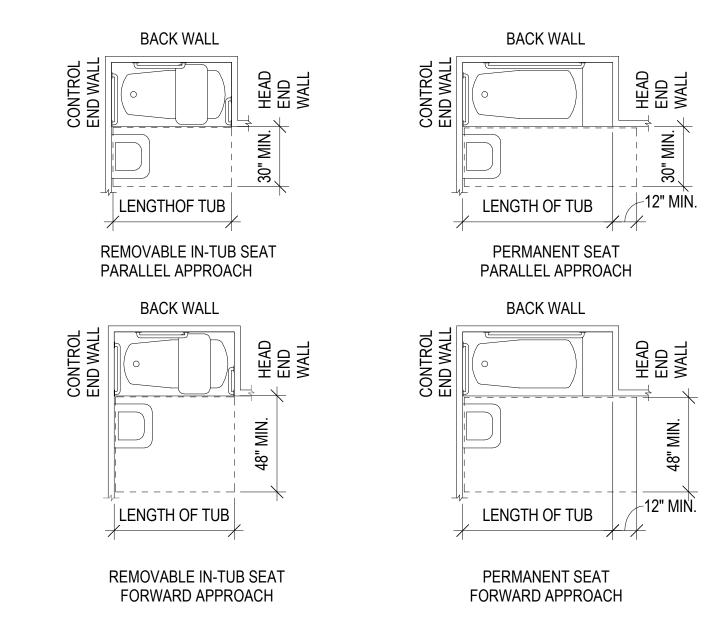


#### **BATH TUBS (11B-607)**

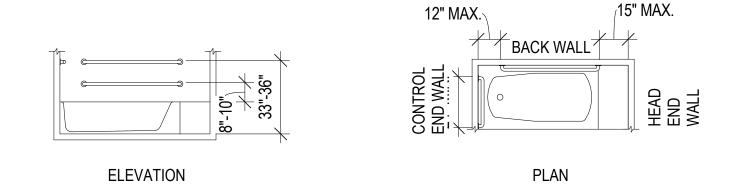
CLEARANCE IN FRONT OF BATHTUBS SHALL EXTEND THE LENGTH OF THE BATHTUB AND SHALL BE 48 INCHES WIDE MINIMUM FOR FORWARD APPROACH AND 30 INCHES WIDE MINIMUM FOR PARALLEL APPROACH. A LAVATORY COMPLYING WITH 11B-606 SHALL BE PERMITTED AT THE CONTROL END OF THE CLEARANCE. WHERE A PERMANENT SEAT IS PROVIDED AT THE HEAD END OF THE BATHTUB, THE CLEARANCE SHALL EXTEND 12 INCHES MINIMUM BEYOND THE WALL AT THE HEAD END OF THE BATHTUB



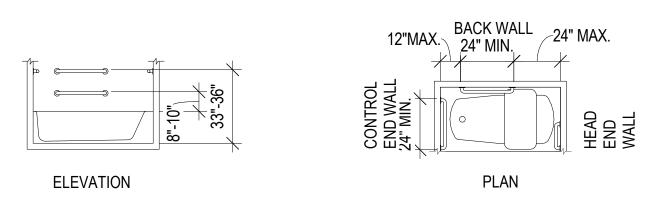
#### **CLEARANCES FOR BATHTUBS**

A PERMANENT SEAT AT THE HEAD END OF THE BATHTUB OR A REMOVABLE IN-TUB SEAT SHALL BE PROVIDED. WHERE SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT AN L- SHAPED OR U SHAPED GRAB BAR SHALL BE PERMITTED

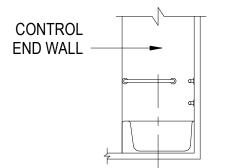
EXCEPTION: - IN RESIDENTIAL DWELLING UNITS GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN BATH TUBS LOCATED IN BATHING FACILITIES PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS



GRAB BARS FOR BATHTUBS WITH PERMANENT SEATS



# GRAB BARS FOR BATHTUBS WITH REMOVABLE IN-TUB SEATS



BATHTUB CONTROL LOCATION

CONTROLS, OTHER THAN DRAIN STOPPERS, SHALL BE LOCATED ON AN END WALL. CONTROLS SHALL BE BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE CENTERLINE OF THE WIDTH OF THE BATHTUB. CONTROLS SHALL COMPLY WITH 11B-309.4.

# SHOWER SPRAY UNIT AND WATER

A SHOWER SPRAY UNIT WITH A HOSE 59 INCHES LONG MINIMUM THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS. BATHTUB SHOWER SPRAY UNITS SHALL DELIVER WATER THAT IS 120°F MAXIMUM.

# LAVATORIES AND SINKS (11B-606)

A CLEAR FLOOR SPACE COMPLYING WITH 11B-305, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306 SHALL BE PROVIDED.

**EXCEPTIONS:** - A PARALLEL APPROACH COMPLYING WITH 11B-305 SHALL BE PERMITTED TO A KITCHEN SINK IN A SPACE WHERE A COOK TOP OR CONVENTIONAL RANGE IS NOT PROVIDED AND TO WET BARS - IN RESIDENTIAL UNITS CABINETRY SHALL BE PERMITTED UNDER LAVATORIES AND KITCHEN SINKS PROVIDED THAT

ALL THE FOLLOWING CONDITIONS ARE MET: (A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE FIXTURE

(B) THE FLOOR EXTENDS UNDER THE CABINETRY AND

(C) THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED - THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN CONSIDERING KNEE AND TOE CLEARANCE - THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN CONSIDERING KNEE AND TOE CLEARANCE - NO MORE THAN ONE BOWL OF A MULTI-BOWL SINK SHALL BE REQUIRED TO PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306

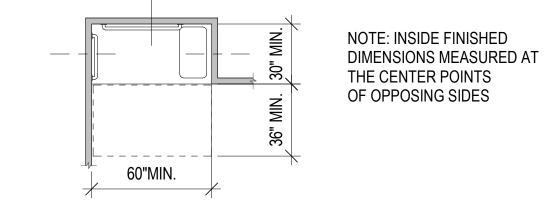
LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

CONTROLS FOR FAUCETS SHALL COMPLY WITH 11B-309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM. **EXPOSED PIPES AND SURFACES** 

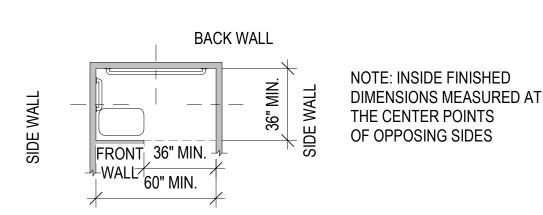
TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS. <u>ADJACENT SIDE WALL OR PARTITION</u> LAVATORIES, WHEN LOCATED ADJACENT TO A SIDE WALL OR PARTITION SHALL BE A MINIMUM OF 18 INCHES TO THE CENTERLINE OF THE FIXTURE SINK DEPTH . SINKS SHALL BE 6 1/2 INCHES DEEP MAXIMUM

WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED

## SHOWERS (11B-608)



#### STANDARD ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

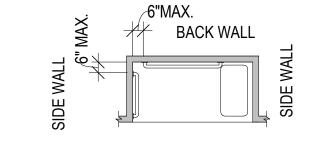


#### ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

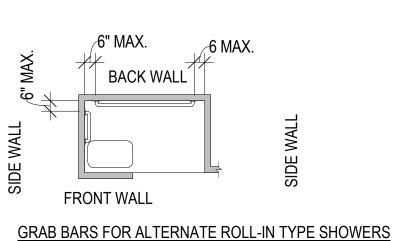
#### WHERE SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT AN L-SHAPED OR U SHAPED GRAB BAR SHALL BE PERMITTED

### EXCEPTION:

- IN RESIDENTIAL DWELLING UNITS GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN BATHTUBS/SHOWERS LOCATED IN BATHING FACILITIES PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS

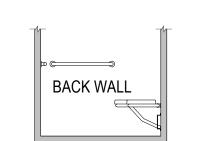


GRAB BARS FOR STANDARD ROLL-IN TYPE SHOWERS

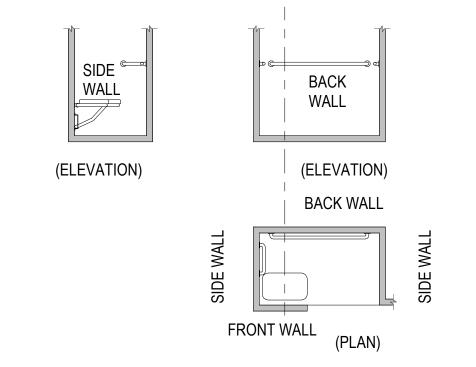


A FOLDING SEAT SHALL BE PROVIDED IN ROLL-IN TYPE SHOWERS. EXCEPTION: - IN RESIDENTIAL DWELLING UNITS SEATS SHALL NOT BE REQUIRED TO BE INSTALLED IN SHOWER COMPARTMENTS PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS

# CONTROLS AND FAUCETS SHALL BE OF A SINGLE LEVER DESIGN



# STANDARD ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION



# ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION

#### SHOWER SPRAY UNIT AND WATER A SHOWER SPRAY UNIT WITH A HOSE 59 INCHES LONG MINIMUM THAT CAN BE USED BOTH AS A FIXED-POSITION

SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS. SHOWER SPRAY UNITS SHALL DELIVER WATER THAT IS 120°F MAXIMUM.

THRESHOLDS IN ROLL-IN TYPE SHOWER COMPARTMENTS SHALL BE 1/2 INCH HIGH MAXIMUM IN ACCORDANCE WITH 11B-303.

SHOWER FLOOR OR GROUND SURFACE SHALL BE SLOPED 1:48 MAXIMUM IN ANY DIRECTION. WHERE DRAINS ARE PROVIDED, GRATE OPENINGS SHALL BE 1/4 INCH MAXIMUM AND FLUSH WITH THE FLOOR SURFACE

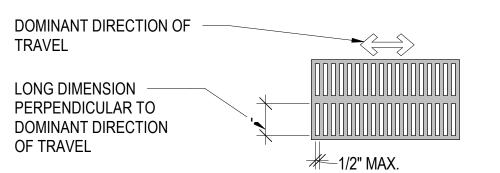
#### WHERE PROVIDED IT SHALL BE LOCATED ON THE CONTROL WALL AT 40 INCHES MAXIMUM ABOVE THE SHOWER FLOOR AND WITHIN THE REACH LIMITS FROM THE SEAT

### FLOOR AND GROUND SURFACES (11B-302) (1110A)

# GENERAL FLOOR AND GROUND SURFACE SHALL BE STABLE, FIRM, AND SLIP RESISTANT

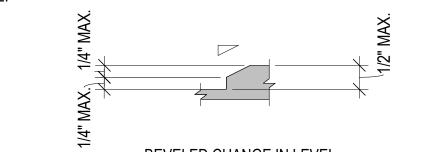
CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING, OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE 1/2 INCH MAXIMUM. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH 11B-303.

OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH DIAMETER. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL

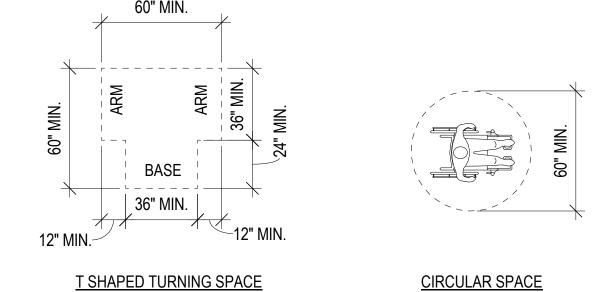


#### **ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES**

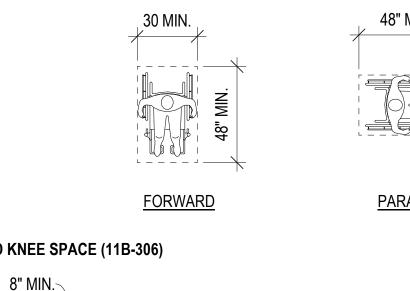
#### **CHANGES IN LEVEL (11B-303)** & (11A-1F)



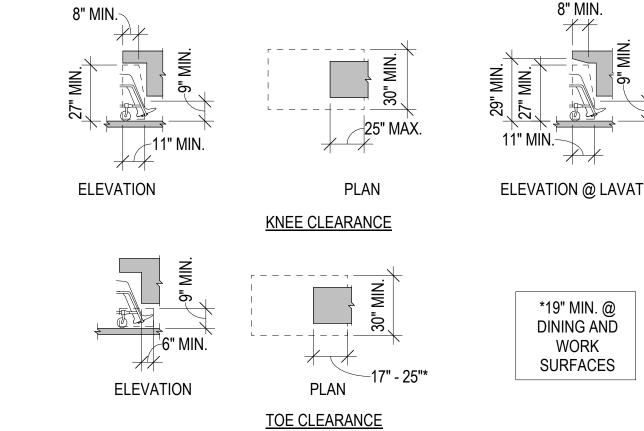
# **TURNING SPACE (11B-304)** (11A-1D)

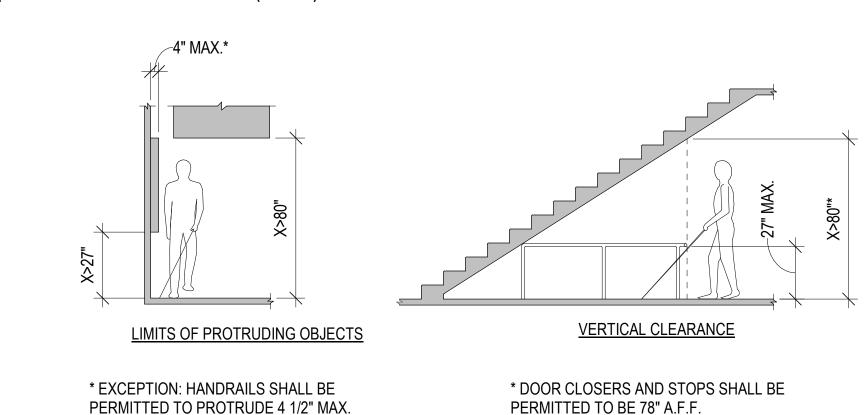


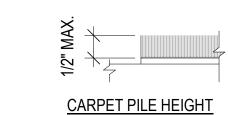
# CLEAR FLOOR /GROUND SPACE (11B-305) (11A-1G)

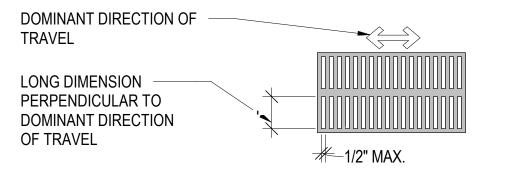


# **TOE AND KNEE SPACE (11B-306)**

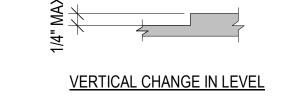




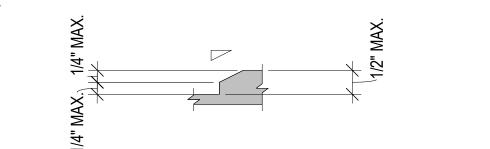




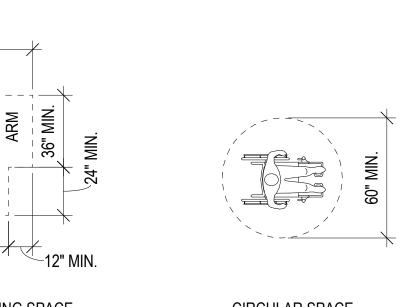
<u>VERTICAL</u> CHANGES IN LEVEL OF 1/4 INCH HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.

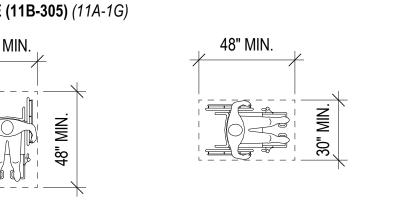


BEVELED
CHANGES IN LEVEL BETWEEN 1/4 INCH HIGH MINIMUM AND 1/2 INCH HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

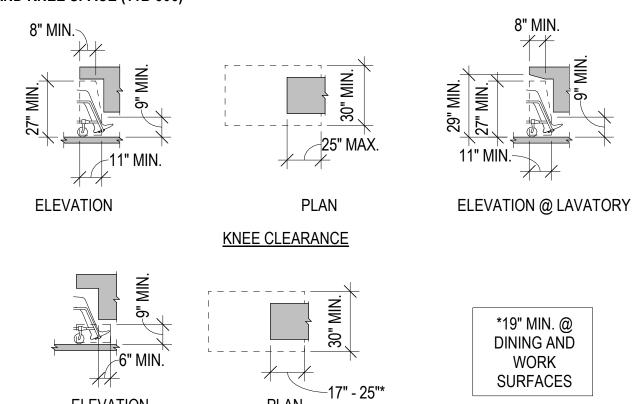


**BEVELED CHANGE IN LEVEL** 

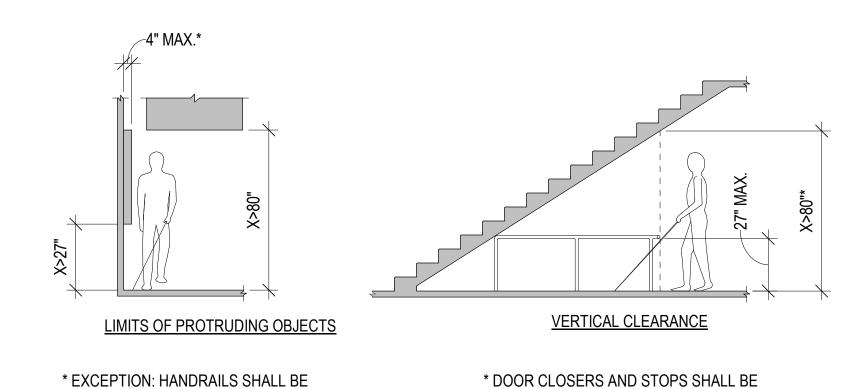




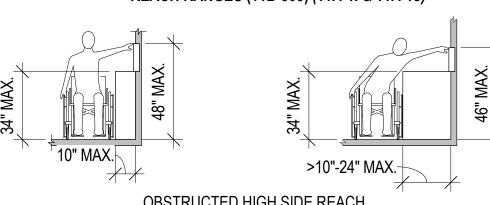
# <u>PARALLEL</u>

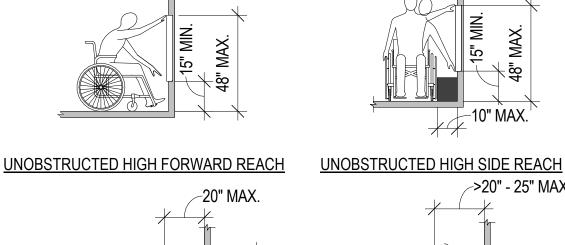


# PROTRUDING OBJECTS (11B-307)



# REACH RANGES (11B-308) (11A-1I & 11A-1J)





OBSTRUCTED HIGH FORWARD REACH

#### **WALKING SURFACES (11B-403)** (11A-1E & 11A-1C)

### SLOPE THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.

- THE RUNNING SLOPE OF SIDEWALKS SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY.

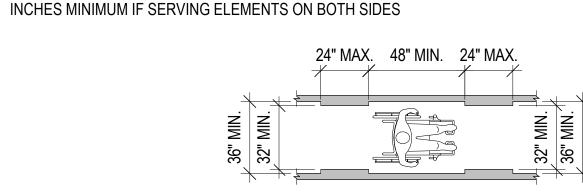
CHANGES IN LEVEL SHALL COMPLY WITH 11B-303.

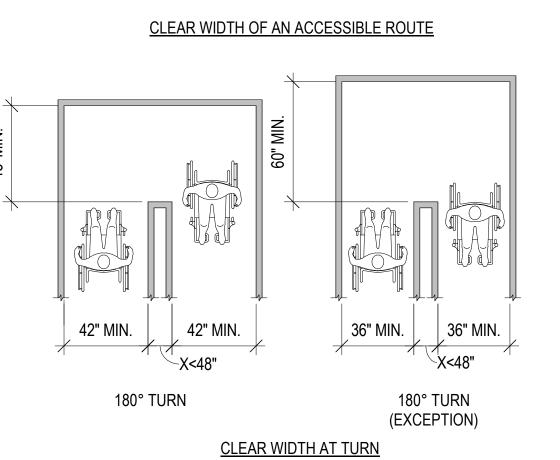
THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES MINIMUM.

**EXCEPTIONS:** - THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32 INCHES MINIMUM FOR A LENGTH OF 24 INCHES MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 INCHES LONG

MINIMUM AND 36 INCHES WIDE MINIMUM. - THE CLEAR WIDTH FOR WALKING SURFACES IN CORRIDORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44 INCHES MINIMUM. - THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48" MINIMUM. WHEN BECAUSE OF RIGHT OF WAY

RESTRICTIONS, NATURAL BARRIERS, OR OTHER EXISTING CONDITIONS, THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH THE 48 INCH CLEAR SIDEWALK WIDTH WOULD CREATE AN UNREASONABLE HARDSHIP, THE CLEAR WIDTH MAY BE REDUCED TO 36 INCHES - THE CLEAR WIDTH OF AISLES SHALL BE 36 INCHES MINIMUM IF SERVING ELEMENTS ON ONLY ONE SIDE, AND 44





# 0 STAMP: ADRIANNE STEICHEN

S

# REVISION SCHEDULE NO. ISSUE

G30360 ·

RENEWAL DATE \_10-31-2023\_

# DOORS (11B-404)

DOOR AND GATE HARDWARE - HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

- DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.

- DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE

DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM. - THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:

2. SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM. 3. EXTERIOR HINGED DOORS: 5 POUNDS MAXIMUM 4. FIRE DOORS: 15 POUNDS MAXIMUM THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER

1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAXIMUM.

DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION.

- SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR

- DOORS, GATES, AND SIDE LIGHTS ADJACENT TO DOORS OR GATES, CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR.

# FOR REFERENCE ONLY

BASED ON CBC 11A & 11B ONLY

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ADA\_11B 2016 / 11B-11A 2016

04/27/2022

1/4" = 1'-0"

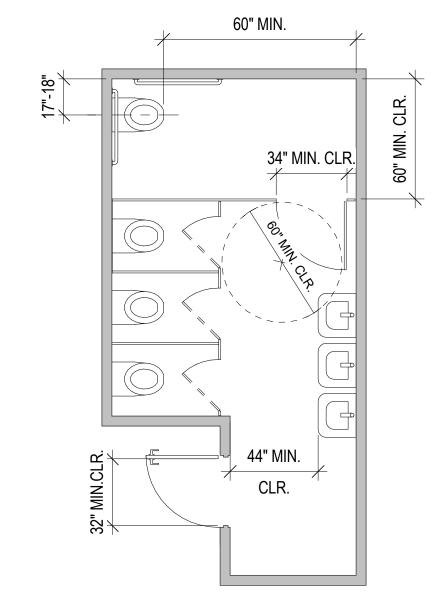
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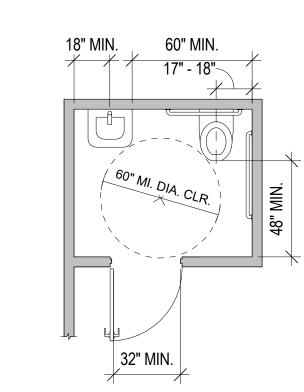
ISSUE DATE:

RESTROOMS

### COMMON USE TOILET FACILITIES (11A-9A)



#### MULTIPLE ACCOMMODATION TOILET FACILITY



SINGLE ACCOMMODATION TOILET FACILITY

# SHOWERS (11A-9H) CONTROLS AND HANDHELD SHOWER HOSE 19" TO 27" FROM THE FOLDING SEAT. THE HAND HELD SHAWER SHAL HAVE A DIVERTER FROM THE FIXED SHOWER HEAD ON THE OPPOSITE WALL STANDARD FIXED SHOWERHEAD ON OPPOSITE WALL SEAT EXTENSION OVER 36" DEEP

42" X 48" ROLL-IN SHOWER

(11A ONLY)

#### **TOILET AND BATHING ROOMS (11B-603)**

TURNING SPACE COMPLYING WITH 11B-304 SHALL BE PROVIDED WITHIN THE ROOM.

OVERLAP REQUIRED CLEAR FLOOR SPACES, CLEARANCE AT FIXTURES, AND TURNING SPACE SHALL BE PERMITTED TO OVERLAP.

DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE OTHER THAN THE DOOR TO THE ACCESSIBLE WATER CLOSET COMPARTMENT, A DOOR IN ANY POSITION MAY ENCROACH INTO THE TURNING SPACE BY 12 INCHES MAXIMUM

- WHERE THE TOILET ROOM OR BATHING ROOM IS FOR INDIVIDUAL USE AND A CLEAR SPACE COMPLYING WITH 11B-305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE

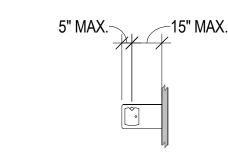
MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

COAT HOOKS, SHELVES AND MEDICINE CABINETS COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN 11B-308 SHELVES SHALL BE LOCATED 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR. MEDICINE CABINETS SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR

WHERE TOWEL OR SANITARY NAPKINS DISPENSERS, WASTE RECEPTACLES OR OTHER ACCESSORIES ARE PROVIDED IN TOILET FACILITIES, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED ON THE ACCESSIBLE ROUTE. ALL OPERABLE PARTS, INCLUDING COIN SLOTS SHALL BE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR. ACCESSORIES SHALL NOT PROTRUDE MORE THAN 4" ONTO PATH OFTRAVEL OR CLEAR SPACES

#### **DRINKING FOUNTAIN (11B-602)**

**CLEAR FLOOR SPACE** UNITS SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 11B-305 POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306 SHALL BE PROVIDED. SPOUT HEIGHT. SPOUT OUTLETS SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SPOUT LOCATION. THE SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING THE BUMPERS

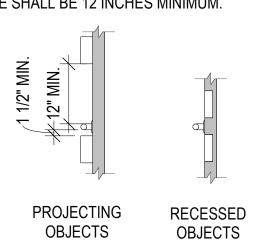


## DRINKING FOUNTAIN SPOUT LOCATION

DRINKING FOUNTAINS FOR STANDING PERSONS. SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR

# **GRAB BARS (11B-609)**

GRAB BARS SPACING THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2 INCHES. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1 1/2 INCHES MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12 INCHES MINIMUM.



SPACING OF GRAB BARS

POSITION OF GRAB BARS GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 INCHES MINIMUM AND 36 INCHES ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE.

SURFACE HAZARDS GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.

<u>FITTINGS</u>
GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

GRAB BARS SHALL BE INSTALLED IN ANY MANNER THAT PROVIDES A GRIPPING SURFACE AT THE SPECIFIED LOCATIONS AND THAT DOES NOT OBSTRUCT THE REQUIRED CLEAR FLOOR SPACE.

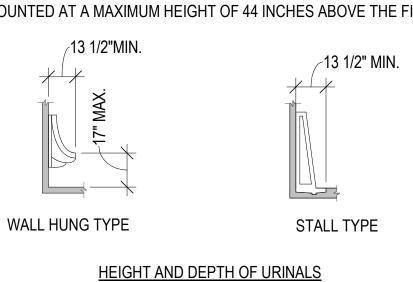
STRUCTURAL STRENGTH ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS (1112 N) IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING

# **URINALS (11B-605)**

URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. URINALS SHALL BE 13 1/2 INCHES DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE.

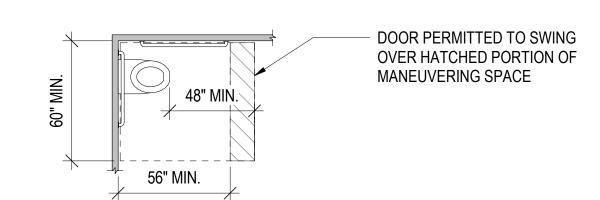
A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 11B-305 POSITIONED FOR FORWARD APPROACH SHALL BE

FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED CONTROLS SHALL COMPLY WITH 11B-309 EXCEPT THAT THE FLUSH CONTROL SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 44 INCHES ABOVE THE FINISH FLOOR



#### WATER CLOSETS AND TOILET COMPARTMENTS (11B-604)

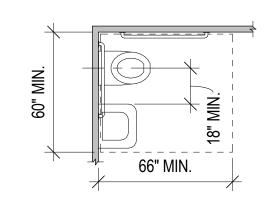
SIZE
CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A 60 INCH WIDE AND 48 INCH DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET



SIZE OF CLEARANCE AT WATER CLOSETS

THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AND CLEARANCES REQUIRED AT OTHER FIXTURES AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE

**EXCEPTION:** - IN RESIDENTIAL DWELLING UNITS, A LAVATORY COMPLYING WITH 11B-606 SHALL BE PERMITTED ON THE REAR WALL 18 INCHES MINIMUM FROM THE WATER CLOSET CENTERLINE WHERE THE CLEARANCE AT THE WATER CLOSET IS 66 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL



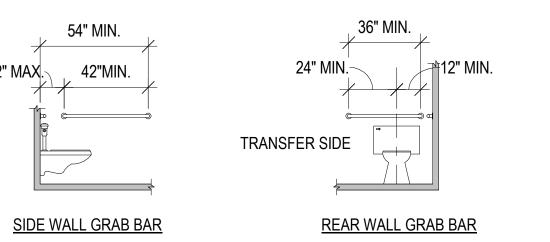
#### <u>OVERLAP OF WATER CLOSET CLEARANCE</u> IN RESIDENTIAL DWELLING UNITS ONLY

THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION. SEATS SHALL 2" HIGH MAXIMUM

- IN RESIDENTIAL DWELLING UNITS THE HEIGHT OF THE WATER CLOSET SHALL BE PERMITTED TO BE 15 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE SEAT

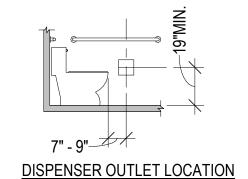
GRAB BARS GRAB BARS SHALL BE PROVIDED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET AND ON THE REAR WALL. **EXCEPTIONS:** - IN RESIDENTIAL DWELLING UNITS , GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN TOILET OR

BATHROOMS PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS - THE REAR GRAB BAR SHALL BE PERMITTED TO BE 24 INCHES LONG MINIMUM CENTERED ON THE WATER CLOSET WHERE WALL SPACE DOES NOT PERMIT A LENGTH OF 36 INCHES MINIMUM DUE TO LOCATION OF A RECESSED FIXTURE ADJACENT TO THE WATER CLOSET



FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH 11B-309. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH 11B-604.8.2.

TOILET PAPER DISPENSERS SHALL COMPLY WITH 309.4 AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR, 19 INCHES MINIMUM ABOVE THE FINISH FLOOR, AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.



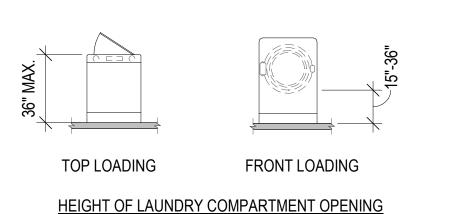
# WASHING MACHINES AND CLOTHES DRYERS (11B-611)

**CLEAR FLOOR SPACE** A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 11B-305 POSITIONED FOR PARALLEL APPROACH SHALL BE PROVIDED. THE CLEAR FLOOR OR GROUND SPACE SHALL BE CENTERED ON THE APPLIANCE.

COMPARTMENT LOCATED 15 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR.

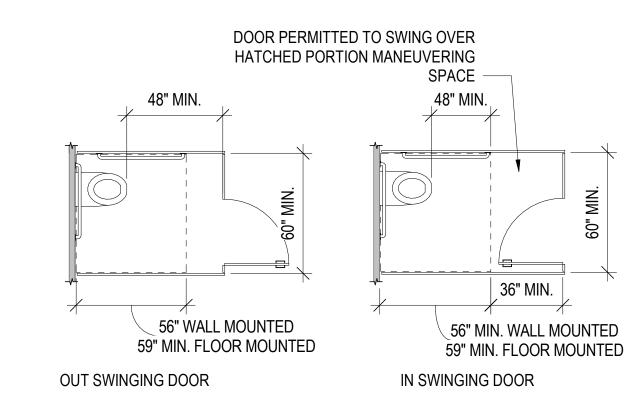
OPERABLE PARTS, INCLUDING DOORS, LINT SCREENS, AND DETERGENT AND BLEACH COMPARTMENTS SHALL COMPLY WITH 11B-309. HEIGHT
TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT LOCATED 36 INCHES MAXIMUM

ABOVE THE FINISH FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY

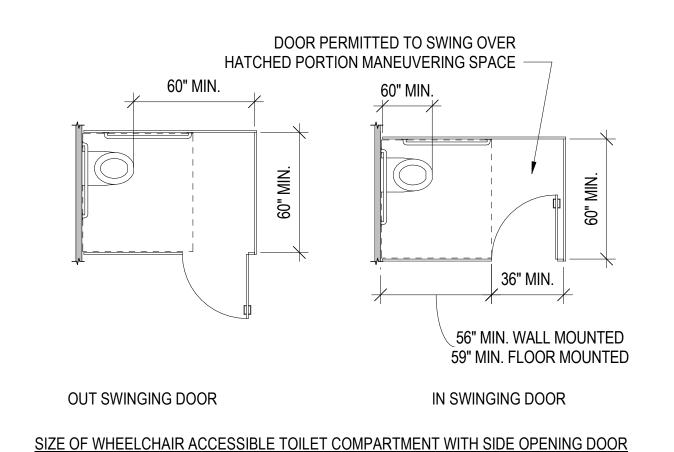


#### WHEELCHAIR ACCESSIBLE COMPARTMENTS

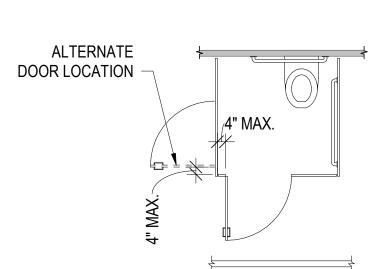
WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL BE 60 INCHES WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL. AND 56 INCHES DEEP MINIMUM FOR WALL HUNG WATER CLOSETS AND 59 INCHES DEEP MINIMUM FOR FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL.



SIZE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT WITH END OPENING DOOR



TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH 11B-404 EXCEPT THAT IF THE APPROACH IS FROM THE PUSH SIDE OF THE COMPARTMENT DOOR CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 48 INCHES MINIMUM MEASURED PERPENDICULAR TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION. DOORS SHALL BE LOCATED IN THE FRONT PARTITION OR IN THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE FRONT PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE SIDE WALL OR PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE FRONT PARTITION. THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL COMPLYING WITH 11B-404.2.7 SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS MAY SWING INTO THAT PORTION OF MANEUVERING WHICH DOES NOT OVERLAP THE CLEARANCE REQUIRED AT A WATER CLOSET.

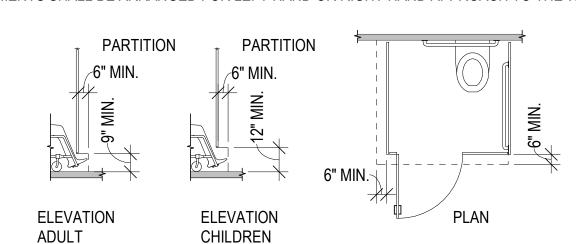


# WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS

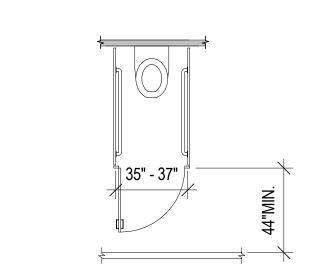
AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES MINIMUM ABOVE THE FINISH FLOOR AND 6 INCHES DEEP MINIMUM BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. PARTITION COMPONENTS AT TOE CLEARANCES SHALL BE SMOOTH WITHOUT SHARP EDGES OR ABRASIVE SURFACES. COMPARTMENTS FOR CHILDREN'S USE SHALL PROVIDE A TOE CLEARANCE OF 12 INCHES MINIMUM ABOVE THE FINISH FLOOR

EXCEPTION: - TOE CLEARANCE AT THE SIDE PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 66 INCHES

APPROACH
COMPARTMENTS SHALL BE ARRANGED FOR LEFT-HAND OR RIGHT-HAND APPROACH TO THE WATER CLOSET.



WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE



AMBULATORY ACCESSIBLE TOILET COMPARTMENT

REVISION SCHEDULE NO. ISSUE

ADRIANNE STEICHEN

RENEWAL DATE \_10-31-2023\_

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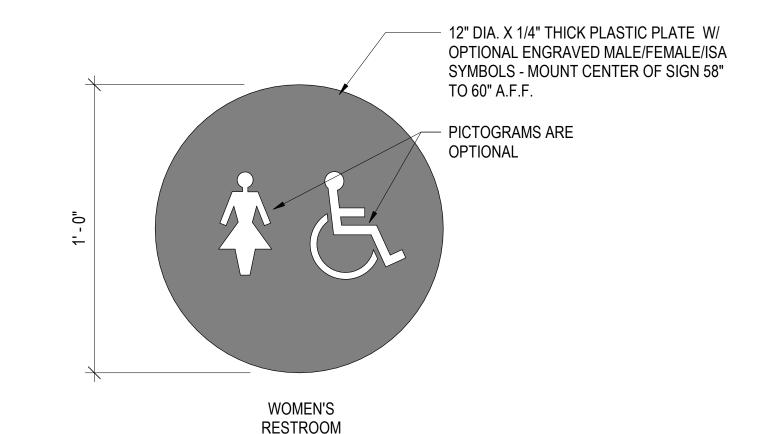
JOB NUMBER: 04/27/2022 ISSUE DATE:

11B-11A 2016 RESTROOMS

FOR REFERENCE ONLY

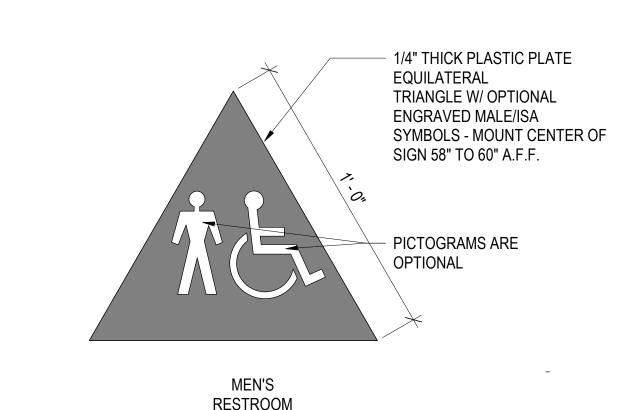
BASED ON CBC 11A & 11B ONLY

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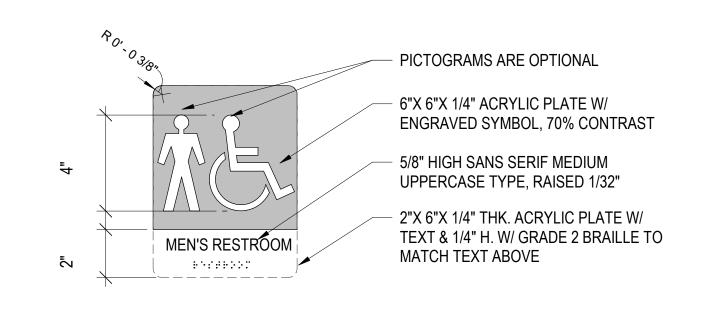
1) TOILET FACILITIES SYMBOLS TO CONTRAST WITH THE DOOR, EITHER LIGHT ON DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND (CBC 11B-703.7.2.6).

WOMEN'S ACCESS. RESTROOM DOOR SIGN 👩



1) TOILET FACILITIES SYMBOLS TO CONTRAST WITH THE DOOR, EITHER LIGHT ON DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND (CBC 11B-703.7.2.6).

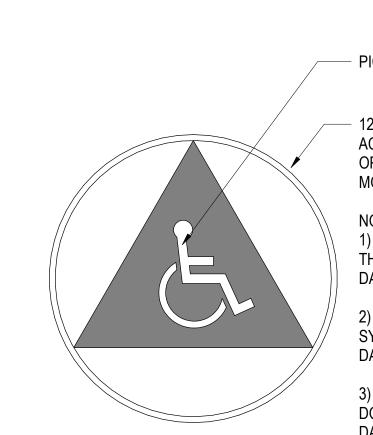
MEN'S ACCESS. RESTROOM DOOR SIGN 40



1) TOILET FACILITIES SYMBOLS TO CONTRAST WITH THE DOOR, EITHER LIGHT ON DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND (CBC 11B-703.7.2.6).

2) TACTILE SIGNAGE SHALL BE LOCATED 48" MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE. MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE AND 60" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS (CBC 11b-703.4.1)

> ACCESSIBLE RESTROOM WALL SIGNAGE 3" = 1'-0"



UNISEX

RESTROOM

PICTOGRAM IS OPTIONAL

12" DIA. X 1/4" THICK PLASTIC PLATE W/ 1/4" THICK ACRYLIC INSCRIBED EQUILATERAL TRIANGLE W/ OPTIONAL ENGRAVED MALE/ FEMALE/ ISA SYMBOLS -MOUNT CENTER OF SIGN 58" TO 60" A.F.F.

1) TOILET FACILITIES SYMBOLS TO CONTRAST WITH THE DOOR, EITHER LIGHT ON DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND (CBC 11B-703.7.2.6). 2) TRIANGLE SYMBOL TO CONTRAST WITH THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. 3) THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR

DARK ON A LIGHT BACKGROUND (CBC 11B-703.7.2.6.3).

# STAIRWAY IDENTIFICATION SIGNS (1022.9)

INCH STROKES.

A SIGN SHALL BE PROVIDED AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING MORE THAN THREE STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE INTERIOR EXIT STAIRWAY AND RAMP AND THE IDENTIFICATION OF THE STAIR OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF AND THE DIRECTION TO THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FROM THE INTERIOR EXIT STAIRWAY AND RAMP FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOORS ARE THE OPEN AND CLOSED POSITIONS.

IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, RAISED CHARACTERS AND BRAILLE FLOOR IDENTIFICATION SIGNS SHALL BE LOCATED AT THE LANDING OF EACH FLOOR LEVEL, PLACED ADJACENT TO THE DOOR ON THE LATCH SIDE, IN ALL ENCLOSED STAIRWAYS IN BUILDING TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL AT THE EXIT DISCHARGE LEVEL. THE SIGN SHALL INCLUDE A RAISED FIVE POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME AS THE HEIGHT OF THE RAISED CHARACTERS

## STAIRWAY IDENTIFICTIONSIGNS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

- THE SIGNS SHALL BE A MINIMUM SIZE OF 18 INCHES BY 12INCHES

- THE LETTERS DESIGNATING THE IDENTIFICATIONOF THE STAIR ENCLOSURE SUCH AS STAIR NO. 1 OR WEST STAIR SHALL BE PLACED AT THE TOP OF THE SIGN AND SHALL BE A MINIMUM OF 1 1/2 INCHES IN HEIGHT BLOCK LETTERING WITH 1/4

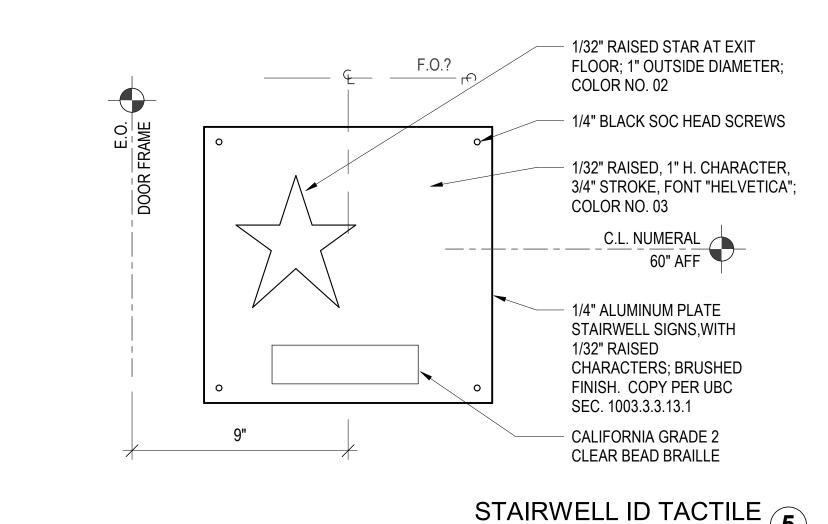
- THE NUMBER DESIGNATING THE FLOOR LEVEL SHALL BE A MINIMUM OF 5 INCHES IN EIGHTH WITH 3/4 INCH STROKES AND LOCATED IN THE CENTER OF THE SIGN. THE MEZZANINE LEVELS SHALL HAVE THE LETTER "M" PRECEDING THE FLOOR LEVEL. BASEMENT LEVELS SHALL HAVE THE LETTER "B" PRECEDING THE FLOOR NUMBER.

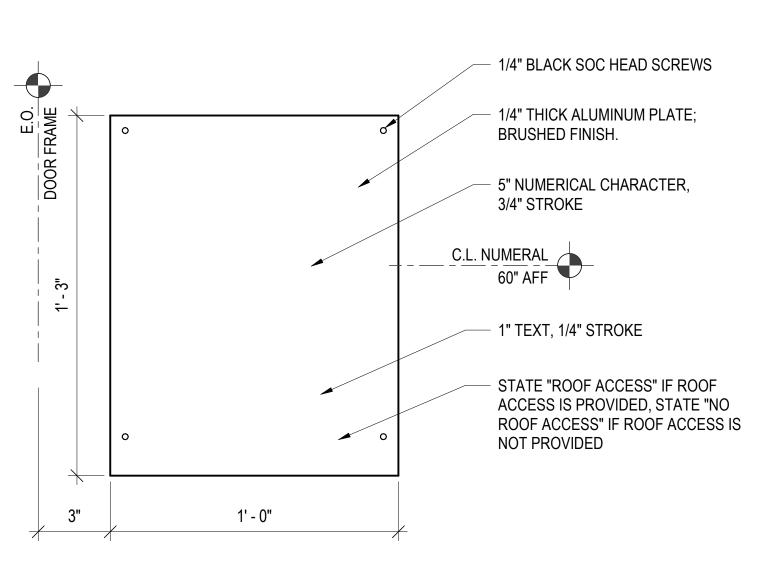
# - ALL OTHER LETTERING SHALL BE A MINIMUM OF 1 INCH IN HEIGHT.

- THE STAIRWAY UPPER TERMINUS SUCH AS ROOF ACCESS OR NO ROOF ACCESS SHALL BE PLACED UNDER THE STAIRWAY IDENTIFICATION IN 1 INCH HIGH BLOCK LETTERING WITH 1/4 INCH STROKES.

- THE LOWER AND UPPER TERMINUS OF THE STAIRWAY SHALL BE PLACED AT THE BOTTOM OF THE SIGN IN 1 INCH HIGH BLOCK LETTERING WITH 1/4 INCH STROKES.

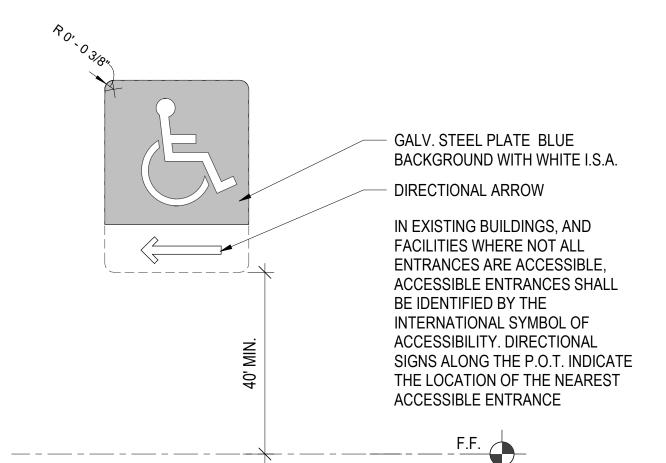
- CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUNDWITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.





STAIRWELL ID 6 3" = 1'-0" \

3" = 1'-0"



DIRECTIONAL SIGNAGE 7

## **COMMUNICATION ELEMENTS AND FEATURES**

FIRE ALARM SYSTEMS (11B-702)

FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND VISIBLE ALARMS COMPLYING WITH NFPA 7 AND CHAPTER 9 SECTIONS 907.5.2.1 AND 907.5.2.3 OF THE 2013 CALIFORNIA BUILDING CODE

### **SIGNS (11B 703)**

WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED.

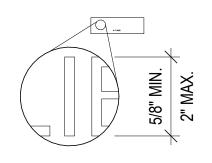
#### RAISED CHARACTERS RAISED CHARACTERS SHALL BE DUPLICATED IN BRAILLE

RAISED CHARACTERS SHALL BE 1/32 INCH MINIMUM ABOVE THEIR BACKGROUND.

## CHARACTERS SHALL BE UPPERCASE

CHARACTERS SHALL BE SANS SERIF, CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS. CHARACTER HEIGHT.

MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH (16 MM) MINIMUM AND 2 INCHES (51 MM) MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I".



LINE SPACING SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE RAISED CHARACTER HEIGHT.

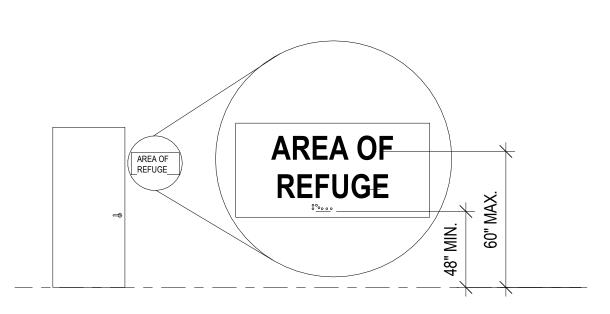
BRAILLE SHALL BE CONTRACTED (GRADE 2)

#### INSTALLATION HEIGHT AND LOCATION

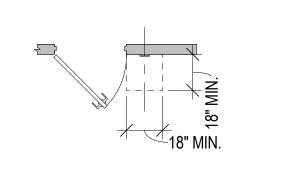
 TACTILE SIGNAGE SHALL BE LOCATED 48" MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE AND 60" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS (CBC 11b-703.4.1)

 LOCATION. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED ON THE RIGHT SIDE OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE ON THE RIGHT SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL.

• SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18" MINIMUM CENTERED ON THE TACTILE CHARACTERS IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.



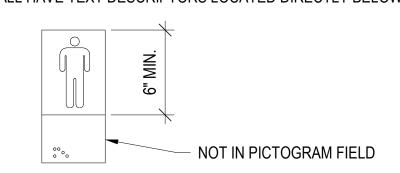
HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND



LOCATION OF TACTILE SIGNS AT DOORS

• PICTOGRAM FIELDS SHALL HAVE A FIELD HEIGHT OF 6 INCHES MINIMUM. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD • FINISH AND CONTRAST. PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A

• TEXT DESCRIPTORS. PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM



PICTOGRAM FIELD DARK-ON-LIGHT

# SYMBOLS OF ACCESSIBILITY

• FINISH AND CONTRAST, SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND.

# VISUAL CHARACTERS

 FINISH AND CONTRAST. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

# • CASE, CHARACTERS SHALL BE UPPERCASE OR LOWERCASE OR A COMBINATION OF BOTH.

• STYLE. CHARACTERS SHALL BE CONVENTIONAL IN FORM. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.

• HEIGHT FROM FINISH FLOOR OR GROUND. VISUAL CHARACTERS SHALL BE 40 INCHES (1015 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND. • STROKE THICKNESS. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 10 PERCENT MINIMUM AND 30 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER.

 CHARACTER SPACING. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT CHARACTERS, EXCLUDING WORD SPACES. SPACING BETWEEN INDIVIDUAL CHARACTERS SHALL BE 10 PERCENT MINIMUM AND 35 PERCENT MAXIMUM OF CHARACTER HEIGHT.

• LINE SPACING. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170% MAXIMUM OF THE CHARACTER HEIGHT.

#### **EXIT SIGNS (1011)**

EXIT AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN

EXCEPTION 1. EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT OR EXIT ACCESS. EXCEPTION 3. EXIT SIGNS ARE NOT REQUIRED IN GROUP U AND INDIVIDUAL SLEEPING UNITS OR DWELLING UNITS IN GROUPS R-1, R-2, R-3 OR R-3.1.

-EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED, EXCEPT THOSE REQUIRED BY SECTION 1011.4 NEED NOT BE PROVIDED WITH ILLUMINATION.

- INTERNALLY ILLUMINATED EXIT SIGNS: ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTOLUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

- EXTERNALLY ILLUMINATED EXIT SIGNS SHALL HAVE PLAINLY LEGIBLE LETTERS NOT LESS THAN 6 INCHES HIGH WITH PRINCIPAL STROKES OF THE LETTERS NOT LESS THAN 3/4 INCH WIDE. THE WORD "EXIT" SHALL HAVE LETTERS WITH A WIDTH OF NOT LESS THAN 2 INCHES, EXCEPT FOR THE LETTER "I", AND THE MINIMUM SPACING SHALL NOT BE LESS THAN 3/8 INCH. LARGER SIGNS SHALL HAVE WIDTH, STROKE AND SPACING IN PROPORTION TO THEIR HEIGHT. THE WORD "EXIT" SHALL BE IN HIGH CONTRAST WITH THE BACKGROUND. THE FACE OF THE SIGN SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOTCANDLES, AND SHALL BE ILLUMINATED AT ALL TIMES.

#### <u>RAISED CHARACTER AND BRAILLE EXIT SIGNS</u>

SECTIONS 11B-703.1, 11B-703.2, AND 11B-703.5.

TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: -GRADE LEVEL EXTERIOR EXIT DOOR REQUIRED TO COMPLY WITH THIS SECTIO SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT". -EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED WITH A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE: "EXIT STAIR DOWN", "EXIT RAMP DOWN", "EXIT STAIR UP", "EXIT RAMP UP".

-EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR EXIT PASSAGEWAY; OR, FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY; SHALL BE IDENTIFIED WITH A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE". -EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE INDIFIED BY A SIGN WITH THE WORDS "TO EXIT". -RAISED CHARACTER AND BRAILLE EXIT SIGNS SHALL COMPLY WITH CHAPTER 11A, SECTION 1143A OR CHAPTER 11B,

### FLOOR LEVEL EXIT SIGNS

WHERE EXIT SIGNS ARE REQUIRED, APPROVED LOW-LEVEL EXIT SIGNS, ILLUMINATED INTERNALLY OR EXTERNALLY. SHALL BE PROVIDED IN ALL INTERIOR CORRIDORS OF GROUP A, E, R2.1, AND ALL AREAS SERVING GUEST ROOMS OF GROUP R, DIVISION 1 OCCUPANCIES.

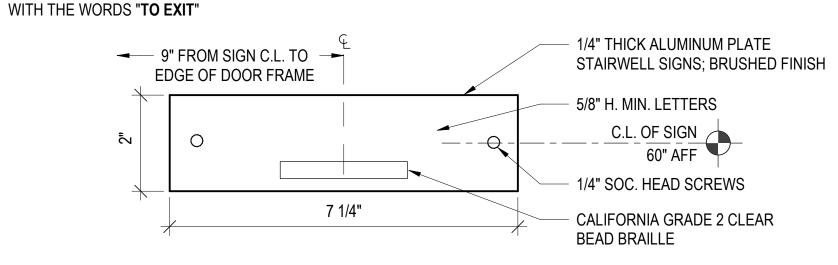
TYPE 1: EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN SIMILAR TO BELOW WITHE THE WORD "EXIT"

TYPE 2: EACH EXIT DOORS THAT LEAD DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN SIMILAR TO BELOW WITH THE FOLLOWING WORDS, AS APPROPRIATE, "EXIT STAIR DOWN", "EXIT RAMP DOWN", "EXIT STAIR UP", "EXIT RAMP UP"

TYPE 3: EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEAN OF AN EXIT ENCLOSURE OR AN EXIT PASSAGE-WAY SHALL BE IDENTIFIED BY A TACTILE SIGN SIMILAR TO BELOW WITH THE WORDS "EXIT

TYPE 4: EACH EXIT ACCESS DOOR FROM AND INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT SHALL BE IDENTIFIED BY A TACTILE SIGN SIMILAR TO BELOW WITH THE WORDS "EXIT ROUTE"

TYPE 5: EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A TACTILE SIGN SIMILAR TO BELOW



TACTILE EXIT SIGNS 6" = 1'-0" \

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ADRIANNE STEICHEN

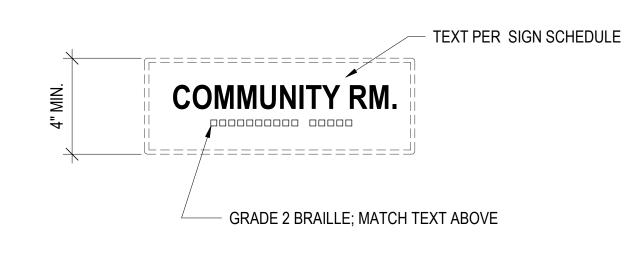
RENEWAL DATE \_10-31-2023\_

G30360 ·

REVISION SCHEDULE

NO. ISSUE

TACTILE SIGNAGE IDENTIFYING PERMANENT ROOMS AND SPACES IS REQUIRED TO BE POSITIONED AT A MAXIMUM OF 60" TO THE BASELINE OF THE HIGHEST LINE OF RAISED ALPHA CHARACTERS AND MINIMUM 48" TO THE BASELINE OF THE BRAILLE CELLS



ROOM INDENTIFICATION SIGN 2 3" = 1'-0"

THE INTERNATIONAL SYMBOL OF ACCESSIBILITY CONSISTS OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE COLOR 15090 IN FEDERAL STANDARD 595B.

**EXCEPTION:** - THE APPROPRIATE ENFORCEMENT AGENCY MAY APPROVE OTHER COLORS TO COMPLEMENT DECOR OR UNIQUE DESIGN. THE SYMBOL CONTRAST SHALL BE LIGHT ON DARK OR DARK ON LIGHT



INTERNATIONAL SYMBOL OF ACCESSIBILITY

3" = 1'-0"

JOB NUMBER:

**CHECKED BY** 

ISSUE DATE:

FOR REFERENCE ONLY

**2016 SIGNAGE - EXITING** 

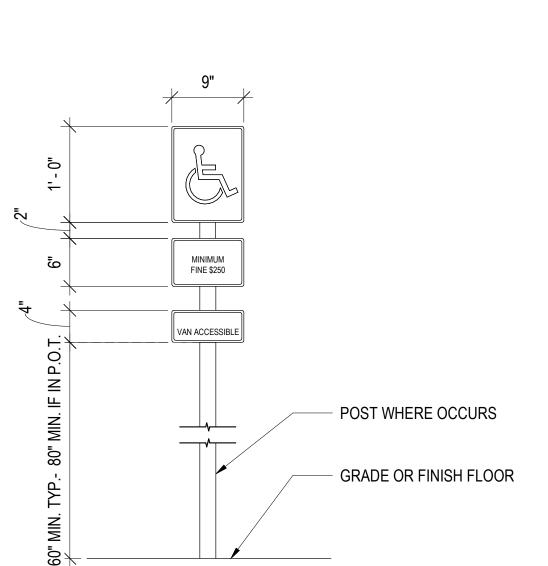
04/27/2022

As indicated

UNISEX ACCESS. RESTROOM DOOR SIGN 13 3" = 1'-0"

BASED ON CBC 11A & 11B ONLY





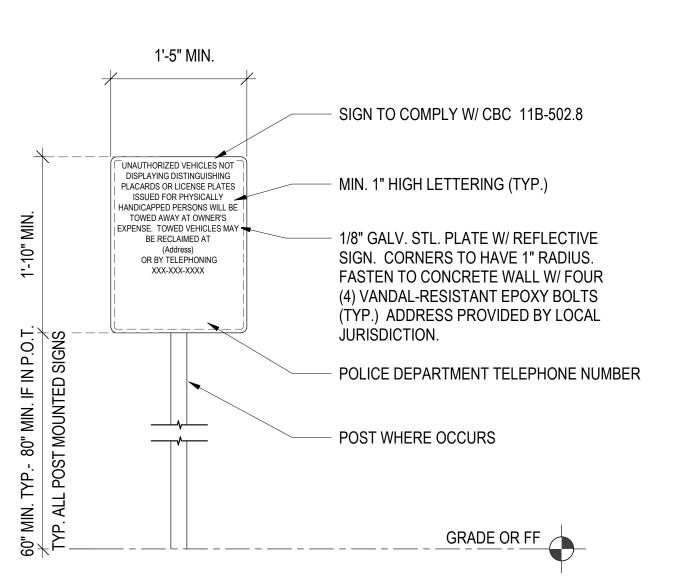
2550 Irving Street
San Francisco, CA 94122 ADRIANNE STEICHEN

CS30360

RENEWAL DATE

10-31-2023

REVISION SCHEDULE ACCESSIBLE PARKING SIGN - COPY
1" = 1'-0"
2



JOB NUMBER: 04/27/2022 ISSUE DATE: 2016 SIGNAGE - PARKING

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1" = 1'-0"

SHEET:

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G9.05

#### ELECTRICAL RECEPTACLE, SWITCH AND CONTROLS (1136A)

#### TOERTAGUE OWITCH AND CONTROL HEIGHTO

RECEPTACLE, SWITCH AND CONTROL HEIGHTS
- RECEPTACLES, SWITCHES AND CONTROLS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED TO THE TOP OF
THE OUTLET BOX NOR NO LESS THAN 15 INCHES MEASURED TO THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE
FINISH FLOOR

- IF THE REACH IS OVER A PHYSICAL BARRIER (FOR EXAMPLE, A KITCHEN BASE CABINET), RECEPTACLES, SWITCHES AND CONTROLS SHALL BE LOCATED WITHIN REACH RANGE SPECIFIED IN 11B-308
- RECEPTACLES, SWITCHES AND CONTROLS THAT DO NOT SATISFY THESE SPECIFICATIONS ARE ACCEPTABLE PROVIDED THAT COMPARABLE RECEPTACLES, SWITCHES AND CONTROLS PERFORMING THE SAME FUNCTIONS ARE PROVIDES WITHIN THE SAME AREA AND ARE ACCESSIBLE

#### KITCHENS AT DWELLING UNITS (1133A)

#### GENERAL KITCHENS SHALL BE ON AN ACCESSIBLE ROUTE

CLEAR FLOOR SPACE
 A CLEAR FLOOR SPACE AT LEAST 30 INCHES BY 48 INCHES THAT ALLOWS A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR SHALL BE PROVIDED AT THE RANGE OR COOKTOP
 A CLEAR FLOOR SPACE AT LEAST 30 INCHES BY 48 INCHES THAT ALLOWS FOR EITHER A PARALLEL OR FORWARD

APPROACH SHALL BE PROVIDED AT THE KITCHEN SINK AND ALL OTHER FIXTURES OR APPLIANCES INCLUDING THE OVEN, DISHWASHER, REFRIGERATOR/FREEZER AND TRASH COMPACTOR

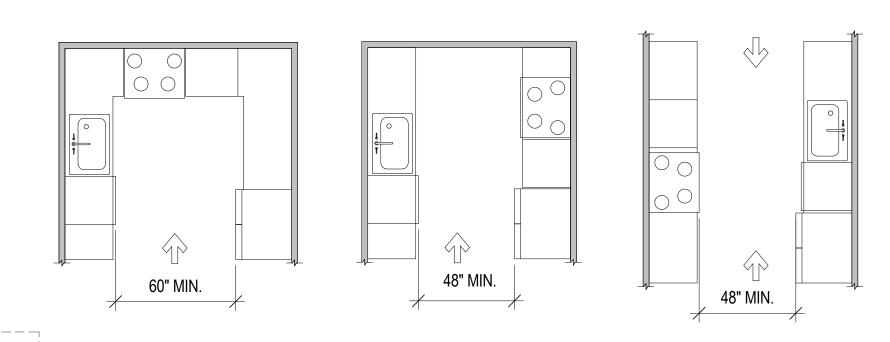
• THE CENTERLINE OF CLEAR FLOOR SPACE SHALL BE ALIGNED WITH THE CENTERLINE OF THE APPLIANCE

CLEAR WIDTH
 MINIMUM CLEAR WIDTH ARE MEASURED FROM THE FURTHEST PROJECTING FACE OF ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS, <u>EXCLUDING HARDWARE</u>
 U-SHAPED KITCHENS DESIGNED WITH A PARALLEL APPROACH AT A RANGE OR COOKTOP LOCATED AT THE BASE OF

THE U SHALL HAVE A MINIMUM CLEAR WIDTH OF AT LEAST 60 INCHES

• U-SHAPED KITCHENS DESIGNED WITH A COOKTOP OR SINK LOCATED AT THE BASE OF THE U WHICH PROVIDES A KNEE OR TOE SPACE FOR A FORWARD APPROACH SHALL HAVE A MINIMUM CLEAR WIDTH OF AT LEAST48 INCHES

• ALL OTHER KITCHEN DESIGNS SHALL PROVIDE A MINIMUM CLEAR WIDTH OF AT LEAST 48 INCHES



# IN U-SHAPED KITCHENS ENCLOSED ON THREE CONTIGUOUS SIDES, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60 INCHES MINIMUM.

60" MIN.

**U-SHAPED KITCHENS** 

• IN RESIDENTIAL DWELLING UNITS REQUIRED TO COMPLY WITH 11B-809, AT LEAST ONE 30 INCHES WIDE MINIMUM

A CLEAR FLOOR SPACE COMPLYING WITH 11B-305 POSITIONED FOR A FORWARD APPROACH SHALL BE PROVIDED. THE

• CABINETRY SHALL BE PERMITTED UNDER THE KITCHEN WORK SURFACE PROVIDED THAT ALL OF THE FOLLOWING

1. THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE KITCHEN WORK SURFACE;

• A COUNTER THAT IS ADJUSTABLE TO PROVIDE A KITCHEN WORK SURFACE AT VARIABLE HEIGHTS, 29 INCHES MINIMUM

<u>HEIGHT</u>
• THE KITCHEN WORK SURFACE SHALL BE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

• THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE WORK SURFACE COUNTERS.

• AT LEAST 50 PERCENT OF SHELF SPACE IN STORAGE FACILITIES SHALL COMPLY WITH 11B-811.

SHOCK. THE LOCATION OF CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS.

POSITIONED ADJACENT TO THE LATCH SIDE OF THE OVEN DOOR

11B-804.3 POSITIONED ADJACENT TO ONE SIDE OF THE DOOR
• CONTROLS. OVENS SHALL HAVE CONTROLS ON FRONT PANELS

INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

24 INCHES MAXIMUM FROM THE CENTERLINE OF THE DEDICATED SPACE.

• <u>CLEAR FLOOR OR GROUND SPACE</u>. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 11B-305 SHALL BE

1. APPLIANCE DOORS AND DOOR LATCHING DEVICES SHALL NOT BE REQUIRED TO COMPLY WITH 11B-309.4.

PROVIDED AT EACH KITCHEN APPLIANCE. CLEAR FLOOR OR GROUND SPACES SHALL BE PERMITTED TO OVERLAP.

2. BOTTOM-HINGED APPLIANCE DOORS, WHEN IN THE OPEN POSITION, SHALL NOT BE REQUIRED TO COMPLY WITH

• CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED ADJACENT TO THE DISHWASHER DOOR. THE DISHWASHER

DOOR. IN THE OPEN POSITION, SHALL NOT OBSTRUCT THE CLEAR FLOOR OR GROUND SPACE FOR THE DISHWASHER

 WHERE A FORWARD APPROACH IS PROVIDED, THE CLEAR FLOOR OR GROUND SPACE SHALL PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306. WHERE KNEE AND TOE SPACE IS PROVIDED, THE UNDERSIDE OF THE RANGE

OR COOKTOP SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PREVENT BURNS, ABRASIONS, OR ELECTRICAL

• SIDE-HINGED DOOR OVENS. SIDE-HINGED DOOR OVENS SHALL HAVE THE WORK SURFACE REQUIRED BY 11B-804.3

• BOTTOM-HINGED DOOR OVENS. BOTTOM-HINGED DOOR OVENS SHALL HAVE THE WORK SURFACE REQUIRED BY

• COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER SPACE 54

DEDICATED TO A REFRIGERATOR/FREEZER WITH THE CENTERLINE OF THE CLEAR FLOOR OR GROUND SPACE OFFSET

• THE CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR A PARALLEL APPROACH TO THE SPACE

WHERE PROVIDED, KITCHEN APPLIANCES SHALL COMPLY WITH THIS SECTION:

• OPERABLE PARTS. ALL APPLIANCE CONTROLS SHALL COMPLY WITH 11B-309.

CLEAR FLOOR OR GROUND SPACE SHALL BE CENTERED ON THE KITCHEN WORK SURFACE AND SHALL PROVIDE KNEE

60" MIN.

AND TOE CLEARANCE COMPLYING WITH 11B-306

AND 36 INCHES MAXIMUM, SHALL BE PERMITTED.

SECTION OF COUNTER SHALL PROVIDE A KITCHEN WORK SURFACE

2. THE FINISH FLOOR EXTENDS UNDER THE CABINETRY; AND

3. THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED

KITCHEN WORK SURFACE

CONDITIONS ARE MET:

EXPOSED SURFACES

OR THE SINK

RANGE OR COOKTOP

SINKS
SINKS SHALL COMPLY WITH 11B-606.

PASS THROUGH KITCHENS

# REMOVABLE BASE CABINETS BASE CABINETS DIRECTLY UNDER THE KITCHEN SINK COUNTER AREA INCLUDING TOE BOARD AND SHELVING SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR KNOWLEDGE. THE FINISHED FLOOR SHALL EXTEND TO THE WALL.

A MINIMUM LINEAR LENGTH OF 30 INCHES OF COUNTERTOP SHALL BE PROVIDED FOR THE KITCHEN SINK
A MINIMUM LINEAR LENGTH OF 30 INCHES OF COUNTERTOP SHALL BE PROVIDED FOR A WORK SURFACE\
THE SINK AND WORK SURFACE MAY BE A SINGLE INTEGRAL UNIT A MINIMUM OF 60 INCHES IN LENGTH OR BE SEPARATE COMPONENTS
EXCEPTION:

**U-SHAPED KITCHENS** 

 TWO 15 INCH MINIMUM WIDTH BREADBOARDS MAY BE PROVIDED IN LIEU OF THE REQUIRED 30 INCHES OF COUNTERTOP WORK SURFACE

REPOSITIONABLE COUNTERTOPS SHALL BE PROVIDED IN A MINIMUM OF 5% OF DWELLING UNITS
THE KITCHEN SINK AND WORK SURFACE SPACE SHALL BE DESIGNED TO UNABLE REPOSITIONING TO A MINIMUM HEIGHT OF 28 INCHES
BASE CABINETS UNDER THESE ARES SHALL BE REMOVABLE
THE SIDES OF ADJACENT CABINETS AND THE BACK WALL SHALL BE CONSTRUCTED OF DURABLE NON ABSORBENT

MATERIALS
 FINISHED FLOORS SHALL EXTEND TO THE WALL
 EXCEPTIONS:
 STONE, CULTURED STONE OR TILED COUNTERTOPS MAY BE USED WITHOUT MEETING THE REPOSITIONING REQUIREMENTS
 TWO 15 INCH MINIMUM WIDTH BREADBOARDS MAY BE PROVIDED IN LIEU OF THE REQUIRED 30 INCHES OF

LOWER SHELVING

• LOWER SHELVING AND/OR DRAWER SPACE SHALL BE PROVIDED IN THE KITCHEN AT A HEIGHT OF NO MORE THAN 48 INCHES ABOVE THE FLOOR

KITCHEN SINK FAUCET CONTROLS
 FAUCET CONTROLS AND MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
 THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS

KNEE AND TOE SPACE
• SEE 11B-306

WATER SUPPLIES AND DRAIN PIPES UNDER THE SINK SHALL BE INSULATED

THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE KITCHEN SINK

**KITCHENS AND KITCHENETTES (11B-804)** 

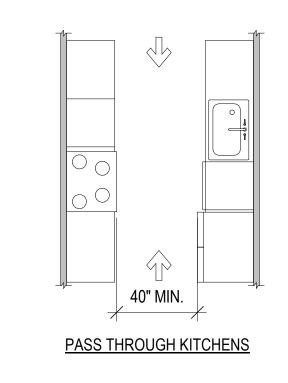
COUNTERTOP WORK SURFACE

CLEARANCES ARE MEASURED FROM THE FURTHEST PROJECTING FACE OF ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS, EXCLUDING HARDWARE EXCEPTION:

SPACES THAT DO <u>NOT</u> PROVIDE A COOKTOP OR CONVENTIONAL RANGE SHALL NOT BE REQUIRED TO COMPLY.

PASS THROUGH KITCHEN

# IN PASS THROUGH KITCHENS WHERE COUNTERS, APPLIANCES OR CABINETS ARE ON TWO OPPOSING SIDES, OR WHERE COUNTERS, APPLIANCES OR CABINETS ARE OPPOSITE A PARALLEL WALL, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40 INCHES MINIMUM. PASS THROUGH KITCHENS SHALL HAVE TWO ENTRIES.



## RESIDENTIAL DWELLING UNITS (11B-809)

# ACCESSIBLE ROUTES ACCESSIBLE ROUTES COMPLYING WITH DIVISION 4 SHALL BE PROVIDED WITHIN RESIDENTIAL DWELLING UNITS. EXCEPTION: ACCESSIBLE ROUTES SHALL NOT BE REQUIRED TO OR WITHIN UNFINISHED ATTICS OR UNFINISHED BASEMENTS

LOCATION
AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS WHICH ARE A PART OF THE RESIDENTIAL DWELLING UNIT. WHERE ONLY ONE ACCESSIBLE ROUTE IS PROVIDED, IT SHALL NOT PASS THROUGH BATHROOMS, CLOSETS, OR SIMILAR SPACES.

• ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING SPACE COMPLYING WITH 11B-304.
 • EXCEPTION:
 • TURNING SPACE SHALL NOT BE REQUIRED IN EXTERIOR SPACES 30 INCHES (760 MM) MAXIMUM IN DEPTH OR WIDTH

## KITCHEN WHERE A KITCHEN IS PROVIDED, IT SHALL COMPLY WITH 11B-804.

TOILET FACILITIES AND BATHING FACILITIES

AT LEAST ONE BATHROOM SHALL COMPLY WITH 11B-603. NO FEWER THAN ONE OF EACH TYPE OF FIXTURE PROVIDED SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF 11B-603 THROUGH 11B-610. TOILET AND BATHING FIXTURES REQUIRED TO COMPLY WITH 11B-603 THROUGH 11B-610 SHALL BE LOCATED IN THE SAME TOILET AND BATHING AREA, SUCH THAT TRAVEL BETWEEN FIXTURES DOES NOT REQUIRE TRAVEL BETWEEN OTHER PARTS OF THE RESIDENTIAL DWELLING UNIT.

# IN RESIDENTIAL DWELLINGS WITH MORE THAN ONE BATHROOM, WHEN A BATH TUB IS INSTALLED IN THE FIRST BATHROOM AND A SHOWER COMPARTMENT IS PROVIDED IN A SUBSEQUENT BATHROOM, AT LEAST ONE SHOWER SHALL COMPLY WITH 11B-608 RESIDENTIAL DWELLING UNITS WITH COMMUNICATION FEATURES

SHALL COMPLY WITH 11B-608 RESIDENTIAL DWELLING UNITS WITH COMMUNICATION FEATURES

RESIDENTIAL DWELLING UNITS REQUIRED TO PROVIDE COMMUNICATION FEATURES SHALL COMPLY WITH THIS

• BUILDING FIRE ALARM SYSTEM. WHERE A BUILDING FIRE ALARM SYSTEM IS PROVIDED, THE SYSTEM WIRING SHALL

BE EXTENDED TO A POINT WITHIN THE RESIDENTIAL DWELLING UNIT IN THE VICINITY OF THE RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEM.

• RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEM. RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEMS SHALL COMPLY WITH CHAPTER 9, SECTION 907.2.11

• RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE. COMMUNICATION FEATURES SHALL BE PROVIDED AT THE

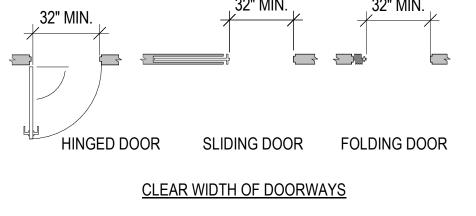
RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE.

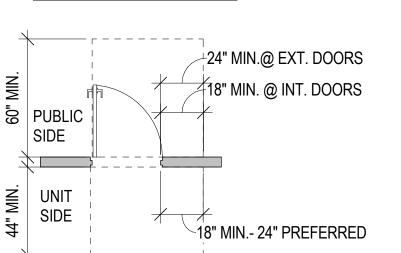
• NOTIFICATION. A HARD-WIRED ELECTRIC DOORBELL SHALL BE PROVIDED. A BUTTON OR SWITCH SHALL BE PROVIDED OUTSIDE THE RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE. ACTIVATION OF THE BUTTON OR SWITCH SHALL INITIATE AN AUDIBLE TONE AND VISIBLE SIGNAL WITHIN THE RESIDENTIAL DWELLING UNIT. WHERE VISIBLE DOORBELL SIGNALS ARE LOCATED IN SLEEPING AREAS, THEY SHALL HAVE CONTROLS TO DEACTIVATE THE SIGNAL

IDENTIFICATION. A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE RESIDENTIAL DWELLING UNIT ENTRY DOOR SHALL BE PROVIDED AND SHALL ALLOW FOR A MINIMUM 180 DEGREE RANGE OF VIEW.
SITE, BUILDING, OR FLOOR ENTRANCE. WHERE A SYSTEM, INCLUDING A CLOSED-CIRCUIT SYSTEM, PERMITTING VOICE COMMUNICATION BETWEEN A VISITOR AND THE OCCUPANT OF THE RESIDENTIAL DWELLING UNIT IS PROVIDED, THE SYSTEM SHALL COMPLY WITH 708.4.

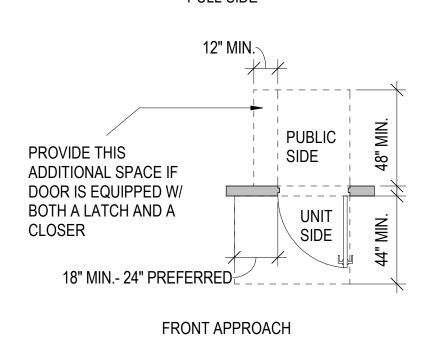
## DOORS (1132A) (AT DWELLING UNITS)

# DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM. <u>CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES</u>



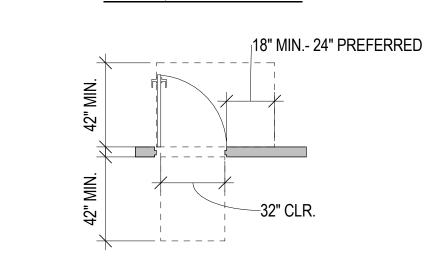


#### FRONT APPROACH PULL SIDE

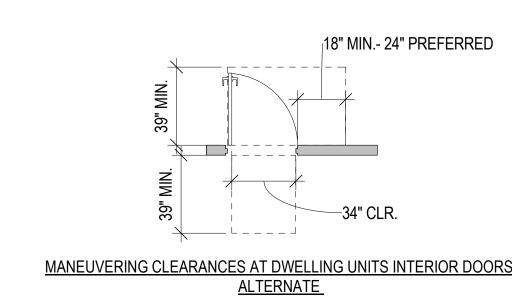


# MANEUVERING CLEARANCES AT DWELLING UNITS PRIMARY ENTRY DOORS AND REQUIRED EXIT DOORS

PUSH SIDE



# MANEUVERING CLEARANCES AT DWELLING UNITS INTERIOR DOORS



#### DOORS (AT COMMON USE AREAS) 1126 A, 11A-8B THRU 11A-8H

INTERIOR DOORS AND 15POUNDS FOR REQUIRED FIRE DOORS

# WIDTH AND HEIGHT OF DOORS DOORWAYS WHICH PROVIDE ACCESS TO COMMON USE AREAS OR COVERED MULTIFAMILY DWELLINGS SHALL PERMIT THE INSTALLATION OF A DOOR NO LESS THAN 36" WIDE AND 80" HIGH DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90

DEGREES

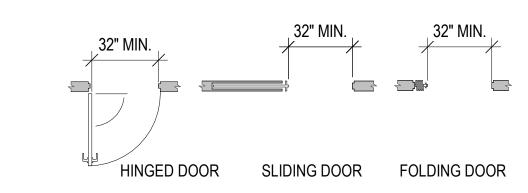
<u>LEVEL FLOOR OR LANDING</u>

THE FLOOR OR LANDING ON EACH SIDE OF THE DOOR SHALL BE LEVEL

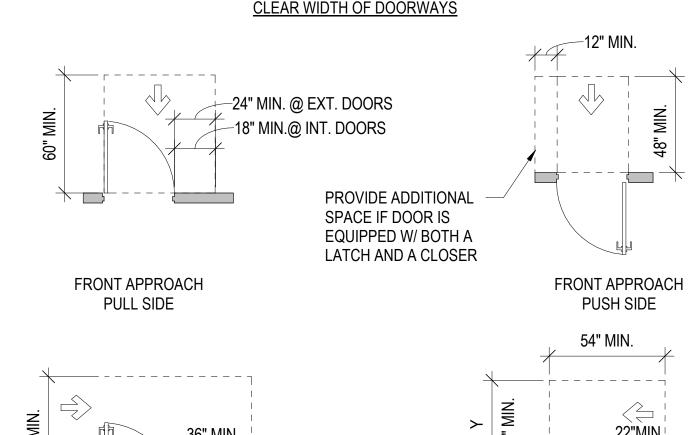
<u>CLOSER-EFFORT TO OPERATE DOORS</u>

MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 POUND FOR EXTERIOR DOORS, FIVE POUNDS FOR

SMOOTH SURFACE
THE BOTTOM 10" OF ALL DOORS AND GATES SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE

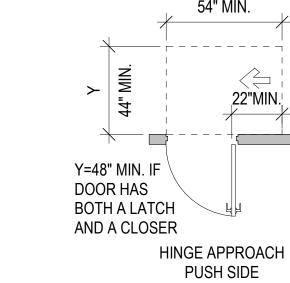


CLEAR WIDTH OF DOORWAY



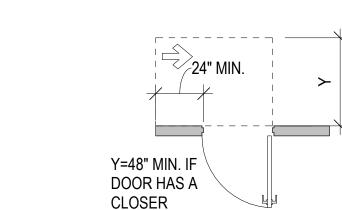
36" MIN.

Y=48" MI
DOOR H
BOTH A



HINGE APPROACH PULL SIDE

24" MIN.



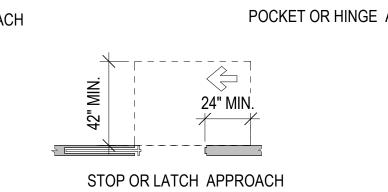
LATCH APPROACH

PULL SIDE

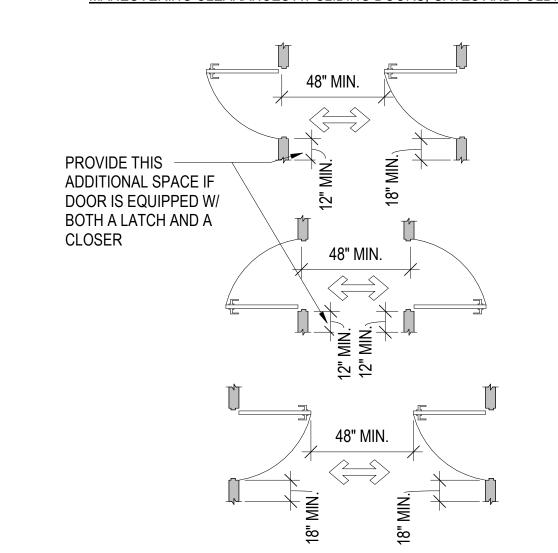


# MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES DOORS AND GATES





MANEUVERING CLEARANCES AT SLIDING DOORS, GATES AND FOLDING DOORS



DOORS IN SERIES AND GATES IN SERIES

0

STAMP:

ADRIANNE STEICHEN

G30360 ·

RENEWAL DATE \_10-31-2023\_

REVISION SCHEDULE

NO. ISSUE

CHECKED BY: Checker
ISSUE DATE: 04/27/2022

SCALE: 1/4" = 1'-0"

TITLE:

CBC 11A 2016 - DWELLING

JOB NUMBER:

G9.06

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5/2/2022 8:25:

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# /2022 8:25:55 AN



#### BATHING AND TOILET FACILITIES AT DWELLING UNITS (1134A)

# NUMBER OF COMPLYING BATHROOMS TWO OPTIONS:

- OPTION 1: ALL BATHROOMS SHALL BE DESIGNED TO COMPLY
- OPTION 2: ONLY ONE BATHROOM WITHIN THE DWELLING UNIT SHALL BE DESIGN TO COMPLY.
  WHERE TWO OR MORE BATHROOMS ARE PROVIDED, WITHIN THE SAME UNIT, AND A BATHTUB IS INSTALLED IN ONE
- WHERE TWO OR MORE BATHROOMS ARE PROVIDED, WITHIN THE SAME UNIT, AND A BATHTUB IS INSTALLED IN
  BATHROOM AND A SHOWER IS INSTALLED IN ANOTHER, BOTH THE TUB AND SHOWER SHALL BE ACCESSIBLE.
   WHEN TWO OR MORE LAVATORIES ARE PROVIDED AT LEAST ONE SHALL BE MADE ACCESSIBLE
- BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM
  A MINIMUM 18 INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE
- STRIKE EDGE OF THE DOOR
   REINFORCED WALLS TO ALLOW THE INSTALLATION OF GRAB BARS SHALL BE PROVIDED

# <u>POWDER ROOMS</u> POWDER ROOMS LOCATED ON AN ACCESSIBLE FLOOR SHALL BE ACCESSIBLE

#### MANELIVERING SPACI

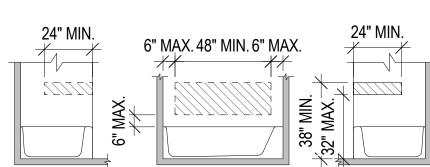
- MANEUVERING SPACE
   BATHING AND TOILET FACILITIES REQUIRED TO BE ADAPTABLE SHALL PROVIDE SUFFICIENT MANEUVERING SPACE
  FOR A PERSON USING A WHEELCHAIR TO ENTER AND CLOSE THE DOOR, USE THE FIXTURES, REOPEN THE DOOR
- AND EXIT.
   WHERE THE DOOR SWINGS INTO THE BATHROOM OR POWDER ROOM, THERE SHALL BE A CLEAR MANEUVERING
- WHERE THE DOOR SWINGS INTO THE BATHROOM OR POWDER ROOM, THERE SHALL BE A CLEAR MANE! SPACE (30" X 48") OUTSIDE THE SWING OF THE DOOR
- DOORS MAY SWING INTO THE REQUIRED SPACE OF ANY FIXTURE

### MANEUVERING SPACE MAY INCLUDE ANY KNEE OR TOE SPACE AVAILABLE

# BATHTUBS FLOOR SPACE. THERE SHALL BE MINIMUM CLEAR FLOOR SPACE 48 INCHES PARALLEL BY 30 INCHES PERPENDICULAR TO THE SIDE OF THE BATHTUB MEASURED FROM THE DRAIN END OF THE TUB. THE AREA UNDER THE LAVATORY MAY

BE INCLUDED IN THE CLEAR FLOOR SPACE IF KNEE AND TOE CLEARANCES ARE PROVIDED.

# REINFORCED WALL FOR GRAB BARS • GRAB BAR REINFORCEMENT SHALL BE INSTALLED CONTINUOUS IN THE WALLS OF THE TUB 32INCH TO 38 INCH



### BATHTUB CONTROLS

FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS

## SHOWERS SHOWERS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THIS SECTION.

- WHEN ONE OR MORE SHOWER STALLS ARE PROVIDED WITHIN THE SAME DWELLING, AT LEAST ONE SHOWER STALL SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
   1. STALL SHALL MEASURE AT LEAST 42 INCHES WIDE BY 48 INCHES DEEP WITH AN ENTRANCE OPENING OF AT LEAST
- 36 INCHES WIDE

  2. STALL SHALL MEASURE AT LEAST 30 INCHES DEEP BY 60 INCHES WIDE WITH AN ENTRANCE OF AT LEAST 60
- INCHES. A WATER CLOSET MAY PROJECT A MAXIMUM OF 12 INCHES INTO THE OPENING PROVIDED THAT A MINIMUM OF 36 INCHES IS MAINTAINED BETWEEN THE BACK WALL TO THE EDGE OF THE WATER CLOSET

  3. STALL SHALL MEASURE AT LEAST 36" DEEP BY 60 INCHES WIDE WITH AN ENTRANCE OPENING OF 36 INCHES

  4. SLOPE. THE MAXIMUM SLOPE OF THE SHOWER FLOOR SHALL BE 1/2 INCH PER FOOT. FLOOR SURFACES SHALL BE
- SLIP RESISTANT

  FLOOR SPACE

   A CLEAR MANEUVERING SPACE OF AT LEAST 30 INCHES BY 48 INCHES IN LENGTH SHALL BE LOCATED OUTSIDE OF
- THE SHOWER FLUSH AND PARALLEL TO THE CONTROL WALL
- REINFORCED WALLS FOR GRAB BARS

   GRAB BAR REINFORCEMENT SHALL BE INSTALLED CONTINUOUS IN THE WALLS OF SHOWER 32INCH TO 38 INCH ABOVE THE FLOOR
- THRESHOLDS

   WHEN A THRESHOLD IS USED IT SHALL BE A MAXIMUM OF 2 INCHES IN HEIGHT AND HAVE A BEVELED OR SLOPED
- ANGLE NOT EXCEEDING 1 UNIT VERTICAL IN 2 UNIT HORIZONTAL

  SHOWER CONTROLS

   FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR
- FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS

# WATER CLOSETS

- FLOOR SPACE AND LOCATION

   THE MINIMUM FLOOR SPACE PROVIDED AT A WATER CLOSET SHALL BE 48" WIDE IN CLEAR WIDTH. THE CLEAR FLOOR
- THE MINIMUM FLOOR SPACE PROVIDED AT A WATER CLOSET SHALL BE 48" WIDE IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36 INCHES
- THE 48 INCH MINIMUM CLEAR MAY BE REDUCED TO 36 INCHES FOR LAVATORIES, CABINETS, WING WALLS OR PRIVACY WALLS LOCATED IMMEDIATELY ADJACENT TO A WATER CLOSET WHICH EXTENDS NO MORE THAN 24 INCHES IN DEPTH
   SEAT HEIGHT

# THE MINIMUM HEIGHT OF WATER CLOSET SEATS SHALL BE 15 INCHES ABOVE THE FLOOR WATER CLOSET CONTROLS

• WATER CLOSET CONTROLS SHALL BE MOUNTED NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS

# BATHROOMS OR POWDER ROOMS REQUIRED TO BE ACCESSIBLE SHALL HAVE AT LEAST ONE ACCESSIBLE LAVATORY. WHERE MIRRORS AND TOWEL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH SHALL BE ACCESSIBLE

# • VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 18 INCHES HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE TO ALLOW FOR FORWARD APPROACH. WHEN PARALLEL APPROACH IS PROVIDED, LAVATORIES SHALL BE INSTALLED WITHE CENTERLINE OF THE FIXTURE A MINIMUM OF 24 INCHES FROM A WALL OR FIXTURE. THE TOP OF THE FIXTURE RIM SHALL BE A MAXIMUM OF 34 INCHES ABOVE THE

- GROUND.

  <u>FLOOR SPACE</u>

   A CLEAR MANEUVERING SPACE AT LEAST 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT LAVATORIES AND SHALL
  BE CENTERED ON THE LAVATORY
- CABINETS

   CABINETS UNDER LAVATORIES ARE ACCEPTABLE PROVIDED THE BATHROOM HAS SPACE TO ALLOW A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR AND THE LAVATORY CABINETS ARE DESIGNED WITH ADAPTABLE KNEE

# AND TOE SPACE KNEE AND TOE SPACE

SEE 11B-306 FOR KNEE AND TOE SPACE REQUIREMENTS
 KNEE AND TOE SPACE SHALL BE PROVIDED BY ONE OF THE FOLLOWING:

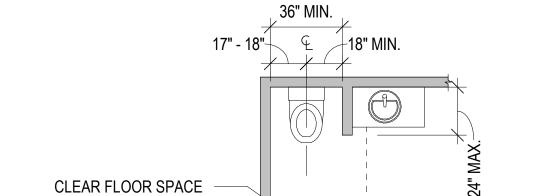
AT TOILETS

- 1. THE SPACE BENEATH THE LAVATORY SHALL BE LEFT CLEAR AND UNOBSTRUCTED

  2. ANY CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED KNOWLEDGE
- OR TOOLS
  3. DOORS TO THE CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE OR OPENABLE TO PROVIDE THE
- REQUIRED KNEE AND TOE SPACE

   THE FINISH FLOOR BENEATH THE LAVATORY SHALL BE EXTENDED TO THE WALL
- HOT WATER AND DRAIN PIPE SHALL BE INSULATED
   FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR
- TWISTING OF THE WRIST

   THE FORCE REQUIRED TO OPERATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS
- MIRRORS AND TOWEL FIXTURES SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE



WING WALL OR CABINET AT WATER CLOSET

# FOR REFERENCE ONLY

BASED ON CBC 11A & 11B ONLY

JOB NUMBER: 1941

DRAWN BY: Author

CHECKED BY: Checker

ISSUE DATE: 04/27/2022

SCALE: 1/4" = 1'-0"

TITLE:

CBC 11A 2016 - DWELLING UNIT

BATHROOMS

RENEWAL DATE \_10-31-2023\_

**REVISION SCHEDULE** 

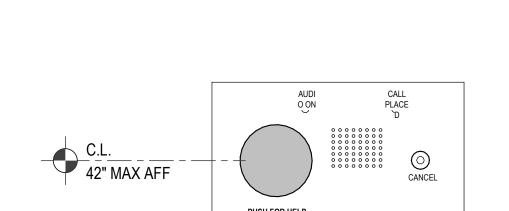
NO. ISSUE

SITE PERMIT

- 2-WAY COMMUNICATOR PANEL CENTERED BETWEEN TWO

WHEELCHAIR SPACES IN AREA

OF REFUGE



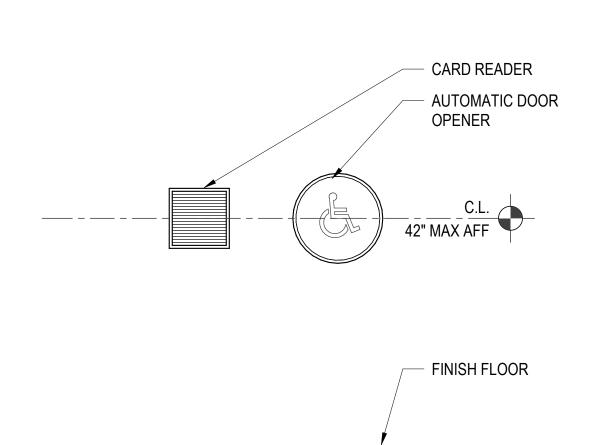
SPACE

30x48 CLEAR

SPACE

NOTE: SEE CODE SUMMARY SHEET AND A7.X SERIES FOR ALL LOCATIONS OF AREAS OF REFUGE AND FOR APPLICABLE CODE REQUIREMENTS.

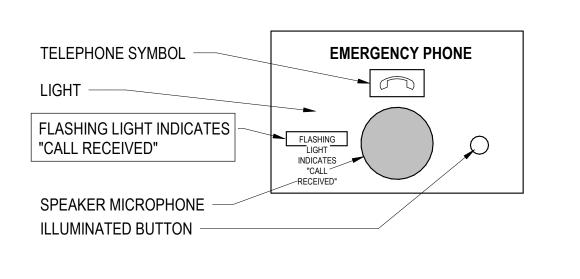




CARD READER & AUTOMATIC DOOR OPENER

**CORRESPONDING CA GRADE 2 BRAILLE UNDER EACH BUTTON \***G 🔾 \_ \_\_\_\_\_ 1' - 0" **NOTE:** CAR CONTROL BUTTONS SHALL BE ILLUMINATED AND RAISED 1/8" ABOVE SURROUNDING SURFACE.

ELEVATOR CONTROL PANEL (CAB INTERIOR)



RAISED SYMBOL OR CHARACTER AND BRAILLE SHALL BE PROVIDED ADJACENT TO THE EMERGENCY COMMUNICATION DEVICE. EMERGENCY TWO-WAY COMMUNICATION SYSTEM BETWEEN THE ELEVATOR AND A POINT OUTSIDE THE HOISTWAY SHALL COMPLY WITH ASME A17.1

NOTES

• IF TWO WAY INTERCOMMUNICATION DEVICE IS IN A CLOSED COMPARTMENT THEN DOOR MUST HAVE LEVER OR

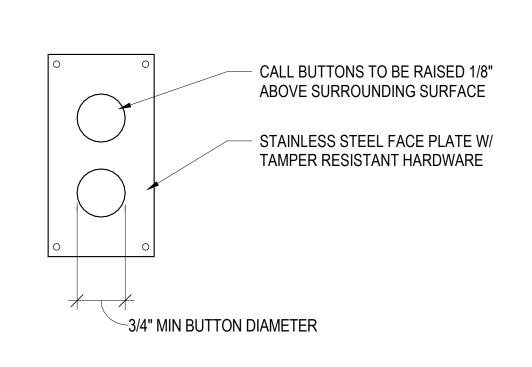
LOOP HARDWARE. EMERGENCY INTERCOMMUNICATIONS SHALL NOT REQUIRE VOICE COMMUNICATION. • EMERGENCY INTERCOMMUNICATIONS SHALL BE MOUNTED 4'-0" A.F.F. MAX • ELEVATOR MUST BE EQUIPPED WITH DOOR OPENING DEVICE THAT REOPENS DOOR WHEN OBSTRUCTED DURING CLOSING AN AUTOMATIC DOOR REOPENING DEVICE MUST BE LOCATED VERTICALLY AT 5" AND 29" ABOVE THE THRESHOLD AND MUST BE ACTIVATED WHEN AN OBJECT PASSES THROUGH EITHER OF THE LINES. • DOORS SHALL REMAIN FULLY OPEN WHEN ANSWERING A CALL FOR A MINIMUM OF 5 SECONDS.

• MUST HAVE AUDIBLE AND VERBAL ANNOUNCEMENT OR SIGNAL THAT SOUNDS TO TELL THE PASSENGER THAT THE CAR IS STOPPING OR PASSING A FLOOR. AUDIBLE SIGNAL: 1. BELL = UP 2. BELLS = DOWN CONTROL PANEL SHALL BE FASHIONED WITH RAISED LETTERS & NUMBERS WHITE ON BLACK BACKGROUND.

CONTROL PANEL BUTTONS SHALL BE RAISED 1/8" W/ SQUARE SHOULDERS & ILLUMINATED.

HIGHEST OPERABLE PART OF OF TWO-WAY COMMUNICATION SYSTEM MUST BE 48" MAX AFF.

ELEVATOR TWO-WAY COMM. DEVICE 2



**ELEVATOR CALL BUTTON** 

**ELEVATOR CAR CONTROLS** 

CONTROLS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN 308.

BUTTONS.
SIZE AND SHAPE

• BUTTONS SHALL HAVE A SQUARE SHOULDER, SHALL BE 3/4 INCH MINIMUM IN THEIR SMALLEST DIMENSION AND BE RAISED 1/8" ABOVE THE SURROUNDING SURFACE

• BUTTONS SHALL BE ARRANGED WITH NUMBERS IN ASCENDING ORDER WHEN 2 OR MORE COLUMNS ARE PROVIDED,

THEY SHALL READ FROM LEFT TO RIGHT. • CAR CONTROL BUTTONS SHALL BE ILLUMINATED

• CAR CONTROL BUTTONS SHALL BE ACTIVATED BY A MECHANICAL MOTION THAT IS DETECTABLE

**EMERGENCY CONTROLS** 

• EMERGENCY CONTROLS SHALL BE GROUPED AT THE BOTTOM OF THE PANEL ARRANGEMENT EMERGENCY CONTROL BUTTONS SHALL HAVE THEIR CENTERLINES 35 INCHES ABOVE THE FINISH FLOOR MINIMUM

DESIGNAGTIONS AND INDICATORS OF CAR CONTROL

**BUTTONS** 

• CONTROL BUTTONS SHALL BE IDENTIFIED BY RAISED CHARACTERS OR SYMBOLS AND BRAILLE COMPLYING WITH

• RAISED CHARACTERS OR SYMBOLS AND BRAILLE DESIGNATIONS SHALL BE PLACED IMMEDIATELY TO THE LEFT OF OF THE CONTROL BUTTON TO WHICH THE DESIGNATIONS APPLY

• THE CONTROL BUTTON FOR THE EMERGENCY STOP, ALARM, DOOR OPEN, DOOR CLOSE, MAIN ENTRY FLOOR, AND PHONE SHALL BE IDENTIFIED WITH TACTILE SYMBOLS AND BRAILLE VISIBLE INDICATORS BUTTONS WITH FLOOR DESIGNATIONS SHALL BE PROVIDED WITH VISIBLE INDICATORS TO SHOW THAT A CALL HAS

BEEN REGISTERED. THE VISIBLE INDICATION SHALL EXTINGUISH WHEN THE CAR ARRIVES AT THE DESIGNATED **BUTTON SPACING** • A MINIMUM CLEAR SPACE OF 3/8" OR OTHER SUITABLE MEANS OF SEPARATION SHALL BE PROVIDED BETWEEN ROWS

**CAR POSITION INDICATORS** AUDIBLE AND VISIBLE CAR POSITION INDICATORS SHALL BE PROVIDED IN ELEVATOR CARS

VISIBLE INDICATORS

OF CONTROL BUTTONS

• CHARACTERS SHALL BE 1/2 INCH HIGH MINIMUM.

• INDICATORS SHALL BE LOCATED ABOVE THE CAR CONTROL PANEL OR ABOVE THE DOOR

• AS THE CAR PASSES A FLOOR SERVED BY THE ELEVATOR AND WHEN A CAR STOPS AT A FLOOR SERVED BY THE ELEVATOR, THE CORRESPONDING CHARACTER SHALL ILLUMINATE

**AUDIBLE INDICATORS** 

STRUCTURE

• THE SIGNAL SHALL BE AN AUTOMATIC VERBAL ANNUNCIATOR WHICH ANNOUNCES THE FLOOR AT WHICH THE CAR

• THE VERBAL ANNUNCIATOR SHALL BE 10 DB MINIMUM ABOVE AMBIENT, BUT SHALL NOT EXCEED 80 DB, MEASURED AT THE ANNUNCIATOR

FREQUENCY

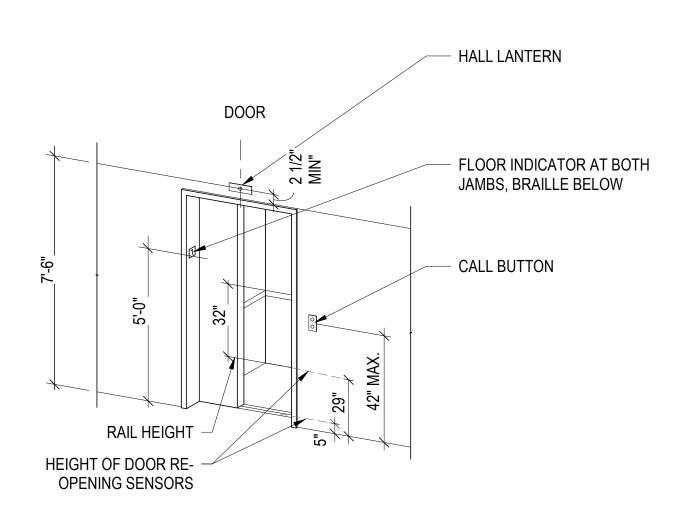
• THE VERBAL ANNUNCIATOR SHALL HAVE A FREQUENCY OF 300 HZ MINIMUM TO 3000 HZ MAXIMUM.

A SUPPORT RAIL SHALL BE PROVIDED ON AT LEAST ONE WALL OF THE CAR

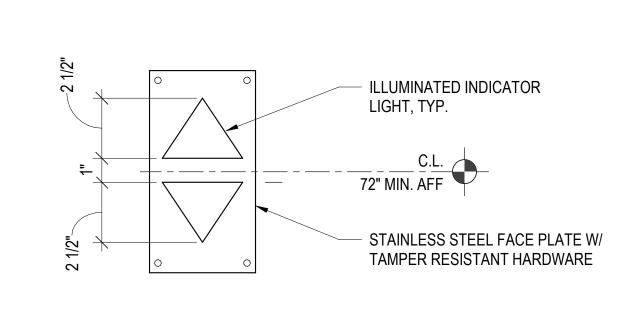
• CLEARANCE BETWEEN SUPPORT RAILS AND ADJACENT SURFACES SHALL BE 1 1/2 INCH MINIMUM. TOP OF SUPPORT SHALL BE BETWEEN 31 AND 33 INCHES ABOVE THE FLOOR OF THE CAR. THE END OF THE SUPPORT RAIL SHALL BE 6 INCHES MAXIMUM FROM THE ADJACENT WALL

• SUPPORT RAILS SHALL BE SMOOTH AND ANY SURFACE ADJACENT TO THEM SHALL BE FREE OF SHARP WALL OF THE CAR OR ABRASIVE ELEMENTS.

STRUCTURAL STRENGTH • ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE SUPPORT RAIL, FASTENER, MOUNTING DEVICE OR SUPPORTING



ELEVATOR LOBBY & CAB RAIL HEIGHTS



NOTE: ELEVATOR DIRECTION TO ALSO BE INDICATED BY AUDIBLE SIGNAL

ELEVATOR INDICATOR LIGHTS
3" = 1'-0"
4

**ELEVATORS 11B-407** 

THEY SHALL BE PASSENGER ELEVATORS AS CLASSIFIED BY ASMEA17.1.ELEVATOR OPERATION SHALL BE AUTOMATIC

**ELEVATOR LANDING REQUREMENTS** 

• CALL BUTTONS AND KEY PADS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN 11B-308

• CALL BUTTONS SHALL BE 3/4 INCH MINIMUM IN THE SMALLEST DIMENSION AND SHALL BE RAISED 1/8" ABOVE THE SURROUNDING SURFACE. THE BUTTONS SHALL BE ACTIVATED BY A MECHANICAL MOTION THAT IS DETECTABLE

• A VISIBLE AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE TO INDICATE WHICH CAR IS ANSWERING A CALL AND THE CAR'S DIRECTION OF TRAVEL. WHERE IN-CAR SIGNALS ARE PROVIDED, THEY SHALL BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTONS.

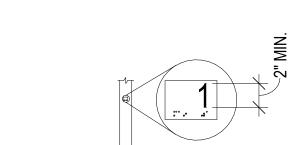
• VISIBLE SIGNAL FIXTURES SHALL BE CENTERED AT 72 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND. THE VISIBLE SIGNAL ELEMENTS SHALL BE 2 1/2 INCHES MINIMUM MEASURED ALONG THE VERTICAL CENTERLINE OF THE ELEMENT. SIGNALS SHALL BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTON

• AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTIONOR SHALL HAVE A VERBAL ANNOUNCIATOR THAT INDICATES THE DIRECTION OF TRAVEL.

• FLOOR DESIGNATIONS SHALL BE PROVIDED ON BOTH JAMBS OF ELEVATOR HOISTWAY ENTRANCES. FLOOR DESIGNATIONS SHALL BE PROVIDED IN BOTH TACTILE CHARACTERS AND BRAILLE. TACTILE CHARACTERS SHALL BE 2

DESTINATION ORIENTED ELEVATORS SHALL PROVIDE TACTILE CAR IDENTIFICATION ON BOTH JAMBS OF THE HOISTWAY IMMEDIATELY BELOW THE FLOOR DESIGNATION. cAR DESIGNATION SHALL BE PROVIDED IN BOTH RAISED CHAERACTERS

INCHES HIGH MINIMUM. A TACTILE STAR SHALL BE PROVIDED ON BOTH JAMBS AT THE MAIN ENTRY LEVEL



FLOOR DESIGNATIONS ON JAMBS OF ELEVATOR HOISTWAY ENTRANCES

**ELEVATOR DOOR REQUIREMENTS** 

• ELEVATOR DOORS SHALL BE THE HORIZONTAL SLIDING TYPE.

• ELEVATOR HOISTWAY AND CAR DOORS SHALL OPEN AND CLOSE AUTOMATICALLY

• ELEVATOR DOORS SHALL BE PROVIDED WITH A REOPENING DEVICE THAT SHALL STOP AND REOPOEN A CAR DOOR AND HOISTWAY DOOR AUTOMATICALLY IF THE DOOR BECOMES OBSTRUCTED

 HEIGHT
 THE DEVICE SHALL BE ACTIVATED BY SENSING AN OBSTRUCTION PASSING THROUGH THE OPENING AT 5 INCHES NOMINAL AND 29 INCHES NOMINAL ABOVE THE FINISH FLOOR.

• DOOR REOPENING DEVICES SHALL REMAIN EFFECTIVE FOR 20 SECONDS MINIMUM.

• ELEVATOR DOORS SHALL REMAIN FULLY OPEN IN RESPONSE TO A CAR CALL FOR 5 SECONDS MINIMUM

• THE WIDTH OF ELEVATOR DOORS SHALL COMPLY WITH CBC TABLE 407.4.1.

**ELEVATOR CAR REQUIREMENTS.** 

<u>CAR DIMENSIONS</u>. INSIDE DIMENSIONS OF ELEVATOR CARS AND CLEAR WIDTH OF ELEVATOR DOORS SHALL COMPLY WITH TABLE 407.4.1.

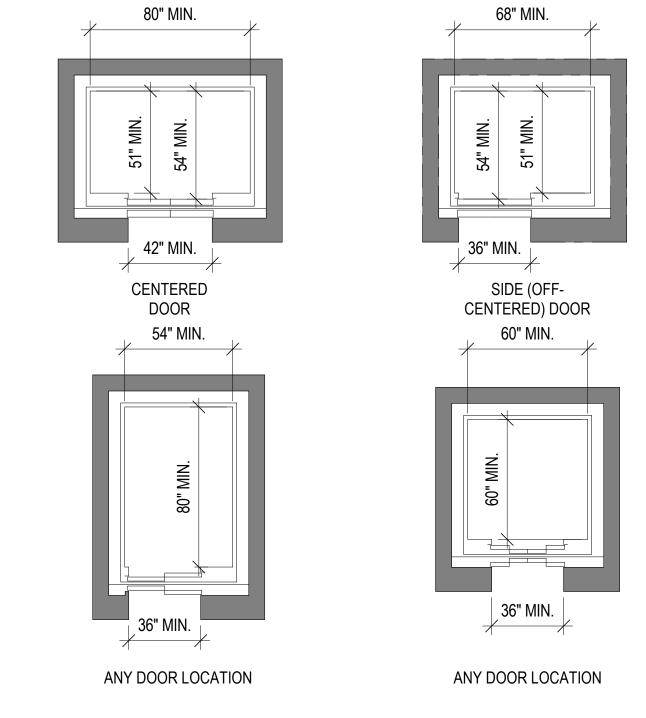


FIGURE 407.4.1 ELEVATOR CAR DIMENSIONS

• THE CLEARANCE BETWEEN THE CAR PLATFORM SILL AND THE EDGE OF ANY HOISTWAY LANDING SHALL BE 1 1/4 INCH

• EACH CAR SHALL BE EQUIPPED WITH A SELF-LEVELING FEATURE THAT WILL AUTOMATICALLY BRING AND MAINTAIN THE CAR AT FLOOR LANDINGS WITHIN A TOLERANCE OF 1/2 INCH UNDER RATED LOADING TO ZERO LOADING CONDITIONS.

• THE LEVEL OF ILLUMINATION AT THE CAR CONTROLS, PLATFORM, CAR THRESHOLD AND CAR LANDING SILL SHALL BE 5 FOOT CANDLES (54 LUX) MINIMUM.

JOB NUMBER: 04/27/2022 ISSUE DATE: As indicated TITLE:

STAMP:

ADRIANNE STEICHEN

RENEWAL DATE \_10-31-2023\_

C 30360 ·

REVISION SCHEDULE

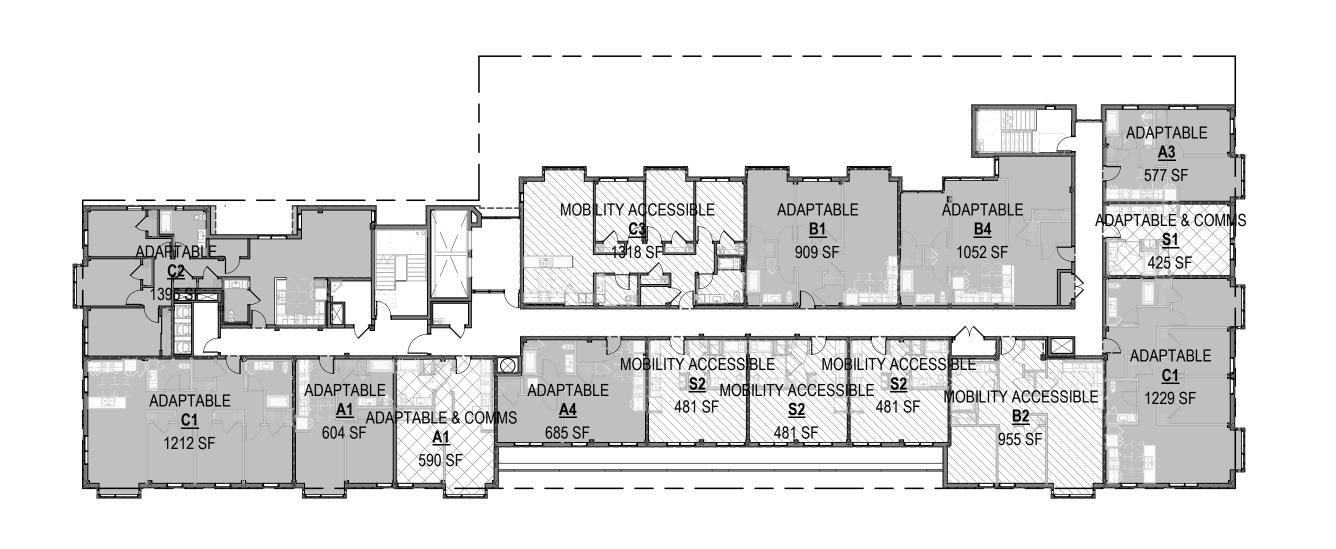
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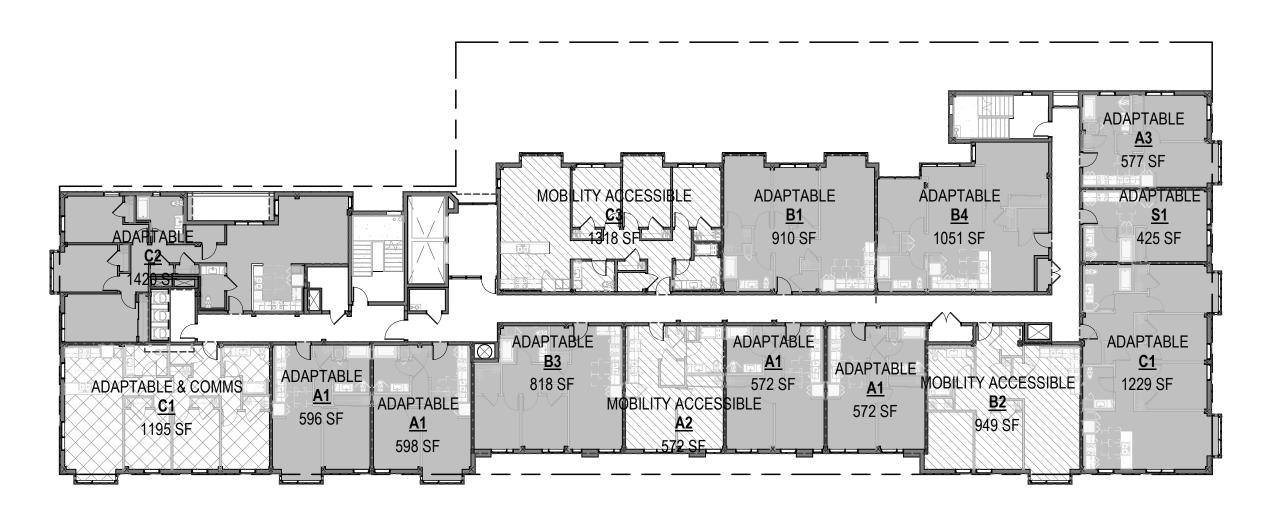
**ACCESSIBILITY DETAILS -**ELEVATORS, ETC.

FOR REFERENCE ONLY

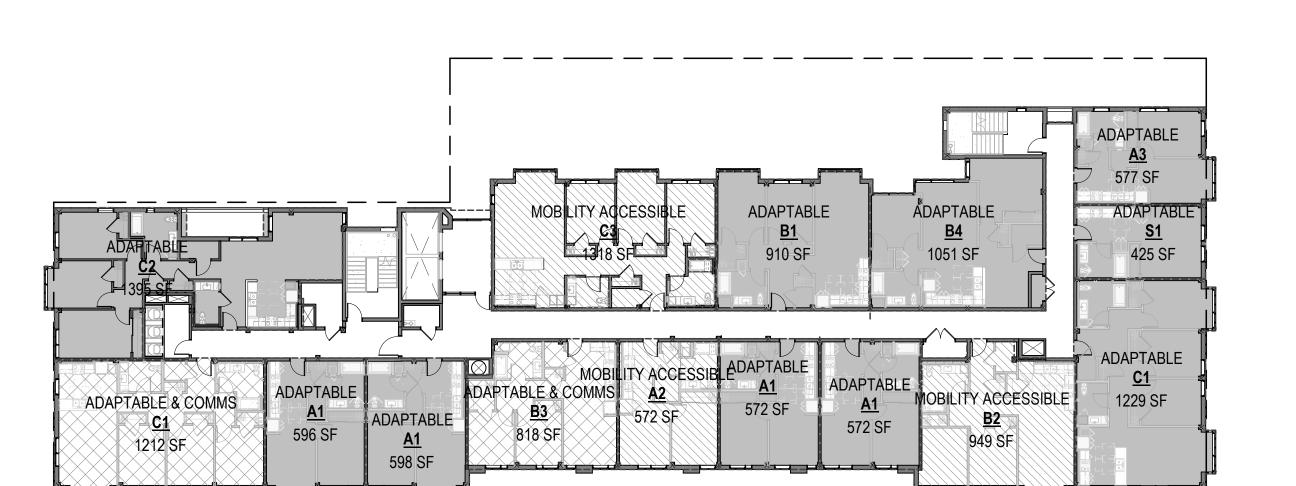
BASED ON CBC 11A & 11B ONLY

G9.08





LEVEL 4 UNIT DISTRIBUTION
1" = 20'-0"



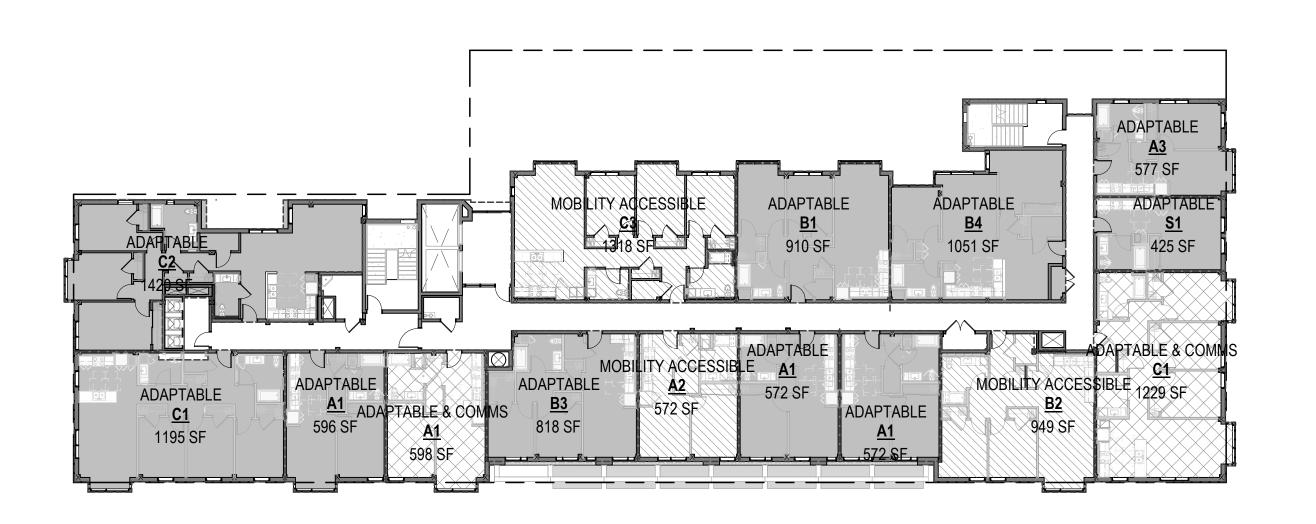
LEVEL 7 UNIT DISTRIBUTION
1" = 20'-0"

LEVEL 6 UNIT DISTRIBUTION

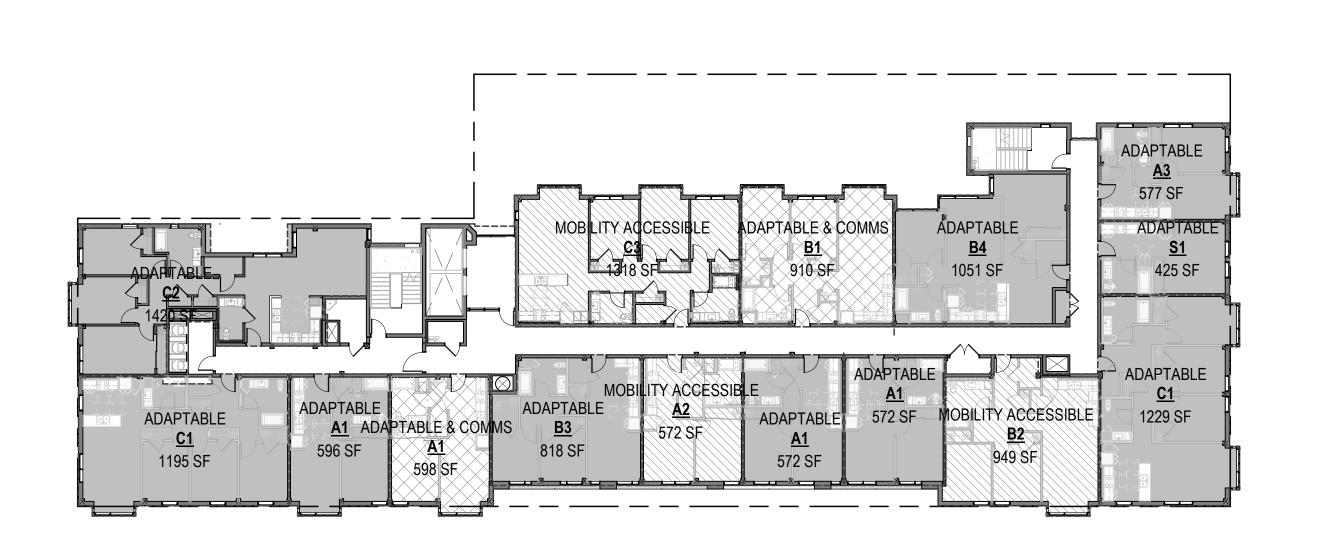
1" = 20'-0"

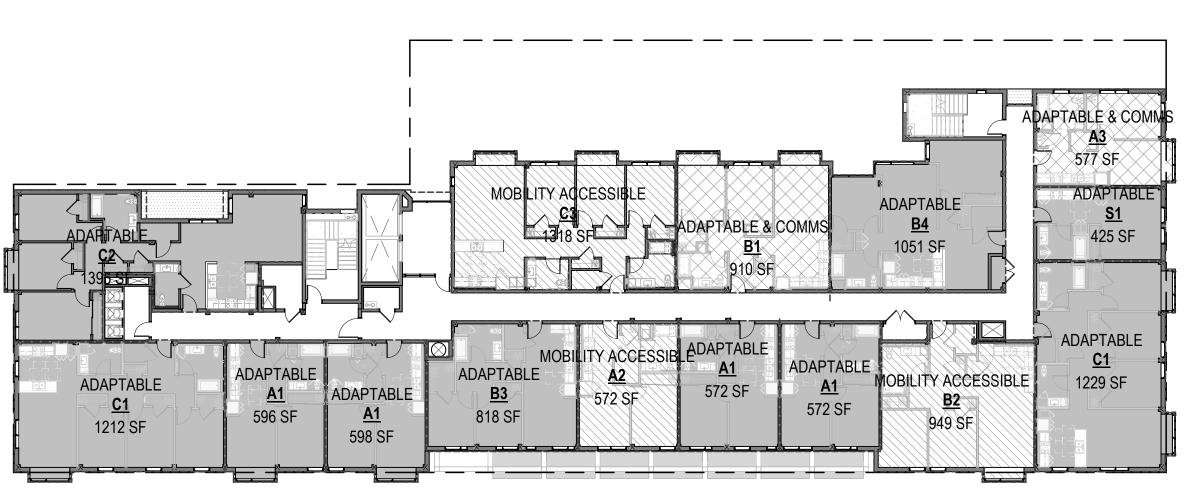
5

LEVEL 5 UNIT DISTRIBUTION
1" = 20'-0"



LEVEL 3 UNIT DISTRIBUTION
1" = 20'-0"





LEVEL 2 UNIT DISTRIBUTION
1" = 20'-0"

STUDIC	)	3	
1 BEDR	OOM	5	
2 BEDR	OOM	6	
3 BEDR	OOM	6	
		20	
UNIT TO	OTAL	90	
UNIT D	ISTRIBUTIO ADAPTAB	ON LEGEND ELE	
	ADAPTAB	LE & COMMUNIC	CATIONS
	MOBILITY	ACCESSIBLE	

1 BEDROOM 2 BEDROOM 3 BEDROOM

1 BEDROOM 2 BEDROOM 3 BEDROOM

MOBILITY ACCESSIBLE

ADAPTABLE, COMMUNICATIONS

						1
		UNIT SCHEDULE				
Туре	Description	Unit Accessibility	Net Area	GSF - Measured		1611 TE
LEVEL 2						SUITE 2
S1 S	STUDIO	ADAPTABLE	385 SF	425 SF		T. 510.4
A1 1	1 BEDROOM	ADAPTABLE	546 SF	580 SF	]	www.py
		ADAPTABLE		580 SF	-	
A1 1	1 BEDROOM	ADAPTABLE	520 SF	580 SF		
A1 1	1 BEDROOM	ADAPTABLE	520 SF	580 SF		
A2 1	1 BEDROOM	MOBILITY ACCESSIBLE	520 SF	572 SF		

tndc HOMES, HEALTH, VOICE. 201 Eddy Street

San Francisco, CA

LEVEL 3				
S1	STUDIO	ADAPTABLE	385 SF	425 SF
`				
A1	1 BEDROOM	ADAPTABLE	546 SF	580 SF
A1	1 BEDROOM	ADAPTABLE, COMMUNICATIONS	544 SF	580 SF
A1	1 BEDROOM	ADAPTABLE	524 SF	580 SF
A1	1 BEDROOM	ADAPTABLE	523 SF	580 SF
A2	1 BEDROOM	MOBILITY ACCESSIBLE	524 SF	572 SF
A3	1 BEDROOM	ADAPTABLE	514 SF	578 SF
B1	2 BEDROOM	ADAPTABLE	834 SF	919 SF
B2	2 BEDROOM	MOBILITY ACCESSIBLE	879 SF	939 SF
В3	2 BEDROOM	ADAPTABLE	748 SF	814 SF
B4	2 BEDROOM	ADAPTABLE	959 SF	1033 SF
C1	3 BEDROOM	ADAPTABLE	1122 SF	1224 SF
C1	3 BEDROOM	ADAPTABLE, COMMUNICATIONS	1141 SF	1232 SF

514 SF 578 SF

834 SF 919 SF

879 SF 939 SF

743 SF 814 SF

959 SF 1033 SF

1122 SF 1224 SF

1141 SF 1224 SF

1254 SF 1388 SF

A3 1 BEDROOM ADAPTABLE,

B1 2 BEDROOM ADAPTABLE,

B3 2 BEDROOM ADAPTABLE B4 2 BEDROOM ADAPTABLE

C1 3 BEDROOM ADAPTABLE C1 3 BEDROOM ADAPTABLE

C2 3 BEDROOM ADAPTABLE

B2 2 BEDROOM | MOBILITY ACCESSIBLE

COMMUNICATIONS

COMMUNICATIONS

C3 3 BEDROOM MOBILITY ACCESSIBLE 1225 SF 1325 SF

C2	3 BEDROOM	ADAPTABLE	1254 SF	1388 SF
C3	3 BEDROOM	MOBILITY ACCESSIBLE	1225 SF	1325 SF
LEVEL 4				
S1	STUDIO	ADAPTABLE	385 SF	425 SF
A1	1 BEDROOM	ADAPTABLE	546 SF	580 SF
A1	1 BEDROOM	ADAPTABLE	544 SF	580 SF
A1	1 BEDROOM	ADAPTABLE	523 SF	580 SF
A1	1 BEDROOM	ADAPTABLE	524 SF	580 SF
A2	1 BEDROOM	MOBILITY ACCESSIBLE	524 SF	572 SF
А3	1 BEDROOM	ADAPTABLE	514 SF	578 SF
B1	2 BEDROOM	ADAPTABLE	834 SF	919 SF
R2	2 REDROOM	MORILITY ACCESSIBLE	879 SF	939 SE

B1	2 BEDROOM	ADAPTABLE	834 SF	919 SF
B2	2 BEDROOM	MOBILITY ACCESSIBLE	879 SF	939 SF
B3	2 BEDROOM	ADAPTABLE	748 SF	814 SF
B4	2 BEDROOM	ADAPTABLE	959 SF	1033 SF
C1	3 BEDROOM	ADAPTABLE, COMMUNICATIONS	1122 SF	1232 SF
C1	3 BEDROOM	ADAPTABLE	1141 SF	1224 SF
C2	3 BEDROOM	ADAPTABLE	1254 SF	1388 SF
C3	3 BEDROOM	MOBILITY ACCESSIBLE	1225 SF	1325 SF

LEVEL 5				
S1	STUDIO	ADAPTABLE	385 SF	425 SF
A1	1 BEDROOM	ADAPTABLE	546 SF	580 SF
A1	1 BEDROOM	ADAPTABLE, COMMUNICATIONS	544 SF	580 SF
A1	1 BEDROOM	ADAPTABLE	523 SF	580 SF
A1	1 BEDROOM	ADAPTABLE	524 SF	580 SF
A2	1 BEDROOM	MOBILITY ACCESSIBLE	524 SF	572 SF
A3	1 BEDROOM	ADAPTABLE	514 SF	578 SF
B1	2 BEDROOM	ADAPTABLE, COMMUNICATIONS	834 SF	919 SF
B2	2 BEDROOM	MOBILITY ACCESSIBLE	879 SF	939 SF
В3	2 BEDROOM	ADAPTABLE	748 SF	814 SF
B4	2 BEDROOM	ADAPTABLE	959 SF	1033 SF
C1	3 BEDROOM	ADAPTABLE	1122 SF	1224 SF
C1	3 BEDROOM	ADAPTABLE	1141 SF	1224 SF
C2	3 BEDROOM	ADAPTABLE	1254 SF	1388 SF
C3	3 BEDROOM	MOBILITY ACCESSIBLE	1225 SF	1325 SF

LEVEL (	ີວ			
S1	STUDIO	ADAPTABLE	385 SF	425 SF
A1	1 BEDROOM	ADAPTABLE	546 SF	580 SF
A1	1 BEDROOM	ADAPTABLE	544 SF	580 SF
A1	1 BEDROOM	ADAPTABLE	523 SF	580 SF
A1	1 BEDROOM	ADAPTABLE	524 SF	580 SF
A2	1 BEDROOM	MOBILITY ACCESSIBLE	524 SF	572 SF
A3	1 BEDROOM	ADAPTABLE	514 SF	578 SF
B1	2 BEDROOM	ADAPTABLE	834 SF	919 SF
B2	2 BEDROOM	MOBILITY ACCESSIBLE	879 SF	939 SF
В3	2 BEDROOM	ADAPTABLE,	748 SF	814 SF
		COMMUNICATIONS		
B4	2 BEDROOM	ADAPTABLE	959 SF	1033 SF
C1	3 BEDROOM	ADAPTABLE,	1122 SF	1232 SF
		COMMUNICATIONS		
C1	3 BEDROOM	ADAPTABLE	1141 SF	1224 SF
C2	3 BEDROOM	ADAPTABLE	1254 SF	1388 SF
C3	3 BEDROOM	MOBILITY ACCESSIBLE	1225 SF	1325 SF

C1	3 BEDROOM	ADAPTABLE	1141 SF	1224 SF
C2	3 BEDROOM	ADAPTABLE	1254 SF	1388 SF
C3	3 BEDROOM	MOBILITY ACCESSIBLE	1225 SF	1325 SF
LEVEL 7	7			
S1	STUDIO	ADAPTABLE, COMMUNICATIONS	385 SF	425 SF
S2	STUDIO	MOBILITY ACCESSIBLE	436 SF	481 SF
S2	STUDIO	MOBILITY ACCESSIBLE	435 SF	481 SF
S2	STUDIO	MOBILITY ACCESSIBLE	436 SF	481 SF
A1	1 BEDROOM	ADAPTABLE	546 SF	580 SF
A1	1 BEDROOM	ADAPTABLE, COMMUNICATIONS	544 SF	580 SF
A3	1 BEDROOM	ADAPTABLE	514 SF	578 SF
A4	1 BEDROOM	ADAPTABLE	614 SF	678 SF
B1	2 BEDROOM	ADAPTABLE	834 SF	919 SF
B2	2 BEDROOM	MOBILITY ACCESSIBLE	882 SF	939 SF
B4	2 BEDROOM	ADAPTABLE	959 SF	1033 SF
C1	3 BEDROOM	ADAPTABLE	1141 SF	1224 SF
C1	3 BEDROOM	ADAPTABLE	1122 SF	1224 SF
C2	3 BEDROOM	ADAPTABLE	1254 SF	1388 SF
C3	3 BEDROOM	MOBILITY ACCESSIBLE	1225 SF	1325 SF

Grand total: 90

JOB NUMBER: ISSUE DATE: 04/27/2022 UNIT DISTRIBUTION AND NOTES

2550 Irving San Francia

RENEWAL DATE \_10-31-2023\_

REVISION SCHEDULE

THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY OLD REPUBLIC TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 0227022715-MN, EFFECTIVE DATE OCTOBER 30, 2020 AT 7:30 A.M., REFERRED TO HEREON AS THE "PTR".

TITLE TO SAID ESTATE IS VESTED IN: S F POLICE CREDIT UNION, A CALIFORNIA CORPORATION

THE ESTATE OR INTEREST IN THE LAND IS:

### **LEGAL DESCRIPTION**

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SAN FRANCISCO, CITY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

(A) BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF IRVING STREET WITH THE WESTERLY LINE OF 26TH AVENUE; RUNNING THENCE WESTERLY ALONG THE NORTHERLY LINE OF IRVING STREET 82 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE NORTHERLY 90 FEET; THENCE AT A RIGHT ANGLE EASTERLY 82 FEET AND 6 INCHES TO THE WESTERLY LINE OF 26TH AVENUE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF 26TH AVENUE 90 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF OUTSIDE LAND BLOCK NO. 647.

(B) BEGINNING AT A POINT ON THE NORTHERLY LINE OF IRVING STREET, DISTANT THEREON 82 FEET AND 6 INCHES WESTERLY FROM THE WESTERLY LINE 26TH AVENUE; RUNNING THENCE WESTERLY ALONG THE NORTHERLY LINE OF IRVING STREET 25 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 90 FEET;. THENCE AT A RIGHT ANGLE EASTERLY 25 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 90 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF OUTSIDE LAND BLOCK NO. 647.

(C) BEGINNING AT A POINT ON THE NORTHERLY LINE OF IRVING STREET, DISTANT THEREON 107 FEÉT AND 6 INCHES WESTERLY FROM THE WESTERLY LINE OF 26TH AVENUE; RUNNING THENCE WESTERLY ALONG THE NORTHERLY LINE OF IRVING STREET 25 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 90 FEET; THENCE AT A RIGHT ANGLE EASTERLY 25 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 90 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF OUTSIDE LAND BLOCK NO. 647.

(D) BEGINNING AT A POINT ON THE NORTHERLY LINE OF IRVING STREET, DISTANT THEREON 82 FEET AND 6 INCHES EASTERLY FROM THE POINT FORMED BY THE INTERSECTION OF THE NORTHERLY LINE OF IRVING STREET WITH THE EASTERLY LINE OF 27TH AVENUE; RUNNING THENCE EASTERLY ALONG SAID NORTHERLY LINE OF IRVING STREET 25 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 90 FEET; THENCE AT A RIGHT ANGLE WESTERLY 25 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 90 FEET TO THE NORTHERLY LINE OF IRVING STREET AND THE POINT OF BEGINNING.

BEING A PORTION OF OUTSIDE LAND BLOCK NO. 647.

(E) BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF 27TH AVENUE AND THE NORTHERLY LINE OF IRVING STREET; RUNNING THENCE NORTHERLY ALONG SAID LINE OF 27TH AVENUE 60 FEET; THENCE AT A RIGHT ANGLE EASTERLY 82 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 60 FEET TO THE NORTHERLY LINE OF IRVING STREET; THENCE AT A RIGHT ANGLE WESTERLY ALONG SAID LINE OF IRVING STREET 82 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

BEING PART OF OUTSIDE LAND BLOCK NO. 647.

ASSESSOR'S LOT 038; BLOCK 1724

**EXCEPTIONS TO TITLE** 

- THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE PROPOSED BOUNDARIES OF THE CITY AND COUNTY OF SAN FRANCISCO SPECIAL TAX DISTRICT NO. 2009-1 (SAN FRANCISCO SUSTAINABLE FINANCING), AS FOLLOWS DISTRICT NO. 2009-1, FOR SAN FRANCISCO SUSTAINABLE FINANCING, DISCLOSED BY MAP FILED DECEMBER 7, 2009, IN BOOK 1 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE 33. (EXC. 5 - NOT PLOTTABLE).
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION, FOR WIRES AND CABLES FOR THE DISTRIBUTION OF ELECTRICITY, RECORDED APRIL 21, 1924 IN REEL 862 OF OFFICIAL RECORDS, IMAGE 240, UPON THE TERMS AND CONDITIONS CONTAINED THEREIN (EXC. 6 - PLOTTED).
- CONDITIONS CONTAINED AND/OR REFERRED TO IN AN INSTRUMENT, ENTITLED NOTICE OF SPECIAL 3. RESTRICTIONS UNDER THE CITY PLANNING CODE, BY EDWARD J. SUMMERVILLE, AGENT, RECORDED JUNE 16, 1989 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER E381845, NOTE REFERENCE IS MADE TO SAID INSTRUMENT FOR FULL PARTICULARS (EXC. 7 - NOT PLOTTABLE).
- CONDITIONS CONTAINED AND/OR REFERRED TO IN AN INSTRUMENT, ENTITLED DECLARATION OF USE, BY DOME CONSTRUCTION, RECORDED MAY 17, 2002 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2002-H168982-00, NOTE REFERENCE IS MADE TO SAID INSTRUMENT FOR FULL PARTICULARS (EXC. 8 – NOT PLOTTABLE).

1. DATE OF FIELD SURVEY: NOVEMBER 19, 20, 2020 AND JANUARY 21, 2021 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.

- 2. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
- UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS: STORM DRAINS: CITY AND COUNTY OF SAN FRANCISCO SANITARY SEWER: CITY AND COUNTY OF SAN FRANCISCO CITY AND COUNTY OF SAN FRANCISCO ELECTRICITY: PACIFIC GAS & ELECTRIC COMPANY NATURAL GAS: PACIFIC GAS & ELECTRIC COMPANY
- 4. THERE ARE NO CEMETERIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY
- 5. THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT.
- 6. THE LEGAL DESCRIPTION AS SHOWN IN THE TITLE REPORT MATHEMATICALLY CLOSES.
- 7. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM IRVING STREET, 26TH AVENUE, AND 27TH AVENUE, PUBLIC RIGHT OF WAYS. 8. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY
- 9. THE TITLE REPORT USED AS THE BASIS FOR THIS SURVEY WAS ISSUED BY OLD REPUBLIC TITLE

# BASIS OF SURVEY

MONUMENT LINE ON 26TH AVENUE BETWEEN LINCOLN WAY AND LAWTON STREET. AS SHOWN ON MONUMENT MAPS NO. 150 AND 152, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

COMPANY, ORDER NUMBER 0227022715-MN, DATED OCTOBER 30, 2020 AT 7:30 A.M.

# **RECORD REFERENCES**

MONUMENT MAPS NO. 150, 151, AND 152, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

BM11187, BEING A SET CCSF STANDARD 1/2" DOMED STAINLESS STEEL ANCHOR SCREW WITH WASHER STAMPED "CCSF CONTROL", LOCATED AT THE SOUTHEAST CORNER OF LINCOLN WAY AND 26TH AVENUE, IN CURB AT SOUTHEASTERLY RETURN, LINCOLN WAY & 26TH AVENUE AT CATCH BASIN, 0.3' SOUTHERLY RADIAL FROM FACE OF CURB AT CATCH BASIN, 1.7' EASTERLY OF CENTER/CENTER CATCH BASIN, 6.8' WESTERLY OF CENTER/CENTER STREET SIGN POLE, 16.8' WESTERLY OF CENTER/CENTER STREET SIGN POLE. ELEVATION = 195.709, SAN FRANCISCO VERTICAL DATUM OF 2013 (SFVD13).

### TABLE A NOTES

- 1. MONUMENTS ARE SHOWN ON SHEET 2 OF THE SURVEY.
- 2. THE STREET ADDRESS OF THE PROPERTY IS 2520 IRVING STREET, SAN FRANCISCO, CA 94122. 3. FLOOD ZONE: THIS SITE IS NOT LOCATED IN A FLOOD ZONE PER SAN FRANCISCO PRELIMINARY FLOOD PLAIN MAPS PUBLISHED NOVEMBER 2015. SOURCE:
- HTTPS: //SFGSA.ORG/SAN-FRANCISCO-FLOODPLAIN-MANAGEMENT-PROGRAM. THIS SITE IS LOCATED IN A FLOOD ZONE PER SF WATER 100-YEAR STORM FLOOD RISK MAP PUBLISHED JULY 2019. SOURCE: HTTPS://SFPLANNINGGIS.ORG/FLOODMAP
- 4. THE TOTAL GROSS LAND AREA IS: 19,125 SQUARE FEET +/- OR 0.439 ACRES MORE OR LESS.
- 6. (A/B) ZONING REQUIREMENTS: PER THE CITY OF SAN FRANCISCO PLANNING AND DEVELOPMENT, THE PROPERTY IS ZONED "NC-D", DEFINED AS "IRVING STREET NEIGHBORHOOD COMMERCIAL
- REFERENCE IS MADE HERE TO THE CITY OF SAN FRANCISCO ZONING CODE, ARTICLE 7, SECTION 732. REGARDING PROPERTY DEVELOPMENT STANDARDS, MINIMUM YARDS, BUILDING HEIGHT LIMITATION, BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:
- MINIMUM FRONT SETBACK: NON-REQUIRED MINIMUM SIDE SETBACK: NON-REQUIRED
- MINIMUM REAR SETBACK: REQUIRED AT FIRST STORY IF IT CONTAINS A DWELLING UNIT

HEIGHT AND BULK DISTRICT: 40-X MAXIMUM HEIGHT: 40 FEET

PARKING SPACES REQUIRED: NO PARKING REQUIRED

- 7. (A/B1/C) EXTERIOR DIMENSIONS AND SQUARE FOOTAGE OF BUILDINGS AT GROUND LEVEL, AND NUMBER OF STORIES ARE SHOWN ON SHEET 2 OF THE SURVEY.
- 8. SUBSTANTIAL IMPROVEMENTS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN ON SHEET 2 OF THE SURVEY.
- 9. THERE ARE 13 REGULAR PARKING SPACES AND 2 HANDICAP SPACES ON THE SUBJECT PROPERTY.
- 10. (A) THERE ARE NO DIVISION OR PARTY WALLS ON THE SUBJECT PROPERTY.

#### 11. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLAN OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT ARE SHOWN ON SHEET 2 OF SURVEY.

- 13. NAMES OF ADJOINING OWNERS OF PLATTED LANDS ARE SHOWN ON SHEET 2 OF THE SURVEY.
- 14. DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON SHEET 2 OF THE SURVEY.
- 16. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS.
- 17. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 18. THERE ARE NO WETLAND AREAS IN THE SUBJECT PROPERTY.
- 19. THERE ARE NO OFFSITE EASEMENTS.
- 20. PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000 IS HELD BY THE SURVEYOR.

# SURVEYOR'S CERTIFICATE

TO S F POLICE CREDIT UNION, A CALIFORNIA CORPORATION; AND OLD REPUBLIC TITLE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B1), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 19, 20, 2020 AND JANUARY 21, 2021.

JACQUELINE LUK P.L.S. 8934 FOR LUK & ASSOCIATES, INC.

DATE JANUARY 22, 2021



VICINITY MAP

Judah St

ALTA / NSPS LAND TITLE SURVEY

2520 IRVING STREET CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA JANUARY 2021

PREPARED BY

LUK AND ASSOCIATES CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS 738 ALFRED NOBEL DRIVE HERCULES, CALIFORNIA 94547 (510) 724-3388

JOB NO.: 19210A10 PLOT DATE: JANUARY 22, 2021

**SS1.00** 

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F: \Jobs\FILE2019\19210A10\ALTA-19179A10

RENEWAL DATE \_10-31-2023\_

REVISION SCHEDULE NO. ISSUE

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STAMP:

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JOB NUMBER: ISSUE DATE:

TITLE: SITE SURVEY