



**TOWN OF ADDISON
BUILDING REPORT**

Facility Information: **Facility Name:** Stone Cottage
Facility Contact: Lisa Pyles **Contact Phone:** 972-450-2878

Accessology Inspector Information:
Inspector: Karen Jackson **Date:** April 17, 2017
Email: Kjackson@accessology.com

Latitude: 32.96184 **Longitude:** -96.828414
Address: 15650 Addison Road **City:** Addison **County:** Dallas

General Parking Notes:
There is one parking lot serving this facility.

Total Parking Spaces:	24
Total Accessible Parking Spaces:	2
Number of van accessible spaces:	0
Is the accessible parking substantially compliant?	Yes

Violation #1: There is no marked van accessible parking space provided.

Standard: 2010 ADAAG 502.6 Identification.

Text: Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

Possible Solutions: Add van accessible signage.

TOWN OF ADDISON - Stone Cottage

Parking - Page 2

Violation #1 Cost:

\$525

Priority

Level 4

Parking Violations Total

\$525

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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General Accessible Route Notes:

Comments for the exterior route leading to the building's front porch is provided under an additional report.

Is the path of travel from accessible parking to building entrance compliant?

No

Does the path of travel serve all exterior amenities offered by the facility?

N/A

Is the path of travel from building entrances to all amenities served by the entrance substantially compliant?

N/A

Violation #2:

The front porch at the cottage has a change in level of 11/16" where only a 1/4" change in level max is allowed.

Standard:

2010 ADAAG 303.2 Vertical.

Text:

Changes in level of ¼ inch high maximum shall be permitted to be vertical.

Possible Solutions:

Modify pavement to achieve a smooth transition from the sidewalk to the porch.

TOWN OF ADDISON - Stone Cottage

Accessible Route Exterior - Page 2

Violation #2 Cost:

\$2,100

Priority

Level 7

Accessible Route Total

\$2,100

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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General Entrance Notes:

The main entrance to the Stone Cottage is not accessible.

Is the main entry door accessible? No
 Is there an alternate door that is accessible? Yes
 If so, does the inaccessible door have signage indicating the location of the nearest accessible door? No

Violation #3: The main entrance door to the cottage has a threshold greater than 1/2".

Standard: 2010 ADAAG 404.2.5 Thresholds.

Text: Thresholds, if provided at doorways, shall be 1/2 inch high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

Possible Solutions: Modify threshold to achieve 1/2" maximum threshold.

Violation #3 Cost: \$1,575 **Priority:** Level 3

Violation #4: There is not a 60" minimum deep maneuvering clearance provided at the "Accessible" entrance at the side of the building. A ramp leads up to it and the landing at the door is only 44" deep.

Standard: 2010 ADAAG 404.2.4.1 Swinging Doors and Gates.

TOWN OF ADDISON - Stone Cottage
Parking - Page 2

Text:

Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Possible Solutions:

Cost is included in Violation #5.

Violation #4 Cost:

\$0

Priority

Level 3

Violation #5:

The ramp leading up to the side entrance has a running slope of 16.6%.

Standard:

2010 ADAAG 405.2 Slope.

Text:

Ramp runs shall have a running slope not steeper than 1:12

Possible Solutions:

Remove and install a new compliant ramp with a 60" x 60" level landing at the entrance door.

Violation #5 Cost:

\$3,150

Priority

Level 3

Entrance Total

\$4,725

High Priority 1-4

Medium Priority 5-8

Low Priority 9-12

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General Hallway Notes:

This facility does not have any hallways or corridors.

Does this facility have any hallways?	No
Do the doors have compliant hardware?	Yes
Do the doors have proper maneuvering clearances?	No
Is the hallway width at least 36" clear width?	N/A
Are visual strobes provided?	No
Are there any protruding objects?	No
Is the signage substantially compliant?	Yes

		High Priority 1-4
Hallway Total \$0		Medium Priority 5-8
		Low Priority 9-12

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There is one single-user restroom serving this facility.

Is the door to the restroom substantially compliant?

Yes

Does the room have the required turning radius?

Yes

Is the water closet substantially compliant?

Yes

Does the water closet have the required clear floor space?

Yes

Is the lavatory substantially compliant?

No

Is the urinal substantially compliant?

N/A

Is the mirror substantially compliant?

Yes

Violation #6:

The lavatory is sitting on a ceramic shelf resulting in a knee clearance of only 25" where a minimum of 27" high knee clearance is required.

Standard:

2010 ADAAG 606.2 Lavatories and Sinks Clear Floor Space.

Text:

A clear floor space complying with (305 Clear Floor or Ground Space), positioned for a forward approach, and knee and toe clearance complying with (306 Knee and Toe Clearance) shall be provided.

Possible Solutions:

Modify lavatory apron to provide 27" knee clearance.

TOWN OF ADDISON - Stone Cottage
Restrooms - Page 2

Violation #6 Cost:

\$4,200

Priority

Level 4

Restrooms Total

\$4,200

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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This facility is an open meeting room with movable seating and a small storage room at the back of the room.

Are there exterior drinking fountains?

Yes

Are there any other miscellaneous items not previously covered?

No

Violation #7:

The storage room at the back has a small ramped area at the threshold as you exit the room.

Standard:**2010 ADAAG 404.2.4.4 Floor or Ground Surfaces.****Text:**

Floor or ground surface within required maneuvering clearances shall comply with 302. Changes in level are not permitted.

Possible Solutions:

Level the floor at the door so there is a smooth transition.

Violation #7 Cost:

\$2,100

Priority

Level 2

Violation #8:

The storage room door does not have an 18" maneuvering clearance on the pull side.

Standard:**2010 ADAAG 404.2.4.1 Swinging Doors and Gates**

TOWN OF ADDISON - Stone Cottage
Miscellaneous - Page 2

Text:

Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Possible Solutions:

Modify door to provide 18" clearance.

Violation #8 Cost:

\$2,625

Priority

Level 7

Violation #9:

There is only one (1) drinking fountain provided outside where two are required. The drinking fountain provided is at for standing persons, there is not an accessible fountain provided.

Standard:

2010 ADAAG 211.2 Minimum Number.

Text:

No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with 602.1 through 602.6 and one drinking fountain shall comply with 602.7.

Possible Solutions:

Add an accessible drinking fountain.

Violation #9 Cost:

\$5,250

Priority

Level 8

Miscellaneous Total

\$9,975

High Priority 1-4

Medium Priority 5-8

Low Priority 9-12

Summary Sheet for Stone Cottage

Stone Cottage

#	VIOLATION SUMMARY	PRIORITY LEVEL	COST
1	Add van accessible signage.	Level 4	\$525.00
2	Modify pavement to achieve a smooth transition from the sidewalk to the porch.	Level 7	\$2,100.00
3	Modify threshold to achieve 1/2" maximum threshold.	Level 3	\$1,575.00
4	Cost is included in Violation #5.	Level 3	\$0.00
5	Remove and install a new compliant ramp with a 60" x 60" level landing at the entrance door.	Level 3	\$3,150.00
6	Modify lavatory apron to provide 27" knee clearance.	Level 4	\$4,200.00
7	Level the floor at the door so there is a smooth transition.	Level 2	\$2,100.00
8	Modify door to provide 18" clearance.	Level 7	\$2,625.00
9	Add an accessible drinking fountain.	Level 8	\$5,250.00

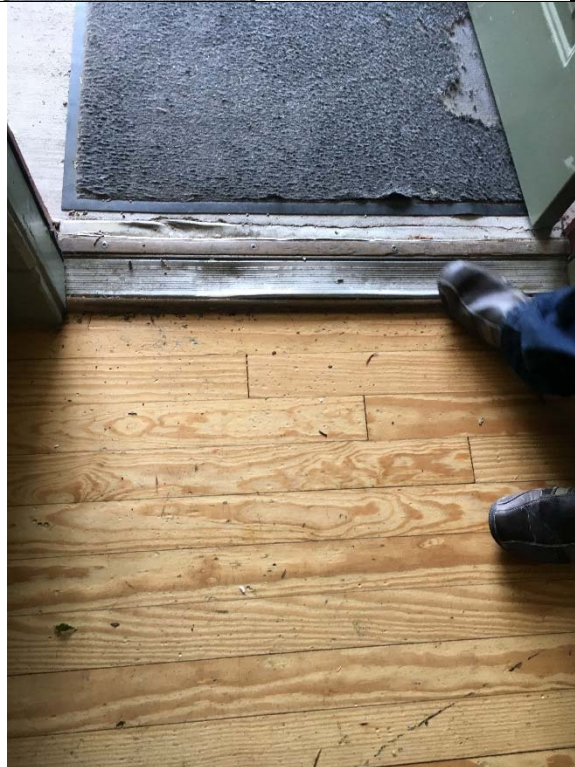
Grand Total	\$21,525.00
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Violation 1 - There is no marked van accessible parking space provided.



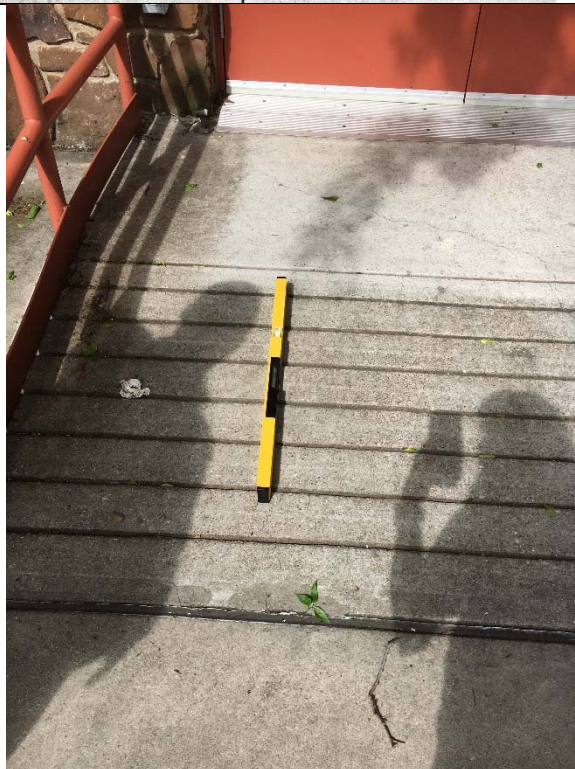
Violation 2 - The front porch at the cottage has a change in level of 11/16" where only a 1/4" change in level max is allowed.



Violation 3 - The main entrance door to the cottage has a threshold greater than 1/2".



Violation 4 - There is not a 60" minimum deep maneuvering clearance provided at the "Accessible" entrance at the side of the building. A ramp leads up to it and the landing at the door is only 44" deep.



Violation 5 - The ramp leading up to the side entrance has a running slope of 16.6%.



Violation 6 - The lavatory is sitting on a ceramic shelf resulting in a knee clearance of only 25" where a minimum of 27" high knee clearance is required.



Violation 7 - The storage room at the back has a small ramped area at the threshold as you exit the room.



Violation 8 - The storage room door does not have an 18" maneuvering clearance on the pull side.



Violation 9 - There is only one (1) drinking fountain provided outside where two are required. The drinking fountain provided is at for standing persons, there is not an accessible fountain provided.