

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 #:

145366.21R000-001.160

DATE OF REPORT:

July 19, 2021

ON-SITE DATE:

May 18, 2021

ADA TITLE II ASSESSMENT

OF

Park Tanglewood
5309 Riverdale Road
Riverdale, Maryland 20737

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 Park Tanglewood. The purpose of this investigation and report is to provide the Client with accessibility recommendations concerning Park Tanglewood.

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 parking 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 doors to the Units do not provide compliant maneuvering space.
- The kitchen does not provide adequate clear space.

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 on site review, Bureau Veritas found that barriers to accessibility exist at Park Tanglewood. 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:

PARK TANGLEWOOD - 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
Park Tanglewood												
Exterior	\$14,060	5	\$3,000	2							\$17,060	7
Interior Common Areas	\$1,460	3	\$1,428	5	\$80,330	4					\$83,218	12
Interior Units			\$17,316	5	\$200	1					\$17,516	6
Grand Total	\$15,520	8	\$21,744	12	\$80,530	5					\$117,794	25

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								
239813	1133	Park Tanglewood	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 the opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	29		Office	ADA 404.2.8	1	\$366	EA			\$366
239823	1105	Park Tanglewood	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.	39		Office	ADA 307.2	1	\$728	EA			\$728
240451	1094	Park Tanglewood	INTERIOR COMMON AREAS	Entrance to Building	Building Entrance-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.	50		Entrance	ADA 404.2.8	1	\$366	EA			\$366
239807	1033	Park Tanglewood	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the property line to the site facilities.	23	38.95975386542105, -76.92493760367013	From City Sidewalk to Accessible Route in Front of Accessible Parking	ADA 206; 206.2.1	384	\$10	SF			\$3,840
239809	2348	Park Tanglewood	EXTERIOR	Accessible Parking	Parking Space - Van	1	The van access aisle is not on the passenger side of the van, where parking stalls are angled.	25	38.959301830386316, -76.92516023313523	Accessible Parking Space P1-1	ADA 502.3.4	1	\$420	EA			\$420
239810	63	Park Tanglewood	EXTERIOR	Accessible Parking	Parking Space-Van	1	The slope of the parking space is greater than 1:50 (2%).	26	38.95930653056794, -76.92515971412088	Accessible Parking Space P1-1	UFAS UFAS 4.6.3	1	\$6300	EA			\$6,300
239811	1751	Park Tanglewood	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp surface has vertical height changes greater than 1/4" that are not ramped.	27	+38.959040, -76.925235	Curb Ramp CR1	ADA 303, 403.4	1	\$1750	EA			\$1,750
239831	1048	Park Tanglewood	EXTERIOR	Exterior Access Route	Curb Ramp	1	A curb ramp is not provided where the accessible route crosses a curb.	47	38.95883968795963, -76.92505951901435	Entrance	ADA 406.2	1	\$1750	EA			\$1,750
239814	119	Park Tanglewood	INTERIOR UNITS	Interior Access Route	Reach Range	2	Elements that require a forward reach motion are not within the allowable reach range.	30		Unit 217	UFAS UFAS 4.2.5	1	\$200	EA			\$200
239815	326	Park Tanglewood	INTERIOR UNITS	Residential Dwelling	Kitchen	2	The kitchen requires renovation to meet minimum UFAS standards for accessibility.	31		Unit 217	UFAS UFAS 4.34.6	1	\$15000	EA			\$15,000
239819	317	Park Tanglewood	INTERIOR UNITS	Residential Dwelling	Operable Part	2	The operable parts are mounted higher than 54" for a side approach or higher than 48" for a frontal only approach.	35		Unit 217	UFAS UFAS 4.2.5: 4.2.6	1	\$500	EA			\$500
239821	116	Park Tanglewood	INTERIOR UNITS	Interior Access Route	Door	2	The force required to pull or push open the door is more than 5#s.	37		Unit 217	UFAS UFAS 4.13.11 (2)b, (2)c	1	\$366	EA			\$366
240449	111	Park Tanglewood	INTERIOR UNITS	Interior Access Route	Door	2	The accessible door does not have the required maneuvering clearances.	48		Unit 217	UFAS UFAS 4.13.6; Fig. 25	1	\$1250	EA			\$1,250
239822	88	Park Tanglewood	INTERIOR COMMON AREAS	Interior Access Route	Protruding Object	2	The object protrudes more than 4" from the wall.	38		Hallway	UFAS UFAS 4.4.1	2	\$150	EA			\$300
239825	1798	Park Tanglewood	INTERIOR COMMON AREAS	Interior Access Route	Stairs	2	ADVISORY: The stair treads and edge of top landing do not have visual contrast on the leading edge.	41		Entrance	ADA Advisory 505.4	1	\$0	EA			\$0
239826	88	Park Tanglewood	INTERIOR COMMON AREAS	Interior Access Route	Protruding Object	2	The object protrudes more than 4" from the wall.	42		Entrance	UFAS UFAS 4.4.1	1	\$728	EA			\$728
239827	119	Park Tanglewood	INTERIOR COMMON AREAS	Interior Access Route	Reach Range	2	Elements that require a forward reach motion are not within the allowable reach range.	43		Entrance	UFAS UFAS 4.2.5	1	\$200	EA			\$200

Total Barriers: 25, Total Cost: \$117,794

Id	ADA	Facility	Building	Assembly	Type	Barrier		GPS		Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Total
	Master					Cost Id	Priority	Detail	Marker									
240453	119	Park Tanglewood	INTERIOR COMMON AREAS	Interior Access Route	Reach Range	2	Elements that require a forward reach motion are not within the allowable reach range.	52		Entrance	UFAS	UFAS 4.2.5	1	\$200	EA			\$200
239829	2339	Park Tanglewood	EXTERIOR	Exterior Access Route	Reach Range	2	Items requiring an unobstructed forward reach motion are higher than 48" maximum or lower than 15" minimum height above finish floor.	45	38.95896073101681, -76.92527097305107	Entrance	ADA	308, 309	1	\$500	EA			\$500
239830	3397	Park Tanglewood	EXTERIOR	Exterior Access Route	Exterior Accessible Route-Signage	2	Signage for exterior areas of refuge are not compliant or are not provided.	46	38.95910322895257, -76.92543413376427	Side Exit	ADA	2003 IBC 1007.8.3, 1007.11; 703.5	1	\$2500	EA			\$2,500
239817	274	Park Tanglewood	INTERIOR UNITS	Residential Dwelling	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not compliant.	33		Unit 217	UFAS	UFAS 4.34.5.2 (4)	1	\$200	EA			\$200
236459	3057	Park Tanglewood	INTERIOR COMMON AREAS	Interior Access Route	Elevator	3	The elevator car dimensions are not compliant.	19		Elevator	ADA	407.4.1	1	\$80000	EA			\$80,000
239824	2291	Park Tanglewood	INTERIOR COMMON AREAS	Interior Access Route	Signage	3	Means of egress signage is not provided.	40		Entrance	ADA	216.4, 703.1, 703.4	2	\$55	EA			\$110
240455	2291	Park Tanglewood	INTERIOR COMMON AREAS	Interior Access Route	Signage	3	Means of egress signage is not provided.	54		Hallway	ADA	216.4, 703.1, 703.4	2	\$55	EA			\$110
241418	2291	Park Tanglewood	INTERIOR COMMON AREAS	Interior Access Route	Signage	3	Means of egress signage is not provided.	55		Exterior Exit Doors at Stairs	ADA	216.4, 703.1, 703.4	2	\$55	EA			\$110
Total Barriers: 25, Total Cost: \$117,794																		

3 CERTIFICATION

Bureau Veritas has completed a Title II Accessibility Assessment of the subject property, Park Tanglewood, 5309 Riverdale Road, Riverdale, Prince George's County, Maryland 20737. 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.

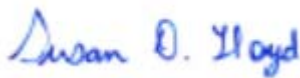
The opinions Bureau Veritas expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by an architect or engineer in the same community under similar circumstances. Bureau Veritas assumes no responsibility or liability for the accuracy of information contained in 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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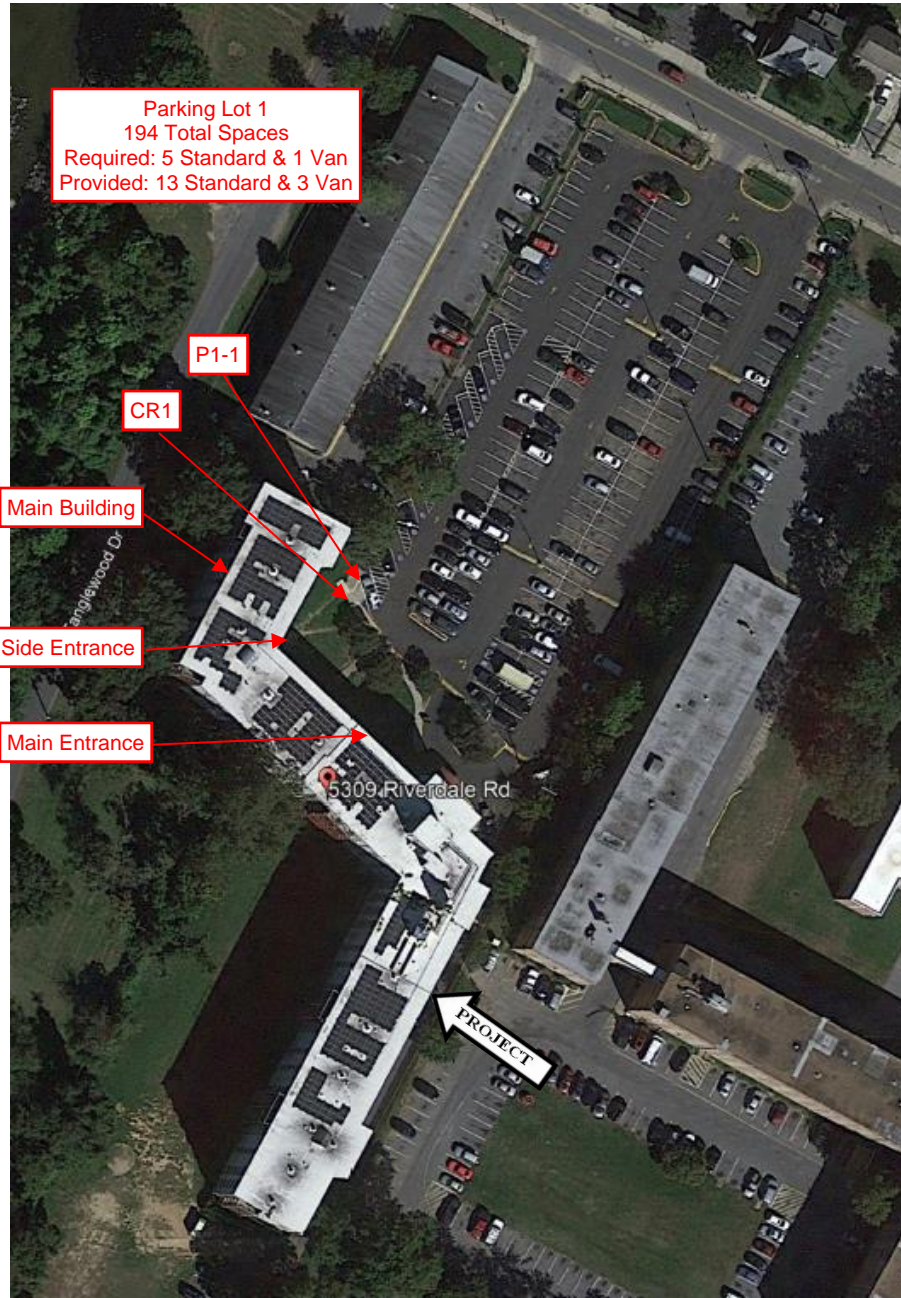
4 APPENDICES

APPENDIX A: SITE PLAN

APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

**APPENDIX A:
SITE PLAN**

Site Plan



Parking Lot 1
 194 Total Spaces
 Required: 5 Standard & 1 Van
 Provided: 13 Standard & 3 Van

P1-1
 CR1
 Main Building
 Side Entrance
 Main Entrance

5309 Riverdale Rd

PROJECT



Source:

Google Earth

Legend:

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



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

Project Number:

145366.21R000-001.160

Project Name:

Park Tanglewood

On-Site Date:

May 18, 2021

APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

Park Tanglewood EXTERIOR

Assembly Accessible Parking

Type Parking Space - Van

ADA Standard 502.3.4

Barrier Detail

The van access aisle is not on the passenger side of the van, where parking stalls are angled.

Location Description Accessible Parking Space P1-1

Observed May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The van accessible space closest to the building entrance is an angled space and does not have an access aisle on the passenger side of the space.

Resolution

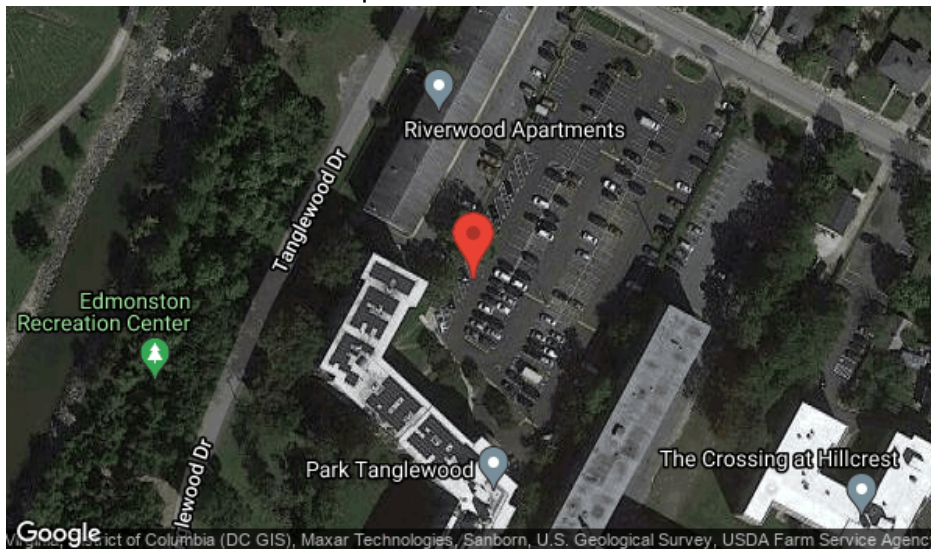
Redesign the van stall and aisle in the existing angled parking so that the van aisle is on the passenger side of the van when parked. Width measurements shall be made from the centerline of the markings. [EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.]

Quantity

1 EA

Priority 1

Map for Barrier ID: AX239809



25 38.959301830386316,-76.92516023313523

Photos for Barrier ID: AX239809



Park Tanglewood EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Van
ADA Standard	UFAS 4.6.3
Barrier Detail	The slope of the parking space is greater than 1:50 (2%).
Location Description	Accessible Parking Space P1-1
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The accessible space closest to the building entrance has a cross slope of up to 2.7%.

Resolution

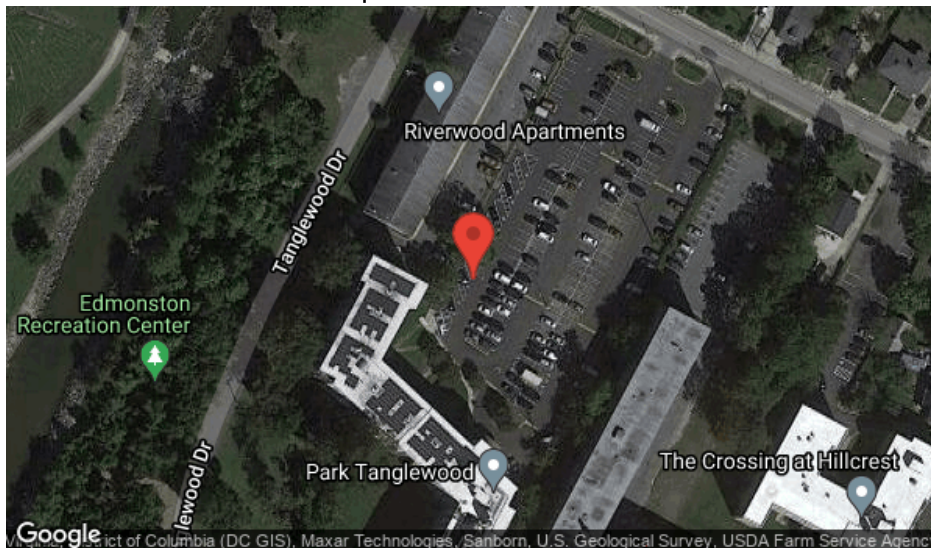
Remove and replace with a van space that has no more than 1:50 (2%) slope in all directions. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions. Parking access aisles shall be part of an accessible route to the building or facility entrance. 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: AX239810



26 38.95930653056794,-76.92515971412088



Park Tanglewood EXTERIOR

Assembly Exterior Access Route

Type Curb Ramp

ADA Standard 303, 403.4

Barrier Detail

The curb ramp surface has vertical height changes greater than 1/4" that are not ramped.

Location Description Curb Ramp CR1

Observed May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions The curb ramp has a vertical change of up to 3/4".

Resolution

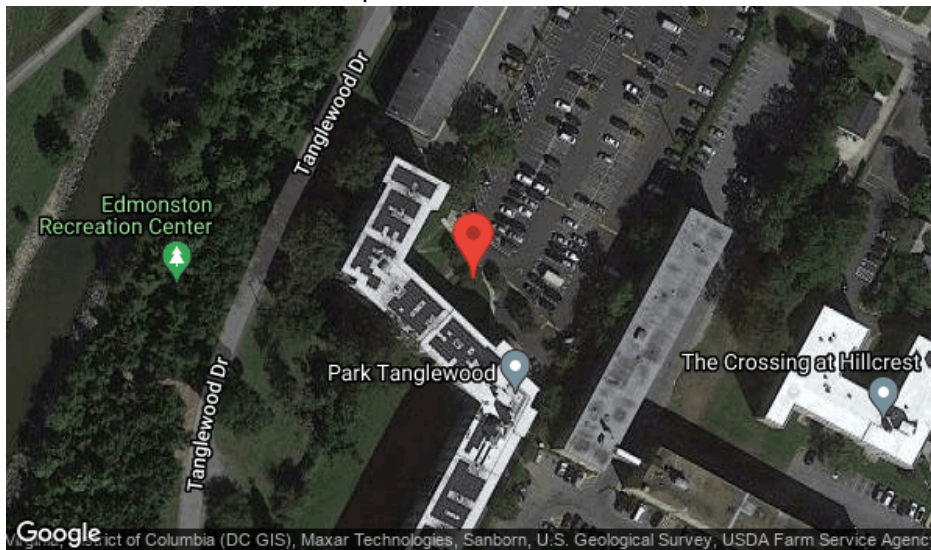
Reconstruct curb ramp to eliminate surface vertical height changes greater than 1/4". Vertical changes in level of 1/4" high maximum are permitted to be vertical. Vertical changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2. Vertical changes in level greater than 1/2" shall be ramped.

Quantity

1 EA

Priority 1

Map for Barrier ID: AX239811



27 +38.959040, -76.925235

Photos for Barrier ID: AX239811



Park Tanglewood 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	Entrance
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	A curb ramp is not provided at the accessible drop off area.

Resolution

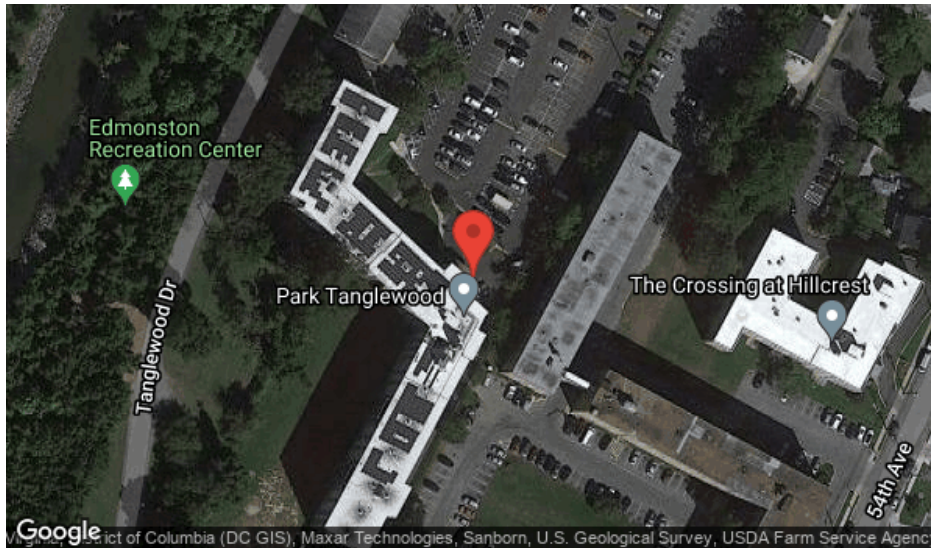
Install a compliant curb ramp. Compliant curb ramps shall be provided wherever an accessible route crosses a curb. Curb ramp runs shall have a running slope not steeper than 1:12. Cross slope of ramp runs shall not be steeper than 1:48. The running slope in new construction shall be 1:12 maximum. [EXCEPTION: 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

1 EA

Priority 1

Map for Barrier ID: AX239831



47 38.95883968795963,-76.92505951901435

Photos for Barrier ID: AX239831



Park Tanglewood INTERIOR COMMON AREAS

Assembly	Entrance to Building
Type	Building Entrance-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.

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

Site Conditions

The entry door has a closing speed of up to 1.53 seconds from an open position of 90° to 12 degrees of latch.

Resolution

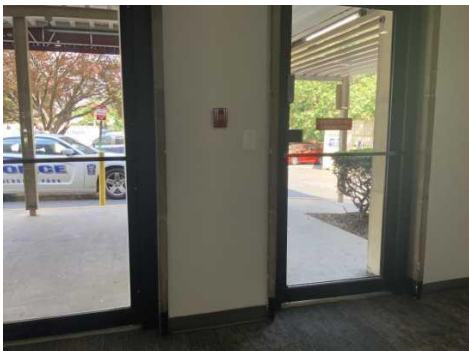
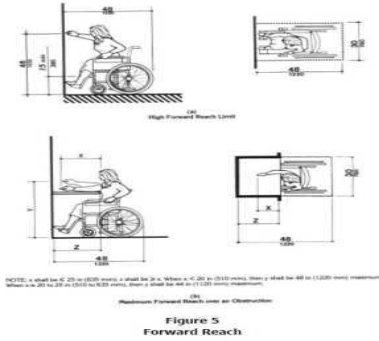
Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Quantity

1 EA

Priority	1
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Photos for Barrier ID: AX240451



Park Tanglewood 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 Accessible Route in Front of Accessible Parking

Observed May 17, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The accessible route does not extend all the way to the street. A route of approximately 128' long by 3' wide is required.

Resolution

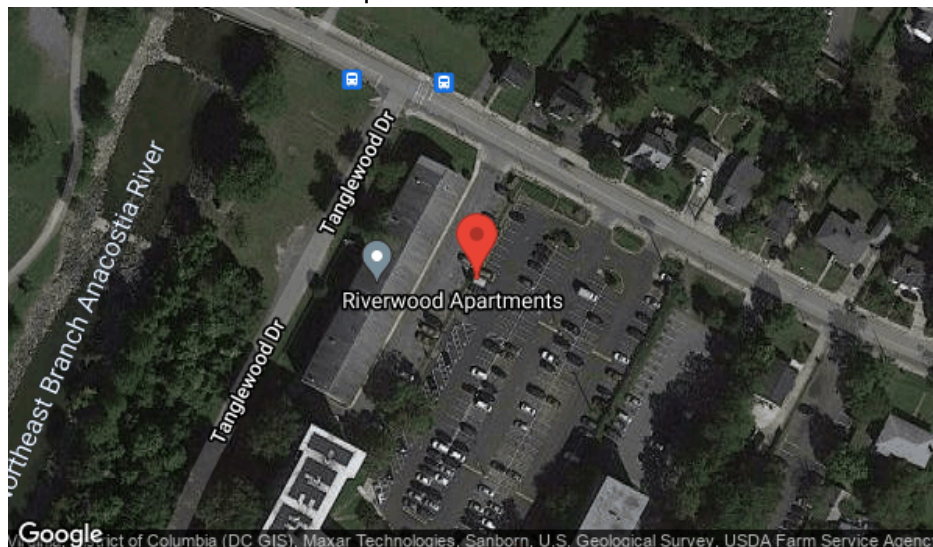
Provide an accessible route from accessible parking spaces, passenger loading zones, public streets, public sidewalks, and public transportation stops. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets 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

384 SF

Priority 1

Map for Barrier ID: AX239807



Photos for Barrier ID: AX239807



Park Tanglewood 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 the opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.

Location Description Office

Observed May 17, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The door to the office requires up to 17 pounds of force to operate and has a closing speed of up to 4.26 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

Photos for Barrier ID: AX239813



Park Tanglewood 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 Office

Observed May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The drop box is mounted 56-1/2" above the floor surface and protrudes 6" from the wall.

Resolution

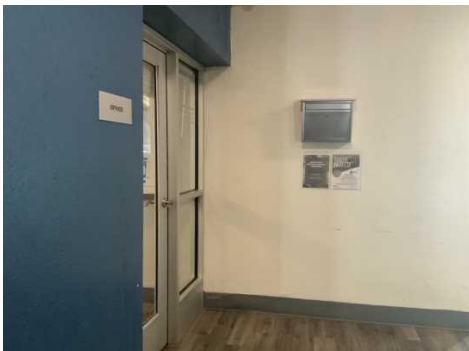
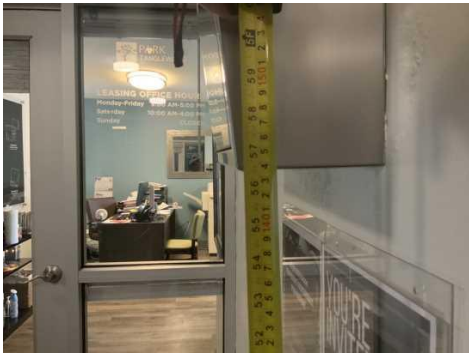
Install cane detectors. Objects with leading edges higher than 27" and not more than 80" above the finish floor or ground shall protrude 4" maximum horizontally into the circulation path. [EXCEPTION: Handrails shall be permitted to protrude 4-1/2" maximum.]

Quantity

1 EA

Priority 1

Photos for Barrier ID: AX239823



Park Tanglewood INTERIOR COMMON AREAS

Assembly Interior Access Route

Type Stairs

ADA Standard Advisory 505.4

Barrier Detail

ADVISORY: The stair treads and edge of top landing do not have visual contrast on the leading edge.

Location Description Entrance

Observed May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions A visual contrast strip is not provided on the leading edge of the treads.

Resolution

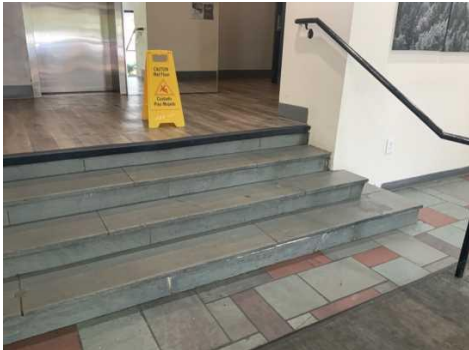
ADVISORY: It is advisable, but not required, to install visual contrast on leading edge of each tread, and at the edge of the top landing, so that stair treads are more visible for people with low vision. The estimated cost of installation of visual contrast on each tread is \$87.32 each.

Quantity

1 EA

Priority 2

Photos for Barrier ID: AX239825



Park Tanglewood INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Protruding Object
ADA Standard	UFAS 4.4.1
Barrier Detail	The object protrudes more than 4" from the wall.
Location Description	Entrance
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The door closure case is mounted 66" above the floor and protrudes 5-1/2" into the accessible route.

Resolution

Lower object so that the bottom leading edge is maximum 27" above finish floor, replace with a non-protruding model, or install cane detectors. Objects projecting from walls (for example, telephones) with their leading edges between 27" and 80" above the finished floor shall protrude no more than 4" into walks, halls, corridors, passageways, or aisles (see Fig. 8(a)). Objects mounted with their leading edges at or below 27" above the finished floor may protrude any amount (see Fig. 8(a) and (b)). Free-standing objects mounted on posts or pylons may overhang 12" maximum from 27" to 80" above the ground or finished floor (see Fig. 8(c) and (d)). Protruding objects shall not reduce the clear width of an accessible route or maneuvering space (see Fig. 8(e)). Ensure objects do not protrude more than 4" into the accessible route when mounted at 27" or above from the finished floor to their leading edge. Wall- and post-mounted cantilevered units shall have a clear knee space between the bottom of the apron and the floor or ground at least 27" high, 30" wide, and 17" to 19" deep. Such units shall also have a minimum clear floor space 30" by 48" to allow a person in a wheelchair to approach the unit facing forward.

Quantity

1 EA

Priority

2

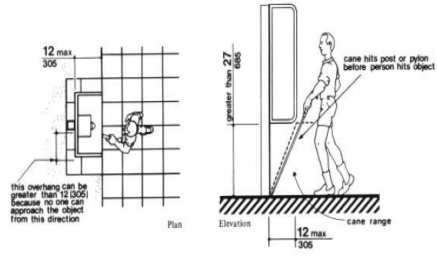
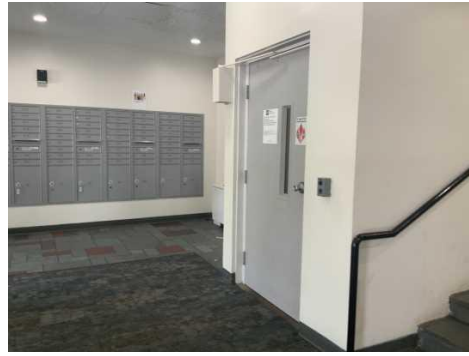


Figure 8(d)
Protruding Objects
Objects Mounted on Posts or Pylons

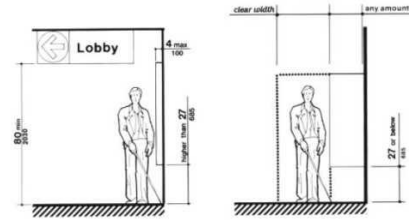


Figure 8(a)
Protruding Objects
Walking Parallel to a Wall

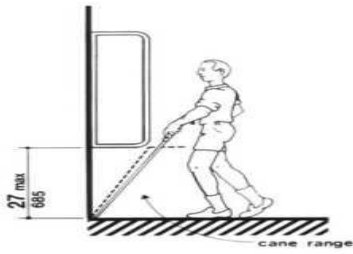


Figure 8(b)
Protruding Objects
Walking Perpendicular to a Wall

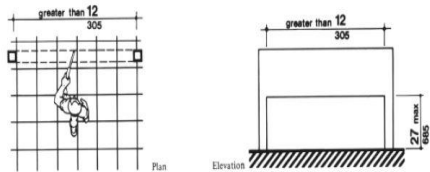


Figure 8(c)
Protruding Objects
Free-Standing Overhanging Objects

Park Tanglewood EXTERIOR

Assembly Exterior Access Route

Type Reach Range

ADA Standard 308, 309

Barrier Detail

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

Location Description Entrance

Observed May 17, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The keypad controls for building entry are mounted up to 53" above the sidewalk.

Resolution

Relocate part to within an allowable 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

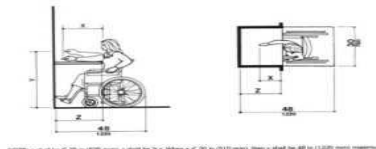
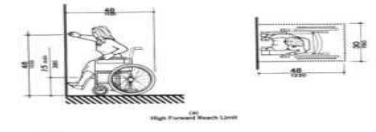
Priority 2

Map for Barrier ID: AX239829



45 38.95896073101681,-76.92527097305107

Photos for Barrier ID: AX239829



NOTES: a) reach for 47.25 to 47.75 inches, a reach for 48 to 48.5 inches, a reach for 49 to 49.5 inches, there is a 48 to 49 inch reach measurement. When a 48 to 49 inch reach for 48.5 inches, there is a 48 to 49 inch reach measurement.

Figure 5 Forward Reach



Park Tanglewood INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Reach Range
ADA Standard	UFAS 4.2.5

Barrier Detail

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

Location Description	Entrance
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The outgoing mail slots are mounted up to 51" above the floor.

Resolution

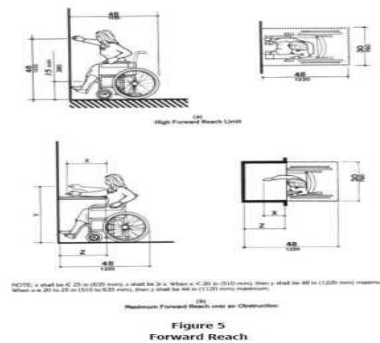
Relocate the operable part to within the allowable forward reach range, measured from the finish floor. If the clear floor space allows a forward approach by a person in a wheelchair for an unobstructed forward reach, the high forward reach shall be maximum 48" and the low forward reach shall be minimum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

Quantity

1 EA

Priority	2
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Photos for Barrier ID: AX240453



Park Tanglewood INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Protruding Object
ADA Standard	UFAS 4.4.1
Barrier Detail	The object protrudes more than 4" from the wall.
Location Description	Hallway
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The fire extinguisher is mounted 43" above the floor surface and protrudes into the circulation space by 6-1/2".

Resolution

Lower object so that the bottom leading edge is maximum 27" above finish floor, replace with a non-protruding model, or install cane detectors. Objects projecting from walls (for example, telephones) with their leading edges between 27" and 80" above the finished floor shall protrude no more than 4" into walks, halls, corridors, passageways, or aisles (see Fig. 8(a)). Objects mounted with their leading edges at or below 27" above the finished floor may protrude any amount (see Fig. 8(a) and (b)). Free-standing objects mounted on posts or pylons may overhang 12" maximum from 27" to 80" above the ground or finished floor (see Fig. 8(c) and (d)). Protruding objects shall not reduce the clear width of an accessible route or maneuvering space (see Fig. 8(e)). Ensure objects do not protrude more than 4" into the accessible route when mounted at 27" or above from the finished floor to their leading edge. Wall- and post-mounted cantilevered units shall have a clear knee space between the bottom of the apron and the floor or ground at least 27" high, 30" wide, and 17" to 19" deep. Such units shall also have a minimum clear floor space 30" by 48" to allow a person in a wheelchair to approach the unit facing forward.

Quantity

2 EA

Priority	2
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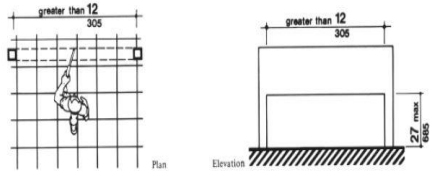


Figure 8(c)
Protruding Objects
Free-Standing Overhanging Objects

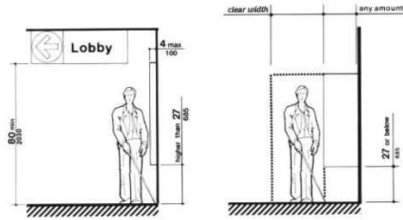


Figure 8(a)
Protruding Objects
Walking Parallel to a Wall

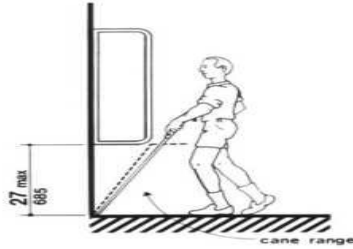


Figure 8(b)
Protruding Objects
Walking Perpendicular to a Wall

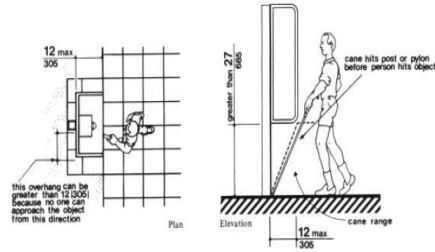
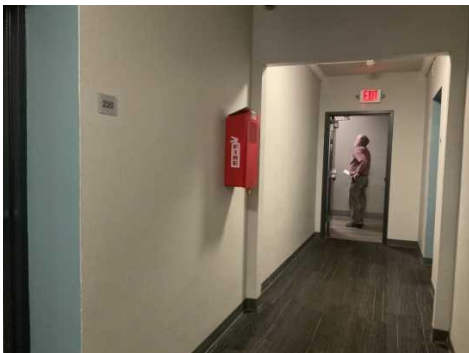
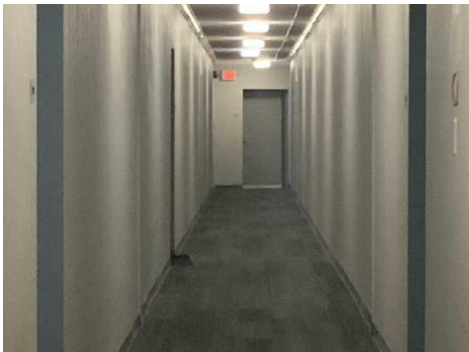


Figure 8(d)
Protruding Objects
Objects Mounted on Posts or Pylons





Park Tanglewood EXTERIOR

Assembly	Exterior Access Route
Type	Exterior Accessible Route-Signage
ADA Standard	2003 IBC 1007.8.3, 1007.11; 703.5
Barrier Detail	Signage for exterior areas of refuge are not compliant or are not provided.
Location Description	Side Exit
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The landing at the top of the stairway is 68"x53" and does not provide an adequate area of refuge for egress from the building and does not contain signage.

Resolution

Install a compliant area of rescue with instructional signage at each exterior area of refuge. Exterior areas for assisted rescue shall have identification as required for area of refuge. Each door providing access to an exterior area of refuge from an adjacent floor area shall be identified by a sign stating: AREA OF REFUGE, and including the International Symbol of Accessibility. Exit signs shall be internally or externally illuminated. [EXCEPTION: Tactile exit signs need not be provided with illumination.] The area of refuge sign shall be illuminated. Additionally, tactile signage shall be located at each door to an exterior area of refuge. Instructional signage shall have compliant visual characters. Instructions on the use of the area under emergency conditions shall be posted adjoining the two-way communications system. The instructions shall include all of the following: 1. Directions to find other means of egress. 2. Persons able to use the exit stairway do so as soon as possible, unless they are assisting others. 3. Information on planned availability of assistance in the use of stairs or supervised operation of elevators and how to summon such assistance. 4. Directions for use of the emergency communications system.

Quantity

1 EA

Priority

2

Map for Barrier ID: AX239830



46 38.95910322895257,-76.92543413376427

Photos for Barrier ID: AX239830



Park Tanglewood INTERIOR UNITS

Assembly Interior Access Route

Type Reach Range

ADA Standard UFAS 4.2.5

Barrier Detail

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

Location Description Unit 217

Observed May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions The door bell at the units is mounted 54" above the floor.

Resolution

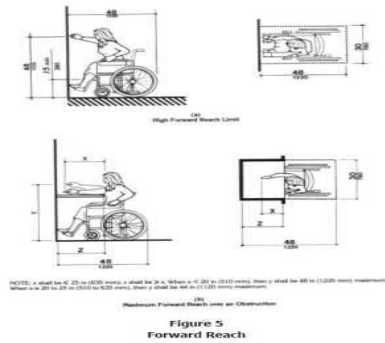
Relocate the operable part to within the allowable forward reach range, measured from the finish floor. If the clear floor space allows a forward approach by a person in a wheelchair for an unobstructed forward reach, the high forward reach shall be maximum 48" and the low forward reach shall be minimum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

Quantity

1 EA

Priority 2

Photos for Barrier ID: AX239814



Park Tanglewood INTERIOR UNITS

Assembly	Residential Dwelling
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Type	Kitchen
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ADA Standard	UFAS 4.34.6
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Barrier Detail

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

Location Description	Unit 217
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Observed	May 17, 2021 by Ouraccessibleworld@gmail.com
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Site Conditions

The U-Shaped style kitchen only offers 59-1/2" of clear space between the wall and the cabinets, the sink does not have knee and toe clearance, and a work surface is not provided..

Resolution

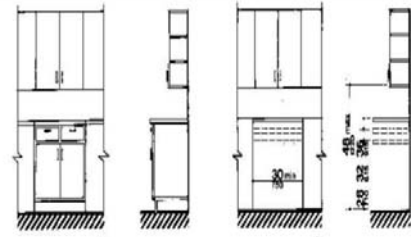
Renovate the kitchen to meet minimum UFAS standards. Accessible or adaptable kitchens and their components shall be on an accessible route and shall comply with the following minimum requirements. CLEARANCE: Clearances between all opposing base cabinets, counter tops, appliances, or walls shall be 40"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

Quantity

1 EA

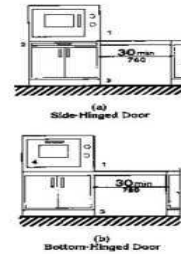
Priority

2



Before Removal of Cabinets and Base Cabinets and Base Removed and Height Alternatives

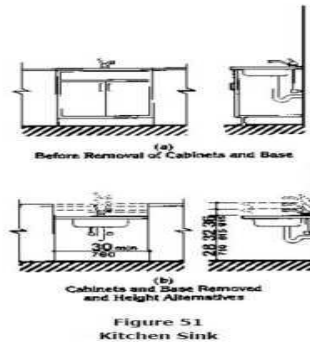
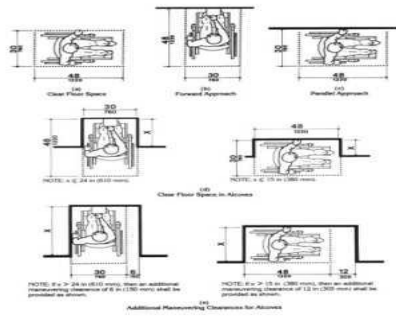
Figure 50
Counter Work Surface



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

Figure 52
Ovens without Self-Cleaning Feature





Park Tanglewood INTERIOR UNITS

Assembly Residential Dwelling

Type Operable Part

ADA Standard UFAS 4.2.5: 4.2.6

Barrier Detail

The operable parts are mounted higher than 54" for a side approach or higher than 48" for a frontal only approach.

Location Description Unit 217

Observed May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions The thermostat controls are mounted 59-1/2" above the floor.

Resolution

Locate operable parts within allowable reach ranges. Operable parts shall be located no higher than 54" for an unobstructed side approach or 48" for an unobstructed frontal only approach. If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 48" (see Figure 5(a)). The minimum low forward reach is 15". If the high forward reach is over an obstruction, where the horizontal obstruction is less than 20" the maximum high forward reach is 48". Where the horizontal obstruction is from 20" to maximum 25", the high forward reach shall be 44" maximum. Forward obstructed reaches shall comply with Figure 5(b). If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54", and the low side reach shall be no less than 9" above the floor (Figure 6(a) and (b)). If the side reach is over an obstruction, the maximum horizontal reach shall be 24" and the high side reach shall be 46" maximum. Side obstructed clearances shall be as shown in Figure 6(c).

Quantity

1 EA

Priority 2

Photos for Barrier ID: AX239819

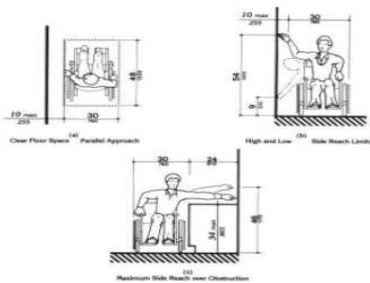


Figure 6
Side Reach

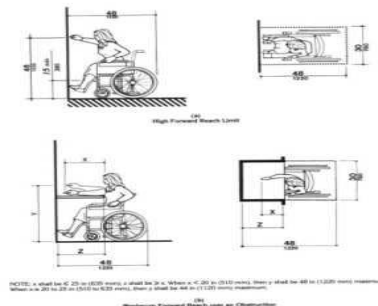


Figure 5
Forward Reach

Park Tanglewood INTERIOR UNITS

Assembly	Interior Access Route
Type	Door
ADA Standard	UFAS 4.13.11 (2)b, (2)c
Barrier Detail	The force required to pull or push open the door is more than 5#s.
Location Description	Unit 217
Observed	May 17, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The door requires 18 pounds of force to operate.

Resolution

Adjust the closer or replace with an closer that requires no more 5#s of force to open the door or stop the door motion. The maximum allowable force for pushing or pulling open a door for interior hinged, sliding or folding doors is 5 lbf (22.2N). This forces do not apply to the force required to retract latch bolts or disengage other devices that may hold the door in a closed position.

Quantity

1 EA

Priority 2

Photos for Barrier ID: AX239821



Park Tanglewood INTERIOR UNITS

Assembly	Interior Access Route
Type	Door
ADA Standard	UFAS 4.13.6; Fig. 25
Barrier Detail	The accessible door does not have the required maneuvering clearances.
Location Description	Unit 217
Observed	May 17, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

For a front approach on the push side the side clearance is 1-1/2" where the door is in a 12" deep alcove.

Resolution

Replace with a compliant maneuvering clearance area that is level and clear. Minimum maneuvering clearances at doors that are not automatic or power-assisted shall be as shown in Figure 25. The required depth of the maneuvering clearance is 48" minimum. The required side clearance is 12" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. The floor or ground area within the required clearances shall be level and clear. Entry doors to acute care hospital bedrooms for in-patients shall be exempted from the requirement for space at the latch side of the door (see dimension 'x' in Figure 25), if the door is at least 44" wide.

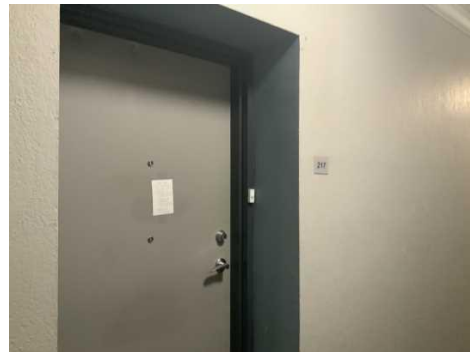
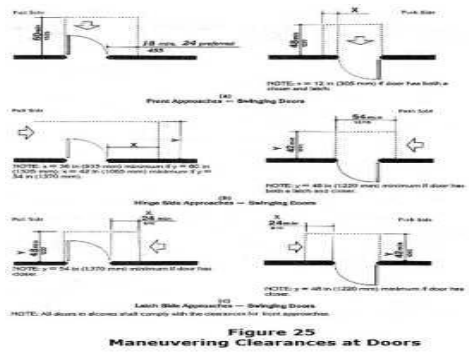
Quantity

1 EA

Priority

2

Photos for Barrier ID: AX240449



Park Tanglewood INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Elevator
ADA Standard	407.4.1
Barrier Detail	The elevator car dimensions are not compliant.
Location Description	Elevator
Observed	May 18, 2021 by Bryon.scott@bvna.com

Site Conditions

The elevator is 43" deep measured from the rear wall to the front return and 78" wide measured from side wall to side wall with a side (off center) elevator door.

Resolution

Provide an elevator with compliant car dimensions. For a car with a centered elevator door, the minimum allowable door clear width is 42"; the minimum allowable dimension of the inside of the car measured side to side is 80"; the minimum allowable dimension of the inside of the car measured from the back wall to the front return is 51"; the minimum allowable dimension of the inside of the car measured from the back wall to the inside face of the door is 54". For car with a side (off center) elevator door, the minimum allowable door clear width is 36" [EXCEPTION: A tolerance of minus 5/8" is permitted]; the minimum allowable dimension of the inside of the car measured side to side is 68"; the minimum allowable dimension of the inside of the car measured from the back wall to the front return is 51"; the minimum allowable dimension of the inside of the car measured from the back wall to the inside face of the door is 54". For a car with any orientation of elevator door, the minimum allowable door clear width is 36" [EXCEPTION: A tolerance of minus 5/8" is permitted]; the minimum allowable dimension of the inside of the car measured side to side is 54"; the minimum allowable dimension of the inside of the car measured from the back wall to the front return is 80"; the minimum allowable dimension of the inside of the car measured from the back wall to the inside face of the door is 80". For a car with any orientation of elevator door, the minimum allowable door clear width is 36"; the minimum allowable dimension of the inside of the car measured side to side is 60"; the minimum allowable dimension of the inside of the car measured from the back wall to the front return is 60"; the minimum allowable dimension of the inside of the car measured from the back wall to the inside face of the door is 60" [EXCEPTION: Other car configurations that provide a compliant turning space with the door closed shall be permitted]. [EXCEPTION: Existing elevator car configurations that provide a clear floor area of 16 square feet minimum and also provide an inside clear depth 54" minimum and a clear width of 36" minimum shall be permitted.] The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removing and repairing the barrier are not included.

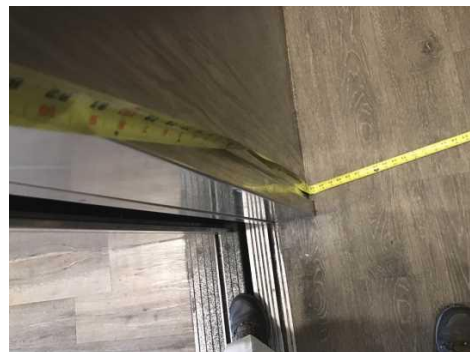
Quantity

1 EA

Priority

3

Photos for Barrier ID: AX236459



Park Tanglewood 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	Entrance
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

Compliant 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 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

Photos for Barrier ID: AX239824



Park Tanglewood 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	Exterior Exit Doors at Stairs
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 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

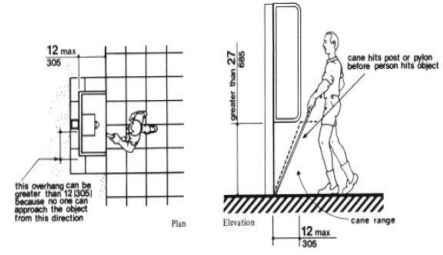


Figure 8(d)
Protruding Objects
Objects Mounted on Posts or Pylons

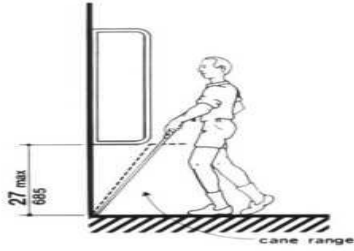


Figure 8(b)
Protruding Objects
Walking Perpendicular to a Wall

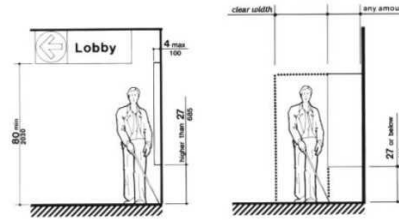


Figure 8(a)
Protruding Objects
Walking Parallel to a Wall

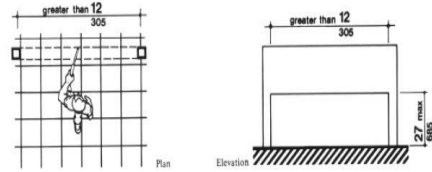
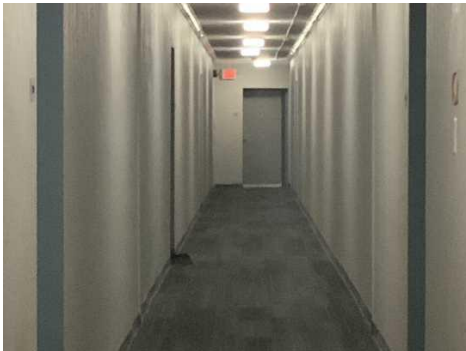


Figure 8(c)
Protruding Objects
Free-Standing Overhanging Objects

Park Tanglewood 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	Hallway
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	Means of egress signage is not provided at the doors to the stairs.

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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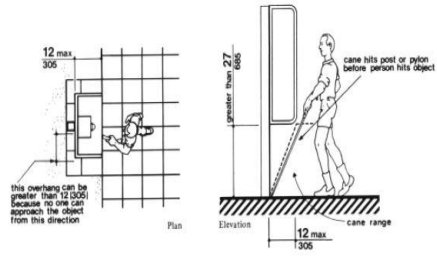


Figure 8(d)
Protruding Objects
Objects Mounted on Posts or Pylons

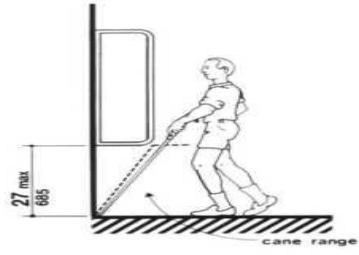


Figure 8(b)
Protruding Objects
Walking Perpendicular to a Wall

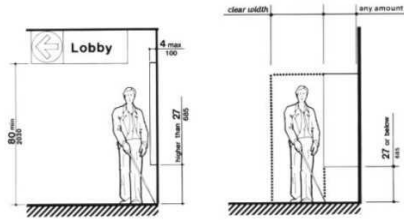


Figure 8(a)
Protruding Objects
Walking Parallel to a Wall

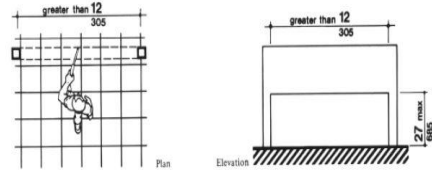
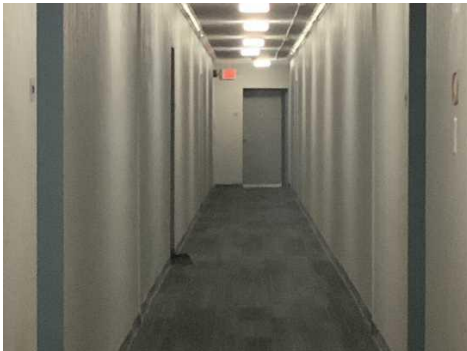


Figure 8(c)
Protruding Objects
Free-Standing Overhanging Objects

Park Tanglewood 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 217
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The toilet paper dispenser is mounted 42" 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: AX239817

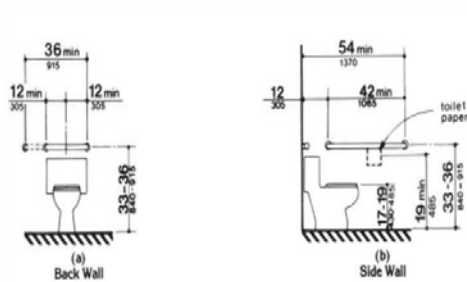


Figure 29
Grab Bars at Water Closets

