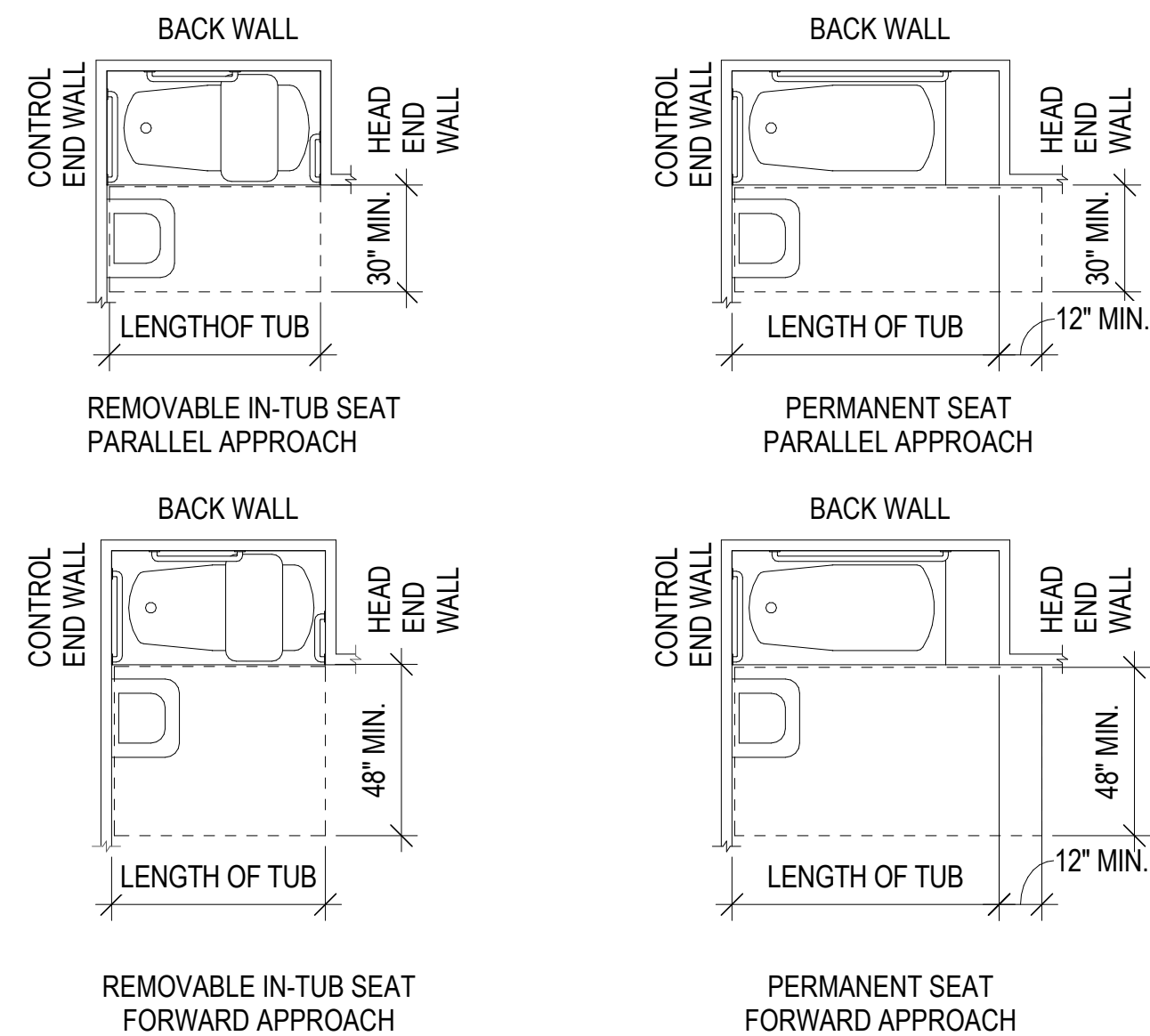


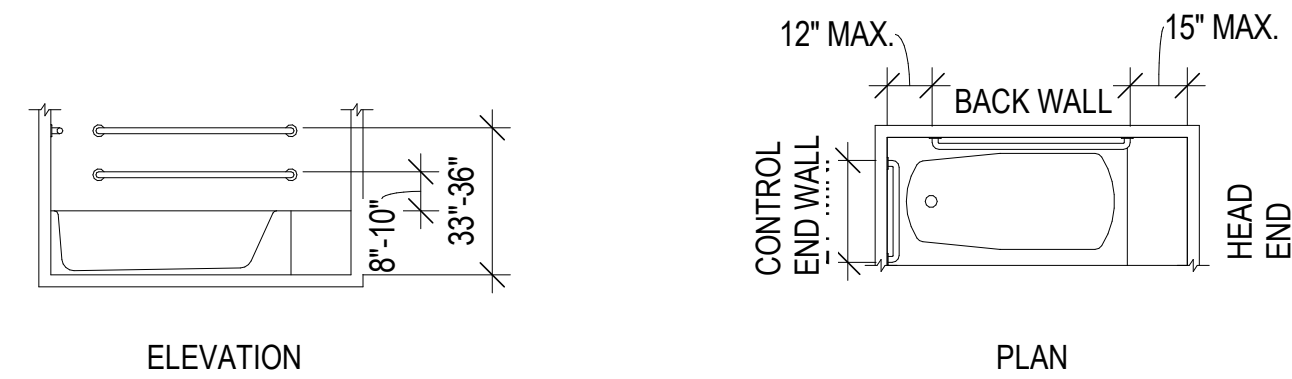
**BATH TUBS (11B-607)**

**CLEARANCE**  
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

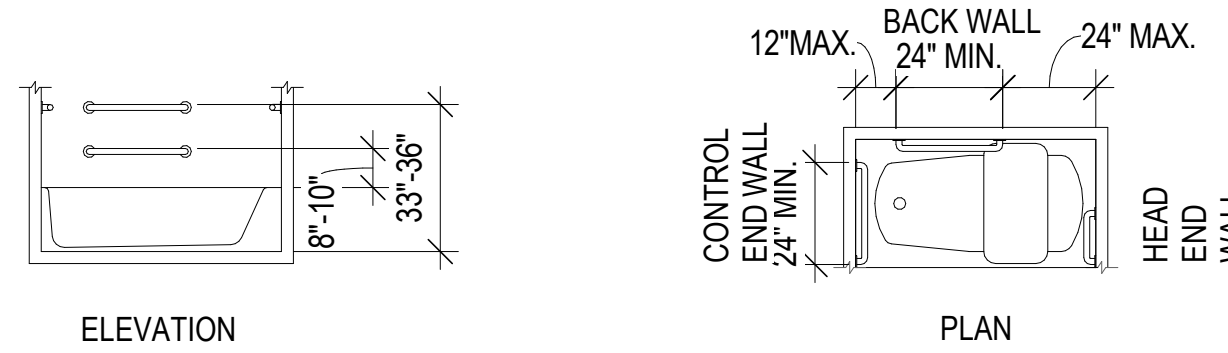


**CLEARANCES FOR BATHTUBS**

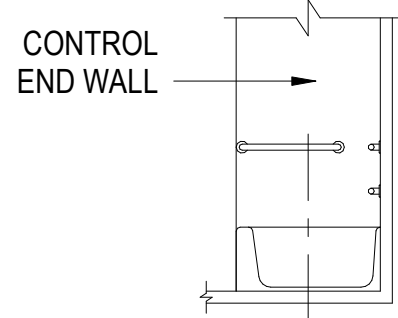
**SEAT**  
A PERMANENT SEAT AT THE HEAD END OF THE BATHTUB OR A REMOVABLE IN-TUB SEAT SHALL BE PROVIDED.  
**GRAB BARS**  
WHERE SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT AN L-SHAPED OR U-SHAPED GRAB BAR SHALL BE PERMITTED  
**EXCEPTION:**  
- IN RESIDENTIAL DWELLING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

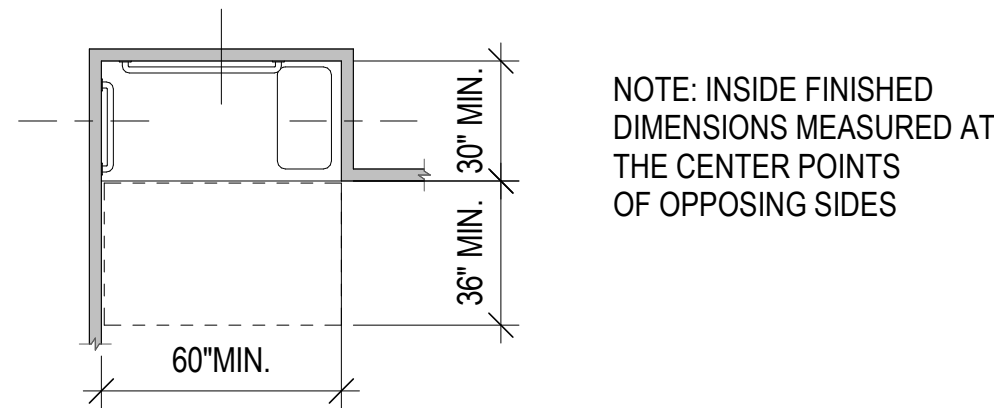
**CONTROLS**  
CONTROLS, OTHER THAN DRAIN STOPPERS, SHALL BE LOCATED ON AN END WALL. CONTROLS SHALL BE BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE CENTERLINE OF THE WIDTH OF THE BATHTUB. CONTROLS SHALL COMPLY WITH 11B-309.4.

**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.

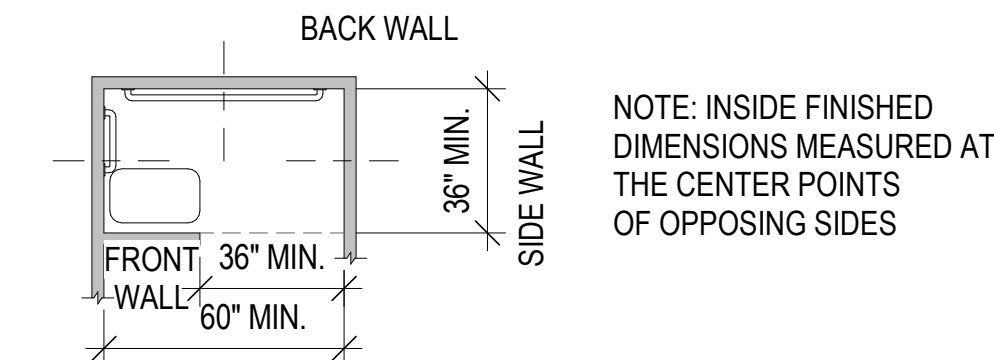
**LAVATORIES AND SINKS (11B-606)**

**CLEAR FLOOR SPACE**  
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  
**HEIGHT**  
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.  
**FAUCETS**  
CONTROLS FOR FAUCETS SHALL COMPLY WITH 11B-309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.  
**EXPOSED PIPES AND SURFACES**  
WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS. ADJACENT SIDE WALL OR PARTITION  
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

**SHOWERS (11B-608)**

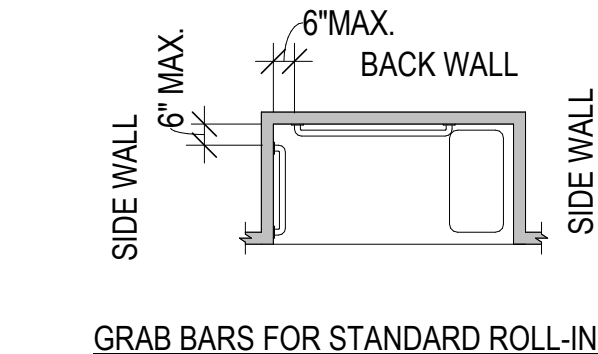


**STANDARD ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE**

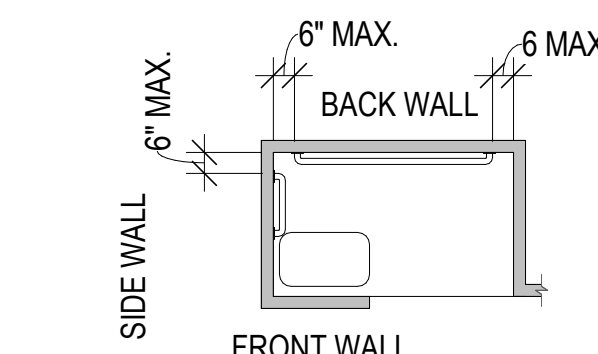


**ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE**

**GRAB BARS**  
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



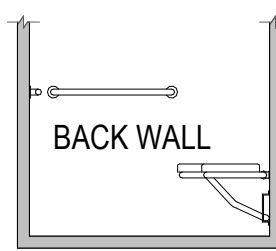
**GRAB BARS FOR STANDARD ROLL-IN TYPE SHOWERS**



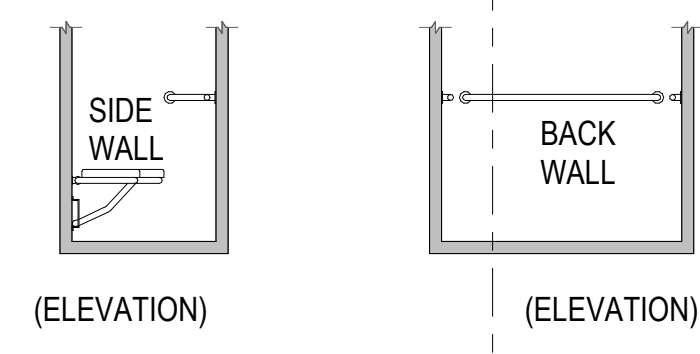
**GRAB BARS FOR ALTERNATE ROLL-IN TYPE SHOWERS**

**SEATS**  
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**  
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.

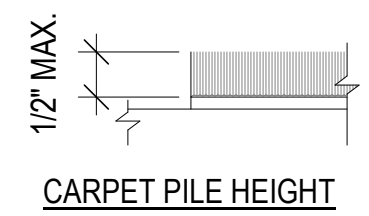
**THRESHOLDS**  
THRESHOLDS IN ROLL-IN TYPE SHOWER COMPARTMENTS SHALL BE 1/2 INCH HIGH MAXIMUM IN ACCORDANCE WITH 11B-303.

**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

**SOAP DISH**  
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

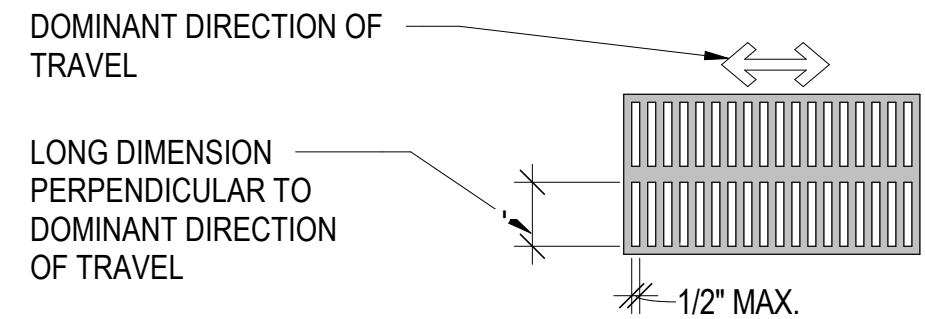
**FLOOR AND GROUND SURFACES (11B-302) (1110A)**

**GENERAL**  
FLOOR AND GROUND SURFACE SHALL BE STABLE, FIRM, AND SLIP RESISTANT  
**CARPET**  
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/UN CUT 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.



**CARPET PILE HEIGHT**

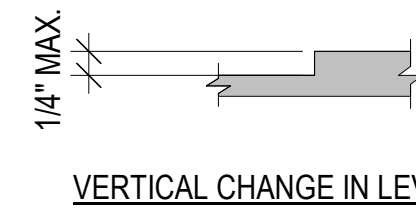
**OPENINGS**  
OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH DIAMETER. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.



**ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES**

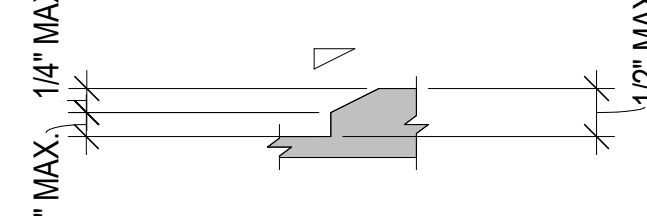
**CHANGES IN LEVEL (11B-303) & (11A-1F)**

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



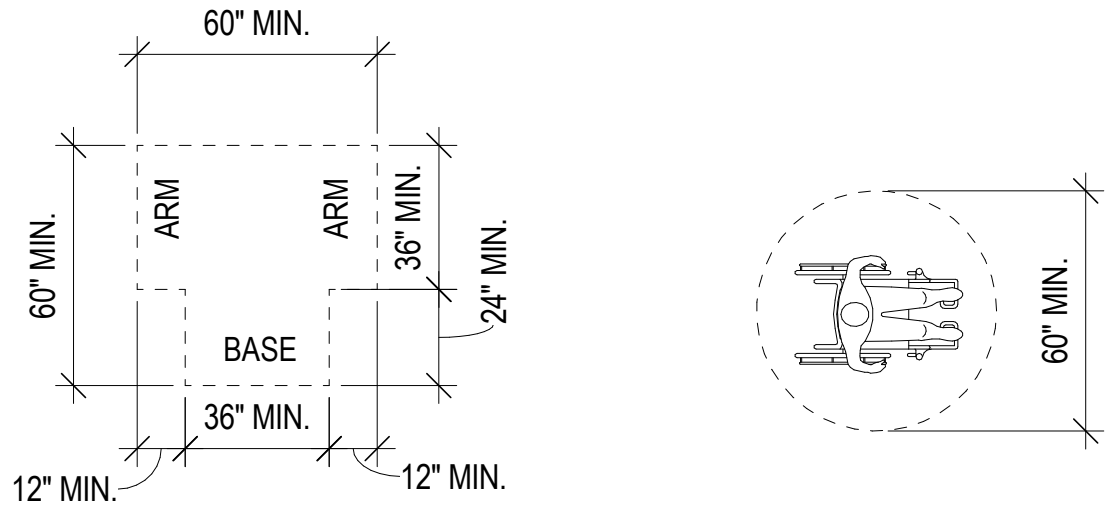
**VERTICAL CHANGE IN LEVEL**

**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**

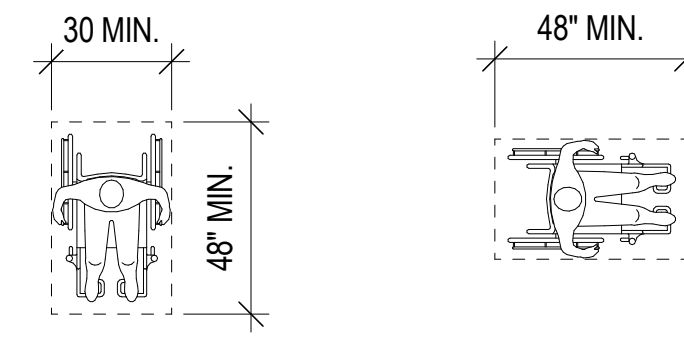
**TURNING SPACE (11B-304) (11A-1D)**



**T-SHAPED TURNING SPACE**

**CIRCULAR SPACE**

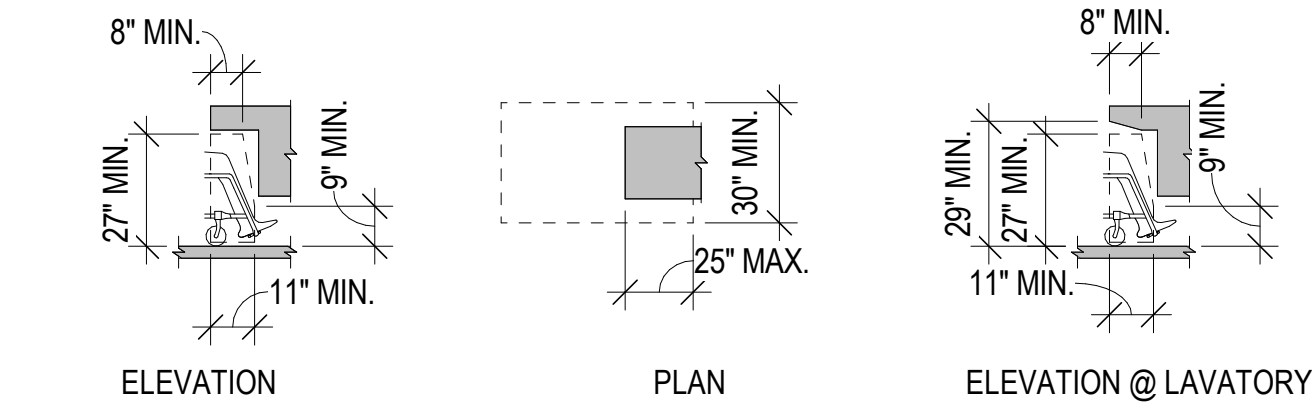
**CLEAR FLOOR/GROUND SPACE (11B-305) (11A-1G)**



**FORWARD**

**PARALLEL**

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



**ELEVATION**

**PLAN**

**ELEVATION @ LAVATORY**

**KNEE CLEARANCE**

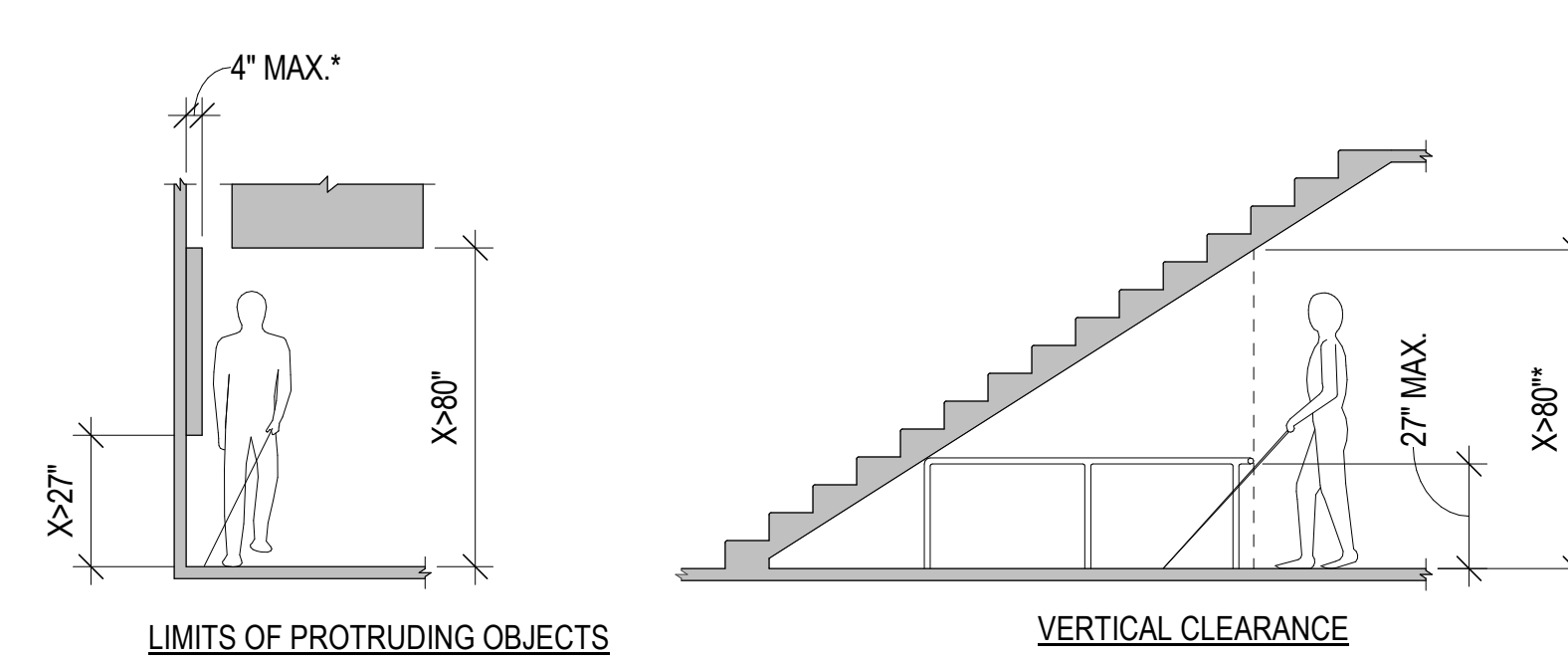
**ELEVATION**

**PLAN**

**TOE CLEARANCE**

119" MIN. @ DINING AND WORK SURFACES

**PROTRUDING OBJECTS (11B-307)**

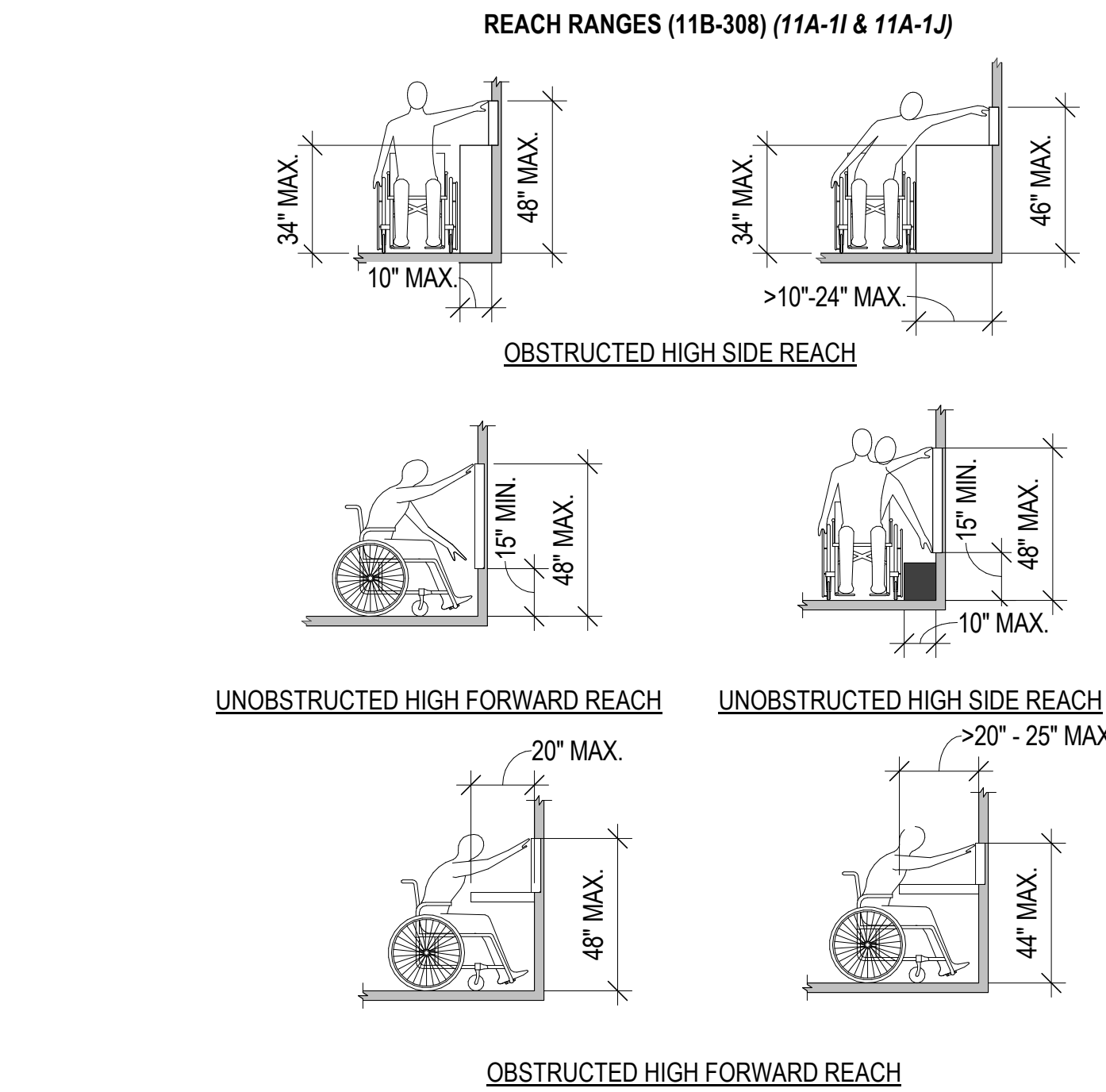


**LIMITS OF PROTRUDING OBJECTS**

**VERTICAL CLEARANCE**

\* EXCEPTION: HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4 1/2" MAX.

\* DOOR CLOSERS AND STOPS SHALL BE PERMITTED TO BE 78" A.F.F.



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

**OBSTRUCTED HIGH SIDE REACH**

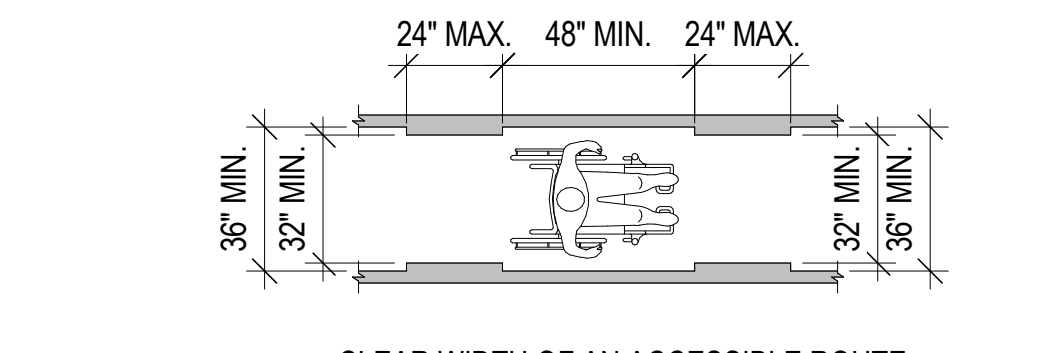
**UNOBSTRUCTED HIGH FORWARD REACH**

**UNOBSTRUCTED HIGH SIDE REACH**

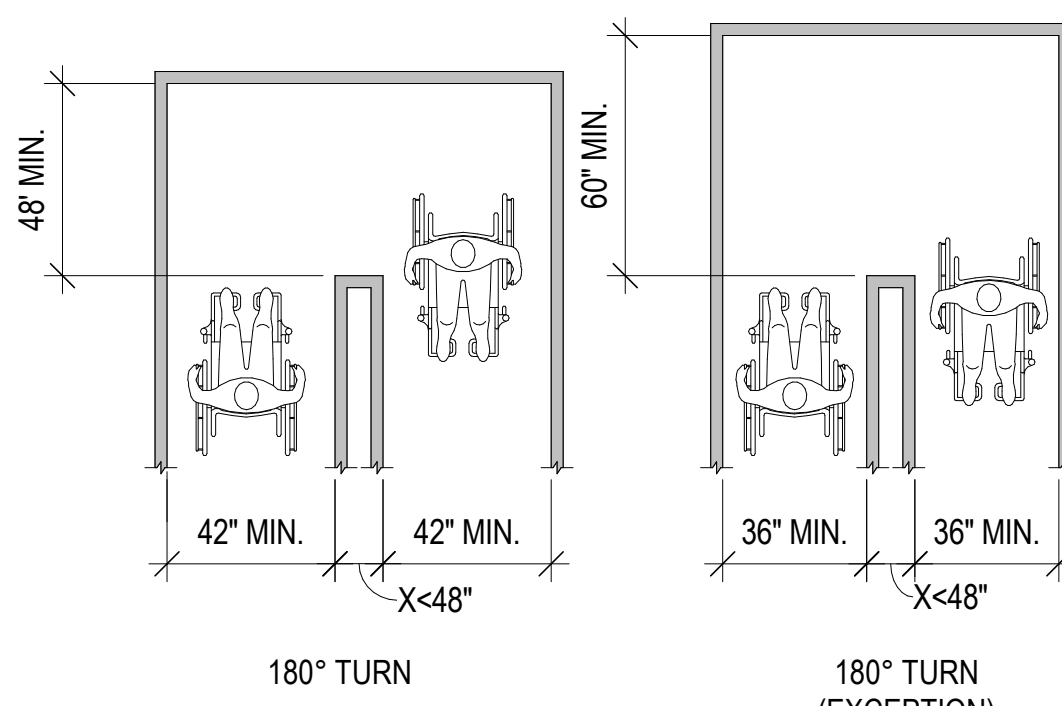
**OBSTRUCTED HIGH FORWARD REACH**

**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.  
**EXCEPTION:**  
- THE RUNNING SLOPE OF SIDEWALKS SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY.  
**CHANGES IN LEVEL**  
CHANGES IN LEVEL SHALL COMPLY WITH 11B-303.  
**CLEAR WIDTH**  
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 INCHES MINIMUM IF SERVING ELEMENTS ON BOTH SIDES



**CLEAR WIDTH OF AN ACCESSIBLE ROUTE**



**CLEAR WIDTH AT TURN**

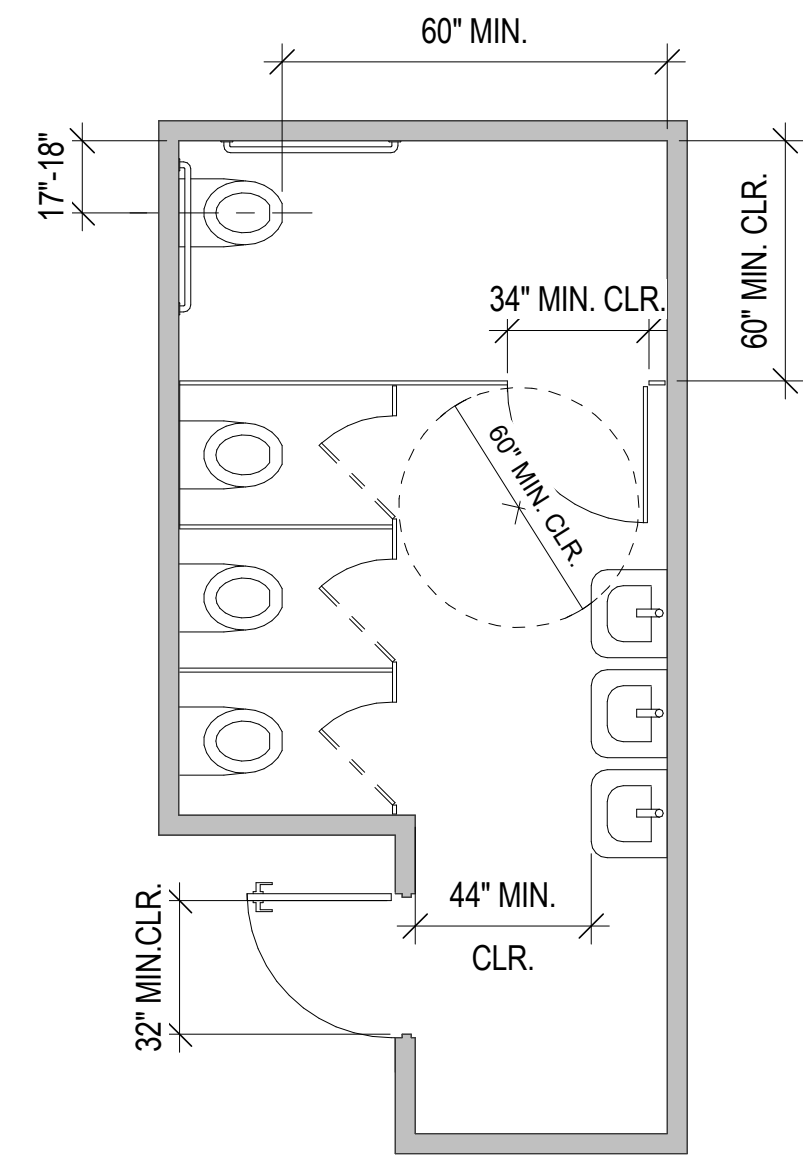
**DOORS (11B-404)**

**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:  
1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAXIMUM.  
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 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 GATE.  
- 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.

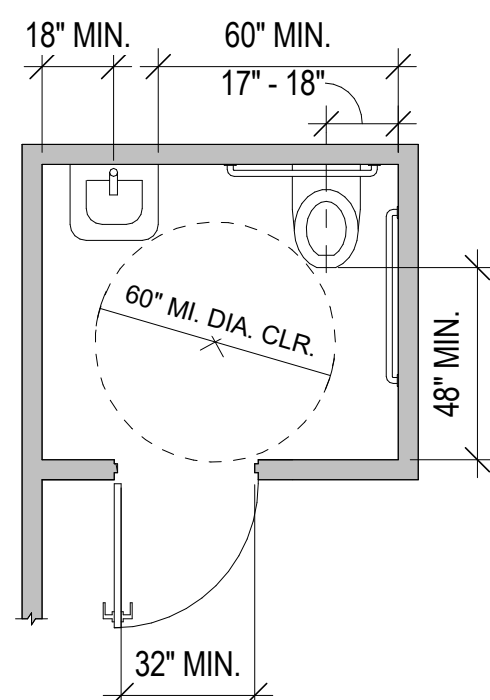


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COMMON USE TOILET FACILITIES (11A-9A)

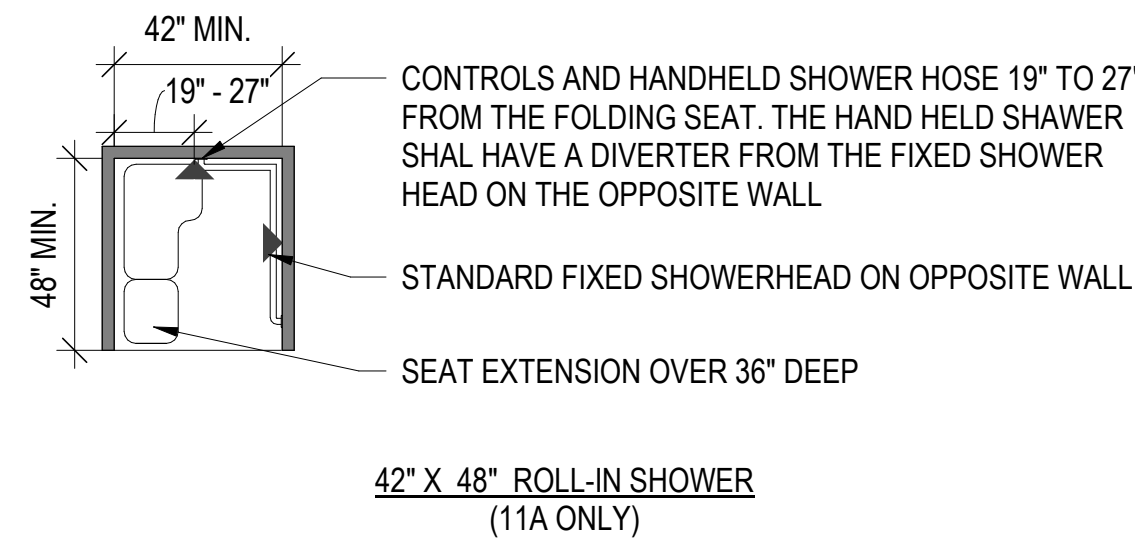


MULTIPLE ACCOMMODATION TOILET FACILITY



SINGLE ACCOMMODATION TOILET FACILITY

SHOWERS (11A-9H)



TOILET AND BATHING ROOMS (11B-603)

**TURNING SPACE**  
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.

**DOOR SWING**  
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

**EXCEPTION:**  
- 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

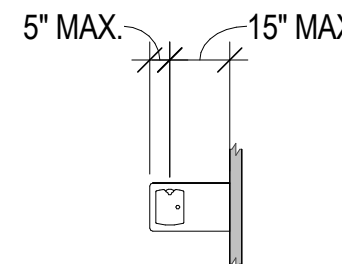
**MIRRORS**  
MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES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

**ACCESSORIES**  
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 OF TRAVEL 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

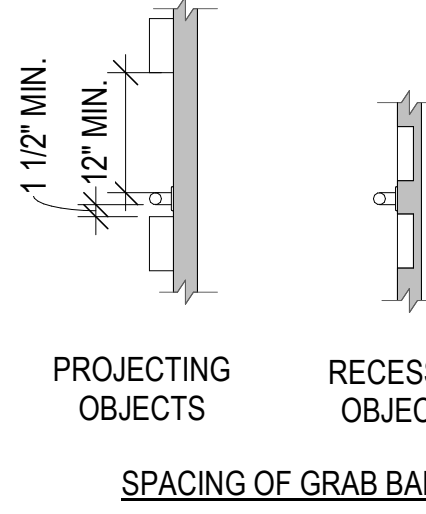


DRINKING FOUNTAIN SPOUT LOCATION

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.

**FITTINGS**  
GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

**INSTALLATION**  
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.

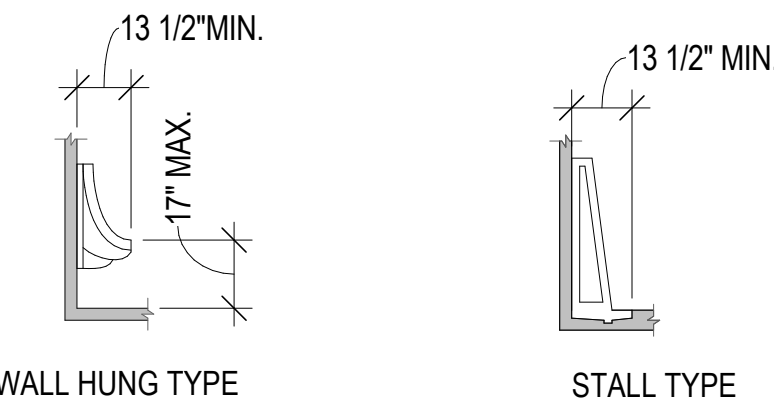
**STRUCTURAL STRENGTH**  
ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS (112 N) IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.

URINALS (11B-605)

**HEIGHT AND DEPTH**  
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.

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

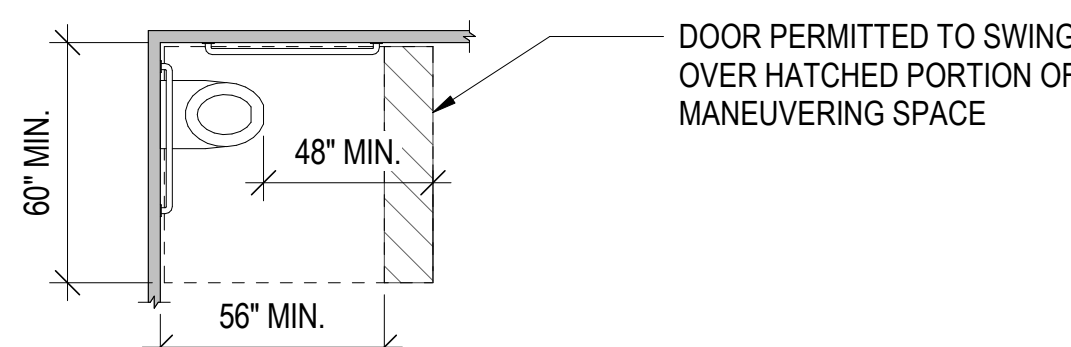
**FLUSH CONTROLS**  
SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED CONTROLS SHALL COMPLY WITH 11B-309 EXCEPT THAT THE FLUSH CONTROL SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 44 INCHES ABOVE THE FINISH FLOOR



HEIGHT AND DEPTH OF URINALS

WATER CLOSETS AND TOILET COMPARTMENTS (11B-604)

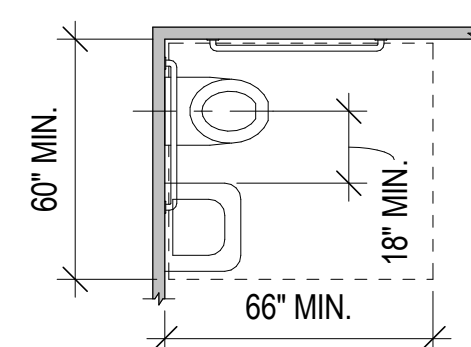
**SIZE**  
CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A 60 INCH WIDE AND 48 INCH DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET



SIZE OF CLEARANCE AT WATER CLOSETS

**OVERLAP**  
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 56 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL

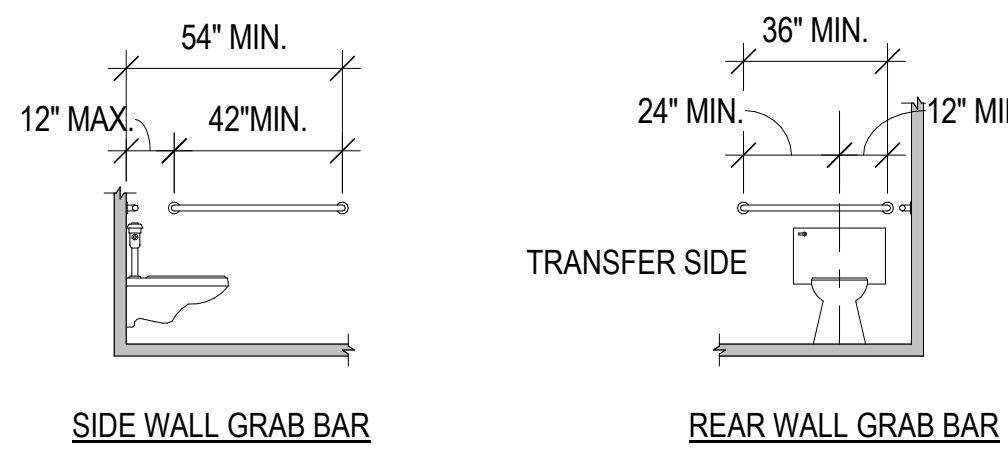


OVERLAP OF WATER CLOSET CLEARANCE IN RESIDENTIAL DWELLING UNITS ONLY

**SEATS**  
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

**EXCEPTION:**  
- 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

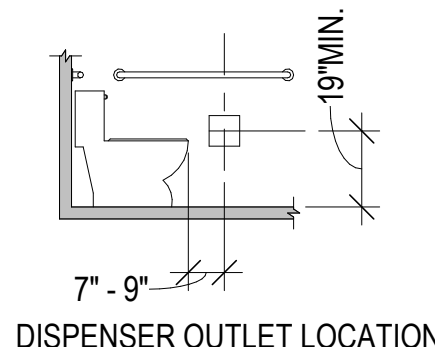


SIDE WALL GRAB BAR

REAR WALL GRAB BAR

**FLUSH CONTROLS**  
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.

**DISPENSERS**  
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.



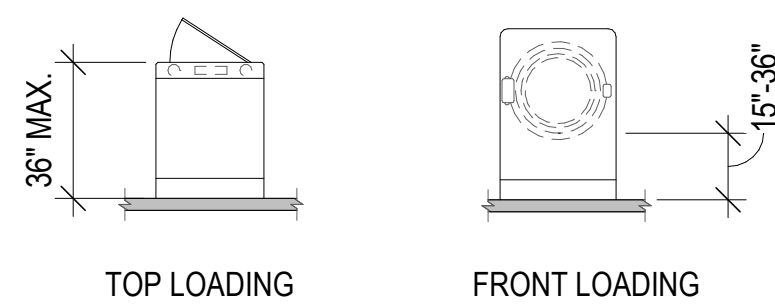
DISPENSER OUTLET LOCATION

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.

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



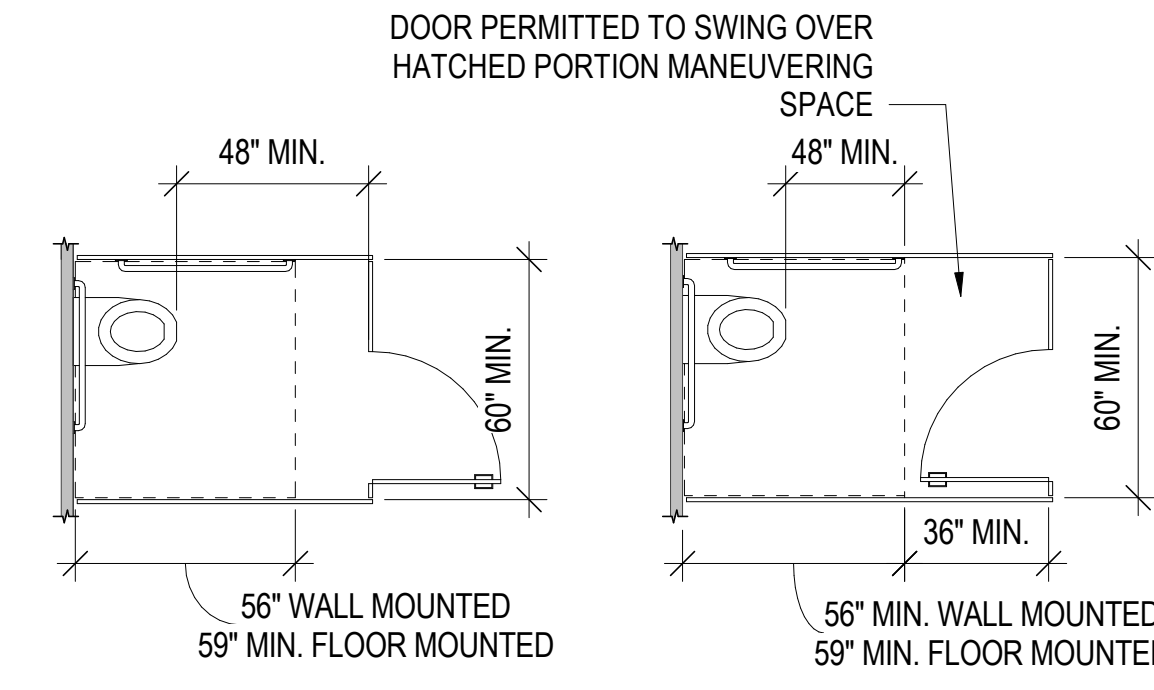
TOP LOADING

FRONT LOADING

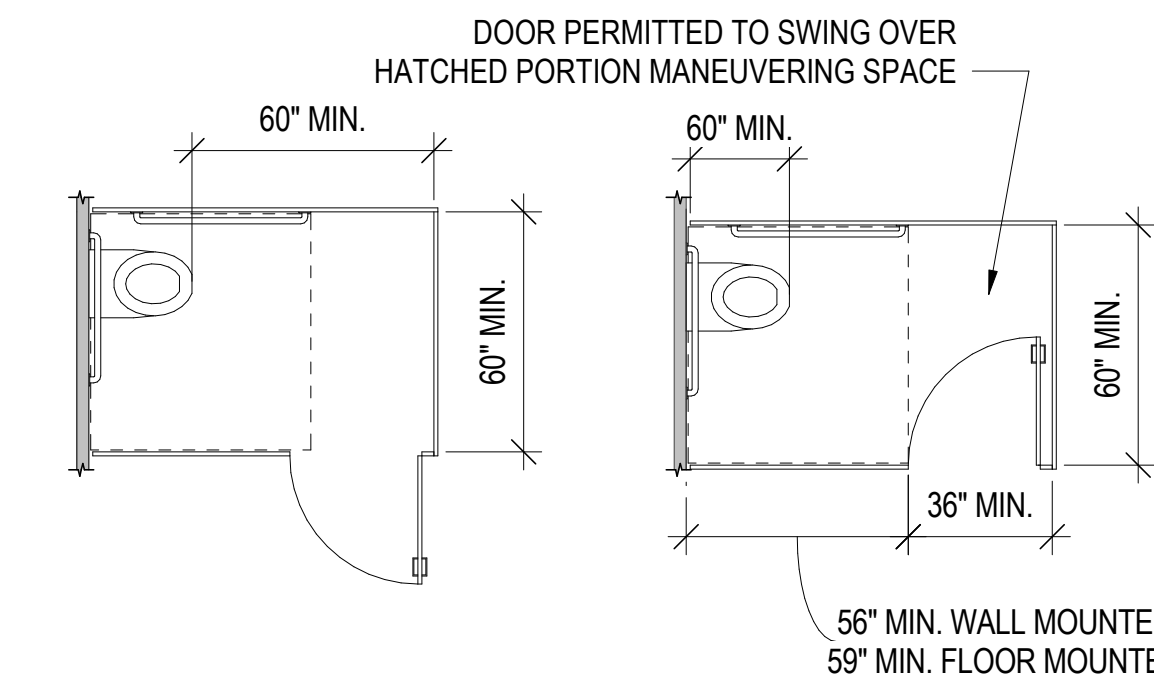
HEIGHT OF LAUNDRY COMPARTMENT OPENING

WHEELCHAIR ACCESSIBLE COMPARTMENTS

**SIZE**  
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.

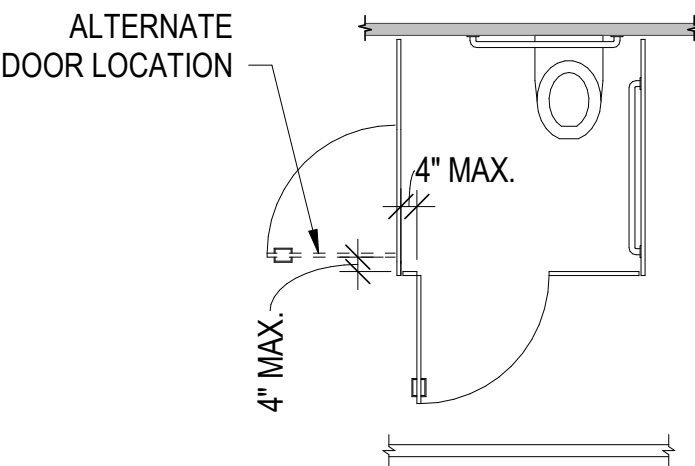


SIZE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT WITH END OPENING DOOR



SIZE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT WITH SIDE OPENING DOOR

**DOORS**  
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.

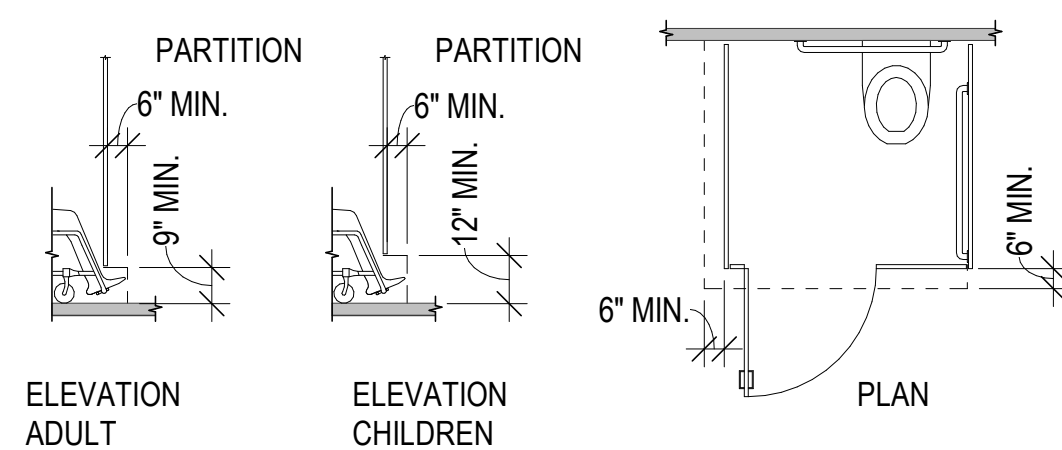


WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS

**TOE CLEARANCE**  
AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES MINIMUM ABOVE THE FINISH FLOOR AND 5 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 WIDE

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

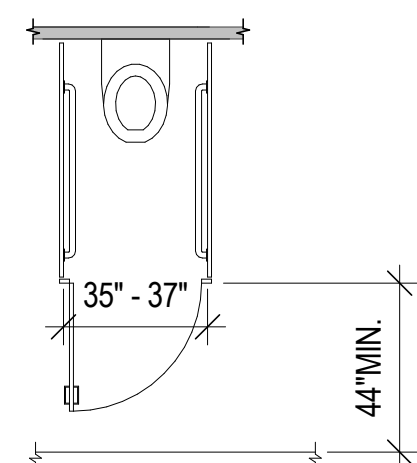


ELEVATION ADULT

ELEVATION CHILDREN

PLAN

WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE



AMBULATORY ACCESSIBLE TOILET COMPARTMENT

FOR REFERENCE ONLY  
BASED ON CBC 11A & 11B ONLY

2550 IRVING ST  
2550 Irving Street  
San Francisco, CA 94122



REVISION SCHEDULE  
NO. | ISSUE | DATE

SITE PERMIT: 04/27/2022

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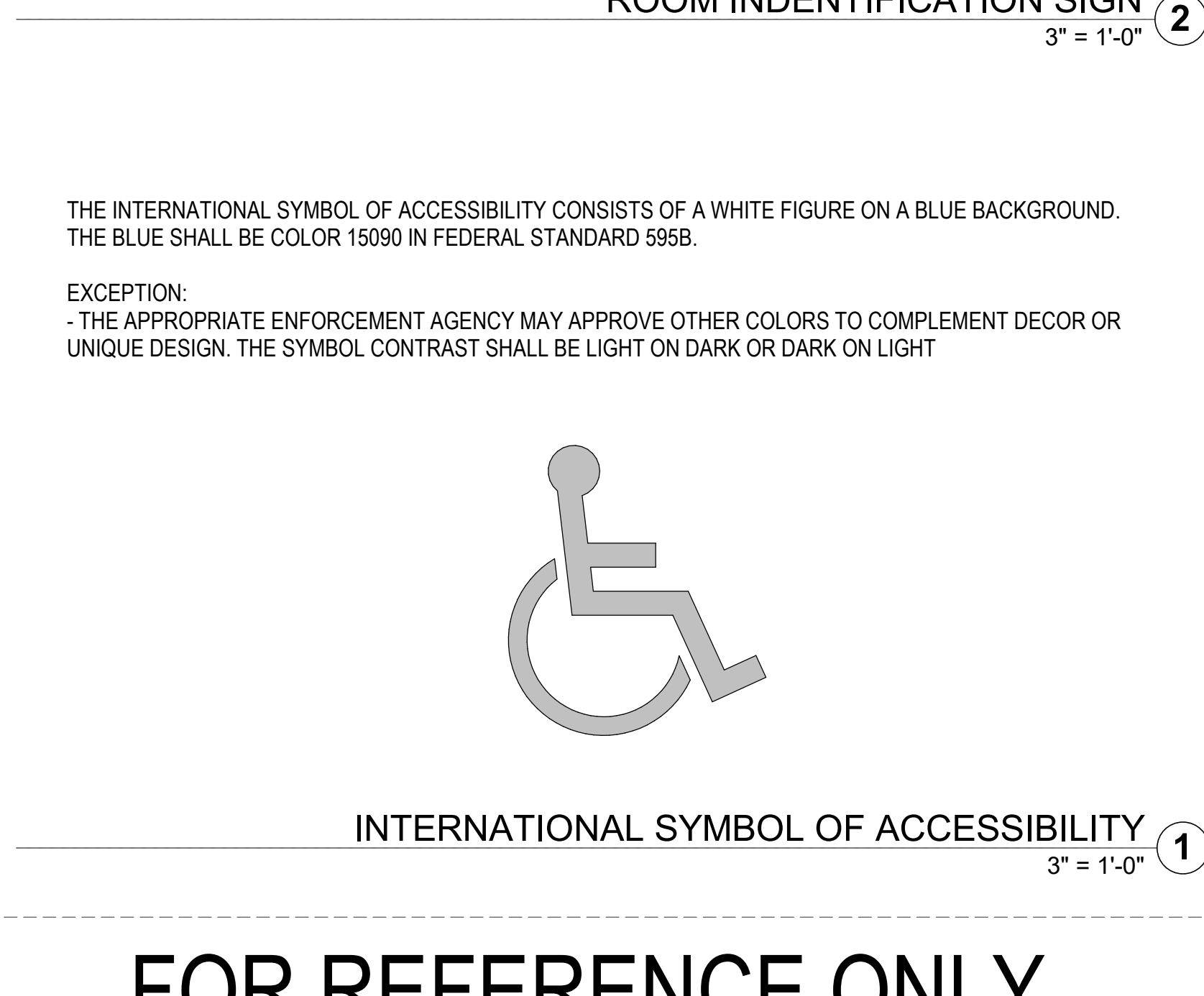
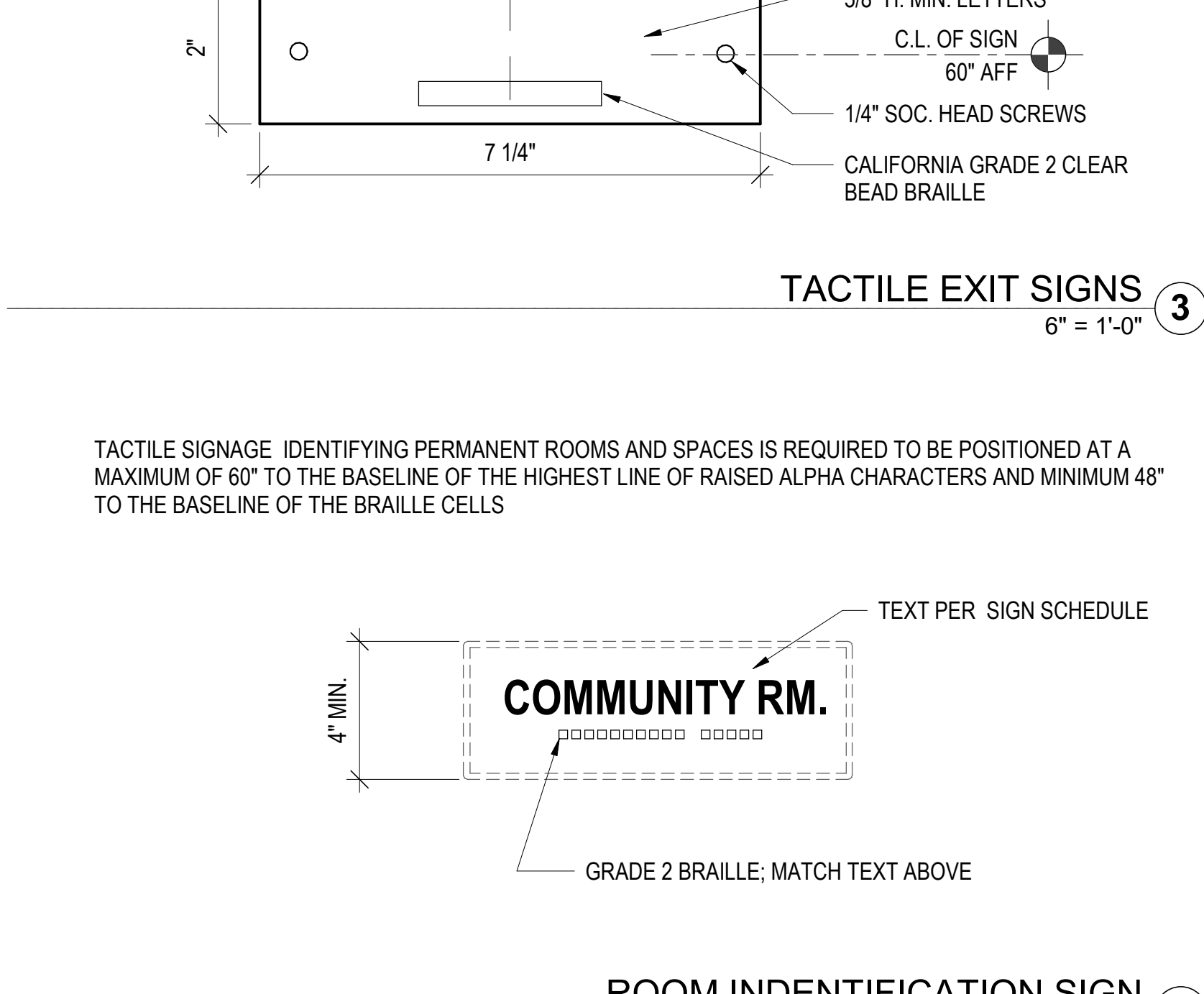
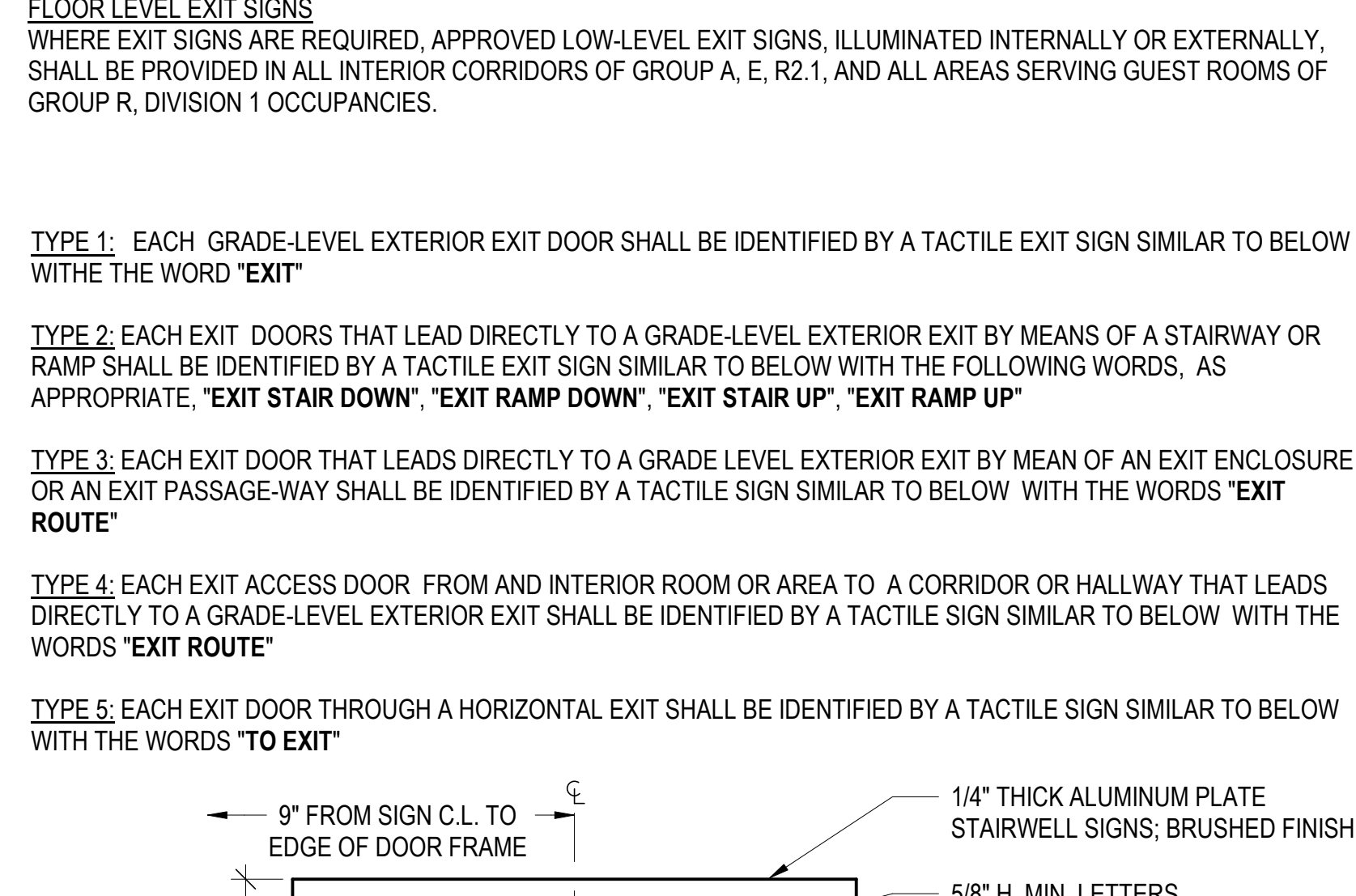
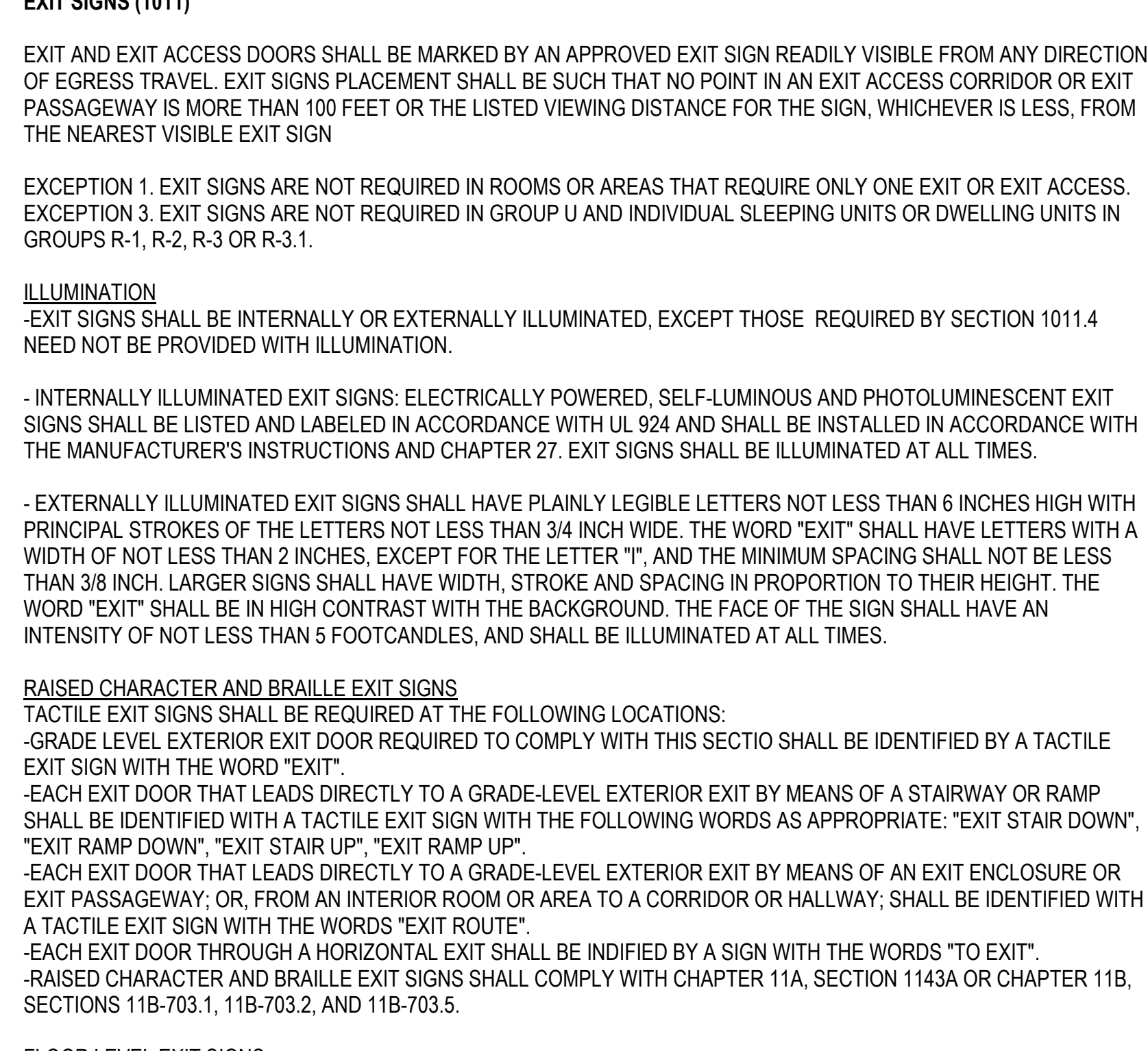
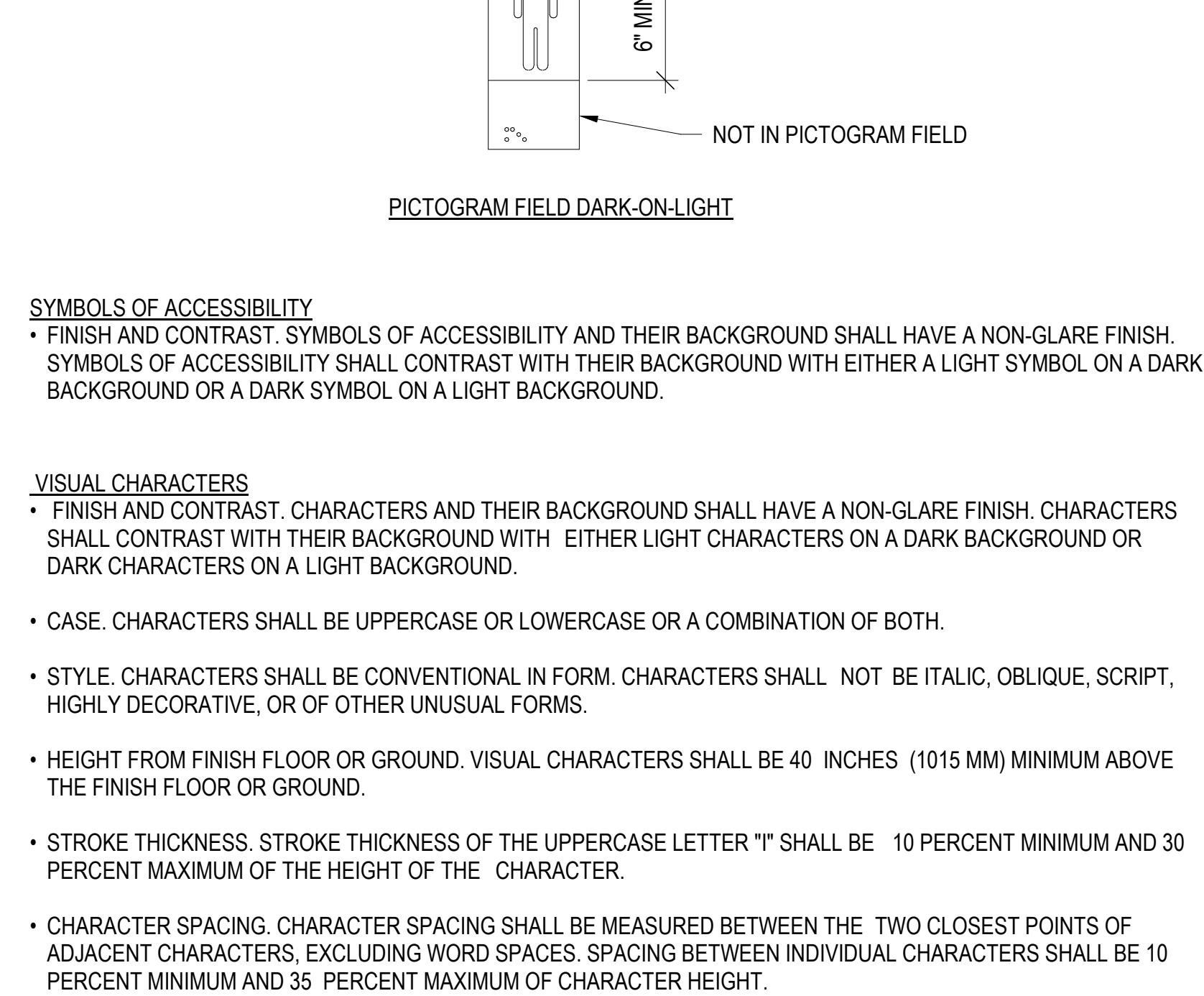
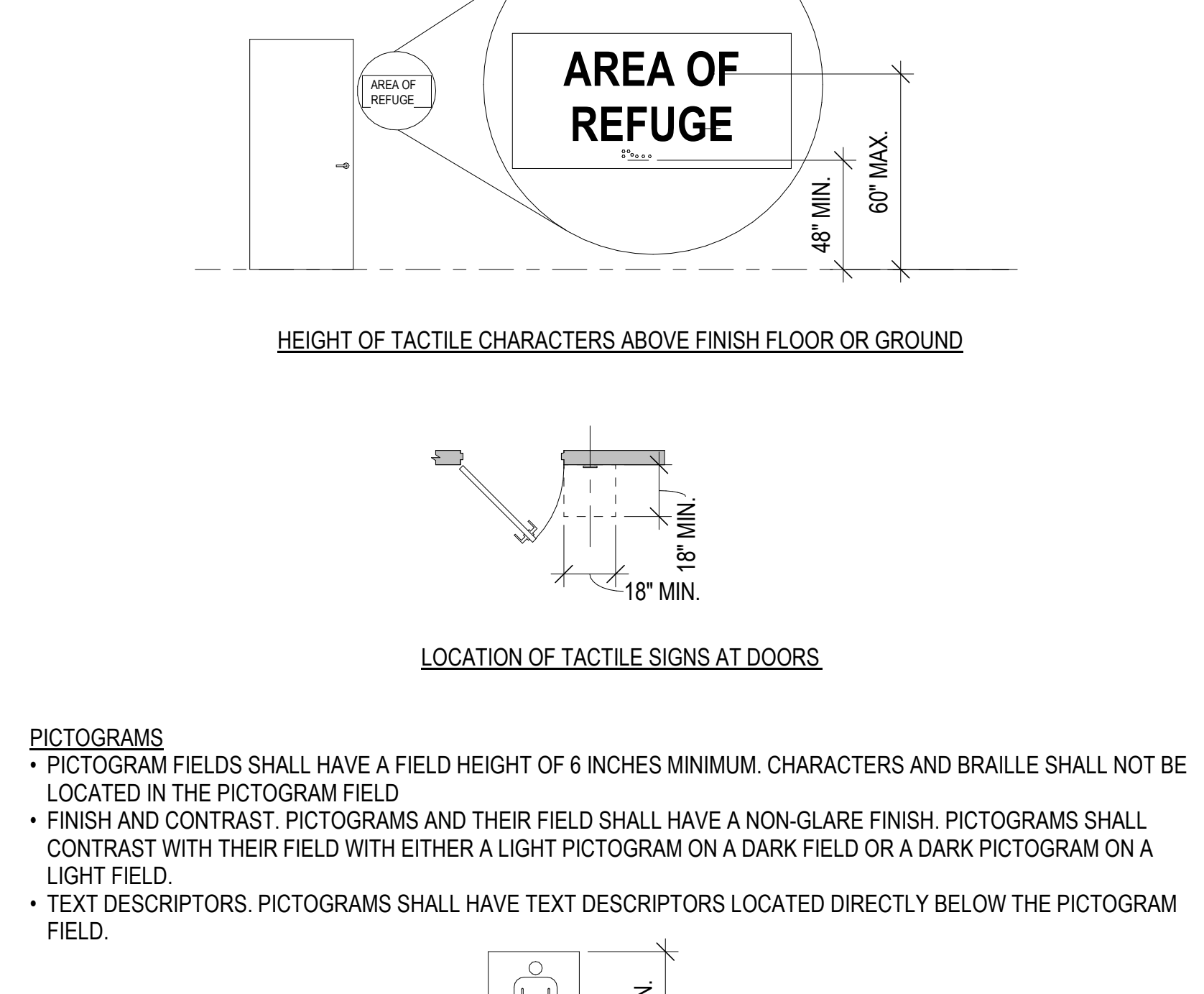
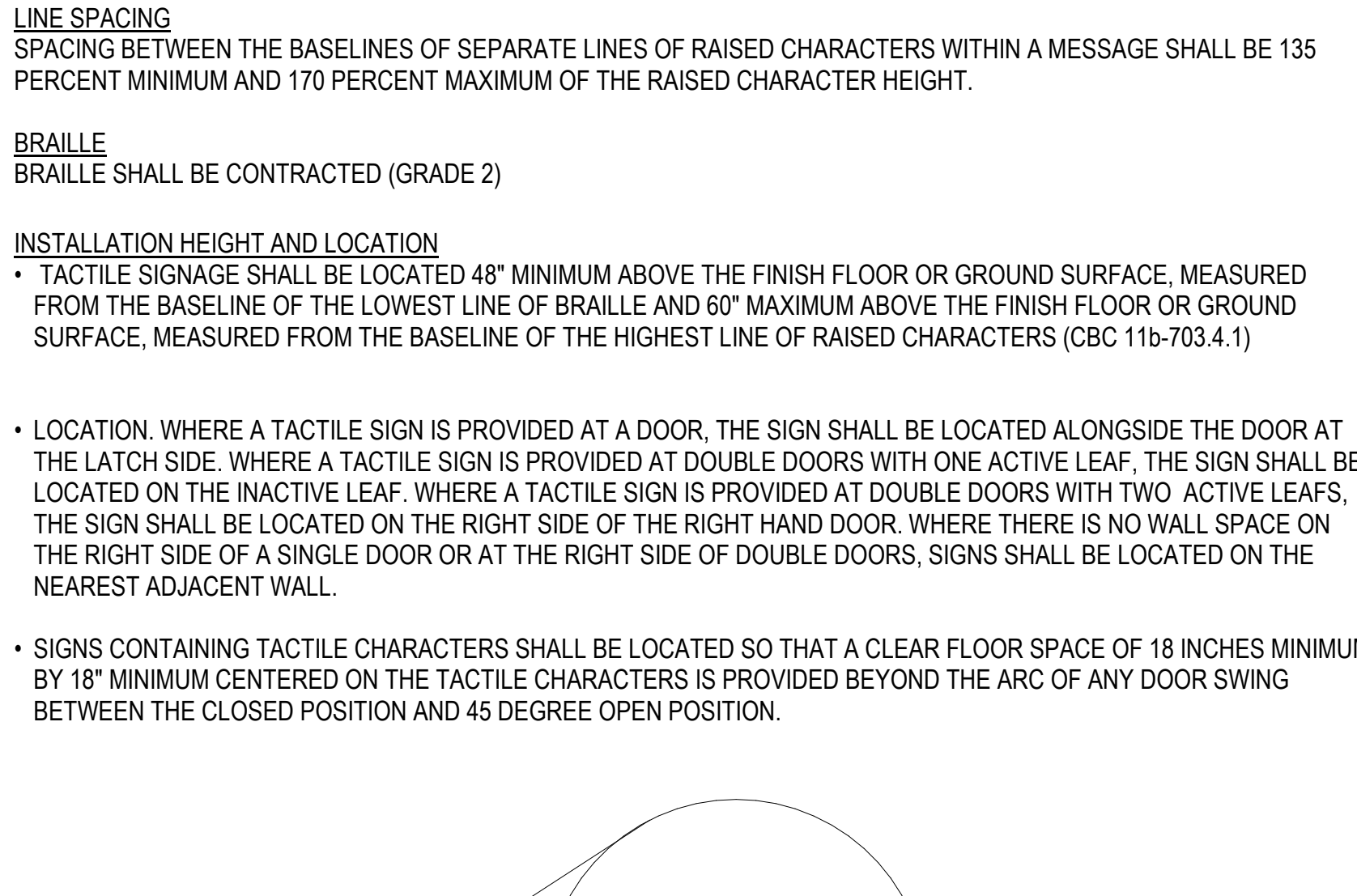
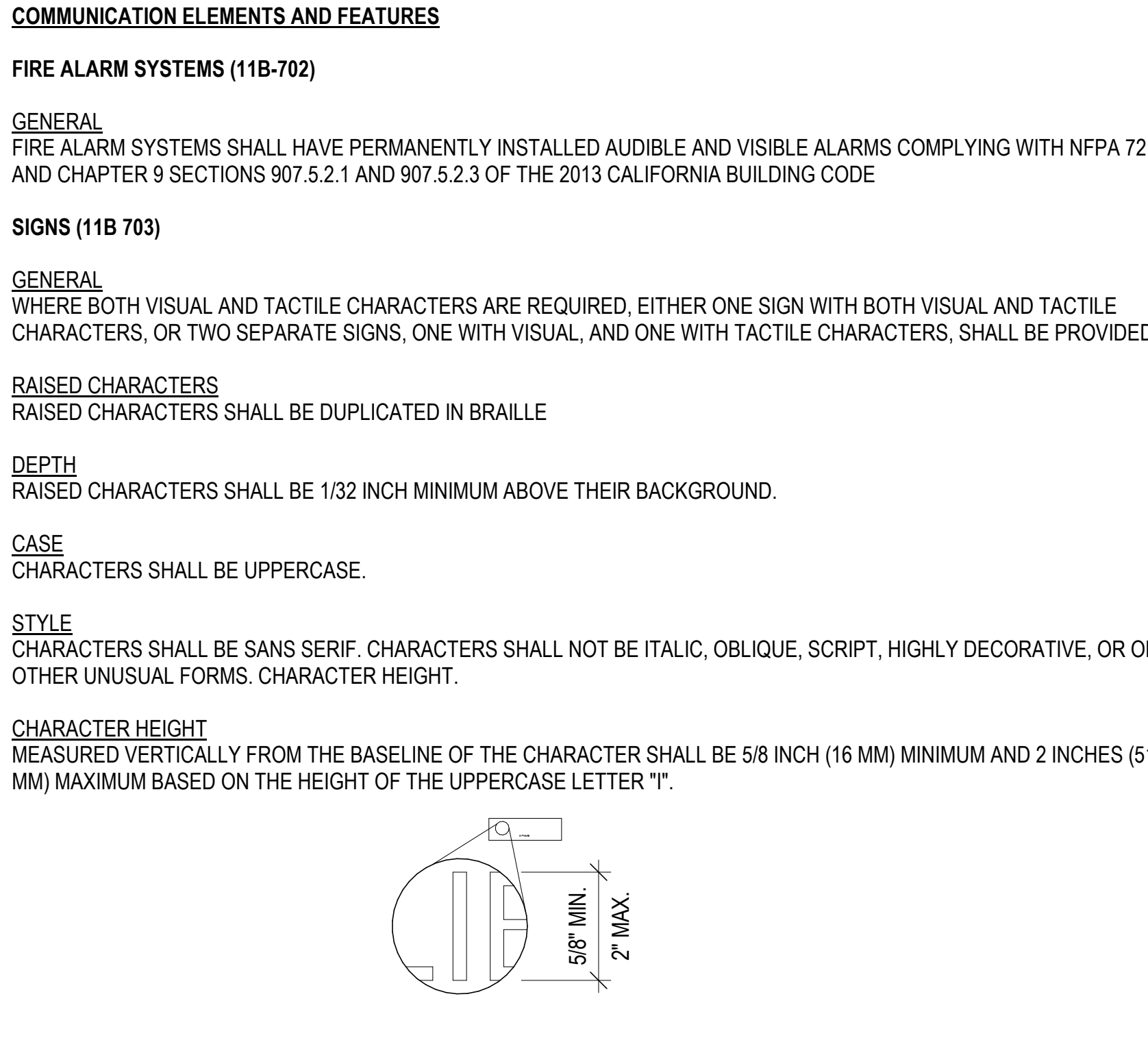
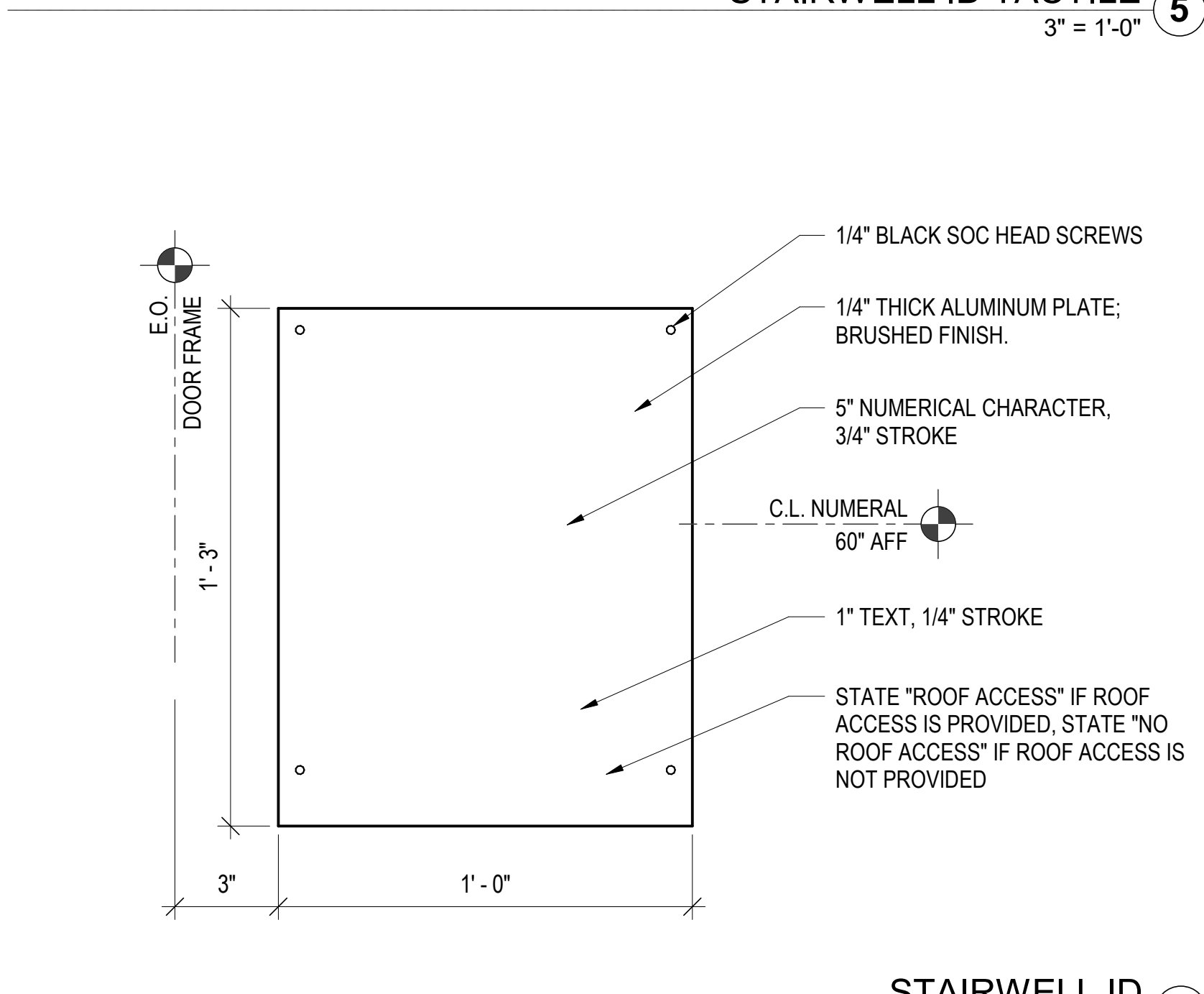
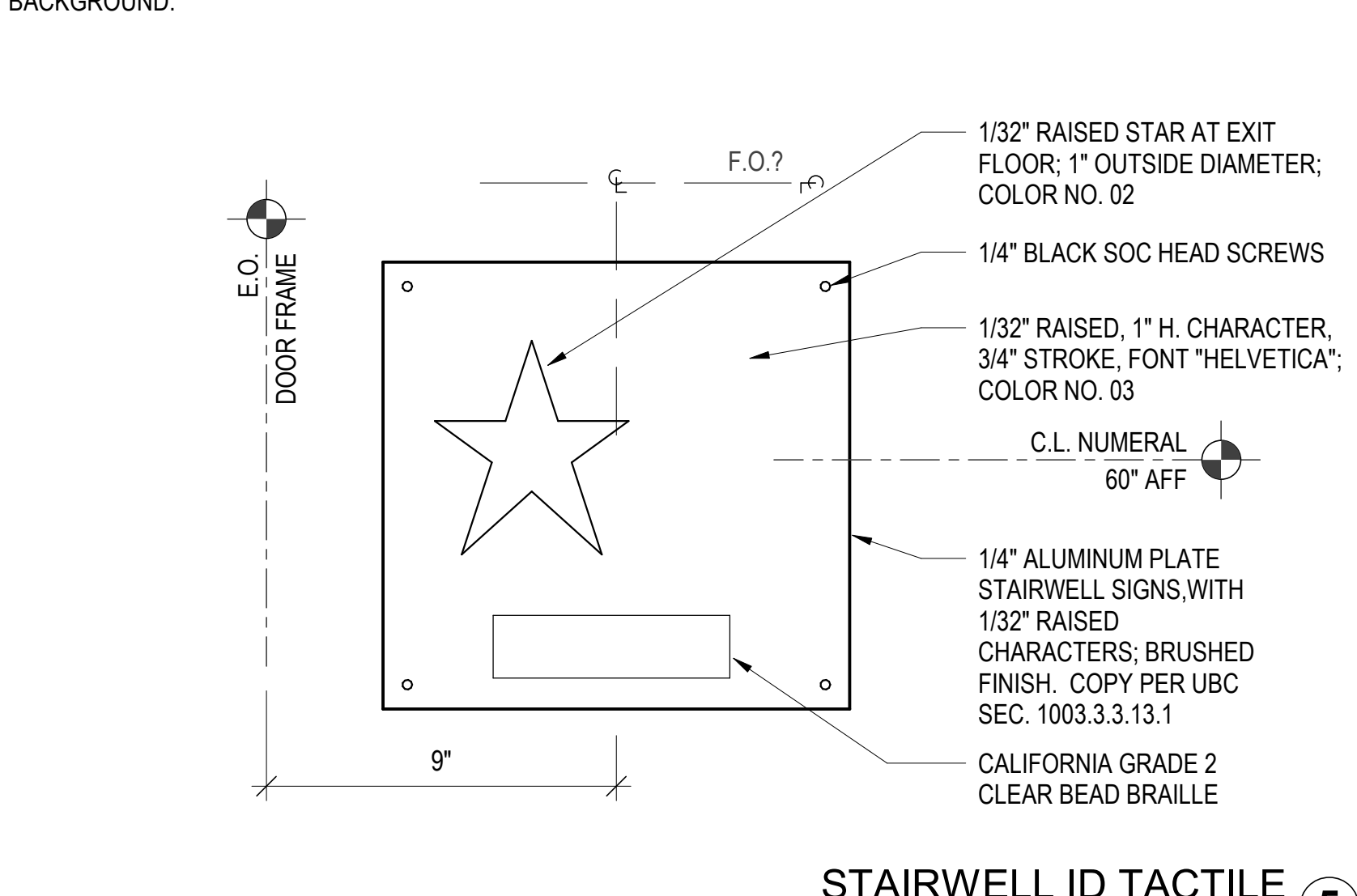
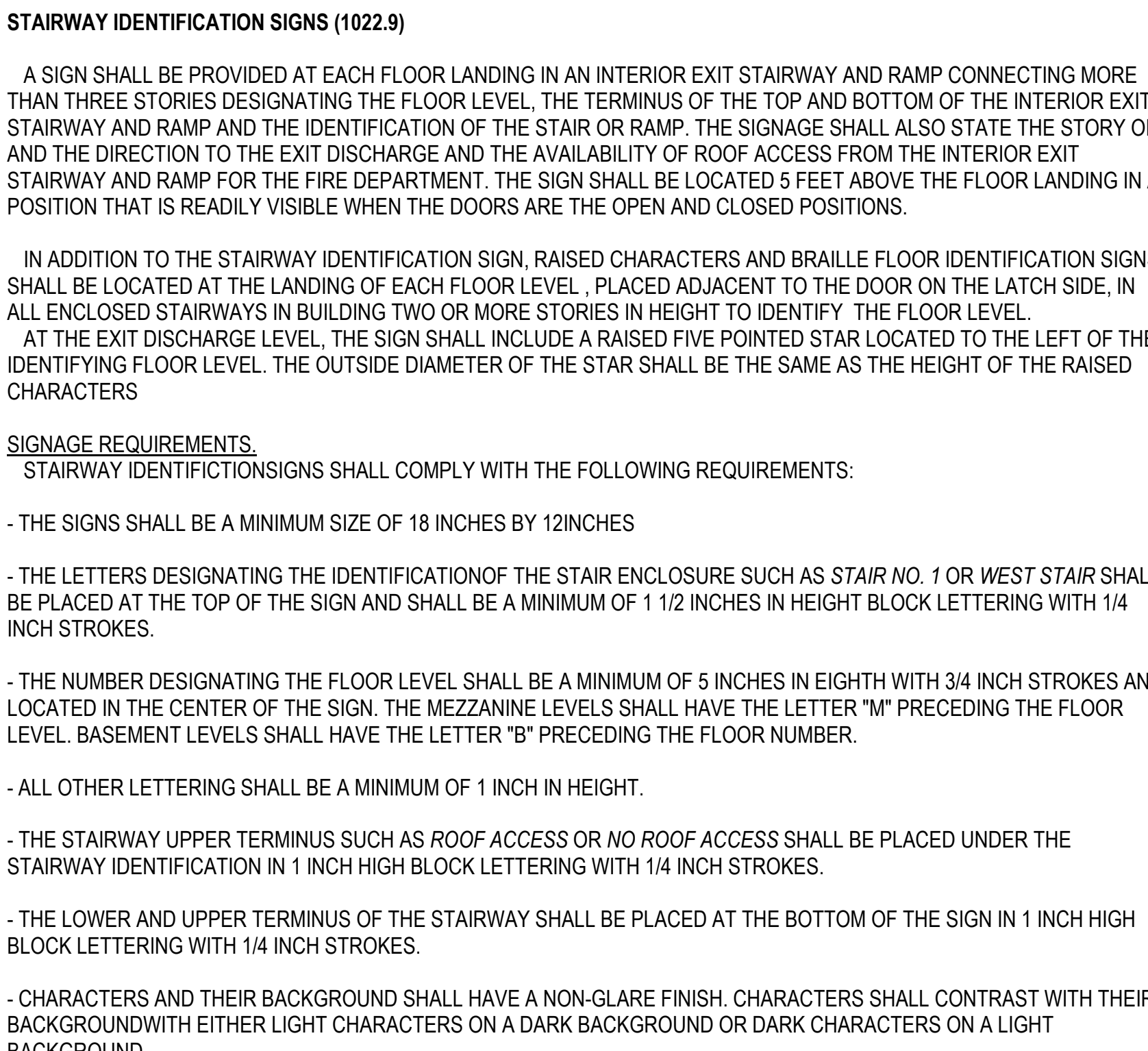
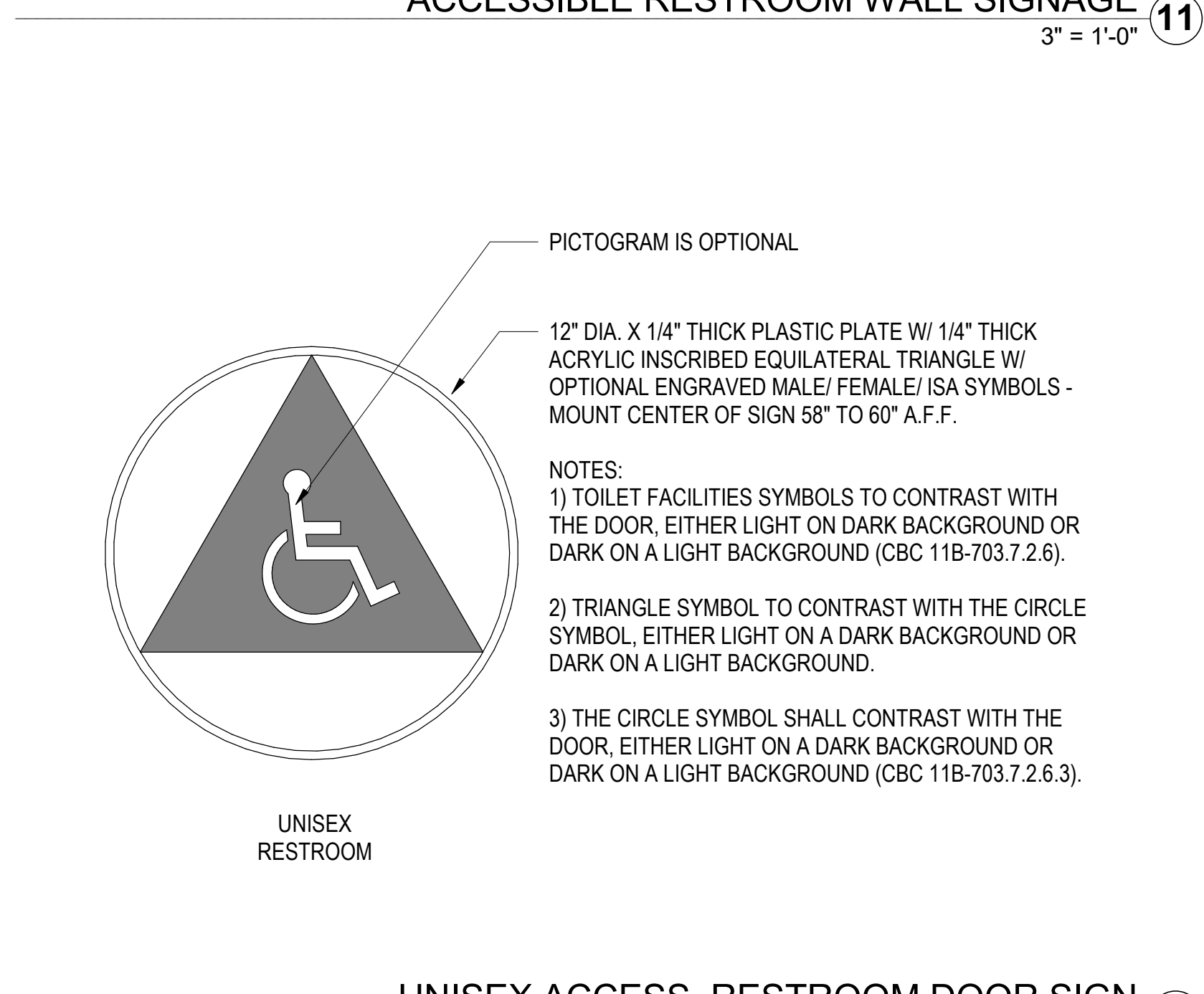
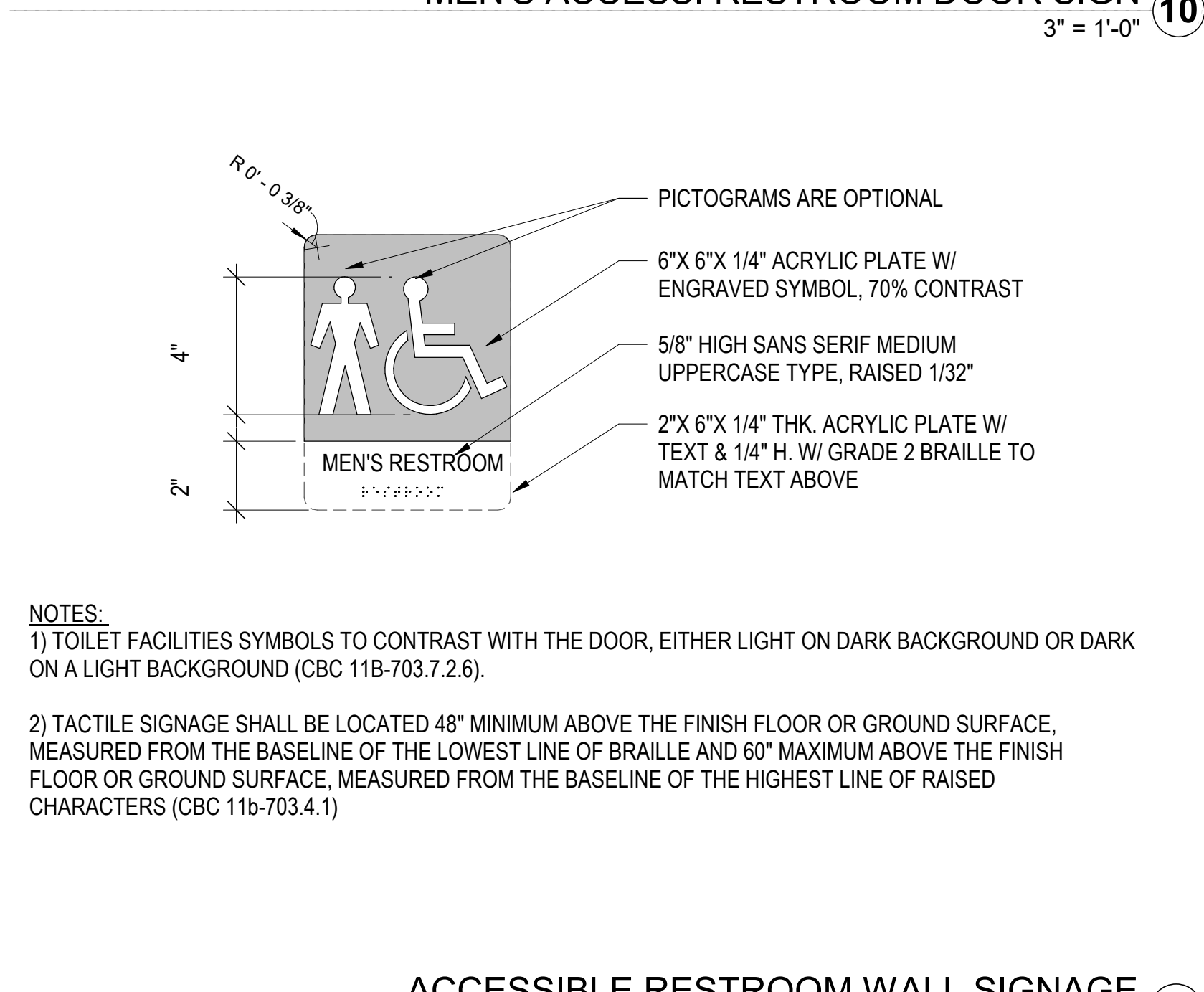
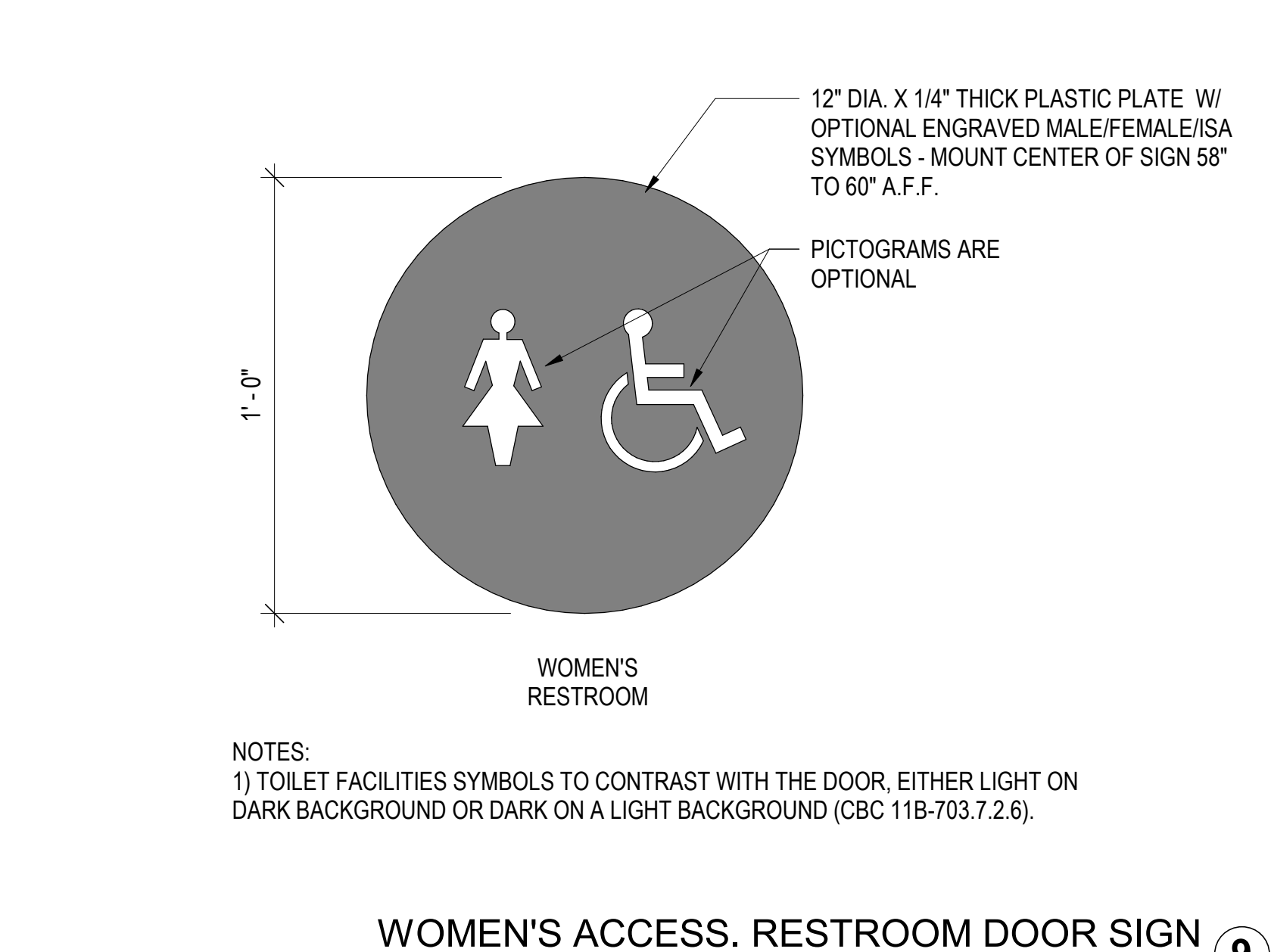
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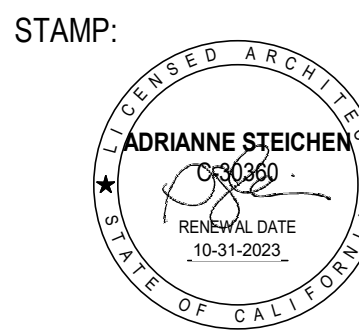
TNDC  
201 Eddy Street  
San Francisco, CA  
94102





TNDC  
201 Eddy Street  
San Francisco, CA  
94102

**2550 IRVING ST**  
2550 Irving Street  
San Francisco, CA 94122

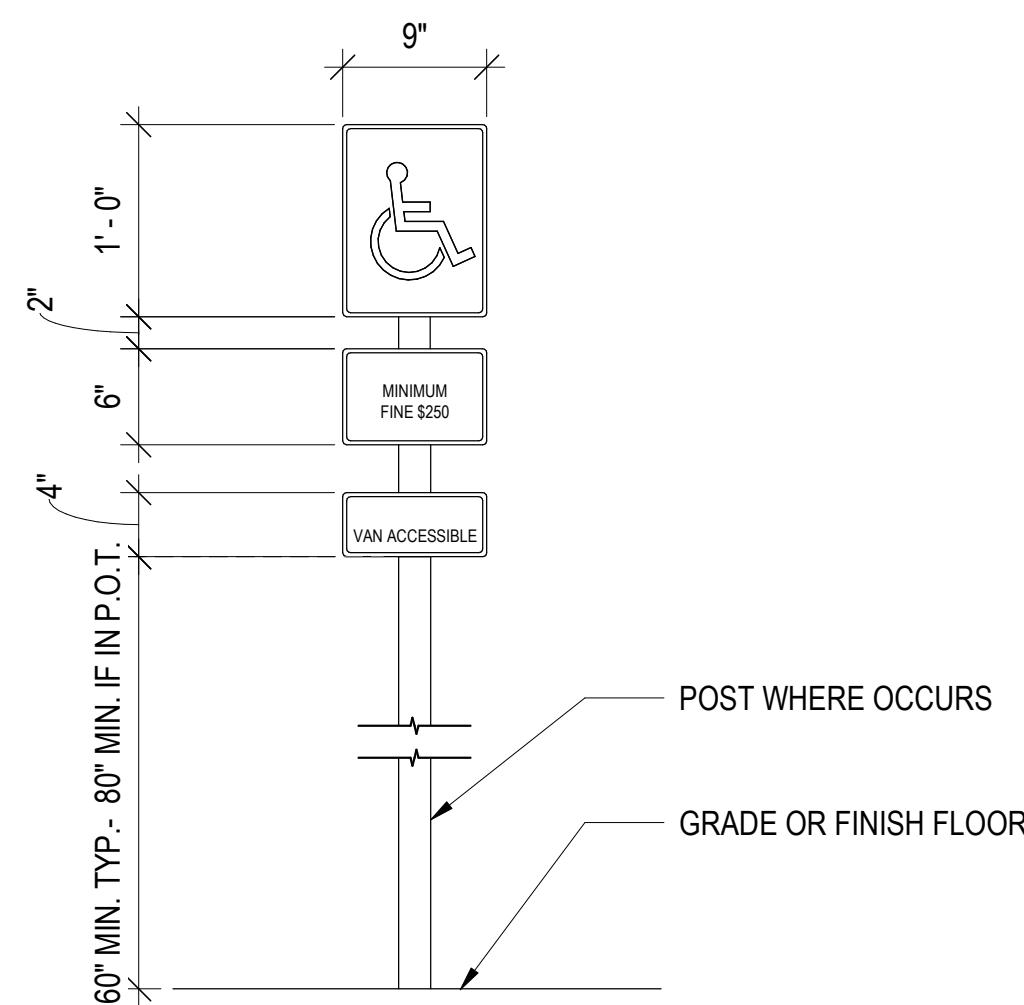


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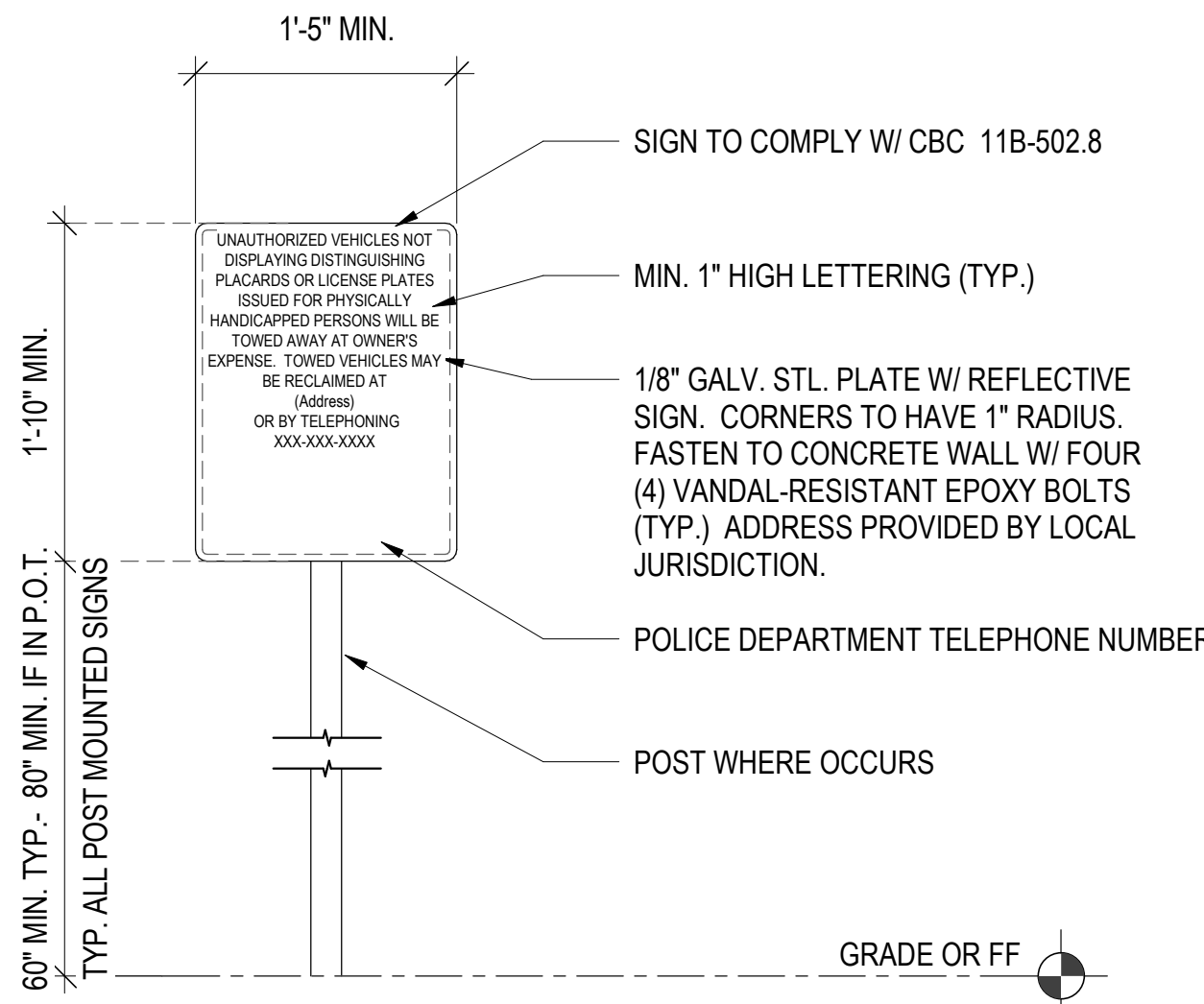
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ACCESSIBLE PARKING SIGN - COPY 2  
1" = 1'-0"



UNAUTHORIZED PARKING SIGNAGE - COPY 1  
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94102

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

**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 (1134A)**

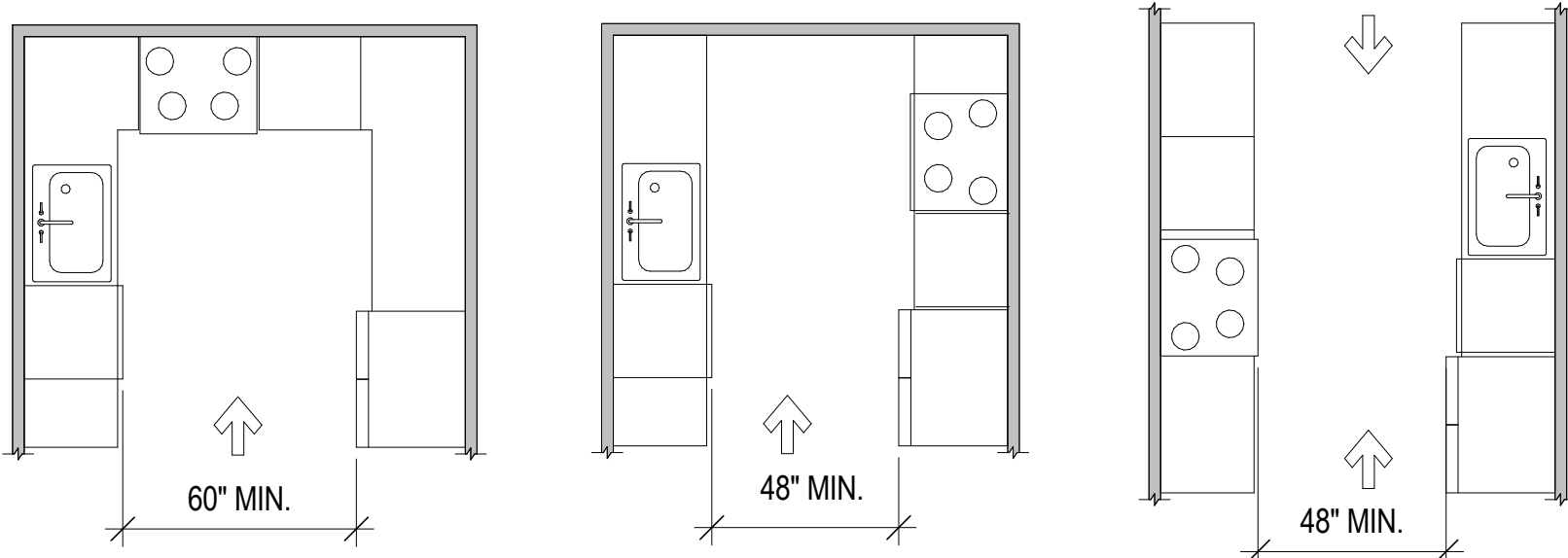
**GENERAL**  
KITCHENS SHALL BE ON AN ACCESSIBLE ROUTE

**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 EXCLUDING HARDWARE
- 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 LEAST 48 INCHES
- ALL OTHER KITCHEN DESIGNS SHALL PROVIDE A MINIMUM CLEAR WIDTH OF AT LEAST 48 INCHES



U-SHAPED KITCHENS

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.

**COUNTERTOPS**

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

**REPOSITIONABLE COUNTERTOPS**

- 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 AREAS 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 COUNTERTOP WORK SURFACE

**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

**PLUMBING PROTECTION**

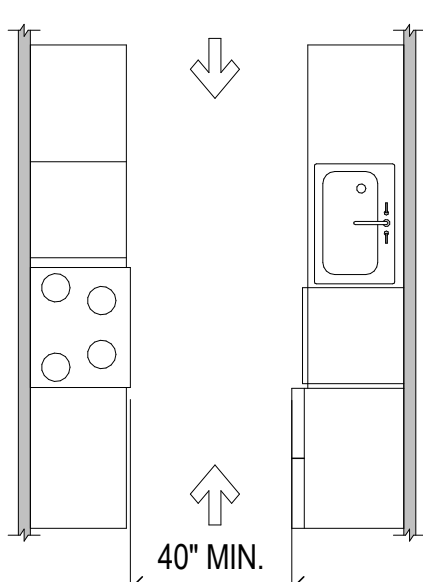
- WATER SUPPLIES AND DRAIN PIPES UNDER THE SINK SHALL BE INSULATED
- THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE KITCHEN SINK

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

**CLEARANCE**  
CLEARANCES ARE MEASURED FROM THE FURTHEST PROJECTING FACE OF ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS EXCLUDING HARDWARE  
EXCEPTION:  
SPACES THAT DO NOT 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



PASS THROUGH KITCHENS

**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.

**TURNING SPACE**

- 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**

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-609 **RESIDENTIAL DWELLING UNITS WITH COMMUNICATION FEATURES**

**SUBSEQUENT BATHROOMS**

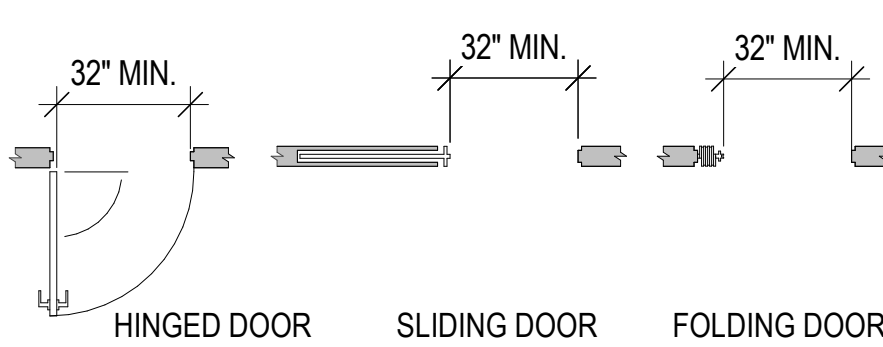
IN RESIDENTIAL DWELLINGS WITH MORE THAN ONE BATHROOM, WHEN A BATH TUB IS INSTALLED IN THE FIRST BATHROOM AND A SHOWER COMPARTMENT IS PROVIDED IN A SUBSEQUENT BATHROOM, AT LEAST ONE SHOWER SHALL COMPLY WITH 11B-609 **RESIDENTIAL DWELLING UNITS WITH COMMUNICATION FEATURES**

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

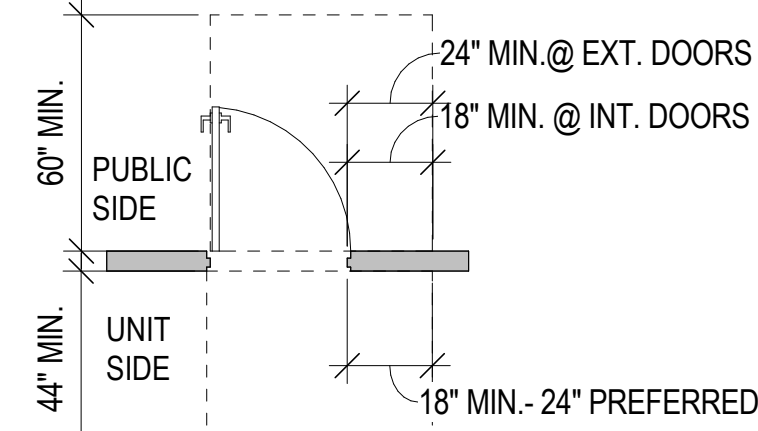
- BUILDING FIRE ALARM SYSTEM, WHERE A BUILDING FIRE ALARM SYSTEM IS PROVIDED, THE SYSTEM WIRING SHALL BE EXTENDED TO A POINT WITHIN THE RESIDENTIAL DWELLING UNIT IN THE VICINITY OF THE RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEM
- RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEM, RESIDENTIAL DWELLING 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. 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

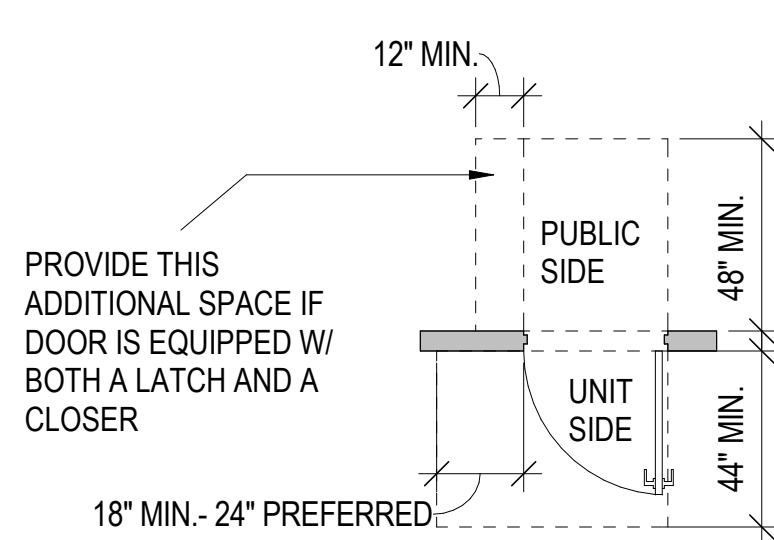


CLEAR WIDTH OF DOORWAYS



FRONT APPROACH PULL SIDE

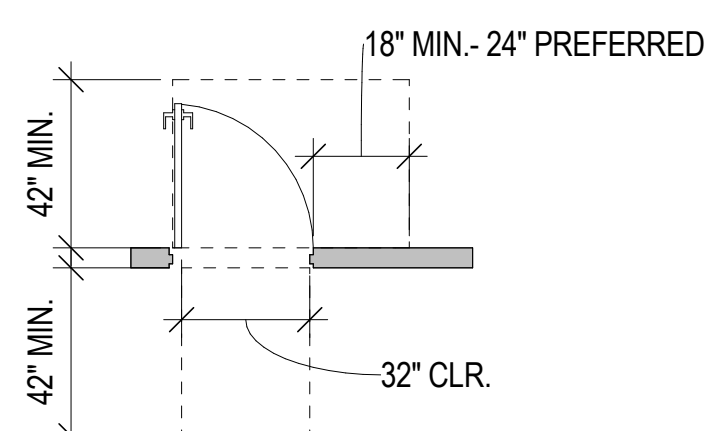
FRONT APPROACH PUSH SIDE



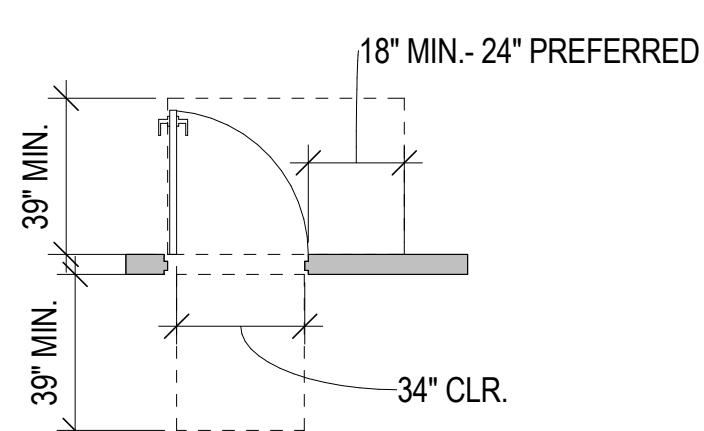
FRONT APPROACH PULL SIDE

FRONT APPROACH PUSH SIDE

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



**MANEUVERING CLEARANCES AT DWELLING UNITS INTERIOR DOORS**



**MANEUVERING CLEARANCES AT DWELLING UNITS INTERIOR DOORS ALTERNATE**

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

**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

**LEVEL FLOOR OR LANDING**

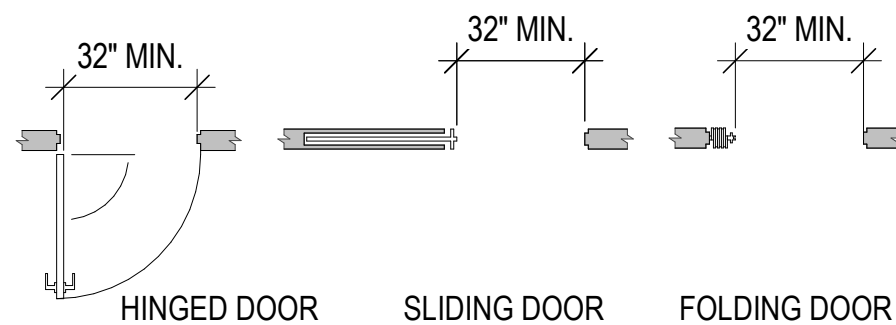
THE FLOOR OR LANDING ON EACH SIDE OF THE DOOR SHALL BE LEVEL

**CLOSER-EFFORT TO OPERATE DOORS**

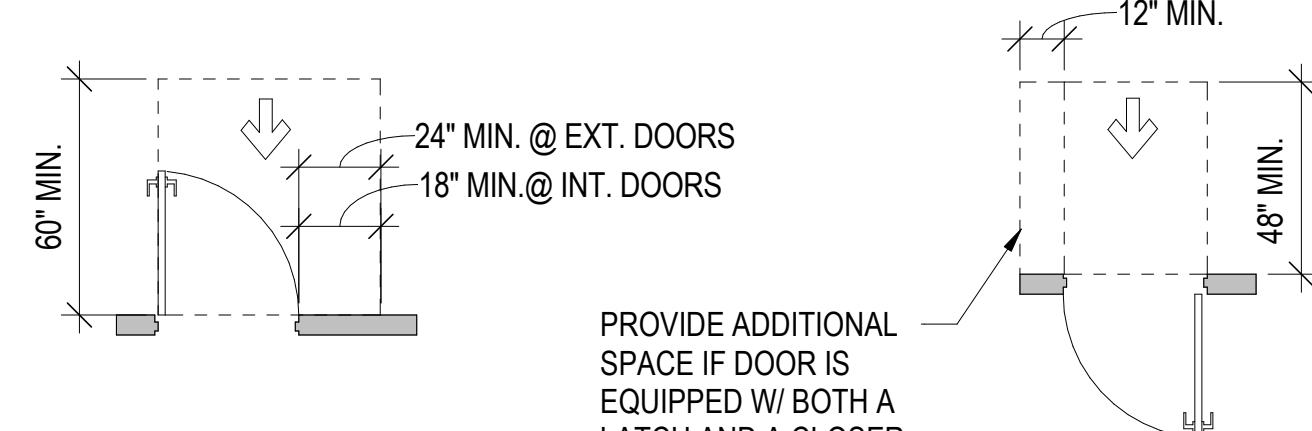
MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 POUND FOR EXTERIOR DOORS, FIVE POUNDS FOR INTERIOR DOORS AND 15 POUNDS FOR REQUIRED FIRE DOORS

**SMOOTH SURFACE**

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

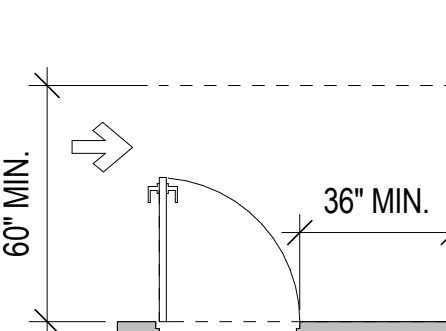


CLEAR WIDTH OF DOORWAYS



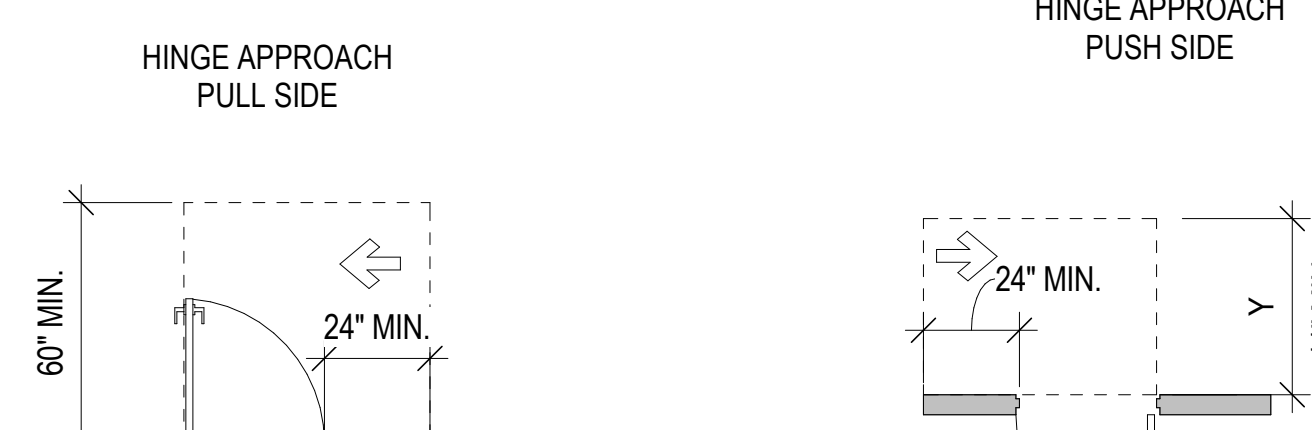
FRONT APPROACH PULL SIDE

FRONT APPROACH PUSH SIDE



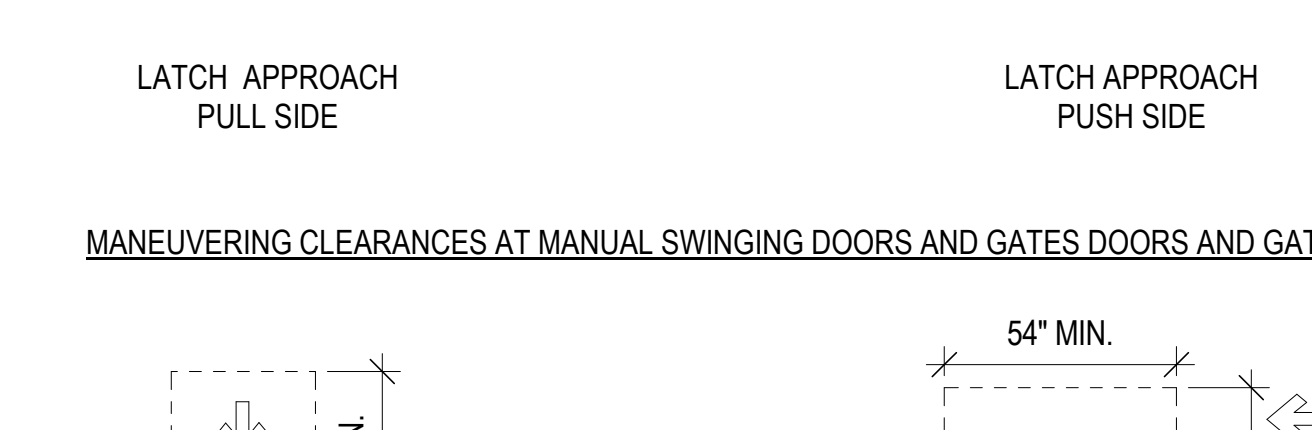
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FRONT APPROACH PUSH SIDE



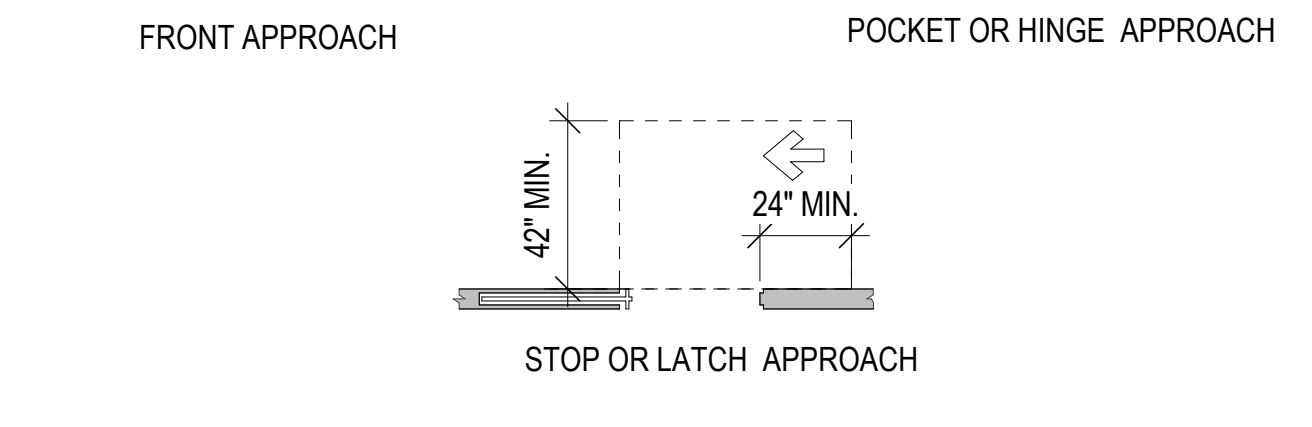
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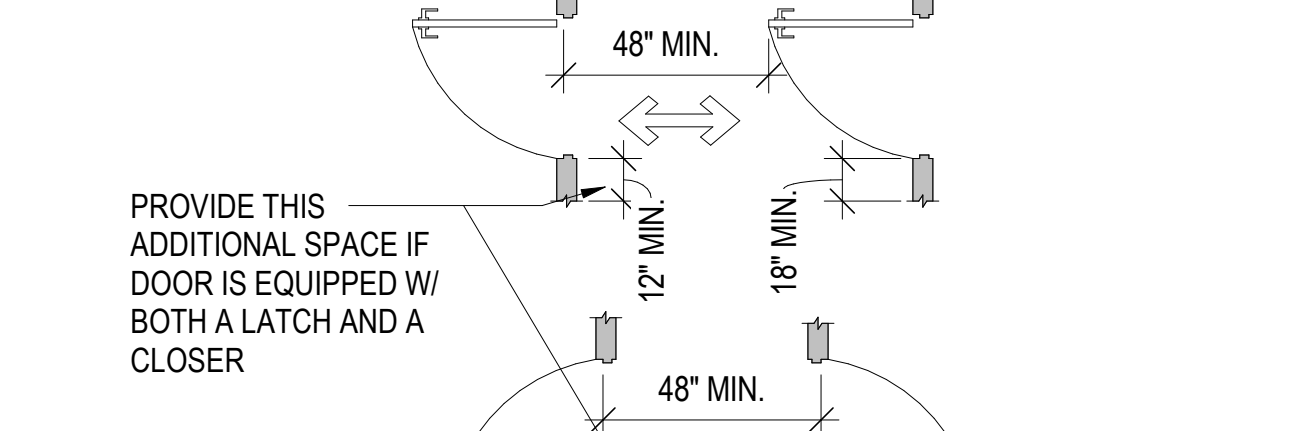
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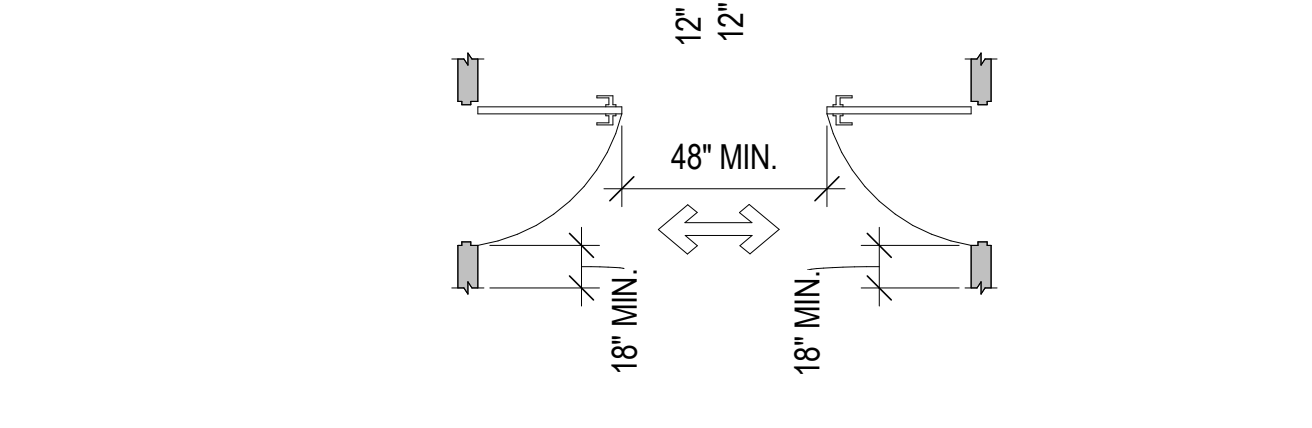
FRONT APPROACH PULL SIDE

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FRONT APPROACH PULL SIDE

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FRONT APPROACH PULL SIDE

FRONT APPROACH PUSH SIDE



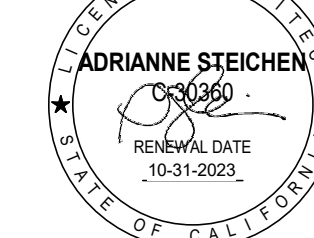
FRONT APPROACH PULL SIDE

FRONT APPROACH PUSH SIDE

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TITLE:

**CBC 11A 2016 - DWELLING UNITS**

**SHEET:**

**G9.06**



TNDC  
201 Eddy Street  
San Francisco, CA  
94102

**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 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

**POWDER ROOMS**

POWDER ROOMS LOCATED ON AN ACCESSIBLE FLOOR SHALL BE ACCESSIBLE

**MANEUVERING SPACE**

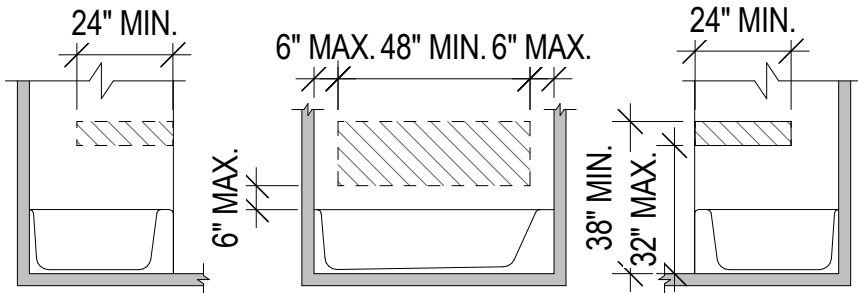
- BATHING AND TOILET FACILITIES REQUIRED TO BE ADAPTABLE SHALL PROVIDE SUFFICIENT MANEUVERING SPACE FOR A PERSON USING A WHEELCHAIR TO ENTER AND CLOSE THE DOOR, USE THE FIXTURES, REOPEN THE DOOR AND EXIT.
- WHERE THE DOOR SWINGS INTO THE BATHROOM OR POWDER ROOM, THERE SHALL BE A CLEAR MANEUVERING SPACE (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 ABOVE THE FLOOR



**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.

**SIZE**

- 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\"/>

**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 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\"/>

**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

**LAVATORIES**

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

**LOCATION**

- 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 WITH THE 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.

**FLOOR SPACE**

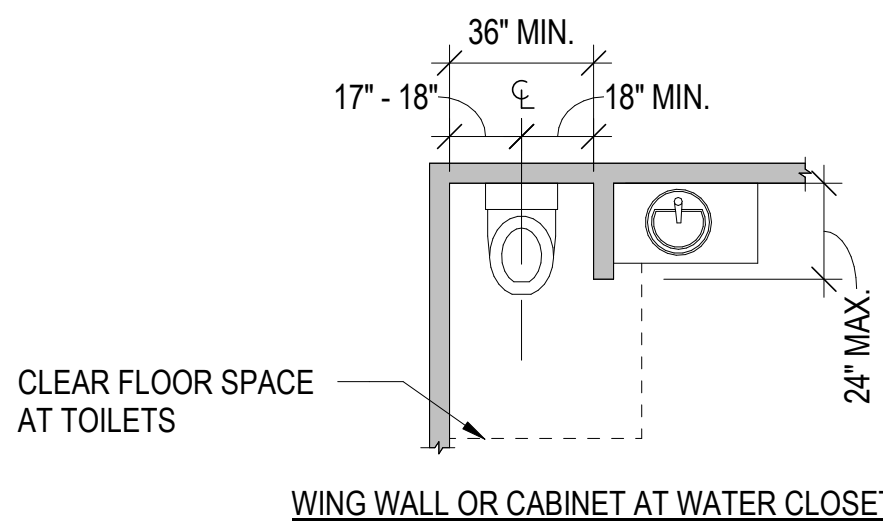
- A CLEAR MANEUVERING SPACE AT LEAST 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT LAVATORIES AND SHALL BE CENTERED ON THE LAVATORY

**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:
  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\"/>



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TITLE:	
CBC 11A 2018 - DWELLING UNIT BATHROOMS	
SHEET:	

**G9.07**



ELEVATOR CAR CONTROLS

**LOCATION**  
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  
**ARRANGEMENT**  
• BUTTONS SHALL BE ARRANGED WITH NUMBERS IN ASCENDING ORDER WHEN 2 OR MORE COLUMNS ARE PROVIDED, THEY SHALL READ FROM LEFT TO RIGHT.  
**ILLUMINATION**  
• CAR CONTROL BUTTONS SHALL BE ILLUMINATED  
**OPERATION**  
• CAR CONTROL BUTTONS SHALL BE ACTIVATED BY A MECHANICAL MOTION THAT IS DETECTABLE

EMERGENCY CONTROLS

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

DESIGNATIONS AND INDICATORS OF CAR CONTROL

- BUTTONS**  
**TYPE**  
• CONTROL BUTTONS SHALL BE IDENTIFIED BY RAISED CHARACTERS OR SYMBOLS AND BRAILLE COMPLYING WITH 703.3.  
**LOCATION**  
• RAISED CHARACTERS OR SYMBOLS AND BRAILLE DESIGNATIONS SHALL BE PLACED IMMEDIATELY TO THE LEFT OF THE CONTROL BUTTON TO WHICH THE DESIGNATIONS APPLY  
**SYMBOLS**  
• 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 FLOOR  
**BUTTON SPACING**  
• A MINIMUM CLEAR SPACE OF 3/8" OR OTHER SUITABLE MEANS OF SEPARATION SHALL BE PROVIDED BETWEEN ROWS OF CONTROL BUTTONS

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

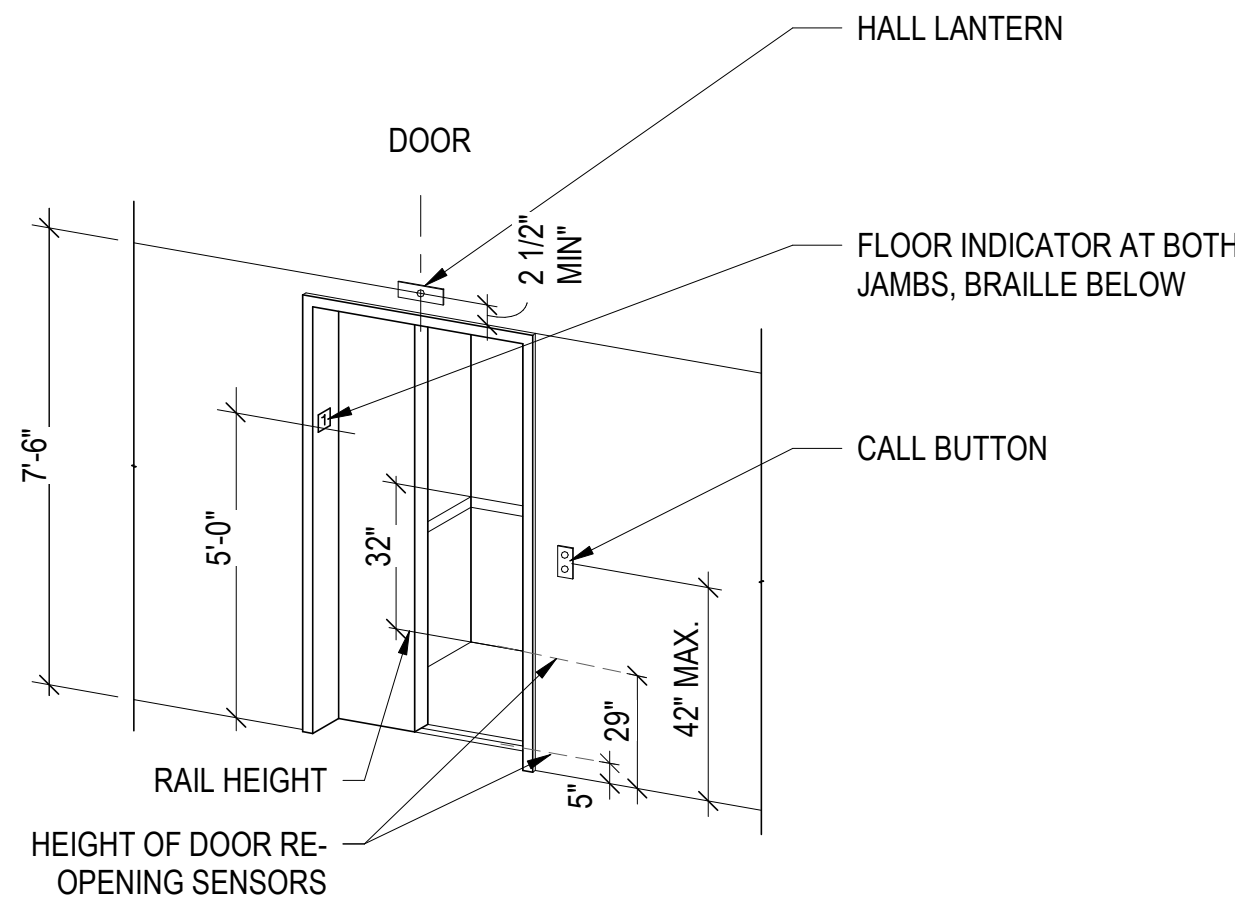
- VISIBLE INDICATORS**  
**SIZE**  
• CHARACTERS SHALL BE 1/2 INCH HIGH MINIMUM.  
**LOCATION**  
• INDICATORS SHALL BE LOCATED ABOVE THE CAR CONTROL PANEL OR ABOVE THE DOOR  
**FLOOR ARRIVAL**  
• AS THE CAR PASSES A FLOOR SERVED BY THE ELEVATOR AND WHEN A CAR STOPS AT A FLOOR SERVED BY THE ELEVATOR, THE CORRESPONDING CHARACTER SHALL ILLUMINATE  
**AUDIBLE INDICATORS**  
**SIGNAL TYPE**  
• THE SIGNAL SHALL BE AN AUTOMATIC VERBAL ANNUNCIATOR WHICH ANNOUNCES THE FLOOR AT WHICH THE CAR IS ABOUT TO STOP  
**SIGNAL LEVEL**  
• 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.

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

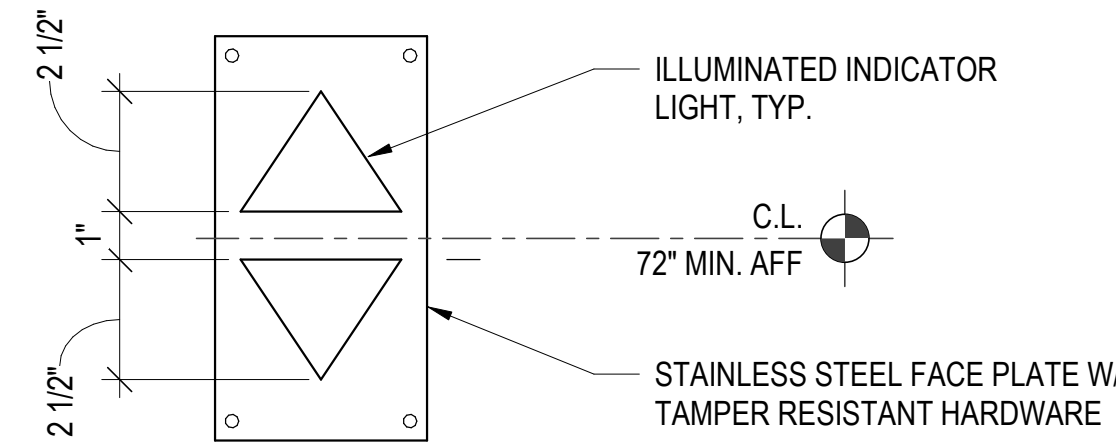
- LOCATION**  
• CLEARANCE BETWEEN SUPPORT RAILS AND ADJACENT SURFACES SHALL BE 1 1/2 INCH MINIMUM. TOP OF SUPPORT SHALL BE BETWEEN 31 AND 33 INCHES ABOVE THE FLOOR OF THE CAR. THE END OF THE SUPPORT RAIL SHALL BE 6 INCHES MAXIMUM FROM THE ADJACENT WALL

**SURFACES**  
• 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 STRUCTURE



ELEVATOR LOBBY & CAB RAIL HEIGHTS ①  
1/4" = 1'-0"



**NOTE:** ELEVATOR DIRECTION TO ALSO BE INDICATED BY AUDIBLE SIGNAL

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

ELEVATORS 11B-407

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

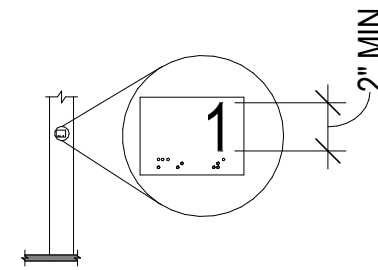
ELEVATOR LANDING REQUIREMENTS

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

- HALL SIGNALS**  
**VISIBLE AND AUDIBLE SIGNALS**  
• 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 SIGNALS**  
• 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**  
• AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION OR SHALL HAVE A VERBAL ANNUNCIATOR THAT INDICATES THE DIRECTION OF TRAVEL.

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

**CAR DESIGNATIONS**  
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 CHARACTERS AND BRAILLE



FLOOR DESIGNATIONS ON JAMBS OF ELEVATOR HOISTWAY ENTRANCES

ELEVATOR DOOR REQUIREMENTS

- TYPE**  
• ELEVATOR DOORS SHALL BE THE HORIZONTAL SLIDING TYPE.  
**OPERATION**  
• ELEVATOR HOISTWAY AND CAR DOORS SHALL OPEN AND CLOSE AUTOMATICALLY  
**REOPENING DEVICE**  
• ELEVATOR DOORS SHALL BE PROVIDED WITH A REOPENING DEVICE THAT SHALL STOP AND REOPEN 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.  
**DURATION**  
• DOOR REOPENING DEVICES SHALL REMAIN EFFECTIVE FOR 20 SECONDS MINIMUM  
**DOOR DELAY**  
• ELEVATOR DOORS SHALL REMAIN FULLY OPEN IN RESPONSE TO A CAR CALL FOR 5 SECONDS MINIMUM  
**WIDTH**  
• THE WIDTH OF ELEVATOR DOORS SHALL COMPLY WITH CBC TABLE 407.4.1.

ELEVATOR CAR REQUIREMENTS.

**CAR DIMENSIONS:** INSIDE DIMENSIONS OF ELEVATOR CARS AND CLEAR WIDTH OF ELEVATOR DOORS SHALL COMPLY WITH TABLE 407.4.1.

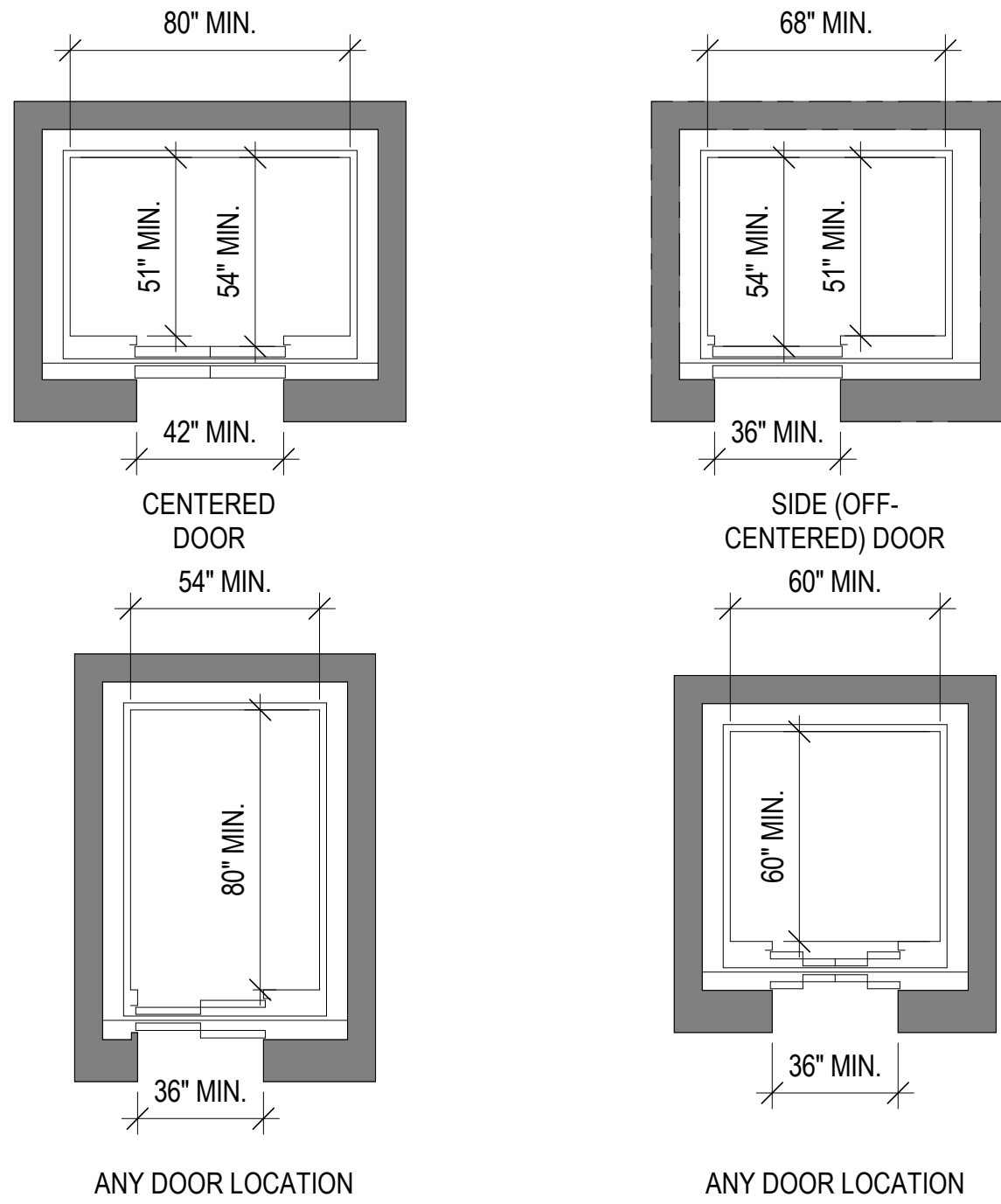


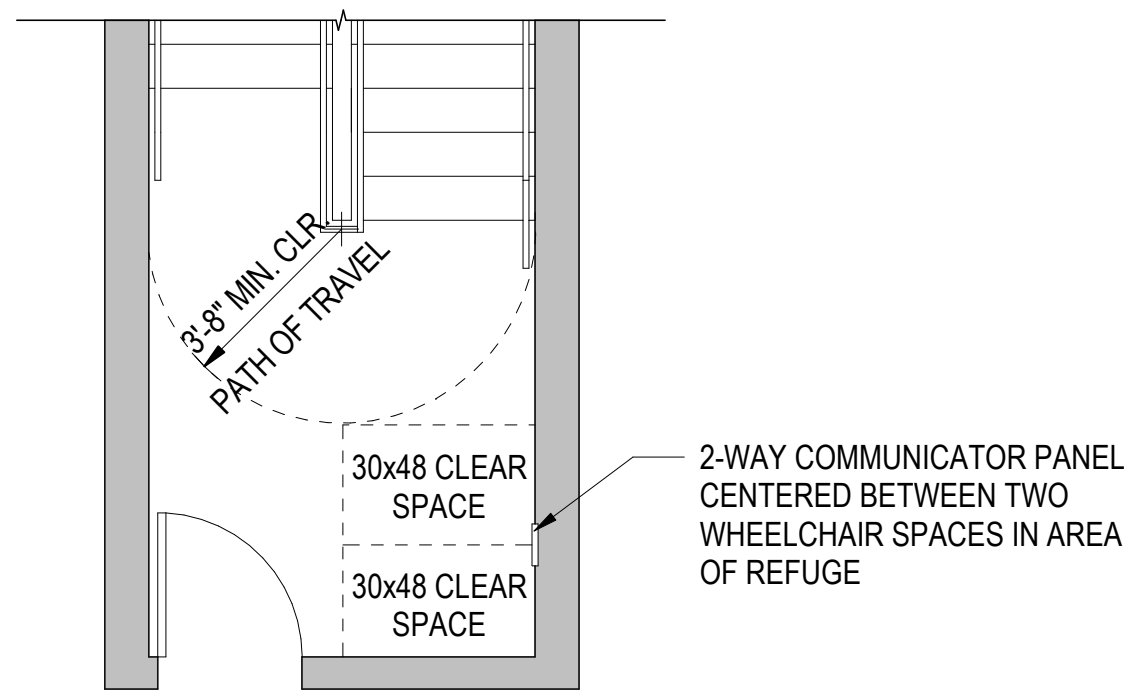
FIGURE 407.4.1 ELEVATOR CAR DIMENSIONS

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

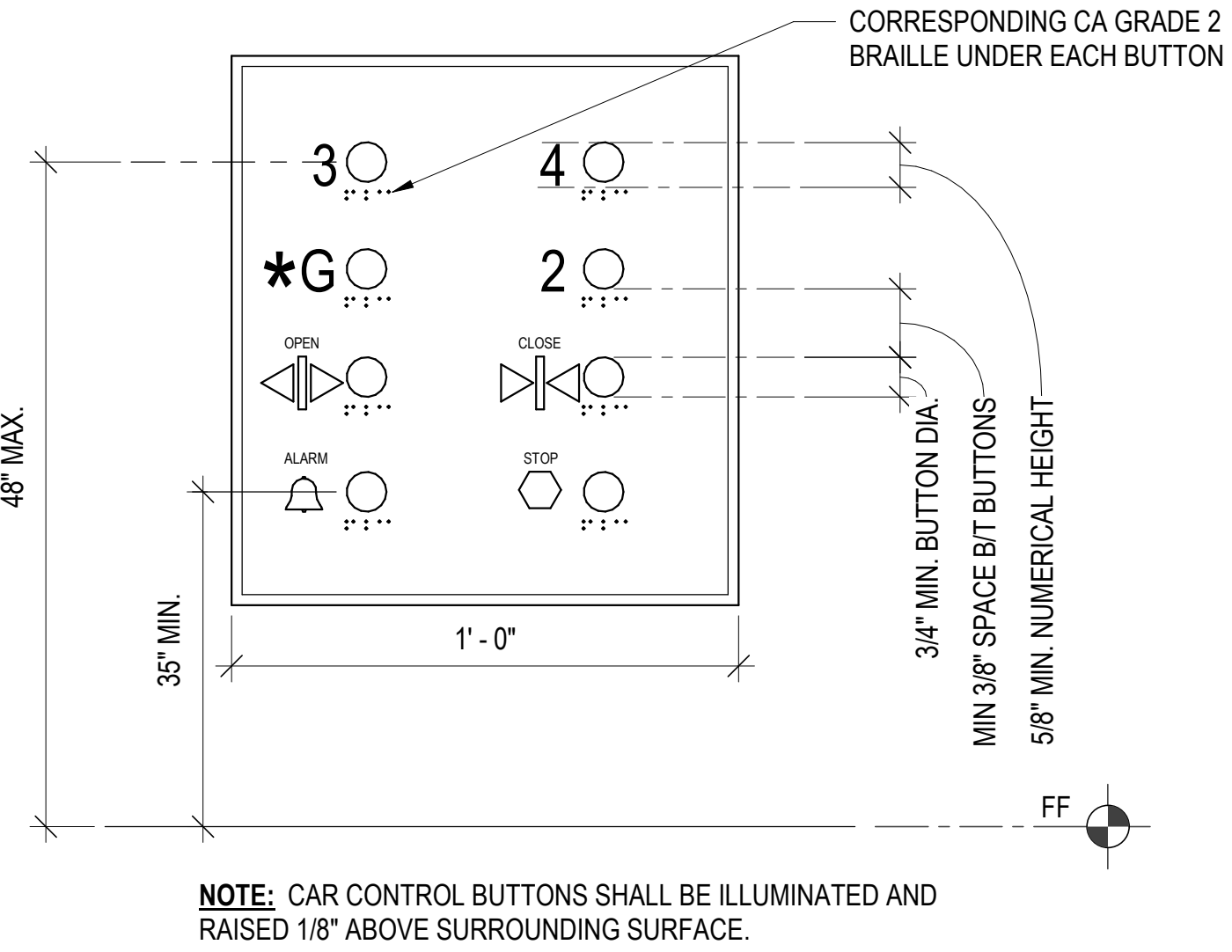
**LEVELING**  
• EACH CAR SHALL BE EQUIPPED WITH A SELF-LEVELING FEATURE THAT WILL AUTOMATICALLY BRING AND MAINTAIN THE CAR AT FLOOR LANDINGS WITHIN A TOLERANCE OF 1/2 INCH UNDER RATED LOADING TO ZERO LOADING CONDITIONS.

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

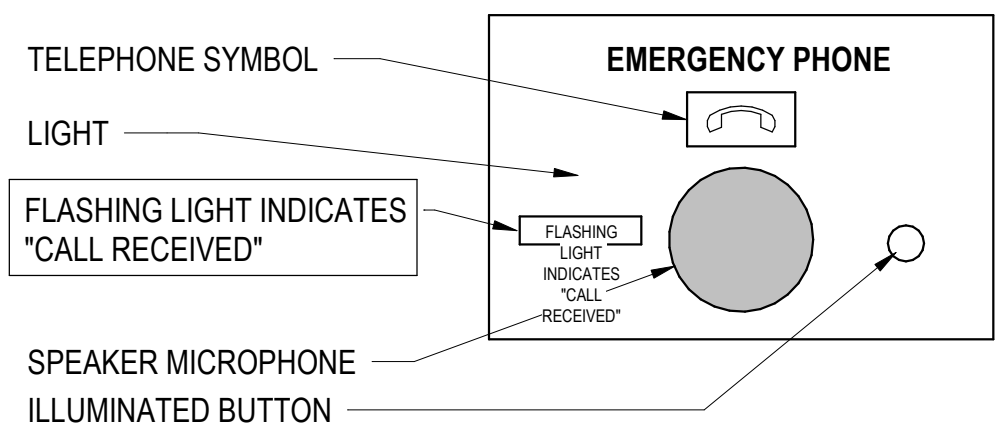
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2-WAY COMMUNICATOR PLAN DIAGRAM ⑧  
1/4" = 1'-0"



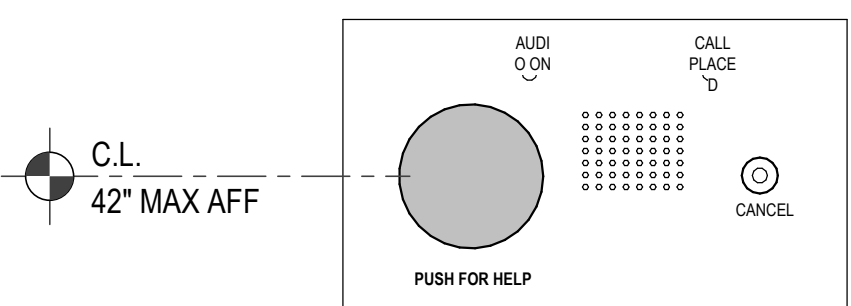
ELEVATOR CONTROL PANEL (CAB INTERIOR) ③  
3" = 1'-0"



**EMERGENCY COMMUNICATION**  
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.

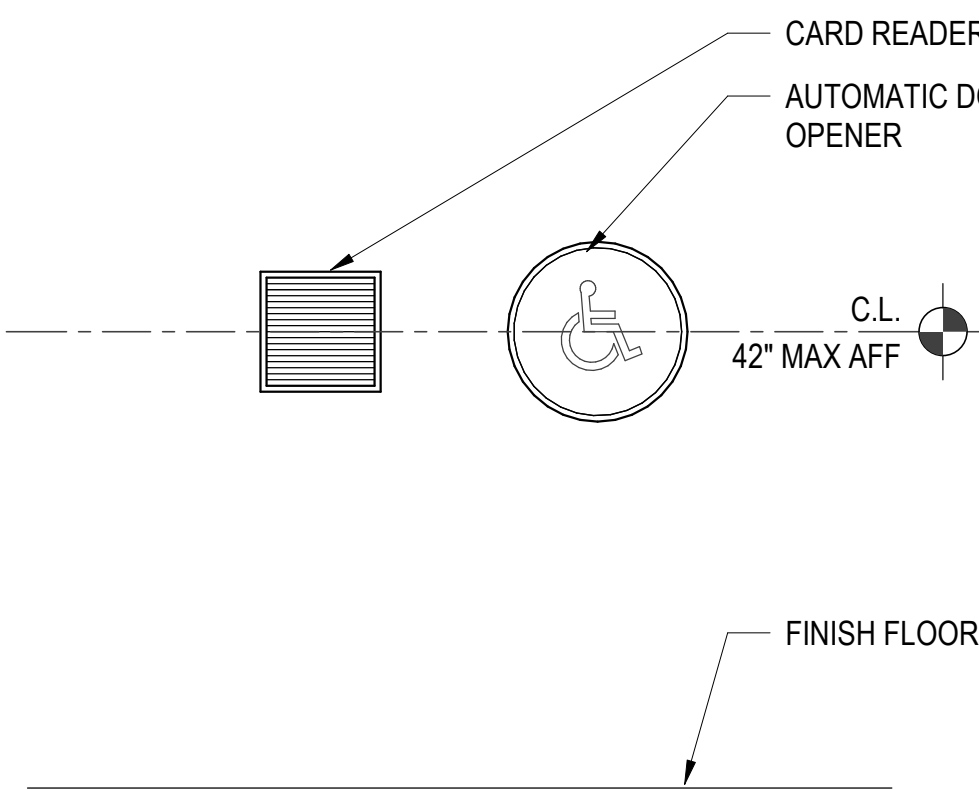
- NOTES**  
• IF TWO WAY INTERCOMMUNICATION DEVICE IS IN A CLOSED COMPARTMENT THEN DOOR MUST HAVE LEVER OR LOOP HARDWARE  
• EMERGENCY INTERCOMMUNICATIONS SHALL NOT REQUIRE VOICE COMMUNICATION.  
• EMERGENCY INTERCOMMUNICATIONS SHALL BE MOUNTED 4'-0" A.F.F. MAX.  
• ELEVATOR MUST BE EQUIPPED WITH DOOR 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 TWO-WAY COMMUNICATION SYSTEM MUST BE 48" MAX AFF.

ELEVATOR TWO-WAY COMM. DEVICE ②  
3" = 1'-0"

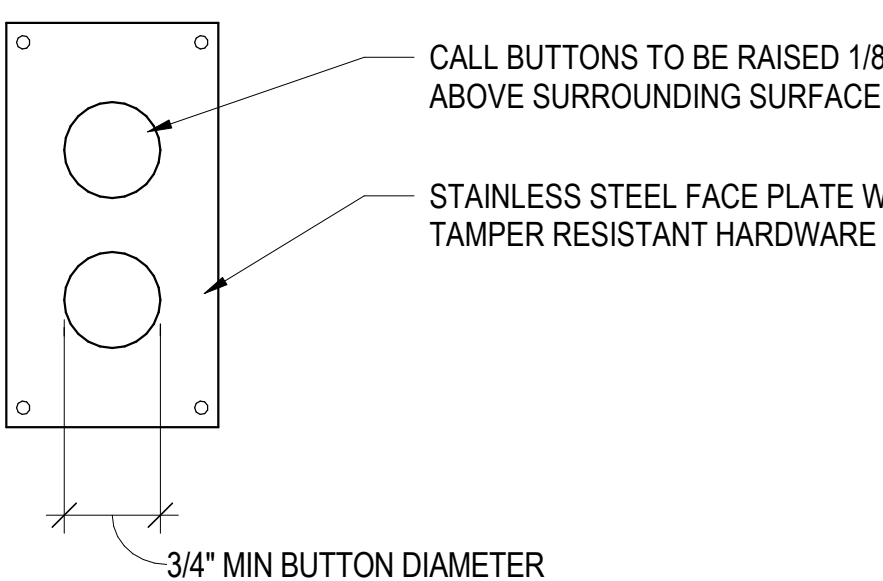


**NOTE:** SEE CODE SUMMARY SHEET AND A7 X SERIES FOR ALL LOCATIONS OF AREAS OF REFUGE AND FOR APPLICABLE CODE REQUIREMENTS.

2-WAY COMMUNICATOR IN AREA OF REFUGE ⑦  
3" = 1'-0"

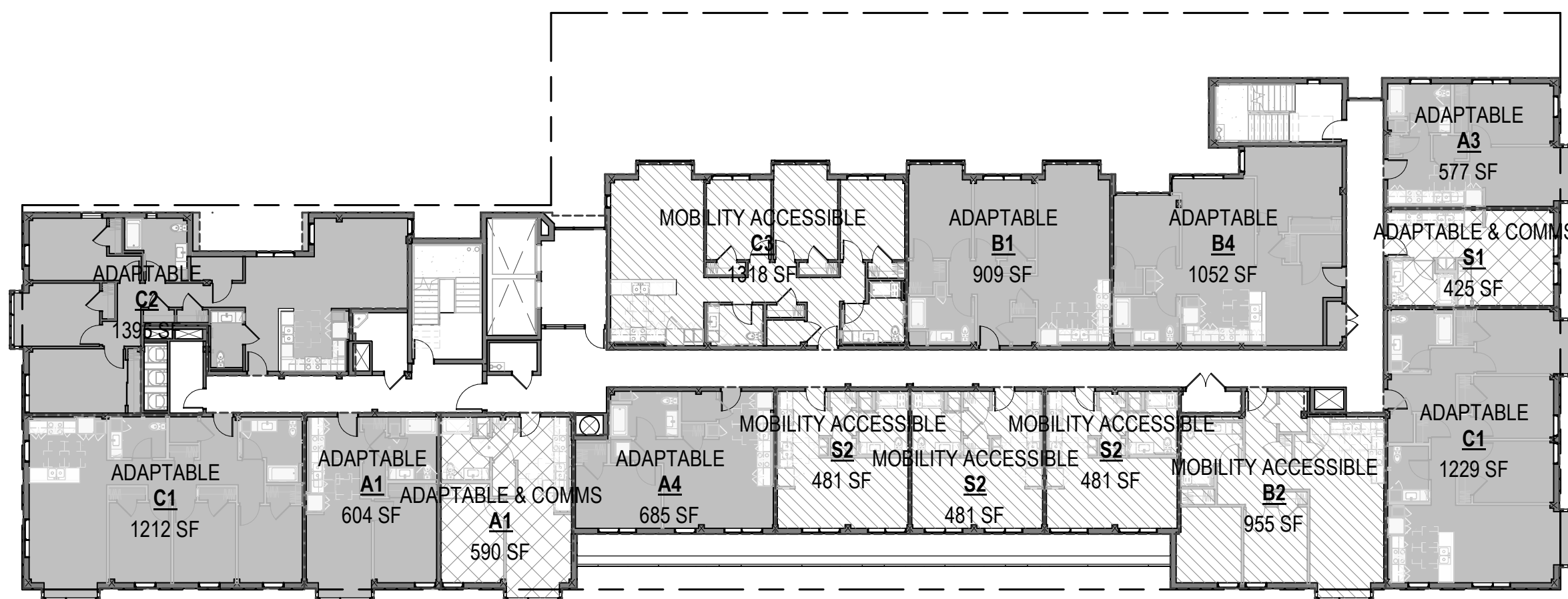


CARD READER & AUTOMATIC DOOR OPENER ⑥  
1 1/2" = 1'-0"

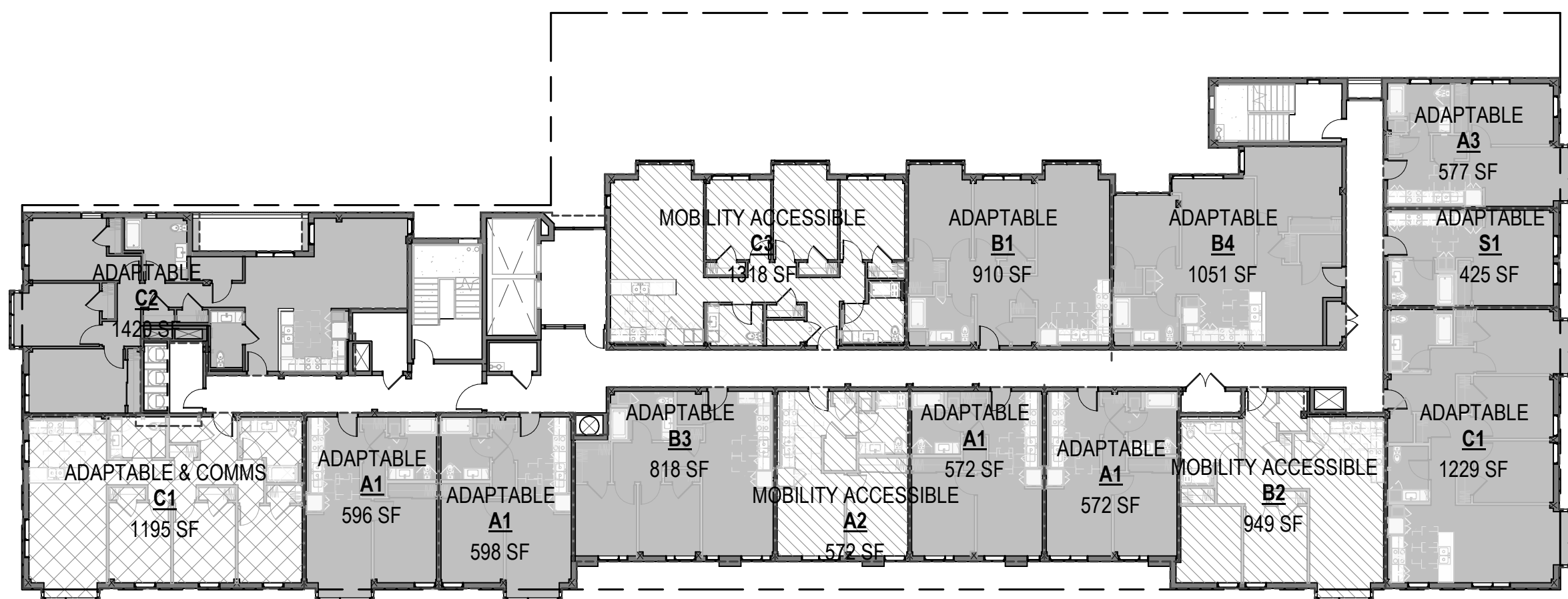


ELEVATOR CALL BUTTON ⑤  
3" = 1'-0"

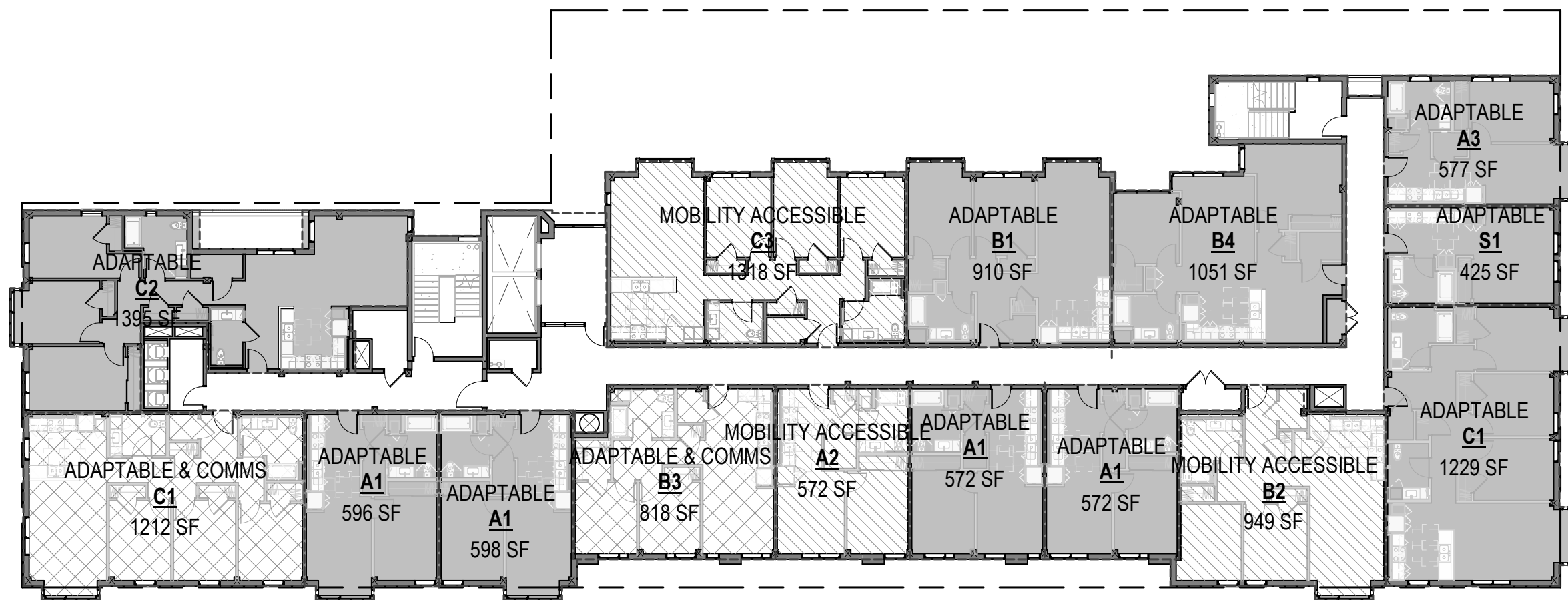




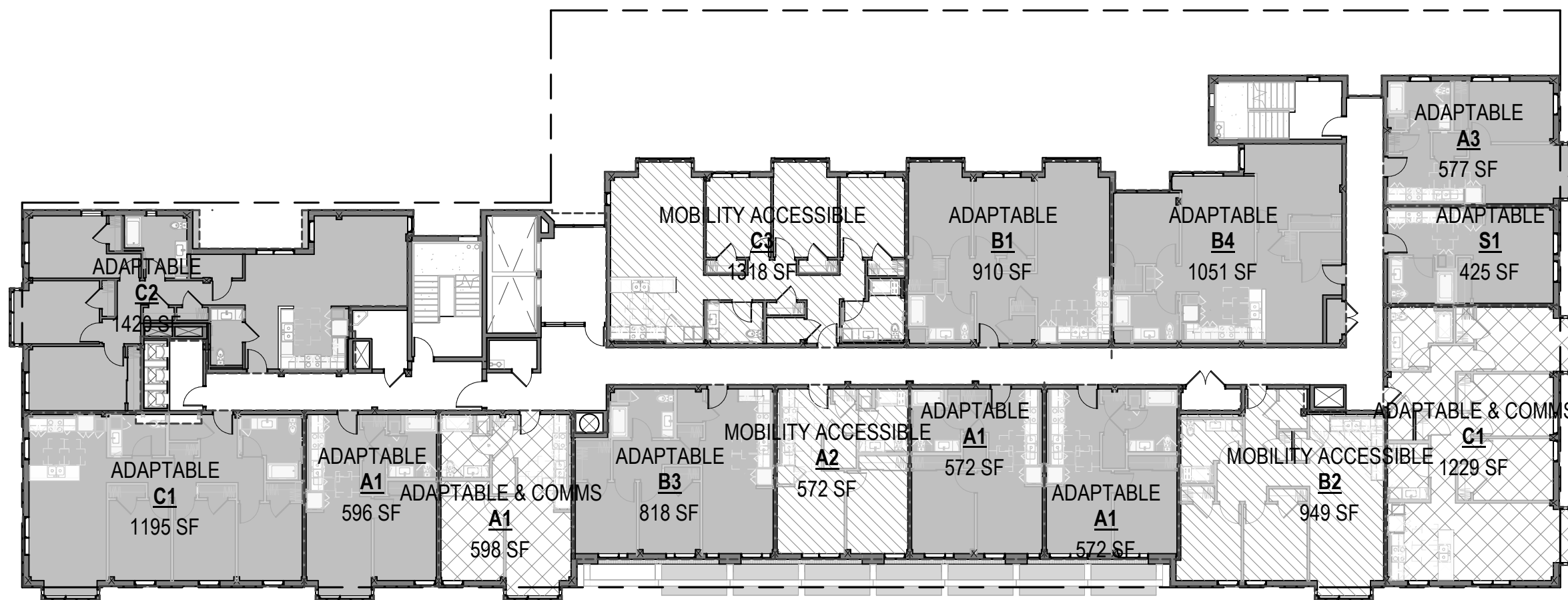
LEVEL 7 UNIT DISTRIBUTION 6  
1" = 20'-0"



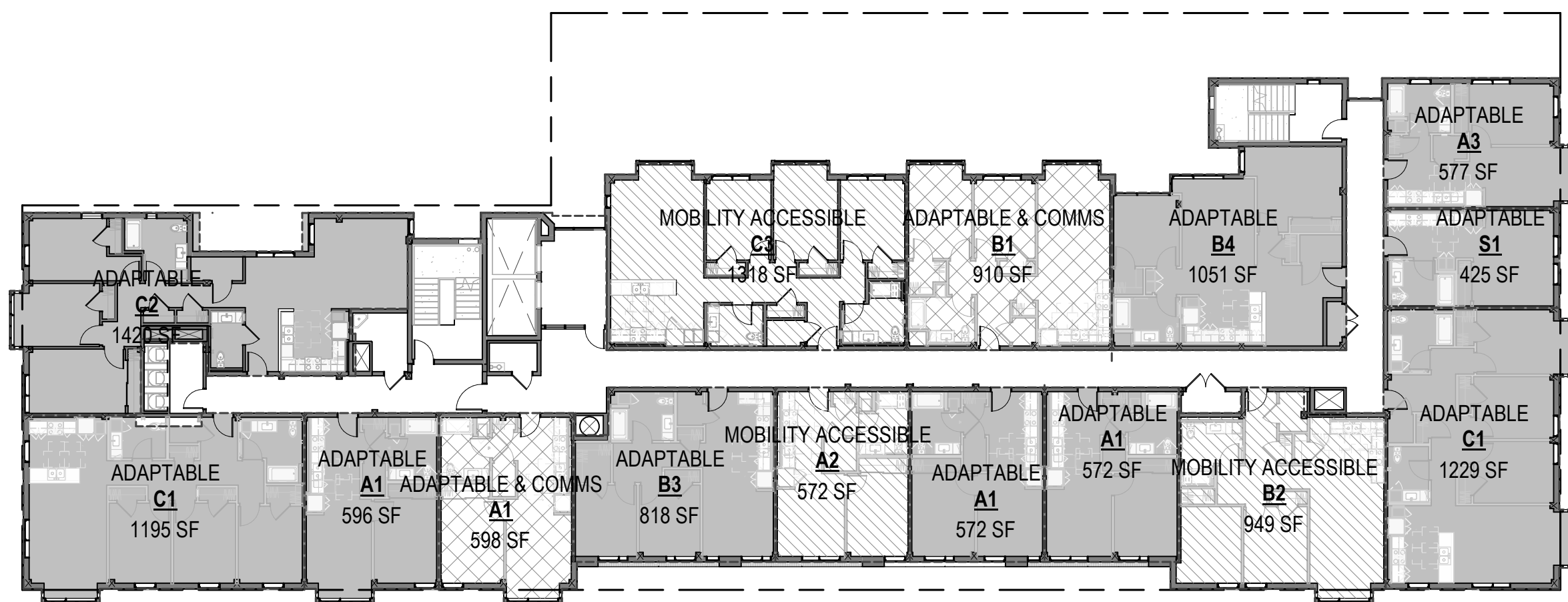
LEVEL 4 UNIT DISTRIBUTION 3  
1" = 20'-0"



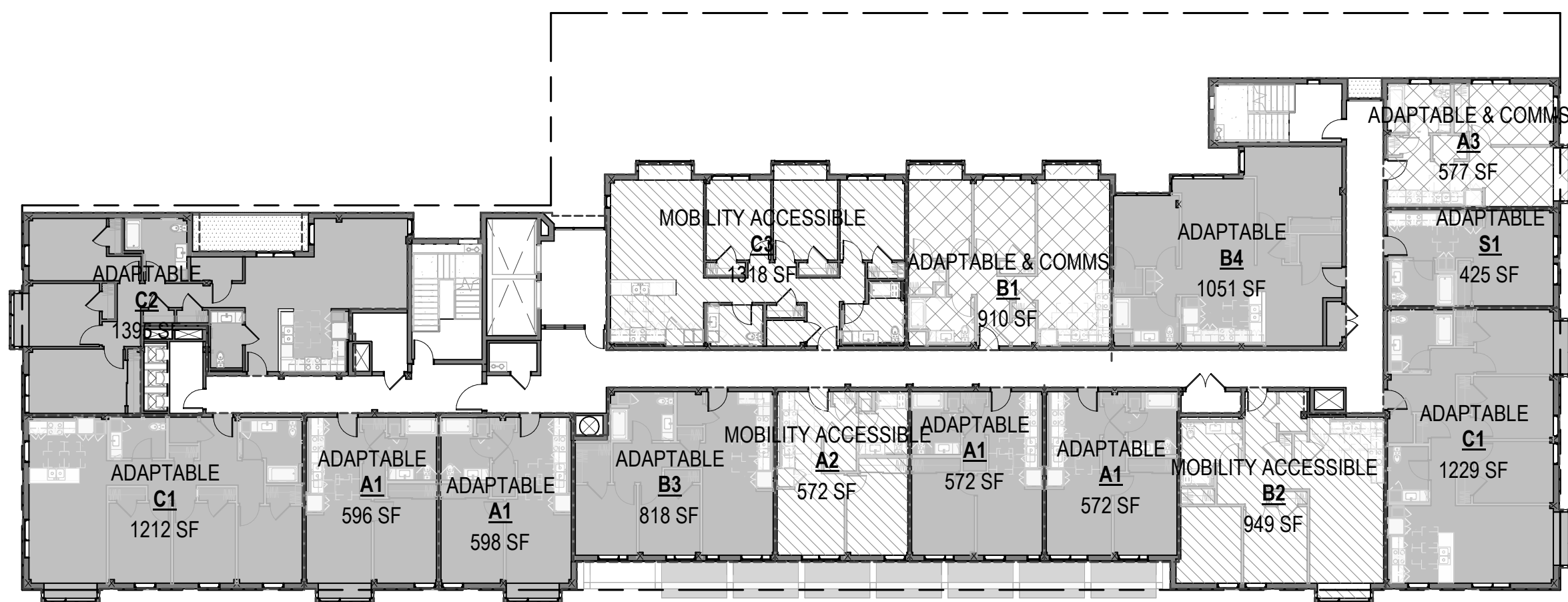
LEVEL 6 UNIT DISTRIBUTION 5  
1" = 20'-0"



LEVEL 3 UNIT DISTRIBUTION 2  
1" = 20'-0"



LEVEL 5 UNIT DISTRIBUTION 4  
1" = 20'-0"



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

UNIT TYPE	COUNT
ADAPTABLE	
STUDIO	5
1 BEDROOM	25
2 BEDROOM	14
3 BEDROOM	15
	59
ADAPTABLE, COMMUNICATIONS	
STUDIO	1
1 BEDROOM	4
2 BEDROOM	3
3 BEDROOM	3
	11
MOBILITY ACCESSIBLE	
STUDIO	3
1 BEDROOM	5
2 BEDROOM	6
3 BEDROOM	6
	20
UNIT TOTAL	90

UNIT DISTRIBUTION LEGEND	
	ADAPTABLE
	ADAPTABLE & COMMUNICATIONS
	MOBILITY ACCESSIBLE

UNIT SCHEDULE			
Type	Description	Unit Accessibility	GSF - Measured
LEVEL 2			
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	520 SF 580 SF
A1	1 BEDROOM	ADAPTABLE	520 SF 580 SF
A2	1 BEDROOM	MOBILITY ACCESSIBLE	520 SF 572 SF
A3	1 BEDROOM	ADAPTABLE, COMMUNICATIONS	514 SF 578 SF
B1	2 BEDROOM	ADAPTABLE, COMMUNICATIONS	834 SF 919 SF
B2	2 BEDROOM	MOBILITY ACCESSIBLE	879 SF 939 SF
B3	2 BEDROOM	ADAPTABLE	743 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 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
B3	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
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
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
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
B3	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 1224 SF
C2	3 BEDROOM	ADAPTABLE	1254 SF 1388 SF
C3	3 BEDROOM	MOBILITY ACCESSIBLE	1225 SF 1325 SF

LEVEL 6			
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, COMMUNICATIONS	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	1122 SF 1224 SF
C1	3 BEDROOM	ADAPTABLE, COMMUNICATIONS	1141 SF 1224 SF
C2	3 BEDROOM	ADAPTABLE	1254 SF 1388 SF
C3	3 BEDROOM	MOBILITY ACCESSIBLE	1225 SF 1325 SF

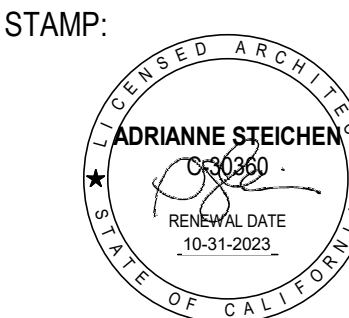
LEVEL 7			
S1	STUDIO	ADAPTABLE, COMMUNICATIONS	385 SF 425 SF
S2	STUDIO	MOBILITY ACCESSIBLE	436 SF 481 SF
S2	STUDIO	MOBILITY ACCESSIBLE	435 SF 481 SF
S2	STUDIO	MOBILITY ACCESSIBLE	436 SF 481 SF
A1	1 BEDROOM	ADAPTABLE	546 SF 580 SF
A1	1 BEDROOM	ADAPTABLE, COMMUNICATIONS	544 SF 580 SF
A3	1 BEDROOM	ADAPTABLE	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



TNDC  
201 Eddy Street  
San Francisco, CA  
94102

**2550 IRVING ST**  
2550 Irving Street  
San Francisco, CA 94122



REVISION SCHEDULE  
NO. | ISSUE | DATE

SITE PERMIT: 04/27/2021

JOB NUMBER: 1941  
DRAWN BY: AC  
CHECKED BY: Checker  
ISSUE DATE: 04/27/2022  
SCALE: As Indicated

TITLE: UNIT DISTRIBUTION AND NOTES

SHEET:

**G9.10**





TNDC  
201 Eddy Street  
San Francisco, CA  
94102



VICINITY MAP  
NO SCALE

TITLE REPORT

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:

FEE

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 FEET 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

1. 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).
2. 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 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).

NOTES

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.
3. UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:  
STORM DRAINS: CITY AND COUNTY OF SAN FRANCISCO  
SANITARY SEWER: CITY AND COUNTY OF SAN FRANCISCO  
WATER: 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 LANDFILL.
9. THE TITLE REPORT USED AS THE BASIS FOR THIS SURVEY WAS ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NUMBER 0227022715-MN, DATED OCTOBER 30, 2020 AT 7:30 A.M.

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.

RECORD REFERENCES

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

BENCHMARK

BM11187, BEING A SET CC&F STANDARD 1/2" DOMED STAINLESS STEEL ANCHOR SCREW WITH WASHER STAMPED "CC&F 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](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://SFPLANNING.ORG/FLOODMAP](https://sfplanning.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 DISTRICT"  
  
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 COMPANY.

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(B), 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  
FOR LUK & ASSOCIATES, INC.

DATE JANUARY 22, 2021



ALTA / NSPS  
LAND TITLE SURVEY  
OF  
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

SHEET 1 OF 2

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

2550 IRVING ST  
2550 Irving Street  
San Francisco, CA 94122

STAMP:



REVISION SCHEDULE  
NO. | ISSUE | DATE

SITE PERMIT 04/27/2021

JOB NUMBER 1941  
DRAWN BY: Author  
CHECKED BY: Checker  
ISSUE DATE: 04/27/2022

SCALE:  
TITLE:  
SITE SURVEY

SHEET:

SS1.00