

# City of South Gate



# Volume 2

## Appendix B Facilities Barrier Assessment Report

### Methodology

In assessing the facilities for physical barriers, our Certified Access Specialists (CASp) assessors visited each facility in order to evaluate compliance with State and Federal accessibility laws and codes. The field investigation was conducted with the state-of-the art tools for efficient and accurate data collection in order to analyze, describe, and document code conformance. Inaccessible elements that posed barriers to accessibility (commonly referred to as physical barriers) were recorded and are presented herein this part of the report.

The Tables attached to this Volume are a compilation of the results of the priorities work sessions and the public meeting and describe the priorities for barrier removals at City facilities.

The following list, although not exhaustive, are the most common barriers that CASp assessors look for and document.

#### **Parking:**

Does the building have correct number of accessible and van accessible stalls?

Proper Signage

Cross slopes

Curb ramps

Accessible route from nearest transit stop to building site

Accessible route from accessible stalls to building entrance

Pavement Striping

Tow Away signs

#### **Ramps**

Handrails and Handrail extensions

Edge Protection

Cross Slope

Landings

#### **Building Entrance:**

Door Width, hardware, closing speed, landing, door threshold

Change in elevation at the door

#### **Restrooms:**

Accessible stall dimensions

Grab bars

Height of Dispensers

Protruding objects

Accessible routes / corridors  
Shelves/coat hooks/mirrors/accessories  
Door Swing  
Door Maneuvering clearing  
Seat Heights  
Location of Flush controls  
Lavatories and Sinks  
Geometric Door Signage

### **Drinking Fountains**

High and Low fountains provided  
Clear Floor space  
Protruding objects  
Reach ranges

### **Signage**

Tactile/Braille Signage requirements  
Sign Mounting Heights  
Signs indicating location of accessible elements

### **Miscellaneous:**

Meeting Rooms - Are Assistive Listening Devices provided  
Service counter Heights  
Stairs

### Priorities

Barriers were assigned levels of priority using the following criteria:

#### **Level 1: High Visibility / High Use Items**

Level One priorities are assigned to immediate features that significantly affect access to facilities.

#### Pedestrian Access Routes:

- Tripping Hazards
- Overhead Clearance Obstacles
- Loose Debris Impeding Access Routes
- Detectability issues

#### Facilities:

- Entry walks and doors
- Handrail Modifications
- Signs indicating accessible entrances

- Overhead Obstacles
- Accessible Parking Stalls

**Level 2: Barriers That Pose Obstacles to Access Routes and Hinder Access to Programs.**

Level Two priorities are those features that create obstacles to both roadside and facility pedestrian access routes. Also included are barriers to programs, activities, and services provided by the City. For example:

Pedestrian Access Routes:

- Driveway Landings
- Impediments to Access route width

Facility Access:

- Conference rooms, classrooms, program areas. The most frequently used and highest volume rooms as Level Two priorities. Duplicate rooms or features are prioritized at a lower level).
- Primary doors into program areas.
- Braille and tactile signage.
- Assistive-listening devices.
- Public restrooms.
- Showers and locker rooms associated with swimming programs.
- Transaction counters where information is offered, bills are paid, etc.

**Level 3: Minor Access and Amenity Barriers.**

Level Three priorities are those features that are not immediately preventing passage but provide hardship to the impaired. Also included are features that do not directly affect access to programs, activities, and services provided by the City. For example:

Pedestrian Access routes:

- Cracked cement slabs.

Facility Access Routes:

- Doors that pose little obstacle to program access.
- Vending machines, drinking fountains, light switches, electrical outlets, and storage rooms in program areas.



List of Facilities

<b>ABBREVIATION</b>	<b>FACILITY</b>
BSC	Boy Scout Camp
CC	Civic Center
CH-E	City Hall Exterior
CHL	City Hall
CHS	Court House
CY	City Yard (Field Operations)
GC	Golf Course
GCH	Girls Club House
GTL	Gardendale Tot Lot
HRC	Hollydale Resource Center
MA	Municipal Auditorium
MTSC	Margaret Travis Senior Center
PD	Police Department
SC	Sports Center
SS	Swim Stadium
WRC	Westside Resource Center
CCP	Cesar Chavez Park
CP	Circle Park
HCP	Hollydale Community Park
HRP	Hollydale Regional Park
SGP	South Gate Park
SP	Stanford Park
SSP	State Street Park
TP	Triangle Park

## Miscellaneous Comments

Please note these additional comments regarding the following facilities.

Courthouse: The Courthouse Building was closed in 2004 and is out of service and unoccupied. The facility has multiple ADA barriers and code deficiencies. Our field assessors conducted a visual survey and concluded that a retrofit of the ADA elements is not sufficient as a stand-alone retrofit since a full assessment of architectural, ADA, seismic and other Title 24 upgrades will need to be performed when and if the decision is made to open the facility for use.

Golf Course: The obligation of the City to provide accessible golf as a city program is much higher as a Title II entity than that of a privately owned golf course under Title III. In evaluating the policies and procedures implemented at the course, there are barriers to entry for customers with disabilities seeking to play the course. The current “No Carts” policy must be reviewed and revised to include “accessible” carts. The greens of the course are highly susceptible to costly damage by cart travel, however, newer “greens friendly” mobility devices with wide wheels reduce the PSI (pounds of square inch of pressure) of some of these single rider golf carts on the greens surface and is often less than the human footprint and less than that applied by motorized moving equipment. It is recommended that the City invests in at least two accessible carts.

The Waterworks Facilities (3 reservoirs, 2 elevated tanks, and 11 water wells) qualify under the general exceptions of the ADA per CBC 11B-203.5 Machinery Spaces and therefore does not require accessible access. These facilities are frequented only by service personnel for maintenance, repair or occasional monitoring of equipment and shall not be required to comply with these requirements or to be on an accessible route.

Solid Waste Transfer Facility has no buildings on site and the only means of access between various spaces on site is a vehicular way not providing pedestrian access. Therefore, per exception CBC 11B-206.2.2, an accessible route is not be required on site.



### **10-Year Facility Transition Plan**

<b>Fiscal Year</b>	<b>Direct Costs</b>	<b>Project Costs*</b>
FY 17-18	\$169,099	\$219,829
FY 18-19	\$172,922	\$224,799
FY 19-20	\$168,927	\$219,605
FY 20-21	\$97,980	\$127,374
FY 21-22	\$92,435	\$120,166
FY 22-23	\$101,339	\$131,741
FY 23-24	\$99,698	\$129,607
FY 24-25	\$101,200	\$131,560
FY 25-26	\$86,425	\$112,353
FY 26-27	\$69,335	\$90,136
Total:	\$1,159,360	\$1,507,168

\* Project Costs are increased by 30% to account for soft costs, engineering, project management and escalation



**Cost Per Facility - Transition Plan**

<b>Facility</b>	<b>Direct Costs</b>	<b>Project Costs*</b>	<b>Percent of Total</b>
Boy Scout Camp	\$53,585	\$69,661	4.62%
Civic Center	\$31,275	\$40,658	2.70%
Caesar Chavez Park	\$16,510	\$21,463	1.42%
City Hall Complex - Exterior	\$158,434	\$205,964	13.67%
City Hall	\$21,275	\$27,658	1.84%
City Hall - South Annex	\$17,365	\$22,575	1.50%
Court House (out of service)	\$22,230	\$28,899	1.92%
Circle Park	\$10,995	\$14,294	0.95%
Field Operations - City Yard	\$38,515	\$50,070	3.32%
Golf Course	\$25,636	\$33,327	2.21%
Girl's Club House	\$46,725	\$60,743	4.03%
Gardendale Tot Lot	\$15,310	\$19,903	1.32%
Hollydale Community Park	\$73,975	\$96,168	6.38%
Hollydale Resource Center	\$41,185	\$53,541	3.55%
Hollydale Regional Park	\$173,411	\$225,434	14.96%
Municipal Auditorium	\$72,642	\$94,435	6.27%
Margaret Travis Senior Center	\$20,980	\$27,274	1.81%
Police Department	\$22,593	\$29,371	1.95%
Sports Center	\$43,565	\$56,635	3.76%
South Gate Park	\$119,209	\$154,972	10.28%
Stanford Park	\$17,300	\$22,490	1.49%
Swim Stadium	\$44,265	\$57,545	3.82%
State Street Park	Under Construction		
Triangle Park	\$14,050	\$18,265	1.21%
Westside Resource Center	\$58,330	\$75,829	5.03%
<b>Total:</b>	<b>\$1,159,360</b>	<b>\$1,507,168</b>	<b>100.00%</b>



**ADA Transition Plan Matrix**



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
BSC-001	Boy Scout Camp Building A	Broken concrete;	Walkway	Remove and replace triangular section of approximately 6 sq. ft. of concrete.	CBC 11B-303.2,	1	\$90	\$117	FY 17-18
BSC-002	Boy Scout Camp Building A	Round door knob;	Entrance door	Remove door stop	CBC 11B-404.2.10,	1	\$75	\$98	FY 17-18
BSC-003	Boy Scout Camp Building A	Door landing;	Entrance door	Provide a new level landing at the exterior side of the door, measuring 60"X60". Transition the new landing into the existing walkway with a directional slope not greater than 5.0%.	CBC 11B-303.2 CBC 11B-404.2.4,	1	\$525	\$683	FY 17-18
BSC-004	Boy Scout Camp Building B	Door landing;	Entrance door	Provide a new level landing at the exterior side of the door, measuring 60"X60". Transition the new landing into the existing walkway with a directional slope not greater than 5.0%.	CBC 11B-303.2 CBC 11B-404.2.4,	1	\$525	\$683	FY 17-18
BSC-005	Boy Scout Camp Building B	Round door knob;	Doors	Replace round door knob with a lever handle. The end of levers shall return to within 1/2" of the door surface.	CBC 11B-404.2.7,	1	\$185	\$241	FY 17-18
BSC-008	Boy Scout Camp Building C	Handrails;	Ramp	Modify handrails. Extensions shall turn level over the grade break.	CBC 11B-405.8,	1	\$2,500	\$3,250	FY 17-18
BSC-009	Boy Scout Camp Building C	Edge protection;	Ramp	Provide barrier of matching galvanized pipe that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the concrete surfaces. To prevent wheel entrapment, the barrier shall provide a continuous and uninterrupted barrier along the length of the	CBC 11B-405.9,	1	\$1,000	\$1,300	FY 17-18
BSC-010	Boy Scout Camp Building C	Door landing;	Entrance door	The elevation difference of the interior floor and the exterior ramp landing requires that the door frame be raised and the ramp and ramp landing be demolished and rebuilt, or, an interior ramp be cut into the existing concrete floor.	CBC 11B-303.2,	1	\$1,500	\$1,950	FY 17-18
BSC-011	Boy Scout Camp	Slab joints;	Main walkway	Clean joints of vegetation and fill with epoxy caulk.	CBC 11B-302.3,	1	\$75	\$98	FY 17-18
BSC-013	Boy Scout Camp Building D	Door landing;	Entrance door	Provide a new level landing at the exterior side of the door, measuring 60"X60" minimum. Transition the new landing into the existing walkway with a new ramp.	CBC 11B-303.2 CBC 11B-404.2.4,	1	\$525	\$683	FY 17-18
BSC-014	Boy Scout Camp Building D	Step at doors;	Restrooms	Provide a new 60"X60" minimum landing at the exterior side of doors with a ramp down to the existing concrete walkways.	CBC 11B-303.2,	1	\$330	\$429	FY 17-18
BSC-016	Boy Scout Camp Building E	Broken concrete;	Walkway	Remove and replace a section of concrete walk.	CBC 11B-302.3,	1	\$600	\$780	FY 17-18
BSC-017	Boy Scout Camp Building E	Door landing;	Entrance door	Provide a new level landing at the exterior side of the door, measuring 60"X60" minimum. Transition the new landing into the existing walkway with a directional slope not greater than 5.0%.	CBC 11B-303.2 CBC 11B-404.2.4,	1	\$525	\$683	FY 17-18
BSC-018	Boy Scout Camp Building E	Round door knob;	Entrance door	Replace round door knob with a lever handle. The end of levers shall return to within 1/2" of the door surface.	CBC 11B-404.2.7,	1	\$185	\$241	FY 17-18
BSC-022	Boy Scout Camp Building F	Round door	Entrance door	Replace round door knob with a lever handle. The end of levers shall return to within 1/2" of the door surface.	CBC 11B-404.2.7,	1	\$350	\$455	FY 17-18
BSC-023	Boy Scout Camp Building F	Door landing;	Entrance door	Provide a new concrete landing at exterior. Increase door landing to 60"X60" minimum. New landing elevation shall meet the interior floor elevation.	CBC 11B-303.2 CBC 11B-404.2.4,	1	\$150	\$195	FY 17-18
BSC-024	Boy Scout Camp Building G	Broken concrete;	Walkway	Remove and replace a section of concrete walk.	CBC 11B-302.3,	1	\$300	\$390	FY 17-18



ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
BSC-025	Boy Scout Camp - Building G	Door landing;	Entrance door	Provide a new concrete landing at exterior. Increase door landing to 60"X60" minimum. New landing elevation shall meet the interior floor elevation.	CBC 11B-303.2 CBC 11B-404.2.4,	1	\$150	\$195	FY 17-18
BSC-026	Boy Scout Camp - Building G	Broken concrete;	Walkway	Remove and replace triangular section of concrete.	CBC 11B-303.2,	1	\$90	\$117	FY 17-18
BSC-027	Boy Scout Camp - Building H	Door landing;	Entrance door	Provide a new concrete landing at exterior. Increase door landing to 60"X60" minimum. New landing elevation shall meet the interior floor elevation.	CBC 11B-303.2 CBC 11B-404.2.4,	1	\$375	\$488	FY 17-18
BSC-029	Boy Scout Camp - Building I	Broken concrete;	Walkway	Remove and replace triangular section of concrete.	CBC 11B-303.2,	1	\$600	\$780	FY 17-18
BSC-030	Boy Scout Camp - Building I	Door landing;	Entrance door	Increase door landing to 60"X60" minimum.	CBC 11B-303.2 CBC 11B-404.2.4,	1	\$375	\$488	FY 17-18
BSC-031	Boy Scout Camp - Building I	Round door knob;	Entrance door	Replace round door knob with a lever handle. The end of levers shall return to within 1/2" of the door surface.	CBC 11B-404.2.7,	1	\$185	\$241	FY 17-18
BSC-032	Boy Scout Camp	Raised edge;	South walkway	Grind the high edge across the full width.	CBC 11B-303.2,	1	\$300	\$390	FY 17-18
BSC-034	Boy Scout Camp	Tactile Exit Signs;	Exit doors	Provide tactile exit signs at each exit door leading to a grade-level exit. Signs shall have Grade 2 Braille beneath raised text stating "EXIT". At Unit C, the exit sign shall state "EXIT RAMP DOWN".	CBC 1011.4.1 CBC 1011.4.2.2 CBC 11B-703.3 CBC 11B-703.4 CBC 11B-703.5 ,	1	\$600	\$780	FY 17-18
CC-001	Civic Center	Signage; Exterior Two-way communication system; Accessible	Entrance doors	Provide an ISA directional sign at the approach to the two doors. Sign shall have a blue background and a white ISA and white arrow. Descriptive text is optional. Add capabilities to the system to provide visual indicator (DOOR NOW OPEN, or similar). Add a sign next to system device indicating the meaning of visual indicators. Provide a power operator for door with actuation bars or push plates at both sides of door.	CBC 11B-216.6 CBC 11B-703.5, CBC 11B-708.2, CBC 11B-404.2.4 CBC 11B-404.2.9 Exception 2C	1	\$670	\$871	FY 17-18
CC-004	Civic Center	Signage;	Entrance doors	Provide a 4"X4" ISA sign on the door frame, below the intercom.	CBC 11B-216.6,	1	\$75	\$98	FY 17-18
CC-005	Civic Center	Tactile Exit Signs;	Entrance doors	Provide tactile exit signs at each exit door leading to a grade-level exit. Mount signs at the latch side of the single doors and preferably to the right of double doors. Signs shall have Grade 2 Braille beneath raised text stating "EXIT".	CBC 1011.4.1 CBC 11B-703.3 CBC 11B-703.4 CBC 11B-703.5 ,	1	\$600	\$780	FY 17-18
CC-007	Civic Center	Door closers;	All doors	Adjust all door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds	CBC 11B-404.2.8.1 CBC 11B-404.2.9,	1	\$1,140	\$1,482	FY 17-18
CC-009	Civic Center	Aisles;	Museum	Clear aisles to provide a minimum width of 36". Where aisles serve elements at both sides they shall be 44" minimum.	CBC 11B-403.5.1,	1	\$95	\$124	FY 17-18
CC-013	Civic Center	Exit door;	Museum	Replace round door knob with a lever handle. The end of lever shall return to within 1/2" of the door surface.	CBC 11B-404.2.7,	1	\$95	\$124	FY 17-18



ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
CC-034	Civic Center	Exit door; Exit door	Lobby exit - East	Reverse the swing of the door. Place hinges at the opposite side of frame. Remove door stop.	CBC 11B-404.2.4, CBC 11B-404.2.10	1	\$455	\$592	FY 17-18
CCP-005	Caesar Chavez Park	Walkway;	Covered seating area	Replace damaged concrete.	CBC 11B-302.3,	1	\$240	\$312	FY 17-18
CCP-006	Caesar Chavez Park	Walkway;	Covered seating area	Patch damaged concrete.	CBC 11B-302.3,	1	\$60	\$78	FY 17-18
CCP-010	Caesar Chavez Park	Van stall; Tow-away Sign	Parking	Relocate stall markings and sign post to the left side of access aisle. Provide one a CALTRANS R-100B tow sign within direct view of the stall. The blank spaces for vehicle reclaiming information shall be filled-in and made a permanent part of the sign in lettering a minimum 1 inch high.	CBC 11B-502.3.4, CBC 11B-502.8.2 CVC 22511.8(e)	1	\$900	\$1,170	FY 17-18
CCP-011	Caesar Chavez Park	Stall sign;	Parking	Replace the existing sign and provide the additional signs. The lowest edge of the lowest sign shall be 80" minimum.	CBC 11B-502.6,	1	\$75	\$98	FY 17-18
CCP-013	Caesar Chavez Park	Curb ramp;	Parking	Install a 36"X48" truncated dome mat a 36"X48" over ramp surface, 6"-8" from the curb face line.	CBC 11B-406.5.12,	1	\$360	\$468	FY 17-18
CCP-023	Caesar Chavez Park	Stable surface;	Walking path	Groom all DG pathways as needed. Consider adding stabilizing admixtures or binders to increase firmness and stability. Periodic maintenance of DG paths is required to ensure path remains stable and firm, and free of	CBC 11B-302.1 CBC 11B-108 ,	1	\$390	\$507	FY 17-18
CCP-024	Caesar Chavez Park	Van stall;	Parking	Relocate stall markings and sign post to the left side of access aisle.	CBC 11B-502.3.4,	1	\$400	\$520	FY 17-18
CCP-025	Caesar Chavez Park	Stall sign;	Parking	Replace the existing sign and provide the additional signs. The lowest edge of the lowest sign shall be 80" minimum above the walking surface.	CBC 11B-502.6,	1	\$120	\$156	FY 17-18
CCP-026	Caesar Chavez Park	Tow-away Sign;	Parking	Provide one a CALTRANS R-100B tow sign within direct view of the stall. The blank spaces for vehicle reclaiming information shall be filled-in and made a permanent part of the sign in lettering a minimum 1 inch high.	CBC 11B-502.8.2 CVC 22511.8(e),	1	\$500	\$650	FY 17-18
CCP-027	Caesar Chavez Park	Pavement ISA;	Parking	The stencil used by Public Works should be discarded. Create a new stencil of correct size and proportion.	CBC 11B-502.6.4.1,	1	\$400	\$520	FY 17-18
CCP-028	Caesar Chavez Park	Curb ramp;	Parking	Install a 36"X48" truncated dome mat a 36"X48" over ramp surface, 6"-8" from the curb face line.	CBC 11B-406.5.12,	1	\$360	\$468	FY 17-18
CCP-029	Caesar Chavez Park	Van stall; Pavement ISA; Tow-away Sign	Parking	Relocate stall markings and sign post to the left side of access aisle. The stencil used by Public Works should be discarded. Create a new stencil of correct size and proportion. Provide one a CALTRANS R-100B tow sign within direct view of the stall. The blank spaces for vehicle reclaiming information shall be filled-in and made a permanent part of the sign in	CBC 11B-502.3.4, CBC 11B-502.6.4.1, CBC 11B-502.8.2 CVC 22511.8(e)	1	\$1,300	\$1,690	FY 17-18
CCP-030	Caesar Chavez Park	Stall sign;	Parking	Replace the existing sign and provide the additional signs. The lowest edge of the lowest sign shall be 80" minimum.	CBC 11B-502.6,	1	\$1,200	\$1,560	FY 17-18
CCP-031	Caesar Chavez Park	Curb ramp;	Parking	Install a 36"X48" truncated dome mat a 36"X48" over ramp surface, 6"-8" from the curb face line.	CBC 11B-406.5.12,	1	\$360	\$468	FY 17-18



## ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
CH-E-001	City Hall Complex - Exterior	Tow-away Signs;	Parking Lot Entrances	Provide one post-mounted CALTRANS R-100B tow sign at each park entrance, within direct upon entering the parking areas. The blank spaces for vehicle reclaiming information shall be filled-in and made a permanent part of the sign, in lettering a minimum 1 inch high.	CBC 11B-502.8.2 CVC 22511.8(e),	1	\$500	\$650	FY 17-18
CH-E-002	City Hall Complex - Exterior	Access aisle stripes;	All accessible stalls	Re-stripe access aisles with white diagonal stripes, 36" O.C. maximum. Interrupt white stripes at area of white lettering stating "NO PARKING". Access aisle border shall remain blue.	CBC 11B-502.3.3,	1	\$750	\$975	FY 17-18
CH-E-003	City Hall Complex - Exterior	Stall ISA markings;	All accessible stalls	Provide larger ISA's at each stall. Symbol shall be a minimum 36" high with a white border.	CBC 11B-502.6.4.1,	1	\$400	\$520	FY 17-18
CH-E-004	City Hall Complex - Exterior	Accessible Parking;	Civic Center	Consider relocating accessible parking to the East side of building and creating an accessible entrance at the East door. Otherwise, provide civil plans to adjust elevations to raise the existing parking area and construct a new accessible route to the building entrance. SEE the Following Entries.	CBC 11B-502.4 CBC 11B-402.2 ,	1	\$75	\$98	FY 17-18
CH-E-005	City Hall Complex - Exterior	Accessible Parking;	Civic Center	This curb ramp and the adjoining walkway is part of the issues identified in ITEM #4	CBC 11B-406.2.1 CBC 11B-403.3,	1	\$4,020	\$5,226	FY 17-18
CH-E-006	City Hall Complex - Exterior	Accessible Route;	Civic Center	This walkway is part of the issues identified in ITEM #4	CBC 11B-403.3,	1	\$1,875	\$2,438	FY 17-18
CH-E-007	City Hall Complex - Exterior	Accessible Route;	Civic Center	This walkway is part of the issues identified in ITEM #4	CBC 11B-403.3,	1	\$1,500	\$1,950	FY 17-18
CH-E-008	City Hall Complex - Exterior	Accessible Parking;	Civic Center	Install a parallel curb ramp, or relocate the accessible parking stall to the East side of the building.	CBC 11B-403.3,	1	\$2,460	\$3,198	FY 17-18
CH-E-009	City Hall Complex - Exterior	All Pedestrian Ramps;	Civic Center	Add handrails as needed.	CBC 11B-505.2 ,	1	\$5,000	\$6,500	FY 17-18
CH-E-010	City Hall Complex - Exterior	All Pedestrian Ramps;	Civic Center	Modify handrail extensions to turn level over the level landings of ramps.	CBC 11B-505.10.1 ,	1	\$500	\$650	FY 17-18
CH-E-011	City Hall Complex - Exterior	All Pedestrian Ramps;	Civic Center	Lower guide rails at all ramps to a position which prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the ramp surface.	CBC 11B-405.9,	1	\$2,400	\$3,120	FY 17-18
CH-E-012	City Hall Complex - Exterior	East and South Pedestrian Ramps;	Civic Center	Install a truncated dome pad at the bottom of each ramp at the level concrete walk, within 6" of the ramp slope..	CBC 11B-705.1.2.5,	1	\$1,152	\$1,498	FY 17-18
CH-E-013	City Hall Complex - Exterior	Pedestrian Ramp;	Civic Center	Lengthen handrail and modify extension to turn level over the level landing.	CBC 11B-405.8,	1	\$1,000	\$1,300	FY 17-18



ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
CH-E-014	City Hall Complex - Exterior	Walkway;	Civic Center	Demolish sloped walkway. Provide a new walkway using the least slope possible, not to exceed 8.33%. When walkway slope is greater than 5.0%, handrails are required at both sides.	CBC 11B-403.3 CBC 11B-505.2 CBC 11B-405.8,	1	\$1,200	\$1,560	FY 17-18
CH-E-015	City Hall Complex - Exterior	Walkway;	Civic Center	At each end of walkway provide a directional sign directing to the city sidewalk.	CBC 11B-403.5.1 Exception #3 CBC 11B-216.6,	1	\$400	\$520	FY 17-18
CH-E-016	City Hall Complex - Exterior	Entrance Walkway;	Civic Center	Demolish sloped walkway. Provide a new walkway using the least slope possible, not to exceed 8.33%. When walkway slope is greater than 5.0%, handrails are required at both sides.	CBC 11B-403.3 CBC 11B-505.2 CBC 11B-405.8,	1	\$1,200	\$1,560	FY 17-18
CH-E-017	City Hall Complex - Exterior	Entrance Ramp;	Civic Center	Construction of a new ramp is needed. Provide civil plans for new ramp due to the impact of various elevations leading to this entry.	CBC 11B-405.1,	1	\$1,610	\$2,093	FY 17-18
CH-E-018	City Hall Complex - Exterior	Detectable Warning Surface;	Civic Center	Install truncated domes across all areas of flush transition. Domes shall be 36" deep in the direction of travel.	CBC 11B-705.1.2.5,	1	\$14,400	\$18,720	FY 17-18
CH-E-019	City Hall Complex - Exterior	Accessible Stall Surface;	City Hall parking	Provide an asphalt overlay at stalls to match the elevation of the vault cover. Re-stripe stalls.	CBC 11B-502.4,	1	\$1,400	\$1,820	FY 17-18
CH-E-020	City Hall Complex - Exterior	Curb ramp;	City Hall parking	Provide a truncated dome mat across the lower ramp landing, with the edge of mat within 6" - 8" from the face of the curb line. Domes shall be 36" in the direction of travel.	CBC 11B-406.5.12,	1	\$576	\$749	FY 17-18
CH-E-021	City Hall Complex - Exterior	Curb ramp;	City Hall parking	Demolish and rebuild ramp. Slope and cross slopes shall not exceed 8.33% and 2.1% respectively.	CBC 11B-406.5.8,	1	\$2,460	\$3,198	FY 17-18
CH-E-022	City Hall Complex - Exterior	Accessible Route;	City Hall parking	Demolish and rebuild walkway leading away from accessible parking. Slope and cross slopes shall not exceed 5.0% and 2.1% respectively at walkways. Slopes where a change in direction occur shall not exceed 2.1%	CBC 11B-403.3,	1	\$3,500	\$4,550	FY 17-18
CH-E-023	City Hall Complex - Exterior	Accessible Route;	City Hall	Demolish and rebuild walkway leading to building entrance. Slope and cross slopes shall not exceed 5.0% and 2.1% respectively at walkways. Slopes where a change in direction occur shall not exceed 2.1% in any	CBC 11B-403.3,	1	\$2,250	\$2,925	FY 17-18
CH-E-025	City Hall Complex - Exterior	Accessible Route;	City Hall	Remove and replace concrete walkway leading to the door ramp.	CBC 11B-403.3 ,	1	\$1,500	\$1,950	FY 17-18
CH-E-026	City Hall Complex - Exterior	Pedestrian ramp;	City Hall	Remove and replace ramp. Have grades surveyed and civil plans drawn for new ramp.	CBC 11B-405.2 CBC 11B-405.7,	1	\$65,000	\$84,500	FY 17-18
CH-E-027	City Hall Complex - Exterior	Pedestrian ramp handrails;	City Hall	As part of the ramp demo, save handrails for re-use and modify extensions for level 12" projection before turning down.	CBC 11B-505.10.1 ,	1	\$500	\$650	FY 17-18
CH-E-028	City Hall Complex - Exterior	Warning stipes;	City Hall	The upper approach and all treads of each exterior stair shall be marked by a stripe of clearly contrasting color, 2" to 4" wide, placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. The stripe shall be of material that is at least as slip resistant as the treads of the stair. A painted stripe is acceptable.	CBC 11B-504.4.1,	1	\$190	\$247	FY 17-18



## ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
CH-E-029	City Hall Complex - Exterior	Stair handrail extensions;	City Hall	Modify handrail extensions as needed at top and bottom of stairs.	CBC 11B-505.10.2 CBC 11B-505.10.3,	1	\$1,500	\$1,950	FY 17-18
CH-E-030	City Hall Complex - Exterior	Accessible Route;	City Hall	The source of movement beneath the slab is not known. Grinding the high edges would cure the exposed edges, but slab may continue to move.	CBC 11B-303.2,	1	\$150	\$195	FY 17-18
CH-E-031	City Hall Complex - Exterior	West parking stalls;	City Hall	Provide a truncated dome mat across the lower ramp landing with the mat edge located within 6" - 8" from the face of the curb line. Domes shall be 36" in the direction of travel.	CBC 11B-406.5.12,	1	\$576	\$749	FY 17-18
CH-E-032	City Hall Complex - Exterior	Electric vehicle charging station	City Hall	A compliant path of travel needs to be provided from the accessible electric vehicle parking stalls to the city sidewalk. Location should be at the head of the accessible stalls, use wheel stops to prevent accessible path of travel encroachment. Additionally the stall striping and access aisle borders must be painted in green. The hatched lines inside of the access aisle must be painted white, with white letters stating "No	CBC 11B-812.5.1 CBC 11B-812.5.4, CBC 11B-812.7.2, CBC 11B-812.7.3	1	\$16,500	\$21,450	FY 17-18
CH-E-035	City Hall Complex - Exterior	Electric vehicle charging station;	City Hall	Repaint stall markings to state "EV CHARGING ONLY" in white lettering centered on each EV stall.	CBC 11B-812.9,	1	\$350	\$455	FY 17-18
CH-E-036	City Hall Complex - Exterior	Electric vehicle charging station;	City Hall	Provide additional signs stating "VAN ACCESSIBLE" under the existing stall signs.	CBC 11B-812.8.7,	1	\$75	\$98	FY 17-18
CH-E-037	City Hall Complex - Exterior	Stair handrail extensions;	City Hall	Modify handrail extensions as needed at top and bottom of stairs.	CBC 11B-505.10.2 CBC 11B-505.10.3,	1	\$2,000	\$2,600	FY 17-18
CH-E-038	City Hall Complex - Exterior	Warning stipes;	City Hall	The upper approach and all treads of each exterior stair shall be marked by a stripe of clearly contrasting color, 2" to 4" wide, placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. The stripe shall be of material that is at least as slip resistant as the treads of the stair. A painted stripe is acceptable.	CBC 11B-504.4.1,	1	\$190	\$247	FY 17-18
CH-E-039	City Hall Complex - Exterior	Broken Step;	City Hall	Repair broken tread.	CA Civ Code 52(a),	1	\$150	\$195	FY 17-18
CH-E-040	City Hall Complex - Exterior	Stair handrail extensions;	Court House	Replace handrails. Provide compliant handrails with conforming gripping surface. Add extensions as needed at top and bottom of stairs.	CBC 11B-505.6 CBC 11B-505.10.2 CBC 11B-505.10.3,	1	\$3,750	\$4,875	FY 17-18
CH-E-041	City Hall Complex - Exterior	Warning stipes;	Court House	Restripe stair treads. The upper approach and all treads of the stair shall be marked by a stripe of clearly contrasting color, 2" to 4" wide, placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. The stripe shall be of material that is at least as slip resistant as the treads of the stair. A painted stripe is acceptable.	CBC 11B-504.4.1,	1	\$190	\$247	FY 17-18
CH-E-042	City Hall Complex - Exterior	Ramp handrail;	Court House	Modify handrail extension as needed.	CBC 11B-505.10.1,	1	\$500	\$650	FY 17-18

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Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
CH-E-043	City Hall Complex -	Ramp handrail;	Court House	Modify handrail extension as needed.	CBC 11B-505.10.1,	1	\$500	\$650	FY 17-18
CH-E-044	City Hall Complex - Exterior	Warning stipes; Guard rails	City Hall North Entrance	Add stripes to stair treads. The upper approach and all treads of the stair shall be marked by a stripe of clearly contrasting color, 2" to 4" wide, placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. The stripe shall be of material that is at least as slip resistant as the treads of the stair. A painted stripe is acceptable. Provide guard rails at both sides of stair, at a height of 42" minimum above the nosing of the stair treads.	CBC 11B-504.4.1, CBC 1013.2 CBC 1013.3	1	\$1,690	\$2,197	FY 17-18
CH-E-046	City Hall Complex - Exterior	Stair handrail extensions;	City Hall North Entrance	Modify handrail extensions as needed at top and bottom of stairs.	CBC 11B-505.10.2 CBC 11B-505.10.3,	1	\$1,000	\$1,300	FY 17-18
CH-E-047	City Hall Complex - Exterior	Abrupt edge;	City Hall North Entrance	Patch concrete.	CBC 11B-302.3,	1	\$60	\$78	FY 17-18
CH-E-048	City Hall Complex - Exterior	Warning stipes;	Police Station South door	Add stripes to stair treads. The upper approach and all treads of the stair shall be marked by a stripe of clearly contrasting color, 2" to 4" wide, placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. The stripe shall be of material that is at least as slip resistant as the treads of the stair. A painted stripe is	CBC 11B-504.4.1,	1	\$190	\$247	FY 17-18
CH-E-049	City Hall Complex - Exterior	Stair handrail extensions;	Police Station South door	Modify handrail extensions as needed at top and bottom of stairs.	CBC 11B-505.10.2 CBC 11B-505.10.3,	1	\$5,000	\$6,500	FY 18-19
CH-E-050	City Hall Complex - Exterior	Warning stipes; Stair handrail extensions	Police Station Main Entrance	Add stripes to stair treads. The upper approach and all treads of the stair shall be marked by a stripe of clearly contrasting color, 2" to 4" wide, placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. The stripe shall be of material that is at least as slip resistant as the treads of the stair. A painted stripe is acceptable. Modify handrail extensions as needed at top and bottom of	CBC 11B-504.4.1, CBC 11B-505.10.2 CBC 11B-505.10.3	1	\$2,690	\$3,497	FY 18-19
CH-E-052	City Hall Complex - Exterior	Ramp handrails;	Police Station Main Entrance	Modify handrail extension as needed.	CBC 11B-505.10.1,	1	\$500	\$650	FY 18-19
CH-E-053	City Hall Complex - Exterior	Ramp Landing;	Police Station Main Entrance	Extend the lower ramp landing to a minimum 72" in the direction of the ramp run.	CBC 11B-405.7,	1	\$325	\$423	FY 18-19
CH-E-054	City Hall Complex - Exterior	Ramp Landing;	Police Station Main Entrance	Grind the high edge of the ramp.	CBC 11B-303.2,	1	\$240	\$312	FY 18-19



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Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
CH-E-055	City Hall Complex - Exterior	Walkway Raised slab;	Police Station	Remove and replace about 30 feet of lifted slab.	CBC 11B-303.2,	1	\$2,250	\$2,925	FY 18-19
CHL-002	City Hall	Door closers;	All doors	Adjust all door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds	CBC 11B-404.2.8.1 CBC 11B-404.2.9,	1	\$1,140	\$1,482	FY 18-19
CHL-003	City Hall	Tactile exit signs;	All Exit Doors	Provide tactile exit signs at all exit doors leading to the exterior via stair or ramp. Mount signs at the latch side of the single doors and preferably to the right of double doors. Signs shall have Grade 2 Braille beneath raised text stating either "EXIT STAIR DOWN or "EXIT RAMP DOWN" as	CBC 1011.4.2 CBC 11B-703.3 CBC 11B-703.4 CBC 11B-703.5 ,	1	\$600	\$780	FY 18-19
CHL-004	City Hall	Directional signs;	All Exit Doors	Add direction signage at each exit door not providing an accessible means of egress, indicating the location of the other means of egress which is	CBC 1007.10 CBC 11B-703.5,	1	\$300	\$390	FY 18-19
CHL-005	City Hall	Tactile exit signs;	Interior rooms	Provide a tactile exit sign at each interior room doorway leading to an exit by means of a hallway or corridor. Sign shall state "EXIT ROUTE".	CBC 1011.4.4 CBC 11B-703.3 CBC 11B-703.4 CBC 11B-703.5 ,	1	\$75	\$98	FY 18-19
CHL-007	City Hall	Payment Drop Box;	Finance office	Relocate box away from circulation paths or recess box into wall. Maximum projection allowed in circulation paths is 4".	CBC 11B-307.2,	1	\$1,500	\$1,950	FY 18-19
CHL-008	City Hall	Wall sign;	Finance office	Replace sign. New sign shall have Grade 2 Braille conforming to California spacing of 0.10" between dots within the same cell.	CBC 11B-703.2.9 ,	1	\$400	\$520	FY 18-19
CHL-032	City Hall	Ash tray;	Council Chambers	Remove ash tray.	CBC 11B-307.2,	1	\$95	\$124	FY 18-19
CHL-060	City Hall - South Annex	First aid box;	Public Works interior	Recess cabinet into wall so projection is less than 4". The cost analysis is for removal of the first aid cabinet, cutting a wall alcove and moving the cabinet to the new location.	CBC 11B-307.2,	1	\$500	\$650	FY 18-19
CHS-001	Court House (out of service)	Tactile Exit Signs;	Entrance doors	Provide tactile exit signs at each exit door leading to a grade-level exit. Mount signs at the latch side of the single doors and preferably to the right of double doors. Signs shall have Grade 2 Braille beneath raised text stating "EXIT" or "EXIT RAMP DOWN" as appropriate..	CBC 1011.4.1 CBC 11B-703.3 CBC 11B-703.4 CBC 11B-703.5 ,	1	\$600	\$780	FY 18-19
CHS-002	Court House (out of service)	Tactile room identification signs; Door closers	Throughout	Provide a room I.D. sign package for the building. Mount signs on the wall at the latch side of doors, centered at 56" AFF. Adjust or replace all door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.	CBC 11B-703.3.2 CBC 11B-216.2 , CBC 11B-404.2.8.1 CBC 11B-404.2.9	1	\$2,340	\$3,042	FY 18-19
CHS-004	Court House (out of service)	Round door	All doors	Replace all round door knobs with lever handles. The end of levers shall return to within 1/2" of the door surface.	CBC 11B-404.2.7,	1	\$1,850	\$2,405	FY 18-19
CP-001	Circle Park	Stall surface; Stall	Accessible parking	Sweep parking surface and maintain. Reseal parking surface and restripe.	CBC 11B-302.1, CBC 11B-502	1	\$1,460	\$1,898	FY 18-19





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Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
CP-003	Circle Park	Curb ramp;	Accessible parking	Trim vegetation.	CBC 11B-406.1,	1	\$60	\$78	FY 18-19
CP-004	Circle Park	Abrupt edges;	Concrete walkway	Grind concrete edges as needed.	CBC 11B-303.2,	1	\$480	\$624	FY 18-19
CP-005	Circle Park	Abrupt edge;	Concrete walkway	Grind concrete edge as needed.	CBC 11B-303.2,	1	\$480	\$624	FY 18-19
CP-016	Circle Park	Stable surface;	Pathways	Groom all DG pathways as needed. Consider adding stabilizing admixtures or binders to increase firmness and stability. Periodic maintenance of DG paths is required to ensure path remains stable and firm, and free of distortions.	CBC 11B-302.1 CBC 11B-108 ,	1	\$60	\$78	FY 18-19
CP-017	Circle Park	Signage;	Pathways	Provide a directional sign where the path connects to the city sidewalk. Sign shall indicate the accessible route is located at the driveway entrance. Sign shall display the ISA.	CBC 11B-216.6 CBC 11B-703.5,	1	\$500	\$650	FY 18-19
CY-025	Field Operations City Yard	Smooth surface at door; Tactile room identification signs	Telemetry Room	Remove door stop. Provide new room I.D. sign package with Grade 2 Braille. Signs shall be provided at interior rooms and spaces where the sign is not likely to change over time.	CBC 11B-404.2.10, CBC 11B-703.3.2 CBC 11B-216.2	1	\$1,275	\$1,658	FY 18-19
CY-028	Field Operations City Yard	Ramp Handrails; Ramp Handrails; Ramp	Finance Dept.	Install handrail at wall, full length of ramp. Modify handrail extension to turn level over the level landing. Demolish ramp and rebuild using the least slope possible, not to exceed 8.33%. New ramp shall be 48" wide minimum.	CBC 11B-505.2 , CBC 11B-505.10.1 , CBC 11B-405.2	1	\$2,365	\$3,075	FY 18-19
CY-031	Field Operations City Yard	Overhead obstructions;	Break Room	Raise TV's to obtain a minimum vertical clearance of 80" to the lowest edge, or provide a barrier under each TV, such as a table, rail or other element. Barrier shall be cane-detectable within 27" of the floor.	CBC 11B-307.4,	1	\$190	\$247	FY 18-19
CY-032	Field Operations City Yard	Time clocks;	Corridor	Provide a cane-detectable element below each protruding item. Cane-detectable element shall be equal in projection minus 4" and be detectable within 27" of the floor.	CBC 11B-307.2,	1	\$95	\$124	FY 18-19
CY-035	Field Operations City Yard	Automatic door closers;	Through out	Adjust all door closers to provide a maximum of 5 lbf operational effort and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds	CBC 11B-404.2.8.1 CBC 11B-404.2.9,	1	\$1,140	\$1,482	FY 18-19
CY-036	Field Operations City Yard	Tactile exits signs;	Through out	Provide tactile exit signs at each exit door leading to a grade-level exit, mounted at the latch side of single doors and preferably to the right of double doors. Signs shall have Grade 2 Braille beneath raised text stating "EXIT".	CBC 1011.4.1 CBC 11B-703.3 CBC 11B-703.4 CBC 11B-703.5 ,	1	\$600	\$780	FY 18-19
CY-038	Field Operations City Yard	Handrails; Handrails	Entrance stair	Modify handrails as needed to conform. Modify handrails to include lower extensions.	CBC 11B-505.10.2, CBC 11B-505.10.3	1	\$1,000	\$1,300	FY 18-19



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Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
CY-040	Field Operations City Yard	Warning stripes;	Entrance stair	Paint stripes to a width of 2"-4", the full width of treads.	CBC 11B-504.4.1,	1	\$190	\$247	FY 18-19
CY-041	Field Operations City Yard	Abrupt change in level;	Patio	Provide a warning curb at least 6" high for 60 feet, along the concrete edge.	CBC 11B-303.5,	1	\$900	\$1,170	FY 18-19
CY-042	Field Operations City Yard	Handrails;	Stair to shop	Modify length of handrail extension to 12" minimum.	CBC 11B-505.10.3,	1	\$250	\$325	FY 18-19
CY-043	Field Operations City Yard	Warning stripes;	Stair to shop	Paint stripes to a width of 2"-4", the full width of treads.	CBC 11B-504.4.1,	1	\$190	\$247	FY 18-19
CY-045	Field Operations City Yard	Handrails; Intermediate landing	Ramp	Modify handrail extensions to project level and straight over the top landing. Replace intermediate landing and the lower portion of the ramp. Landing length shall be 60" minimum.	CBC 11B-505.10, CBC 11B-405.7	1	\$1,075	\$1,398	FY 18-19
CY-047	Field Operations City Yard	Lower ramp segment;	Ramp	Replace the lower portion of ramp. Ramp width shall be 48" minimum between curbs. Curbs shall extend the full length of ramp slope. Continue handrails to the bottom landing and turn extensions 90 degrees.	CBC 11B-405.5, CBC 11B-405.8 CBC 11B-505.10.1	1	\$2,940	\$3,822	FY 18-19
CY-049	Field Operations City Yard	Curb ramp;	Accessible parking	Replace curb ramp.	CBC 11B-406.2.1 CBC 11B-406.2.2,	1	\$4,020	\$5,226	FY 18-19
CY-050	Field Operations City Yard	Signs;	Accessible parking	Below each stall sign, provide the additional sign.	CBC 11B-502.6.2,	1	\$300	\$390	FY 18-19
CY-051	Field Operations City Yard	Tow-away Sign;	Accessible parking	Provide one a CALTRANS R-100B tow sign within direct view of the stalls, or at the driveway entrance. The blank spaces for vehicle reclaiming information shall be filled-in and made a permanent part of the sign in lettering a minimum 1 inch high.	CBC 11B-502.8.2 CVC 22511.8(e),	1	\$500	\$650	FY 18-19
CY-052	Field Operations City Yard	Access aisle;	Accessible parking	Blackout all stall markings and re-stripe accessible stalls to include an access aisle having a width of 8 feet minimum.	CBC 11B-502.3,	1	\$1,400	\$1,820	FY 18-19
CY-053	Field Operations City Yard	Pavement ISA;	Accessible parking	The stencil used should be discarded. Create a new stencil of correct size and proportion.	CBC 11B-502.6.4.1,	1	\$400	\$520	FY 18-19
GC-002	Golf Course	Accessible Parking;	Parking	Re-stripe and re grade parking lot to provide accessible stall and access aisle.	CBC 11B-502,	1	\$1,400	\$1,820	FY 18-19
GC-025	Golf Course	Door landing;	Club house	Survey concrete area and create remediation concrete plans. The existing slope is far too high for a simple new slab.	CBC 11B-404.2.4,	1	\$1,500	\$1,950	FY 18-19
GC-026	Golf Course	Cross slope;	Club house	Survey concrete area and create remediation concrete plans. The existing slope is far too high for a simple new slab.	CBC 11B-403.3,	1	\$1,500	\$1,950	FY 18-19
GC-027	Golf Course	Path of travel;	Club house	Install vault box with flush cover.	CBC 11B-303.2,	1	\$1,000	\$1,300	FY 18-19
GC-028	Golf Course	Tactile exit sign;	Club house Interior	Provide tactile exit signs at door leading to a grade-level exit. Mount sign at the latch side of the door. Signs shall have Grade 2 Braille beneath raised text stating "EXIT".	CBC 1011.4.1 CBC 11B-703.3 CBC 11B-703.4 CBC 11B-703.5 ,	1	\$600	\$780	FY 18-19
GC-029	Golf Course	Detectable Warning Surface;	Entrance gate	Install truncated domes across the ramp surface, 36" deep in the direction of travel.	CBC 11B-406.5.12,	1	\$576	\$749	FY 18-19



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Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
GC-030	Golf Course	Concrete walkway;	Path to Hole 1	Remove and replace concrete slab. Relocate water valve outside of the path of travel. Shorten railing, moving post away from turn to provide sufficient space for a mobility cart.	CBC 11B-303.2,	1	\$1,810	\$2,353	FY 18-19
GC-031	Golf Course	Concrete walkway;	Path to Hole 1	Replace 4'X8' section of concrete.	CBC 11B-303.2,	1	\$480	\$624	FY 18-19
GC-032	Golf Course	Concrete walkway;	Path to Hole 1	After replacing slab, fill any openings 1/2: or greater with epoxy caulk.	CBC 11B-302.3,	1	\$60	\$78	FY 18-19
GC-033	Golf Course	Bench;	Path to Hole 1	Relocate bench outside of the path of travel.	CBC 11B-403.1,	1	\$190	\$247	FY 18-19
GC-034	Golf Course	Concrete walkway;	Path to Hole 1	Fill holes flush with concrete.	CBC 11B-302.3,	1	\$60	\$78	FY 18-19
GCH-001	Girl's Club House	Tactile Exit Signs;	Entrance doors	Provide tactile exit signs at each exit door leading to a grade-level exit. Mount signs at the latch side of the single doors and preferably to the right of double doors. Signs shall have Grade 2 Braille beneath raised text stating "EXIT".	CBC 1011.4.1 CBC 11B-703.3 CBC 11B-703.4 CBC 11B-703.5 ,	1	\$600	\$780	FY 18-19
GCH-003	Girl's Club House	Door closers;	All doors	Adjust all door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds	CBC 11B-404.2.8.1 CBC 11B-404.2.9,	1	\$1,140	\$1,482	FY 18-19
GCH-004	Girl's Club House	Door stops;	All doors	Remove all door stops throughout facility.	CBC 11B-404.2.10,	1	\$95	\$124	FY 18-19
GCH-017	Girl's Club House	Fire extinguisher cabinet;		Recess cabinet into the wall. Cabinet shall not project greater than 4" from wall surface.	CBC 11B-307.2,	1	\$95	\$124	FY 18-19
GCH-021	Girl's Club House	Access to stage; Stage stair warning stripes; Handrail extensions	Auditorium	Install a platform lift at one side of stage that conforms to the requirements outlined in CBC 11B-410. Provide warning stripes at the upper approach and the lower tread of each step that are of contrasting color and width between 2 and 4 inches. The stripe shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe is acceptable. Modify handrails to extend from the existing 8-1/2" to 12" minimum.	CBC 11B-206.2.6 CBC 11B-206.7.1 CBC 11B-410, CBC 11B-504.4.1, CBC 11B-505.10.3	1	\$5,890	\$7,657	FY 18-19
HCP-002	Hollydale Community Park	Concrete area;	Plaza	Remove and replace concrete.	CBC 11B-303.2 CBC 11B-403.2 CBC 11B-403.3 ,	1	\$33,000	\$42,900	FY 18-19
HCP-006	Hollydale Community Park	Sign; Accessible Route	Women's Restroom	Provide new geometric sign, a dark 12" circle, at the wall, centered 58-60" above the ground. Replace concrete.	CBC 11B-216.8 CBC 11B-703.7.2.6, CBC 11B-403.3	1	\$1,875	\$2,438	FY 18-19
HCP-016	Hollydale Community Park	Sign; Accessible Route	Men's Restroom	Provide new geometric sign, a dark 12" circle, at the wall, centered 58-60" above the ground. Replace concrete.	CBC 11B-216.8 CBC 11B-703.7.2.6, CBC 11B-403.3	1	\$1,425	\$1,853	FY 18-19
HRC-001	Hollydale Resource Center	Accessible stall ; Stall sign	Street parking	Reconstruct parking stall to include a 5 foot setback and curb ramp behind the stall. Relocate stall sign per Caltrans detail. Add minimum fine sign below the existing ISA sign.	CALTRANS RSP A90B dated July 3, 2015, CALTRANS RSP	1	\$6,020	\$7,826	FY 18-19



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Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
HRC-003	Hollydale Resource Center	Door closers;	All doors	Adjust all door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds	CBC 11B-404.2.8.1 CBC 11B-404.2.9,	1	\$1,140	\$1,482	FY 18-19
HRC-005	Hollydale Resource Center	Tactile exit signs;	Doors and gates	Provide tactile exit signs at each exit door and exit gate, where exit doors and gates lead to a grade-level exit. Mount signs at the latch side of the single doors and gates, and preferably to the right of double doors. Signs shall have Grade 2 Braille beneath raised text stating "EXIT".	CBC 1011.4.1 CBC 11B-703.3 CBC 11B-703.4 CBC 11B-703.5 ,	1	\$600	\$780	FY 18-19
HRC-009	Hollydale Resource Center	Door Signage;	Both Unisex restrooms	Provide a Unisex geometric door sign having a light color triangle over a dark circle, centered on the door at 58"-60" AFF.	CBC 11B-703.7.2.6.3,	1	\$75	\$98	FY 18-19
HRC-020	Hollydale Resource Center	Guard rails;	Stairs	Add a guard rail at the open side of each stair.	CBC 1013.3,	1	\$760	\$988	FY 18-19
HRC-022	Hollydale Resource Center	Warning stripes;	Stairs	Provide warning stripes. The upper approach and only the lower tread of each stair shall be marked by a stripe of clearly contrasting color, 2" to 4" wide, placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. The stripe shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe is	CBC 11B-504.4.1,	1	\$190	\$247	FY 18-19
HRC-024	Hollydale Resource Center	Door stops;	Exterior doors	Remove all door stops throughout facility.	CBC 11B-404.2.10,	1	\$95	\$124	FY 18-19
HRP-001	Hollydale Regional Park	Tow-away Signs;	Park entrances	Provide one post-mounted CALTRANS R-100B tow sign at each park entrance, within direct upon entering the parking areas. The blank spaces for vehicle reclaiming information shall be filled-in and made a permanent part of the sign, in lettering a minimum 1 inch high.	CBC 11B-502.8.2 CVC 22511.8(e),	1	\$500	\$650	FY 18-19
HRP-002	Hollydale Regional Park	Curb Ramp; Stall signs	North Parking	At two parking areas at the North lot, provide each with a new parallel curb ramp at the head of the access aisles, between the two stalls. Provide post-mounted signs at each stall. See detail for proper signs.	CBC 11B-502.2, CBC 11B-502.6	1	\$4,060	\$5,278	FY 18-19
HRP-004	Hollydale Regional Park	Stall surface;	North Parking	Reseal parking stalls as needed and restripe accessible stalls.	CBC 11B-108 ,	1	\$1,400	\$1,820	FY 18-19
HRP-005	Hollydale Regional Park	Access aisle stripes;	North Parking	Re-stripe access aisles with white diagonal stripes, 36" O.C. maximum. Interrupt white stripes at area of white lettering stating "NO PARKING". Access aisle border shall remain blue.	CBC 11B-502.3.3,	1	\$750	\$975	FY 18-19
HRP-006	Hollydale Regional Park	Stall ISA markings;	North Parking	Provide larger ISA's at each stall. Symbol shall be a minimum 36" high with a white border.	CBC 11B-502.6.4.1,	1	\$400	\$520	FY 18-19
HRP-007	Hollydale Regional Park	Detectable warning surface;	North Parking	Install truncated dome mats at each ramp, placed over the concrete for maximum life. Domes shall be placed across the full width of ramp.	CBC 11B-406.5.12,	1	\$576	\$749	FY 18-19
HRP-009	Hollydale Regional Park	Obstruction;	North Parking	Create a policy where all accessible parking stalls are maintained free and clear of obstructions.	CBC 11B-502.2 CA Civ Code 52(a),	1	\$60	\$78	FY 18-19





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Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
HRP-010	Hollydale Regional Park	Accessible Route;	North Parking	Install a curb ramp to complete the accessible route. The existing curb ramp nearby cannot serve the accessible route as it requires one to traverse the drive aisles.	CBC 11B-402.1 CBC 11B-406.1,	1	\$2,460	\$3,198	FY 18-19
HRP-012	Hollydale Regional Park	Ground Surface;	North Parking	Replace bricks and seal large joints with epoxy caulking.	CBC 11B-302,	1	\$500	\$650	FY 18-19
HRP-013	Hollydale Regional Park	Curb Ramp;	North Parking	Install truncated dome mats across ramp surface, placed 6" to 8" from the curb line. Domes shall be placed across the full width of ramp.	CBC 11B-406.5.12,	1	\$720	\$936	FY 18-19
HRP-014	Hollydale Regional Park	Service Road;	North Parking	Resurface asphalt as needed. Install truncated domes across the full width of the flush transition, 36" deep in the direction of travel, in line with the curb line.	CBC 11B-303.2 CBC 11B-705.1.2.5,	1	\$3,440	\$4,472	FY 18-19
HRP-015	Hollydale Regional Park	Stable surface;	North walking paths	Groom the DG pathway as needed. Consider adding stabilizing admixtures or binders to increase firmness and stability. Periodic maintenance of DG paths is required to ensure path remains stable and firm, and free of	CBC 11B-302.1 CBC 11B-108 ,	1	\$390	\$507	FY 18-19
HRP-037	Hollydale Regional Park	Concrete path;	Basketball court	Replace 9 sq. ft. of concrete.	CBC 11B-403.1 ,	1	\$135	\$176	FY 18-19
HRP-038	Hollydale Regional Park	Concrete path;		Replace concrete walkway.	CBC 11B-403.1 ,	1	\$1,500	\$1,950	FY 18-19
HRP-040	Hollydale Regional Park	Asphalt walkway;		Repair surfaces as needed and reseal asphalt walkways.	CBC 11B-403.1 ,	1	\$30,000	\$39,000	FY 18-19
HRP-041	Hollydale Regional Park	Approach to Dog Park;	Dog Park	Groom the DG pathway as needed. Consider adding stabilizing admixtures or binders to increase firmness and stability. Periodic maintenance of DG paths is required to ensure path remains stable and firm, and free of	CBC 11B-302.1 CBC 11B-108 ,	1	\$95	\$124	FY 18-19
HRP-045	Hollydale Regional Park	Drop-off;	Accessible route	Provide a 6" high warning curb along the full length of the drop-off where the vertical drop is greater than 4".	CBC 11B-303.5,	1	\$120	\$156	FY 18-19
HRP-047	Hollydale Regional Park	Ramp Handrails;	Equestrian Center	Modify all 8 handrail extensions as needed. Extensions shall be level, for a minimum of 12" before turning down.	CBC 11B-505.10.1 ,	1	\$2,000	\$2,600	FY 18-19
HRP-059	Hollydale Regional Park	Site Access; Stall surface; Access aisle stripes; Stall ISA	South Parking - Dog Park	Black-out all blue lines around the parking area and install a new curb cut, a minimum 48" wide, with truncated domes, cut through the planter area straight towards the dog park and walkways from the access aisle. Reseal parking stalls as needed .Re-stripe stalls and access aisle with white diagonal stripes, 36" O.C. maximum. Interrupt white stripes at area of white lettering stating "NO PARKING". Access aisle border shall remain blue. Provide a larger ISA at the stall. Symbol shall be a minimum 36" high	CBC 11B-206.2.1, CBC 11B-108 , CBC 11B-502.3.3, CBC 11B-502.6.4.1	1	\$7,820	\$10,166	FY 18-19
HRP-063	Hollydale Regional Park	Curb Ramp;	South Parking - Ball Field	At the access aisle between the two stalls, install a parallel curb ramp.	CBC 11B-502.2,	1	\$2,460	\$3,198	FY 18-19



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Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
HRP-064	Hollydale Regional Park	Stall surface; Access aisle stripes; Stall ISA markings;	South Parking - Ball Field	Reseal parking stalls as needed and restripe accessible stalls. Re-stripe access aisle with white diagonal stripes, 36" O.C. maximum. Interrupt white stripes at area of white lettering stating "NO PARKING". Access aisle border shall remain blue. Provide a larger ISA at the stall. Symbol shall be a minimum 36" high with a white border. Remove wheel stop and patch parking surface.	CBC 11B-108 , CBC 11B-502.3.3, CBC 11B-502.6.4.1, CBC 11B-502.3	1	\$3,550	\$4,615	FY 18-19
MA-001	Municipal Auditorium	Door stops; Door closers	All doors	Remove all door stops throughout facility. Adjust all door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.	CBC 11B-404.2.10, CBC 11B-404.2.8.1 CBC 11B-404.2.9	1	\$1,235	\$1,606	FY 18-19
MA-003	Municipal Auditorium	Tactile exit signs;	All Exit Doors	Provide tactile exit signs at each exit door and exit gate, where exit doors and gates lead to a grade-level exit. Mount signs at the latch side of the single doors and preferably to the right of double doors. Signs shall have Grade 2 Braille beneath raised text stating "EXIT".	CBC 1011.4.1 CBC 11B-703.3 CBC 11B-703.4 CBC 11B-703.5 ,	1	\$600	\$780	FY 18-19
MA-008	Municipal Auditorium	Exterior entrance doors;	Lobby	Alter one pair of doors to provide a single door leaf a minimum 36" wide. Provide an ISA sign over the door at both the interior and exterior side of door.	CBC 11B-216.6 CBC 11B-404.2.2 CBC 11B-404.2.3,	1	\$3,700	\$4,810	FY 18-19
MA-009	Municipal Auditorium	Interior entrance doors;	Lobby	Remove vertical latch rods at doors and provide another method for locking doors.	CBC 11B-216.6 CBC 11B-404.2.2 CBC 11B-404.2.3,	1	\$950	\$1,235	FY 19-20
MA-010	Municipal Auditorium	Power-assist door actuators;	Lobby	Provide new push plates or vertical actuation bars at both sides of doors. A single activation shall open both doors at the same time.	CBC 11B-404.2.9 Exception 2c,	1	\$190	\$247	FY 19-20
MA-011	Municipal Auditorium	Power-assist door signage;	Lobby	Provide four 6"X6" ISA signs. One over each power door, at both sides.	CBC 11B-404.2.9 Exception 2e,	1	\$300	\$390	FY 19-20
MA-012	Municipal Auditorium	Protrusion ;	Exterior entrance	Relocate air conditioner to another wall or up to provide a clear vertical height of 80" minimum.	CBC 11B-307.2,	1	\$380	\$494	FY 19-20
MA-016	Municipal Auditorium	Door knobs;	Dressing rooms	Replace all round door knobs with lever handles. The end of levers shall return to within 1/2" of the door surface.	CBC 11B-404.2.7,	1	\$1,140	\$1,482	FY 19-20
MA-025	Municipal Auditorium	Tactile exit signs;	Exit Doors	Provide tactile exit signs at each exit door. Mount signs at the latch side of the single doors. Signs shall have Grade 2 Braille beneath raised text stating "EXIT STAIR DOWN".	CBC 1011.4.2.1 CBC 11B-703.3 CBC 11B-703.4 CBC 11B-703.5 ,	1	\$600	\$780	FY 19-20
MA-026	Municipal Auditorium	Door stops;	Exit Doors	Remove all door stops.	CBC 11B-404.2.10,	1	\$95	\$124	FY 19-20
MA-028	Municipal Auditorium	Door width;	Exit Doors	Replace doors with one leaf at least 36" wide.	CBC 11B-404.2.3,	1	\$2,250	\$2,925	FY 19-20



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Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
MA-044	Municipal Auditorium	Fire extinguisher cabinet;	Lobby Corridor	Recess cabinet deeper into the wall. Cabinet shall not project greater than 4" from wall surface.	CBC 11B-307.2,	1	\$95	\$124	FY 19-20
MA-048	Municipal Auditorium	Fire extinguisher cabinet;	Office Corridor	Recess cabinet into the wall. Cabinet shall not project greater than 4" from wall surface.	CBC 11B-307.2,	1	\$95	\$124	FY 19-20
MTSC-001	Margaret Travis Senior Center	Door stops;	All doors	Remove all door stops throughout facility.	CBC 11B-404.2.10,	1	\$95	\$124	FY 19-20
MTSC-002	Margaret Travis Senior Center	Door closers;	All doors	Adjust all door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds	CBC 11B-404.2.8.1 CBC 11B-404.2.9,	1	\$1,140	\$1,482	FY 19-20
MTSC-003	Margaret Travis Senior Center	Tactile exit signs;	Exit Doors	Provide tactile exit signs at each exit door leading to a grade-level exit. Mount signs at the latch side of the single doors and preferably to the right of double doors. Signs shall have Grade 2 Braille beneath raised text stating "EXIT".	CBC 1011.4.1 CBC 11B-703.3 CBC 11B-703.4 CBC 11B-703.5 ,	1	\$600	\$780	FY 19-20
MTSC-029	Margaret Travis Senior Center	Concrete walkway;	Patio/Garden	Remove and replace concrete.	CBC 11B-303.2,	1	\$900	\$1,170	FY 19-20
MTSC-031	Margaret Travis Senior Center	Bridges;	Patio/Garden	Weld in matching square metal tubing to close opening height to less than 4".	CBC 11B-405.9.2,	1	\$750	\$975	FY 19-20
MTSC-032	Margaret Travis Senior Center	Drop-off at walkway edges;	Patio/Garden	Backfill planter areas with soil as needed to raise the adjoining areas of walkways to within 4" of the walkway elevation.	CBC 11B-303.5,	1	\$190	\$247	FY 19-20
MTSC-033	Margaret Travis Senior Center	Double gate; Double gate	Patio/Garden	Provide a smooth kick plate across the bottom 10" of each gate panel. Remove vertical latching rod and provide push bars or lever handles. Or create the ability to lock gates in both the open and closed position and have staff control access at events requiring gate access.	CBC 11B-404.2.10, CBC 11B-404.2.7	1	\$190	\$247	FY 19-20
PD-001	Police Department	Tactile exit signs;	All Exit Doors	Provide tactile exit signs at all exit doors leading to the exterior via stair or ramp. Mount signs at the latch side of the single doors and preferably to the right of double doors. Signs shall have Grade 2 Braille beneath raised text stating either "EXIT STAIR DOWN or "EXIT RAMP DOWN" as appropriate". Signs are not required within detention facilities.	CBC 1011.4.2 CBC 11B-703.3 CBC 11B-703.4 CBC 11B-703.5 ,	1	\$600	\$780	FY 19-20
PD-002	Police Department	Tactile exit signs;	Interior rooms	Provide a tactile exit sign at each interior room doorway leading to an exit by means of a hallway or corridor. Sign shall state "EXIT ROUTE". Signs are not required within detention facilities.	CBC 1011.4.4 CBC 11B-703.3 CBC 11B-703.4 CBC 11B-703.5 ,	1	\$75	\$98	FY 19-20
PD-004	Police Department	Door closers;	All doors	Adjust all door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. Detention and security doors are not required to comply.	CBC 11B-404.2.8.1 CBC 11B-404.2.9,	1	\$1,140	\$1,482	FY 19-20



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Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
PD-023	Police Department	Accessible Parking; Signs; Striping	Staff Parking	No action required, however, the number of accessible stalls may be reduced by half if desired. Below each stall sign, provide the additional minimum fine sign. Restripe access aisle diagonal stripes in white. Border shall remain blue. Stripes shall be interrupted at area of the words "NO PARKING".	CBC 11B-502 Table 11B-208.2, CBC 11B-502.6.2, CBC 11B-502.3.3	1	\$900	\$1,170	FY 19-20
PD-025	Police Department	Tow-away Sign;	Staff Parking	Provide one a CALTRANS R-100B tow sign within direct view of the stalls, or at the entrance to parking. The blank spaces for vehicle reclaiming information shall be filled-in and made a permanent part of the sign in lettering a minimum 1 inch high.	CBC 11B-502.8.2 CVC 22511.8(e),	1	\$500	\$650	FY 19-20
PD-027	Police Department	Ramp;	Staff Parking	Install a 3'X4' truncatd dome mat over the ramp surface, next to the asphalt joint.	CBC 11B-705.1.2.5,	1	\$288	\$374	FY 19-20
SC-001	Sports Center	Signage;	Entrance doors	Provide an ISA sign over each of the two left doors.	CBC 11B-216.6,	1	\$150	\$195	FY 19-20
SC-004	Sports Center	Door closers; Signage	All doors	Adjust all door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. Provide signs that state "Assistive-Listening System Available" and post in a prominent place at or near the assembly area entrance. Assistive listening signs shall include the International Symbol of Access	CBC 11B-404.2.8.1 CBC 11B-404.2.9, CBC 11B-216.10	1	\$1,665	\$2,165	FY 19-20
SC-005	Sports Center	Tactile exit signs;	All Exit Doors	Provide tactile exit signs at each exit door and exit gate, where exit doors and gates lead to a grade-level exit. Mount signs at the latch side of the single doors and preferably to the right of double doors. Signs shall have Grade 2 Braille beneath raised text stating "EXIT".	CBC 1011.4.1 CBC 11B-703.3 CBC 11B-703.4 CBC 11B-703.5 ,	1	\$600	\$780	FY 19-20
SC-006	Sports Center	Tactile exit signs;	Interior rooms	Provide a tactile exit sign at each interior room doorway leading to an exit by means of a hallway or corridor. Sign shall state "EXIT ROUTE".	CBC 1011.4.4 CBC 11B-703.3 CBC 11B-703.4 CBC 11B-703.5 ,	1	\$75	\$98	FY 19-20
SC-011	Sports Center	Queue barrier;	Lobby	Add a second row of straps, no higher than 27" AFF.	CBC 11B-307.4,	1	\$250	\$325	FY 19-20
SC-016	Sports Center	Doors;	Teen Center	Modify doors to cover vertical latch rods while providing a smooth surface across the bottom 10" of each door. Remove door stop.	CBC 11B-404.2.10,	1	\$95	\$124	FY 19-20
SC-059	Sports Center	Emergency exit doors;	Game room	Modify doors. One door leaf shall be 36" wide to provide a minimum clear width of 32".	CBC 11B-404.2.2,	1	\$2,250	\$2,925	FY 19-20
SGP-005	South Gate Park	Tow-Away Warning signs;	All Driveway Entrances	At every driveway entrance, provide a Caltrans R100B Tow-Away Warning sign, as shown in detail D002. The blank spaces of the signs shall be filled-in with vehicle reclaiming information, including impound address and phone number with area code included, in permanent lettering a	CVC 22511.8(e) CBC 11B-502.8.2,	1	\$500	\$650	FY 19-20
SGP-006	South Gate Park	Accessible Parking;		Resurface parking area and provide new accessible stalls. The number of accessible stalls shall be determined from the overall number of parking stalls and ADA Table 208.2. New accessible stalls shall be located on an accessible route, closest to the ball fields.	ADA Table 208.2 CBC 11B-502,	1	\$2,800	\$3,640	FY 19-20



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Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
SGP-007	South Gate Park	Number of Stalls; Stall surface		Create one additional accessible parking stall, located at the street parking area, to serve Farmers Market activities. Reseal parking area and restripe accessible stalls.	ADA Table 208.2, CBC 11B-108	1	\$2,800	\$3,640	FY 19-20
SGP-009	South Gate Park	Access aisle stripes;		Re-stripe access aisles with white diagonal stripes, 36" O.C. maximum when over asphalt. Interrupt white diagonal stripes at area of white lettering stating "NO PARKING". Access aisle borders shall remain blue.	CBC 11B-502.3.3,	1	\$750	\$975	FY 19-20
SGP-010	South Gate Park	Stall signs;		At each stall provide the additional FINE sign, directly below the existing signs. The lowest edge of the lowest sign shall be 80" minimum above the	CBC 11B-502.6.2,	1	\$75	\$98	FY 19-20
SGP-011	South Gate Park	Access aisle stripes; Stall markings		Re-stripe access aisles with white diagonal stripes, 36" O.C. maximum when over asphalt. Interrupt white diagonal stripes at area of white lettering stating "NO PARKING". Access aisle borders shall remain blue. Provide lettering in white, a minimum 12" high, stating "NO PARKING", located at the foot of each access aisle.	CBC 11B-502.3.3, CBC 11B-502.3.3	1	\$1,100	\$1,430	FY 19-20
SGP-013	South Gate Park	Stall ISA markings;		Repaint ISA pavement signs. ISA pavement signs shall be a minimum 36" high with a white border.	CBC 11B-502.6.4.1,	1	\$400	\$520	FY 19-20
SGP-014	South Gate Park	Detectable warning surface;	Curb Ramp	Install a truncated dome mat across the full width of the ramp surface, 36" deep in the direction of travel at both ends of ramp.	CBC 11B-705.1.2.5,	1	\$576	\$749	FY 19-20
SGP-015	South Gate Park	Stall signs;		At each stall sign add the required "MINIMUM FINE \$250" sign immediately beneath the existing sign. The lowest edge of the lowest sign shall be no less than 60" above the ground.	CBC 11B-502.6.2,	1	\$75	\$98	FY 19-20
SGP-016	South Gate Park	Stall signs;		Remove the sign stating "VAN ACCESSIBLE" from the second stall closest to the building and post it at the first stall.	CBC 11B-502.6,	1	\$400	\$520	FY 19-20
SGP-017	South Gate Park	Number of Stalls; Access aisle		Create one additional accessible parking stall, located at the other end of the parking area. Re-stripe access aisles with white diagonal stripes, 36" O.C. maximum when over asphalt. Interrupt white diagonal stripes at area of white lettering stating "NO PARKING". Access aisle borders shall remain	ADA Table 208.2, CBC 11B-502.3.3	1	\$2,150	\$2,795	FY 19-20
SGP-019	South Gate Park	Stall markings; Stall ISA markings		Provide lettering in white, a minimum 12" high, stating "NO PARKING", located at the foot of each access aisle. ISA pavement signs shall be a minimum 36" high with a white border.	CBC 11B-502.3.3, CBC 11B-502.6.4.1	1	\$750	\$975	FY 19-20
SGP-021	South Gate Park	Stall signs;		At each stall provide the additional FINE sign, directly below the existing signs. The lowest edge of the lowest sign shall be 80" minimum above the	CBC 11B-502.6.2,	1	\$1,200	\$1,560	FY 19-20
SGP-022	South Gate Park	Curb ramp;		Demolish both sides of curb ramp and construct new side flares using the least slope possible, not to exceed 10% (1:10).	CBC 11B-406.2.2,	1	\$4,020	\$5,226	FY 19-20
SGP-023	South Gate Park	Stall surface; Number of Stalls; Stall striping		Reseal parking stall as needed and restripe accessible stalls. Create new accessible parking stalls, dispersed at both ends of parking area. Resurface and restripe one Van accessible parking stall.	CBC 11B-108 , ADA Table 208.2, CBC 11B-108	1	\$5,600	\$7,280	FY 19-20
SGP-026	South Gate Park	Stall sign;		Provide post-mounted stall signs.	CBC 11B-502.6,	1	\$1,200	\$1,560	FY 19-20





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Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
SGP-027	South Gate Park	Curb ramp; Detectable Warning Surface		Resurface ramp as needed. When striping the new Van stall, no portion of the ramp slope shall project into the area of the stall. After resurfacing, provide a truncated dome mat at the ramp surface, 48" wide and 36" in the direction of travel.	CBC 11B-406.1, CBC 11B-406.5.12	1	\$5,558	\$7,225	FY 19-20
SGP-029	South Gate Park	Stall markings;		Provide lettering in white, a minimum 12" high, stating "NO PARKING", located at the foot of the access aisle.	CBC 11B-502.3.3,	1	\$350	\$455	FY 19-20
SGP-030	South Gate Park	Stall striping; Stall markings; Stall ISA markings		Reseal parking surface. Restripe accessible parking stalls. Provide lettering in white, a minimum 12" high, stating "NO PARKING", located at the foot of each access aisle. ISA pavement signs shall be a minimum 36" high with a white border.	CBC 11B-108 , CBC 11B-502.3.3, CBC 11B-502.6.4.1	1	\$2,150	\$2,795	FY 19-20
SGP-033	South Gate Park	Stall signs;		Replace the Van sign and add the required "MINIMUM FINE \$250" sign. At the right stall provide a new post with ISA sign and Fine sign.	CBC 11B-502.6.2,	1	\$75	\$98	FY 19-20
SGP-034	South Gate Park	Curb ramp;		Demolish both sides of curb ramp and construct new side flares using the least slope possible, not to exceed 10% (1:10).	CBC 11B-406.2.2,	1	\$4,020	\$5,226	FY 19-20
SGP-035	South Gate Park	Number of Stalls;		Create new accessible parking stalls, dispersed at both ends of parking area.	ADA Table 208.2,	1	\$5,600	\$7,280	FY 19-20
SGP-036	South Gate Park	Stall striping;		Reseal parking surface. Restripe new accessible parking stalls.	CBC 11B-108 ,	1	\$1,400	\$1,820	FY 19-20
SGP-037	South Gate Park	Stall signs;		Add the required "MINIMUM FINE \$250" sign.	CBC 11B-502.6.2,	1	\$75	\$98	FY 19-20
SGP-038	South Gate Park	Curb ramp;		Demolish built-up ramp and resurface asphalt as needed. Install a compliant curb ramp outside the boundary of the access aisle.	CBC 11B-406.1,	1	\$5,062	\$6,581	FY 19-20
SGP-040	South Gate Park	Stall signs; Curb ramp; Access aisle stripes; Stall ISA markings		At the far left stall provide a new post with ISA sign, Van designation sign and Fine sign. Demolish both sides of curb ramp and construct new side flares using the least slope possible, not to exceed 10% (1:10). Re-stripe access aisles with white diagonal stripes, 36" O.C. maximum when over asphalt. Interrupt white diagonal stripes at area of white lettering stating "NO PARKING". Access aisle borders shall remain blue. ISA pavement signs shall be a minimum 36" high with a white border.	CBC 11B-502.6.2, CBC 11B-406.2.2, CBC 11B-502.3.3, CBC 11B-502.6.4.1	1	\$6,820	\$8,866	FY 19-20
SGP-044	South Gate Park	Number of Stalls;		Create one or more additional accessible parking stalls for a total of 6 minimum.	ADA Table 208.2,	1	\$1,400	\$1,820	FY 19-20
SGP-045	South Gate Park	Access aisle stripes; Curb ramp; Stall markings		Re-stripe access aisles with white diagonal stripes, 36" O.C. maximum when over asphalt. Interrupt white diagonal stripes at area of white lettering stating "NO PARKING". Access aisle borders shall remain blue. Re-stripe stalls, adjusting location of stalls for placement of existing curb ramps. Stall stripes shall not be within the accessible route to the curb ramps. Provide lettering in white, a minimum 12" high, stating "NO PARKING". located at the foot of each access aisle.	CBC 11B-502.3.3, CBC 11B-406.1, CBC 11B-502.3.3	1	\$2,500	\$3,250	FY 19-20





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Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
SGP-048	South Gate Park	Stall ISA markings;		Provide a larger ISA at the stall. Symbol shall be a minimum 36" high with a white border.	CBC 11B-502.6.4.1,	1	\$400	\$520	FY 19-20
SGP-049	South Gate Park	Stall signs;		Add the required "MINIMUM FINE \$250" sign at each stall. The lowest edge of the lowest sign shall be 80" minimum above the ground.	CBC 11B-502.6.2,	1	\$2,000	\$2,600	FY 19-20
SGP-050	South Gate Park	Wheel Stops;	Far right stalls	Add a wheel stops at both accessible parking stalls which overhang the accessible route.	CBC 11B-502.7.2,	1	\$120	\$156	FY 19-20
SGP-051	South Gate Park	Curb Ramp;	Far right stalls	Demolish and replace the ramp portion using the least slope possible, not to exceed 8.3%.	CBC 11B-406.3,	1	\$2,460	\$3,198	FY 19-20
SGP-052	South Gate Park	Service Road Driveway;	Far right stalls	Provide truncated domes across the full width of apron, over the slope of the apron.	CBC 11B-705.1.2.5,	1	\$2,016	\$2,621	FY 19-20
SGP-053	South Gate Park	Curb Ramp;	Far left stalls	At the access aisle between the two stalls, install a new parallel curb ramp and a compliant path of travel connecting to the existing accessible route.	CBC 11B-502.2,	1	\$4,485	\$5,831	FY 19-20
SGP-054	South Gate Park	Service Road Driveway;	Far left stalls	Provide truncated domes across the full width of apron, over the slope of the apron.	CBC 11B-705.1.2.5,	1	\$2,016	\$2,621	FY 19-20
SGP-055	South Gate Park	Number of Stalls; Stall surface		Reseal the cracked asphalt surface as needed and re-paint: Create three (3) additional accessible stalls with compliant access aisle. Provide blue stalls with the ISA symbol in a white border. Insure that the stalls and access aisle do not have slope in any direction that exceeds 2.0 % grade. Provide an access aisle with a blue border, white hatched lines and the letters "No Parking" in white. Reseal the cracked asphalt surface as needed and re-stripe the existing accessible stalls and access aisles.	ADA Table 208.2, CBC 11B-108	1	\$5,600	\$7,280	FY 19-20
SGP-057	South Gate Park	Access aisle stripes; Stall markings		Re-stripe access aisles with white diagonal stripes, 36" O.C. maximum when over asphalt. Interrupt white diagonal stripes at area of white lettering stating "NO PARKING". Access aisle borders shall remain blue. Provide lettering in white, a minimum 12" high, stating "NO PARKING", located at the foot of the access aisle.	CBC 11B-502.3.3, CBC 11B-502.3.3	1	\$1,100	\$1,430	FY 19-20
SGP-059	South Gate Park	Stall ISA markings;		ISA pavement signs shall be a minimum 36" high with a white border.	CBC 11B-502.6.4.1,	1	\$400	\$520	FY 19-20
SGP-060	South Gate Park	Stall signs;		Add the required "MINIMUM FINE \$250" sign at each stall. The lowest edge of the lowest sign shall be 80" minimum above the ground.	CBC 11B-502.6.2,	1	\$550	\$715	FY 19-20
SGP-061	South Gate Park	Curb Ramp; Curb Ramp		Demolish both sides of curb ramp and construct new side flares using the least slope possible, not to exceed 10% (1:10). Remove and replace the truncated dome mat. New mat shall measure 36" deep and 48" wide. The mat shall be positioned where the edge nearest the curb is 6 inches to 8 inches from the line at the face of the curb.	CBC 11B-406.2.2, CBC 11B-705.1.2.2	1	\$5,558	\$7,225	FY 19-20



ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
SGP-063	South Gate Park	Accessible stall layout; Stall surfaces		Eliminate the right accessible stall. Provide two new accessible stalls, sharing one access aisle, North of the entrance doors. Provide a new curb ramp to serve the new stalls. Reseal parking stalls as needed and restripe accessible stalls. Consider an asphalt overlay to even out the various surface angles at joints.	CBC 11B-208.3.1 CBC 11B-502.2, CBC 11B-108	1	\$8,220	\$10,686	FY 19-20
SGP-065	South Gate Park	Access aisle stripes; Stall markings		Re-stripe access aisle with white diagonal stripes, 36" O.C. maximum when over asphalt. Interrupt white diagonal stripes at area of white lettering stating "NO PARKING". Access aisle borders shall remain blue. Provide lettering in white, a minimum 12" high, stating "NO PARKING", located at the foot of the access aisle.	CBC 11B-502.3.3, CBC 11B-502.3.3	1	\$1,100	\$1,430	FY 19-20
SGP-067	South Gate Park	Stall ISA markings;		ISA pavement signs shall be a minimum 36" high with a white border.	CBC 11B-502.6.4.1,	1	\$400	\$520	FY 19-20
SGP-068	South Gate Park	Stall signs;		Add the required "MINIMUM FINE \$250" sign at each stall. The lowest edge of the lowest sign shall be 80" minimum above the ground.	CBC 11B-502.6.2,	1	\$1,200	\$1,560	FY 19-20
SGP-069	South Gate Park	Curb Ramp; Curb Ramp		Demolish both sides of curb ramp and construct new side flares using the least slope possible, not to exceed 10% (1:10). Or reconstruct ramp with new side curbs, 6" high, and without side flares. Use the least ramp slope possible, not to exceed 8.33%. Remove and replace the truncated dome mat. New mat shall measure 36" deep and 48" wide. The mat shall be positioned where the edge nearest the curb is 6 inches to 8 inches from	CBC 11B-406.2.2, CBC 11B-705.1.2.2	1	\$2,748	\$3,572	FY 19-20
SGP-071	South Gate Park	Stall striping -	West Parking	Reseal parking surface. Restripe accessible parking stalls.	CBC 11B-108 ,	1	\$1,400	\$1,820	FY 19-20
SGP-072	South Gate Park	Access aisle stripes - all	West Parking	Re-stripe access aisle with white diagonal stripes, 36" O.C. maximum when over asphalt. Interrupt white diagonal stripes at area of white lettering stating "NO PARKING". Access aisle borders shall remain blue.	CBC 11B-502.3.3,	1	\$750	\$975	FY 19-20
SGP-073	South Gate Park	Stall ISA markings;	West Parking	Repaint ISA pavement signs, The ISA symbol shall be a minimum 36" high and have a white border.	CBC 11B-502.6.4.1,	1	\$400	\$520	FY 19-20
SGP-074	South Gate Park	Curb Cut obstruction	West Parking	Trim back branches. Vertical clearance shall be to 80" minimum over the walkway.	CBC 11B-403.5.1 Exception #3,	1	\$95	\$124	FY 19-20
SGP-075	South Gate Park	Access aisle width;	West Parking	When re-striping, ensure access aisles are a minimum 5 feet wide and a minimum 8 feet wide at Van stalls. All stalls and access aisles shall be a minimum 18 feet long.	CBC 11B-502.3.1,	1	\$750	\$975	FY 19-20
SGP-076	South Gate Park	Van stall length; Van stall slope	West Parking	When restriping, ensure stalls are a minimum 9 feet wide and a minimum 18 feet long. Provide an asphalt overlay as needed to level the parking area. Stalls and access aisles shall be level with slopes allowed up to 2.1%	CBC 11B-502.2, CBC 11B-502.4	1	\$1,800	\$2,340	FY 19-20
SGP-078	South Gate Park	Stall striping; Access aisle	East Parking	Restripe accessible parking stalls. Re-stripe access aisles with white diagonal stripes, 36" O.C. maximum when over asphalt. Interrupt white diagonal stripes at area of white lettering stating "NO PARKING". Access aisle borders shall remain blue.	CBC 11B-108 , CBC 11B-502.3.3	1	\$1,500	\$1,950	FY 19-20
SGP-080	South Gate Park	Stall ISA markings;	East Parking	Repaint ISA pavement signs, The ISA symbol shall be a minimum 36" high and have a white border.	CBC 11B-502.6.4.1,	1	\$400	\$520	FY 19-20



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Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
SGP-081	South Gate Park	Loading zone access	Passenger Drop-off	Create a proper vehicle pull-up space with a 60" minimum wide access aisle extending the full length of the vehicle pull-up spaces, outside of the vehicular way, complying with CBC 11B-503. See detail.	CBC 11B-503,	1	\$3,200	\$4,160	FY 19-20
SGP-082	South Gate Park	Stall surface;		Resurface parking stall as needed, including leveling and restripe a new Van accessible stall.	CBC 11B-108 CBC 11B-502,	1	\$1,400	\$1,820	FY 19-20
SGP-083	South Gate Park	Stall Signs;		Trim branches as needed to allow full view of posted stall signs.	CBC 11B-108 CBC 11B-502.6,	1	\$60	\$78	FY 19-20
SGP-084	South Gate Park	Accessible Parking;	Golf Shop	Provide three accessible parking stalls with one being a Van accessible stall having an 8 foot wide access aisle. Provide an accessible route, a minimum 48" wide, across the front of the stalls. Provide wheel stops to prevent parked vehicle overhang from reducing the width of the	CBC 11B-208.3.1 CBC 11B-502,	1	\$2,250	\$2,925	FY 19-20
SP-005	Stanford Park	Concrete walkway;	Near North	Remove and replace damaged concrete.	CBC 11B-303.2,	1	\$1,800	\$2,340	FY 19-20
SP-006	Stanford Park	Concrete joints;	Throughout	Fill 18 slab joints with epoxy caulk. Each slab is 8 feet wide.	CBC 11B-302.1,	1	\$60	\$78	FY 19-20
SP-007	Stanford Park	Concrete joints;	Play structure	Fill all joints with epoxy caulk as needed.	CBC 11B-302.1,	1	\$60	\$78	FY 19-20
SS-001	Swim Stadium	Door closers;	All doors	Adjust all door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds	CBC 11B-404.2.8.1 CBC 11B-404.2.9,	1	\$1,140	\$1,482	FY 19-20
SS-008	Swim Stadium	Stair handrails; Stairs; Stairs	Balcony	Modify handrails at both ends of balcony to include compliant extensions. The upper approach and the lower tread of each stair shall be marked by a stripe of clearly contrasting color, 2" to 4" wide, placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. Provide a barrier rail under both stairs. Railing shall protect areas where the vertical clearance is less than 80".	CBC 11B-505.10.3, CBC 11B-504.4.1, CBC 11B-307.4	1	\$3,190	\$4,147	FY 19-20
TP-001	Triangle Park	Stall width;	Accessible Parking	Restripe stall to a minimum 9 feet wide.	CBC 11B-502.2,	1	\$750	\$975	FY 19-20
TP-002	Triangle Park	Striping; Markings	Accessible Parking	Restripe access aisle diagonal stripes in white. Border shall remain blue. Stripes shall be interrupted at area of the words "NO PARKING". Provide white lettering stating "NO PARKING", a minimum 12 inches high, located at the foot of the access aisle.	CBC 11B-502.3.3, CBC 11B-502.3.3	1	\$1,500	\$1,950	FY 19-20
TP-004	Triangle Park	Access Aisle;	Accessible Parking	Remove sign post from access aisle to the head of the accessible parking stall. Add one wheel stop to prevent parked vehicle overhang from	CBC 11B-502.3,	1	\$245	\$319	FY 19-20
TP-005	Triangle Park	Pavement ISA;	Accessible Parking	Provide a white border around the ISA symbol.	CBC 11B-502.6.4.1,	1	\$400	\$520	FY 19-20
TP-006	Triangle Park	Tow-away Sign;	Accessible Parking	Provide one a CALTRANS R-100B tow sign within direct view of the stall. The blank spaces for vehicle reclaiming information shall be filled-in and made a permanent part of the sign in lettering a minimum 1 inch high.	CBC 11B-502.8.2 CVC 22511.8(e),	1	\$500	\$650	FY 19-20
TP-007	Triangle Park	Curb Ramp;	Street gutter	Demolish and rebuild gutter at curb ramp. Raise elevation of gutter to prevent the accumulation of water.	CBC 11B-406.5.5,	1	\$2,460	\$3,198	FY 19-20
TP-008	Triangle Park	Curb Ramp Landing;	Accessible Route	Move potted plant and bench back from curb ramp as needed to provide a minimum landing depth of 48".	11B-406.5.3,	1	\$120	\$156	FY 19-20



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Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
TP-010	Triangle Park	Overhead Obstruction;	Under central tree	Trim branches and maintain a vertical clearance of 80" minimum over walkways.	CBC 11B-307.4,	1	\$75	\$98	FY 19-20
WRC-001	Westside Resource Center	Signs;	Driveway entrance to parking	Replace the existing sign with a CALTRANS R-100B tow sign. The blank spaces for vehicle reclaiming information shall be filled-in and made a permanent part of each sign in lettering a minimum 1 inch high.	CBC 11B-502.8.2 CVC 22511.8(e)	1	\$185	\$241	FY 19-20
WRC-002	Westside Resource Center	Parking surface;	Accessible Parking	Resurface parking stall. Grind asphalt as needed at the access aisle. Stall and access aisle shall be level, with slopes not greater than 2.1% in any direction.	CBC 11B-502.4,	1	\$1,400	\$1,820	FY 19-20
WRC-003	Westside Resource Center	Diagonal stripes at Access Aisles;	Accessible Parking	Re-stripe access aisle diagonal stripes in white when over asphalt. Border shall remain blue.	CBC 11B-502.3.3,	1	\$1,400	\$1,820	FY 19-20
WRC-004	Westside Resource Center	Truncated domes;	Accessible Parking	Install truncated dome mats over the concrete walkway, across the head of the accessible parking stall and access aisle. Domes shall be 3 feet deep in the direction of travel.	CBC 11B-705.1.2.5,	1	\$14,400	\$18,720	FY 19-20
WRC-005	Westside Resource Center	Door Landing;	Street Entrance	Remove and replace concrete at door. New concrete shall be level for a distance of 60" minimum, measured perpendicular to the face of the door when in the closed position. Slope a new concrete walkway from new landing to the city sidewalk connection. Slopes of walkway shall not exceed 5.0%. Cost at estimated \$15/sq. ft. for approximately 180 sq. ft.	CBC 11B-404.2.4.4,	1	\$2,700	\$3,510	FY 19-20
WRC-006	Westside Resource Center	Door Buzzer;	Street Entrance	Relocate buzzer. Provide a post-mounted buzzer at the edge of the planter, centered a minimum 75" away from the face of the door when in the closed position.	,	1	\$560	\$728	FY 19-20
WRC-007	Westside Resource Center	Tactile exit signs; Door closers	Exit Doors	Provide tactile exit signs at each exit door and exit gate, where exit doors and gates lead to a grade-level exit. Mount signs at the latch side of the single doors and preferably to the right of double doors. Signs shall have Grade 2 Braille beneath raised text stating "EXIT". Adjust all door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.	CBC 1011.4.1 CBC 11B-703.3 CBC 11B-703.4 CBC 11B-703.5 , CBC 11B-404.2.8.1 CBC 11B-404.2.9	1	\$1,740	\$2,262	FY 19-20
WRC-010	Westside Resource Center	Door stops;	All doors	Remove all door stops.	CBC 11B-404.2.10,	1	\$95	\$124	FY 19-20
WRC-035	Westside Resource Center	Tactile wall sign;	Children's Unisex Restroom	Remove and discard tactile wall sign. Provide one new tactile wall sign having Grade 2 Braille beneath raised text and a raised pictogram. Mount sign on the wall, at the latch side of door, centered at 56" AFF.	CBC 11B-216.2 CBC 11B-703.3 ,	1	\$75	\$98	FY 19-20
WRC-046	Westside Resource Center	Tactile exit signs;	Gates	Provide tactile exit signs at each exit gate. Mount signs at the latch side of gates. Signs shall have Grade 2 Braille beneath raised text stating "EXIT".	CBC 1011.4.1 CBC 11B-703.3 CBC 11B-703.4 CBC 11B-703.5 ,	1	\$600	\$780	FY 19-20
WRC-047	Westside Resource Center	Lever gate handles;	Gates	Replace lever handles at gates having levers.	CBC 11B-404.2.7,	1	\$380	\$494	FY 19-20



## ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
WRC-048	Westside Resource Center	Smooth panels; Strike-side clearance	Gates	Provide a smooth kick plate across the full width of gates at the push side. The smooth surface shall be a minimum 10" high. Reverse the swing of both gates, placing hinges at opposite side, to provide compliant clearance.	CBC 11B-404.2.10, CBC 11B-404.2.4	1	\$475	\$618	FY 19-20
WRC-049	Westside Resource Center	Gate latches;	Gates	Remove the additional gate latches at top of gates.	CBC 11B-404.2.7,	1	\$95	\$124	FY 19-20
WRC-051	Westside Resource Center	Strike-side clearance	Exterior door	Reverse the swing of door, placing hinges at opposite side, to provide compliant clearance.	CBC 11B-404.2.4	1	\$190	\$247	FY 19-20
BSC-015	Boy Scout Camp Building D	Accessible Restrooms;	Restrooms	There are multiple accessibility issues in both the Men's and Women's restroom facilities. Individual upgrades are not recommended. Provide full restroom redesign to provide ADA compliance. Much of the required upgrades involve removing amenities and replacing them with ADA compliant models in ADA compliant locations. Engineers need to be contracted to draw-up plans for required modifications.	CBC 11B-603.1 ,	2	\$10,000	\$13,000	FY 20-21
BSC-019	Boy Scout Camp Building E	Accessibility;	Restroom	Replace sink base with wall-hung lavatory, relocate WC waste line to position WC 17"-18" from a side wall and Install grab bars.	CBC 11B-606.1 CBC 11B-604.2 CBC 11B-609.1 ,	2	\$8,400	\$10,920	FY 20-21
BSC-020	Boy Scout Camp Building E	Door width;	Restroom	Replace door with a 36" door. Work includes removal of existing doorway, new framing, drywall, door and paint.	CBC 11B-404.2.3,	2	\$750	\$975	FY 20-21
BSC-021	Boy Scout Camp Building E	Round door knob;	Restroom	Replace round door knob with a lever handle. The end of levers shall return to within 1/2" of the door surface.	CBC 11B-404.2.7,	2	\$185	\$241	FY 20-21
BSC-028	Boy Scout Camp Building H	Round door knob;	Entrance door	Replace round door knob with a lever handle. The end of levers shall return to within 1/2" of the door surface.	CBC 11B-404.2.7,	2	\$185	\$241	FY 20-21
BSC-033	Boy Scout Camp	Tactile room identification signs;	All Units	Provide an I.D. sign for each building. Mount signs on the wall at the latch side of doors, centered at 56" AFF.	CBC 11B-703.3.2 CBC 11B-216.2 ,	2	\$1,200	\$1,560	FY 20-21
CC-006	Civic Center	Tactile room identification signs;	Throughout	Provide a room I.D. sign package for the building. Mount signs on the wall at the latch side of doors, centered at 56" AFF.	CBC 11B-703.3.2 CBC 11B-216.2 ,	2	\$250	\$325	FY 20-21
CC-008	Civic Center	Entrance;	Museum	Relocate settee away from door and cut counter back. The required clear floor space is 54" minimum along the face of the door and 60" minimum	CBC 11B-404.2.4,	2	\$190	\$247	FY 20-21
CC-010	Civic Center	Turning space;	Museum	Clear space within each room as needed to provide a 60" diameter turning space.	CBC 11B-304.3,	2	\$95	\$124	FY 20-21
CC-011	Civic Center	Exit door; Exit door	Museum	Relocate table away from door. The required clear floor space is 48" minimum along the face of the door and 60" minimum deep. Remove door stop.	CBC 11B-404.2.4, CBC 11B-404.2.10	2	\$150	\$195	FY 20-21
CC-017	Civic Center	Door Signage;	Both Restroom	Remove door sign from wall and mount geometric sign on door, centered 58"-60" AFF.	CBC 11B-703.7.2.6.1,	2	\$75	\$98	FY 20-21



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Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
CC-018	Civic Center	Tactile wall sign;	Both Restroom	Provide a tactile wall sign at each doorway, having Grade 2 Braille beneath raised text and a raised pictogram.	CBC 11B-216.2 CBC 11B-703.1,	2	\$75	\$98	FY 20-21
CC-019	Civic Center	Lavatory Insulation;	Both Restroom	Cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under	CBC 11B-606.5 ,	2	\$75	\$98	FY 20-21
CC-020	Civic Center	Soap Dispenser;	Both Restroom	Lower one soap dispenser to a height not greater than 40" AFF to the highest operable part.	CBC 11B-603.5 ,	2	\$300	\$390	FY 20-21
CC-021	Civic Center	Paper towel dispensers;	Both Restroom	Remove and replace one paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest operable part.	CBC 11B-309.4 ADA 308,	2	\$600	\$780	FY 20-21
CC-022	Civic Center	Stall Door;	Both Restroom	Replace the self-closing hinges. Install a U-shaped pull handle below the latch.	CBC 11B-604.8.1.2, CBC 11B-604.8.1.2	2	\$190	\$247	FY 20-21
CC-024	Civic Center	Stall Door;	Both Restroom	The door opening shall be 4 inches maximum from the side partition farthest from the water closet.	CBC 11B-604.8.1.2,	2	\$2,500	\$3,250	FY 20-21
CC-025	Civic Center	Lavatory apron height;	Both Restrooms	Modify tile face of apron to provide a minimum height of 29" AFF.	CBC 11B-306.3.1,	2	\$1,500	\$1,950	FY 20-21
CC-026	Civic Center	Accessible Urinal;	Men's restroom	Lower fixture to a rim height of 17" AFF maximum at one fixture.	CBC 11B-605.2 ,	2	\$3,200	\$4,160	FY 20-21
CC-027	Civic Center	Wall mirror;	Men's restroom	Lower mirror. The lowest reflective edge shall be 35" maximum AFF.	CBC 11B-603.3 ,	2	\$1,200	\$1,560	FY 20-21
CC-028	Civic Center	Accessible stall width; Toilet paper dispenser;	Men's restroom	Move partition panel as needed to provide a minimum width of 60". Replace dispenser rollers. The flow of paper shall be continuous. Reset waste line to center WC 17"-18" from the side wall.	CBC 11B-604.8.1.1, CBC 11B-604.7, CBC 11B-604.2	2	\$6,300	\$8,190	FY 20-21
CC-031	Civic Center	Grab bars;	Women's restroom	Reset grab bars per detail D033.	CBC 11B-604.5 ,	2	\$2,000	\$2,600	FY 20-21
CC-032	Civic Center	Accessible stall width;	Women's restroom	Move partition panel as needed to square-up stall and provide a minimum width of 60".	CBC 11B-604.8.1.1,	2	\$2,500	\$3,250	FY 20-21
CC-033	Civic Center	Loose waste basket;	Women's restroom		CA Civ Code 52(a),	2	\$60	\$78	FY 20-21
CCP-003	Caesar Chavez Park	Accessibility of restrooms;	Restroom building	Assess accessibility at the time of restoration.	CBC 11B-603.1 ,	2	\$60	\$78	FY 20-21
CCP-015	Caesar Chavez Park	Door signage;	Both Restroom	Lower door signs to a position centered 58"-60" AFF. The wall signs shall be centered at 56" AFF.	CBC 11B-703.7.2.6 CBC 11B-216.2,	2	\$240	\$312	FY 20-21
CCP-016	Caesar Chavez Park	Lavatory faucet;	Women's Restroom	Adjust the metering of faucet to remain open for a minimum of 10 seconds.	CBC 11B-606.4,	2	\$75	\$98	FY 20-21
CCP-017	Caesar Chavez Park	Lavatory Insulation;	Both Restroom	Cover, wrap, or otherwise insulate the water line, drain, valve and fittings. There shall also be no exposed sharp or abrasive elements under lavatory.	CBC 11B-606.5 ,	2	\$75	\$98	FY 20-21





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Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
CCP-018	Caesar Chavez Park	Exterior Door latch;	Both Restroom	Provide a door pull at the exterior side of both doors.	CBC 11B-309.4,	2	\$95	\$124	FY 20-21
CCP-019	Caesar Chavez Park	Interior locks;	Both Restroom	Remove the existing barrel latch locks and install an accessible lock with a slide or flip-over device, or other accessible privacy latch.	CBC 11B-309.4 CBC 11B-404.2.7,	2	\$570	\$741	FY 20-21
CCP-020	Caesar Chavez Park	Rear grab bar;	Men's Restroom	Provide a 36" minimum grab bar at the back wall. See detail D033 for location details.	CBC 11B-604.5 ,	2	\$1,000	\$1,300	FY 20-21
CHL-001	City Hall	Door stops;	Council Meeting Room	Remove all door stops throughout facility. Cost is for maintenance staff to go through and remove all door stops.	CBC 11B-404.2.10,	2	\$95	\$124	FY 20-21
CHL-006	City Hall	Room Identification signs;	All rooms and spaces	Provide a sign package for all rooms where the use or name of the rooms are not likely to change over time. Signs shall have Grade 2 Braille below raised text.	CBC 11B-216.2 ,	2	\$1,200	\$1,560	FY 20-21
CHL-014	City Hall	Entrance door;	Women's restroom	The requirement for side clearance is only when a door has both a closer and a latch. Remove the latch from door. Provide a U-shaped door pull or dummy lever at the pull side.	CBC 11B-404.2.4,	2	\$95	\$124	FY 20-21
CHL-015	City Hall	Tactile wall sign;	Women's Restroom	Provide a tactile wall sign at each doorway, having Grade 2 Braille beneath raised text and a raised pictogram.	CBC 11B-216.2 CBC 11B-703.1,	2	\$75	\$98	FY 20-21
CHL-016	City Hall	Interior door;	Women's restroom	The requirement for side clearance is only when a door has both a closer and a latch. Remove the latch from door. Provide a U-shaped door pull or dummy lever at the pull side and provide a privacy lock, operable only from inside. This will effectively make this a single-user restroom.	CBC 11B-404.2.4,	2	\$185	\$241	FY 20-21
CHL-017	City Hall	Lavatory Insulation;	Women's restroom	Complete insulation of all water lines, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatories.	CBC 11B-606.5 ,	2	\$75	\$98	FY 20-21
CHL-018	City Hall	Sanitary napkin dispenser;	Women's restroom	Remove dispenser. If replacement is desired, install a dispenser with controls which do not require tight grasping, pinching or twisting of the wrist.	CBC 11B-309.4,	2	\$600	\$780	FY 20-21
CHL-019	City Hall	Stall Door; Stall Door	Women's restroom	Replace the self-closing hinges. Install a U-shaped pull handle below the latch.	CBC 11B-604.8.1.2, CBC 11B-604.8.1.2	2	\$190	\$247	FY 20-21
CHL-021	City Hall	Side grab bar;	Women's restroom	Relocate side grab bar to project a minimum 54" from the back wall.	CBC 11B-609.4 ,	2	\$1,000	\$1,300	FY 20-21
CHL-022	City Hall	Toilet paper	Women's restroom	Relocate dispenser. Center toilet paper dispenser at 7"-9" in front of the WC.	CBC 11B-604.7,	2	\$600	\$780	FY 20-21
CHL-023	City Hall	Tactile wall sign;	Men's restroom	Provide a tactile wall sign at each doorway, having Grade 2 Braille beneath raised text and a raised pictogram.	CBC 11B-216.2 CBC 11B-703.1,	2	\$75	\$98	FY 20-21
CHL-024	City Hall	Lavatory Insulation;	Men's restroom	Complete insulation of all water lines, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatories.	CBC 11B-606.5 ,	2	\$75	\$98	FY 20-21
CHL-025	City Hall	Stall Door;	Men's restroom	Replace the self-closing hinges.	CBC 11B-604.8.1.2,	2	\$95	\$124	FY 20-21
CHL-026	City Hall	Stall Door;	Men's restroom	Install a U-shaped pull handle below the latch.	CBC 11B-604.8.1.2,	2	\$95	\$124	FY 20-21
CHL-027	City Hall	Toilet paper	Men's restroom	Relocate dispenser. Center toilet paper dispenser at 7"-9" in front of WC.	CBC 11B-604.7,	2	\$600	\$780	FY 20-21



## ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
CHL-028	City Hall	Lavatory; Mirror over	Men's restroom	Relocate lavatory, centered 18" minimum from the side wall. Lower mirror. The lowest reflective edge shall not be higher than 40" AFF.	CBC 11B-606.6 , CBC 11B-603.3	2	\$4,400	\$5,720	FY 20-21
CHL-030	City Hall	Stall Door;	Men's restroom	Provide a privacy lock at the door, operable only from inside of the restroom, to create a single-user restroom. Remove all partition panels within restroom to increase clear space at fixtures.	CBC 11B-605.3 ,	2	\$500	\$650	FY 20-21
CHL-031	City Hall	All doors;	Council Chambers	Remove or cover vertical latch rods at the bottom of doors. The bottom 10" of all doors shall be smooth.	CBC 11B-404.2.10,	2	\$95	\$124	FY 20-21
CHL-040	City Hall - South Annex	Restroom direction sign;	Public Works Hallway	Post a sign with the word "RESTROOMS" just outside of the Public Works arch. Sign background shall be dark blue with a white left arrow, white text and white ISA. Sign shall be visible from opposite end of hall.	CBC 11B-216.8 CBC 11B-703.1,	2	\$75	\$98	FY 20-21
CHL-041	City Hall - South Annex	Tactile wall sign;	Women's restroom	Provide a tactile wall sign at each doorway, having Grade 2 Braille beneath raised text and a raised pictogram.	CBC 11B-216.2 CBC 11B-703.5,	2	\$75	\$98	FY 20-21
CHL-042	City Hall - South Annex	Door sign;	Women's restroom	Reset door sign. Center sign at 58"-60" AFF.	CBC 11B-703.7.2.6,	2	\$75	\$98	FY 20-21
CHL-043	City Hall - South Annex	Entrance door;	Women's restroom	The requirement for side clearance is only when a door has both a closer and a latch. Remove the latch from door. Provide a U-shaped door pull or dummy lever at the pull side - and remove deadbolt.	CBC 11B-404.2.4,	2	\$95	\$124	FY 20-21
CHL-044	City Hall - South Annex	Paper towel dispensers;	Women's restroom	Lower the right dispenser (WaveNdry). The highest operable part shall not be higher than 40" AFF. The cost analysis is for an in-wall dispenser to be lowered within the existing alcove and be mounted so that the operable parts are no higher than 40 inches.	CBC 11B-603.5 ,	2	\$120	\$156	FY 20-21
CHL-045	City Hall - South Annex	Sanitary napkin dispenser;	Women's restroom	Lower dispenser to a maximum 40" AFF to the highest operable part.	CBC 11B-603.5 ,	2	\$150	\$195	FY 20-21
CHL-046	City Hall - South Annex	Lavatory Insulation;	Women's restroom	Cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under	CBC 11B-606.5 ,	2	\$75	\$98	FY 20-21
CHL-047	City Hall - South Annex	Lavatory faucets;	Women's restroom	Adjust the metering of each faucet to remain open for a minimum of 10 seconds.	CBC 11B-606.4,	2	\$75	\$98	FY 20-21
CHL-048	City Hall - South Annex	Accessible Stall;	Women's restroom	Rearrange stalls to provide an accessible stall a minimum 60" wide.	CBC 11B-604.8.1.1 CBC 11B-603.1 ,	2	\$5,000	\$6,500	FY 20-21
CHL-049	City Hall - South Annex	Entrance door;	Men's restroom	The requirement for side clearance is only when a door has both a closer and a latch. Remove the latch from door. Provide a U-shaped door pull or dummy lever at the pull side - and remove lock on door.	CBC 11B-404.2.4,	2	\$95	\$124	FY 20-21
CHL-050	City Hall - South Annex	Tactile wall sign; Door sign	Men's restroom	Provide a tactile wall sign at each doorway, having Grade 2 Braille beneath raised text and a raised pictogram. Reset door sign. Center sign at 58"-60" AFF.	CBC 11B-216.2 CBC 11B-703.5, CBC 11B-703.7.2.6	2	\$150	\$195	FY 20-21
CHL-052	City Hall - South Annex	Paper towel	Men's restroom	Replace one dispenser with an accessible dispenser, operable with one hand. Set new dispenser with the highest operable part not higher than	CBC 11B-603.5 ,	2	\$1,200	\$1,560	FY 20-21
CHL-053	City Hall - South Annex	Lavatory Insulation;	Men's restroom	Cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under	CBC 11B-606.5 ,	2	\$75	\$98	FY 20-21
CHL-054	City Hall - South Annex	Lavatory faucets;	Men's restroom	Adjust the metering of each faucet to remain open for a minimum of 10 seconds.	CBC 11B-606.4,	2	\$75	\$98	FY 20-21

## ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
CHL-055	City Hall - South Annex	Accessible Stall;	Men's restroom	Rearrange stalls to provide an accessible stall a minimum 60" wide.	CBC 11B-604.8.1.1 CBC 11B-603.1 ,	2	\$5,000	\$6,500	FY 20-21
CHL-056	City Hall - South Annex	Urinal alcove;	Men's restroom	Move side partition wall. Alcove shall be a minimum 36" wide. Recenter urinal on the 36" clear floor space.	CBC 11B-305.7.1,	2	\$2,500	\$3,250	FY 20-21
CHL-057	City Hall - South Annex	Wheelchair access;	Code Enforcement meeting	Relocate to a larger meeting room.	CBC 11B-304.3,	2	\$75	\$98	FY 20-21
CHL-061	City Hall - South Annex	Conference area;	Janice Hahn's office	Replace table with a smaller table. The minimum turning radius provided shall be 60".	CBC 11B-304.3,	2	\$800	\$1,040	FY 20-21
CHS-005	Court House (out of service)	Double doors;	Court rooms	Alter one pair of doors to provide a single door leaf a minimum 36" width, or replace doors and door frame at 36".	CBC 11B-216.6 CBC 11B-404.2.2 CBC 11B-404.2.3,	2	\$2,250	\$2,925	FY 20-21
CHS-006	Court House (out of service)	Vertical latch rods;	Doors	Remove or cover vertical latch rods. Covers must provide a smooth surface for lower 10" of the door, across the full width.	CBC 11B-404.2.10,	2	\$190	\$247	FY 20-21
CHS-007	Court House (out of service)	Strike-side clearance;	Various Doors	Alterations shall include updates to doorways as needed for accessible passage.	CBC 11B-404.2.4,	2	\$5,000	\$6,500	FY 20-21
CHS-008	Court House (out of service)	Alterations ;	Restrooms	When alterations are made, they shall conform to the applicable codes at that future time.	CBC 11B-603.1 ,	2	\$10,000	\$13,000	FY 20-21
CP-006	Circle Park	Lavatory;	Restroom Exterior	Relocate guard to provide a minimum 15" clear space to the center of lavatory.	CBC 11B-606.2 CBC 11B-305.3,	2	\$190	\$247	FY 20-21
CP-007	Circle Park	Drinking Fountain;	Restroom Exterior	Relocate guard to provide a minimum 16" clear space to the center of drinking fountain.	CBC 11B-602.9 CBC 11B-305.1,	2	\$120	\$156	FY 20-21
CP-008	Circle Park	Door signs; Tactile wall signs	Restroom Exterior	Provide a Unisex restroom geometric door sign centered at 58"-60" AFF. Sign shall have a light color triangle over a dark circle. Provide a tactile wall sign at each restroom doorway, having Grade 2 Braille beneath raised text and a raised pictogram. Mount sign on wall, at the latch side of door.	CBC 11B-703.7.2.6, CBC 11B-216.2 CBC 11B-703.1	2	\$675	\$878	FY 20-21
CP-010	Circle Park	Door closers;	Restrooms	Adjust both door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5	CBC 11B-404.2.8.1 CBC 11B-404.2.9,	2	\$60	\$78	FY 20-21
CP-011	Circle Park	Door locks;	Restrooms	Lower locks to within the accessible range of 34"-44" AFF.	CBC 11B-404.2.7,	2	\$370	\$481	FY 20-21
CP-012	Circle Park	WC location;	East Restroom	Reset waste line within wall to center WC 17"-18" from the side wall.	CBC 11B-604.2,	2	\$3,200	\$4,160	FY 20-21
CY-001	Field Operations - City Yard	Door Sign; Tactile wall sign	Women's Restroom	Replace geometric door sign with a light color geometric door sign. Provide a tactile wall sign, having Grade 2 Braille beneath raised text and a raised pictogram. Mount sign on the wall at the latch side.	CBC 11B-703.7.2.6.2, CBC 11B-216.2 CBC 11B-703.1	2	\$150	\$195	FY 20-21
CY-004	Field Operations - City Yard	Paper towel dispenser;	Women's Restroom	Remove and replace one paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 30" AFF to the highest operable part.	CBC 11B-309.4 ADA 308,	2	\$600	\$780	FY 20-21

ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
CY-005	Field Operations City Yard	Lavatory Insulation;	Women's Restroom	Cover, wrap, or otherwise insulate all water lines, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatory.	CBC 11B-606.5 ,	2	\$75	\$98	FY 20-21
CY-006	Field Operations City Yard	Lavatory mirror;	Women's Restroom	Lower mirror. The lowest reflective edge shall not be higher than 40" AFF.	CBC 11B-603.3,	2	\$1,200	\$1,560	FY 20-21
CY-007	Field Operations City Yard	WC location; Toilet paper	Women's Restroom	Reset waste line to center WC at 17"-18" from the side wall. Relocate dispenser. Center toilet paper dispenser at 7"-9" in front of the WC.	CBC 11B-604.2, CBC 11B-604.7	2	\$3,800	\$4,940	FY 20-21
CY-009	Field Operations City Yard	Shower sprayer;	Women's Restroom	Install a hand held sprayer on a hose, a minimum 59" long. Sprayer shall have a non-positive shut off.	CBC 11B-608.6,	2	\$95	\$124	FY 20-21
CY-010	Field Operations City Yard	Door Sign; Tactile wall sign	Men's Restroom	Replace door sign with a 12" geometric door sign, in white to provide visual contrast with the dark color of the door. Provide a tactile wall sign, having Grade 2 Braille beneath raised text and a raised pictogram. Mount sign on the wall at the latch side.	CBC 11B-703.7.2.6.2, CBC 11B-216.2 CBC 11B-703.1	2	\$150	\$195	FY 20-21
CY-012	Field Operations City Yard	Restroom door width; Smooth surface at	Men's Restroom	Install off-set door hinges. Remove door stop	CBC 11B-404.2.3, CBC 11B-404.2.10	2	\$2,325	\$3,023	FY 21-22
CY-015	Field Operations City Yard	Lavatory mirrors;	Men's Restroom	Lower one mirror. The lowest reflective edge shall not be higher than 40" AFF.	CBC 11B-603.3,	2	\$1,200	\$1,560	FY 21-22
CY-016	Field Operations City Yard	Lavatory Insulation;	Men's Restroom	Fully cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatory.	CBC 11B-606.5 ,	2	\$75	\$98	FY 21-22
CY-017	Field Operations City Yard	Soap Dispenser;	Men's Restroom	Lower soap dispenser to 40" MAX AFF to the center of the highest operable part.	CBC 11B-603.5 ,	2	\$300	\$390	FY 21-22
CY-018	Field Operations City Yard	Stall Door;	Men's Restroom	Replace self-closing hinges.	CBC 11B-604.8.1.2,	2	\$95	\$124	FY 21-22
CY-019	Field Operations City Yard	Stall Door;	Men's Restroom	Install a U-shaped pull handle below the latch.	CBC 11B-604.8.1.2,	2	\$95	\$124	FY 21-22
CY-020	Field Operations City Yard	Urinal;	Men's Restroom	Lower urinal to a rim height not greater than 17" AFF.	CBC 11B-605.2 ,	2	\$3,200	\$4,160	FY 21-22
CY-021	Field Operations City Yard	Coat Hooks;	Men's Restroom	Provide one additional coat hook at the same area, no higher than 48" AFF.	ADA 308,	2	\$180	\$234	FY 21-22
CY-022	Field Operations City Yard	Floor drain; Shower sprayer; Shower	Men's Restroom	Modify floor slope. Slope at drain shall not exceed 2.1%. Drain grate shall be flush with the finished floor. Install a hand held sprayer on a hose, a minimum 59" long. Sprayer shall have a non-positive shut off. Correct interference to allow seat to completely fold up.	CBC 11B-608.9, CBC 11B-608.6, CBC 11B-610.3	2	\$835	\$1,086	FY 21-22
CY-033	Field Operations City Yard	Signage;	Unisex Restroom	Provide a directional sign at the wall next to the door, indicating the location of the nearest accessible restrooms. Sign shall include the International Symbol of Accessibility.	CBC 11B-216.8 CBC 11B-703.5,	2	\$75	\$98	FY 21-22



ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
CY-034	Field Operations - City Yard	Door knobs;	Conference Room	Replace one round door knob with a lever handle. The end of lever shall return to within 1/2" of the surface of the door.	CBC 11B-404.2.7,	2	\$95	\$124	FY 21-22
GC-006	Golf Course	Door sign;	Club house	Install a Unisex geometric sign with a light color triangle over a dark circle, centered on door at 58"-60" AFF.	CBC 11B-703.7.2.6,	2	\$75	\$98	FY 21-22
GC-007	Golf Course	Tactile wall sign; Door closer	Club house Restroom	Provide a tactile wall sign at doorway, having Grade 2 Braille beneath raised text and a raised pictogram. Adjust door closer to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.	CBC 11B-216.2 CBC 11B-703.1, CBC 11B-404.2.8.1 CBC 11B-404.2.9	2	\$135	\$176	FY 21-22
GC-009	Golf Course	Door stop;	Club house	Remove door stop.	CBC 11B-404.2.10,	2	\$60	\$78	FY 21-22
GC-010	Golf Course	Door lock;	Club house	Remove barrel latch. Install a flip-over, or slide lock, or install a locking lever handle.	CBC 11B-404.2.7,	2	\$95	\$124	FY 21-22
GC-011	Golf Course	Loose waste can;	Club house	Remove waste can from restroom. Install a recessed wall-mounted waste can.	CBC 11B-604.3.1 ,	2	\$60	\$78	FY 21-22
GC-012	Golf Course	Lavatory faucet;	Club house	Adjust the metering of faucet to remain open for a minimum of 10 seconds.	CBC 11B-606.4,	2	\$75	\$98	FY 21-22
GC-013	Golf Course	Lavatory Insulation; Hose bib	Club house Restroom	Cover, wrap, or otherwise insulate all water lines, drain, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatory. Recess hose bob into wall and provide a smooth plate over hose	CBC 11B-606.5 , CBC 11B-606.5	2	\$1,575	\$2,048	FY 21-22
GC-015	Golf Course	Mirror;	Club house	Lower mirror. The lowest reflective edge shall be no higher than 40" AFF.	CBC 11B-603.3,	2	\$1,200	\$1,560	FY 21-22
GC-016	Golf Course	Paper towel dispenser;	Club house Restroom	Remove and replace paper towel dispenser. New dispenser shall not require use of both hands, or tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest	CBC 11B-309.4 ADA 308,	2	\$600	\$780	FY 21-22
GC-017	Golf Course	Soap Dispenser;	Club house	Lower soap dispenser to a height not greater than 40" AFF to the highest operable part.	CBC 11B-603.5 ,	2	\$300	\$390	FY 21-22
GC-018	Golf Course	WC location; Both grab bars; Toilet paper dispenser; Seat cover dispenser	Club house Restroom	Reset waste line to center WC 17"-18" from the side wall. Replace rear grab bar with a 42" bar to avoid clean-out at wall. Raise rear grab bar to provide a minimum hand clearance under grab bar of 1-1/2" over flush valve. Side grab bar shall project 52" from back wall. Relocate dispenser. Center toilet paper dispenser at 7"-9" in front of the WC. Install seat cover dispenser at lavatory wall, beneath rear grab bar.	CBC 11B-604.2, CBC 11B-604.5 , CBC 11B-604.7, CBC 11B-603.5	2	\$7,000	\$9,100	FY 21-22
GC-024	Golf Course	Door stop;	Club house	Remove door stop.	CBC 11B-404.2.10,	2	\$95	\$124	FY 21-22
GC-035	Golf Course	Door sign; Tactile wall sign	Course restroom at Hole 6	Install a Unisex geometric sign with a light color triangle over a dark circle, centered on door at 58"-60" AFF. Provide a tactile wall sign at doorway, having Grade 2 Braille beneath raised text and a raised pictogram.	CBC 11B-703.7.2.6, CBC 11B-216.2 CBC 11B-703.1	2	\$150	\$195	FY 21-22
GC-037	Golf Course	Accessibility; Door handle	Course restroom at Hole 6	Provide a sign indicating the location of the accessible restroom at the Club House. Sign shall have white text and a white ISA on a dark blue background. At both sides of door, add a handle or U-shape door pull,	CBC 11B-603.1 CBC 11B-703.5, CBC 11B-404.2.7	2	\$170	\$221	FY 21-22





## ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
GCH-002	Girl's Club House	Tactile room identification signs;	Entire complex	Provide a room I.D. sign package for the building. Mount signs on the wall at the latch side of doors, centered at 56" AFF.	CBC 11B-703.3.2 CBC 11B-216.2 ,	2	\$1,200	\$1,560	FY 21-22
GCH-005	Girl's Club House	Tactile wall sign;	Men's Restroom	Remove and discard tactile wall sign. Provide one new tactile wall sign having Grade 2 Braille beneath raised text and a raised pictogram. Mount sign on the wall, at the latch side of door, centered at 56" AFF.	CBC 11B-216.2 CBC 11B-703.3 ,	2	\$75	\$98	FY 21-22
GCH-006	Girl's Club House	Mirror; Paper towel	Men's Restroom	Lower one mirror. The lowest reflective edge shall not be higher than 40" AFF. Lower one dispenser to position not higher than 40" AFF to the highest operable part.	CBC 11B-603.3, CBC 11B-309.4 ADA 308	2	\$1,800	\$2,340	FY 21-22
GCH-008	Girl's Club House	Lavatory Insulation;	Men's Restroom	Cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under	CBC 11B-606.5 ,	2	\$75	\$98	FY 21-22
GCH-009	Girl's Club House	Stall Door;	Men's Restroom	Replace the self-closing hinges.	CBC 11B-604.8.1.2,	2	\$95	\$124	FY 21-22
GCH-010	Girl's Club House	Urinal; Urinal Alcove	Men's Restroom	Lower fixture to a rim height of 17" MAX and lower the flush handle to a height not greater than 44" AFF. Move privacy panel as needed to provide a clear width of 30" minimum at urinal.	CBC 11B-605.2 CBC 11B-605.4, CBC 11B-305.7.1	2	\$6,400	\$8,320	FY 21-22
GCH-012	Girl's Club House	Baby changing table;	Men's Restroom	Remove baby changing table.	CBC 11B-606.2 CBC 11B-226.4,	2	\$550	\$715	FY 21-22
GCH-013	Girl's Club House	Stall Door; Toilet paper dispenser; Rear grab bar; Accessible	Men's Restroom	The door opening shall be 4 inches maximum from the side partition farthest from the water closet. Relocate dispenser. Center toilet paper dispenser at 7"-9" in front of the WC. Reset rear grab bar location per detail D033. Move partition panel as needed to provide a minimum stall width of 60".	CBC 11B-604.8.1.2, CBC 11B-604.7, CBC 11B-604.5 , CBC 11B-604.8.1.1	2	\$6,600	\$8,580	FY 21-22
GCH-024	Girl's Club House	Access;	Back stage Unisex	Reduce storage items to provide a clear path 44" wide minimum and a 60"X60" minimum clear area in front of the door.	CBC 11B-403.5.1 Exception #5,	2	\$60	\$78	FY 21-22
GCH-025	Girl's Club House	WC Seat height; Toilet paper	Back stage Unisex restroom	Relocate WC rough plumbing to provide a seat height of 17"-19" AFF. Relocate dispenser. Center toilet paper dispenser at 7"-9" in front of the WC.	CBC 11B-604.4 , CBC 11B-604.7	2	\$3,800	\$4,940	FY 21-22
GCH-027	Girl's Club House	Lavatory Insulation;	Back stage Unisex	Fully cover, wrap, or otherwise insulate all water lines, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatory.	CBC 11B-606.5 ,	2	\$75	\$98	FY 21-22
GCH-028	Girl's Club House	Lavatory faucet handles;	Back stage Unisex	Replace round handles with lever handles.	CBC 11B-309.4,	2	\$95	\$124	FY 21-22
GCH-029	Girl's Club House	Paper towel dispenser;	Back stage Unisex	Remove and replace one paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest operable part.	CBC 11B-309.4 ADA 308,	2	\$600	\$780	FY 21-22



ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
GCH-030	Girl's Club House	Loose waste basket;	Back stage Unisex	Locate waste basket at another location, away from clear floor spaces required at fixtures and dispensers. Provide a wall clip or floor bracket to keep waste basket in place.	CA Civ Code 52(a),	2	\$60	\$78	FY 21-22
GCH-033	Girl's Club House	Tactile wall sign;	Women's restroom	Provide one new tactile wall sign having Grade 2 Braille beneath raised text and a raised pictogram. Mount sign on the wall, at the latch side of door, centered at 56" AFF.	CBC 11B-216.2 CBC 11B-703.3 ,	2	\$75	\$98	FY 21-22
GCH-034	Girl's Club House	Paper towel dispenser;	Women's restroom	Remove and replace one paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest operable part.	CBC 11B-309.4 ADA 308,	2	\$600	\$780	FY 21-22
GCH-035	Girl's Club House	Lavatory Insulation; Stall Door	Women's restroom	Cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatories. Replace the self-closing hinges.	CBC 11B-606.5 , CBC 11B-604.8.1.2	2	\$170	\$221	FY 21-22
GCH-037	Girl's Club House	Baby changing table;	Women's restroom	Remove baby changing table.	CBC 11B-606.2 CBC 11B-226.4,	2	\$550	\$715	FY 21-22
GCH-038	Girl's Club House	Stall Door; Rear grab bar; Accessible stall width	Women's restroom	The door opening shall be 4 inches maximum from the side partition farthest from the water closet. Reset rear grab bar location per detail D033. Move partition panel as needed to provide a minimum stall width of 60".	CBC 11B-604.8.1.2, CBC 11B-604.5 , CBC 11B-604.8.1.1	2	\$6,000	\$7,800	FY 21-22
HCP-008	Hollydale Community Park	Lavatory alcove; Lavatory Position	Women's Restroom	Relocate partition panel to provide a minimum width of 36". Reposition lavatory, centered 18" minimum from either side, with a rim height of 33-1/2" - 34" AFF.	CBC 11B-305.7.1, CBC 11B-306.3.1 CBC 11B-606.2 CBC 11B-606.3	2	\$5,700	\$7,410	FY 21-22
HCP-010	Hollydale Community Park	Lavatory Insulation; Soap Dispenser; Hand Dryer	Women's Restroom	Cover drain and any sharp or abrasive elements beneath the lavatory. Lower dispenser to a height not greater than 40" AFF to the highest operable part. Provide a recessed hand dryer, projecting no more than 4" from the wall.	CBC 11B-606.5 , CBC 11B-603.5 , CBC 11B-307.2	2	\$1,725	\$2,243	FY 21-22
HCP-013	Hollydale Community Park	Stall Door; Stall Door	Women's Restroom	Replace self-closing hinges. Install a U-pull handle below the latch.	CBC 11B-604.8.1.2, CBC 11B-604.8.1.2	2	\$190	\$247	FY 21-22
HCP-015	Hollydale Community Park	Stall Door;	Women's Restroom	Replace barrel latch with a slide or flip-over latch.	CBC 11B-604.8.1.2,	2	\$95	\$124	FY 21-22
HCP-018	Hollydale Community Park	Hand Dryer;	Men's Restroom	Provide a recessed hand dryer, projecting no more than 4" from the wall.	CBC 11B-307.2,	2	\$1,500	\$1,950	FY 21-22
HCP-019	Hollydale Community Park	Lavatory Position;	Men's Restroom	Reposition lavatory, centered 18" minimum from either side, with a rim height of 33-1/2" - 34" AFF.	CBC 11B-306.3.1 CBC 11B-606.2 CBC 11B-606.3,	2	\$3,200	\$4,160	FY 21-22
HCP-020	Hollydale Community Park	Lavatory Insulation;	Men's Restroom	Cover drain and any sharp or abrasive elements beneath the lavatory.	CBC 11B-606.5 ,	2	\$75	\$98	FY 21-22
HCP-021	Hollydale Community Park	Urinal - Clear floor space;	Men's Restroom	Restroom alterations are needed to provide the minimum required clear space at fixtures.	CBC 11B-305.7.1,	2	\$5,000	\$6,500	FY 21-22



ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
HCP-022	Hollydale Community Park	Stall Door;	Men's Restroom	Provide new stall door.	CBC 11B-604.8.1.2,	2	\$550	\$715	FY 21-22
HCP-023	Hollydale Community Park	Grab bars;	Men's Restroom	Replace grab bars. The space between the wall and grab bars shall be 1-1/2".	CBC 11B-609.3 ,	2	\$1,000	\$1,300	FY 21-22
HRC-004	Hollydale Resource Center	Room Identification signs;	All rooms and spaces	Provide a sign package for all rooms where the use or name of the rooms are not likely to change over time. Signs shall have Grade 2 Braille below raised text.	CBC 11B-216.2 ,	2	\$1,200	\$1,560	FY 21-22
HRC-008	Hollydale Resource Center	Tactile wall signage;	Both Unisex restrooms	At each doorway, provide one tactile wall sign having Grade 2 Braille beneath raised text and a raised pictogram. Mount sign on the wall, at the latch side of door, centered at 56" AFF.	CBC 11B-216.2 CBC 11B-703.3 ,	2	\$600	\$780	FY 21-22
HRC-010	Hollydale Resource Center	Paper towel dispenser;	Both Unisex restrooms	Remove and replace paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist, or use of two hands. Mount new dispenser not higher than 30" AFF to the highest operable part.	CBC 11B-309.4 ADA 308,	2	\$600	\$780	FY 21-22
HRC-011	Hollydale Resource Center	Lavatory Insulation; Loose waste basket	Both Unisex restrooms	Reset drain insulation and secure. Cover, wrap, or otherwise insulate all water lines, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatory. Remove loose waste can and install a semi-recessed wall waste receptacle.	CBC 11B-606.5 , CA Civ Code 52(a)	2	\$135	\$176	FY 21-22
HRC-013	Hollydale Resource Center	Soap Dispenser; Seat cover dispenser	Both Unisex restrooms	Lower soap dispenser to a height not greater than 40" AFF to the highest operable part. Relocate dispenser to below the rear grab bar.	CBC 11B-603.5 , CBC 11B-603.5	2	\$900	\$1,170	FY 21-22
HRC-015	Hollydale Resource Center	WC location; Side grab bar	Both Unisex restrooms	Reset waste line to center WC 17"-18" from the side wall. Relocate side grab bar.	CBC 11B-604.2, CBC 11B-604.5	2	\$4,200	\$5,460	FY 21-22
HRC-017	Hollydale Resource Center	Lavatory location;	Unisex restroom nearest Auditorium	Relocate lavatory.	CBC 11B-606.6 ,	2	\$3,200	\$4,160	FY 21-22
HRC-018	Hollydale Resource Center	Floor drain;	Unisex restroom farthest from Auditorium	Raise drain grate level with floor surface.	CBC 11B-608.9,	2	\$550	\$715	FY 21-22
HRC-019	Hollydale Resource Center	Handrails;	Stairs	Replace handrails. Handrails shall have a circular cross section with the outside diameter 1-1/4" - 2", or a non-circular cross section with a perimeter dimension of 4 inches MIN and 6-1/4 inches MAX, and a cross-section dimension of 2-1/4 inches MAX.	CBC 11B-505.2 CBC 11B-505.7.1 CBC 11B-505.7.2 CBC 11B-505.10.3,	2	\$7,500	\$9,750	FY 21-22



ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
HRC-021	Hollydale Resource Center	Guard rails;	Balcony railing	Add a 1 inch square tubing, or similar, across the top of the existing guard rail.	CBC 1013.3,	2	\$750	\$975	FY 21-22
HRC-023	Hollydale Resource Center	Door;	Office	Plane top of door edge as needed.	CBC 11B-404.2.9,	2	\$75	\$98	FY 21-22
HRC-027	Hollydale Resource Center	Exit door clearance;	Classroom B	Move tables away from closest edge of door for a minimum 18 ".	CBC 11B-404.2.4,	2	\$75	\$98	FY 21-22
HRC-028	Hollydale Resource Center	Door Signage;	Staff restroom	Provide a Unisex geometric door sign having a light color triangle over a dark circle, centered on the door at 58"-60" AFF.	CBC 11B-703.7.2.6.3,	2	\$75	\$98	FY 21-22
HRC-029	Hollydale Resource Center	Toilet paper	Staff restroom	Remove and/or relocate dispenser. Toilet paper dispenser shall be centered 7"-9" in front of WC.	CBC 11B-604.7,	2	\$600	\$780	FY 21-22
HRC-030	Hollydale Resource Center	Clear floor space;	Staff restroom	Remove cabinets.	CBC 11B-603.2,	2	\$60	\$78	FY 21-22
HRC-031	Hollydale Resource Center	Paper towel dispenser;	Staff restroom	Remove and replace paper towel dispenser. New dispenser shall not require two hands or tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 30" AFF to the highest operable part.	CBC 11B-309.4 ADA 308,	2	\$600	\$780	FY 21-22
HRC-032	Hollydale Resource Center	Lavatory Insulation;	Staff restroom	Cover, wrap, or otherwise insulate all water lines, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatory.	CBC 11B-606.5 ,	2	\$75	\$98	FY 21-22
HRC-033	Hollydale Resource Center	WC location;	Staff restroom	Reset waste line to center WC 17"-18" from the side wall.	CBC 11B-604.2,	2	\$3,200	\$4,160	FY 21-22
HRC-034	Hollydale Resource Center	Loose waste can;	Children's restroom	Relocate waste can away from WC's.	CA Civ Code 52(a),	2	\$60	\$78	FY 21-22
HRP-017	Hollydale Regional Park	Ramp handrails;	North walking path	Provide handrails at both sides of ramp. Provide a level landing at the top and bottom of ramp.	CBC 11B-405.8,	2	\$50,750	\$65,975	FY 22-23
HRP-024	Hollydale Regional Park	Lavatory knee space;	Women's Restroom	Remove cage. If security of plumbing is a concern, install a metal cover which slopes back from the front. Cover shall conform to knee space requirements at lavatories. See CBC Figure 11B-306.3.	CBC 11B-306.3.1 ,	2	\$190	\$247	FY 22-23
HRP-025	Hollydale Regional Park	Accessible Mirror; Soap Dispenser	Women's Restroom	Lower mirror to a height not greater than 40" AFF to the lowest reflective edge. Accessible dispensers shall be no higher than 40" AFF to the highest operable part.	CBC 11B-603.3, CBC 11B-603.5	2	\$1,350	\$1,755	FY 22-23
HRP-027	Hollydale Regional Park	Stall Door;	Women's Restroom	Replace the self-closing hinges.	CBC 11B-604.8.1.2,	2	\$95	\$124	FY 22-23
HRP-028	Hollydale Regional Park	Stall Door;	Women's Restroom	Install a U-shaped pull handle below the latch.	CBC 11B-604.8.1.2,	2	\$95	\$124	FY 22-23
HRP-029	Hollydale Regional Park	WC location;	Women's Restroom	Relocate WC to provide a location of the fixture centered 17"- 18" from the side wall.	CBC 11B-604.2,	2	\$3,200	\$4,160	FY 22-23
HRP-030	Hollydale Regional Park	Baby changing table;	Women's Restroom	Remove baby changing table.	CBC 11B-226.4,	2	\$550	\$715	FY 22-23



ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
HRP-031	Hollydale Regional Park	Geometric doorway signs;	Both Restrooms	Raise each sign to a height centered 58"- 60" AFF.	CBC 11B-703.7.2.6,	2	\$75	\$98	FY 22-23
HRP-032	Hollydale Regional Park	Lavatory knee space;	Men's Restroom	Remove cage at the center lavatory. If security of plumbing is a concern, install a metal cover which slopes back from the front. Cover shall conform to knee space requirements at lavatories. See CBC Figure 11B-	CBC 11B-306.3.1 ,	2	\$190	\$247	FY 22-23
HRP-033	Hollydale Regional Park	Accessible Mirror; Soap Dispenser	Men's Restroom	Lower the center mirror to a height not greater than 40" AFF to the lowest reflective edge. Provide one accessible dispenser at the center lavatory. Dispenser shall be no higher than 40" AFF to the highest operable part.	CBC 11B-603.3, CBC 11B-603.5	2	\$1,350	\$1,755	FY 22-23
HRP-048	Hollydale Regional Park	Signs;	Equestrian Center restrooms	Provide geometric signs at the entrances to restrooms, at the wall within view of the ramp, centered 58"-60" above the ground.	CBC 11B-703.7.2.6,	2	\$75	\$98	FY 22-23
HRP-049	Hollydale Regional Park	Signs;	Equestrian Center restrooms	At the latch side of doors, mount a tactile wall sign with Grade 2 Braille below raised text and a pictogram.	CBC 11B-216.2 CBC 11B-703.2 CBC 11B-703.3 ,	2	\$75	\$98	FY 22-23
HRP-050	Hollydale Regional Park	Lavatories;	Equestrian Center Women's restroom	Raise all three lavatories to a rim height of 34" absolute to obtain 29" to the lowest edge of front apron.	CBC 11B-306.3.1 CBC 11B-606.2 ,	2	\$9,600	\$12,480	FY 22-23
HRP-051	Hollydale Regional Park	Clearance at stall door;	Equestrian Center Women's restroom	Reverse the swing of the accessible stall door until alterations can be made to increase the interior clearances within the restroom, including the required 60" turning radius in front of the accessible stall door.	CBC 11B-404.2.4,	2	\$60	\$78	FY 22-23
HRP-052	Hollydale Regional Park	Stall Door;	Equestrian Center Women's restroom	Replace the self-closing hinges.	CBC 11B-604.8.1.2,	2	\$95	\$124	FY 22-23
HRP-053	Hollydale Regional Park	Toilet paper dispenser (TPD); Side	Equestrian Center Women's restroom	Reposition dispenser. Center dispenser to 7"- 9" in front of the WC. Reposition side grab bar. See detail for dimensions.	CBC 11B-604.7, CBC 11B-604.5	2	\$1,250	\$1,625	FY 22-23
HRP-055	Hollydale Regional Park	Lavatories;	Equestrian Center Men's restroom	Raise all lavatories to a rim height of 34" absolute to obtain 29" to the lowest edge of front apron.	CBC 11B-306.3.1 CBC 11B-606.2 ,	2	\$3,200	\$4,160	FY 22-23
HRP-056	Hollydale Regional Park	Stall Door;	Equestrian Center Men's restroom	Provide a new self-closing stall door.	CBC 11B-604.8.1.2,	2	\$550	\$715	FY 22-23



ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
HRP-057	Hollydale Regional Park	Toilet paper dispenser (TPD); Side	Equestrian Center Men's restroom	Reposition dispenser. Center dispenser to 7"- 9" in front of the WC. Reposition side grab bar. See detail for dimensions.	CBC 11B-604.7, CBC 11B-604.5	2	\$1,250	\$1,625	FY 22-23
MA-004	Municipal Auditorium	Room Identification signs;	All rooms and spaces	Provide a sign package for all rooms where the use or name of the rooms are not likely to change over time. Signs shall have Grade 2 Braille below raised text.	CBC 11B-216.2 ,	2	\$1,200	\$1,560	FY 22-23
MA-017	Municipal Auditorium	Door Signage;	Men's room	Provide a light color geometric (triangle) sign centered on the door at 58"-60" AFF.	CBC 11B-703.7.2.6,	2	\$75	\$98	FY 22-23
MA-018	Municipal Auditorium	Tactile wall signage;	Men's room	Provide one tactile wall sign having Grade 2 Braille beneath raised text and a raised pictogram. Mount sign on the wall, at the latch side of door, centered at 56" AFF.	CBC 11B-216.2 CBC 11B-703.3 ,	2	\$75	\$98	FY 22-23
MA-019	Municipal Auditorium	Door stop;	Men's room	Remove door stop.	CBC 11B-404.2.10,	2	\$95	\$124	FY 22-23
MA-021	Municipal Auditorium	Restroom;	Men's room	Remodel restroom and shower area to provide accessibility.	CBC 11B-603.1 ,	2	\$5,000	\$6,500	FY 22-23
MA-022	Municipal Auditorium	Door Signage; Tactile wall signage	Women's room	Provide a light color geometric (circle) sign centered on the door at 58"-60" AFF. Provide one tactile wall sign having Grade 2 Braille beneath raised text and a raised pictogram. Mount sign on the wall, at the latch side of door, centered at 56" AFF.	CBC 11B-703.7.2.6, CBC 11B-216.2 CBC 11B-703.3	2	\$150	\$195	FY 22-23
MA-024	Municipal Auditorium	Restroom;	Women's room	Remodel restroom and shower area to provide accessibility.	CBC 11B-603.1 ,	2	\$5,000	\$6,500	FY 22-23
MA-027	Municipal Auditorium	Truncated domes;	Exit Doors	Install truncated dome mats over the concrete, across the full length of the transition between the concrete walkway and vehicular area. Domes shall be 36" deep in the direction of travel.	CBC 11B-705.1.2.5,	2	\$864	\$1,123	FY 22-23
MA-029	Municipal Auditorium	Braille dimensions ;	Lobby - Both Restroom	Replace both restroom tactile signs. Braille shall have spacing of 0.10" between dots within the same cell.	CBC 11B-703.3.1,	2	\$350	\$455	FY 22-23
MA-030	Municipal Auditorium	Door stops;	Lobby - Both Restroom	Remove all door stops.	CBC 11B-404.2.10,	2	\$120	\$156	FY 22-23
MA-031	Municipal Auditorium	Door signs;	Lobby - Both Restroom	Replace each restroom door sign with a light color sign (white). Center signs on doors at 58"-60" AFF.	CBC 11B-703.7.2.6,	2	\$150	\$195	FY 22-23
MA-032	Municipal Auditorium	Paper towel dispenser; Loose waste basket	Lobby - Both Restrooms	Remove and replace one paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest operable part. Locate waste basket at another location, away from clear floor spaces required at fixtures and dispensers. Provide a wall clip or floor bracket to keep waste basket in place.	CBC 11B-309.4 ADA 308, CA Civ Code 52(a)	2	\$660	\$858	FY 22-23
MA-034	Municipal Auditorium	Accessible stall;	Lobby - Both Restroom	Remodel restroom to provide one accessible stall.	CBC 11B-603.1 ,	2	\$5,000	\$6,500	FY 22-23





ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
MA-035	Municipal Auditorium	Mirrors; Soap Dispenser; Lavatory Insulation; Lavatory faucets	Lobby - Both Restrooms	At a minimum, lower one mirror to a height not greater than 40" AFF to the lowest reflective edge. Lower one soap dispenser to a height not greater than 40" AFF to the highest operable part. Cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatories. Adjust the metering of each faucet to remain open for a minimum of 10 seconds.	CBC 11B-603.3, CBC 11B-603.5 , CBC 11B-606.5 , CBC 11B-606.4	2	\$1,650	\$2,145	FY 22-23
MA-039	Municipal Auditorium	Baby changing table;	Lobby - Women's restroom	Relocate baby changing table to a clear area where it will not block an accessible route or the floor space at a fixture or dispenser.	CBC 11B-606.2 CBC 11B-226.4,	2	\$550	\$715	FY 22-23
MA-040	Municipal Auditorium	Sanitary napkin dispenser;	Lobby - Women's restroom	Remove and replace dispenser. All controls shall be located no higher than 40" AFF.	CBC 11B-309.4,	2	\$150	\$195	FY 22-23
MA-041	Municipal Auditorium	Knee space;	Lobby - Women's restroom	Raise counters as needed to provide a minimum knee space height of 27". Counter surface shall not exceed 34" AFF.	CBC 11B-306.3.3 Exception #2,	2	\$2,500	\$3,250	FY 22-23
MA-042	Municipal Auditorium	Baby changing table; Accessible urinal	Lobby - Men's Restroom	Remove baby changing table. Insufficient space is provided within the restroom for a baby changing table. Lower fixture. The rim shall not be higher than 17" AFF.	CBC 11B-606.2 CBC 11B-226.4, CBC 11B-605.2	2	\$3,750	\$4,875	FY 22-23
MA-047	Municipal Auditorium	Round door	Offices	Replace all round door knobs with lever handles. The end of levers shall return to within 1/2" of the door surface.	CBC 11B-404.2.7,	2	\$1,850	\$2,405	FY 23-24
MA-050	Municipal Auditorium	Door clearance;	Directors office	Remove either the latch or the closer to eliminate the requirement	CBC 11B-404.2.4,	2	\$95	\$124	FY 23-24
MA-051	Municipal Auditorium	Truncated domes;	Exterior - N/E	Install a curb or truncated dome mats over the concrete, across the full length of the transition between the concrete walkway and vehicular area. Domes shall be 36" deep in the direction of travel.	CBC 11B-705.1.2.5,	2	\$1,728	\$2,246	FY 23-24
MTSC-004	Margaret Travis Senior Center	Tactile room identification signs;	Throughout	Replace all room I.D. signs. Distance between two dots in the same cell shall be 0.10".	CBC 11B-703.3.2 CBC 11B-216.2 ,	2	\$1,200	\$1,560	FY 23-24
MTSC-006	Margaret Travis Senior Center	Strike-side clearance at door;	Women's Restroom	Remove lever handle and cover hole in door with a push plate. At the pull side of the door install a U-shaped door pull centered 34"-44" AFF.	CBC 11B-404.2.4,	2	\$185	\$241	FY 23-24
MTSC-007	Margaret Travis Senior Center	Sanitary napkin dispenser;	Women's Restroom	Remove dispenser. Insufficient space is provided within restroom.	CBC 11B-603.5 ,	2	\$600	\$780	FY 23-24
MTSC-008	Margaret Travis Senior Center	Paper towel dispensers;	Women's Restroom	Remove and replace one paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest operable part.	CBC 11B-309.4 ADA 308,	2	\$1,200	\$1,560	FY 23-24



ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
MTSC-009	Margaret Travis Senior Center	Lavatory Insulation;	Women's Restroom	Cover, wrap, or otherwise insulate all water lines, drain, valves and fittings. There shall also be no exposed sharp or abrasive elements under	CBC 11B-606.5 ,	2	\$75	\$98	FY 23-24
MTSC-010	Margaret Travis Senior Center	Stall Door;	Women's Restroom	Replace the self-closing hinges.	CBC 11B-604.8.1.2,	2	\$95	\$124	FY 23-24
MTSC-011	Margaret Travis Senior Center	Stall Door;	Women's Restroom	Reverse the door swing to swing into the accessible stall.	CBC 11B-305.1,	2	\$95	\$124	FY 23-24
MTSC-012	Margaret Travis Senior Center	Rear grab bar; WC location; Toilet paper	Women's Restroom	Remove and re-set rear grab bar. Grab bar shall project 54" minimum from the side wall. Reset waste line to center WC 17"-18" from the side wall. Relocate dispenser. Center toilet paper dispenser at 7"-9" in front of the WC.	CBC 11B-609.3 , CBC 11B-604.2, CBC 11B-604.7	2	\$4,800	\$6,240	FY 23-24
MTSC-015	Margaret Travis Senior Center	Paper towel dispenser in stall;	Women's Restroom	Remove and replace paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest operable part.	CBC 11B-309.4 ADA 308,	2	\$600	\$780	FY 23-24
MTSC-016	Margaret Travis Senior Center	Lavatory Insulation;	Women's Restroom	Cover, wrap, or otherwise insulate all water lines, drain, valves and fittings. There shall also be no exposed sharp or abrasive elements under	CBC 11B-606.5 ,	2	\$75	\$98	FY 23-24
MTSC-017	Margaret Travis Senior Center	Strike-side clearance at door; Tactile wall sign	Men's Restroom	Remove lever handle and cover hole in door with a push plate. At the pull side of door install a U-shaped door pull centered 34"-44" AFF. Provide a tactile wall sign, having Grade 2 Braille beneath raised text and a raised pictogram.	CBC 11B-404.2.4, CBC 11B-216.2 CBC 11B-703.1	2	\$260	\$338	FY 23-24
MTSC-019	Margaret Travis Senior Center	Paper towel dispensers;	Men's Restroom	Remove and replace one paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest operable part.	CBC 11B-309.4 ADA 308,	2	\$1,200	\$1,560	FY 23-24
MTSC-020	Margaret Travis Senior Center	Stall Door; Stall Door	Men's Restroom	Reverse the door swing to swing into the accessible stall. Replace the self-closing hinges.	CBC 11B-305.1, CBC 11B-604.8.1.2	2	\$190	\$247	FY 23-24
MTSC-021	Margaret Travis Senior Center	Lavatory Insulation;	Men's Restroom	Cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under	CBC 11B-606.5 ,	2	\$75	\$98	FY 23-24
MTSC-023	Margaret Travis Senior Center	Rear grab bar;	Men's Restroom	Remove and re-set rear grab bar. Grab bar shall be centered on WC with 24" towards the side wall.	CBC 11B-609.3 ,	2	\$1,000	\$1,300	FY 23-24
MTSC-024	Margaret Travis Senior Center	WC location; Toilet paper dispenser; Paper towel	Men's Restroom	Reset waste line to center WC at 17"-18" from the side wall. Relocate dispenser. Center toilet paper dispenser at 7"-9" in front of the WC. Remove and replace paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest operable part.	CBC 11B-604.2, CBC 11B-604.7, CBC 11B-309.4 ADA 308	2	\$5,000	\$6,500	FY 23-24
MTSC-027	Margaret Travis Senior Center	Wall-mounted television;	Conference Room	Provide a rail or other element below the television, projecting a minimum of 15" from the wall, at a height not greater than 27" AFF, to serve as a cane-detectable element.	CBC 11B-307.2,	2	\$95	\$124	FY 23-24



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Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
MTSC-028	Margaret Travis Senior Center	Door Interference;	Hallway	Reverse the kitchen door swing to swing into the kitchen.	CBC 11B-404.2.4,	2	\$190	\$247	FY 23-24
PD-003	Police Department	Room Identification signs;	All rooms and spaces	Provide a sign package for all rooms where the use or name of the rooms are not likely to change over time. Signs shall have Grade 2 Braille below raised text. Signs are not required within detention facilities.	CBC 11B-216.2 ,	2	\$1,200	\$1,560	FY 23-24
PD-011	Police Department	Exterior doors;	Holding cells	Replace door with a 36" wide door to provide a clear opening of 32" minimum.	CBC 11B-206.4.9 CBC 11B-404.2.3,	2	\$2,250	\$2,925	FY 23-24
PD-012	Police Department	Interior doors;	Holding cells	Replace both doors with a 36" wide door to provide a clear opening of 32" minimum, at each the Men's and Women's side. Work needs dry wall, framing and new doors. If a policy can be created where persons in wheelchairs are sent directly to county facilities for initial processing, doors will not need to be widened.	CBC 11B-206.4.9 CBC 11B-404.2.3,	2	\$2,250	\$2,925	FY 23-24
PD-015	Police Department	Cells with mobility features;	Regular cells	PD policy is to ship disabled detainees to County facilities immediately after initial processing. No action required.	CBC 11B-232.2.1,	2	\$0	\$0	FY 23-24
PD-016	Police Department	Cells with mobility features;	Special holding cells	PD policy is to ship disabled detainees to County facilities immediately after initial processing. No action required.	CBC 11B-232.3,	2	\$0	\$0	FY 23-24
PD-018	Police Department	Wheelchair access;	Holding Cell #1 Accessibility	Modify cell as needed to provide wheelchair maneuverability.	CBC 11B-304.3,	2	\$60	\$78	FY 23-24
PD-019	Police Department	WC seat height; Grab bars	Holding Cell #1 Accessibility	Raise or modify WC to provide a seat height of 17"-19" AFF. Install side and rear grab bars. Grab bars are not required to be installed in holding cells that are specially designed without protrusions for purposes of suicide prevention.	CBC 11B-604.4 , CBC 11B-604.5	2	\$170	\$221	FY 23-24
PD-022	Police Department	Door;	Detective Bureau	Room shall be accessible with a door providing a minimum clear width of 32". Replace door and door frame with a 36" door.	CBC 11B-404.2.3,	2	\$2,250	\$2,925	FY 23-24
SC-007	Sports Center	Room Identification signs;	All rooms and spaces	Provide a sign package for all rooms where the use or name of the rooms are not likely to change over time. Signs shall have Grade 2 Braille below raised text.	CBC 11B-216.2 ,	2	\$1,200	\$1,560	FY 23-24
SC-013	Sports Center	Restroom Sign;	Lobby	Add an ISA next to the existing sign. Isa shall be white on a dark blue background.	CBC 11B-216.6 CBC 11B-703.5,	2	\$75	\$98	FY 23-24
SC-019	Sports Center	Paper towel	Fitness Room	Lower dispenser to a height not greater than 48" AFF to the highest operable part.	CBC 11B-308.2,	2	\$600	\$780	FY 23-24
SC-022	Sports Center	Signage; Tactile wall sign	Women's Restroom	Install a dark 12" geometric sign (circle), centered on door at 58"-60" AFF. Provide a tactile wall sign at each doorway, having Grade 2 Braille beneath raised text and a raised pictogram.	CBC 11B-703.7.2.6, CBC 11B-216.2 CBC 11B-703.1	2	\$150	\$195	FY 23-24



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Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
SC-024	Sports Center	Blow dryers;	Women's Restroom	Recess blow dryers into the wall . Final projection from wall shall not be greater than 4".	CBC 11B-307.2,	2	\$600	\$780	FY 23-24
SC-025	Sports Center	Paper towel dispensers;	Women's Restroom	Remove and replace one paper towel dispenser. New dispenser shall not require use of both hands, or tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest	CBC 11B-309.4 ADA 308,	2	\$600	\$780	FY 23-24
SC-026	Sports Center	Lavatory Insulation;	Women's Restroom	Cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under	CBC 11B-606.5 ,	2	\$75	\$98	FY 23-24
SC-027	Sports Center	Soap Dispenser;	Women's Restroom	Lower one soap dispenser to a height not greater than 40" AFF to the highest operable part.	CBC 11B-603.5 ,	2	\$300	\$390	FY 23-24
SC-028	Sports Center	Lavatory faucets;	Women's Restroom	Adjust the metering of each faucet to remain open for a minimum of 10 seconds.	CBC 11B-606.4,	2	\$75	\$98	FY 23-24
SC-029	Sports Center	Stall Door; Stall Door	Women's Restroom	Replace the self-closing hinges. Install a U-shaped pull handle below the latch.	CBC 11B-604.8.1.2, CBC 11B-604.8.1.2	2	\$190	\$247	FY 23-24
SC-031	Sports Center	WC Seat height; Rear grab bar; Seat cover dispenser; Side grab bar; Loose waste	Women's Restroom	Install a 2" high raised seat. Seat height shall be 17"-19". Raise grab bar as needed to provide 1-1/2" clearance above the flush valve. Re-attach dispenser. Relocate side grab bar to project a minimum 54" from the back wall. Remove loose waste basket from stall.	CBC 11B-604.4 , CBC 11B-609.4 , CBC 11B-603.5 , CBC 11B-609.4 , CA Civ Code 52(a)	2	\$2,230	\$2,899	FY 23-24
SC-038	Sports Center	Shower stall door; Shower stall door	Women's Locker room	Replace the self-closing hinges. Install a U-shaped pull handle below the latch.	CA Civ Code 52(a)	2	\$190	\$247	FY 23-24
SC-040	Sports Center	Shower sprayer;	Women's Locker room	Sprayer shall have a non-positive shut off valve on the sprayer.	CBC 11B-608.6,	2	\$95	\$124	FY 23-24
SC-042	Sports Center	Signage; Tactile wall sign	Men's restroom	Install a dark 12" geometric sign (triangle), centered on door at 58"-60" AFF. Provide a tactile wall sign at each doorway, having Grade 2 Braille beneath raised text and a raised pictogram.	CBC 11B-703.7.2.6, CBC 11B-216.2 CBC 11B-703.1	2	\$150	\$195	FY 23-24
SC-044	Sports Center	Blow dryers;	Men's restroom	Recess blow dryers into the wall . Final projection from wall shall not be greater than 4".	CBC 11B-307.2,	2	\$600	\$780	FY 23-24
SC-045	Sports Center	Paper towel dispensers;	Men's restroom	Remove and replace one paper towel dispenser. New dispenser shall not require use of both hands, or tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest	CBC 11B-309.4 ADA 308,	2	\$600	\$780	FY 23-24
SC-046	Sports Center	Lavatory Insulation;	Men's restroom	Cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under	CBC 11B-606.5 ,	2	\$75	\$98	FY 23-24
SC-047	Sports Center	Soap Dispenser;	Men's restroom	Lower one soap dispenser to a height not greater than 40" AFF to the highest operable part.	CBC 11B-603.5 ,	2	\$300	\$390	FY 23-24



**ADA Transition Plan Matrix**



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
SC-048	Sports Center	Lavatory faucets; Mirrors	Men's restroom	Adjust the metering of each faucet to remain open for a minimum of 10 seconds. Lower one mirror. The lowest reflective edge shall be no higher than 40" AFF.	CBC 11B-606.4, CBC 11B-603.3	2	\$1,275	\$1,658	FY 23-24
SC-050	Sports Center	Stall Door; Stall Door	Men's restroom	Replace the self-closing hinges. Install a U-shaped pull handle below the latch.	CBC 11B-604.8.1.2, CBC 11B-604.8.1.2	2	\$190	\$247	FY 23-24
SC-052	Sports Center	WC flush handle; Rear grab bar; Side grab bar	Men's restroom	Install a new flush valve with an automatic sensor, having a manual override on top of valve. Raise grab bar as needed to provide 1-1/2" clearance above the flush valve. Relocate side grab bar to project a minimum 54" from the back wall.	CBC 11B-604.6 , CBC 11B-609.4 , CBC 11B-609.4	2	\$2,375	\$3,088	FY 23-24
SC-057	Sports Center	Shower sprayer;	Men's Locker room	Install a hand-held sprayer with a hose 59" long minimum and a non-positive shut off valve on the sprayer.	CBC 11B-608.6,	2	\$95	\$124	FY 23-24
SGP-001	South Gate Park	Restroom signs;	Walnut Street Restroom	At the restroom doors, or at open doorways leading to restrooms, provide a Unisex geometric restroom sign.	CBC 11B-703.7.2.6,	2	\$75	\$98	FY 23-24
SGP-002	South Gate Park	Accessible Restrooms;	Walnut Street Restroom	Alter one restroom to provide wheelchair access including grab bars and a 60" turning radius.	CBC 11B-603.1 ,	2	\$5,200	\$6,760	FY 23-24
SGP-003	South Gate Park	Restroom signs;	Restroom East of Boy Scout Camp	At the restroom door provide a Unisex geometric restroom sign.	CBC 11B-703.7.2.6 ,	2	\$75	\$98	FY 23-24
SGP-004	South Gate Park	Outdoor restroom;	Restroom East of Boy Scout Camp	Provide a compliant directional sign indicating the location of the nearest accessible restroom at Walnut St.	CBC 11B-216.8,	2	\$75	\$98	FY 23-24
SS-002	Swim Stadium	Room Identification signs; Tactile Exit Signs	All interior rooms, spaces and exit	Provide a sign package for all rooms where the use or name of the rooms are not likely to change over time. Signs shall have Grade 2 Braille below raised text. Tactile Exit Signs shall be mounted to latch side of each door where required or on the ride side of double doors.	CBC 11B-216.2 , CBC 1011.4.1, CBC 11B-703.3, CBC 11B-703.4 CBC 11B-703.5	2	\$1,875	\$2,438	FY 23-24
SS-007	Swim Stadium	Stair handrails;	Balcony	Modify handrails and/or deck at both sides to allow hand clearance.	CBC 11B-505.5 ,	2	\$500	\$650	FY 23-24
SS-012	Swim Stadium	Access;	Pool ramp	Purchase two aquatic wheelchairs for use with the pool ramp.	ADA Program	2	\$2,200	\$2,860	FY 23-24
SS-015	Swim Stadium	Unisex Locker room;		Consider alterations of one staff restroom to provide accessible Unisex amenities such as shower, restroom, locker and dressing area.	ADA Program Access,	2	\$5,000	\$6,500	FY 23-24
SS-016	Swim Stadium	Door sign;	Men's Locker room	Remove and replace door sign. New sign shall be white to provide visual contrast. Center sign on door at 58"-60" AFF.	CBC 11B-703.7.2.6,	2	\$75	\$98	FY 23-24





## ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
SS-017	Swim Stadium	Water control valve at wall;	Men's Locker room	Lower control valve to within 48" of the floor.	CBC 11B-308.2,	2	\$3,200	\$4,160	FY 23-24
SS-019	Swim Stadium	Paper towel dispensers;	Men's Locker room	Remove and replace one paper towel dispenser. New dispenser shall not require use of both hands, or tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest	CBC 11B-309.4 ADA 308,	2	\$1,200	\$1,560	FY 23-24
SS-020	Swim Stadium	Soap dispensers; Lavatory apron	Men's Locker room	Lower one soap dispenser to a height not greater than 40" AFF to the highest operable part. Cut front apron as needed to obtain 29" minimum clear height above the floor.	CBC 11B-603.5 , CBC 11B-306.3.1	2	\$1,300	\$1,690	FY 23-24
SS-022	Swim Stadium	Lavatory Insulation;	Men's Locker room	Cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatories.	CBC 11B-606.5 ,	2	\$75	\$98	FY 23-24
SS-023	Swim Stadium	Stall door; Stall door	Men's Locker room	Replace the self-closing hinges. Install a U-shaped pull handle at both sides.	CBC 11B-604.8.1.2, CBC 11B-604.8.1.2	2	\$190	\$247	FY 23-24
SS-025	Swim Stadium	Side grab bar; Toilet paper dispenser; Stall door location	Men's Locker room	Relocate side grab bar to project a minimum 54" from the back wall. Relocate dispenser. Toilet paper dispenser shall be centered 7"-9" in front of WC. Modify partitions as needed to place door diagonally across from WC with a side stile a maximum 4" wide.	CBC 11B-609.4 , CBC 11B-604.7, CBC 11B-604.8.1.2 Fig 11B-604.8.1.2	2	\$3,750	\$4,875	FY 23-24
SS-028	Swim Stadium	Accessible shower;	Men's Locker room	Install a hand-held sprayer with a hose 59" long minimum and a non-positive shut off valve on the sprayer.	CBC 11B-608.6,	2	\$95	\$124	FY 23-24
SS-029	Swim Stadium	Door sign; Tactile wall sign	Women's Locker room	Remove and replace door sign. New sign shall be white to provide visual contrast. Center sign on door at 58"-60" AFF. Provide a tactile wall sign at doorway, having Grade 2 Braille beneath raised text and a raised	CBC 11B-703.7.2.6, CBC 11B-216.2 CBC 11B-703.1	2	\$150	\$195	FY 23-24
SS-033	Swim Stadium	Paper towel dispensers;	Women's Locker room	Remove and replace one paper towel dispenser. New dispenser shall not require use of both hands, or tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest	CBC 11B-309.4 ADA 308,	2	\$600	\$780	FY 23-24
SS-034	Swim Stadium	Soap dispensers; Lavatory apron	Women's Locker room	Lower one soap dispenser to a height not greater than 40" AFF to the highest operable part. Cut front apron as needed to obtain 29" minimum clear height above the floor.	CBC 11B-603.5 , CBC 11B-306.3.1	2	\$1,300	\$1,690	FY 23-24
SS-036	Swim Stadium	Lavatory Insulation; Lavatory faucets	Women's Locker room	Cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatories. Adjust the metering of each faucet to remain open for a minimum of 10 seconds.	CBC 11B-606.5 , CBC 11B-606.4	2	\$135	\$176	FY 23-24
SS-038	Swim Stadium	Stall door; Stall door	Women's Locker room	Replace the self-closing hinges. Install a U-shaped pull handle at both sides.	CBC 11B-604.8.1.2, CBC 11B-604.8.1.2	2	\$190	\$247	FY 23-24

ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
SS-040	Swim Stadium	Accessible shower; Accessible shower	Women's Locker room	Install a hand-held sprayer with a hose 59" long minimum and a non-positive shut off valve on the sprayer. Install a fold-up seat at wall.	CBC 11B-608.6, CBC 11B-608.4	2	\$995	\$1,294	FY 23-24
SS-042	Swim Stadium	Accessible dressing room;	Women's Locker room	Modify placement of partition panels as needed to increase space for a60" minimum turning radius.	CBC 11B-304.3,	2	\$5,000	\$6,500	FY 23-24
SS-044	Swim Stadium	Accessible dressing room; Accessible dressing room	Women's Locker room	Install a U-shaped pull handle at both sides. Replace the self-closing hinges.	CBC 11B-604.8.1.2, CBC 11B-604.8.1.2	2	\$280	\$364	FY 23-24
SS-046	Swim Stadium	Hand dryers;	Women's Locker room	Recess hand dryers into wall. Projection of handdryer into circulation route shall not be greater than 4".	CBC 11B-307.2,	2	\$2,500	\$3,250	FY 23-24
WRC-008	Westside Resource Center	Room Identification signs;	Throughout	Provide a sign package for all rooms where the use or name of the rooms are not likely to change over time. Signs shall have grade 2 Braille below raised text.	CBC 11B-216.2 ,	2	\$190	\$247	FY 23-24
WRC-013	Westside Resource Center	Door Signage; Tactile wall signage	Women's Restroom	Provide a dark color geometric (round) sign centered on the door at 58"-60" AFF. Provide one tactile wall sign having Grade 2 Braille beneath raised text and a raised pictogram. Mount sign on the wall, at the latch side of door, centered at 56" AFF.	CBC 11B-703.7.2.6, CBC 11B-216.2 CBC 11B-703.3	2	\$150	\$195	FY 23-24
WRC-015	Westside Resource Center	Rear grab bar; Seat cover dispenser	Women's Restroom	Remove and replace rear grab bar. Provide a minimum 1-1/2" clearance over WC tank. Relocate seat cover dispenser to area below rear grab bar.	CBC 11B-609.3 , CBC 11B-603.5	2	\$1,600	\$2,080	FY 23-24
WRC-017	Westside Resource Center	Lavatory Insulation;	Women's Restroom	Cover, wrap, or otherwise insulate all water lines, drain, valves and fittings. There shall also be no exposed sharp or abrasive elements under	CBC 11B-606.5 ,	2	\$75	\$98	FY 23-24
WRC-018	Westside Resource Center	Mirror;	Women's Restroom	Lower mirror. The lowest reflective edge shall not be higher than 40" AFF.	CBC 11B-603.3,	2	\$1,200	\$1,560	FY 23-24
WRC-019	Westside Resource Center	Paper towel dispenser;	Women's Restroom	Remove and replace paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 30" AFF to the highest operable part.	CBC 11B-309.4 ADA 308,	2	\$600	\$780	FY 23-24
WRC-020	Westside Resource Center	Loose waste basket;	Women's Restroom	Remove loose waste can and install a semi-recessed wall waste receptacle.	CA Civ Code 52(a),	2	\$60	\$78	FY 23-24
WRC-021	Westside Resource Center	Light Switch;	Women's Restroom	Lower switch. New height shall not be higher than 48" AFF to the top of the box. Cost includes rewire, patching of current position, cutting tile and recessing light switch fixture.	CBC 11B-308.1.1,	2	\$800	\$1,040	FY 23-24



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Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
WRC-022	Westside Resource Center	Door Signage; Tactile wall signage	Men's Restroom	Provide a dark color geometric (triangle) sign centered on the door at 58"-60" AFF. Provide one tactile wall sign having Grade 2 Braille beneath raised text and a raised pictogram. Mount sign on the wall, at the latch side of door, centered at 56" AFF.	CBC 11B-703.7.2.6, CBC 11B-216.2 CBC 11B-703.3	2	\$150	\$195	FY 23-24
WRC-024	Westside Resource Center	Rear grab bar; Seat cover dispenser	Men's Restroom	Remove and replace rear grab bar. Relocate seat cover dispenser to area below rear grab bar. Price includes moving the items and tile patching.	CBC 11B-609.3 , CBC 11B-603.5	2	\$1,200	\$1,560	FY 23-24
WRC-026	Westside Resource Center	Lavatory Insulation;	Men's Restroom	Cover, wrap, or otherwise insulate all water lines, drain, valves and fittings. There shall also be no exposed sharp or abrasive elements under	CBC 11B-606.5 ,	2	\$75	\$98	FY 23-24
WRC-027	Westside Resource Center	Mirror;	Men's Restroom	Lower mirror. The lowest reflective edge shall not be higher than 40" AFF.	CBC 11B-603.3,	2	\$1,200	\$1,560	FY 23-24
WRC-028	Westside Resource Center	Paper towel dispenser;	Men's Restroom	Remove and replace paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 30" AFF to the highest operable part.	CBC 11B-309.4 ADA 308,	2	\$600	\$780	FY 23-24
WRC-029	Westside Resource Center	Loose waste basket;	Men's Restroom	Remove loose waste can and install a semi-recessed wall waste receptacle.	CA Civ Code 52(a),	2	\$60	\$78	FY 23-24
WRC-030	Westside Resource Center	Light Switch;	Men's Restroom	Lower switch. New height shall not be higher than 48" AFF to the top of the box.	CBC 11B-308.1.1,	2	\$1,200	\$1,560	FY 23-24
WRC-031	Westside Resource Center	Urinal; Baby changing table	Men's Restroom	Lower fixture to a rim height of 17" MAX and lower the flush handle to a height not greater than 44" AFF. Replace changing table with a wall-mounted table.	CBC 11B-605.2 CBC 11B-605.4, CBC 11B-605.3 CBC 11B-606.2	2	\$3,750	\$4,875	FY 23-24
WRC-033	Westside Resource Center	Drinking Fountain;	Men's Restroom	Adjust bubbler to provide water flow at 4" high minimum.	CBC 11B-602.6 ,	2	\$60	\$78	FY 23-24
WRC-034	Westside Resource Center	Door Signage;	Children's Unisex Restroom	Provide a Unisex geometric door sign having a light color triangle over a dark circle, centered on the door at 58"-60" AFF.	CBC 11B-703.7.2.6.3,	2	\$75	\$98	FY 23-24
WRC-036	Westside Resource Center	Door threshold height;	Children's Unisex Restroom	Modify threshold as needed to better transition the floor height differential between the restroom floor and the hall floor. Bevel shall occur over the full width of the threshold.	CBC 11B-303.3 CBC 11B-303.4 CBC 11B-404.2.5,	2	\$120	\$156	FY 23-24
WRC-037	Westside Resource Center	Lavatory Insulation;	Children's Unisex Restroom	Reset drain insulation and secure. Cover, wrap, or otherwise insulate all water lines, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatory.	CBC 11B-606.5 ,	2	\$75	\$98	FY 23-24
WRC-038	Westside Resource Center	Paper towel dispenser;	Children's Unisex Restroom	Remove and replace one paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 30" AFF to the highest operable part.	CBC 11B-309.4 ADA 308,	2	\$600	\$780	FY 23-24
WRC-039	Westside Resource Center	Accessible WC;	Children's Unisex Restroom	Modify restroom as needed to provide one accessible WC with grab bars and wheelchair clearance conforming to CBC 11B-604.3	CBC 11B-604.9.1-7,	2	\$5,000	\$6,500	FY 23-24



ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
WRC-040	Westside Resource Center	Door threshold height;	Staff Unisex Restroom	Modify threshold as needed to better transition the floor height differential between the restroom floor and the hall floor. Bevel shall occur over the full width of the threshold.	CBC 11B-303.3 CBC 11B-303.4 CBC 11B-404.2.5,	2	\$120	\$156	FY 23-24
WRC-041	Westside Resource Center	Lavatory height;	Staff Unisex Restroom	Lower lavatory approximately 1/2". Rim height shall not be higher than 34" AFF and an apron height of 29" minimum.	CBC 11B-606.3 ,	2	\$3,200	\$4,160	FY 23-24
WRC-042	Westside Resource Center	Lavatory Insulation;	Staff Unisex Restroom	Reset drain insulation and secure. Cover, wrap, or otherwise insulate all water lines, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatory.	CBC 11B-606.5 ,	2	\$75	\$98	FY 23-24
WRC-043	Westside Resource Center	Paper towel dispenser;	Staff Unisex Restroom	Remove and replace one paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest operable part.	CBC 11B-309.4 ADA 308,	2	\$600	\$780	FY 23-24
BSC-006	Boy Scout Camp - Building C	Drinking fountain;	Grass	Provide a compliant POT to DF, with a turn around space of 60" minimum diameter, or a continuous POT connecting to two or more points of existing walkways.	CBC 11B-206.2.2 CBC 11B-602.2 CBC 11B-602.9 ,	3	\$750	\$975	FY 24-25
BSC-007	Boy Scout Camp - Building C	Drinking fountain;	Grass	Replace DF with a combination Hi/Lo DF.	CBC 11B-211.2,	3	\$5,000	\$6,500	FY 24-25
BSC-012	Boy Scout Camp	Fire Ring;		Provide a minimum of two POT's to fire ring.	CBC 11B-206.2.2,	3	\$15,000	\$19,500	FY 24-25
CC-014	Civic Center	Assistive listening devices;	Art Gallery	Provide a temporary or permanent assistive listening system. Consult with a sound engineer as each system varies in advantages and disadvantages.	CBC 11B-219.1 CBC 11B-706.1,	3	\$6,750	\$8,775	FY 24-25
CC-015	Civic Center	Signage;	Art Gallery	Provide a sign informing of the availability of the assistive listening system. Sign shall state "Assistive-Listening System Available" and be posted in a prominent place at or near the assembly area entrance. Assistive listening sign shall include the International Symbol of Access for	CBC 11B-216.10,	3	\$75	\$98	FY 24-25
CC-016	Civic Center	Counter;	Human Resource Office	Clear an area 36" wide and maintain this clear area at all times.	CA Civ Code 52(a),	3	\$60	\$78	FY 24-25
CCP-001	Caesar Chavez Park	Transfer platform; Contrasting Stripes	Play structure ages 2-5 yrs. old	Modify location of platform supports to provide a transfer space immediately next to platform without interference. Provide contrasting stripes in white. The stripes shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripes shall extend the	CBC 11B-1008.3.1.3, CBC 11B-1008.3.2.4	3	\$1,190	\$1,547	FY 24-25
CCP-004	Caesar Chavez Park	Drinking fountain;	Restroom building	Remove and replace DF with a combination Hi/Lo model. Provide protection rails or wing walls, or provide new DF at a location outside of circulation routes.	CBC 11B-211.2,	3	\$2,500	\$3,250	FY 24-25
CCP-007	Caesar Chavez Park	Walkway width;	Walkway to pergola	Widen walkway to a minimum 48" wide.	CBC 11B-403.5.1 Exception #3,	3	\$2,280	\$2,964	FY 24-25



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Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
CCP-008	Caesar Chavez Park	Soft ground surface;	Play structure ages 5-12 yrs. old	Have soft ground surface evaluated for replacement. Cost is associated with an evaluation.	CBC 11B-1008.2.6 ASTM F 1951,	3	\$190	\$247	FY 24-25
CCP-009	Caesar Chavez Park	Contrasting stripes;	Play structure ages 5-12 yrs. old	Provide contrasting stripes in white. The stripes shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripes shall extend the full width of the steps.	CBC 11B-1008.3.2.4,	3	\$190	\$247	FY 24-25
CCP-014	Caesar Chavez Park	Drinking fountain;	Path	Install wing walls or rails at both sides, or relocate DF outside of the pathway.	CBC 11B-602.9 ,	3	\$1,000	\$1,300	FY 24-25
CCP-021	Caesar Chavez Park	Soft ground surface;	Play structure ages 5-12 yrs. old	Patch soft ground surface as needed.	CBC 11B-1008.2.6 ASTM F 1951,	3	\$190	\$247	FY 24-25
CCP-022	Caesar Chavez Park	Contrasting stripes;	Play structure ages 5-12 yrs. old	Provide contrasting stripes in white. The stripes shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripes shall extend the full width of the steps.	CBC 11B-1008.3.2.4,	3	\$190	\$247	FY 24-25
CH-E-024	City Hall Complex -	Fixed Seating ;	City Hall	Remove and replace concrete as needed to provide a level wheelchair seating area, a minimum 30" wide and 48" long, connecting to the	CBC 11B-802.3,	3	\$240	\$312	FY 24-25
CHL-009	City Hall	Display cases;	Main hallway	Lower all display cases. When the lowest edge is 27" or less AFF, they may protrude any amount from wall.	CBC 11B-307.2,	3	\$1,200	\$1,560	FY 24-25
CHL-010	City Hall	Information counter;	Main hallway	Provide one lowered section of counter, not higher than 34" AFF.	CBC 11B-227.3 CBC 11B-904.4,	3	\$2,500	\$3,250	FY 24-25
CHL-011	City Hall	Accessible counter;	Treasurer's Office	Modify counter as needed to provide compliant knee space.	CBC 11B-904.4.2 CBC 11B-306.3.5,	3	\$570	\$741	FY 24-25
CHL-012	City Hall	Drinking fountain;	Main hallway	Adjust bubbler to provide a water flow of 4" minimum.	CBC 11B-602.6 ,	3	\$60	\$78	FY 24-25
CHL-013	City Hall	Service counter;	City Managers Office	A majority of the counter shall be maintained clear for access.	CBC 11B-108 ,	3	\$60	\$78	FY 24-25
CHL-033	City Hall	Assistive listening;	Council Chambers	Provide a second assistive listening system in English for the hearing impaired.	CBC 11B-219.1 CBC 11B-706.1,	3	\$2,500	\$3,250	FY 24-25
CHL-034	City Hall	Signage;	Council Chambers	Provide signs informing of the availability of the assistive listening systems. Signs shall state "Assistive-Listening System Available" and be posted in a prominent place at or near the assembly area entrance. Assistive listening signs shall include the International Symbol of Access	CBC 11B-216.10,	3	\$225	\$293	FY 24-25
CHL-035	City Hall - South Annex	Accessible counter;	City Clerk	Maintain counter at the ready at all times for use by the disabled.	CBC 11B-108 ,	3	\$60	\$78	FY 24-25
CHL-036	City Hall - South Annex	Minutes of meetings;	City Clerk	Provide a copy at the lower counter, or create a policy where staff will make the material available at the lower counter upon request.	CBC 11B-308 .2,	3	\$75	\$98	FY 24-25





**ADA Transition Plan Matrix**



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
CHL-037	City Hall - South Annex	Information rack;	City Clerk	Make material available online and eliminate information rack. Until such time this is possible, consolidate all materials to within 48" of the floor and not lower than 15" above the floor and move rack to hallway.	CBC 11B-308 .2,	3	\$75	\$98	FY 24-25
CHL-038	City Hall - South Annex	Job Announcement	Public Works Hallway	Lower counter, or provide a second counter which has been lowered. The accessible counter shall not be higher than 34" AFF.	CBC 11B-904.4.2,	3	\$750	\$975	FY 24-25
CHL-039	City Hall - South Annex	Drinking fountain;	Public Works Hallway	Adjust bubbler to provide a water flow of 4" minimum.	CBC 11B-602.6 ,	3	\$60	\$78	FY 24-25
CHL-058	City Hall - South Annex	Counter;	Public Works	Lower sign-in sheet and call button to the lower counter.	CBC 11B-308 .2,	3	\$60	\$78	FY 24-25
CHL-059	City Hall - South Annex	Wall rack;	Public Works	Relocate rack to hallway, or provide an additional new rack with the same printed materials, no higher than 48" AFF.	CBC 11B-308 .2,	3	\$75	\$98	FY 24-25
CP-013	Circle Park	WC seating;	Playground	Provide an accessible route to the existing seats, allowing a 60" minimum turning radius and a seating area a minimum 30"X48" next seats.	CBC 11B-221.2.1.1,	3	\$750	\$975	FY 24-25
CP-014	Circle Park	Soft ground	Playground	Repair soft ground surface.	CBC 11B-1008.2.6 ASTM F 1951,	3	\$190	\$247	FY 24-25
CP-015	Circle Park	Abrupt edge;	Playground	Grind 40 feet of concrete edge.	CBC 11B-303.2,	3	\$2,400	\$3,120	FY 24-25
CY-003	Field Operations City Yard	Locker room bench;	Women's Restroom	Provide one accessible bench. Accessible bench shall have a back support or be affixed to a wall along its long dimension. Bench back support shall be 48 inches long minimum with a seat 20"-24" deep.	CBC 11B-903.1,	3	\$575	\$748	FY 24-25
CY-014	Field Operations City Yard	Locker room benches;	Men's Restroom	Provide a minimum of 3 accessible benches. Accessible benches shall have a back support or be affixed to a wall along its long dimension. Bench back support shall be 48 inches long minimum with a seat 20"-24" deep and 17"-19" high.	CBC 11B-903.1,	3	\$575	\$748	FY 24-25
CY-026	Field Operations City Yard	Counter height; Buzzer button	Finance Dept.	Lower the counter to within the allowable height range of 28"-34" AFF. Relocate the buzzer to the left side of counter or mount onto the surface of counter, centered a minimum 20" from the right end of counter.	CBC 11B-904.4, CBC 11B-308.2.2	3	\$2,690	\$3,497	FY 24-25
CY-044	Field Operations City Yard	Table;	Patio	Remove one seat from table to accommodate one wheelchair user.	CBC 11B-226.1 CBC 11B-902.2 ,	3	\$1,300	\$1,690	FY 24-25
GC-003	Golf Course	Accessible seating;	Club house exterior	Modify tables as needed to provide wheelchair access. 5% of seating shall be accessible (1 in 20).	CBC 11B-226.1 CBC 11B-306.3.3 Exception #2,	3	\$1,300	\$1,690	FY 24-25
GC-004	Golf Course	Counter;	Club house exterior	Lower counter to a height not greater than 34" AFF.	CBC 11B-227.3 CBC 11B-904.4,	3	\$550	\$715	FY 24-25
GC-005	Golf Course	Recycle Bin;	Club house	Relocate recycle bin to a level area connecting to an accessible route.	CBC 11B-402.2 ,	3	\$90	\$117	FY 24-25



ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
GC-022	Golf Course	Drinking Fountain; Drinking Fountain	Club house Exterior	Replace concrete as needed to provide a level area, with slopes not to exceed 2.1% in any direction. Replace DF with a combination Hi/Lo DF.	CBC 11B-602.2 , CBC 11B-211.2 CBC 11B-602.1	3	\$2,680	\$3,484	FY 24-25
GC-039	Golf Course	Clear space;	Driving range	Modify one driving range position for cart access, a minimum 48" wide between to positions, to serve both left and right-handed players.	CBC 11B-1006.2,	3	\$250	\$325	FY 24-25
GCH-018	Girl's Club House	Drinking Fountain;	North Corridor	Provide an accessible Hi/Lo combination DF located within an alcove, or with pedestrian protection rails or wing walls.	CBC 11B-211.2 CBC 11B-602.1,	3	\$2,500	\$3,250	FY 24-25
GCH-019	Girl's Club House	Assistive Listening Devices; Signage	Auditorium	Provide a permanent assistive listening system. Consult with a sound engineer as each system varies in advantages and disadvantages. Provide signs informing of the availability of the assistive listening systems. Signs shall state "Assistive-Listening System Available" and be posted in prominent places at or near the assembly area entrances. Assistive listening signs shall include the International Symbol of Access for Hearing	CBC 11B-219.1 CBC 11B-706.1, CBC 11B-216.10	3	\$6,825	\$8,873	FY 24-25
GCH-031	Girl's Club House	Drinking fountain;	Office corridor	Lower DF. Spout height shall be not higher than 36" AFF.	CBC 11B-602.4 ,	3	\$625	\$813	FY 24-25
GCH-032	Girl's Club House	Pamphlet rack;	Office corridor	Rack can remain as long as the printed material is also provided at wheelchair height. Provide another rack with the lowest reach not lower than 15" AFF and the highest reach not greater than 48" AFF.	ADA 308,	3	\$75	\$98	FY 24-25
GTL-001	Gardendale Tot Lot	Drinking fountain; Drinking fountain		Provide new concrete at DF. Reset water vault cover flush with new concrete. Remove and replace with a new compliant DF conforming to CBC 602.1	CBC 11B-602.2, CBC 11B-605.5	3	\$5,120	\$6,656	FY 24-25
GTL-003	Gardendale Tot Lot	Contrasting stripes;	Elevated play structure	Provide contrasting stripes in white. The stripes shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripes shall extend the full width of steps.	CBC 11B-1008.3.2.4,	3	\$190	\$247	FY 24-25
GTL-004	Gardendale Tot Lot	Transfer platform;	Elevated play structure	Contact a play structure supplier and have a transfer system added to the large play structure. New transfer system shall also be located on a new accessible route, a minimum 60" wide.	36 CFR part 1191 section 15.6.5,	3	\$10,000	\$13,000	FY 24-25
HCP-001	Hollydale Community Park	Drinking Fountain;	Entrance	Replace DF with a Hi/Lo combination unit	CBC 11B-211.2,	3	\$8,000	\$10,400	FY 24-25
HCP-003	Hollydale Community Park	Wheelchair seating;	Hoops Pole	Add a concrete pad 36"X 60" next to the fixed seating, at two locations.	CBC 11B-221.2,	3	\$450	\$585	FY 24-25
HCP-004	Hollydale Community Park	Contrasting stripes; Transfer Platform	Play structure ages 2-5 yrs. old	Provide contrasting stripes in white. The stripes shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripes shall extend the full width of the steps. Modify vertical uprights to mount at the sides of the platform to allow a wheelchair approach	CBC 11B-1008.3.2.4, CBC 11B-1008.3.1.3	3	\$10,190	\$13,247	FY 24-25
HRC-006	Hollydale Resource Center	Counter;	Lobby	Lower counter to an accessible height of 28"-34" AFF.	CBC 11B-227.3 CBC 11B-904.4,	3	\$550	\$715	FY 25-26



ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
HRC-007	Hollydale Resource Center	Drinking fountain;	Lobby	Replace existing DF with a Combination Hi/Lo model, set into an alcove or at the existing location, add a wing rail at the right side	CBC 11B-211.2,	3	\$5,000	\$6,500	FY 25-26
HRC-025	Hollydale Resource Center	Drinking fountains;	Playground	Add pedestrian protection with a wing rail added to the left side.	CBC 11B-602.9 ,	3	\$1,000	\$1,300	FY 25-26
HRC-026	Hollydale Resource Center	Wheelchair seating;	Playground	Extend table top as needed to provide a minimum 19" deep knee space under table.	CBC 11B-226.1,	3	\$1,300	\$1,690	FY 25-26
HRP-008	Hollydale Regional Park	Tables;	North Parking	Provide an accessible route to connect the existing walkway with the table area. Two locations.	CBC 11B-902.2 CBC 11B-246.4 CBC 11B-246.5,	3	\$600	\$780	FY 25-26
HRP-011	Hollydale Regional Park	Drinking Fountain;	North Parking	Replace DF with a Hi/Lo combination DF and either relocate DF outside of circulation routes or add wing walls or wing rails.	CBC 11B-211.2 CBC 11B-602.9 ,	3	\$9,000	\$11,700	FY 25-26
HRP-016	Hollydale Regional Park	Wheelchair seating area;	North walking path	Provide a level concrete or asphalt wheelchair seating area, 30"X48" minimum, next to fixed seating and connecting to the existing walkway.	CBC 11B-802.3,	3	\$300	\$390	FY 25-26
HRP-018	Hollydale Regional Park	Wheelchair seating area;	Tennis Court area	Provide a level concrete or asphalt wheelchair seating area, 30"X48" minimum, next to fixed seating and connecting to the existing walkway.	CBC 11B-802.3,	3	\$240	\$312	FY 25-26
HRP-019	Hollydale Regional Park	Gates;	Tennis Court	Replace revolving gates with swinging gates conforming with CBC 11B-404.1.	CBC 11B-404.2.1,	3	\$1,400	\$1,820	FY 25-26
HRP-020	Hollydale Regional Park	Ground Surface;	Tennis Court	Fill joint with epoxy caulking.	CBC 11B-302.3,	3	\$60	\$78	FY 25-26
HRP-021	Hollydale Regional Park	Play area;	Tennis Court	Play area will need to be reviewed for access compliance after reconstruction.	CBC 11B-1008.1,	3	\$0	\$0	FY 25-26
HRP-022	Hollydale Regional Park	Service Window;	Restroom Building	Lower service window to a height not greater than 34" AFF.	CBC 11B-227.3 CBC 11B-904.4,	3	\$1,200	\$1,560	FY 25-26
HRP-023	Hollydale Regional Park	Level ground area;	Restroom Building	Replace concrete at sink and DF, approximately 65 sq. feet.	CBC 11B-303.2,	3	\$975	\$1,268	FY 25-26
HRP-035	Hollydale Regional Park	Table;	Play area	Provide an accessible route to connect the existing walkway with two of the three tables near the play area. Modify tables for compliant knee space.	CBC 11B-902.2 CBC 11B-246.4 CBC 11B-246.5,	3	\$3,220	\$4,186	FY 25-26
HRP-036	Hollydale Regional Park	Drinking Fountain;	Basketball court	Connect DF pad with the walkway. Provide a combination Hi/Lo DF.	CBC 11B-211.2,	3	\$9,000	\$11,700	FY 25-26
HRP-039	Hollydale Regional Park	Dog cleanup bag		Lower both dispensers to a height not greater then 48" to the highest operable part.	ADA 308,	3	\$190	\$247	FY 25-26
HRP-042	Hollydale Regional Park	Gate landing;	Dog Park	Raise the surface of the DG walkway to meet the concrete landing.	CBC 11B-404.2.4.4,	3	\$500	\$650	FY 25-26
HRP-043	Hollydale Regional Park	Dog clean-up bag dispensers;	Dog Park	Lower each dispenser to a height not greater then 48" to the highest operable part.	ADA 308,	3	\$190	\$247	FY 25-26



ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
HRP-044	Hollydale Regional Park	Asphalt walkway;	Mowing equipment garage	Walkway surface repairs shall include grinding and an overlay, as needed, to correct the low edge next to the concrete apron.	CBC 11B-403.1 ,	3	\$2,700	\$3,510	FY 25-26
HRP-046	Hollydale Regional Park	Bleachers;	Equestrian Center	Shorten bleacher seating at two places (one each side) to provide space for one wheelchair each, a minimum 30" wide.	CBC 11B-221.2.3.1,	3	\$1,400	\$1,820	FY 25-26
HRP-068	Hollydale Regional Park	Site access;	Ball Field	Provide a compliant path from the existing walkway to the concrete pad having the picnic table. Path shall be a minimum 48" wide.	CBC 11B-206.2.2 CBC 11B-403.5.1 Exception #3,	3	\$1,500	\$1,950	FY 25-26
HRP-069	Hollydale Regional Park	Dug Outs;	Ball Field	Back-fill soil at the area of the dug out entry to provide a smooth transition, at both dug outs.	CBC 11B-303.2,	3	\$4,000	\$5,200	FY 25-26
MA-005	Municipal Auditorium	Assistive Listening Devices;	Auditorium	Provide a permanent assistive listening system. Consult with a sound engineer as each system varies in advantages and disadvantages.	CBC 11B-219.1 CBC 11B-706.1,	3	\$6,750	\$8,775	FY 25-26
MA-006	Municipal Auditorium	Assistive Listening Devices;	Meeting room	Provide a portable or permanent assistive listening system. Consult with a sound engineer as each system varies in advantages and disadvantages.	CBC 11B-219.1 CBC 11B-706.1,	3	\$6,750	\$8,775	FY 25-26
MA-007	Municipal Auditorium	Signage;	Lobby and Meeting room	Provide signs informing of the availability of the assistive listening systems. Signs shall state "Assistive-Listening System Available" and be posted in a prominent place at or near the assembly area entrance. Assistive listening signs shall include the International Symbol of Access	CBC 11B-216.10,	3	\$75	\$98	FY 25-26
MA-013	Municipal Auditorium	Stairs to stage; Stair handrails	Auditorium	Modify stairs to provide a minimum stair width of 36". Provide compliant handrails at both sides of stairs.	CBC section 1009.1, CBC 11B-505.2 CBC 11B-505.10.2 CBC 11B-505.10.3	3	\$4,700	\$6,110	FY 25-26
MA-015	Municipal Auditorium	Fire extinguisher cabinet;	Auditorium	Install a platform lift at one side of stage. Lift shall conform to requirements for platform lifts in 11B-410.	CBC 11B-206.2.6 CBC 11B-206.7.1 CBC 11B-410,	3	\$5,200	\$6,760	FY 25-26
MA-020	Municipal Auditorium	Locker room bench;	Men's room	Provide one accessible bench. Accessible bench shall have a back support or be affixed to a wall along its long dimension. Bench back support shall be 48 inches long minimum with a seat 20"-24" deep.	CBC 11B-903.1,	3	\$575	\$748	FY 25-26
MA-045	Municipal Auditorium	Water fountain;	Lobby Corridor	Install a combination Hi/Lo DF.	CBC 11B-211.2,	3	\$2,500	\$3,250	FY 25-26
MA-046	Municipal Auditorium	Vending machine;	Lobby	Notify vending contractor to reset height of coke machine and to replace the snack machine. Any vending machines shall have all operable parts within 48" of the floor.	ADA 308,	3	\$2,500	\$3,250	FY 25-26
MA-049	Municipal Auditorium	Service counter;	Directors office	Lower all or a 36" minimum portion of the counter to an accessible height of 28"-34" AFF.	CBC 11B-227.3 CBC 11B-904.4 ,	3	\$950	\$1,235	FY 25-26
MTSC-005	Margaret Travis Senior Center	Brochure rack;	Near main entrance	Add a second brochure rack having the same informational brochures within 15" and 48" of the floor.	ADA 308,	3	\$60	\$78	FY 25-26
MTSC-030	Margaret Travis Senior Center	Wheelchair Seating;	Patio/Garden	Provide a level concrete pad next to the central bench. Pad shall be a minimum 36" wide and 48" deep.	CBC 11B-802.3,	3	\$120	\$156	FY 25-26



ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
PD-005	Police Department	Information phone; Citation payment counter; Citation payment deposit	Lobby	Lower phone. The highest operable part shall not be higher than 48" AFF. Provide a new handset cord, 29" minimum in length. Lower counter. Counter height shall not be greater than 34" AFF. Lower deposit slot to a height not greater than 48" AFF.	CBC 11B-308.2, CBC 11B-227.3, CBC 11B-904.4, CBC 11B-308.2	3	\$3,240	\$4,212	FY 25-26
PD-008	Police Department	Vending machines; Vending machines	Lobby	Notify vending contractor to move or remove the snack machine, as needed to provide a minimum 60" clear space at phone and counter. Notify vending contractor to move the right vending machine to the left, as needed to clear the front of chairs by 12" minimum.	CBC 11B-305.1 , CBC 11B-305.1	3	\$5,000	\$6,500	FY 25-26
PD-010	Police Department	ATM;	Lobby	Relocate waste can and one chair to provide a minimum clear floor space 30"X48" centered on the ATM.	CBC 11B-707.2 ,	3	\$75	\$98	FY 25-26
PD-013	Police Department	Women's cell;	Holding cells	Lower phone. The highest operable part shall not be higher than 48" AFF. Provide a new handset cord, 29" minimum in length.	CBC 11B-308.2,	3	\$190	\$247	FY 25-26
PD-014	Police Department	TTY service;	Regular cells	PD policy is to ship disabled detainees to County facilities immediately after initial processing. No action required for regular cells.	CBC 11B-217.4.8,	3	\$95	\$124	FY 25-26
PD-017	Police Department	Door;	Holding Cell #1 Accessibility	Replace door with a 36" wide door to provide a clear opening of 32" minimum.	CBC 11B-206.4.9, CBC 11B-404.2.3,	3	\$2,250	\$2,925	FY 25-26
PD-021	Police Department	Shower;	Holding Cell #1 Accessibility	Modify shower to provide access per 11B-608.	CBC 11B-608 ,	3	\$60	\$78	FY 25-26
SC-002	Sports Center	Counter height;	Information	Lower counter to a height not to exceed 34" AFF.	CBC 11B-227.3,	3	\$950	\$1,235	FY 25-26
SC-003	Sports Center	Pamphlet rack;	Information	Provide the same printed material at an accessible height , not greater than 48" AFF.	CBC 11B-308.2,	3	\$60	\$78	FY 25-26
SC-008	Sports Center	Assistive Listening Devices;	Basketball court	Provide a portable or permanent assistive listening system. Consult with a sound engineer as each system varies in advantages and disadvantages.	CBC 11B-219.1, CBC 11B-706.1,	3	\$6,750	\$8,775	FY 26-27
SC-010	Sports Center	Vending machines;	Lobby	Notify vending contractor to replace the snack machine. Any vending machines shall have all operable parts within 48" of the floor	CBC 11B-308.1,	3	\$2,500	\$3,250	FY 26-27
SC-012	Sports Center	Drinking fountain;	Lobby	Install a combination Hi/lo DF.	CBC 11B-211.2,	3	\$2,500	\$3,250	FY 26-27
SC-014	Sports Center	Accessible seating;	Basketball court	Modify the first row of each bleacher section to provide one wheelchair seating space.	CBC 11B-221.2.3.1, CBC 11B-802.1,	3	\$1,400	\$1,820	FY 26-27





ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
SC-015	Sports Center	Computer desks;	Teen Center	Provide one computer desk having knee space 27" high MIN.	CBC 11B-306.3.3 Exception #2,	3	\$1,300	\$1,690	FY 26-27
SC-017	Sports Center	Wall dispenser; Light	Teen Center	Lower dispenser to a height not greater than 48" AFF to the highest operable part. Lower light switch box. The top of the box shall not be higher than 48" AFF.	CBC 11B-308.2, CBC 11B-308.1.1	3	\$285	\$371	FY 26-27
SC-020	Sports Center	Wall dispenser;	Fitness Room	Lower dispenser to a height not greater than 48" AFF to the highest operable part.	CBC 11B-308.2,	3	\$95	\$124	FY 26-27
SC-021	Sports Center	Clear floor space;	Fitness Room	Modify layout of equipment. One clear floor space is permitted to be shared between two pieces of exercise equipment. Only one of each type of exercise equipment is required to be accessible.	CBC 11B-1004.1,	3	\$2,000	\$2,600	FY 26-27
SC-036	Sports Center	Accessible lockers;	Women's Locker room	Identify a minimum of 4 lockers as accessible and provide compliant benches.	CBC 11B-222.1,	3	\$575	\$748	FY 26-27
SC-037	Sports Center	Accessible benches;	Women's Locker room	Provide a minimum of 4 accessible benches. Accessible benches shall have a back support or be affixed to a wall along its long dimension. Bench back support shall be 48 inches long minimum with a seat 20"-24" deep and 17"-19" high.	CBC 11B-903.1,	3	\$575	\$748	FY 26-27
SC-041	Sports Center	Sauna controls;	Women's Locker room	Sauna is not in operation. If operation is resumed, accessible controls will need to be added.	CBC 11B-309.4,	3	\$0	\$0	FY 26-27
SC-055	Sports Center	Accessible lockers; Accessible benches	Men's Locker room	Identify a minimum of 5 lockers as accessible and provide compliant benches. Provide a minimum of 4 accessible benches. Accessible benches shall have a back support or be affixed to a wall along its long dimension. Bench back support shall be 48 inches long minimum with a seat 20"-24" deep and 17"-19" high.	CBC 11B-222.1, CBC 11B-903.1	3	\$1,150	\$1,495	FY 26-27
SC-058	Sports Center	Sauna controls;	Men's Locker room	Sauna is not in operation. If operation is resumed, accessible controls will need to be added.	CBC 11B-309.4,	3	\$0	\$0	FY 26-27
SC-060	Sports Center	Accessible seating;	Snack bar	Remove one seat and supports to provide clear space for a wheelchair.	CBC 11B-226.1 CBC 11B-902.1,	3	\$1,300	\$1,690	FY 26-27
SC-061	Sports Center	Counter height;	Snack bar area	Lower counter to a height not to exceed 34" AFF.	CBC 11B-227.3,	3	\$2,500	\$3,250	FY 26-27
SC-062	Sports Center	Vending machines;	Snack bar	Notify vending contractor to replace the ice cream machine. Any vending machines shall have all operable parts within 48" of the floor	CBC 11B-308.1,	3	\$2,500	\$3,250	FY 26-27
SP-001	Stanford Park	Soft ground	Swings	Repair soft ground surface.	CBC 11B-1008.2.6 ASTM F 1951,	3	\$190	\$247	FY 26-27
SP-002	Stanford Park	Transfer platform; Contrasting stripes	Play structure	Modify location of platform supports to provide a transfer space immediately next to platform without interference. Provide contrasting stripes in white. The stripes shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripes shall extend the	CBC 11B-1008.3.1.3, CBC 11B-1008.3.2.4	3	\$10,190	\$13,247	FY 26-27
SP-004	Stanford Park	Drinking fountain;	Near North	Remove and replace with a compliant DF conforming to CBC 602.1	CBC 11B-605.5 ,	3	\$5,000	\$6,500	FY 26-27



ADA Transition Plan Matrix



Comment #	Facility	Item	Location	Recommendations	Code Reference	Priority	Estimated Direct Costs	Estimated Project Costs*	Fiscal Year
SS-005	Swim Stadium	Counter height;	Entrance	Lower counter to a height not greater than 34" AFF.	CBC 11B-904.4,	3	\$2,500	\$3,250	FY 26-27
SS-006	Swim Stadium	Pamphlet rack;	Entrance	Provide the same printed material at an accessible height at a nearby location, not greater than 48" AFF, or lower rack to same height.	CBC 11B-308.2,	3	\$60	\$78	FY 26-27
SS-011	Swim Stadium	Accessible seating;	Wood Bleachers	Modify each end of the first row of each bleacher section to provide two wheelchair seating spaces per bleacher section.	CBC 11B-221.2.3.1 CBC 11B-802.1,	3	\$1,400	\$1,820	FY 26-27
SS-013	Swim Stadium	Availability ;	Pool Lift	A pool lift is required to be ready for unassisted use during public hours of operation. Set pool lift in place and remove sign stating "CONTACT	CBC 11B-242.2 CBC 11B-1009.2,	3	\$60	\$78	FY 26-27
SS-014	Swim Stadium	Location;	Pool Lift	Relocate pool lift. When a single pool lift is used, it shall be set where the water depth is 36 inches minimum and 48 inches maximum.	CBC 11B-1009.2.1,	3	\$380	\$494	FY 26-27
SS-018	Swim Stadium	Benches;	Men's Locker room	Modify benches as needed. Accessible benches shall have a seat height of 17"-19" with a seat width of 20"-24".	CBC 11B-903.3 CBC 11B-903.5,	3	\$575	\$748	FY 26-27
SS-031	Swim Stadium	Water control valve at wall;	Women's Locker room	Lower control valve to within 48" of the floor.	CBC 11B-308.2,	3	\$3,200	\$4,160	FY 26-27
SS-032	Swim Stadium	Benches;	Women's Locker room	Modify benches as needed. Accessible benches shall have a seat height of 17"-19" with a seat width of 20"-24".	CBC 11B-903.3 CBC 11B-903.5,	3	\$575	\$748	FY 26-27
SS-043	Swim Stadium	Accessible dressing room;	Women's Locker room	Modify bench. Accessible bench shall have a seat height of 17"-19" with a seat width of 20"-24".	CBC 11B-903.3 CBC 11B-903.5,	3	\$575	\$748	FY 26-27
SSP-001	State Street Park	Park;	Exterior	Have existing plans reviewed for access compliance as soon as possible.	,	3	\$0	\$0	FY 26-27
TP-009	Triangle Park	Drinking Fountain;	Path of Travel	Relocate DF outside of the path of travel. Cost includes moving the drinking fountain and the drinking fountain's associated plumbing. Concrete will need to be removed for access and replaced.	CBC 11B-602.9 ,	3	\$8,000	\$10,400	FY 26-27
WRC-011	Westside Resource Center	Counter height;	Service counter	Lower counter to a height of 28"-34" AFF	CBC 11B-904.4,	3	\$950	\$1,235	FY 26-27
WRC-012	Westside Resource Center	Pamphlet rack;	Service Counter	Raise rack. The lowest reach shall not be lower than 15" AFF and the highest reach not greater than 48" AFF.	ADA 308,	3	\$60	\$78	FY 26-27
WRC-044	Westside Resource Center	Transfer platform; Contrasting stripes	Elevated play structure	Modify location of platform support posts to provide a transfer space immediately next to platform. Provide contrasting stripes in white. The stripes shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripes shall extend the full width of steps.	CBC 11B-1008.3.1.3, 11B-1008.3.2.4	3	\$10,190	\$13,247	FY 26-27

\* 30% Soft Cost added





# City of South Gate

## ADA Self Evaluation and Transition Plan

### Facility Barrier Assessment Report

Boy Scout Camp  
 4941 Tweedy Boulevard  
 South Gate, Ca

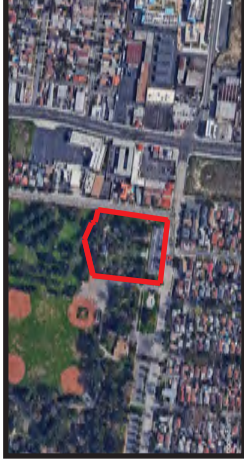





Perspective

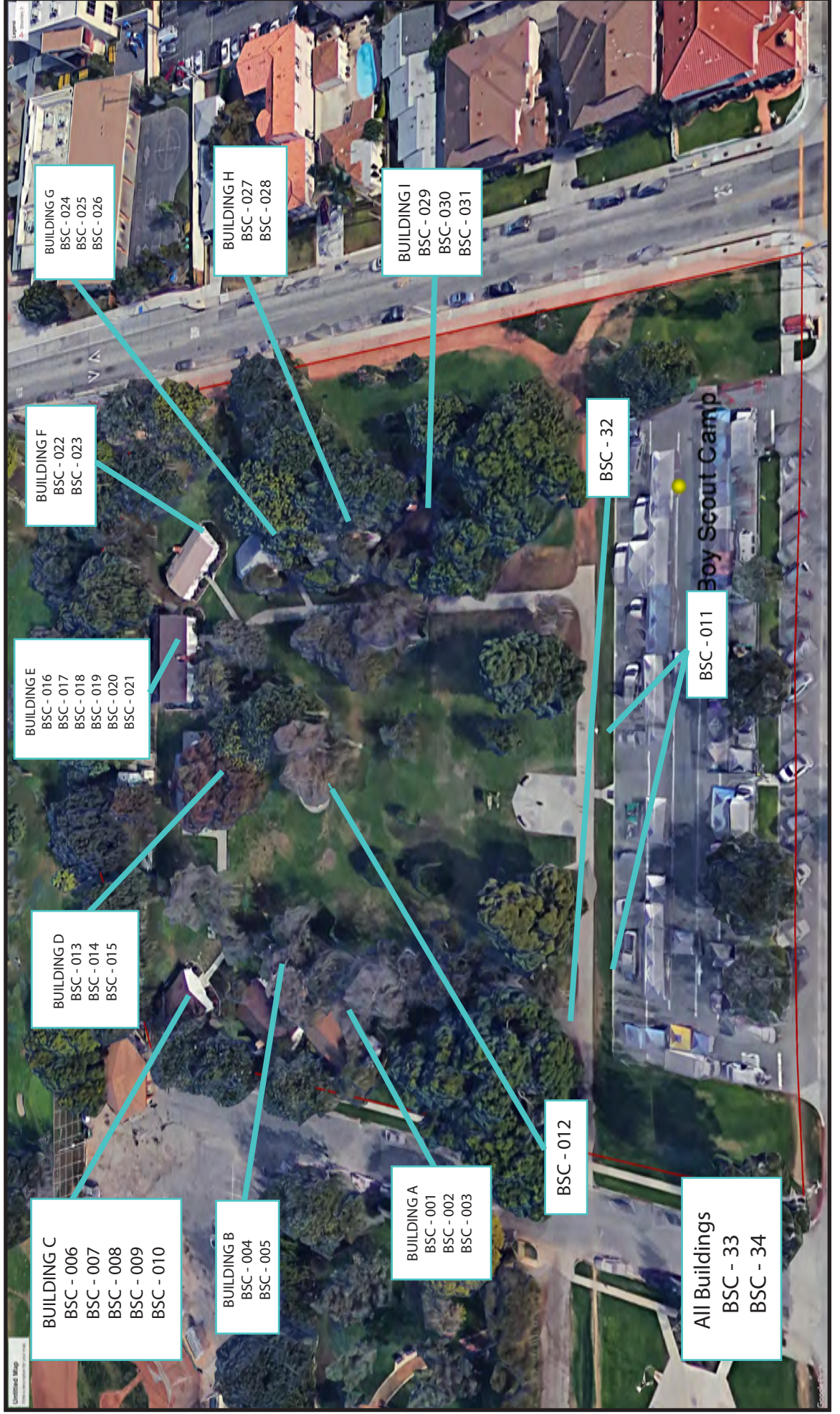
Boundary Map



Locator Map



Legend	
	Boundary Line
	Comment #
	North Arrow





# FACILITY BSC - BOY SCOUT CAMP

4941 Tweedy Boulevard, South Gate, CA 90280

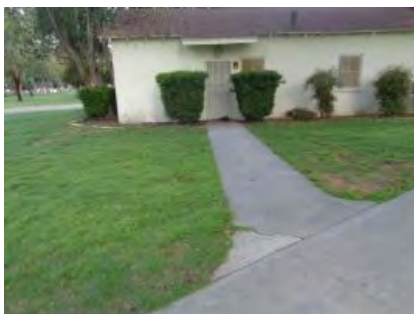
## Estimated Cost Summary Table:

	Estimated Direct Costs	Estimated Project Costs*
Priority 1	\$12,115	\$15,750
Priority 2	\$20,720	\$26,936
Priority 3	\$20,750	\$26,975
<b>Total</b>	<b>\$53,585</b>	<b>\$69,661</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

**Comment** BSC-001 **Priority:** 1 **Estimated Direct Cost:** \$90 **Contractor**

**Item Description:** Broken concrete;



**Findings:** Concrete walk is broken.

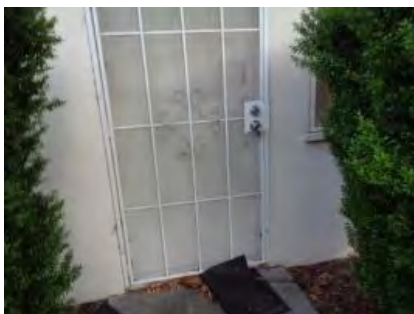
**Recommendations:**  
Remove and replace triangular section of approximately 6 sq. ft. of concrete.

**Facility:** Boy Scout Camp - Building A

Walkway **Code Reference:** CBC 11B-303.2,

**Comment** BSC-002 **Priority:** 1 **Estimated Direct Cost:** \$75 **Maintenance**

**Item Description:** Round door knob;



**Findings:** Door stop at the push side of door interferes with the requirement for a smooth door surface.

**Recommendations:**  
Remove door stop

**Facility:** Boy Scout Camp - Building A

Entrance door **Code Reference:** CBC 11B-404.2.10,







**Comment BSC-003**

**Priority: 1 Estimated Direct Cost: \$525 Contractor**

**Item Description:** Door landing;



**Findings:** The change in elevation at the entrance door is not accessible. The required additional 24" clearance beyond the strike-side of the door is not provided.

**Recommendations:**  
Provide a new level landing at the exterior side of the door, measuring 60"X60". Transition the new landing into the existing walkway with a directional slope not greater than 5.0%.

**Facility:** Boy Scout Camp - Building A

Entrance door

**Code Reference:** CBC 11B-303.2 CBC 11B-404.2.4,

**Comment BSC-004**

**Priority: 1 Estimated Direct Cost: \$525 Contractor**

**Item Description:** Door landing;



**Findings:** The 2 inch change in elevation at the entrance door is not accessible. The required additional 24" clearance beyond the strike-side of the door is not provided.

**Recommendations:**  
Provide a new level landing at the exterior side of the door, measuring 60"X60". Transition the new landing into the existing walkway with a directional slope not greater than 5.0%.

**Facility:** Boy Scout Camp - Building B

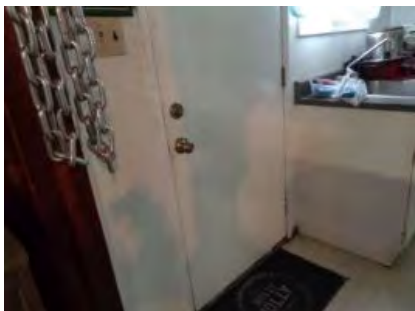
Entrance door

**Code Reference:** CBC 11B-303.2 CBC 11B-404.2.4,

**Comment BSC-005**

**Priority: 1 Estimated Direct Cost: \$185 Maintenance**

**Item Description:** Round door knob;



**Findings:** Round door knob at entrance door is not accessible.

**Recommendations:**  
Replace round door knob with a lever handle. The end of levers shall return to within 1/2" of the door surface.

**Facility:** Boy Scout Camp - Building B

Doors

**Code Reference:** CBC 11B-404.2.7,







**Comment**     **BSC-006**     **Priority: 3**     **Estimated Direct Cost:**     \$750     Contractor



**Item Description:** Drinking fountain;

**Findings:** A compliant POT is not provided to DF.

**Recommendations:**

Provide a compliant POT to DF, with a turn around space of 60" minimum diameter, or a continuous POT connecting to two or more points of existing walkways.

**Facility:** Boy Scout Camp - Building C

Grass     **Code Reference:** CBC 11B-206.2.2     CBC 11B-602.2     CBC 11B-602.9 ,

**Comment**     **BSC-007**     **Priority: 3**     **Estimated Direct Cost:**     \$5,000     Contractor



**Item Description:** Drinking fountain;

**Findings:** DF is not accessible

**Recommendations:**

Replace DF with a combination Hi/Lo DF.

**Facility:** Boy Scout Camp - Building C

Grass     **Code Reference:** CBC 11B-211.2,

**Comment**     **BSC-008**     **Priority: 1**     **Estimated Direct Cost:**     \$2,500     Contractor



**Item Description:** Handrails;

**Findings:** Ramp handrail does not extend the full length of ramp. Level handrail extensions are not provided.

**Recommendations:**

Modify handrails. Extensions shall turn level over the grade break.

**Facility:** Boy Scout Camp - Building C

Ramp     **Code Reference:** CBC 11B-405.8,





**Comment**    **BSC-009**                    **Priority: 1**            **Estimated Direct Cost:**    \$1,000                    Contractor

**Item Description:**    Edge protection;

**Findings:** Ramp is missing edge protection at landing and both sides of ramp.



**Recommendations:**  
Provide barrier of matching galvanized pipe that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the concrete surfaces. To prevent wheel entrapment, the barrier shall provide a continuous and uninterrupted barrier along the length of the ramp.

**Facility:** Boy Scout Camp - Building

Ramp

**Code Reference:** CBC 11B-405.9,

**Comment**    **BSC-010**                    **Priority: 1**            **Estimated Direct Cost:**    \$1,500                    Contractor

**Item Description:**    Door landing;

**Findings:** The 3 inch change in elevation at the entrance door is not accessible.



**Recommendations:**  
The elevation difference of the interior floor and the exterior ramp landing requires that the door frame be raised and the ramp and ramp landing be demolished and rebuilt, or, an interior ramp be cut into the existing concrete floor.

**Facility:** Boy Scout Camp - Building C

Entrance door

**Code Reference:** CBC 11B-303.2,

**Comment**    **BSC-011**                    **Priority: 1**            **Estimated Direct Cost:**    \$75                        Maintenance

**Item Description:**    Slab joints;

**Findings:** Various slab joints are greater than 1/2" wide and 1/4" deep.



**Recommendations:**  
Clean joints of vegetation and fill with epoxy caulk.

**Facility:** Boy Scout Camp

Main walkway

**Code Reference:** CBC 11B-302.3,



**Comment**    **BSC-012**                    **Priority: 3**            **Estimated Direct Cost:**    \$15,000                    Contractor

**Item Description:**    Fire Ring;



**Findings:** A compliant POT has not been provided to the fire ring.

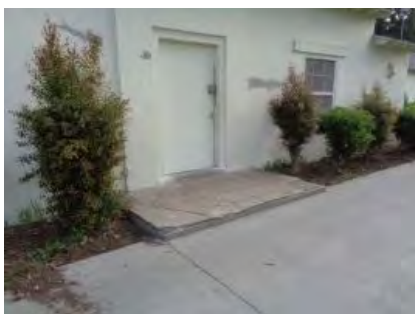
**Recommendations:**  
Provide a minimum of two POT's to fire ring.

**Facility:** Boy Scout Camp

**Code Reference:** CBC 11B-206.2.2,

**Comment**    **BSC-013**                    **Priority: 1**            **Estimated Direct Cost:**    \$525                    Contractor

**Item Description:**    Door landing;



**Findings:** The change in elevation at the entrance door is not accessible. The required additional 24" clearance beyond the strike-side of the door is not provided.

**Recommendations:**  
Provide a new level landing at the exterior side of the door, measuring 60"X60" minimum. Transition the new landing into the existing walkway with a new ramp.

**Facility:** Boy Scout Camp - Building D

Entrance door                                    **Code Reference:** CBC 11B-303.2            CBC 11B-404.2.4,

**Comment**    **BSC-014**                    **Priority: 1**            **Estimated Direct Cost:**    \$330                    Contractor

**Item Description:**    Step at doors;



**Findings:** Both restrooms have a step.

**Recommendations:**  
Provide a new 60"X60" minimum landing at the exterior side of doors with a ramp down to the existing concrete walkways.

**Facility:** Boy Scout Camp - Building D

Restrooms                                        **Code Reference:** CBC 11B-303.2,





**Comment**    **BSC-015**                    **Priority: 2**            **Estimated Direct Cost:**    \$10,000                    Contractor

**Item Description:**    Accessible Restrooms;



**Findings:** Both restrooms are not accessible.

**Recommendations:**

There are multiple accessibility issues in both the Men's and Women's restroom facilities. Individual upgrades are not recommended. Provide full restroom redesign to provide ADA compliance. Much of the required upgrades involve removing amenities and replacing them with ADA compliant models in ADA compliant locations. Engineers need to be contracted to draw-up plans for required modifications.

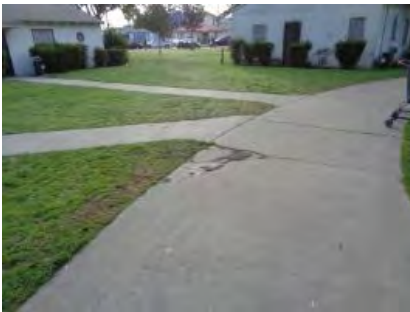
**Facility:** Boy Scout Camp - Building D

Restrooms

**Code Reference:** CBC 11B-603.1 ,

**Comment**    **BSC-016**                    **Priority: 1**            **Estimated Direct Cost:**    \$600                    Contractor

**Item Description:**    Broken concrete;



**Findings:** Concrete walk is broken.

**Recommendations:**

Remove and replace a section of concrete walk.

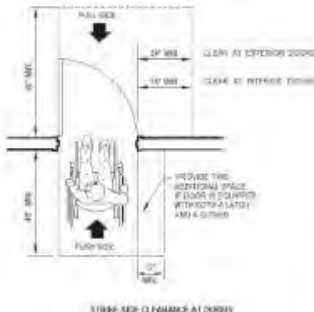
**Facility:** Boy Scout Camp - Building E

Walkway

**Code Reference:** CBC 11B-302.3,

**Comment**    **BSC-017**                    **Priority: 1**            **Estimated Direct Cost:**    \$525                    Contractor

**Item Description:**    Door landing;



**Findings:** The 3-1/2" change in elevation at the entrance door is not accessible. The required additional 24" clearance beyond the strike-side of the door is not provided.

**Recommendations:**

Provide a new level landing at the exterior side of the door, measuring 60"X60" minimum. Transition the new landing into the existing walkway with a directional slope not greater than 5.0%.

**Facility:** Boy Scout Camp - Building E

Entrance door

**Code Reference:** CBC 11B-303.2    CBC 11B-404.2.4,





**Comment**    **BSC-018**                    **Priority: 1**            **Estimated Direct Cost:**    \$185                    Maintenance

**Item Description:**    Round door knob;

**Findings:** Round door knob at entrance door is not accessible.



**Recommendations:**

Replace round door knob with a lever handle. The end of levers shall return to within 1/2" of the door surface.

**Facility:** Boy Scout Camp - Building E

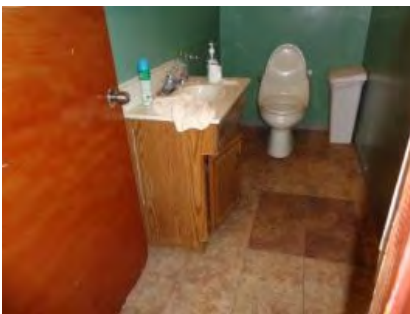
Entrance door

**Code Reference:** CBC 11B-404.2.7,

**Comment**    **BSC-019**                    **Priority: 2**            **Estimated Direct Cost:**    \$8,400                    Contractor

**Item Description:**    Accessibility;

**Findings:** Restroom is not accessible.



**Recommendations:**

Replace sink base with wall-hung lavatory, relocate WC waste line to position WC 17"-18" from a side wall and Install grab bars.

**Facility:** Boy Scout Camp - Building E

Restroom

**Code Reference:** CBC 11B-606.1            CBC 11B-604.2            CBC 11B-609.1 ,

**Comment**    **BSC-020**                    **Priority: 2**            **Estimated Direct Cost:**    \$750                    Contractor

**Item Description:**    Door width;

**Findings:** Door is not accessible for clear width at 29-3/4".



**Recommendations:**

Replace door with a 36" door. Work includes removal of existing doorway, new framing, drywall, door and paint.

**Facility:** Boy Scout Camp - Building E

Restroom

**Code Reference:** CBC 11B-404.2.3,



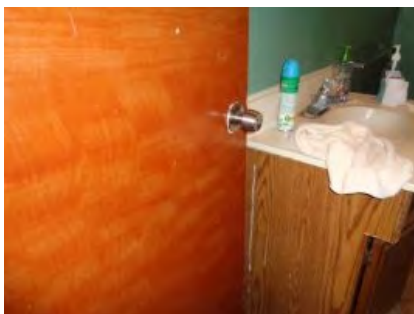




**Comment**    **BSC-021**                    **Priority: 2**            **Estimated Direct Cost:**    \$185                    Maintenance

**Item Description:**    Round door knob;

**Findings:** Round door knob at restroom door is not accessible.



**Recommendations:**

Replace round door knob with a lever handle. The end of levers shall return to within 1/2" of the door surface.

**Facility:** Boy Scout Camp - Building E

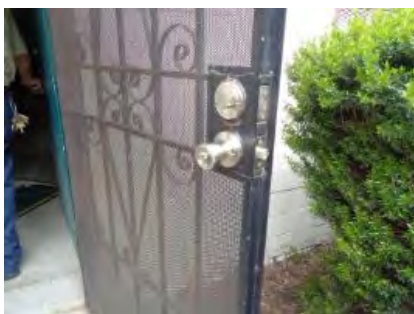
Restroom

**Code Reference:** CBC 11B-404.2.7,

**Comment**    **BSC-022**                    **Priority: 1**            **Estimated Direct Cost:**    \$350                    Maintenance

**Item Description:**    Round door knobs;

**Findings:** Round door knobs at both entrance doors are not accessible.



**Recommendations:**

Replace round door knob with a lever handle. The end of levers shall return to within 1/2" of the door surface.

**Facility:** Boy Scout Camp - Building F

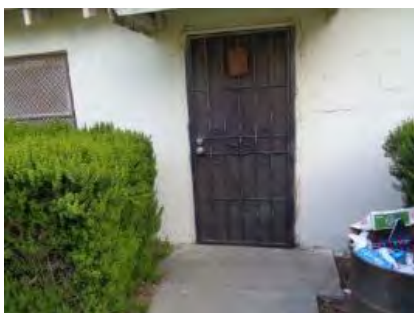
Entrance door

**Code Reference:** CBC 11B-404.2.7,

**Comment**    **BSC-023**                    **Priority: 1**            **Estimated Direct Cost:**    \$150                    Contractor

**Item Description:**    Door landing;

**Findings:** The 3/4 inch change in elevation at the entrance door is not accessible. The required additional 24" exterior clearance beyond the strike-side of the door is not provided.



**Recommendations:**

Provide a new concrete landing at exterior. Increase door landing to 60"X60" minimum. New landing elevation shall meet the interior floor elevation.

**Facility:** Boy Scout Camp - Building F

Entrance door

**Code Reference:** CBC 11B-303.2    CBC 11B-404.2.4,





**Comment**      **BSC-024**      **Priority: 1**      **Estimated Direct Cost:**    \$300      Contractor

**Item Description:**    Broken concrete;

**Findings:**    Concrete walk is broken between Units F and G.

**Recommendations:**  
Remove and replace a section of concrete walk.



**Facility:**    Boy Scout Camp - Building G

Walkway      **Code Reference:**    CBC 11B-302.3,

**Comment**      **BSC-025**      **Priority: 1**      **Estimated Direct Cost:**    \$150      Contractor

**Item Description:**    Door landing;

**Findings:**    The 2 inch change in elevation at the entrance door is not accessible. The required additional 24" exterior clearance beyond the strike-side of the door is not provided.

**Recommendations:**  
Provide a new concrete landing at exterior. Increase door landing to 60"X60" minimum. New landing elevation shall meet the interior floor elevation.



**Facility:**    Boy Scout Camp - Building G

Entrance door      **Code Reference:**    CBC 11B-303.2      CBC 11B-404.2.4,

**Comment**      **BSC-026**      **Priority: 1**      **Estimated Direct Cost:**    \$90      Contractor

**Item Description:**    Broken concrete;

**Findings:**    Concrete walk to Unit G is broken.

**Recommendations:**  
Remove and replace triangular section of concrete.



**Facility:**    Boy Scout Camp - Building G

Walkway      **Code Reference:**    CBC 11B-303.2,



**Comment**      **BSC-027**      **Priority: 1**      **Estimated Direct Cost:**      \$375      Contractor

**Item Description:**      Door landing;

**Findings:**      The 3/4 inch change in elevation at the entrance door is not accessible. The required additional 24" exterior clearance beyond the strike-side of the door is not provided.

**Recommendations:**  
Provide a new concrete landing at exterior. Increase door landing to 60"X60" minimum. New landing elevation shall meet the interior floor elevation.

**Facility:**      Boy Scout Camp - Building H



Entrance door      **Code Reference:**      CBC 11B-303.2      CBC 11B-404.2.4,

**Comment**      **BSC-028**      **Priority: 2**      **Estimated Direct Cost:**      \$185      Maintenance

**Item Description:**      Round door knob;

**Findings:**      Round door knob at entrance door is not accessible.

**Recommendations:**  
Replace round door knob with a lever handle. The end of levers shall return to within 1/2" of the door surface.

**Facility:**      Boy Scout Camp - Building H



Entrance door      **Code Reference:**      CBC 11B-404.2.7,

**Comment**      **BSC-029**      **Priority: 1**      **Estimated Direct Cost:**      \$600      Contractor

**Item Description:**      Broken concrete;

**Findings:**      Concrete walk to Unit I is broken at two places.

**Recommendations:**  
Remove and replace triangular section of concrete.

**Facility:**      Boy Scout Camp - Building I



Walkway      **Code Reference:**      CBC 11B-303.2,





**Comment BSC-030**

**Priority: 1 Estimated Direct Cost: \$375 Contractor**

**Item Description:** Door landing;



**Findings:** The required additional 24" exterior clearance beyond the strike-side of the door is not provided.

**Recommendations:**  
Increase door landing to 60"X60" minimum.

**Facility:** Boy Scout Camp - Building I

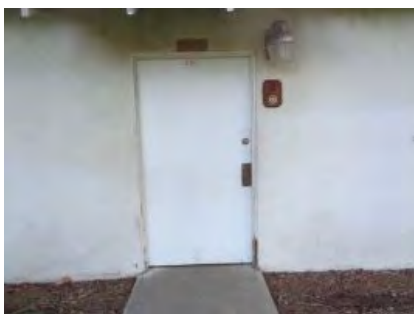
Entrance door

**Code Reference:** CBC 11B-303.2 CBC 11B-404.2.4,

**Comment BSC-031**

**Priority: 1 Estimated Direct Cost: \$185 Maintenance**

**Item Description:** Round door knob;



**Findings:** Round door knob at entrance door is not accessible.

**Recommendations:**  
Replace round door knob with a lever handle. The end of levers shall return to within 1/2" of the door surface.

**Facility:** Boy Scout Camp - Building I

Entrance door

**Code Reference:** CBC 11B-404.2.7,

**Comment BSC-032**

**Priority: 1 Estimated Direct Cost: \$300 Contractor**

**Item Description:** Raised edge;



**Findings:** A raised edge between slabs is greater than 1/4".

**Recommendations:**  
Grind the high edge across the full width.

**Facility:** Boy Scout Camp

South walkway

**Code Reference:** CBC 11B-303.2,





**Comment BSC-033** **Priority: 2** **Estimated Direct Cost:** \$1,200 **Maintenance**  
**Item Description:** Tactile room identification signs;

**Findings:** Compliant room Identification wall signs are not provided at each unit.

Table 11B-703.3.1 Braille Dimensions

Measurement Range	Minimum in Inches Maximum in Inches
Dot base diameter	0.210 (1.5 mm) to 0.250 (6.35 mm)
Distance between two dots in the same cell	0.250 (6.35 mm) to 0.100 (2.54 mm)
Distance between corresponding dots in adjacent cells	0.300 (7.62 mm) to 0.020 (0.51 mm)
Distance between corresponding dots from one cell directly below	0.020 (0.51 mm) to 0.015 (0.38 mm)
Distance between corresponding dots from one cell directly below	0.395 (10 mm) to 0.400 (10.2 mm)
X. Measured center to center	

**Recommendations:**  
Provide an I.D. sign for each building. Mount signs on the wall at the latch side of doors, centered at 56" AFF.

**Facility:** Boy Scout Camp

All Units **Code Reference:** CBC 11B-703.3.2 CBC 11B-216.2 ,

**Comment BSC-034** **Priority: 1** **Estimated Direct Cost:** \$600 **Maintenance**  
**Item Description:** Tactile Exit Signs;

**Findings:** Tactile exit signs are not provided at all grade level exit doors.

Table 11B-703.3.1 Braille Dimensions

Measurement Range	Minimum in Inches Maximum in Inches
Dot base diameter	0.210 (1.5 mm) to 0.250 (6.35 mm)
Distance between two dots in the same cell	0.250 (6.35 mm) to 0.100 (2.54 mm)
Distance between corresponding dots in adjacent cells	0.300 (7.62 mm) to 0.020 (0.51 mm)
Distance between corresponding dots from one cell directly below	0.020 (0.51 mm) to 0.015 (0.38 mm)
Distance between corresponding dots from one cell directly below	0.395 (10 mm) to 0.400 (10.2 mm)
X. Measured center to center	

**Recommendations:**  
Provide tactile exit signs at each exit door leading to a grade-level exit. Signs shall have Grade 2 Braille beneath raised text stating "EXIT". At Unit C, the exit sign shall state "EXIT RAMP DOWN".

**Facility:** Boy Scout Camp

Exit doors **Code Reference:** CBC 1011.4.1 CBC 1011.4.2.2 CBC 11B-703.3 CBC 11B-703.4 CBC 11B-703.5 ,

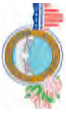





# City of South Gate

## ADA Self Evaluation and Transition Plan

### Facility Barrier Assessment Report

Civic Center Exterior  
 8650 California Ave.  
 South Gate, Ca



Legend	
	Boundary Line
	Barrier #
	North Arrow



Perspective

Boundary Map



Locator Map





# City of South Gate

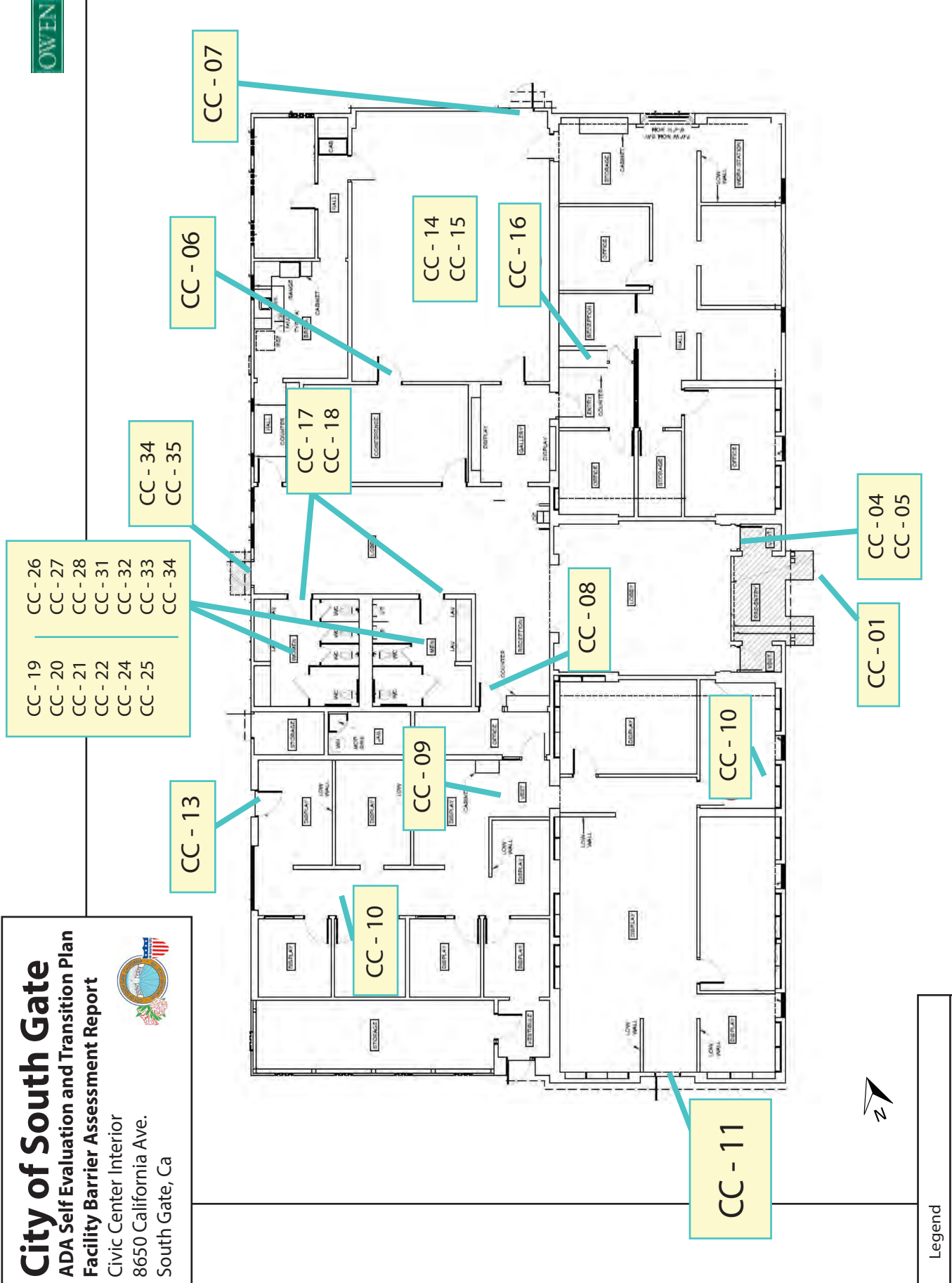
## ADA Self Evaluation and Transition Plan

### Facility Barrier Assessment Report

Civic Center Interior  
8650 California Ave.  
South Gate, Ca



OWEN



Legend	
	Comment #
	North Arrow



### FACILITY CC - CIVIC CENTER

8650 California Avenue, South Gate, CA 90280

#### Estimated Cost Summary Table:

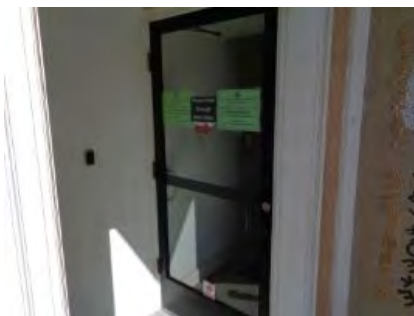
	Estimated Direct Costs	Estimated Project Costs*
Priority 1	\$3,130	\$4,069
Priority 2	\$21,260	\$27,638
Priority 3	\$6,885	\$8,951
<b>Total</b>	<b>\$31,275</b>	<b>\$40,658</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

#### Comment CC-001

Priority: 1 Estimated Direct Cost: \$670 Contractor

Item Description: Signage; Exterior Two-way communication system; Accessible door



Findings: The in-accessible entrance at the left does not have proper signage indicating the location of the accessible entrance. Visual indicator and a sign explaining the visual indicator have not been provided at the two-way communication system. The required side clearance at door is not provided at the interior side of door.

Recommendations: Provide an ISA directional sign at the approach to the two doors. Sign shall have a blue background and a white ISA and white arrow. Descriptive text is optional. Add capabilities to the system to provide visual indicator (DOOR NOW OPEN, or similar). Add a sign next to system device indicating the meaning of visual indicators. Provide a power operator for door with actuation bars or push plates at both sides of door.

Facility: Civic Center

Entrance doors

Code Reference: CBC 11B-216.6 CBC 11B-703.5, CBC 11B-708.2, CBC 11B-404.2.4  
CBC 11B-404.2.9 Exception 2C

#### Comment CC-004

Priority: 1 Estimated Direct Cost: \$75 Maintenance

Item Description: Signage;



Findings: The required ISA sign is not provided at the accessible door.

Recommendations: Provide a 4"X4" ISA sign on the door frame, below the intercom.

Facility: Civic Center

Entrance doors

Code Reference: CBC 11B-216.6,





**Comment**      **CC-005**                      **Priority: 1**              **Estimated Direct Cost:**      \$600                      Maintenance

**Item Description:**      Tactile Exit Signs;

**Findings:**      Tactile exit signs are not provided at grade level exit doors.



**Recommendations:**

Provide tactile exit signs at each exit door leading to a grade-level exit. Mount signs at the latch side of the single doors and preferably to the right of double doors. Signs shall have Grade 2 Braille beneath raised text stating "EXIT".

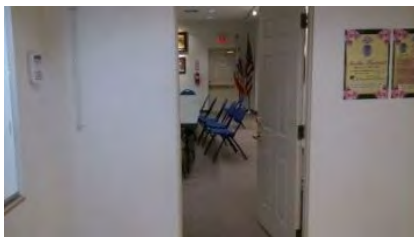
**Facility:**      Civic Center

Entrance doors                      **Code Reference:**      CBC 1011.4.1              CBC 11B-703.3              CBC 11B-703.4              CBC 11B-703.5 ,

**Comment**      **CC-006**                      **Priority: 2**              **Estimated Direct Cost:**      \$250                      Maintenance

**Item Description:**      Tactile room identification signs;

**Findings:**      Room Identification wall signs with Braille are not provided.



**Recommendations:**

Provide a room I.D. sign package for the building. Mount signs on the wall at the latch side of doors, centered at 56" AFF.

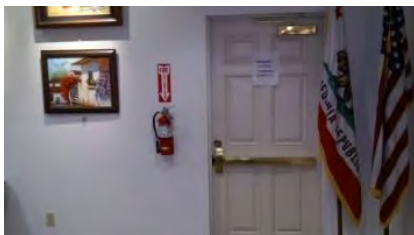
**Facility:**      Civic Center

Throughout                      **Code Reference:**      CBC 11B-703.3.2              CBC 11B-216.2 ,

**Comment**      **CC-007**                      **Priority: 1**              **Estimated Direct Cost:**      \$1,140                      Maintenance

**Item Description:**      Door closers;

**Findings:**      All doors with automatic closers require adjustment for opening force and closing speed.



**Recommendations:**

Adjust all door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

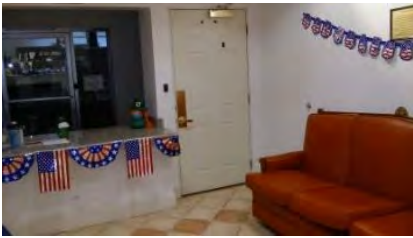
**Facility:**      Civic Center

All doors                      **Code Reference:**      CBC 11B-404.2.8.1              CBC 11B-404.2.9,





**Comment**    **CC-008**                    **Priority: 2**            **Estimated Direct Cost:**    \$190                    Maintenance  
**Item Description:**    Entrance;



**Findings:** The required wheelchair maneuvering space is not provided. The counter and settee protrude into the required floor space.

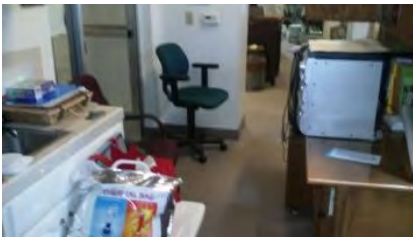
**Recommendations:**  
Relocate settee away from door and cut counter back. The required clear floor space is 54" minimum along the face of the door and 60" minimum deep.

**Facility:** Civic Center

Museum

**Code Reference:** CBC 11B-404.2.4,

**Comment**    **CC-009**                    **Priority: 1**            **Estimated Direct Cost:**    \$95                    Maintenance  
**Item Description:**    Aisles;



**Findings:** Interior aisles are not accessible.

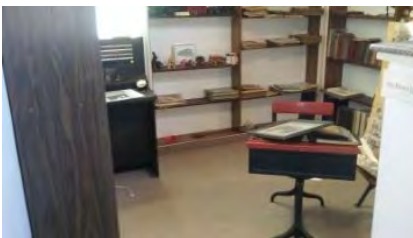
**Recommendations:**  
Clear aisles to provide a minimum width of 36". Where aisles serve elements at both sides they shall be 44" minimum.

**Facility:** Civic Center

Museum

**Code Reference:** CBC 11B-403.5.1,

**Comment**    **CC-010**                    **Priority: 2**            **Estimated Direct Cost:**    \$95                    Maintenance  
**Item Description:**    Turning space;



**Findings:** At most rooms, sufficient space is not provided for a wheelchair to enter and turn around.

**Recommendations:**  
Clear space within each room as needed to provide a 60" diameter turning space.

**Facility:** Civic Center

Museum

**Code Reference:** CBC 11B-304.3,







**Comment**      **CC-011**                      **Priority: 2**              **Estimated Direct Cost:**      \$150                      Maintenance

**Item Description:**      Exit door; Exit door



**Findings:** The required wheelchair maneuvering space is not provided. Table interferes projects into the required floor space. Door stop at the push side of door interferes with the requirement for a smooth door surface.

**Recommendations:**  
Relocate table away from door. The required clear floor space is 48" minimum along the face of the door and 60" minimum deep. Remove door stop.

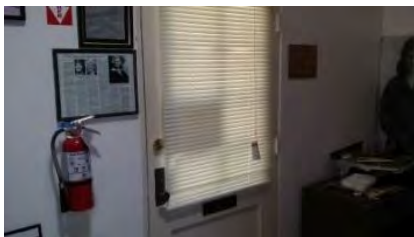
**Facility:** Civic Center

Museum

**Code Reference:** CBC 11B-404.2.4, CBC 11B-404.2.10

**Comment**      **CC-013**                      **Priority: 1**              **Estimated Direct Cost:**      \$95                      Maintenance

**Item Description:**      Exit door;



**Findings:** The round door knob is not accessible.

**Recommendations:**  
Replace round door knob with a lever handle. The end of lever shall return to within 1/2" of the door surface.

**Facility:** Civic Center

Museum

**Code Reference:** CBC 11B-404.2.7,

**Comment**      **CC-014**                      **Priority: 3**              **Estimated Direct Cost:**      \$6,750                      Maintenance

**Item Description:**      Assistive listening devices;



**Findings:** An assistive listening system is required for meeting rooms, but was not found to be available.

**Recommendations:**  
Provide a temporary or permanent assistive listening system. Consult with a sound engineer as each system varies in advantages and disadvantages.

**Facility:** Civic Center

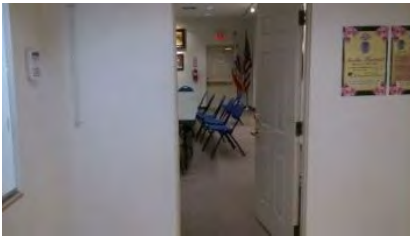
Art Gallery

**Code Reference:** CBC 11B-219.1      CBC 11B-706.1,





**Comment**    **CC-015**                    **Priority: 3**    **Estimated Direct Cost:**    \$75                    Maintenance  
**Item Description:**    Signage;



**Findings:** Signage is not provided to inform patrons of the availability of the assistive listening system.

**Recommendations:**  
Provide a sign informing of the availability of the assistive listening system. Sign shall state "Assistive-Listening System Available" and be posted in a prominent place at or near the assembly area entrance. Assistive listening sign shall include the International Symbol of Access for Hearing Loss.

**Facility:** Civic Center

Art Gallery

**Code Reference:** CBC 11B-216.10,

**Comment**    **CC-016**                    **Priority: 3**    **Estimated Direct Cost:**    \$60                    Maintenance  
**Item Description:**    Counter;



**Findings:** Counter is used to display printed materials. A clear space is not provided.

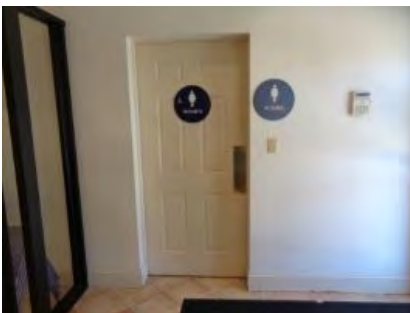
**Recommendations:**  
Clear an area 36" wide and maintain this clear area at all times.

**Facility:** Civic Center

Human Resource Office

**Code Reference:** CA Civ Code 52(a),

**Comment**    **CC-017**                    **Priority: 2**    **Estimated Direct Cost:**    \$75                    Maintenance  
**Item Description:**    Door Signage;



**Findings:** The geometric door signs have been mounted at the wall.

**Recommendations:**  
Remove door sign from wall and mount geometric sign on door, centered 58"-60" AFF.

**Facility:** Civic Center

Both Restrooms

**Code Reference:** CBC 11B-703.7.2.6.1,





**Comment**    **CC-018**                    **Priority: 2**            **Estimated Direct Cost:**    \$75                    Maintenance  
**Item Description:**    Tactile wall sign;



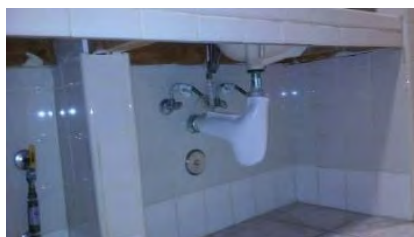
**Findings:** The required tactile wall signs are not provided at the restroom doorway.

**Recommendations:**  
Provide a tactile wall sign at each doorway, having Grade 2 Braille beneath raised text and a raised pictogram.

**Facility:** Civic Center

Both Restrooms                    **Code Reference:** CBC 11B-216.2    CBC 11B-703.1,

**Comment**    **CC-019**                    **Priority: 2**            **Estimated Direct Cost:**    \$75                    Maintenance  
**Item Description:**    Lavatory Insulation;



**Findings:** Insulation beneath lavatories is not complete.

**Recommendations:**  
Cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under any lavatory.

**Facility:** Civic Center

Both Restrooms                    **Code Reference:** CBC 11B-606.5 ,

**Comment**    **CC-020**                    **Priority: 2**            **Estimated Direct Cost:**    \$300                    Contractor  
**Item Description:**    Soap Dispenser;



**Findings:** Soap dispensers at lavatories are not accessible due to height.

**Recommendations:**  
Lower one soap dispenser to a height not greater than 40" AFF to the highest operable part.

**Facility:** Civic Center

Both Restrooms                    **Code Reference:** CBC 11B-603.5 ,



**Comment**    **CC-021**                      **Priority: 2**            **Estimated Direct Cost:**    \$600                      Contractor  
**Item Description:**    Paper towel dispensers;



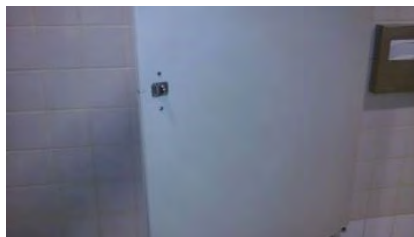
**Findings:** Dispensers are not accessible due to height. Dispensers are not compliant, requiring use of two hands, tight grasping and pinching. The side wheel for advancing paper requires twisting of the wrist.

**Recommendations:**  
 Remove and replace one paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest operable part.

**Facility:** Civic Center

Both Restrooms                      **Code Reference:** CBC 11B-309.4    ADA 308,

**Comment**    **CC-022**                      **Priority: 2**            **Estimated Direct Cost:**    \$190                      Maintenance  
**Item Description:**    Stall Door; Stall Door



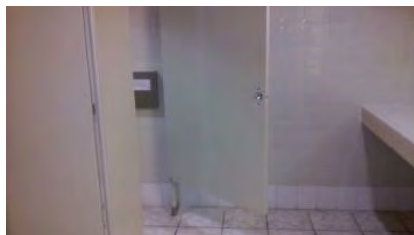
**Findings:** The accessible stall door is not self-closing. Each accessible stall door are missing the required U-pull handle at the pull side.

**Recommendations:**  
 Replace the self-closing hinges. Install a U-shaped pull handle below the latch.

**Facility:** Civic Center

Both Restrooms                      **Code Reference:** CBC 11B-604.8.1.2, CBC 11B-604.8.1.2

**Comment**    **CC-024**                      **Priority: 2**            **Estimated Direct Cost:**    \$2,500                      Contractor  
**Item Description:**    Stall Door;



**Findings:** Stall door is located directly in front of WC.

**Recommendations:**  
 The door opening shall be 4 inches maximum from the side partition farthest from the water closet.

**Facility:** Civic Center

Both Restrooms                      **Code Reference:** CBC 11B-604.8.1.2,





**Comment**      **CC-025**                      **Priority: 2**      **Estimated Direct Cost:**      \$1,500                      Contractor  
**Item Description:**      Lavatory apron height;



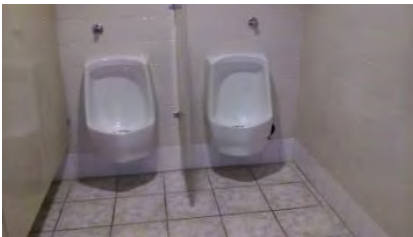
**Findings:** Apron at front of lavatory is not a minimum 29" high, measured at 28-1/2" AFF.

**Recommendations:**  
Modify tile face of apron to provide a minimum height of 29" AFF.

**Facility:** Civic Center

Both Restrooms                      **Code Reference:** CBC 11B-306.3.1,

**Comment**      **CC-026**                      **Priority: 2**      **Estimated Direct Cost:**      \$3,200                      Contractor  
**Item Description:**      Accessible Urinal;



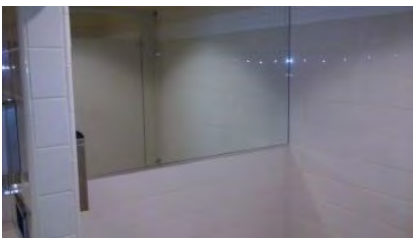
**Findings:** Urinal rim height is not compliant at 17-3/4" AFF.

**Recommendations:**  
Lower fixture to a rim height of 17" AFF maximum at one fixture.

**Facility:** Civic Center

Men's restroom                      **Code Reference:** CBC 11B-605.2 ,

**Comment**      **CC-027**                      **Priority: 2**      **Estimated Direct Cost:**      \$1,200                      Maintenance  
**Item Description:**      Wall mirror;



**Findings:** Wall mirror is not compliant for height at 39-1/2" to the bottom edge..

**Recommendations:**  
Lower mirror. The lowest reflective edge shall be 35" maximum AFF.

**Facility:** Civic Center

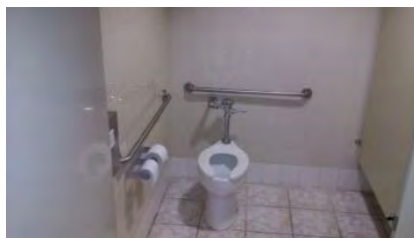
Men's restroom                      **Code Reference:** CBC 11B-603.3 ,







**Comment**      **CC-028**                      **Priority: 2**                      **Estimated Direct Cost:**      \$6,300                      Contractor  
**Item Description:**      Accessible stall width; Toilet paper dispenser; WC location



**Findings:** Stall is not a minimum 60" wide, measuring at 59-1/2". Dispenser, by design, does not allow continuous flow of paper. The accessible WC is not compliant for location, centered 18-5/8" from the side wall.

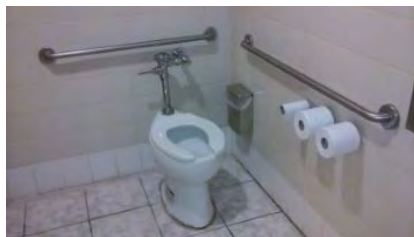
**Recommendations:**  
Move partition panel as needed to provide a minimum width of 60". Replace dispenser rollers. The flow of paper shall be continuous. Reset waste line to center WC 17"-18" from the side wall.

**Facility:** Civic Center

Men's restroom

**Code Reference:** CBC 11B-604.8.1.1, CBC 11B-604.7, CBC 11B-604.2

**Comment**      **CC-031**                      **Priority: 2**                      **Estimated Direct Cost:**      \$2,000                      Contractor  
**Item Description:**      Grab bars;



**Findings:** Grab bars are not compliant for location.

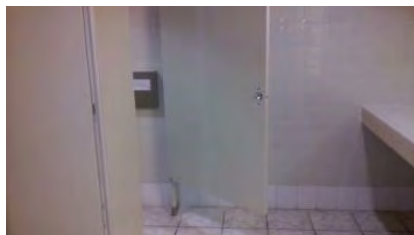
**Recommendations:**  
Reset grab bars per detail D033.

**Facility:** Civic Center

Women's restroom

**Code Reference:** CBC 11B-604.5 ,

**Comment**      **CC-032**                      **Priority: 2**                      **Estimated Direct Cost:**      \$2,500                      Contractor  
**Item Description:**      Accessible stall width;



**Findings:** Stall is not a minimum 60" wide, measuring at 59-1/2" at front of stall.

**Recommendations:**  
Move partition panel as needed to square-up stall and provide a minimum width of 60".

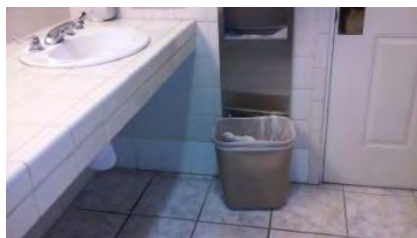
**Facility:** Civic Center

Women's restroom

**Code Reference:** CBC 11B-604.8.1.1,



**Comment**    **CC-033**                    **Priority: 2**            **Estimated Direct Cost:**    \$60                    Maintenance  
**Item Description:**    Loose waste basket;



**Findings:** The loose waste can could move and block access to fixtures and dispensers.

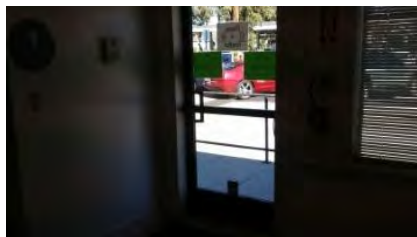
**Recommendations:**

**Facility:** Civic Center

Women's restroom

**Code Reference:** CA Civ Code 52(a),

**Comment**    **CC-034**                    **Priority: 1**            **Estimated Direct Cost:**    \$455                    Contractor  
**Item Description:**    Exit door; Exit door



**Findings:** Exit door is missing the required additional 12" clearance at the latch side. Door stop at the push side of door interferes with the requirement for a smooth door surface.

**Recommendations:**  
Reverse the swing of the door. Place hinges at the opposite side of frame. Remove door stop.

**Facility:** Civic Center

Lobby exit - East

**Code Reference:** CBC 11B-404.2.4, CBC 11B-404.2.10

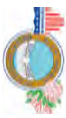


# City of South Gate

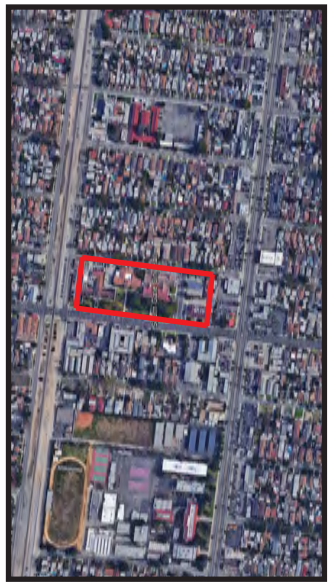
## ADA Self Evaluation and Transition Plan

### Facility Barrier Assessment Report

City Hall Complex  
 8650 California Ave.  
 South Gate, Ca



Boundary Map



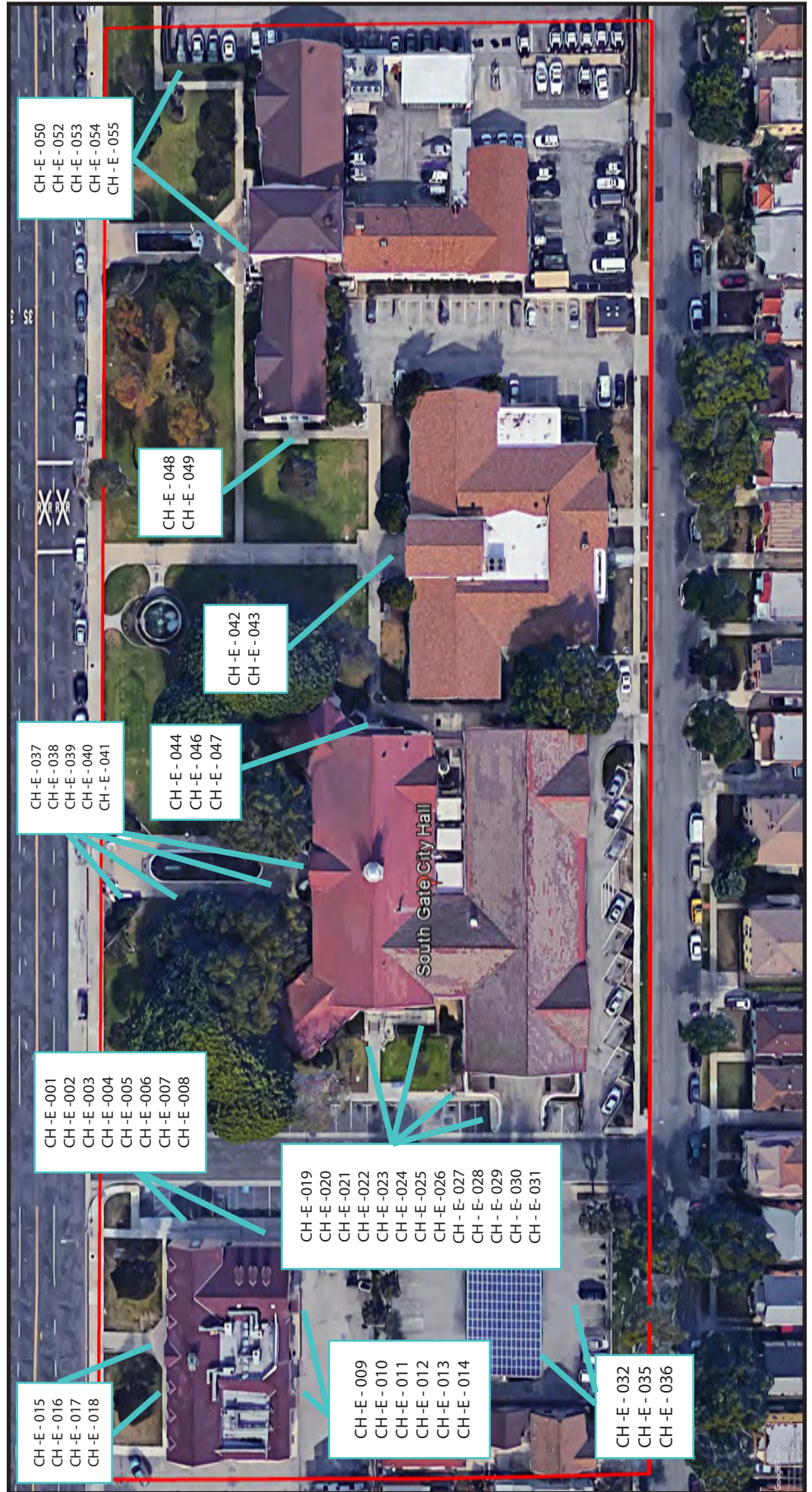
Locator Map



Legend	
	Boundary Line
	Comment #
	North Arrow



Perspective



CH-E-015  
 CH-E-016  
 CH-E-017  
 CH-E-018

CH-E-009  
 CH-E-010  
 CH-E-011  
 CH-E-012  
 CH-E-013  
 CH-E-014

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 CH-E-035  
 CH-E-036





### FACILITY CH-E - CITY HALL - EXTERIOR

8650 California Avenue, South Gate, CA 90280

#### Estimated Cost Summary Table:

	Estimated Direct Costs	Estimated Project Costs*
Priority 1	\$158,194	\$205,652
Priority 2	\$0	\$0
Priority 3	\$240	\$312
<b>Total</b>	<b>\$158,434</b>	<b>\$205,964</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

**Comment** CH-E-001 **Priority:** 1 **Estimated Direct Cost:** \$500 **Contractor**

**Item Description:** Tow-away Signs;



**Findings:** The required tow-away warning signs are not provided at the parking entrances. The existing sign at the City Hall South parking area is not properly posted and not visible upon entering the parking area.

**Recommendations:** Provide one post-mounted CALTRANS R-100B tow sign at each park entrance, within direct upon entering the parking areas. The blank spaces for vehicle reclaiming information shall be filled-in and made a permanent part of the sign, in lettering a minimum 1 inch high.

**Facility:** City Hall Complex - Exterior

Parking Lot Entrances **Code Reference:** CBC 11B-502.8.2 CVC 22511.8(e),

**Comment** CH-E-002 **Priority:** 1 **Estimated Direct Cost:** \$750 **Contractor**

**Item Description:** Access aisle stripes;



**Findings:** Diagonal stripes in access aisles fail to provide the required visual contrast with the parking surface.

**Recommendations:** Re-stripe access aisles with white diagonal stripes, 36" O.C. maximum. Interrupt white stripes at area of white lettering stating "NO PARKING". Access aisle border shall remain blue.

**Facility:** City Hall Complex - Exterior

All accessible stalls **Code Reference:** CBC 11B-502.3.3,





**Comment**      **CH-E-003**      **Priority: 1**      **Estimated Direct Cost:**      \$400      Contractor

**Item Description:**      Stall ISA markings;



**Findings:** Stall ISA markings are not compliant for size and do not have the required white border.

**Recommendations:**  
Provide larger ISA's at each stall. Symbol shall be a minimum 36" high with a white border.

**Facility:** City Hall Complex - Exterior

All accessible stalls      **Code Reference:** CBC 11B-502.6.4.1,

**Comment**      **CH-E-004**      **Priority: 1**      **Estimated Direct Cost:**      \$75      Contractor

**Item Description:**      Accessible Parking;



**Findings:** Accessible parking at the North side of the Civic Center is not compliant due to excessive slopes within the parking area and associated ramps and accessible route which will require extensive re-grading to raise the roadway and parking area to meet the building walkway elevations. Building walkways have excessive cross slopes.

**Recommendations:**  
Consider relocating accessible parking to the East side of building and creating an accessible entrance at the East door.      Otherwise, provide civil plans to adjust elevations to raise the existing parking area and construct a new accessible route to the building entrance.      SEE the Following Entries.

**Facility:** City Hall Complex - Exterior

Civic Center      **Code Reference:** CBC 11B-502.4      CBC 11B-402.2 ,

**Comment**      **CH-E-005**      **Priority: 1**      **Estimated Direct Cost:**      \$4,020      Contractor

**Item Description:**      Accessible Parking;



**Findings:** Curb ramp is not compliant due to excessive slope and adjoining walkway slopes.

**Recommendations:**  
This curb ramp and the adjoining walkway is part of the issues identified in ITEM #4

**Facility:** City Hall Complex - Exterior

Civic Center      **Code Reference:** CBC 11B-406.2.1      CBC 11B-403.3,







**Comment CH-E-006**

**Priority: 1 Estimated Direct Cost: \$1,875 Contractor**

**Item Description:** Accessible Route;



**Findings:** Walkway next to parking has a noncompliant slopes at areas where a change in direction occurs. At any walkway where a change in direction occurs, that area shall be level, with slopes not greater than 2.1" in any direction

**Recommendations:**  
This walkway is part of the issues identified in ITEM #4

**Facility:** City Hall Complex - Exterior

Civic Center

**Code Reference:** CBC 11B-403.3,

**Comment CH-E-007**

**Priority: 1 Estimated Direct Cost: \$1,500 Contractor**

**Item Description:** Accessible Route;



**Findings:** Walkway next to parking has a noncompliant slope of 5.6%.

**Recommendations:**  
This walkway is part of the issues identified in ITEM #4

**Facility:** City Hall Complex - Exterior

Civic Center

**Code Reference:** CBC 11B-403.3,

**Comment CH-E-008**

**Priority: 1 Estimated Direct Cost: \$2,460 Contractor**

**Item Description:** Accessible Parking;



**Findings:** The single accessible stall does not have a curb ramp available for vertical access to the walkway.

**Recommendations:**  
Install a parallel curb ramp, or relocate the accessible parking stall to the East side of the building.

**Facility:** City Hall Complex - Exterior

Civic Center

**Code Reference:** CBC 11B-403.3,





**Comment**      **CH-E-009**      **Priority: 1**      **Estimated Direct Cost:**      \$5,000      Contractor

**Item Description:**      All Pedestrian Ramps;



**Findings:** Handrails are missing at both sides of ramps, at the North, South and East sides of the building.

**Recommendations:**  
Add handrails as needed.

**Facility:** City Hall Complex - Exterior

Civic Center

**Code Reference:** CBC 11B-505.2 ,

**Comment**      **CH-E-010**      **Priority: 1**      **Estimated Direct Cost:**      \$500      Contractor

**Item Description:**      All Pedestrian Ramps;



**Findings:** Handrail extensions fail to turn level over the level landings at the top and bottom of ramps.

**Recommendations:**  
Modify handrail extensions to turn level over the level landings of ramps.

**Facility:** City Hall Complex - Exterior

Civic Center

**Code Reference:** CBC 11B-505.10.1 ,

**Comment**      **CH-E-011**      **Priority: 1**      **Estimated Direct Cost:**      \$2,400      Contractor

**Item Description:**      All Pedestrian Ramps;



**Findings:** Edge protection is not compliant for height The guide rails at all ramps found at the North, East and South sides of the building are centered at 5-1/2" above the ramp surface.

**Recommendations:**  
Lower guide rails at all ramps to a position which prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the ramp surface.

**Facility:** City Hall Complex - Exterior

Civic Center

**Code Reference:** CBC 11B-405.9,





**Comment**      **CH-E-012**      **Priority: 1**      **Estimated Direct Cost:**    \$1,152      Contractor

**Item Description:**    East and South Pedestrian Ramps;



**Findings:** Ramps lead down to vehicular drive areas without curbs or railings to provide pedestrian separation.

**Recommendations:**  
Install a truncated dome pad at the bottom of each ramp at the level concrete walk, within 6" of the ramp slope..

**Facility:** City Hall Complex - Exterior

Civic Center

**Code Reference:** CBC 11B-705.1.2.5,

**Comment**      **CH-E-013**      **Priority: 1**      **Estimated Direct Cost:**    \$1,000      Contractor

**Item Description:**    Pedestrian Ramp;



**Findings:** Ramp handrail at North side does not extend the full length of ramp.

**Recommendations:**  
Lengthen handrail and modify extension to turn level over the level landing.

**Facility:** City Hall Complex - Exterior

Civic Center

**Code Reference:** CBC 11B-405.8,

**Comment**      **CH-E-014**      **Priority: 1**      **Estimated Direct Cost:**    \$1,200      Contractor

**Item Description:**    Walkway;



**Findings:** The sloped walkway from the city sidewalk shown has excessive slope measuring 8.6%. Slopes at walkways shall not exceed 8.33%.

**Recommendations:**  
Demolish sloped walkway. Provide a new walkway using the least slope possible, not to exceed 8.33%. When walkway slope is greater than 5.0%, handrails are required at both sides.

**Facility:** City Hall Complex - Exterior

Civic Center

**Code Reference:** CBC 11B-403.3    CBC 11B-505.2    CBC 11B-405.8,





**Comment**      **CH-E-015**      **Priority: 1**      **Estimated Direct Cost:**      \$400      Contractor

**Item Description:**      Walkway;



**Findings:** The walkway across the West side of the building pad is not accessible due to width.

**Recommendations:**  
At each end of walkway provide a directional sign directing to the city sidewalk.

**Facility:** City Hall Complex - Exterior

Civic Center      **Code Reference:** CBC 11B-403.5.1 Exception #3      CBC 11B-216.6,

**Comment**      **CH-E-016**      **Priority: 1**      **Estimated Direct Cost:**      \$1,200      Contractor

**Item Description:**      Entrance Walkway;



**Findings:** The sloped walkway from the city sidewalk shown has excessive slope measuring 8.9%. Slopes at walkways shall not exceed 8.33%.

**Recommendations:**  
Demolish sloped walkway. Provide a new walkway using the least slope possible, not to exceed 8.33%. When walkway slope is greater than 5.0%, handrails are required at both sides.

**Facility:** City Hall Complex - Exterior

Civic Center      **Code Reference:** CBC 11B-403.3      CBC 11B-505.2      CBC 11B-405.8,

**Comment**      **CH-E-017**      **Priority: 1**      **Estimated Direct Cost:**      \$1,610      Contractor

**Item Description:**      Entrance Ramp;



**Findings:** Ramp slope is excessive at entry of building.

**Recommendations:**  
Construction of a new ramp is needed. Provide civil plans for new ramp due to the impact of various elevations leading to this entry.

**Facility:** City Hall Complex - Exterior

Civic Center      **Code Reference:** CBC 11B-405.1,





**Comment**      **CH-E-018**      **Priority: 1**      **Estimated Direct Cost:**    \$14,400      Contractor

**Item Description:**    Detectable Warning Surface;



**Findings:** At all flush transitions between the pedestrian route and the vehicular way at the East parking area, North side, a curb or railing is not provided for pedestrian separation.

**Recommendations:**  
Install truncated domes across all areas of flush transition. Domes shall be 36" deep in the direction of travel.

**Facility:** City Hall Complex - Exterior

Civic Center

**Code Reference:** CBC 11B-705.1.2.5,

**Comment**      **CH-E-019**      **Priority: 1**      **Estimated Direct Cost:**    \$1,400      Contractor

**Item Description:**    Accessible Stall Surface;



**Findings:** The right stall surface is not level due to the raised edges around the vault cover.

**Recommendations:**  
Provide an asphalt overlay at stalls to match the elevation of the vault cover. Re-stripe stalls.

**Facility:** City Hall Complex - Exterior

City Hall parking

**Code Reference:** CBC 11B-502.4,

**Comment**      **CH-E-020**      **Priority: 1**      **Estimated Direct Cost:**    \$576      Contractor

**Item Description:**    Curb ramp;



**Findings:** Curb ramp is missing the required truncated domes.

**Recommendations:**  
Provide a truncated dome mat across the lower ramp landing, with the edge of mat within 6"- 8" from the face of the curb line. Domes shall be 36" in the direction of travel.

**Facility:** City Hall Complex - Exterior

City Hall parking

**Code Reference:** CBC 11B-406.5.12,







**Comment**      **CH-E-021**      **Priority: 1**      **Estimated Direct Cost:**      \$2,460      Contractor



**Item Description:**      Curb ramp;

**Findings:**      Curb ramp is not compliant due to excessive cross slope, measured at 4.8% at the West ramp section.

**Recommendations:**  
Demolish and rebuild ramp. Slope and cross slopes shall not exceed 8.33% and 2.1% respectively.

**Facility:**      City Hall Complex - Exterior

City Hall parking

**Code Reference:**      CBC 11B-406.5.8,

**Comment**      **CH-E-022**      **Priority: 1**      **Estimated Direct Cost:**      \$3,500      Contractor



**Item Description:**      Accessible Route;

**Findings:**      The concrete walkway leading from accessible parking is not compliant due to excessive cross slopes measuring up to 5.7%.

**Recommendations:**  
Demolish and rebuild walkway leading away from accessible parking. Slope and cross slopes shall not exceed 5.0% and 2.1% respectively at walkways. Slopes where a change in direction occur shall not exceed 2.1% in any direction.

**Facility:**      City Hall Complex - Exterior

City Hall parking

**Code Reference:**      CBC 11B-403.3,

**Comment**      **CH-E-023**      **Priority: 1**      **Estimated Direct Cost:**      \$2,250      Contractor



**Item Description:**      Accessible Route;

**Findings:**      Walkway leading to building entrance is not accessible due to excessive slopes measured up to 9.8%.

**Recommendations:**  
Demolish and rebuild walkway leading to building entrance. Slope and cross slopes shall not exceed 5.0% and 2.1% respectively at walkways. Slopes where a change in direction occur shall not exceed 2.1% in any direction.

**Facility:**      City Hall Complex - Exterior

City Hall

**Code Reference:**      CBC 11B-403.3,





**Comment CH-E-024**

**Priority: 3 Estimated Direct Cost: \$240 Contractor**

**Item Description:** Fixed Seating ;



**Findings:** The seating area at the South entrance does not provide for wheelchair seating.

**Recommendations:**  
Remove and replace concrete as needed to provide a level wheelchair seating area, a minimum 30" wide and 48" long, connecting to the accessible route.

**Facility:** City Hall Complex - Exterior

City Hall

**Code Reference:** CBC 11B-802.3,

**Comment CH-E-025**

**Priority: 1 Estimated Direct Cost: \$1,500 Contractor**

**Item Description:** Accessible Route;



**Findings:** The path that bypasses the stairs and leads to the ramp serving the entrance door is not compliant as the cross slope of 5.2%.

**Recommendations:**  
Remove and replace concrete walkway leading to the door ramp.

**Facility:** City Hall Complex - Exterior

City Hall

**Code Reference:** CBC 11B-403.3 ,

**Comment CH-E-026**

**Priority: 1 Estimated Direct Cost: \$65,000 Contractor**

**Item Description:** Pedestrian ramp;



**Findings:** Ramp is not compliant, having varying slopes at ramp runs, as high as 10.3%. The bottom ramp landing is not level, requiring a new landing which will change the starting elevation, rendering the existing lower ramp segment unusable.

**Recommendations:**  
Remove and replace ramp. Have grades surveyed and civil plans drawn for new ramp.

**Facility:** City Hall Complex - Exterior

City Hall

**Code Reference:** CBC 11B-405.2 CBC 11B-405.7,





**Comment**      **CH-E-027**      **Priority: 1**      **Estimated Direct Cost:**    \$500      Contractor

**Item Description:**    Pedestrian ramp handrails;



**Findings:** Handrail extensions do not turn level for a minimum of 12" before turning down.

**Recommendations:**  
As part of the ramp demo, save handrails for re-use and modify extensions for level 12" projection before turning down.

**Facility:** City Hall Complex - Exterior

City Hall

**Code Reference:** CBC 11B-505.10.1 ,

**Comment**      **CH-E-028**      **Priority: 1**      **Estimated Direct Cost:**    \$190      Maintenance

**Item Description:**    Warning stripes;



**Findings:** Warning stripes at stair are aged and need to be repainted.

**Recommendations:**  
The upper approach and all treads of each exterior stair shall be marked by a stripe of clearly contrasting color, 2" to 4" wide, placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. The stripe shall be of material that is at least as slip resistant as the treads of the stair. A painted stripe is acceptable.

**Facility:** City Hall Complex - Exterior

City Hall

**Code Reference:** CBC 11B-504.4.1,

**Comment**      **CH-E-029**      **Priority: 1**      **Estimated Direct Cost:**    \$1,500      Contractor

**Item Description:**    Stair handrail extensions;



**Findings:** Handrail extensions do not turn level for a minimum of 12" before turning down.

**Recommendations:**  
Modify handrail extensions as needed at top and bottom of stairs.

**Facility:** City Hall Complex - Exterior

City Hall

**Code Reference:** CBC 11B-505.10.2    CBC 11B-505.10.3,





**Comment**      **CH-E-030**      **Priority: 1**      **Estimated Direct Cost:**      \$150      Contractor

**Item Description:**      Accessible Route;



**Findings:** Concrete walkway shows signs of heaving, with large cracks and abrupt edges greater than 1/4".

**Recommendations:**  
The source of movement beneath the slab is not known. Grinding the high edges would cure the exposed edges, but slab may continue to move.

**Facility:** City Hall Complex - Exterior

City Hall      **Code Reference:** CBC 11B-303.2,

**Comment**      **CH-E-031**      **Priority: 1**      **Estimated Direct Cost:**      \$576      Contractor

**Item Description:**      West parking stalls;



**Findings:** Curb ramp is missing the required truncated domes.

**Recommendations:**  
Provide a truncated dome mat across the lower ramp landing with the mat edge located within 6"- 8" from the face of the curb line. Domes shall be 36" in the direction of travel.

**Facility:** City Hall Complex - Exterior

City Hall      **Code Reference:** CBC 11B-406.5.12,

**Comment**      **CH-E-032**      **Priority: 1**      **Estimated Direct Cost:**      \$16,500      Contractor

**Item Description:**      Electric vehicle charging station



**Findings:** A compliant accessible route is not provided from the city sidewalk to the parking area of the EV charging station. Stall and access aisle are marked with blue paint. Blue stall markings are associated with accessible parking stalls. Lettering is not provided within the access aisle stating "NO PARKING".

**Recommendations:**  
A compliant path of travel needs to be provided from the accessible electric vehicle parking stalls to the city sidewalk. Location should be at the head of the accessible stalls, use wheel stops to prevent accessible path of travel encroachment. Additionally the stall striping and access aisle borders must be painted in green. The hatched lines inside of the access aisle must be painted white. with white letters stating "No Parking".

**Facility:** City Hall Complex - Exterior

City Hall      **Code Reference:** 2016 CBC 11B-812.5.1      2016 CBC 11B-812.5.4, 2016 CBC 11B-812.7.2, 2016 CBC 11B-812.7.3







**Comment**      **CH-E-035**      **Priority: 1**      **Estimated Direct Cost:**    \$350      Contractor

**Item Description:**    Electric vehicle charging station;

**Findings:**    Stall markings are faded.



**Recommendations:**  
Repaint stall markings to state "EV CHARGING ONLY" in white lettering centered on each EV stall.

**Facility:**    City Hall Complex - Exterior

City Hall      **Code Reference:**    2016 CBC 11B-812.9,

**Comment**      **CH-E-036**      **Priority: 1**      **Estimated Direct Cost:**    \$75      Maintenance

**Item Description:**    Electric vehicle charging station;

**Findings:**    Signage indication that the EV stall is Van accessible is not provided.



**Recommendations:**  
Provide additional signs stating "VAN ACCESSIBLE" under the existing stall signs.

**Facility:**    City Hall Complex - Exterior

City Hall      **Code Reference:**    2016 CBC 11B-812.8.7,

**Comment**      **CH-E-037**      **Priority: 1**      **Estimated Direct Cost:**    \$2,000      Contractor

**Item Description:**    Stair handrail extensions;

**Findings:**    Handrail extensions at California Avenue stairs to City Hall do not turn level for a minimum of 12" before turning down.



**Recommendations:**  
Modify handrail extensions as needed at top and bottom of stairs.

**Facility:**    City Hall Complex - Exterior

City Hall      **Code Reference:**    CBC 11B-505.10.2    CBC 11B-505.10.3,







**Comment**      **CH-E-038**      **Priority: 1**      **Estimated Direct Cost:**      \$190      Maintenance

**Item Description:**      Warning stripes;



**Findings:** Warning stripes have not been provided for all stairs from the city sidewalk at California Avenue to the Main Entrance of City Hall.

**Recommendations:**  
The upper approach and all treads of each exterior stair shall be marked by a stripe of clearly contrasting color, 2" to 4" wide, placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. The stripe shall be of material that is at least as slip resistant as the treads of the stair. A painted stripe is acceptable.

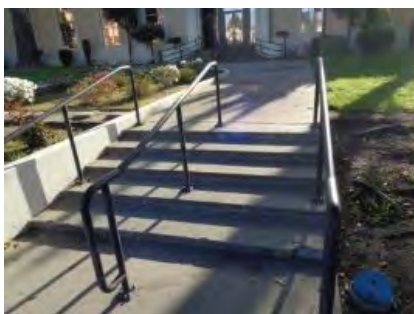
**Facility:** City Hall Complex - Exterior

City Hall

**Code Reference:** CBC 11B-504.4.1,

**Comment**      **CH-E-039**      **Priority: 1**      **Estimated Direct Cost:**      \$150      Contractor

**Item Description:**      Broken Step;



**Findings:** Stair tread leading to City Hall is broken.

**Recommendations:**  
Repair broken tread.

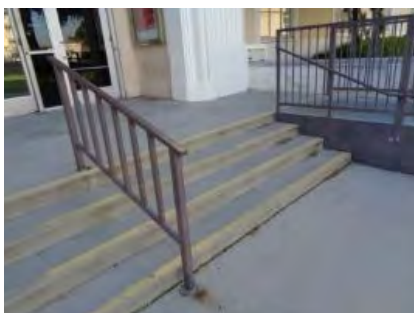
**Facility:** City Hall Complex - Exterior

City Hall

**Code Reference:** CA Civ Code 52(a),

**Comment**      **CH-E-040**      **Priority: 1**      **Estimated Direct Cost:**      \$3,750      Contractor

**Item Description:**      Stair handrail extensions;



**Findings:** Handrail shape is non-conforming and not accessible at Court House stairs. Handrail extensions are not provided.

**Recommendations:**  
Replace handrails. Provide compliant handrails with conforming gripping surface. Add extensions as needed at top and bottom of stairs.

**Facility:** City Hall Complex - Exterior

Court House

**Code Reference:** CBC 11B-505.6      CBC 11B-505.10.2      CBC 11B-505.10.3,





**Comment** CH-E-041 **Priority:** 1 **Estimated Direct Cost:** \$190 Maintenance

**Item Description:** Warning stipes;

**Findings:** Warning stripes at Court House steps are faded.



**Recommendations:**

Restripe stair treads. The upper approach and all treads of the stair shall be marked by a stripe of clearly contrasting color, 2" to 4" wide, placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. The stripe shall be of material that is at least as slip resistant as the treads of the stair. A painted stripe is acceptable.

**Facility:** City Hall Complex - Exterior

Court House

**Code Reference:** CBC 11B-504.4.1,

**Comment** CH-E-042 **Priority:** 1 **Estimated Direct Cost:** \$500 Contractor

**Item Description:** Ramp handrail;

**Findings:** Handrail extension at the top of the ramp fails to turn level over the level landing.



**Recommendations:**

Modify handrail extension as needed.

**Facility:** City Hall Complex - Exterior

Court House

**Code Reference:** CBC 11B-505.10.1,

**Comment** CH-E-043 **Priority:** 1 **Estimated Direct Cost:** \$500 Contractor

**Item Description:** Ramp handrail;

**Findings:** Handrail extensions at the bottom of the ramp fail to turn level over the level landing.



**Recommendations:**

Modify handrail extension as needed.

**Facility:** City Hall Complex - Exterior

Court House

**Code Reference:** CBC 11B-505.10.1,





**Comment CH-E-044**

**Priority: 1 Estimated Direct Cost: \$1,690 Contractor**

**Item Description:** Warning stipes; Guard rails



**Findings:** Warning stripes at City Hall steps are faded. Guards are not provided at the open sides of stair where the vertical drop is greater than 30" within 36" of the stairway.

**Recommendations:**

Add stripes to stair treads. The upper approach and all treads of the stair shall be marked by a stripe of clearly contrasting color, 2" to 4" wide, placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. The stripe shall be of material that is at least as slip resistant as the treads of the stair. A painted stripe is acceptable. Provide guard rails at both sides of stair, at a height of 42" minimum above the nosing of the stair treads.

**Facility:** City Hall Complex - Exterior

City Hall North Entrance

**Code Reference:** CBC 11B-504.4.1, CBC 1013.2

CBC 1013.3

**Comment CH-E-046**

**Priority: 1 Estimated Direct Cost: \$1,000 Contractor**

**Item Description:** Stair handrail extensions;



**Findings:** Handrail extensions fail to project a minimum of 12" before turning down.

**Recommendations:**

Modify handrail extensions as needed at top and bottom of stairs.

**Facility:** City Hall Complex - Exterior

City Hall North Entrance

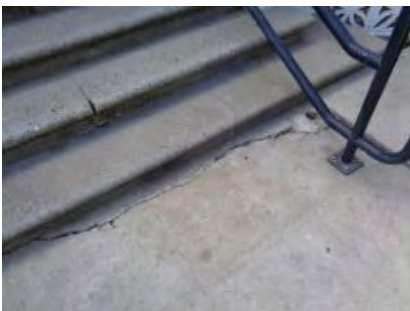
**Code Reference:** CBC 11B-505.10.2

CBC 11B-505.10.3,

**Comment CH-E-047**

**Priority: 1 Estimated Direct Cost: \$60 Maintenance**

**Item Description:** Abrupt edge;



**Findings:** Concrete at the bottom stair landing is cracked and broken with exposed openings greater than 1/2".

**Recommendations:**

Patch concrete.

**Facility:** City Hall Complex - Exterior

City Hall North Entrance

**Code Reference:** CBC 11B-302.3,



**Comment**      **CH-E-048**      **Priority: 1**      **Estimated Direct Cost:**      \$190      Maintenance

**Item Description:**      Warning stipes;



**Findings:**      Warning stripes at City Hall steps are faded.

**Recommendations:**

Add stripes to stair treads. The upper approach and all treads of the stair shall be marked by a stripe of clearly contrasting color, 2" to 4" wide, placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. The stripe shall be of material that is at least as slip resistant as the treads of the stair. A painted stripe is acceptable.

**Facility:**      City Hall Complex - Exterior

Police Station South door

**Code Reference:**      CBC 11B-504.4.1,

**Comment**      **CH-E-049**      **Priority: 1**      **Estimated Direct Cost:**      \$5,000      Contractor

**Item Description:**      Stair handrail extensions;



**Findings:**      Handrail extensions fail to project a minimum of 12" before turning down.

**Recommendations:**

Modify handrail extensions as needed at top and bottom of stairs.

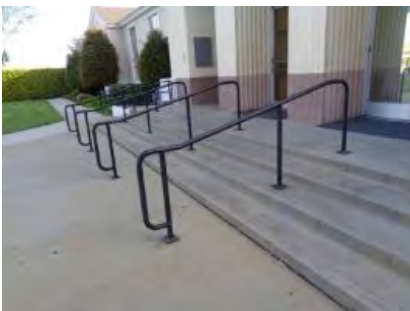
**Facility:**      City Hall Complex - Exterior

Police Station South door

**Code Reference:**      CBC 11B-505.10.2      CBC 11B-505.10.3,

**Comment**      **CH-E-050**      **Priority: 1**      **Estimated Direct Cost:**      \$2,690      Contractor

**Item Description:**      Warning stipes; Stair handrail extensions



**Findings:**      Warning stripes at City Hall steps are faded. Handrail extensions fail to project a minimum of 12" before turning down.

**Recommendations:**

Add stripes to stair treads. The upper approach and all treads of the stair shall be marked by a stripe of clearly contrasting color, 2" to 4" wide, placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. The stripe shall be of material that is at least as slip resistant as the treads of the stair. A painted stripe is acceptable. Modify handrail extensions as needed at top and bottom of stairs.

**Facility:**      City Hall Complex - Exterior

Police Station Main Entrance

**Code Reference:**      CBC 11B-504.4.1, CBC 11B-505.10.2      CBC 11B-505.10.3







**Comment**      **CH-E-052**      **Priority: 1**      **Estimated Direct Cost:**      \$500      Contractor

**Item Description:** Ramp handrails;



**Findings:** Handrail extensions do not extend level for a minimum of 12" before turning down.

**Recommendations:**  
Modify handrail extension as needed.

**Facility:** City Hall Complex - Exterior

Police Station Main Entrance      **Code Reference:** CBC 11B-505.10.1,

**Comment**      **CH-E-053**      **Priority: 1**      **Estimated Direct Cost:**      \$325      Contractor

**Item Description:** Ramp Landing;



**Findings:** The lower ramp landing is not compliant for length.

**Recommendations:**  
Extend the lower ramp landing to a minimum 72" in the direction of the ramp run.

**Facility:** City Hall Complex - Exterior

Police Station Main Entrance      **Code Reference:** CBC 11B-405.7,

**Comment**      **CH-E-054**      **Priority: 1**      **Estimated Direct Cost:**      \$240      Contractor

**Item Description:** Ramp Landing;



**Findings:** At the connection between the lower ramp landing and the ramp slope, concrete is lifting, creating an abrupt edge greater than 1/4".

**Recommendations:**  
Grind the high edge of the ramp.

**Facility:** City Hall Complex - Exterior

Police Station Main Entrance      **Code Reference:** CBC 11B-303.2,





**Comment**      **CH-E-055**      **Priority: 1**      **Estimated Direct Cost:**      \$2,250      Contractor

**Item Description:**      Walkway Raised slab;



**Findings:**      One walkway slab section between Ardmore Ave. and the entrance to the Police Station main entrance is heaving, creating raised edges at each end. Raised edges are greater than 1-4" high. The same slab has a non-compliant cross slope of 2.6% due to heaving.

**Recommendations:**  
Remove and replace about 30 feet of lifted slab.

**Facility:**      City Hall Complex - Exterior

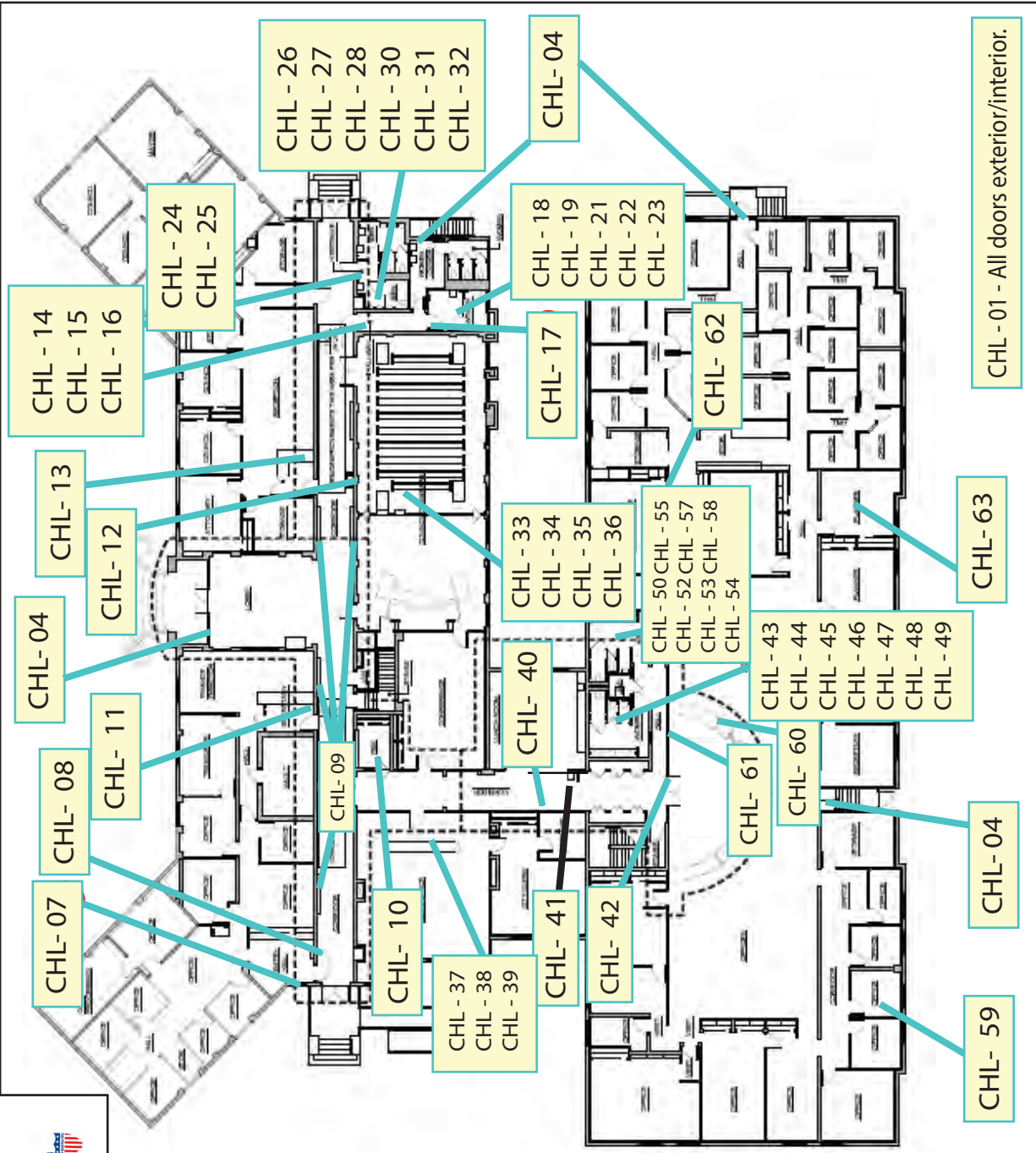
Police Station

**Code Reference:**      CBC 11B-303.2,

**City of South Gate**  
 ADA Self Evaluation and Transition Plan  
 Facility Barrier Assessment Report



City Hall Interior  
 8650 California Ave.  
 South Gate, Ca



CHL - 01 - All doors exterior/interior.

CHL - 04

CHL - 07

CHL - 10

CHL - 11

CHL - 13

CHL - 12

CHL - 14

CHL - 15

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Legend

 Comment #

 North Arrow



### FACILITY CHL - CITY HALL

8650 California Avenue, South Gate, CA 90280

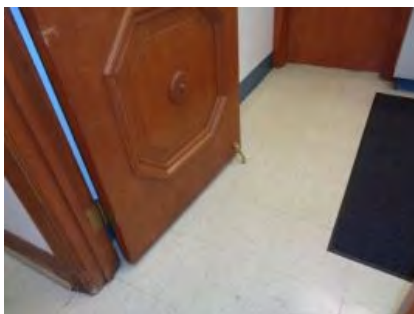
#### Estimated Cost Summary Table:

	Estimated Direct Costs	Estimated Project Costs*
Priority 1	\$4,610	\$5,993
Priority 2	\$25,760	\$33,488
Priority 3	\$8,270	\$10,751
<b>Total</b>	<b>\$38,640</b>	<b>\$50,232</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

**Comment** CHL-001 **Priority: 2** **Estimated Direct Cost:** \$95 **Maintenance**

**Item Description:** Door stops;



**Findings:** Door stops at the push side of doors interfere with the requirement for a smooth door surface.

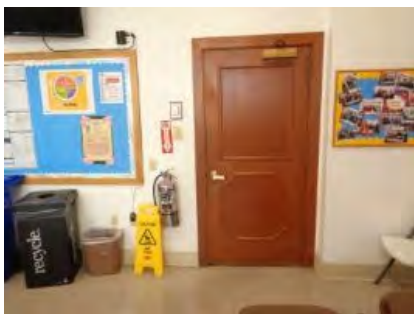
**Recommendations:**  
Remove all door stops throughout facility. Cost is for maintenance staff to go through and remove all door stops.

**Facility:** City Hall  
**Floor/Area:** Council Chambers  
**Room/Spot:** Treasurer's Office  
Council Meeting Room

**Code Reference:** CBC 11B-404.2.10,

**Comment** CHL-002 **Priority: 1** **Estimated Direct Cost:** \$1,140 **Maintenance**

**Item Description:** Door closers;



**Findings:** All doors with automatic closers require adjustment for opening force and closing speed.

**Recommendations:**  
Adjust all door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

**Facility:** City Hall

All doors **Code Reference:** CBC 11B-404.2.8.1 CBC 11B-404.2.9,

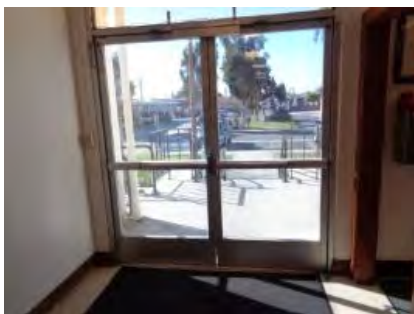






**Comment**      **CHL-003**      **Priority: 1**      **Estimated Direct Cost:**      \$600      Maintenance

**Item Description:**      Tactile exit signs;



**Findings:**      Tactile exit signs are not provided at all exit doors.

**Recommendations:**

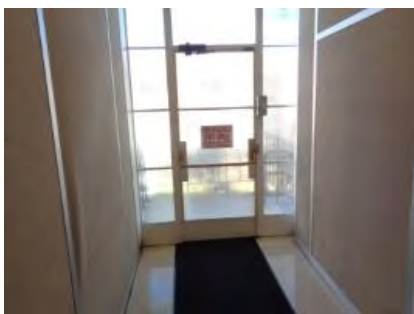
Provide tactile exit signs at all exit doors leading to the exterior via stair or ramp. Mount signs at the latch side of the single doors and preferably to the right of double doors. Signs shall have Grade 2 Braille beneath raised text stating either "EXIT STAIR DOWN or "EXIT RAMP DOWN" as appropriate".

**Facility:**      City Hall

All Exit Doors      **Code Reference:**      CBC 1011.4.2      CBC 11B-703.3      CBC 11B-703.4      CBC 11B-703.5 ,

**Comment**      **CHL-004**      **Priority: 1**      **Estimated Direct Cost:**      \$300      Maintenance

**Item Description:**      Directional signs;



**Findings:**      At exits doors with only stairs, signage is not provided to indicate the location of the accessible exit door.

**Recommendations:**

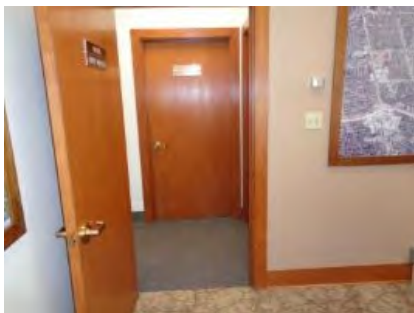
Add direction signage at each exit door not providing an accessible means of egress, indicating the location of the other means of egress which is accessible.

**Facility:**      City Hall

All Exit Doors      **Code Reference:**      CBC 1007.10      CBC 11B-703.5,

**Comment**      **CHL-005**      **Priority: 1**      **Estimated Direct Cost:**      \$75      Maintenance

**Item Description:**      Tactile exit signs;



**Findings:**      Tactile exit signs are not provided at interior rooms having access to a corridor or hallway leading to an exit door.

**Recommendations:**

Provide a tactile exit sign at each interior room doorway leading to an exit by means of a hallway or corridor. Sign shall state "EXIT ROUTE".

**Facility:**      City Hall

Interior rooms      **Code Reference:**      CBC 1011.4.4      CBC 11B-703.3      CBC 11B-703.4      CBC 11B-703.5 ,





**Comment**      **CHL-006**                      **Priority: 2**              **Estimated Direct Cost:**      \$1,200                      Maintenance

**Item Description:**      Room Identification signs;



**Findings:** The required tactile room I.D. signs are not provided at various rooms. The existing room ID signs have federal braille font which does not conform to California Braille requirements. All existing room ID signs shall be replaced.

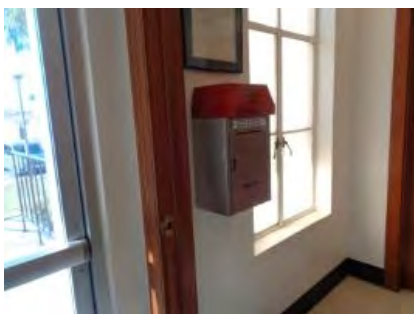
**Recommendations:**  
Provide a sign package for all rooms where the use or name of the rooms are not likely to change over time. Signs shall have Grade 2 Braille below raised text.

**Facility:** City Hall

All rooms and spaces                      **Code Reference:** CBC 11B-216.2 ,

**Comment**      **CHL-007**                      **Priority: 1**              **Estimated Direct Cost:**      \$1,500                      Contractor

**Item Description:**      Payment Drop Box;



**Findings:** Payment drop box at wall projects 8" into the circulation path.

**Recommendations:**  
Relocate box away from circulation paths or recess box into wall. Maximum projection allowed in circulation paths is 4".

**Facility:** City Hall

Finance office                      **Code Reference:** CBC 11B-307.2,

**Comment**      **CHL-008**                      **Priority: 1**              **Estimated Direct Cost:**      \$400                      Contractor

**Item Description:**      Wall sign;



**Findings:** Wall sign has a federal Braille font which does not conform to California Braille requirements.

**Recommendations:**  
Replace sign. New sign shall have Grade 2 Braille conforming to California spacing of 0.10" between dots within the same cell.

**Facility:** City Hall

Finance office                      **Code Reference:** CBC 11B-703.2.9 ,



**Comment CHL-009**

**Priority: 3 Estimated Direct Cost: \$1,200 Contractor**

**Item Description:** Display cases;

**Findings:** Multiple wall-mounted display cases project 7-1/2" into the accessible route.

**Recommendations:**

Lower all display cases. When the lowest edge is 27" or less AFF, they may protrude any amount from wall.



**Facility:** City Hall

Main hallway

**Code Reference:** CBC 11B-307.2,

**Comment CHL-010**

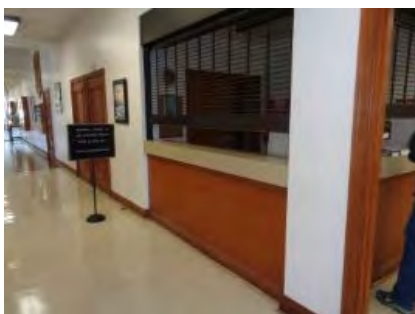
**Priority: 3 Estimated Direct Cost: \$2,500 Contractor**

**Item Description:** Information counter;

**Findings:** Counter is not accessible due to a height greater than 42"

**Recommendations:**

Provide one lowered section of counter, not higher than 34" AFF.



**Facility:** City Hall

Main hallway

**Code Reference:** CBC 11B-227.3 CBC 11B-904.4,

**Comment CHL-011**

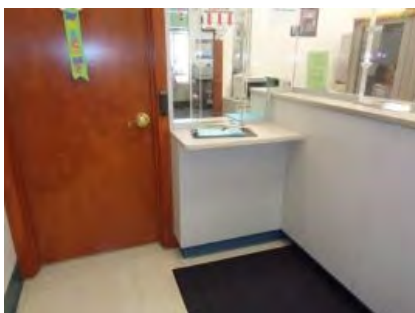
**Priority: 3 Estimated Direct Cost: \$570 Contractor**

**Item Description:** Accessible counter;

**Findings:** Counter is not accessible. Counter only allows forward approach and the required knee space is not provided under counter.

**Recommendations:**

Modify counter as needed to provide compliant knee space.



**Facility:** City Hall

Treasurers Office

**Code Reference:** CBC 11B-904.4.2 CBC 11B-306.3.5,





**Comment**      **CHL-012**      **Priority: 3**      **Estimated Direct Cost:**      \$60      Maintenance

**Item Description:**      Drinking fountain;

**Findings:**      Water flow is not a minimum 4" high.

**Recommendations:**  
Adjust bubbler to provide a water flow of 4" minimum.



**Facility:**      City Hall

Main hallway      **Code Reference:**      CBC 11B-602.6 ,

**Comment**      **CHL-013**      **Priority: 3**      **Estimated Direct Cost:**      \$60      Maintenance

**Item Description:**      Service counter;

**Findings:**      Counter surface is mostly covered with printed materials which blocks access.

**Recommendations:**  
A majority of the counter shall be maintained clear for access.



**Facility:**      City Hall

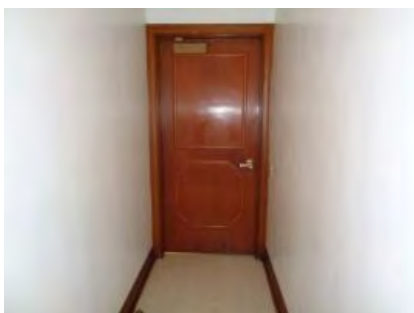
City Managers Office      **Code Reference:**      CBC 11B-108 ,

**Comment**      **CHL-014**      **Priority: 2**      **Estimated Direct Cost:**      \$95      Maintenance

**Item Description:**      Entrance door;

**Findings:**      Door at hall is not accessible as it has no strike-side clearance at the push side.

**Recommendations:**  
The requirement for side clearance is only when a door has both a closer and a latch. Remove the latch from door. Provide a U-shaped door pull or dummy lever at the pull side.



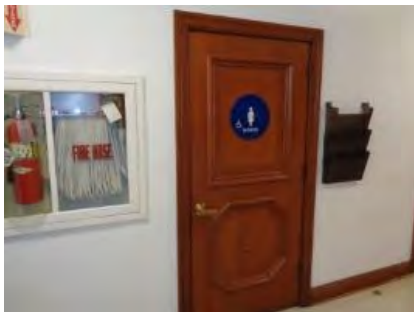
**Facility:**      City Hall

**Room/Spot:**      Main hallway  
Women's restroom      **Code Reference:**      CBC 11B-404.2.4,



**Comment**      **CHL-015**      **Priority: 2**      **Estimated Direct Cost:**      \$75      Maintenance

**Item Description:**      Tactile wall sign;



**Findings:**      The required tactile wall sign is not provided at the restroom doorway.

**Recommendations:**

Provide a tactile wall sign at each doorway, having Grade 2 Braille beneath raised text and a raised pictogram.

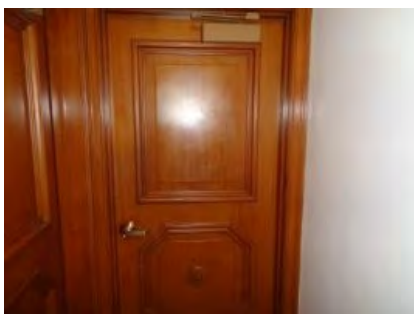
**Facility:**      City Hall

Women's Restroom

**Code Reference:**      CBC 11B-216.2      CBC 11B-703.1,

**Comment**      **CHL-016**      **Priority: 2**      **Estimated Direct Cost:**      \$185      Maintenance

**Item Description:**      Interior door;



**Findings:**      Interior corridor door to restroom is not accessible as it has no strike-side clearance at the push side.

**Recommendations:**

The requirement for side clearance is only when a door has both a closer and a latch. Remove the latch from door. Provide a U-shaped door pull or dummy lever at the pull side and provide a privacy lock, operable only from inside. This will effectively make this a single-user restroom.

**Facility:**      City Hall

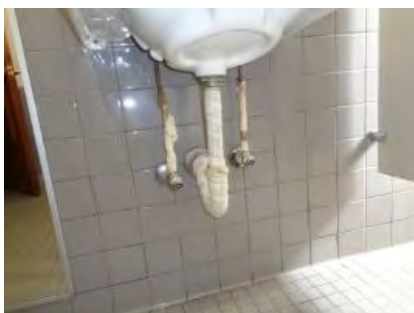
**Room/Spot:**      Main hallway

Women's restroom

**Code Reference:**      CBC 11B-404.2.4,

**Comment**      **CHL-017**      **Priority: 2**      **Estimated Direct Cost:**      \$75      Maintenance

**Item Description:**      Lavatory Insulation;



**Findings:**      Insulation beneath the lavatory is not provided.

**Recommendations:**

Complete insulation of all water lines, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatories.

**Facility:**      City Hall

**Room/Spot:**      Main hallway

Women's restroom

**Code Reference:**      CBC 11B-606.5 ,





**Comment CHL-018**

**Priority: 2 Estimated Direct Cost: \$600 Contractor**

**Item Description:** Sanitary napkin dispenser;



**Findings:** Dispenser is currently non-operational. Dispenser controls are not accessible.

**Recommendations:**  
Remove dispenser. If replacement is desired, install a dispenser with controls which do not require tight grasping, pinching or twisting of the wrist.

**Facility:** City Hall

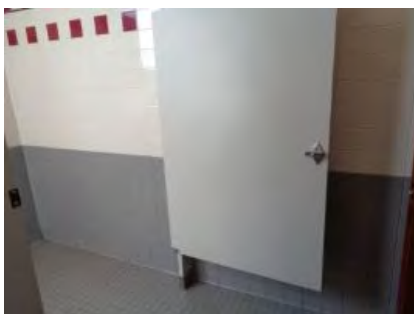
**Room/Spot:** Main hallway  
Women's restroom

**Code Reference:** CBC 11B-309.4,

**Comment CHL-019**

**Priority: 2 Estimated Direct Cost: \$190 Maintenance**

**Item Description:** Stall Door; Stall Door



**Findings:** The accessible stall door is not self-closing. Accessible stall door is missing the required U-pull handle at the pull side.

**Recommendations:**  
Replace the self-closing hinges. Install a U-shaped pull handle below the latch.

**Facility:** City Hall

**Room/Spot:** Main hallway  
Women's restroom

**Code Reference:** CBC 11B-604.8.1.2, CBC 11B-604.8.1.2

**Comment CHL-021**

**Priority: 2 Estimated Direct Cost: \$1,000 Contractor**

**Item Description:** Side grab bar;



**Findings:** Side grab bar is not compliant for location.

**Recommendations:**  
Relocate side grab bar to project a minimum 54" from the back wall.

**Facility:** City Hall

**Room/Spot:** Main hallway  
Women's restroom

**Code Reference:** CBC 11B-609.4 ,



**Comment CHL-022**

**Priority: 2 Estimated Direct Cost: \$600 Contractor**

**Item Description:** Toilet paper dispenser;



**Findings:** Dispenser is not compliant for location, centered 11-1/2" in front of the WC.

**Recommendations:**  
Relocate dispenser. Center toilet paper dispenser at 7"-9" in front of the WC.

**Facility:** City Hall

**Room/Spot:** Main hallway  
Women's restroom

**Code Reference:** CBC 11B-604.7,

**Comment CHL-023**

**Priority: 2 Estimated Direct Cost: \$75 Maintenance**

**Item Description:** Tactile wall sign;



**Findings:** The required tactile wall sign is not provided at the restroom doorway.

**Recommendations:**  
Provide a tactile wall sign at each doorway, having Grade 2 Braille beneath raised text and a raised pictogram.

**Facility:** City Hall

**Room/Spot:** Main hallway  
Men's restroom

**Code Reference:** CBC 11B-216.2 CBC 11B-703.1,

**Comment CHL-024**

**Priority: 2 Estimated Direct Cost: \$75 Maintenance**

**Item Description:** Lavatory Insulation;



**Findings:** Insulation beneath the lavatory is not provided.

**Recommendations:**  
Complete insulation of all water lines, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatories.

**Facility:** City Hall

**Room/Spot:** Main hallway  
Men's restroom

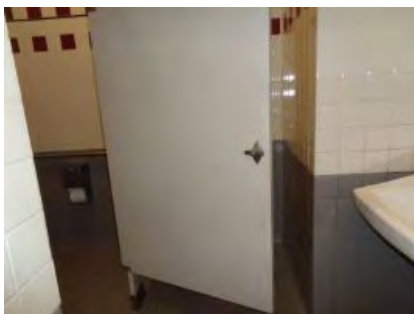
**Code Reference:** CBC 11B-606.5 ,



**Comment**      **CHL-025**      **Priority: 2**      **Estimated Direct Cost:**      \$95      Maintenance

**Item Description:**      Stall Door;

**Findings:**      The accessible stall door is not self-closing.



**Recommendations:**  
Replace the self-closing hinges.

**Facility:**      City Hall

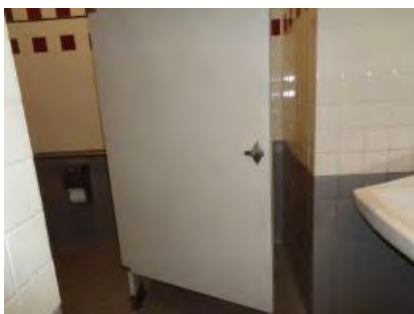
**Room/Spot:**      Main hallway  
Men's restroom

**Code Reference:**      CBC 11B-604.8.1.2,

**Comment**      **CHL-026**      **Priority: 2**      **Estimated Direct Cost:**      \$95      Maintenance

**Item Description:**      Stall Door;

**Findings:**      Accessible stall door is missing the required U-pull handle at the pull side.



**Recommendations:**  
Install a U-shaped pull handle below the latch.

**Facility:**      City Hall

**Room/Spot:**      Main hallway  
Men's restroom

**Code Reference:**      CBC 11B-604.8.1.2,

**Comment**      **CHL-027**      **Priority: 2**      **Estimated Direct Cost:**      \$600      Contractor

**Item Description:**      Toilet paper dispenser;

**Findings:**      Dispenser is not compliant for location, centered 12-1/2" in front of the WC.



**Recommendations:**  
Relocate dispenser. Center toilet paper dispenser at 7"-9" in front of WC.

**Facility:**      City Hall

**Room/Spot:**      Main hallway  
Men's restroom

**Code Reference:**      CBC 11B-604.7,



**Comment CHL-028**

**Priority: 2 Estimated Direct Cost: \$4,400 Contractor**

**Item Description:** Lavatory; Mirror over lavatory



**Findings:** Lavatory is centered 13-3/8" from the side wall. Mirror height is not compliant at 40-1/4" AFF to the lowest reflective edge.

**Recommendations:**  
Relocate lavatory, centered 18" minimum from the side wall. Lower mirror. The lowest reflective edge shall not be higher than 40" AFF.

**Facility:** City Hall

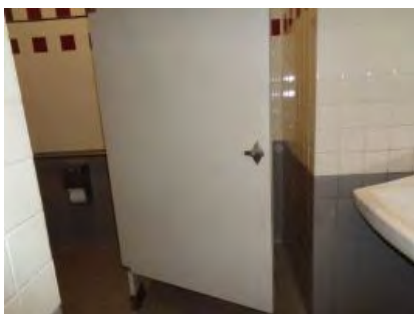
**Room/Spot:** Main hallway  
Men's restroom

**Code Reference:** CBC 11B-606.6 , CBC 11B-603.3

**Comment CHL-030**

**Priority: 2 Estimated Direct Cost: \$500 Contractor**

**Item Description:** Stall Door;



**Findings:** Stall door interferes with the required clear floor space at urinal.

**Recommendations:**  
Provide a privacy lock at the door, operable only from inside of the restroom, to create a single-user restroom. Remove all partition panels within restroom to increase clear space at fixtures.

**Facility:** City Hall

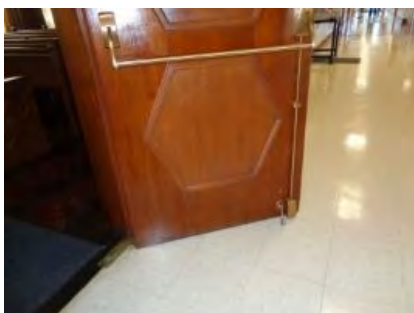
**Room/Spot:** Main hallway  
Men's restroom

**Code Reference:** CBC 11B-605.3 ,

**Comment CHL-031**

**Priority: 2 Estimated Direct Cost: \$95 Maintenance**

**Item Description:** All doors;



**Findings:** The required smooth surface at the push side of doors is obstructed by vertical latch rods.

**Recommendations:**  
Remove or cover vertical latch rods at the bottom of doors. The bottom 10" of all doors shall be smooth.

**Facility:** City Hall

Council Chambers

**Code Reference:** CBC 11B-404.2.10,

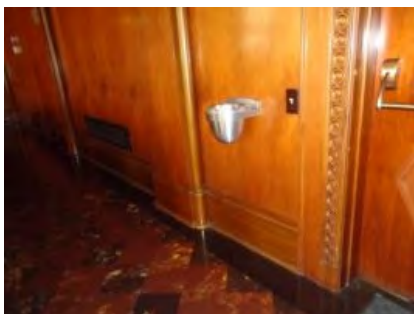


**Comment**      **CHL-032**                      **Priority: 1**              **Estimated Direct Cost:**      \$95                      Maintenance

**Item Description:**      Ash tray;

**Findings:**      The wall-mounted ash tray protrudes greater than 4" into the accessible route.

**Recommendations:**  
Remove ash tray.



**Facility:**      City Hall

Council Chambers

**Code Reference:**      CBC 11B-307.2,

**Comment**      **CHL-033**                      **Priority: 3**              **Estimated Direct Cost:**      \$2,500                      Maintenance

**Item Description:**      Assistive listening;

**Findings:**      An assistive listening system is provided but is only available for Spanish translation only.

**Recommendations:**  
Provide a second assistive listening system in English for the hearing impaired.



**Facility:**      City Hall

Council Chambers

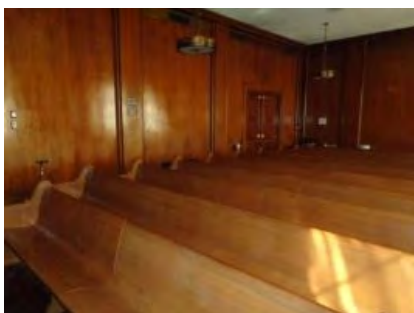
**Code Reference:**      CBC 11B-219.1      CBC 11B-706.1,

**Comment**      **CHL-034**                      **Priority: 3**              **Estimated Direct Cost:**      \$225                      Maintenance

**Item Description:**      Signage;

**Findings:**      Signage is not provided at the assembly area to inform patrons of the availability of the assistive listening system.

**Recommendations:**  
Provide signs informing of the availability of the assistive listening systems. Signs shall state "Assistive-Listening System Available" and be posted in a prominent place at or near the assembly area entrance. Assistive listening signs shall include the International Symbol of Access for Hearing Loss.



**Facility:**      City Hall

Council Chambers

**Code Reference:**      CBC 11B-216.10,





**Comment CHL-035**

**Priority: 3 Estimated Direct Cost: \$60 Maintenance**

**Item Description:** Accessible counter;

**Findings:** Counter is not maintained clear at all times.



**Recommendations:**  
Maintain counter at the ready at all times for use by the disabled.

**Facility:** City Hall - South Annex

City Clerk

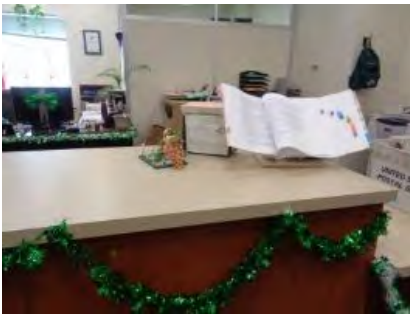
**Code Reference:** CBC 11B-108 ,

**Comment CHL-036**

**Priority: 3 Estimated Direct Cost: \$75 Maintenance**

**Item Description:** Minutes of meetings;

**Findings:** Printed minutes of meetings are not accessible due to height of counter.



**Recommendations:**  
Provide a copy at the lower counter, or create a policy where staff will make the material available at the lower counter upon request.

**Facility:** City Hall - South Annex

City Clerk

**Code Reference:** CBC 11B-308 .2,

**Comment CHL-037**

**Priority: 3 Estimated Direct Cost: \$75 Maintenance**

**Item Description:** Information rack;

**Findings:** Printed material is not accessible due to height and obstruction by chairs and paper rack.



**Recommendations:**  
Make material available online and eliminate information rack. Until such time this is possible, consolidate all materials to within 48" of the floor and not lower than 15" above the floor and move rack to hallway.

**Facility:** City Hall - South Annex

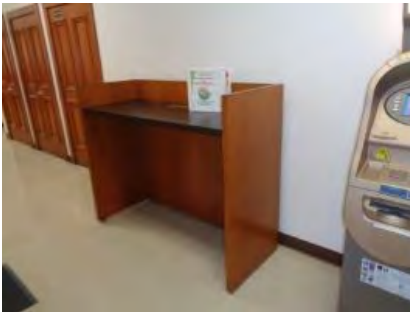
City Clerk

**Code Reference:** CBC 11B-308 .2,



**Comment**      **CHL-038**                      **Priority: 3**              **Estimated Direct Cost:**      \$750                      Maintenance

**Item Description:**      Job Announcement counter;



**Findings:** Counter is not accessible at 41-3/4" high.

**Recommendations:**

Lower counter, or provide a second counter which has been lowered. The accessible counter shall not be higher than 34" AFF.

**Facility:** City Hall - South Annex

Public Works Hallway

**Code Reference:** CBC 11B-904.4.2,

**Comment**      **CHL-039**                      **Priority: 3**              **Estimated Direct Cost:**      \$60                      Maintenance

**Item Description:**      Drinking fountain;



**Findings:** Water flow is not a minimum 4" high.

**Recommendations:**

Adjust bubbler to provide a water flow of 4" minimum.

**Facility:** City Hall - South Annex

Public Works Hallway

**Code Reference:** CBC 11B-602.6 ,

**Comment**      **CHL-040**                      **Priority: 2**              **Estimated Direct Cost:**      \$75                      Maintenance

**Item Description:**      Restroom direction sign;



**Findings:** Compliant signage is not provided in the hall indicating the location of the accessible restrooms.

**Recommendations:**

Post a sign with the word "RESTROOMS" just outside of the Public Works arch. Sign background shall be dark blue with a white left arrow, white text and white ISA. Sign shall be visible from opposite end of hall.

**Facility:** City Hall - South Annex

Public Works Hallway

**Code Reference:** CBC 11B-216.8

CBC 11B-703.1,

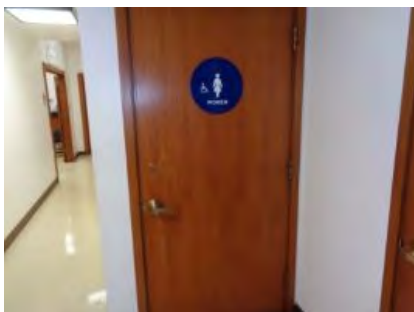




**Comment**      **CHL-041**      **Priority: 2**      **Estimated Direct Cost:**      \$75      Maintenance

**Item Description:**      Tactile wall sign;

**Findings:**      The required tactile wall sign is not provided at the restroom doorway.



**Recommendations:**  
Provide a tactile wall sign at each doorway, having Grade 2 Braille beneath raised text and a raised pictogram.

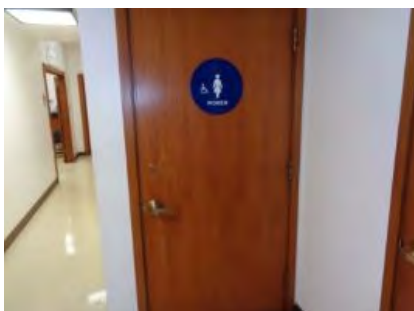
**Facility:**      City Hall - South Annex

Women's restroom      **Code Reference:**      CBC 11B-216.2      CBC 11B-703.5,

**Comment**      **CHL-042**      **Priority: 2**      **Estimated Direct Cost:**      \$75      Maintenance

**Item Description:**      Door sign;

**Findings:**      Door sign is not compliant for height, centered at 62" AFF.



**Recommendations:**  
Reset door sign. Center sign at 58"-60" AFF.

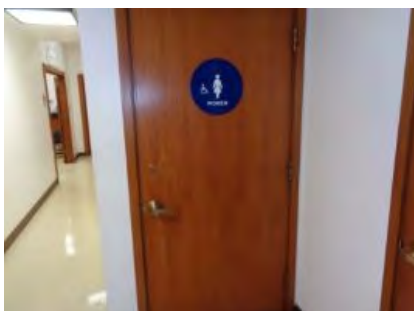
**Facility:**      City Hall - South Annex

Women's restroom      **Code Reference:**      CBC 11B-703.7.2.6,

**Comment**      **CHL-043**      **Priority: 2**      **Estimated Direct Cost:**      \$95      Maintenance

**Item Description:**      Entrance door;

**Findings:**      Door is not accessible as it has no strike-side clearance at the push side.



**Recommendations:**  
The requirement for side clearance is only when a door has both a closer and a latch. Remove the latch from door. Provide a U-shaped door pull or dummy lever at the pull side - and remove deadbolt.

**Facility:**      City Hall - South Annex

Women's restroom      **Code Reference:**      CBC 11B-404.2.4,





**Comment CHL-044**

**Priority: 2 Estimated Direct Cost: \$120 Contractor**

**Item Description:** Paper towel dispensers;

**Findings:** Dispensers are not accessible due to height.



**Recommendations:**

Lower the right dispenser (WaveNdry). The highest operable part shall not be higher than 40" AFF. The cost analysis is for an in-wall dispenser to be lowered within the existing alcove and be mounted so that the operable parts are no higher than 40 inches.

**Facility:** City Hall - South Annex

Women's restroom

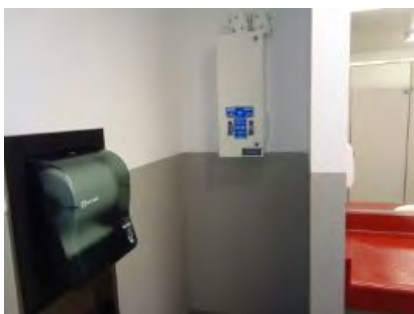
**Code Reference:** CBC 11B-603.5 ,

**Comment CHL-045**

**Priority: 2 Estimated Direct Cost: \$150 Contractor**

**Item Description:** Sanitary napkin dispenser;

**Findings:** Dispenser is not accessible due to height.



**Recommendations:**

Lower dispenser to a maximum 40" AFF to the highest operable part.

**Facility:** City Hall - South Annex

Women's restroom

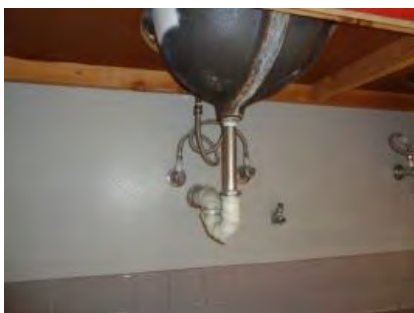
**Code Reference:** CBC 11B-603.5 ,

**Comment CHL-046**

**Priority: 2 Estimated Direct Cost: \$75 Maintenance**

**Item Description:** Lavatory Insulation;

**Findings:** Insulation beneath the lavatories is not provided.



**Recommendations:**

Cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatories.

**Facility:** City Hall - South Annex

Women's restroom

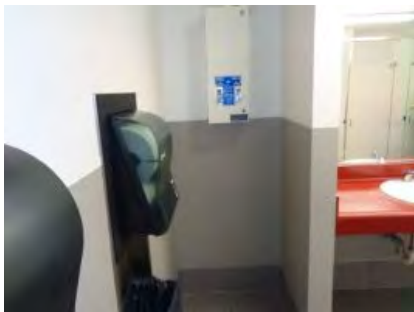
**Code Reference:** CBC 11B-606.5 ,





**Comment**      **CHL-047**                      **Priority: 2**              **Estimated Direct Cost:**      \$75                      Maintenance

**Item Description:**      Lavatory faucets;



**Findings:**      Automatic self-closing faucets do not remain open for a minimum of 10 seconds.

**Recommendations:**  
Adjust the metering of each faucet to remain open for a minimum of 10 seconds.

**Facility:**      City Hall - South Annex

Women's restroom                      **Code Reference:**      CBC 11B-606.4,

**Comment**      **CHL-048**                      **Priority: 2**              **Estimated Direct Cost:**      \$5,000                      Contractor

**Item Description:**      Accessible Stall;



**Findings:**      Three stalls are provided. None provide the required 60" turning radius.

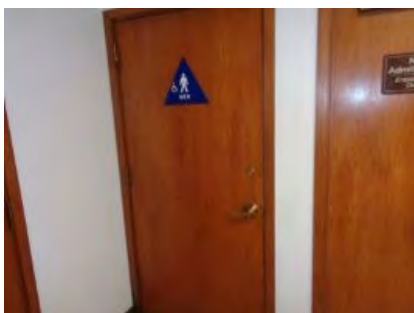
**Recommendations:**  
Rearrange stalls to provide an accessible stall a minimum 60" wide.

**Facility:**      City Hall - South Annex

Women's restroom                      **Code Reference:**      CBC 11B-604.8.1.1              CBC 11B-603.1 ,

**Comment**      **CHL-049**                      **Priority: 2**              **Estimated Direct Cost:**      \$95                      Maintenance

**Item Description:**      Entrance door;



**Findings:**      Door is not accessible as it has no strike-side clearance at the push side.

**Recommendations:**  
The requirement for side clearance is only when a door has both a closer and a latch. Remove the latch from door. Provide a U-shaped door pull or dummy lever at the pull side - and remove lock on door.

**Facility:**      City Hall - South Annex

Men's restroom                      **Code Reference:**      CBC 11B-404.2.4,







**Comment CHL-050**

**Priority: 2**      **Estimated Direct Cost:** \$150      Maintenance

**Item Description:** Tactile wall sign; Door sign



**Findings:** The required tactile wall sign is not provided at the restroom doorway. Door sign is not compliant for height, centered at 64" AFF.

**Recommendations:**  
Provide a tactile wall sign at each doorway, having Grade 2 Braille beneath raised text and a raised pictogram. Reset door sign. Center sign at 58"-60" AFF.

**Facility:** City Hall - South Annex

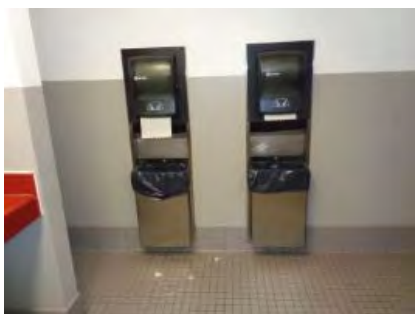
Men's restroom

**Code Reference:** CBC 11B-216.2      CBC 11B-703.5, CBC 11B-703.7.2.6

**Comment CHL-052**

**Priority: 2**      **Estimated Direct Cost:** \$1,200      Contractor

**Item Description:** Paper towel dispensers;



**Findings:** Dispensers are not accessible due to height. Both dispensers are not accessible as they require use of both hands.

**Recommendations:**  
Replace one dispenser with an accessible dispenser, operable with one hand. Set new dispenser with the highest operable part not higher than 40" AFF.

**Facility:** City Hall - South Annex

Men's restroom

**Code Reference:** CBC 11B-603.5 ,

**Comment CHL-053**

**Priority: 2**      **Estimated Direct Cost:** \$75      Maintenance

**Item Description:** Lavatory Insulation;



**Findings:** Insulation beneath the lavatories is not provided.

**Recommendations:**  
Cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatories.

**Facility:** City Hall - South Annex

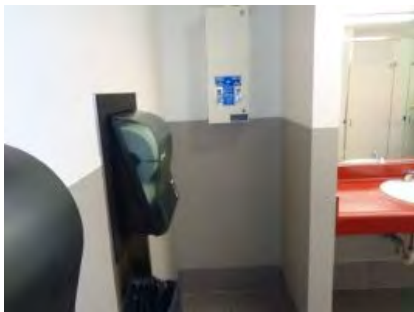
Men's restroom

**Code Reference:** CBC 11B-606.5 ,



**Comment**      **CHL-054**      **Priority: 2**      **Estimated Direct Cost:**      \$75      Maintenance

**Item Description:**      Lavatory faucets;



**Findings:** Automatic self-closing faucets do not remain open for a minimum of 10 seconds.

**Recommendations:**  
Adjust the metering of each faucet to remain open for a minimum of 10 seconds.

**Facility:** City Hall - South Annex

Men's restroom

**Code Reference:** CBC 11B-606.4,

**Comment**      **CHL-055**      **Priority: 2**      **Estimated Direct Cost:**      \$5,000      Contractor

**Item Description:**      Accessible Stall;



**Findings:** Two stalls are provided. None provide the required 60" turning radius.

**Recommendations:**  
Rearrange stalls to provide an accessible stall a minimum 60" wide.

**Facility:** City Hall - South Annex

Men's restroom

**Code Reference:** CBC 11B-604.8.1.1      CBC 11B-603.1 ,

**Comment**      **CHL-056**      **Priority: 2**      **Estimated Direct Cost:**      \$2,500      Contractor

**Item Description:**      Urinal alcove;



**Findings:** Urinal alcove is not compliant for width at 29-1/2".

**Recommendations:**  
Move side partition wall. Alcove shall be a minimum 36" wide. Recenter urinal on the 36" clear floor space.

**Facility:** City Hall - South Annex

Men's restroom

**Code Reference:** CBC 11B-305.7.1,





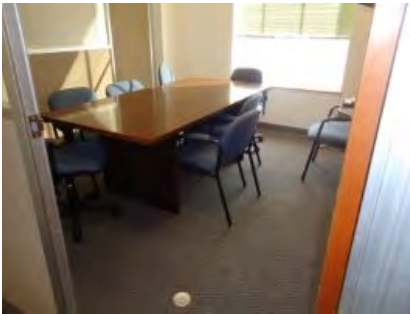
**Comment CHL-057**

**Priority: 2 Estimated Direct Cost: \$75 Maintenance**

**Item Description:** Wheelchair access;

**Findings:** Sufficient space is not provided for furniture and a wheelchair to enter the room, turn and exit.

**Recommendations:**  
Relocate to a larger meeting room.



**Facility:** City Hall - South Annex

Code Enforcement meeting room **Code Reference:** CBC 11B-304.3,

**Comment CHL-058**

**Priority: 3 Estimated Direct Cost: \$60 Maintenance**

**Item Description:** Counter;

**Findings:** Push button and sign-in sheet for Section 8 and Home improvement program are not accessible

**Recommendations:**  
Lower sign-in sheet and call button to the lower counter.



**Facility:** City Hall - South Annex

Public Works **Code Reference:** CBC 11B-308 .2,

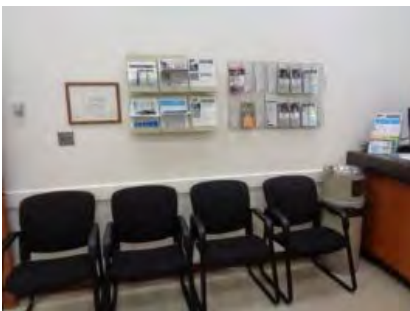
**Comment CHL-059**

**Priority: 3 Estimated Direct Cost: \$75 Maintenance**

**Item Description:** Wall rack;

**Findings:** Pamphlets at wall rack are not accessible due to obstructed reach.

**Recommendations:**  
Relocate rack to hallway, or provide an additional new rack with the same printed materials, no higher than 48" AFF.



**Facility:** City Hall - South Annex

Public Works **Code Reference:** CBC 11B-308 .2,

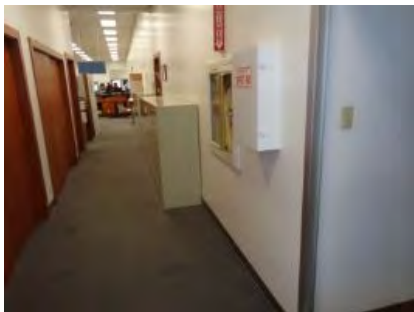


**Comment CHL-060**

**Priority: 1 Estimated Direct Cost: \$500 Contractor**

**Item Description:** First aid box;

**Findings:** First aid cabinet projects 5-1/2" into circulation route.



**Recommendations:**

Recess cabinet into wall so projection is less than 4". The cost analysis is for removal of the first aid cabinet, cutting a wall alcove and moving the cabinet to the new location.

**Facility:** City Hall - South Annex

Public Works interior

**Code Reference:** CBC 11B-307.2,

**Comment CHL-061**

**Priority: 2 Estimated Direct Cost: \$800 Maintenance**

**Item Description:** Conference area;

**Findings:** Insufficient clear floor space is provided for a wheelchair to enter, turn around and exit.



**Recommendations:**

Replace table with a smaller table. The minimum turning radius provided shall be 60".

**Facility:** City Hall - South Annex

Janice Hahn's office

**Code Reference:** CBC 11B-304.3,






# City of South Gate

## ADA Self Evaluation and Transition Plan

### Facility Barrier Assessment Report

Court House Exterior  
 8640 California Ave.  
 South Gate, Ca

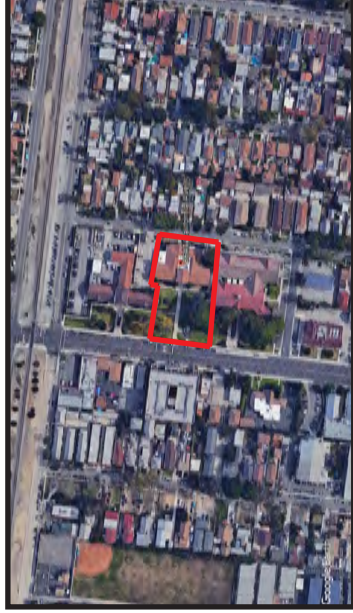


Legend	
	Boundary Line
	Comment #
	North Arrow

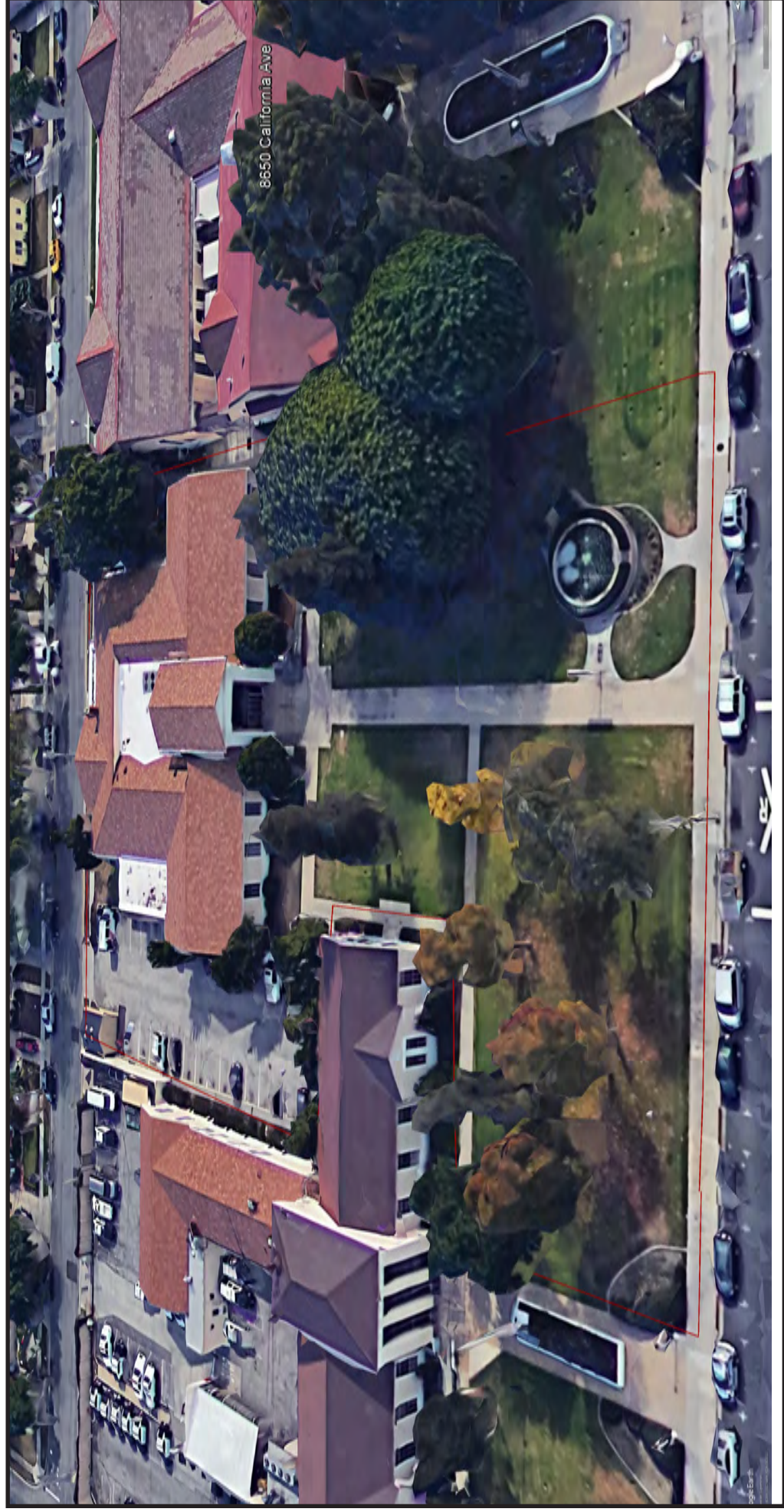


Perspective

Boundary Map



Locator Map







**FACILITY CHS - COURT HOUSE**

8640 California Avenue, South Gate, CA 90280

**Estimated Cost Summary Table:**

	<b>Estimated Direct Costs</b>	<b>Estimated Project Costs*</b>
<b>Priority 1</b>	\$4,790	\$6,227
<b>Priority 2</b>	\$17,440	\$22,672
<b>Priority 3</b>	\$0	\$0
<b>Total</b>	<b>\$22,230</b>	<b>\$28,899</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

**Comment CHS-001** **Priority: 1** **Estimated Direct Cost:** \$600 **Maintenance**

**Item Description:** Tactile Exit Signs;

**Findings:** Tactile exit signs are not provided at all grade level exit doors.

Table 11B-703.3.1 Braille Dimensions

Measurement Range	Minimum in inches Maximum in inches
Dot size diameter	0.3125 (7.9 mm) to 0.3937 (10 mm)
Distance between two dots in the same cell	0.1562 (3.9 mm)
Distance between corresponding dots in adjacent cells	0.3062 (7.8 mm)
Cell height	0.3062 (7.8 mm) to 0.3125 (7.9 mm)
Distance between corresponding dots from one cell directly below	0.3906 (10 mm) to 0.4062 (10.2 mm)

1. Measured center to center

**Recommendations:**

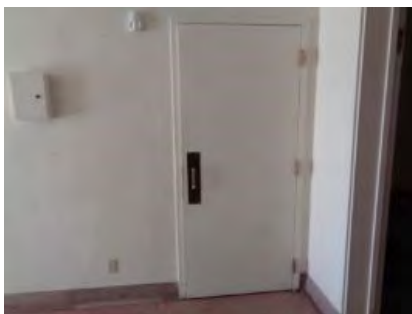
Provide tactile exit signs at each exit door leading to a grade-level exit. Mount signs at the latch side of the single doors and preferably to the right of double doors. Signs shall have Grade 2 Braille beneath raised text stating "EXIT" or "EXIT RAMP DOWN" as appropriate..

**Facility:** Court House (out of service)

Entrance doors **Code Reference:** CBC 1011.4.1 CBC 11B-703.3 CBC 11B-703.4 CBC 11B-703.5 ,

**Comment CHS-002** **Priority: 1** **Estimated Direct Cost:** \$2,340 **Maintenance**

**Item Description:** Tactile room identification signs; Door closers



**Findings:** Compliant room Identification wall signs are not provided. All doors with automatic closers require adjustment for opening force and closing speed.

**Recommendations:**

Provide a room I.D. sign package for the building. Mount signs on the wall at the latch side of doors, centered at 56" AFF. Adjust or replace all door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

**Facility:** Court House (out of service)

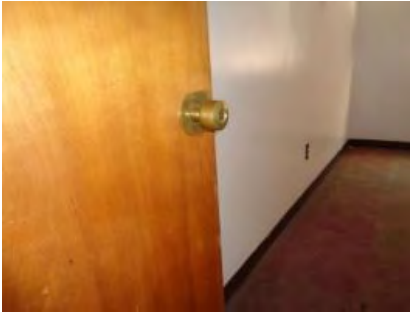
Throughout **Code Reference:** CBC 11B-703.3.2 CBC 11B-216.2 , CBC 11B-404.2.8.1 CBC 11B-404.2.9





**Comment**      **CHS-004**      **Priority: 1**      **Estimated Direct Cost:**      \$1,850      Maintenance

**Item Description:** Round door knobs;



**Findings:** The office doors of the Park Superintendent and Park Director both have round door knobs, which are not accessible.

**Recommendations:**  
Replace all round door knobs with lever handles. The end of levers shall return to within 1/2" of the door surface.

**Facility:** Court House (out of service)

All doors      **Code Reference:** CBC 11B-404.2.7,

**Comment**      **CHS-005**      **Priority: 2**      **Estimated Direct Cost:**      \$2,250      Contractor

**Item Description:** Double doors;



**Findings:** Double doors each have door leaves providing only 27" clear width. Accessible doors require .

**Recommendations:**  
Alter one pair of doors to provide a single door leaf a minimum 36" width, or replace doors and door frame at 36".

**Facility:** Court House (out of service)

Court rooms      **Code Reference:** CBC 11B-216.6      CBC 11B-404.2.2      CBC 11B-404.2.3,

**Comment**      **CHS-006**      **Priority: 2**      **Estimated Direct Cost:**      \$190      Maintenance

**Item Description:** Vertical latch rods;



**Findings:** Doors with vertical latch rods are not accessible. Latch rods at the push side of doors interfere with the requirement for a smooth door surface.

**Recommendations:**  
Remove or cover vertical latch rods. Covers must provide a smooth surface for lower 10" of the door, across the full width.

**Facility:** Court House (out of service)

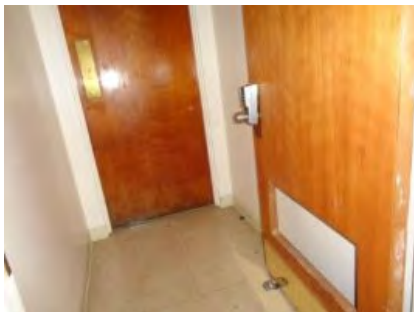
Doors      **Code Reference:** CBC 11B-404.2.10,





**Comment**      **CHS-007**      **Priority: 2**      **Estimated Direct Cost:**      \$5,000      Contractor

**Item Description:**      Strike-side clearance;



**Findings:**      Various doors lack sufficient clearances for wheelchair accessibility.

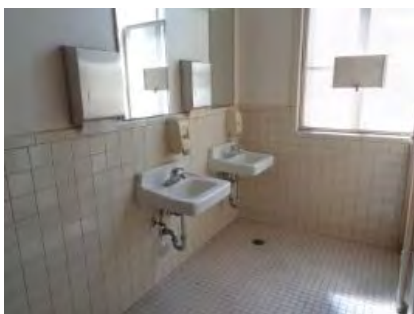
**Recommendations:**  
Alterations shall include updates to doorways as needed for accessible passage.

**Facility:**      Court House (out of service)

Various Doors      **Code Reference:**      CBC 11B-404.2.4,

**Comment**      **CHS-008**      **Priority: 2**      **Estimated Direct Cost:**      \$10,000      Maintenance

**Item Description:**      Alterations;



**Findings:**      Restrooms were not compliant with access codes when the building was closed in 2004.

**Recommendations:**  
When alterations are made, they shall conform to the applicable codes at that future time.

**Facility:**      Court House (out of service)

Restrooms      **Code Reference:**      CBC 11B-603.1 ,



# City of South Gate

## ADA Self Evaluation and Transition Plan




### Facility Barrier Assessment Report

Field Operations- City Yard

4244 Santa Ana Street

South Gate, Ca



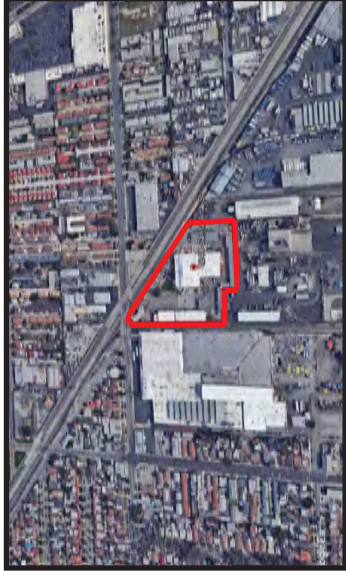
Legend	
	Boundary Line
	Comment #
	North Arrow



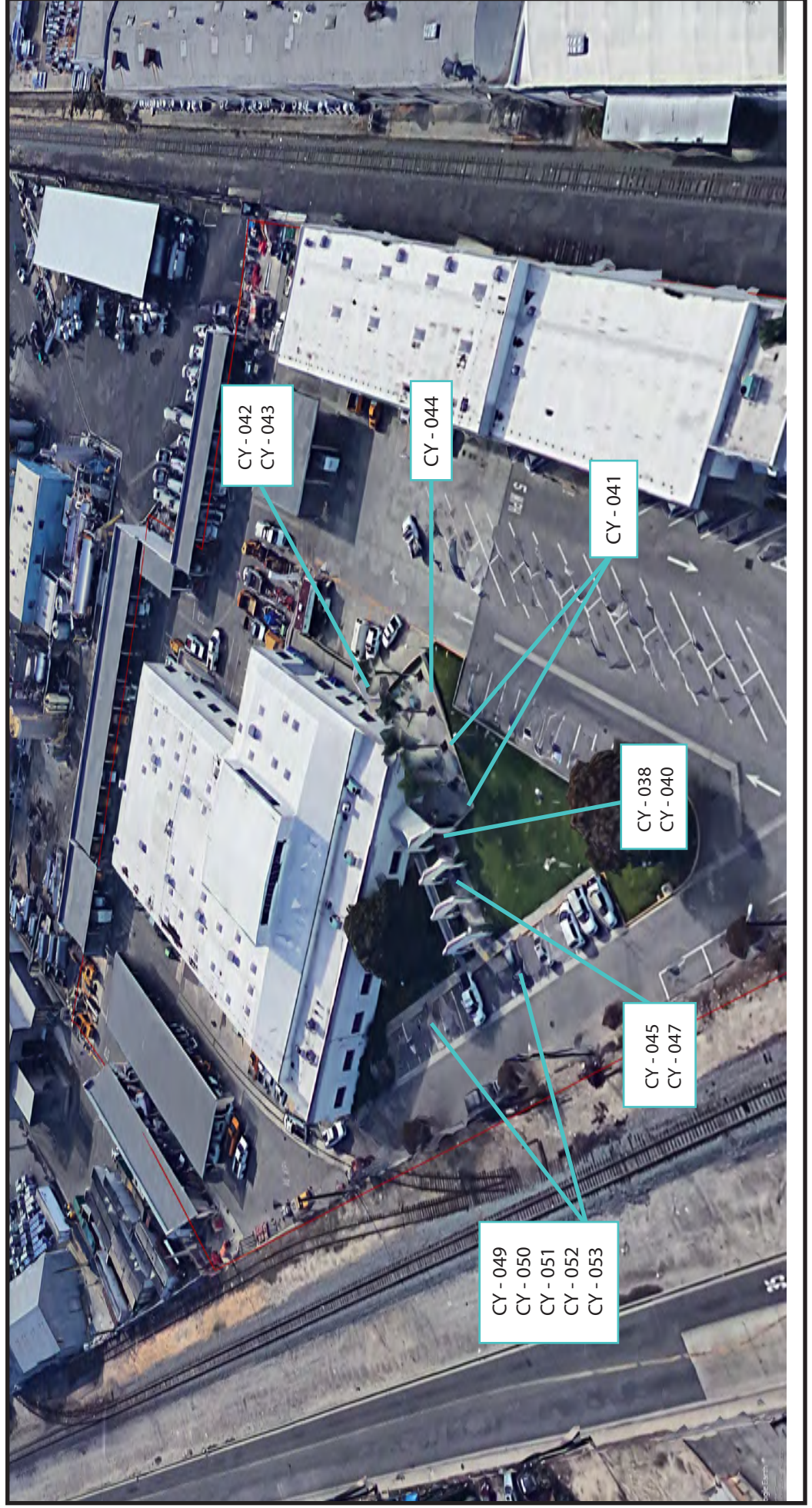
Perspective



Boundary Map



Locator Map





### FACILITY CY - CITY YARD

4244 Santa Ana Street, South Gate, CA 90280

#### Estimated Cost Summary Table:

	Estimated Direct Costs	Estimated Project Costs*
Priority 1	\$18,830	\$24,479
Priority 2	\$14,545	\$18,909
Priority 3	\$5,140	\$6,682
<b>Total</b>	<b>\$38,515</b>	<b>\$50,070</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

**Comment** CY-001 **Priority: 2** **Estimated Direct Cost:** \$150 **Maintenance**

**Item Description:** Door Sign; Tactile wall sign



**Findings:** The existing geometric door sign color fails to provide color contrast with the door color. Both are dark. The required tactile wall sign is not provided at each restroom doorway.

**Recommendations:**

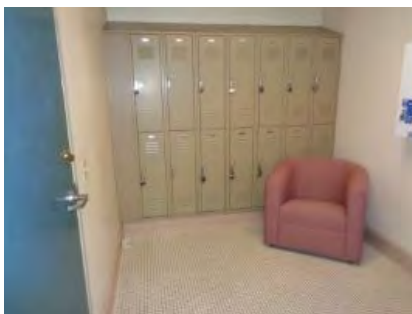
Replace geometric door sign with a light color geometric door sign. Provide a tactile wall sign, having Grade 2 Braille beneath raised text and a raised pictogram. Mount sign on the wall at the latch side.

**Facility:** Field Operations - City Yard

Women's Restroom **Code Reference:** CBC 11B-703.7.2.6.2, CBC 11B-216.2 CBC 11B-703.1

**Comment** CY-003 **Priority: 3** **Estimated Direct Cost:** \$575 **Contractor**

**Item Description:** Locker room bench;



**Findings:** Compliant accessible benches have not been provided.

**Recommendations:**

Provide one accessible bench. Accessible bench shall have a back support or be affixed to a wall along its long dimension. Bench back support shall be 48 inches long minimum with a seat 20"-24" deep.

**Facility:** Field Operations - City Yard

Women's Restroom **Code Reference:** CBC 11B-903.1,







**Comment CY-004**

**Priority: 2 Estimated Direct Cost: \$600 Contractor**

**Item Description:** Paper towel dispenser;



**Findings:** Dispensers are not accessible as they both requires use of two hands, requiring tight grasping and pinching. The side wheel for advancing paper requires twisting of the wrist.

**Recommendations:**  
Remove and replace one paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 30" AFF to the highest operable part.

**Facility:** Field Operations - City Yard

Women's Restroom **Code Reference:** CBC 11B-309.4 ADA 308,

**Comment CY-005**

**Priority: 2 Estimated Direct Cost: \$75 Maintenance**

**Item Description:** Lavatory Insulation;



**Findings:** Insulation beneath the lavatory is not complete.

**Recommendations:**  
Cover, wrap, or otherwise insulate all water lines, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatory.

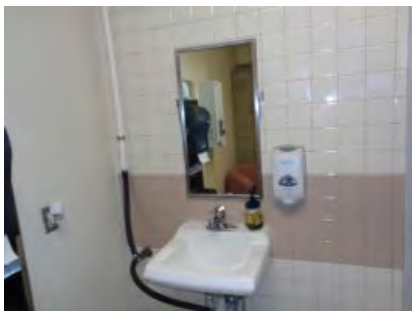
**Facility:** Field Operations - City Yard

Women's Restroom **Code Reference:** CBC 11B-606.5 ,

**Comment CY-006**

**Priority: 2 Estimated Direct Cost: \$1,200 Maintenance**

**Item Description:** Lavatory mirror;



**Findings:** Mirror over lavatory is not compliant for height at 40-3/4" AFF to the lowest reflective edge.

**Recommendations:**  
Lower mirror. The lowest reflective edge shall not be higher than 40" AFF.

**Facility:** Field Operations - City Yard

Women's Restroom **Code Reference:** CBC 11B-603.3,

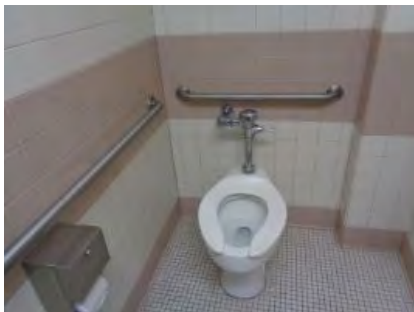




**Comment CY-007**

**Priority: 2 Estimated Direct Cost: \$3,800 Contractor**

**Item Description:** WC location; Toilet paper dispenser



**Findings:** The accessible WC is not compliant for location, centered 18-3/4" from the side wall. Dispenser is not compliant for location, centered 11-1/2" in front of the WC.

**Recommendations:**  
Reset waste line to center WC at 17"-18" from the side wall. Relocate dispenser. Center toilet paper dispenser at 7"-9" in front of the WC.

**Facility:** Field Operations - City Yard

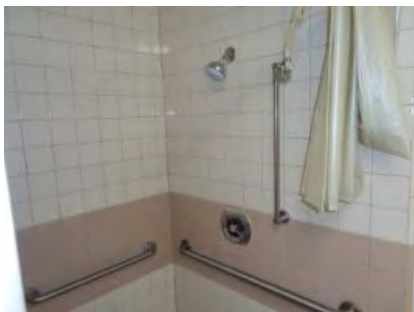
Women's Restroom

**Code Reference:** CBC 11B-604.2, CBC 11B-604.7

**Comment CY-009**

**Priority: 2 Estimated Direct Cost: \$95 Maintenance**

**Item Description:** Shower sprayer;



**Findings:** A hand held spray unit is not available.

**Recommendations:**  
Install a hand held sprayer on a hose, a minimum 59" long. Sprayer shall have a non-positive shut off.

**Facility:** Field Operations - City Yard

Women's Restroom

**Code Reference:** CBC 11B-608.6,

**Comment CY-010**

**Priority: 2 Estimated Direct Cost: \$150 Maintenance**

**Item Description:** Door Sign; Tactile wall sign



**Findings:** The existing door sign is not compliant. The required tactile wall sign is not provided at the restroom doorway.

**Recommendations:**  
Replace door sign with a 12" geometric door sign, in white to provide visual contrast with the dark color of the door. Provide a tactile wall sign, having Grade 2 Braille beneath raised text and a raised pictogram. Mount sign on the wall at the latch side.

**Facility:** Field Operations - City Yard

Men's Restroom

**Code Reference:** CBC 11B-703.7.2.6.2, CBC 11B-216.2 CBC 11B-703.1





**Comment CY-012**

**Priority: 2 Estimated Direct Cost: \$2,325 Contractor**

**Item Description:** Restroom door width; Smooth surface at door



**Findings:** Clear width at entrance to restroom is 1 inch less than the required width of 32". Door stop at the push side of door interferes with the requirement for a smooth surface.

**Recommendations:**  
Install off-set door hinges. Remove door stop

**Facility:** Field Operations - City Yard

Men's Restroom

**Code Reference:** CBC 11B-404.2.3, CBC 11B-404.2.10

**Comment CY-014**

**Priority: 3 Estimated Direct Cost: \$575 Contractor**

**Item Description:** Locker room benches;



**Findings:** 58 lockers are available. No accessible locker benches have been provided. Five percent of all lockers shall be accessible with accessible benches.

**Recommendations:**  
Provide a minimum of 3 accessible benches. Accessible benches shall have a back support or be affixed to a wall along its long dimension. Bench back support shall be 48 inches long minimum with a seat 20"-24" deep and 17"-19" high.

**Facility:** Field Operations - City Yard

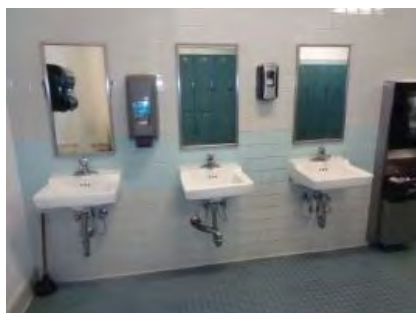
Men's Restroom

**Code Reference:** CBC 11B-903.1,

**Comment CY-015**

**Priority: 2 Estimated Direct Cost: \$1,200 Maintenance**

**Item Description:** Lavatory mirrors;



**Findings:** Mirrors over lavatory are not compliant for height at 41" AFF to the lowest reflective edge.

**Recommendations:**  
Lower one mirror. The lowest reflective edge shall not be higher than 40" AFF.

**Facility:** Field Operations - City Yard

Men's Restroom

**Code Reference:** CBC 11B-603.3,



**Comment**      **CY-016**                      **Priority: 2**      **Estimated Direct Cost:**      \$75                      Maintenance

**Item Description:**      Lavatory Insulation;



**Findings:**      Insulation of pipes beneath lavatories is not provided.

**Recommendations:**  
Fully cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatory.

**Facility:**      Field Operations - City Yard

Men's Restroom                      **Code Reference:**      CBC 11B-606.5 ,

**Comment**      **CY-017**                      **Priority: 2**      **Estimated Direct Cost:**      \$300                      Contractor

**Item Description:**      Soap Dispenser;



**Findings:**      The low soap dispenser is not compliant for height at 43-1/2" to the highest operable part.

**Recommendations:**  
Lower soap dispenser to 40" MAX AFF to the center of the highest operable part.

**Facility:**      Field Operations - City Yard

Men's Restroom                      **Code Reference:**      CBC 11B-603.5 ,

**Comment**      **CY-018**                      **Priority: 2**      **Estimated Direct Cost:**      \$95                      Maintenance

**Item Description:**      Stall Door;



**Findings:**      Stall door is not self-closing.

**Recommendations:**  
Replace self-closing hinges.

**Facility:**      Field Operations - City Yard

Men's Restroom                      **Code Reference:**      CBC 11B-604.8.1.2,





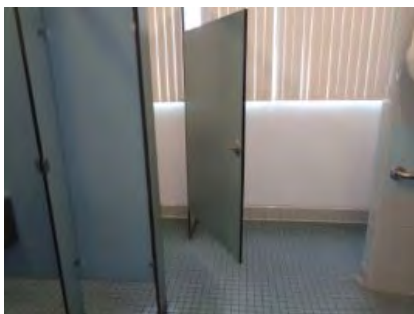


**Comment**    **CY-019**                      **Priority: 2**            **Estimated Direct Cost:**    \$95                      Maintenance

**Item Description:**    Stall Door;

**Findings:** Door is missing the U-pull handle at the pull side.

**Recommendations:**  
Install a U-shaped pull handle below the latch.



**Facility:** Field Operations - City Yard

Men's Restroom                      **Code Reference:** CBC 11B-604.8.1.2,

**Comment**    **CY-020**                      **Priority: 2**            **Estimated Direct Cost:**    \$3,200                      Contractor

**Item Description:**    Urinal;

**Findings:** The accessible urinal is not accessible due to a rim height of 17-1/2".

**Recommendations:**  
Lower urinal to a rim height not greater than 17" AFF.



**Facility:** Field Operations - City Yard

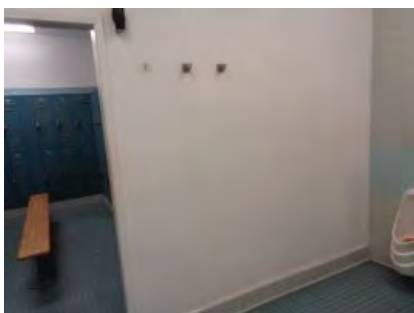
Men's Restroom                      **Code Reference:** CBC 11B-605.2 ,

**Comment**    **CY-021**                      **Priority: 2**            **Estimated Direct Cost:**    \$180                      Maintenance

**Item Description:**    Coat Hooks;

**Findings:** Two coat hooks are provided on the wall. Both coat hooks are outside of the allowable reach range at 72" AFF.

**Recommendations:**  
Provide one additional coat hook at the same area, no higher than 48" AFF.



**Facility:** Field Operations - City Yard

Men's Restroom                      **Code Reference:** ADA 308,



**Comment CY-022**

**Priority: 2**      **Estimated Direct Cost:**      \$835      Contractor

**Item Description:**      Floor drain; Shower sprayer; Shower seat



**Findings:** Floor slope at shower drain is greater than 2.1%. A hand held spray unit is not available. Folding seat does not collapse to within 6 inches of the wall.

**Recommendations:**  
Modify floor slope. Slope at drain shall not exceed 2.1%. Drain grate shall be flush with the finished floor. Install a hand held sprayer on a hose, a minimum 59" long. Sprayer shall have a non-positive shut off. Correct interference to allow seat to completely fold up.

**Facility:** Field Operations - City Yard

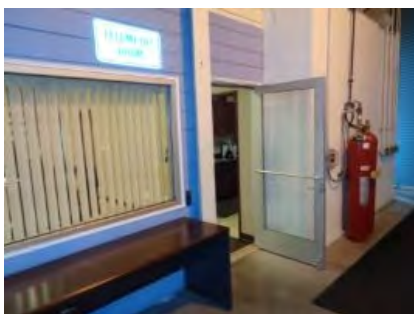
Men's Restroom

**Code Reference:** CBC 11B-608.9, CBC 11B-608.6, CBC 11B-610.3

**Comment CY-025**

**Priority: 1**      **Estimated Direct Cost:**      \$1,275      Maintenance

**Item Description:**      Smooth surface at door; Tactile room identification signs



**Findings:** Door stop at the push side of door interferes with the requirement for a smooth surface. Where room ID signs are provided, they do not conform to California sign requirements.

**Recommendations:**  
Remove door stop. Provide new room I.D. sign package with Grade 2 Braille. Signs shall be provided at interior rooms and spaces where the sign is not likely to change over time.

**Facility:** Field Operations - City Yard

Telemetry Room

**Code Reference:** CBC 11B-404.2.10, CBC 11B-703.3.2      CBC 11B-216.2

**Comment CY-026**

**Priority: 3**      **Estimated Direct Cost:**      \$2,690      Contractor

**Item Description:**      Counter height; Buzzer button



**Findings:** Counter is not accessible at 44-1/2" AFF to the counter surface. The forward reach to the buzzer is obstructed by the counter, railing and ramp.

**Recommendations:**  
Lower the counter to within the allowable height range of 28"-34" AFF. Relocate the buzzer to the left side of counter or mount onto the surface of counter, centered a minimum 20" from the right end of counter.

**Facility:** Field Operations - City Yard

Finance Dept.

**Code Reference:** CBC 11B-904.4, CBC 11B-308.2.2

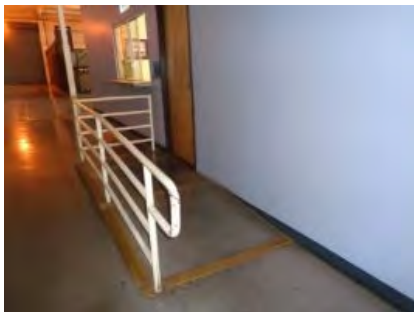




**Comment CY-028**

**Priority: 1 Estimated Direct Cost: \$2,365 Contractor**

**Item Description:** Ramp Handrails; Ramp Handrails; Ramp slope



**Findings:** Handrails are not provided at both sides of ramp The existing handrail extension is not level. Slope of ramp is not uniform and measures 9.7% at the top.

**Recommendations:** Install handrail at wall, full length of ramp. Modify handrail extension to turn level over the level landing. Demolish ramp and rebuild using the least slope possible, not to exceed 8.33%. New ramp shall be 48" wide minimum.

**Facility:** Field Operations - City Yard

Finance Dept.

**Code Reference:** CBC 11B-505.2 , CBC 11B-505.10.1 , CBC 11B-405.2

**Comment CY-031**

**Priority: 1 Estimated Direct Cost: \$190 Maintenance**

**Item Description:** Overhead obstructions;



**Findings:** Two wall-mounted TV's create an overhead obstruction. Both project on average 6" from the wall at less than 80" AFF.

**Recommendations:** Raise TV's to obtain a minimum vertical clearance of 80" to the lowest edge, or provide a barrier under each TV, such as a table, rail or other element. Barrier shall be cane-detectable within 27" of the floor.

**Facility:** Field Operations - City Yard

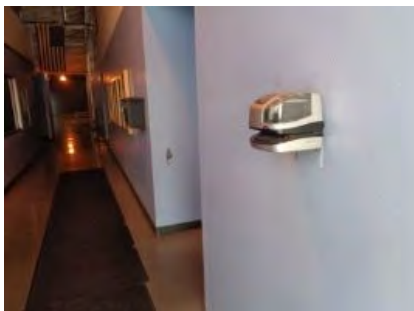
Break Room

**Code Reference:** CBC 11B-307.4,

**Comment CY-032**

**Priority: 1 Estimated Direct Cost: \$95 Maintenance**

**Item Description:** Time clocks;



**Findings:** Two mail boxes and two time clocks project greater than 4" from the wall.

**Recommendations:** Provide a cane-detectable element below each protruding item. Cane-detectable element shall be equal in projection minus 4" and be detectable within 27" of the floor.

**Facility:** Field Operations - City Yard

Corridor

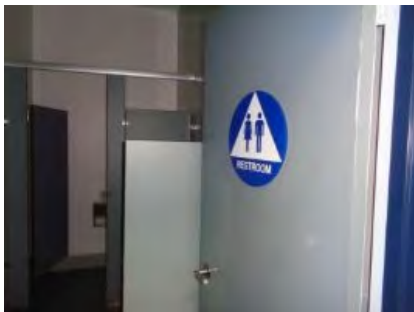
**Code Reference:** CBC 11B-307.2,





**Comment**      **CY-033**                      **Priority: 2**      **Estimated Direct Cost:**      \$75                      Maintenance

**Item Description:**      Signage;



**Findings:** The Unisex restroom is not wheelchair accessible.

**Recommendations:**

Provide a directional sign at the wall next to the door, indicating the location of the nearest accessible restrooms. Sign shall include the International Symbol of Accessibility.

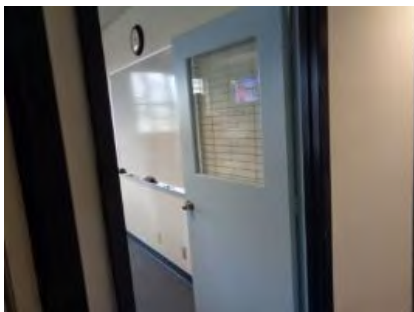
**Facility:** Field Operations - City Yard

Unisex Restroom

**Code Reference:** CBC 11B-216.8      CBC 11B-703.5,

**Comment**      **CY-034**                      **Priority: 2**      **Estimated Direct Cost:**      \$95                      Maintenance

**Item Description:**      Door knobs;



**Findings:** Round door knob is not accessible, requiring tight grasping and twisting of the wrist.

**Recommendations:**

Replace one round door knob with a lever handle. The end of lever shall return to within 1/2" of the surface of the door.

**Facility:** Field Operations - City Yard

Conference Room

**Code Reference:** CBC 11B-404.2.7,

**Comment**      **CY-035**                      **Priority: 1**      **Estimated Direct Cost:**      \$1,140                      Maintenance

**Item Description:**      Automatic door closers;



**Findings:** All doors with automatic closers close too fast and/or require excessive force to open.

**Recommendations:**

Adjust all door closers to provide a maximum of 5 lbf operational effort and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

**Facility:** Field Operations - City Yard

Throughout

**Code Reference:** CBC 11B-404.2.8.1      CBC 11B-404.2.9,







**Comment**      **CY-036**                      **Priority: 1**      **Estimated Direct Cost:**      \$600                      Maintenance

**Item Description:**      Tactile exits signs;



**Findings:** Tactile exit signs are not provided at grade level exit doors.

**Recommendations:**  
Provide tactile exit signs at each exit door leading to a grade-level exit, mounted at the latch side of single doors and preferably to the right of double doors. Signs shall have Grade 2 Braille beneath raised text stating "EXIT".

**Facility:** Field Operations - City Yard

Throughout                      **Code Reference:** CBC 1011.4.1                      CBC 11B-703.3                      CBC 11B-703.4                      CBC 11B-703.5 ,

**Comment**      **CY-038**                      **Priority: 1**      **Estimated Direct Cost:**      \$1,000                      Contractor

**Item Description:**      Handrails; Handrails



**Findings:** The upper handrails turn level before the end of the flight. Extensions are not a minimum 12" level before turning down. Level handrail extensions are not provided at the bottom of stairs.

**Recommendations:**  
Modify handrails as needed to conform. Modify handrails to include lower extensions.

**Facility:** Field Operations - City Yard

**Room/Spot:** Exterior  
Entrance stair

**Code Reference:** CBC 11B-505.10.2, CBC 11B-505.10.3

**Comment**      **CY-040**                      **Priority: 1**      **Estimated Direct Cost:**      \$190                      Maintenance

**Item Description:**      Warning stripes;



**Findings:** The stair tread warning stripes are not compliant for width.

**Recommendations:**  
Paint stripes to a width of 2"-4", the full width of treads.

**Facility:** Field Operations - City Yard

**Room/Spot:** Exterior  
Entrance stair

**Code Reference:** CBC 11B-504.4.1,





**Comment CY-041**

**Priority: 1 Estimated Direct Cost: \$900 Contractor**

**Item Description:** Abrupt change in level;

**Findings:** Abrupt changes in level exceeding 4" in a vertical dimension exists between the concrete walk and adjacent grass area.

**Recommendations:**  
Provide a warning curb at least 6" high for 60 feet, along the concrete edge.



**Facility:** Field Operations - City Yard

**Room/Spot:** Exterior  
Patio

**Code Reference:** CBC 11B-303.5,

**Comment CY-042**

**Priority: 1 Estimated Direct Cost: \$250 Contractor**

**Item Description:** Handrails;

**Findings:** One handrail extension at the bottom of stair is not 12" long before turning to terminate.

**Recommendations:**  
Modify length of handrail extension to 12" minimum.



**Facility:** Field Operations - City Yard

**Room/Spot:** Exterior  
Stair to shop

**Code Reference:** CBC 11B-505.10.3,

**Comment CY-043**

**Priority: 1 Estimated Direct Cost: \$190 Maintenance**

**Item Description:** Warning stripes;

**Findings:** The stair tread warning stripes are not compliant for width.

**Recommendations:**  
Paint stripes to a width of 2"-4", the full width of treads.



**Facility:** Field Operations - City Yard

**Room/Spot:** Exterior  
Stair to shop

**Code Reference:** CBC 11B-504.4.1,





**Comment**      **CY-044**                      **Priority: 3**              **Estimated Direct Cost:**      \$1,300                      Contractor

**Item Description:**      Table;

**Findings:** Table is not wheelchair accessible.

**Recommendations:**  
Remove one seat from table to accommodate one wheelchair user.



**Facility:** Field Operations - City Yard

**Room/Spot:** Exterior  
Patio

**Code Reference:** CBC 11B-226.1                      CBC 11B-902.2 ,

**Comment**      **CY-045**                      **Priority: 1**              **Estimated Direct Cost:**      \$1,075                      Contractor

**Item Description:**      Handrails; Intermediate landing

**Findings:** Handrail extensions at top of ramp do not extend in the same direction of the ramp. Landing is not compliant for length at 4'-9".

**Recommendations:**  
Modify handrail extensions to project level and straight over the top landing. Replace intermediate landing and the lower portion of the ramp. Landing length shall be 60" minimum.



**Facility:** Field Operations - City Yard

**Room/Spot:** Exterior  
Ramp

**Code Reference:** CBC 11B-505.10, CBC 11B-405.7

**Comment**      **CY-047**                      **Priority: 1**              **Estimated Direct Cost:**      \$2,940                      Contractor

**Item Description:**      Lower ramp segment; Handrails

**Findings:** The lower 8 feet of ramp is not compliant for clear width at 47-1/2" between curbs. Ramp handrails are not provided for the full length of ramp.

**Recommendations:**  
Replace the lower portion of ramp. Ramp width shall be 48" minimum between curbs. Curbs shall extend the full length of ramp slope. Continue handrails to the bottom landing and turn extensions 90 degrees.



**Facility:** Field Operations - City Yard

**Room/Spot:** Exterior  
Ramp

**Code Reference:** CBC 11B-405.5, CBC 11B-405.8                      CBC 11B-505.10.1





**Comment**      **CY-049**                      **Priority: 1**      **Estimated Direct Cost:**      \$4,020                      Contractor

**Item Description:**      Curb ramp;



**Findings:** Curb ramp is not compliant, having a slope of 10.4% and side flare slopes greater than 22%.

**Recommendations:**  
Replace curb ramp.

**Facility:** Field Operations - City Yard

**Room/Spot:** Exterior  
Accessible parking

**Code Reference:** CBC 11B-406.2.1      CBC 11B-406.2.2,

**Comment**      **CY-050**                      **Priority: 1**      **Estimated Direct Cost:**      \$300                      Maintenance

**Item Description:**      Signs;



Signs shall be reflectorized.  
MINIMUM FINE sign can also be a separate sign.  
Van sign shall always be the lowest sign.

**Findings:** The required additional stall signs stating "MINIMUM FINE \$250" have not been posted.

**Recommendations:**  
Below each stall sign, provide the additional sign.

**Facility:** Field Operations - City Yard

**Room/Spot:** Exterior  
Accessible parking

**Code Reference:** CBC 11B-502.6.2,

**Comment**      **CY-051**                      **Priority: 1**      **Estimated Direct Cost:**      \$500                      Contractor

**Item Description:**      Tow-away Sign;



**Findings:** The required tow-away warning sign is not provided.

**Recommendations:**  
Provide one a CALTRANS R-100B tow sign within direct view of the stalls, or at the driveway entrance. The blank spaces for vehicle reclaiming information shall be filled-in and made a permanent part of the sign in lettering a minimum 1 inch high.

**Facility:** Field Operations - City Yard

**Room/Spot:** Exterior  
Accessible parking

**Code Reference:** CBC 11B-502.8.2      CVC 22511.8(e),





**Comment CY-052**

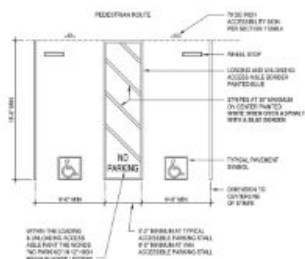
**Priority: 1 Estimated Direct Cost: \$1,400 Contractor**

**Item Description:** Access aisle;

**Findings:** The required Van access aisle has not been provided.

**Recommendations:**

Blackout all stall markings and re-stripe accessible stalls to include an access aisle having a width of 8 feet minimum.



**Facility:** Field Operations - City Yard

**Room/Spot:** Exterior  
Accessible parking

**Code Reference:** CBC 11B-502.3,

**Comment CY-053**

**Priority: 1 Estimated Direct Cost: \$400 Contractor**

**Item Description:** Pavement ISA;

**Findings:** ISA sign is not compliant for proportion and the required border is not provided.

**Recommendations:**

The stencil used should be discarded. Create a new stencil of correct size and proportion.



**Facility:** Field Operations - City Yard

**Room/Spot:** Exterior  
Accessible parking

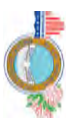
**Code Reference:** CBC 11B-502.6.4.1,



# City of South Gate

## ADA Self Evaluation and Transition Plan

### Facility Barrier Assessment and Transition Report

Golf Course  
 4900 Southern Ave  
 South Gate, Ca



Legend	
	Boundary Line
	Comment #
	North Arrow

Boundary Map

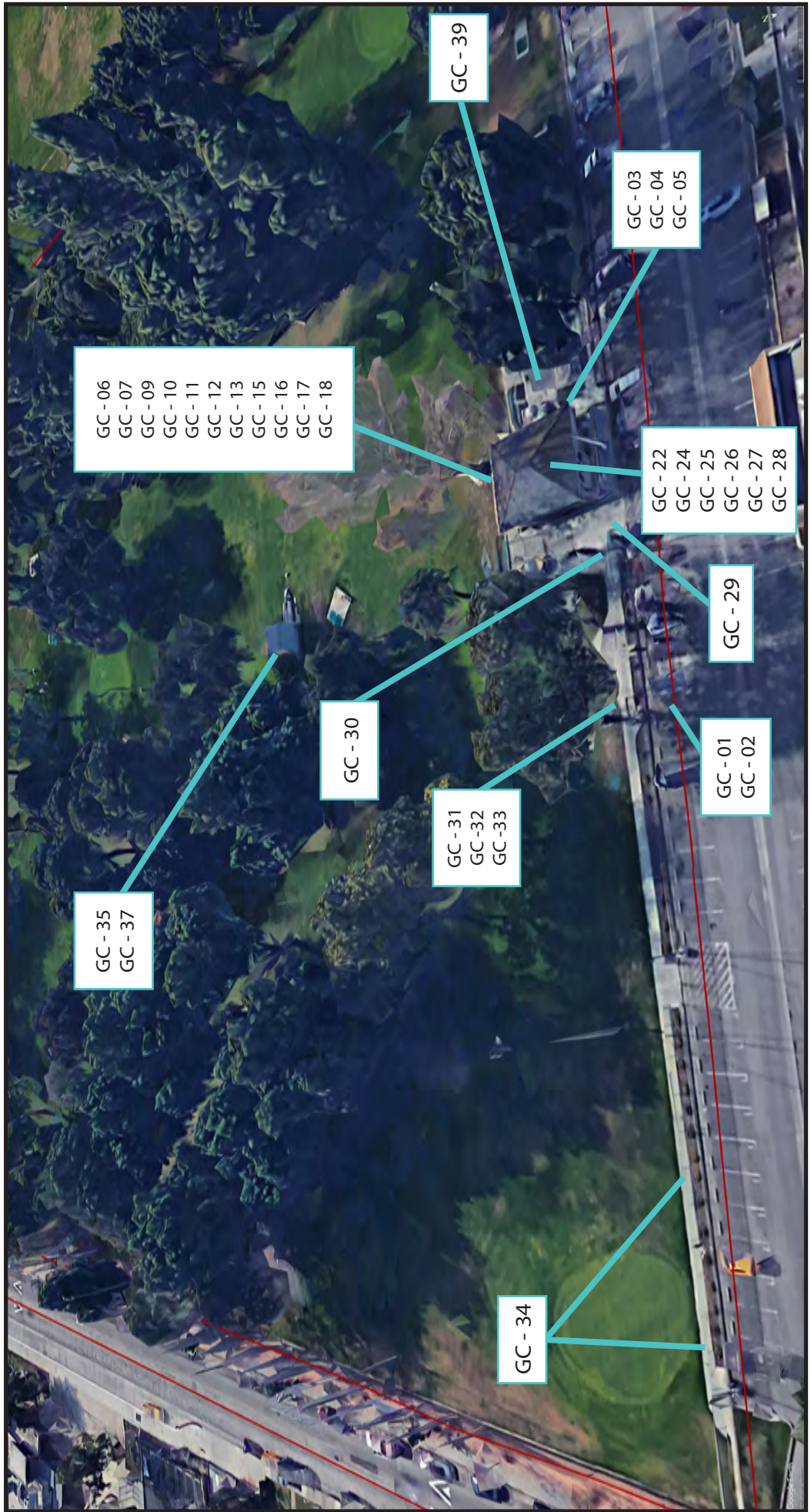


Locator Map



OWEN

Perspective







# FACILITY GC - GOLF COURSE

Walnut Avenue, South Gate, CA 90280

## Estimated Cost Summary Table:

	Estimated Direct Costs	Estimated Project Costs*
Priority 1	\$9,176	\$11,929
Priority 2	\$11,590	\$15,067
Priority 3	\$4,870	\$6,331
<b>Total</b>	<b>\$25,636</b>	<b>\$33,327</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

**Comment GC-002** Priority: 1 Estimated Direct Cost: \$1,400 Contractor

Item Description: Accessible Parking;



Findings: Accessible parking is not provided at the golf facility

Recommendations:  
Re-stripe and re grade parking lot to provide accessible stall and access aisle.

Facility: Golf Course

Parking

Code Reference: CBC 11B-502,

**Comment GC-003** Priority: 3 Estimated Direct Cost: \$1,300 Contractor

Item Description: Accessible seating;



Findings: Tables are provided at both sides of Club house. Accessible seating is not provided.

Recommendations:  
Modify tables as needed to provide wheelchair access. 5% of seating shall be accessible (1 in 20).

Facility: Golf Course

Club house exterior

Code Reference: CBC 11B-226.1

CBC 11B-306.3.3 Exception #2,





**Comment GC-004**

**Priority: 3 Estimated Direct Cost: \$550 Contractor**

**Item Description:** Counter;



**Findings:** Counter height is not accessible at 38-1/2". Sales at the window have ceased and now sales only occur inside, but golfers may wish to use the counter for other reasons.

**Recommendations:**  
Lower counter to a height not greater than 34" AFF.

**Facility:** Golf Course

Club house exterior

**Code Reference:** CBC 11B-227.3 CBC 11B-904.4,

**Comment GC-005**

**Priority: 3 Estimated Direct Cost: \$90 Maintenance**

**Item Description:** Recycle Bin;



**Findings:** Recycle bin is not located on an accessible route. Slopes of 13% in front of bin.

**Recommendations:**  
Relocate recycle bin to a level area connecting to an accessible route.

**Facility:** Golf Course

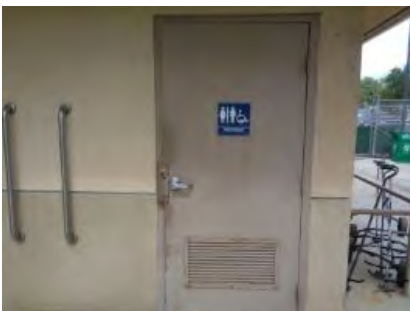
Club house exterior

**Code Reference:** CBC 11B-402.2 ,

**Comment GC-006**

**Priority: 2 Estimated Direct Cost: \$75 Maintenance**

**Item Description:** Door sign;



**Findings:** The required geometric door sign has not been provided.

**Recommendations:**  
Install a Unisex geometric sign with a light color triangle over a dark circle, centered on door at 58"-60" AFF.

**Facility:** Golf Course

Club house Restroom

**Code Reference:** CBC 11B-703.7.2.6,

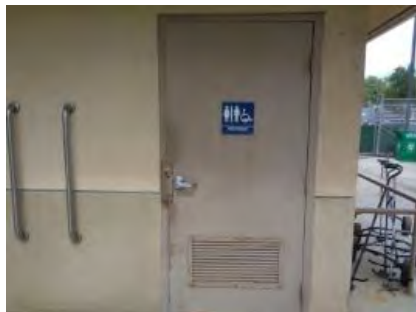




**Comment GC-007**

**Priority: 2**      **Estimated Direct Cost:** \$135      Maintenance

**Item Description:** Tactile wall sign; Door closer



**Findings:** The required tactile wall signs are not provided at the restroom doorway. Automatic door closer requires adjustment for opening force and closing speed.

**Recommendations:**  
Provide a tactile wall sign at doorway, having Grade 2 Braille beneath raised text and a raised pictogram. Adjust door closer to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

**Facility:** Golf Course

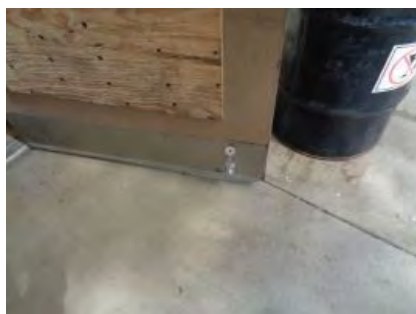
Club house Restroom

**Code Reference:** CBC 11B-216.2    CBC 11B-703.1, CBC 11B-404.2.8.1    CBC 11B-404.2.9

**Comment GC-009**

**Priority: 2**      **Estimated Direct Cost:** \$60      Maintenance

**Item Description:** Door stop;



**Findings:** Door stop at the push side of door interferes with the requirement for a smooth door surface.

**Recommendations:**  
Remove door stop.

**Facility:** Golf Course

Club house Restroom

**Code Reference:** CBC 11B-404.2.10,

**Comment GC-010**

**Priority: 2**      **Estimated Direct Cost:** \$95      Maintenance

**Item Description:** Door lock;



**Findings:** The barrel latch on door is not accessible as it requires tight grasping.

**Recommendations:**  
Remove barrel latch. Install a flip-over, or slide lock, or install a locking lever handle.

**Facility:** Golf Course

Club house Restroom

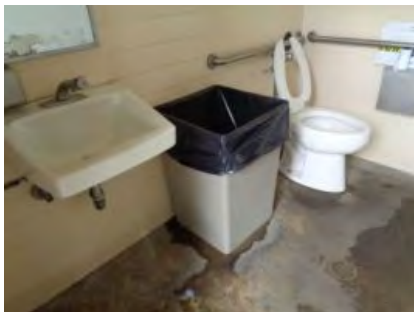
**Code Reference:** CBC 11B-404.2.7,



**Comment**    **GC-011**                      **Priority: 2**            **Estimated Direct Cost:**    \$60                      Maintenance

**Item Description:**    Loose waste can;

**Findings:**    Waste can blocks transfer space next to WC.



**Recommendations:**  
Remove waste can from restroom. Install a recessed wall-mounted waste can.

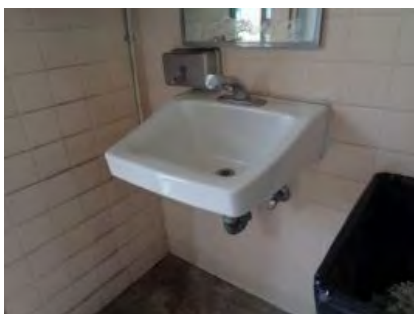
**Facility:**    Golf Course

Club house Restroom                      **Code Reference:**    CBC 11B-604.3.1 ,

**Comment**    **GC-012**                      **Priority: 2**            **Estimated Direct Cost:**    \$75                      Maintenance

**Item Description:**    Lavatory faucet;

**Findings:**    Automatic self-closing faucet fails to remain open for a minimum of 10 seconds.



**Recommendations:**  
Adjust the metering of faucet to remain open for a minimum of 10 seconds.

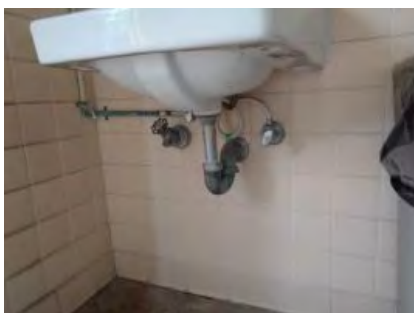
**Facility:**    Golf Course

Club house Restroom                      **Code Reference:**    CBC 11B-606.4,

**Comment**    **GC-013**                      **Priority: 2**            **Estimated Direct Cost:**    \$1,575                      Contractor

**Item Description:**    Lavatory Insulation; Hose bib

**Findings:**    Insulation beneath the lavatory is not complete. The hose bib mounted at wall, beneath lavatory, creates a sharp or abrasive element which can contact skin.



**Recommendations:**  
Cover, wrap, or otherwise insulate all water lines, drain, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatory. Recess hose bob into wall and provide a smooth plate over hose bib opening.

**Facility:**    Golf Course

Club house Restroom                      **Code Reference:**    CBC 11B-606.5 , CBC 11B-606.5

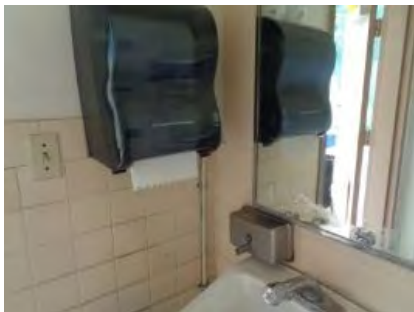


**Comment**    **GC-015**                      **Priority: 2**            **Estimated Direct Cost:**    \$1,200                      Maintenance

**Item Description:**    Mirror;

**Findings:** Mirror is not compliant for height at 40-1/2" to bottom edge.

**Recommendations:**  
Lower mirror. The lowest reflective edge shall be no higher than 40" AFF.



**Facility:** Golf Course

Club house Restroom                      **Code Reference:** CBC 11B-603.3,

**Comment**    **GC-016**                      **Priority: 2**            **Estimated Direct Cost:**    \$600                      Contractor

**Item Description:**    Paper towel dispenser;

**Findings:** Dispenser is not accessible as it require use of two hands, and requires tight grasping and pinching. The side wheel for advancing paper requires twisting of the wrist.

**Recommendations:**  
Remove and replace paper towel dispenser. New dispenser shall not require use of both hands, or tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest operable part.



**Facility:** Golf Course

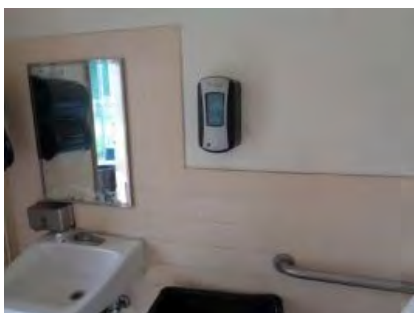
Club house Restroom                      **Code Reference:** CBC 11B-309.4                      ADA 308,

**Comment**    **GC-017**                      **Priority: 2**            **Estimated Direct Cost:**    \$300                      Contractor

**Item Description:**    Soap Dispenser;

**Findings:** Soap dispenser is not accessible due to height.

**Recommendations:**  
Lower soap dispenser to a height not greater than 40" AFF to the highest operable part.



**Facility:** Golf Course

Club house Restroom                      **Code Reference:** CBC 11B-603.5 ,



**Comment GC-018**

**Priority: 2 Estimated Direct Cost: \$7,000 Contractor**



**Item Description:** WC location; Both grab bars; Toilet paper dispenser; Seat cover dispenser

**Findings:** The accessible WC is not compliant for location, centered 18-5/8" from the side wall. Both grab bars are not compliant for location. Dispenser is not compliant for location, centered 12-1/2" in front of the WC. Dispenser is not provided. Seat cover packaging is wedged behind grab bar and blocks use of grab bar.

**Recommendations:**

Reset waste line to center WC 17"-18" from the side wall. Replace rear grab bar with a 42" bar to avoid clean-out at wall. Raise rear grab bar to provide a minimum hand clearance under grab bar of 1-1/2" over flush valve. Side grab bar shall project 52" from back wall. Relocate dispenser. Center toilet paper dispenser at 7"-9" in front of the WC. Install seat cover dispenser at lavatory wall, beneath rear grab bar.

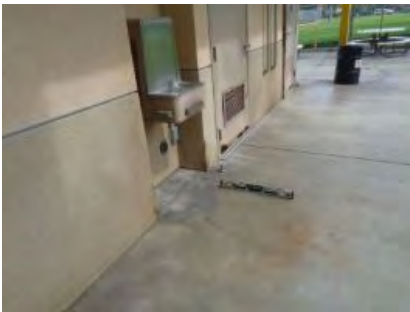
**Facility:** Golf Course

Club house Restroom

**Code Reference:** CBC 11B-604.2, CBC 11B-604.5 , CBC 11B-604.7, CBC 11B-603.5

**Comment GC-022**

**Priority: 3 Estimated Direct Cost: \$2,680 Contractor**



**Item Description:** Drinking Fountain; Drinking Fountain

**Findings:** A level ground area is not provided at DF, with slopes of 2.7%. A second DF for standing persons is not provided.

**Recommendations:**

Replace concrete as needed to provide a level area, with slopes not to exceed 2.1% in any direction. Replace DF with a combination Hi/Lo DF.

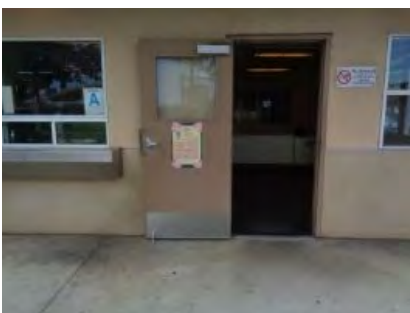
**Facility:** Golf Course

Club house Exterior

**Code Reference:** CBC 11B-602.2 , CBC 11B-211.2 CBC 11B-602.1

**Comment GC-024**

**Priority: 2 Estimated Direct Cost: \$95 Maintenance**



**Item Description:** Door stop;

**Findings:** Door stop at the push side of Club House door interferes with the requirement for a smooth door surface.

**Recommendations:**

Remove door stop.

**Facility:** Golf Course

Club house Exterior

**Code Reference:** CBC 11B-404.2.10,





**Comment GC-025**

**Priority: 1 Estimated Direct Cost: \$1,500 Contractor**

**Item Description:** Door landing;

**Findings:** The exterior door landing is not level, having a slope of 5.9%.

**Recommendations:**  
Survey concrete area and create remediation concrete plans. The existing slope is far too high for a simple new slab.



**Facility:** Golf Course

Club house Exterior

**Code Reference:** CBC 11B-404.2.4,

**Comment GC-026**

**Priority: 1 Estimated Direct Cost: \$1,500 Contractor**

**Item Description:** Cross slope;

**Findings:** Cross slope at the North side of Club House is excessive, found to be as high as 4.1%.

**Recommendations:**  
Survey concrete area and create remediation concrete plans. The existing slope is far too high for a simple new slab.



**Facility:** Golf Course

Club house Exterior

**Code Reference:** CBC 11B-403.3,

**Comment GC-027**

**Priority: 1 Estimated Direct Cost: \$1,000 Contractor**

**Item Description:** Path of travel;

**Findings:** Metal plate in circulation path rises greater than 1/4".

**Recommendations:**  
Install vault box with flush cover.



**Facility:** Golf Course

Club house Exterior

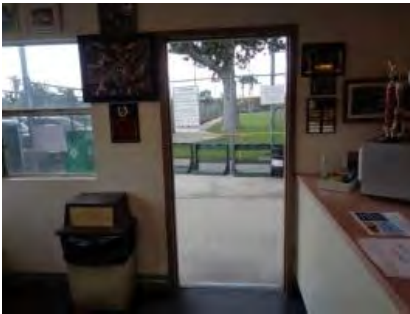
**Code Reference:** CBC 11B-303.2,



**Comment**      **GC-028**                      **Priority: 1**      **Estimated Direct Cost:**      \$600                      Maintenance

**Item Description:**      Tactile exit sign;

**Findings:**      Tactile exit sign is not provided at grade level exit door.



**Recommendations:**

Provide tactile exit signs at door leading to a grade-level exit. Mount sign at the latch side of the door. Signs shall have Grade 2 Braille beneath raised text stating "EXIT".

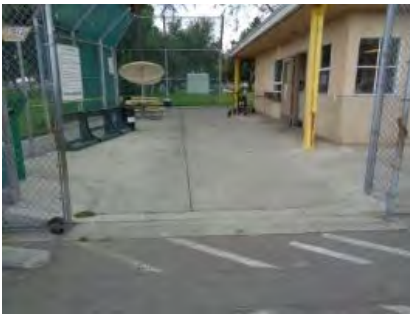
**Facility:**      Golf Course

Club house Interior                      **Code Reference:**      CBC 1011.4.1      CBC 11B-703.3      CBC 11B-703.4      CBC 11B-703.5 ,

**Comment**      **GC-029**                      **Priority: 1**      **Estimated Direct Cost:**      \$576                      Contractor

**Item Description:**      Detectable Warning Surface;

**Findings:**      Truncated domes are not provided at curb ramp.



**Recommendations:**

Install truncated domes across the ramp surface, 36" deep in the direction of travel.

**Facility:**      Golf Course

Entrance gate                      **Code Reference:**      CBC 11B-406.5.12,

**Comment**      **GC-030**                      **Priority: 1**      **Estimated Direct Cost:**      \$1,810                      Contractor

**Item Description:**      Concrete walkway;

**Findings:**      At area of the turn around the handrail, concrete section is depressed and the water valve obstructs the requirement for a level walking surface without changes in level.



**Recommendations:**

Remove and replace concrete slab. Relocate water valve outside of the path of travel. Shorten railing, moving post away from turn to provide sufficient space for a mobility cart.

**Facility:**      Golf Course

Path to Hole 1                      **Code Reference:**      CBC 11B-303.2,





**Comment GC-031**

**Priority: 1 Estimated Direct Cost: \$480 Contractor**

**Item Description:** Concrete walkway;

**Findings:** New concrete surface is not even with surrounding concrete. Abrupt change in level is greater than 1/4".

**Recommendations:**  
Replace 4'X8' section of concrete.



**Facility:** Golf Course

Path to Hole 1

**Code Reference:** CBC 11B-303.2,

**Comment GC-032**

**Priority: 1 Estimated Direct Cost: \$60 Maintenance**

**Item Description:** Concrete walkway;

**Findings:** Opening in slab joints are greater than 1/2".

**Recommendations:**  
After replacing slab, fill any openings 1/2" or greater with epoxy caulk.



**Facility:** Golf Course

Path to Hole 1

**Code Reference:** CBC 11B-302.3,

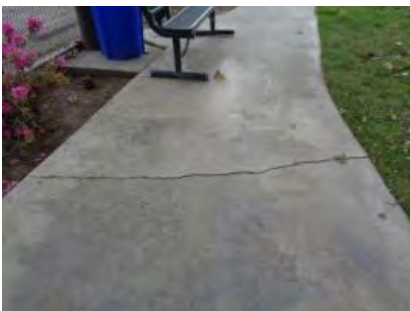
**Comment GC-033**

**Priority: 1 Estimated Direct Cost: \$190 Maintenance**

**Item Description:** Bench;

**Findings:** Bench blocks the required width of the path of travel.

**Recommendations:**  
Relocate bench outside of the path of travel.



**Facility:** Golf Course

Path to Hole 1

**Code Reference:** CBC 11B-403.1,



**Comment**    **GC-034**                      **Priority: 1**            **Estimated Direct Cost:**    \$60                      Maintenance

**Item Description:**    Concrete walkway;

**Findings:**    Two square holes in the path of travel restrict the width of the walkway.

**Recommendations:**  
Fill holes flush with concrete.



**Facility:**    Golf Course

Path to Hole 1

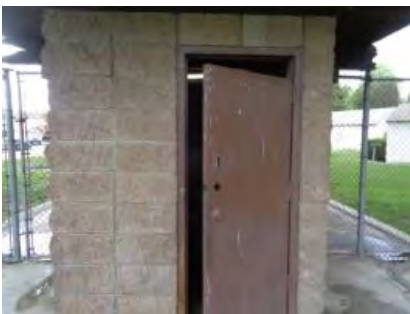
**Code Reference:**    CBC 11B-302.3,

**Comment**    **GC-035**                      **Priority: 2**            **Estimated Direct Cost:**    \$150                      Maintenance

**Item Description:**    Door sign; Tactile wall sign

**Findings:**    The required geometric door sign has not been provided. The required tactile wall signs are not provided at the restroom doorway.

**Recommendations:**  
Install a Unisex geometric sign with a light color triangle over a dark circle, centered on door at 58"-60" AFF. Provide a tactile wall sign at doorway, having Grade 2 Braille beneath raised text and a raised pictogram.



**Facility:**    Golf Course

Course restroom at Hole 6

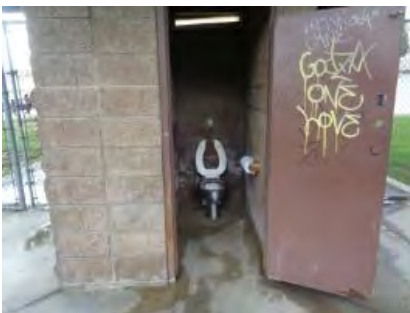
**Code Reference:**    CBC 11B-703.7.2.6, CBC 11B-216.2    CBC 11B-703.1

**Comment**    **GC-037**                      **Priority: 2**            **Estimated Direct Cost:**    \$170                      Maintenance

**Item Description:**    Accessibility; Door handle

**Findings:**    Restroom is not accessible. A door handle or door pull is not provided at a compliant height, for either side of door.

**Recommendations:**  
Provide a sign indicating the location of the accessible restroom at the Club House. Sign shall have white text and a white ISA on a dark blue background. At both sides of door, add a handle or U-shape door pull, centered 34"-44" AFF.



**Facility:**    Golf Course

Course restroom at Hole 6

**Code Reference:**    CBC 11B-603.1    CBC 11B-703.5, CBC 11B-404.2.7





**Comment**      **GC-039**

**Priority:** 3      **Estimated Direct Cost:** \$250      Contractor

**Item Description:** Clear space;



**Findings:** An accessible driving range position has not been provided.

**Recommendations:**

Modify one driving range position for cart access, a minimum 48" wide between to positions, to serve both left and right-handed players.

**Facility:** Golf Course

Driving range

**Code Reference:** CBC 11B-1006.2,




# City of South Gate

## ADA Self Evaluation and Transition Plan

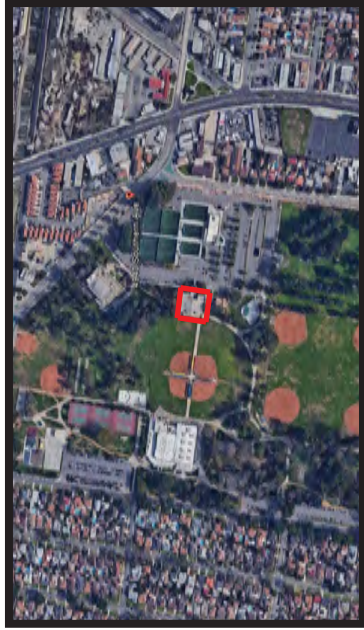
### Facility Barrier Assessment Report

Girls Club House Exterior  
 4940 Southern Avenue  
 South Gate, Ca

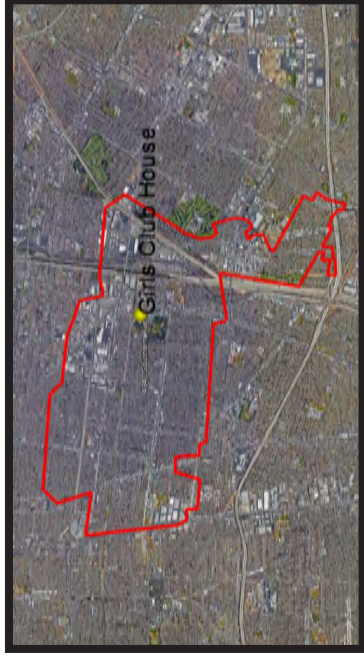


Legend	
	Boundary Line
	Comment #
	North Arrow

Boundary Map



Locator Map



OWEN

Perspective



# City of South Gate

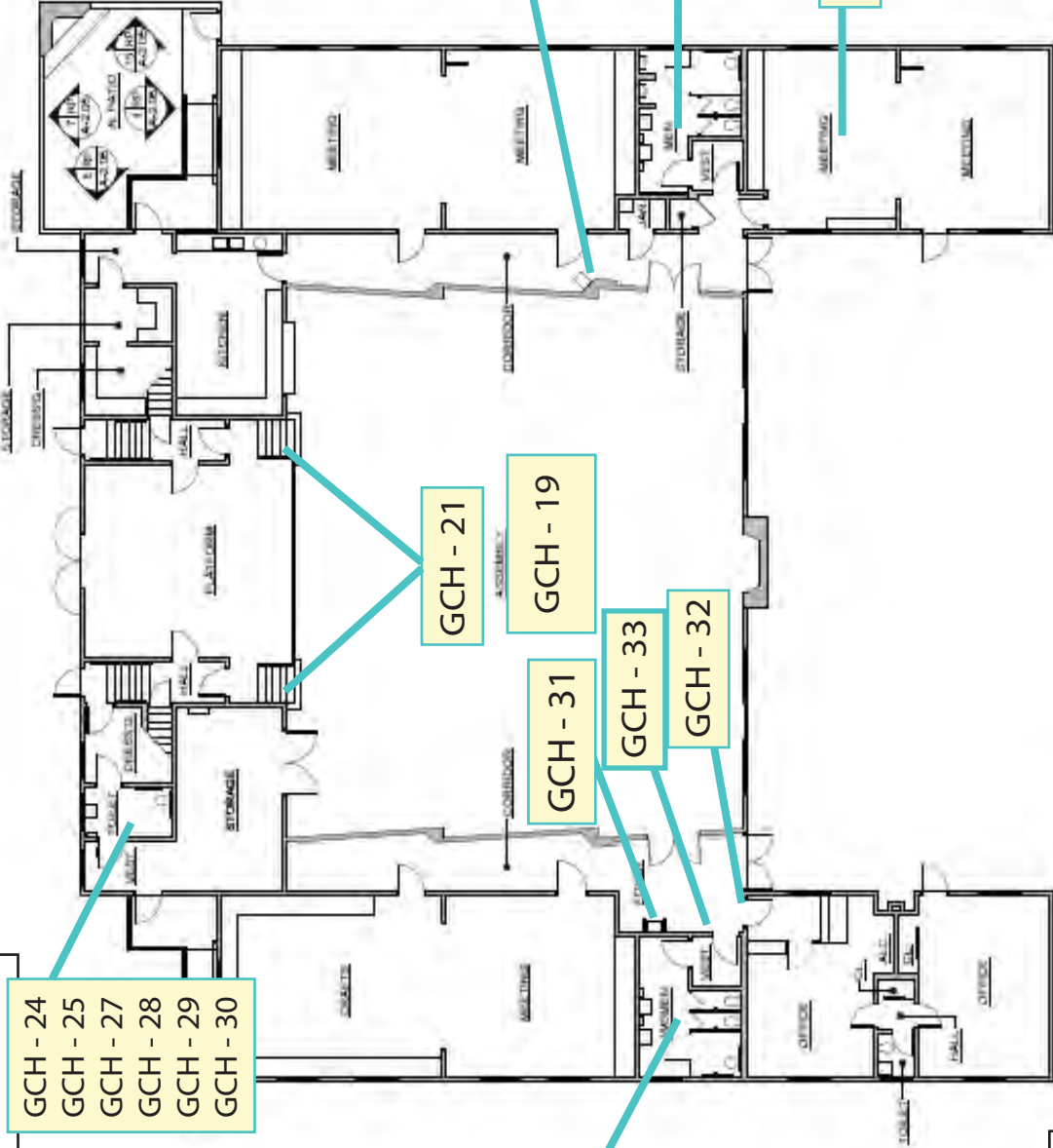
## ADA Self Evaluation and Transition Plan

### Facility Barrier Assessment Report



Girls Club House Interior  
 4940 Southern Avenue  
 South Gate, Ca



OWEN



Legend

-  Comment #
-  North Arrow





# FACILITY GCH - GIRL'S CLUB HOUSE

4940 Southern Avenue, South Gate, CA 90280

## Estimated Cost Summary Table:

	Estimated Direct Costs	Estimated Project Costs*
Priority 1	\$7,820	\$10,166
Priority 2	\$28,880	\$37,544
Priority 3	\$10,025	\$13,033
<b>Total</b>	<b>\$46,725</b>	<b>\$60,743</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

**Comment** GCH-001 **Priority:** 1 **Estimated Direct Cost:** \$600 **Maintenance**

**Item Description:** Tactile Exit Signs;



**Findings:** Tactile exit signs are not provided at all grade level exit doors.

**Recommendations:**

Provide tactile exit signs at each exit door leading to a grade-level exit. Mount signs at the latch side of the single doors and preferably to the right of double doors. Signs shall have Grade 2 Braille beneath raised text stating "EXIT".

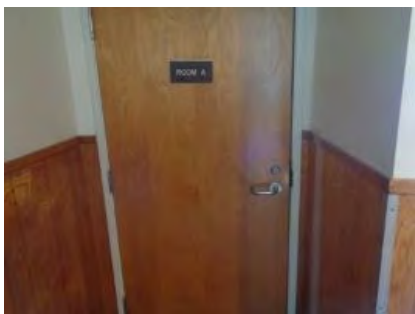
**Facility:** Girl's Club House

Entrance doors

**Code Reference:** CBC 1011.4.1 CBC 11B-703.3 CBC 11B-703.4 CBC 11B-703.5 ,

**Comment** GCH-002 **Priority:** 2 **Estimated Direct Cost:** \$1,200 **Maintenance**

**Item Description:** Tactile room identification signs;



**Findings:** Compliant room Identification wall signs are not provided.

**Recommendations:**

Provide a room I.D. sign package for the building. Mount signs on the wall at the latch side of doors, centered at 56" AFF.

**Facility:** Girl's Club House

Entire complex

**Code Reference:** CBC 11B-703.3.2 CBC 11B-216.2 ,







**Comment**    **GCH-003**                    **Priority: 1**            **Estimated Direct Cost:**    \$1,140                    Maintenance

**Item Description:**    Door closers;



**Findings:** All doors with automatic closers require adjustment for opening force and closing speed.

**Recommendations:**

Adjust all door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

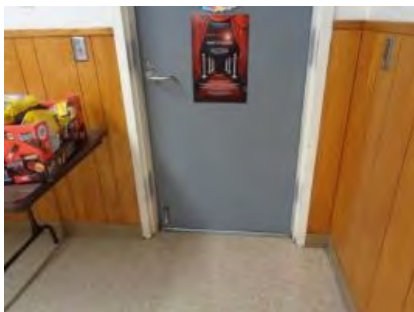
**Facility:** Girl's Club House

All doors

**Code Reference:** CBC 11B-404.2.8.1    CBC 11B-404.2.9,

**Comment**    **GCH-004**                    **Priority: 1**            **Estimated Direct Cost:**    \$95                    Maintenance

**Item Description:**    Door stops;



**Findings:** Door stops at the push side of doors interferes with the requirement for a smooth door surface.

**Recommendations:**

Remove all door stops throughout facility.

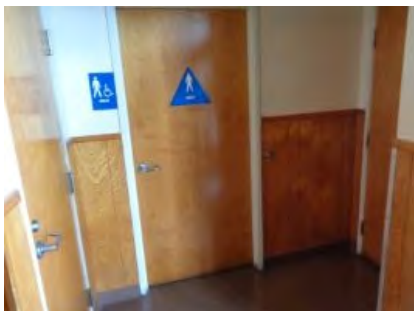
**Facility:** Girl's Club House

All doors

**Code Reference:** CBC 11B-404.2.10,

**Comment**    **GCH-005**                    **Priority: 2**            **Estimated Direct Cost:**    \$75                    Maintenance

**Item Description:**    Tactile wall sign;



**Findings:** The existing tactile wall sign is not compliant due to Braille spacing which does not conform to California Braille spacing requirements.

**Recommendations:**

Remove and discard tactile wall sign. Provide one new tactile wall sign having Grade 2 Braille beneath raised text and a raised pictogram. Mount sign on the wall, at the latch side of door, centered at 56" AFF.

**Facility:** Girl's Club House

Men's Restroom

**Code Reference:** CBC 11B-216.2            CBC 11B-703.3 ,





**Comment**      **GCH-006**      **Priority: 2**      **Estimated Direct Cost:**      \$1,800      Contractor

**Item Description:**      Mirror; Paper towel dispenser



**Findings:** Mirror height is not compliant at 51-1/4" AFF to the lowest edge. Dispensers are not accessible for height at 51" AFF.

**Recommendations:**  
Lower one mirror. The lowest reflective edge shall not be higher than 40" AFF. Lower one dispenser to position not higher than 40" AFF to the highest operable part.

**Facility:** Girl's Club House

Men's Restroom      **Code Reference:** CBC 11B-603.3, CBC 11B-309.4      ADA 308

**Comment**      **GCH-008**      **Priority: 2**      **Estimated Direct Cost:**      \$75      Maintenance

**Item Description:**      Lavatory Insulation;



**Findings:** Insulation beneath lavatories is not properly completed.

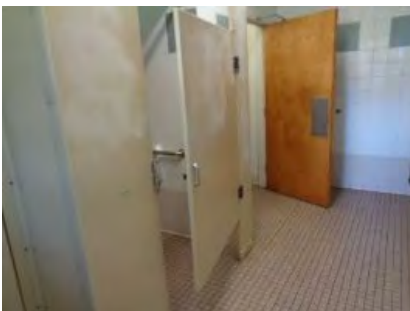
**Recommendations:**  
Cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatories.

**Facility:** Girl's Club House

Men's Restroom      **Code Reference:** CBC 11B-606.5 ,

**Comment**      **GCH-009**      **Priority: 2**      **Estimated Direct Cost:**      \$95      Maintenance

**Item Description:**      Stall Door;



**Findings:** The accessible stall door is not self-closing.

**Recommendations:**  
Replace the self-closing hinges.

**Facility:** Girl's Club House

Men's Restroom      **Code Reference:** CBC 11B-604.8.1.2,



**Comment GCH-010**

**Priority: 2**      **Estimated Direct Cost:**    \$6,400      Contractor

**Item Description:**    Urinal; Urinal Alcove



**Findings:** Urinal is not compliant, having a rim height of 21" AFF. The accessible urinal alcove is not accessible at 28-1/2" wide.

**Recommendations:**

Lower fixture to a rim height of 17" MAX and lower the flush handle to a height not greater than 44" AFF. Move privacy panel as needed to provide a clear width of 30" minimum at urinal.

**Facility:** Girl's Club House

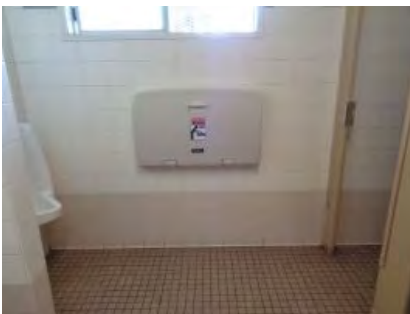
Men's Restroom

**Code Reference:** CBC 11B-605.2      CBC 11B-605.4, CBC 11B-305.7.1

**Comment GCH-012**

**Priority: 2**      **Estimated Direct Cost:**    \$550      Contractor

**Item Description:**    Baby changing table;



**Findings:** When baby changing table is deployed it blocks the required clear floor space at the urinal and stall door.

**Recommendations:**

Remove baby changing table.

**Facility:** Girl's Club House

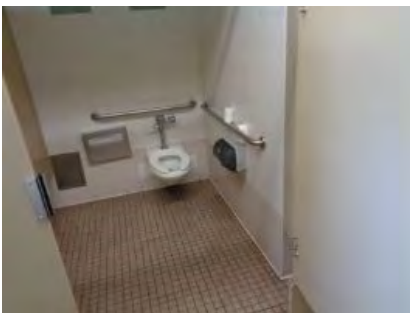
Men's Restroom

**Code Reference:** CBC 11B-606.2      CBC 11B-226.4,

**Comment GCH-013**

**Priority: 2**      **Estimated Direct Cost:**    \$6,600      Contractor

**Item Description:**    Stall Door; Toilet paper dispenser; Rear grab bar; Accessible stall width



**Findings:** Stall door is located directly in front of WC. Dispenser is not compliant for location, centered 11-1/2" in front of the WC. Grab bar is not compliant for location. Stall is not a minimum 60" wide, measuring at 58-1/2" wide.

**Recommendations:**

The door opening shall be 4 inches maximum from the side partition farthest from the water closet. Relocate dispenser. Center toilet paper dispenser at 7"-9" in front of the WC. Reset rear grab bar location per detail D033. Move partition panel as needed to provide a minimum stall width of 60".

**Facility:** Girl's Club House

Men's Restroom

**Code Reference:** CBC 11B-604.8.1.2, CBC 11B-604.7, CBC 11B-604.5 , CBC 11B-604.8.1.1





**Comment**      **GCH-017**                      **Priority: 1**              **Estimated Direct Cost:**      \$95                      Maintenance

**Item Description:**      Fire extinguisher cabinet;

**Findings:**      FE cabinet projects greater than 4" into the circulation route.

**Recommendations:**  
Recess cabinet into the wall. Cabinet shall not project greater than 4" from wall surface.



**Facility:**      Girl's Club House

**Room/Spot:**      Room "A"

**Code Reference:**      CBC 11B-307.2,

**Comment**      **GCH-018**                      **Priority: 3**              **Estimated Direct Cost:**      \$2,500                      Contractor

**Item Description:**      Drinking Fountain;

**Findings:**      DF is not accessible.

**Recommendations:**  
Provide an accessible Hi/Lo combination DF located within an alcove, or with pedestrian protection rails or wing walls.



**Facility:**      Girl's Club House

North Corridor

**Code Reference:**      CBC 11B-211.2      CBC 11B-602.1,

**Comment**      **GCH-019**                      **Priority: 3**              **Estimated Direct Cost:**      \$6,825                      Maintenance

**Item Description:**      Assistive Listening Devices; Signage

**Findings:**      An assistive listening system is required but was not found to be available.  
Signage is not provided at Auditorium or side lobbies to inform patrons of the availability of an assistive listening system.

**Recommendations:**  
Provide a permanent assistive listening system. Consult with a sound engineer as each system varies in advantages and disadvantages. Provide signs informing of the availability of the assistive listening systems. Signs shall state "Assistive-Listening System Available" and be posted in prominent places at or near the assembly area entrances. Assistive listening signs shall include the International Symbol of Access for Hearing Loss.



**Facility:**      Girl's Club House

Auditorium

**Code Reference:**      CBC 11B-219.1      CBC 11B-706.1, CBC 11B-216.10





**Comment GCH-021**

**Priority: 1 Estimated Direct Cost: \$5,890 Contractor**

**Item Description:** Access to stage; Stage stair warning stripes; Handrail extensions



**Findings:** Vertical access is not provided from Assembly seating area to Performance area. Warning stripes are not provided at either stair. Handrail extensions at both stairs are not compliant, failing to project level 12" before turning down.

**Recommendations:**

Install a platform lift at one side of stage that conforms to the requirements outlined in CBC 11B-410. Provide warning stripes at the upper approach and the lower tread of each step that are of contrasting color and width between 2 and 4 inches. The stripe shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe is acceptable. Modify handrails to extend from the existing 8-1/2" to 12" minimum.

**Facility:** Girl's Club House

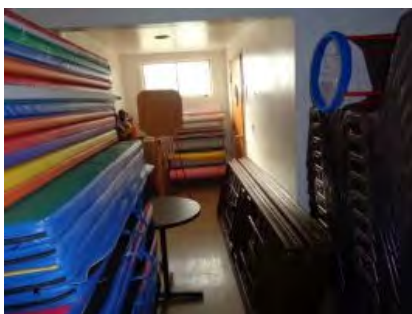
Auditorium

**Code Reference:** CBC 11B-206.2.6 CBC 11B-206.7.1 CBC 11B-410, CBC 11B-504.4.1, CBC 11B-505.10.3

**Comment GCH-024**

**Priority: 2 Estimated Direct Cost: \$60 Maintenance**

**Item Description:** Access;



**Findings:** Access to the restroom is blocked by stored tables and stacked floor pads.

**Recommendations:**

Reduce storage items to provide a clear path 44" wide minimum and a 60"X60" minimum clear area in front of the door.

**Facility:** Girl's Club House

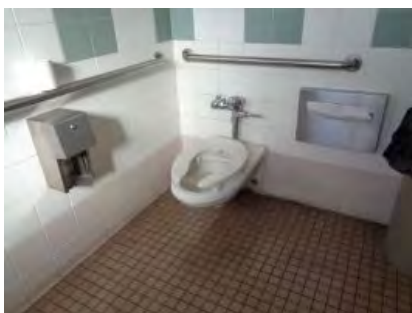
Back stage Unisex restroom

**Code Reference:** CBC 11B-403.5.1 Exception #5,

**Comment GCH-025**

**Priority: 2 Estimated Direct Cost: \$3,800 Contractor**

**Item Description:** WC Seat height; Toilet paper dispenser



**Findings:** Seat height with the existing raised seat is 16". Dispenser is not compliant for location, centered 11-1/2" in front of the WC.

**Recommendations:**

Relocate WC rough plumbing to provide a seat height of 17"-19" AFF. Relocate dispenser. Center toilet paper dispenser at 7"-9" in front of the WC.

**Facility:** Girl's Club House

Back stage Unisex restroom

**Code Reference:** CBC 11B-604.4 , CBC 11B-604.7





**Comment**    **GCH-027**                    **Priority: 2**            **Estimated Direct Cost:**    \$75                    Maintenance

**Item Description:**    Lavatory Insulation;

**Findings:**    Insulation of pipes beneath lavatories is not complete.



**Recommendations:**

Fully cover, wrap, or otherwise insulate all water lines, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatory.

**Facility:**    Girl's Club House

Back stage Unisex restroom

**Code Reference:**    CBC 11B-606.5 ,

**Comment**    **GCH-028**                    **Priority: 2**            **Estimated Direct Cost:**    \$95                    Maintenance

**Item Description:**    Lavatory faucet handles;

**Findings:**    Round handles are not accessible.



**Recommendations:**

Replace round handles with lever handles.

**Facility:**    Girl's Club House

Back stage Unisex restroom

**Code Reference:**    CBC 11B-309.4,

**Comment**    **GCH-029**                    **Priority: 2**            **Estimated Direct Cost:**    \$600                    Contractor

**Item Description:**    Paper towel dispenser;

**Findings:**    Dispenser is not accessible as use of both hands are required. The side wheel for advancing paper requires twisting of the wrist.



**Recommendations:**

Remove and replace one paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest operable part.

**Facility:**    Girl's Club House

Back stage Unisex restroom

**Code Reference:**    CBC 11B-309.4            ADA 308,



**Comment**      **GCH-030**      **Priority: 2**      **Estimated Direct Cost:**      \$60      Maintenance

**Item Description:**      Loose waste basket;



**Findings:** Loose waste basket interferes with the required clear floor space at paper towel dispenser. Loose waste basket can be moved and inadvertently block access to dispensers and fixtures.

**Recommendations:**  
Locate waste basket at another location, away from clear floor spaces required at fixtures and dispensers. Provide a wall clip or floor bracket to keep waste basket in place.

**Facility:** Girl's Club House

Back stage Unisex restroom      **Code Reference:** CA Civ Code 52(a),

**Comment**      **GCH-031**      **Priority: 3**      **Estimated Direct Cost:**      \$625      Contractor

**Item Description:**      Drinking fountain;



**Findings:** Spout outlet is not compliant for height at 36-1/4".

**Recommendations:**  
Lower DF. Spout height shall be not higher than 36" AFF.

**Facility:** Girl's Club House

Office corridor      **Code Reference:** CBC 11B-602.4 ,

**Comment**      **GCH-032**      **Priority: 3**      **Estimated Direct Cost:**      \$75      Maintenance

**Item Description:**      Pamphlet rack;



**Findings:** The pamphlet rack next to door is not accessible, having shelves outside of the accessible reach range.

**Recommendations:**  
Rack can remain as long as the printed material is also provided at wheelchair height. Provide another rack with the lowest reach not lower than 15" AFF and the highest reach not greater than 48" AFF.

**Facility:** Girl's Club House

Office corridor      **Code Reference:** ADA 308,



**Comment**      **GCH-033**                      **Priority: 2**              **Estimated Direct Cost:**      \$75                      Maintenance

**Item Description:**      Tactile wall sign;

**Findings:**      The required tactile wall sign is not provided.



**Recommendations:**  
Provide one new tactile wall sign having Grade 2 Braille beneath raised text and a raised pictogram. Mount sign on the wall, at the latch side of door, centered at 56" AFF.

**Facility:**      Girl's Club House

Women's restroom                      **Code Reference:**      CBC 11B-216.2                      CBC 11B-703.3 ,

**Comment**      **GCH-034**                      **Priority: 2**              **Estimated Direct Cost:**      \$600                      Contractor

**Item Description:**      Paper towel dispenser;

**Findings:**      Dispensers are not accessible as use of both hands is required. The side wheel for advancing paper requires twisting of the wrist.



**Recommendations:**  
Remove and replace one paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest operable part.

**Facility:**      Girl's Club House

Women's restroom                      **Code Reference:**      CBC 11B-309.4                      ADA 308,

**Comment**      **GCH-035**                      **Priority: 2**              **Estimated Direct Cost:**      \$170                      Maintenance

**Item Description:**      Lavatory Insulation; Stall Door

**Findings:**      Insulation beneath lavatories is not properly completed. The accessible stall door is not self-closing.



**Recommendations:**  
Cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatories. Replace the self-closing hinges.

**Facility:**      Girl's Club House

Women's restroom                      **Code Reference:**      CBC 11B-606.5 ,      CBC 11B-604.8.1.2





**Comment**      **GCH-037**      **Priority: 2**      **Estimated Direct Cost:**      \$550      Contractor

**Item Description:**      Baby changing table;



**Findings:**      When baby changing table is deployed it blocks the required clear floor space at the stall door.

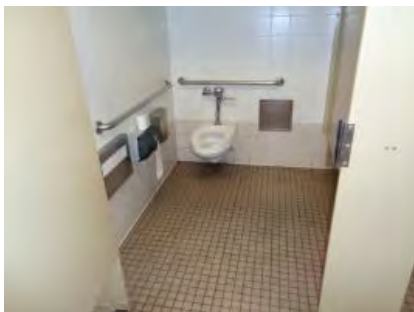
**Recommendations:**  
Remove baby changing table.

**Facility:**      Girl's Club House

Women's restroom      **Code Reference:**      CBC 11B-606.2      CBC 11B-226.4,

**Comment**      **GCH-038**      **Priority: 2**      **Estimated Direct Cost:**      \$6,000      Contractor

**Item Description:**      Stall Door; Rear grab bar; Accessible stall width



**Findings:**      Stall door is located directly in front of WC. Grab bar is not compliant for location. Stall is not a minimum 60" wide, measuring at 58-1/2" wide.

**Recommendations:**  
The door opening shall be 4 inches maximum from the side partition farthest from the water closet. Reset rear grab bar location per detail D033. Move partition panel as needed to provide a minimum stall width of 60".

**Facility:**      Girl's Club House

Women's restroom      **Code Reference:**      CBC 11B-604.8.1.2, CBC 11B-604.5 , CBC 11B-604.8.1.1




# City of South Gate

## ADA Self Evaluation and Transition Plan

### Facility Barrier Assessment Report

Gardendale Tot Lot  
 5470 Gardendale Ave.  
 South Gate, Ca



Legend	
	Boundary Line
	Comment #
	North Arrow



Boundary Map



Locator Map



Perspective







# FACILITY GTL - GARDENDALE TOT LOT

5840 Gardendale Street, South Gate, CA 90280

## Estimated Cost Summary Table:

	Estimated Direct Costs	Estimated Project Costs*
Priority 1	\$0	\$0
Priority 2	\$0	\$0
Priority 3	\$15,310	\$19,903
<b>Total</b>	<b>\$15,310</b>	<b>\$19,903</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

**Comment**    **GTL-001**                    **Priority: 3**            **Estimated Direct Cost:**    \$5,120                    Contractor

**Item Description:**    Drinking fountain; Drinking fountain



**Findings:** Ground space at and adjoining the DF is not a firm and continuous surface, DF is not accessible. Spout angle is 45 degrees from the front edge. Push button is recessed.

**Recommendations:**  
Provide new concrete at DF. Reset water vault cover flush with new concrete. Remove and replace with a new compliant DF conforming to CBC 602.1

**Facility:** Gardendale Tot Lot

**Code Reference:** CBC 11B-602.2, CBC 11B-605.5

**Comment**    **GTL-003**                    **Priority: 3**            **Estimated Direct Cost:**    \$190                    Maintenance

**Item Description:**    Contrasting stripes;



**Findings:** The required contrasting stripes are not provided at transfer steps.

**Recommendations:**  
Provide contrasting stripes in white. The stripes shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripes shall extend the full width of steps.

**Facility:** Gardendale Tot Lot

Elevated play structure

**Code Reference:** CBC 11B-1008.3.2.4,





**Comment**      **GTL-004**      **Priority: 3**      **Estimated Direct Cost:**    \$10,000      Contractor

**Item Description:**    Transfer platform;



**Findings:** A transfer system is not provided at the larger elevated play structure.

**Recommendations:**

Contact a play structure supplier and have a transfer system added to the large play structure. New transfer system shall also be located on a new accessible route, a minimum 60" wide.

**Facility:** Gardendale Tot Lot

Elevated play structure

**Code Reference:** 36 CFR part 1191    section 15.6.5,



# City of South Gate

## ADA Self Evaluation and Transition Plan

### Facility Barrier Assessment Report



Hollydale Resource Center  
 12221 Industrial Ave  
 South Gate, Ca

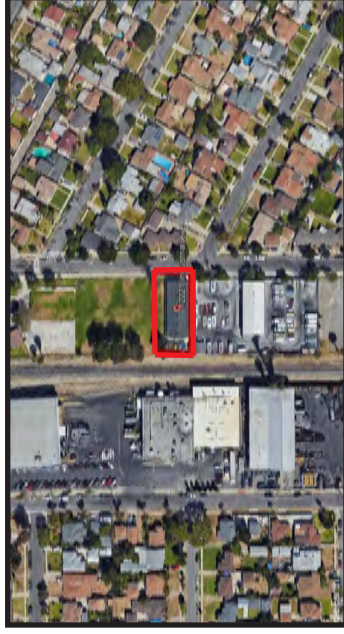
Legend	
	Boundary Line
	Comment #
	North Arrow



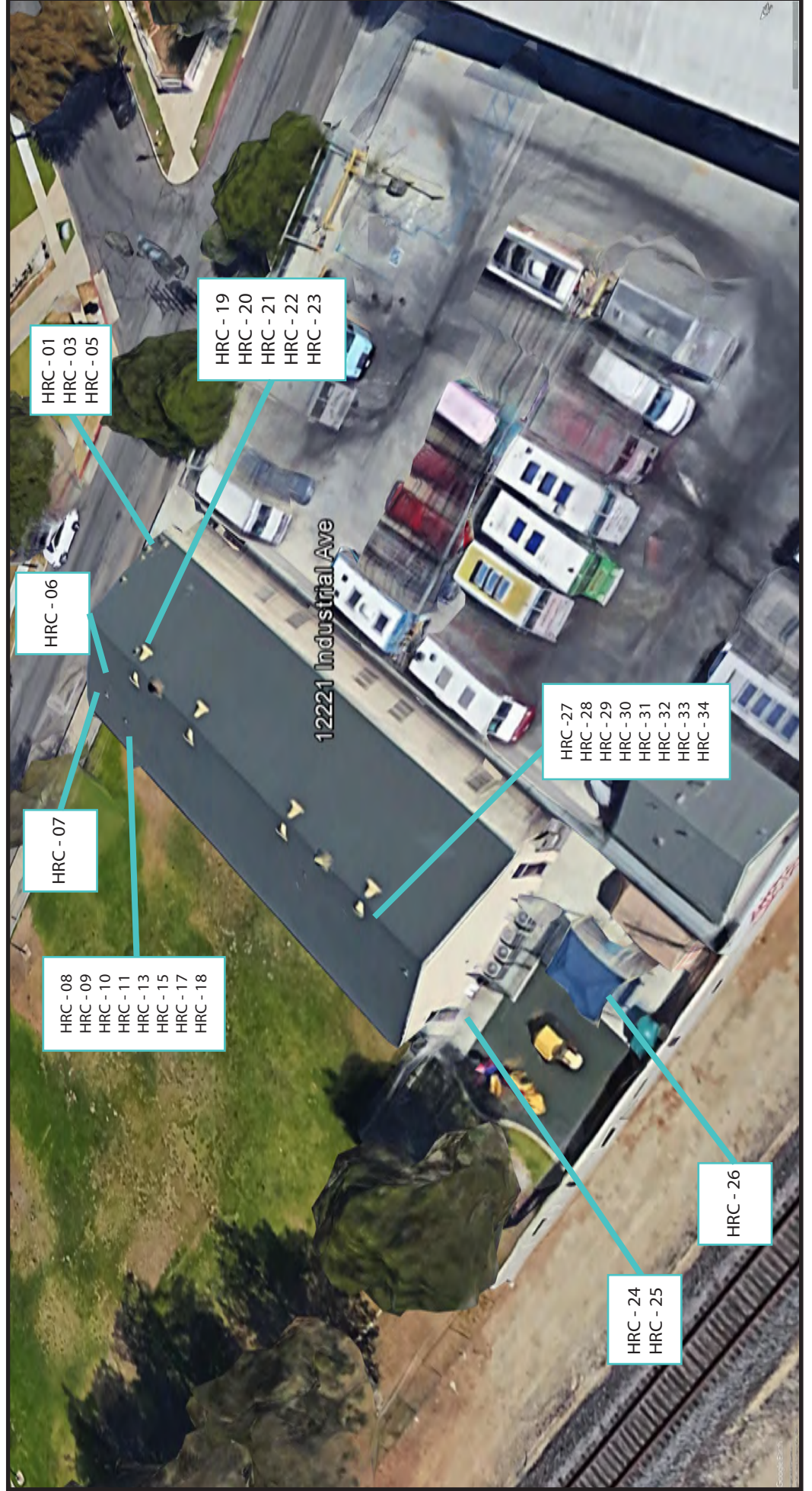
Perspective



Boundary Map



Locator Map



HRC - 01  
 HRC - 03  
 HRC - 05

HRC - 19  
 HRC - 20  
 HRC - 21  
 HRC - 22  
 HRC - 23

HRC - 06

HRC - 07

HRC - 08  
 HRC - 09  
 HRC - 10  
 HRC - 11  
 HRC - 13  
 HRC - 15  
 HRC - 17  
 HRC - 18

12221 Industrial Ave

HRC - 27  
 HRC - 28  
 HRC - 29  
 HRC - 30  
 HRC - 31  
 HRC - 32  
 HRC - 33  
 HRC - 34

HRC - 24  
 HRC - 25

HRC - 26



# FACILITY HRC - HOLLYDALE RESOURCE CENTER

12221 Industrial Avenue, South Gate, CA 90280

## Estimated Cost Summary Table:

	Estimated Direct Costs	Estimated Project Costs*
Priority 1	\$8,880	\$11,544
Priority 2	\$24,455	\$31,792
Priority 3	\$7,850	\$10,205
<b>Total</b>	<b>\$41,185</b>	<b>\$53,541</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

**Comment** HRC-001 **Priority:** 1 **Estimated Direct Cost:** \$6,020 **Contractor**

**Item Description:** Accessible stall ; Stall sign



**Findings:** The accessible parking stall is not compliant for a conventional Caltrans accessible stall. Stall sign is not next to the stall. Sign is missing the additional sign stating "MINIMUM FINE \$250".

**Recommendations:** Reconstruct parking stall to include a 5 foot setback and curb ramp behind the stall. Relocate stall sign per Caltrans detail. Add minimum fine sign below the existing ISA sign.

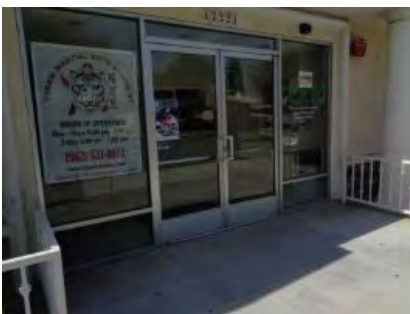
**Facility:** Hollydale Resource Center

Street parking

**Code Reference:** CALTRANS RSP A90B dated July 3, 2015, CALTRANS RSP A90B dated July 3, 2015

**Comment** HRC-003 **Priority:** 1 **Estimated Direct Cost:** \$1,140 **Maintenance**

**Item Description:** Door closers;



**Findings:** All doors with automatic closers require adjustment for opening force and closing speed.

**Recommendations:** Adjust all door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

**Facility:** Hollydale Resource Center

All doors

**Code Reference:** CBC 11B-404.2.8.1 CBC 11B-404.2.9,







**Comment**     **HRC-004**     **Priority: 2**     **Estimated Direct Cost:**     \$1,200     Maintenance

**Item Description:**     Room Identification signs;



**Findings:**     The required tactile room I.D. signs are not provided at various rooms.     I.D. signs for interior rooms or spaces are required.

**Recommendations:**

Provide a sign package for all rooms where the use or name of the rooms are not likely to change over time. Signs shall have Grade 2 Braille below raised text.

**Facility:**     Hollydale Resource Center

All rooms and spaces

**Code Reference:**     CBC 11B-216.2 ,

**Comment**     **HRC-005**     **Priority: 1**     **Estimated Direct Cost:**     \$600     Maintenance

**Item Description:**     Tactile exit signs;



**Findings:**     Tactile exit signs are not provided at all grade level exit doors and exterior gates.

**Recommendations:**

Provide tactile exit signs at each exit door and exit gate, where exit doors and gates lead to a grade-level exit. Mount signs at the latch side of the single doors and gates, and preferably to the right of double doors. Signs shall have Grade 2 Braille beneath raised text stating "EXIT".

**Facility:**     Hollydale Resource Center

Doors and gates

**Code Reference:**     CBC 1011.4.1     11B-703.5 ,

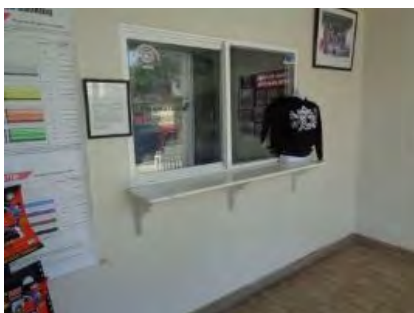
CBC 11B-703.3

CBC 11B-703.4

CBC

**Comment**     **HRC-006**     **Priority: 3**     **Estimated Direct Cost:**     \$550     Contractor

**Item Description:**     Counter;



**Findings:**     Reception counter is not accessible at 41-1/4" AFF.

**Recommendations:**

Lower counter to an accessible height of 28"-34" AFF.

**Facility:**     Hollydale Resource Center

Lobby

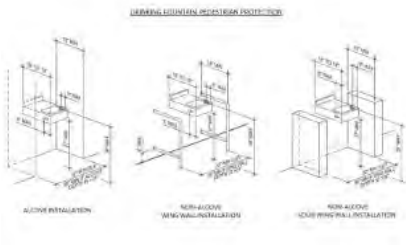
**Code Reference:**     CBC 11B-227.3     CBC 11B-904.4,





**Comment** HRC-007 **Priority:** 3 **Estimated Direct Cost:** \$5,000 **Contractor**  
**Item Description:** Drinking fountain;

**Findings:** A minimum of 2 drinking fountains is not provided.



**Recommendations:**  
Replace existing DF with a Combination Hi/Lo model, set into an alcove or at the existing location, add a wing rail at the right side

**Facility:** Hollydale Resource Center

**Room/Spot:** Auditorium  
Lobby

**Code Reference:** CBC 11B-211.2,

**Comment** HRC-008 **Priority:** 2 **Estimated Direct Cost:** \$600 **Maintenance**  
**Item Description:** Tactile wall signage;

**Findings:** The required tactile wall sign is not provided at wall of the restroom doorway.

Table 11B-703.3 Braille Dimensions

Measurement Range	Minimum in Inches
Dot base diameter	0.235 (5.9 mm)
Distance between two dots in the same cell	0.295 (7.5 mm)
Distance between corresponding dots in adjacent cells	3.306 (84 mm)
Dot height	0.236 (6 mm)
Distance between corresponding dots from one cell directly below	0.295 (7.5 mm)
Cell height (center to center)	6.402 (162.7 mm)

**Recommendations:**  
At each doorway, provide one tactile wall sign having Grade 2 Braille beneath raised text and a raised pictogram. Mount sign on the wall, at the latch side of door, centered at 56" AFF.

**Facility:** Hollydale Resource Center

**Room/Spot:** Auditorium  
Both Unisex restrooms

**Code Reference:** CBC 11B-216.2 CBC 11B-703.3 ,

**Comment** HRC-009 **Priority:** 1 **Estimated Direct Cost:** \$75 **Maintenance**  
**Item Description:** Door Signage;

**Findings:** The existing Unisex geometric door sign is not compliant as the two geometric shapes do not have contrasting colors .



**Recommendations:**  
Provide a Unisex geometric door sign having a light color triangle over a dark circle, centered on the door at 58"-60" AFF.

**Facility:** Hollydale Resource Center

**Room/Spot:** Auditorium  
Both Unisex restrooms

**Code Reference:** CBC 11B-703.7.2.6.3,





**Comment HRC-010**

**Priority: 2 Estimated Direct Cost: \$600 Contractor**

**Item Description:** Paper towel dispenser;



**Findings:** Dispenser is not accessible due to height. Dispenser is not compliant as it requires use of two hands and requires tight grasping and pinching. The side wheel for advancing paper requires twisting of the wrist.

**Recommendations:**  
Remove and replace paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist, or use of two hands. Mount new dispenser not higher than 30" AFF to the highest operable part.

**Facility:** Hollydale Resource Center

**Room/Spot:** Auditorium  
Both Unisex restrooms

**Code Reference:** CBC 11B-309.4 ADA 308,

**Comment HRC-011**

**Priority: 2 Estimated Direct Cost: \$135 Maintenance**

**Item Description:** Lavatory Insulation; Loose waste basket



**Findings:** Insulation beneath the lavatory is not complete. The loose waste can could move and block access to fixtures and dispensers.

**Recommendations:**  
Reset drain insulation and secure. Cover, wrap, or otherwise insulate all water lines, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatory. Remove loose waste can and install a semi-recessed wall waste receptacle.

**Facility:** Hollydale Resource Center

**Room/Spot:** Auditorium  
Both Unisex restrooms

**Code Reference:** CBC 11B-606.5 , CA Civ Code 52(a)

**Comment HRC-013**

**Priority: 2 Estimated Direct Cost: \$900 Contractor**

**Item Description:** Soap Dispenser; Seat cover dispenser



**Findings:** Dispenser is not accessible due to a height of 50". Dispenser is not accessible due to height and location.

**Recommendations:**  
Lower soap dispenser to a height not greater than 40" AFF to the highest operable part. Relocate dispenser to below the rear grab bar.

**Facility:** Hollydale Resource Center

**Room/Spot:** Auditorium  
Both Unisex restrooms

**Code Reference:** CBC 11B-603.5 , CBC 11B-603.5



**Comment HRC-015**

**Priority: 2 Estimated Direct Cost: \$4,200 Contractor**

**Item Description:** WC location; Side grab bar



**Findings:** The accessible WC is not compliant for location, centered 18-1/2" from the side wall. Side grab bar location is not compliant.

**Recommendations:**  
Reset waste line to center WC 17"-18" from the side wall. Relocate side grab bar.

**Facility:** Hollydale Resource Center

**Room/Spot:** Auditorium  
Both Unisex restrooms

**Code Reference:** CBC 11B-604.2, CBC 11B-604.5

**Comment HRC-017**

**Priority: 2 Estimated Direct Cost: \$3,200 Contractor**

**Item Description:** Lavatory location;



**Findings:** Lavatory is not centered a minimum 18" from the side wall.

**Recommendations:**  
Relocate lavatory.

**Facility:** Hollydale Resource Center

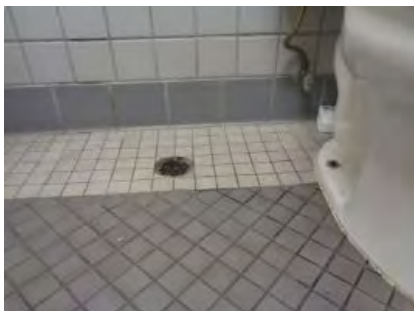
**Room/Spot:** Auditorium  
Unisex restroom nearest Auditorium

**Code Reference:** CBC 11B-606.6 ,

**Comment HRC-018**

**Priority: 2 Estimated Direct Cost: \$550 Contractor**

**Item Description:** Floor drain;



**Findings:** Drain grate is not level with the floor.

**Recommendations:**  
Raise drain grate level with floor surface.

**Facility:** Hollydale Resource Center

**Room/Spot:** Auditorium  
Unisex restroom farthest from Auditorium

**Code Reference:** CBC 11B-608.9,



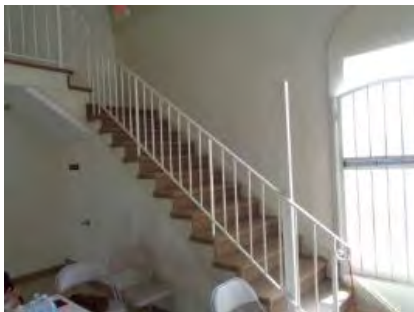


**Comment HRC-019**

**Priority: 2 Estimated Direct Cost: \$7,500 Contractor**

**Item Description:** Handrails;

**Findings:** Handrails do not provide a compliant gripping surface. Handrails are not provided at both sides of stairs. Handrail extensions are not provided.



**Recommendations:**

Replace handrails. Handrails shall have a circular cross section with the outside diameter 1-1/4" - 2", or a non-circular cross section with a perimeter dimension of 4 inches MIN and 6-1/4 inches MAX, and a cross-section dimension of 2-1/4 inches MAX.

**Facility:** Hollydale Resource Center

**Room/Spot:** Auditorium

Stairs

**Code Reference:** CBC 11B-505.2 CBC 11B-505.7.1 CBC 11B-505.7.2 CBC 11B-505.10.3,

**Comment HRC-020**

**Priority: 1 Estimated Direct Cost: \$760 Contractor**

**Item Description:** Guard rails;

**Findings:** A guard rail is not provided along the open side of the stairs.



**Recommendations:**

Add a guard rail at the open side of each stair.

**Facility:** Hollydale Resource Center

**Room/Spot:** Auditorium

Stairs

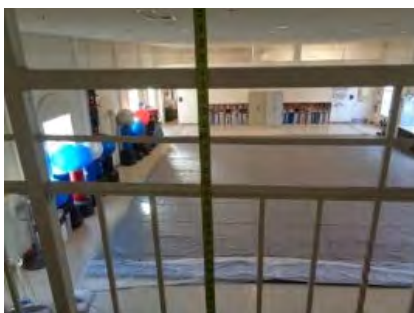
**Code Reference:** CBC 1013.3,

**Comment HRC-021**

**Priority: 2 Estimated Direct Cost: \$750 Contractor**

**Item Description:** Guard rails;

**Findings:** The existing guard rail is not a minimum 42" high.



**Recommendations:**

Add a 1 inch square tubing, or similar, across the top of the existing guard rail.

**Facility:** Hollydale Resource Center

**Floor/Area:** 2nd

**Room/Spot:** Auditorium

Balcony railing

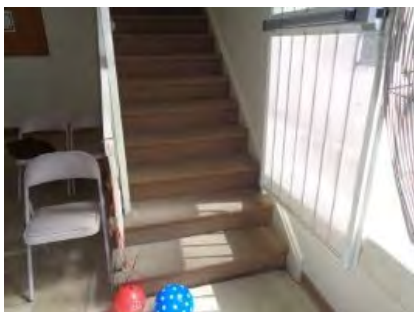
**Code Reference:** CBC 1013.3,





**Comment**     **HRC-022**     **Priority: 1**     **Estimated Direct Cost:**     \$190     Maintenance

**Item Description:**     Warning stripes;



**Findings:**     Warning stripes are not provided at either stair.

**Recommendations:**

Provide warning stripes. The upper approach and only the lower tread of each stair shall be marked by a stripe of clearly contrasting color, 2" to 4" wide, placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. The stripe shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe is acceptable.

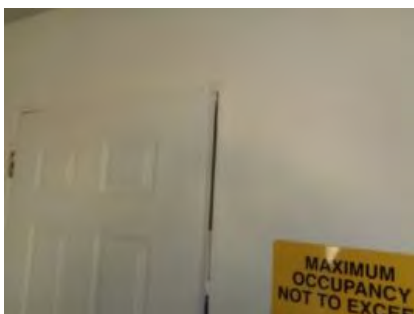
**Facility:**     Hollydale Resource Center

**Room/Spot:**     Auditorium  
Stairs

**Code Reference:**     CBC 11B-504.4.1,

**Comment**     **HRC-023**     **Priority: 2**     **Estimated Direct Cost:**     \$75     Maintenance

**Item Description:**     Door;



**Findings:**     Door sticks at door frame, increasing the force required to open the door.

**Recommendations:**

Plane top of door edge as needed.

**Facility:**     Hollydale Resource Center

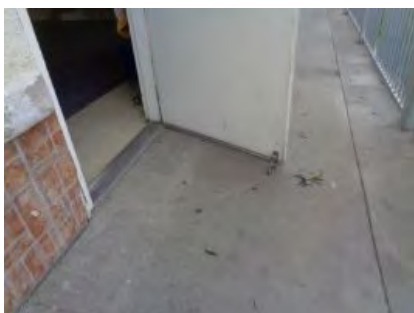
**Floor/Area:**     2nd

Office

**Code Reference:**     CBC 11B-404.2.9,

**Comment**     **HRC-024**     **Priority: 1**     **Estimated Direct Cost:**     \$95     Maintenance

**Item Description:**     Door stops;



**Findings:**     Door stops at the push side of doors interferes with the requirement for a smooth door surface.

**Recommendations:**

Remove all door stops throughout facility.

**Facility:**     Hollydale Resource Center

Exterior doors

**Code Reference:**     CBC 11B-404.2.10,







**Comment**      **HRC-025**                      **Priority: 3**              **Estimated Direct Cost:**    \$1,000                      Contractor

**Item Description:**    Drinking fountains;

**Findings:**    DF's are not located within an alcove.

**Recommendations:**  
Add pedestrian protection with a wing rail added to the left side.



**Facility:**    Hollydale Resource Center

Playground                                      **Code Reference:**    CBC 11B-602.9 ,

**Comment**      **HRC-026**                      **Priority: 3**              **Estimated Direct Cost:**    \$1,300                      Maintenance

**Item Description:**    Wheelchair seating;

**Findings:**    Fixed seating is provide at table.    WC seating is not provided.

**Recommendations:**  
Extend table top as needed to provide a minimum 19" deep knee space under table.



**Facility:**    Hollydale Resource Center

Playground                                      **Code Reference:**    CBC 11B-226.1,

**Comment**      **HRC-027**                      **Priority: 2**              **Estimated Direct Cost:**    \$75                              Maintenance

**Item Description:**    Exit door clearance;

**Findings:**    The requires 18" clearance beyond the door latch is not provided due to tables.

**Recommendations:**  
Move tables away from closest edge of door for a minimum 18 ".



**Facility:**    Hollydale Resource Center

Classroom B                                      **Code Reference:**    CBC 11B-404.2.4,



**Comment**      **HRC-028**      **Priority: 2**      **Estimated Direct Cost:**      \$75      Maintenance

**Item Description:**      Door Signage;



**Findings:** The required Unisex geometric door sign is not provided at door.

**Recommendations:**  
Provide a Unisex geometric door sign having a light color triangle over a dark circle, centered on the door at 58"-60" AFF.

**Facility:** Hollydale Resource Center

Staff restroom      **Code Reference:** CBC 11B-703.7.2.6.3,

**Comment**      **HRC-029**      **Priority: 2**      **Estimated Direct Cost:**      \$600      Contractor

**Item Description:**      Toilet paper dispenser;



**Findings:** Toilet paper dispenser over grab bar interferes with the required clear space over grab bar.

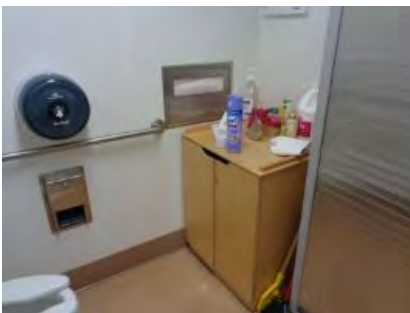
**Recommendations:**  
Remove and/or relocate dispenser. Toilet paper dispenser shall be centered 7"-9" in front of WC.

**Facility:** Hollydale Resource Center

Staff restroom      **Code Reference:** CBC 11B-604.7,

**Comment**      **HRC-030**      **Priority: 2**      **Estimated Direct Cost:**      \$60      Maintenance

**Item Description:**      Clear floor space;



**Findings:** Cabinets within restroom interfere with the required 60" clear radius for wheelchair maneuverability.

**Recommendations:**  
Remove cabinets.

**Facility:** Hollydale Resource Center

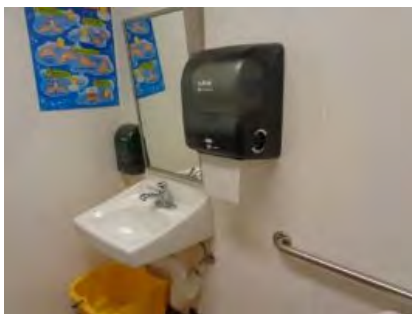
Staff restroom      **Code Reference:** CBC 11B-603.2,



**Comment HRC-031**

**Priority: 2 Estimated Direct Cost: \$600 Contractor**

**Item Description:** Paper towel dispenser;



**Findings:** Dispenser is not accessible due to height. Dispenser is not compliant as it requires use of two hands and requires tight grasping and pinching. The side wheel for advancing paper requires twisting of the wrist.

**Recommendations:**  
Remove and replace paper towel dispenser. New dispenser shall not require two hands or tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 30" AFF to the highest operable part.

**Facility:** Hollydale Resource Center

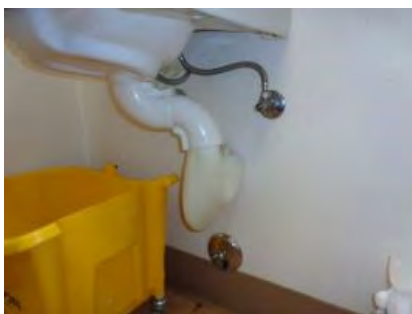
Staff restroom

**Code Reference:** CBC 11B-309.4 ADA 308,

**Comment HRC-032**

**Priority: 2 Estimated Direct Cost: \$75 Maintenance**

**Item Description:** Lavatory Insulation;



**Findings:** Insulation beneath the lavatory is not complete.

**Recommendations:**  
Cover, wrap, or otherwise insulate all water lines, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatory.

**Facility:** Hollydale Resource Center

Staff restroom

**Code Reference:** CBC 11B-606.5 ,

**Comment HRC-033**

**Priority: 2 Estimated Direct Cost: \$3,200 Contractor**

**Item Description:** WC location;



**Findings:** The accessible WC is not compliant for location, centered 18-5/8" from the side wall.

**Recommendations:**  
Reset waste line to center WC 17"-18" from the side wall.

**Facility:** Hollydale Resource Center

Staff restroom

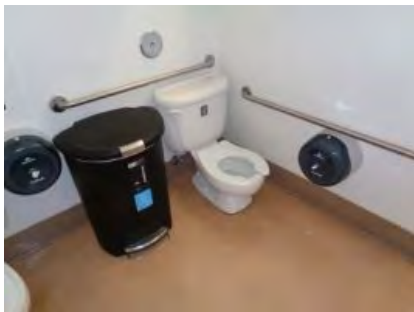
**Code Reference:** CBC 11B-604.2,



**Comment**      **HRC-034**      **Priority: 2**      **Estimated Direct Cost:**      \$60      Maintenance

**Item Description:**      Loose waste can;

**Findings:**      Location of the loose waste can blocks the side transfer space next to WC.



**Recommendations:**  
Relocate waste can away from WC's.

**Facility:**      Hollydale Resource Center

Children's restroom

**Code Reference:**      CA Civ Code 52(a),






# City of South Gate

## ADA Self Evaluation and Transition Plan

### Facility Barrier Assessment Report

Municipal Auditorium  
 4900 Southern Ave  
 South Gate, Ca

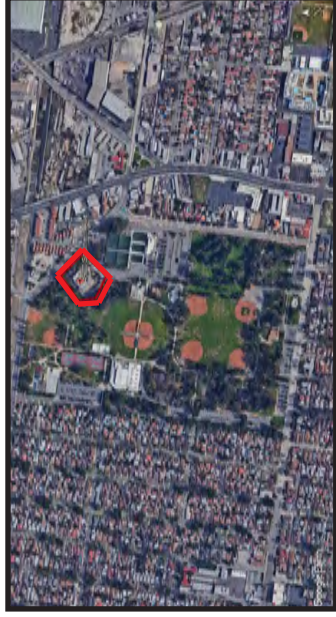


Legend	
	Boundary Line
	Comment #
	North Arrow

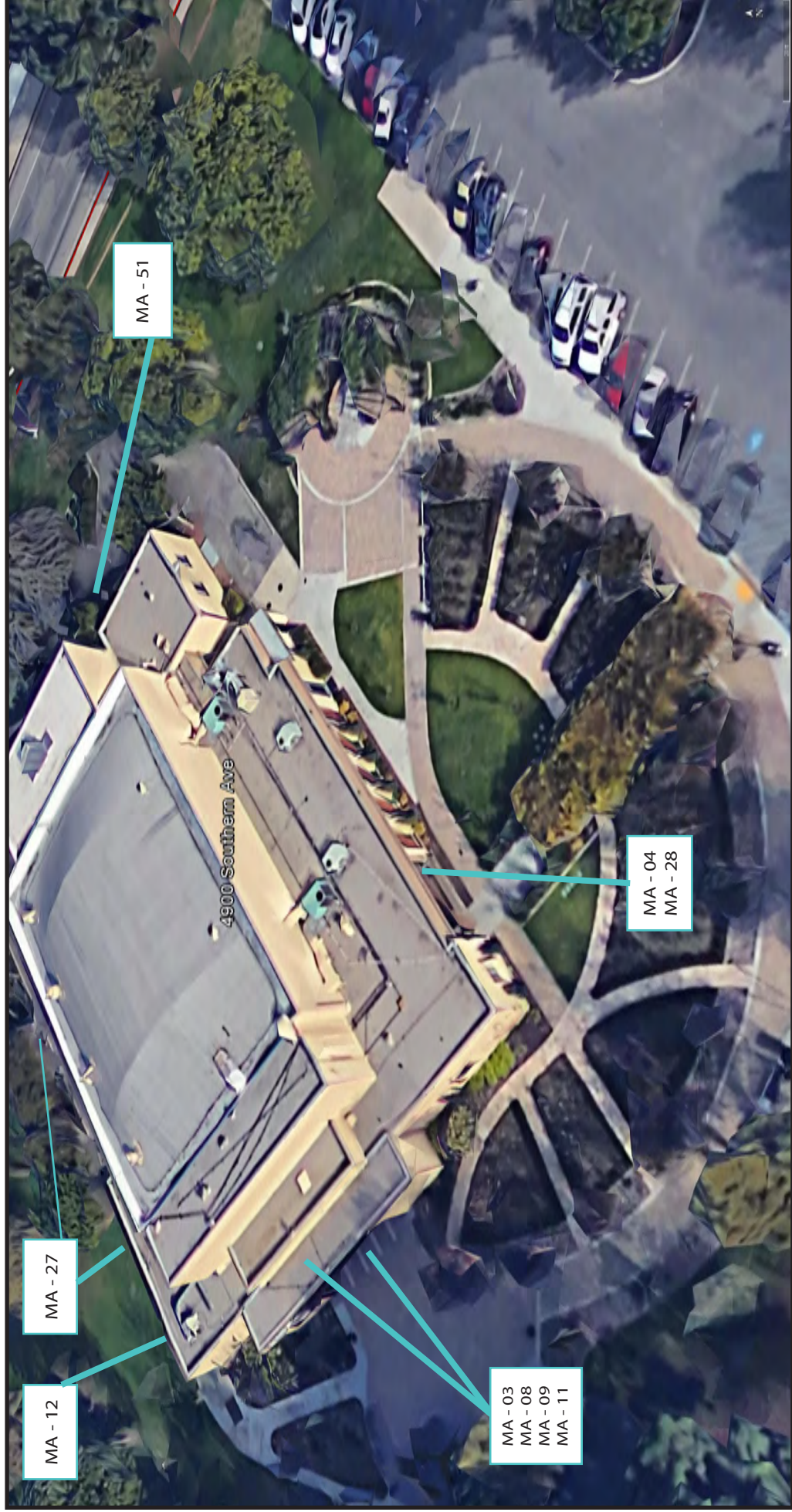


Perspective

Boundary Map



Locator Map





# FACILITY MA - MUNICIPAL AUDITORIUM

4900 Southern Avenue, South Gate, CA 90280

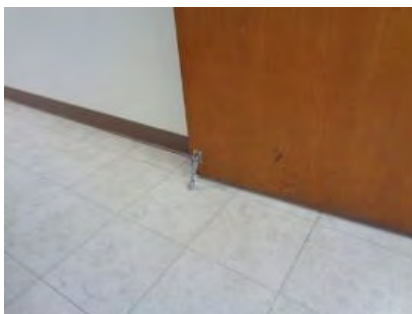
## Estimated Cost Summary Table:

	Estimated Direct Costs	Estimated Project Costs*
Priority 1	\$11,630	\$15,119
Priority 2	\$31,012	\$40,316
Priority 3	\$30,000	\$39,000
<b>Total</b>	<b>\$72,642</b>	<b>\$94,435</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

**Comment** MA-001 **Priority:** 1 **Estimated Direct Cost:** \$1,235 **Maintenance**

**Item Description:** Door stops; Door closers



**Findings:** Door stops at the push side of doors interfere with the requirement for a smooth door surface. All doors with automatic closers require adjustment for opening force and closing speed.

**Recommendations:** Remove all door stops throughout facility. Adjust all door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

**Facility:** Municipal Auditorium

All doors **Code Reference:** CBC 11B-404.2.10, CBC 11B-404.2.8.1 CBC 11B-404.2.9

**Comment** MA-003 **Priority:** 1 **Estimated Direct Cost:** \$600 **Maintenance**

**Item Description:** Tactile exit signs;



**Findings:** Tactile exit signs are not provided at all grade level exit doors.

**Recommendations:** Provide tactile exit signs at each exit door and exit gate, where exit doors and gates lead to a grade-level exit. Mount signs at the latch side of the single doors and preferably to the right of double doors. Signs shall have Grade 2 Braille beneath raised text stating "EXIT".

**Facility:** Municipal Auditorium

All Exit Doors **Code Reference:** CBC 1011.4.1 CBC 11B-703.3 CBC 11B-703.4 CBC 11B-703.5 ,







**Comment MA-004**

**Priority: 2**      **Estimated Direct Cost:** \$1,200      Maintenance

**Item Description:** Room Identification signs;



**Findings:** The required tactile room I.D. signs are not provided at various rooms.

**Recommendations:**

Provide a sign package for all rooms where the use or name of the rooms are not likely to change over time. Signs shall have Grade 2 Braille below raised text.

**Facility:** Municipal Auditorium

All rooms and spaces

**Code Reference:** CBC 11B-216.2 ,

**Comment MA-005**

**Priority: 3**      **Estimated Direct Cost:** \$6,750      Maintenance

**Item Description:** Assistive Listening Devices;



**Findings:** An assistive listening system is required but was not found to be available.

**Recommendations:**

Provide a permanent assistive listening system. Consult with a sound engineer as each system varies in advantages and disadvantages.

**Facility:** Municipal Auditorium

Auditorium

**Code Reference:** CBC 11B-219.1    CBC 11B-706.1,

**Comment MA-006**

**Priority: 3**      **Estimated Direct Cost:** \$6,750      Maintenance

**Item Description:** Assistive Listening Devices;



**Findings:** An assistive listening system is required but was not found to be available.

**Recommendations:**

Provide a portable or permanent assistive listening system. Consult with a sound engineer as each system varies in advantages and disadvantages.

**Facility:** Municipal Auditorium

Meeting room

**Code Reference:** CBC 11B-219.1    CBC 11B-706.1,



**Comment MA-007**

**Priority:** 3      **Estimated Direct Cost:** \$75      Maintenance

**Item Description:** Signage;



**Findings:** Signage is not provided at each assembly area to inform patrons of the availability of the assistive listening system.

**Recommendations:**  
Provide signs informing of the availability of the assistive listening systems. Signs shall state "Assistive-Listening System Available" and be posted in a prominent place at or near the assembly area entrance. Assistive listening signs shall include the International Symbol of Access for Hearing Loss.

**Facility:** Municipal Auditorium

Lobby and Meeting room

**Code Reference:** CBC 11B-216.10,

**Comment MA-008**

**Priority:** 1      **Estimated Direct Cost:** \$3,700      Contractor

**Item Description:** Exterior entrance doors;



**Findings:** There are five sets of exterior double doors. Each door leaf provides 27" clear width. All doors are in-accessible.

**Recommendations:**  
Alter one pair of doors to provide a single door leaf a minimum 36" wide. Provide an ISA sign over the door at both the interior and exterior side of door.

**Facility:** Municipal Auditorium

Lobby

**Code Reference:** CBC 11B-216.6      CBC 11B-404.2.2      CBC 11B-404.2.3,

**Comment MA-009**

**Priority:** 1      **Estimated Direct Cost:** \$950      Maintenance

**Item Description:** Interior entrance doors;



**Findings:** There are five sets of interior double doors. The East doors have an existing power-assist operator. The power assist operator is not functional due to vertical latch rods which prevent doors from opening.

**Recommendations:**  
Remove vertical latch rods at doors and provide another method for locking doors.

**Facility:** Municipal Auditorium

Lobby

**Code Reference:** CBC 11B-216.6      CBC 11B-404.2.2      CBC 11B-404.2.3,







**Comment MA-010**

**Priority: 1 Estimated Direct Cost: \$190 Maintenance**

**Item Description:** Power-assist door actuators;



**Findings:** The existing power door control buttons, located at either side of doors are not compliant for size and the required additional lower push plates centered at 7"-8" above the floor are not provided.

**Recommendations:**  
Provide new push plates or vertical actuation bars at both sides of doors. A single activation shall open both doors at the same time.

**Facility:** Municipal Auditorium

Lobby

**Code Reference:** CBC 11B-404.2.9 Exception 2c,

**Comment MA-011**

**Priority: 1 Estimated Direct Cost: \$300 Maintenance**

**Item Description:** Power-assist door signage;



**Findings:** Signage is not provided over the power-assist doors.

**Recommendations:**  
Provide four 6"X6" ISA signs. One over each power door, at both sides.

**Facility:** Municipal Auditorium

Lobby

**Code Reference:** CBC 11B-404.2.9 Exception 2e,

**Comment MA-012**

**Priority: 1 Estimated Direct Cost: \$380 Maintenance**

**Item Description:** Protrusion ;



**Findings:** Air conditioner projects 8" from wall into circulation path.

**Recommendations:**  
Relocate air conditioner to another wall or up to provide a clear vertical height of 80" minimum.

**Facility:** Municipal Auditorium

Exterior entrance

**Code Reference:** CBC 11B-307.2,



**Comment MA-013**

**Priority:** 3      **Estimated Direct Cost:** \$4,700      Contractor

**Item Description:** Stairs to stage; Stair handrails



**Findings:** Stairs are not compliant at 22-1/2" wide. Handrails are not provided at both sides of stairs.

**Recommendations:**  
Modify stairs to provide a minimum stair width of 36". Provide compliant handrails at both sides of stairs.

**Facility:** Municipal Auditorium

Auditorium      **Code Reference:** CBC section 1009.1, CBC 11B-505.2      CBC 11B-505.10.2      CBC 11B-505.10.3

**Comment MA-015**

**Priority:** 3      **Estimated Direct Cost:** \$5,200      Contractor

**Item Description:** Fire extinguisher cabinet;



**Findings:** Vertical access is not provided from Assembly seating area to Performance area.

**Recommendations:**  
Install a platform lift at one side of stage. Lift shall conform to requirements for platform lifts in 11B-410.

**Facility:** Municipal Auditorium

Auditorium      **Code Reference:** CBC 11B-206.2.6      CBC 11B-206.7.1      CBC 11B-410,

**Comment MA-016**

**Priority:** 1      **Estimated Direct Cost:** \$1,140      Maintenance

**Item Description:** Door knobs;



**Findings:** Round door knobs are not accessible.

**Recommendations:**  
Replace all round door knobs with lever handles. The end of levers shall return to within 1/2" of the door surface.

**Facility:** Municipal Auditorium

**Room/Spot:** Back Stage  
Dressing rooms

**Code Reference:** CBC 11B-404.2.7,



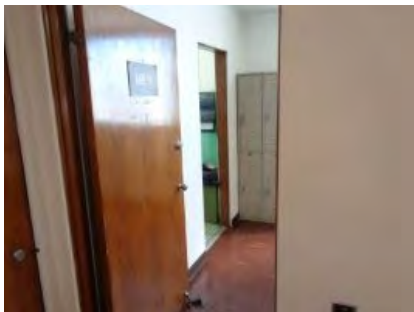
**Comment MA-017**

**Priority: 2**      **Estimated Direct Cost:**    \$75      Maintenance

**Item Description:**    Door Signage;

**Findings:** Doorway leading to the Men's restroom is not identified with the required geometric sign.

**Recommendations:**  
Provide a light color geometric (triangle) sign centered on the door at 58"-60" AFF.



**Facility:** Municipal Auditorium

**Room/Spot:** Back Stage  
Men's room

**Code Reference:** CBC 11B-703.7.2.6,

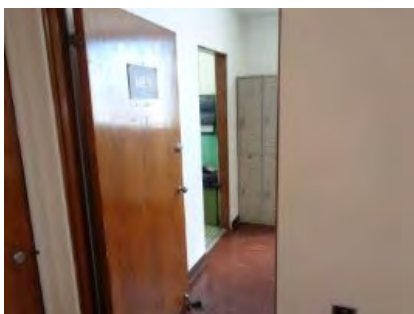
**Comment MA-018**

**Priority: 2**      **Estimated Direct Cost:**    \$75      Maintenance

**Item Description:**    Tactile wall signage;

**Findings:** The required tactile wall sign is not provided at doorway.

**Recommendations:**  
Provide one tactile wall sign having Grade 2 Braille beneath raised text and a raised pictogram. Mount sign on the wall, at the latch side of door, centered at 56" AFF.



**Facility:** Municipal Auditorium

**Room/Spot:** Back Stage  
Men's room

**Code Reference:** CBC 11B-216.2      CBC 11B-703.3 ,

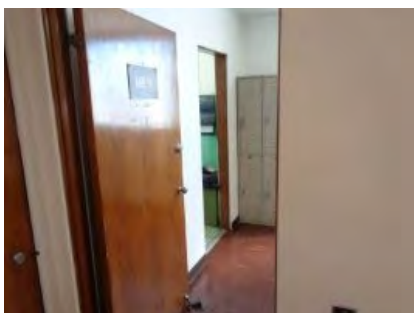
**Comment MA-019**

**Priority: 2**      **Estimated Direct Cost:**    \$95      Maintenance

**Item Description:**    Door stop;

**Findings:** Door stop at the push side of Men's door interferes with the requirement for a smooth surface.

**Recommendations:**  
Remove door stop.



**Facility:** Municipal Auditorium

**Room/Spot:** Back Stage  
Men's room

**Code Reference:** CBC 11B-404.2.10,



**Comment MA-020**

**Priority: 3 Estimated Direct Cost: \$575 Contractor**

**Item Description:** Locker room bench;

**Findings:** A compliant accessible bench has not been provided at lockers.



**Recommendations:**

Provide one accessible bench. Accessible bench shall have a back support or be affixed to a wall along its long dimension. Bench back support shall be 48 inches long minimum with a seat 20"-24" deep.

**Facility:** Municipal Auditorium

**Room/Spot:** Back Stage  
Men's room

**Code Reference:** CBC 11B-903.1,

**Comment MA-021**

**Priority: 2 Estimated Direct Cost: \$5,000 Contractor**

**Item Description:** Restroom;

**Findings:** Restroom is not accessible, including showers.



**Recommendations:**

Remodel restroom and shower area to provide accessibility.

**Facility:** Municipal Auditorium

**Room/Spot:** Back Stage  
Men's room

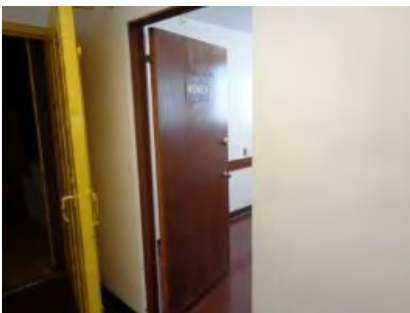
**Code Reference:** CBC 11B-603.1 ,

**Comment MA-022**

**Priority: 2 Estimated Direct Cost: \$150 Maintenance**

**Item Description:** Door Signage; Tactile wall signage

**Findings:** Doorway leading to the Women's restroom is not identified with the required geometric sign. The required tactile wall sign is not provided at doorway.



**Recommendations:**

Provide a light color geometric (circle) sign centered on the door at 58"-60" AFF. Provide one tactile wall sign having Grade 2 Braille beneath raised text and a raised pictogram. Mount sign on the wall, at the latch side of door, centered at 56" AFF.

**Facility:** Municipal Auditorium

**Room/Spot:** Back Stage  
Women's room

**Code Reference:** CBC 11B-703.7.2.6, CBC 11B-216.2 CBC 11B-703.3



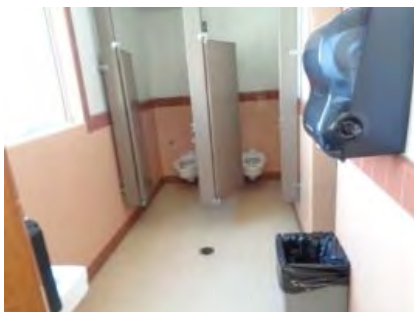


**Comment**      **MA-024**                      **Priority: 2**      **Estimated Direct Cost:**      \$5,000                      Contractor

**Item Description:** Restroom;

**Findings:** Restroom is not accessible, including showers.

**Recommendations:**  
Remodel restroom and shower area to provide accessibility.



**Facility:** Municipal Auditorium

**Room/Spot:** Back Stage  
Women's room

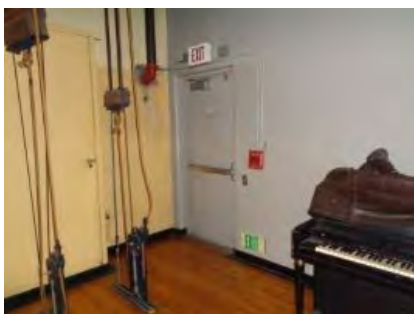
**Code Reference:** CBC 11B-603.1 ,

**Comment**      **MA-025**                      **Priority: 1**      **Estimated Direct Cost:**      \$600                      Maintenance

**Item Description:** Tactile exit signs;

**Findings:** Tactile exit signs are not provided at all grade level exit doors.

**Recommendations:**  
Provide tactile exit signs at each exit door. Mount signs at the latch side of the single doors. Signs shall have Grade 2 Braille beneath raised text stating "EXIT STAIR DOWN".



**Facility:** Municipal Auditorium

**Room/Spot:** Back Stage  
Exit Doors

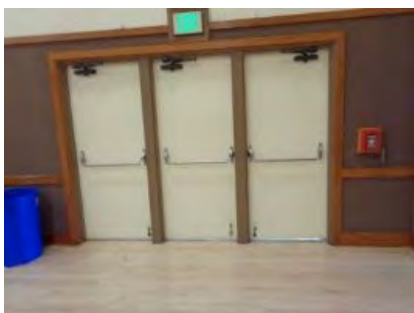
**Code Reference:** CBC 1011.4.2.1      CBC 11B-703.3      CBC 11B-703.4      CBC 11B-703.5 ,

**Comment**      **MA-026**                      **Priority: 1**      **Estimated Direct Cost:**      \$95                      Maintenance

**Item Description:** Door stops;

**Findings:** Door stops at Auditorium side exit doors interfere with the requirement for a smooth surface at the push side of accessible doors.

**Recommendations:**  
Remove all door stops.



**Facility:** Municipal Auditorium

**Room/Spot:** Auditorium  
Exit Doors

**Code Reference:** CBC 11B-404.2.10,



**Comment MA-027**

**Priority: 2 Estimated Direct Cost: \$864 Contractor**

**Item Description:** Truncated domes;



**Findings:** A flush transition occurs outside of the three exit doors at the N/W side of Auditorium. A detectable warning surface has not been provided.

**Recommendations:**  
Install truncated dome mats over the concrete, across the full length of the transition between the concrete walkway and vehicular area. Domes shall be 36" deep in the direction of travel.

**Facility:** Municipal Auditorium

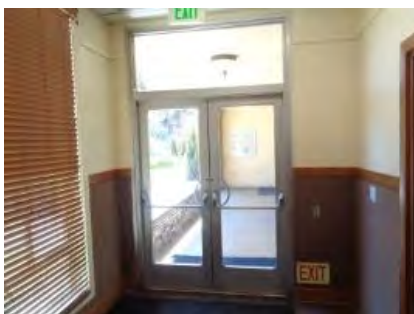
**Room/Spot:** Auditorium  
Exit Doors

**Code Reference:** CBC 11B-705.1.2.5,

**Comment MA-028**

**Priority: 1 Estimated Direct Cost: \$2,250 Contractor**

**Item Description:** Door width;



**Findings:** The double glass doors are not compliant for width. Each door leaf is 27" wide.

**Recommendations:**  
Replace doors with one leaf at least 36" wide.

**Facility:** Municipal Auditorium

**Room/Spot:** Meeting room  
Exit Doors

**Code Reference:** CBC 11B-404.2.3,

**Comment MA-029**

**Priority: 2 Estimated Direct Cost: \$350 Maintenance**

**Item Description:** Braille dimensions;



**Findings:** Tactile signs at both restroom doorways have a federal Braille font which does not conform to California Braille requirements.

**Recommendations:**  
Replace both restroom tactile signs. Braille shall have spacing of 0.10" between dots within the same cell.

**Facility:** Municipal Auditorium

Lobby -Both Restrooms

**Code Reference:** CBC 11B-703.3.1,



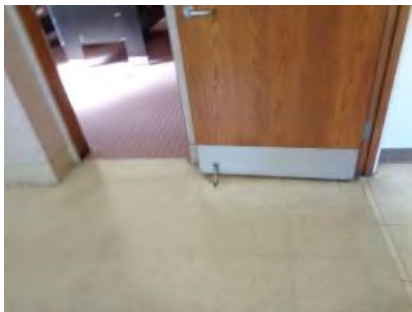
**Comment MA-030**

**Priority: 2 Estimated Direct Cost: \$120 Maintenance**

**Item Description:** Door stops;

**Findings:** Door stops at both restroom doors interfere with the requirement for a smooth surface at the push side of accessible doors.

**Recommendations:**  
Remove all door stops.



**Facility:** Municipal Auditorium

Lobby -Both Restrooms

**Code Reference:** CBC 11B-404.2.10,

**Comment MA-031**

**Priority: 2 Estimated Direct Cost: \$150 Maintenance**

**Item Description:** Door signs;

**Findings:** The geometric door signs are mounted too high and fail to provide the required color contrast with the color of doors.

**Recommendations:**  
Replace each restroom door sign with a light color sign (white). Center signs on doors at 58"-60" AFF.



**Facility:** Municipal Auditorium

Lobby -Both Restrooms

**Code Reference:** CBC 11B-703.7.2.6,

**Comment MA-032**

**Priority: 2 Estimated Direct Cost: \$660 Contractor**

**Item Description:** Paper towel dispenser; Loose waste basket

**Findings:** Dispenser is not accessible as it requires use of two hands, and requires tight grasping and pinching. The side wheel for advancing paper requires twisting of the wrist. Loose waste basket interferes with the required clear floor space at paper towel dispenser. Loose waste basket can be moved and inadvertently block access to dispensers and fixtures.

**Recommendations:**  
Remove and replace one paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest operable part. Locate waste basket at another location, away from clear floor spaces required at fixtures and dispensers. Provide a wall clip or floor bracket to keep waste basket in place.



**Facility:** Municipal Auditorium

Lobby -Both Restrooms

**Code Reference:** CBC 11B-309.4

ADA 308, CA Civ Code 52(a)



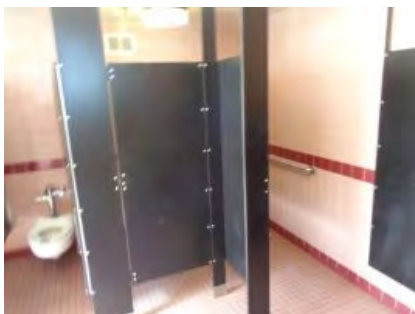
**Comment MA-034**

**Priority: 2 Estimated Direct Cost: \$5,000 Contractor**

**Item Description:** Accessible stall;

**Findings:** Restroom stalls are not accessible.

**Recommendations:**  
Remodel restroom to provide one accessible stall.



**Facility:** Municipal Auditorium

Lobby -Both Restrooms

**Code Reference:** CBC 11B-603.1 ,

**Comment MA-035**

**Priority: 2 Estimated Direct Cost: \$1,650 Contractor**

**Item Description:** Mirrors; Soap Dispenser; Lavatory Insulation; Lavatory faucets

**Findings:** Mirrors over lavatories are not accessible due to height. Soap dispensers at lavatories are not accessible due to height. Insulation beneath the lavatories is not provided. Automatic faucets do not remain open for a minimum of 10 seconds.

**Recommendations:**  
At a minimum, lower one mirror to a height not greater than 40" AFF to the lowest reflective edge. Lower one soap dispenser to a height not greater than 40" AFF to the highest operable part. Cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatories. Adjust the metering of each faucet to remain open for a minimum of 10 seconds.



**Facility:** Municipal Auditorium

Lobby -Both Restrooms

**Code Reference:** CBC 11B-603.3, CBC 11B-603.5 , CBC 11B-606.5 , CBC 11B-606.4

**Comment MA-039**

**Priority: 2 Estimated Direct Cost: \$550 Contractor**

**Item Description:** Baby changing table;

**Findings:** When baby changing table is deployed it blocks the required clear floor space at the lavatory.

**Recommendations:**  
Relocate baby changing table to a clear area where it will not block an accessible route or the floor space at a fixture or dispenser.



**Facility:** Municipal Auditorium

Lobby - Women's restroom

**Code Reference:** CBC 11B-606.2 CBC 11B-226.4,





**Comment MA-040**

**Priority: 2**      **Estimated Direct Cost:** \$150      Maintenance

**Item Description:** Sanitary napkin dispenser;

**Findings:** Dispenser is not accessible. Operable parts require tight grasping, pinching and twisting of the wrist

**Recommendations:**  
Remove and replace dispenser. All controls shall be located no higher than 40" AFF.



**Facility:** Municipal Auditorium

Lobby - Women's restroom

**Code Reference:** CBC 11B-309.4,

**Comment MA-041**

**Priority: 2**      **Estimated Direct Cost:** \$2,500      Contractor

**Item Description:** Knee space;

**Findings:** The counters are not accessible. Knee space provided is only 26-5/8".

**Recommendations:**  
Raise counters as needed to provide a minimum knee space height of 27". Counter surface shall not exceed 34" AFF.



**Facility:** Municipal Auditorium

Lobby - Women's restroom

**Code Reference:** CBC 11B-306.3.3 Exception #2,

**Comment MA-042**

**Priority: 2**      **Estimated Direct Cost:** \$3,750      Contractor

**Item Description:** Baby changing table; Accessible urinal

**Findings:** When baby changing table is deployed it blocks the required clear floor space at the accessible lavatory. Urinal rim height is not compliant at 21-1/2" AFF.

**Recommendations:**  
Remove baby changing table. Insufficient space is provided within the restroom for a baby changing table. Lower fixture. The rim shall not be higher than 17" AFF.



**Facility:** Municipal Auditorium

Lobby - Men's Restroom

**Code Reference:** CBC 11B-606.2      CBC 11B-226.4, CBC 11B-605.2





**Comment**      **MA-044**                      **Priority: 1**      **Estimated Direct Cost:**      \$95                      Maintenance

**Item Description:**      Fire extinguisher cabinet;



**Findings:**      FE cabinet projects greater than 4" into the circulation route.

**Recommendations:**  
Recess cabinet deeper into the wall. Cabinet shall not project greater than 4" from wall surface.

**Facility:**      Municipal Auditorium

Lobby Corridor                      **Code Reference:**      CBC 11B-307.2,

**Comment**      **MA-045**                      **Priority: 3**      **Estimated Direct Cost:**      \$2,500                      Contractor

**Item Description:**      Water fountain;



**Findings:**      WF is not a Hi/Lo model.

**Recommendations:**  
Install a combination Hi/Lo DF.

**Facility:**      Municipal Auditorium

Lobby Corridor                      **Code Reference:**      CBC 11B-211.2,

**Comment**      **MA-046**                      **Priority: 3**      **Estimated Direct Cost:**      \$2,500                      Contractor

**Item Description:**      Vending machine;



**Findings:**      Coke and snack vending machines are not accessible, due to height of the highest operable part. 48-3/4 (coke), 58-3/8" (snack).

**Recommendations:**  
Notify vending contractor to reset height of coke machine and to replace the snack machine. Any vending machines shall have all operable parts within 48" of the floor.

**Facility:**      Municipal Auditorium

Lobby                      **Code Reference:**      ADA 308,



**Comment MA-047**

**Priority: 2**      **Estimated Direct Cost:** \$1,850      Maintenance

**Item Description:** Round door knobs;



**Findings:** The office doors of the Park Superintendent and Park Director both have round door knobs, which are not accessible.

**Recommendations:**  
Replace all round door knobs with lever handles. The end of levers shall return to within 1/2" of the door surface.

**Facility:** Municipal Auditorium

Offices

**Code Reference:** CBC 11B-404.2.7,

**Comment MA-048**

**Priority: 1**      **Estimated Direct Cost:** \$95      Maintenance

**Item Description:** Fire extinguisher cabinet;



**Findings:** FE cabinet projects greater than 4" into the circulation route.

**Recommendations:**  
Recess cabinet into the wall. Cabinet shall not project greater than 4" from wall surface.

**Facility:** Municipal Auditorium

Office Corridor

**Code Reference:** CBC 11B-307.2,

**Comment MA-049**

**Priority: 3**      **Estimated Direct Cost:** \$950      Contractor

**Item Description:** Service counter;



**Findings:** Counter height is not accessible.

**Recommendations:**  
Lower all or a 36" minimum portion of the counter to an accessible height of 28"-34" AFF.

**Facility:** Municipal Auditorium

Directors office

**Code Reference:** CBC 11B-227.3      CBC 11B-904.4 ,



**Comment**      **MA-050**      **Priority: 2**      **Estimated Direct Cost:**      \$95      Maintenance

**Item Description:**      Door clearance;



**Findings:**      The required 12" strike-side clearance at door is not provided.

**Recommendations:**  
Remove either the latch or the closer to eliminate the requirement

**Facility:**      Municipal Auditorium

Directors office      **Code Reference:**      CBC 11B-404.2.4,

**Comment**      **MA-051**      **Priority: 2**      **Estimated Direct Cost:**      \$1,728      Contractor

**Item Description:**      Truncated domes;



**Findings:**      A flush transition occurs outside of the Kitchen at the N/E side of building between the pedestrian walkway and the vehicular drive. A cane detectable warning surface has not been provided.

**Recommendations:**  
Install a curb or truncated dome mats over the concrete, across the full length of the transition between the concrete walkway and vehicular area. Domes shall be 36" deep in the direction of travel.

**Facility:**      Municipal Auditorium

Exterior - N/E      **Code Reference:**      CBC 11B-705.1.2.5,



# City of South Gate

## ADA Self Evaluation and Transition Plan

### Facility Barrier Assessment Report

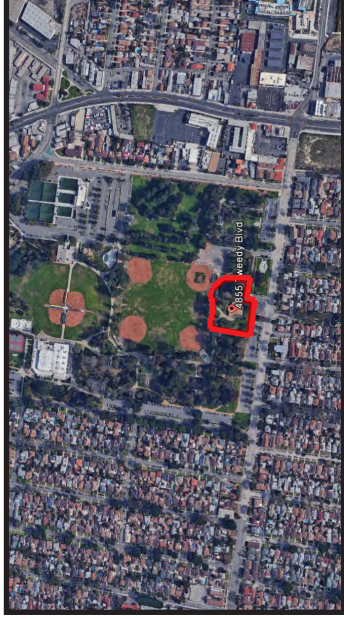
Margaret Travis Senior Center  
4855 Tweedy Boulevard  
South Gate, Ca



Perspective

Legend	
	Boundary Line
	Comment #
	North Arrow

Boundary Map 



Locator Map 





# FACILITY MTSC - MARGARET TRAVIS SENIOR CENTER

4855 Tweedy Boulevard, South Gate, CA 90280

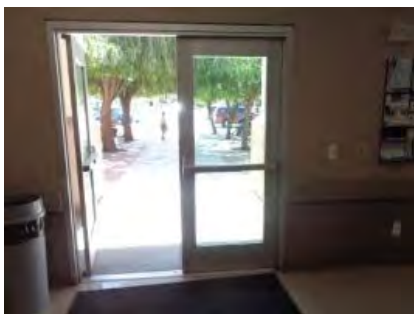
## Estimated Cost Summary Table:

	Estimated Direct Costs	Estimated Project Costs*
Priority 1	\$3,865	\$5,025
Priority 2	\$16,935	\$22,016
Priority 3	\$180	\$234
<b>Total</b>	<b>\$20,980</b>	<b>\$27,274</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

**Comment** MTSC-001 **Priority:** 1 **Estimated Direct Cost:** \$95 **Maintenance**

**Item Description:** Door stops;



**Findings:** Door stops at the push side of doors interferes with the requirement for a smooth door surface.

**Recommendations:**  
Remove all door stops throughout facility.

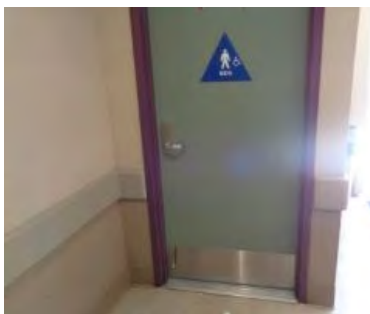
**Facility:** Margaret Travis Senior Center

All doors

**Code Reference:** CBC 11B-404.2.10,

**Comment** MTSC-002 **Priority:** 1 **Estimated Direct Cost:** \$1,140 **Maintenance**

**Item Description:** Door closers;



**Findings:** All doors with automatic closers require adjustment for opening force and closing speed.

**Recommendations:**  
Adjust all door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

**Facility:** Margaret Travis Senior Center

**Room/Spot:** All

All doors

**Code Reference:** CBC 11B-404.2.8.1 CBC 11B-404.2.9,



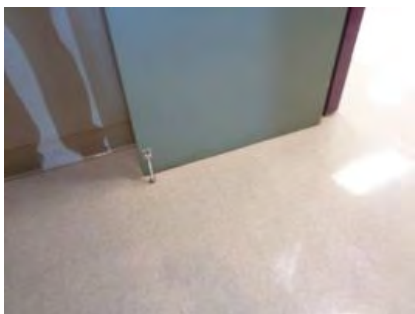




**Comment**      **MTSC-003**      **Priority: 1**      **Estimated Direct Cost:**      \$600      Maintenance

**Item Description:**      Tactile exit signs;

**Findings:**      Tactile exit signs are not provided at all grade level exit doors.



**Recommendations:**

Provide tactile exit signs at each exit door leading to a grade-level exit. Mount signs at the latch side of the single doors and preferably to the right of double doors. Signs shall have Grade 2 Braille beneath raised text stating "EXIT".

**Facility:**      Margaret Travis Senior Center

**Room/Spot:**      All

Exit Doors

**Code Reference:**      CBC 1011.4.1      CBC 11B-703.3      CBC 11B-703.4      CBC 11B-703.5 ,

**Comment**      **MTSC-004**      **Priority: 2**      **Estimated Direct Cost:**      \$1,200      Maintenance

**Item Description:**      Tactile room identification signs;

**Findings:**      Federal Braille spacing was used on all signs, which does not conform to California requirements.



**Recommendations:**

Replace all room I.D. signs. Distance between two dots in the same cell shall be 0.10".

**Facility:**      Margaret Travis Senior Center

**Room/Spot:**      All

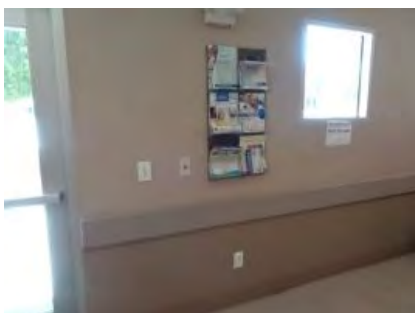
Throughout

**Code Reference:**      CBC 11B-703.3.2      CBC 11B-216.2 ,

**Comment**      **MTSC-005**      **Priority: 3**      **Estimated Direct Cost:**      \$60      Maintenance

**Item Description:**      Brochure rack;

**Findings:**      Wall-mounted rack is not accessible due to excessive height.



**Recommendations:**

Add a second brochure rack having the same informational brochures within 15" and 48" of the floor.

**Facility:**      Margaret Travis Senior Center

**Room/Spot:**      Lobby

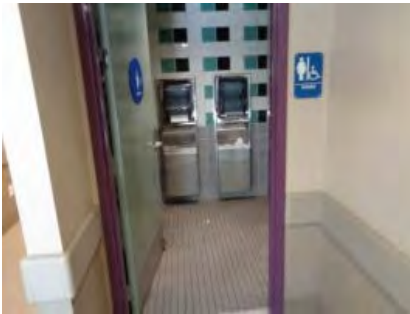
Near main entrance doors

**Code Reference:**      ADA 308,



**Comment**      **MTSC-006**      **Priority: 2**      **Estimated Direct Cost:**    \$185      Contractor

**Item Description:**    Strike-side clearance at door;



**Findings:** The required 12" strike-side clearance at entrance door of restroom is not provided.

**Recommendations:**

Remove lever handle and cover hole in door with a push plate. At the pull side of the door install a U-shaped door pull centered 34"-44" AFF.

**Facility:** Margaret Travis Senior Center

**Room/Spot:** Lobby Restroom  
Women's Restroom

**Code Reference:** CBC 11B-404.2.4,

**Comment**      **MTSC-007**      **Priority: 2**      **Estimated Direct Cost:**    \$600      Contractor

**Item Description:**    Sanitary napkin dispenser;



**Findings:** Clear floor space for dispenser overlaps the required clear floor space for the door. Dispenser controls are not accessible.

**Recommendations:**

Remove dispenser. Insufficient space is provided within restroom.

**Facility:** Margaret Travis Senior Center

**Room/Spot:** Lobby Restroom  
Women's Restroom

**Code Reference:** CBC 11B-603.5 ,

**Comment**      **MTSC-008**      **Priority: 2**      **Estimated Direct Cost:**    \$1,200      Contractor

**Item Description:**    Paper towel dispensers;



**Findings:** Dispensers are not accessible due to height. Dispensers are not compliant both require use of two hands and require tight grasping and pinching. The side wheel for advancing paper requires twisting of the wrist.

**Recommendations:**

Remove and replace one paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest operable part.

**Facility:** Margaret Travis Senior Center

**Room/Spot:** Lobby Restroom  
Women's Restroom

**Code Reference:** CBC 11B-309.4      ADA 308,







**Comment**      **MTSC-009**      **Priority: 2**      **Estimated Direct Cost:**      \$75      Maintenance

**Item Description:** Lavatory Insulation;



**Findings:** Insulation beneath the lavatory is not complete.

**Recommendations:**

Cover, wrap, or otherwise insulate all water lines, drain, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatory.

**Facility:** Margaret Travis Senior Center

**Room/Spot:** Lobby Restroom  
Women's Restroom

**Code Reference:** CBC 11B-606.5 ,

**Comment**      **MTSC-010**      **Priority: 2**      **Estimated Direct Cost:**      \$95      Maintenance

**Item Description:** Stall Door;



**Findings:** The accessible stall door is not self-closing.

**Recommendations:**

Replace the self-closing hinges.

**Facility:** Margaret Travis Senior Center

**Room/Spot:** Lobby Restroom  
Women's Restroom

**Code Reference:** CBC 11B-604.8.1.2,

**Comment**      **MTSC-011**      **Priority: 2**      **Estimated Direct Cost:**      \$95      Maintenance

**Item Description:** Stall Door;



**Findings:** Stall door swings into the required clear floor space at the soap dispenser.

**Recommendations:**

Reverse the door swing to swing into the accessible stall.

**Facility:** Margaret Travis Senior Center

**Room/Spot:** Lobby Restroom  
Women's Restroom

**Code Reference:** CBC 11B-305.1,



**Comment**      **MTSC-012**      **Priority: 2**      **Estimated Direct Cost:**      \$4,800      Contractor

**Item Description:**      Rear grab bar; WC location; Toilet paper dispenser



**Findings:** Rear grab bar is not compliant for location. The accessible WC is not compliant for location, centered 16-5/8" from the side wall. Dispenser is not compliant for location, centered 12" in front of the WC.

**Recommendations:**  
Remove and re-set rear grab bar. Grab bar shall project 54" minimum from the side wall. Reset waste line to center WC 17"-18" from the side wall. Relocate dispenser. Center toilet paper dispenser at 7"-9" in front of the WC.

**Facility:** Margaret Travis Senior Center

**Room/Spot:** Lobby Restroom  
Women's Restroom

**Code Reference:** CBC 11B-609.3 , CBC 11B-604.2, CBC 11B-604.7

**Comment**      **MTSC-015**      **Priority: 2**      **Estimated Direct Cost:**      \$600      Contractor

**Item Description:**      Paper towel dispenser in stall;



**Findings:** Dispenser is not accessible due to height. Dispenser is not compliant as it require use of two hands and requires tight grasping and pinching. The side wheel for advancing paper requires twisting of the wrist.

**Recommendations:**  
Remove and replace paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest operable part.

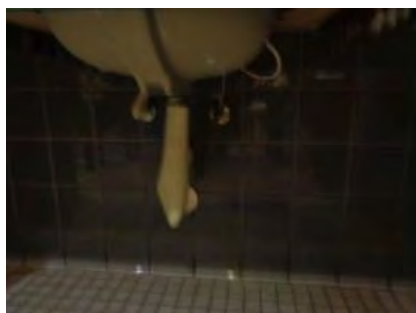
**Facility:** Margaret Travis Senior Center

**Room/Spot:** Lobby Restroom  
Women's Restroom

**Code Reference:** CBC 11B-309.4      ADA 308,

**Comment**      **MTSC-016**      **Priority: 2**      **Estimated Direct Cost:**      \$75      Maintenance

**Item Description:**      Lavatory Insulation;



**Findings:** Insulation beneath the lavatory is not complete.

**Recommendations:**  
Cover, wrap, or otherwise insulate all water lines, drain, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatory.

**Facility:** Margaret Travis Senior Center

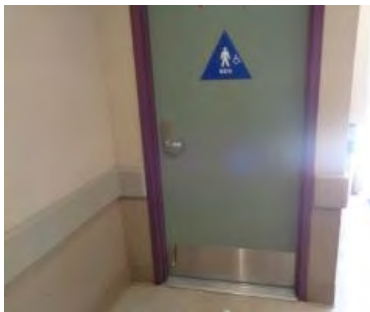
**Room/Spot:** Lobby Restroom  
Women's Restroom

**Code Reference:** CBC 11B-606.5 ,



**Comment**      **MTSC-017**      **Priority: 2**      **Estimated Direct Cost:**      \$260      Contractor

**Item Description:**      Strike-side clearance at door; Tactile wall sign



**Findings:** The required 12" strike-side clearance at entrance door of restroom is not provided. The required tactile wall sign is not provided at each restroom doorway.

**Recommendations:**  
Remove lever handle and cover hole in door with a push plate. At the pull side of door install a U-shaped door pull centered 34"-44" AFF. Provide a tactile wall sign, having Grade 2 Braille beneath raised text and a raised pictogram.

**Facility:** Margaret Travis Senior Center

**Room/Spot:** Lobby Restroom  
Men's Restroom

**Code Reference:** CBC 11B-404.2.4, CBC 11B-216.2      CBC 11B-703.1

**Comment**      **MTSC-019**      **Priority: 2**      **Estimated Direct Cost:**      \$1,200      Contractor

**Item Description:**      Paper towel dispensers;



**Findings:** Dispensers are not accessible due to height. Dispensers are not compliant both require use of two hands and require tight grasping and pinching. The side wheel for advancing paper requires twisting of the wrist.

**Recommendations:**  
Remove and replace one paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest operable part.

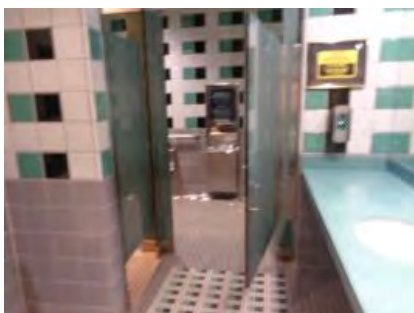
**Facility:** Margaret Travis Senior Center

**Room/Spot:** Lobby Restroom  
Men's Restroom

**Code Reference:** CBC 11B-309.4      ADA 308,

**Comment**      **MTSC-020**      **Priority: 2**      **Estimated Direct Cost:**      \$190      Maintenance

**Item Description:**      Stall Door; Stall Door



**Findings:** Stall door swings into the required clear floor space at the soap dispenser. The accessible stall door is not self-closing.

**Recommendations:**  
Reverse the door swing to swing into the accessible stall. Replace the self-closing hinges.

**Facility:** Margaret Travis Senior Center

**Room/Spot:** Lobby Restroom  
Men's Restroom

**Code Reference:** CBC 11B-305.1, CBC 11B-604.8.1.2



**Comment**      **MTSC-021**      **Priority: 2**      **Estimated Direct Cost:**      \$75      Maintenance

**Item Description:**      Lavatory Insulation;



**Findings:**      Insulation beneath the lavatories is not complete.

**Recommendations:**

Cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under any lavatory.

**Facility:**      Margaret Travis Senior Center

**Room/Spot:**      Lobby Restroom  
Men's Restroom

**Code Reference:**      CBC 11B-606.5 ,

**Comment**      **MTSC-023**      **Priority: 2**      **Estimated Direct Cost:**      \$1,000      Contractor

**Item Description:**      Rear grab bar;



**Findings:**      Rear grab bar is not compliant for location.

**Recommendations:**

Remove and re-set rear grab bar. Grab bar shall be centered on WC with 24" towards the side wall.

**Facility:**      Margaret Travis Senior Center

**Room/Spot:**      Lobby Restroom  
Men's Restroom

**Code Reference:**      CBC 11B-609.3 ,

**Comment**      **MTSC-024**      **Priority: 2**      **Estimated Direct Cost:**      \$5,000      Contractor

**Item Description:**      WC location; Toilet paper dispenser; Paper towel dispenser in stall



**Findings:**      The accessible WC is not compliant for location, centered 15-3/4" from the side wall. Dispenser is not compliant for location, centered 11-1/2" in front of the WC. Dispenser is not accessible due to height. Dispenser is not compliant as it requires use of two hands and requires tight grasping and pinching. The side wheel for advancing paper requires twisting of the wrist.

**Recommendations:**

Reset waste line to center WC at 17"-18" from the side wall. Relocate dispenser. Center toilet paper dispenser at 7"-9" in front of the WC. Remove and replace paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest operable part.

**Facility:**      Margaret Travis Senior Center

**Room/Spot:**      Lobby Restroom  
Men's Restroom

**Code Reference:**      CBC 11B-604.2, CBC 11B-604.7, CBC 11B-309.4      ADA 308

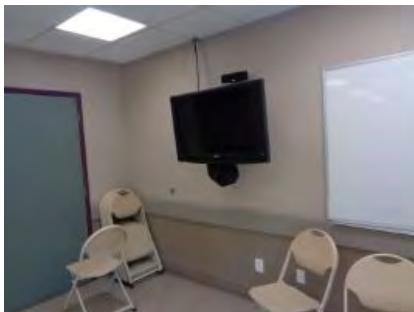






**Comment**      **MTSC-027**      **Priority: 2**      **Estimated Direct Cost:**      \$95      Maintenance

**Item Description:**      Wall-mounted television;



**Findings:**      Television projects greater than 4" from the wall, at a height of 54-1/2" AFF to the lowest edge. Projection measured at 17-1/2".

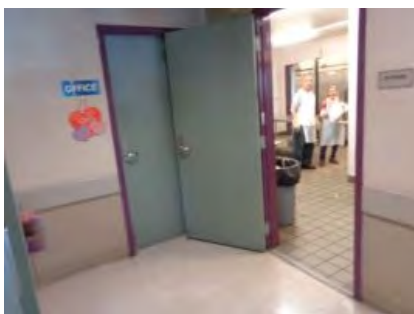
**Recommendations:**  
Provide a rail or other element below the television, projecting a minimum of 15" from the wall, at a height not greater than 27" AFF, to serve as a cane-detectable element.

**Facility:**      Margaret Travis Senior Center

Conference Room      **Code Reference:**      CBC 11B-307.2,

**Comment**      **MTSC-028**      **Priority: 2**      **Estimated Direct Cost:**      \$190      Maintenance

**Item Description:**      Door Interference;



**Findings:**      Kitchen door when open interfere with access of office .

**Recommendations:**  
Reverse the kitchen door swing to swing into the kitchen.

**Facility:**      Margaret Travis Senior Center

Hallway      **Code Reference:**      CBC 11B-404.2.4,

**Comment**      **MTSC-029**      **Priority: 1**      **Estimated Direct Cost:**      \$900      Contractor

**Item Description:**      Concrete walkway;



**Findings:**      Raised slabs create excessive cross slope and abrupt edges greater than 1/4", at N/E corner of building.

**Recommendations:**  
Remove and replace concrete.

**Facility:**      Margaret Travis Senior Center

Patio/Garden      **Code Reference:**      CBC 11B-303.2,



**Comment**      **MTSC-030**      **Priority: 3**      **Estimated Direct Cost:**      \$120      Contractor

**Item Description:**      Wheelchair Seating;



**Findings:**      Wheelchair seating is not provided next to bench seating.

**Recommendations:**  
Provide a level concrete pad next to the central bench. Pad shall be a minimum 36" wide and 48" deep.

**Facility:**      Margaret Travis Senior Center

Patio/Garden      **Code Reference:**      CBC 11B-802.3,

**Comment**      **MTSC-031**      **Priority: 1**      **Estimated Direct Cost:**      \$750      Contractor

**Item Description:**      Bridges;



**Findings:**      Space under railing at both sides of both bridges allows for passage of a sphere greater than 4", measured at 6".

**Recommendations:**  
Weld in matching square metal tubing to close opening height to less than 4".

**Facility:**      Margaret Travis Senior Center

Patio/Garden      **Code Reference:**      CBC 11B-405.9.2,

**Comment**      **MTSC-032**      **Priority: 1**      **Estimated Direct Cost:**      \$190      Maintenance

**Item Description:**      Drop-off at walkway edges;



**Findings:**      Abrupt changes in level greater than 4" occur at various areas of paths.

**Recommendations:**  
Backfill planter areas with soil as needed to raise the adjoining areas of walkways to within 4" of the walkway elevation.

**Facility:**      Margaret Travis Senior Center

Patio/Garden      **Code Reference:**      CBC 11B-303.5,





**Comment**      **MTSC-033**      **Priority:** 1      **Estimated Direct Cost:** \$190      Maintenance

**Item Description:** Double gate; Double gate



**Findings:** Surface of gates at the push side are not smooth. Vertical latching rod is not accessible and both gates must be moved in unison to pass through.

**Recommendations:**

Provide a smooth kick plate across the bottom 10" of each gate panel. Remove vertical latching rod and provide push bars or lever handles. Or create the ability to lock gates in both the open and closed position and have staff control access at events requiring gate access.

**Facility:** Margaret Travis Senior Center

Patio/Garden

**Code Reference:** CBC 11B-404.2.10, CBC 11B-404.2.7



# City of South Gate

## ADA Self Evaluation and Transition Plan




### Facility Barrier Assessment Report



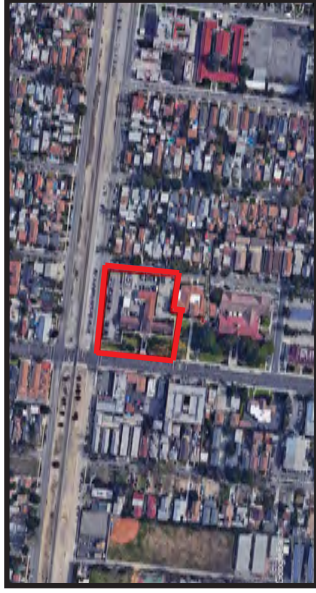
Police Department  
 8620 California Ave  
 South Gate, Ca



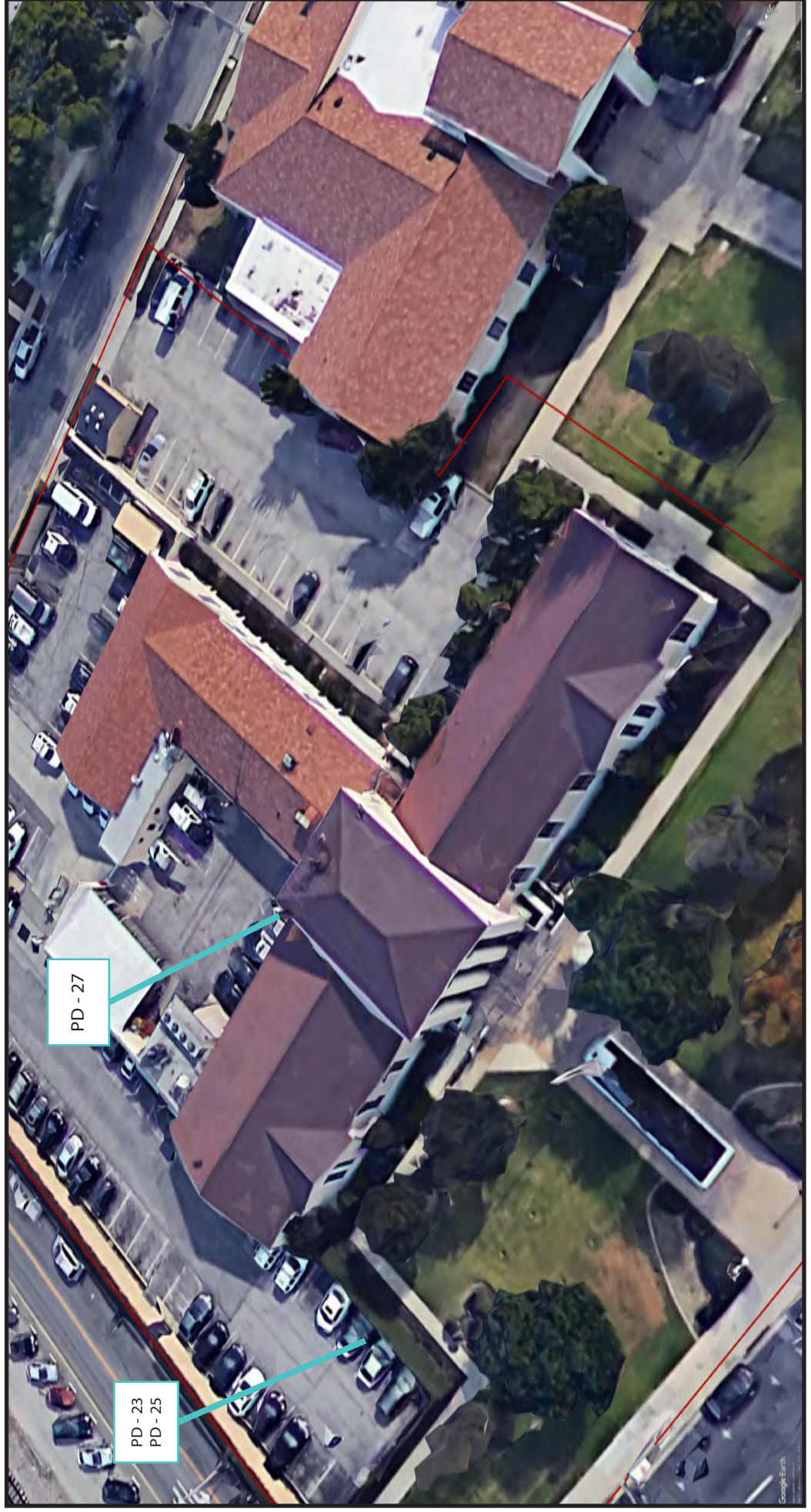
Perspective

Legend	
	Boundary Line
	Comment #
	North Arrow

Boundary Map



Locator Map



PD - 23  
 PD - 25

PD - 27





# FACILITY PD - POLICE DEPARTMENT

8620 California Avenue, South Gate, CA 90280

## Estimated Cost Summary Table:

	Estimated Direct Costs	Estimated Project Costs*
Priority 1	\$3,503	\$4,554
Priority 2	\$8,180	\$10,634
Priority 3	\$10,910	\$14,183
<b>Total</b>	<b>\$22,593</b>	<b>\$29,371</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

**Comment PD-001**      **Priority: 1**      **Estimated Direct Cost:** \$600      Maintenance  
**Item Description:** Tactile exit signs;

**Findings:** Tactile exit signs are not provided at all exit doors.

Table 11B-703.3.1 Braille Dimensions

Measurement Range	Minimum in Inches Maximum in Inches
Dot size diameter	0.3125 (7.9 mm) to 0.3937 (10 mm)
Distance between two dots in the same cell	0.1562 (3.9 mm)
Distance between corresponding dots in adjacent cells	0.306 (7.8 mm)
Cell height	0.306 (7.8 mm) to 0.315 (8.0 mm)
Distance between corresponding dots from one cell directly below	0.3937 (10 mm) to 0.400 (10.2 mm)

X: Measured center to center

**Recommendations:**  
Provide tactile exit signs at all exit doors leading to the exterior via stair or ramp. Mount signs at the latch side of the single doors and preferably to the right of double doors. Signs shall have Grade 2 Braille beneath raised text stating either "EXIT STAIR DOWN" or "EXIT RAMP DOWN" as appropriate". Signs are not required within detention facilities.

**Facility:** Police Department

All Exit Doors      **Code Reference:** CBC 1011.4.2      CBC 11B-703.3      CBC 11B-703.4      CBC 11B-703.5 ,

**Comment PD-002**      **Priority: 1**      **Estimated Direct Cost:** \$75      Maintenance  
**Item Description:** Tactile exit signs;

**Findings:** Tactile exit signs are not provided at interior rooms having access to a corridor or hallway leading to an exit door.

Table 11B-703.3.1 Braille Dimensions

Measurement Range	Minimum in Inches Maximum in Inches
Dot size diameter	0.3125 (7.9 mm) to 0.3937 (10 mm)
Distance between two dots in the same cell	0.1562 (3.9 mm)
Distance between corresponding dots in adjacent cells	0.306 (7.8 mm)
Cell height	0.306 (7.8 mm) to 0.315 (8.0 mm)
Distance between corresponding dots from one cell directly below	0.3937 (10 mm) to 0.400 (10.2 mm)

X: Measured center to center

**Recommendations:**  
Provide a tactile exit sign at each interior room doorway leading to an exit by means of a hallway or corridor. Sign shall state "EXIT ROUTE". Signs are not required within detention facilities.

**Facility:** Police Department

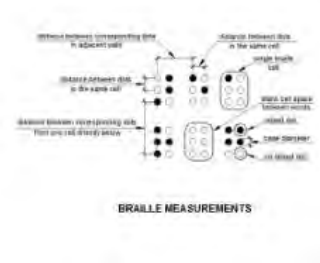
Interior rooms      **Code Reference:** CBC 1011.4.4      CBC 11B-703.3      CBC 11B-703.4      CBC 11B-703.5 ,





**Comment**      **PD-003**                      **Priority: 2**      **Estimated Direct Cost:**      \$1,200                      Maintenance  
**Item Description:**      Room Identification signs;

**Findings:** The required tactile room I.D. signs are not provided at various rooms.



**Recommendations:**  
Provide a sign package for all rooms where the use or name of the rooms are not likely to change over time. Signs shall have Grade 2 Braille below raised text. Signs are not required within detention facilities.

**Facility:** Police Department

All rooms and spaces                      **Code Reference:** CBC 11B-216.2 ,

**Comment**      **PD-004**                      **Priority: 1**      **Estimated Direct Cost:**      \$1,140                      Maintenance  
**Item Description:**      Door closers;

**Findings:** All doors with automatic closers require adjustment for opening force and closing speed.



**Recommendations:**  
Adjust all door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. Detention and security doors are not required to comply.

**Facility:** Police Department

All doors                      **Code Reference:** CBC 11B-404.2.8.1      CBC 11B-404.2.9,

**Comment**      **PD-005**                      **Priority: 3**      **Estimated Direct Cost:**      \$3,240                      Contractor  
**Item Description:**      Information phone; Citation payment counter; Citation payment deposit slot

**Findings:** Phone is not accessible. Height of phone is excessive at 57" and the handset cord is 28" long. Counter is not accessible due to a height of 39-3/4". Deposit slot in wall is not accessible due to a height of 52" AFF.



**Recommendations:**  
Lower phone. The highest operable part shall not be higher than 48" AFF. Provide a new handset cord, 29" minimum in length. Lower counter. Counter height shall not be greater than 34" AFF. Lower deposit slot to a height not greater than 48" AFF.

**Facility:** Police Department

Lobby                      **Code Reference:** CBC 11B-308.2, CBC 11B-227.3      CBC 11B-904.4, CBC 11B-308.2



**Comment PD-008**

**Priority: 3 Estimated Direct Cost: \$5,000 Contractor**

**Item Description:** Vending machines; Vending machines



**Findings:** The left snack vending machine interferes with the required clear floor space at the telephone and counter. Access to the right vending machine is partially blocked by chairs.

**Recommendations:**  
Notify vending contractor to move or remove the snack machine, as needed to provide a minimum 60" clear space at phone and counter. Notify vending contractor to move the right vending machine to the left, as needed to clear the front of chairs by 12" minimum.

**Facility:** Police Department

Lobby

**Code Reference:** CBC 11B-305.1 , CBC 11B-305.1

**Comment PD-010**

**Priority: 3 Estimated Direct Cost: \$75 Maintenance**

**Item Description:** ATM;



**Findings:** The required clear floor space in front of the ATM is obstructed by a waste can and chair.

**Recommendations:**  
Relocate waste can and one chair to provide a minimum clear floor space 30"X48" centered on the ATM.

**Facility:** Police Department

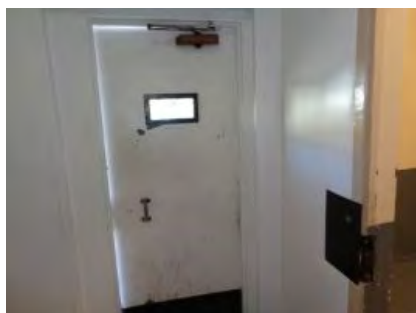
Lobby

**Code Reference:** CBC 11B-707.2 ,

**Comment PD-011**

**Priority: 2 Estimated Direct Cost: \$2,250 Contractor**

**Item Description:** Exterior doors;



**Findings:** Exterior door to holding cells is not accessible due to a clear width less than 32".

**Recommendations:**  
Replace door with a 36" wide door to provide a clear opening of 32" minimum.

**Facility:** Police Department

Holding cells

**Code Reference:** CBC 11B-206.4.9 CBC 11B-404.2.3,



**Comment PD-012**

**Priority: 2 Estimated Direct Cost: \$2,250 Contractor**

**Item Description:** Interior doors;

**Findings:** Interior doors leading to holding cells are not wheelchair accessible due to a clear width less than 32".

**Recommendations:**

Replace both doors with a 36" wide door to provide a clear opening of 32" minimum, at each the Men's and Women's side. Work needs dry wall, framing and new doors. If a policy can be created where persons in wheelchairs are sent directly to county facilities for initial processing, doors will not need to be widened.

**Facility:** Police Department



Holding cells

**Code Reference:** CBC 11B-206.4.9 CBC 11B-404.2.3,

**Comment PD-013**

**Priority: 3 Estimated Direct Cost: \$190 Maintenance**

**Item Description:** Women's cell;

**Findings:** Phone is not accessible. Height of phone is excessive at 61" and the handset cord is 16-1/2" long.

**Recommendations:**

Lower phone. The highest operable part shall not be higher than 48" AFF. Provide a new handset cord, 29" minimum in length.

**Facility:** Police Department



Holding cells

**Code Reference:** CBC 11B-308.2,

**Comment PD-014**

**Priority: 3 Estimated Direct Cost: \$95 Maintenance**

**Item Description:** TTY service;

**Findings:** In detention facilities, where at least one pay telephone is provided in a secured area used only by detainees or inmates and security personnel, at least one TTY shall be provided in at least one secured area.

**Recommendations:**

PD policy is to ship disabled detainees to County facilities immediately after initial processing. No action required for regular cells.

**Facility:** Police Department



Regular cells

**Code Reference:** CBC 11B-217.4.8,





**Comment PD-015**

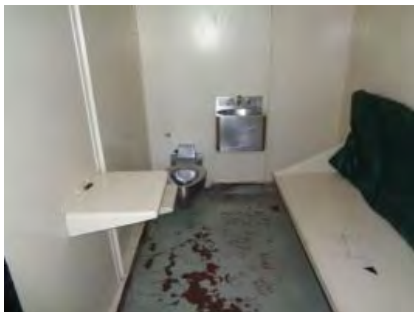
**Priority: 2 Estimated Direct Cost: \$0 Maintenance**

**Item Description:** Cells with mobility features;

**Findings:** At least 3 percent, but no fewer than one, of the total number of cells in a facility shall provide mobility features complying with Section 11B-807.2.

**Recommendations:**

PD policy is to ship disabled detainees to County facilities immediately after initial processing. No action required.



**Facility:** Police Department

Regular cells

**Code Reference:** CBC 11B-232.2.1,

**Comment PD-016**

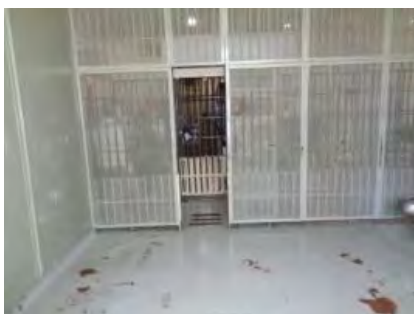
**Priority: 2 Estimated Direct Cost: \$0 Maintenance**

**Item Description:** Cells with mobility features;

**Findings:** Where special holding cells are provided, at least one cell serving each purpose shall provide mobility features. Cells subject to this requirement include, but are not limited to, those used for purposes of orientation, protective custody, administrative or disciplinary detention or segregation, detoxification, and medical isolation.

**Recommendations:**

PD policy is to ship disabled detainees to County facilities immediately after initial processing. No action required.



**Facility:** Police Department

Special holding cells

**Code Reference:** CBC 11B-232.3,

**Comment PD-017**

**Priority: 3 Estimated Direct Cost: \$2,250 Contractor**

**Item Description:** Door;

**Findings:** Cell #1 is the short-term Unisex holding cell of disabled persons. The cell door is not compliant for wheelchair access with a clear width of 26-3/4".

**Recommendations:**

Replace door with a 36" wide door to provide a clear opening of 32" minimum.



**Facility:** Police Department

Holding Cell #1 Accessibility

**Code Reference:** CBC 11B-206.4.9 CBC 11B-404.2.3,





**Comment PD-018**

**Priority: 2 Estimated Direct Cost: \$60 Maintenance**

**Item Description:** Wheelchair access;



**Findings:** Insufficient space within cell is provided for the required wheelchair turning radius of 60" minimum.

**Recommendations:**  
Modify cell as needed to provide wheelchair maneuverability.

**Facility:** Police Department

Holding Cell #1 Accessibility

**Code Reference:** CBC 11B-304.3,

**Comment PD-019**

**Priority: 2 Estimated Direct Cost: \$170 Contractor**

**Item Description:** WC seat height; Grab bars



**Findings:** Seat height at WC is not accessible at 16" AFF. Grab bars are not provided at WC.

**Recommendations:**  
Raise or modify WC to provide a seat height of 17"-19" AFF. Install side and rear grab bars. Grab bars are not required to be installed in holding cells that are specially designed without protrusions for purposes of suicide prevention.

**Facility:** Police Department

Holding Cell #1 Accessibility

**Code Reference:** CBC 11B-604.4 , CBC 11B-604.5

**Comment PD-021**

**Priority: 3 Estimated Direct Cost: \$60 Maintenance**

**Item Description:** Shower;



**Findings:** Shower is not accessible due to raised threshold and width of opening.

**Recommendations:**  
Modify shower to provide access per 11B-608.

**Facility:** Police Department

Holding Cell #1 Accessibility

**Code Reference:** CBC 11B-608 ,



**Comment** PD-022 **Priority:** 2 **Estimated Direct Cost:** \$2,250 **Contractor**

**Item Description:** Door;



**Findings:** Door to the Interview room is not accessible, having a clear width of 29".

**Recommendations:**  
Room shall be accessible with a door providing a minimum clear width of 32". Replace door and door frame with a 36" door.

**Facility:** Police Department

Detective Bureau

**Code Reference:** CBC 11B-404.2.3,

**Comment** PD-023 **Priority:** 1 **Estimated Direct Cost:** \$900 **Contractor**

**Item Description:** Accessible Parking; Signs; Striping



**Findings:** 45 stalls are provided. Two accessible stalls are required and four have been provided. The required additional stall signs stating "MINIMUM FINE \$250" have not been posted. Diagonal stripes within access aisles do not provide the required visual contrast with the parking surface.

**Recommendations:**  
No action required, however, the number of accessible stalls may be reduced by half if desired. Below each stall sign, provide the additional minimum fine sign. Restripe access aisle diagonal stripes in white. Border shall remain blue. Stripes shall be interrupted at area of the words "NO PARKING".

**Facility:** Police Department

Staff Parking

**Code Reference:** CBC 11B-502 Table 11B-208.2, CBC 11B-502.6.2, CBC 11B-502.3.3

**Comment** PD-025 **Priority:** 1 **Estimated Direct Cost:** \$500 **Contractor**

**Item Description:** Tow-away Sign;



**Findings:** The required tow-away warning sign is not provided.

**Recommendations:**  
Provide one a CALTRANS R-100B tow sign within direct view of the stalls, or at the entrance to parking. The blank spaces for vehicle reclaiming information shall be filled-in and made a permanent part of the sign in lettering a minimum 1 inch high.

**Facility:** Police Department

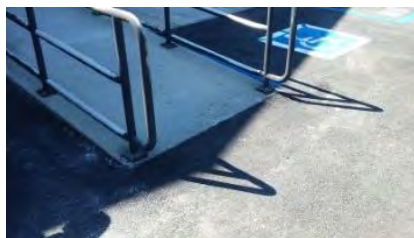
Staff Parking

**Code Reference:** CBC 11B-502.8.2 CVC 22511.8(e),





**Comment**    **PD-027**    **Priority: 1**    **Estimated Direct Cost:**    \$288    Maintenance  
**Item Description:**    Ramp;



**Findings:** Truncated domes are not provided at transition between the pedestrian ramp and the vehicular way.

**Recommendations:**  
Install a 3'X4' truncated dome mat over the ramp surface, next to the asphalt joint.

**Facility:** Police Department

Staff Parking

**Code Reference:** CBC 11B-705.1.2.5,






# City of South Gate

## ADA Self Evaluation and Transition Plan

### Facility Barrier Assessment Report

Sports Center Exterior  
 9520 Hildreth Ave  
 South Gate, Ca

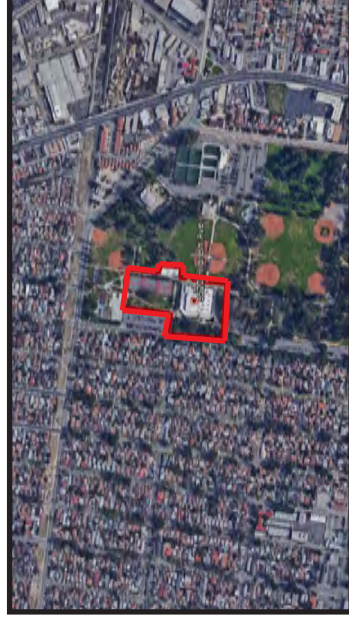


Legend	
	Boundary Line
	Comment #
	North Arrow

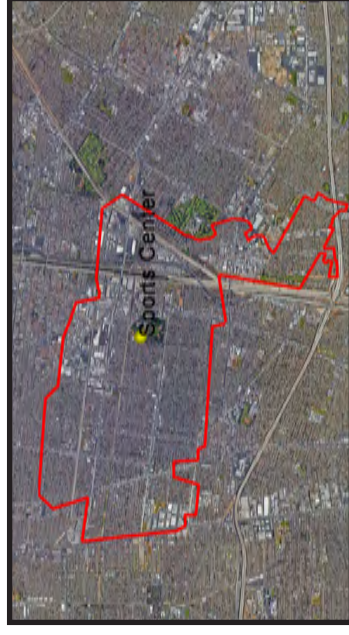


Perspective

Boundary Map



Locator Map



OWEN





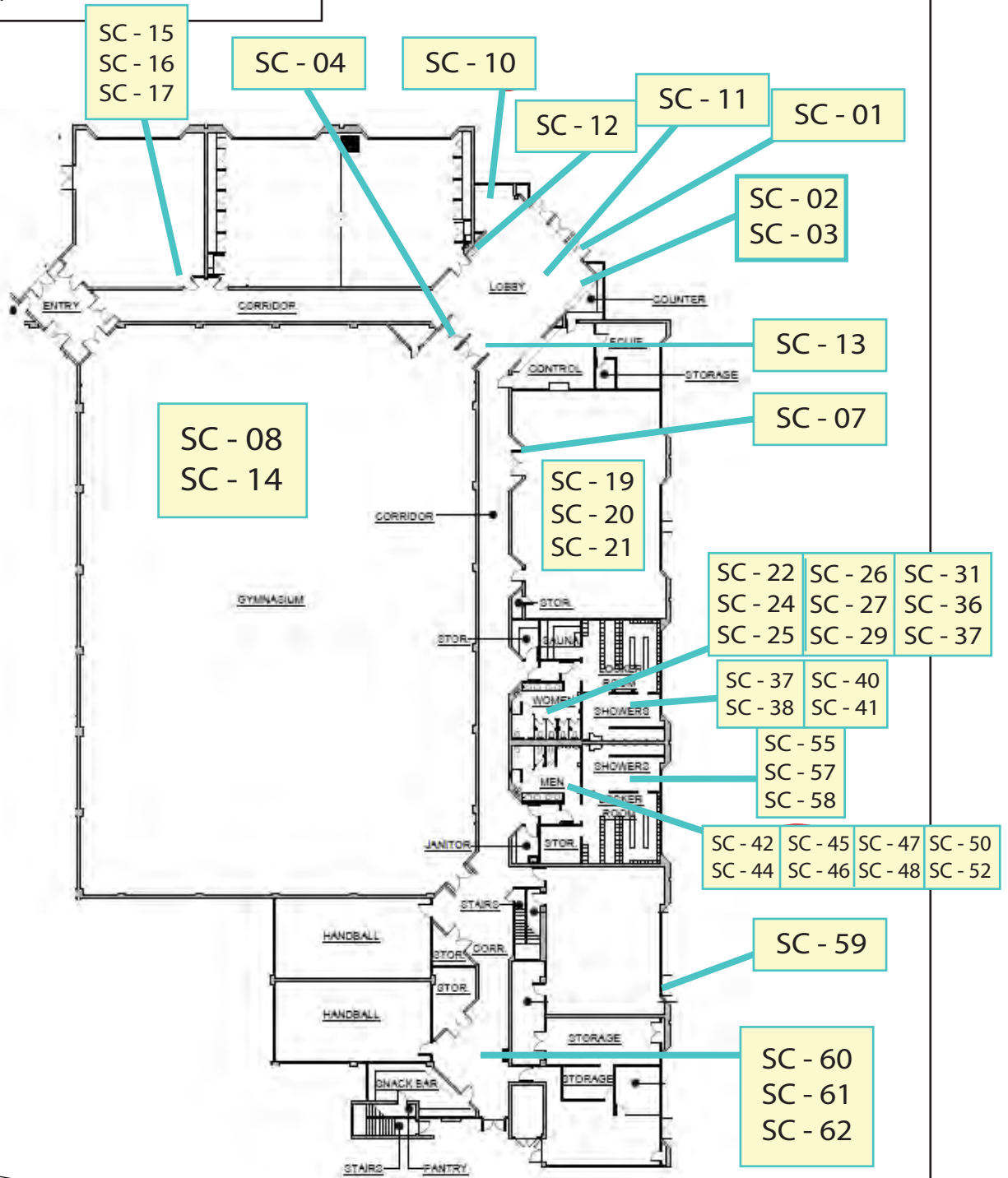
# City of South Gate

## ADA Self Evaluation and Transition Plan Facility Barrier Assessment Report

Sports Center Interior  
9520 Hildreth Ave  
South Gate, Ca



OWEN



**Legend**

- Comment #
- North Arrow



# FACILITY SC - SPORTS CENTER

9520 Hildreth Avenue, South Gate, CA 90280

## Estimated Cost Summary Table:

	Estimated Direct Costs	Estimated Project Costs*
Priority 1	\$5,085	\$6,611
Priority 2	\$12,040	\$15,652
Priority 3	\$26,440	\$34,372
<b>Total</b>	<b>\$43,565</b>	<b>\$56,635</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

**Comment SC-001**      **Priority: 1**      **Estimated Direct Cost:** \$150      Maintenance

**Item Description:** Signage;



**Findings:** Only the left pair of doors are unlocked for entry.

**Recommendations:**  
Provide an ISA sign over each of the two left doors.

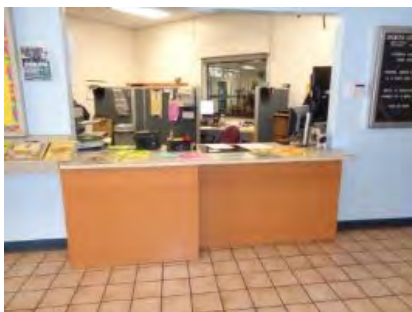
**Facility:** Sports Center

**Room/Spot:** Exterior  
Entrance doors

**Code Reference:** CBC 11B-216.6,

**Comment SC-002**      **Priority: 3**      **Estimated Direct Cost:** \$950      Contractor

**Item Description:** Counter height;



**Findings:** Counter height is not accessible at 34-5/8".

**Recommendations:**  
Lower counter to a height not to exceed 34" AFF.

**Facility:** Sports Center

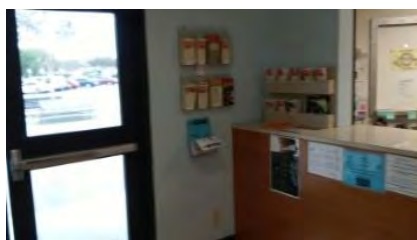
**Room/Spot:** Lobby  
Information counter

**Code Reference:** CBC 11B-227.3,





**Comment**      **SC-003**                      **Priority: 3**      **Estimated Direct Cost:**      \$60                      Maintenance  
**Item Description:**      Pamphlet rack;



**Findings:** Pamphlets are not accessible due to height.

**Recommendations:**  
 Provide the same printed material at an accessible height , not greater than 48" AFF.

**Facility:** Sports Center

**Room/Spot:** Lobby  
Information counter

**Code Reference:** CBC 11B-308.2,

**Comment**      **SC-004**                      **Priority: 1**      **Estimated Direct Cost:**      \$1,665                      Maintenance  
**Item Description:**      Door closers; Signage



**Findings:** All doors with automatic closers require adjustment for opening force and closing speed. Signage is not provided at lobby area or basketball courts to inform patrons of the availability of the assistive listening system.

**Recommendations:**  
 Adjust all door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. Provide signs that state "Assistive-Listening System Available" and post in a prominent place at or near the assembly area entrance. Assistive listening signs shall include the International Symbol of Access for Hearing Loss.

**Facility:** Sports Center

All doors

**Code Reference:** CBC 11B-404.2.8.1      CBC 11B-404.2.9, CBC 11B-216.10

**Comment**      **SC-005**                      **Priority: 1**      **Estimated Direct Cost:**      \$600                      Maintenance  
**Item Description:**      Tactile exit signs;



**Findings:** Tactile exit signs are not provided at all grade level exit doors.

**Recommendations:**  
 Provide tactile exit signs at each exit door and exit gate, where exit doors and gates lead to a grade-level exit. Mount signs at the latch side of the single doors and preferably to the right of double doors. Signs shall have Grade 2 Braille beneath raised text stating "EXIT".

**Facility:** Sports Center

All Exit Doors

**Code Reference:** CBC 1011.4.1      CBC 11B-703.3      CBC 11B-703.4      CBC 11B-703.5 ,





**Comment SC-006**

**Priority: 1**      **Estimated Direct Cost:** \$75      Maintenance

**Item Description:** Tactile exit signs;



**Findings:** Tactile exit signs are not provided at interior rooms having access to a corridor or hallway leading to an exit door.

**Recommendations:**  
Provide a tactile exit sign at each interior room doorway leading to an exit by means of a hallway or corridor. Sign shall state "EXIT ROUTE".

**Facility:** Sports Center

Interior rooms

**Code Reference:** CBC 1011.4.4      CBC 11B-703.3      CBC 11B-703.4      CBC 11B-703.5 ,

**Comment SC-007**

**Priority: 2**      **Estimated Direct Cost:** \$1,200      Maintenance

**Item Description:** Room Identification signs;



**Findings:** The required tactile room I.D. signs are not provided at various rooms. I.D. signs for interior rooms or spaces are required.

**Recommendations:**  
Provide a sign package for all rooms where the use or name of the rooms are not likely to change over time. Signs shall have Grade 2 Braille below raised text.

**Facility:** Sports Center

All rooms and spaces

**Code Reference:** CBC 11B-216.2 ,

**Comment SC-008**

**Priority: 3**      **Estimated Direct Cost:** \$6,750      Maintenance

**Item Description:** Assistive Listening Devices;



**Findings:** An assistive listening system is required but was not found to be available.

**Recommendations:**  
Provide a portable or permanent assistive listening system. Consult with a sound engineer as each system varies in advantages and disadvantages.

**Facility:** Sports Center

Basketball court

**Code Reference:** CBC 11B-219.1      CBC 11B-706.1,



**Comment**      **SC-010**                      **Priority: 3**              **Estimated Direct Cost:**      \$2,500                      Contractor

**Item Description:**      Vending machines;



**Findings:**      The snack vendor is not accessible due to height of operable parts.

**Recommendations:**  
Notify vending contractor to replace the snack machine. Any vending machines shall have all operable parts within 48" of the floor

**Facility:**      Sports Center

Lobby                                      **Code Reference:**      CBC 11B-308.1,

**Comment**      **SC-011**                      **Priority: 1**              **Estimated Direct Cost:**      \$250                      Maintenance

**Item Description:**      Queue barrier;



**Findings:**      The queue barrier straps are not cane detectable.

**Recommendations:**  
Add a second row of straps, no higher than 27" AFF.

**Facility:**      Sports Center

Lobby                                      **Code Reference:**      CBC 11B-307.4,

**Comment**      **SC-012**                      **Priority: 3**              **Estimated Direct Cost:**      \$2,500                      Contractor

**Item Description:**      Drinking fountain;



**Findings:**      WF is not a Hi/Lo model.

**Recommendations:**  
Install a combination Hi/lo DF.

**Facility:**      Sports Center

Lobby                                      **Code Reference:**      CBC 11B-211.2,



**Comment SC-013**

**Priority: 2**      **Estimated Direct Cost:** \$75      Maintenance

**Item Description:** Restroom Sign;



**Findings:** Signs that give direction to accessible site elements shall also display the ISA. Lobby sign is not compliant.

**Recommendations:**  
Add an ISA next to the existing sign. Isa shall be white on a dark blue background.

**Facility:** Sports Center

Lobby

**Code Reference:** CBC 11B-216.6    CBC 11B-703.5,

**Comment SC-014**

**Priority: 3**      **Estimated Direct Cost:** \$1,400      Contractor

**Item Description:** Accessible seating;



**Findings:** Bleacher seating is not accessible.

**Recommendations:**  
Modify the first row of each bleacher section to provide one wheelchair seating space.

**Facility:** Sports Center

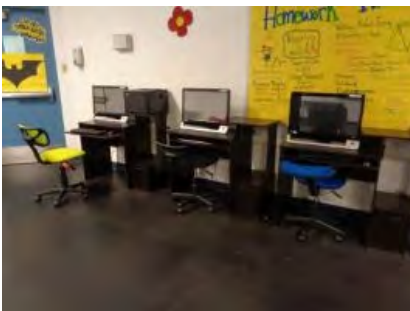
Basketball court

**Code Reference:** CBC 11B-221.2.3.1    CBC 11B-802.1,

**Comment SC-015**

**Priority: 3**      **Estimated Direct Cost:** \$1,300      Contractor

**Item Description:** Computer desks;



**Findings:** Desks fail to provide compliant knee space.

**Recommendations:**  
Provide one computer desk having knee space 27" high MIN.

**Facility:** Sports Center

Teen Center

**Code Reference:** CBC 11B-306.3.3 Exception #2,



**Comment**      **SC-016**                      **Priority: 1**      **Estimated Direct Cost:**      \$95                      Maintenance

**Item Description:**      Doors;



**Findings:** All doors fail to provide a smooth surface at the bottom 10" of each door, due to vertical latch rods.

**Recommendations:**  
Modify doors to cover vertical latch rods while providing a smooth surface across the bottom 10" of each door. Remove door stop.

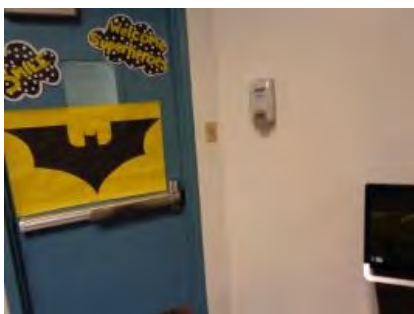
**Facility:** Sports Center

Teen Center

**Code Reference:** CBC 11B-404.2.10,

**Comment**      **SC-017**                      **Priority: 3**      **Estimated Direct Cost:**      \$285                      Maintenance

**Item Description:**      Wall dispenser; Light switch



**Findings:** Hand sanitizer dispenser located near entrance doors is not accessible at 52 -1/2" Light switch is not compliant for height at 56" to the top of the box.

**Recommendations:**  
Lower dispenser to a height not greater than 48" AFF to the highest operable part. Lower light switch box. The top of the box shall not be higher than 48" AFF.

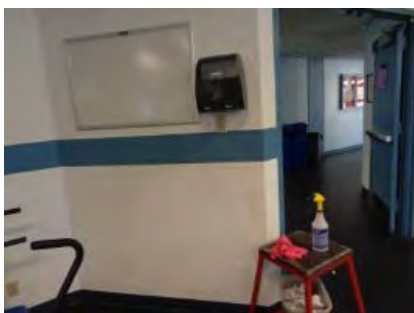
**Facility:** Sports Center

Teen Center

**Code Reference:** CBC 11B-308.2, CBC 11B-308.1.1

**Comment**      **SC-019**                      **Priority: 2**      **Estimated Direct Cost:**      \$600                      Maintenance

**Item Description:**      Paper towel dispenser;



**Findings:** Paper towel dispenser located near entrance doors is not accessible at 58"

**Recommendations:**  
Lower dispenser to a height not greater than 48" AFF to the highest operable part.

**Facility:** Sports Center

Fitness Room

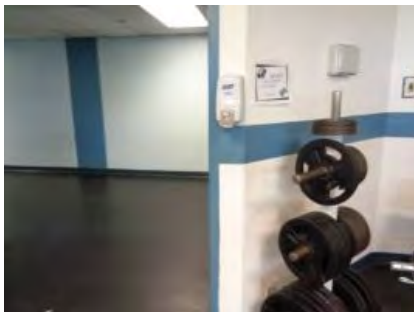
**Code Reference:** CBC 11B-308.2,





**Comment**      **SC-020**                      **Priority: 3**      **Estimated Direct Cost:**      \$95                      Maintenance

**Item Description:**      Wall dispenser;



**Findings:** Hand sanitizer dispenser located near entrance doors is not accessible at 52 -1/2"

**Recommendations:**  
Lower dispenser to a height not greater than 48" AFF to the highest operable part.

**Facility:** Sports Center

Fitness Room                      **Code Reference:** CBC 11B-308.2,

**Comment**      **SC-021**                      **Priority: 3**      **Estimated Direct Cost:**      \$2,000                      Maintenance

**Item Description:**      Clear floor space;



**Findings:** A clear floor space positioned for transfer or for use by an individual seated in a wheelchair is not provided at all types of exercise equipment. Clear floor space shall be 30"X48".

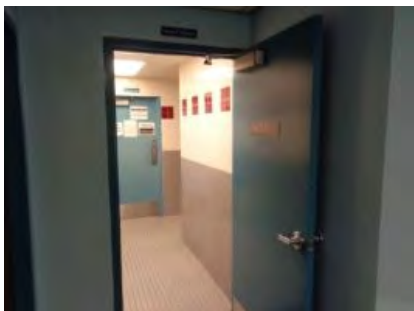
**Recommendations:**  
Modify layout of equipment. One clear floor space is permitted to be shared between two pieces of exercise equipment. Only one of each type of exercise equipment is required to be accessible.

**Facility:** Sports Center

Fitness Room                      **Code Reference:** CBC 11B-1004.1,

**Comment**      **SC-022**                      **Priority: 2**      **Estimated Direct Cost:**      \$150                      Maintenance

**Item Description:**      Signage; Tactile wall sign



**Findings:** The doorway leading to the Women's restroom is not identified with the required geometric sign. The required tactile wall signs are not provided at the restroom doorway.

**Recommendations:**  
Install a dark 12" geometric sign (circle), centered on door at 58"-60" AFF. Provide a tactile wall sign at each doorway, having Grade 2 Braille beneath raised text and a raised pictogram.

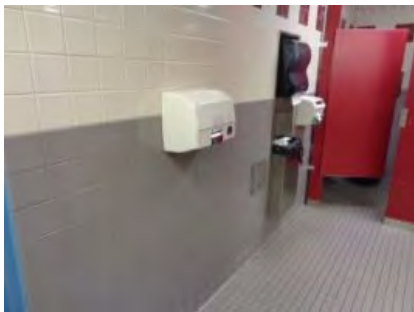
**Facility:** Sports Center

Women's Restroom                      **Code Reference:** CBC 11B-703.7.2.6, CBC 11B-216.2      CBC 11B-703.1



**Comment**      **SC-024**                      **Priority: 2**      **Estimated Direct Cost:**      \$600                      Contractor

**Item Description:**      Blow dryers;



**Findings:** Two wall-mounted blow dryers project more than 4" from the wall, measured at 7".

**Recommendations:**  
Recess blow dryers into the wall . Final projection from wall shall not be greater than 4".

**Facility:** Sports Center

Women's Restroom                      **Code Reference:** CBC 11B-307.2,

**Comment**      **SC-025**                      **Priority: 2**      **Estimated Direct Cost:**      \$600                      Contractor

**Item Description:**      Paper towel dispensers;



**Findings:** Dispensers are not accessible as they both require use of two hands, and require tight grasping and pinching. The side wheel for advancing paper requires twisting of the wrist.

**Recommendations:**  
Remove and replace one paper towel dispenser. New dispenser shall not require use of both hands, or tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest operable part.

**Facility:** Sports Center

Women's Restroom                      **Code Reference:** CBC 11B-309.4                      ADA 308,

**Comment**      **SC-026**                      **Priority: 2**      **Estimated Direct Cost:**      \$75                      Maintenance

**Item Description:**      Lavatory Insulation;



**Findings:** Insulation beneath the lavatories is not provided.

**Recommendations:**  
Cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatories.

**Facility:** Sports Center

Women's Restroom                      **Code Reference:** CBC 11B-606.5 ,



**Comment SC-027**

**Priority: 2 Estimated Direct Cost: \$300 Contractor**

**Item Description:** Soap Dispenser;

**Findings:** Soap dispensers at lavatories are not accessible due to height.

**Recommendations:**

Lower one soap dispenser to a height not greater than 40" AFF to the highest operable part.



**Facility:** Sports Center

Women's Restroom

**Code Reference:** CBC 11B-603.5 ,

**Comment SC-028**

**Priority: 2 Estimated Direct Cost: \$75 Maintenance**

**Item Description:** Lavatory faucets;

**Findings:** Automatic faucets do not remain open for a minimum of 10 seconds.

**Recommendations:**

Adjust the metering of each faucet to remain open for a minimum of 10 seconds.



**Facility:** Sports Center

Women's Restroom

**Code Reference:** CBC 11B-606.4,

**Comment SC-029**

**Priority: 2 Estimated Direct Cost: \$190 Maintenance**

**Item Description:** Stall Door; Stall Door

**Findings:** The accessible stall door is not self-closing. Accessible stall door is missing the required U-pull handle at the pull side.

**Recommendations:**

Replace the self-closing hinges. Install a U-shaped pull handle below the latch.



**Facility:** Sports Center

Women's Restroom

**Code Reference:** CBC 11B-604.8.1.2, CBC 11B-604.8.1.2



**Comment SC-031**

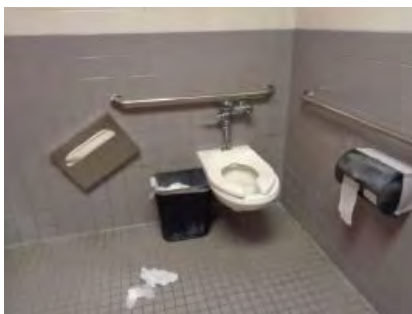
**Priority: 2 Estimated Direct Cost: \$2,230 Contractor**

**Item Description:** WC Seat height; Rear grab bar; Seat cover dispenser; Side grab bar; Loose waste basket

**Findings:** The accessible WC seat height is not compliant at 16-3/4" AFF. Proper hand clearance is not provide below the rear grab bar. Seat cover dispenser is loose at wall. Side grab bar is not compliant for location. Waste basket interferes with the required transfer space next to the WC.

**Recommendations:**

Install a 2" high raised seat. Seat height shall be 17"-19". Raise grab bar as needed to provide 1-1/2" clearance above the flush valve. Re-attach dispenser. Relocate side grab bar to project a minimum 54" from the back wall. Remove loose waste basket from stall.



**Facility:** Sports Center

Women's Restroom

**Code Reference:** CBC 11B-604.4 , CBC 11B-609.4 , CBC 11B-603.5 , CBC 11B-609.4 , CA Civ Code 52(a)

**Comment SC-036**

**Priority: 3 Estimated Direct Cost: \$575 Contractor**

**Item Description:** Accessible lockers;

**Findings:** 80 lockers are provided. A minimum 5% shall be accessible with accessible benches.

**Recommendations:**

Identify a minimum of 4 lockers as accessible and provide compliant benches.



**Facility:** Sports Center

Women's Locker room

**Code Reference:** CBC 11B-222.1,

**Comment SC-037**

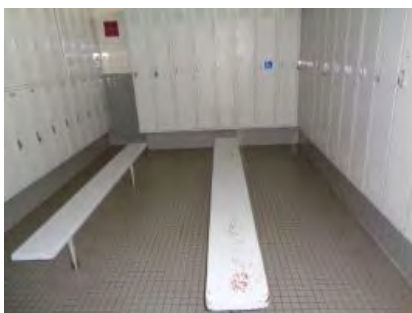
**Priority: 3 Estimated Direct Cost: \$575 Contractor**

**Item Description:** Accessible benches;

**Findings:** 80 lockers are available. No accessible locker benches have been provided. Five percent of all lockers shall be accessible with accessible benches.

**Recommendations:**

Provide a minimum of 4 accessible benches. Accessible benches shall have a back support or be affixed to a wall along its long dimension. Bench back support shall be 48 inches long minimum with a seat 20"-24" deep and 17"-19" high.



**Facility:** Sports Center

Women's Locker room

**Code Reference:** CBC 11B-903.1,

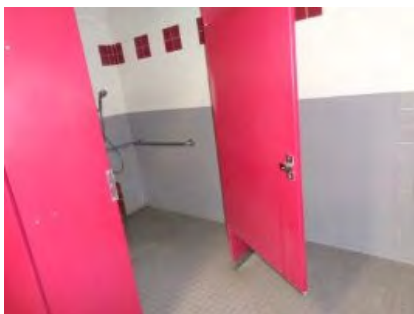






**Comment**      **SC-038**                      **Priority: 2**              **Estimated Direct Cost:**      \$190                      Maintenance

**Item Description:**      Shower stall door; Shower stall door



**Findings:** Stall door is not self closing Accessible shower door is missing a U-pull handle at the pull side.

**Recommendations:**  
Replace the self-closing hinges. Install a U-shaped pull handle below the latch.

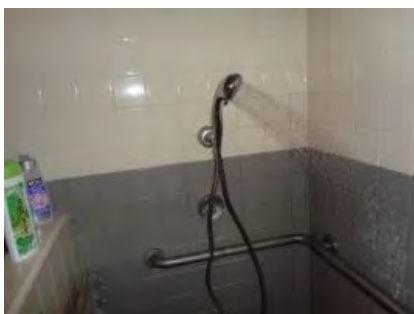
**Facility:** Sports Center

Women's Locker room

**Code Reference:** CA Civ Code 52(a), CA Civ Code 52(a)

**Comment**      **SC-040**                      **Priority: 2**              **Estimated Direct Cost:**      \$95                      Maintenance

**Item Description:**      Shower sprayer;



**Findings:** The hand held spray unit is not compliant, missing the required non-positive shut-off.

**Recommendations:**  
Sprayer shall have a non-positive shut off valve on the sprayer.

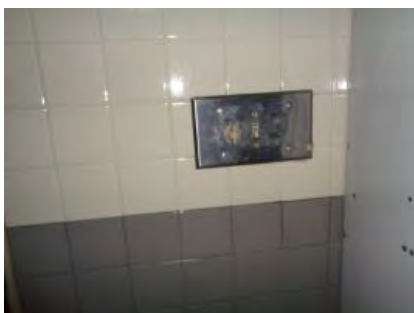
**Facility:** Sports Center

Women's Locker room

**Code Reference:** CBC 11B-608.6,

**Comment**      **SC-041**                      **Priority: 3**              **Estimated Direct Cost:**      \$0                      Maintenance

**Item Description:**      Sauna controls;



**Findings:** Sauna controls at wall are not accessible, requiring tight grasping and twisting of the wrist.

**Recommendations:**  
Sauna is not in operation. If operation is resumed, accessible controls will need to be added.

**Facility:** Sports Center

Women's Locker room

**Code Reference:** CBC 11B-309.4,



**Comment SC-042**

**Priority: 2**      **Estimated Direct Cost:** \$150      Maintenance

**Item Description:** Signage; Tactile wall sign



**Findings:** The doorway leading to the Women's restroom is not identified with the required geometric sign. The required tactile wall signs are not provided at the restroom doorway.

**Recommendations:**  
Install a dark 12" geometric sign (triangle), centered on door at 58"-60" AFF. Provide a tactile wall sign at each doorway, having Grade 2 Braille beneath raised text and a raised pictogram.

**Facility:** Sports Center

Men's restroom

**Code Reference:** CBC 11B-703.7.2.6, CBC 11B-216.2      CBC 11B-703.1

**Comment SC-044**

**Priority: 2**      **Estimated Direct Cost:** \$600      Contractor

**Item Description:** Blow dryers;



**Findings:** Two wall-mounted blow dryers project more than 4" from the wall, measured at 7".

**Recommendations:**  
Recess blow dryers into the wall . Final projection from wall shall not be greater than 4".

**Facility:** Sports Center

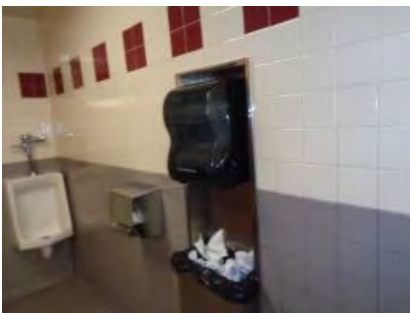
Men's restroom

**Code Reference:** CBC 11B-307.2,

**Comment SC-045**

**Priority: 2**      **Estimated Direct Cost:** \$600      Contractor

**Item Description:** Paper towel dispensers;



**Findings:** Dispensers are not accessible as they both require use of two hands, and require tight grasping and pinching. The side wheel for advancing paper requires twisting of the wrist.

**Recommendations:**  
Remove and replace one paper towel dispenser. New dispenser shall not require use of both hands, or tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest operable part.

**Facility:** Sports Center

Men's restroom

**Code Reference:** CBC 11B-309.4      ADA 308,



**Comment SC-046**

**Priority: 2 Estimated Direct Cost: \$75 Maintenance**

**Item Description:** Lavatory Insulation;

**Findings:** Insulation beneath the lavatories is not provided.

**Recommendations:**

Cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatories.



**Facility:** Sports Center

Men's restroom

**Code Reference:** CBC 11B-606.5 ,

**Comment SC-047**

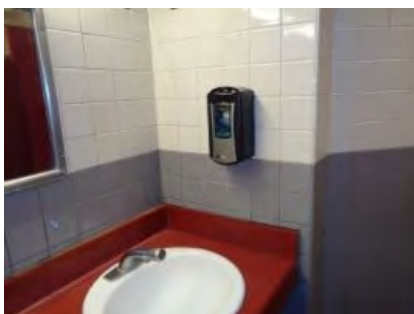
**Priority: 2 Estimated Direct Cost: \$300 Contractor**

**Item Description:** Soap Dispenser;

**Findings:** Soap dispensers at lavatories are not accessible due to height.

**Recommendations:**

Lower one soap dispenser to a height not greater than 40" AFF to the highest operable part.



**Facility:** Sports Center

Men's restroom

**Code Reference:** CBC 11B-603.5 ,

**Comment SC-048**

**Priority: 2 Estimated Direct Cost: \$1,275 Maintenance**

**Item Description:** Lavatory faucets; Mirrors

**Findings:** Automatic self-closing faucets do not remain open for a minimum of 10 seconds. An accessible mirror is not provided.

**Recommendations:**

Adjust the metering of each faucet to remain open for a minimum of 10 seconds. Lower one mirror. The lowest reflective edge shall be no higher than 40" AFF.



**Facility:** Sports Center

Men's restroom

**Code Reference:** CBC 11B-606.4, CBC 11B-603.3



**Comment**      **SC-050**                      **Priority: 2**              **Estimated Direct Cost:**      \$190                      Maintenance

**Item Description:**      Stall Door; Stall Door



**Findings:** The accessible stall door is not self-closing. Accessible stall door is missing the required U-pull handle at the pull side.

**Recommendations:**  
Replace the self-closing hinges. Install a U-shaped pull handle below the latch.

**Facility:** Sports Center

Men's restroom

**Code Reference:** CBC 11B-604.8.1.2, CBC 11B-604.8.1.2

**Comment**      **SC-052**                      **Priority: 2**              **Estimated Direct Cost:**      \$2,375                      Contractor

**Item Description:**      WC flush handle; Rear grab bar; Side grab bar



**Findings:** The WC flush handle is located at the wall side of WC and not at the wide side. Proper hand clearance is not provide below the rear grab bar. Side grab bar is not compliant for location.

**Recommendations:**  
Install a new flush valve with an automatic sensor, having a manual over-ride on top of valve. Raise grab bar as needed to provide 1-1/2" clearance above the flush valve. Relocate side grab bar to project a minimum 54" from the back wall.

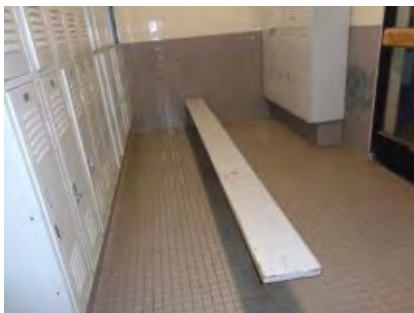
**Facility:** Sports Center

Men's restroom

**Code Reference:** CBC 11B-604.6 , CBC 11B-609.4 , CBC 11B-609.4

**Comment**      **SC-055**                      **Priority: 3**              **Estimated Direct Cost:**      \$1,150                      Contractor

**Item Description:**      Accessible lockers; Accessible benches



**Findings:** 82 lockers are provided. A minimum 5% shall be accessible with accessible benches. 80 lockers are available. No accessible locker benches have been provided. Five percent of all lockers shall be accessible with accessible benches.

**Recommendations:**  
Identify a minimum of 5 lockers as accessible and provide compliant benches. Provide a minimum of 4 accessible benches. Accessible benches shall have a back support or be affixed to a wall along its long dimension. Bench back support shall be 48 inches long minimum with a seat 20"-24" deep and 17"-19" high.

**Facility:** Sports Center

Men's Locker room

**Code Reference:** CBC 11B-222.1, CBC 11B-903.1

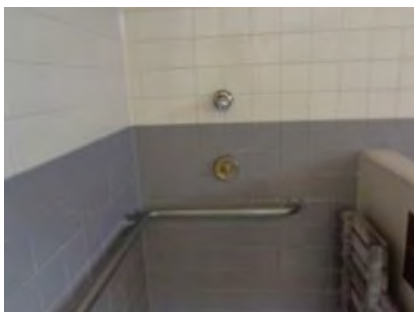




**Comment**      **SC-057**                      **Priority: 2**      **Estimated Direct Cost:**      \$95                      Maintenance

**Item Description:** Shower sprayer;

**Findings:** A hand held spray unit with hose is not provided.



**Recommendations:**  
Install a hand-held sprayer with a hose 59" long minimum and a non-positive shut off valve on the sprayer.

**Facility:** Sports Center

Men's Locker room                      **Code Reference:** CBC 11B-608.6,

**Comment**      **SC-058**                      **Priority: 3**      **Estimated Direct Cost:**      \$0                      Maintenance

**Item Description:** Sauna controls;

**Findings:** Sauna controls at wall are not accessible, requiring tight grasping and twisting of the wrist.



**Recommendations:**  
Sauna is not in operation. If operation is resumed, accessible controls will need to be added.

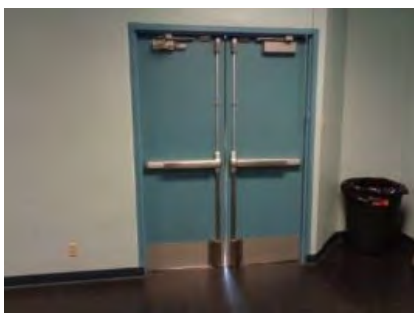
**Facility:** Sports Center

Men's Locker room                      **Code Reference:** CBC 11B-309.4,

**Comment**      **SC-059**                      **Priority: 1**      **Estimated Direct Cost:**      \$2,250                      Contractor

**Item Description:** Emergency exit doors;

**Findings:** Double exit doors are not accessible as each door leaf is only 27" wide.



**Recommendations:**  
Modify doors. One door leaf shall be 36" wide to provide a minimum clear width of 32".

**Facility:** Sports Center

Game room                      **Code Reference:** CBC 11B-404.2.2,



**Comment SC-060**

**Priority: 3 Estimated Direct Cost: \$1,300 Contractor**

**Item Description:** Accessible seating;

**Findings:** Table does not provide accessible seating.

**Recommendations:**  
Remove one seat and supports to provide clear space for a wheelchair.



**Facility:** Sports Center

Snack bar

**Code Reference:** CBC 11B-226.1 CBC 11B-902.1,

**Comment SC-061**

**Priority: 3 Estimated Direct Cost: \$2,500 Contractor**

**Item Description:** Counter height;

**Findings:** Counter height is not accessible at 35-1/2".

**Recommendations:**  
Lower counter to a height not to exceed 34" AFF.



**Facility:** Sports Center

Snack bar area

**Code Reference:** CBC 11B-227.3,

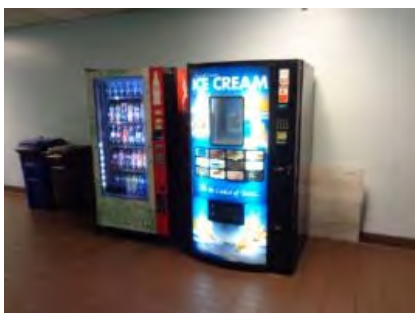
**Comment SC-062**

**Priority: 3 Estimated Direct Cost: \$2,500 Contractor**

**Item Description:** Vending machines;

**Findings:** The ice cream vendor is not accessible due to height of operable parts.

**Recommendations:**  
Notify vending contractor to replace the ice cream machine. Any vending machines shall have all operable parts within 48" of the floor



**Facility:** Sports Center

Snack bar

**Code Reference:** CBC 11B-308.1,



# City of South Gate

## ADA Self Evaluation and Transition Plan




### Facility Barrier Assessment Report



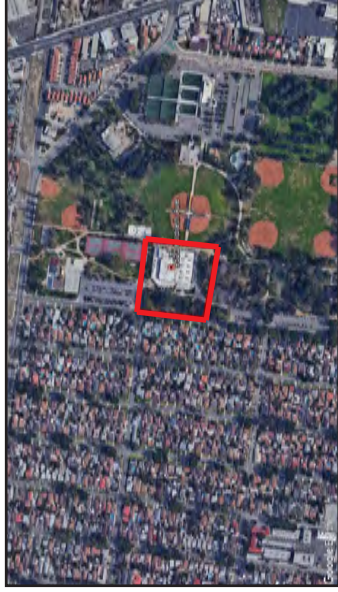
Swim Stadium Exterior  
 9520 Hildreth Ave  
 South Gate, Ca



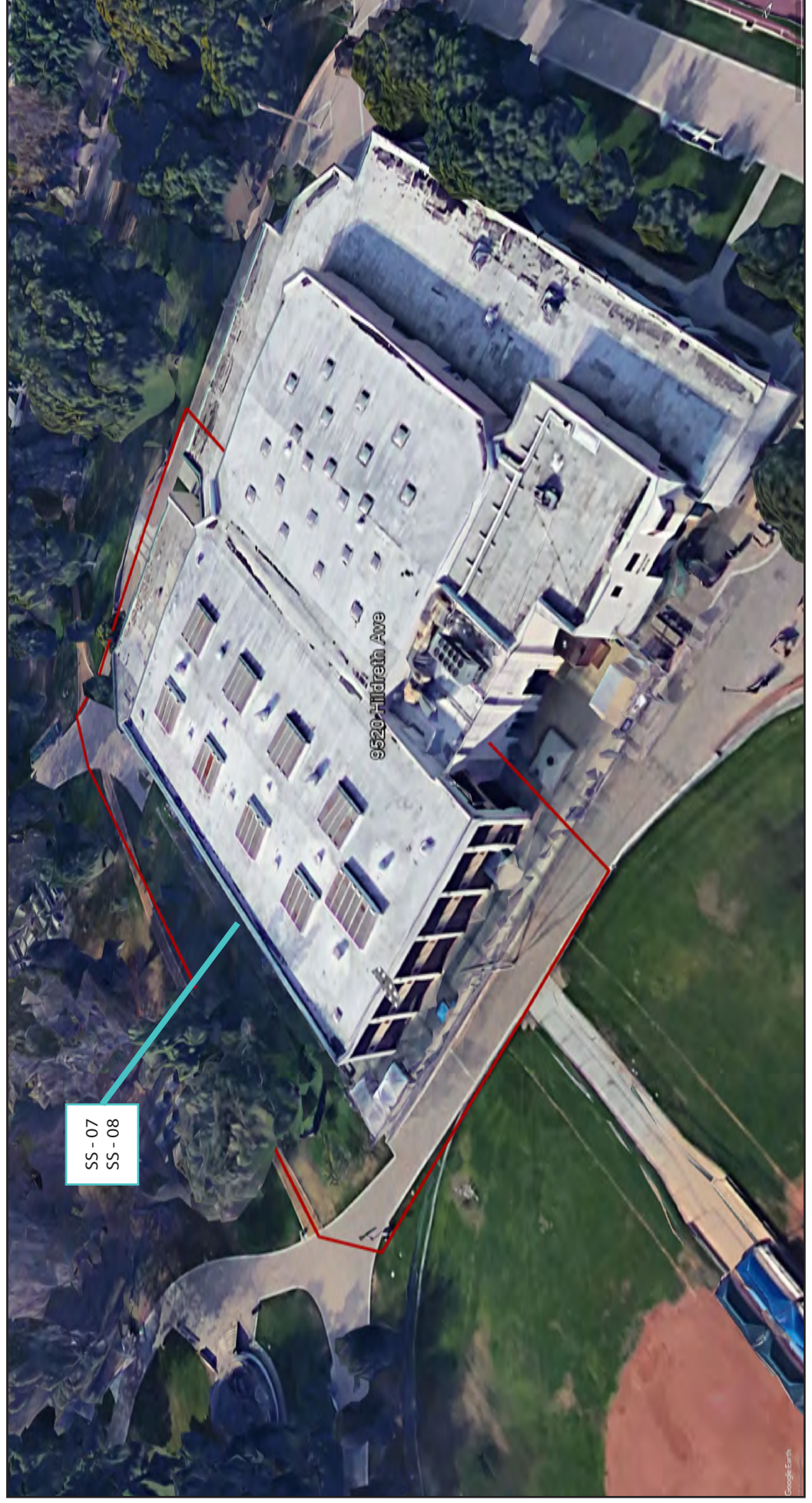
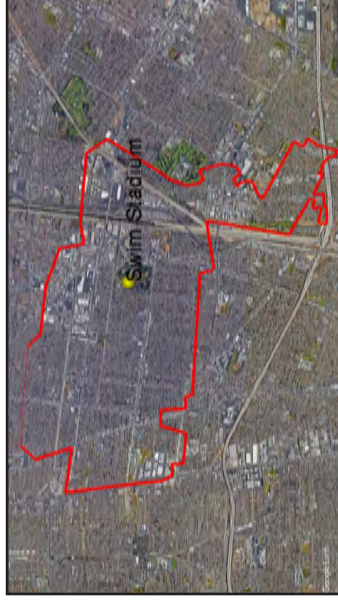
Perspective

Legend	
	Boundary Line
	Comment #
	North Arrow

Boundary Map



Locator Map

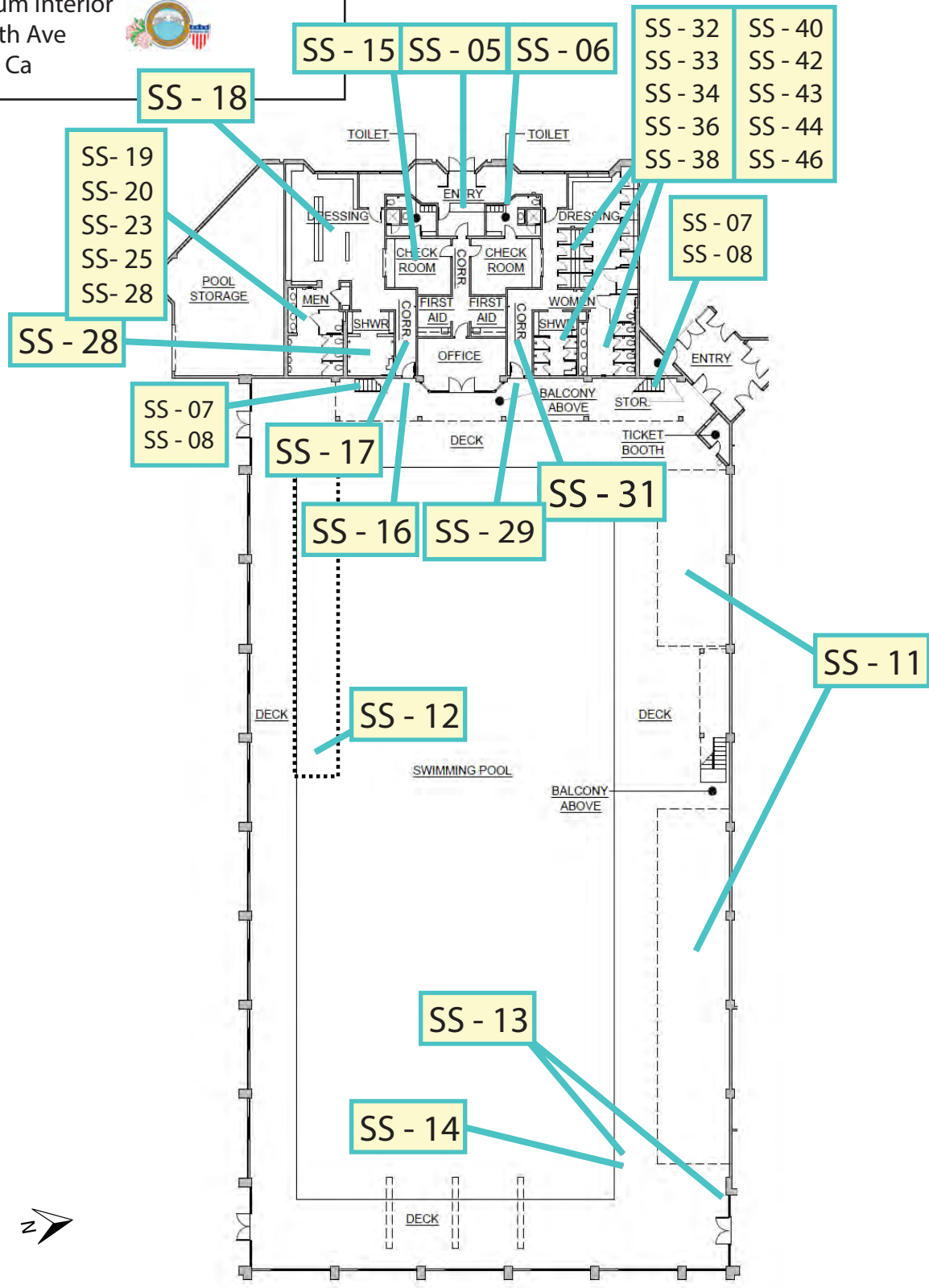


SS - 07  
 SS - 08

# City of South Gate

## ADA Self Evaluation and Transition Plan Facility Barrier Assessment Report

Swim Stadium Interior  
9520 Hildreth Ave  
South Gate, Ca



**Legend**

Comment #

North Arrow

SS - 01 : All doors with automatic closers.  
SS - 02 : Various rooms.





# FACILITY SS - SWIM STADIUM

9520 Hildreth Avenue, South Gate, CA 90280

## Estimated Cost Summary Table:

	Estimated Direct Costs	Estimated Project Costs*
Priority 1	\$4,330	\$5,629
Priority 2	\$30,610	\$39,793
Priority 3	\$9,325	\$12,123
<b>Total</b>	<b>\$44,265</b>	<b>\$57,545</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

**Comment SS-001**      **Priority: 1**      **Estimated Direct Cost:** \$1,140      Maintenance

**Item Description:** Door closers;



**Findings:** All doors with automatic closers require adjustment for opening force and closing speed.

**Recommendations:**

Adjust all door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

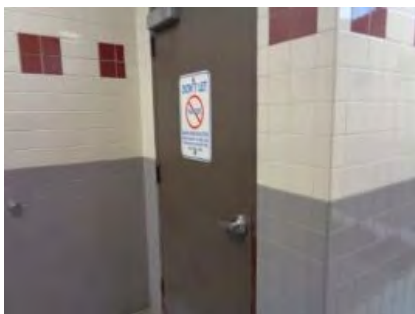
**Facility:** Swim Stadium

All doors

**Code Reference:** CBC 11B-404.2.8.1      CBC 11B-404.2.9,

**Comment SS-002**      **Priority: 2**      **Estimated Direct Cost:** \$1,875      Maintenance

**Item Description:** Room Identification signs; Tactile Exit Signs



**Findings:** The required tactile room I.D. signs are not provided at various rooms. I.D. signs for interior rooms or spaces are required. Tactile Exit signs are also not provided at interior rooms leading to corridor or hallway, nor are they provided at all grade-level exit doors and gates.

**Recommendations:**

Provide a sign package for all rooms where the use or name of the rooms are not likely to change over time. Signs shall have Grade 2 Braille below raised text. Tactile Exit Signs shall be mounted to latch side of each door where required or on the ride side of double doors.

**Facility:** Swim Stadium

All interior rooms, spaces and exit doors

**Code Reference:** CBC 11B-216.2 , CBC 1011.4.1, CBC 11B-703.3, CBC 11B-703.4      CBC 11B-703.5



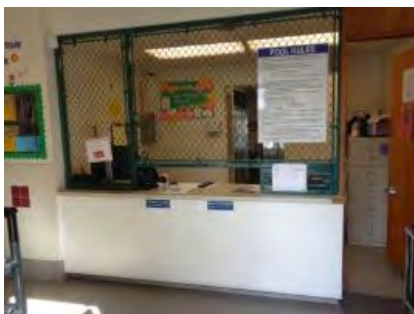


**Comment**      **SS-005**                      **Priority: 3**      **Estimated Direct Cost:**      \$2,500                      Contractor

**Item Description:**      Counter height;

**Findings:**      Counter height is not accessible at 36" AFF.

**Recommendations:**  
Lower counter to a height not greater than 34" AFF.



**Facility:**      Swim Stadium

Entrance                                      **Code Reference:**      CBC 11B-904.4,

**Comment**      **SS-006**                      **Priority: 3**      **Estimated Direct Cost:**      \$60                      Maintenance

**Item Description:**      Pamphlet rack;

**Findings:**      Pamphlets are not accessible due to height.

**Recommendations:**  
Provide the same printed material at an accessible height at a nearby location, not greater than 48" AFF, or lower rack to same height.



**Facility:**      Swim Stadium

Entrance                                      **Code Reference:**      CBC 11B-308.2,

**Comment**      **SS-007**                      **Priority: 2**      **Estimated Direct Cost:**      \$500                      Contractor

**Item Description:**      Stair handrails;

**Findings:**      The required minimum hand space of 1-1/2" is not provided where the handrails pass the balcony deck.

**Recommendations:**  
Modify handrails and/or deck at both sides to allow hand clearance.



**Facility:**      Swim Stadium

Balcony                                      **Code Reference:**      CBC 11B-505.5 ,



**Comment SS-008**

**Priority: 1 Estimated Direct Cost: \$3,190 Contractor**

**Item Description:** Stair handrails; Stairs; Stairs



**Findings:** The bottom stair handrail extensions are not provided. Warning stripes are not provided at stairs. Vertical clearance under stairs is less than 80".

**Recommendations:**

Modify handrails at both ends of balcony to include compliant extensions. The upper approach and the lower tread of each stair shall be marked by a stripe of clearly contrasting color, 2" to 4" wide, placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. Provide a barrier rail under both stairs. Railing shall protect areas where the vertical clearance is less than 80".

**Facility:** Swim Stadium

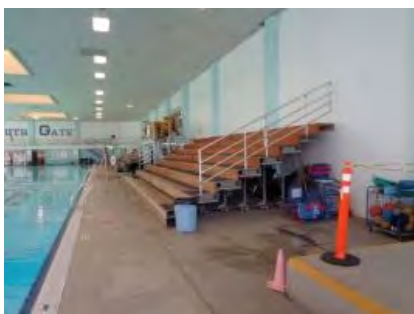
Balcony

**Code Reference:** CBC 11B-505.10.3, CBC 11B-504.4.1, CBC 11B-307.4

**Comment SS-011**

**Priority: 3 Estimated Direct Cost: \$1,400 Contractor**

**Item Description:** Accessible seating;



**Findings:** Bleacher seating is not accessible.

**Recommendations:**

Modify each end of the first row of each bleacher section to provide two wheelchair seating spaces per bleacher section.

**Facility:** Swim Stadium

Wood Bleachers

**Code Reference:** CBC 11B-221.2.3.1 CBC 11B-802.1,

**Comment SS-012**

**Priority: 2 Estimated Direct Cost: \$2,200 Maintenance**

**Item Description:** Access;



**Findings:** Aquatic wheelchairs are not available for use by disabled persons.

**Recommendations:**

Purchase two aquatic wheelchairs for use with the pool ramp.

**Facility:** Swim Stadium

Pool ramp

**Code Reference:** ADA Program Access,



**Comment SS-013**

**Priority: 3 Estimated Direct Cost: \$60 Contractor**

**Item Description:** Availability;

**Findings:** A pool lift is not in place and ready for use.



**Recommendations:**

A pool lift is required to be ready for unassisted use during public hours of operation. Set pool lift in place and remove sign stating "CONTACT OFFICE".

**Facility:** Swim Stadium

Pool Lift **Code Reference:** CBC 11B-242.2 CBC 11B-1009.2,

**Comment SS-014**

**Priority: 3 Estimated Direct Cost: \$380 Contractor**

**Item Description:** Location;

**Findings:** The current deck mounts for pool lift are located where the water depth of 13 feet.



**Recommendations:**

Relocate pool lift. When a single pool lift is used, it shall be set where the water depth is 36 inches minimum and 48 inches maximum.

**Facility:** Swim Stadium

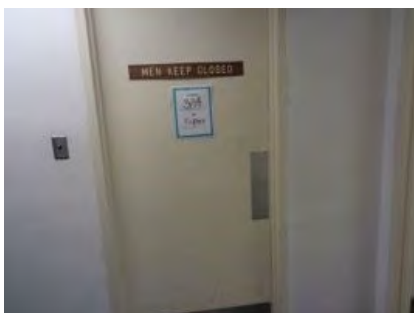
Pool Lift **Code Reference:** CBC 11B-1009.2.1,

**Comment SS-015**

**Priority: 2 Estimated Direct Cost: \$5,000 Contractor**

**Item Description:** Unisex Locker room;

**Findings:** A Unisex locker room is not available. Some pool users require assistance to change, and a spouse of hired care-giver of the opposite sex can not enter to assist in the locker rooms.



**Recommendations:**

Consider alterations of one staff restroom to provide accessible Unisex amenities such as shower, restroom, locker and dressing area.

**Facility:** Swim Stadium

**Code Reference:** ADA Program Access,





**Comment**      **SS-016**                      **Priority: 2**      **Estimated Direct Cost:**      \$75                      Maintenance

**Item Description:**      Door sign;



**Findings:**      The geometric door sign color fails to provide contrast with the door color.

**Recommendations:**

Remove and replace door sign. New sign shall be white to provide visual contrast. Center sign on door at 58"-60" AFF.

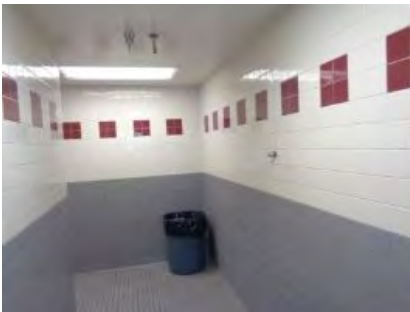
**Facility:**      Swim Stadium

Men's Locker room

**Code Reference:**      CBC 11B-703.7.2.6,

**Comment**      **SS-017**                      **Priority: 2**      **Estimated Direct Cost:**      \$3,200                      Contractor

**Item Description:**      Water control valve at wall;



**Findings:**      Wall control valve for overhead sprayer is not accessible for height at 58-1/2" AFF.

**Recommendations:**

Lower control valve to within 48" of the floor.

**Facility:**      Swim Stadium

Men's Locker room

**Code Reference:**      CBC 11B-308.2,

**Comment**      **SS-018**                      **Priority: 3**      **Estimated Direct Cost:**      \$575                      Contractor

**Item Description:**      Benches;



**Findings:**      Accessible benches are not provided.

**Recommendations:**

Modify benches as needed. Accessible benches shall have a seat height of 17"-19" with a seat width of 20"-24".

**Facility:**      Swim Stadium

Men's Locker room

**Code Reference:**      CBC 11B-903.3      CBC 11B-903.5,



**Comment**      **SS-019**                      **Priority: 2**      **Estimated Direct Cost:**      \$1,200                      Contractor

**Item Description:**      Paper towel dispensers;



**Findings:**      Dispensers are not accessible as they both require use of two hands, and require tight grasping and pinching. The side wheel for advancing paper requires twisting of the wrist.

**Recommendations:**  
Remove and replace one paper towel dispenser. New dispenser shall not require use of both hands, or tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest operable part.

**Facility:**      Swim Stadium

Men's Locker room                      **Code Reference:**      CBC 11B-309.4                      ADA 308,

**Comment**      **SS-020**                      **Priority: 2**      **Estimated Direct Cost:**      \$1,300                      Contractor

**Item Description:**      Soap dispensers; Lavatory apron



**Findings:**      Soap dispensers at lavatories are not accessible due to height. Front apron of lavatory does not provide a minimum clear height of 29".

**Recommendations:**  
Lower one soap dispenser to a height not greater than 40" AFF to the highest operable part. Cut front apron as needed to obtain 29" minimum clear height above the floor.

**Facility:**      Swim Stadium

Men's Locker room                      **Code Reference:**      CBC 11B-603.5 , CBC 11B-306.3.1

**Comment**      **SS-022**                      **Priority: 2**      **Estimated Direct Cost:**      \$75                      Maintenance

**Item Description:**      Lavatory Insulation;



**Findings:**      Insulation beneath the lavatories is not complete.

**Recommendations:**  
Cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatories.

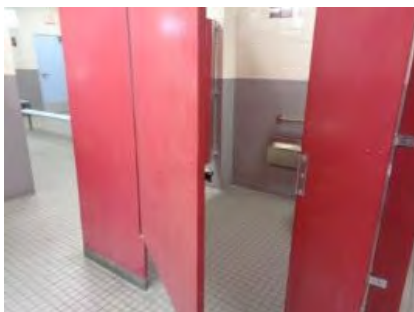
**Facility:**      Swim Stadium

Men's Locker room                      **Code Reference:**      CBC 11B-606.5 ,



**Comment**      **SS-023**                      **Priority: 2**      **Estimated Direct Cost:**      \$190                      Maintenance

**Item Description:**      Stall door; Stall door



**Findings:** The accessible stall door is not self-closing. Accessible stall door is missing the required U-pull handle at both sides of door.

**Recommendations:**  
Replace the self-closing hinges. Install a U-shaped pull handle at both sides.

**Facility:** Swim Stadium

Men's Locker room

**Code Reference:** CBC 11B-604.8.1.2, CBC 11B-604.8.1.2

**Comment**      **SS-025**                      **Priority: 2**      **Estimated Direct Cost:**      \$3,750                      Contractor

**Item Description:**      Side grab bar; Toilet paper dispenser; Stall door location



**Findings:** Side grab bar is not compliant for location. Toilet paper dispenser is not compliant for location. Stall door is not located farthest from WC.

**Recommendations:**  
Relocate side grab bar to project a minimum 54" from the back wall. Relocate dispenser. Toilet paper dispenser shall be centered 7"-9" in front of WC. Modify partitions as needed to place door diagonally across from WC with a side stile a maximum 4" wide.

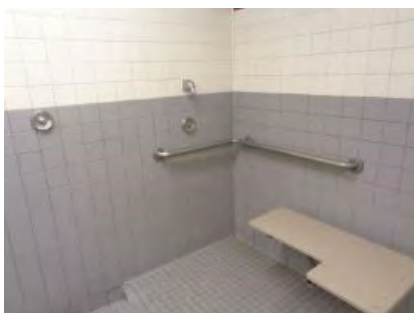
**Facility:** Swim Stadium

Men's Locker room

**Code Reference:** CBC 11B-609.4 , CBC 11B-604.7, CBC 11B-604.8.1.2      Fig 11B-604.8.1.2

**Comment**      **SS-028**                      **Priority: 2**      **Estimated Direct Cost:**      \$95                      Maintenance

**Item Description:**      Accessible shower;



**Findings:** A hand held spray unit with hose is not provided.

**Recommendations:**  
Install a hand-held sprayer with a hose 59" long minimum and a non-positive shut off valve on the sprayer.

**Facility:** Swim Stadium

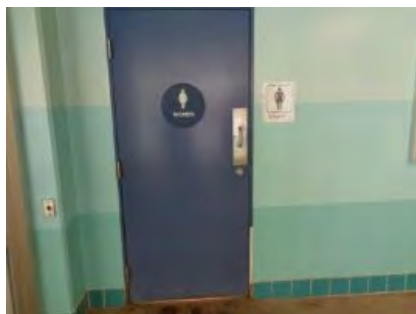
Men's Locker room

**Code Reference:** CBC 11B-608.6,



**Comment**      **SS-029**                      **Priority: 2**      **Estimated Direct Cost:**      \$150                      Maintenance

**Item Description:**      Door sign; Tactile wall sign



**Findings:** The geometric door sign color fails to provide contrast with the door color. The required tactile wall sign is not provided at the restroom doorway.

**Recommendations:**  
Remove and replace door sign. New sign shall be white to provide visual contrast. Center sign on door at 58"-60" AFF. Provide a tactile wall sign at doorway, having Grade 2 Braille beneath raised text and a raised pictogram.

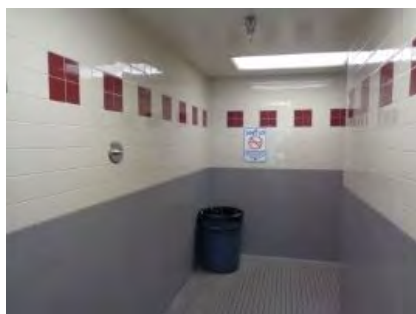
**Facility:** Swim Stadium

Women's Locker room

**Code Reference:** CBC 11B-703.7.2.6, CBC 11B-216.2      CBC 11B-703.1

**Comment**      **SS-031**                      **Priority: 3**      **Estimated Direct Cost:**      \$3,200                      Contractor

**Item Description:**      Water control valve at wall;



**Findings:** Wall control valve for overhead sprayer is not accessible for height at 58-1/2" AFF.

**Recommendations:**  
Lower control valve to within 48" of the floor.

**Facility:** Swim Stadium

Women's Locker room

**Code Reference:** CBC 11B-308.2,

**Comment**      **SS-032**                      **Priority: 3**      **Estimated Direct Cost:**      \$575                      Contractor

**Item Description:**      Benches;



**Findings:** Accessible benches are not provided.

**Recommendations:**  
Modify benches as needed. Accessible benches shall have a seat height of 17"-19" with a seat width of 20"-24".

**Facility:** Swim Stadium

Women's Locker room

**Code Reference:** CBC 11B-903.3      CBC 11B-903.5,





**Comment SS-033**

**Priority: 2**      **Estimated Direct Cost:** \$600      Contractor

**Item Description:** Paper towel dispensers;



**Findings:** Dispensers are not accessible as they both require use of two hands, and require tight grasping and pinching. The side wheel for advancing paper requires twisting of the wrist.

**Recommendations:**  
Remove and replace one paper towel dispenser. New dispenser shall not require use of both hands, or tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest operable part.

**Facility:** Swim Stadium

Women's Locker room

**Code Reference:** CBC 11B-309.4      ADA 308,

**Comment SS-034**

**Priority: 2**      **Estimated Direct Cost:** \$1,300      Contractor

**Item Description:** Soap dispensers; Lavatory apron



**Findings:** Soap dispensers at lavatories are not accessible due to height. Front apron of lavatory does not provide a minimum clear height of 29".

**Recommendations:**  
Lower one soap dispenser to a height not greater than 40" AFF to the highest operable part. Cut front apron as needed to obtain 29" minimum clear height above the floor.

**Facility:** Swim Stadium

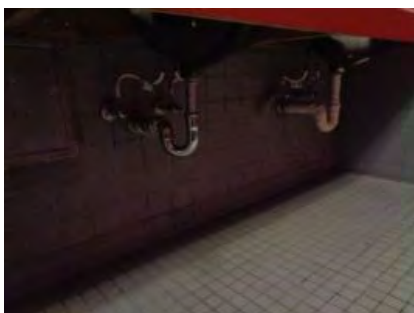
Women's Locker room

**Code Reference:** CBC 11B-603.5 , CBC 11B-306.3.1

**Comment SS-036**

**Priority: 2**      **Estimated Direct Cost:** \$135      Maintenance

**Item Description:** Lavatory Insulation; Lavatory faucets



**Findings:** Insulation beneath the lavatories is not complete. Automatic faucets do not remain open for a minimum of 10 seconds.

**Recommendations:**  
Cover, wrap, or otherwise insulate all water lines, drains, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatories. Adjust the metering of each faucet to remain open for a minimum of 10 seconds.

**Facility:** Swim Stadium

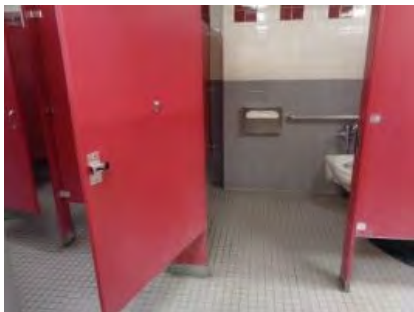
Women's Locker room

**Code Reference:** CBC 11B-606.5 , CBC 11B-606.4



**Comment**      **SS-038**                      **Priority: 2**      **Estimated Direct Cost:**      \$190                      Maintenance

**Item Description:**      Stall door; Stall door



**Findings:** The accessible stall door is not self-closing. Accessible stall door is missing the required U-pull handle at both sides of door.

**Recommendations:**  
Replace the self-closing hinges. Install a U-shaped pull handle at both sides.

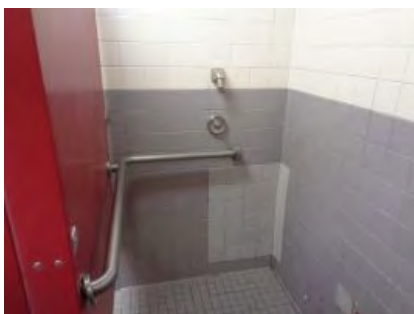
**Facility:** Swim Stadium

Women's Locker room

**Code Reference:** CBC 11B-604.8.1.2, CBC 11B-604.8.1.2

**Comment**      **SS-040**                      **Priority: 2**      **Estimated Direct Cost:**      \$995                      Maintenance

**Item Description:**      Accessible shower; Accessible shower



**Findings:** A hand held spray unit with hose is not provided. The required fold-up seat is not provided for the roll-in shower.

**Recommendations:**  
Install a hand-held sprayer with a hose 59" long minimum and a non-positive shut off valve on the sprayer. Install a fold-up seat at wall.

**Facility:** Swim Stadium

Women's Locker room

**Code Reference:** CBC 11B-608.6, CBC 11B-608.4

**Comment**      **SS-042**                      **Priority: 2**      **Estimated Direct Cost:**      \$5,000                      Contractor

**Item Description:**      Accessible dressing room;



**Findings:** The required 60" turning radius is not provided within dressing room.

**Recommendations:**  
Modify placement of partition panels as needed to increase space for a60" minimum turning radius.

**Facility:** Swim Stadium

Women's Locker room

**Code Reference:** CBC 11B-304.3,

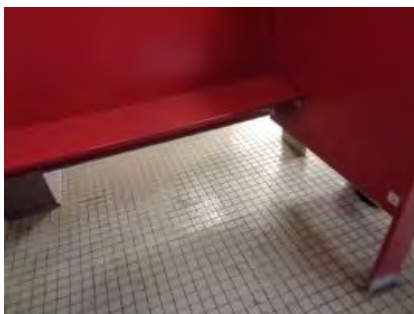


**Comment SS-043**

**Priority: 3 Estimated Direct Cost: \$575 Contractor**

**Item Description:** Accessible dressing room;

**Findings:** Bench is not accessible due to height and seat width.



**Recommendations:**  
Modify bench. Accessible bench shall have a seat height of 17"-19" with a seat width of 20"-24".

**Facility:** Swim Stadium

Women's Locker room

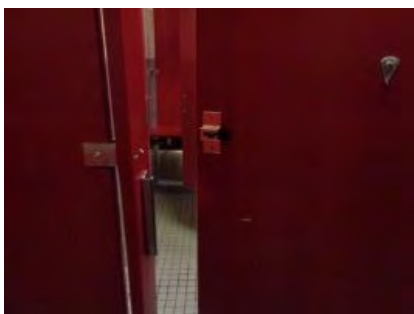
**Code Reference:** CBC 11B-903.3 CBC 11B-903.5,

**Comment SS-044**

**Priority: 2 Estimated Direct Cost: \$280 Maintenance**

**Item Description:** Accessible dressing room; Accessible dressing room

**Findings:** Accessible stall door is missing the required U-pull handle at both sides of door. The accessible stall door is not self-closing.



**Recommendations:**  
Install a U-shaped pull handle at both sides. Replace the self-closing hinges.

**Facility:** Swim Stadium

Women's Locker room

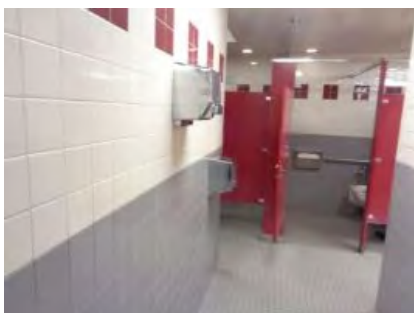
**Code Reference:** CBC 11B-604.8.1.2, CBC 11B-604.8.1.2

**Comment SS-046**

**Priority: 2 Estimated Direct Cost: \$2,500 Contractor**

**Item Description:** Hand dryers;

**Findings:** Hand dryers project 10" into the circulation route.



**Recommendations:**  
Recess hand dryers into wall. Projection of hand dryer into circulation route shall not be greater than 4".

**Facility:** Swim Stadium

Women's Locker room

**Code Reference:** CBC 11B-307.2,





# City of South Gate

## ADA Self Evaluation and Transition Plan

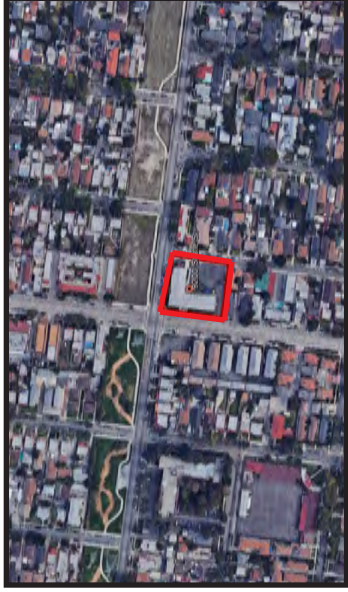
### Facility Barrier Assessment Report

Westside Resource Center  
 9200 State Street  
 South Gate, Ca



Legend	
	Boundary Line
	Comment #
	North Arrow

Boundary Map



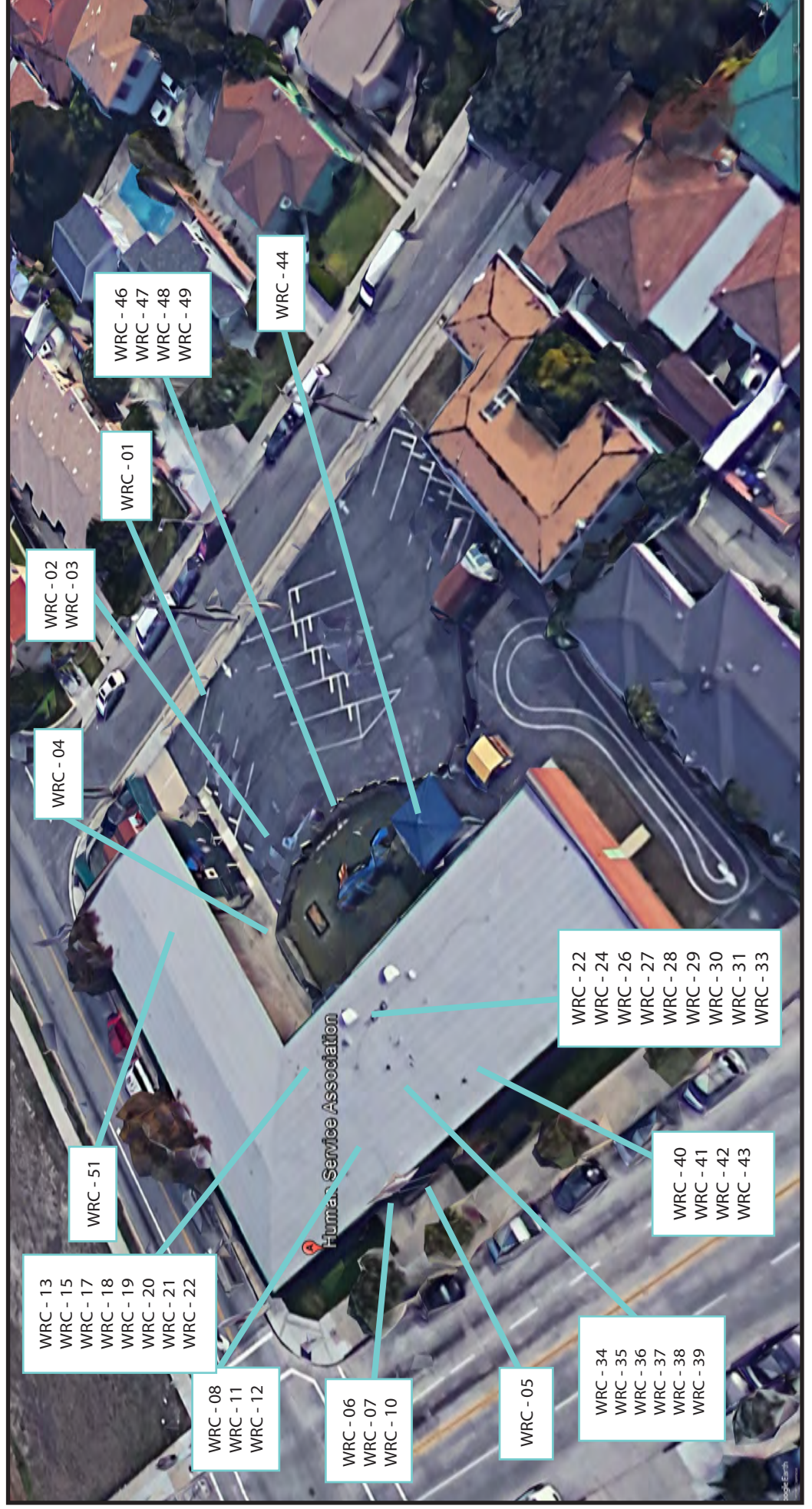
Locator Map



OWEN



Perspective



- WRC - 13
- WRC - 15
- WRC - 17
- WRC - 18
- WRC - 19
- WRC - 20
- WRC - 21
- WRC - 22

- WRC - 08
- WRC - 11
- WRC - 12

- WRC - 06
- WRC - 07
- WRC - 10

- WRC - 05

- WRC - 34
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- WRC - 42
- WRC - 43

- WRC - 04

- WRC - 02
- WRC - 03

- WRC - 01

- WRC - 46
- WRC - 47
- WRC - 48
- WRC - 49

- WRC - 44

Human Service Association





# FACILITY WRC - WESTSIDE RESOURCE CENTER

9200 State Street, South Gate, CA 90280

## Estimated Cost Summary Table:

	Estimated Direct Costs	Estimated Project Costs*
Priority 1	\$24,295	\$31,584
Priority 2	\$22,835	\$29,686
Priority 3	\$11,200	\$14,560
<b>Total</b>	<b>\$58,330</b>	<b>\$75,829</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

**Comment**    **WRC-001**    **Priority: 1**    **Estimated Direct Cost:**    \$185    Maintenance

**Item Description:**    Signs;



**Findings:** The posted tow-away warning sign at the entrance to the parking area is not compliant, having the wrong text.

**Recommendations:**  
Replace the existing sign with a CALTRANS R-100B tow sign. The blank spaces for vehicle reclaiming information shall be filled-in and made a permanent part of each sign in lettering a minimum 1 inch high.

**Facility:** Westside Resource Center

Driveway entrance to parking    **Code Reference:** CBC 11B-502.8.2    CVC 22511.8(e)

**Comment**    **WRC-002**    **Priority: 1**    **Estimated Direct Cost:**    \$1,400    Contractor

**Item Description:**    Parking surface;



**Findings:** Parking surface has large cracks and is not level, with slopes up to 4.9% at the head of the access aisle. Stalls are required to be level.

**Recommendations:**  
Resurface parking stall. Grind asphalt as needed at the access aisle. Stall and access aisle shall be level, with slopes not greater than 2.1% in any direction.

**Facility:** Westside Resource Center

Accessible Parking    **Code Reference:** CBC 11B-502.4,





**Comment**      **WRC-003**      **Priority: 1**      **Estimated Direct Cost:**    \$1,400      Contractor

**Item Description:**    Diagonal stripes at Access Aisles;



**Findings:** Diagonal stripes within access aisle does not provide the required visual contrast with the parking surface.

**Recommendations:**  
Re-stripe access aisle diagonal stripes in white when over asphalt. Border shall remain blue.

**Facility:** Westside Resource Center

Accessible Parking      **Code Reference:** CBC 11B-502.3.3,

**Comment**      **WRC-004**      **Priority: 1**      **Estimated Direct Cost:**    \$14,400      Contractor

**Item Description:**    Truncated domes;



**Findings:** Truncated domes are not provided at the head of the accessible parking stall where the parking and walking surface meet as a flush transition.

**Recommendations:**  
Install truncated dome mats over the concrete walkway, across the head of the accessible parking stall and access aisle. Domes shall be 3 feet deep in the direction of travel.

**Facility:** Westside Resource Center

Accessible Parking      **Code Reference:** CBC 11B-705.1.2.5,

**Comment**      **WRC-005**      **Priority: 1**      **Estimated Direct Cost:**    \$2,700      Contractor

**Item Description:**    Door Landing;



**Findings:** The exterior landing is not level, with a slope of 2.9%.

**Recommendations:**  
Remove and replace concrete at door. New concrete shall be level for a distance of 60" minimum, measured perpendicular to the face of the door when in the closed position. Slope a new concrete walkway from new landing to the city sidewalk connection. Slopes of walkway shall not exceed 5.0%. Cost at estimated \$15/sq. ft. for approximately 180 sq. ft.

**Facility:** Westside Resource Center

Street Entrance      **Code Reference:** CBC 11B-404.2.4.4,





**Comment**      **WRC-006**      **Priority: 1**      **Estimated Direct Cost:**      \$560      Contractor

**Item Description:**      Door Buzzer;



**Findings:** Door buzzer mounted at the brick wall is located within the swing of the door.

**Recommendations:**

Relocate buzzer. Provide a post-mounted buzzer at the edge of the planter, centered a minimum 75" away from the face of the door when in the closed position.

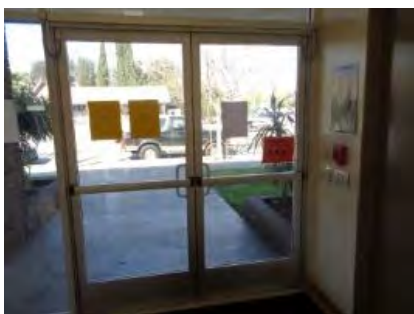
**Facility:** Westside Resource Center

Street Entrance

**Code Reference:** ,

**Comment**      **WRC-007**      **Priority: 1**      **Estimated Direct Cost:**      \$1,740      Maintenance

**Item Description:**      Tactile exit signs; Door closers



**Findings:** Tactile exit signs are not provided at all grade level exit doors. All doors with automatic closers require adjustment for opening force and closing speed.

**Recommendations:**

Provide tactile exit signs at each exit door and exit gate, where exit doors and gates lead to a grade-level exit. Mount signs at the latch side of the single doors and preferably to the right of double doors. Signs shall have Grade 2 Braille beneath raised text stating "EXIT". Adjust all door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

**Facility:** Westside Resource Center

**Room/Spot:** All  
Exit Doors

**Code Reference:** CBC 1011.4.1      CBC 11B-703.3      CBC 11B-703.4      CBC  
11B-703.5 , CBC 11B-404.2.8.1      CBC 11B-404.2.9

**Comment**      **WRC-008**      **Priority: 2**      **Estimated Direct Cost:**      \$190      Maintenance

**Item Description:**      Room Identification signs;



**Findings:** The required tactile room I.D. signs are not provided at various rooms. I.D. signs for interior rooms or spaces are required.

**Recommendations:**

Provide a sign package for all rooms where the use or name of the rooms are not likely to change over time. Signs shall have grade 2 Braille below raised text.

**Facility:** Westside Resource Center

Throughout

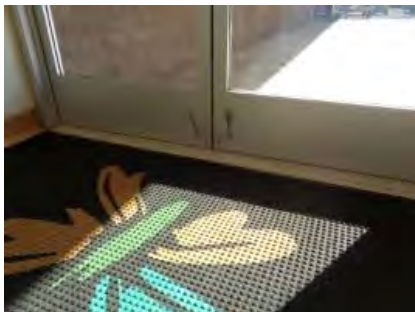
**Code Reference:** CBC 11B-216.2 ,





**Comment**      **WRC-010**      **Priority: 1**      **Estimated Direct Cost:**      \$95      Maintenance

**Item Description:**      Door stops;



**Findings:** Door stops at the push side of doors interfere with the requirement for a smooth surface.

**Recommendations:**  
Remove all door stops.

**Facility:** Westside Resource Center

All doors

**Code Reference:** CBC 11B-404.2.10,

**Comment**      **WRC-011**      **Priority: 3**      **Estimated Direct Cost:**      \$950      Contractor

**Item Description:**      Counter height;



**Findings:** Counter is not accessible, having a surface height of 36-1/2".

**Recommendations:**  
Lower counter to a height of 28"-34" AFF

**Facility:** Westside Resource Center

**Room/Spot:** Lobby  
Service counter

**Code Reference:** CBC 11B-904.4,

**Comment**      **WRC-012**      **Priority: 3**      **Estimated Direct Cost:**      \$60      Maintenance

**Item Description:**      Pamphlet rack;



**Findings:** The pamphlet rack is not accessible, having shelves outside of the accessible reach range.

**Recommendations:**  
Raise rack. The lowest reach shall not be lower than 15" AFF and the highest reach not greater than 48" AFF.

**Facility:** Westside Resource Center

**Room/Spot:** Lobby  
Service Counter

**Code Reference:** ADA 308,







**Comment**      **WRC-013**      **Priority: 2**      **Estimated Direct Cost:**      \$150      Maintenance

**Item Description:**      Door Signage; Tactile wall signage



**Findings:** Doorway leading to the Women's restroom is not identified with the required geometric sign. The required tactile wall sign is not provided at doorway.

**Recommendations:**

Provide a dark color geometric (round) sign centered on the door at 58"-60" AFF. Provide one tactile wall sign having Grade 2 Braille beneath raised text and a raised pictogram. Mount sign on the wall, at the latch side of door, centered at 56" AFF.

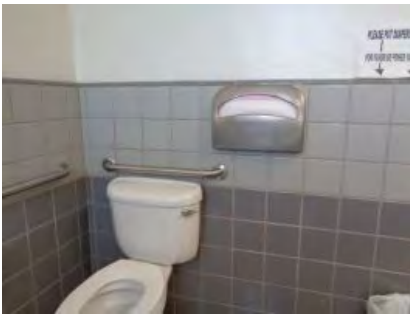
**Facility:**      Westside Resource Center

**Room/Spot:**      Lobby Restroom  
Women's Restroom

**Code Reference:**      CBC 11B-703.7.2.6, CBC 11B-216.2      CBC 11B-703.3

**Comment**      **WRC-015**      **Priority: 2**      **Estimated Direct Cost:**      \$1,600      Contractor

**Item Description:**      Rear grab bar; Seat cover dispenser



**Findings:** Rear grab bar is not compliant for height and provides less than 1-1/2" clear space above WC tank. Rear grab bar is not compliant for length. Seat cover dispenser at wall will interfere with placement of new rear grab bar.

**Recommendations:**

Remove and replace rear grab bar. Provide a minimum 1-1/2" clearance over WC tank. Relocate seat cover dispenser to area below rear grab bar.

**Facility:**      Westside Resource Center

**Room/Spot:**      Lobby Restroom  
Women's Restroom

**Code Reference:**      CBC 11B-609.3 , CBC 11B-603.5

**Comment**      **WRC-017**      **Priority: 2**      **Estimated Direct Cost:**      \$75      Maintenance

**Item Description:**      Lavatory Insulation;



**Findings:** Insulation beneath the lavatory is not complete.

**Recommendations:**

Cover, wrap, or otherwise insulate all water lines, drain, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatory.

**Facility:**      Westside Resource Center

**Room/Spot:**      Lobby Restroom  
Women's Restroom

**Code Reference:**      CBC 11B-606.5 ,



**Comment**      **WRC-018**      **Priority: 2**      **Estimated Direct Cost:**      \$1,200      Maintenance

**Item Description:**      Mirror;

**Findings:** Mirror height is not compliant at 51-1/4" AFF to the lowest edge.

**Recommendations:**  
Lower mirror. The lowest reflective edge shall not be higher than 40" AFF.



**Facility:** Westside Resource Center

**Room/Spot:** Lobby Restroom  
Women's Restroom

**Code Reference:** CBC 11B-603.3,

**Comment**      **WRC-019**      **Priority: 2**      **Estimated Direct Cost:**      \$600      Contractor

**Item Description:**      Paper towel dispenser;

**Findings:** Dispenser is not accessible due to height. Dispenser is not compliant as it requires use of two hands and requires tight grasping and pinching. The side wheel for advancing paper requires twisting of the wrist.

**Recommendations:**  
Remove and replace paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 30" AFF to the highest operable part.



**Facility:** Westside Resource Center

**Room/Spot:** Lobby Restroom  
Women's Restroom

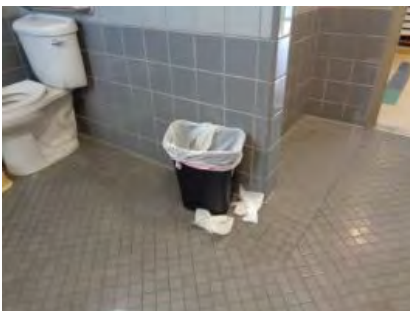
**Code Reference:** CBC 11B-309.4      ADA 308,

**Comment**      **WRC-020**      **Priority: 2**      **Estimated Direct Cost:**      \$60      Maintenance

**Item Description:**      Loose waste basket;

**Findings:** The loose waste can could move and block access to fixtures and dispensers.

**Recommendations:**  
Remove loose waste can and install a semi-recessed wall waste receptacle.



**Facility:** Westside Resource Center

**Room/Spot:** Lobby Restroom  
Women's Restroom

**Code Reference:** CA Civ Code 52(a),



**Comment**      **WRC-021**      **Priority: 2**      **Estimated Direct Cost:**      \$800      Contractor

**Item Description:**      Light Switch;



**Findings:** Light switch is not compliant for height at 55-1/2" to the top of the box.

**Recommendations:**

Lower switch. New height shall not be higher than 48" AFF to the top of the box. Cost includes rewiring, patching of current position, cutting tile and recessing light switch fixture.

**Facility:** Westside Resource Center

**Room/Spot:** Lobby Restroom  
Women's Restroom

**Code Reference:** CBC 11B-308.1.1,

**Comment**      **WRC-022**      **Priority: 2**      **Estimated Direct Cost:**      \$150      Maintenance

**Item Description:**      Door Signage; Tactile wall signage



**Findings:** Doorway leading to the Men's restroom is not identified with the required geometric sign. The required tactile wall sign is not provided at doorway.

**Recommendations:**

Provide a dark color geometric (triangle) sign centered on the door at 58"-60" AFF. Provide one tactile wall sign having Grade 2 Braille beneath raised text and a raised pictogram. Mount sign on the wall, at the latch side of door, centered at 56" AFF.

**Facility:** Westside Resource Center

**Room/Spot:** Lobby Restroom  
Men's Restroom

**Code Reference:** CBC 11B-703.7.2.6, CBC 11B-216.2      CBC 11B-703.3

**Comment**      **WRC-024**      **Priority: 2**      **Estimated Direct Cost:**      \$1,200      Contractor

**Item Description:**      Rear grab bar; Seat cover dispenser



**Findings:** Rear grab bar is not compliant for length. Seat cover dispenser at wall will interfere with placement of new rear grab bar.

**Recommendations:**

Remove and replace rear grab bar. Relocate seat cover dispenser to area below rear grab bar. Price includes moving the items and tile patching.

**Facility:** Westside Resource Center

**Room/Spot:** Lobby Restroom  
Men's Restroom

**Code Reference:** CBC 11B-609.3 , CBC 11B-603.5



**Comment**      **WRC-026**      **Priority: 2**      **Estimated Direct Cost:**      \$75      Maintenance

**Item Description:**      Lavatory Insulation;



**Findings:** Insulation beneath the lavatory is not complete.

**Recommendations:**

Cover, wrap, or otherwise insulate all water lines, drain, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatory.

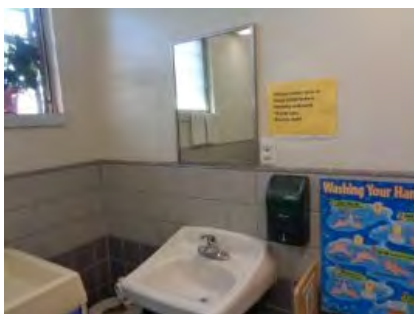
**Facility:** Westside Resource Center

**Room/Spot:** Lobby Restroom  
Men's Restroom

**Code Reference:** CBC 11B-606.5 ,

**Comment**      **WRC-027**      **Priority: 2**      **Estimated Direct Cost:**      \$1,200      Maintenance

**Item Description:**      Mirror;



**Findings:** Mirror height is not compliant at 51-1/4" AFF to the lowest edge.

**Recommendations:**

Lower mirror. The lowest reflective edge shall not be higher than 40" AFF.

**Facility:** Westside Resource Center

**Room/Spot:** Lobby Restroom  
Men's Restroom

**Code Reference:** CBC 11B-603.3,

**Comment**      **WRC-028**      **Priority: 2**      **Estimated Direct Cost:**      \$600      Contractor

**Item Description:**      Paper towel dispenser;



**Findings:** Dispenser is not accessible due to height. Dispenser is not compliant as it requires use of two hands and requires tight grasping and pinching. The side wheel for advancing paper requires twisting of the wrist.

**Recommendations:**

Remove and replace paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 30" AFF to the highest operable part.

**Facility:** Westside Resource Center

**Room/Spot:** Lobby Restroom  
Men's Restroom

**Code Reference:** CBC 11B-309.4      ADA 308,







**Comment**      **WRC-029**      **Priority: 2**      **Estimated Direct Cost:**      \$60      Maintenance

**Item Description:**      Loose waste basket;

**Findings:**      The loose waste can could move and block access to fixtures and dispensers.

**Recommendations:**  
Remove loose waste can and install a semi-recessed wall waste receptacle.



**Facility:**      Westside Resource Center

**Room/Spot:**      Lobby Restroom  
Men's Restroom

**Code Reference:**      CA Civ Code 52(a),

**Comment**      **WRC-030**      **Priority: 2**      **Estimated Direct Cost:**      \$1,200      Contractor

**Item Description:**      Light Switch;

**Findings:**      Light switch is not compliant for height at 55-1/2" to the top of the box.

**Recommendations:**  
Lower switch. New height shall not be higher than 48" AFF to the top of the box.



**Facility:**      Westside Resource Center

**Room/Spot:**      Lobby Restroom  
Men's Restroom

**Code Reference:**      CBC 11B-308.1.1,

**Comment**      **WRC-031**      **Priority: 2**      **Estimated Direct Cost:**      \$3,750      Contractor

**Item Description:**      Urinal; Baby changing table

**Findings:**      Urinal is not compliant, having a rim height of 21" AFF and a flush handle height of 47" AFF. The required clear floor space at the urinal and lavatory is blocked by the baby changing table.

**Recommendations:**  
Lower fixture to a rim height of 17" MAX and lower the flush handle to a height not greater than 44" AFF. Replace changing table with a wall-mounted table.



**Facility:**      Westside Resource Center

**Room/Spot:**      Lobby Restroom  
Men's Restroom

**Code Reference:**      CBC 11B-605.2      CBC 11B-605.4, CBC 11B-605.3      CBC 11B-606.2



**Comment**      **WRC-033**      **Priority: 2**      **Estimated Direct Cost:**      \$60      Maintenance

**Item Description:**      Drinking Fountain;

**Findings:**      Water flow is not a minimum 4" high.



**Recommendations:**  
Adjust bubbler to provide water flow at 4" high minimum.

**Facility:**      Westside Resource Center

**Room/Spot:**      Lobby Restroom  
Men's Restroom

**Code Reference:**      CBC 11B-602.6 ,

**Comment**      **WRC-034**      **Priority: 2**      **Estimated Direct Cost:**      \$75      Maintenance

**Item Description:**      Door Signage;

**Findings:**      The existing Unisex geometric door sign is not compliant as the two geometric shapes do not have contrasting colors .



**Recommendations:**  
Provide a Unisex geometric door sign having a light color triangle over a dark circle, centered on the door at 58"-60" AFF.

**Facility:**      Westside Resource Center

**Room/Spot:**      Unisex Restroom  
Children's Unisex Restroom

**Code Reference:**      CBC 11B-703.7.2.6.3,

**Comment**      **WRC-035**      **Priority: 1**      **Estimated Direct Cost:**      \$75      Maintenance

**Item Description:**      Tactile wall sign;

**Findings:**      The existing tactile wall sign is not compliant due to Braille spacing which does not conform to California Braille spacing requirements.



**Recommendations:**  
Remove and discard tactile wall sign. Provide one new tactile wall sign having Grade 2 Braille beneath raised text and a raised pictogram. Mount sign on the wall, at the latch side of door, centered at 56" AFF.

**Facility:**      Westside Resource Center

**Room/Spot:**      Unisex Restroom  
Children's Unisex Restroom

**Code Reference:**      CBC 11B-216.2      CBC 11B-703.3 ,



**Comment**      **WRC-036**      **Priority: 2**      **Estimated Direct Cost:**      \$120      Maintenance

**Item Description:** Door threshold height;

**Findings:** Door threshold is greater than 1/2" in height.

**Recommendations:**  
Modify threshold as needed to better transition the floor height differential between the restroom floor and the hall floor. Bevel shall occur over the full width of the threshold.



**Facility:** Westside Resource Center

**Room/Spot:** Unisex Restroom  
Children's Unisex Restroom

**Code Reference:** CBC 11B-303.3      CBC 11B-303.4      CBC 11B-404.2.5,

**Comment**      **WRC-037**      **Priority: 2**      **Estimated Direct Cost:**      \$75      Maintenance

**Item Description:** Lavatory Insulation;

**Findings:** Insulation beneath the lavatory is not complete.

**Recommendations:**  
Reset drain insulation and secure. Cover, wrap, or otherwise insulate all water lines, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatory.



**Facility:** Westside Resource Center

**Room/Spot:** Unisex Restroom  
Children's Unisex Restroom

**Code Reference:** CBC 11B-606.5 ,

**Comment**      **WRC-038**      **Priority: 2**      **Estimated Direct Cost:**      \$600      Contractor

**Item Description:** Paper towel dispenser;

**Findings:** Dispensers are not accessible as they both requires use of two hands, requiring tight grasping and pinching. The side wheel for advancing paper requires twisting of the wrist.

**Recommendations:**  
Remove and replace one paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 30" AFF to the highest operable part.



**Facility:** Westside Resource Center

**Room/Spot:** Unisex Restroom  
Children's Unisex Restroom

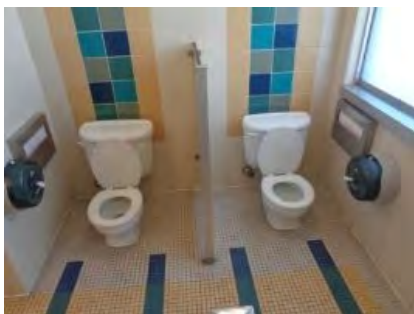
**Code Reference:** CBC 11B-309.4      ADA 308,



**Comment**      **WRC-039**      **Priority: 2**      **Estimated Direct Cost:**      \$5,000      Contractor

**Item Description:**      Accessible WC;

**Findings:**      Four WC's are provided. An accessible WC is not provided.



**Recommendations:**  
Modify restroom as needed to provide one accessible WC with grab bars and wheelchair clearance conforming to CBC 11B-604.3

**Facility:**      Westside Resource Center

**Room/Spot:**      Unisex Restroom  
Children's Unisex Restroom

**Code Reference:**      CBC 11B-604.9.1-7,

**Comment**      **WRC-040**      **Priority: 2**      **Estimated Direct Cost:**      \$120      Maintenance

**Item Description:**      Door threshold height;

**Findings:**      Door threshold is greater than 1/2" in height.



**Recommendations:**  
Modify threshold as needed to better transition the floor height differential between the restroom floor and the hall floor. Bevel shall occur over the full width of the threshold.

**Facility:**      Westside Resource Center

**Room/Spot:**      Unisex Restroom  
Staff Unisex Restroom

**Code Reference:**      CBC 11B-303.3      CBC 11B-303.4      CBC 11B-404.2.5,

**Comment**      **WRC-041**      **Priority: 2**      **Estimated Direct Cost:**      \$3,200      Contractor

**Item Description:**      Lavatory height;

**Findings:**      Lavatory rim height is 34-1/2" AFF.



**Recommendations:**  
Lower lavatory approximately 1/2". Rim height shall not be higher than 34" AFF and an apron height of 29" minimum.

**Facility:**      Westside Resource Center

**Room/Spot:**      Unisex Restroom  
Staff Unisex Restroom

**Code Reference:**      CBC 11B-606.3 ,





**Comment**      **WRC-042**      **Priority: 2**      **Estimated Direct Cost:**      \$75      Maintenance

**Item Description:**      Lavatory Insulation;



**Findings:** Insulation beneath the lavatory is not complete.

**Recommendations:**

Reset drain insulation and secure. Cover, wrap, or otherwise insulate all water lines, valves and fittings. There shall also be no exposed sharp or abrasive elements under lavatory.

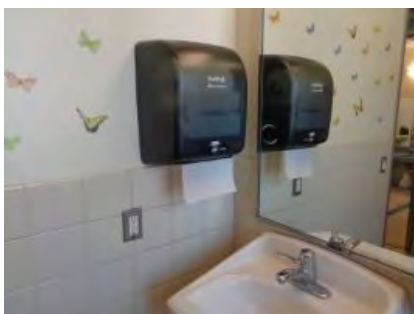
**Facility:** Westside Resource Center

**Room/Spot:** Unisex Restroom  
Staff Unisex Restroom

**Code Reference:** CBC 11B-606.5 ,

**Comment**      **WRC-043**      **Priority: 2**      **Estimated Direct Cost:**      \$600      Contractor

**Item Description:**      Paper towel dispenser;



**Findings:** Dispenser is not accessible at 49" to the highest operable part. Dispenser is not accessible as it requires use of two hands and requires tight grasping and pinching. The side wheel for advancing paper requires twisting of the wrist.

**Recommendations:**

Remove and replace one paper towel dispenser. New dispenser shall not require tight grasping, pinching or twisting of the wrist. Mount new dispenser not higher than 40" AFF to the highest operable part.

**Facility:** Westside Resource Center

**Room/Spot:** Unisex Restroom  
Staff Unisex Restroom

**Code Reference:** CBC 11B-309.4      ADA 308,

**Comment**      **WRC-044**      **Priority: 3**      **Estimated Direct Cost:**      \$10,190      Contractor

**Item Description:**      Transfer platform; Contrasting stripes



**Findings:** The required transfer space next to the transfer platform is obstructed by support posts. The required contrasting stripes are not provided at transfer steps.

**Recommendations:**

Modify location of platform support posts to provide a transfer space immediately next to platform. Provide contrasting stripes in white. The stripes shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripes shall extend the full width of steps.

**Facility:** Westside Resource Center

**Room/Spot:** South Playground  
Elevated play structure

**Code Reference:** CBC 11B-1008.3.1.3, 11B-1008.3.2.4





**Comment**      **WRC-046**      **Priority: 1**      **Estimated Direct Cost:**      \$600      Maintenance

**Item Description:**      Tactile exit signs;

**Findings:**      Tactile exit signs are not provided at all playground gates.



**Recommendations:**  
Provide tactile exit signs at each exit gate. Mount signs at the latch side of gates. Signs shall have Grade 2 Braille beneath raised text stating "EXIT".

**Facility:**      Westside Resource Center

**Room/Spot:**      Playgrounds

Gates      **Code Reference:**      CBC 1011.4.1      CBC 11B-703.3      CBC 11B-703.4      CBC 11B-703.5 ,

**Comment**      **WRC-047**      **Priority: 1**      **Estimated Direct Cost:**      \$380      Maintenance

**Item Description:**      Lever gate handles;

**Findings:**      Lever handles have straight ends.



**Recommendations:**  
Replace lever handles at gates having levers.

**Facility:**      Westside Resource Center

**Room/Spot:**      Playgrounds

Gates      **Code Reference:**      CBC 11B-404.2.7,

**Comment**      **WRC-048**      **Priority: 1**      **Estimated Direct Cost:**      \$475      Maintenance

**Item Description:**      Smooth panels; Strike-side clearance

**Findings:**      A smooth panel is not provided at the bottom 10" of gates. The required minimum side-strike clearance of 12" is not provided at both gates, measuring 9".



**Recommendations:**  
Provide a smooth kick plate across the full width of gates at the push side. The smooth surface shall be a minimum 10" high. Reverse the swing of both gates, placing hinges at opposite side, to provide compliant clearance.

**Facility:**      Westside Resource Center

**Room/Spot:**      Playgrounds

Gates      **Code Reference:**      CBC 11B-404.2.10, CBC 11B-404.2.4





**Comment**      **WRC-049**      **Priority: 1**      **Estimated Direct Cost:**      \$95      Maintenance

**Item Description:** Gate latches;



**Findings:** In addition to gate latching hardware, a non-compliant gate latch is mounted at the top of gates outside of the allowable reach range.

**Recommendations:**  
Remove the additional gate latches at top of gates.

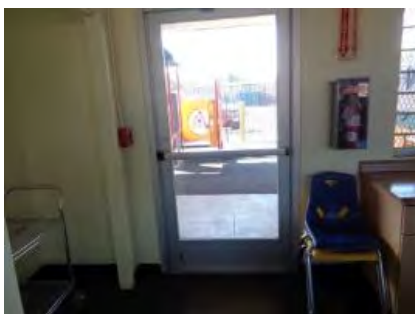
**Facility:** Westside Resource Center

**Room/Spot:** Playgrounds  
Gates

**Code Reference:** CBC 11B-404.2.7,

**Comment**      **WRC-051**      **Priority: 1**      **Estimated Direct Cost:**      \$190      Maintenance

**Item Description:** Strike-side clearance



**Findings:** The required minimum side-strike clearance of 12" is not provided, measuring 9-1/2".

**Recommendations:**  
Reverse the swing of door, placing hinges at opposite side, to provide compliant clearance.

**Facility:** Westside Resource Center

**Room/Spot:** Kitchen  
Exterior door

**Code Reference:** CBC 11B-404.2.4






# City of South Gate

## ADA Self Evaluation and Transition Plan Facility Barrier Assessment Report

Cesar Chavez Park 2500 Block  
2541 Southern Ave  
South Gate, Ca

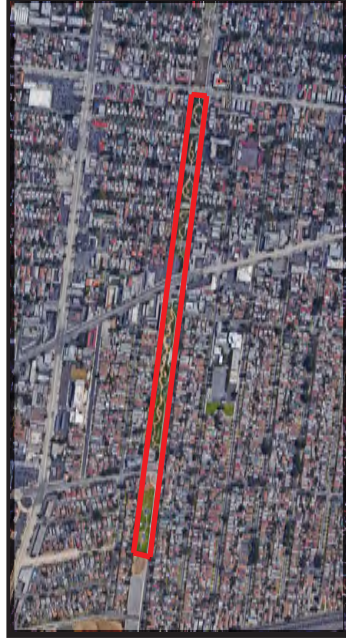


Legend	
	Boundary Line
	Comment #
	North Arrow



Perspective

Boundary Map



Locator Map



CCP - 001

CCP - 003  
CCP - 004

CCP - 007

CCP - 005

CCP - 006

CCP - 009

CCP - 008



# City of South Gate

## ADA Self Evaluation and Transition Plan Facility Barrier Assessment Report

Cesar Chavez Park 2800 Block  
2541 Southern Ave  
South Gate, Ca

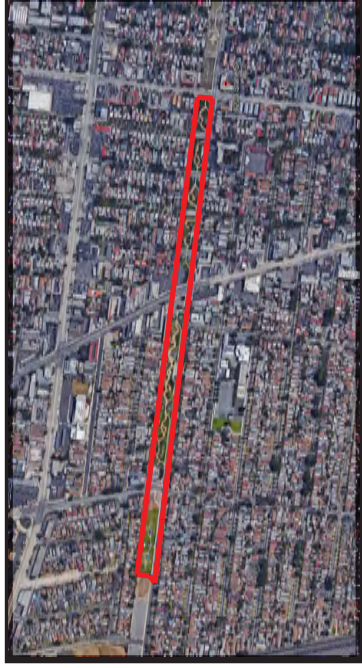


Legend	
	Boundary Line
	Comment #
	North Arrow



Perspective

Boundary Map



Locator Map



OWEN








# City of South Gate

## ADA Self Evaluation and Transition Plan

### Facility Barrier Assessment Report

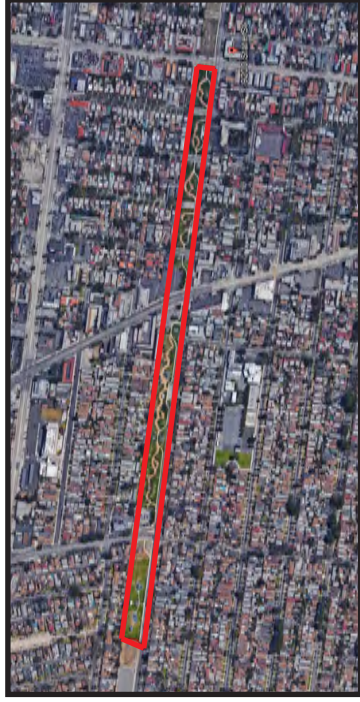
Cesar Chavez Park 3000 Block  
 2541 Southern Ave  
 South Gate, Ca



Legend	
	Boundary Line
	Comment #
	North Arrow

Perspective

Boundary Map



Locator Map



CCP - 24  
 CCP - 25  
 CCP - 26  
 CCP - 27  
 CCP - 28

CCP - 23






# City of South Gate

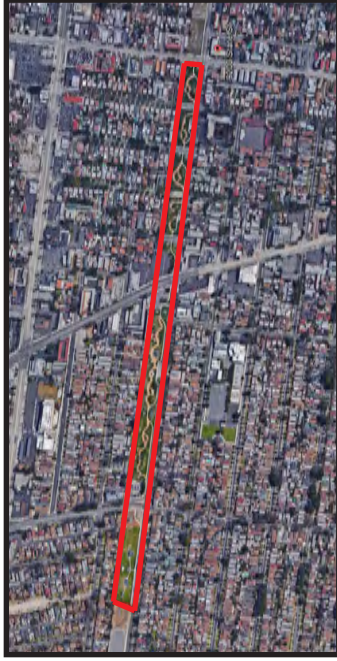
## ADA Self Evaluation and Transition Plan Facility Barrier Assessment Report

Cesar Chavez Park 3100 Block  
2541 Southern Ave  
South Gate, Ca



Legend	
	Boundary Line
	Comment #
	North Arrow

Boundary Map



Locator Map



OWEN

Perspective



CCP - 29  
CCP - 30  
CCP - 31





# FACILITY CCP - CAESAR CHAVEZ PARK

2541 Southern Avenue, South Gate, CA 90280

## Estimated Cost Summary Table:

	Estimated Direct Costs	Estimated Project Costs*
Priority 1	\$6,665	\$8,665
Priority 2	\$2,115	\$2,750
Priority 3	\$7,730	\$10,049
<b>Total</b>	<b>\$16,510</b>	<b>\$21,463</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

**Comment** CCP-001 **Priority:** 3 **Estimated Direct Cost:** \$1,190 **Contractor**

**Item Description:** Transfer platform; Contrasting Stripes



**Findings:** The required transfer space next to the transfer platform is obstructed by both support posts. The required contrasting stripes are not provided at transfer steps.

**Recommendations:** Modify location of platform supports to provide a transfer space immediately next to platform without interference. Provide contrasting stripes in white. The stripes shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripes shall extend the full width of the steps.

**Facility:** Caesar Chavez Park

Play structure ages 2-5 yrs. old

**Code Reference:** CBC 11B-1008.3.1.3, CBC 11B-1008.3.2.4

**Comment** CCP-003 **Priority:** 2 **Estimated Direct Cost:** \$60 **Maintenance**

**Item Description:** Accessibility of restrooms;



**Findings:** Restroom building has been vandalized and closed until repairs can be been made.

**Recommendations:** Assess accessibility at the time of restoration.

**Facility:** Caesar Chavez Park

Restroom building

**Code Reference:** CBC 11B-603.1 ,







**Comment CCP-004**

**Priority: 3 Estimated Direct Cost: \$2,500 Contractor**

**Item Description:** Drinking fountain;



**Findings:** A single drinking fountain is not compliant. Pedestrian protection is not provided.

**Recommendations:**  
Remove and replace DF with a combination Hi/Lo model. Provide protection rails or wing walls, or provide new DF at a location outside of circulation routes.

**Facility:** Caesar Chavez Park

Restroom building

**Code Reference:** CBC 11B-211.2,

**Comment CCP-005**

**Priority: 1 Estimated Direct Cost: \$240 Contractor**

**Item Description:** Walkway;



**Findings:** Concrete is broken and will continue to further degenerate as Park Maintenance vehicles drive across walkway.

**Recommendations:**  
Replace damaged concrete.

**Facility:** Caesar Chavez Park

Covered seating area

**Code Reference:** CBC 11B-302.3,

**Comment CCP-006**

**Priority: 1 Estimated Direct Cost: \$60 Maintenance**

**Item Description:** Walkway;



**Findings:** Concrete near post at walkway is broken with a change in level greater than 1/4".

**Recommendations:**  
Patch damaged concrete.

**Facility:** Caesar Chavez Park

Covered seating area

**Code Reference:** CBC 11B-302.3,





**Comment CCP-007**

**Priority: 3 Estimated Direct Cost: \$2,280 Contractor**

**Item Description:** Walkway width;

**Findings:** 38 feet of walkway is undersized for width at 46"-47" wide.

**Recommendations:**  
Widen walkway to a minimum 48" wide.



**Facility:** Caesar Chavez Park

Walkway to pergola

**Code Reference:** CBC 11B-403.5.1 Exception #3,

**Comment CCP-008**

**Priority: 3 Estimated Direct Cost: \$190 Maintenance**

**Item Description:** Soft ground surface;

**Findings:** Ground surface has out-lived its useful life span and is damaged throughout.

**Recommendations:**  
Have soft ground surface evaluated for replacement. Cost is associated with an evaluation.



**Facility:** Caesar Chavez Park

Play structure ages 5-12 yrs. old

**Code Reference:** CBC 11B-1008.2.6 ASTM F 1951,

**Comment CCP-009**

**Priority: 3 Estimated Direct Cost: \$190 Maintenance**

**Item Description:** Contrasting stripes;

**Findings:** The required contrasting stripes are not provided at transfer steps.

**Recommendations:**  
Provide contrasting stripes in white. The stripes shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripes shall extend the full width of the steps.



**Facility:** Caesar Chavez Park

Play structure ages 5-12 yrs. old

**Code Reference:** CBC 11B-1008.3.2.4,





**Comment CCP-010**

**Priority: 1 Estimated Direct Cost: \$900 Contractor**

**Item Description:** Van stall; Tow-away Sign



**Findings:** Stall is located at the wrong side of the access aisle. The required tow-away warning sign is not provided.

**Recommendations:**  
Relocate stall markings and sign post to the left side of access aisle. Provide one a CALTRANS R-100B tow sign within direct view of the stall. The blank spaces for vehicle reclaiming information shall be filled-in and made a permanent part of the sign in lettering a minimum 1 inch high.

**Facility:** Caesar Chavez Park

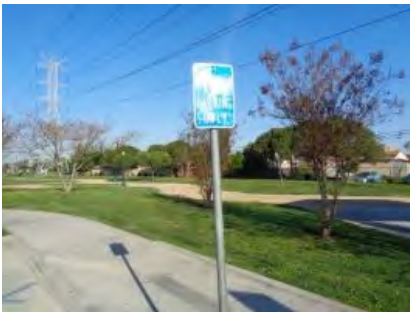
Parking

**Code Reference:** CBC 11B-502.3.4, CBC 11B-502.8.2 CVC 22511.8(e)

**Comment CCP-011**

**Priority: 1 Estimated Direct Cost: \$75 Maintenance**

**Item Description:** Stall sign;



**Findings:** Sign is damaged. The additional sign stating "MINIMUM FINE \$250" and "VAN ACCESSIBLE" are not provided.

**Recommendations:**  
Replace the existing sign and provide the additional signs. The lowest edge of the lowest sign shall be 80" minimum.

**Facility:** Caesar Chavez Park

Parking

**Code Reference:** CBC 11B-502.6,

**Comment CCP-013**

**Priority: 1 Estimated Direct Cost: \$360 Contractor**

**Item Description:** Curb ramp;



**Findings:** Truncated domes are not provided at curb ramp.

**Recommendations:**  
Install a 36"X48" truncated dome mat a 36"X48" over ramp surface, 6"-8" from the curb face line.

**Facility:** Caesar Chavez Park

Parking

**Code Reference:** CBC 11B-406.5.12,





**Comment**      **CCP-014**      **Priority: 3**      **Estimated Direct Cost:**    \$1,000      Contractor

**Item Description:**    Drinking fountain;

**Findings:**    Pedestrian protection is not provided at DF.

**Recommendations:**  
Install wing walls or rails at both sides, or relocate DF outside of the pathway.



**Facility:**    Caesar Chavez Park

Path      **Code Reference:**    CBC 11B-602.9 ,

**Comment**      **CCP-015**      **Priority: 2**      **Estimated Direct Cost:**    \$240      Maintenance

**Item Description:**    Door signage;

**Findings:**    At each restroom, the door and wall signs are mounted too high.

**Recommendations:**  
Lower door signs to a position centered 58"-60" AFF. The wall signs shall be centered at 56" AFF.



**Facility:**    Caesar Chavez Park

Both Restrooms      **Code Reference:**    CBC 11B-703.7.2.6    CBC 11B-216.2,

**Comment**      **CCP-016**      **Priority: 2**      **Estimated Direct Cost:**    \$75      Maintenance

**Item Description:**    Lavatory faucet;

**Findings:**    Automatic faucet does not remain open for a minimum of 10 seconds.

**Recommendations:**  
Adjust the metering of faucet to remain open for a minimum of 10 seconds.



**Facility:**    Caesar Chavez Park

Women's Restroom      **Code Reference:**    CBC 11B-606.4,







**Comment**    **CCP-017**                    **Priority: 2**            **Estimated Direct Cost:**    \$75                    Maintenance

**Item Description:**    Lavatory Insulation;



**Findings:** Insulation beneath the lavatory is not provided.

**Recommendations:**

Cover, wrap, or otherwise insulate the water line, drain, valve and fittings. There shall also be no exposed sharp or abrasive elements under lavatory.

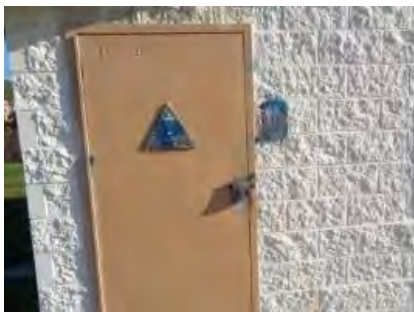
**Facility:** Caesar Chavez Park

Both Restrooms

**Code Reference:** CBC 11B-606.5 ,

**Comment**    **CCP-018**                    **Priority: 2**            **Estimated Direct Cost:**    \$95                    Maintenance

**Item Description:**    Exterior Door latch;



**Findings:** Latch is not accessible.

**Recommendations:**

Provide a door pull at the exterior side of both doors.

**Facility:** Caesar Chavez Park

Both Restrooms

**Code Reference:** CBC 11B-309.4,

**Comment**    **CCP-019**                    **Priority: 2**            **Estimated Direct Cost:**    \$570                    Maintenance

**Item Description:**    Interior locks;



**Findings:** Locks are not accessible.

**Recommendations:**

Remove the existing barrel latch locks and install an accessible lock with a slide or flip-over device, or other accessible privacy latch.

**Facility:** Caesar Chavez Park

Both Restrooms

**Code Reference:** CBC 11B-309.4    CBC 11B-404.2.7,





**Comment CCP-020**

**Priority: 2 Estimated Direct Cost: \$1,000 Contractor**

**Item Description:** Rear grab bar;

**Findings:** A rear grab bar is not provided at WC.

**Recommendations:**  
Provide a 36" minimum grab bar at the back wall. See detail D033 for location details.



**Facility:** Caesar Chavez Park

Men's Restroom

**Code Reference:** CBC 11B-604.5 ,

**Comment CCP-021**

**Priority: 3 Estimated Direct Cost: \$190 Maintenance**

**Item Description:** Soft ground surface;

**Findings:** Ground surface is damaged at various locations.

**Recommendations:**  
Patch soft ground surface as needed.



**Facility:** Caesar Chavez Park

Play structure ages 5-12 yrs. old

**Code Reference:** CBC 11B-1008.2.6 ASTM F 1951,

**Comment CCP-022**

**Priority: 3 Estimated Direct Cost: \$190 Maintenance**

**Item Description:** Contrasting stripes;

**Findings:** The required contrasting stripes are not provided at transfer steps.

**Recommendations:**  
Provide contrasting stripes in white. The stripes shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripes shall extend the full width of the steps.



**Facility:** Caesar Chavez Park

Play structure ages 5-12 yrs. old

**Code Reference:** CBC 11B-1008.3.2.4,



**Comment CCP-023**

**Priority: 1 Estimated Direct Cost: \$390 Maintenance**

**Item Description:** Stable surface;



**Findings:** Pathway surface consists of decomposed granite (DG) and is not stable and firm, with areas of abrupt changes in level where distorted by vehicle travel and erosion.

**Recommendations:**  
Groom all DG pathways as needed. Consider adding stabilizing admixtures or binders to increase firmness and stability. Periodic maintenance of DG paths is required to ensure path remains stable and firm, and free of distortions.

**Facility:** Caesar Chavez Park

Walking path

**Code Reference:** CBC 11B-302.1 CBC 11B-108 ,

**Comment CCP-024**

**Priority: 1 Estimated Direct Cost: \$400 Contractor**

**Item Description:** Van stall;



**Findings:** Van stall is located at the wrong side of the access aisle.

**Recommendations:**  
Relocate stall markings and sign post to the left side of access aisle.

**Facility:** Caesar Chavez Park

Parking

**Code Reference:** CBC 11B-502.3.4,

**Comment CCP-025**

**Priority: 1 Estimated Direct Cost: \$120 Contractor**

**Item Description:** Stall sign;



Signs shall be reflectorized.

MINIMUM FINE sign can also be a separate sign

Van sign shall always be the lowest sign

**Findings:** The additional signs stating "MINIMUM FINE \$250" and "VAN ACCESSIBLE" are not provided.

**Recommendations:**  
Replace the existing sign and provide the additional signs. The lowest edge of the lowest sign shall be 80" minimum above the walking surface.

**Facility:** Caesar Chavez Park

Parking

**Code Reference:** CBC 11B-502.6,



**Comment CCP-026**

**Priority: 1 Estimated Direct Cost: \$500 Contractor**

**Item Description:** Tow-away Sign;



**Findings:** The required tow-away warning sign is not provided.

**Recommendations:**

Provide one a CALTRANS R-100B tow sign within direct view of the stall. The blank spaces for vehicle reclaiming information shall be filled-in and made a permanent part of the sign in lettering a minimum 1 inch high.

**Facility:** Caesar Chavez Park

Parking

**Code Reference:** CBC 11B-502.8.2 CVC 22511.8(e),

**Comment CCP-027**

**Priority: 1 Estimated Direct Cost: \$400 Contractor**

**Item Description:** Pavement ISA;



**Findings:** The ISA pavement sign is not compliant for proportion or size.

**Recommendations:**

The stencil used by Public Works should be discarded. Create a new stencil of correct size and proportion.

**Facility:** Caesar Chavez Park

Parking

**Code Reference:** CBC 11B-502.6.4.1,

**Comment CCP-028**

**Priority: 1 Estimated Direct Cost: \$360 Contractor**

**Item Description:** Curb ramp;



**Findings:** Truncated domes are not provided at curb ramp.

**Recommendations:**

Install a 36"X48" truncated dome mat a 36"X48" over ramp surface, 6"-8" from the curb face line.

**Facility:** Caesar Chavez Park

Parking

**Code Reference:** CBC 11B-406.5.12,





**Comment CCP-029**

**Priority: 1 Estimated Direct Cost: \$1,300 Contractor**

**Item Description:** Van stall; Pavement ISA; Tow-away Sign



**Findings:** Stall is located at the wrong side of the access aisle. The ISA pavement sign is not compliant for proportion or size. The required tow-away warning sign is not provided.

**Recommendations:**

Relocate stall markings and sign post to the left side of access aisle. The stencil used by Public Works should be discarded. Create a new stencil of correct size and proportion. Provide one a CALTRANS R-100B tow sign within direct view of the stall. The blank spaces for vehicle reclaiming information shall be filled-in and made a permanent part of the sign in lettering a minimum 1 inch high.

**Facility:** Caesar Chavez Park

Parking

**Code Reference:** CBC 11B-502.3.4, CBC 11B-502.6.4.1, CBC 11B-502.8.2 CVC 22511.8(e)

**Comment CCP-030**

**Priority: 1 Estimated Direct Cost: \$1,200 Contractor**

**Item Description:** Stall sign;



Signs shall be reflectorized.

MINIMUM FINE sign can also be a separate sign

Van sign shall always be the lowest sign

**Findings:** The additional required signs stating "MINIMUM FINE \$250" and "VAN ACCESSIBLE" are not provided.

**Recommendations:**

Replace the existing sign and provide the additional signs. The lowest edge of the lowest sign shall be 80" minimum.

**Facility:** Caesar Chavez Park

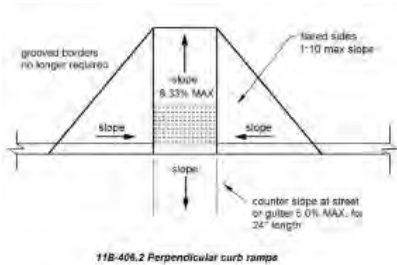
Parking

**Code Reference:** CBC 11B-502.6,

**Comment CCP-031**

**Priority: 1 Estimated Direct Cost: \$360 Contractor**

**Item Description:** Curb ramp;



**Findings:** Truncated domes are not provided at curb ramp.

**Recommendations:**

Install a 36"X48" truncated dome mat a 36"X48" over ramp surface, 6"-8" from the curb face line.

**Facility:** Caesar Chavez Park

Parking

**Code Reference:** CBC 11B-406.5.12,





### FACILITY CP - CIRCLE PARK

10129 Garfield Avenue, South Gate, CA 90280

#### Estimated Cost Summary Table:

	Estimated Direct Costs	Estimated Project Costs*
Priority 1	\$3,040	\$3,952
Priority 2	\$4,615	\$6,000
Priority 3	\$3,340	\$4,342
<b>Total</b>	<b>\$10,995</b>	<b>\$14,294</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

**Comment CP-001**      **Priority: 1**      **Estimated Direct Cost:** \$1,460      Contractor

**Item Description:** Stall surface; Stall striping



**Findings:** Stall surface is not stable, having a large amount of dirt across the entire hard surface. Stall stripes are greatly deteriorated due to abrasion of dirt.

**Recommendations:**  
Sweep parking surface and maintain. Reseal parking surface and restripe.

**Facility:** Circle Park

Accessible parking

**Code Reference:** CBC 11B-302.1, CBC 11B-502

**Comment CP-003**      **Priority: 1**      **Estimated Direct Cost:** \$60      Maintenance

**Item Description:** Curb ramp;



**Findings:** Clear width of ramp is obstructed by vegetation.

**Recommendations:**  
Trim vegetation.

**Facility:** Circle Park

Accessible parking

**Code Reference:** CBC 11B-406.1,





**Comment CP-004**

**Priority: 1 Estimated Direct Cost: \$480 Contractor**

**Item Description:** Abrupt edges;

**Findings:** Concrete edges are raised at two slabs at curved walkway.



**Recommendations:**  
Grind concrete edges as needed.

**Facility:** Circle Park

Concrete walkway

**Code Reference:** CBC 11B-303.2,

**Comment CP-005**

**Priority: 1 Estimated Direct Cost: \$480 Contractor**

**Item Description:** Abrupt edge;

**Findings:** Concrete edge is raised 3/4" at walkway connection to city sidewalk.



**Recommendations:**  
Grind concrete edge as needed.

**Facility:** Circle Park

Concrete walkway

**Code Reference:** CBC 11B-303.2,

**Comment CP-006**

**Priority: 2 Estimated Direct Cost: \$190 Maintenance**

**Item Description:** Lavatory;

**Findings:** Lavatory is centered 14-1/2" from pedestrian guard.



**Recommendations:**  
Relocate guard to provide a minimum 15" clear space to the center of lavatory.

**Facility:** Circle Park

Restroom Exterior

**Code Reference:** CBC 11B-606.2 CBC 11B-305.3,





**Comment CP-007**

**Priority: 2**      **Estimated Direct Cost:** \$120      Maintenance

**Item Description:** Drinking Fountain;

**Findings:** Drinking fountain is centered 13" from pedestrian rail.

**Recommendations:**  
Relocate guard to provide a minimum 16" clear space to the center of drinking fountain.



**Facility:** Circle Park

Restroom Exterior

**Code Reference:** CBC 11B-602.9      CBC 11B-305.1,

**Comment CP-008**

**Priority: 2**      **Estimated Direct Cost:** \$675      Maintenance

**Item Description:** Door signs; Tactile wall signs

**Findings:** The required geometric door signs are not provided at each restroom door.  
The required tactile wall sign is not provided at each restroom doorway.

**Recommendations:**  
Provide a Unisex restroom geometric door sign centered at 58"-60" AFF. Sign shall have a light color triangle over a dark circle. Provide a tactile wall sign at each restroom doorway, having Grade 2 Braille beneath raised text and a raised pictogram. Mount sign on wall, at the latch side of door.



**Facility:** Circle Park

Restroom Exterior

**Code Reference:** CBC 11B-703.7.2.6, CBC 11B-216.2      CBC 11B-703.1

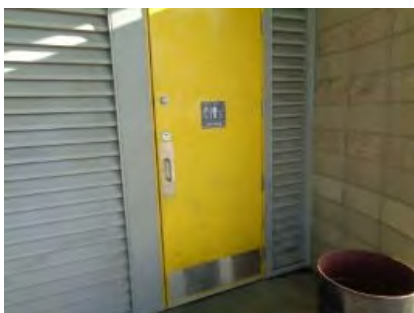
**Comment CP-010**

**Priority: 2**      **Estimated Direct Cost:** \$60      Maintenance

**Item Description:** Door closers;

**Findings:** Automatic door closers at both restrooms require adjustment for opening force and closing speed.

**Recommendations:**  
Adjust both door closers to provide an operational effort of 5 lbf maximum and so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.



**Facility:** Circle Park

Restrooms

**Code Reference:** CBC 11B-404.2.8.1      CBC 11B-404.2.9,





**Comment CP-011** **Priority: 2** **Estimated Direct Cost:** \$370 **Maintenance**

**Item Description:** Door locks;



**Findings:** Locks are both restroom doors are not compliant for height, centered at 54" AFF.

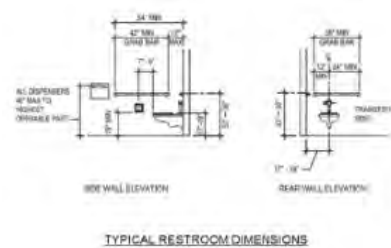
**Recommendations:**  
Lower locks to within the accessible range of 34"-44" AFF.

**Facility:** Circle Park

Restrooms **Code Reference:** CBC 11B-404.2.7,

**Comment CP-012** **Priority: 2** **Estimated Direct Cost:** \$3,200 **Contractor**

**Item Description:** WC location;



**Findings:** The accessible WC is not compliant for location, centered 19" from the side wall.

**Recommendations:**  
Reset waste line within wall to center WC 17"-18" from the side wall.

**Facility:** Circle Park

East Restroom **Code Reference:** CBC 11B-604.2,

**Comment CP-013** **Priority: 3** **Estimated Direct Cost:** \$750 **Contractor**

**Item Description:** WC seating;



**Findings:** Wheel chair seating is not provided next to fixed seating.

**Recommendations:**  
Provide an accessible route to the existing seats, allowing a 60" minimum turning radius and a seating area a minimum 30"X48" next seats.

**Facility:** Circle Park

Playground **Code Reference:** CBC 11B-221.2.1.1,



**Comment CP-014**      **Priority: 3**      **Estimated Direct Cost:** \$190      Maintenance

**Item Description:** Soft ground surface;



**Findings:** Ground surface at swings is damaged and worn.

**Recommendations:**  
Repair soft ground surface.

**Facility:** Circle Park

Playground      **Code Reference:** CBC 11B-1008.2.6      ASTM F 1951,

**Comment CP-015**      **Priority: 3**      **Estimated Direct Cost:** \$2,400      Contractor

**Item Description:** Abrupt edge;



**Findings:** Concrete edge is raised, greater than 1/4" at edge of play area.

**Recommendations:**  
Grind 40 feet of concrete edge.

**Facility:** Circle Park

Playground      **Code Reference:** CBC 11B-303.2,

**Comment CP-016**      **Priority: 1**      **Estimated Direct Cost:** \$60      Maintenance

**Item Description:** Stable surface;



**Findings:** Pathway surface consists of decomposed granite (DG) and is not stable and firm, with areas of abrupt changes in level where distorted by wear and erosion. Path connection to concrete walkway is not smooth and level.

**Recommendations:**  
Groom all DG pathways as needed. Consider adding stabilizing admixtures or binders to increase firmness and stability. Periodic maintenance of DG paths is required to ensure path remains stable and firm, and free of distortions.

**Facility:** Circle Park

Pathways      **Code Reference:** CBC 11B-302.1      CBC 11B-108 ,





**Comment** CP-017

**Priority:** 1

**Estimated Direct Cost:** \$500

**Contractor**

**Item Description:** Signage;



**Findings:** The decomposed granite pathway connecting to the city sidewalk on Garfield is not accessible and signage is not provided to indicate the location of the accessible route to the park.

**Recommendations:**

Provide a directional sign where the path connects to the city sidewalk. Sign shall indicate the accessible route is located at the driveway entrance. Sign shall display the ISA.

**Facility:** Circle Park

Pathways

**Code Reference:** CBC 11B-216.6

CBC 11B-703.5,



# City of South Gate




## ADA Self Evaluation and Transition Plan

### Facility Barrier Assessment Report

Hollydale Community Park  
 12221 Industrial Ave  
 South Gate, Ca

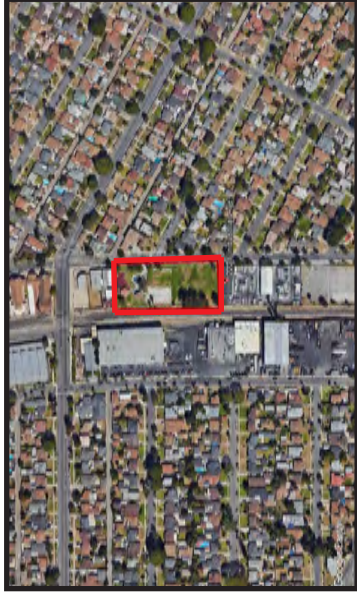


Perspective

Legend		
	Boundary Line	
	Comment #	
	North Arrow	



Boundary Map



Locator Map



OWEN







# FACILITY HCP - HOLLYDALE COMMUNITY PARK

12221 Industrial Avenue, South Gate, CA 90280

## Estimated Cost Summary Table:

	Estimated Direct Costs	Estimated Project Costs*
Priority 1	\$36,300	\$47,190
Priority 2	\$19,035	\$24,746
Priority 3	\$18,640	\$24,232
<b>Total</b>	<b>\$73,975</b>	<b>\$96,168</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

**Comment** HCP-001 **Priority:** 3 **Estimated Direct Cost:** \$8,000 **Contractor**

**Item Description:** Drinking Fountain;

**Findings:** DF is not accessible



**Recommendations:**  
Replace DF with a Hi/Lo combination unit

**Facility:** Hollydale Community Park

Entrance **Code Reference:** CBC 11B-211.2,

**Comment** HCP-002 **Priority:** 1 **Estimated Direct Cost:** \$33,000 **Contractor**

**Item Description:** Concrete area;

**Findings:** Concrete plaza area has been severely uplifted by tree roots



**Recommendations:**  
Remove and replace concrete.

**Facility:** Hollydale Community Park

Plaza **Code Reference:** CBC 11B-303.2 CBC 11B-403.2 CBC 11B-403.3 ,





**Comment HCP-003**

**Priority: 3 Estimated Direct Cost: \$450 Contractor**

**Item Description:** Wheelchair seating;



**Findings:** Wheelchair seating is not provided next to fixed seating

**Recommendations:**  
Add a concrete pad 36"X 60" next to the fixed seating, at two locations.

**Facility:** Hollydale Community Park

Hoops Pole **Code Reference:** CBC 11B-221.2,

**Comment HCP-004**

**Priority: 3 Estimated Direct Cost: \$10,190 Contractor**

**Item Description:** Contrasting stripes; Transfer Platform



**Findings:** The required contrasting stripes are not provided at transfer steps and train steps. Transfer space is not directly adjacent to the transfer platform due to placement of the vertical uprights which project 5 inches into the required clear space.

**Recommendations:**  
Provide contrasting stripes in white. The stripes shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripes shall extend the full width of the steps. Modify vertical uprights to mount at the sides of the platform to allow a wheelchair approach without obstructions.

**Facility:** Hollydale Community Park

Play structure ages 2-5 yrs. old **Code Reference:** CBC 11B-1008.3.2.4, CBC 11B-1008.3.1.3

**Comment HCP-006**

**Priority: 1 Estimated Direct Cost: \$1,875 Contractor**

**Item Description:** Sign; Accessible Route



**Findings:** The geometric sign (circle) is not visible when approaching the restroom building. Walkway entering restroom has a cross slope of 5.6%.

**Recommendations:**  
Provide new geometric sign, a dark 12" circle, at the wall, centered 58-60" above the ground. Replace concrete.

**Facility:** Hollydale Community Park

Women's Restroom **Code Reference:** CBC 11B-216.8 CBC 11B-703.7.2.6, CBC 11B-403.3

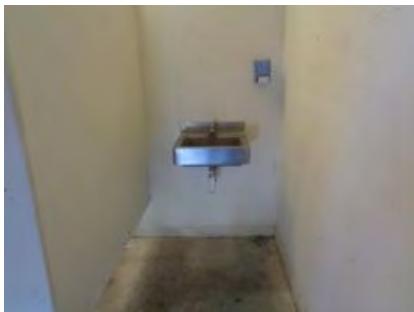




**Comment HCP-008**

**Priority: 2 Estimated Direct Cost: \$5,700 Contractor**

**Item Description:** Lavatory alcove; Lavatory Position



**Findings:** Alcove is not 36" wide. Lavatory knee space is insufficient due to fixture height.

**Recommendations:**

Relocate partition panel to provide a minimum width of 36". Reposition lavatory, centered 18" minimum from either side, with a rim height of 33-1/2" - 34" AFF.

**Facility:** Hollydale Community Park

Women's Restroom

**Code Reference:** CBC 11B-305.7.1, CBC 11B-306.3.1 CBC 11B-606.2 CBC 11B-606.3

**Comment HCP-010**

**Priority: 2 Estimated Direct Cost: \$1,725 Contractor**

**Item Description:** Lavatory Insulation; Soap Dispenser; Hand Dryer



**Findings:** Lavatory piping is not covered to prevent skin contact. Dispenser is not accessible at 47" AFF. Handdryer projects more than 4" from the wall.

**Recommendations:**

Cover drain and any sharp or abrasive elements beneath the lavatory. Lower dispenser to a height not greater than 40" AFF to the highest operable part. Provide a recessed hand dryer, projecting no more than 4" from the wall.

**Facility:** Hollydale Community Park

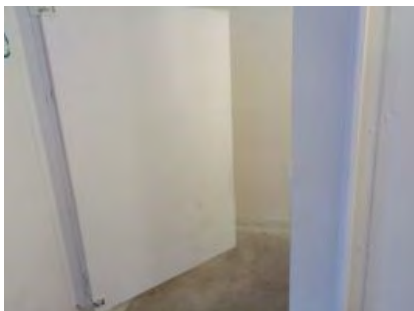
Women's Restroom

**Code Reference:** CBC 11B-606.5 , CBC 11B-603.5 , CBC 11B-307.2

**Comment HCP-013**

**Priority: 2 Estimated Direct Cost: \$190 Maintenance**

**Item Description:** Stall Door; Stall Door



**Findings:** Door is not self-closing. The required U-pull handles are not provided at the interior or exterior sides of door.

**Recommendations:**

Replace self-closing hinges. Install a U-pull handle below the latch.

**Facility:** Hollydale Community Park

Women's Restroom

**Code Reference:** CBC 11B-604.8.1.2, CBC 11B-604.8.1.2

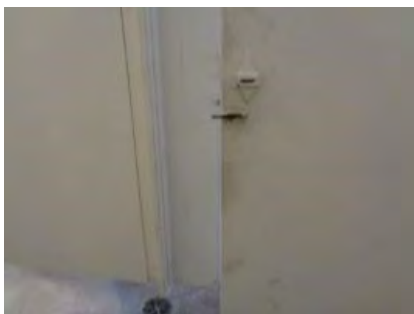


**Comment**    **HCP-015**                    **Priority: 2**            **Estimated Direct Cost:**    \$95                    Maintenance

**Item Description:**    Stall Door;

**Findings:** Door latch is not accessible.

**Recommendations:**  
Replace barrel latch with a slide or flip-over latch.



**Facility:** Hollydale Community Park

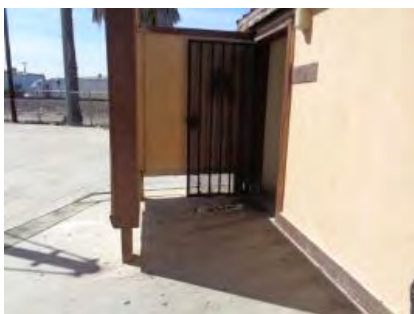
Women's Restroom                    **Code Reference:** CBC 11B-604.8.1.2,

**Comment**    **HCP-016**                    **Priority: 1**            **Estimated Direct Cost:**    \$1,425                    Contractor

**Item Description:**    Sign; Accessible Route

**Findings:** The geometric sign (circle) is not visible when approaching the restroom building. Walkway entering restroom has a cross slope of 5.6%.

**Recommendations:**  
Provide new geometric sign, a dark 12" circle, at the wall, centered 58-60" above the ground.  
Replace concrete.



**Facility:** Hollydale Community Park

Men's Restroom                    **Code Reference:** CBC 11B-216.8            CBC 11B-703.7.2.6, CBC 11B-403.3

**Comment**    **HCP-018**                    **Priority: 2**            **Estimated Direct Cost:**    \$1,500                    Contractor

**Item Description:**    Hand Dryer;

**Findings:** Handdryer projects more than 4" from the wall.

**Recommendations:**  
Provide a recessed hand dryer, projecting no more than 4" from the wall.



**Facility:** Hollydale Community Park

Men's Restroom                    **Code Reference:** CBC 11B-307.2,





**Comment HCP-019**

**Priority: 2 Estimated Direct Cost: \$3,200 Contractor**

**Item Description:** Lavatory Position;

**Findings:** Lavatory knee space is insufficient due to fixture height.

**Recommendations:**

Reposition lavatory, centered 18" minimum from either side, with a rim height of 33-1/2" - 34" AFF.



**Facility:** Hollydale Community Park

Men's Restroom

**Code Reference:** CBC 11B-306.3.1 CBC 11B-606.2 CBC 11B-606.3,

**Comment HCP-020**

**Priority: 2 Estimated Direct Cost: \$75 Maintenance**

**Item Description:** Lavatory Insulation;

**Findings:** Lavatory piping is not covered to prevent skin contact.

**Recommendations:**

Cover drain and any sharp or abrasive elements beneath the lavatory.



**Facility:** Hollydale Community Park

Men's Restroom

**Code Reference:** CBC 11B-606.5 ,

**Comment HCP-021**

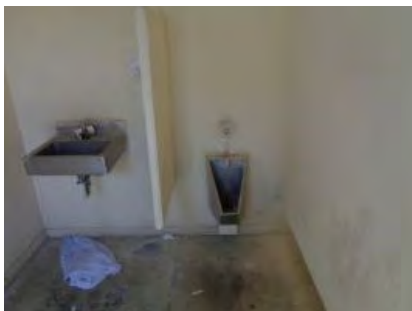
**Priority: 2 Estimated Direct Cost: \$5,000 Contractor**

**Item Description:** Urinal - Clear floor space;

**Findings:** Insufficient space is provided for the urinal alcove, at 29". A minimum 36" is required. Lavatory alcve crowds the urinal.

**Recommendations:**

Restroom alterations are needed to provide the minimum required clear space at fixtures.



**Facility:** Hollydale Community Park

Men's Restroom

**Code Reference:** CBC 11B-305.7.1,



**Comment**      **HCP-022**                  **Priority: 2**                  **Estimated Direct Cost:**    \$550                  Maintenance

**Item Description:**    Stall Door;

**Findings:** Stall door is missing.

**Recommendations:**  
Provide new stall door.



**Facility:** Hollydale Community Park

Men's Restroom                  **Code Reference:** CBC 11B-604.8.1.2,

**Comment**      **HCP-023**                  **Priority: 2**                  **Estimated Direct Cost:**    \$1,000                  Contractor

**Item Description:**    Grab bars;

**Findings:** Grab bars are not compliant for depth from wall. The space between the wall and grab bar is 3".

**Recommendations:**  
Replace grab bars. The space between the wall and grab bars shall be 1-1/2".



**Facility:** Hollydale Community Park

Men's Restroom                  **Code Reference:** CBC 11B-609.3 ,



# City of South Gate

## ADA Self Evaluation and Transition Plan




### Facility Barrier Assessment Report

Hollydale Regional Park (South)

5400 Monroe Ave

South Gate, Ca



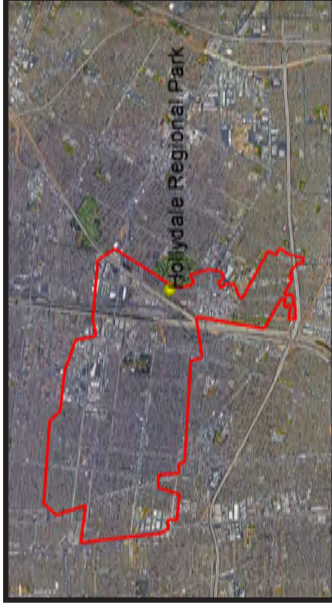
Legend	
	Boundary Line
	Comment #
	North Arrow



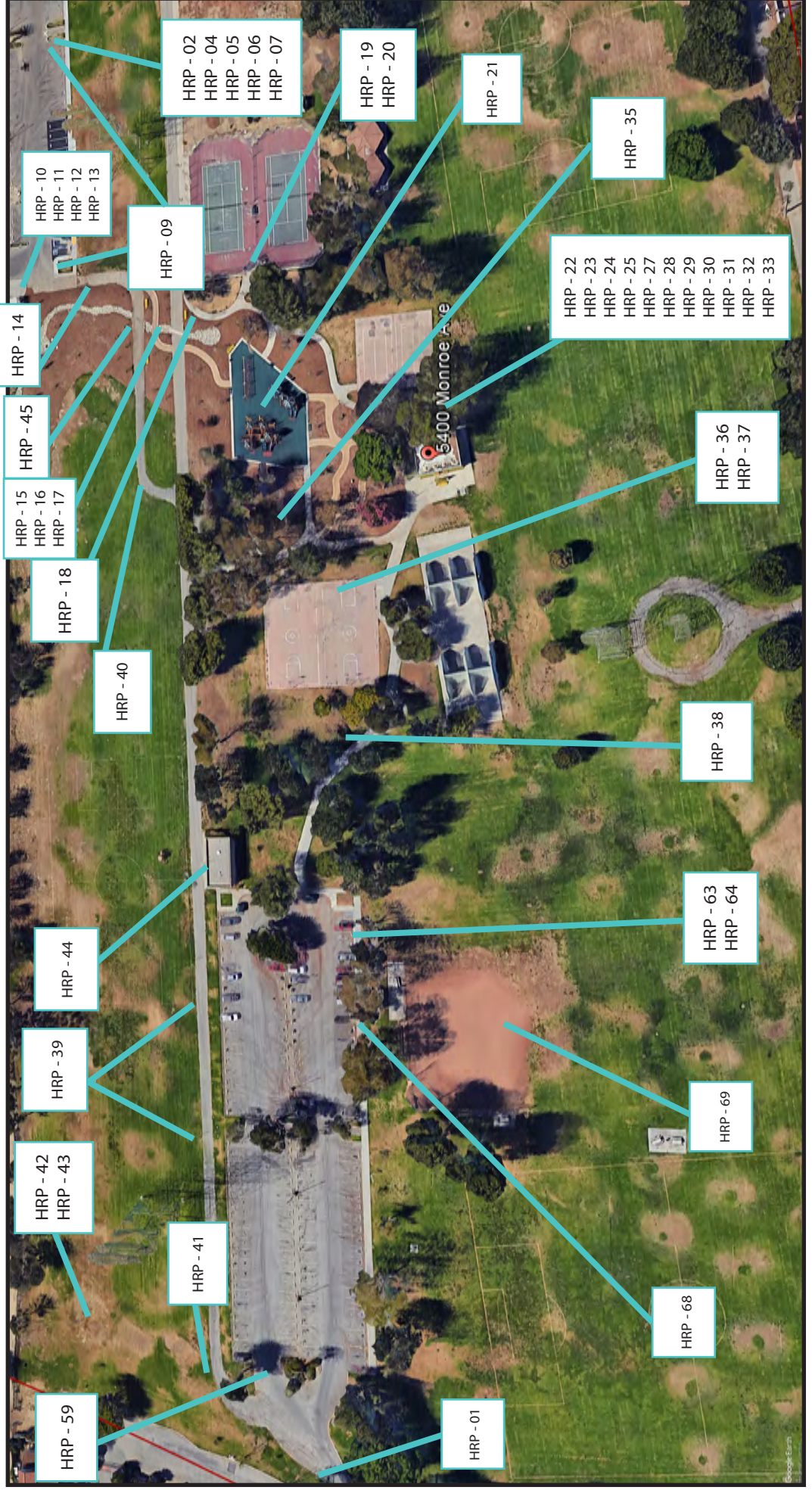
Boundary Map



Locator Map



Perspective



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HRP - 43

HRP - 39

HRP - 44

HRP - 18

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HRP - 16  
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5400 Monroe Ave



# City of South Gate

## ADA Self Evaluation and Transition Plan Facility Barrier Assessment Report

Hollydale Regional Park (North)

5400 Monroe Ave

South Gate, Ca



Boundary Map



Locator Map



### Legend

- Boundary Line
- Comment #
- North Arrow



Perspective



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HRP - 04  
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# FACILITY HRP - HOLLYDALE REGIONAL PARK

5400 Monroe Avenue, South Gate, CA 90280

## Estimated Cost Summary Table:

	Estimated Direct Costs	Estimated Project Costs*
Priority 1	\$62,936	\$81,817
Priority 2	\$74,000	\$96,200
Priority 3	\$36,475	\$47,418
<b>Total</b>	<b>\$173,411</b>	<b>\$225,434</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

**Comment**    **HRP-001**                      **Priority: 1**            **Estimated Direct Cost:**    \$500                      Contractor

**Item Description:**    Tow-away Signs;



**Findings:** The required tow-away warning signs are not provided at the park entrances at Monroe Avenue and Century Blvd. The existing sign at the South parking area is not properly posted and not visible upon entering the parking area.

**Recommendations:**  
Provide one post-mounted CALTRANS R-100B tow sign at each park entrance, within direct upon entering the parking areas. The blank spaces for vehicle reclaiming information shall be filled-in and made a permanent part of the sign, in lettering a minimum 1 inch high.

**Facility:** Hollydale Regional Park

Park entrances                      **Code Reference:** CBC 11B-502.8.2            CVC 22511.8(e),

**Comment**    **HRP-002**                      **Priority: 1**            **Estimated Direct Cost:**    \$4,060                      Contractor

**Item Description:**    Curb Ramp; Stall signs



**Findings:** The existing stall layouts (two places) are not compliant as they uses a curb ramp to the far right of the right accessible stall. This requires a person from the left stall to wheel or walk behind a parked vehicle other than their own. Stall signs are not provided at four stalls.

**Recommendations:**  
At two parking areas at the North lot, provide each with a new parallel curb ramp at the head of the access aisles, between the two stalls. Provide post-mounted signs at each stall. See detail for proper signs.

**Facility:** Hollydale Regional Park

North Parking                      **Code Reference:** CBC 11B-502.2, CBC 11B-502.6





**Comment**     **HRP-004**     **Priority: 1**     **Estimated Direct Cost:**     \$1,400     Contractor

**Item Description:**     Stall surface;



**Findings:** Paint is faded at ALL accessible stalls. Asphalt surface has not been maintained and is cracking.

**Recommendations:**  
Reseal parking stalls as needed and restripe accessible stalls.

**Facility:** Hollydale Regional Park

North Parking

**Code Reference:** CBC 11B-108 ,

**Comment**     **HRP-005**     **Priority: 1**     **Estimated Direct Cost:**     \$750     Contractor

**Item Description:**     Access aisle stripes;



**Findings:** Diagonal stripes in access aisles fail to provide the required visual contrast with the parking surface.

**Recommendations:**  
Re-stripe access aisles with white diagonal stripes, 36" O.C. maximum. Interrupt white stripes at area of white lettering stating "NO PARKING". Access aisle border shall remain blue.

**Facility:** Hollydale Regional Park

North Parking

**Code Reference:** CBC 11B-502.3.3,

**Comment**     **HRP-006**     **Priority: 1**     **Estimated Direct Cost:**     \$400     Contractor

**Item Description:**     Stall ISA markings;



**Findings:** Stall ISA markings are not compliant for size and do not have the required white border.

**Recommendations:**  
Provide larger ISA's at each stall. Symbol shall be a minimum 36" high with a white border.

**Facility:** Hollydale Regional Park

North Parking

**Code Reference:** CBC 11B-502.6.4.1,



**Comment**      **HRP-007**      **Priority: 1**      **Estimated Direct Cost:**    \$576      Contractor

**Item Description:**    Detectable warning surface;



**Findings:** At two curb ramps adjoining the two accessible stall areas, the curb ramps are missing the required truncated domes.

**Recommendations:**  
Install truncated dome mats at each ramp, placed over the concrete for maximum life. Domes shall be placed across the full width of ramp.

**Facility:** Hollydale Regional Park

North Parking

**Code Reference:** CBC 11B-406.5.12,

**Comment**      **HRP-008**      **Priority: 3**      **Estimated Direct Cost:**    \$600      Contractor

**Item Description:**    Tables;



**Findings:** Picnic tables are provided and are not wheelchair accessible.

**Recommendations:**  
Provide an accessible route to connect the existing walkway with the table area. Two locations.

**Facility:** Hollydale Regional Park

North Parking

**Code Reference:** CBC 11B-902.2      CBC 11B-246.4      CBC 11B-246.5,

**Comment**      **HRP-009**      **Priority: 1**      **Estimated Direct Cost:**    \$60      Maintenance

**Item Description:**    Obstruction;



**Findings:** Trash barrels, when located within accessible stalls, can block the use of parking and become the source for an ADA-related lawsuit.

**Recommendations:**  
Create a policy where all accessible parking stalls are maintained free and clear of obstructions.

**Facility:** Hollydale Regional Park

North Parking

**Code Reference:** CBC 11B-502.2      CA Civ Code 52(a),





**Comment HRP-010**

**Priority: 1 Estimated Direct Cost: \$2,460 Contractor**

**Item Description:** Accessible Route;



**Findings:** An accessible route is not provided between accessible parking and the bike path trailhead.

**Recommendations:**  
Install a curb ramp to complete the accessible route. The existing curb ramp nearby cannot serve the accessible route as it requires one to traverse the drive aisles.

**Facility:** Hollydale Regional Park

North Parking

**Code Reference:** CBC 11B-402.1 CBC 11B-406.1,

**Comment HRP-011**

**Priority: 3 Estimated Direct Cost: \$9,000 Contractor**

**Item Description:** Drinking Fountain;



**Findings:** DF is not dual height and pedestrian protection is not provided.

**Recommendations:**  
Replace DF with a Hi/Lo combination DF and either relocate DF outside of circulation routes or add wing walls or wing rails.

**Facility:** Hollydale Regional Park

North Parking

**Code Reference:** CBC 11B-211.2 CBC 11B-602.9 ,

**Comment HRP-012**

**Priority: 1 Estimated Direct Cost: \$500 Contractor**

**Item Description:** Ground Surface;



**Findings:** Bricks are missing from a portion of the walkway. Concrete joints are greater than 1/2".

**Recommendations:**  
Replace bricks and seal large joints with epoxy caulking.

**Facility:** Hollydale Regional Park

North Parking

**Code Reference:** CBC 11B-302,







**Comment HRP-013**

**Priority: 1 Estimated Direct Cost: \$720 Contractor**

**Item Description:** Curb Ramp;

**Findings:** Ramp to bike path is missing truncated domes.



**Recommendations:**

Install truncated dome mats across ramp surface, placed 6" to 8" from the curb line. Domes shall be placed across the full width of ramp.

**Facility:** Hollydale Regional Park

North Parking

**Code Reference:** CBC 11B-406.5.12,

**Comment HRP-014**

**Priority: 1 Estimated Direct Cost: \$3,440 Contractor**

**Item Description:** Service Road;

**Findings:** Service road also serves as an accessible route. The asphalt surface is aged and damaged. Truncated domes are not provided between the walk portion and the vehicular way.



**Recommendations:**

Resurface asphalt as needed. Install truncated domes across the full width of the flush transition, 36" deep in the direction of travel, in line with the curb line.

**Facility:** Hollydale Regional Park

North Parking

**Code Reference:** CBC 11B-303.2 CBC 11B-705.1.2.5,

**Comment HRP-015**

**Priority: 1 Estimated Direct Cost: \$390 Maintenance**

**Item Description:** Stable surface;

**Findings:** Pathway surface consists of decomposed granite (DG) and is not stable and firm, with areas of abrupt changes in level where distorted by vehicle travel and erosion.



**Recommendations:**

Groom the DG pathway as needed. Consider adding stabilizing admixtures or binders to increase firmness and stability. Periodic maintenance of DG paths is required to ensure path remains stable and firm, and free of distortions.

**Facility:** Hollydale Regional Park

North walking paths

**Code Reference:** CBC 11B-302.1 CBC 11B-108 ,





**Comment HRP-016**

**Priority: 3 Estimated Direct Cost: \$300 Contractor**

**Item Description:** Wheelchair seating area;

**Findings:** Wheelchair seating is not provided next to fixed seating.



**Recommendations:**

Provide a level concrete or asphalt wheelchair seating area, 30"X48" minimum, next to fixed seating and connecting to the existing walkway.

**Facility:** Hollydale Regional Park

North walking path

**Code Reference:** CBC 11B-802.3,

**Comment HRP-017**

**Priority: 2 Estimated Direct Cost: \$50,750 Contractor**

**Item Description:** Ramp handrails;

**Findings:** The DG pathway has a slope of 6.5% and handrails have not been provided.



**Recommendations:**

Provide handrails at both sides of ramp. Provide a level landing at the top and bottom of ramp.

**Facility:** Hollydale Regional Park

North walking path

**Code Reference:** CBC 11B-405.8,

**Comment HRP-018**

**Priority: 3 Estimated Direct Cost: \$240 Contractor**

**Item Description:** Wheelchair seating area;

**Findings:** Wheelchair seating is not provided next to fixed seating.



**Recommendations:**

Provide a level concrete or asphalt wheelchair seating area, 30"X48" minimum, next to fixed seating and connecting to the existing walkway.

**Facility:** Hollydale Regional Park

Tennis Court area

**Code Reference:** CBC 11B-802.3,





**Comment**     **HRP-019**     **Priority: 3**     **Estimated Direct Cost:**     \$1,400     Contractor

**Item Description:**     Gates;

**Findings:**     Revolving gates at Tennis courts are not accessible.



**Recommendations:**  
Replace revolving gates with swinging gates conforming with CBC 11B-404.1.

**Facility:**     Hollydale Regional Park

Tennis Court area     **Code Reference:**     CBC 11B-404.2.1,

**Comment**     **HRP-020**     **Priority: 3**     **Estimated Direct Cost:**     \$60     Maintenance

**Item Description:**     Ground Surface;

**Findings:**     Joint at concrete slabs between gates is greater than 1/2".



**Recommendations:**  
Fill joint with epoxy caulking.

**Facility:**     Hollydale Regional Park

Tennis Court area     **Code Reference:**     CBC 11B-302.3,

**Comment**     **HRP-021**     **Priority: 3**     **Estimated Direct Cost:**     \$0     Maintenance

**Item Description:**     Play area;

**Findings:**     Play area was not available for survey as it was fenced-off after an arson event.



**Recommendations:**  
Play area will need to be reviewed for access compliance after reconstruction.

**Facility:**     Hollydale Regional Park

Tennis Court area     **Code Reference:**     CBC 11B-1008.1,



**Comment HRP-022**

**Priority: 3 Estimated Direct Cost: \$1,200 Contractor**

**Item Description:** Service Window;



**Findings:** Window height is not accessible at 42" AFF.

**Recommendations:**  
Lower service window to a height not greater than 34" AFF.

**Facility:** Hollydale Regional Park

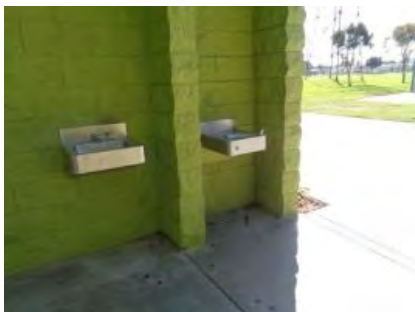
Restroom Building

**Code Reference:** CBC 11B-227.3 CBC 11B-904.4,

**Comment HRP-023**

**Priority: 3 Estimated Direct Cost: \$975 Contractor**

**Item Description:** Level ground area;



**Findings:** The clear ground space at the sink and drinking fountain are not level, with a slope of 3.3%.

**Recommendations:**  
Replace concrete at sink and DF, approximately 65 sq. feet.

**Facility:** Hollydale Regional Park

Restroom Building

**Code Reference:** CBC 11B-303.2,

**Comment HRP-024**

**Priority: 2 Estimated Direct Cost: \$190 Maintenance**

**Item Description:** Lavatory knee space;



**Findings:** The required knee space at the accessible lavatory is obstructed by the metal cage over piping.

**Recommendations:**  
Remove cage. If security of plumbing is a concern, install a metal cover which slopes back from the front. Cover shall conform to knee space requirements at lavatories. See CBC Figure 11B-306.3.

**Facility:** Hollydale Regional Park

Women's Restroom

**Code Reference:** CBC 11B-306.3.1 ,





**Comment**    **HRP-025**                    **Priority: 2**            **Estimated Direct Cost:**    \$1,350                    Maintenance

**Item Description:**    Accessible Mirror; Soap Dispenser



**Findings:** The mirror over the accessible lavatory is not compliant for height. Soap dispenser is missing, however, the base on the wall indicates the dispenser was not compliant for height.

**Recommendations:**  
Lower mirror to a height not greater than 40" AFF to the lowest reflective edge. Accessible dispensers shall be no higher than 40" AFF to the highest operable part.

**Facility:** Hollydale Regional Park

Women's Restroom

**Code Reference:** CBC 11B-603.3, CBC 11B-603.5

**Comment**    **HRP-027**                    **Priority: 2**            **Estimated Direct Cost:**    \$95                    Maintenance

**Item Description:**    Stall Door;



**Findings:** The accessible stall door is not self-closing.

**Recommendations:**  
Replace the self-closing hinges.

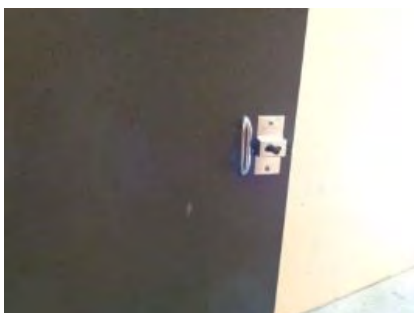
**Facility:** Hollydale Regional Park

Women's Restroom

**Code Reference:** CBC 11B-604.8.1.2,

**Comment**    **HRP-028**                    **Priority: 2**            **Estimated Direct Cost:**    \$95                    Maintenance

**Item Description:**    Stall Door;



**Findings:** Accessible stall door is missing the required U-pull handle at the pull side.

**Recommendations:**  
Install a U-shaped pull handle below the latch.

**Facility:** Hollydale Regional Park

Women's Restroom

**Code Reference:** CBC 11B-604.8.1.2,



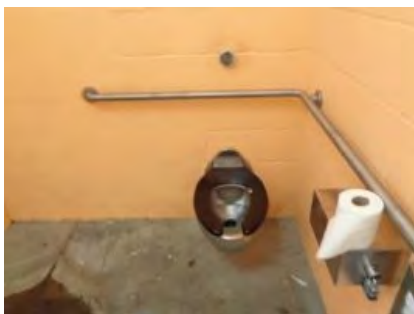
**Comment HRP-029**

**Priority: 2 Estimated Direct Cost: \$3,200 Contractor**

**Item Description:** WC location;

**Findings:** WC is not compliant for location, centered less than 17" from the side wall.

**Recommendations:**  
Relocate WC to provide a location of the fixture centered 17"- 18" from the side wall.



**Facility:** Hollydale Regional Park

Women's Restroom

**Code Reference:** CBC 11B-604.2,

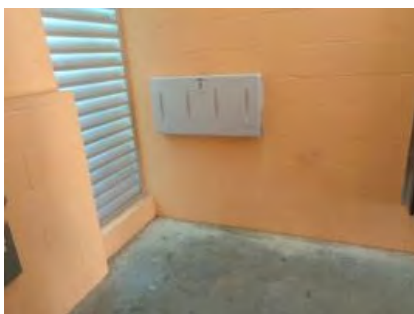
**Comment HRP-030**

**Priority: 2 Estimated Direct Cost: \$550 Contractor**

**Item Description:** Baby changing table;

**Findings:** baby changing tables are not allowed in toilet compartments within a multiple accommodation toilet facility.

**Recommendations:**  
Remove baby changing table.



**Facility:** Hollydale Regional Park

Women's Restroom

**Code Reference:** CBC 11B-226.4,

**Comment HRP-031**

**Priority: 2 Estimated Direct Cost: \$75 Maintenance**

**Item Description:** Geometric doorway signs;

**Findings:** The geometric sign at each restroom is non-compliant for height.

**Recommendations:**  
Raise each sign to a height centered 58"- 60" AFF.



**Facility:** Hollydale Regional Park

Both Restrooms

**Code Reference:** CBC 11B-703.7.2.6,



**Comment**      **HRP-032**                      **Priority: 2**              **Estimated Direct Cost:**      \$190                      Maintenance

**Item Description:**      Lavatory knee space;



**Findings:**      The required knee space at the accessible lavatory will be obstructed by the metal cage over piping.

**Recommendations:**  
Remove cage at the center lavatory. If security of plumbing is a concern, install a metal cover which slopes back from the front. Cover shall conform to knee space requirements at lavatories. See CBC Figure 11B-306.3.

**Facility:**      Hollydale Regional Park

Men's Restroom                      **Code Reference:**      CBC 11B-306.3.1 ,

**Comment**      **HRP-033**                      **Priority: 2**              **Estimated Direct Cost:**      \$1,350                      Maintenance

**Item Description:**      Accessible Mirror; Soap Dispenser



**Findings:**      Mirrors are not compliant for height. Soap dispensers are missing, however, the baseplate on the wall indicates the dispensers were not compliant for height.

**Recommendations:**  
Lower the center mirror to a height not greater than 40" AFF to the lowest reflective edge. Provide one accessible dispenser at the center lavatory. Dispenser shall be no higher than 40" AFF to the highest operable part.

**Facility:**      Hollydale Regional Park

Men's Restroom                      **Code Reference:**      CBC 11B-603.3, CBC 11B-603.5

**Comment**      **HRP-035**                      **Priority: 3**              **Estimated Direct Cost:**      \$3,220                      Contractor

**Item Description:**      Table;



**Findings:**      Picnic tables are provided near play area. Tables are not wheelchair accessible.

**Recommendations:**  
Provide an accessible route to connect the existing walkway with two of the three tables near the play area. Modify tables for compliant knee space.

**Facility:**      Hollydale Regional Park

Play area                      **Code Reference:**      CBC 11B-902.2              CBC 11B-246.4              CBC 11B-246.5,





**Comment HRP-036**

**Priority: 3 Estimated Direct Cost: \$9,000 Contractor**

**Item Description:** Drinking Fountain;

**Findings:** DF is not dual height. DF is not located on an accessible route.



**Recommendations:**  
Connect DF pad with the walkway. Provide a combination Hi/Lo DF.

**Facility:** Hollydale Regional Park

Basketball court

**Code Reference:** CBC 11B-211.2,

**Comment HRP-037**

**Priority: 1 Estimated Direct Cost: \$135 Contractor**

**Item Description:** Concrete path;

**Findings:** Concrete is broken, with cracks and uneven surface.



**Recommendations:**  
Replace 9 sq. ft. of concrete.

**Facility:** Hollydale Regional Park

Basketball court

**Code Reference:** CBC 11B-403.1 ,

**Comment HRP-038**

**Priority: 1 Estimated Direct Cost: \$1,500 Contractor**

**Item Description:** Concrete path;

**Findings:** Concrete is broken, with cracks and uneven surfaces at various locations of pathway.



**Recommendations:**  
Replace concrete walkway.

**Facility:** Hollydale Regional Park

**Code Reference:** CBC 11B-403.1 ,







**Comment HRP-039**

**Priority: 3 Estimated Direct Cost: \$190 Maintenance**

**Item Description:** Dog cleanup bag dispensers;



**Findings:** At the walk path, two post-mounted dog cleanup dispensers are not accessible due to excessive height.

**Recommendations:**  
Lower both dispensers to a height not greater than 48" to the highest operable part.

**Facility:** Hollydale Regional Park

**Code Reference:** ADA 308,

**Comment HRP-040**

**Priority: 1 Estimated Direct Cost: \$30,000 Contractor**

**Item Description:** Asphalt walkway;



**Findings:** Asphalt surface has not been maintained and has cracks with vegetation, heaving and uneven surfaces at various locations of pathway.

**Recommendations:**  
Repair surfaces as needed and reseal asphalt walkways.

**Facility:** Hollydale Regional Park

**Code Reference:** CBC 11B-403.1 ,

**Comment HRP-041**

**Priority: 1 Estimated Direct Cost: \$95 Maintenance**

**Item Description:** Approach to Dog Park;



**Findings:** Pathway surface consists of decomposed granite (DG) and is not stable and firm, with areas of abrupt changes in level where distorted by vehicle travel and erosion.

**Recommendations:**  
Groom the DG pathway as needed. Consider adding stabilizing admixtures or binders to increase firmness and stability. Periodic maintenance of DG paths is required to ensure path remains stable and firm, and free of distortions.

**Facility:** Hollydale Regional Park

Dog Park

**Code Reference:** CBC 11B-302.1 CBC 11B-108 ,





**Comment**      **HRP-042**      **Priority: 3**      **Estimated Direct Cost:**      \$500      Contractor

**Item Description:** Gate landing;



**Findings:** DG surface at edge of gate is not even with the surface of the concrete, creating an abrupt edge greater than 1/4".

**Recommendations:**  
Raise the surface of the DG walkway to meet the concrete landing.

**Facility:** Hollydale Regional Park

Dog Park

**Code Reference:** CBC 11B-404.2.4.4,

**Comment**      **HRP-043**      **Priority: 3**      **Estimated Direct Cost:**      \$190      Maintenance

**Item Description:** Dog clean-up bag dispensers;



**Findings:** At each separate dog area, the post-mounted dog clean-up dispensers are not accessible due to excessive height.

**Recommendations:**  
Lower each dispenser to a height not greater then 48" to the highest operable part.

**Facility:** Hollydale Regional Park

Dog Park

**Code Reference:** ADA 308,

**Comment**      **HRP-044**      **Priority: 3**      **Estimated Direct Cost:**      \$2,700      Contractor

**Item Description:** Asphalt walkway;



**Findings:** Asphalt surface connection to the concrete apron of the garage is not smooth and continuous, having depressions which create abrupt edges within the walkway.

**Recommendations:**  
Walkway surface repairs shall include grinding and an overlay, as needed, to correct the low edge next to the concrete apron.

**Facility:** Hollydale Regional Park

Mowing equipment garage

**Code Reference:** CBC 11B-403.1 ,





**Comment**      **HRP-045**      **Priority: 1**      **Estimated Direct Cost:**      \$120      Maintenance

**Item Description:** Drop-off;



**Findings:** Over the creek bed, at the edge of the walkway, an abrupt change in level greater than 4" occurs.

**Recommendations:**  
Provide a 6" high warning curb along the full length of the drop-off where the vertical drop is greater than 4".

**Facility:** Hollydale Regional Park

Accessible route

**Code Reference:** CBC 11B-303.5,

**Comment**      **HRP-046**      **Priority: 3**      **Estimated Direct Cost:**      \$1,400      Contractor

**Item Description:** Bleachers;



**Findings:** Wheelchair seating is not provided at bleachers.

**Recommendations:**  
Shorten bleacher seating at two places (one each side) to provide space for one wheelchair each, a minimum 30" wide.

**Facility:** Hollydale Regional Park

Equestrian Center

**Code Reference:** CBC 11B-221.2.3.1,

**Comment**      **HRP-047**      **Priority: 1**      **Estimated Direct Cost:**      \$2,000      Contractor

**Item Description:** Ramp Handrails;



**Findings:** Handrail extensions are not level over the ramp landings, with slopes up to 4.8%.

**Recommendations:**  
Modify all 8 handrail extensions as needed. Extensions shall be level, for a minimum of 12" before turning down.

**Facility:** Hollydale Regional Park

Equestrian Center

**Code Reference:** CBC 11B-505.10.1 ,





**Comment**     **HRP-048**                     **Priority: 2**             **Estimated Direct Cost:**     \$75                     Maintenance

**Item Description:**     Signs;



**Findings:** The geometric doorway signs are not compliant for height.

**Recommendations:**

Provide geometric signs at the entrances to restrooms, at the wall within view of the ramp, centered 58"-60" above the ground.

**Facility:** Hollydale Regional Park

Equestrian Center restrooms             **Code Reference:** CBC 11B-703.7.2.6,

**Comment**     **HRP-049**                     **Priority: 2**             **Estimated Direct Cost:**     \$75                     Maintenance

**Item Description:**     Signs;



**Findings:** Tactile room designation signs have not been provided at the entrance doors to restrooms.

**Recommendations:**

At the latch side of doors, mount a tactile wall sign with Grade 2 Braille below raised text and a pictogram.

**Facility:** Hollydale Regional Park

Equestrian Center restrooms             **Code Reference:** CBC 11B-216.2             CBC 11B-703.2             CBC 11B-703.3 ,

**Comment**     **HRP-050**                     **Priority: 2**             **Estimated Direct Cost:**     \$9,600                     Contractor

**Item Description:**     Lavatories;



**Findings:** Lavatories are not compliant for knee space or front apron height.

**Recommendations:**

Raise all three lavatories to a rim height of 34" absolute to obtain 29" to the lowest edge of front apron.

**Facility:** Hollydale Regional Park

Equestrian Center Women's restroom             **Code Reference:** CBC 11B-306.3.1             CBC 11B-606.2 ,

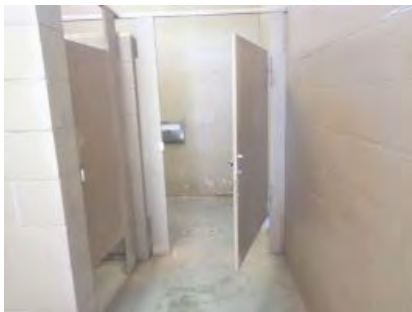






**Comment**     **HRP-051**     **Priority: 2**     **Estimated Direct Cost:**     \$60     Maintenance

**Item Description:**     Clearance at stall door;



**Findings:** The required 18" strike-side clearance at the accessible stall door is not provided.

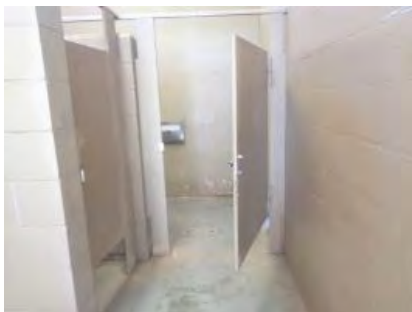
**Recommendations:**  
Reverse the swing of the accessible stall door until alterations can be made to increase the interior clearances within the restroom, including the required 60" turning radius in front of the accessible stall door.

**Facility:** Hollydale Regional Park

Equestrian Center Women's restroom     **Code Reference:** CBC 11B-404.2.4,

**Comment**     **HRP-052**     **Priority: 2**     **Estimated Direct Cost:**     \$95     Maintenance

**Item Description:**     Stall Door;



**Findings:** The accessible stall door is not self-closing.

**Recommendations:**  
Replace the self-closing hinges.

**Facility:** Hollydale Regional Park

Equestrian Center Women's restroom     **Code Reference:** CBC 11B-604.8.1.2,

**Comment**     **HRP-053**     **Priority: 2**     **Estimated Direct Cost:**     \$1,250     Contractor

**Item Description:**     Toilet paper dispenser (TPD); Side grab bar



**Findings:** TPD is not compliant for location. Side grab bar does not project 54" from the corner.

**Recommendations:**  
Reposition dispenser. Center dispenser to 7"- 9" in front of the WC. Reposition side grab bar. See detail for dimensions.

**Facility:** Hollydale Regional Park

Equestrian Center Women's restroom     **Code Reference:** CBC 11B-604.7, CBC 11B-604.5





**Comment**     **HRP-055**     **Priority: 2**     **Estimated Direct Cost:**     \$3,200     Contractor

**Item Description:**     Lavatories;



**Findings:** Lavatories are not compliant for knee space or front apron height.

**Recommendations:**

Raise all lavatories to a rim height of 34" absolute to obtain 29" to the lowest edge of front apron.

**Facility:** Hollydale Regional Park

Equestrian Center Men's restroom     **Code Reference:** CBC 11B-306.3.1     CBC 11B-606.2 ,

**Comment**     **HRP-056**     **Priority: 2**     **Estimated Direct Cost:**     \$550     Maintenance

**Item Description:**     Stall Door;



**Findings:** Stall door has been removed.

**Recommendations:**

Provide a new self-closing stall door.

**Facility:** Hollydale Regional Park

Equestrian Center Men's restroom     **Code Reference:** CBC 11B-604.8.1.2,

**Comment**     **HRP-057**     **Priority: 2**     **Estimated Direct Cost:**     \$1,250     Contractor

**Item Description:**     Toilet paper dispenser (TPD); Side grab bar



**Findings:** TPD is not compliant for location. Side grab bar does not project 54" from the corner.

**Recommendations:**

Reposition dispenser. Center dispenser to 7"- 9" in front of the WC. Reposition side grab bar. See detail for dimensions.

**Facility:** Hollydale Regional Park

Equestrian Center Men's restroom     **Code Reference:** CBC 11B-604.7, CBC 11B-604.5





**Comment HRP-059**

**Priority: 1 Estimated Direct Cost: \$7,820 Contractor**

**Item Description:** Site Access; Stall surface; Access aisle stripes; Stall ISA markings



**Findings:** The Accessible parking stall requires traversing the vehicular area with no crossing. Paint is faded and the asphalt surface has not been maintained. Stall slopes at wheel stop are greater than 2.1% Diagonal stripes within the access aisle is blue and not contrasting with the parking surface. Stall ISA markings are not compliant for size and do not have a white border.

**Recommendations:**

Black-out all blue lines around the parking area and install a new curb cut, a minimum 48" wide, with truncated domes, cut through the planter area straight towards the dog park and walkways from the access aisle. Reseal parking stalls as needed .Re-stripe stalls and access aisle with white diagonal stripes, 36" O.C. maximum. Interrupt white stripes at area of white lettering stating "NO PARKING". Access aisle border shall remain blue. Provide a larger ISA at the stall. Symbol shall be a minimum 36" high with a white border.

**Facility:** Hollydale Regional Park

South Parking - Dog Park

**Code Reference:** CBC 11B-206.2.1, CBC 11B-108 , CBC 11B-502.3.3, CBC 11B-502.6.4.1

**Comment HRP-063**

**Priority: 1 Estimated Direct Cost: \$2,460 Contractor**

**Item Description:** Curb Ramp;



**Findings:** The existing stall layout is not compliant as it uses a curb ramp to the left of the left accessible stall. This requires a person from the right stall to wheel or walk behind a parked vehicle other than their own.

**Recommendations:**

At the access aisle between the two stalls, install a parallel curb ramp.

**Facility:** Hollydale Regional Park

South Parking - Ball Field

**Code Reference:** CBC 11B-502.2,

**Comment HRP-064**

**Priority: 1 Estimated Direct Cost: \$3,550 Contractor**

**Item Description:** Stall surface; Access aisle stripes; Stall ISA markings; Access aisle



**Findings:** Asphalt surface has not been maintained and is cracking. Diagonal stripes within the access aisle fails to provide the required visual contrast with the parking surface. Stall ISA markings are not compliant for size or proportion and do not have the required white border. The existing wheel stop inside the access aisle is an obstruction to the required clear space.

**Recommendations:**

Reseal parking stalls as needed and restripe accessible stalls. Re-stripe access aisle with white diagonal stripes, 36" O.C. maximum. Interrupt white stripes at area of white lettering stating "NO PARKING". Access aisle border shall remain blue. Provide a larger ISA at the stall. Symbol shall be a minimum 36" high with a white border. Remove wheel stop and patch parking surface.

**Facility:** Hollydale Regional Park

South Parking - Ball Field

**Code Reference:** CBC 11B-108 , CBC 11B-502.3.3, CBC 11B-502.6.4.1, CBC 11B-502.3





**Comment**      **HRP-068**      **Priority: 3**      **Estimated Direct Cost:**      \$1,500      Contractor

**Item Description:**      Site access;



**Findings:** An accessible route is not provided to the boundary of the ball field.

**Recommendations:**

Provide a compliant path from the existing walkway to the concrete pad having the picnic table. Path shall be a minimum 48" wide.

**Facility:** Hollydale Regional Park

Ball Field

**Code Reference:** CBC 11B-206.2.2      CBC 11B-403.5.1 Exception #3,

**Comment**      **HRP-069**      **Priority: 3**      **Estimated Direct Cost:**      \$4,000      Contractor

**Item Description:**      Dug Outs;



**Findings:** The field level is lower than the concrete in the dug outs, creating an abrupt edge.

**Recommendations:**

Back-fill soil at the area of the dug out entry to provide a smooth transition, at both dug outs.

**Facility:** Hollydale Regional Park

Ball Field

**Code Reference:** CBC 11B-303.2,



# City of South Gate

## ADA Self Evaluation and Transition Plan

### Facility Barrier Assessment Report

South Gate Park  
 4900 Southern Ave  
 South Gate, Ca



Legend	
	Boundary Line
	Comment #
	North Arrow



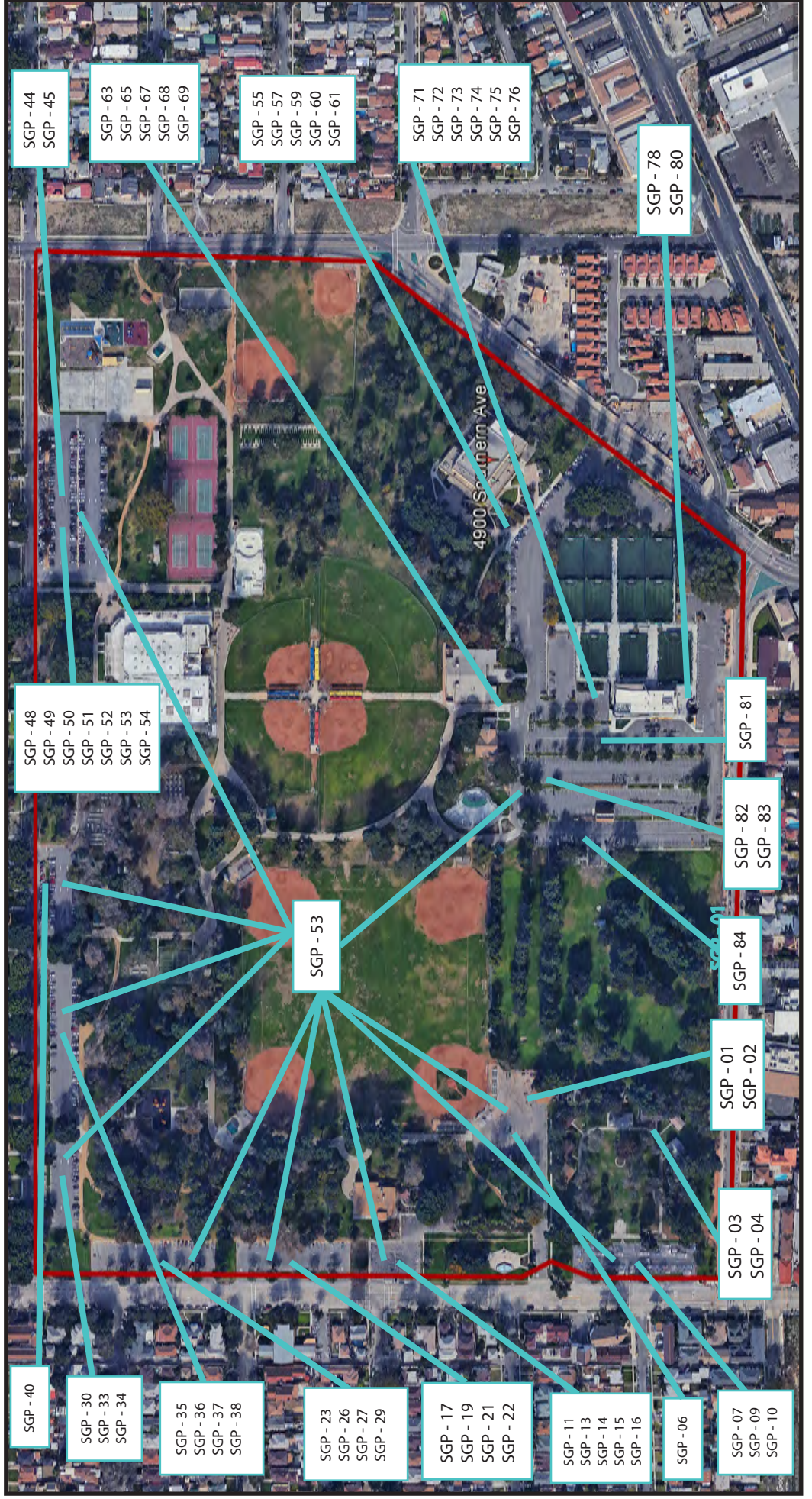
Aerial Map



Boundary Map



Perspective



SGP - 40

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 SGP - 34

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SGP - 03  
 SGP - 04

4900 Southern Ave





# FACILITY SGP - SOUTH GATE PARK

4900 Southern Avenue, South Gate, CA 90280

## Estimated Cost Summary Table:

	Estimated Direct Costs	Estimated Project Costs*
Priority 1	\$113,784	\$147,919
Priority 2	\$5,425	\$7,053
Priority 3	\$0	\$0
<b>Total</b>	<b>\$119,209</b>	<b>\$154,972</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

**Comment SGP-001**      **Priority: 2**      **Estimated Direct Cost:** \$75      Maintenance

**Item Description:** Restroom signs;



RESTROOM DOOR SIGNS FOR DARK COLOR DOORS

Code does not call for pictograms, however pictograms are allowed. See samples of acceptable signs below



**Findings:** Restrooms are not identified with the required geometric door signs.

**Recommendations:**

At the restroom doors, or at open doorways leading to restrooms, provide a Unisex geometric restroom sign.

**Facility:** South Gate Park

**Floor/Area:** Restroom

Walnut Street Restrooms

**Code Reference:** CBC 11B-703.7.2.6,

**Comment SGP-002**      **Priority: 2**      **Estimated Direct Cost:** \$5,200      Contractor

**Item Description:** Accessible Restrooms;



**Findings:** A wheelchair accessible restroom is not provided.

**Recommendations:**

Alter one restroom to provide wheelchair access including grab bars and a 60" turning radius.

**Facility:** South Gate Park

**Floor/Area:** Restroom

Walnut Street Restrooms

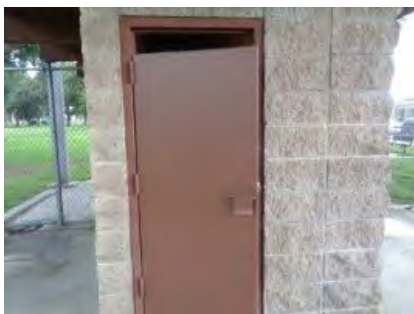
**Code Reference:** CBC 11B-603.1 ,



**Comment**     **SGP-003**     **Priority: 2**     **Estimated Direct Cost:**     \$75     Maintenance

**Item Description:**     Restroom signs;

**Findings:** Restroom is not identified with the required geometric door sign.



**Recommendations:**  
At the restroom door provide a Unisex geometric restroom sign.

**Facility:** South Gate Park

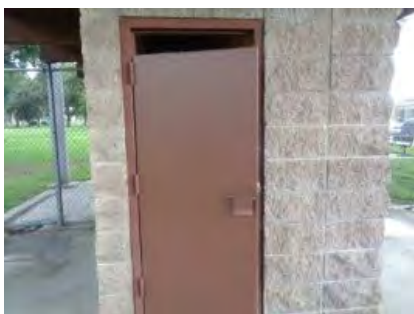
**Floor/Area:** Restroom

Restroom East of Boy Scout Camp **Code Reference:** CBC 11B-703.7.2.6 ,

**Comment**     **SGP-004**     **Priority: 2**     **Estimated Direct Cost:**     \$75     Maintenance

**Item Description:**     Outdoor restroom;

**Findings:** Restroom is not accessible.



**Recommendations:**  
Provide a compliant directional sign indicating the location of the nearest accessible restroom at Walnut St.

**Facility:** South Gate Park

**Floor/Area:** Restroom

Restroom East of Boy Scout Camp **Code Reference:** CBC 11B-216.8,

**Comment**     **SGP-005**     **Priority: 1**     **Estimated Direct Cost:**     \$500     Contractor

**Item Description:**     Tow-Away Warning signs;

**Findings:** The required Tow-Away warning signs are not provided at all driveway entrances to off-street parking. Tow-Away signs that have been provided are not reflectorized.



**Recommendations:**  
At every driveway entrance, provide a Caltrans R100B Tow-Away Warning sign, as shown in detail D002. The blank spaces of the signs shall be filled-in with vehicle reclaiming information, including impound address and phone number with area code included, in permanent lettering a minimum 1 inch high.

**Facility:** South Gate Park

**Floor/Area:** All Lots

All Driveway Entrances     **Code Reference:** CVC 22511.8(e)     CBC 11B-502.8.2,



**Comment SGP-006**

**Priority: 1 Estimated Direct Cost: \$2,800 Contractor**

**Item Description:** Accessible Parking;



**Findings:** The parking area serving the ball fields has not been maintained. The parking surface is greatly damaged with cracks, heaving and pot holes. The number of stalls available cannot be determined due to faded paint. There is no indication that accessible parking was ever provided in this lot.

**Recommendations:**  
Resurface parking area and provide new accessible stalls. The number of accessible stalls shall be determined from the overall number of parking stalls and ADA Table 208.2. New accessible stalls shall be located on an accessible route, closest to the ball fields.

**Facility:** South Gate Park  
**Floor/Area:** Walnut Street Parking

**Code Reference:** ADA Table 208.2 CBC 11B-502,

**Comment SGP-007**

**Priority: 1 Estimated Direct Cost: \$2,800 Contractor**

**Item Description:** Number of Stalls; Stall surface



**Findings:** Parking space for 76 vehicles is provided. Only two accessible stalls have been installed and 3 are required. Stall striping is greatly faded.

**Recommendations:**  
Create one additional accessible parking stall, located at the street parking area, to serve Farmers Market activities. Reseal parking area and restripe accessible stalls.

**Facility:** South Gate Park  
**Floor/Area:** Lot 3

**Code Reference:** ADA Table 208.2, CBC 11B-108

**Comment SGP-009**

**Priority: 1 Estimated Direct Cost: \$750 Contractor**

**Item Description:** Access aisle stripes;



**Findings:** Diagonal stripes within the access aisle fails to provide the required visual contrast with the parking surface.

**Recommendations:**  
Re-stripe access aisles with white diagonal stripes, 36" O.C. maximum when over asphalt. Interrupt white diagonal stripes at area of white lettering stating "NO PARKING". Access aisle borders shall remain blue.

**Facility:** South Gate Park  
**Floor/Area:** Lot 3

**Code Reference:** CBC 11B-502.3.3,







**Comment SGP-010**

**Priority: 1 Estimated Direct Cost: \$75 Maintenance**

**Item Description:** Stall signs;



**Findings:** The additional stall signs stating "MINIMUM FINE \$250" are not provided.

**Recommendations:**

At each stall provide the additional FINE sign, directly below the existing signs. The lowest edge of the lowest sign shall be 80" minimum above the ground.

**Facility:** South Gate Park

**Floor/Area:** Lot 3

**Code Reference:** CBC 11B-502.6.2,

**Comment SGP-011**

**Priority: 1 Estimated Direct Cost: \$1,100 Contractor**

**Item Description:** Access aisle stripes; Stall markings



**Findings:** Diagonal stripes within the access aisle fails to provide the required visual contrast with the parking surface. The words "NO PARKING" are not painted on the ground within the access aisles.

**Recommendations:**

Re-stripe access aisles with white diagonal stripes, 36" O.C. maximum when over asphalt. Interrupt white diagonal stripes at area of white lettering stating "NO PARKING". Access aisle borders shall remain blue. Provide lettering in white, a minimum 12" high, stating "NO PARKING", located at the foot of each access aisle.

**Facility:** South Gate Park

**Floor/Area:** Lot 4

**Code Reference:** CBC 11B-502.3.3, CBC 11B-502.3.3

**Comment SGP-013**

**Priority: 1 Estimated Direct Cost: \$400 Contractor**

**Item Description:** Stall ISA markings;



**Findings:** Stall ISA pavement signs are not compliant. The proportions are wrong and the ISA's do not have the required white border.

**Recommendations:**

Repaint ISA pavement signs. ISA pavement signs shall be a minimum 36" high with a white border.

**Facility:** South Gate Park

**Floor/Area:** Lot 4

**Code Reference:** CBC 11B-502.6.4.1,



**Comment SGP-014**

**Priority: 1 Estimated Direct Cost: \$576 Contractor**

**Item Description:** Detectable warning surface;



**Findings:** The parallel curb ramp serving the accessible stalls is missing the required truncated domes.

**Recommendations:**  
Install a truncated dome mat across the full width of the ramp surface, 36" deep in the direction of travel at both ends of ramp.

**Facility:** South Gate Park  
**Floor/Area:** Lot 4

Curb Ramp **Code Reference:** CBC 11B-705.1.2.5,

**Comment SGP-015**

**Priority: 1 Estimated Direct Cost: \$75 Maintenance**

**Item Description:** Stall signs;



**Findings:** The required additional signs stating "MINIMUM FINE \$250" is missing at each stall.

**Recommendations:**  
At each stall sign add the required "MINIMUM FINE \$250" sign immediately beneath the existing sign. The lowest edge of the lowest sign shall be no less than 60" above the ground.

**Facility:** South Gate Park  
**Floor/Area:** Lot 4

**Code Reference:** CBC 11B-502.6.2,

**Comment SGP-016**

**Priority: 1 Estimated Direct Cost: \$400 Maintenance**

**Item Description:** Stall signs;



**Findings:** The stall closest to the building is not designated as a Van stall.

**Recommendations:**  
Remove the sign stating "VAN ACCESSIBLE" from the second stall closest to the building and post it at the first stall.

**Facility:** South Gate Park  
**Floor/Area:** Lot 4

**Code Reference:** CBC 11B-502.6,



**Comment SGP-017**

**Priority: 1 Estimated Direct Cost: \$2,150 Contractor**

**Item Description:** Number of Stalls; Access aisle stripes



**Findings:** Parking space for 68 vehicles is provided. Only two accessible stalls have been installed and 3 are required. Diagonal stripes within the access aisle fails to provide the required visual contrast with the parking surface.

**Recommendations:**

Create one additional accessible parking stall, located at the other end of the parking area. Re-stripe access aisles with white diagonal stripes, 36" O.C. maximum when over asphalt. Interrupt white diagonal stripes at area of white lettering stating "NO PARKING". Access aisle borders shall remain blue.

**Facility:** South Gate Park  
**Floor/Area:** Lot 5

**Code Reference:** ADA Table 208.2, CBC 11B-502.3.3

**Comment SGP-019**

**Priority: 1 Estimated Direct Cost: \$750 Contractor**

**Item Description:** Stall markings; Stall ISA markings



**Findings:** The words "NO PARKING" are not painted on the ground within the access aisles. Stall ISA pavement signs do not have the required white border.

**Recommendations:**

Provide lettering in white, a minimum 12" high, stating "NO PARKING", located at the foot of each access aisle. ISA pavement signs shall be a minimum 36" high with a white border.

**Facility:** South Gate Park  
**Floor/Area:** Lot 5

**Code Reference:** CBC 11B-502.3.3, CBC 11B-502.6.4.1

**Comment SGP-021**

**Priority: 1 Estimated Direct Cost: \$1,200 Contractor**

**Item Description:** Stall signs;



**Findings:** The additional stall signs stating "MINIMUM FINE \$250" are not provided.

**Recommendations:**

At each stall provide the additional FINE sign, directly below the existing signs. The lowest edge of the lowest sign shall be 80" minimum above the ground.

**Facility:** South Gate Park  
**Floor/Area:** Lot 5

**Code Reference:** CBC 11B-502.6.2,



**Comment SGP-022**

**Priority: 1 Estimated Direct Cost: \$4,020 Contractor**

**Item Description:** Curb ramp;



**Findings:** The side curb ramp flare slopes are greater than 10% and were found to be 14%.

**Recommendations:**  
Demolish both sides of curb ramp and construct new side flares using the least slope possible, not to exceed 10% (1:10).

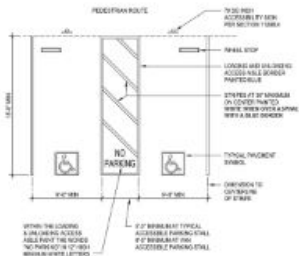
**Facility:** South Gate Park  
**Floor/Area:** Lot 5

**Code Reference:** CBC 11B-406.2.2,

**Comment SGP-023**

**Priority: 1 Estimated Direct Cost: \$5,600 Contractor**

**Item Description:** Stall surface; Number of Stalls; Stall striping



**Findings:** The asphalt surface has not been maintained and is cracking and striping is greatly faded. Parking space for 79 vehicles is provided. Only two accessible stalls have been installed and 4 are required. Striping is faded. The asphalt surface has not been maintained and needs resurfacing.

**Recommendations:**  
Reseal parking stall as needed and restripe accessible stalls. Create new accessible parking stalls, dispersed at both ends of parking area. Resurface and restripe one Van accessible parking stall.

**Facility:** South Gate Park  
**Floor/Area:** Lot 6

**Code Reference:** CBC 11B-108 , ADA Table 208.2, CBC 11B-108

**Comment SGP-026**

**Priority: 1 Estimated Direct Cost: \$1,200 Contractor**

**Item Description:** Stall sign;



**Findings:** The required stall signs are not posted.

**Recommendations:**  
Provide post-mounted stall signs.

**Facility:** South Gate Park  
**Floor/Area:** Lot 6

**Code Reference:** CBC 11B-502.6,

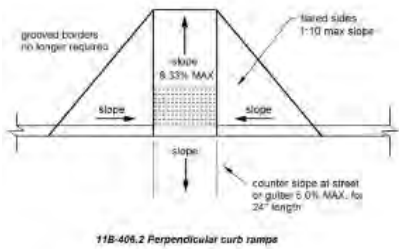




**Comment SGP-027**

**Priority: 1 Estimated Direct Cost: \$5,558 Contractor**

**Item Description:** Curb ramp; Detectable Warning Surface



**Findings:** The existing built-up curb ramp can remain to serve the single accessible stall. Truncated domes are not provided at curb ramp.

**Recommendations:** Resurface ramp as needed. When striping the new Van stall, no portion of the ramp slope shall project into the area of the stall. After resurfacing, provide a truncated dome mat at the ramp surface, 48" wide and 36" in the direction of travel.

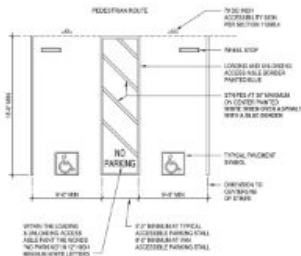
**Facility:** South Gate Park  
**Floor/Area:** Lot 6

**Code Reference:** CBC 11B-406.1, CBC 11B-406.5.12

**Comment SGP-029**

**Priority: 1 Estimated Direct Cost: \$350 Contractor**

**Item Description:** Stall markings;



**Findings:** The words "NO PARKING" are not painted on the ground within the access aisle.

**Recommendations:** Provide lettering in white, a minimum 12" high, stating "NO PARKING", located at the foot of the access aisle.

**Facility:** South Gate Park  
**Floor/Area:** Lot 6

**Code Reference:** CBC 11B-502.3.3,

**Comment SGP-030**

**Priority: 1 Estimated Direct Cost: \$2,150 Contractor**

**Item Description:** Stall striping; Stall markings; Stall ISA markings



**Findings:** Striping is faded. The words "NO PARKING" are not painted on the ground within the access aisles. Stall ISA pavement signs do not have the required white border.

**Recommendations:** Reseal parking surface. Restripe accessible parking stalls. Provide lettering in white, a minimum 12" high, stating "NO PARKING", located at the foot of each access aisle. ISA pavement signs shall be a minimum 36" high with a white border.

**Facility:** South Gate Park  
**Floor/Area:** Lot 7

**Code Reference:** CBC 11B-108 , CBC 11B-502.3.3, CBC 11B-502.6.4.1



**Comment**      **SGP-033**                      **Priority: 1**              **Estimated Direct Cost:**      \$75                      Maintenance

**Item Description:**      Stall signs;



**Findings:** The sign at the Van stall has been damaged and the required additional sign stating "MINIMUM FINE \$250" is missing. The right stall is missing the sign post and required signs.

**Recommendations:**  
Replace the Van sign and add the required "MINIMUM FINE \$250" sign. At the right stall provide a new post with ISA sign and Fine sign.

**Facility:** South Gate Park

**Floor/Area:** Lot 7

**Code Reference:** CBC 11B-502.6.2,

**Comment**      **SGP-034**                      **Priority: 1**              **Estimated Direct Cost:**      \$4,020                      Contractor

**Item Description:**      Curb ramp;



**Findings:** The side flare slopes are greater than 10% and were found to be 14%.

**Recommendations:**  
Demolish both sides of curb ramp and construct new side flares using the least slope possible, not to exceed 10% (1:10).

**Facility:** South Gate Park

**Floor/Area:** Lot 7

**Code Reference:** CBC 11B-406.2.2,

**Comment**      **SGP-035**                      **Priority: 1**              **Estimated Direct Cost:**      \$5,600                      Contractor

**Item Description:**      Number of Stalls;



**Findings:** Parking space for 109 vehicles is provided. Only one accessible stall has been installed and 5 are required.

**Recommendations:**  
Create new accessible parking stalls, dispersed at both ends of parking area.

**Facility:** South Gate Park

**Floor/Area:** Lot 8

**Code Reference:** ADA Table 208.2,



**Comment SGP-036**

**Priority: 1 Estimated Direct Cost: \$1,400 Contractor**

**Item Description:** Stall striping;

**Findings:** Striping at the existing stall is greatly faded.

**Recommendations:**

Reseal parking surface. Restripe new accessible parking stalls.



**Facility:** South Gate Park

**Floor/Area:** Lot 8

**Code Reference:** CBC 11B-108 ,

**Comment SGP-037**

**Priority: 1 Estimated Direct Cost: \$75 Maintenance**

**Item Description:** Stall signs;

**Findings:** Stall sign post is missing the additional sign stating "MINIMUM FINE \$250"

**Recommendations:**

Add the required "MINIMUM FINE \$250" sign.



**Facility:** South Gate Park

**Floor/Area:** Lot 8

**Code Reference:** CBC 11B-502.6.2,

**Comment SGP-038**

**Priority: 1 Estimated Direct Cost: \$5,062 Contractor**

**Item Description:** Curb ramp;

**Findings:** The existing built-up curb ramp at the far right stall is not compliant. Access aisles are required to be level, without slopes of a ramps.

**Recommendations:**

Demolish built-up ramp and resurface asphalt as needed. Install a compliant curb ramp outside the boundary of the access aisle.



**Facility:** South Gate Park

**Floor/Area:** Lot 8

**Code Reference:** CBC 11B-406.1,



**Comment SGP-040**

**Priority: 1 Estimated Direct Cost: \$6,820 Contractor**

**Item Description:** Stall signs; Curb ramp; Access aisle stripes; Stall ISA markings



**Findings:** The sign post and signs at the left Van stall are missing. The curb ramp side flare slopes are greater than 13%. Diagonal stripes within the access aisle fails to provide the required visual contrast with the parking surface. Stall ISA pavement sign do not have the required white border.

**Recommendations:**

At the far left stall provide a new post with ISA sign, Van designation sign and Fine sign. Demolish both sides of curb ramp and construct new side flares using the least slope possible, not to exceed 10% (1:10). Re-stripe access aisles with white diagonal stripes, 36" O.C. maximum when over asphalt. Interrupt white diagonal stripes at area of white lettering stating "NO PARKING". Access aisle borders shall remain blue. ISA pavement signs shall be a minimum 36" high with a white border.

**Code Reference:** CBC 11B-502.6.2, CBC 11B-406.2.2, CBC 11B-502.3.3, CBC 11B-502.6.4.1

**Facility:** South Gate Park  
**Floor/Area:** Lot 9

**Comment SGP-044**

**Priority: 1 Estimated Direct Cost: \$1,400 Contractor**

**Item Description:** Number of Stalls;



**Findings:** Parking space for 162 vehicles is provided. Only 5 accessible stalls have been installed and 6 are required.

**Recommendations:**

Create one or more additional accessible parking stalls for a total of 6 minimum.

**Facility:** South Gate Park  
**Floor/Area:** Lot 9

**Code Reference:** ADA Table 208.2,

**Comment SGP-045**

**Priority: 1 Estimated Direct Cost: \$2,500 Contractor**

**Item Description:** Access aisle stripes; Curb ramp; Stall markings



**Findings:** Diagonal stripes within the access aisle fails to provide the required visual contrast with the parking surface. Curb ramp access is not fully within the boundary of the access aisles. The words "NO PARKING" are not painted on the ground within the access aisles.

**Recommendations:**

Re-stripe access aisles with white diagonal stripes, 36" O.C. maximum when over asphalt. Interrupt white diagonal stripes at area of white lettering stating "NO PARKING". Access aisle borders shall remain blue. Re-stripe stalls, adjusting location of stalls for placement of existing curb ramps. Stall stripes shall not be within the accessible route to the curb ramps. Provide lettering in white, a minimum 12" high, stating "NO PARKING", located at the foot of each access aisle.

**Code Reference:** CBC 11B-502.3.3, CBC 11B-406.1, CBC 11B-502.3.3

**Facility:** South Gate Park  
**Floor/Area:** Lot 9





**Comment SGP-048**

**Priority: 1 Estimated Direct Cost: \$400 Contractor**

**Item Description:** Stall ISA markings;



**Findings:** Stall ISA markings are not compliant for size or proportion and do not have the required white border.

**Recommendations:**  
Provide a larger ISA at the stall. Symbol shall be a minimum 36" high with a white border.

**Facility:** South Gate Park  
**Floor/Area:** Lot 9

**Code Reference:** CBC 11B-502.6.4.1,

**Comment SGP-049**

**Priority: 1 Estimated Direct Cost: \$2,000 Contractor**

**Item Description:** Stall signs;



**Findings:** Each of the five accessible stalls are missing the additional sign stating "MINIMUM FINE \$250"

**Recommendations:**  
Add the required "MINIMUM FINE \$250" sign at each stall. The lowest edge of the lowest sign shall be 80" minimum above the ground.

**Facility:** South Gate Park  
**Floor/Area:** Lot 9

**Code Reference:** CBC 11B-502.6.2,

**Comment SGP-050**

**Priority: 1 Estimated Direct Cost: \$120 Contractor**

**Item Description:** Wheel Stops;



**Findings:** Wheel stops are not provided to prevent the overhang of parked vehicles from reducing the width of the walkway.

**Recommendations:**  
Add a wheel stops at both accessible parking stalls which overhang the accessible route.

**Facility:** South Gate Park  
**Floor/Area:** Lot 9

Far right stalls

**Code Reference:** CBC 11B-502.7.2,



**Comment SGP-051**

**Priority: 1 Estimated Direct Cost: \$2,460 Contractor**

**Item Description:** Curb Ramp;

**Findings:** Curb ramp slope is not compliant, having a slope of 9.3%, at the far right slope.

**Recommendations:**

Demolish and replace the ramp portion using the least slope possible, not to exceed 8.3%.



**Facility:** South Gate Park

**Floor/Area:** Lot 9

Far right stalls

**Code Reference:** CBC 11B-406.3,

**Comment SGP-052**

**Priority: 1 Estimated Direct Cost: \$2,016 Contractor**

**Item Description:** Service Road Driveway;

**Findings:** The service road driveway apron is missing the required truncated domes.

**Recommendations:**

Provide truncated domes across the full width of apron, over the slope of the apron.



**Facility:** South Gate Park

**Floor/Area:** Lot 9

Far right stalls

**Code Reference:** CBC 11B-705.1.2.5,

**Comment SGP-053**

**Priority: 1 Estimated Direct Cost: \$4,485 Contractor**

**Item Description:** Curb Ramp;

**Findings:** The existing stall layout is not compliant as it uses the service road curb ramp to the left of the left accessible stall. This requires a person from the right stall to wheel or walk behind a parked vehicle other than their own.

**Recommendations:**

At the access aisle between the two stalls, install a new parallel curb ramp and a compliant path of travel connecting to the existing accessible route.



**Facility:** South Gate Park

**Floor/Area:** Lot 9

Far left stalls

**Code Reference:** CBC 11B-502.2,



**Comment**      **SGP-054**      **Priority: 1**      **Estimated Direct Cost:**      \$2,016      Contractor

**Item Description:**      Service Road Driveway;



**Findings:** The service road driveway apron is missing the required truncated domes.

**Recommendations:**  
Provide truncated domes across the full width of apron, over the slope of the apron.

**Facility:** South Gate Park  
**Floor/Area:** Lot 9

Far left stalls      **Code Reference:** CBC 11B-705.1.2.5,

**Comment**      **SGP-055**      **Priority: 1**      **Estimated Direct Cost:**      \$5,600      Contractor

**Item Description:**      Number of Stalls; Stall surface



**Findings:** Approximately 130 vehicle parking spaces are provided. Only 2 accessible stalls have been installed and 5 are required. Reseal the cracked asphalt surface as needed.

**Recommendations:**  
Reseal the cracked asphalt surface as needed and re-paint: Create three (3) additional accessible stalls with compliant access aisle. Provide blue stalls with the ISA symbol in a white border. Insure that the stalls and access aisle do not have slope in any direction that exceeds 2.0 % grade. Provide an access aisle with a blue border, white hatched lines and the letters "No Parking" in white. Reseal the cracked asphalt surface as needed and re-stripe the existing accessible stalls and access aisles.

**Facility:** South Gate Park  
**Floor/Area:** Auditorium Parking

**Code Reference:** ADA Table 208.2, CBC 11B-108

**Comment**      **SGP-057**      **Priority: 1**      **Estimated Direct Cost:**      \$1,100      Contractor

**Item Description:**      Access aisle stripes; Stall markings



**Findings:** Diagonal stripes within the access aisle fails to provide the required visual contrast with the parking surface. Stalls shall be located as close as possible to the Auditorium entrance doors. The words "NO PARKING" are not painted on the ground within the access aisle.

**Recommendations:**  
Re-stripe access aisles with white diagonal stripes, 36" O.C. maximum when over asphalt. Interrupt white diagonal stripes at area of white lettering stating "NO PARKING". Access aisle borders shall remain blue. Provide lettering in white, a minimum 12" high, stating "NO PARKING", located at the foot of the access aisle.

**Facility:** South Gate Park  
**Floor/Area:** Auditorium Parking

**Code Reference:** CBC 11B-502.3.3, CBC 11B-502.3.3



**Comment SGP-059**

**Priority: 1 Estimated Direct Cost: \$400 Contractor**

**Item Description:** Stall ISA markings;

**Findings:** Stall ISA pavement signs do not have the required white border.



**Recommendations:**  
ISA pavement signs shall be a minimum 36" high with a white border.

**Facility:** South Gate Park  
**Floor/Area:** Auditorium Parking

**Code Reference:** CBC 11B-502.6.4.1,

**Comment SGP-060**

**Priority: 1 Estimated Direct Cost: \$550 Maintenance**

**Item Description:** Stall signs;

**Findings:** Each of the accessible stalls is missing the additional required sign stating "MINIMUM FINE \$250".



**Recommendations:**  
Add the required "MINIMUM FINE \$250" sign at each stall. The lowest edge of the lowest sign shall be 80" minimum above the ground.

**Facility:** South Gate Park  
**Floor/Area:** Auditorium Parking

**Code Reference:** CBC 11B-502.6.2,

**Comment SGP-061**

**Priority: 1 Estimated Direct Cost: \$5,558 Contractor**

**Item Description:** Curb Ramp; Curb Ramp

**Findings:** The side flares of the curb ramp are not compliant due to excessive slopes, 19% at the left side and 21% at the right side. The truncated dome mat at curb ramp is undersized at 24" deep and placement on ramp is incorrect.



**Recommendations:**  
Demolish both sides of curb ramp and construct new side flares using the least slope possible, not to exceed 10% (1:10). Remove and replace the truncated dome mat. New mat shall measure 36" deep and 48" wide. The mat shall be positioned where the edge nearest the curb is 6 inches to 8 inches from the line at the face of the curb.

**Facility:** South Gate Park  
**Floor/Area:** Auditorium Parking

**Code Reference:** CBC 11B-406.2.2, CBC 11B-705.1.2.2





**Comment SGP-063**

**Priority: 1 Estimated Direct Cost: \$8,220 Contractor**

**Item Description:** Accessible stall layout; Stall surfaces



**Findings:** Three accessible stalls improperly share one access aisle. A second access aisle can not be added due to service road. Asphalt surfaces have not been maintained and the surface is cracking and heaving.

**Recommendations:**

Eliminate the right accessible stall. Provide two new accessible stalls, sharing one access aisle, North of the entrance doors. Provide a new curb ramp to serve the new stalls. Reseal parking stalls as needed and restripe accessible stalls. Consider an asphalt overlay to even out the various surface angles at joints.

**Facility:** South Gate Park

**Floor/Area:** Girls Club House Parking

**Code Reference:** CBC 11B-208.3.1 CBC 11B-502.2, CBC 11B-108

**Comment SGP-065**

**Priority: 1 Estimated Direct Cost: \$1,100 Contractor**

**Item Description:** Access aisle stripes; Stall markings



**Findings:** Diagonal stripes within the access aisle fails to provide the required visual contrast with the parking surface. The words "NO PARKING" are not painted on the ground within the access aisle.

**Recommendations:**

Re-stripe access aisle with white diagonal stripes, 36" O.C. maximum when over asphalt. Interrupt white diagonal stripes at area of white lettering stating "NO PARKING". Access aisle borders shall remain blue. Provide lettering in white, a minimum 12" high, stating "NO PARKING", located at the foot of the access aisle.

**Facility:** South Gate Park

**Floor/Area:** Girls Club House Parking

**Code Reference:** CBC 11B-502.3.3, CBC 11B-502.3.3

**Comment SGP-067**

**Priority: 1 Estimated Direct Cost: \$400 Contractor**

**Item Description:** Stall ISA markings;



**Findings:** Stall ISA pavement signs do not have the required white border.

**Recommendations:**

ISA pavement signs shall be a minimum 36" high with a white border.

**Facility:** South Gate Park

**Floor/Area:** Girls Club House Parking

**Code Reference:** CBC 11B-502.6.4.1,



**Comment SGP-068**

**Priority: 1 Estimated Direct Cost: \$1,200 Contractor**

**Item Description:** Stall signs;

**Findings:** Each of the accessible stalls is missing the additional required sign stating "MINIMUM FINE \$250".

**Recommendations:**

Add the required "MINIMUM FINE \$250" sign at each stall. The lowest edge of the lowest sign shall be 80" minimum above the ground.



**Facility:** South Gate Park  
**Floor/Area:** Girls Club House Parking

**Code Reference:** CBC 11B-502.6.2,

**Comment SGP-069**

**Priority: 1 Estimated Direct Cost: \$2,748 Contractor**

**Item Description:** Curb Ramp; Curb Ramp

**Findings:** The side flares of the curb ramp are not compliant due to excessive slopes, 30% at the left side and 28% at the right side. The truncated dome mat at curb ramp is undersized at 24" deep.

**Recommendations:**

Demolish both sides of curb ramp and construct new side flares using the least slope possible, not to exceed 10% (1:10). Or reconstruct ramp with new side curbs, 6" high, and without side flares. Use the least ramp slope possible, not to exceed 8.33%. Remove and replace the truncated dome mat. New mat shall measure 36" deep and 48" wide. The mat shall be positioned where the edge nearest the curb is 6 inches to 8 inches from the line at the face of the curb.



**Facility:** South Gate Park  
**Floor/Area:** Girls Club House Parking

**Code Reference:** CBC 11B-406.2.2, CBC 11B-705.1.2.2

**Comment SGP-071**

**Priority: 1 Estimated Direct Cost: \$1,400 Contractor**

**Item Description:** Stall striping - all stalls;

**Findings:** Striping is faded.

**Recommendations:**

Reseal parking surface. Restripe accessible parking stalls.



**Facility:** South Gate Park  
**Floor/Area:** Goals Soccer Parking

West Parking

**Code Reference:** CBC 11B-108 ,





**Comment SGP-072**

**Priority: 1 Estimated Direct Cost: \$750 Contractor**

**Item Description:** Access aisle stripes - all stalls;



**Findings:** Diagonal stripes within the access aisle fails to provide the required visual contrast with the parking surface.

**Recommendations:**  
Re-stripe access aisle with white diagonal stripes, 36" O.C. maximum when over asphalt. Interrupt white diagonal stripes at area of white lettering stating "NO PARKING". Access aisle borders shall remain blue.

**Facility:** South Gate Park  
**Floor/Area:** Goals Soccer Parking

West Parking **Code Reference:** CBC 11B-502.3.3,

**Comment SGP-073**

**Priority: 1 Estimated Direct Cost: \$400 Contractor**

**Item Description:** Stall ISA markings;



**Findings:** Stall ISA pavement signs are not compliant for height.

**Recommendations:**  
Repaint ISA pavement signs, The ISA symbol shall be a minimum 36" high and have a white border.

**Facility:** South Gate Park  
**Floor/Area:** Goals Soccer Parking

West Parking **Code Reference:** CBC 11B-502.6.4.1,

**Comment SGP-074**

**Priority: 1 Estimated Direct Cost: \$95 Maintenance**

**Item Description:** Curb Cut obstruction;



**Findings:** The required clear width of the curb cut is obstructed by overhanging branches.

**Recommendations:**  
Trim back branches. Vertical clearance shall be to 80" minimum over the walkway.

**Facility:** South Gate Park  
**Floor/Area:** Goals Soccer Parking

West Parking **Code Reference:** CBC 11B-403.5.1 Exception #3,





**Comment SGP-075**

**Priority: 1 Estimated Direct Cost: \$750 Contractor**

**Item Description:** Access aisle width;



**Findings:** Access aisle (single stall) is not compliant for width or length at 4'-8" wide and 17'-8" long.

**Recommendations:**

When re-striping, ensure access aisles are a minimum 5 feet wide and a minimum 8 feet wide at Van stalls. All stalls and access aisles shall be a minimum 18 feet long.

**Facility:** South Gate Park  
**Floor/Area:** Goals Soccer Parking

West Parking **Code Reference:** CBC 11B-502.3.1,

**Comment SGP-076**

**Priority: 1 Estimated Direct Cost: \$1,800 Contractor**

**Item Description:** Van stall length; Van stall slope



**Findings:** Van stall (South stall) is not compliant for length at 17'-8" long. Slope of stall and access aisle is not compliant at 2.8%. Stall slopes to curb ramp.

**Recommendations:**

When restriping, ensure stalls are a minimum 9 feet wide and a minimum 18 feet long. Provide an asphalt overlay as needed to level the parking area. Stalls and access aisles shall be level with slopes allowed up to 2.1% maximum.

**Facility:** South Gate Park  
**Floor/Area:** Goals Soccer Parking

West Parking **Code Reference:** CBC 11B-502.2, CBC 11B-502.4

**Comment SGP-078**

**Priority: 1 Estimated Direct Cost: \$1,500 Contractor**

**Item Description:** Stall striping; Access aisle stripes



**Findings:** Striping is faded. Diagonal stripes within the access aisles fail to provide the required visual contrast with the parking surface.

**Recommendations:**

Restripe accessible parking stalls. Re-stripe access aisles with white diagonal stripes, 36" O.C. maximum when over asphalt. Interrupt white diagonal stripes at area of white lettering stating "NO PARKING". Access aisle borders shall remain blue.

**Facility:** South Gate Park  
**Floor/Area:** Goals Soccer Parking

East Parking **Code Reference:** CBC 11B-108 , CBC 11B-502.3.3







**Comment SGP-080**

**Priority: 1 Estimated Direct Cost: \$400 Contractor**

**Item Description:** Stall ISA markings;

**Findings:** Stall ISA pavement signs are not compliant for height.

**Recommendations:**

Repaint ISA pavement signs, The ISA symbol shall be a minimum 36" high and have a white border.



**Facility:** South Gate Park  
**Floor/Area:** Goals Soccer Parking

East Parking **Code Reference:** CBC 11B-502.6.4.1,

**Comment SGP-081**

**Priority: 1 Estimated Direct Cost: \$3,200 Contractor**

**Item Description:** Loading zone access aisle,;

**Findings:** The passenger drop-off and loading zone is not compliant. The required access aisle is not provided.

**Recommendations:**

Create a proper vehicle pull-up space with a 60" minimum wide access aisle extending the full length of the vehicle pull-up spaces, outside of the vehicular way, complying with CBC 11B-503. See detail.



**Facility:** South Gate Park  
**Floor/Area:** Goals Soccer Parking

Passenger Drop-off **Code Reference:** CBC 11B-503,

**Comment SGP-082**

**Priority: 1 Estimated Direct Cost: \$1,400 Contractor**

**Item Description:** Stall surface;

**Findings:** Asphalt surfaces have not been maintained. The surface is damaged, heaving and striping is greatly faded.

**Recommendations:**

Resurface parking stall as needed, including leveling and restripe a new Van accessible stall.



**Facility:** South Gate Park  
**Floor/Area:** Batting Cages Parking

**Code Reference:** CBC 11B-108 CBC 11B-502,





**Comment**      **SGP-083**      **Priority: 1**      **Estimated Direct Cost:**      \$60      Maintenance

**Item Description:**      Stall Signs;



**Findings:** Stall signs are obscured from view due to over-growth of tree branches.

**Recommendations:**  
Trim branches as needed to allow full view of posted stall signs.

**Facility:** South Gate Park  
**Floor/Area:** Batting Cages Parking

**Code Reference:** CBC 11B-108      CBC 11B-502.6,

**Comment**      **SGP-084**      **Priority: 1**      **Estimated Direct Cost:**      \$2,250      Contractor

**Item Description:**      Accessible Parking;



**Findings:** Accessible parking is not provided for the golf facility.

**Recommendations:**  
Provide three accessible parking stalls with one being a Van accessible stall having an 8 foot wide access aisle. Provide an accessible route, a minimum 48" wide, across the front of the stalls. Provide wheel stops to prevent parked vehicle overhang from reducing the width of the accessible route.

**Facility:** South Gate Park  
**Floor/Area:** Golf Course Parking

Golf Shop      **Code Reference:** CBC 11B-208.3.1      CBC 11B-502,

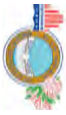


# City of South Gate

## ADA Self Evaluation and Transition Plan

### Facility Barrier Assessment Report

Stanford Park  
2715 Illinois Ave  
South Gate, Ca



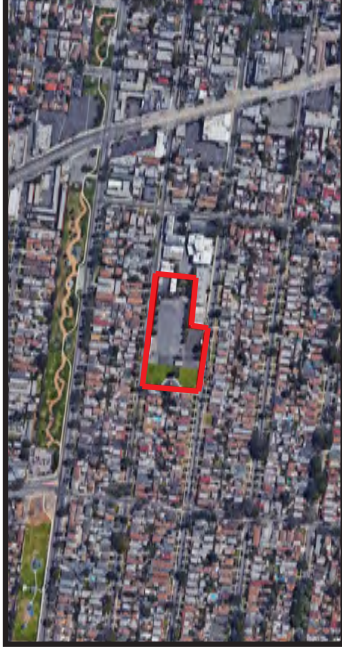
Legend	
	Boundary Line
	Comment #
	North Arrow

Perspective



Boundary Map

Locator Map





# FACILITY SP - STANFORD PARK

2715 Illinois Avenue, South Gate, CA 90820

## Estimated Cost Summary Table:

	Estimated Direct Costs	Estimated Project Costs*
Priority 1	\$1,920	\$2,496
Priority 2	\$0	\$0
Priority 3	\$15,380	\$19,994
<b>Total</b>	<b>\$17,300</b>	<b>\$22,490</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

**Comment**    **SP-001**                      **Priority: 3**            **Estimated Direct Cost:**    \$190                      Maintenance

**Item Description:**    Soft ground surface;



**Findings:** Ground surface at swings is damaged and worn.

**Recommendations:**  
Repair soft ground surface.

**Facility:** Stanford Park

Swings

**Code Reference:** CBC 11B-1008.2.6    ASTM F 1951,

**Comment**    **SP-002**                      **Priority: 3**            **Estimated Direct Cost:**    \$10,190                      Contractor

**Item Description:**    Transfer platform; Contrasting stripes



**Findings:** The required transfer space next to the transfer platform is obstructed by support posts. The required contrasting stripes are not provided at transfer steps.

**Recommendations:**  
Modify location of platform supports to provide a transfer space immediately next to platform without interference. Provide contrasting stripes in white. The stripes shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripes shall extend the full width of the steps.

**Facility:** Stanford Park

Play structure

**Code Reference:** CBC 11B-1008.3.1.3, CBC 11B-1008.3.2.4







**Comment SP-004**

**Priority: 3 Estimated Direct Cost: \$5,000 Contractor**

**Item Description:** Drinking fountain;



**Findings:** DF is not accessible. Spout angle is 45 degrees from the front edge. Push button is recessed.

**Recommendations:**  
Remove and replace with a compliant DF conforming to CBC 602.1

**Facility:** Stanford Park

Near North gate

**Code Reference:** CBC 11B-605.5 ,

**Comment SP-005**

**Priority: 1 Estimated Direct Cost: \$1,800 Contractor**

**Item Description:** Concrete walkway;



**Findings:** Walkway has broken and heaving slabs.

**Recommendations:**  
Remove and replace damaged concrete.

**Facility:** Stanford Park

Near North gate

**Code Reference:** CBC 11B-303.2,

**Comment SP-006**

**Priority: 1 Estimated Direct Cost: \$60 Maintenance**

**Item Description:** Concrete joints;



**Findings:** Concrete walkway has excessive slab joints up to 2" wide.

**Recommendations:**  
Fill 18 slab joints with epoxy caulk. Each slab is 8 feet wide.

**Facility:** Stanford Park

Throughout

**Code Reference:** CBC 11B-302.1,





**Comment**      **SP-007**

**Priority:** 1      **Estimated Direct Cost:** \$60      Maintenance

**Item Description:** Concrete joints;

**Findings:** Concrete ring surrounding play structure has excessive joints.



**Recommendations:**  
Fill all joints with epoxy caulk as needed.

**Facility:** Stanford Park

Play structure

**Code Reference:** CBC 11B-302.1,



# City of South Gate

## ADA Self Evaluation and Transition Plan Facility Barrier Assessment Report

State Street Park

9200 State Street

South Gate, Ca



### Legend

Boundary Line

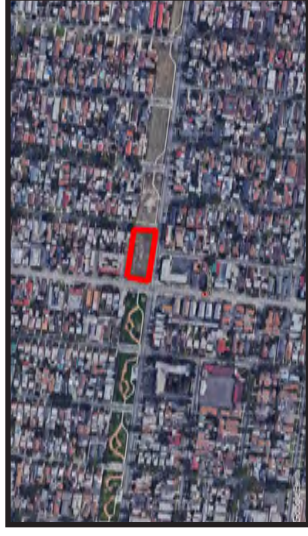
Comment #

North Arrow

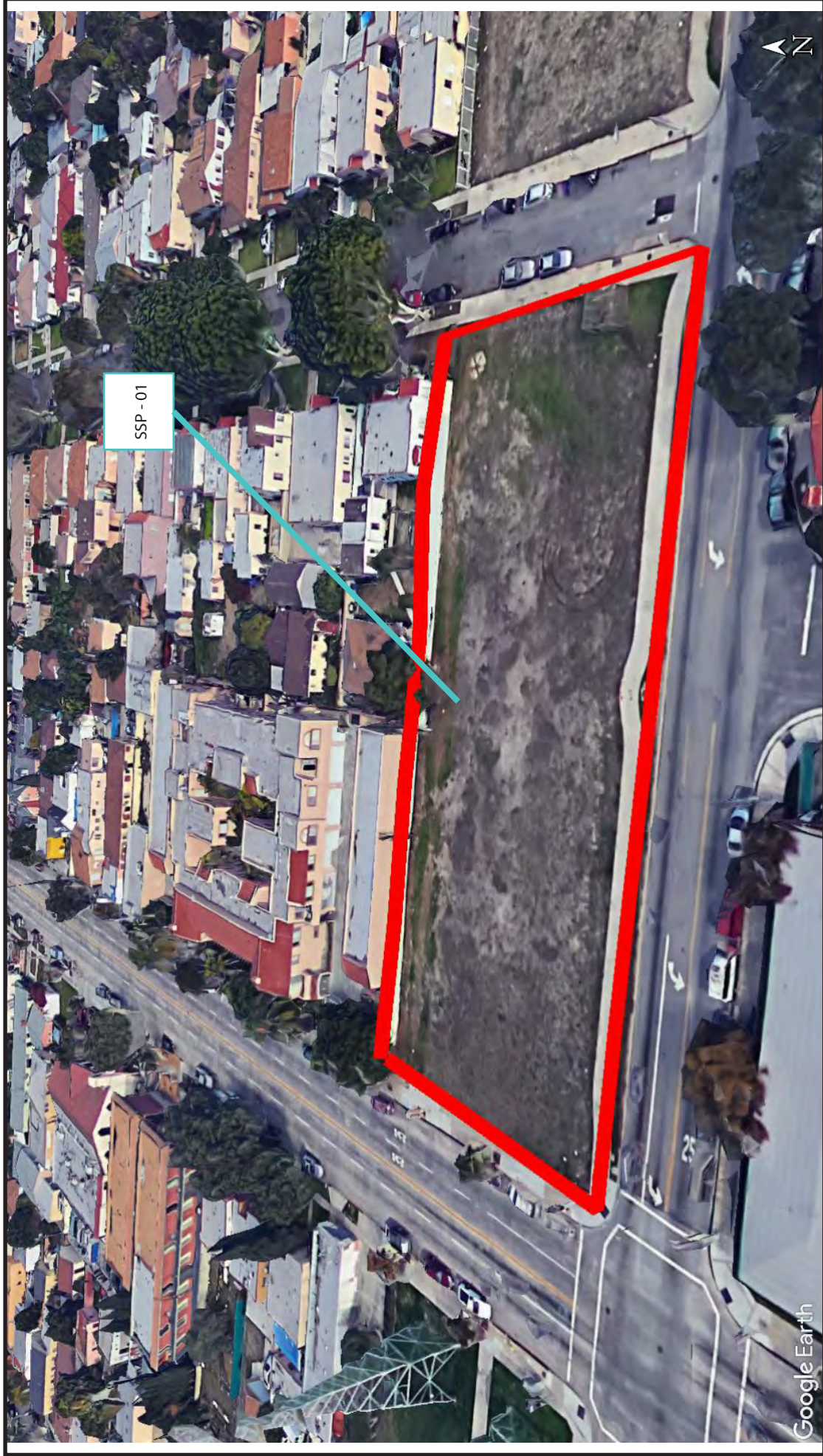


Perspective

Boundary Map



Locator Map



Google Earth





# FACILITY SSP - STATE STREET PARK

9200 State Street, South Gate, CA 90280

## Estimated Cost Summary Table:

	Estimated Direct Costs	Estimated Project Costs*
Priority 1	\$0	\$0
Priority 2	\$0	\$0
Priority 3	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

**Comment**    **SSP-001**    **Priority: 3**    **Estimated Direct Cost:**    \$0    Maintenance

**Item Description:**    Park;



**Findings:** At the time of survey, park construction was active with an expected completion of Fall 2016

**Recommendations:**  
Have existing plans reviewed for access compliance as soon as possible.

**Facility:** State Street Park

Exterior

**Code Reference:** ,



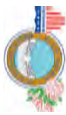


# City of South Gate

## ADA Self Evaluation and Transition Plan

### Facility Barrier Assessment Report

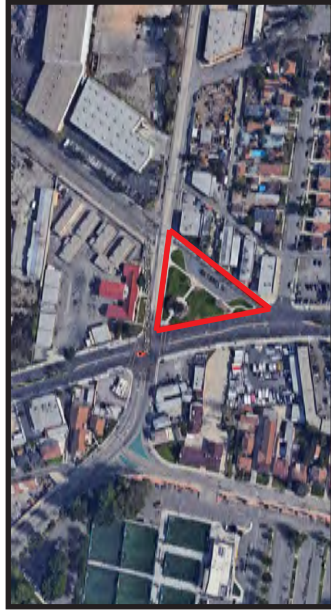
Triangle Park  
 Atlantic Ave & Southern Ave.  
 South Gate, Ca



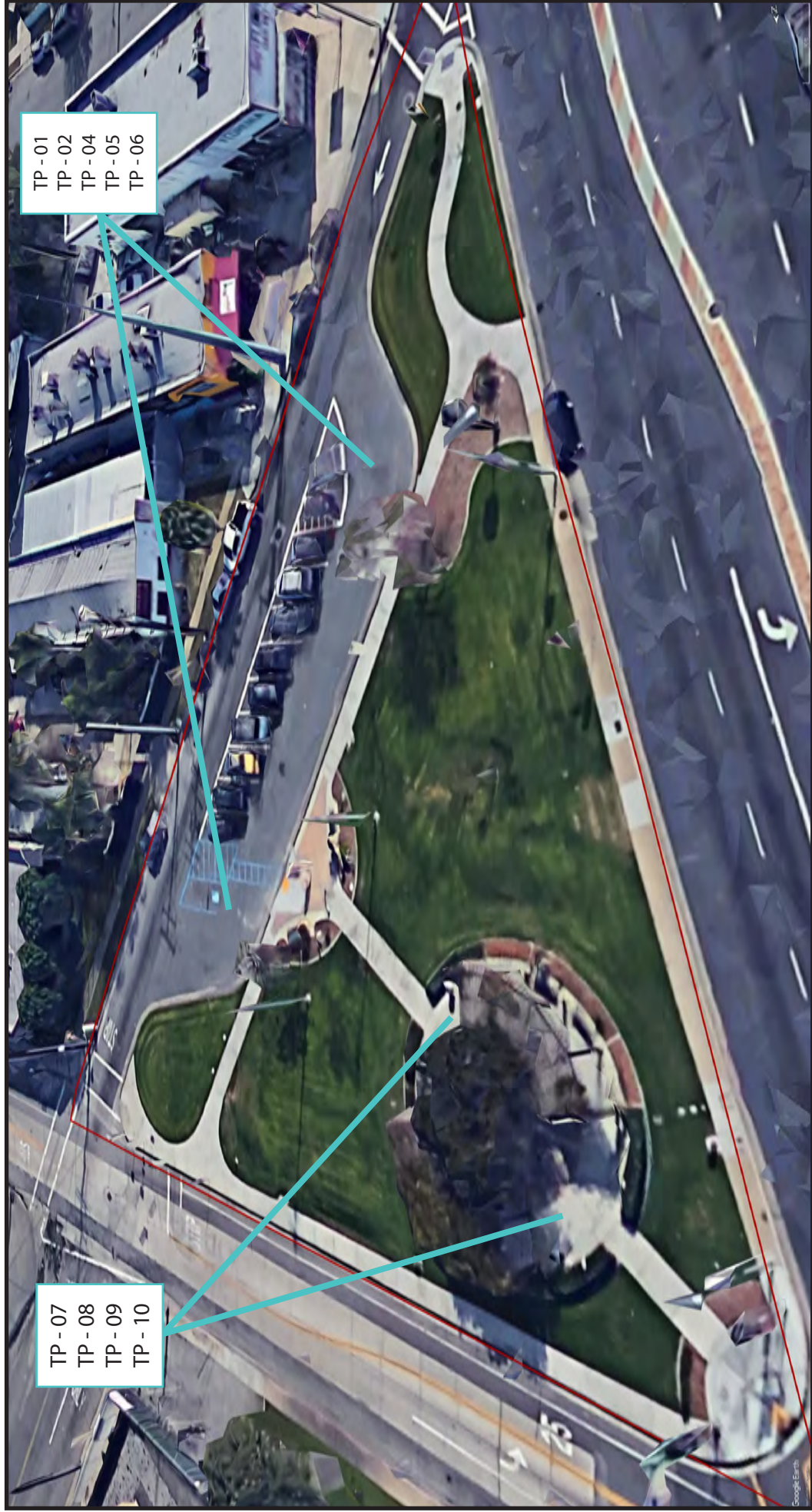
Perspective

Legend	
	Boundary Line
	Comment #
	North Arrow

Boundary Map



Locator Map



TP - 01  
 TP - 02  
 TP - 04  
 TP - 05  
 TP - 06

TP - 07  
 TP - 08  
 TP - 09  
 TP - 10



# FACILITY TP - TRIANGLE PARK

Atlantic Avenue and Southern Avenue, South Gate, CA 90280

## Estimated Cost Summary Table:

	Estimated Direct Costs	Estimated Project Costs*
Priority 1	\$6,050	\$7,865
Priority 2	\$0	\$0
Priority 3	\$8,000	\$10,400
<b>Total</b>	<b>\$14,050</b>	<b>\$18,265</b>

\*Includes 30% soft cost allowance, GC cost & fee, escalation and contingency

### Comment TP-001

Priority: 1 Estimated Direct Cost: \$750 Contractor

Item Description: Stall width;



Findings: Parking stall is 8 feet wide which does not meet the required minimum width of 9 feet.

Recommendations: Restripe stall to a minimum 9 feet wide.

Facility: Triangle Park

Accessible Parking

Code Reference: CBC 11B-502.2,

### Comment TP-002

Priority: 1 Estimated Direct Cost: \$1,500 Contractor

Item Description: Striping; Markings



Findings: Diagonal stripes within access aisles do not provide the required visual contrast with the parking surface. The words "NO PARKING" are not painted on the ground within the access aisle.

Recommendations: Restripe access aisle diagonal stripes in white. Border shall remain blue. Stripes shall be interrupted at area of the words "NO PARKING". Provide white lettering stating "NO PARKING", a minimum 12 inches high, located at the foot of the access aisle.

Facility: Triangle Park

Accessible Parking

Code Reference: CBC 11B-502.3.3, CBC 11B-502.3.3







**Comment TP-004**

**Priority: 1 Estimated Direct Cost: \$245 Contractor**

**Item Description:** Access Aisle;

**Findings:** Access aisle is not free of obstruction due to sign post.



**Recommendations:**

Remove sign post from access aisle to the head of the accessible parking stall. Add one wheel stop to prevent parked vehicle overhang from striking sign post.

**Facility:** Triangle Park

Accessible Parking

**Code Reference:** CBC 11B-502.3,

**Comment TP-005**

**Priority: 1 Estimated Direct Cost: \$400 Contractor**

**Item Description:** Pavement ISA;

**Findings:** ISA sign is not compliant for display as the required border is not provided.



**Recommendations:**

Provide a white border around the ISA symbol.

**Facility:** Triangle Park

Accessible Parking

**Code Reference:** CBC 11B-502.6.4.1,

**Comment TP-006**

**Priority: 1 Estimated Direct Cost: \$500 Contractor**

**Item Description:** Tow-away Sign;

**Findings:** The required tow-away warning sign is not provided.



**Recommendations:**

Provide one a CALTRANS R-100B tow sign within direct view of the stall. The blank spaces for vehicle reclaiming information shall be filled-in and made a permanent part of the sign in lettering a minimum 1 inch high.

**Facility:** Triangle Park

Accessible Parking

**Code Reference:** CBC 11B-502.8.2 CVC 22511.8(e),



**Comment TP-007**

**Priority: 1 Estimated Direct Cost: \$2,460 Contractor**

**Item Description:** Curb Ramp;

**Findings:** Ramp shows signs of water accumulation.



**Recommendations:**

Demolish and rebuild gutter at curb ramp. Raise elevation of gutter to prevent the accumulation of water.

**Facility:** Triangle Park

Street gutter

**Code Reference:** CBC 11B-406.5.5,

**Comment TP-008**

**Priority: 1 Estimated Direct Cost: \$120 Maintenance**

**Item Description:** Curb Ramp Landing;

**Findings:** The top landing of curb ramp is obstructed to a 41" depth due to location of bench and potted plant.



**Recommendations:**

Move potted plant and bench back from curb ramp as needed to provide a minimum landing depth of 48".

**Facility:** Triangle Park

Accessible Route

**Code Reference:** 11B-406.5.3,

**Comment TP-009**

**Priority: 3 Estimated Direct Cost: \$8,000 Contractor**

**Item Description:** Drinking Fountain;

**Findings:** DF is not located to prevent contact with pedestrians.



**Recommendations:**

Relocate DF outside of the path of travel. Cost includes moving the drinking fountain and the drinking fountain's associated plumbing. Concrete will need to be removed for access and replaced.

**Facility:** Triangle Park

Path of Travel

**Code Reference:** CBC 11B-602.9 ,







**Comment**      **TP-010**

**Priority:** 1      **Estimated Direct Cost:** \$75      Maintenance

**Item Description:** Overhead Obstruction;



**Findings:** Tree branches reduce the overhead vertical clearance to less than 80 inches.

**Recommendations:**  
Trim branches and maintain a vertical clearance of 80" minimum over walkways.

**Facility:** Triangle Park

Under central tree

**Code Reference:** CBC 11B-307.4,