



ADA Self-Evaluation and Transition Plan Update

Midpeninsular Regional Open Space District



Appendix B

May 2019

Cover image credits (clockwise from left): John Green, Jack Gescheidt, Deane Little, and Deane Little

ADA Facility Assessment Reports

Midpeninsula Regional Open Space District

May 2019

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Guide to the ADA Facility Assessment Reports



*Figure B.1: Hiker at Horseshoe Lake Trail
Photo credit: John Green*

These facility assessment reports represent an evaluation of existing conditions in the public areas of the District's facilities. They include detailed measurements comparing the existing conditions in each facility to the codes and standards contained in the following regulations:

- 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design - Federal standards.
- 2016 California Access Compliance Advisory Reference Manual (CBC) including the provisions contained in the 2016 California Building Code published on July 1, 2016, effective January 1, 2017
- 2015 Architectural Barriers Act (ABA) Standards, including the provisions for outdoor developed areas

Interpreting the Facility Assessment Reports

The first page of each facility report contains a diagram of the facility with notations regarding the barriers identified during the evaluation. The barriers are keyed on the diagram by an item number that corresponds with a barrier (for example, 8-1 is *door one*, 8-2 is *door two*). The elements and their related features addressed in the facility evaluation can include, when present:

Diagram Number Key

1 – Parking Area	17 – Corridor and Aisle
2 – Passenger Loading Zone	18 – Room Element
3 – Curb Ramp	19 – Multiple User Restroom
4 – Walk	20 – Single User Restroom
5 – Ramp	22 – Bathing Facility
6 – Stairways	33 – Outdoor Constructed Feature
7 – Hazard	35 – Other Feature
8 – Door and Gate	38 – Camping Facility
10 – Drinking Fountain	39 – View Area
11 – Telephone	42 – Outdoor Recreation Access
13 – Elevator	Route
16 – Built-in Element	47 – Trail

Facility Assessment Report Elements

Each facility report includes:

- **Reference Diagram:** A reference image or floor plan locating the barriers on a diagram of the facility.
- **Barrier Identification List:** A listing of each specific barrier encountered during the evaluation process. Barriers are organized by architectural elements and are located by reference number on the facility diagram.
- **Conceptual Solution:** A feasible conceptual solution to resolving the barrier in text format. Interim solutions and programmatic solutions were identified during meetings with District staff.
- **Code References:** State and federal codes and standards related to the specific barrier are provided. When the federal standard is equivalent or more stringent, the federal standard is listed in the **ADA** section, and the state standards are listed in the **CBC** section.

Barrier Removal Categories

Barriers to accessibility are organized in a process referenced in the ADA title II regulations. The principle is to ensure that basic access is provided, access to activities is provided, amenities are accessible, and alternatives to architectural modifications are allowed when appropriate. Translating these categories into action plans must be accomplished using a programmatic approach. The identified barriers are divided into four categories:

Category 1: Category 1 identifies those barriers that affect accessibility at the entrance to a facility or a path of travel to the portion of the facility where program activities take place (for example, parking, walks, ramps, stairs, doors).

Category 2: A second category affects accessibility to program use areas (for example, trails, transaction counters, conference rooms, public offices, restrooms).

Category 3: A third category affects access to amenities serving program areas (for example., drinking fountains, telephones, site furnishings, vending machines).

Category 4: A fourth category identifies areas or features that may not be required to be modified for accessibility (for example, a pathway that does not connect to an accessible feature, an area where no public programs or activities occur, or the program or activity provided at this location is available in another appropriate location).

This categorization was applied to each identified barrier at District open space preserves, buildings, and trails. These categories will be refined by District staff as facilities and programs are evaluated and barriers are removed over time.¹

¹ Some barriers will require further evaluation by District staff for programmatic solutions. These barriers have been assigned two category values (i.e. 2 or 4), indicating the barrier will need to be assigned one of the values but not both.

Definitions

The facility reports contain terms and acronyms that may be unfamiliar to readers. The following list provides definitions for many of these.

AFF: Above Finished Floor; the distance between an element and the floor or ground surface

Clear floor area: an unobstructed floor surface not steeper than 2 percent, without changes in elevation greater than ¼ inch (or ½ inch with a bevel)

Counter slope: the angle point or grade change where the down slope of the curb ramp meets the up cross slope of the gutter

Cross slope: the slope of a walk from side to side

Detectable warning: a standardized surface feature built in or applied to walking surfaces or other elements to warn of hazards on a circulation path; commonly associated with truncated domes

Door closer sweep time: the time that a door closes from an open position of 90 degrees, to a position of 12 degrees from the latch

Firm and stable (general): Stable surfaces resist movement, while firm surfaces resist deformation by applied forces. Accessible surfaces remain unchanged by external forces, objects, or materials.

Firm and stable (trails): Per the U.S. Forest Service *Accessibility Guidebook for Outdoor Recreation and Trails*, in general, if the answer to both of the following questions is yes, the surface is probably firm and stable.

1. Could a person ride a narrow-tired bicycle across the surface easily without making ruts? (The bicycle tires are similar to large rear wheels of a wheelchair.)
2. Could a folding stroller with small, narrow plastic wheels containing a 3-year-old be pushed easily across the surface without making ruts? (The stroller's wheels are similar to the front wheels of a wheelchair.)

Fixed benches: benches that are permanently affixed to the ground

Forward approach: approaching a sink, lavatory, work or eating surface, or other feature straight on, rather than pulling up so the feature is at your side

Front approach, Latch approach, and Hinge approach: the directions from which a person approaches a door

Glazing: the glass portion of a window in a door

ISA: International Symbol of Accessibility; a stylized image of a person in a wheelchair

Knee space: the vertical space between the ground or floor and the underside of a table or other feature that is needed by a person using a wheelchair to approach the feature

Lavatory: a restroom sink

Maneuvering clearance: the space needed for maneuvering a wheeled mobility device

Outdoor constructed feature: includes features such as picnic tables, grills, fire pits, trash cans

Path of travel. A path of travel is a continuous, unobstructed way of pedestrian passage by means of which an altered area may be approached, entered, and exited and which connects an area with an exterior approach (including sidewalks, streets, and parking areas), an entrance to a facility and other parts of a facility. Alterations made to provide an accessible path of travel to an altered area may consist of walks and sidewalks, curb ramps and other interior or exterior pedestrian ramps; clear floor paths through lobbies, corridors, rooms, and other improved areas; parking access aisles; elevators and lifts; or a combination of these elements. Within the context of alterations, path of travel also includes restrooms, telephones, and drinking fountains serving the altered area.

Picnic facility: a site, or a portion of a site, developed for outdoor recreational purposes that contains picnic units

Picnic unit: an outdoor space in a picnic facility used for picnicking that contains outdoor constructed features

Pull side: the space in the direction of the door swing

Push side: the space opposite the pull side

Running slope: the slope of a walk in the direction of travel

Spalled concrete: flaked top layer of concrete due to material failure

Strike-edge clearance: a clear space located on the pull side of the door that extends from the edge of the door opposite the hinges

Tactile sign: raised lettering or symbol

Water closet: toilet fixture

List of Acronyms

ABA – Architectural Barriers Act

ADA – Americans with Disabilities Act

ADAAG – ADA and ABA Accessibility Guidelines

AGODA – Accessibility Guidelines: Outdoor Developed Areas

CBC – California Building Standards Code

DSA – California Division of the State Architect

IBC – International Building Code

ISA – International Symbol of Accessibility

TDD – Telecommunications Display Device

TTY – Text Telephone

ADA Facility Assessments

Open Space Preserves

An ADA assessment of facilities at each open space preserve listed below is included in this report. Open space preserve facilities were evaluated in Spring 2018.

Table B.1. District Open Space Preserves

Location
Bear Creek Redwoods
Coal Creek*
El Corte de Madera Creek
El Sereno
Foothills
Fremont Older
La Honda Creek
Long Ridge
Los Trancos
Monte Bello
Picchetti Ranch
Pulgas Ridge
Purisima Creek Redwoods
Rancho San Antonio
Ravenswood
Russian Ridge
Russian Ridge (Mindego Hill)
Saratoga Gap
Sierra Azul (Mt. Umunhum)
Sierra Azul (Kennedy-Limekiln)
Skyline Ridge
St. Joseph's Hill
Stevens Creek Shoreline Nature Area*
Teague Hill*
Thornewood
Windy Hill

*These preserves contain no public use facilities included in the evaluations.

District Buildings

Areas of public use in the following buildings were evaluated in Spring 2018.

Table B.2. District Buildings

Location
Administrative Offices at 330 Distel Circle (Building and Exterior)
David C. Daniels Nature Center at Skyline Ridge Open Space Preserve
Picchetti Ranch Main House
Picchetti Ranch Winery
Rancho San Antonio Foothills Field Office (Building and Exterior)
Skyline Ridge Field Office

District Trails

Trail facilities (including Easy Access Trails and other hiking and multi-use trails) were evaluated during winter 2017-2018 using the recommended criteria from the 2015 Architectural Barriers Act (ABA) Standards for outdoor developed areas for the following trail features.

Trail Features	
<ul style="list-style-type: none"> Trail Surface Clear Tread Width Cross Slope Running Slope Openings in Surface 	<ul style="list-style-type: none"> Overhanging or Protruding Object Tread Obstacle Path of Travel Resting Interval Trailhead Sign

Table B.3. Easy Access Trails

Open Space Preserve	Trail
<i>El Corte de Madera Creek</i>	Sierra Morena Trail
<i>Monte Bello</i>	Stevens Creek Nature Trail
<i>Picchetti Ranch</i>	Zinfandel Trail
<i>Pulgas Ridge</i>	Cordilleras Trail
<i>Purissima Creek Redwoods</i>	Redwood Trail
<i>Rancho San Antonio</i>	Lower Meadow Trail
	Permanente Creek Trail
	RSA Bike Path
	Rogue Valley Trail
<i>Ravenswood</i>	Ravenswood Trail
<i>Russian Ridge — Mindego Gateway</i>	Walk to A.C. Rust Commemorative Site*
<i>Sierra Azul - Mt Umunhum Summit</i>	Mt Umunhum Summit Trail*
<i>Skyline Ridge</i>	Alpine Pond Loop Trail
	Horseshoe Lake Trail
<i>Windy Hill</i>	Anniversary Trail

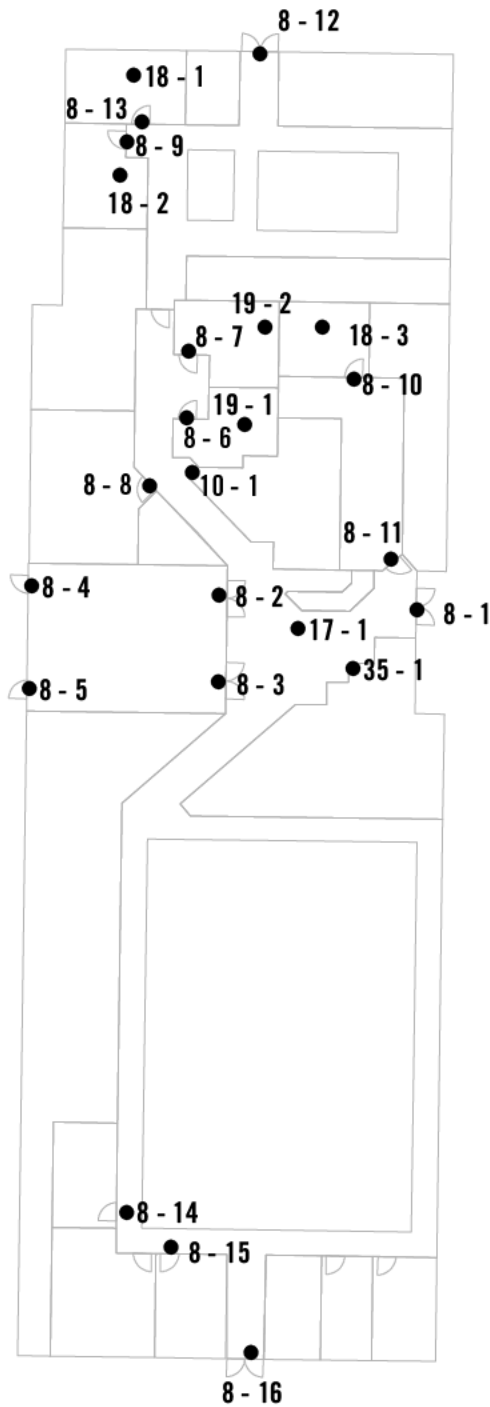
Table B.4. Other Hiking and Multi-Use Trails

Open Space Preserve	Other Multi-Use Trails
<i>El Corte de Madera Creek</i>	Sierra Morena Loop Trail Extension
<i>El Sereno</i>	Overlook Trail
<i>La Honda Creek</i>	Cielo Trail
	Harrington Creek Trail
<i>Long Ridge</i>	Achistaca Trail
	Peters Creek Trail
<i>Los Trancos</i>	Franciscan Loop Trail
<i>Picchetti Ranch</i>	Zinfandel Trail extension
<i>Purissima Creek Redwoods</i>	Redwood Trail extension
	Purissima Creek Trail
<i>Rancho San Antonio</i>	Service Road
	Deer Meadow Trail
	Unnamed Trail 1
	Unnamed Trail 2
<i>Ravenswood</i>	Ravenswood Trail Part II
<i>Sierra Azul</i>	Bald Mountain Trail
	Woods Trail
<i>Skyline Ridge</i>	Horseshoe Loop Trail
<i>Thornewood</i>	Schilling Lake Trail
<i>Windy Hill</i>	Lost Trail
	Spring Ridge Trail

ADMINISTRATIVE OFFICE

330 DISTEL CIRCLE

BUILDING



Midpeninsula Regional Open Space District

Administrative Office Distel Circle

Building 330 Distel Circle		
8 - 1	Door/Gate	Category: 1
Attach loose mat to the floor surface		\$125
Notes: Door mat is not securely attached to ground surface.		
ADA: 302.2		
Other: CBC 11B-302.2		
Reduce or eliminate opening		\$250
Notes: Opening for drop bolt lock in door threshold is 3/4" (1/2" max).		
ADA: 302.3		
Other: -		
Adjust door closer		\$250
Notes: Door closer sweep time is 3 seconds on one leaf (5 seconds min). Door opening force is 10 lbs on both leaves (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
Replace or modify door threshold		\$125
Notes: Door threshold has a vertical change of level of 1" (1/4" max or 1/2" max with a 1:2 bevel).		
ADA: 404.2.5		
Other: CBC 11B-404.2.5		
8 - 2	Door/Gate	Category: 2
Install or modify sign		\$250
Notes: A tactile and braille EXIT sign is not provided.		
ADA: 216.4.1, 703.4.1		
Other: CBC 1011.4		
Provide strike edge clearance		\$0
Notes: Push-side strike edge clearance at front approach door with a closer is obstructed by chair (12" min).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		
Adjust door closer		\$125
Notes: Door closer sweep time is 3 seconds (5 seconds min). Door opening force is 20 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
Increase maneuvering space		\$0
Notes: Maneuvering clearance at push-side of door is obstructed by table (48 min).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		

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Administrative Office Distel Circle

Building 330 Distel Circle		
8 - 3	Door/Gate	Category: 2
Install or modify sign		\$250
Notes: A tactile and braille EXIT sign is not provided.		
ADA: 216.4.1, 703.4.1		
Other: CBC 1011.4		
Adjust door closer		\$125
Notes: Door closer sweep time is 4 seconds (5 seconds min). Door opening force is 14 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
8 - 4	Door/Gate	Category: 2
Provide an accessible route		\$0
Notes: Route to door is 32" wide between wall and chairs and 45" wide between wall and dais table (36" min).		
ADA: 206.2.4, 404.1		
Other: CBC 11B-206.2.4, CBC 11B-404.1		
Install or modify sign		\$250
Notes: A tactile and braille EXIT sign is not provided.		
ADA: 216.4.1, 703.4.1		
Other: CBC 1011.4		
Regrade surface		\$2,500
Notes: Slope on the pull side of the door is 5.4% (2.0% max).		
ADA: 404.2.4.4		
Other: CBC 11B-404.2.4.4		
Adjust door closer		\$125
Notes: Door closer sweep time is 4 seconds (5 seconds min). Door opening force is 10 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		

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Administrative Office Distel Circle

Building 330 Distel Circle		
8 - 5	Door/Gate	Category: 2
Provide an accessible route		\$60
Notes: Route to door is 30" wide between wall and chairs and 42" wide between wall and dais table (36" min).		
ADA: 206.2.4, 404.1		
Other: CBC 11B-206.2.4, CBC 11B-404.1		
Install or modify sign		\$250
Notes: A tactile and braille EXIT sign is not provided.		
ADA: 216.4.1, 703.4.1		
Other: CBC 1011.4		
Adjust door closer		\$125
Notes: Door closer sweep time is 4 seconds (5 seconds min). Door opening force is 8 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
Regrade surface		\$2,500
Notes: Slope on the pull side of the door is 5.0% (2.0% max).		
ADA: 404.2.4.4		
Other: CBC 11B-404.2.4.4		
8 - 6	Door/Gate	Category: 2
Adjust door closer		\$125
Notes: Door closer sweep time is 3 seconds (5 seconds min). Door opening force is 10 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
Increase maneuvering space		\$1,000
Notes: Automatic door control is centered 8-1/2" from front face of door (30" by 48" min clear floor space).		
ADA: -		
Other: CBC 11B-404.3.5		

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Administrative Office Distel Circle

Building 330 Distel Circle		
8 - 7	Door/Gate	Category: 2
Adjust door closer		\$125
Notes: Door closer sweep time is 3 seconds (5 seconds min). Door opening force is 10 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
Increase maneuvering space		\$1,000
Notes: Automatic door control is centered 8-1/2" from front face of door (30" by 48" min clear floor space).		
ADA: -		
Other: CBC 11B-404.3.5		
8 - 8	Door/Gate	Category: 2
Install or modify sign		\$250
Notes: A tactile and braille room sign is not provided alongside visual permanent room sign.		
ADA: 216.2		
Other: CBC 11B-216.2		
Increase maneuvering space		\$0
Notes: Maneuvering clearance on the pull side of the door is limited due to moveable furniture (60" min).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		
8 - 9	Door/Gate	Category: 2
Install or modify sign		\$250
Notes: A tactile and braille room sign is not provided alongside visual permanent room sign.		
ADA: 216.2		
Other: CBC 11B-216.2		
Adjust door closer		\$125
Notes: Door closer sweep time is 4 seconds (5 seconds min).		
ADA: 404.2.8.1		
Other: CBC 11B-404.2.8.1		

Midpeninsula Regional Open Space District

Administrative Office Distel Circle

Building 330 Distel Circle		
8 - 10	Door/Gate	Category: 2
Install or modify sign		\$250
Notes: A tactile and braille room sign is not provided alongside visual permanent room sign.		
ADA: 216.2		
Other: CBC 11B-216.2		
Increase maneuvering space		\$0
Notes: Maneuvering clearance on the pull side of the door is 43" to furniture (60" min).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		
8 - 11	Door/Gate	Category: 2
Adjust door closer		\$125
Notes: Door closer sweep time is 4 seconds (5 seconds min). Door opening force is 6-1/2 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
Install or modify sign		\$250
Notes: A tactile and braille EXIT sign is not provided.		
ADA: 216.4.1, 703.4.1		
Other: CBC 1011.4		
Provide strike edge clearance		\$2,500
Notes: Push-side strike edge clearance at front approach door with a closer is 5" to change in angle of wall (12" min).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		

Midpeninsula Regional Open Space District

Administrative Office Distel Circle

Building 330 Distel Circle		
8 - 12	Door/Gate	Category: 1
Attach loose mat to the floor surface		\$125
Notes: Door mats are not securely attached to ground surface.		
ADA: 302.2		
Other: CBC 11B-302.2		
Regrade surface		\$2,500
Notes: Slope on the pull-side of the door is 4.4% (2.0% max).		
ADA: 404.2.4.4		
Other: CBC 11B-404.2.4.4		
Replace door hardware		\$425
Notes: Operable effort of door hardware is 10 lbs (5 lbs max).		
ADA: 309.4		
Other: CBC 11B-309.4, CBC 11B-404.2.7		
Adjust door closer		\$125
Notes: Door opening force is 15 lbs (5 lbs max).		
ADA: 404.2.9		
Other: CBC 11B-404.2.9		
Replace or modify door threshold		\$125
Notes: Door threshold has a vertical change of level of 7/8" (1/4" max or 1/2" max with a 1:2 bevel).		
ADA: 404.2.5		
Other: CBC 11B-404.2.5		
8 - 13	Door/Gate	Category: 2
Install or modify sign		\$250
Notes: A tactile and braille room sign is not provided alongside visual permanent room sign.		
ADA: 216.2		
Other: CBC 11B-216.2		
Provide strike edge clearance		\$2,500
Notes: Strike-edge clearance on pull side of door is reduced to 5" due to table 37" from face of the door (18" min).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		
8 - 14	Door/Gate	Category: 2
Increase maneuvering space		\$0
Notes: Maneuvering clearance on the pull side of the door is 48" to moveable furniture (60" min).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		

Midpeninsula Regional Open Space District

Administrative Office Distel Circle

Building 330 Distel Circle		
8 - 15	Door/Gate	Category: 2
Modify door window or side light		\$500
Notes: Lower edge of door window is 46-1/4" AFF (43" max).		
ADA: 404.2.11		
Other: CBC 11B-404.2.11		
8 - 16	Door/Gate	Category: 1
Attach loose mat to the floor surface		\$125
Notes: Door mat is not securely attached to ground surface.		
ADA: 302.2		
Other: CBC 11B-302.2		
Replace or modify door threshold		\$125
Notes: Door threshold has a vertical change of level of 3/4" (1/4" max or 1/2" max with a 1:2 bevel).		
ADA: 404.2.5		
Other: CBC 11B-404.2.5		
Adjust door closer		\$125
Notes: Door closer sweep time is 3 seconds (5 seconds min). Door opening force is 12 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
10 - 1	Drinking Fountain	Category: 3
Install an additional high or low fountain		\$3,000
Notes: A higher, standing person fountain is not provided.		
ADA: 211.2		
Other: CBC 11B-211.2		
17 - 1	Corridor / Aisle	Category: 2
Install or modify EXIT signs		\$250
Notes: Tactile and braille EXIT signs are not provided in addition to visual signs in exit passageways.		
ADA: 216.4.1		
Other: CBC 11B-216.4.1		
18 - 1	Room	Category: 2
Adjust shelving, storage, or work space		\$125
Notes: Coat hook is 69" AFF (48" max).		
ADA: 308.3.1, 308.3.2		
Other: CBC 11B-308.3.1, CBC 11B-308.3.2		

Midpeninsula Regional Open Space District

Administrative Office Distel Circle

Building 330 Distel Circle		
18 - 2	Room	Category: 2
Provide clear floor or turning space		\$0
Notes: A 60" min diameter turning space unobstructed from the floor to a height of 27" min is not provided due to furniture.		
ADA: 304.3, 304.3.2, 306.3.1		
Other: CBC 11B-304.3		
Reposition controls and outlets		\$400
Notes: Outlets are located 12-1/2" and 13-1/4" AFF (15" min to 48" max). Light switch is 53" AFF (15" min to 48" max).		
ADA: 308.3.1, 308.3.2		
Other: CBC 11B-308.3.1, CBC 11B-308.3.2		
18 - 3	Room	Category: 2
Provide clear floor or turning space		\$0
Notes: A 60" min diameter turning space unobstructed from the floor to a height of 27" min is not provided due to furniture.		
ADA: 304.3, 304.3.2, 306.3.1		
Other: CBC 11B-304.3		
Reposition controls and outlets		\$200
Notes: Electrical outlets are 12-3/4" AFF (15" min to 48" max).		
ADA: 308.3.1, 308.3.2		
Other: CBC 11B-308.3.1, CBC 11B-308.3.2		

Midpeninsula Regional Open Space District

Administrative Office Distel Circle

Building 330 Distel Circle		
19 - 1	Multiple User Restroom	Category: 2
Install restroom sign		\$250
Notes: Federal restroom sign is centered 7-1/2" from door swing (18" by 18" min clear floor space outside the swing of the door).		
ADA: 703		
Other: -		
Replace or reposition dispenser		\$500
Notes: Height to operating mechanism of hand sanitizer is 41-1/4" AFF (40" max). Height to operating mechanism of hand dryer is 48" AFF (40" max). Height to operating mechanism of paper towel dispenser is 48" AFF (40" max). Centerline of the toilet paper roll dispenser is 14" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		
Provide or modify urinal shields		\$1,000
Notes: Urinal shields are 35-1/4" apart and extend 37-1/4" past the front of the urinal (30" min, 36" min if they extend 24 inches past the front of the urinal).		
ADA: 305.3, 305.7.1, 605.3		
Other: CBC 11B-305.7.1, CBC 11B-605.3		
Replace or reposition fixtures		\$1,250
Notes: The water closet centerline is 20-1/2" from the wall (17" min to 18" max).		
ADA: 604.2		
Other: CBC 11B-604.2		
Replace toilet or adjust toilet seat height		\$3,000
Notes: Water closet seat height is 20" AFF (17" min to 19" max)		
ADA: 604.4		
Other: CBC 11B-604.4		
Replace or modify grab bars		\$300
Notes: The space between the wall and the side grab bar is 4-3/4" (1-1/2" req).		
ADA: 609.3		
Other: CBC 11B-609.3		
Modify grab bars		\$125
Notes: The side grab bar extends 51" from the rear wall (starts 12" max from wall and extends 54" min from the rear wall).		
ADA: 604.5.1		
Other: CBC 11B-604.5.1		

Midpeninsula Regional Open Space District

Administrative Office Distel Circle

Building 330 Distel Circle		
19 - 2	Multiple User Restroom	Category: 2
Modify lavatory or counter clearances		\$1,500
Notes: Clear space beneath the lavatory is 28-1/8" to front apron (29" min).		
ADA: -		
Other: CBC 11B-306.3.1		
Replace or reposition dispenser		\$250
Notes: Height to operating mechanism of paper towel dispenser is 50" AFF (40" max). Centerline of the toilet paper roll dispenser is 10" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-604.7		
Replace toilet or adjust toilet seat height		\$3,000
Notes: Water closet seat height is 19-1/2" AFF (17" min to 19" max)		
ADA: 604.4		
Other: CBC 11B-604.4		
Replace or reposition fixtures		\$1,250
Notes: The water closet centerline is 21-1/2" from the wall (17" min to 18" max).		
ADA: 604.2		
Other: CBC 11B-604.2		
Replace or modify grab bars		\$300
Notes: The space between the wall and the side grab bar is 4-3/4" (1-1/2" req).		
ADA: 609.3		
Other: CBC 11B-609.3		
Modify grab bars		\$125
Notes: Rear grab bar extends from the centerline of the water closet 13-3/4" and 22-1/4" (36" long min, extends 12" and 24" min from centerline of water closet). The side grab bar extends 53" from the rear wall (starts 12" max from wall and extends 54" min from the rear wall).		
ADA: 604.5.1, 604.5.2		
Other: CBC 11B-604.5.1, CBC 11B-604.5.2		
Install restroom sign		\$250
Notes: Federal restroom sign is centered 7-1/2" from door swing (18" by 18" min clear floor space outside the swing of the door).		
ADA: 703		
Other: -		

Midpeninsula Regional Open Space District

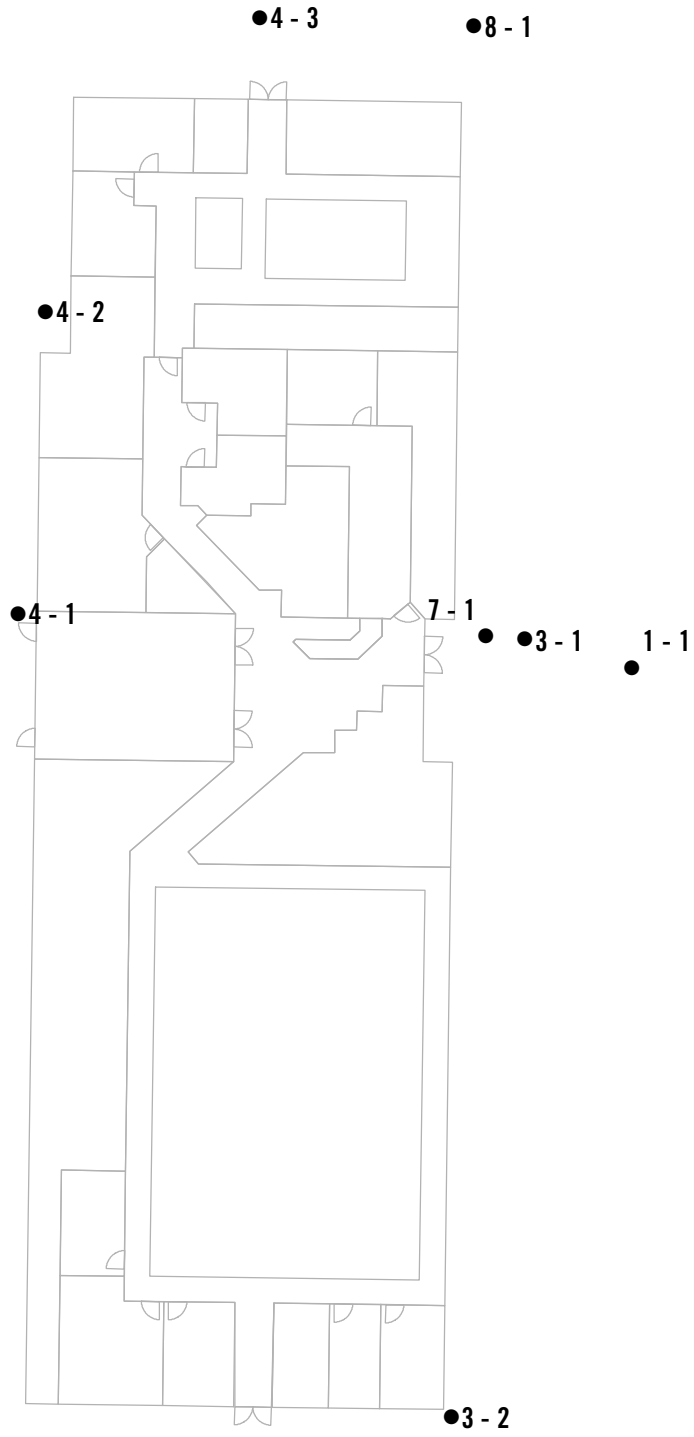
Administrative Office Distel Circle

Building 330 Distel Circle		
35 - 1	Other	Category: 2
Reposition controls		\$200
Notes: Top two rows on brochure racks are above 48" AFF (15" min to 48" max).		
ADA: 308.3.1, 308.3.2		
Other: CBC 11B-308.3.1, CBC 11B-308.3.2		

ADMINISTRATIVE OFFICE

330 DISTEL CIRCLE

EXTERIOR



Midpeninsula Regional Open Space District

Administrative Office Distel Circle

Exterior 330 Distel Circle		
1 - 1	Parking Area	Category: 1

Administrative Office Lot



Install reserved parking sign	\$750
Notes: An additional sign or language stating "Minimum Fine \$250" is not provided at either space.	

ADA: -

Other: CBC 11B-502.6.2

Regrade accessible parking space or access aisle	\$4,800
Notes: Slopes in car space and both access aisles are 2.3% to 2.5% (2.0% max).	

ADA: 502.4

Other: CBC 11B-502.4

Reposition controls	\$0
Notes: At four electric vehicle chargers, the connectors are located 49" above the ground, with a 21" reach from curb, and pay display is located 53" above the ground, with a 24" reach (15" min to 48" max).	

ADA: 308.2.1, 308.2.2, 308.3.1, 308.3.2

Other: CBC 11B-228.3.1.2, CBC 11B-308.2.1, CBC 11B-308.2.2, CBC 11B-308.3.1, CBC 11B-308.3.2

Increase or provide maneuvering or clear ground area	\$0
Notes: Slopes of clear floor spaces at electric vehicle charging stations are up to 20% at top of spaces (2.0% max).	

ADA: 305.3, 305.5

Other: CBC 11B-228.3.1.2, CBC 11B-305.3, CBC 11B-305.5

Exterior 330 Distel Circle
1 - 1 **Parking Area** Category: 1

Administrative Office Lot



Modify electric vehicle charging station \$0

Notes: Four electric vehicle chargers are available for common use on weekends and non-office hours (1 min for 1 to 4 chargers available for common use must provide the minimum dimensions of an accessible van parking space and provide an accessible route to the electric vehicle charger). Wide parking space is 12' wide with a 5' access aisle. Wide space is to be marked with "EV CHARGING ONLY" and "NO PARKING" in the access aisle. Access aisle is to be located on passenger side of parking space.

ADA: -

Other: CBC 11B-228.3.2, CBC 11B-228.3.2.1

3 - 1 **Curb Ramp** Category: 1

Install, replace or modify curb ramp \$4,000

Notes: Curb ramp has a running slope of up to 9.5% (8.33% max).

ADA: 405.2, 406.1

Other: CBC 11B-406.2.1

Midpeninsula Regional Open Space District

Administrative Office Distel Circle

Exterior 330 Distel Circle		
3 - 2	Curb Ramp	Category: 1
Provide detectable warnings		\$1,000
Notes: Detectable warnings are not provided at built-up curb ramp.		
ADA: -		
Other: CBC 11B-247.1.2.2, CBC 11B-705.1.2.2		
Install, replace or modify curb ramp		\$4,000
Notes: Flared sides have slopes 11.5% and 11.8%. (10% max.)		
ADA: 406.3		
Other: CBC 11B-406.2.2		
4 - 1	Walk	Category: 1
Regrade surface		\$1,080
Notes: Cross slope of concrete path is up to 6.2% for 18 linear feet (2.0% max).		
ADA: 403.3		
Other: CBC 11B-403.3		
Repair surface		\$250
Notes: There is a 1-1/2" wide gap at the concrete joint with missing wood spacer (1/2" max).		
ADA: 302.3		
Other: CBC 11B-302.3		
Grind or patch vertical change of grade		\$250
Notes: Vertical change in level is 3/4" at deteriorated wood spacer and 3/4" between concrete pad and compacted gravel surface (1/4" max, 1/2" with a bevel).		
ADA: 303.2, 303.3, 403.4		
Other: CBC 11B-303.2, CBC 11B-403.4		
4 - 2	Walk	Category: 1
Provide a firm, stable and slip resistant surface		\$0
Notes: Compacted gravel surface is not stable and slip-resistant due to loose gravel for 98 linear feet (surface of path of travel is firm, stable, and slip-resistant).		
ADA: 302.1		
Other: CBC 11B-302.1		
Widen walk		\$5,880
Notes: Width of walk is 42" (48" min).		
ADA: 403.5.1		
Other: CBC 11B-403.5.1		
Regrade surface		\$0
Notes: Variable cross slope throughout gravel path is largely compliant but up to 3.9% in places (2.0% max).		
ADA: 403.3		
Other: CBC 11B-403.3		

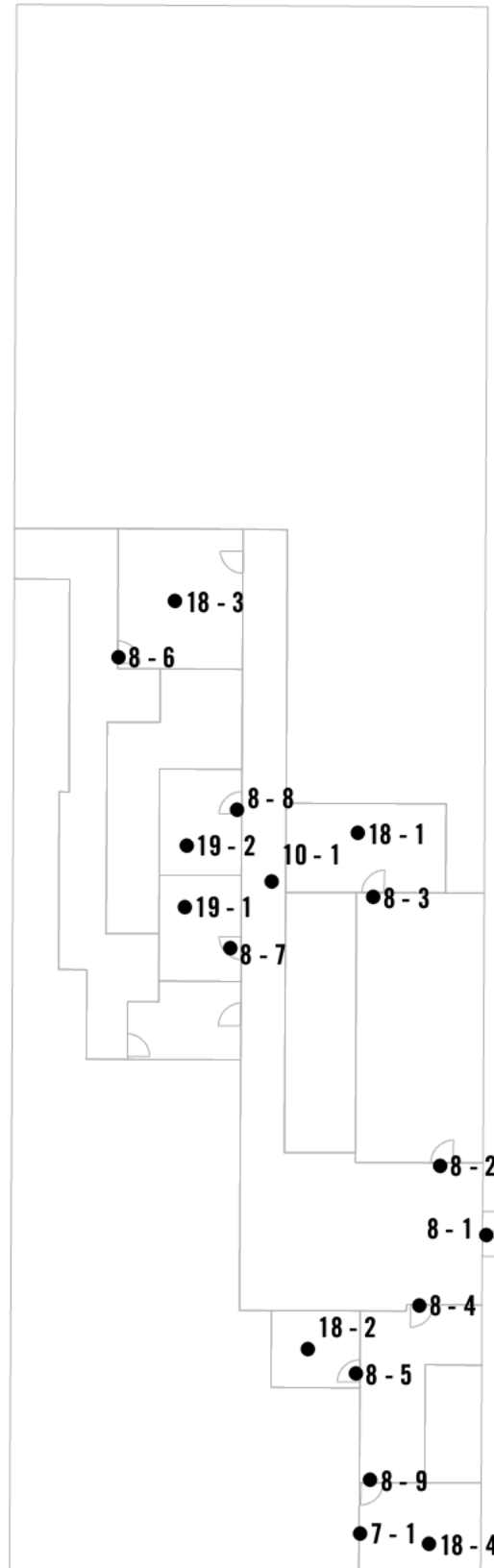
Midpeninsula Regional Open Space District

Administrative Office Distel Circle

Exterior 330 Distel Circle		
4 - 3	Walk	Category: 1
Regrade surface		\$60
Notes: Cross slope of concrete path is up to 3.8% for 37 linear feet (2.0% max).		
ADA: 403.3		
Other: CBC 11B-403.3		
7 - 1	Hazard	Category: 1
Remove overhanging or protruding objects		\$125
Notes: Mailbox protrudes 6" from the wall at 48-3/4" AFF (4" max between 27" and 80" AFF).		
ADA: 204.1, 307.2		
Other: CBC 11B-204.1, CBC 11B-307.2		
8 - 1	Door/Gate	Category: 2
Provide or modify door kick plate		\$225
Notes: A smooth and uninterrupted kick plate surface is not provided in the 10" space above the ground on wire mesh gate.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
Provide strike edge clearance		\$2,500
Notes: Push-side strike-edge clearance at gate is (-)1-3/4" to edge of concrete.		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		

ADMINISTRATIVE OFFICE

4984 EL CAMINO REAL
BUILDING & EXTERIOR



1-1

Midpeninsula Regional Open Space District

Administrative Office El Camino Real

Building 4984 El Camino Real		
1 - 1	Parking Area	Category: 1
	Location name unspecified	
	Provide or modify accessible spaces	\$2,945
Notes: Designated accessible space is not van accessible (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).		
ADA: 208.2, 208.2.4		
Other: CBC 11B-208.2, CBC 11B-208.2.4		
	Provide or modify accessible access aisles	\$0
Notes: An access aisle is not provided adjacent to accessible parking space.		
ADA: 502.3		
Other: CBC 11B-502.3		
	Regrade accessible parking space or access aisle	\$0
Notes: Slope of parking space is 4.5% (2.0% max).		
ADA: 502.4		
Other: CBC 11B-502.4		
7 - 1	Hazard	Category: 2
	Remove overhanging or protruding objects	\$125
Notes: Shelf protrudes 11-1/2" from the wall at 42-3/4" AFF (4" max between 27" and 80" AFF).		
ADA: 204.1, 307.2		
Other: CBC 11B-204.1, CBC 11B-307.2		

Midpeninsula Regional Open Space District

Administrative Office El Camino Real

Building 4984 El Camino Real		
8 - 1	Door/Gate	Category: 1
Regrade surface		\$2,500
Notes: Slope on the pull side of the door is 12.5% (2.0% max).		
ADA: 404.2.4.4		
Other: CBC 11B-404.2.4.4		
Attach loose mat to the floor surface		\$125
Notes: Door mats are not securely attached to ground surface.		
ADA: 302.2		
Other: CBC 11B-302.2		
Adjust door closer		\$125
Notes: Door closer sweep time is 3-1/2 seconds (5 seconds min). Door opening force is 8 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
Install or modify sign		\$250
Notes: A tactile and braille EXIT sign is not provided.		
ADA: 216.4.1, 703.4.1		
Other: CBC 1011.4		
Provide or modify door kick plate		\$225
Notes: A smooth and uninterrupted kick plate surface is not provided. Window frame is located in the 10" space above the finished floor.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
8 - 2	Door/Gate	Category: 2
Install or modify sign		\$500
Notes: A tactile and braille EXIT sign is not provided. A tactile and braille room sign is not provided alongside visual permanent room sign.		
ADA: 216.2, 216.4.1, 703.4.1		
Other: CBC 1011.4, CBC 11B-216.2		
8 - 3	Door/Gate	Category: 2
Install or modify sign		\$250
Notes: A tactile and braille sign is not provided alongside visual permanent room sign.		
ADA: 216.2		
Other: CBC 11B-216.2		
Increase maneuvering space		\$1,000
Notes: Maneuvering clearance on the pull side of the door is 56" to table (60" min).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		

Midpeninsula Regional Open Space District

Administrative Office El Camino Real

Building 4984 El Camino Real		
8 - 4	Door/Gate	Category: 1
Install or modify sign		\$500
Notes: A tactile and braille EXIT sign is not provided. A tactile and braille sign is not provided alongside visual permanent room sign.		
ADA: 216.2, 216.4.1, 703.4.1		
Other: CBC 1011.4, CBC 11B-216.2		
8 - 5	Door/Gate	Category: 2
Install or modify sign		\$250
Notes: A tactile and braille sign is not provided alongside visual permanent room sign.		
ADA: 216.2		
Other: CBC 11B-216.2		
8 - 6	Door/Gate	Category: 2
Install or modify sign		\$250
Notes: A tactile and braille sign is not provided alongside visual permanent room sign.		
ADA: 216.2		
Other: CBC 11B-216.2		
Increase maneuvering space		\$0
Notes: Maneuvering clearance on the pull side of the door is 48" to table (60" min).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		
8 - 7	Door/Gate	Category: 2
Install or modify sign		\$250
Notes: A tactile and braille sign is not provided alongside visual permanent room sign.		
ADA: 216.2		
Other: CBC 11B-216.2		
Enlarge door opening		\$1,650
Notes: Height of clear opening is 79-1/2" AFF (80" min).		
ADA: 404.2.3		
Other: CBC 11B-404.2.3		
8 - 8	Door/Gate	Category: 2
Adjust door closer		\$125
Notes: Door closer sweep time is 2-1/2 seconds (5 seconds min). Door opening force is 16 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		

Midpeninsula Regional Open Space District

Administrative Office El Camino Real

Building 4984 El Camino Real		
8 - 9	Door/Gate	Category: 2
Adjust door closer		\$125
Notes: Door closer sweep time is 3 seconds (5 seconds min). Door opening force is 8 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
10 - 1	Drinking Fountain	Category: 3
Adjust the water stream height or direction		\$125
Notes: The flow of the water is 1/2" high on lower fountain (4" high min).		
ADA: 602.6		
Other: CBC 11B-602.6		
Replace or adjust water controls		\$125
Notes: Operating effort of control is 6 lbs on lower fountain (5 lbs max).		
ADA: 309.1		
Other: CBC 11B-309.1		
Install an additional high or low fountain		\$3,000
Notes: A wheelchair accessible fountain is not provided, as no knee clearance is provided at lower fountain. Taller fountain meets standards for standing person fountain.		
ADA: 211.2		
Other: CBC 11B-211.2		
18 - 1	Room	Category: 2
Reposition controls and outlets		\$200
Notes: Electrical outlet is 13-1/2" AFF (15" min to 48" max).		
ADA: 308.3.1, 308.3.2		
Other: CBC 11B-308.3.1, CBC 11B-308.3.2		
18 - 2	Room	Category: 2
Provide clear floor or turning space		\$0
Notes: A 60" min diameter turning space unobstructed from the floor to a height of 27" min is not provided due to furniture.		
ADA: 304.3, 304.3.2, 306.3.1		
Other: CBC 11B-304.3		
Reposition controls and outlets		\$200
Notes: Electrical outlet is 12-3/4" AFF (15" min to 48" max).		
ADA: 308.3.1, 308.3.2		
Other: CBC 11B-308.3.1, CBC 11B-308.3.2		

Midpeninsula Regional Open Space District

Administrative Office El Camino Real

Building 4984 El Camino Real		
18 - 3	Room	Category: 2
Reposition controls and outlets		\$200
Notes: Electrical outlet is 12-3/4" AFF (15" min to 48" max).		
ADA: 308.3.1, 308.3.2		
Other: CBC 11B-308.3.1, CBC 11B-308.3.2		
Adjust shelving, storage, or work space		\$125
Notes: Coat hook is 71-3/4" AFF (48" max).		
ADA: 308.2, 308.2.1		
Other: CBC 11B-308.2.1, CBC 11B-308.2.2		
18 - 4	Room	Category: 2
Reposition controls and outlets		\$200
Notes: Electrical outlet is 14-1/4" AFF (15" min to 48" max).		
ADA: 308.3.1, 308.3.2		
Other: CBC 11B-308.3.1, CBC 11B-308.3.2		
Provide clear floor or turning space		\$0
Notes: A 60" min diameter turning space unobstructed from the floor to a height of 27" min is not provided due to furniture.		
ADA: 304.3, 304.3.2, 306.3.1		
Other: CBC 11B-304.3		

Midpeninsula Regional Open Space District

Administrative Office El Camino Real

Building 4984 El Camino Real		
19 - 1	Multiple User Restroom	Category: 2
Install restroom sign		\$250
Notes: A federal tactile and braille restroom sign is not provided.		
ADA: 703		
Other: -		
Insulate water lines		\$125
Notes: Pipes under lavatory are not insulated.		
ADA: 606.5		
Other: CBC 11B-606.5		
Modify lavatory or counter clearances		\$1,500
Notes: Clear space beneath the lavatory is 26-3/4" to front apron (29" min).		
ADA: -		
Other: CBC 11B-306.3.1		
Provide or replace compartment door hardware		\$175
Notes: Compartment door does not have a handle on the inside of the door and is not self-closing.		
ADA: 604.8.1.2		
Other: CBC 11B-604.8.1.2		
Reposition clothing hooks		\$125
Notes: Coat hook is 67" AFF (48" max).		
ADA: 308.1		
Other: CBC 11B-603.4		
Replace or reposition fixtures		\$1,250
Notes: The water closet centerline is 19-1/2" from the wall (17" min to 18" max).		
ADA: 604.2		
Other: CBC 11B-604.2		
Modify stall partitions		\$500
Notes: A wheelchair user compartment is not provided. Compartment is 42-1/2" wide with two side grab bars (60" min for wheelchair user, 35" min to 37" max for ambulatory compartment).		
ADA: 604.3.1, 604.8.2		
Other: CBC 11B-604.8.1.1, CBC 11B-604.8.1.4, CBC 11B-604.8.2		
Modify grab bars		\$250
Notes: A rear grab bar is not provided. One side grab bar starts 12-3/4" from rear wall and the other extends 53-3/4" from rear wall (starts 12" max from wall and extends 54" min from the rear wall).		
ADA: 604.5.1, 604.5.2		
Other: CBC 11B-604.5.1, CBC 11B-604.5.2		

Midpeninsula Regional Open Space District

Administrative Office El Camino Real

Building 4984 El Camino Real		
19 - 1	Multiple User Restroom	Category: 2
Replace or reposition dispenser		\$250
Notes: A 30" by 48" clear space is not provided in front of the toilet seat cover dispenser. Centerlines of the toilet paper roll dispenser are 3" and 9" behind front of the water closet (7" min to 9" max in front of water closet).		
ADA: 305.3, 604.7		
Other: CBC 11B-305.3, CBC 11B-603.5, CBC 11B-604.7		
Replace toilet or adjust toilet seat height		\$3,000
Notes: Water closet seat height is 15-1/2" AFF (17" min to 19" max)		
ADA: 604.4		
Other: CBC 11B-604.4		

Midpeninsula Regional Open Space District

Administrative Office El Camino Real

Building 4984 El Camino Real		
19 - 2	Multiple User Restroom	Category: 2
Install restroom sign		\$250
Notes: A federal tactile and braille restroom sign is not provided.		
ADA: 703		
Other: -		
Insulate water lines		\$125
Notes: Pipes under lavatory are not insulated.		
ADA: 606.5		
Other: CBC 11B-606.5		
Provide or replace compartment door hardware		\$175
Notes: Compartment door does not have a handle on the inside of the door and is not self-closing.		
ADA: 604.8.1.2		
Other: CBC 11B-604.8.1.2		
Replace urinal		\$3,000
Notes: Urinal rim is 21-1/2" AFF (17" max). Urinal projects 12" from wall (13-1/2" min).		
ADA: 605.2		
Other: CBC 11B-605.2		
Reposition clothing hooks		\$125
Notes: Coat hook is 67-3/8" AFF (48" max).		
ADA: 308.1		
Other: CBC 11B-603.4		
Modify stall partitions		\$500
Notes: A wheelchair user compartment is not provided. Compartment is 41-3/4" wide with two side grab bars (60" min for wheelchair user, 35" min to 37" max for ambulatory compartment).		
ADA: 604.3.1, 604.8.2		
Other: CBC 11B-604.8.1.1, CBC 11B-604.8.1.4, CBC 11B-604.8.2		
Replace or reposition fixtures		\$1,250
Notes: The water closet centerline is 19-3/4" from the wall (17" min to 18" max).		
ADA: 604.2		
Other: CBC 11B-604.2		
Modify lavatory or counter clearances		\$1,500
Notes: Clear space beneath the lavatory is 27-3/8" to front apron (29" min).		
ADA: -		
Other: CBC 11B-306.3.1		

Midpeninsula Regional Open Space District

Administrative Office El Camino Real

Building 4984 El Camino Real		
19 - 2	Multiple User Restroom	Category: 2
Replace or reposition dispenser		\$125
Notes: A 30" by 48" clear space is not provided in front of the toilet seat cover dispenser.		
ADA: 305.3		
Other: CBC 11B-305.3, CBC 11B-603.5		

BEAR CREEK REDWOODS PRESERVE



Midpeninsula Regional Open Space District

Bear Creek Redwoods

Preserve		
1 - 1	Parking Area	Category: 1
Bear Creek Redwoods Parking at Bear Creek Stables		
Provide or modify accessible spaces		\$2,945
Notes: Unmarked gravel/mud parking area at the public activities area could accommodate up to 7 parking spaces. An accessible space is not provided (min 1 van space required).		
ADA: 208.2, 208.2.4		
Other: CBC 11B-208.2, CBC 11B-208.2.4		
Install reserved parking sign		\$375
Notes: Required signage is not provided.		
ADA: 502.6		
Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		
1 - 2	Parking Area	Category: 1
Location name unspecified		
Provide or modify accessible spaces		\$2,945
Notes: Gravel parking area at horse boarding area has 4 parking spaces, none of which are accessible (min 1 van space required).		
ADA: 208.2, 208.2.4		
Other: CBC 11B-208.2, CBC 11B-208.2.4		
Install reserved parking sign		\$375
Notes: Required signage is not provided.		
ADA: 502.6		
Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		
Regrade accessible parking space or access aisle		\$1,600
Notes: Compacted gravel surface with loose gravel is not firm and stable.		
ADA: 502.4		
Other: CBC 11B-502.4		
7 - 1	Hazard	Category:
Install curb, barrier, or guardrail		\$25
Notes: Drop-off is 8" from uplifted concrete pad to adjacent surface. Level change is 12" at eroded drainage area adjacent to water source (max 4" drop-off).		
ADA: -		
Other: CBC 11B-303.5		

Midpeninsula Regional Open Space District

Bear Creek Redwoods

Preserve		
20 - 1	Single User Restroom	Category: 2
Renovate restroom		\$75,000
Notes: Trailer restroom is not accessible and will require a complete renovation/new construction.		
ADA: 213.3, 604.8		
Other: CBC 11B-213.1, CBC 11B-604.1		
Provide an accessible route		\$0
Notes: An accessible route to the restroom is not provided due to two steps into the trailer.		
ADA: 206.2		
Other: CBC 11B-206.2		

Midpeninsula Regional Open Space District

Bear Creek Redwoods

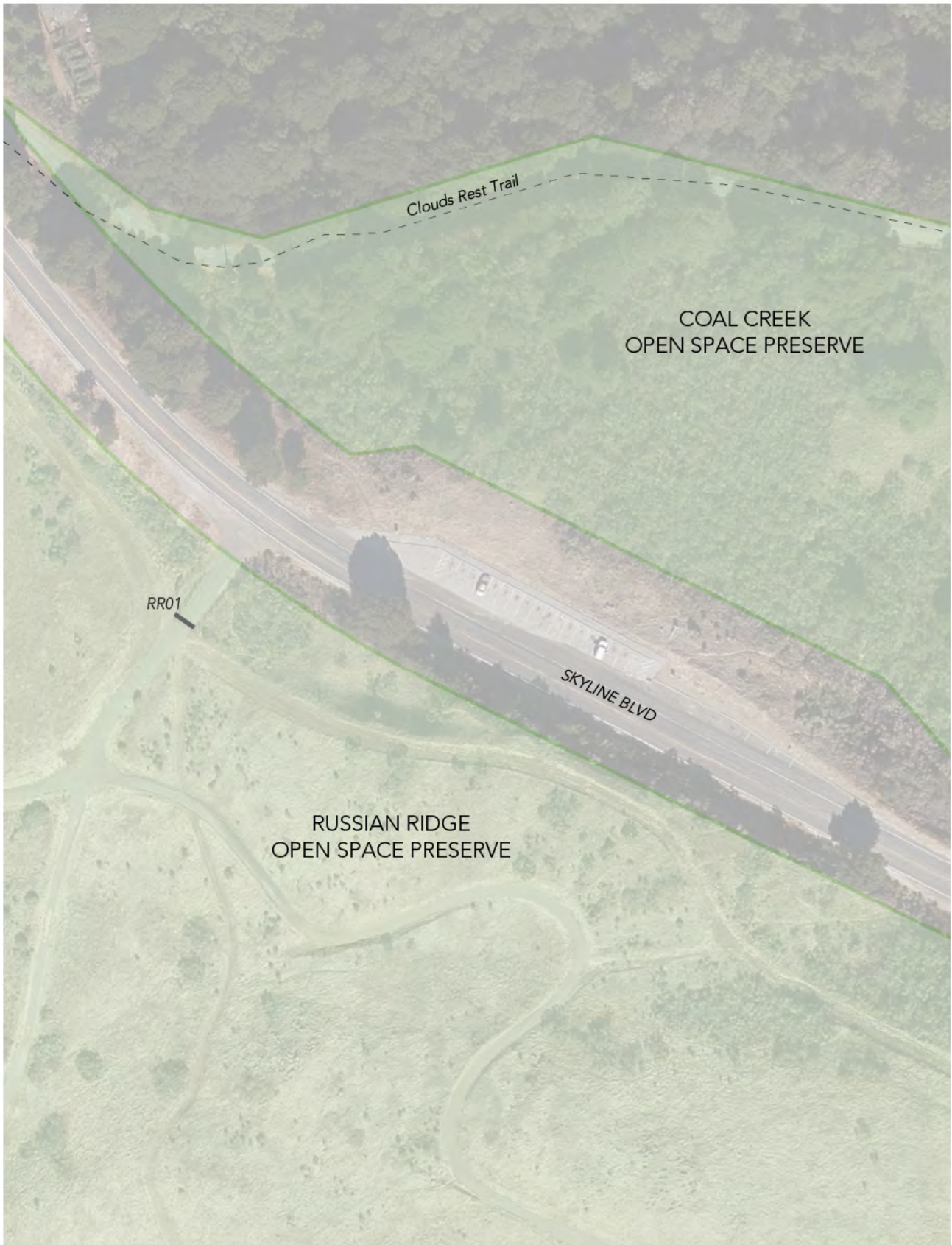
Preserve	
32 - 1	Picnic Area
	Category: 2
Provide an accessible picnic unit	\$3,200
Notes: Picnic area has 2 tables, neither of which is designed for accessibility. (Where the picnic facility has two or fewer picnic units, each is required to be accessible. An accessible table has an area 30" min wide for knee space, 27" knee clearance above the ground measured 8" horizontally from the front face of the table, and 9" toe clearance above the ground extending 17" from the front face of the table. An accessible table top also has the dining surface 28" min to 34" max above the ground.)	
ADA: -	
Other: ABA F245.2.1, CBC 11B-246.5	
Provide an accessible table	\$0
Notes: Knee clearance extends 4-3/4" from front face of table top (19" min at 27" above the ground).	
ADA: -	
Other: CBC 11B-306.3.1	
Increase or provide clear floor area	\$700
Notes: A 36" min clear space around the picnic tables is not provided.	
ADA: -	
Other: ABA 1011.2.1	
Provide an accessible route	\$60
Notes: An accessible route to the picnic area is not provided. Unstable mud surface between tables and road is approximately 300 square feet.	
ADA: -	
Other: ABA F206.2.2, ABA F245.4, CBC 11B-206.2.2	
Regrade surface	\$0
Notes: Irregular surface surrounding picnic tables has changes in level up to 3" at concrete (free of level changes required).	
ADA: -	
Other: ABA 1011.2.3, CBC 11B-305.1	
33 - 1	Outdoor Constructed Features
	Category: 2
Modify operating mechanism	\$500
Notes: Operating mechanism of non-potable water source requires grasping and twisting to operate.	
ADA: -	
Other: ABA 1011.3, CBC 11B-309.4	

Midpeninsula Regional Open Space District

Bear Creek Redwoods

Preserve		
33 - 2	Outdoor Constructed Features	Category: 2
Modify operating mechanism		\$500
Notes: Operating mechanism of non-potable water source requires grasping and twisting to operate.		
ADA: -		
Other: ABA 1011.3, CBC 11B-309.4		
35 - 1	Other	Category: 2
Modify operating mechanism		\$250
Notes: Utility sink controls require grasping and twisting to operate.		
ADA: 309.4		
Other: CBC 11B-309.4		
Increase or provide maneuvering or clear floor area		\$500
Notes: Level change is 2" at rubber mat in the clear floor space at utility sink (free of level changes required).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		
42 - 1	Outdoor Recreation Access Route	Category: 1
Regrade surface		\$ -
Notes: Running slope is 9% to 15% for 97 linear feet between upper level of boarding paddocks and lower arena (10% max for 30 linear feet max).		
ADA: -		
Other: ABA 1016.7		

COAL CREEK PRESERVE



Clouds Rest Trail

COAL CREEK
OPEN SPACE PRESERVE

RR01

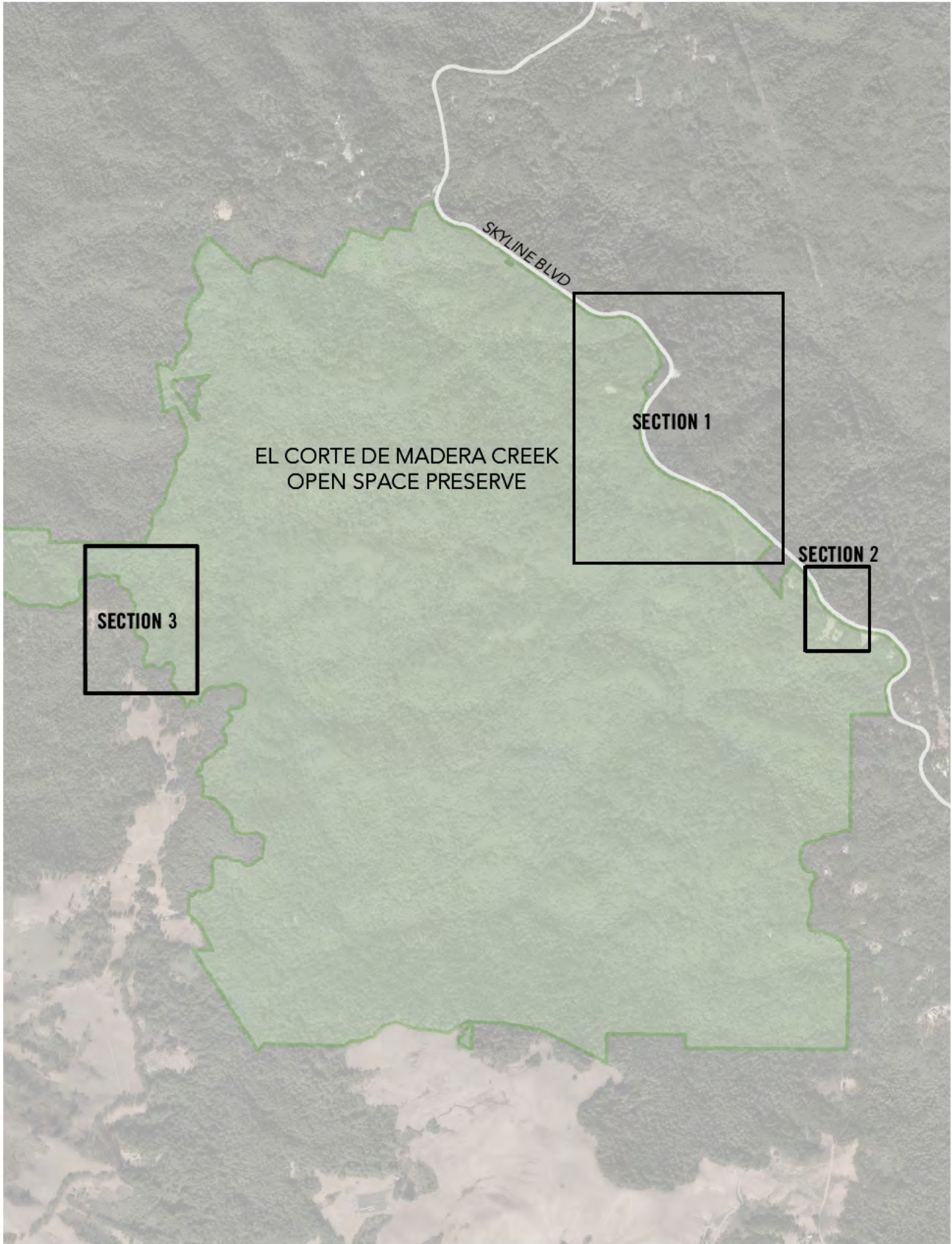
SKYLINE BLVD

RUSSIAN RIDGE
OPEN SPACE PRESERVE

No features were evaluated at Coal Creek.

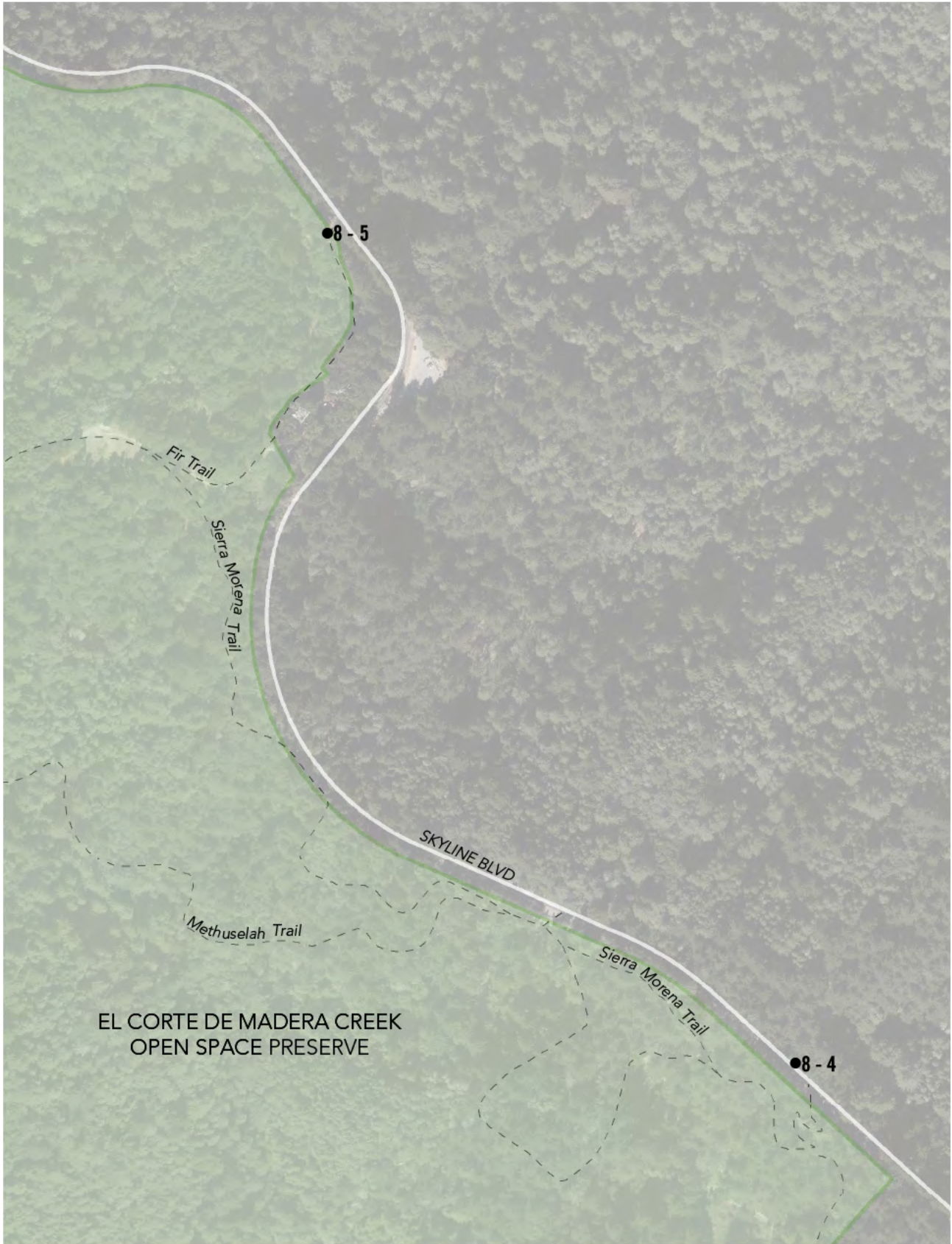
EL CORTE DE MADERA CREEK

PRESERVE
MAP SECTIONS



EL CORTE DE MADERA CREEK

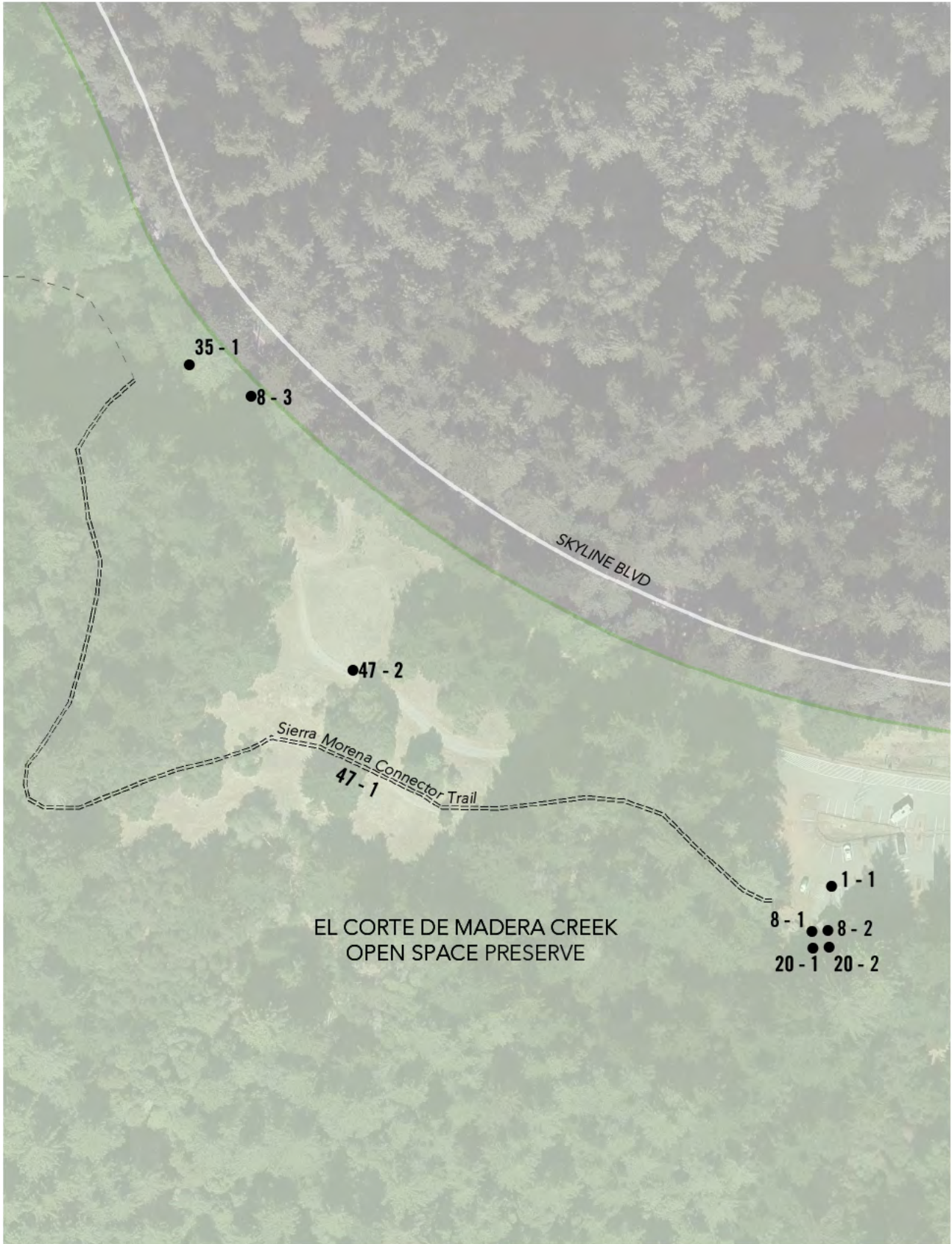
PRESERVE
SECTION 1



EL CORTE DE MADERA CREEK
OPEN SPACE PRESERVE

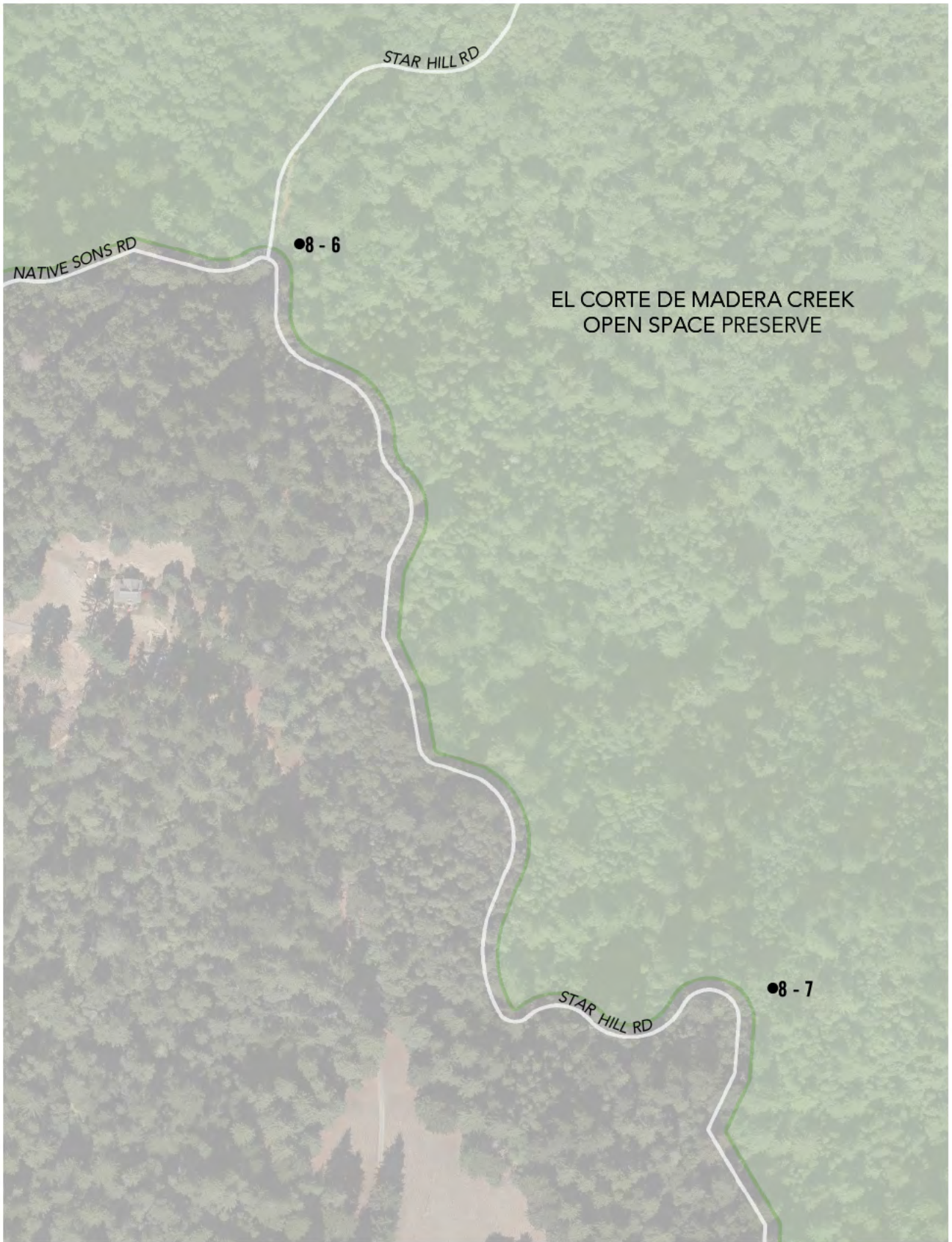
EL CORTE DE MADERA CREEK

PRESERVE
SECTION 2



EL CORTE DE MADERA CREEK

PRESERVE
SECTION 3



Midpeninsula Regional Open Space District

El Corte De Madera Creek

Preserve		
1 - 1	Parking Area	Category: 1

El Corte de Madera Main Parking Lot



Regrade accessible parking space or access aisle \$8,000

Notes: Slopes of the three parking spaces and two access aisles at the Sierra Morena trailhead are 3.6% to 6.0% (2.0% max).

ADA: 502.4

Other: CBC 11B-502.4

Install reserved parking sign \$375

Notes: A tow-away warning sign is not provided at the street entry or at the accessible parking space.

ADA: -

Other: CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2

Provide a pavement stencil \$630

Notes: Pavement ISAs are not aligned to the end of the parking spaces.

ADA: -

Other: CBC 11B-502.6.4.1, CBC 11B-502.6.4.2

Provide adequate striping \$300

Notes: Accessible parking spaces are 15' long to wheel stops (required total length of space is 18' min).

ADA: -

Other: CBC 11B-502.2

Midpeninsula Regional Open Space District

El Corte De Madera Creek

Preserve		
8 - 1	Door/Gate	Category: 1
Provide or modify door kick plate		\$225
Notes: A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
Adjust door closer		\$125
Notes: Door opening force is 10 lbs (5 lbs max).		
ADA: 404.2.9		
Other: CBC 11B-404.2.9		
Regrade surface		\$2,500
Notes: Slope on the pull side of the door is 3.8% (2.0% max).		
ADA: 404.2.4.4		
Other: CBC 11B-404.2.4.4		
8 - 2	Door/Gate	Category: 1
Provide or modify door kick plate		\$225
Notes: A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
Adjust door closer		\$125
Notes: Door closer sweep time is 4 seconds (5 seconds min). Door opening force is 8 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
Regrade surface		\$2,500
Notes: Slope on the pull side of the door is 4.0% (2.0% max).		
ADA: 404.2.4.4		
Other: CBC 11B-404.2.4.4		
8 - 3	Door/Gate	Category: 2
Enlarge door opening		\$250
Notes: Post extensions protrude 5-7/8" at 40-3/4" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: CBC 11B-404.2.3		

Midpeninsula Regional Open Space District

El Corte De Madera Creek

Preserve	
8 - 4	Door/Gate Category: 2
Enlarge door opening	\$250
Notes: Post extensions protrude 5-1/2" at 36-1/2" AFF (4" max between 34" and 80").	
ADA: 404.2.3	
Other: CBC 11B-404.2.3	
8 - 5	Door/Gate Category: 2
Enlarge door opening	\$250
Notes: Post extensions protrude 5-1/2" at 37-1/2" AFF (4" max between 34" and 80").	
ADA: 404.2.3	
Other: CBC 11B-404.2.3	
Provide an accessible route	\$0
Notes: An accessible route is not provided to the gate due to 3" change in level between asphalt and adjacent surface (1/4" min, 1/2" with a bevel).	
ADA: 206.2.4, 404.1	
Other: CBC 11B-206.2.4, CBC 11B-404.1	
8 - 6	Door/Gate Category: 2
Enlarge door opening	\$250
Notes: Post extensions protrude 5-1/2" at 40-1/2" AFF (4" max between 34" and 80").	
ADA: 404.2.3	
Other: CBC 11B-404.2.3	
Regrade surface	\$2,500
Notes: Slope in turning area at gate exceeds 5%.	
ADA: 404.2.4.4	
Other: CBC 11B-404.2.4.4	
8 - 7	Door/Gate Category: 2
Enlarge gate opening	\$0
Notes: Clear width at gate is 31-1/2" (36" min. when located along trails or at trailheads).	
ADA: -	
Other: ABA 1017.3	
Provide an accessible route	\$1,200
Notes: An accessible route to the gate is not provided due to 33.1% slope.	
ADA: 206.2.4, 404.1	
Other: CBC 11B-206.2.4, CBC 11B-404.1	

Midpeninsula Regional Open Space District

El Corte De Madera Creek

Preserve		
20 - 1	Single User Restroom	Category: 2
Install restroom sign		\$250
Notes: Triangle on state restroom sign is raised less than the required 1/4".		
ADA: -		
Other: CBC 11B-216.8, CBC 11B-703.7.2.6		
Replace or reposition dispenser		\$250
Notes: Height to operating mechanism of hand sanitizer is 46-1/2" AFF (40" max). Centerline of the toilet paper roll dispenser is 6" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		
Reposition clothing hooks		\$125
Notes: Coat hook is 52" AFF (48" max).		
ADA: 308.1		
Other: CBC 11B-603.4		
Replace urinal		\$3,000
Notes: Urinal rim is 17-3/4" AFF (17" max). Rim projects 8-1/4" from the wall (13-1/2" min).		
ADA: 605.2		
Other: CBC 11B-605.2		

Midpeninsula Regional Open Space District

El Corte De Madera Creek

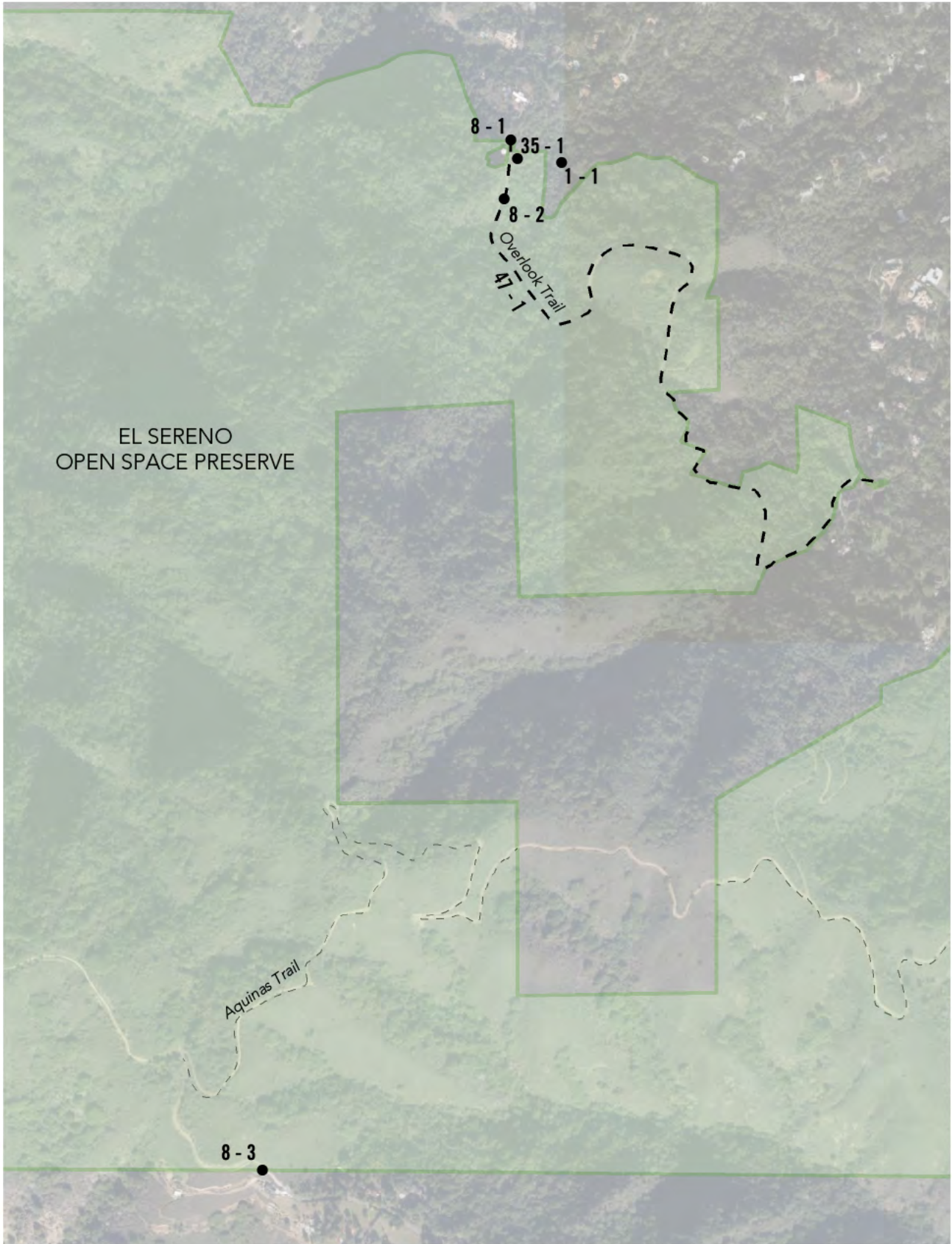
Preserve		
20 - 2	Single User Restroom	Category: 2
Install restroom sign		\$250
Notes: Triangle on state restroom sign is raised less than the required 1/4".		
ADA: 703		
Other: -		
Replace or reposition dispenser		\$125
Notes: Height to operating mechanism of hand sanitizer is 46-3/4" AFF (40" max).		
ADA: -		
Other: CBC 11B-603.5		
Reposition clothing hooks		\$125
Notes: Coat hook is 52" AFF (48" max).		
ADA: 308.1		
Other: CBC 11B-603.4		
Replace urinal		\$3,000
Notes: Urinal rim projects 8-1/4" from the wall (13-1/2" min).		
ADA: 605.2		
Other: CBC 11B-605.2		
Replace or modify grab bars		\$300
Notes: Toilet paper dispenser is located 1-3/8" below the side grab bar (1-1/2" min clear space below the bar).		
ADA: 609.3		
Other: CBC 11B-609.3		
35 - 1	Other	Category: 3
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at brochure box is 7.5% (5.0% max for gravel surface).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		

Midpeninsula Regional Open Space District

El Corte De Madera Creek

Preserve	
47 - 1	Trails
Category: 1	
Sierra Morena Connector Trail	
Regrade surface	\$ -
Notes: Existing Sierra Morena Easy Access trail is generally within limits of Midpen Easy Access Trail and ABA Trail standards. Near start of trail (from parking lot), running slope is 8.8% to 16.8% for 40 linear feet (12.5% max for 10 feet max). An additional section is up to 10.6% for 55 linear feet between resting intervals. Brief sections of trail have cross slopes of 5.9% to 11% (5% max).	
ADA: -	
Other: ABA 1017.7.1, ABA 1017.7.2	
Provide a firm, stable and slip resistant surface	\$ -
Notes: Standing water was observed on trail (note: trail was evaluated on a rainy day).	
ADA: -	
Other: ABA 1017.2	
47 - 2	Trails
Category: 4	
Provide an accessible route	\$ -
Notes: From the existing Sierra Morena Easy Access Trail, the potential trail extension connection has a running slope of 16.9% for 5 linear feet.	
ADA: -	
Other: ABA F206.2	
Provide a firm, stable and slip resistant surface	\$ -
Notes: Loose gravel surface on fire road is not firm and stable for 575 linear feet.	
ADA: -	
Other: ABA 1017.2	
Reduce or eliminate opening	\$ -
Notes: Small wildlife holes create openings in trail surface up to 2-1/2" in diameter (1/2" max).	
ADA: -	
Other: ABA 1017.6, ABA 302.3	
Regrade surface	\$ -
Notes: Most of proposed extension is within limits of Midpen Easy Access Trail and ABA Trail standards. As trail approaches junction with existing Sierra Morena Easy Access trail, the running slope is up to 20% for 115 linear feet. An alternate route via an abandoned spur has a running slope of up to 17% for 30 linear feet. Final connection to existing trail junction has a running slope up to 20% for 100 linear feet without sufficient resting intervals.	
ADA: -	
Other: ABA 1017.7.1	

EL SERENO PRESERVE



Midpeninsula Regional Open Space District

El Sereno

Preserve		
1 - 1	Parking Area	Category: 1
El Sereno Permit Lot at Overlook Drive		
Provide or modify accessible spaces		\$2,945
Notes: Gravel unmarked permit parking area at the Overlook trailhead could accommodate up to 6 parking spaces. An accessible parking space is not provided (min 1 van space required).		
ADA: 208.2, 208.2.4		
Other: CBC 11B-208.2, CBC 11B-208.2.4		
Install reserved parking sign		\$375
Notes: Required signage is not provided.		
ADA: 502.6		
Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		
Regrade accessible parking space or access aisle		\$1,600
Notes: Slope in parking area is 11% (2.0% max).		
ADA: 502.4		
Other: CBC 11B-502.4		
8 - 1	Door/Gate	Category: 1
Replace door hardware		\$425
Notes: Combination lock at vehicular gate at Overlook Trail requires grasping to operate.		
ADA: 309.4		
Other: CBC 11B-309.4, CBC 11B-404.2.7		
Regrade surface		\$2,500
Notes: Slope through block stile gate is 13.6% (5% max for natural surface).		
ADA: 404.2.4.4		
Other: CBC 11B-404.2.4.4		
Enlarge door opening		\$1,650
Notes: Clear width at block stile gate is 26" (32" min). Wood protrudes 5-1/2" from posts at 37" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: CBC 11B-404.2.3		
8 - 2	Door/Gate	Category: 2
Enlarge door opening		\$1,650
Notes: Clear width of opening at block stile gate at Overlook Trail is 27" (32" min). Wood protrudes 5-1/2" from posts at 38-1/2" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: CBC 11B-404.2.3		

Midpeninsula Regional Open Space District

El Sereno

Preserve	
8 - 3	Door/Gate Category: 2
Replace or modify door threshold	\$125
Notes: Stepmover gate at Aquinas Trailhead has a 16" vertical threshold (1/2" max).	
ADA: 404.2.5	
Other: CBC 11B-404.2.5	
Provide an accessible route	\$1,000
Notes: An accessible route to the gate is not provided. Route has a running slope of up to 22% for 170 linear feet from parking area.	
ADA: 206.2.4, 404.1	
Other: CBC 11B-206.2.4, CBC 11B-404.1	
35 - 1	Other Category: 3
Increase or provide maneuvering or clear floor area	\$500
Notes: Slope of the clear floor space at brochure box at Overlook Trail is 6.4% (5% max for natural surface).	
ADA: 305.3, 305.5	
Other: CBC 11B-305.5	
47 - 1	Trails Category: 4
Overlook Trail	
Provide a firm, stable and slip resistant surface	\$ -
Notes: Loose rock and gravel in drainage ruts throughout Overlook Trail is not a firm and stable surface. Surface material changes to 1" to 2" loose gravel at last section of trail, which is not a firm and stable surface.	
ADA: -	
Other: ABA 1017.2	
Remove tread obstacle	\$ -
Notes: Drain ruts in last section of identified trail create vertical changes in level up to 6" (2" max).	
ADA: -	
Other: ABA 1017.5	
Regrade surface	\$ -
Notes: Overlook Trail follows contour of hillside so cross slope is an issue to be monitored. Conditions include up to 5.7% cross slope for 110 linear feet near drainage channel and up to 12% cross slope for 95 linear feet at straightaway before trail turns east around knoll. The straightaway section also has up to 9% running slope without sufficient resting intervals. Excessive running slope is typical at drainage structures, with up to 15% at 11 drain dips across trail.	
ADA: -	
Other: ABA 1017.7.1, ABA 1017.7.2	

**FOOTHILLS
PRESERVE**



PAGE MILL RD

FOOTHILLS
OPEN SPACE PRESERVE

● 8 - 1

Midpeninsula Regional Open Space District

Foothills

Preserve	
8 - 1	Door/Gate
	Category: 4
Enlarge gate opening	\$1,650
Notes: Clear width of gate is 28-1/2" (36" min. when located along trails or at trailheads).	
ADA: -	
Other: ABA 1017.3	

FREMONT OLDER PRESERVE



Midpeninsula Regional Open Space District

Fremont Older

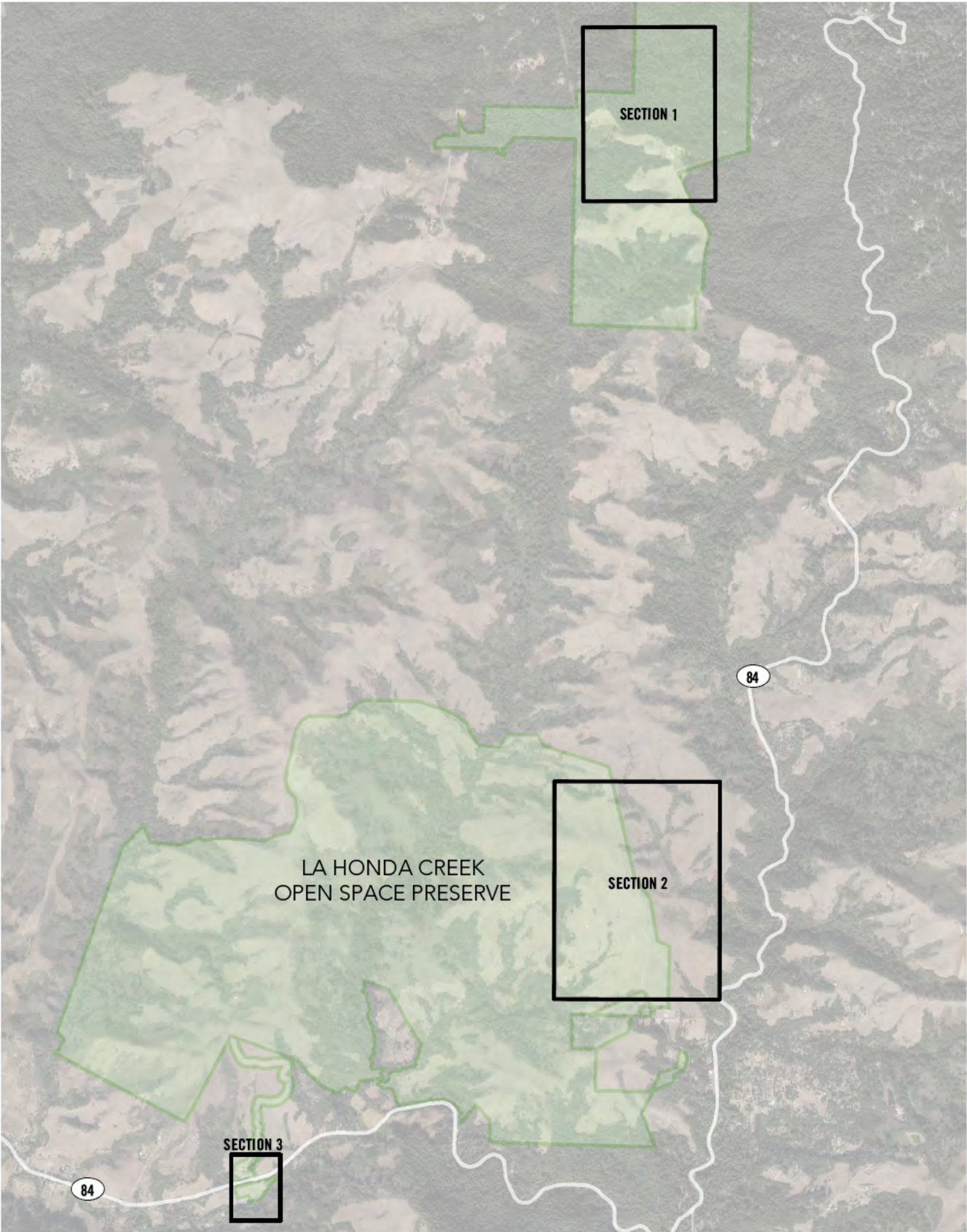
Preserve		
1 - 1	Parking Area	Category: 1
Fremont Older Parking Lot		
Provide or modify accessible spaces		\$2,945
Notes: Designated accessible space at Prospect Road is not van accessible (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).		
ADA: 208.2, 208.2.4		
Other: CBC 11B-208.2, CBC 11B-208.2.4		
Install reserved parking sign		\$750
Notes: An additional sign or language stating "Minimum Fine \$250" is not provided. A tow-away warning sign is not provided at the street entry or at the accessible parking space.		
ADA: -		
Other: CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		
Regrade accessible parking space or access aisle		\$1,600
Notes: Slope of the parking space is 3.5% (2.0% max).		
ADA: 502.4		
Other: CBC 11B-502.4		
8 - 1	Door/Gate	Category: 1
Regrade surface		\$500
Notes: Slope through gate is 10.6% (5% max for natural surface).		
ADA: 404.2.4.4		
Other: CBC 11B-404.2.4.4		
Enlarge gate opening		\$1,650
Notes: Clear width at block stile gate at Regnart Road (FO03) is 23" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 37-1/4" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		
8 - 2	Door/Gate	Category: 1
Replace or modify door threshold		\$125
Notes: Stepmover gate threshold at FO04 creates vertical change of level of 8" (1/4" max or 1/2" max with a 1:2 bevel).		
ADA: 404.2.5		
Other: CBC 11B-404.2.5		

Midpeninsula Regional Open Space District

Fremont Older

Preserve	
35 - 1	Other
	Category: 3
Increase or provide maneuvering or clear floor area	\$500
Notes: Slope of the clear floor space at brochure box at Prospect Road is 9% (5% max for natural surface).	
ADA: 305.3, 305.5	
Other: CBC 11B-305.5	

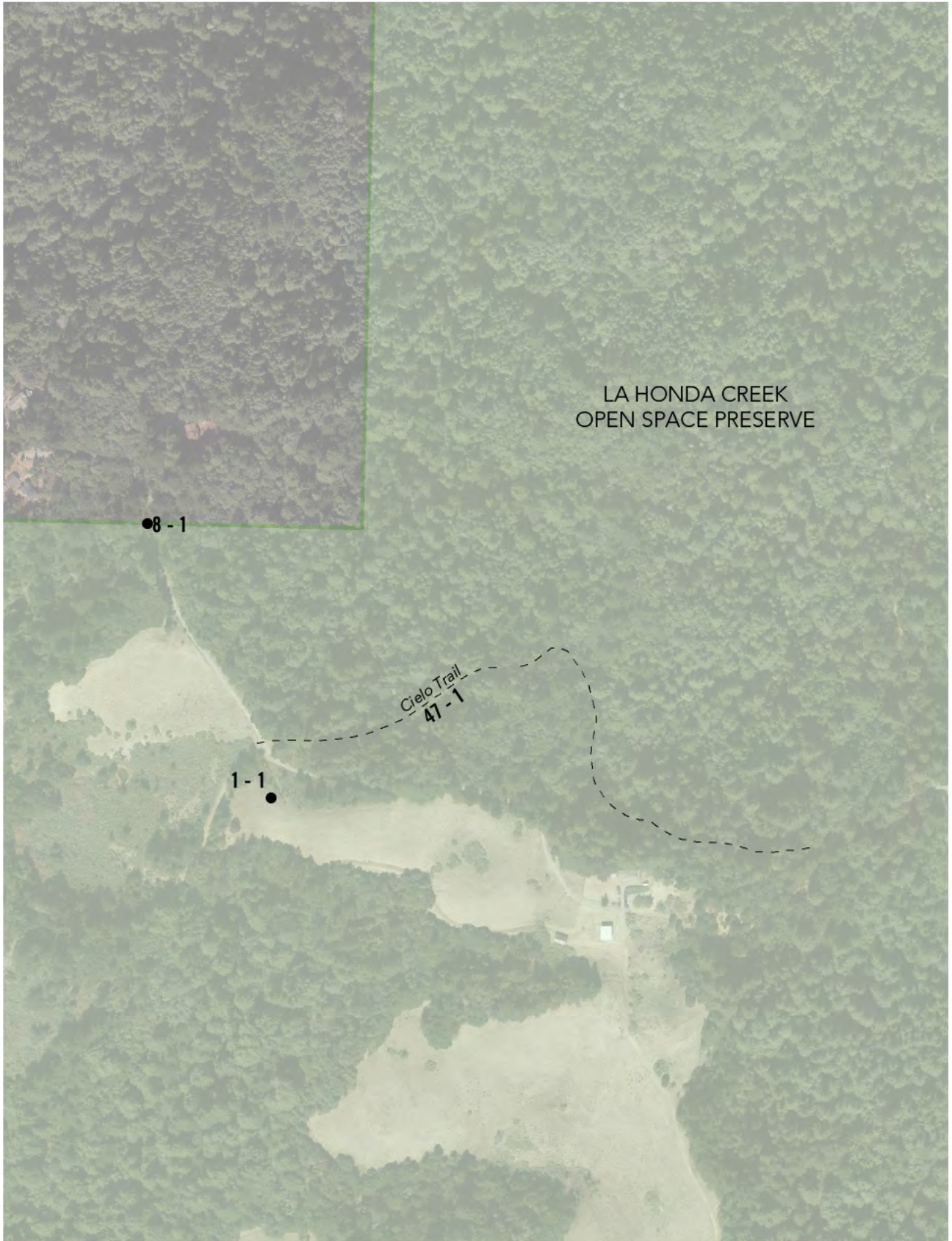
**LA HONDA CREEK
PRESERVE
MAP SECTIONS**



LA HONDA CREEK

PRESERVE

SECTION 1



LA HONDA CREEK
OPEN SPACE PRESERVE

8-1

1-1

Cielo Trail
47-1

LA HONDA CREEK
PRESERVE
SECTION 2



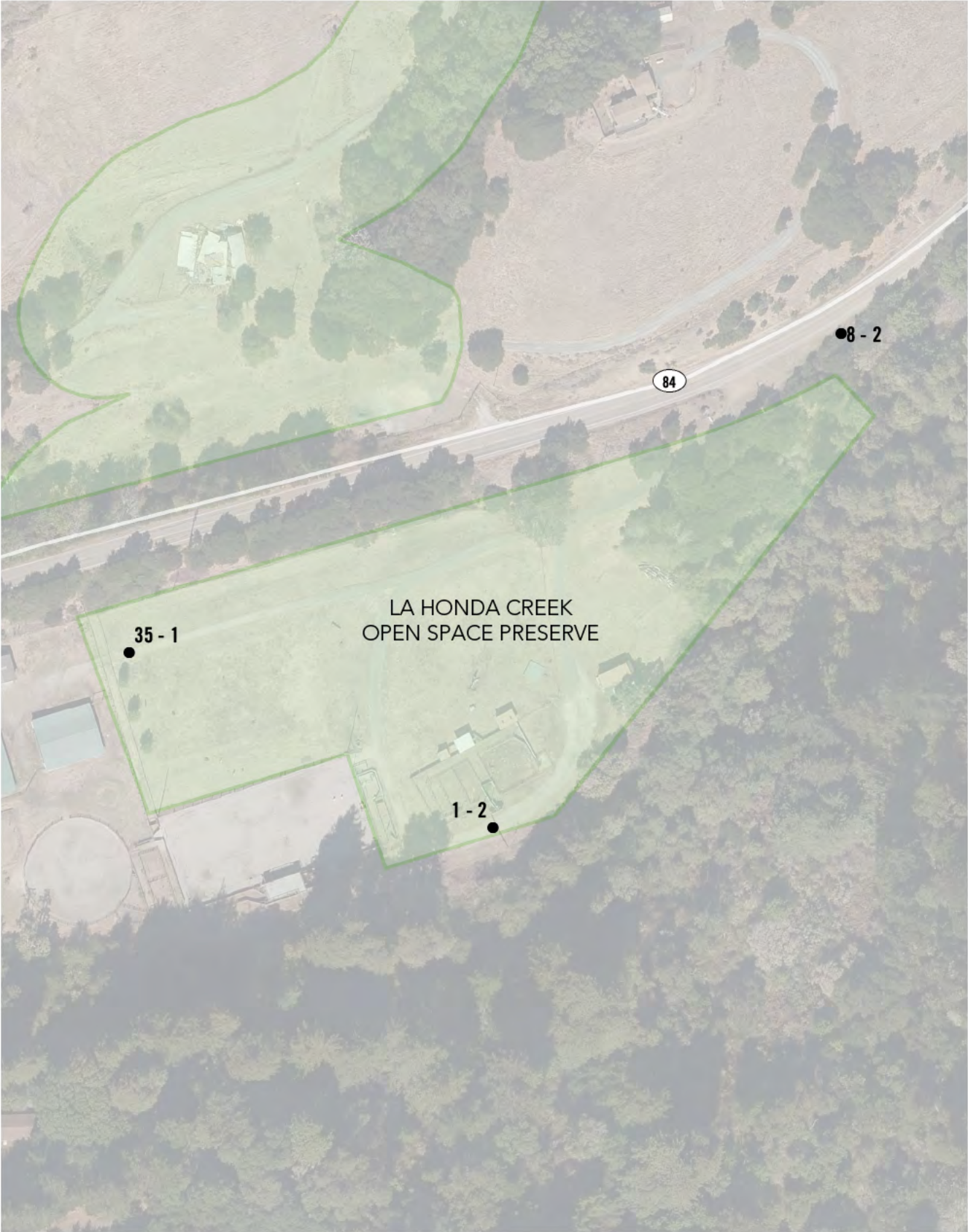
LA HONDA CREEK
OPEN SPACE PRESERVE

● 8 - 5

Sears Ranch Road
47 - 2

● 8 - 4
● 4 - 1
● 8 - 3
● 1 - 3

LA HONDA CREEK
PRESERVE
SECTION 3



Midpeninsula Regional Open Space District

La Honda Creek

Preserve		
1 - 1	Parking Area	Category: 1
La Honda Creek at Allen Road Permit Lot		
Install reserved parking sign		\$375
Notes: An additional sign or language stating "Minimum Fine \$250" is not provided at the Cielo Trailhead parking lot. A tow-away warning sign is not provided at the street entry or at the accessible parking space.		
ADA: -		
Other: CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		
Provide or modify accessible spaces		\$2,945
Notes: Designated accessible space is not van accessible (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).		
ADA: 208.2, 208.2.4		
Other: CBC 11B-208.2, CBC 11B-208.2.4		
Regrade accessible parking space or access aisle		\$1,600
Notes: Slope of parking space is 5.2% (2.0% max).		
ADA: 502.4		
Other: CBC 11B-502.4		
Provide or modify accessible access aisles		\$210
Notes: Blue curb signifying accessible parking is 16' long (17' wide min for a van space).		
ADA: 502.2, 502.3.1		
Other: CBC 11B-502.2, CBC 11B-502.3.1		
1 - 2	Parking Area	Category: 1
La Honda Creek at Driscoll Event Center Equestrian		
Provide or modify accessible spaces		\$2,945
Notes: Gravel unmarked parking area for permit-only equestrian use does not provide an accessible parking space (min 1 van space required).		
ADA: 208.2, 208.2.4		
Other: CBC 11B-208.2, CBC 11B-208.2.4		

Midpeninsula Regional Open Space District

La Honda Creek

Preserve		
1 - 3	Parking Area	Category: 1
La Honda Creek at Sears Ranch Parking Lot		
Provide or modify accessible spaces		\$2,945
Notes: Designated space at the Harrington Creek trailhead is not the parking space located closest to the entrance of the preserve/trail.		
ADA: 208.3.1		
Other: CBC 11B-208.3.1		
Install reserved parking sign		\$375
Notes: A tow-away warning sign is not provided at the street entry or at the accessible parking space.		
ADA: -		
Other: CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		
4 - 1	Walk	Category: 1
Widen walk		\$4,710
Notes: Width of concrete walk at Harrington Creek Trail parking area is 42-1/4" to back of curb and 48" to front of curb and adjacent flush asphalt for 78-1/2 linear feet (48" min to back of curb).		
ADA: 403.5.1		
Other: CBC 11B-403.5.1		
Grind or patch vertical change of grade		\$250
Notes: Vertical change in level is 3/4" between concrete and compacted gravel surface and also 3/4" between gravel and bridge surface (1/4" max, 1/2" with a bevel). Changes in level between boards on bridge are up to 3/8".		
ADA: 303.2, 303.3, 403.4		
Other: CBC 11B-303.2, CBC 11B-403.4		

Midpeninsula Regional Open Space District

La Honda Creek

Preserve		
8 - 1	Door/Gate	Category: 1
Provide or modify door kick plate		\$225
Notes: A smooth and uninterrupted kick plate surface is not provided in the 10" space above the ground on metal gate.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
Regrade surface		\$2,500
Notes: Slope through gate is 8% (5% max for natural surface).		
ADA: 404.2.4.4		
Other: CBC 11B-404.2.4.4		
Replace door hardware		\$425
Notes: Combination lock for vehicular gate requires grasping to operate.		
ADA: 309.4		
Other: CBC 11B-309.4, CBC 11B-404.2.7		
8 - 2	Door/Gate	Category: 1
Replace door hardware		\$425
Notes: Combination lock at vehicular gate requires grasping to operate.		
ADA: 309.4		
Other: CBC 11B-309.4, CBC 11B-404.2.7		
8 - 3	Door/Gate	Category: 1
Adjust door closer		\$125
Notes: Door closer sweep time is 3 seconds (5 seconds min).		
ADA: 404.2.8.1		
Other: CBC 11B-404.2.8.1		
Provide or modify door kick plate		\$225
Notes: A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		

Midpeninsula Regional Open Space District

La Honda Creek

Preserve		
8 - 4	Door/Gate	Category: 1
Provide or modify door kick plate		\$225
Notes: A smooth and uninterrupted kick plate surface is not provided in the 10" space above the ground on metal gate.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
Regrade surface		\$2,500
Notes: Slope at the pull side strike-edge clearance of gate is 8.7% (5% max for natural surface).		
ADA: 404.2.4.4		
Other: CBC 11B-404.2.4.4		
8 - 5	Door/Gate	Category: 1
Provide an accessible route		\$3,900
Notes: An accessible route to the gate is not provided. Route has a running slope up to 18.5% for 65 linear feet.		
ADA: 206.2.4, 404.1		
Other: CBC 11B-206.2.4, CBC 11B-404.1		
Provide or modify door kick plate		\$225
Notes: A smooth and uninterrupted kick plate surface is not provide in the 10" space above the ground.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
Regrade surface		\$2,500
Notes: Slope at the pull side stike-edge clearance of gate is 7.1% (5% max for natural surface).		
ADA: 404.2.4.4		
Other: CBC 11B-404.2.4.4		
35 - 1	Other	Category: 1
Increase or provide maneuvering or clear floor area		\$500
Notes: A clear floor space is not provided at brochure box due to overgrown grass and slopes exceeding 5%.		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		

Midpeninsula Regional Open Space District

La Honda Creek

Preserve		
47 - 1	Trails	Category: 4

Cielo Trail

Provide a firm, stable and slip resistant surface \$ -

Notes: Heavy accumulation of tree debris observed near start of the Cielo Trail (firm and stable surface required).

ADA: -

Other: ABA 1017.2

Remove tread obstacle \$ -

Notes: Exposed rocks in trail create tread obstacles of up to 4" (2" max).

ADA: -

Other: ABA 1017.5

Regrade surface \$ -

Notes: Slopes at Cielo Trail are largely within limits of Midpen Easy Access Trail and ABA Trail Standards. Cross slope is up to 8% for one section of 75 linear feet, and up to 7.6% for 35 feet toward the end of the trail segment (5% max). Running slope is between 7% and 13% for 180 linear feet between resting intervals at noticeable incline where trail turns south (12.5% max for 10 feet max). Running slope is up to 9% for 80 linear feet as trail descends hill (10% max for 30 feet max).

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

47 - 2	Trails	Category: 4
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Sears Ranch Road

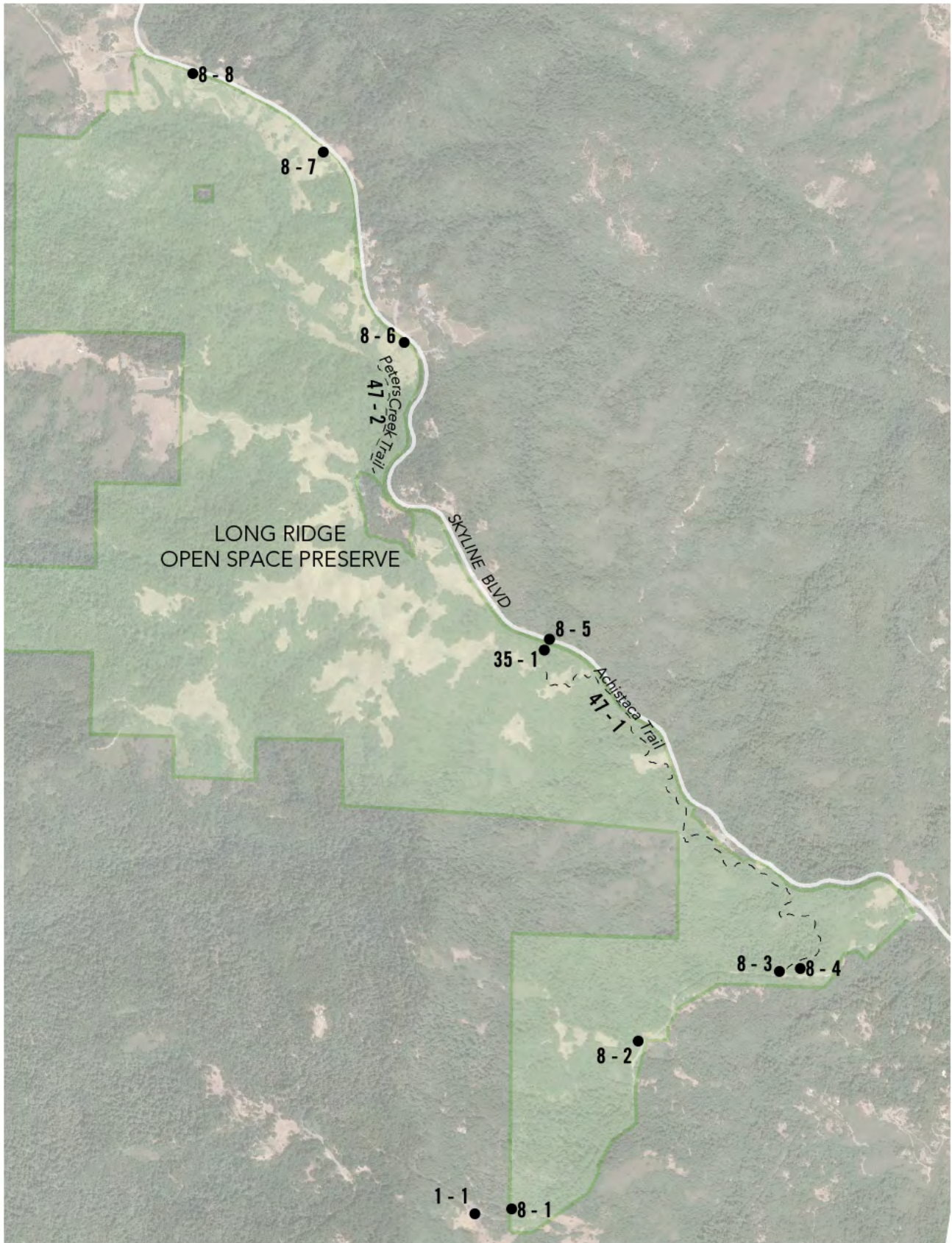
Regrade surface \$ -

Notes: Slopes at Harrington Creek Trail are generally within limits of Midpen Easy Access Trail and ABA Trail Standards. The transition segment leading from gate 8-4 to the ranch road has a cross slope up to 6.2% for 100 linear feet, and up to 13% for 10 linear feet as it meets the ranch road (5% max). From there, the ranch road has a running slope of 5.5% to 9.5% for 175 linear feet between resting intervals, and up to 9.0% for another 50 feet (10% max for 30 feet max). One section has a running slope up to 12% for 170 linear feet between resting intervals. Small sections of cross slope up to 7% are present for the remainder of the trail.

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

LONG RIDGE PRESERVE



Midpeninsula Regional Open Space District

Long Ridge

Preserve		
1 - 1	Parking Area	Category: 1
Long Ridge at Sempervirens Vista Point Parking Lot		
Provide or modify accessible spaces		\$2,945
Notes: Unmarked gravel parking area does not provide an accessible parking space (min 1 van space required).		
ADA: 208.2, 208.2.4		
Other: CBC 11B-208.2, CBC 11B-208.2.4		
Install reserved parking sign		\$375
Notes: Required signage is not provided.		
ADA: 502.6		
Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		
8 - 1	Door/Gate	Category: 1
Provide an accessible route		\$60
Notes: An accessible route to the gate is not provided due to running slope of 15% for extended period from road.		
ADA: 206.2.4, 404.1		
Other: CBC 11B-206.2.4, CBC 11B-404.1		
8 - 2	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width of block stile gate is 19-1/2" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 36" AFF (4" max between 34" and 80"). Even if extensions were removed, clear width between posts is 31".		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		
8 - 3	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width of block stile gate is 22-1/2" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 38" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		
Provide an accessible route		\$0
Notes: An accessible route to the gate is not provided due to 19% running slope.		
ADA: 206.2.4, 404.1		
Other: CBC 11B-206.2.4, CBC 11B-404.1		

Midpeninsula Regional Open Space District

Long Ridge

Preserve		
8 - 4	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width of block stile gate is 25" (36" min. when located along trails or at trailheads). Post extensions protrude 5-3/4" at 36-1/2" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		
8 - 5	Door/Gate	Category: 1
Provide an accessible route		\$1,200
Notes: An accessible route to the gate is not provided due to 19% running slope.		
ADA: 206.2.4, 404.1		
Other: CBC 11B-206.2.4, CBC 11B-404.1		
8 - 6	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width of block stile gate is 21" (36" min. when located along trails or at trailheads). Post extensions protrude 6" at 36" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		
8 - 7	Door/Gate	Category: 1
Enlarge door opening		\$250
Notes: Post extensions protrude 5-1/2" at 41" AFF on block stile gate (4" max between 34" and 80").		
ADA: 404.2.3		
Other: CBC 11B-404.2.3		
Provide an accessible route		\$60
Notes: An accessible route to gate is not provided due to running slope of 16% from parking area.		
ADA: 206.2.4, 404.1		
Other: CBC 11B-206.2.4, CBC 11B-404.1		
Regrade surface		\$2,500
Notes: Slope through gate is 19% (5% max for natural surface).		
ADA: 404.2.4.4		
Other: CBC 11B-404.2.4.4		

Midpeninsula Regional Open Space District

Long Ridge

Preserve	
8 - 8	Door/Gate
	Category: 1
Provide an accessible route	\$1,200
Notes: An accessible route to the gate is not provided. Gate is located behind residential gate.	
ADA: 206.2.4, 404.1	
Other: CBC 11B-206.2.4, CBC 11B-404.1	
Regrade surface	\$2,500
Notes: Slope through gate exceeds 5%.	
ADA: 404.2.4.4	
Other: CBC 11B-404.2.4.4	
Provide or modify door kick plate	\$225
Notes: A smooth and uninterrupted kick plate surface is not provided in the 10" space above the finished ground at gate.	
ADA: 404.2.10	
Other: CBC 11B-404.2.10	
35 - 1	Other
	Category: 3
Provide an accessible route	\$1,200
Notes: An accessible route to the brochure box/map board is not provided due to 19% running slope and exposed tree roots that create 3" tread obstacles.	
ADA: 206.2	
Other: CBC 11B-206.2	

Midpeninsula Regional Open Space District

Long Ridge

Preserve	
47 - 1	Trails
	Category: 4
Achistaca trail	
Regrade surface	\$ -
Notes: Running slope of Achistaca Trail is generally within limits of Midpen Easy Access Trail and ABA Trail standards for first 1920 linear feet from trailhead gate to 'Y' junction with decommissioned trail and spur with noticeable erosion. Typical cross slope along trail is 4.6% to 6% with brief sections up to 8% (5% max). After 'Y' junction, insufficient resting intervals are provided along segments with 9% to 12% running slope.	
ADA: -	
Other: ABA 1017.7.1, ABA 1017.7.2	
Remove tread obstacle	\$ -
Notes: Exposed rocks and broken branches in trail create tread obstacles up to 3-1/2" and up to 8" where hillside erosion has obstructed trail (2" max). Uprooted tree across end of proposed Easy Access Trail is impassible.	
ADA: -	
Other: ABA 1017.5	
Widen trail	\$ -
Notes: Clear width of trail is reduced to 18" to 24" at overgrown grassy area (36" min).	
ADA: -	
Other: ABA 1017.3	

Midpeninsula Regional Open Space District

Long Ridge

Preserve	
47 - 2	Trails
	Category: 4
Peters Creek Trail	
Provide an accessible route	\$ -
Notes: An accessible route to the Peters Creek Trail is not provided due to steep decline from parking area. Route from parking area and gate 8-6 has a running slope between 5.1% and 13% for 390 linear feet without sufficient resting intervals.	
ADA: -	
Other: ABA F206.2	
Regrade surface	\$ -
Notes: Middle section of trail is generally within limits of Midpen Easy Access Trail and ABA Trail standards. Section south of creek crossing up to Zen Center gates has running slopes in two areas of up to 10% and 14% for 250 linear feet without sufficient resting intervals. Final section before Long Ridge Trail junction at north has a running slope within limits, with only one section up to 6.4% for 30 linear feet near felled Douglas fir trees.	
ADA: -	
Other: ABA 1017.7.1, ABA 1017.7.2	
Reduce or eliminate opening	\$ -
Notes: Small wildlife holes create openings in trail surface up to 3" in diameter (1/2" max).	
ADA: -	
Other: ABA 1017.6, ABA 302.3	
Provide a firm, stable and slip resistant surface	\$ -
Notes: Loose rocky surface on exposed bedrock close to northern trail junction with Long Ridge Trail is not a firm and stable surface.	
ADA: -	
Other: ABA 1017.2	
Remove tread obstacle	\$ -
Notes: Rocks in trail surface create tread obstacles up to 3" and drain ruts currently create 1-1/2" changes in level that exceed limits in future without maintenance (2" max).	
ADA: -	
Other: ABA 1017.5	

LOS TRANCOS PRESERVE



Midpeninsula Regional Open Space District

Los Trancos

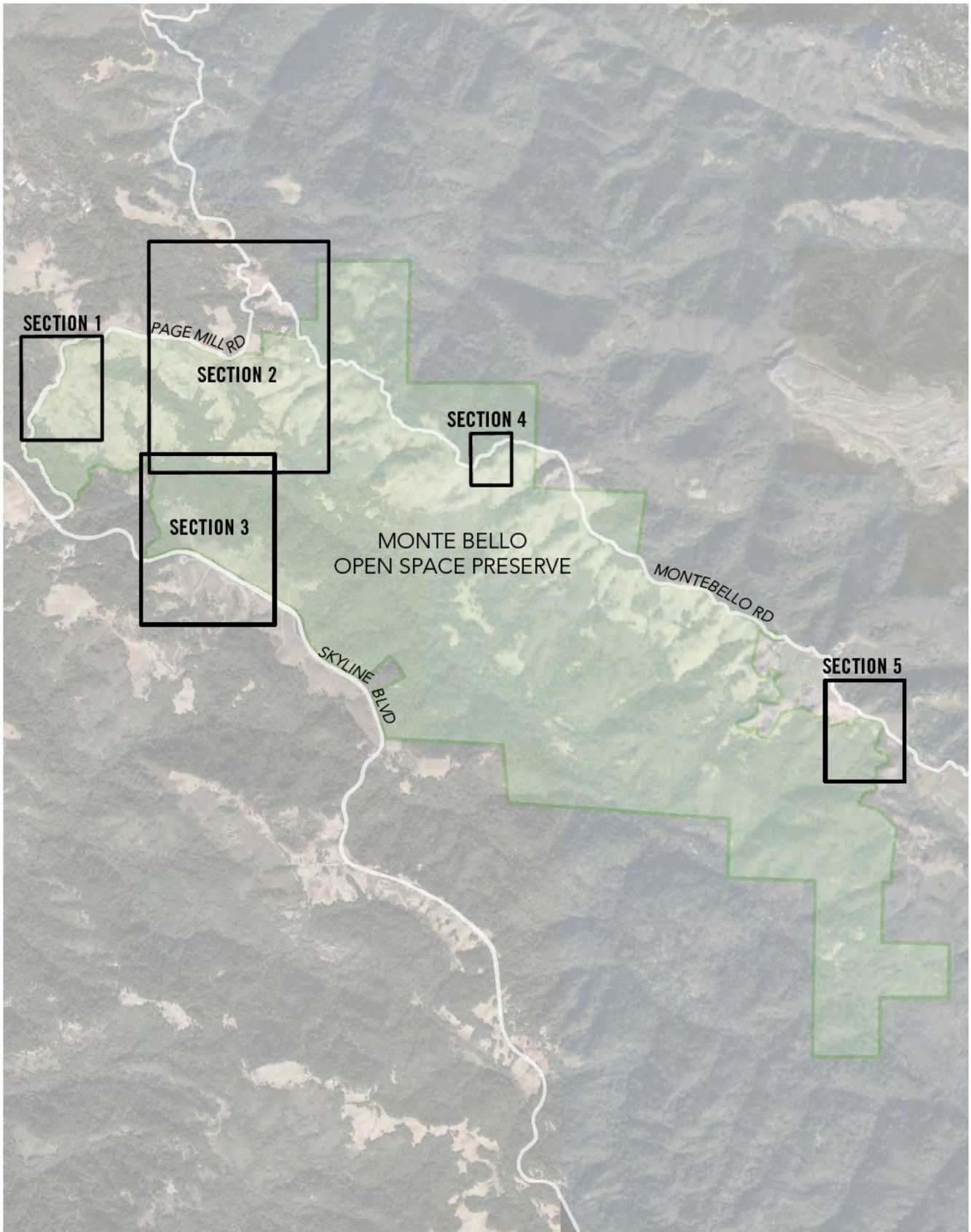
Preserve		
1 - 1	Parking Area	Category: 1
Los Trancos Parking Lot		
Install reserved parking sign		\$500
Notes: Bottom of sign is 49-3/8" above the parking surface at the Franciscan Loop trailhead (60" min). A tow-away warning sign is not provided at the street entry or at the accessible parking space.		
ADA: 502.6		
Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		
Regrade accessible parking space or access aisle		\$1,600
Notes: Slope of the parking space is up to 11% (2.0% max). Surface is not firm and stable, with loose gravel at head of space and standing water observed during evaluation.		
ADA: 502.4		
Other: CBC 11B-502.4		
8 - 1	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width of block stile gate is 21" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 40" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		
35 - 1	Other	Category: 1
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at brochure box is 7.2% (2.0% max).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		

Midpeninsula Regional Open Space District

Los Trancos

Preserve	
47 - 1	Trails
Category: 4	
Franciscan Loop Trail	
Widen trail	\$ -
Notes: Width of Franciscan Loop trail varies (36 inches wide typ). Trail narrows to 22 inches near trailhead due to cross slope and overgrown vegetation and to 18 inches in areas with tree roots.	
ADA: -	
Other: ABA 1017.3	
Remove tread obstacle	\$ -
Notes: Rocky outcrops are common along trail, exceed 2" vertical change in level (2" max).	
ADA: -	
Other: ABA 1017.5	
Provide a firm, stable and slip resistant surface	\$ -
Notes: Trail surface is generally firm and stable. Loose gravel has accumulated at hairpin turn and tree debris was observed at sections along trail.	
ADA: -	
Other: ABA 1017.2	
Regrade surface	\$ -
Notes: Franciscan Loop trail generally follows contour of hillside, with running slopes mostly within limits of Midpen Easy Access Trail and ABA Trail standards. Running slope at hairpin turn ranges from 10% to 20% for 57 linear feet without sufficient resting intervals (12.5% max for 10 feet max). Running slope at drain dip structures is up to 15% typ, with one section up to 19%. Cross slope exceeds limits along much of the trail, with sections up to 18% (5% max).	
ADA: -	
Other: ABA 1017.7.1, ABA 1017.7.2	

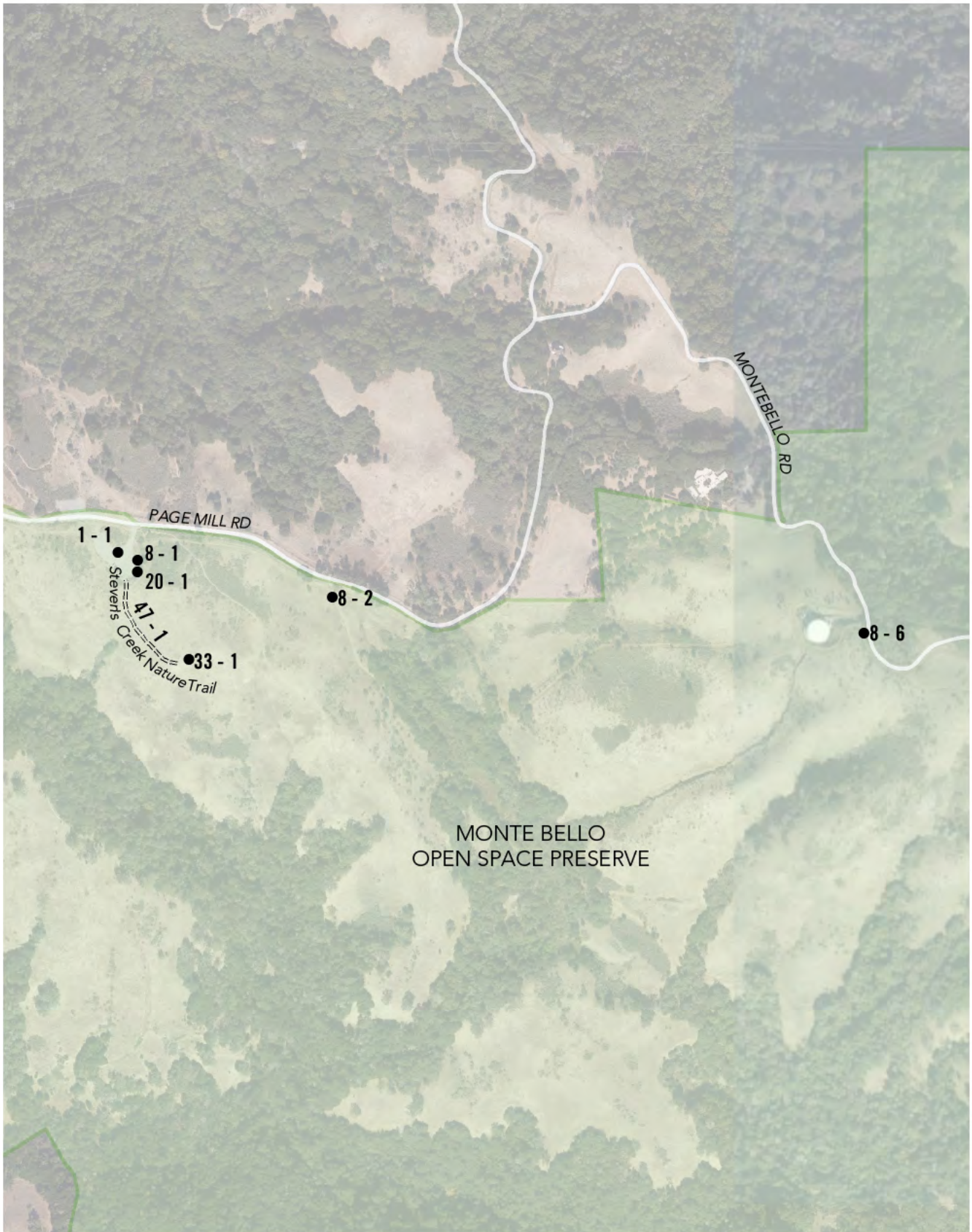
MONTE BELLO
PRESERVE
MAP SECTIONS



MONTE BELLO
PRESERVE
SECTION 1



MONTE BELLO
PRESERVE
SECTION 2



MONTE BELLO
OPEN SPACE PRESERVE

MONTE BELLO
PRESERVE
SECTION 3

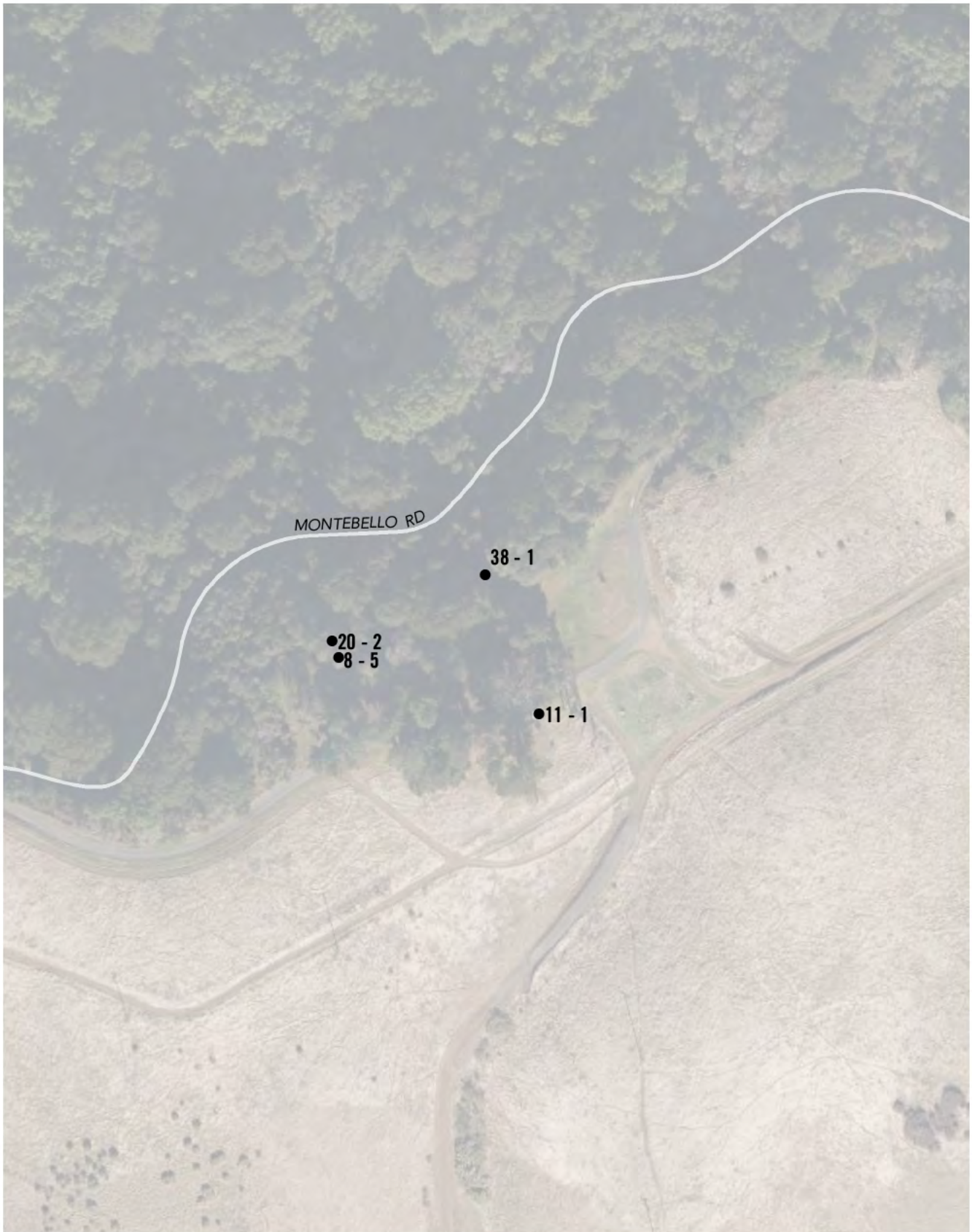


MONTE BELLO
OPEN SPACE PRESERVE

8-4

SKYLINE BLVD

MONTE BELLO
PRESERVE
SECTION 4



MONTE BELLO
PRESERVE
SECTION 5



Midpeninsula Regional Open Space District

Monte Bello

Preserve		
1 - 1	Parking Area	Category: 1
Monte Bello Parking Lot		
Provide or modify accessible spaces		\$2,945
Notes: An adequate number of accessible parking spaces is not provided in unmarked gravel lot at the Stevens Creek trailhead. Only 2 signed accessible spaces are provided for a parking lot that could accommodate approximately 56 spaces (min 3 spaces for 51 to 75 total parking spaces, including min 1 van space required).		
ADA: 208.2 Other: CBC 11B-208.2		
Provide or modify accessible access aisles		\$210
Notes: Blue curb at one van space is 15' long (17' min for van accessible space).		
ADA: 502.2, 502.3.1 Other: CBC 11B-502.2, CBC 11B-502.3.1		
Regrade accessible parking space or access aisle		\$3,200
Notes: Slope of van space closest to restroom is generally 3% but up to 7.2% at wheel ruts (2.0% max). Slope of van space closest to trail is 4.3% to 8% (2.0% max).		
ADA: 502.4 Other: CBC 11B-502.4		
Install reserved parking sign		\$1,875
Notes: Signs are mounted on posts 51-3/4" and 55" above the parking surface (60" min). An additional sign or language stating "Minimum Fine \$250" is not provided at either space. A tow-away warning sign is not provided at the street entry or at the accessible parking space.		
ADA: 502.6 Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		
1 - 2	Parking Area	Category: 1 or 4
Monte Bello Parking Lot at MB08		
Provide or modify accessible spaces		\$2,945
Notes: An accessible parking space is not provided in the unmarked and unpaved equestrian parking lot.		
ADA: 208.2 Other: CBC 11B-208.2		

Midpeninsula Regional Open Space District

Monte Bello

Preserve		
1 - 3	Parking Area	Category: 4
Monte Bello Special Event Parking at MB04		
Provide or modify accessible spaces		\$2,945
Notes: Unmarked gravel permit-only parking area at the Waterwheel Creek trailhead could accommodate up to 5 parking spaces. An accessible parking space is not provided (min 1 van space required).		
ADA: 208.2, 208.2.4		
Other: CBC 11B-208.2, CBC 11B-208.2.4		
Regrade accessible parking space or access aisle		\$1,600
Notes: Slope of parking area is 11% (2.0% max).		
ADA: 502.4		
Other: CBC 11B-502.4		
Install reserved parking sign		\$375
Notes: Required signage is not provided.		
ADA: 502.6		
Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		
8 - 1	Door/Gate	Category: 1
Provide or modify door kick plate		\$225
Notes: A smooth and uninterrupted kick plate surface is not provided at restroom 20-1. A doorstop is located in the 10" space above the finished floor.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
Adjust door closer		\$125
Notes: Door closer sweep time is 2 seconds (5 seconds min). Door opening force is 10 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
Increase maneuvering space		\$1,000
Notes: Maneuvering clearance on the pull side of the door is 51" to edge of concrete (60" min).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		

Midpeninsula Regional Open Space District

Monte Bello

Preserve		
8 - 2	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Gate posts are 31-1/2" apart and 20" apart at 33-1/2" above the ground surface due to post extensions at block stile gate (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" from the posts at 33-1/2" AFF (4" max. between 34" and 80").		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		
8 - 3	Door/Gate	Category: 1
Provide an accessible route		\$720
Notes: An accessible route is not provided to the pedestrian gate. Route is up to 24% for 12 linear feet where pedestrian path diverges from vehicular drive.		
ADA: 206.2.4, 404.1		
Other: CBC 11B-206.2.4, CBC 11B-404.1		
8 - 4	Door/Gate	Category: 1
Enlarge door opening		\$500
Notes: Ground surface has built-up at posts, reducing the usable clear width to 12" (32" min clear width).		
ADA: 404.2.3		
Other: CBC 11B-404.2.3		

Midpeninsula Regional Open Space District

Monte Bello

Preserve		
8 - 5	Door/Gate	Category: 1
Provide strike edge clearance		\$2,500
Notes: Strike-edge clearance on the pull side of the door at restroom 20-2 is 13-1/4" to edge of concrete (18" min).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		
Increase maneuvering space		\$1,000
Notes: Maneuvering clearance on pull side of door is 58" to edge of concrete (60" min).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		
Provide or modify door kick plate		\$225
Notes: A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
Adjust door closer		\$125
Notes: Door closer sweep time is 3-1/2 seconds (5 seconds min). Door opening force is 10 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
8 - 6	Door/Gate	Category: 1
Replace door hardware		\$425
Notes: Combination lock on vehicular gate requires grasping to operate.		
ADA: 309.4		
Other: CBC 11B-309.4, CBC 11B-404.2.7		
8 - 7	Door/Gate	Category: 1
Regrade surface		\$2,500
Notes: Slope through pedestrian gate near unmarked equestrian parking area 1-2 is 12% (5% max for natural surface).		
ADA: 404.2.4.4		
Other: CBC 11B-404.2.4.4		

Midpeninsula Regional Open Space District

Monte Bello

Preserve		
11 - 1	Telephone	Category: 3
Provide clear floor space		\$1,000
Notes: Slope of the clear floor space at pay phone is 6.8% (5% max for natural surface).		
ADA: 305.3, 704.2.1		
Other: CBC 11B-704.2.1		
Reposition phone equipment		\$500
Notes: Coin slot is 52-1/2" above the ground (48" max).		
ADA: 308.3.1, 308.3.2		
Other: CBC 11B-308.3.1, CBC 11B-308.3.2		
20 - 1	Single User Restroom	Category: 2
Provide an accessible route		\$0
Notes: An accessible route is not provided to the restroom due to 1-3/4" vertical change in level between concrete pad and adjacent gravel surface (1/4" max, 1/2" with a bevel).		
ADA: 206.2		
Other: CBC 11B-206.2		
Install restroom sign		\$500
Notes: The state restroom sign is centered 64" AFF (58" min to 60" max). Letters on federal sign do not provide adequate contrast.		
ADA: 703		
Other: CBC 11B-216.8, CBC 11B-703.7.2.6		
Reposition clothing hooks		\$125
Notes: Usable part of coat hook is 48-1/2" AFF (48" max).		
ADA: 308.1		
Other: CBC 11B-603.4		
Replace or reposition dispenser		\$250
Notes: Height to operating mechanism of hand sanitizer is 47-1/2" AFF (40" max). Centerline of the toilet paper roll dispenser is 13" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		
Replace or modify grab bars		\$600
Notes: Rear grab bar extends from the centerline of the water closet 14-1/4" and 21-3/4" (36" long min, extends 12" and 24" min from centerline of water closet).		
ADA: 604.5.2		
Other: CBC 11B-604.5.2		

Midpeninsula Regional Open Space District

Monte Bello

Preserve		
20 - 2	Single User Restroom	Category: 2
Provide an accessible route		\$0
Notes: An accessible route is not provided to the restroom due to 1" change in level between concrete pad and adjacent gravel surface (1/4" max, 1/2" with a bevel).		
ADA: 206.2		
Other: CBC 11B-206.2		
Install restroom sign		\$500
Notes: The state restroom sign is centered 61" AFF (58" min to 60" max) and triangle and circle symbols are raised 1/8" (1/4" min required). Centerline of federal tactile and braille sign is 8" from edge of door swing (18" by 18" min clear floor space required).		
ADA: 703		
Other: CBC 11B-216.8, CBC 11B-703.7.2.6		
Reposition clothing hooks		\$125
Notes: Coat hook is 49" AFF (48" min).		
ADA: 308.1		
Other: CBC 11B-603.4		
Replace or reposition dispenser		\$250
Notes: Height to operating mechanism of hand sanitizer dispenser is 48" AFF (40" max). Centerline of the toilet paper roll dispenser is 9-3/4" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		
Replace urinal		\$3,000
Notes: Urinal rim is 18-1/2" AFF (17" max) and projects 8-1/2" from the wall (13-1/2" min).		
ADA: 605.2		
Other: CBC 11B-605.2		
Replace or modify grab bars		\$300
Notes: Rear grab bar extends from the centerline of the water closet 14" and 22" (36" long min, extends 12" and 24" min from centerline of water closet).		
ADA: 604.5.2		
Other: CBC 11B-604.5.2		
33 - 1	Outdoor Constructed Features	Category: 2
Increase or provide clear floor area		\$500
Notes: A clear floor space for companion seating is not provided adjacent to the bench outside of trail (36" by 48" min).		
ADA: -		
Other: ABA 1011.2.1		

Midpeninsula Regional Open Space District

Monte Bello

Preserve		
38 - 1	Camping Facilities	Category: 2

Provide accessible camping elements \$0

Notes: Water faucet mechanisms at individual camp sites require grasping and twisting to operate (element is required to be operable with one hand and without requiring tight grasping, pinching, or twisting of the wrist). Slope of the clear floor space at water faucet is 5.6% to 7.4% (5% max for natural surface). At group camp site, operable effort of water faucet exceeds 25 lbs (5 lbs max).

Monolithic camp tables do not provide an accessible opportunity for dining or food prep at campsite. The layout of adjacent fixed logs for seating limits the path of travel to the table (ADA 206.2, CBC 11B-206.2) and adjacent clear ground space for use of table (ADA 305, 11B-305). Additionally, the requirements for an accessible dining surface require knee and toe clearances (ADA 306, 11B-306) and a height of 28 to 34 inches (ADA 902, CBC 11B-902).

Shelf in food locker is 14" above the ground (15" min to 48" max) and operable effort of lock mechanism exceeds 5 lbs.

ADA: -

Other: ABA F244.2.3, ABA F244.2.4

47 - 1	Trails	Category: 1
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Stevens Creek Nature Trail

Reduce or eliminate opening \$ -

Notes: Small wildlife holes on side of Stevens Creek Nature trail are 2" to 3" in diameter (1/2" max). Shortly after trail turns east, there is an 11-inch-diameter depression in trail (1/2" max).

ADA: -

Other: ABA 1017.6, ABA 302.3

Provide a firm, stable and slip resistant surface \$ -

Notes: Compacted gravel surface is generally accessible but loose gravel is typical at low points on changes in elevation and where erosion from adjacent uphill slope has come onto trail (firm and stable surface req).

ADA: -

Other: ABA 1017.2

Regrade surface \$ -

Notes: Trail is mostly within limits of Midpen Easy Access Trail and ABA Trail Standards. One section has a running slope of trail up to 15% for 25 linear feet (12.5% max for 10 feet max). Where trail turns east, cross slope is up to 6.0% for 13 linear feet (5.0% max). In the 60" turnaround at end of accessible trail, slope is 7.0% (5.0% max).

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2, ABA 1017.8.3

PICCHETTI RANCH

BUILDING
MAIN HOUSE



Midpeninsula Regional Open Space District

Picchetti Ranch

Building Main House		
6 - 1	Stairway	Category: 2
Replace stairs		\$1,200
Notes: Four riser heights range from 1" to 6-3/4" (uniform heights are required).		
ADA: 504.2		
Other: CBC 11B-504.2		
Install tread striping		\$0
Notes: No non-slip, contrasting tread striping is provided (required for all treads on an exterior stairway).		
ADA: -		
Other: CBC 11B-504.4.1		
Install a handrail		\$0
Notes: Handrails are not provided on either side of the stairway (handrails on both sides are required).		
ADA: 505.10.2, 505.10.3, 505.3		
Other: CBC 11B-505.10.2, CBC 11B-505.10.3, CBC 11B-505.3		
8 - 1	Door/Gate	Category: 1
Replace or modify door threshold		\$125
Notes: Door's double threshold has a vertical change of level of 5" plus 2" (1/4" max or 1/2" max with a 1:2 bevel).		
ADA: 404.2.5		
Other: CBC 11B-404.2.5		
Provide or modify door kick plate		\$225
Notes: A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
Enlarge door opening		\$1,650
Notes: Door is 29-3/4" wide (min 32" clear width required). Height of clear opening is 78" AFF (min 80" required).		
ADA: 404.2.3		
Other: CBC 11B-404.2.3		

Midpeninsula Regional Open Space District

Picchetti Ranch

Building Main House	
8 - 2	Door/Gate
	Category: 1
Replace or modify door threshold	\$125
Notes: Door threshold has a vertical change of level of 1" (1/4" max or 1/2" max with a 1:2 bevel).	
ADA: 404.2.5	
Other: CBC 11B-404.2.5	
Enlarge door opening	\$1,650
Notes: Door is 30" wide (min 32" clear width required). Height of clear opening is 77-3/8" AFF (min 80" required).	
ADA: 404.2.3	
Other: CBC 11B-404.2.3	
Replace door hardware	\$425
Notes: Door knob requires grasping and twisting.	
ADA: 309.4	
Other: CBC 11B-309.4, CBC 11B-404.2.7	
Raise or lower existing hardware	\$125
Notes: Door lock is 62-1/4" AFF (max 34" min to 44" required).	
ADA: 404.2.7	
Other: CBC 11B-404.2.7	
Provide or modify door kick plate	\$225
Notes: A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.	
ADA: 404.2.10	
Other: CBC 11B-404.2.10	

Midpeninsula Regional Open Space District

Picchetti Ranch

Building Main House		
8 - 3	Door/Gate	Category: 1
Replace or modify door threshold		\$125
Notes: Door threshold has a vertical change of level of 1/2" without a bevel (1/4" max or 1/2" max with a 1:2 bevel).		
ADA: 404.2.5		
Other: CBC 11B-404.2.5		
Enlarge door opening		\$1,650
Notes: Door is 27-1/2" wide (min 32" clear width required). Height of clear opening is 79" AFF (min 80" required).		
ADA: 404.2.3		
Other: CBC 11B-404.2.3		
Replace door hardware		\$425
Notes: Door knob requires grasping and twisting.		
ADA: 309.4		
Other: CBC 11B-309.4, CBC 11B-404.2.7		
Increase maneuvering space		\$0
Notes: Maneuvering clearance on pull side of door is obstructed by chair (60" min).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		
Provide strike edge clearance		\$0
Notes: Strike-edge clearance on pull side of door is obstructed by chair (18" min).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		
8 - 4	Door/Gate	Category: 1
Enlarge door opening		\$1,650
Notes: Door is 27-3/4" wide (min 32" clear width required). Height of clear opening is 76-7/8" AFF (min 80" required).		
ADA: 404.2.3		
Other: CBC 11B-404.2.3		
Replace door hardware		\$425
Notes: Door knob requires grasping and twisting.		
ADA: 309.4		
Other: CBC 11B-309.4, CBC 11B-404.2.7		

Midpeninsula Regional Open Space District

Picchetti Ranch

Building Main House		
18 - 1	Room	Category: 2
Attach carpet or tile to the floor surface		\$125
Notes: Carpet is not securely attached to the floor surface.		
ADA: 302.2		
Other: CBC 11B-302.2		
Reposition controls and outlets		\$200
Notes: Light switches are 54-1/2" and 57" AFF (15" min to 48" max).		
ADA: 308.3.1, 308.3.2		
Other: CBC 11B-308.3.1, CBC 11B-308.3.2		
20 - 1	Single User Restroom	Category: 2
Renovate restroom		\$75,000
Notes: The restroom is not accessible and will require a complete renovation. Room dimensions are 49-1/2" by 82".		
ADA: 213.3, 604.8		
Other: CBC 11B-213.1, CBC 11B-604.1		
Increase water closet clear width or depth		\$0
Notes: There is 21" in front of the water closet to front wall (48" min).		
ADA: 604.8.1.1		
Other: CBC 11B-604.3.1, CBC 11B-604.8.1.1.1		
Replace or reposition fixtures		\$0
Notes: The water closet centerline is 15-1/4" from the wall (17" min to 18" max).		
ADA: 604.2		
Other: CBC 11B-604.2		
Modify lavatory or counter clearances		\$0
Notes: Knee space is not provided under the lavatory (27" min AFF measured 8" from front edge of lavatory).		
ADA: 306.3.1, 306.3.3		
Other: CBC 11B-306.3.3		
Reposition toilet flush controls		\$0
Notes: Flush control is not located on the wide side of fixture.		
ADA: 604.6		
Other: CBC 11B-604.6		

Midpeninsula Regional Open Space District

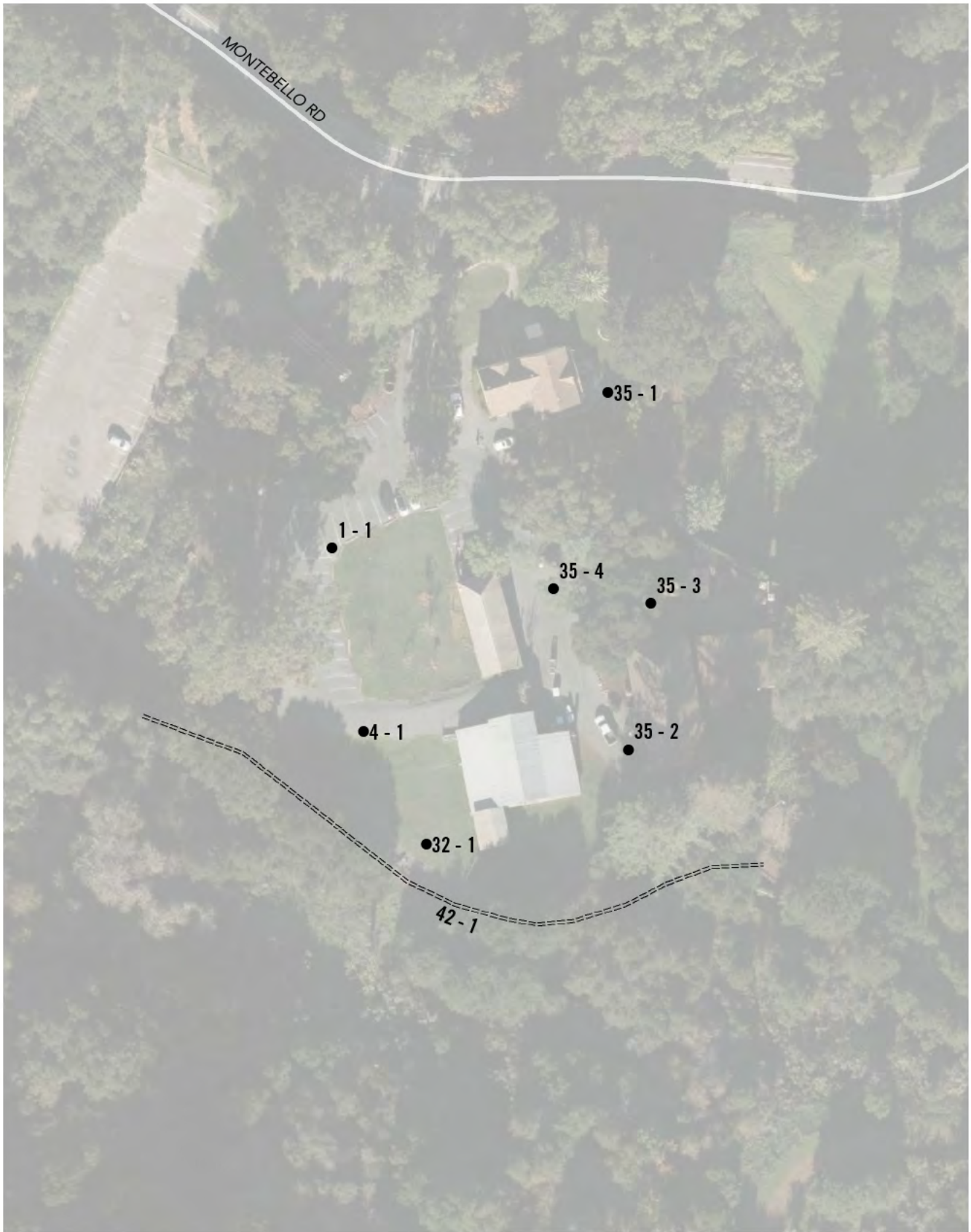
Picchetti Ranch

Building Main House		
22 - 1	Bathing Facility	Category: 2
Replace or modify threshold		\$250
Notes: Threshold into shower has a vertical change in level of 4-1/2" (1/4" max, 1/2" with a 1:2 bevel).		
ADA: 608.7		
Other: CBC 11B-608.7		
Provide an accessible shower		\$10,000
Notes: Entrance/door opening into shower is 17-1/2" wide (min 36" required).		
ADA: 608.2.3		
Other: CBC 11B-608.2.3		

PICCHETTI RANCH

PRESERVE

WINERY PICNIC AREA



Midpeninsula Regional Open Space District

Picchetti Ranch

Preserve Winery Picnic Area		
1 - 1	Parking Area	Category: 1
Location name unspecified		
Provide or modify accessible spaces		\$2,945
Notes: There are 51 parking spaces at the Winery Picnic area. No accessible parking spaces are provided (min 3 parking space are required for 51 to 75, including 1 van space).		
ADA: 208.2, 208.2.4		
Other: CBC 11B-208.2, CBC 11B-208.2.4		
Install reserved parking sign		\$375
Notes: Required signage is not provided.		
ADA: 502.6		
Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		
4 - 1	Walk	Category: 1
Regrade surface		\$60
Notes: The walk in the Winery Picnic Area begins at the front gate (see picture 104) and ends at the Winery tasting room. Walk has a running slope of 5.9% to 10.3% (max 5.0% required) and cross slope up to 3.0% for 110 linear feet (max 2% required). Another section has running slope between 5.9% and 8.9% for 80 linear feet.		
ADA: 403.3		
Other: CBC 11B-403.3		
Provide a firm, stable and slip resistant surface		\$15
Notes: Surface varies but loose gravel in places is not stable and slip-resistant (surfacel is required to be firm, stable, and slip-resistant).		
ADA: 302.1		
Other: CBC 11B-302.1		

Midpeninsula Regional Open Space District

Picchetti Ranch

Preserve Winery Picnic Area		
32 - 1	Picnic Area	Category: 2
Increase or provide clear floor area		\$700
Notes: A 36" min clear space around the picnic tables is not provided.		
ADA: -		
Other: ABA 1011.2.1		
Provide an accessible picnic unit		\$19,200
Notes: Picnic area has 29 tables, none of which are designed for accessibility (20% minimum, but not less than two picnic units are required to be accessible). An accessible table has an area 30" min wide for knee space, 27" knee clearance above the ground measured 8" horizontally from the front face of the table, and 9" toe clearance above the ground extending 17" from the front face of the table. An accessible table top also has the dining surface 28" min to 34" max above the ground.		
ADA: -		
Other: ABA F245.2.1, CBC 11B-246.5		
35 - 1	Other	Category: 2
Provide an accessible route		\$60
Notes: An accessible route to the ceremony lawn in the Winery Picnic Area is not provided due to loose gravel surface for 78 linear feet.		
ADA: 206.2		
Other: CBC 11B-206.2		
35 - 2	Other	Category: 2
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear ground space at interpretive sign in Winery Picnic Area is 6.9% (5% max for natural surface).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		
35 - 3	Other	Category: 2
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at interpretive sign in Winery Picnic Area is 9.6% (5% max for natural surface).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		
35 - 4	Other	Category: 2
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at interpretive sign is 8.1% (5% max for natural surface).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		

Midpeninsula Regional Open Space District

Picchetti Ranch

Preserve Winery Picnic Area

42 - 1 **Outdoor Recreation Access Route** Category: 1

Zinfandel Trail

Regrade surface \$ -

Notes: Outdoor Recreation Access Route in Winery Picnic Area connects picnic area tables to parking and restrooms. It has a running slope up to 10.5% and a cross slope of up to 8.1% for 305 linear feet (5% max in any direction for surfaces other than concrete, asphalt or boards).

ADA: -

Other: ABA 1016.8.3

Widen walk \$ -

Notes: Route narrows to 32" where it passes a few tables (36" wide minimum path of travel per outdoor developed area guidelines or 48" minimum per California Building Code 11B.403.5.1 Exception 3).

ADA: -

Other: ABA 1016.3

PICCHETTI RANCH

PRESERVE OTHER

MAP SECTIONS



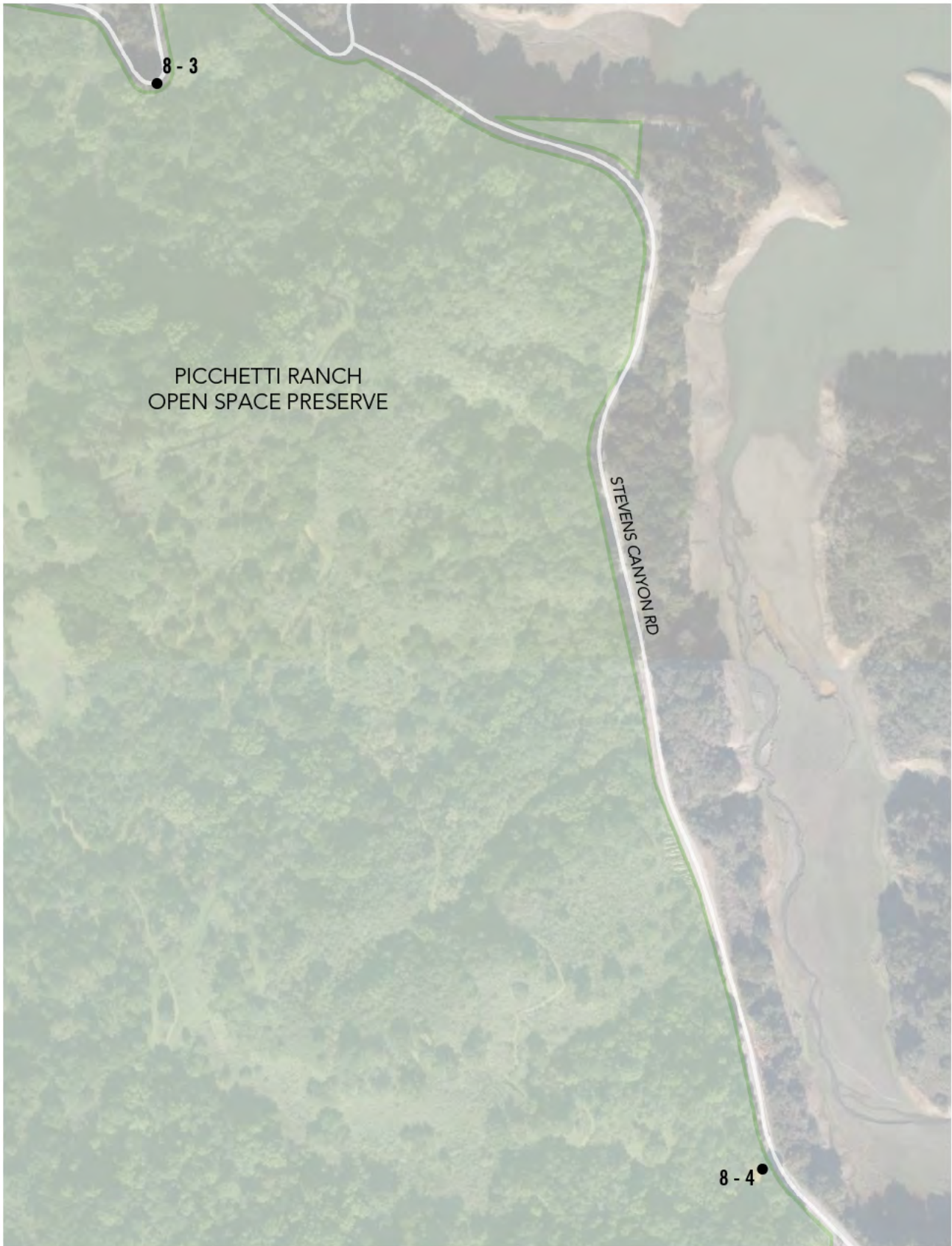
PICCHETTI RANCH

PRESERVE OTHER

SECTION 1



PICCHETTI RANCH
PRESERVE OTHER
SECTION 2



PICCHETTI RANCH
OPEN SPACE PRESERVE

STEVENS CANYON RD

8-3

8-4

Midpeninsula Regional Open Space District

Picchetti Ranch

Preserve Other		
1 - 1	Parking Area	Category: 1
Picchetti Ranch Parking Lot		
Provide or modify accessible spaces		\$2,945
Notes: Unmarked gravel parking area at the Winery could accommodate up to 46 parking spaces and has two designated accessible spaces. There are no designated van accessible spaces (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).		
ADA: 208.2, 208.2.4 Other: CBC 11B-208.2, CBC 11B-208.2.4		
Regrade accessible parking space or access aisle		\$4,800
Notes: Slopes of parking spaces are 6.2% (2.0% max).		
ADA: 502.4 Other: CBC 11B-502.4		
Install reserved parking sign		\$1,125
Notes: An additional sign or language stating "Minimum Fine \$250" is not provided. A tow-away warning sign is not provided at the street entry or at the accessible parking space.		
ADA: - Other: CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		
8 - 1	Door/Gate	Category: 1
Enlarge door opening		\$250
Notes: Block stile gate at Zinfandel Easy Access Trailhead has post extensions that protrude 5-1/2" at 35" AFF (4" max between 34" and 80").		
ADA: 404.2.3 Other: CBC 11B-404.2.3		
8 - 2	Door/Gate	Category: 1
Attach loose mat to the floor surface		\$125
Notes: Door mat at restroom is not securely attached to ground surface.		
ADA: 302.2 Other: CBC 11B-302.2		
Replace door hardware		\$425
Notes: The hardware at the door at restroom 20-1 requires grasping and twisting.		
ADA: 309.4 Other: CBC 11B-309.4, CBC 11B-404.2.7		

Midpeninsula Regional Open Space District

Picchetti Ranch

Preserve Other		
8 - 3	Door/Gate	Category: 4
Replace or modify door threshold		\$125
Notes: Stepper gate threshold at the Orchard Loop Trailhead at Montebello Road has a vertical threshold of 8" (1/2" max).		
ADA: 404.2.5		
Other: CBC 11B-404.2.5		
8 - 4	Door/Gate	Category: 4
Replace or modify door threshold		\$125
Notes: Stepper gate at Bear Meadow trailhead has a vertical threshold of 8" (1/2" max).		
ADA: 404.2.5		
Other: CBC 11B-404.2.5		
10 - 1	Drinking Fountain	Category: 3
Install an additional high or low fountain		\$0
Notes: A wheelchair accessible fountain is not provided.		
ADA: 211.2		
Other: CBC 11B-211.2		
Replace fountain		\$3,000
Notes: Bubbler height on the post-mounted fountain is 48" above the ground (38" min to 43" max for standing fountain).		
ADA: 602.7		
Other: CBC 11B-602.7		

Midpeninsula Regional Open Space District

Picchetti Ranch

Preserve Other		
20 - 1	Single User Restroom	Category: 2
Install restroom sign		\$500
Notes: The state restroom sign is centered 68" AFF (58" min to 60" max). A federal tactile and braille restroom sign is not provided (required federal sign is to be mounted on the latch side of the door).		
ADA: 703		
Other: CBC 11B-216.8, CBC 11B-703.7.2.6		
Provide an accessible route		\$1,500
Notes: An accessible route is not provided to the restroom due to loose gravel surface and running slope of up to 17% for 25 linear feet between Zinfandel Trail and restroom.		
ADA: 206.2		
Other: CBC 11B-206.2		
Regrade surface		\$3,000
Notes: Slope of floor near drain is up to 5.7% (2% max).		
ADA: 305.2		
Other: CBC 11B-403.2, CBC 11B-403.3		
Modify lavatory or counter clearances		\$1,500
Notes: Knee space is 25-1/2" AFF measured 8" from front edge of the lavatory (27" min). Toe space extends 7" due to pedestal-type lavatory (17" min at 9" above the floor).		
ADA: 306.2.1, 306.2.3, 306.3.1, 306.3.3		
Other: CBC 11B-306.2.3, CBC 11B-306.3.3		
Replace or reposition mirror		\$150
Notes: Bottom of the mirror's reflecting surface above the lavatory is 50-1/2" AFF (40" max).		
ADA: 603.3		
Other: CBC 11B-603.3		
Replace or reposition dispenser		\$250
Notes: Height to operating mechanism of toilet seat cover dispenser is 52-1/2" AFF (40" max). A 30" by 48" clear floor space in front of seat cover dispenser is not provided. The toilet seat cover dispenser is located behind the front of the toilet fixture. Centerline of the toilet paper roll dispenser is 14-1/2" in front of the water closet (7" min to 9" max).		
ADA: 305.3, 604.7		
Other: CBC 11B-305.3, CBC 11B-603.5, CBC 11B-604.7		
Reposition toilet flush controls		\$750
Notes: Flush control is not located on the wide side of fixture.		
ADA: 604.6		
Other: CBC 11B-604.6		

Midpeninsula Regional Open Space District

Picchetti Ranch

Preserve Other		
20 - 1	Single User Restroom	Category: 2
Replace or modify grab bars		\$300
Notes: Rear grab bar is 25" long (36" long min, extends 12" and 24" min from centerline of water closet). Side grab bar is 37" long, extends 40" from the rear wall (42" long min, starts 12" max from wall and extends 54" min from the rear wall).		
ADA: 604.5.1, 604.5.2		
Other: CBC 11B-604.5.1, CBC 11B-604.5.2		
Reposition clothing hooks		\$125
Notes: Coat hook is 62" AFF (48" max).		
ADA: 308.1		
Other: CBC 11B-603.4		
Increase water closet clear width or depth		\$500
Notes: There is a moveable trash container in the clear floor space in front of the water closet (59" min clear for floor mounted fixtures).		
ADA: 604.8.1.1		
Other: CBC 11B-604.8.1.1.1		
35 - 1	Other	Category: 3
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear ground space at brochure box at the Zinfandel Trail at the Winery is 10.5% (5% max).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		

Midpeninsula Regional Open Space District

Picchetti Ranch

Preserve Other

47 - 1 Trails Category: 1

Zinfandel Trail

Provide a firm, stable and slip resistant surface \$ -

Notes: Zinfandel Easy Access Trail surface is not firm and stable where tree debris accumulates.

ADA: -

Other: ABA 1017.2

Regrade surface \$ -

Notes: Existing Zinfandel Easy Access Trail has sections of slope that exceed Midpen Easy Access Trail and ABA Trail standards. Initial run has up to 10% running slope, followed by slopes ranging from 7% to 16% for 100 linear feet between resting intervals. At approach to bridges, running slope is 13% to 22% for 18 linear feet. Cross slope is 15% at multiple points along trail.

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

Remove tread obstacle \$ -

Notes: Vertical change in level is 1-1/2" on both sides of bridge (1/2" max for human-made obstacles). Drain ruts in trail surface create tread obstacles up to 6" (2" max).

ADA: -

Other: ABA 1017.5

47 - 2 Trails Category: 4

Zinfandel Trail

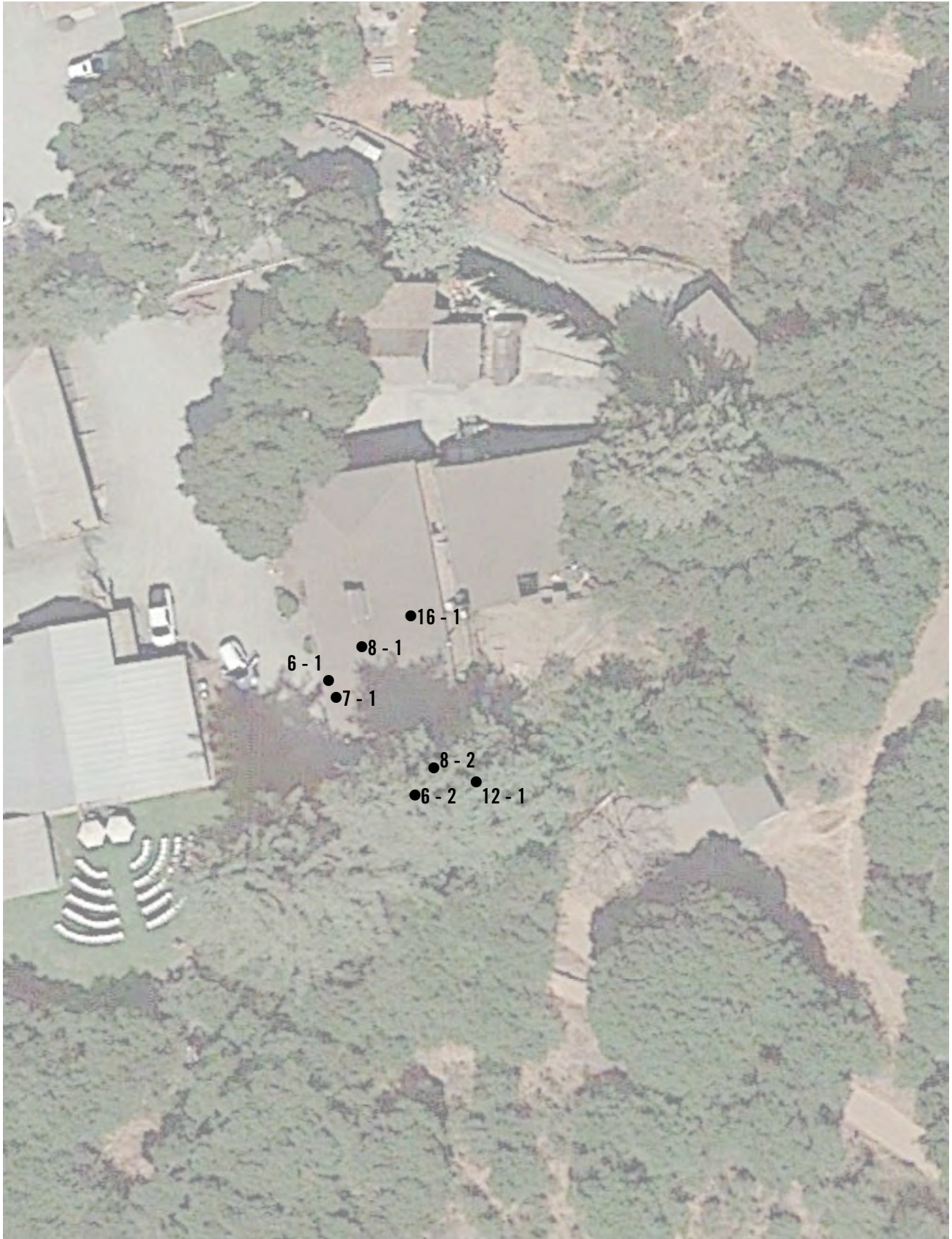
Regrade surface \$ -

Notes: Running slopes of proposed Zinfandel trail extension exceed Midpen Easy Access Trail and ABA Trail standards at multiple sections without adequately spaced resting intervals. Steep sections include 8.8% to 13.7% running slope with 50 linear feet between resting intervals and 7.5% cross slope, up to 13% running slope for 75 linear feet between resting intervals, up to 19% for 35 and 105 linear feet between resting intervals, and up to 14% for 130 linear feet between resting intervals.

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

PICCHETTI RANCH
BUILDING
WINERY



Midpeninsula Regional Open Space District

Picchetti Ranch

Building Winery		
6 - 1	Stairway	Category: 2
Repair stair nosing		\$875
Notes: Tread nosing at stairway in Winery Building is 3/8" to 1/2" (rounded with a radius of 1/2" max required).		
ADA: 504.5		
Other: CBC 11B-504.5		
Install tread striping		\$105
Notes: Tread striping is worn on stairs at Winery building. It does not provide adequate contrast (required for all treads on an exterior stairway).		
ADA: -		
Other: CBC 11B-504.4.1		
6 - 2	Stairway	Category: 2
Replace stairs		\$1,500
Notes: Five riser heights range from 5-1/4" to 5-7/8" (uniform heights are required).		
ADA: 504.2		
Other: CBC 11B-504.2		
Install tread striping		\$0
Notes: The tread striping provided does not provide adequate contrast (2" to 4" wide, slip resistant, indicator stripe of a clearly contrasting color the full width of the nosings of all treads and positioned not more than 1" from the nosing).		
ADA: -		
Other: CBC 11B-504.4.1		
Repair stair nosing		\$0
Notes: Tread nosing is 5/8" (1/2" max required).		
ADA: 504.5		
Other: CBC 11B-504.5		
7 - 1	Hazard	Category: 2
Repair or modify floor surface		\$125
Notes: Vertical change in level is 2" between concrete pad and adjacent surface at bottom of stairs.		
ADA: 302.2		
Other: CBC 11B-302.2		

Midpeninsula Regional Open Space District

Picchetti Ranch

Building Winery		
8 - 1	Door/Gate	Category: 1



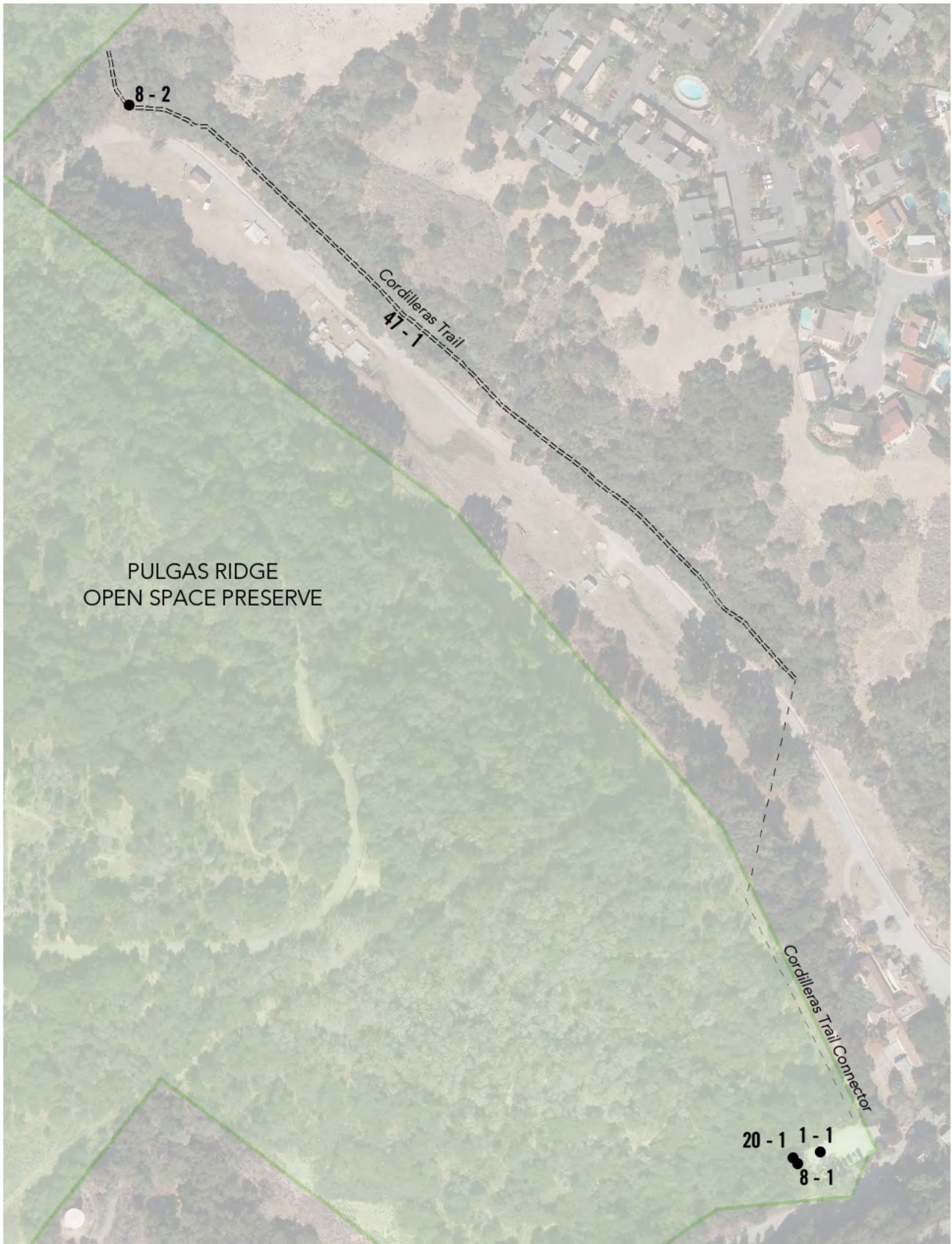
Raise or lower existing hardware	\$125
Notes: Door knob is 32" AFF (34" min to 44" max).	
ADA: 404.2.7	
Other: CBC 11B-404.2.7	
Replace door hardware	\$425
Notes: Door knob requires grasping and twisting.	
ADA: 309.4	
Other: CBC 11B-309.4, CBC 11B-404.2.7	
Provide or modify door kick plate	\$225
Notes: A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.	
ADA: 404.2.10	
Other: CBC 11B-404.2.10	
Attach loose mat to the floor surface	\$125
Notes: Door mat is not securely attached to ground surface.	
ADA: 302.2	
Other: CBC 11B-302.2	
Adjust door closer	\$125
Notes: Door opening force is 7 lbs (5 lbs max).	
ADA: 404.2.9	
Other: CBC 11B-404.2.9	

Midpeninsula Regional Open Space District

Picchetti Ranch

Building Winery		
8 - 2	Door/Gate	Category: 1
Install or modify sign		\$0
Notes: A clear floor space is not provided at tactile and braille EXIT ROUTE sign due to table (18" by 18" min).		
ADA: 703.4.2		
Other: CBC 11B-703.4.2		
Attach loose mat to the floor surface		\$125
Notes: Door mat is not securely attached to ground surface.		
ADA: 302.2		
Other: CBC 11B-302.2		
Replace or modify door threshold		\$125
Notes: Door threshold has a vertical change of level of 1" plus an additional 3/4" at deck (1/4" max or 1/2" max with a 1:2 bevel).		
ADA: 404.2.5		
Other: CBC 11B-404.2.5		
12 - 1	Building Level / Lift	Category: 1
Modify lift		\$0
Notes: An accessible route to the lift is not provided on ground level due to loose gravel surface for 8 linear feet. Slope is 21% for 15" on ramp into lift from rubber mat on the bottom. Bottom landing has rubber mat on irregular surface with slopes up to 8.7% (60" by 60" min landing with 2.0% max slope). Vertical change in level between lift surface and deck surface at the top is 3/8" (1/4" max or 1/2" with a bevel). At the bottom, pull side strike-edge clearance at lift door is 2" due to edge of ramp (18" min).		
ADA: 303.2, 303.3, 410.2, 410.6		
Other: ABA 302.3, CBC 11B-410.2, CBC 11B-410.6, CBC 11B-410.7		
16 - 1	Built-in Elements	Category: 2
Provide an accessible counter or table		\$1,500
Notes: Accessible transaction counter is 27" wide to register (min 36" required). 50 linear feet of tasting table has heights between 36" and 41" and 4 linear feet of table is between 28" and 34" AFF (max 34" required).		
ADA: -		
Other: CBC 11B-904.4		

PULGAS RIDGE PRESERVE



Midpeninsula Regional Open Space District

Pulgas Ridge

Preserve		
1 - 1	Parking Area	Category: 1
Pulgas Ridge Parking Lot		
Provide or modify accessible spaces		\$2,945
Notes: Parking lot at the Cordilleras trailhead has 2 parking spaces. A van accessible parking space is not provided (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).		
ADA: 208.2, 208.2.4		
Other: CBC 11B-208.2, CBC 11B-208.2.4		
Install reserved parking sign		\$1,375
Notes: Signs are mounted on posts 18" above the parking surface (60" min). An additional sign or language stating "Minimum Fine \$250" is not provided. A tow-away warning sign is not provided at the street entry or at the accessible parking space.		
ADA: 502.6		
Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		
Provide or modify accessible access aisles		\$210
Notes: Access aisle does not have a blue border.		
ADA: -		
Other: CBC 11B-502.3.3		
Provide a pavement stencil		\$210
Notes: Ground marking ISAs are not aligned to the bottom of the parking spaces and are faded.		
ADA: -		
Other: CBC 11B-502.6.4.1, CBC 11B-502.6.4.2		
Regrade accessible parking space or access aisle		\$4,800
Notes: Slopes of parking spaces and access aisle are 3.1% to 3.5% (2.0% max).		
ADA: 502.4		
Other: CBC 11B-502.4		
Provide adequate striping		\$300
Notes: Accessible parking spaces are 8' 3" wide (9' min). The words "No Parking" painted in the access aisle are faded and only 4" tall (min 12" required).		
ADA: 502.2		
Other: CBC 11B-502.2, CBC 11B-502.3.3		

Midpeninsula Regional Open Space District

Pulgas Ridge

Preserve		
8 - 1	Door/Gate	Category: 1
Provide or modify door kick plate		\$225
Notes: A smooth and uninterrupted kick plate surface is not provided at restroom 20-1. A doorstop is located in the 10" space above the finished floor.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
Increase maneuvering space		\$1,000
Notes: Maneuvering clearance on pull side of door is 47-1/4" to edge of concrete (60" min).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		
Adjust door closer		\$125
Notes: Door closer sweep time is 2 seconds (5 seconds min). Door opening force is 6 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
8 - 2	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width at block stile gate is 23-3/4" (36" min. when located along trails or at trailheads). Post extensions protrude 6" at 33-3/4" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		

Midpeninsula Regional Open Space District

Pulgas Ridge

Preserve		
20 - 1	Single User Restroom	Category: 2
Provide an accessible route		\$0
Notes: An accessible route is not provided to the restroom due to 2" change in level between concrete pad and adjacent gravel surface (1/4" max, 1/2" with a bevel).		
ADA: 206.2		
Other: CBC 11B-206.2		
Install restroom sign		\$250
Notes: Centerline of tactile and braille restroom sign is 5-1/2" from edge of door swing (18" by 18" min clear floor space required).		
ADA: 703		
Other: -		
Replace or reposition fixtures		\$1,250
Notes: The water closet centerline is 18-1/2" from the wall (17" min to 18" max).		
ADA: 604.2		
Other: CBC 11B-604.2		
Replace toilet or adjust toilet seat height		\$3,000
Notes: Water closet seat height is 19-1/2" (17" min to 19" max).		
ADA: 604.4		
Other: CBC 11B-604.4		
Replace or reposition dispenser		\$250
Notes: Height to operating mechanism of hand sanitizer dispenser is 43-1/2" AFF (40" max). Centerline of the toilet paper roll dispenser is 14" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		
Replace urinal		\$3,000
Notes: Urinal rim projects 9" from the wall (13-1/2" min).		
ADA: 605.2		
Other: CBC 11B-605.2		
Replace or modify grab bars		\$300
Notes: Rear grab bar extends from the centerline of the water closet 15-1/2" and 20-1/2" (36" long min, extends 12" and 24" min from centerline of water closet).		
ADA: 604.5.2		
Other: CBC 11B-604.5.2		

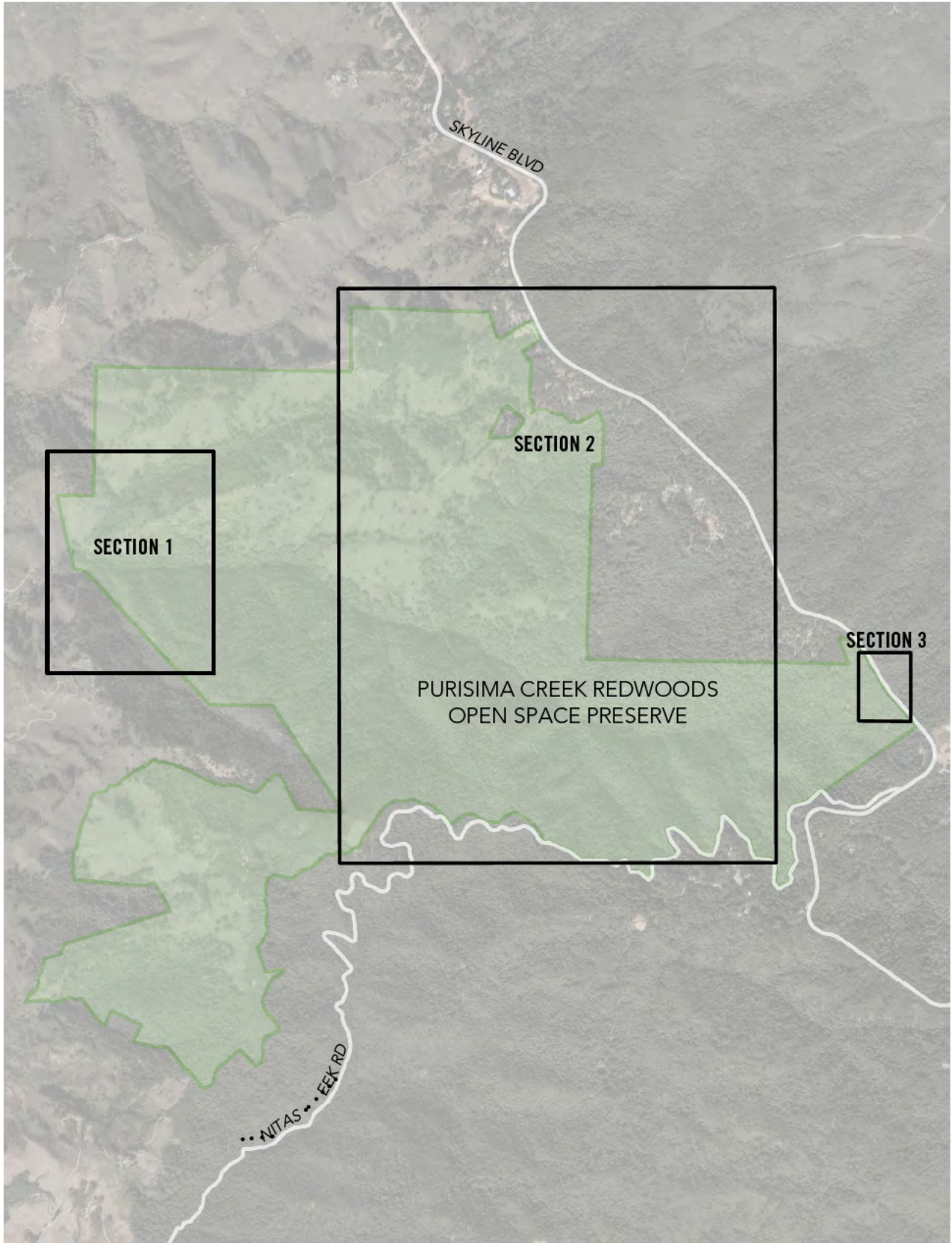
Midpeninsula Regional Open Space District

Pulgas Ridge

Preserve	
47 - 1	Trails
	Category: 1
Cordilleras Trail	
Widen trail	\$ -
Notes: Cordilleras Easy Access Trail is up to 60 inches wide (typ), but clear width is reduced to 20 inches in sections due to drain ruts.	
ADA: -	
Other: ABA 1017.3	
Regrade surface	\$ -
Notes: Connector trail from parking lot to Cordilleras Easy Access Trail has two sections exceeding limits allowed by Midpen Easy Access Trail and ABA Trail standards with a running slope up to 10% for 75 linear feet between resting intervals (10% max for 30 feet max) and up to 15.4% for 17 linear feet (12.5% max for 10 feet max). Drainage ruts throughout trail create cross slopes exceeding limits allowed by Midpen Easy Access Trail and ABA Trail standards (5% max for unpaved surfaces).	
ADA: -	
Other: ABA 1017.7.1, ABA 1017.7.2	
Provide a firm, stable and slip resistant surface	\$ -
Notes: Standing water observed on trail, which is not considered a firm and stable surface.	
ADA: -	
Other: ABA 1017.2	
Remove tread obstacle	\$ -
Notes: Up to 1" change in level between trail and asphalt road and at transition between trail and boardwalk at two bridges (1/2" max).	
ADA: -	
Other: ABA 1017.5	
Reduce or eliminate opening	\$ -
Notes: Openings in trail surface at small wildlife holes are 4" to 6" in diameter (1/2" max).	
ADA: -	
Other: ABA 1017.6, ABA 302.3	

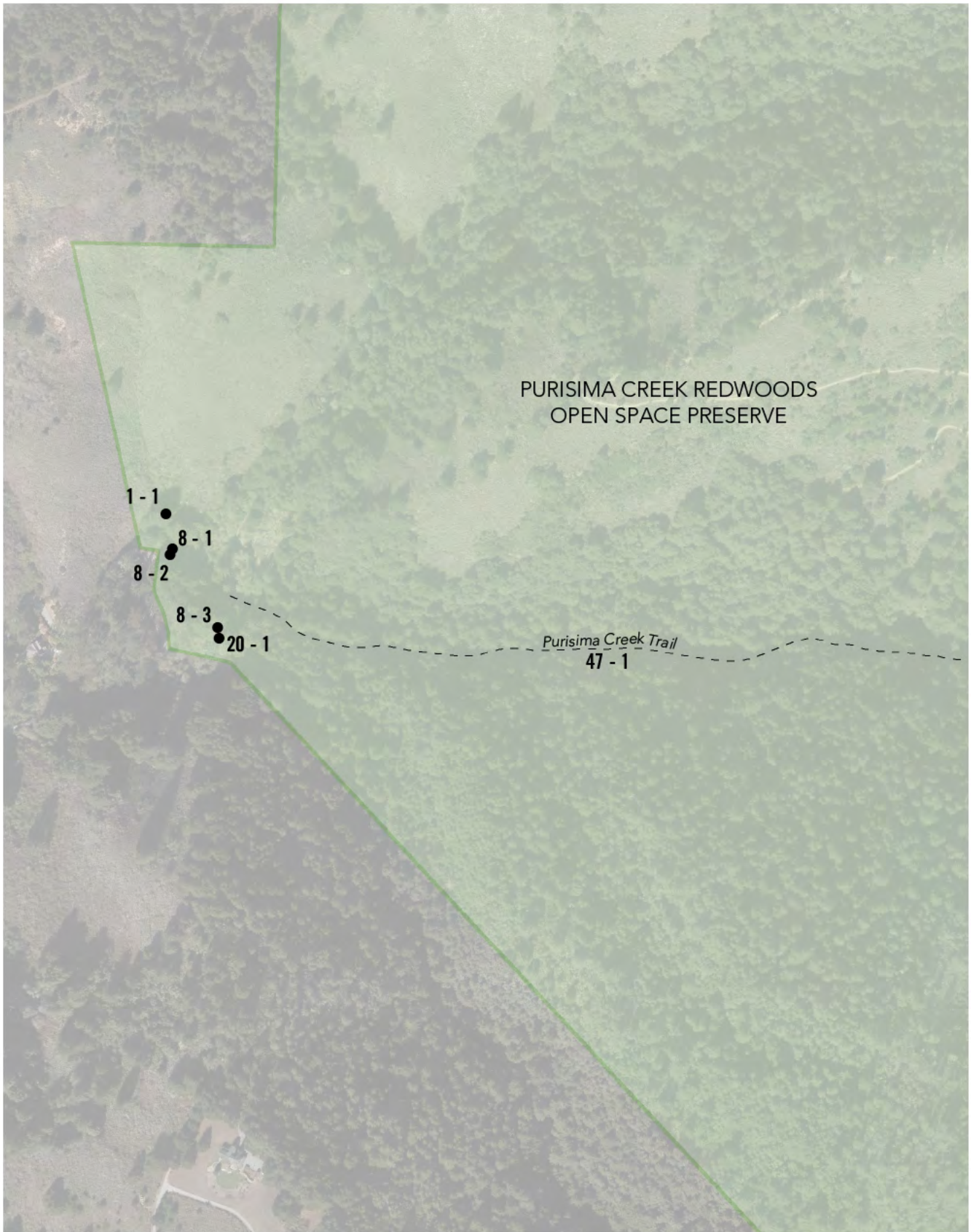
PURISIMA CREEK REDWOODS

PRESERVE
MAP SECTIONS



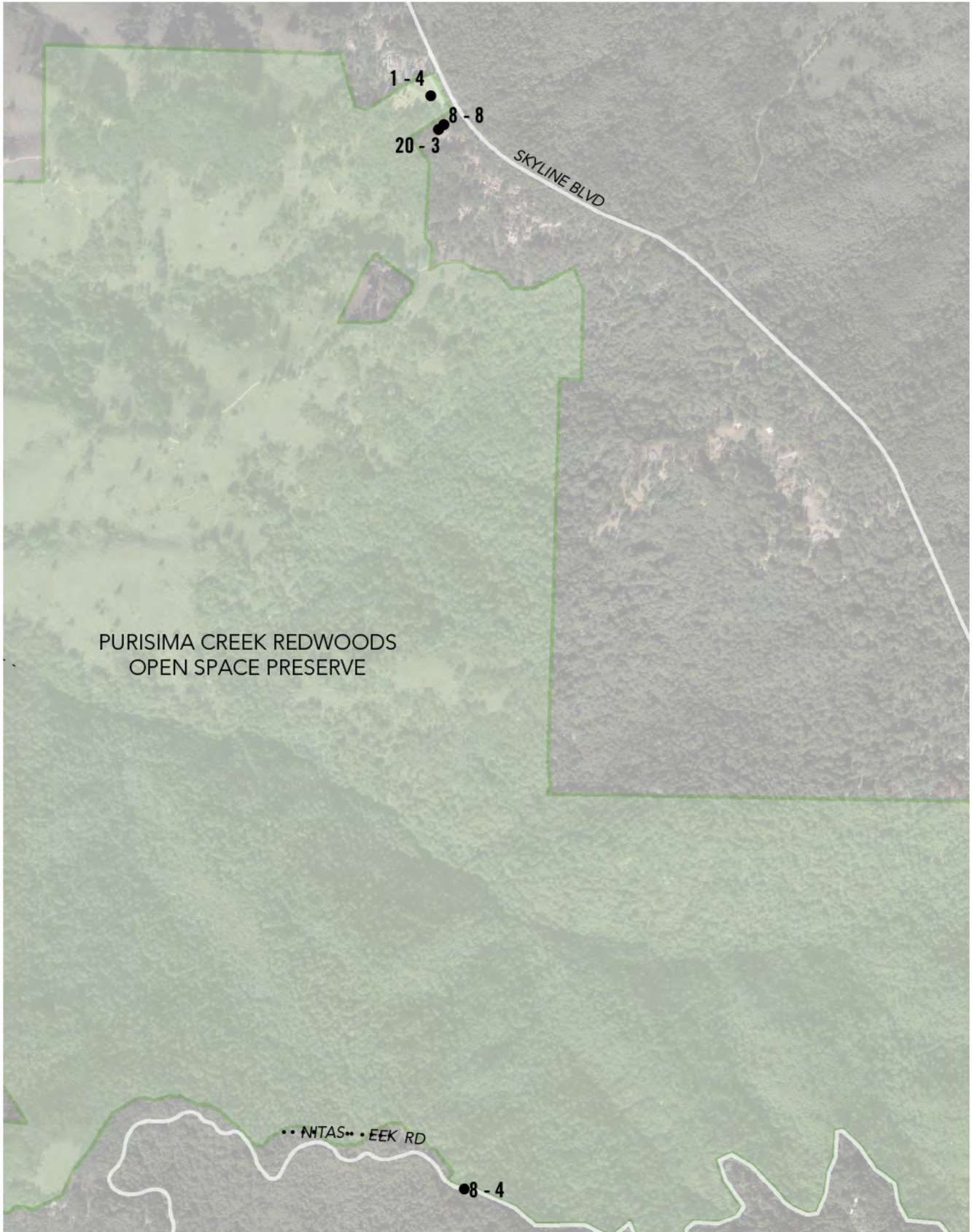
PURISIMA CREEK REDWOODS

PRESERVE
SECTION 1



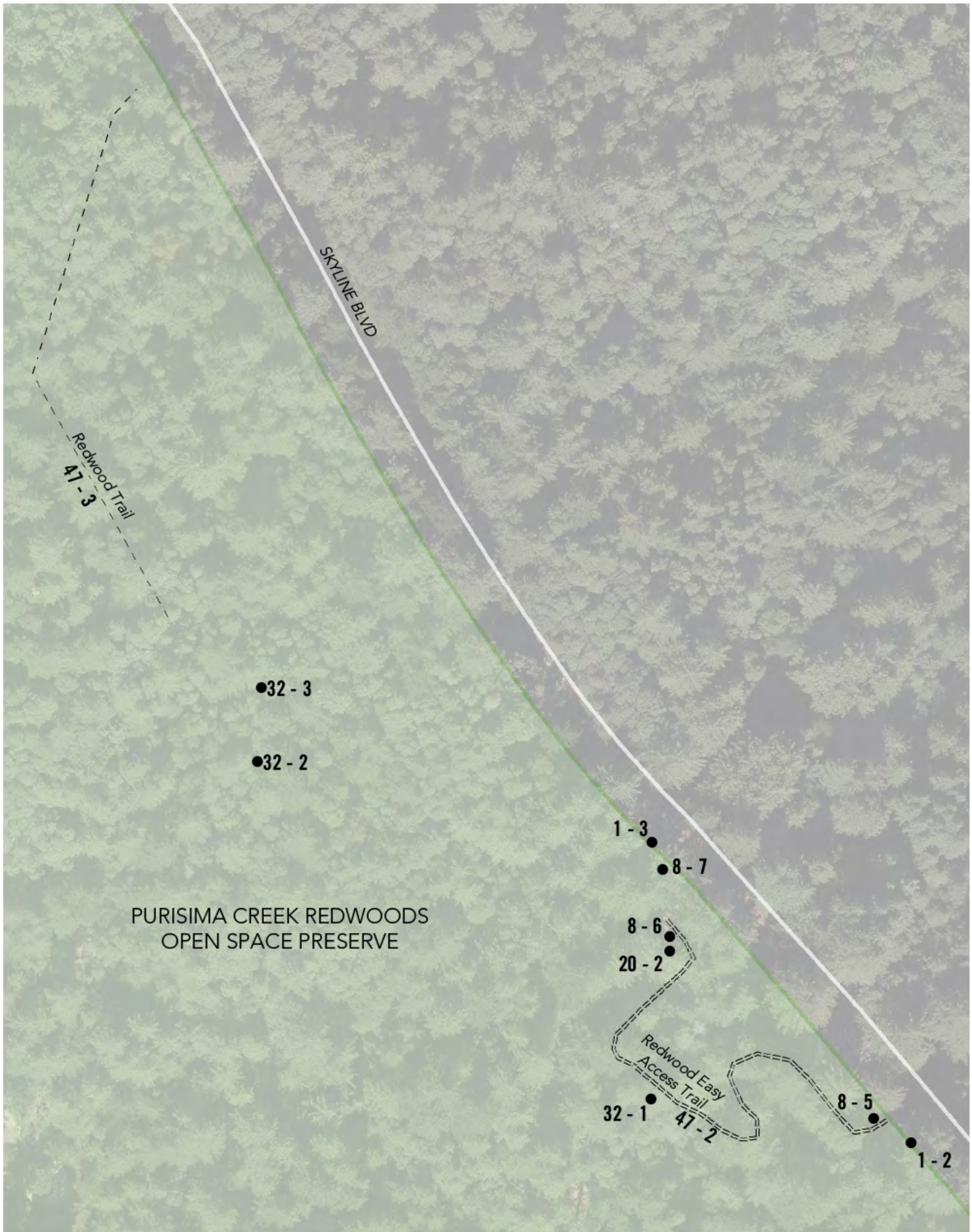
PURISIMA CREEK REDWOODS

PRESERVE
SECTION 2



PURISIMA CREEK REDWOODS

PRESERVE
SECTION 3



Midpeninsula Regional Open Space District

Purisima Creek Redwoods

Preserve	
1 - 1	Parking Area Category: 1
Purisima Creek Redwoods Higgins Canyon Parking	
Provide adequate striping	\$100
Notes: At the Purisima Creek trailhead at Higgins Road, the blue curb at the accessible parking space is 8 ft -10-1/2 inches wide (min 9-ft width for accessible parking space).	
ADA: 502.2 Other: CBC 11B-502.2	
Provide or modify accessible access aisles	\$210
Notes: Access aisle is not provided adjacent to accessible parking space (96" for an access aisle at van space).	
ADA: 502.3 Other: CBC 11B-502.3	
Provide or modify accessible spaces	\$2,945
Notes: Designated accessible space is not van accessible (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).	
ADA: 208.2, 208.2.4 Other: CBC 11B-208.2, CBC 11B-208.2.4	
Install reserved parking sign	\$750
Notes: An additional sign or language stating "Minimum Fine \$250" is not provided. A tow-away warning sign is not provided at the street entry or at the accessible parking space.	
ADA: - Other: CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
Regrade accessible parking space or access aisle	\$1,600
Notes: Slope of the parking space is 5.3% (2.0% max).	
ADA: 502.4 Other: CBC 11B-502.4	

Midpeninsula Regional Open Space District

Purisima Creek Redwoods

Preserve		
1 - 2	Parking Area	Category: 1
Purisima Creek Redwoods Small Parking Lot		
Provide or modify accessible access aisles		\$210
Notes: At the Redwood trailhead at Skyline Blvd, the blue curb at 2 van spaces is 23 ft-4 inches wide (min 26 ft required). Shared access aisle is not located on passenger side of one van space and the van accessible sign should be relocated from the parking space to the right of access aisle.		
ADA: 502.2, 502.3.1, 502.3.4 Other: CBC 11B-502.2, CBC 11B-502.3.1, CBC 11B-502.3.4		
Install reserved parking sign		\$750
Notes: Signs are mounted on posts less than 60" above the parking surface (min 60" required). An additional sign or language stating "Minimum Fine \$250" is not provided at either space.		
ADA: 502.6 Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2		
Regrade accessible parking space or access aisle		\$1,600
Notes: Slopes of parking spaces and access aisles are up to 6.7% (2.0% max).		
ADA: 502.4 Other: CBC 11B-502.4		
Provide an accessible route		\$60
Notes: An accessible route is not provided at one van space. Route requires individual to go behind parked cars.		
ADA: 206.2.1 Other: CBC 11B-206.2.1, CBC 11B-502.7.1		
1 - 3	Parking Area	Category: 4
Location name unspecified		
Provide or modify accessible spaces		\$2,945
Notes: Unmarked natural surface parking area could accommodate up to 3 parking spaces. An accessible space is not provided (min 1 van accessible space is required).		
ADA: 208.2 Other: CBC 11B-208.2		

Midpeninsula Regional Open Space District

Purisima Creek Redwoods

Preserve		
1 - 4	Parking Area	Category: 1
Purisima Creek Redwoods Main Parking Lot		
Provide or modify accessible spaces		\$2,945
Notes: An adequate number of accessible parking spaces is not provided at the north Ridge Trailhead at Skyline Blvd. Unmarked gravel parking lot provides 1 designated accessible space for approximately 50 total parking spaces (min 2 accessible spaces for 26 to 50 spaces required).		
ADA: 208.2 Other: CBC 11B-208.2		
Provide or modify accessible access aisles		\$210
Notes: Blue curb signifying van space and access aisle is 15' long (17' min for van space).		
ADA: 502.2, 502.3.1 Other: CBC 11B-502.2, CBC 11B-502.3.1		
Install reserved parking sign		\$125
Notes: Sign is mounted on post 52" above the parking surface (min 60" required).		
ADA: 502.6 Other: CBC 11B-502.6, CBC 11B-502.6.1		
Regrade accessible parking space or access aisle		\$1,600
Notes: Slope of parking space is 5.3% at bottom of space (2.0% max).		
ADA: 502.4 Other: CBC 11B-502.4		
8 - 1	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width at block stile gate is 22-5/8" (36" min. when located along trails or at trailheads). Post extensions protrude 5-7/8" at 40-3/4" AFF (4" max between 34" and 80").		
ADA: 404.2.3 Other: ABA 1017.3, CBC 11B-404.2.3		
Regrade surface		\$2,500
Notes: Slope on the exterior side of gate is 9.5% (2.0% max).		
ADA: 404.2.4.4 Other: CBC 11B-404.2.4.4		
8 - 2	Door/Gate	Category: 1
Regrade surface		\$2,500
Notes: Slope on both sides of gate is 13% (2.0% max).		
ADA: 404.2.4.4 Other: CBC 11B-404.2.4.4		

Midpeninsula Regional Open Space District

Purisima Creek Redwoods

Preserve		
8 - 3	Door/Gate	Category: 1
Enlarge door opening		\$1,650
Notes: Door is 31-3/4" wide (32" min clear width). Height of clear opening is 79-1/2" AFF (80" min).		
ADA: 404.2.3		
Other: CBC 11B-404.2.3		
Adjust door closer		\$125
Notes: Door closer sweep time at restroom 20-1 is 3 seconds (5 seconds min). Door opening force is 12 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
8 - 4	Door/Gate	Category: 1 or 4
Provide an accessible route		\$60
Notes: No adjacent accessible parking at gate and no accessible path of travel at Grabtown Gulch trailhead at Tunitas Creek Road.		
ADA: 206.2.4, 404.1		
Other: CBC 11B-206.2.4, CBC 11B-404.1		
Enlarge gate opening		\$1,650
Notes: Clear width at block stile gate is 22" (36" min. when located along trails or at trailheads). Post extensions protrude 6" at 38" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		
8 - 5	Door/Gate	Category: 1
Enlarge door opening		\$1,650
Notes: Door is 31-3/4" wide (32" min clear width).		
ADA: 404.2.3		
Other: CBC 11B-404.2.3		
8 - 6	Door/Gate	Category: 1
Provide or modify door kick plate		\$225
Notes: A smooth and uninterrupted kick plate surface is not provided at the door at restroom 20-2. A doorstop is located in the 10" space above the finished floor.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
Adjust door closer		\$125
Notes: Door opening force is 10 lbs (5 lbs max).		
ADA: 404.2.9		
Other: CBC 11B-404.2.9		

Midpeninsula Regional Open Space District

Purisima Creek Redwoods

Preserve		
8 - 7	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width of block stile gate is 22-1/4" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/4" at 37-1/4" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		
Regrade surface		\$2,500
Notes: Slope on the exterior side of gate is 11.5% (2.0% max).		
ADA: 404.2.4.4		
Other: CBC 11B-404.2.4.4		
8 - 8	Door/Gate	Category: 1
Provide or modify door kick plate		\$225
Notes: A smooth and uninterrupted kick plate surface is not provided at the door at restroom 20-3. A doorstop is located in the 10" space above the finished floor.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
Adjust door closer		\$125
Notes: Door closer sweep time is 2 seconds (5 seconds min). Door opening force is 10 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		

Midpeninsula Regional Open Space District

Purisima Creek Redwoods

Preserve		
20 - 1	Single User Restroom	Category: 2
Provide an accessible route		\$0
Notes: An accessible route is not provided to the restroom at the north Purisima Creek trailhead at Higgins Road. Running slope of concrete pad is 5.6% for 3-1/2 linear feet (5.0% max).		
ADA: 206.2		
Other: CBC 11B-206.2		
Install restroom sign		\$250
Notes: A federal tactile and braille restroom sign is not provided (required federal sign is to be mounted on the latch side of the door).		
ADA: 703		
Other: -		
Replace or reposition fixtures		\$1,250
Notes: The water closet centerline is 16-1/2" from the wall (17" min to 18" max).		
ADA: 604.2		
Other: CBC 11B-604.2		
Replace toilet or adjust toilet seat height		\$3,000
Notes: Water closet seat height is 19-1/4" (17" min to 19" max).		
ADA: 604.4		
Other: CBC 11B-604.4		
Regrade surface		\$3,000
Notes: Slope of floor in front of water closet is up to 4.0% (2% max).		
ADA: 305.2		
Other: CBC 11B-403.2, CBC 11B-403.3		
Replace or reposition dispenser		\$250
Notes: Height to operating mechanism of hand sanitizer is 47-1/2" AFF (40" max). Centerlines of the toilet paper roll dispenser are 9-1/2" and 29-1/2" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		
Replace or modify grab bars		\$600
Notes: Side grab bar extends 53" from rear wall (54" min). Toilet paper dispenser is located 1-1/4" below the side grab bar (1-1/2" min clear space below the bar).		
ADA: 604.5.1, 609.3		
Other: CBC 11B-604.5.1, CBC 11B-609.3		

Midpeninsula Regional Open Space District

Purisima Creek Redwoods

Preserve		
20 - 2	Single User Restroom	Category: 2
Provide an accessible route		\$0
Notes: An accessible route is not provided to the restroom due to 1" change in level between concrete pad and adjacent surface (1/4" max, 1/2" with a bevel).		
ADA: 206.2		
Other: CBC 11B-206.2		
Install restroom sign		\$250
Notes: The centerline of the federal restroom sign is 5-1/2" from the edge/swing of door (18" by 18" min clear floor space outside the swing of the door).		
ADA: 703		
Other: -		
Replace or modify grab bars		\$300
Notes: Side grab bar extends 53" from rear wall (54" min).		
ADA: 604.5.1		
Other: CBC 11B-604.5.1		
Replace or reposition dispenser		\$250
Notes: Height to operating mechanism of hand sanitizer is 47" AFF (40" max). Centerline of the toilet paper roll dispenser is 12-1/4" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		
Replace urinal		\$3,000
Notes: Urinal rim projects 10-1/2" from wall (13-1/2" max).		
ADA: 605.2		
Other: CBC 11B-605.2		

Midpeninsula Regional Open Space District

Purisima Creek Redwoods

Preserve		
20 - 3	Single User Restroom	Category: 2
Provide an accessible route		\$0
Notes: An accessible route is not provided to the restroom at the Redwood Trailhead at Skyline Blvd due to 1-1/2" level change between concrete pad and adjacent gravel surface (1/4" max, 1/2" with a bevel).		
ADA: 206.2		
Other: CBC 11B-206.2		
Install restroom sign		\$250
Notes: Visual letters on federal restroom sign do not provide adequate contrast. Centerline of sign is 5-1/2" from door swing (18" by 18" min clear floor space at sign outside of door swing).		
ADA: 703		
Other: -		
Replace urinal		\$3,000
Notes: Urinal rim is 19-1/2" AFF (17" max) and projects 9" from the wall (13-1/2" min).		
ADA: 605.2		
Other: CBC 11B-605.2		
Reposition clothing hooks		\$125
Notes: Coat hook is 48-1/2" AFF (48" max).		
ADA: 308.1		
Other: CBC 11B-603.4		
Replace or reposition dispenser		\$125
Notes: Height to operating mechanism of hand sanitizer is 47-1/4" AFF (40" max).		
ADA: -		
Other: CBC 11B-603.5		
Provide clear floor or turning space		\$3,000
Notes: A 60" min turning space unobstructed from the floor to a height of 27" min is not provided. Distance between front wall and water closet is 57-1/2".		
ADA: 304.3.1, 306.3.1, 603.2.1		
Other: CBC 11B-603.2.1, CBC 11B-604.3.2		

Midpeninsula Regional Open Space District

Purisima Creek Redwoods

Preserve		
32 - 1	Picnic Area	Category: 2
Provide an accessible picnic unit		\$3,200
Notes: The picnic table is not designed for accessibility. Top surface of picnic table is 27" above the ground (min 28" to max 34" above the ground is required). Knee clearance is 24" above the ground and extends 7-3/4" from the front face of the table top (min 27" knee clearance above the ground measured 8" horizontally from the front face of the table is required). Knee space at an accessible table has an area min 30" wide and 9" toe clearance above the ground extending 17" from the front face of the table.		
ADA: - Other: ABA F245.2.1, CBC 11B-246.5		
32 - 2	Picnic Area	Category: 2
Provide an accessible picnic unit		\$3,200
Notes: The picnic table is not designed for accessibility, with knee clearance at 26" above the ground at front approach and 24-3/4" at side approach due to surface buildup. An accessible table has an area 30" min wide for knee space, 27" knee clearance above the ground measured 8" horizontally from the front face of the table, and 9" toe clearance above the ground extending 17" from the front face of the table. An accessible table top also has the dining surface 28" min to 34" max above the ground.		
ADA: - Other: ABA F245.2.1, CBC 11B-246.5		
Regrade surface		\$180
Notes: Slope of the clear floor space at wheelchair space is 6.7% for side approach (2.0% max or 5.0% max for natural surface).		
ADA: - Other: ABA 1011.2.3, CBC 11B-305.1		
Increase or provide clear floor area		\$700
Notes: A 36" min clear space around the picnic table is not provided. Space narrows to 27" on far end of table.		
ADA: - Other: ABA 1011.2.1		
Provide an accessible route		\$600
Notes: An accessible route to the picnic area is not provided. Cross slope of spur from main trail is 7.5% for 10 linear feet (5.0% max).		
ADA: - Other: ABA F206.2.2, ABA F245.4, CBC 11B-206.2.2		

Midpeninsula Regional Open Space District

Purisima Creek Redwoods

Preserve		
32 - 3	Picnic Area	Category: 2
Regrade surface		\$180
Notes: Slope of the clear floor space at wheelchair space is 5.7% (2.0% max or 5.0% max for natural surface).		
ADA: -		
Other: ABA 1011.2.3, CBC 11B-305.1		
Increase or provide clear floor area		\$700
Notes: A 36" min clear space around the picnic table is not provided.		
ADA: -		
Other: ABA 1011.2.1		
47 - 1	Trails	Category: 4
Purisima Creek Trail		
Provide a firm, stable and slip resistant surface		\$ -
Notes: Water flowing from adjacent hillside onto the Purisima Creek Trail has deposited erosion debris and standing water. The trail surface is not firm and stable.		
ADA: -		
Other: ABA 1017.2		
Remove tread obstacle		\$ -
Notes: Advisory: exposed tree roots in trail create level changes up to 1-1/2" typ (max 2" required). Currently within limits of Easy Acces Trail, but could create a hazard in future without maintenance.		
ADA: -		
Other: ABA 1017.5		
Regrade surface		\$ -
Notes: Purisima Creek Trail is mostly within limits of Midpen Easy Access Trail and ABA Trail standards for first 4500 feet but will require regrading of sections to fully meet standards. The last 750 linear feet of trail is largely inaccessible due to natural incline of terrain with running slopes up to 15% for extended portions.		
Initial approach to trail has multiple 3 foot sections of up to 13% running slope. Two more sections near start of trail have up to 19% running slope for 50 linear feet. Cross slope is generally less than 5%, but does slope up to 8.5% for 45 linear feet where road drains to inlet set on uphill side of trail. Two sections of note: (A) at noticeable incline where the trail turns away from the creek, cross slope is up to 9% and running slope is up to 15% for 90 linear feet and (B) at Thomas and Geraldine Judson Memorial Groves, there are 8.5% to 15% running slopes for sections totalling 125 linear feet and cross slopes up to 7.2% for 35 linear feet.		
ADA: -		
Other: ABA 1017.7.1, ABA 1017.7.2		

Midpeninsula Regional Open Space District

Purisima Creek Redwoods

Preserve	
47 - 2	Trails
	Category: 1
Redwood Trail	
Provide a firm, stable and slip resistant surface	\$ -
Notes: Loose gravel surface at start of existing Redwood Easy Access trail is not firm and stable.	
ADA: -	
Other: ABA 1017.2	
Remove tread obstacle	\$ -
Notes: Exposed tree roots in trail create vertical changes in level up to 2-1/2" (max 2" required).	
ADA: -	
Other: ABA 1017.5	
Regrade surface	\$ -
Notes: Slopes at existing Redwood Easy Access Trail are generally within limits of Midpen Easy Access Trail and ABA Trail standards. Two sections have up to 12% running slopes for 30 linear feet between intervals (12.5% max for 10 linear feet). Five short sections of trail have cross slopes from 6% to 11%. Cross slopes up to 9% are typical where trees/roots are immediately adjacent to the uphill side of trail.	
ADA: -	
Other: ABA 1017.7.1, ABA 1017.7.2	

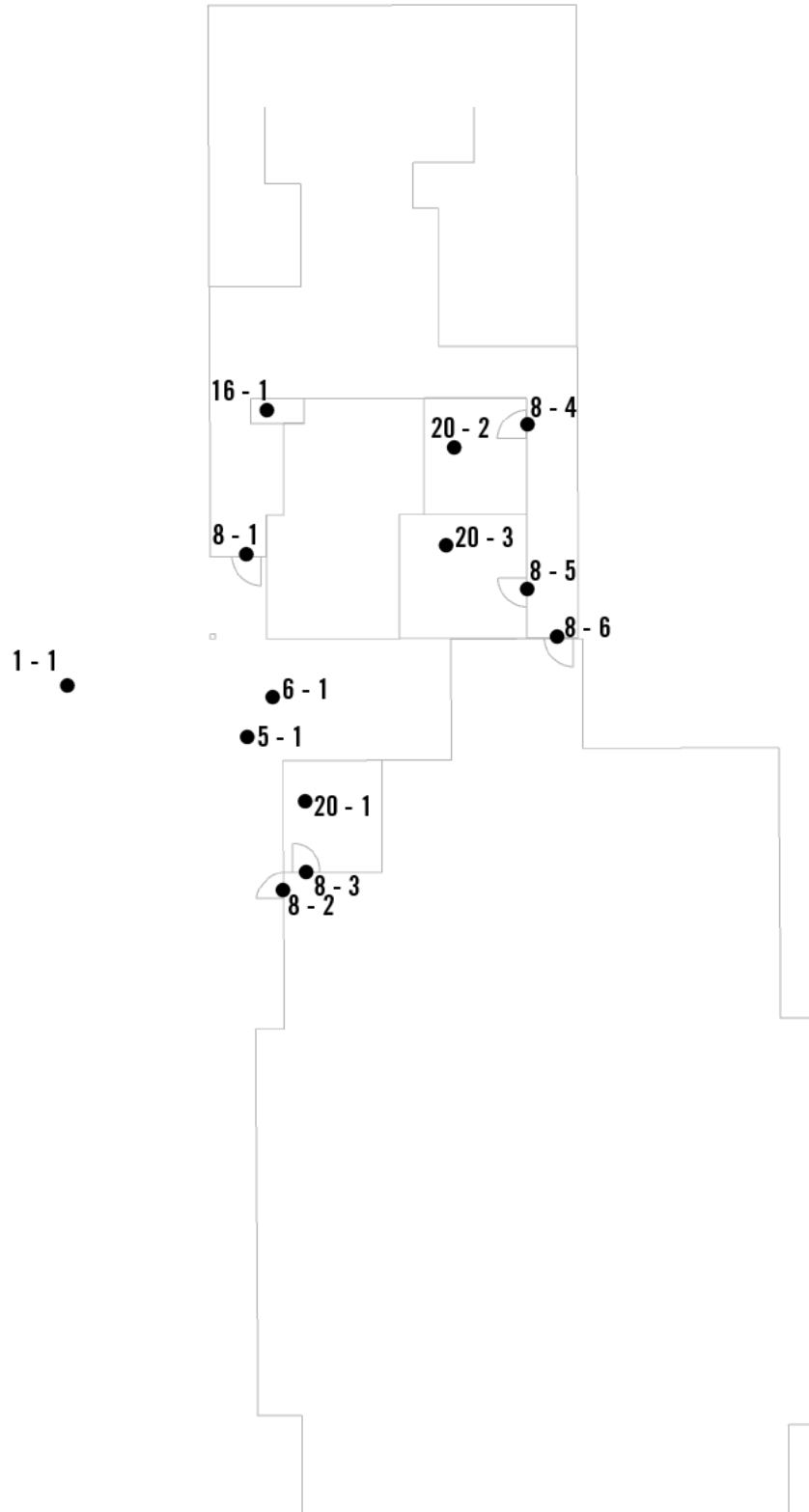
Midpeninsula Regional Open Space District

Purisima Creek Redwoods

Preserve	
47 - 3	Trails
	Category: 4
Location name unspecified	
Provide a firm, stable and slip resistant surface	\$ -
Notes: Surface of proposed extension of Redwood Easy Access Trail is not firm and stable due to accumulated tree debris.	
ADA: -	
Other: ABA 1017.2	
Remove tread obstacle	\$ -
Notes: Downed log across trail creates 9" tread obstacle (min 2" required).	
ADA: -	
Other: ABA 1017.5	
Remove overhanging or protruding objects	\$ -
Notes: Vegetation overhangs trail at less than 80" above the ground (min 80" clearance required).	
ADA: -	
Other: ABA 1017.9	
Widen trail	\$ -
Notes: Clear width of trail is reduced to 24" due to overgrown vegetation (min 36" required).	
ADA: -	
Other: ABA 1017.3	
Regrade surface	\$ -
Notes: Sections totaling about 30% of proposed extension of Redwood Easy Access Trail exceed limits for running slopes allowed by Midpen Easy Access Trail and ABA Trail standards. Cross slopes are generally within the limits of the standards but there is one 85 linear foot section with up to 12% cross slopes.	
ADA: -	
Other: ABA 1017.7.1, ABA 1017.7.2	

RANCHO SAN ANTONIO FOOTHILLS FIELD OFFICE

BUILDING & EXTERIOR



Midpeninsula Regional Open Space District

Rancho San Antonio Foothills Field Office

Building		
8 - 1	Door/Gate	Category: 1
Attach loose mat to the floor surface		\$125
Notes: Door mat is not securely attached to ground surface.		
ADA: 302.2		
Other: CBC 11B-302.2		
Install or modify sign		\$250
Notes: A tactile and braille EXIT sign is not provided.		
ADA: 216.4.1, 703.4.1		
Other: CBC 1011.4		
Replace or modify door threshold		\$125
Notes: Door threshold has a vertical change of level of 3/4" (1/4" max or 1/2" max with a 1:2 bevel).		
ADA: 404.2.5		
Other: CBC 11B-404.2.5		
8 - 2	Door/Gate	Category: 2
Modify door window or side light		\$500
Notes: Lower edge of door window is 52" AFF (43" max).		
ADA: 404.2.11		
Other: CBC 11B-404.2.11		
Install or modify sign		\$250
Notes: A tactile and braille EXIT sign is not provided.		
ADA: 216.4.1, 703.4.1		
Other: CBC 1011.4		
Adjust door closer		\$125
Notes: Door closer sweep time is 2-1/2 seconds (5 seconds min). Door opening force is 12 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		

Midpeninsula Regional Open Space District

Rancho San Antonio Foothills Field Office

Building	
8 - 3	Door/Gate Category: 2
Provide or modify door kick plate	\$225
Notes: A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.	
ADA: 404.2.10	
Other: CBC 11B-404.2.10	
Adjust door closer	\$125
Notes: Door closer sweep time is 3 seconds (5 seconds min). Door opening force is 10 lbs (5 lbs max).	
ADA: 404.2.8.1, 404.2.9	
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9	
8 - 4	Door/Gate Category: 2
Adjust door closer	\$125
Notes: Door closer sweep time is 3 seconds (5 seconds min). Door opening force is 10 lbs (5 lbs max).	
ADA: 404.2.8.1, 404.2.9	
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9	
8 - 5	Door/Gate Category: 2
Provide strike edge clearance	\$2,500
Notes: Strike-edge clearance on the pull side of the door is not provided due to boots shelf (18" min).	
ADA: 404.2.4.1	
Other: CBC 11B-404.2.4.1	
Adjust door closer	\$125
Notes: Door closer sweep time is 3 seconds (5 seconds min). Door opening force is 10 lbs (5 lbs max).	
ADA: 404.2.8.1, 404.2.9	
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9	

Midpeninsula Regional Open Space District

Rancho San Antonio Foothills Field Office

Building		
8 - 6	Door/Gate	Category: 1
Install or modify sign		\$250
Notes: A tactile and braille EXIT sign is not provided.		
ADA: 216.4.1, 703.4.1		
Other: CBC 1011.4		
Adjust door closer		\$125
Notes: Door opening force is 13 lbs (5 lbs max).		
ADA: 404.2.9		
Other: CBC 11B-404.2.9		
Modify door window or side light		\$500
Notes: Lower edge of door window is 54" AFF (43" max).		
ADA: 404.2.11		
Other: CBC 11B-404.2.11		
Attach loose mat to the floor surface		\$125
Notes: Door mat is not securely attached to ground surface.		
ADA: 302.2		
Other: CBC 11B-302.2		
Regrade surface		\$2,500
Notes: Slope on the push side of the door is 3.9% (2.0% max).		
ADA: 404.2.4.4		
Other: CBC 11B-404.2.4.4		
Provide strike edge clearance		\$2,500
Notes: Push side strike-edge clearance at front approach door with a closer is 9-3/8" (12" min).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		
16 - 1	Built-in Elements	Category: 2
Provide an accessible counter or table		\$1,500
Notes: Reception counter is 45-1/4" AFF (34" max for accessible counter).		
ADA: 904.4.1		
Other: CBC 11B-904.4		

Midpeninsula Regional Open Space District

Rancho San Antonio Foothills Field Office

Building		
20 - 1	Single User Restroom	Category: 2
Replace or reposition dispenser		\$375
Notes: Height to operating mechanism of soap dispenser is 41-1/2" AFF (40" max). A 30" by 48" clear floor space in front of seat cover dispenser is not provided. The seat cover dispenser is located behind the front of the toilet fixture. Centerline of the toilet paper roll dispenser is 6" in front of the water closet (7" min to 9" max).		
ADA: 305.3, 604.7		
Other: CBC 11B-305.3, CBC 11B-603.5, CBC 11B-604.7		
Install restroom sign		\$250
Notes: A federal tactile and braille restroom sign is not provided (required federal sign is to be mounted on the latch side of the door).		
ADA: 703		
Other: -		
Replace or modify grab bars		\$300
Notes: Rear grab bar extends from the centerline of the water closet 14-1/4" and 21-3/4" (36" long min, extends 12" and 24" min from centerline of water closet). Seat cover dispenser is located 3-3/4" above the rear grab bar (12" min clear space above the bar).		
ADA: 604.5.2, 609.3		
Other: CBC 11B-604.5.2, CBC 11B-609.3		
Replace or reposition fixtures		\$1,250
Notes: The water closet centerline is 18-1/4" from the wall (17" min to 18" max).		
ADA: 604.2		
Other: CBC 11B-604.2		
Modify stall partition and install new stall door		\$750
Notes: Restroom door swings into clear floor space of water closet.		
ADA: 603.2.3		
Other: CBC 11B-603.2.3		
Provide clear floor or turning space		\$3,000
Notes: A 60" min diameter turning space unobstructed from the floor to a height of 27" min is not provided.		
ADA: 304.3.1, 306.3.1, 603.2.1		
Other: CBC 11B-603.2.1, CBC 11B-604.3.2		
Increase water closet clear width or depth		\$500
Notes: Clear width over the water closet is 43-1/2" between side wall and lavatory (60" min).		
ADA: 604.8.1.1		
Other: CBC 11B-604.8.1.1.1		

Midpeninsula Regional Open Space District

Rancho San Antonio Foothills Field Office

Building		
20 - 1	Single User Restroom	Category: 2
Reposition controls and outlets		\$200
Notes: Electrical outlet is 49-1/4" AFF (15" min to 48" max).		
ADA: 308.2.1, 308.2.2		
Other: CBC 11B-308.2.1, CBC 11B-308.2.2		
Replace or reposition mirror		\$150
Notes: Bottom of the mirror's reflecting surface above the lavatory is 44-3/4" AFF (40" max).		
ADA: 603.3		
Other: CBC 11B-603.3		
Modify operating mechanism		\$250
Notes: Pull handle for baby changing table is located at 53-3/4" AFF (48" max).		
ADA: 309.1		
Other: CBC 11B-226.4, CBC 11B-309.1		
Reposition clothing hooks		\$125
Notes: Coat hook is 72-7/8" AFF (48" max).		
ADA: 308.1		
Other: CBC 11B-603.4		

Midpeninsula Regional Open Space District

Rancho San Antonio Foothills Field Office

Building	
20 - 2	Single User Restroom Category: 2
Install restroom sign	\$500
Notes: The state restroom sign is not provided (required state sign is to be mounted on the center of the door; all-gender - triangle on circle). Tactile and braille sign is mounted on the door (required federal sign is to be mounted on the latch side of the door) and tactile characters are serif.	
ADA: 703	
Other: CBC 11B-216.8, CBC 11B-703.7.2.6	
Modify lavatory or counter clearances	\$1,500
Notes: Lavatory counter is 34-1/2" AFF (34" max).	
ADA: 606.3	
Other: CBC 11B-606.3	
Replace or reposition dispenser	\$250
Notes: Height to operating mechanism of soap dispenser is 47-1/4" AFF (40" max). Centerline of the toilet paper roll dispenser is 1-1/4" in front of the water closet (7" min to 9" max).	
ADA: 604.7	
Other: CBC 11B-603.5, CBC 11B-604.7	
Replace or reposition mirror	\$150
Notes: Bottom of the mirror's reflecting surface above the lavatory is 41-3/8" AFF (40" max).	
ADA: 603.3	
Other: CBC 11B-603.3	
Provide or replace compartment door hardware	\$175
Notes: Compartment door does not have handles an interior handle and is not self-closing.	
ADA: 604.8.1.2	
Other: CBC 11B-604.8.1.2	
Increase water closet clear width or depth	\$500
Notes: Clear width over the water closet is 58" from wall to partition (60" min).	
ADA: 604.8.1.1	
Other: CBC 11B-604.8.1.1.1	
Replace or reposition fixtures	\$1,250
Notes: The water closet centerline is 18-1/2" from the wall (17" min to 18" max).	
ADA: 604.2	
Other: CBC 11B-604.2	
Replace or modify grab bars	\$300
Notes: Side grab bar starts 14-3/4" from rear wall (12" max).	
ADA: 604.5.1	
Other: CBC 11B-604.5.1	

Midpeninsula Regional Open Space District

Rancho San Antonio Foothills Field Office

Building		
20 - 2	Single User Restroom	Category: 2
Modify stall partition and install new stall door		\$750
Notes: Water closet is 45-1/2" from front partition (48" min).		
ADA: 604.8.1.1, 604.8.1.2		
Other: -		

Midpeninsula Regional Open Space District

Rancho San Antonio Foothills Field Office

Building	
20 - 3	Single User Restroom Category: 2
Install restroom sign	\$500
Notes: The state restroom sign is not provided (required state sign is to be mounted on the center of the door; all-gender - triangle on circle). Tactile and braille sign is mounted on the door (required federal sign is to be mounted on the latch side of the door) and tactile characters are serif.	
ADA: 703	
Other: CBC 11B-216.8, CBC 11B-703.7.2.6	
Insulate water lines	\$125
Notes: The lavatory drain pipes are not insulated.	
ADA: 606.5	
Other: CBC 11B-606.5	
Modify lavatory or counter clearances	\$1,500
Notes: Knee space under lavatory is obstructed by storage.	
ADA: 306.3.1, 306.3.3	
Other: CBC 11B-306.3.3	
Replace or reposition dispenser	\$250
Notes: Height to operating mechanism of soap dispenser is 47-1/4" AFF (40" max). Centerline of the toilet paper roll dispenser is 2-1/2" in front of the water closet (7" min to 9" max).	
ADA: 604.7	
Other: CBC 11B-603.5, CBC 11B-604.7	
Replace urinal	\$3,000
Notes: Urinal rim is 18" AFF (17" max).	
ADA: 605.2	
Other: CBC 11B-605.2	
Provide or replace compartment door hardware	\$175
Notes: Compartment door does not have an interior handle and is not self-closing.	
ADA: 604.8.1.2	
Other: CBC 11B-604.8.1.2	
Increase water closet clear width or depth	\$500
Notes: Compartment is 59-3/8" wide (60" min).	
ADA: 604.8.1.1	
Other: CBC 11B-604.8.1.1.1	

Midpeninsula Regional Open Space District

Rancho San Antonio Foothills Field Office

Building	
20 - 3	Single User Restroom Category: 2
Modify stall partition and install new stall door	\$750
Notes: Compartment door opens in front of the water closet (should be in front of the clear floor space, diagonal to the water closet). Water closet is 47-1/2" from front partition (48" min).	
ADA: 604.8.1.1, 604.8.1.2	
Other: CBC 11B-604.8.1.2	
Replace or reposition fixtures	\$1,250
Notes: The water closet centerline is 18-1/2" from the wall (17" min to 18" max).	
ADA: 604.2	
Other: CBC 11B-604.2	
Modify grab bars	\$200
Notes: Side grab bar is 36-1/4" AFF (33" min to 36" max).	
ADA: 609.4	
Other: CBC 11B-609.4	
Replace or modify grab bars	\$300
Notes: Side grab bar starts 12-3/8" from rear wall (12" max).	
ADA: 604.5.1	
Other: CBC 11B-604.5.1	

Midpeninsula Regional Open Space District

Rancho San Antonio Foothills Field Office

Exterior	
1 - 1	Parking Area
Location name unspecified	
Install reserved parking sign	\$750
Notes: An additional sign or language stating "Minimum Fine \$250" is not provided. A tow-away warning sign is not provided at the street entry or at the accessible parking space.	
ADA: -	
Other: CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
Provide or modify accessible spaces	\$2,945
Notes: Designated accessible space is not van accessible (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).	
ADA: 208.2, 208.2.4	
Other: CBC 11B-208.2, CBC 11B-208.2.4	
Provide a pavement stencil	\$210
Notes: Pavement ISA is not aligned to the bottom of the space and is oriented backwards.	
ADA: -	
Other: CBC 11B-502.6.4.1, CBC 11B-502.6.4.2	
Provide or modify accessible access aisles	\$210
Notes: Space and potential access aisle are 13' wide combined (17' min for van space). Access aisle does not have a blue border or diagonal striping.	
ADA: 502.2, 502.3.1	
Other: CBC 11B-502.2, CBC 11B-502.3.1, CBC 11B-502.3.3	
Provide adequate striping	\$100
Notes: The words "No Parking" are not painted in the access aisle.	
ADA: -	
Other: CBC 11B-502.3.3	

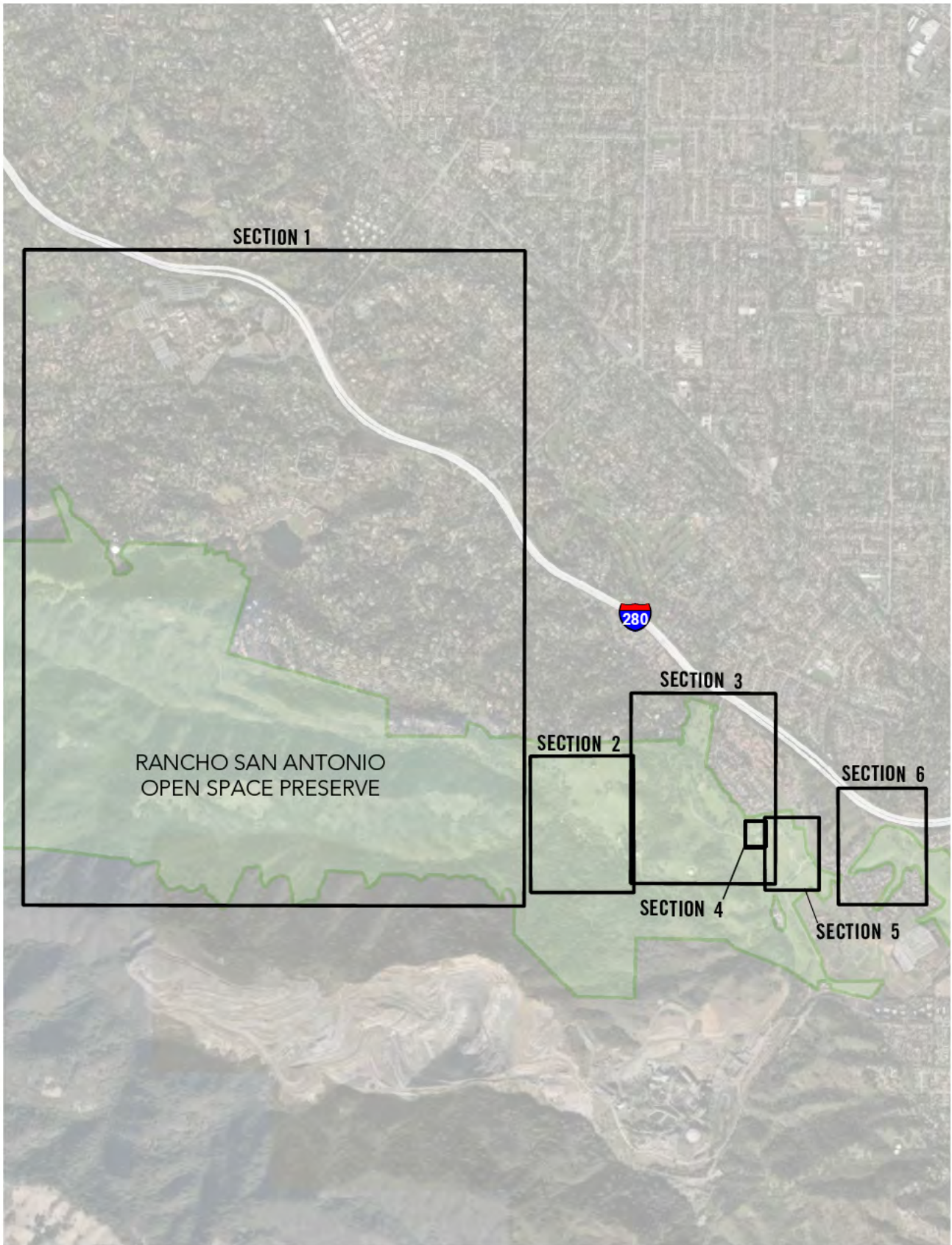
Midpeninsula Regional Open Space District

Rancho San Antonio Foothills Field Office

Exterior	
5 - 1	Ramp
	Category: 1
Provide a level landing	\$225
Notes: Slope of the top landing is 3.5% (2.0% max).	
ADA: 305.1, 405.7.1	
Other: CBC 11B-405.7.1	
Regrade or replace ramp	\$5,950
Notes: Slopes of ramp are inconsistent, bottom 3' has up to 11% running slope and top of ramp has up to 8.6% (8.33% max with no grade break).	
ADA: 405.2	
Other: CBC 11B-405.2	
Install a handrail	\$4,000
Notes: Handrails are not provided on either side of the ramp (handrails with continuous gripping surfaces are provided on both sides of ramp).	
ADA: 405.8, 505.10.1	
Other: CBC 11B-505.10.1, CBC 11B-505.2	
Grind or patch vertical change of grade	\$250
Notes: Surface level change is 1/4" at back of curb (changes in level are not permitted on ramps and landings).	
ADA: 405.4	
Other: CBC 11B-405.4	
6 - 1	Stairway
	Category: 2
Install a handrail	\$1,250
Notes: Handrails are not provided on either side of the stairway (handrails on both sides req).	
ADA: 505.10.2, 505.10.3, 505.3	
Other: CBC 11B-505.10.2, CBC 11B-505.10.3, CBC 11B-505.3	
Replace stairs	\$600
Notes: One riser is 5-1/2" and the other 6" (uniform heights req).	
ADA: 504.2	
Other: CBC 11B-504.2	
Install tread striping	\$30
Notes: No tread striping provided (required for all treads on an exterior stairway).	
ADA: -	
Other: CBC 11B-504.4.1	

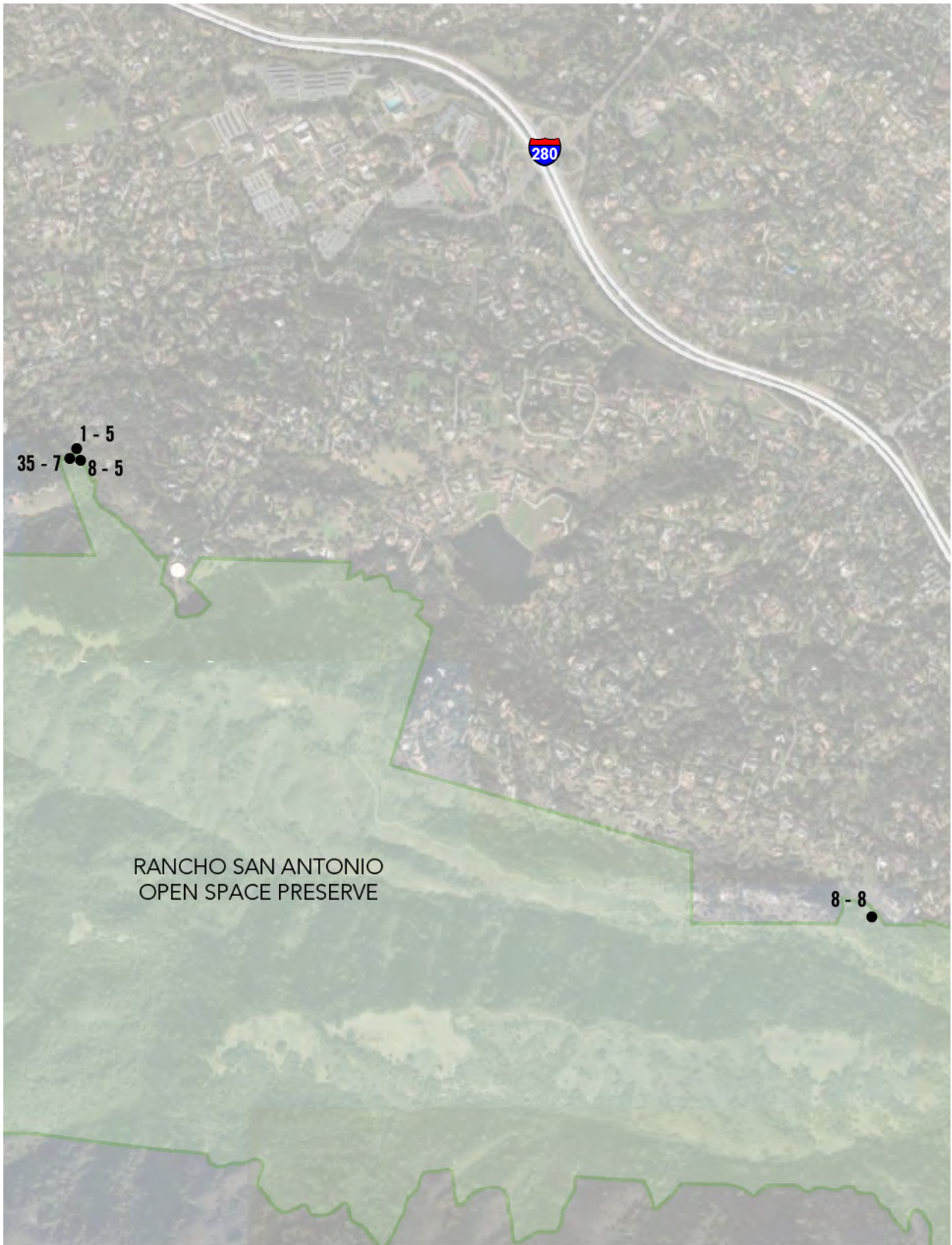
RANCHO SAN ANTONIO

PRESERVE
MAP SECTIONS



RANCHO SAN ANTONIO

PRESERVE
SECTION 1



RANCHO SAN ANTONIO

PRESERVE
SECTION 2



RANCHO SAN ANTONIO

PRESERVE
SECTION 3



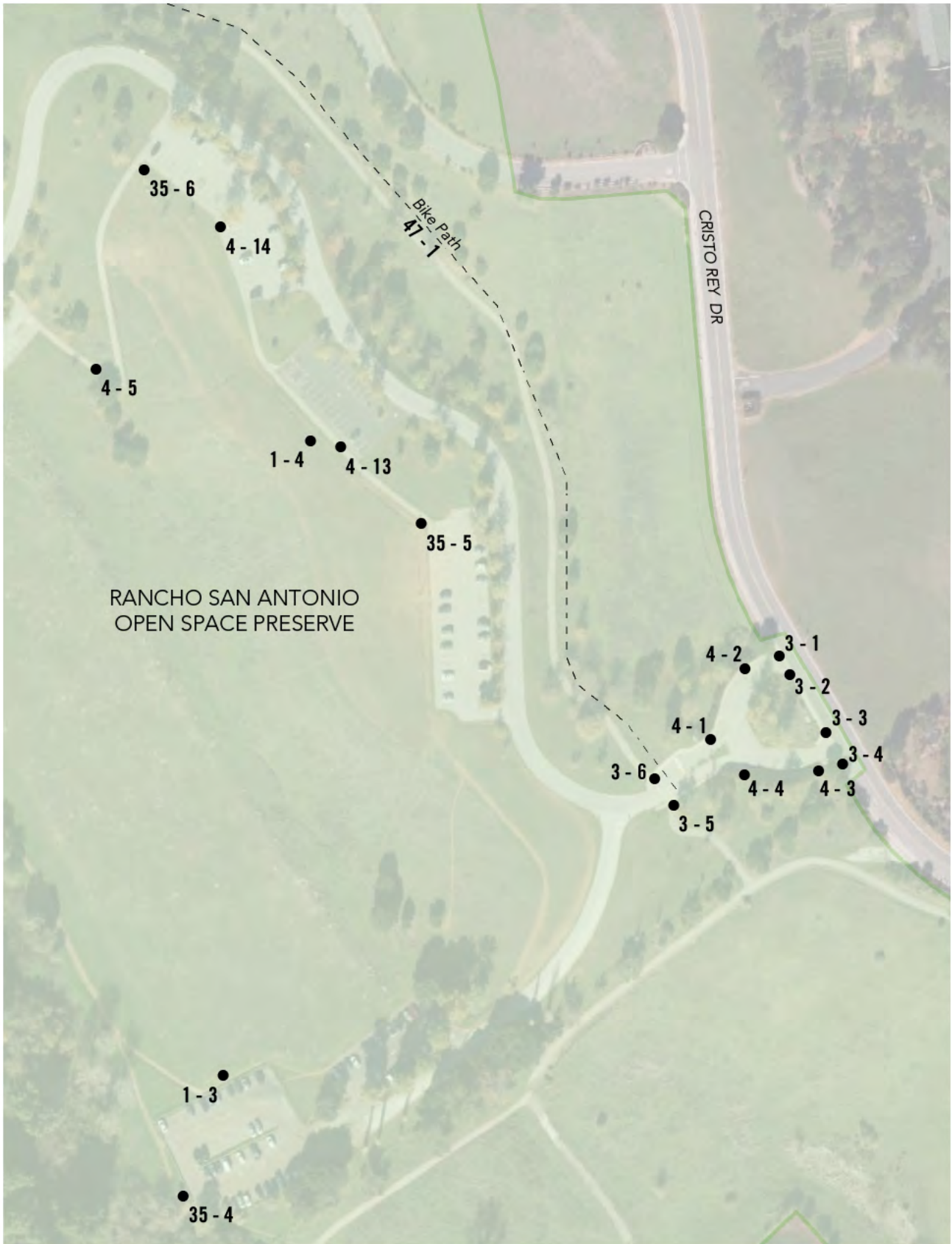
RANCHO SAN ANTONIO

PRESERVE
SECTION 4



RANCHO SAN ANTONIO

PRESERVE
SECTION 5



RANCHO SAN ANTONIO

PRESERVE
SECTION 6



Midpeninsula Regional Open Space District

Rancho San Antonio

Preserve	
1 - 1	Parking Area
	Category: 1
Rancho San Antonio Permit Lot at FFO	
Provide or modify accessible spaces	\$2,945
Notes: Unmarked natural surface permit parking area at Lower Meadow Trail (permit-only) does not provide an accessible parking space (min 1 van space required).	
ADA: 208.2, 208.2.4	
Other: CBC 11B-208.2, CBC 11B-208.2.4	
Install reserved parking sign	\$375
Notes: Required signage is not provided.	
ADA: 502.6	
Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	

Midpeninsula Regional Open Space District

Rancho San Antonio

Preserve	
1 - 2	Parking Area
	Category: 1
Location name unspecified	
Install reserved parking sign	\$375
Notes: A tow-away warning sign is not provided at the street entry or at the accessible parking space.	
ADA: -	
Other: CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
Provide an accessible route	\$0
Notes: Three access aisles do not align with curb ramps. Two of the corresponding accessible parking spaces can use other shared access aisle, while one space requires passing behind parked cars.	
ADA: 206.2.1	
Other: CBC 11B-206.2.1, CBC 11B-502.7.1	
Provide adequate striping	\$500
Notes: The words "No Parking" are 4" tall in each of five access aisles (12" min).	
ADA: -	
Other: CBC 11B-502.3.3	
Provide or modify accessible access aisles	\$1,050
Notes: Access aisles do not have a blue border.	
ADA: -	
Other: CBC 11B-502.3.3	
Provide or modify accessible spaces	\$2,945
Notes: None of five designated accessible spaces are van accessible (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).	
ADA: 208.2, 208.2.4	
Other: CBC 11B-208.2, CBC 11B-208.2.4	
Provide a pavement stencil	\$210
Notes: At accessible parking space north of restroom, newer pavement ISA is not aligned to the bottom of the space.	
ADA: -	
Other: CBC 11B-502.6.4.1, CBC 11B-502.6.4.2	
Repair surface	\$250
Notes: Drain grate in one access aisle south of restrooms has openings greater than 2" (1/2" max).	
ADA: 502.4	
Other: ABA 302.3, CBC 11B-302.3, CBC 11B-502.4	

Midpeninsula Regional Open Space District

Rancho San Antonio

Preserve	
1 - 2	Parking Area Category: 1
Location name unspecified	
Regrade accessible parking space or access aisle	\$16,000
Notes: Slopes of parking spaces and access aisles are 2.5% to 3.7% (2.0% max).	
ADA: 502.4	
Other: CBC 11B-502.4	
1 - 3	Parking Area Category: 1
Location name unspecified	
Provide adequate striping	\$400
Notes: All four accessible parking spaces are 15-1/2' to wheelstop (18' min long space, 16' min to wheelstop).	
ADA: -	
Other: CBC 11B-502.2	
Install reserved parking sign	\$375
Notes: A tow-away warning sign is not provided at the street entry or at the accessible parking space.	
ADA: -	
Other: CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
Regrade accessible parking space or access aisle	\$11,200
Notes: Slopes of four parking spaces and three access aisles are 2.5% to 2.7% (2.0% max).	
ADA: 502.4	
Other: CBC 11B-502.4	

Midpeninsula Regional Open Space District

Rancho San Antonio

Preserve	
1 - 4	Parking Area
	Category: 1
Location name unspecified	
Provide or modify accessible spaces	\$2,945
Notes: An adequate number of accessible parking spaces is not provided. Three upper parking lots provide 122 total spaces, 3 of which are accessible (5 min for 101 to 150). A van accessible parking space is not provided (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).	
ADA: 208.2, 208.2.4	
Other: CBC 11B-208.2, CBC 11B-208.2.4	
Install reserved parking sign	\$375
Notes: A tow-away warning sign is not provided at the street entry or at the accessible parking space.	
ADA: -	
Other: CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
Regrade accessible parking space or access aisle	\$3,200
Notes: Slopes of parking space and access aisle in southernmost lot are 3.7% to 4.7% (2.0% max).	
ADA: 502.4	
Other: CBC 11B-502.4	
Provide or modify accessible access aisles	\$210
Notes: Access aisle in southernmost parking lot does not have a blue border.	
ADA: -	
Other: CBC 11B-502.3.3	
Provide adequate striping	\$100
Notes: In southernmost lot, the words "No Parking" painted in the access aisle are 4" tall (12" min).	
ADA: -	
Other: CBC 11B-502.3.3	

Midpeninsula Regional Open Space District

Rancho San Antonio

Preserve		
1 - 5	Parking Area	Category: 4
Rancho San Antonio Lot on Rhus Ridge Road		
Provide or modify accessible spaces		\$2,945
Notes: Unmarked gravel parking area has room for 10 cars and does not provide an accessible parking space (1 van space min).		
ADA: 208.2, 208.2.4		
Other: CBC 11B-208.2, CBC 11B-208.2.4		
Install reserved parking sign		\$375
Notes: Required signage is not provided.		
ADA: 502.6		
Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		
Regrade accessible parking space or access aisle		\$1,600
Notes: Slope in possible parallel parking space is 4.5% (2.0% max). Slope in head-in parking space is 12.9%. Perpindicular space closest to entrance does not provide adequate length (18' min) and would impede fire lane. This parking area does not connect to an accessible feature.		
ADA: 502.4		
Other: CBC 11B-502.4		
2 - 1	Passenger Loading Zone	Category: 1
Stripe an access aisle		\$210
Notes: No marked access aisle is provided. Width of loading zone is 9' to 10' wide (13' min. for space and access aisle).		
ADA: 503.3, 503.3.1		
Other: CBC 11B-503.3, CBC 11B-503.3.1		
Regrade surface		\$1,600
Notes: Slopes in the pull-up space are 2.2% to 3.4% (2% max in any direction). Change in level is 6" at curb; no curb ramp in immediate area without having to enter driving lane.		
ADA: 503.4		
Other: CBC 11B-503.4		

Midpeninsula Regional Open Space District

Rancho San Antonio

Preserve	
3 - 1	Curb Ramp
	Category: 1
Provide a level landing	\$240
Notes: The turning space at the bottom of the parallel curb ramp has a slope of 4.6% (2.0% max).	
ADA: -	
Other: CBC 11B-406.1.2, CBC 11B-406.3.2	
Provide detectable warnings	\$1,000
Notes: Detectable warnings are not provided.	
ADA: -	
Other: CBC 11B-247.1.2.2, CBC 11B-705.1.2.2	
Provide a level landing	\$2,500
Notes: Counter slope at gutter is 8.6% (5.0% max).	
ADA: 406.2	
Other: CBC 11B-406.5.8	
Grind or patch vertical change of grade	\$250
Notes: There is a 1/4" change in level at the bottom of the curb ramp (flush and free of surface level changes).	
ADA: 405.4	
Other: CBC 11B-405.4, CBC 11B-406.5.4	
3 - 2	Curb Ramp
	Category: 1
Provide a level landing	\$240
Notes: A level landing is not provided at the top of the ramp (48" x 48" min, 2.0% max slope).	
ADA: 406.4, 406.7	
Other: CBC 11B-406.5.3	
Install, replace or modify curb ramp	\$4,000
Notes: Curb ramp has a running slope of up to 9.5% (8.33% max). Flared side has slope up to 18.8% (10% max).	
ADA: 405.2, 406.1, 406.3	
Other: CBC 11B-406.2.1, CBC 11B-406.2.2	
Provide detectable warnings	\$1,000
Notes: Detectable warnings are not provided.	
ADA: -	
Other: CBC 11B-247.1.2.2, CBC 11B-705.1.2.2	

Midpeninsula Regional Open Space District

Rancho San Antonio

Preserve	
3 - 3	Curb Ramp
	Category: 1
Provide detectable warnings	\$1,000
Notes: Detectable warnings are not provided.	
ADA: -	
Other: CBC 11B-247.1.2.2, CBC 11B-705.1.2.2	
Provide a level landing	\$240
Notes: A level landing is not provided at the top of the ramp (48" x 48" min, 2.0% max slope).	
ADA: 406.4, 406.7	
Other: CBC 11B-406.5.3	
Provide a level landing	\$2,500
Notes: Counter slope at gutter is 7.9% (5.0% max).	
ADA: 406.2	
Other: CBC 11B-406.5.8	
Grind or patch vertical change of grade	\$250
Notes: There is a 1/4" change in level at the bottom of the curb ramp (flush and free of surface level changes).	
ADA: 405.4	
Other: CBC 11B-405.4, CBC 11B-406.5.4	
Install, replace or modify curb ramp	\$4,000
Notes: Curb ramp has a running slope of up to 8.8% (8.33% max).	
ADA: 405.2, 406.1	
Other: CBC 11B-406.2.1	

Midpeninsula Regional Open Space District

Rancho San Antonio

Preserve	
3 - 4	Curb Ramp
	Category: 1
Provide detectable warnings	\$1,000
Notes: Detectable warnings are not provided.	
ADA: -	
Other: CBC 11B-247.1.2.2, CBC 11B-705.1.2.2	
Provide a level landing	\$240
Notes: The turning space at the bottom of the parallel curb ramp has a slope of 8.7% (2.0% max).	
ADA: -	
Other: CBC 11B-406.1.2, CBC 11B-406.3.2	
Grind or patch vertical change of grade	\$250
Notes: There is a 1/2" change in level at the bottom of the curb ramp (flush and free of surface level changes).	
ADA: 405.4	
Other: CBC 11B-405.4, CBC 11B-406.5.4	
Install, replace or modify curb ramp	\$4,000
Notes: One of the runs on parallel curb ramp has a running slope of 16.4% (8.33% max).	
ADA: 406.4	
Other: CBC 11B-406.1.2, CBC 11B-406.3.1	
3 - 5	Curb Ramp
	Category: 1
Provide detectable warnings	\$1,000
Notes: Detectable warnings are not provided.	
ADA: -	
Other: CBC 11B-247.1.2.2, CBC 11B-705.1.2.2	
Grind or patch vertical change of grade	\$250
Notes: There is a 1/2" change in level at the bottom of the curb ramp (flush and free of surface level changes).	
ADA: 405.4	
Other: CBC 11B-405.4, CBC 11B-406.5.4	
Install, replace or modify curb ramp	\$4,000
Notes: Curb ramp has a running slope of up to 11.5% (8.33% max). Flared side has slope up to 14.5% (10% max).	
ADA: 405.2, 406.1, 406.3	
Other: CBC 11B-406.2.1, CBC 11B-406.2.2	
Provide a level landing	\$240
Notes: The top landing has a slope of 4.6% (2.0% max).	
ADA: 406.4, 406.7	
Other: CBC 11B-406.5.3	

Midpeninsula Regional Open Space District

Rancho San Antonio

Preserve	
3 - 6	Curb Ramp
	Category: 1
Provide a level landing	\$240
Notes: The top landing has a slope of 3.9% (2.0% max).	
ADA: 406.4, 406.7	
Other: CBC 11B-406.5.3	
Provide detectable warnings	\$1,000
Notes: Detectable warnings are not provided.	
ADA: -	
Other: CBC 11B-247.1.2.2, CBC 11B-705.1.2.2	
Grind or patch vertical change of grade	\$250
Notes: There is a 1/2" change in level at the bottom of the curb ramp (flush and free of surface level changes).	
ADA: 405.4	
Other: CBC 11B-405.4, CBC 11B-406.5.4	
Install, replace or modify curb ramp	\$4,000
Notes: Curb ramp has a running slope of up to 9.6% (8.33% max). Flared sides have slopes of 13% and 18% (10% max).	
ADA: 405.2, 406.1, 406.3	
Other: CBC 11B-406.2.1, CBC 11B-406.2.2	
3 - 7	Curb Ramp
	Category: 1
Provide detectable warnings	\$1,000
Notes: Detectable warnings are not provided.	
ADA: -	
Other: CBC 11B-247.1.2.2, CBC 11B-705.1.2.2	
Install, replace or modify curb ramp	\$4,000
Notes: Curb ramp has a running slope of up to 8.6% (8.33% max). Flared sides have slopes of 12.5% and 12.6%. (10% max.)	
ADA: 405.2, 406.1, 406.3	
Other: CBC 11B-406.2.1, CBC 11B-406.2.2	
Grind or patch vertical change of grade	\$250
Notes: There is a 1/2" change in level at the bottom of the curb ramp (flush and free of surface level changes).	
ADA: 405.4	
Other: CBC 11B-405.4, CBC 11B-406.5.4	

Midpeninsula Regional Open Space District

Rancho San Antonio

Preserve		
3 - 8	Curb Ramp	Category: 1
Provide detectable warnings		\$1,000
Notes: Detectable warnings are not provided.		
ADA: -		
Other: CBC 11B-247.1.2.2, CBC 11B-705.1.2.2		
Grind or patch vertical change of grade		\$250
Notes: There is a 1/2" change in level at the bottom of the curb ramp (flush and free of surface level changes).		
ADA: 405.4		
Other: CBC 11B-405.4, CBC 11B-406.5.4		
Install, replace or modify curb ramp		\$4,000
Notes: Flared sides have slopes 12.3% and 14.3% (10% max).		
ADA: 406.3		
Other: CBC 11B-406.2.2		
3 - 9	Curb Ramp	Category: 1
Provide detectable warnings		\$1,000
Notes: Detectable warnings are not provided.		
ADA: -		
Other: CBC 11B-247.1.2.2, CBC 11B-705.1.2.2		
Provide a level landing		\$0
Notes: The top landing has a slope of 3.8% (2.0% max); see walk 4-6.		
ADA: 406.4, 406.7		
Other: CBC 11B-406.5.3		
Install, replace or modify curb ramp		\$4,000
Notes: Curb ramp has a running slope of up to 10.5% (8.33% max). Flared sides have slopes of 15.1% and 11.9% (10% max).		
ADA: 405.2, 406.1, 406.3		
Other: CBC 11B-406.2.1, CBC 11B-406.2.2		

Midpeninsula Regional Open Space District

Rancho San Antonio

Preserve		
3 - 10	Curb Ramp	Category: 1
Provide detectable warnings		\$1,000
Notes: Detectable warnings are not provided.		
ADA: -		
Other: CBC 11B-247.1.2.2, CBC 11B-705.1.2.2		
Provide or relocate crossing or curb markings		\$250
Notes: No corresponding curb ramp on other side of crossing.		
ADA: 303.4, 402.2, 406.1		
Other: CBC 11B-303.4, CBC 11B-402.2, CBC 11B-406.1		
Grind or patch vertical change of grade		\$250
Notes: There is a 1/2" change in level at the top of the curb ramp (flush and free of surface level changes).		
ADA: 405.4		
Other: CBC 11B-405.4, CBC 11B-406.5.4		
Install, replace or modify curb ramp		\$4,000
Notes: Curb ramp has a running slope of up to 10.0% (8.33% max). Flared sides have slopes of 17.6% and 13.9%. (10% max).		
ADA: 405.2, 406.1, 406.3		
Other: CBC 11B-406.2.1, CBC 11B-406.2.2		
3 - 11	Curb Ramp	Category: 1
Install, replace or modify curb ramp		\$4,000
Notes: Curb ramp has a running slope of up to 10.3% (8.33% max). Flared side has slope up to 12.1% (10% max).		
ADA: 405.2, 406.1, 406.3		
Other: CBC 11B-406.2.1, CBC 11B-406.2.2		
Provide detectable warnings		\$1,000
Notes: Detectable warnings are not provided.		
ADA: -		
Other: CBC 11B-247.1.2.2, CBC 11B-705.1.2.2		
Provide a level landing		\$240
Notes: The top landing has a slope of 3.6% (2.0% max).		
ADA: 406.4, 406.7		
Other: CBC 11B-406.5.3		

Midpeninsula Regional Open Space District

Rancho San Antonio

Preserve	
3 - 12	Curb Ramp Category: 1
Grind or patch vertical change of grade	\$250
Notes: There is a 1/2" change in level at the bottom of the curb ramp (flush and free of surface level changes).	
ADA: 405.4	
Other: CBC 11B-405.4, CBC 11B-406.5.4	
Install, replace or modify curb ramp	\$4,000
Notes: Curb ramp has a running slope of up to 10.11% (8.33% max). Flared sides have slopes 11.3% and 16.3% (10% max).	
ADA: 405.2, 406.1, 406.3	
Other: CBC 11B-406.2.1, CBC 11B-406.2.2	
Provide a level landing	\$240
Notes: The top landing has a slope of 3.6% (2.0% max).	
ADA: 406.4, 406.7	
Other: CBC 11B-406.5.3	
3 - 13	Curb Ramp Category: 1
Provide a level landing	\$240
Notes: A level landing is not provided at the top of the ramp (48" x 48" min, 2.0% max slope).	
ADA: 406.4, 406.7	
Other: CBC 11B-406.5.3	
Provide detectable warnings	\$1,000
Notes: Detectable warnings are not provided.	
ADA: -	
Other: CBC 11B-247.1.2.2, CBC 11B-705.1.2.2	
Install, replace or modify curb ramp	\$4,000
Notes: Curb ramp has a running slope of up to 10.7% (8.33% max). Flared sides have slopes 12.9% and 16.2% (10% max).	
ADA: 405.2, 406.1, 406.3	
Other: CBC 11B-406.2.1, CBC 11B-406.2.2	

Midpeninsula Regional Open Space District

Rancho San Antonio

Preserve		
3 - 14	Curb Ramp	Category: 1
Provide detectable warnings		\$1,000
Notes: Detectable warnings are not provided.		
ADA: -		
Other: CBC 11B-247.1.2.2, CBC 11B-705.1.2.2		
Install, replace or modify curb ramp		\$4,000
Notes: Flared sides have slopes of 14.7% and 11.8%. (10% max).		
ADA: 406.3		
Other: CBC 11B-406.2.2		
Grind or patch vertical change of grade		\$250
Notes: There is a 1/2" change in level at the bottom of the curb ramp (flush and free of surface level changes).		
ADA: 405.4		
Other: CBC 11B-405.4, CBC 11B-406.5.4		
Provide a level landing		\$240
Notes: Level landing at top of the ramp is 34" deep to edge of curb (48" x 48" min, 2.0% max slope).		
ADA: 406.4, 406.7		
Other: CBC 11B-406.5.3		
4 - 1	Walk	Category: 2
Regrade surface		\$5,700
Notes: Cross slope of sidewalk is up to 4.3% for 95 linear feet (2.0% max).		
ADA: 403.3		
Other: CBC 11B-403.3		
4 - 2	Walk	Category: 2
Regrade surface		\$4,320
Notes: Cross slope of sidewalk is up to 3.5% for 72 linear feet (2.0% max).		
ADA: 403.3		
Other: CBC 11B-403.3		
4 - 3	Walk	Category: 2 or 4
Regrade surface		\$5,730
Notes: Cross slope of sidewalk is up to 2.9% for 95-1/2 linear feet (2.0% max).		
ADA: 403.3		
Other: CBC 11B-403.3		

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Preserve		
4 - 4	Walk	Category: 2
Regrade surface		\$4,950
Notes: Cross slope of sidewalk is up to 3.6% for 82-1/2 linear feet (2.0% max).		
ADA: 403.3		
Other: CBC 11B-403.3		
4 - 5	Walk	Category: 2
Regrade surface		\$12,000
Notes: Running slope of asphalt path between lower and upper parking areas is up to 19% (5.0% max) and cross slope is up to 7.5% (2.0% max) for 400 linear feet.		
ADA: 403.3		
Other: CBC 11B-403.3		
Provide a level landing		\$375
Notes: Slope in turning area is 5% (2.0% max).		
ADA: -		
Other: CBC 11B-403.7		
Reduce or eliminate opening		\$250
Notes: Grate has openings up to 2" (1/2" max).		
ADA: -		
Other: ABA 302.3, CBC 11B-302.3		
4 - 6	Walk	Category: 2
Regrade surface		\$8,100
Notes: Cross slope of concrete path is up to 4.6% for 135 linear feet (2.0% max).		
ADA: 403.3		
Other: CBC 11B-403.3		
4 - 7	Walk	Category: 2
Regrade surface		\$3,420
Notes: Cross slope of concrete path is up to 6.2% for 57 linear feet (2.0% max).		
ADA: 403.3		
Other: CBC 11B-403.3		
Grind or patch vertical change of grade		\$500
Notes: Vertical change in level is 1/2" at concrete joint and broken concrete (1/4" max or 1/2" max with a 1:2 bevel).		
ADA: 303.2, 303.3, 403.4		
Other: CBC 11B-303.2, CBC 11B-403.4		

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Preserve		
4 - 8	Walk	Category: 2
Regrade surface		\$4,500
Notes: Cross slope of concrete path is up to 4.2% for 75 linear feet (2.0% max).		
ADA: 403.3		
Other: CBC 11B-403.3		
4 - 9	Walk	Category: 2
Regrade surface		\$4,320
Notes: Cross slope of concrete path is up to 7.3% for 72 linear feet (2.0% max).		
ADA: 403.3		
Other: CBC 11B-403.3		
4 - 10	Walk	Category: 2
Regrade surface		\$4,080
Notes: Running slope of concrete path is up to 10.7% for 25 linear feet (5.0% max) and cross slope is up to 5.8% for an additional 43 linear feet (2.0% max).		
ADA: 403.3		
Other: CBC 11B-403.3		
4 - 11	Walk	Category: 2
Grind or patch vertical change of grade		\$0
Notes: Vertical changes in level are up to 3/4" between pavers in area surrounding restrooms (1/4" max or 1/2" max with a 1:2 bevel).		
ADA: 303.2, 303.3, 403.4		
Other: CBC 11B-303.2, CBC 11B-403.4		
Regrade surface		\$18,750
Notes: Irregular paver surface has typical cross slope of 3.6% (2.0% max) for approximately 1250 square feet.		
ADA: 403.3		
Other: CBC 11B-403.3		
4 - 12	Walk	Category: 2
Regrade surface		\$2,100
Notes: Cross slope of concrete path is up to 2.8% for 35 linear feet (2.0% max).		
ADA: 403.3		
Other: CBC 11B-403.3		
Grind or patch vertical change of grade		\$250
Notes: Vertical change in level is 1/2" between concrete and asphalt (1/4" max or 1/2" max with a 1:2 bevel).		
ADA: 303.2, 303.3, 403.4		
Other: CBC 11B-303.2, CBC 11B-403.4		

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Rancho San Antonio

Preserve		
4 - 13	Walk	Category: 2
Regrade surface		\$11,280
Notes: Cross slope of asphalt path is up to 4.6% for 360 linear feet. Running slope is up to 12% for an additional 16 linear feet as path descends to northernmost of three upper lots (5.0% max).		
ADA: 403.3		
Other: CBC 11B-403.3		
4 - 14	Walk	Category: 2
Regrade surface		\$60
Notes: Cross slope of asphalt path in front of northernmost upper parking lot is 3.0% for 108 linear feet beginning at the 10th parking space from the exit.		
ADA: 403.3		
Other: CBC 11B-403.3		
4 - 15	Walk	Category: 2
Regrade surface		\$2,580
Notes: Cross slope of concrete path is up to 4.8% for 43 linear feet (2.0% max).		
ADA: 403.3		
Other: CBC 11B-403.3		
Repair surface		\$250
Notes: There is a 3/4" wide gap at the concrete joint (1/2" max).		
ADA: 302.3		
Other: CBC 11B-302.3		
8 - 1	Door/Gate	Category: 1
Provide or modify door kick plate		\$225
Notes: A smooth and uninterrupted kick plate surface is not provided in the 10" space above the finished floor due to wire mesh grate.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
Adjust door closer		\$125
Notes: Door opening force is 7 lbs (5 lbs max).		
ADA: 404.2.9		
Other: CBC 11B-404.2.9		

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Preserve		
8 - 2	Door/Gate	Category: 1
Provide or modify door kick plate		\$225
Notes: A smooth and uninterrupted kick plate surface is not provided in the 10" space above the finished floor due to wire mesh grate.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
Adjust door closer		\$125
Notes: Door opening force is 8 lbs (5 lbs max).		
ADA: 404.2.9		
Other: CBC 11B-404.2.9		
8 - 3	Door/Gate	Category: 1
Increase maneuvering space		\$1,000
Notes: Maneuvering clearance on the pull side of door at restroom 20-1 is 52-3/4" to edge of concrete (60" min).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		
Adjust door closer		\$125
Notes: Door closer sweep time is 2 seconds (5 seconds min). Door opening force is 8 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
8 - 4	Door/Gate	Category: 1
Adjust door closer		\$125
Notes: Door closer sweep time at restroom 20-2 is 4 seconds (5 seconds min). Door opening force is 10 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
8 - 5	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width of block stile gate is 28-3/4" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 39-1/2" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		

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Preserve		
8 - 6	Door/Gate	Category: 1
Enlarge door opening		\$250
Notes: Post extensions protrude 5-1/2" at 37" AFF on block stile gate (4" max between 34" and 80").		
ADA: 404.2.3		
Other: CBC 11B-404.2.3		
8 - 7	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width of block stile gate is 26" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 39-1/2" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		
8 - 8	Door/Gate	Category: 1
Enlarge door opening		\$250
Notes: Post extensions protrude 5-1/2" at 35" AFF on block stile gate (4" max between 34" and 80").		
ADA: 404.2.3		
Other: CBC 11B-404.2.3		
10 - 1	Drinking Fountain	Category: 3
Replace or adjust water controls		\$125
Notes: Operating effort of control is 11 lbs on wheelchair fountain, 10 lbs on standing person fountain, and 12 lbs on bottle fill station (5 lbs max).		
ADA: 309.1		
Other: CBC 11B-309.1		
10 - 2	Drinking Fountain	Category: 3
Install an additional high or low fountain		\$3,000
Notes: A wheelchair accessible fountain is not provided.		
ADA: 211.2		
Other: CBC 11B-211.2		
Adjust the water stream height or direction		\$125
Notes: The flow of the water is 3-1/2" high (4" high min).		
ADA: 602.6		
Other: CBC 11B-602.6		
Replace or adjust water controls		\$125
Notes: Operating effort of control is 10 lbs (5 lbs max).		
ADA: 309.1		
Other: CBC 11B-309.1		

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Preserve		
10 - 3	Drinking Fountain	Category: 3
Install an additional high or low fountain		\$3,000
Notes: A wheelchair accessible fountain is not provided.		
ADA: 211.2		
Other: CBC 11B-211.2		
Replace fountain		\$3,000
Notes: Bubbler height on the post-mounted fountain is 36" above the ground (38" min to 43" max for standing person fountain).		
ADA: 602.7		
Other: CBC 11B-602.7		
11 - 1	Telephone	Category: 3
Reposition phone equipment		\$500
Notes: Coin slot is 55-1/2" AFF and top two rows of numbers are above 48" (max "48 required).		
ADA: 308.3.1, 308.3.2		
Other: CBC 11B-308.3.1, CBC 11B-308.3.2		

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Rancho San Antonio

Preserve		
19 - 1	Multiple User Restroom	Category: 2
Install restroom sign		\$500
Notes: The state restroom sign is centered 54-1/2" AFF (58" min to 60" max). A federal tactile and braille restroom sign is not provided.		
ADA: 703		
Other: CBC 11B-216.8, CBC 11B-703.7.2.6		
Replace urinal		\$3,000
Notes: Urinal rim is 17-3/4" AFF (17" max).		
ADA: 605.2		
Other: CBC 11B-605.2		
Insulate water lines		\$125
Notes: Pipes under lavatory are not insulated.		
ADA: 606.5		
Other: CBC 11B-606.5		
Provide or replace compartment door hardware		\$175
Notes: Compartment door does not have handles on the inside or outside of door and is not self-closing.		
ADA: 604.8.1.2		
Other: CBC 11B-604.8.1.2		
Reposition clothing hooks		\$125
Notes: Coat hook in common area is 62" AFF and coat hook in stall is 52-1/2" AFF (48" max).		
ADA: 308.1		
Other: CBC 11B-308.1, CBC 11B-603.4		
Replace toilet or adjust toilet seat height		\$3,000
Notes: Water closet seat height is 19-3/4" AFF (17" min to 19" max).		
ADA: 604.4		
Other: CBC 11B-604.4		
Modify grab bars		\$250
Notes: Rear grab bar extends from the centerline of the water closet 15" and 21" (36" long min, extends 12" and 24" min from centerline of water closet). The side grab bar extends 49-3/4" from the rear wall (starts 12" max from wall and extends 54" min from the rear wall).		
ADA: 604.5.1, 604.5.2		
Other: CBC 11B-604.5.1, CBC 11B-604.5.2		

Midpeninsula Regional Open Space District

Rancho San Antonio

Preserve	
19 - 1	Multiple User Restroom
	Category: 2
Replace or reposition dispenser	\$125
Notes: Centerlines of the toilet paper roll dispensers are 5" and 18" in front of the water closet (7" min to 9" max).	
ADA: 604.7	
Other: CBC 11B-604.7	
Replace or modify grab bars	\$300
Notes: Water closet fixture is located 1" below the rear grab bar (1-1/2" min clear space below the bar).	
ADA: 609.3	
Other: CBC 11B-609.3	
Modify lavatory or counter clearances	\$1,500
Notes: Clear space beneath the lavatory is 27-3/8" to front apron (29" min). Knee space measured at 8" deep from the front edge of the lavatory is 24" AFF (27" min).	
ADA: 306.3.1, 306.3.3	
Other: CBC 11B-306.3.1, CBC 11B-306.3.3	
Replace or adjust water controls	\$500
Notes: Water flows from the lavatory faucet for 5 seconds (10 seconds min).	
ADA: 309.1, 606.4	
Other: CBC 11B-606.4	

Midpeninsula Regional Open Space District

Rancho San Antonio

Preserve		
19 - 2	Multiple User Restroom	Category: 2
Install restroom sign		\$500
Notes: The state restroom sign is centered 54" AFF (58" min to 60" max). A federal tactile and braille restroom sign is not provided.		
ADA: 703		
Other: CBC 11B-216.8, CBC 11B-703.7.2.6		
Provide or replace compartment door hardware		\$175
Notes: Compartment door does not have a handle on the inside and is not self-closing.		
ADA: 604.8.1.2		
Other: CBC 11B-604.8.1.2		
Reposition clothing hooks		\$125
Notes: Coat hook is 53" AFF (48" max).		
ADA: 308.1		
Other: CBC 11B-603.4		
Modify stall partition and install new stall door		\$750
Notes: There is 40" in front of water closet to door swing.		
ADA: -		
Other: CBC 11B-604.8.1.1.2		
Insulate water lines		\$125
Notes: Pipes under lavatory are not insulated.		
ADA: 606.5		
Other: CBC 11B-606.5		
Modify grab bars		\$250
Notes: Rear grab bar extends from the centerline of the water closet 13-1/4" and 22-3/4" (36" long min, extends 12" and 24" min from centerline of water closet). The side grab bar extends 50" from the rear wall (starts 12" max from wall and extends 54" min from the rear wall).		
ADA: 604.5.1, 604.5.2		
Other: CBC 11B-604.5.1, CBC 11B-604.5.2		
Modify lavatory or counter clearances		\$1,500
Notes: Clear space beneath the lavatory is 27-3/8" to front apron (29" min). Knee space measured at 8" deep from the front edge of the lavatory is 24" AFF (27" min).		
ADA: 306.3.1, 306.3.3		
Other: CBC 11B-306.3.1, CBC 11B-306.3.3		

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Rancho San Antonio

Preserve		
19 - 2	Multiple User Restroom	Category: 2
Replace or reposition dispenser		\$0
Notes: Centerline of one toilet paper roll dispenser is 3" behind front of the water closet (7" min to 9" max in front of water closet).		
ADA: 604.7		
Other: CBC 11B-604.7		

Midpeninsula Regional Open Space District

Rancho San Antonio

Preserve		
20 - 1	Single User Restroom	Category: 2
Install restroom sign		\$500
Notes: The state restroom sign is not provided (required state sign is to be mounted on the center of the door; all-gender - triangle on circle). Centerline of the tactile and braille sign is 5-1/2" from edge of door swing (18" by 18" min clear floor space).		
ADA: 703		
Other: CBC 11B-216.8, CBC 11B-703.7.2.6		
Provide an accessible route		\$0
Notes: An accessible route is not provided to the restroom due to 3/4" change in level between concrete pad and adjacent gravel surface (1/4" min, 1/2" with a bevel).		
ADA: 206.2		
Other: CBC 11B-206.2		
Replace urinal		\$3,000
Notes: Urinal rim projects 9" from wall (13-1/2" min).		
ADA: 605.2		
Other: CBC 11B-605.2		
Provide clear floor or turning space		\$3,000
Notes: Urinal centerline is 12-1/2" from wall (30" by 48" min clear floor space).		
ADA: 305.1, 305.5		
Other: CBC 11B-305.1		
Reposition clothing hooks		\$125
Notes: Coat hook is 68" AFF (48" max).		
ADA: 308.1		
Other: CBC 11B-603.4		
Replace or reposition dispenser		\$250
Notes: Height to operating mechanism of hand sanitizer dispenser is 57-1/4" AFF (40" max). Centerline of the toilet paper roll dispenser is 13-1/2" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		
Replace or reposition fixtures		\$1,250
Notes: The water closet centerline is 20-1/4" from the wall (17" min to 18" max).		
ADA: 604.2		
Other: CBC 11B-604.2		

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Rancho San Antonio

Preserve		
20 - 1	Single User Restroom	Category: 2
Increase water closet clear width or depth		\$0
Notes: There is moveable trash container in the clear space in front of the water closet (59" min clear for floor mounted fixtures).		
ADA: 604.8.1.1		
Other: CBC 11B-604.8.1.1.1		
Replace or modify grab bars		\$300
Notes: Rear grab bar extends from the centerline of the water closet 16" and 22" (36" long min, extends 12" and 24" min from centerline of water closet).		
ADA: 604.5.2		
Other: CBC 11B-604.5.2		

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Rancho San Antonio

Preserve		
20 - 2	Single User Restroom	Category: 2
Install restroom sign		\$500
Notes: The state restroom sign is not provided (required state sign is to be mounted on the center of the door; all-gender - triangle on circle). Centerline of the tactile and braille sign is 5-1/2" from the edge of door swing (18" by 18" min clear floor space). Letters have faded and does not provide adequate contrast.		
ADA: 703		
Other: CBC 11B-216.8, CBC 11B-703.7.2.6		
Provide an accessible route		\$0
Notes: An accessible route is not provided to the restroom due to 1" change in level between concrete pad and adjacent surface (1/4" max, 1/2" with a bevel).		
ADA: 206.2		
Other: CBC 11B-206.2		
Replace urinal		\$3,000
Notes: Urinal rim projects 9" from the wall (13-1/2" min).		
ADA: 605.2		
Other: CBC 11B-605.2		
Reposition clothing hooks		\$125
Notes: Coat hook is 67" AFF (48" max).		
ADA: 308.1		
Other: CBC 11B-603.4		
Replace or reposition fixtures		\$1,250
Notes: The water closet centerline is 20-1/4" from the wall (17" min to 18" max).		
ADA: 604.2		
Other: CBC 11B-604.2		
Increase water closet clear width or depth		\$500
Notes: There is a moveable trash container in the clear space in front of the water closet (59" min clear for floor mounted fixtures).		
ADA: 604.8.1.1		
Other: CBC 11B-604.8.1.1.1		
Replace or modify grab bars		\$300
Notes: Rear grab bar extends from the centerline of the water closet 16" and 22" (36" long min, extends 12" and 24" min from centerline of water closet).		
ADA: 604.5.2		
Other: CBC 11B-604.5.2		

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Preserve		
20 - 2	Single User Restroom	Category: 2
Replace or reposition dispenser		\$125
Notes: Centerline of the toilet paper roll dispenser is 12" in front of the water closet (7" min to 9" max). Height to operating mechanism of hand sanitizer dispenser is 54-1/2" AFF (40" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		
32 - 1	Picnic Area	Category: 2
Provide an accessible picnic unit		\$6,400
Notes: Picnic area has 5 tables, none of which are designed for accessibility (20% minimum, but not less than two picnic units are required to be accessible). An accessible table has an area 30" min wide for knee space, 27" knee clearance above the ground measured 8" horizontally from the front face of the table, and 9" toe clearance above the ground extending 17" from the front face of the table. An accessible table top also has the dining surface 28" min to 34" max above the ground. Knee clearance extends 10" from front face of tabletop (19" min at 27" above the ground).		
ADA: -		
Other: ABA F245.2.1, CBC 11B-246.5		
Regrade surface		\$15
Notes: Slope of the clear floor space at end of picnic table is 15% (5% max for natural surface). Slope of the clear floor space at 5 grills is up to 7% (5% max).		
ADA: -		
Other: ABA 1011.2.3, CBC 11B-305.1		
33 - 1	Outdoor Constructed Features	Category: 2
Increase or provide clear floor area		\$500
Notes: Slope of the clear floor space for companion seating adjacent to bench is 8.5% (5% max for natural surface).		
ADA: -		
Other: ABA 1011.2.1		
35 - 1	Other	Category: 2
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at map board is 7.8% (5% max for natural surface).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		

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Preserve		
35 - 2	Other	Category: 2
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at brochure box is 3.1% (2.0% max).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		
35 - 3	Other	Category: 2
Increase or provide maneuvering or clear floor area		\$0
Notes: Slope of the clear floor space at trash container is 3.1% (2.0% max); see walk 4-6.		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		
35 - 4	Other	Category: 2
Provide an accessible route		\$250
Notes: An accessible route to the trash container is not provided due to 1" change in level between wood header and adjacent surface (1/4" max, 1/2" with a bevel).		
ADA: 206.2		
Other: CBC 11B-206.2		
35 - 5	Other	Category: 2
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at trash container is 4.1% (2.0% max).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		
35 - 6	Other	Category: 2
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at trash container is 3.7% (2.0% max).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		
35 - 7	Other	Category: 2
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at brochure box is 6.9% (2.0% max).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		

Midpeninsula Regional Open Space District

Rancho San Antonio

Preserve		
47 - 1	Trails	Category: 1

Rancho San Antonio Bike Path

Regrade surface \$ -

Notes: Cross slope of asphalt RSA Bike Path varies along trail. Starting from the entrance drive, it is up to 5% for 60 linear feet (2.0% max). As path loops around parking area, cross slope is up to 3.4% for 120 linear feet (2.0% max). Running slope is up to 9.1% for 175 linear feet between resting intervals to crest of hill (10% max for 30 feet max) and up to 12.2% for 285 linear feet as path descends to main parking area (12.5% max for 10 feet max). Section of bike path after bridge has a cross slope up to 8.9% immediately and up to 13.1% near bay trees, as well as a section of running slope between 9.2% and 14.7% for 80 linear feet.

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

Provide a firm, stable and slip resistant surface \$ -

Notes: Loose material from accumulated erosion debris on uphill side of path is not a firm and stable surface.

ADA: -

Other: ABA 1017.2

Remove tread obstacle \$ -

Notes: Vertical change in level is 1/2" between asphalt and bridge on both sides and 1" at broken asphalt (1/2" max).

ADA: -

Other: ABA 1017.5

Reduce or eliminate opening \$ -

Notes: Openings in trail surface are 1" wide at gaps in asphalt and parallel to path of travel (1/2" max, perpendicular to path of travel). Gaps are 3" wide at spalled asphalt.

ADA: -

Other: ABA 1017.6, ABA 302.3

Midpeninsula Regional Open Space District

Rancho San Antonio

Preserve	
47 - 2	Trails
	Category: 4
Permanente Creek Trail	
Provide a firm, stable and slip resistant surface	\$ -
Notes: Trail surface has a 1/4" to 1/2" layer of loose gravel on top of compacted gravel surface for 1375'. Loose material is even thicker in drain ruts.	
ADA: -	
Other: ABA 1017.2	
Regrade surface	\$ -
Notes: Slopes at Service Road Trail are mostly within limits of Midpen Easy Access Trail and ABA Trail standards. One section has running slope up to 10% for 140 linear feet between resting intervals (10% max for 30 feet max).	
ADA: -	
Other: ABA 1017.7.1	
Provide an accessible route	\$ -
Notes: On approach to trail from south end, asphalt path has a cross slope up to 5.4% for 18 linear feet (2.0% max).	
ADA: -	
Other: ABA F206.2	
Reduce or eliminate opening	\$ -
Notes: Gaps between planks on bridge are 3/4" wide (1/2" max). Hole in one of the planks is 2" in diameter (1/2" max).	
ADA: -	
Other: ABA 1017.6, ABA 302.3	
47 - 3	Trails
	Category: 1
Permanente Creek Trail	
Provide a firm, stable and slip resistant surface	\$ -
Notes: Standing water on Permanente Creek Easy Access Trail creates a surface that is not firm, stable, and slip resistant.	
ADA: -	
Other: ABA 1017.2	

Midpeninsula Regional Open Space District

Rancho San Antonio

Preserve		
47 - 4	Trails	Category: 4
St. Josephs Ave		
Reduce or eliminate opening		\$ -
Notes: Gaps between bridge boards are 1" wide (1/2" max).		
ADA: -		
Other: ABA 1017.6, ABA 302.3		
Remove tread obstacle		\$ -
Notes: Vertical change in level between asphalt trail surface and bridge is 1" (1/2" max).		
ADA: -		
Other: ABA 1017.5		
Regrade surface		\$ -
Notes: Running slope of compacted gravel and deteriorated asphalt trail surface is up to 9.4% for 90 linear feet (10% max for 30 feet max).		
ADA: -		
Other: ABA 1017.7.1		
47 - 5	Trails	Category: 4
Deer Meadow Trail		
Regrade surface		\$ -
Notes: Slopes of Deer Meadow Trail are generally within limits of Midpen Easy Access Trail and ABA Trail standards. Where trail loops around two eucalyptus trees, cross slope is up to 8.3% for 30 linear feet. South of that, cross slope is up to 6.5% and running slope is up to 10.5% for 45 linear feet (12.5% max for 10 feet max) and one other section has running slope up to 10% for 50 linear feet between resting intervals (10% max for 30 feet max).		
ADA: -		
Other: ABA 1017.7.1, ABA 1017.7.2		
Reduce or eliminate opening		\$ -
Notes: Small wildlife holes create openings up to 1-1/2" in diameter in trail surface (1/2" max).		
ADA: -		
Other: ABA 1017.6, ABA 302.3		

Midpeninsula Regional Open Space District

Rancho San Antonio

Preserve	
47 - 6	Trails
	Category: 1
Lower Meadow Trail	
Provide a firm, stable and slip resistant surface	\$ -
Notes: Natural compacted surface of Lower Meadow Trail is generally firm and stable except where tree debris accumulates. Standing water on trail also observed.	
ADA: -	
Other: ABA 1017.2	
Remove overhanging or protruding objects	\$ -
Notes: Large oak branch overhangs trail at 75" above trail surface (80" min).	
ADA: -	
Other: ABA 1017.9	
Regrade surface	\$ -
Notes: Slopes are generally within the limits of Midpen Easy Access Trail and ABA Trail standards for the first section of the Lower Meadow Trail. Approaching road intersection, cross slope is 8.8% (5% max) and running slope is up to 12.6% for 9 linear feet (12.5% max).	
ADA: -	
Other: ABA 1017.7.1, ABA 1017.7.2	
Remove tread obstacle	\$ -
Notes: At road crossing, vertical change in level between asphalt and trail surface is 2-1/2" (1/2" max). At bridge crossing, level change is 1" between bridge and trail surface (1/2" max).	
ADA: -	
Other: ABA 1017.5	
Reduce or eliminate opening	\$ -
Notes: Pothole creates opening in trail surface 5" in diameter (1/2" max). Gaps between bridge planks are 5/8" (1/2" max).	
ADA: -	
Other: ABA 1017.6, ABA 302.3	

Midpeninsula Regional Open Space District

Rancho San Antonio

Preserve		
47 - 7	Trails	Category: 1

Lower Meadow Trail

Regrade surface \$ -

Notes: The second section of the Lower Meadow Trail from the permit lot to the intersection with the drive has slopes that exceed the limits of Midpen Easy Access Trail and ABA Trail standards. Approaching bridge, running slope is 12.1% to 16.6% for 41 linear feet between resting intervals (12.5% max for 10 feet max). On other side of bridge, running slope is up to 17.4% for 68 linear feet. Adjacent vehicular drive is designated the Easy Access Trail but does not provide an equivalent experience to pedestrian trail.

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

47 - 8	Trails	Category: 1
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Lower Meadow Trail

Regrade surface \$ -

Notes: The third section of the Lower Meadow Trail has slopes that exceed the limits of Midpen Easy Access Trail and ABA Trail standards. At obvious uphill turn, running slope is up to 18.3% for 52 linear feet. After that, cross slope is up to 10.6% for 30 linear feet. As trail returns to road, running slope is up to 22% for 90 linear feet between resting intervals. Adjacent vehicular drive is designated the Easy Access Trail but does not provide an equivalent experience to pedestrian trail.

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

47 - 9	Trails	Category: 1
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St. Joseph Ave

Provide a firm, stable and slip resistant surface \$ -

Notes: Trail has compacted dirt/gravel surface of road, and later asphalt surfaces, which are generally firm and stable. Standing water observed at many spots along road.

ADA: -

Other: ABA 1017.2

Regrade surface \$ -

Notes: Running slopes at unnamed trail are mostly within limits of Midpen Easy Access Trail and ABA Trail standards. One section has a running slope up to 10.9% for 40 linear feet (10% max for 30 linear feet max or 12.5% max for 10 linear feet max). Cross slope varies with several extended sections up 5% to 7% (2% max for asphalt surface).

ADA: -

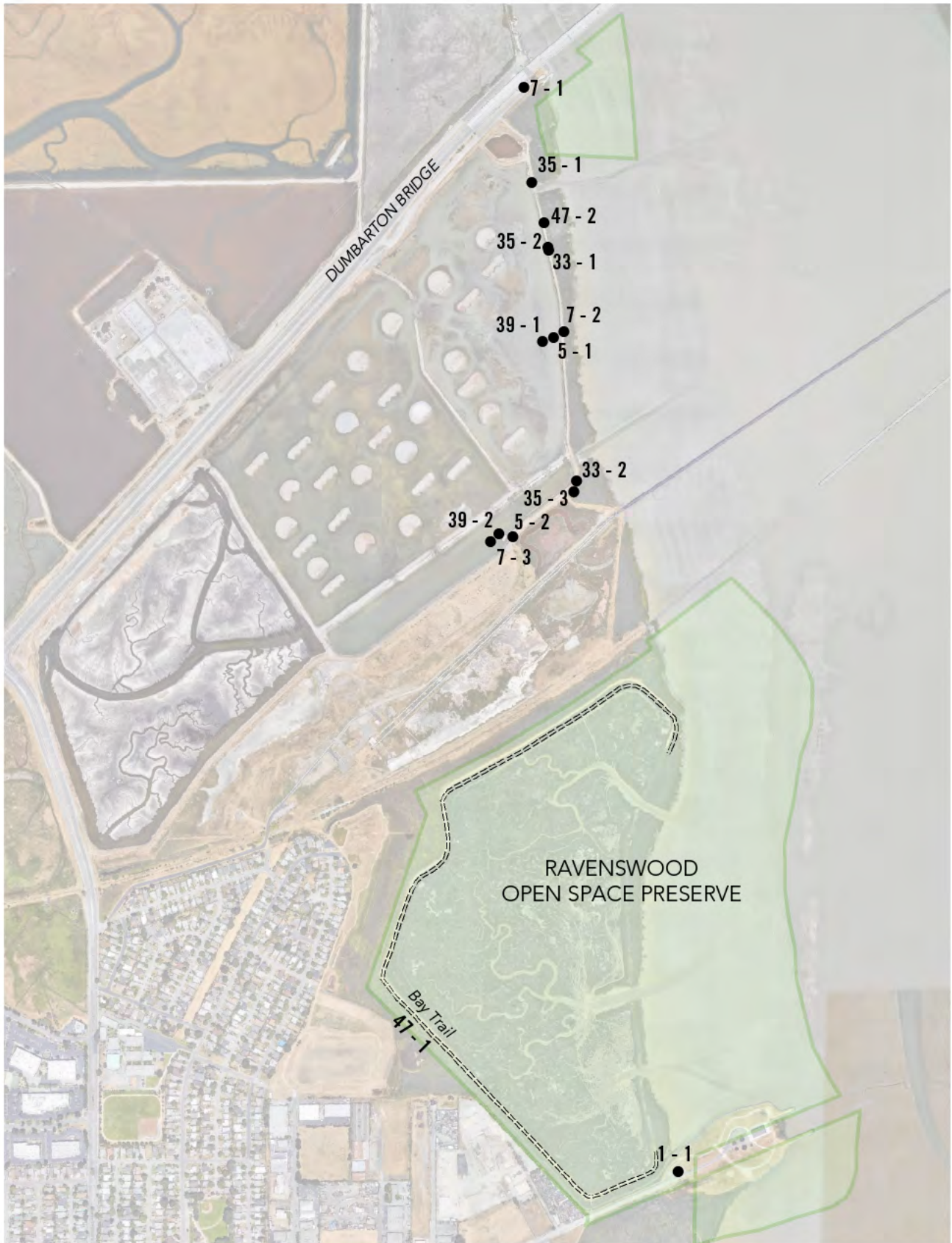
Other: ABA 1017.7.1, ABA 1017.7.2

Midpeninsula Regional Open Space District

Rancho San Antonio

Preserve	
47 - 10	Trails
	Category: 1
Rogue Valley Trail	
Provide a firm, stable and slip resistant surface	\$ -
Notes: Natural surface of trail was largely firm and stable though standing water was observed along trail.	
ADA: -	
Other: ABA 1017.2	
Regrade surface	\$ -
Notes: Rogue Valley Trail is within the limits of Midpen Easy Access Trail and ABA Trail standards except for a few brief sections with up to 5.8% cross slope.	
ADA: -	
Other: ABA 1017.7.2	

RAVENSWOOD PRESERVE



Midpeninsula Regional Open Space District

Ravenswood

Preserve		
1 - 1	Parking Area	Category: 1
Ravenswood Parking Lot		
Provide adequate striping		\$100
Notes: At the south parking lot (Ravenswood Easy Access trailhead at Bay Road), the accessible parking space is 15'-3" long to wheelstop (min 18' for total space required).		
ADA: - Other: CBC 11B-502.2		
Install reserved parking sign		\$375
Notes: A tow-away warning sign is not provided at the street entry or at the accessible parking space.		
ADA: - Other: CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		
5 - 1	Ramp	Category: 2
Regrade or replace ramp		\$425
Notes: Running slope of ramp onto the northern viewing platform at Ravenswood Trail Part II is 8.8% on bottom run (8.33% max).		
ADA: 405.2 Other: CBC 11B-405.2		
Install a handrail		\$500
Notes: At intermediate landing, parallel extension at the bottom of the handrail is 10" before turning and parallel extension at the top of the handrail is 6" before turning (min 12" required). At the bottom of the ramp, a parallel extension is not provided on one side, and a parallel extension of 6" is provided on the other side (min 12" required).		
ADA: 505.10.1 Other: CBC 11B-505.10.1		
5 - 2	Ramp	Category: 2
Install a handrail		\$500
Notes: At intermediate landing of ramp at the southern view platform at Ravenswood Trail Part II, parallel extension at the bottom of the handrail is 10-1/2" before turning and parallel extension at the top of the handrail is 6" before turning (min 12" required). At the bottom of the ramp, a parallel extensions of 3" and 6" are provided (min 12" required).		
ADA: 505.10.1 Other: CBC 11B-505.10.1		

Midpeninsula Regional Open Space District

Ravenswood

Preserve

7 - 1 **Hazard** Category: 2

Remove overhanging or protruding objects \$125

Notes: Sign board at Ravenswood Trail Part II trailhead protrudes 12" from itself at 40" AFF (max 4" between 27" and 80" AFF required).

ADA: 204.1, 307.2

Other: CBC 11B-204.1, CBC 11B-307.2

7 - 2 **Hazard** Category: 2



Reduce or eliminate opening \$250

Notes: Openings in grate on the northern viewing platform at Ravenswood Trail Part II are 7/8" by 3-3/4" (max 1/2" in one direction required).

ADA: -

Other: ABA 302.3, CBC 11B-302.3

Install curb, barrier, or guardrail \$25

Notes: A guardrail is not provided on bottom deck of viewing platform. Drop-off is 27-1/4" on one side and 28" on the other where the platform is over land, and 60" where platform is over the water. 36 linear feet of guardrail is recommended (min 18 feet required).

ADA: -

Other: CBC 11B-303.5

7 - 3 **Hazard** Category: 2

Reduce or eliminate opening \$250

Notes: Openings in grate on the southern viewing platform at Ravenswood Trail Part II are 7/8" by 3-3/4" (max 1/2" in one direction required).

ADA: -

Other: ABA 302.3, CBC 11B-302.3

Midpeninsula Regional Open Space District

Ravenswood

Preserve		
33 - 1	Outdoor Constructed Features	Category: 2
Increase or provide clear floor area		\$500
Notes: Slope of the clear floor space for companion seating adjacent to bench at the Ravenswood Trail Part II is 12.9% (5% max for natural surface).		
ADA: -		
Other: ABA 1011.2.1		
33 - 2	Outdoor Constructed Features	Category: 2
Increase or provide clear floor area		\$500
Notes: Slope of the clear floor space for companion seating adjacent to the bench at Ravenswood Trail Part II is 6% to 8% (5% max for natural surface).		
ADA: -		
Other: ABA 1011.2.1		
35 - 1	Other	Category: 2
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at interpretive signs at the Ravenswood Trail Part II is 6.8% (5% max for natural surface) and is partially obstructed by grass.		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		
35 - 2	Other	Category: 2
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at interpretive sign at Ravenswood Trail Part II is 7.8% (5% max for natural surface).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		
35 - 3	Other	Category: 2
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at interpretive board at Ravenswood Trail Part II is 6.3% (5% max for natural surface).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		
39 - 1	View Area	Category: 2
Provide an accessible route		\$0
Notes: An accessible route to the northern viewing platform at Ravenswood Trail Part II is not provided due to 3" vertical change in level between decking and adjacent trail surface (1/4" max or 1/2" max with a 1:2 bevel).		
ADA: 206.2		
Other: CBC 11B-206.2		

Midpeninsula Regional Open Space District

Ravenswood

Preserve		
39 - 2	View Area	Category: 2
Provide an accessible route		\$0
Notes: An accessible route to the southern viewing platform at Ravenswood Trail Part II is not provided due to 1/2" to 2" vertical change in level between decking and adjacent trail surface (1/4" max or 1/2" max with a 1:2 bevel).		
ADA: 206.2		
Other: CBC 11B-206.2		
47 - 1	Trails	Category: 1
Bay Trail		
Remove tread obstacle		\$ -
Notes: Vertical change in level is 1/2" to 2" between Ravenswood Easy Access Trail surface and viewing platform at southeastern end of trail (max 1/2" required).		
ADA: -		
Other: ABA 1017.5		
Reduce or eliminate opening		\$ -
Notes: Small wildlife holes create openings in trail surface up to 8" in diameter (max 1/2" required).		
ADA: -		
Other: ABA 1017.6, ABA 302.3		
Widen trail		\$ -
Notes: Near approach to platform at southeastern edge of Ravenswood Easy Access Trail, clear tread width is less than 36" where asphalt is deteriorated and vegetation overgrown. Northern section of trail has multiple sections where usable tread width is reduced to 18" due to crown of road and overgrown vegetation, for distances of 350 and 750 linear feet. (min 36" clear tread width required).		
ADA: -		
Other: ABA 1017.3		
Regrade surface		\$ -
Notes: Running slope of Ravenswood Easy Access Trail is within limits of Midpen Easy Access Trail and ABA Trail standards. Cross slope is generally within limits with few exceptions. Where trail heads northwest away from Bay Road, cross slope on asphalt is up to 4.0% for 120 linear feet (2.0% max). Farther north on the trail, surface is stabilized gravel. Cross slope is up to 6.3% around the areas where clear width is reduced due to crown of road (5% max).		
ADA: -		
Other: ABA 1017.7.2		

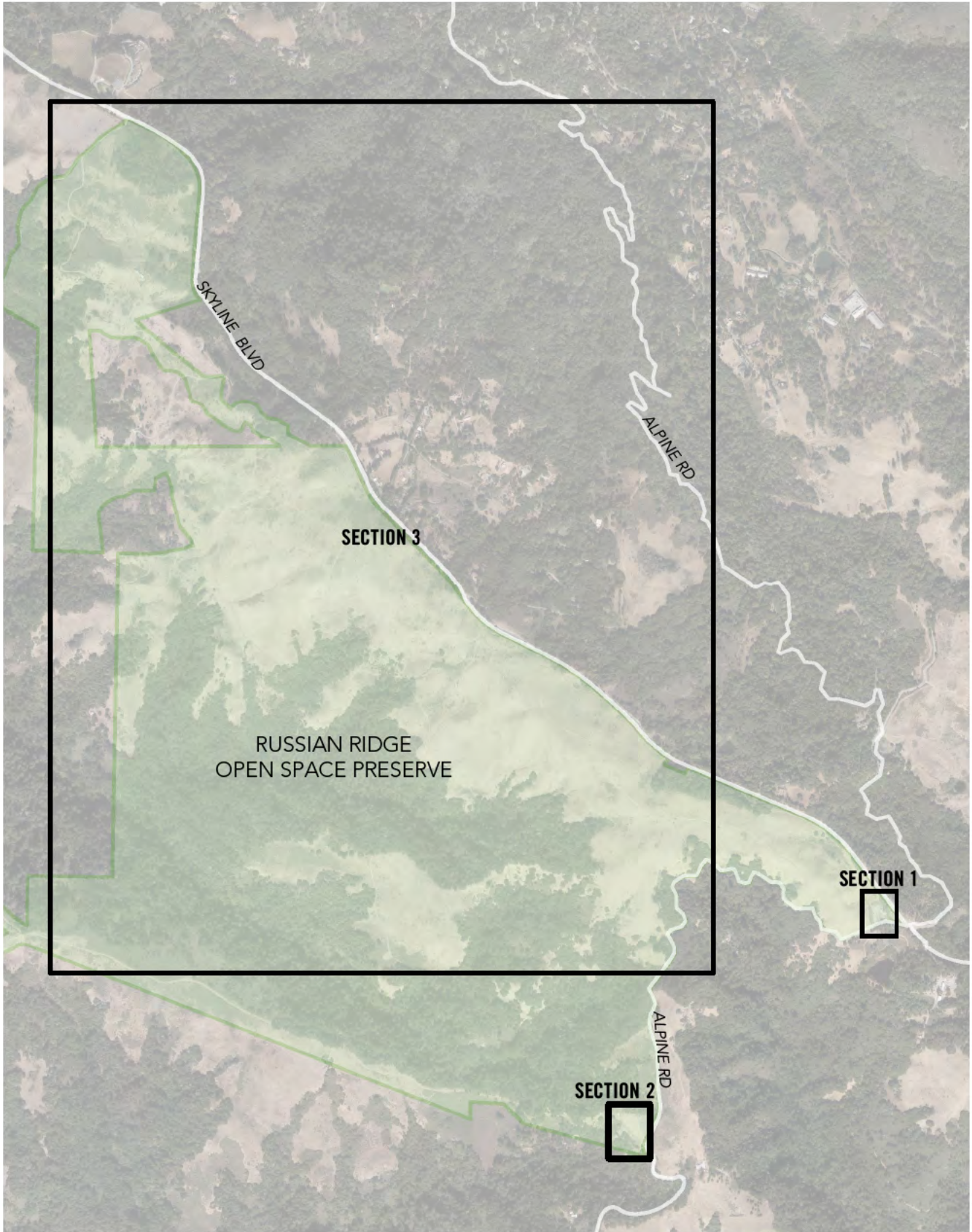
Midpeninsula Regional Open Space District

Ravenswood

Preserve	
47 - 2	Trails
	Category: 4
Provide a firm, stable and slip resistant surface	\$ -
Notes: Loose gravel on approach from road at beginning of Ravenswood Trail Part II is not a firm and stable surface for 420 linear feet.	
ADA: -	
Other: ABA 1017.2	
Reduce or eliminate opening	\$ -
Notes: Various depressions in trail surface are 3" by 6" (max 1/2" in one direction required).	
ADA: -	
Other: ABA 1017.6, ABA 302.3	

RUSSIAN RIDGE

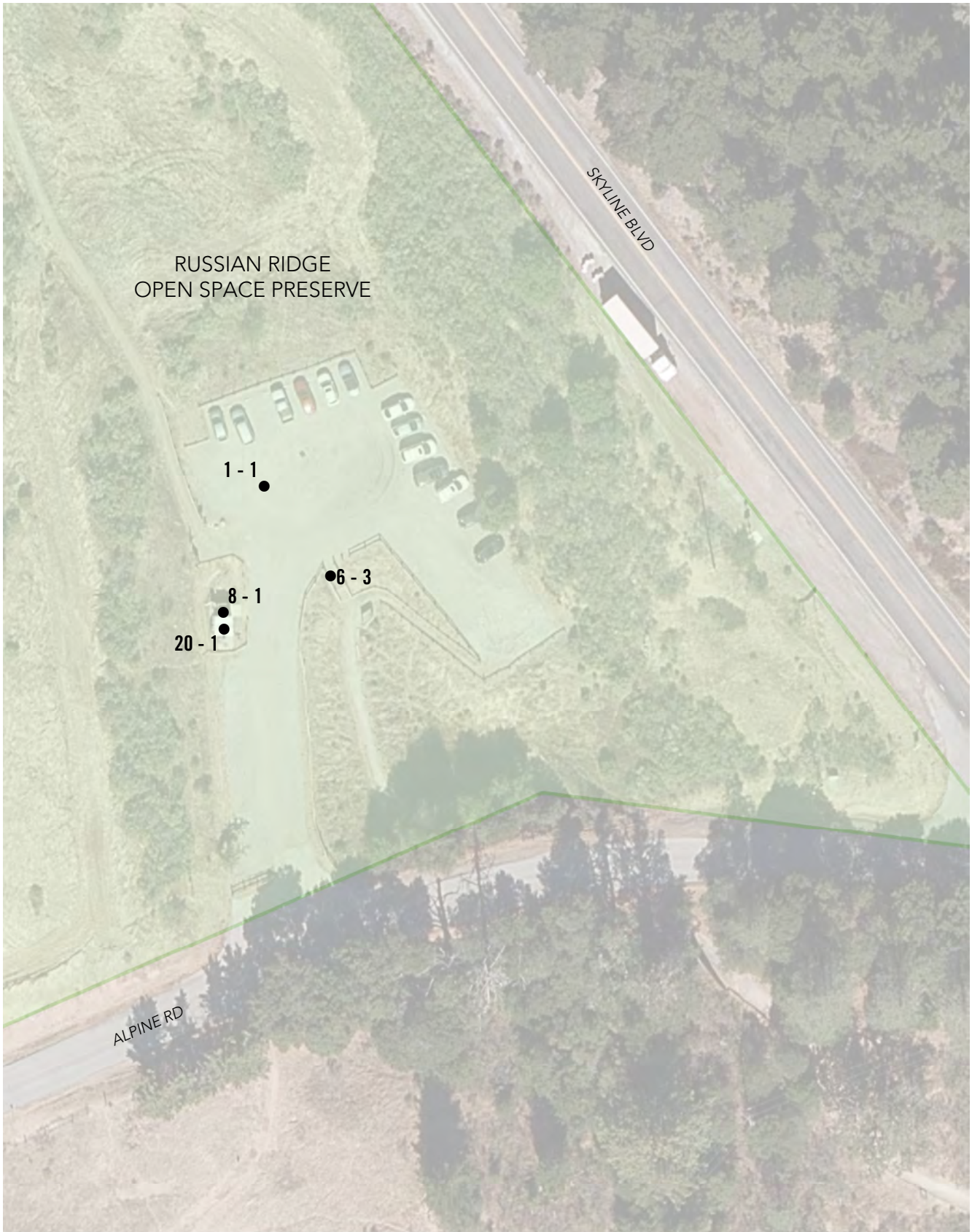
PRESERVE
MAP SECTIONS



RUSSIAN RIDGE

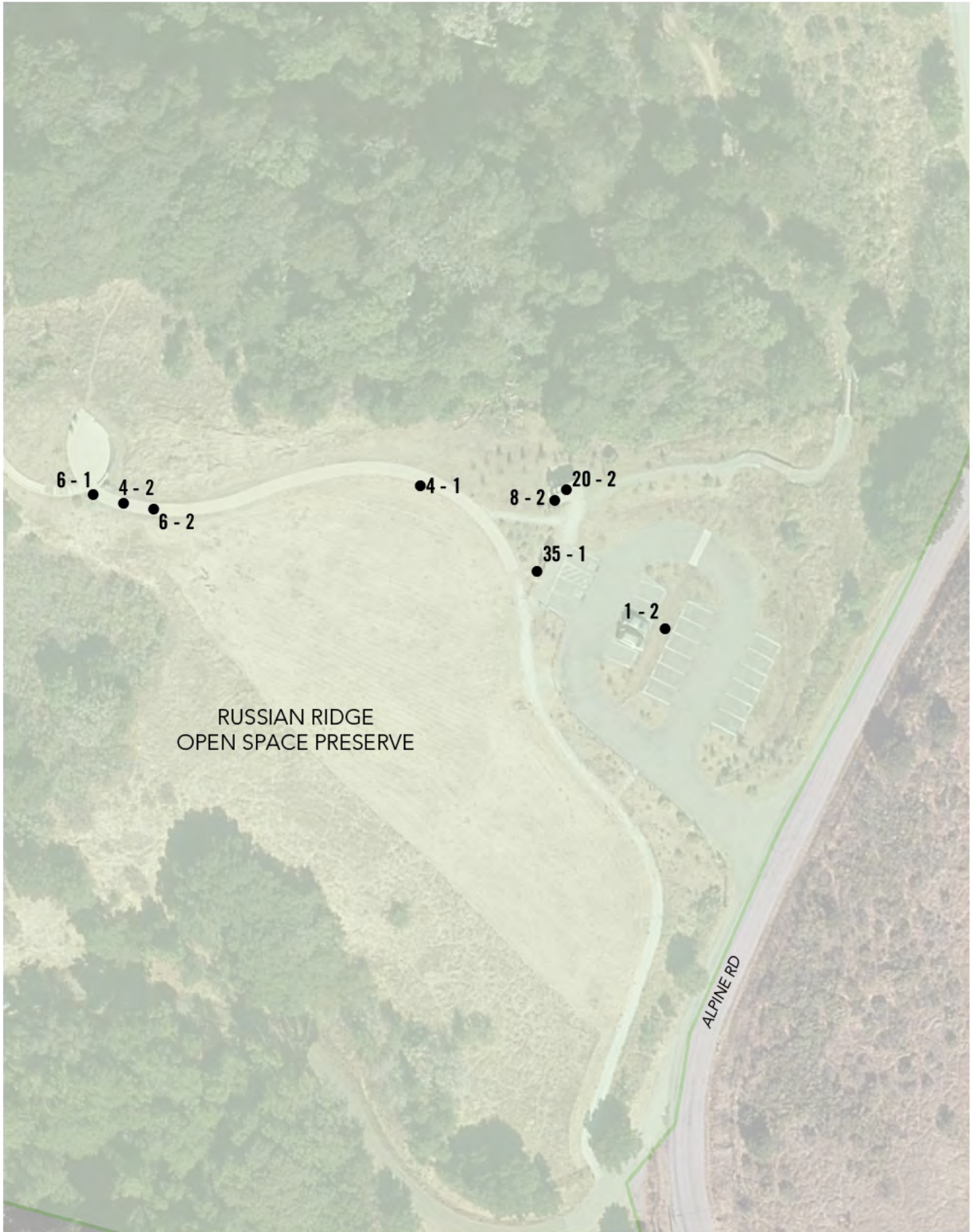
PRESERVE

SECTION 1



RUSSIAN RIDGE

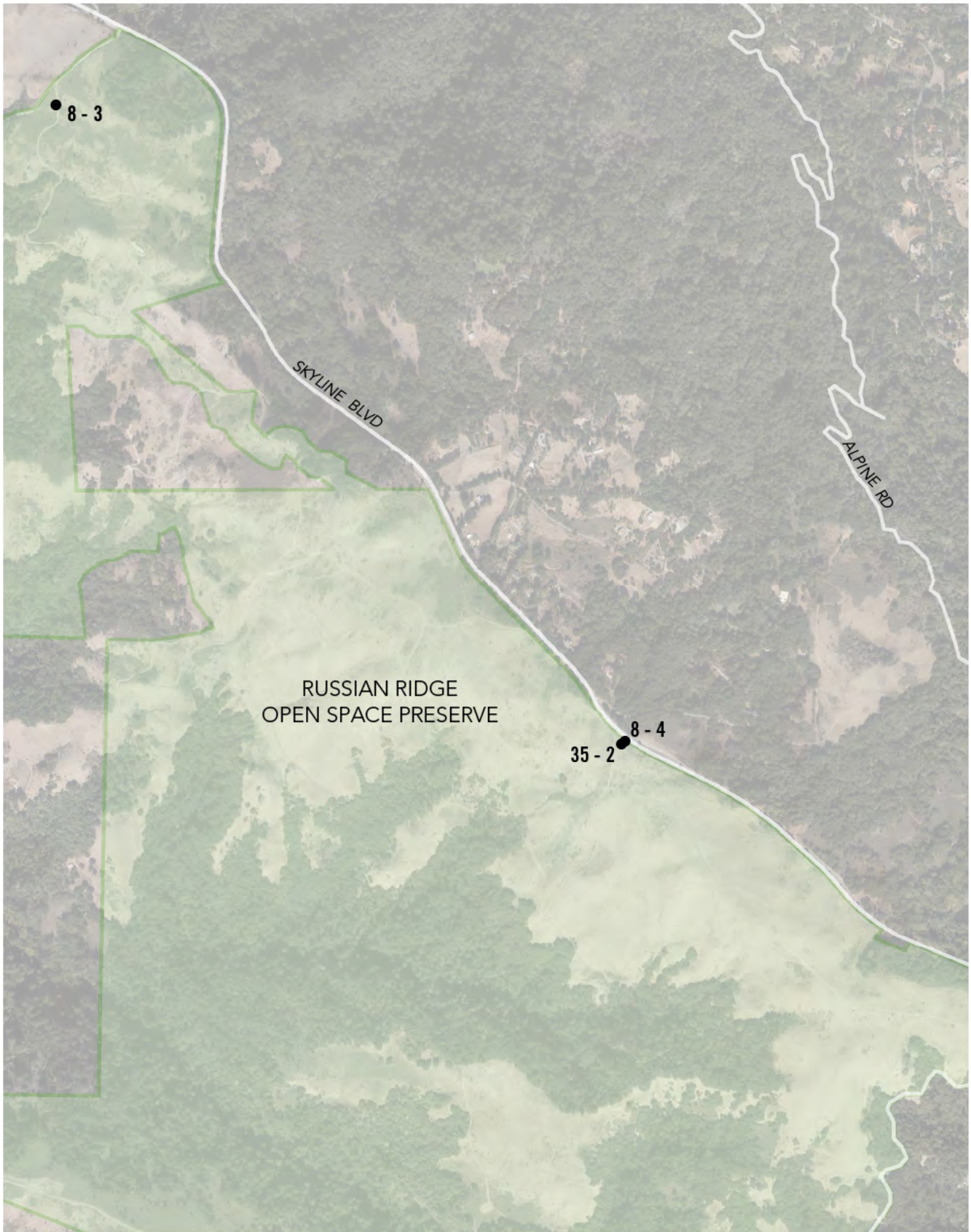
PRESERVE
SECTION 2



RUSSIAN RIDGE

PRESERVE

SECTION 3



Midpeninsula Regional Open Space District

Russian Ridge

Preserve	
1 - 1	Parking Area
	Category: 1
Russian Ridge Parking Lot	
Install reserved parking sign	\$1,875
Notes: At the parking lot at the Russian Ridge trailhead near the intersection of Alpine Road & Skyline Blvd, signs are mounted on posts 52-1/2" and 58" above the parking surface (min 60" required). An additional sign or language stating "Minimum Fine \$250" is not provided at either space. A tow-away warning sign is not provided at the street entry or at the accessible parking space.	
ADA: 502.6 Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
Regrade accessible parking space or access aisle	\$3,200
Notes: Slope of van space is 4.3% and slope of second accessible space is 5.6% (max 2.0% required). Loose gravel is present in both spaces (firm and stable surface is required).	
ADA: 502.4 Other: CBC 11B-502.4	
Provide or modify accessible access aisles	\$420
Notes: Combined van space and access aisle is 15' wide (min 17' required). An access aisle is not provided adjacent to second accessible parking space.	
ADA: 502.2, 502.3, 502.3.1 Other: CBC 11B-502.2, CBC 11B-502.3, CBC 11B-502.3.1	
Provide or modify accessible spaces	\$2,945
Notes: Designated space is not the parking space located closest to the accessible route to the Daniel's Nature Center underpass.	
ADA: 208.3.1 Other: CBC 11B-208.3.1	

Midpeninsula Regional Open Space District

Russian Ridge

Preserve		
1 - 2	Parking Area	Category: 1
Russian Ridge Parking at Mindego Gateway		
Install reserved parking sign		\$750
Notes: At the Mindego Gateway parking lot, an additional sign or language stating "Minimum Fine \$250" is not provided at either accessible space.		
ADA: -		
Other: CBC 11B-502.6.2		
Provide or modify accessible access aisles		\$210
Notes: Access aisle does not have a blue border.		
ADA: -		
Other: CBC 11B-502.3.3		
Regrade accessible parking space or access aisle		\$3,200
Notes: Slope of access aisle and west accessible parking space are 3.0% (max 2.0% required).		
ADA: 502.4		
Other: CBC 11B-502.4		
Provide adequate striping		\$100
Notes: The words "No Parking" in the access aisle are faded and need repainting.		
ADA: -		
Other: CBC 11B-502.3.3		
Install van accessible sign		\$375
Notes: A "Van Accessible" sign is not provided. Required: A "Van Accessible" sign is posted at stalls striped and designated to be van accessible.		
ADA: 208.2.4		
Other: CBC 11B-502.6		
4 - 1	Walk	Category: 2
At Mindego Gateway		
Regrade surface		\$300
Notes: Running slope of concrete path at Audrey Rust Easy Access Trail is up to 5.9% for 5 linear feet (max 5.0% required).		
ADA: 403.3		
Other: CBC 11B-403.3		

Midpeninsula Regional Open Space District

Russian Ridge

Preserve		
4 - 2	Walk	Category: 2
At Mindego Gateway		
Install curb, barrier, or guardrail		\$750
Notes: At the Audrey Rust Easy Access Trail, a warning curb is not provided at an abrupt drop-off exceeding 4" for 30 linear feet (6" warning curb required).		
ADA: -		
Other: CBC 11B-303.5		
6 - 1	Stairway	Category: 2
At Mindego Gateway		
Install tread striping		\$15
Notes: No tread striping provided on any of three risers at the Audrey Rust Easy Access Trail (required for all treads on an exterior stairway).		
ADA: -		
Other: CBC 11B-504.4.1		
6 - 2	Stairway	Category: 2
At Mindego Gateway		
Install tread striping		\$0
Notes: No tread striping provided on six risers at a stairway at the Audrey Rust Easy Access Trail (required for all treads on an exterior stairway).		
ADA: -		
Other: CBC 11B-504.4.1		
Replace stairs		\$300
Notes: Bottom tread of stairway at Audrey Rust Easy Access Trail has two 2" by 1" holes.		
ADA: 504.4		
Other: CBC 11B-504.4		
Install a handrail		\$0
Notes: Parallel top extension on one side extends 9-3/4" (12" min).		
ADA: 505.10.2		
Other: CBC 11B-505.10.2		

Midpeninsula Regional Open Space District

Russian Ridge

Preserve		
6 - 3	Stairway	Category: 2
Install a handrail		\$3,750
Notes: An extension at the top of the stairway is not provided (at least 12" and parallel to the ground surface required). An extension at the bottom of the stairway is not provided (one tread width sloped and an additional 12" parallel to the ground required).		
ADA: 505.10.2, 505.10.3 Other: CBC 11B-505.10.2, CBC 11B-505.10.3		
Install tread striping		\$150
Notes: No tread striping provided (required for all treads on an exterior stairway).		
ADA: - Other: CBC 11B-504.4.1		
Repair stair nosing		\$125
Notes: One timber riser is deteriorated.		
ADA: 504.5 Other: CBC 11B-504.5		
8 - 1	Door/Gate	Category: 2
Adjust door closer		\$125
Notes: At the restroom at the Ridge trailhead, door closer sweep time is 2-1/2 seconds (min 5 seconds required). Door opening force is 7 lbs (max 5 lbs required).		
ADA: 404.2.8.1, 404.2.9 Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
Raise or lower existing hardware		\$125
Notes: Lock hardware is 50-1/4" above the ground (34" min to 44" max).		
ADA: 404.2.7 Other: CBC 11B-404.2.7		
Enlarge door opening		\$1,650
Notes: Clear width of door opening is 31" (min 32" clear width required). Height of clear opening is 79-1/8" AFF and 76-3/4" to closer hardware (min 80" required).		
ADA: 404.2.3 Other: CBC 11B-404.2.3		

Midpeninsula Regional Open Space District

Russian Ridge

Preserve		
8 - 2	Door/Gate	Category: 2
Restroom door at Mindego Gateway		
Provide or modify door kick plate		\$225
Notes: The restroom door at the Mindego Gateway does not have a smooth and uninterrupted kick plate surface. A doorstop is located in the 10" space above the finished floor.		
ADA: 404.2.10 Other: CBC 11B-404.2.10		
Adjust door closer		\$125
Notes: Door closer sweep time is 2 seconds (5 seconds min).		
ADA: 404.2.8.1 Other: CBC 11B-404.2.8.1		
8 - 3	Door/Gate	Category: 4
Provide an accessible route		\$60
Notes: An accessible route to the gate is not provided. There is no parking near the gate, and running slope is 12.6% for 7 linear feet on the approach. This gate does not connect to an accessible trail feature.		
ADA: 206.2.4, 404.1 Other: CBC 11B-206.2.4, CBC 11B-404.1		
8 - 4	Door/Gate	Category: 2
Regrade surface		\$2,500
Notes: Slope through the gate is 11.9% (2.0% max) and vertical change in level is 2" at drain rut (free of level changes is required).		
ADA: 404.2.4.4 Other: CBC 11B-404.2.4.4		

Midpeninsula Regional Open Space District

Russian Ridge

Preserve		
20 - 1	Single User Restroom	Category: 2
Install restroom sign		\$500
Notes: At the Russian Ridge restroom, the state restroom sign on the door is not provided (required state sign is to be mounted on the center of the door; all-gender - triangle on circle). A clear floor space is not provided at federal restroom sign (18" by 18" min).		
ADA: 703		
Other: CBC 11B-216.8, CBC 11B-703.7.2.6		
Provide an accessible route		\$0
Notes: Running slope of concrete approaching restroom is 5.8% for 4 linear feet (5.0% max).		
ADA: 206.2		
Other: CBC 11B-206.2		
Replace or reposition fixtures		\$1,250
Notes: The water closet centerline is 28-1/2" from the wall (17" min to 18" max).		
ADA: 604.2		
Other: CBC 11B-604.2		
Provide clear floor or turning space		\$3,000
Notes: Clear space in front of the urinal is 26-1/2" wide (30" by 48" min).		
ADA: 305.1, 305.5		
Other: CBC 11B-305.1		
Replace urinal		\$3,000
Notes: Urinal rim is 19" AFF (17" max).		
ADA: 605.2		
Other: CBC 11B-605.2		
Reposition clothing hooks		\$125
Notes: Coat hook is 48-1/2" AFF (48" max).		
ADA: 308.1		
Other: CBC 11B-603.4		
Replace or reposition dispenser		\$125
Notes: Height to operating mechanism of hand sanitizer is 46-1/2" AFF (40" max).		
ADA: -		
Other: CBC 11B-603.5		
Replace or modify grab bars		\$300
Notes: Side grab bar extends 52" from rear wall (54" min).		
ADA: 604.5.1		
Other: CBC 11B-604.5.1		

Midpeninsula Regional Open Space District

Russian Ridge

Preserve		
20 - 2	Single User Restroom	Category: 2
Restroom at Mindego Gateway		
Replace or reposition dispenser		\$250
Notes: At the Mindego Gateway restroom, the height to operating mechanism of hand sanitizer is 47" AFF (40" max). Centerline of the toilet paper roll dispenser is 12-1/2" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		
Install restroom sign		\$500
Notes: The state restroom sign is centered 61" AFF (58" min to 60" max). Depth of tactile lettering is less than 1/32" (min 1/4" required).		
ADA: 703		
Other: CBC 11B-216.8, CBC 11B-703.7.2.6		
35 - 1	Other	Category: 3
CFS brochure box at Mindego Gateway		
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at brochure box at the Mindego Gateway is 2.3% (max 2.0% required).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		
35 - 2	Other	Category: 3
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at brochure box is 5.8% (5% max for natural surface).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		

SARATOGA GAP PRESERVE



Midpeninsula Regional Open Space District

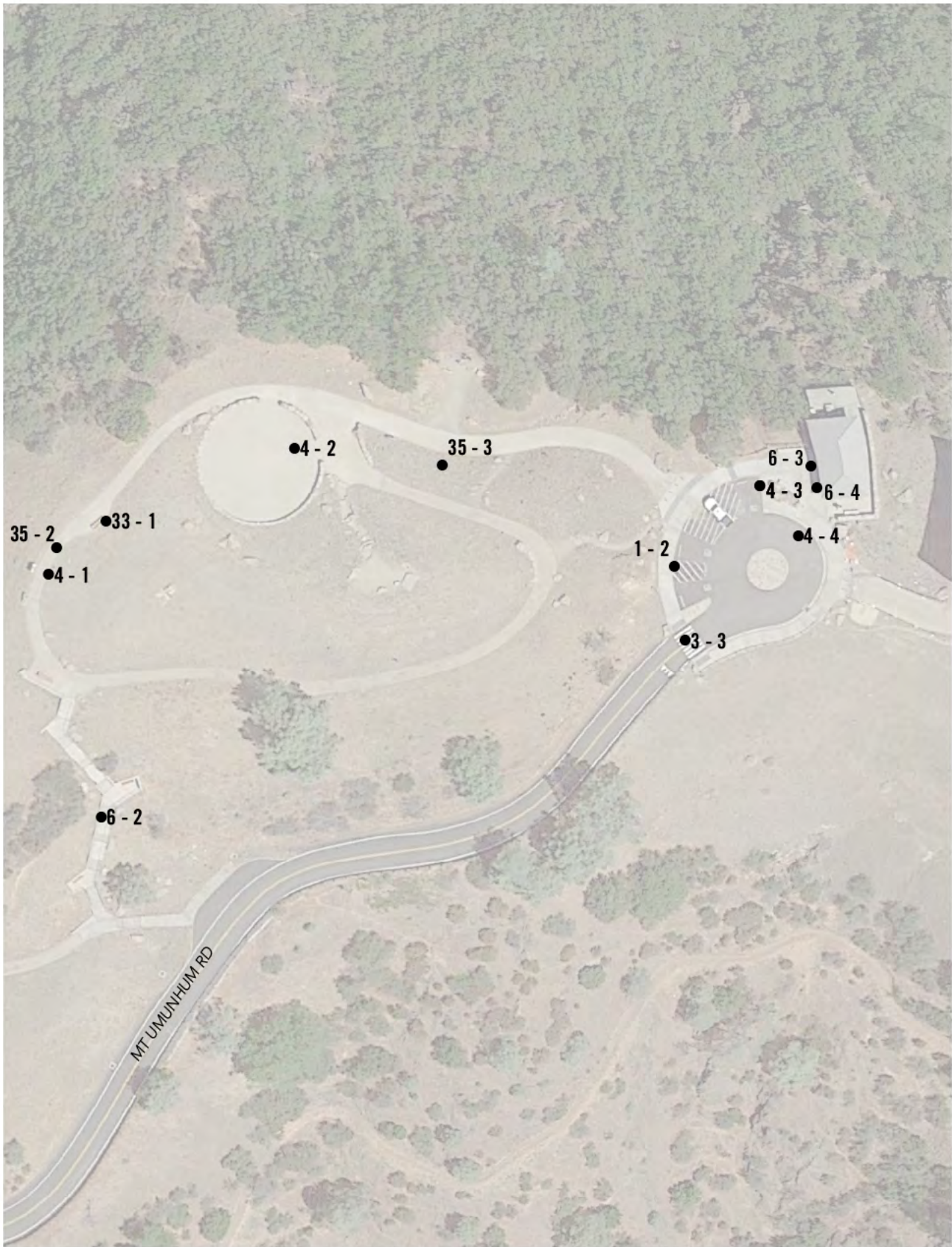
Saratoga Gap

Preserve	
8 - 1	Door/Gate
	Category: 4
Enlarge gate opening	\$1,650
Notes: Clear width of block stile gate is 19" (36" min. when located along trails or at trailheads). Post extensions protrude 5-3/4" at 40" AFF (4" max between 34" and 80").	
ADA: 404.2.3	
Other: ABA 1017.3, CBC 11B-404.2.3	
Regrade surface	\$2,500
Notes: Slope through gate is 11.9% (5% max for natural surface).	
ADA: 404.2.4.4	
Other: CBC 11B-404.2.4.4	

SIERRA AZUL
MT UMUNHUM SUMMIT
SECTION 1



SIERRA AZUL
MT UMUNHUM SUMMIT
SECTION 2



Midpeninsula Regional Open Space District

Sierra Azul

Preserve Mt Umunhum Summit

1 - 1 Parking Area Category: 1

Sierra Azul Parking Lot at Mount Umunhum Summit Ar

Regrade accessible parking space or access aisle \$6,400

Notes: Slope of van space is compliant, but slopes of two other parking spaces and access aisles are 2.2% to 2.6% (max 2.0% required).

ADA: 502.4

Other: CBC 11B-502.4

Install reserved parking sign \$375

Notes: A tow-away warning sign is not provided at the street entry or at the accessible parking space.

ADA: -

Other: CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2

1 - 2 Parking Area Category: 1

Sierra Azul Accessible Lot at Mount Umunhum Summit

Regrade accessible parking space or access aisle \$1,600

Notes: Slope of van space is 2.4% (2.0% max).

ADA: 502.4

Other: CBC 11B-502.4

Provide adequate striping \$300

Notes: Van space is 15'-3" long to wheel stop and two car spaces are 15'-6" long to wheel stop (18' min for total length).

ADA: -

Other: CBC 11B-502.2

Install reserved parking sign \$375

Notes: A tow-away warning sign is not provided at the street entry or at the accessible parking space.

ADA: -

Other: CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2

Midpeninsula Regional Open Space District

Sierra Azul

Preserve Mt Umunhum Summit		
3 - 1	Curb Ramp	Category: 1 or 4
Provide detectable warnings		\$1,000
Notes: Detectable warning surface is not Federal Yellow.		
ADVISORY: It is currently up to the opinion of the local building officials whether a parking lot is considered a hazardous vehicular area warranting Federal Yellow detectable warnings.		
ADA: -		
Other: CBC 11B-705.1.1.3, CBC 11B-705.1.1.3.1, CBC 11B-705.1.1.3.2		
Install, replace or modify curb ramp		\$4,000
Notes: Curb ramp from van access aisle has a grade break. Slope is 8.5% on detectable warning and 6.8% on concrete. Running slope of 8.5% exceeds 8.33% max allowed.		
ADA: 405.2, 406.1		
Other: CBC 11B-406.2.1, CBC 11B-406.5.6		
3 - 2	Curb Ramp	Category: 1 or 4
Provide detectable warnings		\$1,000
Notes: Detectable warning surface is not Federal Yellow.		
ADVISORY: It is currently up to the opinion of the local building officials whether a parking lot is considered a hazardous vehicular area warranting Federal Yellow detectable warnings.		
ADA: -		
Other: CBC 11B-705.1.1.3, CBC 11B-705.1.1.3.1, CBC 11B-705.1.1.3.2		
Install, replace or modify curb ramp		\$4,000
Notes: Curb ramp has a running slope of up to 8.9% (8.33% max). Flared side has slope up to 10.4% (10% max).		
ADA: 405.2, 406.1, 406.3		
Other: CBC 11B-406.2.1, CBC 11B-406.2.2		

Midpeninsula Regional Open Space District

Sierra Azul

Preserve Mt Umunhum Summit

3 - 3 **Curb Ramp** Category: 1 or 4



Provide detectable warnings \$2,000

Notes: Detectable warning surface are not Federal Yellow at crosswalk at top parking area.

ADVISORY: It is currently up to the opinion of the local building officials whether a parking lot is considered a hazardous vehicular area warranting Federal Yellow detectable warnings.

ADA: -

Other: CBC 11B-705.1.1.3, CBC 11B-705.1.1.3.1, CBC 11B-705.1.1.3.2

Provide detectable warnings \$1,000

Notes: Detectable warnings are not located in appropriate locations and currently contradict each other. There is a conflict where the detectable warning at the street crossing curb ramp indicates a person is in a pedestrian zone; however, the detectable warnings at the entrance to the summit trail and curb ramp up to interpretive shelter from the parking indicate that a person is in a vehicular zone.

ADA: -

Other: CBC 11B-247.1.2.2, CBC 11B-705.1.2.2

3 - 4 **Curb Ramp** Category: 1 or 4

Provide detectable warnings \$1,000

Notes: Detectable warning surfaces are not Federal Yellow at six occasions at crosswalks in main parking area.

ADVISORY: It is currently up to the opinion of the local building officials whether a parking lot is considered a hazardous vehicular area warranting Federal Yellow detectable warnings.

ADA: -

Other: CBC 11B-705.1.1.3, CBC 11B-705.1.1.3.1, CBC 11B-705.1.1.3.2

4 - 1 **Walk** Category: 2

Regrade surface \$300

Notes: Running slope of concrete path is up to 5.5% for 5 linear feet (max 5% required).

ADA: 403.3

Other: CBC 11B-403.3

Midpeninsula Regional Open Space District

Sierra Azul

Preserve Mt Umunhum Summit		
4 - 2	Walk	Category: 2
Provide a firm, stable and slip resistant surface		\$0
Notes: Advisory: Gravel surface in ceremonial circle is currently compliant but may require future maintenance.		
ADA: 302.1		
Other: CBC 11B-302.1		
4 - 3	Walk	Category: 2
Regrade surface		\$60
Notes: Cross slope of concrete path is up to 2.2% for 5 linear feet (2.0% max).		
ADA: 403.3		
Other: CBC 11B-403.3		
4 - 4	Walk	Category: 2
Regrade surface		\$300
Notes: Cross slope of concrete path is up to 2.5% for 5 linear feet (2.0% max).		
ADA: 403.3		
Other: CBC 11B-403.3		
6 - 1	Stairway	Category: 2
Install tread striping		\$1,395
Notes: Grooved nosing does not provided adequate contrast for tread striping. Painted striping is only provided on the top and bottom riser of each run (required for all treads on an exterior stairway).		
ADA: -		
Other: CBC 11B-504.4.1		
Install a handrail		\$125
Notes: Some of the bottom handrail extensions turn 90 degrees and are not aligned with stair runs. For new construction, handrail extensions must be in line with the stair run and are not allowed to turn. The allowance for a 90 degree is an exception that is allowed at alterations of existing facilities where this condition would create a hazard. On other runs, slope extension of 9" or 10" are provided.		
ADA: 505.10.3		
Other: CBC 11B-505.10.3		

Preserve Mt Umunhum Summit
6 - 2 Stairway Category: 2



Install a handrail \$125

Notes: Some of the bottom handrail extensions turn 90 degrees and are not aligned with stair runs. For new construction, handrail extensions must be in line with the stair run and are not allowed to turn. The allowance for a 90 degree is an exception that is allowed at alterations of existing facilities where this condition would create a hazard. On other runs, slope extension of 10" or 10-1/2" are provided.

ADA: 505.10.3

Other: CBC 11B-505.10.3

Install tread striping \$990

Notes: Grooved nosing does not provided adequate contrast for tread striping. Painted striping is only provided on the top and bottom riser of each run (required for all treads on an exterior stairway).

ADA: -

Other: CBC 11B-504.4.1

6 - 3 Stairway Category: 2

Install tread striping \$60

Notes: Grooved nosing does not provided adequate contrast for tread striping. Painted striping is only provided on the top and bottom riser of each run (required for all treads on an exterior stairway).

ADA: -

Other: CBC 11B-504.4.1

6 - 4 Stairway Category: 2

Install tread striping \$15

Notes: Grooved nosing does not provided adequate contrast for tread striping. Painted striping is only provided on the top and bottom riser of each run (required for all treads on an exterior stairway).

ADA: -

Other: CBC 11B-504.4.1

Midpeninsula Regional Open Space District

Sierra Azul

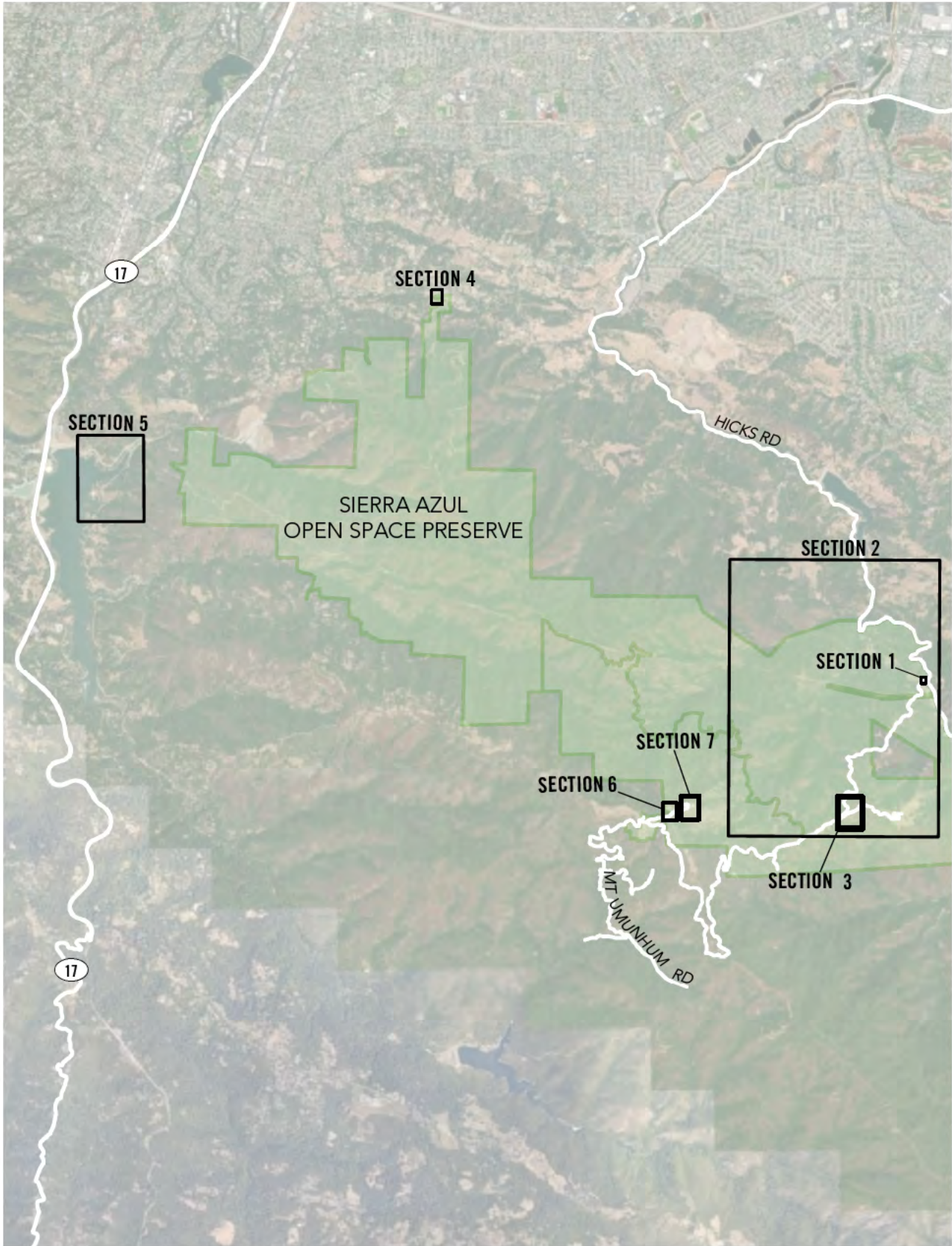
Preserve Mt Umunhum Summit		
8 - 1	Door/Gate	Category: 2
Adjust door closer		\$125
Notes: Closer sweep time at door at restroom 20-1 is 2 seconds (5 seconds min).		
ADA: 404.2.8.1		
Other: CBC 11B-404.2.8.1		
8 - 2	Door/Gate	Category: 2
Adjust door closer		\$125
Notes: Closer sweep time at door at restroom 20-2 is 3 seconds (5 seconds min).		
ADA: 404.2.8.1		
Other: CBC 11B-404.2.8.1		
20 - 1	Single User Restroom	Category: 2
Replace or reposition dispenser		\$125
Notes: Centerline of the lower toilet paper roll dispenser is 23-1/2" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-604.7		
Install restroom sign		\$250
Notes: Tactile characters on federal restroom sign are raised less than 1/32" (min 1/4" required).		
ADA: 703		
Other: -		
20 - 2	Single User Restroom	Category: 2
Replace or modify grab bars		\$300
Notes: Higher toilet paper roll dispenser is located 9-1/2" above the side grab bar (12" min clear space above the bar).		
ADA: 609.3		
Other: CBC 11B-609.3		
Replace or reposition dispenser		\$125
Notes: Centerline of the lower toilet paper roll dispenser is 20" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-604.7		

Midpeninsula Regional Open Space District

Sierra Azul

Preserve Mt Umunhum Summit		
32 - 1	Picnic Area	Category: 2
Regrade surface		\$15
Notes: Slope of the clear floor space at wheelchair space is 2.4% (2.0% max).		
ADA: -		
Other: ABA 1011.2.3, CBC 11B-305.1		
Increase or provide clear floor area		\$700
Notes: A 36" min clear space around the picnic tables is not provided. Tables are 33" and 35-3/4" from stone wall.		
ADA: -		
Other: ABA 1011.2.1		
33 - 1	Outdoor Constructed Features	Category: 2
Increase or provide clear floor area		\$500
Notes: Clear floor space for companion seating adjacent to the bench has a slope of 2.4% (2.0% max).		
ADA: -		
Other: ABA 1011.2.1		
35 - 1	Other	Category: 2
Increase or provide maneuvering or clear floor area		\$500
Notes: Vertical change in level is 3/4" between concrete and gravel in the clear floor space at the brochure box (free of level changes required).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		
35 - 2	Other	Category: 2
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at "Conservation Lands" informational board is 4.3% (max 2% required).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		
35 - 3	Other	Category: 2
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at "A Sacred Site" informational board is 4.3% (max 2% required).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		

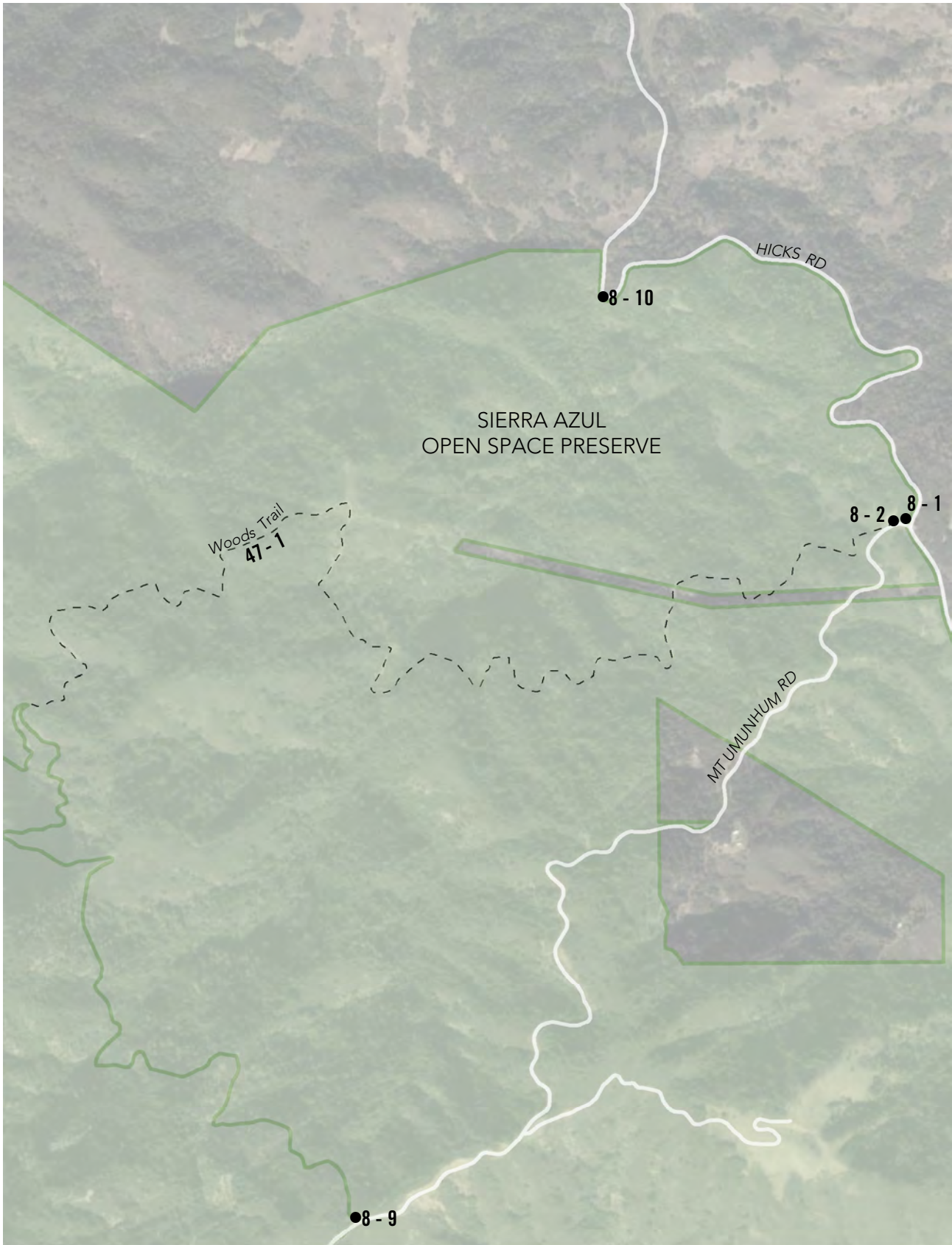
SIERRA AZUL PRESERVE & MT UMUNHUM SUMMIT MAP SECTIONS



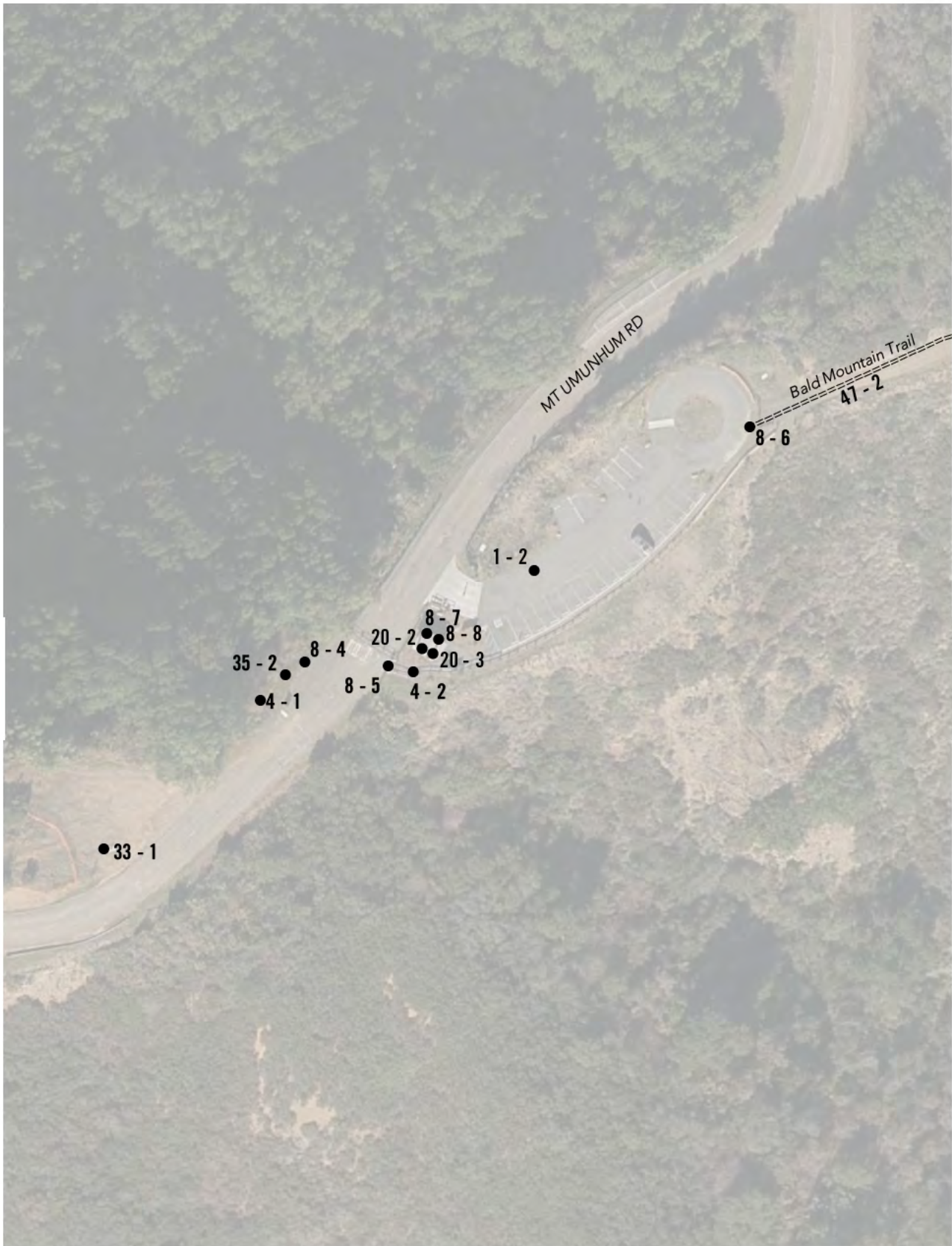
SIERRA AZUL
PRESERVE
SECTION 1



SIERRA AZUL PRESERVE SECTION 2



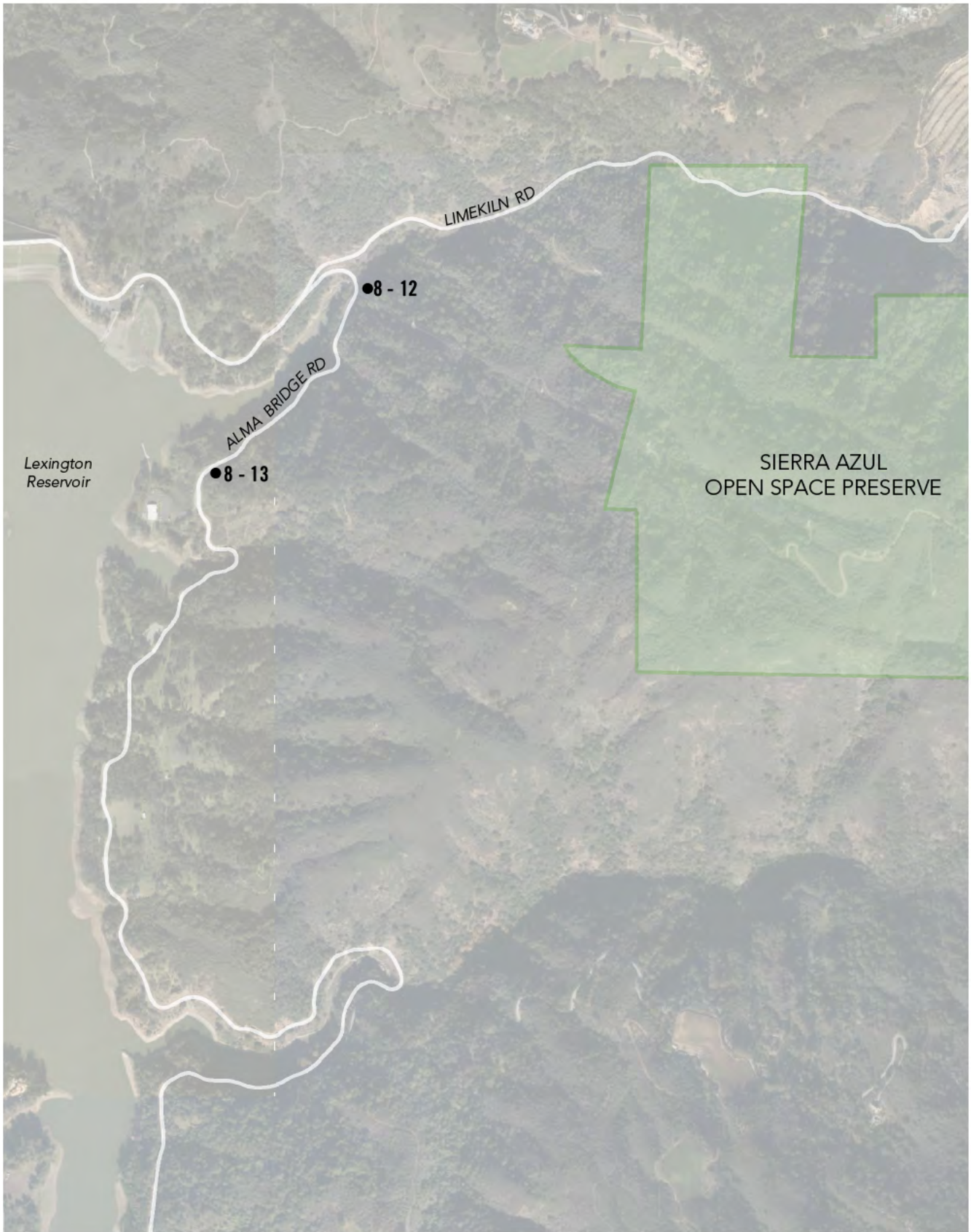
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SECTION 3



SIERRA AZUL PRESERVE SECTION 4



SIERRA AZUL
PRESERVE
SECTION 5



Midpeninsula Regional Open Space District

Sierra Azul

Preserve		
1 - 1	Parking Area	Category: 1
Sierra Azul Parking Lot at Jacques Ridge		
Provide or modify accessible spaces		\$2,945
Notes: Designated accessible space at Woods Trail is not van accessible (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).		
ADA: 208.2, 208.2.4		
Other: CBC 11B-208.2, CBC 11B-208.2.4		
Install reserved parking sign		\$375
Notes: An additional sign or language stating "Minimum Fine \$250" is not provided.		
ADA: -		
Other: CBC 11B-502.6.2		
Provide adequate striping		\$100
Notes: Blue curb at accessible parking is 69" wide (17' min for van space and access aisle).		
ADA: 502.2		
Other: CBC 11B-502.2		
Provide or modify accessible access aisles		\$210
Notes: An access aisle is not provided adjacent to accessible parking space.		
ADA: 502.3		
Other: CBC 11B-502.3		
Regrade accessible parking space or access aisle		\$1,600
Notes: Slope of parking space is 3% (2.0% max).		
ADA: 502.4		
Other: CBC 11B-502.4		
1 - 2	Parking Area	Category: 1
Sierra Azul Parking Lot at Bald Mountain		
Install reserved parking sign		\$375
Notes: A tow-away warning sign is not provided at the Bald Mountain trailhead or at the accessible parking space.		
ADA: -		
Other: CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		

Midpeninsula Regional Open Space District

Sierra Azul

Preserve		
1 - 3	Parking Area	Category: 4
Sierra Azul Roadside at Kennedy Road		
Provide or modify accessible spaces		\$2,945
Notes: Unmarked gravel parking area at the Kennedy trailhead could accommodate 2 parking spaces. An accessible parking space is not provided (min 1 van space required). This parking area does not connect to an accessible feature.		
ADA: 208.2, 208.2.4		
Other: CBC 11B-208.2, CBC 11B-208.2.4		
Regrade accessible parking space or access aisle		\$1,600
Notes: Slope of parking area is 4.1% (max 2.0% required).		
ADA: 502.4		
Other: CBC 11B-502.4		
Install reserved parking sign		\$375
Notes: Required signage is not provided.		
ADA: 502.6		
Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		
4 - 1	Walk	Category: 1
Provide a firm, stable and slip resistant surface		\$15
Notes: The loose gravel surface is not firm and stable for 130 linear feet from valley gutter to crosswalk at the Bald Mountain trailhead.		
ADA: 302.1		
Other: CBC 11B-302.1		
Regrade surface		\$60
Notes: Cross slope is 12% for 10 linear feet near gate control (max 2.0% required).		
ADA: 403.3		
Other: CBC 11B-403.3		
4 - 2	Walk	Category: 1
Detectable warnings		\$1,000
Notes: Detectable warnings are not provided at preserve road crossing on either side of road.		
ADA: -		
Other: CBC 11B-705.1.2.2, CBC 11B-705.1.2.3, CBC 11B-705.1.2.5		

Midpeninsula Regional Open Space District

Sierra Azul

Preserve		
8 - 1	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width of block stile gate at Woods trailhead is 25-1/4" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 31-3/4" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		
Regrade surface		\$2,500
Notes: Loose gravel surface through gate is not firm and stable.		
ADA: 404.2.4.4		
Other: CBC 11B-404.2.4.4		
8 - 2	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width of block stile gate is at Wood Trail is 27" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/4" at 30-1/4" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		
8 - 3	Door/Gate	Category: 2
Adjust door closer		\$125
Notes: At Wood Trail restroom 20-1, door closer sweep time is 3 seconds (5 seconds min). Door opening force is 8-1/2 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
Increase maneuvering space		\$1,000
Notes: Maneuvering clearance on the pull-side of the door is 45-3/4" to edge of concrete (60" min).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		
Raise or lower existing hardware		\$125
Notes: Secondary lock on door is 57-1/2" AFF (34" min to 44" max).		
ADA: 404.2.7		
Other: CBC 11B-404.2.7		

Midpeninsula Regional Open Space District

Sierra Azul

Preserve		
8 - 4	Door/Gate	Category: 1
Provide an accessible route		\$0
Notes: An accessible route from the Bald Mountain trailhead to the gate is not provided due to 3" change in level between asphalt and adjacent surface (max 1/2" required).		
ADA: 206.2.4, 404.1		
Other: CBC 11B-206.2.4, CBC 11B-404.1		
Enlarge door opening		\$250
Notes: Post extensions protrude 5-1/2" at 30-3/4" AFF on block stile gate (4" max between 34" and 80").		
ADA: 404.2.3		
Other: CBC 11B-404.2.3		
8 - 5	Door/Gate	Category: 1
Enlarge door opening		\$250
Notes: Post extensions protrude 5-1/2" at 36-3/4" AFF on block stile gate (4" max between 34" and 80").		
ADA: 404.2.3		
Other: CBC 11B-404.2.3		
8 - 6	Door/Gate	Category: 1
Enlarge door opening		\$250
Notes: Post extensions protrude 5-1/2" at 35" AFF on block stile gate (4" max between 34" and 80").		
ADA: 404.2.3		
Other: CBC 11B-404.2.3		
8 - 7	Door/Gate	Category: 2
Adjust door closer		\$125
Notes: At Bald Mountain Trail restroom 20-3, door closer sweep time is 3 seconds (5 seconds min).		
ADA: 404.2.8.1		
Other: CBC 11B-404.2.8.1		
8 - 8	Door/Gate	Category: 2
Adjust door closer		\$125
Notes: At Bald Mountain restroom 20-2, door closer sweep time is 4 seconds (5 seconds min).		
ADA: 404.2.8.1		
Other: CBC 11B-404.2.8.1		

Midpeninsula Regional Open Space District

Sierra Azul

Preserve		
8 - 9	Door/Gate	Category: 4
Provide an accessible route		\$0
Notes: An accessible route to the gate is not provided at "Fire lane with no parking" sign. This gate does not connect to an accessible feature.		
ADA: 206.2.4, 404.1		
Other: CBC 11B-206.2.4, CBC 11B-404.1		
Enlarge door opening		\$250
Notes: Post extensions protrude more than 4" on block stile gate (4" max between 34" and 80").		
ADA: 404.2.3		
Other: CBC 11B-404.2.3		
8 - 10	Door/Gate	Category: 4
Enlarge gate opening		\$1,650
Notes: Clear width of block stile gate is less than 32" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" (4" max between 34" and 80"). Note: this gate/entrance to preserve at Hicks Road (SA02) is currently closed and does not connect to an accessible feature.		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		
8 - 11	Door/Gate	Category: 1
Enlarge door opening		\$250
Notes: Post extensions protrude 5-1/2" at 38-3/4" AFF on block stile gate at Kennedy Trailhead (4" max between 34" and 80").		
ADA: 404.2.3		
Other: CBC 11B-404.2.3		
8 - 12	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width of block stile gate at the Lexington Reservoir entrance is 22-1/2" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 41" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		
Replace or modify door threshold		\$125
Notes: Stepmover gate has an 8" vertical change of level (max 1/2" required).		
ADA: 404.2.5		
Other: CBC 11B-404.2.5		

Midpeninsula Regional Open Space District

Sierra Azul

Preserve	
8 - 13	Door/Gate
	Category: 1
Provide an accessible route	\$1,800
Notes: An accessible route to the gate is not provided. Route from parking area at the Lexington Reservoir entrance requires crossing road.	
ADA: 206.2.4, 404.1	
Other: CBC 11B-206.2.4, CBC 11B-404.1	
Enlarge gate opening	\$1,650
Notes: Clear width of block stile gate is 28-1/4" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 41-3/4" AFF (4" max between 34" and 80").	
ADA: 404.2.3	
Other: ABA 1017.3, CBC 11B-404.2.3	

Midpeninsula Regional Open Space District

Sierra Azul

Preserve		
20 - 1	Single User Restroom	Category: 2
Install restroom sign		\$250
Notes: Tactile and braille sign at the Woods Trail restroom is located on the door (required federal sign is to be mounted on the latch side of the door).		
ADA: 703		
Other: -		
Replace toilet or adjust toilet seat height		\$3,000
Notes: Water closet seat height is 19-1/2" (17" min to 19" max).		
ADA: 604.4		
Other: CBC 11B-604.4		
Replace or reposition dispenser		\$375
Notes: Height to operating mechanism of hand sanitizer dispenser is 40-1/4" AFF (40" max). Height to operating mechanism of toilet seat cover dispenser is 40-1/4" AFF (40" max). Centerline of the toilet paper roll dispenser is 11-1/2" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		
Reposition clothing hooks		\$125
Notes: Coat hook is 73-1/2" AFF (48" max).		
ADA: 308.1		
Other: CBC 11B-603.4		
Replace or modify grab bars		\$300
Notes: Rear grab extends from the centerline of the water closet 14" and 22" (36" long min, extends 12" and 24" min from centerline of water closet).		
ADA: 604.5.2		
Other: CBC 11B-604.5.2		
Replace urinal		\$3,000
Notes: Urinal rim is 19-1/2" AFF (17" max) and protrudes 12-1/2" from the wall (13" min).		
ADA: 605.2		
Other: CBC 11B-605.2		

Midpeninsula Regional Open Space District

Sierra Azul

Preserve		
20 - 2	Single User Restroom	Category: 2
Provide or replace compartment door hardware		\$175
Notes: Bald Mountain Trail restroom door is not self-closing.		
ADA: 604.8.1.2		
Other: CBC 11B-604.8.1.2		
Install restroom sign		\$250
Notes: Tactile characters on federal sign are raised less than 1/32". Braille characters do not have distinct edges.		
ADA: 703		
Other: -		
Replace or reposition dispenser		\$250
Notes: At Bald Mountain restroom, height to operating mechanism of hand sanitizer dispenser is 41-1/2" AFF (40" max). Centerline of the toilet paper roll dispenser is 14-1/2" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		
20 - 3	Single User Restroom	Category: 2
Install restroom sign		\$250
Notes: At Bald Mountain Trail restroom, tactile characters on federal sign are raised less than 1/32". Braille characters do not have distinct edges.		
ADA: 703		
Other: -		
Provide or replace compartment door hardware		\$175
Notes: Restroom door is not self-closing due to adjacent asphalt.		
ADA: 604.8.1.2		
Other: CBC 11B-604.8.1.2		
Replace or reposition fixtures		\$1,250
Notes: The water closet centerline is 18-1/2" from the wall (17" min to 18" max).		
ADA: 604.2		
Other: CBC 11B-604.2		
Replace or reposition dispenser		\$250
Notes: Height to operating mechanism of hand sanitizer dispenser is 42-3/4" AFF (40" max). Centerline of the toilet paper roll dispenser is 13" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		

Midpeninsula Regional Open Space District

Sierra Azul

Preserve		
20 - 4	Single User Restroom	Category: 2
Provide an accessible route		\$0
Notes: An accessible route to the portable restroom at the Kennedy Trail is not provided due to 2-3/4" change in level between gravel and interior surface of unit.		
ADA: 206.2		
Other: CBC 11B-206.2		
33 - 1	Outdoor Constructed Features	Category: 2
Provide a firm, stable and slip resistant surface		\$700
Notes: At a bench on on the Bald Mountain Trail, the rocky surface in potential companion seating area is not firm and stable.		
ADA: -		
Other: ABA 1011.2.2, CBC 11B-302.1		
35 - 1	Other	Category: 2
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at brochure box at the Kennedy Trail is 24% (5% max for natural surface).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		
35 - 2	Other	Category: 2
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at brochure box at the Bald Mountain Trail is 16.2% (5% max for natural surface).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		
Provide an accessible route		\$60
Notes: An accessible route to the brochure box at Bald Mountain Trail is not provided due to loose gravel surface for 22 feet.		
ADA: 206.2		
Other: CBC 11B-206.2		

Midpeninsula Regional Open Space District

Sierra Azul

Preserve	
47 - 1	Trails
	Category: 4
Bald Mountain Trail	
Remove tread obstacle	\$ -
Notes: Exposed rocks on Woods Trail create tread obstacles of up to 3" (max 2"required) for approximately 190 linear feet from start of trail.	
ADA: -	
Other: ABA 1017.5	
Regrade surface	\$ -
Notes: Running slope of Woods Trail is generally within limits of Midpen Easy Access Trail and ABA Trail standards before approach to vista area. There is one section of up to 9.2% for 100 linear feet between resting intervals. There is a 75 linear foot section near the start of the trail with up to 8.2% cross slope. Cross slopes of up to 8% are typical along trail where trail uses a superelevation and drains toward inside of curves (max 5% required).	
ADA: -	
Other: ABA 1017.7.1, ABA 1017.7.2	

Midpeninsula Regional Open Space District

Sierra Azul

Preserve

47 - 2 **Trails** Category: 4

Woods Trail

Provide a firm, stable and slip resistant surface \$ -

Notes: Sections of Bald Mountain Trail have standing water, although trail width provides adequate clearance around puddles. Toward end of trail, compacted road gravel with 1" to 4" particle size is not a firm and stable surface.

ADA: -

Other: ABA 1017.2

Remove tread obstacle \$ -

Notes: Old cow grate across trail creates tread obstacle 6" high (max 2" required).

ADA: -

Other: ABA 1017.5

Regrade surface \$ -

Notes: Multiple extended segments of Bald Mountain Trail exceed either the cross slope or running slope limits defined by Midpen Easy Access Trail and ABA Trail standards. Cross slope is up to 10% where trail crosses drainage ravines and in many locations (max 5% required). Running slope is up to 10% for over 100 linear feet between resting intervals.

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

Reduce or eliminate opening \$ -

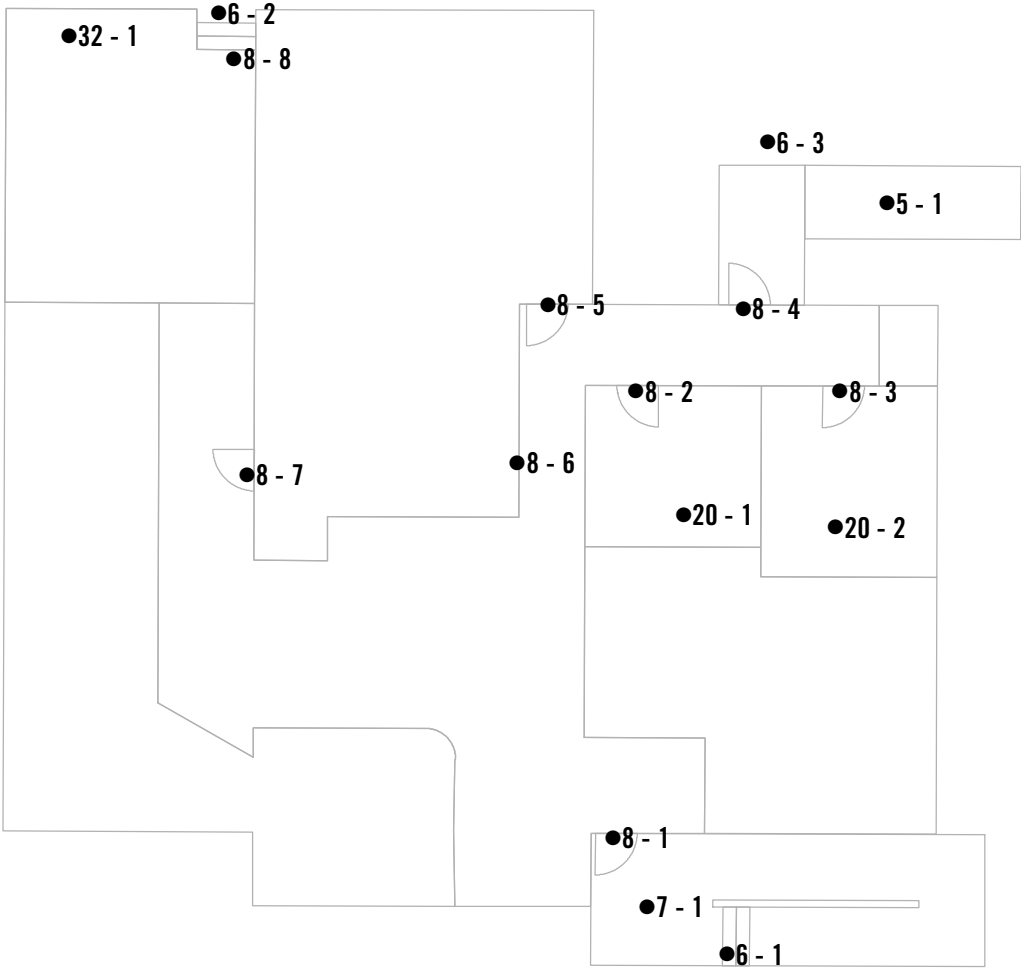
Notes: Drain ruts create opening 8" to 10" wide (1/2" max).

ADA: -

Other: ABA 1017.6, ABA 302.3

SKYLINE FIELD OFFICE

BUILDING & EXTERIOR



Midpeninsula Regional Open Space District

Skyline Field Office

Building	
8 - 1	Door/Gate Category: 1
Attach loose mat to the floor surface	\$125
Notes: Door mats are not securely attached to ground surface.	
ADA: 302.2	
Other: CBC 11B-302.2	
Install or modify sign	\$250
Notes: A tactile and braille EXIT sign is not provided.	
ADA: 216.4.1, 703.4.1	
Other: CBC 1011.4	
8 - 2	Door/Gate Category: 1
Adjust door closer	\$125
Notes: Door closer sweep time is 3-1/2 seconds (5 seconds min). Door opening force is 7 lbs (5 lbs max).	
ADA: 404.2.8.1, 404.2.9	
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9	
8 - 3	Door/Gate Category: 2
Adjust door closer	\$125
Notes: Door closer sweep time is 4 seconds (5 seconds min). Door opening force is 6 lbs (5 lbs max).	
ADA: 404.2.8.1, 404.2.9	
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9	
8 - 4	Door/Gate Category: 2
Attach loose mat to the floor surface	\$125
Notes: Door mats are not securely attached to ground surface.	
ADA: 302.2	
Other: CBC 11B-302.2	
Replace or modify door threshold	\$125
Notes: Door threshold has a vertical change of level of 1" (1/4" max or 1/2" max with a 1:2 bevel).	
ADA: 404.2.5	
Other: CBC 11B-404.2.5	
Replace door hardware	\$425
Notes: Operable effort of door hardware exceeds 25 lbs (5 lbs max).	
ADA: 309.4	
Other: CBC 11B-309.4, CBC 11B-404.2.7	

Midpeninsula Regional Open Space District

Skyline Field Office

Building	
8 - 5	Door/Gate
	Category: 2
Modify door window or side light	\$500
Notes: Lower edge of door window is 49-1/2" AFF (43" max).	
ADA: 404.2.11	
Other: CBC 11B-404.2.11	
Adjust door closer	\$125
Notes: Door closer sweep time is 4 seconds (5 seconds min). Door opening force is 7 lbs (5 lbs max).	
ADA: 404.2.8.1, 404.2.9	
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9	
Replace door hardware	\$425
Notes: Operable effort of door hardware is 7 lbs (5 lbs max).	
ADA: 309.4	
Other: CBC 11B-309.4, CBC 11B-404.2.7	
Provide strike edge clearance	\$0
Notes: Strike-edge clearance on the push side of the door with a closer is obstructed by whiteboards (12" min).	
ADA: 404.2.4.1	
Other: CBC 11B-404.2.4.1	
8 - 6	Door/Gate
	Category: 2
Modify door window or side light	\$500
Notes: Lower edge of door window is 49" AFF (43" max).	
ADA: 404.2.11	
Other: CBC 11B-404.2.11	
Adjust door closer	\$125
Notes: Door closer sweep time is 4 seconds (5 seconds min). Door opening force is 7 lbs (5 lbs max).	
ADA: 404.2.8.1, 404.2.9	
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9	
Provide strike edge clearance	\$0
Notes: Strike-edge clearance on the pull side of the door is 15" to moveable workstation (18" min).	
ADA: 404.2.4.1	
Other: CBC 11B-404.2.4.1	

Midpeninsula Regional Open Space District

Skyline Field Office

Building		
8 - 7	Door/Gate	Category: 2
Modify door window or side light		\$500
Notes: Lower edge of door window is 49-1/2" AFF (43" max).		
ADA: 404.2.11		
Other: CBC 11B-404.2.11		
Adjust door closer		\$125
Notes: Door closer sweep time is 4 seconds (5 seconds min). Door opening force is 8 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
Replace door hardware		\$425
Notes: Operable effort of door hardware is 8-1/2 lbs (5 lbs max).		
ADA: 309.4		
Other: CBC 11B-309.4, CBC 11B-404.2.7		
Provide strike edge clearance		\$2,500
Notes: Pull side strike-edge clearance is 9-1/2" (18" min). Push side strike-edge clearance at front approach door with a closer is 3-1/2" (12" min).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		
8 - 8	Door/Gate	Category: 2
Adjust door closer		\$125
Notes: Sliding door opening force is 10 lbs (5 lbs max).		
ADA: 404.2.9		
Other: CBC 11B-404.2.9		
Replace or modify door threshold		\$125
Notes: Threshold on sliding door has a vertical change in level of 2" (1/4" max or 1/2" max with a 1:2 bevel).		
ADA: 404.2.5		
Other: CBC 11B-404.2.5		
Provide an accessible route		\$0
Notes: Door exits to stairs.		
ADA: 206.2.4, 404.1		
Other: CBC 11B-206.2.4, CBC 11B-404.1		

Midpeninsula Regional Open Space District

Skyline Field Office

Building		
20 - 1	Single User Restroom	Category: 2
Install restroom sign		\$250
Notes: Centerline of the tactile and baille sign is 8-1/4" from the edge of the door swing (18" by 18" min clear floor space).		
ADA: 703		
Other: -		
Reposition clothing hooks		\$125
Notes: Coat hook is located at 66-1/2" AFF (48" max).		
ADA: 308.1		
Other: CBC 11B-603.4		
Replace or reposition dispenser		\$250
Notes: Height to operating mechanism of soap dispenser is 49" AFF (40" max). Centerline of the toilet paper roll dispenser is 12" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		
Replace or reposition mirror		\$150
Notes: Bottom of the mirror's reflecting surface above the lavatory is 40-1/4" AFF (40" max).		
ADA: 603.3		
Other: CBC 11B-603.3		
Provide or replace compartment door hardware		\$175
Notes: Compartment door does not have an interior handle.		
ADA: 604.8.1.2		
Other: CBC 11B-604.8.1.2		
Modify lavatory or counter clearances		\$1,500
Notes: Clear space beneath the lavatory is 28-7/8" high to front apron (29" min).		
ADA: -		
Other: CBC 11B-306.3.1		
Increase water closet clear width or depth		\$500
Notes: Width of clear space at water closet is 56-1/2" to fixed ladder storage (60" min).		
ADA: 604.8.1.1		
Other: CBC 11B-604.8.1.1.1		
Replace or modify grab bars		\$600
Notes: Side grab bar starts 15" from the rear wall (12" max). Water closet fixture is located 1-1/4" below the rear grab bar (1-1/2" min clear space below the bar).		
ADA: 604.5.1, 609.3		
Other: CBC 11B-604.5.1, CBC 11B-609.3		

Midpeninsula Regional Open Space District

Skyline Field Office

Building	
20 - 2	Single User Restroom Category: 2
Remove overhanging or protruding objects	\$125
Notes: Shelf overhangs toilet at 74" AFF (80" min).	
ADA: 307.2	
Other: CBC 11B-307.2	
Replace or reposition mirror	\$150
Notes: Bottom of the mirror's reflecting surface above the lavatory is 40-1/4" AFF (40" max).	
ADA: 603.3	
Other: CBC 11B-603.3	
Replace or reposition dispenser	\$250
Notes: Height to operating mechanism of soap dispenser is 48-1/2" AFF (40" max). Centerline of the toilet paper roll dispenser is 12-1/4" in front of the water closet (7" min to 9" max).	
ADA: 604.7	
Other: CBC 11B-603.5, CBC 11B-604.7	
Replace or modify grab bars	\$600
Notes: Side grab bar starts 14-1/2" from rear wall (12" max). Water closet fixture is located 1-1/8" below the rear grab bar (1-1/2" min clear space below the bar).	
ADA: 604.5.1, 609.3	
Other: CBC 11B-604.5.1, CBC 11B-609.3	
Replace or reposition fixtures	\$1,250
Notes: The water closet centerline is 18-1/2" from the wall (17" min to 18" max).	
ADA: 604.2	
Other: CBC 11B-604.2	
Reposition clothing hooks	\$125
Notes: Coat hook in compartment is 64-1/2" AFF (48" max).	
ADA: 308.1	
Other: CBC 11B-603.4	
Provide or replace compartment door hardware	\$175
Notes: Compartment door does not have an interior handle and is not self-closing.	
ADA: 604.8.1.2	
Other: CBC 11B-604.8.1.2	
Replace urinal	\$3,000
Notes: Urinal rim is 17-1/2" AFF (17" max).	
ADA: 605.2	
Other: CBC 11B-605.2	

Midpeninsula Regional Open Space District

Skyline Field Office

Building	
20 - 2	Single User Restroom Category: 2
Increase water closet clear width or depth	\$500
Notes: Width of clear space at water closet is 56-1/2" to fixed ladder storage (60" min).	
ADA: 604.8.1.1	
Other: CBC 11B-604.8.1.1.1	

Midpeninsula Regional Open Space District

Skyline Field Office

Exterior		
1 - 1	Parking Area	Category: 1
Location name unspecified		
Regrade accessible parking space or access aisle		\$3,200
Notes: Slope is 3.2% at the bottom of the space on the driver's side and 7.6% at built-up curb ramp in access aisle (2.0% max).		
ADA: 502.4		
Other: CBC 11B-502.4		
5 - 1	Ramp	Category: 1
Provide a level landing		\$225
Notes: Slope of the bottom landing is 8.1% (2.0% max).		
ADA: 305.1, 405.7.1		
Other: CBC 11B-405.7.1		
Regrade or replace ramp		\$6,375
Notes: Running slope of 15' ramp is 8.8% (8.33% max).		
ADA: 405.2		
Other: CBC 11B-405.2		
Install a handrail		\$4,250
Notes: Handrails are not provided on either side of the ramp (handrails with continuous gripping surfaces are provided on both sides of ramp).		
ADA: 405.8		
Other: CBC 11B-505.2		
6 - 1	Stairway	Category: 2
Install a handrail		\$375
Notes: A sloped extension is not provided at the bottom of the handrail on one side and a sloped extension of 11" is provided on the other side (one tread-width min, treads are 12-3/4"). Parallel extension at the bottom turns 90 degrees on one side.		
ADA: 505.10.3		
Other: CBC 11B-505.10.3		
Install tread striping		\$15
Notes: No tread striping provided (required for all treads on an exterior stairway).		
ADA: -		
Other: CBC 11B-504.4.1		
Repair stair nosing		\$125
Notes: Tread nosing projects 3/4" (radius of 1/2" max).		
ADA: 504.5		
Other: CBC 11B-504.5		

Midpeninsula Regional Open Space District

Skyline Field Office

Exterior		
6 - 2	Stairway	Category: 2
Repair stair nosing		\$375
Notes: Tread nosing overhangs 3/4" (radius of 1/2" max).		
ADA: 504.5		
Other: CBC 11B-504.5		
Install tread striping		\$45
Notes: No tread striping provided on any of three risers (required for all treads on an exterior stairway).		
ADA: -		
Other: CBC 11B-504.4.1		
Install a handrail		\$250
Notes: The parallel extension at the bottom of the handrail is 11" long (12" min).		
ADA: 505.10.3		
Other: CBC 11B-505.10.3		
6 - 3	Stairway	Category: 2
Install a handrail		\$750
Notes: Handrails are not provided on either side of the single riser (handrails on both sides req).		
ADA: 505.10.2, 505.10.3, 505.3		
Other: CBC 11B-505.10.2, CBC 11B-505.10.3, CBC 11B-505.3		
Replace stairs		\$300
Notes: Grate on tread has 1" openings (solid risers req).		
ADA: 504.3, 504.4		
Other: CBC 11B-504.3, CBC 11B-504.4		
7 - 1	Hazard	Category: 2
Reduce or eliminate opening		\$250
Notes: Openings in grate are 1" in smallest direction (1/2" max).		
ADA: -		
Other: ABA 302.3, CBC 11B-302.3		
Remove overhanging or protruding objects		\$125
Notes: Mailbox protrudes 8-1/2" from the wall at 41-3/4" AFF (4" max between 27" and 80" AFF).		
ADA: 204.1, 307.2		
Other: CBC 11B-204.1, CBC 11B-307.2		

Midpeninsula Regional Open Space District

Skyline Field Office

Exterior		
32 - 1	Picnic Area	Category: 2
Provide an accessible picnic unit		\$3,200
<p>Notes: The picnic table is not designed for accessibility. An accessible table has an area 30" min wide for knee space, 27" knee clearance above the ground measured 8" horizontally from the front face of the table, and 9" toe clearance above the ground extending 17" from the front face of the table. An accessible table top also has the dining surface 28" min to 34" max above the ground. Knee clearance is 26-7/8" above the ground and extends 9-3/4" from the front face of the tabletop (27" min).</p>		
<p>ADA: -</p>		
<p>Other: ABA F245.2.1, CBC 11B-246.5</p>		

DAVID C. DANIELS NATURE CENTER BUILDING



Midpeninsula Regional Open Space District

Skyline Ridge

Building		
6 - 1	Stairway	Category: 1
Install tread striping		\$75
Notes: No tread striping provided at stairway at Nature Center (required for all treads on an exterior stairway).		
ADA: -		
Other: CBC 11B-504.4.1		
Install a handrail		\$2,000
Notes: Handrail provided on one side only of the stairway at the Nature Center, and that handrail is not compliant (handrails on both sides req). A sloped extension is not provided at the bottom of the handrail (one tread-width min). The parallel extension at the top of the handrail is 11" (12" min).		
ADA: 505.10.2, 505.10.3, 505.3		
Other: CBC 11B-505.10.2, CBC 11B-505.10.3, CBC 11B-505.3		
7 - 1	Hazard	Category: 2
Remove overhanging or protruding objects		\$125
Notes: AED box protrudes 7" from the wall at 33" AFF (4" max between 27" and 80" AFF).		
ADA: 204.1, 307.2		
Other: CBC 11B-204.1, CBC 11B-307.2		
7 - 2	Hazard	Category: 2
Remove overhanging or protruding objects		\$125
Notes: Mobile overhanging room is 75" AFF (80" min).		
ADA: 307.4		
Other: CBC 11B-307.4		

Midpeninsula Regional Open Space District

Skyline Ridge

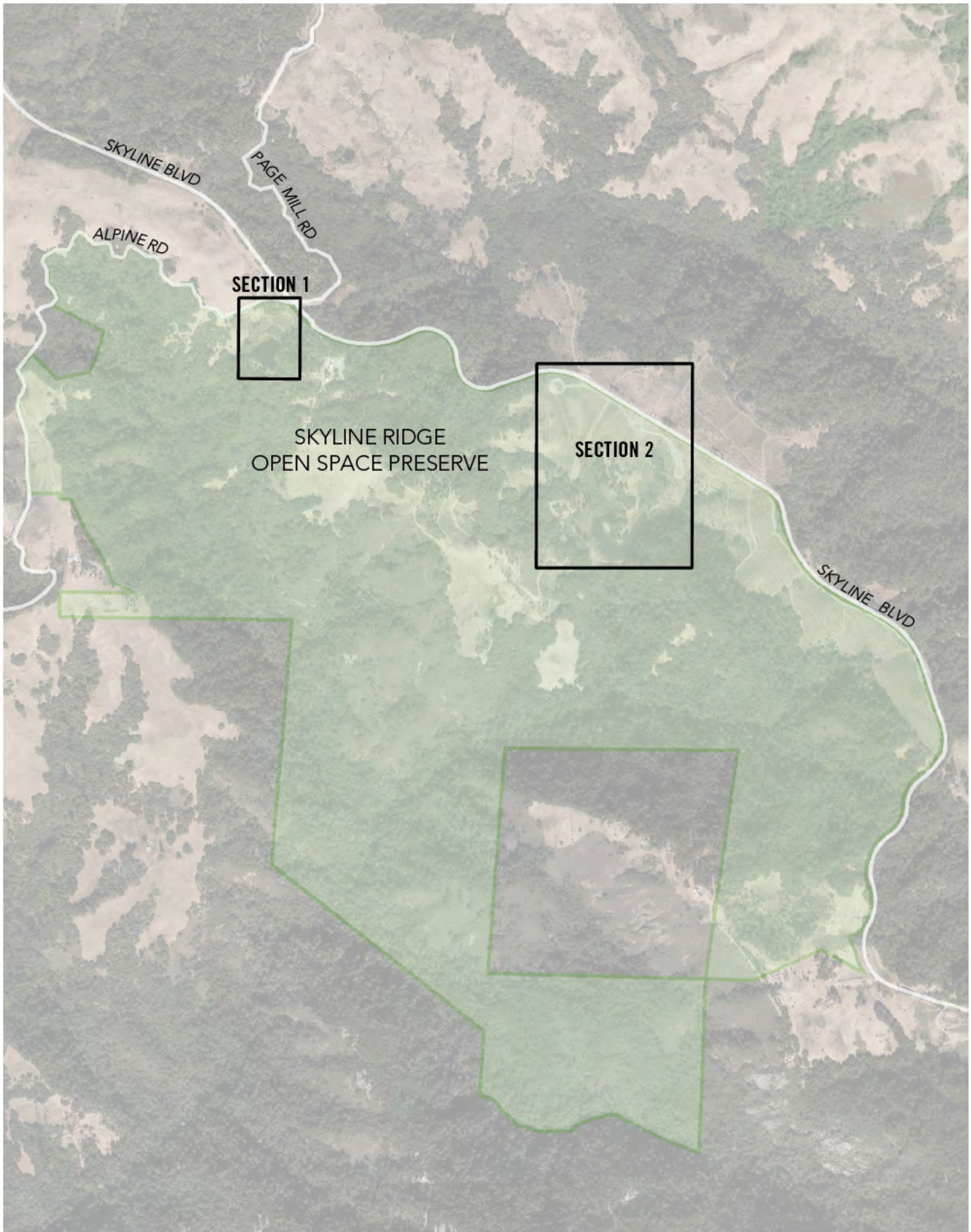
Building	
8 - 1	Door/Gate
	Category: 1
Attach loose mat to the floor surface	\$125
Notes: Door mat at Nature Center is not securely attached to ground surface.	
ADA: 302.2	
Other: CBC 11B-302.2	
Install or modify sign	\$250
Notes: A tactile and braille EXIT sign is not provided.	
ADA: 216.4.1, 703.4.1	
Other: CBC 1011.4	
Provide or modify door kick plate	\$225
Notes: A smooth and uninterrupted kick plate surface is not provided on the door. A doorstop is located in the 10" space above the finished floor.	
ADA: 404.2.10	
Other: CBC 11B-404.2.10	
Enlarge door opening	\$1,650
Notes: Height of clear opening is 79-1/8" AFF (80" min).	
ADA: 404.2.3	
Other: CBC 11B-404.2.3	
Provide strike edge clearance	\$2,500
Notes: Strike-edge clearance on the pull side of the door is 14-1/2" (18" min).	
ADA: 404.2.4.1	
Other: CBC 11B-404.2.4.1	
Provide an accessible route	\$0
Notes: Door exits to stairs.	
ADA: 206.2.4, 404.1	
Other: CBC 11B-206.2.4, CBC 11B-404.1	

Midpeninsula Regional Open Space District

Skyline Ridge

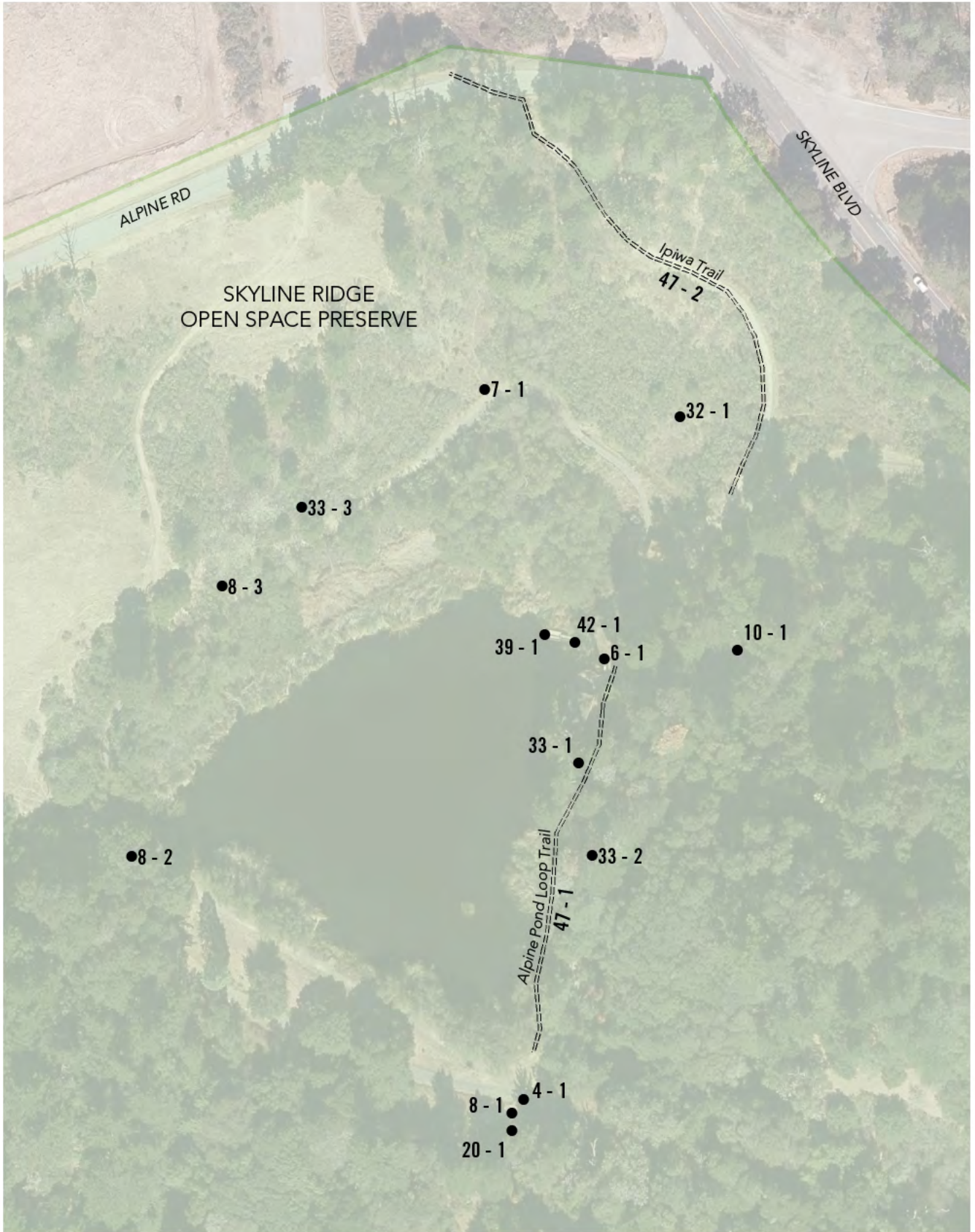
Building	
8 - 2	Door/Gate Category: 1
Enlarge door opening	\$1,650
Notes: Height of clear opening at Nature Center door is 79-1/4" AFF (80" min).	
ADA: 404.2.3	
Other: CBC 11B-404.2.3	
Modify door window or side light	\$500
Notes: Lower edge of opaque door window is 50-1/2" AFF (43" max).	
ADA: 404.2.11	
Other: CBC 11B-404.2.11	
Attach loose mat to the floor surface	\$125
Notes: Door mat is not securely attached to ground surface.	
ADA: 302.2	
Other: CBC 11B-302.2	
Replace or modify door threshold	\$125
Notes: Door threshold has a vertical change of level of 1" (1/4" max or 1/2" max with a 1:2 bevel).	
ADA: 404.2.5	
Other: CBC 11B-404.2.5	

SKYLINE RIDGE PRESERVE MAP SECTIONS



SKYLINE RIDGE

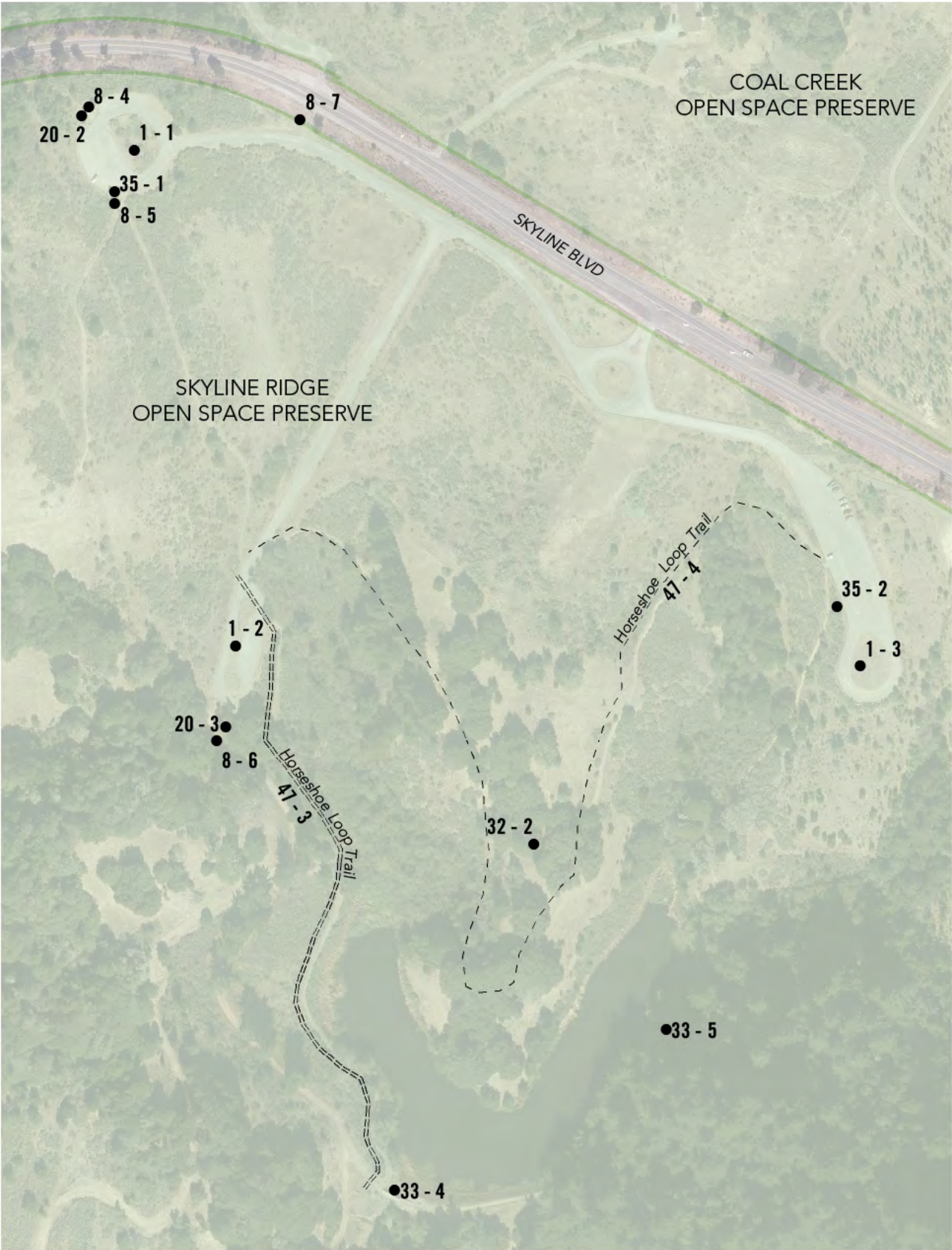
PRESERVE SECTION 1



SKYLINE RIDGE

PRESERVE

SECTION 2



Midpeninsula Regional Open Space District

Skyline Ridge

Preserve	
1 - 1	Parking Area
	Category: 1
Skyline Ridge Parking Lot	
Provide or modify accessible access aisles	\$210
Notes: At Skyline Ridge Parking Lot, blue curb at 2 van spaces is 24' long (26' min). Shared access aisle is not located on the passenger side of one van space. Relocate van accessible sign from space to right of access aisle.	
ADA: 502.2, 502.3, 502.3.1, 502.3.4	
Other: CBC 11B-502.2, CBC 11B-502.3, CBC 11B-502.3.1, CBC 11B-502.3.4	
Install reserved parking sign	\$1,125
Notes: An additional sign or language stating "Minimum Fine \$250" is not provided at either space. A tow-away warning sign is not provided at the street entry or at the accessible parking spaces.	
ADA: -	
Other: CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
Regrade accessible parking space or access aisle	\$4,800
Notes: Slopes of parking spaces and access aisle are 4.4% (2.0% max). Compacted natural surface is not firm, stable, and slip-resistant due to vegetation and small animal holes create gaps greater than 1/2".	
ADA: 502.4	
Other: CBC 11B-502.4	

Midpeninsula Regional Open Space District

Skyline Ridge

Preserve		
1 - 2	Parking Area	Category: 1
Skyline Ridge Accessible Parking		
Install van accessible sign		\$375
Notes: A "Van Accessible" sign is not provided at the Horseshoe Lake Accessible Parking Lot. Required: A "Van Accessible" sign is posted at stalls striped and designated to be van accessible (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).		
ADA: 208.2.4 Other: CBC 11B-502.6		
Install reserved parking sign		\$2,250
Notes: Signs are mounted on posts 36" above the parking surface (min 60" required). A tow-away warning sign is not provided at the street entry or at the accessible parking space.		
ADA: 502.6 Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		
Regrade accessible parking space or access aisle		\$12,800
Notes: Slopes of five parking spaces and access aisles are up to 5.6% (2.0% max). Surface is not firm, stable, and slip-resistant due to overgrown vegetation. Small animal holes create gaps greater than 1/2" wide.		
ADA: 502.4 Other: CBC 11B-502.4		
Provide or modify accessible spaces		\$2,945
Notes: No parking spaces in the Horseshoe Lake Accessible Parking Lot are striped or signed. At least 1 accessible space must be striped and signed for every 25 spaces. If only one accessible space is required, it must be striped and signed as a van accessible space.		
ADA: 208.2 Other: CBC 11B-208.2		
Provide or modify accessible access aisles		\$210
Notes: There is no access aisle striped with a blue border adjacent to an accessible parking space.		
ADA: 502.2, 502.3, 502.3.1, 502.3.2, 502.3.4 Other: CBC 11B-502.2, CBC 11B-502.3, CBC 11B-502.3.1, CBC 11B-502.3.2, CBC 11B-502.3.4		

Midpeninsula Regional Open Space District

Skyline Ridge

Preserve		
1 - 3	Parking Area	Category: 1
Skyline Ridge Equestrian Parking		
Provide or modify accessible spaces		\$2,945
Notes: Unmarked gravel equestrian parking area at Horseshoe Lake does not provide an accessible space for cars or equestrian trailers.		
ADA: 208.2, 208.2.4		
Other: CBC 11B-208.2, CBC 11B-208.2.4		
Install reserved parking sign		\$375
Notes: Required signage is not provided.		
ADA: 502.6		
Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		
4 - 1	Walk	Category: 2
Regrade surface		\$720
Notes: Cross slope of paved walk at Alpine Pond is up to 4.2% for 24 linear feet (max 2% required).		
ADA: 403.3		
Other: CBC 11B-403.3		
Grind or patch vertical change of grade		\$500
Notes: Vertical change in level is 3/4" between asphalt and adjacent natural surface and 3/4" at chipped asphalt approaching restroom (1/4" max or 1/2" max with a 1:2 bevel).		
ADA: 303.2, 303.3, 403.4		
Other: CBC 11B-303.2, CBC 11B-403.4		
Provide a firm, stable and slip resistant surface		\$200
Notes: Loose material on top of asphalt surface is not stable and slip-resistant.		
ADA: 302.1		
Other: CBC 11B-302.1		
6 - 1	Stairway	Category: 2
Install a handrail		\$1,875
Notes: Handrails are not provided on either side of the stairway (handrails on both sides req).		
ADA: 505.10.2, 505.10.3, 505.3		
Other: CBC 11B-505.10.2, CBC 11B-505.10.3, CBC 11B-505.3		
Install tread striping		\$15
Notes: No tread striping provided (required for all treads on an exterior stairway).		
ADA: -		
Other: CBC 11B-504.4.1		

Midpeninsula Regional Open Space District

Skyline Ridge

Preserve		
7 - 1	Hazard	Category: 2
Reduce or eliminate opening		\$250
Notes: Gaps between boards on pedestrian bridge at Alpine Pond are up to 7/8" (1/2" max) and are oriented parallel to the path of travel.		
ADA: -		
Other: ABA 302.3, CBC 11B-302.3		
8 - 1	Door/Gate	Category: 2
Provide or modify door kick plate		\$225
Notes: At the Alpine Pond restroom 20-1, a smooth and uninterrupted kick plate surface is not provided at the door. A doorstop is located in the 10" space above the finished floor.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
Adjust door closer		\$125
Notes: Door opening force is 8 lbs (5 lbs max).		
ADA: 404.2.9		
Other: CBC 11B-404.2.9		
8 - 2	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width at block stile gate at Alpine Pond is 31-1/2" (36" min. when located along trails or at trailheads). Post extensions protrude 6" at 38" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		
8 - 3	Door/Gate	Category: 1
Enlarge door opening		\$250
Notes: Post extensions at Alpine Pond block stile gate protrude 5-7/8" at 40-3/4" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: CBC 11B-404.2.3		

Midpeninsula Regional Open Space District

Skyline Ridge

Preserve		
8 - 4	Door/Gate	Category: 2
Provide or modify door kick plate		\$225
Notes: At the Skyline Ridge restroom 20-2, a smooth and uninterrupted kick plate surface is not provided at the door. A doorstop is located in the 10" space above the finished floor.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
Increase maneuvering space		\$1,000
Notes: Front approach maneuvering clearance on the pull side of the door is 51" to edge of concrete (60" min).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		
Adjust door closer		\$125
Notes: Door closer sweep time is 4 seconds (5 seconds min). Door opening force is 12 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
8 - 5	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width at gate at Skyline Ridge is 31" (36" min. when located along trails or at trailheads).		
ADA: -		
Other: ABA 1017.3		
8 - 6	Door/Gate	Category: 2
Replace door hardware		\$425
Notes: At the Horseshoe Lake restroom 20-3, the operating effort of door hardware is 10 lbs (5 lbs max).		
ADA: 309.4		
Other: CBC 11B-309.4, CBC 11B-404.2.7		
Provide or modify door kick plate		\$225
Notes: A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
Adjust door closer		\$125
Notes: Door opening force is 10 lbs (5 lbs max).		
ADA: 404.2.9		
Other: CBC 11B-404.2.9		

Midpeninsula Regional Open Space District

Skyline Ridge

Preserve		
8 - 7	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width of block stile gate at Skyline Ridge is 22" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 41-1/2" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		
10 - 1	Drinking Fountain	Category: 3
Install an additional high or low fountain		\$3,000
Notes: A higher, standing person fountain is not provided at Alpine Pond.		
ADA: 211.2		
Other: CBC 11B-211.2		
Raise or lower fountain		\$1,500
Notes: Space between ground and fountain is 26-1/4" due to soil buildup (27" min).		
ADA: 602.4		
Other: CBC 11B-602.4		
Replace fountain		\$3,000
Notes: Bubbler height at wheelchair accessible fountain is 36-3/4" above the ground (36" max). The bubbler is 9" from the vertical support (15" min).		
ADA: 602.4, 602.5		
Other: CBC 11B-602.4, CBC 11B-602.5		

Midpeninsula Regional Open Space District

Skyline Ridge

Preserve		
20 - 1	Single User Restroom	Category: 2
Install restroom sign		\$250
Notes: Federal restroom sign does not provide adequate contrast on letters at the Alpine Pond restroom.		
ADA: 703		
Other: -		
Replace or reposition fixtures		\$1,250
Notes: The water closet centerline is 18-1/2" from the wall (17" min to 18" max).		
ADA: 604.2		
Other: CBC 11B-604.2		
Replace or modify grab bars		\$300
Notes: Rear grab bar extends from the centerline of the water closet 14" and 22" (36" long min, extends 12" and 24" min from centerline of water closet).		
ADA: 604.5.2		
Other: CBC 11B-604.5.2		
Replace or reposition dispenser		\$250
Notes: Height to operating mechanism of hand sanitizer is 47-1/2" AFF (40" max). Centerline of the toilet paper roll dispenser is 10" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		

Midpeninsula Regional Open Space District

Skyline Ridge

Preserve		
20 - 2	Single User Restroom	Category: 2
Provide an accessible route		\$0
Notes: An accessible route is not provided to the Skyline Ridge restroom due to 2" vertical change in level between gravel and concrete pad (1/4" max, 1/2" with a bevel).		
ADA: 206.2		
Other: CBC 11B-206.2		
Reposition clothing hooks		\$125
Notes: Usable portion of coat hook is 48-1/4" AFF (48" max).		
ADA: 308.1		
Other: CBC 11B-603.4		
Replace or reposition dispenser		\$250
Notes: Height to operating mechanism of hand sanitizer is 47-1/2" AFF (40" max). Centerline of the toilet paper roll dispenser is 12" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		
Install restroom sign		\$250
Notes: Federal restroom sign does not provide adequate contrast on letters.		
ADA: 703		
Other: -		
Replace or modify grab bars		\$600
Notes: Rear grab bar extends from the centerline of the water closet 15" and 21" (36" long min, extends 12" and 24" min from centerline of water closet). Side grab bar extends 53" from rear wall (54" min).		
ADA: 604.5.1, 604.5.2		
Other: CBC 11B-604.5.1, CBC 11B-604.5.2		

Midpeninsula Regional Open Space District

Skyline Ridge

Preserve		
20 - 3	Single User Restroom	Category: 2
Replace or reposition dispenser		\$125
Notes: At the Horseshoe Lake restroom, the height to operating mechanism of hand sanitizer is 47-1/2" AFF (40" max). Centerline of the toilet paper roll dispenser is 12" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		
Replace or modify grab bars		\$600
Notes: Rear grab bar extends from the centerline of the water closet 14" and 22" (36" long min, extends 12" and 24" min from centerline of water closet). Side grab bar extends 53" from rear wall (54" min).		
ADA: 604.5.1, 604.5.2		
Other: CBC 11B-604.5.1, CBC 11B-604.5.2		
Install restroom sign		\$250
Notes: Federal restroom sign does not provide adequate contrast on letters.		
ADA: 703		
Other: -		
32 - 1	Picnic Area	Category: 2
Provide an accessible route		\$0
Notes: An accessible route is not provided to one of the picnic tables at Alpine Pond.		
ADA: -		
Other: ABA F206.2.2, ABA F245.4, CBC 11B-206.2.2		
Increase or provide clear floor area		\$700
Notes: A 36" min clear space around the table is not provided at either of the accessibly designed tables.		
ADA: -		
Other: ABA 1011.2.1		
Regrade surface		\$15
Notes: Slope of the clear floor space on the downhill side approach to wheelchair space is 8.9% (2.0% max).		
ADA: -		
Other: ABA 1011.2.3, CBC 11B-305.1		

Midpeninsula Regional Open Space District

Skyline Ridge

Preserve		
32 - 2	Picnic Area	Category: 2
Provide an accessible route		\$0
Notes: An accessible route to one of the picnic tables at Horseshoe Lake is not provided due to 16% slope on hill approaching table.		
ADA: -		
Other: ABA F206.2.2, ABA F245.4, CBC 11B-206.2.2		
Provide an accessible picnic unit		\$3,200
Notes: The picnic tables are not designed for accessibility. An accessible table has an area 30" min wide for knee space, 27" knee clearance above the ground measured 8" horizontally from the front face of the table, and 9" toe clearance above the ground extending 17" from the front face of the table. An accessible table top also has the dining surface 28" min to 34" max above the ground. At both tables, knee clearance extends 15-1/2" from front face of tabletop (19" min) and is 25-1/2" and 26-1/4" above the ground (27" min).		
ADA: -		
Other: ABA F245.2.1, CBC 11B-246.5		
Increase or provide clear floor area		\$700
Notes: A 36" min clear space around the picnic tables is not provided.		
ADA: -		
Other: ABA 1011.2.1		
Regrade surface		\$15
Notes: Slope of the clear floor space at the wheelchair space at one picnic table is 7.1% (max 2% required).		
ADA: -		
Other: ABA 1011.2.3, CBC 11B-305.1		
33 - 1	Outdoor Constructed Features	Category: 2
Increase or provide clear floor area		\$500
Notes: Slope of the clear floor space at viewing scope at Alpine Lake is 9.6% (max 2% required).		
ADA: -		
Other: ABA 1011.2.1		
33 - 2	Outdoor Constructed Features	Category: 2
Increase or provide clear floor area		\$500
Notes: A clear floor space for companion seating is not provided adjacent to a bench at Alpine Pond (36" by 48" min).		
ADA: -		
Other: ABA 1011.2.1		

Midpeninsula Regional Open Space District

Skyline Ridge

Preserve		
33 - 3	Outdoor Constructed Features	Category: 2
Increase or provide clear floor area		\$500
Notes: A clear floor space for companion seating is not provided adjacent to a bench on Alpine Pond Loop Trail (36" by 48" min).		
ADA: -		
Other: ABA 1011.2.1		
33 - 4	Outdoor Constructed Features	Category: 2
Increase or provide clear floor area		\$500
Notes: A clear floor space for companion seating is not provided adjacent to a bench at Horseshoe Lake (36" by 48" min).		
ADA: -		
Other: ABA 1011.2.1		
33 - 5	Outdoor Constructed Features	Category: 2
Increase or provide clear floor area		\$500
Notes: Clear floor space for companion seating is not provided adjacent to two benches at Horseshoe Lake (36" by 48" min).		
ADA: -		
Other: ABA 1011.2.1		
35 - 1	Other	Category: 2
Provide an accessible route		\$60
Notes: An accessible route to the brochure box near the Skyline Ridge parking area is not provided due to 1" vertical change in level at wood bridge (1/4" max, 1/2" with a bevel).		
ADA: 206.2		
Other: CBC 11B-206.2		
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at brochure box is 6.4% and slope of clear ground space at informational board is 17% (5.0% max for natural surface).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		
35 - 2	Other	Category: 2
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at brochure box at Horseshoe Lake is 18.4% (5% max for natural surface).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		

Midpeninsula Regional Open Space District

Skyline Ridge

Preserve

39 - 1 **View Area** Category: 2

Provide an accessible route \$2,000

Notes: An accessible route on to the deck surface of the Alpine Pond view area is not provided. Gap between gangway and deck surface is 1-3/4" (1/2" max). Vertical change in level is 3/4" between gangway and metal transition plate (1/2" max). Openings for bolts are 1-1/2" by 3-1/2" (1/2" max in one direction). Guard rail does not extend to deck surface, leaving 6-1/2" high opening and there is no deck overhang beyond guardrail. Provide curb or barrier to a height of 2 inches to protect mobility device wheels from entrapment.

ADA: 206.2

Other: CBC 11B-206.2

42 - 1 **Outdoor Recreation Access Route** Category: 1

Regrade surface \$ -

Notes: ORAR to view area at Alpine Pond has a total length of approximately 65 feet. On the bottom run cross slope is up to 15% and on the top run cross slope is up to 7.7% (5.0% max for unpaved surface).

ADA: -

Other: ABA 1016.7.2

Midpeninsula Regional Open Space District

Skyline Ridge

Preserve	
47 - 1	Trails
	Category: 1
Alpine Pond Loop Trail	
Regrade surface	\$ -
<p>Notes: Running slope of the Alpine Pond Loop trail is within limits of Midpen Easy Access Trail and ABA Trail standards for entire loop. There are multiple brief sections where cross slope exceeds limits. Between viewing scope and first interpretive sign, cross slope is 8.2% to 10% for 35 linear feet (5.0% max). Cross slope is up to 8.8% for 14 linear feet in front of bench (5.0% max). Cross slope is up to 9.1% for 30 linear feet and up to 8.4% for a separate but additional 15 feet near the northernmost point of the loop (5.0% max). Shortly east of that, cross slope is up to 8.0% for 23 linear feet (5.0% max).</p>	
<p>ADA: - Other: ABA 1017.7.1, ABA 1017.7.2</p>	
Reduce or eliminate opening	\$ -
<p>Notes: Small wildlife holes in trail create openings up to 2" in diameter (max 1/2" required).</p>	
<p>ADA: - Other: ABA 1017.6, ABA 302.3</p>	
Provide a firm, stable and slip resistant surface	\$ -
<p>Notes: The trail surface is not firm, stable, and slip-resistant due to accumulated plant debris on western part of trail after it turns north. Loose gravel surface near spur to pond is not firm, stable, and slip-resistant for 25 linear feet.</p>	
<p>ADA: - Other: ABA 1017.2</p>	

Midpeninsula Regional Open Space District

Skyline Ridge

Preserve	
47 - 2	Trails
	Category: 1
Ipiwa Trail	
Provide a firm, stable and slip resistant surface	\$ -
Notes: At the Ipiwa Trail, loose material in drain ruts and on hardened trail surface near undercrossing is not firm and stable.	
ADA: -	
Other: ABA 1017.2	
Reduce or eliminate opening	\$ -
Notes: Small wildlife holes in trail create openings up to 3" in diameter on pond side of underpass and up to 4" by 8" on parking area side of underpass (max 1/2" required).	
ADA: -	
Other: ABA 1017.6, ABA 302.3	
Regrade surface	\$ -
Notes: Slopes at the Ipiwa Trail are mostly within limits of Midpen Easy Access Trail and ABA Trail standards. Two sections have cross slopes of up to 7.8% and 12% for 25 linear feet each. Near undercrossing, running slope is up to 12% and cross slope is up to 7.4% for 13 linear feet. At parking area side of underpass, cross slope is up to 8.1% for 8 linear feet leading to underpass and an additional 11 linear feet with 7.2% (5% max).	
ADA: -	
Other: ABA 1017.7.1, ABA 1017.7.2	

Midpeninsula Regional Open Space District

Skyline Ridge

Preserve	
47 - 3	Trails
Category: 1	
Horseshoe Loop Trail	
Regrade surface	\$ -
<p>Notes: Starting from parking area 1-2 and proceeding counter-clockwise around the lake, running slopes on the Horseshoe Lake Trail are generally within limits of Midpen Easy Access Trail and ABA Trail standards through and past the dam area at the lake. 47-1 represents that portion of the trail, up until the next pedestrian bridge where the trail turns back northwest, and barriers to accessibility are more severe.</p> <p>On connector from parking area 1-2 to Horseshoe Loop Trail, cross slope is up to 7.2% for 24 linear feet (5.0% max). Approaching first small bridge, cross slope is up to 8.0% for 25 linear feet (5.0% max). For most of trail before dam area, cross slope is 3% to 4.5%, but a few spots are up to 7.0% (5.0% max). Approaching bridge at dam, running slope is up to 12.4% for 17 linear feet (12.5% max for 10 feet max). After earthen dam, near end of this trail segment, running slope is up to 19% and cross slope up to 9.3% for 54 linear feet. Cross slope is 7% to 14% for 25 linear feet, and running slope is 16% approaching bridge.</p> <p>ADA: - Other: ABA 1017.7.1, ABA 1017.7.2</p>	
Provide a firm, stable and slip resistant surface	\$ -
<p>Notes: On connector spur trail from parking area 1-2 to Horseshoe Loop Trail, the surface is not firm, stable, and slip-resistant due to loose gravel. After first small bridge, loose tree debris on trail creates same issue.</p> <p>ADA: - Other: ABA 1017.2</p>	
Reduce or eliminate opening	\$ -
<p>Notes: On connector from parking area 1-2 to Horseshoe Loop Trail, small wildlife holes create openings greater than 1/2" in diameter.</p> <p>ADA: - Other: ABA 1017.6, ABA 302.3</p>	
Remove tread obstacle	\$ -
<p>Notes: Vertical change in level is up to 3-1/2" between trail surface and bridge at dam (2" max for obstacles along trail but 1/2" max for constructed obstacles). Past the dam, exposed tree roots create obstacles greater than 2".</p> <p>ADA: - Other: ABA 1017.5</p>	

Midpeninsula Regional Open Space District

Skyline Ridge

Preserve	
47 - 4	Trails
Category: 4	
Horseshoe Loop Trail	
Regrade surface	\$ -
<p>Notes: The Horseshoe Loop Trail exceeds the limits of Midpen Easy Access Trail and ABA Trail standards in many locations. From bridge crossing at easternmost part of Horseshoe Loop Trail, going counterclockwise, cross slope is 10% for 28 linear feet (5% max). Cross slope is 16% for 210 linear feet due to drainage gulleys in trail, and running slope is 15% at drain dips. From parking area 1-3 headed towards picnic area, cross slope is up to 12% for 510 linear feet, and running slope is 18% at drainage dips. Running slope is up to 12% for 40 linear feet (12.5% max for 10 feet max). Headed northwest from picnic area, cross slope is up to 9% for 550 linear feet.</p>	
<p>ADA: - Other: ABA 1017.7.1, ABA 1017.7.2</p>	
Reduce or eliminate opening	\$ -
<p>Notes: Gaps between planks on bridge are up to 3/4" (1/2" max). Gaps at drain ruts are up to 12" wide. Toward end of loop, gaps are 1" wide and parallel to path of travel at culvert crossing (perpendicular to path of travel required).</p>	
<p>ADA: - Other: ABA 1017.6, ABA 302.3</p>	
Widen trail	\$ -
<p>Notes: Clear width of trail is reduced to 13" where drainage/erosion gulleys run down the middle of the trail (min 36" required). From parking area 1-3 heading southwest toward picnic area, width of trail is 18" to 24" for 476 linear feet. Toward end of loop, clear width is 12" due to overgrown grass.</p>	
<p>ADA: - Other: ABA 1017.3</p>	
Remove tread obstacle	\$ -
<p>Notes: Drain ruts create tread obstacles with up to 8" vertical changes in level (2" max).</p>	
<p>ADA: - Other: ABA 1017.5</p>	

ST JOSEPH'S HILL PRESERVE



Midpeninsula Regional Open Space District

St Joseph's Hill

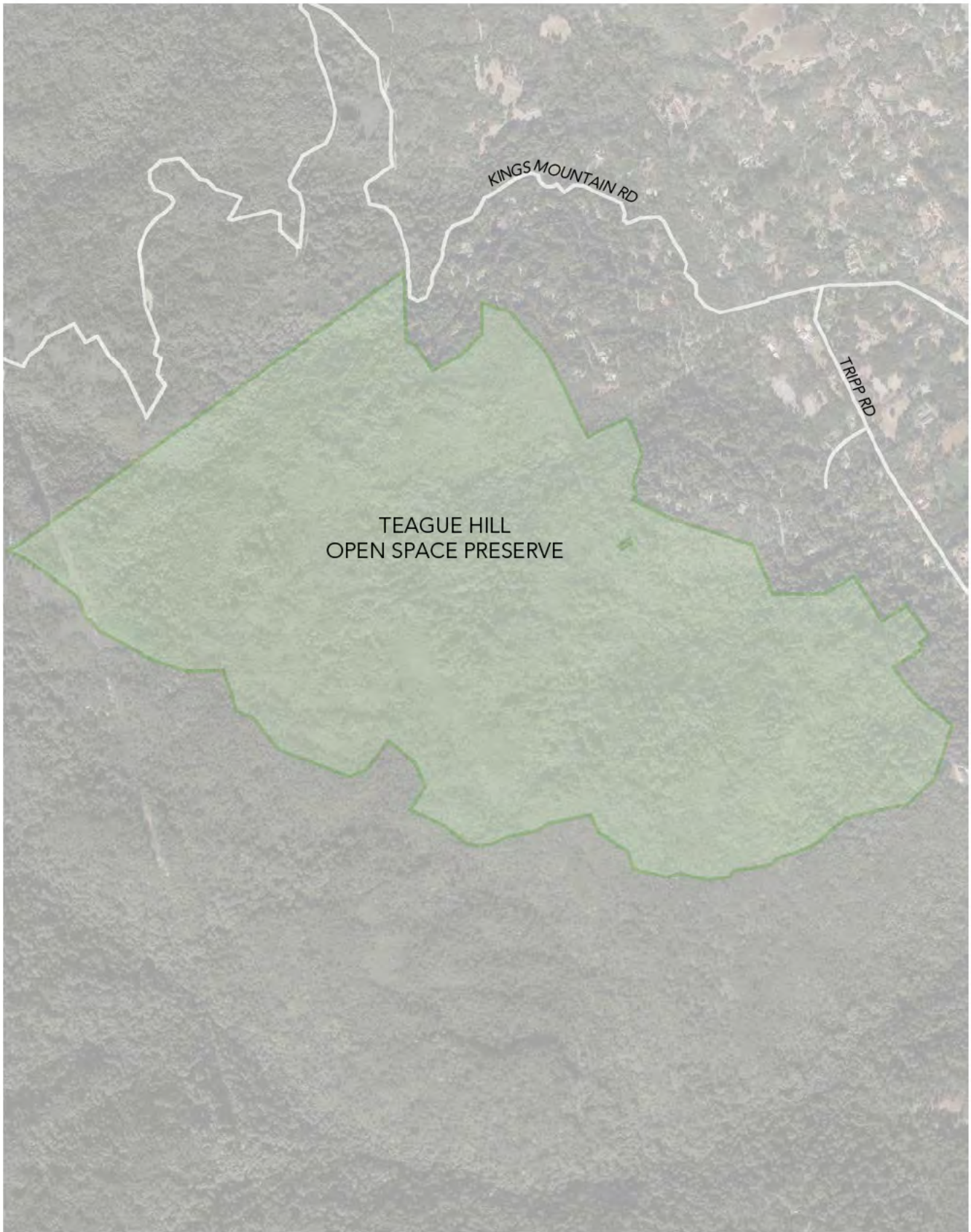
Preserve		
8 - 1	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width at block stile gate at southern Jones trailhead is 25-1/2" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 38" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		
8 - 2	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: At northern Jones trailhead, the width of clear opening at right gate is 30" between concrete footings and the width of usable path at left gate is 26" due to excessive slope (36" min. when located along trails or at trailheads).		
ADA: -		
Other: ABA 1017.3		
Regrade surface		\$2,500
Notes: Slope in maneuvering area at left gate is 25% (5% max for natural surface).		
ADA: 404.2.4.4		
Other: CBC 11B-404.2.4.4		
33 - 1	Outdoor Constructed Features	Category: 2
Increase or provide clear floor area		\$500
Notes: Slope of the clear floor space for companion seating adjacent to bench at northern Jones Trail is 10% (5% max for natural surface).		
ADA: -		
Other: ABA 1011.2.1		
35 - 1	Other	Category: 2
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at brochure box at northern Jones trailhead is 16.4% (5% max for natural surface).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		

STEVENS CREEK PRESERVE



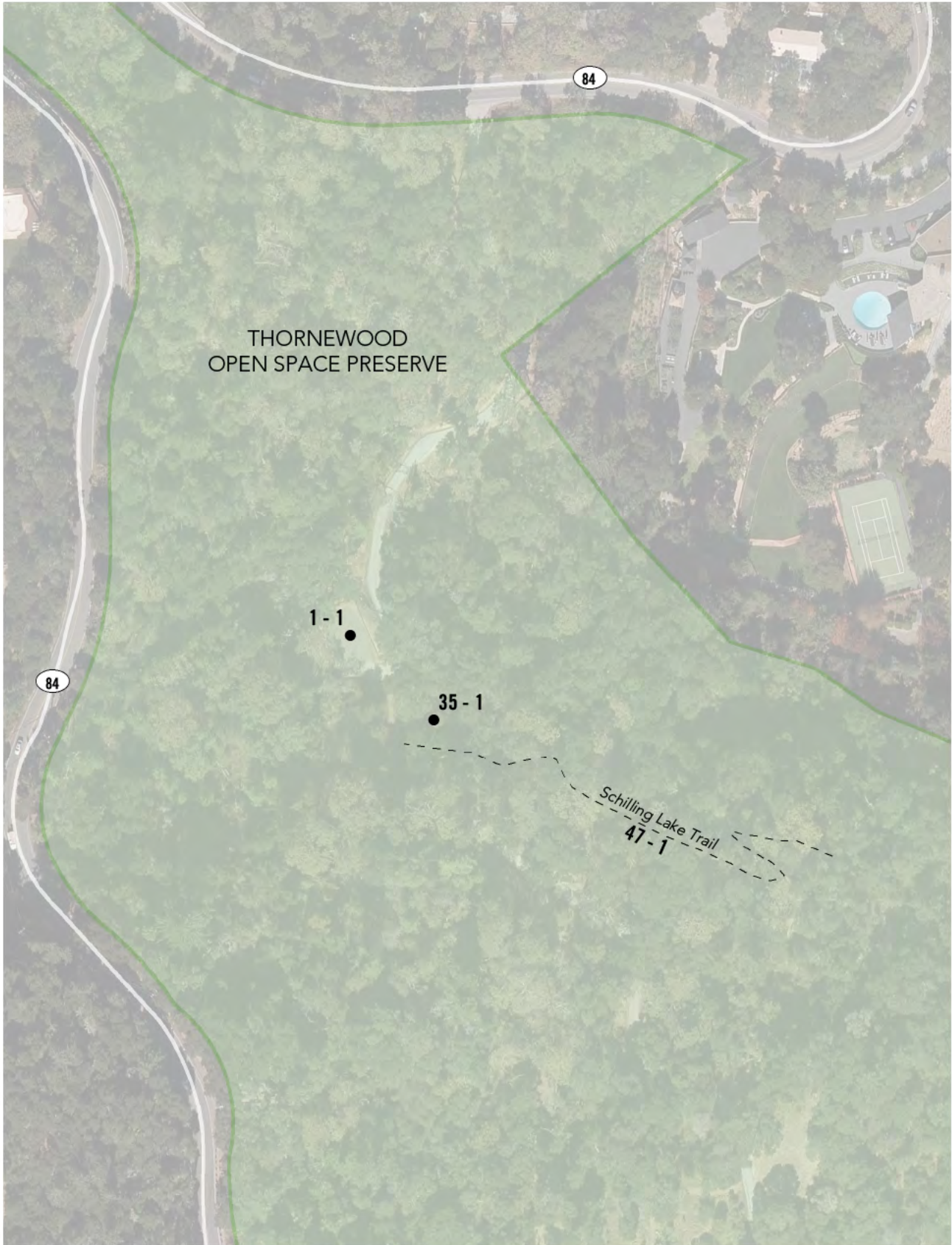
No features were evaluated at Stevens Creek.

TEAGUE HILL PRESERVE



No features were evaluated at Teague Hill.

THORNEWOOD PRESERVE



Midpeninsula Regional Open Space District

Thornewood

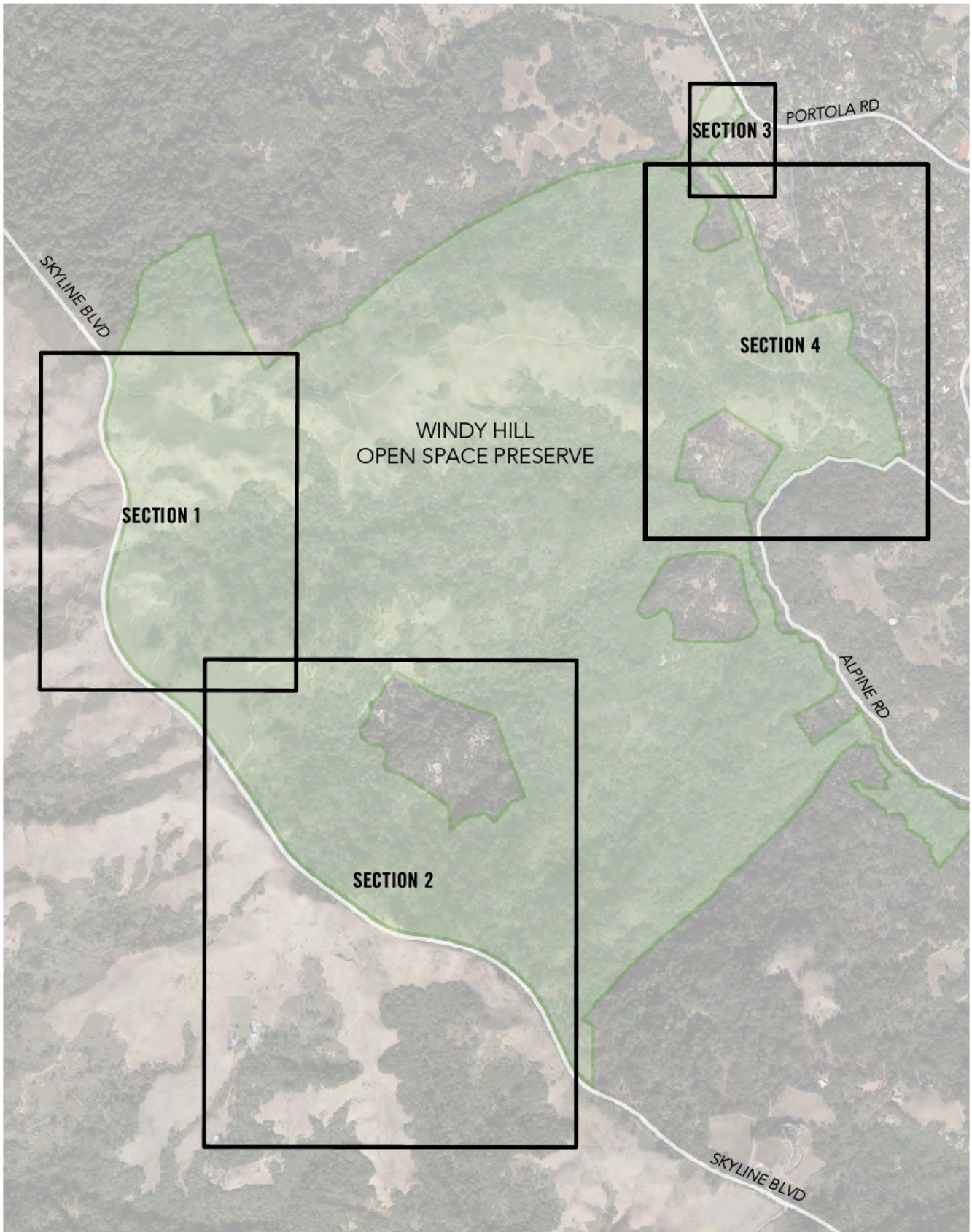
Preserve		
1 - 1	Parking Area	Category: 1
Thornewood Parking Lot		
Provide or modify accessible spaces		\$2,945
Notes: Designated accessible space is not van accessible (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).		
ADA: 208.2, 208.2.4		
Other: CBC 11B-208.2, CBC 11B-208.2.4		
Install reserved parking sign		\$375
Notes: An additional sign or language stating "Minimum Fine \$250" is not provided. A tow-away warning sign is not provided at the street entry or at the accessible parking space.		
ADA: -		
Other: CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		
Regrade accessible parking space or access aisle		\$1,600
Notes: Slope of parking space is 11.1% (max 2.0% required).		
ADA: 502.4		
Other: CBC 11B-502.4		
Provide or modify accessible access aisles		\$210
Notes: Blue curb signifying accessible parking is 10' wide (min 17' for van space required).		
ADA: 502.2, 502.3, 502.3.1		
Other: CBC 11B-502.2, CBC 11B-502.3, CBC 11B-502.3.1		
35 - 1	Other	Category: 2
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at brochure box is 7.6% (5% max for natural surface).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		
Provide an accessible route		\$60
Notes: An accessible route to the brochure box is not provided due to 2" change in level between asphalt and adjacent surface (1/4" max, 1/2" with a bevel).		
ADA: 206.2		
Other: CBC 11B-206.2		

Midpeninsula Regional Open Space District

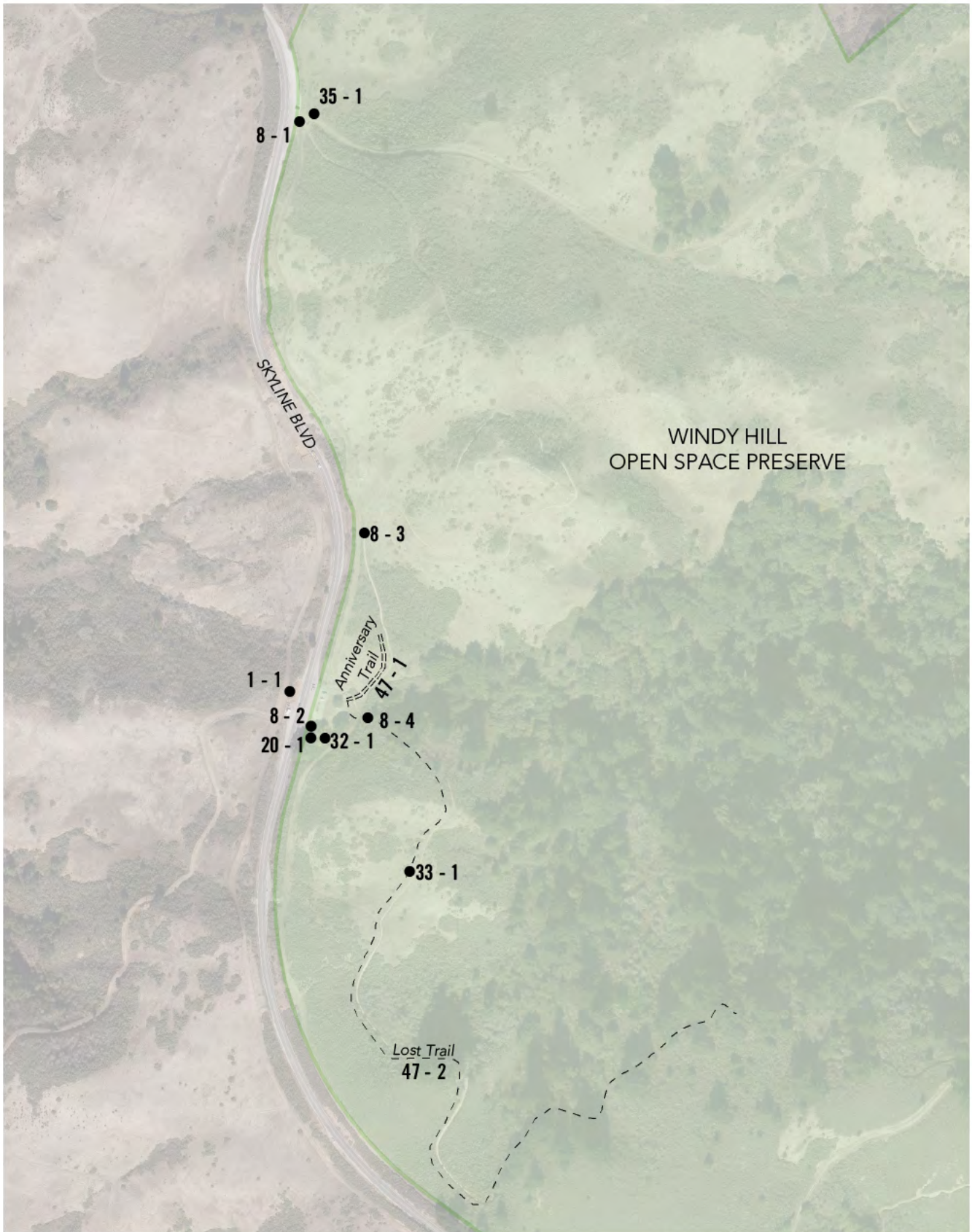
Thornewood

Preserve	
47 - 1	Trails
	Category: 4
Schilling Lake Trail	
Provide a firm, stable and slip resistant surface	\$ -
Notes: Due to soil composition, the surface of Schilling Lake Trail is not slip resistant in wet conditions.	
ADA: -	
Other: ABA 1017.2	
Widen trail	\$ -
Notes: Trail width is 36" to 48" typ, but reduced to 24" in sections due to drain ruts (min 36" required).	
ADA: -	
Other: ABA 1017.3	
Remove tread obstacle	\$ -
Notes: Vertical changes in level up to 6" along length of trail are common and include tree roots, rocks, tree stumps, as well as a 1-1/2" change in level at boardwalk bridge and 4" change in level between asphalt road and trail surface on approach to trail (1/2" max bridge, 2" max for other trail surfaces).	
ADA: -	
Other: ABA 1017.5	
Reduce or eliminate opening	\$ -
Notes: Openings in trail surface are up to 4" in diameter at depressions (max 1/2" required).	
ADA: -	
Other: ABA 1017.6, ABA 302.3	
Regrade surface	\$ -
Notes: The Schilling Lake Trail has some fundamental barriers to accessibility. Running slope is within the limits of Midpen Easy Access Trail and ABA Trail standards for 410 linear feet before reaching a switchback with up to 25% running slope for 110 linear feet. Other sections of trail also exceed running slope limits. In general, cross slopes exceed the limits as the trail follows along the contour and there are surface depressions due to slope failure.	
ADA: -	
Other: ABA 1017.7.1, ABA 1017.7.2	

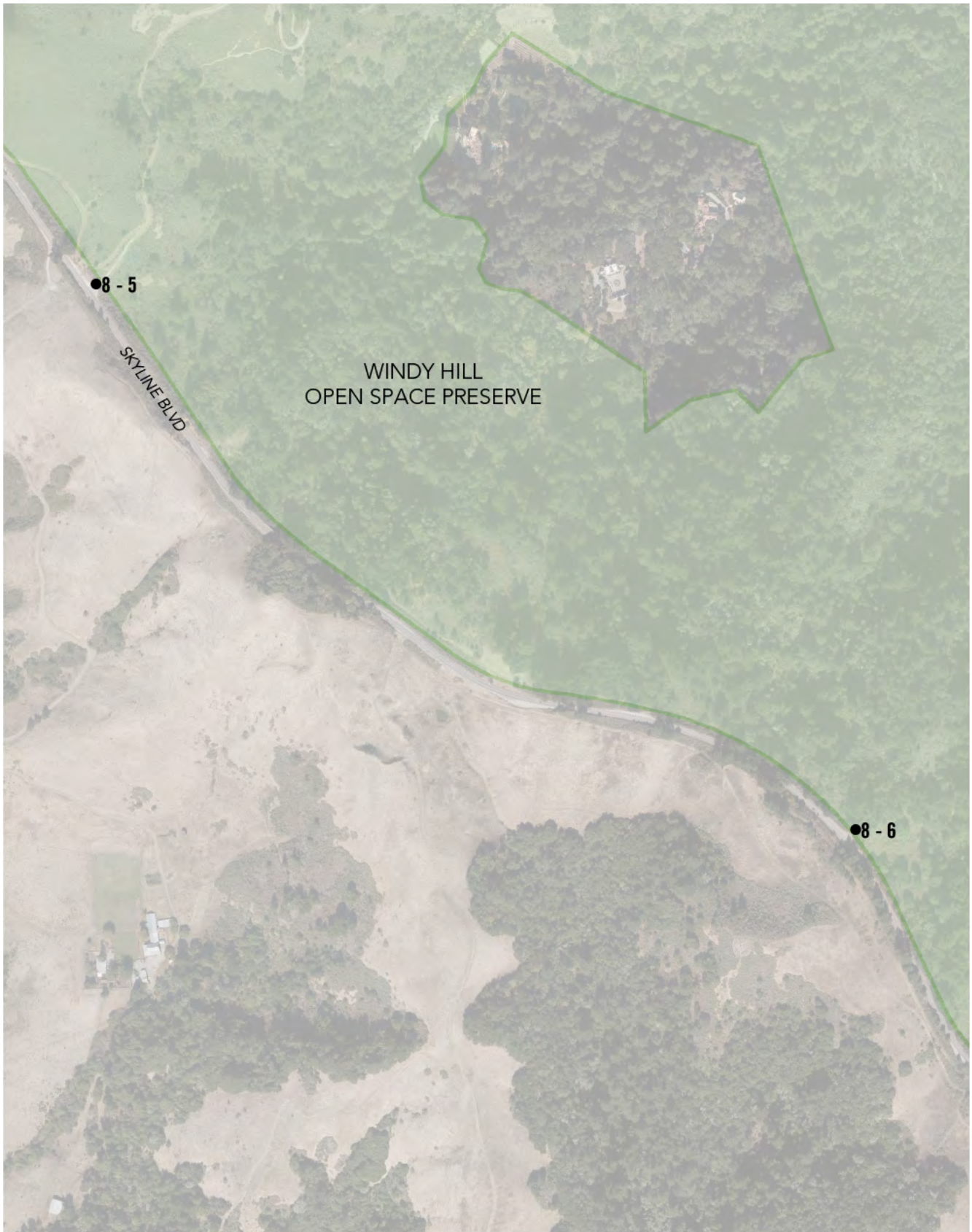
WINDY HILL PRESERVE MAP SECTIONS



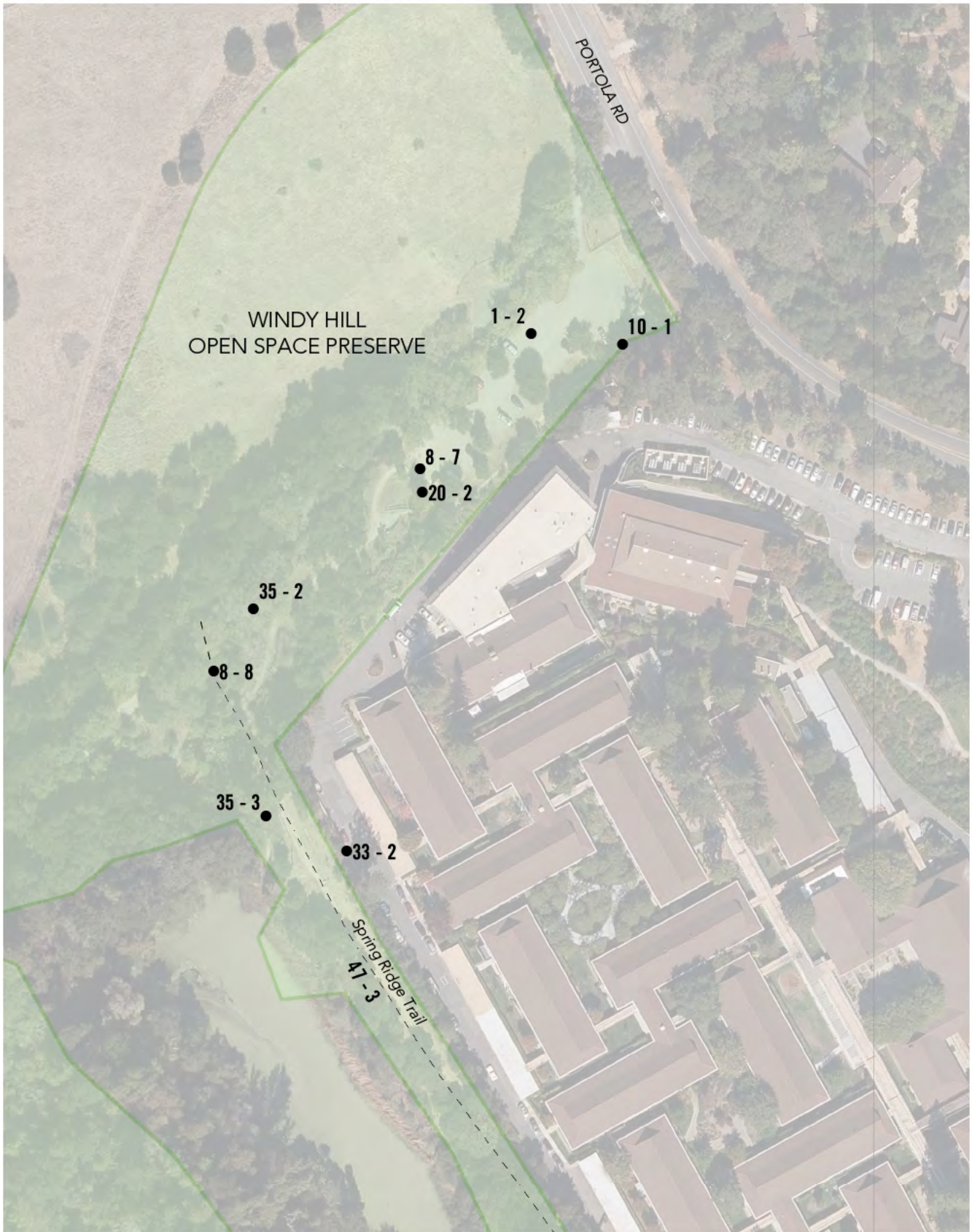
WINDY HILL PRESERVE SECTION 1



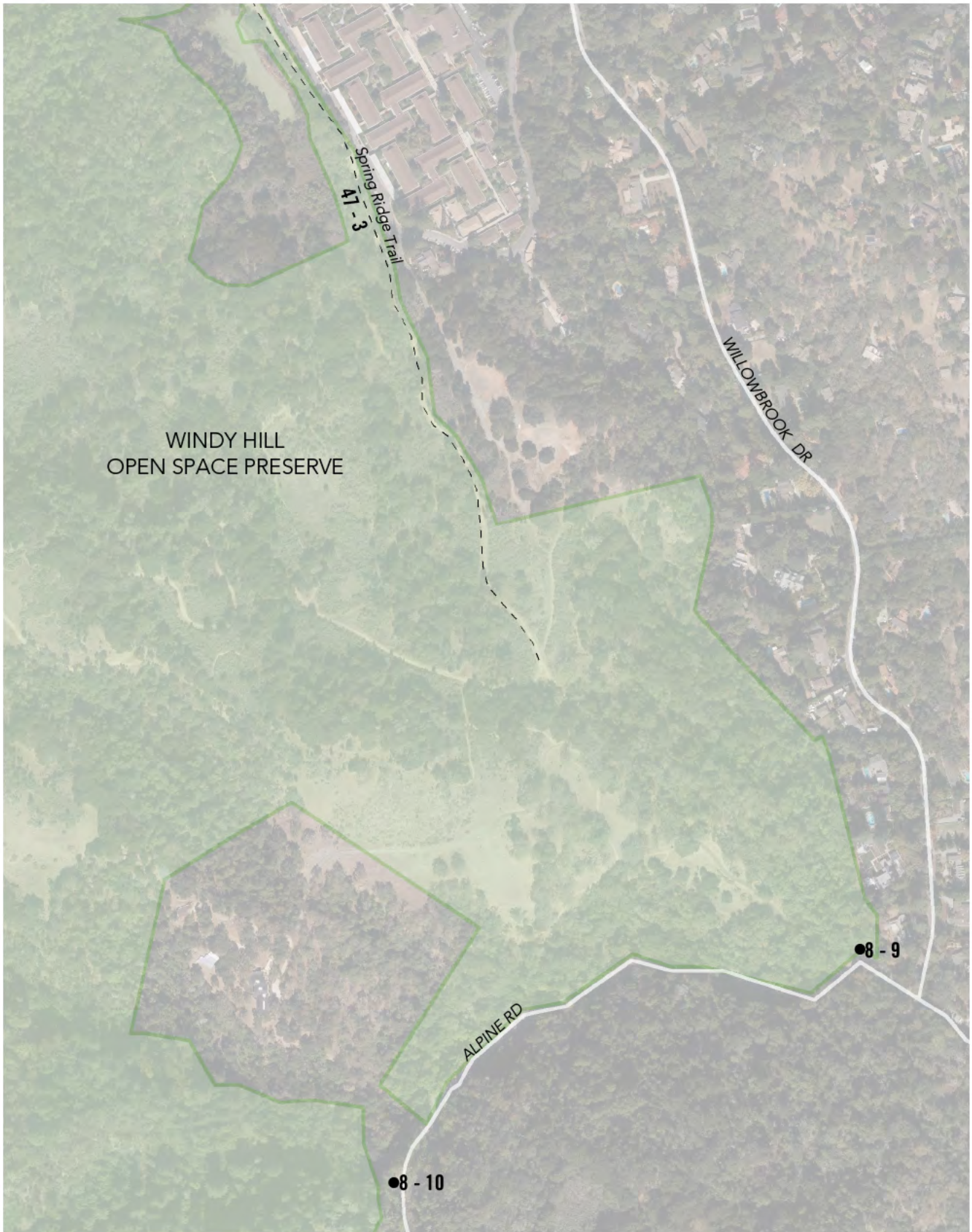
WINDY HILL
PRESERVE
SECTION 2



WINDY HILL PRESERVE SECTION 3



WINDY HILL PRESERVE SECTION 4



Midpeninsula Regional Open Space District

Windy Hill

Preserve	
1 - 1	Parking Area
Category: 4	
Windy Hill Parking Lot at Anniversary Trail	
Provide an accessible route	\$0
Notes: An accessible route is not provided at the Anniversary Easy Access trailhead. When car is parked in the space adjacent to accessible space, path of travel is impeded by wheel stops.	
ADA: 206.2.1 Other: CBC 11B-206.2.1, CBC 11B-502.7.1	
Provide or modify accessible access aisles	\$210
Notes: Blue curb signifying accessible parking is 14-1/2' long (min 17" for van space required).	
ADA: 502.2, 502.3.1 Other: CBC 11B-502.2, CBC 11B-502.3.1	
Install reserved parking sign	\$1,000
Notes: Van sign is mounted on post 46" above the parking surface and ISA sign is 52-1/2" above the parking surface (min 60" required). An additional sign or language stating "Minimum Fine \$250" is not provided. A tow-away warning sign is not provided at the street entry or at the accessible parking space.	
ADA: 502.6 Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
Regrade accessible parking space or access aisle	\$1,600
Notes: Slopes of parking space are up to 7% (max 2.0% required). Loose gravel surface in parking space is not firm and stable.	
ADA: 502.4 Other: CBC 11B-502.4	

Midpeninsula Regional Open Space District

Windy Hill

Preserve		
1 - 2	Parking Area	Category: 1
Windy Hill Parking Lot at Portola Road		
Provide an accessible route		\$1,800
Notes: An accessible route is not provided in the parking area at Portal Road. Route from one accessible space requires individual to go behind parked car.		
ADA: 206.2.1		
Other: CBC 11B-206.2.1, CBC 11B-502.7.1		
Install reserved parking sign		\$1,500
Notes: Signs are mounted on posts 17" above the parking surface (min 60" required). An additional sign or language stating "Minimum Fine \$250" is not provided at one of the spaces. A tow-away warning sign is not provided at the street entry or at the accessible parking space.		
ADA: 502.6		
Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		
Regrade accessible parking space or access aisle		\$1,600
Notes: Slope at the top of the left van space is 3.6% (max 2.0% required).		
ADA: 502.4		
Other: CBC 11B-502.4		
Provide or modify accessible access aisles		\$210
Notes: Blue curbs at 2 van spaces are 23'-6" long (min 26' required). Shared access aisle is not located on the passenger side of one van space. Relocate van accessible sign from the parking space to the right side of access aisle.		
ADA: 502.2, 502.3.1, 502.3.4		
Other: CBC 11B-502.2, CBC 11B-502.3.1, CBC 11B-502.3.4		
8 - 1	Door/Gate	Category: 1
Provide an accessible route		\$0
Notes: An accessible route to the gate at the Spring Ridge trailhead is not provided due to running slopes up to 14% (max 5% required).		
ADA: 206.2.4, 404.1		
Other: CBC 11B-206.2.4, CBC 11B-404.1		

Midpeninsula Regional Open Space District

Windy Hill

Preserve		
8 - 2	Door/Gate	Category: 2
Increase maneuvering space		\$1,000
Notes: At the single-user restroom at the Anniversary Easy Access trailhead, the maneuvering clearance on pull side of the door is 51-1/2" to edge of concrete (min 60" required).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		
Adjust door closer		\$125
Notes: Door closer sweep time is 4 seconds (5 seconds min). Door opening force is 10 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
Provide or modify door kick plate		\$225
Notes: A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
8 - 3	Door/Gate	Category: 1
Enlarge door opening		\$250
Notes: Post extensions at the block stile gate protrude 5-1/2" at 36" AFF (max 4" between 34" and 80" is required).		
ADA: 404.2.3		
Other: CBC 11B-404.2.3		
8 - 4	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Gates at the Anniversary Easy Access Trail have clear widths exceeding the minimum limits (36" min. when located along trails or at trailheads). The clear width at "hike only" gate is 24" and the clear width at equestrian gate is 24" due to built-up soil.		
ADA: -		
Other: ABA 1017.3		
Regrade surface		\$2,500
Notes: Slope through gate is 19% (5% max for natural surface).		
ADA: 404.2.4.4		
Other: CBC 11B-404.2.4.4		

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Preserve		
8 - 5	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width at block stile gate at Lost Trailhead parking area is 24-1/4" (36" min. when located along trails or at trailheads). Post extensions protrude 5-3/4" at 38-1/2" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		
8 - 6	Door/Gate	Category: 1
Enlarge door opening		\$1,650
Notes: When equestrian gate at Razorback Ridge Trail is closed, the clear width at pedestrian gate is reduced to 30-1/4" (min 32" required).		
ADA: 404.2.3		
Other: CBC 11B-404.2.3		
Increase maneuvering space		\$1,000
Notes: Maneuvering area at gate is 42" by 40" (min 30" by 48" required).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		
8 - 7	Door/Gate	Category: 2
Increase maneuvering space		\$1,000
Notes: At the single user restroom at the Windy Hill parking lot at Portola Road, the maneuvering clearance on pull side of door is 52" to edge of concrete (min 60" required).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		
Provide or modify door kick plate		\$225
Notes: A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
8 - 8	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width at block stile gate at the Spring Ridge Trail is 20-3/4" (36" min. when located along trails or at trailheads). Post extensions protrude 5-3/4" at 30" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		

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Preserve		
8 - 9	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width at block stile gate at an eastern entrance to Hamms Gulch Trail is 20-3/4" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 38" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		
Provide an accessible route		\$0
Notes: An accessible route to the gate is not provided. Vertical change in level is 3" between asphalt and dirt surface (1/4" max, 1/2" with a bevel).		
ADA: 206.2.4, 404.1		
Other: CBC 11B-206.2.4, CBC 11B-404.1		
8 - 10	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width of gate opening a western entrance to Hamms Gulch Trail is 25" (36" min. when located along trails or at trailheads).		
ADA: -		
Other: ABA 1017.3		
Regrade surface		\$2,500
Notes: Slope through gate is 24.5% (5% max for natural surface).		
ADA: 404.2.4.4		
Other: CBC 11B-404.2.4.4		
10 - 1	Drinking Fountain	Category: 3
Increase or provide maneuvering or clear floor area		\$1,000
Notes: At the drinking fountain at the Windy Hill parking lot at Portola Road, there is a 1/2" change in level between wood header and gravel within the clear floor space at lower fountain (free of level changes required).		
ADA: 305.1, 305.3, 305.5, 306.1		
Other: CBC 11B-305.1, CBC 11B-306.1, CBC 11B-306.2.1		

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Preserve		
20 - 1	Single User Restroom	Category: 2
Provide an accessible route		\$0
Notes: An accessible route to the restroom at the Anniversary Easy Access trailhead is not provided due to 3/4" level change between concrete pad and adjacent surface (1/4" max, 1/2" with a bevel). Running slope of approach to restroom is up to 7% for 32-1/2 linear feet (max 5% required).		
ADA: 206.2		
Other: CBC 11B-206.2		
Install restroom sign		\$500
Notes: State sign symbols are raised 1/8" (1/4" min). Centerline of tactile and braille sign is mounted 5-1/2" from edge of door swing (18" by 18" min clear floor space).		
ADA: 703		
Other: CBC 11B-216.8, CBC 11B-703.7.2.6		
Replace or reposition dispenser		\$250
Notes: Height to operating mechanism of hand sanitizer dispenser is 47-1/4" AFF (40" max). Centerline of the toilet paper roll dispenser is 13" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		
Replace urinal		\$3,000
Notes: Urinal rim is 20" above the floor (17" max) and projects 9" from the wall (13-1/2" min).		
ADA: 605.2		
Other: CBC 11B-605.2		
Increase water closet clear width or depth		\$500
Notes: Urinal is 32" in front of the water closet (59" min clear for floor mounted fixtures).		
ADA: 604.8.1.1		
Other: CBC 11B-604.8.1.1.1		

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Windy Hill

Preserve		
20 - 2	Single User Restroom	Category: 2
Provide an accessible route		\$60
Notes: An accessible route is not provided to the restroom at the Windy Hill parking lot at Portola Road due to 1-1/2" change in level between concrete pad and adjacent gravel surface (1/4" max, 1/2" with a bevel).		
ADA: 206.2		
Other: CBC 11B-206.2		
Install restroom sign		\$500
Notes: State sign symbols are raised 1/8" (1/4" min). The centerline of the tactile and braille sign is mounted 5-1/2" from the edge of the door swing (18" by 18" min clear floor space).		
ADA: -		
Other: CBC 11B-216.8, CBC 11B-703.7.2.6		
Replace or reposition dispenser		\$250
Notes: Height to operating mechanism of hand sanitizer dispenser is 47-1/2" AFF (40" max). Centerlines of the toilet paper roll dispenser are 1-1/4" and 22" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		
Increase water closet clear width or depth		\$500
Notes: Urinal is 32" in front of water closet (59" min clear for floor mounted fixtures).		
ADA: 604.8.1.1		
Other: CBC 11B-604.8.1.1.1		
Replace urinal		\$3,000
Notes: Urinal rim is 21-1/2" above the floor (17" max) and projects 9" from the wall (13-1/2" min).		
ADA: 605.2		
Other: CBC 11B-605.2		
Replace or reposition fixtures		\$1,250
Notes: The water closet centerline is 18-1/2" from the wall (17" min to 18" max).		
ADA: 604.2		
Other: CBC 11B-604.2		
Replace or modify grab bars		\$300
Notes: Rear grab extends from the centerline of the water closet 14" and 22" (36" long min, extends 12" and 24" min from centerline of water closet). Toilet paper dispenser is located 1-1/8" below the side grab bar (1-1/2" min clear space below the bar).		
ADA: 604.5.2, 609.3		
Other: CBC 11B-604.5.2, CBC 11B-609.3		

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Preserve		
32 - 1	Picnic Area	Category: 2
Provide an accessible picnic unit		\$3,200
Notes: Only one of four picnic tables at the Anniversary Easy Access trailhead is designed for accessibility (20% minimum, but not less than two picnic units are required to be accessible). An accessible table has an area 30" min wide for knee space, 27" knee clearance above the ground measured 8" horizontally from the front face of the table, and 9" toe clearance above the ground extending 17" from the front face of the table. An accessible table top also has the dining surface 28" min to 34" max above the ground.		
ADA: - Other: ABA F245.2.1, CBC 11B-246.5		
Regrade surface		\$15
Notes: Slope of the clear floor space at wheelchair space is up to 11.6% due to built-up soil (max 2.0% required).		
ADA: - Other: ABA 1011.2.3, CBC 11B-305.1		
Increase or provide clear floor area		\$700
Notes: A 36" min clear space around the picnic table is not provided. On downhill side of table, space is 32" wide adjacent to irregular surface.		
ADA: - Other: ABA 1011.2.1		
33 - 1	Outdoor Constructed Features	Category: 2
Increase or provide clear floor area		\$500
Notes: A clear floor space for companion seating is not provided adjacent to "Bob's Bench" on the Lost Trail (min 36" by 48" required).		
ADA: - Other: ABA 1011.2.1		
33 - 2	Outdoor Constructed Features	Category: 2
Increase or provide clear floor area		\$500
Notes: Slope of the clear floor space for companion seating adjacent to bench at the Spring Ridge Trail is 9.1% (5% max for natural surface).		
ADA: - Other: ABA 1011.2.1		

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Preserve		
35 - 1	Other	Category: 2
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at brochure box at Spring Ridge Trail is 12.3% (5% max for natural surface).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		
Provide an accessible route		\$60
Notes: An accessible route to the brochure box is not provided due to running slopes up to 10.7% (max 5% required).		
ADA: 206.2		
Other: CBC 11B-206.2		
35 - 2	Other	Category: 2
Provide an accessible route		\$0
Notes: An accessible route to the brochure box at Sausal Pond is not provided. Route has a running slope up to 14% (max 5% required) and cross slope up to 20% (max 2% required) for 90 linear feet.		
ADA: 206.2		
Other: CBC 11B-206.2		
35 - 3	Other	Category: 2
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at interpretive board at the Spring Ridge Trail is 9.5% (5% max for natural surface).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		
47 - 1	Trails	Category: 1
Anniversary Trail		
Regrade surface		\$ -
Notes: Anniversary Easy Access Trail is mostly within limits of Midpen Easy Access Trail and ABA Trail standards. One section has up to 19.5% running slope for 24 linear feet. Two sections have cross slopes exceeding limits, one with up to 15.8% for 14 linear feet at drain ruts and an additional 14 linear foot section with up to 12% cross slope.		
ADA: -		
Other: ABA 1017.7.1, ABA 1017.7.2		

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Preserve	
47 - 2	Trails
	Category: 4
Lost Trail	
Regrade surface	\$ -
Notes: Running slope of Lost Trail is within limits of Midpen Easy Access Trail and ABA Trail standards. There are sections of trail with cross slopes that are not within these limits (max 5% required). Along drain ruts on trail, cross slopes of up to 14% are typical and near end of trail where trail follows contour lines, cross slope is up to 15%.	
ADA: - Other: ABA 1017.7.2	
Widen trail	\$ -
Notes: Split-level sections of trail reduce the usable width to 15" to 20" (min 36" required).	
ADA: - Other: ABA 1017.3	
Reduce or eliminate opening	\$ -
Notes: Small wildlife holes create openings in trail surface up to 1-1/2" by 3" (max 1/2" required).	
ADA: - Other: ABA 1017.6, ABA 302.3	
Remove tread obstacle	\$ -
Notes: At end of trail, changes in level at tree roots are up to 6" (max 2" required). Advisory: Tree roots along trail create vertical changes in level up to 2" that are currently compliant but could create an issue in the future.	
ADA: - Other: ABA 1017.5	

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Preserve	
47 - 3	Trails
Category: 4	
Spring Ridge Trail	
Regrade surface	\$ -
Notes: Much of the Spring Ridge Trail has slopes exceeding the limits allowed by Midpen Easy Access Trail and ABA Trail standards. Approach to the trail has a running slope up to 9.1% for 40 linear feet between resting intervals (10% max for 30 feet max). Beginning of trail has a running slope up to 14% for 160 feet between resting intervals (12.5% max for 10 feet max). Other segments of the trail have running slopes up to 15% for 23 linear feet, 9.5% for 100 linear feet, 12.7% for 47 linear feet, 9.2% for 80 linear feet, 12% for 50 linear feet, 9% for 60 linear feet, 20% for 50 linear feet, and 14% for 80 linear feet between resting intervals.	
ADA: -	
Other: ABA 1017.7.1	
Provide a firm, stable and slip resistant surface	\$ -
Notes: Standing water on trail creates a surface that is not firm and stable.	
ADA: -	
Other: ABA 1017.2	
Reduce or eliminate opening	\$ -
Notes: Small wildlife holes create openings in trail surface up to 1-1/2" diameter (max 1/2" required).	
ADA: -	
Other: ABA 1017.6, ABA 302.3	
Remove tread obstacle	\$ -
Notes: Drain ruts create surface level changes of up to 8" (2" max).	
ADA: -	
Other: ABA 1017.5	