



SAN DIEGO COUNTRY PARKS
AMERICANS WITH DISABILITIES ACT
AUDIT & TRANSITION PLAN
PHASE 2

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THE COUNTY OF SAN DIEGO ADA AUDIT AND TRANSITION PLAN PHASE 2

Prepared for:

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1.0 INTRODUCTION

EXECUTIVE SUMMARY

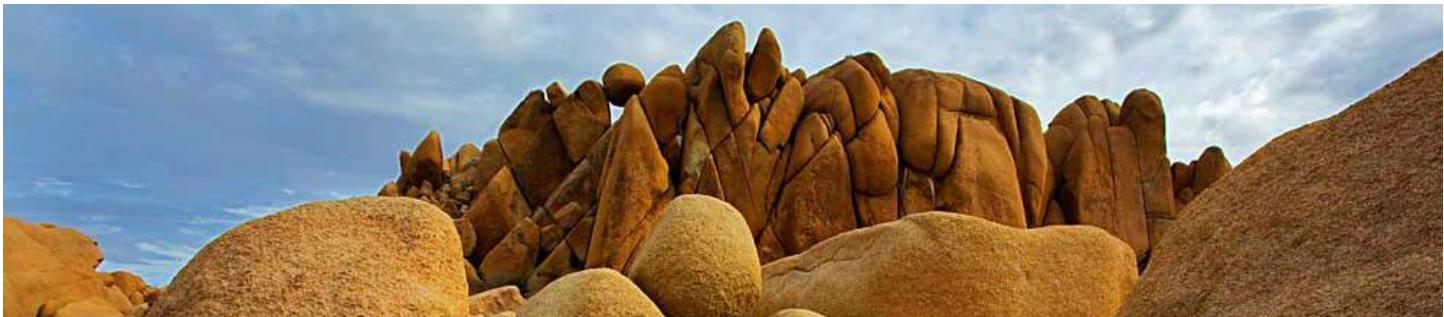
The County of San Diego has a strong commitment and history of providing accessible services to the community, including the removal of architectural barriers in County buildings and parks. Maintenance of existing accessible features has been and will continue to be a priority in County of San Diego facilities.

This ADA Transition Plan is being prepared to partially fulfill the requirements set forth in Title II of the Americans with Disabilities Act. This Plan will assist the County of San Diego in identifying barriers to accessibility and to develop barrier removal solutions that will facilitate the opportunity of access to all individuals.

When it is not feasible to provide accessible County programs, activities and services by relocating activities to accessible facilities or providing auxiliary aids and services, the ADA requires that the County complete a Transition Plan describing the physical modifications to facilities that will support accessible programs. The Transition Plan described in this report is the result of a detailed evaluation of 23 County of San Diego park sites & facilities where programs, activities and services are available to the public. County park & facilities include 23 parks, 1 community center and 2 historical sites.

The facility evaluations were conducted using the 2010 Department of Justice (DOJ) ADA Standards for Accessible Design. (**ASASAD**) and 2016 California Building Code (**CBC**) California Code of Regulations (CCR), Title 24 Part 2 and 2013 US Access Board (ABA) Accessibility Guidelines for Outdoor Developed Areas, 36 CFR Part 1191 (**AGODA**). The resulting facility reports for parks & facilities can be found in this report. Each park & facility report lists potential barriers, provides information about the relevant State and Federal codes, includes a planning level cost estimate to remove the barrier, and indicates a barrier removal priority. This ADA Transition Plan is intended to provide a flexible framework for the continuous improvement of County facilities for people with disabilities. Barriers in County facilities will be removed systematically, County-wide, based on established program priorities.

Many of the identified barriers are associated with park & recreation that currently have some accessibility features such as designated parking, accessible restrooms, access ramps, accessible door hardware and other code compliant and usable features.



2.0 PARKS, FACILITIES, AND PROGRAMS

The County of San Diego ADA Assessment & Transition Plan intends to ensure that all programs and facilities are available to the public and are accessible for the use and enjoyment of persons with disabilities. This assessment covers the following parks and their facilities:

2.1 SOUTH COUNTY PARKS

Tijuana River Valley Regional Park

2.2 EAST COUNTY PARKS

Cactus Park
El Monte Park
Louis Stelzer Park
Lakeside Sports Park
Flinn Springs Park
Nancy Jane Park
Hilton Head Park
Steele Canyon County Park
Eucalyptus Park
Goodland Acres Park
Lamar Street Park
Sweetwater Lane Park
Spring Valley Park & Community Center
Lincoln Acres Park
Provence House
Otay Lakes Park

2.3 NORTH COUNTY PARKS

4S Heritage Park
4S Homestead Park
4S Liberty Park
4S Patriot Park
Los Peñasquitos Preserve Park
Goodan Ranch Park

2.4 PROGRAMS

- Amphitheaters & Gathering Places
- Drinking Fountains
- Equestrian Facilities
- Fishing
- Food and Dining
- Entrance Stations
- Historic Sites and Facilities
- Information Stations
- Museums
- Kiosks
- Parking
- Picnicking Areas
- Play Areas
- Public Transportation
- Restrooms & Bathing Facilities
- Shops and Stores
- Telephones
- Visitor Centers



3.0 TRANSITION PLAN

Title II of the ADA requires that public entities having responsibility for or authority over facilities, sidewalks, parking areas, and/or other areas meant for public use to develop a Transition Plan to make their facilities meet the standards for accessibility.

The specific architectural and site modifications required to make programs accessible are listed in Section 6 of this report.

Each subsection in Section 6 of the report contains a complete list of architectural and site barriers and barrier removal actions found within a specified county park. Not all barriers must be removed in order to provide program access. The first priority is to remove Category 1 barriers that completely limit access to programs and facilities. Refer to Section 2.2 for the list of priorities organized by category.

This Transition Plan addresses facilities including buildings, parks, and their related grounds. In compliance with the requirements of the ADA, the County will maintain in working order equipment and features that are required to provide access to individuals with disabilities.

3.1 TRANSITION PLAN FOR FACILITIES

According to Title II-8.3000 of the American Disabilities Act, a successful Transition Plan should contain at a minimum:

1. List of the physical barriers in a public entity's facilities that limit the accessibility of its programs, activities, or services to individuals with disabilities
2. Detailed outline of the methods to be utilized to remove these barriers and make the facilities accessible
3. Schedule for barrier removal
4. The name of the official responsible for the plan's implementation.

The facility reports appended to this document provide the identification of barriers and the specific barrier removal actions. The County will accomplish barrier removals based on two strategies: policy and procedure modifications to remove programmatic barriers; and construction projects to remove architectural barriers.

The responsibility for ensuring barrier removal will reside with the County of San Diego.

3.2 CATEGORIES FOR BARRIER REMOVAL WITHIN FACILITIES

Each identified physical barrier identified in Section 6 will be assigned a category based on a category system approved by the County of San Diego. The categories, ranked in order of importance, are as follows:

Category 1 – Barriers that prohibit accessibility at the main entrance of a facility or path of travel to a portion of the facility where program activities take place.

Category 2 – Facility elements that include barriers that do not completely prohibit access to program use areas yet modifications can be made to improve or enhance access

Category 3 – Facility elements that improve access to amenities serving program areas.

Category 4 – Areas or features of the park that have barriers but are not required to be modified because there are no public programs located in the facility or portion of the facility, or because there are other locations that provide access to the program

3.3 PHASING SCHEDULE FOR FACILITIES

The phasing schedule reflects the ADA requirement that programs, activities and services drive the development of the Transition Plan schedule. As described above, 4 categories on programmatic access were applied to each assessed feature of the report. The phasing schedule also reflects the current approved Capital Improvement Plan budget of \$500,000 per year to address non-compliance issues.

The County plans to allocate \$100,000 per year to assessment the remaining parks under County control, and annual consulting design services.

It is the intent of the County to address and remove barriers to accessibility in public buildings and parks based upon the immediate necessity of programmatic access, degree of complexity, and overall cost.

The County of San Diego reserves the right to modify barrier removal priorities in order to allow flexibility in accommodating community requests, petitions for reasonable modifications from persons with disabilities, changes in County programs, and funding opportunities and constraints. It is the goal of this Transition Plan to provide access to the programs, activities, and services provided by the County.

Interim measures will be explored and implemented in order to provide programmatic access to the public pending the implementation of physical barrier removal projects. The following table describes the priorities and schedule for barrier removal in public facilities owned by the County of San Diego. This tentative schedule represents a 10 year plan for barrier removal from all park buildings and Site Category 1 barriers for the 23 parks assessed in this report. An additional 3 years are needed to remove site barriers in Categories 2-4. It is the County' intent to review all barriers during the first year of the implementation of this plan and address those barriers that can be resolved through programmatic modifications.

3.3.1 PHASING SCHEDULE TABLE : YEAR BY YEAR

YEAR	ISSUES ADDRESSED	TOTAL COSTS	TOTAL BUDGET	SURPLUS/DEFICIT
2031	Buildings, Site 1 Category	\$ 399,550.00	\$ 400,000.00	\$ 450.00
2032	Buildings, Site 1 Category	\$ 400,100.00	\$ 400,000.00	\$ (100.00)
2033	Buildings, Site 1 Category	\$ 401,360.00	\$ 400,000.00	\$ (1,360.00)
2034	Buildings, Site 1 Category	\$ 393,475.00	\$ 400,000.00	\$ 6,525.00
2035	Buildings, Site 1, 2 Category	\$ 398,775.00	\$ 400,000.00	\$ 1,225.00
*** MILESTONE - TO HAVE ALL BUILDINGS AND ALL CATEGORY 1 SITE NON-COMPLIANCE ISSUES ADDRESSED BY 2035***				
2036	Site 2 Category	\$ 390,725.00	\$ 400,000.00	\$ 9,275.00
2037	Site Category 2, 3	\$ 417,810.00	\$ 400,000.00	\$ (17,810.00)
2038	Site 3 Category	\$ 396,200.00	\$ 400,000.00	\$ 3,800.00
2039	Site Category 3, 4	\$ 274,400.00	\$ 400,000.00	\$ 125,600.00
2040	Site 4 Category	\$ 175,000.00	\$ 400,000.00	\$ 225,000.00
SUMMARY		\$ 3,647,395.00	\$ 4,000,000.00	\$ 352,605.00

3.3.2 PHASING SCHEDULE TABLE FOR ARCHITECTURAL BARRIER REMOVAL

PARK	BUILDING	COST	YEAR
Spring Valley Park & Community Center	Community Center	\$ 52,225.00	2031
Spring Valley Park & Community Center	Daycare Center	\$ 24,475.00	2031
Flinn Springs Park	Restroom #1	\$ 25,000.00	2031
Flinn Springs Park	Restroom #2	\$ 8,350.00	2031
Flinn Springs Park	Restroom #3	\$ 15,200.00	2031
Flinn Springs Park	Restroom #4	\$ 46,000.00	2031
Flinn Springs Park	Restroom #5	\$ 41,000.00	2031
Flinn Springs Park	Ranger Station	\$ 1,500.00	2031
Hilton Head Park	Restroom	\$ 400.00	2032
Sweetwater Lane Park	Park Building	\$ 28,450.00	2032
Louis Stelzer Park	Restroom #1	\$ 8,700.00	2032
Louis Stelzer Park	Restroom #2	\$ 17,450.00	2032
Louis Stelzer Park	Dry Cabin	\$ 2,500.00	2032
Louis Stelzer Park	Shop	\$ 4,200.00	2032
Louis Stelzer Park	Ranger Station	\$ 11,375.00	2032
Los Penasquitos Preserve Park Adobe	Restroom #1	\$ 35,000.00	2032
Los Penasquitos Preserve Park Adobe	Ranch House	\$ 1,700.00	2032
Steele Canyon County Park	Restroom	\$ 5,700.00	2033
Eucalyptus Park	Restroom	\$ 25,000.00	2033
Nancy Jane Park	Restroom	\$ 975.00	2033
Cactus Park	Restroom #1	\$ 45,000.00	2033
Cactus Park	Restroom #2	\$ 9,950.00	2033
Cactus Park	Pony Field House	\$ 500.00	2033
Cactus Park	Concession #1	\$ 4,725.00	2033
Cactus Park	Concession #2	\$ 3,200.00	2033
Otay Lakes Park	Ranger Station	\$ 31,550.00	2034
Otay Lakes Park	Restroom #1	\$ 17,300.00	2034
Otay Lakes Park	Workshops	\$ 3,200.00	2034
Otay Lakes Park	Restroom #2	\$ 11,450.00	2034
El Monte Park	Restroom #1	\$ 8,075.00	2034
El Monte Park	Restroom #2	\$ 10,150.00	2034
El Monte Park	Restroom #3	\$ 17,400.00	2034
El Monte Park	Ranger Station	\$ 33,700.00	2034
El Monte Park	Shop	\$ 3,000.00	2034
Goodland Acres Park	Community Center	\$ 33,775.00	2035
Tijuana River Valley Regional Park	Ranger Station	\$ 46,700.00	2035
Tijuana River Valley Regional Park	Hollister House	\$ 13,000.00	2035
Lamar Street Park	Restroom	\$ 10,925.00	2035
Lincoln Acres Park	Restrooms & Community Room	\$ 16,225.00	2035
Provence House	House	\$ 27,275.00	2035
Goodan Ranch Park Site	Visitor Center	\$ 13,250.00	2035
Goodan Ranch Park Site	Restroom #1	\$ 5,175.00	2035

3.3.3 PHASING SCHEDULE TABLE FOR SITE CATEGORY BARRIER REMOVALS

PARK	CATEGORY	TOTAL COSTS	YEAR
Spring Valley Park & Community Center	1	\$ 75,700.00	2031
Flinn Springs Park	1	\$ 85,300.00	2031
Los Penasquitos Preserve Park Adobe	1	\$ 24,800.00	2031
Hilton Head Park	1	\$ 47,000.00	2032
Sweetwater Lane Park	1	\$ 97,300.00	2032
Louis Stelzer Park	1	\$ 79,900.00	2032
4S Liberty Park	1	\$ 9,900.00	2032
4S Patriot Park	1	\$ 56,225.00	2032
Steele Canyon County Park	1	\$ 56,660.00	2033
4S Heritage Park	1	\$ 53,800.00	2033
4S Homestead Park	1	\$ 13,300.00	2033
Lakeside Sports Park	1	\$ 32,500.00	2033
Eucalyptus Park	1	\$ 61,800.00	2033
Nancy Jane Park	1	\$ 20,100.00	2033
El Monte Park	1	\$ 59,200.00	2033
Cactus Park	1	\$ 41,800.00	2034
Otay Lakes Park	1	\$ 224,800.00	2034
Goodland Acres Park	1	\$ 33,700.00	2035
Tijuana River Valley Regional Park	1	\$ 62,100.00	2035
Lamar Street Park	1	\$ 31,300.00	2035
Lincoln Acres Park	1	\$ 16,900.00	2035
Provence House	1	\$ 6,700.00	2035
Goodan Ranch Park Site	1	\$ 73,600.00	2035
Hilton Head Park	2	\$ 7,900.00	2035
Los Penasquitos Preserve Park Adobe	2	\$ 250.00	2035
4S Heritage Park	2	\$ 5,700.00	2036
4S Homestead Park	2	\$ 4,800.00	2036
4S Liberty Park	2	\$ 9,000.00	2036
4S Patriot Park	2	\$ 4,125.00	2036
Eucalyptus Park	2	\$ 24,475.00	2036
Flinn Springs Park	2	\$ 148,450.00	2036
Lakeside Sports Park	2	\$ 48,050.00	2036
Louis Stelzer Park	2	\$ 27,500.00	2036
Spring Valley Park & Community Center	2	\$ 66,675.00	2036
Steele Canyon County Park	2	\$ 25,000.00	2036
Sweetwater Lane Park	2	\$ 26,950.00	2036
Nancy Jane Park	2	\$ 18,550.00	2037
Cactus Park	2	\$ 12,450.00	2037
El Monte Park	2	\$ 72,975.00	2037
Goodan Ranch Park Site	2	\$ 945.00	2037
Goodland Acres Park	2	\$ 26,700.00	2037
Lamar Street Park	2	\$ 18,650.00	2037
Lincoln Acres Park	2	\$ 46,200.00	2037
Otay Lakes Park	2	\$ 36,415.00	2037
Provence House	2	\$ 8,750.00	2037
Tijuana River Valley Regional Park	2	\$ 60,425.00	2037

Hilton Head Park	3	\$ 22,050.00	2037
Spring Valley Park & Community Center	3	\$ 25,400.00	2037
4S Patriot Park	3	\$ 12,750.00	2037
Los Penasquitos Preserve Park Adobe	3	\$ 17,700.00	2037
Louis Stelzer Park	3	\$ 37,850.00	2037
Flinn Springs Park	3	\$ 84,700.00	2038
4S Heritage Park	3	\$ 19,400.00	2038
4S Homestead Park	3	\$ 7,800.00	2038
4S Liberty Park	3	\$ 22,200.00	2038
Lakeside Sports Park	3	\$ 8,200.00	2038
Steele Canyon County Park	3	\$ 50,400.00	2038
Sweetwater Lane Park	3	\$ 101,800.00	2038
Cactus Park	3	\$ 4,000.00	2038
El Monte Park	3	\$ 19,050.00	2038
Eucalyptus Park	3	\$ 71,250.00	2038
Nancy Jane Park	3	\$ 7,400.00	2038
Goodland Acres Park	3	\$ 10,600.00	2039
Lamar Street Park	3	\$ 3,100.00	2039
Lincoln Acres Park	3	\$ 9,100.00	2039
Otay Lakes Park	3	\$ 54,800.00	2039
Tijuana River Valley Regional Park	3	\$ 155,200.00	2039
Flinn Springs Park	4	\$ 7,200.00	2039
Louis Stelzer Park	4	\$ 2,500.00	2039
Cactus Park	4	\$ 1,000.00	2039
Lamar Street Park	4	\$ 29,900.00	2039
Otay Lakes Park	4	\$ 1,000.00	2039
Steele Canyon County Park	4	\$ 175,000.00	2040



4.0 DEFINITIONS

The following is a summary of many definitions found in the ADA. Please refer to the Americans with Disabilities Act for the full text of definitions and explanations (<http://www.ada.gov/>)

Accessibility Guidelines for Outdoor Developed Areas (AGODA):

Provides sleeping and technical specifications for outdoor recreation facilities including camping facilities, picnic facilities, viewing areas, trails, restrooms, beach access routes, and outdoor constructed features.

Americans with Disabilities Act of 1990 (ADA)

Federal law that prohibits discrimination against people with disabilities and assures full and equal participation and benefit from the State's programs, services, and activities.

Assembly Areas

A building or facility, or portion thereof, used for the purpose of entertainment, educational or civic gatherings, or similar purposes. For the purposes of these guidelines, assembly areas include, but are not limited to, classrooms, lecture halls, public meeting rooms, campfire centers, visitor centers, auditoriums, theaters, centers for performing arts, amphitheaters, arenas, stadiums, grandstands, or convention centers.

Barrier Removal

Removal, rearrangement, or modification of objects or built elements that impede access.

California Building Code (CBC)

Provides scoping and technical specifications for accessibility to new construction and alterations undertaken by State and Local entities. Parallels the ADASAD and provides additional technical specifications in certain applications.

Clear Tread Width

The width of the useable surface measured perpendicular to the direction of travel.

Cross Slope

The slope measured perpendicular to the direction of travel.

Detectable Warnings Tiles (DWT)

A standardized surface feature built in or applied to walking surfaces or other elements to

warn of hazards on a route of travel.

Disability

An individual is defined as having a disability when one or more of the following conditions apply:

- (1) A physical or mental impairment that limits one or more of the major life activities of an individual, or
- (2) A record of such an impairment, or
- (3) Being regarded as having such impairment.

Egress, Means of

A continuous and unobstructed way of exit travel from any point in a building or facility to a public way. An accessible means of egress is one that complies with these guidelines and does not include stairs, steps, or escalators.,

Element

An architectural or mechanical component of a building facility, space, or site (e.g., telephone, curb ramp, door, drinking fountain, seating, etc.).

Exterior Route of Travel (ERT)

An outdoor route of travel connecting major components of facilities (i.e., parking lot to a building).

Facility

All or any portion of buildings, structures, site improvements, elements, and pedestrian routes or vehicular ways located on a site.

Firm Surface

A surface which resists deformation by either indentations or particles moving on its surface.

Grade

A reference plane representing the average floor or ground level.

International Symbol of Accessibility (ISA)

The symbol adopted by Rehabilitation International's 11th World Congress for the purpose of indicating that buildings and facilities are accessible to persons with disabilities.

Landing

A platform between elevation changes in a route of travel (often used when stairs change direction).

Lavatory

A fixed bowl or basin with running water and drainpipe, as in a toilet or bathing facility, for washing or bathing purposes.

Level Area

A surface that does not have a slope in any direction exceeding 2% (1:50) gradient.

Obstacle

An object that protrudes into the circulation route, limits the vertical passage space, or reduces the clearance width of a pathway. On trails, obstacles can include objects such as boulders and tree branches, or tread obstacles such as tree roots or rocks.

Outdoor Constructed Features

Picnic tables, fire rings, grills, fireplaces, wood stoves, trash and recycling receptacles, water hydrants, utility and sewage hookups, outdoor rinsing showers, benches, and viewing scopes provided at outdoor recreation facilities.

Outdoor Recreation Access Route (ORAR)

A continuous, unobstructed path that is intended for pedestrian use that connects accessible elements, spaces, and facilities within camping and picnic facilities and at viewing areas and trailheads.

Protruding Object

Any object that juts out or projects into an accessible route, outdoor recreation access route, or trail that may cause injury or block access.

Qualified Historic Building or Facility

A building or facility that is listed in or eligible for listing in the National Register of Historic Places, or designated as historic under an appropriate State or local law. See California Code of Regulations Title 24, Part 8.

Ramp

A walking surface that has a running slope steeper than 5% (1:20).

Reach Ranges

The maximum and minimum height that a person in a wheelchair can reach from either a forward or side approach.

Rest or Resting Interval

A level portion of a trail that is wide enough to provide wheelchair users and others a place to rest and gain relief from the prevailing grade and cross slope demands of the path.

Riser

The vertical portion of a step in a staircase that connects the top of a tread to the next higher tread.

Route of Travel

An identifiable accessible route within an existing site, building, or facility by means of which a particular area may be approached, entered, and exited, and which connects a

particular area with an exterior approach (including sidewalks, streets, and parking areas), an entrance to the facility, and other parts of the facility. When alterations, structural repairs, or additions are made to existing buildings or facilities, the term “route of travel” also includes the toilet and bathing facilities, telephones, drinking fountains, and signs serving the area of work.

Running Slope

The slope that is parallel to the direction of travel.

Slip-resistant Surface

A surface that provides sufficient frictional counter force to the forces exerted in walking to permit safe ambulation.

Stable Surface

A surface that remains unchanged by contaminants or applied force, so that when the contaminant or force is removed, the surface returns to its original condition.

Strike Edge Clearance

The clearance from the strike edge of a door to the first protrusion or obstruction.

Tactile

An object that can be perceived using the sense of touch.

Title II of the Americans with Disabilities Act of 1990

The section of the Americans with Disabilities Act of 1990 which prohibits state and local governments from discriminating against people with disabilities in programs, services, and activities.

Title 24

A section of the California Code of Regulations, also known as the California Building Code, that, in part, addresses accessibility in buildings and facilities.

Trail

A pedestrian route that is designed, designated, or constructed primarily for outdoor recreational purposes. A pedestrian route developed primarily to connect elements, spaces, or facilities within a site is not a trail.

Trailhead

An outdoor, space that is designated by an entity responsible for administering or maintaining a trail to serve as an access point to the trail. The junction of two or more trails or the undeveloped junction of a trail and a road is not a trailhead.

Transient Lodging

A building or facility containing one or more guest room(s) for sleeping that provides accommodations that are primarily short-term in nature. This does not include residential

dwelling units intended to be used as a residence, or private buildings or facilities that contain no more than five rooms for rent or hire and that are actually occupied by the proprietor as the residence of such proprietor.

Tread

The horizontal part of a step. Also, used to describe the surface of an Outdoor Recreation Access Route.

Unloading Aisle

The zone adjacent to an accessible parking stall for passenger loading and unloading.

Vehicular Way

A route provided for vehicular traffic, such as in a street, driveway, or parking facility.

Viewing Area

An outdoor space developed for viewing landscapes, wildlife, or other points of interest.



5.0 ACCESSIBILITY RESOURCES

The San Diego County ADA Assessment & Transition Report references and summarizes accessibility regulations set forth by the Americans with Disabilities Act and California Title 24 building codes. If any questions or clarifications are required beyond this document, refer to the primary source documents listed below:

PRIMARY SOURCES

2013 California Building Code (CBC) California Code of Regulations (CCR), Title 24 Part 2.

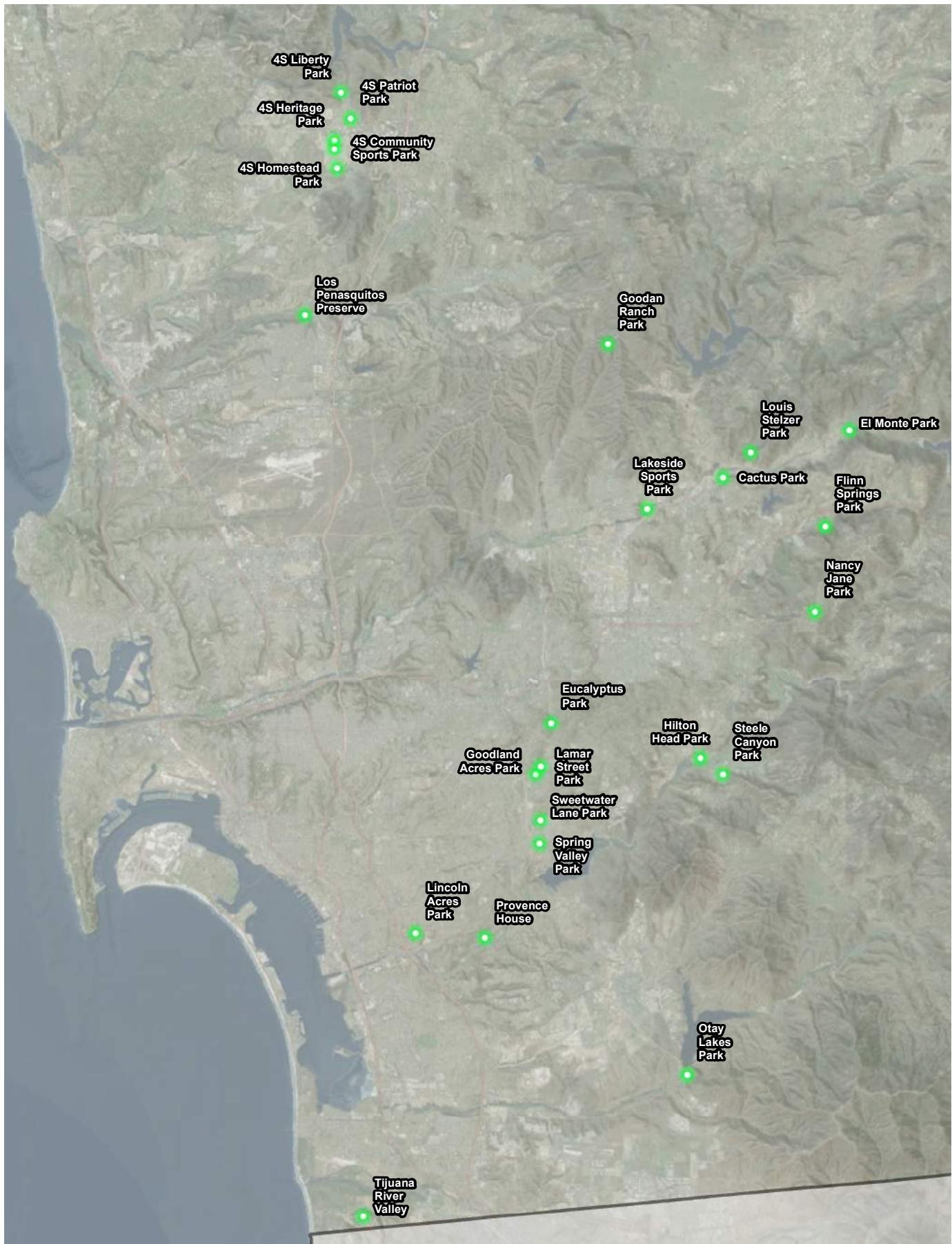
2010 Department of Justice (DOJ) ADA Standards for Accessible Design. (ASASAD)

2013 US Access Board (ABA) Accessibility Guidelines for Outdoor Developed Areas, 36 CFR Part 1191 (AGODA)

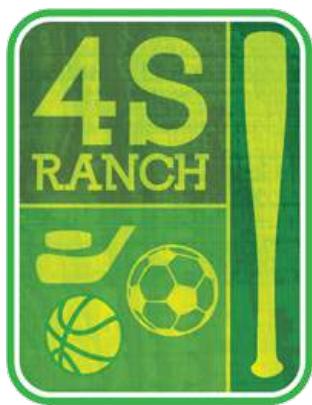
OTHER SOURCES

California State Parks Accessibility Guidelines 2015 Edition

6.0 COUNTY PARKS ASSESSMENT



6.1 4S HERITAGE PARK

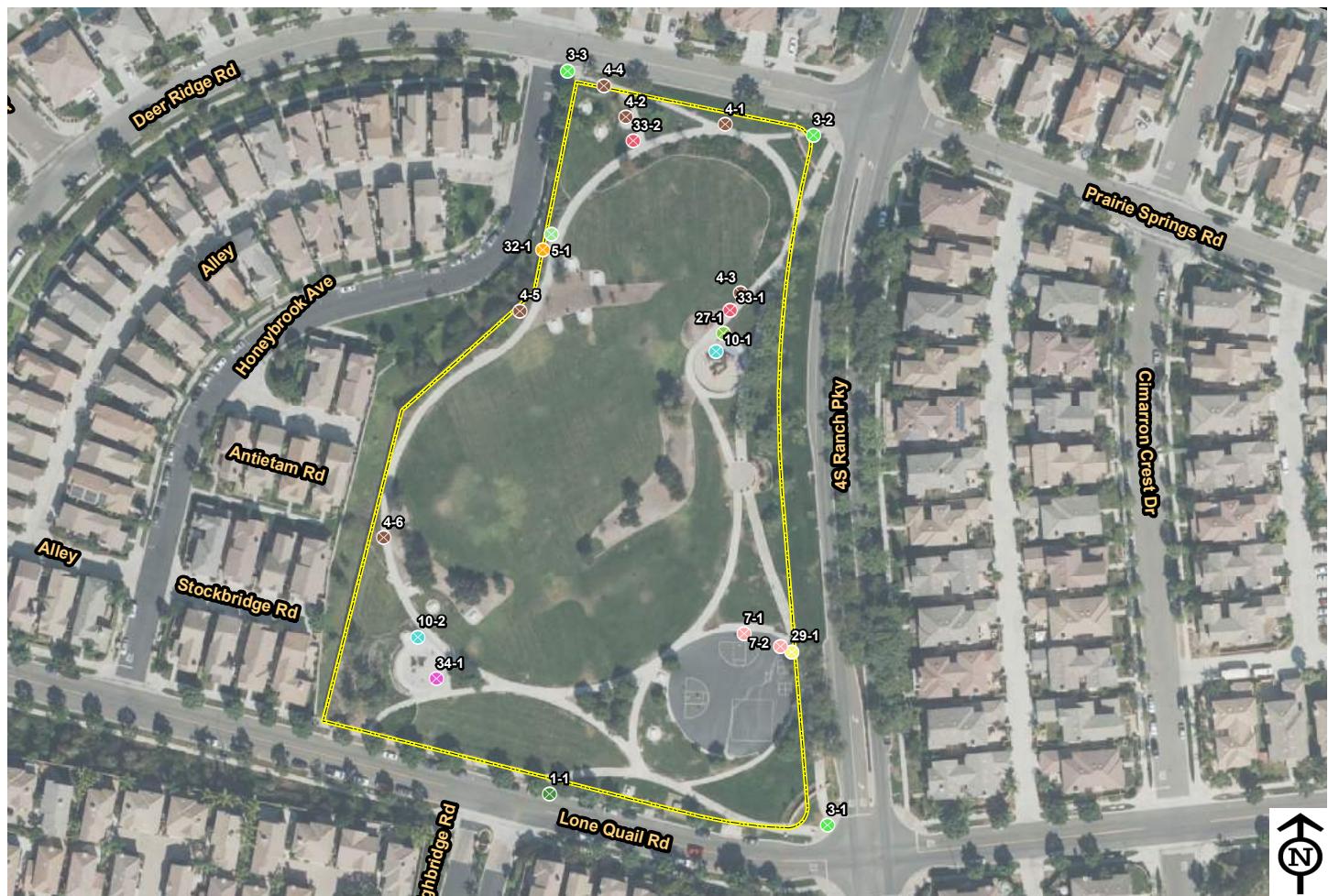


16789 DEER RIDGE ROAD
SAN DIEGO, CA 92127

DATE OF ASSESSMENT: 3/23/2017

Description:

4S Heritage Park features two playgrounds, two basketball courts, picnic areas and walking paths across 5.54 acres of land.



1, Parking Area	6, Stairway	19, Multi-User Restroom	28, Aquatic Activity Area	32, Picnic Area
3, Curb Ramps	7, Hazard	20, Single User Restroom	29, Game and Sports Area	33, Outdoor Constructed
4, Walk	8, Door/Gate	26, Trails	30, Campsite	34, Play Equipment Area
5, Ramp	10, Drinking Fountain	27, Assembly Area	31, Swimming Pool	Park Area

SITE ASSESSMENT

1-1 Parking Area**Category: 1**

Issue: No ADA parking stall provided at park. Refer to Appendix E for cost information.

Action: Provide perpendicular ADA stall and van access aisle by nearest entrance to park with appropriate signage. All stalls shall comply to CBC 11B-502. Provide route to walkway. Typical explanation of all costs is located in Appendix E.

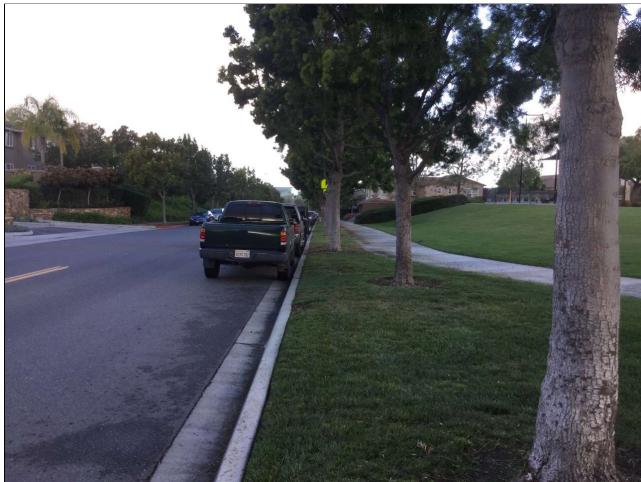
CBC: 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

Cost Per: \$6,300

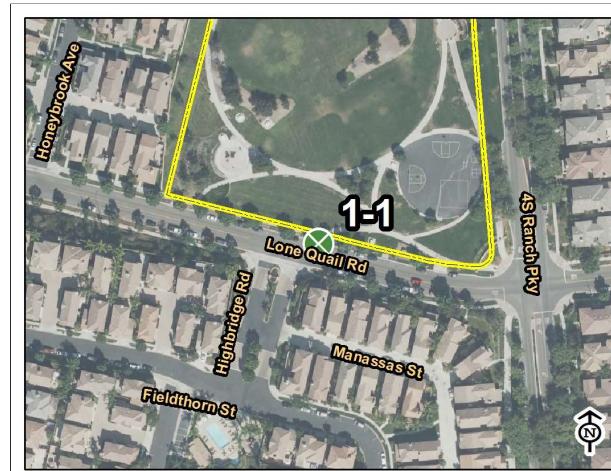
Total Cost: **\$7,400**

Qty: 1

Unit: Each



Site Photo



4S Heritage Park

Map: 3 Grid: D5

3-1 Curb Ramps**Category: 1**

Issue: No detectable warnings provided before vehicular route. Slope of landing is 2.4%. Running slope of 8.5%. Gutter lip slope of 10.5%.

Action: Replace curb ramp.

CBC: 11B-406.3.1 - Curb ramp running slope shall not be steeper than 1:12.

11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

11B-406.5.4 - Floor or ground surfaces of curb ramps and blended transitions shall be smooth and not have changes in level other than running slope and cross slope.

Cost Per: \$1,750

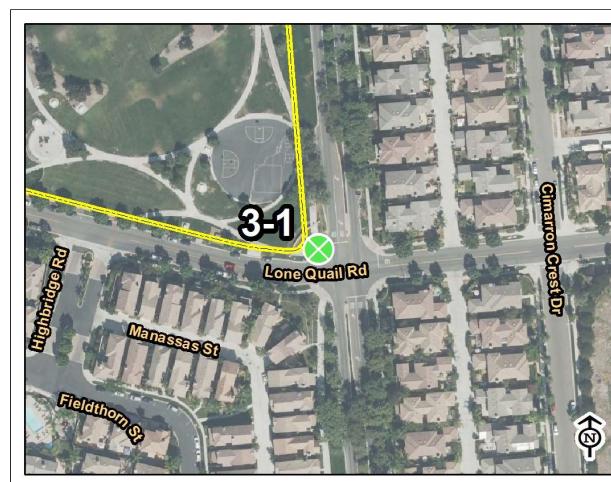
Total Cost: **\$2,900**

Qty: 1

Unit: Each



Site Photo



4S Heritage Park

Map: 3 Grid: G5

3-2 Curb Ramps

Category: 1

Issue: No detectable warnings provided before vehicular route. Landing currently slopes 5% on ramp. Landing slope of 5% on top and 3.5% on the bottom. Gutter lip slope of 8.5%.

Action: Replace curb ramp.

CBC: 11B-405.7.1 - Ramp landings must be provided and must be 2% max.

11B-406.3.1 - Curb ramp running slope shall not be steeper than 1:12.

11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

Cost Per: \$1,750

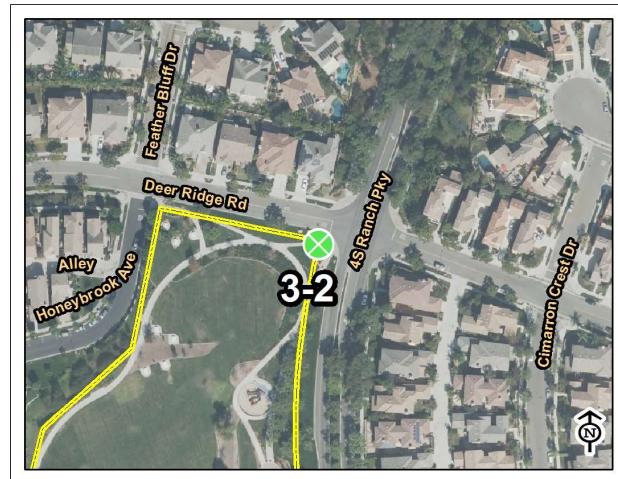
Total Cost: \$2,900

Qty: 1

Unit: Each



Site Photo



4S Heritage Park

Map: 2 Grid: G3

4-1 Walk

Category: 1

Issue: Surface slope of turning space is 4.5%.

Action: Level walkway to provide access to picnic area.

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$15

Total Cost: \$1,500

Qty: 30

Unit: Square Feet



Site Photo



4S Heritage Park

Map: 2 Grid: F3

4-2 Walk**Category: 1****Issue: Walkway running slope is 6.1%.****Action: Regrade walkway and replace concrete.**

CBC: 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$90

Total Cost: **\$3,800**

Qty: 30

Unit: Feet



Site Photo



4S Heritage Park

Map: 2 Grid: E3

4-3 Walk**Category: 1****Issue: Walkway running slope is 7%.****Action: Regrade walking surface. Install handrails on both sides and provide landings.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$125

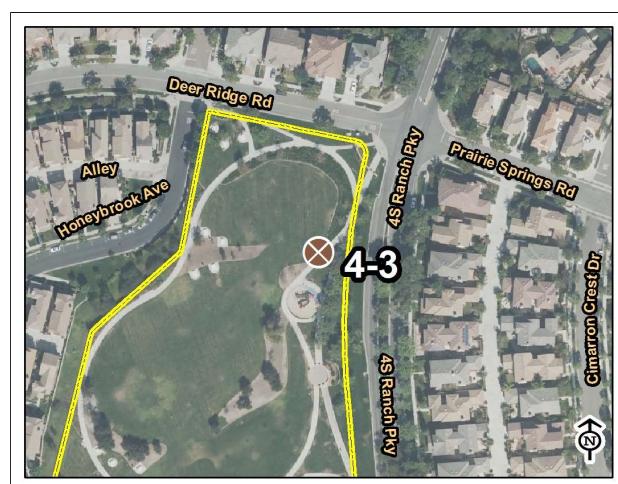
Total Cost: **\$17,300**

Qty: 130

Unit: Feet



Site Photo



4S Heritage Park

Map: 2 Grid: F4

4-4 Walk**Category: 1****Issue: Walkway running slope is 6.7%.****Action: Regrade walking surface. Install handrails on both sides and provide landings.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$125

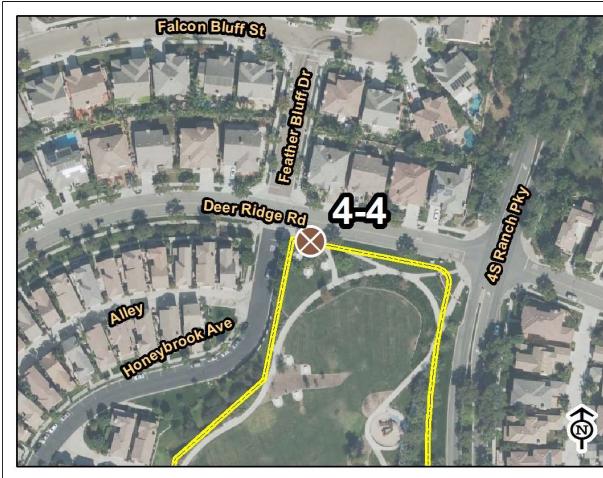
Total Cost: **\$7,300**

Qty: 50

Unit: Feet



Site Photo



4S Heritage Park

Map: 2 Grid: E2

4-5 Walk**Category: 1****Issue: Walkway running slope is 7%.****Action: Regrade walking surface. Install handrails on both sides and provide landings.**

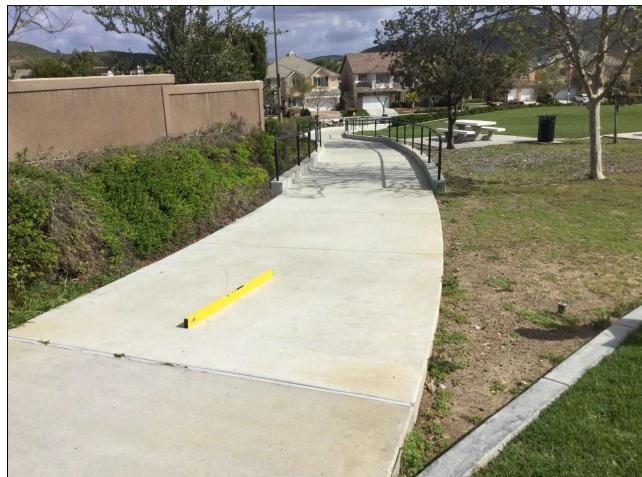
CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$125

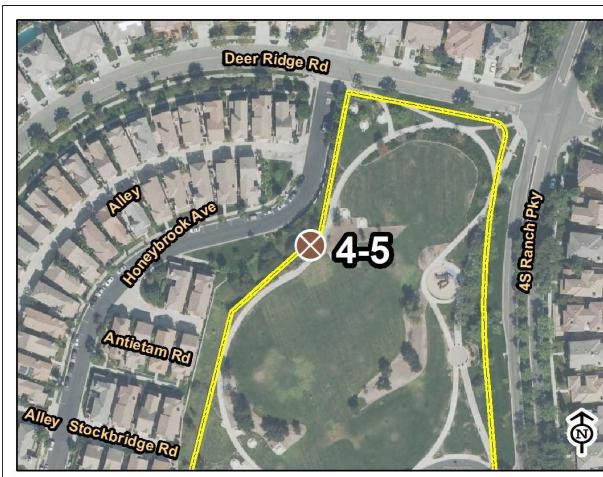
Total Cost: **\$5,000**

Qty: 40

Unit: Feet



Site Photo



4S Heritage Park

Map: 2 Grid: D5

5-1 Ramp**Category: 1****Issue:** Running sloping on ramp is 9%.**Action:** Regrade ramp and replace concrete.

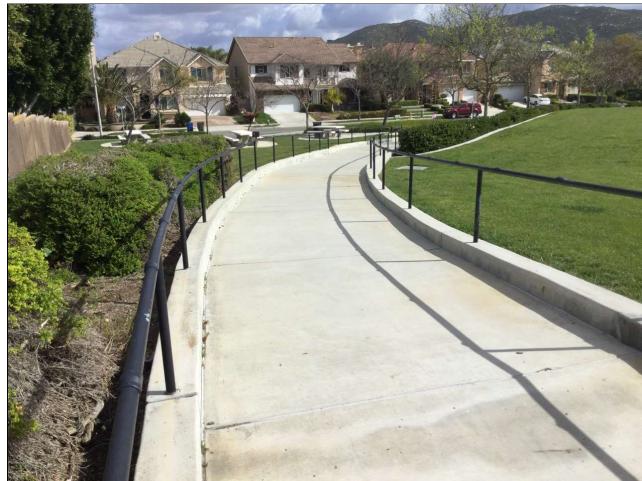
CBC: 11B-405.2 - Ramps shall have running slope not steeper than 1:12.

Cost Per: \$90

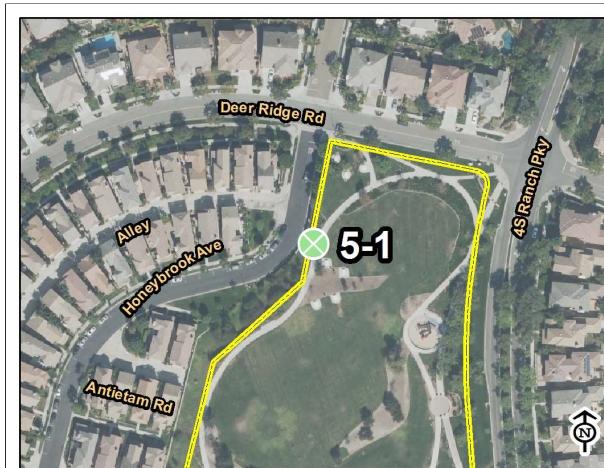
Total Cost: **\$3,800**

Qty: 30

Unit: Feet



Site Photo



4S Heritage Park

Map: 2 Grid: D4

32-1 Picnic Area**Category: 1****Issue:** No accessible route to picnic tables.**Action:** Provide 48" wide minimum accessible path of travel to 1 picnic table.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

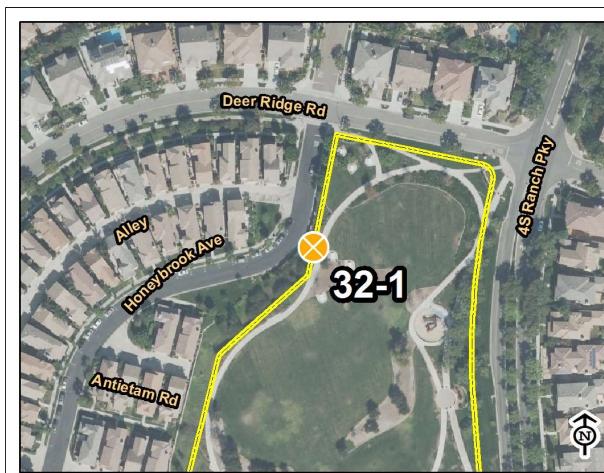
Total Cost: **\$1,900**

Qty: 15

Unit: Feet



Site Photo



4S Heritage Park

Map: 2 Grid: D4

3-3 Curb Ramps

Category: 2

Issue: No detectable warnings provided before vehicular route.

Action: Install detectable warning tile on curb ramp.

CBC: 11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

Cost Per: \$1,200

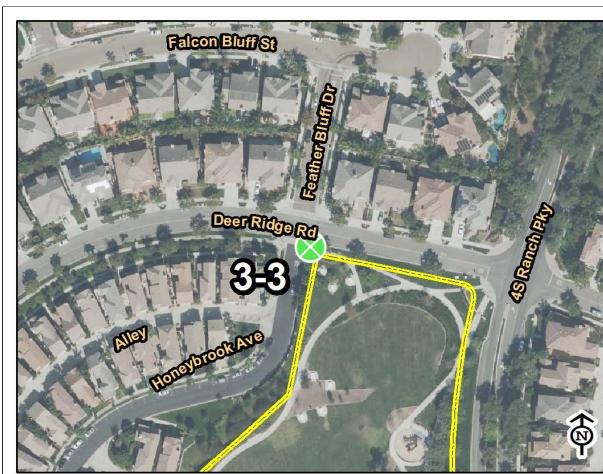
Total Cost: \$1,200

Qty: 1

Unit: Each



Site Photo



4S Heritage Park

Map: 2 Grid: D2

4-6 Walk

Category: 2

Issue: Cross slope at 2.8%.

Action: Regrade walkway and replace concrete.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

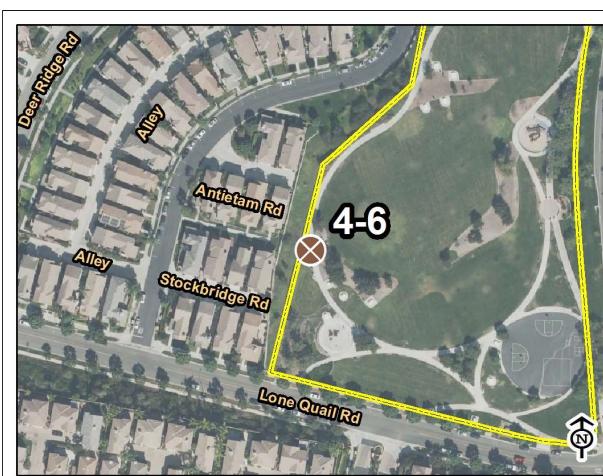
Total Cost: \$3,000

Qty: 30

Unit: Feet



Site Photo



4S Heritage Park

Map: 3 Grid: B2

7-1 Hazard**Category: 2****Issue: Drainage grate with 1" gaps in the middle of playing field.****Action: Replace with ADA type inlet.**

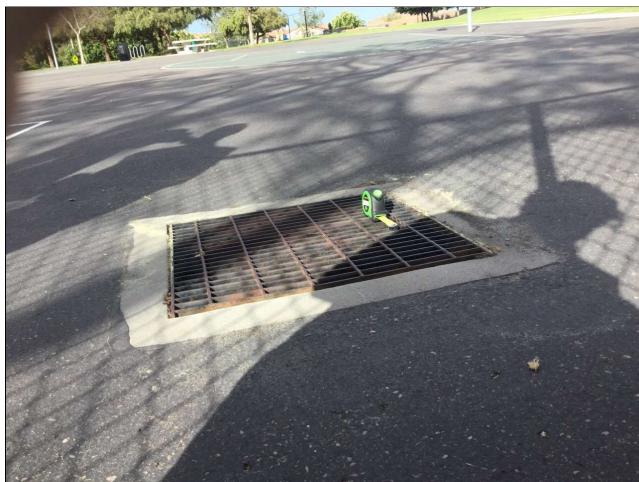
CBC: 11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

Cost Per: \$500

Total Cost: **\$500**

Qty: 1

Unit: Each



Site Photo



4S Heritage Park

Map: 3 Grid: F3

7-2 Hazard**Category: 2****Issue: Drainage grate with 1" gaps in the middle of playing field.****Action: Replace with ADA type inlet.**

CBC: 11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

Cost Per: \$500

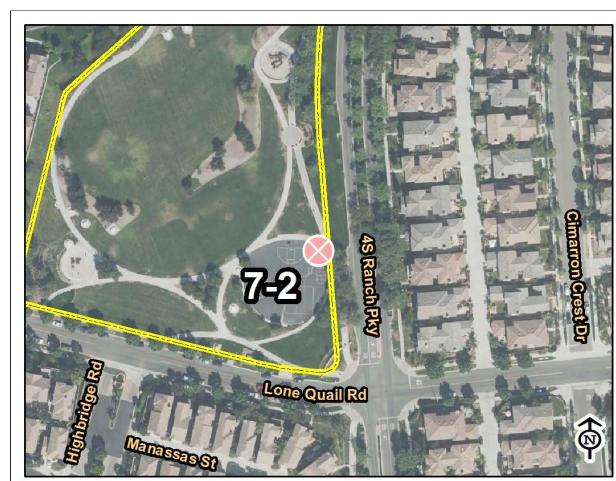
Total Cost: **\$500**

Qty: 1

Unit: Each



Site Photo



4S Heritage Park

Map: 3 Grid: F3

34-1 Play Equipment Area**Category: 2****Issue: Abrupt 4" or more of vertical change.****Action: Regrade adjacent surface.**

CBC: 11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$25

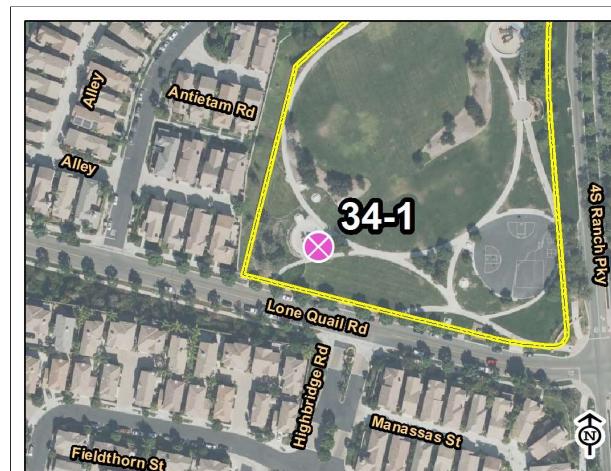
Total Cost: **\$500**

Qty: 20

Unit: Feet



Site Photo



4S Heritage Park

Map: 3 Grid: C3

10-1 Drinking Fountain**Category: 3****Issue: Approach area of fountain slopes 4%. No High-Low fountain provided.****Action: Regrade drinking fountain area and replace concrete. Replace drinking fountain.**

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$4,200

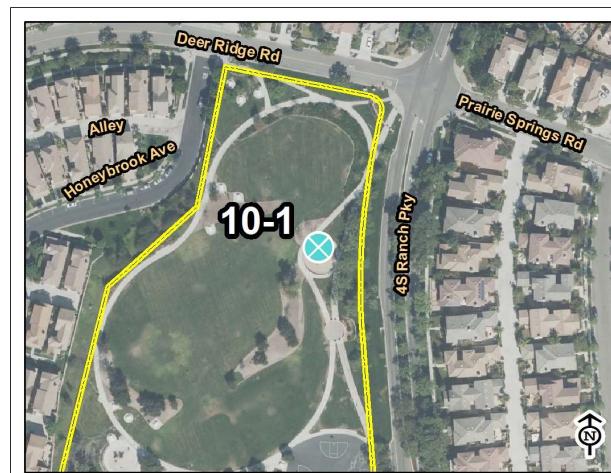
Total Cost: **\$5,300**

Qty: 80

Unit: Square Feet



Site Photo



4S Heritage Park

Map: 2 Grid: F5

10-2 Drinking Fountain**Category: 3****Issue: No High-Low fountains provided.****Action: Replace drinking fountain.**

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$9,000

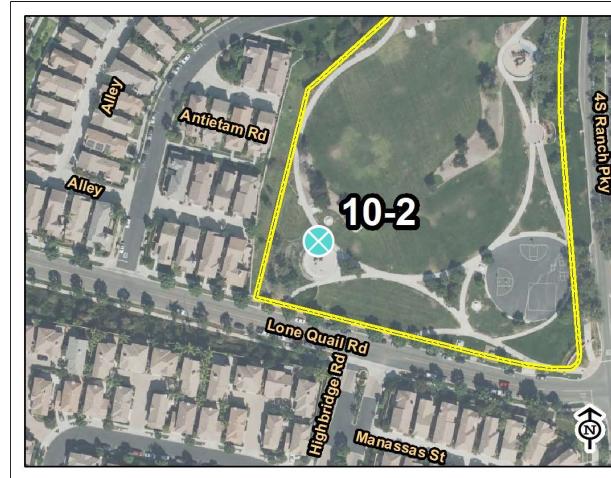
Total Cost: **\$9,500**

Qty: 3

Unit: Each



Site Photo



4S Heritage Park

Map: 3 Grid: C3

27-1 Assembly Area**Category: 3****Issue: Slope of 4.2% at companion seating area.****Action: Relocate bench to a location where the surface is level.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$700

Total Cost: **\$1,200**

Qty: 1

Unit: Each



Site Photo



4S Heritage Park

Map: 2 Grid: F5

29-1 Game and Sports Area**Category: 3****Issue:** Playing field not on level surface.**Action:** Regrade game and sports area and replace asphalt.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$13

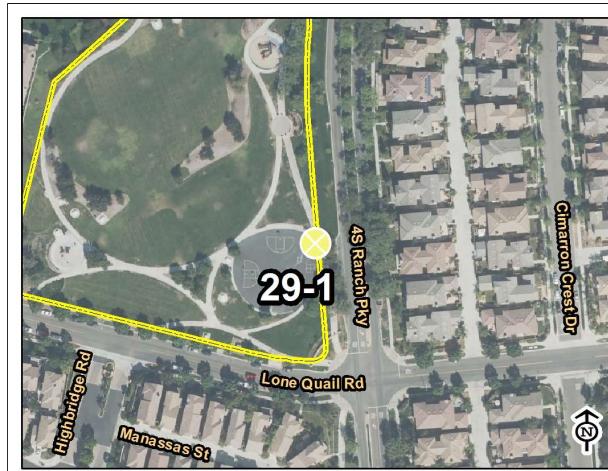
Total Cost: **\$2,400**

Qty: 100

Unit: Square Feet



Site Photo



4S Heritage Park

Map: 3 Grid: F3

33-1 Outdoor Constructed Features**Category: 3****Issue:** Vertical reach is 55" above finished floor.**Action:** Adjust height of station.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$500

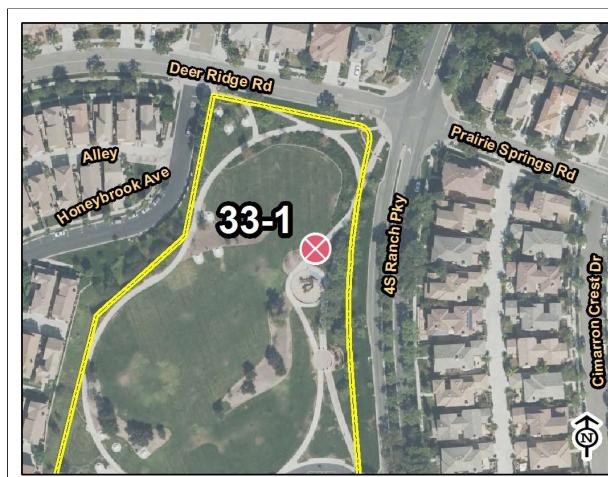
Total Cost: **\$500**

Qty: 1

Unit: Each



Site Photo



4S Heritage Park

Map: 2 Grid: F5

33-2 Outdoor Constructed Features**Category: 3**

Issue: Vertical reach is 57" above finished floor. Side reach is 27" from accessible walkway.

Action: Adjust height of station and relocate pole.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$500

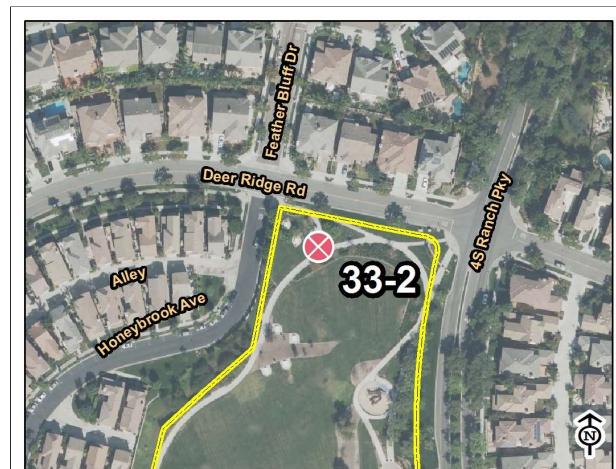
Total Cost: **\$500**

Qty: 1

Unit: Each



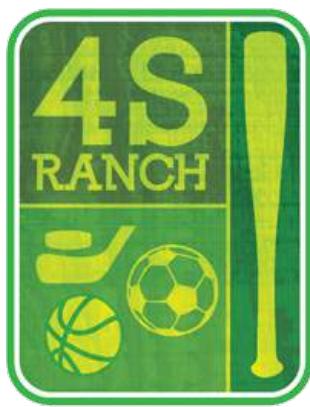
Site Photo



4S Heritage Park

Map: 2 Grid: E3

6.2 4S HOMESTEAD PARK

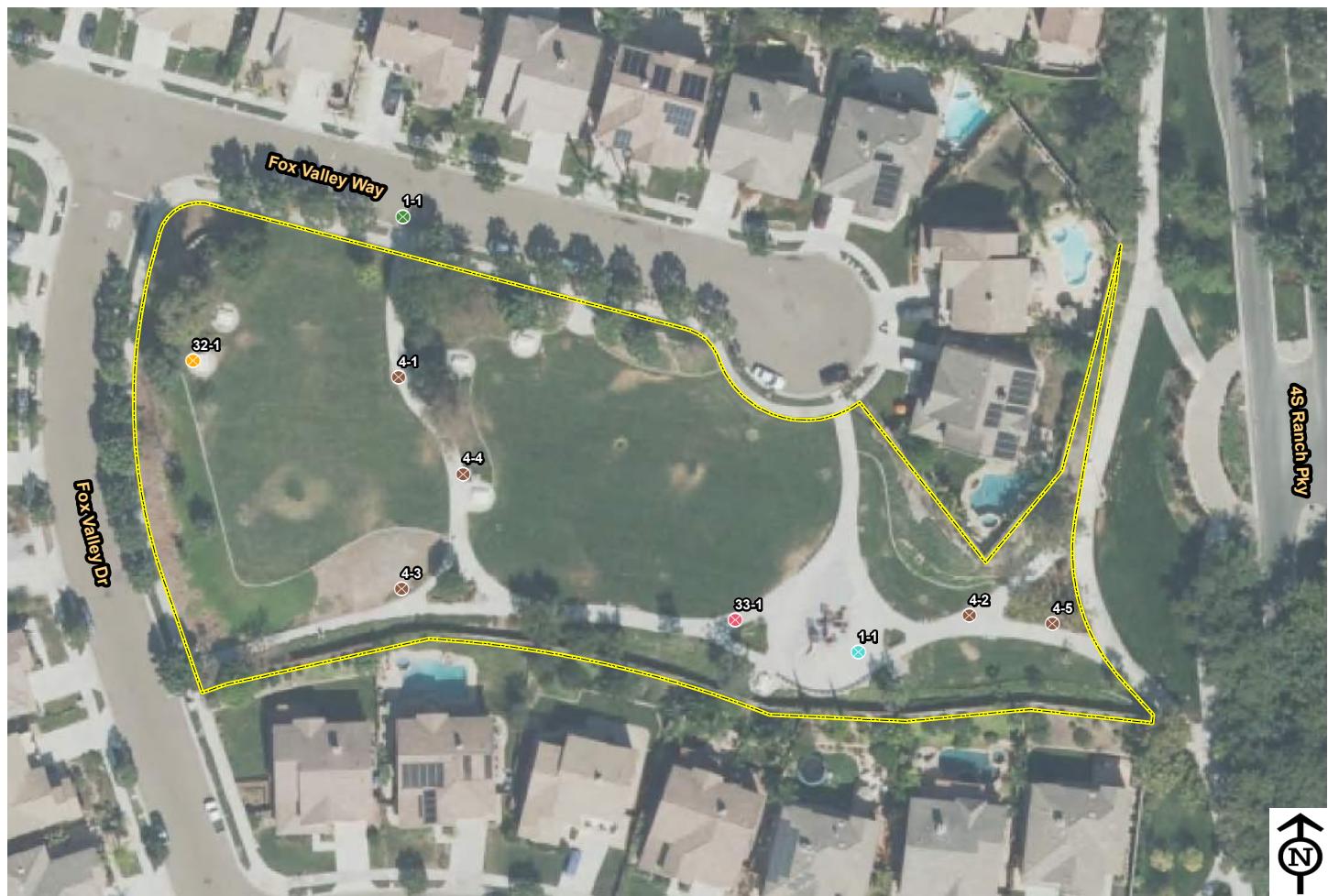


9989 FOX VALLEY ROAD
SAN DIEGO, CA 92127

DATE OF ASSESSMENT: 3/23/2017

Description:

4S Homestead Park features a playground, picnic areas and a grass field across 2.08 acres.



1, Parking Area	6, Stairway	19, Multi-User Restroom	28, Aquatic Activity Area	32, Picnic Area
3, Curb Ramps	7, Hazard	20, Single User Restroom	29, Game and Sports Area	33, Outdoor Constructed
4, Walk	8, Door/Gate	26, Trails	30, Campsite	34, Play Equipment Area
5, Ramp	10, Drinking Fountain	27, Assembly Area	31, Swimming Pool	Park Area

SITE ASSESSMENT

1-1 Parking Area**Category: 1****Issue:** No ADA parking stall provided at park.**Action:** Provide perpendicular ADA stall and van access aisle by nearest entrance to park with appropriate signage. All stalls shall comply to CBC 11B-502. Demolish sidewalk and replace to accomodate new ADA parking.

CBC: 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

Cost Per: \$7,000

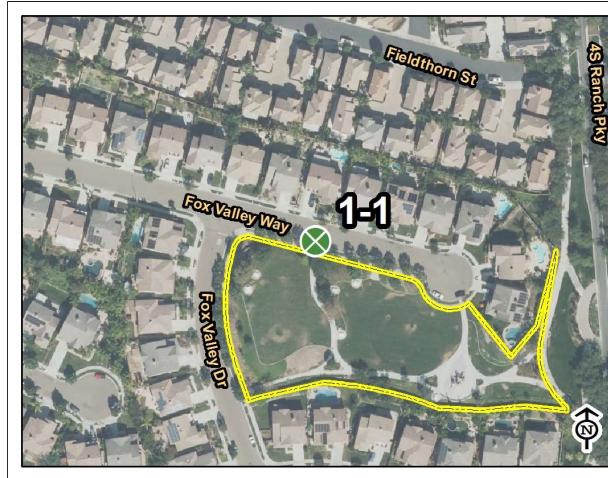
Total Cost: **\$7,700**

Qty: 1

Unit: Each



Site Photo



4S Homestead Park

Map: 2 Grid: D2

4-2 Walk**Category: 1****Issue:** Surface slope of turning space is 3.6%.**Action:** Provide level surface where turning occurs. Regrade walkway before arriving at landing.

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$15

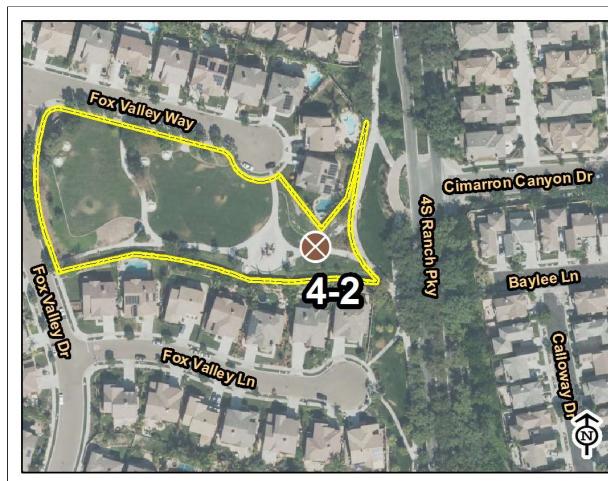
Total Cost: **\$2,200**

Qty: 100

Unit: Square Feet



Site Photo



4S Homestead Park

Map: 2 Grid: G4

4-4 Walk**Category: 1****Issue: Walkway running slope is 5.9%.****Action: Regrade walkway by picnic table and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

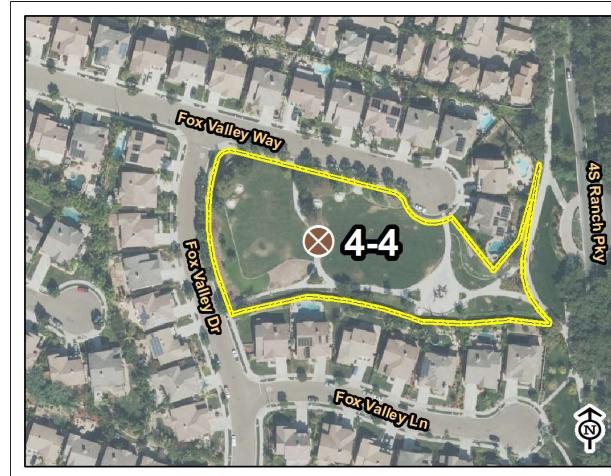
Total Cost: **\$1,400**

Qty: 10

Unit: Feet



Site Photo



4S Homestead Park

Map: 2 Grid: D3

4-5 Walk**Category: 1****Issue: Cross slope at 4.0%.****Action: Regrade walkway and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

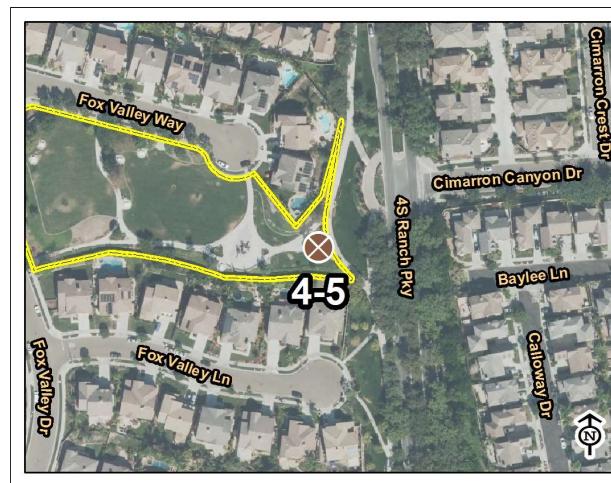
Total Cost: **\$2,000**

Qty: 20

Unit: Feet



Site Photo



4S Homestead Park

Map: 2 Grid: G4

4-1 Walk**Category: 2****Issue: Cross slope at 2.5%.****Action: Regrade walkway and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

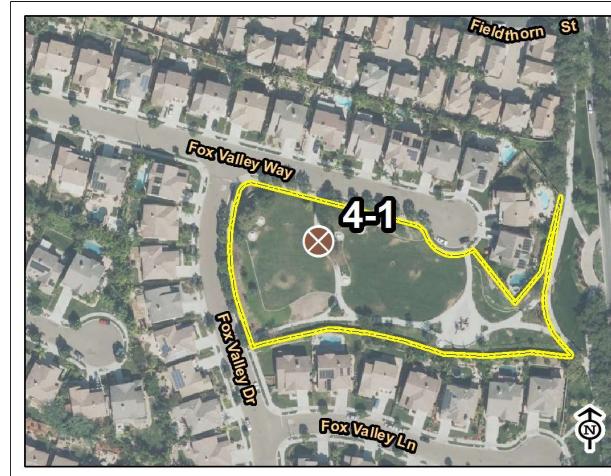
Total Cost: **\$3,300**

Qty: 40

Unit: Feet



Site Photo



4S Homestead Park

Map: 2 Grid: D3

4-3 Walk**Category: 2****Issue: Surface slope of turning space is 2.9%.****Action: Provide level surface at point of turning. Regrade walkway before arriving at landing.**

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$15

Total Cost: **\$1,500**

Qty: 50

Unit: Square Feet



Site Photo



4S Homestead Park

Map: 2 Grid: D4

10-1 Drinking Fountain**Category: 3****Issue: No High-Low Fountain provided.****Action: Replace drinking fountain.**

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

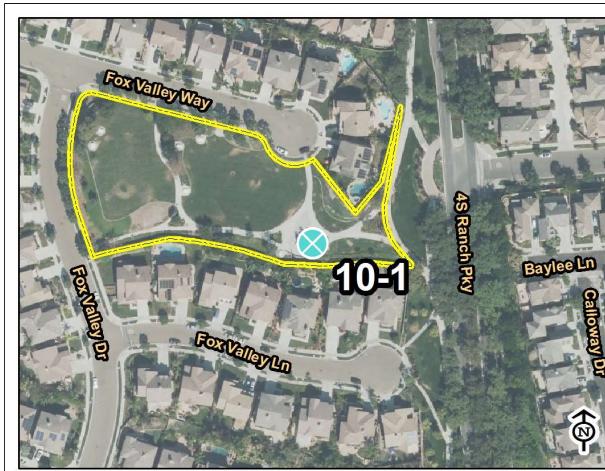
Total Cost: **\$3,300**

Qty: 1

Unit: Each



Site Photo



4S Homestead Park

Map: 2 Grid: D2

32-1 Picnic Area**Category: 3****Issue: No accessible route to picnic areas.****Action: Provide 48" wide minimum accessible path of travel to picnic area.**

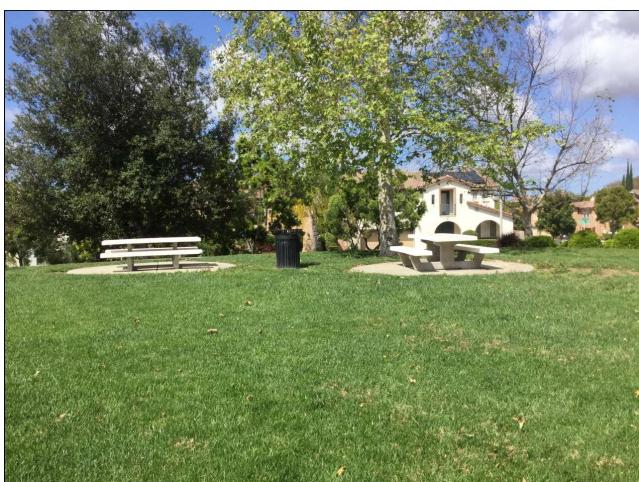
CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

Total Cost: **\$3,200**

Qty: 50

Unit: Feet



Site Photo



4S Homestead Park

Map: 2 Grid: C3

33-1 Outdoor Constructed Features**Category: 3****Issue:** Vertical reach is 61" above finished floor.**Action:** Adjust height and relocate station to be 10" from accessible walkway.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$1,000

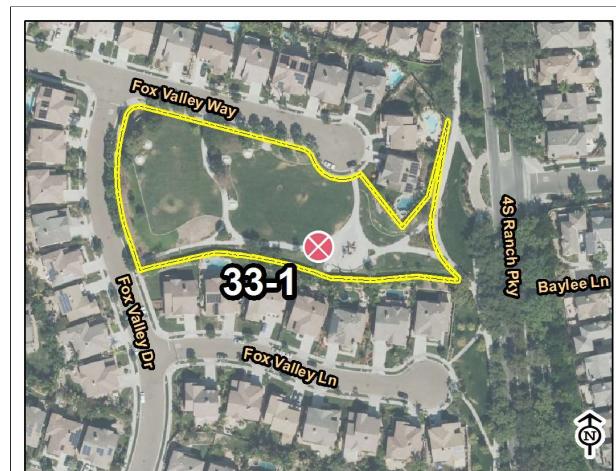
Total Cost: **\$1,300**

Qty: 1

Unit: Each



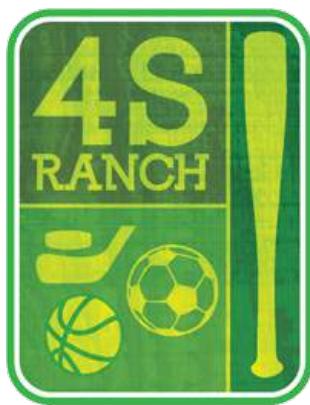
Site Photo



4S Homestead Park

Map: 2 Grid: F4

6.3 4S LIBERTY PARK

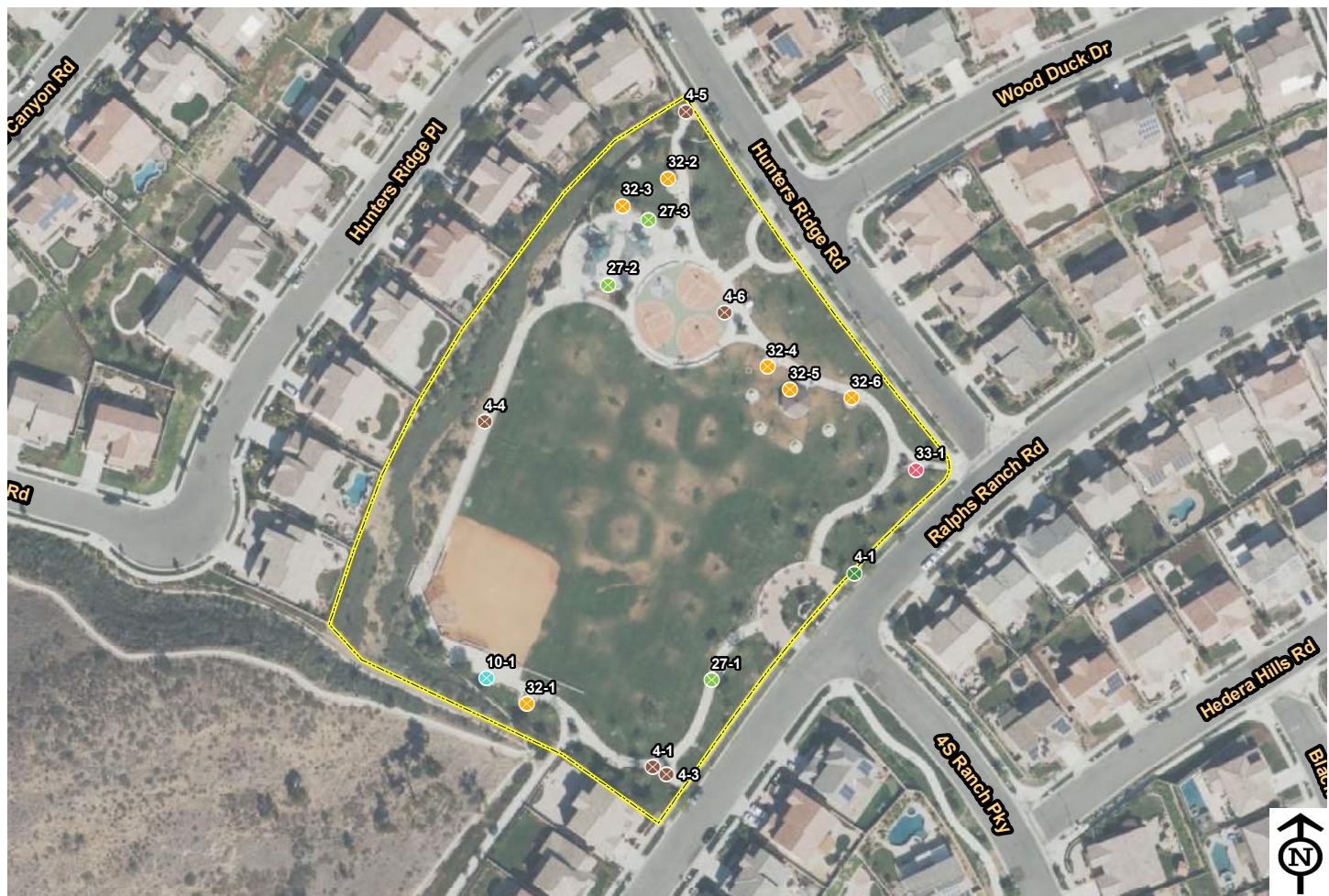


17750 HUNTERS RIDGE ROAD
SAN DIEGO, CA. 92127

DATE OF ASSESSMENT: 3/23/2017

Description:

4S Liberty Park is a 4-acre neighborhood park that features a ball field with a backstop, a shaded sandy playground, a basketball court with three half-court hoops, and a reservable gazebo with four circular picnic tables.



1, Parking Area	6, Stairway	19, Multi-User Restroom	28, Aquatic Activity Area	32, Picnic Area
3, Curb Ramps	7, Hazard	20, Single User Restroom	29, Game and Sports Area	33, Outdoor Constructed
4, Walk	8, Door/Gate	26, Trails	30, Campsite	34, Play Equipment Area
5, Ramp	10, Drinking Fountain	27, Assembly Area	31, Swimming Pool	Park Area

SITE ASSESSMENT

1-1 Parking Area

Category: 1

Issue: No ADA parking stall provided at park.

Action: Provide perpendicular ADA stall and access aisle by nearest entrance to park with appropriate signage. All stalls shall comply to CBC 11B-502. Demolish and replace sidewalk to accomodate new ADA parking. Provide route from parking to park.

CBC: 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

Cost Per: \$7,000

Total Cost: **\$7,700**

Qty: 1

Unit: Each



Site Photo



4S Liberty Park

Map: 4 Grid: D4

4-3 Walk

Category: 1

Issue: Surface slope of turning space is 4.8%.

Action: Provide level surface at points of turning.

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$15

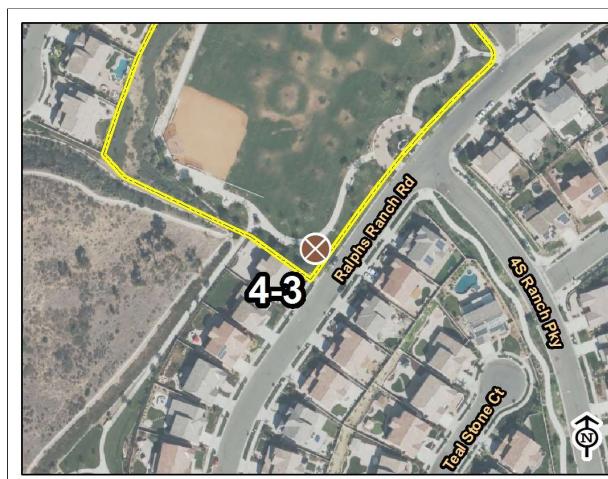
Total Cost: **\$2,200**

Qty: 100

Unit: Square Feet



Site Photo



4S Liberty Park

Map: 4 Grid: E4

4-1 Walk**Category: 2****Issue:** 1" gap in concrete.**Action:** Replace concrete panels or add sealant to fill gaps.CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

Cost Per: \$1,000

Total Cost: **\$1,000**

Qty: 1

Unit: Each



Site Photo



4S Liberty Park

Map: 4 Grid: D4

4-4 Walk**Category: 2****Issue:** Cross slope at 2.6%.**Action:** Regrade walkway and replace concrete.

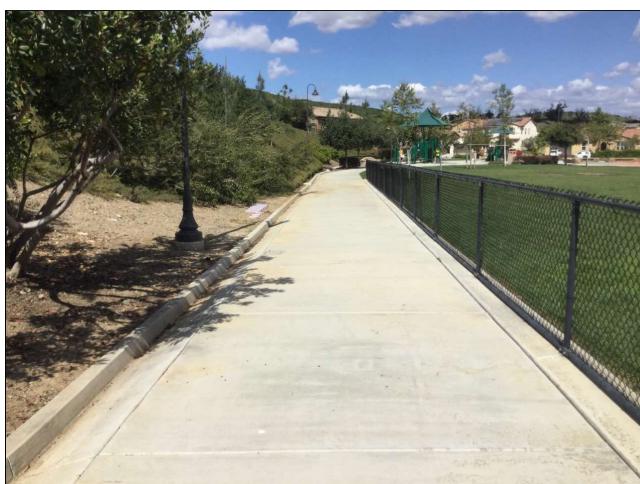
CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

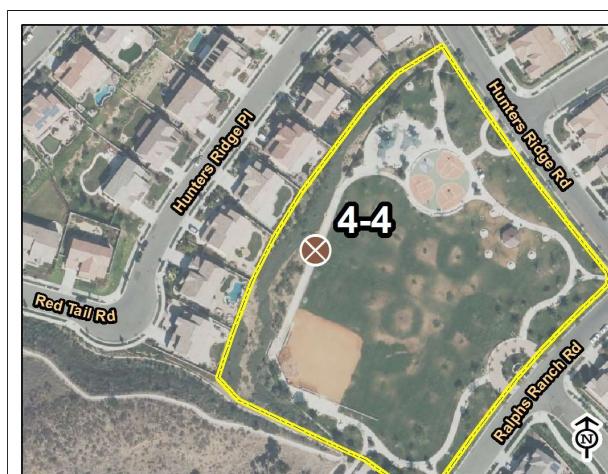
Total Cost: **\$5,900**

Qty: 80

Unit: Feet



Site Photo



4S Liberty Park

Map: 2 Grid: C5

4-5 Walk**Category: 2****Issue: 3/4" gap in concrete.****Action: Add sealant to fill gaps.**CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

Cost Per: \$750

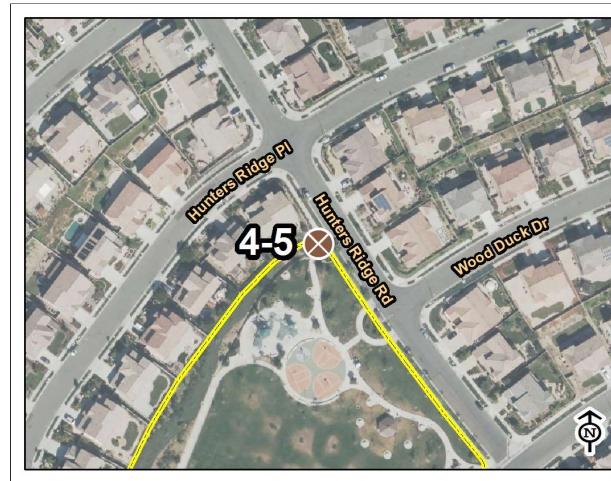
Total Cost: **\$750**

Qty: 1

Unit: Each



Site Photo



4S Liberty Park

Map: 2 Grid: E2

4-6 Walk**Category: 2****Issue: 3" gap in concrete.****Action: Add sealant to fill gaps.**CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

Cost Per: \$1,000

Total Cost: **\$1,000**

Qty: 1

Unit: Each



Site Photo



4S Liberty Park

Map: 2 Grid: E4

33-1 Outdoor Constructed Features**Category: 2**

Issue: Abrupt 4" or more of vertical change. Side reach is 25" from accessible walkway.

Action: Regrade adjacent surface. Relocate station to be 10" minimum from accessible path. Adjust height of station.

CBC: 11B-303.5 - Vertical falls greater than 4" require warning curb.

11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$350

Total Cost: **\$350**

Qty: 1

Unit: Each



Site Photo



4S Liberty Park

Map: 4 Grid: G1

4-7 Walk**Category: 3**

Issue: No High-Low fountain provided.

Action: Replace drinking fountain.

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

Total Cost: **\$3,000**

Qty: 1

Unit: Each



Site Photo



4S Liberty Park

Map: 2 Grid: E4

27-1 Assembly Area**Category: 3****Issue: Companion seating area slopes 3.1%.****Action: Regrade accessible companion seating area and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$45

Total Cost: **\$2,500**

Qty: 40

Unit: Square Feet



Site Photo



4S Liberty Park

Map: 4 Grid: E3

27-2 Assembly Area**Category: 3****Issue: No companion seating provided at bench.****Action: Modify or provide 36"x48" clear floor area.**

CBC: 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$700

Total Cost: **\$1,000**

Qty: 1

Unit: Each



Site Photo



4S Liberty Park

Map: 2 Grid: D4

27-3 Assembly Area**Category: 3****Issue: Companion seating area slopes 2.4%.****Action: Regrade accessible companion seating area and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$45

Total Cost: **\$1,600**

Qty: 20

Unit: Square Feet



Site Photo



4S Liberty Park

Map: 2 Grid: D3

32-1 Picnic Area**Category: 3****Issue: Ground space at picnic table is 28 in.****Action: Replace table with ADA accessible table.**

CBC: 11B-305.3 - The clear floor space shall be 30 inches minimum by 48 inches minimum.

Cost Per: \$2,000

Total Cost: **\$2,300**

Qty: 1

Unit: Each



Site Photo



4S Liberty Park

Map: 4 Grid: C3

32-2 Picnic Area**Category: 3****Issue: Ground space at picnic table is 27 in.****Action: Replace table with ADA accessible table.**

CBC: 11B-305.3 - The clear floor space shall be 30 inches minimum by 48 inches minimum.

Cost Per: \$2,000

Total Cost: **\$2,300**

Qty: 1

Unit: Each



Site Photo



4S Liberty Park

Map: 2 Grid: E3

32-3 Picnic Area**Category: 3****Issue: Ground space at picnic table is 27 in.****Action: Replace table with ADA accessible table.**

CBC: 11B-305.3 - The clear floor space shall be 30 inches minimum by 48 inches minimum.

Cost Per: \$2,000

Total Cost: **\$2,300**

Qty: 1

Unit: Each



Site Photo



4S Liberty Park

Map: 2 Grid: D3

32-4 Picnic Area**Category: 3****Issue: Ground space at picnic table is 27 in.****Action: Replace table with ADA accessible table.**

CBC: 11B-305.3 - The clear floor space shall be 30 inches minimum by 48 inches minimum.

Cost Per: \$2,000

Total Cost: **\$2,300**

Qty: 1

Unit: Each



Site Photo



4S Liberty Park

Map: 2 Grid: F5

32-5 Picnic Area**Category: 3****Issue: Ground space at picnic table is 27 in. Width of walkway is 32".****Action: Provide an ADA accessible table in area, and space tables at least 36" apart.**

CBC: 11B-305.3 - The clear floor space shall be 30 inches minimum by 48 inches minimum.

Cost Per: \$2,000

Total Cost: **\$2,300**

Qty: 4

Unit: Each



Site Photo



4S Liberty Park

Map: 2 Grid: F5

32-6 Picnic Area**Category: 3****Issue: Ground space at picnic table is 27 in.****Action: Replace table with ADA accessible table.**

CBC: 11B-305.3 - The clear floor space shall be 30 inches minimum by 48 inches minimum.

Cost Per: \$2,000

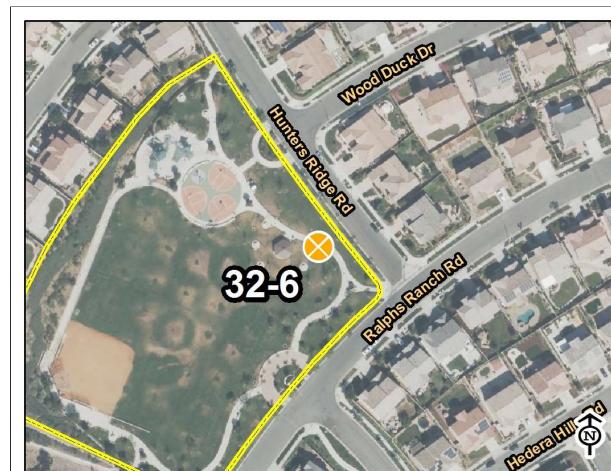
Total Cost: **\$2,300**

Qty: 1

Unit: Each



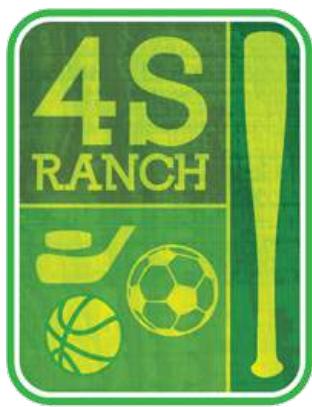
Site Photo



4S Liberty Park

Map: 2 Grid: F5

6.4 4S PATRIOT PARK



10502 PASEO DE LINDA
SAN DIEGO, CA 92127

DATE OF ASSESSMENT: 3/23/2017

Description:

4S Patriot Park features two playgrounds, two basketball courts, picnic areas and 4 acres of turf on land measuring 5.75 acres.



 1, Parking Area	 6, Stairway	 19, Multi-User Restroom	 28, Aquatic Activity Area	 32, Picnic Area
 3, Curb Ramps	 7, Hazard	 20, Single User Restroom	 29, Game and Sports Area	 33, Outdoor Constructed
 4, Walk	 8, Door/Gate	 26, Trails	 30, Campsite	 34, Play Equipment Area
 5, Ramp	 10, Drinking Fountain	 27, Assembly Area	 31, Swimming Pool	 Park Area

SITE ASSESSMENT

1-1 Parking Area**Category: 1**

Issue: No ADA parking stall provided at park.

Action: Provide perpendicular ADA stall and access aisle by nearest entrance to park with appropriate signage. All stalls shall comply to CBC 11B-502. Demolish and replace sidewalk to accomodate new ADA parking. Provide path of travel to walkway.

CBC: 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

Cost Per: \$7,000

Total Cost: **\$8,000**

Qty: 1

Unit: Each



Site Photo



4S Patriot Park

Map: 2 Grid: C2

4-1 Walk**Category: 1**

Issue: Walkway running slope is 5.7% to picnic area.

Action: Install handrails on both sides and landings.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$125

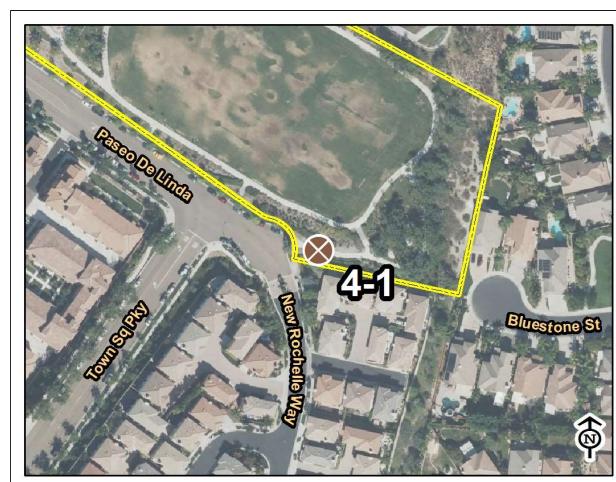
Total Cost: **\$8,500**

Qty: 60

Unit: Feet



Site Photo



4S Patriot Park

Map: 2 Grid: E4

4-2 Walk**Category: 1****Issue: Walkway running slope is 7.5%.****Action: Install handrails on both sides and landings.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$125

Total Cost: **\$11,000**

Qty: 80

Unit: Feet



Site Photo



4S Patriot Park

Map: 2 Grid: G2

4-3 Walk**Category: 1****Issue: Walkway running slope is 8.8%.****Action: Install handrails on both sides. Regrade walkway/ramp where slope exceeds standards and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$125

Total Cost: **\$8,500**

Qty: 60

Unit: Feet



Site Photo



4S Patriot Park

Map: 2 Grid: F4

4-4 Walk**Category: 1****Issue: Abrupt 4" or more of vertical change.****Action: Regrade adjacent surface.**

CBC: 11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$25

Total Cost: **\$125**

Qty: 5

Unit: Feet



Site Photo



4S Patriot Park

Map: 2 Grid: B4

4-5 Walk**Category: 1****Issue: Walkway running slope is 7.0%.****Action: Regrade section of walkway and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$90

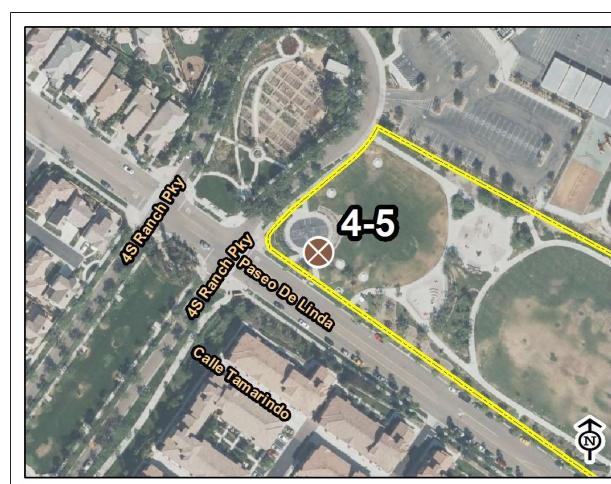
Total Cost: **\$2,400**

Qty: 15

Unit: Feet



Site Photo



4S Patriot Park

Map: 2 Grid: B4

4-6 Walk

Category: 1

Issue: Walkway running slope is 8%.

Action: Install handrails on both sides.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$50

Total Cost: \$3,500

Qty: 60

Unit: Feet



Site Photo



4S Patriot Park

Map: 2 Grid: B1

4-7 Walk

Category: 1

Issue: Abrupt 4" or more of vertical change.

Action: Rergrade adjacent surface.

CBC: 11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$100

Total Cost: \$3,000

Qty: 25

Unit: Feet



Site Photo



4S Patriot Park

Map: 2 Grid: D3

4-8 Walk

Category: 1

Issue: Walkway running slope is 7.7%.

Action: Install handrails on both sides.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$50

Total Cost: \$2,000

Qty: 30

Unit: Feet



Site Photo



4S Patriot Park

Map: 2 Grid: G3

4-11 Walk

Category: 1

Issue: Surface slope of turning space is 4.1%.

Action: Provide level surface at point of turning. Rergrade walkway before arriving at landing.

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

Total Cost: \$4,000

Qty: 45

Unit: Feet



Site Photo



4S Patriot Park

Map: 2 Grid: B4

4-14 Walk**Category: 1****Issue: Walkway running slope is 6%.****Action: Regrade section of walkway and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$90

Total Cost: **\$3,700**

Qty: 30

Unit: Feet



Site Photo



4S Patriot Park

Map: 2 Grid: E5

20-1 Single-User Restroom**Category: 1****Issue: Portable restroom entrance not on level surface.****Action: Relocate portable restroom to a location where walkway is level.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$1,000

Total Cost: **\$1,500**

Qty: 1

Unit: Each



Site Photo



4S Patriot Park

Map: 2 Grid: C5

4-9 Walk**Category: 2****Issue: Abrupt 4" or more of vertical change.****Action: Regrade adjacent surface.**

CBC: 11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$25

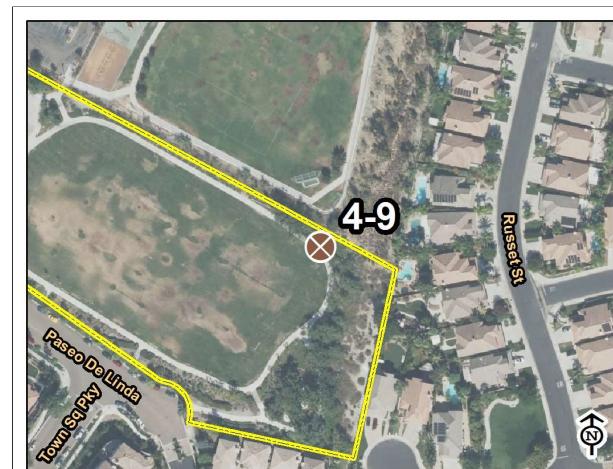
Total Cost: **\$250**

Qty: 10

Unit: Feet



Site Photo



4S Patriot Park

Map: 2 Grid: G1

4-10 Walk**Category: 2****Issue: Surface slope of turning space is 4%.****Action: Provide level surface at point of turning. Regrade walkway before arriving at landing.**

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$15

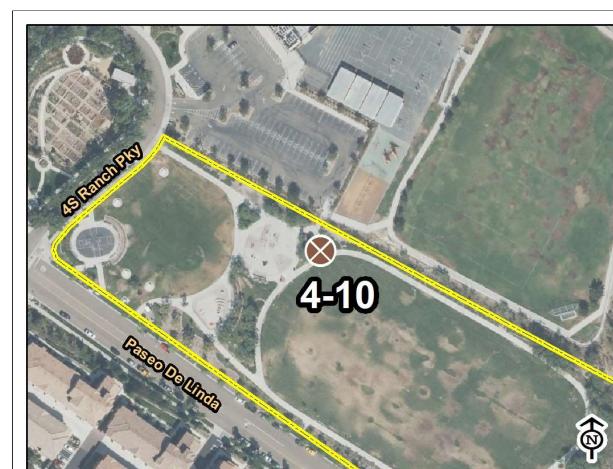
Total Cost: **\$2,500**

Qty: 100

Unit: Square Feet



Site Photo



4S Patriot Park

Map: 2 Grid: E4

4-12 Walk**Category: 2****Issue: 1" gap in concrete.****Action: Add sealant to fill gaps.**CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

Cost Per: \$750

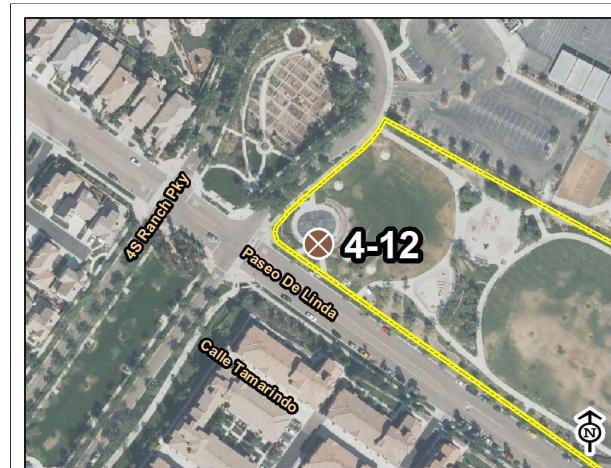
Total Cost: **\$750**

Qty: 1

Unit: Each



Site Photo



4S Patriot Park

Map: 2 Grid: B4

7-1 Hazard**Category: 2****Issue: Abrupt 4" or more of vertical change.****Action: Rergrade adjacent surface.**

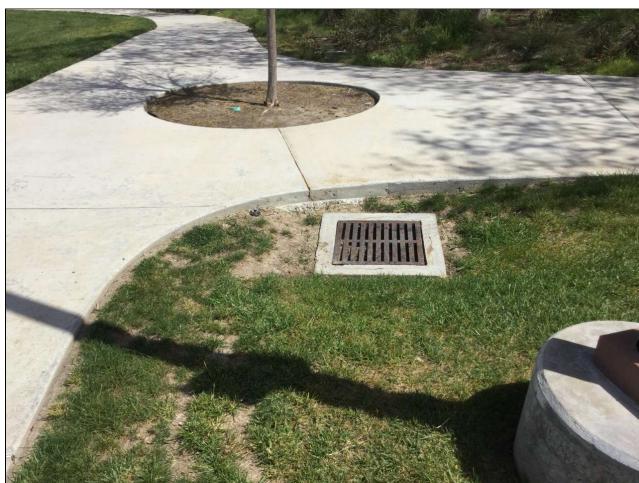
CBC: 11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$25

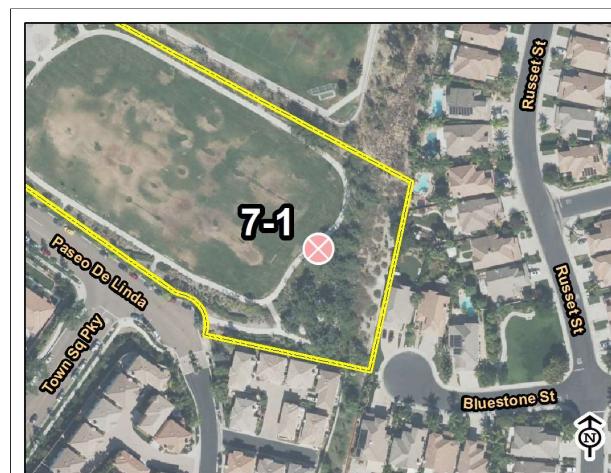
Total Cost: **\$125**

Qty: 5

Unit: Feet



Site Photo



4S Patriot Park

Map: 2 Grid: F3

7-2 Hazard**Category: 2****Issue: Abrupt 4" or more of vertical change.****Action: Regrade adjacent surface.**

CBC: 11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$25

Total Cost: **\$500**

Qty: 20

Unit: Feet



Site Photo



4S Patriot Park

Map: 2 Grid: E5

4-13 Walk**Category: 3****Issue: Area in front of kiosk slopes 3.4%.****Action: Relocate kiosk to a location where the surface is level.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$1,500

Total Cost: **\$2,000**

Qty: 1

Unit: Each



Site Photo



4S Patriot Park

Map: 2 Grid: B1

27-1 Assembly Area**Category: 3****Issue: Companion seating area slopes 4.1%.****Action: Regrade accessible companion seating area and replace concrete.**

CBC: 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$15

Total Cost: **\$1,250**

Qty: 50

Unit: Square Feet



Site Photo



4S Patriot Park

Map: 2 Grid: D5

27-2 Assembly Area**Category: 3****Issue: No High-Low fountain provided.****Action: Replace drinking fountain.**

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

Total Cost: **\$3,500**

Qty: 1

Unit: Each



Site Photo



4S Patriot Park

Map: 2 Grid: D4

32-1 Picnic Area**Category: 3****Issue: No accessible route to picnic tables.****Action: Provide 48" wide minimum accessible path of travel to picnic area.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

Total Cost: **\$3,500**

Qty: 50

Unit: Feet



Site Photo



4S Patriot Park

Map: 2 Grid: C3

32-2 Picnic Area**Category: 3****Issue: No accessible route to picnic tables.****Action: Provide 48" wide minimum accessible path of travel to picnic area.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

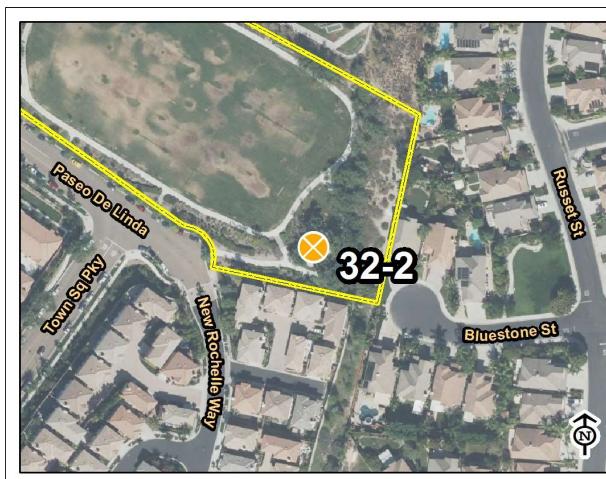
Total Cost: **\$2,500**

Qty: 30

Unit: Feet



Site Photo



4S Patriot Park

Map: 2 Grid: F4

6.5 CACTUS PARK



10610 ASHWOOD
LAKESIDE, CA 92040

DATE OF ASSESSMENT: 3/27/2017

Description:

Located in the San Diego County community of Lakeside, Cactus County Park presents a unique mix of recreational opportunities. Covering 59.58 acres, Cactus County Park features a 1-mile trail, ball fields and an air strip for radio-controlled airplanes. There's also a bicycle motocross (BMX) track, operated by an outside leaseholder.

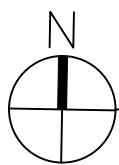


1, Parking Area	6, Stairway	19, Multi-User Restroom	28, Aquatic Activity Area	32, Picnic Area
3, Curb Ramps	7, Hazard	20, Single User Restroom	29, Game and Sports Area	33, Outdoor Constructed
4, Walk	8, Door/Gate	26, Trails	30, Campsite	34, Play Equipment Area
5, Ramp	10, Drinking Fountain	27, Assembly Area	31, Swimming Pool	Park Area

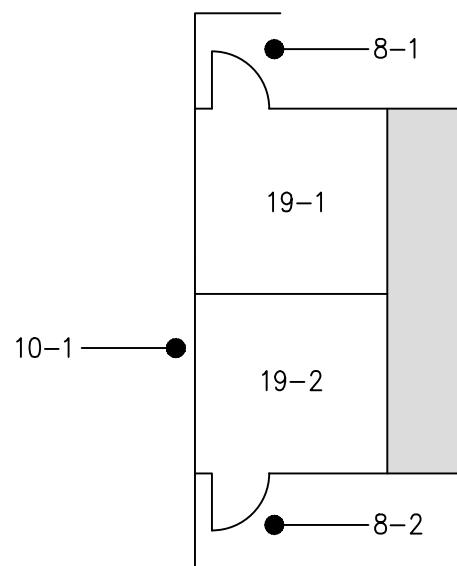
BUILDING ASSESSMENTS

CACTUS PARK





RESTROOM #1



KEY PLAN

Estimated Cost: \$

8-1 Door

Add ISA Signage

ISA Signage is missing from Entry
CBC: 11B-216.6 / ADA 216

Install or Modify Permanent Room Signage

Install Latch side signage and/or door signage
CBC: 11B-216.2, 11B-703.4.1, 4.2, 11B 703.7.2.6 / ADA 703

Clear Path of Travel

Opening through Doorway is less than 32" wide. (32" min for <24" of travel).
CBC 11B-403.5.1 / ADA 403

Note: Door is in held-open position during operating hours.

8-2 Door

Add ISA Signage

ISA Signage is missing from Entry
CBC: 11B-216.6 / ADA 216

Install or Modify Permanent Room Signage

Install Latch side signage and/or door signage
CBC: 11B-216.2, 11B-703.4.1, 4.2, 11B 703.7.2.6 / ADA 703

Clear Path of Travel

Opening through Doorway is less than 32" wide. (32" min for <24" of travel).
CBC 11B-403.5.1 / ADA 403

Note: Door is in held-open position during operating hours.

10-1 Drinking Fountain

The existing DF is not ADA Compliant.

Options:

- A. Replace with Compliant Hi-Low.
- B. **Remove and cap utilities (Included in Cost Estimate).**

19-1 Multi User Restroom- Womens

The WC stall is not accessible.

Options:

- A. Leave as-is and Add Unisex facilities.
- B. **Change the room by reconfiguring (2) WC to (1) Accessible. (Included in Cost Estimate)**

Other required Accessible fixtures can be modified as follows:

Replace or reposition Plumbing fixtures

The centerline of the lav faucet to the side wall is less than 18" (18" min).
CBC 11B-606.6 / ADA 606

Lav Pipe Wrap

Install protective wrap at exposed piping.
CBC 11B-606.5 / ADA 606

Install Mirror above Lav.

CBC 11B-603.3 / ADA 603

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is outside the 17" to 18" allowable range.
CBC 11B-604.2, 11B-604.3.1 / ADA 604

Add Grab Bars

Add Rear and Side GB
CBC: 11B-604.5.1 / ADA 604

19-2 Multi User Restroom- Mens

The WC stall is not accessible.

Options:

- A. Leave as-is and Add Unisex facilities.
- B. **Change the room by reconfiguring (2) WC to (1) Accessible.
(Included in Cost Estimate)**

Other required Accessible fixtures can be modified as follows:

Replace or reposition Plumbing fixtures

The centerline of the lav faucet to the side wall is less than 18" (18" min).
CBC 11B-606.6 / ADA 606

Replace or reposition Plumbing fixtures

The urinal height measured to front lip is 26" (17" max).
CBC 11B-605.2 / ADA 605

Lav Pipe Wrap

Install protective wrap at exposed piping.
CBC 11B-606.5 / ADA 606

Install Mirror above Lav.

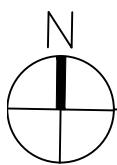
CBC 11B-603.3 / ADA 603

Replace or reposition Plumbing fixtures

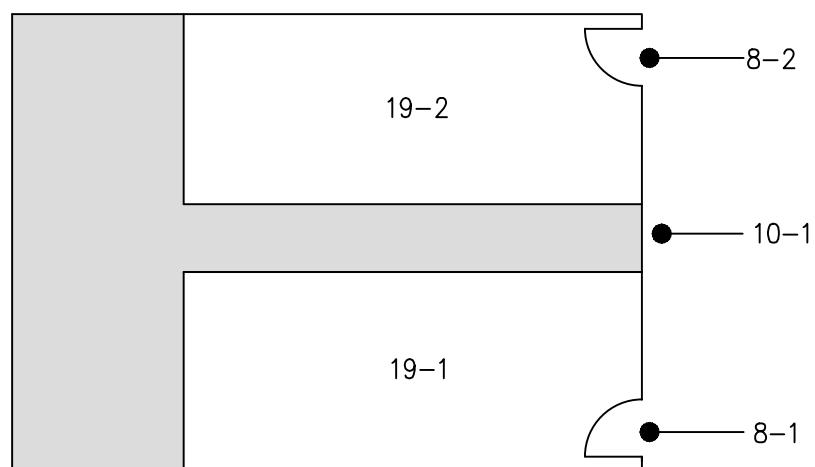
The centerline of the WC to the side wall is outside the 17" to 18" allowable range.
CBC 11B-604.2, 11B-604.3.1 / ADA 604

Add Grab Bars

Add Rear and Side GB
CBC: 11B-604.5.1 / ADA 604



RESTROOM #2



8-1 Door

Add ISA Signage

ISA Signage is missing from Entry
CBC: 11B-216.6 / ADA 216

Install or Modify Permanent Room Signage

Install Latch side signage
CBC: 11B-216.2 / ADA 216

8-2 Door

Add ISA Signage

ISA Signage is missing from Entry
CBC: 11B-216.6 / ADA 216

Install or Modify Permanent Room Signage

Install Latch side signage
CBC: 11B-216.2 / ADA 216

19-1 Multi User Restroom- Mens

Remove or Relocate Lav Mirrors

Lower edge of reflecting surface is 41" aff (40 max).
CBC 11B-603.3 / ADA 603

Stall Door Maneuvering Clearance

12" clear Maneuvering Clearance on pull side (18" min.)
CBC 11B-404.2.4.1 / ADA 404

Provide or Replace Stall Door Hardware

Add or adjust door self-closer.
CBC 11B- 604.8.1.2 / ADA 604

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is 19" (17" to 18").
CBC 11B-604.2 / ADA 604

Replace or modify Grab Bars

Side GB ends 15" from rear wall (12" max)
CBC: 11B-604.5.2 / ADA 604

Add Grab Bars

Add Rear GB
CBC: 11B-604.5.1 / ADA 604

Replace or reposition Accessory Equipment

Paper Seat Dispenser is 53" aff (40" max)
CBC 11B- 603.5 / ADA 603

19-2 Multi User Restroom- Womens

Remove or Relocate Lav Mirrors

Lower edge of reflecting surface is 41" aff (40 max).

CBC 11B-603.3 / ADA 603

Stall Door Maneuvering Clearance

12" clear Maneuvering Clearance on pull side (18" min.)

CBC 11B-404.2.4.1 / ADA 404

Provide or Replace Stall Door Hardware

Add or adjust door self-closer.

CBC 11B- 604.8.1.2 / ADA 604

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is 20" (17" to 18").

CBC 11B-604.2 / ADA 604

Replace or reposition Plumbing fixtures

WC Flush is on the wall side (Mandatory Open side).

CBC: 11B-604.6/ ADA 604

Adjust WC Seat Height

Seat height 16" (17"- 19" range).

CBC 11B-604.4 / ADA 604

Replace or modify Grab Bars

Side GB ends 15" from rear wall (12" max)

CBC: 11B-604.5.2 / ADA 604

Add Grab Bars

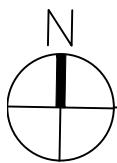
Add Rear GB

CBC: 11B-604.5.1 / ADA 604

Replace or reposition Accessory Equipment

Paper Seat Dispenser is 53" aff (40" max)

CBC 11B- 603.5 / ADA 603



PONY FIELD HOUSE



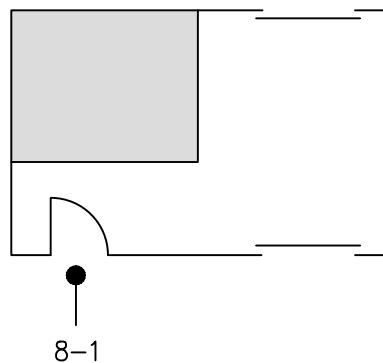
8-1 Door

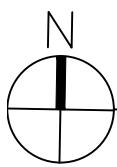
Add ISA Signage

ISA Signage is missing from Entry
CBC: 11B-216.6 / ADA 216

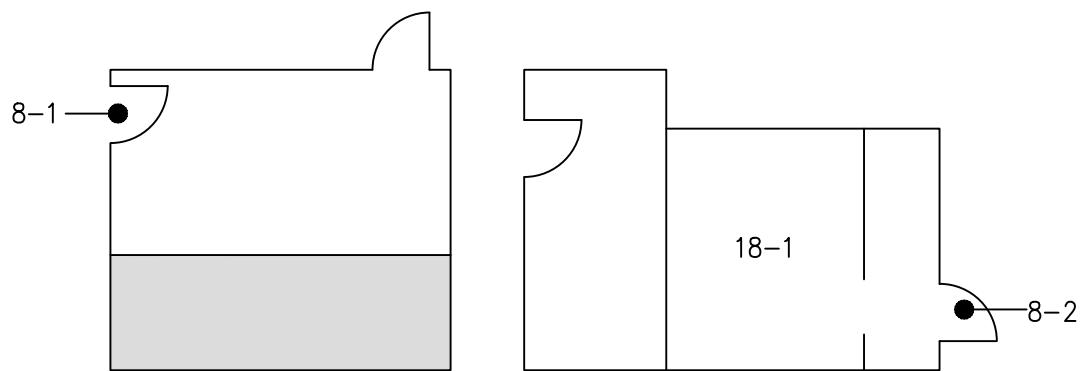
Install or Modify Permanent Room Signage

Install Latch side signage
CBC: 11B-216.2 / ADA 216





CONCESSION #1



KEY PLAN

8-1 Door

Add ISA Signage

ISA Signage is missing from Entry
CBC: 11B-216.6 / ADA 216

Install or Modify Permanent Room Signage

Install Latch side signage
CBC: 11B-216.2 / ADA 216

8-2 Door

Add ISA Signage

ISA Signage is missing from Entry
CBC: 11B-216.6 / ADA 216

Install or Modify Permanent Room Signage

Install Latch side signage
CBC: 11B-216.2 / ADA 216

18-1 Room

Clear Path of Travel

Passageway is less than 32" wide. (32" min for <24" of travel).
CBC 11B-403.5.1 / ADA 403

Provide an Accessible Counter

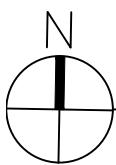
The Food Service and Pass-Through Counters exceed 34" aff (34" aff max).
CBC: 11B-904.4 / ADA 904

Sink Pipe Wrap

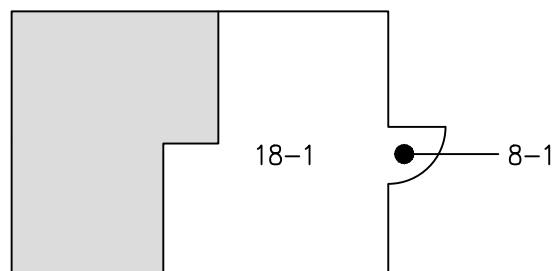
Install protective wrap at exposed piping.
CBC 11B-606.5 / ADA 606

Reach Range to Equipment

Microwave is at 60" aff (15"-48" allowable)
CBC: 11B-308.1.1 / ADA 308



CONCESSION #2



KEY PLAN

8-1 Door

Add ISA Signage

ISA Signage is missing from Entry

CBC: 11B-216.6 / ADA 216

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

Replace Door Threshold

Door Threshold exceeds 1/2" (1/2" max with beveled edge)

CBC: 11B-303.3 / ADA 303

Add Door Hardware

Door Hardware missing.

CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404

18-1 Room

Door Maneuvering Clearance

4" clear Maneuvering Clearance on pull side (18" min.)

CBC 11B-404.2.4.1 / ADA 404

Provide an Accessible Counter

The Food Service and Pass-Through Counters exceed 34" aff (34" aff max).

CBC: 11B-904.4 / ADA 904

SITE ASSESSMENT

1-1 Parking Area**Category: 1**

Issue: Surface slope is at 2.7%. Missing ISA sign. 2 loading zones both 2" short of minimum.

Action: Regrade parking stall, replace AC pavement, and restripe. Provide appropriate signage for parking stall.

CBC: 11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

Cost Per: \$3,500

Total Cost: **\$4,700**

Qty: 1

Unit: Each



Site Photo



Cactus Park

Map: 2 Grid: F4

1-4 Parking Area**Category: 1**

Issue: Insufficient accessible parking stalls provided.

Action: Restripe 2 parking stalls to be marked as ADA stalls and provide appropriate signage. All stalls shall comply to CBC 11B-502.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-208.2 - Sufficient accessible parking spaces must be provided.

Cost Per: \$1,500

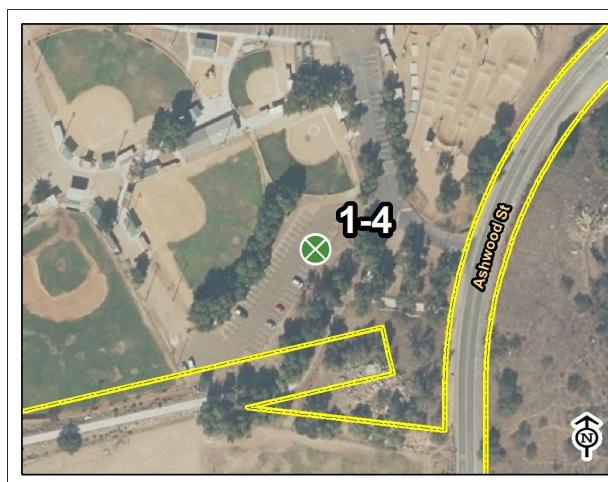
Total Cost: **\$2,000**

Qty: 1

Unit: Each



Site Photo



Cactus Park

Map: 3 Grid: F2

4-1 Walk**Category: 1****Issue: Surface slope of turning space is 3.5%.****Action: Provide level surface at point of turning. Regrate and replace concrete.**

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$15

Total Cost: **\$2,700**

Qty: 100

Unit: Square Feet



Site Photo



Cactus Park

Map: 2 Grid: D4

5-1 Ramp**Category: 1****Issue: No accessible route to BMX area. Walkway running slope is 8%.****Action: Demolish pavement and provide accessible path.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$3,600

Total Cost: **\$4,800**

Qty: 1

Unit: Each



Site Photo



Cactus Park

Map: 2 Grid: G4

5-2 Ramp**Category: 1****Issue: Tot lot ramp at 13%.****Action: Replace ramp.**

CBC: 11B-1008.2.5.1 - Ramp runs connecting ground level play components shall have a running slope not steeper than 1:16.

Cost Per: \$65

Total Cost: **\$1,900**

Qty: 10

Unit: Feet



Site Photo



Cactus Park

Map: 2 Grid: D4

19-1 Multi-User Restroom**Category: 1****Issue: No accessible route to restroom. Walkway to restroom is damaged.****Action: Provide 48" wide minimum accessible path of travel to restroom from ADA parking lot. Regrade area and replace pavement.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

Cost Per: \$13

Total Cost: **\$20,700**

Qty: 1500 Unit: Square Feet



Site Photo



Cactus Park

Map: 3 Grid: G2

29-1 Game and Sports Area**Category: 1****Issue: No accessible route to baseball field.****Action: Provide 48" wide minimum accessible path of travel to baseball field.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$50

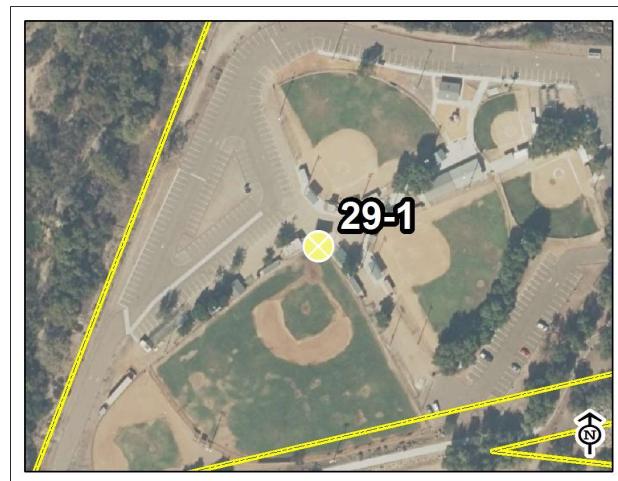
Total Cost: **\$5,000**

Qty: 75

Unit: Feet



Site Photo



Cactus Park

Map: 3 Grid: B1

1-2 Parking Area**Category: 2****Issue: Paint delineating parking stall is faded. No minimum fine is posted on parking stall.****Action: Restripe parking stalls to meet correct dimensions. Install "Minimum Fine" signs on existing pole.**

CBC: 11B-502.2 - Car and van parking spaces shall be 18' minimum.

11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

11B-502.6.4 - The surface of each accessible paved parking space shall have a surface identificaton.

Cost Per: \$3,000

Total Cost: **\$3,500**

Qty: 1

Unit: Each



Site Photo



Cactus Park

Map: 2 Grid: D3

4-2 Walk**Category: 2****Issue: Surface slope of turning space is 2.4%.****Action: Provide level surface at point of turning. Regrade and replace concrete.**

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

Total Cost: **\$4,100**

Qty: 45

Unit: Feet



Site Photo



Cactus Park

Map: 2 Grid: F5

4-3 Walk**Category: 2****Issue: Vertical changes in walkway exceed 1/2".****Action: Grind or patch vertical change of grade, or replace concrete panels.**

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$250

Total Cost: **\$250**

Qty: 1

Unit: Each



Site Photo



Cactus Park

Map: 2 Grid: F5

7-1 Hazard**Category: 2****Issue: Abrupt 4" or more of vertical change.****Action: Regrade adjacent surface.**

CBC: 11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$100

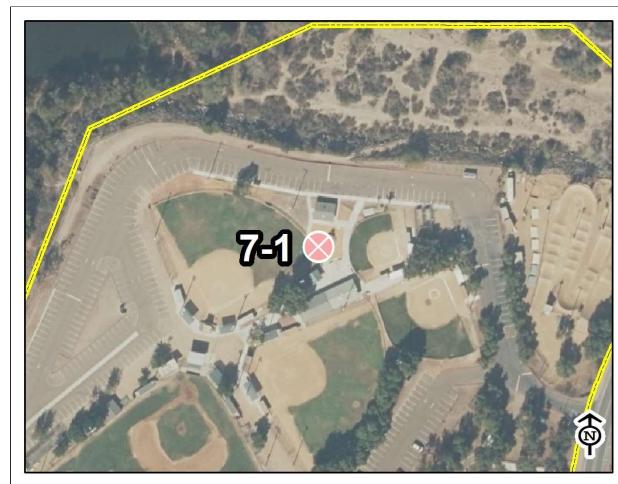
Total Cost: **\$1,000**

Qty: 10

Unit: Feet



Site Photo



Cactus Park

Map: 2 Grid: D4

8-2 Door/Gate**Category: 2****Issue: Gate hardware is not accessible/No ADA signage posted****Action: Replace or modify gate and provide ADA access sign.**

CBC: 11B-404.2.10 - Swinging door and gate surfaces within 10 inches of floor shall have a smooth surface on the push side.

11B-404.2.7 - Accessible door and gate hardware must be provided.

Cost Per: \$600

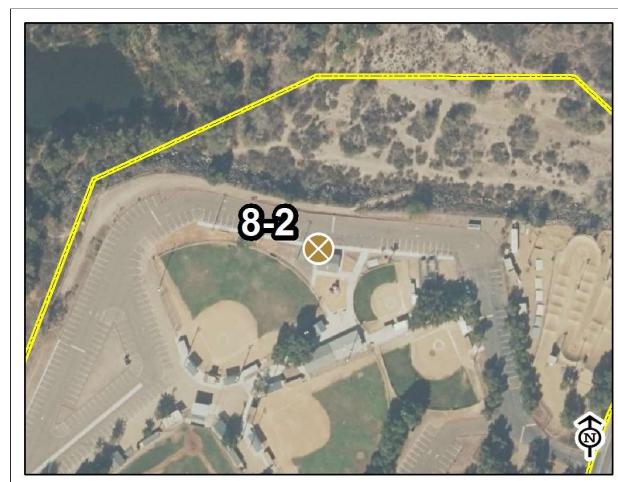
Total Cost: **\$600**

Qty: 1

Unit: Each



Site Photo



Cactus Park

Map: 2 Grid: D4

34-1 Play Equipment Area**Category: 2****Issue:** No ground elements are accessible.**Action:** Provide accessible rubberized surface to play structure.

CBC: 11B-240.2.1 - Where ground level play components are provided, at least one of each type shall be on an accessible route.

Cost Per: \$30

Total Cost: **\$3,000**

Qty: 60

Unit: Square Feet



Site Photo



Cactus Park

Map: 2 Grid: D4

27-1 Assembly Area**Category: 3****Issue:** No companion seating provided at bleachers. Recommend accessible notch on these bleachers similar to the other ones on site.**Action:** Provide companion seating area by bleachers.

CBC: 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$700

Total Cost: **\$1,200**

Qty: 50

Unit: Square Feet



Site Photo



Cactus Park

Map: 3 Grid: B1

32-1 Picnic Area**Category: 3****Issue: No accessible tables in picnic area.****Action: Provide ADA accessible table.**

CBC: 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$800

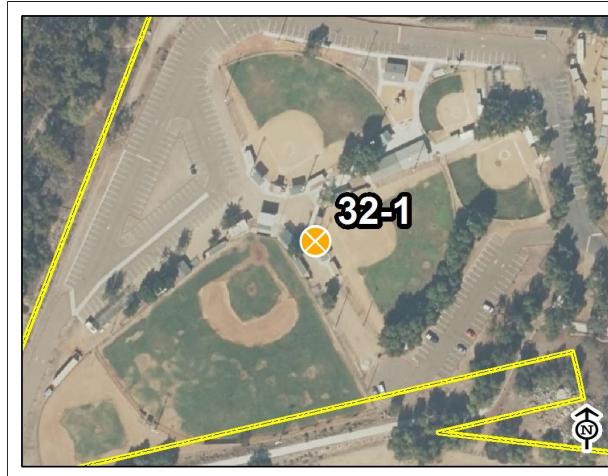
Total Cost: **\$1,300**

Qty: 1

Unit: Each



Site Photo



Cactus Park

Map: 3 Grid: C1

33-1 Outdoor Constructed Features**Category: 3****Issue: No accessible route to dumpsters.****Action: Relocate dumpsters to more accessible area of parking lot or provide crosswalk to trash enclosure.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$500

Total Cost: **\$1,500**

Qty: 2

Unit: Each



Site Photo



Cactus Park

Map: 2 Grid: F4

8-1 Door/Gate**Category: 4**

Issue: No ADA signage posted. Gate leads to unusable space behind structure.

Action: Provide sign that calls for no access.

CBC: 11B-404.2.7 - Accessible door and gate hardware must be provided.

Cost Per: \$500

Total Cost: \$500

Qty: 1

Unit: Each



Site Photo



Cactus Park

Map: 2 Grid: D5

26-1 Trails**Category: 4**

Issue: No access to trailhead.

Action: Provide sign that calls for no access.

CBC: 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$500

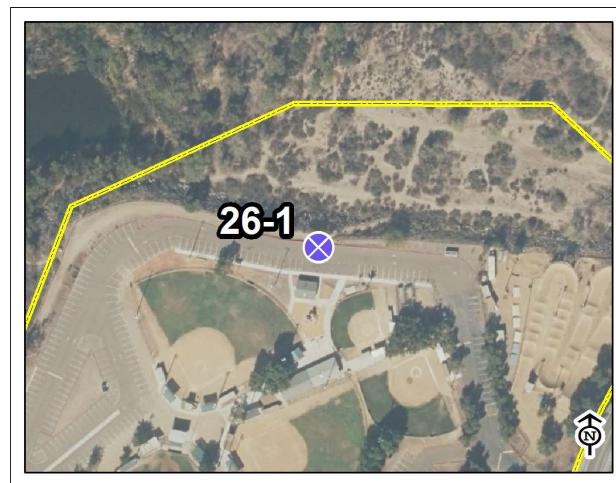
Total Cost: \$500

Qty: 1

Unit: Each



Site Photo



Cactus Park

Map: 2 Grid: D3

6.6 EL MONTE PARK



15805 EL MONTE ROAD
LAKESIDE, CA 92040

DATE OF ASSESSMENT: 3/27/2017

Description:

Covering 88-acres, El Monte Park features hiking, playgrounds, picnic tables, covered pavilions, a ball field, wedding and special event venues and restrooms.

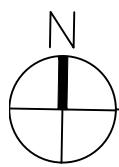


- 1, Parking Area
- 2, Picnic Area
- 3, Curb Ramps
- 4, Walk
- 5, Ramp
- 6, Stairway
- 7, Hazard
- 8, Door/Gate
- 9, Drinking Fountain
- 10, Swimming Pool
- 11, Multi-User Restroom
- 12, Single User Restroom
- 13, Trails
- 14, Assembly Area
- 15, Aquatic Activity Area
- 16, Game and Sports Area
- 17, Campsite
- 18, Play Equipment Area
- 19, Park Area

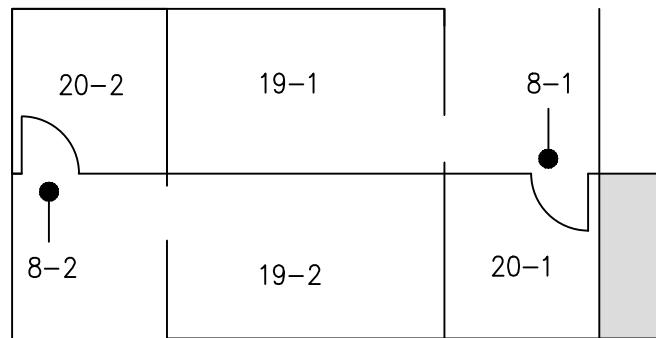
BUILDING ASSESSMENTS

EL MONTE PARK





RESTROOM #1



KEY PLAN

Estimated Cost: \$8,075

8-1 Doors

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

Adjust Door Closer

Door Closer sweep time is < 5 sec. and/or Door opening force is > 5 lbs.

CBC: 11B-404.2.8, 11B-404.2.9 / ADA 404

8-2 Doors

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

Adjust Door Closer

Door Closer sweep time is < 5 sec. and/or Door opening force is > 5 lbs.

CBC: 11B-404.2.8, 11B-404.2.9 / ADA 404

19-1 Multi User Restroom- Womens

The Fixtures in this room are not accessible.

The adjacent Accessible Unisex facilities satisfy the requirement, provided

Informational/ Directional signage is installed on the exterior Entry wall of this room.

19-2 Multi User Restroom- Mens

The Fixtures in this room are not accessible.

The adjacent Accessible Unisex facilities satisfy the requirement, provided

Informational/ Directional signage is installed on the exterior Entry wall of this room.

20-1 Single User Restroom- Unisex

Replace or reposition Plumbing fixtures

WC Flush is on the wall side (Mandatory Open side).

CBC: 11B-604.6/ ADA 604

Replace or modify Grab Bars

Side GB extends 40" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

Replace or modify Grab Bars

36" Side GB (42" min/ 48" recommended).

CBC: 11B-604.5.1 / ADA 604

Replace or modify Grab Bars

30" Rear GB (36" min/ 42" recommended).

CBC: 11B-604.5.1 / ADA 604

Replace or reposition Dispenser

Toilet Paper Dispenser is outside the 7"- 9" range.

CBC 11B- 604.7 / ADA 604

20-2 Single User Restroom- Unisex**Replace or reposition Plumbing fixtures**

The centerline of the WC to the side wall is 18 1/2" (17" to 18").

CBC 11B-604.2 / ADA 604

Replace or reposition Plumbing fixtures

WC Flush is on the wall side (Mandatory Open side).

CBC: 11B-604.6/ ADA 604

Replace or modify Grab Bars

Side GB extends 40" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

Replace or modify Grab Bars

36" Side GB (42" min/ 48" recommended).

CBC: 11B-604.5.1 / ADA 604

Replace or modify Grab Bars

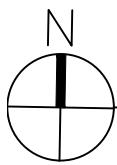
30" Rear GB (36" min/ 42" recommended).

CBC: 11B-604.5.1 / ADA 604

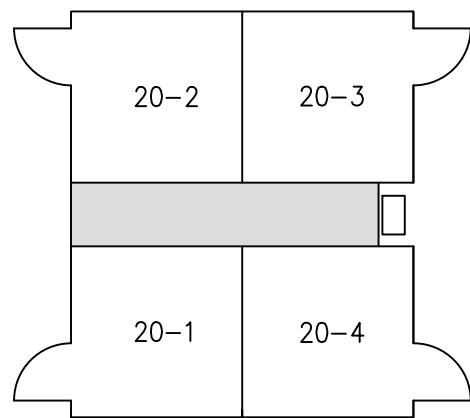
Replace or reposition Dispenser

Toilet Paper Dispenser is outside the 7"- 9" range.

CBC 11B- 604.7 / ADA 604



RESTROOM #2



KEY PLAN

Estimated Cost: \$10,150

20-1 Single User Restroom- Unisex

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is 19" (17" to 18").

CBC 11B-604.2 / ADA 604

Replace or modify Grab Bars

Side GB extends 53" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

Replace or modify Grab Bars

Rear GB extends 20" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

Replace or reposition Accessory Equipment

Hand Dryer Button is 40 3/4" aff (40" max)

CBC 11B- 603.5 / ADA 603

20-2 Single User Restroom- Unisex

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is 18 1/2" (17" to 18").

CBC 11B-604.2 / ADA 604

Replace or modify Grab Bars

Side GB extends 53" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

Replace or modify Grab Bars

Rear GB extends 20" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

Replace or reposition Accessory Equipment

Hand Dryer Button is 41" aff (40" max)

CBC 11B- 603.5 / ADA 603

Adjust Lav Flow duration

Stream is less than 10 sec. (10 sec. min).

CBC: 11B-606.4 / ADA 606

20-3 Single User Restroom- Unisex

Replace or reposition Accessory Equipment

Hand Dryer Button is 41 1/2" aff (40" max)

CBC 11B- 603.5 / ADA 603

Replace or modify Grab Bars

Side GB extends 53" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

Replace or modify Grab Bars

Rear GB extends 20" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

20-4 Single User Restroom- Unisex**Replace or modify Grab Bars**

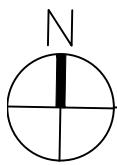
Side GB extends 53" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

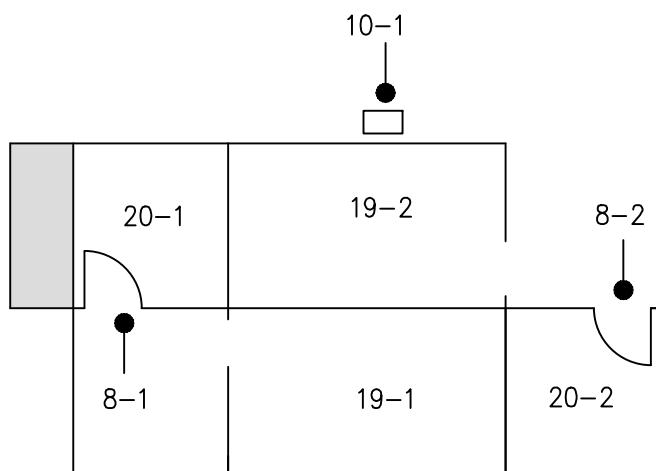
Replace or modify Grab Bars

Rear GB extends 20" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604



RESTROOM #3



KEY PLAN

Estimated Cost: \$17,400

8-1 Doors

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

Adjust Door Closer

Door Closer sweep time is < 5 sec. and/or Door opening force is > 5 lbs.

CBC: 11B-404.2.8, 11B-404.2.9 / ADA 404

8-2 Doors

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

Adjust Door Closer

Door Closer sweep time is < 5 sec. and/or Door opening force is > 5 lbs.

CBC: 11B-404.2.8, 11B-404.2.9 / ADA 404

10-1 Drinking Fountain

Add Piperrail Protection

DF protrudes 17" from vertical support between 27" and 80" aff.

CBC: 11B-602.9 / ADA 602

19-1 Multi User Restroom- Womens

The Fixtures in this room are not accessible.

The adjacent Accessible Unisex facilities satisfy the requirement, provided

Informational/ Directional signage is installed on the exterior Entry wall of this room.

19-2 Multi User Restroom- Mens

The Fixtures in this room are not accessible.

The adjacent Accessible Unisex facilities satisfy the requirement, provided

Informational/ Directional signage is installed on the exterior Entry wall of this room.

20-1 Single User Restroom- Unisex

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is 18 1/2" (17" to 18").

CBC 11B-604.2 / ADA 604

Replace or reposition Plumbing fixtures

52" clear from WC side wall to adjacent fixture or wall (60" min)

CBC 11B-604.3.1 / ADA 604

Replace or reposition Plumbing fixtures

WC Flush is on the wall side (Mandatory Open side).

CBC: 11B-604.6/ ADA 604

Replace or modify Grab Bars

Side GB extends 40" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

Replace or modify Grab Bars

Rear GB ends 19" from side wall (12" max)

CBC: 11B-604.5.2 / ADA 604

Replace or reposition Dispenser

Toilet Paper Dispenser is outside the 7"- 9" range.

CBC 11B- 604.7 / ADA 604

20-2 Single User Restroom- Unisex**Replace or reposition Plumbing fixtures**

The centerline of the WC to the side wall is 18 1/2" (17" to 18").

CBC 11B-604.2 / ADA 604

Replace or reposition Plumbing fixtures

52" clear from WC side wall to adjacent fixture or wall (60" min)

CBC 11B-604.3.1 / ADA 604

Replace or reposition Plumbing fixtures

WC Flush is on the wall side (Mandatory Open side).

CBC: 11B-604.6/ ADA 604

Replace or modify Grab Bars

Side GB extends 40" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

Replace or modify Grab Bars

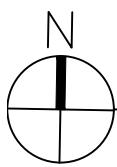
Rear GB ends 19" from side wall (12" max)

CBC: 11B-604.5.2 / ADA 604

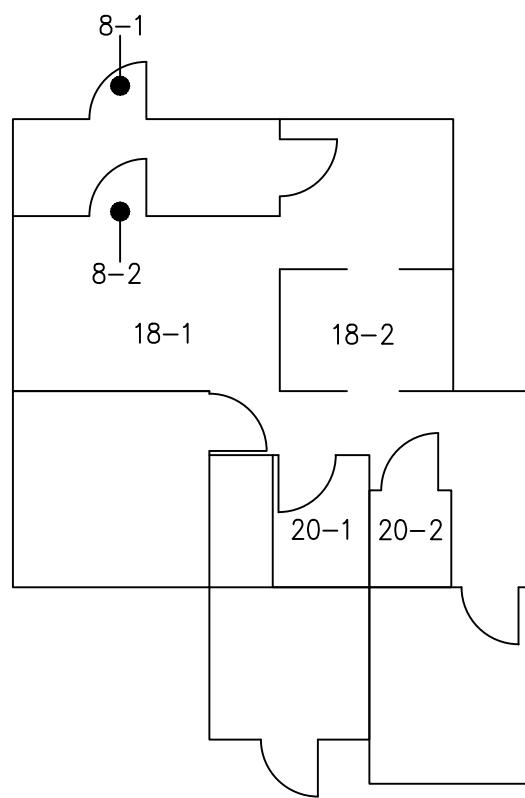
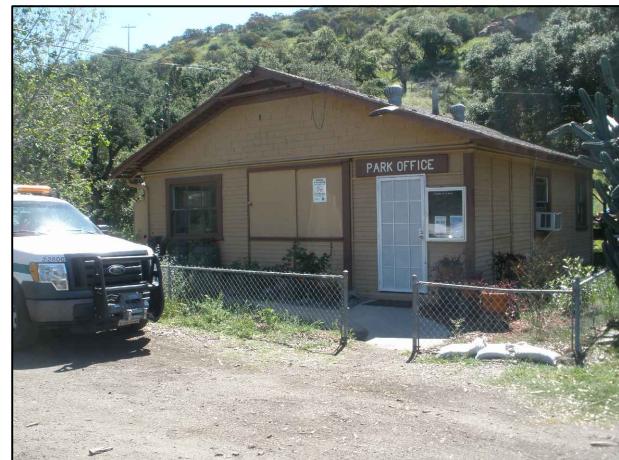
Replace or reposition Dispenser

Toilet Paper Dispenser is outside the 7"- 9" range.

CBC 11B- 604.7 / ADA 604



RANGER STATION



KEY PLAN

Estimated Cost: \$33,700

8-1 Doors

Install or Modify Door Signage

Install Door Signage

CBC: 11B 703.7.2.6 / ADA 703

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

Accessible Route

Change 5" tall stoop to a Ramp with max. slope 1:12.

CBC 11B-405 / ADA 405

Replace Door Hardware

Door Knobs are not allowed.

CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404

8-2 Doors

Accessible Route

Change 5" tall stoop to a Ramp with max. slope 1:12.

CBC 11B-405 / ADA 405

Replace Door Hardware

Door Knobs are not allowed.

CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404

18-1 Room

Clear Path of Travel

Passageway is less than 32" wide. (32" min for <24" of travel).

CBC 11B-403.5.1 / ADA 403

18-2 Room

Clear Path of Travel

Passageway is less than 32" wide. (32" min for <24" of travel).

CBC 11B-403.5.1 / ADA 403

Provide an Accessible Counter

The Workbench is 36" aff (34" aff max by recommended min. 60" long).

CBC: 11B-902 / ADA 902

Reach Range to Equipment

Switches at 54" aff (15"-48")

CBC: 11B-308.1.1 / ADA 308

20-1 + 20-2 Single User Restrooms

The Fixtures in these Rooms are not accessible.

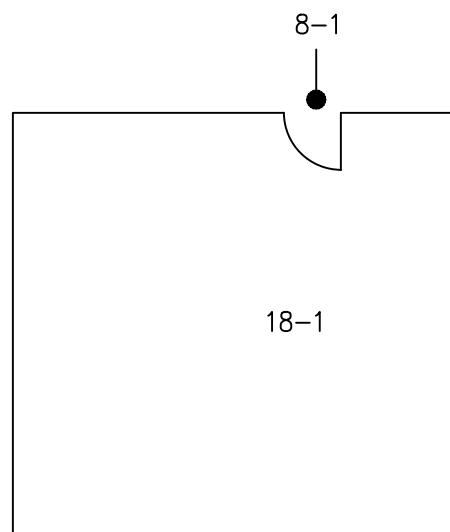
Options:

A. Leave as-is and add Unisex facilities to the Building or

B. Size allowing, renovate the (2) existing restrooms into (1) Unisex (Recommended).



SHOP



KEY PLAN

Estimated Cost: \$3,000

8-1 Doors

Install or Modify Door Signage

Install Door Signage
CBC: 11B 703.7.2.6 / ADA 703

Install or Modify Permanent Room Signage

Install Latch side signage
CBC: 11B-216.2 / ADA 216

Accessible Route

Change 5" tall stoop to a Ramp with max. slope 1:12.
CBC 11B-405 / ADA 405

Replace Door Hardware

Door Knobs are not allowed.
CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404

18-1 Room

Provide an Accessible Counter

The Workbench is 37" aff (34" aff max by recommended min. 60" long).
CBC: 11B-902 / ADA 902

SITE ASSESSMENT

1-3 Parking Area**Category: 1**

Issue: Surface slope is at 2.8%. No detectable warning provided.

Action: Regrade parking stall and replace AC pavement. Install detectable warning tile.

CBC: 11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

Cost Per: \$3,600

Total Cost: **\$4,400**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 2 Grid: E4

1-4 Parking Area**Category: 1**

Issue: Surface slope is at 3%. No minimum fine is posted on parking stall. No detectable warning provided.

Action: Regrade parking stalls and replace AC pavement. Install "Minimum Fine" signs on each existing pole. Install detectable warning tile.

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

Cost Per: \$8,800

Total Cost: **\$9,600**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 2 Grid: C2

1-5 Parking Area**Category: 1**

Issue: Only 2/166 parking stalls provided in parking lot.

Action: Designate 4 additional ADA parking stalls for this parking lot with appropriate signage. Comply to CBC 11B-502.

CBC: 11B-208.2 - Sufficient accessible parking spaces must be provided.

Cost Per: \$10,800

Total Cost: **\$11,200**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 3 Grid: G5

1-6 Parking Area**Category: 1**

Issue: Not enough ADA parking stalls provided in parking lot. No detectable warnings provided.

Action: Designate 1 additional ADA parking stall for this parking lot with appropriate signage. Comply to CBC 11B-502.
Install detectable warning tile.

CBC: 11B-208.2 - Sufficient accessible parking spaces must be provided.

11B-247.1.2.2 - Detectable warnings shall be provided on all curb ramps.

Cost Per: \$2,700

Total Cost: **\$3,100**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 4 Grid: B3

4-1 Walk**Category: 1****Issue: No accessible route to ranger station.****Action: Provide 48" wide minimum accessible path of travel from ADA parking lot to ranger station.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

Total Cost: **\$2,800**

Qty: 40

Unit: Feet



Site Photo



El Monte Park

Map: 2 Grid: E5

4-5 Walk**Category: 1****Issue: Walkway running slope is 5.65% to pavilion.****Action: Regrade path or convert to ramp.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$150

Total Cost: **\$3,800**

Qty: 20

Unit: Feet



Site Photo



El Monte Park

Map: 4 Grid: B3

4-8 Walk**Category: 1**

Issue: Cross slope at 2.7%. Vertical changes in walkway exceed 1/2".

Action: Regrade walkway and replace concrete.

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$2,800**

Qty: 30

Unit: Feet



Site Photo



El Monte Park

Map: 2 Grid: F1

4-11 Walk**Category: 1**

Issue: Width of walkway is 34". Cross slope at 2.5%.

Action: Regrade and provide wider accessible path.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

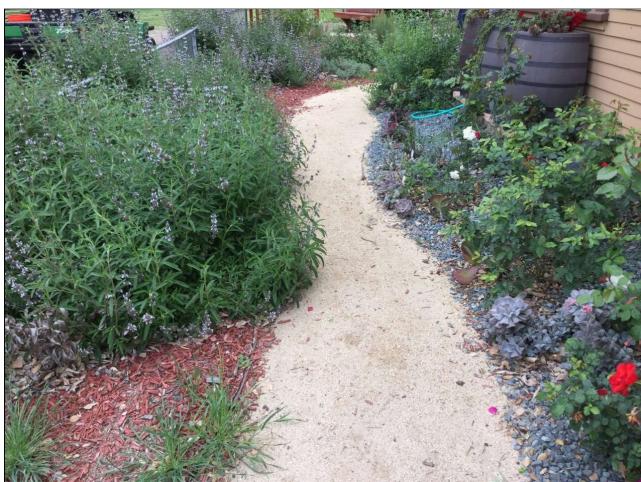
11B-403.5.3 - Designated accessible walks shall not be less than 3'.

Cost Per: \$65

Total Cost: **\$2,800**

Qty: 30

Unit: Feet



Site Photo



El Monte Park

Map: 2 Grid: F5

4-12 Walk**Category: 1****Issue: Cross slope at 3.4%.****Action: Regrade walkway and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$1,500**

Qty: 10

Unit: Feet



Site Photo



El Monte Park

Map: 2 Grid: G4

4-13 Walk**Category: 1****Issue: No accessible route to pavilion from ADA parking spot.****Action: Provide 48" wide minimum accessible path of travel from ADA parking lot to pavilion area.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

Total Cost: **\$3,800**

Qty: 60

Unit: Feet



Site Photo



El Monte Park

Map: 3 Grid: G3

4-15 Walk**Category: 1****Issue: Walkway running slope is 7.5%.****Action: Regrade section of walkway and replace concrete. Install handrails and landings if needed.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$150

Total Cost: **\$5,300**

Qty: 30

Unit: Feet



Site Photo



El Monte Park

Map: 4 Grid: E1

4-16 Walk**Category: 1****Issue: Walkway running slope is 6% to restroom. Vertical changes exceed 1/2".****Action: Make area accessible by regrading and replacing walkway.**

CBC: 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$90

Total Cost: **\$1,700**

Qty: 10

Unit: Feet



Site Photo



El Monte Park

Map: 4 Grid: D1

10-3 Drinking Fountain**Category: 1**

Issue: Ground space between bench and fountain is 28 in. Abrupt 4" or more of vertical change.

Action: Relocate bench and regrade adjacent surface.

CBC: 11B-303.5 - Vertical falls greater than 4" require warning curb.

11B-305.3 - The clear floor space shall be 30 inches minimum by 48 inches minimum.

Cost Per: \$1,800

Total Cost: **\$2,600**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 4 Grid: D2

32-9 Picnic Area**Category: 1**

Issue: No accessible route to picnic tables.

Action: Provide 48" wide minimum accessible path of travel to picnic area.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$50

Total Cost: **\$3,800**

Qty: 60

Unit: Feet



Site Photo



El Monte Park

Map: 4 Grid: D1

1-1 Parking Area**Category: 2**

Issue: No detectable warnings provided. Some stalls are missing signage.

Action: Install detectable warning tile on concrete walkway. Install ISA signs for each parking stall.

CBC: 11B-247.1.2.2 - Detectable warnings shall be provided on all curb ramps.

11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

Cost Per: \$2,200

Total Cost: **\$2,600**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 2 Grid: A3

1-2 Parking Area**Category: 2**

Issue: 1" gap in concrete. No detectable warnings provided.

Action: Replace concrete panels or add sealant to fill gaps. Restripe parking stalls. Install Detectable Warning Tile.

CBC: 11B-247.1.2.2 - Detectable warnings shall be provided on all curb ramps.

11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch.

11B-502.6.4 - The surface of each accessible paved parking space shall have a surface identificaton.

Cost Per: \$2,000

Total Cost: **\$2,000**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 4 Grid: E2

4-2 Walk

Category: 2

Issue: Vertical changes in walkway exceed 1/2".

Action: Regrade and replace concrete.

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$2,500

Total Cost: **\$3,300**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 2 Grid: G3

4-3 Walk

Category: 2

Issue: Surface slope of turning space is 2.8%.

Action: Provide level surface at point of turning.

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

Total Cost: **\$2,400**

Qty: 25

Unit: Feet



Site Photo



El Monte Park

Map: 2 Grid: A4

4-4 Walk**Category: 2****Issue: 1" gap in concrete.****Action: Add sealant to fill gaps.**CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

Cost Per: \$500

Total Cost: **\$500**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 4 Grid: D2

4-6 Walk**Category: 2****Issue: Weeds in the middle of walkway.****Action: Vegetation to be maintained throughout.**

CBC: 11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

Cost Per: \$250

Total Cost: **\$250**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 2 Grid: D1

4-7 Walk**Category: 2****Issue: Vertical changes in walkway exceed 1/2".****Action: Grind or patch vertical change of grade, or replace concrete panels.**

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$250

Total Cost: **\$250**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 2 Grid: F1

4-9 Walk**Category: 2****Issue: Abrupt 4" or more of vertical change.****Action: Regrade adjacent surface.**

CBC: 11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$25

Total Cost: **\$125**

Qty: 5

Unit: Feet



Site Photo



El Monte Park

Map: 2 Grid: F4

4-14 Walk**Category: 2****Issue: Surface slope of turning space is 2.5%.****Action: Provide level surface at point of turning.**

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

Total Cost: **\$3,100**

Qty: 35

Unit: Feet



Site Photo



El Monte Park

Map: 4 Grid: E2

4-17 Walk**Category: 2****Issue: Cross slope at 2.5%.****Action: Regrade walkway and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$1,800**

Qty: 15

Unit: Feet



Site Photo



El Monte Park

Map: 4 Grid: D2



4-18 Walk**Category: 2****Issue: Weeds in the middle of walkway.****Action: Vegetation to be maintained throughout.**

CBC: 11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

Cost Per: \$250

Total Cost: **\$250**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 2 Grid: F2

5-1 Ramp**Category: 2****Issue: No accessible route to park office.****Action: Provide accessible ramp or alternate method to enter park office.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$150

Total Cost: **\$1,500**

Qty: 5

Unit: Feet



Site Photo



El Monte Park

Map: 2 Grid: F5

5-2 Ramp**Category: 2**

Issue: Tot lot ramp at 7.25%. Abrupt 4" or more of vertical change into adjacent playground area.

Action: **Regrade or replace ramp. Regrade adjacent play area surface. Replace concrete panels or add sealant to fill gaps.**

CBC: 11B-1008.2.5.1 - Ramp runs connecting ground level play components shall have a running slope not steeper than 1:16.

11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$1,350

Total Cost: **\$2,100**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 4 Grid: D2

19-1 Multi-User Restroom**Category: 2**

Issue: Cross slope at 2.5%.

Action: **Regrade walkway and replace concrete. Provide level surface in front of restrooms.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$2,100**

Qty: 20

Unit: Feet



Site Photo



El Monte Park

Map: 2 Grid: G3

27-1 Assembly Area**Category: 2**

Issue: No accessible route to bench. No companion seating provided at bench.

Action: Provide 48" wide minimum accessible path of travel to bench with companion seating.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$1,200

Total Cost: **\$2,000**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 2 Grid: F1

27-4 Assembly Area**Category: 2**

Issue: Vertical changes in walkway exceed 1/2".

Action: Grind or patch vertical change of grade, or replace concrete panels.

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$1,500

Total Cost: **\$2,300**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 2 Grid: H4

27-5 Assembly Area**Category: 2****Issue: Vertical changes in walkway exceed 1/2".****Action: Grind or patch vertical change of grade, or replace concrete panels.**

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$500

Total Cost: **\$500**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 3 Grid: G3

27-6 Assembly Area**Category: 2****Issue: Vertical changes in walkway exceed 1/2".****Action: Grind or patch vertical change of grade, or replace concrete panels.**

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$1,500

Total Cost: **\$1,500**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 4 Grid: B2

27-7 Assembly Area**Category: 2**

Issue: No accessible route to trash cans and grills. No accessible tables in picnic area.

Action: Provide ADA tables for pavilion. Relocate trash cans and grills to pavilion to be accessible.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$1,250

Total Cost: **\$2,100**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 4 Grid: B3

29-1 Game and Sports Area**Category: 2**

Issue: No accessible route to horseshoe pits.

Action: Provide 48" wide minimum accessible path of travel to horseshoe pits.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

Total Cost: **\$2,100**

Qty: 25

Unit: Feet



Site Photo



El Monte Park

Map: 4 Grid: B2

29-2 Game and Sports Area**Category: 2****Issue: No accessible route to volleyball net.****Action: Provide 48" wide minimum accessible path of travel to volleyball court.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

Total Cost: **\$1,300**

Qty: 10

Unit: Feet



Site Photo



El Monte Park

Map: 2 Grid: D1

32-1 Picnic Area**Category: 2****Issue: No accessible tables in picnic area. Insufficient knee space.****Action: Provide ADA accessible tables.**

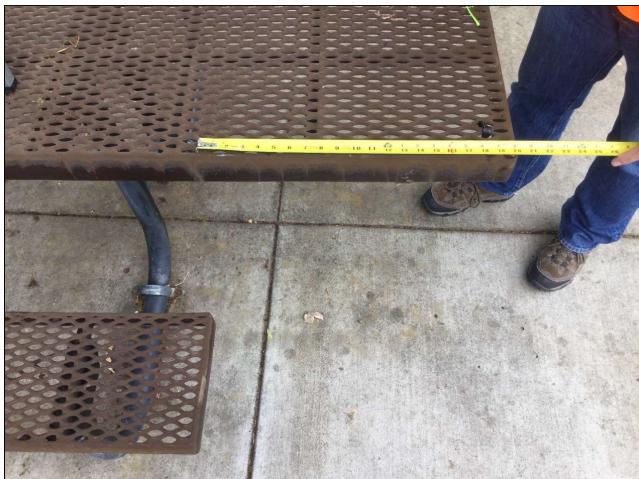
CBC: 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$2,000

Total Cost: **\$2,400**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 2 Grid: D1

32-2 Picnic Area**Category: 2****Issue: No accessible tables in picnic area. Insufficient knee space.****Action: Provide ADA accessible tables.**

CBC: 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

11B-902.4.1 - Where knee clearance is required under an element, the clearance shall be 19".

Cost Per: \$6,000

Total Cost: **\$6,400**

Qty: 3

Unit: Each



Site Photo



El Monte Park

Map: 2 Grid: F2

32-3 Picnic Area**Category: 2****Issue: No accessible route to picnic tables and benches. No accessible tables in picnic area.****Action: Provide 48" wide minimum accessible path of travel to picnic area and level concrete pad for tables. Provide ADA accessible picnic tables.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$13,800

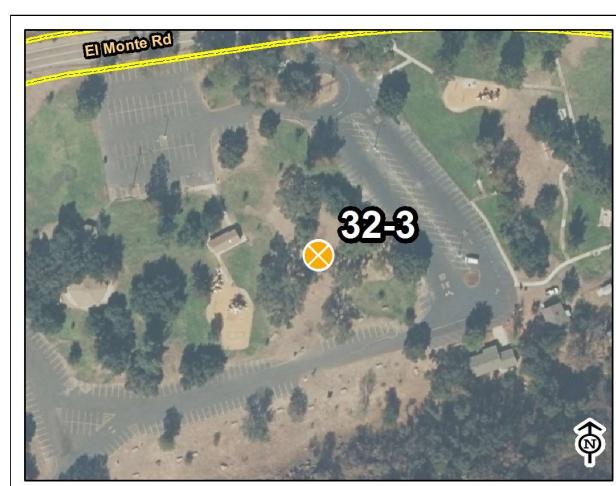
Total Cost: **\$14,600**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 2 Grid: B4

32-7 Picnic Area**Category: 2****Issue: No accessible tables in picnic area.****Action: Provide ADA accessible tables.**

CBC: 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$2,000

Total Cost: **\$2,400**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 2 Grid: H4

32-8 Picnic Area**Category: 2****Issue: No accessible route to picnic area. No accessible tables in picnic area.****Action: Provide 48" wide minimum accessible path of travel to picnic area. Provide ADA accessible tables.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$4,900

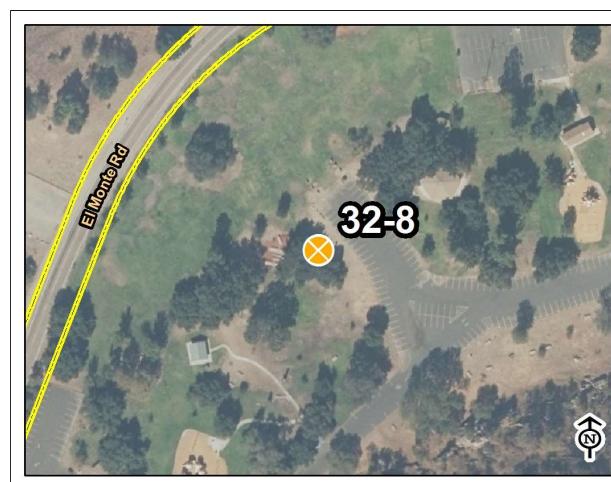
Total Cost: **\$5,700**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 3 Grid: E4

34-1 Play Equipment Area**Category: 2****Issue:** No ground elements are accessible.**Action:** Provide accessible rubberized surface to play structure.

CBC: 11B-240.2.1 - Where ground level play components are provided, at least one of each type shall be on an accessible route.

Cost Per: \$10

Total Cost: **\$1,400**

Qty: 60

Unit: Square Feet



Site Photo



Map: 2 Grid: E2

34-2 Play Equipment Area**Category: 2****Issue:** Transfer platform is 21" from finished floor.**Action:** Modify transfer system.

CBC: 11B-1008.3.1.2 - Transfer platform must be 11" min to 18".

Cost Per: \$10

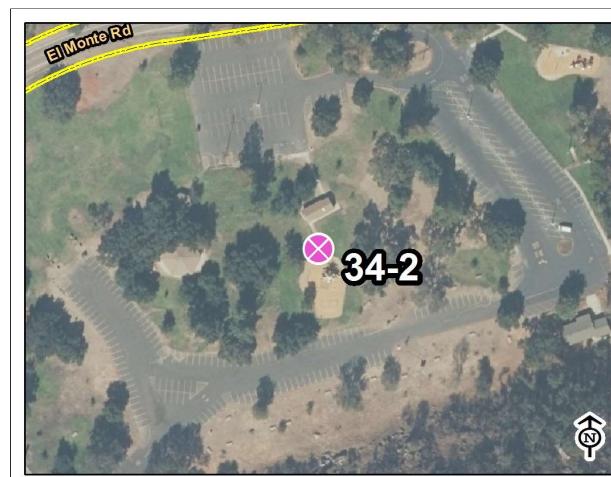
Total Cost: **\$200**

Qty: 20

Unit: Square Feet



Site Photo



Map: 2 Grid: A5

34-3 Play Equipment Area**Category: 2****Issue:** No ground elements are accessible.**Action:** Provide accessible rubberized surface to play structure.

CBC: 11B-240.2.1 - Where ground level play components are provided, at least one of each type shall be on an accessible route.

Cost Per: \$30

Total Cost: **\$3,200**

Qty: 80

Unit: Square Feet



Site Photo



El Monte Park

Map: 4 Grid: D2

34-5 Play Equipment Area**Category: 2****Issue:** Abrupt 4" or more of vertical change. 1" gap in concrete.**Action:** Regrade adjacent surface. Replace concrete panels or add sealant to fill gaps.CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$500

Total Cost: **\$500**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 2 Grid: E2

34-6 Play Equipment Area**Category: 2****Issue: Abrupt 4" or more of vertical change.****Action: Regrade adjacent surface.**

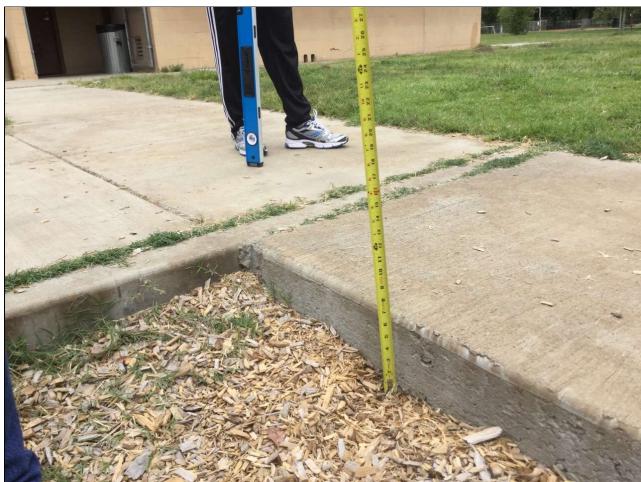
CBC: 11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$25

Total Cost: **\$2,100**

Qty: 50

Unit: Feet



Site Photo



El Monte Park

Map: 2 Grid: A5

1-7 Parking Area**Category: 3****Issue: No accessible route to park sign.****Action: Relocate kiosk to location that is accessible and level.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$1,500

Total Cost: **\$1,900**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 4 Grid: B3

4-10 Walk**Category: 3****Issue:** Side reach is 48" from accessible walkway.**Action:** Relocate trash can to be 10" minimum from accessible walkway.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$150

Total Cost: **\$150**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 2 Grid: E5

10-1 Drinking Fountain**Category: 3****Issue:** Approach area of fountain slopes 2.5%.**Action:** Regrade drinking fountain area and replace concrete.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$15

Total Cost: **\$1,600**

Qty: 50

Unit: Square Feet



Site Photo



El Monte Park

Map: 2 Grid: F4

27-2 Assembly Area**Category: 3****Issue:** Sign is 48" from accessible walkway.**Action:** Relocate kiosk to be 10" minimum from accessible walkway.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$1,500

Total Cost: **\$1,900**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 2 Grid: E5

27-3 Assembly Area**Category: 3****Issue:** No accessible route to stage.**Action:** Provide ADA ramp for stage access.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$2,000

Total Cost: **\$2,400**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 2 Grid: H4

32-4 Picnic Area**Category: 3**

Issue: Picnic area is not leveled. No accessible tables in picnic area.

Action: Regrade picnic area and replace concrete. Provide ADA accessible table.

CBC: 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

Cost Per: \$2,300

Total Cost: **\$3,100**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 4 Grid: E1

32-6 Picnic Area**Category: 3**

Issue: Picnic area is not leveled. Vertical changes in walkway exceed 1/2". No accessible tables.

Action: Regrade picnic area and replace concrete. Provide ADA accessible tables.

CBC: 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$3,800

Total Cost: **\$4,200**

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 2 Grid: G4

33-1 Outdoor Constructed Features

Category: 3

Issue: Pamphlet container at kiosk is 48" from accessible walkway.

Action: Relocate kiosk to be 10" minimum from accessible walkway.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$1,500

Total Cost: \$1,900

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 2 Grid: E5

33-2 Outdoor Constructed Features

Category: 3

Issue: No accessible route to park sign.

Action: Relocate sign to be near accessible path.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

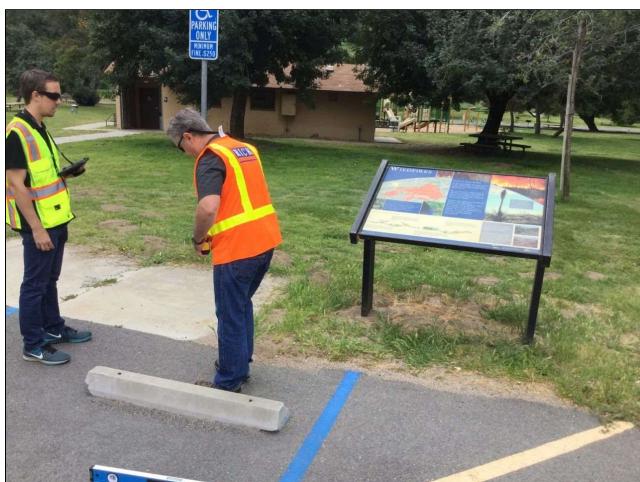
11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

Cost Per: \$1,500

Total Cost: \$1,900

Qty: 1

Unit: Each



Site Photo



El Monte Park

Map: 2 Grid: A3

6.7 EUCALYPTUS PARK



9125 EDGEWOOD DRIVE
SPRING VALLEY, CA 91977

DATE OF ASSESSMENT: 4/3/2017

Description:

Measuring 6.45 acres, Eucalyptus Park features a playground, horseshoe pits, picnic tables, a pavilion and restrooms.

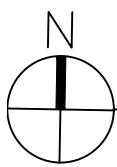


1, Parking Area	6, Stairway	19, Multi-User Restroom	28, Aquatic Activity Area	32, Picnic Area
3, Curb Ramps	7, Hazard	20, Single User Restroom	29, Game and Sports Area	33, Outdoor Constructed
4, Walk	8, Door/Gate	26, Trails	30, Campsite	34, Play Equipment Area
5, Ramp	10, Drinking Fountain	27, Assembly Area	31, Swimming Pool	Park Area

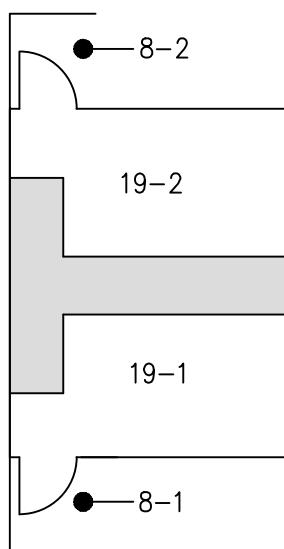
BUILDING ASSESSMENTS

EUCALYPTUS PARK





EUCALYPTUS PARK



KEY PLAN

Estimated Cost: \$25,000

8-1 Doors

Install or Modify Door Signage

Install Door Signage

CBC: 11B 703.7.2.6 / ADA 703

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

Door Opening Width

Door opening is 31" (32" min).

CBC: 11B-404.2.3 / ADA 404

8-2 Doors

Install or Modify Door Signage

Install Door Signage

CBC: 11B 703.7.2.6 / ADA 703

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

Door Opening Width

Door opening is 31" (32" min).

CBC: 11B-404.2.3 / ADA 404

19-1 Multi User Restroom- Mens

The Fixtures in the Room are not accessible.

Options:

- A. Leave as-is and add Unisex facilities to the Building or
- B. Size allowing, renovate the room by reconfiguring (2) WC to (1) Accessible (Recommended) or**

C. Change this room to Single-User and remove redundant Fixtures.

Replace or reposition Plumbing fixtures

The urinal height measured to front lip is 25" (17" max).

CBC 11B-605.2 / ADA 605

19-2 Multi User Restroom- Womens

The Fixtures in the Room are not accessible.

Options:

- A. Leave as-is and add Unisex facilities to the Building or
- B. Size allowing, renovate the room by reconfiguring (2) WC to (1) Accessible (Recommended) or**

C. Change this room to Single-User and remove redundant Fixtures.

Replace or reposition Plumbing fixtures

The centerline of the lav faucet to the side wall is 12 1/2" (18" min).

CBC 11B-606.6 / ADA 606

SITE ASSESSMENT

1-1 Parking Area**Category: 1****Issue:** Surface slope is at 2.7%.**Action:** Regrade parking stall and replace AC pavement.

CBC: 11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

Cost Per: \$2,400

Total Cost: **\$3,500**

Qty: 1

Unit: Each



Site Photo



Eucalyptus Park

Map: 3 Grid: C1

1-2 Parking Area**Category: 1****Issue:** No ADA parking stall provided near top level of park. Surface slope is at 4%**Action:** Regrade and designate 1 ADA parking stall for this parking lot with appropriate signage. Comply to CBC 11B-502.

CBC: 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

Cost Per: \$5,000

Total Cost: **\$7,100**

Qty: 1

Unit: Each



Site Photo



Eucalyptus Park

Map: 2 Grid: D2

4-4 Walk**Category: 1**

Issue: No accessible route to amenities at this section. Walkway running slopes are 10 and 25%.

Action: Regrade existing pathway and provide 48" minimum accessible path of travel to restroom and picnic area.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$15,000

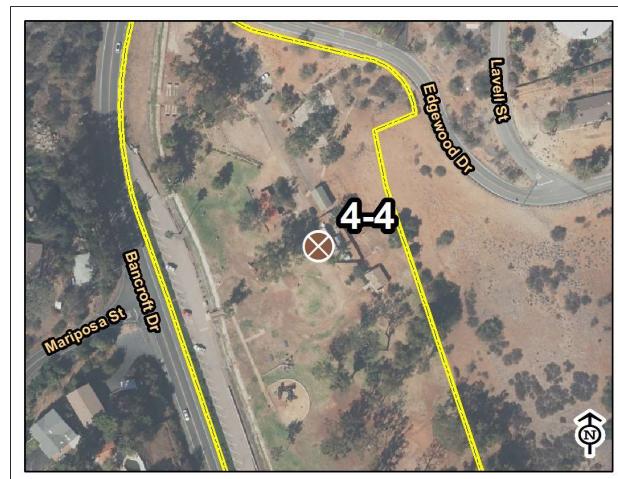
Total Cost: **\$17,100**

Qty: 1

Unit: Each



Site Photo



Eucalyptus Park

Map: 2 Grid: E5

5-1 Ramp**Category: 1**

Issue: Running sloping on ramp is 18%. Landing currently slopes 2.7% on ramp.

Action: Regrade and replace ramp. Install handrails.

CBC: 11B-405.2 - Ramps shall have running slope not steeper than 1:12.

11B-405.7.1 - Ramp landings must be provided and must be 2% max.

Cost Per: \$150

Total Cost: **\$11,100**

Qty: 60

Unit: Feet



Site Photo



Eucalyptus Park

Map: 2 Grid: E2

5-2 Ramp**Category: 1****Issue:** Running sloping on ramp is 14%. Cross slope at 6%.**Action:** Regrade and replace ramp. Install handrails.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

11B-405.2 - Ramps shall have running slope not steeper than 1:12.

Cost Per: \$150

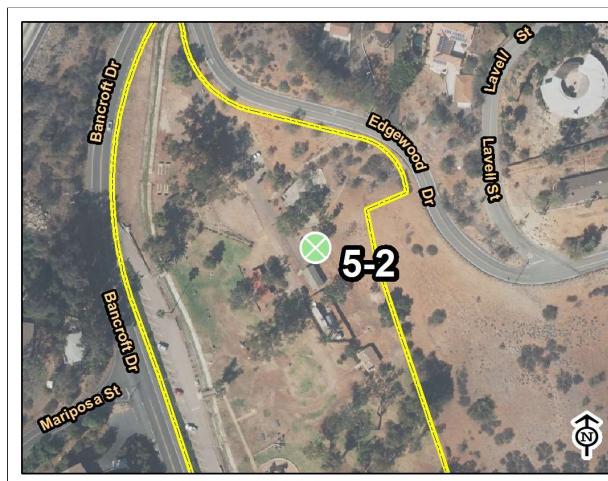
Total Cost: **\$8,100**

Qty: 40

Unit: Feet



Site Photo



Eucalyptus Park

Map: 2 Grid: E3

19-1 Multi-User Restroom**Category: 1****Issue:** Walkway running slope is 8% to restroom. Cross slope at 2.5%. 1" gap in concrete. See point 4-4 for walkway to restroom.**Action:** Regrade walkway around restroom and replace concrete.CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$90

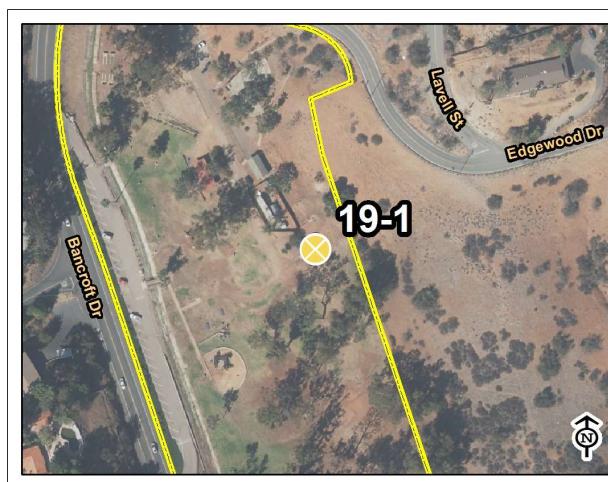
Total Cost: **\$5,300**

Qty: 45

Unit: Feet



Site Photo



Eucalyptus Park

Map: 2 Grid: F5

29-1 Game and Sports Area**Category: 1****Issue:** No accessible route to horseshoe pits and adjacent sign.**Action:** Provide 48" wide minimum accessible path of travel to horseshoe pits and adjacent kiosk.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

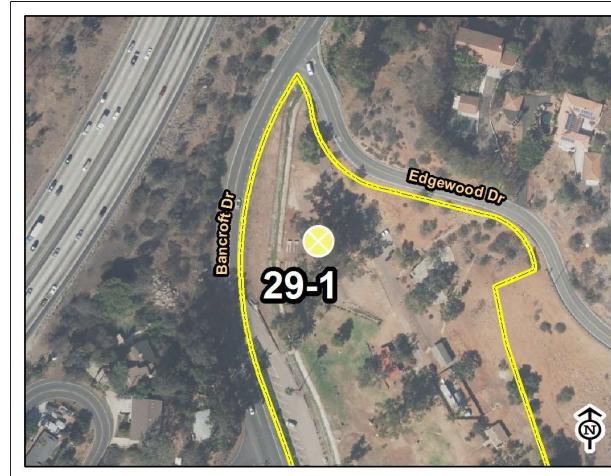
Total Cost: **\$9,600**

Qty: 150

Unit: Feet



Site Photo



Eucalyptus Park

Map: 2 Grid: C2

4-1 Walk**Category: 2****Issue:** Walkway damaged. Vertical changes in walkway exceed 1/2".**Action:** Regrade walkway from ramp to play structure and replace DG with either stabilized DG, concrete, or asphalt.

CBC: 11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$50

Total Cost: **\$4,600**

Qty: 50

Unit: Feet



Site Photo



Eucalyptus Park

Map: 3 Grid: D2

4-2 Walk**Category: 2**

Issue: Walkway needs to be cleared. Vertical changes in walkway exceed 1/2".

Action: Fix surface.

CBC: 11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$275

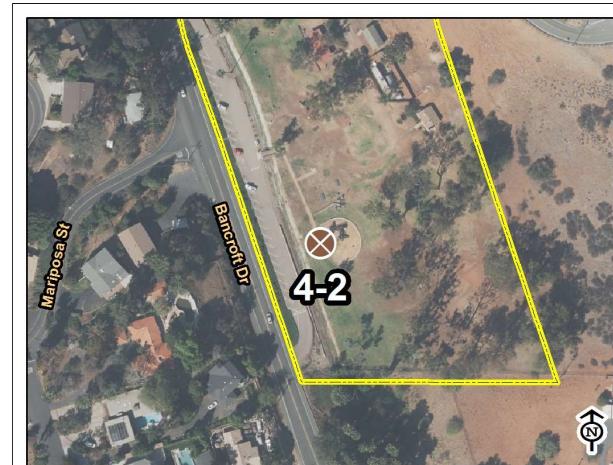
Total Cost: **\$275**

Qty: 25

Unit: Feet



Site Photo



Eucalyptus Park

Map: 3 Grid: D2

6-1 Stairway**Category: 2**

Issue: No contrasting stripe on treads.

Action: Install warning stripes on steps.

CBC: 11B-504.4.1 - Exterior stairs shall have all treads marked by a stripe provided clear visual contrast; Grooves shall not be used to satisfy this requirement.

Cost Per: \$50

Total Cost: **\$500**

Qty: 10

Unit: Each



Site Photo



Eucalyptus Park

Map: 2 Grid: F5

6-2 Stairway

Category: 2

Issue: No handrails at staircase. No contrasting stripe on treads.

Action: Install warning stripes on steps. Install handrails on both sides.

CBC: 11B-504.4.1 - Exterior stairs shall have all treads marked by a stripe provided clear visual contrast; Grooves shall not be used to satisfy this requirement.

11B-505.10.3 - Handrail gripping surfaces shall extend 1' beyond stair.

Cost Per: \$1,100

Total Cost: \$2,100

Qty: 1

Unit: Each



Site Photo



Eucalyptus Park

Map: 2 Grid: E3

6-3 Stairway

Category: 2

Issue: Walkway is 36" wide. No handrails at staircase. No level landings.

Action: Regrade and replace path and provide handrails and landings where needed.

CBC: 11B-403.5.3 - Designated accessible walks shall not be less than 3'.

11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

11B-505.10.3 - Handrail gripping surfaces shall extend 1' beyond stair.

Cost Per: \$150

Total Cost: \$3,600

Qty: 10

Unit: Feet



Site Photo



Eucalyptus Park

Map: 2 Grid: D3

6-4 Stairway**Category: 2**

Issue: No path to staircase. No handrails at staircase. No contrasting stripe on treads. No leveled landing at staircase.

Action: Provide 48" wide minimum accessible path to staircase. Install handrails and install warning stripes to steps.

Provide leveled landing at staircase.

CBC: 11B-405.7.1 - Ramp landings must be provided and must be 2% max.

11B-504.4.1 - Exterior stairs shall have all treads marked by a stripe provided clear visual contrast; Grooves shall not be used to satisfy this requirement.

11B-505.10.3 - Handrail gripping surfaces shall extend 1' beyond stair.

Cost Per: \$3,800

Total Cost: **\$5,900**

Qty: 1

Unit: Each



Site Photo



Eucalyptus Park

Map: 2 Grid: F5

34-1 Play Equipment Area**Category: 2**

Issue: No ground elements are accessible. Transfer platform is 23" from finished floor.

Action: Provide accessible rubberized surface to play structure. Modify transfer system. Provide ADA accessible benches with companion seating around playground.

CBC: 11B-1008.3.1.2 - Transfer platform must be 11" min to 18".

11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

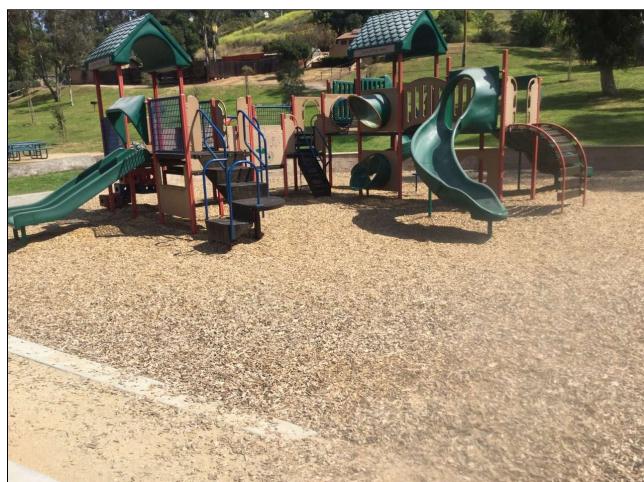
11B-240.2.1 - Where ground level play components are provided, at least one of each type shall be on an accessible route.

Cost Per: \$1,600

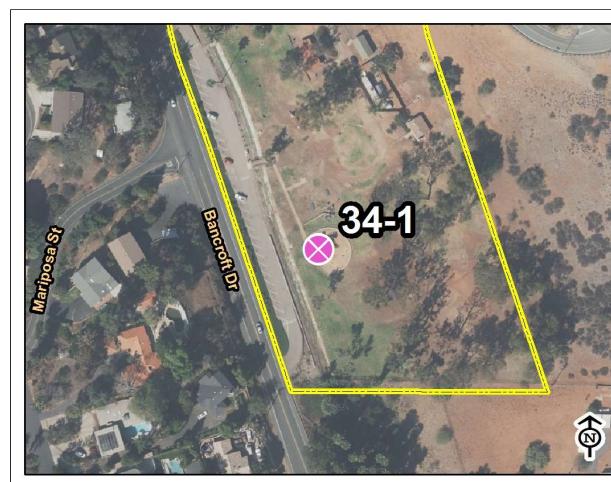
Total Cost: **\$3,700**

Qty: 1

Unit: Each



Site Photo



Eucalyptus Park

Map: 3 Grid: D2

34-2 Play Equipment Area

Category: 2

Issue: No accessible route to top playground. Vertical changes exceed 1/2". No kickplate on gate.

Action: Provide 48" wide minimum accessible route from parking lot to playground. Grind or patch vertical change of grade. Modify gate. Modify bench area or provide 36"x48" clear floor area.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

11B-404.2.10 - Swinging door and gate surfaces within 10 inches of floor shall have a smooth surface on the push side.

11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$1,700

Total Cost: **\$3,800**

Qty: 1

Unit: Each



Site Photo



Eucalyptus Park

Map: 2 Grid: D3

10-1 Drinking Fountain**Category: 3****Issue: No High-Low fountain provided. Ground around fountain is at 3.2%.****Action: Replace drinking fountain. Rergrade area and replace concrete.**

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$3,400

Total Cost: **\$5,500**

Qty: 1

Unit: Each



Site Photo



Eucalyptus Park

Map: 3 Grid: D1

32-1 Picnic Area**Category: 3****Issue: No accessible tables in picnic area.****Action: Provide ADA accessible tables.**

CBC: 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$2,000

Total Cost: **\$5,000**

Qty: 2

Unit: Each



Site Photo



Eucalyptus Park

Map: 3 Grid: D1

32-2 Picnic Area**Category: 3**

Issue: No accessible route to grills, trash cans, and drinking fountains.

Action: Relocate features to level areas. Provide 48" wide minimum accessible path of travel to picnic area and level concrete pad for tables. Provide ADA accessible picnic tables.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$2,700

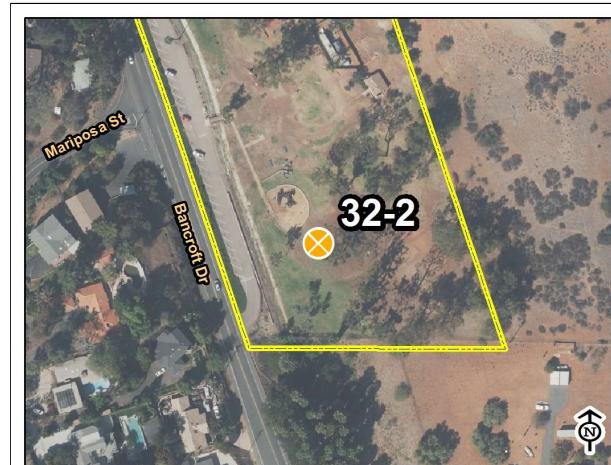
Total Cost: **\$4,800**

Qty: 1

Unit: Each



Site Photo



Eucalyptus Park

Map: 3 Grid: E3

32-3 Picnic Area**Category: 3**

Issue: No accessible route to top covered picnic area. Picnic area is not leveled.

Action: Regrade and provide 48" accessible path from top parking lot to picnic tables. Regrade and place concrete/DG in picnic area.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$40,000

Total Cost: **\$42,100**

Qty: 1

Unit: Each



Site Photo



Eucalyptus Park

Map: 2 Grid: D4

32-4 Picnic Area**Category: 3**

Issue: No accessible route to top picnic area. No accessible tables in picnic area.

Action: Provide 48" wide minimum accessible path of travel to higher picnic area. Provide 1 accessible picnic table.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$2,000

Total Cost: **\$4,100**

Qty: 1

Unit: Each



Site Photo



Eucalyptus Park

Map: 2 Grid: E2

33-1 Outdoor Constructed Features

Category: 3

Issue: No accessible route to kiosk and park monument. Vertical reach is 51" above finished floor.

Action: Provide 48" wide minimum accessible path of travel to kiosk and monument.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$50

Total Cost: \$9,600

Qty: 150

Unit: Feet



Site Photo



Eucalyptus Park

Map: 2 Grid: D5

33-2 Outdoor Constructed Features

Category: 3

Issue: Side reach is 36" from walkway.

Action: Relocate trash can to be 10" minimum from accessible walkway.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$150

Total Cost: \$150

Qty: 1

Unit: Each



Site Photo



Eucalyptus Park

Map: 2 Grid: D3

6.8 FLINN SPRINGS PARK



14787 OLDE HWY. 80
EL CAJON, CA 92021

DATE OF ASSESSMENT: 3/29/2017

Description:

Covering 40-acres, Flinn Springs Park features play areas, ball fields, picnic areas, wedding and event venues, restrooms and 2.5 miles of multi-use trails.

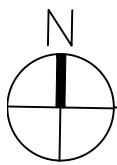


1, Parking Area	6, Stairway	19, Multi-User Restroom	28, Aquatic Activity Area	32, Picnic Area
3, Curb Ramps	7, Hazard	20, Single User Restroom	29, Game and Sports Area	33, Outdoor Constructed
4, Walk	8, Door/Gate	26, Trails	30, Campsite	34, Play Equipment Area
5, Ramp	10, Drinking Fountain	27, Assembly Area	31, Swimming Pool	Park Area

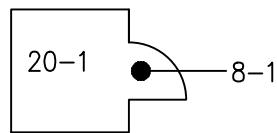
BUILDING ASSESSMENTS

FLINN SPRINGS PARK





RESTROOM #1



KEY PLAN

Estimated Cost: \$25,000

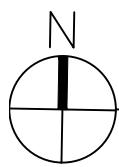
20-1 Single User Restroom- Unisex

The WC stall is not accessible.

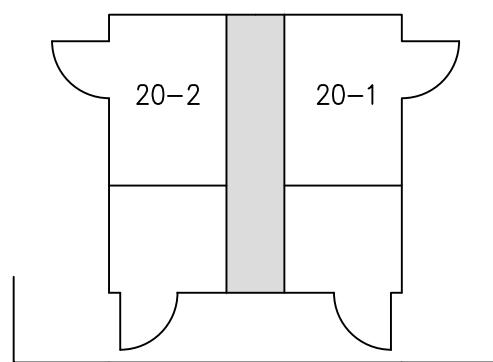
Options:

A. Leave as-is and add Unisex facilities to the Building or

B. Replace Pre-fab Unit with accessible features (Recommended).



RESTROOM #2



KEY PLAN

Estimated Cost: \$8,350

20-1 Single User Restroom- Unisex

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is 18 3/4" (17" to 18").

CBC 11B-604.2 / ADA 604

Replace or modify Grab Bars

Rear GB extends 21" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

Baby Change Station

Exceeds 34" aff when in open/down position.

All elements within an Accessible Restroom must comply with Standards.

CBC 11B-205.1, 11B-902.3 / ADA 902

20-2 Single User Restroom- Unisex

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is 18 1/2" (17" to 18").

CBC 11B-604.2 / ADA 604

Replace or modify Grab Bars

Rear GB extends 20" past center of WC (24" min).

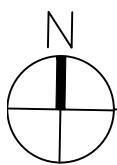
CBC: 11B-604.5 / ADA 604

Baby Change Station

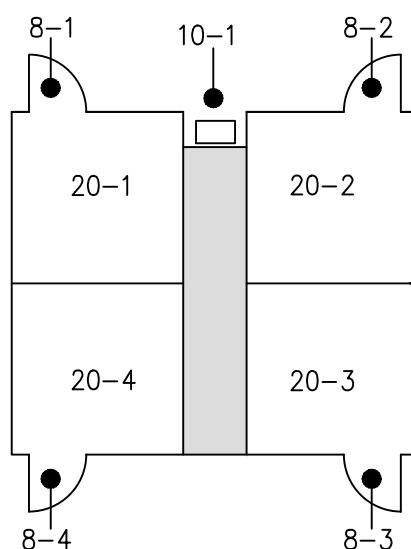
Exceeds 34" aff when in open/down position.

All elements within an Accessible Restroom must comply with Standards.

CBC 11B-205.1, 11B-902.3 / ADA 902



RESTROOM #3



KEY PLAN

Estimated Cost: \$15,200

8-1 Doors

Adjust Door Closer

Door Closer sweep time is < 5 sec. and/or Door opening force is > 5 lbs.

CBC: 11B-404.2.8, 11B-404.2.9 / ADA 404

8-2 Doors

Adjust Door Closer

Door Closer sweep time is < 5 sec. and/or Door opening force is > 5 lbs.

CBC: 11B-404.2.8, 11B-404.2.9 / ADA 404

8-3 Doors

Adjust Door Closer

Door Closer sweep time is < 5 sec. and/or Door opening force is > 5 lbs.

CBC: 11B-404.2.8, 11B-404.2.9 / ADA 404

8-4 Doors

Adjust Door Closer

Door Closer sweep time is < 5 sec. and/or Door opening force is > 5 lbs.

CBC: 11B-404.2.8, 11B-404.2.9 / ADA 404

10-1 Drinking Fountain

Lo DF Spout Height

Bubbler is 37" aff (36" aff max.)

CBC: 11B-602.4 / ADA 602

20-1 Single User Restroom- Unisex

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is 18 1/2" (17" to 18").

CBC 11B-604.2 / ADA 604

Replace or reposition Plumbing fixtures

55" clear from WC side wall to adjacent fixture or wall (60" min)

CBC 11B-604.3.1 / ADA 604

Raise WC Seat Height

Seat height 16 1/2" (17"- 19" range).

CBC 11B-604.4 / ADA 604

Replace or modify Grab Bars

Rear GB extends 20" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

Adjust Lav Flow duration

Stream is less than 10 sec. (10 sec. min).

CBC: 11B-606.4 / ADA 606

Lav Pipe Wrap

Install protective wrap at exposed piping.

CBC 11B-606.5 / ADA 606

Baby Change Station

Exceeds 34" aff when in open/down position.

All elements within an Accessible Restroom must comply with Standards.

CBC 11B-205.1, 11B-902.3 / ADA 902

20-2 Single User Restroom- Unisex**Replace or reposition Plumbing fixtures**

55" clear from WC side wall to adjacent fixture or wall (60" min)

CBC 11B-604.3.1 / ADA 604

Raise WC Seat Height

Seat height 16 1/2" (17"- 19" range).

CBC 11B-604.4 / ADA 604

Replace or modify Grab Bars

Rear GB extends 20" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

Baby Change Station

Exceeds 34" aff when in open/down position.

All elements within an Accessible Restroom must comply with Standards.

CBC 11B-205.1, 11B-902.3 / ADA 902

20-3 Single User Restroom- Unisex**Replace or reposition Plumbing fixtures**

The centerline of the WC to the side wall is 18 1/2" (17" to 18").

CBC 11B-604.2 / ADA 604

Replace or reposition Plumbing fixtures

55" clear from WC side wall to adjacent fixture or wall (60" min)

CBC 11B-604.3.1 / ADA 604

Raise WC Seat Height

Seat height 16 1/2" (17"- 19" range).

CBC 11B-604.4 / ADA 604

Replace or modify Grab Bars

Rear GB extends 20" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

Baby Change Station

Exceeds 34" aff when in open/down position.

All elements within an Accessible Restroom must comply with Standards.

CBC 11B-205.1, 11B-902.3 / ADA 902

20-4 Single User Restroom- Unisex**Replace or reposition Plumbing fixtures**

The centerline of the WC to the side wall is 18 1/2" (17" to 18").

CBC 11B-604.2 / ADA 604

Replace or reposition Plumbing fixtures

55" clear from WC side wall to adjacent fixture or wall (60" min)

CBC 11B-604.3.1 / ADA 604

Replace or modify Grab Bars

Rear GB extends 20" past center of WC (24" min).

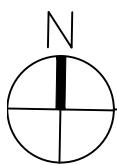
CBC: 11B-604.5 / ADA 604

Baby Change Station

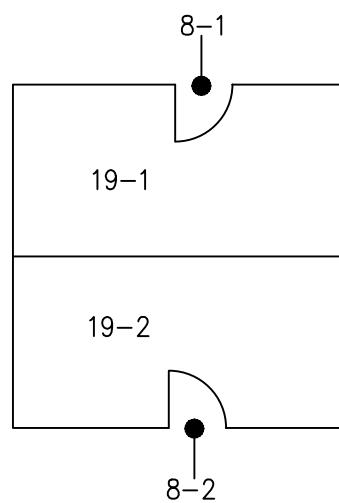
Exceeds 34" aff when in open/down position.

All elements within an Accessible Restroom must comply with Standards.

CBC 11B-205.1, 11B-902.3 / ADA 902



RESTROOM #4



KEY PLAN

Estimated Cost: \$46,000

8-1 Doors

Install or Modify Door Signage

Install Door Signage

CBC: 11B 703.7.2.6 / ADA 703

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

Replace Door Hardware

Door Knobs are not allowed.

CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404

Accessible Route

Change 5" tall stoop to a Ramp with max. slope 1:12.

CBC 11B-405 / ADA 405

8-2 Doors

Install or Modify Door Signage

Install Door Signage

CBC: 11B 703.7.2.6 / ADA 703

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

Replace Door Hardware

Door Knobs are not allowed.

CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404

Accessible Route

Change 5" tall stoop to a Ramp with max. slope 1:12.

CBC 11B-405 / ADA 405

19-1 Multi User Restroom- Mens

The WC stall is not accessible.

Options:

A. Leave as-is and add new Unisex facilities to the Building or

B. Change the room by reconfiguring (2) WC to (1) Accessible (Recommended).

Replace or reposition Plumbing fixtures

27" clear knee space required under the Lav.

CBC 11B-306.3.3 / ADA 306

Remove or Relocate Lav Mirrors

Lower edge of reflecting surface is 50 1/2" aff (40 max).

CBC 11B-603.3 / ADA 603

19-2 Multi User Restroom- Womens

The WC stall is not accessible.

Options:

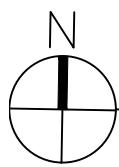
A. Leave as-is and add new Unisex facilities to the Building or

B. Change the room by reconfiguring (2) WC to (1) Accessible (Recommended).

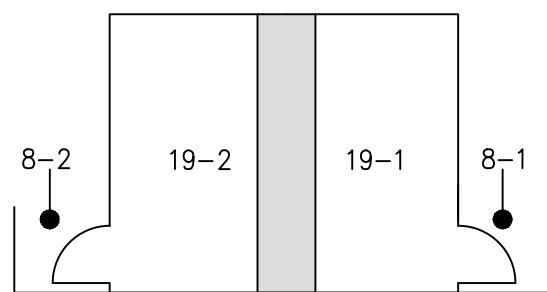
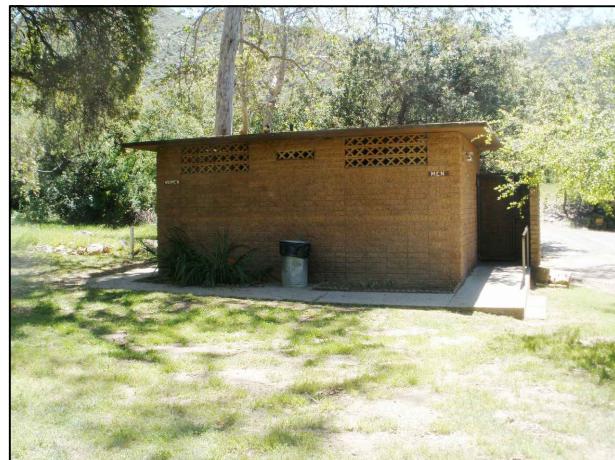
Remove or Relocate Lav Mirrors

Lower edge of reflecting surface is 46" aff (40 max).

CBC 11B-603.3 / ADA 603



RESTROOM #5



KEY PLAN

Estimated Cost: \$41,000

8-1 Doors

Install or Modify Door Signage

Install Door Signage

CBC: 11B 703.7.2.6 / ADA 703

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

8-2 Doors

Install or Modify Door Signage

Install Door Signage

CBC: 11B 703.7.2.6 / ADA 703

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

19-1 Multi User Restroom- Mens

The WC stall is not accessible.

Options:

A. Leave as-is and add new Unisex facilities to the Building or

B. Change the room by reconfiguring (2) WC to (1) Accessible (Recommended).

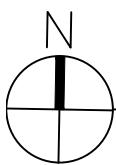
19-2 Multi User Restroom- Womens

The WC stall is not accessible.

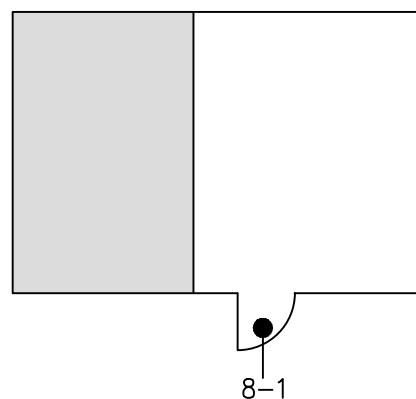
Options:

A. Leave as-is and add new Unisex facilities to the Building or

B. Change the room by reconfiguring (3) WC to (1) Accessible (Recommended).



RANGER



KEY PLAN

Estimated Cost: \$1,500

8-1 Doors

Install or Modify Door Signage

Install Door Signage
CBC: 11B 703.7.2.6 / ADA 703

Install or Modify Permanent Room Signage

Install Latch side signage
CBC: 11B-216.2 / ADA 216

Replace Door Hardware

Door Knobs are not allowed.
CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404

Replace Door Threshold

Door Threshold exceeds 1/2" (1/2" max with beveled edge)
CBC: 11B-303.3 / ADA 303

SITE ASSESSMENT

1-1 Parking Area**Category: 1**

Issue: ADA parking stall is 17' from trench. Surface slope is at 5%. Faded paint.

Action: Provide level parking stall and access aisle across the street with a crosswalk. Replace drainage grate.

CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

11B-502.2- Car and van parking spaces shall be 18' minimum.

11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

11B-502.6.4 - The surface of each accessible paved parking space shall have a surface identificaton.

Cost Per: \$6,500

Total Cost: **\$8,600**

Qty: 1

Unit: Each



Site Photo



Flinn Springs Park

Map: 2 Grid: H5

1-2 Parking Area**Category: 1**

Issue: Insufficient accessible parking stalls provided. Only 5 stalls out of 151 serving the area are ADA accessible. Vertical changes in walkway exceed 1/2".

Action: Provide 1 level ADA accessible parking stall with signage at the lot containing all of the ADA stalls. Install "Minimum Fine" signs to existing poles. Install detectable warning tiles at access aisles where parking lot transitions to concrete walkway. All stalls shall comply to CBC 11B-502.

CBC: 11B-208.2 - Sufficient accessible parking spaces must be provided.

11B-247.1.2.2 - Detectable warnings shall be provided on all curb ramps.

11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

Cost Per: \$10,900

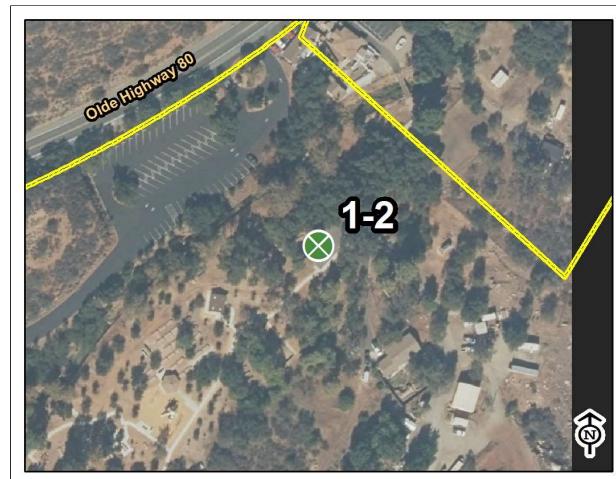
Total Cost: **\$13,000**

Qty: 1

Unit: Each



Site Photo



Flinn Springs Park

Map: 2 Grid: G3

1-5 Parking Area**Category: 1**

Issue: Insufficient accessible parking stalls provided. Only 1 out of 34 serving the area are ADA accessible. No "Minimum Fine" is posted on parking stall.

Action: Designate 1 additional ADA parking stall for this parking lot with appropriate signage. Comply to CBC 11B-502.

CBC: 11B-208.2 - Sufficient accessible parking spaces must be provided.

11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

Cost Per: \$1,600

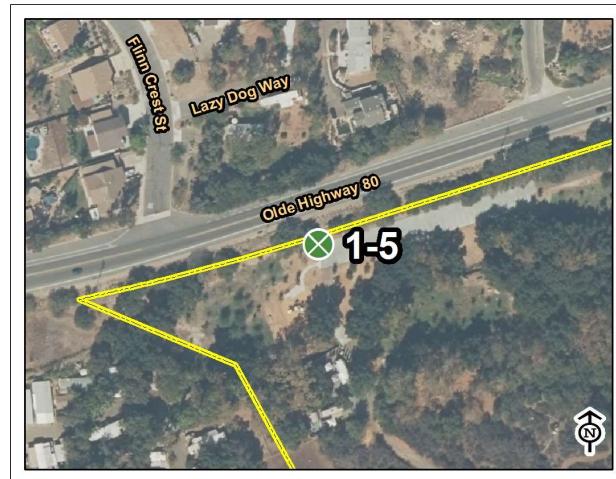
Total Cost: **\$2,500**

Qty: 1

Unit: Each



Site Photo



Flinn Springs Park

Map: 3 Grid: A3

3-1 Curb Ramps**Category: 1**

Issue: No detectable warnings provided.

Action: Install detectable warning on curb ramp.

CBC: 11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

Cost Per: \$1,000

Total Cost: **\$1,900**

Qty: 1

Unit: Each



Site Photo



Flinn Springs Park

Map: 3 Grid: A3

4-1 Walk**Category: 1**

Issue: Surface slope of turning space is 2.4%. Walkway running slope is 5.6%.

Action: Provide level surface at point of turning. Regrade and replace concrete.

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$4,400**

Qty: 35

Unit: Feet



Site Photo



Flinn Springs Park

Map: 2 Grid: F5

4-2 Walk**Category: 1**

Issue: Cross slope at 2.5%.

Action: Regrade walkway and replace concrete.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$4,700**

Qty: 40

Unit: Feet



Site Photo



Flinn Springs Park

Map: 2 Grid: F4

4-3 Walk**Category: 1****Issue:** Surface slope of turning space is 3.8%.**Action:** Provide level surface at point of turning. Regrade and replace concrete.

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

Total Cost: **\$3,700**

Qty: 25

Unit: Feet



Site Photo



Flinn Springs Park

Map: 2 Grid: F4

4-6 Walk**Category: 1****Issue:** Cross slope at 3%.**Action:** Regrade walkway and replace concrete.

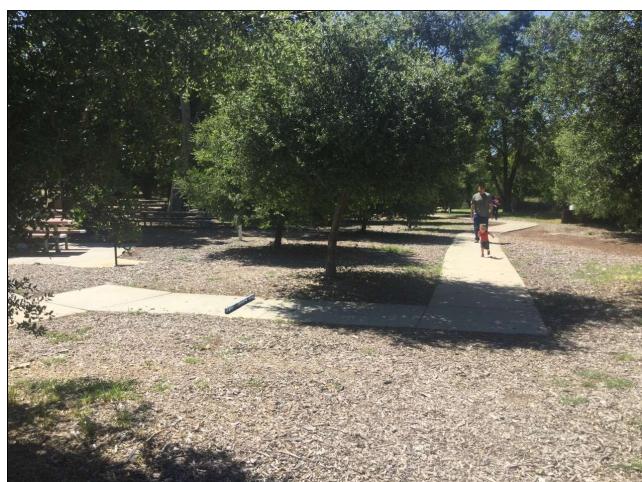
CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$3,400**

Qty: 20

Unit: Feet



Site Photo



Flinn Springs Park

Map: 4 Grid: D1

4-7 Walk**Category: 1****Issue: Surface slope of turning space is 3%.****Action: Provide level surface at point of turning. Regrade and replace concrete.**

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

Total Cost: **\$3,700**

Qty: 25

Unit: Feet



Site Photo



Flinn Springs Park

Map: 4 Grid: D1

4-10 Walk**Category: 1****Issue: Surface slope of turning space is 3%.****Action: Provide level surface at point of turning. Regrade and replace concrete.**

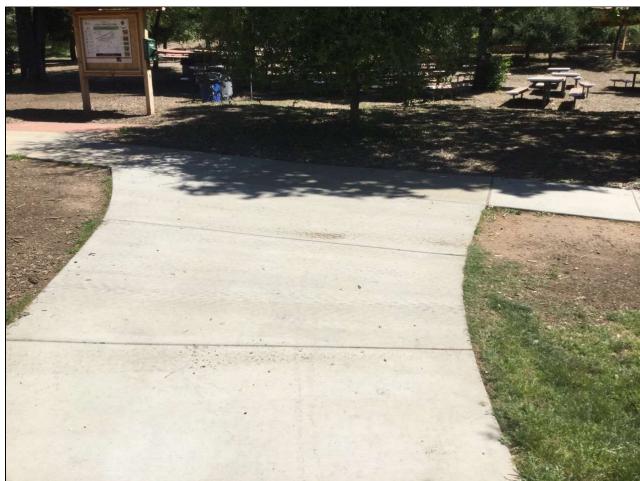
CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

Total Cost: **\$4,400**

Qty: 35

Unit: Feet



Site Photo



Flinn Springs Park

Map: 4 Grid: B2

5-3 Ramp**Category: 1****Issue: Walkway running slope is 6% to playground.****Action: Regrade and replace concrete or make into ramp.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$150

Total Cost: **\$17,100**

Qty: 100

Unit: Feet



Site Photo



Flinn Springs Park

Map: 3 Grid: A3

19-1 Multi-User Restroom**Category: 1****Issue: Cross slope at 3%.****Action: Regrade walkway and replace concrete.**

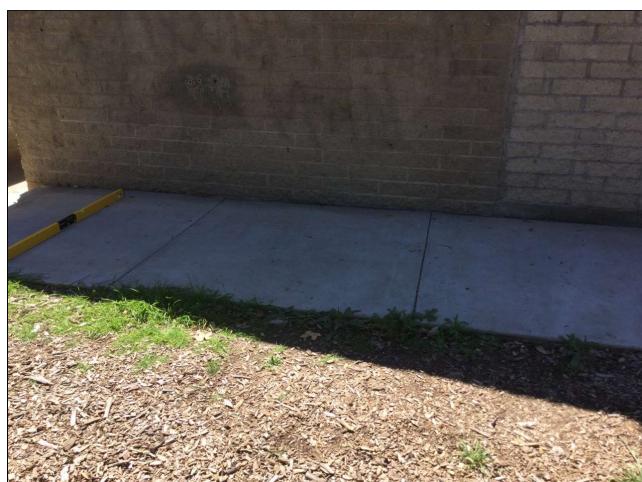
CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$3,400**

Qty: 20

Unit: Feet



Site Photo



Flinn Springs Park

Map: 2 Grid: E4

19-2 Multi-User Restroom**Category: 1****Issue: Cross slope at 3%. 1" gap in concrete.****Action: Regrade walkway and replace concrete in a way to still have access to valve.**CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$3,100**

Qty: 15

Unit: Feet



Site Photo



Flinn Springs Park

Map: 4 Grid: B4

19-3 Multi-User Restroom**Category: 1****Issue: Vertical changes in walkway exceed 1/2". Cross slope at 4%.****Action: Regrade walkway around restroom and replace concrete.**CBC: 11B-303.2 - Vertical changes must be $\frac{1}{4}$ " max, up to $\frac{1}{2}$ " with a bevel.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

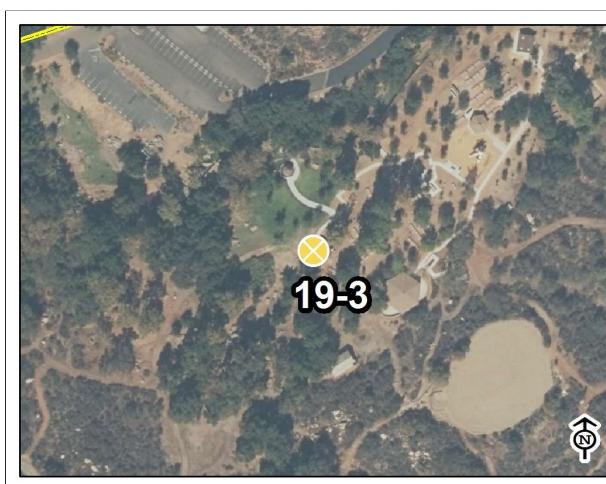
Total Cost: **\$8,600**

Qty: 100

Unit: Feet



Site Photo



Flinn Springs Park

Map: 4 Grid: B2

27-1 Assembly Area**Category: 1****Issue: Gazebo area slopes 2.6%.****Action: Regrade accessible assembly area and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$15

Total Cost: **\$2,800**

Qty: 50

Unit: Square Feet



Site Photo



Flinn Springs Park

Map: 4 Grid: D1

4-4 Walk**Category: 2****Issue: Cross slope at 2.4%.****Action: Regrade walkway and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$6,600**

Qty: 70

Unit: Feet



Site Photo



Flinn Springs Park

Map: 2 Grid: E5

4-5 Walk**Category: 2****Issue:** 1" gap in concrete.**Action:** Replace concrete panels or add sealant to fill gaps.CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

Cost Per: \$1,500

Total Cost: **\$1,500**

Qty: 1

Unit: Each



Site Photo



Flinn Springs Park

Map: 4 Grid: D1

4-8 Walk**Category: 2****Issue:** Surface slope of turning space is 2.75%.**Action:** Provide level surface at point of turning. Regrade and replace concrete.

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

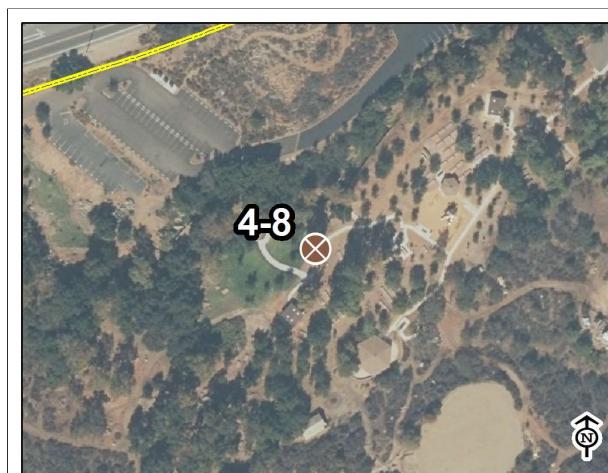
Total Cost: **\$3,700**

Qty: 25

Unit: Feet



Site Photo



Flinn Springs Park

Map: 4 Grid: B1

5-4 Ramp**Category: 2**

Issue: Landing currently slopes 3% on ramp. Handrails only 31" high.

Action: Provide level landing for ramp and replace handrails.

CBC: 11B-405.7.1 - Ramp landings must be provided and must be 2% max.

11B-505.4 - Top of gripping surfaces of handrails shall be between 34 inches and 38 inches from finished floor.

Cost Per: \$200

Total Cost: **\$22,100**

Qty: 100 Unit: Feet



Site Photo



Flinn Springs Park

Map: 4 Grid: D3

27-3 Assembly Area**Category: 2**

Issue: Vertical changes in walkway exceed 1/2". 1" gap in concrete.

Action: Grind or patch vertical change of grade.

CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

11B-303.2 - Vertical changes must be $\frac{1}{4}$ " max, up to $\frac{1}{2}$ " with a bevel.

Cost Per: \$250

Total Cost: **\$250**

Qty: 1 Unit: Each



Site Photo



Flinn Springs Park

Map: 4 Grid: C3

29-1 Game and Sports Area**Category: 2****Issue: No accessible route to horseshoe pits.****Action: Provide accessible path of travel to horseshoe pits.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

Total Cost: **\$500**

Qty: 10

Unit: Feet



Site Photo



Flinn Springs Park

Map: 4 Grid: C1

29-2 Game and Sports Area**Category: 2****Issue: No accessible route to baseball field.****Action: Grade and provide 48" wide minimum accessible path of travel to the baseball field.**

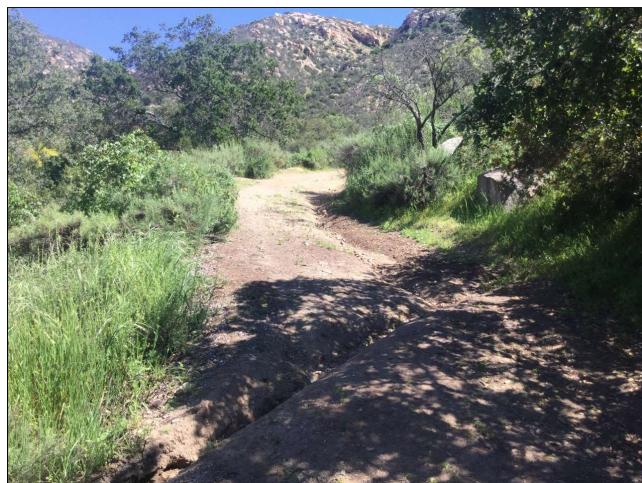
CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

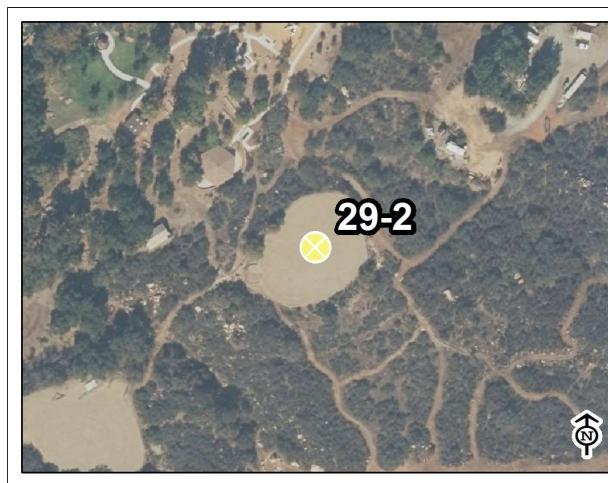
Total Cost: **\$52,100**

Qty: 1000

Unit: Feet



Site Photo



Flinn Springs Park

Map: 4 Grid: E4

29-3 Game and Sports Area**Category: 2****Issue: No accessible route to baseball field.****Action: Grade and provide 48" wide minimum accessible path of travel to the baseball field.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

Total Cost: **\$52,100**

Qty: 1000 Unit: Feet



Site Photo



Flinn Springs Park

Map: 5 Grid: D2

34-1 Play Equipment Area**Category: 2****Issue: No ground elements are accessible. Tot lot ramp at 8%.****Action: Regrade or replace ramp. Provide accessible rubberized surface to play structure.**

CBC: 11B-1008.2.5.1 - Ramp runs connecting ground level play components shall have a running slope not steeper than 1:16.

11B-240.2.1 - Where ground level play components are provided, at least one of each type shall be on an accessible route.

Cost Per: \$2,300

Total Cost: **\$4,400**

Qty: 1 Unit: Each



Site Photo



Flinn Springs Park

Map: 3 Grid: A4

34-3 Play Equipment Area**Category: 2****Issue: Designated landing is sloped 5%. Tot lot ramp at 7%.****Action: Identify area as a ramp, remove grade break lines.**

CBC: 11B-1008.2.5.1 - Ramp runs connecting ground level play components shall have a running slope not steeper than 1:16.

11B-405.7.1 - Ramp landings must be provided and must be 2% max.

Cost Per: \$65

Total Cost: **\$2,200**

Qty: 20

Unit: Feet



Site Photo



Flinn Springs Park

Map: 4 Grid: E1

34-4 Play Equipment Area**Category: 2****Issue: No accessible route to play structure. No ground elements are accessible.****Action: Provide 48" wide minimum accessible path to the playground. Provide accessible rubberized surface to play structure.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-240.2.1 - Where ground level play components are provided, at least one of each type shall be on an accessible route.

Cost Per: \$900

Total Cost: **\$3,000**

Qty: 1

Unit: Each



Site Photo



Flinn Springs Park

Map: 4 Grid: A2

10-2 Drinking Fountain**Category: 3****Issue: No High-Low fountain provided.****Action: Replace drinking fountain.**

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

Total Cost: **\$3,900**

Qty: 1

Unit: Each



Site Photo



Flinn Springs Park

Map: 4 Grid: B1

10-4 Drinking Fountain**Category: 3****Issue: No High-Low fountain provided.****Action: Replace drinking fountain.**

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

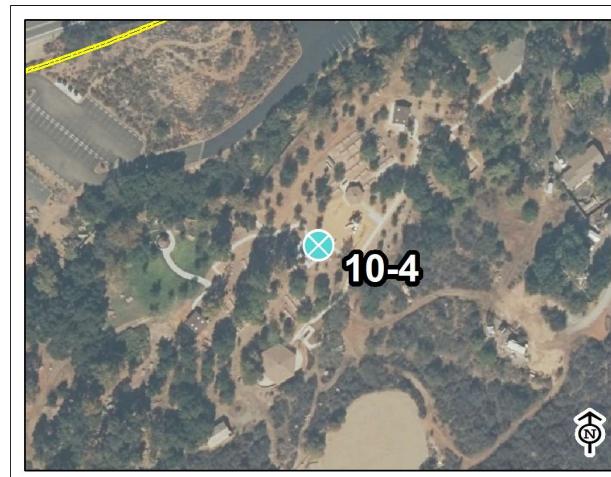
Total Cost: **\$3,900**

Qty: 1

Unit: Each



Site Photo



Flinn Springs Park

Map: 4 Grid: D1

10-5 Drinking Fountain**Category: 3****Issue: No High-Low fountain provided.****Action: Replace drinking fountain.**

CBC: 11B-1008.3.1.2 - Transfer platform must be 11" min to 18".

11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

11B-240.2.1 - Where ground level play components are provided, at least one of each type shall be on an accessible route.

Cost Per: \$3,000

Total Cost: **\$3,900**

Qty: 1

Unit: Each



Site Photo



Flinn Springs Park

Map: 3 Grid: A4

27-2 Assembly Area**Category: 3****Issue: Ground space between post and table is less than 30 in.****Action: Relocate table to allow 30" minimum.**

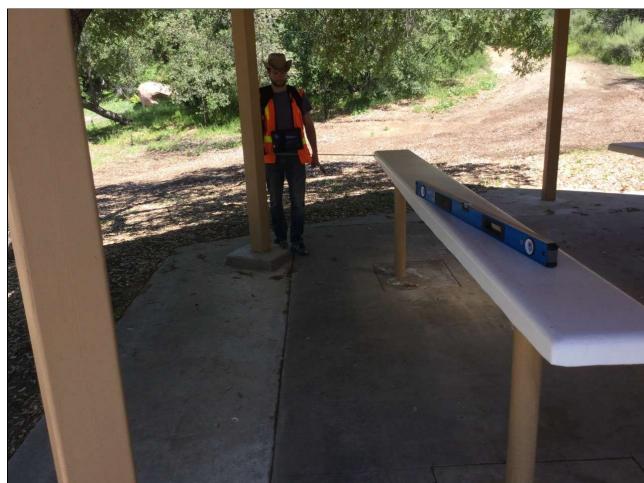
CBC: 11B-305.3 - The clear floor space shall be 30 inches minimum by 48 inches minimum.

Cost Per: \$700

Total Cost: **\$1,600**

Qty: 1

Unit: Each



Site Photo



Flinn Springs Park

Map: 4 Grid: D3

32-1 Picnic Area**Category: 3****Issue: No accessible tables in picnic area.****Action: Regrade picnic area and replace pavers. Provide ADA accessible table.**

CBC: 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$800

Total Cost: **\$1,700**

Qty: 1

Unit: Each



Site Photo



Flinn Springs Park

Map: 2 Grid: H5

32-2 Picnic Area**Category: 3****Issue: Not enough accessible tables in picnic area. Only 4 out 107 are accessible.****Action: Provide 2 more ADA accessible tables.**

CBC: 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$2,000

Total Cost: **\$4,900**

Qty: 18

Unit: Each



Site Photo



Flinn Springs Park

Map: 2 Grid: D5

32-3 Picnic Area**Category: 3**

Issue: No accessible route to picnic tables. No accessible tables in picnic area.

Action: Provide 48" wide minimum accessible path of travel to picnic area and level concrete pad for tables. Provide ADA accessible table.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$2,600

Total Cost: **\$4,700**

Qty: 1

Unit: Each



Site Photo



Flinn Springs Park

Map: 2 Grid: F3

32-4 Picnic Area**Category: 3**

Issue: Picnic area is not leveled. Picnic table does not provide sufficient knee space. 1" gap in concrete.

Action: Regrade picnic area and replace concrete. Provide ADA accessible tables.

CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

11B-902.2 - A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided.

Cost Per: \$16,600

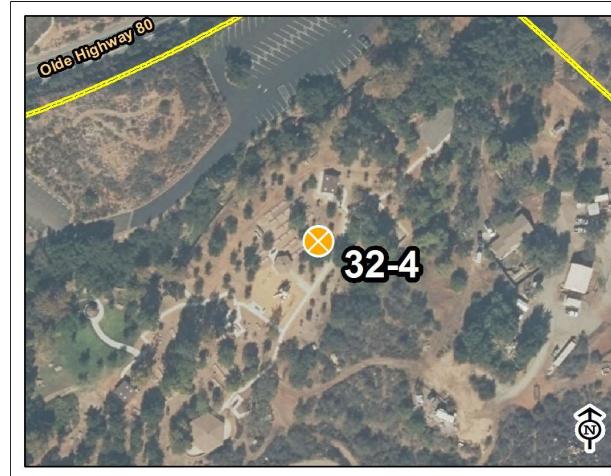
Total Cost: **\$18,700**

Qty: 1

Unit: Each



Site Photo



Flinn Springs Park

Map: 2 Grid: E5

32-5 Picnic Area**Category: 3**

Issue: Picnic area is not leveled. Picnic table does not provide sufficient knee space.

Action: Regrade picnic area and replace concrete. Provide ADA accessible tables.

CBC: 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

11B-902.2 - A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided.

Cost Per: \$16,600

Total Cost: **\$18,700**

Qty: 1

Unit: Each



Site Photo



Flinn Springs Park

Map: 4 Grid: D1

32-6 Picnic Area**Category: 3**

Issue: No accessible route to shaded picnic area. No accessible tables in picnic area.

Action: Provide 48" wide minimum accessible path to these picnic tables. Provide ADA accessible table.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$3,300

Total Cost: **\$5,400**

Qty: 1

Unit: Each



Site Photo



Flinn Springs Park

Map: 4 Grid: A2

32-7 Picnic Area**Category: 3**

Issue: No accessible route to picnic area. No accessible tables in picnic area.

Action: Relocate tables to level area. Provide 48" wide minimum accessible path of travel to picnic area and level concrete pad for tables.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$2,800

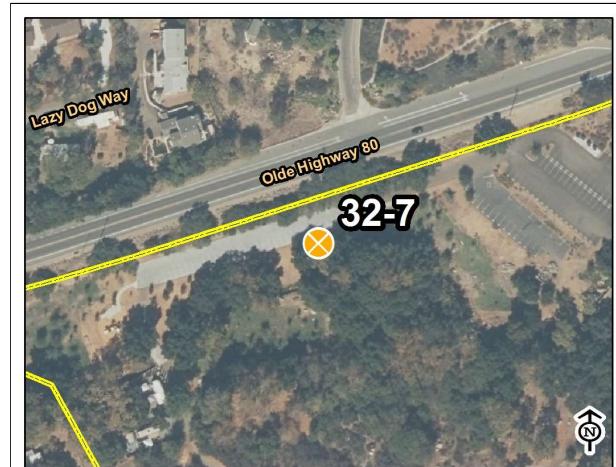
Total Cost: **\$4,900**

Qty: 1

Unit: Each



Site Photo



Flinn Springs Park

Map: 3 Grid: D2

33-1 Outdoor Constructed Features

Category: 3

Issue: No accessible route to kiosk and dog bag.

Action: Relocate dog bag dispenser or whole kiosk to be 10" from accessible path.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$1,500

Total Cost: \$2,400

Qty: 1

Unit: Each



Site Photo



Flinn Springs Park

Map: 2 Grid: F4

33-2 Outdoor Constructed Features

Category: 3

Issue: No accessible route to picnic area. No accessible tables in picnic area.

Action: Provide 48" wide minimum accessible path of travel to picnic area and level concrete pad for tables. Provide ADA accessible table.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$1,550

Total Cost: \$3,700

Qty: 1

Unit: Each



Site Photo



Flinn Springs Park

Map: 2 Grid: D4

33-4 Outdoor Constructed Features**Category: 3****Issue:** No accessible route to picnic area.**Action:** Provide 48" wide minimum accessible path of travel to picnic area and level concrete pad for tables. Provide ADA accessible table.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

Total Cost: **\$3,400**

Qty: 10

Unit: Feet



Site Photo



Flinn Springs Park

Map: 4 Grid: C1

33-6 Outdoor Constructed Features**Category: 3****Issue:** Vertical reach is 50" above finished floor.**Action:** Adjust height and relocate station to be 10" from accessible walkway.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$500

Total Cost: **\$500**

Qty: 1

Unit: Each



Site Photo



Flinn Springs Park

Map: 4 Grid: B2

33-7 Outdoor Constructed Features**Category: 3****Issue: No accessible route to kiosk.****Action: Relocate kiosk 10" maximum from accessible path.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$1,500

Total Cost: **\$2,400**

Qty: 1

Unit: Each



Site Photo



Flinn Springs Park

Map: 3 Grid: D2

33-3 Outdoor Constructed Features**Category: 4****Issue: No accessible route to the grill.****Action: Provide accessible path of travel to grill.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

Total Cost: **\$3,600**

Qty: 30

Unit: Feet



Site Photo



Flinn Springs Park

Map: 2 Grid: D5

33-5 Outdoor Constructed Features**Category: 4****Issue: No accessible route to the grill.****Action: Provide accessible path of travel to grill.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

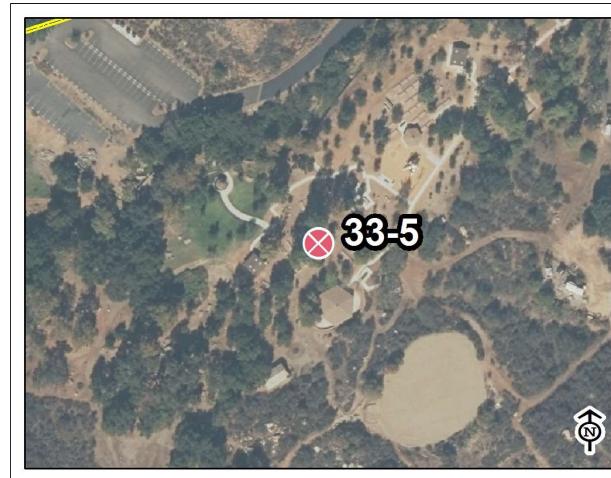
Total Cost: **\$3,600**

Qty: 30

Unit: Feet



Site Photo



Flinn Springs Park

Map: 4 Grid: C2

6.9 GOODAN RANCH PARK

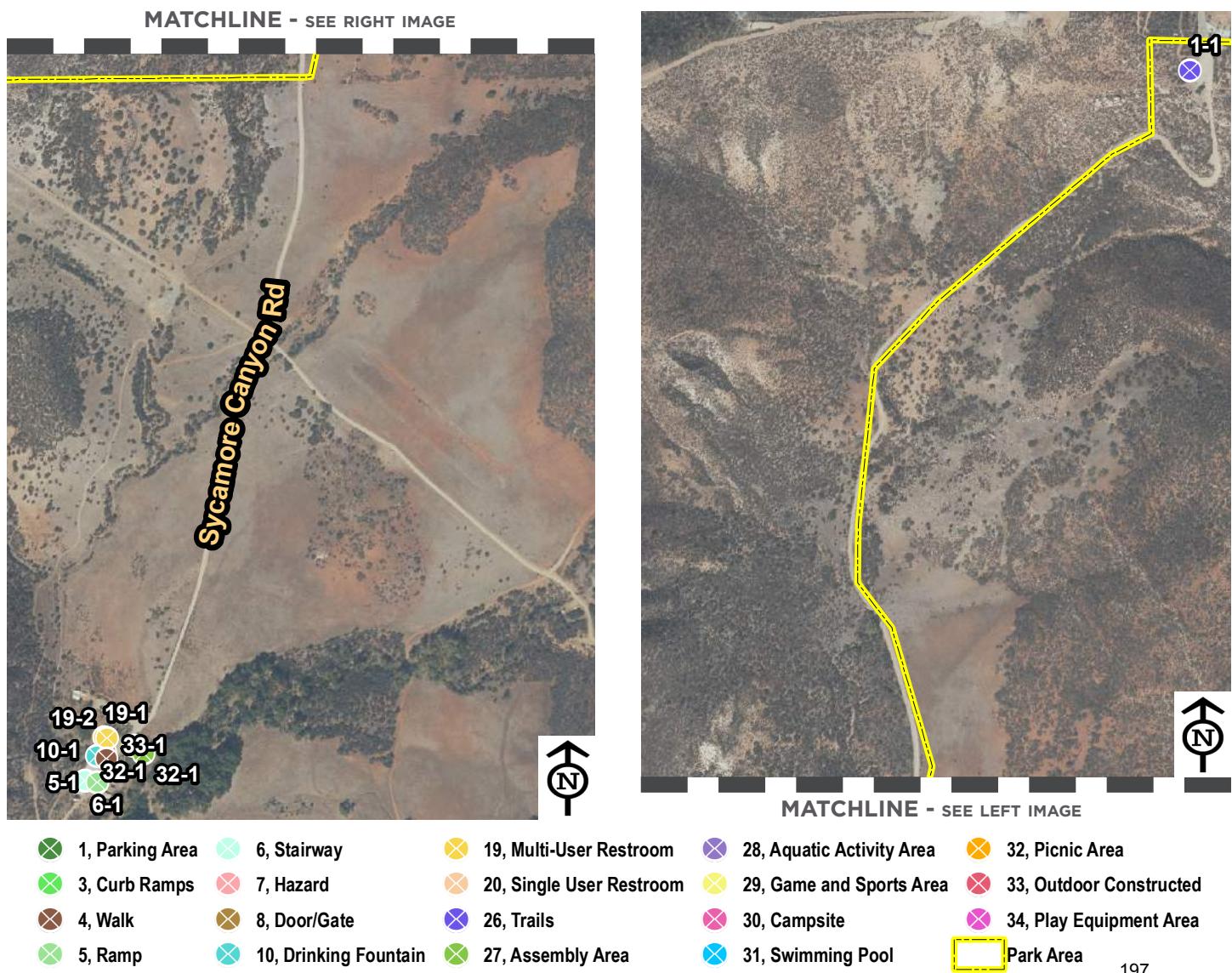


16281 SYCAMORE CANYON ROAD
POWAY, CA 92064

DATE OF ASSESSMENT: 3/24/2017

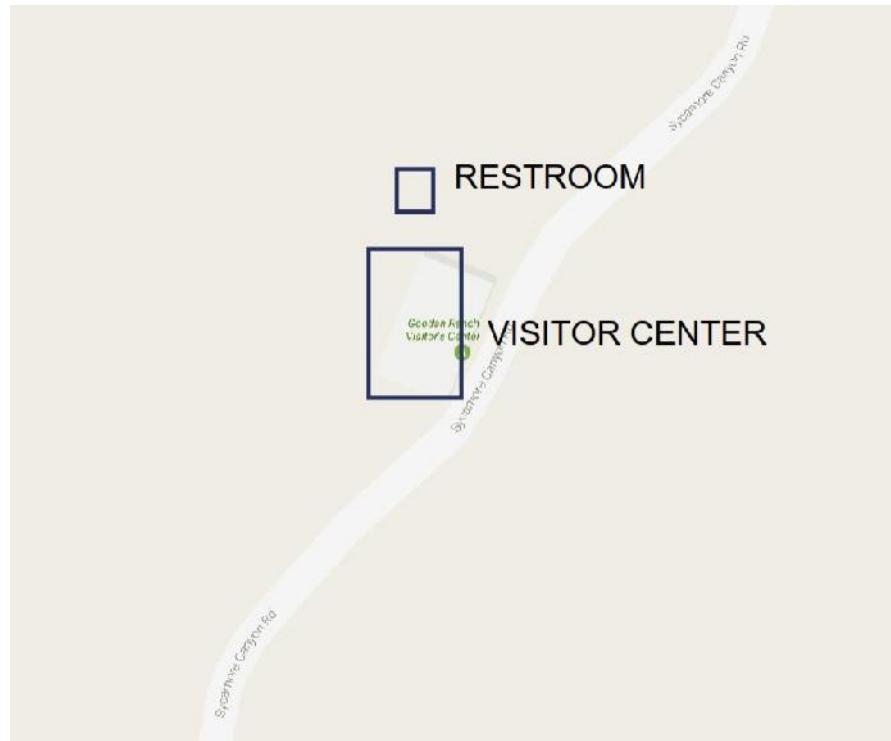
Description:

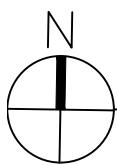
The 325-acre Goodan Ranch features an outdoor amphitheater, and a horse trough, a hitching post, more than 10 miles of trails, and the Goodan Ranch Center, which was built next to the original ranch house that was burned during the 2003 Cedar Fire.



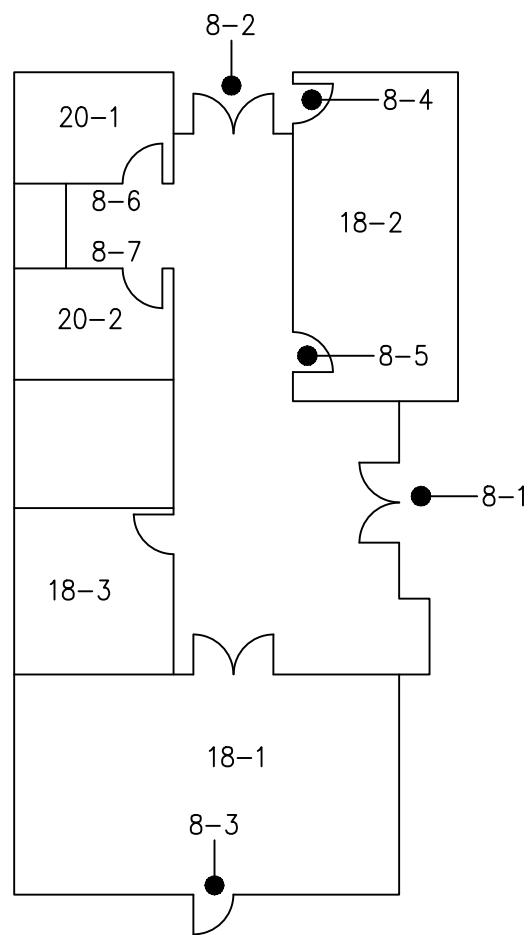
BUILDING ASSESSMENTS

GOODAN RANCH





VISITOR CENTER



KEY PLAN

Estimated Cost: \$13,250

8-1 Door

Add ISA Signage

ISA Signage is missing from Entry
CBC: 11B-216.6 / ADA 216

Adjust Door Closer

Door Closer sweep time is < 5 sec. and/or Door opening force is
> 5 lbs.
CBC: 11B-404.2.8, 11B-404.2.9 / ADA 404

Install or Modify Exit Signage

Install tactile interior Exit signage.
CBC: 11B-216.4 / ADA 216

8-2 Door

Adjust Door Closer

Door Closer sweep time is < 5 sec. and/or Door opening force is
> 5 lbs.
CBC: 11B-404.2.8, 11B-404.2.9 / ADA 404

Install or Modify Exit Signage

Install tactile interior Exit signage.
CBC: 11B-216.4 / ADA 216

8-3 Door

Install or Modify Exit Signage

Install tactile interior Exit signage.
CBC: 11B-216.4 / ADA 216

8-4 Door

Adjust Door Closer

Door Closer sweep time is < 5 sec. and/or Door opening force is
> 5 lbs.
CBC: 11B-404.2.8, 11B-404.2.9 / ADA 404

8-5 Door

Adjust Door Closer

Door Closer sweep time is < 5 sec. and/or Door opening force is
> 5 lbs.
CBC: 11B-404.2.8, 11B-404.2.9 / ADA 404

8-6 Door

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

8-7 Door

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

18-1 Room

Provide an Accessible Counter

The Service Counter is 34 1/2" aff (34" aff max).

CBC: 11B-904.4 / ADA 904

For Reference, The City of San Diego had an equivalency clause allowing a min. 36"-60" long section of counter at 34" aff. The remainder of the Kitchen counter could be a conventional 36" tall to coordinate with industry standard 34" tall appliances. The CBC 2013 has no such equivalency. County to confirm requirements.

Replace or reposition Accessory Equipment

T-Stats and FE Cabinets are outside the allowable 15"- 48" reach range.

CBC: 11B-308.1.1 / ADA 308

18-2 Room

Replace or reposition Accessory Equipment

T-Stats and FE Cabinets are outside the allowable 15"- 48" reach range.

CBC: 11B-308.1.1 / ADA 308

18-3 Room

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff

CBC: 11B-308.1.1 / ADA 308

Provide an Accessible Counter

The Service Counter is 34 1/2" aff (34" aff max).

CBC: 11B-904.4 / ADA 904

20-1 Unisex Restroom

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is 18 1/2" (17" to 18" allowable range).

CBC 11B-604.2, 11B-604.3.1 / ADA 604

Remove or Relocate Overhanging or Protruding Objects

Waste Equipment protrudes +4" from wall (max 4" protrusion between 27" and 80" aff).

CBC: 11B-307.2, 11B 603.5 / ADA 307, 603

Baby Change Station

Exceeds 34" when in open/down position.

All elements within an Accessible Restroom must comply with Standards.

CBC 11B-902.3 / ADA 902

Replace or modify Grab Bars

Rear GB extends less than 24" past center of WC (24" min).

CBC: 11B-604.5.2 / ADA 604

20-2 Unisex Restroom

Remove or Relocate Overhanging or Protruding Objects

Waste Equipment protrudes +4" from wall (max 4" protrusion between 27" and 80" aff).

CBC: 11B-307.2, 11B 603.5 / ADA 307, 603

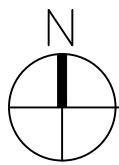
Adjust Lav Flow duration

Stream is less than 10 sec. (10 sec. min).

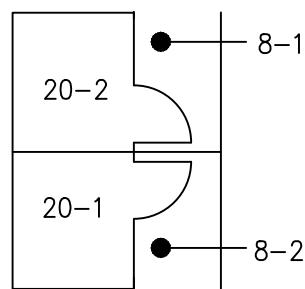
CBC: 11B-606.4 / ADA 606

Replace or reposition Toilet Paper Dispenser

The centerline of the TPD is outside the allowable 7"- 9" range, measured from the front lip of the WC. CBC 11B-604.7 / ADA 604



RESTROOM #1



KEY PLAN

Estimated Cost: \$5,175

8-2 Door

Add ISA Signage

ISA Signage is missing from Entry
CBC: 11B-216.6 / ADA 216

Install or Modify Permanent Room Signage

Install Latch side signage
CBC: 11B-216.2 / ADA 216

8-2 Door

Add ISA Signage

ISA Signage is missing from Entry
CBC: 11B-216.6 / ADA 216

Install or Modify Permanent Room Signage

Install Latch side signage
CBC: 11B-216.2 / ADA 216

20-1 Unisex Restroom

Replace or reposition Toilet Paper Dispenser

The centerline of the TPD is outside the allowable 7"- 9" range, measured from the front lip of the WC. CBC 11B-604.7 / ADA 604

20-2 Unisex Restroom

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is 19" (17" to 18" allowable range).
CBC 11B-604.2 / ADA 604

Replace or modify Grab Bars

Side GB extends 52" from rear wall (54" min).
CBC: 11B-604.5.1 / ADA 604

SITE ASSESSMENT

4-1 Walk**Category: 1**

Issue: Cross slope at 3%. Vertical changes in walkway exceed 1/2".

Action: Regrade ramp and replace DG.

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$50

Total Cost: **\$4,000**

Qty: 20

Unit: Feet



Site Photo



Goodan Ranch Park Site

Map: 3 Grid: D3

19-2 Multi-User Restroom**Category: 1**

Issue: Ground space at walkway encompassing restroom is 36 in.

Action: Regrade area around restroom, and place 48" wide concrete walkway.

CBC: 11B-305.3 - The clear floor space shall be 30 inches minimum by 48 inches minimum.

Cost Per: \$65

Total Cost: **\$5,600**

Qty: 40

Unit: Feet



Site Photo



Goodan Ranch Park Site

Map: 3 Grid: D3

26-1 Trails**Category: 1****Issue:** No ADA parking stall provided near trailhead.**Action:** Provide concrete pad with accessible parking near the trail head. Regrade path to the trail head. Comply to CBC 11B-502.

CBC: 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

Cost Per: \$5,000

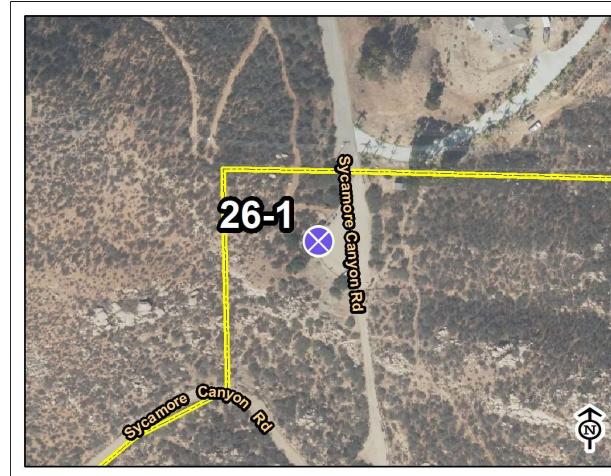
Total Cost: **\$8,000**

Qty: 1

Unit: Each



Site Photo



Goodan Ranch Park Site

Map: 2 Grid: E3

27-1 Assembly Area**Category: 1****Issue:** No accessible route to amphitheater from picnic area.**Action:** Regrade area. Provide 48" accessible path to amphitheater from picnic area. Provide companion seating areas.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$20,000

Total Cost: **\$23,000**

Qty: 1

Unit: Each



Site Photo



Goodan Ranch Park Site

Map: 3 Grid: E3

32-1 Picnic Area**Category: 1**

Issue: No accessible route to picnic area from parking stall.

Action: Regrade area. Provide 48" wide minimum accessible path from ADA parking stall. Provide ADA picnic tables.

Relocate sign 10" from said accessible route.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$30,000

Total Cost: **\$33,000**

Qty: 1

Unit: Each



Site Photo



Goodan Ranch Park Site

Map: 3 Grid: E3

5-1 Ramp**Category: 2**

Issue: Vertical changes in walkway exceed 1/2".

Action: Regrade adjacent surface.

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$25

Total Cost: **\$125**

Qty: 5

Unit: Feet



Site Photo



Goodan Ranch Park Site

Map: 3 Grid: D4

6-1 Stairway**Category: 2****Issue: No contrasting stripe on treads.****Action: Install warning stripes on steps.**

CBC: 11B-504.4.1 - Exterior stairs shall have all treads marked by a stripe provided clear visual contrast; Grooves shall not be used to satisfy this requirement.

Cost Per: \$15

Total Cost: **\$45**

Qty: 3

Unit: Each



Site Photo



Goodan Ranch Park Site

Map: 3 Grid: C4

19-1 Multi-User Restroom**Category: 2****Issue: Vertical changes in walkway exceed 1/2".****Action: Regrade adjacent surface.**

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$25

Total Cost: **\$125**

Qty: 5

Unit: Feet



Site Photo



Goodan Ranch Park Site

Map: 3 Grid: D2

33-1 Outdoor Constructed Features**Category: 2****Issue: Bike rack not on level surface.****Action: Regrade area and extend DG path to encompass bike rack.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$13

Total Cost: \$650

Qty: 50

Unit: Square Feet



Site Photo



Goodan Ranch Park Site

Map: 3 Grid: D3

10-1 Drinking Fountain**Category: 3****Issue: Trash receptacles are blocking drinking fountains.****Action: Relocate trash recepticles to allow access to fountains.**

CBC: 11B-305.3 - The clear floor space shall be 30 inches minimum by 48 inches minimum.

Cost Per: \$0

Total Cost: \$0

Qty: 2

Unit: Each



Site Photo



Goodan Ranch Park Site

Map: 3 Grid: D3

6.10 GOODLAND ACRES PARK



8848 TROY STREET
SPRING VALLEY, CA 91977

DATE OF ASSESSMENT: 4/3/2017

Description:

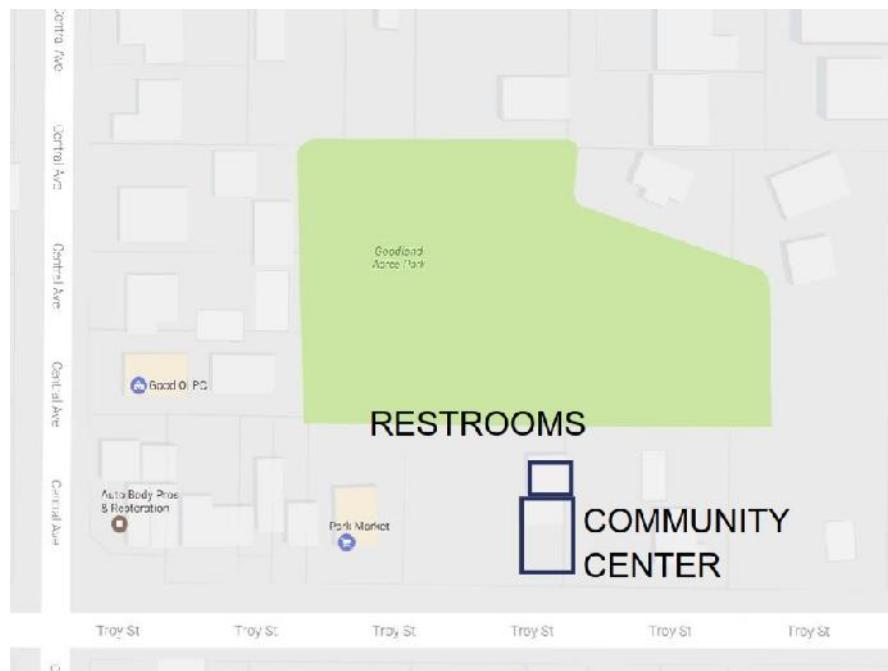
At 1.3-acres, Goodland Acres Park features a playground, basketball court, horseshoe pit and restrooms.

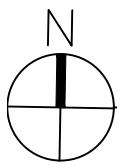


1, Parking Area	6, Stairway	19, Multi-User Restroom	28, Aquatic Activity Area	32, Picnic Area
3, Curb Ramps	7, Hazard	20, Single User Restroom	29, Game and Sports Area	33, Outdoor Constructed
4, Walk	8, Door/Gate	26, Trails	30, Campsite	34, Play Equipment Area
5, Ramp	10, Drinking Fountain	27, Assembly Area	31, Swimming Pool	Park Area

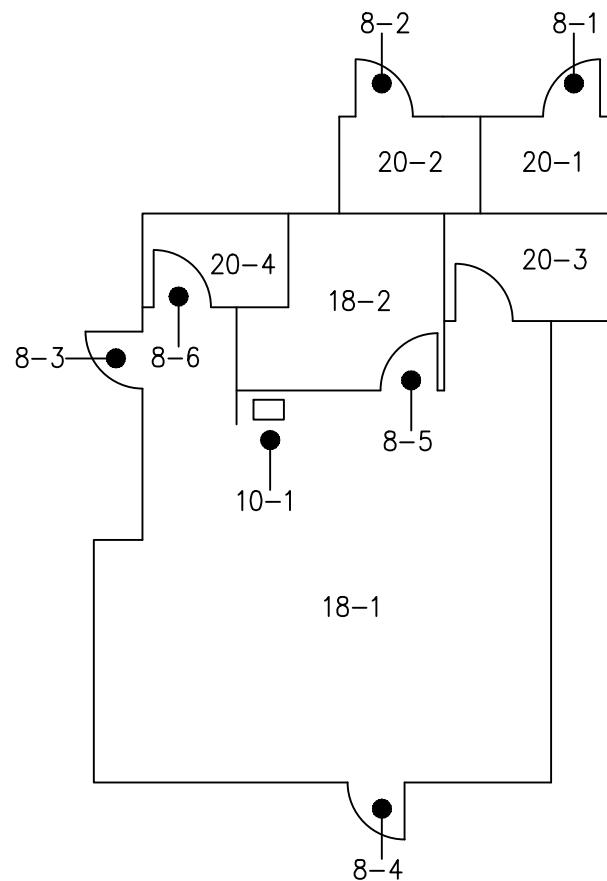
BUILDING ASSESSMENTS

GOODLAND ACRES PARK





COMMUNITY CENTER



KEY PLAN

Estimated Cost: \$33,775

8-1 Doors

Install or Modify Door Signage

Adjust ISA Signage to correct height (58"-60" aff to center)

CBC: 11B 703.7.2.6 / ADA 703

8-2 Doors

Install or Modify Door Signage

Adjust ISA Signage to correct height (58"-60" aff to center)

CBC: 11B 703.7.2.6 / ADA 703

8-3 Doors

Install or Modify Door Signage

Install Door Signage

CBC: 11B 703.7.2.6 / ADA 703

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

8-4 Doors

Install or Modify Door Signage

Install Door Signage

CBC: 11B 703.7.2.6 / ADA 703

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

Install or Modify Directional/ Informational Signage

Install Directional/ Information signage 'Non-Accessible' and directions to nearest Accessible

CBC: 11B-216.3 / ADA 216

Replace Door Threshold

Door Threshold exceeds 1/2" (1/2" max with beveled edge)

CBC: 11B-303.3 / ADA 303

8-5 Doors

Door Opening Width

Door opening is 30" (32" min).

CBC: 11B-404.2.3 / ADA 404

Door Maneuvering Clearance

30" clear Maneuvering Clearance on pull side (60" min.)
CBC 11B-404.2.4.1 / ADA 404

20-1 Single User Restroom- Unisex

The 'Penalware' Fixtures in this room are not accessible.
The adjacent Accessible Unisex facilities satisfy the requirement.

Remove Accessibility Signage from Door and Wall.

20-2 Single User Restroom- Unisex**Replace or reposition Plumbing fixtures**

The centerline of the WC to the side wall is 21 1/2" (17" to 18").
CBC 11B-604.2 / ADA 604

Replace or reposition Plumbing fixtures

<60" clear from WC side wall to adjacent fixture or wall (60" min)
CBC 11B-604.3.1 / ADA 604

Replace or reposition Plumbing fixtures

Replace Lav faucet handle with lever type.
CBC 11B-309.4 / ADA 309

Replace or reposition Plumbing fixtures

The centerline of the lav faucet to the side wall is less than 18" (18" min).
CBC 11B-606.6 / ADA 606

Replace or modify Grab Bars

Rear GB extends 18" past center of WC (24" min).
CBC: 11B-604.5 / ADA 604

Replace or modify Grab Bars

Side GB extends 48" from rear wall (54" min).
CBC: 11B-604.5.1 / ADA 604

Replace or reposition Dispenser

Toilet Paper Dispenser is outside the 7"- 9" range.
CBC 11B- 604.7 / ADA 604

20-3 Single User Restroom- Unisex**Replace or reposition Plumbing fixtures**

38" from WC side wall to adjacent fixture or wall (60" min)
CBC 11B-604.3.1 / ADA 604

Replace or reposition Plumbing fixtures

33" clear from WC front lip to obstruction (48" min).

CBC 11B-604.3.1 / ADA 604

Adjust Lav Flow duration

Stream is less than 10 sec. (10 sec. min).

CBC: 11B-606.4 / ADA 606

20-4 Single User Restroom- Child Unisex

Replace or reposition Plumbing fixtures

38" from WC side wall to adjacent fixture or wall (60" min)

CBC 11B-604.3.1 / ADA 604

Replace or reposition Plumbing fixtures

33" clear from WC front lip to obstruction (48" min).

CBC 11B-604.3.1 / ADA 604

Adjust Lav Flow duration

Stream is less than 10 sec. (10 sec. min).

CBC: 11B-606.4 / ADA 606

10-1 Drinking Fountain

Adjust Water stream height

Stream is less than 4" above outlet (4" min).

CBC: 11B-602.6 / ADA 602

Add Piperrail Protection

DF protrudes 17" from vertical support between 27" and 80" aff.

CBC: 11B-602.9 / ADA 602

18-1 Room

Remove Overhanging or Protruding Objects

Fire Extinguisher protrudes +4" from wall at +27" aff
(max 4" protrusion between 27" and 80" aff).

CBC: 11B-307.2 / ADA 307

Provide an Accessible Counter

The Food Service Counter is 35" aff (34" aff max). CBC:

11B-904.4 / ADA 904

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

Reposition Equipment

T-Stats, Security Panel and Alarm Pulls are outside the allowable 15"- 48" reach range.

CBC: 11B-308.1.1 / ADA 308

18-2 Room

Remove Overhanging or Protruding Objects

Fire Extinguisher protrudes +4" from wall at +27" aff
(max 4" protrusion between 27" and 80" aff).

CBC: 11B-307.2 / ADA 307

Provide an Accessible Counter

The Food Service Counter is 35" aff (34" aff max). CBC:
11B-904.4 / ADA 904

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied
when built)

CBC: 11B-308.1.1 / ADA 308

SITE ASSESSMENT

1-1 Parking Area**Category: 1****Issue: Surface slope is at 4%. No van parking sign.****Action: Regrade parking stall and replace AC pavement. Install "Van Parking" sign to existing pole.**

CBC: 11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

Cost Per: \$8,000

Total Cost: **\$9,300**

Qty: 1

Unit: Each



Site Photo



Goodland Acres Park

Map: 2 Grid: E4

3-1 Curb Ramps**Category: 1****Issue: Curb ramp flares at 15% and 18%. No detectable warnings provided. No leveled landing.****Action: Replace curb ramp.**

CBC: 11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

11B-406.3.1 - Curb ramp running slope shall not be steeper than 1:12.

11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

Cost Per: \$1,750

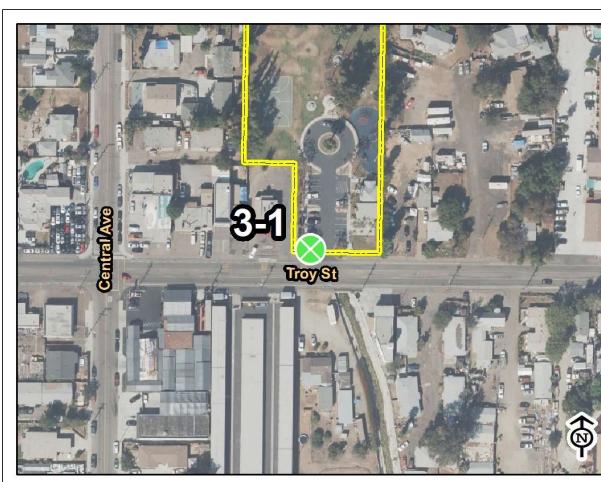
Total Cost: **\$3,000**

Qty: 1

Unit: Each



Site Photo



Goodland Acres Park

Map: 2 Grid: E5

3-2 Curb Ramps

Category: 1

Issue: Curb ramp flares at 13% and 20%. No detectable warnings provided. No leveled landing.

Action: Replace curb ramp.

CBC: 11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

11B-406.3.1 - Curb ramp running slope shall not be steeper than 1:12.

11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

Cost Per: \$1,750

Total Cost: \$3,000

Qty: 1

Unit: Each



Site Photo



Goodland Acres Park

Map: 2 Grid: E5

3-3 Curb Ramps

Category: 1

Issue: Curb ramp flares at 11% and 20%. 1.5" gap in concrete. Running slope of 11%. Detectable warning appears to be temporary and is not flush with walkway.

Action: Replace curb ramp to contain appropriate detectable warning tile.

CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

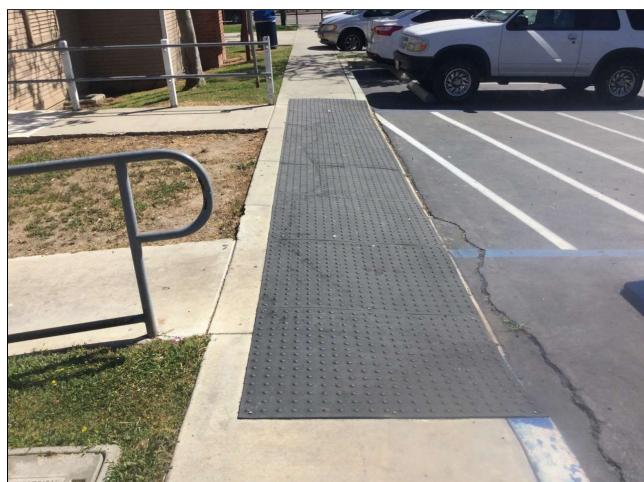
11B-406.3.1 - Curb ramp running slope shall not be steeper than 1:12.

Cost Per: \$2,500

Total Cost: \$3,800

Qty: 1

Unit: Each



Site Photo



Goodland Acres Park

Map: 2 Grid: E3

4-1 Walk**Category: 1**

Issue: Walkway running slope is 6% into park. 1" gap in concrete.

Action: Regrade walkway by monument, replace concrete.

CBC: 11B-247.1.2.2 - Detectable warnings shall be provided on all curb ramps.

11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$2,300**

Qty: 15

Unit: Feet



Site Photo



Goodland Acres Park

Map: 2 Grid: E5

4-2 Walk**Category: 1**

Issue: Cross slope at 3%.

Action: Regrade walkway and replace concrete.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$15

Total Cost: **\$7,300**

Qty: 400

Unit: Square Feet



Site Photo



Goodland Acres Park

Map: 2 Grid: E4

4-4 Walk**Category: 1**

Issue: Width of sidewalk is 44". The sidewalk is within the park grounds.

Action: Relocate chain link fence to allow for 48" sidewalk.

CBC: Sidewalks shall not be less than 48".

11B-403.5.3 - Designated accessible walks shall not be less than 3'.

Cost Per: \$20

Total Cost: **\$1,400**

Qty: 40

Unit: Feet



Site Photo



Goodland Acres Park

Map: 2 Grid: E3

4-6 Walk**Category: 1**

Issue: Surface slope of turning space is 3%.

Action: Provide level surface at point of turning. Regrade and replace concrete.

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

Total Cost: **\$3,600**

Qty: 35

Unit: Feet



Site Photo



Goodland Acres Park

Map: 2 Grid: E3

4-3 Walk**Category: 2**

Issue: Surface slope of turning space is 2.6%. Vertical changes exceed 1/2". Cross slope at 2.7%.

Action: Regrade walkway to picnic table and replace concrete. Regrade and replace concrete.

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$2,900**

Qty: 25

Unit: Feet



Site Photo



Goodland Acres Park

Map: 2 Grid: E2

29-1 Game and Sports Area**Category: 2**

Issue: No accessible route to basketball court.

Action: Provide 48" wide minimum accessible path of travel to basketball court.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

Total Cost: **\$2,300**

Qty: 20

Unit: Feet



Site Photo



Goodland Acres Park

Map: 2 Grid: D2

34-1 Play Equipment Area**Category: 2****Issue: Play surface at 3%.****Action: Regrade play area and replace rubberized surface. Install transfer platform at one of the play structures.**

CBC: 11B-206.2.17 - Play areas shall provide level and accessible routes.

11B-240.2.1 - Where ground level play components are provided, at least one of each type shall be on an accessible route.

Cost Per: \$10

Total Cost: **\$21,500**

Qty: 2020

Unit: Square Feet



Site Photo



Goodland Acres Park

Map: 2 Grid: E3

10-1 Drinking Fountain**Category: 3****Issue: No High-Low fountain provided.****Action: Replace drinking fountain.**

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

Total Cost: **\$3,600**

Qty: 1

Unit: Each



Site Photo



Goodland Acres Park

Map: 2 Grid: E2

27-1 Assembly Area**Category: 3****Issue: No companion seating provided at bench.****Action: Modify or provide 36"x48" clear floor area.**

CBC: 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$700

Total Cost: **\$1,300**

Qty: 1

Unit: Each



Site Photo



Goodland Acres Park

Map: 2 Grid: D2

32-1 Picnic Area**Category: 3****Issue: Picnic area is not leveled.****Action: Regrade picnic area and replace concrete.**

CBC: 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$15

Total Cost: **\$3,600**

Qty: 150

Unit: Square Feet



Site Photo



Goodland Acres Park

Map: 2 Grid: E2

33-2 Outdoor Constructed Features**Category: 3****Issue: Kiosk not on level surface.****Action: Relocate kiosk to a location where the surface is level.**

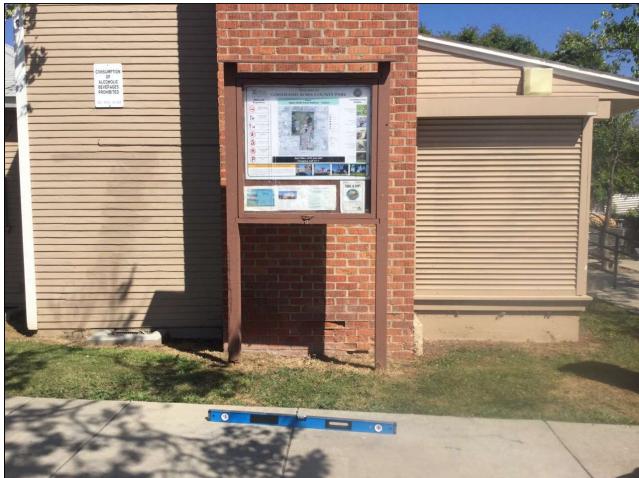
CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$1,500

Total Cost: **\$2,100**

Qty: 1

Unit: Each



Site Photo



Goodland Acres Park

Map: 2 Grid: E4

6.11 HILTON HEAD PARK

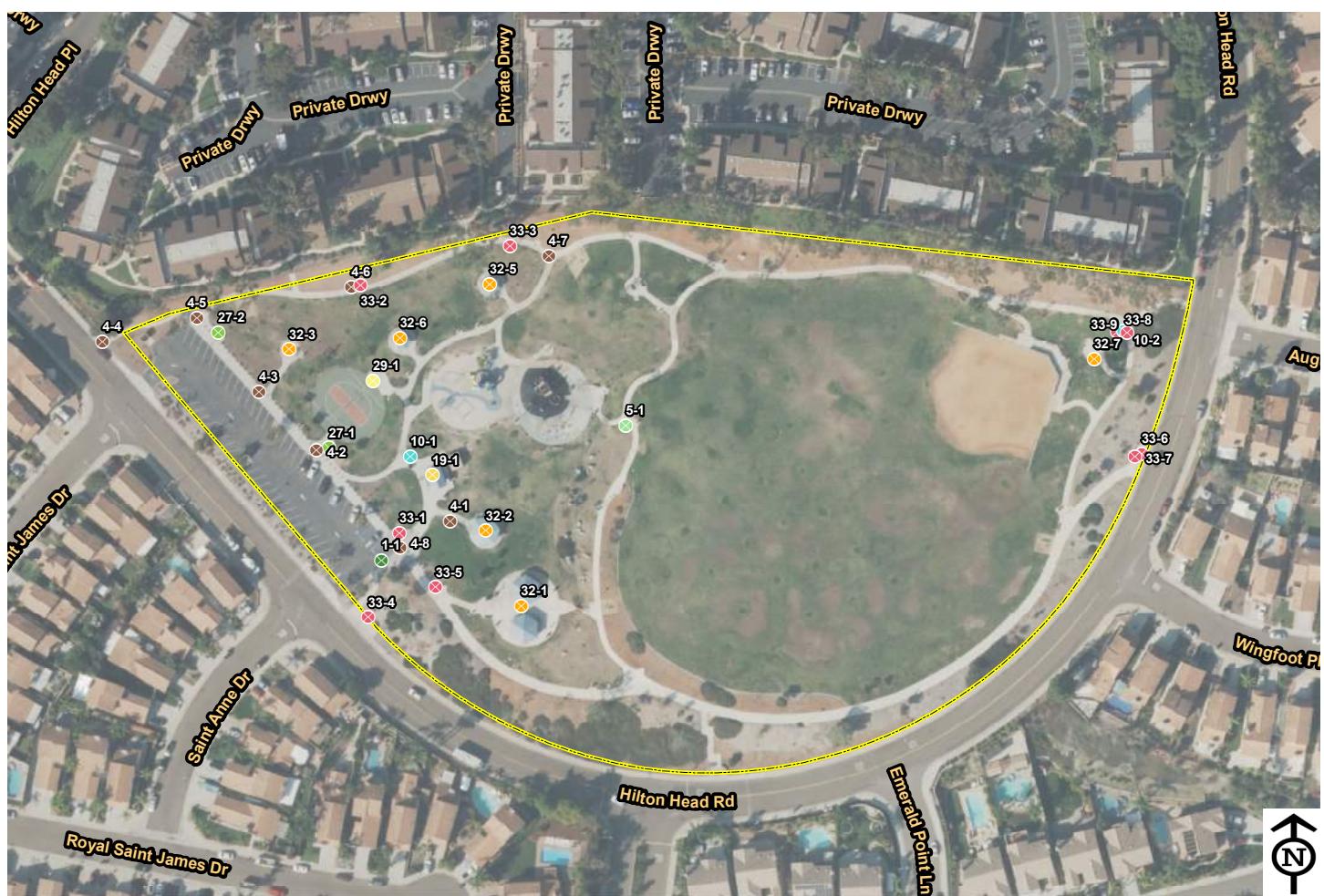


1605 HILTON HEAD ROAD
EL CAJON, CA 92019

DATE OF ASSESSMENT: 3/30/2017

Description:

Hilton Head Park is a 10-acre neighborhood park featuring a splash park, playground, picnic tables, covered pavilions, a multi-use sports field, exercise stations, a basketball court, barbecues, drinking fountains, special event venues and restrooms.

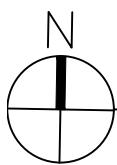


1, Parking Area	6, Stairway	19, Multi-User Restroom	28, Aquatic Activity Area	32, Picnic Area
3, Curb Ramps	7, Hazard	20, Single User Restroom	29, Game and Sports Area	33, Outdoor Constructed
4, Walk	8, Door/Gate	26, Trails	30, Campsite	34, Play Equipment Area
5, Ramp	10, Drinking Fountain	27, Assembly Area	31, Swimming Pool	Park Area

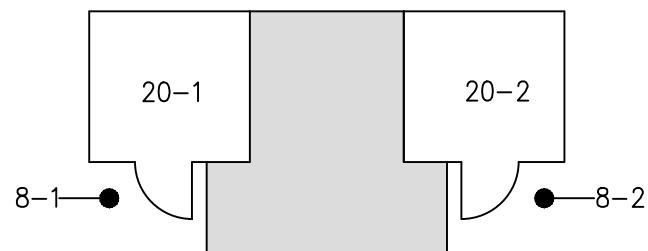
BUILDING ASSESSMENTS

HILTON HEAD PARK





RESTROOM



KEY PLAN

Estimated Cost: \$400

20-1 Single User Restroom- Unisex

Relocate Overhanging or Protruding Objects

Within Lav 3048 Maneuvering footprint, Hand Dry protrudes +4" from wall at +27" aff (max 4" protrusion between 27" and 80" aff).

CBC: 11B-307.2 / ADA 307

SITE ASSESSMENT

1-1 Parking Area**Category: 1**

Issue: Surface slope is at 2.7%. No minimum fine sign. 1" gap in concrete. Faded paint. No detectable warnings provided.

Action: Regrade parking stalls, replace AC pavement, and restripe to accomodate stalls with correct dimensions. Provide appropriate signage for each stall. Provide detectable warning tiles.

CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

11B-502.2 - Car and van parking spaces shall be 18' minimum.

11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

11B-502.6.4 - The surface of each accessible paved parking space shall have a surface identificaton.

Cost Per: \$17,100

Total Cost: **\$18,100**

Qty: 1

Unit: Each



Site Photo



Hilton Head Park

Map: 2 Grid: D4

4-1 Walk

Category: 1

Issue: Surface slope of turning space is 2.9%.

Action: Provide level surface at point of turning. Regrade and replace concrete.

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$130

Total Cost: \$5,600

Qty: 35

Unit: Feet



Site Photo



Hilton Head Park

Map: 2 Grid: E4

4-2 Walk

Category: 1

Issue: Surface slope of turning space is 3%.

Action: Provide level surface at point of turning. Regrade and replace concrete.

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$130

Total Cost: \$5,600

Qty: 35

Unit: Feet



Site Photo



Hilton Head Park

Map: 2 Grid: D3

4-3 Walk

Category: 1

Issue: Surface slope of turning space is 3%.

Action: Provide level surface at point of turning. Regrade and replace concrete.

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$130

Total Cost: \$4,900

Qty: 30

Unit: Feet



Site Photo



Hilton Head Park

Map: 2 Grid: C3

4-4 Walk

Category: 1

Issue: Surface slope of turning space is 4.8%.

Action: Provide level surface at point of turning. Regrade and replace concrete, curb, and gutter.

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$100

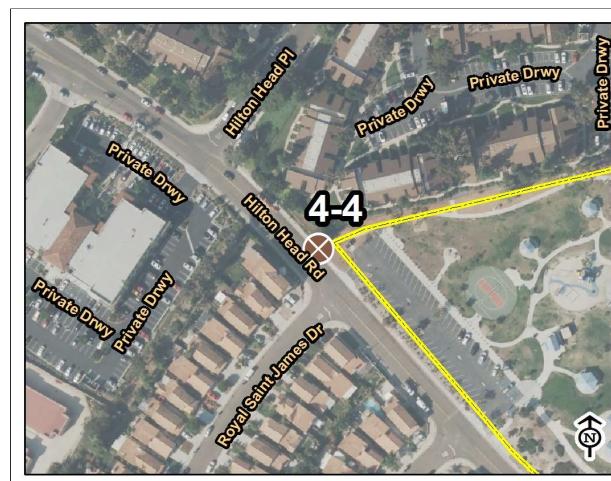
Total Cost: \$4,000

Qty: 30

Unit: Feet



Site Photo



Hilton Head Park

Map: 2 Grid: B2

4-5 Walk**Category: 1****Issue: Surface slope of turning space is 3%.****Action: Provide level surface at point of turning. Rergrade and replace concrete, curb, and gutter.**

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$100

Total Cost: **\$4,000**

Qty: 30

Unit: Feet



Site Photo



Hilton Head Park

Map: 2 Grid: B2

4-7 Walk**Category: 1****Issue: Surface slope of turning space is 5.8%.****Action: Provide level surface at point of turning. Rergrade and replace concrete.**

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

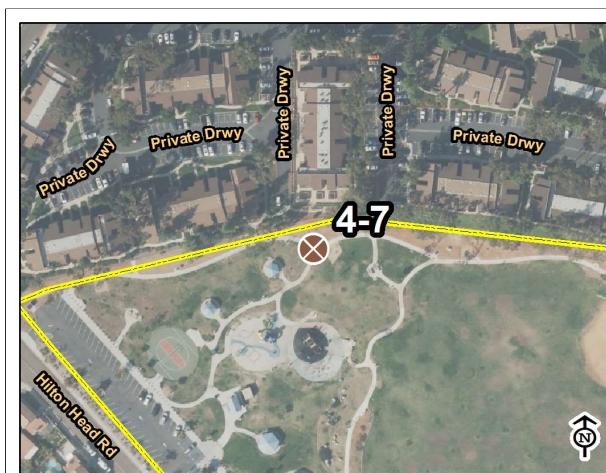
Total Cost: **\$3,600**

Qty: 40

Unit: Feet



Site Photo



Hilton Head Park

Map: 2 Grid: F1

5-1 Ramp**Category: 1****Issue: Walkway running slope is 6%.****Action: Provide handrails on both sides.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$50

Total Cost: **\$1,200**

Qty: 15

Unit: Feet



Site Photo



Hilton Head Park

Map: 2 Grid: G3

4-8 Walk**Category: 2****Issue: 1" gap in concrete.****Action: Add sealant to fill gaps.**

CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

Cost Per: \$2,000

Total Cost: **\$2,000**

Qty: 1

Unit: Each



Site Photo



Hilton Head Park

Map: 2 Grid: E4

19-1 Multi-User Restroom**Category: 2****Issue:** Surface slope at turning space into restroom slopes 4.5% for both restrooms.**Action:** Regrade entrance to both restrooms and replace concrete.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$3,000**

Qty: 30

Unit: Feet



Site Photo



Hilton Head Park

Map: 2 Grid: E3

29-1 Game and Sports Area**Category: 2****Issue:** 1" gap in concrete.**Action:** Add sealant to fill gaps.CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

Cost Per: \$1,500

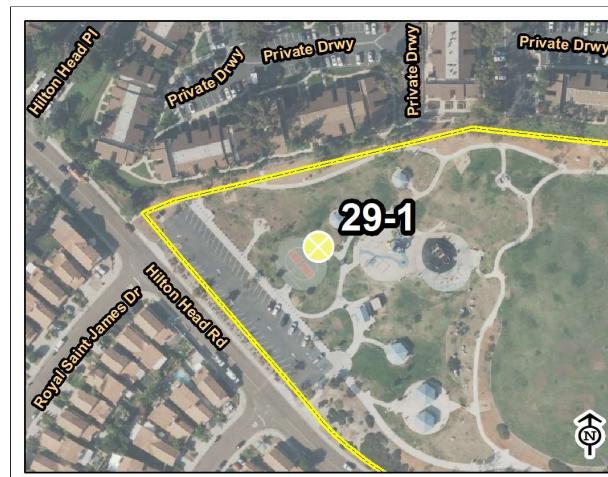
Total Cost: **\$1,500**

Qty: 1

Unit: Each



Site Photo



Hilton Head Park

Map: 2 Grid: D2

32-3 Picnic Area**Category: 2****Issue: No accessible route to grill.****Action: Relocate tables slightly to allow for access to grill.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$500

Total Cost: **\$1,400**

Qty: 2

Unit: Each



Site Photo



Hilton Head Park

Map: 2 Grid: C2

4-6 Walk**Category: 3****Issue: 3/4" gap in concrete.****Action: Add sealant to fill gaps. Relocate trash can.**

CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

Cost Per: \$500

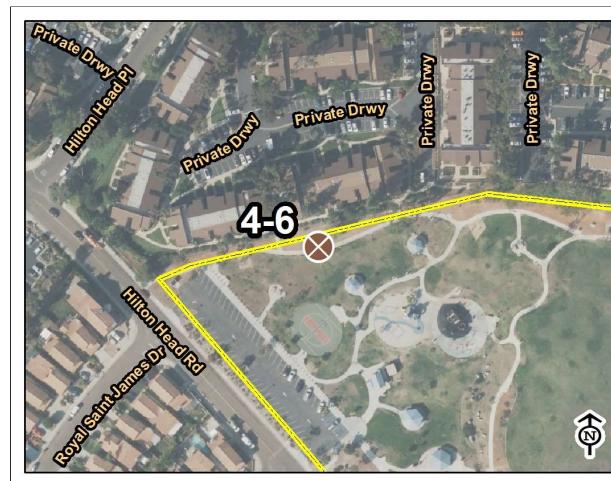
Total Cost: **\$900**

Qty: 1

Unit: Each



Site Photo



Hilton Head Park

Map: 2 Grid: D1

10-1 Drinking Fountain**Category: 3****Issue: No High-Low fountain provided.****Action: Replace drinking fountain.**

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

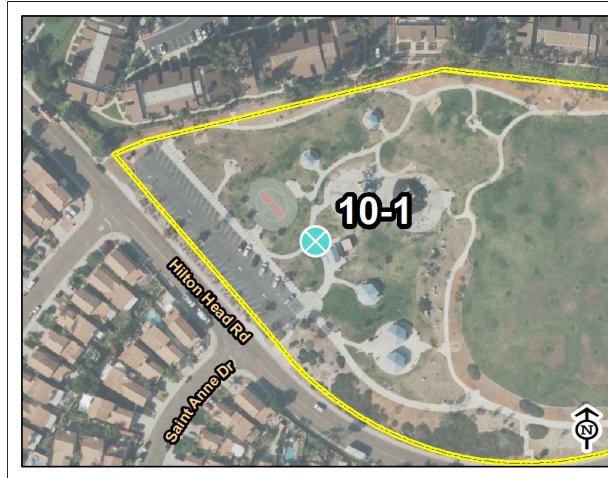
Total Cost: **\$3,400**

Qty: 1

Unit: Each



Site Photo



Hilton Head Park

Map: 2 Grid: E3

10-2 Drinking Fountain**Category: 3****Issue: No High-Low fountain provided.****Action: Replace drinking fountain.**

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

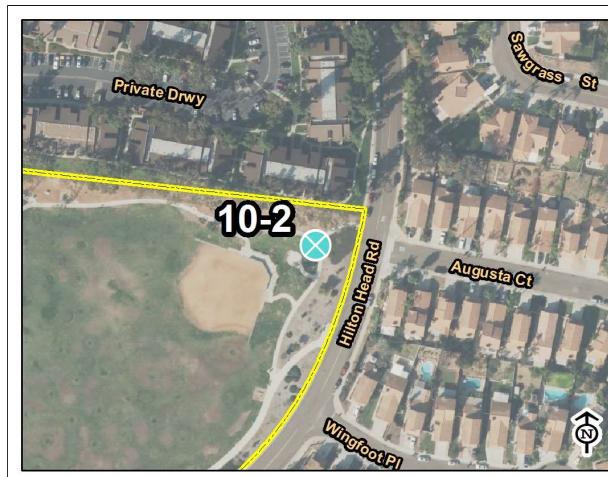
Total Cost: **\$3,400**

Qty: 1

Unit: Each



Site Photo



Hilton Head Park

Map: 3 Grid: D2

27-1 Assembly Area**Category: 3****Issue: Companion seating area slopes 3.4%.****Action: Relocate bench to a location where the surface is level.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$500

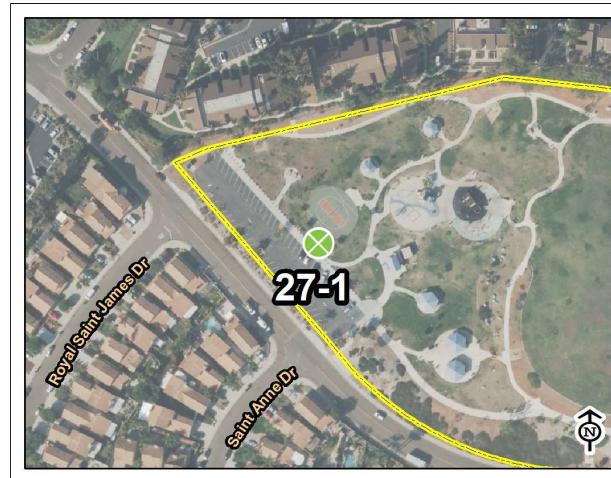
Total Cost: **\$900**

Qty: 1

Unit: Each



Site Photo



Hilton Head Park

Map: 2 Grid: D3

27-2 Assembly Area**Category: 3****Issue: No companion seating provided at bench.****Action: Modify or provide 36"x48" clear floor area.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$700

Total Cost: **\$1,100**

Qty: 1

Unit: Feet



Site Photo



Hilton Head Park

Map: 2 Grid: C2

32-1 Picnic Area**Category: 3****Issue: No accessible tables in picnic area.****Action: Provide 1 ADA accessible table in a shaded gazebo area.**

CBC: 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

11B-902.2 - A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided.

Cost Per: \$800

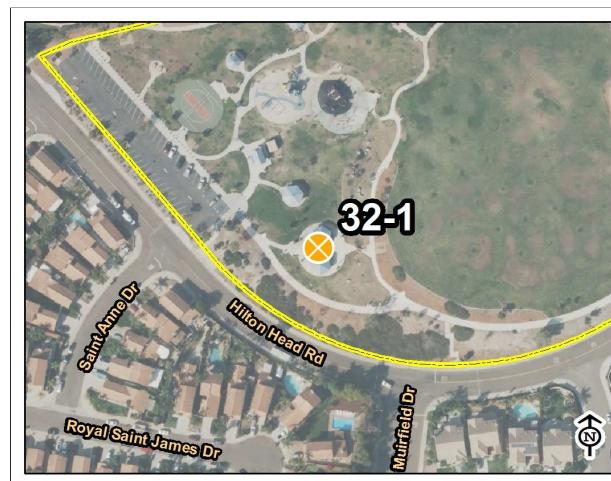
Total Cost: **\$1,200**

Qty: 1

Unit: Each



Site Photo



Hilton Head Park

Map: 2 Grid: F5

32-7 Picnic Area**Category: 3****Issue: No accessible tables in picnic area.****Action: Provide ADA accessible table and grill.**

CBC: 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$800

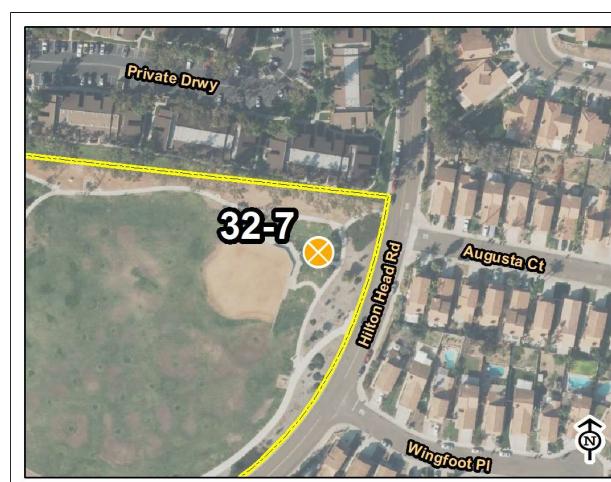
Total Cost: **\$1,200**

Qty: 1

Unit: Each



Site Photo



Hilton Head Park

Map: 3 Grid: D2

33-1 Outdoor Constructed Features

Category: 3

Issue: Area in front of kiosk slopes 2.5%.

Action: Relocate kiosk to level location.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$1,500

Total Cost: \$1,900

Qty: 1

Unit: Each



Site Photo



Hilton Head Park

Map: 2 Grid: E4

33-2 Outdoor Constructed Features

Category: 3

Issue: Side reach is 36" from accessible walkway.

Action: Relocate hot coals container to be 10" minimum from accessible walkway.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$500

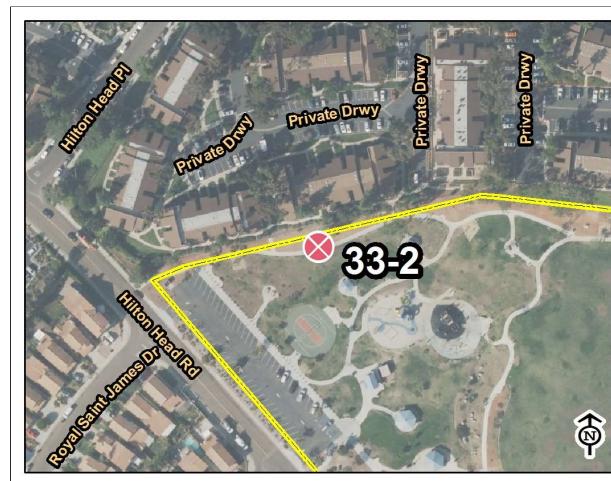
Total Cost: \$900

Qty: 1

Unit: Each



Site Photo



Hilton Head Park

Map: 2 Grid: D1

33-3 Outdoor Constructed Features

Category: 3

Issue: Trash can not on level surface.

Action: Relocate trash can to a level surface.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$500

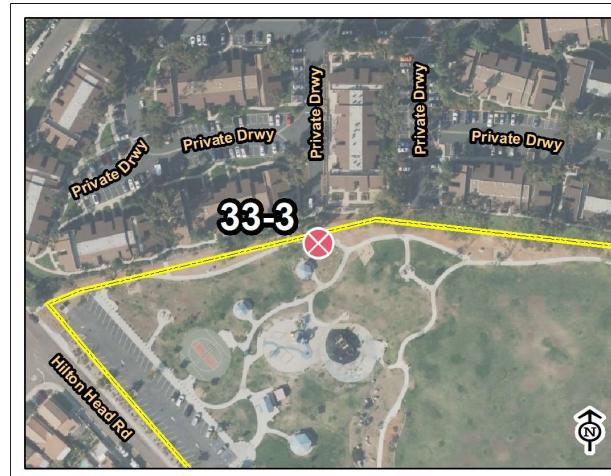
Total Cost: \$900

Qty: 1

Unit: Each



Site Photo



Hilton Head Park

Map: 2 Grid: F1

33-4 Outdoor Constructed Features

Category: 3

Issue: No companion seating provided at bench.

Action: Modify or provide 36"x48" clear floor area.

CBC: 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$700

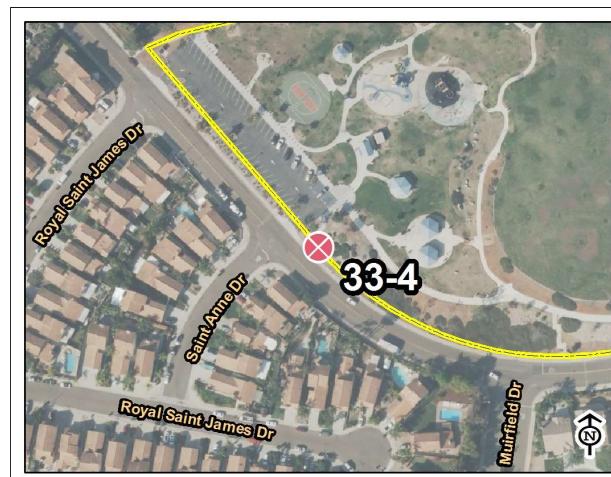
Total Cost: \$1,100

Qty: 1

Unit: Feet



Site Photo



Hilton Head Park

Map: 2 Grid: D5

33-5 Outdoor Constructed Features

Category: 3

Issue: Area by dog bag dispenser slopes 2.8%. Vertical reach is 62" above finished floor.

Action: Remove existing concrete and repair. Relocate station and adjust height.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$750

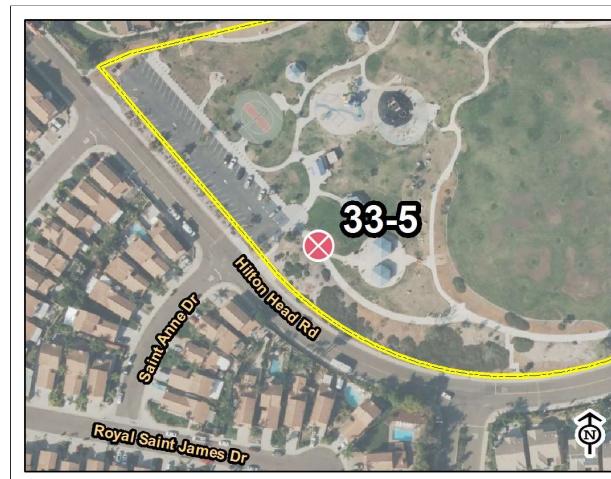
Total Cost: **\$750**

Qty: 1

Unit: Each



Site Photo



Hilton Head Park

Map: 2 Grid: E5

33-6 Outdoor Constructed Features

Category: 3

Issue: No companion seating provided at bench. Cross slope at 3.5%.

Action: Modify or provide 36"x48" clear floor area.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$700

Total Cost: **\$1,100**

Qty: 1

Unit: Feet



Site Photo



Hilton Head Park

Map: 3 Grid: D3

33-7 Outdoor Constructed Features**Category: 3****Issue:** Kiosk is 48" from accessible walkway.**Action:** Relocate kiosk to be closer to accessible walkway.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$1,500

Total Cost: **\$1,900**

Qty: 1

Unit: Each



Site Photo



Hilton Head Park

Map: 3 Grid: D3

33-8 Outdoor Constructed Features**Category: 3****Issue:** Companion seating area slopes 3.4%.**Action:** Relocate bench to a location where the surface is level.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$500

Total Cost: **\$900**

Qty: 1

Unit: Each



Site Photo



Hilton Head Park

Map: 3 Grid: D2

33-9 Outdoor Constructed Features**Category: 3****Issue:** Vertical reach is 61" above finished floor.**Action:** Adjust height and relocate station to be 10" from accessible walkway.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$500

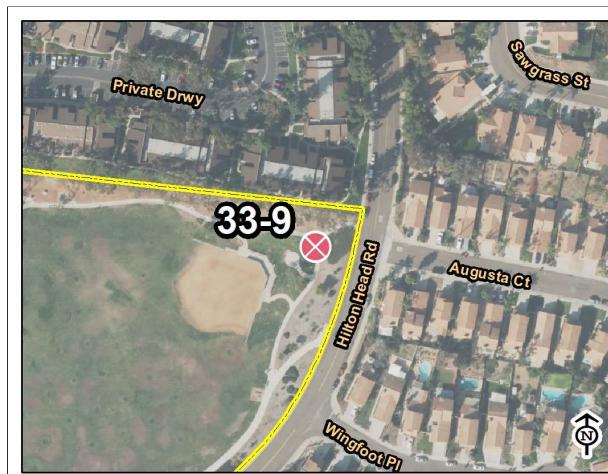
Total Cost: **\$500**

Qty: 1

Unit: Each



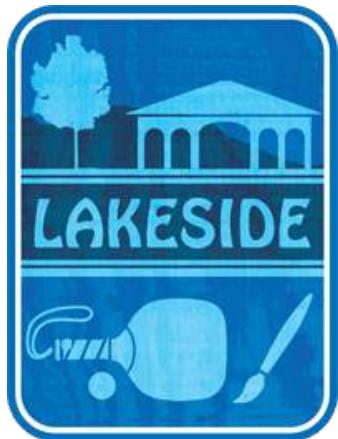
Site Photo



Hilton Head Park

Map: 3 Grid: D2

6.12 LAKESIDE SPORTS PARK

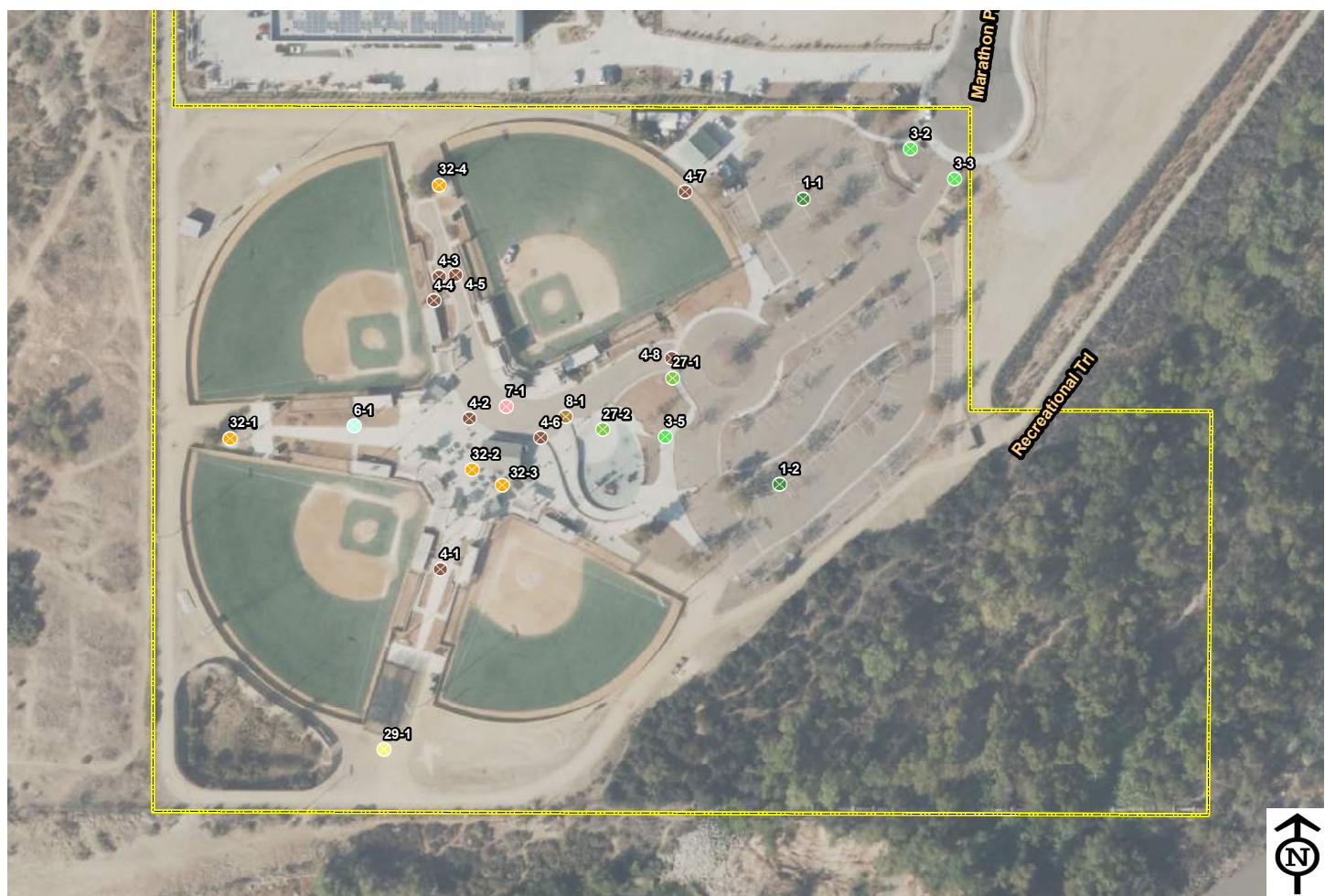


10030 MARATHON PARKWAY
LAKESIDE, CA 92040

DATE OF ASSESSMENT: 3/29/2017

Description:

Lakeside Sports Park features four baseball fields, a tot lot, a concession stand, restrooms, picnic tables, drinking fountains and a pedestrian trail.



1, Parking Area

3, Curb Ramps

4, Walk

5, Ramp

6, Stairway

7, Hazard

8, Door/Gate

10, Drinking Fountain

19, Multi-User Restroom

20, Single User Restroom

26, Trails

27, Assembly Area

28, Aquatic Activity Area

29, Game and Sports Area

30, Campsite

31, Swimming Pool

32, Picnic Area

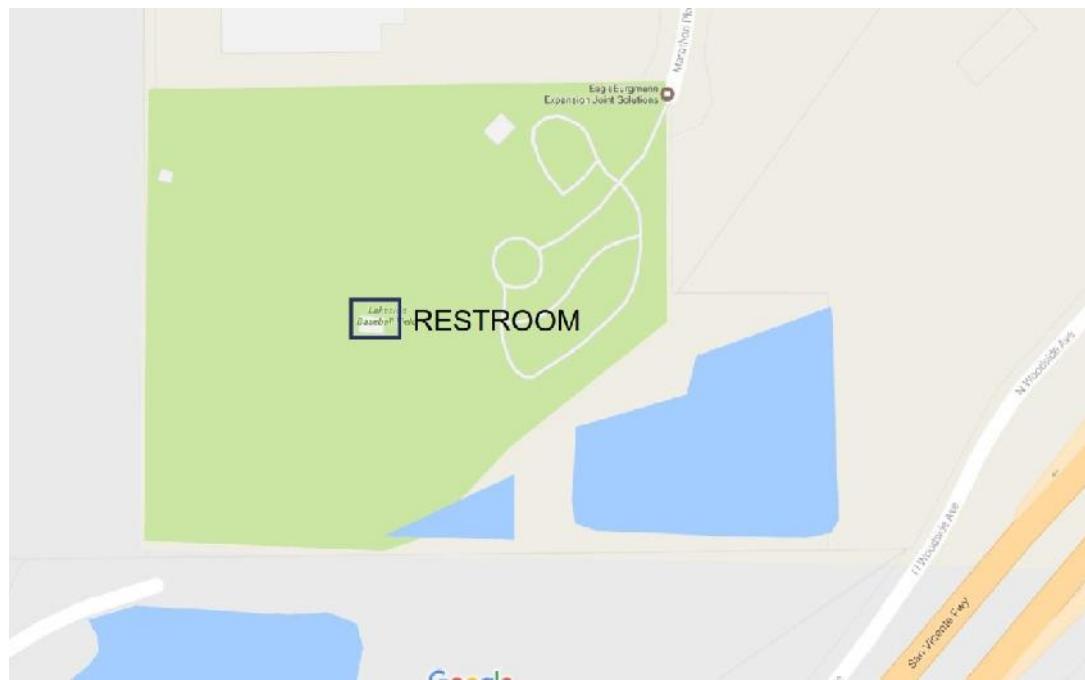
33, Outdoor Constructed

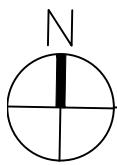
34, Play Equipment Area

Park Area

BUILDING ASSESSMENTS

LAKESIDE SPORTS PARK

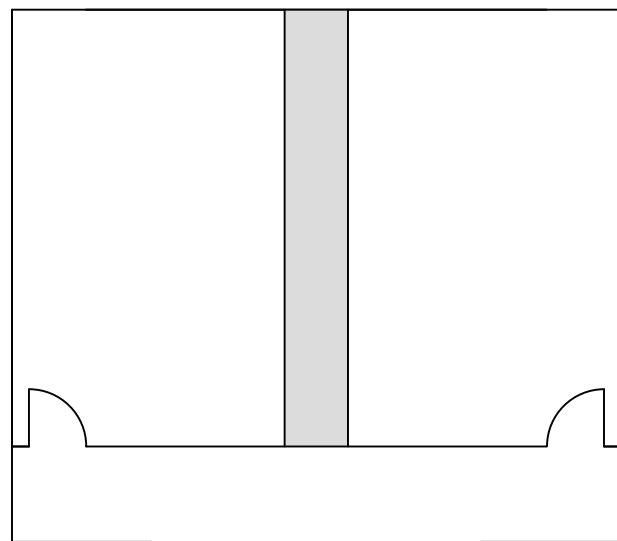




RESTROOM



100% COMPLIANT



KEY PLAN

SITE ASSESSMENT

1-1 Parking Area**Category: 1**

Issue: Loading zone is 4' 8". Paint delineating parking stall is faded. No minimum fine is posted.

Action: Restripe parking stalls and make access aisle 5' minimum. Install "Minimum Fine" signs on existing poles.

CBC: 11B-502.2 - Car and van parking spaces shall be 18' minimum.

11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

11B-502.6.4 - The surface of each accessible paved parking space shall have a surface identificaton.

Cost Per: \$1,200

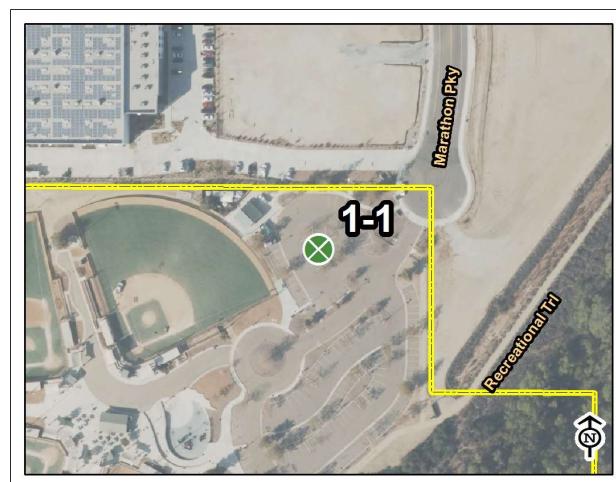
Total Cost: **\$1,900**

Qty: 1

Unit: Each



Site Photo



Lakeside Sports Park

Map: 4 Grid: B2

3-5 Curb Ramps**Category: 1**

Issue: Landing currently measures 48"x27".

Action: Provide 4'x4' level landing for curb ramp.

CBC: 11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

Cost Per: \$65

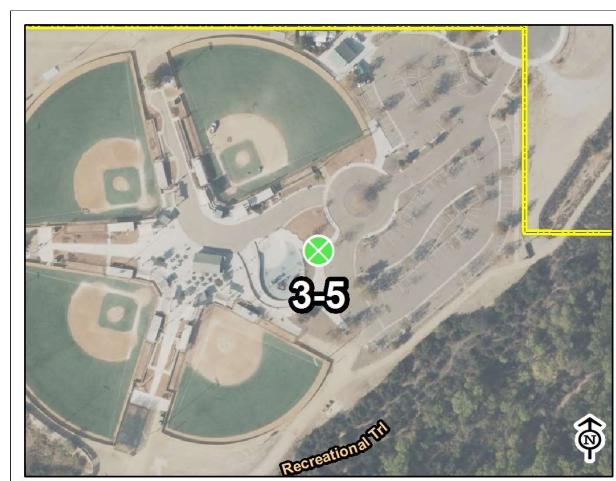
Total Cost: **\$1,700**

Qty: 15

Unit: Square Feet



Site Photo



Lakeside Sports Park

Map: 4 Grid: A4

4-2 Walk**Category: 1**

Issue: An accessible path of travel is not provided to baseball fields. Area currently used by park visitors and maintenance vehicles. Bollards block area off.

Action: Provide crosswalk for access between baseball fields.

CBC: 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$150

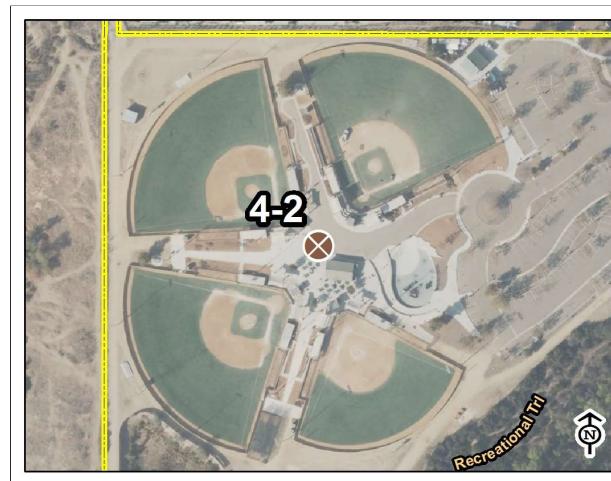
Total Cost: **\$6,700**

Qty: 40

Unit: Feet



Site Photo



Lakeside Sports Park

Map: 3 Grid: G4

4-5 Walk**Category: 1**

Issue: Width of walkway is 36".

Action: Extend concrete to be 48" wide.

CBC: 11B-403.5.1 - Designated accessible sidewalks shall not be less than 4'.

Cost Per: \$65

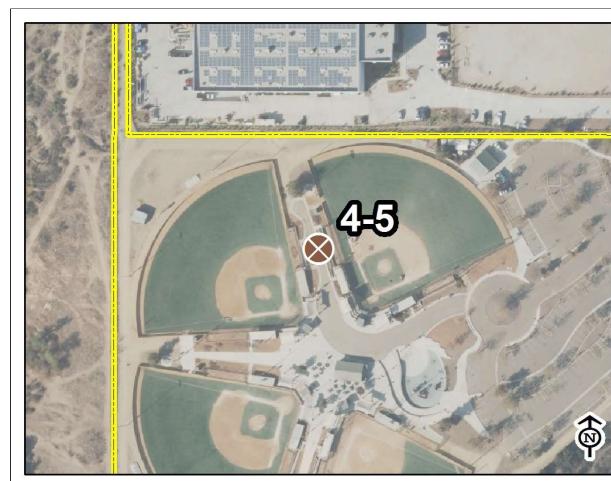
Total Cost: **\$7,200**

Qty: 100

Unit: Feet



Site Photo



Lakeside Sports Park

Map: 3 Grid: G3

4-6 Walk**Category: 1****Issue: No accessible route to baseball fields.****Action: Provide crosswalk for access between baseball fields. See 4-2 for cost of crosswalk.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$0

Total Cost: \$0

Qty: 40

Unit: Feet



Site Photo



Lakeside Sports Park

Map: 3 Grid: H4

4-8 Walk**Category: 1****Issue: Width of walkway is 36".****Action: Extend concrete to be 48" wide.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

11B-403.5.1 - Designated accessible sidewalks shall not be less than 4'.

Cost Per: \$65

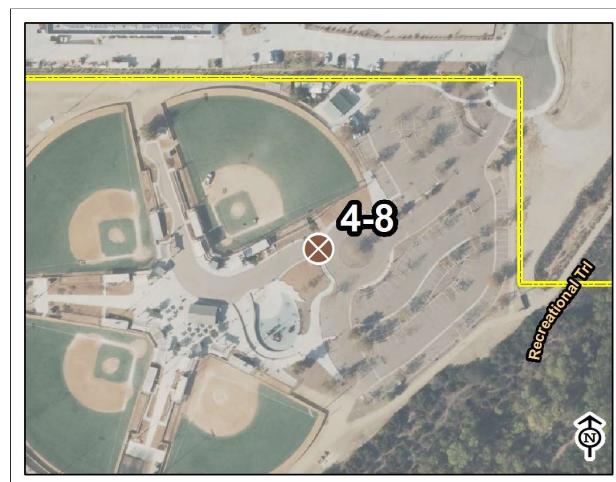
Total Cost: \$7,200

Qty: 100

Unit: Feet



Site Photo



Lakeside Sports Park

Map: 4 Grid: A4

29-1 Game and Sports Area**Category: 1****Issue: No accessible route to batting cages.****Action: Provide accessible path of travel to batting cages.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

Total Cost: **\$4,400**

Qty: 70

Unit: Feet



Site Photo



Lakeside Sports Park

Map: 5 Grid: D3

32-2 Picnic Area**Category: 1****Issue: Picnic area not on level surface.****Action: Regrade at one of the picnic areas and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$50

Total Cost: **\$3,400**

Qty: 50

Unit: Square Feet



Site Photo



Lakeside Sports Park

Map: 3 Grid: G5

1-2 Parking Area**Category: 2**

Issue: No minimum fine is posted on parking stall. Paint delineating parking stall is faded.

Action: Install "Minimum Fine" signs on existing poles. Restripe stalls

CBC: 11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

11B-502.6.4 - The surface of each accessible paved parking space shall have a surface identificaton.

Cost Per: \$2,750

Total Cost: **\$3,500**

Qty: 1

Unit: Each



Site Photo



Lakeside Sports Park

Map: 4 Grid: B5

3-3 Curb Ramps**Category: 2**

Issue: No level landing for the curb ramp.

Action: Regrade and replace concrete of landing.

CBC: 11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

Cost Per: \$650

Total Cost: **\$1,600**

Qty: 10

Unit: Feet



Site Photo



Lakeside Sports Park

Map: 4 Grid: D2

4-3 Walk**Category: 2****Issue: Abrupt 4" or more of vertical change.****Action: Regrade surface adjacent to warning curb.**

CBC: 11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$25

Total Cost: **\$1,250**

Qty: 50

Unit: Feet



Site Photo



Lakeside Sports Park

Map: 3 Grid: G3

4-4 Walk**Category: 2****Issue: Surface slope of turning space is 2.4%.****Action: Provide level surface at point of turning. Regrade and replace concrete.**

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

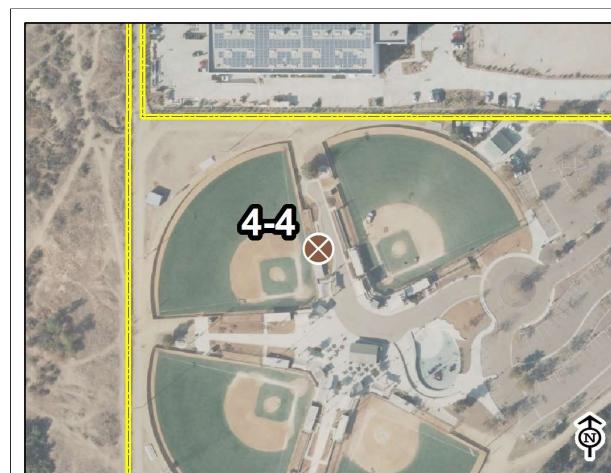
Total Cost: **\$2,200**

Qty: 20

Unit: Feet



Site Photo



Lakeside Sports Park

Map: 3 Grid: G3

4-7 Walk**Category: 2****Issue: Vertical changes in walkway exceed 1/2".****Action: Regrade DG path for level transition to the concrete.**

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$25

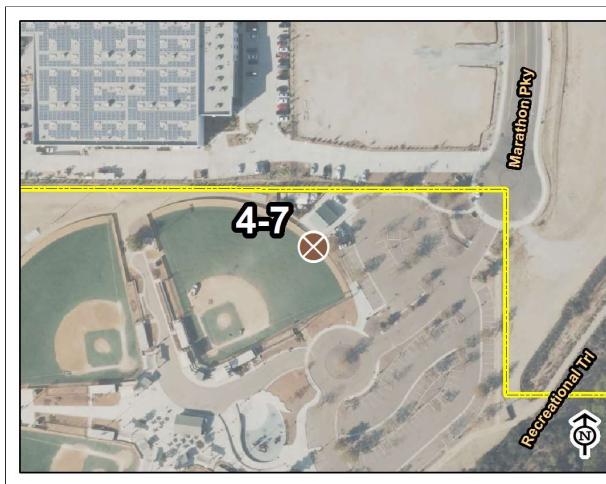
Total Cost: **\$250**

Qty: 10

Unit: Feet



Site Photo



Lakeside Sports Park

Map: 4 Grid: A2

6-1 Stairway**Category: 2****Issue: No contrasting stripes on treads.****Action: Install warning stripes on steps.**

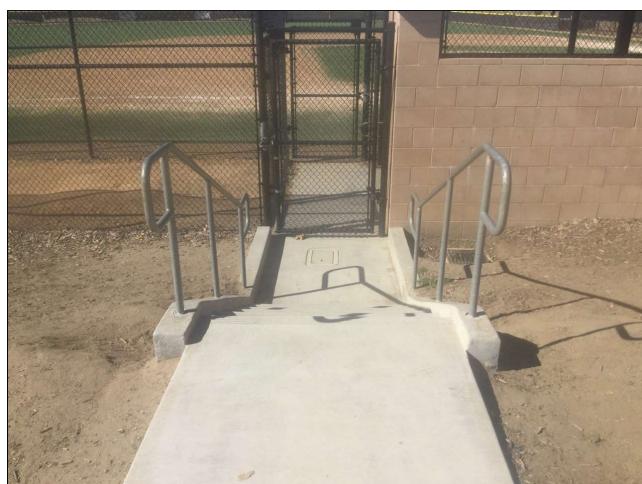
CBC: 11B-504.4.1 - Exterior stairs shall have all treads marked by a stripe provided clear visual contrast; Grooves shall not be used to satisfy this requirement.

Cost Per: \$15

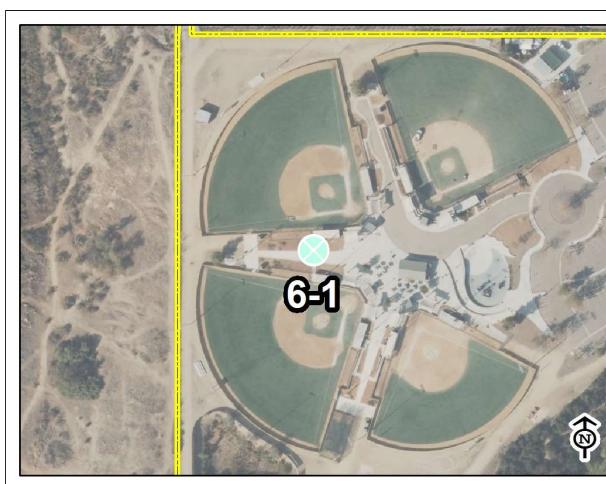
Total Cost: **\$450**

Qty: 30

Unit: Each



Site Photo



Lakeside Sports Park

Map: 3 Grid: F4

7-1 Hazard**Category: 2**

Issue: 1" gap in concrete. Vertical changes in walkway exceed 1/2".

Action: Bevel asphalt to be flush with concrete and add sealant to fill gap. This concrete to asphalt transition covers entire area that asphalt exists.

CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch.

11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$150

Total Cost: **\$38,200**

Qty: 250

Unit: Feet



Site Photo



Lakeside Sports Park

Map: 3 Grid: G4

8-1 Door/Gate**Category: 2**

Issue: No kickplate on gate.

Action: Replace or modify gate.

CBC: 11B-404.2.10 - Swinging door and gate surfaces within 10 inches of floor shall have a smooth surface on the push side.

Cost Per: \$600

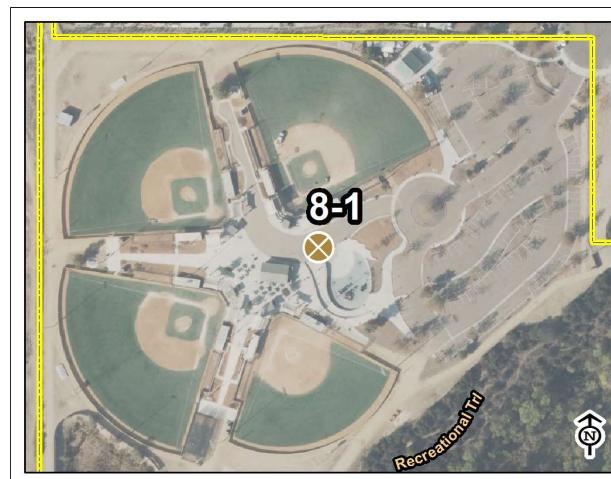
Total Cost: **\$600**

Qty: 1

Unit: Each



Site Photo



Lakeside Sports Park

Map: 3 Grid: H4

27-1 Assembly Area**Category: 3****Issue: No companion seating provided at bench.****Action: Modify or provide 36"x48" clear floor area.**

CBC: 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$700

Total Cost: **\$1,400**

Qty: 1

Unit: Each



Site Photo



Lakeside Sports Park

Map: 4 Grid: A4

27-2 Assembly Area**Category: 3****Issue: No companion seating provided at seating area.****Action: Modify or provide 36"x48" clear floor area.**

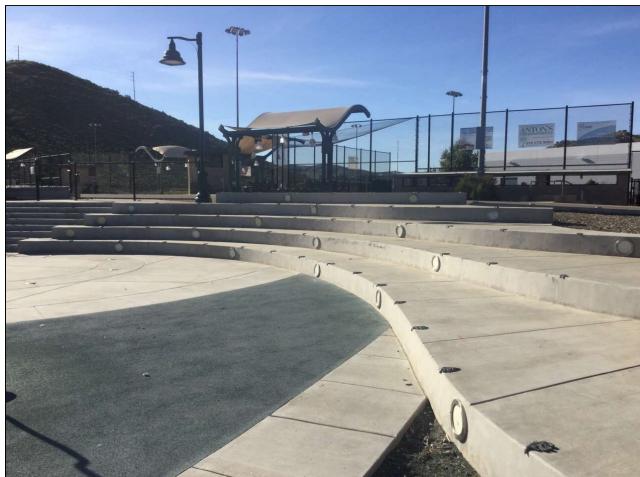
CBC: 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$700

Total Cost: **\$1,400**

Qty: 1

Unit: Each



Site Photo



Lakeside Sports Park

Map: 3 Grid: H4

32-1 Picnic Area**Category: 3****Issue: No accessible route to picnic table.****Action: Provide 48" wide minimum accessible path of travel to picnic table.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

Total Cost: **\$1,700**

Qty: 15

Unit: Feet



Site Photo



Lakeside Sports Park

Map: 3 Grid: E4

32-3 Picnic Area**Category: 3****Issue: No accessible tables in picnic area.****Action: Provide (2) ADA accessible picnic tables.**

CBC: 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$800

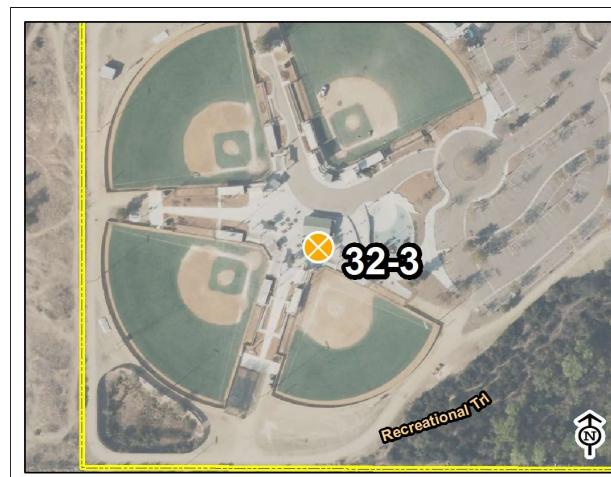
Total Cost: **\$2,300**

Qty: 2

Unit: Each



Site Photo



Lakeside Sports Park

Map: 3 Grid: G5

32-4 Picnic Area**Category: 3****Issue: No accessible route to picnic table.****Action: Provide 48" wide minimum accessible path of travel to picnic area.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

Total Cost: **\$1,400**

Qty: 10

Unit: Feet



Site Photo



Lakeside Sports Park

Map: 3 Grid: G2

6.13 LAMAR STREET PARK



**3180 BANCROFT DRIVE
SPRING VALLEY, CA 91977**

DATE OF ASSESSMENT: 4/3/2017

Description:

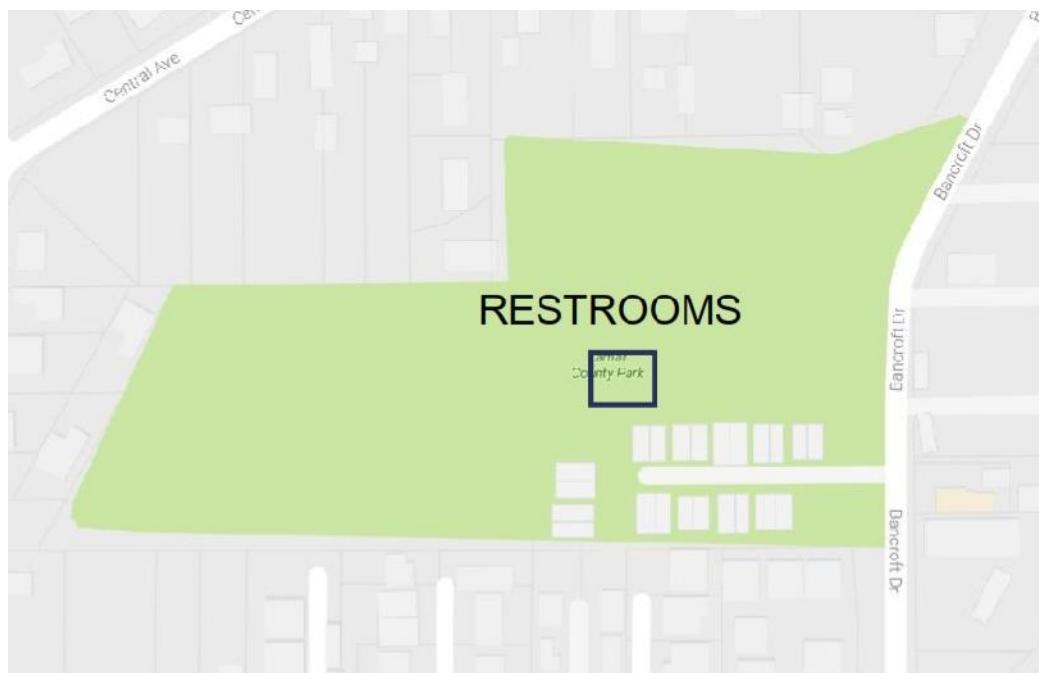
Consisting of nearly 9 acres of open space, Lamar Street Park provides a playground for children ages 2 to 5, a pavilion for social gatherings, picnic tables, lawn areas, barbecues, restrooms, and drinking fountains.

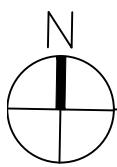


1, Parking Area	6, Stairway	19, Multi-User Restroom	28, Aquatic Activity Area	32, Picnic Area
3, Curb Ramps	7, Hazard	20, Single User Restroom	29, Game and Sports Area	33, Outdoor Constructed
4, Walk	8, Door/Gate	26, Trails	30, Campsite	34, Play Equipment Area
5, Ramp	10, Drinking Fountain	27, Assembly Area	31, Swimming Pool	Park Area

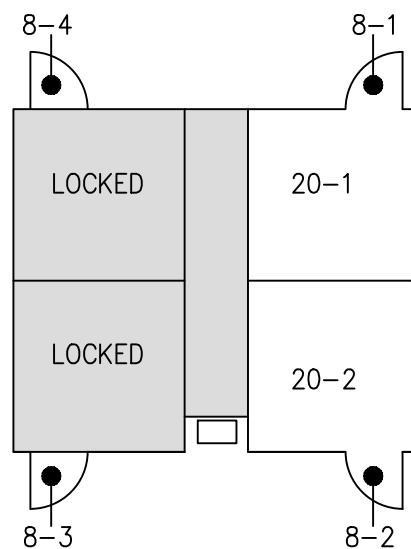
BUILDING ASSESSMENTS

LAMAR PARK





LAMAR PARK



KEY PLAN

Estimated Cost: \$10,925

8-1 Doors

Modify Door Signage

Signage at 66" aff (58"-60" to center)
CBC: 11B 703.7.2.6 / ADA 703

Relocate Door Closer

Door Closer is 73" aff (78" min.)
CBC: 11B-404.2.3 / ADA 404

Adjust Door Closer

Door Closer sweep time is < 5 sec. and/or Door opening force is > 5 lbs.
CBC: 11B-404.2.8, 11B-404.2.9 / ADA 404

8-2 Doors

Modify Door Signage

Signage at 66" aff (58"-60" to center)
CBC: 11B 703.7.2.6 / ADA 703

Relocate Door Closer

Door Closer is 73" aff (78" min.)
CBC: 11B-404.2.3 / ADA 404

Adjust Door Closer

Door Closer sweep time is < 5 sec. and/or Door opening force is > 5 lbs.
CBC: 11B-404.2.8, 11B-404.2.9 / ADA 404

8-3 Doors

Modify Door Signage

Signage at 66" aff (58"-60" to center)
CBC: 11B 703.7.2.6 / ADA 703

8-4 Doors

Modify Door Signage

Signage at 66" aff (58"-60" to center)
CBC: 11B 703.7.2.6 / ADA 703

20-1 Single User Restroom- Unisex

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is 20 1/4" (17" to 18").
CBC 11B-604.2 / ADA 604

Replace or reposition Plumbing fixtures

56 1/2" clear from WC side wall to adjacent fixture or wall (60" min)
CBC 11B-604.3.1 / ADA 604

WC Seat Height

Seat height 20" (17"- 19" range).
CBC 11B-604.4 / ADA 604

Replace or modify Grab Bars

Rear GB extends 20" past center of WC (24" min).
CBC: 11B-604.5 / ADA 604

Replace or reposition Dispenser

Toilet Paper Dispenser is outside the 7"- 9" range.
CBC 11B- 604.7 / ADA 604

20-2 Single User Restroom- Unisex**Replace or reposition Plumbing fixtures**

56" clear from WC side wall to adjacent fixture or wall (60" min)
CBC 11B-604.3.1 / ADA 604

WC Seat Height

Seat height 21" (17"- 19" range).
CBC 11B-604.4 / ADA 604

Replace or reposition Dispenser

Toilet Paper Dispenser is outside the 7"- 9" range.
CBC 11B- 604.7 / ADA 604

SITE ASSESSMENT

1-1 Parking Area**Category: 1**

Issue: Van loading zone is 7' 8". No minimum fine is posted on parking stall.

Action: Restripe parking stalls to accomodate 8' van loading zone. Install "Minimum Fine" sign on existing pole.

CBC: 11B-502.2 - Car and van parking spaces shall be 18' minimum.

11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

Cost Per: \$1,500

Total Cost: **\$2,100**

Qty: 1

Unit: Each



Site Photo



Lamar Street Park

Map: 2 Grid: H4

3-1 Curb Ramps**Category: 1**

Issue: Curb ramp flare at 11%. No detectable warnings provided. 1" gap in concrete.

Action: Replace curb ramp.

CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than ½ inch.

11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

Cost Per: \$1,750

Total Cost: **\$3,000**

Qty: 1

Unit: Each



Site Photo



Lamar Street Park

Map: 2 Grid: H4

4-7 Walk**Category: 1****Issue: Surface slope of turning space is 4.3%.****Action: Provide level surface at point of turning. Replace with stabilized DG.**

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

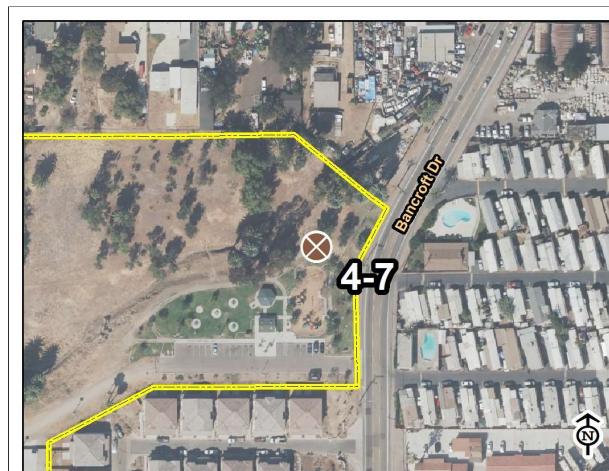
Total Cost: **\$3,500**

Qty: 35

Unit: Feet



Site Photo



Lamar Street Park

Map: 2 Grid: H2

4-8 Walk**Category: 1****Issue: Surface slope of turning space is 8.2%.****Action: Provide level surface at point of turning. Replace with stabilized DG.**

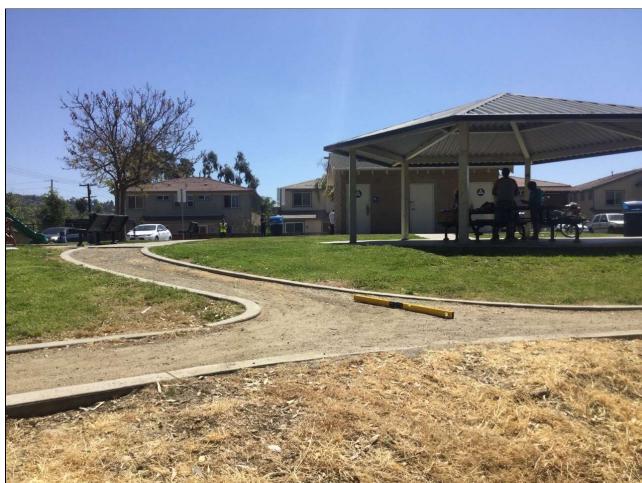
CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$90

Total Cost: **\$4,400**

Qty: 35

Unit: Feet



Site Photo



Lamar Street Park

Map: 2 Grid: G3

4-12 Walk**Category: 1****Issue: Surface slope of turning space is 4.3%.****Action: Provide level surface at point of turning. Replace with stabilized DG.**

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

Total Cost: **\$3,500**

Qty: 35

Unit: Feet



Site Photo



Lamar Street Park

Map: 2 Grid: F3

4-14 Walk**Category: 1****Issue: Surface slope of turning space is 3.5%.****Action: Provide level surface at point of turning. Replace with stabilized DG.**

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

Total Cost: **\$4,500**

Qty: 50

Unit: Feet



Site Photo



Lamar Street Park

Map: 2 Grid: E4

4-15 Walk**Category: 1****Issue: Surface slope of turning space is 4%.****Action: Provide level surface at point of turning. Replace with stabilized DG.**

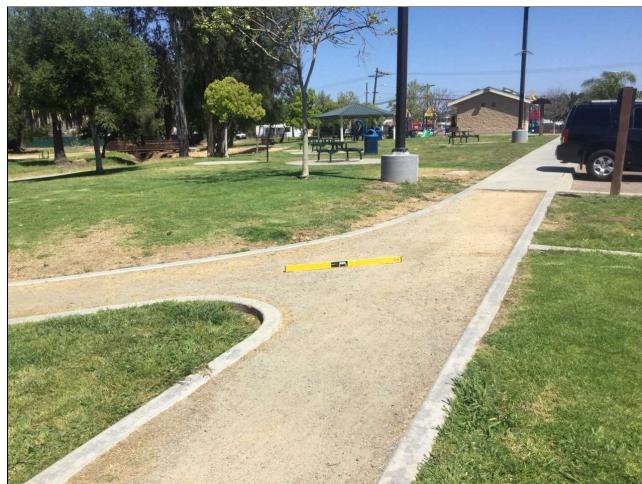
CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

Total Cost: **\$3,500**

Qty: 35

Unit: Feet



Site Photo



Lamar Street Park

Map: 2 Grid: F4

4-17 Walk**Category: 1****Issue: Cross slope at 3%.****Action: Regrade walkway and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$6,800**

Qty: 70

Unit: Feet



Site Photo



Lamar Street Park

Map: 2 Grid: G4

4-4 Walk**Category: 2****Issue: Vertical changes in walkway exceed 1/2".****Action: Regrade adjacent surface.**

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$75

Total Cost: **\$375**

Qty: 5

Unit: Feet



Site Photo



Lamar Street Park

Map: 2 Grid: H4

4-5 Walk**Category: 2****Issue: Walkway has loose sand and is uneven. Cross slope at 6%.****Action: Regrade walkway and replace with stabilized DG.**

CBC: 11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

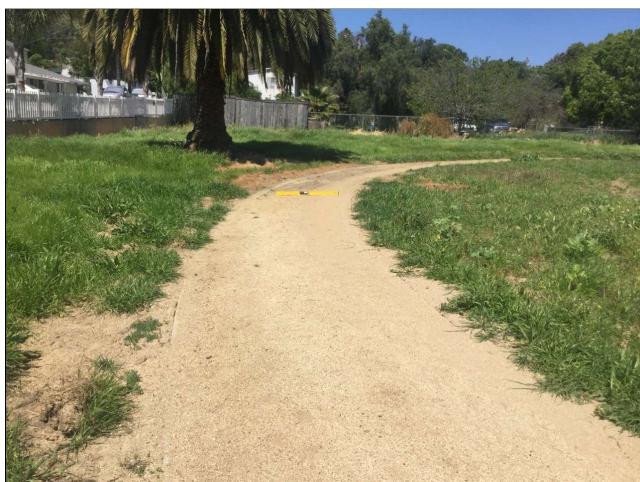
11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$90

Total Cost: **\$5,700**

Qty: 50

Unit: Feet



Site Photo



Lamar Street Park

Map: 2 Grid: D2

4-6 Walk**Category: 2****Issue:** 1.5" gaps on both sides of the bridge. Vertical changes in walkway exceed 1/2".**Action:** Replace wood boards or add sealant to fill gaps.

CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch.

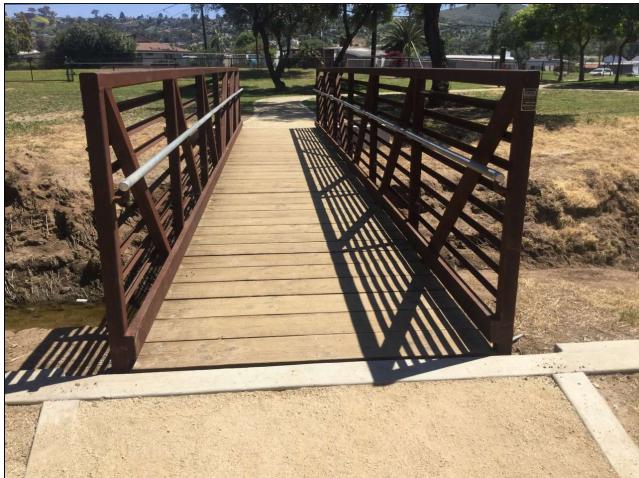
11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$1,500

Total Cost: **\$2,100**

Qty: 1

Unit: Each



Site Photo



Lamar Street Park

Map: 2 Grid: H2

4-9 Walk**Category: 2****Issue:** Walkway running slope is 8% to playground. Vertical changes in walkway exceed 1/2".**Action:** Provide handrails on both sides. Provide level transition from concrete to DG.

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$1,750

Total Cost: **\$2,400**

Qty: 1

Unit: Each



Site Photo



Lamar Street Park

Map: 2 Grid: H3

4-13 Walk**Category: 2****Issue: Abrupt 4" or more of vertical change.****Action: Regrade adjacent surface.**

CBC: 11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$25

Total Cost: **\$1,500**

Qty: 60

Unit: Feet



Site Photo



Lamar Street Park

Map: 2 Grid: F3

4-16 Walk**Category: 2****Issue: Vertical changes in walkway exceed 1/2".****Action: Regrade adjacent DG.**

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$25

Total Cost: **\$125**

Qty: 5

Unit: Feet



Site Photo



Lamar Street Park

Map: 2 Grid: F4

5-1 Ramp**Category: 2**

Issue: Abrupt 4" or more of vertical change. 1" gap in concrete.

Action: Regrade adjacent surface. Replace concrete panels or add sealant to fill gaps.

CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$500

Total Cost: \$500

Qty: 5

Unit: Feet



Site Photo



Lamar Street Park

Map: 2 Grid: H3

32-1 Picnic Area**Category: 2**

Issue: 1" gap in concrete.

Action: Add sealant to fill gaps.

CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

Cost Per: \$750

Total Cost: \$750

Qty: 1

Unit: Each



Site Photo



Lamar Street Park

Map: 2 Grid: G3

34-2 Play Equipment Area**Category: 2**

Issue: No ground elements are accessible. Transfer platform is 22" from finished floor.

Action: Provide accessible rubberized surface to play structure. Modify transfer system.

CBC: 11B-1008.3.1.2 - Transfer platform must be 11" min to 18".

11B-240.2.1 - Where ground level play components are provided, at least one of each type shall be on an accessible route.

Cost Per: \$50

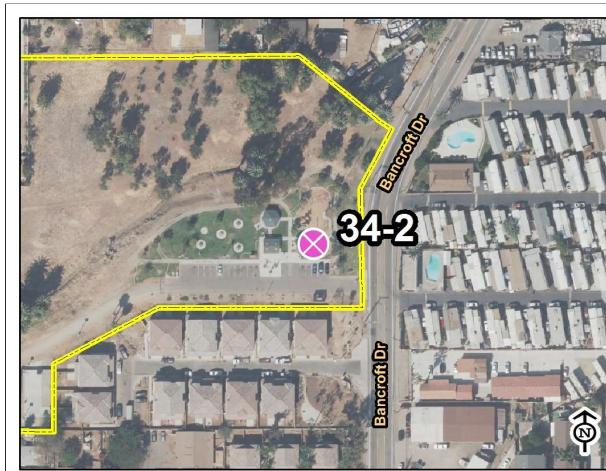
Total Cost: **\$5,200**

Qty: 80

Unit: Square Feet



Site Photo



Lamar Street Park

Map: 2 Grid: H3

33-1 Outdoor Constructed Features**Category: 3**

Issue: Feature not on level surface.

Action: Relocate sign closer to accessible path.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$500

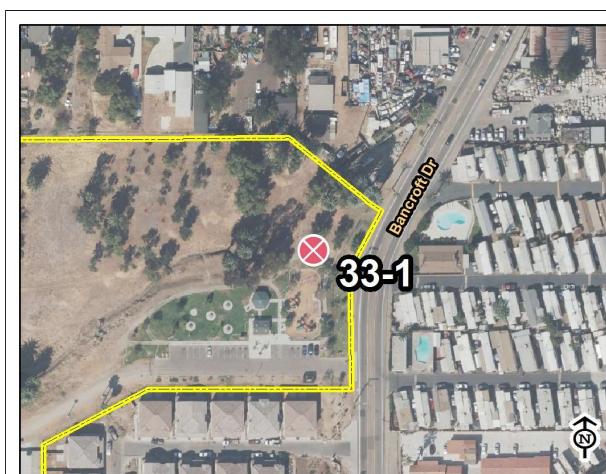
Total Cost: **\$500**

Qty: 1

Unit: Each



Site Photo



Lamar Street Park

Map: 2 Grid: H2

33-2 Outdoor Constructed Features

Category: 3

Issue: Vertical reach is 60" above finished floor.

Action: Adjust height and relocate station to be 10" from accessible walkway.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$500

Total Cost: \$500

Qty: 1

Unit: Each



Site Photo



Lamar Street Park

Map: 2 Grid: F4

33-3 Outdoor Constructed Features

Category: 3

Issue: Area in front of kiosk slopes 2.4%.

Action: Relocate kiosk closer to accessible path.

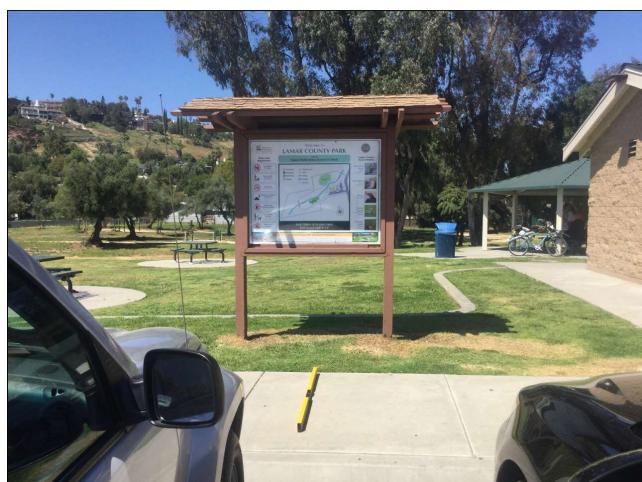
CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$1,500

Total Cost: \$2,100

Qty: 1

Unit: Each



Site Photo



Lamar Street Park

Map: 2 Grid: G4

4-1 Walk**Category: 4**

Issue: Trail surface is uneven. Walkway running slope is 7.5%. Cross slope at 5%.

Action: Regrade path and place concrete or DG.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$50

Total Cost: **\$18,700**

Qty: 350

Unit: Feet



Site Photo



Lamar Street Park

Map: 2 Grid: B3

4-2 Walk**Category: 4**

Issue: No accessible route to bridge from main park area. 1.5" gap in concrete.

Action: Provide 48" wide minimum accessible path of travel to the bridge from parking lot.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than ½ inch.

Cost Per: \$50

Total Cost: **\$11,200**

Qty: 200

Unit: Feet



Site Photo



Lamar Street Park

Map: 2 Grid: A5

6.14 LINCOLN ACRES PARK



2717 GRANGER AVENUE
NATIONAL CITY, CA 91950

DATE OF ASSESSMENT: 4/6/2017

Description:

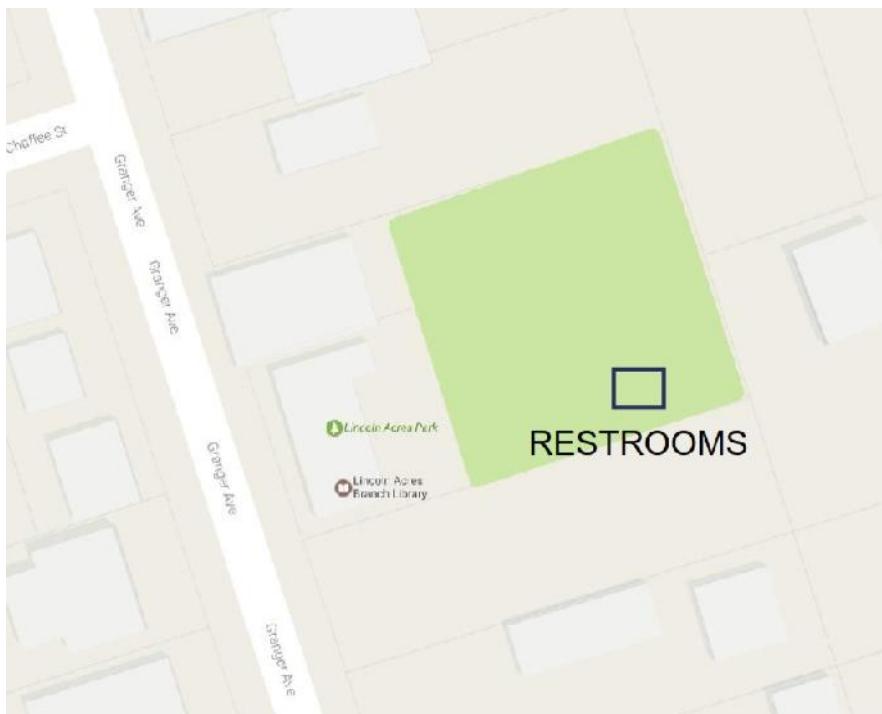
Lincoln Acres Park in National City includes a children's playground, basketball courts, a group picnic area, a library, and the Lincoln Acres Community Room.

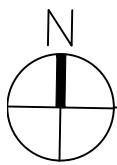


1, Parking Area	6, Stairway	19, Multi-User Restroom	28, Aquatic Activity Area	32, Picnic Area
3, Curb Ramps	7, Hazard	20, Single User Restroom	29, Game and Sports Area	33, Outdoor Constructed
4, Walk	8, Door/Gate	26, Trails	30, Campsite	34, Play Equipment Area
5, Ramp	10, Drinking Fountain	27, Assembly Area	31, Swimming Pool	Park Area

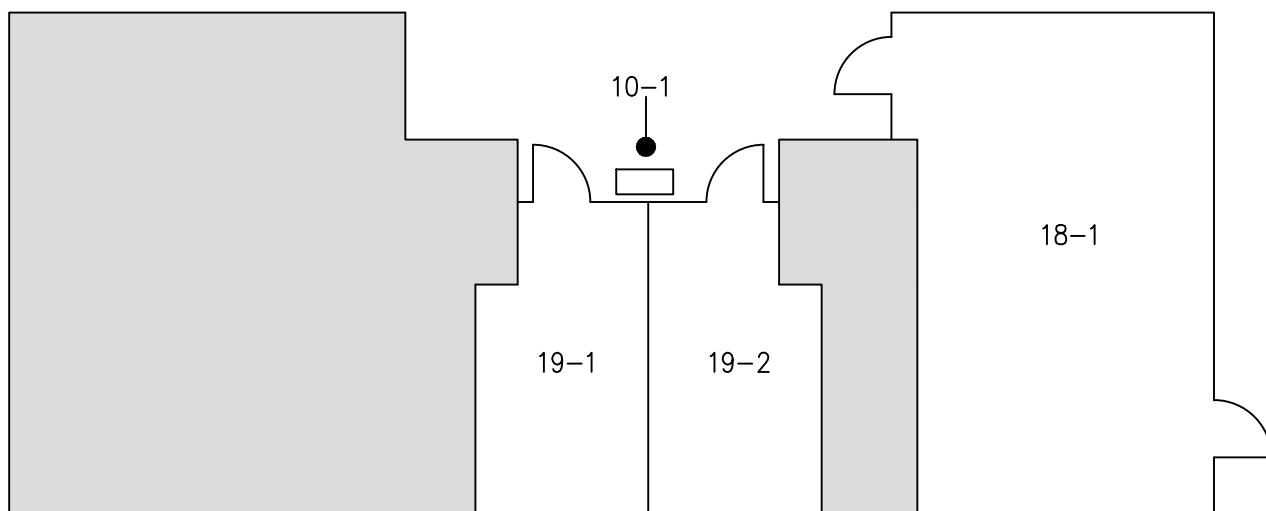
BUILDING ASSESSMENTS

LINCOLN ACRES PARK





RESTROOMS + COMMUNITY ROOM



KEY PLAN

Estimated Cost: \$16,225

19-1 Multi User Restroom- Womens

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is 18 1/4" (17" to 18").

CBC 11B-604.2 / ADA 604

Replace or modify Grab Bars

Side GB extends 53" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

Replace or modify Grab Bars

Rear GB extends 23" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

Replace or reposition Dispenser

Toilet Paper Dispenser is outside the 7"- 9" range.

CBC 11B- 604.7 / ADA 604

19-2 Multi User Restroom- Mens

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is 18 1/4" (17" to 18").

CBC 11B-604.2 / ADA 604

Replace or modify Grab Bars

Rear GB extends 23 1/2" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

Replace or reposition Plumbing fixtures

The Lav counter height is +34 1/2" aff (34" max).

CBC 11B-606.3 / ADA 606

10-1 Drinking Fountain

Pedestrian Protection

DF shall be within alcoves or have barrier protection.

CBC: 11B-602.9 / ADA 602

18-1 Room

Replace or reposition Plumbing fixtures

The Kitchen Sink/ Counter height is 36" aff (34" max).

CBC 11B-606.3, 11B-902.3 / ADA 606, 902

Reposition Equipment

Switches, T-Stats, Security Panel, Alarm Pulls or Fire Extinguishers are outside the allowable 15"- 48" reach range.

CBC: 11B-308.1.1 / ADA 308

SITE ASSESSMENT

1-1 Parking Area**Category: 1**

Issue: Surface slope is at 2.7%. Paint delineating parking stall is faded. Van access aisle 7' 8".

Action: Regrade parking stalls, replace AC pavement, and restripe to accomodate 8' van loading zone. Install minimum fine sign to existing pole.

CBC: 11B-502.2 - Car and van parking spaces shall be 18' minimum.

11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

11B-502.6.4 - The surface of each accessible paved parking space shall have a surface identificaton.

Cost Per: \$5,000

Total Cost: **\$6,100**

Qty: 1

Unit: Each



Site Photo



Lincoln Acres Park

Map: 2 Grid: D3

4-2 Walk**Category: 1**

Issue: Surface slope of turning space is 4%. Walkway running slope is 8.2%.

Action: Regrade walkway and replace concrete. Provide level surface at point of turning.

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$3,400**

Qty: 35

Unit: Feet



Site Photo



Lincoln Acres Park

Map: 2 Grid: D3

4-3 Walk**Category: 1****Issue: Walkway running slope is 5.5% into park.****Action: Regrade walkway and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$15

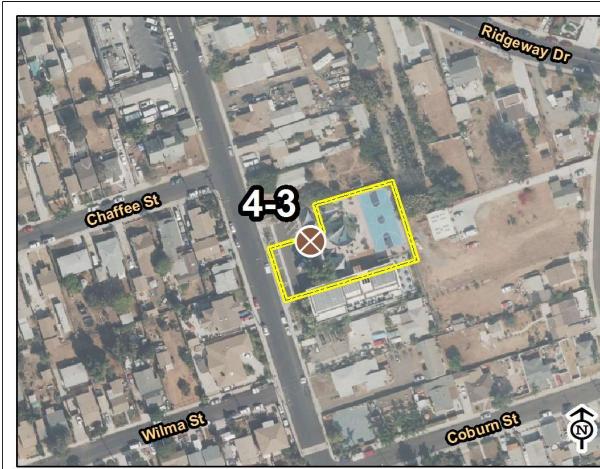
Total Cost: **\$2,600**

Qty: 100

Unit: Square Feet



Site Photo



Lincoln Acres Park

Map: 2 Grid: D3

4-4 Walk**Category: 1****Issue: Cross slope at 4%.****Action: Regrade walkway and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$2,400**

Qty: 20

Unit: Feet



Site Photo



Lincoln Acres Park

Map: 2 Grid: D3

4-6 Walk**Category: 1****Issue: Cross slope at 3.5%.****Action: Regrade walkway and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$2,400**

Qty: 20

Unit: Feet



Site Photo



Lincoln Acres Park

Map: 2 Grid: E3

4-5 Walk**Category: 2****Issue: Cross slope at 2.4%.****Action: Regrade walkway and replace concrete.**

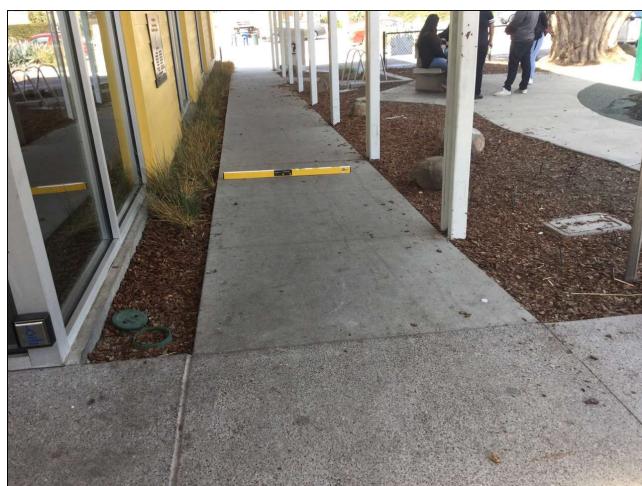
CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$2,400**

Qty: 20

Unit: Feet



Site Photo



Lincoln Acres Park

Map: 2 Grid: E3

4-7 Walk**Category: 2**

Issue: 1" gaps in concrete. Vertical changes in walkway exceed 1/2".

Action: Replace concrete panels or add sealant to fill gaps.

CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch.

11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$10,000

Total Cost: **\$10,000**

Qty: 1

Unit: Each



Site Photo



Lincoln Acres Park

Map: 2 Grid: D3

34-1 Play Equipment Area**Category: 2**

Issue: Play surface above 2%

Action: Regrade play area and replace rubberized surface.

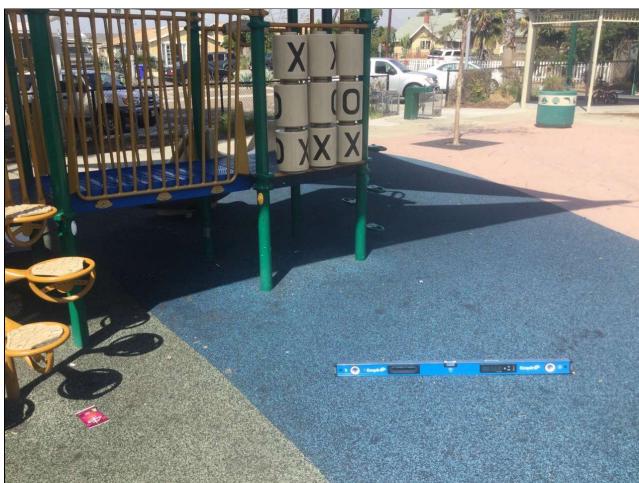
CBC: 11B-206.2.17 - Play areas shall provide level and accessible routes.

Cost Per: \$10

Total Cost: **\$11,100**

Qty: 1000

Unit: Square Feet



Site Photo



Lincoln Acres Park

Map: 2 Grid: D3

34-2 Play Equipment Area**Category: 2****Issue: Play surface above 2%****Action: Regrade play area and replace rubberized surface.**

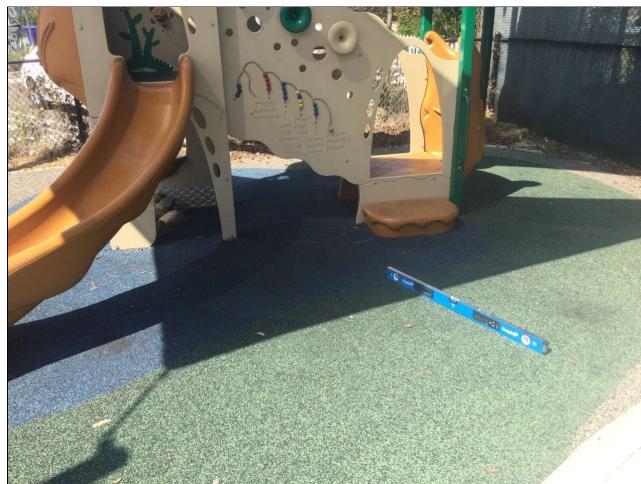
CBC: 11B-206.2.17 - Play areas shall provide level and accessible routes.

Cost Per: \$10

Total Cost: **\$1,600**

Qty: 50

Unit: Square Feet



Site Photo



Lincoln Acres Park

Map: 2 Grid: D2

34-3 Play Equipment Area**Category: 2****Issue: Play area slopes 3% and contains damaged rubberized surface.****Action: Regrade and replace rubberized surface.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$10

Total Cost: **\$21,100**

Qty: 2000

Unit: Square Feet



Site Photo



Lincoln Acres Park

Map: 2 Grid: D3

10-1 Drinking Fountain**Category: 3****Issue: No High-Low fountain provided.****Action: Replace drinking fountain.**

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

Total Cost: **\$3,500**

Qty: 1

Unit: Each



Site Photo



Lincoln Acres Park

Map: 2 Grid: D3

27-2 Assembly Area**Category: 3****Issue: Vertical changes exceed 1/2". 1" gap in concrete.****Action: Grind and patch concrete. Add sealant to fill gaps.**

CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

11B-303.2 - Vertical changes must be $\frac{1}{4}$ " max, up to $\frac{1}{2}$ " with a bevel.

11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$250

Total Cost: **\$250**

Qty: 1

Unit: Each



Site Photo



Lincoln Acres Park

Map: 2 Grid: E3

27-3 Assembly Area**Category: 3****Issue: Companion seating area slopes 4%.****Action: Regrade and provide 36"x48" clear floor area.**

CBC: 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$15

Total Cost: \$650

Qty: 10

Unit: Square Feet



Site Photo



Lincoln Acres Park

Map: 2 Grid: E3

32-1 Picnic Area**Category: 3****Issue: No accessible tables in picnic area.****Action: Provide 1 ADA accessible table.**

CBC: 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$800

Total Cost: \$1,300

Qty: 1

Unit: Each



Site Photo



Lincoln Acres Park

Map: 2 Grid: F4

32-2 Picnic Area**Category: 3****Issue:** No accessible tables in picnic area.**Action:** Regrade picnic area and replace concrete. Provide ADA accessible table.

CBC: 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$800

Total Cost: **\$1,300**

Qty: 1

Unit: Each



Site Photo



Lincoln Acres Park

Map: 2 Grid: E2

33-1 Outdoor Constructed Features**Category: 3****Issue:** Area in front of book return slopes 4%.**Action:** Relocate book drop and concrete platform to where walkway is level.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$1,000

Total Cost: **\$2,100**

Qty: 1

Unit: Each



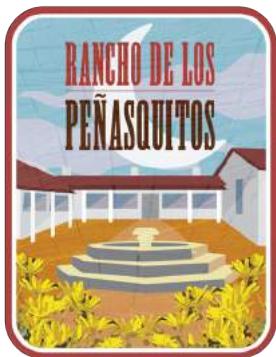
Site Photo



Lincoln Acres Park

Map: 2 Grid: D3

6.15 LOS PEÑASQUITOS PRESERVE

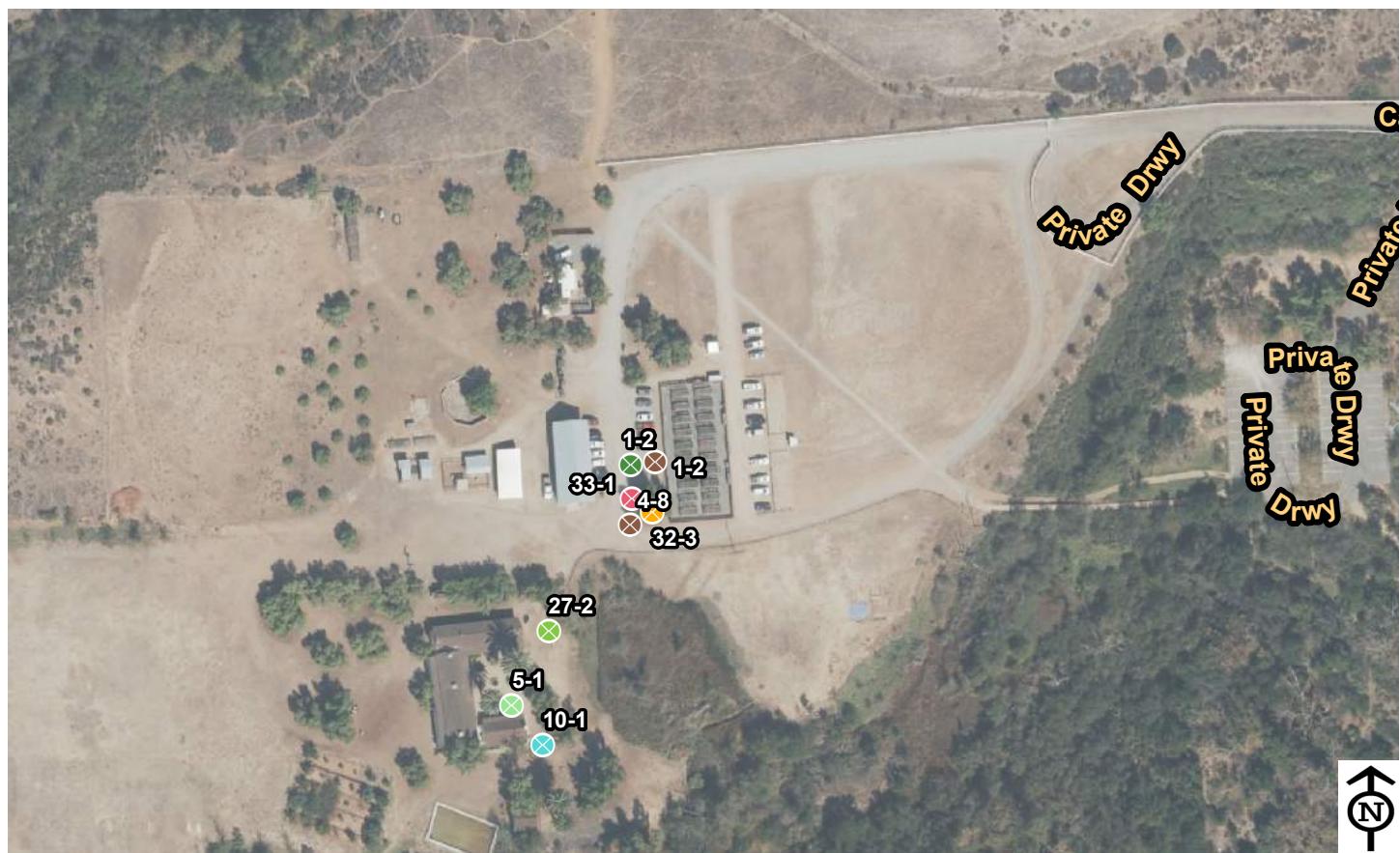


12020 BLACK MOUNTAIN ROAD
SAN DIEGO, CA 92129

DATE OF ASSESSMENT: 3/24/2017

Description:

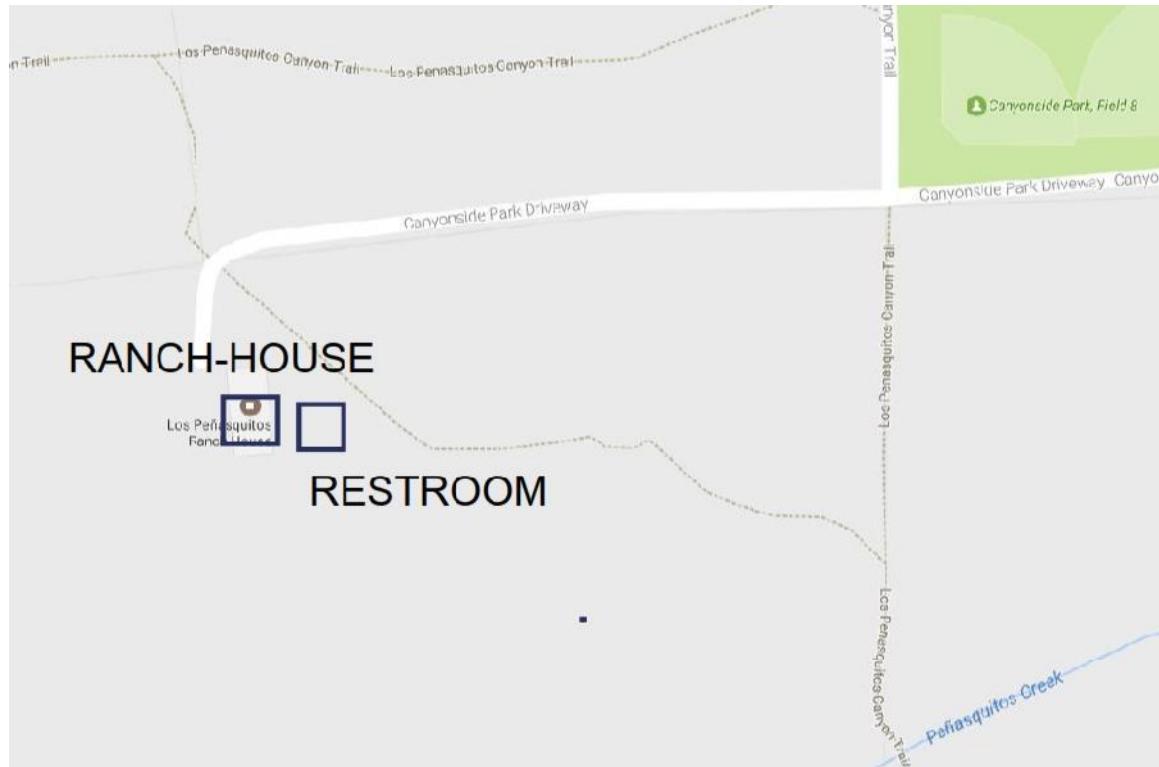
Los Peñasquitos Preserve is a 3,700-acre park featuring staging areas, a community garden, weddings and special event spaces and more than 10 miles of non-motorized multi-use trails.

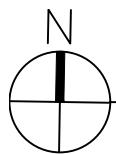


1, Parking Area	6, Stairway	19, Multi-User Restroom	28, Aquatic Activity Area	32, Picnic Area
3, Curb Ramps	7, Hazard	20, Single User Restroom	29, Game and Sports Area	33, Outdoor Constructed
4, Walk	8, Door/Gate	26, Trails	30, Campsite	34, Play Equipment Area
5, Ramp	10, Drinking Fountain	27, Assembly Area	31, Swimming Pool	Park Area

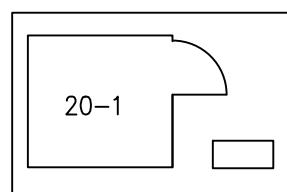
BUILDING ASSESSMENTS

LOS PENASQUITO PRESERVE PARK





RESTROOM #1



KEY PLAN

Estimated Cost: \$35,000

20-1 Unisex Restroom

This Report does not make any assumptions about the status or specifics of the Historical Designation of the Ranch House and/or Property. The California Historical Building Code is the reference document for alterations to Historical Properties.

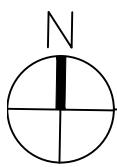
Relevant Code sections:
CHBC: 8-603.5, CBC: 1101B.1

The number of fixtures should be determined based on maximum Occupant Load, including special events. Restrooms can be separate from the Main Event if in reasonable proximity (+/-200 ft.).

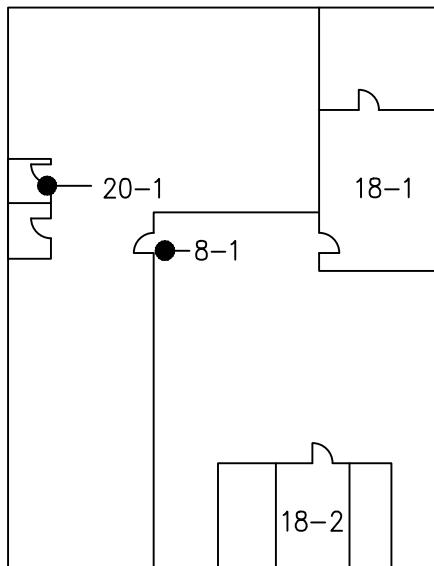
The existing Prefabricated Portable Restroom is only somewhat compliant and not at all compliant on the approach from parking.

Given the Special Event use, it is suggested that the Park install:

- (1) Unisex Prefabricated Restroom, compliant with California Accessibility standards.**
- (3) Mens and (3) Womens standard prefabricated Restroom Facilities.**



RANCH HOUSE



KEY PLAN

Estimated Cost: \$1,700

8-1 Door

Install Permanent Room Signage

Install Directional Signage to Accessible Restrooms

CBC: 11B-7xxx / ADA 216

18-1 Office

Reach Range to Equipment

All equipment shall fall within the 15" min. to 48" max. reach ranges. Staff are advised to ensure that all misc. wall mounted equipment, electrical outlets and switches, security panels, t-stats, door openers, fire alarm pulls and fire extinguishers comply.

CBC 11B- 308 / ADA 308

18-2 Kitchen

Reach Range to Equipment

All equipment shall fall within the 15" min. to 48" max. reach ranges. Staff are advised to ensure that all misc. wall mounted equipment, electrical outlets and switches, security panels, t-stats, door openers, fire alarm pulls and fire extinguishers comply.

CBC 11B- 308 / ADA 308

Provide an Accessible Counter

The Service Counter is 37" aff (34" aff max).

CBC: 11B-904.4 / ADA 904

20-1 , 20-2

Install Permanent Room Signage

Install Directional Signage to Accessible Restrooms

CBC: 11B-7xxx / ADA 216

SITE ASSESSMENT

1-2 Parking Area**Category: 1**

Issue: Surface slope is at 4.5%. No van parking sign.

Action: Regrade parking stalls and install stabilized DG with concrete mow curb border. Add striping and access aisle. Install poles for the signs to meet height requirements.

CBC: 11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

Cost Per: \$6,400

Total Cost: **\$8,100**

Qty: 1

Unit: Each



Site Photo



Los Penasquitos Preserve Park Adobe

Map: 4 Grid: E2

4-8 Walk**Category: 1**

Issue: No accessible route to ranch house from picnic area. Vertical changes in walkway exceeds 1/2".

Action: Provide 48" wide minimum accessible path of travel from ADA parking lot to ranch house.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$50

Total Cost: **\$16,700**

Qty: 300

Unit: Feet



Site Photo



Los Penasquitos Preserve Park Adobe

Map: 4 Grid: E3

5-1 Ramp**Category: 2****Issue: Vertical changes in walkway exceed 1/2".****Action: Regrade adjacent surface.**

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

11B-405.7.1 - Ramp landings must be provided and must be 2% max.

Cost Per: \$25

Total Cost: **\$250**

Qty: 10

Unit: Feet



Site Photo



Los Penasquitos Preserve Park Adobe

Map: 4 Grid: D4

4-9 Walk**Category: 3****Issue: No accessible route to picnic area.****Action: Provide 48" wide minimum accessible path of travel from ADA parking stalls to picnic area.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

Total Cost: **\$2,200**

Qty: 10

Unit: Feet



Site Photo



Los Penasquitos Preserve Park Adobe

Map: 4 Grid: E2

10-1 Drinking Fountain**Category: 3****Issue: No High-Low fountain provided.****Action: Replace drinking fountain and provide accessible path.**

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

Total Cost: **\$3,800**

Qty: 1

Unit: Each



Site Photo



Los Penasquitos Preserve Park Adobe

Map: 4 Grid: D5

27-2 Assembly Area**Category: 3****Issue: No accessible route to monument.****Action: Provide 48" wide minimum accessible path of travel to monument.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

Total Cost: **\$3,700**

Qty: 40

Unit: Feet



Site Photo



Los Penasquitos Preserve Park Adobe

Map: 4 Grid: D4



32-3 Picnic Area**Category: 3****Issue: Picnic area is not leveled.****Action: Provide level stabilized DG pad that does not exceed 2% slope at any direction, and a concrete mow curb border around the area.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$5,800

Total Cost: **\$7,500**

Qty: 1

Unit: Each



Site Photo



Los Penasquitos Preserve Park Adobe

Map: 4 Grid: E2

Category: 3**33-1 Outdoor Constructed Features****Issue: Vertical reach is 50" above finished floor.****Action: Replace trash can receptacle.**

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$500

Total Cost: **\$500**

Qty: 1

Unit: Each



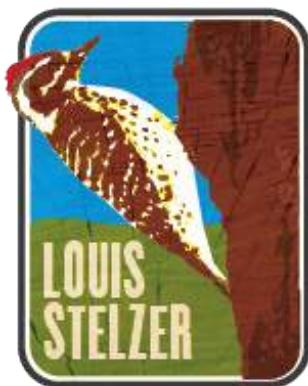
Site Photo



Los Penasquitos Preserve Park Adobe

Map: 4 Grid: E2

6.16 LOUIS STELZER PARK

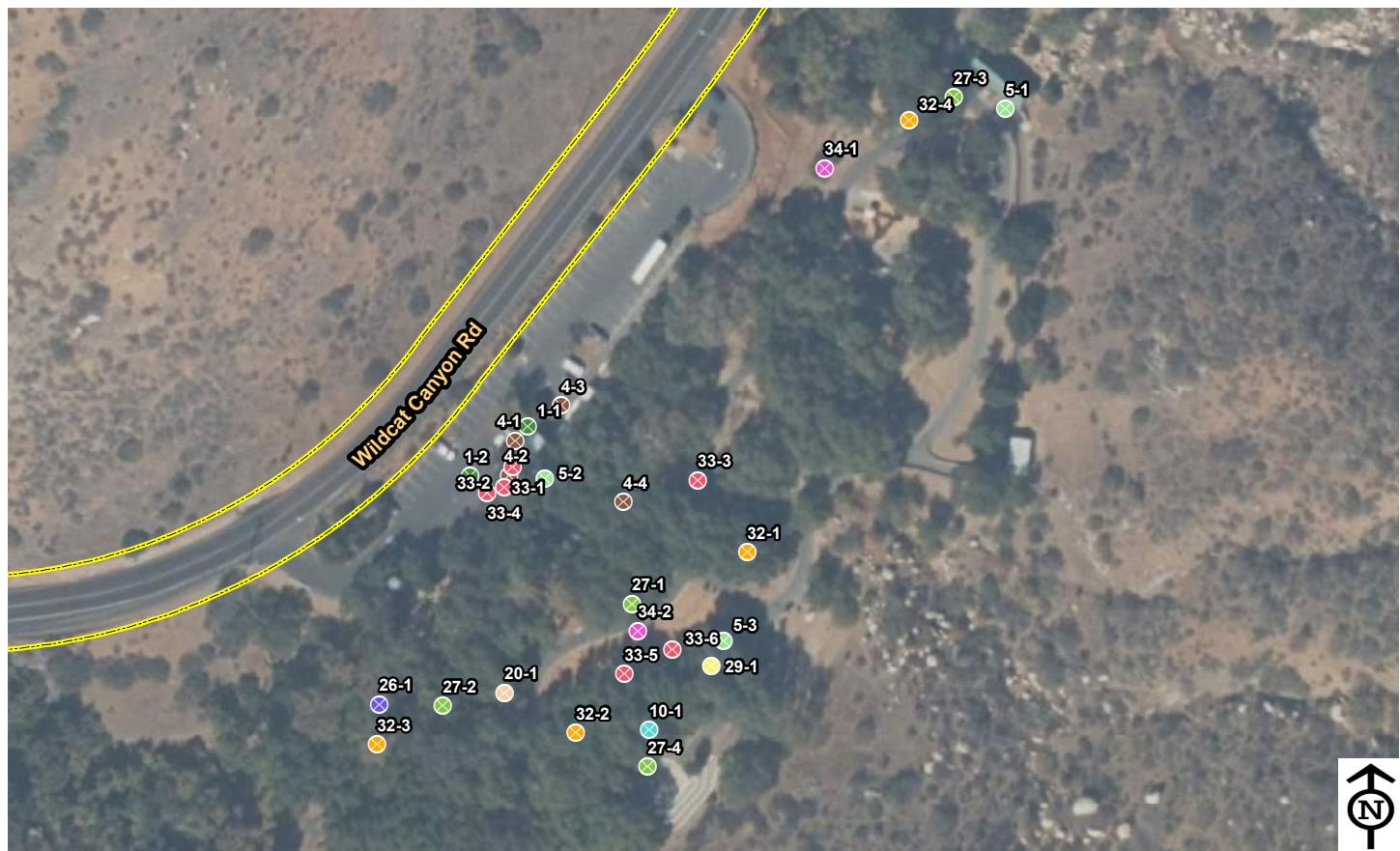


11470 WILDCAT CANYON ROAD
LAKESIDE, CA 92040

DATE OF ASSESSMENT: 3/27/2017

Description:

Stelzer Park is made up of 310 acres of oak woodland and coastal sage scrub. Bird watching, hiking and picnicking are popular. Surrounded by nature, the park contains playgrounds, a horseshoe pit and barbeques.

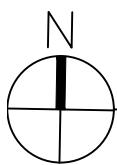


- 1, Parking Area 6, Stairway 19, Multi-User Restroom 28, Aquatic Activity Area 32, Picnic Area
- 3, Curb Ramps 7, Hazard 20, Single User Restroom 29, Game and Sports Area 33, Outdoor Constructed
- 4, Walk 8, Door/Gate 26, Trails 30, Campsite 34, Play Equipment Area
- 5, Ramp 10, Drinking Fountain 27, Assembly Area 31, Swimming Pool Park Area

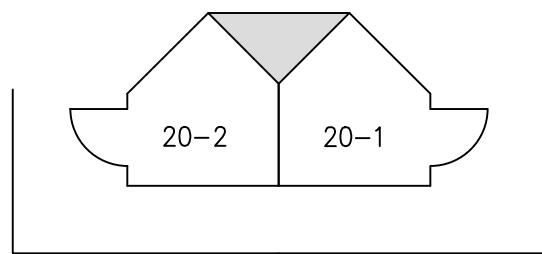
BUILDING ASSESSMENTS

LOUIS STELZER PARK





RESTROOM #1



KEY PLAN

Estimated Cost: \$8,700

20-1 Single User Restroom

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is 22" (17" to 18").

CBC 11B-604.2 / ADA 604

Replace or modify Grab Bars

Side GB extends 53" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

Replace or modify Grab Bars

Side GB at 37 1/2" aff (allowable 33" - 36")

CBC: 11B-609.4 / ADA 604

20-1 Single User Restroom

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is 22" (17" to 18").

CBC 11B-604.2 / ADA 604

Replace or modify Grab Bars

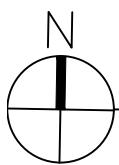
Side GB extends 53" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

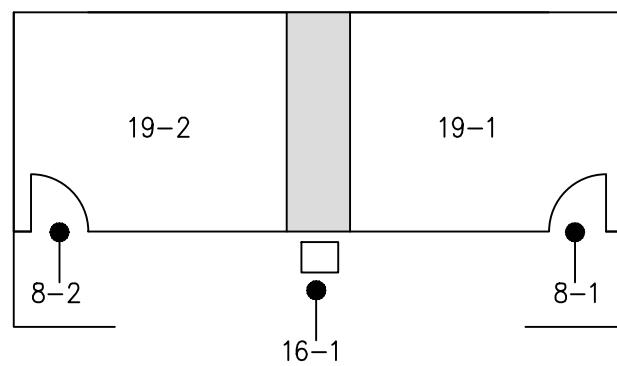
Replace or modify Grab Bars

Side GB at 37 1/2" aff (allowable 33" - 36")

CBC: 11B-609.4 / ADA 604



RESTROOM #2



KEY PLAN

Estimated Cost: \$17,450

8-1 Door

Install or Modify Permanent Room Signage

Install Latch side signage and/or door signage

CBC: 11B-216.2, 11B-703.4.1, 4.2, 11B 703.7.2.6 / ADA 703

Clear Path of Travel

Door Opening is 79" tall (80" min).

CBC: 1008.1.1

Note: Door is in held-open position during operating hours.

8-2 Door

Install or Modify Permanent Room Signage

Install Latch side signage and/or door signage

CBC: 11B-216.2, 11B-703.4.1, 4.2, 11B 703.7.2.6 / ADA 703

Clear Path of Travel

Door Opening is 79" tall (80" min).

CBC: 1008.1.1

Note: Door is in held-open position during operating hours.

19-1 Multi User Restroom - Mens

Replace or reposition Plumbing fixtures

58" clear from WC side wall to adjacent fixture or wall (60" min)

CBC 11B-604.3.1 / ADA 604

Replace or modify Grab Bars

Side GB extends 53" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

Add Grab Bars

Add Rear GB

CBC: 11B-604.5.1 / ADA 604

Replace or reposition Plumbing fixtures

The urinal height measured to front lip is 18" (17" max).

CBC 11B-605.2 / ADA 605

Remove or Relocate Lav Mirrors

Lower edge of reflecting surface is 46" aff (40 max).

CBC 11B-603.3 / ADA 603

19-2 Multi User Restroom - Womens

Replace or reposition Plumbing fixtures

59" clear from WC side wall to adjacent fixture or wall (60" min)

CBC 11B-604.3.1 / ADA 604

Replace or modify Grab Bars

Side GB extends 53" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

Add Grab Bars

Add Rear GB

CBC: 11B-604.5.1 / ADA 604

Replace or reposition Plumbing fixtures

The urinal height measured to front lip is 18" (17" max).

CBC 11B-605.2 / ADA 605

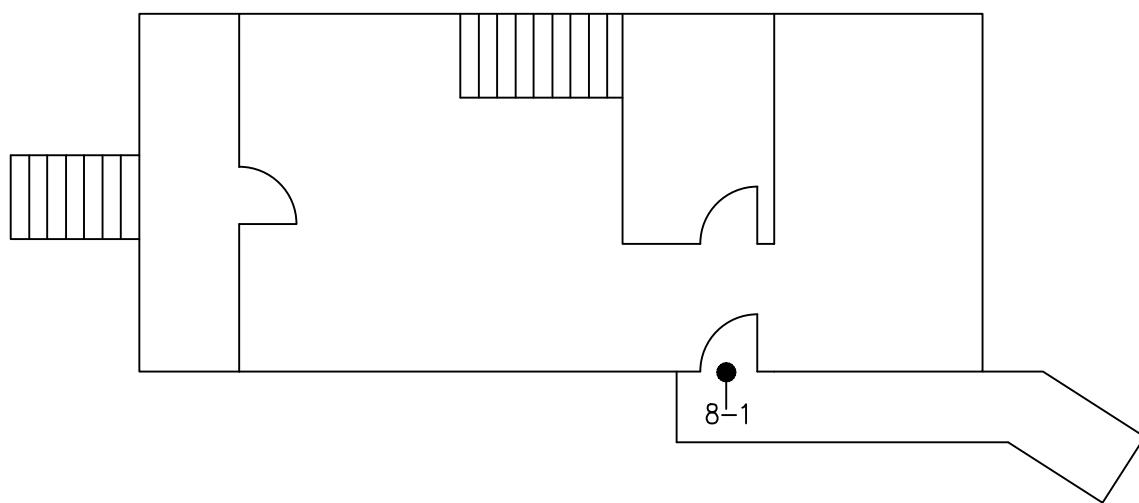
Remove or Relocate Lav Mirrors

Lower edge of reflecting surface is 44" aff (40 max).

CBC 11B-603.3 / ADA 603



DRY CABIN



KEY PLAN

Estimated Cost: \$2,500

8-1 Door

Install or Modify Door Signage

Install Door Signage
CBC: 11B 703.7.2.6 / ADA 703

Install or Modify Permanent Room Signage

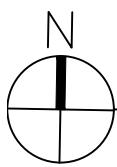
Install Latch side signage
CBC: 11B-216.2 / ADA 216

Replace Door Threshold

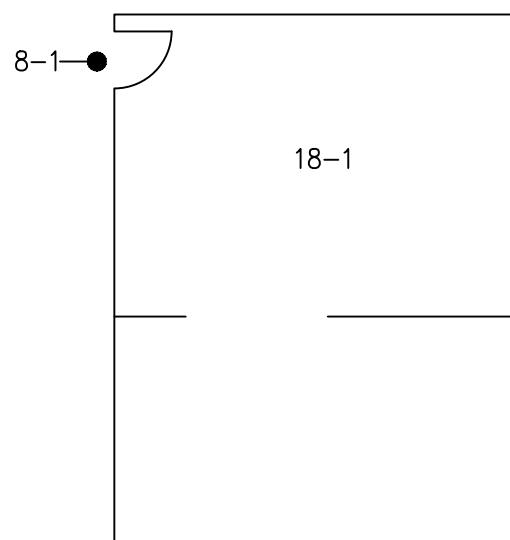
Door Threshold exceeds 1/2" (1/2" max with beveled edge)
CBC: 11B-303.3 / ADA 303

Replace Door Hardware

Door Knobs are not allowed.
CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404



SHOP



KEY PLAN

Estimated Cost: \$4,200

8-1 Door

Install or Modify Door Signage

Install Door Signage
CBC: 11B 703.7.2.6 / ADA 703

Install or Modify Permanent Room Signage

Install Latch side signage
CBC: 11B-216.2 / ADA 216

Replace Door Hardware

Door Knobs are not allowed.
CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404

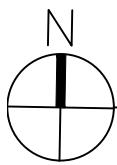
Accessible Route

Change 5" tall stoop to a Ramp with max. slope 1:12.
CBC 11B-405 / ADA 405

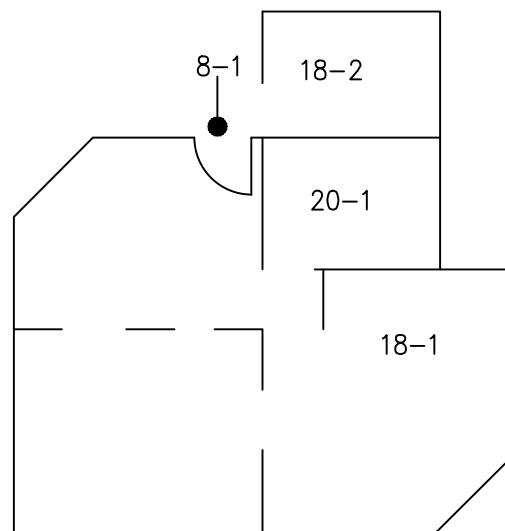
18-1 Room

Provide an Accessible Counter

The Workbench is 37" aff (34" aff max by recommended min. 60" long).
CBC: 11B-902 / ADA 902



RANGER



KEY PLAN

Estimated Cost: \$11,375

8-1 Door

Install or Modify Door Signage

Install Door Signage

CBC: 11B 703.7.2.6 / ADA 703

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

Replace Door Hardware

Door Knobs are not allowed.

CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404

8-2 Door

Install or Modify Door Signage

Install Door Signage

CBC: 11B 703.7.2.6 / ADA 703

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

Replace Door Hardware

Door Knobs are not allowed.

CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404

18-1 Room

Reach Range to Equipment

Microwave is at 60" aff (15"-48")

CBC: 11B-308.1.1 / ADA 308

Provide an Accessible Counter

The Breakroom Counter is 36" aff (34" aff max).

CBC: 11B-904.4 / ADA 904

18-2 Room

Clear Path of Travel

Passageway is less than 32" wide. (32" min for <24" of travel).

CBC 11B-403.5.1 / ADA 403

20-1 Single User Restroom

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is 24" (17" to 18").
CBC 11B-604.2 / ADA 604

Replace or reposition Plumbing fixtures
42" clear from WC side wall to adjacent fixture or wall (60" min)
CBC 11B-604.3.1 / ADA 604

Add Grab Bars
Add Side and Rear GB
CBC: 11B-604.5 / ADA 604

SITE ASSESSMENT

1-1 Parking Area**Category: 1**

Issue: Surface slope is at 4.3%. Paint for parking stall is faded. Missing ISA sign and loading zone. No detectable warning provided.

Action: Regrade parking stalls, replace AC pavement, and restripe. Loading zone needs to be included. Install ISA sign at stall missing sign. Install detectable warning tile.

CBC: 11B-502.3.3 - Access aisle shall be painted with hatches of contrasting color and with the words No Parking.

11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

11B-502.6.4 - The surface of each accessible paved parking space shall have a surface identificaton.

Cost Per: \$6,700

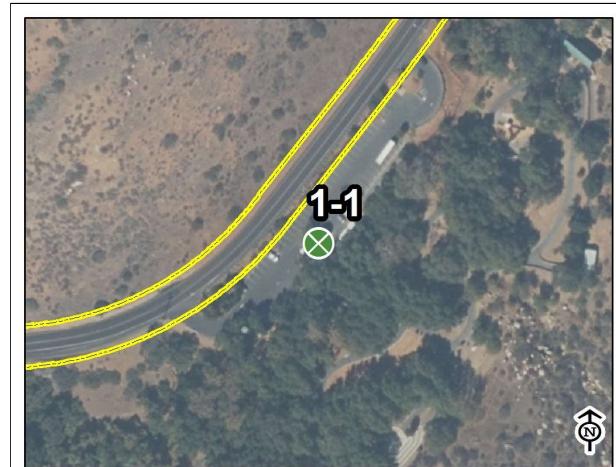
Total Cost: **\$8,200**

Qty: 1

Unit: Each



Site Photo



Louis Stelzer Park

Map: 3 Grid: C1

1-2 Parking Area

Category: 1

Issue: Surface slope is at 4.5%. Paint delineating parking stall is faded. No detectable warning provided.

Action: Regrade parking stall and replace AC pavement. Restripe parking stall. Install detectable warning tile.

CBC: 11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

11B-502.6.4 - The surface of each accessible paved parking space shall have a surface identificaton.

Cost Per: \$10,000

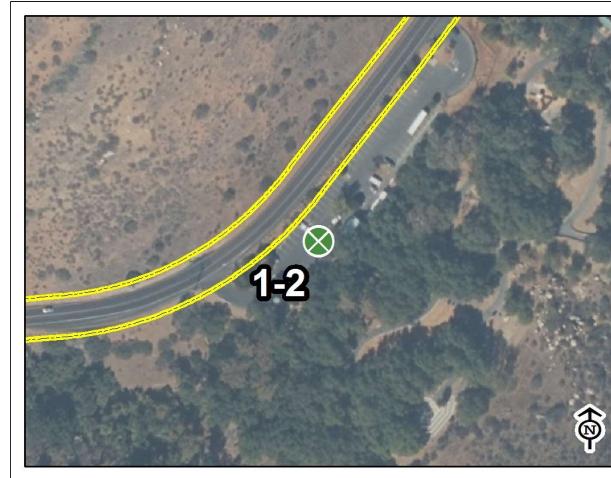
Total Cost: \$11,500

Qty: 1

Unit: Each



Site Photo



Louis Stelzer Park

Map: 3 Grid: C1

4-2 Walk

Category: 1

Issue: Surface slope of turning space is 4.3%.

Action: Regrade area from parking stalls to ADA ramp to park. Replace AC pavement.

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$13

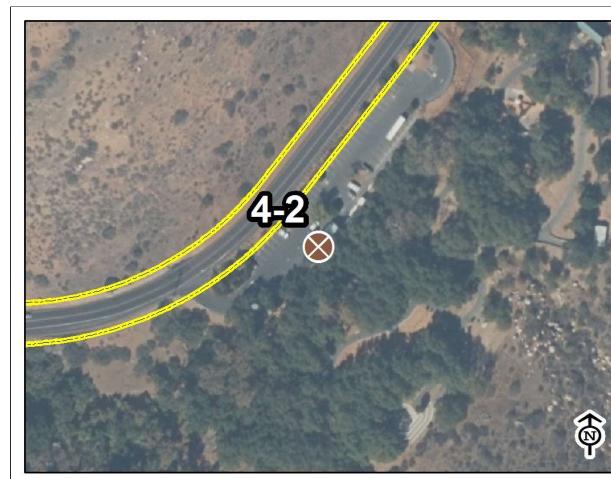
Total Cost: \$2,800

Qty: 100

Unit: Square Feet



Site Photo



Louis Stelzer Park

Map: 3 Grid: C1

4-3 Walk**Category: 1****Issue: Crack from tree root in the middle of walkway.****Action: Regrade and replace AC pavement from parking lot to ranger station.**

CBC: 11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

Cost Per: \$55

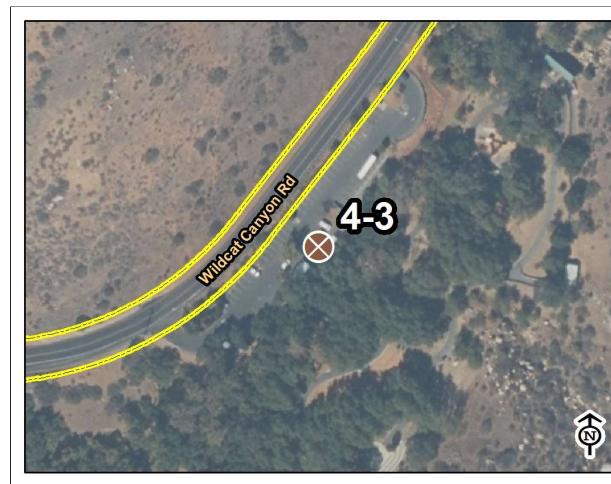
Total Cost: **\$1,200**

Qty: 10

Unit: Feet



Site Photo



Louis Stelzer Park

Map: 3 Grid: C1

4-4 Walk**Category: 1****Issue: Walkway running slope is 6.5%. Cross slope at 2.7%.****Action: Regrade walkway and replace AC pavement.**

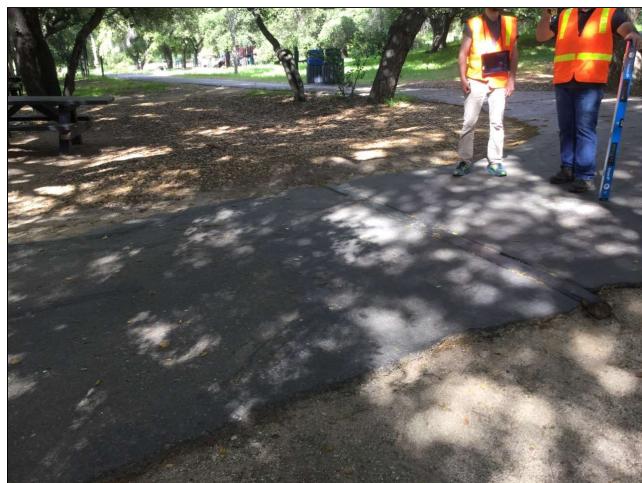
CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$75

Total Cost: **\$2,600**

Qty: 15

Unit: Feet



Site Photo



Louis Stelzer Park

Map: 3 Grid: D2

5-2 Ramp**Category: 1****Issue:** No ramp landing. Cross slope at 3%.**Action:** Regrade ramp to have level landings and replace AC pavement. Replace handrails.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

11B-405.7.1 - Ramp landings must be provided and must be 2% max.

11B-505.4 - Top of gripping surfaces of handrails shall be between 34 inches and 38 inches from finished floor.

Cost Per: \$200

Total Cost: **\$21,500**

Qty: 100

Unit: Feet



Site Photo



Louis Stelzer Park

Map: 3 Grid: C1

32-1 Picnic Area**Category: 1****Issue:** Picnic area slopes 4%. No accessible tables in picnic area. *See footnote.**Action:** Regrade picnic area and replace pavers or concrete. Provide 2 ADA accessible tables in vicinity, locate tables 48" away from grills.

CBC: 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$15

Total Cost: **\$24,000**

Qty: 1500

Unit: Square Feet



Site Photo



Louis Stelzer Park

Map: 3 Grid: E2

32-4 Picnic Area**Category: 1****Issue: No accessible route to picnic area.****Action: Provide accessible path of travel to picnic area. Provide ADA accessible tables.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$1,800

Total Cost: **\$3,300**

Qty: 1

Unit: Each



Site Photo



Louis Stelzer Park

Map: 2 Grid: F3

34-1 Play Equipment Area**Category: 1****Issue: Cross slope at 4-10%. 6" gap in concrete.****Action: Regrade area and walkway, and replace AC pavement and rubberized surface.**

CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

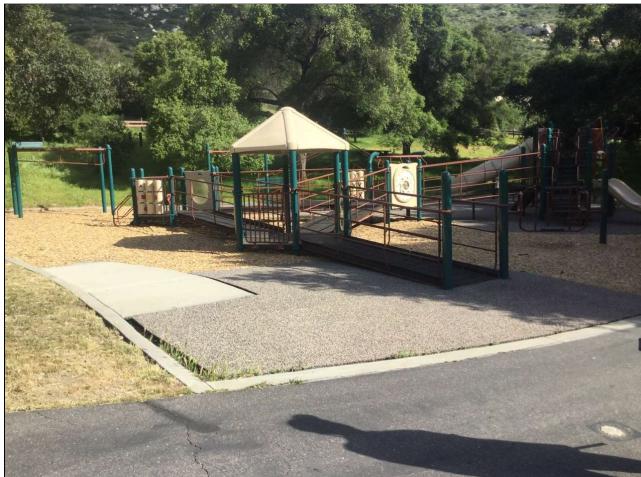
11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$3,300

Total Cost: **\$4,800**

Qty: 1

Unit: Each



Site Photo



Louis Stelzer Park

Map: 2 Grid: F4



4-1 Walk**Category: 2****Issue: Surface slope of turning space is 3.2%.****Action: Provide level surface at point of turning. Regrade walkway before arriving at landing.**

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$13

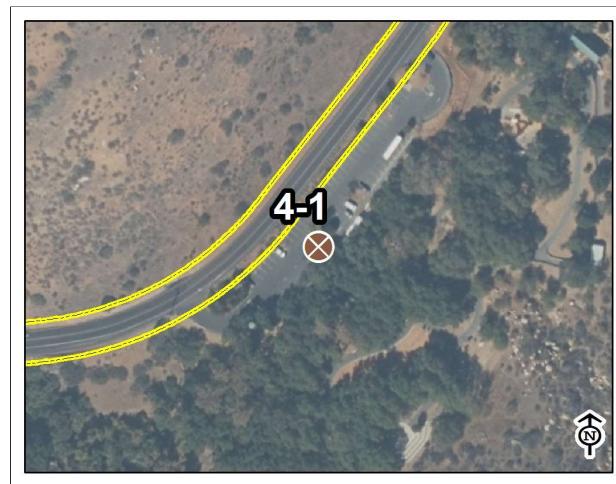
Total Cost: **\$2,150**

Qty: 50

Unit: Square Feet



Site Photo



Louis Stelzer Park

Map: 3 Grid: C1

5-1 Ramp**Category: 2****Issue: Running sloping on ramp is 8.4%.****Action: Rebuild ramp and create level landing.**

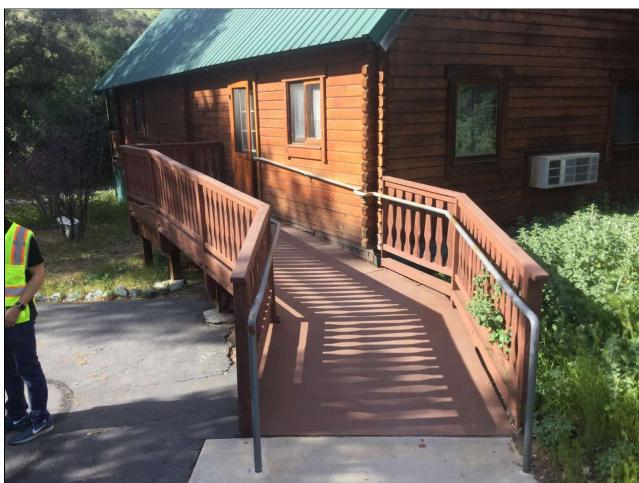
CBC: 11B-405.2 - Ramps shall have running slope not steeper than 1:12.

Cost Per: \$1,000

Total Cost: **\$2,500**

Qty: 5

Unit: Feet



Site Photo



Louis Stelzer Park

Map: 2 Grid: G3

5-3 Ramp**Category: 2****Issue: Walkway running slope is 8% to amphitheater.****Action: Install handrails on both sides.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

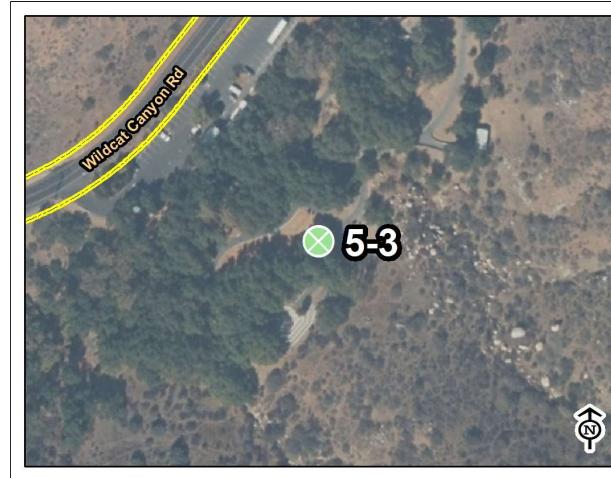
Cost Per: \$50

Total Cost: **\$8,200**

Qty: 150 Unit: Feet



Site Photo



Louis Stelzer Park

Map: 3 Grid: E3

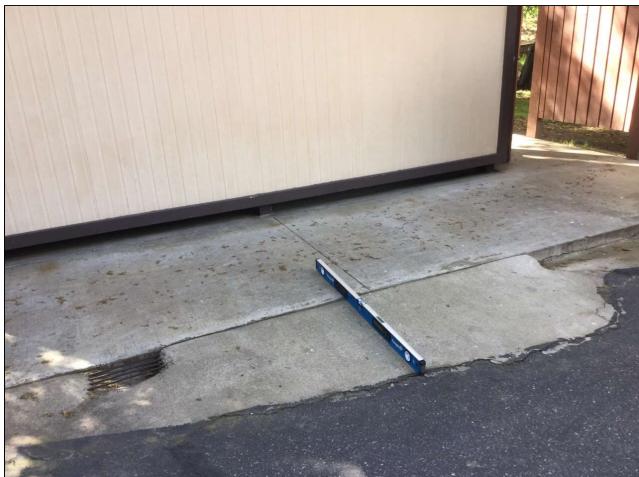
20-1 Single-User Restroom**Category: 2****Issue: Walkway around restroom slopes 3%.****Action: Regrade and replace concrete leading to and encompassing restroom.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

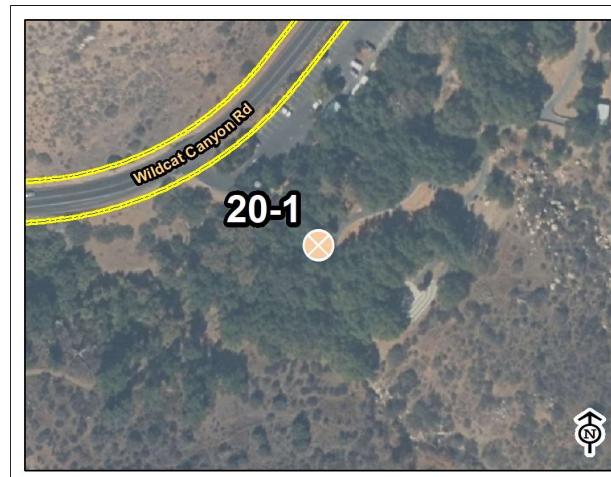
Cost Per: \$65

Total Cost: **\$4,750**

Qty: 50 Unit: Feet



Site Photo



Louis Stelzer Park

Map: 3 Grid: C3

27-2 Assembly Area**Category: 2****Issue: No accessible route to campfire areas.****Action: Provide accessible path of travel to camp fire areas.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

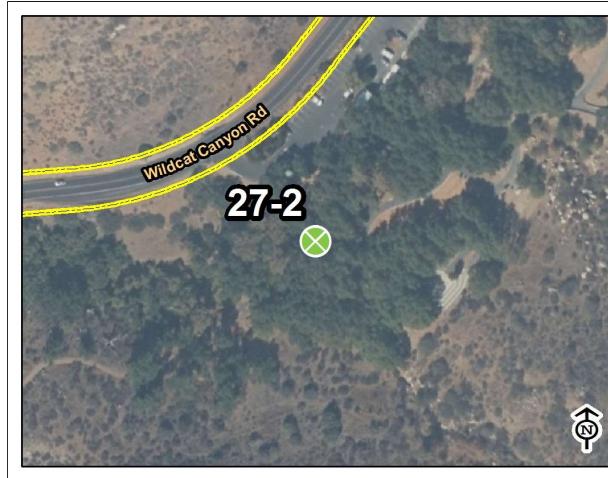
Total Cost: **\$2,200**

Qty: 15

Unit: Feet



Site Photo



Louis Stelzer Park

Map: 3 Grid: B3

29-1 Game and Sports Area**Category: 2****Issue: No accessible route to horseshoe pits.****Action: Provide 48" wide minimum accessible path of travel to horseshoe pits.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$50

Total Cost: **\$2,500**

Qty: 20

Unit: Feet



Site Photo



Louis Stelzer Park

Map: 3 Grid: E3

34-2 Play Equipment Area**Category: 2**

Issue: No ground elements are accessible. Abrupt 4" or more of vertical change.

Action: Provide accessible rubberized surface to play structure. Provide warning curb where vertical change exceeds 4".

CBC: 11B-240.2.1 - Where ground level play components are provided, at least one of each type shall be on an accessible route.

11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$3,700

Total Cost: **\$5,200**

Qty: 1

Unit: Each



Site Photo



Louis Stelzer Park

Map: 3 Grid: D3

10-1 Drinking Fountain**Category: 3**

Issue: No High-Low fountain provided.

Action: Replace drinking fountains.

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

Total Cost: **\$15,700**

Qty: 5

Unit: Each



Site Photo



Louis Stelzer Park

Map: 3 Grid: D4

27-1 Assembly Area**Category: 3****Issue: No companion seating provided at bench.****Action: Modify or provide 36"x48" clear floor area.**

CBC: 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$700

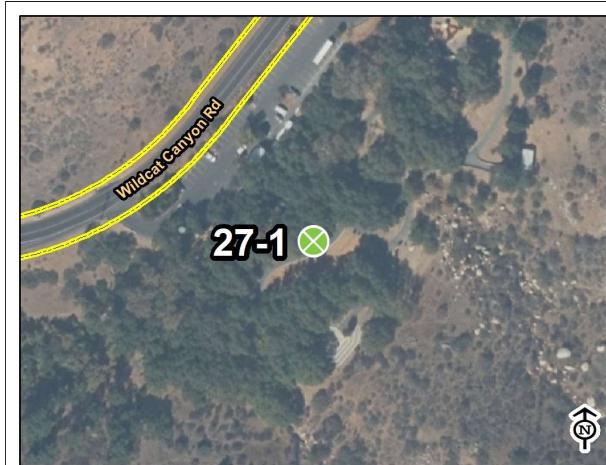
Total Cost: **\$1,400**

Qty: 1

Unit: Each



Site Photo



Louis Stelzer Park

Map: 3 Grid: D3

27-3 Assembly Area**Category: 3****Issue: No companion seating provided at bench. Vertical changes in walkway exceed 1/2".****Action: Modify or provide 36"x48" clear floor area. Regrade adjacent surface.**

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$950

Total Cost: **\$1,650**

Qty: 1

Unit: Each



Site Photo



Louis Stelzer Park

Map: 2 Grid: G3

27-4 Assembly Area**Category: 3****Issue: No companion seating provided at amphitheater.****Action: Modify or provide 36"x48" clear floor area.**

CBC: 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$700

Total Cost: **\$1,400**

Qty: 1

Unit: Each



Site Photo



Louis Stelzer Park

Map: 3 Grid: D4

**32-2 Picnic Area****Category: 3****Issue: No accessible route to picnic area.****Action: Provide 48" wide minimum accessible path of travel to picnic area.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$3,600

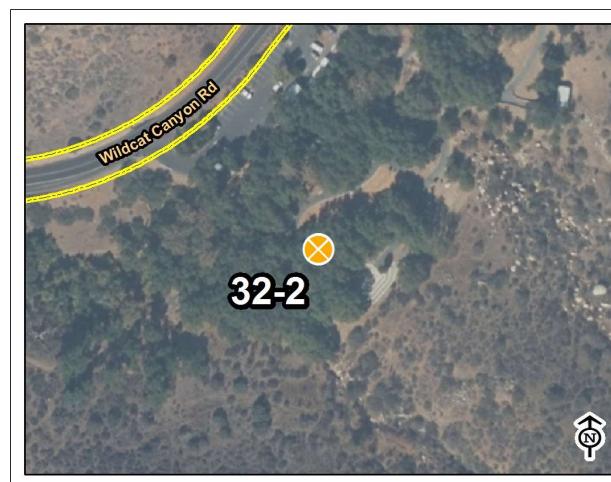
Total Cost: **\$5,100**

Qty: 1

Unit: Each



Site Photo



Louis Stelzer Park

Map: 3 Grid: D4



32-3 Picnic Area**Category: 3****Issue: No accessible route to picnic area.****Action: Provide 48" wide minimum accessible path of travel to picnic area.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$3,100

Total Cost: **\$4,600**

Qty: 1

Unit: Each



Site Photo



Louis Stelzer Park

Map: 3 Grid: B4

33-1 Outdoor Constructed Features**Category: 3****Issue: Vertical reach is 63" above finished floor.****Action: Adjust height of station.**

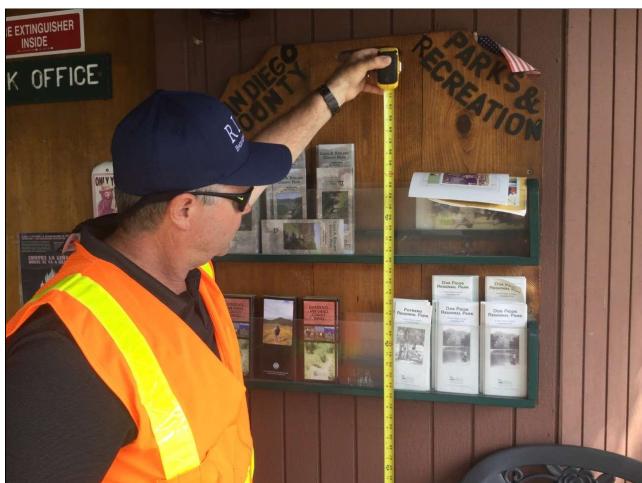
CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$300

Total Cost: **\$300**

Qty: 1

Unit: Each



Site Photo



Louis Stelzer Park

Map: 3 Grid: C1

33-2 Outdoor Constructed Features

Category: 3

Issue: No accessible route to kiosk.

Action: Relocate kiosk to location that is accessible and level.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$1,500

Total Cost: \$2,200

Qty: 1

Unit: Each



Site Photo



Louis Stelzer Park

Map: 3 Grid: C2

33-3 Outdoor Constructed Features

Category: 3

Issue: Side reach is 15" from accessible walkway.

Action: Relocate receptacles to be 10" from accessible walkway.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$0

Total Cost: \$0

Qty: 2

Unit: Each



Site Photo



Louis Stelzer Park

Map: 3 Grid: E1

33-4 Outdoor Constructed Features

Category: 3

Issue: No accessible route to bench from parking lot. No companion seating provided at bench.

Action: Provide 48" wide minimum accessible path of travel to bench with companion seating.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$950

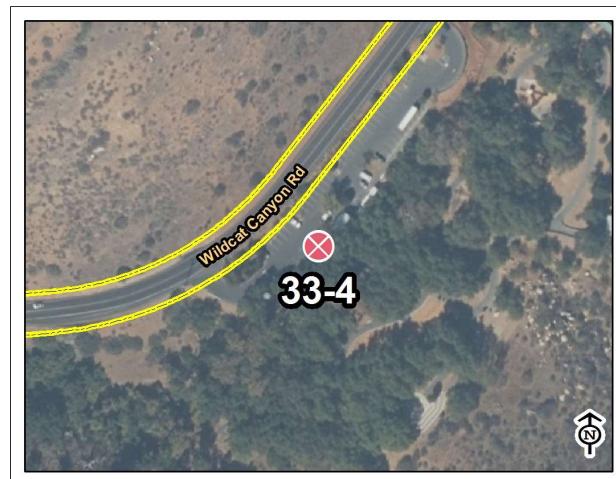
Total Cost: \$1,600

Qty: 1

Unit: Each



Site Photo



Louis Stelzer Park

Map: 3 Grid: C2

33-5 Outdoor Constructed Features

Category: 3

Issue: No companion seating provided at bench.

Action: Modify or provide 36"x48" clear floor area.

CBC: 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$700

Total Cost: \$1,400

Qty: 1

Unit: Each



Site Photo



Louis Stelzer Park

Map: 3 Grid: D3

33-6 Outdoor Constructed Features

Category: 3

Issue: No accessible route to park signs.

Action: Relocate sign to location that is accessible and level. Multiple signs throughout park.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$200

Total Cost: \$2,500

Qty: 5

Unit: Each



Site Photo



Louis Stelzer Park

Map: 3 Grid: D3

26-1 Trails

Category: 4

Issue: No access to trailhead.

Action: Provide accessible path of travel to trail head.

CBC: 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$50

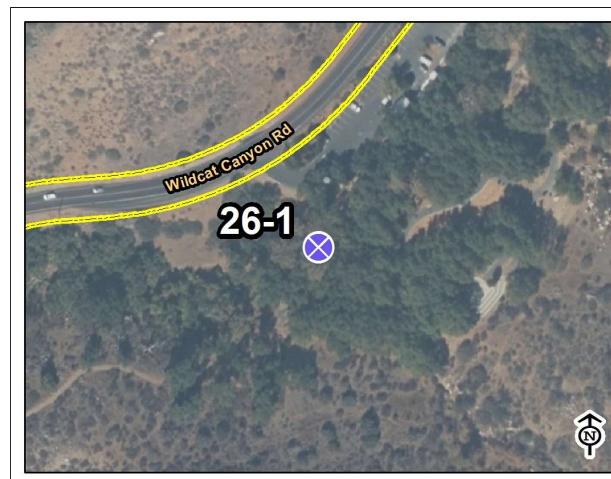
Total Cost: \$2,500

Qty: 20

Unit: Feet



Site Photo



Louis Stelzer Park

Map: 3 Grid: B3

6.17 NANCY JANE PARK



120 N. PARK DRIVE
EL CAJON, CA 92020

DATE OF ASSESSMENT: 3/30/2017

Description:

Made up of nearly two acres, Nancy Jane Park in El Cajon offers residents and visitors access to tennis courts, a basketball court, playground swings and horseshoe pits.



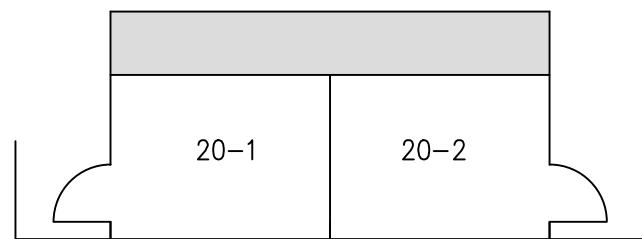
1, Parking Area	6, Stairway	19, Multi-User Restroom	28, Aquatic Activity Area	32, Picnic Area
3, Curb Ramps	7, Hazard	20, Single User Restroom	29, Game and Sports Area	33, Outdoor Constructed
4, Walk	8, Door/Gate	26, Trails	30, Campsite	34, Play Equipment Area
5, Ramp	10, Drinking Fountain	27, Assembly Area	31, Swimming Pool	Park Area

BUILDING ASSESSMENTS

NANCY JANE PARK



RESTROOM



KEY PLAN

Estimated Cost: \$975

20-1 Single User Restroom- Unisex

WC Seat Height

Seat height 14 1/2" (17"- 19" range).

CBC 11B-604.4 / ADA 604

Replace or modify Grab Bars

Rear GB extends 20" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

Replace or modify Grab Bars

Side GB extends 52 1/2" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

20-2 Single User Restroom

The Fixtures in this room are not accessible.

The adjacent Accessible Unisex facilities satisfy the requirement, provided

Informational/ Directional signage is installed on the exterior Entry wall of this room.

SITE ASSESSMENT

1-3 Parking Area**Category: 1**

Issue: No van parking available. Surface slope is at 4%. Faded paint. No minimum fine sign.

Action: Regrade accessible parking stall, replace asphalt, and restripe. Install "Minimum Fine" sign on existing pole.

CBC: 11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

11B-502.6.4 - The surface of each accessible paved parking space shall have a surface identificaton.

Cost Per: \$4,300

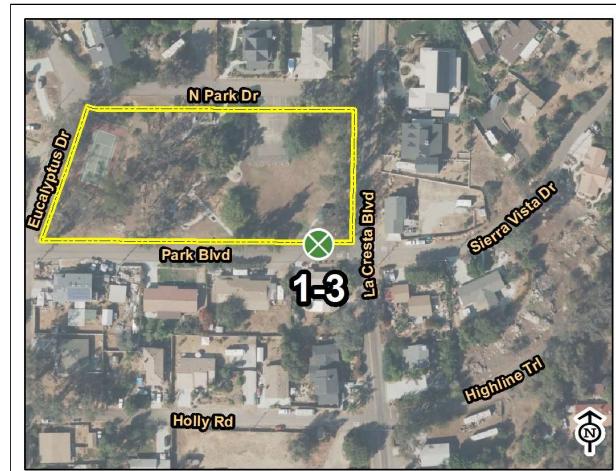
Total Cost: **\$4,900**

Qty: 1

Unit: Each



Site Photo



Nancy Jane Park

Map: 2 Grid: F4

4-1 Walk**Category: 1**

Issue: Cross slope at 3%.

Action: Regrade walkway and replace concrete.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$1,600**

Qty: 15

Unit: Feet



Site Photo



Nancy Jane Park

Map: 2 Grid: E2

4-5 Walk**Category: 1****Issue: Cross slope at 3%.****Action: Regrade walkway and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$2,600**

Qty: 30

Unit: Feet



Site Photo



Nancy Jane Park

Map: 2 Grid: E2

4-6 Walk**Category: 1****Issue: Cross slope at 3%.****Action: Regrade walkway and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$1,300**

Qty: 10

Unit: Feet



Site Photo



Nancy Jane Park

Map: 2 Grid: E3

5-2 Ramp

Category: 1

Issue: Abrupt 4" or more of vertical change. Tot lot ramp at 8%.

Action: Install 6" warning curb or regrade adjacent surface.

CBC: 11B-1008.2.5.1 - Ramp runs connecting ground level play components shall have a running slope not steeper than 1:16.

11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$100

Total Cost: \$1,600

Qty: 10

Unit: Feet



Site Photo



Nancy Jane Park

Map: 2 Grid: D3

5-3 Ramp

Category: 1

Issue: Tot lot ramp at 7.5%.

Action: Rergrade or replace ramp.

CBC: 11B-1008.2.5.1 - Ramp runs connecting ground level play components shall have a running slope not steeper than 1:16.

Cost Per: \$65

Total Cost: \$1,900

Qty: 20

Unit: Feet



Site Photo



Nancy Jane Park

Map: 2 Grid: D4

29-3 Game and Sports Area**Category: 1****Issue: No accessible route to basketball court.****Action: Provide 48" wide minimum accessible path of travel to basketball court.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

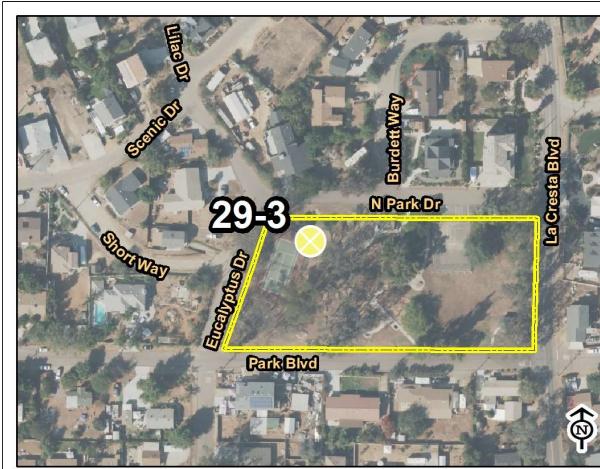
Total Cost: **\$3,600**

Qty: 60

Unit: Feet



Site Photo



Nancy Jane Park

Map: 2 Grid: D3

32-1 Picnic Area**Category: 1****Issue: Not enough accessible tables in picnic area. 1" gap in concrete.****Action: Regrade picnic area and replace concrete. Provide (1) ADA accessible table.**

CBC: 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

11B-303.2 - Vertical changes must be $\frac{1}{4}$ " max, up to $\frac{1}{2}$ " with a bevel.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$2,300

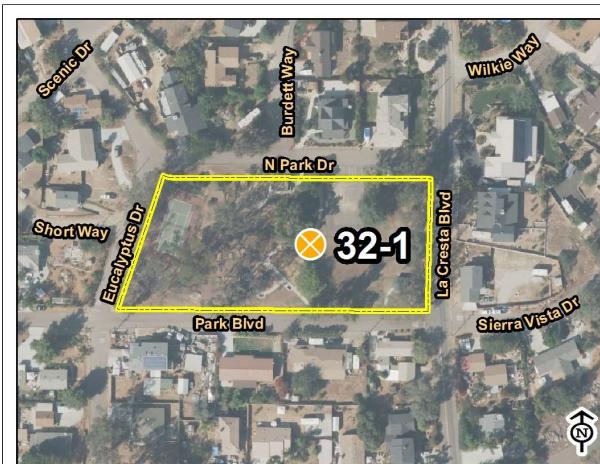
Total Cost: **\$2,600**

Qty: 1

Unit: Each



Site Photo



Nancy Jane Park

Map: 2 Grid: E3

1-2 Parking Area**Category: 2**

Issue: Paint delineating parking stall is faded. No minimum fine is posted on parking stall. No detectable warning provided.

Action: Restripe parking stalls. Install "Minimum Fine" signs for each parking stall. Install detectable warning tile.

CBC: 11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

11B-502.6.4 - The surface of each accessible paved parking space shall have a surface identificaton.

Cost Per: \$2,700

Total Cost: **\$3,000**

Qty: 1

Unit: Each



Site Photo



Nancy Jane Park

Map: 2 Grid: E2

4-3 Walk**Category: 2**

Issue: Vertical changes in walkway exceed 1/2".

Action: Grind or patch vertical change of grade, or replace concrete panels.

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$1,500

Total Cost: **\$1,800**

Qty: 1

Unit: Each



Site Photo



Nancy Jane Park

Map: 2 Grid: E3

4-7 Walk**Category: 2****Issue: Abrupt 4" or more of vertical change.****Action: Install 6" warning curb.**

CBC: 11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$100

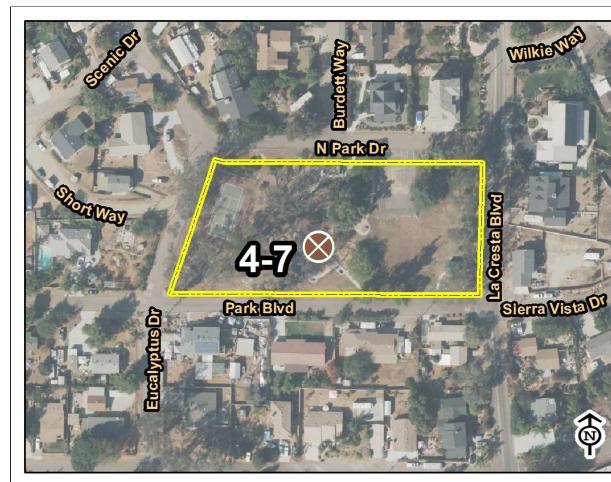
Total Cost: **\$1,600**

Qty: 10

Unit: Feet



Site Photo



Nancy Jane Park

Map: 2 Grid: D4

5-1 Ramp**Category: 2****Issue: Landing is currently 48"x30".****Action: Replace concrete panel and designate it as the level landing.**

CBC: 11B-405.7.1 - Ramp landings must be provided and must be 2% max.

Cost Per: \$15

Total Cost: **\$900**

Qty: 20

Unit: Square Feet



Site Photo



Nancy Jane Park

Map: 2 Grid: E2

6-1 Stairway**Category: 2****Issue: No contrasting stripe on treads.****Action: Install warning stripes on steps.**

CBC: 11B-504.4.1 - Exterior stairs shall have all treads marked by a stripe provided clear visual contrast; Grooves shall not be used to satisfy this requirement.

Cost Per: \$50

Total Cost: **\$150**

Qty: 3

Unit: Each



Site Photo



Nancy Jane Park

Map: 2 Grid: E4

19-1 Multi-User Restroom**Category: 2****Issue: Trash receptacles are blocking restrooms.****Action: Relocate trash recepticles to allow access to restrooms.**

CBC: 11B-305.3 - The clear floor space shall be 30 inches minimum by 48 inches minimum.

Cost Per: \$0

Total Cost: **\$0**

Qty: 2

Unit: Each



Site Photo



Nancy Jane Park

Map: 2 Grid: E2

29-1 Game and Sports Area**Category: 2****Issue: Entrance to basketball court slopes 3.8%.****Action: Regrade basketball court entrance and area outside of fence. Replace concrete and court section.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$15

Total Cost: **\$2,100**

Qty: 100

Unit: Square Feet



Site Photo



Nancy Jane Park

Map: 2 Grid: E3

29-2 Game and Sports Area**Category: 2****Issue: No accessible route to horseshoe pits.****Action: Provide 48" wide minimum accessible path of travel to horseshoe pits.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

Total Cost: **\$5,600**

Qty: 100

Unit: Feet



Site Photo



Nancy Jane Park

Map: 2 Grid: C4

34-1 Play Equipment Area**Category: 2****Issue:** No ground elements are accessible. Vertical changes in walkway exceed 1/2".**Action:** Provide accessible rubberized surface to play structure.

CBC: 11B-240.2.1 - Where ground level play components are provided, at least one of each type shall be on an accessible route.

11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$10

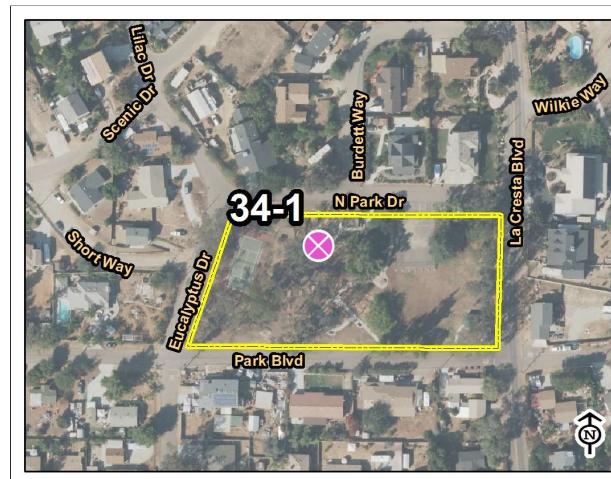
Total Cost: **\$1,800**

Qty: 100

Unit: Square Feet



Site Photo



Nancy Jane Park

Map: 2 Grid: D3

34-2 Play Equipment Area**Category: 2****Issue:** No ground elements are accessible.**Action:** Provide accessible rubberized surface to play structure.

CBC: 11B-240.2.1 - Where ground level play components are provided, at least one of each type shall be on an accessible route.

Cost Per: \$10

Total Cost: **\$700**

Qty: 40

Unit: Square Feet



Site Photo



Nancy Jane Park

Map: 2 Grid: E4

34-3 Play Equipment Area**Category: 2****Issue:** No ground elements are accessible.**Action:** Provide ramp and accessible rubberized surface to play structure.

CBC: 11B-240.2.1 - Where ground level play components are provided, at least one of each type shall be on an accessible route.

Cost Per: \$10

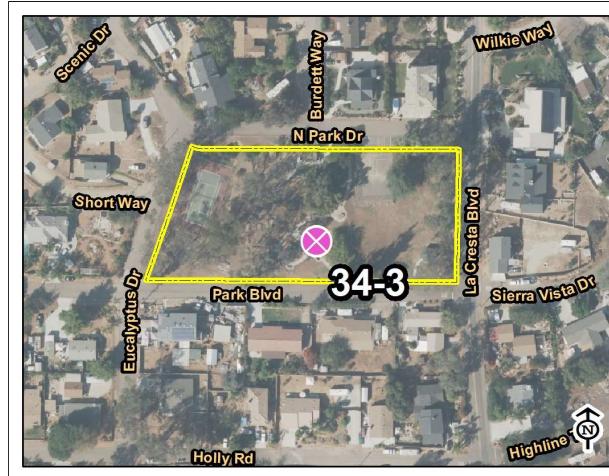
Total Cost: \$900

Qty: 60

Unit: Square Feet



Site Photo



Nancy Jane Park

Map: 2 Grid: E4

10-1 Drinking Fountain**Category: 3****Issue:** No High-Low fountain provided.**Action:** Replace drinking fountain.

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

Total Cost: \$3,300

Qty: 1

Unit: Each



Site Photo



Nancy Jane Park

Map: 2 Grid: D4

27-1 Assembly Area**Category: 3****Issue: No accessible tables in picnic area. 30" clearance between post and picnic table.****Action: Provide ADA accessible table in a more accessible area of gazebo.**

CBC: 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

11B-305.3 - The clear floor space shall be 30 inches minimum by 48 inches minimum.

Cost Per: \$800

Total Cost: **\$1,100**

Qty: 1

Unit: Each



Site Photo



Nancy Jane Park

Map: 2 Grid: F4

32-2 Picnic Area**Category: 3****Issue: No accessible route to picnic tables. No accessible tables in picnic area.****Action: Relocate picnic tables to a level and accessible area. Provide ADA picnic tables.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$2,350

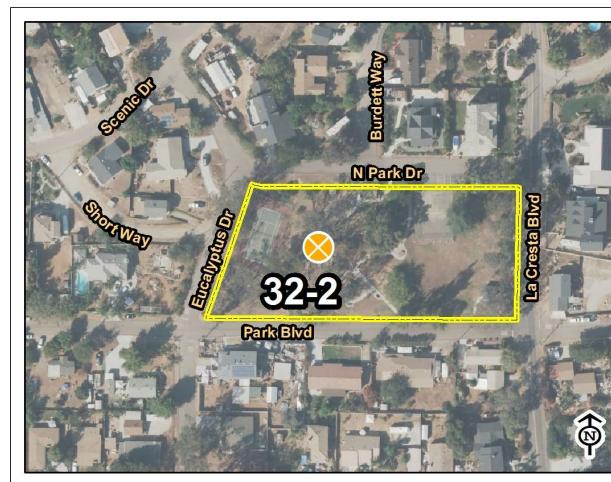
Total Cost: **\$2,700**

Qty: 1

Unit: Each



Site Photo



Nancy Jane Park

Map: 2 Grid: D3

33-1 Outdoor Constructed Features

Category: 3

Issue: Side reach is 35" from accessible walkway.

Action: Relocate trash can to be 10" minimum from accessible walkway.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$0

Total Cost: \$0

Qty: 1

Unit: Each



Site Photo



Nancy Jane Park

Map: 2 Grid: E2

33-2 Outdoor Constructed Features

Category: 3

Issue: Vertical reach is 60" above finished floor.

Action: Adjust height of station.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$300

Total Cost: \$300

Qty: 1

Unit: Each



Site Photo



Nancy Jane Park

Map: 2 Grid: E2

6.18 OTAY LAKES PARK

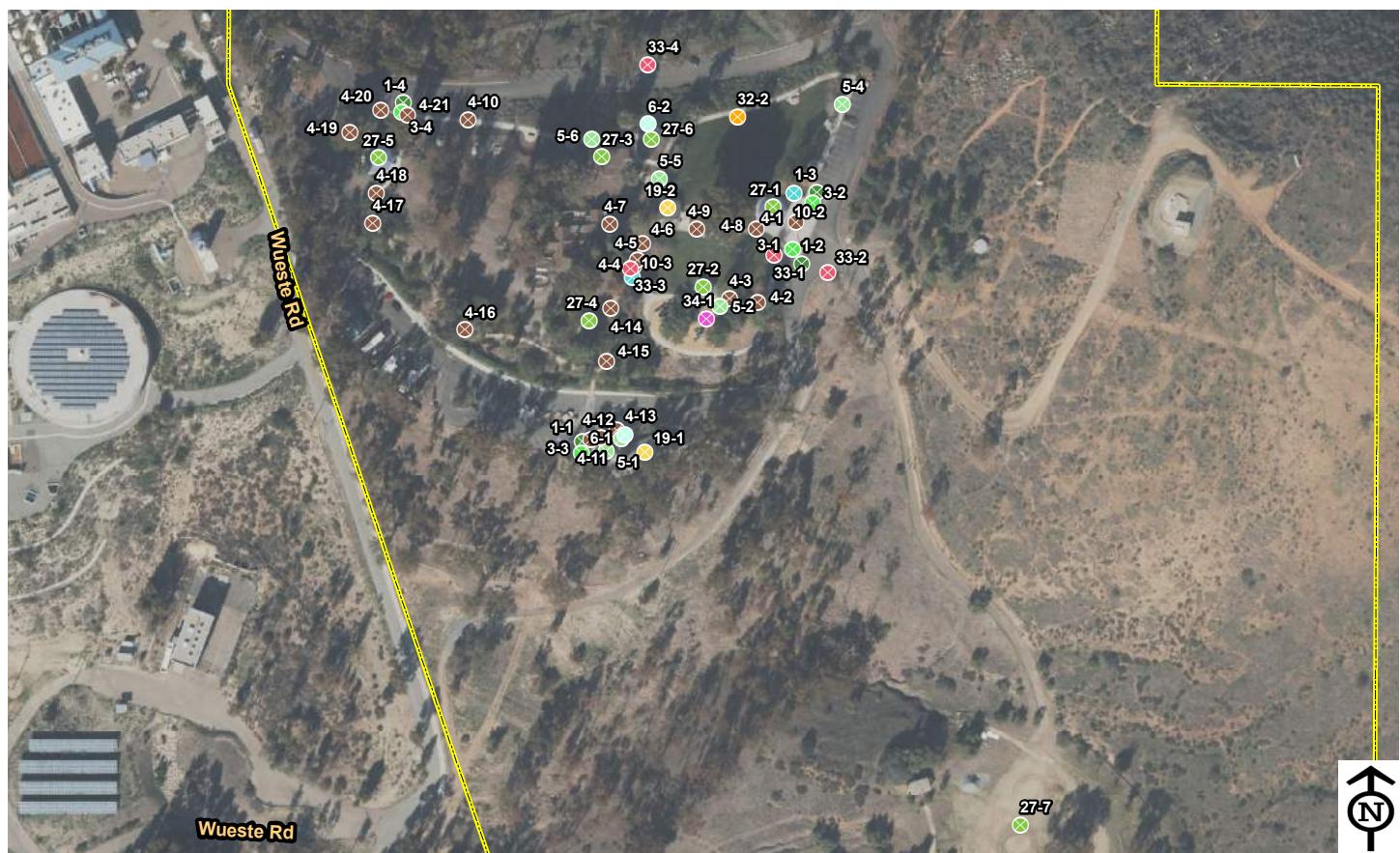


2270 WUESTE ROAD
CHULA VISTA, CA 91915

DATE OF ASSESSMENT: 4/6/2017

Description:

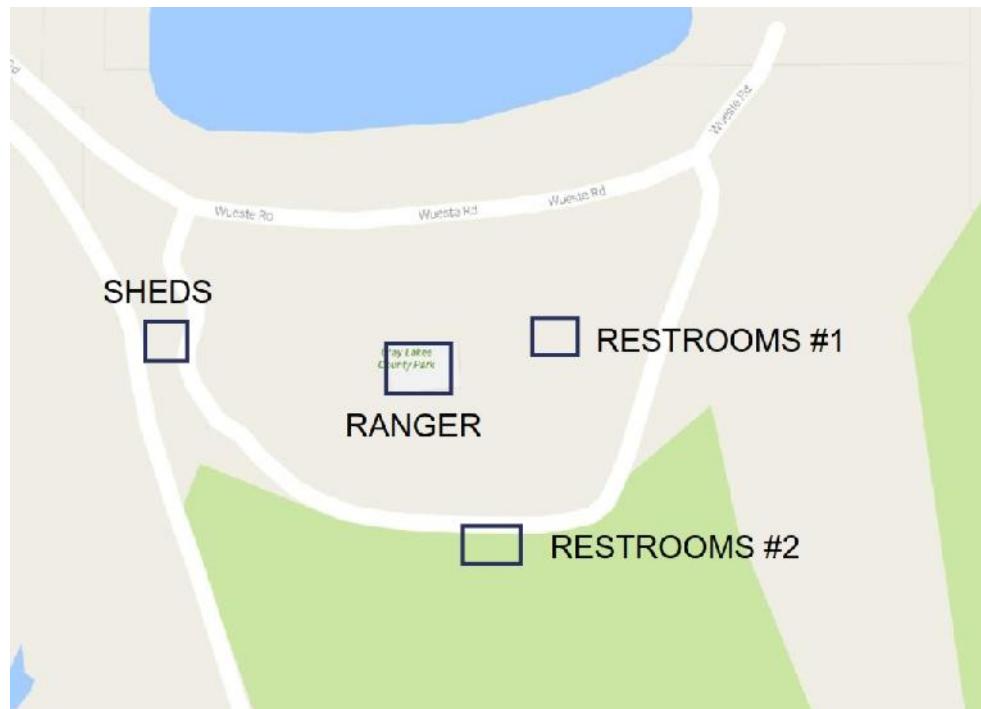
At 78-acres, Otay Lakes Park features a playground, picnic tables, horseshoe pits, a Native Plant and Demonstration Garden, birdwatching, wedding and special event venues, and trails.



1, Parking Area	6, Stairway	19, Multi-User Restroom	28, Aquatic Activity Area	32, Picnic Area
3, Curb Ramps	7, Hazard	20, Single User Restroom	29, Game and Sports Area	33, Outdoor Constructed
4, Walk	8, Door/Gate	26, Trails	30, Campsite	34, Play Equipment Area
5, Ramp	10, Drinking Fountain	27, Assembly Area	31, Swimming Pool	Park Area

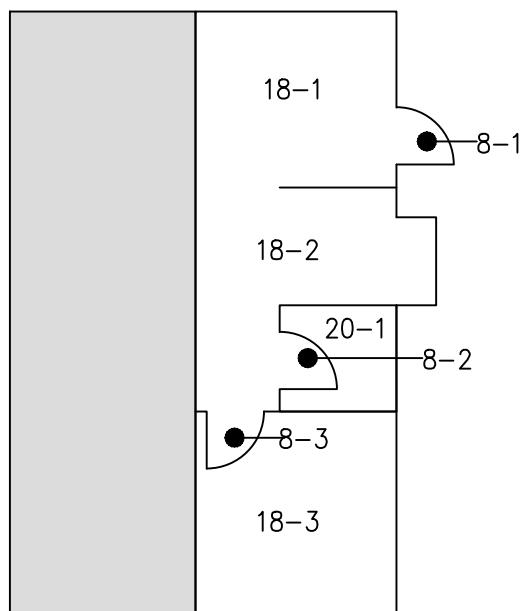
BUILDING ASSESSMENTS

OTAY LAKES PARK





RANGER



KEY PLAN

Estimated Cost: \$31,550

8-1 Doors

Add ISA Entry Signage

ISA Signage is missing from Entry
CBC: 11B-216.6 / ADA 703

Install or Modify Permanent Room Signage

Install Latch side signage
CBC: 11B-216.2 / ADA 216

Accessible Route

Change Porch stoop to a Ramp with max. slope 1:12.
CBC 11B-405 / ADA 405

Door Opening Width

Door opening is 30" (32" min).
32 Clear Min Opng below 34 aff/ 4in lever protrusion OK above 34
CBC: 11B-404.2.3 / ADA 404

Replace Door Hardware

Door Knobs are not allowed.
CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404

Replace Door Threshold

Door Threshold exceeds 1/2" (1/2" max with beveled edge)
CBC: 11B-303.3 / ADA 303

8-2 Doors

Install or Modify Door Signage

Install Door Signage
CBC: 11B 703.7.2.6 / ADA 703

Install or Modify Permanent Room Signage

Install Latch side signage
CBC: 11B-216.2 / ADA 216

Door Opening Width

Door opening is 26" (32" min).
32 Clear Min Opng below 34 aff/ 4in lever protrusion OK above 34
CBC: 11B-404.2.3 / ADA 404

Replace Door Hardware

Door Knobs are not allowed.
CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404

8-3 Doors

Install or Modify Permanent Room Signage

Install Latch side signage
CBC: 11B-216.2 / ADA 216

Door Opening Width

Door opening is 26" (32" min).
32 Clear Min Opng below 34 aff/ 4in lever protrusion OK above 34
CBC: 11B-404.2.3 / ADA 404

Replace Door Hardware

Door Knobs are not allowed.
CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404

18-1 Room

Clear Path of Travel

Passageway is less than 32" wide. (32" min for <24" of travel).
CBC 11B-403.5.1 / ADA 403

Provide an Accessible Counter

The Reception Counter is 42" aff (34" aff max by min. 36" long).
CBC: 11B-902 / ADA 902

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied when built)
CBC: 11B-308.1.1 / ADA 308

Reposition Equipment

Switches, T-Stats, Security Panel, Alarm Pulls or Fire Extinguishers are outside the allowable 15"- 48" reach range.
CBC: 11B-308.1.1 / ADA 308

18-2 Room

Clear Path of Travel

Passageway is less than 28" wide. (32" min for <24" of travel).
CBC 11B-403.5.1 / ADA 403

Provide an Accessible Counter

The Kitchen Counter is 42" aff (34" aff max by min. 36" long).
CBC: 11B-902 / ADA 902

Reposition Equipment

Switches, T-Stats, Security Panel, Alarm Pulls or Fire Extinguishers are outside the allowable 15"- 48" reach range.
CBC: 11B-308.1.1 / ADA 308

18-3 Room

Reposition Equipment

Switches, T-Stats, Security Panel, Alarm Pulls or Fire Extinguishers are outside the allowable 15"- 48" reach range.

CBC: 11B-308.1.1 / ADA 308

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

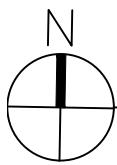
20-1 Single User Restroom- Unisex

The Fixtures in the Room are not accessible.

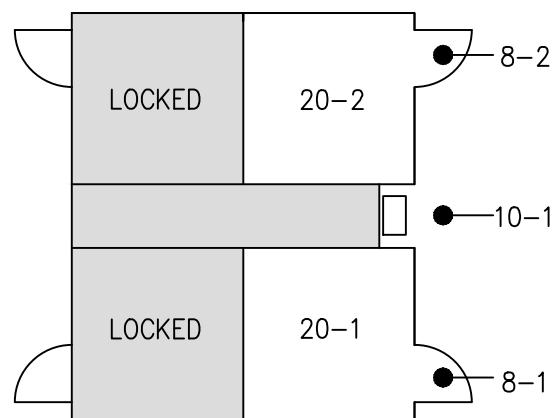
Options:

A. Leave as-is and add Unisex facilities to the Building or

B. Remove redundant Fixtures and Change this room to Accessible (Recommended).



RESTROOM #1



Estimated Cost: \$17,300

8-1 Doors

Modify Door Signage

Signage at 60 1/2" aff to center (58" - 60" range)
CBC: 11B-703.7.2.6 / ADA 703

Modify Permanent Room Signage

Latch side signage at <9" to center from door strike. (9" min.)
CBC: 11B-216.2 / ADA 216

8-2 Doors

Modify Permanent Room Signage

Latch side signage at <9" to center from door strike. (9" min.)
CBC: 11B-216.2 / ADA 216

10-1 Drinking Fountain

DF Maneuvering Clearance

Less than 18" from back wall to front of Lo (18"-19" range)"
CBC 11B-602.8 / ADA 602

Spout Location

10 1/2" to back wall (15" min.)
CBC: 11B-602.5/ ADA 602

Replace or reposition Plumbing fixtures

Alcove is 24" deep and measures 33" wide (36" min).
Distance from centerline of fixture to side wall is 16 1/2" (18" min).
CBC: 11B-602.2, 11B-305.7 / ADA 305

20-1 Single User Restroom- Unisex

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is 18 1/2" (17" to 18").
CBC 11B-604.2 / ADA 604

WC Seat Height

Seat height 16" (17"- 19" range).
CBC 11B-604.4 / ADA 604

Replace or modify Grab Bars

Side GB ends >12" from rear wall (12" max)
CBC: 11B-604.5.2 / ADA 604

Lav Pipe Wrap

Install protective wrap at exposed piping.
CBC 11B-606.5 / ADA 606

Remove or Relocate Lav Mirrors

Lower edge of reflecting surface is 41" aff (40 max).
CBC 11B-603.3 / ADA 603

Baby Change Station

Exceeds 34" aff when in open/down position.
All elements within an Accessible Restroom must comply with Standards.
CBC 11B-205.1, 11B-902.3 / ADA 902

20-2 Single User Restroom- Unisex**Replace or reposition Plumbing fixtures**

The centerline of the WC to the side wall is 15" (17" to 18").
CBC 11B-604.2 / ADA 604

Replace or reposition Plumbing fixtures

<60" clear from WC side wall to adjacent fixture or wall (60" min)
CBC 11B-604.3.1 / ADA 604

Replace or modify Grab Bars

Side GB ends >12" from rear wall (12" max)
CBC: 11B-604.5.2 / ADA 604

Replace or modify Grab Bars

Rear GB extends 23" past center of WC (24" min).
CBC: 11B-604.5 / ADA 604

Replace or reposition Plumbing fixtures

The centerline of the lav faucet to the side wall is less than 18" (18" min).
CBC 11B-606.6 / ADA 606

Adjust Lav Flow duration

Stream is less than 10 sec. (10 sec. min).
CBC: 11B-606.4 / ADA 606

Lav Pipe Wrap

Install protective wrap at exposed piping.
CBC 11B-606.5 / ADA 606

Baby Change Station

Exceeds 34" aff when in open/down position.
All elements within an Accessible Restroom must comply with Standards.
CBC 11B-205.1, 11B-902.3 / ADA 902

Remove or Relocate Lav Mirrors

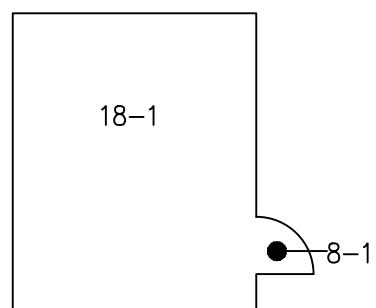
Lower edge of reflecting surface is 41 1/2" aff (40 max).
CBC 11B-603.3 / ADA 603

Replace or reposition Accessory Equipment

Hand Dryer Button is 44 1/2" aff (40" max)
CBC 11B- 603.5 / ADA 603



WORKSHOPS



KEY PLAN

Estimated Cost: \$3,200

8-1 Doors

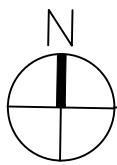
Accessible Route

Exterior Landing slopes $>1/4"$ per foot.
CBC 11B-304.2 / ADA 304

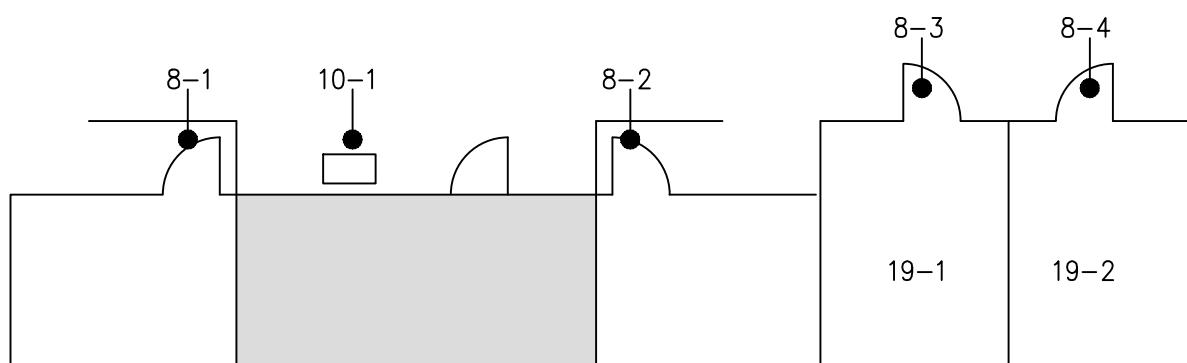
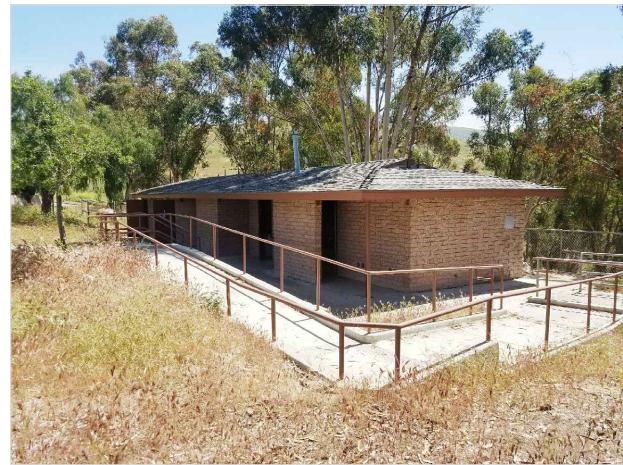
18-1 Room

Provide an Accessible Counter

The Workbench is 37" aff (34" aff max by recommended min. 60" long).
CBC: 11B-902 / ADA 902



RESTROOM #2



Estimated Cost: \$11,450

8-1 Doors

Install or Modify Directional/ Informational Signage

Install Directional/ Information signage 'Non-Accessible' and directions to nearest Accessible

CBC: 11B-216.3 / ADA 216

8-2 Doors

Install or Modify Directional/ Informational Signage

Install Directional/ Information signage 'Non-Accessible' and directions to nearest Accessible

CBC: 11B-216.3 / ADA 216

8-3 Doors

Install or Modify Door Signage

Install Door Signage

CBC: 11B 703.7.2.6 / ADA 703

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

8-4 Doors

Install or Modify Door Signage

Install Door Signage

CBC: 11B 703.7.2.6 / ADA 703

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

10-1 Drinking Fountain

Provide (2) compliant DF

Existing 12 x 12 x 38" tall DF does not comply. Add new

Hi-Low.

CBC: 11B-211.2

19-1 Multi User Restroom- Mens

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is 18 1/4" (17" to 18").

CBC 11B-604.2 / ADA 604

Replace or modify Grab Bars

42" Side GB ends 14" from rear wall (12" max)

CBC: 11B-604.5.1 / ADA 604

Replace or modify Grab Bars

36" Rear GB extends 21" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

Shower is capped, fixtures removed and not in use.

19-2 Multi User Restroom- Mens

Replace or modify Grab Bars

42" Side GB extends 50 1/2" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

Replace or modify Grab Bars

36" Rear GB extends 21 1/2" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

Shower is capped, fixtures removed and not in use.

SITE ASSESSMENT

1-1 Parking Area**Category: 1****Issue:** Surface slope is at 3.5%**Action:** Regrade parking stalls and replace AC pavement.

CBC: 11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

Cost Per: \$9,300

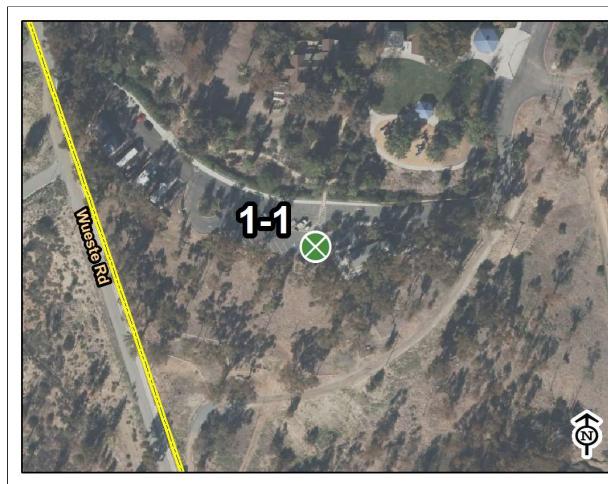
Total Cost: **\$11,200**

Qty: 600

Unit: Square Feet



Site Photo



Otay Lakes Park

Map: 3 Grid: D4

1-2 Parking Area**Category: 1****Issue:** Surface slope is at 4%. Paint delineating parking stall is faded. No minimum fine is posted.**Action:** Regrade parking stalls, replace AC pavement, and restripe. Install "Minimum Fine" sign on existing pole. No van access aisle needed, see 1-3 for nearby parking stalls.

CBC: 11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

11B-502.6.4 - The surface of each accessible paved parking space shall have a surface identificaton.

Cost Per: \$4,000

Total Cost: **\$5,900**

Qty: 1

Unit: Each



Site Photo



Otay Lakes Park

Map: 3 Grid: G1

1-3 Parking Area**Category: 1**

Issue: Surface slope is at 3%. Paint delineating parking stall is faded. No minimum fine is posted.

Action: Regrade parking stalls, replace AC pavement, and restripe. Install "Minimum Fine" sign on existing pole.

CBC: 11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

11B-502.6.4 - The surface of each accessible paved parking space shall have a surface identificaton.

Cost Per: \$5,000

Total Cost: **\$6,900**

Qty: 1

Unit: Each



Site Photo



Otay Lakes Park

Map: 2 Grid: G5

1-4 Parking Area**Category: 1**

Issue: Surface slope is at 3.5%. No minimum fine or van sign posted on parking stall.

Action: Regrade parking stalls and replace AC pavement. Install "Van Parking" and "Minimum Fine" signs on existing poles.

CBC: 11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

Cost Per: \$8,300

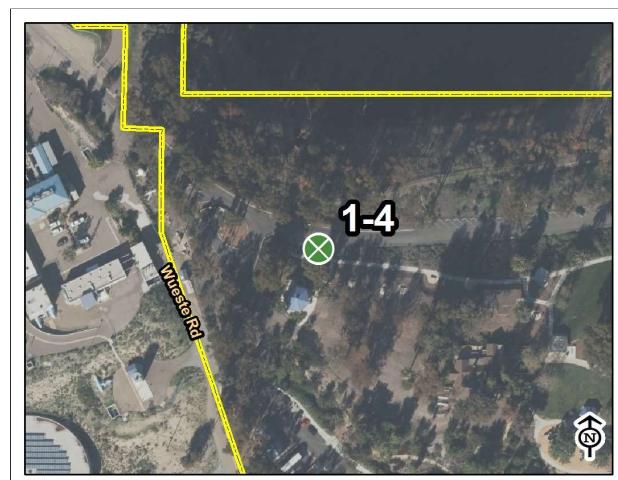
Total Cost: **\$10,200**

Qty: 1

Unit: Each



Site Photo



Otay Lakes Park

Map: 2 Grid: B4

3-1 Curb Ramps

Category: 1

Issue: Curb ramp flare at 20%. No detectable warnings provided. Running slope of 9.5%.

Action: Replace curb ramp.

CBC: 11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

11B-406.3.1 - Curb ramp running slope shall not be steeper than 1:12.

11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

Cost Per: \$1,750

Total Cost: **\$3,700**

Qty: 1

Unit: Each



Site Photo



Otay Lakes Park

Map: 3 Grid: G1

3-2 Curb Ramps

Category: 1

Issue: Curb ramp flares at 15% and 20%. No detectable warnings provided. Running slope of 11%.

Action: Replace curb ramp.

CBC: 11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

11B-406.3.1 - Curb ramp running slope shall not be steeper than 1:12.

11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

Cost Per: \$1,750

Total Cost: **\$3,700**

Qty: 1

Unit: Each



Site Photo



Otay Lakes Park

Map: 2 Grid: G5

4-1 Walk**Category: 1****Issue: Cross slope at 6%.****Action: Regrade walkway and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$90

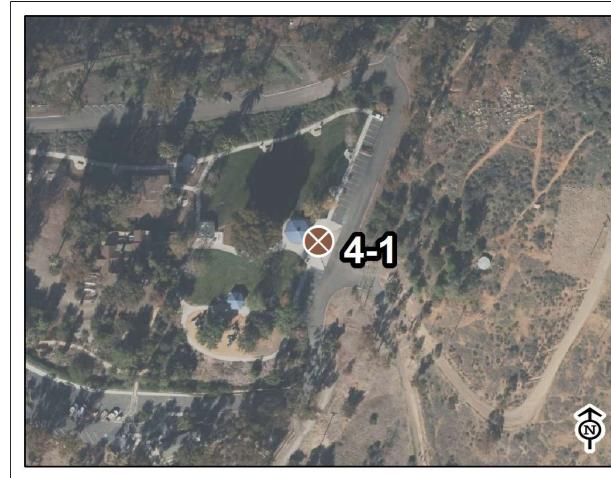
Total Cost: **\$4,600**

Qty: 30

Unit: Feet



Site Photo



Otay Lakes Park

Map: 3 Grid: G1

4-2 Walk**Category: 1****Issue: Cross slope at 4%.****Action: Regrade walkway and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$6,500**

Qty: 70

Unit: Feet



Site Photo



Otay Lakes Park

Map: 3 Grid: G2

4-3 Walk**Category: 1**

Issue: Cross slope at 4%. Abrupt 4" or more of vertical change.

Action: Regrade walkway and replace concrete.

CBC: 11B-303.5 - Vertical falls greater than 4" require warning curb.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$27,900**

Qty: 400

Unit: Feet



Site Photo



Otay Lakes Park

Map: 3 Grid: F2

4-4 Walk**Category: 1**

Issue: Surface slope of turning space is 5%.

Action: Provide level surface at point of turning. Regrade and replace concrete.

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

Total Cost: **\$4,200**

Qty: 35

Unit: Feet



Site Photo



Otay Lakes Park

Map: 3 Grid: E1

4-5 Walk**Category: 1****Issue:** Surface slope of turning space is 7%.**Action:** Provide level surface at point of turning. Regrade and replace concrete.

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

Total Cost: **\$4,500**

Qty: 40

Unit: Feet



Site Photo



Otay Lakes Park

Map: 3 Grid: E1

4-6 Walk**Category: 1****Issue:** Cross slope at 4.5%.**Action:** Regrade walkway and replace concrete.

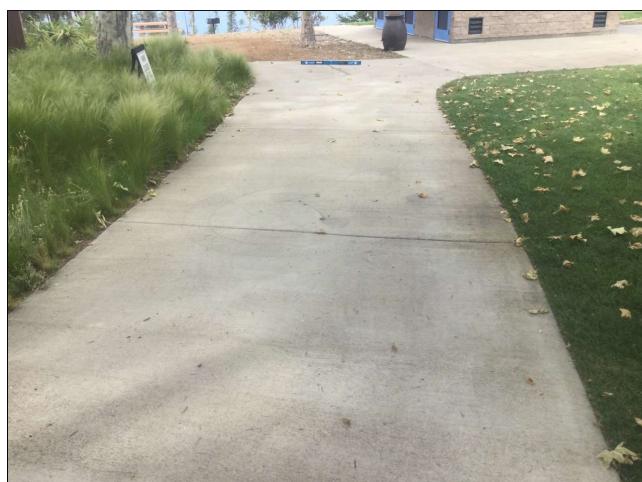
CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$3,500**

Qty: 25

Unit: Feet



Site Photo



Otay Lakes Park

Map: 3 Grid: E1

4-7 Walk**Category: 1****Issue: No accessible route to park office.****Action: Provide accessible ramp to park office.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$125

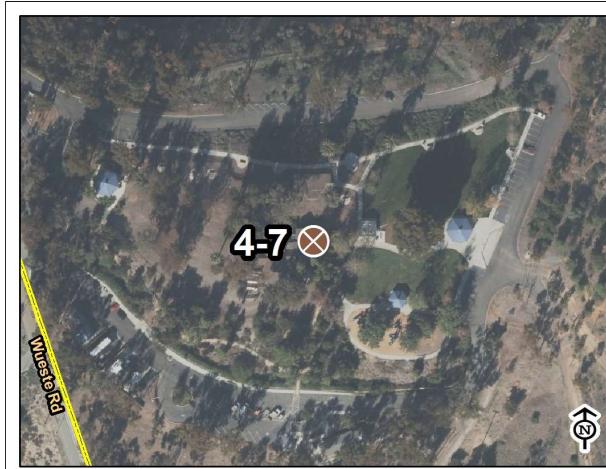
Total Cost: **\$2,500**

Qty: 5

Unit: Feet



Site Photo



Otay Lakes Park

Map: 3 Grid: E1

4-8 Walk**Category: 1****Issue: Walkway running slope is 6%.****Action: Rergrade walkway and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$90

Total Cost: **\$3,700**

Qty: 20

Unit: Feet



Site Photo



Otay Lakes Park

Map: 3 Grid: G1

4-10 Walk**Category: 1****Issue:** Running sloping on ramp is 9%.**Action:** Regrade ramp and replace concrete. Provide landings, handrails, and switchbacks.

CBC: 11B-405.2 - Ramps shall have running slope not steeper than 1:12.

Cost Per: \$200

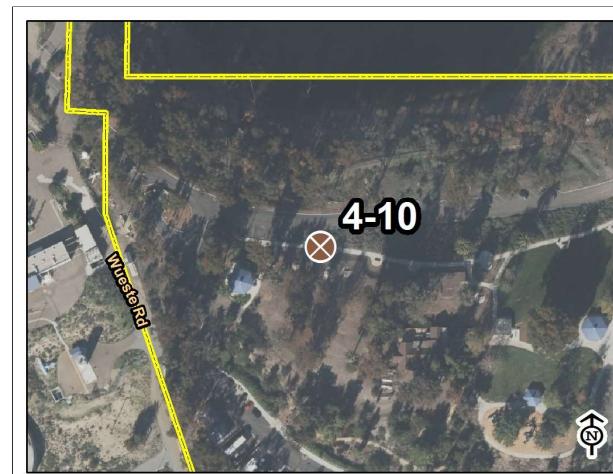
Total Cost: **\$21,900**

Qty: 100

Unit: Feet



Site Photo



Otay Lakes Park

Map: 2 Grid: C4

4-11 Walk**Category: 1****Issue:** Surface slope of turning space is 3.5%.**Action:** Provide level surface at point of turning. Regrade and replace concrete.

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

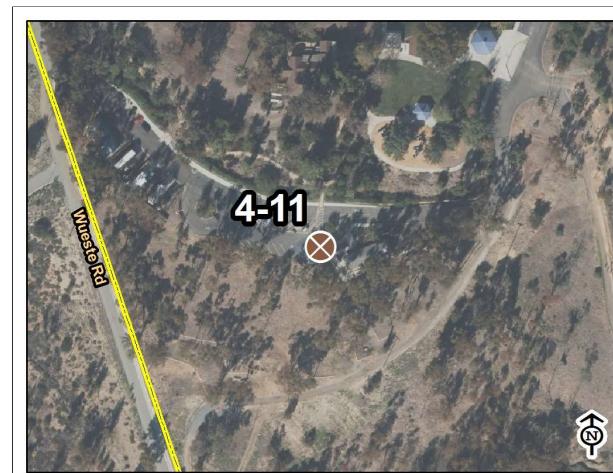
Total Cost: **\$3,500**

Qty: 25

Unit: Feet



Site Photo



Otay Lakes Park

Map: 3 Grid: D4

4-12 Walk**Category: 1****Issue: Cross slope at 3.5%.****Action: Regrade sidewalk and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

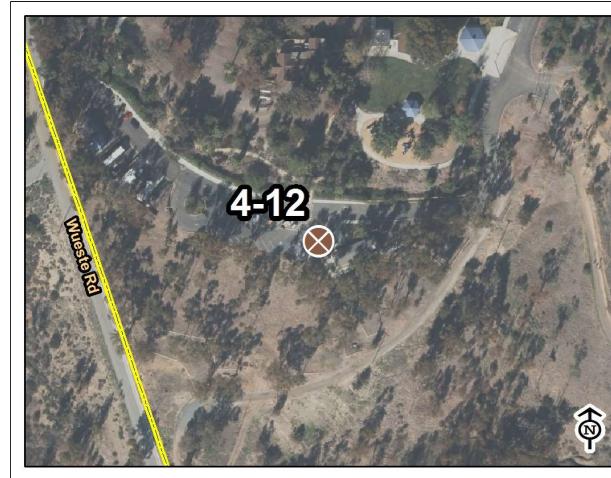
Total Cost: **\$3,500**

Qty: 25

Unit: Feet



Site Photo



Otay Lakes Park

Map: 3 Grid: E4

4-13 Walk**Category: 1****Issue: Surface slope of turning space is 3.5%.****Action: Provide level surface at point of turning. Regrade and replace concrete.**

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

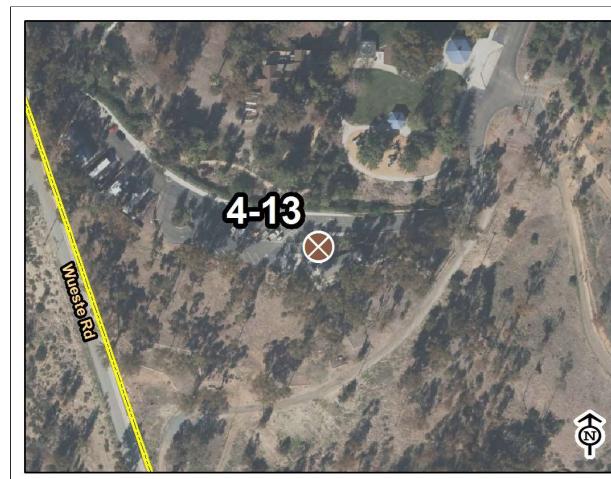
Total Cost: **\$3,500**

Qty: 25

Unit: Feet



Site Photo



Otay Lakes Park

Map: 3 Grid: E4

4-14 Walk**Category: 1**

Issue: Walkway running slope is 7%. Vertical changes in walkway exceed 1/2".

Action: Regrade walkway and replace DG with stabilized DG. Provide level transition from concrete to DG.

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$90

Total Cost: **\$16,300**

Qty: 160

Unit: Feet



Site Photo



Otay Lakes Park

Map: 3 Grid: E2

4-16 Walk**Category: 1**

Issue: Walkway is uneven.

Action: Regrade path from ranger station to parking lot by entrance, and replace DG with stabilized DG.

CBC: 11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

Cost Per: \$65

Total Cost: **\$9,000**

Qty: 110

Unit: Feet



Site Photo



Otay Lakes Park

Map: 3 Grid: C2

4-17 Walk**Category: 1****Issue: Cross slope at 3.5%.****Action: Regrade walkway and replace DG.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

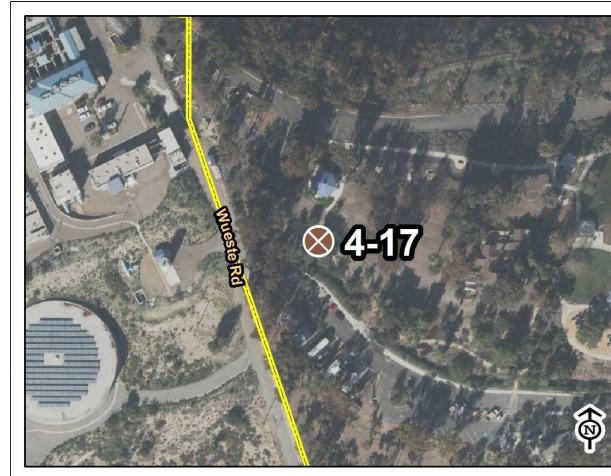
Total Cost: **\$13,000**

Qty: 170

Unit: Feet



Site Photo



Otay Lakes Park

Map: 3 Grid: B1

4-18 Walk**Category: 1****Issue: Cross slope at 6.6%. Vertical changes in walkway exceed 1/2".****Action: Regrade crosswalk and replace AC pavement.**

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$100

Total Cost: **\$3,900**

Qty: 20

Unit: Feet



Site Photo



Otay Lakes Park

Map: 2 Grid: B5

4-21 Walk

Category: 1

Issue: Surface slope of turning space is 5%.

Action: Provide level surface at point of turning. Regrade and replace concrete.

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

Total Cost: \$3,500

Qty: 25

Unit: Feet



Site Photo



Otay Lakes Park

Map: 2 Grid: B4

5-4 Ramp

Category: 1

Issue: Running sloping on ramp is 11%.

Action: Regrade ramp and replace concrete. Provide landings and switchbacks.

CBC: 11B-405.2 - Ramps shall have running slope not steeper than 1:12.

Cost Per: \$200

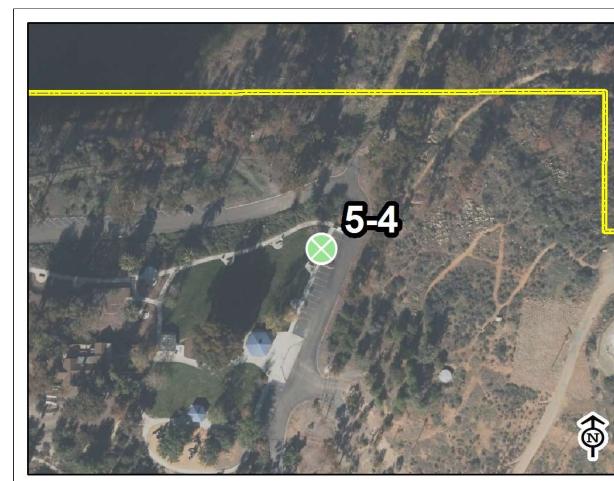
Total Cost: \$11,900

Qty: 50

Unit: Feet



Site Photo



Otay Lakes Park

Map: 2 Grid: H4

5-5 Ramp

Category: 1

Issue: Running sloping on ramp is 15%.

Action: Regrade ramp and replace concrete. Provide landings and switchbacks.

CBC: 11B-405.2 - Ramps shall have running slope not steeper than 1:12.

Cost Per: \$200

Total Cost: \$9,900

Qty: 40

Unit: Feet



Site Photo



Otay Lakes Park

Map: 2 Grid: E5

5-6 Ramp

Category: 1

Issue: Running sloping on ramp is 12%.

Action: Regrade ramp and replace concrete. Provide landings and switchbacks.

CBC: 11B-405.2 - Ramps shall have running slope not steeper than 1:12.

Cost Per: \$200

Total Cost: \$25,900

Qty: 120

Unit: Feet



Site Photo



Otay Lakes Park

Map: 2 Grid: D5

32-2 Picnic Area**Category: 1**

Issue: No accessible route to picnic area. Picnic area is not leveled.

Action: Regrade existing paths to tables and replace concrete, or provide new 48" wide minimum accessible path of travel to picnic area. Costs for reggrading paths provided in 5-4, 5-5, and 5-6.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$0

Total Cost: **\$0**

Qty: 1

Unit: Each



Site Photo



Otay Lakes Park

Map: 2 Grid: F4

3-3 Curb Ramps**Category: 2**

Issue: Landing measures 48"x47" and is not leveled. Flare slopes 12%.

Action: Replace curb ramp.

CBC: 11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

Cost Per: \$1,750

Total Cost: **\$3,700**

Qty: 1

Unit: Each



Site Photo



Otay Lakes Park

Map: 3 Grid: D4

3-4 Curb Ramps**Category: 2****Issue: No level landing for the curb ramp.****Action: Provide 4'x4' level landing for curb ramp.**

CBC: 11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

Cost Per: \$65

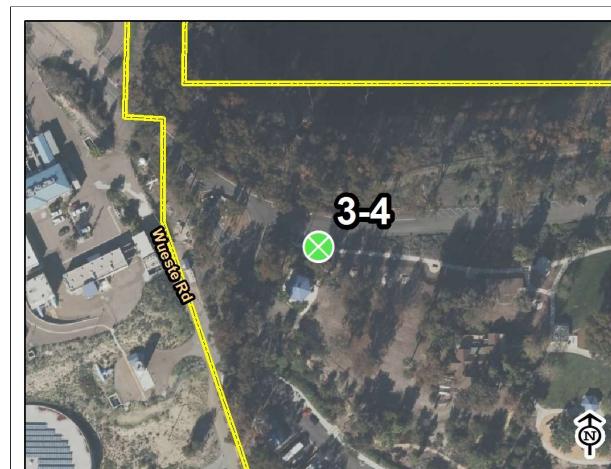
Total Cost: **\$2,200**

Qty: 20

Unit: Feet



Site Photo



Otay Lakes Park

Map: 2 Grid: B4

4-9 Walk**Category: 2****Issue: 1" gap in concrete.****Action: Add sealant to fill gaps.**CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

Cost Per: \$500

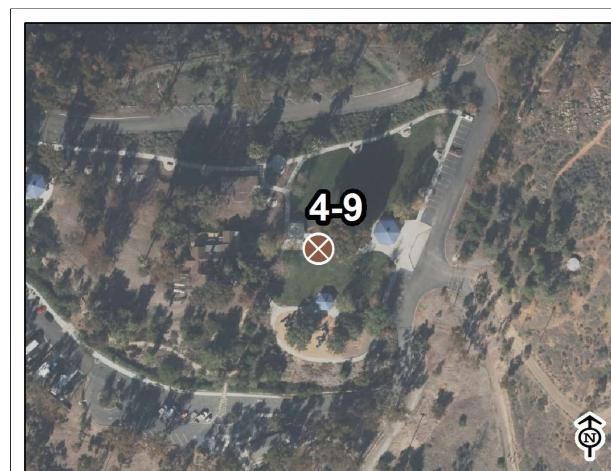
Total Cost: **\$500**

Qty: 1

Unit: Each



Site Photo



Otay Lakes Park

Map: 3 Grid: F1

4-19 Walk**Category: 2****Issue: Cross slope at 4%. Vertical changes in walkway exceed 1/2".****Action: Regrade walkway and replace DG.**

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$3,900**

Qty: 30

Unit: Feet



Site Photo



Otay Lakes Park

Map: 2 Grid: A5

4-20 Walk**Category: 2****Issue: Vertical changes in walkway exceed 1/2". 1" gap in concrete.****Action: Replace concrete panels.**

CBC: 11B-303.2 - Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch.

11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$2,500

Total Cost: **\$2,500**

Qty: 1

Unit: Each



Site Photo



Otay Lakes Park

Map: 2 Grid: B4

5-1 Ramp**Category: 2****Issue:** Running sloping on ramp is 8.9%.**Action:** Regrade ramp and replace concrete. Provide landings and switchbacks.

CBC: 11B-405.2 - Ramps shall have running slope not steeper than 1:12.

Cost Per: \$200

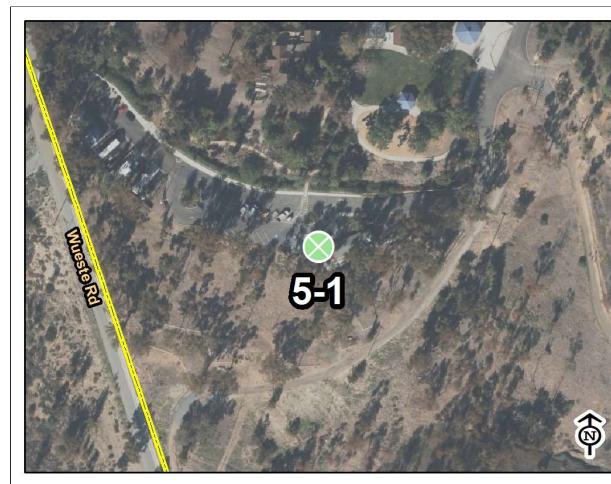
Total Cost: **\$3,900**

Qty: 10

Unit: Feet



Site Photo



Otay Lakes Park

Map: 3 Grid: E4

5-2 Ramp**Category: 2****Issue:** Landing currently slopes 2.5% on ramp.**Action:** Regrade landing to be level and replace concrete.

CBC: 11B-405.7.1 - Ramp landings must be provided and must be 2% max.

Cost Per: \$15

Total Cost: **\$1,300**

Qty: 25

Unit: Square Feet



Site Photo



Otay Lakes Park

Map: 3 Grid: F2

5-3 Ramp**Category: 2****Issue:** Landing currently slopes 3% on ramp.**Action:** Regrade landing to be level and replace concrete.

CBC: 11B-405.7.1 - Ramp landings must be provided and must be 2% max.

Cost Per: \$125

Total Cost: **\$3,800**

Qty: 15

Unit: Feet



Site Photo



Otay Lakes Park

Map: 3 Grid: E4

6-1 Stairway**Category: 2****Issue:** Handrail does not extend 1'. No contrasting stripe on treads.**Action:** Replace handrails and install warning stripes to steps.

CBC: 11B-504.4.1 - Exterior stairs shall have all treads marked by a stripe provided clear visual contrast; Grooves shall not be used to satisfy this requirement.

11B-504.6 - Handrails are required on both sides of stairs.

Cost Per: \$475

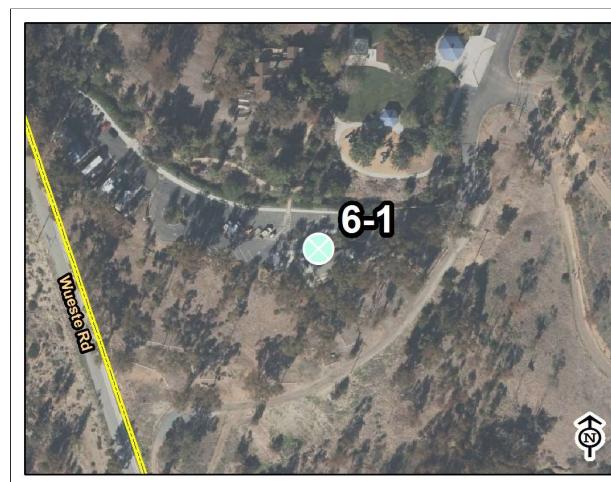
Total Cost: **\$475**

Qty: 1

Unit: Each



Site Photo



Otay Lakes Park

Map: 3 Grid: E4

6-2 Stairway**Category: 2****Issue: No contrasting stripe on treads.****Action: Install warning stripes on steps.**

CBC: 11B-504.4.1 - Exterior stairs shall have all treads marked by a stripe provided clear visual contrast; Grooves shall not be used to satisfy this requirement.

Cost Per: \$15

Total Cost: **\$240**

Qty: 16

Unit: Each



Site Photo



Otay Lakes Park

Map: 2 Grid: E4

19-1 Multi-User Restroom**Category: 2****Issue: Cross slope at 3%.****Action: Regrade walkway and replace concrete. Provide level surface in front of restrooms.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

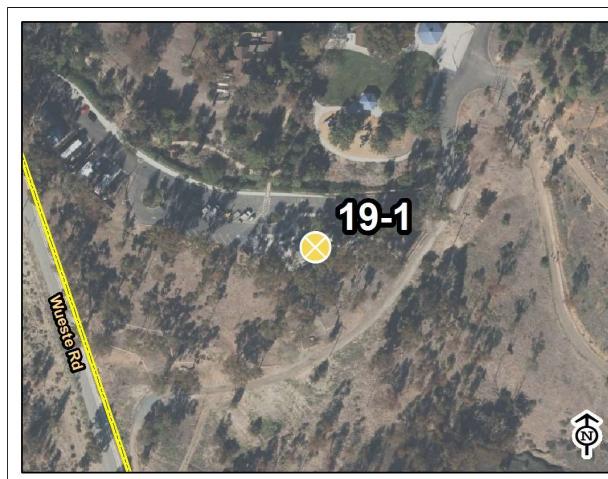
Total Cost: **\$5,800**

Qty: 60

Unit: Feet



Site Photo



Otay Lakes Park

Map: 3 Grid: E4

19-2 Multi-User Restroom**Category: 2****Issue: Cross slope at 3%.****Action: Regrade walkway and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

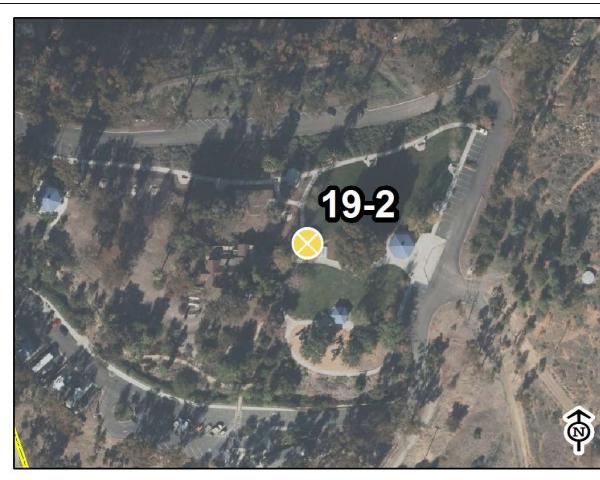
Total Cost: **\$4,200**

Qty: 50

Unit: Feet



Site Photo



Otay Lakes Park

Map: 3 Grid: E1

27-5 Assembly Area**Category: 2****Issue: 1" gaps in concrete. Vertical changes in walkway exceed 1/2". Vertical change exceeds 4".****Action: Replace concrete panels or add sealant to fill gaps.**

CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

11B-303.2 - Vertical changes must be $\frac{1}{4}$ " max, up to $\frac{1}{2}$ " with a bevel.

11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$1,000

Total Cost: **\$1,000**

Qty: 1

Unit: Each



Site Photo



Otay Lakes Park

Map: 2 Grid: B5

34-1 Play Equipment Area**Category: 2****Issue: No ground elements are accessible.****Action: Provide accessible rubberized surface to play structure.**

CBC: 11B-240.2.1 - Where ground level play components are provided, at least one of each type shall be on an accessible route.

Cost Per: \$10

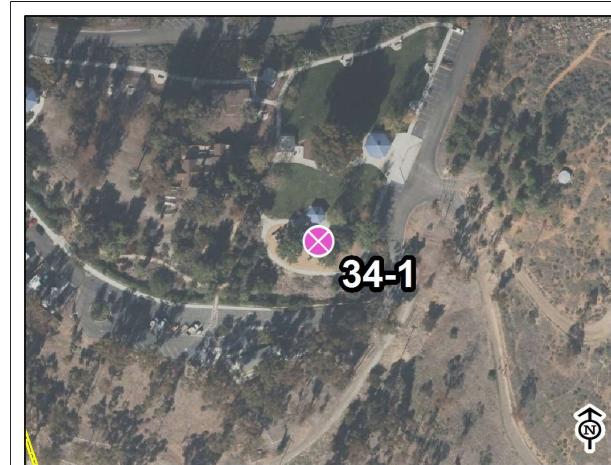
Total Cost: **\$2,900**

Qty: 100

Unit: Square Feet



Site Photo



Otay Lakes Park

Map: 3 Grid: F2

10-2 Drinking Fountain**Category: 3****Issue: No High-Low fountain provided.****Action: Replace drinking fountain.**

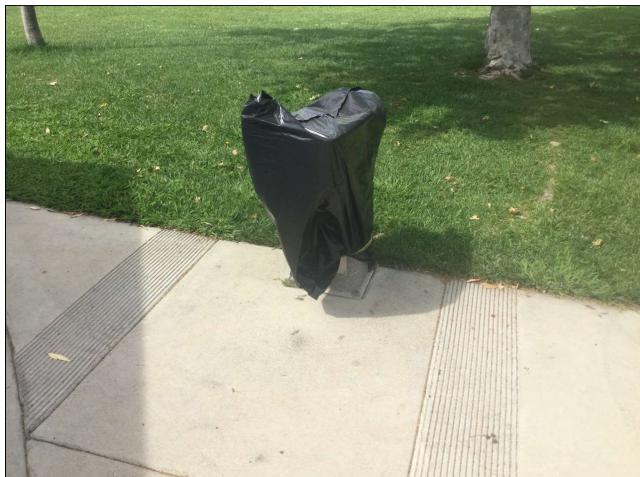
CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

Total Cost: **\$3,900**

Qty: 1

Unit: Each



Site Photo



Otay Lakes Park

Map: 2 Grid: G5

10-3 Drinking Fountain**Category: 3****Issue: Approach area of drinking fountain slopes 4%.****Action: Regrade drinking fountain area and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$15

Total Cost: **\$1,700**

Qty: 50

Unit: Square Feet



Site Photo



Otay Lakes Park

Map: 3 Grid: E2

27-1 Assembly Area**Category: 3****Issue: Picnic area slopes 2.5%. No accessible tables in picnic area.****Action: Regrade accessible picnic area and replace concrete. Provide an accessible table and grill to this section.**

CBC: 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$16,300

Total Cost: **\$18,200**

Qty: 1000

Unit: Square Feet



Site Photo



Otay Lakes Park

Map: 3 Grid: G1

27-2 Assembly Area**Category: 3****Issue: Picnic area is not leveled.****Action: Regrade accessible picnic area and replace concrete. Provide ADA accessible tables.**

CBC: 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$12,800

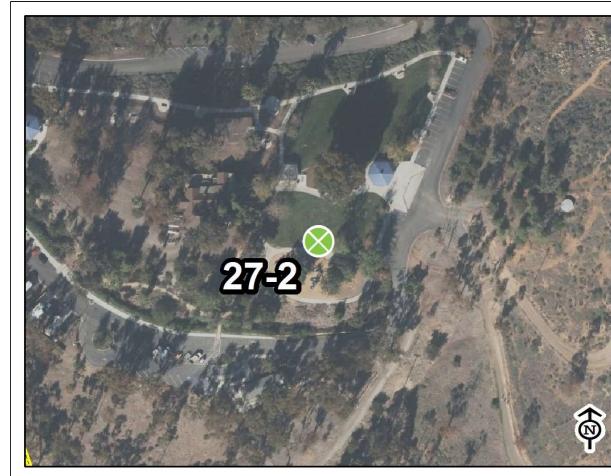
Total Cost: **\$14,700**

Qty: 1

Unit: Each



Site Photo



Otay Lakes Park

Map: 3 Grid: F2

27-3 Assembly Area**Category: 3****Issue: No accessible route to picnic/stage area. No accessible tables. Vertical change exceeds 4".****Action: Regrade walkway and replace concrete. Provide ADA accessible tables. Install appropriate railing. Costs for regrading path provided in 5-6.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$6,400

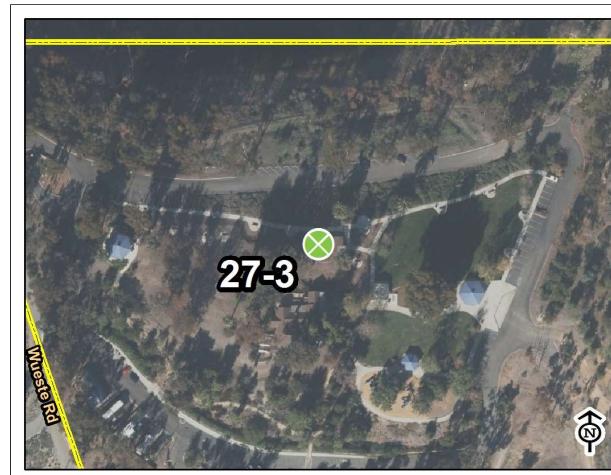
Total Cost: **\$8,300**

Qty: 1

Unit: Each



Site Photo



Otay Lakes Park

Map: 2 Grid: E5

27-6 Assembly Area**Category: 3**

Issue: No accessible route to benches. No companion seating provided at bench.

Action: Regrade paths and replace concrete. Provide landings. Modify or provide 36"x48" clear floor area. Costs for regrading paths provided in 5-4, 5-5, and 5-6.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$700

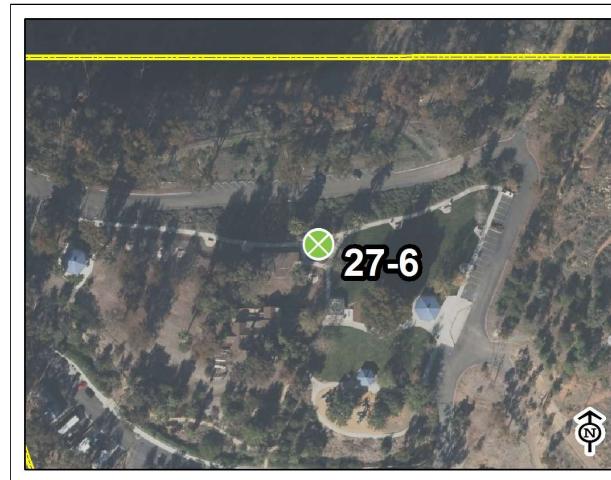
Total Cost: **\$1,600**

Qty: 1

Unit: Each



Site Photo



Otay Lakes Park

Map: 2 Grid: E5

33-1 Outdoor Constructed Features**Category: 3**

Issue: Vertical reach is 57" above finished floor.

Action: Adjust height and relocate station to be 10" from accessible walkway.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$300

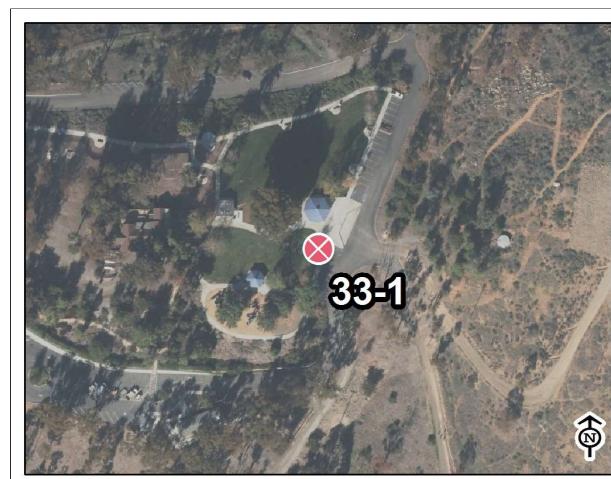
Total Cost: **\$300**

Qty: 1

Unit: Each



Site Photo



Otay Lakes Park

Map: 3 Grid: G1

33-2 Outdoor Constructed Features

Category: 3

Issue: No accessible route to park sign.

Action: Relocate sign to a location where the surface is level.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$200

Total Cost: **\$1,100**

Qty: 1

Unit: Each



Site Photo



Otay Lakes Park

Map: 3 Grid: H1

33-3 Outdoor Constructed Features

Category: 3

Issue: No accessible route to park sign.

Action: Relocate sign to a location where the surface is level.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

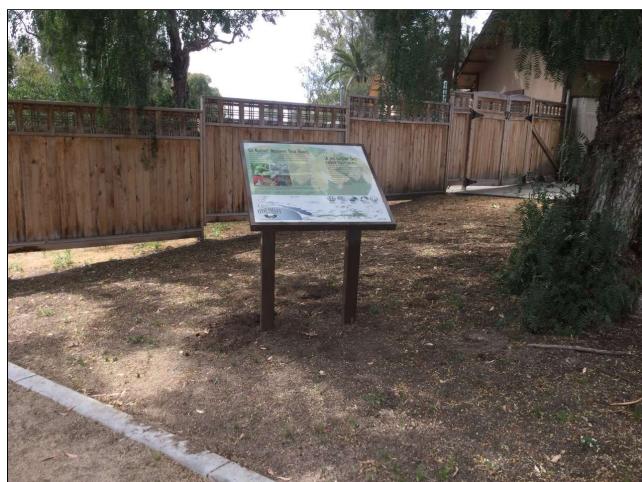
11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$200

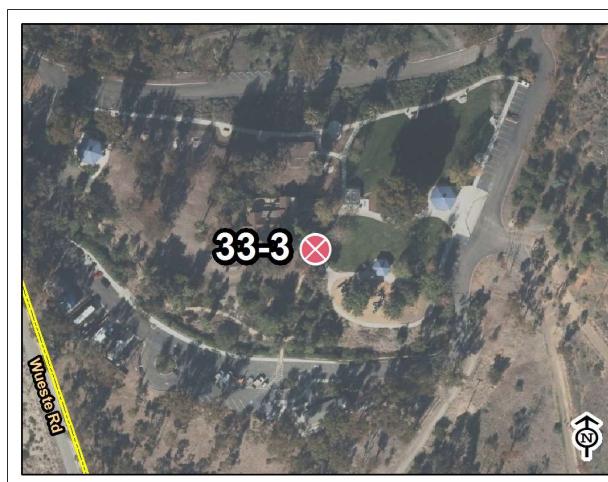
Total Cost: **\$1,100**

Qty: 1

Unit: Each



Site Photo



Otay Lakes Park

Map: 3 Grid: E1

33-4 Outdoor Constructed Features**Category: 3****Issue: No accessible route to park sign.****Action: Provide 48" wide minimum accessible path of travel to sign.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$2,000

Total Cost: **\$3,900**

Qty: 1

Unit: Each



Site Photo



Otay Lakes Park

Map: 2 Grid: E4

27-7 Assembly Area**Category: 4****Issue: No ADA signage provided. Area contains old picnic table and condemned restroom structure.****Action: Provide sign to show no ADA access.**

CBC: 11B-404.2.7 - Accessible door and gate hardware must be provided.

Cost Per: \$1,000

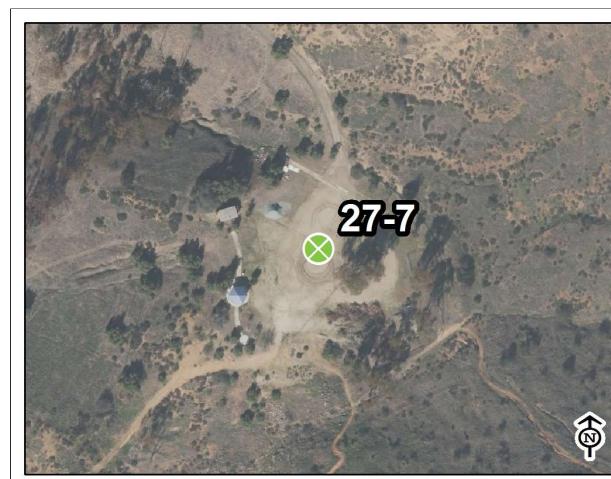
Total Cost: **\$1,000**

Qty: 1

Unit: Each



Site Photo



Otay Lakes Park

Map: 4 Grid: D4

6.19 PROVENCE HOUSE

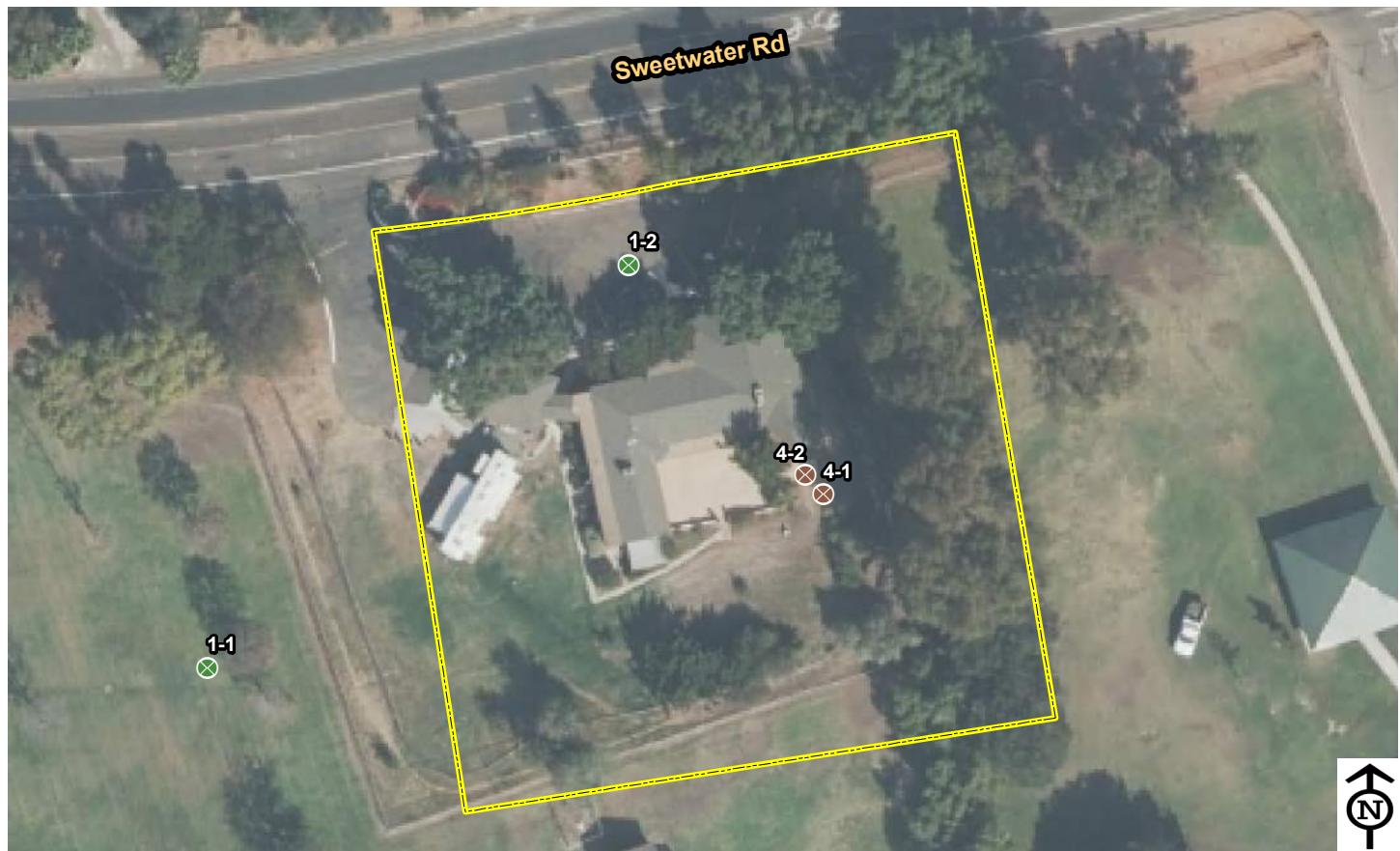


4370 SWEETWATER ROAD
BONITA, CA 91902

DATE OF ASSESSMENT: 4/6/2017

Description:

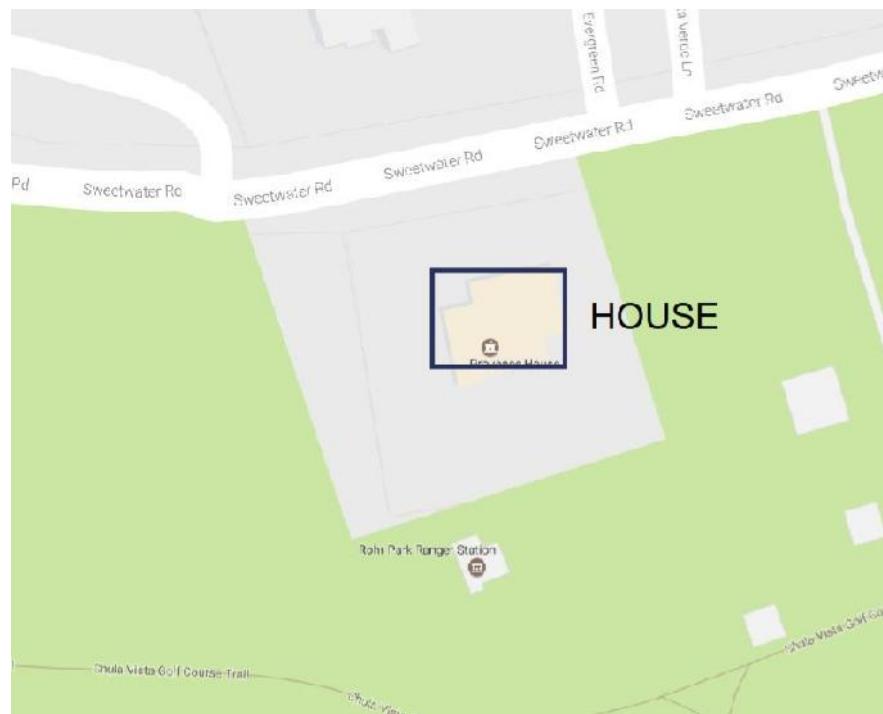
The Provence House is located in Bonita, next to Rohr Park. The enclosed patio is connected by French doors, and two indoor rooms are designed for special events. The house also has an extended 4,000 square feet of grass lawn outside the building and can accommodate a group of up to 130 people.



1, Parking Area	6, Stairway	19, Multi-User Restroom	28, Aquatic Activity Area	32, Picnic Area
3, Curb Ramps	7, Hazard	20, Single User Restroom	29, Game and Sports Area	33, Outdoor Constructed
4, Walk	8, Door/Gate	26, Trails	30, Campsite	34, Play Equipment Area
5, Ramp	10, Drinking Fountain	27, Assembly Area	31, Swimming Pool	Park Area

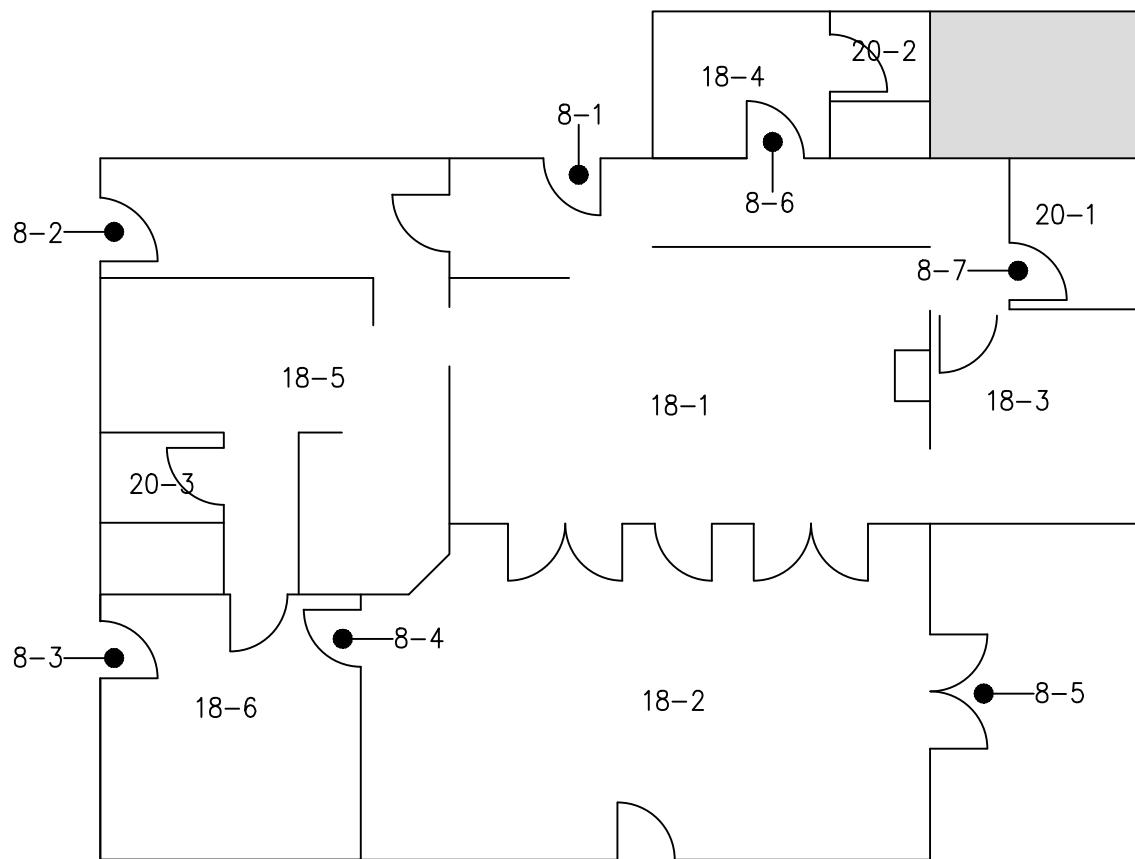
BUILDING ASSESSMENTS

PROVENCE HOUSE





HOUSE



KEY PLAN

Estimated Cost: \$27,275

8-1 Doors

Add ISA Entry Signage

ISA Signage is missing from Entry
CBC: 11B-216.6 / ADA 703

Replace Door Hardware

Door Knobs are not allowed.
CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404

Replace Door Threshold

Door Threshold exceeds 1/2" (1/2" max with beveled edge)
CBC: 11B-303.3 / ADA 303

8-2 Doors

Replace Door Threshold

Door Threshold exceeds 1/2" (1/2" max with beveled edge)
CBC: 11B-303.3 / ADA 303

Accessible Route

Change 5" stoop to a Ramp with max. slope 1:12.
CBC 11B-405 / ADA 405

8-3 Doors

Replace Door Threshold

Door Threshold exceeds 1/2" (1/2" max with beveled edge)
CBC: 11B-303.3 / ADA 303

Accessible Route

Change 5" stoop to a Ramp with max. slope 1:12.
CBC 11B-405 / ADA 405

8-4 Doors

Replace Door Threshold

Door Threshold exceeds 1/2" (1/2" max with beveled edge)
CBC: 11B-303.3 / ADA 303

8-5 Doors

Replace Door Threshold

Door Threshold exceeds 1/2" (1/2" max with beveled edge)
CBC: 11B-303.3 / ADA 303

Install or Modify Egress Signage at Exit Door

CBC 1013.4

8-6 Doors

Remove Accessible Door Signage. Install Visual and Tactile Information signage directing user to Accessible Unisex Restrooms.

8-7 Doors

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

18-1 Room

Accessible Route

Threshold at Change in Flooring exceeds 1/2" (1/2" max with beveled edge)

CBC: 11B-303.3 / ADA 303

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

Reposition Equipment

Switches, T-Stats, Security Panel, Alarm Pulls or Fire Extinguishers are outside the allowable 15"- 48" reach range.

CBC: 11B-308.1.1 / ADA 308

18-2 Room

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

18-3 Room

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

Reposition Equipment

Switches, T-Stats, Security Panel, Alarm Pulls or Fire Extinguishers are outside the allowable 15"- 48" reach range.

CBC: 11B-308.1.1 / ADA 308

18-4 Room

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

Reposition Equipment

Switches, T-Stats, Security Panel, Alarm Pulls or Fire Extinguishers are outside the allowable 15"- 48" reach range.

CBC: 11B-308.1.1 / ADA 308

18-5 Room**Wall Outlet Heights**

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

Reposition Equipment

Switches, T-Stats, Security Panel, Alarm Pulls or Fire Extinguishers are outside the allowable 15"- 48" reach range.

CBC: 11B-308.1.1 / ADA 308

Replace or reposition Plumbing fixtures

The Kitchen Sink/ Counter height is 36" aff (34" max).

CBC 11B-606.3, 11B-902.3 / ADA 606, 902

Replace or reposition Plumbing fixtures

The Kitchen Sink requires perpendicular approach and a 30" wide x 17" deep knee space under the Sink.

CBC 11B-212, 11B-804 / ADA 212, 804

Reach Range to Equipment

MicroWave is more than 48" aff. (15"-48")

CBC: 11B-308.1.1 / ADA 308

18-6 Room**Wall Outlet Heights**

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

20-1 SingleUser Restroom- Unisex**Replace or reposition Plumbing fixtures**

59 1/2" clear from WC side wall to adjacent fixture or wall (60" min)

CBC 11B-604.3.1 / ADA 604

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is 20" (17" to 18").

CBC 11B-604.2 / ADA 604

Replace or reposition Plumbing fixtures

WC Flush is on the wall side (Mandatory Open side).

CBC: 11B-604.6/ ADA 604

Replace or modify Grab Bars

Side GB extends 51" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

Replace or modify Grab Bars

Rear GB extends 19" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

20-2 SingleUser Restroom- Unisex

The Fixtures in this room are not accessible.

The adjacent Accessible Unisex facilities in the same structure satisfy the requirement, provided Informational/ Directional signage is installed on the exterior Entry wall of this room.

20-3 SingleUser Restroom- Unisex

The Fixtures in this room are not accessible.

The adjacent Accessible Unisex facilities in the same structure satisfy the requirement, provided Informational/ Directional signage is installed on the exterior Entry wall of this room.

SITE ASSESSMENT

1-1 Parking Area**Category: 1**

Issue: Surface slope is at 2.8%. No minimum fine or van signs posted on parking stall.

Action: Regrade parking stall, replace AC pavement, and restripe. Install "Minimum Fine" and "Van Parking" signs to existing pole.

CBC: 11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

Cost Per: \$5,500

Total Cost: **\$6,700**

Qty: 1

Unit: Each



Site Photo



Provence House

Map: 2 Grid: C4

1-2 Parking Area**Category: 2**

Issue: Surface slope is at 2.4%. 1" gap in concrete. Van access aisle is 7' 8".

Action: Regrade parking stall and replace AC pavement. Restripe parking stall and loading zone.

CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than ½ inch.

11B-502.2 - Car and van parking spaces shall be 18' minimum.

11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

Cost Per: \$4,500

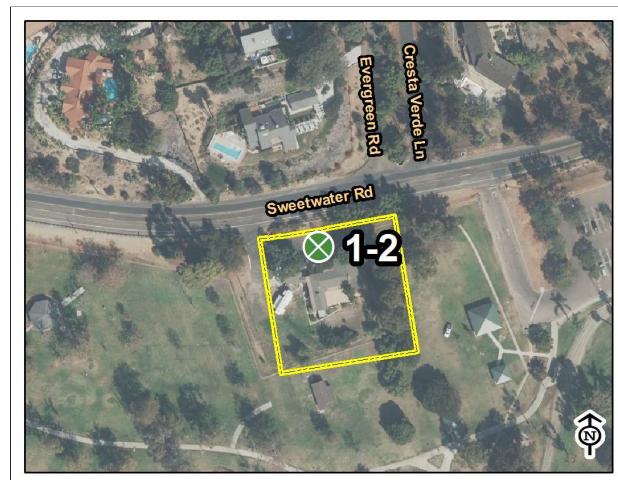
Total Cost: **\$5,700**

Qty: 1

Unit: Each



Site Photo



Provence House

Map: 2 Grid: D3

4-1 Walk

Category: 2

Issue: Surface slope of turning space is 4%.

Action: Provide level surface at point of turning. Regrade walkway before arriving at landing.

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

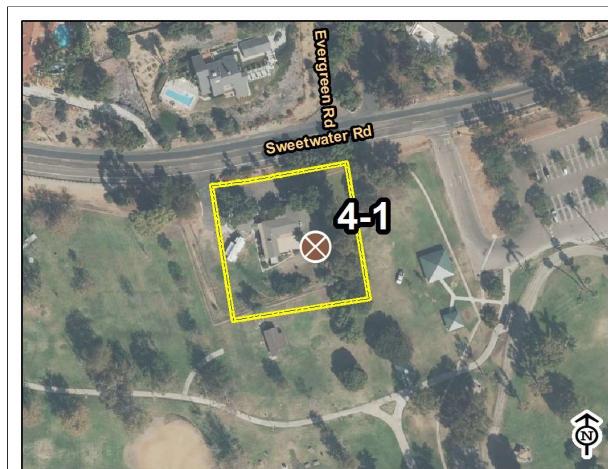
Total Cost: \$2,800

Qty: 25

Unit: Square Feet



Site Photo



Provence House

Map: 2 Grid: E3

4-2 Walk

Category: 2

Issue: Abrupt 4" or more of vertical change.

Action: Regrade adjacent surface.

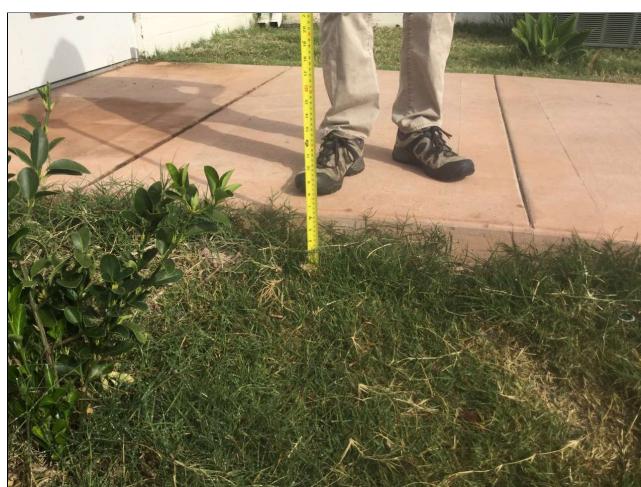
CBC: 11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$25

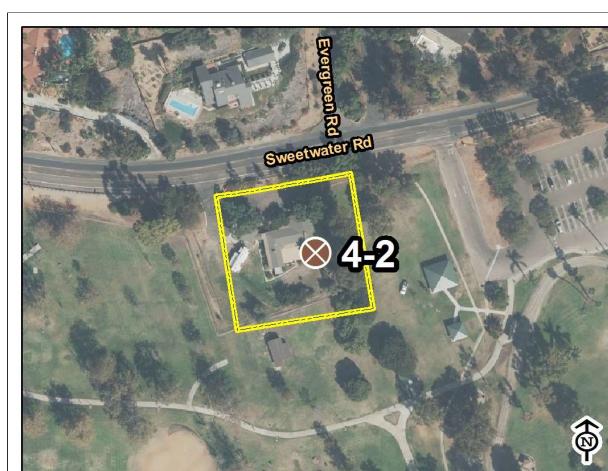
Total Cost: \$250

Qty: 10

Unit: Feet



Site Photo



Provence House

Map: 2 Grid: E3

6.20 SPRING VALLEY PARK & COMMUNITY CENTER

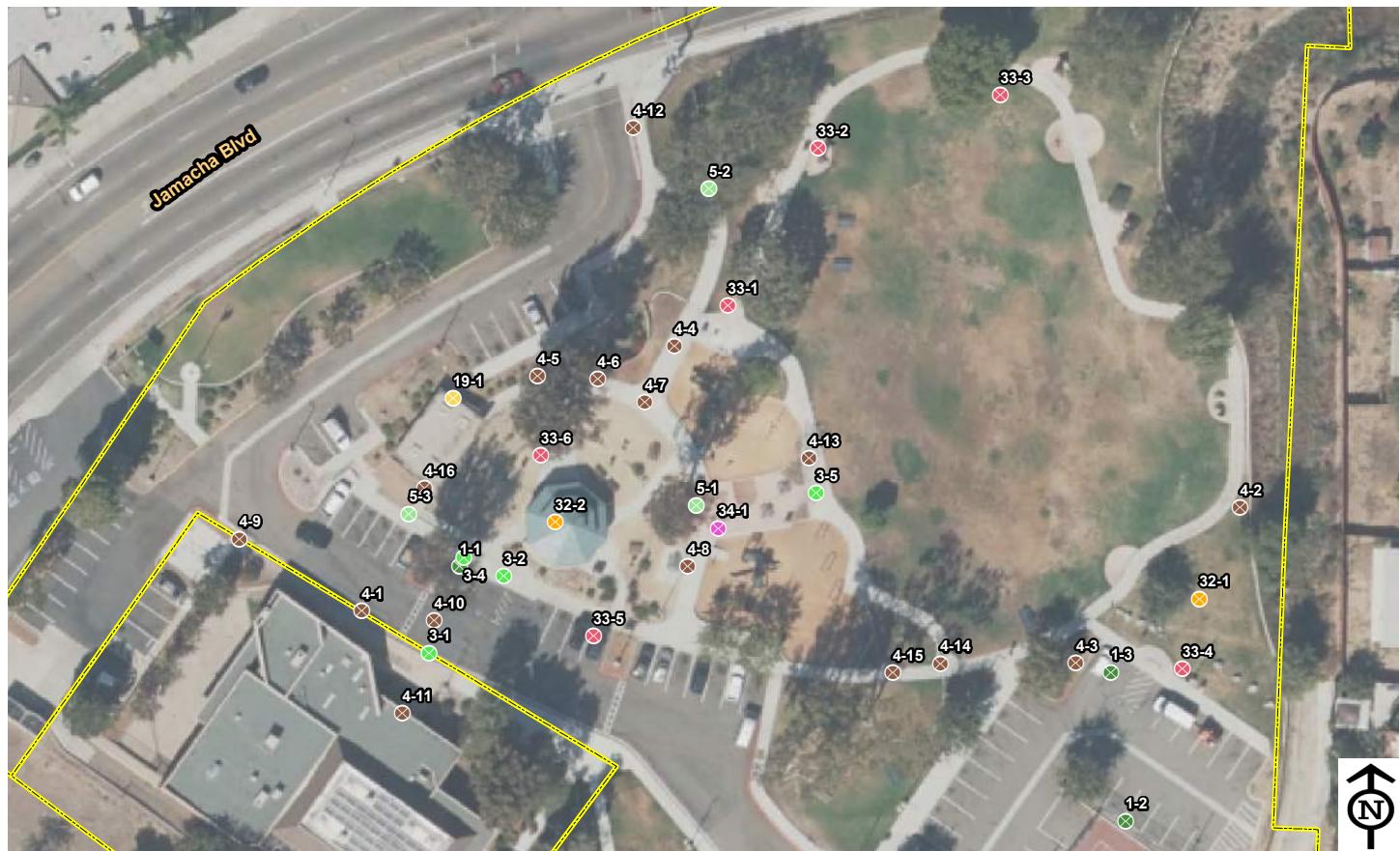


8735 JAMACHA BLVD.
SPRING VALLEY, CA 91977

DATE OF ASSESSMENT: 4/5/2017

Description:

Spring Valley Park features 2 tot lots, 26 picnic tables, 4 barbecues, a pavilion, restrooms and an exercise walkway. The Spring Valley Community Center is located adjacent to Spring Valley County Park.

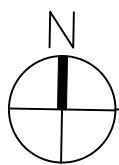


1, Parking Area	6, Stairway	19, Multi-User Restroom	28, Aquatic Activity Area	32, Picnic Area
3, Curb Ramps	7, Hazard	20, Single User Restroom	29, Game and Sports Area	33, Outdoor Constructed
4, Walk	8, Door/Gate	26, Trails	30, Campsite	34, Play Equipment Area
5, Ramp	10, Drinking Fountain	27, Assembly Area	31, Swimming Pool	Park Area

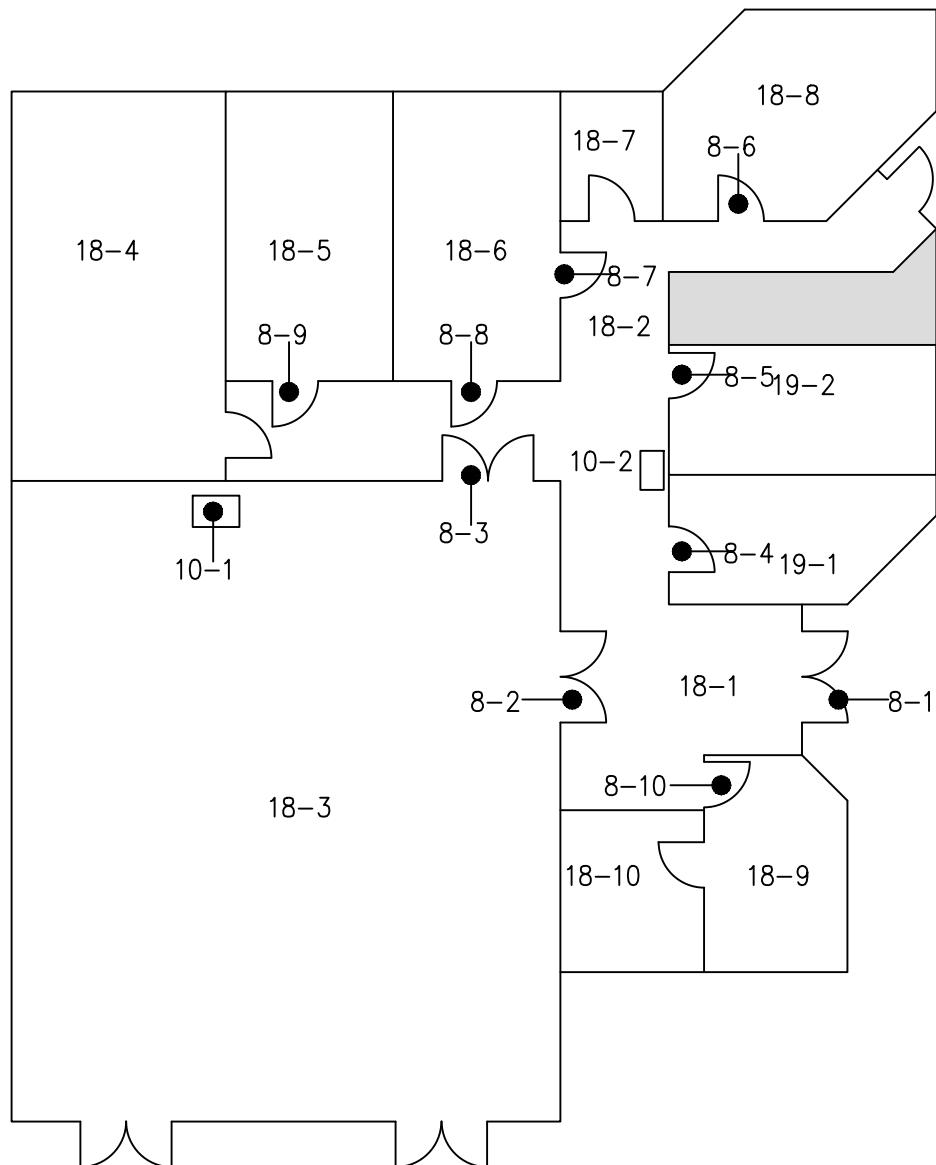
BUILDING ASSESSMENTS

SPRING VALLEY COMMUNITY CENTER





COMMUNITY CENTER



KEY PLAN

Estimated Cost: \$52,225

8-1 Doors

Add ISA Entry Signage

ISA Signage is missing from Entry
CBC: 11B-216.6 / ADA 703

Adjust Door Closer

Door Closer sweep time is < 5 sec. and/or Door opening force is > 5 lbs.
CBC: 11B-404.2.8, 11B-404.2.9 / ADA 404

8-2 Doors

Install or Modify Permanent Room Signage

Install Latch side signage
CBC: 11B-216.2 / ADA 216

8-3 Doors

Install or Modify Permanent Room Signage

Install Latch side signage
CBC: 11B-216.2 / ADA 216

8-4 Doors

Install or Modify Door Signage

Signage at 70" aff to center (58" - 60" range)
CBC: 11B-703.7.2.6 / ADA 703

Install or Modify Permanent Room Signage

Install Latch side signage
CBC: 11B-216.2 / ADA 216

8-5 Doors

Install or Modify Door Signage

Signage at 70" aff to center (58" - 60" range)
CBC: 11B-703.7.2.6 / ADA 703

Install or Modify Permanent Room Signage

Install Latch side signage
CBC: 11B-216.2 / ADA 216

8-6 Doors

Install or Modify Permanent Room Signage

Install Latch side signage
CBC: 11B-216.2 / ADA 216

8-7 Doors

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

Adjust Door Closer

Door Closer sweep time is < 5 sec. and/or Door opening force is > 5 lbs.

CBC: 11B-404.2.8, 11B-404.2.9 / ADA 404

8-8 Doors

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

8-9 Doors

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

8-10 Doors

Replace Door Hardware

Door Knobs are not allowed.

CBC: 11B-309.4, 11B-404.2.7 / ADA 309, 404

Install or Modify Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

10-1 Drinking Fountain

Provide (2) compliant DF

Single DF does not comply. Add new Hi-Low.

CBC: 11B-211.2

Pedestrian Protection

DF shall be within alcoves or have barrier protection.

CBC: 11B-602.9 / ADA 602

10-2 Drinking Fountain

Provide (2) compliant DF

Single DF does not comply. Add new Hi-Low.

CBC: 11B-211.2

Pedestrian Protection

DF shall be within alcoves or have barrier protection.

CBC: 11B-602.9 / ADA 602

18-1 Room

Provide an Accessible Counter

Reception Counter missing a 36" long x 34" aff accessible section.

CBC: 11B-902 / ADA 902

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

Reposition Equipment

T-Stats, Security Panel and Alarm Pulls are outside the allowable 15"- 48" reach range.

CBC: 11B-308.1.1 / ADA 308

Relocate Overhanging or Protruding Objects

Fire Extinguisher cabinet protrudes +4" from wall between 27" and 80" aff. (4" max.)

CBC: 11B-307.2 / ADA 307

18-2 Room

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

Accessible Route- Handrails

Ramp Handrails are 32" aff. (34" - 38" range)

CBC 11B-405.8 / ADA 405

Accessible Route- Handrails

Handrail extensions required at top and bottom of ramps.

CBC 11B-505.10.1 / ADA 505

Relocate Overhanging or Protruding Objects

Fire Extinguisher cabinet protrudes +4" from wall between 27" and 80" aff. (4" max.)

CBC: 11B-307.2 / ADA 307

18-3 Room

Provide an Accessible Counter

Passthrough Counter at 37" aff (34" aff max.)

CBC: 11B-902 / ADA 902

Reposition Equipment

T-Stats, Security Panel, Alarm Pulls and/or Fire Extinguishers are outside the allowable 15"- 48" reach range. Fire Extinguishers are measured from the floor to the wall hanger.

CBC: 11B-308.1.1 / ADA 308

Relocate Overhanging or Protruding Objects

Fire Extinguisher cabinet protrudes +4" from wall between 27" and 80" aff). (4" max.)
CBC: 11B-307.2 / ADA 307

Add Door Hardware

Door Hardware missing.
CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404

18-4 Room

Commercial Kitchens less than 1,000 sf are exempt from Accessibility to Equipment and Casework, except

Provide an Accessible Counter

Passthrough Counter at 37" aff (34" aff max.)
CBC: 11B-902 / ADA 902

Door Maneuvering Clearance

4" clear Maneuvering Clearance on push side (12" min.)
CBC 11B-404.2.4.1 / ADA 404

18-5 Room

Provide an Accessible Counter

Counter at 37" aff (34" aff max.)
CBC: 11B-902 / ADA 902

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied when built)
CBC: 11B-308.1.1 / ADA 308

Reposition Equipment

T-Stats, Security Panel, Alarm Pulls and/or Fire Extinguishers are outside the allowable 15"- 48" reach range. Fire Extinguishers are measured from the floor to the wall hanger.
CBC: 11B-308.1.1 / ADA 308

18-6 Room

Provide an Accessible Counter

Counter at 37" aff (34" aff max.)
CBC: 11B-902 / ADA 902

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied when built)
CBC: 11B-308.1.1 / ADA 308

Reposition Equipment

T-Stats, Security Panel, Alarm Pulls and/or Fire Extinguishers are outside the allowable 15"- 48" reach range. Fire Extinguishers are measured from the floor to the wall hanger.
CBC: 11B-308.1.1 / ADA 308

Relocate Overhanging or Protruding Objects

Fire Extinguisher cabinet protrudes +4" from wall between 27" and 80" aff). (4" max.)

CBC: 11B-307.2 / ADA 307

18-7 Room**Wall Outlet Heights**

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

18-8 Room**Wall Outlet Heights**

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

Reposition Equipment

T-Stats, Security Panel, Alarm Pulls and/or Fire Extinguishers are outside the allowable 15"- 48" reach range. Fire Extinguishers are measured from the floor to the wall hanger.

CBC: 11B-308.1.1 / ADA 308

Relocate Overhanging or Protruding Objects

Fire Extinguisher cabinet protrudes +4" from wall between 27" and 80" aff). (4" max.)

CBC: 11B-307.2 / ADA 307

19-1 Multi User Restroom- Men**Replace or reposition Plumbing fixtures**

The centerline of the WC to the side wall is 18 1/2" (17" to 18").

CBC 11B-604.2 / ADA 604

Replace or modify Grab Bars

Side GB extends 50" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

Replace or modify Grab Bars

Rear GB extends 20 1/2" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

Replace or reposition Dispenser

Toilet Paper Dispenser must be mounted on the wall adjacent to the WC.

CBC 11B- 604.7 / ADA 604

Replace or reposition Plumbing fixtures

The urinal height measured to front lip is 17 1/2" (17" max).

CBC 11B-605.2 / ADA 605

Replace or reposition Accessory Equipment

Hand Dryer Button is 47" aff (40" max)

CBC 11B- 603.5 / ADA 603

Adjust Lav Flow duration

Stream is less than 10 sec. (10 sec. min).

CBC: 11B-606.4 / ADA 606

Remove or Relocate Lav Mirrors

Lower edge of reflecting surface is 40 1/4" aff (40 max).

CBC 11B-603.3 / ADA 603

19-2 Multi User Restroom- Women

Replace or modify Grab Bars

Side GB extends 49" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

Replace or modify Grab Bars

Rear GB extends 21" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

Replace or reposition Accessory Equipment

Hand Dryer Button is 48" aff (40" max)

CBC 11B- 603.5 / ADA 603

Adjust Lav Flow duration

Stream is less than 10 sec. (10 sec. min).

CBC: 11B-606.4 / ADA 606

Remove or Relocate Lav Mirrors

Lower edge of reflecting surface is 40 1/4" aff (40 max).

CBC 11B-603.3 / ADA 603

Baby Change Station

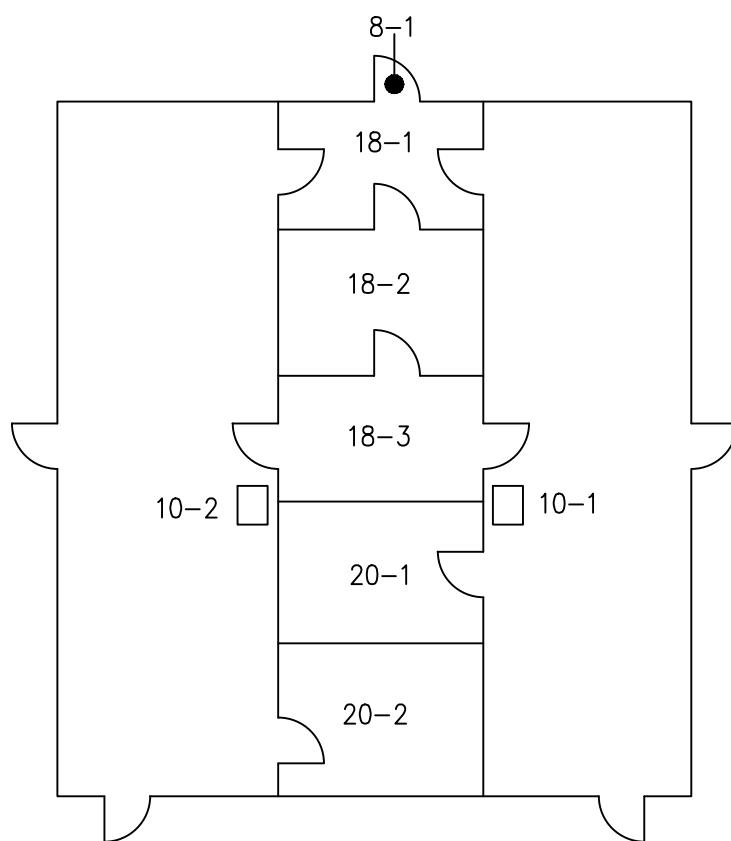
Exceeds 34" aff when in open/down position.

All elements within an Accessible Restroom must comply with Standards.

CBC 11B-205.1, 11B-902.3 / ADA 902



DAYCARE



KEY PLAN

Estimated Cost: \$24,475

8-1 Doors

Add ISA Entry Signage

ISA Signage is missing from Entry
CBC: 11B-216.6 / ADA 703

Install or Modify Permanent Room Signage

Install Latch side signage
CBC: 11B-216.2 / ADA 216

10-1 Drinking Fountain

Provide (2) compliant DF

Single DF does not comply. Add new Hi-Low.
CBC: 11B-211.2

Pedestrian Protection

DF shall be within alcoves or have barrier protection.
CBC: 11B-602.9 / ADA 602

10-2 Drinking Fountain

Provide (2) compliant DF

Single DF does not comply. Add new Hi-Low.
CBC: 11B-211.2

Pedestrian Protection

DF shall be within alcoves or have barrier protection.
CBC: 11B-602.9 / ADA 602

18-1 Room

Reposition Equipment

T-Stats, Security Panel, Alarm Pulls and/or Fire Extinguishers are outside the allowable 15"- 48" reach range. Fire Extinguishers are measured from the floor to the wall hanger.
CBC: 11B-308.1.1 / ADA 308

Install or Modify visible Fire Alarm

Bott edge of FA is less than 80" aff (lower of 80" aff or 6" below ceiling).
CBC: 11B-702.1 / ADA 4.28.3 (6)

18-2 Room

Sink Pipe Wrap

Install protective wrap at exposed piping.
CBC 11B-606.5 / ADA 606

20-1 Single User Restroom- Unisex

Restroom includes an Accessible Adult WC as well as a Child sized WC. Child sized are not audited.

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is 18 1/2" (17" to 18").

CBC 11B-604.2 / ADA 604

Replace or reposition Plumbing fixtures

59 1/2" clear from WC side wall to adjacent fixture or wall (60" min)

CBC 11B-604.3.1 / ADA 604

WC Seat Height

Seat height 11" (17"- 19" range).

CBC 11B-604.4 / ADA 604

Replace or modify Grab Bars

Side GB extends 48" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

Replace or reposition Dispenser

Toilet Paper Dispenser is outside the 7"- 9" range.

CBC 11B- 604.7 / ADA 604

20-2 Single User Restroom- Unisex

Restroom includes an Accessible Adult WC as well as a Child sized WC. Child sized are not audited.

Replace or reposition Plumbing fixtures

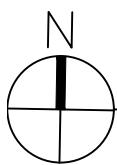
The centerline of the WC to the side wall is 18 1/4" (17" to 18").

CBC 11B-604.2 / ADA 604

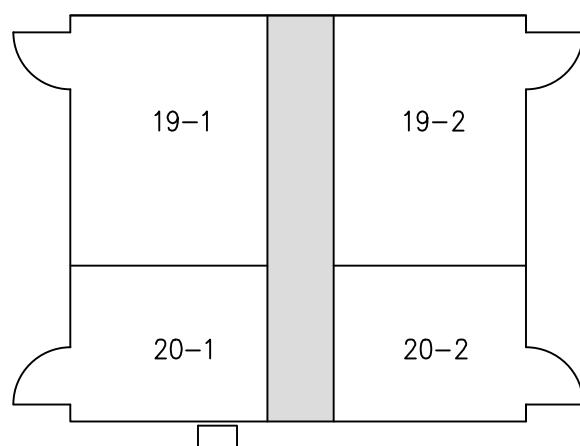
Replace or reposition Dispenser

Toilet Paper Dispenser is outside the 7"- 9" range.

CBC 11B- 604.7 / ADA 604



RESTROOM



KEY PLAN

Estimated Cost: \$0

19-1 Multi User Restroom- Mens

Although the ADA Accessibility requirement is satisfied with the (2) Unisex Restrooms in the same structure, The (1) WC, (1) Urinal and (1) Lav in this room are original and not accessible.

19-2 Multi User Restroom- Womens

Although the ADA Accessibility requirement is satisfied with the (2) Unisex Restrooms in the same structure, The (2) WC and (1) Lav in this room are original and not accessible.

20-1 Single User Restroom- Unisex

Accessibility Compliant

20-2 Single User Restroom- Unisex

Accessibility Compliant

SITE ASSESSMENT

1-1 Parking Area**Category: 1****Issue: Surface slope is at 3%. Missing ISA sign.****Action: Regrade parking stalls, replace AC pavement, and restripe. Install ISA sign at stall missing sign.**

CBC: 11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

Cost Per: \$11,900

Total Cost: **\$13,100**

Qty: 1

Unit: Each



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: C3

1-3 Parking Area**Category: 1****Issue: Surface slope is at 3.5%****Action: Regrade parking stall and replace AC pavement.**

CBC: 11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

Cost Per: \$3,800

Total Cost: **\$5,000**

Qty: 1

Unit: Each



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: F4

3-1 Curb Ramps

Category: 1

Issue: No level landing for the curb ramp. Curb ramp flare at 13%.

Action: Replace curb ramp and provide 4'x4' level landing.

CBC: 11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

Cost Per: \$1,750

Total Cost: \$3,000

Qty: 1

Unit: Each



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: C4

3-2 Curb Ramps

Category: 1

Issue: Curb ramp flare at 15%. Landing currently measures 48"x39".

Action: Replace curb ramp.

CBC: 11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

Cost Per: \$1,750

Total Cost: \$3,000

Qty: 1

Unit: Each



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: C3

3-4 Curb Ramps

Category: 1

Issue: Curb ramp flare at 12%. No level landing for the curb ramp. Vertical changes exceed 1/2".

Action: Replace curb ramp.

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

Cost Per: \$1,750

Total Cost: \$3,000

Qty: 1

Unit: Each



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: C3

4-4 Walk

Category: 1

Issue: Cross slope at 3%.

Action: Regrade walkway and replace concrete.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: \$2,900

Qty: 25

Unit: Feet



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: D2

4-5 Walk**Category: 1****Issue:** Surface slope of turning space is 6%.**Action:** Provide level surface at point of turning. Regrade and replace concrete.

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

Total Cost: **\$3,200**

Qty: 30

Unit: Feet



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: C2

4-7 Walk**Category: 1****Issue:** Surface slope of turning space is 4%.**Action:** Provide level surface at point of turning. Regrade and replace concrete.

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$15

Total Cost: **\$2,700**

Qty: 100

Unit: Square Feet



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: D2

4-8 Walk**Category: 1****Issue: Cross slope at 3%.****Action: Regrade walkway and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$2,900**

Qty: 25

Unit: Feet



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: D3

4-10 Walk**Category: 1****Issue: Cross slope at 3%.****Action: Regrade crosswalk and replace AC pavement.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$400

Total Cost: **\$8,500**

Qty: 20

Unit: Feet



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: C3

4-12 Walk**Category: 1****Issue: Cross slope at 3.5%.****Action: Regrade sidewalk and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$2,500**

Qty: 20

Unit: Feet



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: D1

5-1 Ramp**Category: 1****Issue: Tot lot ramp at 7%.****Action: Regrade or replace ramp.**

CBC: 11B-1008.2.5.1 - Ramp runs connecting ground level play components shall have a running slope not steeper than 1:16.

Cost Per: \$90

Total Cost: **\$3,000**

Qty: 20

Unit: Feet



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: D3

5-2 Ramp**Category: 1**

Issue: Cross slope at 3.5%. Vertical changes in walkway exceed 1/2".

Action: Regrade ramp and replace concrete and handrails.

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$150

Total Cost: **\$7,200**

Qty: 40

Unit: Feet



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: D1

29-1 Game and Sports Area**Category: 1**

Issue: No accessible route to benches and trash cans from basketball court.

Action: Provide 48" wide minimum accessible path of travel to benches and trash can. Provide ADA accessible table.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$3,000

Total Cost: **\$4,200**

Qty: 1

Unit: Each



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: F5

32-1 Picnic Area**Category: 1**

Issue: No accessible route to picnic tables. Picnic area is not leveled. No accessible tables.

Action: Provide 48" wide minimum accessible path of travel to picnic area and level concrete pad for tables. Provide ADA accessible picnic table.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$5,300

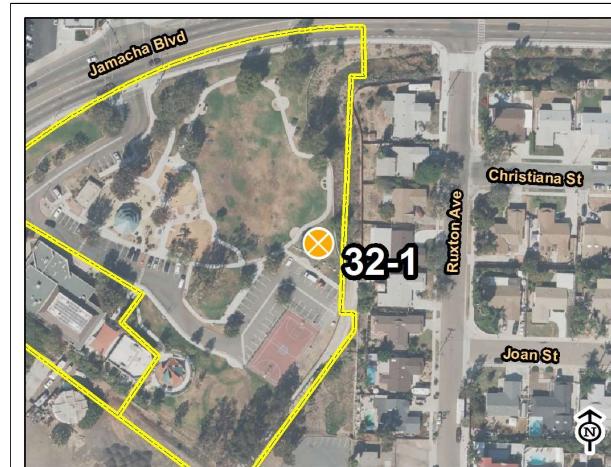
Total Cost: **\$6,500**

Qty: 1

Unit: Each



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: F3

33-6 Outdoor Constructed Features**Category: 1**

Issue: Picnic area slopes 2.7%. Side reach for hot coals is 22" from accessible walkway.

Action: Regrade accessible picnic area, replace concrete, and relocate hot coals container.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$3,800

Total Cost: **\$5,000**

Qty: 1

Unit: Each



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: C3

1-2 Parking Area**Category: 2**

Issue: No minimum fine is posted on parking stall. No van parking sign.

Action: Install "Van Parking" and "Minimum Fine" signs on existing pole.

CBC: 11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

Cost Per: \$1,000

Total Cost: **\$1,000**

Qty: 1

Unit: Each



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: F4

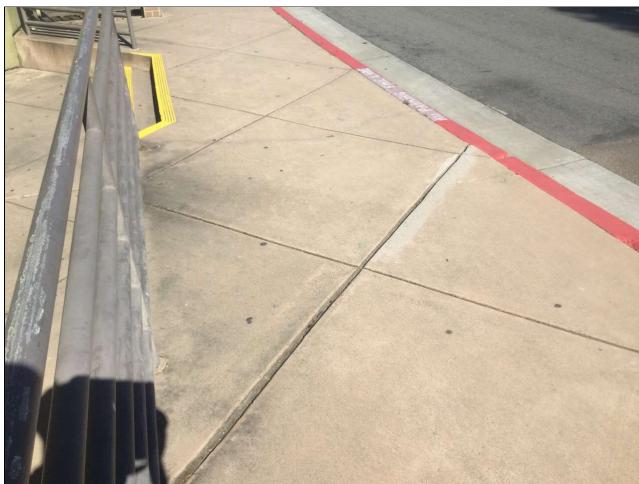
4-1 Walk**Category: 2****Issue: 1" gap in concrete.****Action: Add sealant to fill gaps.**CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

Cost Per: \$1,000

Total Cost: **\$1,000**

Qty: 1

Unit: Each



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: C3

4-2 Walk**Category: 2****Issue: Vertical changes in walkway exceed 1/2".****Action: Grind or patch vertical change of grade.**CBC: 11B-303.2 - Vertical changes must be $\frac{1}{4}$ " max, up to $\frac{1}{2}$ " with a bevel.

Cost Per: \$250

Total Cost: **\$250**

Qty: 1

Unit: Each



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: G3

4-3 Walk**Category: 2****Issue: Abrupt 4" or more of vertical change.****Action: Regrade adjacent surface.**

CBC: 11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$25

Total Cost: **\$125**

Qty: 5

Unit: Feet



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: F4

4-6 Walk**Category: 2****Issue: Walkway running slope is 6%.****Action: Regrade walkway and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$90

Total Cost: **\$2,600**

Qty: 15

Unit: Feet



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: D2

4-9 Walk**Category: 2****Issue: Surface slope of turning space is 2.6%.****Action: Provide level surface at point of turning. Regrade and replace concrete.**

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

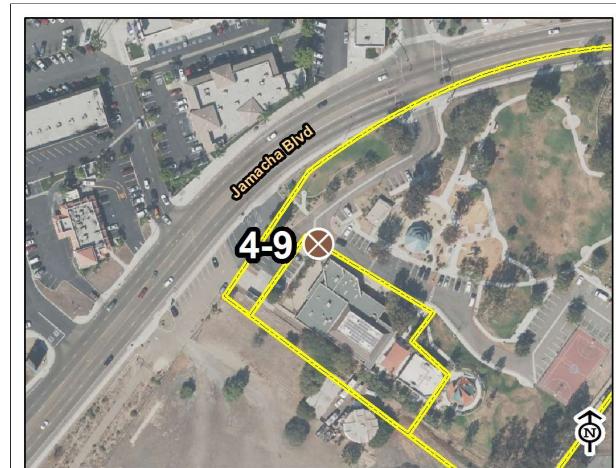
Total Cost: **\$2,800**

Qty: 25

Unit: Feet



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: B3

4-11 Walk**Category: 2****Issue: Landing currently slopes 5.5% on ramp.****Action: Regrade landing to be level and replace concrete.**

CBC: 11B-405.7.1 - Ramp landings must be provided and must be 2% max.

Cost Per: \$15

Total Cost: **\$2,300**

Qty: 75

Unit: Square Feet



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: C4

4-13 Walk**Category: 2**

Issue: Cross slope at 2.7%. 1" gap in concrete. Inappropriate use of a detectable warning tile

Action: Regrade walkway and replace concrete. Remove detectable warning tile.

CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch. 11B-302.1 - Accessible floor and ground surfaces are stable, firm, and slip resistant.

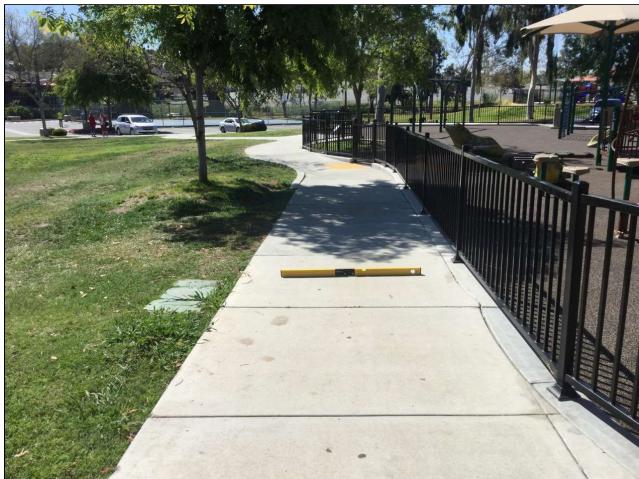
11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$1,800

Total Cost: **\$3,000**

Qty: 1

Unit: Each



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: E3

4-14 Walk**Category: 2**

Issue: 3/4" gap in concrete. Vertical changes in walkway exceed 1/2". Gaps and vertical changes exist throughout all walkways in the park..

Action: Add sealant to fill gaps. Grind a patch concrete to fix vertical changes.

CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$40,000

Total Cost: **\$40,000**

Qty: 1

Unit: Each



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: E4

4-15 Walk**Category: 2****Issue: Walkway running slope is 7% to lower picnic area.****Action: Install handrails on each side.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$50

Total Cost: **\$5,600**

Qty: 100

Unit: Feet



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: E4

4-16 Walk**Category: 2****Issue: Surface slope of turning space is 2.5%.****Action: Provide level surface at point of turning to restrooms. Chain link fence to be removed for construction.**

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$125

Total Cost: **\$5,000**

Qty: 30

Unit: Feet



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: C3

5-3 Ramp**Category: 2****Issue:** Landing currently slopes 3% on ramp.**Action:** Regrade landings to be level and replace concrete.

CBC: 11B-405.7.1 - Ramp landings must be provided and must be 2% max.

Cost Per: \$65

Total Cost: **\$2,500**

Qty: 20

Unit: Feet



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: C3

19-1 Multi-User Restroom**Category: 2****Issue:** Vertical changes in walkway exceed 1/2".**Action:** Grind or patch vertical change of grade.

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$250

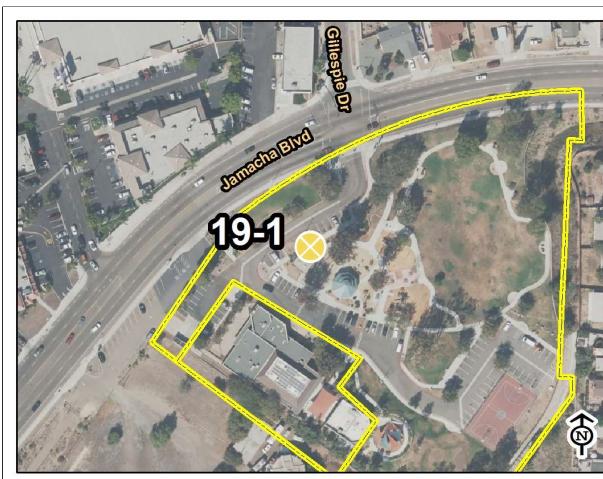
Total Cost: **\$250**

Qty: 1

Unit: Each



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: C2

34-1 Play Equipment Area**Category: 2****Issue:** Transfer platform is 10" from finished floor.**Action:** Modify transfer system.

CBC: 11B-1008.3.1.2 - Transfer platform must be 11" min to 18".

Cost Per: \$10

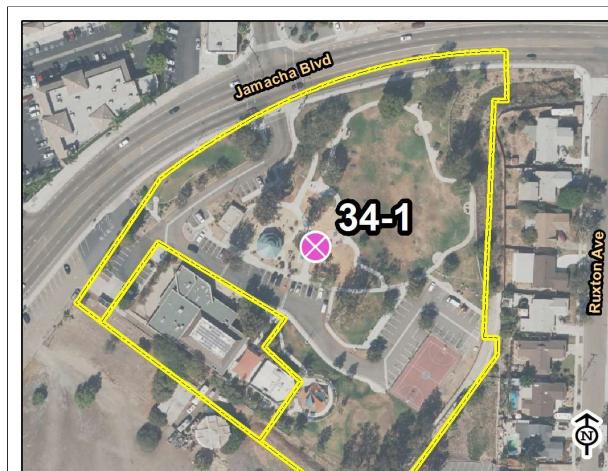
Total Cost: **\$250**

Qty: 25

Unit: Square Feet



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: D3

32-2 Picnic Area**Category: 3****Issue:** Picnic area is not leveled. Vertical changes in walkway exceed 1/2". 1" gap in concrete.**Action:** Regrade picnic area and replace concrete.

CBC: 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.11B-303.2 - Vertical changes must be $\frac{1}{4}$ " max, up to $\frac{1}{2}$ " with a bevel.

Cost Per: \$15

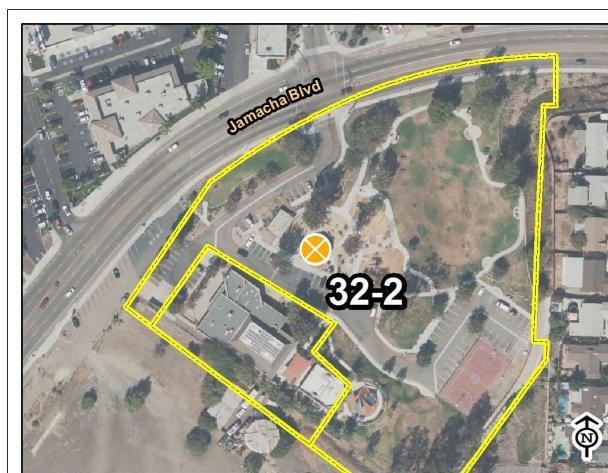
Total Cost: **\$19,200**

Qty: 1200

Unit: Square Feet



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: C3

33-1 Outdoor Constructed Features

Category: 3

Issue: Vertical reach is 64" above finished floor.

Action: Adjust height and relocate station to be 10" from accessible walkway.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$300

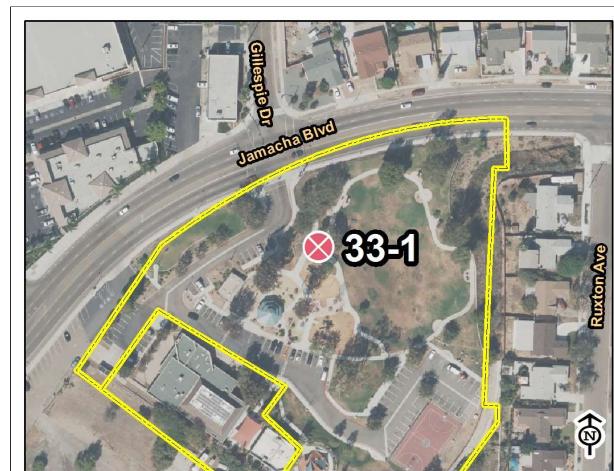
Total Cost: \$300

Qty: 1

Unit: Each



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: D2

33-2 Outdoor Constructed Features

Category: 3

Issue: 1" gap in concrete.

Action: Add sealant to fill gaps.

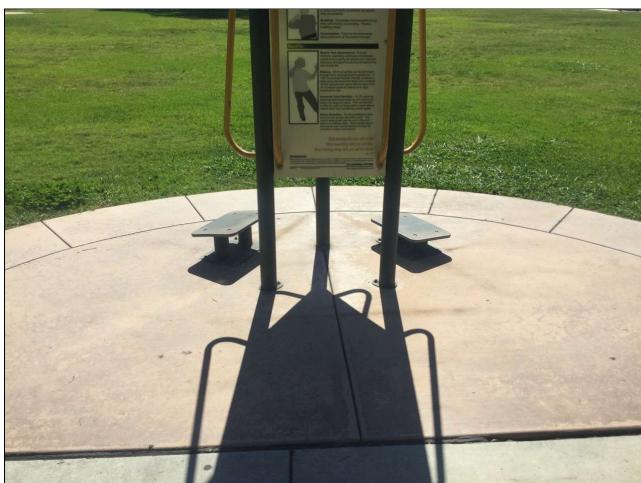
CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

Cost Per: \$500

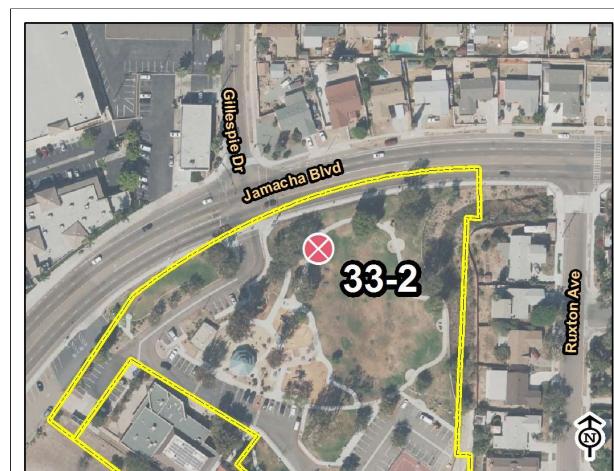
Total Cost: \$500

Qty: 1

Unit: Each



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: E1

33-3 Outdoor Constructed Features

Category: 3

Issue: Slope of 2.7% in front of exhibit.

Action: Rergrade and replace concrete by exercise station.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$15

Total Cost: \$2,700

Qty: 100

Unit: Square Feet



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: E1

33-4 Outdoor Constructed Features

Category: 3

Issue: Vertical reach is 64" above finished floor.

Action: Adjust height of station.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$300

Total Cost: \$300

Qty: 1

Unit: Each



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: F4

33-5 Outdoor Constructed Features**Category: 3**

Issue: No accessible route to park sign and dog bag dispenser. Vertical reach is 56" above finished floor.

Action: Relocate kiosk and dog bag dispenser 10" from accessible path.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$1,800

Total Cost: **\$2,400**

Qty: 2

Unit: Each



Site Photo



Spring Valley Park & Community Center

Map: 2 Grid: D4

6.21 STEELE CANYON COUNTY PARK

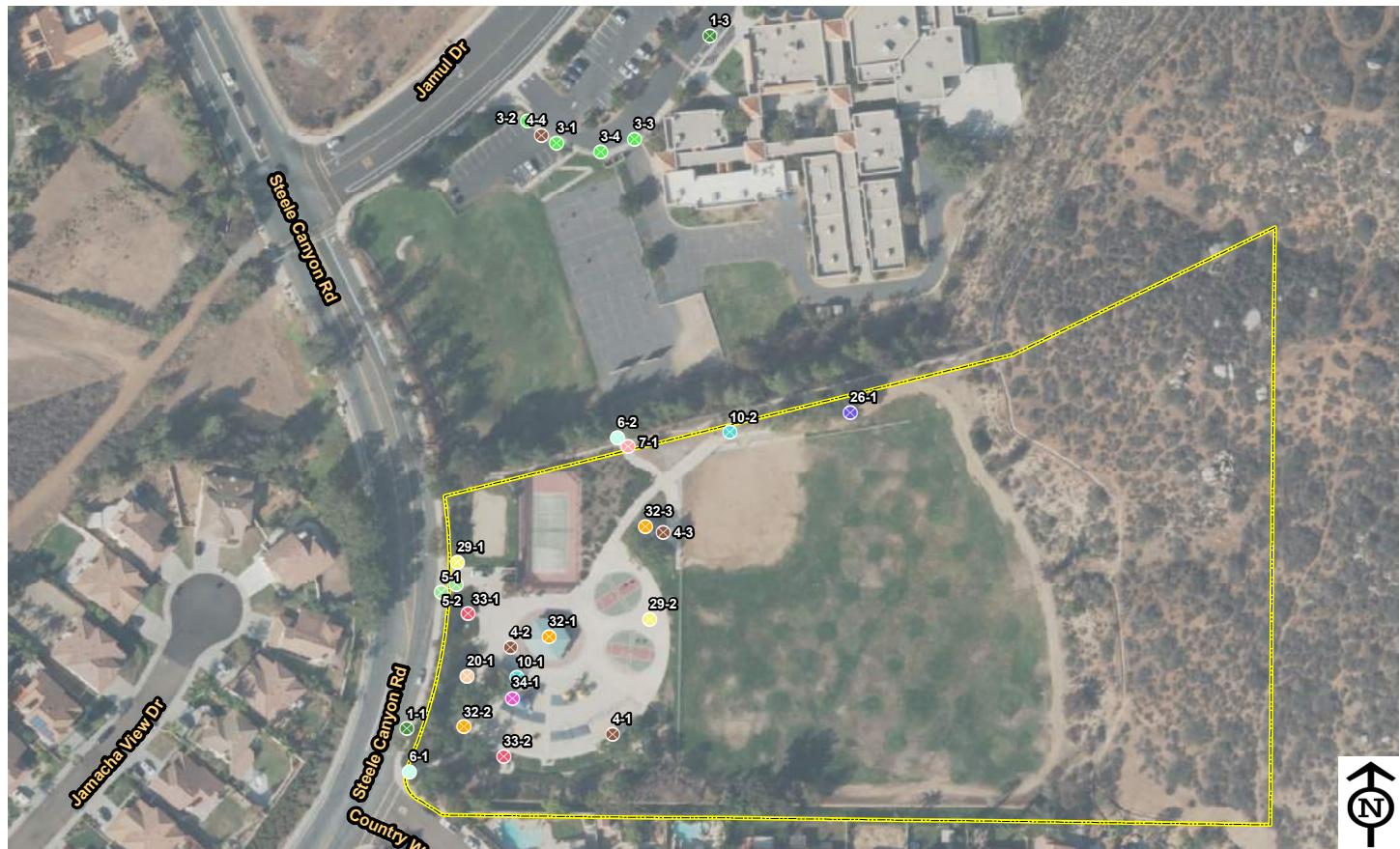


2925 STEELE CANYON ROAD
EL CAJON, CA 92019

DATE OF ASSESSMENT: 3/30/2017

Description:

At 8.3-acres, Steele Canyon Park features a multi-purpose sports field, shaded picnic area, tennis court, playground, basketball court, drinking fountain and restroom. Overflow parking is provided at Jamacha Elementry School after school hours.



1, Parking Area

6, Stairway

3, Curb Ramps

7, Hazard

4, Walk

8, Door/Gate

5, Ramp

10, Drinking Fountain

19, Multi-User Restroom

20, Single User Restroom

26, Trails

27, Assembly Area

28, Aquatic Activity Area

29, Game and Sports Area

30, Campsite

31, Swimming Pool

32, Picnic Area

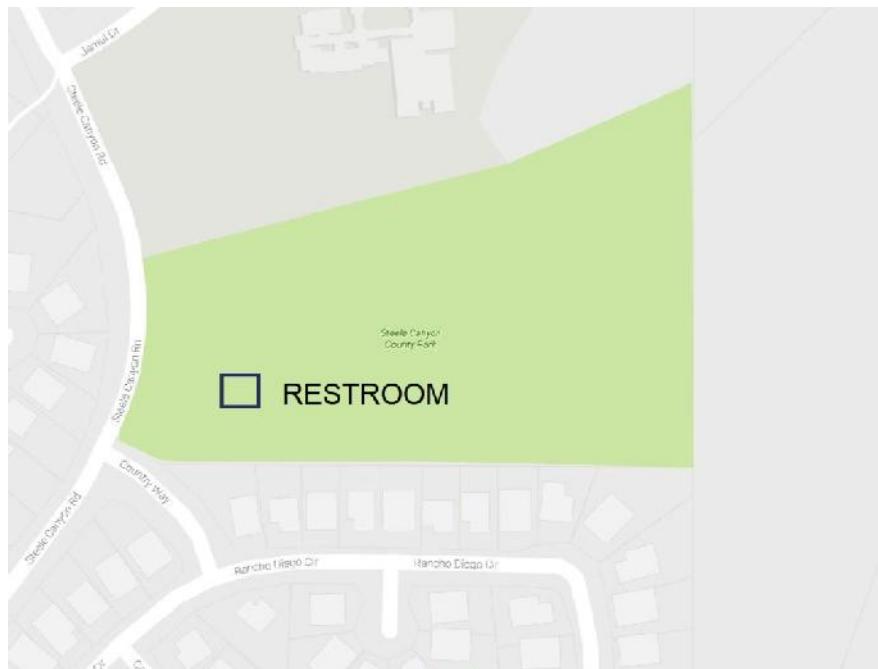
33, Outdoor Constructed

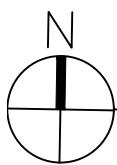
34, Play Equipment Area

Park Area

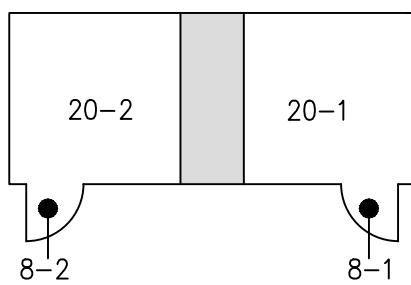
BUILDING ASSESSMENTS

STEELE CANYON PARK





RESTROOM



KEY PLAN

Estimated Cost: \$5,700

8-1 Doors

Adjust Permanent Room Signage

Install Latch side signage at 9" to center from door jamb.

CBC: 11B-216.2 / ADA 216

8-2 Doors

Adjust Permanent Room Signage

Install Latch side signage at 9" to center from door jamb.

CBC: 11B-216.2 / ADA 216

20-1 Single User Restroom- Unisex

Replace or modify Grab Bars

Side GB extends 50" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

Replace or modify Grab Bars

Rear GB extends 19" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

Relocate Overhanging or Protruding Objects

Within WC 5048 Maneuvering footprint, Hand Dry protrudes +4" from wall at +27" aff (max 4" protrusion between 27" and 80" aff).

CBC: 11B-307.2 / ADA 307

20-2 Single User Restroom- Unisex

Replace or reposition Plumbing fixtures

The urinal height measured to front lip is 23" (17" max).

CBC 11B-605.2 / ADA 605

Replace or reposition Plumbing fixtures

Urinal is within the 5048 WC maneuvering footprint.

CBC 11B-604.3.1 / ADA 604

Replace or modify Grab Bars

Side GB extends 50" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

Replace or modify Grab Bars

Rear GB extends 19" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

Relocate Overhanging or Protruding Objects

Within WC 5048 Maneuvering footprint, Hand Dry protrudes +4" from wall at +27" aff (max 4" protrusion between 27" and 80" aff).

CBC: 11B-307.2 / ADA 307

SITE ASSESSMENT

1-1 Parking Area**Category: 1**

Issue: No ADA parking stall provided at park. See points 1-3, 3-1, 3-2, 3-3, and 3-4 for parking at nearby school.

Action: Provide ADA stall by nearest entrance to park with appropriate signage. All stalls shall comply to CBC 11B-502.

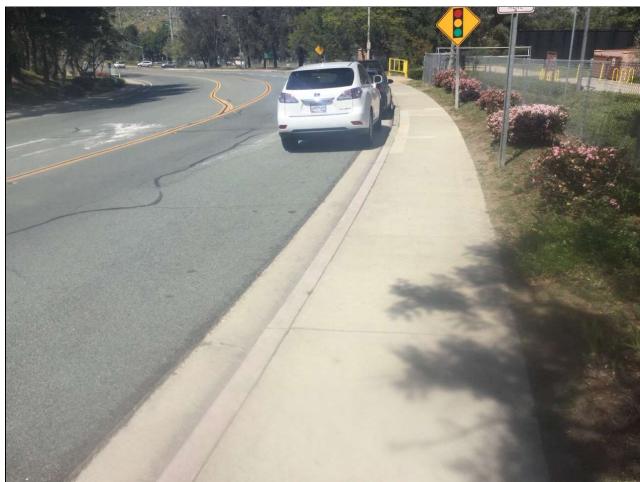
CBC: 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

Cost Per: \$5,000

Total Cost: **\$6,900**

Qty: 1

Unit: Each



Site Photo



Steele Canyon County Park

Map: 3 Grid: B4

1-3 Parking Area**Category: 1**

Issue: Surface slope is at 4.5%. Stall length of 17'.

Action: Regrade parking stalls and replace AC pavement. Relocate ribbon gutter. Restripe parking stalls.

CBC: 11B-502.2 - Car and van parking spaces shall be 18' minimum.

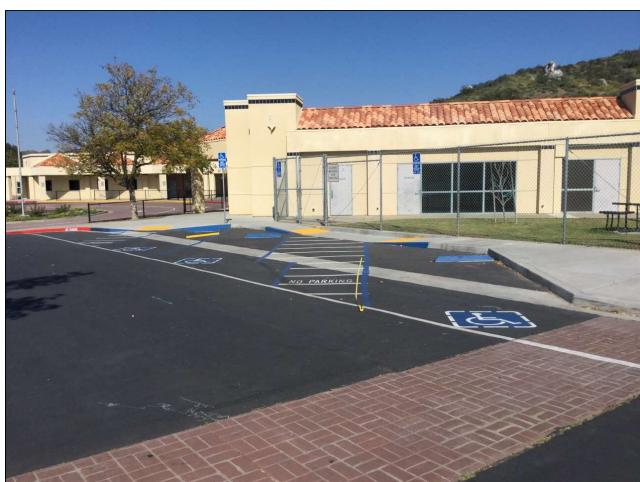
11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

Cost Per: \$12,360

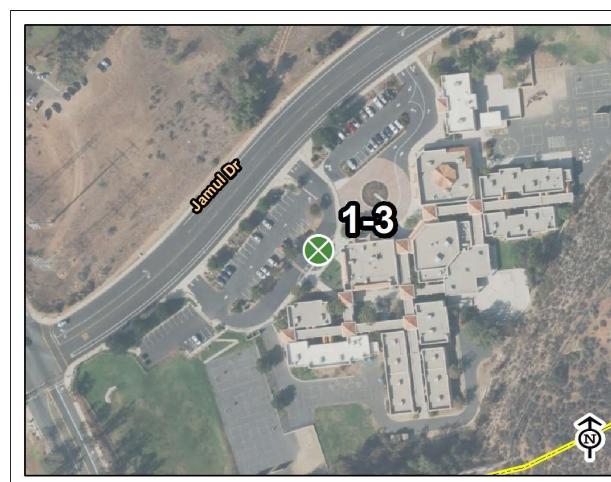
Total Cost: **\$12,360**

Qty: 1

Unit: Each



Site Photo



Steele Canyon County Park

Map: 2 Grid: E2

3-1 Curb Ramps

Category: 1

Issue: Curb ramp flare at 13%. Landing measures 48"x30" and is not leveled. No detectable warnings provided.

Action: Replace curb ramp.

CBC:

11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

Cost Per: \$1,750

Total Cost: **\$3,700**

Qty: 1

Unit: Each



Site Photo



Steele Canyon County Park

Map: 2 Grid: D3

3-2 Curb Ramps

Category: 1

Issue: Running slope is 9%. Landing measures 48"x26". No detectable warnings provided.

Action: Replace curb ramp.

CBC: 11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

11B-406.3.1 - Curb ramp running slope shall not be steeper than 1:12.

11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

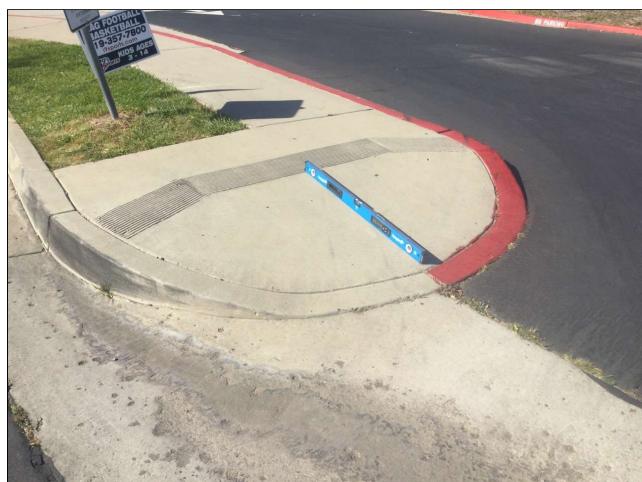
11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

Cost Per: \$1,750

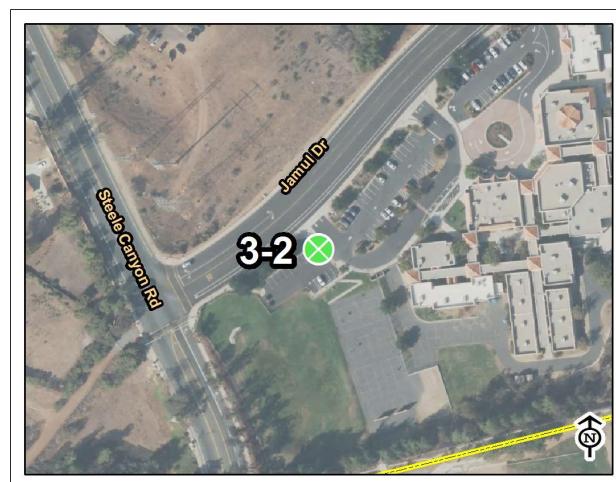
Total Cost: **\$3,700**

Qty: 1

Unit: Each



Site Photo



Steele Canyon County Park

Map: 2 Grid: C3

4-4 Walk

Category: 1

Issue: Cross slope at 4%. No crosswalk provided.

Action: Relocate ribbon gutter and provide level crosswalk.

CBC: 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

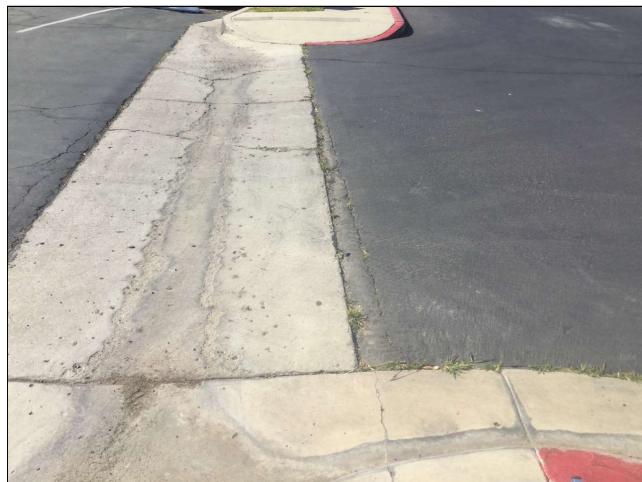
11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$23,000

Total Cost: **\$25,000**

Qty: 1

Unit: Each



Site Photo



Steele Canyon County Park

Map: 2 Grid: D3

5-1 Ramp

Category: 1

Issue: Running sloping on ramp is 10%. Vertical changes exceed 1/2".

Action: Regrade path into park and replace DG. Replace handrails.

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

11B-405.2 - Ramps shall have running slope not steeper than 1:12.

11B-505.4 - Top of gripping surfaces of handrails shall be between 34 inches and 38 inches from finished floor.

Cost Per: \$140

Total Cost: **\$4,000**

Qty: 15

Unit: Feet



Site Photo



Steele Canyon County Park

Map: 3 Grid: C3

7-1 Hazard**Category: 1****Issue: Abrupt 4" or more of vertical change.****Action: Install warning curb for both sides going over channel.**

CBC: 11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$50

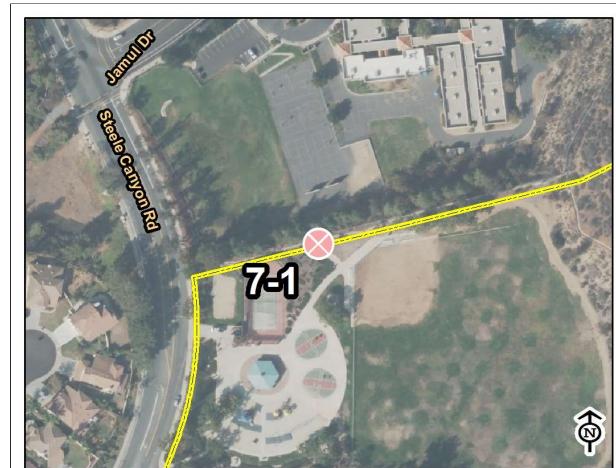
Total Cost: **\$1,000**

Qty: 20

Unit: Feet



Site Photo



Steele Canyon County Park

Map: 3 Grid: D1

3-3 Curb Ramps**Category: 2****Issue: No detectable warnings provided. Vertical changes exceed 1/2". 1" gap in concrete.****Action: Replace curb ramp.**CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.11B-303.2 - Vertical changes must be $\frac{1}{4}$ " max, up to $\frac{1}{2}$ " with a bevel.

11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

Cost Per: \$1,750

Total Cost: **\$3,700**

Qty: 1

Unit: Each



Site Photo



Steele Canyon County Park

Map: 2 Grid: E3

3-4 Curb Ramps

Category: 2

Issue: No detectable warnings provided before vehicular route.

Action: Replace curb ramp.

CBC: 11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

Cost Per: \$1,750

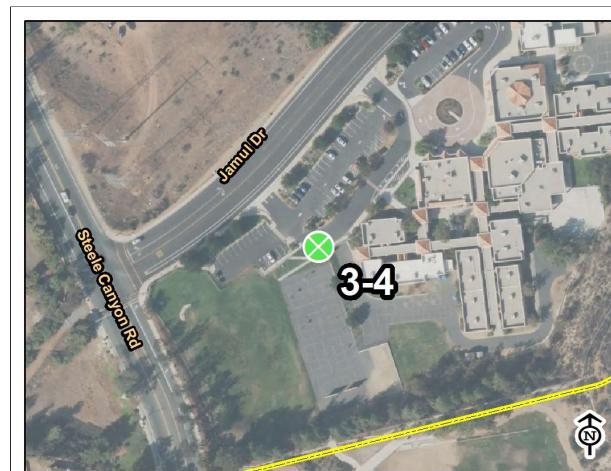
Total Cost: **\$3,700**

Qty: 1

Unit: Each



Site Photo



Steele Canyon County Park

Map: 2 Grid: D3

4-2 Walk

Category: 2

Issue: 3/4" gap in concrete. Vertical changes in walkway exceed 1/2".

Action: Replace concrete panels or add sealant to fill gaps.

CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch.

11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$1,000

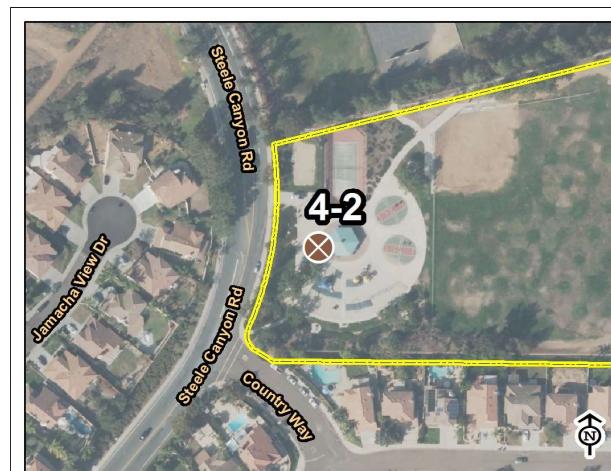
Total Cost: **\$1,000**

Qty: 1

Unit: Each



Site Photo



Steele Canyon County Park

Map: 3 Grid: C3

4-3 Walk**Category: 2****Issue: Vertical changes in walkway exceed 1/2".****Action: Replace concrete panels.**

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$2,500

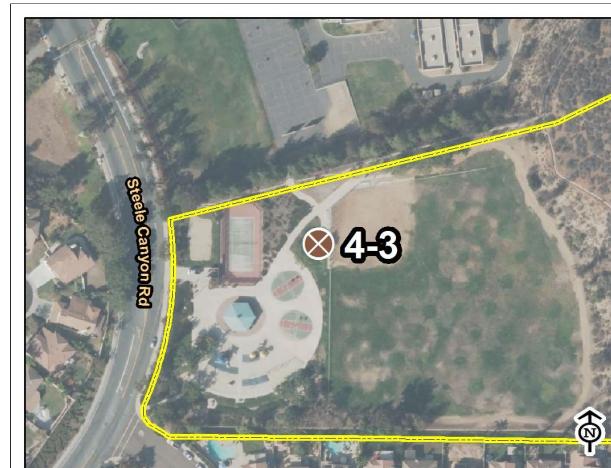
Total Cost: **\$2,500**

Qty: 1

Unit: Each



Site Photo



Steele Canyon County Park

Map: 3 Grid: E2

6-1 Stairway**Category: 2****Issue: No contrasting stripe on treads.****Action: Install warning stripes on steps.**

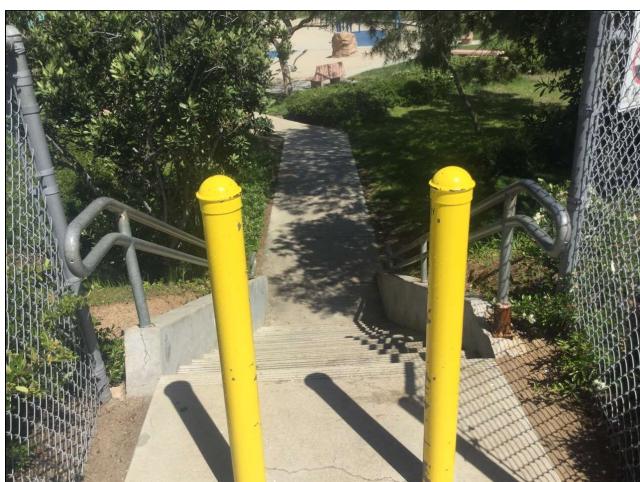
CBC: 11B-504.4.1 - Exterior stairs shall have all treads marked by a stripe provided clear visual contrast; Grooves shall not be used to satisfy this requirement.

Cost Per: \$50

Total Cost: **\$500**

Qty: 10

Unit: Each



Site Photo



Steele Canyon County Park

Map: 3 Grid: B4

6-2 Stairway**Category: 2****Issue: No contrasting stripe on treads.****Action: Install warning stripes on steps.**

CBC: 11B-504.4.1 - Exterior stairs shall have all treads marked by a stripe provided clear visual contrast; Grooves shall not be used to satisfy this requirement.

Cost Per: \$50

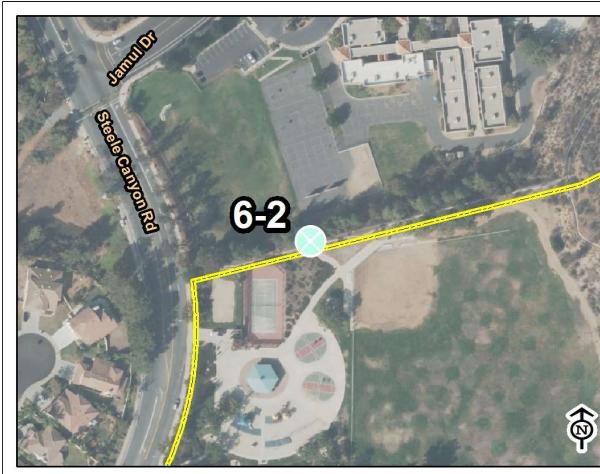
Total Cost: **\$1,300**

Qty: 26

Unit: Each



Site Photo



Steele Canyon County Park

Map: 3 Grid: D1

20-1 Single-User Restroom**Category: 2****Issue: Approach area to the restroom slopes 5%. Vertical changes in walkway exceed 1/2".****Action: Regrade and replace concrete encompassing restroom.**

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$5,000

Total Cost: **\$5,000**

Qty: 1

Unit: Each



Site Photo



Steele Canyon County Park

Map: 3 Grid: C3

29-1 Game and Sports Area**Category: 2****Issue: No accessible route to volleyball court.****Action: Provide accessible path of travel to volleyball court.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

Total Cost: \$500

Qty: 10

Unit: Feet



Site Photo



Steele Canyon County Park

Map: 3 Grid: C2

29-2 Game and Sports Area**Category: 2****Issue: Basketball court slopes 3%. 1" gap in concrete.****Action: Regrade basketball court and replace surface.**

CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

11B-305.2 - Floor and ground surfaces of a clear floor or ground surface shall not be steeper than 1:48.

Cost Per: \$15

Total Cost: \$6,400

Qty: 300

Unit: Square Feet



Site Photo



Steele Canyon County Park

Map: 3 Grid: E3

34-1 Play Equipment Area**Category: 2****Issue: Slope of 3% by entrance to play structure as well as damaged rubberized surface.****Action: Regrade and replace rubberized surface.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$10

Total Cost: \$400

Qty: 40

Unit: Square Feet



Site Photo



Steele Canyon County Park

Map: 3 Grid: C4

4-1 Walk**Category: 3****Issue: Cross slope at 3%. Abrupt 4" or more of vertical change.****Action: Regrade walkway and adjacent playground surface, and replace concrete.**

CBC: 11B-303.5 - Vertical falls greater than 4" require warning curb.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: \$6,500

Qty: 70

Unit: Feet



Site Photo



Steele Canyon County Park

Map: 3 Grid: D4

10-1 Drinking Fountain**Category: 3****Issue: No High-Low fountain provided.****Action: Replace drinking fountain.**

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

Total Cost: **\$3,900**

Qty: 1

Unit: Each



Site Photo



Steele Canyon County Park

Map: 3 Grid: C3

10-2 Drinking Fountain**Category: 3****Issue: No High-Low fountain provided.****Action: Replace drinking fountain.**

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

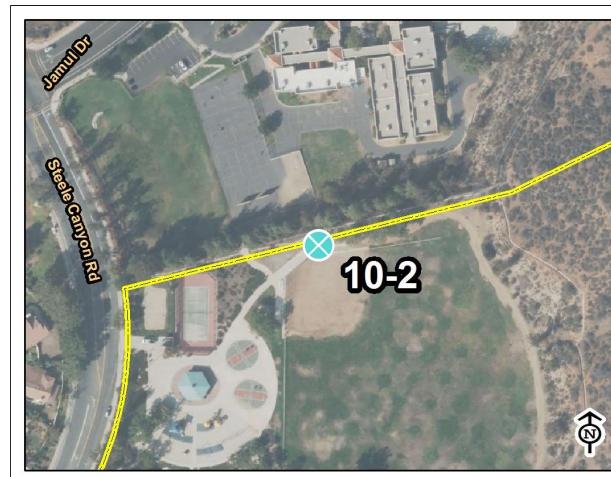
Total Cost: **\$3,900**

Qty: 1

Unit: Each



Site Photo



Steele Canyon County Park

Map: 3 Grid: F1

32-1 Picnic Area**Category: 3**

Issue: No accessible tables in picnic area. Picnic area is not leveled.

Action: Regrade picnic area and replace pavers. Provide 1 ADA accessible tables.

CBC: 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$30,800

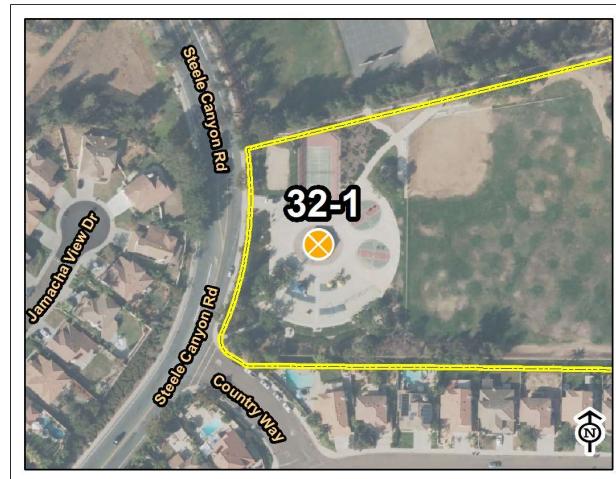
Total Cost: **\$32,700**

Qty: 1

Unit: Each



Site Photo



Steele Canyon County Park

Map: 3 Grid: D3

33-1 Outdoor Constructed Features**Category: 3**

Issue: Side reach is 15" from accessible walkway.

Action: Relocate kiosk/dog bag dispenser to be 10" minimum from accessible walkway.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$300

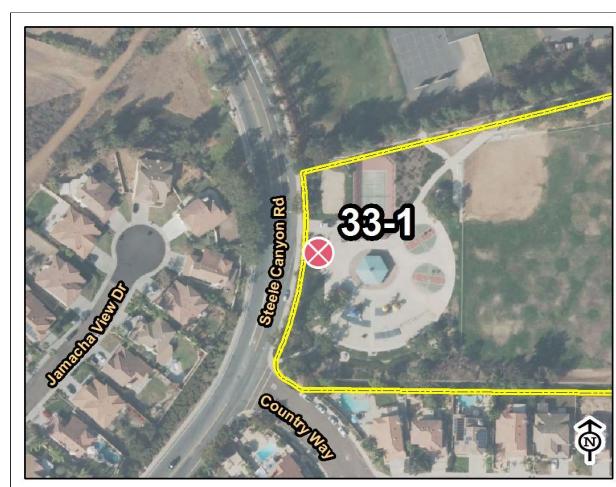
Total Cost: **\$300**

Qty: 1

Unit: Each



Site Photo



Steele Canyon County Park

Map: 3 Grid: C3

33-2 Outdoor Constructed Features

Category: 3

Issue: Companion seating area slopes 3%.

Action: Regrade accessible companion seating area and replace concrete.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$15

Total Cost: \$3,100

Qty: 80

Unit: Square Feet



Site Photo



Steele Canyon County Park

Map: 3 Grid: C4

26-1 Trails

Category: 4

Issue: Walkway running slope is 6% around park. Vertical changes in walkway exceed 1/2".

Action: Recommend: Regrade walkway and replace DG. Cost includes survey, design, and construction.

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$90

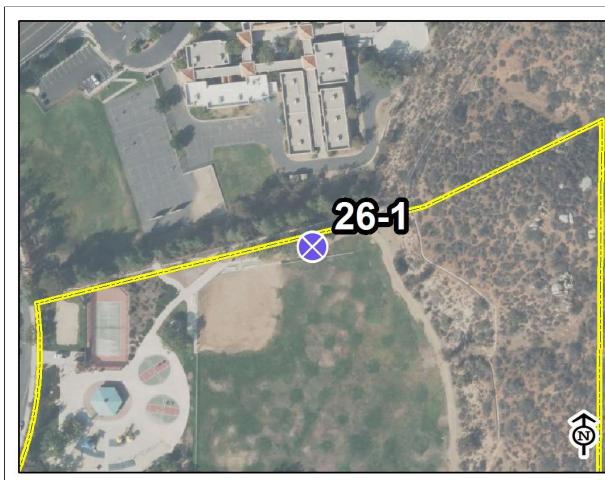
Total Cost: \$175,000

Qty: 1500

Unit: Feet



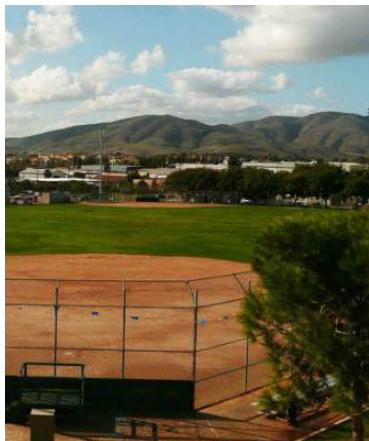
Site Photo



Steele Canyon County Park

Map: 3 Grid: G1

6.22 SWEETWATER LANE PARK



1312 SWEETWATER LANE
SPRING VALLEY, CA 91977

DATE OF ASSESSMENT: 4/5/2017

Description:

Sweetwater Lane Park is a 11-acre sports park featuring 4 softball/baseball fields, 7 soccer fields, an exercise walkway, a tot lot, a concession building, light towers for night games and a restroom.



- 1, Parking Area
- 3, Curb Ramps
- 4, Walk
- 5, Ramp
- 6, Stairway
- 7, Hazard
- 8, Door/Gate
- 10, Drinking Fountain

- 19, Multi-User Restroom
- 20, Single User Restroom
- 26, Trails
- 27, Assembly Area
- 28, Aquatic Activity Area
- 29, Game and Sports Area
- 30, Campsite
- 31, Swimming Pool
- 32, Picnic Area
- 33, Outdoor Constructed
- 34, Play Equipment Area
- Park Area

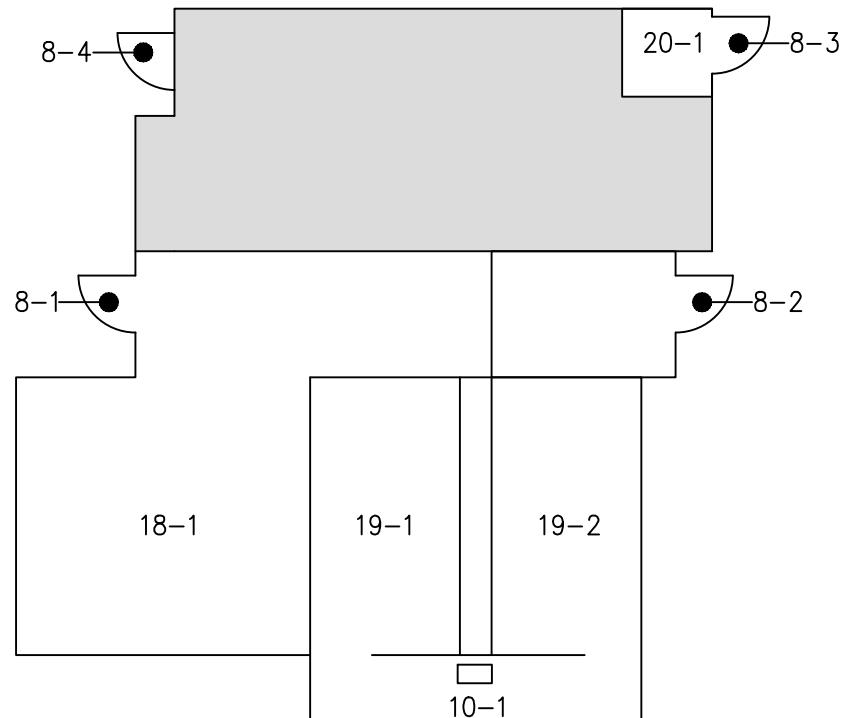
BUILDING ASSESSMENTS

SWEETWATER LANE PARK





SWEETWATER LANE PARK



Estimated Cost: \$28,450

8-1 Door

Install Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

8-2 Door

Install Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

8-3 Door

Install Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

8-4 Door

Install Permanent Room Signage

Install Latch side signage

CBC: 11B-216.2 / ADA 216

10-1 Drinking Fountain

DF Maneuvering Clearance

Less than 18" from back wall to front of Lo (18"-19" range)"

CBC 11B-602.8 / ADA 602

Spout Location

Bubbler 10" to back wall (15" min.)

CBC: 11B-602.5/ ADA 602

Adjust Water stream height

Stream is less than 4" above outlet (4" min).

CBC: 11B-602.6 / ADA 602

18-1 Room

Provide an Accessible Counter

The Counter is 34 1/2" aff (34" aff max by recommended min. 60" long).

CBC: 11B-902 / ADA 902

Provide an Accessible Counter

The Exterior Pas Through Counter is 37" aff (34" aff max).

CBC: 11B-902 / ADA 902

Relocate Overhanging or Protruding Objects

Fire Extinguisher cabinet protrudes +4" from wall between 27" and 80" aff). (4" max.)
CBC: 11B-307.2 / ADA 307

Reach Range to Equipment

Light Switch is 49" aff (15"-48")
CBC: 11B-308.1.1 / ADA 308

19-1 Multi User Restroom - Womens

Replace or reposition Plumbing fixtures

59 1/2" clear from WC side wall to adjacent fixture or wall (60" min)
CBC 11B-604.3.1 / ADA 604

Raise WC Seat Height

Seat height 19 1/2" (17"- 19" range).
CBC 11B-604.4 / ADA 604

Stall Door Opening Width

Door opening is 27 1/2" (32" min).
CBC: 11B-404.2.3 / ADA 404

Replace or reposition Plumbing fixtures

The Lav height is +36 1/2" aff (34" max).
CBC 11B-606.3 / ADA 606

Replace or reposition Accessory Equipment

Hand Dryer Button is 49" aff (40" max)
CBC 11B- 603.5 / ADA 603

19-2 Multi User Restroom - Mens

Replace or reposition Plumbing fixtures

59 1/2" clear from WC side wall to adjacent fixture or wall (60" min)
CBC 11B-604.3.1 / ADA 604

Raise WC Seat Height

Seat height 19 1/2" (17"- 19" range).
CBC 11B-604.4 / ADA 604

Stall Door Opening Width

Door opening is 27 1/2" (32" min).
CBC: 11B-404.2.3 / ADA 404

Replace or reposition Plumbing fixtures

The Lav height is +36 1/2" aff (34" max).
CBC 11B-606.3 / ADA 606

Replace or reposition Plumbing fixtures

The urinal height measured to front lip is 19 1/2" (17" max).
CBC 11B-605.2 / ADA 605

20-1 SingleUser Restroom- Unisex

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is 18 1/4" (17" to 18").

CBC 11B-604.2 / ADA 604

Replace or reposition Accessory Equipment

Hand Dryer Button is 49" aff (40" max)

CBC 11B- 603.5 / ADA 603

Remove Overhanging or Protruding Objects

Hand Dryer protrudes +4" from wall at +27" aff (max 4"

protrusion between 27" and 80" aff).

CBC: 11B-307.2 / ADA 307

SITE ASSESSMENT

1-1 Parking Area**Category: 1****Issue: Surface slope is at 3.5%****Action: Regrade parking stall and replace AC pavement.**

CBC: 11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

Cost Per: \$9,800

Total Cost: **\$11,500**

Qty: 1

Unit: Each



Site Photo



Sweetwater Lane Park

Map: 3 Grid: E4

1-2 Parking Area**Category: 1****Issue: Surface slope is at 3%****Action: Regrade parking stall and replace AC pavement.**

CBC: 11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

Cost Per: \$3,600

Total Cost: **\$5,300**

Qty: 30

Unit: Square Feet



Site Photo



Sweetwater Lane Park

Map: 3 Grid: E3

1-3 Parking Area**Category: 1****Issue:** Surface slope is at 6%**Action:** Regrade parking stall and replace AC pavement.

CBC: 11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

Cost Per: \$4,500

Total Cost: **\$6,200**

Qty: 100

Unit: Square Feet



Site Photo



Sweetwater Lane Park

Map: 3 Grid: F3

3-2 Curb Ramps**Category: 1****Issue:** Running slope is 12%. No detectable warnings provided.**Action:** Replace curb ramp.

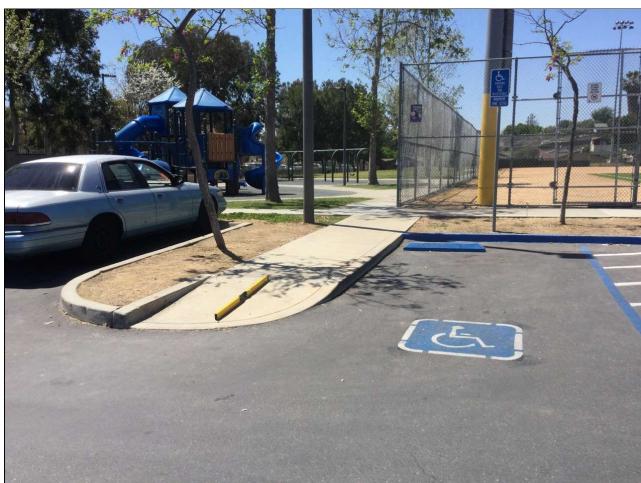
CBC: 11B-406.3.1 - Curb ramp running slope shall not be steeper than 1:12.

Cost Per: \$1,750

Total Cost: **\$3,500**

Qty: 1

Unit: Each



Site Photo



Sweetwater Lane Park

Map: 3 Grid: E4

4-1 Walk**Category: 1****Issue: Cross slope at 3.2%.****Action: Regrade walkway and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$5,000**

Qty: 50

Unit: Feet



Site Photo



Sweetwater Lane Park

Map: 3 Grid: F2

4-3 Walk**Category: 1****Issue: Cross slope at 5%.****Action: Regrade walkway and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

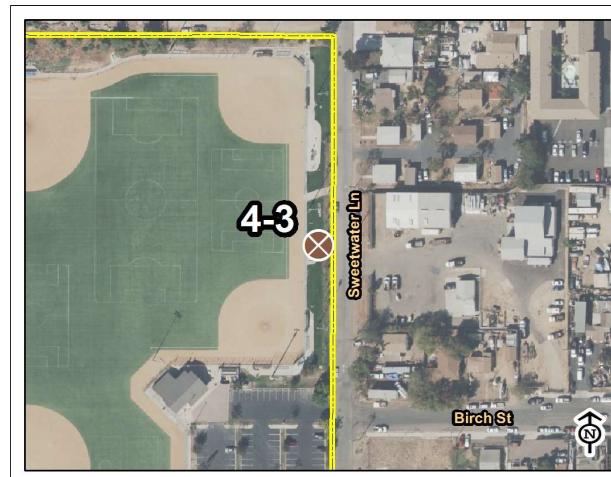
Total Cost: **\$3,700**

Qty: 30

Unit: Feet



Site Photo



Sweetwater Lane Park

Map: 2 Grid: G5

4-4 Walk**Category: 1****Issue: Walkway running slope is 7.5% into park.****Action: Regrade pathway into the park from right of way and replace concrete. Install handrails.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$150

Total Cost: **\$3,200**

Qty: 10

Unit: Feet



Site Photo



Sweetwater Lane Park

Map: 2 Grid: G4

4-7 Walk**Category: 1****Issue: Cross slope at 3.5%****Action: Regrade walkway along the exercise area and replace concrete.**

CBC: 11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

Cost Per: \$65

Total Cost: **\$27,700**

Qty: 400

Unit: Feet



Site Photo



Sweetwater Lane Park

Map: 2 Grid: B5

4-8 Walk**Category: 1****Issue: Cross slope at 3.5%.****Action: Regrade walkway and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$5,000**

Qty: 50

Unit: Feet



Site Photo



Sweetwater Lane Park

Map: 3 Grid: B2

4-10 Walk**Category: 1****Issue: Cross slope at 4.5%.****Action: Regrade walkway and replace concrete while still keeping level transition to playground surface.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$9,500**

Qty: 120

Unit: Feet



Site Photo



Sweetwater Lane Park

Map: 3 Grid: D4

4-12 Walk**Category: 1****Issue: Cross slope at 4%.****Action: Regrade walkway and replace concrete while still keeping level transition to playground surface.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$8,200**

Qty: 100

Unit: Feet



Site Photo



Sweetwater Lane Park

Map: 3 Grid: D4

4-13 Walk**Category: 1****Issue: Surface slope of turning space is 3%.****Action: Provide level surface at point of turning.**

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

Total Cost: **\$5,000**

Qty: 50

Unit: Feet



Site Photo



Sweetwater Lane Park

Map: 3 Grid: E4

4-14 Walk**Category: 1**

Issue: An accessible path of travel is not provided to baseball fields.

Action: Provide crosswalk across parking lot to accessible path from loading zone.

CBC: 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$20

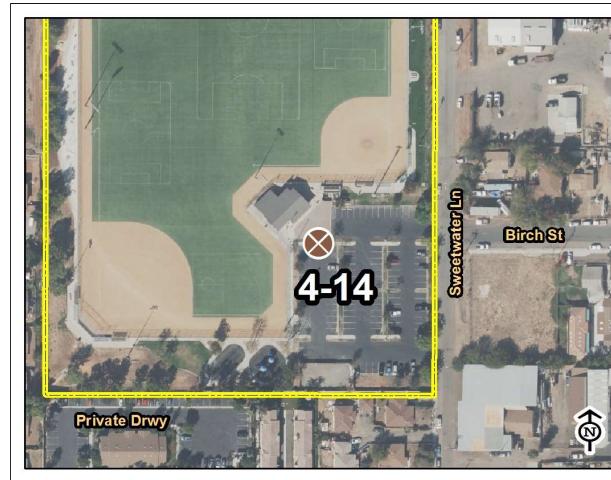
Total Cost: **\$300**

Qty: 15

Unit: Feet



Site Photo



Sweetwater Lane Park

Map: 3 Grid: E3

4-17 Walk**Category: 1**

Issue: Cross slope at 3%. 1" gap in concrete.

Action: Regrade walkway and replace concrete.

CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

11B-303.2 - Vertical changes must be $\frac{1}{4}$ " max, up to $\frac{1}{2}$ " with a bevel.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$15

Total Cost: **\$3,200**

Qty: 100

Unit: Square Feet



Site Photo



Sweetwater Lane Park

Map: 3 Grid: E2

3-1 Curb Ramps

Category: 2

Issue: No detectable warnings provided before vehicular route.

Action: Install detectable warning tile on curb ramp.

CBC: 11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

Cost Per: \$1,200

Total Cost: \$2,000

Qty: 1

Unit: Each



Site Photo



Sweetwater Lane Park

Map: 3 Grid: E4

3-3 Curb Ramps

Category: 2

Issue: No detectable warnings provided before vehicular route. Vertical changes in walkway exceed 1/2".

Action: Install detectable warning tile on curb ramp. Grind or patch vertical change of grade.

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

Cost Per: \$1,450

Total Cost: \$2,300

Qty: 1

Unit: Each



Site Photo



Sweetwater Lane Park

Map: 3 Grid: E3

4-2 Walk**Category: 2****Issue:** Vertical changes in walkway exceed 1/2".**Action:** Grind or patch vertical change of grade.

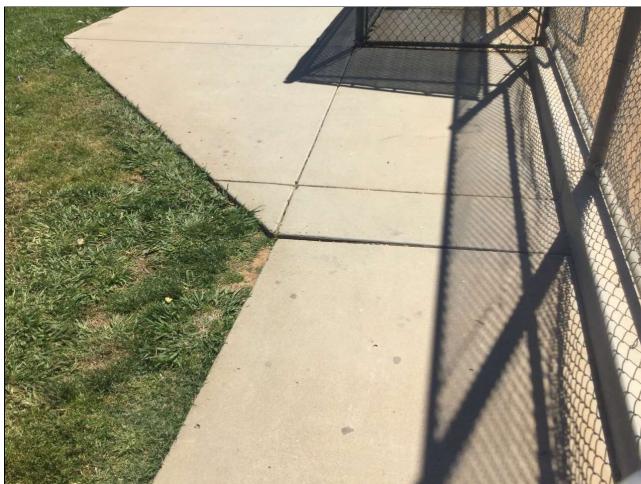
CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$250

Total Cost: **\$250**

Qty: 1

Unit: Each



Site Photo



Sweetwater Lane Park

Map: 3 Grid: G1

4-5 Walk**Category: 2****Issue:** 1" gap in concrete. Gaps exist throughout walkway encompassing baseball fields.**Action:** Add sealant to fill gaps.

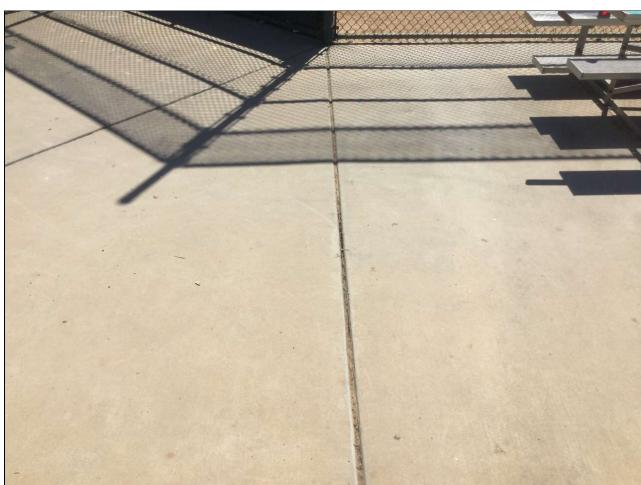
CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch.

Cost Per: \$2,000

Total Cost: **\$2,000**

Qty: 1

Unit: Each



Site Photo



Sweetwater Lane Park

Map: 2 Grid: F2

4-6 Walk**Category: 2****Issue: Surface slope of turning space is 2.7%.****Action: Provide level surface at point of turning.**

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$65

Total Cost: **\$5,000**

Qty: 50

Unit: Feet



Site Photo



Sweetwater Lane Park

Map: 2 Grid: B3

4-9 Walk**Category: 2****Issue: Cross slope at 2.7%.****Action: Regrade walkway and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$3,700**

Qty: 30

Unit: Feet



Site Photo



Sweetwater Lane Park

Map: 3 Grid: B4

4-11 Walk**Category: 2****Issue: Abrupt 4" or more of vertical change.****Action: Regrade adjacent surface.**

CBC: 11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$25

Total Cost: **\$250**

Qty: 10

Unit: Feet



Site Photo



Sweetwater Lane Park

Map: 3 Grid: D5

4-15 Walk**Category: 2****Issue: Surface slope of turning space is 2.5%.****Action: Provide level surface at point of turning.**

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$15

Total Cost: **\$2,900**

Qty: 75

Unit: Square Feet



Site Photo



Sweetwater Lane Park

Map: 3 Grid: D2

4-16 Walk**Category: 2****Issue:** 1" gap in concrete.**Action:** Add sealant to fill gaps.CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch.

Cost Per: \$750

Total Cost: **\$750**

Qty: 1

Unit: Each



Site Photo



Sweetwater Lane Park

Map: 3 Grid: E2

27-4 Assembly Area**Category: 2****Issue:** Pavers make space uneven. Vertical changes in walkway exceed 1/2".**Action:** Regrade area and replace pavers.

CBC: 11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

11B-303.2 - Vertical changes must be $\frac{1}{4}$ " max, up to $\frac{1}{2}$ " with a bevel.

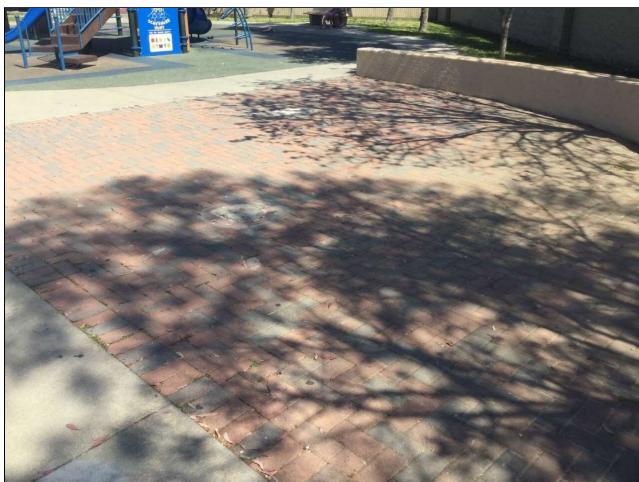
11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$15

Total Cost: **\$5,500**

Qty: 250

Unit: Square Feet



Site Photo



Sweetwater Lane Park

Map: 3 Grid: D5

27-5 Assembly Area**Category: 2****Issue: Accessible point at snack bar slopes 3%.****Action: Regrade area in front of snack bar and replace concrete.**

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$15

Total Cost: **\$2,300**

Qty: 40

Unit: Square Feet



Site Photo



Sweetwater Lane Park

Map: 3 Grid: D2

10-1 Drinking Fountain**Category: 3****Issue: Approach to drinking fountain slopes 3%. No High-Low fountain provided.****Action: Replace drinking fountain. Regrade area and replace concrete.**

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$3,400

Total Cost: **\$4,200**

Qty: 1

Unit: Each



Site Photo



Sweetwater Lane Park

Map: 3 Grid: F2

10-2 Drinking Fountain**Category: 3****Issue: Approach to drinking fountain slopes 2.7%. No High-Low fountain provided.****Action: Replace drinking fountain. Reroute area and replace concrete.**

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$3,400

Total Cost: **\$4,200**

Qty: 1

Unit: Each



Site Photo



Sweetwater Lane Park

Map: 2 Grid: G3

10-3 Drinking Fountain**Category: 3****Issue: No High-Low fountain provided.****Action: Replace drinking fountain.**

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

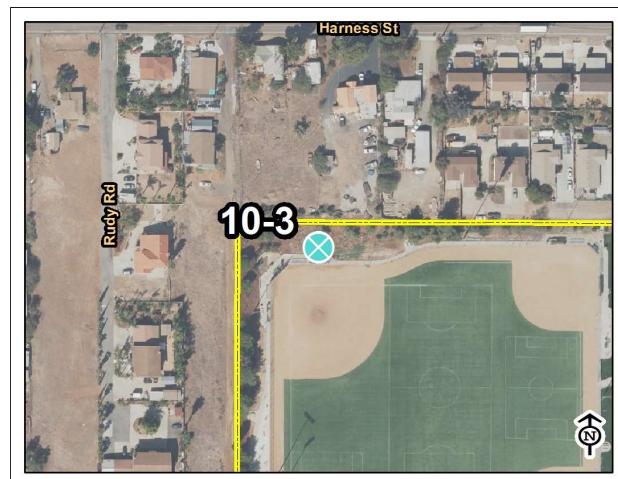
Total Cost: **\$3,800**

Qty: 1

Unit: Each



Site Photo



Sweetwater Lane Park

Map: 2 Grid: C2

10-4 Drinking Fountain**Category: 3****Issue: No High-Low fountain provided.****Action: Replace drinking fountain.**

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

Total Cost: **\$3,000**

Qty: 1

Unit: Each



Site Photo



Sweetwater Lane Park

Map: 3 Grid: A4

10-5 Drinking Fountain**Category: 3****Issue: No High-Low fountain provided.****Action: Replace drinking fountain.**

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

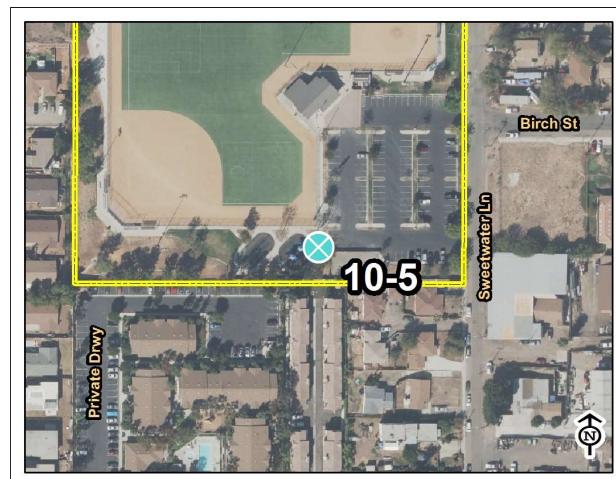
Total Cost: **\$3,800**

Qty: 1

Unit: Each



Site Photo



Sweetwater Lane Park

Map: 3 Grid: E4

27-1 Assembly Area

Category: 3

Issue: Slope of 3% at companion seating area.

Action: Regrade and provide 36"x48" clear floor area.

CBC: 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$15

Total Cost: \$2,000

Qty: 20

Unit: Square Feet



Site Photo



Sweetwater Lane Park

Map: 3 Grid: G1

27-2 Assembly Area

Category: 3

Issue: Slope of 2.5% at companion seating area.

Action: Regrade area with bleachers and replace concrete.

CBC: 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$15

Total Cost: \$6,200

Qty: 300

Unit: Square Feet



Site Photo



Sweetwater Lane Park

Map: 2 Grid: B3

27-3 Assembly Area**Category: 3****Issue: Slope of 2.7% at companion seating area.****Action: Regrade and provide 36"x48" clear floor area.**

CBC: 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$15

Total Cost: **\$2,000**

Qty: 20

Unit: Square Feet



Site Photo



Sweetwater Lane Park

Map: 3 Grid: B4

32-1 Picnic Area**Category: 3****Issue: Ground space between wall and picnic table is 23 in. No easy access to preferred companion seating area.****Action: Extend concrete and relocate wall around picnic table to allow for access to preferred companion seating.**

CBC: 11B-305.3 - The clear floor space shall be 30 inches minimum by 48 inches minimum.

Cost Per: \$750

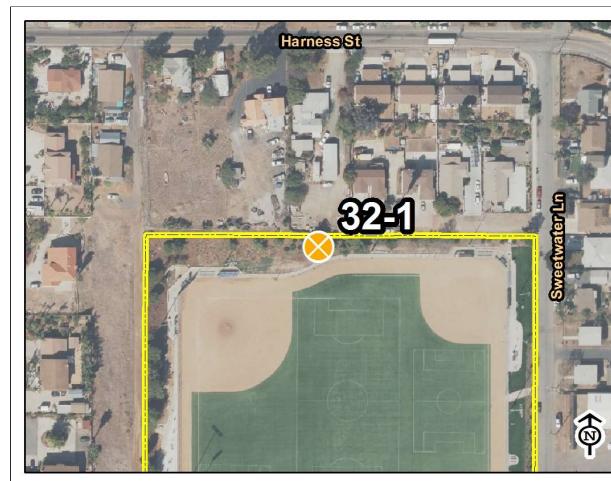
Total Cost: **\$2,500**

Qty: 1

Unit: Each



Site Photo



Sweetwater Lane Park

Map: 2 Grid: D2

32-2 Picnic Area**Category: 3**

Issue: No accessible tables in picnic area. Picnic area is not leveled.

Action: Regrade picnic area and replace concrete. Provide 1 ADA accessible picnic table.

CBC: 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$65,800

Total Cost: **\$67,500**

Qty: 1

Unit: Each



Site Photo



Sweetwater Lane Park

Map: 3 Grid: E2

33-1 Outdoor Constructed Features**Category: 3**

Issue: Vertical reach is 62" above finished floor.

Action: Adjust height of station.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$300

Total Cost: **\$300**

Qty: 1

Unit: Each



Site Photo



Sweetwater Lane Park

Map: 3 Grid: E2

33-2 Outdoor Constructed Features

Category: 3

Issue: Feature not on level surface.

Action: Replace concrete in front of sign.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$15

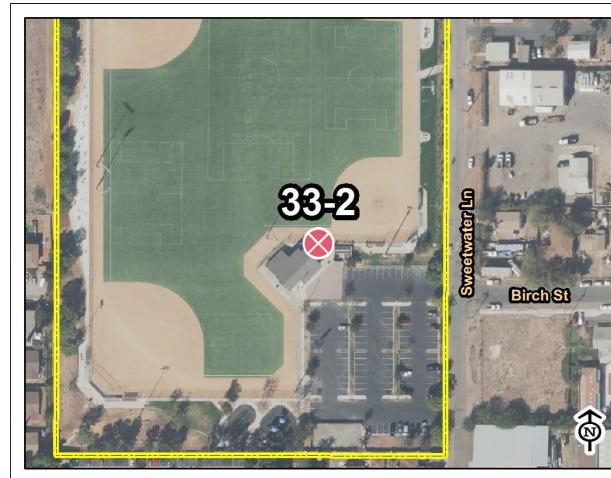
Total Cost: \$2,300

Qty: 40

Unit: Square Feet



Site Photo



Sweetwater Lane Park

Map: 3 Grid: E2

33-3 Outdoor Constructed Features

Category: 4

Issue: Angled exhibit height is 40".

Action: Recommend: Make exhibit an accessible height of 27"-34" if possible.

CBC:

Cost Per: \$0

Total Cost: \$0

Qty: 1

Unit: Each



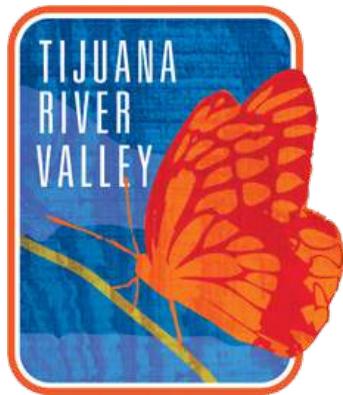
Site Photo



Sweetwater Lane Park

Map: 3 Grid: E2

6.23 TIJUANA RIVER VALLEY REGIONAL PARK

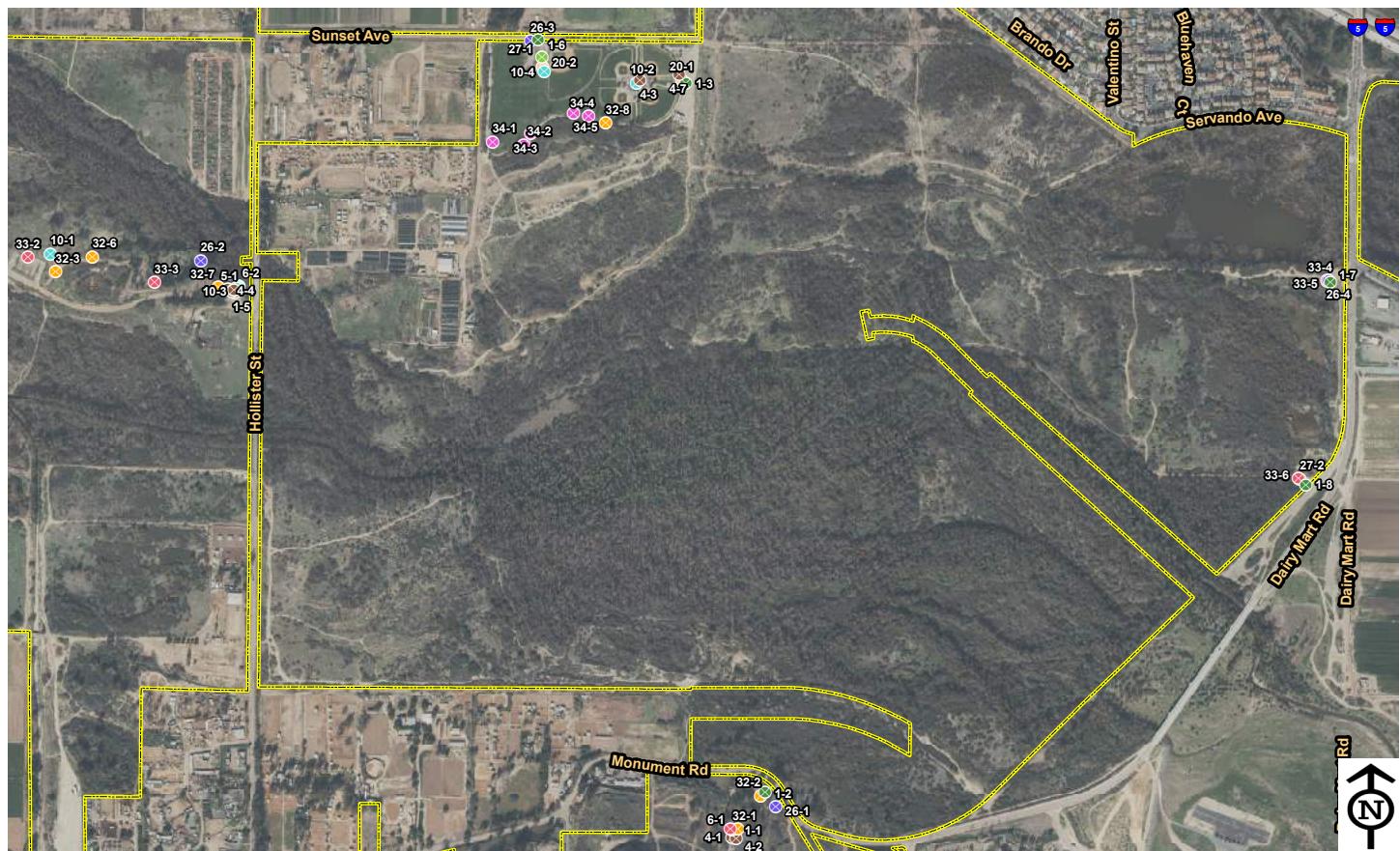


RANGER STATION: 2721 MONUMENT ROAD, SAN DIEGO, CA 92154
SPORTS COMPLEX: 2487 SUNSET AVENUE, SAN DIEGO, CA 92154
BIRD AND BUTTERFLY GARDEN: 2310 HOLLISTER STREET, SAN DIEGO CA 92154

DATE OF ASSESSMENT: 4/10/2017

Description:

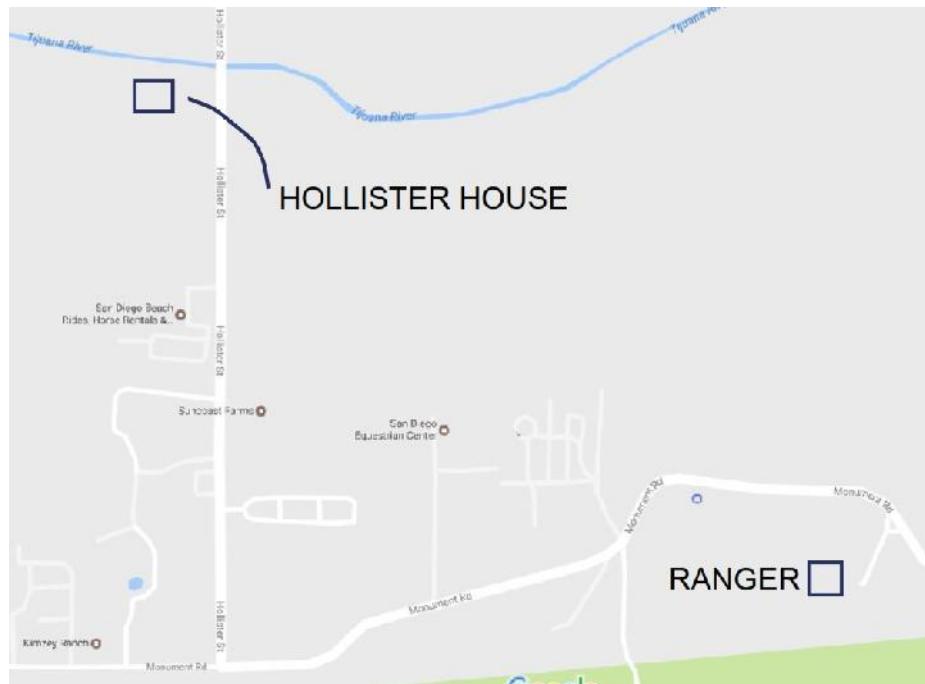
Tijuana River Valley Regional Park comprises more than 1,800-acres, and features mountain biking, horseback riding, ball fields, multi-use open space turf area, a community garden, birdwatching, and 22.5 miles of multi-use non-motorized trails.

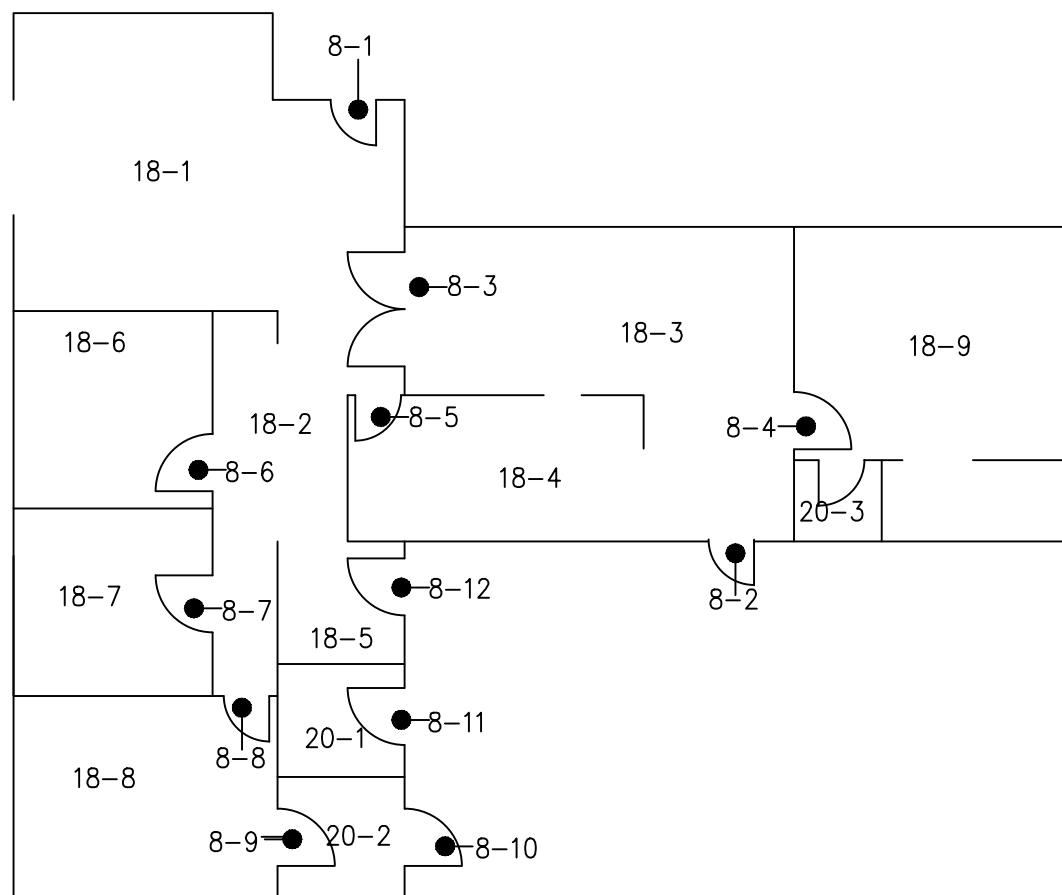
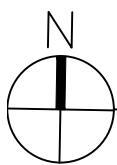


1, Parking Area	6, Stairway	19, Multi-User Restroom	28, Aquatic Activity Area	32, Picnic Area
3, Curb Ramps	7, Hazard	20, Single User Restroom	29, Game and Sports Area	33, Outdoor Constructed
4, Walk	8, Door/Gate	26, Trails	30, Campsite	34, Play Equipment Area
5, Ramp	10, Drinking Fountain	27, Assembly Area	31, Swimming Pool	Park Area

BUILDING ASSESSMENTS

TIJUANA RIVER VALLEY REGIONAL PARK





Estimated Cost: \$46,700

8-1 Doors

Replace Door Hardware

Door Knobs are not allowed.

CBC: 11B-309.4 / ADA 309

Install or Modify Directional/ Informational Signage

Install Directional/ Information signage 'Non-Accessible' and directions to nearest Accessible

CBC: 11B-216.3 / ADA 216

Replace Door Threshold

Door Threshold exceeds 1/2" (1/2" max with beveled edge)

CBC: 11B-303.3 / ADA 303

8-2 Doors

Add ISA Entry Signage

ISA Signage is missing from Entry

CBC: 11B-216.6 / ADA 703

Replace Door Hardware

Door Knobs are not allowed.

CBC: 11B-309.4 / ADA 309

Replace Door Threshold

Door Threshold exceeds 1/2" (1/2" max with beveled edge)

CBC: 11B-303.3 / ADA 303

8-3 Doors

Replace Door Hardware

Door Knobs are not allowed.

CBC: 11B-309.4 / ADA 309

8-4 Doors

Replace Door Hardware

Door Knobs are not allowed.

CBC: 11B-309.4 / ADA 309

Door Opening Width

Door opening is 26" (32" min).

32 Clear Min Opng below 34 aff/ 4in lever protrusion OK above 34

CBC: 11B-404.2.3 / ADA 404

8-5 Doors

Replace Door Hardware

Door Knobs are not allowed.

CBC: 11B-309.4 / ADA 309

Door Opening Width

Door opening is 26" (32" min).

32 Clear Min Opng below 34 aff/ 4in lever protrusion OK above 34

CBC: 11B-404.2.3 / ADA 404

8-6 Doors

Replace Door Hardware

Door Knobs are not allowed.

CBC: 11B-309.4 / ADA 309

Door Opening Width

Door opening is 26" (32" min).

32 Clear Min Opng below 34 aff/ 4in lever protrusion OK above 34

CBC: 11B-404.2.3 / ADA 404

8-7 Doors

Replace Door Hardware

Door Knobs are not allowed.

CBC: 11B-309.4 / ADA 309

Door Opening Width

Door opening is 26" (32" min).

32 Clear Min Opng below 34 aff/ 4in lever protrusion OK above 34

CBC: 11B-404.2.3 / ADA 404

8-8 Doors

Replace Door Hardware

Door Knobs are not allowed.

CBC: 11B-309.4 / ADA 309

Door Opening Width

Door opening is 26" (32" min).

32 Clear Min Opng below 34 aff/ 4in lever protrusion OK above 34

CBC: 11B-404.2.3 / ADA 404

8-9 Doors

Install or Modify Directional/ Informational Signage

Install Directional/ Information signage 'Non-Accessible' and directions to nearest Accessible

CBC: 11B-216.3 / ADA 216

Replace Door Hardware

Door Knobs are not allowed.

CBC: 11B-309.4 / ADA 309

8-10 Doors**Replace Door Hardware**

Door Knobs are not allowed.

CBC: 11B-309.4 / ADA 309

8-11 Doors**Install or Modify Door Signage**

Signage at 61" aff to center (58" - 60" range)

CBC: 11B-703.7.2.6 / ADA 703

8-12 Doors**Replace Door Threshold**

Door Threshold exceeds 1/2" (1/2" max with beveled edge)

CBC: 11B-303.3 / ADA 303

Replace Door Hardware

Door Knobs are not allowed.

CBC: 11B-309.4 / ADA 309

Door Opening Width

Door opening is 27" (32" min).

32 Clear Min Opng below 34 aff/ 4in lever protrusion OK above 34

CBC: 11B-404.2.3 / ADA 404

18-1 Room**Provide an Accessible Counter**

Reception Counter is 43" aff (29"-34" aff by min. 36" long for parallel approach).

CBC: 11B-904.4.1 / ADA 904

Clear Path of Travel

Passageway is less than 32" wide. (32" min for <24" of travel).

CBC 11B-403.5.1 / ADA 403

Reposition Equipment

T-Stats, Security Panel, Alarm Pulls and/or Fire Extinguishers are outside the allowable 15"- 48" reach range. Fire Extinguishers are measured from the floor to the wall hanger.

CBC: 11B-308.1.1 / ADA 308

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

18-2 Room

Provide an Accessible Counter

Counter is 43" aff (29"-34" aff by min. 36" long for parallel approach).

CBC: 11B-904.4.1 / ADA 904

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

18-3 Room

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

18-4 Room

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

Provide an Accessible Counter

Kitchen Counter is 36" aff (29"-34" aff by min. 36" long for parallel approach).

CBC: 11B-212 / ADA 904

18-5 Room

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

Clear Path of Travel

Passageway is less than 32" wide. (32" min for <24" of travel).

CBC 11B-403.5.1 / ADA 403

Accessible Lockers

Provide (1) locker with shelves 15" - 48" aff and hooks <48" aff, recessed door handles.

CBC 11B-222/ 11B-803/ ADA 222

Maneuvering Clearance

Provide min. 60" dia. or 36" x 60" Tee Clearance in front of Locker.

CBC: 11B-304.3 / ADA 304

18-6 Room

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

Reposition Equipment

T-Stats, Security Panel, Alarm Pulls and/or Fire Extinguishers are outside the allowable 15"- 48" reach range. Fire Extinguishers are measured from the floor to the wall hanger.

CBC: 11B-308.1.1 / ADA 308

18-7 Room

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

Reposition Equipment

T-Stats, Security Panel, Alarm Pulls and/or Fire Extinguishers are outside the allowable 15"- 48" reach range. Fire Extinguishers are measured from the floor to the wall hanger.

CBC: 11B-308.1.1 / ADA 308

18-8 Room

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

Reposition Equipment

T-Stats, Security Panel, Alarm Pulls and/or Fire Extinguishers are outside the allowable 15"- 48" reach range. Fire Extinguishers are measured from the floor to the wall hanger.

CBC: 11B-308.1.1 / ADA 308

18-9 Room

Provide an Accessible Counter

Workbench is 35 1/2" aff (29"-34" aff by min. 36" long for parallel approach).

CBC: 11B-904.4.1 / ADA 904

Reposition Equipment

T-Stats, Security Panel, Alarm Pulls and/or Fire Extinguishers are outside the allowable 15"- 48" reach range. Fire Extinguishers are measured from the floor to the wall hanger.

CBC: 11B-308.1.1 / ADA 308

Accessible Route

Change steps to a Ramp with max. slope 1:12.

CBC 11B-405 / ADA 405

20-1 SingleUser Restroom- Unisex

Replace or reposition Plumbing fixtures

26 1/2" clear knee space under the Lav (27" min.)

CBC 11B-306.3.3 / ADA 306

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is 19" (17" to 18").

CBC 11B-604.2 / ADA 604

Replace or reposition Plumbing fixtures

42" clear from WC front lip to obstruction (48" min).

CBC 11B-604.3.1 / ADA 604

Replace or modify Grab Bars

Side GB extends 41" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

Replace or modify Grab Bars

36" Side GB (42" min./ 48" recommended)

CBC: 11B-604.5.1 / ADA 604

Replace or modify Grab Bars

Rear GB extends 19" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

Replace or reposition Accessory Equipment

Soap Dispenser is 43" aff (40" max)

CBC 11B- 603.5 / ADA 603

Replace or reposition Dispenser

Toilet Paper Dispenser is outside the 7"- 9" range.

CBC 11B- 604.7 / ADA 604

20-2 SingleUser Restroom- Unisex**Install or Modify Directional/ Informational Signage**

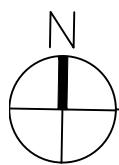
Install Directional/ Information signage 'Non-Accessible' and directions to nearest Accessible

CBC: 11B-216.3 / ADA 216

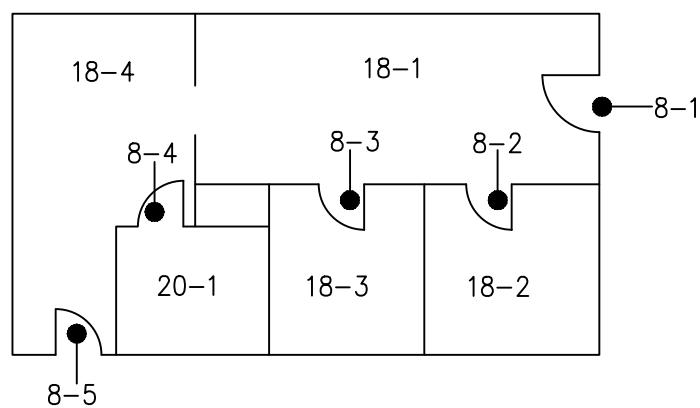
20-3 SingleUser Restroom- Unisex**Install or Modify Directional/ Informational Signage**

Install Directional/ Information signage 'Non-Accessible' and directions to nearest Accessible

CBC: 11B-216.3 / ADA 216



HOLLISTER HOUSE



KEY PLAN

Estimated Cost: \$13,000

8-1 Doors

Add ISA Entry Signage

ISA Signage is missing from Entry
CBC: 11B-216.6 / ADA 703

Replace Door Hardware

Door Knobs are not allowed.
CBC: 11B-309.4 / ADA 309

Adjust Door Closer

Door Closer sweep time is < 5 sec. and/or Door opening force is > 5 lbs.
CBC: 11B-404.2.8, 11B-404.2.9 / ADA 404

8-2 Doors

Replace Door Hardware

Door Knobs are not allowed.
CBC: 11B-309.4 / ADA 309

8-3 Doors

Replace Door Hardware

Door Knobs are not allowed.
CBC: 11B-309.4 / ADA 309

8-4 Doors

Replace Door Hardware

Door Knobs are not allowed.
CBC: 11B-309.4 / ADA 309

8-5 Doors

Door Maneuvering Clearance

<24" Maneuvering Clearance on pull side (24" min.)
CBC 11B-404.2.4.1 / ADA 404

Adjust Door Closer

Door Closer sweep time is < 5 sec. and/or Door opening force is > 5 lbs.
CBC: 11B-404.2.8, 11B-404.2.9 / ADA 404

Relocate Door Closer

Door Closer is 76 1/2" aff (78" min.)
CBC: 11B-404.2.3 / ADA 404

18-1 Room

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

18-2 Room

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

18-3 Room

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

18-4 Room

Wall Outlet Heights

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

Provide an Accessible Counter

Kitchen Counter is 36" aff (29"-34" aff by min. 36" long for parallel approach).

CBC: 11B-212 / ADA 904

Replace or reposition Accessory Equipment

Paper Towel Dispenser is 51" aff (40" max)

CBC 11B- 603.5 / ADA 603

20-1 Multi User Restroom

Replace or reposition Plumbing fixtures

The centerline of the WC to the side wall is 19" (17" to 18").

CBC 11B-604.2 / ADA 604

Replace or reposition Plumbing fixtures

<60" clear from WC side wall to adjacent fixture or wall (60" min)

CBC 11B-604.3.1 / ADA 604

Replace or modify Grab Bars

Side GB extends 46" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

Replace or modify Grab Bars

Rear GB extends 21" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

Replace or reposition Accessory Equipment

Soap Dispenser is 47" aff (40" max)

CBC 11B- 603.5 / ADA 603

Replace or reposition Dispenser

Toilet Paper Dispenser is outside the 7"- 9" range.

CBC 11B- 604.7 / ADA 604

Replace or reposition Accessory Equipment

Paper Towel Dispenser is 51" aff (40" max)

CBC 11B- 603.5 / ADA 603

SITE ASSESSMENT

1-3 Parking Area**Category: 1**

Issue: Surface slope is at 6%. No signage or striping provided.

Action: Regrade parking lot and install leveled concrete or AC pavement parking stalls where signs exist. Install "Minimum Fine" signs to existing poles. Install detectable warning tile.

CBC: 11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

11B-502.3.3 - Access aisle shall be painted with hatches of contrasting color and with the words No Parking.

11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

Cost Per: \$11,600

Total Cost: **\$13,600**

Qty: 1

Unit: Each



Site Photo



Tijuana River Valley Regional Park
Baseball Fields

Map: 3 Grid: H5



1-6 Parking Area**Category: 1**

Issue: Surface slope is at 3%. No detectable warnings provided. No van parking.

Action: Regrade parking stalls, replace AC pavement, and restripe to accomodate van parking stall and loading zone. Install "Tow Away" sign at entrance.

CBC: 11B-502.8 - An additional sign (Tow Away) shall be posted by the entrance or by the accessible parking.

11B-247.1.2.2 - Detectable warnings shall be provided on all curb ramps.

11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

11B-502.6.4 - The surface of each accessible paved parking space shall have a surface identificaton.

Cost Per: \$8,600

Total Cost: **\$10,600**

Qty: 1

Unit: Each



Site Photo



Tijuana River Valley Regional Park
Baseball Fields

Map: 2 Grid: G2



4-5 Walk

Category: 1

Issue: Surface slope of turning space is 3.5%.

Action: Provide level surface at point of turning. Regrade walkway before arriving at landing.

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$15

Total Cost: \$3,500

Qty: 100

Unit: Square Feet



Site Photo



Tijuana River Valley Regional Park
Bird and Butterfly Garden

Map: 7 Grid: G5

5-1 Ramp

Category: 1

Issue: Running slope on ramp to structure at bird and butterfly garden is 14%.

Action: Reconstruct ramp to meet grade.

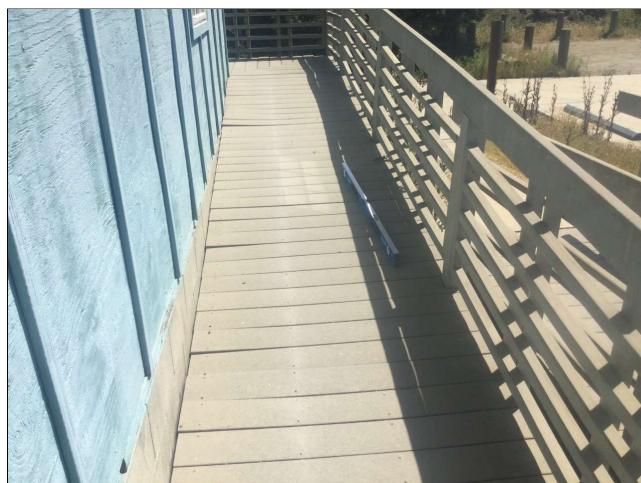
CBC: 11B-405.2 - Ramps shall have running slope not steeper than 1:12.

Cost Per: \$90

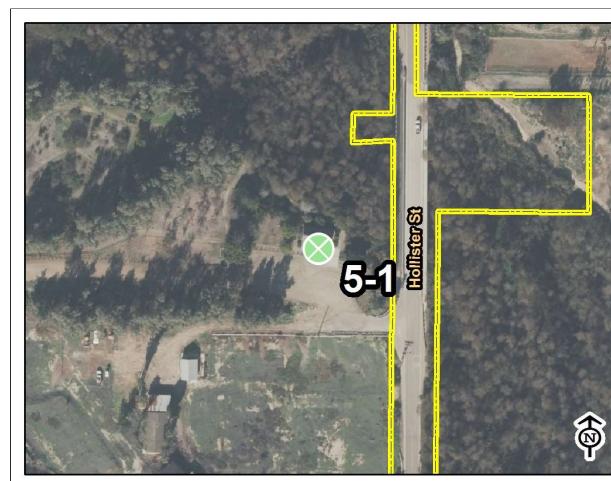
Total Cost: \$3,800

Qty: 20

Unit: Feet



Site Photo



Tijuana River Valley Regional Park
Bird and Butterfly Garden

Map: 7 Grid: G5

1-1 Parking Area**Category: 1**

Issue: Surface slope is at 3.5%. Paint delineating parking stall and loading zone is faded.

Action: Regrade parking stall, replace AC pavement, and restripe.

CBC: 11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

11B-502.6.4 - The surface of each accessible paved parking space shall have a surface identificaton.

Cost Per: \$4,500

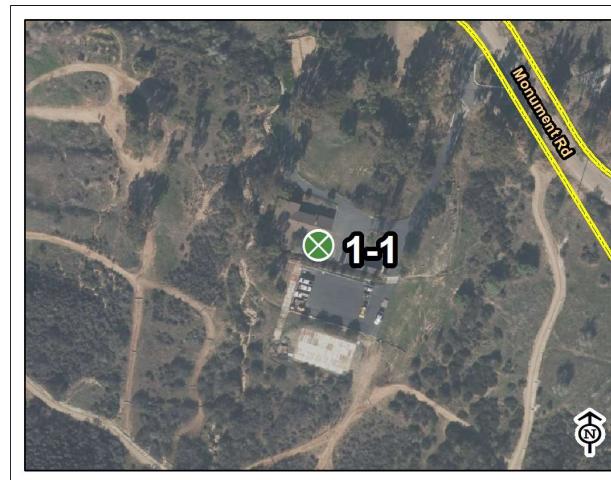
Total Cost: **\$6,500**

Qty: 1

Unit: Each



Site Photo



Tijuana River Valley Regional Park
Ranger Station

Map: 8 Grid: D5

1-2 Parking Area**Category: 1**

Issue: No ADA parking stall provided near trailhead and picnic area.

Action: Designate 1 ADA parking stall for this parking lot with appropriate signage. Comply to CBC 11B-502.

CBC: 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

Cost Per: \$5,000

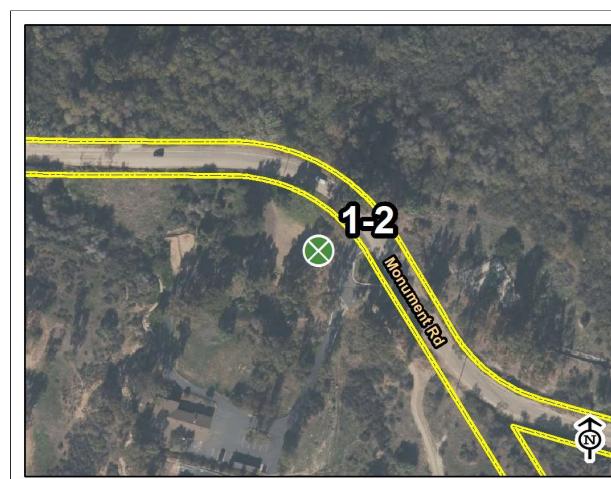
Total Cost: **\$7,000**

Qty: 1

Unit: Each



Site Photo



Tijuana River Valley Regional Park
Ranger Station

Map: 8 Grid: F2

4-2 Walk**Category: 1****Issue: Surface slope of turning space is 6%.****Action: Provide level surface at point of turning. Regrade and replace AC pavement.**

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$15

Total Cost: **\$3,100**

Qty: 75

Unit: Square Feet



Site Photo

Tijuana River Valley Regional Park
Ranger Station

Map: 8 Grid: D5



1-7 Parking Area

Category: 1

Issue: No ADA parking stall provided near trailhead. Surface slope is at 4%. Signage incomplete.

Action: Install leveled concrete or AC pavement pad near trail head. Provide signage for parking and for the trail head. All stalls shall comply to CBC 11B-502.

CBC: 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

11B-502.3.3 - Access aisle shall be painted with hatches of contrasting color and with the words No Parking.

11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a

11B-502.8 - An additional sign (Tow Away) shall be posted by the entrance or by the accessible parking minimum of 80 inches high.

11B-502.8 - An additional sign (Tow Away) shall be posted by the entrance or by the accessible parking. **Total Cost: \$7,282** Sign 1 Unit 5

Cost Per: \$5,000

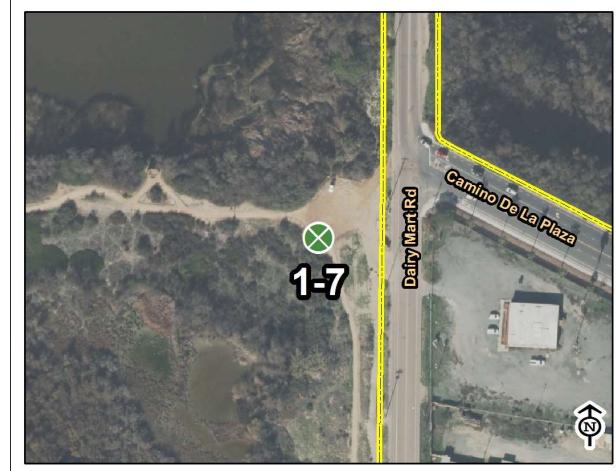
Total Cost: \$7,000

Qty: 1

Unit: Each



Site Photo



Tijuana River Valley Regional Park Trail Heads

Map: 9 Grid: D3

1-8 Parking Area

Category: 1

Issue: No ADA parking stall provided near trailhead.

Action: Install leveled concrete or AC pavement pad near trail head. Provide signage for parking and for the trail head. All stalls shall comply to CBC 11B-502.

CBC: 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

Cost Per: \$5,000

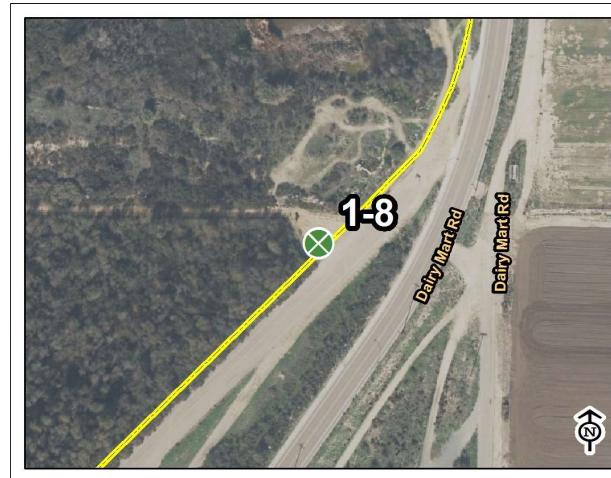
Total Cost: **\$7,000**

Qty: 1

Unit: Each



Site Photo



Tijuana River Valley Regional Park
Trail Heads

Map: 10 Grid: E3

4-3 Walk

Category: 2

Issue: 1" gaps in concrete. Gaps throughout asphalt at entire park.

Action: Resurface and seal gaps.

CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than ½ inch.

Cost Per: \$30,000

Total Cost: **\$30,000**

Qty: 1

Unit: Each



Site Photo



Tijuana River Valley Regional Park
Baseball Fields

Map: 3 Grid: E5

4-7 Walk**Category: 2****Issue: Vertical changes in walkway exceed 1/2".****Action: Regrade adjacent surface.**

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$25

Total Cost: **\$125**

Qty: 5

Unit: Feet



Site Photo

Tijuana River Valley Regional Park
Baseball Fields

Map: 3 Grid: G5

20-1 Single-User Restroom**Category: 2****Issue: No accessible route to portable restrooms.****Action: Provide accessible portable restroom and relocate to accessible area.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$3,000

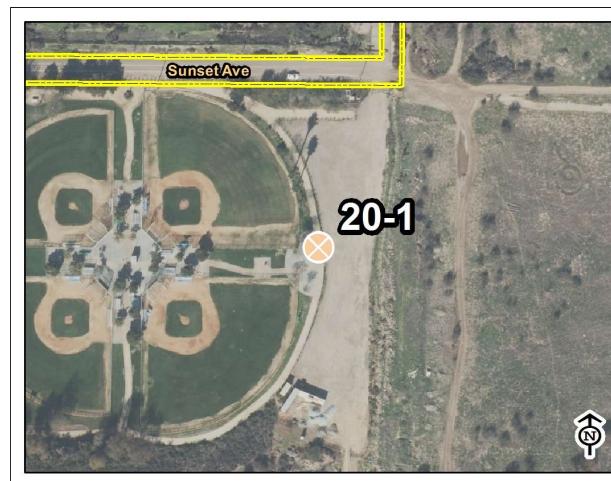
Total Cost: **\$3,800**

Qty: 2

Unit: Each



Site Photo

Tijuana River Valley Regional Park
Baseball Fields

Map: 3 Grid: G5

20-2 Single-User Restroom**Category: 2****Issue: No accessible route to portable restrooms.****Action: Provide accessible portable restrooms that face away from the parking lot.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$3,000

Total Cost: **\$3,800**

Qty: 2

Unit: Each



Site Photo

Tijuana River Valley Regional Park
Baseball Fields

Map: 2 Grid: G4

26-3 Trails**Category: 2****Issue: Vertical changes in walkway exceed 1/2".****Action: Rergrade adjacent surface.**

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$25

Total Cost: **\$250**

Qty: 10

Unit: Feet



Site Photo

Tijuana River Valley Regional Park
Baseball Fields

Map: 2 Grid: F3

32-8 Picnic Area**Category: 2****Issue: Picnic area contains weeds.****Action: Vegetation to be maintained throughout.**

CBC: 11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

Cost Per: \$1,500

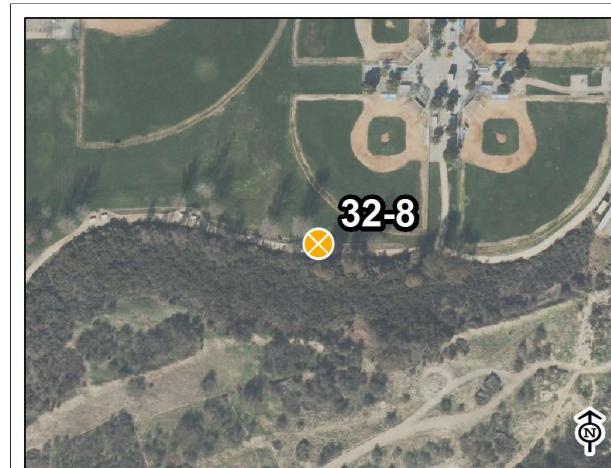
Total Cost: **\$1,500**

Qty: 1

Unit: Each



Site Photo

Tijuana River Valley Regional Park
Baseball Fields

Map: 5 Grid: C3

34-1 Play Equipment Area**Category: 2****Issue: No ground elements are accessible.****Action: Provide accessible rubberized surface to play structure.**

CBC: 11B-240.2.1 - Where ground level play components are provided, at least one of each type shall be on an accessible route.

Cost Per: \$10

Total Cost: **\$2,000**

Qty: 120

Unit: Square Feet



Site Photo

Tijuana River Valley Regional Park
Baseball Fields

Map: 4 Grid: D4

34-2 Play Equipment Area**Category: 2****Issue: No accessible route to play structure.****Action: Provide accessible rubberized surface to play structure.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$10

Total Cost: **\$1,400**

Qty: 60

Unit: Square Feet



Site Photo

Tijuana River Valley Regional Park
Baseball Fields

Map: 4 Grid: F4

34-3 Play Equipment Area**Category: 2****Issue: No accessible route to play structure.****Action: Provide accessible rubberized surface to play structure.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$10

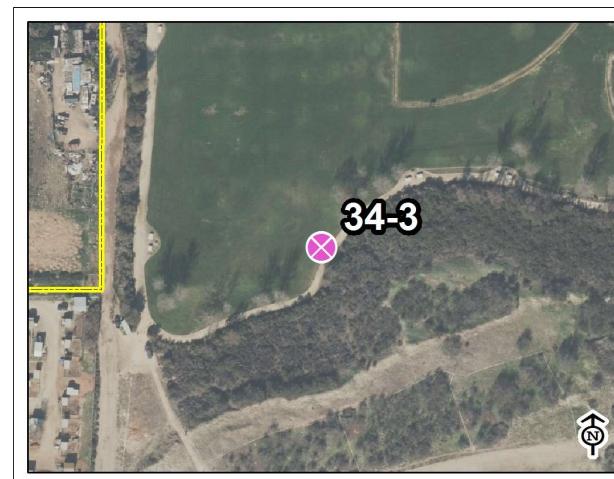
Total Cost: **\$1,400**

Qty: 60

Unit: Square Feet



Site Photo

Tijuana River Valley Regional Park
Baseball Fields

Map: 4 Grid: F3

34-4 Play Equipment Area**Category: 2****Issue: No ground elements are accessible.****Action: Provide accessible rubberized surface to play structure.**

CBC: 11B-240.2.1 - Where ground level play components are provided, at least one of each type shall be on an accessible route.

Cost Per: \$10

Total Cost: **\$1,400**

Qty: 60

Unit: Square Feet



Site Photo

Tijuana River Valley Regional Park
Baseball Fields

Map: 5 Grid: B2

34-5 Play Equipment Area**Category: 2****Issue: No ground elements are accessible.****Action: Provide accessible rubberized surface to play structure.**

CBC: 11B-240.2.1 - Where ground level play components are provided, at least one of each type shall be on an accessible route.

Cost Per: \$10

Total Cost: **\$1,000**

Qty: 20

Unit: Square Feet



Site Photo

Tijuana River Valley Regional Park
Baseball Fields

Map: 5 Grid: A2

1-5 Parking Area**Category: 2**

Issue: Paint delineating parking stall is faded. No minimum fine is posted on parking stall.

Action: Install Detectable Warning Tile between parking stall and walkway. Install "Minimum Fine" and "Van Parking" signs on existing pole. Repaint ADA striping.

CBC: 11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

11B-502.6.4 - The surface of each accessible paved parking space shall have a surface identificaton.

Cost Per: \$2,700

Total Cost: **\$3,500**

Qty: 1

Unit: Each



Site Photo



Tijuana River Valley Regional Park
Bird and Butterfly Garden

Map: 7 Grid: G5

4-6 Walk**Category: 2**

Issue: Vertical changes in walkway exceed 1/2".

Action: Grind or patch vertical change of grade.

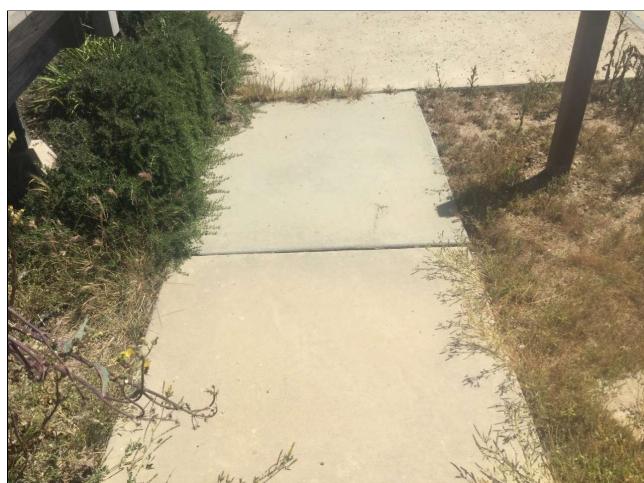
CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$250

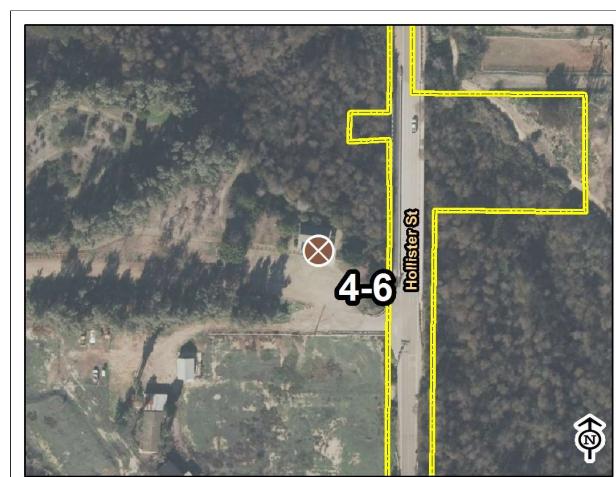
Total Cost: **\$250**

Qty: 1

Unit: Each



Site Photo



Tijuana River Valley Regional Park
Bird and Butterfly Garden

Map: 7 Grid: G5

6-2 Stairway**Category: 2****Issue: No contrasting stripe on treads. Open risers exist on stairway.****Action: Replace stairway to have compliant handrails, and no open risers.**

CBC: 11B-504.4.1 - Exterior stairs shall have all treads marked by a stripe provided clear visual contrast; Grooves shall not be used to satisfy this requirement. 11B-504.3 - Open risers are not permitted on stairs.

Cost Per: \$500

Total Cost: **\$5,000**

Qty: 10

Unit: Feet



Site Photo

Tijuana River Valley Regional Park
Bird and Butterfly Garden

Map: 7 Grid: G4

4-1 Walk**Category: 2****Issue: Surface slope of turning space is 2.75%.****Action: Provide level surface at point of turning in front of door to ranger station. Demolish area of deck and replace.**

CBC: 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$50

Total Cost: **\$3,500**

Qty: 30

Unit: Square Feet



Site Photo

Tijuana River Valley Regional Park
Ranger Station

Map: 8 Grid: D5

6-1 Stairway**Category: 2****Issue: No handrails at staircase. No contrasting stripe on treads.****Action: Provide handrails to both sides. Install contrasting stripes on treads.**

CBC: 11B-504.4.1 - Exterior stairs shall have all treads marked by a stripe provided clear visual contrast; Grooves shall not be used to satisfy this requirement.

11B-505.10.3 - Handrail gripping surfaces shall extend 1' beyond stair.

Cost Per: \$1,500

Total Cost: **\$1,500**

Qty: 1

Unit: Each



Site Photo

Tijuana River Valley Regional Park
Ranger Station

Map: 8 Grid: D4

10-2 Drinking Fountain**Category: 3****Issue: No High-Low fountain provided.****Action: Replace drinking fountain.**

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

Total Cost: **\$3,800**

Qty: 1

Unit: Each



Site Photo

Tijuana River Valley Regional Park
Baseball Fields

Map: 3 Grid: E5

10-4 Drinking Fountain**Category: 3****Issue: No High-Low fountain provided.****Action: Replace drinking fountain.**

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

Total Cost: **\$3,800**

Qty: 1

Unit: Each



Site Photo

Tijuana River Valley Regional Park
Baseball Fields

Map: 2 Grid: G4

27-1 Assembly Area**Category: 3****Issue: No companion seating provided at bench.****Action: Provide seating on other side of the ballfield.**

CBC: 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$800

Total Cost: **\$1,600**

Qty: 1

Unit: Each



Site Photo

Tijuana River Valley Regional Park
Baseball Fields

Map: 2 Grid: G4

4-4 Walk**Category: 3****Issue: No accessible route to nearest picnic area.****Action: Provide 48" wide minimum accessible path of travel from ADA parking lot to closest picnic table.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

Total Cost: **\$9,000**

Qty: 140

Unit: Feet



Site Photo

Tijuana River Valley Regional Park
Bird and Butterfly Garden

Map: 7 Grid: F4

10-1 Drinking Fountain**Category: 3****Issue: No accessible route to drinking fountain. No High-Low fountain provided.****Action: Provide 48" wide minimum accessible path of travel to fountain and replace or modify drinking fountain.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,750

Total Cost: **\$5,600**

Qty: 1

Unit: Each



Site Photo

Tijuana River Valley Regional Park
Bird and Butterfly Garden

Map: 6 Grid: C2

10-3 Drinking Fountain**Category: 3****Issue: No High-Low fountain provided.****Action: Replace drinking fountain.**

CBC: 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

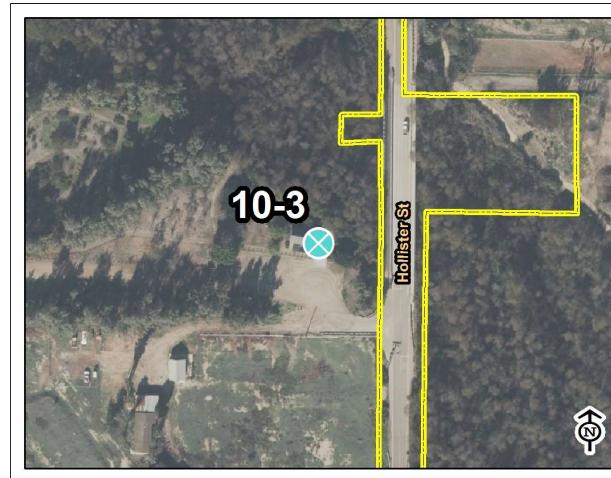
Total Cost: **\$3,800**

Qty: 1

Unit: Each



Site Photo

Tijuana River Valley Regional Park
Bird and Butterfly Garden

Map: 7 Grid: G4

26-2 Trails**Category: 3****Issue: Existing trail is not accessible. Cross slope at 3%.****Action: Regrade and replace DG trail through bird and butterfly garden.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$65

Total Cost: **\$80,000**

Qty: 1200

Unit: Feet



Site Photo

Tijuana River Valley Regional Park
Bird and Butterfly Garden

Map: 7 Grid: E3

32-3 Picnic Area**Category: 3**

Issue: No accessible route to picnic area. No accessible tables in picnic area.

Action: Provide 48" wide minimum path of travel to picnic tables. Provide ADA accessible picnic tables.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$2,800

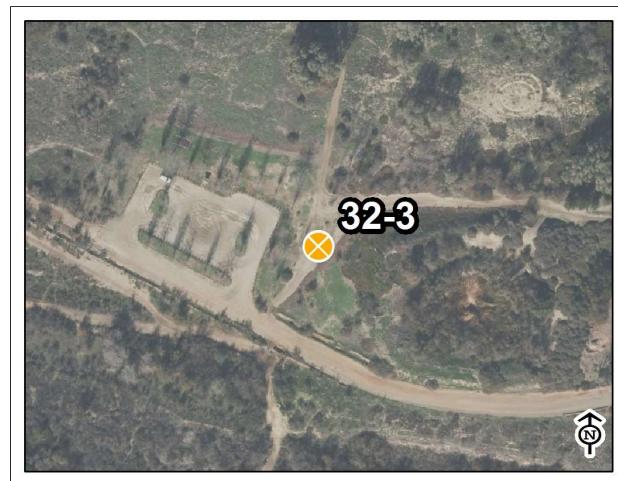
Total Cost: **\$4,800**

Qty: 1

Unit: Each



Site Photo



Tijuana River Valley Regional Park
Bird and Butterfly Garden

Map: 6 Grid: D3

32-6 Picnic Area**Category: 3**

Issue: No accessible route to picnic tables, trash cans, benches, and dog bag dispenser.

Action: Provide 48" wide minimum accessible path of travel to a table, trash can, bench, and dog bag dispenser.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$2,000

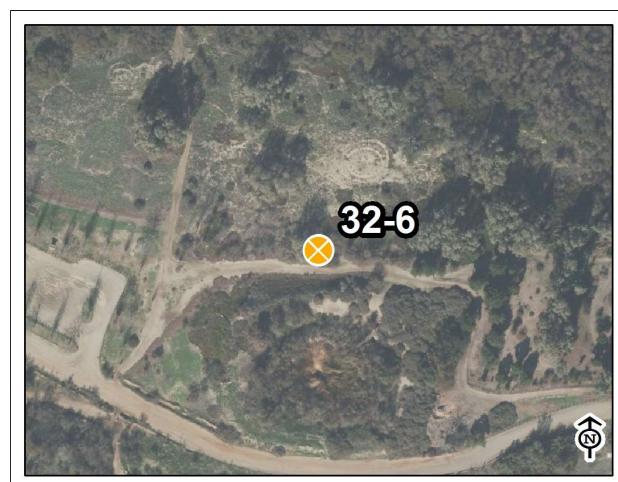
Total Cost: **\$4,000**

Qty: 1

Unit: Each



Site Photo



Tijuana River Valley Regional Park
Bird and Butterfly Garden

Map: 6 Grid: F2

32-7 Picnic Area**Category: 3****Issue: Picnic area is not leveled.****Action: Install level concrete pad encompassing picnic area.**

CBC: 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$15

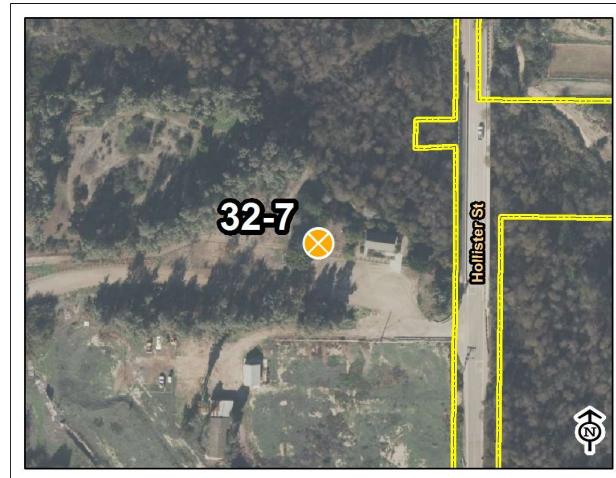
Total Cost: **\$8,000**

Qty: 400

Unit: Square Feet



Site Photo

Tijuana River Valley Regional Park
Bird and Butterfly Garden

Map: 7 Grid: F4

33-2 Outdoor Constructed Features**Category: 3****Issue: No accessible route to kiosk.****Action: Provide 48" wide minimum accessible path of travel to kiosk.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

Total Cost: **\$2,700**

Qty: 15

Unit: Feet



Site Photo

Tijuana River Valley Regional Park
Bird and Butterfly Garden

Map: 6 Grid: B2

33-3 Outdoor Constructed Features**Category: 3****Issue: No accessible route to kiosk.****Action: Turn kiosk around and relocate it to a level location near the path.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$1,500

Total Cost: **\$2,300**

Qty: 1

Unit: Each



Site Photo

Tijuana River Valley Regional Park
Bird and Butterfly Garden

Map: 7 Grid: B4

**26-1 Trails****Category: 3****Issue: No accessible route to trailhead.****Action: Provide 48" wide minimum accessible path of travel to trail head.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$50

Total Cost: **\$3,000**

Qty: 20

Unit: Feet



Site Photo

Tijuana River Valley Regional Park
Ranger Station

Map: 8 Grid: G3



32-1 Picnic Area**Category: 3**

Issue: No accessible route to picnic table. No accessible tables in picnic area. Picnic area is not leveled.

Action: Provide 48" wide minimum path of travel from ADA parking stall to picnic table. Provide ADA accessible picnic table.

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$3,100

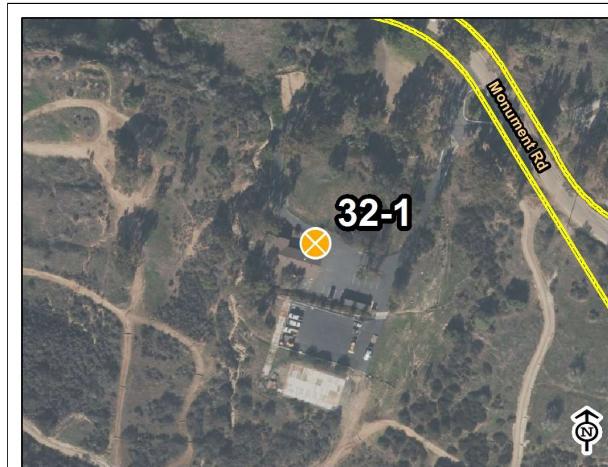
Total Cost: **\$5,100**

Qty: 1

Unit: Each



Site Photo



Tijuana River Valley Regional Park
Ranger Station

Map: 8 Grid: D4



32-2 Picnic Area**Category: 3****Issue: No accessible route to picnic area.****Action: Provide accessible path to picnic table.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$50

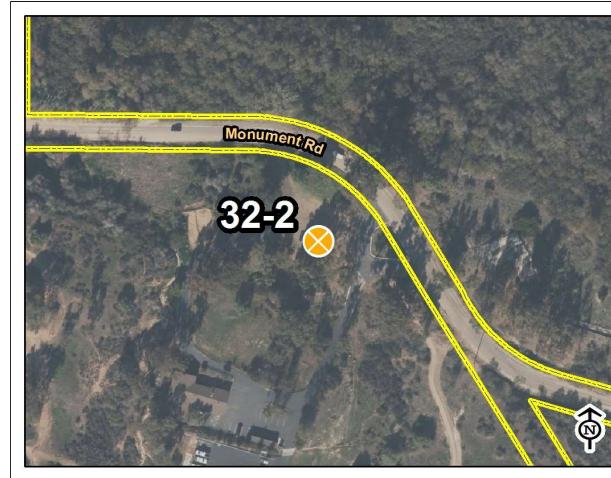
Total Cost: **\$2,500**

Qty: 10

Unit: Feet



Site Photo

Tijuana River Valley Regional Park
Ranger Station

Map: 8 Grid: F2

33-1 Outdoor Constructed Features**Category: 3****Issue: No accessible route to park information kiosk.****Action: Provide accessible ramp to porch of ranger station with signs.**

CBC: 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$5,000

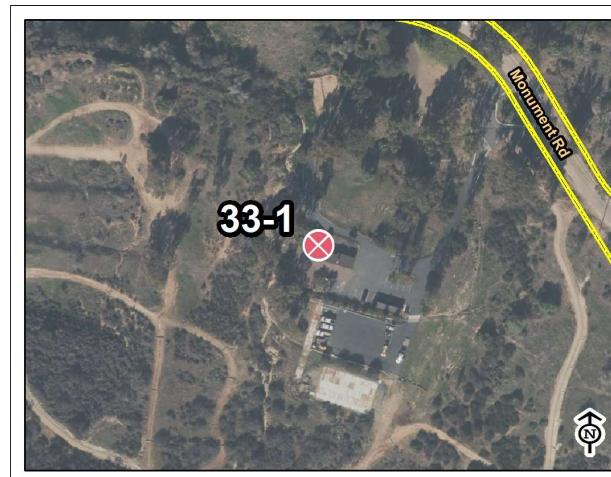
Total Cost: **\$7,000**

Qty: 1

Unit: Each



Site Photo

Tijuana River Valley Regional Park
Ranger Station

Map: 8 Grid: D4

26-4 Trails**Category: 3****Issue: No companion seating provided at bench.****Action: Regrade and provide 36"x48" clear floor area.**

CBC: 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$700

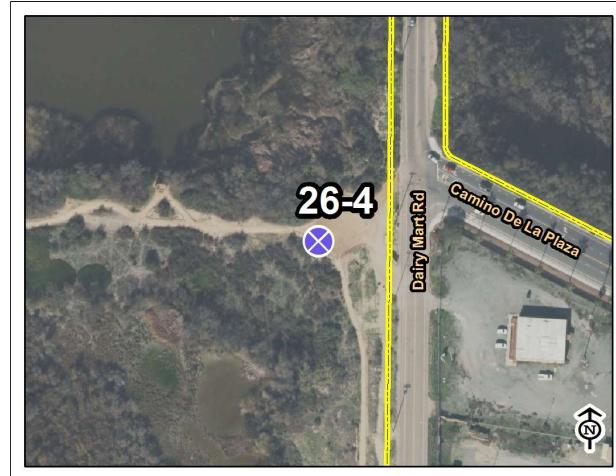
Total Cost: **\$1,500**

Qty: 1

Unit: Each



Site Photo

Tijuana River Valley Regional Park
Trail Heads

Map: 9 Grid: D3

27-2 Assembly Area**Category: 3****Issue: No companion seating provided at bench.****Action: Regrade and provide 36"x48" clear floor area.**

CBC: 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$700

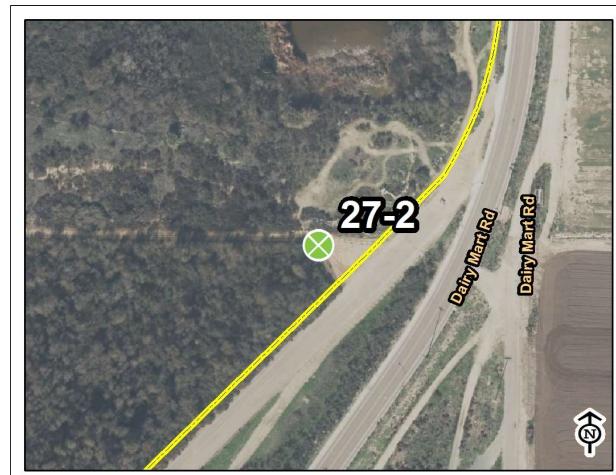
Total Cost: **\$1,500**

Qty: 1

Unit: Each



Site Photo

Tijuana River Valley Regional Park
Trail Heads

Map: 10 Grid: D3

33-4 Outdoor Constructed Features

Category: 3

Issue: Kiosk not on level surface.

Action: Regrade area in front of kiosk.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$15

Total Cost: \$2,600

Qty: 40

Unit: Square Feet



Site Photo



Tijuana River Valley Regional Park
Trail Heads

Map: 9 Grid: D3

33-5 Outdoor Constructed Features

Category: 3

Issue: Vertical reach is 53" above finished floor.

Action: Adjust height of station.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$300

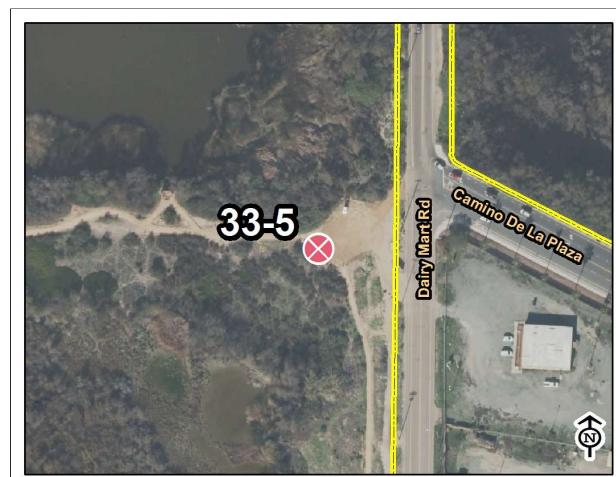
Total Cost: \$300

Qty: 1

Unit: Each



Site Photo



Tijuana River Valley Regional Park
Trail Heads

Map: 9 Grid: D3

33-6 Outdoor Constructed Features

Category: 3

Issue: Kiosk not on level surface.

Action: Relocate kiosk to a location where the surface is level.

CBC: 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$1,500

Total Cost: \$2,300

Qty: 1

Unit: Each



Site Photo



Tijuana River Valley Regional Park Trail Heads

Map: 10 Grid: D3

7.0 APPENDIX A: COMMON SITE ISSUES AND ACTIONS

GRADE ISSUES AT SWINGS AND PLAY STRUCTURES



NON COMPLIANT

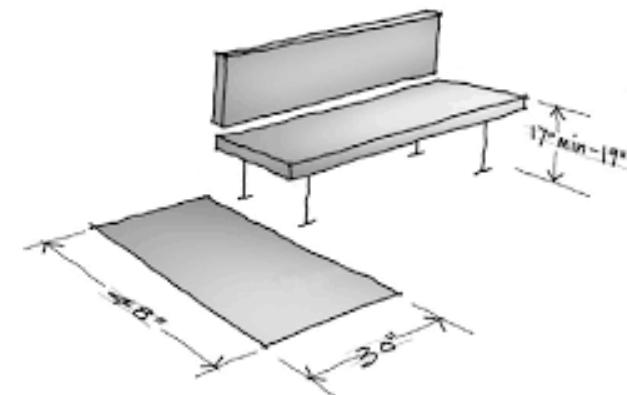


COMPLIANT

NO COMPANION SEATING AT ADJACENT TO BENCHES



NON COMPLIANT



COMPLIANT

LEVEL LANDINGS NOT PROVIDED AT DOORS, GATES, AND OTHER REQUIRED LOCATIONS



NON COMPLIANT - SLOPES EXCEEDING THE ALLOWABLE % PER CODE



COMPLIANT - SLOPES MEETING THE ALLOWABLE % PER CODE

NO HIGH LOW WATER FEATURES/NO ACCESS TO WATER FOUNTAIN



NON COMPLIANT



COMPLIANT

SLOPE ISSUES ON PARKING AND WALKING SURFACES



NON COMPLIANT



NON COMPLIANT

NON-ACCESSIBLE PICNIC BENCHES



NON COMPLIANT

Picnic tables

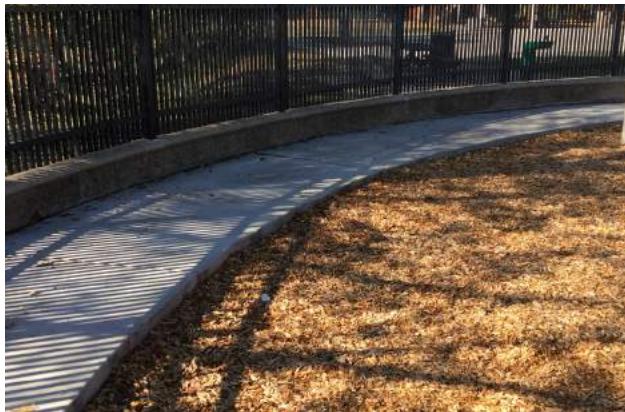
- Positioned for forward approach
- Knee and toe complying with 306
- 36 inches along all usable sides of the table



NON COMPLIANT



GRADE CHANGES EXCEEDING 4" ALONG WALKWAYS REQUIRING WARNING CURB OR GRADE CHANGE



NON COMPLIANT



NON COMPLIANT

GRADE CHANGES REQUIRING GUARDRAIL



NON COMPLIANT

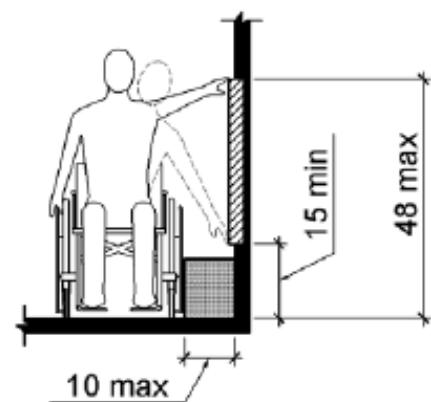


COMPLIANT

DOG WASTE BAGS/EXHIBITS OUT OF REACH



NON COMPLIANT



COMPLIANT

DOOR/GATE HARDWARE REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST



NON COMPLIANT

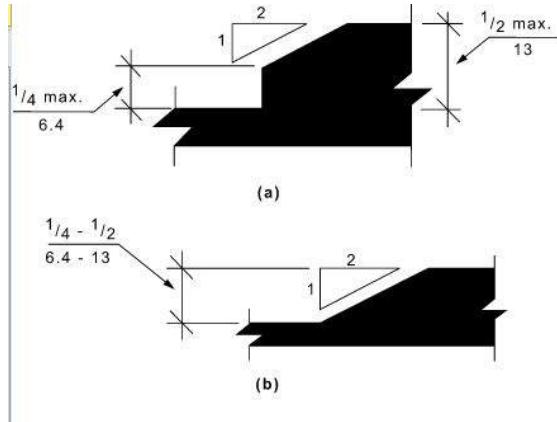


COMPLIANT

VERTICAL CHANGES ON WALKING SURFACES

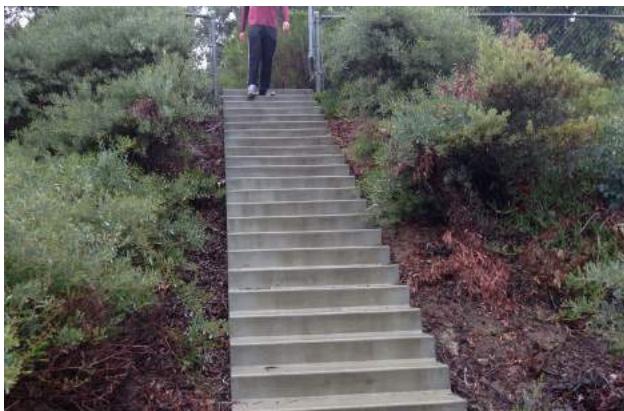


NON COMPLIANT



COMPLIANT

NO HANDRAILS AND/OR VISUAL CONTRASTING STRIPES ON STAIRS



NON COMPLIANT

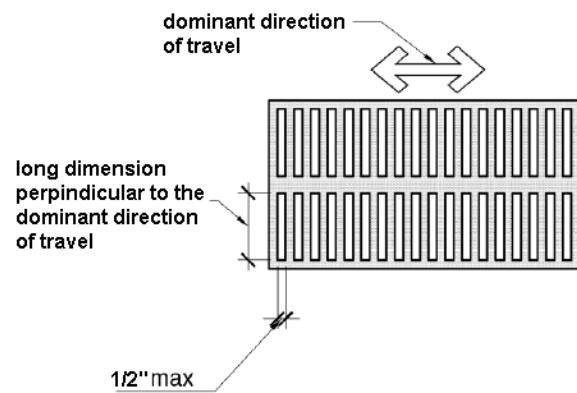


COMPLIANT

GAPS IN CONCRETE EXCEED 1/2"



NON COMPLIANT



COMPLIANT

ADA PARKING SIGNAGE MISSING, FADED, OR VISUALLY IMPAIRED



NON COMPLIANT



NON-COMPLIANT

CURB RAMPS MISSING DETECTABLE WARNING STRIPS



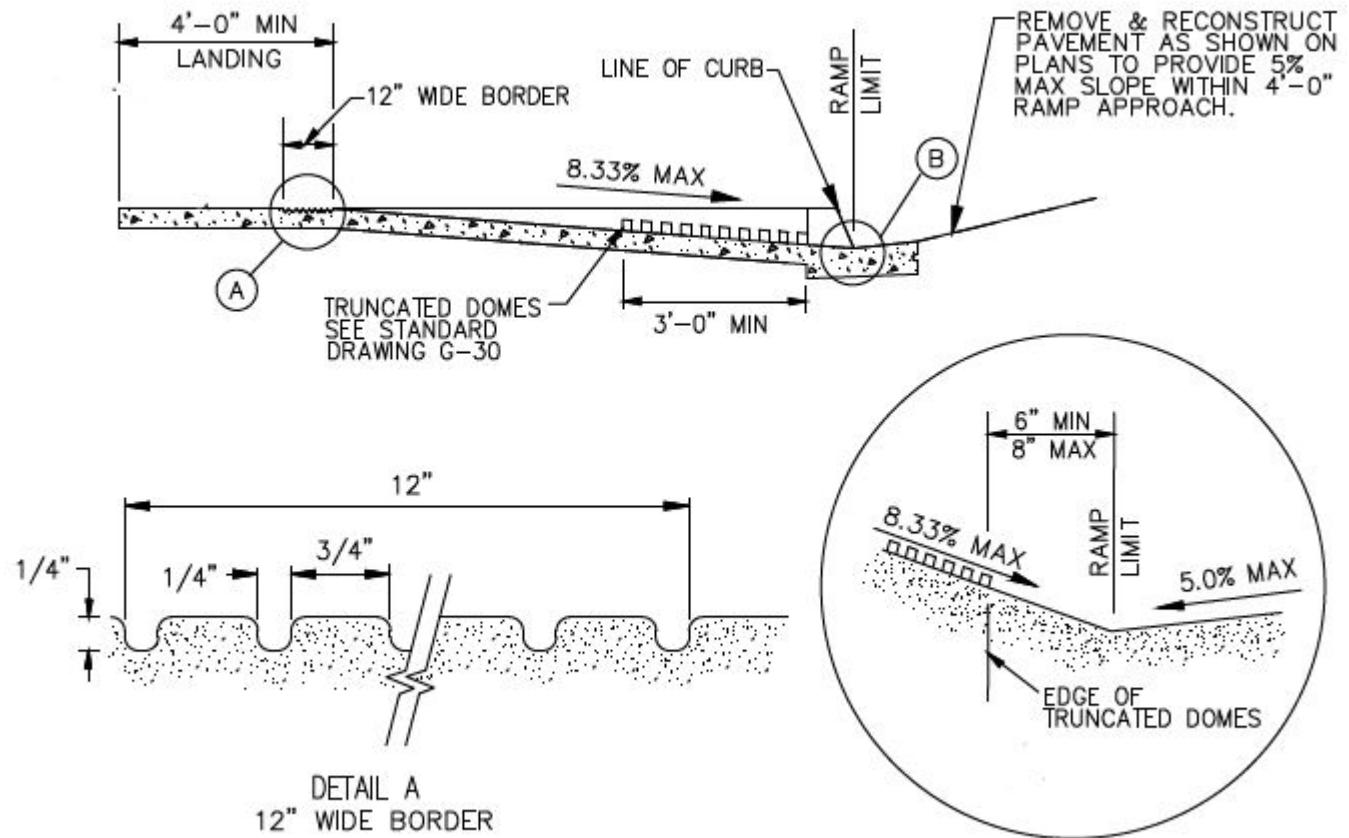
NON COMPLIANT



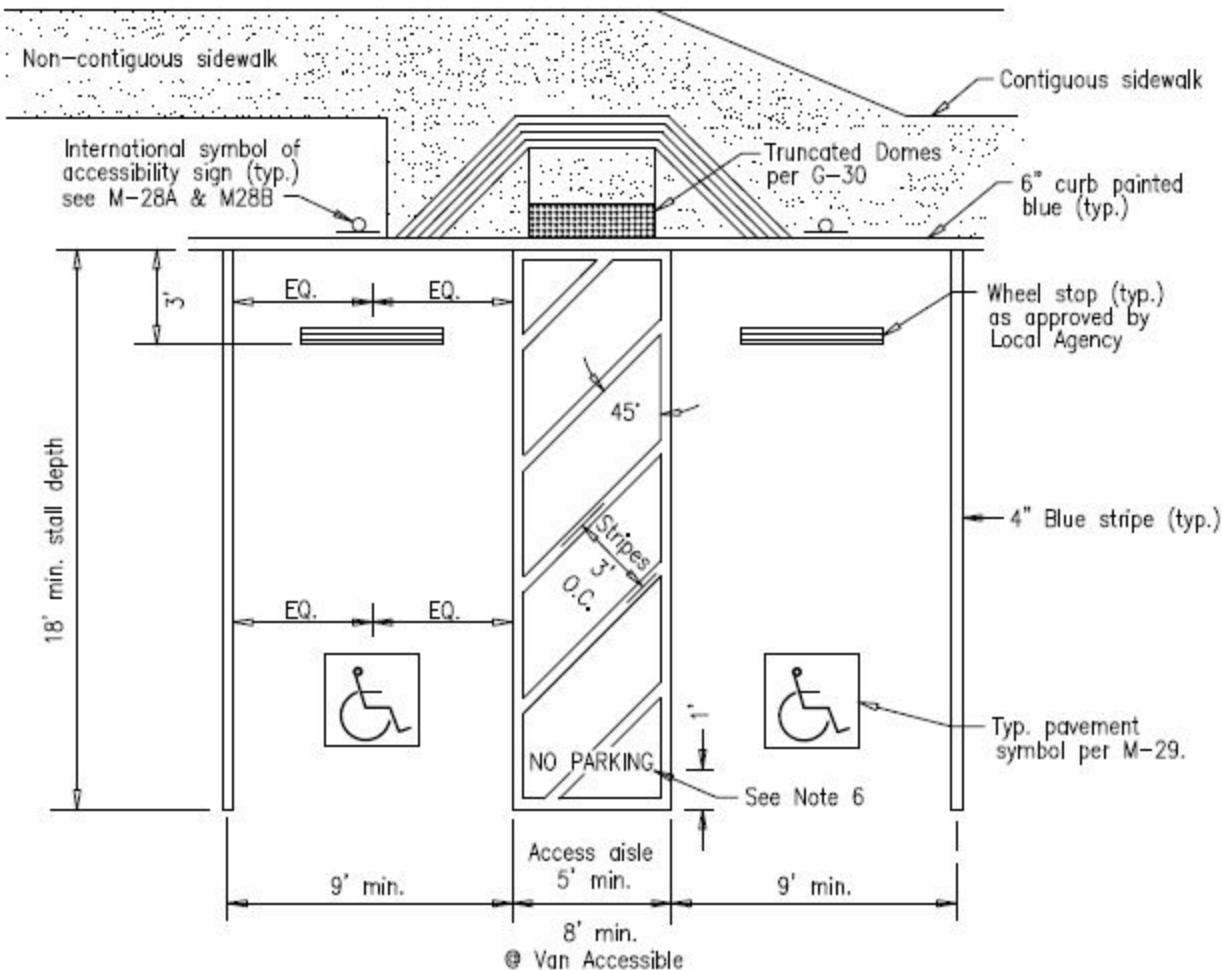
COMPLIANT

7.1 APPENDIX B: STANDARD DRAWINGS & SPECS

STANDARD CURB RAMP PROFILE



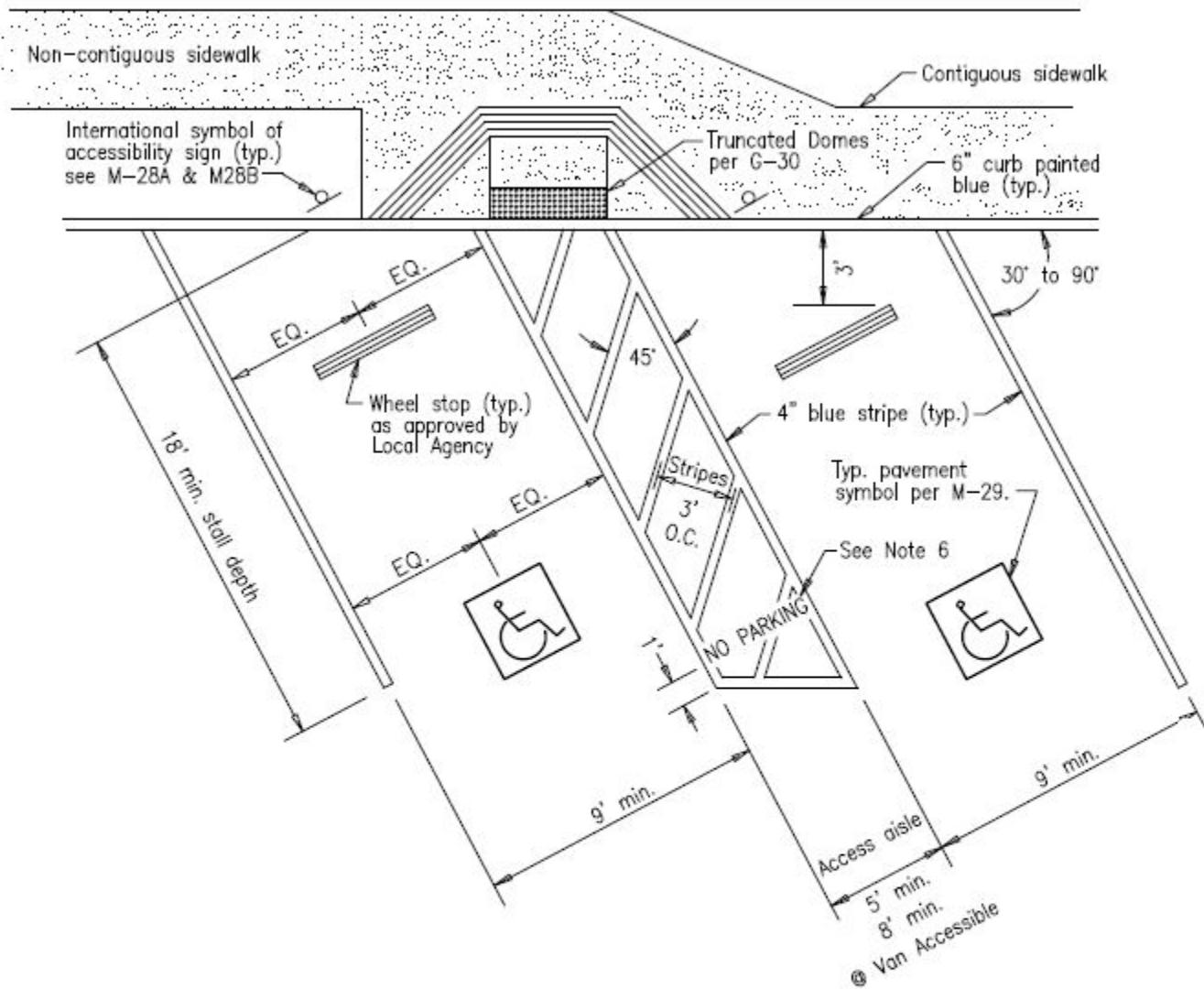
PERPENDICULAR PARKING



NOTES:

1. Provide for adequate drainage.
2. For appropriate ramp alternate to conform to topographical conditions, see standard drawings G-27 through G-32B.
3. Blue color should match color No. 15090 in the Federal Standard 595a as specified in Section 522(b)2.
4. If only one accessible parking stall is going to be provided, the access aisle shall be 8' (van accessible) and located on the passenger side.
5. Sidewalk cross slope shall not exceed 2.0%.
6. "NO PARKING" 12" high stencil marking, reflective white over blue stripes.

ANGLED PARKING



NOTES:

1. Provide for adequate drainage.
2. For appropriate ramp alternate to conform to topographical conditions, see standard drawings G-27 through G-32B.
3. Blue color should match color No. 15090 in the Federal Standard 595a as specified in Section 522(b)2.
4. If only one accessible parking stall is going to be provided, the access aisle shall be 8' (van accessible) and located on the passenger side.
5. Sidewalk cross slope shall not exceed 2.0%.
6. "NO PARKING" 12" high stencil marking, reflective white over blue stripes.

7.2 APPENDIX C: COMMON ARCHITECTURAL NON-COMPLIANCE ISSUES AND SUMMARY

The following is a summary of non-compliance in Buildings. Non-Compliance is typically a result of:

- Changes to Codes, over time. Per direction from DPR we are asked to document non-compliance with the 2013 CBC and 2010 ADA, regardless whether those items were installed according to the Code in effect at the time of construction.
- Installation without regard to Codes.
- Product Substitutions during construction and /or sloppy installation.

Many of the non-compliant items will require simple re-positioning or adjustment, while others will likely require more extensive construction and include re-work of rough plumbing.

For example, if the WC (Toilet) centerline is outside the 17"-18" range and/or there is less than 60" clearance. DPR can provide guidance on the cost/benefit of the following mitigation options:

- Leave as-is without loss of WC and add Unisex facilities to the Building or
- Size allowing, renovate by reconfiguring (2) WC stalls to (1) Accessible or
- Change this room to Single-User and remove redundant Fixtures.

The 2013 CBC is typically been more restrictive than the 2010 ADA, for example:

- ADA allows a 16"-18" centerline of WC measured to an adjacent sidewall. The CBC is more restrictive at 17"-18".
- ADA requires 56"-59" clear from the WC back wall to a front wall, fixture or other obstruction. The CBC requires the same 56"-59" but also requires 48" clear from the WC front lip, which is more restrictive and requires a larger stall or room.
- ADA does not require a Shower Seat except in Hotels. CBC requires that all showers have seats, except in Dwellings.

Of the Buildings surveyed, the majority of non-compliance was in the Restrooms and Showers. Typical Items found include:



- **Signage Missing or Incorrect**
ISA Entry Signage, Room or Door Signage, Directional/ Informational Signage.
- **Adjust Door Closer**
Sweep time is < 5 sec. and/or opening force is > 5 lbs.
- **Door Threshold**
Exceeds 1/2" (1/2" max with beveled edge)
- **WC Clearance**
Centerline of WC rough plumbing is outside the 17-18" range.
- **WC Side approach**
Less than 60" clear side approach from WC side wall to an opposite wall, fixture or other obstruction. Prior to 2010 CBC, this minimum equated to +/- 50" to 57" clear, depending on the type of WC.
- **WC Front approach**
Less than 48" clear from WC front lip to an opposite wall, door, fixture or other obstruction.
- **Grab Bar Position**
Rear Grab Bar extends less than 24" from centerline of WC and Sidewall Grab Bar extends less than 54" from WC back wall.
- **Accessory Equipment Positions**
Toilet Paper Dispenser is outside the 7"- 9" range measured to WC front lip and/or Accessory Equipment, within any 3048 maneuvering space, protrudes +4" from wall between 27"-80" aff.



- **Pre-Shower Maneuvering Space**

Less than 36" x 60" maneuvering footprint adjacent to Shower Entry.

- **Shower Stall**

Less than 30" x 60" clear inside and with a completely open long side or, alternately, less than 36" x 60" clear with a minimum 36" opening on the long side.

- **Shower Seat**

'L' shaped seat is installed backwards or mounted on wrong wall or no seat installed.

- **Replace or reposition Plumbing fixtures**

Shower Controls are mounted outside the 19"-27" range measured from inside corner adjacent to seat.

- **Replace or reposition Plumbing fixtures**

Shower Control is more than 48" aff and the centerline is outside the allowable 39"-41" range.

- **Floor Threshold**

More than 1/2" change in elevation entering the Shower Area.



Perfect, except the seat is installed backwards.

7.5 APPENDIX F: ESTIMATED SITE COSTS PER PARK

4S HERITAGE PARK	\$78,900
4S HOMESTEAD PARK	\$25,900
4S LIBERTY PARK	\$41,100
4S PATRIOT PARK	\$73,100
CACTUS PARK	\$59,250
EL MONTE PARK	\$151,225
EUCALYPTUS PARK	\$157,525
FLINN SPRINGS PARK	\$325,650
GOODAN RANCH PARK	\$74,545
GOODLAND ACRES PARK	\$71,000
HILTON HEAD PARK	\$75,100
LAKESIDE SPORTS PARK	\$88,750
LAMAR STREET PARK	\$82,950
LINCOLN ACRES PARK	\$72,200
LOS PENASQUITOS PRESERVE PARK	\$42,750
LOUIS STELZER PARK	\$147,750
NANCY JANE PARK	\$46,050
OTAY LAKES PARK	\$317,015
PROVENCE HOUSE	\$15,450
SPRING VALLEY PARK & COMMUNITY CENTER	\$167,775
STEELE CANYON COUNTY PARK	\$307,060
SWEETWATER LANE PARK	\$226,050
TIJUANA RIVER VALLEY REGIONAL PARK	\$277,725
TOTAL	\$2,924,820

These Construction Cost Estimates are based on Historical Data only and are not based on construction drawings. They should be used for rough order of magnitude only.

7.4 APPENDIX E: COST APPROACH & RATIONALES FOR PARKING, CURB RAMPS, WALK, AND PICNIC AREA NON-COMPLIANCE ISSUES

*Total estimated costs for improvements include a 15% design cost and a 15% labor cost where applicable.

PARKING

The cost estimate for parking is divided into 3 separate categories: Signage, Grading and the addition and/or relocation of new parking stalls. The cost for signage will always remain independent and shall not be considered as part of a cost to any other category. The grading for existing parking stalls' cost is based on the conditions of the existing surface surrounding the parking stall. These conditions are listed below:

1. Grading/AC Resurfacing
2. 6" Curb & Gutter
3. 6" Berm
4. Curb Ramps
5. Sidewalk
6. Striping

If a curb ramp needing to be replaced due to the regrading and is listed in the curb ramp section as non-compliant, the cost to improve the curb ramp will be accounted for in the parking stalls overall cost. This cost will not be accounted for in the curb ramp section. In addition, wherever a grading issue was encountered, the assumption was taken that with any accessible parking adjacent to the non-compliant stall will also need to be regraded. Therefore, their cost is also taken into account.

Similar parameters were used when proposing additional and/or the relocation of new parking stalls. An additional \$300 was added to the cost for the modification or the addition for a path of travel. Without knowing existing grades, it was difficult to determine if any grading would be needed. Therefore, the assumption was taken that grading will be needed for all new parking stalls. The cost for all parking solutions are per the County of San Diego Department of Public Works Unit Price List; 2013, with the addition of a 25% contingency for the cost of demolition.

CURB RAMPS

The cost for all curb ramps are per the County of San Diego Department of Public Works Unit Price List; 2013, with the addition of a 25% contingency for the cost of demolition. The cost for curb ramps needing improvements or adjustments that abut an accessible parking space with grading issues, will be accounted for in the parking section of this report.

WALKS AND PATHS OF TRAVEL

The cost estimate for non-compliance issues requiring the actions *Regrade walking surface*” and *Provide an accessible path of travel to feature* were calculated based on the following summation of itemized prices in site preparation, construction, and material costs:

Site Preparation

Erosion Control	s.f.	\$0.20	l.f.	\$0.80
Dust Control	s.f.	\$0.25	l.f.	\$1.00
Temporary Fencing(if req'd)			l.f.	\$4.00
Rough Grading	s.f.	\$1.00	l.f.	\$4.00
Finish Grading	s.f.	\$0.30	l.f.	\$1.20
Survey and Layout	s.f.	\$0.30	l.f.	\$1.20
Site Drainage	s.f.	\$0.45	l.f.	\$1.80
Adjustment to Adjacent Irrigation and Landscape			l.f.	\$12.00

Construction/Material Costs:

4" Natural Grey Concrete	s.f.	\$5.00	l.f.	\$20.00
<u>Total</u>			l.f.	<u>\$46.00</u>
Contingency 10%			l.f.	\$50.00

RAMPS

The cost estimate for non-compliance issues requiring in the installations of ramps were calculated based on the price above for walks in addition to a linear foot price for handrails.

PICNIC AREAS

Rough costs for non-compliant issues within Picnic Areas were included for certain areas and excluded for others. Rough costs were excluded if a picnic area was located a substantial difference away from compliant and established path of travel. This rationale is based on the opinion that it would be more cost-effective for the park's operators to either relocate the tables closer to a path of travel, or to remove the picnic area entirely.

7.5 APPENDIX F: ESTIMATED SITE COSTS PER PARK

4S HERITAGE PARK	\$78,900
4S HOMESTEAD PARK	\$25,900
4S LIBERTY PARK	\$41,100
4S PATRIOT PARK	\$73,100
CACTUS PARK	\$59,250
EL MONTE PARK	\$151,225
EUCALYPTUS PARK	\$157,525
FLINN SPRINGS PARK	\$325,650
GOODAN RANCH PARK	\$74,545
GOODLAND ACRES PARK	\$71,000
HILTON HEAD PARK	\$75,100
LAKESIDE SPORTS PARK	\$88,750
LAMAR STREET PARK	\$82,950
LINCOLN ACRES PARK	\$72,200
LOS PENASQUITOS PRESERVE PARK	\$42,750
LOUIS STELZER PARK	\$147,750
NANCY JANE PARK	\$46,050
OTAY LAKES PARK	\$317,015
PROVENCE HOUSE	\$15,450
SPRING VALLEY PARK & COMMUNITY CENTER	\$167,775
STEELE CANYON COUNTY PARK	\$307,060
SWEETWATER LANE PARK	\$226,050
TIJUANA RIVER VALLEY REGIONAL PARK	\$277,725
TOTAL	\$2,924,820

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