

**Photo Report**  
**Oakmont View Park**  
**Programs, Services, and Activities**

**Finding:** The Oakmont View Park, located at 2140 Oakmont View Drive in Glendale California, was inspected by Disability Access Consultants, Inc., on August 13, 2007.



**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:	1093
Priority:	

**Curbs, Curb Ramps, and Crosswalks**

**Finding:** The slope of the curb ramp is greater than 8.33%. The cross slope is greater than 2%. The slope at the bottom landing is greater than 2%. The cross slope at the top landing is greater than 2%. The width of the curb ramp is less than 48 inches. 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:** 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).

***Curb Ramp to the Tennis Courts***

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:	1094
Priority:	

# Oakmont View Park

## Path of Travel

**Finding:** There is no accessible route from the public right of way to the accessible entrance of the facility. There are slopes greater than 5% along the path of travel.



**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: 1101

Priority:

**Alternative** Post directional signage.

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

**Full Rec:** Provide at least one accessible route from the public right of way to the accessible entrance of the facility. 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:** There are slopes greater than 5% on the primary path of travel to the park.



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

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: 1102

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%.

## Oakmont View Park

### Path of Travel

**Finding:** There are slopes greater than 5% 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: 1098

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%.

### Stairs

**Finding:** There is no detectable striping on each tread of the exterior stairway.



***Exterior Stairs to the Tennis Courts***

Citations: CBC 1006.16.1; CBC 11133B.4.4; ADAAG 4.9.5

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$144.00
<b>Maximum Estimated Cost:</b>	\$144.00

Record Number: 1095

Priority:

#### Alternative \*

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

**Full Rec:** Affix detectable contrasting striping to each tread of the stairway that clearly contrasts in color from the tread and is at least 2 inches in width placed no more than 1 inch from the tread nose or landing.

## Oakmont View Park

### Stairs

**Finding:** The handrails are mounted at a height greater than 38 inches above the nosing of the treads.



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

#### ***Exterior Stairs to the Tennis Courts***

Citations: CBC 1006.9.2.1; ADAAG 4.9.4(5)

**Full Rec:** Remount the handrails on the stairway so that the gripping surface of the handrails are at a consistent height between 34 inches and 38 inches above the stair nosings.

Minimum Quantity:	1
Maximum Quantity:	1
<b>Minimum Estimated Cost:</b>	\$528.00
<b>Maximum Estimated Cost:</b>	\$528.00

Record Number: 1096

Priority:

### Doors

**Finding:** There is less than 24 inches of clearance on the latch side of the exterior entrance gate from the public right of way to the tennis courts.



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

#### ***Exterior Gate to the Tennis Courts***

Citations: ADAAG 4.13.6

**Full Rec:** Consult a design professional to determine if it is technically feasible to provide at least 24 inches of latch side clearance at the entrance gate (see ADAAG 4.13.6 and Figure 25). Otherwise, install an automatic door opening device to the primary entrance complying with ADAAG 4.13.12 and ANSI/BHMA A156.10, 1985, standards.

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

Record Number: 1103

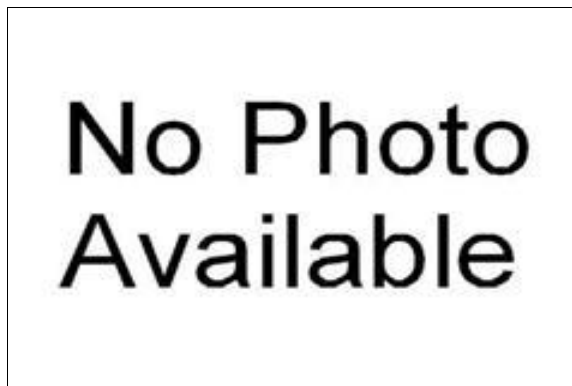
Priority:

**Oakmont View 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>	<b>\$58.00</b>
<b>Maximum Estimated Cost:</b>	<b>\$58.00</b>

Record Number: 1097

Priority:

**Drinking Fountains**

**Finding:** There is one drinking fountain on primary paths of travel.



**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.

Citations: CBC 1117B.1; ADAAG 4.15

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

Record Number: 1099

Priority:

## Oakmont View Park Drinking Fountains

**Finding:** The drinking fountain is not a "high-low" design.

**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.



***Drinking Fountain Next to the Tennis Courts***

Citations: CBC 1117B.1; ADAAG 4.15

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

Record Number: 1100

Priority: