

Drainage Reports

Abbreviated Water & Sewer Need Reports

Water Study

Wastewater Study

Stormwater Waiver Application

ACCESSIBILITY COMPLIANCE CONSULTATION

ADA "Design and Construction" Accessibility Compliance at Parking Lot



Troon Country Club
25000 North Windy Walk Drive
Scottsdale, AZ

Survey Date: *September 25, 2015*

Prepared for:
Troon Country Club
Attn: Mr. John Roots,
Director of Building Maintenance
25000 North Windy Walk Drive
Scottsdale, AZ 85255

28-DR-2016
09/27/16

Blazik Consulting

Accessibility Compliance

Mariesha A. Blazik
Principal

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September 28, 2015

VIA ELECTRONIC MAIL

Mr. John Roots, Director of Building Maintenance <jroots@trooncc.com>

Troon Country Club

25000 N. Windy Walk Dr.

Scottsdale, AZ 85255

RE: ADA Exterior Accessibility Compliance Consultation – Parking Lot

Troon Country Club

Scottsdale, AZ

Dear Mr. Roots,

Attached is my ADA Accessibility Compliance Consultation of the parking lot at the Troon Country Club facility located in Scottsdale, AZ.

Respectfully Submitted,



Mariesha A. Blazik, *Principal*

Blazik Consulting LLC

ADA ACCESSIBILITY COMPLIANCE CONSULTATION

Troon Country Club
Exterior Parking Facility
Scottsdale, AZ

September 25, 2015

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I. OVERVIEW**Scope of Work**

Blazik Consulting LLC engaged with *Troon Country Club* to perform an exterior ADA accessibility compliance assessment at limited (select) areas of the parking lot at the Troon Country Club located in Scottsdale, AZ. The scope of work is limited to the required quantity and locations of accessible parking spaces, and the exterior accessible routes between the required accessible parking spaces and the clubhouse building entrance and fitness center entrance.

The purpose of the accessibility compliance consultation is to assess *design and construction* compliance with the Americans with Disabilities Act (ADA), Title III, applicable to the exterior "public accommodation" areas per the ADA Accessibility Guidelines or "ADAAG" standards. Where areas or features are determined not to be in compliance with the applicable standards, a recommended solution for barrier removal work is provided to meet the 2010 ADA Standards.

Blazik Consulting LLC understands that the clubhouse facility was constructed in approximately 1989, which is considered an "existing facility" under the ADA and is subject to readily achievable barrier removal. Major renovation work, including the fitness center new addition, was constructed in approximately 2008, which is considered "new construction" under the ADA and must be readily accessible to and usable by individuals with disabilities (i.e. comply with the ADA technical standards).

Standards

The accessibility standards applied to the exterior facility ADA "public accommodation" areas are:

- **The Americans with Disabilities Act (ADA)**, 28 CFR Part 36, Revised July 1, 1994, Appendix A – Standards for Accessible Design: *ADA Accessibility Guidelines for Building and Facilities*, commonly referred to as "ADAAG".

For items determined to not meet the ADAAG technical standards, barrier removal work is subject to the **2010 ADA Standards for Accessible Design**, or "2010 Standards".

Importantly, the building officials cannot waive the *federal* accessibility requirements, including the design and construction requirements of the Americans with Disabilities Act (ADA).

Americans with Disabilities Overview of the Americans with Disabilities Act of 1990

The Americans with Disabilities Act (ADA) is a civil rights law that prohibits discrimination on the basis of disability in employment (Title I), state and local government services and public transportation (Title II), *public accommodations and commercial facilities* (Title III), and telecommunications (Title IV).

ADA Title III covers businesses and non-profit service providers that are *public accommodations*, privately operated entities and transportation, and commercial facilities. Public accommodations must comply with basic nondiscrimination requirements that prohibit exclusion, segregation, and unequal treatment. Public accommodations must also comply with specific requirements related to architectural standards for new and altered buildings, provide reasonable modifications to its policies, practices, and procedures, provide effective communication with people with hearing, vision, or speech disabilities, and other access requirements.

For new construction projects, public accommodations must be designed and constructed as *readily accessible to and usable by* persons with disabilities as set forth in the applicable ADA Standards design and construction requirements. For existing buildings, defined as buildings that pre-date the effective date of the ADA, the public accommodations must remove barriers where it is "readily achievable", i.e. easily accomplishable and able to be carried out without much difficulty or expense.

Technical Requirements of the Americans with Disabilities Act (ADA)

The ADA required the United States Architectural and Transportation Barriers Compliance Board, referred to as the *Access Board*, to develop minimum guidelines and requirements for *accessible design* that would serve as the basis for the regulations issued by the United States Department of Justice and the Department of Transportation under Titles II and III of the Act.

On July 26, 1991, the Access Board published its ADA Accessibility *Guidelines* for Buildings and Facilities, commonly referred to as "ADAAG", which later which was later revised in July 1, 1994. The ADAAG is applicable to buildings and facilities covered by Title II and Title III of the ADA to the extent required by regulations issued by the Department of Justice under the ADA.

Under the ADA Subpart D, 38 CFR Part 36:

- *New construction* available for first occupancy after January 26, 1993, building permit issued after January 26, 1992 and first certificate occupancy issued after January 26, 1993, is required to be *readily accessible to and usable by* individuals with disabilities, and is required to meet the ADAAG technical standards, with limited exception for structural impracticality.

- Alterations performed after January 26, 1992 must be made readily accessible to and usable by persons with disabilities to the *maximum extent feasible*.

For *existing facilities*, or pre-January 26, 1993 occupancy dates, public accommodations must remove barriers in existing buildings where it is "*readily achievable*", i.e. easily accomplishable and able to be carried out without much difficulty or expense. Importantly, the ADA standards are applied retroactively, and there is no "grandfather clause" for existing facilities.

New 2010 ADA Standards for Accessible Design

On September 15, 2010, the United States Department of Justice published *revised* regulations for Title II and Title III of the Americans with Disabilities Act in the Federal Register, which included the 2010 ADA Standards for Accessible Design. Effective on and after March 15, 2012, the revised 2010 ADA Standards apply to new construction and alterations covered under the Act. At facilities constructed after January 26, 1993, areas compliant with the 1994 ADAAG Standards require no further change, but areas that do not comply with the 1994 ADAAG Standards are now required to meet the 2010 ADA Standards.

The 2010 ADA Standards are generally more stringent than the previous 1994 ADAAG Standards.

However, importantly, there are ten (10) *new scoping sections* in the 2010 ADA Standards, which include new mandatory technical requirements areas such as sports and recreation facilities, pools and spas, and golf facilities. All existing and new construction facilities that include these types of elements and features are now required to meet these new technical requirements.

Conflicts among Technical Standards

There may be instances when the design and construction requirements of the ADA federal law may conflict or vary from the state or local accessibility requirements, including the International Building Code (IBC) with adopted ANSI technical standard version or local building code amendments. For conflicts between the technical standards, the most stringent standard applies. However the Owner should be aware that building official interpretations may be subject to the local jurisdiction's interpretation or local practice, and building officials cannot waive the federal design and construction requirements of the Americans with Disabilities Act (ADA).

Survey and Report Assumptions

- A. *Survey Date* – The field survey was conducted by Mariesha A. Blazik, Principal, on September 25, 2015.
- B. *Scope of Work*: The scope of work was limited to the accessible parking spaces at the main clubhouse entrance, and the connecting exterior accessible routes between the proposed location of accessible parking to the clubhouse building main entrance and the fitness center entrance. All other areas and features at the property, including any provided exterior amenities, walkways, building interiors, restaurants, all golf, fitness and sports facilities, employee areas, building entries and exterior and interior doors, parking, restrooms, and public transportation locations, public rights-of-way are *excluded* from the scope of work. This consultation is *not* a comprehensive ADA assessment of the entire facility.
- C. Blazik Consulting's scope of work did *not* include a detailed and comprehensive analysis of the facility for coverage under the Title III Americans with Disabilities Act, including private entity status and the availability of some or all country club features and amenities to the general public. For the purposes of this consultation, the scope of work was limited to the accessible parking spaces at the parking lot and connecting accessible routes from accessible parking to the two building entries – the clubhouse main entrance and the fitness center entrance, which Blazik Consulting understands may be available to the general public for special events, including club tournaments, weddings, etc.
- D. *Barrier List, Solution Criteria*: Blazik Consulting's "Proposed Solutions and Recommendations" are based on accessibility *technical criteria* only, and do not account for other factors, such as design, budget, and other factors, which may play a role in determining compliance modifications that are performed at the parking and exteriors. Solutions to achieve ADA compliance, including meeting the standards for readily achievable barrier removal, defined in the ADA as "easily accomplishable and able to be carried out without much difficulty or expense", remain the decision of the Owner, and there may be alternate compliant solutions. Blazik Consulting is unaware of the Owner's overall financial resources or financial resources of any parent company, and overall nature and cost of the modifications which are factors to consider to determine if readily achievable. However, Owner to be aware that what may not be readily achievable in one year may be considered achievable in subsequent years.
- E. *Barrier List, Solutions Requiring Further Analysis*: Where applicable, Blazik Consulting identified some conditions or features where additional *design* or *technical analysis* may be required in order to determine a solution that meets ADA design and construction requirements. In such instances, it is recommended that such areas and conditions be assessed by the appropriate expertise, including

potential Architect, contractor, engineer or other construction trades. Areas and features requiring further design or technical analysis are noted as such in the Barrier List.

- F. *Drawings Provided:* The scope of work excludes plan reviews of buildings, site plans, or construction documents. The survey is based on the field conditions observed at the time of survey. Blazik Consulting was provided with limited facility information, and is unaware of any facility or policies implemented for purposes of addressing the ADA or other accessibility issues.
- G. *Survey Field Observations and Testing:* The field survey does *not* test alarm systems and other equipment, manufactured products, or elements, slip resistance coefficient testing for floor material surfaces, or perform destructive testing for compliance with the technical requirements of the ADA, where applicable, as this is beyond Blazik Consulting LLC's area of expertise.
- H. *Building Codes* – The scope of work did not include applicable state (IBC) or City of Scottsdale building codes or amendments to accessibility requirements. It is the responsibility of the Owner to verify the applicable building code effective at the time of any retrofit work in order to ensure that compliance with required state and local building code standards.

Technical Assumptions

- A. *Field Slope Measurements* – Field measurements for slope and cross slope were taken using a calibrated 2'-0" long digital leveling tool.
- B. *Construction Tolerances and Calculation of Percentages:* For public accommodation areas subject to the ADA, 2010 ADA Standards, Section 104 *Conventions* states that "dimensions that are not stated as "maximum" or "minimum" are absolute", and absolute dimensions are subject to conventional industry tolerances. 2010 ADA Standards does *not* permit additional tolerances where dimensional requirements are stated as a range with a specific minimum and maximum end point, which is consistent with current building codes and ANSI technical versions. The 2010 ADA Standards 104.2 requires to round-up to the next greatest whole number for calculations for required number of elements or facilities, and permits rounding-down for values less than one-half for calculations for size or dimensions. Where applicable, Blazik Consulting applied the same methodology.

II. Executive Summary

The facility lacks the minimum required quantity and configuration of accessible and van accessible parking spaces. The existing designated spaces lack a connecting accessible route to the building entrance due to the lack of curb ramps and walkways, the designated accessible spaces lack striped access aisles and signage, and there are no designated "van" accessible spaces.

The existing central walkway between the upper and lower parking lot and the clubhouse entrance has several non-compliant issues, including a portion of the walkway is a ramp that lacks required ramp features, and there are several areas with excessive cross slopes.

Under the clubhouse porte-cochere structure, the tiled walkway between the vehicular drive and the building vestibule has steep slopes, and it appears that the tiled surface may not be considered a safe (slip-resistant) surface under the ADA.

The existing ramp leading to the fitness center entrance has several non-compliant features, including a portion of the ramp has excessive cross slopes and non-compliant top and bottom ramp landings, and the ramp lacks required handrails on each side.

Based on my observations and experience, all exterior work at the clubhouse building areas (parking lots and original clubhouse building built in approximately 1989 that are considered as *existing facilities* under the ADA) appears readily achievable.

Similarly, all exterior work at the fitness center (entrance areas built in approximately 2008 that are considered as *new construction* under the ADA) appears technically feasible.

Refer to the Barrier Item Lists for all survey findings and recommendations.



Please contact me with any questions regarding my report, and thank you for assisting me in performing consulting services:

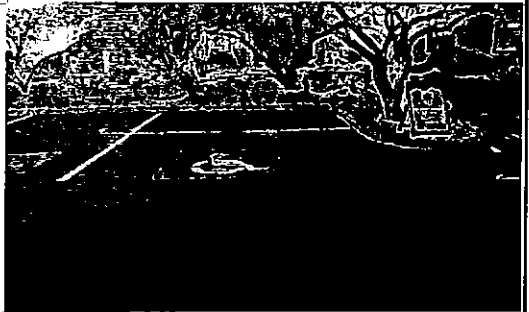
Respectfully Submitted,

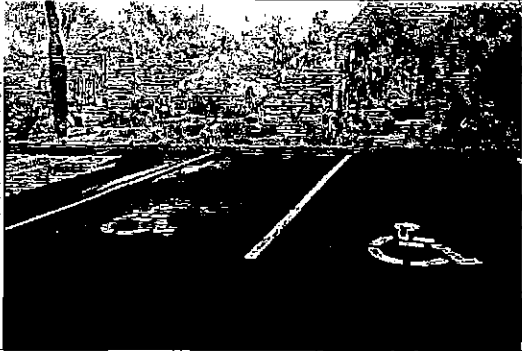




Mariesha A. Blazik, *Principal*
Blazik Consulting LLC


Item No	Location	Observed Barrier (ADA non-compliant item/feature)	Technical Reference	Proposed Solutions and Recommendations per 2010 ADA Standards
ACCESSIBLE PARKING				
1	ADA Required Accessible Parking Quantity	Per Client provided information, there are two-hundred thirty (230) total parking spaces at the parking lot.	N/A	N/A
		<u>For 201 to 300 parking spaces, ADA requires a minimum of 7 total accessible spaces, which must consist of 2 van accessible + 5 standard accessible spaces.</u> Blazik Consulting observed 7 accessible spaces that are significantly not compliant in configuration and features and does <u>not</u> meet the ADA requirements.	ADA Table 208.2, 208.2.4	Provide 7 total accessible parking spaces at the two parking lots adjacent to the central walkway leading to the clubhouse entrance. Recommend 3 new accessible spaces at "upper lot" plus 4 new accessible spaces at "lower lot". See Item 2 and Item 3 for new work required.
		Blazik Consulting observed and measured the following non-compliant issues at the 7 existing designated accessible spaces: the accessible spaces lack a connecting accessible route to the building entry (no curb ramps or connecting walkways are provided), the accessible spaces lack a striped access aisle <u>adjacent to each space</u> (no access aisles are provided), the accessible spaces have slopes that exceed maximum 2.0% in all directions (spaces measure between 2.4% and 4.3% cross slope along full width of the parking area), there are no designated "van" accessible spaces, and the accessible spaces lack International Symbol of Accessibility signage (no signs are provided). <i>See photos below for existing non-compliant conditions.</i>		

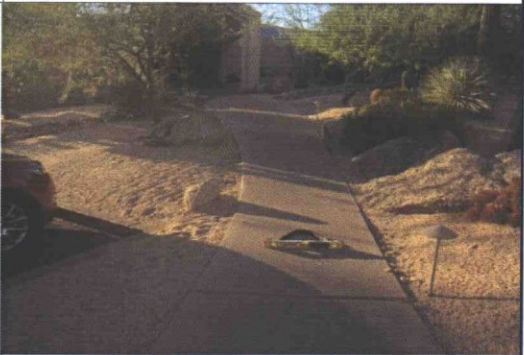
Item No.	Location	Observed Barrier (ADA non-compliant item/feature)	Technical Reference	Proposed Solutions and Recommendations per 2010 ADA Standards
				
		<p><u>Photo above:</u> Existing accessible spaces lack connecting curbs ramps, striped access aisles adjacent to each space, and signage. There are no designated "van" accessible spaces with minimum 8'-0" wide striped access aisles.</p>		
				
		<p><u>Photo above:</u> Existing accessible space has slopes that exceed maximum 2.0% (measures up to 4.3% cross slopes) - Typical along the full width of the upper lot.</p>		


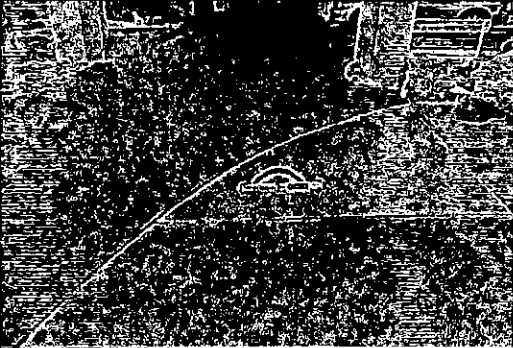
Item No.	Location	Observed Barrier, (ADA non-compliant item/feature)	Technical Reference	Proposed Solutions and Recommendations per 2010 ADA Standards
2	New Work, "Upper Lot"			<p>NEW WORK REQUIRED, "UPPER LOT": At upper lot (nearest Fitness building side), provide <u>2 van accessible spaces</u> sharing a minimum 8'-0" wide striped access aisle plus <u>1 standard accessible space</u> with a minimum 5'-0" wide striped access aisle.</p>
				<p>Work requires: Provide 2 new curb ramps (align curb ramps with striped access aisles), provide new minimum 36" wide concrete walkway connecting the new curb ramps to the central walkway to the clubhouse entrance (new walkway to be cut-into landscaped area and "foot-path" pavers to be removed), add 3 new signs with 2 van sign panels (mount signs minimum 60" high measured from parking surface to bottom of sign panel), and stripe and paint designations. [Note: Ensure asphalt surface measures maximum 2.0% slopes in all directions at 3 new accessible space locations (coordinate work with asphalt contractor)]. See photos below and Site Plan diagram for proposed locations.</p>
				
				<p>Photo above: Proposed new location for 1 accessible space with minimum 5'-0" wide striped access aisle. Locate access aisle adjacent to existing curb in order to provide connecting accessible route to Fitness entrance. Add 1 new curb ramp located at head of access aisle. Add 1 sign.</p>



Item No.	Location	Observed Barrier (ADA non-compliant item/feature)	Technical Reference	Proposed Solutions and Recommendations per 2010 ADA Standards
				
				<p>Photo above: Proposed new location for 2 van accessible spaces with a shared minimum 8'-0" wide striped access aisle. Add 1 new curb ramp located at head of access aisle, and provide new concrete walkway connecting to the existing central walkway. Add 2 new signs with van sign panels.</p>
				<p>[Technical Note, Van-Accessible Parking: ADA allows two different van accessible spaces configurations - either 11'-0" space with 5'-0" wide striped access aisle, or 8'-0" wide space with 8'-0" wide striped access aisle. Spaces to be measured between centerline of striping. Owner may elect either configuration.]</p>
				
				<p>Photo above: Proposed location for new minimum 36" wide concrete walkway along the head of the 3 new accessible spaces.</p>


Item No.	Location	Observed Barrier (ADA non-compliant item/feature)	Technical Reference	Proposed Solutions and Recommendations per 2010 ADA Standards
3	New Work, "Lower Lot"			<p>NEW WORK REQUIRED, "LOWER LOT": At lower lot, provide 4 accessible spaces, which consist of two spaces each sharing a minimum 5'-0" wide striped access aisle.</p>
				<p>Work requires: Provide 2 new curb ramps (align curb ramp with striped access aisle), provide new ramp and new minimum 36" wide walkway that connects the new curb ramps at the 4 accessible spaces to the central walkway leading to the clubhouse entrance (new walkway to be cut-into landscaped area), add 4 new signs (mount signs minimum 60" high measured from parking surface to bottom of sign panel), and stripe and paint designations. [Note: Ensure asphalt surface measures maximum 2.0% slopes in all directions at the 4 new accessible space locations (coordinate work with asphalt contractor)]. See photos below and Site Plan diagram for proposed locations.</p>
				
				<p>Photo above: Proposed location for 4 new accessible spaces with 2 new minimum 5'-0" wide striped access aisles and new curb ramps. Add 4 signs.</p>


Item No.	Location	Observed Barrier (ADA non-compliant item/feature)	Technical Reference	Proposed Solutions and Recommendations per 2010 ADA Standards
				
				<p><u>Photo above:</u> Proposed location for new curb ramp that connects the central walkway to the lower lot accessible parking spaces. Ensure new ramp provides maximum 8.33% slopes, and minimum 60" long level landing at top and bottom of ramp. Work requires removing portion of existing central walkway in order to provide compliant level landing. <u>[Technical Note:</u> Curb ramps are not required to provide handrails on each side.]</p>
4	Wheel stops, Accessible Route Width (at Parking)		ADA 403.5.1	<p><u>New Work (Recommended):</u> At locations where there is new accessible route is located in front of accessible parking or regular parking spaces, add wheel stops so that vehicles will not reduce the required minimum 36" wide accessible route. <u>[Technical Note:</u> In past settlement cases, USDOJ commonly enforces adding wheel stops where accessible route walkways are less than 5'-0" wide to ensure that the accessible route is not reduced by parked vehicles.] Per proposed accessible parking locations, provide 5 wheel stops - <i>See Site Plan diagram for recommended locations.</i> Alternate solution: Provide minimum 5'-0" wide walkways.</p>



Item No.	Location	Observed Barrier (ADA non-compliant item/feature)	Technical Reference	Proposed Solutions and Recommendations per 2010 ADA Standards
EXTERIOR ACCESSIBLE ROUTES				
5	"Central" (Concrete) Walkway, to Clubhouse Building entrance	The existing central walkway from parking to the clubhouse entrance has several non-compliant issues, including approximately 48'-0" of walkway has slopes that exceed 5.0% slopes, which is a ramp that lacks compliant handrails (measures at 5.7% slopes and more than 6" high total rise with no handrails) and lacks a minimum 60" long level top and bottom landings (measures up to 3.6% cross slopes at landings).	ADA 405	Replace central walkway with new ramp with maximum 8.33% slopes, minimum 60" long level landings and compliant handrails on each side. Coordinate location of level landings so that there is a level landing located at the intersection of the new walkway to the upper lot and the new ramp to the lower lot. [Note: Further technical analysis (contractor digital grades analysis) may determine that it is possible to provide a sloped walkway with less than 5.0% slopes (no handrails required).]
		<u>Technical Note:</u> Most of this central walkway will be part of the required accessible route between new accessible parking spaces and the clubhouse building entrance.]		
				<u>Photo above:</u> Location of proposed new minimum 60" long x minimum 60" long level (maximum 2.0%) landing at the turn in direction that connects to the lower lot accessible parking spaces.


Item No.	Location	Observed Barrier (ADA non-compliant item/feature)	Technical Reference	Proposed Solutions and Recommendations per 2010 ADA Standards
				
				<p>Photo above: Location of proposed new central ramp with handrails on each side. Existing ramp lacks required ramp features, including handrails and level landings.</p>
5	"Central" (Tiled) Walkway, to Clubhouse Building entrance	The existing concrete walkway exceeds maximum 2.0% cross slopes (measures at 2.8% at 1 concrete section), and existing tiled central walkway at the columns and along the vehicular drive exceed maximum 2.0% (measures between 3.0% - 3.1% along the width of the vehicular drive).	ADA 403	At the concrete walkway, replace concrete (1 square) with new walkway with maximum 2.0% cross slope. At the tiled walkway surface, See Item 6.
				
		<p>Photo above: The concrete walkway (1 square) exceeds maximum 2.0% cross slope at 2.8%.</p>		

Item No.	Location	Observed Barrier (ADA non-compliant item/feature)	Technical Reference	Proposed Solutions and Recommendations per 2010 ADA Standards
				
		<p>Photo above: The tiled walkway across the vehicular drive exceeds maximum 2.0% cross slopes (measures at 3.0% - 3.1% along vehicular drive).</p>		
6	"Central" (Tiled) Ramp, to Clubhouse Building entrance	The existing tiled walkway at the building vestibule is a ramp with slopes that exceed maximum 8.33% slopes (measures up to 10.7% slopes for approximately 10'-0" length) and lacks handrails.	ADA 405	Rework entry area to provide compliant ramp. Option may be to redesign area to provide minimum 36" wide compliant ramp at one side of the vestibule and steps at the remaining vestibule width. Ensure maximum 8.33% slopes with compliant handrails, or less than 5.0% slopes (no handrails).
				Work to include: Modifying grade to provide maximum 3.0% cross slopes along the accessible route that crosses the vehicular way (per Item 5), and recommend replacing with alternate exterior surface material that meets slip-resistance coefficient (per Item 7).
		<p>Photo above: Existing ramp between the vehicular drive and the entry vestibule exceeds maximum 8.33% slopes and lacks required ramp features.</p>		

Item No.	Location	Observed Barrier (ADA non-compliant item/feature)	Technical Reference	Proposed Solutions and Recommendations per 2010 ADA Standards
7	Central Walkway, Tiled surface material	Per visual observation, it appears that the tiled surface may not meet the requirements to provide an ADA compliant safe (slip-resistant) surface. Per discussion with onsite representative, the tiled surface is "slippery" when wet, which would not be considered a safe compliant accessible route per the ADA.	ADA 302	See Item 6 above. As a temporary solution, option to apply surface adhesives to increase friction (may required ongoing maintenance applications).
8	Accessible Route to Fitness entry, Vehicular Way	The portion of the vehicular way (asphalt) near the walkway to the fitness entrance has cross slopes that exceed maximum 2.0% (measures up to 2.2% at one area). Also, the same area has slopes that exceed maximum 5.0% (measures up to 6.3% slopes).	ADA 403.3	Ensure asphalt surface measures maximum 2.0% slopes in all directions at location of accessible route between accessible parking and concrete walkway to Fitness entrance (coordinate work with asphalt contractor).
				
		<p><u>Photo above:</u> The accessible route along the asphalt surface to the Fitness entrance walkway has cross slopes that exceed maximum 2.0% (measures at 2.2%).</p>		

Item No.	Location	Observed Barrier (ADA non-compliant item/feature)	Technical Reference	Proposed Solutions and Recommendations per 2010 ADA Standards
9	Accessible Route to Fitness entry, Transition	The transition between the asphalt and concrete surfaces exceeds maximum 1/4" high vertical (measures up to 1-3/4" high), and the transition has a "opening" more than 1/2" wide (measures between 1-1/2" - 3" wide at asphalt erosion).	ADA 302.3, ADA 303.2	Modify transition between asphalt and concrete surfaces (ensure 1/4" vertical or maximum 1/2" high with a 1:2 bevel transition, and no more than 1/2" wide). Coordinate work with asphalt contractor.
				
		<p><u>Photo above:</u> The transition between the asphalt and concrete surfaces and the walkway exceeds maximum 1/4" high vertical with significant erosion.</p>		



Item No.	Location	Observed Barrier (ADA non-compliant item/feature)	Technical Reference	Proposed Solutions and Recommendations per 2010 ADA Standards
10	Ramp, to Fitness entrance	<p>The Fitness center entrance ramp has several non-compliant features, including the ramp lacks a minimum 60" long level bottom landing (measures 8.2% - 9.6% cross slopes), lacks a minimum 60" long top landing due to the "angled" configuration at the building, a portion of the ramp has cross slopes that exceed maximum 2.0% (measures between 3.7% - 7.8% cross slopes at approximately 8'-0" long near bottom of ramp), and ramp lacks handrails on each side.</p>	ADA 405	<p>Replace with new compliant ramp. Work requires: Provide minimum 60" x 60" long level (maximum 2.0% slopes in all directions) turning space at bottom, provide new ramp run with maximum 8.33% slopes, provide minimum 60" long level top landing (ensure full 60" length in front of building edge), and add handrails on each side. Handrails to extend minimum 12" long horizontal beyond the ramp run.</p>
				
		<p><u>Photo above:</u> Existing Fitness entry ramps lacks a level bottom landing (measures at 8.2% cross slopes at bottom of ramp).</p>		
				
		<p><u>Photo above:</u> The ramp lacks a minimum 60" long level top landing in the direction of the ramp run (ramp is sloped into the building corner which reduces the landing width).</p>		

Item No.	Location	Observed Barrier (ADA non-compliant item/feature)	Technical Reference	Proposed Solutions and Recommendations per 2010 ADA Standards
				
		<p>Photo above: Approximately 8'-0" length of ramp has cross slopes that exceed maximum 2.0% (measures between 7.8% - 3.7%), and the ramp lacks handrails on each side.</p>		

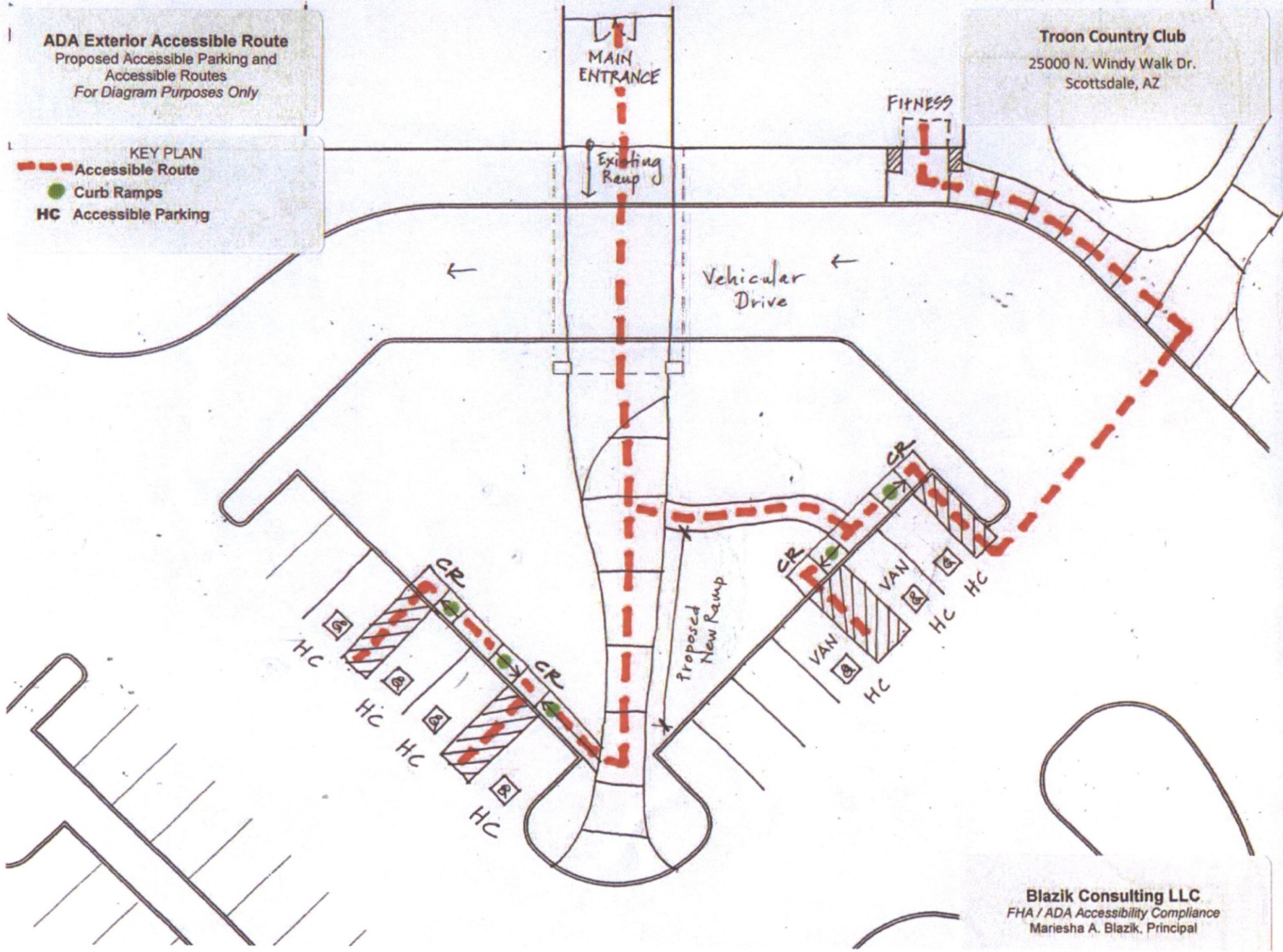
BARRIER LIST NOTES

I.	See Consultation Report for all relevant project information.
II.	Technical references reference either ADA Guidelines Rev. 1994 ("ADAAG") or new work per 2010 ADA Standards.
III.	Measurements at exterior accessible routes do not provide exact footage or quantities, and it is the responsibility of the Owner entities, management and/or contractors to verify all quantities and locations prior to bidding and performing new work.
IV.	For written purposes, "barrier" and "non-compliant" refer to areas, items, or features that are determined not to meet the design and construction technical standards per 1994 ADA Guidelines ("ADAAG") or 2010 ADA Standards.
V.	Blazik Consulting LLC understands parking lot are to be repaved at all asphalt areas, including the areas subject to new proposed accessible parking locations and accessible routes. All new asphalt work to provide compliant surfaces and slopes at locations of accessible parking and accessible routes.

ADA Exterior Accessible Route
 Proposed Accessible Parking and
 Accessible Routes
 For Diagram Purposes Only

- KEY PLAN**
-  Accessible Route
 -  Curb Ramps
 - HC** Accessible Parking

Troon Country Club
 25000 N. Windy Walk Dr.
 Scottsdale, AZ



Blazik Consulting LLC
 FHA / ADA Accessibility Compliance
 Mariesha A. Blazik, Principal