

PEN Facilities Access Compliance Survey Report PACE for the

AUTHORITY Santa Clara Valley Open Space Authority



Table of Contents

- I. Cover & Table of Contents
 - i. Report Navigation and Abbreviations
- **II. Facilities List**
- **III. Cost Summary**
- IV. Survey Data Facilities





NAVIGATION & LEGEND



Access Compliance Survey Report Santa Clara Valley Open Space

13)1-1-1

Facility: Administrative Office Floor: First Floor Part: Interior

Year Built: Address: 33 Las Colinas Lane

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

Warehouse 1)7

Protrusion Limits

2462

· As-Built Description:

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

· As-Built: 5.75" at 43" AFF

· Proposed Solution:

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

· Notes:

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

PCODE EG04 ADAAG 91 4.4.1

ADA 2010 307.2

CBC 2007 1133B.8.6.1

CBC 2019 11B-307.2



















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

general location of the identified barriers.

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

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

4. As-Built: Existing conditions / dimensions.

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

alternative solution.

6. Notes: Additional notes pertaining to barrier.

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

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

- NT: non-typical problem or solution.

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

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

9. Qty: Number of units required.

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

SF=square feet; JOB=lump sum.

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

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

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

Priority Score

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

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

Table 1: Santa Clara Open Space Authority Priority Score Breakdown

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

Severity Score

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

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



Report Format

ABBREVIATIONS

ABA ADA ADAAG ADACO AED AFF BCS CA CBC CSAS ANSI C.T.P. cl CMGR D.A. DCS DF Dir. E.F. EHD FC FD FDC FTD FHAAG FM&O FND FTD Gov. HQ HWB IBC	Architectural Barriers Act Americans with Disabilities Act ADA Accessibility Guidelines ADA-Coordinator Automated External Defibrillators Above finished floor Baby Changing Station State of California California Building Code CA State Accessibility Standards American National Standards Institute Contact third party Center line City Manager Designated accessible Diaper changing station Drinking fountain Director Equivalent facilitation Electric Hand Drier Fire Chief Finance Director Facilities Design & Construction Feminine Tissue Dispenser Fair Housing Act Accessibility Guidelines Figure Facilities, Maintenance & Operations Feminine napkin disposal Feminine tissue dispenser Government Headquarters Hazardous waste bin International Building Code	JOB Lav lbs LF Lib MOD MoM MP MRR N.A.R. NT o.c. O/R P.M. POT PROW PTD PW Qty REF RGB SCD Sec. SF SGB tbd TPD UFAS WC WRR	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 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 Soap dispenser Soap dispenser Second Square foot Side grab bar To be determined Toilet paper dispenser Uniform Federal Accessibility Standards Water closet Women's restroom
IBC ICC	International Building Code International Code Council	WRR WT	Women's restroom Water treatment facility
ISA	International Symbol of Accessibility	WWT	Waste water treatment facility



FACILITIES LIST



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





COST SUMMARY



Facility: 1 Santa Clara Open S	strative Office	\$146,307.00		
1-0-1	1-0-1 Exterior On-site			
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	pace Preserve	\$108,141.00	
3-0-1	Exterior	On-site	\$108,141.00	
Facility: 4 Sierra Vista Open S	pace Preserv	e	\$1,005,300.00	
4-0-1	Exterior	On-site	\$1,005,300.00	
Facility: 5 Tilton Ranch Comp	lex		\$1,127,583.00	
5-0-1	Exterior	On-site	\$1,127,583.00	
Grand Total for Santa Clara V	\$2,707,896.00			



SURVEY DATA

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

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

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



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

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

ADA Project Experience:

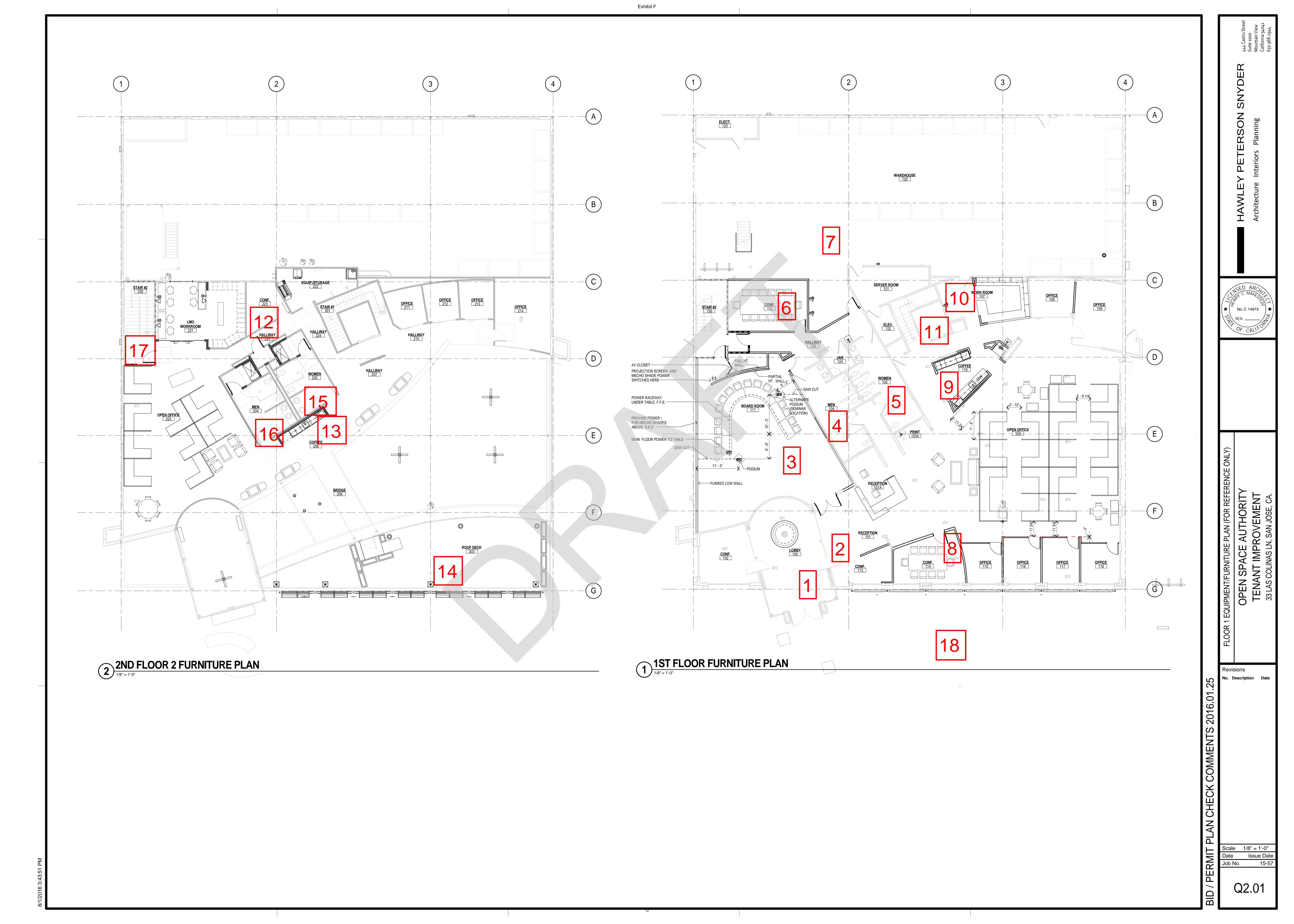
Counties: Sacramento, CA, Santa Barbara, CA

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

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



	Access Com	pliance Survey Report
	Adm	ninistrative Office
		33 Las Colinas Lane
		Facility #: 1
Santa Clara Valley		
April 2023		
SSA Project #: 21058		SALLY SWANSON
		ARCHITECTS, INC.



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

Accessible Routes 18

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: Exterior	Floor: On-site Year Built:				
	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
	Curb Rai							
Address Item no., and Nam	As-Built Detectable	Description: warning not provided where pedestrian	PCODE EH07A	2	JOB	\$750	\$1,500	
		hicular area.	ADAAG 91 4.7.7		Priority			
	• As-Built:	Domes are not yellow.	ADA 2010 705.1			iority	1	
	 Proposed 	·	CBC 2007 1127B.5.7		Se	verity	1	
		etectable warning surface (i.e. in-line domes) at regular curb ramp.	CBC 2019 11B-705.1.2.2			7		
	Notes:							



	•	nistrative Office Colinas Lane	Part: Exterior	Floor: On-site Year Built:				
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2500	• As-Built D 36" wide b walkway o surfaces ar	and of truncated domes not provided at r crossing adjoining a vehicular way, if e not separated by a curb, railing, or	PCODE EG09 ADAAG 91 4.29.5	30	LF Pr i	\$81 iority	\$2,430	
	surfaces are not separated by a curb, railing, or other element. • <i>Proposed Solution:</i> Provide 36" wide, contrasting color, band of		CBC 2007 1133B.8.5 CBC 2019 11B-705.1.2.5		Se	verity	1	



2505

• As-Built Description:

area.

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

truncated domes between pedestrian and vehicular

• Proposed Solution:

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

• Notes:

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

PCODE EG09 ADAAG 91 **4.29.5**

CBC 2007 1133B.8.5 CBC 2019 11B-705.1.2.5 16 LF

Priority

\$81

Severity

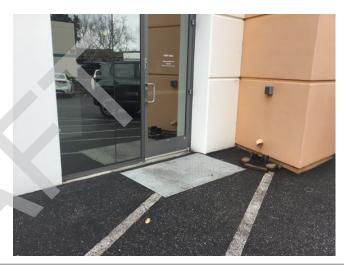


\$1,296



maneuvering clearance.

	•	inistrative Office s Colinas Lane	Part: Exterior	Part: Exterior Floor: On-site Year Built:			
	no., Rm no.	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Door						
2503		Description: f required 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	ADA 2010 404.2.4.4		Pri	ority	1
	D	maneuvering clearance. Caused by detectable warnings.	CBC 2007 1133B.2.4		Sei	Severity 3	
	Proposed Relocate of	detectable warnings outside the door	CBC 2019 11B-404.2.4				



	•	inistrative Office s Colinas Lane	Part: Exterior			or: On-s i or Built:	ite
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2502	Protrusio						
2502		g objects more than 4" from wall, when	PCODE EG04	1	JOB	\$300	\$300
	•	object more than 27" or less than 80"	ADAAG 91 4.4.1				
	above fini	shed floor.	ADA 2010 307.2		Pr	iority	1
	As-Built:Proposed	8.5" at 61" AFF I Solution:	CBC 2007 1133B.8.6.1		Se	verity	1
	Add cane	detection.	CBC 2019 11B-307.2				



1-0-1

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

Exhibit F

Santa Clara Valley Open Space Access Compliance Survey Report

1-0-1

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

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

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

Conceptual Costs for Area: Exterior \$14,526.00



Facility: Administrative Office

Address: 33 Las Colinas Lane

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

1 Lobby

Assistive Listening

2446

As-Built Description:

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

· Proposed Solution:

Provide assistive listening signage.

PCODE 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

\$300

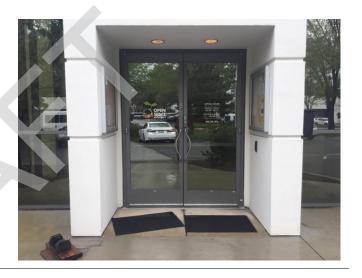
1-1-1

Priority

1

Severity





	•	nistrative Office	Part: Interior			Year Built:	
Add	Address: 33 Las Colinas Lane				Ye	ar Built:	
Item i and N	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Door Thr	<u>eshold</u>					
2436	As-Built D	escription: cessible due to threshold or step at door	PCODE ID02A	1	JOB	\$1,200	\$1,200
	exceeding	1	ADAAG 91 4.13.8		_		
		.62"	ADA 2010 404.2.5		Pi	riority	1
	Proposed		CBC 2007 1133B.2.4.1		Se	verity	1
	Modify the	reshold.	CBC 2019 11B-404.2.5				



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: Stones obstruct the CLFS.
- · Proposed Solution:

Modify stone display.

PCODE SA07B

ADA 2010 703.4.2

CBC 2019 11B-703.4.2

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

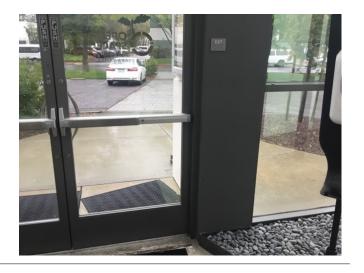
Priority

1

1-1-1

Severity





Facility: Administrative Office
Address: 33 Las Colinas Lane

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

CBC 2019 11B-307.2

2 Reception

Protrusion Limits

2438

• As-Built Description:

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

• As-Built: 6.75" at 42" AFF

· Proposed Solution:

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

PCODE EG04A 14 LF \$150 **\$2,100**ADAAG 91 4.4.1

1-1-1

ADA 2010 307.2 Priority

CBC 2007 1133B.8.6.1 Severity



Floor: First Floor Facility: Administrative Office Part: Interior Year Built: Address: 33 Las Colinas Lane **Existing Architectural Barrier** Item no., Rm no. Codes / Mitigation Info

and Proposed Solution and Name

Qty Unit Cost

Total

1-1-1

Valley Oak Conference 3

Corridor

• As-Built Description: 2443

Corridor less than 44" wide.

• As-Built: 34"-40"

• Proposed Solution:

Relocate furniture.

PCODE IH03 ADAAG 91 4.3.3

ADA 2010 403.5.1

CBC 2007 1133B.3.1

CBC 2019 11B-403.5.1

1 JOB \$0

Priority

Severity





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



1-1-1

	•	inistrative Office s Colinas Lane	Part: Interior		Floor: First F Year Built:		Floor
	no., Rm no.	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	3	ADA 2010 307.2		Pr	iority	1
	As-Built:Proposed	17" at 70" AFF. Solution:	CBC 2007 1133B.8.6.1		Severity 1		1
	Provide ca clearance.	ane-detectable railing to mark area of low	CBC 2019 11B-307.2				



1-1-1

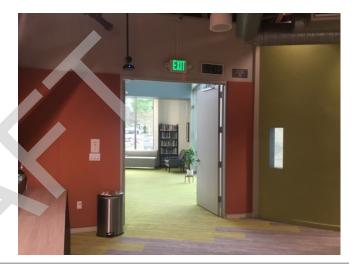
Facility: Administrative Office Address: 33 Las Colinas Lane			Part: Interior	Floor: First Floor Year Built:			
Item r	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Public Pa	rticipation Counter					
2442		escription: odium is not accessible. Upper edge of more than 34" above the finished floor,	PCODE GB02A ADAAG 91 4.32.3	1	JOB	\$6,000	\$6,000
		pace is less than 27" high, 30" wide, and	ADA 2010 902.3		Priority 1	1	
	19" deep.	42% 4. 4 No. 1	CBC 2007 1122B.3		Severity 3		
	As-Built:Proposed	42" to top. No knee clearance. Solution:	CBC 2019 11B-902.3				
	Provide ad	lditional, integrated, and accessible					



1-1-1

speaker podium.

Facility: Administrative Office Address: 33 Las Colinas Lane		Part: Interior		Floor: First Flo				
		Colinas Lane		Year Built:				
Item i and N	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
	<u>Signage</u>							
2444	 As-Built Description: At door leading into exit corridor: Where required exit signs are installed, signs to provide exiting information for people with vision impairment are not provided. Proposed Solution: 		PCODE SA10D	1	JOB	\$270	\$270	
			ADAAG 91 4.1.3(16)	_				
			ADA 2010 216.4.1	Priority 1 Severity 1				
			CBC 2007 1011.3					
	•	ised letter/Braille "EXIT ROUTE" sign at	CBC 2019 11B-216.4.1					
	door.							



1-1-1

Facility: Administrative Office

Address: 33 Las Colinas Lane

| Tem no., Rm no. and Name | Existing Architectural Barrier and Proposed Solution | 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

JOB \$1,500

Priority

Severity



\$1,500

1-1-1





Floor: First Floor Facility: Administrative Office Part: Interior Year Built: Address: 33 Las Colinas Lane **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Accessories** 2454 • As-Built Description: 1 JOB \$225 \$225 PCODE WG02 Toilet paper dispenser less than 15" (CA: 19") or ADAAG 91 4.16.6 more than 48" above floor or not within 7" to 9" **Priority** from front of water closet (Note: CA pre-2010 is ADA 2010 604.7 allowed within 12" from front of water closet). Severity CBC 2007 1115B.8.4 • As-Built: 13" to the center of the entire steel CBC 2019 11B-604.7 dispenser enclosure. 17" to the centerline of the toilet paper rolls. · Proposed Solution: Relocate or provide new toilet paper dispenser.



1-1-1

28

recessed into the partition.

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



1-1-1

April 2023

-29

Floor: First Floor Facility: Administrative Office Part: Interior Year Built: Address: 33 Las Colinas Lane **Existing Architectural Barrier** Item no., Rm no. Codes / Mitigation Info Qty Unit Cost Total and Proposed Solution and Name **Grab Bars** 2453 • As-Built Description: JOB \$780 \$780 PCODE WB07A Side grab bar less than 42" long, or located more ADAAG 91 Fig. 29(b) than 12 inches max. from the rear wall, or **Priority** extending less than 54" from rear wall (CA only: ADA 2010 604.5.1 front end min. 24" in front of water closet). Severity CBC 2007 1115B.4.1.3.1 · As-Built: Extends 51" CBC 2019 11B-604.5.1 · Proposed Solution:



· As-Built Description:

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

Provide or relocate accessible side grab bar.

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

· Proposed Solution:

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

PCODE WB07I ADAAG 91 4.26.2 ADA 2010 609.3

CBC 2007 1133B.4.2.5

CBC 2019 11B-609.3

1 JOB

\$225

\$225

1-1-1

Priority Severity





2455

April 2023

Part: Interior

Santa Clara Valley Open Space Access Compliance Survey Report

Facility: Administrative Office

Year Built: Address: 33 Las Colinas Lane **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Signage** 2456 • As-Built Description: 1 JOB \$270 \$270 PCODE SA15 Required in CA only: identification symbol centered 58" to 60" high on sanitary facility door **Priority** that contrasts with the door not provided (women: 12" ø circle, men: 12" triangle, unisex: combined Severity CBC 2007 1115B.6 symbol). CBC 2019 11B-703.7.2.6 · As-Built: 61" AFF



1-1-1

Floor: First Floor

Facility: Administrative Office Address: 33 Las Colinas Lane			Part: Interior		r: First r Built:	rst Floor t:	
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2452		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		Pri Se	4	
			CBC 2019 11B-604.8.1.2				



1-1-1

Facility: Administrative Office Address: 33 Las Colinas Lane			Part: Interior		or: First ar Built:	irst Floor uilt:		
Item I	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
	Toilet Sta	<u>ıll</u>						
2449	• As-Built D Toilet stal	Description: 1 less than 60" wide.	PCODE WB06	1	JOB	\$4,500	\$4,500	
	• As-Built	58" wide at 47" from rear wall.	ADAAG 91 4.17.3		_			
	Obstructed by cross support.		ADA 2010 604.8.1.1		Priority 2			
	• Proposed	l Solution:	CBC 2007 1115B.3.1.4.1		Severity 3			
	Provide new accessible stall.	CBC 2019 11B-604.8.1.1			_			



1-1-1

5 Women's Restroom

Grab Bars

2459

• As-Built Description:

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

· As-Built: Extends 51"

· Proposed Solution:

Provide or relocate accessible side grab bar.

PCODE WB07A

ADAAG 91 Fig. 29(b)

ADA 2010 604.5.1

CBC 2007 1115B.4.1.3.1

CBC 2019 11B-604.5.1

1 JOB

\$780

\$780

1-1-1

Priority

2

Severity





Floor: First Floor Facility: Administrative Office Part: Interior Year Built: Address: 33 Las Colinas Lane **Existing Architectural Barrier** Item no., Rm no. Codes / Mitigation Info Qty Unit Cost Total and Proposed Solution and Name **Signage** 2457 • As-Built Description: 1 JOB \$270 \$270 PCODE SA15 Required in CA only: identification symbol

centered 58" to 60" high on sanitary facility door that contrasts with the door not provided (women: 12" ø circle, men: 12" triangle, unisex: combined symbol).

• As-Built: 61.5" AFF

• Proposed Solution:

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

CBC 2007 1115B.6 Severity 4
CBC 2019 11B-703.7.2.6

1-1-1

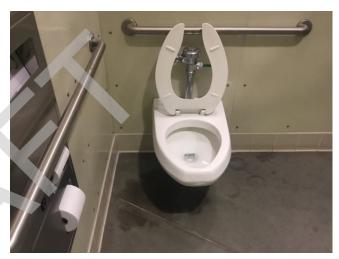


35

Facility: Administrative Office Address: 33 Las Colinas Lane			Part: Interior	Floor: First Floor Year Built:				
	no., Rm no.	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2458		_	PCODE WB05B	1	JOB	\$75	\$75	
	closing. • Proposed Solution: Adjust closer.		ADAAG 91 4.22.4 ADA 2010 604.8.1.2			ority erity	2	
			CBC 2007 1115B.3.1.4.4 CBC 2019 11B-604.8.1.2		361	erity	•	



	•	inistrative Office s Colinas Lane	Part: Interior			or: First ar Built:	Floor	
Item I	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
	Water Cl	<u>oset</u>						
2460		set not 16"-18" (CA: 17"-18") from near	PCODE WB02C ADAAG 91 Fig. 28	1	JOB	\$1,500	\$1,500	
	ADAAG:	to center line of water closet (2010 16"-18").	ADA 2010 604.2		P	riority	2	
	 As-Built: 19" Proposed Solution:		CBC 2007 1115B.4.1.1		Se	verity	3	
	Relocate 6	existing water closet and plumbing, with offset closet flange to provide 18"	CBC 2019 11B-604.2					



1-1-1

max. from side wall.

Facility: Administrative Office

Address: 33 Las Colinas Lane

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

6 Bay Laurel Conference

Corridor

2461

As-Built Description:

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

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

· Proposed Solution:

Remove or relocate furniture and storage items.

PCODE IH03A ADAAG 91 4.3.3

ADA 2010 403.5.1

CBC 2007 1133B.3.1

CBC 2019 11B-403.5.1

1 JOB

\$150 \$150

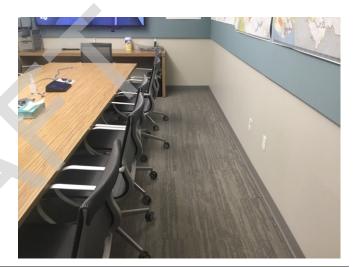
Priority



1-1-1

Severity





April 2023

38

Facility: Administrative Office

Address: 33 Las Colinas Lane

| Vear Built: | Vear Bu

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



1-1-1



Facility: Administrative Office

Address: 33 Las Colinas Lane

| Vear Built: | Vear Bu

8 Manzanita Conference

Protrusion Limits

2463

• As-Built Description:

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

• As-Built: 7" at 48" AFF

· Proposed Solution:

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

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

ADAAG 91 4.4.1

ADA 2010 307.2

CBC 2007 1133B.8.6.1

CBC 2019 11B-307.2



Facility: Administrative Office
Address: 33 Las Colinas Lane

| Vear Built: | Vear Bui

9 Coffee

Reach Range

2464

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

1-1-1

ADA 2010 308.2.1 Priority

CBC 2019 11B-308.2.1

CBC 2007 1118B.5



Severity

Facility: Administrative Office
Address: 33 Las Colinas Lane

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

10 Workroom

Protrusion Limits

2465

• As-Built Description:

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

• As-Built: 10" at 39"

· Proposed Solution:

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

PCODE EG04A
ADAAG 91 4.4.1
ADA 2010 307.2

CBC 2007 1133B.8.6.1

CBC 2019 11B-307.2

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

Priority

Severity



1-1-1



object when relocated.

Floor: First Floor Facility: Administrative Office Part: Interior Year Built: Address: 33 Las Colinas Lane **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost **Total** and Name **Reach Range** 2466 • As-Built Description: \$300 1 JOB \$300 PCODE IE02 Reach height to control or access point, where side ADAAG 91 4.2.6 approach is available, exceeds 48" or is less than **Priority** 15" in height, or exceeds 10" in depth. ADA 2010 308.3.1 • As-Built: 68" Severity CBC 2007 1118B.6 · Proposed Solution: CBC 2019 11B-308.3 Modify equipment or mounting. Ensure the first aid kit is not a protruding



Provide a raise star to the left of the main entry

floor button located on the control panel.

Floor: First Floor Facility: Administrative Office Part: Interior Year Built: Address: 33 Las Colinas Lane **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost **Total** and Name 11 **Elevator Elevator** • As-Built Description: 2467 2 JOB \$300 \$600 PCODE IK07E The button for the main entry floor is not ADAAG 91 4.10.12(2) designated by a raised star. **Priority** ADA 2010 407.4.7.1.3 • As-Built: Star dimensions 2" high x 1.25" wide. Severity CBC 2007 1116B.1.9 · Proposed Solution:

CBC 2019 11B

-407.4.7.1.3



1-1-1

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



1-1-1

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
 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

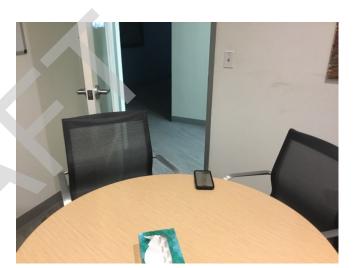
1-1-2

Priority



Severity





Facility: Admi Address: 33 Las	nistrative Office Colinas Lane	Part: Interior	Floor: Second Floo Year Built:				
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
high; knee wide) not p • As-Built: • Proposed Provide ta	escription: non-fixed table or desk (top 28" to 34" space at least 27" high x 19" deep x 30" provided. 9" deep toe clearance.	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		\$4,800 riority everity	\$4,800 1 3	



Exhibit F

Santa Clara Valley Open Space Access Compliance Survey Report

Floor: Second Floor Facility: Administrative Office Part: Interior Year Built: Address: 33 Las Colinas Lane **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost **Total** and Name **Signage** 2471 • As-Built Description: JOB \$270 \$270 1 PCODE SA02A Sign characters not readable because they are not ADAAG 91 4.30.3 sized for viewing distance. **Priority** ADA 2010 703.5.5 • As-Built: 3/8" high characters. • Proposed Solution: Severity CBC 2007 1117B.5.4 Provide compliant signage. CBC 2019 11B-306.1 & 11B-902.3



Floor: Second Floor Facility: Administrative Office Part: Interior Year Built:

Address: 33 Las Colinas Lane

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

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

JOB \$4,800 \$4,800

Priority



1-1-2

Severity





	Facility: Administrative Office Address: 33 Las Colinas Lane		Part: Interior	Floor: Second Floor				
Add	ress: 33 Las	s Colinas Lane			Yea	r Built:		
	em no., Rm no. Existing Architectural Barrier and Proposed Solution		Codes / Mitigation Info	Qty	Unit	Cost	Total	
	Reach Ra	<u>inge</u>						
2472	• As-Built E Reach hei	Description: ght to control or access point, exceeds 48"	PCODE IE01	1	JOB	\$300	\$300	
	or is less t	1 ,	ADAAG 91 4.2.5		_			
	• As-Built:	18" deep toe clearance. 20" reach to	ADA 2010 308.2.1		Pri	iority	4	
	faucet handle. • Proposed Solution:		CBC 2007 1118B.5		Se	verity	3	
	Provide 20 faucet han	0" minimum toe clearance or relocate the ddle.	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

1-1-2

Priority



Severity





Facility: Administrative Office Part: Interior Floor: Second Floor

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

Item no., Rm no.

and Name

Existing Architectural Barrier
and Proposed Solution

Codes / Mitigation Info

Qty Unit Cost Total

14 Roof Deck

Door Threshold

• As-Built Description:

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

• As-Built: 3"

· Proposed Solution:

Provide ramp and landing.

PCODE ID02A

ADAAG 91 4.13.8

ADA 2010 404.2.5

CBC 2007 1133B.2.4.1

CBC 2019 11B-404.2.5

1 JOB \$1,200

\$1,200 \$1,200

Priority



1-1-2

Severity





	•	nistrative Office Colinas Lane	Part: Interior		Floor: Second Floo Year Built:				
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mit	tigation Info	Qty	Unit	Cost	Total	
	Non-Fixe	d Desk							
2475	 As-Built Description: Accessible non-fixed table or desk (top 28" to 34" high; knee space at least 27" high x 19" deep x 30" 		PCODE ADAAG 91	IN02A 4.32.3 & .4	1 JOB \$4,800 \$ 4		\$4,800		
	wide) not j		ADA 2010	306.1		1			
	 As-Built: 41" to the top. 4" knee clearance. Proposed Solution: Provide table or desk with accessible dimensions when purchasing new furniture. 		CBC 2007	1122B.3 & 4		Se	verity	3	
			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.
and Name Existing Architectural Barrier
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

Severity



1-1-2



April 2023

53

Floor: Second Floor Facility: Administrative Office Part: Interior Year Built: Address: 33 Las Colinas Lane **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Accessories** 2482 • As-Built Description: 1 JOB \$225 \$225 PCODE WG02 Toilet paper dispenser less than 15" (CA: 19") or ADAAG 91 4.16.6 more than 48" above floor or not within 7" to 9" **Priority** from front of water closet (Note: CA pre-2010 is ADA 2010 604.7 allowed within 12" from front of water closet). Severity CBC 2007 1115B.8.4 • As-Built: 13" to center of dispenser enclosure. CBC 2019 11B-604.7 17" to center of toilet paper rolls. · Proposed Solution: Relocate or provide new toilet paper dispenser.



	•	inistrative Office s Colinas Lane	Part: Interior			or: Seco ar Built:	nd Floor
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution Codes / Mitigation Info Qty Unit Cost		Total			
2477	clear and l width plus	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 ID23 ADAAG 91 Fig. 25(a) ADA 2010 404.2.4	1		\$1,500 riority	\$1,500
	 As-Built: 54" Proposed Solution: Change door swing.		CBC 2007 11B-26A(a) CBC 2019 11B-404.2.4		Se	everity	3



• 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

1-1-2

Priority



Severity 3





Floor: Second Floor Facility: Administrative Office Part: Interior Year Built: Address: 33 Las Colinas Lane **Existing Architectural Barrier** Item no., Rm no. Codes / Mitigation Info Qty Unit Cost Total and Proposed Solution and Name **Grab Bars** 2492 · As-Built Description: JOB \$780 \$780 PCODE WB07A Side grab bar less than 42" long, or located more ADAAG 91 Fig. 29(b) than 12 inches max. from the rear wall, or **Priority** extending less than 54" from rear wall (CA only: ADA 2010 604.5.1 front end min. 24" in front of water closet). Severity CBC 2007 1115B.4.1.3.1 · As-Built: Extends 51" CBC 2019 11B-604.5.1 · Proposed Solution:



· As-Built Description:

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

Provide or relocate accessible side grab bar.

· As-Built: 1.125"

· Proposed Solution:

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

PCODE WB07I ADAAG 91 4.26.2

ADA 2010 609.3

CBC 2007 1133B.4.2.5

CBC 2019 11B-609.3

1 JOB \$225

1-1-2

Priority Severity





2493

	•	inistrative Office s Colinas Lane	Part: Interior				nd Floor
Item I	no., Rm no. Name	and Proposed Solution Codes / Mitigation Info Qty Unit Cost Ver Suilt Description: surface sloped greater than 2.0% (1:48) due sin. ADA 2010 608.9	Total				
2483	Floor surfa	•		1	JOB	\$1,500	\$1,500
	to drain. • As-Built: 3% • Proposed Solution: Remodel floor surface to compliance.		ADA 2010 608.9 CBC 2019 11B-608.9			riority everity	4



Stall Door

2479

• As-Built Description:

Stall door to accessible compartment not self closing.

• Proposed Solution:

Adjust closer.

PCODE WB05B ADAAG 91 4.22.4

ADA 2010 604.8.1.2

CBC 2007 1115B.3.1.4.4

CBC 2019 11B-604.8.1.2

1 JOB

\$75

\$75

1-1-2

Priority



Severity 3





Floor: Second Floor Facility: Administrative Office Part: Interior Year Built: Address: 33 Las Colinas Lane **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Water Closet** 2481 • As-Built Description: \$1,500 JOB \$1,500 PCODE WB02C Water closet not 16"-18" (CA: 17"-18") from near ADAAG 91 Fig. 28 side wall to center line of water closet (2010 **Priority** ADAAG: 16"-18"). ADA 2010 604.2 • As-Built: 18.3" Severity CBC 2007 1115B.4.1.1 · Proposed Solution: CBC 2019 11B-604.2 Relocate existing water closet and plumbing, remount with offset closet flange to provide 18" max. from side wall.



1-1-2

Notes:

of construction.

Possibly complied with CA tolerance at the time

58

Facility: Administrative Office

Address: 33 Las Colinas Lane

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

16 Men's Restroom

Accessible Compartment

2488

As-Built Description:

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

• As-Built: Not opposite. 5.5" stile.

· Proposed Solution:

Remodel compartment.

PCODE WB05D 1

ADAAG 91 4.17.3 & Fig.

ADA 2010 604.8.1.2

CBC 2007 1115B.3.1.4.3

CBC 2019 11B-604.8.1.2

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

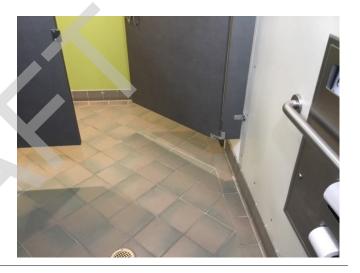
Priority

2

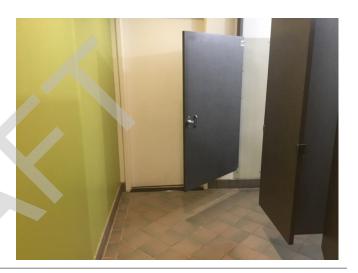
1-1-2

Severity





	•	inistrative Office s Colinas Lane	Part: Interior	Floor: Second F l Year Built:					
	m no., Rm no. Existing Architectural Barrier and Proposed Solution		Codes / Mitigation Info	Qty	Unit	Cost	Total		
2485	clear and	Description: roach: At pull side, door does not have level maneuvering space measuring door	PCODE ID23B ADAAG 91 Fig. 25(a)	1		ear Built:	\$16,800		
	clear and level maneuvering space measuring door width plus 18" x 60". (24" x 60" at exterior doors). • As-Built: 53" • Proposed Solution: Remodel compartment.		ADA 2010 404.2.4 CBC 2007 11B-26A(a) CBC 2019 11B-404.2.4			•	3		



Floor: Second Floor Facility: Administrative Office Part: Interior Year Built: Address: 33 Las Colinas Lane **Existing Architectural Barrier** Item no., Rm no. Codes / Mitigation Info Qty Unit Cost Total and Proposed Solution and Name **Grab Bars** 2487 • As-Built Description: JOB \$780 \$780 PCODE WB07A Side grab bar less than 42" long, or located more ADAAG 91 Fig. 29(b) than 12 inches max. from the rear wall, or **Priority** extending less than 54" from rear wall (CA only: ADA 2010 604.5.1 front end min. 24" in front of water closet). Severity CBC 2007 1115B.4.1.3.1 · As-Built: Extends 51" CBC 2019 11B-604.5.1 · Proposed Solution:



· As-Built Description: 2489

> 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

1-1-2

Priority Severity





Floor: Second Floor Facility: Administrative Office Part: Interior Year Built: Address: 33 Las Colinas Lane **Existing Architectural Barrier** Item no., Rm no. Codes / Mitigation Info Qty Unit Cost Total and Proposed Solution and Name **Shower** · As-Built Description: 2490 JOB \$1,500 \$1,500 PCODE WF06A Floor surface sloped greater than 2.0% (1:48) due to drain. ADA 2010 608.9 **Priority** · As-Built: 2.9% · Proposed Solution: Severity CBC 2019 11B-608.9 Remodel floor surface to compliance.



1-1-2

Signage

2484

• 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



	•	inistrative Office s Colinas Lane	Part: Interior	Floor: Second Floo Year Built:				
	,		Codes / Mitigation Info	Qty	Unit	Cost	Total	
2486	dress: 33 La no., Rm no. Name Stall Doc As-Built I Stall door closing. Proposed	As-Built Description: tall door 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 and Proposed Solution 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

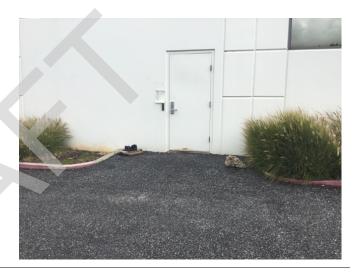


Exhibit F

Santa Clara Valley Open Space Access Compliance Survey Report

	•	inistrative Office s Colinas Lane	Part: Interior			or: Seco ar Built:	nd Floor
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Door						
2499		Description: frequired maneuvering clearance at door or than 1/4":12" (2.0%).	PCODE ID11 ADAAG 91 4.13.6	20	SF	\$120	\$2,400
	• As-Built: 4%		ADA 2010 404.2.4.4	Priority			1
	 Proposed Modify st 	d Solution: urface slope at door.	CBC 2007 1133B.2.4		Se	verity	3



The door serves ground floor exits.

Floor: Second Floor Facility: Administrative Office Part: Interior Year Built: Address: 33 Las Colinas Lane **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Door Swing** 2497 • As-Built Description: JOB \$7,800 \$7,800 PCODE ID24B Front approach: At push side, door does not have ADAAG 91 Fig. 25(a) clear and level maneuvering space measuring door **Priority** width x 48" (door width plus 12" if door has both, ADA 2010 404.2.4 latch and closer). Severity CBC 2007 11B-26A(a) • As-Built: 44" to handrails. CBC 2019 11B-404.2.4 · Proposed Solution: Relocate handrails. • Notes:

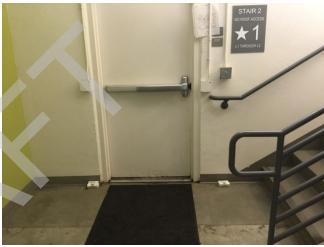


Exhibit F

Santa Clara Valley Open Space Access Compliance Survey Report

Floor: Second Floor Facility: Administrative Office Part: Interior Year Built: Address: 33 Las Colinas Lane **Existing Architectural Barrier** Item no., Rm no. Codes / Mitigation Info and Proposed Solution Qty Unit Cost Total and Name **Door Threshold** 2498 • As-Built Description: \$1,200 JOB \$1,200 PCODE ID02A Door inaccessible due to threshold or step at door ADAAG 91 4.13.8 exceeding 1/2". **Priority** ADA 2010 404.2.5 • As-Built: 3" • Proposed Solution: Severity CBC 2007 1133B.2.4.1 Repair the surface. CBC 2019 11B-404.2.5



	•	inistrative Office s Colinas Lane	Part: Interior		Floor: Second Flo Year Built:				
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
2495	landing wl		PCODE ED08	20	LF P r	\$360 iority	\$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		

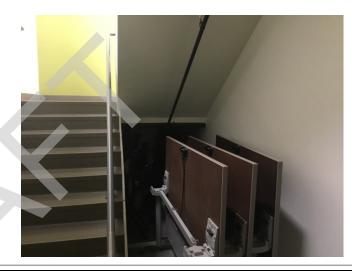


Required if stairs are or were altered.

Floor: Second Floor Facility: Administrative Office Part: Interior Year Built: Address: 33 Las Colinas Lane **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Stairway** 2494 • As-Built Description: LF 20 \$42 \$840 PCODE II02B The leading 2" of the tread does not have visual contrast of dark-on-light or light-on-dark from the ADA 2010 504.4 **Priority** remainder of the tread. · As-Built: Insufficient contrast. Severity CBC 2007 1133B.4.4 · Proposed Solution: CBC 2019 11B-504.4.1 Provide 2" min., 4" max. wide contrasting color strip 1" max. from nosing on top & bottom treads when altering area. Notes:



Facility: Administrative Office Address: 33 Las Colinas Lane			Part: Interior	Floor: Second Floor Year Built:			
Item n	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	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
	 As-Built: Between 27" and 80" AFF Proposed Solution: Provide cane-detectable railing to mark area of low clearance. 		ADA 2010 307.4 CBC 2007 1133B.8.6.2 CBC 2019 11B-307.4	Priority 1 Severity 1			



1-1-2

\$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



1-1

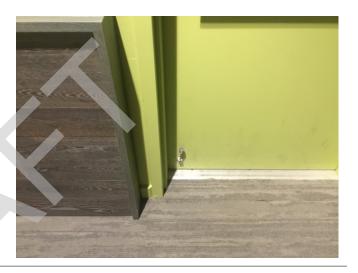
Severity





Santa Clara Valley Open Space Access Compliance Survey Report

	Facility: Administrative Office Address: 33 Las Colinas Lane Trom no. Pro no. Existing Architectural Barrier		Part: Interior	Floor: All Year Built:				
Item no., Rm no. Existing Architectural Barrier and Name and Proposed Solution		•	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2445	• As-Built D At push sid		PCODE ID06A	10	JOB	\$1,800	\$18,000	
	10" does n • Proposed Relocate d		ADA 2010 404.2.10 CBC 2007 1133B.2.6			riority everity	3	
	10100ate e	ootstop.	CBC 2019 11B-404.2.10		36	verity		



1-1

Facility: Administrative Office Address: 33 Las Colinas Lane			Part: Interior	Floor: All Year Built:				
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution Codes / Mitigation Info		Qty	Unit	Cost	Total	
2447	Reach Ra • As-Built L	9	PCODE IE02REF		REF			
	approach	is available, exceeds 48" or is less than ght, or exceeds 10" in depth.	ADAAG 91 4.2.6 ADA 2010 308.3.1		Pri	ority	1	
	 As-Built: Proposed Modify ed		CBC 2007 1118B.6 CBC 2019 11B-308.3		Sei	erity/	3	



1-1

Floor: All Facility: Administrative Office Part: Interior Year Built: Address: 33 Las Colinas Lane, San Jose CA 95119 **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Signage** 2448 • As-Built Description: 6 JOB \$450 \$2,700 PCODE SA15 Required in CA only: identification symbol centered 58" to 60" high on sanitary facility door **Priority** that contrasts with the door not provided (women: 12" ø circle, men: 12" triangle, unisex: combined Severity CBC 2007 1115B.6 symbol). CBC 2019 11B-703.7.2.6 · As-Built: Edges are not eased or rounded. · Proposed Solution: Provide properly mounted sanitary facility symbol when altering area. If wheelchair accessible,



Conceptual Costs for Floor: All

sign.

include International Symbol of Accessibility on

\$21,450.00

1-1

Santa Clara Valley Open Space Access Compliance Survey Report

1-1

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

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

Conceptual Costs for Area: Interior \$131,781.00



Santa Clara Valley Open Space Access Compliance Survey Report 1-1

Floor: All Facility: Administrative Office Part: Interior Year Built:

Address: 33 Las Colinas Lane, San Jose CA 95119

and Name

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

Codes / Mitigation Info Qty Unit Cost Total

Conceptual Costs for Facility: Administrative Office

\$146,307.00



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

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

CBC 2019 11B-705.1.2.5

1 Parking

Detectable Warning

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

2-0-1

CBC 2007 1133B.8.5 Priority Severity



April 2023

	Access Com	pliance Survey Re	port
	Coyote Valley Oper		
	Coyoto randy open	550 Paln	
		Facility #:	2
Santa Clara Valley April 2023 SSA Project #: 21058		SALLY SWANS ARCHITECTS, I	



• Proposed Solution:

Modify slope at accessible parking space.

Floor: On-site Facility: Coyote Valley Open Space Preserve Part: Exterior Year Built: 2015 Address: 550 Palm Ave Item no., Rm no. **Existing Architectural Barrier** and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name Floor or Ground Surfaces 2279 • As-Built Description: SF 15 \$36 \$540 PCODE EA05 Accessible parking space has slope greater than ADAAG 91 4.6.3 1/4":12" (2%). **Priority** • As-Built: To 9% ADA 2010 502.4

CBC 2007 1129B.3.3

CBC 2019 11B-502.4



Severity

2-0-1

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 **Parking** 2280 • As-Built Description: 2 JOB \$600 \$1,200 PCODE EA02A Accessible parking space smaller than 8' wide (CA

only: 9' x 18').

• As-Built: 106.5"-107" wide

• Proposed Solution:

Modify parking space(s) to create accessible space.

PCODE EA02A
ADAAG 91 4.6.3
ADA 2010 502.2
CBC 2007 1129B.3.1
CBC 2019 11B-502.2

Priority

Severity



2-0-1



• 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 Severity





April 2023

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

 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 Existing Architectural Barrier

 and Proposed Solution
 Codes / Mitigation Info

 Qty
 Unit

 Cost
 Total

2 Restroom

Accessories

2286

As-Built Description:

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

• As-Built: 45"

• Proposed Solution:

Relocate existing restroom accessories.

PCODE WG01A

ADAAG 91 4.23.7

ADA 2010 308.2.1

CBC 2007 1115B.8.3

CBC 2019 11B-603.5

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

Priority

ty 🕊

Severity



2-0-1





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

Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2287		s in sanitary facilities, such as for towels,	PCODE WG01A ADAAG 91 4.23.7	1	JOB	\$300	\$300
soap, samtary napkins, seat covers, etc., and waste		ADA 2010 308.2.1	, =			2	
	As-Built: Proposed	51"	CBC 2007 1115B.8.3 CBC 2019 11B-603.5		Sev	erity/	3



Changes in Level

• As-Built Description:

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

• As-Built: 1"

• Proposed Solution:

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

Relocate existing restroom accessories.

PCODE EF03

ADAAG 91 4.3.8

ADA 2010 403.4

CBC 2007 1133B.7.4

CBC 2019 11B-403.4

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

Severity



2-0-1



Floor: On-site Facility: Coyote Valley Open Space Preserve Part: Exterior Year Built: 2015 Address: 550 Palm Ave Item no., Rm no. **Existing Architectural Barrier** and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Door Stopper** 2285 • As-Built Description: JOB \$75 \$75 PCODE ID06A At push side of door on accessible route, bottom 10" does not have a smooth, uninterrupted surface. ADA 2010 404.2.10 **Priority** • Proposed Solution: Remove door stopper when altering area. Provide Severity CBC 2007 1133B.2.6 rubber wedge. CBC 2019 11B-404.2.10



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

Add	1033. 300 1 (allii Ave				i Bant. 2	
Item I	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Grab Bai	<u>rs</u>					
2288	As-Built L Accessoria	Description: es/dispensers in accessible stall located	PCODE WB07I	1	JOB	\$225	\$225
		n 1-1/2" below or 12" above grab bar	ADAAG 91 4.26.2				
	impedes it	ts use.	ADA 2010 609.3		Pri	ority	2
	• As-Built:	· ·	CBC 2007 1133B.4.2.5		Sei	erity	3
	Proposed Remove ti	d Solution: he vertical grab bar.	CBC 2019 11B-609.3			-	



2-0-1

April 2023

Floor: On-site Facility: Coyote Valley Open Space Preserve Part: Exterior Year Built: 2015 Address: 550 Palm Ave Item no., Rm no. **Existing Architectural Barrier** Codes / Mitigation Info Qty Unit Cost Total and Proposed Solution and Name **Reach Range** · As-Built Description: 2284 1 JOB \$300 \$300 PCODE IE02 Reach height to control or access point, where side ADAAG 91 4.2.6 approach is available, exceeds 48" or is less than **Priority** 15" in height, or exceeds 10" in depth. ADA 2010 308.3.1 · As-Built: 5" Severity CBC 2007 1118B.6 · Proposed Solution:

CBC 2019 11B-308.3



Signage

• As-Built Description:

Relocate door stop.

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

Severity (



2-0-1



April 2023

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

Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2289		n CA only: identification symbol	PCODE SA15	1	JOB	\$270	\$270
	that contra	8" to 60" high on sanitary facility door asts with the door not provided (women:			Priority		2
	12" ø circi symbol).	e, men: 12" triangle, unisex: combined	CBC 2007 1115B.6		Sei	verity	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.



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

 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 Existing Architectural Barrier

 and Proposed Solution
 Codes / Mitigation Info

 Qty
 Unit

 Cost
 Total

3 Picnic

Changes in Level

• As-Built Description:

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

2-0-1



April 2023

Sally Swanson Architects, Inc. Project# 21058

Facility: Coyote Valley Open Space Preserve 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: 2292 1 JOB \$6,000 \$6,000 PCODE EF03 Walk: Pavement dislocation creates abrupt change ADAAG 91 4.3.8 in level exceeding 1/2" in accessible route. **Priority** ADA 2010 403.4 · As-Built: To 1" caused by large aggregate. · Proposed Solution: Severity CBC 2007 1133B.7.4 Install smaller aggregate.

Part: Exterior

CBC 2019 11B-403.4



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

Severity (3



2-0-1

Floor: On-site



April 2023

SwansonArchitects, Inc. Project# 21058

to information and trail head.

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

, .uu	1000. 000 1	u 7 (
Item i and N	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Cross Slo	<u>ope</u>					
2294	• As-Built L Cross slor	Description: the more than 1":48" (2.083%).	PCODE EF07	1600	SF	\$30	\$48,000
	• As-Built:	· · ·	ADAAG 91 4.3.7				
	Proposed		ADA 2010 403.3		Pri	ority	1
	Modify ca	ross slope.	CBC 2007 1133B.7.1.3		Sev	erity	3
	Notes:		000 0040 110 403 3			-	
	Occurs o	n both trails from picnic and restrooms	CBC 2019 11B-403.3				



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

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

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

Priority

CBC 2007 1133B.8.5 CBC 2019 11B-705.1.2.5 Severity 3



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 **Minimum Number** 2295 • As-Built Description: \$9,000 \$9,000 JOB PCODE EA01A At parking lot with 1-25 spaces, the number of ADAAG 91 4.1.2(5) accessible spaces is less than required by code; 1 **Priority** space required ADA 2010 208.2 • Proposed Solution: Severity CBC 2007 Tbl. 11B-6 Provide required accessible parking space with sign CBC 2019 11B-208.2 Tbl. including a minimum of one van space. 11B-208.2



Floor: On-site Facility: Coyote Valley Open Space Preserve Part: Exterior Year Built: 2015 Address: 550 Palm Ave Item no., Rm no. **Existing Architectural Barrier** and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name Walk 2297 • As-Built Description: SF \$75 \$1,500 20 PCODE EF01 Walk: Slope greater than 1:20 (5.0%), and walk ADAAG 91 4.3.7 does not comply with requirements for ramps. **Priority** ADA 2010 403.3 • As-Built: 10.5% • Proposed Solution: Severity CBC 2007 1133B.7.3 Grade surface. CBC 2019 11B-403.3



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

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

CBC 2019 11B-403.4

5 Trailhead and Trails

Changes in Level

• As-Built Description:

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

· As-Built: To 3"

· Proposed Solution:

Install surface material to level of the concrete.

PCODE EF03 100 SF ADAAG 91 4.3.8

ADA 2010 403.4 Priority

CBC 2007 1133B.7.4 Severity



\$15

2-0-1

\$1,500



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

Item i	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2302		Description: rement dislocation creates abrupt change ceeding 1/2" in accessible route.	PCODE EF03REF ADAAG 91 4.3.8		REF		
	• As-Built:	Γο 1" caused by aggregate.	ADA 2010 403.4		Priority	ority	1
	 Proposed 		CBC 2007 1133B.7.4		Sei	erity	1
	Install sm • Notes:	aller aggregate.	CBC 2019 11B-403.4			-	



Clear Floor Space

As-Built Description:

2300

Clear space has slopes greater than 1:48.

A section approximately 500 feet from the

trailhead has 3" aggregate.

• As-Built: To 9% at picnic tables.

• Proposed Solution:

Grade surface.

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

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

Severity 3



Part: Exterior

CBC 2019 11B-403.3

Santa Clara Valley Open Space Access Compliance Survey Report

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** • Proposed Solution: ADA 2010 403.3 Modify slope and cross slope. Severity CBC 2007 1133B.7.1.3

Occurs sporadically throughout the level portion of the trail. Consider whether the widened and graded portions of the trail are "improved ". See 11B-246.7

Notes:

Facility: Coyote Valley Open Space Preserve



2-0-1

Floor: On-site

April 2023

Floor: On-site Facility: Coyote Valley Open Space Preserve Part: Exterior Year Built: 2015 Address: 550 Palm Ave, Morgan Hill, CA 95037 **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name Door 2309 • As-Built Description: JOB 2 \$300 \$600 PCODE ID06 At push side of door on accessible route, bottom 10" does not have a smooth, uninterrupted surface. ADA 2010 404.2.10 **Priority** • Proposed Solution: Provide 10" min. "kick plate" covering width of Severity CBC 2007 1133B.2.6 door when altering area. CBC 2019 11B-404.2.10



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

Severity





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 Floor or Ground Surface 2305 • As-Built Description: \$9,000 \$9,000 JOB PCODE EF04 Walk: Grating has grid openings greater than 1/2" ADAAG 91 4.3.6; 4.5.4 along the line of traffic flow. **Priority** ADA 2010 403.2; 302.3 .75" • Proposed Solution: Severity CBC 2007 1133B.7.2 Relocate and add surface material. CBC 2019 11B-403.2; 11B-302.3



2-0-1

Facility: Coyote Valley Open Space Preserve

Replace grates. Install gates at cattle guards.

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: 2306 2 JOB \$4,500 \$9,000 PCODE EF04 Walk: Grating has grid openings greater than 1/2" ADAAG 91 4.3.6; 4.5.4 along the line of traffic flow. **Priority** ADA 2010 403.2; 302.3 • As-Built: 5" • Proposed Solution: Severity CBC 2007 1133B.7.2

Part: Exterior

CBC 2019 11B-403.2;

11B-302.3



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

JOB \$3,000 \$3,000

Priority

2-0-1

Floor: On-site

Severity 3





2-0-1

	ility: Coyo	ote Valley Open Space Preserve alm Ave	Part: Exterior		Floor: On-s i Year Built: 2		
Item I	no., Rm no. Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2299	_	Description: acters not readable because they are not riewing distance.	PCODE SA02A ADAAG 91 4.30.3	1	JOB	\$4,500	\$4,500
	• Proposed		ADA 2010 703.5.5 CBC 2007 1117B.5.4	,		3	
	Provide compliant signage.		CBC 2019 11B-403.3				



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

Santa Clara Valley Open Space Access Compliance Survey Report

2-0-1

Facility: Coyote Valley Open Space Preserve Part: Exterior Floor: On-site

Address: 550 Palm Ave, Morgan Hill, CA 95037 Year Built: 2015

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

Conceptual Costs for Area: Exterior \$320,565.00



Santa Clara Valley Open Space Access Compliance Survey Report

2-0-1

Facility: Coyote Valley Open Space Preserve Part: Exterior Floor: On-site

Address: 550 Palm Ave, Morgan Hill, CA 95037 Year Built: 2015

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

Conceptual Costs for Facility: Coyote Valley Open Space Preserve

\$320,565.00



		pliance Survey Report
	Rancho Canada del	
		4289 Casa Loma Road Facility #: 3
Santa Clara Valley April 2023		SSN
SSA Project #: 21058		SALLY SWANSON ARCHITECTS, INC.



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

 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 and Proposed Solution

 Codes / Mitigation Info
 Qty Unit
 Cost

 Total

1 Parking

Detectable Warning

2315

• As-Built Description:

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

• Proposed Solution:

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

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

3-0-1

CBC 2007 1133B.8.5 Priority

Severity

CBC 2019 11B-705.1.2.5



April 2023

Sally Swanson Architects, Inc. Project# 21058

105

Santa Clara Valley Open Space Access Compliance Survey Report

Facility: Rancho Canada del Oro Open Space Part: Exterior Floor: On-site Address: 4289 Casa Loma Road Year Built: 2007							
Item r	no., Rm no. ame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2311	Floor or 9 • As-Built D	Ground Surfaces Description:	PCODE EA05	468	SF	\$36	\$16.848
	Accessible 1/4":12" (2	e parking space has slope greater than 2%).	ADAAG 91 4.6.3	400		,	
	 As-Built: To 4% Proposed Solution: 		ADA 2010 502.4			ority verity	3
	Modify slo	ope at accessible parking space.	CBC 2007 1129B.3.3 CBC 2019 11B-502.4		361	city	



3-0-1

April 2023

Santa Clara Valley Open Space Access Compliance Survey Report

	Facility: Rancho Canada del Oro Open Space Part: Exterior Address: 4289 Casa Loma Road					Floor: On-site Year Built: 2007			
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
2312	Identifica • As-Built D Sign for ac		PCODE EA04B	2	2 JOB \$9		\$1,890		
	compliant. • Proposed		ADAAG 91 4.6.4 ADA 2010 502.6	Priority		3			
	• Notes:	ompliant parking signage. ald be placed at the head of each space.	CBC 2007 1129B.4 CBC 2019 11B-502.6		Se	verity	3		



3-0-1

April 2023

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** 2313 • As-Built Description: 1 JOB \$600 \$600 PCODE EA02A Accessible parking space smaller than 8' wide (CA ADAAG 91 4.6.3 only: 9' x 18'). **Priority** ADA 2010 502.2 · As-Built: 103" wide · Proposed Solution: Severity CBC 2007 1129B.3.1 Modify parking space(s) to create accessible space.

CBC 2019 11B-502.2



• 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

3-0-1

Priority

3

CBC 2019 11B-502.6

Severity





2314

Santa Clara Valley Open Space Access Compliance Survey Report

	ility: Ranc ress: 4289 (Floor: On-site Year Built: 2007				
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2345			PCODE EA04C	1 JOB \$975		\$975	
	 Proposed Solution: Provide "Tow Away" sign at parking lot entrance when altering area. 				Pri	iority	3
			CBC 2007 1129B.4		Sei	verity	3
			CBC 2019 11B-502.8.2				

CBC 2019 11B-502.8.2



3-0-1

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

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

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

ADA 2010 308.2.1 Priority 2

CBC 2007 1115B.8.3 Severity 4

3-0-1



April 2023

110

Santa Clara Valley Open Space Access Compliance Survey Report

	Facility: Rancho Canada del Oro Open Space Part: Exterior Address: 4289 Casa Loma Road					Floor: On-site Year Built: 2007			
Item n	o., Rm no. ame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
	Coat Hoo	<u> </u>							
2322	• As-Built D	Description: e coat hook not within reach range.	PCODE WG03A	1	JOB	\$150	\$150		
	• As-Built:	68"	ADAAG 91 4.2.5		Priority 2				
	 Proposed Solution: Adjust existing or provide new coat hook at maximum 48" height. 		ADA 2010 603.4		Severity 3				
			CBC 2007 1118B.5						

CBC 2019 11B-603.4



3-0-1

Santa Clara Valley Open Space Access Compliance Survey Report

.75" level change in the DMC.

• Proposed Solution:

Modify surface slope at door.

Facility: Rancho Canada del Oro Open Space Address: 4289 Casa Loma Road			e Part: Exterior		te 007		
Item n	o., Rm no. ame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2317		Description: required maneuvering clearance at door re than 1/4":12" (2.0%).	PCODE ID11 ADAAG 91 4.13.6	20	SF	\$120 • • • •	\$2,400

ADA 2010 404.2.4.4

CBC 2007 1133B.2.4

CBC 2019 11B-404.2.4





Priority

Severity 3

3-0-1

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

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Door Sto	<u>opper</u>					
	Description: ide of door on accessible route, bottom	PCODE ID06A	1	JOB	\$75	\$75
10" does	not have a smooth, uninterrupted surface.	ADA 2010 404.2.10		Priority 2		
 Propose 	d Solution:			FII	Officy	
Remove	door stopper when altering area. Provide	CBC 2007 1133B.2.6		Sev	erity	4
rubber w	edge.	CBC 2019 11B-404.2.10			_	_
Notes:						

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



3-0-1

113

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

Item no., Rm no. and Name		Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	it Cost	Total
	Door Swi	ng					
2326		roach: At pull side, door does not have	PCODE ID23 ADAAG 91 Fig. 25(a)	1	JOB	\$1,500	\$1,500
		evel maneuvering space measuring door 18" x 60". (24" x 60" at exterior doors).	ADA 2010 404.2.4		Pr	riority	2
	• As-Built:	20.5" to post. 41.25" perpendicular to door.	CBC 2007 11B-26A(a)		Se	verity	4

CBC 2019 11B-404.2.4

• Proposed Solution:

Relocate post.

· Notes:

This element complies with 1991 ADAAG and the 2010 ADAS.



• As-Built Description: 2323

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



3-0-1



Part: Exterior

CBC 2019 11B-604.5.2

Santa Clara Valley Open Space Access Compliance Survey Report

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 **Grab Bars** 2324 • As-Built Description: \$1,020 JOB \$1,020 PCODE WB07B The rear wall grab is less than 36" min. or does not ADAAG 91 4.17.6 extend from the centerline of the water closet 12" **Priority** min. on one side and 24" min. on the other side. ADA 2010 604.5.2 • As-Built: 22" on the wide side. Severity CBC 2007 1115B.4.1.3.2 · Proposed Solution:



3-0-1

Floor: On-site

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

Provide or relocate accessible rear grab bar.

Notes:

Facility: Rancho Canada del Oro Open Space

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 Reach Range 2320 • As-Built Description: \$300 JOB \$300 PCODE IE02 Reach height to control or access point, where side ADAAG 91 4.2.6 approach is available, exceeds 48" or is less than **Priority** 15" in height, or exceeds 10" in depth. ADA 2010 308.3.1 • As-Built: 5" Severity CBC 2007 1118B.6 · Proposed Solution: CBC 2019 11B-308.3 Relocate the door stop.



3-0-1

116

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 **Signage** 2319 · As-Built Description: 1 JOB \$270 \$270 PCODE SA04 Sign characters are not sans serif, upper case, ADAAG 91 4.30.4 and/or raised 1/32" min. **Priority** ADA 2010 703.2 • As-Built: Spaces between tactile characters <1/16". Braille 3/4" from tactile Severity CBC 2007 1117B.5.5 characters. · Proposed Solution: CBC 2019 11B-216.6



• 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.

Provide compliant signage.

• 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

Priority



\$150

3-0-1

Severity





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: 1 JOB \$270 \$270 PCODE SA15

Part: Exterior

CBC 2019 11B-703.7.2.6

2316

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).

Facility: Rancho Canada del Oro Open Space

- As-Built: Triangle does not contrast from the circle. Not beveled or radiused.
- Proposed Solution:

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

Priority CBC 2007 1115B.6 Severity

3-0-1

Floor: On-site



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

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

Priority 1

Severity 1

3-0-1



119

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 Clear floor space 2331 • As-Built Description: 1 JOB PCODE NI07

Clear space has slopes greater than 1:48. • As-Built: 4% • Proposed Solution: Modify surface.

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

Priority Severity 3-0-1



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



• As-Built Description:

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

• As-Built: 8% cross slope.

• Proposed Solution:

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

PCODE EF07

ADAAG 91 4.3.7

ADA 2010 403.3

CBC 2007 1133B.7.1.3

CBC 2019 11B-403.3

SF 320

\$24,000 \$75

Priority

Severity



3-0-1



2332

Facility: Rancho Canada del Oro Open Space

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 **\$810**

Priority

iity —

Severity (



3-0-1

Floor: On-site



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 **Minimum Number** 2330 • As-Built Description: \$9,000 \$9,000 JOB PCODE EA01A At parking lot with 1-25 spaces, the number of ADAAG 91 4.1.2(5) accessible spaces is less than required by code; 1 **Priority** space required ADA 2010 208.2 • Proposed Solution: Severity CBC 2007 Tbl. 11B-6 Provide required accessible parking space with sign CBC 2019 11B-208.2 Tbl. including a minimum of one van space. 11B-208.2



3-0-1

April 2023

123

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 **Signage** 2333 • As-Built Description: \$4,500 JOB \$4,500 PCODE SA02A Sign characters not readable because they are not ADAAG 91 4.30.3 sized for viewing distance. **Priority** ADA 2010 703.5.5 • As-Built: 1/8" characters. • Proposed Solution: Severity CBC 2007 1117B.5.4 Provide compliant signage. CBC 2019 11B-403.3



3-0-1

April 2023

124

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

 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 Existing Architectural Barrier

 and Proposed Solution
 Codes / Mitigation Info

 Qty
 Unit

 Cost
 Total

4 Accessible Trail NW

Cross Slope

• As-Built Description:

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

• As-Built: 3.5%

• Proposed Solution:

Modify cross slope.

PCODE EF07
ADAAG 91 4.3.7

ADA 2010 403.3

CBC 2007 1133B.7.1.3

CBC 2019 11B-403.3

50 SF

\$75 **\$3,750**

Priority

Severity



3-0-1



April 2023

125

Santa Clara Valley Open Space Access Compliance Survey Report

3-0-1

•	Facility: Rancho Canada del Oro Open Space Part: Exterior Address: 4289 Casa Loma Road					Floor: On-site Year Built: 2007			
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total			
Sign char sized for • As-Built. • Propose	Description: racters not readable because they are not viewing distance. 3/8" characters d Solution: compliant signage.	PCODE SA02A ADAAG 91 4.30.3 ADA 2010 703.5.5 CBC 2007 1117B.5.4 CBC 2019 11B-403.3	1		\$2,400 riority everity	\$2,400 1 3			



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 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 \$75

\$7,500

3-0-1

Priority

Severity





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

<u>Signage</u>

2338

• As-Built Description:

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

PCODE SA02A

ADAAG 91 4.30.3

• As-Built: 3/8" characters
• Proposed Solution:

• Proposed Solution: CBC 2007 1117B.5.4 Provide compliant signage.

CBC 2019 11B-403.3

Priority

\$2,400

Severity



\$4,800

3-0-1



April 2023

128

Santa Clara Valley Open Space Access Compliance Survey Report

Facility: Rancho Canada del Oro Open Space Part: Exterior Address: 4289 Casa Loma Road						or: On-s ar Built: 2	
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2340	Walk • As-Built Description: Walk: Slope greater than 1:20 (5.0%), and walk does not comply with requirements for ramps. • As-Built: 6.8% • Proposed Solution: Modify walk/sidewalk slope to 1:20 or less.		PCODE EF01 ADAAG 91 4.3.7	100	SF	\$75	\$7,500
			ADA 2010 403.3 CBC 2007 1133B.7.3 CBC 2019 11B-403.3		, =		3



3-0-1

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 East 6

Cross Slope

• As-Built Description: 2341

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

\$75 \$3,000

3-0-1

Priority





Part: Exterior Floor: On-site

Address: 4289 Casa Loma Road Year Built: 2007

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

CBC 2007 1133B.7.4

CBC 2019 11B-403.4

7 Accessible Trail North

Facility: Rancho Canada del Oro Open Space

Changes in Level

• As-Built Description:

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

• As-Built: 1"

· Proposed Solution:

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

PCODE EF03 1 SF

ADAAG 91 4.3.8

ADA 2010 403.4 Pri

Priority 1
Severity 1

\$63

3-0-1

\$63



April 2023

131

Santa Clara Valley Open Space Access Compliance Survey Report

	Facility: Rancho Canada del Oro Open Space Part: Exterior Address: 4289 Casa Loma Road					Floor: On-site Year Built: 2007			
Item i	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total		
	Cross Slo	<u>pe</u>							
2342	• As-Built E	Description: te more than 1":48" (2.083%).	PCODE EF07	20	SF	\$75	\$1,500		
	• As-Built:	` '	ADAAG 91 4.3.7		_				
	 Proposed Solution: Modify cross slope. 		ADA 2010 403.3		Priority 1				
			CBC 2007 1133B.7.1.3	Severity 3			3		
			CBC 2019 11B-403.3						



3-0-1

Facility: Rancho Canada del Oro Open Space Part: Exterior Floor: On-site
Address: 4289 Casa Loma Road, Morgan Hill CA 95037 Year Built: 2007

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

Signage

2343

• As-Built Description: Sign characters not readable because they are not

sized for viewing distance.

• As-Built: 3/8" characters.

Proposed Solution:

Provide compliant signage.

· Notes:

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

PCODE SA02A 1
ADAAG 91 4.30.3
ADA 2010 703.5.5

CBC 2007 1117B.5.4

CBC 2019 11B-403.3

JOB \$2,400 **\$2,400**

Priority

Severity 3

3-0-1



Conceptual Costs for Floor: On-site

\$108,141.00

Santa Clara Valley Open Space Access Compliance Survey Report

3-0-1

Facility: Rancho Canada del Oro Open Space Part: Exterior Floor: On-site

Address: 4289 Casa Loma Road, Morgan Hill CA 95037

Year Built: 2007

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

Codes / Mitigation Info

Qty Unit Cost Total

Conceptual Costs for Area: Exterior

\$108,141.00



Santa Clara Valley Open Space Access Compliance Survey Report

3-0-1

Facility: Rancho Canada del Oro Open Space Part: Exterior Floor: On-site
Address: 4289 Casa Loma Road, Morgan Hill CA 95037 Year Built: 2007

 Item no., Rm no.
 Existing Architectural Barrier

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

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



	4.0000 0000	n linn and Court	vov Domont				
Access Compliance Survey Report Sierra Vista Open Space Preserve							
	Sierra Vista Open	Space F	Yreserve Sierra Road				
		Facility #:	4				
Santa Clara Valley April 2023			SSN				
SSA Project #: 21058			SWANSON ECTS, INC.				



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

1 Parking and Trail Heads

Clear Floor Space

• As-Built Description:

Clear space has slopes greater than 1:48.

• As-Built: 5% slope

• Proposed Solution:

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

· Notes:

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

PCODE NI07 1 JOI ADAAG 91 16.6.6

ADA 2010 305.2

CBC 2007 1132B.1

CBC 2019 11B-305.2

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

Priority

ority 🧧

4-0-1

Severity (



April 2023

138

Facility: Sierra Vista Open Space Preserve Address: Sierra Road			Part: Exterior	Floor: On-site Year Built: 2013				
Item n	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
	Cross Slo	<u>pe</u>						
2270	• As-Built D Cross slope	escription: e more than 1":48" (2.083%).	PCODE EF07	1000	SF	\$75	\$75,000	
	• As-Built: To 4.4%		ADAAG 91 4.3.7	Priority 1			1	
	 Proposed 		ADA 2010 403.3			oy		
	Modify cross slope.		CBC 2007 1133B.7.1.3		Sev	verity	3	
	• Notes:		CBC 2019 11B-403.3					
		n accessible route to all elements bike racks.	050 2070 11B 400.0					



4-0-1

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



4-0-1

140

Floor: On-site Facility: Sierra Vista Open Space Preserve Part: Exterior Year Built: 2013 Address: Sierra Road **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Minimum Number** 2265 • As-Built Description: JOB \$1,800 2 \$900 PCODE EA01B At parking lot with 26-50 spaces, the number of ADAAG 91 4.1.2(5)* accessible spaces is less than required by code; 2 **Priority** spaces required. ADA 2010 208.2 • As-Built: 35 spaces 0 accessible provided. Severity CBC 2007 Tbl. 11B-6 · Proposed Solution: CBC 2019 11B-208.2 Tbl. Alter slopes and provide required accessible 11B-208.2 parking spaces with signs including a minimum of one van space. Notes: No parking spaces were found with slopes =/<



4-0-1

April 2023

2.08%.

Sally Swanson Architects, Inc. Project#21058

Floor: On-site Facility: Sierra Vista Open Space Preserve Part: Exterior Year Built: 2013 Address: Sierra Road **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Signage** 2268 • As-Built Description: \$6,000 \$6,000 JOB

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

• As-Built: 1/8", 3/8" characters on informations

• As-Built: 1/8"-3/8" characters on informational signs.

Proposed Solution:

Provide compliant signage.

Notes:

Includes warning signs and other information re history etc.

PCODE SA02A
ADAAG 91 4.30.3
ADA 2010 703.5.5

CBC 2007 1117B.5.4 CBC 2019 11B-402.2

Priority

Severity



4-0-1



April 2023

142

for unimproved trails.

The steep slopes begin immediately.

Floor: On-site Facility: Sierra Vista Open Space Preserve Part: Exterior Year Built: 2013 Address: Sierra Road **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name Walk 2271 • As-Built Description: 2000 SF \$45 \$900,000 PCODE EF01 Walk: Slope greater than 1:20 (5.0%), and walk ADAAG 91 4.3.7 does not comply with requirements for ramps. **Priority** ADA 2010 403.3 • As-Built: 16% • Proposed Solution: Severity 2 CBC 2007 1133B.7.3 Install trails with compliant slopes and cross slopes. CBC 2019 11B-403.3 · Notes: See 11B=246.7



4-0-1

143

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 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

Severity







The gate appears to be kept open during hours.

Verify before altering.

Floor: On-site Facility: Sierra Vista Open Space Preserve Part: Exterior Year Built: 2013 Address: Sierra Road **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name Door 2273 • As-Built Description: JOB \$300 \$300 PCODE ID06 At push side of door on accessible route, bottom 10" does not have a smooth, uninterrupted surface. ADA 2010 404.2.10 **Priority** • Proposed Solution: Provide 10" min. "kick plate" covering width of CBC 2007 1133B.2.6 Severity door when altering area. CBC 2019 11B-404.2.10 • Notes:



4-0-1

145

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

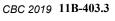
PCODE GN01

REF

Priority

Severity









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



4-0-1

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

4-0-1

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

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

 Item no., Rm no.
 Existing Architectural Barrier

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

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



4-0-1

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

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

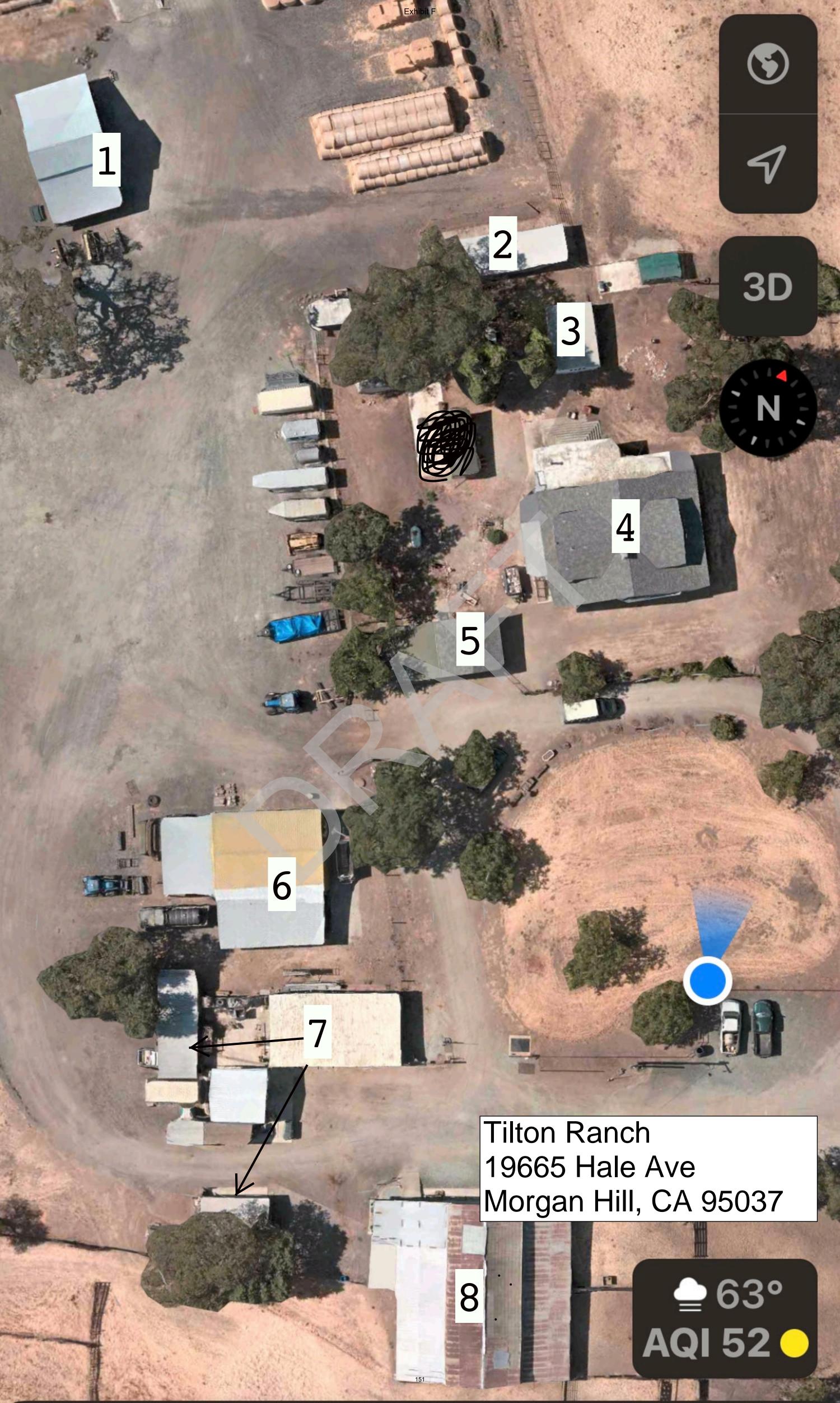
 Item no., Rm no.
 Existing Architectural Barrier

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

Conceptual Costs for Facility: Sierra Vista Open Space Preserve \$1,005,300.00



Access Compliance Survey Report
Tilton Ranch Complex
19665 Hale Ave
Facility #: 5
Santa Clara Valley April 2023 SSA Project #: 21058 SALLY SWANSON ARCHITECTS, INC.



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
 Codes / Mitigation Info

 Qty
 Unit

 Cost
 Total



Accessible Route

• As-Built Description:

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

• Proposed Solution:

Provide new 48" wide walk / sidewalk.

· Notes:

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

PCODE EF13

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

Filolity

Severity 3

5-0-1



April 2023

152

Access Compliance Survey Report Santa Clara Valley Open Space

	ility: Tiltor ress: 19665	n Ranch Complex Hale Ave	Part: Exterior			or: On-s r Built: 1	
Item I	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Detectabl	e Warning					
2431	walkway c	and of truncated domes not provided at or crossing adjoining a vehicular way, if	PCODE EG09 ADAAG 91 4.29.5	200	LF Desi	\$81	\$16,200 3
		re not separated by a curb, railing, or			PII	Offic	
	other element. • Proposed Solution:		CBC 2007 1133B.8.5		Sei	verity	3
	Provide 36	5" wide, contrasting color, band of domes between pedestrian and vehicular	CBC 2019 11B-705.1.2.5				



5-0-1

area. · Notes:

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

Floor: On-site Facility: Tilton Ranch Complex Part: Exterior Year Built: 1917 Address: 19665 Hale Ave **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Minimum Number** 2433 • As-Built Description: \$54,000 JOB \$9,000 PCODE EA01E At parking lot with 101-150 spaces, the number of ADAAG 91 4.1.2(5)* accessible spaces is less than required by code; 5 **Priority** spaces required. ADA 2010 208.2 • Proposed Solution: Severity CBC 2007 Tbl. 11B-6 Provide required accessible parking spaces with CBC 2019 11B-208.2 Tbl. signs including a minimum of one van space. 11B-208.2 Notes: Currently no accessible parking provided. Coordinate with use/site plan and accessible route plan.



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
 And Proposed Solution

 Codes / Mitigation Info
 Qty Unit Cost Total

1 NW Barn/Workshop

Door Closer

• 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

Priority

Severity



5-0-1

\$225



April 2023

155

Floor: On-site Facility: Tilton Ranch Complex Part: Exterior Year Built: 1917 Address: 19665 Hale Ave **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Door Threshold** 2347 • As-Built Description: \$3,600 JOB \$1,200 PCODE ID02A Door inaccessible due to threshold or step at door ADAAG 91 4.13.8 exceeding 1/2". **Priority** ADA 2010 404.2.5 · As-Built: To 4" · Proposed Solution: Severity CBC 2007 1133B.2.4.1 Modify threshold to be no more than 1/2" by CBC 2019 11B-404.2.5 removing existing paving at door and providing landing with edge ramping (slope 1:20 max). • Notes: NA if this remains a maintenance facility.



5-0-1

April 2023

156

Santa Clara Valley Open Space Access Compliance Survey Report

	ility: Tiltor ress: 19665	Ranch Complex Hale Ave	Part: Exterior			or: On-s or Built: 1	
Item no., Rm no. Existing Architectural Barrier and Name and Proposed Solution		•	Codes / Mitigation Info	Qty	Unit	Cost	Total
2349	Name and Proposed Solution Stairways As-Built Description: Exterior stair substantially out of compliance. Proposed Solution:	PCODE EC09	150 IN	\$270	\$40,500		
	 Proposed Solution: Provide complete 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



5-0-1

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

2 North Animal Containment

Cross Slope

2355

As-Built Description:

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

• As-Built: 3.9%

• Proposed Solution:

Modify cross slope.

• Notes:

See exceptions for animal containment areas. The slope occurs inside the containment areas. PCODE EF07
ADAAG 91 4.3.7

ADA 2010 403.3

CBC 2007 1133B.7.1.3

CBC 2019 11B-403.3

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

Priority

Sovorit.

Severity 3

5-0-1



April 2023

Sally Swanson Architects, Inc. Project# 21058

158

	ility: Tilto ı Iress: 19665	n Ranch Complex Hale Ave	Part: Exterior		Floor: On-site Year Built: 1917				
	m no., Rm no. Existing Architectural Barrier and Proposed Solution		Codes / Mitigation Info	Qty	Unit	Cost	Total		
2357	 As-Built Description: Cross slope more than 1":48" (2.083%). As-Built: 5.2% Proposed Solution: 		PCODE EF07	500	SF	\$75	\$37,500		
			ADAAG 91 4.3.7 ADA 2010 403.3	Priority 1					
Modify cross slope. • Notes:		ross slope.	CBC 2007 1133B.7.1.3	Severity 2			2		
	See exceptions for animal containment areas.		CBC 2019 11B-403.3						



Door

• As-Built Description: 2356

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

• Proposed Solution:

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

Notes:

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

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

PCODE ID06

ADA 2010 404.2.10

CBC 2007 1133B.2.6

CBC 2019 11B-404.2.10

1 JOB

\$300

Priority

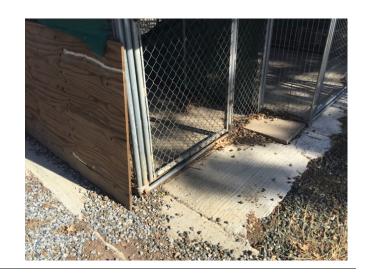


\$300

5-0-1







Consider modifications for safety.

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



5-0-1

April 2023

160

See exceptions for animal containment areas.

Consider modifications for safety.

Floor: On-site Facility: Tilton Ranch Complex Part: Exterior Year Built: 1917 Address: 19665 Hale Ave **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Protrusion Limits** 2351 • As-Built Description: JOB \$600 2 \$300 PCODE EG04 Protruding objects more than 4" from wall, when ADAAG 91 4.4.1 bottom of object more than 27" or less than 80" **Priority** above finished floor. ADA 2010 307.2 · As-Built: 36" at 36" Severity CBC 2007 1133B.8.6.1 · Proposed Solution: CBC 2019 11B-307.2 Remove/relocate protruding object. Patch existing surface. Notes:



5-0-1

April 2023

161

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

15, 2012.

Floor: On-site Facility: Tilton Ranch Complex Part: Exterior Year Built: 1917 Address: 19665 Hale Ave **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name Reach Range 2352 • As-Built Description: JOB \$300 1 \$300 PCODE IE02 Reach height to control or access point, where side ADAAG 91 4.2.6 approach is available, exceeds 48" or is less than **Priority** 15" in height, or exceeds 10" in depth. ADA 2010 308.3.1 • As-Built: 52" Severity CBC 2007 1118B.6 · Proposed Solution: CBC 2019 11B-308.3 Modify equipment or mounting. Notes:



Facility: Tilton Ranch Complex Part: Exterior Year Built: 1917 Address: 19665 Hale Ave **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Vertical Clearance** 2350 \$18,000

CBC 2007 1133B.8.6.2

CBC 2019 11B-307.4

· As-Built Description:

Overhead clearance less than 80" above finished

• As-Built: 76" at ceiling. 70" at light bulbs.

· Proposed Solution:

Alter ceiling to be 80" minimum AFF. Recess lights.

Notes:

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

JOB \$18,000 PCODE EG01A ADAAG 91 4.4.2 Priority ADA 2010 307.4

Severity 1

Floor: On-site

5-0-1



2353

· As-Built Description:

Overhead clearance less than 80" above finished floor.

• 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

Severity 1





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

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

Kitchen Building 3

Cross Slope

2360

• As-Built Description:

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

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

Modify cross slope.

• Notes:

Occurs on east and west sides

PCODE EF07

ADAAG 91 4.3.7

ADA 2010 403.3

CBC 2007 1133B.7.1.3

CBC 2019 11B-403.3

160 SF \$75 \$12,000

Priority

Severity

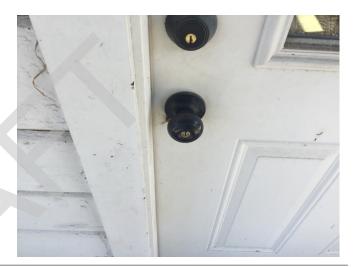


5-0-1



Santa Clara Valley Open Space Access Compliance Survey Report

	•		Year Built: 19 Codes / Mitigation Info Qty Unit Cost PCODE ID07 ADAAG 91 4.13.9	Floor: On-site Year Built: 1917			
	Facility: Tilton Ranch Complex Address: 19665 Hale Ave Item no., Rm no. Existing Architectural Barrier and Proposed Solution Door Hardware • As-Built Description: Door does not have accessible operating hardware • Proposed Solution: Provide lever handle or other accessible hardware	Codes / Mitigation Info	Qty	Unit	Cost	Total	
	Door Ha	<u>rdware</u>					
2358		,		2	JOB	\$750	\$1,500
	• Proposed	Solution:	ADAAG 91 4.13.9	5 3 - 34	io vito i		
	Provide le	ever handle or other accessible hardware.	ADA 2010 404.2.7		Pi	ority	1
			CBC 2007 1133B.2.5.2	Severity (3	
			CBC 2019 11B-404.2.7				



5-0-1

Floor: On-site Facility: Tilton Ranch Complex Part: Exterior Year Built: 1917 Address: 19665 Hale Ave **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Door Swing** 2363 • As-Built Description: \$1,500 JOB \$1,500 PCODE ID26 Hinge approach: At push side, door does not have ADAAG 91 Fig. 25(b) clear and level maneuvering space measuring 54" **Priority** width (starting at latch) x 42" deep (48" deep if ADA 2010 404.2.4 door has both, latch and closer) (CA only: 54" x Severity CBC 2007 Fig. 11B-26A 44"). CBC 2019 (b) • As-Built: 47" 11B-404.2.4 · Proposed Solution: Extend concrete.



5-0-1

15, 2012. for hinge and latch approach.

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

Notes:

166

Floor: On-site Facility: Tilton Ranch Complex Part: Exterior Year Built: 1917 Address: 19665 Hale Ave **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Operable Part** 2365 • As-Built Description: \$900 1 JOB \$900 PCODE IC02 Operable part(s) require tight grasping, pinching, or ADAAG 91 4.27.4 twisting of the wrist with one hand. **Priority** · As-Built: Slot type mount. ADA 2010 309.4 Proposed Solution: Severity CBC 2007 1117B.6.4 Modify or replace the operable part(s) to not require CBC 2019 11B-309.4 tight grasping, pinching, or twisting of the wrist with one hand. • Notes:



5-0-1

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

167

Santa Clara Valley Open Space Access Compliance Survey Report

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



5-0-1

	ility: Tilto i ress: 19665	n Ranch Complex Hale Ave	Part: Exterior			or: On-s ar Built: 1		
	no., Rm no. Existing Architectural Barrier Name and Proposed Solution		Codes / Mitigation Info	Qty	Unit	Cost	Total	
2366	Sink • As-Built [Description:			100	#5.050	A.F. 0.F.0	
	Sink rim h	nigher than 34" above floor.	PCODE IN06 ADAAG 91 4.24.2	1	JOB	\$5,250	\$5,250	
	As-Built:Proposed		ADA 2010 606.3	Priority 3				
	Remodel sink cabinet to lower sink. • Notes: No access at time of survey. Approximation.		CBC 2007 1115B.4.7.1	Severity 3				
			CBC 2019 11B-606.3					



• As-Built Description:

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

• Proposed Solution:

Remodel sink cabinet.

PCODE IN06A

ADAAG 91 4.24.3

ADA 2010 606.2

CBC 2007 1115B.4.7.1

CBC 2019 11B-606.2

1 JOB \$5,250

\$5,250

5-0-1

Priority

Severity 3





2367

	ility: Tilto ress: 19665	n Ranch Complex 6 Hale Ave	Part: Exterior			or: On-s or Built: 1	
	n no., Rm no. Existing Architectural Barrier I Name and Proposed Solution		Codes / Mitigation Info	Qty	Unit	Cost	Total
2361	Walk • As-Built Description: Walk more than 36" but less than 48" wide (required in CA only). • As-Built: 46" • Proposed Solution: Enlarge width of walk to 48".		PCODE EF08	20	SF P r	\$135 iority	\$2,700
			CBC 2007 1133B.7.1 CBC 2019 11B-403.5.1.3			verity	3



• As-Built Description:

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

• As-Built: 39" to pipe 46" to wall.

• Proposed Solution:

Enlarge width of walk to 48".

PCODE EF08

20 SF

\$2,700 \$135

Priority



5-0-1

CBC 2007 1133B.7.1

CBC 2019 11B-403.5.1.3

Severity



2362

Santa Clara Valley Open Space Access Compliance Survey Report

Floor: On-site Facility: Tilton Ranch Complex Part: Exterior Year Built: 1917 Address: 19665 Hale Ave **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name 2359 • As-Built Description: **REF** PCODE EF08REF Walk more than 36" but less than 48" wide (required in CA only). ADA 2010 403.5 **Priority** • As-Built: 47" · Proposed Solution: Severity CBC 2007 1133B.7.1 Enlarge width of walk to 48".

CBC 2019 11B-403.5.1.3



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

 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 Existing Architectural Barrier

 and Proposed Solution
 Codes / Mitigation Info
 Qty Unit Cost Total

4 Main House

Cooktops

• As-Built Description:

Cooktop controls require reaching across the

burners.

• Proposed Solution:

Provide cooktop with accessible controls.

PCODE KF15

ADAAG 91 13.3.4(6)

ADA 2010 804.6.2

CBC 2007 1111B.5.1

CBC 2019 11B-804.6.2

1 JOB

\$1,950

\$1,950

5-0-1

Priority

3

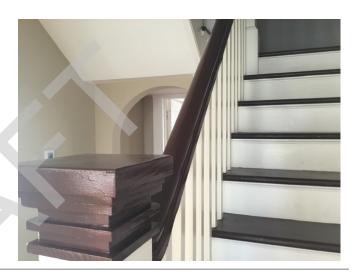
Severity





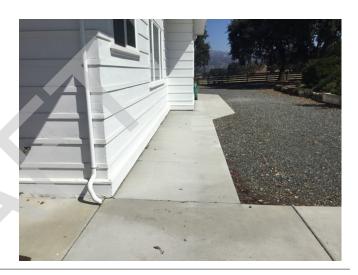
Santa Clara Valley Open Space Access Compliance Survey Report

	ility: Tilto i lress: 19665	n Ranch Complex Hale Ave	Part: Exterior			or: On-s ar Built: 1		
	Item no., Rm no. Existing Architectural Barrier and Proposed Solution		Codes / Mitigation Info	Qty	Unit	Cost	Total	
	Cross Sec	ection Description: ular cross-section: Perimeter dimension						
2389		,	PCODE ED16	20	LF	\$225	\$4,500	
	shall be be	etween 4 inches and 6-1/4 inches.	ADA 2010 505.7.2		D	riority	3	
	 Proposed 	Solution:			F	iority		
	Provide n	ew handrail.	CBC 2007 1133B.4.2.6		Severity		3	
	• Notes: Handrail	nerimeter 12"	CBC 2019 11B-505.7.2			•		

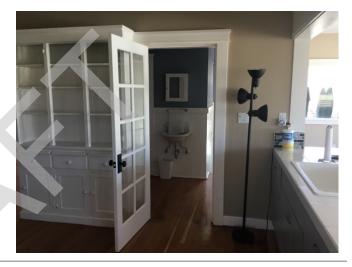


Santa Clara Valley Open Space Access Compliance Survey Report

	ility: Tilto ress: 19665	n Ranch Complex Hale Ave	Part: Exterior			or: On-s r Built: 1	
Item I	no., Rm no. Existing Architectural Barrier Name and Proposed Solution		Codes / Mitigation Info	Qty	Unit	Cost	Total
2409	Cross Slo	ope Description:	PCODE EF07	120 SF \$7		\$75	\$9,000
	Cross slope more than 1":48" (2.083%). • As-Built: 3.1% • Proposed Solution: Modify cross slope.		ADAAG 91 4.3.7			•	1
			ADA 2010 403.3	' 👅			3
	1,10dily of	out trope.	CBC 2007 1133B.7.1.3 CBC 2019 11B-403.3		36	Gilly	•



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 **Door Clearance** 2372 • As-Built Description: 10 JOB \$7,800 \$78,000 PCODE ID01 Door on accessible route has less than 32" clear and ADAAG 91 4.13.5 80" (78" min. to closer if provided) opening width **Priority** when 90° open. ADA 2010 404.2.3 • As-Built: 27"-30" wide Severity 3 CBC 2007 1133B.1.1.1.1 · Proposed Solution: CBC 2019 11B-404.2.3 Provide new, larger door and frame with new accessible hardware.



• As-Built Description:

Notes:

Occurs throughout.

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

• As-Built: 71" high at 32" wide

Proposed Solution:

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

· Notes:

Occurs at arched doorway.

PCODE ID01

ADAAG 91 4.13.5

ADA 2010 404.2.3

CBC 2007 1133B.1.1.1.1

CBC 2019 11B-404.2.3

1 JOB \$7,800

\$7,800

Priority



5-0-1

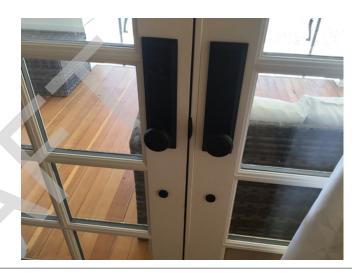






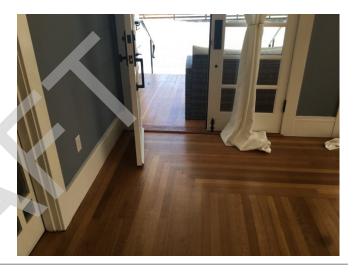
Santa Clara Valley Open Space Access Compliance Survey Report

Facility: Tilton Ranch Complex Address: 19665 Hale Ave		•	Part: Exterior	Floor: On-site Year Built: 1917				
Item no., Rm no. and Name		Existing Architectural Barrier and Proposed Solution Codes / Mitigation Info		Qty	Unit	Cost	Total	
	Door Hardware							
2375	 As-Built Door does 	Description: not have accessible operating hardware.	PCODE ID07	22	JOB	\$750	\$16,500	
	Proposed Solution:		ADAAG 91 4.13.9	Dui a vit				
	Provide le	ever handle or other accessible hardware.	ADA 2010 404.2.7	Priority 1				
			CBC 2007 1133B.2.5.2	Severity		3		
			CBC 2019 11B-404.2.7					



5-0-1

Facility: Tilton Ranch Complex Address: 19665 Hale Ave		•	Part: Exterior	Floor: On-site Year Built: 1917				
Item no., Rm no. and Name		Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2376	 Door Threshold As-Built Description: Door inaccessible due to threshold or step at door exceeding 1/2". 		PCODE ID02A ADAAG 91 4.13.8	8	JOB	\$1,200	\$9,600	
	 As-Built: Proposed Modify the	1" Solution:	ADA 2010 404.2.5 CBC 2007 1133B.2.4.1 CBC 2019 11B-404.2.5	Priority 1 Severity 1			1	



• As-Built Description: 2411

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

• As-Built: 2.5"

• Proposed Solution:

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

PCODE ID02A

ADAAG 91 4.13.8

ADA 2010 404.2.5

CBC 2007 1133B.2.4.1

CBC 2019 11B-404.2.5

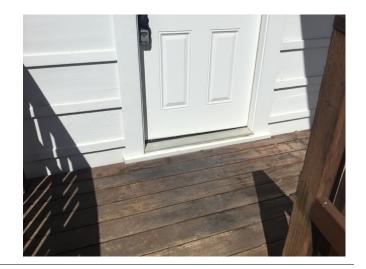
2 JOB \$1,200

Priority

Severity 1



\$2,400



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 **Electrical** 2373 • As-Built Description: 14 JOB \$900 \$12,600 PCODE IC01 Electric switch or control mounted less than 15" ADAAG 91 4.2.5 & 6 measured to the bottom of the outlet box or greater **Priority** than 48 inches measured to the top of the outlet ADA 2010 308.2.1 & box. Severity CBC 2007 1117B.6.3 • As-Built: 14" to the bottom of the box. · Proposed Solution: CBC 2019 11B-308.2.1 & 11B-308.2.2 Relocate light switches or control to between 15" and 48" height. Notes: Includes upstairs. It appears the house was



5-0-1

recently remodeled. Verify whether safe harbor

applies.

178

Facility: Tilton Ranch Complex Address: 19665 Hale Ave			Part	Exterior	kterior	Floor: On-site Year Built: 1917			
Item no., Rm no. Existing Architectural Barrier and Name and Proposed Solution		Codes / Mitigation	ation Info	Qty	Unit	Cost	Total		
2374	 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: 50.5" to switch. 52" to top of the box. Proposed Solution: Relocate light switches or control to between 15" and 48" height. 		PCODE ADAAG 91		14 JOB \$900 \$12,60 Priority 3 Severity 3			\$12,600	
			ADA 2010	308.2.1 &					
				1117B.6.3 11B-308.2.1 &				3	
				11B-308.2.2					



5-0-1

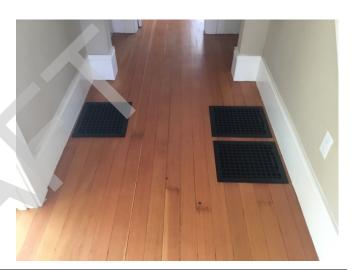
• Notes:

applies.

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

Santa Clara Valley Open Space Access Compliance Survey Report

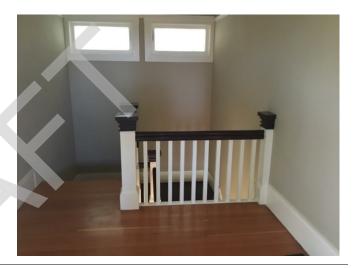
Facility: Tiltor Address: 19665	Ranch Complex Hale Ave	Part: Exterior			or: On-s ar Built: 1	
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	y Unit Cost Total		Total
• As-Built D Walk: Gra along the l • As-Built: • Proposed Provide ne	ting has 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;	5		\$240 iority verity	\$1,200 1 3



5-0-1

Santa Clara Valley Open Space Access Compliance Survey Report

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



5-0-1

Santa Clara Valley Open Space Access Compliance Survey Report

Facility: Tilto Address: 1966	on Ranch Complex 5 Hale Ave	Part: Exterior			or: On-s or Built: 1	
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Handrail both side seating a • Propose	Description: not provided at stairs or ramp, required on es (not required at curb ramps or adjacent to reas). ed Solution: new 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



5-0-1

	ty: Tilton ess: 19665	Ranch Complex Hale Ave	Part: Exterior	60 LF \$285 \$17 ,			
	em no., Rm no. Existing Architectural Barrier and Proposed Solution		Codes / Mitigation Info	Qty	Unit	Cost	Total
2405	both sides (seating area. • Proposed	ot provided at stairs or ramp, required on (not required at curb ramps or adjacent to as). Solution: w 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	60	Pr	iority	\$17,100 3 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

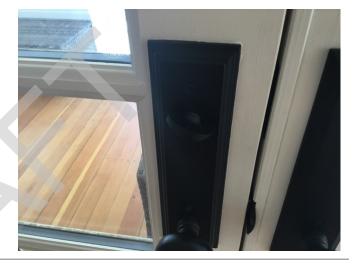
Priority

Severity

5-0-1



	ility: Tilto ı ress: 19665	n Ranch Complex Hale Ave	Part: Exterior			or: On-s i or Built: 1	
Item r	no., Rm no. Iame	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 f the wrist with one hand.	PCODE IC02 ADAAG 91 4.27.4	5	JOB	\$900	\$4,500
	• As-Built:		ADA 2010 309.4		Pr	iority	3
	• Proposed		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				_



• As-Built Description:

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

• As-Built: Not operable without grasping.

• Proposed Solution:

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

PCODE IC02 ADAAG 91 4.27.4

ADA 2010 309.4

CBC 2007 1117B.6.4

CBC 2019 11B-309.4

1 JOB

\$900

\$900

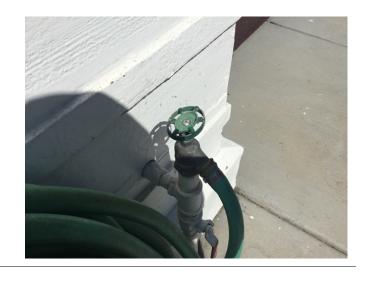
5-0-1

Priority



Severity





	ility: Tiltor ress: 19665	n Ranch Complex Hale Ave	Part: Exterior			or: On-si or Built: 1 9	
Item r and N	no., Rm no. Iame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Protrusio	<u>n Limits</u>					
2393	_	escription: objects more than 4" from wall, when object more than 27" or less than 80"	PCODE EG04 ADAAG 91 4.4.1	1	JOB	\$300	\$300
	above finis	· ·	ADA 2010 307.2		Pr	iority	1
	As-Built:Proposed	6.2" at 63" AFF. Solution:	CBC 2007 1133B.8.6.1		Se	verity (3
	Remove/resurface.	elocate protruding object. Patch existing	CBC 2019 11B-307.2				



• 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" 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

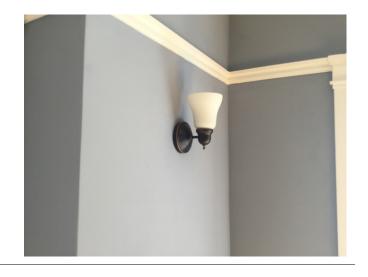
\$600

5-0-1

Priority

Severity





2412

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



5-0-1

April 2023

Floor: On-site Facility: Tilton Ranch Complex Part: Exterior Year Built: 1917 Address: 19665 Hale Ave **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Reach Range** 2377 • As-Built Description: 18 JOB \$300 \$5,400 PCODE IE02 Reach height to control or access point, where side ADAAG 91 4.2.6 approach is available, exceeds 48" or is less than **Priority** 15" in height, or exceeds 10" in depth. ADA 2010 308.3.1 · As-Built: Door locks 7" and 76" AFF. Severity CBC 2007 1118B.6 · Proposed Solution: CBC 2019 11B-308.3 Modify equipment or mounting. · Notes:



• 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.

NA if operated only by security personnel.

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

• Proposed Solution:

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

PCODE IE02
ADAAG 91 4.2.6
ADA 2010 308.3.1

CBC 2007 1118B.6

CBC 2019 11B-308.3

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

Priority

3

5-0-1

Severity





	ility: Tilto i ress: 19665	n Ranch Complex Hale Ave	Part: Exterior			or: On-si ar Built: 1 !	
Item I	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2382	approach	Description: ght to control or access point, where side is available, exceeds 48" or is less than ght, or exceeds 10" in depth.	PCODE IE02 ADAAG 91 4.2.6 ADA 2010 308.3.1	1	JOB Pr	\$300 iority	\$300
	As-Built:ProposedModify ed		CBC 2007 1118B.6 CBC 2019 11B-308.3		Severity 3		3



• As-Built Description:

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

• As-Built: 63"

• Proposed Solution:

Modify equipment or mounting.

PCODE IE02

ADAAG 91 4.2.6

ADA 2010 308.3.1

CBC 2007 1118B.6

CBC 2019 11B-308.3

1 JOB

\$300

\$300

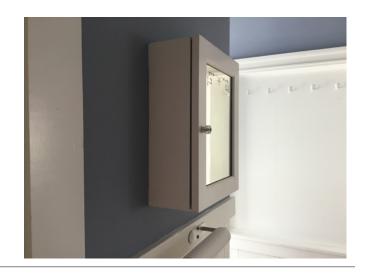
5-0-1

Priority

<u>3</u>

Severity





	ility: Tilto ı Iress: 19665	n Ranch Complex Hale Ave	Part: Exterior			or: On-sı ır Built: 1 9	
Item I	no., Rm no. Name	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			
	15" in heig	ght, or exceeds 10" in depth.	ADA 2010 308.3.1		Pr	iority	3
	As-Built:Proposed		CBC 2007 1118B.6		Se	verity	3
	Modify ed	quipment or mounting.	CBC 2019 11B-308.3				



• 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: 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

5-0-1

Priority

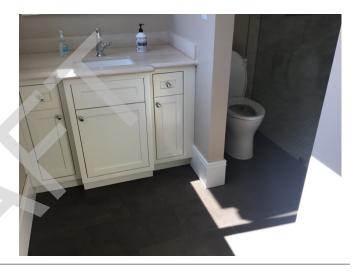


Severity





	llity: Tiltor ress: 19665	Ranch Complex Hale Ave	Part: Exterior			oor: On-s ar Built: 1	
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2383	-	escription: commodation restroom not accessible;	PCODE WA01 ADAAG 91 4.22	1	JOB	\$90,000	\$90,000
	multiple coProposed	ompliance violations. Solution:	ADA 2010 603.1		P	riority	2
	Remodel a restroom.	area to provide single-occupant accessible	CBC 2007 1115B.3.2 CBC 2019 11B-603.1		Se	everity	3



• As-Built Description:

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



5-0-1



2380

	lity: Tiltor ress: 19665	n Ranch Complex Hale Ave	Part: Exterior			r: On-s r Built: 1	
Item r	no., Rm no. ame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
	Shower						
2384	• As-Built D Shower no violations.	t accessible; multiple compliance	PCODE WF01REF ADAAG 91 4.21		REF		
	• Proposed Solution:		ADA 2010 608.1	Priority 2			
	Provide ac	ecessible shower.	CBC 2019 11B-608.1		Sev	erity	3



Signage

• 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.

PCODE \$A07 37" JOB \$150 \$5,550

ADAAG 91 4.30.6

ADA 2010 703.4.1

CBC 2007 1117B.5.7

CBC 2019 11B-703.4.1

Priority

3

Severity



5-0-1



Facility: Tilton Address: 19665 F	Ranch Complex Hale Ave	Part: Exterior				
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
exit signs ar information not provided • Proposed S Provide rais	ding into exit stairway: Where required the installed, signs to provide exiting for people with vision impairment are d.	PCODE SA10B ADAAG 91 4.1.3(16) ADA 2010 216.4.1 CBC 2007 1011.3 CBC 2019 11B-216.4.1	7	Pri	\$270 iority verity	\$1,890 1 3



2434 • As-Built Description:

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

• Proposed Solution:

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

PCODE SA10D

ADAAG 91 4.1.3(16)

ADA 2010 216.4.1

CBC 2007 1011.3

CBC 2019 11B-216.4.1

7 JOB

\$270

\$1,890

5-0-1

Priority

Severity 3





Floor: On-site Facility: Tilton Ranch Complex Part: Exterior Year Built: 1917 Address: 19665 Hale Ave **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name Sink 2369 • As-Built Description: JOB \$5,250 \$5,250 PCODE IN06A Sink does not have knee space min. 27" high x 19" ADAAG 91 4.24.3 deep x 30" wide. **Priority** · Proposed Solution: ADA 2010 606.2 Remodel sink cabinet. Severity CBC 2007 1115B.4.7.1 Notes: CBC 2019 11B-606.2 Occurs in the kitchen. There is a stove top.



• As-Built Description:

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

• Proposed Solution:

Remodel sink cabinet.

PCODE IN06A

ADAAG 91 4.24.3

ADA 2010 606.2

CBC 2007 1115B.4.7.1

CBC 2019 11B-606.2

1 JOB

\$5,250

\$5,250

5-0-1

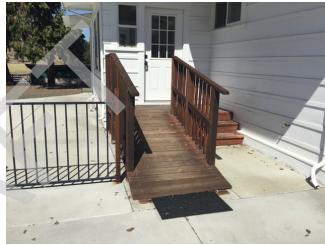
Priority

3

Severity



Floor: On-site Facility: Tilton Ranch Complex Part: Exterior Year Built: 1917 Address: 19665 Hale Ave **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Slope** 2410 • As-Built Description: 100 SF \$30,000 \$300 PCODE EB02 Slope greater than 1:12 (8.3%). ADAAG 91 4.8.2 • As-Built: 22% **Priority** ADA 2010 405.2 · Proposed Solution: Demolish existing and provide new ramp with Severity CBC 2007 1133B.5.3 handrails. CBC 2019 11B-405.2 • Notes: Multiple barriers at the main entrance ramp and stairs.



5-0-1

194

Santa Clara Valley Open Space Access Compliance Survey Report

	lity: Tilto ress: 19665	n Ranch Complex Hale Ave	Part: Exterior			or: On-s or Built: 1	
Item n	no., Rm no. ame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2386		Description: width less than 11", measured ly from nosing to nosing.	PCODE EC06 ADAAG 91 4.9.2	80	LF	\$225	\$18,000
	 ProposedRebuild st Notes:	Solution: tair as needed.	ADA 2010 504.2 CBC 2007 1133B.4.5.3 CBC 2019 11B-504.2				3



5-0-1

Facility: Tilton Ranch Complex Address: 19665 Hale Ave			Part: Exterior	Floor: On-site Year Built: 1917				
Item n	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
	Stairway							
2402	 As-Built Description: The leading 2" of the tread does not have visual contrast of dark—on—light or light—on—dark from the remainder of the tread. Proposed Solution: 		PCODE II02B	8	LF	\$42	\$336	
			ADA 2010 504.4		Pri	ority	3	
			CBC 2007 1133B.4.4		Sev	erity	3	
		min., 4" max. wide contrasting color x. from nosing on top & bottom treads ing area.	CBC 2019 11B-504.4.1					



• As-Built Description:

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

• Proposed Solution:

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

PCODE II02B

ADA 2010 504.4

CBC 2007 1133B.4.4

CBC 2019 11B-504.4.1

LF 16

Priority

Severity

\$672

5-0-1



2403

Facility: Tilton Ranch Complex Address: 19665 Hale Ave			Part: Exterior	Floor: On-site Year Built: 1917				
Item r	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2397	• As-Built Description: Exterior stair substantially out of compliance. • As-Built: Consider technical feasibility. • Proposed Solution: Provide complete new stair, 4 ft. wide with landing and handrails.		PCODE EC09	100	IN \$2	\$270	\$27,000	
			ADAAG 91 4.9		D.	ioritu		
			ADA 2010 504	Priority 3 Severity 3				
			CBC 2007 1133B.4					
	and nandi	indrails.	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

5-0-1

Severity 3





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 2404 · As-Built Description: 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



5-0-1

Severity





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	igation Info	Qty	Unit	Cost	Total	
	<u>Top & B</u>	ottom Extension at Stairs						
2387	• As-Built Description: Stair handrail does not extend horizontally 12" minimum beyond top nosing, and one tread width		PCODE ADAAG 91	,	2	JOB	\$510	\$1,020
	sloped, pl bottom no	us 12" minimum horizontally beyond the osing.	ADA 2010	505.10.2;	Priority 3 Severity 3			
	• Proposed	e e e e e e e e e e e e e e e e e e e	CBC 2007	1133B.4.2.2		3		
	Extend stair handrail at top and bottom (cost for each extension piece).		CBC 2019	11B-505.10.2; 11B-505.10.3				
	• Notes:							
	Consider	whether technically feasible.						



5-0-1

Floor: On-site Facility: Tilton Ranch Complex Part: Exterior Year Built: 1917 Address: 19665 Hale Ave **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Vertical Clearance** 2396 • As-Built Description: 8 LF \$300 \$2,400 PCODE EG01A Overhead clearance less than 80" above finished ADAAG 91 4.4.2 **Priority** · As-Built: 68.5" ADA 2010 307.4 · Proposed Solution: Severity 3 CBC 2007 1133B.8.6.2 Alter headroom. CBC 2019 11B-307.4 · Notes: Consider technical feasibility. Consider equivalent facilitation.



• As-Built Description:

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

5-0-1

Priority



Severity



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 • A

• As-Built Description:

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

• As-Built: 67"

· Proposed Solution:

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

PCODE IC01

ADAAG 91 4.2.5 & 6

ADA 2010 308.2.1 &

CBC 2007 1117B.6.3

CBC 2019 11B-308.2.1 & 11B-308.2.2

1 JOB

\$900 \$900

Priority



5-0-1

Severity





April 2023

Sally Swanson Architects, Inc. Project# 21058

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

 Item no., Rm no.
 Existing Architectural Barrier

 and Name
 Codes / Mitigation Info

 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

Priority

REF

CBC 2019 11B-307.2



5-0-1



Non-Fixed Desk

• As-Built Description:

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

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

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

PCODE IN02A ADAAG 91 4.32.3 & .4

ADA 2010 306.1

CBC 2007 1122B.3 & 4

CBC 2019 11B-306.1 &

11B-902.3

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

Priority

<u>5</u>

Severity





Santa Clara Valley Open Space Access Compliance Survey Report

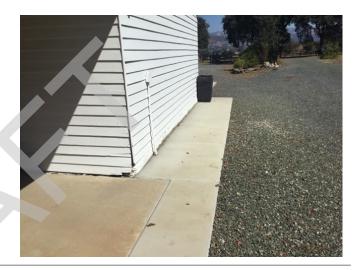
Facility: Tilton Ranch Complex Address: 19665 Hale Ave		•	Part: Exterior	Floor: On-site Year Built: 1917				
Item i	no., Rm no. lame	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2416	approach i	Description: ght to control or access point, where side is available, exceeds 48" or is less than	PCODE IE02 ADAAG 91 4.2.6	1	JOB Pr	\$300	\$300	
	 15" in height, or exceeds 10" in depth. As-Built: 61" Proposed Solution: Modify equipment or mounting. 		ADA 2010 308.3.1 CBC 2007 1118B.6 CBC 2019 11B-308.3			verity	3	



5-0-1

Floor: On-site Facility: Tilton Ranch Complex Part: Exterior Year Built: 1917 Address: 19665 Hale Ave **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name Walk 2417 • As-Built Description: SF \$8,100 60 \$135 PCODE EF08 Walk more than 36" but less than 48" wide (required in CA only). **Priority** • As-Built: 41" • Proposed Solution: Severity CBC 2007 1133B.7.1 Enlarge width of walk to 48". CBC 2019 11B-403.5.1.3 • Notes:

Complies with 1991 and 2010 ADA. CA only.



5-0-1

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

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

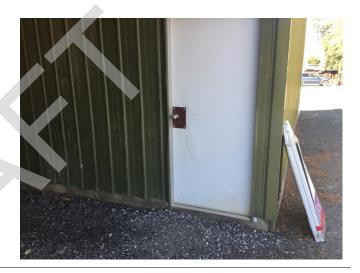
\$750

5-0-1

Priority

Severity





April 2023

Part: Exterior

Santa Clara Valley Open Space Access Compliance Survey Report

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 **Door Threshold** 2419 • As-Built Description: JOB \$1,200 \$1,200 PCODE ID02A Door inaccessible due to threshold or step at door ADAAG 91 4.13.8 exceeding 1/2". **Priority** • As-Built: 4" ADA 2010 404.2.5 · Proposed Solution: Severity CBC 2007 1133B.2.4.1 Modify threshold to be no more than 1/2" by CBC 2019 11B-404.2.5

whether this is to remain a machinery space/maintenance facility and whether there is

public access.

• Notes:

Facility: Tilton Ranch Complex

Existing Facility

• 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

• Proposed Solution:

Verify elements in room are compliant with ADA.

PCODE XA03

Priority

CBC 2019 11B-403.5.1.3

Severity

REF



5-0-1

Floor: On-site



2418

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

7 Machinery Space

General Note

• As-Built Description:

Refer to notes for observation and recommendation.

PCODE GN01

REF

• Proposed Solution:

· Notes:

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

Priority
Severity



5-0-1





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

• As-Built: 1"

Proposed Solution:

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

in level exceeding 1/2" in accessible route.

PCODE EF03 20 SF \$63 \$1,5

ADAAG 91 4.3.8

ADA 2010 403.4

CBC 2007 1133B.7.4

CBC 2019 11B-403.4



5-0-1

April 2023

Sally Swanson Architects, Inc. Project# 21058

Facility: Tilton Ranch Complex Address: 19665 Hale Ave		•	Part: Exterior	Floor: On-site Year Built: 1917				
	em no., Rm no. Existing Architectural Barrier and Proposed Solution **As-Built Description: Walk: Pavement dislocation creates abrupt change in level exceeding 1/2" in accessible route.		Codes / Mitigation Info	Qty	Unit	Cost	Total	
2428			PCODE EF03 ADAAG 91 4.3.8	40	SF	\$63	\$2,520	
	As-Built:Proposed	2"	ADA 2010 403.4 CBC 2007 1133B.7.4			iority verity	3	
	Remove, replace or repair area of pavement sufficient to correct abrupt change in level.		CBC 2017 1133B.7.4 CBC 2019 11B-403.4		OC.	Cirty		



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

5-0-1

Severity 3





Facility: Tilton Ranch Complex Address: 19665 Hale Ave		•	Part: Exterior	Floor: On-site Year Built: 1917				
Item no., Rm no. and Name		Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total	
2425		Description: frequired maneuvering clearance at door re than 1/4":12" (2.0%).	PCODE ID11 ADAAG 91 4.13.6				\$2,400	
	 As-Built: 2.8%-4% Proposed Solution: Modify surface slope at door. 		ADA 2010 404.2.4.4 CBC 2007 1133B.2.4	Priority 1 Severity 3				
			CBC 2019 11B-404.2.4					



Door Threshold

• As-Built Description:

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

• As-Built: 5"

• Proposed Solution:

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

PCODE ID02A ADAAG 91 4.13.8 ADA 2010 404.2.5

CBC 2007 1133B.2.4.1

CBC 2019 11B-404.2.5

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

Priority

5-0-1

Severity 1



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

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



2430 • As-Built Description:

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

Priority

Severity 1

\$1,200

5-0-1



Floor: On-site Facility: Tilton Ranch Complex Part: Exterior Year Built: 1917 Address: 19665 Hale Ave **Existing Architectural Barrier** Item no., Rm no. and Proposed Solution Codes / Mitigation Info Qty Unit Cost Total and Name **Electrical** 2429 • As-Built Description: 1 JOB \$900 \$900 PCODE IC01 Electric switch or control mounted less than 15" ADAAG 91 4.2.5 & 6 measured to the bottom of the outlet box or greater **Priority** than 48 inches measured to the top of the outlet ADA 2010 308.2.1 & box. Severity CBC 2007 1117B.6.3 As-Built: 54" · Proposed Solution: CBC 2019 11B-308.2.1 & 11B-308.2.2 Relocate light switches or control to between 15" and 48" height. Notes: 11B-203.12 Animal containment areas Recommendation.



5-0-1

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



5-0-1

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

Santa Clara Valley Open Space Access Compliance Survey Report 5-0-1

Floor: On-site Facility: Tilton Ranch Complex Part: Exterior Year Built: 1917 Address: 19665 Hale Ave, Morgan Hill, CA 95037

Existing Architectural Barrier

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

\$1,127,583.00 Conceptual Costs for Area: Exterior



Item no., Rm no.

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

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

Santa Clara Valley Open Space Authority

5-0-1

\$2,707,896.00



Conceptual Costs for