

670 Placerville Drive

ADA Compliance Requirement Exhibit

02/20/2013

In an effort to achieve the program accessibility requirements established by El Dorado County for the Department of Mental Health, the following list is intended identify the ADA deficiencies in a prioritized format. The enclosed list should be used in conjunction with the ADA inspection report dated December 28, 2012, as prepared by ADA Compliance Consultants, Inc.

Priority One:

ADA compliance improvements that need to be accomplished within the first six months of lease occupancy. Work to be coordinated with other tenant improvements to minimize occupant disruptions.

Item No.	Specific Item	Description
3.9B	Cross Slopes	Cross slopes greater than 2% need to be corrected.
3.10B	Running Slopes	Slopes greater than 5% need to be corrected.
3.14B	Changes In Level	See Curb Ramps form
3.17B	Abrupt Changes in Level > 4"	Flush transition to drive aisle third floor area
3.20B	Directions to Accessible Entrance	Lacking at all exit-only doors
3.21B	Hazardous Vehicular Areas – Detectable Warnings	Lacking at curb Ramp and flush transitions to drive aisle
4.2	Slope Run and Cross	Make cross and run slopes compliant.
4.5	Top Landing, 12" grooved border and Width	Lacking
4.9	Built-up Curb Ramps	Encroaches access aisle and parking space
4.10	Detectable Warning	Lacking
4.11	Detectable Warning	Lacking
4.13	Curb Ramps at Crosswalks	Lacking crosshatch on ramp
4.14	Bottom Landing	Lacking crosshatch on ramp
1.9	Parking Space Width	Non-compliant driver's side off-load, lacks compliant striping and signage
Gen	Parking	Need a new dual van set of spaces constructed within three general parking spaces facing First American Title
1.2	Number of accessible parking spaces	Lacks two spaces
1.9	Parking Space Width	Left space 16' length
1.10	Van Access Aisle	16' length
1.12	Level Surface	Slopes no greater than 2% in all directions.
1.14	Access Aisle and Accessible Route	Existing drive aisle crossing slope is 6.6%

1.15	Parking Signs	Lacks \$250 signs
1.16	Van Accessible Parking Signs	Lacks \$250 signs
1.19	Tow-away Sign	Lacking at all entrances
10.7	Door Landings	Third floor slope exceeds 2%.
10.10	Door Hardware	Flat bar first floor main entrance
10.11	Door Operating Effort	Exceeds 5 lbs
10.12	Floor Mats	Mat loose and buckled at first floor
10.18	Side of Doors	Lacking at all interior doors
10.19	Mounting Location	Lacking at all interior doors
10.20	Raised and Braille Characters	Lacking at all interior doors
10.21	Character Size	Lacking at all interior doors
10.22	Upper Case	Lacking at all interior doors
10.23	Contrast	Lacking at all interior doors
8.5	Color Strip Exterior Stairs	Lacking at top approaches
8.4	Color Strip Interior Stairs	Lacking
8.7	Continuous Handrails	Guard rail only on inside
8.8	Handrail	Lacking continuous
8.9	Handrail Extensions	Lacking at all top and bottom landings
8.12	Hazards	Pinch points
8.5	Color Strip Exterior Stairs	Lacking at top approach
7.6	Clear Width	Lacking necessary clear width
7.9	Bottom Landing	Landing size needs modification
7.21	Handrail Extension	Lacking 12" parallel
7.23	End of Handrails	1 ½" x 5 ½"
7.2	Slope	Exceeds 8.3%
7.8	Top Landing	48" x 60"
7.16	Handrails	Lacking
14.9	Tactile Exit Signs	Lacking
14.11	Tactile Exit Signs	Lacking on interior hall doors
14.12	Tactile Exit Signs	Lacking from all common area conference rooms, kitchen doors
14.13	Side of Doors	Set centered on door
14.14	Mounting Location	Set centered on door
14.16	Raised and Braille Characters	Lacking
14.17	Character Size	Various shapes and sizes
14.18	Upper Case	Various shapes and sizes
14.26	Level Changes	See Elevator forms
General	Alarms	Fully compliant alarm system in common areas and restrooms needs to be installed.
12.6A	Door Maneuvering Space	First floor hallway door lacks 18" pull 12" push side clear, two exit doors lack pull side clear
16.6	Entry Doors*	Clear space encroachment
16.8	Door Swing*	Encroaches sink clear space
16.11	Door Operating Effort*	Lacks closer
16.42	WC Locations*	20" shift W/C

16.45	Toilet Paper Dispenser*	12" to rim
16.48	Seat Cover Dispenser*	SCD 60" AFF
16.54	Side Grab Bar*	53" (>54")
16.55	Rear Grab Bar*	13"/23"
16.74	Coat Hook*	55 ½" AFF
16.76	Floor Space at Dispensers*	64" (PTD), 41" (SD)
16.8	Door Swing*	M encroaches 16" into sink clear. W encroaches 10" into sink clear
16.9	Door Maneuvering Space*	M & W = 42" push side depth
16.13	Identification Symbols (60")*	M 60 ½", W 61"
16.42	WC Location*	M 21", W 19 ½"
16.45	Toilet Paper Dispenser*	M & W 0" to rim
16.48	Seat Cover Dispenser/Coat hook in stall*	M SCD 51" AFF, W SCD 60" AF
16.49	Grab Bars*	M 48", M side 34" AFF, W 48" W side 34" AFF
16.55	Rear Grab Bar*	M 10 ½"/25 ½"
16.77	Mirrors*	M41 ½" AFF, W 47 ½" AFF
16.79	Dispensers Operating Height*	M 63" (PTD), M41" (SD), W66 ½" (PTD), W41" (SD)
16.6	Entry Doors*	Lacking signage
16.11	Door Operating Effort*	Lack closer.
16.13	Identification Symbols*	60 1/2"
16.15	Mounting Location (48"-60")*	60 ½"
16.42	WC Location*	18 ¾"
16.45	Toilet Paper Dispenser*	11" to rim
16.48	Seat Cover Dispenser*	59 ½" AFF
16.54	Side Grab Bar*	52 ¾"
16.55	Rear Grab Bar*	13"/ 23"
16.6	Entry Doors*	No signage, closer
16.12	Identification symbols (door)*	Lacking
16.13	Identification Symbols*	Lacking
16.14	Room/Space Identification Signs*	Lacking tactile
16.15	Mounting Location *	62"
16.16	Gender*	Lacking tactile letters
16.17	Pictogram*	Lacking
16.18	ISA*	Lacking
16.19	Raised and Braille Characters*	Lacking
16.20	Character Size*	Lacking tactile
16.21	Upper Case*	Upper & lower
16.48	Seat Cover Dispensers*	SCD 60" AFF
16.55	Rear Grab Bar*	11"/25"
16.73	Mirrors*	55 ½" AFF
16.75	Dispensers Operating Height*	65" (PTD), 42" (SD)

*Deficiency occurs in multiple locations. All restroom fixture corrections listed in ADA Compliance Consultants, Inc. report dated December 28, 2012, are intended to be included in Priority One improvements.

Priority Two:

Items to be completed within two years of lease commencement.

Item No.	Specific Item	Description
13.4	Hallway Call Buttons	Set 40 ¾" AFG Recessed button first floor
13.6	Hall Lanterns	Both lacking or inoperable
13.7	Audible Signals	Lacking
13.8	Visible Signals	Inoperable
13.9	Door Jamb Signs – Raised Characters	Braille set below
13.22	Car Controls Contrast	Black numbers on white background
13.31	Controls	Lacking U-pull

Priority Three:

Items to be accomplished with approved CASP phasing.

Item No.	Specific Item	Description
8.1	Stairs	Stair reconstruction
8.2	Risers/Treads	Max ½" gap
8.8	Handrails	Lacking continuous at switchback
8.9	Handrail Extensions	Lacking at all top and bottom landings
8.11	Stairway Width	43" between handrails should be minimum 48"
8.13	Other: Picket width	5 ½" spacing too wide.
8.3	Risers/Treads	Risers exceed max 7"
8.10	Diameter and Clearance	2 ¼" x 1 ¼"
8.11	Stairway Width	Should be 48" between handrails
8.3	Risers/Treads	7" to 7 ½" riser height
8.9	Handrail Extension	Lacking top and bottom
8.10	Diameter and Clearance	2" gap
8.13	Picket Gap	5 ½" gap

Priority Four:

Items to be completed at landlord's discretion.

Item No.	Specific Item	Description
3.1B	On-site Accessible Route of Travel	Access to public transportation and public sidewalks.