

PEN Facilities Access Compliance Survey Report for the

AUTHORITY Santa Clara Valley Open Space Authority

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NAVIGATION & LEGEND

Santa Clara Valley Open Space Access Compliance Survey Report

13)1-1-1

Facility: Administrative Office Part: Interior Floor: First Floor

Address: **33 Las Colinas Lane** Year Built:

Item no., Rm no.Existing Architectural Barrierand Nameand Proposed SolutionCodes / Mitigation InfoQty UnitCostTotal

1 7 2 Warehouse

Protrusion Limits

• As-Built Description:

3 Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80" above finished floor.

4 · As-Built: 5.75" at 43" AFF

Proposed Solution:

Lower first aid kit so The bottom edge is below 27 inches AFF and the top latch is below 48 inches AFF.

Notes:
 Ensure all items in the first aid kit remain a minimum of 15 inches AFF. The top latch is 62 inches AFF.

7 PCODE EG04 ADAAG 91 4.4.1

8 ADA 2010 307.2

CBC 2007 1133B.8.6.1

CBC 2019 11B-307.2



















Item Number: Number corresponding to the number on the Barrier Location Map which identifies the

general location of the identified barriers.

2. **Item Name:** Describes the barrier location / item title (e.g.: parking lot, room name).

3. As-Built Description: Description of identified barrier based on applicable accessibility codes.

4. As-Built: Existing conditions / dimensions.

5. Proposed Solution: Description of steps necessary to remove barrier and, if applicable, an interim or

alternative solution.

6. Notes: Additional notes pertaining to barrier.

7. SSA Codes / Info: - PCODE: specifies the relevant SSA database code. Database code plus suffix:

- REF: data shown for reference only [scope of work related to or covered by other item]

- NT: non-typical problem or solution.

8. Federal & State Codes: The Federal and State standards or guidelines for accessibility, including: ADAAG/ADA

2010, CBC 2007 (legacy) & 2019 (current), and PROWAG.

9. Qty: Number of units required.

10. Type: Unit of measurement used to compute conceptual cost estimate. LF=linear feet;

SF=square feet; JOB=lump sum.

11. Cost: Estimated conceptual cost of specific solution per one unit.

12. Total: Total estimated conceptual cost for removing identified barrier (multiplied Qty by Cost).

13. ID No: Specifies Facility Number, Area Number: 1=Interior / 0=Exterior, and Part / Floor Number.

Priority Score

A Priority Score is a rating that rates the relative importance of addressing a barrier according to its impact upon the disabled population. The score considers the expected frequency of use and frequency of contact that the barrier will have with the public based on its location within a facility and where the public have access to.

The Priority Score is rated on a score ranging from 1 to 4, 1 being the highest priority, which are barriers that are expected to be in contact with the public consistently, and 4 being the lowest priority, which are barriers with minimal contact by the public. The scoring for the Priority Score is based on the following:

Table 1: Santa Clara Open Space Authority Priority Score Breakdown

Priority 1	Areas of basic public access							
	Accessible routes from site entry points and parking							
	to the program location and accessible elements							
	(e.g. walks, ramps, restrooms, curb ramps,							
	crosswalks at vehicular ways, etc.)							
	Accessible route from accessible building entrances							
	to "first contact points" (e.g. information counters,							
	public lobbies, elevators)							
Priority 2	Access to critical spaces of program function							
	(e.g. Classrooms, assembly areas, meeting rooms,							
	public offices, etc.)							
Priority 3	Access to public common areas that support							
Priority 3	program functions							
	(e.g. Accessible parking spaces, drinking fountains,							
	public telephones, etc.)							
	Staff only areas not expected to be accessed by							
Priority 4	the public.							

Severity Score

A Severity Score is a rating of the degree of deviation that the existing barrier has in comparison to applicable standards and the reparability of mitigating the barrier.

The Severity Score is rated on a score ranging from 1 to 4, 1 being the highest severity, and 4 being the lowest severity. Severity Scores are assigned on a case-by-case basis depending on the type of barrier and the most cost-effective solution to mitigate the barrier.



Report Format

ABBREVIATIONS

ABA	Architectural Barriers Act	JOB	per one job (lump sum)
ADA	Americans with Disabilities Act	Lav	Lavatory
ADAAG	ADA Accessibility Guidelines	lbs	Pounds
ADAC		LF	Linear foot
AED	Automated External Defibrillators	Lib	Library
AFF	Above finished floor	MOD	Modernization project
BCS	Baby Changing Station	MoM	Method of mitigation
CA	State of California	MP	Master priority
CBC	California Building Code	MRR	Men's restroom
CSAS	CA State Accessibility Standards	N.A.R.	No action required
ANSI	American National Standards Institute	NT	Non-typical
C.T.P.	Contact third party	O.C.	On center
cl	Center line	O/R	Official responsible
CMGR	City Manager	P.A.	Physical alteration
D.A.	Designated accessible	P.M.	Program modification
DCS	Diaper changing station	POM	Plant Operations & Maintenance
DF	Drinking fountain	POT	Path of travel
Dir.	Director	PROW	Public Right-of-Way
E.F.	Equivalent facilitation	PTD	Paper towel dispenser
EHD	Electric Hand Drier	PW	Public Works
FC	Fire Chief	Qty	Quantity
FD	Finance Director	REF	Reference
FDC	Facilities Design & Construction	RGB	Rear grab bar
FTD	Feminine Tissue Dispenser	SCD	Seat cover dispenser
FHAAC	Fair Housing Act Accessibility Guidelines	SD	Soap dispenser
Fig.	Figure	sec.	Second
FM&O	Facilities, Maintenance & Operations	SF	Square foot
FND	Feminine napkin disposal	SGB	Side grab bar
FTD	Feminine tissue dispenser	tbd	To be determined
Gov.	Government	TPD	Toilet paper dispenser
HQ	Headquarters	UFAS	Uniform Federal Accessibility Standards
HWB	Hazardous waste bin	WC	Water closet
IBC	International Building Code	WRR	Women's restroom
ICC	International Code Council	WT	Water treatment facility
ISA	International Symbol of Accessibility	WWT	Waste water treatment facility



FACILITIES LIST

Facility#:	Facility:	Address:
1	Administrative Office	33 Las Colinas Lane, San Jose CA 95119
2	Coyote Valley Open Space Preserve	550 Palm Ave, Morgan Hill, CA 95037
3	Rancho Canada del Oro Open Space Preserve	4289 Casa Loma Road, Morgan Hill CA 95037
4	Sierra Vista Open Space Preserve	Sierra Road, San Jose CA 95127
5	Tilton Ranch Complex	19665 Hale Ave,Morgan Hill, CA 95037



COST SUMMARY

Facility: 1 Santa Clara Open S	\$146,307.00		
1-0-1	Exterior	On-site	\$14,526.00
1-1-1	Interior	First Floor	\$28,140.00
1-1-2	Interior	Second Floor	\$82,191.00
1-1	Interior	All	\$21,450.00
Facility: 2 Coyote Valley Open	\$320,565.00		
2-0-1	Exterior	On-site	\$320,565.00
Facility: 3 Rancho Canada del	\$108,141.00		
3-0-1	Exterior	On-site	\$108,141.00
Facility: 4 Sierra Vista Open S	pace Preserv	е	\$1,005,300.00
4-0-1	Exterior	On-site	\$1,005,300.00
Facility: 5 Tilton Ranch Comp	lex		\$1,127,583.00
5-0-1	Exterior	On-site	\$1,127,583.00
Grand Total for Santa Clara V	\$2,707,896.00		



SURVEY DATA

Chris Sircello, CASp CASp, Facilities Specialist Years with Firm: 7
Years Experience:15+

Certifications & Licenses: Certified Access Specialist (CASp #404); California Contractor's License 869991

Experience: With SSA experience spanning nearly seven years, Mr. Sircello is a Certified Access Specialist (CASp) and an Access Surveyor specializing in the ADA access compliance of facilities. He has more than 15 years of ADA accessibility experience which has included providing code compliant Braille and tactile signage and intelligent wayfinding systems. He has checked architectural plans



for access compliance and created code compliant signage plans from blueprints. Mr. Sircello has also served as on-site superintendent and project manager which required him to make California Title 24 and ADA site evaluations. His access survey projects include the initial surveys of Los Angeles Unified School District schools, the survey of hundreds of retail establishments throughout the United States to identify barriers to access for people with disabilities and the survey of approximately 80 emergency evacuation shelters in a major U.S. city for ADA related program access.

In addition to his professional accessibility expertise, Mr. Sircello has worked as a California licensed contractor. He is an experienced stone masonry artisan, skilled metal worker, proficient blueprint analyst, professional tile setter and welder.

ADA Project Experience:

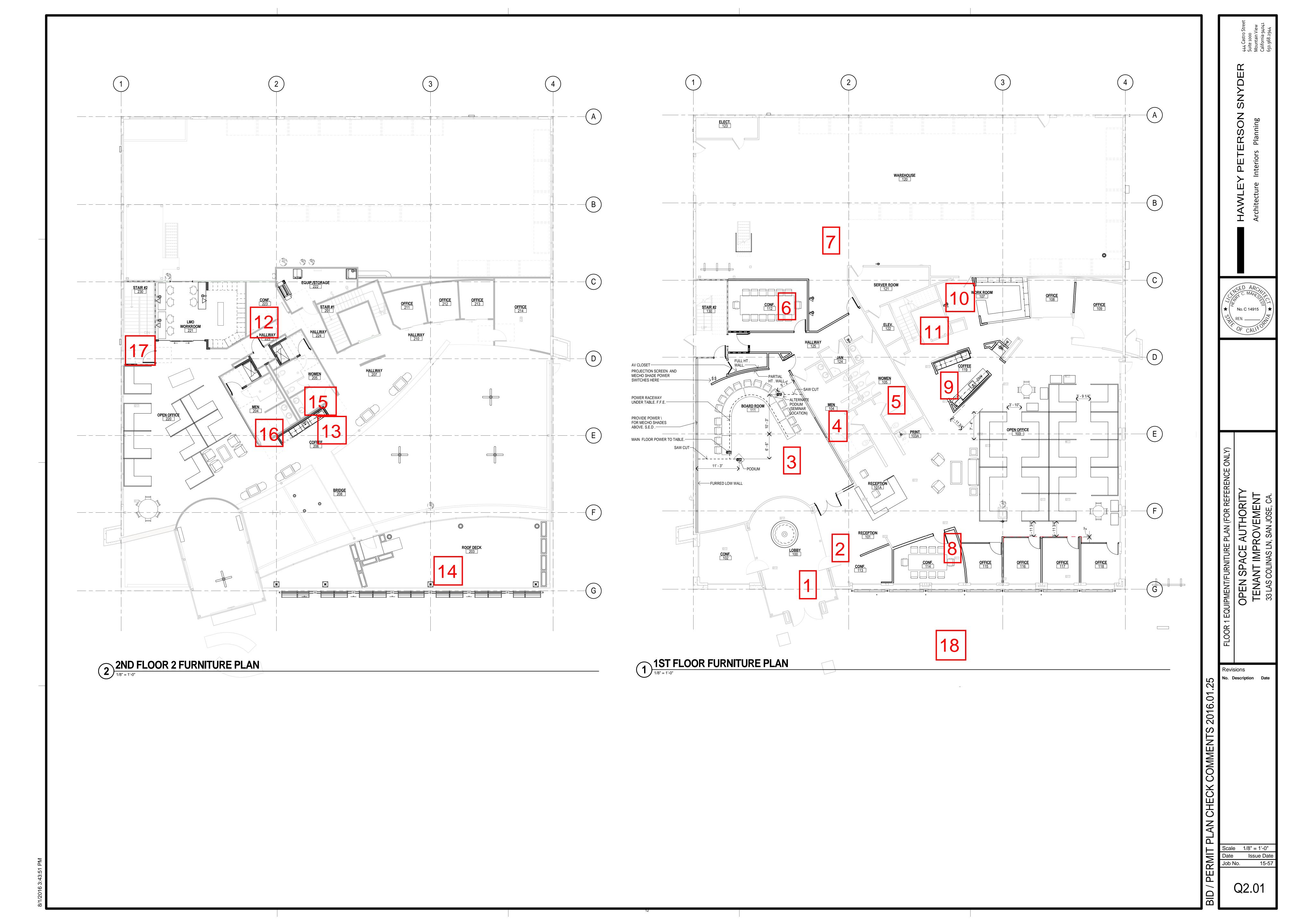
Counties: Sacramento, CA, Santa Barbara, CA

Cities: Chowchilla, Madera, Los Angeles, Yorba Linda, Vernon, CA; Mesa, AZ

Special Districts: Housing Authority of Alameda **Higher Education:** Solano Community College District



	Access Com	pliance Survey Re	port
		inistrative Of	
	7 19	33 Las Colinas	
		Facility #:	1
Santa Clara Valley April 2023 SSA Project #: 21058		<u>S</u>	
20.11 Igistin. 21000		SALLY SWANS ARCHITECTS, I	SON INC.



\$6,000

Facility: Administrative Office Address: 33 Las Colinas Lane		Part: Exterior	Floor: On-site Year Built:		ite	
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
4.0						

18 **Accessible Routes**

Cross Slope

2504

• As-Built Description: Cross slope more than 1":48" (2.083%).

• As-Built: 4.7%

• Proposed Solution:

Modify cross slope.

PCODE EF07

ADAAG 91 4.3.7

ADA 2010 403.3

CBC 2007 1133B.7.1.3

CBC 2019 11B-403.3

SF \$75

80

Priority

Severity



May have complied at the time of construction.

Facility: Administrative Office Address: 33 Las Colinas Lane			Part: Exterior			or: On-s or Built:	ite
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2501	• As-Built D	escription:	PCODE EH07A	2	JOB	\$750	\$1,500
		warning not provided where pedestrian hicular area.	ADAAG 91 4.7.7		Pri	iority	1
	 Proposed 		ADA 2010 705.1 CBC 2007 1127B.5.7			verity	1
		etectable warning surface (i.e. in-line domes) at regular curb ramp.	CBC 2019 11B-705.1.2.2				



Facility: Administrative Office Address: 33 Las Colinas Lane			Part: Exterior			or: On-s or Built:	ite
Item i and N	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2500	• As-Built D 36" wide b walkway o surfaces ar	and of truncated domes not provided at or crossing adjoining a vehicular way, if e not separated by a curb, railing, or	PCODE EG09 30 ADAAG 91 4.29.5	30	LF P ri	\$81	\$2,430
	other element. • Proposed Solution: Provide 36" wide, contrasting color, band of		CBC 2007 1133B.8.5 CBC 2019 11B-705.1.2.5		Sei	verity	1



2505

• As-Built Description:

area.

36" wide band of truncated domes not provided at walkway or crossing adjoining a vehicular way, if surfaces are not separated by a curb, railing, or other element.

truncated domes between pedestrian and vehicular

• Proposed Solution:

Provide 36" wide, contrasting color, band of truncated domes between pedestrian and vehicular area.

• Notes:

The detectable warnings are not yellow and they do not appear to contrast sufficiently with the adjacent surfaces.

PCODE EG09 16 LF \$81

ADAAG 91 4.29.5

Priority

CBC 2007 1133B.8.5 CBC 2019 11B-705.1.2.5 Severity (

\$1,296



maneuvering clearance.

	Facility: Administrative Office Address: 33 Las Colinas Lane		Part: Exterior			or: On-s ar Built:	ite
Item i	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2503		Description: frequired maneuvering clearance at door re than 1/4":12" (2.0%).	PCODE ID11 ADAAG 91 4.13.6	25	SF	\$120	\$3,000
	As-Built:Proposed	0.2" level changes in door maneuvering clearance. Caused by detectable warnings.	ADA 2010 404.2.4.4 CBC 2007 1133B.2.4 CBC 2019 11B-404.2.4			iority verity	3
	Relocate of	detectable warnings outside the door					



Facility: Administrative Office Address: 33 Las Colinas Lane			Part: Exterior			or: On-s i ar Built:	ite
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2502	• As-Built L	Protrusion Limits As-Built Description: Protruding objects more than 4" from wall, when	PCODE EG04	1	JOB	\$300	\$300
	bottom of	g objects more than 4" from wall, when object more than 27" or less than 80" ashed floor.	ADAAG 91 4.4.1 ADA 2010 307.2		Pr	iority	1
	As-Built: 8.5" at 61" AFF Proposed Solution:		CBC 2007 1133B.8.6.1		Se	verity	1
	•	detection.	CBC 2019 11B-307.2				



\$14,526.00 Conceptual Costs for Floor: On-site

Santa Clara Valley Open Space Access Compliance Survey Report

1-0-1

Facility: Administrative Office Part: Exterior Floor: On-site

Address: **33 Las Colinas Lane** Year Built:

Item no., Rm no. Existing Architectural Barrier

and Name and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total

Conceptual Costs for Area: Exterior \$14,526.00

Facility: Administrative Office
Address: 33 Las Colinas Lane

Part: Interior

Floor: First Floor
Year Built:

Item no., Rm no.
Existing Architectural Barrier
and Name

Codes / Mitigation Info
Qty Unit Cost Total

1 Lobby

Assistive Listening

• As-Built Description:

No signs at the building or assembly area entrance to notify patrons that an assistive listening system is available.

· Proposed Solution:

Provide assistive listening signage.

PCODE GI02

ADAAG 91 4.1.3(19)(b)

ADA 2010 703.7.2.4

CBC 2007 1104B.2.4

CBC 2019 11B-703.7.2.4

1 JOB



Severity

Priority

\$300



\$300



Facility: Administrative Office Address: 33 Las Colinas Lane			Part: Interior			or: First ar Built:	Floor
Item I	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2436	• As-Built L Door inac exceeding	Description: cessible due to threshold or step at door	PCODE ID02A ADAAG 91 4.13.8	1	JOB \$1,200 Priority	\$1,200	
	• <i>Proposed</i> Modify th		ADA 2010 404.2.5 CBC 2007 1133B.2.4.1 CBC 2019 11B-404.2.5			riority everity	1



Signage

2437 • As-Built Description:

Signs containing tactile characters is not located so that a clear floor space of 18" min x 18" min., centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

• As-Built: Stones obstruct the CLFS.

• Proposed Solution:

Modify stone display.

PCODE SA07B

ADA 2010 703.4.2

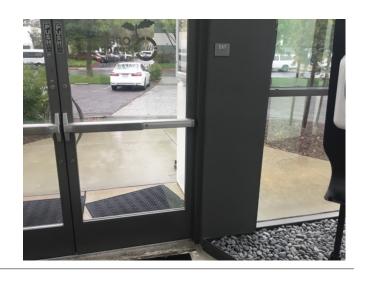
CBC 2019 11B-703.4.2

1 JOB \$1,500

Priority



\$1,500



Facility: Administrative Office
Address: 33 Las Colinas Lane

Part: Interior

Floor: First Floor
Year Built:

Item no., Rm no.
Existing Architectural Barrier
and Proposed Solution

Codes / Mitigation Info
Qty Unit Cost Total

2 Reception

Protrusion Limits

2438

• As-Built Description:

Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80" above finished floor.

• As-Built: 6.75" at 42" AFF

· Proposed Solution:

Provide cane-detectable railing to mark area of low clearance.

PCODE EG04A 14
ADAAG 91 4.4.1

ADA 2010 307.2

CBC 2007 1133B.8.6.1 CBC 2019 11B-307.2 Priority

LF



\$2,100

Severity

\$150





Facility: Administrative Office Part: Interior Floor: First Floor

Address: **33 Las Colinas Lane** Year Built:

 Item no., Rm no.
 Existing Architectural Barrier and Name
 Codes / Mitigation Info
 Qty
 Unit
 Cost
 Total

3 Valley Oak Conference

Corridor

• As-Built Description:

Corridor less than 44" wide.

• As-Built: 34"-40"

• Proposed Solution:

Relocate furniture.

PCODE IH03

ADAAG 91 4.3.3

ADA 2010 403.5.1

CBC 2007 1133B.3.1

CBC 2019 11B-403.5.1

1 JOB \$0

Priority

Severity

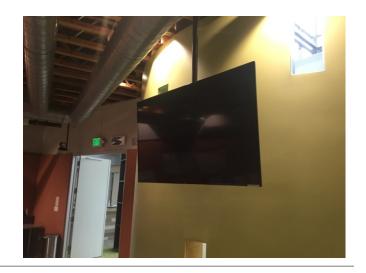




Facility: Administrative Office Address: 33 Las Colinas Lane		Part: Interior			or: First or Built:	Floor	
Item r and N	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Non-Fixe	d Desk					
2440		escription: e non-fixed table or desk (top 28" to 34" space at least 27" high x 19" deep x 30"	PCODE IN02A ADAAG 91 4.32.3 & .4	1	JOB	\$30	\$30
	wide) not j		ADA 2010 306.1		Priority 1		
	 As-Built: 26.7" AFF at 14" deep. Proposed Solution:		CBC 2007 1122B.3 & 4		Se	verity	4
	Remove o under the	r relocate the unused electric cord chase table.	CBC 2019 11B-306.1 & 11B-902.3				



	•	nistrative Office Colinas Lane	Part: Interior			or: First or Built:	Floor
Item i and N	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	<u>Protrusio</u>	n Limits					
2441	_	Description: g objects more than 4" from wall, when object more than 27" or less than 80"	PCODE EG04A ADAAG 91 4.4.1	6	Year Unit LF	\$300	\$1,800
	above finis	•	ADA 2010 307.2		Pri	Year Built: Unit Cost	1
	As-Built:Proposed	17" at 70" AFF. Solution:	CBC 2007 1133B.8.6.1		Sei	verity	1
	Provide ca clearance.	ane-detectable railing to mark area of low	CBC 2019 11B-307.2				

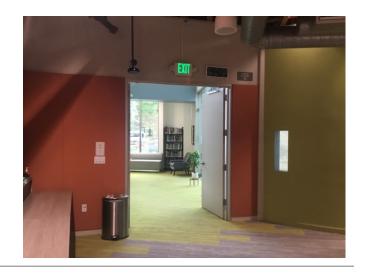


	•	inistrative Office s Colinas Lane	Part: Interior		1 JOB \$6,000 <i>Priority</i>			
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution			Unit	Cost	Total	
	Public Pa	rticipation Counter						
2442		Description: odium is not accessible. Upper edge of more than 34" above the finished floor,	PCODE GB02A ADAAG 91 4.32.3	1	JOB	\$6,000	\$6,000	
	-	space is less than 27" high, 30" wide, and	ADA 2010 902.3		Unit Cost JOB \$6,000 Priority	1		
	19" deep.As-Built:Proposed	42" to top. No knee clearance.	CBC 2007 1122B.3 CBC 2019 11B-902.3		Se	verity	3	
	Provide ac	dditional, integrated, and accessible						



speaker podium.

Facility: Admi Address: 33 Las	nistrative Office Colinas Lane	Part: Interior		Floor: First F Year Built:		Floor	
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
exit signs a informatio not provid • <i>Proposed</i>	ading into exit corridor: Where required are installed, signs to provide exiting in for people with vision impairment are ed.	PCODE SA10D ADAAG 91 4.1.3(16) ADA 2010 216.4.1 CBC 2007 1011.3 CBC 2019 11B-216.4.1	1		\$270 iority verity	\$270 1	



Facility: Administrative Office
Address: 33 Las Colinas Lane

Part: Interior

Floor: First Floor
Year Built:

Item no., Rm no.
Address: 33 Las Colinas Lane

Existing Architectural Barrier
and Name
Codes / Mitigation Info
Qty Unit Cost Total

4 Men's Restroom

Accessible Compartment

• As-Built Description:

The location of the stall door is not in front of the clear space (next to the water closet), with a maximum stile width of 4 ".

• As-Built: 4.75" stile.

· Proposed Solution:

Remodel compartment.

PCODE WB05D

ADAAG 91 4.17.3 & Fig.

ADA 2010 604.8.1.2

CBC 2007 1115B.3.1.4.3

CBC 2019 11B-604.8.1.2

1 JOB \$1,500

Priority

Severity



\$1,500



Relocate or provide new toilet paper dispenser.

	•	inistrative Office s Colinas Lane	Part: Interior			or: First or Built:	Floor
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Accessor	<u>ies</u>					
2454		Description: Description: Description: Output Description: Ou	PCODE WG02 ADAAG 91 4.16.6	1	JOB	\$225	\$225
		t of water closet (Note: CA pre-2010 is within 12" from front of water closet).	ADA 2010 604.7			iority	2
		13" to the center of the entire steel dispenser enclosure. 17" to the centerline of the toilet paper rolls.	CBC 2007 1115B.8.4 CBC 2019 11B-604.7		Se	verity	3



recessed into the partition.

	•	nistrative Office Colinas Lane	Part: Interior			or: First ar Built:	Floor
Item i and N	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	<u>Door Swi</u>	ng					
2451	clear and l	oach: At pull side, door does not have evel maneuvering space measuring door 18" x 60". (24" x 60" at exterior doors).	PCODE ID23A ADAAG 91 Fig. 25(a) ADA 2010 404.2.4	1	JOB Pr	\$150	\$150 2
		12" to post. Post creates approximately 10.5" deep alcove. Solution:	CBC 2007 11B-26A(a) CBC 2019 11B-404.2.4		Se	verity	3
		the compartment partition so the t is partially within the compartment or		-	_		



	•	inistrative Office s Colinas Lane	Part: Interior				Floor
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty Unit Cost		Cost	Total
	Grab Bai	<u>rs</u>					
2453	• As-Built D	Description: bar less than 42" long, or located more	PCODE WB07A	1	JOB	\$780	\$780
	_	ches max. from the rear wall, or	ADAAG 91 Fig. 29(b)		_		
	_	less than 54" from rear wall (CA only:	ADA 2010 604.5.1			2	
		min. 24" in front of water closet).	CBC 2007 1115B.4.1.3.1	Severity 3		3	
	As-Built:Proposed	Extends 51" Solution:	CBC 2019 11B-604.5.1				



• As-Built Description:

Accessories/dispensers in accessible stall located closer than 1-1/2" below or 12" above grab bar impedes its use.

Provide or relocate accessible side grab bar.

• As-Built: 1.325" to toilet paper dispenser enclosure.

• Proposed Solution:

Relocate accessories/dispensers to be no closer than 1-1/2" below and 12" above grab bars (except if accessories are recessed, flush with wall, and have no sharp edges).

PCODE WB07I ADAAG 91 4.26.2 ADA 2010 609.3

CBC 2007 1133B.4.2.5 CBC 2019 11B-609.3 1 JOB \$225

Priority

Severity



\$225



April 2023

include International Symbol of Accessibility on

sign.

	•	inistrative Office s Colinas Lane	Part: Interior			r: First r Built:	Floor
Item n	o., Rm no. ame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2456	centered 5	Description: n CA only: identification symbol 8" to 60" high on sanitary facility door lasts with the door not provided (women:	PCODE SA15	1	JOB Pri	\$270 iority	\$270
	12" ø circl symbol). • As-Built: • Proposed		CBC 2007 1115B.6 CBC 2019 11B-703.7.2.6		Sei	erity/	4
		roperly mounted sanitary facility symbol ring area. If wheelchair accessible,					



	•	inistrative Office s Colinas Lane	Part: Interior					
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2452	• As-Built L Stall door closing.		PCODE WB05B ADAAG 91 4.22.4	1		\$75	\$75	
	• Proposed Adjust clo		ADA 2010 604.8.1.2 CBC 2007 1115B.3.1.4.4			ority verity	4	
			CBC 2019 11B-604.8.1.2					



Facility: Administrative Office Address: 33 Las Colinas Lane			Part: Interior			or: First ar Built:	Floor
Item i	ane Existing Architectural Barrier and Proposed Solution Codes / Mitigation		Codes / Mitigation Info	Qty	Unit	Cost	Total
2449	Toilet Sta • As-Built I Toilet stal		PCODE WB06	1	JOB	\$4,500	\$4,500
	• Proposed		ADAAG 91 4.17.3 ADA 2010 604.8.1.1 CBC 2007 1115B.3.1.4.1			riority everity	3
	Provide no	ew accessible stall.	CBC 2019 11B-604.8.1.1			-	



Facility: Administrative Office Part: Interior Floor: First Floor

Address: **33 Las Colinas Lane** Year Built:

 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 and Proposed Solution

 Codes / Mitigation Info
 Qty Unit Cost Total

5 Women's Restroom

Grab Bars

• As-Built Description:

Side grab bar less than 42" long, or located more than 12 inches max. from the rear wall, or extending less than 54" from rear wall (CA only: front end min. 24" in front of water closet).

• As-Built: Extends 51"

· Proposed Solution:

Provide or relocate accessible side grab bar.

PCODE WB07A

ADAAG 91 Fig. 29(b)

ADA 2010 604.5.1

CBC 2007 1115B.4.1.3.1

CBC 2019 11B-604.5.1

1 JOB \$780

\$780

Priority



Severity





include International Symbol of Accessibility on

sign.

Facility: Administrative Office Address: 33 Las Colinas Lane		Part: Interior			r: First r Built:	Floor
Item no., Rm and Name	no. Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Qty Unit C		Total
Requ cente	Built Description: aired in CA only: identification symbol ered 58" to 60" high on sanitary facility door contrasts with the door not provided (women:	PCODE SA15	1			\$270
symb • As-	o circle, men: 12" triangle, unisex: combined pol). Built: 61.5" AFF posed Solution:	CBC 2007 1115B.6 CBC 2019 11B-703.7.2.6		Sei	erity	4
	ride properly mounted sanitary facility symbol n altering area. If wheelchair accessible,					



	•		Part: Interior			or: First r Built:	Floor
	cility: Administrative Office dress: 33 Las Colinas Lane n. no., Rm no. Existing Architectural Barrier and Proposed Solution Stall Door • As-Built Description: Stall door to accessible compartment not self closing. • Proposed Solution: Adjust closer.	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2458	• As-Built I Stall door	Description:	PCODE WB05B ADAAG 91 4.22.4	1	JOB	\$75	\$75
	Proposed Solution:		ADA 2010 604.8.1.2 CBC 2007 1115B.3.1.4.4			iority verity	4
			CBC 2019 11B-604.8.1.2				



	•		Part: Interior	Floor: First Floor Year Built:			
	Address: 33 Las Colinas Lane Em no., Rm no. Existing Architectural Barrier and Proposed Solution Water Closet 60 • As-Built Description: Water closet not 16"-18" (CA: 17"-18") from near side wall to center line of water closet (2010 ADAAG: 16"-18"). • As-Built: 19" • Proposed Solution:	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2460							
2460	Water clos	et not 16"-18" (CA: 17"-18") from near	PCODE WB02C ADAAG 91 Fig. 28	1	JOB	\$1,500	\$1,500
			ADA 2010 604.2		Pi	riority	2
			CBC 2007 1115B.4.1.1		Se	verity	3
		xisting water closet and plumbing, rith offset closet flange to provide 18"	CBC 2019 11B-604.2				



max. from side wall.

Facility: Administrative Office Part: Interior Floor: First Floor

Address: **33 Las Colinas Lane** Year Built:

 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 and Proposed Solution
 Codes / Mitigation Info
 Qty Unit
 Cost
 Total

6 Bay Laurel Conference

Corridor

2461

As-Built Description:

Corridor, for occupant load less than 10, less than 36" wide.

- · As-Built: 30" between wall and chair feet.
- · Proposed Solution:

Remove or relocate furniture and storage items.

PCODE IH03A ADAAG 91 4.3.3

ADA 2010 403.5.1

CBC 2007 1133B.3.1

CBC 2019 11B-403.5.1

1 JOB \$150

Priority





\$150



38

Floor: First Floor Facility: Administrative Office Part: Interior

Year Built: Address: 33 Las Colinas Lane

Existing Architectural Barrier Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name

Warehouse 7

Protrusion Limits

2462

• As-Built Description:

Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80" above finished floor.

• As-Built: 5.75" at 43" AFF

· Proposed Solution:

Lower first aid kit so The bottom edge is below 27 inches AFF and the top latch is below 48 inches AFF.

· Notes:

Ensure all items in the first aid kit remain a minimum of 15 inches AFF. The top latch is 62 inches AFF.

\$300 1 JOB \$300 PCODE EG04

ADAAG 91 4.4.1

ADA 2010 307.2

CBC 2007 1133B.8.6.1

CBC 2019 11B-307.2

Priority









April 2023

Facility: Administrative Office Part: Interior Floor: First Floor
Address: 33 Las Colinas Lane Year Built:

Item no., Rm no. Existing Architectural Barrier and Name Codes / Mitigation Info Qty Unit Cost Total

8 Manzanita Conference

Protrusion Limits

• As-Built Description:

Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80" above finished floor.

• As-Built: 7" at 48" AFF

· Proposed Solution:

Provide cane-detectable railing to mark area of low clearance.

PCODE EG04A 6 LF \$300 \$1,800

ADAAG 91 4.4.1

ADA 2010 307.2

CBC 2007 1133B.8.6.1

CBC 2019 11B-307.2



Facility: Administrative Office

Address: 33 Las Colinas Lane

Part: Interior

Floor: First Floor

Year Built:

Item no., Rm no.
Existing Architectural Barrier
and Name
and Proposed Solution

Codes / Mitigation Info
Qty Unit Cost Total

CBC 2019 11B-308.2.1

9 Coffee

Reach Range

• As-Built Description:

Reach height to control or access point, exceeds 48" or is less than 15".

• As-Built: Toe clearance extends 18" under the sink. The reach to the faucet handle is 20" deep.

· Proposed Solution:

Extend the toe clearance or relocate the faucet handle.

PCODE IE01 1 JOB \$300 **\$300**ADAAG 91 4.2.5

ADA 2010 308.2.1 Priority

CBC 2007 1118B.5 Severity 3



10 Workroom

Protrusion Limits

2465 • As-I

• As-Built Description:

Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80" above finished floor.

• As-Built: 10" at 39"

· Proposed Solution:

Provide cane-detectable railing to mark area of low clearance.

PCODE EG04A ADAAG 91 4.4.1

ADA 2010 307.2

CBC 2007 1133B.8.6.1

CBC 2019 11B-307.2

LF \$300

2

\$600

Priority

rity 1





Ensure the first aid kit is not a protruding

object when relocated.

	•	nistrative Office Colinas Lane	Part: Interior	Floor: First Floor Year Built:				
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2466	approach is 15" in heig • As-Built: • Proposed	ght to control or access point, where side is available, exceeds 48" or is less than ght, or exceeds 10" in depth. 68" Solution:	PCODE IE02 ADAAG 91 4.2.6 ADA 2010 308.3.1 CBC 2007 1118B.6 CBC 2019 11B-308.3	1		\$300 iority verity	\$300 1 1	
	• Notes:	uipment or mounting.						



Colinas Lane					or: First Floor or Built:	
Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
levator						
	Existing Architectural Barrier and Proposed Solution	Existing Architectural Barrier and Proposed Solution Codes / Mitigation Info	Existing Architectural Barrier and Proposed Solution Codes / Mitigation Info Qty Evator Codes / Mitigation Info Qty C	Existing Architectural Barrier and Proposed Solution Codes / Mitigation Info Qty Unit	Existing Architectural Barrier and Proposed Solution Codes / Mitigation Info Qty Unit Cost	

CBC 2019 11B

-407.4.7.1.3

The button for the main entry floor is not

designated by a raised star.

• As-Built: Star dimensions 2" high x 1.25" wide.

• Proposed Solution:

Provide a raise star to the left of the main entry floor button located on the control panel.

 PCODE IK07E
 2 JOB \$300
 \$600

 ADAAG 91 4.10.12(2)
 Priority
 1

 ADA 2010 407.4.7.1.3
 Severity
 4



Facility: Administrative Office Address: 33 Las Colinas Lane			Part: Interior			or: First ar Built:	Floor
Item and I	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2468	color contr	not have non-glare finish and/or good rast (dark on light or light on dark). Hoistway signs on both floors have glare.	PCODE SA03 ADAAG 91 4.30.5 ADA 2010 703.5.1 CBC 2007 1117B.5.5	2	Pr	\$270 iority verity	\$540 1 4
	Provide co	ompliant signage.	CBC 2019 11B -407.4.7.1.3				



Conceptual Costs for Floor: First Floor \$28,140.00 Facility: Administrative Office Part: Interior Floor: Second Floor

Address: **33 Las Colinas Lane** Year Built:

Item no., Rm no. Existing Architectural Barrier and Name Existing Architectural Barrier Codes / Mitigation Info Qty Unit Cost Total

12 Redwood Conference

Door Swing

• As-Built Description:

Front approach: At pull side, door does not have clear and level maneuvering space measuring door width plus 18" x 60". (24" x 60" at exterior doors).

· Proposed Solution:

Remove or relocate furniture or storage items.

PCODE ID23A

ADAAG 91 Fig. 25(a)

ADA 2010 404.2.4

CBC 2007 11B-26A(a)

CBC 2019 11B-404.2.4

1 JOB

\$150

\$150

Priority

ority 🧧





	•	inistrative Office s Colinas Lane	Part:	Interior			or: Secc ar Built:	ond Floor
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mit	igation Info	Qty	Unit	Cost	Total
	Non-Fixe	ed Desk						
2470		Description: e non-fixed table or desk (top 28" to 34" e space at least 27" high x 19" deep x 30"	PCODE ADAAG 91	IN02A 4.32.3 & .4	1	1 JOB \$4,800		\$4,800
	wide) not		ADA 2010	306.1		Pi	iority	1
	As-Built:Proposed	9" deep toe clearance. Solution:	CBC 2007	1122B.3 & 4		Se	verity	3
		able or desk with accessible dimensions chasing new furniture.	CBC 2019	11B-306.1 & 11B-902.3				



	•	inistrative Office s Colinas Lane	Part: Interior		Floor: Second Year Built:		
Item and I	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2471	Signage • As-Built Description: Sign characters not readable because they are not sized for viewing distance. • As-Built: 3/8" high characters. • Proposed Solution:		PCODE SA02A ADAAG 91 4.30.3	1	JOB	\$270	\$270
			ADA 2010 703.5.5 CBC 2007 1117B.5.4			iority verity	3
	Provide compliant signage.	CBC 2019 11B-306.1 & 11B-902.3					



Facility: Administrative Office Part: Interior Floor: Second Floor

Address: **33 Las Colinas Lane** Year Built:

 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 Existing Architectural Barrier

 and Proposed Solution
 Codes / Mitigation Info
 Qty Unit
 Cost
 Total

13 Coffee

Non-Fixed Desk

2474

• As-Built Description:

Accessible non-fixed table or desk (top 28" to 34" high; knee space at least 27" high x 19" deep x 30" wide) not provided.

· As-Built: 42" to the top.

· Proposed Solution:

Provide table or desk with accessible dimensions when purchasing new furniture.

PCODE IN02A

ADAAG 91 4.32.3 & .4

ADA 2010 306.1

CBC 2007 1122B.3 & 4

CBC 2019 11B-306.1 & 11B-902.3

1 JOB \$4,800

Priority



Severity



\$4,800



	•	inistrative Office s Colinas Lane	Part: Interior			or: Seco ar Built:	ond Floor	
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2472	Reach Ra • As-Built L Reach hei or is less t	Description: ght to control or access point, exceeds 48"	PCODE IE01 ADAAG 91 4.2.5	1	JOB	Cost \$300	\$300	
	• Proposed	18" deep toe clearance. 20" reach to faucet handle. 8 Solution: 0" minimum toe clearance or relocate the	ADA 2010 308.2.1 CBC 2007 1118B.5 CBC 2019 11B-308.2.1		Priority Severity	3		



• As-Built Description:

faucet handle.

Reach height to control or access point, where side approach is available, exceeds 48" or is less than 15" in height, or exceeds 10" in depth.

• As-Built: 56" AFF

• Proposed Solution:

Relocate the toaster.

PCODE IE02

ADAAG 91 4.2.6

ADA 2010 308.3.1

CBC 2007 1118B.6

CBC 2019 11B-308.3

1 JOB

\$300

\$300

Priority







Floor: Second Floor Part: Interior Facility: Administrative Office

Year Built: Address: 33 Las Colinas Lane

Existing Architectural Barrier Item no., Rm no. Codes / Mitigation Info and Proposed Solution Qty Unit Cost Total and Name

14 **Roof Deck**

Door Threshold

• As-Built Description:

2476

Door inaccessible due to threshold or step at door exceeding 1/2".

• As-Built: 3"

· Proposed Solution:

Provide ramp and landing.

PCODE ID02A

ADAAG 91 4.13.8

ADA 2010 404.2.5

CBC 2007 1133B.2.4.1

CBC 2019 11B-404.2.5

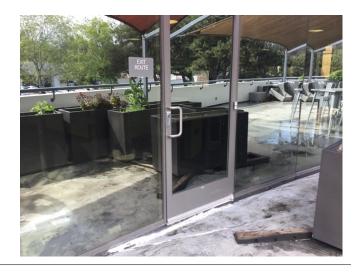
1 JOB \$1,200

\$1,200

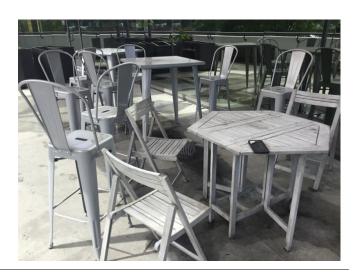
Priority







	•	inistrative Office s Colinas Lane	Part: Interior	Floor: Second Floo Year Built:				
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
	Non-Fixe	d Desk						
2475		Description: e non-fixed table or desk (top 28" to 34" e space at least 27" high x 19" deep x 30"	PCODE IN02A ADAAG 91 4.32.3 & .4	1 JC		\$4,800	\$4,800	
	wide) not		ADA 2010 306.1		P	riority	1	
	As-Built:Proposed	41" to the top. 4" knee clearance. Solution:	CBC 2007 1122B.3 & 4		Se	everity	3	
	110.100	ble or desk with accessible dimensions chasing new furniture.	CBC 2019 11B-306.1 & 11B-902.3					



Facility: Administrative Office Part: Interior Floor: Second Floor

Address: **33 Las Colinas Lane** Year Built:

 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 and Proposed Solution

 Codes / Mitigation Info
 Qty Unit Cost Total

15 Women's Restroom

Accessible Compartment

2480

• As-Built Description:

The location of the stall door is not in front of the clear space (next to the water closet), with a maximum stile width of 4 ".

• As-Built: Not opposite. 6" stile.

• Proposed Solution:

Remodel compartment.

PCODE WB05DREF

ADAAG 91 4.17.3 & Fig.

ADA 2010 604.8.1.2

CBC 2007 1115B.3.1.4.3

CBC 2019 11B-604.8.1.2

REF

Priority

ority (

Severity





53

Relocate or provide new toilet paper dispenser.

	Facility: Administrative Office Address: 33 Las Colinas Lane		Part: Interior	Floor: Second Flo or: Y ear Built:				
					i ea	II Buiit.		
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
	Accessor	<u>ies</u>						
2482	• As-Built D	Description: er dispenser less than 15" (CA: 19") or	PCODE WG02	1	JOB	\$225	\$225	
		48" above floor or not within 7" to 9"	ADAAG 91 4.16.6					
		of water closet (Note: CA pre-2010 is	ADA 2010 604.7		Pri	iority	2	
		ithin 12" from front of water closet). 13" to center of dispenser enclosure.	CBC 2007 1115B.8.4		Se	verity	3	
	Proposed	17" to center of toilet paper rolls.	CBC 2019 11B-604.7					



	•	inistrative Office	Part: Interior				nd Floor
Add	ress: 33 La	s Colinas Lane			Ye	ar Built:	
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2477	Door Swi	Description:	PCODE ID23	1	JOB	\$1,500	\$1,500
	clear and	roach: At pull side, door does not have level maneuvering space measuring door s 18" x 60". (24" x 60" at exterior doors).	ADAAG 91 Fig. 25(a) ADA 2010 404.2.4		Pi	riority	2
	As-Built:Proposed	• •	CBC 2007 11B-26A(a)		Se	everity	3
	Change d	oor swing.	CBC 2019 11B-404.2.4				



• As-Built Description: 2478

> Front approach: At pull side, door does not have clear and level maneuvering space measuring door width plus 18" x 60". (24" x 60" at exterior doors).

• As-Built: 54"

• Proposed Solution:

Remove standard compartment and completely remodel the accessible compartment.

PCODE ID23B

ADAAG 91 Fig. 25(a) ADA 2010 404.2.4

CBC 2007 11B-26A(a)

CBC 2019 11B-404.2.4

1 JOB \$16,800

\$16,800

Priority







Facility: Admi Address: 33 Las	nistrative Office Colinas Lane	Part: Interior			r: Seco r Built:	nd Floor
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
than 12 indextending front end r	bescription: bar less than 42" long, or located more ches max. from the rear wall, or less than 54" from rear wall (CA only: nin. 24" in front of water closet). Extends 51"	PCODE WB07A ADAAG 91 Fig. 29(b) ADA 2010 604.5.1 CBC 2007 1115B.4.1.3.1 CBC 2019 11B-604.5.1	1		\$780 iority verity	\$780 2 3



• As-Built Description:

Accessories/dispensers in accessible stall located closer than 1-1/2" below or 12" above grab bar impedes its use.

Provide or relocate accessible side grab bar.

• As-Built: 1.125"

• Proposed Solution:

Relocate accessories/dispensers to be no closer than 1-1/2" below and 12" above grab bars (except if accessories are recessed, flush with wall, and have no sharp edges).

PCODE WB07I ADAAG 91 4.26.2

ADA 2010 609.3

CBC 2007 1133B.4.2.5

CBC 2019 11B-609.3

1 JOB

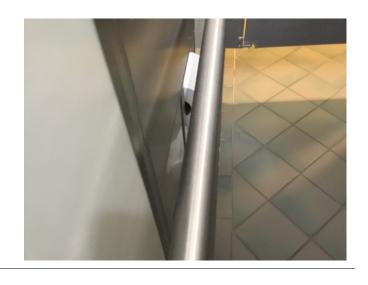
\$225

\$225

Priority







	•	Shower • As-Built Description: Floor surface sloped greater than 2.0% (1:48) due to drain. • As-Built: 3% • Proposed Solution:	Part: Interior	Floor: Second Floo Year Built:					
Item and N	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total PCODE WF06A ADA 2010 608.9 Priority CBC 2019 11B-608.9 Year Built: Cost Total ADA 2010 608.9 Priority Severity 4							
2483	• As-Built L Floor surf to drain.	ace sloped greater than 2.0% (1:48) due		1		, ,	_		
	• Proposed		CBC 2019 11B-608.9	Severity		4			



Stall Door

2479

• As-Built Description:

Stall door to accessible compartment not self closing.

• Proposed Solution:

Adjust closer.

PCODE WB05B ADAAG 91 4.22.4

ADA 2010 604.8.1.2

CBC 2007 1115B.3.1.4.4

CBC 2019 11B-604.8.1.2

1 JOB \$75

Priority

Severity 3



\$75



	•	inistrative Office s Colinas Lane	Part: Interior			or: Secc ar Built:	ond Floor
	n no., Rm no. Existing Architectural Barrier Name and Proposed Solution		Codes / Mitigation Info	Qty	Unit	Cost	Total
2481	Water Cl						
2401	 As-Built Description: Water closet not 16"-18" (CA: 17"-18") from near side wall to center line of water closet (2010 		PCODE WB02C ADAAG 91 Fig. 28	1	JOB	\$1,500	\$1,500
	ADAAG:	`	ADA 2010 604.2		Pi	riority	2
	As-Built: 18.3"Proposed Solution:		CBC 2007 1115B.4.1.1		Se	verity	4
		existing water closet and plumbing, with offset closet flange to provide 18"	CBC 2019 11B-604.2				



max. from side wall.

of construction.

Possibly complied with CA tolerance at the time

Facility: Administrative Office Part: Interior Floor: Second Floor

Address: **33 Las Colinas Lane** Year Built:

Item no., Rm no. Existing Architectural Barrier and Name Existing Architectural Barrier Codes / Mitigation Info Qty Unit Cost Total

16 Men's Restroom

Accessible Compartment

2488

• As-Built Description:

The location of the stall door is not in front of the clear space (next to the water closet), with a maximum stile width of 4 ".

• As-Built: Not opposite. 5.5" stile.

• Proposed Solution:

Remodel compartment.

PCODE WB05D

ADAAG 91 4.17.3 & Fig.

ADA 2010 604.8.1.2

CBC 2007 1115B.3.1.4.3

CBC 2019 11B-604.8.1.2

1 JOB \$1,500 **\$1,500**

Priority

y **(2**

Severity





-59

	•	nistrative Office Colinas Lane	Part: Interior		ond Floor		
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2485	clear and l width plus	pescription: oach: At pull side, door does not have evel maneuvering space measuring door 18" x 60". (24" x 60" at exterior doors).	PCODE ID23B ADAAG 91 Fig. 25(a) ADA 2010 404.2.4	1	1 JOB \$16,800 \$ <i>Priority</i>	\$16,800	
	 As-Built: 53" Proposed Solution: Remodel compartment. 		CBC 2007 11B-26A(a) CBC 2019 11B-404.2.4	Sever			3



	•		Part: Interior			or: Second Flo or: Built:	
	Side grab bar less than 42" long, or located methan 12 inches max. from the rear wall, or extending less than 54" from rear wall (CA or front end min. 24" in front of water closet). • As-Built: Extends 51"		Codes / Mitigation Info	Qty	Unit	Cost	Total
2487	• As-Built I Side grab than 12 in extending front end	Description: bar less than 42" long, or located more ches max. from the rear wall, or less than 54" from rear wall (CA only: min. 24" in front of water closet). Extends 51"	PCODE WB07A ADAAG 91 Fig. 29(b) ADA 2010 604.5.1 CBC 2007 1115B.4.1.3.1	1		\$780 iority verity	\$780 2 3
	m no., Rm no. Existing Architectural Barrier and Proposed Solution Grab Bars As-Built Description: Side grab bar less than 42" long, or located more than 12 inches max. from the rear wall, or extending less than 54" from rear wall (CA only: front end min. 24" in front of water closet).	CBC 2019 11B-604.5.1					



• As-Built Description:

Accessories/dispensers in accessible stall located closer than 1-1/2" below or 12" above grab bar impedes its use.

Provide or relocate accessible side grab bar.

• As-Built: 1.25"

• Proposed Solution:

Relocate accessories/dispensers to be no closer than 1-1/2" below and 12" above grab bars (except if accessories are recessed, flush with wall, and have no sharp edges).

PCODE WB07I ADAAG 91 4.26.2

ADA 2010 609.3

CBC 2007 1133B.4.2.5

CBC 2019 11B-609.3

1 JOB

\$225

Priority



\$225





Facility: Administrative Office		inistrative Office	Part: Interior	Floor: Second Floor				
Add	ress: 33 Las	s Colinas Lane			Ye	ar Built:		
Item i	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	y Unit Cost		Total	
2490	Shower • As-Built Description: Floor surface sloped greater than 2.0% (1:48) due to drain. • As-Built: 2.9% • Proposed Solution: Remodel floor surface to compliance.			1	JOB	\$1.500	\$1.500	
			PCODE WF06A ADA 2010 608.9	'		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
			CBC 2019 11B-608.9	Priority 2 Severity 4				



Signage

• As-Built Description:

Signs containing tactile characters is not located so that a clear floor space of 18" min x 18" min., centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

• As-Built: 4.5" to the wall.

• Proposed Solution:

Relocate compliant signage on latch side of door located at compliant height with a clear floor space.

· Notes:

This may have complied at the time of construction based on a technicality.

PCODE SA07B 1 JOB \$150 **\$150**ADA 2010 703.4.2 Priority 2

CBC 2019 11B-703.4.2 Severity 4



	Facility: Administrative Office Address: 33 Las Colinas Lane		Part: Interior	Floor: Second Floo Year Built:				
	no., Rm no.	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2486	and Proposed Solution Stall Door • As-Built Description: Stall door to accessible compartment not self closing.	Description:	PCODE WB05B ADAAG 91 4.22.4	1	JOB	\$75	\$75	
	closing.Proposed Solution:Adjust closer.		ADA 2010 604.8.1.2 CBC 2007 1115B.3.1.4.4			iority verity	2	
			CBC 2019 11B-604.8.1.2			,		



Facility: Administrative Office Part: Interior Floor: Second Floor
Address: 33 Las Colinas Lane Year Built:

Item no., Rm no. Existing Architectural Barrier and Name Existing Architectural Barrier Codes / Mitigation Info Qty Unit Cost Total

17 Stair 2

Detectable Warning

• As-Built Description:

36" wide band of truncated domes not provided at walkway or crossing adjoining a vehicular way, if surfaces are not separated by a curb, railing, or other element.

• Proposed Solution:

Provide 36" wide, contrasting color, band of truncated domes between pedestrian and vehicular area, outside of the door maneuvering clearance.

PCODE EG09 16 LF \$81 **\$1,296**ADAAG 91 4.29.5

Priority 1

CBC 2007 1133B.8.5

CBC 2019 11B-705.1.2.5



	•	inistrative Office s Colinas Lane	Part: Interior			or: Seco ar Built:	nd Floor
Item I	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2499	Surface of	Description: f required maneuvering clearance at door	PCODE ID11 ADAAG 91 4.13.6	20	SF	\$120	\$2,400
	slopes more than 1/4":12" (2.0%). • As-Built: 4% • Proposed Solution:		ADA 2010 404.2.4.4 CBC 2007 1133B.2.4			iority verity	3
	widdily st	urface slope at door.	CBC 2019 11B-404.2.4				



The door serves ground floor exits.

	•	inistrative Office s Colinas Lane	Part: Interior			or: Seco ar Built:	nd Floor
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2497	Door Swit						
2497	 As-Built Description: Front approach: At push side, door does not have clear and level maneuvering space measuring door 		PCODE ID24B ADAAG 91 Fig. 25(a)	1	1 JOB \$7,800 \$ 7		
		8" (door width plus 12" if door has both,	ADA 2010 404.2.4			riority	
		44" to handrails.	CBC 2007 11B-26A(a) CBC 2019 11B-404.2.4		Se	everity	
	 Proposed Solution: Relocate handrails. Notes: 					STAIR 2	



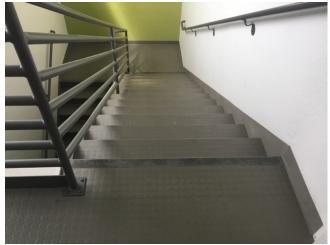
	•	nistrative Office Colinas Lane	Part: Interior	Floor: Second Flo Year Built:				
Item I	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2498	• As-Built D	and Proposed Solution Threshold uilt Description: naccessible due to threshold or step at door ding 1/2".	PCODE ID02A ADAAG 91 4.13.8	1	JOB	\$1,200	\$1,200	
	exceeding 1/2". • As-Built: 3" • Proposed Solution:		ADA 2010 404.2.5 CBC 2007 1133B.2.4.1	,			1	
	Repair the	surface.	CBC 2019 11B-404.2.5	Severny				



	•	inistrative Office s Colinas Lane	Part: Interior			or: Seco ar Built:	nd Floor
Item and I	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2495	Guards (42 landing w	il Description: 42" high) not provided at side of ramp or where drop-off to adjacent grade or floor 30" height (California building code	PCODE ED08	20	LF P r	\$360 iority	\$7,200 1
	ProposedProvide no	• /	CBC 2007 1133B.5.7 CBC 2019 Section 1013.2; 1013.3	Severity (1	



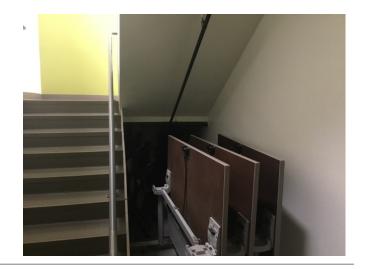
	•	nistrative Office Colinas Lane	Part: Interior			r: Seco r Built:	nd Floor
Item n	o., Rm no. ame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Stairway						
• As-Built Description: The leading 2" of the tread does not have y		•	PCODE II02B	20	LF	\$42	\$840
		dark-on-light or light-on-dark from the of the tread.	ADA 2010 504.4		Pri	ority	1
		Insufficient contrast.	CBC 2007 1133B.4.4		Sev	erity	1
		min., 4" max. wide contrasting color ax. from nosing on top & bottom treads	CBC 2019 11B-504.4.1				



Notes:

Required if stairs are or were altered.

	•	Clearance Description: d clearance less than 80" above finished ADAAG 91 4.4.2		nd Floor			
Item I	no., Rm no. lame		Codes / Mitigation Info	ation Info Qty Unit Cost		Total	
2496	• As-Built I	Description:		4		,	\$1,200
	• Proposed	ane-detectable railing to mark area of low	ADA 2010 307.4 CBC 2007 1133B.8.6.2 CBC 2019 11B-307.4			iority verity	1



\$82,191.00 Conceptual Costs for Floor: Second Floor

Facility: Administrative Office

Address: 33 Las Colinas Lane

| Vear Built: | Vear Bu

0 General

Door Closer

2439

As-Built Description:

Excessive force required to open door.

· As-Built: 2 seconds to close. 14lbs.

• Proposed Solution:

Adjust regular door closer to accessible standards (5 lbs. max) and 15 lbs at fire doors. Adjust to close in 5 seconds from 90 degrees.

PCODE ID03
ADAAG 91 4.13.11

ADA 2010 404.2.9

CBC 2007 1133B.2.5

CBC 2019 11B-404.2.9

10 JOB

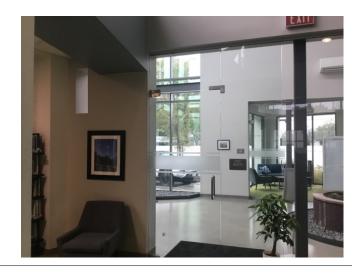
\$75

\$750

Priority







	•	nistrative Office Colinas Lane	Part: Interior	Floor: All Year Built:				
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2445	-	•	PCODE ID06A ADA 2010 404.2.10	10	JOB	\$1,800	\$18,000	
	• Proposed Relocate d		CBC 2007 1133B.2.6 CBC 2019 11B-404.2.10			everity	3	



	•	inistrative Office s Colinas Lane	Part: Interior			or: All r Built:	
Item n	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty Unit Cost T			
2447		Description:	PCODE IE02REF		REF		
			ADAAG 91 4.2.6 ADA 2010 308.3.1		Pri	ority	1
			CBC 2007 1118B.6 CBC 2019 11B-308.3	Severity 3			



	•	nistrative Office Colinas Lane, San Jose CA 95119	Part: Interior			or: All or Built:	
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2448	centered 5	n CA only: identification symbol 8" to 60" high on sanitary facility door	PCODE SA15	6	JOB	\$450	\$2,700
		sts with the door not provided (women: e, men: 12" triangle, unisex: combined	CBC 2007 1115B.6	Priority Severity		1	
	 Proposed 	Edges are not eased or rounded. Solution: operly mounted sanitary facility symbol	CBC 2019 11B-703.7.2.6				



Conceptual Costs for Floor: All

sign.

when altering area. If wheelchair accessible, include International Symbol of Accessibility on

\$21,450.00

Santa Clara Valley Open Space Access Compliance Survey Report

1-1

Facility: Administrative Office

Address: 33 Las Colinas Lane, San Jose CA 95119

Item no., Rm no.
and Name

Existing Architectural Barrier
and Proposed Solution

Codes / Mitigation Info

Part: Interior

Floor: All

Year Built:

Codes / Mitigation Info

Qty Unit Cost Total

Conceptual Costs for Area: Interior \$131,781.00

Santa Clara Valley Open Space Access Compliance Survey Report

1-1

Facility: Administrative Office

Address: 33 Las Colinas Lane, San Jose CA 95119

Item no., Rm no.
and Name

Existing Architectural Barrier
and Proposed Solution

Part: Interior

Floor: All
Year Built:

Codes / Mitigation Info
Qty Unit Cost Total

Conceptual Costs for Facility: Administrative Office

\$146,307.00

Item no., Rm no. Existing Architectural Barrier and Name Existing Architectural Barrier Codes / Mitigation Info Qty Unit Cost Total

CBC 2019 11B-705.1.2.5

1 Parking

Detectable Warning

• As-Built Description:

36" wide band of truncated domes not provided at walkway or crossing adjoining a vehicular way, if surfaces are not separated by a curb, railing, or other element.

• Proposed Solution:

Provide 36" wide, contrasting color, band of truncated domes between pedestrian and vehicular area

PCODE EG09 60 LF \$81 \$4,860

ADAAG 91 4.29.5

Priority 3

CBC 2007 1133B.8.5

Severity 1



		pliance Surve	
	Coyote Valley Oper		Palm Ave
		Facility #:	2
Santa Clara Valley			
April 2023			5 5/
SSA Project #: 21058		SALLY SW	ANSON

ARCHITECTS, INC.



	ility: Coyo ress: 550 Pa	te Valley Open Space Preserve ılm Ave	Part: Exterior	Floor: On-site Year Built: 2015				
Item i	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2279	As-Built D	parking space has slope greater than	PCODE EA05 ADAAG 91 4.6.3	15	SF	\$36	\$540	
	 As-Built: To 9% Proposed Solution: Modify slope at accessible parking space. 		ADA 2010 502.4 CBC 2007 1129B.3.3 CBC 2019 11B-502.4			iority verity	2	



		ote Valley Open Space Preserve alm Ave	Part: Exterior			or: On-s or Built: 2	
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty Unit Co		Cost	Total
2280		e parking space smaller than 8' wide (CA	PCODE EA02A ADAAG 91 4.6.3	2	002	\$600	\$1,200
	 Proposed 	and Proposed Solution ng uilt Description: sible parking space smaller than 8' wide (CA)	ADA 2010 502.2 CBC 2007 1129B.3.1 CBC 2019 11B-502.2			iority verity	3



• As-Built Description:

The words "NO PARKING" not painted on the ground within loading and unloading access aisle (12" min high white letters), located so that it is visible to traffic enforcement officials (required in CA only).

• Proposed Solution:

Provide the words "NO PARKING" in each access aisle, painted in 12" high letters, when altering area.

PCODE EA04D

1 JOB

\$300

\$300

Priority



CBC 2007 1129B.3.1 CBC 2019 11B-502.3.3





 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 Existing Architectural Barrier

 and Proposed Solution
 Codes / Mitigation Info

 Qty
 Unit

 Cost
 Total

CBC 2019 11B-603.5

2 Restroom

Accessories

• As-Built Description:

Dispensers in sanitary facilities, such as for towels, soap, sanitary napkins, seat covers, etc., and waste receptacles more than 48" (CA only: 40") from floor to highest operating slot or control.

• As-Built: 45"

· Proposed Solution:

Relocate existing restroom accessories.

 PCODE
 WG01A
 1 JOB \$300
 \$300

 ADAAG 91
 4.23.7
 4.23.7
 4.23.7
 4.23.7
 4.23.7
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	lity: Coyo	ote Valley Open Space Preserve alm Ave	Part: Exterior		Floor: Or Year Buil			
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2287	• As-Built Description: Dispensers in sanitary facilities, such as for towels, soap, sanitary napkins, seat covers, etc., and waste		PCODE WG01A ADAAG 91 4.23.7	1	JOB	\$300		
		s more than 48" (CA only: 40") from ghest operating slot or control.	ADA 2010 308.2.1	,			3	
	• As-Built:	51"	CBC 2007 1115B.8.3		Severity			

CBC 2019 11B-603.5



Changes in Level

• Proposed Solution:

Relocate existing restroom accessories.

As-Built Description:

2282

Walk: Pavement dislocation creates abrupt change in level exceeding 1/2" in accessible route.

• As-Built: 1"

• Proposed Solution:

Remove, replace or repair area of pavement sufficient to correct abrupt change in level.

PCODE EF03

ADAAG 91 4.3.8

ADA 2010 403.4

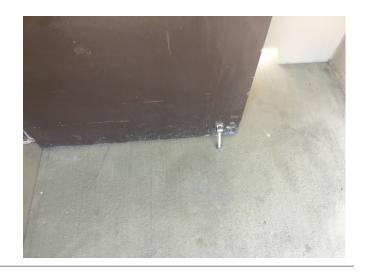
CBC 2007 1133B.7.4

CBC 2019 11B-403.4

40 SF \$63 **\$2,520**Priority 2
Severity 1



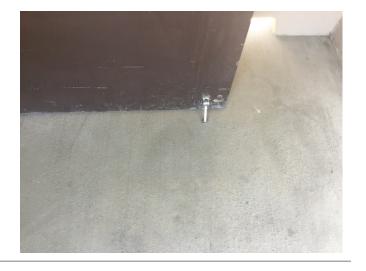
Facility: Coyo Address: 550 P	ote Valley Open Space Preserveralm Ave	e Part: Exterior	Floor: On-site Year Built: 2015				
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
At push s 10" does :	Description: ide of door on accessible route, bottom not have a smooth, uninterrupted surface. d Solution: door stopper when altering area. Provide	PCODE ID06A ADA 2010 404.2.10 CBC 2007 1133B.2.6 CBC 2019 11B-404.2.10	1		\$75 fority verity	\$75 2 3	



•	Coyote Valley Open Space Pre 550 Palm Ave	eserve Part: Exterior				: On-site Built: 2015	
Item no., Ri and Name	n no. Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Qty Unit Cos		Total	
2288 • A Ac clo	ab Bars s-Built Description: cessories/dispensers in accessible stall locat ser than 1-1/2" below or 12" above grab bar pedes its use.	ADAAG 91 4.26.2	1	JOB \$225		\$225	
• <i>F</i>	As-Built: 6" Proposed Solution: move the vertical grab bar.	ADA 2010 609.3 CBC 2007 1133B.4.2.5 CBC 2019 11B-609.3			verity	3	



Facility: Coyote Valley Open Space Preserve Address: 550 Palm Ave		Floor: On-site Year Built: 2015					
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty Unit Cos		Cost	Total
2284	approach		PCODE IE02 ADAAG 91 4.2.6	1	JOB Pr	\$300	\$300
	 As-Built: Proposed Relocate of	5" d Solution:	ADA 2010 308.3.1 CBC 2007 1118B.6 CBC 2019 11B-308.3			verity	3



Signage

2283

• As-Built Description:

Entrance to toilet or bathing facility not identified with ADAAG compliant signage.

• As-Built: Braille.25" from tactile characters. Braille and dots are nearly touching each other.

· Proposed Solution:

Provide ADA compliant sign mounted at 48" min. above to baseline of the lowest Braille cells and 60" max. to baseline of the highest line of raised characters on nearest adjacent wall, on latch side of a single door (located not to cause a Braille reader to stand within the door swing).

PCODE SA11A ADAAG 91 4.1.3(16)(a) ADA 2010 216.8

CBC 2019 11B-216.8

1 JOB \$270 \$270

Priority





Item I and N	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2289		in CA only: identification symbol	PCODE SA15	1	JOB	\$270	\$270
	that contra	8" to 60" high on sanitary facility door asts with the door not provided (women:		Priority 2		2	
	12" ø circl symbol).	le, men: 12" triangle, unisex: combined	CBC 2007 1115B.6		Sev	erity	3
			CBC 2019 11B-703.7.2.6				



• Proposed Solution:

Provide properly mounted sanitary facility symbol when altering area. If wheelchair accessible, include International Symbol of Accessibility on sign.

 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 Existing Architectural Barrier

 and Proposed Solution
 Codes / Mitigation Info

 Qty
 Unit

 Cost
 Total

3 Picnic

Changes in Level

As-Built Description:

2290

Walk: Pavement dislocation creates abrupt change in level exceeding 1/2" in accessible route.

· As-Built: To 3"

Proposed Solution:

Install surface material to the level of asphalt.

PCODE EF03 60 ADAAG 91 4.3.8

ADA 2010 403.4

CBC 2007 1133B.7.4

CBC 2019 11B-403.4

0 SF \$45 **\$2,700**

Priority









-88

Facility: Coyote Valley Open Space Preserve

Floor: On-site

Add	ress: 550 P	alm Ave		Year Built: 2015			015
	em no., Rm no. Existing Architectural Barrier and Proposed Solution		Codes / Mitigation Info	Qty	Unit	Cost	Total
2292	Walk: Pav	and Proposed Solution As-Built Description: Walk: Pavement dislocation creates abrupt change in level exceeding 1/2" in accessible route. As-Built: To 1" caused by large aggregate. Proposed Solution: Install smaller aggregate.	PCODE EF03 ADAAG 91 4.3.8	1	JOB	\$6,000	\$6,000
			ADA 2010 403.4 CBC 2007 1133B.7.4			riority everity	1
	Install sm		CBC 2007 1133B.7.4 CBC 2019 11B-403.4		O.	voilty	•

Part: Exterior



Clear Floor Space

• As-Built Description:

2293

Clear space has slopes greater than 1:48.

- As-Built: To 10% caused by uneven surface
- Proposed Solution:

Grade surface.

PCODE NI07 ADAAG 91 16.6.6 ADA 2010 305.2 CBC 2007 1132B.1 CBC 2019 11B-305.2 1 JOB

Priority







	ility: Coyo ress: 550 Pa	te Valley Open Space Preserve alm Ave	Part: Exterior	Floor: On-site Year Built: 2015				
Item r	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
	Cross Slo	<u>pe</u>						
2294	 As-Built D Cross slop 	e more than 1":48" (2.083%).	PCODE EF07	1600	SF	\$30	\$48,000	
	As-Built:Proposed	10 10 / 0	ADAAG 91 4.3.7 ADA 2010 403.3		Pri	ority	1	
	Modify cr	oss slope.	CBC 2007 1133B.7.1.3		Sei	verity	3	
		both trails from picnic and restrooms ation and trail head.	CBC 2019 11B-403.3					



Item no., Rm no.Existing Architectural Barrierand Nameand Proposed SolutionCodes / Mitigation InfoQty UnitCostTotal

4 Horse Trailer Parking

Detectable Warning

As-Built Description:

2296

36" wide band of truncated domes not provided at walkway or crossing adjoining a vehicular way, if surfaces are not separated by a curb, railing, or other element.

• Proposed Solution:

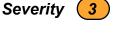
Provide 36" wide, contrasting color, band of truncated domes between pedestrian and vehicular area.

PCODE EG09 5 LF \$81 **\$405**ADAAG 91 4.29.5

Priority

CBC 2019 11B-705.1.2.5

CBC 2007 1133B.8.5





	lity: Coyo	ote Valley Open Space Preserve alm Ave	Part: l	Exterior				
Item n	o., Rm no. Existing Architectural Barrier me and Proposed Solution Co		Codes / Mitiç	gation Info	Qty	Unit	Cost	Total
	Minimun	n Number						
2295	As-Built D At parking	Description: g lot with 1-25 spaces, the number of	PCODE	EA01A	1	JOB \$9,000 Priority	\$9,000	
		spaces is less than required by code; 1	ADAAG 91	4.1.2(5)				
	space requ	1	ADA 2010	208.2		Pr	riority	3
	 Proposed 	l Solution:	CBC 2007	Tbl. 11B-6		Se	verity	3
		equired accessible parking space with sign a minimum of one van space.	CBC 2019	11B-208.2 Tbl. 11B-208.2			,	



Facility: Coyo Address: 550 Pa	te Valley Open Space Preserv alm Ave	/e Part: Exterior	Floor: On-site Year Built: 2015				
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
	pe greater than 1:20 (5.0%), and walk comply with requirements for ramps. 10.5% Solution:	PCODE EF01 ADAAG 91 4.3.7 ADA 2010 403.3 CBC 2007 1133B.7.3 CBC 2019 11B-403.3	20		\$75 iority verity	\$1,500 1 3	



Item no., Rm no. Existing Architectural Barrier and Name Existing Architectural Barrier Codes / Mitigation Info Qty Unit Cost Total

CBC 2019 11B-403.4

5 Trailhead and Trails

Changes in Level

As-Built Description:

2304

Walk: Pavement dislocation creates abrupt change in level exceeding 1/2" in accessible route.

· As-Built: To 3"

· Proposed Solution:

Install surface material to level of the concrete.

PCODE EF03 100 SF \$15 **\$1,500**ADAAG 91 4.3.8

ADA 2010 403.4

CBC 2007 1133B.7.4

Priority 1

Severity 1



Facility: Coyote Valley Open Space Preserve

A section approximately 500 feet from the

trailhead has 3" aggregate.

Floor: On-site

Year Built: 2015 Address: 550 Palm Ave **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name · As-Built Description: 2302 **REF** PCODE EF03REF Walk: Pavement dislocation creates abrupt change ADAAG 91 4.3.8 in level exceeding 1/2" in accessible route. Priority ADA 2010 403.4 · As-Built: To 1" caused by aggregate. · Proposed Solution: Severity CBC 2007 1133B.7.4 Install smaller aggregate. CBC 2019 11B-403.4 Notes:

Part: Exterior



Clear Floor Space

• As-Built Description:

2300

Clear space has slopes greater than 1:48.

· As-Built: To 9% at picnic tables.

• Proposed Solution:

Grade surface.

PCODE NI07
ADAAG 91 16.6.6
ADA 2010 305.2
CBC 2007 1132B.1

CBC 2019 11B-305.2

1 JOB \$1,200 **\$1,200**

Priority







Occurs sporadically throughout the level portion of the trail. Consider whether the widened and graded portions of the trail are "improved". See

11B-246.7

Floor: On-site Facility: Coyote Valley Open Space Preserve Part: Exterior Year Built: 2015 Address: 550 Palm Ave **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Cross Slope** 2303 • As-Built Description: 1000 SF \$21 \$210,000 PCODE EF07 Cross slope more than 1":48" (2.083%). ADAAG 91 4.3.7 • As-Built: Varies. 6.4% cross slopes. 11% slopes. **Priority** ADA 2010 403.3 • Proposed Solution: Modify slope and cross slope. Severity CBC 2007 1133B.7.1.3 Notes:

CBC 2019 11B-403.3



	•	ote Valley Open Space Preserve alm Ave, Morgan Hill, CA 95037	Part: Exterior			or: On-s i r Built: 2	
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Door						
2309	• As-Built L At push si	Description: ide of door on accessible route, bottom	PCODE ID06	2	JOB	\$300	\$600
		not have a smooth, uninterrupted surface.	ADA 2010 404.2.10		D		
	 Proposed 	d Solution:			Pri	ority	1
		0" min. "kick plate" covering width of	CBC 2007 1133B.2.6		Se	verity	3
	door when	n altering area.	CBC 2019 11B-404.2.10				



• As-Built Description: 2308

Surface of required maneuvering clearance at door slopes more than 1/4":12" (2.0%).

• As-Built: 11%

• Proposed Solution:

Modify surface slope at door.

PCODE ID11REF

ADAAG 91 4.13.6

ADA 2010 404.2.4.4

CBC 2007 1133B.2.4

CBC 2019 11B-404.2.4

REF

Priority





	ility: Coyo ress: 550 P a	ote Valley Open Space Preserve alm Ave	Part: Exterior	loor: On-site ′ear Built: 2015			
Item i	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Floor or	Ground Surface					
2305		Description: ating has grid openings greater than 1/2" line of traffic flow.	PCODE EF04 ADAAG 91 4.3.6; 4.5.4	1	JOB	\$9,000	\$9,000
		.75"	ADA 2010 403.2; 302.3		P	riority	1
	Proposed Relocate a	d Solution: and add surface material.	CBC 2007 1133B.7.2		Severity		3
	Train and and portion and training		CBC 2019 11B-403.2; 11B-302.3				



Facility: Coyote Valley Open Space Preserve

Floor: On-site

Addı	ress: 550 P	alm Ave			Ye	ar Built: 2	2015
Item n	no., Rm no. ame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2306		Description: ating has grid openings greater than 1/2" line of traffic flow.	PCODE EF04 ADAAG 91 4.3.6; 4.5.4	2		\$4,500	\$9,000
	As-Built:Proposed	· ·	ADA 2010 403.2; 302.3 CBC 2007 1133B.7.2			riority everity	3
	Replace g	grates. Install gates at cattle guards.	CBC 2019 11B-403.2; 11B-302.3			y	

Part: Exterior



Signage

2298

• As-Built Description:

Sign characters not readable because they are not sized for viewing distance.

.25" characters

• Proposed Solution:

Provide compliant signage.

PCODE SA02A ADAAG 91 4.30.3 ADA 2010 703.5.5 CBC 2007 1117B.5.4

CBC 2019 11B-403.3

1 JOB \$3,000 \$3,000

Priority







	ility: Coyo ress: 550 P	ote Valley Open Space Preserve alm Ave	Part: Exterior			or: On-s ar Built: 2	
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2299	Sign chara	Description: acters not readable because they are not viewing distance.	PCODE SA02A ADAAG 91 4.30.3	1			\$4,500
	• Proposed	.125" d Solution:	ADA 2010 703.5.5	, =		3	
	Provide compliant signage.		CBC 2007 1117B.5.4 CBC 2019 11B-403.3		36	verity	<u> </u>



2301 • As-Built Description:

> Sign characters not readable because they are not sized for viewing distance.

> > .25" characters

• Proposed Solution:

Provide compliant signage.

PCODE SA02A

ADAAG 91 4.30.3

ADA 2010 703.5.5

CBC 2007 1117B.5.4

CBC 2019 11B-305.2

1 JOB

\$3,000

\$3,000

Priority

Severity 3





Conceptual Costs for Floor: On-site

\$320,565.00

Facility: Coyote Valley Open Space Preserve
Address: 550 Palm Ave, Morgan Hill, CA 95037

Part: Exterior
Floor: On-site
Year Built: 2015

Item no., Rm no. Existing Architectural Barrier and Name Codes / Mitigation Info Qty Unit Cost Total

Conceptual Costs for Area: Exterior \$320,565.00

 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 and Proposed Solution
 Codes / Mitigation Info
 Qty Unit
 Cost
 Total

Conceptual Costs for Facility: Coyote Valley Open Space Preserve

\$320,565.00

		pliance Survey Re	
	Rancho Canada del		
		4289 Casa Loma	
		Facility #:	3
Santa Clara Valley			À
April 2023		5 7	
SSA Project #: 21058		SALLY SWANS ARCHITECTS, I	



Facility: Rancho Canada del Oro Open Space Part: Exterior Floor: On-site
Address: 4289 Casa Loma Road Year Built: 2007

Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total

1 Parking

Detectable Warning

• As-Built Description:

36" wide band of truncated domes not provided at walkway or crossing adjoining a vehicular way, if surfaces are not separated by a curb, railing, or other element.

• Proposed Solution:

Provide 36" wide, contrasting color, band of truncated domes between pedestrian and vehicular area

PCODE EG09 50 LF \$81 **\$4,050**ADAAG 91 4.29.5

Priority

CBC 2007 1133B.8.5 Severity CBC 2019 11B-705.1.2.5



April 2023

105

	•	cho Canada del Oro Open Spa Casa Loma Road	nce Part: Exterior			or: On-s ar Built: 2	
Item I	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2311	• As-Built D	e parking space has slope greater than	PCODE EA05 ADAAG 91 4.6.3	468	SF	\$36	\$16,848
	 As-Built: Proposed Modify sl		ADA 2010 502.4 CBC 2007 1129B.3.3 CBC 2019 11B-502.4			iority verity	3



	•	cho Canada del Oro Open Spac Casa Loma Road	e Part: Exterior	Floor: On-site Year Built: 2007				
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
	<u>Identifica</u>	ation						
2312	 As-Built L Sign for a compliant 	ccessible parking space is missing or non-	PCODE EA04B ADAAG 91 4.6.4	2	JOB	\$945	\$1,890	
	 Proposed Solution: Provide compliant parking signage. Notes: 		ADA 2010 502.6		Pri	ority	3	
			CBC 2007 1129B.4 CBC 2019 11B-502.6		Se	verity	3	



	•	cho Canada del Oro Open Spac Casa Loma Road	e Part: Exterior	Floor: On-site Year Built: 2007				
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2313	• As-Built L Accessible only: 9' x	e parking space smaller than 8' wide (CA	PCODE EA02A ADAAG 91 4.6.3	1	JOB	\$600	\$600	
	 As-Built: 103" wide Proposed Solution: Modify parking space(s) to create accessible space. 		ADA 2010 502.2 CBC 2007 1129B.3.1 CBC 2019 11B-502.2			iority verity	3	



• As-Built Description:

An accessible parking space shall be outlined or painted blue (required in CA only).

• Proposed Solution:

Identify accessible parking space using blue markings.

PCODE EA04K

1 JOB

\$360

\$360

Priority



CBC 2019 11B-502.6

Severity





April 2023

	Facility: Rancho Canada del Oro Open Spac Address: 4289 Casa Loma Road, Morgan Hill, CA 956 Item no., Rm no. Existing Architectural Barrier and Proposed Solution Parking Signage • As-Built Description: No "Tow Away" sign at parking lot entrance (required in CA only). • Proposed Solution: Provide "Tow Away" sign at parking lot entrance when altering area.		Floor: On-site Year Built: 2007					
	Address: 4289 Casa Loma Road, Morga tem no., Rm no. Ind Name Existing Architectural Barri and Proposed Solution Parking Signage • As-Built Description: No "Tow Away" sign at parking lot ent (required in CA only). • Proposed Solution: Provide "Tow Away" sign at parking let	•	0 1 /8899 49 1.6	Qty	Unit	Cost	Total	
2345	• As-Built I No "Tow (required	Description: Away" sign at parking lot entrance in CA only).	PCODE EA04C	1	JOB Pr i	\$975 iority	\$975	
			CBC 2007 1129B.4 CBC 2019 11B-502.8.2		Se	verity	3	



Item no., Rm no. and Name Existing Architectural Barrier and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total

2 Restroom

Accessories

2325

• As-Built Description:

Dispensers in sanitary facilities, such as for towels, soap, sanitary napkins, seat covers, etc., and waste receptacles more than 48" (CA only: 40") from floor to highest operating slot or control.

• As-Built: 44"

· Proposed Solution:

Relocate existing restroom accessories.

Notes:

This element complies with 1991 ADAAG and the 2010 ADAS.

PCODE WG01A 1 JOB \$300 \$300

ADAAG 91 4.23.7

ADA 2010 308.2.1 Priority 2

CBC 2007 1115B.8.3 Severity 4



	•	cho Canada del Oro Open Sp Casa Loma Road	ace Part: Exterior			or: On-si or Built: 2 0	
Item i and N	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2322	• As-Built L Accessible	Description: e coat hook not within reach range.	PCODE WG03A ADAAG 91 4.2.5	1	JOB	\$150	\$150
	• Proposed Adjust ex	d Solution: isting or provide new coat hook at	ADA 2010 603.4 CBC 2007 1118B.5			iority verity	3
		and Proposed Solution Dat Hook As-Built Description: ccessible coat hook not within reach range. As-Built: 68" Proposed Solution: djust existing or provide new coat hook at laximum 48" height.	CBC 2019 11B-603.4				



	•	cho Canada del Oro Open Spac Casa Loma Road	e Part: Exterior	Floor: On-site Year Built: 2007				
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2317	Surface of slopes mo	Description: f required maneuvering clearance at door one than 1/4":12" (2.0%). .75" level change in the DMC.	PCODE ID11 ADAAG 91 4.13.6 ADA 2010 404.2.4.4	20	SF P r	\$120 iority	\$2,400	
	• Proposed Modify su	d Solution: urface slope at door.	CBC 2007 1133B.2.4 CBC 2019 11B-404.2.4		3			



element complies with Safe Harbor.

	•	cho Canada del Oro Open Spac Casa Loma Road	e Part: Exterior	Floor: On-site Year Built: 2007					
Item r	no., Rm no. ame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
	Door Sto	<u>pper</u>							
2321	• As-Built I At push si	Description: de of door on accessible route, bottom	PCODE ID06A	1	JOB	\$75	\$75		
	10" does r	not have a smooth, uninterrupted surface.	ADA 2010 404.2.10		Priority		2		
	Remove d	loor stopper when altering area. Provide	CBC 2007 1133B.2.6		Sev	erity	4		
	rubber we • Notes:	edge.	CBC 2019 11B-404.2.10			-			
	Based o	n 2007 construction date, this							



Add	1688. 4209 (Casa Loma Road			rear built.		.007
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Door Swi	ing					
2326		Description: roach: At pull side, door does not have level maneuvering space measuring door	PCODE ID23 ADAAG 91 Fig. 25(a)	1	JOB	\$1,500	\$1,500
		s 18" x 60". (24" x 60" at exterior doors).	ADA 2010 404.2.4		Pi	riority	2
	• As-Built:	20.5" to post. 41.25" perpendicular to	CBC 2007 11B-26A(a)		Se	everity	4

CBC 2019 11B-404.2.4

Relocate post.

• Notes:

This element complies with 1991

ADAAG and the 2010 ADAS.

· Proposed Solution:



• As-Built Description:

Front approach: At push side, door does not have clear and level maneuvering space measuring door width x 48" (door width plus 12" if door has both, latch and closer).

• As-Built: 10.5" to box.

• Proposed Solution:

Relocate box.

PCODE ID24A

ADAAG 91 Fig. 25(a)

ADA 2010 404.2.4

CBC 2007 11B-26A(a)

CBC 2019 11B-404.2.4

1 JOB \$150 **\$150**Priority 2

Severity 3



-	ncho Canada del Oro Open Spac 39 Casa Loma Road	e Part: Exterior			or: On-s ar Built: 2	
Item no., Rm no and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
<u>Grab</u>	<u>Bars</u>					
• As-Built Description: The rear wall grab is less than 36" min. or does not		PCODE WB07B	1	JOB	\$1,020	\$1,020

extend from the centerline of the water closet 12" min. on one side and 24" min. on the other side.

• As-Built: 22" on the wide side.

• Proposed Solution:

Provide or relocate accessible rear grab bar.

Notes:

Based on 2007 construction date, this element complies with Safe Harbor.

PCODE WB07B 1 JOB \$1,020 \$1,020

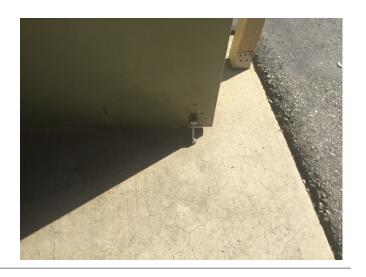
ADAAG 91 4.17.6

ADA 2010 604.5.2 Priority 2

CBC 2007 1115B.4.1.3.2 Severity 4



Inc., Rm no. Existing Architectural Barrier and Proposed Solution Reach Range • As-Built Description: Reach height to control or access point, where side approach is available, exceeds 48" or is less than 15" in height, or exceeds 10" in depth. • As-Built: 5" • Proposed Solution: Relocate the door stop.			Floor: On-site Year Built: 2007		
•	Codes / Mitigation Info	Qty	Unit	Cost	Total
ntrol or access point, where side ole, exceeds 48" or is less than acceds 10" in depth.	PCODE IE02 ADAAG 91 4.2.6 ADA 2010 308.3.1 CBC 2007 1118B.6	1		•	\$300 2 3
n ol	trol or access point, where side e, exceeds 48" or is less than ceeds 10" in depth.	trol or access point, where side e, exceeds 48" or is less than ceeds 10" in depth. PCODE IE02 ADAAG 91 4.2.6 ADA 2010 308.3.1 CBC 2007 1118B.6	trol or access point, where side e, exceeds 48" or is less than ceeds 10" in depth. ADAAG 91 4.2.6 ADA 2010 308.3.1 CBC 2007 1118.66	trol or access point, where side e, exceeds 48" or is less than ceeds 10" in depth. ADA 2010 308.3.1 CBC 2007 1118.6 CBC 2010 118 308.3	trol or access point, where side e, exceeds 48" or is less than ceeds 10" in depth. ADA 2010 308.3.1 CBC 2007 1118B.6 PCODE IE02 ADAAG 91 4.2.6 Priority Severity



	•	cho Canada del Oro Open Spa Casa Loma Road	ace Part: Exterior	Floor: On-site Year Built: 2007			
Item i	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2319	Sign chara	acters are not sans serif, upper case,	PCODE SA04 ADAAG 91 4.30.4	1	JOB	\$270	\$270
	As-Built:Proposed	Existing Architectural Barrier and Proposed Solution Description: Factors are not sans serif, upper case, ised 1/32" min. Spaces between tactile characters <1/16". Braille 3/4" from tactile characters.	ADA 2010 703.2 CBC 2007 1117B.5.5 CBC 2019 11B-216.6			iority verity	3
	Provide c	ompliant signage.					



• As-Built Description:

Signs containing tactile characters is not located so that a clear floor space of 18" min x 18" min., centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

• As-Built: 5.5" from door swing.

• Proposed Solution:

Relocate compliant signage on latch side of door located at compliant height with a clear floor space.

PCODE SA07B

ADA 2010 703.4.2

CBC 2019 11B-703.4.2

1 JOB

\$150

\$150

Priority



Severity





circle. Not beveled or radiused.

Provide properly mounted sanitary facility symbol when altering area. If wheelchair accessible, include International Symbol of Accessibility on

• Proposed Solution:

sign.

Facility: Rancho Canada del Oro Open Space Part: Exterior Floor: On-site
Address: 4289 Casa Loma Road Year Built: 2007

Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2316		n CA only: identification symbol	PCODE SA15	1	JOB	\$270	\$270
		8" to 60" high on sanitary facility door asts with the door not provided (women:			Pri	ority	2
	12" ø circl symbol).	e, men: 12" triangle, unisex: combined	CBC 2007 1115B.6		Sei	erity	3
	• As-Built:	Triangle does not contrast from the	CBC 2019 11B-703.7.2.6				



Item no., Rm no. Existing Architectural Barrier and Name Codes / Mitigation Info Qty Unit Cost Total

3 Horse Trailer Parking and Accessible Trailhead

Changes in Level

2328

· As-Built Description:

Walk: Pavement dislocation creates abrupt change in level exceeding 1/2" in accessible route.

- · As-Built: To 2" where path meets soil.
- · Proposed Solution:

Remove, replace or repair area of pavement sufficient to correct abrupt change in level.

PCODE EF03 20 SF \$63 \$1,260

ADAAG 91 4.3.8

ADA 2010 403.4

CBC 2007 1133B.7.4

CBC 2019 11B-403.4



	•	cho Canada del Oro Open S Casa Loma Road	pace Part: Exterior		Floor: On-site Year Built: 2007			
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
	Clear flo	or space						
2331	• As-Built L	Description: the has slopes greater than 1:48.	PCODE NI07	1	JOB			
	• As-Built:		ADAAG 91 16.6.6					
	Proposed	• / •	ADA 2010 305.2		Pri	ority	1	
	Modify su	ırface.	CBC 2007 1132B.1		Sei	erity/	3	
			CBC 2019 11B-305.2					



	•	cho Canada del Oro Open S Casa Loma Road	pace Part: Exterior			r: On-si r Built: 2 0	
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2329	• As-Built L	-	PCODE EF07	8	SF	\$75	\$600
	• As-Built: • Proposed	8%	ADAAG 91 4.3.7 ADA 2010 403.3		Pri	ority	1
	Modify co	ross slope.	CBC 2007 1133B.7.1.3 CBC 2019 11B-403.3		Sei	erity	3



• As-Built Description:

Cross slope more than 1":48" (2.083%).

• As-Built: 8% cross slope.

• Proposed Solution:

Grade surface to and around the picnic table and saddle washer. Install firm surface.

PCODE EF07

ADAAG 91 4.3.7

ADA 2010 403.3

CBC 2007 1133B.7.1.3

CBC 2019 11B-403.3

320 SF

\$75

75 **\$24,000**

Priority



Severity





Facility: Rancho Canada del Oro Open Space

Floor: On-site

Add	ress: 4289 (Casa Loma Road			Yea	r Built: 2	007
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2335	• As-Built D	Description: the more than 1":48" (2.083%).	PCODE EF07	50	SF	\$75	\$3,750
	• As-Built:	` '	ADAAG 91 4.3.7				
	Proposed		ADA 2010 403.3	Priority (1
	Modify cr	ross slope.	CBC 2007 1133B.7.1.3		Sei	erity	3
			CBC 2019 11B-403.3				

Part: Exterior



Detectable Warning

As-Built Description:

2327

36" wide band of truncated domes not provided at walkway or crossing adjoining a vehicular way, if surfaces are not separated by a curb, railing, or other element.

• Proposed Solution:

Provide 36" wide, contrasting color, band of truncated domes between pedestrian and vehicular area.

PCODE EG09 10 LF \$81

ADAAG 91 4.29.5

Priority

CBC 2007 1133B.8.5 CBC 2019 11B-705.1.2.5 Severity 1

\$810



April 2023

	cility: Rancho Canada del Oro Open Space Part: Exterior Idress: 4289 Casa Loma Road				Floor: On-site Year Built: 2007				
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
	Minimun	n Number							
2330	• As-Built Description: At parking lot with 1-25 spaces, the number of accessible spaces is less than required by code; 1		PCODE EA01A ADAAG 91 4.1.2(5)	1	JOB	\$9,000	\$9,000		
	space requ	÷ •	ADA 2010 208.2	Priority 1			1		
	Proposed Solution: Proposed Solution:		CBC 2007 Tbl. 11B-6	Severity (3		
		equired accessible parking space with sign a minimum of one van space.	CBC 2019 11B-208.2 Tbl. 11B-208.2						



ess: 4289 C	Casa Loma Road			Ye	ar Built: 2	2007
o., Rm no. ame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Signage • As-Built Description: Sign characters not readable because they are not sized for viewing distance.	PCODE SA02A ADAAG 91 4.30.3	1 JOB \$4,500			\$4,500	
 Proposed 	Solution:	ADA 2010 703.5.5 CBC 2007 1117B.5.4			•	3
	o., Rm no. Signage As-Built E Sign chara sized for v As-Built: Proposed	and Proposed Solution Signage • As-Built Description: Sign characters not readable because they are not	Signage • As-Built Description: Sign characters not readable because they are not sized for viewing distance. • As-Built: 1/8" characters. • Proposed Solution: Codes / Mitigation Info Codes / Mitigation Info PCODE SA02A ADAAG 91 4.30.3 ADAAG 91 4.30.3 ADA 2010 703.5.5 CBC 2007 1117B.5.4	Signage • As-Built Description: Sign characters not readable because they are not sized for viewing distance. • As-Built: 1/8" characters. • Proposed Solution: Provide compliant signage. Codes / Mitigation Info Qty PCODE SA02A ADAAG 91 4.30.3 ADAAG 91 4.30.3 ADA 2010 703.5.5 CBC 2007 1117B.5.4	Signage • As-Built Description: Sized for viewing distance. • As-Built: 1/8" characters. • Proposed Solution: Codes / Mitigation Info Qty Unit PCODE SA02A ADAAG 91 4.30.3 ADA 2010 703.5.5 Provide compliant signage.	Signage • As-Built Description: Sign draacters not readable because they are not sized for viewing distance. • As-Built: 1/8" characters. • Proposed Solution: Codes / Mitigation Info Qty Unit Cost PCODE SA02A 1 JOB \$4,500 ADAAG 91 4.30.3 Priority Provide compliant signage.



 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 Existing Architectural Barrier

 and Proposed Solution
 Codes / Mitigation Info

 Qty
 Unit

 Cost
 Total

4 Accessible Trail NW

Cross Slope

2334

As-Built Description:

Cross slope more than 1":48" (2.083%).

• As-Built: 3.5%

• Proposed Solution:

Modify cross slope.

PCODE EF07
ADAAG 91 4.3.7

ADA 2010 403.3

CBC 2007 1133B.7.1.3

CBC 2019 11B-403.3

50 SF \$75

Priority

1 Honly

Severity



\$3,750



	•	cho Canada del Oro Open Spa Casa Loma Road	ce Part: Exterior	Exterior Floor: Oi Year Bui				
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2336	_	Description: acters not readable because they are not viewing distance.	PCODE SA02A ADAAG 91 4.30.3	1	1 JOB \$2,40		\$2,400	
	As-Built:Proposed	3/8" characters	ADA 2010 703.5.5 CBC 2007 1117B.5.4	' =			3	
			CBC 2019 11B-403.3					



Item no., Rm no. Existing Architectural Barrier and Name Existing Architectural Barrier Codes / Mitigation Info Qty Unit Cost Total

5 Accessible Trail South

Cross Slope

2337

As-Built Description:

Cross slope more than 1":48" (2.083%).

· As-Built: To 4.2%

• Proposed Solution:

Modify cross slope.

PCODE EF07 ADAAG 91 4.3.7

ADA 2010 403.3

CBC 2007 1133B.7.1.3

CBC 2019 11B-403.3

100 SF

\$75 \$7,500

Priority

Severity (



April 2023

	•	cho Canada del Oro Open Spa Casa Loma Road	ce Part: Exterior			or: On-s ar Built: 2		
	no., Rm no.	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2338	Sign chara	Description: acters not readable because they are not viewing distance.	PCODE SA02A ADAAG 91 4.30.3	2		ar Built: 2	\$4,800	
	• Proposed	3/8" characters d Solution: ompliant signage.	ADA 2010 703.5.5 CBC 2007 1117B.5.4 CBC 2019 11B-403.3			•	3	



	•	cho Canada del Oro Open Spa Casa Loma Road	ICE Part: Exterior	Floor: On-site Year Built: 2007				
Item n	no., Rm no. ame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2340	 Walk As-Built Description: Walk: Slope greater than 1:20 (5.0%), and walk does not comply with requirements for ramps. 		PCODE EF01 ADAAG 91 4.3.7	100	SF	\$75	\$7,500	
	 As-Built: Proposed Modify w	0.0 / 0	ADA 2010 403.3 CBC 2007 1133B.7.3 CBC 2019 11B-403.3	Priority 1 Severity 3				



Item no., Rm no. and Name Existing Architectural Barrier and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total

6 Accessible Trail East

Cross Slope

2341

As-Built Description:

Cross slope more than 1":48" (2.083%).

• As-Built: 3.1%

• Proposed Solution:

Modify cross slope.

PCODE EF07 ADAAG 91 4.3.7

ADA 2010 403.3

CBC 2007 1133B.7.1.3

CBC 2019 11B-403.3

40

Priority

\$75

Severity



\$3,000



Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total

7 Accessible Trail North

Changes in Level

• As-Built Description:

Walk: Pavement dislocation creates abrupt change in level exceeding 1/2" in accessible route.

• As-Built: 1"

· Proposed Solution:

Remove, replace or repair area of pavement sufficient to correct abrupt change in level.

PCODE EF03 1 SF \$63 \$63

ADAAG 91 4.3.8

ADA 2010 403.4

CBC 2007 1133B.7.4

CBC 2019 11B-403.4



	•	cho Canada del Oro Open S Casa Loma Road	pace Part: Exterior	Floor: On-site Year Built: 2007				
Item and I	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
	Cross Slo	<u>ope</u>						
2342	• As-Built Description: Cross slope more than 1":48" (2.083%).		PCODE EF07	20	SF	\$75	\$1,500	
	•	To 6.8%	ADAAG 91 4.3.7					
	Proposed	10 0.070	ADA 2010 403.3	Priori			ity 🚺	
	Modify c	ross slope.	CBC 2007 1133B.7.1.3		Sev	erity	3	
			CBC 2019 11B-403.3					



	•	ho Canada del Oro Open Spa Casa Loma Road, Morgan Hill CA 95				or: On-s ar Built: 2	
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Qty Unit Cost Total		
2343	SignageAs-Built Description:Sign characters not readable because they are not sized for viewing distance.		PCODE SA02A ADAAG 91 4.30.3	1 JOB \$2,400		\$2,400	
	As-Built:Proposed	3/8" characters.	ADA 2010 703.5.5 CBC 2007 1117B.5.4 CBC 2019 11B-403.3			riority everity	3



Conceptual Costs for Floor: On-site

In addition there are characters with unusual font and the stroke thickness is approximately

10%. Occurs on signs throughout.

\$108,141.00

Item no., Rm no. and Name Existing Architectural Barrier and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total

Conceptual Costs for Area: Exterior \$108,141.00

Item no., Rm no. and Name Existing Architectural Barrier and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total

Conceptual Costs for Facility: Rancho Canada del Oro Open Space Preserve \$108,141.00

	Acces Com	nlianca Survoy	, Poport
	Sierra Vista Oper	pliance Survey	
	Sierra vista Oper		erra Road
		Facility #:	4
		_	
Santa Clara Valley			
April 2023 SSA Project #: 21058			
33A F10Ject #. 21038		SALLY SW	



Facility: Sierra Vista Open Space Preserve Part: Exterior Floor: On-site
Address: Sierra Road Year Built: 2013

 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 and Proposed Solution

 Codes / Mitigation Info
 Qty Unit Cost Total

1 Parking and Trail Heads

Clear Floor Space

2269

• As-Built Description: Clear space has slopes greater than 1:48.

• As-Built: 5% slope

Proposed Solution:

Alter slope at trash cans, benches and all other items used by the public

· Notes:

Ensure items such as recycling bins and trash bins throughout the park have level clear floor spaces.

PCODE NI07 ADAAG 91 16.6.6

ADA 2010 305.2

CBC 2007 1132B.1

CBC 2019 11B-305.2

1 JOB \$3,000 **\$3,000**

Priority

riority





	lity: Sierra ress: Sierra	a Vista Open Space Preserve Road	Part: Exterior	Floor: On-site Year Built: 2013				
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2270	• As-Built D Cross slope		PCODE EF07 ADAAG 91 4.3.7	1000	SF	\$75	\$75,000	
	 As-Built: Proposed 	Solution:	ADA 2010 403.3	Priority 1				
	Modify cross slope. • Notes: Provide an accessible route to all elements including bike racks.		CBC 2007 1133B.7.1.3 CBC 2019 11B-403.3		Se	verity	3	



Facility: Sierra Vista Open Space Preserve Address: Sierra Road			Part: Exterior	Floor: On-site Year Built: 2013				
	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2267	No curb ramp available where an accessible route crosses a curb. • Proposed Solution:		PCODE EH01	1	JOB	\$7,500	\$7,500	
			ADAAG 91 4.7.1 ADA 2010 303.4	Priority 1				
	riovide no	ew curb ramp.	CBC 2007 1127B.5.1 CBC 2019 11B-402.2	Severity		everity	2	



No parking spaces were found with slopes =/<

2.08%.

	lity: Sierra	a Vista Open Space Preserve Road	Part:	Floor: On-site Year Built: 2013				
and Name		Codes / Mit	igation Info	Qty	Unit	Cost	Total	
	Minimun	<u>n Number</u>						
2265	• As-Built Description: At parking lot with 26-50 spaces, the number of accessible spaces is less than required by code; 2 spaces required.		PCODE ADAAG 91 ADA 2010	4.1.2(5)*				\$1,800
	As-Built:Proposed	35 spaces 0 accessible provided. Solution:	CBC 2007	Tbl. 11B-6		2		
	Alter slop parking sp	es and provide required accessible baces with signs including a minimum of	CBC 2019	11B-208.2 Tbl. 11B-208.2				
	one van sp	Pace.					111	



Includes warning signs and other information re

history etc.

Facility: Sierra Vista Open Space Preserve Address: Sierra Road		Part: Exterior	Floor: On-site Year Built: 2013				
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
sized for vio	ters not readable because they are not ewing distance. 1/8"-3/8" characters on informational signs.	PCODE SA02A ADAAG 91 4.30.3 ADA 2010 703.5.5 CBC 2007 1117B.5.4 CBC 2019 11B-402.2	1		\$6,000 riority everity	\$6,000 1 3	



for unimproved trails.

The steep slopes begin immediately.

Facility: Sierra Vista Open Space Preserve Address: Sierra Road			Part: Exterior	Floor: On-site Year Built: 2013				
Item r and N	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
	Walk							
2271	As-Built D Walk: Slore	escription: be greater than 1:20 (5.0%), and walk	PCODE EF01	2000	SF	\$45	\$900,000	
		omply with requirements for ramps.	ADAAG 91 4.3.7					
	• As-Built: 16%		ADA 2010 403.3	Priority 1				
	 Proposed 		CBC 2007 1133B.7.3	Severity 2			2	
	Install trails with compliant slopes and cross slopes.Notes:See 11B=246.7		CBC 2019 11B-403.3					



Facility: Sierra Vista Open Space Preserve Part: Exterior Floor: On-site
Address: Sierra Road Year Built: 2013

 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 Existing Architectural Barrier

 and Proposed Solution
 Codes / Mitigation Info
 Qty Unit
 Cost
 Total

2 North Side of Sierra Rd

Cross Slope

• As-Built Description:

Cross slope more than 1":48" (2.083%).

• As-Built: 8% cross slope. 10% slope.

• Proposed Solution:

Install accessible trail.

• Notes:

See 11B-246.7 for trails.

PCODE EF07REF ADAAG 91 4.3.7

ADA 2010 403.3

CBC 2007 1133B.7.1.3

CBC 2019 11B-403.3

REF

Priority







	y: Sierr ss: Sierra	a Vista Open Space Preserve Road	Part:	Exterior			or: On-si r Built: 2 0	
Item no.	., Rm no. ne	Existing Architectural Barrier and Proposed Solution	Codes / Mit	igation Info	Qty	Unit	Cost	Total
2273	Door • As-Built D	•	PCODE	ID06	1	JOB	\$300	\$300
		de of door on accessible route, bottom of have a smooth, uninterrupted surface.	ADA 2010	404.2.10	Priority			1
		O" min. "kick plate" covering width of a ltering area.	CBC 2007 CBC 2019	1133B.2.6 11B-404.2.10		Se	verity	3
	_	appears to be kept open during hours. fore altering.				The same of the sa		A



	•		Part: Exterior			or: On-s ar Built: 2	
Item r	no., Rm no. ame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Floor or	Ground Surface					
2274	Walk: Gra	,	PCODE EF04	30	SF	\$240	\$7,200
	Č		ADAAG 91 4.3.6; 4.5.4 ADA 2010 403.2; 302.3		Pr	riority	1
	• Proposed	Solution:	CBC 2007 1133B.7.2		Se	verity	1
	Provide ga	ate and grate with .5" maximum openings.	CBC 2019 11B-403.2; 11B-302.3				



General Note

• As-Built Description:

Refer to notes for observation and recommendation.

• Proposed Solution:

Consider providing accessible parking here and/or installing an accessible route from the existing parking lot.

• Notes:

There is no parking provided on this side of the road and no accessible route from the parking to this trailhead.

PCODE GN01

REF

Priority

3

CBC 2019 11B-403.3





	•	a Vista Open Space Preserve Road, San Jose CA 95127	Part: Exterior			or: On-s ar Built: 2	
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2276	_	Description: acters not readable because they are not viewing distance.	PCODE SA02A ADAAG 91 4.30.3	1	JOB	\$4,500	\$4,500
	• Proposed	1/8"-3/8" characters. d Solution: compliant signage.	ADA 2010 703.5.5 CBC 2007 1117B.5.4 CBC 2019 11B-403.3			riority everity	3



\$1,005,300.00 Conceptual Costs for Floor: On-site

Santa Clara Valley Open Space Access Compliance Survey Report

4-0-1

Facility: Sierra Vista Open Space Preserve Part: Exterior Floor: On-site

Address: Sierra Road, San Jose CA 95127 Year Built: 2013

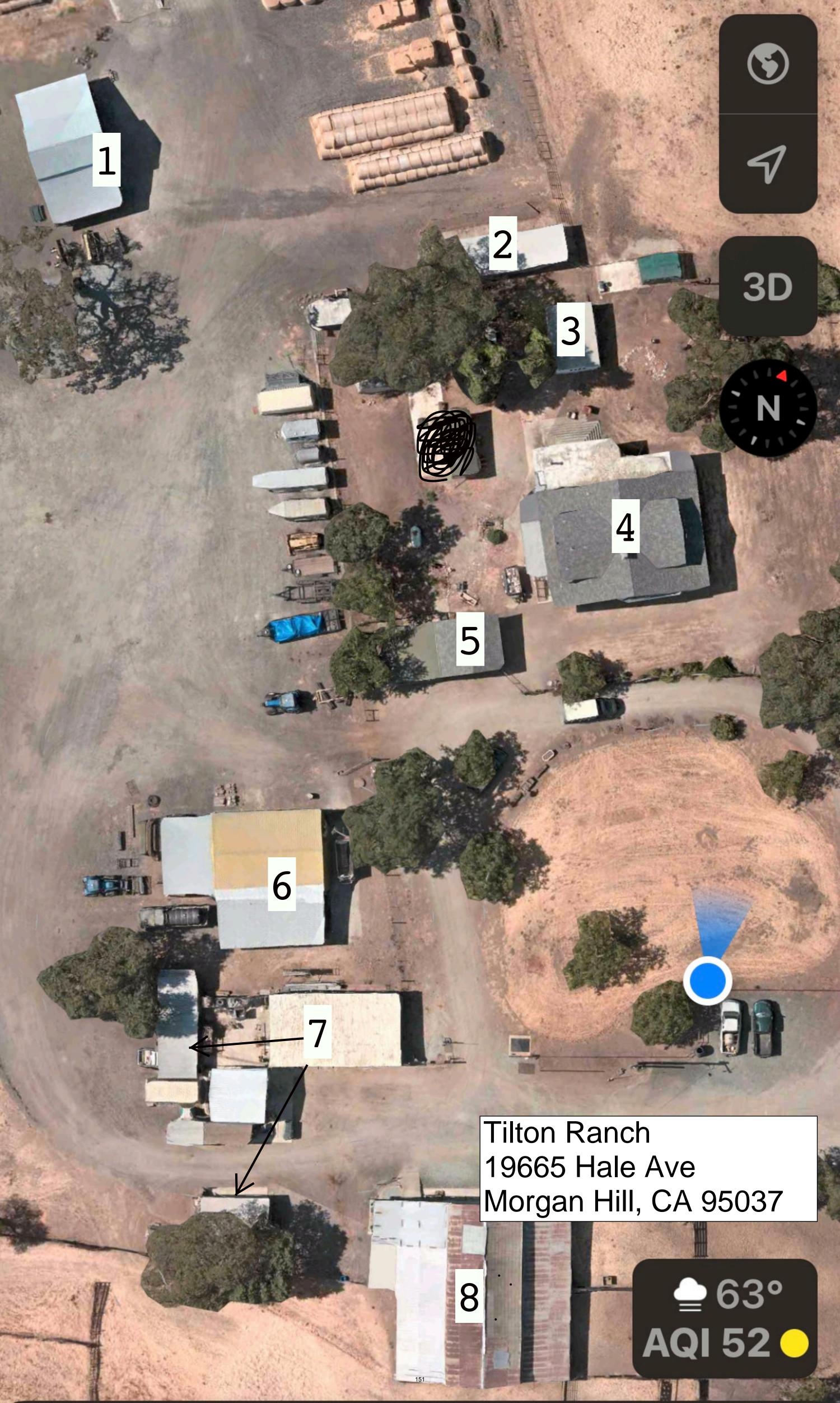
 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 and Proposed Solution
 Codes / Mitigation Info
 Qty Unit
 Cost
 Total

Conceptual Costs for Area: Exterior \$1,005,300.00

Floor: On-site Facility: Sierra Vista Open Space Preserve Part: Exterior Year Built: 2013 Address: Sierra Road, San Jose CA 95127 Item no., Rm no. **Existing Architectural Barrier** and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name \$1,005,300.00 Facility: Sierra Vista Open Space Preserve Conceptual Costs for

		npliance Survey I	
	Tilto	n Ranch Con	iplex
		Facility #:	5
Santa Clara Valley April 2023		S	
SSA Project #: 21058		SALLY SWA	



\$40,500

Facility: **Tilton Ranch Complex**Address: **19665 Hale Ave**Part: **Exterior**Floor: **On-site**Year Built: **1917**

Item no., Rm no. and Name Existing Architectural Barrier and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total



Accessible Route

• As-Built Description:

No walk / sidewalk provided to connect accessible facilities or elements that are on the same site.

• Proposed Solution:

Provide new 48" wide walk / sidewalk.

· Notes:

Coordinate accessible routes with parking design. Currently no stable, firm surfaces on site.

 PCODE
 EF13
 300
 LF
 \$135

 ADAAG 91
 4.3.2
 Priority

CBC 2007 1114B.1.2 Severity
CBC 2019 11B-206.1



152

	ility: Tiltor ress: 19665	Ranch Complex Hale Ave	Part: Exterior			r: On-s r Built: 1	
Item i and N	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2431	• As-Built D 36" wide b walkway o surfaces ar	and of truncated domes not provided at or crossing adjoining a vehicular way, if e not separated by a curb, railing, or	PCODE EG09 ADAAG 91 4.29.5	200	LF Pri	\$81 ority	\$16,200
			CBC 2007 1133B.8.5 CBC 2019 11B-705.1.2.5		Sei	erity	3



area. · Notes:

design.

This condition occurs throughout the site. Coordinate with parking and circulation path

	ity: Tilto ress: 19665	n Ranch Complex Hale Ave	Part: Exterior		Floor: On- Year Built:		
Item n	o., Rm no. ame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Minimum Number						
2433	• As-Built Description: At parking lot with 101-150 spaces, the number of accessible spaces is less than required by code; 5 spaces required.		PCODE EA01E ADAAG 91 4.1.2(5)* ADA 2010 208.2	6	6 JOB \$9,000 \$54 Priority 3		
		d Solution: equired accessible parking spaces with uding a minimum of one van space.	CBC 2007 Tbl. 11B-6 CBC 2019 11B-208.2 Tbl.		Severity		3
	Notes:		11B-208.2				
	,	y no accessible parking provided. ate with use/site plan and accessible				1000	



route plan.

Facility: Tilton Ranch Complex Floor: On-site Part: Exterior Year Built: 1917 Address: 19665 Hale Ave

Existing Architectural Barrier Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name

NW Barn/Workshop 1

Door Closer

2348

• As-Built Description: Excessive force required to open door.

>35 lbs

· Proposed Solution:

Adjust regular door closer to accessible standards (5 lbs. max).

· Notes:

NA if this remains a maintenance facility or if doors are opened only by security personnel.

PCODE ID03 ADAAG 91 4.13.11

ADA 2010 404.2.9

CBC 2007 1133B.2.5

CBC 2019 11B-404.2.9

3 JOB

\$75 \$225

Priority



	lity: Tiltor ress: 19665	n Ranch Complex Hale Ave	Part: Exterior			or: On-s ar Built: 1	
Item n	o., Rm no. ame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Door Thr	<u>reshold</u>					
2347	• As-Built Description: Door inaccessible due to threshold or step at door exceeding 1/2".		PCODE ID02A ADAAG 91 4.13.8	3	JOB _	\$1,200	\$3,600
	• As-Built:	To 4"	ADA 2010 404.2.5	Priority 1			
	 exceeding 1/2". As-Built: To 4" Proposed Solution: Modify threshold to be no more than 1/2" by removing existing paving at door and providing landing with edge ramping (slope 1:20 max). 		CBC 2007 1133B.2.4.1 CBC 2019 11B-404.2.5		Se	verity	1
	Notes:NA if this	remains a maintenance facility.					



	ility: Tiltor ress: 19665	n Ranch Complex Hale Ave	Part: Exterior			or: On-s ar Built: 1	
	Item no., Rm no. Existing Architectural Barrier and Proposed Solution		Codes / Mitigation Info	Qty	Unit	Cost	Total
	<u>Stairways</u>	5					
2349	• As-Built Description: Exterior stair substantially out of compliance.		PCODE EC09	150	IN	\$270	\$40,500
	 Proposed 	Solution:	ADAAG 91 4.9		Δ.		
	Provide co	omplete new stair, 4 ft. wide with landing	ADA 2010 504		Pi	riority	1
	and handra	ails.	CBC 2007 1133B.4	Severity			2
	NA if this	remains a maintenance facility.	CBC 2019 11B-504				



Facility: Tilton Ranch Complex Part: Exterior Floor: On-site
Address: 19665 Hale Ave Year Built: 1917

Item no., Rm no. and Name Existing Architectural Barrier and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total

2 North Animal Containment

Cross Slope

• As-Built Description:

Cross slope more than 1":48" (2.083%).

• As-Built: 3.9%

• Proposed Solution:

Modify cross slope.

• Notes:

See exceptions for animal containment areas. The slope occurs inside the containment areas.

PCODE EF07

ADAAG 91 4.3.7 ADA 2010 403.3

CBC 2007 1133B.7.1.3

CBC 2019 11B-403.3

200 SF \$75 **\$15,000**

Priority

Severity





158

	ility: Tilto i ress: 19665	n Ranch Complex 5 Hale Ave	Part: Exterior Floor: On- : Year Built:				
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2357	• As-Built Description: Cross slope more than 1":48" (2.083%).		PCODE EF07	500	SF	\$75	\$37,500
	•		ADAAG 91 4.3. 7		_		
		Cross slope more than 1":48" (2.083%). • As-Built: 5.2% • Proposed Solution:	ADA 2010 403.3	Priority 1			
	Modify ca	ross slope.	CBC 2007 1133B.7.1.3		Se	verity	2
	Notes:See except	otions for animal containment areas.	CBC 2019 11B-403.3			•	



Door

• As-Built Description: 2356

> At push side of door on accessible route, bottom 10" does not have a smooth, uninterrupted surface.

• Proposed Solution:

Provide 10" min. "kick plate" covering width of door when altering area.

• Notes:

This element complies with Safe Harbor if altered or constructed before March 15, 2012.

See exceptions for animal containment areas. However accessibility should be provided if the public is provided access.

PCODE ID06

ADA 2010 404.2.10

CBC 2007 1133B.2.6

CBC 2019 11B-404.2.10

1 JOB

\$300

\$300

Priority





Consider modifications for safety.

	ility: Tilto ı ress: 19665	n Ranch Complex Hale Ave	Part: Exterior			or: On-si r Built: 1 9	
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Door Thi	<u>reshold</u>					
2354	 As-Built Description: Door inaccessible due to threshold or step at door exceeding 1/2". 		PCODE ID02A ADAAG 91 4.13.8	4	JOB	\$120	\$480
	• As-Built:		ADA 2010 404.2.5		Pri	ority	1
	 Proposed Solution: Alter threshold. Notes:		CBC 2007 1133B.2.4.1 CBC 2019 11B-404.2.5	Severity			1
	See excen	tions for animal containment areas.					



See exceptions for animal containment areas.

Consider modifications for safety .

	•	n Ranch Complex Hale Ave	Part: Exterior			r: On-si r Built: 19	
Item no.	., Rm no. ne	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	<u>Protrusio</u>	on Limits					
2351	bottom of	s objects more than 4" from wall, when object more than 27" or less than 80"	PCODE EG04 ADAAG 91 4.4.1	2	JOB	\$300	\$600
	above finis	shed floor.	ADA 2010 307.2		Pi	ority	1
	As-Built:Proposed	36" at 36" Solution:	CBC 2007 1133B.8.6.1	Severity		verity (1
	Remove/re surface. • Notes:	elocate protruding object. Patch existing	CBC 2019 11B-307.2			Year Built: 1 Unit Cost JOB \$300 Priority	



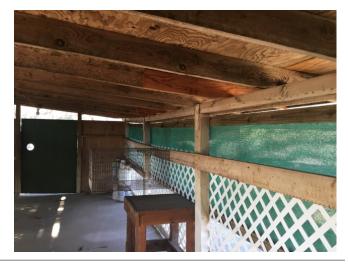
if altered or constructed before March

15, 2012.

	ity: Tilto ess: 19665	n Ranch Complex Hale Ave	Part: Exterior			or: On-s or Built: 1		
Item n	o., Rm no. ame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
	Reach Ra	ange						
Reach h approac		Description: ght to control or access point, where side is available, exceeds 48" or is less than ght, or exceeds 10" in depth.	PCODE IE02 ADAAG 91 4.2.6	1	1 JOB \$300 <i>Priority</i>		\$300 3	
	• As-Built: • Proposed	52"	ADA 2010 308.3.1 CBC 2007 1118B.6			verity	3	
	Modify ed. • Notes:	quipment or mounting.	CBC 2019 11B-308.3					
	This ele	ment complies with Safe Harbor				× HA		



Floor: On-site Facility: Tilton Ranch Complex Part: Exterior Year Built: 1917 Address: 19665 Hale Ave **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Vertical Clearance** 2350 · As-Built Description: JOB \$18,000 \$18,000 PCODE EG01A Overhead clearance less than 80" above finished ADAAG 91 4.4.2 **Priority** ADA 2010 307.4 • As-Built: 76" at ceiling. 70" at light bulbs. · Proposed Solution: Severity 1 CBC 2007 1133B.8.6.2 Alter ceiling to be 80" minimum AFF. Recess CBC 2019 11B-307.4 lights. Notes:



· As-Built Description: 2353

> Overhead clearance less than 80" above finished floor.

> See exceptions for animal containment areas.

Consider modifications for safety.

• As-Built: 72"

· Proposed Solution:

Alter ceiling.

· Notes:

See exceptions for animal containment areas. Consider modifications for safety.

PCODE EG01AREF

ADAAG 91 4.4.2

ADA 2010 307.4

CBC 2007 1133B.8.6.2

CBC 2019 11B-307.4

REF

Priority





Floor: On-site Facility: Tilton Ranch Complex Part: Exterior Year Built: 1917 Address: 19665 Hale Ave

Existing Architectural Barrier Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost **Total** and Name

Kitchen Building 3

Cross Slope

2360

• As-Built Description:

Cross slope more than 1":48" (2.083%).

· As-Built: To 3.4% • Proposed Solution:

Modify cross slope.

• Notes:

Occurs on east and west sides

PCODE EF07 ADAAG 91 4.3.7

ADA 2010 403.3

CBC 2007 1133B.7.1.3

CBC 2019 11B-403.3

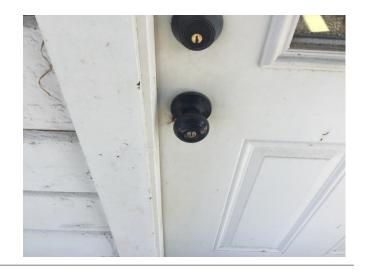
160 SF \$75 \$12,000

Priority





		•	Part: Exterior	Floor: On-site Year Built: 1917					
Item r	no., Rm no. lame	•	Codes / Mitigation Info	Qty	Unit	Cost	Total		
2358	As-Built D	escription:	PCODE ID07	2	JOB	\$750	\$1,500		
	,		ADAAG 91 4.13.9 ADA 2010 404.2.7 CBC 2007 1133B.2.5.2			Year Built: 1917 Unit Cost To JOB \$750 \$1 Priority 1	1		
			CBC 2019 11B-404.2.7		•	. c 			



	ility: Tilto i ress: 19665	n Ranch Complex Hale Ave	Part: Exterior		Floor: On-site Year Built: 1917			
	m no., Rm no. Existing Architectural Barrier d Name and Proposed Solution		Codes / Mitigation Info	Qty	Unit	Cost	Total	
	Door Swi	ing						
2363	- 11	Description: broach: At push side, door does not have level maneuvering space measuring 54"	PCODE ID26 ADAAG 91 Fig. 25(b)	1	1 JOB \$1,5		\$1,500	
	`	rting at latch) x 42" deep (48" deep if	ADA 2010 404.2.4		Pi	riority	1	
	44").	ooth, latch and closer) (CA only: 54" x	CBC 2007 Fig. 11B-26A		Se	verity	3	
	 As-Built: 47" Proposed Solution: Extend concrete. 		CBC 2019 (b) 11B-404.2.4					



April 2023

• Notes:

15, 2012.

for hinge and latch approach.

This element complies with Safe Harbor if altered or constructed before March

The surveyor typically cannot remove

hand and without grasping.

extinguishers from this type of mount using one

	ility: Tiltor ress: 19665	n Ranch Complex Hale Ave	Part: Exterior	Floor: On-site Year Built: 1917					
Item I	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
	<u>Operable</u>	<u>Part</u>							
2365	• As-Built Description: Operable part(s) require tight grasping, pinching, or twisting of the wrist with one hand.		PCODE IC02 ADAAG 91 4.27.4	1	JOB	\$900	\$900		
	• As-Built:	Slot type mount.	ADA 2010 309.4		Pr	iority	1		
	 Proposed 		CBC 2007 1117B.6.4		Se	verity (3		
	•	replace the operable part(s) to not require bing, pinching, or twisting of the wrist hand.	CBC 2019 11B-309.4						
	Notes:				4.6				



	lity: Tilto ıress: 19665	n Ranch Complex Hale Ave	Part: Exterior	Floor: On-site Year Built: 1917					
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	st Total		
2364		9	PCODE IE02 ADAAG 91 4.2.6	1	JOB	\$300	\$300		
	15" in height, or exceeds 10" in depth.		ADA 2010 308.3.1	Priority			1		
	• Proposed	Fire extinguisher 65" AFF. I Solution: quipment or mounting.	CBC 2007 1118B.6 CBC 2019 11B-308.3		Se	verity	3		



	Facility: Tilton Ranch Complex Address: 19665 Hale Ave		Part: Exterior	Floor: On-site Year Built: 1917				
	no., Rm no.			Qty	Unit	Cost	Total	
2366	• As-Built:	nigher than 34" above floor. 37"	PCODE IN06 ADAAG 91 4.24.2	1	ЈОВ Р І	ar Built: 1	\$5,250	
	 Proposed Solution: Remodel sink cabinet to lower sink. Notes: No access at time of survey. Approximation. 		ADA 2010 606.3 CBC 2007 1115B.4.7.1 CBC 2019 11B-606.3			•	3	



• As-Built Description: 2367

Sink does not have knee space min. 27" high x 19" deep x 30" wide.

• Proposed Solution:

Remodel sink cabinet.

PCODE IN06A

ADAAG 91 4.24.3

ADA 2010 606.2

CBC 2007 1115B.4.7.1

CBC 2019 11B-606.2

1 JOB \$5,250

\$5,250

Priority







	•	n Ranch Complex 6 Hale Ave	Part: Exterior	Floor: On-site Year Built: 1917					
	em no., Rm no. Existing Architectural Barrier and Name and Proposed Solution		Codes / Mitigation Info	Qty	Unit	Cost	Total		
2361	Walk mon (required	re than 36" but less than 48" wide in CA only).	PCODE EF08			\$2,700			
	• Proposed	, Rm no. Existing Architectural Barrier and Proposed Solution	CBC 2007 1133B.7.1 CBC 2019 11B-403.5.1.3			verity	3		



• As-Built Description:

Walk more than 36" but less than 48" wide (required in CA only).

• As-Built: 39" to pipe 46" to wall.

• Proposed Solution:

Enlarge width of walk to 48".

PCODE EF08

20 SF

F \$

\$135 **\$2,700**

Priority



CBC 2007 1133B.7.1

CBC 2019 11B-403.5.1.3

Severity



April 2023

	•	n Ranch Complex 5 Hale Ave	Part: Exterior			r: On-s r Built: 1	
	em no., Rm no. Existing Architectural Barrier and Name Existing Architectural Barrier and Proposed Solution			Qty	Unit	Cost	Total
2359		•	PCODE EF08REF		REF		
	 As-Built: 47" Proposed Solution:		ADA 2010 403.5		Pri	ority	1
			CBC 2007 1133B.7.1		Sev	erity/	3
	Emarge v	vidth of walk to 48".	CBC 2019 11B-403.5.1.3				



Facility: Tilton Ranch Complex Part: Exterior Floor: On-site
Address: 19665 Hale Ave Year Built: 1917

Item no., Rm no. and Name Existing Architectural Barrier and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total

4 Main House

Cooktops

• As-Built Description:

Cooktop controls require reaching across the

burners.

• Proposed Solution:

Provide cooktop with accessible controls.

PCODE KF15

ADAAG 91 13.3.4(6)

ADA 2010 804.6.2

CBC 2007 1111B.5.1

CBC 2019 11B-804.6.2

1 JOB

\$1,950 \$1,950

Priority

3

Severity





172

	ility: Tilto ı ress: 19665	n Ranch Complex Hale Ave	Part: Exterior			or: On-s ar Built: 1	
Item r	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2389	1 (011 01100	Description: lar cross-section: Perimeter dimension	PCODE ED16	20	LF \$225	\$4,500	
	• Proposed	etween 4 inches and 6-1/4 inches. Solution: ew handrail.	ADA 2010 505.7.2 CBC 2007 1133B.4.2.6			iority verity	3
	• <i>Not</i> es: Handrail	perimeter 12"	CBC 2019 11B-505.7.2			y	



	ility: Tilto i lress: 19665	n Ranch Complex Hale Ave	Part: Exterior	Floor: On-site Year Built: 1917					
Item I	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
2409	• As-Built L		PCODE EF07	120	SF	\$75	\$9,000		
	 As-Built: Proposed	3.1%	ADAAG 91 4.3.7 ADA 2010 403.3		Pr	iority	1		
	Modify cr	ross slope.	CBC 2007 1133B.7.1.3 CBC 2019 11B-403.3		Severity (3		



	lity: Tiltor ress: 19665	Ranch Complex Hale Ave	Part: Exterior	Floor: On-site Year Built: 1917					
Item n	no., Rm no. Existing Architectural Barrier and Proposed Solution		Codes / Mitigation Info	Qty	Unit	Cost	Total		
	Door Clea	<u>arance</u>							
2372	As-Built D	escription:	PCODE ID01	10	JOB	\$7,800	\$78,000		
	2001 011 41	in. to closer if provided) opening width	ADAAG 91 4.13.5						
	when 90° o	open.	ADA 2010 404.2.3		Pi	riority	1		
	As-Built:Proposed	27"-30" wide Solution:	CBC 2007 1133B.1.1.1.1		Se	verity	3		
	Provide ne accessible	ew, larger door and frame with new hardware.	CBC 2019 11B-404.2.3						



• As-Built Description:

Notes:

Occurs throughout.

Door on accessible route has less than 32" clear and 80" (78" min. to closer if provided) opening width when 90° open.

• As-Built: 71" high at 32" wide

Proposed Solution:

Provide new, larger door and frame with new accessible hardware.

Notes:

Occurs at arched doorway.

PCODE ID01

ADAAG 91 4.13.5

ADA 2010 404.2.3

CBC 2007 1133B.1.1.1.1

CBC 2019 11B-404.2.3

1 JOB \$7,8

\$7,800 \$7,800

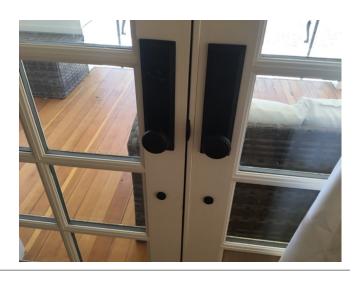
Priority



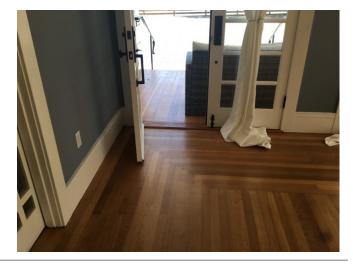




	lity: Tilto ress: 19665	n Ranch Complex Hale Ave	Part: Exterior	Floor: On-site Year Built: 1917					
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost			
	Door Hai	rdware							
2375	• As-Built Door does	Description: not have accessible operating hardware.	PCODE ID07	22	JOB	\$750	\$16,500		
	• Proposed	1 0	ADAAG 91 4.13.9		_				
	Provide le	ever handle or other accessible hardware.	ADA 2010 404.2.7	Priority Severity		iority	1		
			CBC 2007 1133B.2.5.2			3			
			CBC 2019 11B-404.2.7						



	ility: Tilto ı ress: 19665	n Ranch Complex Hale Ave	Part: Exterior	Floor: On-site Year Built: 1917					
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
2376	• As-Built L Door inac exceeding	Description: cessible due to threshold or step at door	PCODE ID02A ADAAG 91 4.13.8	8	JOB	rear Built: 1 t Cost 3 \$1,200 Priority	\$9,600		
	 As-Built: Proposed Modify the	Solution:	ADA 2010 404.2.5 CBC 2007 1133B.2.4.1 CBC 2019 11B-404.2.5		Priority Severity		1		



• As-Built Description: 2411

> Door inaccessible due to threshold or step at door exceeding 1/2".

• As-Built: 2.5"

• Proposed Solution:

Modify threshold when providing access with ramps or other accessible routes.

PCODE ID02A

ADAAG 91 4.13.8

ADA 2010 404.2.5

CBC 2007 1133B.2.4.1

CBC 2019 11B-404.2.5

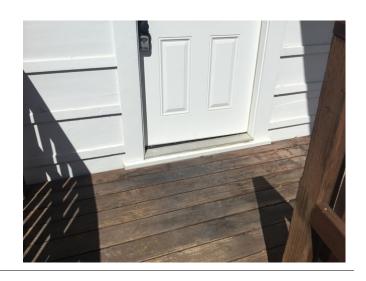
2 JOB \$1,200

\$2,400

Priority



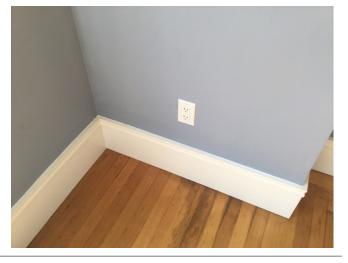




Includes upstairs. It appears the house was recently remodeled. Verify whether safe harbor

applies.

Facility: Tilton Ranch Complex Address: 19665 Hale Ave			Part: Exterior		Floor: On-site Year Built: 1917			
Item no., Rm no. and Name		Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
	Electrica	1						
2373	measured	Description: witch or control mounted less than 15" to the bottom of the outlet box or greater ches measured to the top of the outlet	PCODE IC01 ADAAG 91 4.2.5 & 6	14 JOB \$900 <i>Priority</i>		\$12,600		
	box.	enes measured to the top of the outlet	ADA 2010 308.2.1 & CBC 2007 1117B.6.3	Severity 3				
	 As-Built: 14" to the bottom of the box. Proposed Solution: Relocate light switches or control to between 15" and 48" height. Notes: 		CBC 2019 11B-308.2.1 &					
			11B-308.2.2					



Facility: Tilton Ranch Complex Address: 19665 Hale Ave			Part	Floor: On-site Year Built: 1917				
Item no., Rm no. and Name		Existing Architectural Barrier and Proposed Solution	Codes / Mit	igation Info	Qty	v Unit	Cost	Total
2374	Electric sw	• As-Built Description: Electric switch or control mounted less than 15" measured to the bottom of the outlet box or greater		IC01 4.2.5 & 6	14 JOB \$900		\$12,600	
	 than 48 inches measured to the top of the outlet box. As-Built: 50.5" to switch. 52" to top of the box. Proposed Solution: Relocate light switches or control to between 15" and 48" height. 		ADA 2010	308.2.1 &	Priority 3 Severity 3			3
				1117B.6.3 11B-308.2.1 &				3
				11B-308.2.2				

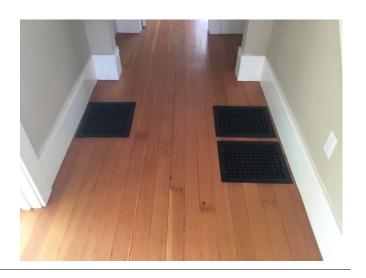


• Notes:

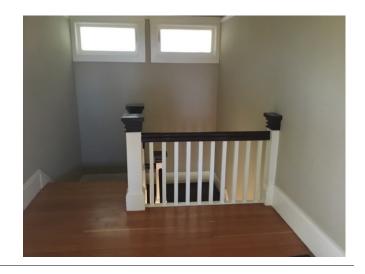
applies.

Includes upstairs. It appears the house was recently remodeled. Verify whether safe harbor

Facility: Tilto Address: 19665	n Ranch Complex Hale Ave	Part: Exterior			or: On-s ır Built: 1	
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
• As-Built I Walk: Gra along the • As-Built: • Proposed Provide n	ating has grid openings greater than 1/2" line of traffic flow. 1" x 1"	PCODE EF04 ADAAG 91 4.3.6; 4.5.4 ADA 2010 403.2; 302.3 CBC 2007 1133B.7.2 CBC 2019 11B-403.2;	5	SF \$240 Priority		\$1,200 1 3



Facility: Tilton Ranch Complex Address: 19665 Hale Ave			Part: Exterior			or: On-s ar Built: 1	
Item I	no., Rm no. Existing Architectural Barrier and Proposed Solution		Codes / Mitigation Info	Qty	Unit	Cost	Total
2385	landing w		PCODE ED08	12	LF P r	\$360 iority	\$4,320
	ProposedProvide no	• /	CBC 2007 1133B.5.7 CBC 2019 Section 1013.2; 1013.3		Severity 3		3



Facility: Tilto Address: 19665	n Ranch Complex Hale Ave	Part: Exterior		Floor: On-site Year Built: 1917				
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
both sides seating are • Proposed	Description: not provided at stairs or ramp, required on (not required at curb ramps or adjacent to eas). Solution: ew handrail for each side including	PCODE ED01 ADAAG 91 4.8.5 & 4.9.4 ADA 2010 505.2 CBC 2007 1133B.4.1.1 CBC 2019 & .5.5 11B-505.2	12		\$285 iority verity	\$3,420 3 3		



Facility: Tilton Ranch Complex Address: 19665 Hale Ave			Part: Exterior			or: On-s ar Built: 1	
Item I	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2405		ot provided at stairs or ramp, required on (not required at curb ramps or adjacent to	PCODE ED01 ADAAG 91 4.8.5 & 4.9.4 ADA 2010 505.2	60	LF P I	LF \$285 \$17 , <i>Priority</i> 3	
	• Proposed Provide ne	ew handrail for each side including	CBC 2007 1133B.4.1.1 CBC 2019 & .5.5 11B-505.2	Severity		3	



Lavatory

• As-Built Description: 2391

Knee clearance 27" min. high starting 8" back from the front edge of the lavatory towards the wall is not provided.

• As-Built: 26". 15" deep.

• Proposed Solution:

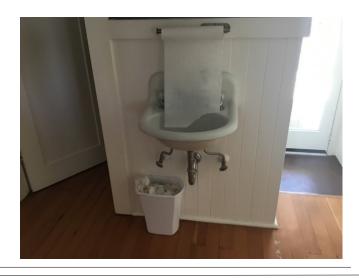
Provide new accessible lavatory. Remodel restroom as needed.

PCODE WD04 ADAAG 91 Fig. 31 ADA 2010 306.3.3 CBC 2007 1115B.4.3 CBC 2019 11B-306.3.3 1 JOB \$10,200 \$10,200

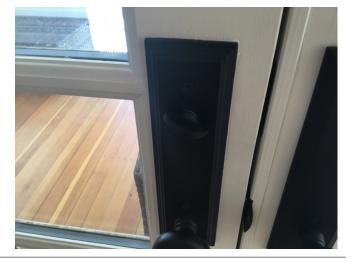
Priority







	Facility: Tilton Ranch Complex Address: 19665 Hale Ave		•			Floor: On-site Year Built: 1917					
Item I	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty Unit Cost		tion Info Qty Unit Cost	Total				
2378			PCODE IC02 ADAAG 91 4.27.4	5	JOB	Year Built: 1	\$4,500				
	As-Built:ProposedModify or	10lbs	ADA 2010 309.4 CBC 2007 1117B.6.4 CBC 2019 11B-309.4		, ,		3				



with one hand.

Operable part(s) require tight grasping, pinching, or twisting of the wrist with one hand.

• As-Built: Not operable without grasping.

• Proposed Solution:

Modify or replace the operable part(s) to not require tight grasping, pinching, or twisting of the wrist with one hand.

PCODE IC02 ADAAG 91 4.27.4

ADA 2010 309.4

CBC 2007 1117B.6.4

CBC 2019 11B-309.4

1 JOB

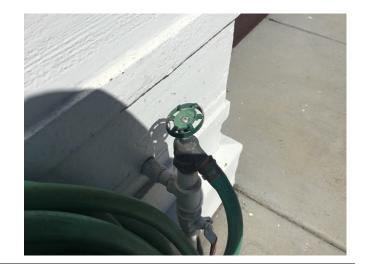
\$900

\$**900**

Priority







•		า Ranch Complex Hale Ave	Part: Exterior	Floor: On-site Year Built: 1917					
Item no., R and Name		Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
<u>P1</u>	<u>rotrusio</u>	on Limits							
Pı	rotruding	Description: g objects more than 4" from wall, when object more than 27" or less than 80"	PCODE EG04 ADAAG 91 4.4.1	1	JOB	\$300	\$300		
		shed floor.	ADA 2010 307.2	Priority		iority	1		
		6.2" at 63" AFF.	CBC 2007 1133B.8.6.1		Se	verity (3		
	emove/rourface.	elocate protruding object. Patch existing	CBC 2019 11B-307.2						



Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80" above finished floor.

• As-Built: 5" at 75". 6" at 78".

• Proposed Solution:

Remove/relocate protruding object. Patch existing surface.

PCODE EG04
ADAAG 91 4.4.1

ADA 2010 307.2

CBC 2007 1133B.8.6.1

CBC 2019 11B-307.2

2 JOB

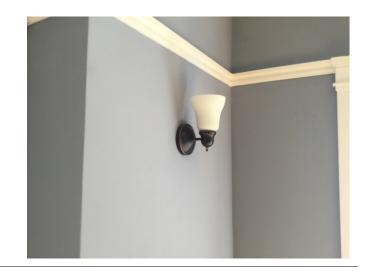
\$300

\$600

Priority







Facility: Tilton Ranch Complex Address: 19665 Hale Ave		Part: Exterior		Floor: On-site Year Built: 1917			
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Ramps						
2407	 As-Built Description: Ramp needed to provide disabled access at steps or change of level along path of travel. 		PCODE EB01A ADAAG 91 4.1.1	250	SF	\$300	\$75,000
	 Proposed 	Solution:	ADA 2010 303.4		Pri	ority	3
	Provide new concrete ramp with handrails [slope more than 1:20 (5.0%) needed].		CBC 2007 1127B.1 CBC 2019 11B-303.4		Sei	erity/	3
		ramps at each entrance or consider hods to make all entrances and exits					



accessible.

Facility: Tilton Ranch Complex Address: 19665 Hale Ave			Part: Exterior	Floor: On-site Year Built: 1917				
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
	Reach Ra	<u>ange</u>						
2377		Description: ght to control or access point, where side is available, exceeds 48" or is less than	PCODE IE02 ADAAG 91 4.2.6	18	JOB	\$300	\$5,400	
		ght, or exceeds 10" in depth.	ADA 2010 308.3.1	Priority 3			3	
	As-Built:Proposed	Door locks 7" and 76" AFF. Solution:	CBC 2007 1118B.6	Severity		verity	3	
	Modify ed. • Notes:	quipment or mounting.	CBC 2019 11B-308.3					



Reach height to control or access point, where side approach is available, exceeds 48" or is less than 15" in height, or exceeds 10" in depth.

NA if operated only by security personnel.

• As-Built: Side reach obstructed by 37" high counter.

• Proposed Solution:

Lower counters. Provide 24" maximum reach to electrical outlets.

PCODE IE02
ADAAG 91 4.2.6
ADA 2010 308.3.1
CBC 2007 1118B.6

CBC 2019 11B-308.3

1 JOB \$60,000 **\$60,000**

Priority

3





Floor: On-site

Addr	ess: 19665	Hale Ave			1 JOB \$300 Priority	917	
Item n	o., Rm no. ame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2382	approach i	Description: ght to control or access point, where side s available, exceeds 48" or is less than ght, or exceeds 10" in depth.	PCODE IE02 ADAAG 91 4.2.6	1	, , , , ,		\$300
	As-Built: Proposed	66"	ADA 2010 308.3.1 CBC 2007 1118B.6			•	3
	Modify ed	uipment or mounting.	CBC 2019 11B-308.3				

Part: Exterior



• As-Built Description:

Reach height to control or access point, where side approach is available, exceeds 48" or is less than 15" in height, or exceeds 10" in depth.

As-Built: 63"Proposed Solution:

Modify equipment or mounting.

Facility: Tilton Ranch Complex

PCODE IE02

ADAAG 91 4.2.6

ADA 2010 308.3.1

CBC 2007 1118B.6

CBC 2019 11B-308.3

1 JOB

\$300

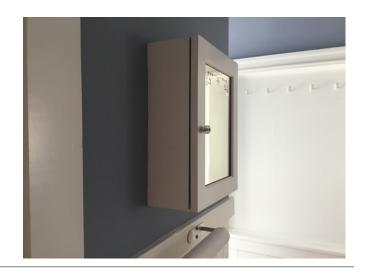
\$300

Priority

3

Severity





April 2023

Facility: Tilton Ranch Complex Address: 19665 Hale Ave			Part: Exterior	Floor: On-site Year Built: 1917				
Item i and N	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2394		escription: ght to control or access point, where side is available, exceeds 48" or is less than	PCODE IE02 ADAAG 91 4.2.6	1	1 JOB \$300		\$300	
	* *	tht, or exceeds 10" in depth.	ADA 2010 308.3.1		Pri	iority	3	
	 As-Built: Proposed Modify ea		CBC 2007 1118B.6 CBC 2019 11B-308.3	Severity		verity	3	



Reach height to control or access point, where side approach is available, exceeds 48" or is less than 15" in height, or exceeds 10" in depth.

• As-Built: 24" deep 52" AFF.

• Proposed Solution:

Modify equipment or mounting.

PCODE IE02

ADAAG 91 4.2.6

ADA 2010 308.3.1

CBC 2007 1118B.6

CBC 2019 11B-308.3

1 JOB

\$300

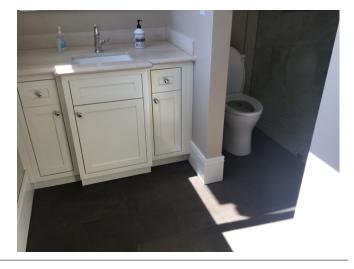
\$300

Priority





Facility: Tilton Ranch Complex Address: 19665 Hale Ave		•		Floor: On-site Year Built: 1917					
Item i	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Year Bi	Cost	Total		
2383	_	Description: commodation restroom not accessible;	PCODE WA01 ADAAG 91 4.22	1	JOB	\$90,000	\$90,000		
	• Proposed		ADA 2010 603.1	Priority					
	restroom.	area to provide single-occupant accessible	CBC 2007 1115B.3.2 CBC 2019 11B-603.1		Se	everity	3		



> Single accommodation restroom not accessible; multiple compliance violations.

• As-Built: 32" x 71"

• Proposed Solution:

Provide directional signage to accessible restroom. Or Remodel area to provide single-occupant accessible restroom.

PCODE WA01REF

ADAAG 91 4.22

ADA 2010 603.1

CBC 2007 1115B.3.2

CBC 2019 11B-603.1

REF

Priority

Severity 2





April 2023

Facility: Tilton Ranch Complex Address: 19665 Hale Ave			Part: Exterior		Floor: On-site Year Built: 1917					
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total			
2384	Shower • As-Built D	Description:								
2007	Shower not accessible; multiple compliance violations. • Proposed Solution:		PCODE WF01REF ADAAG 91 4.21	REF						
			ADA 2010 608.1	Priority 2						
	Provide a	ccessible shower.	CBC 2019 11B-608.1		Sei	erity	3			



Signage

• As-Built Description: 2368

> Sign not located on latch side of door and/or not located at 48" min. above to baseline of the lowest Braille cells and 60" max. to baseline of the highest line of raised characters.

• Proposed Solution:

Provide compliant signage including tactile characters and Grade II Braille on latch side of door located at compliant height.

• Notes:

Occurs in the kitchen. There is a stove top.

37" \$150 \$5,550 JOB PCODE SA07

ADAAG 91 4.30.6

ADA 2010 703.4.1

CBC 2007 1117B.5.7

CBC 2019 11B-703.4.1

Priority



	lity: Tiltor ress: 19665	n Ranch Complex Hale Ave	Part: Exterior			or: On-s or Built: 1		
Item r	no., Rm no. ame	Existing Architectural Barrier and Proposed Solution Codes / Mitigation Info Description:		Qty	Unit	Cost	Total	
2395	exit signs	ading into exit stairway: Where required are installed, signs to provide exiting on for people with vision impairment are	PCODE SA10B ADAAG 91 4.1.3(16) ADA 2010 216.4.1 CBC 2007 1011.3	7		\$270	1	
		<i>l Solution:</i> nised letter/Braille "EXIT STAIR N" sign at door.	CBC 2019 11B-216.4.1		Year Built: 19 Unit Cost JOB \$270 Priority			



At door leading into exit corridor: Where required exit signs are installed, signs to provide exiting information for people with vision impairment are not provided.

• Proposed Solution:

Provide raised letter/Braille "EXIT ROUTE" sign at door.

PCODE SA10D ADAAG 91 4.1.3(16)

ADA 2010 216.4.1

CBC 2007 1011.3

CBC 2019 11B-216.4.1

7 JOB

\$270

\$1,890

Priority







	ility: Tilto	n Ranch Complex	Part: Exterior		Floor Year		
	no., Rm no.	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2369	Sink • As-Built I Sink does deep x 30	not have knee space min. 27" high x 19"	PCODE IN06A ADAAG 91 4.24.3	1	JOB	\$5,250	\$5,250
	• Proposed Remodel		ADA 2010 606.2 CBC 2007 1115B.4.7.1			riority everity	3
	Notes:Occurs in	1 the kitchen. There is a stove top.	CBC 2019 11B-606.2				



Sink does not have knee space min. 27" high x 19" deep x 30" wide.

• Proposed Solution:

Remodel sink cabinet.

PCODE IN06A

ADAAG 91 4.24.3

ADA 2010 606.2

CBC 2007 1115B.4.7.1

CBC 2019 11B-606.2

1 JOB \$5,250

\$5,250

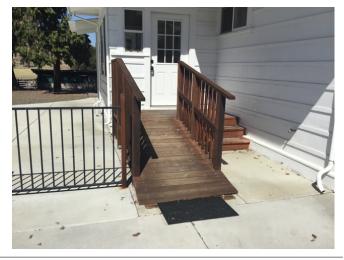
Priority







	ility: Tiltor ress: 19665	n Ranch Complex Hale Ave	Part: Exterior				
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Slope						
2410	 As-Built D Slope grea 	Description: eter than 1:12 (8.3%).	PCODE EB02	100	Floor: On-s Year Built: 1 Unit Cost SF \$300 Priority Severity	\$30,000	
	As-Built:Proposed	/ 0	ADAAG 91 4.8.2 ADA 2010 405.2		Pr	iority	3
	Demolish handrails.	existing and provide new ramp with	CBC 2007 1133B.5.3		Se	verity	3
	• Notes:		CBC 2019 11B-405.2				
	Multiple l	barriers at the main entrance ramp an	d				

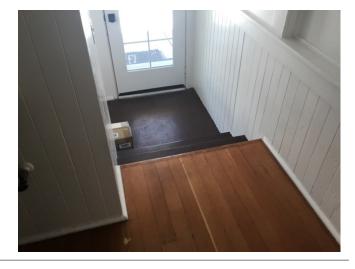


stairs.

•	ton Ranch Complex 665 Hale Ave	Part: Exterior			or: On-s ar Built: 1	
Item no., Rm no	 Existing Architectural Barrier and Proposed Solution 	Codes / Mitigation Info	Qty	Unit	Cost	Total
Stair t	uilt Description: read width less than 11", measured ntally from nosing to nosing.	PCODE EC06 ADAAG 91 4.9.2	80	LF	\$225	\$18,000
•	osed Solution:	ADA 2010 504.2			iority	3
• Note	ld stair as needed. s: der whether technically feasible.	CBC 2007 1133B.4.5.3 CBC 2019 11B-504.2		Se	verity	3



	ility: Tilto lress: 19665	n Ranch Complex Hale Ave	Part: Exterior		Floor: On- Year Built:		
Item I	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Qty Unit Cost		Total
2402	contrast of		PCODE II02B ADA 2010 504.4	8	LF Pr i	\$42 iority	\$336 3
		Solution: " min., 4" max. wide contrasting color ax. from nosing on top & bottom treads	CBC 2007 1133B.4.4 CBC 2019 11B-504.4.1		Sei	verity	3



The leading 2" of the tread does not have visual contrast of dark—on—light or light—on—dark from the remainder of the tread.

• Proposed Solution:

when altering area.

Provide 2" min., 4" max. wide contrasting color strip 1" max. from nosing on top & bottom treads when altering area.

PCODE II02B

ADA 2010 504.4

CBC 2007 1133B.4.4

CBC 2019 11B-504.4.1

16 LF

LF \$42

Priority
Severity

3

\$672



April 2023

196

	ility: Tilto i ress: 19665	n Ranch Complex Hale Ave	Part: Exterior			or: On-s ar Built: 1	
Item I	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	<u>Stairway</u>	<u>s</u>					
2397	• As-Built E Exterior st	Description: tair substantially out of compliance.	PCODE EC09	100	IN	\$270	\$27,000
		Consider technical feasibility.	ADAAG 91 4.9		_		
	• Proposed	•	ADA 2010 504		Pr	iority	3
	Provide co	omplete new stair, 4 ft. wide with landing	CBC 2007 1133B.4		Se	verity	3
	and handr	alis.	CBC 2019 11B-504				



2406

• As-Built Description:

Exterior stair substantially out of compliance.

• Proposed Solution:

Provide complete new stair, 4 ft. wide with landing and handrails.

• Notes:

The surveyor did not find any compliant stairs on the exterior or interior of the building. There are no compliant accessible routes between the levels.

PCODE EC09 ADAAG 91 4.9

ADA 2010 504

CBC 2007 1133B.4

CBC 2019 11B-504

400

IN

\$270 \$108,000

Priority





Floor: On-site Facility: Tilton Ranch Complex Part: Exterior Year Built: 1917 Address: 19665 Hale Ave **Existing Architectural Barrier** Item no., Rm no. Codes / Mitigation Info Qty Unit Cost Total and Proposed Solution and Name · As-Built Description: 2404 JOB \$1,500 \$6,000 PCODE EC10 Landing at the top or bottom of stairway is not level or not provided. **Priority** • As-Built: To 4% · Proposed Solution: Severity CBC 2019 1009.8 Remodel landings to provide a level clear floor space that extends the entire width of the ramp.



Storage Areas

• As-Built Description:

At least one of each type of fixed or built-in storage facility, including cabinets, shelves, closets, and drawers is not accessible. (50% of shelf space)

As-Built: 5" and 59" to low shelves.
 Approximately 20% accessible storage.

• Proposed Solution:

Provide accessible storage areas as required.

PCODE KC05
ADAAG 91 13.3.2(8)

ADA 2010 804.5

CBC 2007 1111B.5.1

CBC 2019 11B-804.5

1 JOB \$18,000

0 **\$18,000**

Priority

=

Severity





April 2023

Consider whether technically feasible.

	lity: Tilto ı ress: 19665	n Ranch Complex Hale Ave	Part	Exterior				
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mit	tigation Info	Qty	Qty Unit Cost		Total
	Top & Bo	ottom Extension at Stairs						
2387	minimum sloped, pl	rail does not extend horizontally 12" beyond top nosing, and one tread width us 12" minimum horizontally beyond the	PCODE ADAAG 91 ADA 2010		2	JOB Pri	\$510 fority	\$1,020
	bottom noProposed	8	CBC 2007	1133B.4.2.2		Sev	erity/	3
		air handrail at top and bottom (cost for asion piece).	CBC 2019	11B-505.10.2; 11B-505.10.3				



Facility: Tilton Ranch Complex Address: 19665 Hale Ave		Part: Exterior		Floor: On-site Year Built: 1917				
Item no., Ri and Name	m no. Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
2396 • 4	ertical Clearance As-Built Description:	PCODE EG01A	8	LF	\$300	\$2,400		
flo	verhead clearance less than 80" above finished oor.	ADAAG 91 4.4.2		D.,	ia vita e			
	As-Built: 68.5" Proposed Solution:	ADA 2010 307.4			iority 	3		
Al	ter headroom. Votes:	CBC 2007 1133B.8.6.2 CBC 2019 11B-307.4		Se	verity	3		
	onsider technical feasibility. Consider uivalent facilitation.							



> Overhead clearance less than 80" above finished floor.

• As-Built: 73" • Proposed Solution:

Dig out the basement.

• Notes:

Consider technical feasibility.

Occurs at stairs to basement.

PCODE EG01A ADAAG 91 4.4.2 ADA 2010 307.4 CBC 2007 1133B.8.6.2 CBC 2019 11B-307.4

? \$120,000 1 JOB

Priority





Facility: Tilton Ranch Complex Part: Exterior Floor: On-site
Address: 19665 Hale Ave Year Built: 1917

Item no., Rm no. Existing Architectural Barrier and Name Codes / Mitigation Info Qty Unit Cost Total

5 Garage

Electrical

2415

As-Built Description:

Electric switch or control mounted less than 15" measured to the bottom of the outlet box or greater than 48 inches measured to the top of the outlet box.

• As-Built: 67"

· Proposed Solution:

Relocate light switches or control to between 15" and 48" height.

PCODE IC01

ADAAG 91 4.2.5 & 6

ADA 2010 308.2.1 &

CBC 2007 1117B.6.3

CBC 2019 11B-308.2.1 & 11B-308.2.2

1 JOB \$900

\$900

Priority



Severity





201

Facility: Tilton Ranch Complex Part: Exterior Floor: On-site
Address: 19665 Hale Ave Year Built: 1917

Item no., Rm no. Existing Architectural Barrier and Name Codes / Mitigation Info Qty Unit Cost Total

Existing Facility

• As-Built Description:

At time of survey, room was locked and could not

be accessed.

• Proposed Solution:

Verify elements in room are compliant with ADA.

Notes:

Door appears to require over 15lbs to operate.

PCODE XA03

CBC 2019 11B-307.2

REF

Severity

Priority





Non-Fixed Desk

• As-Built Description:

Accessible non-fixed table or desk (top 28" to 34" high; knee space at least 27" high x 19" deep x 30" wide) not provided.

- · As-Built: 17" deep.
- · Proposed Solution:

Provide table or desk with accessible dimensions when purchasing new furniture.

PCODE IN02A ADAAG 91 4.32.3 & .4

ADA 2010 306.1

CBC 2007 1122B.3 & 4

CBC 2019 11B-306.1 & 11B-902.3

1 JOB \$4,800

Priority

Severity (



\$4,800



	ility: Tilto ress: 19665	n Ranch Complex Hale Ave	Part: Exterior				
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2416	approach i		PCODE IE02 ADAAG 91 4.2.6 ADA 2010 308.3.1	1	JOB Pr i	\$300	\$300
	As-Built:ProposedModify ed	V-1	CBC 2007 1118B.6 CBC 2019 11B-308.3		Se	verity	3



	llity: Tilto ress: 19665	n Ranch Complex Hale Ave	Part: Exterior	Floor: On-site Year Built: 1917					
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	arrier Codes / Mitigation Info		Unit	Cost	Total		
	Walk								
2417	• As-Built Description: Walk more than 36" but less than 48" wide (required in CA only).		PCODE EF08	60	SF	\$135	\$8,100		
	• As-Built:	41"			Pr	iority	1		
	 Proposed 	d Solution:	CBC 2007 1133B.7.1		Se	verity	3		
	Enlarge w • Notes:	yidth of walk to 48".	CBC 2019 11B-403.5.1.3						
	Compli	es with 1991 and 2010 ADA. C	Α						



only.

Facility: Tilton Ranch Complex Part: Exterior Floor: On-site
Address: 19665 Hale Ave Year Built: 1917

Item no., Rm no. and Name Existing Architectural Barrier and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total

6 Workshop

Door Hardware

As-Built Description:

Door does not have accessible operating hardware.

• Proposed Solution:

Provide lever handle or other accessible hardware.

· Notes:

2420

See exceptions for machinery spaces.

PCODE ID07

ADAAG 91 4.13.9

ADA 2010 404.2.7

CBC 2007 1133B.2.5.2

CBC 2019 11B-404.2.7

1 JOB

\$750

\$750

Priority

1

Severity





205

Floor: On-site

Add	ress: 19665	Hale Ave			ar Built: 1	917	
Item no., Rm no. Existing Architectural Barrier and Name and Proposed Solution		•	Codes / Mitigation Info	Qty	Unit	Cost	Total
2419	• As-Built Door inace exceeding	Description: cessible due to threshold or step at door	PCODE ID02A ADAAG 91 4.13.8	1		\$1,200	\$1,200

Part: Exterior

• *Proposed Solution:* Modify threshold to be no more than 1/2" by

Facility: Tilton Ranch Complex

Modify threshold to be no more than 1/2" by removing existing paving at door and providing landing with edge ramping (slope 1:20 max).

• Notes:

• As-Built: 4"

See exceptions for machinery spaces. Verify whether this is to remain a machinery space/maintenance facility and whether there is public access.

PCODE ID02A 1 JOB \$1,200 \$1,200
ADAAG 91 4.13.8

ADA 2010 404.2.5

CBC 2007 1133B.2.4.1

CBC 2019 11B-404.2.5



Existing Facility

As-Built Description:

2418

At time of survey, room was locked and could not be accessed.

• Proposed Solution:

Verify elements in room are compliant with ADA.

PCODE XA03

REF

Priority

3

CBC 2019 11B-403.5.1.3





Facility: Tilton Ranch Complex Part: Exterior Floor: On-site

Address: 19665 Hale Ave Year Built: 1917

Item no., Rm no.Existing Architectural Barrierand Nameand Proposed SolutionCodes / Mitigation InfoQty UnitCostTotal

7 Machinery Space

General Note

• As-Built Description:

Refer to notes for observation and recommendation.

PCODE GN01

REF

• Proposed Solution:

· Notes:

According to staff it's a machinery space. Multiple barriers if not. There's a gravel floor inside. CBC 2019 11B-404.2.7

Priority
Severity





207

Floor: On-site Facility: Tilton Ranch Complex Part: Exterior Year Built: 1917 Address: 19665 Hale Ave **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Stables** 8 **Changes in Level** • As-Built Description: 2427 20 SF \$63 \$1,260 PCODE EF03 Walk: Pavement dislocation creates abrupt change ADAAG 91 4.3.8 in level exceeding 1/2" in accessible route. **Priority** ADA 2010 403.4 • As-Built: 1" · Proposed Solution:

Remove, replace or repair area of pavement sufficient to correct abrupt change in level.

ADAAG 91 4.3.8

ADA 2010 403.4

CBC 2007 1133B.7.4

CBC 2019 11B-403.4

Priority 1

Severity 3



April 2023

208

	ility: Tiltor ress: 19665	n Ranch Complex Hale Ave	Part: Exterior			or: On-s or Built: 1		
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2428		Description: rement dislocation creates abrupt change ceeding 1/2" in accessible route.	PCODE EF03 ADAAG 91 4.3.8	40) SF \$63	\$2,520		
	As-Built:Proposed	-	ADA 2010 403.4 CBC 2007 1133B.7.4			•	3	
		replace or repair area of pavement to correct abrupt change in level.	CBC 2019 11B-403.4					



Door

• As-Built Description:

Surface of required maneuvering clearance at door slopes more than 1/4":12" (2.0%).

• As-Built: 4.3%

• Proposed Solution:

Modify surface slope at door.

PCODE ID11

ADAAG 91 4.13.6

ADA 2010 404.2.4.4

CBC 2007 1133B.2.4 CBC 2019 11B-404.2.4 60 SF \$120 **\$7,200**

Priority







April 2023

Facility: Tilton Ranch Complex Address: 19665 Hale Ave Item no., Rm no. and Name Existing Architectural Barrier and Proposed Solution		•	Part: Exterior	Floor: On-site Year Built: 1917			
			Codes / Mitigation Info	Qty	Unit	Cost	Total
		Description: f required maneuvering clearance at door one than 1/4":12" (2.0%).	PCODE ID11 ADAAG 91 4.13.6			\$2,400	
	 As-Built: 2.8%-4% Proposed Solution: Modify surface slope at door. 		ADA 2010 404.2.4.4 CBC 2007 1133B.2.4	Priority 1 Severity 3			3
			CBC 2019 11B-404.2.4				



Door Threshold

• As-Built Description: 2422

> Door inaccessible due to threshold or step at door exceeding 1/2".

• As-Built: 5"

• Proposed Solution:

Modify threshold to be no more than 1/2" by removing existing paving at door and providing landing with edge ramping (slope 1:20 max).

PCODE ID02A ADAAG 91 4.13.8 ADA 2010 404.2.5

CBC 2007 1133B.2.4.1

CBC 2019 11B-404.2.5

1 JOB \$1,200 \$1,200

Priority







Facility: Tilton Ranch Complex Address: 19665 Hale Ave Item no., Rm no. and Name Existing Architectural Barrier and Proposed Solution		•	Part: Exterior	Floor: On-site Year Built: 1917			
		•	Codes / Mitigation Info	Qty	Unit	Cost	Total
2423	 • As-Built Description: Door inaccessible due to threshold or step at door exceeding 1/2". • Proposed Solution: Modify threshold. 		PCODE ID02A ADAAG 91 4.13.8			\$1,200	
			ADA 2010 404.2.5	Priority 1 Severity 1			1
			CBC 2007 1133B.2.4.1				1
			CBC 2019 11B-404.2.5				



Door inaccessible due to threshold or step at door exceeding 1/2".

• As-Built: 7"

• Proposed Solution:

Modify threshold.

PCODE ID02A

ADAAG 91 4.13.8

ADA 2010 404.2.5

CBC 2007 1133B.2.4.1

CBC 2019 11B-404.2.5

1 JOB \$1,200

\$1,200

Priority







Facility: Tilton Ranch Complex Address: 19665 Hale Ave		Part: Exterior		Floor: On-site Year Built: 1917			
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
measured than 48 inc box. • As-Built: • Proposed	obescription: witch or control mounted less than 15" to the bottom of the outlet box or greater ches measured to the top of the outlet	PCODE IC01 ADAAG 91 4.2.5 & 6 ADA 2010 308.2.1 & CBC 2007 1117B.6.3 CBC 2019 11B-308.2.1 & 11B-308.2.2	1		\$900 iority verity	\$900 3 3	



· Notes:

Recommendation.

11B-203.12 Animal containment areas

Facility: Tilton Ranch Complex Address: 19665 Hale Ave, Morgan Hill, CA 95037		•	Part: Exterior		Floor: On-site Year Built: 1917				
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
	Slope								
2426	• As-Built E Slope grea	Description: ater than 1:12 (8.3%).	PCODE EB02	180	180 SF	\$300	\$54,000		
• As-Built: 29%		-> / 0	ADAAG 91 4.8.2		Pr	iority	3		
	 Proposed Solution: Demolish existing and provide new ramp with 		ADA 2010 405.2	, —			3		
handrails.		existing and provide new rump with	CBC 2007 1133B.5.3 CBC 2019 11B-405.2	Severny					



\$1,127,583.00 Conceptual Costs for Floor: On-site

Santa Clara Valley Open Space Access Compliance Survey Report

Area: Exterior

Conceptual Costs for

Floor: On-site Facility: Tilton Ranch Complex Part: Exterior Year Built: 1917 Address: 19665 Hale Ave, Morgan Hill, CA 95037 Existing Architectural Barrier and Proposed Solution Item no., Rm no. Codes / Mitigation Info Qty Unit Cost Total and Name \$1,127,583.00

5-0-1

April 2023

Santa Clara Valley Open Space Access Compliance Survey Report

	5-0-1
site	
1917	

Total

Address: 19665 Ha	ale Ave.Morgan	i Hill. CA 95037

Facility: Tilton Ranch Complex

Floor: On-Part: Exterior Year Built:

Qty

Unit

Cost

and Name	and Prop	osed Solutio	n C	odes / I
Conceptual (Costs for	Facility:	Tilton Ranch Com	plex

Existing Architectural Barrier

\$1,127,583.00

Conceptual Costs for

Item no., Rm no.

and Name

Santa Clara Valley Open Space Authority

Codes / Mitigation Info

\$2,707,896.00