

# PEN Facilities Access Compliance Survey Report For the

# **AUTHORITY** Santa Clara Valley Open Space Authority



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# **NAVIGATION & LEGEND**



### Santa Clara Valley Open Space Access Compliance Survey Report

**13** 1-1-1

Facility: Administrative Office Part: Interior Floor: First Floor

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

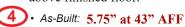
Item no., Rm no.Existing Architectural Barrierand Nameand Proposed SolutionCodes / Mitigation InfoQty UnitCost

# 1 7 2 Warehouse

#### **Protrusion Limits**

• As-Built Description:

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



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

6 · Notes:

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

7 PCODE EG04 ADAAG 91 4.4.1

ADA 2010 307.2

CBC 2007 1133B.8.6.1

CBC 2019 11B-307.2







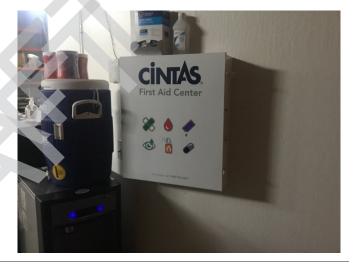












Item Number: Number corresponding to the number on the Barrier Location Map which identifies the

general location of the identified barriers.

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

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

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.

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. Qtv: Number of units required.

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

SF=square feet; JOB=lump sum.

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

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

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

## **Priority Score**

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

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

Table 1: Santa Clara Open Space Authority Priority Score Breakdown

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

# **Severity Score**

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

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



# Report Format

## **ABBREVIATIONS**

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



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





# **COST SUMMARY**



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

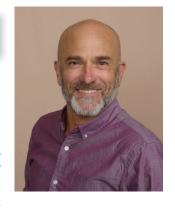


# **SURVEY DATA**

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

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

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



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

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

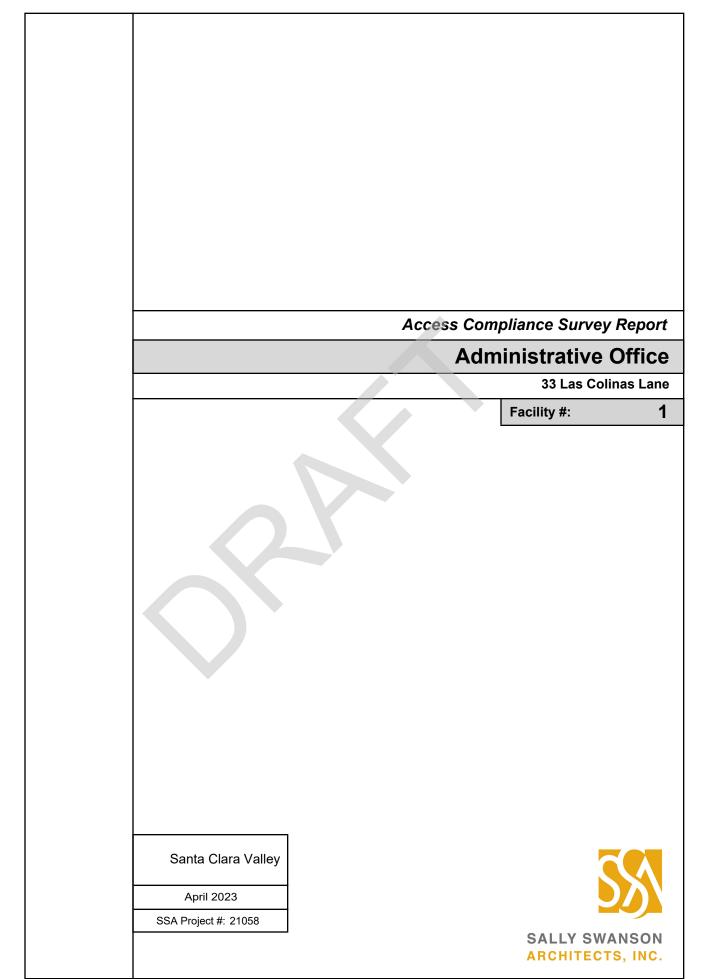
#### **ADA Project Experience:**

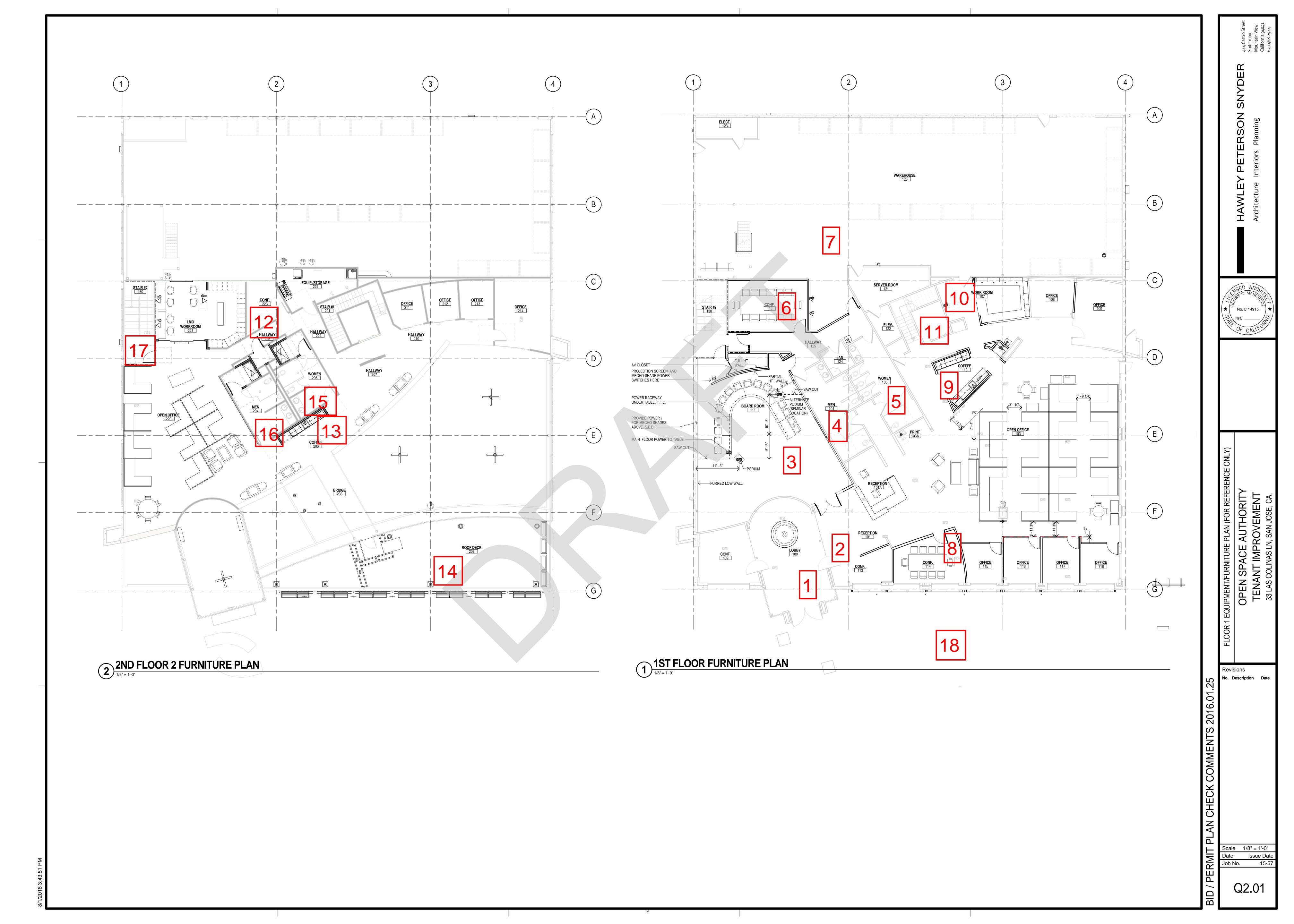
Counties: Sacramento, CA, Santa Barbara, CA

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

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







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

# 18 Accessible Routes

#### **Cross Slope**

2504

As-Built Description:

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

• As-Built: 4.7%

• Proposed Solution:

Modify cross slope.

PCODE EF07

ADAAG 91 4.3.7 ADA 2010 403.3

CBC 2007 1133B.7.1.3

CBC 2019 11B-403.3

SF

80

Priority

\$75

Severity



\$6,000



May have complied at the time of construction.

	•	inistrative Office s Colinas Lane	Part: <b>Exterior</b>		Floor: <b>On-si</b> Year Built:			
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
	Curb Rai	<del></del>						
2501		warning not provided where pedestrian	PCODE EH07A ADAAG 91 4.7.7	2	JOB	\$750	\$1,500	
		hicular area.  Domes are not yellow.	ADA 2010 705.1	Priority		1		
	<ul> <li>Proposed</li> </ul>	Solution:	CBC 2007 1127B.5.7		Se	erity	1	
		etectable warning surface (i.e. in-line domes) at regular curb ramp.	CBC 2019 11B-705.1.2.2			-		



	•	inistrative Office s Colinas Lane	Part: <b>Exterior</b>			r: <b>On-s</b> r Built:	ite
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2500	• As-Built E 36" wide t walkway o	pand of truncated domes not provided at or crossing adjoining a vehicular way, if	PCODE EG09 ADAAG 91 4.29.5	30	LF <b>Pri</b>	\$81 <b>fority</b>	\$2,430
	<ul> <li>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.     </li> <li>Proposed Solution:         Provide 36" wide, contrasting color, band of truncated domes between pedestrian and vehicular     </li> </ul>		CBC 2007 1133B.8.5 CBC 2019 11B-705.1.2.5		Sei	erity/	1



• As-Built Description:

area.

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

• Proposed Solution:

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

• Notes:

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

PCODE EG09 ADAAG 91 4.29.5

CBC 2007 1133B.8.5 CBC 2019 11B-705.1.2.5 \_ . .

Priority

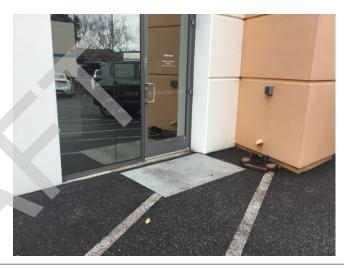
Severity





maneuvering clearance.

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



	•	inistrative Office s Colinas Lane	Part: <b>Exterior</b>			or: <b>On-s</b> ar Built:	ite
Item n	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2502	As-Built L	•	PCODE EG04	1	JOB	\$300	\$300
	• As-Built Description: Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80" above finished floor.		ADAAG 91 4.4.1  ADA 2010 307.2		Pi	riority	1
	<ul><li>As-Built:</li><li>Proposed</li></ul>	8.5" at 61" AFF I Solution:	CBC 2007 1133B.8.6.1		Se	verity	1
	Add cane	detection.	CBC 2019 11B-307.2				



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

Conceptual Costs for Area: Exterior

\$14,526.00

Facility: Administrative Office

Address: 33 Las Colinas Lane

Part: Exterior

Year Built:

Item no., Rm no. and Name

Existing Architectural Barrier and Proposed Solution

Codes / Mitigation Info

Qty Unit Cost Total



Facility: Administrative Office
Address: 33 Las Colinas Lane

Part: Interior

Floor: First Floor

Year Built:

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

Codes / Mitigation Info
Qty Unit Cost Total

# 1 Lobby

### **Assistive Listening**

• As-Built Description:

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

· Proposed Solution:

Provide assistive listening signage.

PCODE GI02

ADAAG 91 4.1.3(19)(b)

ADA 2010 703.7.2.4

CBC 2007 1104B.2.4

CBC 2019 11B-703.7.2.4

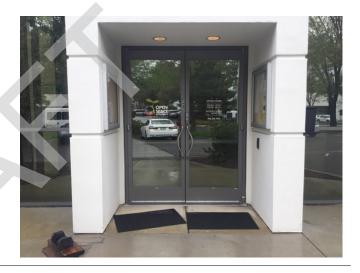
1 JOB \$300

**Priority** 

Severity



\$300



Fac	Facility: Administrative Office		Part: <b>Interior</b>		Flo	or: <b>First</b>	Floor
Add	ress: 33 Las	s Colinas Lane			Ye	ar Built:	
Item i and N	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2436	Door Thr  • As-Built Door inaccexceeding	Description: cessible due to threshold or step at door	PCODE ID02A ADAAG 91 4.13.8	1 JOB \$1,200 <b>\$1,2</b>			\$1,200
	• Proposed Modify th		ADA 2010 404.2.5  CBC 2007 1133B.2.4.1  CBC 2019 11B-404.2.5			riority everity	1



#### **Signage**

2437 • As-Built Description:

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

- · As-Built: Stones obstruct the CLFS.
- Proposed Solution:

Modify stone display.

1 JOB PCODE SA07B

ADA 2010 703.4.2

CBC 2019 11B-703.4.2

**Priority** 

\$1,500

Severity



\$1,500



Facility: Administrative Office
Address: 33 Las Colinas Lane

Part: Interior

Floor: First Floor
Year Built:

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

Codes / Mitigation Info
Qty Unit Cost Total

# 2 Reception

#### **Protrusion Limits**

2438

• As-Built Description:

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

• As-Built: 6.75" at 42" AFF

· Proposed Solution:

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

PCODE EG04A 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



Severity





Facility: Administrative Office Part: Interior Floor: First Floor

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

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

# 3 Valley Oak Conference

#### **Corridor**

• As-Built Description:

Corridor less than 44" wide.

• As-Built: 34"-40"

• Proposed Solution:

Relocate furniture.

PCODE IH03

ADAAG 91 4.3.3

ADA 2010 403.5.1

CBC 2007 1133B.3.1

CBC 2019 11B-403.5.1

1 JOB \$0

Priority

Priority







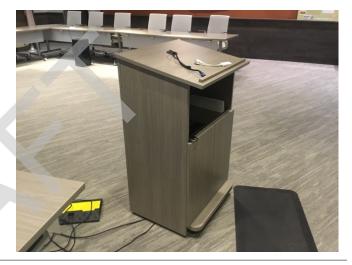
Facility: Administrative Office Address: 33 Las Colinas Lane			Part: <b>Interior</b>			or: <b>First</b> or Built:	Floor
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Non-Fixe	d Desk					
2440		Description: c non-fixed table or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



	•	inistrative Office s Colinas Lane	Part: <b>Interior</b>			or: <b>First</b> or Built:	Floor
Item i and N	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	<u>Protrusio</u>	on Limits					
2441	• As-Built Description: Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80"		PCODE EG04A ADAAG 91 4.4.1	6	LF	\$300	\$1,800
	above finis	5	ADA 2010 307.2		Pri	iority	1
	<ul><li> As-Built: 17" at 70" AFF.</li><li> Proposed Solution:</li></ul>		CBC 2007 1133B.8.6.1		Se	verity	1
	Provide ca clearance.	ane-detectable railing to mark area of low	CBC 2019 11B-307.2				

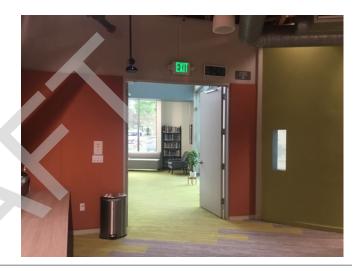


Facility: Administrative Office Address: 33 Las Colinas Lane			Part: <b>Interior</b>	Floor: <b>First Floor</b> Year Built:			
Item no., Rm no. Existing Architectural Barrier and Name and Proposed Solution		•	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Public Pa	articipation Counter					
2442		Description: odium is not accessible. Upper edge of more than 34" above the finished floor,	PCODE GB02A ADAAG 91 4.32.3	1	JOB	\$6,000	\$6,000
	and knee space is less than 27" high, 30" wide, and 19" deep.  • As-Built: 42" to top. No knee clearance.  • Proposed Solution:		ADA 2010 902.3			riority	
			CBC 2007 1122B.3 CBC 2019 11B-902.3		Se	everity	3
Provide additional, integrated, and acc		dditional, integrated, and accessible					



speaker podium.

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



Facility: Administrative Office
Address: 33 Las Colinas Lane

Part: Interior

Floor: First Floor

Year Built:

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

Codes / Mitigation Info

Qty Unit Cost Total

### 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

**Priority** 

Severity



\$1,500



•	ministrative Office as Colinas Lane	Part: <b>Interior</b>	Floor: <b>First Floor</b> Year Built:				
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
Accesso	<u>ories</u>						
Toilet p more the from fro allowed • As-Bui	aper dispenser less than 15" (CA: 19") or an 48" above floor or not within 7" to 9" ont of water closet (Note: CA pre-2010 is within 12" from front of water closet).  It: 13" to the center of the entire steel dispenser enclosure. 17" to the centerline of the toilet paper rolls.	PCODE WG02  ADAAG 91 4.16.6  ADA 2010 604.7  CBC 2007 1115B.8.4  CBC 2019 11B-604.7	1		\$225 iority verity	\$225	
Relocat	e or provide new toilet paper dispenser.	(a)				15	



recessed into the partition.

Facility: Administrative Office Address: 33 Las Colinas Lane			Part: <b>Interior</b>	Floor: <b>First Floor</b> Year Built:				
Item no., Rm no. Existing Architectural Barrier and Name and Proposed Solution		Codes / Mitigation Info	Qty	Unit	Cost	Total		
	Door Swi	ing						
2451	clear and l	Description: roach: At pull side, door does not have evel maneuvering space measuring door is 18" x 60". (24" x 60" at exterior doors).	PCODE ID23A  ADAAG 91 Fig. 25(a)  ADA 2010 404.2.4	1	JOB <b>Pr</b>	\$150 <b>iority</b>	\$150	
	As-Built:     Proposed	12" to post. Post creates approximately 10.5" deep alcove.	CBC 2007 11B-26A(a) CBC 2019 11B-404.2.4		Severity		3	
	Relocate	the compartment partition so the t is partially within the compartment or	_					



Facility: Administrative Office Address: 33 Las Colinas Lane			Part: <b>Interior</b>	Floor: <b>First Floor</b> Year Built:				
Item no., Rm no. Existing Architectural Barrier and Name and Proposed Solution		•	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2453 • S tl	han 12 inc extending l Front end m	escription: par less than 42" long, or located more thes max. from the rear wall, or ess than 54" from rear wall (CA only: nin. 24" in front of water closet).  Extends 51"	PCODE WB07A  ADAAG 91 Fig. 29(b)  ADA 2010 604.5.1  CBC 2007 1115B.4.1.3.1  CBC 2019 11B-604.5.1	1		\$780 iority verity	\$780 2 3	



• As-Built Description:

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

Provide or relocate accessible side grab bar.

• As-Built: 1.325" 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 1 JOB ADAAG 91 4.26.2 ADA 2010 609.3

CBC 2007 1133B.4.2.5

CBC 2019 11B-609.3

Priority

Severity

\$225



\$225



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

sign.

Facility: Administrative Office Address: 33 Las Colinas Lane  Item no., Rm no. and Name Existing Architectural Barrier and Proposed Solution			Part: <b>Interior</b>	Floor: <b>First Floor</b> Year Built:				
			Codes / Mitigation Info	Qty	Unit	Cost	Total	
2456	Signage  • 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		PCODE SA15	1	JOB <b>Pr</b> i	\$270 <b>iority</b>	\$270	
			CBC 2007 1115B.6 CBC 2019 11B-703.7.2.6		Sei	erity	4	
	<ul> <li>Proposed</li> <li>Provide pr</li> </ul>	roperly mounted sanitary facility symbol						



Facility: Administrative Office Address: 33 Las Colinas Lane			Part: <b>Interior</b>	Floor: <b>First Floor</b> Year Built:				
	n no., Rm no. Existing Architectural Barrier and Proposed Solution		Codes / Mitigation Info	Qty	Unit	Cost	Total	
2452	• As-Built E Stall door closing.		PCODE WB05B ADAAG 91 4.22.4	1	JOB	\$75	\$75	
	• Proposed Adjust clo		ADA 2010 604.8.1.2  CBC 2007 1115B.3.1.4.4  CBC 2019 11B-604.8.1.2			iority verity	4	



Facility: Administrative Office Address: 33 Las Colinas Lane			Part: <b>Interior</b>	Floor: <b>First Floor</b> Year Built:				
Item no., Rm no. Existing Architectural Barrier and Name and Proposed Solution		•	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2449	Toilet Stall  • As-Built Description:							
2449		l less than 60" wide.	PCODE WB06	1	JOB	\$4,500	\$4,500	
	• As-Built: 58" wide at 47" from rear wall. Obstructed by cross support.		ADAAG 91 4.17.3  ADA 2010 604.8.1.1		Pi	riority	2	
	• Proposed Provide no	Solution: ew accessible stall.	CBC 2007 1115B.3.1.4.1		Severity (		3	
			CBC 2019 11B-604.8.1.1					



Facility: Administrative Office Part: Interior Floor: First Floor

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

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

### 5 Women's Restroom

#### **Grab Bars**

• As-Built Description:

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

• As-Built: Extends 51"

· Proposed Solution:

Provide or relocate accessible side grab bar.

PCODE WB07A

ADAAG 91 Fig. 29(b)

ADA 2010 604.5.1

CBC 2007 1115B.4.1.3.1

CBC 2019 11B-604.5.1

1 JOB \$780

780 **\$780** 

Priority



Severity





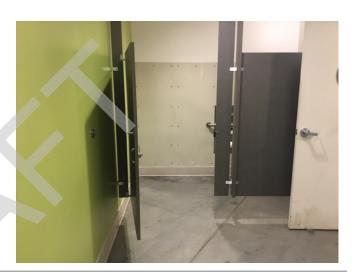
Provide properly mounted sanitary facility symbol when altering area. If wheelchair accessible, include International Symbol of Accessibility on

sign.

Existing Architectural Barrier					
and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Description: in CA only: identification symbol 58" to 60" high on sanitary facility door	PCODE SA15	1	JOB	\$270	\$270
rasts with the door not provided (women: cle, men: 12" triangle, unisex: combined	CBC 2007 1115B.6  CBC 2019 11B-703.7.2.6			•	4
sa al	8" to 60" high on sanitary facility door sts with the door not provided (women: e, men: 12" triangle, unisex: combined  61.5" AFF	8" to 60" high on sanitary facility door sts with the door not provided (women: e, men: 12" triangle, unisex: combined  CBC 2007 1115B.6  CBC 2019 11B-703.7.2.6	8" to 60" high on sanitary facility door sts with the door not provided (women: e, men: 12" triangle, unisex: combined  CBC 2007 1115B.6  CBC 2019 11B-703.7.2.6	8" to 60" high on sanitary facility door sts with the door not provided (women: e, men: 12" triangle, unisex: combined  CBC 2007 1115B.6  CBC 2019 11B-703.7.2.6	8" to 60" high on sanitary facility door sts with the door not provided (women: e, men: 12" triangle, unisex: combined  CBC 2007 1115B.6  CBC 2019 11B-703 7 2 6



	•	inistrative Office s Colinas Lane	Part: <b>Interior</b>	Floor: <b>F</b> Year Bı		or: <b>First</b> or Built:	Floor
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2458	• As-Built L Stall door closing.		PCODE WB05B ADAAG 91 4.22.4	1	JOB	\$75	\$75
	<ul> <li>Proposed Solution:</li> <li>Adjust closer.</li> </ul>		ADA 2010 604.8.1.2 CBC 2007 1115B.3.1.4.4	Priority Severity		•	4
			CBC 2019 11B-604.8.1.2				



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



max. from side wall.

Facility: Administrative Office Part: Interior Floor: First Floor

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

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

# 6 Bay Laurel Conference

#### **Corridor**

2461 • As-Built

Item no., Rm no.

• As-Built Description: Corridor, for occupant load less than 10, less than 36" wide.

**Existing Architectural Barrier** 

· 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

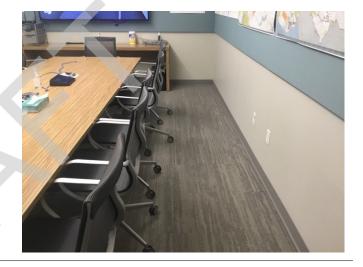
Priority



\$150



\$150



Facility: Administrative Office Part: Interior Floor: First Floor

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

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

CBC 2019 11B-307.2

### 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.

ADA 2010 307.2 Priority

CBC 2007 1133B.8.6.1 Severity



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

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

# 8 Manzanita Conference

#### **Protrusion Limits**

• As-Built Description:

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

• As-Built: 7" at 48" AFF

· Proposed Solution:

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

PCODE EG04A 6 LF \$300 **\$1,800**ADAAG 91 4.4.1
ADA 2010 307.2

Priority 1

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



Facility: Administrative Office
Address: 33 Las Colinas Lane

Part: Interior

Floor: First Floor
Year Built:

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

Codes / Mitigation Info
Qty Unit Cost Total

CBC 2019 11B-308.2.1

# 9 Coffee

### Reach Range

• As-Built Description:

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

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

· Proposed Solution:

Extend the toe clearance or relocate the faucet handle.

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

ADA 2010 308.2.1 Priority

CBC 2007 1118B.5 Severity



Facility: Administrative Office

Address: 33 Las Colinas Lane

Part: Interior

Floor: First Floor

Year Built:

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

Codes / Mitigation Info
Qty Unit Cost Total

### 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

LF

2

Priority

\$300





\$600



object when relocated.

	Facility: Administrative Office Address: 33 Las Colinas Lane		Part: <b>Interior</b>	Floor: <b>First Floor</b> Year Built:				
Item i	cess: 33 Las Colinas Lane  c., Rm no. Existing Architectural Barrier		Codes / Mitigation Info	Qty	Unit	Cost	Total	
	Reach Ra	ange						
2466		,	PCODE IE02	1	JOB	\$300	\$300	
		1 ,	ADAAG 91 4.2.6					
	15" in hei	ght, or exceeds 10" in depth.	ADA 2010 308.3.1		Pri	iority	1	
			CBC 2007 1118B.6		Se	verity	1	
	Modify ed	quipment or mounting.	CBC 2019 11B-308.3					
	<ul><li>Notes:</li></ul>							
	Ensure t	he first aid kit is not a protruding			===		1	



•	inistrative Office s Colinas Lane	Part: <b>Interior</b>			or: <b>First</b> r Built:	st Floor :	
Item no., Rm no. Existing Architectural Barrier and Name and Proposed Solution		Codes / Mitigation Info	Qty	Unit	Cost	Total	
11	Elevator						
	Description: n for the main entry floor is not	PCODE IK07E	2	JOB	\$300	\$600	

designated by a raised star.

• As-Built: Star dimensions

2" high x 1.25" wide.

• Proposed Solution:

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

PCODE IK07E 2 JOB \$300 \$600

ADAAG 91 4.10.12(2)

ADA 2010 407.4.7.1.3

CBC 2007 1116B.1.9

CBC 2019 11B

-407.4.7.1.3



Facility: Administrative Office Address: 33 Las Colinas Lane			Part: <b>Interic</b>	or	Floor: <b>First Floor</b> Year Built:				
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation In	fo Qty	Unit	Cost	Total		
2468	Signage  • As-Built D	,	PCODE \$A03	2	JOB	\$270	\$540		
	_	not have non-glare finish and/or good rast (dark on light or light on dark).	ADAAG 91 4.30.5		Б	riorit:	1		
	• As-Built: Hoistway signs on both floors have glare.		ADA 2010 703.5.1 CBC 2007 1117B.5.	5		riority everity	4		
	• Proposed Provide co	Solution: ompliant signage.	CBC 2019 11B -407.4.7.	1.3		-			



Conceptual Costs for Floor: First Floor \$28,140.00

Facility: Administrative Office Part: Interior Floor: Second Floor

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

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

# 12 Redwood Conference

### **Door Swing**

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

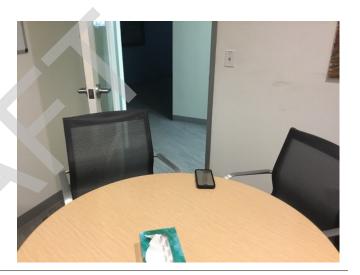
\$150

\$150

Priority







•	Administrative Office 33 Las Colinas Lane	Part: <b>Interior</b>	Floor: <b>Second Flo</b> Year Built:				
Item no., Rm and Name	n no. Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
<u>Noi</u>	n-Fixed Desk						
Aco	s-Built Description: cessible non-fixed table or desk (top 28" to 34 h; knee space at least 27" high x 19" deep x 3	4544664 4323 6 4	1 JOB \$4,800 <b>\$4</b>			\$4,800	
_	le) not provided.	ADA 2010 306.1		Pi	riority	1	
	s-Built: 9" deep toe clearance. roposed Solution:	CBC 2007 1122B.3 & 4		Se	verity	3	
	ovide table or desk with accessible dimensions en purchasing new furniture.	CBC 2019 11B-306.1 & 11B-902.3					



	•	inistrative Office s Colinas Lane	Part:	Interior			or: <b>Seco</b> ar Built:	nd Floor
Item I	no., Rm no. Existing Architectural Barrier and Proposed Solution		Codes / Mit	gation Info	Qty	Unit	Cost	Total
2471	Signage • As-Built D	Description:				100	4070	***
	Sign chara	acters not readable because they are not rewing distance.	PCODE ADAAG 91		1	JOB	\$270	\$270
		3/8" high characters.	ADA 2010	703.5.5		Pr	iority	1
	Proposed Solution:		CBC 2007	1117B.5.4		Se	verity	3
	110vide o	Provide compliant signage.		11B-306.1 & 11B-902.3				



Facility: Administrative Office Part: Interior Floor: Second Floor

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

 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 and Proposed Solution

 Codes / Mitigation Info
 Qty Unit Cost Total

# 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** 







	•	inistrative Office s Colinas Lane	Part: <b>Interior</b>			or: <b>Seco</b> or Built:	nd Floor
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Reach Ra	ange					
2472	• As-Built Description: Reach height to control or access point, exceeds 48" or is less than 15".		PCODE IE01 ADAAG 91 4.2.5	1	JOB	\$300	\$300
		18" deep toe clearance. 20" reach to	ADA 2010 308.2.1		Pr	iority	4
	• Proposed	faucet handle.	CBC 2007 1118B.5		Se	verity	3
	•	0" minimum toe clearance or relocate the	CBC 2019 11B-308.2.1				



• 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

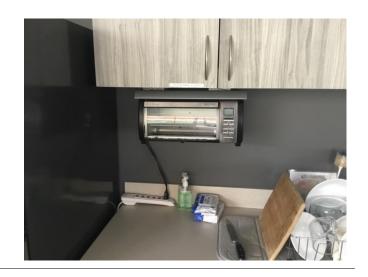
\$300

\$300

Priority







Facility: Administrative Office Part: Interior Floor: Second Floor

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

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

# 14 Roof Deck

#### **Door Threshold**

As-Built Description:

2476

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

• As-Built: 3"

• Proposed Solution:

Provide ramp and landing.

PCODE ID02A

ADAAG 91 4.13.8

ADA 2010 404.2.5

CBC 2007 1133B.2.4.1

CBC 2019 11B-404.2.5

1 JOB \$1,200

Priority

1

\$1,200





	•	inistrative Office s Colinas Lane	Part	Interior			or: <b>Sec</b> o ar Built:	ond Floor
	no., Rm no. Existing Architectural Barrier Name and Proposed Solution		Codes / Mit	igation Info	Qty	Unit	Cost	Total
2475		<del></del>	PCODE ADAAG 91	IN02A 4.32.3 & .4	1	JOB	\$4,800	\$4,800
	wide) not	•	ADA 2010	306.1		Pi	riority	1
	<ul><li>As-Built:</li><li>Proposed</li></ul>	41" to the top. 4" knee clearance.	CBC 2007	1122B.3 & 4		Se	verity	3
		ble or desk with accessible dimensions chasing new furniture.	CBC 2019	11B-306.1 & 11B-902.3				



Facility: Administrative Office Part: Interior Floor: Second Floor

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

 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 and Proposed Solution

 Codes / Mitigation Info
 Qty Unit Cost Total

### 15 Women's Restroom

# **Accessible Compartment**

2480

• As-Built Description:

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

• As-Built: Not opposite. 6" stile.

• Proposed Solution:

Remodel compartment.

PCODE WB05DREF

ADAAG 91 4.17.3 & Fig.

ADA 2010 604.8.1.2

CBC 2007 1115B.3.1.4.3

CBC 2019 11B-604.8.1.2

**REF** 

**Priority** 







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



	•	inistrative Office	Part: <b>Interior</b>	Floor: Second Flo				
Add	ress: 33 La	s Colinas Lane			Ye	ar Built:		
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	0 1 (88)		Unit	Cost	Total	
2477		ing Description: roach: At pull side, door does not have	PCODE ID23	1	JOB	\$1,500	\$1,500	
	clear and	level maneuvering space measuring door s 18" x 60". (24" x 60" at exterior doors).	ADAAG 91 Fig. 25(a)  ADA 2010 404.2.4		P	riority	2	
	<ul><li>As-Built:</li><li>Proposed</li></ul>	• •	CBC 2007 11B-26A(a)		Se	everity	3	
	Change d	oor swing.	CBC 2019 11B-404.2.4					



• As-Built Description: 2478

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

- As-Built: 54"
- Proposed Solution:

Remove standard compartment and completely remodel the accessible compartment.

PCODE ID23B

ADAAG 91 Fig. 25(a)

ADA 2010 404.2.4

CBC 2007 11B-26A(a)

CBC 2019 11B-404.2.4

1 JOB \$16,800

\$16,800

**Priority** 







	•		Part: <b>Interior</b>	Floor: <b>Second Floo</b> Year Built:				
Item I	lity: Administrative Office ress: 33 Las Colinas Lane ro., Rm no. Existing Architectural Barrier and Proposed Solution  Grab Bars  • As-Built Description: Side grab bar less than 42" long, or located more than 12 inches max. from the rear wall, or extending less than 54" from rear wall (CA only: front end min. 24" in front of water closet).  • As-Built: Extends 51"  • Proposed Solution: Provide or relocate accessible side grab bar.	Codes / Mitigation Info	Qty	Unit	Cost	Total		
	Grab Bai	<u>rs</u>						
2492	Side grab	bar less than 42" long, or located more	PCODE WB07A ADAAG 91 Fig. 29(b)	1	JOB	\$780	\$780	
	_	` •	ADA 2010 604.5.1		Pri	iority	2	
	• As-Built:	Extends 51"	CBC 2007 1115B.4.1.3.1 CBC 2019 11B-604.5.1		Sei	verity	3	
	,		CBC 2019 11B-004.5.1					



• As-Built Description: 2493

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

• As-Built: 1.125"

• Proposed Solution:

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

PCODE WB07I ADAAG 91 4.26.2

ADA 2010 609.3

CBC 2007 1133B.4.2.5

CBC 2019 11B-609.3

1 JOB

\$225

\$225

**Priority** 







	•	inistrative Office s Colinas Lane	Part: <b>Interior</b>	Floor: <b>Second Floo</b> Year Built:					
	Item no., Rm no. Existing Architectural Barrier and Name and Proposed Solution		Codes / Mitigation Info	Qty	Unit	Cost	Total		
2483	• As-Built L Floor surf to drain. • As-Built:	ace sloped greater than 2.0% (1:48) due	PCODE WF06A  ADA 2010 608.9	1	JOB <b>P</b> I	\$1,500 riority	\$1,500		
	• Proposed		CBC 2019 11B-608.9		Se	everity	4		



# **Stall Door**

• As-Built Description: 2479

> Stall door to accessible compartment not self closing.

• Proposed Solution:

Adjust closer.

PCODE WB05B ADAAG 91 4.22.4

ADA 2010 604.8.1.2

CBC 2007 1115B.3.1.4.4

CBC 2019 11B-604.8.1.2

1 JOB

\$75

\$75

Priority







	•	inistrative Office s Colinas Lane	Part: <b>Interio</b> i	r	Floor: <b>Second Flo</b> Year Built:					
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	1 JOB \$1,500		Total			
	Water Cl	<u>oset</u>								
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").		PCODE WB02C  ADAAG 91 Fig. 28  ADA 2010 604.2	1			\$1,500			
	<ul><li>As-Built:</li><li>Proposed</li></ul>	18.3"	CBC 2007 1115B.4.1.	.1	Severit		4			
	Relocate existing water closet and plumbing, remount with offset closet flange to provide 18" max. from side wall.		CBC 2019 11B-604.2							



· Notes:

of construction.

Possibly complied with CA tolerance at the time

Facility: Administrative Office Part: Interior Floor: Second Floor

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

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

# 16 Men's Restroom

# **Accessible Compartment**

• 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

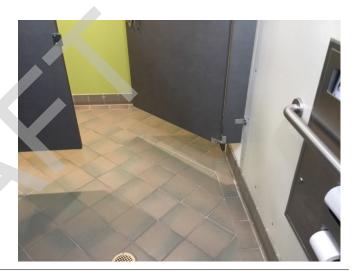
CBC 2019 11B-604.8.1.2

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

**Priority** 







	•	inistrative Office s Colinas Lane	Part: <b>Interior</b>	Floor: <b>Second F</b> Year Built:				
	em no., Rm no. Existing Architectural Barrier and Name and Proposed Solution		Codes / Mitigation Info	Qty	Unit	Cost	Total	
2485	<ul><li>Door Swing</li><li>As-Built Description:</li><li>Front approach: At pull side, door does not have</li></ul>		PCODE ID23B  ADAAG 91 Fig. 25(a)	1	JOB	\$16,800	\$16,800	
		level maneuvering space measuring door s 18" x 60". (24" x 60" at exterior doors).	ADA 2010 404.2.4		P	riority	2	
	<ul><li>As-Built:</li><li>Proposed</li></ul>		CBC 2007 11B-26A(a)		Se	everity	3	
	Remodel	compartment.	CBC 2019 11B-404.2.4					



	•	nistrative Office Colinas Lane	Part: <b>Interior</b>	Floor: <b>Second Flo</b> Year Built:					
Item r	no., Rm no. lame	Codes / Mitigation Info		Total					
0.407	Grab Bar								
2487	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:		PCODE WB07A	1	JOB	\$780	\$780		
			ADAAG 91 Fig. 29(b)		_				
			ADA 2010 604.5.1		Pri	ority	2		
		min. 24" in front of water closet).	CBC 2007 1115B.4.1.3.1		Sei	verity	3		
	<ul><li>As-Built:</li><li>Proposed</li></ul>	Extends 51" Solution:	CBC 2019 11B-604.5.1						



• As-Built Description:

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

Provide or relocate accessible side grab bar.

• As-Built: 1.25"

• 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** 







	•	inistrative Office s Colinas Lane	Part: <b>Interior</b>	Floor: <b>Second Floo</b> i Year Built:					
Item I	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
2490	to drain.	ace sloped greater than 2.0% (1:48) due	PCODE WF06A  ADA 2010 608.9	1	JOB <b>P</b> i	\$1,500	\$1,500		
	<ul> <li>As-Built: 2.9%</li> <li>Proposed Solution:</li> <li>Remodel floor surface to compliance.</li> </ul>		CBC 2019 11B-608.9			everity	4		



#### **Signage**

• As-Built Description:

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

• As-Built: 4.5" to the wall.

• Proposed Solution:

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

· Notes:

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

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

CBC 2019 11B-703.4.2 Severity 4



April 2023

	•	inistrative Office s Colinas Lane	Part: <b>Interior</b>	Floor: <b>Second Flo</b> e Year Built:				
Item I	•	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2486	Iress: 33 Lano., Rm no.  Name  Stall Do  As-Built Stall doo closing.  Propose	<b>DE</b> Description: to accessible compartment not self	PCODE WB05B ADAAG 91 4.22.4	1	JOB	\$75	\$75	
	• Proposed Solution: Adjust closer.		ADA 2010 604.8.1.2 CBC 2007 1115B.3.1.4.4	Priority Severity		3		
			CBC 2019 11B-604.8.1.2					



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

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

### 17 Stair 2

#### **Detectable Warning**

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:

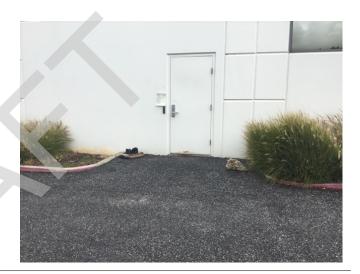
Provide 36" wide, contrasting color, band of truncated domes between pedestrian and vehicular area, outside of the door maneuvering clearance.

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

Priority 1

CBC 2007 1133B.8.5

CBC 2019 11B-705.1.2.5

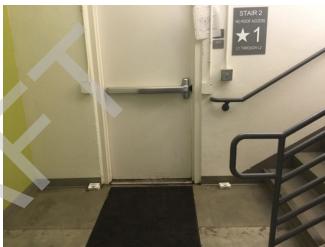


Facility: Administrative Office Address: 33 Las Colinas Lane			Part: <b>Interior</b>	Floor: <b>Second Flo</b> Year Built:					
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
2499		required maneuvering clearance at door	PCODE ID11 ADAAG 91 4.13.6	20	SF	\$120	\$2,400		
	slopes more than 1/4":12" (2.0%).  • As-Built: 4%  • Proposed Solution:  Modify surface slope at door.		ADA 2010 404.2.4.4 CBC 2007 1133B.2.4			3			
	,	ī	CBC 2019 11B-404.2.4						

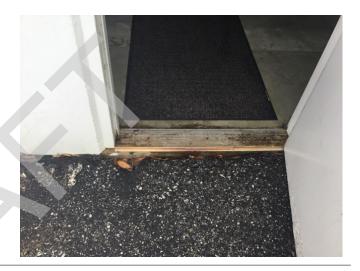


The door serves ground floor exits.

	•	inistrative Office s Colinas Lane	Part: <b>Interior</b>			or: <b>Seco</b> ar Built:	ond Floor	
Item no., Rm no. Existing Architectural Barrier and Name and Proposed Solution			Codes / Mitigation Info	Qty	Unit	Cost	Total	
	Door Swi	ing						
2497	clear and l	roach: At push side, door does not have evel maneuvering space measuring door	PCODE ID24B  ADAAG 91 Fig. 25(a)	1	1 JOB \$7,800 <i>Priority</i>		\$7,800	
	latch and o	eloser).	ADA 2010 404.2.4  CBC 2007 11B-26A(a)			verity	1	
	Front approach: At push side, door does not have clear and level maneuvering space measuring do width x 48" (door width plus 12" if door has bott latch and closer).  • As-Built: 44" to handrails.  • Proposed Solution: Relocate handrails.  • Notes:		CBC 2019 11B-404.2.4					



	•	inistrative Office s Colinas Lane	Part: <b>Interior</b>			or: <b>Seco</b> ar Built:	nd Floor	
	em no., Rm no. Existing Architectural Barrier and Proposed Solution		Codes / Mitigation Info	Qty	Unit	Cost	Total	
2498	• As-Built Door inace exceeding	Description: cessible due to threshold or step at door	PCODE ID02A ADAAG 91 4.13.8	1	JOB	\$1,200	\$1,200	
	<ul> <li>As-Built: 3"</li> <li>Proposed Solution:</li> <li>Repair the surface.</li> </ul>		ADA 2010 404.2.5 CBC 2007 1133B.2.4.1 CBC 2019 11B-404.2.5			riority everity	1	



Facility: Administrative Office Address: 33 Las Colinas Lane			Part: <b>Interior</b>	Floor: <b>Second Floo</b> Year Built:				
Item and N	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2495	landing wheexceeds 30	"high) not provided at side of ramp or here drop-off to adjacent grade or floor height (California building code	PCODE ED08	20	LF <b>Pr</b>	\$360 <b>iority</b>	\$7,200	
	requirement only).  • Proposed Solution: Provide new guards, including handrail at ramp.		CBC 2007 1133B.5.7  CBC 2019 Section 1013.2; 1013.3		Se	verity	1	



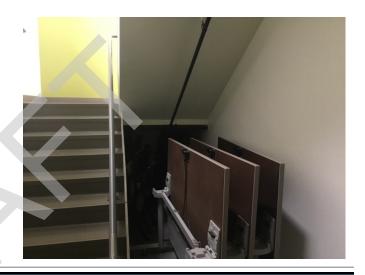
	•	nistrative Office Colinas Lane	Part: <b>Interior</b>		nd Floor		
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	2 \$840
	<b>Stairway</b>						
2494	• As-Built Description: The leading 2" of the tread does not have visual		PCODE II02B	20	LF	\$42	\$840
		dark-on-light or light-on-dark from the of the tread.	ADA 2010 504.4		Pri	ority	1
		Insufficient contrast.	CBC 2007 1133B.4.4		Sev	erity	1
	<ul> <li>Proposed Solution:</li> <li>Provide 2" min., 4" max. wide contrasting color strip 1" max. from nosing on top &amp; bottom treads</li> </ul>		CBC 2019 11B-504.4.1			-	
	when alter	ing area.		THE REAL PROPERTY.			



• Notes:

Required if stairs are or were altered.

	and Name and Proposed Solution		Part: <b>Interior</b>	Floor: <b>Second Flo</b> Year Built:					
	•••••		Codes / Mitigation Info	Qty	Unit	Cost	Total		
2496	• As-Built I	Clearance Description: clearance less than 80" above finished	PCODE EG01A ADAAG 91 4.4.2	4	LF	\$300	\$1,200		
	• Proposed	ane-detectable railing to mark area of low	ADA 2010 307.4  CBC 2007 1133B.8.6.2  CBC 2019 11B-307.4			riority verity	1		



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

Facility: Administrative Office

Address: 33 Las Colinas Lane

| Vear Built: | Part: Interior | Part: Interi

# 0 General

### **Door Closer**

2439

As-Built Description:

Excessive force required to open door.

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

• Proposed Solution:

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

PCODE ID03
ADAAG 91 4.13.11

ADA 2010 404.2.9

CBC 2007 1133B.2.5

CBC 2019 11B-404.2.9

10 JOB

\$75

\$750

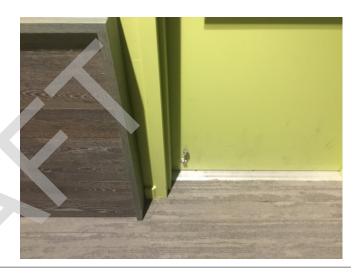
Priority







Facility: Administrative Office Address: 33 Las Colinas Lane			Part: <b>Interior</b>	Floor: <b>All</b> Year Built:				
Item no., Rm no. Existing Architectural Barrier and Name and Proposed Solution		•	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2445	•	<del></del>	PCODE ID06A  ADA 2010 404.2.10	10	JOB	\$1,800	\$18,000	
	<ul> <li>Proposed Solution:</li> <li>Relocate doorstop.</li> </ul>		CBC 2007 1133B.2.6			riority everity	3	
			CBC 2019 11B-404.2.10					



Facility: Administrative Office Address: 33 Las Colinas Lane			Part: <b>Interior</b>	Floor: <b>All</b> Year Built:					
	Address: 33 Las Colinas Lane  Item no., Rm no. Existing Architectural Barrier and Proposed Solution  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		Codes / Mitigation Info	Qty	Unit	Cost	Total		
2447	• As-Built Description: Reach height to control or access point, where side approach is available, exceeds 48" or is less than		PCODE IE02REF		REF				
			ADAAG 91 4.2.6 ADA 2010 308.3.1		1				
	• Proposed		CBC 2007 1118B.6 CBC 2019 11B-308.3	Severity (					



	•	nistrative Office Colinas Lane, San Jose CA 95119	Part: <b>Interior</b>	Floor: <b>All</b> Year Built:			
Item i and N	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty Unit Cost		Cost	Total
2448	centered 58	n CA only: identification symbol 8" to 60" high on sanitary facility door	PCODE SA15	6	JOB <b>Pr</b> i	\$450 <b>iority</b>	\$2,700
	that contrasts with the door not provided (women: 12" ø circle, men: 12" triangle, unisex: combined symbol).  • As-Built: Edges are not eased or rounded.  • Proposed Solution:  Provide properly mounted sanitary facility symbol		CBC 2007 1115B.6			verity	1
			CBC 2019 11B-703.7.2.6				



Conceptual Costs for Floor: All

sign.

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

\$21,450.00

Conceptual Costs for Area: Interior

\$131,781.00

,	inistrative Office s Colinas Lane, San Jose CA 95119	Part: <b>Interior</b>	Floor: <b>All</b> Year Built:			
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total



Conceptual Costs for Facility: Administrative Office

\$146,307.00

•	<mark>inistrative Office</mark> s Colinas Lane, San Jose CA 95119	Part: <b>Interior</b>		Floor: <b>All</b> Year Built:		
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total



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

# 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:

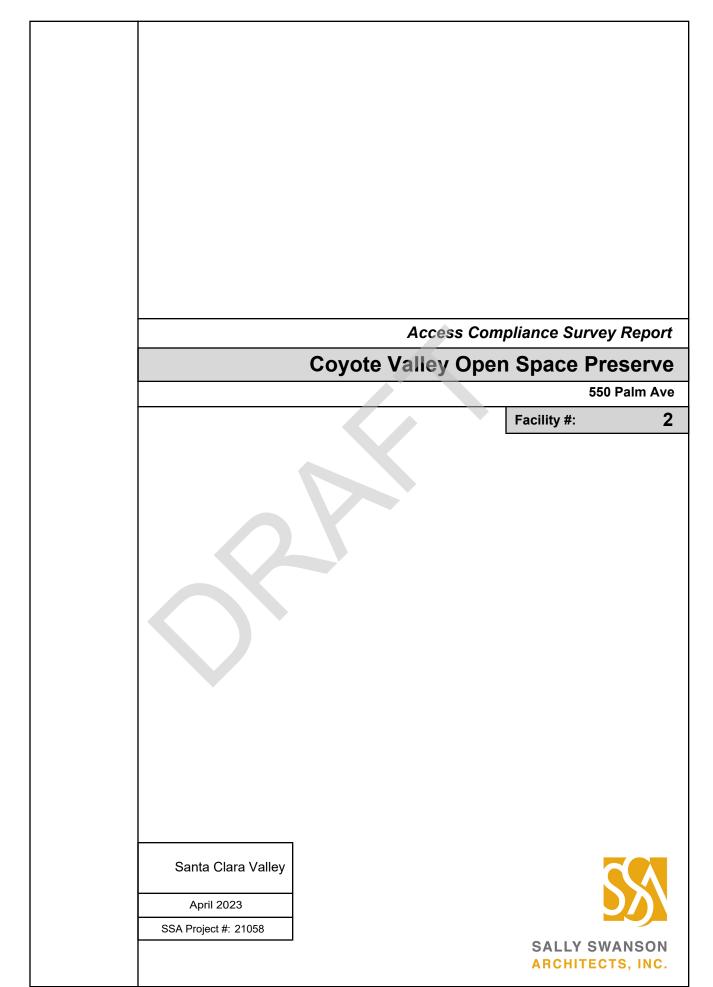
Provide 36" wide, contrasting color, band of truncated domes between pedestrian and vehicular area.

PCODE EG09 60 LF \$81 **\$4,860**ADAAG 91 4.29.5

**Priority** 

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







	ility: Coyo	ote Valley Open Space Preserv alm Ave	/e Part: Exterior	Floor: <b>On-site</b> Year Built: <b>2015</b>					
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Year Built	Cost	Total			
2279	As-Built L	e parking space has slope greater than	PCODE EA05 ADAAG 91 4.6.3	15	SF	\$36	\$540		
	<ul> <li>As-Built: To 9%</li> <li>Proposed Solution:</li> <li>Modify slope at accessible parking space.</li> </ul>		ADA 2010 502.4  CBC 2007 1129B.3.3  CBC 2019 11B-502.4				2		



	lity: Coyo	ote Valley Open Space Preserve alm Ave	Part: <b>Exterior</b>			or: <b>On-s</b> ar Built: <b>2</b>		
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2280	• As-Built D Accessible only: 9' x	e parking space smaller than 8' wide (CA	PCODE EA02A ADAAG 91 4.6.3	2	002	\$600	\$1,200	
	<ul> <li>As-Built: 106.5"-107" wide</li> <li>Proposed Solution:</li> <li>Modify parking space(s) to create accessible space.</li> </ul>		ADA 2010 502.2  CBC 2007 1129B.3.1  CBC 2019 11B-502.2	Priority Severity			3	



• As-Built Description:

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

• Proposed Solution:

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

PCODE EA04D

1 JOB

\$300

\$300

Priority



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





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

CBC 2019 11B-603.5

# 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 1 JOB \$300 **\$300**ADAAG 91 4.23.7
ADA 2010 308.2.1

Priority 2

CBC 2007 1115B.8.3 Severity



Item n	o., Rm no. ame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2287	soap, sanit	s in sanitary facilities, such as for towels, ary napkins, seat covers, etc., and waste s more than 48" (CA only: 40") from ghest operating slot or control.	PCODE WG01A ADAAG 91 4.23.7 ADA 2010 308.2.1 CBC 2007 1115B.8.3	1		\$300 fority verity	\$300 2 3
	<ul> <li>Proposed</li> </ul>	Solution:	CBC 2019 11B-603.5				



### **Changes in Level**

• As-Built Description:

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

Relocate existing restroom accessories.

• As-Built: 1"

2282

• Proposed Solution:

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

PCODE EF03 ADAAG 91 4.3.8 ADA 2010 403.4

CBC 2007 1133B.7.4

CBC 2019 11B-403.4

40 SF \$63

Priority

Severity



\$2,520



	lity: Coyo ress: 550 Pa	ote Valley Open Space Preserve alm Ave	Part: <b>Exterior</b>	Floor: <b>On-site</b> Year Built: <b>2015</b>				
Item r	no., Rm no. ame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2285	10" does r	Description:  de of door on accessible route, bottom  not have a smooth, uninterrupted surface.  d Solution:	PCODE ID06A  ADA 2010 404.2.10  CBC 2007 1133B.2.6	1		\$75	\$75 2 3	
	Remove door stopper when altering area. Provide rubber wedge.		CBC 2019 11B-404.2.10		Sei	erity/	3	



			e Part: <b>Exterior</b>				
Item n	o., Rm no. ame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	1 JOB \$225	Total	
2288	0	PCODE WB07I ADAAG 91 4.26.2	1		,	\$225	
	<ul><li> As-Built: 6"</li><li> Proposed Solution:</li></ul>		ADA 2010 609.3  CBC 2007 1133B.4.2.5  CBC 2019 11B-609.3				3



	Reach height to control or access point, where side		Part: <b>Exterior</b>	Floor: <b>On-site</b> Year Built: <b>2015</b>				
	•	•	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2284	• As-Built I Reach hei	Reach Range  • As-Built Description:	PCODE IE02 ADAAG 91 4.2.6	1	JOB	\$300	\$300	
	15" in height, or exceeds 10" in depth.		ADA 2010 308.3.1		Pri	ority	2	
			CBC 2007 1118B.6	Severit			3	
	Relocate of		CBC 2019 11B-308.3					



#### **Signage**

• 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





Floor: On-site Facility: Coyote Valley Open Space Preserve Part: Exterior Year Built: 2015 Address: 550 Palm Ave

Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2289	• As-Built I Required centered 5 that contra 12" ø circ	n CA only: identification symbol	PCODE SA15	1	JOB	\$270	\$270
	that contra	8" to 60" high on sanitary facility door sts with the door not provided (women:			Pri	iority	2
	12" ø circl symbol).	e, men: 12" triangle, unisex: combined	CBC 2007 1115B.6		Sev	erity	3
	• As-Ruilt	Not haveled	CBC 2019 11B-703.7.2.6				

• As-Built: Not beveled.

• Proposed Solution:

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



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

# 3 Picnic

### **Changes in Level**

· As-Built Description:

2290

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

• As-Built: To 3"

· Proposed Solution:

Install surface material to the level of asphalt.

PCODE EF03

ADAAG 91 4.3.8 ADA 2010 403.4

CBC 2007 1133B.7.4

CBC 2019 11B-403.4

60 SF \$45

Priority

Severity



\$2,700



Facility: Coyote Valley Open Space Preserve

Floor: On-site

Add	ress: <b>550 P</b>	alm Ave			Year Built: 2015		015
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2292	Walk: Pav	Description: wement dislocation creates abrupt change acceeding 1/2" in accessible route.	PCODE EF03 ADAAG 91 4.3.8	1	JOB	\$6,000	\$6,000
	<ul><li>As-Built:</li><li>Proposed</li></ul>	To 1" caused by large aggregate. d Solution:	ADA 2010 403.4 CBC 2007 1133B.7.4			riority everity	1
I	Install sm	aller aggregate.	CBC 2019 11B-403.4		00	Circy	•

Part: Exterior



### **Clear Floor Space**

• As-Built Description: 2293

Clear space has slopes greater than 1:48.

• As-Built: To 10% caused by uneven surface

• Proposed Solution:

Grade surface.

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

Priority







	Idress: 550 Palm Ave  Idress: 550 Palm Ave  Idress: 550 Palm Ave  Idress: 550 Palm Ave  Existing Architectural Barrier and Proposed Solution  Cross Slope  • 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 restroon		Part: <b>Exterior</b>		site 2015		
	•	•	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Cross Slo	<u>pe</u>					
2294		•	PCODE EF07	1600	SF	\$30	\$48,000
		10 10 / 0	ADAAG 91 4.3.7  ADA 2010 403.3		Pri	iority	1
	•	oss slope.	CBC 2007 1133B.7.1.3	Severi		verity	3
		both trails from picnic and restrooms ation and trail head.	CBC 2019 11B-403.3				



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

CBC 2019 11B-705.1.2.5

# 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

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

CBC 2007 1133B.8.5 Priority Severity 3



	lity: Coyote Valley Open Space Preserve Part: Exterior Floor: Or Year Buil		or: <b>On-s</b> ar Built: <b>2</b>				
Item I	no., Rm no. lame	,	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Minimun	n Number					
2295		Description: g lot with 1-25 spaces, the number of	PCODE EA01A	1	JOB	\$9,000	\$9,000
		spaces is less than required by code; 1	ADAAG 91 4.1.2(5)		JOB \$9,000 <i>Priority</i>		
	space requ	1 .	ADA 2010 208.2		Pi	Priority	3
	• Proposed	d Solution:	CBC 2007 Tbl. 11B-6		Se	verity	3
		equired accessible parking space with sign a minimum of one van space.	CBC 2019 11B-208.2 Tbl.				



	ility: Coyo ress: 550 P	ote Valley Open Space Preserv alm Ave	/e Part: Exterior			or: <b>On-s</b> ar Built: <b>2</b>	
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2297	Walk: Slo	Description:  ope greater than 1:20 (5.0%), and walk comply with requirements for ramps.	PCODE EF01 ADAAG 91 4.3.7	20	SF	\$75	\$1,500
	<ul><li> As-Built:</li><li> Proposed</li><li> Grade sur</li></ul>	10.5% d Solution:	ADA 2010 403.3 CBC 2007 1133B.7.3			iority verity	3
	Grade sur	idee.	CBC 2019 11B-403.3				



\$1,500

Floor: On-site Facility: Coyote Valley Open Space Preserve Part: Exterior Year Built: 2015 Address: 550 Palm Ave

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

# **Trailhead and Trails**

### **Changes in Level**

• As-Built Description:

2304

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

• As-Built: To 3"

· Proposed Solution:

Install surface material to level of the concrete.

100 \$15 PCODE EF03 ADAAG 91 4.3.8 **Priority** 

ADA 2010 403.4





Facility: Coyote Valley Open Space Preserve

Floor: On-site

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

Part: Exterior

CBC 2019 11B-403.4

A section approximately 500 feet from the trailhead has 3" aggregate.



### **Clear Floor Space**

• As-Built Description:

2300

Notes:

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







graded portions of the trail are "improved". See

11B-246.7

Floor: On-site Facility: Coyote Valley Open Space Preserve Part: Exterior Year Built: 2015 Address: 550 Palm Ave **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Cross Slope** 2303 • As-Built Description: 1000 SF \$21 \$210,000 PCODE EF07 Cross slope more than 1":48" (2.083%). ADAAG 91 4.3.7 • As-Built: Varies. 6.4% cross slopes. 11% slopes. **Priority** ADA 2010 403.3 • Proposed Solution: Modify slope and cross slope. Severity CBC 2007 1133B.7.1.3 Notes: CBC 2019 11B-403.3 Occurs sporadically throughout the level portion of the trail. Consider whether the widened and



	•	ote Valley Open Space Preserve alm Ave, Morgan Hill, CA 95037	Part: <b>Exterior</b>		Floor: On-site Year Built: 2015  Unit Cost Total  JOB \$300 \$600		
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2309		Description:  de of door on accessible route, bottom  not have a smooth, uninterrupted surface.	PCODE ID06  ADA 2010 404.2.10	2	JOB	Cost \$300	
	• Proposed Provide 1		CBC 2007 1133B.2.6 CBC 2019 11B-404.2.10			iority verity	3



2308

• As-Built Description:

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

• As-Built: 11%

• Proposed Solution:

Modify surface slope at door.

PCODE ID11REF
ADAAG 91 4.13.6

ADA 2010 404.2.4.4

CBC 2007 1133B.2.4

CBC 2019 11B-404.2.4

REF

Priority

**1** 





	ility: Coyo ress: 550 Pa	te Valley Open Space Preserve alm Ave	e Part: <b>Exterior</b>			or: <b>On-s</b> ar Built: <b>2</b>	
Item i and N	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Floor or	Ground Surface					
2305		Description: ting has grid openings greater than 1/2" ine of traffic flow.	PCODE EF04 ADAAG 91 4.3.6; 4.5.4	Year Built: 201  Qty Unit Cost  1 JOB \$9,000  Priority	\$9,000		
	8	.75"	ADA 2010 403.2; 302.3		Pi	riority	1
	Proposed  Relocate a	Solution: and add surface material.	CBC 2007 1133B.7.2		Se	everity	3
	resocute t	and add surface material.	CBC 2019 11B-403.2; 11B-302.3				



Facility: Coyote Valley Open Space Preserve

Floor: On-site

Addı	ddress: 550 Palm Ave				Year Built:			
Item no., Rm no. Existing Architectural Barrier and Name and Proposed Solution			Codes / Mitigation Info	Qty	Unit	Cost		
2306	d Name and Proposed Solution	PCODE EF04  ADAAG 91 4.3.6; 4.5.4  ADA 2010 403.2; 302.3  CBC 2007 1133B.7.2	2		\$4,500 riority everity	\$9,000 1 3		
			CBC 2019 11B-403.2; 11B-302.3					

Part: Exterior



### **Signage**

2298 • As-Built Description:

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

> > .25" characters

• Proposed Solution:

Provide compliant signage.

PCODE SA02A ADAAG 91 4.30.3 ADA 2010 703.5.5 CBC 2007 1117B.5.4 CBC 2019 11B-403.3

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





Facility: Coyote Valley Open Space Preserve

Floor: On-site

Addı	ress: <b>550 P</b>	alm Ave			Year Built: 2015			
Item n	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2299	Sign chara	Description: acters not readable because they are not viewing distance.	PCODE SA02A ADAAG 91 4.30.3	1	JOB	\$4,500	\$4,500	
	• Proposed	.125"	ADA 2010 703.5.5			riority		
	Provide compliant signage.		CBC 2007 1117B.5.4  CBC 2019 11B-403.3		Se	everity	3	

Part: Exterior



2301 • As-Built Description:

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

> > .25" characters

• Proposed Solution:

Provide compliant signage.

PCODE SA02A

ADAAG 91 4.30.3

ADA 2010 703.5.5

CBC 2007 1117B.5.4

CBC 2019 11B-305.2

1 JOB

\$3,000

\$3,000

Priority

Severity 3





Conceptual Costs for Floor: On-site

\$320,565.00

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

Conceptual Costs for Area: Exterior \$320,565.00

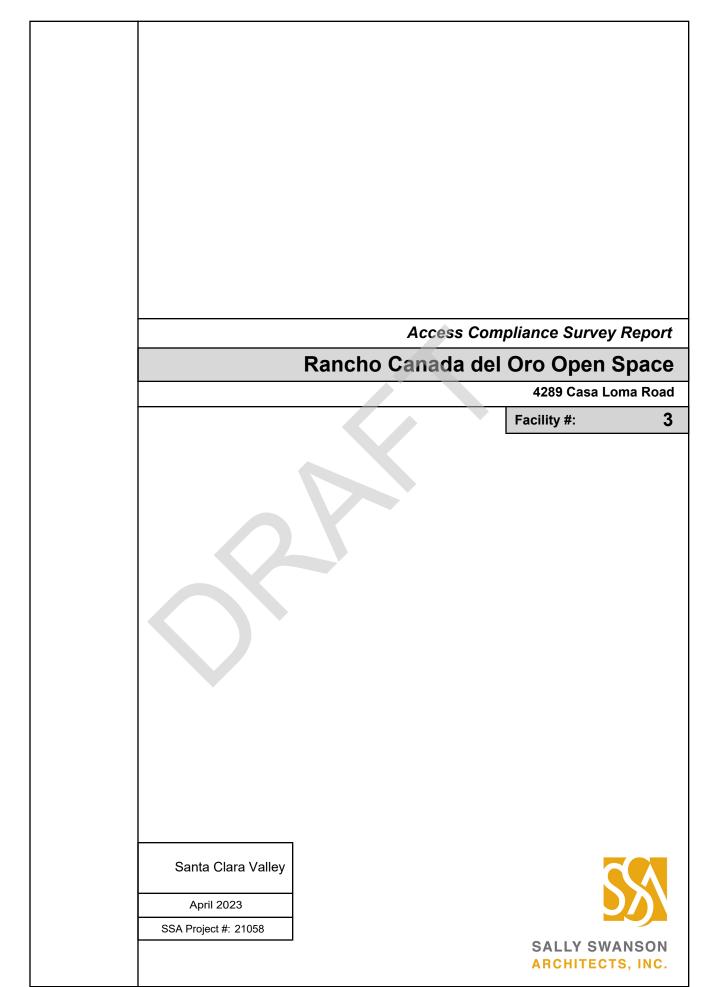


Item no., Rm no. Existing Architectural Barrier and Name Codes / Mitigation Info Qty Unit Cost Total

Conceptual Costs for Facility: Coyote Valley Open Space Preserve

\$320,565.00







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

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

#### **Parking** 1

### **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.

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

**Priority** CBC 2007 1133B.8.5

Severity CBC 2019 11B-705.1.2.5



	Facility: Rancho Canada del Oro Open Space Part: Exterior Floor: On-sinddress: 4289 Casa Loma Road Year Built: 2						
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2311	As-Built L	e parking space has slope greater than	PCODE EA05 ADAAG 91 4.6.3	468		\$36	\$16,848
	<ul><li> As-Built:</li><li> Proposed</li><li> Modify sl</li></ul>	10 1/0	ADA 2010 502.4  CBC 2007 1129B.3.3  CBC 2019 11B-502.4			iority verity	3



Facility: Rancho Canada del Oro Open Space Part: Exterior Address: 4289 Casa Loma Road			Floor: <b>On-site</b> Year Built: <b>2007</b>				
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	<u>Identifica</u>	<u>ation</u>					
2312	• As-Built L Sign for a compliant	ccessible parking space is missing or non-	PCODE EA04B ADAAG 91 4.6.4	2	JOB \$945		\$1,890
	• Proposed	Solution:	ADA 2010 502.6		Pr	iority	3
	• Notes:	ompliant parking signage.  uld be placed at the head of each space.	CBC 2007 1129B.4 CBC 2019 11B-502.6		Se	verity	3



	•	cho Canada del Oro Open Spac Casa Loma Road	e Part: Exterior			or: <b>On-s</b> i or Built: <b>2</b> 0	
Item i	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2313	• As-Built L Accessible only: 9' x	e parking space smaller than 8' wide (CA	PCODE EA02A ADAAG 91 4.6.3	1	JOB	Cost \$600	\$600
	• Proposed	103" wide d Solution: arking space(s) to create accessible space.	ADA 2010 502.2  CBC 2007 1129B.3.1  CBC 2019 11B-502.2			verity	3



• As-Built Description:

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

• Proposed Solution:

Identify accessible parking space using blue markings.

PCODE EA04K

1 JOB

\$360

\$360

Priority



CBC 2019 11B-502.6

Severity





April 2023

	•	cho Canada del Oro Open Spa Casa Loma Road, Morgan Hill, CA 95				or: <b>On-s</b> i or Built: <b>2</b>	
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2345	No "Tow	Signage Description: Away" sign at parking lot entrance in CA only).	PCODE EA04C	1	002	\$975 <b>iority</b>	\$975
	• Proposed Provide "' when alte	Tow Away" sign at parking lot entrance	CBC 2007 1129B.4 CBC 2019 11B-502.8.2			verity	3



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

CBC 2019 11B-603.5

#### 2 Restroom

#### Accessories

2325

As-Built Description:

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

• As-Built: 44"

• Proposed Solution:

Relocate existing restroom accessories.

Notes:

This element complies with 1991 ADAAG and the 2010 ADAS.

 PCODE
 WG01A
 1 JOB \$300
 \$300

 ADAAG 91
 4.23.7
 4.23.7
 4.23.7
 4.23.7
 4.23.7
 4.23.7
 5.20.7
 2.20.7
 2.20.7
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 4.20.7



	•	cho Canada del Oro Open Sp Casa Loma Road	ace Part: Exterior	Floor: <b>On-site</b> Year Built: <b>2007</b>				
Item r	,	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
	Coat Hoo	<u>ok</u>						
2322		•	PCODE WG03A	1	JOB	\$150	\$150	
		· ·	ADAAG 91 4.2.5					
			ADA 2010 603.4		Pri	ority	2	
	<ul> <li>Accessible coat hook not within reach range.</li> <li>As-Built: 68"</li> <li>Proposed Solution:</li> <li>Adjust existing or provide new coat hook at maximum 48" height.</li> </ul>		CBC 2007 1118B.5		Sei	erity	3	
	As-Built: 68"  Proposed Solution  As-Built Description: Accessible coat hook not within reach range.  Proposed Solution:	CBC 2019 11B-603.4						



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



element complies with Safe Harbor.

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



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

, tadi 000. <b>7200</b>		Jasa Loma Roda			roar Bana 2001			
Item r and N	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
	<u>Door Swi</u>	ng						
2326	• As-Built E	Description: roach: At pull side, door does not have	PCODE ID23	1	JOB	\$1,500	\$1,500	
		evel maneuvering space measuring door	ADAAG 91 Fig. 25(a)					
	width plus	18" x 60". (24" x 60" at exterior doors).	ADA 2010 404.2.4		Pr	Priority 🧲		
	• As-Built:	20.5" to post. 41.25" perpendicular to door.	CBC 2007 11B-26A(a)		Se	verity	4	
	• Proposed		CBC 2019 11B-404.2.4					



• As-Built Description: 2323

Relocate post. Notes:

This element complies with 1991 ADAAG and the 2010 ADAS.

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

Severity (3)





element complies with Safe Harbor.

•		cho Canada del Oro Open Spac Casa Loma Road	e Part: <b>Exterior</b>			or: <b>On-s</b> ar Built: <b>2</b>	
Item no., and Nam		Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty Unit Cost To		Total	
<u>(</u>	Grab Ba	<u>rs</u>					
,	The rear vextend from	Description:  vall grab is less than 36" min. or does not om the centerline of the water closet 12" ne side and 24" min. on the other side.	PCODE WB07B  ADAAG 91 4.17.6  ADA 2010 604.5.2	1	y Unit Cost  1 JOB \$1,020  Priority  Severity	\$1,020	
	• Proposed	22" on the wide side. d Solution: r relocate accessible rear grab bar.	CBC 2007 1115B.4.1.3.2 CBC 2019 11B-604.5.2		Se	Year Built: 20  Jnit Cost  OB \$1,020  Priority	4
		on 2007 construction date, this					



•	•	e Part: <b>Exterior</b>			_	
Item no., Rm no. Existing Architectural Barrier and Name Existing Architectural Barrier Codes / Mitigation Info				Unit	Cost	Total
• As-Built E Reach heig	Description: ght to control or access point, where side	PCODE IE02 ADAAG 91 4.2.6	1	JOB	Cost \$300	\$300
15" in heig	ght, or exceeds 10" in depth.	ADA 2010 308.3.1		Pri	iority	2
• Proposed	l Solution:	CBC 2007 1118B.6 CBC 2019 11B-308.3		Unit Cost	3	
	Reach Rach hei approach 15" in hei Proposed	ress: 4289 Casa Loma Road no., Rm no. Existing Architectural Barrier	ress: 4289 Casa Loma Road  ro., Rm no. Existing Architectural Barrier and Proposed Solution  Reach Range  • As-Built Description: Reach height to control or access point, where side approach is available, exceeds 48" or is less than 15" in height, or exceeds 10" in depth.  • As-Built: 5"  • Proposed Solution:  Codes / Mitigation Info  PCODE IE02  ADAAG 91 4.2.6  ADA 2010 308.3.1  CBC 2007 1118B.6	ress: 4289 Casa Loma Road  ro., Rm no. Existing Architectural Barrier and Proposed Solution Codes / Mitigation Info Qty  Reach Range  • As-Built Description: Reach height to control or access point, where side approach is available, exceeds 48" or is less than 15" in height, or exceeds 10" in depth.  • As-Built: 5" • Proposed Solution:  Codes / Mitigation Info Qty  PCODE IE02  ADAAG 91 4.2.6  ADA 2010 308.3.1  CBC 2007 1118B.6	ress: 4289 Casa Loma Road  ro., Rm no. Existing Architectural Barrier and Proposed Solution  Codes / Mitigation Info  Qty Unit  Reach Range  • As-Built Description: Reach height to control or access point, where side approach is available, exceeds 48" or is less than 15" in height, or exceeds 10" in depth.  • As-Built: 5"  • Proposed Solution:  Codes / Mitigation Info  Qty Unit  PCODE IE02  ADAAG 91 4.2.6  ADAAG 91 4.2.6  Set CBC 2007 1118B.6  Set CBC 2007 1118B.6	ress: 4289 Casa Loma Road  Year Built: 20  no., Rm no. Existing Architectural Barrier and Proposed Solution  Codes / Mitigation Info  Qty Unit Cost  Reach Range  • As-Built Description: Reach height to control or access point, where side approach is available, exceeds 48" or is less than 15" in height, or exceeds 10" in depth.  • As-Built: 5"  • As-Built: 5"  CBC 2007 1118B.6  CRC 2010 118 308 3



	•	ho Canada del Oro Open Spa Casa Loma Road	ace Part: Exterior				
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2319	_	Description: acters are not sans serif, upper case, sed 1/32" min.	PCODE SA04 ADAAG 91 4.30.4	1	Floor: On-sit Year Built: 20  Unit Cost  JOB \$270  Priority  Severity	\$270	
	• As-Built:	Spaces between tactile characters	ADA 2010 703.2				2
		<1/16". Braille 3/4" from tactile characters.	CBC 2007 1117B.5.5 CBC 2019 11B-216.6		Se	verity	3
	Provide co	ompliant signage.					



• As-Built Description:

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

- As-Built: 5.5" from door swing.
- Proposed Solution:

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

PCODE SA07B

ADA 2010 703.4.2

CBC 2019 11B-703.4.2

1 JOB

\$150

\$150

**Priority** 

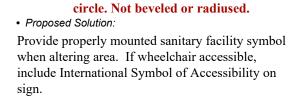


Severity





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





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

CBC 2019 11B-403.4

# 3 Horse Trailer Parking and Accessible Trailhead

#### **Changes in Level**

• As-Built Description:

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

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

· Proposed Solution:

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

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

ADAAG 91 4.3.8

ADA 2010 403.4

CBC 2007 1133B.7.4

20 SF \$63 \$1,260

Priority 1

Severity 1



	•	cho Canada del Oro Open S Casa Loma Road	pace Part: Exterior	Floor: <b>On-site</b> Year Built: <b>2007</b>				
and Name und Proposed Colution			Cost	Total				
	Clear flo	or space						
2331		,	PCODE NI07	1	JOB			
	•	1 6	ADAAG 91 16.6.6					
		• / •	ADA 2010 305.2		Pri	ority	1	
	Modify su	ırface.	CBC 2007 1132B.1		erity	3		
			CBC 2019 11B-305.2					



	-	cho Canada del Oro Open S Casa Loma Road	pace Part: Exterior					
Item no., Rm no. and Name  Existing Architectural Barrier and Proposed Solution  Codes / Mitigation Info				Qty	Unit	Cost	Total	
	Cross Slo	<u>ope</u>						
2329	• As-Built L	Description: 0e more than 1":48" (2.083%).	PCODE EF07	8	SF	\$75	\$600	
	• As-Built:	· · · · · · · · · · · · · · · · · · ·	ADAAG 91 4.3.7			Year Built: 20 Unit Cost  SF \$75  Priority		
	Proposed	0,70	ADA 2010 403.3		8 SF \$75	1		
	Modify co	ross slope.	CBC 2007 1133B.7.1.3		Year Built:  Qty Unit Cost  8 SF \$75	verity	/ 3	
			CBC 2019 11B-403.3					



• As-Built Description: 2332

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

• As-Built: 8% cross slope.

• Proposed Solution:

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

PCODE EF07

ADAAG 91 4.3.7

ADA 2010 403.3

CBC 2007 1133B.7.1.3

CBC 2019 11B-403.3

SF 320

\$24,000 \$75

**Priority** 



Severity





Facility: Rancho Canada del Oro Open Space

Floor: On-site

Year Built: 2007 Address: 4289 Casa Loma Road **Existing Architectural Barrier** Item no., Rm no. Codes / Mitigation Info Qty Unit Cost **Total** and Proposed Solution and Name • As-Built Description: 2335 50 SF \$75 \$3,750 PCODE EF07 Cross slope more than 1":48" (2.083%). ADAAG 91 4.3.7 · As-Built: 3.5% **Priority** ADA 2010 403.3 • Proposed Solution: Modify cross slope. Severity CBC 2007 1133B.7.1.3

Part: Exterior

CBC 2019 11B-403.3



#### **Detectable Warning**

· As-Built Description:

2327

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

• Proposed Solution:

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

PCODE EG09 ADAAG 91 4.29.5

CBC 2007 1133B.8.5 CBC 2019 11B-705.1.2.5 10 LF \$81

Priority

Severity (



\$810



April 2023

Sally Swanson Architects, Inc. Project# 21058

	•	cho Canada del Oro Open Spac Casa Loma Road	e Part: <b>Exterior</b>			or: <b>On-s</b> ar Built: <b>2</b>	
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Minimun	n Number					
2330		Description: g lot with 1-25 spaces, the number of spaces is less than required by code; 1	PCODE EA01A ADAAG 91 4.1.2(5)	1	1 JOB \$9,000		\$9,000
	space requ	1 1 2	ADA 2010 208.2		P	riority	1
	• Proposed		CBC 2007 Tbl. 11B-6		Se	everity	3
		equired accessible parking space with sign a minimum of one van space.	CBC 2019 11B-208.2 Tbl. 11B-208.2				



Facility: Rancho Address: 4289 Ca		cho Canada del Oro Open Spa Casa Loma Road	• •				ite 2007
Item no., Rm no.     Existing Architectural Barrier       and Name     and Proposed Solution       Codes / Mitigation Info     Qty Unit Cost						Cost	Total
2333	• As-Built Description: Sign characters not readable because they are no sized for viewing distance.		PCODE SA02A ADAAG 91 4.30.3	1	JOB	\$4,500	\$4,500
	<ul><li>As-Built:</li><li>Proposed</li></ul>	1/8" characters.	ADA 2010 703.5.5 CBC 2007 1117B.5.4			riority everity	3
	115vide e	ompium orgingo.	CBC 2019 11B-403.3				



\$3,750

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

## 4 Accessible Trail NW

### **Cross Slope**

• As-Built Description:

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

• As-Built: 3.5%

• Proposed Solution:

Modify cross slope.

PCODE EF07 ADAAG 91 4.3.7

ADA 2010 403.3

CBC 2007 1133B.7.1.3

CBC 2019 11B-403.3

50 SF \$75

Priority

Severity





Facility: Rancho Canada del Oro Open Space Part: Exterior Address: 4289 Casa Loma Road		ce Part: Exterior	Floor: <b>On-site</b> Year Built: <b>2007</b>					
Item r	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2336	_	Description: acters not readable because they are not riewing distance.	PCODE SA02A ADAAG 91 4.30.3	1	1 JOB \$2,400		\$2,400	
	• Proposed	3/8" characters  I Solution:  ompliant signage.	ADA 2010 703.5.5 CBC 2007 1117B.5.4 CBC 2019 11B-403.3			riority everity	3	



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

## 5 Accessible Trail South

#### **Cross Slope**

2337

As-Built Description:

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

• As-Built: To 4.2%

• Proposed Solution:

Modify cross slope.

PCODE EF07

ADAAG 91 4.3.7 ADA 2010 403.3

CBC 2007 1133B.7.1.3

CBC 2019 11B-403.3

100 SF

**\$75 \$7,500** 

Priority

1

Severity





Facility: Rancho Canada del Oro Open Space Address: 4289 Casa Loma Road		•	ce Part: Exterior	Floor: <b>On-site</b> Year Built: <b>2007</b>				
Item no., Rm no. Exis		Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2338	Signage  • As-Built Description: Sign characters not readable because they are not sized for viewing distance.		PCODE SA02A ADAAG 91 4.30.3	2 JOB \$2,400		\$4,800		
	• Proposed	3/8" characters d Solution: ompliant signage.	ADA 2010 703.5.5 CBC 2007 1117B.5.4 CBC 2019 11B-403.3				3	



	•	cho Canada del Oro Open Spa Casa Loma Road	ICE Part: Exterior		Floor: <b>Or</b> Year Buil		
Item no., Rm no. Existing Architectural Barrier and Name Codes / Mitigation Info Qty Unit Cos						Cost	Total
2340	Walk: Slo	Description: ope greater than 1:20 (5.0%), and walk comply with requirements for ramps.	PCODE EF01 ADAAG 91 4.3.7	100	SF	\$75 	\$7,500
	<ul><li> As-Built:</li><li> Proposed</li><li> Modify w</li></ul>	0.070	ADA 2010 403.3 CBC 2007 1133B.7.3 CBC 2019 11B-403.3			iority verity	3



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

### 6 Accessible Trail East

#### **Cross Slope**

2341

As-Built Description:

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

• As-Built: 3.1%

• Proposed Solution:

Modify cross slope.

PCODE EF07 ADAAG 91 4.3.7

ADA 2010 403.3

CBC 2007 1133B.7.1.3

CBC 2019 11B-403.3

40 SF

**\$75 \$3,000** 

**Priority** 

1

Severity





\$63

\$63

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

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

#### **Accessible Trail North** 7

#### **Changes in Level**

• As-Built Description:

2344

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.

1 SF PCODE EF03 ADAAG 91 4.3.8 **Priority** ADA 2010 403.4 Severity CBC 2007 1133B.7.4



	-	cho Canada del Oro Open S Casa Loma Road	pace Part: Exterior	Floor: On-si Year Built: 2  Qty Unit Cost  20 SF \$75  Priority Soverity			
	Item no., Rm no. Existing Architectural Barrier and Name and Proposed Solution Codes / Mitigation Info				Unit	Cost	Total
2342		- Description:	PCODE EF07	20	Year Builing Unit Cos	\$75	\$1,500
	Cross slop	be more than 1":48" (2.083%).	ADAAG 91 4.3.7	20		ψ. σ	<b>V</b> 1,000
	<ul><li>As-Built:</li><li>Proposed</li></ul>	To 6.8% d Solution:	ADA 2010 403.3		Pri	iority	1
	Modify c	ross slope.	CBC 2007 1133B.7.1.3		Se	verity	3
			CBC 2019 11B-403.3				



Facility: Rancho Canada del Oro Open Space Part: Exterio Address: 4289 Casa Loma Road, Morgan Hill CA 95037			Floor: <b>On-site</b> Year Built: <b>2007</b>					
Item no., Rm n and Name	o. Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty Unit Co		Cost	Total		
Sign o	ge  tuilt Description:  characters not readable because they are not for viewing distance.	PCODE SA02A ADAAG 91 4.30.3	1	JOB	ear Built: 2	\$2,400		
• As-E • Prop	Built: 3/8" characters. osed Solution: de compliant signage.	ADA 2010 703.5.5 CBC 2007 1117B.5.4 CBC 2019 11B-403.3				3		



Conceptual Costs for Floor: On-site

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

10%. Occurs on signs throughout.

\$108,141.00

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

Conceptual Costs for Area: Exterior \$108,141.00

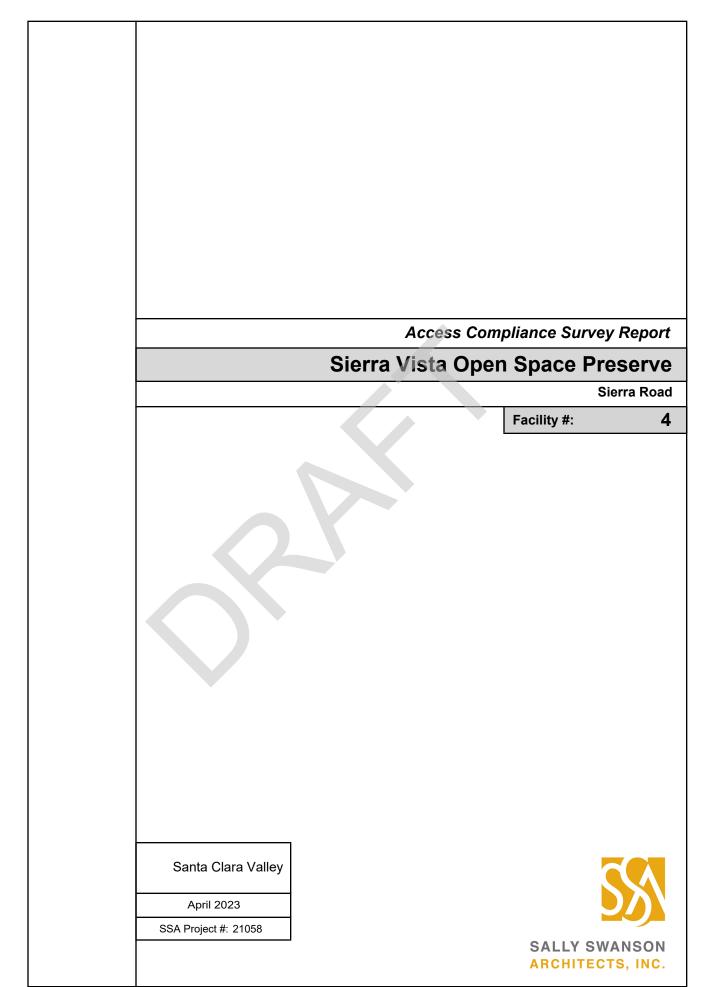


Item no., Rm no. Existing Architectural Barrier and Name Codes / Mitigation Info Qty Unit Cost Total

Conceptual Costs for Facility: Rancho Canada del Oro Open Space Preserve

\$108,141.00







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

 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 and Proposed Solution

 Codes / Mitigation Info
 Qty Unit Cost Total

# 1 Parking and Trail Heads

#### **Clear Floor Space**

2269

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

• As-Built: 5% slope

Proposed Solution:

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

· Notes:

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

PCODE NI07 ADAAG 91 16.6.6

ADA 2010 305.2

CBC 2007 1132B.1

CBC 2019 11B-305.2

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

**Priority** 

ority 🧲

Severity





	lity: Sierra ress: Sierra	Vista Open Space Preserve Road	Part: <b>Exterior</b>		Floor: <b>O</b> Year Bu		
Item n	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Total	
	Cross Slop	<u>oe</u>					
2270	• As-Built De Cross slope	escription: emore than 1":48" (2.083%).	PCODE EF07	1000	SF	\$75	\$75,000
	• As-Built: '	10, 0	ADAAG 91 4.3.7		Pri	iority	1
	• Proposed		ADA 2010 403.3			•	
	Modify cro	oss slope.	CBC 2007 1133B.7.1.3		Sei	verity	3
		accessible route to all elements bike racks.	CBC 2019 11B-403.3				



Facility: Sierra Vista Op Address: Sierra Road		a Vista Open Space Preserve Road	ce Preserve Part: Exterior		Floor: <b>On-site</b> Year Built: <b>2013</b>					
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	<b>A</b> 1 / <b>1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 </b>		Unit	Cost	Total			
2267	• As-Built I No curb ra	Description:  amp available where an accessible route	PCODE EH01 ADAAG 91 4.7.1	1	JOB	\$7,500	\$7,500			
	• Proposed		ADA 2010 303.4 CBC 2007 1127B.5.1		,		2			
			CBC 2019 11B-402.2							



	ty: Sierra	a Vista Open Space Preserve Road	Part: <b>Exterior</b>			or: <b>On-s</b> r Built: <b>2</b>	
Item no., Rm no. Existing Architectural Barrier and Name and Proposed Solution			Codes / Mitigation Info	Qty	Unit	Cost	Total
	Minimun	n Number					
2265		Description: g lot with 26-50 spaces, the number of spaces is less than required by code; 2	PCODE EA01B  ADAAG 91 4.1.2(5)*	2	JOB	\$900	\$1,800
	spaces req	uired.	ADA 2010 208.2		Pri	ority	3
	<ul><li>As-Built:</li><li>Proposed</li></ul>	35 spaces 0 accessible provided. Solution:	CBC 2007 Tbl. 11B-6		Sei	verity	2
		es and provide required accessible baces with signs including a minimum of bace.	CBC 2019 11B-208.2 Tbl. 11B-208.2				
	• Notes: No parkii 2.08%.	ng spaces were found with slopes =/<		1	/		



	ty: <b>Sierr</b> ess: <b>Sierra</b>	a Vista Open Space Preserve Road	Part: <b>Exterior</b>			Floor: <b>On-site</b> Year Built: <b>2013</b>		
Item no., Rm no. and Name Existing Architectural Barrier and Proposed Solution		•	Codes / Mitigation Info	Qty	Unit	Cost	Total	
	<u>Signage</u>							
2268	As-Built L     Sign about	,	PCODE SA02A	1	JOB	Cost \$6,000	\$6,000	
	_	recters not readable because they are not rewing distance.	ADAAG 91 4.30.3					
		1/8"-3/8" characters on informational	ADA 2010 703.5.5		Yea Unit JOB	riority	1	
	• Proposed	signs. I Solution:	CBC 2007 1117B.5.4		Se	verity	3	
	Provide co	ompliant signage.	CBC 2019 11B-402.2		Yea Unit  JOB			
	• Notes:							
	Includes	warning signs and other information re	Wilches	OBS -				



history etc.

The steep slopes begin immediately.

	ty: Sierr ess: Sierra	a Vista Open Space Preserve Road	Part: <b>Exterior</b>			r: <b>On-s</b> r Built: <b>2</b>	
Item no	o., Rm no. me	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	<b>Walk</b>						
2271	As-Built E  Walk: Slo	Description: pe greater than 1:20 (5.0%), and walk	PCODE EF01	2000	00 SF \$45 <b>Priority</b>	\$900,000	
		omply with requirements for ramps.	ADAAG 91 4.3.7				
	• As-Built:	16%	ADA 2010 403.3		Pri	ority	1
	• Proposed		CBC 2007 1133B.7.3		Sev	erity	2
	Install trai  • Notes:	ils with compliant slopes and cross slopes.	CBC 2019 11B-403.3				
	See 11B=	246.7					
	for unim	proved trails.		ATT OF	1 1		



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

 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 Existing Architectural Barrier

 and Proposed Solution
 Codes / Mitigation Info
 Qty Unit
 Cost
 Total

### 2 North Side of Sierra Rd

#### **Cross Slope**

• As-Built Description:

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

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

• Proposed Solution:

Install accessible trail.

• Notes:

See 11B-246.7 for trails.

PCODE EF07REF ADAAG 91 4.3.7

ADA 2010 403.3

CBC 2007 1133B.7.1.3

CBC 2019 11B-403.3

REF

**Priority** 







	ity: <b>Sierr</b> ess: <b>Sierra</b>	ra Vista Open Space Preserve Road	Part: <b>Exterior</b>	Floor: <b>On-site</b> Year Built: <b>2013</b>					
Item n	o., Rm no. ame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
	<b>Door</b>								
2273		Description: ide of door on accessible route, bottom	PCODE ID06	1	JOB	\$300	\$300		
	10" does r	not have a smooth, uninterrupted surface.	ADA 2010 404.2.10		Pri	iority	1		
		0" min. "kick plate" covering width of	CBC 2007 1133B.2.6		Se	verity	3		
	door when • Notes:	n altering area.	CBC 2019 11B-404.2.10			-			
	0	appears to be kept open during hours. fore altering.					28		



	lity: Sierra ress: Sierra	a Vista Open Space Preserve Road	Part: <b>Exterior</b>			or: <b>On-s</b> ar Built: <b>2</b>	
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
		Ground Surface					
2274		Description: ting has grid openings greater than 1/2"	PCODE EF04	30	SF	\$240	\$7,200
	along the l	line of traffic flow.	ADAAG 91 4.3.6; 4.5.4				
	• As-Built:	1.5"-5"	ADA 2010 403.2; 302.3		Pi	riority	1
	• Proposed Solution: Provide gate and grate with .5" maximum openings.		CBC 2007 1133B.7.2		1		
			CBC 2019 11B-403.2; 11B-302.3				



## **General Note**

As-Built Description:

2272

Refer to notes for observation and recommendation.

• Proposed Solution:

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

• Notes:

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

PCODE GN01

REF

Priority

3

CBC 2019 11B-403.3





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



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

Floor: On-site Facility: Sierra Vista Open Space Preserve Part: Exterior Year Built: 2013 Address: Sierra Road, San Jose CA 95127

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

and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total

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



Facility: Sierra Vista Open Space Preserve Part: Exterior Floor: On-site
Address: Sierra Road, San Jose CA 95127 Year Built: 2013

 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 Codes / Mitigation Info

 Codes / Mitigation Info
 Qty

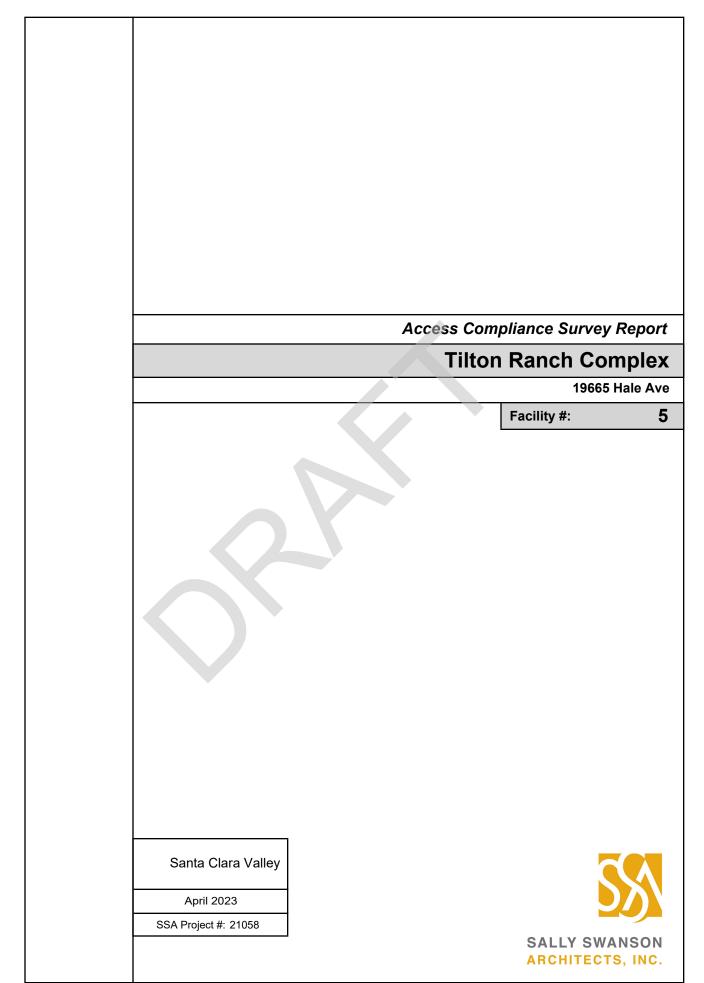
 Unit
 Cost

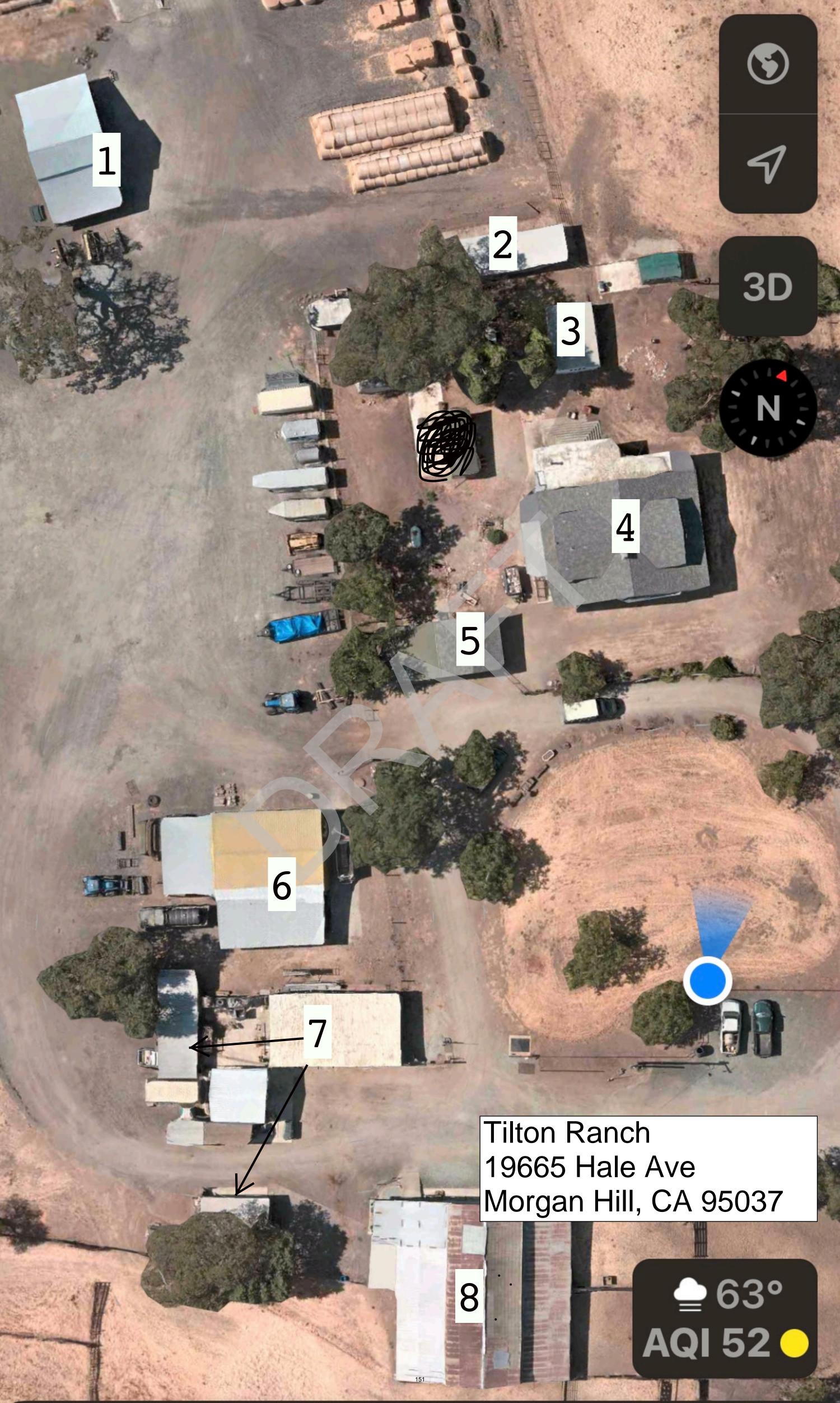
 Total

Conceptual Costs for Facility: Sierra Vista Open Space Preserve

\$1,005,300.00







 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 Existing Architectural Barrier

 and Proposed Solution
 Codes / Mitigation Info

 Qty
 Unit

 Cost
 Total



2432

#### **Accessible Route**

As-Built Description:

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

• Proposed Solution:

Provide new 48" wide walk / sidewalk.

· Notes:

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

PCODE EF13
ADAAG 91 4.3.2

ADA 2010 206.1

CBC 2007 1114B.1.2

CBC 2019 11B-206.1

300 LF \$135 **\$40,500** 

Priority

Severity





<del>152</del>

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

design.

Facility: <b>Tilto</b> Address: <b>19665</b>	n Ranch Complex Hale Ave	Part: <b>Exterior</b>	Floor: <b>On-site</b> Year Built: <b>1917</b>					
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
• As-Built I 36" wide I walkway o surfaces a other elem • Proposed Provide 3	band of truncated domes not provided at or crossing adjoining a vehicular way, if re not separated by a curb, railing, or nent.	PCODE EG09 ADAAG 91 4.29.5  CBC 2007 1133B.8.5  CBC 2019 11B-705.1.2.5	200		\$81 Fority Perity	\$16,200 3 3		



•	Facility: <b>Tilton Ranch Complex</b> Address: <b>19665 Hale Ave</b>		Part: <b>Exterior</b>		Floor: <b>On-site</b> Year Built: <b>1917</b>					
Item no., and Name		Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total			
<u>N</u>	Minimun	n Number								
A	• As-Built Description: At parking lot with 101-150 spaces, the number of accessible spaces is less than required by code; 5		PCODE EA01E ADAAG 91 4.1.2(5)*	6		\$9,000	\$54,000 <b>3</b>			
S	spaces req	uired.	ADA 2010 208.2		Priority					
	Proposed	Solution: equired accessible parking spaces with	CBC 2007 Tbl. 11B-6		Se	everity	3			
S		uding a minimum of one van space.	CBC 2019 11B-208.2 Tbl. 11B-208.2							
(		y no accessible parking provided. te with use/site plan and accessible n.					N. C.			



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

# 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



Severity





155

	lity: <b>Tiltor</b> ress: <b>19665</b>	n Ranch Complex Hale Ave	Part: <b>Exterior</b>	Floor: <b>On-site</b> Year Built: <b>1917</b>					
Item r	no., Rm no. ame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
	Door Thr	<u>eshold</u>							
2347	• As-Built Door inacce exceeding	cessible due to threshold or step at door	PCODE ID02A ADAAG 91 4.13.8	3	JOB	\$1,200	\$3,600		
	• As-Built:	To 4"	ADA 2010 404.2.5	Priority 1					
	• <i>Proposed Solution:</i> Modify threshold to be no more than 1/2" by		CBC 2007 1133B.2.4.1 CBC 2019 11B-404.2.5		Se	everity	1		
	landing w • Notes:	existing paving at door and providing ith edge ramping (slope 1:20 max).  remains a maintenance facility.	050 2010 11B-404.2.3						



	ility: <b>Tiltor</b> ress: <b>19665</b>	Ranch Complex Hale Ave	Part: <b>Exterior</b>	Floor: <b>On-site</b> Year Built: <b>1917</b>					
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
2349	<ul><li>Stairways</li><li>As-Built Description:</li><li>Exterior stair substantially out of compliance.</li></ul>	PCODE EC09	150	150 IN	\$270	\$40,500			
		omplete new stair, 4 ft. wide with landing	ADAAG 91 4.9 ADA 2010 504			iority	1		
	and handra	remains a maintenance facility.	CBC 2007 1133B.4 CBC 2019 11B-504		Se	verity	2		



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

## 2 North Animal Containment

#### **Cross Slope**

• As-Built Description:

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

• As-Built: 3.9%

• Proposed Solution:

Modify cross slope.

• Notes:

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

PCODE EF07

ADAAG 91 4.3.7 ADA 2010 403.3

CBC 2007 1133B.7.1.3

CBC 2019 11B-403.3

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

**Priority** 

Severity





158

	ility: <b>Tilto</b> ress: <b>19665</b>	n Ranch Complex Hale Ave	Part: <b>Exterior</b>	Floor: <b>On-site</b> Year Built: <b>1917</b>					
	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
2357		Description: Description: De more than 1":48" (2.083%).	PCODE EF07	500	SF	\$75	\$37,500		
	<ul><li>As-Built:</li><li>Proposed</li></ul>	C / C	ADAAG 91 4.3.7 ADA 2010 403.3	Priority 1			1		
	Modify cross slope.  • Notes:		CBC 2007 1133B.7.1.3		Se	verity	2		
	See excer	otions for animal containment areas.	CBC 2019 11B-403.3						



#### **Door**

2356

• As-Built Description:

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

• Proposed Solution:

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

Notes:

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

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

PCODE ID06

ADA 2010 404.2.10

CBC 2007 1133B.2.6

CBC 2019 11B-404.2.10

1 JOB

\$300

Priority



\$300







	Facility: <b>Tilton Ranch Complex</b> Address: <b>19665 Hale Ave</b>		Part: <b>Exterior</b>	Floor: <b>On-site</b> Year Built: <b>1917</b>					
Item no	o., Rm no. me	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
	<b>Door Thr</b>	<u>eshold</u>							
2354	<ul> <li>As-Built Description:         Door inaccessible due to threshold or step at door exceeding 1/2".     </li> </ul>		PCODE ID02A ADAAG 91 4.13.8	4	JOB	\$120	\$480		
	• As-Built:	1.5"	ADA 2010 404.2.5		Priority <b>(</b>		1		
	<ul> <li>Proposed Solution: Alter threshold.</li> <li>Notes:</li> <li>See exceptions for animal containment areas.</li> <li>Consider modifications for safety.</li> </ul>		CBC 2007 1133B.2.4.1 CBC 2019 11B-404.2.5		Se	verity (	1		



See exceptions for animal containment areas.

Consider modifications for safety .

•	ilton Ranch Complex 9665 Hale Ave	Part: <b>Exterior</b>	Floor: <b>On-site</b> Year Built: <b>1917</b>					
Item no., Rm n	no. Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
<u>Protr</u>	usion Limits							
Protro botto	Built Description: adding objects more than 4" from wall, when m of object more than 27" or less than 80" at finished floor.	PCODE EG04 ADAAG 91 4.4.1 ADA 2010 307.2	2 JOB \$30 <i>Priority</i>		\$300 iority	\$600		
	Built: 36" at 36" posed Solution:	CBC 2007 1133B.8.6.1		1				
Remo surfa	ove/relocate protruding object. Patch existing ce.	CBC 2019 11B-307.2						
• Not	es:							



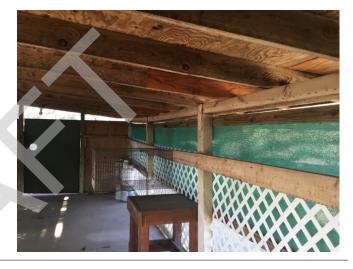
This element complies with Safe Harbor if altered or constructed before March

15, 2012.

Facility: <b>Tilt</b> Address: <b>196</b>	on Ranch Complex 65 Hale Ave	Part: <b>Exterior</b>	Floor: <b>On-site</b> Year Built: <b>1917</b>					
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
Reach l	Range It Description: leight to control or access point, where side h is available, exceeds 48" or is less than	PCODE IE02 ADAAG 91 4.2.6	1	JOB	\$300	\$300		
15" in h • As-Bu • Propos	eight, or exceeds 10" in depth.  Ilt: 52"  sed Solution: equipment or mounting.	ADA 2010 308.3.1 CBC 2007 1118B.6 CBC 2019 11B-308.3			ority verity (	3		



	ility: <b>Tilto</b> Iress: <b>19665</b>	n Ranch Complex Hale Ave	Part: <b>Exterior</b>				
Item I	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Floor: On-si Year Built: 19 Oty Unit Cost  1 JOB \$18,000  Priority Severity	Total	
	<u>Vertical</u>	<u>Clearance</u>					
2350	• As-Built Description: Overhead clearance less than 80" above finished floor.		PCODE EG01A ADAAG 91 4.4.2	1		, ,,,,,,,,	\$18,000
	• As-Built:	76" at ceiling. 70" at light bulbs.	ADA 2010 307.4		P	riority	1
	• Proposed Solution: Alter ceiling to be 80" minimum AFF. Recess lights.		CBC 2007 1133B.8.6.2		Se	everity	1
			CBC 2019 11B-307.4				
	<ul><li>Notes:</li></ul>						



> Overhead clearance less than 80" above finished floor.

> See exceptions for animal containment areas.

Consider modifications for safety .

• As-Built: 72" · Proposed Solution:

Alter ceiling.

• Notes:

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

PCODE EG01AREF ADAAG 91 4.4.2

ADA 2010 307.4

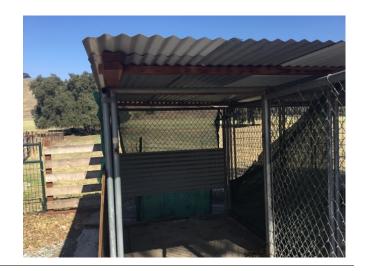
CBC 2007 1133B.8.6.2

CBC 2019 11B-307.4

**REF** 

Priority 1





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

# 3 Kitchen Building

#### **Cross Slope**

• As-Built Description:

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

As-Built: To 3.4%
Proposed Solution:

Modify cross slope.

• Notes:

Occurs on east and west sides

PCODE EF07
ADAAG 91 4.3.7

ADA 2010 403.3

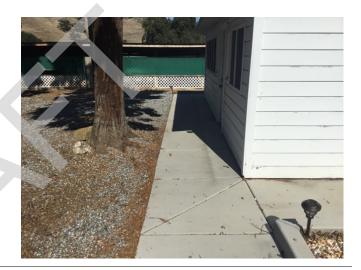
CBC 2007 1133B.7.1.3

CBC 2019 11B-403.3

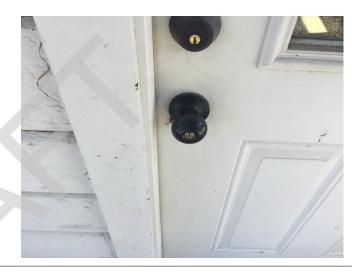
160 SF \$75 **\$12,000** 

Priority

Severity (



	lity: <b>Tilto</b> ı ress: <b>19665</b>	n Ranch Complex Hale Ave	Part: <b>Exterior</b>			or: <b>On-s</b> ar Built: <b>1</b>	
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Door Ha	<u>rdware</u>					
2358	<ul> <li>As-Built Description: Door does not have accessible operating hardware.</li> <li>Proposed Solution:</li> </ul>		PCODE ID07	2 JOB \$750	\$1,500		
			ADAAG 91 4.13.9		D.	io ritu	
	Provide le	ever handle or other accessible hardware.	ADA 2010 404.2.7		Pi	Priority 1	
			CBC 2007 1133B.2.5.2		Se	verity	3
			CBC 2019 11B-404.2.7				



	ity: Tilto ess: 19665	n Ranch Complex Hale Ave	Part: <b>Exterior</b>			or: <b>On-s</b> ar Built: <b>1</b>		
Item no	o., Rm no. ame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
	Door Sw	ing						
2363	<ul> <li>As-Built Description: Hinge approach: At push side, door does not have clear and level maneuvering space measuring 54"</li> </ul>		PCODE ID26  ADAAG 91 Fig. 25(b)	1	1 JOB \$1,500 <b>\$1</b>	\$1,500		
	width (sta	rting at latch) x 42" deep (48" deep if both, latch and closer) (CA only: 54" x	ADA 2010 404.2.4		Pi	riority	1	
	44").	oui, laten and closer) (CA only, 54 X	CBC 2007 Fig. 11B-26A		Se	everity	3	
	As-Built:     Proposed  Extend as	Solution:	CBC 2019 <sup>(b)</sup> 11B-404.2.4					
	Extend concrete.							



· Notes:

15, 2012.

for hinge and latch approach.

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

extinguishers from this type of mount using one

hand and without grasping.

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



	ility: <b>Tiltor</b> ress: <b>19665</b>	n Ranch Complex Hale Ave	Part: <b>Exterior</b>			or: <b>On-si</b> or Built: <b>1</b> 9	
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty Unit Cost		Total	
2364	approach i		PCODE IE02  ADAAG 91 4.2.6  ADA 2010 308.3.1	1	JOB <b>Pr</b>	cost \$300	\$300 1
	<ul> <li>Proposed</li> </ul>	Fire extinguisher 65" AFF.  Solution: quipment or mounting.	CBC 2007 1118B.6 CBC 2019 11B-308.3		Severity (		3



	ility: Tilto Iress: 19665	n Ranch Complex  Hale Ave	Part: <b>Exterior</b>		Floor: <b>On-s</b> Year Built: <b>1</b>		
Item i	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty Unit Cost	Total		
2366	<u>Sink</u> • As-Built l	Description:			105	<b>45.050</b>	4- 4-
	Sink rim l	nigher than 34" above floor.	PCODE IN06 ADAAG 91 4.24.2	1	JOB	\$5,250	\$5,250
	<ul><li>As-Built:</li><li>Proposed</li></ul>	•	ADA 2010 606.3		Pi	riority	3
	Remodel sink cabinet to lower sink.  • Notes:  No access at time of survey. Approximation.		CBC 2007 1115B.4.7.1		Se	verity	3
			CBC 2019 11B-606.3				



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 **\$5,250** 

Priority

.. (

Severity 3



April 2023

<del>16</del>9

	ility: <b>Tilto</b> ress: <b>19665</b>	n Ranch Complex 5 Hale Ave	Part: <b>Exterior</b>				
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info		Total		
2361	Walk mor	Description: re than 36" but less than 48" wide in CA only).	PCODE EF08	20		•	\$2,700
	<ul><li> As-Built:</li><li> Proposed</li><li> Enlarge w</li></ul>		CBC 2007 1133B.7.1 CBC 2019 11B-403.5.1.3		•		3



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

• As-Built: 39" to pipe 46" to wall.

Proposed Solution:

Enlarge width of walk to 48".

PCODE EF08

20 SF \$135

\$2,700

Priority



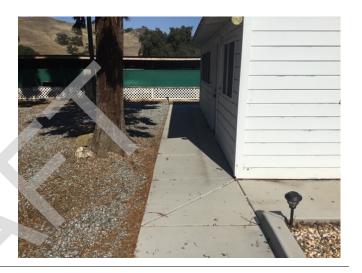
CBC 2007 1133B.7.1

CBC 2019 11B-403.5.1.3





	lity: <b>Tilto</b> ress: <b>19665</b>	n Ranch Complex Hale Ave	Part: <b>Exterior</b>				
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2359		Description: re than 36" but less than 48" wide	PCODE EF08REF		REF		
	(required • As-Built:	in CA only). 47"	ADA 2010 403.5		Pri	ority	1
	• Proposed	d Solution:	CBC 2007 1133B.7.1		' 英		3
	Enlarge w	yidth of walk to 48".	CBC 2019 11B-403.5.1.3			_	_



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

### 4 Main House

#### **Cooktops**

• As-Built Description:

Cooktop controls require reaching across the

burners.

• Proposed Solution:

Provide cooktop with accessible controls.

PCODE KF15

ADAAG 91 13.3.4(6)

ADA 2010 804.6.2

CBC 2007 1111B.5.1

CBC 2019 11B-804.6.2

JOB \$1,950

**\$1,950 \$1,950** 

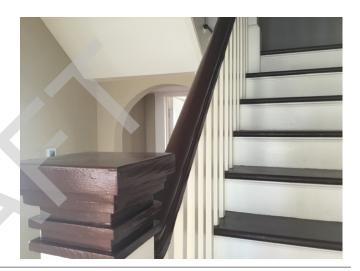
**Priority** 

3

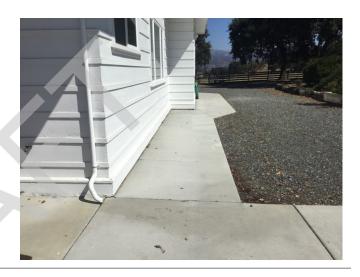




	ility: <b>Tilto</b> ress: <b>19665</b>	n Ranch Complex Hale Ave	Part: <b>Exterior</b>				
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Qty Unit Cost T		Total
	Cross Sec	ction					
2389	• As-Built L Non-circu	Description: lar cross-section: Perimeter dimension	PCODE ED16	20	20 LF \$225		\$4,500
	shall be be	etween 4 inches and 6-1/4 inches.	ADA 2010 505.7.2		D.	riority	3
	<ul> <li>Proposed</li> </ul>	Solution:			20 LF \$225  Priority		
	Provide n	ew handrail.	CBC 2007 1133B.4.2.6		0 LF \$225 <b>Priority</b>	3	
	• Notes: Handrail	perimeter 12"	CBC 2019 11B-505.7.2			,	



	ility: <b>Tilto</b> ress: <b>19665</b>	n Ranch Complex 6 Hale Ave	Part: <b>Exterior</b>			or: <b>On-s</b> r Built: <b>1</b>	
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Cross Slo	<u>ope</u>					
2409		Description: be more than 1":48" (2.083%).	PCODE EF07	120	SF	\$75	\$9,000
	• As-Built:	3.1%	ADAAG 91 4.3.7		D		
	<ul> <li>Proposed</li> </ul>	d Solution:	ADA 2010 403.3		Pri	ority	1
	Modify co	ross slope.	CBC 2007 1133B.7.1.3		Sei	erity	3
			CBC 2019 11B-403.3				



	lity: <b>Tiltor</b> ress: <b>19665</b>	n Ranch Complex Hale Ave	Part: <b>Exterior</b>	Floor: <b>On-site</b> Year Built: <b>1917</b>						
Item n	no., Rm no. ame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Qty Unit Cost T		Total			
	<b>Door Cle</b>	<u>arance</u>								
2372	80" (78" n	ccessible route has less than 32" clear and nin. to closer if provided) opening width	PCODE ID01 ADAAG 91 4.13.5	10	Year Built: *  Qty Unit Cost	\$78,000 1				
	when 90° • As-Built:	27"-30" wide	ADA 2010 404.2.3  CBC 2007 1133B.1.1.1.1			•	3			
	<ul> <li>Proposed</li> <li>Provide no accessible</li> </ul>	ew, larger door and frame with new	CBC 2019 11B-404.2.3		00	verity				



Notes:

Occurs throughout.

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

• As-Built: 71" high at 32" wide

Proposed Solution:

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

Notes:

Occurs at arched doorway.

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

**Priority** 

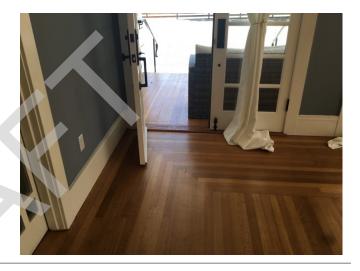




	lity: <b>Tilto</b> ıress: <b>19665</b>	n Ranch Complex Hale Ave	Part: <b>Exterior</b>			or: <b>On-s</b> ar Built: <b>1</b>	
	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Door Hai	<u>rdware</u>					
and Na 2375	<ul> <li>As-Built Door does</li> </ul>	Description: not have accessible operating hardware.	PCODE ID07	22 JOB	\$750	\$16,500	
	• Proposed	Solution:	ADAAG 91 <b>4.13.9</b>		ρ	i a vita e	
	Provide le	ever handle or other accessible hardware.	ADA 2010 404.2.7		Pr	iority	1
			CBC 2007 1133B.2.5.2		Se	verity	3
			CBC 2019 11B-404.2.7				



	ility: <b>Tilto</b> i lress: <b>19665</b>	n Ranch Complex Hale Ave	Part: <b>Exterior</b>			or: <b>On-s</b> ar Built: <b>1</b>		
Item I	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info Qty Unit Co		Cost	Total		
2376	exceeding	Description: cessible due to threshold or step at door 1/2".	PCODE ID02A ADAAG 91 4.13.8	8	JOB <b>P</b> i	ear Built:	\$9,600	
	<ul><li>As-Built:</li><li>Proposed</li><li>Modify th</li></ul>	d Solution:	ADA 2010 404.2.5  CBC 2007 1133B.2.4.1  CBC 2019 11B-404.2.5			•	1	



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

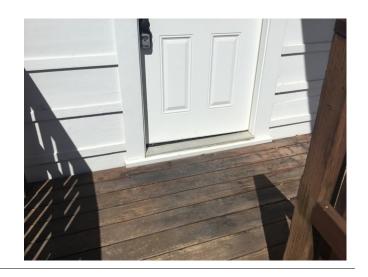
CBC 2019 11B-404.2.5

2 JOB \$1,200

**Priority** 

\$2,400





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

applies.

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



Facility: Tilton Ranch Complex Address: 19665 Hale Ave			Part: <b>Exterior</b>		Floor: <b>On-site</b> Year Built: <b>1917</b>				
Item no., Rm no. Existing Architectural Barrier and Name and Proposed Solution		•	Codes / Mitigation Info	Qty	Unit	Cost	Total		
2374	<ul> <li>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.</li> <li>As-Built: 50.5" to switch. 52" to top of the box.</li> <li>Proposed Solution: Relocate light switches or control to between 15" and 48" height.</li> </ul>		PCODE IC01 ADAAG 91 4.2.5 & 6 ADA 2010 308.2.1 &	14	14 JOB \$900  Priority  Severity				
			CBC 2007 1117B.6.3 CBC 2019 11B-308.2.1 & 11B-308.2.2	2019 11B-308.2.1 &			3		

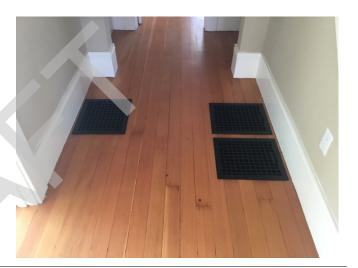


• Notes:

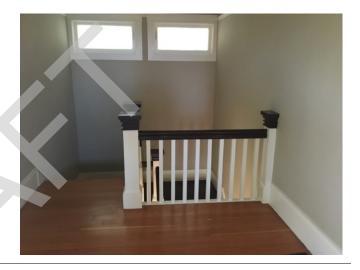
applies.

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

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



	ility: <b>Tiltor</b> ress: <b>19665</b>	Ranch Complex Hale Ave	Part: <b>Exterior</b>	Floor: <b>On-site</b> Year Built: <b>1917</b>				
Item i and N	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2385	landing wheekeeds 30	" high) not provided at side of ramp or here drop-off to adjacent grade or floor " height (California building code	PCODE ED08	12	LF <b>Pri</b>	\$360 <b>ority</b>	\$4,320	
	<ul><li>Proposed</li><li>Provide ne</li></ul>	• •	CBC 2007 1133B.5.7  CBC 2019 Section 1013.2; 1013.3		Sei	erity	3	



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



	ility: <b>Tilto</b> ı ress: <b>19665</b>	n Ranch Complex  Hale Ave	Part: <b>Exterior</b>			or: <b>On-s</b> ır Built: <b>1</b>			
Item i and N	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
2405	both sides	not provided at stairs or ramp, required on (not required at curb ramps or adjacent to	PCODE ED01  ADAAG 91 4.8.5 & 4.9.4  ADA 2010 505.2	60	LF \$285  Priority	\$17,100 <u>3</u>			
	Handrail not provided at stairs or ramp, required on both sides (not required at curb ramps or adjacent to seating areas).  • Proposed Solution: Provide new handrail for each side including extensions.		CBC 2007 1133B.4.1.1 CBC 2019 & .5.5 11B-505.2		Severity 3				



## **Lavatory**

• As-Built Description: 2391

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

• As-Built: 26". 15" deep.

• Proposed Solution:

Provide new accessible lavatory. Remodel restroom as needed.

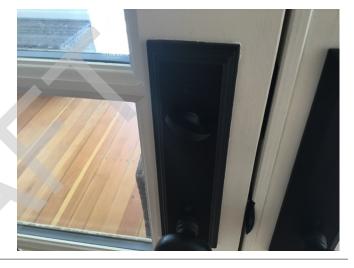
PCODE WD04 ADAAG 91 Fig. 31 ADA 2010 306.3.3 CBC 2007 1115B.4.3 CBC 2019 11B-306.3.3 1 JOB \$10,200 \$10,200

**Priority** 





	ility: <b>Tilto</b> ı Iress: <b>19665</b>	n Ranch Complex Hale Ave	Part: <b>Exterior</b>			or: <b>On-s</b> ar Built: <b>1</b>	
Item I	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	<u>Operable</u>	<u> Part</u>					
2378		Description: part(s) require tight grasping, pinching, or	PCODE IC02	5	JOB	\$900	\$4,500
		f the wrist with one hand.	ADAAG 91 4.27.4		_		
	• As-Built:	10lbs	ADA 2010 309.4		Pr	iority	3
	<ul> <li>Proposed</li> </ul>		CBC 2007 1117B.6.4		Se	verity	3
	•	replace the operable part(s) to not require ping, pinching, or twisting of the wrist hand.	CBC 2019 11B-309.4				



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

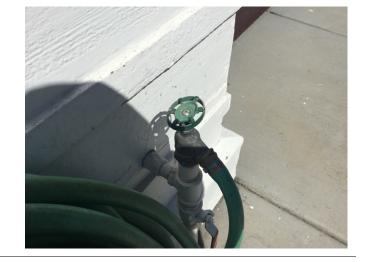
\$900

2

\$900

Priority
Severity





Facility: Tilton Ranch Complex Address: 19665 Hale Ave  Item no., Rm no. Existing Architectural Barrier and Proposed Solution  Protrusion Limits			Part: <b>Exterior</b>	Floor: <b>On-site</b> Year Built: <b>1917</b>					
	,	•	Codes / Mitigation Info	Qty	Unit	Cost	Total		
	<u>Protrusio</u>	on Limits							
2393	• As-Built Description: Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80"		PCODE EG04 ADAAG 91 4.4.1	1	JOB	\$300	\$300		
		shed floor.	ADA 2010 307.2		Pri	ority	1		
	<ul> <li>As-Built: 6.2" at 63" AFF.</li> <li>Proposed Solution:</li> <li>Remove/relocate protruding object. Patch existing surface.</li> </ul>		CBC 2007 1133B.8.6.1		Sei	verity (	3		
			CBC 2019 11B-307.2						



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

• As-Built: 5" at 75". 6" at 78".

• Proposed Solution:

Remove/relocate protruding object. Patch existing surface.

PCODE EG04
ADAAG 91 4.4.1

ADA 2010 307.2

CBC 2007 1133B.8.6.1

CBC 2019 11B-307.2

2 JOB

\$300

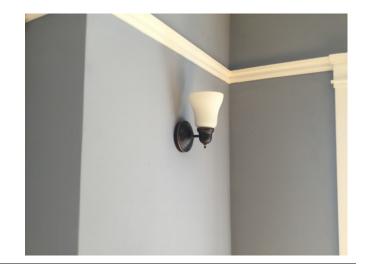
\$600

Priority



Severity

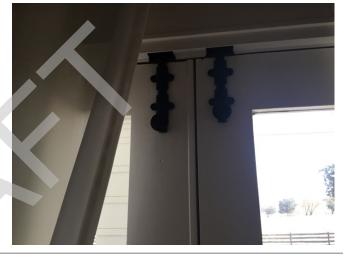




	lity: <b>Tiltor</b> ress: <b>19665</b>	n Ranch Complex Hale Ave	Part: <b>Exte</b>	rior	Floor: <b>On-site</b> Year Built: <b>1917</b>					
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation	Info	Qty	Unit	Cost	Total		
	Ramps									
2407	-	Description:  ded to provide disabled access at steps or level along path of travel.	PCODE EB01A ADAAG 91 4.1.1		250	SF	\$300	\$75,000		
	<ul> <li>Proposed</li> </ul>	Solution:	ADA 2010 303.4		Priority 🧲			3		
	Provide new concrete ramp with handrails [slope more than 1:20 (5.0%) needed].		CBC 2007 1127B.			Sev	erity	3		
	<ul><li>Notes:</li></ul>		CBC 2019 11B-30	13.4						
	other met	Consider ramps at each entrance or consider other methods to make all entrances and exits accessible.								



•		n Ranch Complex Hale Ave	Part: <b>Exterior</b>			or: <b>On-si</b> ar Built: <b>1</b> !	
Item no.,	Rm no.	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
<u> </u>	Reach Ra	<u>ange</u>					
I	• As-Built Description: Reach height to control or access point, where side approach is available, exceeds 48" or is less than		PCODE IE02 ADAAG 91 4.2.6	18	JOB	\$300	\$5,400
		ght, or exceeds 10" in depth.	ADA 2010 308.3.1		Pr	riority	3
	<ul><li>As-Built:</li><li>Proposed</li></ul>	<b>Door locks 7" and 76" AFF.</b> Solution:	CBC 2007 1118B.6		Se	verity	3
]	•	quipment or mounting.	CBC 2019 11B-308.3				



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

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

NA if operated only by security personnel.

• Proposed Solution:

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

PCODE IE02
ADAAG 91 4.2.6
ADA 2010 308.3.1

CBC 2007 1118B.6

CBC 2019 11B-308.3

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

Priority

3





Floor: On-site

e			Yea	r Built: <b>1</b> 9	917
g Architectural Barrier posed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
trol or access point, where side e, exceeds 48" or is less than	PCODE IE02 ADAAG 91 4.2.6	1	Unit Cost  JOB \$300  Priority	\$300	
	CBC 2007 1118B.6			•	3
	ls 10" in depth.	CBC 2007 1118B.6	CBC 2007 1118B.6	CBC 2007 1118B.6 Set	CBC 2007 1118B.6 Severity

Part: Exterior



• As-Built Description:

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

• As-Built: 63"

• Proposed Solution:

Modify equipment or mounting.

Facility: Tilton Ranch Complex

PCODE IE02

ADAAG 91 4.2.6

ADA 2010 308.3.1

CBC 2007 1118B.6

CBC 2019 11B-308.3

1 JOB

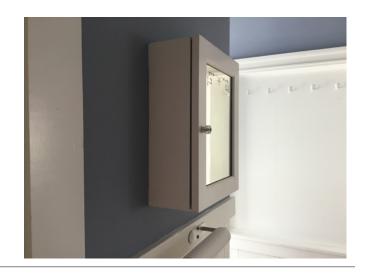
\$300

\$300

Priority

 $\bigcirc$ 





	ility: <b>Tiltor</b> ress: <b>19665</b>	n Ranch Complex Hale Ave	Part: <b>Exterior</b>	Floor: <b>On-site</b> Year Built: <b>1917</b>					
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
2394		Description: ght to control or access point, where side is available, exceeds 48" or is less than	PCODE IE02 ADAAG 91 4.2.6	1	1 JOB		JOB \$300 <b>\$</b> 3		\$300
		ght, or exceeds 10" in depth.	ADA 2010 308.3.1		Pr	iority	3		
	As-Built:     Proposed	Solution:	CBC 2007 1118B.6 CBC 2019 11B-308.3		Se	verity	3		
	Modify ec	quipment or mounting.	CBC 2019 11B-306.3						



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

• As-Built: 24" deep 52" AFF.

• Proposed Solution:

Modify equipment or mounting.

PCODE IE02

ADAAG 91 4.2.6

ADA 2010 308.3.1

CBC 2007 1118B.6

CBC 2019 11B-308.3

1 JOB

\$300

\$300

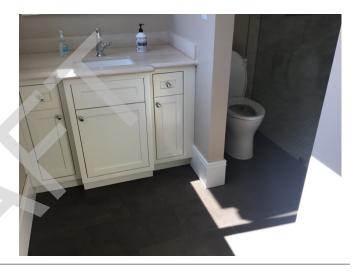
Priority







	ility: <b>Tilto</b> Iress: <b>19665</b>	n Ranch Complex Hale Ave	Part: <b>Exterior</b>			oor: <b>On-s</b> ear Built: 1	
Item I	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2383	_	Description: commodation restroom not accessible; ompliance violations.	PCODE WA01 ADAAG 91 4.22 ADA 2010 603.1	1	ЈОВ <b>Р</b>	\$90,000 <b>riority</b>	\$90,000
	Remodel restroom.	area to provide single-occupant accessible	CBC 2007 1115B.3.2 CBC 2019 11B-603.1		Se	everity	3



> Single accommodation restroom not accessible; multiple compliance violations.

• As-Built: 32" x 71"

• Proposed Solution:

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

PCODE WA01REF

ADAAG 91 4.22

ADA 2010 603.1

CBC 2007 1115B.3.2

CBC 2019 11B-603.1

**REF** 

Priority

Severity 2





	ility: <b>Tilto</b> i ress: <b>19665</b>	n Ranch Complex Hale Ave	Part: <b>Exterior</b>	Floor: <b>On-site</b> Year Built: <b>1917</b>					
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
	<b>Shower</b>								
2384	<ul> <li>• As-Built Description: Shower not accessible; multiple compliance violations.</li> <li>• Proposed Solution: Provide accessible shower.</li> </ul>		PCODE WF01REF ADAAG 91 4.21		REF				
			ADA 2010 608.1	Priority 2					
			CBC 2019 11B-608.1	Severity (			3		



### **Signage**

2368 • As-Built Description:

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

• Proposed Solution:

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

• Notes:

Occurs in the kitchen. There is a stove top.

37" \$150 JOB PCODE SA07

ADAAG 91 4.30.6

ADA 2010 703.4.1

CBC 2007 1117B.5.7

CBC 2019 11B-703.4.1

\$5,550

**Priority** 





	ility: <b>Tilto</b> ı ress: <b>19665</b>	n Ranch Complex Hale Ave	Part: <b>Exterior</b>			or: <b>On-s</b> or Built: <b>1</b>	
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2395	exit signs	ading into exit stairway: Where required are installed, signs to provide exiting on for people with vision impairment are	PCODE SA10B  ADAAG 91 4.1.3(16)  ADA 2010 216.4.1  CBC 2007 1011.3	7	Year B Unit JOB	\$270 iority verity	\$1,890 1 3
		<i>l Solution:</i> nised letter/Braille "EXIT STAIR N" sign at door.	CBC 2019 11B-216.4.1			<b>-</b>	



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

• Proposed Solution:

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

PCODE SA10D

ADAAG 91 4.1.3(16)

ADA 2010 216.4.1

CBC 2007 1011.3

CBC 2019 11B-216.4.1

7 JOB

\$270

\$1,890

Priority







	ility: <b>Tilto</b> ı Iress: <b>19665</b>	n Ranch Complex Hale Ave			Floor: <b>On-site</b> Year Built: <b>1917</b>		
Item I	no., Rm no. Name	no. Existing Architectural Barrier and Proposed Solution Codes / Mitigation Info Qty Unit		Unit	Cost	Total	
2369	Sink  • As-Built L Sink does deep x 30  • Proposed	not have knee space min. 27" high x 19" wide.	PCODE IN06A ADAAG 91 4.24.3 ADA 2010 606.2	1	JOB <b>P</b> i	\$5,250 riority	\$5,250
	• Notes:	sink cabinet.  1 the kitchen. There is a stove top.	CBC 2007 1115B.4.7.1 CBC 2019 11B-606.2		Se	everity	3



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

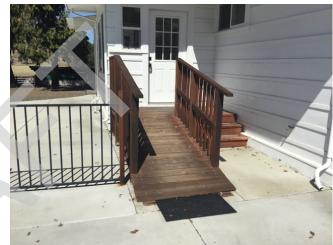
**Priority** 







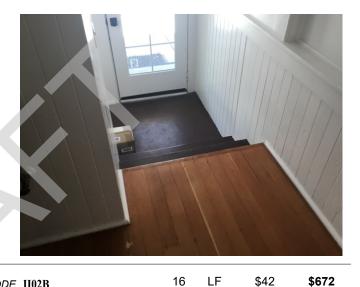
	lity: <b>Tilto</b> rress: <b>19665</b>	n Ranch Complex Hale Ave	Part: <b>Exterior</b>			or: <b>On-s</b> ar Built: <b>1</b>	
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Qty Unit Cos		Total
0440	Slope	Description.					
2410	As-Built I  Slope grea	Description: ater than 1:12 (8.3%).	PCODE EB02	100	SF	\$300	\$30,000
	• As-Built:	` '	ADAAG 91 4.8.2		_		
	Proposed	/ V	ADA 2010 405.2		Pr	iority	3
	Demolish handrails.	existing and provide new ramp with	CBC 2007 1133B.5.3		Se	verity	3
	• Notes:		CBC 2019 11B-405.2				
	Multiple	barriers at the main entrance ramp an	d				
	stairs.				4 [ ]		



•	ilton Ranch Complex 9665 Hale Ave	Part: <b>Exterior</b>			or: <b>On-s</b> ar Built: 1	
Item no., Rm and Name	no. Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Stair	Built Description: tread width less than 11", measured contally from nosing to nosing.	PCODE EC06 ADAAG 91 4.9.2	80	LF	\$225	\$18,000
Rebi	posed Solution: aild stair as needed.	ADA 2010 504.2 CBC 2007 1133B.4.5.3			iority verity	3
• No Con	tes: sider whether technically feasible.	CBC 2019 11B-504.2				_



	lity: <b>Tilto</b> ı ress: <b>19665</b>	n Ranch Complex Hale Ave	Part: <b>Exterior</b>			or: <b>On-s</b> or Built: <b>1</b>	
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Qty Unit		Total
	<u>Stairway</u>						
2402	• As-Built I. The leadir	Description: ng 2" of the tread does not have visual	PCODE II02B	8	LF	\$42	\$336
		f dark-on-light or light-on-dark from the of the tread.	ADA 2010 504.4		Pr	iority	3
	• Proposed	d Solution:	CBC 2007 1133B.4.4		Se	verity	3
		" min., 4" max. wide contrasting color ax. from nosing on top & bottom treads ring area.	CBC 2019 11B-504.4.1			,	



> 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.

PCODE II02B

ADA 2010 504.4

CBC 2007 1133B.4.4

CBC 2019 11B-504.4.1

LF 16

**Priority** Severity

\$672



	ility: <b>Tiltor</b> ress: <b>19665</b>	n Ranch Complex Hale Ave	Part: <b>Exterior</b>		Floo Yea	site 1917	
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	ty Unit Cos		Total
	<u>Stairways</u>	<u>s</u>					
2397	• As-Built D Exterior st	Description: air substantially out of compliance.	PCODE EC09	100	IN	\$270	\$27,000
	<ul><li>As-Built:</li><li>Proposed</li></ul>	Consider technical feasibility.  Solution:	ADAAG 91 4.9 ADA 2010 504		Pr	iority	3
	Provide co	omplete new stair, 4 ft. wide with landing	CBC 2007 1133B.4		Se	verity	3
	and handr	ans.	CBC 2019 11B-504				



2406

• As-Built Description:

Exterior stair substantially out of compliance.

Proposed Solution:

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

• Notes:

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

PCODE EC09 ADAAG 91 4.9

ADA 2010 504

CBC 2007 1133B.4

CBC 2019 11B-504

400

IN

\$270 \$108,000

**Priority** 







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



#### **Storage Areas**

• As-Built Description:

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

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

• Proposed Solution:

Provide accessible storage areas as required.

PCODE KC05

ADAAG 91 13.3.2(8)

ADA 2010 804.5

CBC 2007 1111B.5.1

CBC 2019 11B-804.5

1 JOB \$18,000 **\$18,000** 

Priority



Severity





Consider whether technically feasible.

	lity: <b>Tilto</b> ress: <b>19665</b>	n Ranch Complex Hale Ave	Part	: Exterior			or: <b>On-s</b> i or Built: <b>1</b> 9	
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mi	tigation Info	Qty Unit Cost		Cost	Total
	Top & Bo	ottom Extension at Stairs						
2387		Description: rail does not extend horizontally 12" beyond top nosing, and one tread width	PCODE ADAAG 91		2	002	\$510	\$1,020
	sloped, plu bottom no	us 12" minimum horizontally beyond the sing.	ADA 2010	505.10.2;			iority	3
	• Proposed		CBC 2007	1133B.4.2.2		Se	verity	3
		air handrail at top and bottom (cost for asion piece).	CBC 2019	11B-505.10.2; 11B-505.10.3				
	<ul><li>Notes:</li></ul>							



Facility: Tilton Ranch Complex Address: 19665 Hale Ave			Floor: <b>On-sit</b> Year Built: <b>19</b>					
Item no., Rm n	o. Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
<u>Verti</u>	cal Clearance							
	Built Description: head clearance less than 80" above finished	PCODE EG01A ADAAG 91 4.4.2	8	LF	\$300	\$2,400		
• As-E	Built: 68.5"	ADA 2010 307.4		Pr	iority	3		
•	osed Solution: headroom. es:	CBC 2007 1133B.8.6.2 CBC 2019 11B-307.4		Se	verity	3		
	ider technical feasibility. Consider alent facilitation.							



> Overhead clearance less than 80" above finished floor.

• As-Built: 73"

• Proposed Solution:

Dig out the basement.

• Notes:

Consider technical feasibility.

Occurs at stairs to basement.

PCODE EG01A ADAAG 91 4.4.2

ADA 2010 307.4

CBC 2007 1133B.8.6.2

CBC 2019 11B-307.4

1 JOB

? \$120,000

Priority







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

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

# 5 Garage

### **Electrical**

2415

As-Built Description:

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

• As-Built: 67"

· Proposed Solution:

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

PCODE IC01

ADAAG 91 4.2.5 & 6

ADA 2010 308.2.1 &

CBC 2007 1117B.6.3

CBC 2019 11B-308.2.1 & 11B-308.2.2

1 JOB \$900

0 \$900

Priority



Severity





201

Facility: Tilton Ranch Complex
Address: 19665 Hale Ave

Part: Exterior
Floor: On-site
Year Built: 1917

 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 and Proposed Solution

 Codes / Mitigation Info
 Qty Unit Cost Total

#### **Existing Facility**

• As-Built Description:

At time of survey, room was locked and could not

be accessed.

• Proposed Solution:

Verify elements in room are compliant with ADA.

Notes:

Door appears to require over 15lbs to operate.

PCODE XA03

CBC 2019 11B-307.2

•

Priority

**REF** 

Severity





#### **Non-Fixed Desk**

• As-Built Description:

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

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

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

PCODE IN02A ADAAG 91 4.32.3 & .4

ADA 2010 306.1

CBC 2007 1122B.3 & 4

CBC 2019 11B-306.1 & 11B-902.3

1 JOB \$4

\$4,800 **\$4,800** 

Priority







Facility: <b>Tiltor</b> Address: <b>19665</b>	n Ranch Complex Hale Ave	Part: <b>Exterior</b>			or: <b>On-s</b> i or Built: <b>1</b> 9	
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
approach i 15" in heig • As-Built: • Proposed	Description: ght to control or access point, where side s available, exceeds 48" or is less than ght, or exceeds 10" in depth.  61"	PCODE IE02 ADAAG 91 4.2.6 ADA 2010 308.3.1 CBC 2007 1118B.6 CBC 2019 11B-308.3	1		\$300 iority verity	\$300 3



	ility: <b>Tilto</b> l lress: <b>19665</b>	n Ranch Complex Hale Ave	Part: <b>Exterior</b>		Floor: <b>C</b> Year Bu		
	em no., Rm no. Existing Architectural Barrier and Proposed Solution Codes / M		Codes / Mitigation Info	Qty	Unit	Cost	Total
2417		Description: re than 36" but less than 48" wide in CA only).	PCODE EF08	60	SF	\$135	\$8,100
	As-Built:     Proposed	41"	CBC 2007 1133B.7.1 CBC 2019 11B-403.5.1.3			iority verity	3
	• Notes:	es with 1991 and 2010 ADA. C					



only.

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

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

# 6 Workshop

### **Door Hardware**

As-Built Description:

Door does not have accessible operating hardware.

• Proposed Solution:

Provide lever handle or other accessible hardware.

· Notes:

2420

See exceptions for machinery spaces.

PCODE ID07

ADAAG 91 4.13.9

ADA 2010 404.2.7

CBC 2007 1133B.2.5.2

CBC 2019 11B-404.2.7

1 JOB

\$750

\$750

**Priority** 

1

Severity





205

Floor: On-site

Address: 19665 Hale Ave			Year Built: <b>1917</b>					
Item n	o., Rm no. ame	n no. Existing Architectural Barrier and Proposed Solution Codes / Mitigation Ir		Qty	Unit	Cost	Total	
	Door Th	<u>reshold</u>						
2419		Description: cessible due to threshold or step at door 1/2".	PCODE ID02A ADAAG 91 4.13.8	1	JOB	\$1,200	\$1,200	
	• As-Built:		ADA 2010 404.2.5		Pi	riority	1	
	<ul> <li>Proposed Modify th</li> </ul>	d Solution: streshold to be no more than 1/2" by	CBC 2007 1133B.2.4.1		Se	everity	1	

Part: **Exterior** 

CBC 2019 11B-404.2.5



## **Existing Facility**

2418

public access.

Facility: Tilton Ranch Complex

• As-Built Description:

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

removing existing paving at door and providing landing with edge ramping (slope 1:20 max).

See exceptions for machinery spaces. Verify whether this is to remain a machinery

space/maintenance facility and whether there is

• Proposed Solution:

Verify elements in room are compliant with ADA.

PCODE XA03

CBC 2019 11B-403.5.1.3

REF

Priority

Severity





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

Address: 19665 Hale Ave Year Built: 1917

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

# 7 Machinery Space

### **General Note**

• As-Built Description:

Refer to notes for observation and recommendation.

PCODE GN01

• Proposed Solution:

· Notes:

According to staff it's a machinery space. Multiple barriers if not. There's a gravel floor

CBC 2019 11B-404.2.7

REF

Priority

Severity (



207

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

 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 Existing Architectural Barrier

 and Proposed Solution
 Codes / Mitigation Info

 Qty
 Unit

 Cost
 Total

## 8 Stables

### **Changes in Level**

• As-Built Description:

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

• As-Built: 1"

2427

· 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

Severity





208

	lity: <b>Tiltor</b> ress: <b>19665</b>	n Ranch Complex Hale Ave	Part: <b>Exterior</b>		Floor: <b>On-site</b> Year Built: <b>1917</b>		
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2428	Walk: Pav	rement dislocation creates abrupt change	PCODE EF03 ADAAG 91 4.3.8	40	SF \$63	\$2,520	
		-	ADA 2010 403.4 CBC 2007 1133B.7.4	Priority 1 Severity 3			
		m no. Existing Architectural Barrier	CBC 2019 11B-403.4			<b>-</b> -y	



### **Door**

• As-Built Description: 2424

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

• As-Built: 4.3%

• Proposed Solution:

Modify surface slope at door.

PCODE ID11 ADAAG 91 4.13.6

ADA 2010 404.2.4.4

CBC 2007 1133B.2.4

CBC 2019 11B-404.2.4

60 SF \$120 \$7,200

**Priority** 



Severity 3





Facility: Tilton Ranch Complex Address: 19665 Hale Ave  Item no., Rm no. and Name  Existing Architectural Barrier and Proposed Solution		•	Part: <b>Exterior</b>	Floor: <b>On-site</b> Year Built: <b>1917</b>				
		•	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2425		Description: frequired maneuvering clearance at door re than 1/4":12" (2.0%).	PCODE ID11 ADAAG 91 4.13.6	20	SF	, ,		
	<ul> <li>As-Built: 2.8%-4%</li> <li>Proposed Solution:</li> <li>Modify surface slope at door.</li> </ul>		ADA 2010 404.2.4.4 CBC 2007 1133B.2.4			riority verity	3	
			CBC 2019 11B-404.2.4					



## **Door Threshold**

• As-Built Description: 2422

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

• As-Built: 5"

• Proposed Solution:

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

PCODE ID02A ADAAG 91 4.13.8 ADA 2010 404.2.5

CBC 2007 1133B.2.4.1

CBC 2019 11B-404.2.5

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

Priority





	Facility: <b>Tilton Ranch Complex</b> Address: <b>19665 Hale Ave</b>		Part: <b>Exterior</b>	Floor: <b>On-site</b> Year Built: <b>1917</b>				
	no., Rm no. Existing Architectural Barrier Name and Proposed Solution		Codes / Mitigation Info	Qty	Unit	Cost	Total	
2423	Door inac	cessible due to threshold or step at door	PCODE ID02A ADAAG 91 4.13.8	1	JOB \$1,200		\$1,200	
	,	ss: 19665 Hale Ave , Rm no. Existing Architectural Barrier	ADA 2010 404.2.5			Priority 1		
	mosily unesilote.		CBC 2007 1133B.2.4.1 CBC 2019 11B-404.2.5		36	verity		



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

• As-Built: 7"

• Proposed Solution:

Modify threshold.

PCODE ID02A

ADAAG 91 4.13.8

ADA 2010 404.2.5

CBC 2007 1133B.2.4.1

CBC 2019 11B-404.2.5

1 JOB \$1,200

\$1,200

Priority



Severity 1





Facility: Tilton Ranch Complex Address: 19665 Hale Ave  Item no., Rm no. and Name  Existing Architectural Barrier and Proposed Solution		•	Part: <b>Exterior</b>			Floor: <b>On-site</b> Year Built: <b>1917</b>			
		•	Codes / Mitigation Info	Qty	Unit	Cost	Total		
	Electrical								
2429	• As-Built Description: Electric switch or control mounted less than 15" measured to the bottom of the outlet box or greater		PCODE IC01 ADAAG 91 4.2.5 & 6	1	JOB	\$900	\$900		
		ches measured to the top of the outlet	ADA 2010 308.2.1 &			iority 	3		
	<ul><li>As-Built:</li><li>Proposed</li></ul>	~ -	CBC 2007 1117B.6.3 CBC 2019 11B-308.2.1 &		Se	verity	3		
	•	ight switches or control to between 15"	11B-308.2.2						
	• Notes: 11B-203.1 Recomme	2 Animal containment areas endation.	THE STATE OF THE S						

	•	•	Part: <b>Exterior</b>		site 917		
	address: 19665 Hale Ave,Morgan Hill, CA 9503  Em no., Rm no.  Existing Architectural Barrier and Proposed Solution  Slope	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2426	• As-Built L	•	PCODE EB02	180	SF	\$300	\$54,000
	Existing Architectural Barrier and Proposed Solution  Slope  • As-Built Description: Slope greater than 1:12 (8.3%).  • As-Built: 29%  • Proposed Solution: Demolish existing and provide new ramp	-> / 0	ADAAG 91 4.8.2 ADA 2010 405.2		Pr	iority	3
		existing and provide new ramp with	CBC 2007 1133B.5.3 CBC 2019 11B-405.2		Se	Severity 3	



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

Conceptual Costs for Area: Exterior

\$1,127,583.00

Facility: <b>Tilto</b>	n Ranch Complex	Part: <b>Exterior</b>	Floor: <b>On-site</b>			te
Address: 19665 Hale Ave, Morgan Hill, CA 95037			Year Built: <b>1917</b>		917	
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total



•	dress: 19665 Hale Ave, Morgan Hill, CA 95037  **Rm no.** Existing Architectural Barrier Name and Proposed Solution Codes / Mitigation Info Qty Unit			or: <b>On-site</b> ar Built: <b>1917</b>			
Item no., Rm no. and Name	•		Codes / Mitigation Info	Qty Unit Cost To			
Conceptual (	Codes / Mitigation Info					\$1,127	,583.00
Conceptual C	Costs for			\$2,707	,896.00		

