

ACCESSIBILITY ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



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BUREAU VERITAS PROJECT #:

145366.21R000-004.160

DATE OF REPORT:

July 19, 2021

ON-SITE DATE:

May 18, 2021

ADA TITLE II ASSESSMENT

OF

Cottage City Towers
4142 Bunker Hill Road
Cottage City, Maryland 20722

Bureau Veritas

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1 EXECUTIVE SUMMARY

1.1 SUMMARY OF FINDINGS

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

The site was visited on May 18, 2021. Weather conditions at the time of the on-site visit were clear, with temperatures in the 80s (°F) and negligible winds.

SIGNIFICANT ISSUES:

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

Exterior Accessible Routes

- A compliant route is not provided to the street.
- The accessible space has slopes greater than 2.08%.
- The curb ramp is not compliant.

Interior Access

- The elevator emergency communication system is located behind a door.
- The vending machines do not have compliant height controls.

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 Cottage City Towers. The observed elements were analyzed using the 2010 ADA Standards for Accessible Design, state and local accessibility codes. The barriers are summarized in Section 2.1.

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

COTTAGE CITY TOWERS - 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
Cottage City Towers												
Exterior	\$48,194	8			\$238	1					\$48,432	9
Interior Common Areas	\$14,194	3	\$1,155	4	\$275	2			\$3,254	1	\$18,878	10
Interior Units					\$3,320	3					\$3,320	3
Grand Total	\$62,388	11	\$1,155	4	\$3,833	6			\$3,254	1	\$70,630	22

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



1.3 PURPOSE

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

1.4 SCOPE OF WORK

ADA TITLE II ASSESSMENT

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

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

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

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

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

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

Alterations and Additions-

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

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

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

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

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

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

FIELD OBSERVATION PROCESS

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

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

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

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

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

REPORT CONTENT

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

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

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

1.5 HISTORIC AMENITIES

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

1.5.1 BASIS FOR ORDER OF MAGNITUDE COSTS

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

1.5.2 CRITERIA FOR PRIORITY LEVELS

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

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

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

Priority 1:

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

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

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

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

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

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

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

2 ACCESSIBILITY

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

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

2.1 BARRIER SUMMARY TABLE

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

Barrier Summary Report

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier Priority	Barrier Detail	GPS		Location Description	ADA Ref. Number	Quantity	Cost	Unit	Region	Manager	Total
								Marker	Lat/Long								
240389	1133	Cottage City Towers	INTERIOR COMMON AREAS	Interior Access Route	Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch and the opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	100		Laundry	ADA 404.2.8	1	\$366	EA			\$366
240391	1105	Cottage City Towers	INTERIOR COMMON AREAS	Interior Access Route	Protruding Object	1	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.	102		Lobby	ADA 307.2	1	\$728	EA			\$728
240394	1151	Cottage City Towers	INTERIOR COMMON AREAS	Interior Access Route	Elevator	1	The elevator does not have compliant two way emergency communication.	105		Elevators	ADA ASME A17.1; ADA 407.4.9; 308; 703.2	2	\$6550	EA			\$13,100
240396	1074	Cottage City Towers	EXTERIOR	Accessible Parking	Parking Space-Car	1	An access aisle is not provided.	107	38.94003436157673, -76.94872952761268	Parking Lot	ADA 502.3; 502.4; 502.5	2	\$420	EA			\$840
240398	1086	Cottage City Towers	EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	109	38.939988016616994, -76.94889501719666	Main Entrance	ADA 305.2; 404.2	1	\$1250	EA			\$1,250
240399	1941	Cottage City Towers	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	110	38.939997792723545, -76.94891282209014	Main Entrance	ADA 302.3	6	\$0	SF			\$0
240428	1794	Cottage City Towers	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	139	+38.939842, -76.948739	Curb Ramp CR1 to Curb Ramp CR2	ADA 403.3	440	\$19.82	SF			\$8,721
240429	1049	Cottage City Towers	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	140	38.93970930185071, -76.94879327116394	Curb Ramp CR2	ADA 405.2; Table 405.2; 406; 406.2	1	\$1750	EA			\$1,750
240431	1794	Cottage City Towers	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	142	38.93941169811939, -76.9488794576721	Curb Ramp CR3 to Curb Ramp CR4	ADA 403.3	280	\$19.82	SF			\$5,550
240432	1794	Cottage City Towers	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	143	38.93920461184051, -76.9489970932541	Curb Ramp CR4 to Street	ADA 403.3	1200	\$19.82	SF			\$23,784
241387	63	Cottage City Towers	EXTERIOR	Accessible Parking	Parking Space-Van	1	The slope of the parking space is greater than 1:50 (2%).	144	38.94003436157673, -76.94872952761268	Parking Lot	UFAS UFAS 4.6.3	1	\$6300	EA			\$6,300
240387	198	Cottage City Towers	INTERIOR COMMON AREAS	Exterior Access Route	Reach Range	2	Elements that require a side reach motion are not within the allowable reach range.	98		Hallways	UFAS UFAS 4.2.6	2	\$200	EA			\$400
240392	1140	Cottage City Towers	INTERIOR COMMON AREAS	Interior Access Route	Reach Range	2	Items that require a forward reach motion require more than 48" height reach.	103		Lobby	ADA 308	1	\$200	EA			\$200
240393	1104	Cottage City Towers	INTERIOR COMMON AREAS	Interior Access Route	Signage	2	The existing signage is not mounted at the latch side of the door or at a compliant height.	104		Lobby Office	ADA 703.4	1	\$55	EA			\$55
240400	2404	Cottage City Towers	INTERIOR COMMON AREAS	Exterior Access Route	Reach Range	2	Operable parts or items requiring an unobstructed forward reach motion are higher than 48" maximum or lower than 15" minimum height above finish floor.	111	+38.940027, -76.948955	Main Entrance	ADA 308, 309	1	\$500	EA			\$500
240386	2291	Cottage City Towers	INTERIOR COMMON AREAS	Interior Access Route	Signage	3	Means of egress signage is not provided.	97	+38.940027, -76.949050	Lobby	ADA 216.4, 703.1, 703.4	3	\$55	EA			\$165

Total Barriers: 22, Total Cost: \$70,630

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								
240395	2291	Cottage City Towers	INTERIOR COMMON AREAS	Interior Access Route	Signage	3	Means of egress signage is not provided.	106		Common Room	ADA 216.4, 703.1, 703.4	2	\$55	EA			\$110
240404	274	Cottage City Towers	INTERIOR UNITS	Residential Dwelling	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not compliant.	115		Unit 102	UFAS UFAS 4.34.5.2 (4)	1	\$200	EA			\$200
240414	280	Cottage City Towers	INTERIOR UNITS	Residential Dwelling	Restroom/Bathroom-Mirror	3	The height of the bottom of the reflective surface of the mirror is greater than 40".	125		Unit 102, 107, 110, 511, 603 and 616	UFAS UFAS 4.19.6	6	\$100	EA			\$600
240421	328	Cottage City Towers	INTERIOR UNITS	Residential Dwelling	Restroom/Bathroom-Water Closet	3	The centerline of the water closet is not exactly 18" from the side wall.	132		Unit 107,110, 511, 603	UFAS UFAS 4.16.2, Fig. 28, 4.34.5.2(1); Fig. 47(a)	4	\$630	EA			\$2,520
240427	2963	Cottage City Towers	EXTERIOR	Exterior Access Route	Clear Space	3	Clear space is not provided at the operable part.	138	38.9399340265709, -76.94885723313521	Main Entrance	ADA 305; 309.2	12	\$19.82	SF			\$238
240388	1286	Cottage City Towers	INTERIOR COMMON AREAS	Common Areas	Vending Machine	5	The vending machines have operable parts which are not within reach range.	99		Lobby	ADA 228.1; 305; 308; 309	1	\$3254	EA			\$3,254

Total Barriers: 22, Total Cost: \$70,630

3 CERTIFICATION

Bureau Veritas has completed a Title II Accessibility Assessment of the subject property, Cottage City Towers, 4142 Bunker Hill Road, Cottage City, Prince George's County, Maryland 20722. The site was visited on May 18, 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.

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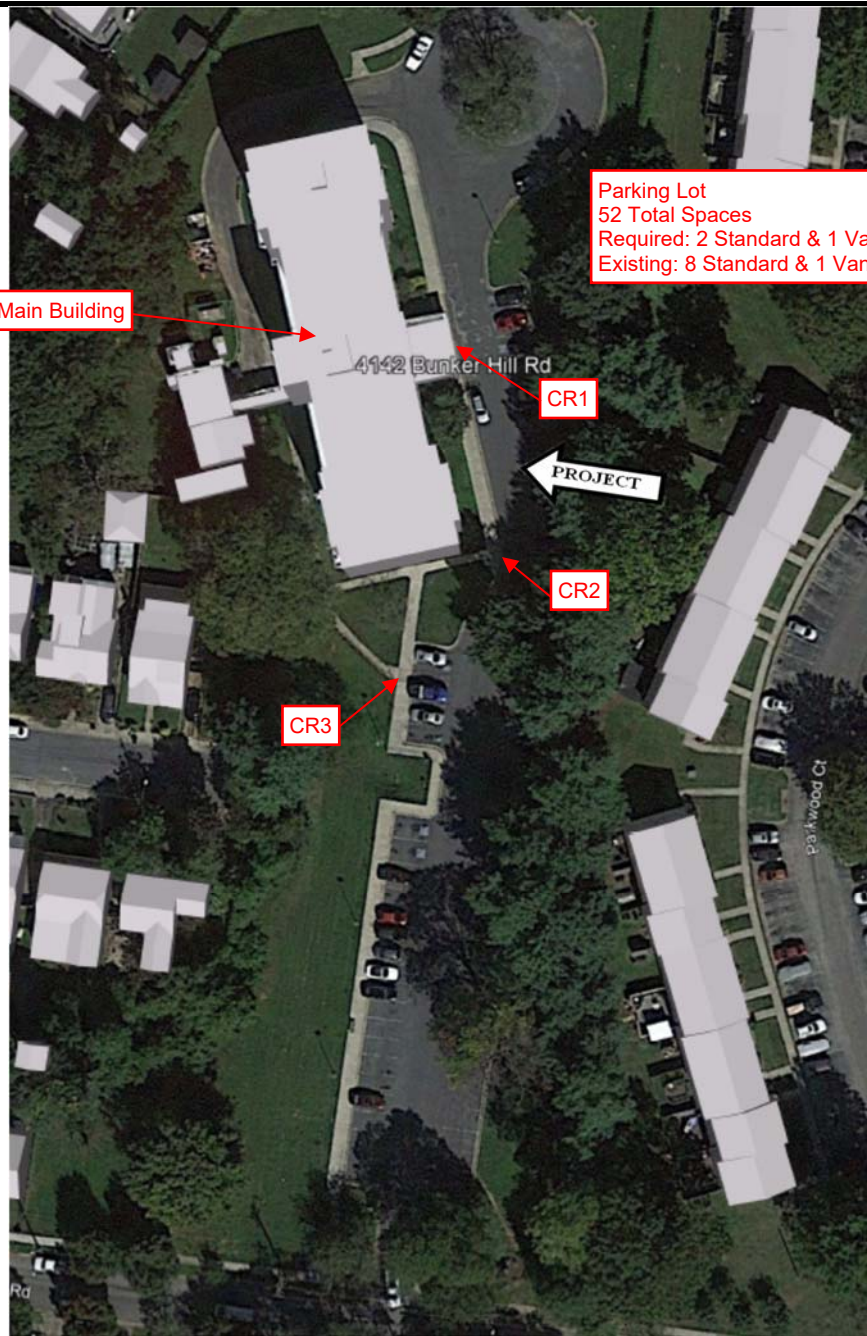
4 APPENDICES

APPENDIX A: SITE PLAN

APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

**APPENDIX A:
SITE PLAN**

Site Plan



Parking Lot
52 Total Spaces
Required: 2 Standard & 1 Van
Existing: 8 Standard & 1 Van

Main Building

4142 Bunker Hill Rd

CR1

PROJECT

CR2

CR3

Parkwood Ct

Rd



Source:
Google Earth
Legend:
CR#- Curb Ramp

Project Number:
145366.21R000-004.160



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

Project Name:
Cottage City Towers

On-Site Date:
May 18, 2021

APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

Cottage City Towers EXTERIOR

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has cross slopes greater than 1:50 (2%).
Location Description	Curb Ramp CR1 to Curb Ramp CR2
Observed	May 17, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The accessible route has cross slopes of up to 8.9% for a distance of approximately 85' by 5' wide.

Resolution

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

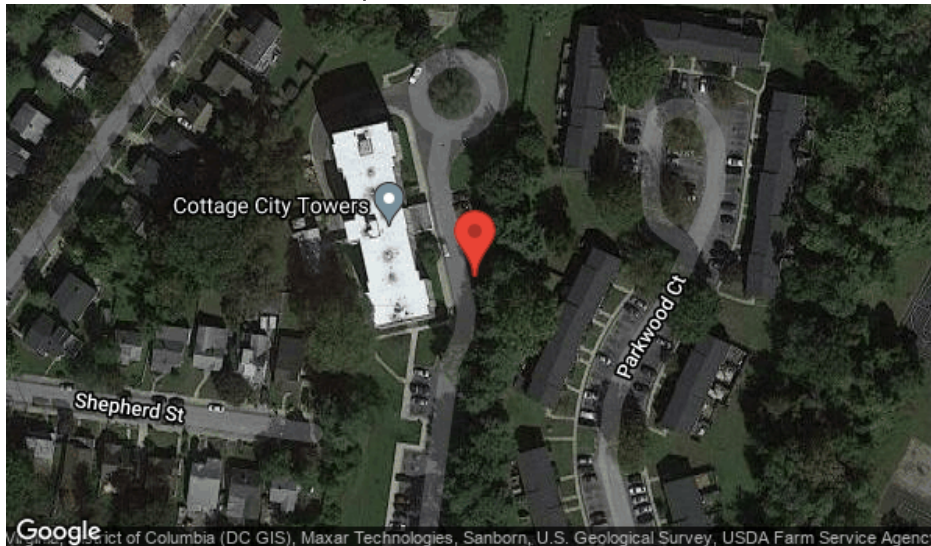
Quantity

440 SF

Priority

1

Map for Barrier ID: AX240428



139 +38.939842, -76.948739



Cottage City Towers 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 CR2
Observed	May 17, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The curb ramp has a running slope of up to 10.6%.

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

1 EA

Priority 1

Map for Barrier ID: AX240429



140 38.93970930185071,-76.94879327116394



Cottage City Towers EXTERIOR

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has cross slopes greater than 1:50 (2%).
Location Description	Curb Ramp CR3 to Curb Ramp CR4
Observed	May 17, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The accessible route has cross slopes of up to 4.3% for a distance of approximately 70' by 4' wide.

Resolution

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

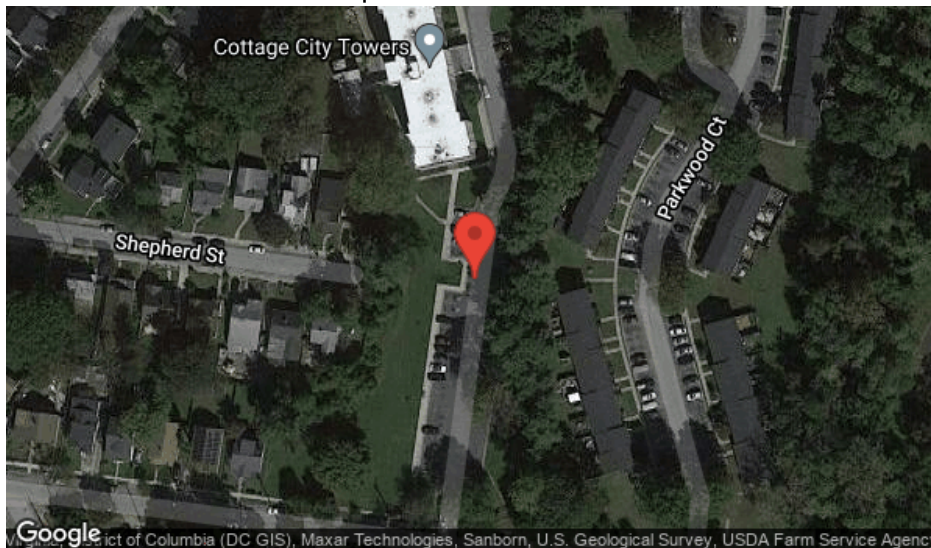
Quantity

280 SF

Priority

1

Map for Barrier ID: AX240431



142 38.93941169811939,-76.9488794576721

Photos for Barrier ID: AX240431



Cottage City Towers EXTERIOR

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has cross slopes greater than 1:50 (2%).
Location Description	Curb Ramp CR4 to Street
Observed	May 17, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The accessible route has cross slopes of up to 4.9% for a distance of approximately 240' by 5' wide.

Resolution

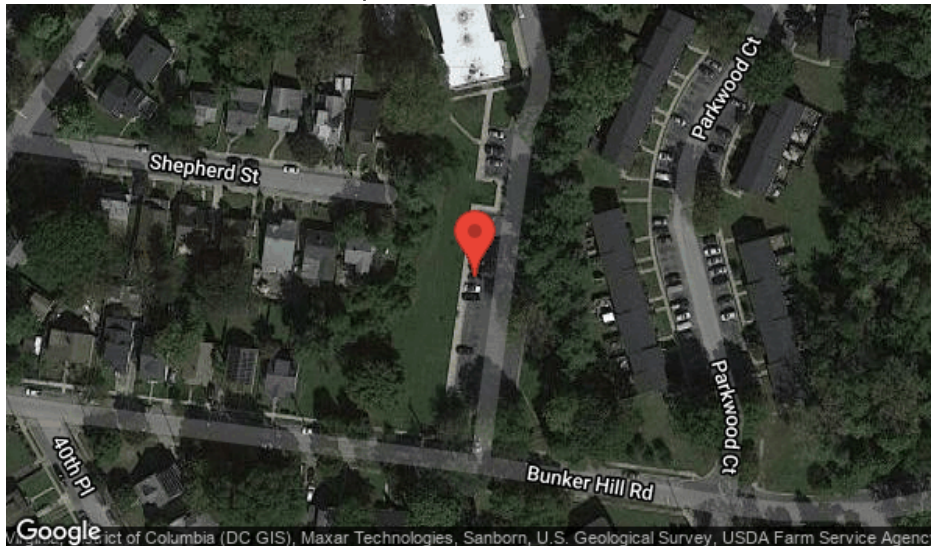
The walkway should be graded to a maximum 1:50 (2%) cross slope. An accessible route has maximum 1:20 (5%) running slope and maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not exceeding 1:48 (2.08%) are permitted.] The clear width of walking surfaces shall be 36" minimum. [EXCEPTION: The clear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

Quantity

1200 SF

Priority 1

Map for Barrier ID: AX240432



143 38.93920461184051,-76.9489970932541



Cottage City Towers INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Elevator
ADA Standard	ASME A17.1; ADA 407.4.9; 308; 703.2
Barrier Detail	The elevator does not have compliant two way emergency communication.
Location Description	Elevators
Observed	May 17, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The emergency call system in the elevators is located behind a closed door.

Resolution

A push button to actuate the two-way communication means shall be provided in or adjacent to a car operating panel. The push button shall be visible and permanently identified with the "PHONE" symbol. The identification shall be on or adjacent to the "PHONE" push button. When the push button is actuated, the emergency two-way communication means shall initiate a call for help and establish two-way communication. A visual indication on the same panel as the "PHONE" push button shall be provided, that is activated by authorized personnel, to acknowledge that two-way communications link has been established. The visual indication shall be extinguished when the two-way communication link is terminated. Emergency two-way communication systems shall comply with allowable reach ranges. Tactile symbols and characters shall be provided adjacent to the device and shall comply. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Signs that are designed to be read by touch should not have sharp or abrasive edges. Raised characters shall be 1/32" minimum above their background. Characters shall be uppercase. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55% minimum and 110% maximum of the height of the uppercase letter "I". Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] Stroke thickness of the uppercase letter "I" shall be 15%. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Where characters have rectangular cross sections, spacing between individual raised characters shall be 1/8" minimum and 4 times the raised character stroke width maximum. Where characters have other cross sections, spacing between individual raised characters shall be 1/16" minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8" minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8" minimum. Spacing between the baselines of separate lines of raised characters within a message shall be 135% minimum and 170% maximum of the raised character height. Braille shall be contracted (Grade 2) and shall comply. Braille dots shall have a domed or rounded shape and shall comply. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, and acronyms. placed below the entire text.

Quantity

2 EA

Priority

1

Photos for Barrier ID: AX240394



Cottage City Towers INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.8

Barrier Detail

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

Location Description	Laundry
Observed	May 17, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The door to the laundry requires up to 17 pounds of force to operate and has a closing g speed of up to 1.96 seconds from 90 degrees to a position 12 degrees from latch.

Resolution

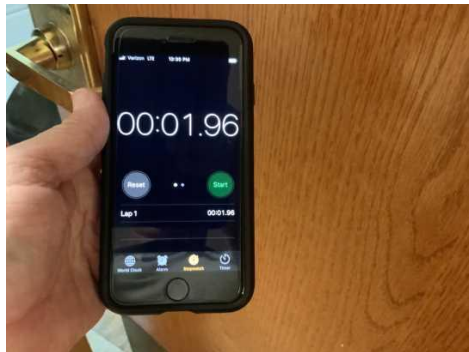
Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch and that requires no more than 5 pounds of force for pushing or pulling the door open. Door closers and gate closers shall be adjusted so that from an open position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

Quantity

1 EA

Priority	1
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Photos for Barrier ID: AX240389



Cottage City Towers INTERIOR COMMON AREAS

Assembly Interior Access Route

Type Protruding Object

ADA Standard 307.2

Barrier Detail

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

Location Description Lobby

Observed May 17, 2021 by Ouraccessibleworld@gmail.com

Site Conditions The display case projects 7" into the accessible route at 42" above the floor.

Resolution

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

Quantity

1 EA

Priority 1

Photos for Barrier ID: AX240391



Cottage City Towers 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	Main Entrance
Observed	May 17, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

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

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. This barrier must be removed in conjunction with barrier ID 240399. 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.

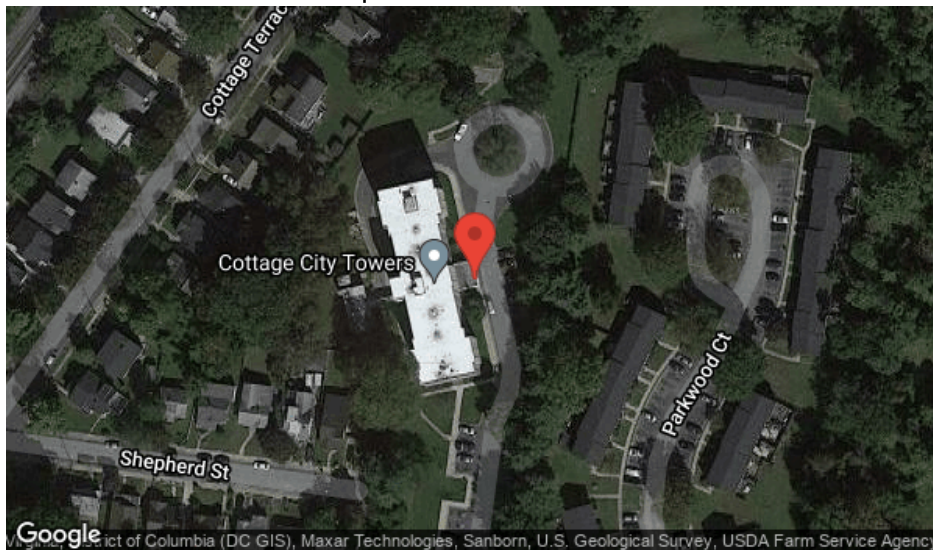
Quantity

1 EA

Priority

1

Map for Barrier ID: AX240398



109 38.939988016616994,-76.94889501719666

Photos for Barrier ID: AX240398



Cottage City Towers EXTERIOR

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	302.3
Barrier Detail	The accessible route has gaps in the surface greater than 1/2" wide.
Location Description	Main Entrance
Observed	May 17, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The threshold area at the main entrance has a gap of up to 2" wide.

Resolution

Repair the accessible route to eliminate openings in the surface greater than 1/2" wide. This barrier must be removed in conjunction with barrier ID 240398. The cost of this barrier removal is covered under ID 240398 and therefore, the cost of this ID is shown as \$0. Openings in the ground surface of the accessible route shall not allow passage of a sphere more than 1/2" diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Quantity

6 SF

Priority

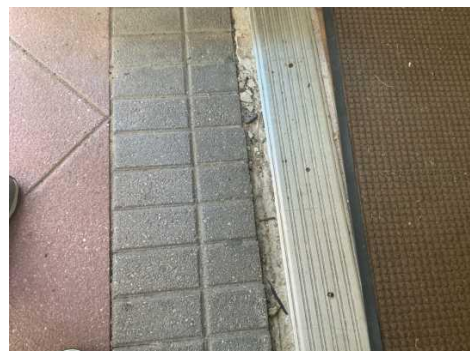
1

Map for Barrier ID: AX240399



110 38.939997792723545,-76.94891282209014

Photos for Barrier ID: AX240399



Cottage City Towers 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	Parking Lot
Observed	May 17, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

There are 4 accessible spaces located at the main entrance. None of the accessible spaces have an access aisle provided. Two standard and one van access aisle is required.

Resolution

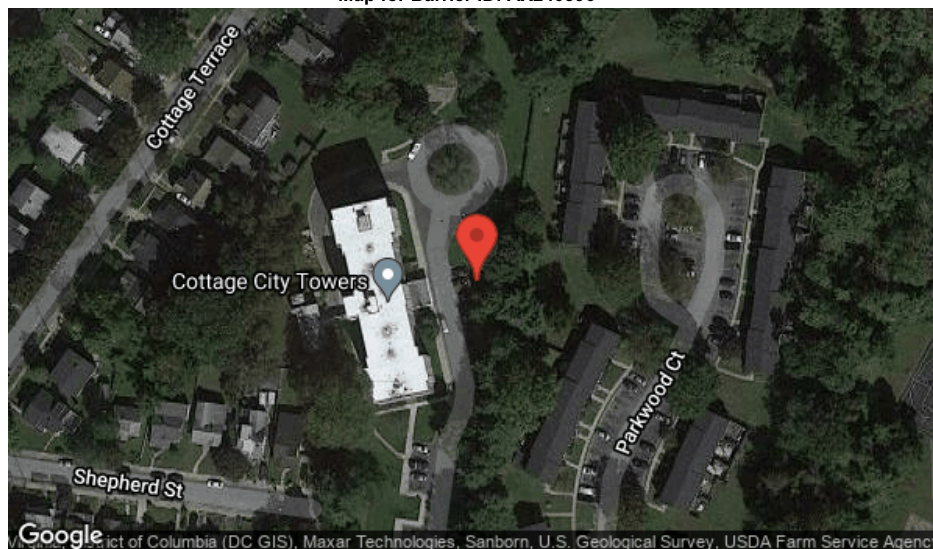
Re-stripe and add an adjacent access aisle that is at least 60" wide and has a slope of maximum 1:48 (2.08%) in all directions. Width measurements shall be made from the centerline of the markings. [EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, 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

2 EA

Priority 1

Map for Barrier ID: AX240396



Photos for Barrier ID: AX240396



Cottage City Towers EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Van
ADA Standard	UFAS 4.6.3
Barrier Detail	The slope of the parking space is greater than 1:50 (2%).
Location Description	Parking Lot
Observed	May 17, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

There are 4 accessible spaces located at the main entrance. None of the accessible spaces have an access aisle provided. Two standard and one van access aisle is required.

Resolution

Remove and replace with a van space that has no more than 1:50 (2%) slope in all directions. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions. Parking access aisles shall be part of an accessible route to the building or facility entrance. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity

1 EA

Priority 1

Map for Barrier ID: AX241387



144 38.94003436157673,-76.94872952761268

Photos for Barrier ID: AX241387



Cottage City Towers INTERIOR COMMON AREAS

Assembly	Exterior Access Route
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Type	Reach Range
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ADA Standard	UFAS 4.2.6
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Barrier Detail

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

Location Description	Hallways
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Observed	May 17, 2021 by Ouraccessibleworld@gmail.com
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Site Conditions	The fire extinguishers are mounted up to 64" above the floor surface.
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Resolution

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

Quantity

2 EA

Priority	2
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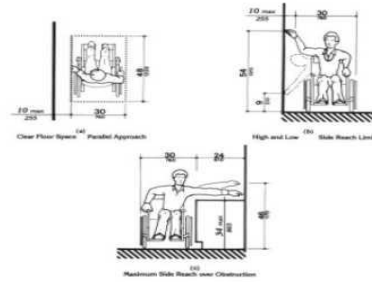
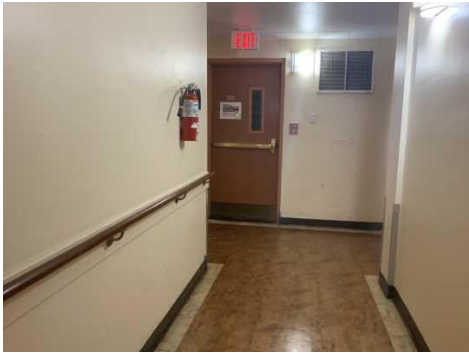


Figure 6
Side Reach



Cottage City Towers INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Reach Range
ADA Standard	308
Barrier Detail	Items that require a forward reach motion require more than 48" height reach.
Location Description	Lobby
Observed	May 17, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The slot in the comment box is mounted at 52" above the floor.

Resolution

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

Quantity

1 EA

Priority 2

Photos for Barrier ID: AX240392



Cottage City Towers INTERIOR COMMON AREAS

Assembly	Interior Access Route
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Type	Signage
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ADA Standard	703.4
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Barrier Detail

The existing signage is not mounted at the latch side of the door or at a compliant height.

Location Description	Lobby Office
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Observed	May 17, 2021 by Ouraccessibleworld@gmail.com
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Site Conditions

The signage at the office is mounted on the door and does not have tactile characters.

Resolution

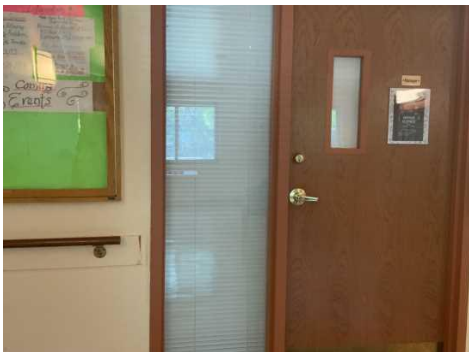
Remove and remount signage alongside the latch side of the door mounted at compliant height. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. [EXCEPTION: Tactile characters for elevator car controls shall not be required to comply.] Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.]

Quantity

1 EA

Priority	2
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Photos for Barrier ID: AX240393



Cottage City Towers INTERIOR COMMON AREAS

Assembly	Exterior Access Route
Type	Reach Range
ADA Standard	308, 309

Barrier Detail

Operable parts or items requiring an unobstructed forward reach motion are higher than 48" maximum or lower than 15" minimum height above finish floor.

Location Description	Main Entrance
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Observed	May 17, 2021 by Ouraccessibleworld@gmail.com
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Site Conditions	The controls for the entry system are mounted up to 56" above the sidewalk.
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Resolution

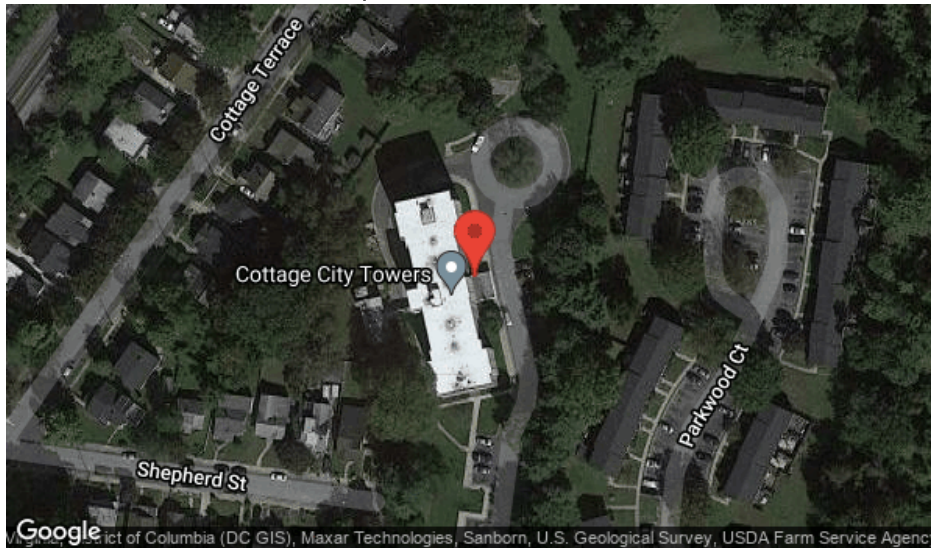
Relocate part to a compliant reach range. Where a forward reach is unobstructed, the high forward reach shall be 48" maximum and the low forward reach shall be 15" minimum above the finish floor or ground. Where the high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" maximum where the reach depth is 20" maximum. Where the reach depth exceeds 20" , the high forward reach shall be 44" maximum and the reach depth shall be 25" maximum. [EXCEPTION: An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10" maximum.] [ADVISORY for Children's Forward or Side Reach Ranges: High reach (maximum): 36" for ages 3 to 4; 40" for ages 5 to 8; and 44" for ages 9 to 12. Low reach (minimum): 20" for ages 3 to 4; 18" for ages 5 to 8; and 16" for ages 9 to 12.]

Quantity

1 EA

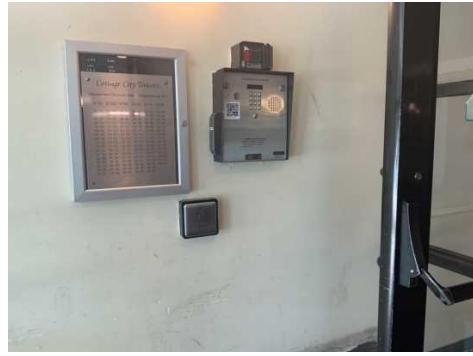
Priority	2
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Map for Barrier ID: AX240400



111 +38.940027, -76.948955

Photos for Barrier ID: AX240400



Cottage City Towers INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Signage
ADA Standard	216.4, 703.1, 703.4
Barrier Detail	Means of egress signage is not provided.
Location Description	Common Room
Observed	May 17, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	Means of egress signage with tactile characters is not provided.

Resolution

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

Quantity

2 EA

Priority	3
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Photos for Barrier ID: AX240395



Cottage City Towers INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Signage
ADA Standard	216.4, 703.1, 703.4
Barrier Detail	Means of egress signage is not provided.
Location Description	Lobby
Observed	May 17, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	Means of egress signage with tactile characters is not provided at the exits.

Resolution

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

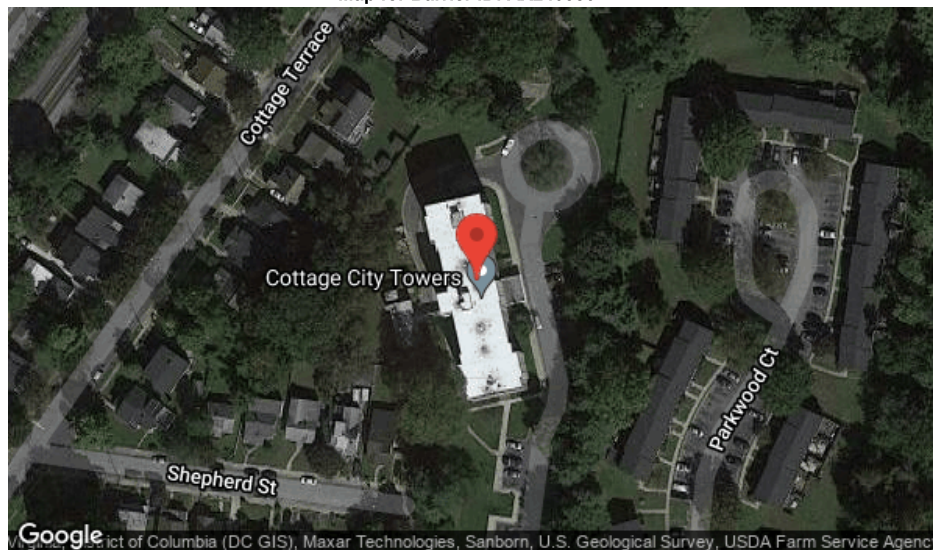
Quantity

3 EA

Priority

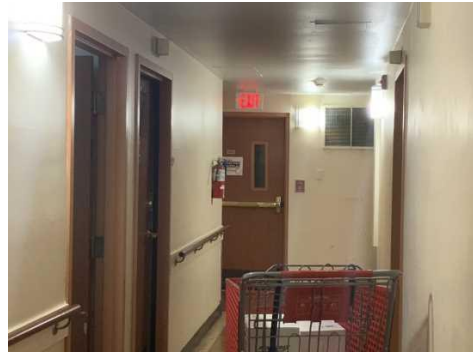
3

Map for Barrier ID: AX240386



97 +38.940027, -76.949050

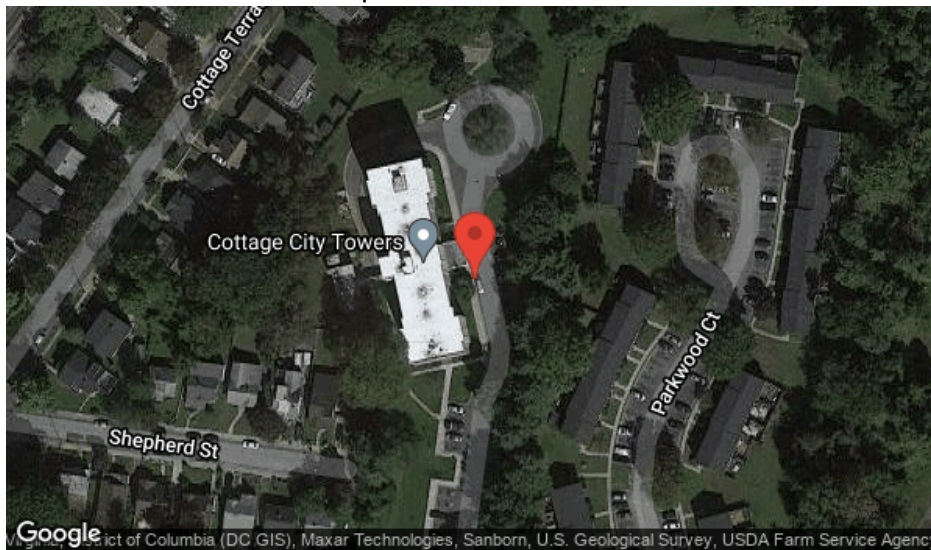
Photos for Barrier ID: AX240386



Cottage City Towers EXTERIOR

Assembly	Exterior Access Route
Type	Clear Space
ADA Standard	305; 309.2
Barrier Detail	Clear space is not provided at the operable part.
Location Description	Main Entrance
Observed	May 17, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The clear space at the mail box has slopes of up to 2.6%.
Resolution	
Provide clear space at the operable part. Floor or ground surfaces of a clear floor or ground space shall have slopes not steeper than 1:48, and shall be stable, firm, and slip resistant. Clear space shall be 30" minimum by 48" minimum, positioned for a forward or parallel approach. One full unobstructed side shall adjoin an accessible route or adjoin another clear floor or ground space. Clear floor or ground space shall include knee and toe clearance.	
Quantity	
12 SF	
Priority	3

Map for Barrier ID: AX240427



138 38.9399340265709,-76.94885723313521

Photos for Barrier ID: AX240427



Cottage City Towers INTERIOR UNITS

Assembly	Residential Dwelling
Type	Restroom/Bathroom-Water Closet
ADA Standard	UFAS 4.34.5.2 (4)
Barrier Detail	The toilet paper dispenser is not compliant.
Location Description	Unit 102
Observed	May 17, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The toilet paper dispenser is mounted 39" to the far edge from the rear wall.

Resolution

Relocate the toilet paper dispenser. The toilet paper dispenser shall be mounted within reach at a minimum height of 19" to the centerline of the toilet paper roll. An adaptable toilet paper dispenser shall be maximum 36" from the rear wall at the water closet to the far edge of the toilet paper roll. Dispensers that control delivery, or that do not permit continuous paper flow, shall not be used.

Quantity

1 EA

Priority

3

Photos for Barrier ID: AX240404

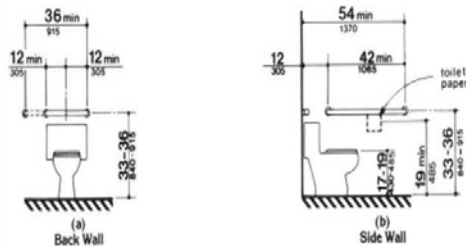


Figure 29
Grab Bars at Water Closets



Cottage City Towers INTERIOR UNITS

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

Barrier Detail

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

Location Description Unit 102, 107, 110, 511, 603 and 616

Observed May 17, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The mirror is mounted with the bottom of the reflective surface at 41" to 41-1/2" above the floor.

Resolution

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

Quantity

6 EA

Priority 3

Photos for Barrier ID: AX240414



Cottage City Towers INTERIOR UNITS

Assembly	Residential Dwelling
Type	Restroom/Bathroom-Water Closet
ADA Standard	UFAS 4.16.2, Fig. 28, 4.34.5.2(1); Fig. 47(a)
Barrier Detail	The centerline of the water closet is not exactly 18" from the side wall.
Location Description	Unit 107,110, 511, 603
Observed	May 17, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The centerline of the water closet is 18-1/4" to 19" from the side wall.
Resolution	Relocate the centerline of the water closet so that it is exactly 18" from the side wall. Clear floor space at the water closet shall be as shown in Figure 28, and Figure 47(a) for adaptable units. The water closet may be located with the clear area at either the right or left side of the toilet.
Quantity	4 EA
Priority	3

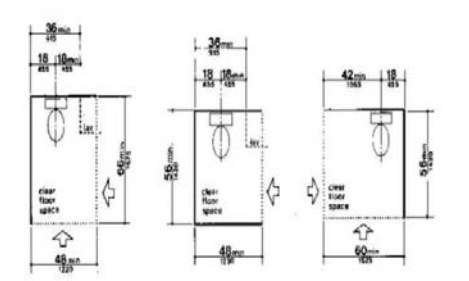


Figure 47(a)
Clear Floor Space for Adaptable Bathrooms

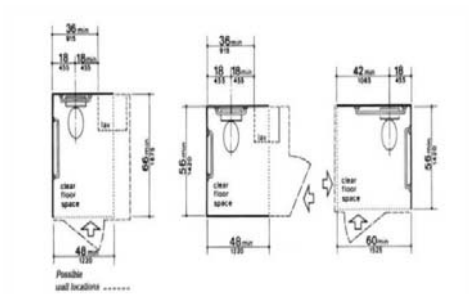


Figure 28
Clear Floor Space at Water Closets



Cottage City Towers INTERIOR COMMON AREAS

Assembly	Common Areas
Type	Vending Machine
ADA Standard	228.1; 305; 308; 309
Barrier Detail	The vending machines have operable parts which are not within reach range.
Location Description	Lobby
Observed	May 17, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The vending machine has controls up to 51" above the floor surface.

Resolution

Where provided, at least one of each type of depository, vending machine, change machine, and fuel dispenser shall comply. A clear floor or ground space shall be provided. Operable parts shall be placed within one or more of the allowable reach ranges. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the finish floor or ground. [EXCEPTION: An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10" maximum.] Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" maximum and the depth of the obstruction shall be 24" maximum. The high side reach shall be 48" maximum for a reach depth of 10" maximum. Where the reach depth exceeds 10", the high side reach shall be 46" maximum for a reach depth of 24" maximum. [ADVISORY for Children's Forward or Side Reach Ranges: High reach (maximum): 36" for ages 3 to 4; 40" for ages 5 to 8; and 44" for ages 9 to 12. Low reach (minimum): 20" for ages 3 to 4; 18" for ages 5 to 8; and 16" for ages 9 to 12.]

Quantity

1 EA

Priority

5

Photos for Barrier ID: AX240388

