

# Photo Report

17-Jul-07

## Montrose Park

### Programs, Services, and Activities

**Finding:** The Montrose Park, located at 3529 Clifton Place in Glendale California, was inspected by Disability Access Consultants, Inc., on June 4, 2007. Facilities include the Maintenance Building, concession stand, and restroom.



**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Any renovation or new construction that occurred after January 26, 1992, is subject to meet full code specifications for the California Building Code and ADAAG requirements. All recommendations in this report are based on ADAAG and CBC title 24 requirements. Consult with your design professional to determine which elements are affected by these requirements. It is recommended that Disability Access Consultants, Inc. is consulted for inspection of any new construction or renovation at the facility.

Citations: ADAAG 4.1.2; ADAAG 4.1.3; ADAAG 4.1.5; ADAAG 4.1.6

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$0.00
<b>Maximum Estimated Cost:</b>	\$0.00
Record Number::	882
Priority:	

# Montrose Park

## Parking

**Finding:** There are three accessible parking spaces out of 34 parking spaces which is sufficient in number as required for compliance. Two of the designated accessible parking spaces provided in the parking lot measure at least 108 inches wide and less than 216 inches long. One of the designated accessible parking spaces measures less than 108 inches wide and less than 216 inches long. Each accessible parking space provides an adjacent access aisle measuring at least 60 inches wide. The access aisles do not contain "NO PARKING" in 12" high white letters. There is no van-accessible parking space provided in the parking lot.



### Alternative \*

**Rec:**  
**(Where Available)**

**Full Rec:** Three out of the 34 total number of marked parking spaces meets the number required to be designated exclusively for accessible parking according to ADAAG and CBC 1129B. Restripe the designated accessible parking spaces to create one van-accessible and two standard accessible parking spaces, each measuring at least 108 inches wide and 216 inches long. Designate one parking space as "van-accessible". The van-accessible space shall provide an access aisle measuring at least 96 inches wide (8 feet) on the passenger side (right side) of the vehicle space (see CBC 1129B). The additional parking spaces shall each provide an access aisle measuring at least 60 inches wide, that may be shared. Add the words NO PARKING in 12 inch high white letters at the entrance to each accessible parking access aisle.

### ***Parking Lot Next to the Tennis Courts***

Citations: CBC 1129B; ADAAG 4.6; ADAAG A4.6

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$270.00
<b>Maximum Estimated Cost:</b>	\$270.00
Record Number::	883
Priority:	

## Montrose Park

### Parking

**Finding:** The surface of the accessible parking spaces in the parking lot has a slope greater than 2%.



**Parking Lot Next to the Tennis Courts**

Citations: CBC 1129B; ADAAG 4.6.3

Minimum Quantity:	1
Maximum Quantity:	1
<b>Minimum Estimated Cost:</b>	\$900.00
<b>Maximum Estimated Cost:</b>	\$900.00

Record Number:: 884

Priority:

#### Alternative \*

**Rec:**  
(Where Available)

**Full Rec:** Pave the parking lot at the accessible spaces to provide a level surface. Parking surfaces and access aisles shall be located in areas not exceeding 2% slope in all directions (see CBC 1129B and ADAAG 4.6.3).

### Parking

**Finding:** The vertically-mounted signage at the designated accessible parking spaces in the parking lot showing the International Symbol of Accessibility uses the word "handicapped".



**Parking Lot Next to the Tennis Courts**

Citations: CBC 1129B.5; ADAAG 4.6.4

Minimum Quantity:	1
Maximum Quantity:	1
<b>Minimum Estimated Cost:</b>	\$150.00
<b>Maximum Estimated Cost:</b>	\$150.00

Record Number:: 885

Priority:

#### Alternative \*

**Rec:**  
(Where Available)

**Full Rec:** Install a permanently posted reflectorized sign measuring 70 square inches that includes an ISA symbol adjacent to and visible from the accessible parking space (see CBC 1129B.5). The bottom edge of the sign must be mounted 80 inches from the ground surface so that it cannot be obscured by a parked vehicle (see CBC 1129B.5). The "van-accessible" parking space shall provide an additional sign marked "van-accessible" mounted below the sign (see CBC 1129B.5 and ADAAG 4.6.4).

## Montrose Park

### Parking

**Finding:** There is no warning signage posted at the entrance to the parking lot regarding unauthorized use of accessible parking spaces in the parking lot.



#### ***Parking Lot Next to the Tennis Courts***

Citations: CBC 1129B.5; ADAAG 4.6.4 CVC 22511.8(a)(d)

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$150.00
<b>Maximum Estimated Cost:</b>	\$150.00
Record Number::	886
Priority:	

#### **Alternative \*** **Rec:** **(Where Available)**

**Full Rec:** Post a sign in a conspicuous place to the entrance of the parking lot, or immediately adjacent to and visible from each accessible parking space. The warning sign shall measure at least 17 inches by 22 inches in size and consist of lettering at least 1 inch in height that clearly and conspicuously states the following;  
"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_\_ or by telephoning \_\_\_\_ ." Fill in the blank spaces with appropriate information as a permanent part of the sign and maintain the currency of the information (see CBC 1129B.5). Be sure to add the CVC 22511.8(a)(d) to the sign.

**Montrose Park**  
**Curbs, Curb Ramps, and Crosswalks**

**Finding:** The built-up curb ramp projects into an access aisle and interferes with individuals entering or exiting parked or standing vehicles. The slope of the curb ramp is greater than 8.33%. The cross slope is greater than 2%. The slope of the side flares is greater than 10%. The curb ramp does not provide a grooved border along the top and sides of the ramp at the level of the sidewalk. The concrete curb ramp does not provide a detectable warning surface which includes truncated domes.



**Alternative \***

**Rec:**  
**(Where Available)**

**Full Rec:** Remove the asphalt built-up curb ramp and install a compliant curb ramp at least 48 inches in width that provides a slope no greater than 8.33%. Install a detectable warning surface which extends the full length and width of the concrete curb ramp and its side flares with truncated domes that contrast visually by either light on dark or dark on light which is an integral part of the concrete curb ramp. The truncated domes may be cast in place or stamped or of a prefabricated surface treatment (see CBC 1127B.5.8).

***Curb Ramp at the Accessible Parking Space Next to the Tennis Courts***

Citations: CBC 1127B; ADAAG 4.7

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	<b>\$1,400.00</b>
<b>Maximum Estimated Cost:</b>	<b>\$1,400.00</b>
Record Number::	887
Priority:	

**Montrose Park**  
**Curbs, Curb Ramps, and Crosswalks**

**Finding:** The built-up curb ramp projects into an access aisle and interferes with individuals entering or exiting parked or standing vehicles. The slope of the curb ramp is greater than 8.33%. The cross slope of the curb ramp is greater than 2%. The slope of the side flares is greater than 10%. The curb ramp does not provide a grooved border along the top and sides of the ramp at the level of the sidewalk. The concrete curb ramp does not provide a detectable warning surface which includes truncated domes.



***Curb Ramp at the Accessible Parking Spaces Next to the Play Equipment***

Citations: CBC 1127B; ADAAG 4.7

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$1,400.00
<b>Maximum Estimated Cost:</b>	\$1,400.00

Record Number:: 889  
 Priority:

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Remove the asphalt built-up curb ramp and install a compliant curb ramp at least 48 inches in width that provides a slope no greater than 8.33%. Install a detectable warning surface which extends the full length and width of the concrete curb ramp and its side flares with truncated domes that contrast visually by either light on dark or dark on light which is an integral part of the concrete curb ramp. The truncated domes may be cast in place or stamped or of a prefabricated surface treatment (see CBC 1127B.5.8).

**Curbs, Curb Ramps, and Crosswalks**

**Finding:** The slope of the curb ramp is greater than 8.33%. The slope at the bottom landing is greater than 2%. The slope of the side flares is greater than 10%. The curb ramp does not provide a grooved border along the top and sides of the ramp at the level of the sidewalk. The concrete curb ramp does not provide a detectable warning surface which includes truncated domes.



***Curb Ramp Outside of the Restrooms***

Citations: CBC 1127B.5.3; ADAAG 4.7.2 & 4.29

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$1,033.00
<b>Maximum Estimated Cost:</b>	\$1,033.00

Record Number:: 888  
 Priority:

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Replace the curb ramp with a compliant curb ramp at least 48 inches in width that provides a slope no greater than 8.33%. Install a detectable warning surface which extends the full length and width of the concrete curb ramp and its side flares with truncated domes that contrast visually by either light on dark or dark on light which is an integral part of the concrete curb ramp. The truncated domes may be cast in place or stamped or of a prefabricated surface treatment (see CBC 1127B.5.8).

## Montrose Park

### Path of Travel

**Finding:** There is an accessible route from the public right of way to the accessible entrance of the facility.



**Accessible Route from the Public Right of Way**

Citations: CBC 1114B.1.2; CBC 1117B.5.7; CBC 1127B.3; ADAAG 4.1.2(7); ADAAG 4.3.2; ADAAG 4.14.1

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$107.00
<b>Maximum Estimated Cost:</b>	\$0.00

Record Number:: 890

Priority:

#### Alternative \*

**Rec:**  
(Where Available)

**Full Rec:** Post directional signage. Make certain to post signage indicating the direction to accessible building entrances at every major junction along the accessible route. Signs shall include the International Symbol of Accessibility.

### Path of Travel

**Finding:** The Maintenance Building was locked at the time of inspection. A complete inspection of the Maintenance Building could not be conducted at the time of inspection.



**Maintenance Building**

Citations: CBC 1101B.1; ADAAG 4.1.2; ADAAG 4.1.3; ADAAG 4.1.6

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$0.00
<b>Maximum Estimated Cost:</b>	\$0.00

Record Number:: 900

Priority:

#### Alternative \*

**Rec:**  
(Where Available)

**Full Rec:** Due to the unavailability of a specific element at the time of the facility inspection process, it is recommended that upon all elements should be inspected for ADA compliance as they become available.

## Montrose Park

### Path of Travel

**Finding:** There are cross slopes greater than 2% on the primary path of travel around the play equipment.



***Path of Travel Around Play Equipment***

Citations: CBC 1133B.7.1.3; CBC 1133B.7.3; ADAAG 4.3.7

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$1,440.00
<b>Maximum Estimated Cost:</b>	\$1,440.00

Record Number:: 897

Priority:

#### Alternative \*

**Rec:**  
**(Where Available)**

**Full Rec:** Resurface the path of travel to provide a level surface that does not exceed a slope greater than 5%. Cross slopes shall not exceed 2%.

### Path of Travel

**Finding:** There are slopes greater than 5% on the primary path of travel from the public right of way to the baseball fields.



***Path of Travel to the Baseball Fields***

Citations: CBC 1133B.7.1.3; CBC 1133B.7.3; ADAAG 4.3.7

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$1,440.00
<b>Maximum Estimated Cost:</b>	\$1,440.00

Record Number:: 899

Priority:

#### Alternative \*

**Rec:**  
**(Where Available)**

**Full Rec:** Resurface the path of travel to provide a level surface that does not exceed a slope greater than 5%. Cross slopes shall not exceed 2%.



## Montrose Park

### Path of Travel

**Finding:** There are cross slopes greater than 2% on the primary path of travel from the public right of way to the restrooms.



***Path of Travel to the Restrooms***

Citations: CBC 1133B.7.1.3; CBC 1133B.7.3; ADAAG 4.3.7

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$1,440.00
<b>Maximum Estimated Cost:</b>	\$1,440.00

Record Number:: 895

Priority:

#### Alternative \*

**Rec:**  
**(Where Available)**

**Full Rec:** Resurface the path of travel to provide a level surface that does not exceed a slope greater than 5%. Cross slopes shall not exceed 2%.

### Path of Travel

**Finding:** There are slopes greater than 5% on the primary path of travel from the accessible parking spaces to the restrooms.



***Path of Travel to the Restrooms***

Citations: CBC 1133B.7.1.3; CBC 1133B.7.3; ADAAG 4.3.7

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$1,440.00
<b>Maximum Estimated Cost:</b>	\$1,440.00

Record Number:: 896

Priority:

#### Alternative \*

**Rec:**  
**(Where Available)**

**Full Rec:** Resurface the path of travel to provide a level surface that does not exceed a slope greater than 5%. Cross slopes shall not exceed 2%.

## Montrose Park

### Path of Travel

**Finding:** There are cross slopes greater than 2% on the primary path of travel from the public right of way to the tennis courts.



***Path of Travel to the Tennis Courts***

Citations: CBC 1133B.7.1.3; CBC 1133B.7.3; ADAAG 4.3.7

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$1,440.00
<b>Maximum Estimated Cost:</b>	\$1,440.00

Record Number:: 893

Priority:

#### Alternative \*

**Rec:**  
**(Where Available)**

**Full Rec:** Resurface the path of travel to provide a level surface that does not exceed a slope greater than 5%. Cross slopes shall not exceed 2%.

### Path of Travel

**Finding:** There is no crosswalk provided on the path of travel from the restrooms, play equipment, or baseball fields to the tennis courts. The required accessible route crosses a vehicular way.



***Path of Travel to the Tennis Courts***

Citations: ADAAG 4.7.9 ADAAG 4.2.9

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$100.00
<b>Maximum Estimated Cost:</b>	\$100.00

Record Number:: 894

Priority:

#### Alternative \*

**Rec:**  
**(Where Available)**

**Full Rec:** Stripe a crosswalk not less than 48 inches wide on the path of travel to the accessible entrance of the facility. Provide a level surface that does not exceed a slope greater than 5%. Cross slopes shall not exceed 2%. Detectable warnings should be placed at the entrance and exit of the crosswalk.

## Montrose Park

### Doors

**Finding:** The bottom 10 inches of the gate does not provide a smooth, uninterrupted surface, or panel to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.

#### Alternative \*

**Rec:**  
(Where Available)

**Full Rec:** Install a panel or replace the gate to provide a smooth, uninterrupted surface for the bottom 10 inches of the door.



**Entrance Gate to the Tennis Courts**

Citations: CBC 1133B.2.6

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$0.00
<b>Maximum Estimated Cost:</b>	\$0.00

Record Number:: 932

Priority:

### Doors

**Finding:** The entrance gate does not provide accessible hardware.

#### Alternative \*

**Rec:**  
(Where Available)

**Full Rec:** Replace the existing door hardware with accessible hardware (see ADAAG 4.13.9).



**Entrance Gate to the Tennis Courts**

Citations: ADAAG 4.13.9

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$834.00
<b>Maximum Estimated Cost:</b>	\$834.00

Record Number:: 933

Priority:

**Montrose Park**  
**Visual and Audible Communications**

**Finding:** There is no directional signage to the accessible entrance from the public right of way or other common use areas.

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Install directional signage to each common area complying with CBC 1117B.5 and ADAAG 4.30.



***Directional Signage***

Citations: CBC 1117B.5; ADAAG 4.30

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$58.00
<b>Maximum Estimated Cost:</b>	\$58.00
Record Number::	902
Priority:	

**Visual and Audible Communications**

**Finding:** The main entrance does not have accessible signage mounted on the wall adjacent to the latch side of the door.

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Install signage centered at 60 inches above the finished floor on the wall adjacent to the latch side of the entry doorway stating ENTRANCE from the outside and EXIT from the inside, with raised UPPERCASE letters between 5/8 inch and 2 inches in height and Grade 2 Braille characters. The sign shall comply with the finish and contrast requirements set forth in CBC 1117B.5 and ADAAG 4.30.5. Signage should be located where a person may approach within three inches of the sign without encountering protruding objects or standing within the swing of the door.



***Maintenance Building***

Citations: CBC 1117B.5; ADAAG 4.30

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$58.00
<b>Maximum Estimated Cost:</b>	\$58.00
Record Number::	901
Priority:	

## Montrose Park

### Restrooms

**Finding:** There is no signage indicating accessibility on the latch side of the entry door of the restroom. There is no Title 24 gender use signage on the entrance door.



**Men's Restroom**

Citations: CBC 1115B.5; ADAAG 4.1.6; ADAAG 4.1.2(7); ADAAG 4.1.6(3)(e); ADAAG 4.30

Minimum Quantity:	1
Maximum Quantity:	1
<b>Minimum Estimated Cost:</b>	<b>\$58.00</b>
<b>Maximum Estimated Cost:</b>	<b>\$58.00</b>
Record Number::	912
Priority:	

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** The restroom is designated accessible and should be made accessible for the facility. Post signage centered 60 inches above the ground surface on the latch side of the entrance door identifying the restroom as accessible upon completion of the following items (see CBC 1115B., ADAAG 4.1.2(7) and ADAAG 4.1.6(3)(e). Signage shall include Braille and raised lettering, the gender or unisex use symbol and the ISA symbol. Post Title 24 gender use signage on the door @ 60" o.c. a.f.f.

### Restrooms

**Finding:** The urinal in the restroom does not provide a tapered, elongated rim.



**Men's Restroom**

Citations: ADAAG 4.18.2

Minimum Quantity:	1
Maximum Quantity:	1
<b>Minimum Estimated Cost:</b>	<b>\$951.00</b>
<b>Maximum Estimated Cost:</b>	<b>\$951.00</b>
Record Number::	913
Priority:	

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Replace the urinal designated to be accessible in the restroom with a wall-mounted or stall-type tapered, elongated rim unit complying with ADAAG 4.18.2. The height of the rim surface of the urinal designated to be accessible shall not exceed 17 inches above the finished floor and the flush control valve shall not exceed a height of 44 inches above the finished floor.

## Montrose Park

### Restrooms

**Finding:** There is insufficient clear floor space in the stall designated to be accessible in the restroom. The door to the stall designated to be accessible in the restroom does not close automatically or have accessible hardware.

**Alternative \***

**Rec:**  
**(Where Available)**

**Full Rec:** Modify or replace the stall designated to be accessible in the restroom so that it complies with ADAAG 4.17.3, CBC 1115B and CBC Figures 11B-1A and 1B. Standard accessible stalls require 60 inches in width with 56 inches depth for wall-mounted toilets or 59 inches depth for floor-mounted toilets to accommodate individuals in wheelchairs. The minimum width of a front-approach doorway shall provide at least 32 inches and a side-approach doorway shall provide at least 34 inches. The door shall swing outward, close automatically and provide accessible hardware.

### Restrooms

**Finding:** The height of the side and back grab bar in the stall designated to be accessible of the restroom is greater than 33 inches above the finished floor.

**Alternative \***

**Rec:**  
**(Where Available)**

**Full Rec:** Remount the side and back grab bar in the stall designated to be accessible in the restroom so that the height of the gripping surface is centered at 33 inches above finished floor. Grab bars must be able to support a point load of at least 250 pounds and shall be less than the allowable shear stress of the grab bar material.



**Men's Restroom**

Citations: CBC 1115B; ADAAG 4.17.3; ADAAG A4.17.3

Minimum Quantity:	1
Maximum Quantity:	1
<b>Minimum Estimated Cost:</b>	\$4,000.00
<b>Maximum Estimated Cost:</b>	\$4,000.00
Record Number::	914
Priority:	



**Men's Restroom**

Citations: CBC 1115B.8.1; ADAAG 4.26

Minimum Quantity:	1
Maximum Quantity:	1
<b>Minimum Estimated Cost:</b>	\$448.00
<b>Maximum Estimated Cost:</b>	\$448.00
Record Number::	915
Priority:	

## Montrose Park

### Restrooms

**Finding:** The flush control on the toilet in the stall designated to be accessible in the restroom is not on the wide (approach) side of the toilet.



**Men's Restroom**

Citations: ADAAG 4.16.5; ADAAG 4.27.4

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$127.00
<b>Maximum Estimated Cost:</b>	\$127.00

Record Number:: 916

Priority:

#### Alternative \*

**Rec:**  
**(Where Available)**

**Full Rec:** Relocate the flush control on the toilet in the stall designated to be accessible in the restroom so that it is on the wide (approach) side of the toilet area (see ADAAG 4.16.5). Flush controls shall be hand-operated or automatic mechanisms.

### Restrooms

**Finding:** The height of the rim surface of the lavatory designated to be accessible in the restroom is greater than 34 inches above the finished floor.



**Men's Restroom**

Citations: ADAAG 4.19.2

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$1,286.00
<b>Maximum Estimated Cost:</b>	\$1,286.00

Record Number:: 917

Priority:

#### Alternative \*

**Rec:**  
**(Where Available)**

**Full Rec:** Relocate or replace the lavatory designated to be accessible in the restroom to provide a maximum rim surface height of no greater than 34 inches above the finished floor (see ADAAG 4.19.2).

## Montrose Park

### Restrooms

**Finding:** The knee depth space under the lavatory designated to be accessible in the restroom is less than 27 inches at 8 inches under the lavatory apron.



**Men's Restroom**

Citations: ADAAG 4.19.2

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$1,286.00
<b>Maximum Estimated Cost:</b>	\$1,286.00

Record Number:: 918

Priority:

#### Alternative \*

**Rec:**  
(Where Available)

**Full Rec:** Raise or replace the lavatory designated to be accessible in the restroom to provide at least 27 inches at 8 inches under the apron. Make sure to provide at least 29 inches of clear knee space between the finished floor and bottom of the lavatory apron and a rim surface height no greater than 34 inches (see ADAAG 4.19.2).

### Restrooms

**Finding:** The pipes under the lavatory in the restroom do not provide protection against contact.



**Men's Restroom**

Citations: ADAAG 4.19.4

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$39.00
<b>Maximum Estimated Cost:</b>	\$39.00

Record Number:: 919

Priority:

#### Alternative \*

**Rec:**  
(Where Available)

**Full Rec:** Insulate or otherwise configure pipes under the lavatory designated to be accessible in the restroom to protect against contact (see ADAAG 4.19.4). Make certain there are no sharp or abrasive surfaces under the lavatory.



## Montrose Park

### Restrooms

**Finding:** The bottom edge of the reflecting surface of the mirror in the restroom is greater than 40 inches above the finished floor.



**Men's Restroom**

Citations: ADAAG A4.19.6; CBC 1115B.9.1.2; ADAAG 4.19.6

Minimum Quantity:	1
Maximum Quantity:	1
<b>Minimum Estimated Cost:</b>	\$291.00
<b>Maximum Estimated Cost:</b>	\$291.00
Record Number::	920
Priority:	

**Full Rec:** Lower the mirror in the restroom so that the bottom edge of the reflecting surface is no higher than 40 inches above the finished floor and the topmost portion of the reflecting surface extends at least 74 inches above the finished floor (see ADAAG A4.19.6). A single, full-length mirror is recommended since it can accommodate all people. Make certain to provide a minimum clear floor space in front of the mirror of 30 inches in width and 48 inches in length.

### Restrooms

**Finding:** The height of the controls and operating mechanisms for the hand dryer in the restroom is greater than 40 inches in height.



**Men's Restroom**

Citations: CBC 1115B.9.2; ADAAG A4.27

Minimum Quantity:	1
Maximum Quantity:	1
<b>Minimum Estimated Cost:</b>	\$277.00
<b>Maximum Estimated Cost:</b>	\$277.00
Record Number::	921
Priority:	

**Full Rec:** Relocate the hand dryer in the restroom to a maximum height of 40 inches for all the controls and operating mechanisms (see CBC 1115B.9.2).

**Alternative \***  
**Rec:**  
**(Where Available)**

## Montrose Park

### Restrooms

**Finding:** There is no signage indicating accessibility on the latch side of the entry door of the restroom. There is no Title 24 gender use signage on the entrance door.



**Women's Restroom**

Citations: CBC 1115B.5; ADAAG 4.1.6; ADAAG 4.1.2(7); ADAAG 4.1.6(3)(e); ADAAG 4.30

Minimum Quantity:	1
Maximum Quantity:	1
<b>Minimum Estimated Cost:</b>	\$58.00
<b>Maximum Estimated Cost:</b>	\$58.00
Record Number::	903
Priority:	

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** The restroom is designated accessible and should be made accessible for the facility. Post signage centered 60 inches above the ground surface on the latch side of the entrance door identifying the restroom as accessible upon completion of the following items (see CBC 1115B., ADAAG 4.1.2(7) and ADAAG 4.1.6(3)(e). Signage shall include Braille and raised lettering, the gender or unisex use symbol and the ISA symbol. Post Title 24 gender use signage on the door @ 60" o.c. a.f.f.

### Restrooms

**Finding:** The door to the stall designated to be accessible in the restroom does not close automatically or have accessible hardware.



**Women's Restroom**

Citations: ADAAG A4.17.5	
Minimum Quantity:	1
Maximum Quantity:	1
<b>Minimum Estimated Cost:</b>	\$269.00
<b>Maximum Estimated Cost:</b>	\$269.00
Record Number::	904
Priority:	

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Provide an automatic door closer, spring hinge, pull bar or accessible handle mounted on the inside of the stall door to the stall designated to be accessible in the restroom (see ADAAG A4.17.5). Accessible hardware on the inside and outside of the stall designated to be accessible door shall be equipped with a loop or U-shaped handle mounted immediately below the latch. The latch shall be flip-over style, sliding or other hardware not requiring grasping or twisting. Make certain that the inside and outside door hardware is mounted no more than 48 inches above the finished floor (see CBC 115B.7.1.3 and ADAAG 4.13.9).

## Montrose Park

### Restrooms

**Finding:** The height of the side and back grab bar in the stall designated to be accessible of the restroom is greater than 33 inches above the finished floor.



**Women's Restroom**

Citations: CBC 1115B.8.1; ADAAG 4.26

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$448.00
<b>Maximum Estimated Cost:</b>	\$448.00

Record Number:: 905

Priority:

#### Alternative \*

**Rec:**  
**(Where Available)**

**Full Rec:** Remount the side and back grab bar in the stall designated to be accessible in the restroom so that the height of the gripping surface is centered at 33 inches above finished floor. Grab bars must be able to support a point load of at least 250 pounds and shall be less than the allowable shear stress of the grab bar material.

### Restrooms

**Finding:** The flush control on the toilet in the stall designated to be accessible in the restroom is not on the wide (approach) side of the toilet.



**Women's Restroom**

Citations: ADAAG 4.16.5; ADAAG 4.27.4

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$127.00
<b>Maximum Estimated Cost:</b>	\$127.00

Record Number:: 906

Priority:

#### Alternative \*

**Rec:**  
**(Where Available)**

**Full Rec:** Relocate the flush control on the toilet in the stall designated to be accessible in the restroom so that it is on the wide (approach) side of the toilet area (see ADAAG 4.16.5). Flush controls shall be hand-operated or automatic mechanisms.

## Montrose Park

### Restrooms

**Finding:** The height of the rim surface of the lavatory designated to be accessible in the restroom is greater than 34 inches above the finished floor.

**Alternative \***

**Rec:**  
**(Where Available)**

**Full Rec:** Relocate or replace the lavatory designated to be accessible in the restroom to provide a maximum rim surface height of no greater than 34 inches above the finished floor (see ADAAG 4.19.2).



**Women's Restroom**

Citations: ADAAG 4.19.2

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$1,286.00
<b>Maximum Estimated Cost:</b>	\$1,286.00

Record Number:: 907

Priority:

### Restrooms

**Finding:** The knee depth space under the lavatory designated to be accessible in the restroom is less than 27 inches at 8 inches under the lavatory apron.

**Alternative \***

**Rec:**  
**(Where Available)**

**Full Rec:** Raise or replace the lavatory designated to be accessible in the restroom to provide at least 27 inches at 8 inches under the apron. Make sure to provide at least 29 inches of clear knee space between the finished floor and bottom of the lavatory apron and a rim surface height no greater than 34 inches (see ADAAG 4.19.2).



**Women's Restroom**

Citations: ADAAG 4.19.2

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$1,286.00
<b>Maximum Estimated Cost:</b>	\$1,286.00

Record Number:: 908

Priority:

## Montrose Park

### Restrooms

**Finding:** The pipes under the lavatory in the restroom do not provide protection against contact.



**Women's Restroom**

Citations: ADAAG 4.19.4

Minimum Quantity:	1
Maximum Quantity:	1
<b>Minimum Estimated Cost:</b>	<b>\$39.00</b>
<b>Maximum Estimated Cost:</b>	<b>\$39.00</b>

Record Number:: 909

Priority:

#### Alternative \*

**Rec:**  
(Where Available)

**Full Rec:** Insulate or otherwise configure pipes under the lavatory designated to be accessible in the restroom to protect against contact (see ADAAG 4.19.4). Make certain there are no sharp or abrasive surfaces under the lavatory.

### Restrooms

**Finding:** The bottom edge of the reflecting surface of the mirror in the restroom is greater than 40 inches above the finished floor.



**Women's Restroom**

Citations: ADAAG A4.19.6; CBC 1115B.9.1.2; ADAAG 4.19.6

Minimum Quantity:	1
Maximum Quantity:	1
<b>Minimum Estimated Cost:</b>	<b>\$291.00</b>
<b>Maximum Estimated Cost:</b>	<b>\$291.00</b>

Record Number:: 910

Priority:

#### Alternative \*

**Rec:**  
(Where Available)

**Full Rec:** Lower the mirror in the restroom so that the bottom edge of the reflecting surface is no higher than 40 inches above the finished floor and the topmost portion of the reflecting surface extends at least 74 inches above the finished floor (see ADAAG A4.19.6). A single, full-length mirror is recommended since it can accommodate all people. Make certain to provide a minimum clear floor space in front of the mirror of 30 inches in width and 48 inches in length.

## Montrose Park

### Restrooms

**Finding:** The height of the controls and operating mechanisms for the hand dryer in the restroom is greater than 40 inches in height.



**Women's Restroom**

Citations: CBC 1115B.9.2; ADAAG A4.27

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$277.00
<b>Maximum Estimated Cost:</b>	\$277.00

Record Number:: 911

Priority:

#### Alternative \*

**Rec:**  
**(Where Available)**

**Full Rec:** Relocate the hand dryer in the restroom to a maximum height of 40 inches for all the controls and operating mechanisms (see CBC 1115B.9.2).

### Drinking Fountains

**Finding:** There are three drinking fountains on primary paths of travel.



Citations: CBC 1117B.1; ADAAG 4.15

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$0.00
<b>Maximum Estimated Cost:</b>	\$0.00

Record Number:: 922

Priority:

#### Alternative \*

**Rec:**  
**(Where Available)**

**Full Rec:** Fifty percent of the drinking fountains on primary paths of travel shall be accessible (see CBC 1117B.1 and ADAAG 4.15). Install a "high-low" fountain design to comply with both state and federal requirement. Fountains not located in alcoves need side rails or wing walls on both sides.

**Montrose Park**  
**Drinking Fountains**

**Finding:** The drinking fountain is not a "high-low" design. The spout outlet height is greater than 36 inches. There is less than 27 inches knee clearance height.



**Drinking Fountain at the Baseball Fields**

Citations: CBC 1117B.1; ADAAG 4.15

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	<b>\$2,216.00</b>
<b>Maximum Estimated Cost:</b>	<b>\$2,216.00</b>
Record Number::	925
Priority:	

**Full Rec:** Fifty percent of the drinking fountains on primary paths of travel shall be accessible (see CBC 1117B.1 and ADAAG 4.15). Install a "high-low" fountain design to comply with both state and federal requirements and install a side rail or wing wall next to each side of the fountain. The height of the spout outlet shall not exceed 36 inches in height. Wall-mounted drinking fountains shall provide a minimum knee clearance height of 27 inches, 30 inches in width and between 18 inches and 19 inches in fountain depth.

**Drinking Fountains**

**Finding:** The leading edge of the drinking fountain is more than 4 inches from the wall and greater than 27 inches from the floor and protrudes into the primary path of travel.



**Drinking Fountain at the Restrooms**

Citations: CBC 1117B.1; ADAAG 4.15

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	<b>\$2,216.00</b>
<b>Maximum Estimated Cost:</b>	<b>\$2,216.00</b>
Record Number::	924
Priority:	

**Full Rec:** Fifty percent of the drinking fountains on primary paths of travel shall be accessible (see CBC 1117B.1 and ADAAG 4.15). Install a side rail or wing wall next to each side of the fountain.

**Alternative \***  
**Rec:**  
**(Where Available)**

**Montrose Park**  
**Drinking Fountains**

**Finding:** The drinking fountain is not a "high-low" design. The spout outlet height is greater than 36 inches. There is less than 27 inches knee clearance height.



**Drinking Fountain at the Tennis Courts**

Citations: CBC 1117B.1; ADAAG 4.15

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	<b>\$2,216.00</b>
<b>Maximum Estimated Cost:</b>	<b>\$2,216.00</b>
Record Number::	923
Priority:	

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Fifty percent of the drinking fountains on primary paths of travel shall be accessible (see CBC 1117B.1 and ADAAG 4.15). Install a "high-low" fountain design to comply with both state and federal requirements and install a side rail or wing wall next to each side of the fountain. The height of the spout outlet shall not exceed 36 inches in height. Wall-mounted drinking fountains shall provide a minimum knee clearance height of 27 inches, 30 inches in width and between 18 inches and 19 inches in fountain depth.

**Commons/Lunch Area**

**Finding:** There is no accessible route to the picnic tables in the outdoor dining area next to the play equipment. The surface under and around the outdoor dining area picnic tables is grass, preventing access of individuals with mobility impairments.



**Outdoor Dining Area**

Citations: ADAAG 5.8; ADAAG A4.2.5; ADAAG A4.2.6

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	<b>\$1,440.00</b>
<b>Maximum Estimated Cost:</b>	<b>\$1,440.00</b>
Record Number::	891
Priority:	

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Install a 48-inch wide path to the picnic tables in the outdoor dining area that provides a smooth, stable, firm and slip resistant surface. Provide a maneuvering space sufficient to provide a 60-inch diameter turning radius adjacent to at least one of the picnic tables in the outdoor dining area.



**Montrose Park  
Commons/Lunch Area**

**Finding:** The tables at the outdoor dining area next to the play equipment are nonaccessible by design.



**Outdoor Dining Area**

Citations: CBC 1122B.3; ADAAG 4.32.2; ADAAG 4.32.5(2)

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$174.00
<b>Maximum Estimated Cost:</b>	\$174.00

Record Number:: 892

Priority:

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Modify or replace one of the tables in the outdoor dining area to provide knee clearance of at least 27 inches in height, 30 inches in width and 19 inches in depth (see CBC 1122B.3, ADAAG 4.32.2 and ADAAG Figure 45). The table top height shall not exceed 34 inches above the finished floor.

**Playground and Outdoor Sports Areas**

**Finding:** There are slopes greater than 6.33% along the path of travel to the baseball fields.



**Baseball Fields**

Citations: CBC 1104B.4.3; ADAAG 4.3.2; ADAAG 4.3.3; ADAAG 4.5

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$360.00
<b>Maximum Estimated Cost:</b>	\$360.00

Record Number:: 898

Priority:

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Provide an accessible route to the baseball fields (CBC 1104B.1.2 and ADAAG 4.3.2). The minimum width of the path of travel is 48 inches with 60 inch by 60 inch passing spaces provided every 200 feet and shall not exceed a slope greater than 6.33%. No protruding objects are permitted on the accessible path of travel. Accessible surfaces shall comply with CBC 1124B.1 and ADAAG 4.5 and shall be firm, stable and slip resistant.

**Montrose Park  
Playground and Outdoor Sports Areas**

**Finding:** The grass and dirt surface of the baseball fields at the facility prevents access to individuals with mobility impairments.



**Baseball Fields**

Citations: CBC 1104B.1.2; CBC 1124B.1; ADAAG 4.33

Minimum Quantity:	1
Maximum Quantity	2
<b>Minimum Estimated Cost:</b>	<b>\$360.00</b>
<b>Maximum Estimated Cost:</b>	<b>\$720.00</b>

Record Number:: 926

Priority:

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Provide an accessible route to the baseball field area where programs, services and activities are provided. The minimum width of the path of travel is 48 inches with 60 inch by 60 inch passing spaces provided every 200 feet. No protruding objects are permitted on the accessible path of travel. Accessible surfaces shall be firm, stable and slip resistant.

**Playground and Outdoor Sports Areas**

**Finding:** The surface under the bleachers is concrete. No wheelchair seating is provided next to the bleachers.



**Baseball Fields**

Citations: CBC 1104B.4; ADAAG 4.33

Minimum Quantity:	1
Maximum Quantity	2
<b>Minimum Estimated Cost:</b>	<b>\$237.00</b>
<b>Maximum Estimated Cost:</b>	<b>\$474.00</b>

Record Number:: 927

Priority:

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Provide accessible wheelchair seating areas adjacent to the bleachers with equivalent line of sight as provided to members of the general public, if technically feasible; otherwise provide accessible wheelchair seating areas adjacent to the bleachers where unobstructed sight lines can be provided (see CBC 1104B.4 and ADAAG 4.33.3). The wheelchair seating area should be outlined, and have the International Symbol of Accessibility to reserve it for wheelchair users.

**Montrose Park  
Playground and Outdoor Sports Areas**

**Finding:** There is no signage at the ticket counter indicating the availability of accessible seating.

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Post signage at the ticket counter indicating the availability and location of accessible seating areas (see CBC 1104B.3.4.1).



**Baseball Fields**

Citations: CBC 1104B.3.4.1; ADAAG 4.1.3(19)

Minimum Quantity:	1
Maximum Quantity:	1
<b>Minimum Estimated Cost:</b>	\$107.00
<b>Maximum Estimated Cost:</b>	\$107.00
Record Number::	928
Priority:	

**Playground and Outdoor Sports Areas**

**Finding:** The height of the concession counter at the baseball fields is greater than 36 inches.

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Lower the concession counter to a height between 28 inches and 36 inches above the ground level (see ADAAG 7.2).



**Baseball Fields**

Citations: ADAAG 7.2

Minimum Quantity:	1
Maximum Quantity:	1
<b>Minimum Estimated Cost:</b>	\$129.00
<b>Maximum Estimated Cost:</b>	\$129.00
Record Number::	929
Priority:	

## Montrose Park

### Playground and Outdoor Sports Areas

**Finding:** There are slopes greater than 6.33% along the path of travel to the play area.

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Provide an accessible route to the play area (CBC 1104B.1.2 and ADAAG 4.3.2). The minimum width of the path of travel is 48 inches with 60 inch by 60 inch passing spaces provided every 200 feet and shall not exceed a slope greater than 6.33%. No protruding objects are permitted on the accessible path of travel. Accessible surfaces shall comply with CBC 1124B.1 and ADAAG 4.5 and shall be firm, stable and slip resistant.

### Playground and Outdoor Sports Areas

**Finding:** The surface beneath the play equipment is wood chips, making the area nonaccessible to individuals with mobility impairments.

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** The play area should be made an accessible play area for the facility. Provide a maneuvering space with an accessible resilient surface beneath the play components and adjacent to the play components where technically feasible. An adequate maneuvering space has an accessible surface and is not less than 60 inches by 60 inches where an individual with a mobility impairment can be a part of the activities provided at the play components.



**Play Equipment Next to the Basketball Courts**

Citations: CBC 1104B.1.2; CBC 1124B.1; ADAAG 4.3.2; ADAAG 4.5

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$360.00
<b>Maximum Estimated Cost:</b>	\$360.00

Record Number:: 930

Priority:



**Play Equipment Next to the Basketball Courts**

Citations: CBC 1118B.3; ADAAG 4.5; ADAAG A4.5.1)

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$300.00
<b>Maximum Estimated Cost:</b>	\$300.00

Record Number:: 931

Priority:

## Montrose Park Emergency Warning Systems

**Finding:** There are no visual warning devices in the restrooms at the facility.

**Alternative Rec:** Altering a facility's programs, or addressing higher priority barriers can reduce or eliminate the need for an area of rescue assistance, such as making certain that an individual with a disability participates in programs located near an already accessible exit. Otherwise creating an accessible exit can provide an acceptable alternative to providing an area of rescue assistance.

**Full Rec:** Install visual warning devices integrated with the facility's alarm system complying with CBC 1114B.2.5, ADAAG 4.1.3(14) and ADAAG 4.28 in all common areas such as hallways, general use rooms, and in accessible restrooms and other accessible rooms.



Citations: CBC 1114B.2.4; ADAAG 4.1.3(14); ADAAG 4.28

Minimum Quantity: 1

Maximum Quantity: 1

**Minimum Estimated Cost:** \$0.00

**Maximum Estimated Cost:** \$288.00

Record Number:: 934

Priority: