



Facilities Access Compliance Survey Report for the Santa Clara Valley Open Space Authority

April 2023
SSA Project # 21058

NORTHERN CALIFORNIA | **SOUTHERN CALIFORNIA**
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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. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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1 7 2 Warehouse

Protrusion Limits

²⁴⁶² **3** • *As-Built Description:*
 Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80" above finished floor.

7 PCODE EG04
 ADAAG 91 4.4.1

9 1 **10** JOB **11** \$300 **12** \$300

Priority 1

4 • *As-Built:* **5.75" at 43" AFF**

8 ADA 2010 307.2

Severity 1

5 • *Proposed Solution:*
 Lower first aid kit so The bottom edge is below 27 inches AFF and the top latch is below 48 inches AFF.

CBC 2007 1133B.8.6.1

CBC 2019 11B-307.2

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



- 1. 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 program functions
	(e.g. Accessible parking spaces, drinking fountains, public telephones, etc.)
Priority 4	Staff only areas not expected to be accessed by 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
ADACO	ADA-Coordinator	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
FHAAG	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 Space Administrative Office			\$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 Space Preserve			\$320,565.00
2-0-1	Exterior	On-site	\$320,565.00
Facility: 3 Rancho Canada del Oro Open Space Preserve			\$108,141.00
3-0-1	Exterior	On-site	\$108,141.00
Facility: 4 Sierra Vista Open Space Preserve			\$1,005,300.00
4-0-1	Exterior	On-site	\$1,005,300.00
Facility: 5 Tilton Ranch Complex			\$1,127,583.00
5-0-1	Exterior	On-site	\$1,127,583.00
Grand Total for Santa Clara Valley Open Space Authority			\$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 Compliance Survey Report

Administrative Office

33 Las Colinas Lane

Facility #: **1**

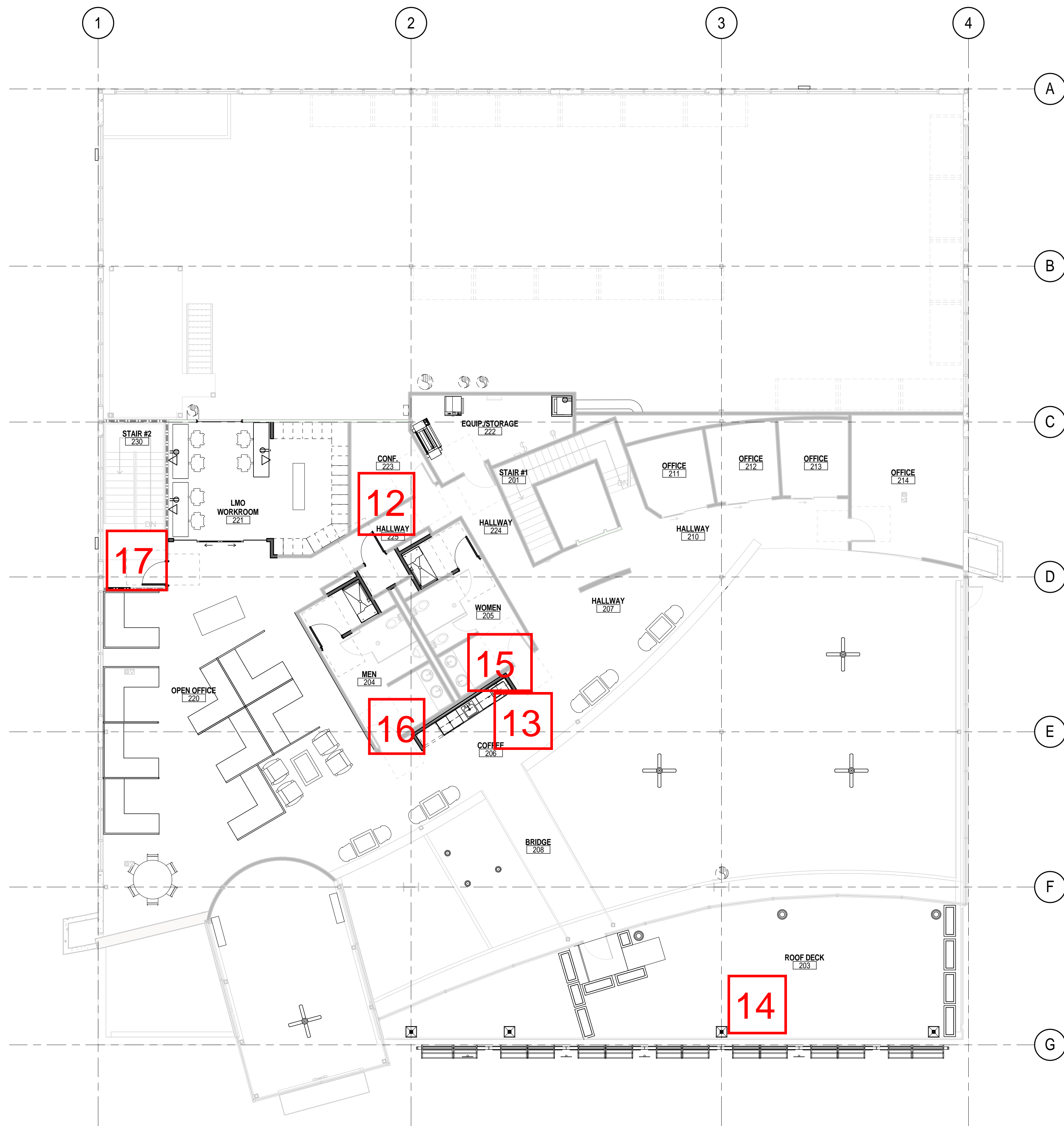
Santa Clara Valley

April 2023

SSA Project #: 21058



**SALLY SWANSON
ARCHITECTS, INC.**



2 2ND FLOOR 2 FURNITURE PLAN
1/8" = 1'-0"

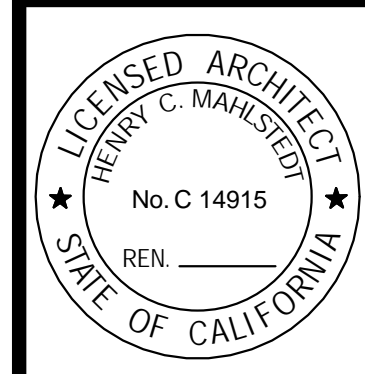


1 1ST FLOOR FURNITURE PLAN
1/8" = 1'-0"

8/1/2016 3:43:51 PM

444 Castro Street
Suite 1000
Mountain View
California 94041
650.968.2944

HAWLEY PETERSON SNYDER
Architecture Interiors Planning



FLOOR 1 EQUIPMENT/FURNITURE PLAN (FOR REFERENCE ONLY)
OPEN SPACE AUTHORITY
TENANT IMPROVEMENT
33 LAS COLINAS LN, SAN JOSE, CA.

Revisions
No. Description Date

Scale 1/8" = 1'-0"
Date Issue Date
Job No. 15-57

Q2.01

BID / PERMIT PLAN CHECK COMMENTS 2016.01.25

Facility: **Administrative Office**

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Floor: **On-site**

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Year Built:

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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

80 SF \$75 **\$6,000**

Priority **1**

Severity **2**



Facility: **Administrative Office**

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Curb Ramp

2501 • *As-Built Description:*
 Detectable warning not provided where pedestrian crosses vehicular area.

• *As-Built:* **Domes are not yellow.**

• *Proposed Solution:*

Provide detectable warning surface (i.e. in-line truncated domes) at regular curb ramp.

• **Notes:**

May have complied at the time of construction.

PCODE EH07A
 ADAAG 91 4.7.7
 ADA 2010 705.1
 CBC 2007 1127B.5.7
 CBC 2019 11B-705.1.2.2

2 JOB \$750 **\$1,500**

Priority 1

Severity 1



Facility: **Administrative Office**

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Detectable Warning

2500

- *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
 ADAAG 91 4.29.5
 CBC 2007 1133B.8.5
 CBC 2019 11B-705.1.2.5

30 LF \$81 \$2,430

Priority 1

Severity 1



2505

- *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
 ADAAG 91 4.29.5
 CBC 2007 1133B.8.5
 CBC 2019 11B-705.1.2.5

16 LF \$81 \$1,296

Priority 1

Severity 1

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



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Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Door						
2503	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Surface of required maneuvering clearance at door slopes more than 1/4":12" (2.0%). • <i>As-Built:</i> 0.2" level changes in door maneuvering clearance. Caused by detectable warnings. • <i>Proposed Solution:</i> Relocate detectable warnings outside the door maneuvering clearance. 	<p>PCODE ID11</p> <p>ADAAG 91 4.13.6</p> <p>ADA 2010 404.2.4.4</p> <p>CBC 2007 1133B.2.4</p> <p>CBC 2019 11B-404.2.4</p>	25	SF	\$120	\$3,000
						<p>Priority 1</p> <p>Severity 3</p>



Facility: **Administrative Office**

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Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Protrusion Limits						
2502	<ul style="list-style-type: none"> 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: 8.5" at 61" AFF Proposed Solution: Add cane detection. 	PCODE EG04 ADAAG 91 4.4.1 ADA 2010 307.2 CBC 2007 1133B.8.6.1 CBC 2019 11B-307.2	1	JOB	\$300	\$300
					Priority	1
					Severity	1



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

Facility: **Administrative Office**

Part: **Exterior**

Floor: **On-site**

Address: **33 Las Colinas Lane**

Year Built:

<i>Item no., Rm no. and Name</i>	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Conceptual Costs for Area: Exterior					\$14,526.00	

Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

Assistive Listening

2446

• *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 G102
 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 \$300 \$300

Priority **1**

Severity **3**



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Door Threshold						
2436	<ul style="list-style-type: none"> As-Built Description: Door inaccessible due to threshold or step at door exceeding 1/2". .62" 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	1
					Severity	1



Signage

2437	<ul style="list-style-type: none"> 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	\$1,500
					Priority	1
					Severity	1



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

ADAAG 91 4.4.1

ADA 2010 307.2

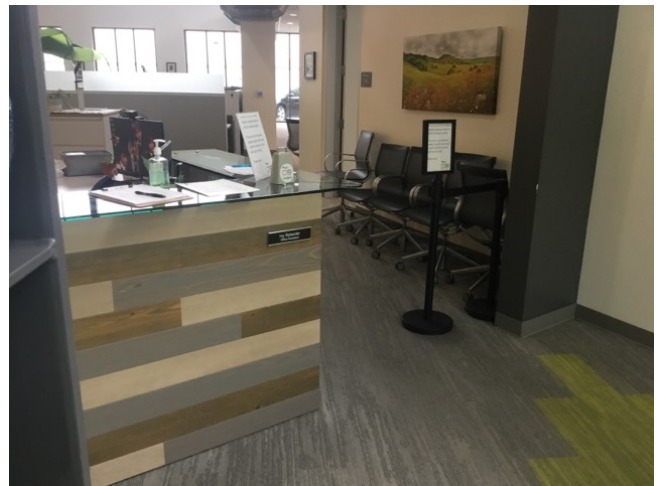
CBC 2007 1133B.8.6.1

CBC 2019 11B-307.2

14 LF \$150 **\$2,100**

Priority 1

Severity 1



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

Corridor

2443

• *As-Built Description:*
Corridor less than 44" wide.

• *As-Built:* **34"-40"**

• *Proposed Solution:*

Relocate furniture.

PCODE IH03

1 JOB \$0

ADAAG 91 4.3.3

ADA 2010 403.5.1

Priority 1

CBC 2007 1133B.3.1

Severity 1

CBC 2019 11B-403.5.1



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

2440	<ul style="list-style-type: none"> • <i>As-Built Description:</i> 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. • <i>As-Built:</i> 26.7" AFF at 14" deep. • <i>Proposed Solution:</i> Remove or relocate the unused electric cord chase under the table. 	<p>PCODE IN02A</p> <p>ADAAG 91 4.32.3 & .4</p> <p>ADA 2010 306.1</p> <p>CBC 2007 1122B.3 & 4</p> <p>CBC 2019 11B-306.1 & 11B-902.3</p>	1	JOB	\$30	\$30
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Priority 1

Severity 4



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

2441	<ul style="list-style-type: none"> 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: 17" at 70" AFF. Proposed Solution: Provide cane-detectable railing to mark area of low clearance. 	<p>PCODE EG04A</p> <p>ADAAG 91 4.4.1</p> <p>ADA 2010 307.2</p> <p>CBC 2007 1133B.8.6.1</p> <p>CBC 2019 11B-307.2</p>	6	LF	\$300	\$1,800
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Priority 1

Severity 1



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

2442

• *As-Built Description:*

Speaker podium is not accessible. Upper edge of podium is more than 34" above the finished floor, and knee space is less than 27" high, 30" wide, and 19" deep.

• *As-Built:* **42" to top. No knee clearance.**

• *Proposed Solution:*

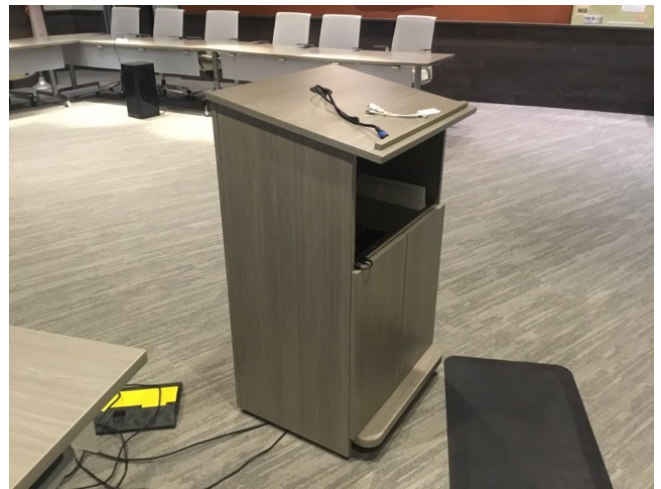
Provide additional, integrated, and accessible speaker podium.

PCODE GB02A
 ADAAG 91 4.32.3
 ADA 2010 902.3
 CBC 2007 1122B.3
 CBC 2019 11B-902.3

1 JOB \$6,000 **\$6,000**

Priority 1

Severity 3



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

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Year Built:

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

2444	<ul style="list-style-type: none"> • <i>As-Built Description:</i> 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. • <i>Proposed Solution:</i> Provide raised letter/Braille "EXIT ROUTE" sign at door. 	<p>PCODE SA10D</p> <p>ADAAG 91 4.1.3(16)</p> <p>ADA 2010 216.4.1</p> <p>CBC 2007 1011.3</p> <p>CBC 2019 11B-216.4.1</p>	1	JOB	\$270	\$270
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Priority 1

Severity 1



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4 Men's Restroom

Accessible Compartment

2450

• *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 **\$1,500**

Priority 2

Severity 4



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Accessories

- 2454 • *As-Built Description:*
Toilet paper dispenser less than 15" (CA: 19") or more than 48" above floor or not within 7" to 9" from front of water closet (Note: CA pre-2010 is allowed within 12" from front of water closet).
- *As-Built:* **13" to the center of the entire steel dispenser enclosure. 17" to the centerline of the toilet paper rolls.**
- *Proposed Solution:*
Relocate or provide new toilet paper dispenser.

PCODE WG02
 ADAAG 91 4.16.6
 ADA 2010 604.7
 CBC 2007 1115B.8.4
 CBC 2019 11B-604.7

1 JOB \$225 \$225

Priority **2**

Severity **3**



Facility: **Administrative Office**

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Door Swing

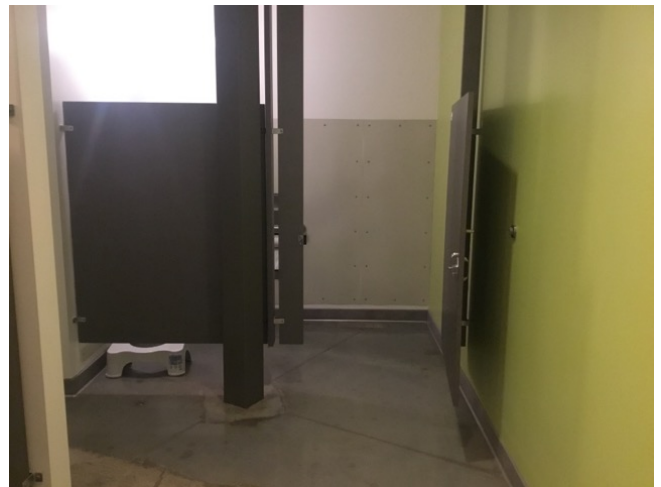
- 2451 • *As-Built Description:*
Front approach: At pull side, door does not have clear and level maneuvering space measuring door width plus 18" x 60". (24" x 60" at exterior doors).
- *As-Built:* **12" to post. Post creates approximately 10.5" deep alcove.**
- *Proposed Solution:*
Relocate the compartment partition so the steel post is partially within the compartment or recessed into the partition.

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 2

Severity 3



Facility: **Administrative Office**

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Address: **33 Las Colinas Lane**

Year Built:

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

2453

- *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 2

Severity 3



2455

- *As-Built Description:*
Accessories/dispensers in accessible stall located closer than 1-1/2" below or 12" above grab bar impedes its use.
- *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 \$225

Priority 2

Severity 4



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

2456	<ul style="list-style-type: none"> As-Built Description: Required in CA only: identification symbol centered 58" to 60" high on sanitary facility door that contrasts with the door not provided (women: 12" ø circle, men: 12" triangle, unisex: combined symbol). As-Built: 61" AFF Proposed Solution: Provide properly mounted sanitary facility symbol when altering area. If wheelchair accessible, include International Symbol of Accessibility on sign. 	<p>PCODE SA15</p> <p>CBC 2007 1115B.6</p> <p>CBC 2019 11B-703.7.2.6</p>	1	JOB	\$270	\$270
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Priority 2

Severity 4



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Stall Door						
2452	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Stall door to accessible compartment not self closing. • <i>Proposed Solution:</i> 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	\$75
					Priority	2
					Severity	4



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Toilet Stall						
2449	<ul style="list-style-type: none"> As-Built Description: Toilet stall less than 60" wide. As-Built: 58" wide at 47" from rear wall. Obstructed by cross support. Proposed Solution: Provide new accessible stall. 	PCODE WB06 ADAAG 91 4.17.3 ADA 2010 604.8.1.1 CBC 2007 1115B.3.1.4.1 CBC 2019 11B-604.8.1.1	1	JOB	\$4,500	\$4,500
					Priority	2
					Severity	3



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

Grab Bars

2459

• *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 **2**

Severity **3**



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

2457	<ul style="list-style-type: none"> As-Built Description: Required in CA only: identification symbol centered 58" to 60" high on sanitary facility door that contrasts with the door not provided (women: 12" ø circle, men: 12" triangle, unisex: combined symbol). As-Built: 61.5" AFF Proposed Solution: Provide properly mounted sanitary facility symbol when altering area. If wheelchair accessible, include International Symbol of Accessibility on sign. 	<p>PCODE SA15</p> <p>CBC 2007 1115B.6</p> <p>CBC 2019 11B-703.7.2.6</p>	1	JOB	\$270	\$270
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Priority 2

Severity 4



Facility: **Administrative Office**

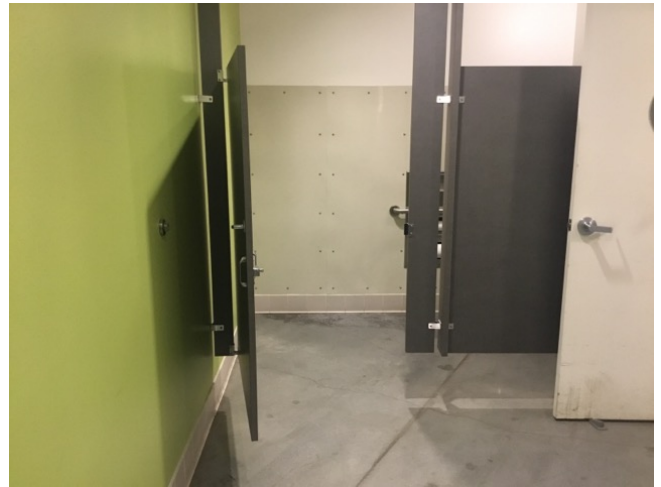
Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Stall Door						
2458	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Stall door to accessible compartment not self closing. • <i>Proposed Solution:</i> Adjust closer. 	<p>PCODE WB05B</p> <p>ADAAG 91 4.22.4</p> <p>ADA 2010 604.8.1.2</p> <p>CBC 2007 1115B.3.1.4.4</p> <p>CBC 2019 11B-604.8.1.2</p>	1	JOB	\$75	\$75
					Priority	2
					Severity	4



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

2460 • *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:*
 Relocate existing water closet and plumbing, remount with offset closet flange to provide 18" max. from side wall.

PCODE **WB02C**
 ADAAG 91 **Fig. 28**
 ADA 2010 **604.2**
 CBC 2007 **1115B.4.1.1**
 CBC 2019 **11B-604.2**

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

Priority 2

Severity 3



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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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 \$150

Priority **1**

Severity **1**



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

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.

PCODE EG04

ADAAG 91 4.4.1

ADA 2010 307.2

CBC 2007 1133B.8.6.1

CBC 2019 11B-307.2

1 JOB \$300 \$300

Priority **1**

Severity **1**



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

Protrusion Limits

2463

• *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

ADAAG 91 4.4.1

ADA 2010 307.2

CBC 2007 1133B.8.6.1

CBC 2019 11B-307.2

6 LF \$300 **\$1,800**

Priority 1

Severity 1



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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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
 ADAAG 91 4.2.5
 ADA 2010 308.2.1
 CBC 2007 1118B.5
 CBC 2019 11B-308.2.1

1 JOB \$300 \$300

Priority **4**

Severity **3**



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

Protrusion Limits

2465

• *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

2 LF \$300 **\$600**

Priority 1

Severity 1



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

2466	<ul style="list-style-type: none"> • <i>As-Built Description:</i> 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. • <i>As-Built:</i> 68" • <i>Proposed Solution:</i> Modify equipment or mounting. • <i>Notes:</i> Ensure the first aid kit is not a protruding object when relocated. 	<p>PCODE IE02</p> <p>ADAAG 91 4.2.6</p> <p>ADA 2010 308.3.1</p> <p>CBC 2007 1118B.6</p> <p>CBC 2019 11B-308.3</p>	1	JOB	\$300	\$300
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Priority 1

Severity 1



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

Elevator

2467

• *As-Built Description:*

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**
 ADAAG 91 **4.10.12(2)**
 ADA 2010 **407.4.7.1.3**
 CBC 2007 **1116B.1.9**
 CBC 2019 **11B**
-407.4.7.1.3

2 JOB \$300 \$600

Priority 1

Severity 4



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Signage						
2468	<ul style="list-style-type: none"> As-Built Description: Sign does not have non-glare finish and/or good color contrast (dark on light or light on dark). As-Built: Hoistway signs on both floors have glare. Proposed Solution: Provide compliant signage. 	PCODE SA03 ADAAG 91 4.30.5 ADA 2010 703.5.1 CBC 2007 1117B.5.5 CBC 2019 11B -407.4.7.1.3	2	JOB	\$270	\$540
						Priority 1 Severity 4



Conceptual Costs for Floor: First Floor	\$28,140.00
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Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

Door Swing

2469

• *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:*

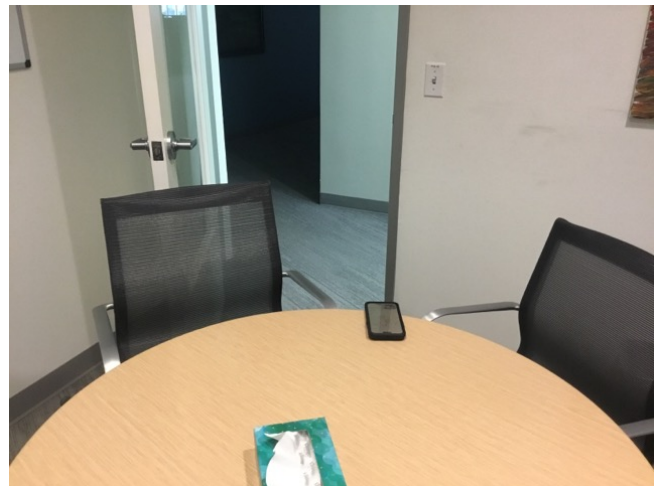
Remove or relocate furniture or storage items.

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 1

Severity 1



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Non-Fixed Desk						
2470	<ul style="list-style-type: none"> 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: 9" deep toe clearance. 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	\$4,800
					Priority	1
					Severity	3



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Signage						
2471	<ul style="list-style-type: none"> As-Built Description: Sign characters not readable because they are not sized for viewing distance. As-Built: 3/8" high 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-306.1 & 11B-902.3	1	JOB	\$270	\$270
					Priority	1
					Severity	3



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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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 **\$4,800**

Priority 

Severity 



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

2472	<ul style="list-style-type: none"> As-Built Description: Reach height to control or access point, exceeds 48" or is less than 15". As-Built: 18" deep toe clearance. 20" reach to faucet handle. Proposed Solution: Provide 20" minimum toe clearance or relocate the faucet handle. 	PCODE IE01 ADAAG 91 4.2.5 ADA 2010 308.2.1 CBC 2007 1118B.5 CBC 2019 11B-308.2.1	1	JOB	\$300	\$300
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Priority 4

Severity 3



2473	<ul style="list-style-type: none"> 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: 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
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Priority 4

Severity 3



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

Door Threshold

2476

- *As-Built Description:*

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 **1**

Severity **2**



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

2475

• *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:* **41" to the top. 4" knee clearance.**

• *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 \$4,800

Priority **1**

Severity **3**



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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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 2

Severity 4



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

- 2482
- *As-Built Description:*
Toilet paper dispenser less than 15" (CA: 19") or more than 48" above floor or not within 7" to 9" from front of water closet (Note: CA pre-2010 is allowed within 12" from front of water closet).
 - *As-Built:* **13" to center of dispenser enclosure. 17" to center of toilet paper rolls.**
 - *Proposed Solution:*
Relocate or provide new toilet paper dispenser.

PCODE WG02
 ADAAG 91 4.16.6
 ADA 2010 604.7
 CBC 2007 1115B.8.4
 CBC 2019 11B-604.7

1 JOB \$225 \$225

Priority **2**

Severity **3**



Facility: **Administrative Office**

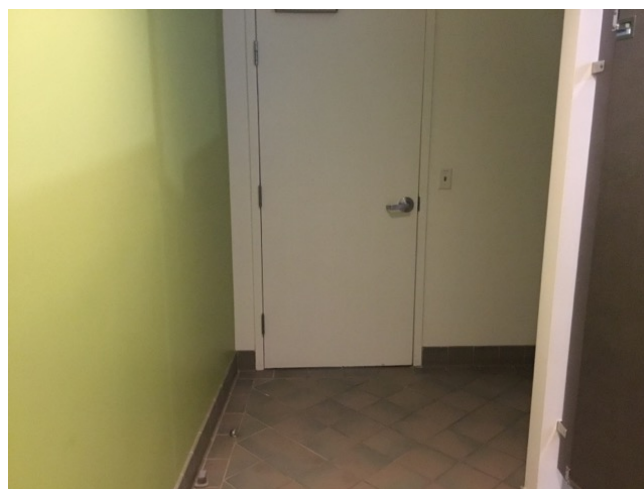
Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Door Swing						
2477	<ul style="list-style-type: none"> 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). As-Built: 54" Proposed Solution: Change door swing. 	PCODE ID23 ADAAG 91 Fig. 25(a) ADA 2010 404.2.4 CBC 2007 11B-26A(a) CBC 2019 11B-404.2.4	1	JOB	\$1,500	\$1,500
					Priority	2
					Severity	3



2478	<ul style="list-style-type: none"> 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). 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	2
					Severity	3



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

2492	<ul style="list-style-type: none"> • <i>As-Built Description:</i> 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). • <i>As-Built:</i> Extends 51" • <i>Proposed Solution:</i> Provide or relocate accessible side grab bar. 	<p>PCODE WB07A</p> <p>ADAAG 91 Fig. 29(b)</p> <p>ADA 2010 604.5.1</p> <p>CBC 2007 1115B.4.1.3.1</p> <p>CBC 2019 11B-604.5.1</p>	1	JOB	\$780	\$780
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Priority 2

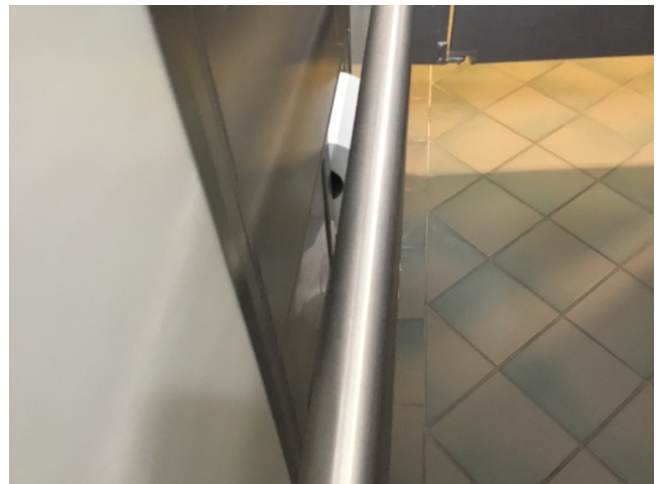
Severity 3



2493	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Accessories/dispensers in accessible stall located closer than 1-1/2" below or 12" above grab bar impedes its use. • <i>As-Built:</i> 1.125" • <i>Proposed Solution:</i> 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). 	<p>PCODE WB07I</p> <p>ADAAG 91 4.26.2</p> <p>ADA 2010 609.3</p> <p>CBC 2007 1133B.4.2.5</p> <p>CBC 2019 11B-609.3</p>	1	JOB	\$225	\$225
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Priority 2

Severity 2



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

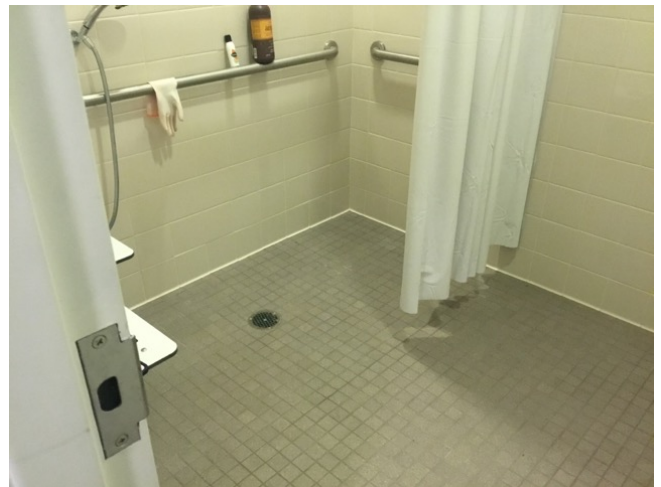
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Shower

2483	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Floor surface sloped greater than 2.0% (1:48) due to drain. • <i>As-Built:</i> 3% • <i>Proposed Solution:</i> Remodel floor surface to compliance. 	<p>PCODE WF06A</p> <p>ADA 2010 608.9</p> <p>CBC 2019 11B-608.9</p>	1	JOB	\$1,500	\$1,500
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Priority **2**

Severity **4**



Stall Door

2479	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Stall door to accessible compartment not self closing. • <i>Proposed Solution:</i> Adjust closer. 	<p>PCODE WB05B</p> <p>ADAAG 91 4.22.4</p> <p>ADA 2010 604.8.1.2</p> <p>CBC 2007 1115B.3.1.4.4</p> <p>CBC 2019 11B-604.8.1.2</p>	1	JOB	\$75	\$75
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Priority **2**

Severity **3**



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

2481

- *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:* **18.3"**
- *Proposed Solution:*
Relocate existing water closet and plumbing, remount with offset closet flange to provide 18" max. from side wall.
- *Notes:*
Possibly complied with CA tolerance at the time of construction.

PCODE **WB02C**
 ADAAG 91 **Fig. 28**
 ADA 2010 **604.2**
 CBC 2007 **1115B.4.1.1**
 CBC 2019 **11B-604.2**

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

Priority **2**

Severity **4**



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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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 2

Severity 4



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Door Swing						
2485	<ul style="list-style-type: none"> 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). As-Built: 53" Proposed Solution: Remodel 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 2
						Severity 3



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

2487

- *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 **2**

Severity **3**



2489

- *As-Built Description:*
Accessories/dispensers in accessible stall located closer than 1-1/2" below or 12" above grab bar impedes its use.
- *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 \$225

Priority **2**

Severity **3**



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

2490	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Floor surface sloped greater than 2.0% (1:48) due to drain. • <i>As-Built:</i> 2.9% • <i>Proposed Solution:</i> Remodel floor surface to compliance. 	<p>PCODE WF06A</p> <p>ADA 2010 608.9</p> <p>CBC 2019 11B-608.9</p>	1	JOB	\$1,500	\$1,500
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Priority **2**

Severity **4**



Signage

2484	<ul style="list-style-type: none"> • <i>As-Built Description:</i> 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. • <i>As-Built:</i> 4.5" to the wall. • <i>Proposed Solution:</i> Relocate compliant signage on latch side of door located at compliant height with a clear floor space. 	<p>PCODE SA07B</p> <p>ADA 2010 703.4.2</p> <p>CBC 2019 11B-703.4.2</p>	1	JOB	\$150	\$150
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Priority **2**

Severity **4**

- *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.



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Stall Door						
2486	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Stall door to accessible compartment not self closing. • <i>Proposed Solution:</i> 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	\$75
					Priority	2
					Severity	3



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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17 Stair 2

Detectable Warning

2507

• *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
ADAAG 91 4.29.5

CBC 2007 1133B.8.5

CBC 2019 11B-705.1.2.5

16 LF \$81 **\$1,296**

Priority **1**

Severity **1**



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Door						
2499	<ul style="list-style-type: none"> As-Built Description: Surface of required maneuvering clearance at door slopes more than 1/4":12" (2.0%). As-Built: 4% 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	20	SF	\$120	\$2,400
						Priority 1
						Severity 3



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

2497

• *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:* **44" to handrails.**

• *Proposed Solution:*

Relocate handrails.

• *Notes:*

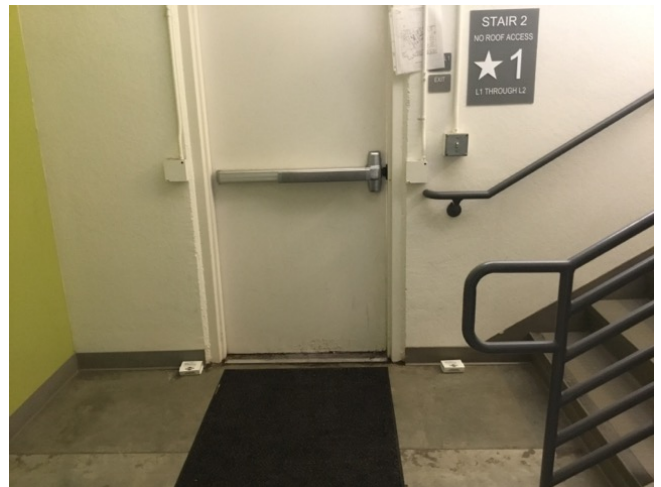
The door serves ground floor exits.

PCODE ID24B
 ADAAG 91 Fig. 25(a)
 ADA 2010 404.2.4
 CBC 2007 11B-26A(a)
 CBC 2019 11B-404.2.4

1 JOB \$7,800 \$7,800

Priority 1

Severity 1



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Door Threshold						
2498	<ul style="list-style-type: none"> As-Built Description: Door inaccessible due to threshold or step at door exceeding 1/2". As-Built: 3" Proposed Solution: Repair the surface. 	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	1
					Severity	1



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

2495

- *As-Built Description:*
Guards (42" high) not provided at side of ramp or landing where drop-off to adjacent grade or floor exceeds 30" height (California building code requirement only).
- *Proposed Solution:*
Provide new guards, including handrail at ramp.

PCODE ED08

20 LF \$360 \$7,200

Priority 1

CBC 2007 1133B.5.7

Severity 1

CBC 2019 Section 1013.2;
1013.3



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

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

2494

• *As-Built Description:*

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.

• *As-Built:* **Insufficient contrast.**

• *Proposed Solution:*

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

• **Notes:**

Required if stairs are or were altered.

PCODE II02B

ADA 2010 504.4

CBC 2007 1133B.4.4

CBC 2019 11B-504.4.1

20 LF \$42 \$840

Priority 1

Severity 1



Facility: **Administrative Office**

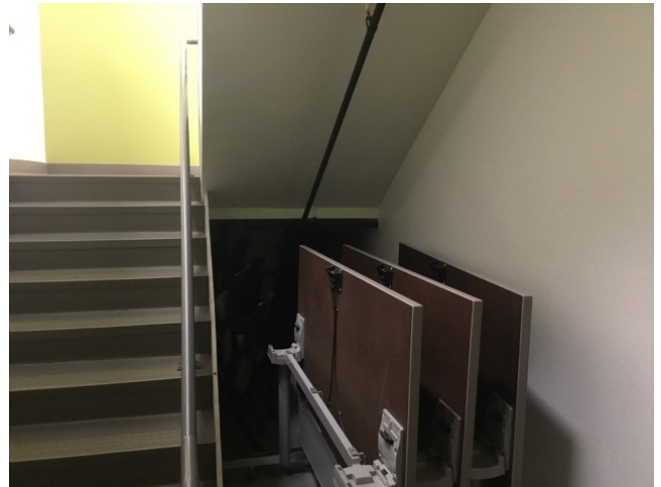
Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Vertical Clearance						
2496	<ul style="list-style-type: none"> As-Built Description: Overhead clearance less than 80" above finished floor. As-Built: Between 27" and 80" AFF Proposed Solution: Provide cane-detectable railing to mark area of low clearance. 	PCODE EG01A ADAAG 91 4.4.2 ADA 2010 307.4 CBC 2007 1133B.8.6.2 CBC 2019 11B-307.4	4	LF	\$300	\$1,200
						Priority 1
						Severity 1



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

Facility: **Administrative Office**

Part: **Interior**

Floor: **All**

Address: **33 Las Colinas Lane**

Year Built:

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

Door Closer

2439	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Excessive force required to open door. • <i>As-Built:</i> 2 seconds to close. 14lbs. • <i>Proposed Solution:</i> 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. 	<p>PCODE ID03</p> <p>ADAAG 91 4.13.11</p> <p>ADA 2010 404.2.9</p> <p>CBC 2007 1133B.2.5</p> <p>CBC 2019 11B-404.2.9</p>	10	JOB	\$75	\$750
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Priority 1

Severity 1



Facility: **Administrative Office**

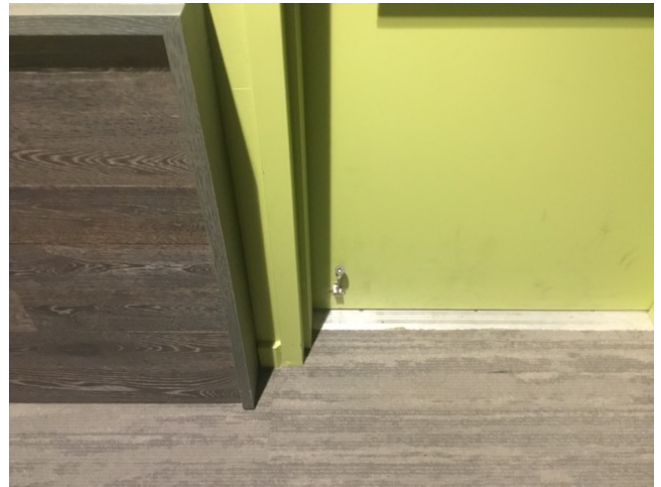
Part: **Interior**

Floor: **All**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Door Stopper						
2445	<ul style="list-style-type: none"> • <i>As-Built Description:</i> At push side of door on accessible route, bottom 10" does not have a smooth, uninterrupted surface. • <i>Proposed Solution:</i> Relocate doorstop. 	<p>PCODE ID06A</p> <p>ADA 2010 404.2.10</p> <p>CBC 2007 1133B.2.6</p> <p>CBC 2019 11B-404.2.10</p>	10	JOB	\$1,800	\$18,000
						<p>Priority 1</p> <p>Severity 3</p>



Facility: **Administrative Office**

Part: **Interior**

Floor: **All**

Address: **33 Las Colinas Lane**

Year Built:

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

2447 • *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:* **3" AFF**

• *Proposed Solution:*
 Modify equipment or mounting.

PCODE IE02REF
 ADAAG 91 4.2.6
 ADA 2010 308.3.1
 CBC 2007 1118B.6
 CBC 2019 11B-308.3

REF

Priority 1

Severity 3



Facility: **Administrative Office** Part: **Interior** Floor: **All**
 Address: **33 Las Colinas Lane, San Jose CA 95119** Year Built:

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

2448	<ul style="list-style-type: none"> As-Built Description: Required in CA only: identification symbol centered 58" to 60" high on sanitary facility door that contrasts with the door not provided (women: 12" ø circle, men: 12" triangle, unisex: combined symbol). As-Built: Edges are not cased or rounded. Proposed Solution: Provide properly mounted sanitary facility symbol when altering area. If wheelchair accessible, include International Symbol of Accessibility on sign. 	PCODE SA15 CBC 2007 1115B.6 CBC 2019 11B-703.7.2.6	6	JOB	\$450	\$2,700
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Priority 1

Severity 1



Conceptual Costs for Floor: All	\$21,450.00
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Facility: **Administrative Office** Part: **Interior** Floor: **All**
 Address: **33 Las Colinas Lane, San Jose CA 95119** Year Built:

<i>Item no., Rm no. and Name</i>	<i>Existing Architectural Barrier and Proposed Solution</i>	<i>Codes / Mitigation Info</i>	<i>Qty</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
Conceptual Costs for Area: Interior					\$131,781.00	

Facility: **Administrative Office** Part: **Interior** Floor: **All**
 Address: **33 Las Colinas Lane, San Jose CA 95119** Year Built:

<i>Item no., Rm no. and Name</i>	<i>Existing Architectural Barrier and Proposed Solution</i>	<i>Codes / Mitigation Info</i>	<i>Qty</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
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Conceptual Costs for Facility: Administrative Office					\$146,307.00	
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Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

Year Built: **2015**

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

Detectable Warning

2291

• *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
ADAAG 91 4.29.5

CBC 2007 1133B.8.5

CBC 2019 11B-705.1.2.5

60 LF \$81 **\$4,860**

Priority 3

Severity 1



Access Compliance Survey Report

Coyote Valley Open Space Preserve

550 Palm Ave

Facility #: **2**

Santa Clara Valley

April 2023

SSA Project #: 21058



**SALLY SWANSON
ARCHITECTS, INC.**



5

4

3

1

2



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

Facility: **Coyote Valley Open Space Preserve**
 Address: **550 Palm Ave**

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
Floor or Ground Surfaces						
2279	<ul style="list-style-type: none"> As-Built Description: Accessible parking space has slope greater than 1/4":12" (2%). As-Built: To 9% Proposed Solution: Modify slope at accessible parking space. 	PCODE EA05 ADAAG 91 4.6.3 ADA 2010 502.4 CBC 2007 1129B.3.3 CBC 2019 11B-502.4	15	SF	\$36	\$540
					Priority	3
					Severity	2



Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Parking						
2280	<ul style="list-style-type: none"> As-Built Description: Accessible parking space smaller than 8' wide (CA only: 9' x 18'). As-Built: 106.5"-107" wide Proposed Solution: Modify parking space(s) to create accessible space. 	PCODE EA02A ADAAG 91 4.6.3 ADA 2010 502.2 CBC 2007 1129B.3.1 CBC 2019 11B-502.2	2	JOB	\$600	\$1,200
					Priority	3
					Severity	3



2281	<ul style="list-style-type: none"> 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 CBC 2007 1129B.3.1 CBC 2019 11B-502.3.3	1	JOB	\$300	\$300
					Priority	3
					Severity	4



Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

Year Built: **2015**

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

Accessories

2286

• *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**
 ADAAG 91 **4.23.7**
 ADA 2010 **308.2.1**
 CBC 2007 **1115B.8.3**
 CBC 2019 **11B-603.5**

1 JOB \$300 **\$300**

Priority 2

Severity 3



Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2287	<ul style="list-style-type: none"> • <i>As-Built Description:</i> 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. • <i>As-Built:</i> 51" • <i>Proposed Solution:</i> Relocate existing restroom accessories. 	PCODE WG01A ADAAG 91 4.23.7 ADA 2010 308.2.1 CBC 2007 1115B.8.3 CBC 2019 11B-603.5	1	JOB	\$300	\$300

Priority 2
Severity 3



Changes in Level

2282	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Walk: Pavement dislocation creates abrupt change in level exceeding 1/2" in accessible route. • <i>As-Built:</i> 1" • <i>Proposed Solution:</i> 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
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Priority 2
Severity 1

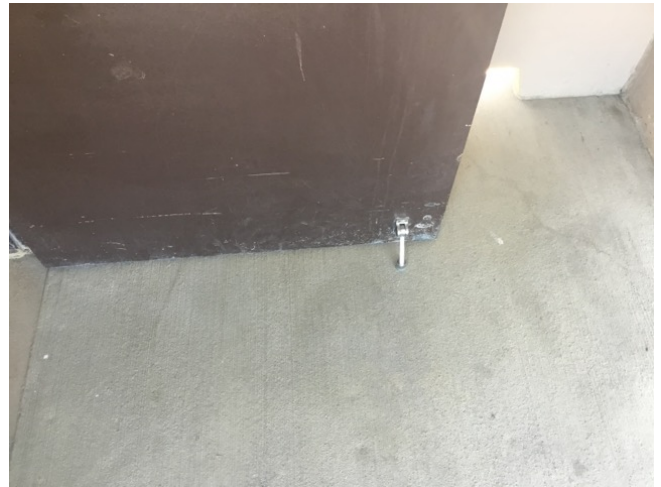


Facility: **Coyote Valley Open Space Preserve**
 Address: **550 Palm Ave**

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
Door Stopper						
2285	<ul style="list-style-type: none"> <i>As-Built Description:</i> At push side of door on accessible route, bottom 10" does not have a smooth, uninterrupted surface. <i>Proposed Solution:</i> Remove door stopper when altering area. Provide rubber wedge. 	PCODE ID06A ADA 2010 404.2.10 CBC 2007 1133B.2.6 CBC 2019 11B-404.2.10	1	JOB	\$75	\$75
					Priority	2
					Severity	3



Facility: **Coyote Valley Open Space Preserve**
 Address: **550 Palm Ave**

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
Grab Bars						
2288	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Accessories/dispensers in accessible stall located closer than 1-1/2" below or 12" above grab bar impedes its use. • <i>As-Built:</i> 6" • <i>Proposed Solution:</i> Remove the vertical grab bar. 	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	2
					Severity	3



Facility: **Coyote Valley Open Space Preserve**

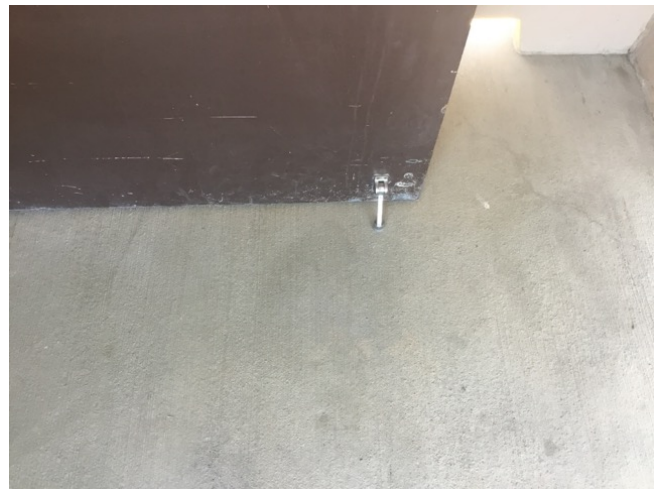
Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Reach Range						
2284	<ul style="list-style-type: none"> 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 door stop. 	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	2
					Severity	3



Signage						
2283	<ul style="list-style-type: none"> 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	2
					Severity	3



Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2289	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Required in CA only: identification symbol centered 58" to 60" high on sanitary facility door that contrasts with the door not provided (women: 12" ø circle, men: 12" triangle, unisex: combined symbol). • <i>As-Built:</i> Not beveled. • <i>Proposed Solution:</i> Provide properly mounted sanitary facility symbol when altering area. If wheelchair accessible, include International Symbol of Accessibility on sign. 	<p>PCODE SA15</p> <p>CBC 2007 1115B.6</p> <p>CBC 2019 11B-703.7.2.6</p>	1	JOB	\$270	\$270

Priority 2

Severity 3



Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

Year Built: **2015**

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

Changes in Level

- *As-Built Description:*
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
 ADAAG 91 4.3.8
 ADA 2010 403.4
 CBC 2007 1133B.7.4
 CBC 2019 11B-403.4

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

Priority 1

Severity 1



Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2292	<ul style="list-style-type: none"> 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 ADA 2010 403.4 CBC 2007 1133B.7.4 CBC 2019 11B-403.4	1	JOB	\$6,000	\$6,000
						Priority 1 Severity 1



Clear Floor Space

2293	<ul style="list-style-type: none"> As-Built Description: 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 1 Severity 3



Facility: **Coyote Valley Open Space Preserve**
 Address: **550 Palm Ave**

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
Cross Slope						
2294	<ul style="list-style-type: none"> As-Built Description: Cross slope more than 1":48" (2.083%). As-Built: To 13% Proposed Solution: Modify cross slope. Notes: Occurs on both trails from picnic and restrooms to information and trail head. 	PCODE EF07 ADAAG 91 4.3.7 ADA 2010 403.3 CBC 2007 1133B.7.1.3 CBC 2019 11B-403.3	1600	SF	\$30	\$48,000
					Priority	1
					Severity	3



Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

Year Built: **2015**

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

Detectable Warning

2296

• *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

5 LF \$81 \$405

ADAAG 91 4.29.5

Priority 1

CBC 2007 1133B.8.5

Severity 3

CBC 2019 11B-705.1.2.5



Facility: **Coyote Valley Open Space Preserve**
 Address: **550 Palm Ave**

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
Minimum Number						
2295	<ul style="list-style-type: none"> • <i>As-Built Description:</i> At parking lot with 1-25 spaces, the number of accessible spaces is less than required by code; 1 space required • <i>Proposed Solution:</i> Provide required accessible parking space with sign including a minimum of one van space. 	PCODE EA01A ADAAG 91 4.1.2(5) ADA 2010 208.2 CBC 2007 Tbl. 11B-6 CBC 2019 11B-208.2 Tbl. 11B-208.2	1	JOB	\$9,000	\$9,000
					Priority	3
					Severity	3



Facility: **Coyote Valley Open Space Preserve**
 Address: **550 Palm Ave**

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
Walk						
2297	<ul style="list-style-type: none"> As-Built Description: Walk: Slope greater than 1:20 (5.0%), and walk does not comply with requirements for ramps. As-Built: 10.5% Proposed Solution: Grade surface. 	PCODE EF01 ADAAG 91 4.3.7 ADA 2010 403.3 CBC 2007 1133B.7.3 CBC 2019 11B-403.3	20	SF	\$75	\$1,500
					Priority	1
					Severity	3



Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

Year Built: **2015**

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

Changes in Level

- 2304 • *As-Built Description:*
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
 ADAAG 91 4.3.8
 ADA 2010 403.4
 CBC 2007 1133B.7.4
 CBC 2019 11B-403.4

100 SF \$15 **\$1,500**

Priority 1

Severity 1



Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2302	<ul style="list-style-type: none"> As-Built Description: Walk: Pavement dislocation creates abrupt change in level exceeding 1/2" in accessible route. As-Built: To 1" caused by aggregate. Proposed Solution: Install smaller aggregate. Notes: A section approximately 500 feet from the trailhead has 3" aggregate. 	PCODE EF03REF ADAAG 91 4.3.8 ADA 2010 403.4 CBC 2007 1133B.7.4 CBC 2019 11B-403.4		REF		
						Priority 1
						Severity 1



Clear Floor Space

2300	<ul style="list-style-type: none"> As-Built Description: 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 1
						Severity 3



Facility: **Coyote Valley Open Space Preserve**
 Address: **550 Palm Ave**

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
Cross Slope						
2303	<ul style="list-style-type: none"> As-Built Description: Cross slope more than 1":48" (2.083%). As-Built: Varies. 6.4% cross slopes. 11% slopes. Proposed Solution: Modify slope and cross slope. Notes: 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 	PCODE EF07 ADAAG 91 4.3.7 ADA 2010 403.3 CBC 2007 1133B.7.1.3 CBC 2019 11B-403.3	1000	SF	\$21	\$210,000
						Priority 1 Severity 3



Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave, Morgan Hill, CA 95037**

Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Door						
2309	<ul style="list-style-type: none"> <i>As-Built Description:</i> At push side of door on accessible route, bottom 10" does not have a smooth, uninterrupted surface. <i>Proposed Solution:</i> Provide 10" min. "kick plate" covering width of door when altering area. 	PCODE ID06 ADA 2010 404.2.10 CBC 2007 1133B.2.6 CBC 2019 11B-404.2.10	2	JOB	\$300	\$600
					Priority	1
					Severity	3



2308	<ul style="list-style-type: none"> <i>As-Built Description:</i> Surface of required maneuvering clearance at door slopes more than 1/4":12" (2.0%). <i>As-Built:</i> 11% <i>Proposed Solution:</i> 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	1
					Severity	3



Facility: **Coyote Valley Open Space Preserve**
 Address: **550 Palm Ave**

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
Floor or Ground Surface						
2305	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Walk: Grating has grid openings greater than 1/2" along the line of traffic flow. • <i>Proposed Solution:</i> Relocate and add surface material. 	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; 11B-302.3	1	JOB	\$9,000	\$9,000
					Priority	1
					Severity	3



Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2306	<ul style="list-style-type: none"> As-Built Description: Walk: Grating has grid openings greater than 1/2" along the line of traffic flow. As-Built: 5" Proposed Solution: Replace grates. Install gates at cattle guards. 	<p>PCODE EF04</p> <p>ADAAG 91 4.3.6; 4.5.4</p> <p>ADA 2010 403.2; 302.3</p> <p>CBC 2007 1133B.7.2</p> <p>CBC 2019 11B-403.2; 11B-302.3</p>	2	JOB	\$4,500	\$9,000
						Priority 1
						Severity 3



Signage

2298	<ul style="list-style-type: none"> As-Built Description: Sign characters not readable because they are not sized for viewing distance. .25" characters Proposed Solution: Provide compliant signage. 	<p>PCODE SA02A</p> <p>ADAAG 91 4.30.3</p> <p>ADA 2010 703.5.5</p> <p>CBC 2007 1117B.5.4</p> <p>CBC 2019 11B-403.3</p>	1	JOB	\$3,000	\$3,000
						Priority 1
						Severity 3



Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2299	<ul style="list-style-type: none"> As-Built Description: Sign characters not readable because they are not sized for viewing distance. .125" 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	\$4,500	\$4,500
					Priority	1
					Severity	3



2301	<ul style="list-style-type: none"> 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	1
					Severity	3



Conceptual Costs for Floor: On-site \$320,565.00

Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave, Morgan Hill, CA 95037**

Year Built: **2015**

<i>Item no., Rm no. and Name</i>	<i>Existing Architectural Barrier and Proposed Solution</i>	<i>Codes / Mitigation Info</i>	<i>Qty</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
Conceptual Costs for Area: Exterior						\$320,565.00

Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave, Morgan Hill, CA 95037**

Year Built: **2015**

<i>Item no., Rm no. and Name</i>	<i>Existing Architectural Barrier and Proposed Solution</i>	<i>Codes / Mitigation Info</i>	<i>Qty</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
Conceptual Costs for Facility: Coyote Valley Open Space Preserve						\$320,565.00

Access Compliance Survey Report

Rancho Canada del Oro Open Space

4289 Casa Loma Road

Facility #: **3**

Santa Clara Valley

April 2023

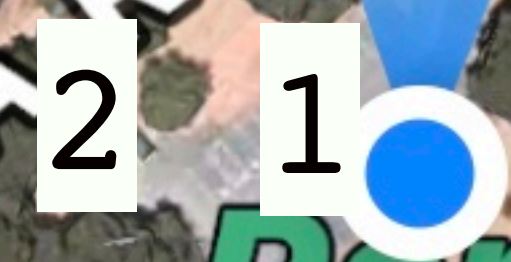
SSA Project #: 21058



**SALLY SWANSON
ARCHITECTS, INC.**



CASA LOMA RD



2

1

3

7

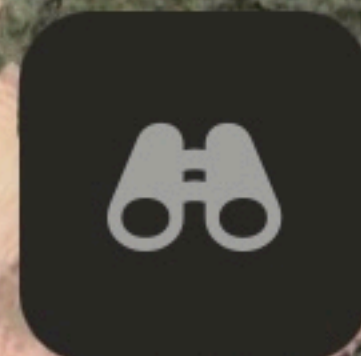
Rancho Canada del Oro
Del Oro
Space Preserve

4

6

5

Rancho Canada del Oro Open Space Preserve
4289 Casa Loma Rd
Morgan Hill, CA 95037



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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1 Parking

Detectable Warning

2315

• *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

3

CBC 2007 1133B.8.5

Severity

1

CBC 2019 11B-705.1.2.5



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Floor or Ground Surfaces						
2311	<ul style="list-style-type: none"> As-Built Description: Accessible parking space has slope greater than 1/4":12" (2%). As-Built: To 4% Proposed Solution: Modify slope at accessible parking space. 	PCODE EA05 ADAAG 91 4.6.3 ADA 2010 502.4 CBC 2007 1129B.3.3 CBC 2019 11B-502.4	468	SF	\$36	\$16,848
					Priority	3
					Severity	3



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Identification						
2312	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Sign for accessible parking space is missing or non-compliant. • <i>Proposed Solution:</i> Provide compliant parking signage. • <i>Notes:</i> Signs should be placed at the head of each space. 	PCODE EA04B ADAAG 91 4.6.4 ADA 2010 502.6 CBC 2007 1129B.4 CBC 2019 11B-502.6	2	JOB	\$945	\$1,890
						Priority 3
						Severity 3



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Parking						
2313	<ul style="list-style-type: none"> As-Built Description: Accessible parking space smaller than 8' wide (CA only: 9' x 18'). As-Built: 103" wide Proposed Solution: Modify parking space(s) to create accessible space. 	PCODE EA02A ADAAG 91 4.6.3 ADA 2010 502.2 CBC 2007 1129B.3.1 CBC 2019 11B-502.2	1	JOB	\$600	\$600
					Priority	3
					Severity	3



2314	<ul style="list-style-type: none"> 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 CBC 2019 11B-502.6	1	JOB	\$360	\$360
					Priority	3
					Severity	3



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road, Morgan Hill, CA 95037**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
<u>Parking Signage</u>						
2345	<ul style="list-style-type: none"> • <i>As-Built Description:</i> No "Tow Away" sign at parking lot entrance (required in CA only). • <i>Proposed Solution:</i> Provide "Tow Away" sign at parking lot entrance when altering area. 	<p>PCODE EA04C</p> <p>CBC 2007 1129B.4</p> <p>CBC 2019 11B-502.8.2</p>	1	JOB	\$975	\$975
						<p>Priority 3</p> <p>Severity 3</p>



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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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
 ADAAG 91 4.23.7
 ADA 2010 308.2.1
 CBC 2007 1115B.8.3
 CBC 2019 11B-603.5

1 JOB \$300 \$300

Priority 2

Severity 4



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Coat Hook						
2322	<ul style="list-style-type: none"> As-Built Description: Accessible coat hook not within reach range. As-Built: 68" Proposed Solution: Adjust existing or provide new coat hook at maximum 48" height. 	PCODE WG03A ADAAG 91 4.2.5 ADA 2010 603.4 CBC 2007 1118B.5 CBC 2019 11B-603.4	1	JOB	\$150	\$150
					Priority	2
					Severity	3



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Door						
2317	<ul style="list-style-type: none"> As-Built Description: Surface of required maneuvering clearance at door slopes more than 1/4":12" (2.0%). .75" level change in the DMC. 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	20	SF	\$120	\$2,400
						Priority 2
						Severity 3



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Door Stopper

2321 • *As-Built Description:*
At push side of door on accessible route, bottom 10" does not have a smooth, uninterrupted surface.

• *Proposed Solution:*
Remove door stopper when altering area. Provide rubber wedge.

• **Notes:**

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

PCODE ID06A
ADA 2010 404.2.10
CBC 2007 1133B.2.6
CBC 2019 11B-404.2.10

1 JOB \$75 \$75

Priority 2

Severity 4



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Door Swing

- 2326 • *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).
- *As-Built:* **20.5" to post. 41.25" perpendicular to door.**
- *Proposed Solution:*
Relocate post.
- *Notes:*

This element complies with 1991 ADAAG and the 2010 ADAS.

PCODE ID23
 ADAAG 91 Fig. 25(a)
 ADA 2010 404.2.4
 CBC 2007 11B-26A(a)
 CBC 2019 11B-404.2.4

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

Priority 2

Severity 4



- 2323 • *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



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Grab Bars

2324

• *As-Built Description:*

The rear wall grab is less than 36" min. or does not 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**
 ADAAG 91 **4.17.6**
 ADA 2010 **604.5.2**
 CBC 2007 **1115B.4.1.3.2**
 CBC 2019 **11B-604.5.2**

1 JOB \$1,020 **\$1,020**

Priority **2**

Severity **4**



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Reach Range						
2320	<ul style="list-style-type: none"> 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. 	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 2
						Severity 3



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Signage						
2319	<ul style="list-style-type: none"> As-Built Description: Sign characters are not sans serif, upper case, and/or raised 1/32" min. As-Built: Spaces between tactile characters <1/16". Braille 3/4" from tactile characters. Proposed Solution: Provide compliant signage. 	PCODE SA04 ADAAG 91 4.30.4 ADA 2010 703.2 CBC 2007 1117B.5.5 CBC 2019 11B-216.6	1	JOB	\$270	\$270
						Priority 2 Severity 3



2318	<ul style="list-style-type: none"> 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 2 Severity 3



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2316	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Required in CA only: identification symbol centered 58" to 60" high on sanitary facility door that contrasts with the door not provided (women: 12" ø circle, men: 12" triangle, unisex: combined symbol). • <i>As-Built:</i> Triangle does not contrast from the circle. Not beveled or radiused. • <i>Proposed Solution:</i> Provide properly mounted sanitary facility symbol when altering area. If wheelchair accessible, include International Symbol of Accessibility on sign. 	<p>PCODE SA15</p> <p>CBC 2007 1115B.6</p> <p>CBC 2019 11B-703.7.2.6</p>	1	JOB	\$270	\$270

Priority 2

Severity 3



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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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
 ADAAG 91 4.3.8
 ADA 2010 403.4
 CBC 2007 1133B.7.4
 CBC 2019 11B-403.4

20 SF \$63 \$1,260

Priority 1

Severity 1



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Clear floor space						
2331	<ul style="list-style-type: none"> As-Built Description: Clear space has slopes greater than 1:48. As-Built: 4% Proposed Solution: Modify surface. 	PCODE NI07 ADAAG 91 16.6.6 ADA 2010 305.2 CBC 2007 1132B.1 CBC 2019 11B-305.2	1	JOB		
					Priority	1
					Severity	3



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Cross Slope

2329	<ul style="list-style-type: none"> As-Built Description: Cross slope more than 1":48" (2.083%). As-Built: 8% Proposed Solution: Modify cross slope. 	PCODE EF07	8	SF	\$75	\$600
		ADAAG 91 4.3.7				
		ADA 2010 403.3				
		CBC 2007 1133B.7.1.3				
		CBC 2019 11B-403.3				
						Priority 1 Severity 3



2332	<ul style="list-style-type: none"> 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	320	SF	\$75	\$24,000
		ADAAG 91 4.3.7				
		ADA 2010 403.3				
		CBC 2007 1133B.7.1.3				
		CBC 2019 11B-403.3				
						Priority 1 Severity 3



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2335	<ul style="list-style-type: none"> 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	\$3,750
					Priority	1
					Severity	3



Detectable Warning

2327	<ul style="list-style-type: none"> 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 ADAAG 91 4.29.5 CBC 2007 1133B.8.5 CBC 2019 11B-705.1.2.5	10	LF	\$81	\$810
					Priority	1
					Severity	1



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Minimum Number

2330

• *As-Built Description:*

At parking lot with 1-25 spaces, the number of accessible spaces is less than required by code; 1 space required

• *Proposed Solution:*

Provide required accessible parking space with sign including a minimum of one van space.

PCODE EA01A
 ADAAG 91 4.1.2(5)
 ADA 2010 208.2
 CBC 2007 Tbl. 11B-6
 CBC 2019 11B-208.2 Tbl.
 11B-208.2

1 JOB \$9,000 **\$9,000**

Priority 1

Severity 3



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Signage						
2333	<ul style="list-style-type: none"> 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. 	PCODE SA02A ADAAG 91 4.30.3 ADA 2010 703.5.5 CBC 2007 1117B.5.4 CBC 2019 11B-403.3	1	JOB	\$4,500	\$4,500
					Priority	1
					Severity	3



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

50 SF \$75 **\$3,750**

ADAAG 91 4.3.7

Priority **1**

ADA 2010 403.3

Severity **3**

CBC 2007 1133B.7.1.3

CBC 2019 11B-403.3



Facility: **Rancho Canada del Oro Open Space**

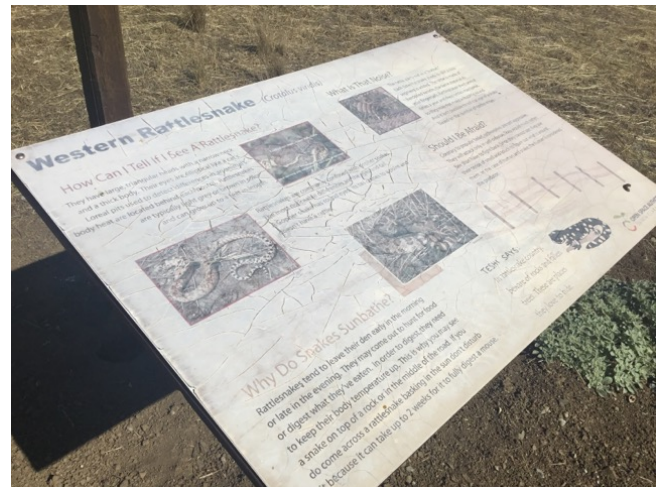
Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Signage						
2336	<ul style="list-style-type: none"> As-Built Description: Sign characters not readable because they are not sized for viewing distance. As-Built: 3/8" 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	\$2,400	\$2,400
					Priority	1
					Severity	3



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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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 **1**

Severity **3**



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Signage						
2338	<ul style="list-style-type: none"> As-Built Description: Sign characters not readable because they are not sized for viewing distance. As-Built: 3/8" 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	2	JOB	\$2,400	\$4,800
					Priority	1
					Severity	3



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Walk						
2340	<ul style="list-style-type: none"> As-Built Description: Walk: Slope greater than 1:20 (5.0%), and walk does not comply with requirements for ramps. As-Built: 6.8% Proposed Solution: Modify walk/sidewalk slope to 1:20 or less. 	PCODE EF01 ADAAG 91 4.3.7 ADA 2010 403.3 CBC 2007 1133B.7.3 CBC 2019 11B-403.3	100	SF	\$75	\$7,500
						Priority 1
						Severity 3



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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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 SF \$75 **\$3,000**

Priority **1**

Severity **3**



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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7 Accessible Trail North

Changes in Level

2344 • *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
ADAAG 91 4.3.8
ADA 2010 403.4
CBC 2007 1133B.7.4
CBC 2019 11B-403.4

1 SF \$63 \$63

Priority **1**

Severity **1**



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 Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Cross Slope						
2342	<ul style="list-style-type: none"> As-Built Description: Cross slope more than 1":48" (2.083%). As-Built: To 6.8% 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	20	SF	\$75	\$1,500
					Priority	1
					Severity	3



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road, Morgan Hill CA 95037**

Year Built: **2007**

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

2343 • *As-Built Description:*
Sign characters not readable because they are not sized for viewing distance.

• *As-Built: 3/8" characters.*

• *Proposed Solution:*

Provide compliant signage.

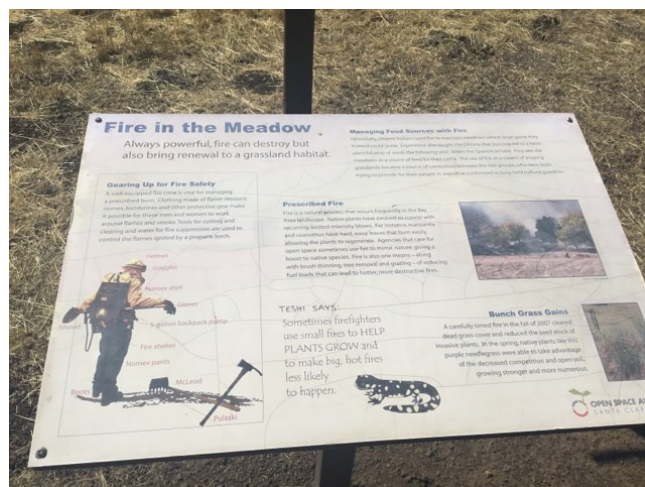
• *Notes:*

In addition there are characters with unusual font and the stroke thickness is approximately 10%. Occurs on signs throughout.

PCODE SA02A	1	JOB	\$2,400	\$2,400
ADAAG 91 4.30.3				
ADA 2010 703.5.5				
CBC 2007 1117B.5.4				
CBC 2019 11B-403.3				

Priority 1

Severity 3



Conceptual Costs for Floor: On-site	\$108,141.00
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Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road, Morgan Hill CA 95037**

Year Built: **2007**

<i>Item no., Rm no. and Name</i>	<i>Existing Architectural Barrier and Proposed Solution</i>	<i>Codes / Mitigation Info</i>	<i>Qty</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
Conceptual Costs for Area: Exterior					\$108,141.00	

Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road, Morgan Hill CA 95037**

Year Built: **2007**

<i>Item no., Rm no. and Name</i>	<i>Existing Architectural Barrier and Proposed Solution</i>	<i>Codes / Mitigation Info</i>	<i>Qty</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
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Conceptual Costs for Facility: Rancho Canada del Oro Open Space Preserve					\$108,141.00	
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Access Compliance Survey Report

Sierra Vista Open Space Preserve

Sierra Road

Facility #: **4**

Santa Clara Valley

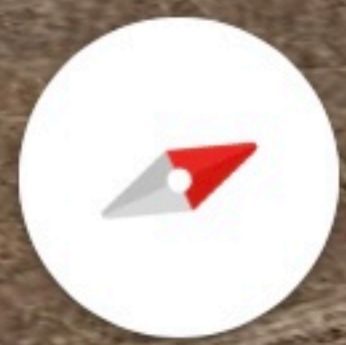
April 2023

SSA Project #: 21058



**SALLY SWANSON
ARCHITECTS, INC.**

Sierra Rd



3

Sierra Vista Open Space Preserve

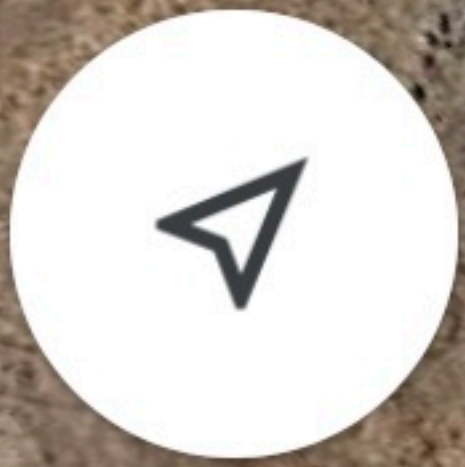
Multi-use trails with scenic views

2

1



Sierra Rd



Sierra Vista Open Space Preserve
Sierra Vista Point, Sierra Vista Rd
San Jose, CA 95132

Facility: **Sierra Vista Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **Sierra Road**

Year Built: **2013**

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

Clear Floor Space

- *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 **1**

Severity **2**



Facility: **Sierra Vista Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **Sierra Road**

Year Built: **2013**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Cross Slope						
2270	<ul style="list-style-type: none"> As-Built Description: Cross slope more than 1":48" (2.083%). As-Built: To 4.4% Proposed Solution: Modify cross slope. Notes: Provide an accessible route to all elements including bike racks. 	PCODE EF07 ADAAG 91 4.3.7 ADA 2010 403.3 CBC 2007 1133B.7.1.3 CBC 2019 11B-403.3	1000	SF	\$75	\$75,000
					Priority	1
					Severity	3



Facility: **Sierra Vista Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **Sierra Road**

Year Built: **2013**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Curb Ramp						
2267	<ul style="list-style-type: none"> • <i>As-Built Description:</i> No curb ramp available where an accessible route crosses a curb. • <i>Proposed Solution:</i> Provide new curb ramp. 	PCODE EH01 ADAAG 91 4.7.1 ADA 2010 303.4 CBC 2007 1127B.5.1 CBC 2019 11B-402.2	1	JOB	\$7,500	\$7,500
					Priority	1
					Severity	2



Facility: **Sierra Vista Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **Sierra Road**

Year Built: **2013**

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

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.

• *As-Built:* **35 spaces 0 accessible provided.**

• *Proposed Solution:*

Alter slopes and provide required accessible parking spaces with signs including a minimum of one van space.

• **Notes:**

No parking spaces were found with slopes =/ < 2.08%.

PCODE EA01B
 ADAAG 91 4.1.2(5)*
 ADA 2010 208.2
 CBC 2007 Tbl. 11B-6
 CBC 2019 11B-208.2 Tbl.
 11B-208.2

2 JOB \$900 \$1,800

Priority **3**

Severity **2**



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
Signage						
2268	<ul style="list-style-type: none"> As-Built Description: Sign characters not readable because they are not sized for viewing distance. As-Built: 1/8"-3/8" characters on informational signs. Proposed Solution: Provide compliant signage. Notes: Includes warning signs and other information re history etc. 	PCODE SA02A ADAAG 91 4.30.3 ADA 2010 703.5.5 CBC 2007 1117B.5.4 CBC 2019 11B-402.2	1	JOB	\$6,000	\$6,000
						Priority 1 Severity 3



Facility: **Sierra Vista Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **Sierra Road**

Year Built: **2013**

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

2271	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Walk: Slope greater than 1:20 (5.0%), and walk does not comply with requirements for ramps. • <i>As-Built:</i> 16% • <i>Proposed Solution:</i> Install trails with compliant slopes and cross slopes. • <i>Notes:</i> See 11B=246.7 for unimproved trails. The steep slopes begin immediately. 	<p>PCODE EF01</p> <p>ADAAG 91 4.3.7</p> <p>ADA 2010 403.3</p> <p>CBC 2007 1133B.7.3</p> <p>CBC 2019 11B-403.3</p>	2000	SF	\$45	\$900,000
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Priority 1

Severity 2



Facility: **Sierra Vista Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **Sierra Road**

Year Built: **2013**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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2 North Side of Sierra Rd

Cross Slope

- 2275
- *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 1

Severity 2



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
2273	<p>Door</p> <ul style="list-style-type: none"> <i>As-Built Description:</i> At push side of door on accessible route, bottom 10" does not have a smooth, uninterrupted surface. <i>Proposed Solution:</i> Provide 10" min. "kick plate" covering width of door when altering area. <i>Notes:</i> The gate appears to be kept open during hours. Verify before altering. 	<p>PCODE ID06</p> <p>ADA 2010 404.2.10</p> <p>CBC 2007 1133B.2.6</p> <p>CBC 2019 11B-404.2.10</p>	1	JOB	\$300	\$300

Priority 1
Severity 3



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
Floor or Ground Surface						
2274	<ul style="list-style-type: none"> As-Built Description: Walk: Grating has grid openings greater than 1/2" along the line of traffic flow. As-Built: 1.5"-5" Proposed Solution: Provide gate and grate with .5" maximum openings. 	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; 11B-302.3	30	SF	\$240	\$7,200
						Priority 1 Severity 1



General Note

2272

- 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

CBC 2019 11B-403.3

Priority 3
Severity 2



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. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Signage						
2276	<ul style="list-style-type: none"> As-Built Description: Sign characters not readable because they are not sized for viewing distance. As-Built: 1/8"-3/8" 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	\$4,500	\$4,500
					Priority	3
					Severity	3



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

Facility: **Sierra Vista Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **Sierra Road, San Jose CA 95127**

Year Built: **2013**

<i>Item no., Rm no. and Name</i>	<i>Existing Architectural Barrier and Proposed Solution</i>	<i>Codes / Mitigation Info</i>	<i>Qty</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
Conceptual Costs for Area: Exterior						\$1,005,300.00

Facility: **Sierra Vista Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **Sierra Road, San Jose CA 95127**

Year Built: **2013**

<i>Item no., Rm no. and Name</i>	<i>Existing Architectural Barrier and Proposed Solution</i>	<i>Codes / Mitigation Info</i>	<i>Qty</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
Conceptual Costs for Facility: Sierra Vista Open Space Preserve						\$1,005,300.00

Access Compliance Survey Report

Tilton Ranch Complex

19665 Hale Ave

Facility #: **5**

Santa Clara Valley

April 2023

SSA Project #: 21058



**SALLY SWANSON
ARCHITECTS, INC.**



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Tilton Ranch
19665 Hale Ave
Morgan Hill, CA 95037

☁ 63°
 AQI 52 ●

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
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Accessible Route

2432

• *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 **\$40,500**

ADAAG 91 4.3.2

Priority 1

ADA 2010 206.1

Severity 3

CBC 2007 1114B.1.2

CBC 2019 11B-206.1



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
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Detectable Warning

2431

- *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.
- *Notes:*
This condition occurs throughout the site. Coordinate with parking and circulation path design.

PCODE EG09
 ADAAG 91 4.29.5
 CBC 2007 1133B.8.5
 CBC 2019 11B-705.1.2.5

200 LF \$81 **\$16,200**

Priority 3

Severity 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
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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.

• *Proposed Solution:*

Provide required accessible parking spaces with signs including a minimum of one van space.

• **Notes:**

Currently no accessible parking provided. Coordinate with use/site plan and accessible route plan.

PCODE EA01E
 ADAAG 91 4.1.2(5)*
 ADA 2010 208.2
 CBC 2007 Tbl. 11B-6
 CBC 2019 11B-208.2 Tbl.
 11B-208.2

6 JOB \$9,000 **\$54,000**

Priority 3

Severity 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
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1 NW Barn/Workshop

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 **1**

Severity **2**



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
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Door Threshold

2347

- *As-Built Description:*

Door inaccessible due to threshold or step at door 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).

- **Notes:**

NA if this remains a maintenance facility.

PCODE ID02A
 ADAAG 91 4.13.8
 ADA 2010 404.2.5
 CBC 2007 1133B.2.4.1
 CBC 2019 11B-404.2.5

3 JOB \$1,200 **\$3,600**

Priority 1

Severity 1



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
Stairways						
2349	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Exterior stair substantially out of compliance. • <i>Proposed Solution:</i> Provide complete new stair, 4 ft. wide with landing and handrails. 	PCODE EC09 ADAAG 91 4.9 ADA 2010 504 CBC 2007 1133B.4 CBC 2019 11B-504	150	IN	\$270	\$40,500
						Priority 1 Severity 2
	NA if this remains a maintenance facility.					



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
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2 North Animal Containment

Cross Slope

2355

- *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 **1**

Severity **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
2357	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Cross slope more than 1":48" (2.083%). • <i>As-Built:</i> 5.2% • <i>Proposed Solution:</i> Modify cross slope. • <i>Notes:</i> See exceptions for animal containment areas. 	PCODE EF07 ADAAG 91 4.3.7 ADA 2010 403.3 CBC 2007 1133B.7.1.3 CBC 2019 11B-403.3	500	SF	\$75	\$37,500
					Priority	1
					Severity	2



Door

2356	<ul style="list-style-type: none"> • <i>As-Built Description:</i> At push side of door on accessible route, bottom 10" does not have a smooth, uninterrupted surface. • <i>Proposed Solution:</i> Provide 10" min. "kick plate" covering width of door when altering area. • <i>Notes:</i> 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	1
					Severity	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
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Door Threshold

2354

- *As-Built Description:*

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

- *As-Built:* **1.5"**
- *Proposed Solution:*

Alter threshold.

- **Notes:**

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

PCODE ID02A
 ADAAG 91 4.13.8
 ADA 2010 404.2.5
 CBC 2007 1133B.2.4.1
 CBC 2019 11B-404.2.5

4 JOB \$120 \$480

Priority **1**

Severity **1**



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
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Protrusion Limits

2351

• *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:* **36" at 36"**

• *Proposed Solution:*

Remove/relocate protruding object. Patch existing surface.

• **Notes:**

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

PCODE EG04

2 JOB \$300 \$600

ADAAG 91 4.4.1

Priority **1**

ADA 2010 307.2

Severity **1**

CBC 2007 1133B.8.6.1

CBC 2019 11B-307.2



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
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Reach Range

2352	<ul style="list-style-type: none"> • <i>As-Built Description:</i> 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. • <i>As-Built:</i> 52" • <i>Proposed Solution:</i> Modify equipment or mounting. • <i>Notes:</i> 	<p>PCODE IE02</p> <p>ADAAG 91 4.2.6</p> <p>ADA 2010 308.3.1</p> <p>CBC 2007 1118B.6</p> <p>CBC 2019 11B-308.3</p>	1	JOB	\$300	\$300
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Priority 3

Severity 3

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



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
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Vertical Clearance

2350	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Overhead clearance less than 80" above finished floor. • <i>As-Built:</i> 76" at ceiling. 70" at light bulbs. • <i>Proposed Solution:</i> Alter ceiling to be 80" minimum AFF. Recess lights. • <i>Notes:</i> See exceptions for animal containment areas. Consider modifications for safety . 	PCODE EG01A	1	JOB	\$18,000	\$18,000
		ADAAG 91 4.4.2				
		ADA 2010 307.4				
		CBC 2007 1133B.8.6.2				
		CBC 2019 11B-307.4				
						Priority 1 Severity 1



2353	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Overhead clearance less than 80" above finished floor. • <i>As-Built:</i> 72" • <i>Proposed Solution:</i> Alter ceiling. • <i>Notes:</i> See exceptions for animal containment areas. Consider modifications for safety . 	PCODE EG01AREF				REF
		ADAAG 91 4.4.2				
		ADA 2010 307.4				
		CBC 2007 1133B.8.6.2				
		CBC 2019 11B-307.4				
						Priority 1 Severity 1



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
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3 Kitchen Building

Cross Slope

2360	<ul style="list-style-type: none"> 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 	<p>PCODE EF07</p> <p>ADAAG 91 4.3.7</p> <p>ADA 2010 403.3</p> <p>CBC 2007 1133B.7.1.3</p> <p>CBC 2019 11B-403.3</p>	160	SF	\$75	\$12,000
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Priority 1

Severity 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
Door Hardware						
2358	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Door does not have accessible operating hardware. • <i>Proposed Solution:</i> Provide lever handle or other accessible hardware. 	PCODE ID07 ADAAG 91 4.13.9 ADA 2010 404.2.7 CBC 2007 1133B.2.5.2 CBC 2019 11B-404.2.7	2	JOB	\$750	\$1,500
					Priority	1
					Severity	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
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Door Swing

2363

- *As-Built Description:*

Hinge approach: At push side, door does not have clear and level maneuvering space measuring 54" width (starting at latch) x 42" deep (48" deep if door has both, latch and closer) (CA only: 54" x 44").

- *As-Built:* **47"**
- *Proposed Solution:*

Extend concrete.

- **Notes:**

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

for hinge and latch approach.

PCODE ID26
 ADAAG 91 Fig. 25(b)
 ADA 2010 404.2.4
 CBC 2007 Fig. 11B-26A
 CBC 2019 (b)
 11B-404.2.4

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

Priority **1**

Severity **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
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Operable Part

2365

• *As-Built Description:*

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

• *As-Built:* **Slot type mount.**

• *Proposed Solution:*

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

• **Notes:**

The surveyor typically cannot remove extinguishers from this type of mount using one hand and without grasping.

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 **1**

Severity **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
Reach Range						
2364	<ul style="list-style-type: none"> 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: Fire extinguisher 65" 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 1
						Severity 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
Sink						
2366	<ul style="list-style-type: none"> As-Built Description: Sink rim higher than 34" above floor. As-Built: 37" Proposed Solution: Remodel sink cabinet to lower sink. Notes: No access at time of survey. Approximation. 	PCODE IN06 ADAAG 91 4.24.2 ADA 2010 606.3 CBC 2007 1115B.4.7.1 CBC 2019 11B-606.3	1	JOB	\$5,250	\$5,250
						Priority 3
						Severity 3



2367	<ul style="list-style-type: none"> As-Built Description: 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 3
						Severity 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
Walk						
2361	<ul style="list-style-type: none"> As-Built Description: Walk more than 36" but less than 48" wide (required in CA only). As-Built: 46" Proposed Solution: Enlarge width of walk to 48". 	<p>PCODE EF08</p> <p>CBC 2007 1133B.7.1</p> <p>CBC 2019 11B-403.5.1.3</p>	20	SF	\$135	\$2,700
						<p>Priority 1</p> <p>Severity 3</p>



2362	<ul style="list-style-type: none"> 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". 	<p>PCODE EF08</p> <p>CBC 2007 1133B.7.1</p> <p>CBC 2019 11B-403.5.1.3</p>	20	SF	\$135	\$2,700
						<p>Priority 1</p> <p>Severity 3</p>



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
2359	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Walk more than 36" but less than 48" wide (required in CA only). • <i>As-Built:</i> 47" • <i>Proposed Solution:</i> Enlarge width of walk to 48". 	<p>PCODE EF08REF</p> <p>ADA 2010 403.5</p> <p>CBC 2007 1133B.7.1</p> <p>CBC 2019 11B-403.5.1.3</p>		REF		
						<p>Priority 1</p> <p>Severity 3</p>



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
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4 Main House

Cooktops

- 2370
- *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 **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
Cross Section						
2389	<ul style="list-style-type: none"> <i>As-Built Description:</i> Non-circular cross-section: Perimeter dimension shall be between 4 inches and 6-1/4 inches. <i>Proposed Solution:</i> Provide new handrail. <i>Notes:</i> Handrail perimeter 12" 	<p>PCODE ED16</p> <p>ADA 2010 505.7.2</p> <p>CBC 2007 1133B.4.2.6</p> <p>CBC 2019 11B-505.7.2</p>	20	LF	\$225	\$4,500
						<p>Priority 3</p> <p>Severity 3</p>



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
Cross Slope						
2409	<ul style="list-style-type: none"> 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	120	SF	\$75	\$9,000
					Priority	1
					Severity	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
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Door Clearance

2372 • *As-Built Description:*
 Door on accessible route has less than 32" clear and 80" (78" min. to closer if provided) opening width when 90° open.

• *As-Built:* **27"-30" wide**

• *Proposed Solution:*

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

• **Notes:**

Occurs throughout.

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

10 JOB \$7,800 **\$78,000**

Priority **1**

Severity **3**



2390 • *As-Built Description:*
 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:**

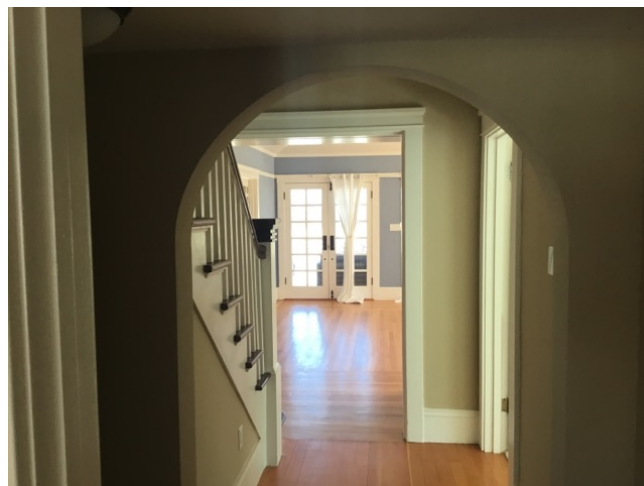
Occurs at arched doorway.

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 \$7,800 **\$7,800**

Priority **1**

Severity **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
Door Hardware						
2375	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Door does not have accessible operating hardware. • <i>Proposed Solution:</i> Provide lever handle or other accessible hardware. 	PCODE ID07 ADAAG 91 4.13.9 ADA 2010 404.2.7 CBC 2007 1133B.2.5.2 CBC 2019 11B-404.2.7	22	JOB	\$750	\$16,500
					Priority	1
					Severity	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
Door Threshold						
2376	<ul style="list-style-type: none"> As-Built Description: Door inaccessible due to threshold or step at door exceeding 1/2". As-Built: 1" 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	8	JOB	\$1,200	\$9,600
					Priority	1
					Severity	1



2411	<ul style="list-style-type: none"> As-Built Description: 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	1
					Severity	1



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
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Electrical

2373	<ul style="list-style-type: none"> • <i>As-Built Description:</i> 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. • <i>As-Built:</i> 14" to the bottom of the box. • <i>Proposed Solution:</i> Relocate light switches or control to between 15" and 48" height. • <i>Notes:</i> Includes upstairs. It appears the house was recently remodeled. Verify whether safe harbor applies. 	<p>PCODE IC01</p> <p>ADAAG 91 4.2.5 & 6</p> <p>ADA 2010 308.2.1 &</p> <p>CBC 2007 1117B.6.3</p> <p>CBC 2019 11B-308.2.1 & 11B-308.2.2</p>	14	JOB	\$900	\$12,600
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Priority 3

Severity 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
2374	<ul style="list-style-type: none"> <i>As-Built Description:</i> 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. <i>As-Built:</i> 50.5" to switch. 52" to top of the box. <i>Proposed Solution:</i> Relocate light switches or control to between 15" and 48" height. <i>Notes:</i> Includes upstairs. It appears the house was recently remodeled. Verify whether safe harbor applies. 	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	14	JOB	\$900	\$12,600
						Priority 3 Severity 3



Facility: **Tilton Ranch Complex**

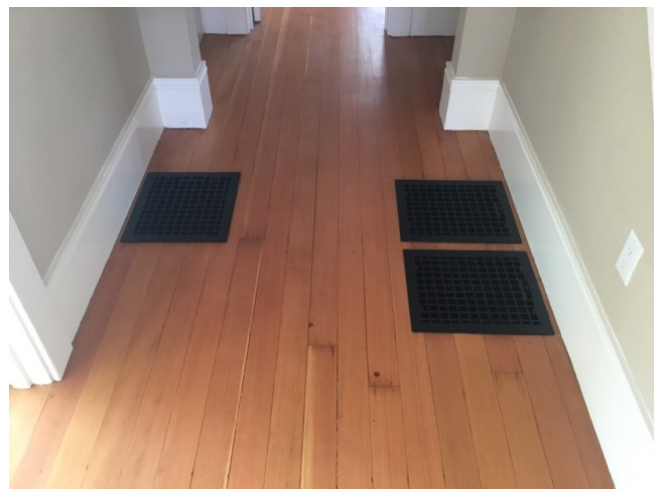
Part: **Exterior**

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
Floor or Ground Surface						
2379	<ul style="list-style-type: none"> As-Built Description: Walk: Grating has grid openings greater than 1/2" along the line of traffic flow. As-Built: 1" x 1" Proposed Solution: Provide new grating, with grid openings 1/2" max. along the line of traffic flow. 	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; 11B-302.3	5	SF	\$240	\$1,200
						Priority 1
						Severity 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
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Handrail

2385

• *As-Built Description:*

Guards (42" high) not provided at side of ramp or landing where drop-off to adjacent grade or floor exceeds 30" height (California building code requirement only).

• *Proposed Solution:*

Provide new guards, including handrail at ramp.

PCODE ED08

12 LF \$360 **\$4,320**

Priority 3

CBC 2007 1133B.5.7

Severity 3

CBC 2019 Section 1013.2;
1013.3



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
Handrails						
2401	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Handrail not provided at stairs or ramp, required on both sides (not required at curb ramps or adjacent to seating areas). • <i>Proposed Solution:</i> Provide new handrail for each side including extensions. 	PCODE ED01 ADAAG 91 4.8.5 & 4.9.4 ADA 2010 505.2 CBC 2007 1133B.4.1.1 & .5.5 CBC 2019 11B-505.2	12	LF	\$285	\$3,420
					Priority	3
					Severity	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
2405	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Handrail not provided at stairs or ramp, required on both sides (not required at curb ramps or adjacent to seating areas). • <i>Proposed Solution:</i> Provide new handrail for each side including extensions. 	PCODE ED01 ADAAG 91 4.8.5 & 4.9.4 ADA 2010 505.2 CBC 2007 1133B.4.1.1 & .5.5 CBC 2019 11B-505.2	60	LF	\$285	\$17,100
					Priority	3
					Severity	3



Lavatory

2391	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Knee clearance 27" min. high starting 8" back from the front edge of the lavatory towards the wall is not provided. • <i>As-Built:</i> 26". 15" deep. • <i>Proposed Solution:</i> 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	2
					Severity	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
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Operable Part

2378	<ul style="list-style-type: none"> As-Built Description: Operable part(s) require tight grasping, pinching, or twisting of the wrist with one hand. As-Built: 10lbs 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	5	JOB	\$900	\$4,500
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Priority 3

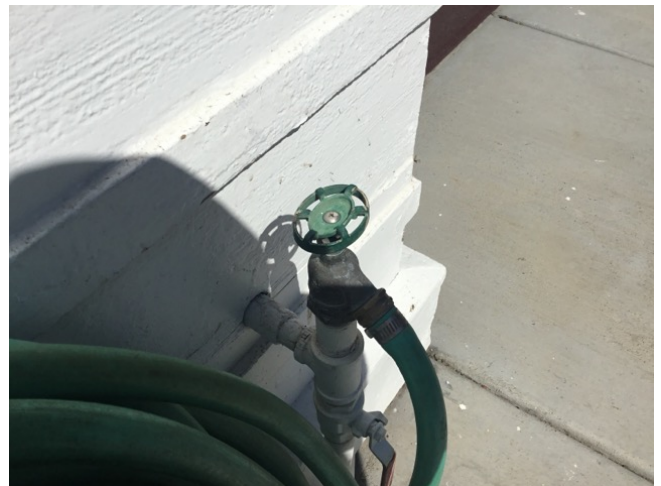
Severity 3



2408	<ul style="list-style-type: none"> As-Built Description: 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
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Priority 3

Severity 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
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Protrusion Limits

2393	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80" above finished floor. • <i>As-Built:</i> 6.2" at 63" AFF. • <i>Proposed Solution:</i> 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	1	JOB	\$300	\$300
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Priority 1

Severity 3



2412	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80" above finished floor. • <i>As-Built:</i> 5" at 75". 6" at 78". • <i>Proposed Solution:</i> 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
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Priority 1

Severity 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
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Ramps

2407

• *As-Built Description:*

Ramp needed to provide disabled access at steps or change of level along path of travel.

• *Proposed Solution:*

Provide new concrete ramp with handrails [slope more than 1:20 (5.0%) needed].

• **Notes:**

Consider ramps at each entrance or consider other methods to make all entrances and exits accessible.

PCODE EB01A
 ADAAG 91 4.1.1
 ADA 2010 303.4
 CBC 2007 1127B.1
 CBC 2019 11B-303.4

250 SF \$300 **\$75,000**

Priority 3

Severity 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
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Reach Range

2377	<ul style="list-style-type: none"> 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: Door locks 7" and 76" AFF. Proposed Solution: Modify equipment or mounting. Notes: NA if operated only by security personnel. 	PCODE IE02 ADAAG 91 4.2.6 ADA 2010 308.3.1 CBC 2007 1118B.6 CBC 2019 11B-308.3	18	JOB	\$300	\$5,400
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Priority 3

Severity 3



2381	<ul style="list-style-type: none"> 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: 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
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Priority 3

Severity 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
2382	<ul style="list-style-type: none"> 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: 66" 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 3
Severity 3



2392	<ul style="list-style-type: none"> 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. 	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
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Priority 3
Severity 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
2394	<ul style="list-style-type: none"> • <i>As-Built Description:</i> 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. • <i>As-Built:</i> 75" • <i>Proposed Solution:</i> 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 3 Severity 3



2400	<ul style="list-style-type: none"> • <i>As-Built Description:</i> 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. • <i>As-Built:</i> 24" deep 52" AFF. • <i>Proposed Solution:</i> 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 3 Severity 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
Restroom						
2383	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Single accommodation restroom not accessible; multiple compliance violations. • <i>Proposed Solution:</i> Remodel area to provide single-occupant accessible restroom. 	PCODE WA01 ADAAG 91 4.22 ADA 2010 603.1 CBC 2007 1115B.3.2 CBC 2019 11B-603.1	1	JOB	\$90,000	\$90,000
					Priority	2
					Severity	3



2380	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Single accommodation restroom not accessible; multiple compliance violations. • <i>As-Built:</i> 32" x 71" • <i>Proposed Solution:</i> 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	2
					Severity	2



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
Shower						
2384	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Shower not accessible; multiple compliance violations. • <i>Proposed Solution:</i> Provide accessible shower. 	PCODE WF01REF ADAAG 91 4.21 ADA 2010 608.1 CBC 2019 11B-608.1			REF	
					Priority	2
					Severity	3



Signage						
2368	<ul style="list-style-type: none"> • <i>As-Built Description:</i> 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. • <i>Proposed Solution:</i> Provide compliant signage including tactile characters and Grade II Braille on latch side of door located at compliant height. • <i>Notes:</i> Occurs in the kitchen. There is a stove top. 	PCODE SA07 ADAAG 91 4.30.6 ADA 2010 703.4.1 CBC 2007 1117B.5.7 CBC 2019 11B-703.4.1	37"	JOB	\$150	\$5,550
					Priority	3
					Severity	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
2395	<ul style="list-style-type: none"> As-Built Description: At door leading into exit stairway: 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 STAIR UP/DOWN" sign at door. 	PCODE SA10B 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 1 Severity 3



2434	<ul style="list-style-type: none"> As-Built Description: 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 1 Severity 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
Sink						
2369	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Sink does not have knee space min. 27" high x 19" deep x 30" wide. • <i>Proposed Solution:</i> Remodel sink cabinet. • <i>Notes:</i> Occurs in the kitchen. There is a stove top. 	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 3 Severity 3



2398	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Sink does not have knee space min. 27" high x 19" deep x 30" wide. • <i>Proposed Solution:</i> 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 3 Severity 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
Slope						
2410	<ul style="list-style-type: none"> As-Built Description: Slope greater than 1:12 (8.3%). As-Built: 22% Proposed Solution: Demolish existing and provide new ramp with handrails. Notes: Multiple barriers at the main entrance ramp and stairs. 	PCODE EB02 ADAAG 91 4.8.2 ADA 2010 405.2 CBC 2007 1133B.5.3 CBC 2019 11B-405.2	100	SF	\$300	\$30,000
					Priority	3
					Severity	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
Stairs						
2386	<ul style="list-style-type: none"> <i>As-Built Description:</i> Stair tread width less than 11", measured horizontally from nosing to nosing. <i>Proposed Solution:</i> Rebuild stair as needed. <i>Notes:</i> Consider whether technically feasible. 	PCODE EC06 ADAAG 91 4.9.2 ADA 2010 504.2 CBC 2007 1133B.4.5.3 CBC 2019 11B-504.2	80	LF	\$225	\$18,000
						Priority 3
						Severity 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
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Stairway

2402	<ul style="list-style-type: none"> As-Built Description: 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: Provide 2" min., 4" max. wide contrasting color strip 1" max. from nosing on top & bottom treads when altering area. 	<p>PCODE II02B</p> <p>ADA 2010 504.4</p> <p>CBC 2007 1133B.4.4</p> <p>CBC 2019 11B-504.4.1</p>	8	LF	\$42	\$336
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Priority 3

Severity 3



2403	<ul style="list-style-type: none"> As-Built Description: 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: Provide 2" min., 4" max. wide contrasting color strip 1" max. from nosing on top & bottom treads when altering area. 	<p>PCODE II02B</p> <p>ADA 2010 504.4</p> <p>CBC 2007 1133B.4.4</p> <p>CBC 2019 11B-504.4.1</p>	16	LF	\$42	\$672
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Priority 3

Severity 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
Stairways						
2397	<ul style="list-style-type: none"> As-Built Description: Exterior stair substantially out of compliance. As-Built: Consider technical feasibility. Proposed Solution: Provide complete new stair, 4 ft. wide with landing and handrails. 	PCODE EC09 ADAAG 91 4.9 ADA 2010 504 CBC 2007 1133B.4 CBC 2019 11B-504	100	IN	\$270	\$27,000
					Priority	3
					Severity	3



2406	<ul style="list-style-type: none"> 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	3
					Severity	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
2404	<ul style="list-style-type: none"> As-Built Description: Landing at the top or bottom of stairway is not level or not provided. As-Built: To 4% Proposed Solution: Remodel landings to provide a level clear floor space that extends the entire width of the ramp. 	PCODE EC10 CBC 2019 1009.8	4	JOB	\$1,500	\$6,000

Priority 3

Severity 3



Storage Areas

2371	<ul style="list-style-type: none"> 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	\$18,000
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Priority 3

Severity 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
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Top & Bottom Extension at Stairs

2387	<ul style="list-style-type: none"> <i>As-Built Description:</i> Stair handrail does not extend horizontally 12" minimum beyond top nosing, and one tread width sloped, plus 12" minimum horizontally beyond the bottom nosing. <i>Proposed Solution:</i> Extend stair handrail at top and bottom (cost for each extension piece). <i>Notes:</i> Consider whether technically feasible. 	<p>PCODE ED06</p> <p>ADAAG 91 4.9.4(2)</p> <p>ADA 2010 505.10.2;</p> <p>CBC 2007 1133B.4.2.2</p> <p>CBC 2019 11B-505.10.2; 11B-505.10.3</p>	2	JOB	\$510	\$1,020
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Priority 3

Severity 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
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Vertical Clearance

2396	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Overhead clearance less than 80" above finished floor. • <i>As-Built:</i> 68.5" • <i>Proposed Solution:</i> Alter headroom. • <i>Notes:</i> Consider technical feasibility. Consider equivalent facilitation. Occurs at stairs to basement. 	<p>PCODE EG01A</p> <p>ADAAG 91 4.4.2</p> <p>ADA 2010 307.4</p> <p>CBC 2007 1133B.8.6.2</p> <p>CBC 2019 11B-307.4</p>	8	LF	\$300	\$2,400
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Priority 3

Severity 3



2399	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Overhead clearance less than 80" above finished floor. • <i>As-Built:</i> 73" • <i>Proposed Solution:</i> Dig out the basement. • <i>Notes:</i> Consider technical feasibility. 	<p>PCODE EG01A</p> <p>ADAAG 91 4.4.2</p> <p>ADA 2010 307.4</p> <p>CBC 2007 1133B.8.6.2</p> <p>CBC 2019 11B-307.4</p>	1	JOB	?	\$120,000
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Priority 3

Severity 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
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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 3

Severity 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
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Existing Facility

2413 • *As-Built Description:*
At time of survey, room was locked and could not be accessed.

PCODE XA03

REF

• *Proposed Solution:*
Verify elements in room are compliant with ADA.

CBC 2019 11B-307.2

• **Notes:**

Door appears to require over 15lbs to operate.

Priority 3

Severity 3



Non-Fixed Desk

2414 • *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.

PCODE IN02A

1 JOB \$4,800 **\$4,800**

ADAAG 91 4.32.3 & .4

ADA 2010 306.1

Priority 3

CBC 2007 1122B.3 & 4

Severity 3

• *As-Built:* **17" deep.**

CBC 2019 11B-306.1 & 11B-902.3

• *Proposed Solution:*

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



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
Reach Range						
2416	<ul style="list-style-type: none"> 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: 61" 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	3
					Severity	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
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Walk

2417	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Walk more than 36" but less than 48" wide (required in CA only). • <i>As-Built:</i> 41" • <i>Proposed Solution:</i> Enlarge width of walk to 48". • <i>Notes:</i> 	<p><i>PCODE EF08</i></p> <p><i>CBC 2007 1133B.7.1</i></p> <p><i>CBC 2019 11B-403.5.1.3</i></p>	60	SF	\$135	\$8,100
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Priority 1

Severity 3

Complies with 1991 and 2010 ADA. CA 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
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6 Workshop

Door Hardware

2420

- *As-Built Description:*
Door does not have accessible operating hardware.
- *Proposed Solution:*
Provide lever handle or other accessible hardware.
- *Notes:*
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 **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
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Door Threshold

2419	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Door inaccessible due to threshold or step at door exceeding 1/2". • <i>As-Built:</i> 4" • <i>Proposed Solution:</i> 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). • <i>Notes:</i> See exceptions for machinery spaces. Verify whether this is to remain a machinery space/maintenance facility and whether there is public access. 	<p>PCODE ID02A</p> <p>ADAAG 91 4.13.8</p> <p>ADA 2010 404.2.5</p> <p>CBC 2007 1133B.2.4.1</p> <p>CBC 2019 11B-404.2.5</p>	1	JOB	\$1,200	\$1,200
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Priority **1**

Severity **1**



Existing Facility

2418	<ul style="list-style-type: none"> • <i>As-Built Description:</i> At time of survey, room was locked and could not be accessed. • <i>Proposed Solution:</i> Verify elements in room are compliant with ADA. 	<p>PCODE XA03</p> <p>CBC 2019 11B-403.5.1.3</p>		REF		
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Priority **3**

Severity **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
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7 Machinery Space

General Note

2421 • *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 3

Severity 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
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8 Stables

Changes in Level

2427 • *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
ADAAG 91 4.3.8
ADA 2010 403.4
CBC 2007 1133B.7.4
CBC 2019 11B-403.4

20 SF \$63 **\$1,260**

Priority **1**

Severity **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
2428	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Walk: Pavement dislocation creates abrupt change in level exceeding 1/2" in accessible route. • <i>As-Built:</i> 2" • <i>Proposed Solution:</i> 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 1 Severity 3



Door

2424	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Surface of required maneuvering clearance at door slopes more than 1/4":12" (2.0%). • <i>As-Built:</i> 4.3% • <i>Proposed Solution:</i> 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 1 Severity 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
2425	<ul style="list-style-type: none"> As-Built Description: Surface of required maneuvering clearance at door slopes more than 1/4":12" (2.0%). As-Built: 2.8%-4% 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	20	SF	\$120	\$2,400
						Priority 1 Severity 3



Door Threshold

2422	<ul style="list-style-type: none"> As-Built Description: 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 1 Severity 1



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
2423	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Door inaccessible due to threshold or step at door exceeding 1/2". • <i>Proposed Solution:</i> 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	1
					Severity	1



2430	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Door inaccessible due to threshold or step at door exceeding 1/2". • <i>As-Built:</i> 7" • <i>Proposed Solution:</i> 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	1
					Severity	1



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
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Electrical

2429	<ul style="list-style-type: none"> • <i>As-Built Description:</i> 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. • <i>As-Built:</i> 54" • <i>Proposed Solution:</i> Relocate light switches or control to between 15" and 48" height. • <i>Notes:</i> 11B-203.12 Animal containment areas Recommendation. 	<p>PCODE IC01</p> <p>ADAAG 91 4.2.5 & 6</p> <p>ADA 2010 308.2.1 &</p> <p>CBC 2007 1117B.6.3</p> <p>CBC 2019 11B-308.2.1 & 11B-308.2.2</p>	1	JOB	\$900	\$900
						<p>Priority 3</p> <p>Severity 3</p>



Facility: **Tilton Ranch Complex**
 Address: **19665 Hale Ave, Morgan Hill, CA 95037**

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
Slope						
2426	<ul style="list-style-type: none"> As-Built Description: Slope greater than 1:12 (8.3%). As-Built: 29% Proposed Solution: Demolish existing and provide new ramp with handrails. 	PCODE EB02 ADAAG 91 4.8.2 ADA 2010 405.2 CBC 2007 1133B.5.3 CBC 2019 11B-405.2	180	SF	\$300	\$54,000
						Priority 3 Severity 3



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

Facility: **Tilton Ranch Complex**
 Address: **19665 Hale Ave, Morgan Hill, CA 95037**

Part: **Exterior**

Floor: **On-site**
 Year Built: **1917**

<i>Item no., Rm no. and Name</i>	<i>Existing Architectural Barrier and Proposed Solution</i>	<i>Codes / Mitigation Info</i>	<i>Qty</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
Conceptual Costs for Area: Exterior						\$1,127,583.00

Facility: **Tilton Ranch Complex**
 Address: **19665 Hale Ave, Morgan Hill, CA 95037**

Part: **Exterior**

Floor: **On-site**
 Year Built: **1917**

<i>Item no., Rm no. and Name</i>	<i>Existing Architectural Barrier and Proposed Solution</i>	<i>Codes / Mitigation Info</i>	<i>Qty</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
Conceptual Costs for Facility: Tilton Ranch Complex						\$1,127,583.00
Conceptual Costs for Santa Clara Valley Open Space Authority						\$2,707,896.00