

ABBREVIATIONS

B @ #	AND AT POUND OR NUMBER	LT. LAM.	LIGHT LAMINATE
A/C ACOUS. ADJ. A.F.F.	AIR CONDITIONING ACOUSTICAL ADJACENT ADJUSTABLE ABOVE FINISH FLOOR	MTD. MTL. MUL.	MOUNTED METAL MULLION
ALUM. APPROX. ARCH.	ALUMINUM APPROXIMATE ARCHITECTURAL	(N) N.I.C. N.T.S.	NEW NOT IN CONTRACT NOT TO SCALE
BD. BLDG. BLK. BLKG. BLW. BM. BOT.	BOARD BUILDING BLOCK BLOCKING BELOW BEAM BOTTOM	O.C. OPP. OCC	ON CENTER OPPOSITE OCCUPANCY
CAB. C.H. CL CLG. COL. CONC. CONST.	CABINET CEILING HEIGHT CENTER LINE CEILING COLUMN CONCRETE CONSTRUCTION	R.D. REF. REINF REQ'D RM. RWD.	ROOF DRAIN REFERENCE REFERRATOR REINFORCED REQUIRED ROOM REDWOOD
DBL. DET. DN. DR.	DOUBLE DETAIL DOWN DOOR	S.A. SHT. SHTG. SPEC. S.S. SL. DR. SKYL.T. S.D.	SUPPLY AIR SHEET SHEETING SPECIFICATION STAINLESS STEEL SLIDING DOOR SKYLIGHT SMOKE DETECTOR
EA. ELEV. EQ. EQUIP. EXH. (E) EXP. EXT.	EACH ELEVATION EQUAL EQUIPMENT EXHAUST EXISTING EXPANSION EXPOSED EXTERIOR	T. T.A. T.B. T.C. T.O. TV TYP.	TREAD TREE AREA TOWEL BAR TOP OF CONCRETE TOP OF TELEVISION TYPICAL
FLR. F.D. FDM. FTG. FURR.	FLOOR FLOOR DRAIN FOUNDATION FOOTING FURRING	U.N.O. U.O.N.	UNLESS NOTED OTHERWISE UNLESS OTHERWISE NOTED
G.M. GYPM.	GASMETER GYPSUM	V.C.T. VERT. V.I.F.	VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD
H.B. HDR. HDWD. HORIZ.	HOSE BIBB HEADER HARDWOOD HORIZONTAL	W/ W.C. WD. W.P.	WITH WATER CLOSET WOOD WATERPROOF WEATHERPROOF WEIGHT
INFO. INSUL.	INFORMATION INSULATION	WT.	

LEGEND

	EXISTING EXTERIOR WALL		SECTION KEY
	EXISTING EXTERIOR WALL TO BE REMOVED		EXTERIOR ELEVATION KEY
	EXISTING INTERIOR WALL		INTERIOR ELEVATION KEY
	EXISTING INTERIOR WALL TO BE REMOVED		DETAIL KEY
	CONCRETE WALL		NOTE KEY
	CONCRETE WALL TO BE REMOVED		DOOR KEY
	NEW EXTERIOR WALL		WINDOW KEY
	NEW EXTERIOR WALL - RATED		REVISION
	NEW INTERIOR WALL		REFERENCE KEY
	NEW INTERIOR WALL - RATED		
	NEW EXTERIOR HALF WALL		

ELECTRICAL LEGEND

HE	HIGH EFFICIACY
OS	OCCUPANCY SENSOR
	RECESSED LIGHTING FIXTURE - CEILING MOUNTED
	LIGHTING FIXTURE, WALL MOUNTED, +84 U.O.N
	OUTDOOR LIGHTING FIXTURE, WALL MOUNTED, +84 U.O.N W/ SENSOR
\$	SINGLE POLE TOGGLE SWITCH, +48", 8" ABOVE COUNTER
\$D	DIMMER SWITCH, +48"
	110V DUPLEX RECEPTACLE U.O.N., 15" ABOVE FLOOR, U.O.N.
	110V DUPLEX RECEPTACLE U.O.N., 12" ABOVE COUNTER U.O.N.
220V	220V RECEPTACLE
GFCI	INDECATED DEVICE/ RECEPTACLE HAS GFCI PROTECTION
W.P	ABBREVIATION FOR " WATERPROOF"
	EXHAUSTED FAN W/ FLUORESCENT HIGH EFFICIACY LIGHTING COMBO SWITCH SEPERATELY WATERPROOF
\$	SINGLE MULTI-FUNCTION CONTROL SWITCH, 48" ABOVE FLOOR OCCUPANCY SENSOR
	BATTERY CARBON & MONOXIDE SMOKE ALARMS, CEILING MOUNTED
	BATTERY BACK UP EMERGENCY LIGHT: LIGHTOLIER OUTLOOK EMERGENCY SERIES #ELWN- INSTALLED ON CEILING.
EXIT	EXIT SIGN: LITHONIA SELF ILLUMINATED, GREEN LETTERS, ON EMERGENCY CIRCUIT.
	PROVIDE A PORTABLE FIRE-EXTINGUISHER WITH A RATING NOT LESS THAN 2-A:10-B:C WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING; ALSO DURING CONSTRUCTION.

PROJECT DATA

PROJECT ADDRESS:
1719 LINCOLN AVE
ALAMEDA, CA 94501

ZONING:
APN:
TYPE OF OCCUPANCY GROUP:
TYPE OF CONSTRUCTION:
LOT AREA (NET):
EXISTING LOT COVERAGE:
EXISTING USE:
EXISTING BUILDING HEIGHT:

72-0298-II
GROUP B OCCUPANCY
V-B
3,300 SQ.FT.
2,532 SQ.FT. (76.7%)
TWO STORY HOME, MFD
25'3"

AREA CALCULATIONS:

(E) HOUSE:
1ST FLOOR:
(E) LIVING AREA TO BE CONVERTED TO OFFICE: 1,626 SQ.FT.
2ND FLOOR:
(E) LIVING AREA : 1,844 SQ.FT.
TOTAL LIVING AREA: 1,844 SQ.FT.

SCOPE OF WORK

- TENANT IMPROVEMENT TO CONVERT AN VACANT TWO COMMERCIAL UNITS INTO ONE OFFICE

CODE EDITIONS

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA ADMINISTRATIVE CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA FIRE CODE
2016 INTERNATIONAL PROPERTY MAINTENANCE CODE
TITLE 24,PART 6, CALIFORNIA ENERGY CODE
TITLE 24 HANDICAPPED ACCESSIBILITY REGULATIONS

STATEMENT

"I, TUONG TRAN, AM THE RESPONSIBLE ARCHITECT/ENGINEER OF RECORD ON THIS PROJECT AND WILL BE RESPONSIBLE FOR REVIEWING AND COORDINATING ALL SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING DEFERRED SUBMITTALS, FOR COMPATIBILITY WITH THE OVERALL DESIGN OF THE BUILDING."

INDEX OF DRAWINGS

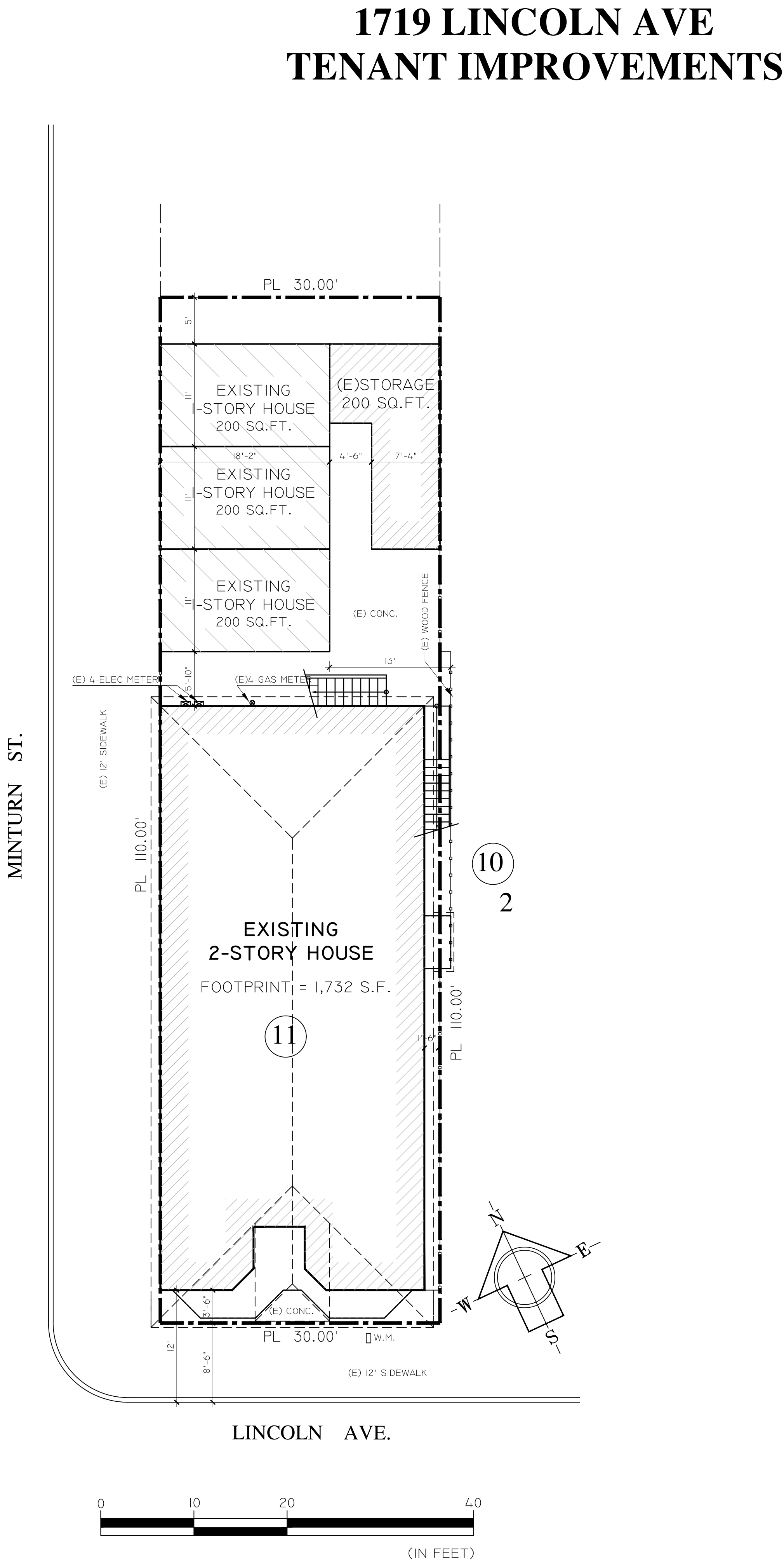
A.1 TITLE SHEET - PLOT PLAN
A.2-1 EXISTING FLOOR - ROOF PLANS - ELEVATIONS
A.2-2 PROPOSED FLOOR
A.3-1 EXISTING ELEVATIONS
A.3-2 PROPOSED ELEVATIONS SECTIONS & DETAILS
E.1 PROPOSED ELECTRICAL PLAN & EXISTING MECHANICAL PLAN
P.1 PROPOSED WATER SUPPLY PLAN & PROPOSED SANITARY PLAN
D.1 DETAILS & NOTES

GENERAL NOTES:

- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL GRADES, DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING CONSTRUCTION. CROSS CHECK ALL DETAILS AND DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND CIVIL DRAWINGS AND NOTIFY THE ENGINEER AND THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE NOTED OR SHOWN IN THE PLANS OR SPECIFICATIONS, ALL PHASES OF WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, LATEST ADDITION, AS WELL AS ALL APPLICABLE STATE AND LOCAL ORDINANCES AS ADOPTED BY THE CONTROLLING JURISDICTION.
- THE CONTRACT DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN THE COMPLETED FORM. GENERAL CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT ARE NOT LIMITED TO; BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, AND SHORING FOR THE STRUCTURE.
- IN NO CASE SHALL DIMENSIONS BE SCALED FROM DRAWINGS AND/OR DETAILS. ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR CLARIFICATION PRIOR TO PROCEEDING. ANY WORK INSTALLED PRIOR TO AND/OR IN CONFLICT WITH SUCH CLARIFICATION SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.
- THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOOR AND WINDOW OPENINGS, INTERIOR AND EXTERIOR WALLS SHALL BE DETERMINED FROM THE ARCHITECTURAL DRAWINGS, OTHER FLOOR, WALL AND ROOF OPENINGS AS REQUIRED FOR MECHANICAL, ELECTRICAL AND/OR SIMILAR REQUIREMENTS SHALL BE VERIFIED FROM SHOP DRAWINGS, EQUIPMENT DATA, ETC. AS REQUIRED.
- FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN STRUCTURAL SLAB ELEVATIONS, DEPRESSED AREAS, AND ALL OTHER ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND/OR CIVIL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
- THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION AND COORDINATION WITH ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER DRAWINGS, AND ALL OTHER RELATED DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK, INCLUDING THAT OF THE SUBTRADES.
- IN ALL CASES WHERE A CONFLICT MAY OCCUR SUCH AS BETWEEN ITEMS INCLUDED IN THE SPECIFICATIONS AND NOTES ON THE DRAWINGS, OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE ENGINEER SHALL BE NOTIFIED AND HE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
- ALL MATERIALS SHALL BE FURNISHED AS SHOWN HEREIN UNLESS ALTERNATES ARE APPROVED IN WRITING BY THE ARCHITECT, OWNER AND STRUCTURAL ENGINEER OF RECORD.
- ANY REFERENCE TO THE WORDS APPROVED, OR APPROVAL, IN THESE DOCUMENTS SHALL BE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUBCONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFICATION.
- WHERE A DETAIL, SECTION OR NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE. DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO LIKE CASES OF CONSTRUCTION.
- CONNECTIONS OF ALL ITEMS SUPPORTED BY THE STRUCTURE ARE THE RESPONSIBILITY OF THE DISCIPLINES WHO MAKE THESE ATTACHMENTS. REVIEW AND COORDINATE ALL THE REQUIREMENTS IN THE ARCHITECTS PROJECT SPECIFICATION AS APPLICABLE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER INDICATED ON THE CONTRACT DRAWING OR NOT, AND TO PROTECT THEM FROM DAMAGE. REPAIR AND REPLACEMENT OF SAID WORK SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
- VIBRATIONAL EFFECTS OF MECHANICAL AND/OR ANY OTHER EQUIPMENT HAVE NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER.
- UNLESS NOTED OTHERWISE, ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE TO THE TOP OF BEAMS AND FOUNDATIONS. BEAMS DENOTED AS "DROP" HAVE THE TOP OF BEAM AT THE HEIGHT OF THE TOP PLATE. BEAMS DENOTED AS "FLUSH" HAVE THE BOTTOM OF BEAM AT THE HEIGHT OF THE TOP PLATE, U.N.O.
- THE ADDRESS OF THE RESIDENCE SHALL BE PROVIDED AND PLACED IN POSITION THAT IS READILY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. NOTE THAT THIS ADDRESS SIGN SHOULD BE MINIMUM 4" HIGH WITH 1/8" STRIKE.

VICINITY MAP

PROJECT SITE



TRANVU, LLC

SURVEYING - ENGINEERING - DESIGNING

526 Calero Ave, San Jose, CA 95123
Tel: (408) 425-4523
Fax: (888) 226-8603
Email: info@tranvu.com

SEAL:

DATE: 03-15-2019

DRAWN BY: V.K.

CHECKED BY: T. T.

REVISION	DATE	DESCRIPTION

1719 LINCOLN AVE
ALAMEDA, CA 94501

OWNER

NEATLY INC
236 WEST PORTAL AVE #527
SAN FRANCISCO , CA 94127

neatly360@gmail.com
PH: 650-201-3458

1719 LINCOLN AVE
ALAMEDA, CA 94501

SCALE: AS SHOWN

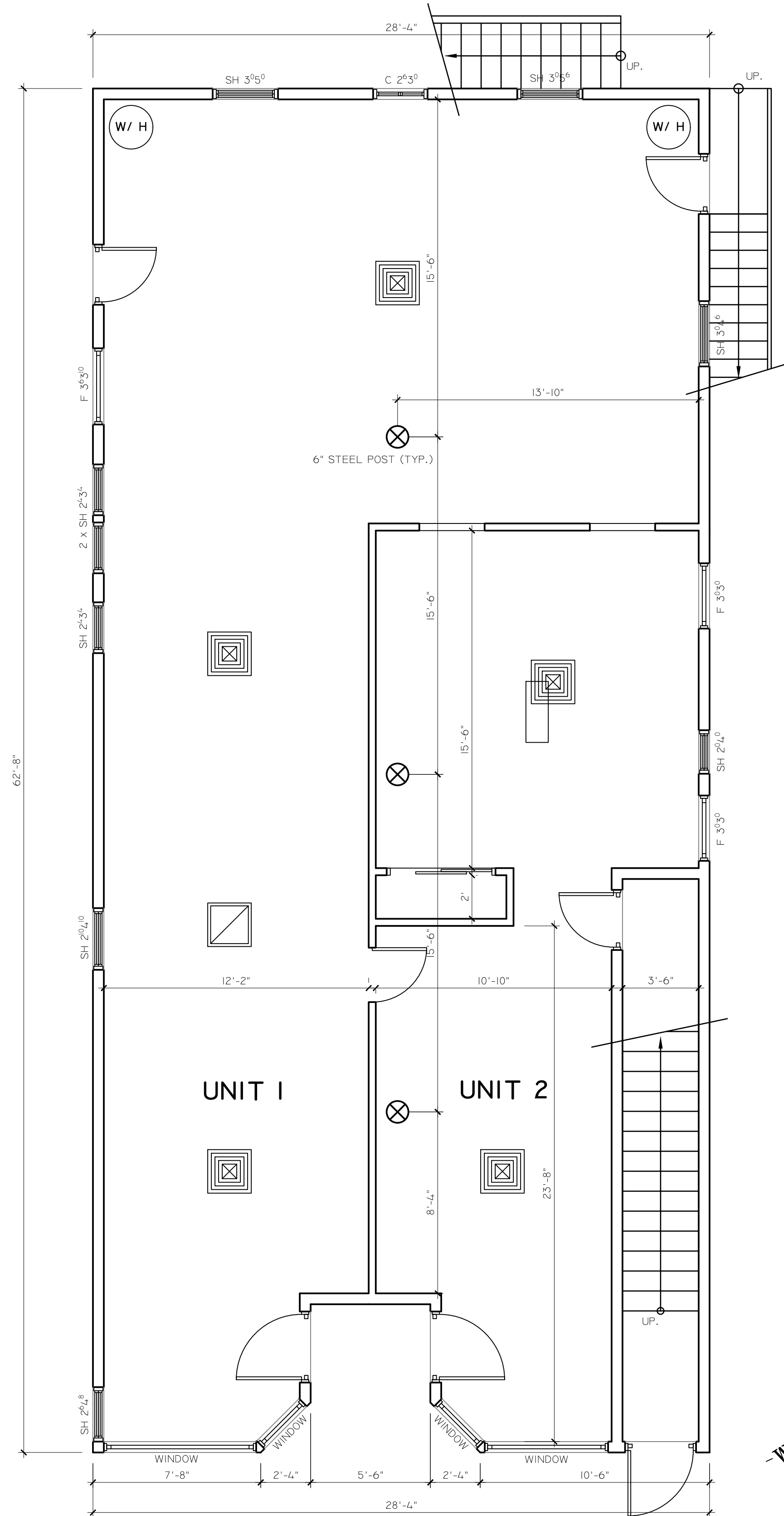
TITLE SHEET
PLOT PLAN

PROJECT NO:

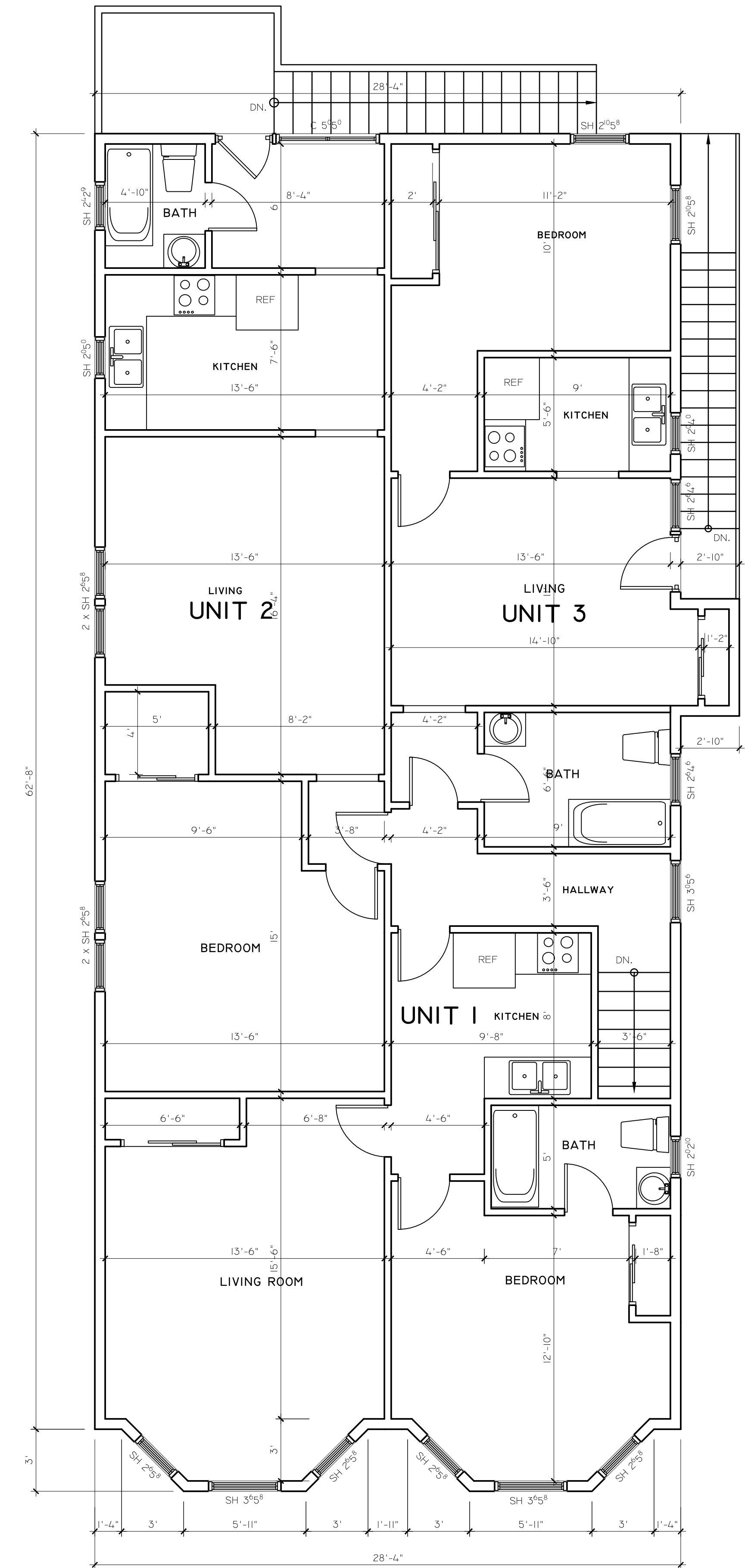
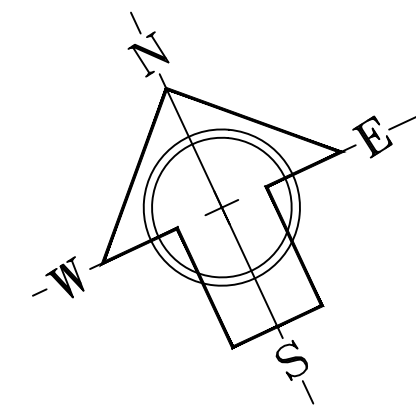
SHEET:

A.1

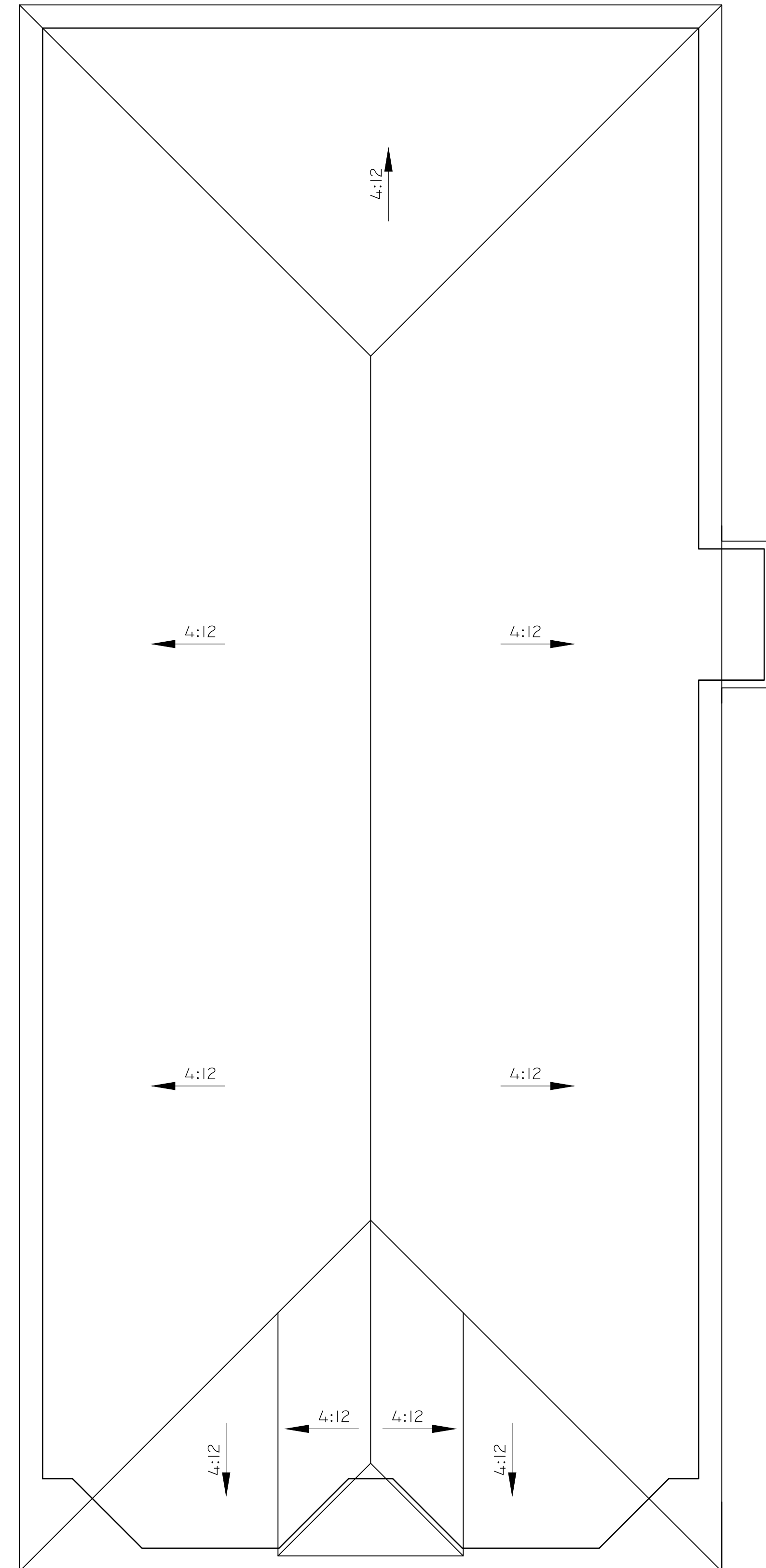
Exhibit 1
Item 3-A, 5/6-19
Zoning Administrator Hearing



**EXISTING 1ST FLOOR PLAN
& EXISTING HVAC PLAN**
SCALE : 1/4" = 1'



EXISTING 2ND FLOOR PLAN
SCALE : 1/4" = 1'



EXISTING ROOF PLAN
SCALE : 1/4" = 1'

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SCALE: AS SHOWN

**EXISTING FLOOR PLANS
& ROOF PLAN**

PROJECT NO:	SHEET:
	A.2-1

SEAL:



DATE: 03-15-2019

DRAWN BY: V.K.

CHECKED BY: T. T.

REVISION	DATE	DESCRIPTION

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SCALE: AS SHOWN

PROPOSED
FLOOR PLAN &
NOTES

PROJECT NO:

SHEET:

A.2-2

GENERAL NOTES

- ADDRESSING, (SECTION 505.1 OF THE 2016 CALIFORNIA FIRE CODE AND LOCAL ORDINANCES)
 - ADDRESSING SHALL BE ILLUMINATED OR IN AN ILLUMINATED AREA.
 - THE ADDRESS CHARACTERS SHALL BE CONTRASTING TO THEIR BACKGROUND. IF ADDRESS IS PLACED ON GLASS, THE NUMBERS SHALL BE ON THE EXTERIOR OF THE GLASS AND A CONTRASTING BACKGROUND PLACED BEHIND THE NUMBERS.
 - WHERE A BUILDING HAS MULTIPLE TENANTS, ADDRESS SHALL ALSO BE PROVIDED NEAR THE MAIN ENTRANCE DOOR OF EACH TENANT SPACE.
 - THE ADDRESS SHALL BE HIGH ENOUGH ON THE BUILDING TO BE CLEARLY VISIBLE FROM THE DRIVEWAY, STREET OR PARKING AREA IT FACES EVEN WHEN VEHICLES ARE PARKED IN FRONT OF THE TENANT SPACE.
 - THE ADDRESS SHALL NOT BE LESS THAN 4-INCHES IN HEIGHT WITH A -INCH STROKE, REAR DOORS.
 - THE ADDRESS SHALL ALSO BE PROVIDED ON ANY REAR DOORS TO THE TENANT SPACE WITH MINIMUM 2-INCH HIGH CHARACTERS.
- FIRE EXTINGUISHERS, (SECTION 906 OF THE 2016 CALIFORNIA FIRE CODE)
 - EXTINGUISHERS SHALL BE VISIBLE AND UNOBSTRUCTED.
 - SIGNAGE SHALL BE PROVIDED TO INDICATE FIRE EXTINGUISHER LOCATIONS. LOCATIONS OF ALL FIRE EXTINGUISHERS SHALL BE SHOWN ON THE PLANS.
 - FIRE EXTINGUISHER SHALL MEET A MINIMUM CLASSIFICATION OF 2A 10BC.
 - EXTINGUISHERS WEIGHING 40 POUNDS OR LESS SHALL BE MOUNTED NO HIGHER THAN 5 FEET ABOVE THE FLOOR MEASURED TO THE TOP OF THE EXTINGUISHER.
 - EXTINGUISHERS SHALL BE INSPECTED MONTHLY AND SERVICED BY A LICENSED CONCERN ANNUALLY.
- EXIT HARDWARE, (SECTIONS 1008.1.9, 1008.1.9.1, 1008.1.9.2, 1008.1.9.3, 1008.1.9.4, 1008.1.9.5, 1008.1.9.7, 1008.1.9.8, 1008.1.9.10 OF THE 2016 CALIFORNIA BUILDING CODE)
 - ALL EXIT HARDWARE, EVEN WHEN THE DOOR IS IN A LOCKED POSITION, SHALL BE OPENABLE FROM THE EGRESS SIDE WITHIN ONE ACTION.
 - NO KEYS, SPECIAL KNOWLEDGE OR EFFORT SHALL BE REQUIRED.
 - HARDWARE SHALL BE OF A TYPE, SUCH AS PANIC OR LEVER-ACTING, THAT DOES NOT REQUIRE GRASPING. WHERE ADDITIONAL LOCKS OR LATCHING DEVICES ARE DESIRED ON THE DOOR, SUCH SHALL BE INTERCONNECTED TO THE EXIT HARDWARE SO UPON ACTIVATION OF THE EXIT HARDWARE ALL LOCKS AND LATCHES RELEASE WITH THAT ONE ACTION.
 - MAIN ENTRANCE HARDWARE EXCEPTION: (SECTION 1008.1.9.3 EXCEPTIONS 2, 2.1, AND 2.2 OF THE 2016 CALIFORNIA BUILDING CODE) IT IS RECOMMENDED THAT ALL DOORS BE PROVIDED WITH EXIT HARDWARE THAT ALLOWS EXITING FROM THE EGRESS SIDE EVEN WHEN THE DOOR IS IN THE LOCKED CONDITION. HOWEVER, AN EXCEPTION FOR A-3, B, F, M, S OCCUPANCIES AND ALL CHURCHES DOES ALLOW KEY-LOCKING HARDWARE (NO THUMB-TURNS) ON THE MAIN EXIT WHEN THE MAIN EXIT CONSISTS OF A SINGLE DOOR OR PAIR OF DOORS. WHEN UNLOCKED THE SINGLE DOOR OR BOTH LEAVES OF A PAIR OF DOORS MUST BE FREE TO SWING WITHOUT OPERATION OF ANY LATCHING DEVICE. A READILY VISIBLE, DURABLE SIGN ON OR JUST ABOVE THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" SHALL BE PROVIDED. THE SIGN SHALL BE IN LETTERS NOT LESS THAN 1 INCH HIGH ON A CONTRASTING BACKGROUND. THIS USE OF THIS EXCEPTION MAY BE REVOKED FOR CAUSE.
- FD BUILDING KEY BOX (SECTION 506 OF THE 2016 CALIFORNIA FIRE CODE) BUILDING ACCESS.
 - A FIRE DEPARTMENT KEY BOX SHALL BE INSTALLED AT THE MAIN ENTRANCE TO THE BUILDING. NOTE THESE LOCATIONS ON THE PLANS.
 - THE KEY BOX SHOULD BE INSTALLED APPROXIMATELY 5 1/2 FEET ABOVE GRADE.
 - THE BOX SHALL BE SIZED TO HOLD THE MASTER KEY TO THE FACILITY AS WELL AS KEYS FOR ROOMS NOT ACCESSIBLE BY THE MASTER KEY.
 - SPECIALTY KEYS, SUCH AS THE FIRE ALARM CONTROL BOX KEY AND ELEVATOR CONTROL KEYS SHALL ALSO BE INSTALLED IN THE BOX. SHOW LOCATION OF THE REQUIRED FIRE DEPARTMENT KEY BOX ON THE PLANS.
 - THE KEY BOX DOOR AND NECESSARY KEYS ARE TO BE PROVIDED TO THE FIRE INSPECTOR UPON THE FINAL INSPECTION. THE INSPECTOR WILL THEN LOCK THE KEYS INTO THE BOX.
- PROVIDE "TACTILE" EXIT SIGNAGE IN ADDITION TO THE REGULAR EXIT SIGNS REQUIRED BY THE CODE AT THE LOCATIONS PER SECTION 1013.3: (THE TERM "TACTILE EXIT SIGNS SHALL BE THOSE REQUIRED SIGNS THAT COMPLY WITH SECTION 1117B.5.1-B)
- THE EMERGENCY EXIT ILLUMINATION LIGHT SHALL BE PROVIDED AT THE EXTERIOR LANDING WITH BACK-UP POWER FOR A MINIMUM DURATION OF 90 MINUTES AS PER SECTION 1006.3.5.
- THE INTERIOR SURFACES IN THE TOILET FACILITIES SHALL BE PER C.B.C. SECTION 1115B.3.2, ITEM 5:
 - THE FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL WHICH EXTENDS UPWARD ONTO THE WALLS AT LEAST 5 INCHES.
 - THE WALLS WITHIN THE WATER CLOSET COMPARTMENTS AND WALLS WITHIN 24 INCHES OF THE FRONT AND SIDES OF URINALS SHALL BE SIMILARLY FINISHED WITH NONABSORBENT SURFACES WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE FINISHED TO A HEIGHT OF 48 INCHES.
- FOR CEILINGS, SEE CEILING FINISH SCHEDULE.
- BACKING MATERIAL IN THE RESTROOM SHALL BE CEMENTATION MATERIAL OR GYP BOARD APPROVED FOR THE INSTALLATION.
- TEXTILE & FILM MATERIALS SHALL BE TREATED & MAINTAINED FLAME RESISTANT IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS (NFPA 701).
- WOOD MATERIALS LESS THAN 1/4-INCH NOM. THICKNESS SHALL BE TREATED WITH A FLAME RETARDANT COATING IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS (NFPA 703).
- FLOORS WHERE WATER COULD SPILL NEED WATERPROOF MEMBRANE.
- PROVIDE VENTILATION FAN IN RESTROOM.
- HOT WATER HEATER SHALL BE ELEVATED OFF OF THE FLOOR AT LEAST SIX INCHES ON A METAL PLATFORM OR EQUIVALENT.
- THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES SPECIFIED IN C.B.C. SECTIONS 1118B.5 & 1118B.6.
- ACCESSIBLE SIGNAGE REQUIREMENTS:
 - A. AS SPECIFIED IN CBC SECTION 1011.3, PROVIDE TACTILE EXIT SIGNAGE THAT COMPLIES WITH CBC SECTION 1117B.5.1, #1 AT EACH GRADE LEVEL EXTERIOR EXIT DOOR WITH THE WORDS "EXIT".
 - B. THE INTERNATIONAL SIGN OF ACCESSIBILITY IS TO COMPLY WITH CBC FIGURE 11B-6 AND SECTION 1117B.5.8.1.1 AND SHALL BE LOCATED AT THE BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSON WITH DISABILITIES. CBC SECTION 1117B.5.8.1.2.

DOOR SCHEDULE

DOOR NO.	QUANTITY	SIZE			MATERIAL	TYPE	REMARKS
		W	H	THICK.			
A	1	3'-0"	7'-0"	-	STOREFRONT	NEW	STOREFRONT ENTRY DOOR POST A SIGN: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".
B	1	3'-0"	7'-0"	-	SOLID CORE	NEW	CONFERENCE ROOM DOOR W/ PRIVACY LOCKS
C	2	3'-0"	7'-0"	-	SOLID CORE	NEW	RESTROOM
C1	2	3'-0"	7'-0"	-	SOLID PHENOLIC CORE PARTITIONS	NEW	RESTROOM W/ LOCKS
D	1	3'-0"	7'-0"	-	SOLID CORE	EXIST	HOLLOW METAL FRAME W/ SELF-CLOSING, PANIC DEVICE

OCCUPANT LOAD CALCULATIONS AND EXIT ANALYSIS:

FOR OFFICE:

BASED ON OCCUPANT LOAD FACTOR (FROM CBC2016 TABLE 1004.1.1.2):

USE	SQ. FOOTAGE	LOAD FACTOR	OCCUPANT LOAD	REMARKS
OFFICE	1,626	100	16.26	

EXIT WIDTH REQUIRED: 16.26 PER . *0.2"/PER. = 3.252"
EXIT PROVIDED: 36" WIDTH @ STORE-FRONT

PLUMBING FIXTURES ANALYSIS

BASED ON OCCUPANT LOAD FACTOR - GROUP B (FROM CFC2016 TABLE A):

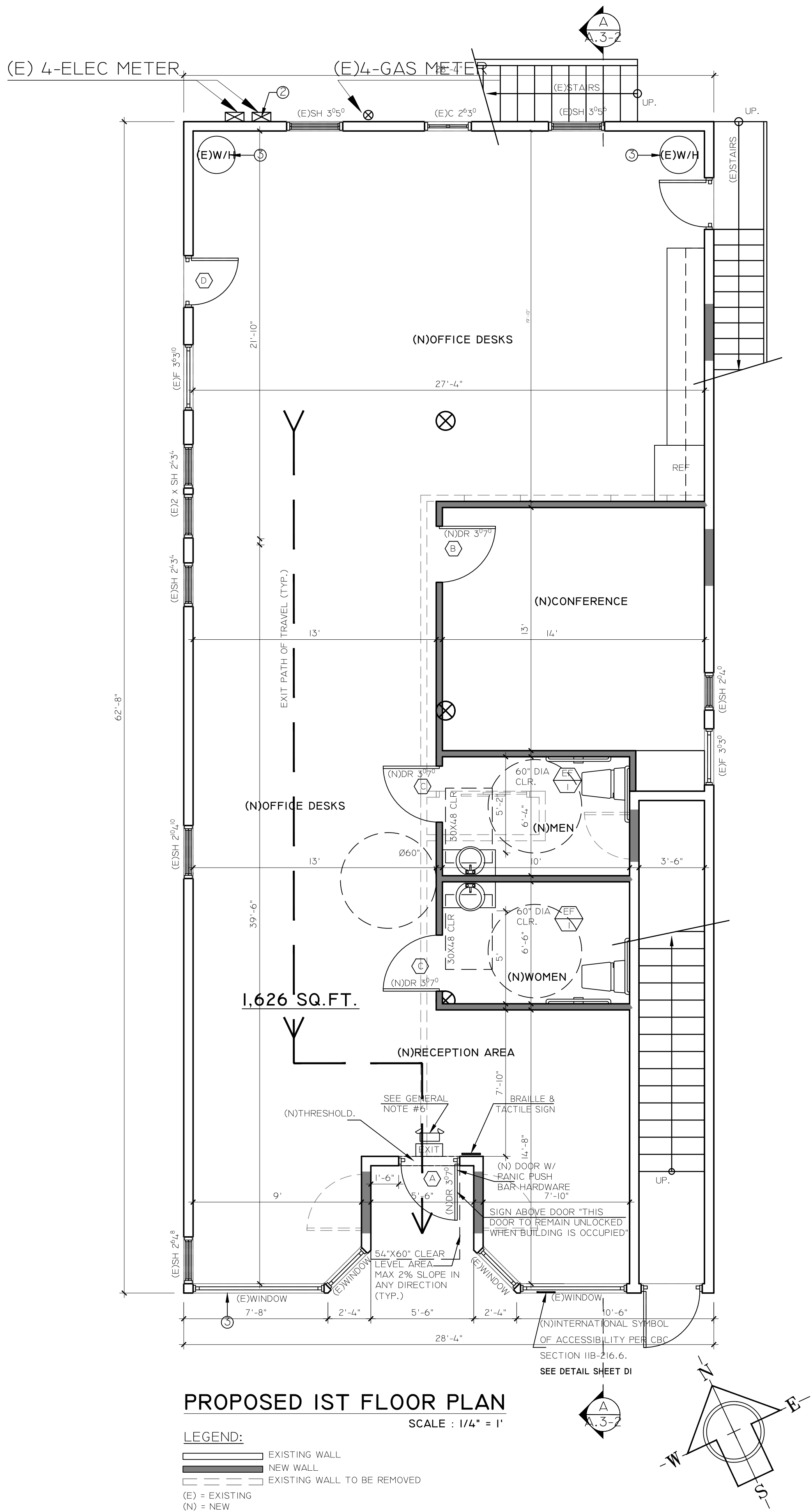
OCCUPANCY GROUP	USE	SQ. FOOTAGE	LOAD FACTOR	OCCUPANT LOAD
GROUP B	OFFICE	1,626	200	8.13-9

GROUP B (PER CFC 2016 TABLE 422.1):

MAX OCCUPANT LOAD = 9

50% MALE = 9*50%=4.5 => REQUIRE MALE : 1 WATER CLOSET + 1 SINK

50% FEMALE = 9*50%=4.5 => REQUIRE FEMALE : 1 WATER CLOSET + 1 SINK



PROPOSED 1ST FLOOR PLAN

SCALE : 1/4" = 1'

LEGEND:

- EXISTING WALL
- NEW WALL
- EXISTING WALL TO BE REMOVED
- (E) = EXISTING
- (N) = NEW

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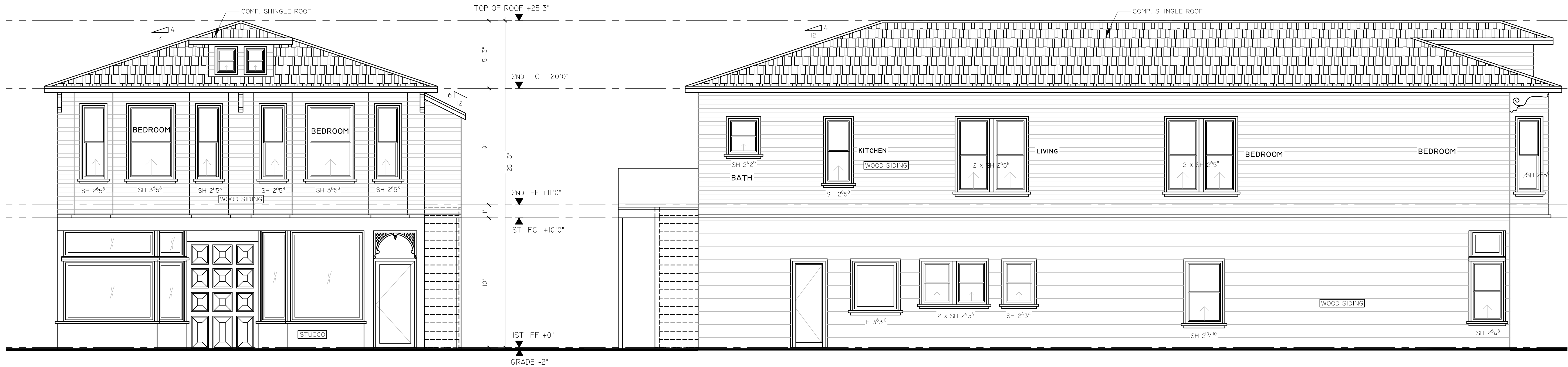
SCALE: AS SHOWN

EXISTING
ELEVATIONS

PROJECT NO:

SHEET:

A.3-1



(E) FRONT ELEVATION
SCALE : 1/4" = 1'

(E) LEFT ELEVATION
SCALE : 1/4" = 1'

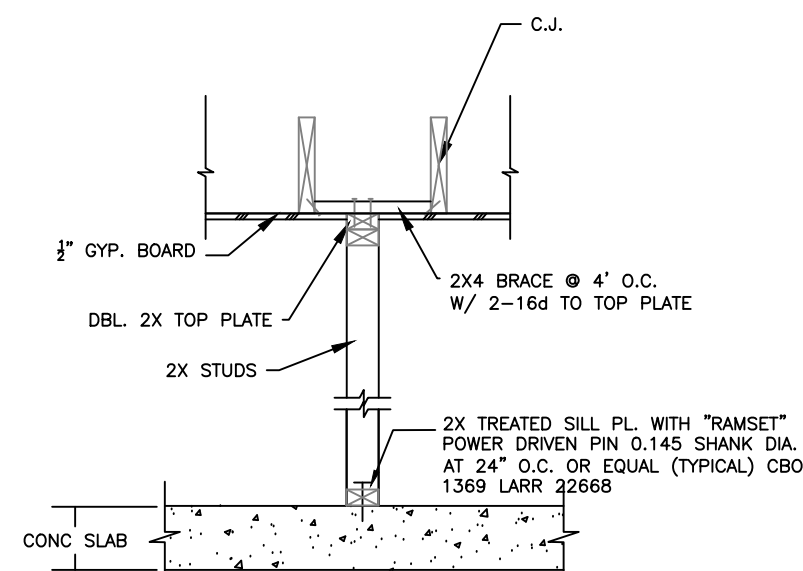
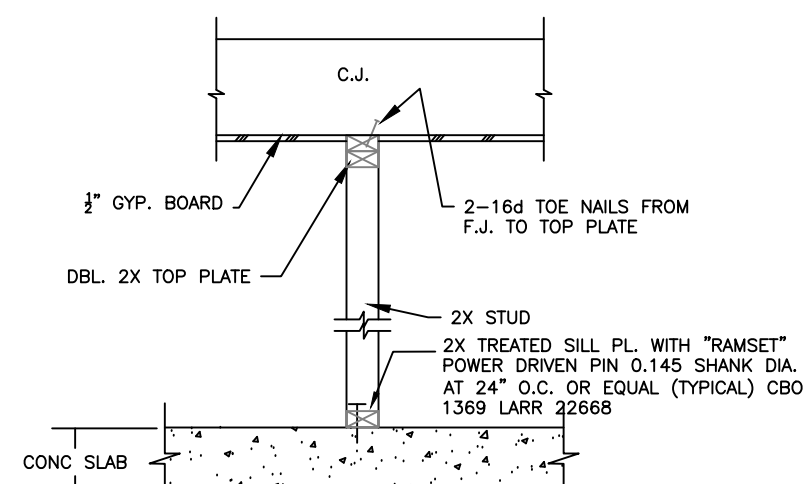


(E) RIGHT ELEVATION
SCALE : 1/4" = 1'

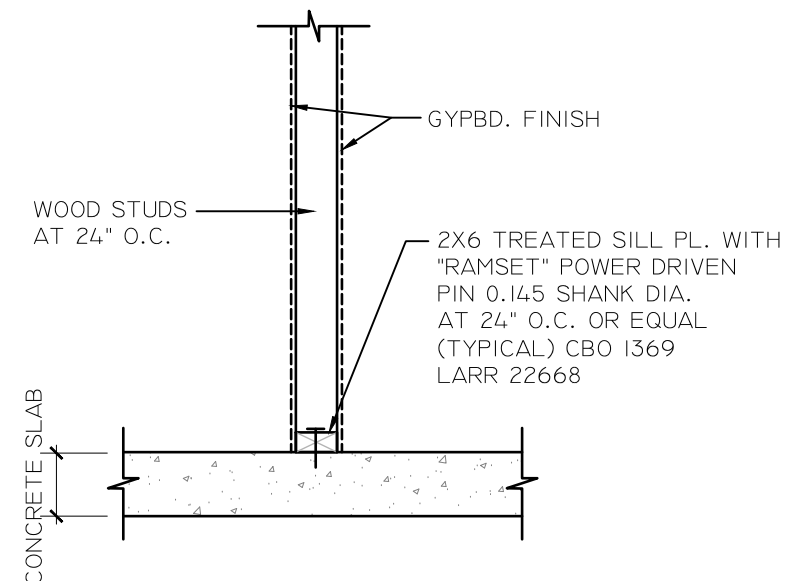
(E) REAR ELEVATION
SCALE : 1/4" = 1'



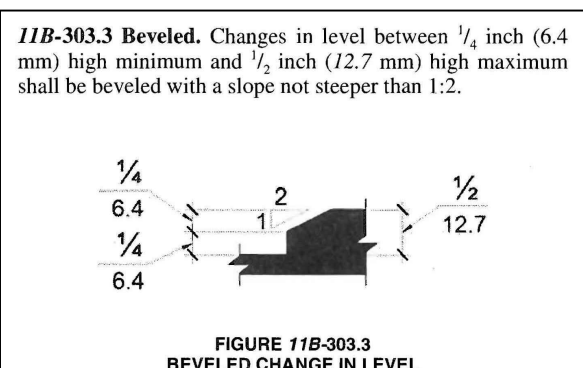
(N) FRONT ELEVATION
SCALE : 1/4" = 1'



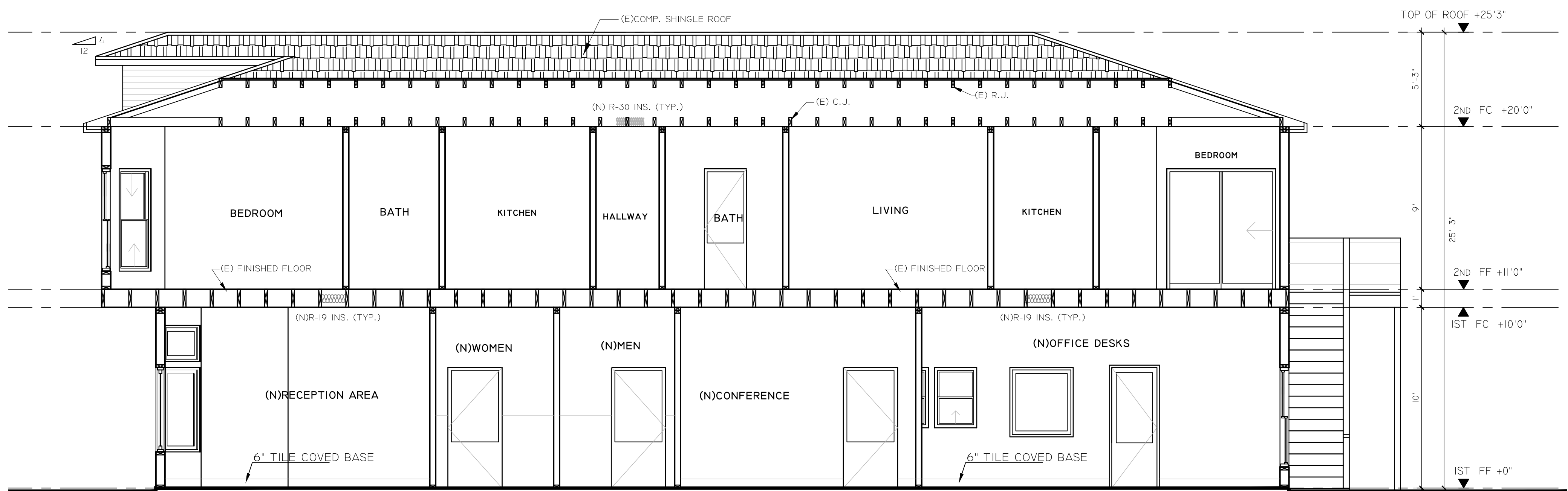
2. C.J. @ NON-BEARING INTERIOR WALL



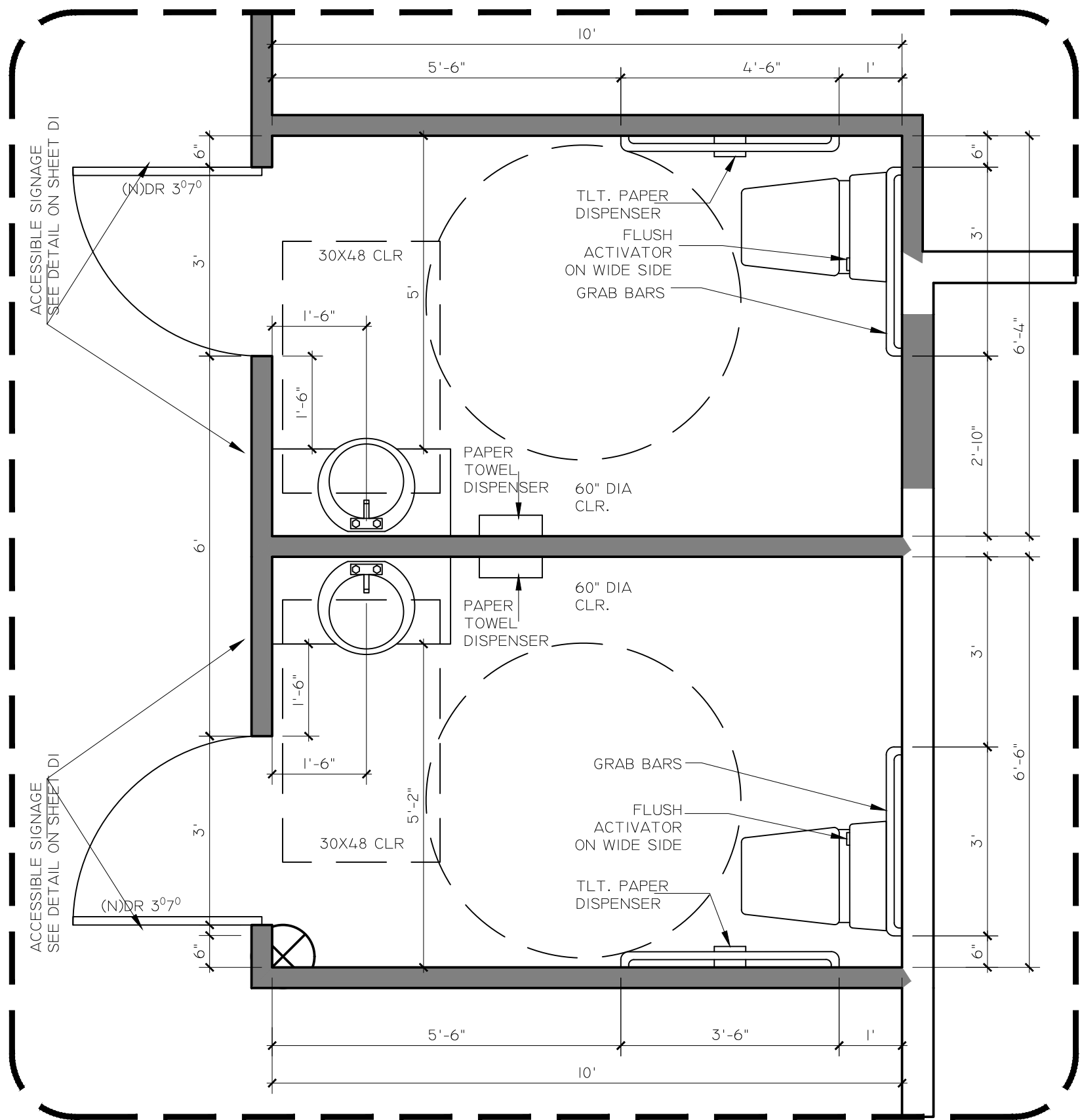
1. WALL BOTTOM DETAIL



3. THRESHOLD DETAIL

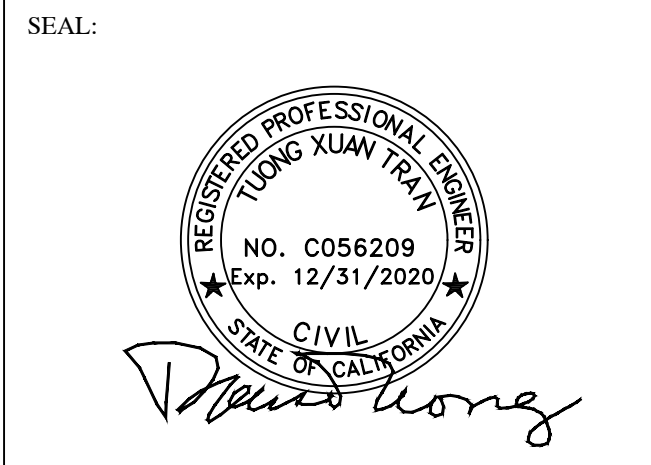


SECTION A-A
SCALE 1/4"=1'0"



ZOOM-IN RESTROOM FLOOR PLAN
SCALE 1/2"=1'

526 Calero Ave, San Jose, CA 95123
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Fax: (888) 226-8603
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DATE: 03-15-2019		
DRAWN BY: V.K.	CHECKED BY: T. T.	
REVISION	DATE	DESCRIPTION

1719 LINCOLN AVE

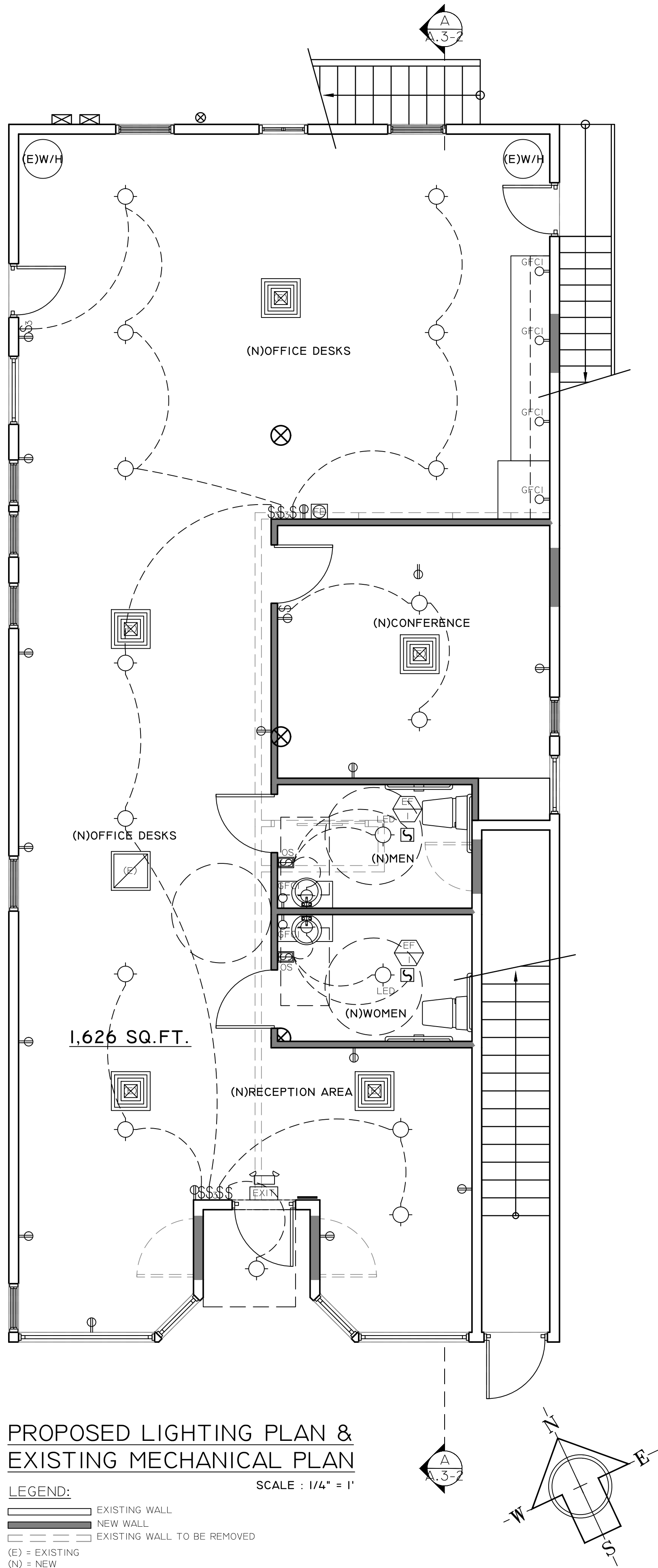
1719 LINCOLN AVE
ALAMEDA, CA 94501

OWNER

NEATLY INC
236 WEST PORTAL AVE #527
SAN FRANCISCO , CA 94127

neatly360@gmail.com
PH: 650-201-3458

1719 LINCOLN AVE
ALAMEDA, CA 94501



MECHANICAL NOTES

- ALL DUCT WORK SHALL BE CONSTRUCTED, ERECTED, TESTED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF ASHRAE, SMACNA (T20 -I 509) AND THE CALIFORNIA MECHANICAL CODE - CLASS III FLAME SPREAD RATING PROVIDE JOINT SEALS TO MEET REQUIREMENTS OF UL 181 A OR B.
- PROVIDE TRAPPED CONDENSATE LINES INDIRECT TO MOP SINK FLOOR SINK, FLUES ~ VENTS MUST BE LOCATED 10'-0" MIN AWAY FROM ANY AIR INTAKE
- AIR BALANCE THE ENTIRE SYSTEM TO CFMS INDICATED USE INSULATED FLEX DUCT -R 8
- PROVIDE TOILET ROOM EXHAUST FANS WITH CFM'S INDICATED - DUCT To EXTERIOR
- PROVIDE HOOKUPS AND NEW DUCTING AS INDICATED
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR BALANCING THE COMPLETE AIR SYSTEM AS SOON AS THE SPACE IS COMPLETE
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS CREATED BY THE INSTALLATION OF THE MECHANICAL SYSTEM ON A DAILY BASIS.
- CONTRACTOR SHALL NOTIFY THE PROJECT ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONTINUING WITH WORK.
- ALL WORK SHALL BE COMPLY WITH THE UMC. TITLE 24 ENERGY STANDARDS AND ALL OTHER APPLICABLE CODES AMENDMENTS.
- AUTOMATIC SHUT - OFF IS REQUIRED FOR AIR-MOVING SYSTEMS SUPPLYING AIR IN EXCESS OF OVER 2,000 CFM'S.
- TYPICAL THERMOSTAT TO BE SOLID STATE PROGRAMMABLE SETBACK THERMOSTAT WITH LOCKING COVER

H.V.A.C GENERAL NOTES

- UNITS TO HAVE SELF- MODULATING ECONOMIZER AND BAROMETRIC RELIEF HOOD.
- ALL SUPPLY DUCTS AND OUTSIDE AIR DUCTS INSIDE BUILDING SHALL BE INSULATED EXTERNALLY WITH 1 -1/2" THICK FIBERGLASS OF DENSITY OF 1.5 POUNDS PER CUBIC FOOT AND BE COMPLETE WITH VAPOR BARRIER JACKET.
- ALL FLEXIBLE DUCTS SHALL BE: METAL FLEX CLASS 1 TYPE 500 AIR DUCT AND SHALL BE U.L. LISTED AND HAVE 1 " THICK FIBERGLASS INSULATION ENCASED IN A VAPOR BARRIER OF SEAMLESS, NON- COMBUSTIBLE, CO-POLYMER PLASTIC.
- ALL FLEXIBLE DUCTS SHALL BE CONNECTED TO TRUNK OR BRANCH DUCTS WITH A MINIMUM OF THREE SHEET METAL SCREW AT EACH CONNECTION AND BE TAPE TO PROVIDE AN AIR TIGHT SEAL.
- FLEXIBLE DUCT HANGERS STRIPS SHALL BE MINIMUM 2" WIDE BY 22 GAUGE GALVANIZED METAL.
- ALL DUCT WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT PUBLISHED SMACNA STANDARD FOR LOW VELOCITY, LOW PRESSURE DUCTS I
- ALL CONTROL WIRING SHALL BE FURNISHED AND INSTALLED BY V.A.C. CONTRACTOR.
- THERMOSTATS SHALL BE HONEYWELL T-7300/Q77300 B1008 WITH LOCKING COVER
- ROOF MOUNTED EXHAUST AND MAKE UP AIR UNITS SHALL BE FURNISHED WITH BIRD SCREENS , DISCONNECT SWITCHES AND HINGED BASE ON EXHAUST FAN.
- 16 GA. GALVANIZED METAL SPIRAL DUCT HANGERS STRIPS SHALL BE MINIMUM 2" WIDE BY 22 GAUGE
- H.V.A.C. CONTRACTOR SHALL INSTALL EXHAUST FAN AND FURNISH AND INSTALL COMPLETE EXHAUST DUCT SYSTEM. DUCTS SHALL BE WELDED 18 GA, STEEL W/I MINERAL WOOL INSULATION AND 20 GA. STAINLESS STEEL COVER WHERE EXPOSED.
- H.V.A.C. CONTRACTOR SHALL FURNISH AND INSTALL MAKE - UP AIR FAN AND DUCT SYSTEM COMPLETE
- H.V.A.C. CONTRACTOR SHALL EXTENDED SPILL CONDENSATE DRAIN LINE TO NEAREST FLOOR SINK.
- HOLD ROOF EXHAUST FAN DISCHARGE A MINIMUM OF 10'-0" FROM OUTSIDE AIR INTAKE ON ROOF MOUNTED H.V.A.C. UNITS.
- PROVIDE NEOPRENE FLEXIBLE CONNECTIONS AT SUPPLY AND RETURN DUCT CONNECTIONS ON AIR HANDLING UNITS/ROOFTOP H.V.A.C. UNITS.
- H.V.A.C. CONTRACTOR SHALL BALANCE H.V.A.C. SYSTEM TO AIR QUANTITIES INDICATED. PROVIDE TYPED WRITTEN REPORT TO OWNER UPON COMPLETION.

DIFFUSERS				VAV BOXES AND MISC.			
	10'x10'	550 CFM	EXISTING SUPPLY AIR REGISTER		ID #	EQUIPMENT TAG AND NUMBER (SEE SCHEDULE FOR DETAILS)	
	8'x8'		EXISTING RETURN AIR REGISTER		ID #	FSD, OR FD TAG AND NUMBER (SEE SCHEDULE FOR DETAILS)	
					T	THERMOSTAT OR ZONE SENSOR	

EQUIPMENT SCHEDULE													
SYMBOL	MODEL	AREA SERVED	TYPE	DRIVE	AIR FLOW (CFM)	T.S.P (IN.H2O)	MAX (RPM)	SOUND (SONES)	MAX. WT. (LBS)	ELECTRICAL		CONTROL	REMARKS
										VOLT/PH	W		
(N)EF-1	GREENHECK SP-A190	RESTROOM	CEILING	DIRECT	150	0.25	1,400	3	17	115/1	113	LIGHT	

ELECTRICAL, DATA, & PLUMBING GENERAL NOTES

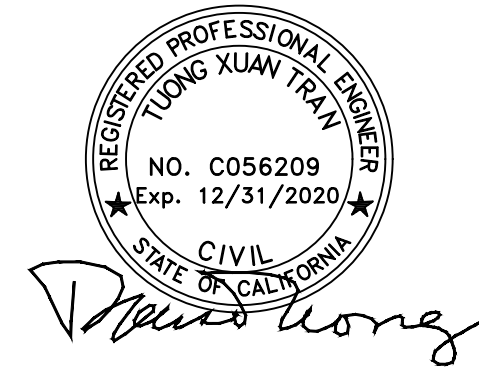
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, HAVE WORK INSPECTED AND PAY FOR SAME.
- ALL ELECTRICAL AND FINISH PLATES TO BE WHITE.
- CIRCUIT BREAKERS SHALL BE RATED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT CURRENT AT THIS SITE AS DETERMINED BY THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY TO DETERMINE MAXIMUM AVAILABLE FAULT CURRENT PRIOR TO PURCHASE CIRCUIT BREAKERS.
- ALL INDIRECT DRAIN LINES SHALL BE ROUTED WITHOUT DIPS OR SAGS TO TERMINATE WITH AN AIR GAP INTO APPROVED INDIRECT WASTE RECEPTOR.
- ALL STAINLESS STEEL RESTROOM ACCESSORIES: GRAB BARS, TOILET PAPER DISPENSER, TOILET PAPER SEAT DISPENSER, SOAP DISPENSER TO BE APPROVED BY FRANCHISEE, SUBMIT CUT SHEETS TO FRANCHISEE FOR APPROVAL.

TRANVU, LLC

SURVEYING - ENGINEERING - DESIGNING

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Tel: (408) 425-4523
Fax: (888) 226-8603
Email: info@tranvu.com

SEAL:



DATE: 03-15-2019

DRAWN BY: V.K. CHECKED BY: T. T.

REVISION	DATE	DESCRIPTION

1719 LINCOLN AVE

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ALAMEDA, CA 94501

OWNER

NEATLY INC
236 WEST PORTAL AVE #527
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neatly360@gmail.com
PH: 650-201-3458

1719 LINCOLN AVE
ALAMEDA, CA 94501

SCALE: AS SHOWN

PROPOSED
ELECTRICAL PLAN&
EXISTING MECHANICAL
PLAN

PROJECT NO:

SHEET:

E.1

SEAL:



DATE: 03-15-2019

DRAWN BY: V.K.

CHECKED BY: T. T.

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1719 LINCOLN AVE
ALAMEDA, CA 94501

SCALE: AS SHOWN

PROPOSED WATER
SUPPLY PLAN&
PROPOSED SANITARY
SEWER PLAN

PROJECT NO:

SHEET:

P.I

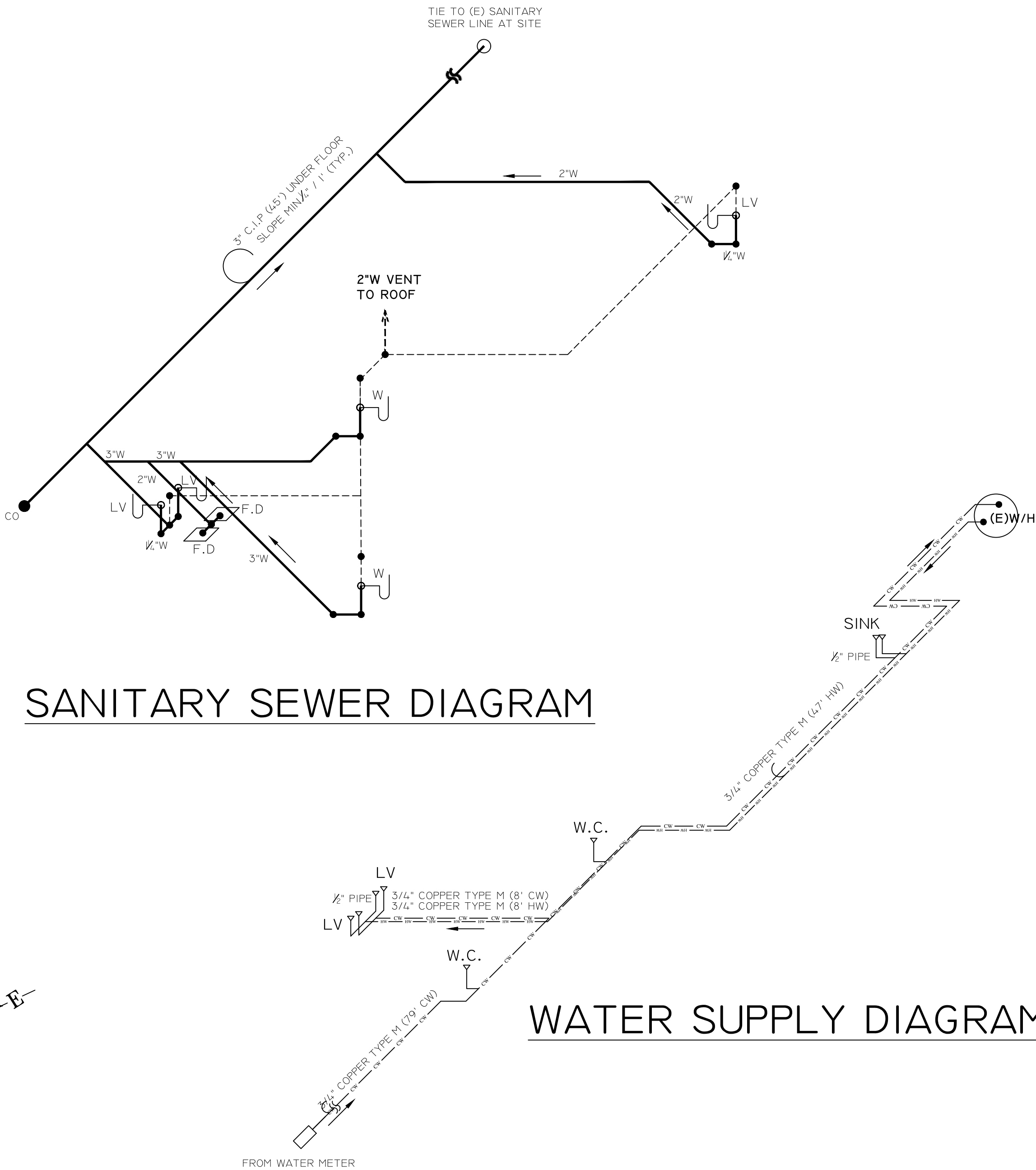
FIXTURE CALCULATIONS									
FIXTURE TYPE	Q.TY	DEMAND WEIGHT IN WSFU ¹						DRAINAGE ¹	
		COLD ²	HOT ²	FIXTURE DEMAND	TOTAL COLD WATER	TOTAL HOT WATER	TOTAL DEMAND	DFU	TOTAL DEMAND
WATER CLOSET, 1.28 GPF	2	2.5	0	2.5	5	0	5	3	6
LAVATORY	2	1	1	1.5	2	2	3	1	2
SINK	1	2	2	3	2	2	3	2	2
FLOOR DRAIN	2							2	4
TOTAL FIXTURE UNITS					9	4	11		14
REQUIRED MINIMUM PIPE SIZE (OVER 60 PSI) ³					3/4"	3/4"	3/4"		1/4"
(MAXIMUM LENGTH = 150 FT)									

NOTE:

1. FIXTURE UNITS ARE BASED ON 2016 CPC TABLE 610.3 FOR WATER AND TABLE 702.1 FOR DRAINAGE.
2. SEPERATE HOT AND COLD WATER FIXTURE UNITS ARE TAKEN AS THREE - QUARTER (3/4) OF TOTAL FIXTURE DEMAND, PER 2016 CPC TABLE 610.3, NOTE 3.
3. PIPE SIZES ARE BASED ON 2016 CPC TABLE 610.4 FOR WATER AND TABLE 703.2 FOR DRAINAGE.
4. SELF-CLOSING OR SELF-CLOSING METERING FAUCETS SHALL BE INSTALLED ON LAVATORIES INTENDED TO SERVE THE TRANSIENT PUBLIC. METERED FAUCETS SHALL DELIVER A MAXIMUM OF 0.25 GALLONS OF WATER PER USE.
5. PLUMBING VENTS SHALL TERMINATE NOT LESS THAN TEN FEET FROM ANY AIR INTAKE

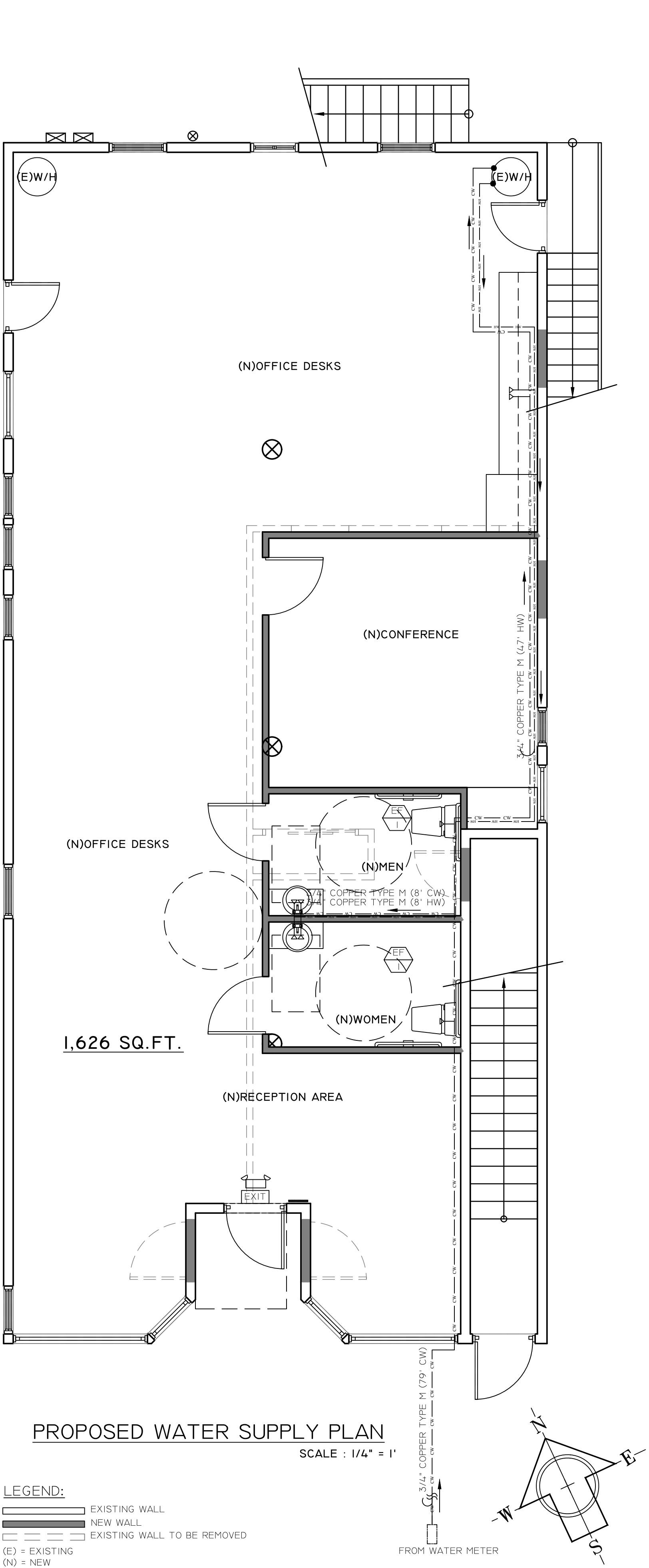
THE MAXIMUM FIXTURE FLOW SCHDEDULE:

- LAVATORY FAUCETS: 0.5 GPM
- KITCHEN FAUCETS: 1.8 GPM
- METERING FAUCETS: 0.20 GALLONS/CYCLE
- WATER CLOSETS: 1.28 GALLONS/FLUSH



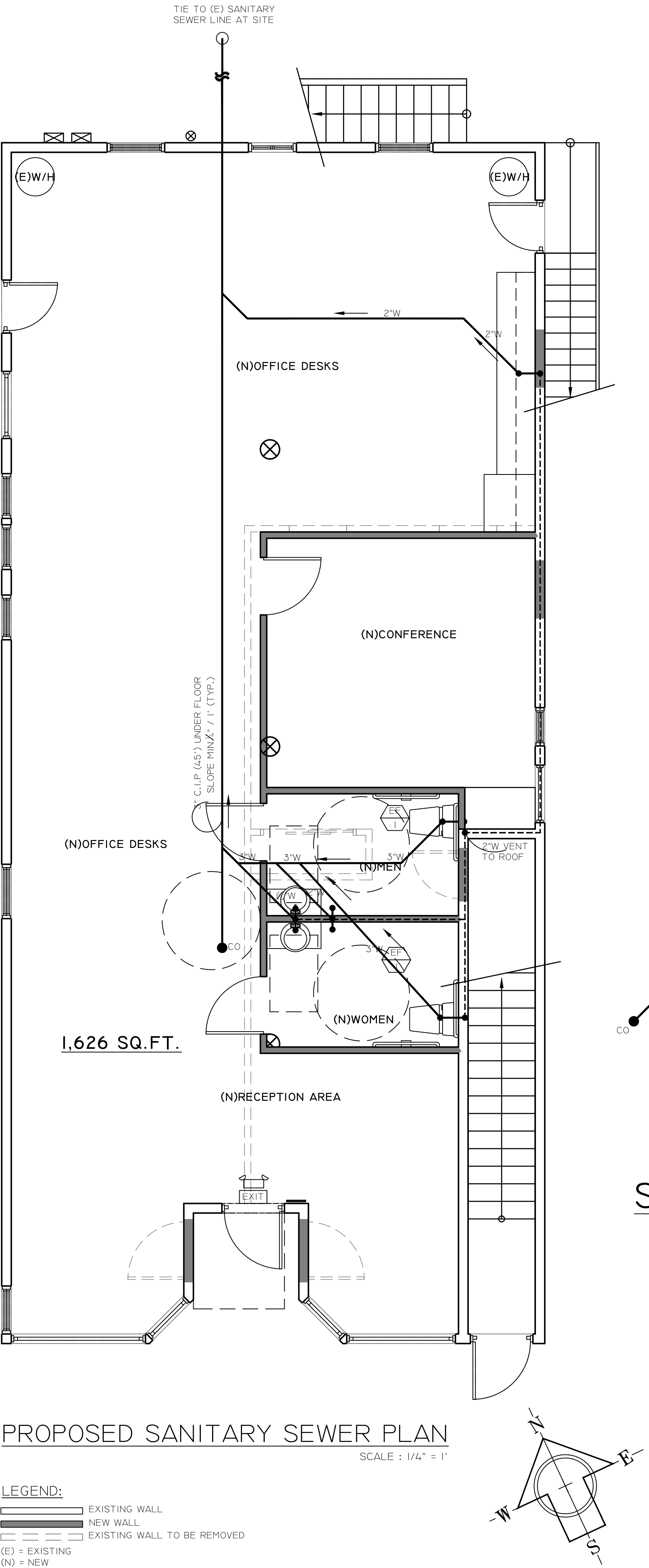
SANITARY SEWER DIAGRAM

WATER SUPPLY DIAGRAM



PROPOSED WATER SUPPLY PLAN
SCALE : 1/4" = 1'

LEGEND:
EXISTING WALL
NEW WALL
EXISTING WALL TO BE REMOVED
(E) = EXISTING
(N) = NEW



PROPOSED SANITARY SEWER PLAN
SCALE : 1/4" = 1'

LEGEND:
EXISTING WALL
NEW WALL
EXISTING WALL TO BE REMOVED
(E) = EXISTING
(N) = NEW

SEAL:



DATE: 03-15-2019

DRAWN BY: V.K.

CHECKED BY: T. T.

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1719 LINCOLN AVE
ALAMEDA, CA 94501

SCALE: AS SHOWN

DETAILS &
NOTES

PROJECT NO:

SHEET:

D.I

GENERAL REQUIREMENTS FOR TOILET & BATHING FACILITIES

2013 CBC SECTION 11B-213 & DIVISION 6

General (CBC 11B-213)

Where toilet and bathing facilities are provided, EACH toilet and bathing room shall be accessible to persons with disabilities (comply with Section 11B-603) and shall be on an accessible route connected to accessible entry.

Exception:

- Where toilet and bathing facilities are provided in buildings without elevators above and below the first floor permitted by Section 11B-206.2.3 Exception 1, accessible toilet and bathing facilities shall be provided on a story connected by an accessible route to an accessible entrance.

- In alterations where it is technically infeasible to comply with Section 11B-603, altering toilet or bathing room shall not be required where a single accessible unisex toilet room or bathing room is provided and located in the same area and on the same floor as existing inaccessible toilet or bathing rooms. (CBC 11B-213.2 Exception 1)

Where existing toilet rooms or bathing rooms are not accessible (do not comply with Section 11B-603), directional signs indicating the location of the nearest accessible toilet room or bathing room within the facilities shall be provided (CBC 11B-216.8)

Unisex Facilities

When is a unisex toilet room allowed? (CPC 422.2 Exceptions):

- In occupancies with a total occupant load of 10 or less, including customers and employees.
- In business and mercantile occupancies with a total occupant load of 50 or less including customers and employees.

Number of required accessible unisex toilet rooms:

- Where multiple unisex toilet rooms are clustered at a single location, 50 percent, but no fewer than one, of the unisex toilet rooms at each cluster shall be accessible. (CBC 11B-213.2 Exception 4)
- Accessible unisex toilet rooms shall be identified by the International Symbol of Accessibility complying with Section 11B-703.2.6 (CBC 11B-216.8).
- Doors to unisex toilet rooms and bathing rooms shall have privacy latches (CBC 11B-213.2.1)

Children's Facilities

- Water closets and toilet compartments for children's use shall comply with Section 11B-604.9

SUGGESTED DIMENSIONS FOR WATER CLOSETS SERVING CHILDREN AGES 3 THROUGH 12			
	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
Water Closet Centerline	12 inches (305 mm)	12 to 15 inches (305 to 381 mm)	15 to 18 inches (381 to 457 mm)
Toilet Seat Height	11 to 12 inches (279 to 305 mm)	12 to 15 inches (305 to 381 mm)	15 to 17 inches (381 to 432 mm)
Grab Bar Height	18 to 20 inches (457 to 508 mm)	20 to 25 inches (508 to 635 mm)	25 to 27 inches (635 to 686 mm)
Dispenser Height	14 inches (356 mm)	14 to 17 inches (356 to 432 mm)	17 to 19 inches (432 to 483 mm)

- Grab bars in water closets for children's use shall be installed in a horizontal position 18" minimum and 27" maximum above the finished floor measured to the top of the gripping surface. (CBC 11B-609)

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GENERAL REQUIREMENTS FOR TOILET & BATHING FACILITIES

2013 CBC SECTION 11B-213 & DIVISION 6

Door Mounted Signage: (CBC 11B-216.8 & 11B-703.2.6)

- Men: A ¼" thick equilateral triangle with edge 12" long and vertex upward.
- Women: A ¼" thick circle and 12" in diameter.
- Unisex: A ¼" thick circle and 12" in diameter with a ¼" thick triangle superimpose on the circle



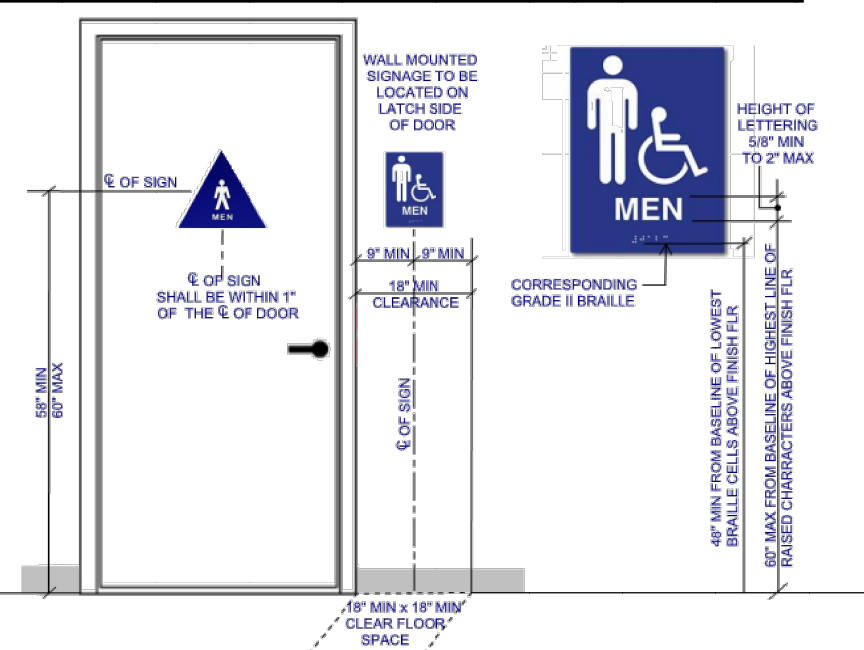
Note:
1. Signage shall contrast with the door, either light on a dark background or dark on a light background
2. Pictograms and/or lettering are not required on door-mounted signage

Wall Signage: (CBC 11B-703.2 to 11B-703.6)

Information: Raised characters, pictorial symbols with Grade 2 Braille for permanent rooms and space of a building



SIGN INSTALLATION HEIGHT AND LOCATION (CBC 11B-703.4)



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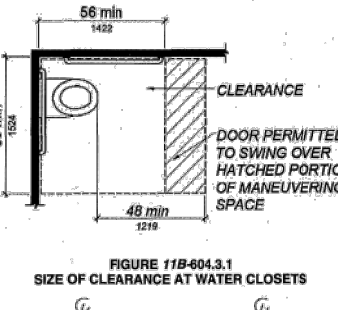
GENERAL REQUIREMENTS FOR TOILET & BATHING FACILITIES

2013 CBC SECTION 11B-213 & DIVISION 6

Accessible Features:

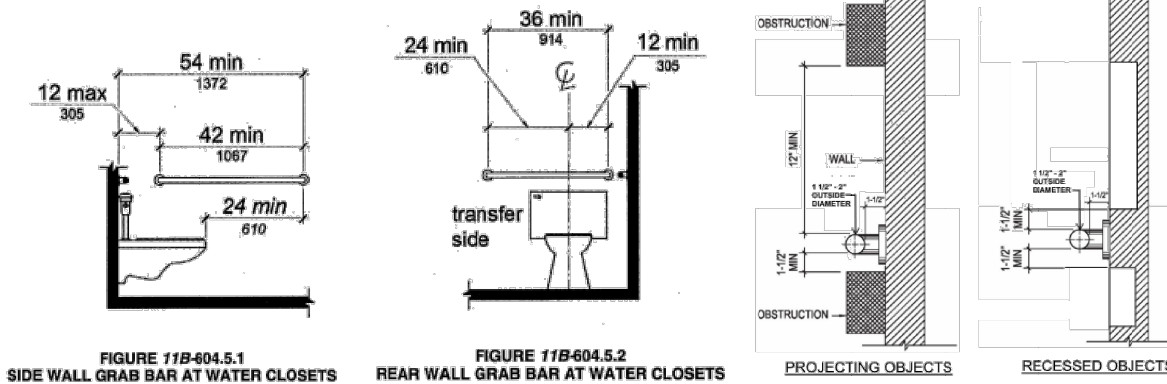
1. Water Closets (CBC 11B-604):

- Location: 17" – 18" from side wall at wheel chair accessible toilet
- Seat Height: 17" – 19"
- Flush Controls: hand operated or automatic, located on open side.
- Control Height: Max. 44" above floor
- Minimum Clear Space around Water Closet: 60" x 56"
- Maneuvering Space in front of Water Closet: 60" wide x 48" deep



2. Grab bars: (CBC 11B-604.5 & 11B-609)

- Circular section: 1 ½" – 2" outside diameter
- Non-circular section: Cross section dimension of 2" max and Perimeter dimension of 4" - 4.8"
- Spacing between Wall and Grab Bar: 1 ½"
- Height: 33" – 36" above finish floor measured to the top of bar
- Side Bar: 42" min. long with 24" in front of water closet. Located 12" max from rear wall & extend 54" from rear wall
- Back Bar: 36" min. long. Extend from centerline of the water closet 12" min on one side and 24" min on the other side
- L-shaped grab bar meeting dimensional requirements of side and Grab bars shall be permitted
- Strength: Minimum 250 lbs.



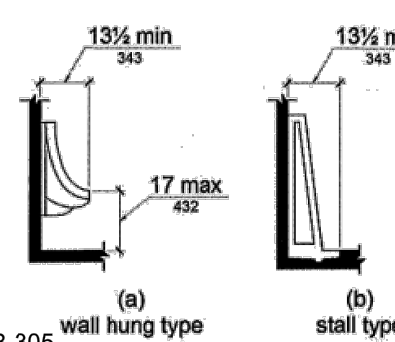
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GENERAL REQUIREMENTS FOR TOILET & BATHING FACILITIES

2013 CBC SECTION 11B-213 & DIVISION 6

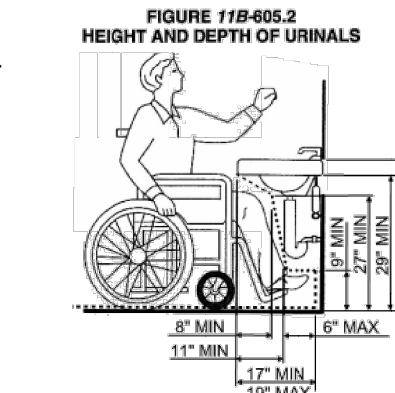
3. Urinals: (CBC 11B-605):

- Clear Space: Minimum 30" x 48" for forward approach
- Fixture Extension: 13.5" min. from wall.
- Rim Height: 17" max. above floor.
- Flush Controls: hand operated or automatic
- Control Height: Max. 44" above floor



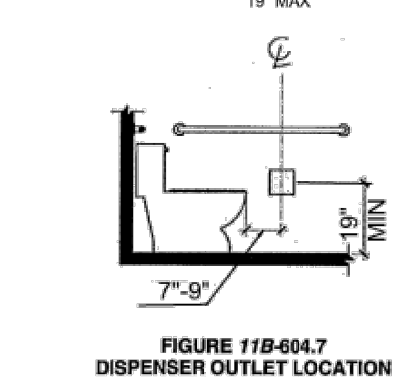
4. Lavatories and Sinks (CBC 11B-606):

- Clear Space: Min. 30" x 48" for forward approach per CBC 11B-305
- Location: 18" min. from side wall to centerline of the fixture.
- Higher of Rim Height or Counter Surface: 34" max above floor.
- Sink Depth: 6 ½" max.
- Toe Clearance: CBC 11B-306.2
- Knee Clearance: CBC 11B-306.3
- Exposed Pipes Under Sink: Insulated.
- Control: hand operated or automatic



5. Toilet Paper Dispensers (CBC 11B-604.7):

- Height: Below grab bar, 19" min. above floor.
- Location: 7" min – 5" max in front of water closet Measured from centerline of dispenser
- Type: Continuous paper flow.



6. Mirrors (CBC 11B-603.3):

- Located above lavatories or countertops: Minimum 1" with bottom edge 40" max. above floor.
- Other location: bottom edge 35" max. above floor.

7. Lockers (CBC 11B-225.2.1):

- 5% minimum but no fewer than one of each type shall be accessible (comply with Section 11B-811)

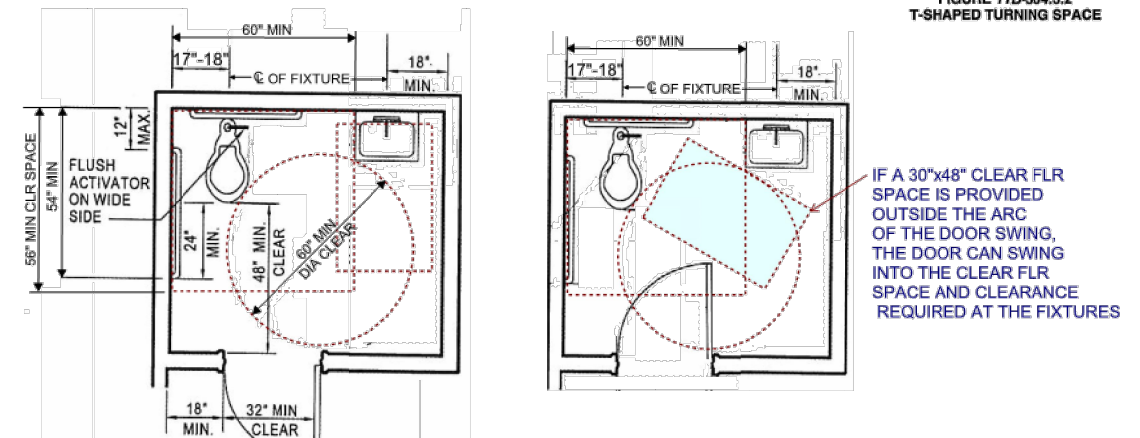
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GENERAL REQUIREMENTS FOR TOILET & BATHING FACILITIES

2013 CBC SECTION 11B-213 & DIVISION 6

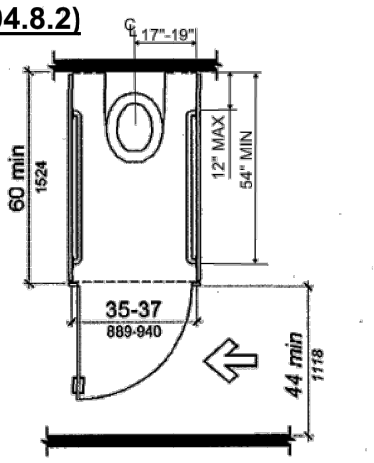
Single Accommodation Toilets

- Turning Space:** 60" min. diameter clear circular space (CBC 11B-304.3.1) or T-shaped space per Figure 11B-304.3.2
- Overlap:** Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap (CBC 11B-603.2.2)
- Door Swing:** Door in any position may encroach into turning space by 12" max. Door shall not swing into the clear floor space or clearance required for any fixtures unless a 30" x 48" clear space is provided within the room beyond the arc of the door swing. (CBC 11B-603.2.3 Exception 2)



Ambulatory Accessible Compartment (CBC 11B-604.8.2)

- When Required:** Where a toilet compartment is provided, provide at least one ambulatory accessible compartment where the total combination of urinals and water closets is six or more. (CBC 11B-213.3.1)
- Size:** depth = 60" min.; width = 35" – 37"
- Clearance at door:** Shall comply with Section 11B-404, except if the approach is to the latch side of the compartment door, clearance between door side of the compartment to any obstruction shall be 44" minimum.
- Door:** Self closing with door pull on both sides of the door near the latch. Compartment door can't swing into the minimum required compartment area.
- Side Grab Bars:** 42" minimum long grab bar with 24" in front of water closet shall be provided on both sides of the compartment. Locate grab bars 12" max from rear wall & extend 54" from rear wall.



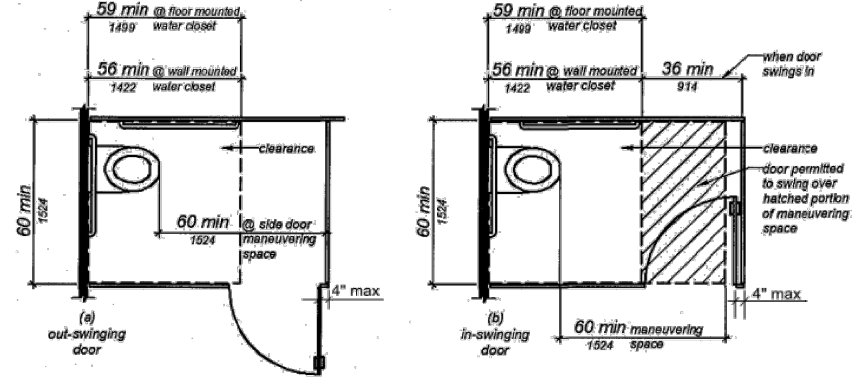
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GENERAL REQUIREMENTS FOR TOILET & BATHING FACILITIES

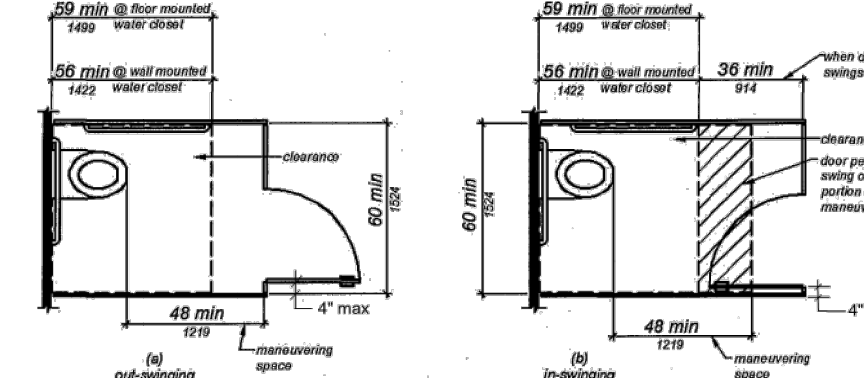
2013 CBC SECTION 11B-213 & DIVISION 6

Wheelchair Accessible Compartments (CBC 11B-604.8.1)

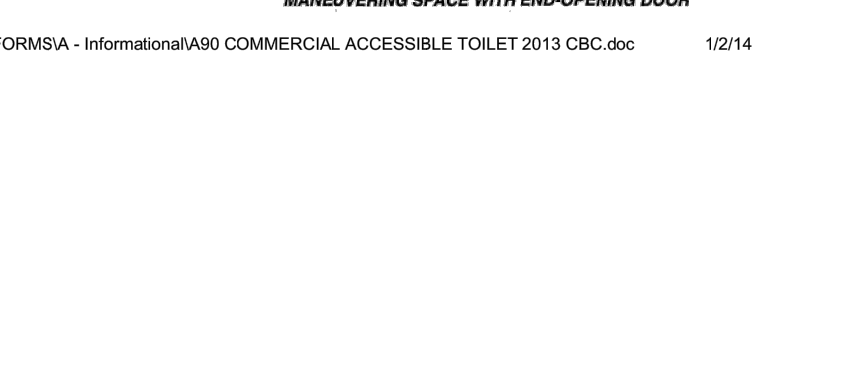
- Size:** Width = 60" min.; Depth = 56" min for wall hung water closet, 59" min for floor mounted water closet
- Maneuvering Space with Side-opening Door:** see Figure 11B-604.8.1.1.2 Door in side wall shall be 4" maximum from the front partition
- Maneuvering Space with End-opening Door:** see Figure 11B-604.8.1.3 Door in front partition shall be 4" maximum from the side wall or partition farthest from the water closet
- Door:** Self closing with door pull on both sides of the door near the latch. Door shall not swing into the clear floor space or clearance required for any fixture. Doors may swing into that portion of maneuvering space which does not overlap the clearance required at a water closet.
- Side Grab Bars:** Provide rear and side grab bars per 11B-604.5 (L-shaped grab bars are permitted)



Maneuvering Space with Side-Opening Door



Maneuvering Space with End-Opening Door



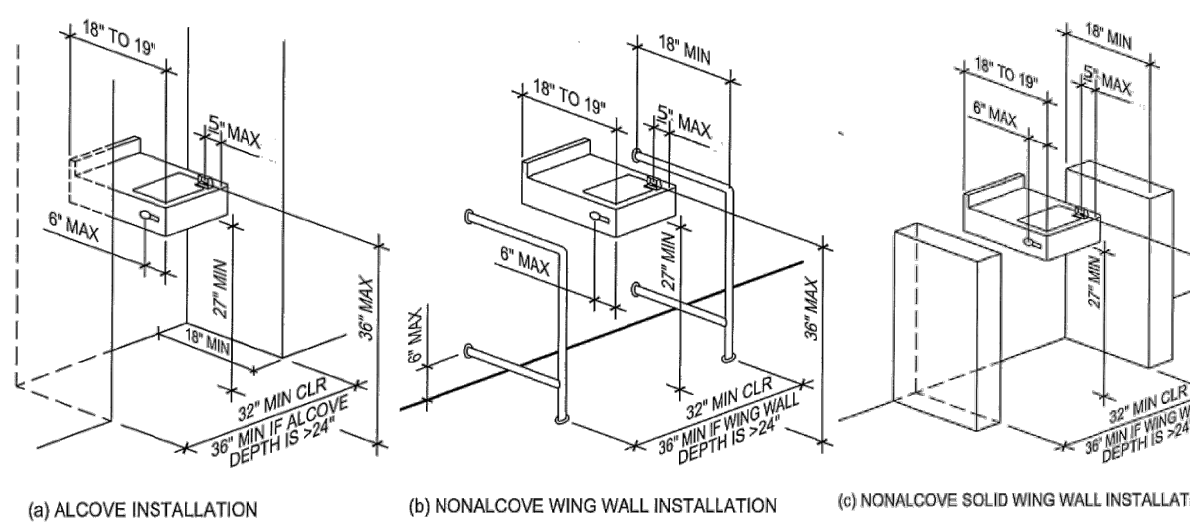
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GENERAL REQUIREMENTS FOR TOILET & BATHING FACILITIES

2013 CBC SECTION 11B-213 & DIVISION 6

Drinking Fountains (CBC 11B-211, 11B-307 & 11B-602)

- Application:** No fewer than two drinking fountains shall be provided per floor. One drinking fountain shall be accessible (comply with Sections 11B-602.1 through 11B-602.6) and one drinking fountain shall be for a standing person (comply with Sections 11B-602.7)
- Location:** All drinking fountains shall be either be located completely within alcove, positioned completely between wing walls or otherwise positioned so as not to encroach into pedestrian walk ways.
- Alcove Dimension:** 32" minimum wide x 18" minimum deep. 36" minimum wide where the depth exceeds 24"
- Clear Floor Space:** Minimum 30" x 48" for front approach center at a low drinking fountain
- Knee and Toe Clearance:** CBC 11B-306.2 & 11B-306.3
- Depth:** 18"-19" for wall and post mounted cantilever drinking fountain
- Spout Height:** 36" maximum above floor at low drinking fountain, 38"-43" above floor at high drinking fountain
- Spout Location:** 15" minimum from supporting wall and 5" maximum from front edge of unit
- Control:** Manually operated system that is front mounted or side mounted and located within 6" from the front edge OR automatic electronically controlled device

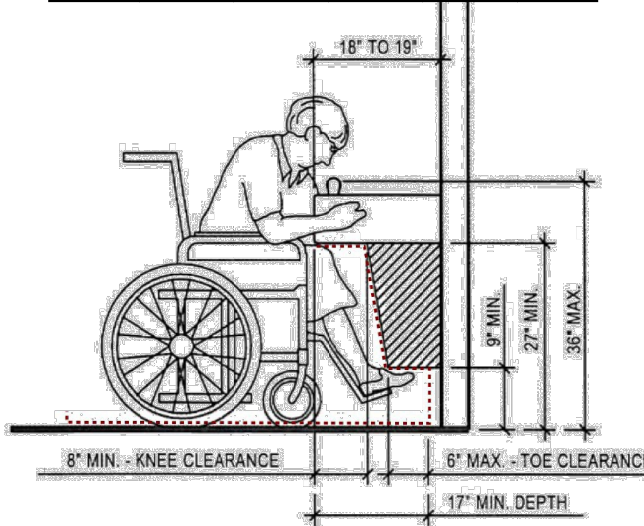


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GENERAL REQUIREMENTS FOR TOILET & BATHING FACILITIES

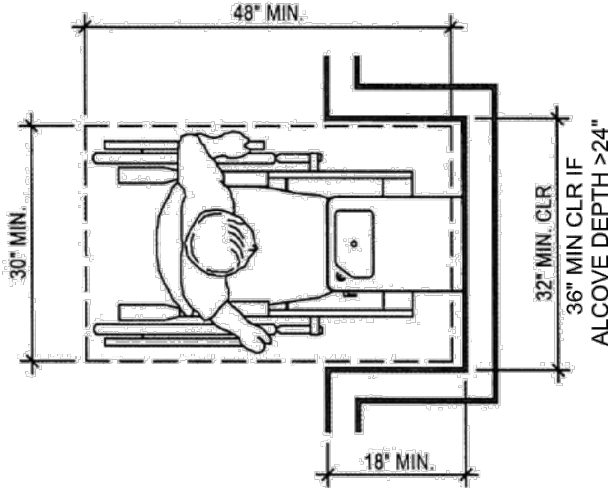
2013 CBC SECTION 11B-213 & DIVISION 6

FIGURES – DRINKING FOUNTAIN



* EQUIPMENT PERMITTED IN SHADED AREA

SPOUT HEIGHT AND KNEE CLEARANCE AT DRINKING FOUNTAINS



CLEAR FLOOR SPACE AT DRINKING FOUNTAINS

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