

# SAN FRANCISCO PLANNING DEPARTMENT

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## **Disclaimer for Review of Plans**

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

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# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

# **NOTICE OF PUBLIC HEARING**

Hearing Date: Wednesday, May 24, 2017 Not before 9:30 AM Time: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408 Location: Variance Case Type: Hearing Body: Zoning Administrator APPLICATION INFORMATION

### PROPERTY INFORMATION

Project Address: Cross Street(s): Block /Lot No.: Zoning District(s): Area Plan:

2140-2144 Market Street Sanchez and Church St 3542/008 and 3542/009 UM NCT / 50-X and 40-X Market-Octavia

Case No.: Building Permit: Applicant: Telephone:

2014-002035VAR 2017.04.11.3735 **Ankrom Moisan Architects** (415) 252-7063 WarnerS@ankrommoisan.com

### **PROJECT DESCRIPTION**

E-Mail:

The proposal is to demolish the existing 2,375 sq. ft. commercial building, patio, shed and parking lot and to construct a new 28,736 sq. ft., five-story plus basement mixed-use building with 1,600 sq. ft. of ground floor commercial space, 27 dwelling units, 2,257 sq. ft. of common roof deck and no off-street parking spaces.

PER PLANNING CODE SECTION 134, the project is required to provide a rear yard equal to 25 percent of the total lot depth, but in no case less than 15 feet, at all floors of the building. At the rear of the proposed structure, portions of the first, second and third floors encroach into the required 24 foot, 11 inch rear yard. Additionally, the rear walls of three existing residential buildings that front on 14th Street are located within the required rear yard for the subject property. Therefore, the project requires a rear yard modification from the rear yard requirement.

**PER PLANNING CODE SECTION 140**, each dwelling unit is required to face onto a Code-complying rear yard, street at least 20' in width or other feature meeting the minimum requirements of the Planning Code. The subject property has 5 units at the rear that do not face onto Code-complying rear yard; therefore, a variance is required.

### ADDITIONAL INFORMATION

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: http://sf-planning.org/ftp/files/notice/2014-002035VAR.pdf

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Jeff Horn Telephone: (415) 575-6975 E-Mail: jeffrey.horn@sfgov.org

# **GENERAL INFORMATION ABOUT PROCEDURES**

### HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible. Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

### **BUILDING PERMIT APPLICATION INFORMATION**

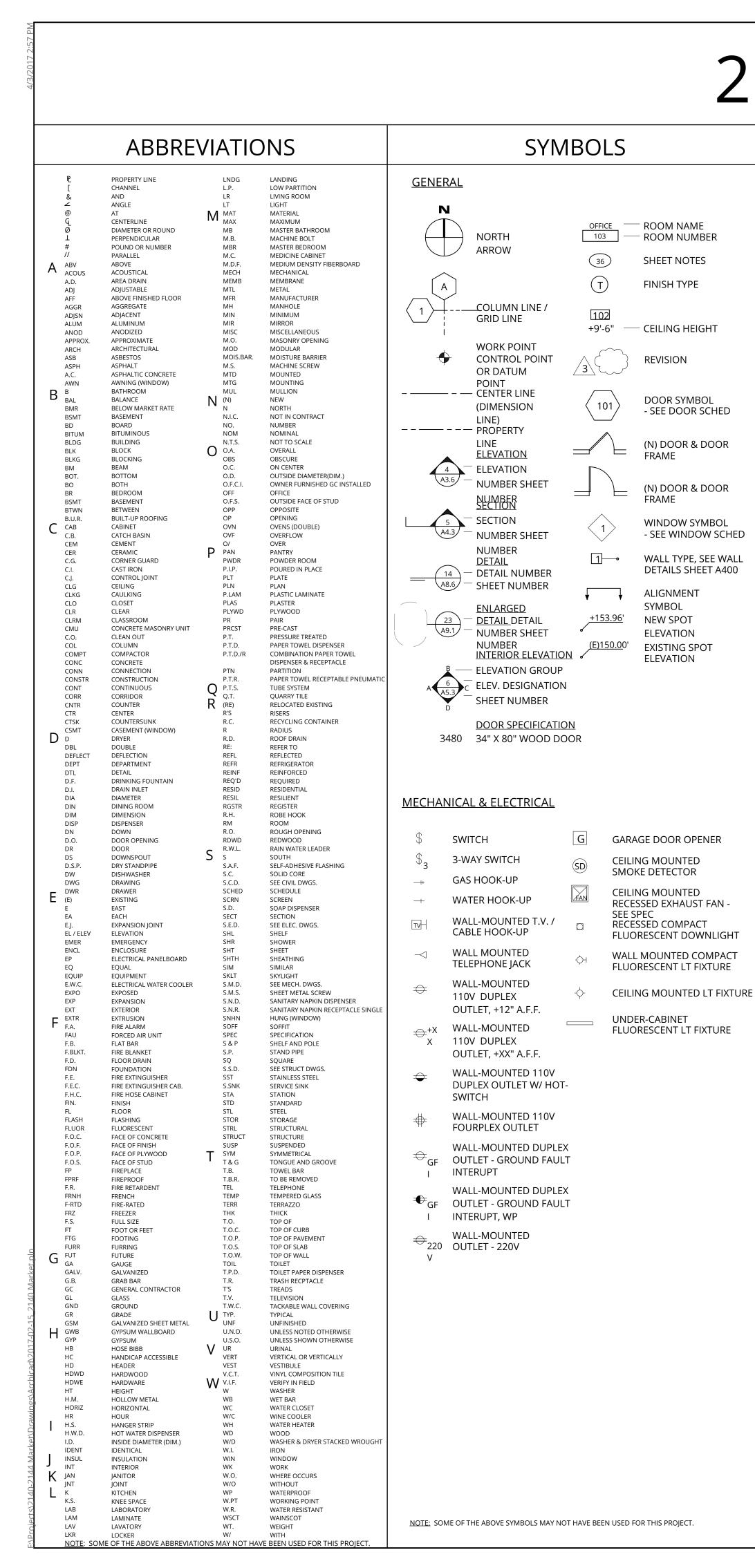
Pursuant to Planning Code Section 312, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. On May 1, 2017, the Department issued the required Section 312 notification for this project, which expires on May 31, 2017.

### APPEAL INFORMATION

An appeal of the approval (or denial) of a **Variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 calendar days** after the Variance Decision Letter is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.



# 2140 MARKET STREET

### **PROJECT DESCRIPTION** PF **GENERAL NOTES** PLANNING DATA <u>OWNER / PROJ</u> GC AND HIS SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH SITE CONDITIONS. WITH THE CONTRACT DOCUMENTS, MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE PROJECT. FRANK CAFFERK PROIECT DESCRIPTION: DEMOLISH (E) COMMERCIAL P.O. BOX 1631 SPACE AND OPEN PARKING LOT GC SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES REQUIRED FOR OR **5 MARIA LINDA** REASONABLY INCIDENTAL TO THE COMPLETION OF THE WORK. AND CONSTRUCT (N) 5-STORY, HILLSBOROUGH T 650.619.8250 27-UNIT RESIDENTIAL BUILDING. GC SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE E MCAFF6@YAH WITH ALL LOCAL REGULATORY AGENCIES, APPLICABLE BUILDING CODES AND PROJECT ADDRESS 2140-2144 MARKET STREET REQUIREMENTS. ARCHITECT: SAN FRANCISCO, CA 94114 GC IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, INCLUDING CONDITIONS OF BLOCK / LOT: 3542 / 008-009 ANKROM MOISA APPROVAL BY THE CITY AND FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND 1014 HOWARD 3 CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH LOT AREA: 8,803 SF CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER SAN FRANCISCO COORDINATION ISSUES, GC IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE T 415.252.7063 ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION. ZONING DISTRICT : NCT - UPPER MARKET F 415.252.9020 GC SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, HEIGHT & BULK: 50-X, 40-X <u>SURVEY:</u> TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR PROPOSED HEIGHT 55'-0" TRANSAMERICA INSTALLATION AND MAINTENANCE OF FUTURE EQUIPMENT ARE PROVIDED. (PER PLANNING CODE) FOX PLAZA 1390 MARKET S THE GC SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONS, COMMERCIAL, PARKING LOT EXISTING USE: SAN FRANCISCO DOORS, ELECTRICAL, TELEPHONE OUTLETS AND LIGHT SWITCHES WITH THE OWNER'S REPRESENTATIVE AND ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH T 415.553.4092 PROPOSED USE: RESIDENTIAL, COMMERCIAL CONSTRUCTION. F 415.553.4071 NUMBER OF DWELLING UNITS: 27 DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD UNIT MIX: CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITION AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT ARCHITECT FOR RESOLUTION BEFORE 1 BR-LOFT PROCEEDING. 12 1BR/1BATH 10 2 BR/ 1 BATH "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED. 2 2 BR/ 2 BATH "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ELEVATION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN. BMR UNITS: 14.5% ON SITE = 4 UNITS ALL WORK SHALL BE SCHEDULED AND PERFORMED SO AS NOT TO DISTURB OR CAUSE DAMAGE TO ANY EXISTING ADJACENT BUILDINGS. PARKING PROVIDED: NONE . GC TO PROVIDE STRICT CONTROL OF JOB AND PREVENT DUST AND DEBRIS TO EMANATE **BICYCLE PARKING:** RESID'L: 27 CLASS I, 1 CLASS II FROM CONSTRUCTION AREAS COMM'L: 2 CLASS I, 4 CLASS II 2. ALL FRAMING AND FURRED WORK SHALL BE PROPERLY LAID OUT, ACCURATELY PLUMBED, LEVELED, ALIGNED AND RIGIDLY SECURED IN PLACE. REAR YARD OPEN SPACE: 2,583 SF = 29% OF LOT AREA 3. GC AND SUBCONTRACTORS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER USABLE OPEN SPACE CALCULATION: TRADES. 4. HVAC, PLUMBING, FIRE PROTECTION & SECURITY SYSTEMS TO BE DESIGN-BUILD BY GC. REQUIRED OPEN SPACE (PER TABLE 135(d)(2)): LAYOUTS SHOWN ON THESE DWGS ARE FOR DESIGN INTENT ONLY. IF ALL PRIVATE, 27 UNITS X 80 SF/UNIT = 2,160 SF . NO WORK DEFECTIVE IN CONSTRUCTION QUALITY OR DEFICIENT IN ANY REQUIREMENT OF COMMON, (27-7 UNITS) X (80 SF X 1.33) = 2,128 SF THE DRAWINGS OR NOTES, WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS AND DEFICIENCIES DURING PROVIDED OPEN SPACE: CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY 1,690 SF PRIVATE @ 7 UNITS (BALCONIES, DECKS) = GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL SHALL BE CONSTRUED AS AN 2,257 SF COMMON @ ROOF DECK = ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS. COMMON @ REAR YARD DECK = 748 SF 6. THE GC SHALL PREPARE AND SUBMIT BEFORE STARTING THE WORK A SCHEDULE INDICATING REQUIRED CONSTRUCTION TIME FOR EACH CONTRACTOR & **BUILDING DATA** APPLICAB SUBCONTRACTOR'S WORK. CONFIRM APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS CONSTRUCTION TYPE: V-A REQUIRED BY THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT IN WRITING OF ANY 2016 CALIFORM POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE W/ SAN FRANC AVAILABILITY OF SPECIFIED PRODUCTS. REQUEST FOR SUBSTITUTIONS WILL NOT BE SPRINKLERS: FULLY AUTOMATIC ACCEPTED AFTER CONSTRUCTION STARTS. SPRINKLER SYSTEM 2016 CALIFORM . GC TO SUBMIT REQUIRED SAMPLES, SHOP DRAWINGS AND PRODUCT DATA TO ARCHITECT W/ SAN FRANC OCCUPANCY CLASSIFICATION: R-2, S-2 FOR REVIEW PRIOR TO FABRICATION. ALLOW ARCHITECT SUFFICIENT TIME TO REVIEW AND COMMENT. ARCHITECT'S REVIEW WILL BE FOR CONFORMANCE WITH DESIGN CONCEPT ONLY. 2016 CALIFORM W/ SAN FRANC ALLOWABLE BUILDING HEIGHT: 55' 9. SUBMIT THREE SAMPLES OR THREE COPIES OF SCHEDULES AND PRODUCT DATA FOR EACH ITFM 2016 CALIFOR PROPOSED 0. THE ARCHITECT WILL PREPARE A PRE-FINAL PUNCH LIST OF ITEMS FOR THE GC TO W/ SAN FRANC 55' BUILDING HEIGHT: COMPLETE. THE GC SHALL NOTIFY ARCHITECT IN WRITING TO REQUEST A FINAL OBSERVATION AFTER ALL THE ITEMS ON THE PRE-FINAL PUNCH LIST HAVE BEEN 2016 CA ENERG CORRECTED. FLOOR AREA SUMMARY: . ALL GWB PARTITIONS SHALL BE TAPED & SANDED SMOOTH W/ NO VISIBLE JOINTS. ALL 2016 NFPA 72 ( **GROSS RESIDENTIAL AREA TOTAL** 27,136 SF SURFACES SHALL BE ALIGNED & SANDED SMOOTH. 2016 NFPA 13/ 1,600 SF **GROSS COMMERCIAL AREA TOTAL** 2. ALL DIMS. ARE F.O.F. TO F.O.F., U.N.O. DIMS. NOTED "CLEAR" OR "CLR" ARE MIN. REQUIRED TOTAL BUILDING GROSS AREA 28,736 SF DIMS. CLEARANCES MUST BE ACCURATELY MAINTAINED, & SHALL NOT VARY MORE THAN 1/8" W/O WRITTEN INSTRUCTION FROM THE ARCH'T. ALL DIMS. MARKED "CLEAR" SHALL BE MAINTAINED & SHALL ALLOW FOR THICKNESSES OF ALL FINISHES INCL. CARPET (& CUSHION), CERAMIC TILE, ETC. 23. ALL EXPOSED GWB EDGES TO HAVE APPROPRIATE METAL EDGE TRIM. PERMITS TO BE ISSUED SEPARATELY 4. ALL WORK SHALL BE ERECTED & INSTALLED PLUMB, LEVEL, SQUARE & TRUE, & IN PROPER ALIGNMENT. FIRE SPRINKLER SYSTEM . VERIFY FIELD CONDITIONS & FINISHES BEFORE ORDERING DOORS - BOTTOM OF DOORS TO MECHANICAL CLEAR THE TOP OF FINISHED FLOOR, INCL., BUT NOT LIMITED TO CARPET, TILE & THE LIKE, PLUMBING AS APPLICABLE, BY 1/4" MAXIMUM, UNLESS OTHERWISE NOTED. VERIFY ALL SLAB CONDITIONS & CODE & INSTALLATION REQ'TS FOR FIRE-RATED DOORS. ELECTRICAL 6. DIMENSIONS LOCATING DOORS BY EDGE ARE TO THE INSIDE EDGE OF JAMB, U.N.O. 27. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE. ia Hide's Sushi Bar 8. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS, & ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED BY CODE. . ALL STRUCTURAL (AMONG OTHER) DWGS SHALL BE THOROUGHLY CROSSREFERENCED AGAINST ARCHITECTURAL DWGS PRIOR TO WORK DONE - ANY CONFLICTS SHALL BE

- 30. BACKING PLATES IN PARTITIONS SHALL BE INSTALLED IN ALL AREAS WHERE REQUIRED, WHICH WILL INCLUDE BUT IS NOT LIMITED TO, OPENED & CLOSED SHELVING, COAT POLES & SHELVES, CABINETRY, COUNTERS, AND SUPPORT OF TRIM.
- 31. INSTALL ALL SIGNAGE AS REQUIRED BY CODE.

BROUGHT TO ARCHITECT'S ATTENTION IMMEDIATELY.

ROJECT TEAM	DRAWING INDEX	C = 6337	
QJECT SPONSOR: KKEY A COURT H, CA 94010 SAN ARCHITECTS SAN ARCHITECTS SA	ARCHITECTURAL: CS COVER SHEET G1.01 GREEN BUILDING: SITE PERMIT SUBMITTAL (2.01 ACCESSIBILITY STANDARDS & DIAGRAMS G2.03 ACCESSIBILITY STANDARDS & DIAGRAMS G2.03 ACCESSIBILITY STANDARDS & DIAGRAMS A1.00 SITE PHOTOS A1.01 EXISTING SITE & FLOOR PLANS A1.02 EXISTING ELEVATIONS & SECTION A1.03 PROPOSED SITE PLAN A2.01 BASEMENT & GROUND FLOOR PLANS A2.02 SECOND & THIRD FLOOR PLANS A2.03 FOURTH & FIFTH FLOOR PLANS A2.04 ROOF PLAN A3.11 SOUTH & NOTH ELEVATIONS A4.01 BUILDING SECTION 01 COVER PAGE	Colspan="2">I SUS STI AVE SUITE 300         PORTLAND, OR 97209         T SUS STI AVE SUITE 300         SUITE 300         SUS STI AVE SUITE 300         SUITE 300 <td co<="" td=""></td>	
3/13R (SPRINKLERS)	ΊΛΛΟ		
Sanchez St Stanchez St St Stanchez St St Stanchez St St Stanchez St St St St St St St St St St St St St S	Incis urch Station () United a Church St & Market St treet	COVER SHEET	
NY St Henry St Swedish American Hall	thatters traiters Crepevine Tronych Read	SITE PERMITDATEREVISION04.07.20170PROJECT NUMBERSHEET NUMBER162610SCALESCALECS1/8" = 1'-0"CS	

# **Green Building: Site Permit Submittal**

# **BASIC INFORMATION:**

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name	Block/Lot	Address
2140 MARKET STREET	3542 / 008-009	2140-2144 MARKET
Gross Project Area	Primary Occupancy	Number of occupied floors
28,736 SF	RESIDENTIAL	5
Design Professional/Applicant: Sign & I	Date	

WARNER SCHMALZ, AIA

ALL PROJECTS, AS APPLICAB	LE	LEED PROJECTS						
Construction activity stormwater pollution prevention and site runoff controls - Provide a			New Large Com- mercial	New Low Rise Residential	New High Rise Residential	Large First Time Commerical Interior	Commercial Major Alteration	Residential Major Alteration
construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.		Type of Project Proposed (Indicate at right)		Х				
<b>Stormwater Control Plan:</b> Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan		Overall Requirements:	<b>P</b>			<b>P</b>		
meeting SFPUC Stormwater Design Guidelines		LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Water Efficient Irrigation - Projects that include ≥		Base number of required points:	60	2	50	60	60	60
I,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.		Adjustment for retention / demolition of historic features / building:				n/a		
		Final number of required points (base number +/- adjustment)				50		
<b>Construction Waste Management</b> – Comply with the San Francisco Construction & Demolition Debris Ordinance	•	Specific Requirements: (n/r indicates a measure is no	ot required)					
<b>Recycling by Occupants:</b> Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	•	<b>Construction Waste Management – 75% Diversion</b> AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points		•	•	•	Meet C&D ordinance only	
See Administrative Bulletin 088 for details.		<b>Energy Use</b> Comply with California Title-24 Part 6 (2013) and meet LEED mini- mum energy performance (LEED EA p2)	•	LEED prerequisite		•		ED site only
GREENPOINT RATED PROJEC Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	TS	<ul> <li>Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR</li> <li>Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).</li> </ul>		n/r	n/r	n/r	n/r	n/r
Base number of required Greenpoints:	75	Enhanced Commissioning of Building Energy Systems LEED EA 3	•		Mee	t LEED prerequ	uisites	
Adjustment for retention / demolition of historic features / building:		Water Use - 30% Reduction LEED WE 3, 2 points	•	Meet LEED prerequisite	•		et LEED prerequ	
		Enhanced Refrigerant Management LEED EA 4		n/r	n/r	•		n/r
Final number of required points (base number +/- adjustment)		Indoor Air Quality Management Plan LEED IEQ 3.1Low-Emitting MaterialsLEED IEQ 4.1, 4.2, 4.3, and 4.4	•	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
GreenPoint Rated (i.e. meets all prerequisites)	•	<b>Bicycle parking:</b> Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2.	•	See San Francisco Planning Code 155		•	See San Francisco Planning Code 155	
eduction compared to Title 24, Part 6 (2013).		<b>Designated parking:</b> Mark 8% of total parking stalls for	•				n/r	n/r
CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	•	low-emitting, fuel efficient, and carpool/van pool vehicles. <b>Water Meters:</b> Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.		n/r	n/r		(addition only)	n/r
Notes		<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED		n/r	n/r			n/r
) New residential projects of 4 or more occupied floors must New Residential High-Rise" column. New residential with 3 o occupied floors must use the "New Residential Low Rise" colu 2) LEED for Homes Mid-Rise projects must meet the "Silver"	or fewer umn. standard,	<b>Air Filtration:</b> Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r			n/r	n/r	
including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.		Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	•	See CB	3C 1207	•	(envelope alteration & addition only)	n/r

ET STREET

# **Instructions**:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

# AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

Requirements below only apply when references below are applicable to Ne guirements for additions and alteration Requirements for additions or alteration after.<sup>3</sup>

# Type of Project Proposed (C

Energy Efficiency: Comply with Ca

Bicycle parking: Provide short-term motorized parking capacity each, or mee whichever is greater (or LEED credit SS

Fuel efficient vehicle and carpo low-emitting, fuel efficient, and carpool/v spaces.

Water Meters: Provide submeters fo or >100 gal/day if in buildings over 50,00

Indoor Water Efficiency: Reduce for showerheads, lavatories, kitchen faucets, v

**Commissioning:** For new buildings shall be included in the design and cons systems and components meet the own **OR** for buildings less than 10,000 squa

# Protect duct openings and mech

Adhesives, sealants, and caulk VOC limits and California Code of Regulat Paints and coatings: Comply with Architectural Coatings Suggested Contro Title 17 for aerosol paints.

Carpet: All carpet must meet one of the follo 1. Carpet and Rug Institute Green Label Plus 2. California Department of Public Health Sta

- 01350). 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustaina
- 5. California Collaborative for High Performa Performance Product Database
- AND carpet cushion must meet Carpet and R AND indoor carpet adhesive & carpet pad adh

Composite wood: Meet CARB Air Toxic Resilient flooring systems: For resilient flooring complying with the VOCfor High Performance Schools (CHPS) cri Covering Institute (RFCI) FloorScore prog

Environmental Tobacco Smoke entries, outdoor air intakes, and operable

Air Filtration: Provide at least MERV mechanically ventilated buildings.

Acoustical Control: Wall and roofwalls and floor-ceilings STC 40.

CFCs and Halons: Do not install equ

Additional Requirements for Ne

Construction Waste Manageme debris AND comply with San Francisco (

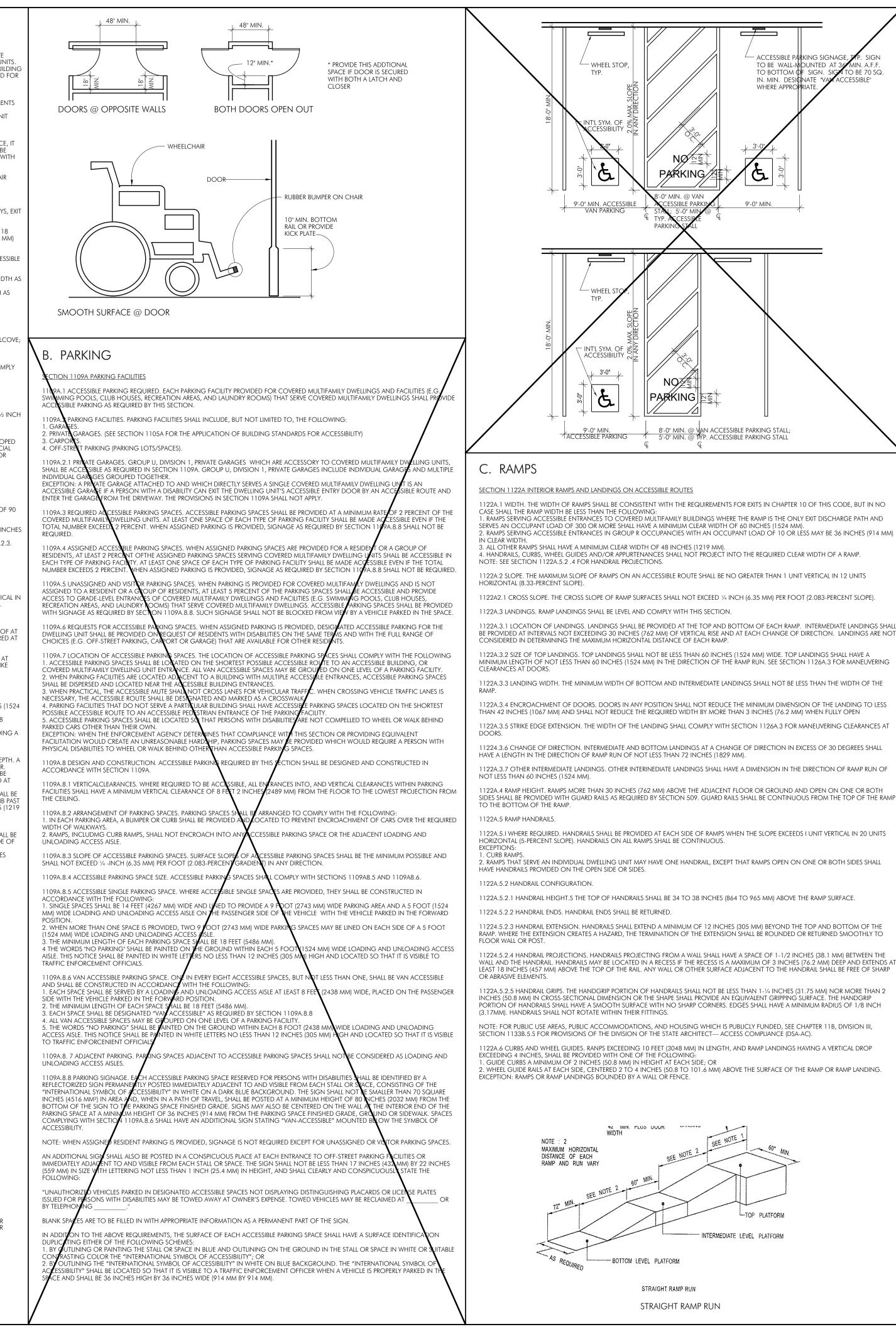
Renewable Energy or Enhance Effective January 1, 2012: Generate rer annual energy cost (LEED EAc2), OR demonstrate a 10% energy use reduction purchase Green-E certified renewable energy

# **OTHER APPLICABLE NON-RESIDENTIAL PROJECTS**

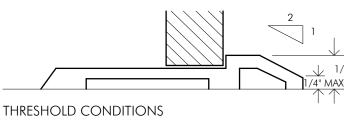
the measure is applicable to the project. Code w Non-Residential buildings. Corresponding re- ns can be found in Title 24 Part 11, Division 5.7. ons apply to applications received July 1, 2012 or	Other New Non- Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000 <sup>3</sup>
Check box if applicable)		
alifornia Energy Code, Title 24, Part 6 (2013).		
m and long-term bicycle parking for 5% of total eet San Francisco Planning Code Sec 155, Sc4.2).	•	
<b>bool parking:</b> Provide stall marking for van pool vehicles; approximately 8% of total	•	
or spaces projected to consume >1,000 gal/day, 00 sq. ft.	•	Addition only
overall use of potable water within the building by 20% wash fountains, water closets, and urinals.	•	•
s greater than 10,000 square feet, commissioning struction of the project to verify that the building ner's project requirements. are feet, testing and adjusting of systems is required.	•	(Testing & Balancing)
chanical equipment during construction		
<b>ks:</b> Comply with VOC limits in SCAQMD Rule 1168 ations Title 17 for aerosol adhesives.	•	•
h VOC limits in the Air Resources Board rol Measure and California Code of Regulations	•	
llowing: us Program, Standard Practice for the testing of VOCs (Specification		
able Choice, OR nance Schools EQ 2.2 and listed in the CHPS High	•	
Rug Institute Green Label, dhesive must not exceed 50 g/L VOC content.		
ics Control Measure for Composite Wood		
r 80% of floor area receiving resilient flooring, install C-emission limits defined in the 2009 Collaborative criteria or certified under the Resilient Floor ogram.		•
<b>Ce:</b> Prohibit smoking within 25 feet of building le windows.	•	•
V-8 filters in regularly occupied spaces of	•	•
-ceilings STC 50, exterior windows STC 30, party		(envelope alteration & addition only)
uipment that contains CFCs or Halons.	•	
ew A, B, I, OR M Occupancy Projects 5	,000 - 25,000	Square Feet
<b>ent –</b> Divert 75% of construction and demolition Construction & Demolition Debris Ordinance.	•	Meet C&D ordinance only
ed Energy Efficiency enewable energy on-site equal to ≥1% of total		n/r
on compared to Title 24 Part 6 (2013), OR rgy credits for 35% of total electricity use (LEED EAc6).	•	

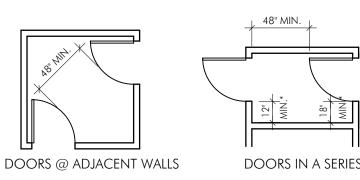
C-6337 12/31/17 RENEWAL DATE OF CALIFORM				
Ankrom Moisan				
38 NW DAVIS STREET, SUITE 300 PORTLAND, OR 97209 T 503.245.7100				
1505 5TH AVE, SUITE 300 SEATTLE, WA 98101 T 206.576.1600				
1014 HOWARD STREET SAN FRANSISCO, CA 94103 T 415.252.7063 © ANKROM MOISAN ARCHITECTS, INC.				
RET				
<b>2140 MARKET ST</b> 2140-2144 MARKET STREET SAN FRANCISCO, CA 94114 FRANK CAFFERKEY				
<b>2140 MARK</b> 2140-2144 MARKE SAN FRANCISCO, C FRANK CAFFERKEY				
<b>N</b> 22 F				
REVISION     DATE     REASON FOR ISSUE       04.07.17     SITE PERMIT SUBMITTAL				
REGULATORY APPROVAL STAMP				
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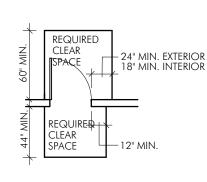
# TYPICAL ACCESSIBILITY NOTES - FOR REFERENCE WHERE APPLICABLE



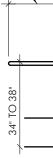
A. ACCESSIBLE ROUTE OF TRAVEL (DOORS & CORRIDORS) SECTION 1119A INTERIOR ROUTES OF TRAVEL 1119A.1 GENERAL. WHEN A BUILDING OR PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, ACCESSIBLE BUILDING ENTRANCES AND TO COVERED MULTIFAMILY DWELLING UNITS. THE ACCESSIBLE ROUTE SHALL, TO THE MAXIMUM EXTENT FEASIBLE, COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC AND OTHER BUILDING RESIDENTS. ACCESSIBLE ROUTES SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS OR OTHER SPACES USED FOR SIMILAR PURPOSES EXCEPT WITHIN AN INDIVIDUAL DWELLING UNIT. ACCESSIBLE ROUTES SHALL BE PROVIDED AS FOLLOWS: 1. WHERE MORE THAN ONE ROUTE OF TRAVEL IS PROVIDED, ALL ROUTES SHALL BE ACCESSIBLE 2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES, ELEMENTS AND COVERED MULTIFAMILY DWELLING UNITS. 3. AN ACCESSIBLE ROUTE SHALL CONNECT AT LEAST ONE ACCESSIBLE PRIMARY ENTRANCE OF EACH COVERED MULTIFAMILY DWELLING UNIT WITH INTERIOR AND EXTERIOR SPACES AND FACILITIES THAT SERVE THE UNIT. 4. WHERE ELEVATORS ARE PROVIDED FOR VERTICAL ACCESS, ALL ELEVATORS SHALL BE ACCESSIBLE 11194.2 FLOORING. IF CARPET OR CARPET TILE IS USED IN A COMMON USE AREA OR PUBLIC USE AREA ON A GROUND OR FLOOR SURFACE, IT SHALL HAVE FIRM BACKING OR NO BACKING. THE MAXIMUM PILE HEIGHT SHALL BE ½ INCH (12.7MM). EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 1111A REQUIREMENTS FOR CHANGES IN LEVEL 1119A.2.1 RECESSED DOORMATS. RECESSED DOORMATS SHALL BE ADEQUATELY ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAFFIC SECTION 1120A INTERIOR ACCESSIBLE ROUTES NOTE: FOR THE PURPOSE OF THIS SECTION, INTERIOR ACCESSIBLE ROUTES SHALL INCLUDE BUT NOT BE LIMITED TO CORRIDORS, HALLWAYS, EXIT BALCONIES AND COVERED OR ENCLOSED WALKWAYS 1120A.1 WIDTHS. INTERIOR ACCESSIBLE ROUTES SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL NOT BE LESS THAN 44 INCHES (1118 MM) IN WIDTH. INTERIOR ACCESSIBLE ROUTES SERVING AN OCCUPANT LOAD OF LESS THAN 10 SHALL NOT BE LESS THAN 36 INCHES (914 MM) IN WIDTH IF A PERSON IN A WHEELCHAIR MUST MAKE A TURN AROUND A CORNER OR AN OBSTRUCTION, THE MINIMUM CLEAR WIDTH OF THE ACCESSIBLE ROUTE SHALL BE AS FOLLOWED 1. FOR A 90 DEGREES TURN AROUND AN OBSTRUCTION GREATER THAN 48" IN LENGTH, THE MIN. WIDTH OF THE CORRIDOR IS 36" OR WIDTH AS REQUIRED BY OCCUPANT LOAD, WHICHEVER IS GREATER. 2. FOR A 90 DEGREES TURN AROUND AN OBSTRUCTION LESS THAN 48" IN LENGTH, THE MIN. WIDTH OF THE CORRIDOR IS 42", OR WIDTH AS REQUIRED BY OCCUPANT LOAD, WHICHEVER IS GREATER. 1120A.2 INTERIOR ACCESSIBLE ROUTES OVER 200 FEET (60960MM). INTERIOR ACCESSIBLE ROUTES THAT EXCEED 200 FEET (60960 MM) IN LENGTH SHALL 1. HAVE A MINIMUM CLEAR WIDTH OF 60 INCHES (1524MM); OR 2. HAVE AT A CENTRAL LOCATION A 60-INCH BY 60-INCH (1524 MM BY 1524 MM) MINIMUM WHEELCHAIR TURNING SPACE OR PASSING ALCOVE: 3. HAVE AT A CENTRAL LOCATION AN INTERVENING CROSS OR TEE THAT IS A MINIMUN OF 44 INCHES (1118 MM) IN WIDTH. 1120A.3 CHANGES IN ELEVATION. INTERIOR ACCESSIBLE ROUTES WHICH HAVE CHANGES IN ELEVATION SHALL BE TRANSITIONED AND COMPLY WITH SECTION 1121A OR 1122A. EXCEPTION: DOORS AND THRESHOLDS AS PROVIDED IN SECTION 1126A. SECTION 1121A CHANGES IN LEVEL ON ACCESSIBLE ROUTES 1121A.1 CHANGES IN LEVEL NOT EXCEEDING 1/2 INCH. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED ½ INCH (12.7 MM). WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50-PERCENT SLOPE). CHANGES IN LEVEL NOT EXCEEDING ½ INCH (6.35 NUN) MAY BE VERTICAL. 1121A.2 CHANGES GREATER THAN 1/2 INCH. CHANGES IN LEVEL GREATER THAN 1/2 INCH (12.7 NUN) SHALL BE MADE BY MEANS OF A SLOPED SURFACE NOT GREATER THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE), OR A CURB RAMP, RAMP, ELEVATOR OR SPECIAL ACCESS LIFT. WHEN STAIRS ARE LOCATED ALONG OR ADJACENT TO AN ACCESSIBLE ROUTE THEY SHALL COMPLY WITH SECTION 1123A FOR INTERIOR STAIRWAYS SECTION 1126A DOORS 112 6A.1 WIDTH AND HEIGHT OF DOORS. DOORWAYS WHICH PROVIDE ACCESS TO COMMON USE AREAS OR COVERED MULTIFAMILY DWELLINGS SHALL COMPLY WITH THE FOLLOWING: 1. PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 36 INCHES (914 MM) IN WIDTH, NOT LESS THAN 80 INCHES (2032 MM) IN HEIGHT AND PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION 2. BE CAPABLE OF OPENING AT LEAST 90 DEGREES. 3. A PAIR OF DOORS, MANUAL OR AUTOMATIC, MUST HAVE AT LEAST ONE LEAF WHICH PROVIDES A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. 4. THE WIDTH OF ANY COMPONENT IN THE EGRESS SYSTEM SHALL NOT BE LESS THAN THE MINIMUM WIDTH REQUIRED BY SECTION 1003.2.3. REVOLVING DOORS SHALL NOT BE USED AS REQUIRED ENTRANCES FOR PERSONS WITH DISABILITIES. 1126A.2 LEVEL FLOOR OR LANDING. THE FLOOR OR LANDING ON EACH SIDE OF AN EXIT DOOR SHALL BE LEVEL. (SEE CHAPTER 10). 1126A.2.1 THRESHOLDS AND CHANGES IN ELEVATION AT DOORS [he floor or landing shall not be more than ½ inch (12.7mm) lower than the top of the threshold of the doorway Changes in level between ½ inch (6.35 mm) and ½ inch (12.7 mm) shall be beveled with a slope no greater than 1 unit vertical in 2 UNITS HORIZONTAL (50% SLOPE). CHANGES IN LEVEL GREATER THAN 1/2 INCH (12,7MM) SHALL BE ACCOMPLISHED BY MEANS OF A RAMP. 1126A.3 MANEUVERING CLEARANCES AT DOORS. 1126.A.3.1 GENERAL. THE LEVEL FLOOR OR LANDING OF AN EXIT DOOR SHALL HAVE A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 60 INCHES (1524 MM) AND A LENGTH OPPOSITE THE DIRECTION OF THE DOOR SWING OF AT LEAST 44 INCHES (1118 MM) MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION. 1126A3 2 STRIKE EDGE MANEUVERING SPACE. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND AT LEAST 24 INCHES (610 MM) PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND AT LEAST 18 INCHES (457 MM) PAST THE STRIKE EDGE FOR INTERIOR DOORS. NOTE: TWENTY-FOUR INCHES (610 MM) IS PREFERRED FOR STRIKE-SIDE CLEARANCE. 1126A.3.2.1 FRONT APPROACH. THE FOLLOWING PROVISIONS SHALL APPLY TO SWINGING DOORS WITH FRONT APPROACH: 1. FOR PULL SIDE APPROACH, THE LEVEL FLOOR OR LANDING SHALL EXTEND IN THE DIRECTION OF THE DOOR SWING AT LEAST 60 INCHES (1524 2. FOR PUSH SIDE APPROACH, THE LEVEL FLOOR OR LANDING SHALL EXTEND OPPOSITE THE DIRECTION OF THE DOOR SWING AT LEAST 48 3. DOORS WITH PUSH SIDE APPROACH HAVING BOTH A CLOSER AND A LATCH SHALL BE PROVIDED WITH A CLEAR AND LEVEL AREA EXTENDING A MINIMUM OF 12 INCHES (305 MM) PAST THE STRIKE EDGE ON THE APPROACH SIDE OF THE DOOR. 1126A.3.2.2 HINGE SIDE APPROACH. THE FOLLOWING PROVISIONS SHALL APPLY TO SWINGING DOORS WITH HINGE SIDE APPROACH: 1. DOORS WITH PULL SIDE APPROACH SHALL BE PROVIDED WITH A LEVEL FLOOR OR LANDING NOT LESS THAN 60 INCHES (1524 MM) IN DEPTH. A CLEAR AND LEVEL AREA SHALL EXTEND A MINIMUM OF 36 INCHES (914 MM.) PAST THE STRIKE EDGE ON THE APPROACH SIDE OF THE DOOR. exception: doors with pull side approach and a level floòr or lánding greater than 60 inches (1524 mm) in depth sha PROVIDED WITH A CLEAR AND LEVEL AREA AS LEAST 24 INCHES (610 MM) PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND AT EAST 18 INCHES (457 MUM) PAST THE STRIKE EDGE FOR INTERIOR DOORS. 2. DOORS WITH PUSH SIDE APPROACH SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 44 INCHES (1118 MM) IN DEPTH AND SHALL BE PROVIDED WITH A CLEAR AND LEVEL AREA EXTENDING A MINIMUM OF 54 INCHES (1372 MNM) FROM THE STRIKE EDGE OF THE DOOR JAMB PAST THE HINGE SIDE OF THE DOOR. DOORS WITH A LATCH AND CLOSER SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 48 INCHES (1219 MM) DEPTH AT THE PUSH SIDE OF THE DOOR. 1126A.3.2.3 LATCH SIDE APPROACH. THE FOLLOWING PROVISIONS SHALL APPLY TO SWINGING DOORS WITH LATCH SIDE APPROACH: 1. DOORS WITH PULL SIDE APPROACH SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 60 INCHES (1524 MM) IN DEPTH, AND SHALL PROVIDED WITH A CLEAR AND LEVEL AREA EXTENDING A MINIMUM OF 24 INCHES (610 MM) PAST THE STRIKE EDGE ON THE APPROACH SIDE OF THE DOOR EXCEPTION: DOORS SERVING INDIVIDUAL COVERED MULTIFAMILY DWELLING UNITS SHALL HAVE A MINIMUM LANDING DEPTH OF 44 INCHES (1118 MM) EXCEPT THAT DOORS WITH A CLOSER SHALL HAVE A MINIMUM LANDING DEPTH OF 54 INCHES (1372 MM) CLEAR OPENINGS MUST BE 32" CLR. CLEAR OPENING FOR TWO LEAF BETWEEN THE DOOR IN ITS DOOR MUST BE BETWEEN EITHER 90 DEGREE OPEN DOOR IN ITS 90 DEGREE -STOP POSITION AND THE FACE POSITION AND THE EDGE OF OF THE STOP. THE OTHER DOOR. CLEAR OPENING OF SINGLE DOOR CLEAR OPENING OF PAIR DOORS FINISH FLOOR LEV<del>EL</del> MAX. BELOW THRESHOLD THRESHOLD

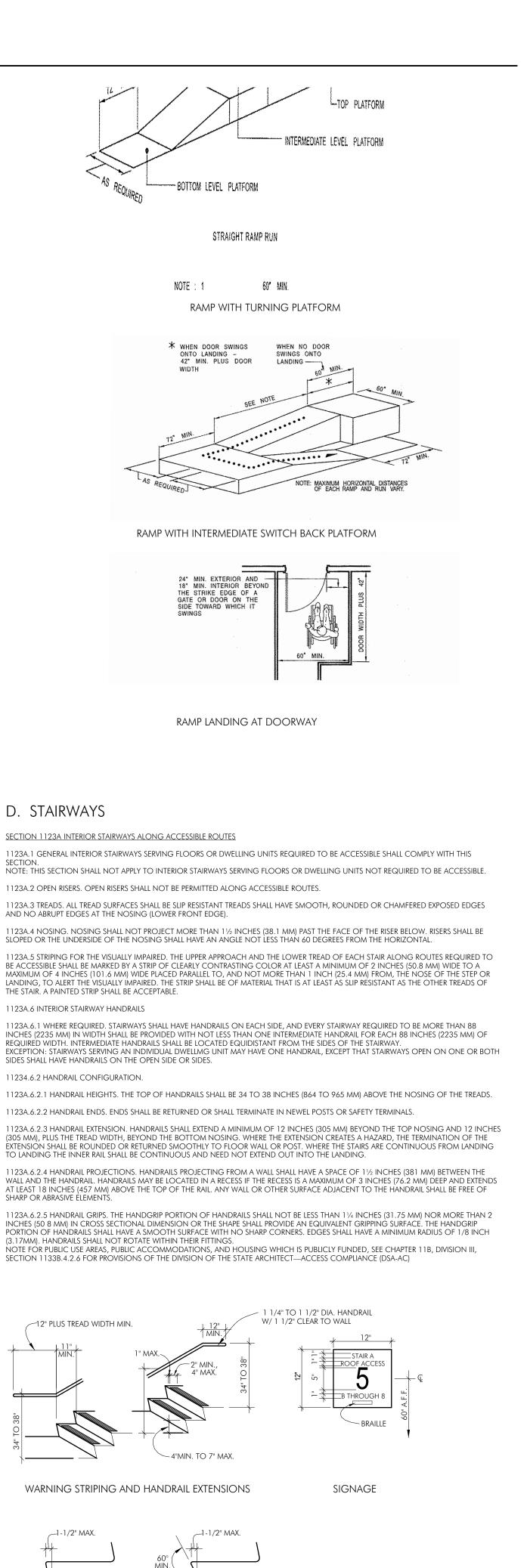






MANEUVERING CLEARANCE



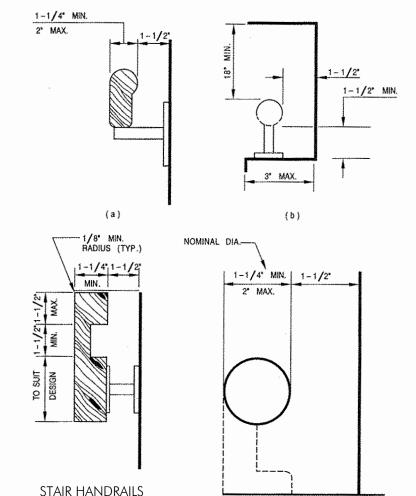


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1/8" = 1'-0"

# TYPICAL ACCESSIBILITY NOTES - FOR REFERENCE WHERE APPLICABLE

# D. STAIRWAYS - CONTINUED



# E. ELEVATORS

1124A.1 GENERAL ELEVATORS PROVIDED IN COVERED MULTIFAMILY BUILDINGS SHALL BE ACCESSIBLE AND COMPLY WITH THIS CHAPTER, AND TITLE 24, PART 7 OF THE CALIFORNIA CODE OF REGULATIONS EXCEPTION: PRIVATE ELEVATORS SERVING ONLY ONE DWELLING UNIT

1124A.2 LOCATION. PASSENGER ELEVATORS SHALL BE LOCATED ON A MAJOR ACCESSIBLE ROUTE AND PROVISIONS SHALL BE MADE TO ENSURE THAT THEY REMAIN ACCESSIBLE AND USABLE AT ALL TIMES THAT THE BUILDING IS OCCUPIED. 1124A.3 SIZE OF CAB AND CONTROL LOCATIONS.

1124A.3.1 GENERAL ELEVATORS SERVING COVERED MULTIFAMILY BUILDINGS SHALL BE SIZED TO ACCOMMODATE A WHEELCHAIR IN ACCORDANCE WITH THIS SECTION EXCEPTION: WHEN THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH ANY REQUIREMENT OF THIS SECTION WOULD CREATE AN UNREASONABLE HARDSHIP, AN EXCEPTION TO THE REQUIREMENT SHALL BE GRANTED WHEN EQUIVALENT FACILITATION IS PROVIDED, AND

WHERE IT CAN BE DEMONSTRATED THAT A PERSON USING A WHEELCHAIR CAN ENTER AND OPERATE THE ELEVATOR. 1124A.3.2 CAR INSIDE. THE CAR INSIDE SHALL ALLOW FOR THE TURNING OF A WHEELCHAIR. THE MINIMUM CLEAR DISTANCE BETWEEN WALLS OR BETWEEN WALL AND DOOR, EXCLUDING RETURN PANELS, SHALL NOT BE LESS THAN 80 INCHES BY 54 INCHES (2032 MM BY 1372 MM) FOR CENTER-OPENING DOORS, AND 68 INCHES BY 54 INCHES (1727 MM BY 1372 MM) FOR SIDE-SLIDE OPENING DOORS. MINIMUM DISTANCE FROM WALL TO RETURN PANEL SHALL NOT BE LESS THAN 51 INCHES (1295 MM)

1124A.3.2.1 DOOR SIZE. ELEVATOR DOORS SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 36 INCHES (914 MM). 1124A.3.3 CAR CONTROLS

1124A.3.3.1 CAR CONTROL LOCATION. ELEVATOR FLOOR BUTTONS SHALL BE WITHIN 54 INCHES (1372 MM) ABOVE THE FINISH FLOOR FOR SIDE APPROACH AND 48 INCHES (1219 MM) FOR FRONT APPROACH. EXCEPT FOR PHOTOELECTRIC TUBE BYPASS SWITCHES, EMERGENCY CONTROLS, INCLUDING THE EMERGENCY STOP AND ALARM, SHALL BE GROUPED IN OR ADJACENT TO THE BOTTOM OF THE PANÉL AND SHALL BE NO lower than 35 inches (889 mm) from the Floor. For multiple controls only, one set must comply with these height REQUIREMENTS. FLOOR BUTTONS SHALL BE PROVIDED WITH VISUAL INDICATORS TO SHOW WHEN EACH CALL IS REGISTERED. THE VISUAL INDICATORS SHALL BE EXTINGUISHED WHEN EACH CALL IS ANSWERED

NOTE: WHERE POSSIBLE, A 48-INCH (1219 MM) MAXIMUM HEIGHT FOR ELEVATOR FLOOR BUTTONS IS PREFERRED.

1124A.3.3.2 CAR CONTROL BUTTONS. PASSENGER ELEVATOR CAR CONTROLS SHALL HAVE A MINIMUM DIMENSION OF 3/4 INCH (19.05 MM) AND SHALL BE RAISED 1/8 INCH (3.17 MM) PLUS OR MINUS 1/32 INCH (0.8 MM) ABOVE THE SURROUNDING SURFACE. CONTROL BUTTONS SHALL BE luminated, shall have square shoulders and shall be activated by a mechanical motion that is detectable. All control BUTTONS SHALL BE DESIGNATED BY A 5/8-INCH MINIMUM (15.87 MM) ARABIC NUMERAL, STANDARD ALPHABET CHARACTER; OR STANDARD symbol immediately to the left of the control button. A braille symbol shall be located immediately below the numera CHARACTER OR SYMBOL. A MINIMUM CLEAR SPACE OF 3/8 INCH (9.5 MM) OR OTHER SUITABLE MEANS OF SEPARATION SHALL BE PROVIDED BETWEEN ROWS OF CONTROL BUTTONS

THE RAISED CHARACTERS AND SYMBOLS SHALL BE WHITE ON A BLACK BACKGROUND. CONTROLS AND EMERGENCY EQUIPMENT IDENTIFIED BY RAISED SYMBOLS SHALL INCLUDE, BUT NOT BE LIMITED TO, "DOOR OPEN", "DOOR CLOSE", "ALARM BELL", "EMERGENCY STOP" AND "TELEPHONE." THE CALL BUTTON FOR THE MAIN ENTRY FLOOR SHALL BE DESIGNATED BY A RAISED STAR AT THE LEFT OF THE FLOOR DESIGNATION

1124A.3.4 EMERGENCY TELEPHONE. THE EMERGENCY TELEPHONE HANDSET SHALL BE POSITIONED NO HIGHER THAN 48 INCHES (1219 MM ABOVE THE FLOOR AND THE HANDSET CORD SHALL BE A MINIMUM OF 29 INCHES (737 MM) IN LENGTH. IF THE TELEPHONE SYSTEM IS LOCATED IN A CLOSED COMPARTMENT, THE COMPARTMENT DOOR HARDWARE SHALL BE A LEVER TYPE CONFORMING TO THE PROVISIONS OF SECTION 1003.3.1.8. EMERGENCY INTERCOMMUNICATION SHALL NOT REQUIRE VOICE COMMUNICATION. 1124A.4 HALL CALL BUTTONS. CALL OPERATION BUTTONS SHALL BE CENTERED 42 INCHES (1067 MM) ABOVE THE FLOOR BUTTONS SHALL BE A

MINIMUM OF 3/4-INCH (19.05 MM) IN SIZE AND SHALL BE RAISED 1/8 INCH (3.17 MM) PLUS OR MINUS 1/32-INCH (0.8 MM) ABOVE THE SURROUNDING SURFACE. VISUAL INDICATION SHALL BE PROVIDED TO SHOW EACH CALL REGISTERED AND EXTINGUISHED WHEN ANSWERED. OBJECTS ADJACENT TO, AND BELOW, HALL CALL BUTTONS SHALL NOT PROJECT MORE THAN 4 INCHES (101.6 MM) FROM THE WALL. 1124A.5 MINIMUM ILLUMINATION. THE MINIMUM ILLUMINATION AT THE CAR CONTROLS THRESHOLD AND THE LANDING WHEN THE CAR AND LANDING DOORS ARE OPEN SHALL NOT BE LESS THAN 5 FOOT-CANDLES (54 LX)

1124A.6 HALL LANTERN. A VISUAL AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE INDICATING TO THE PROSPECTIVE PASSENGER THE CAR ANSWERING THE CALL AND ITS DIRECTION OF TRAVEL AS FOLLOWS 1. THE VISUAL SIGNALFOR EACH DIRECTION SHALL BE A MINIMUM OF 2-1/2 INCHES (63.5 MM) HIGH BY 2-1/2 INCHES (63.5 MM) WIDE, AND VISIBLE FROM THE PROXIMITY OF THE HALL CALL BUTTON. 2. THE AUDIBLE SIGNAL SHALL SOUND ONCE FOR THE "UP" DIRECTION AND TWICE FOR THE 'DOWN" DIRECTION OR OF A CONFIGURATION WHICH DISTINGUISHES BETWEEN UP AND DOWN ELEVATOR TRAVEL 3. THE CENTER LINE OF THE FIXTURE SHALL BE LOCATED A MINIMUM OF 6 FEET (1829 MM) IN HEIGHT FROM THE LOBBY FLOOR 4. THE USE OF IN-CAR LANTERNS LOCATED IN OR ON THE CAR DOORJAMBS, VISIBLE FROM THE PROXIMITY OF THE HALL CALL BUTTONS AND CONFORMING TO THE ABOVE REQUIREMENTS OF THIS SECTION SHALL OR WILL BE ACCEPTABLE.

NOTE: THE USE OF ARROW SHAPES ARE PREFERRED FOR VISIBLE SIGNALS. 1124A.7 DOOR DELA

124A7.1 HALL CALL. THE MINIMUM ACCEPTABLE TIME FROM NOTIFICATION THAT A CAR IS ANSWERING A CALL (LANTERN AND AUDIBLE SIGNAL) UNTIL THE DOORS OF THE CAR START TO CLOSE SHALL BE CALCULATED BY THE FOLLOWING EQUATIONS BUT SHALL BE NO LESS THAN 5 SECONDS: T = D/(1.5 FT/S) OR T = D/(445 MM/S)

WHERE T IS THE TOTAL TIME IN SECONDS AND D IS THE DISTANCE FROM A POINT IN THE LOBBY OR LANDING AREA 60 INCHES (1524 MM) DIRECTLY IN FRONT OF THE FARTHEST CALL BUTTON CONTROLLING THAT CAR TO THE CENTERLINE OF ITS HOISTWAY DOOR. FOR CARS WITH IN-CAR LANTERNS, T BEGINS WHEN THE LANTERN IS VISIBLE FROM THE VICINITY OF HALL CALL BUTTONS AND AN AUDIBLE SIGNAL IS SOUNDED. 1124A.7.2 DOOR DELAY FOR CAR CALLS. THE MINIMUM ACCEPTABLE TIME FOR THE DOOR TO REMAIN FULLY OPEN AFTER RECEIVING A CALL SHALL NOT BE LESS THAN 5 SECONDS.

1124A.8 DOORJAMB MARKING. ALL ELEVATOR HOISTWAY ENTRANCES SHALL HAVE RAISED FLOOR NUMBER DESIGNATIONS PROVIDED ON BOTH AMBS. CHARACTERS SHALL BE RAISED ARABIC NUMERALS A MINIMUM OF 2 INCHES (50.8 MM) IN HEIGHT WITH RAISED BRAILLE SYMBOLS PLACED BELOW THE CORRESPONDING RAISED CHARACTERS. THE RAISED CHARACTERS SHALL BE ON A CONTRASTING BACKGROUND WITH THE CENTERINE OF THE CHARACTERS 60 INCHES (1524 MM) FROM THE FLOOR. BRAILLE SYMBOLS SHALL CONFORM TO SECTIONS 1117B.5.5 AND 1117B.5.6. ON THE GRADE LEVEL, A RAISED FIVE-POINTED STAR SHALL BE PLACED TO THE LEFT OF THE RAISED CHARACTER. THE OUTSIDE diameter of the star shall be 2 inches (508 mm). Braille shall be placed below the corresponding raised characters.

1124A.9 DOOR PROTECTIVE AND REOPENING DEVICES. DOORS CLOSED BY AUTOMATIC MEANS SHALL BE PROVIDED WITH A DOOR REOPENING DEVICE THAT WILL FUNCTION TO STOP AND REOPEN A CAR DOOR AND ADJACENT HOISTWAY DOOR IN CASE THE CAR DOOR IS OBSTRUCTED WHILE CLOSING. THIS REOPENING DEVICE SHALL ALSO BE CAPABLE OF SENSING AN OBJECT OR PERSON IN THE PATH OF A CLOSING DOOR WITHOUT REQUIRING CONTACT FOR ACTIVATION AT A NOMINAL 5 INCHES AND 29 INCHES (127 MM AND 737 MM) ABOVE THE FLOOR, DOOR-REOPENING DEVICES SHALL REMAIN EFFECTIVE FOR A PERIOD OF NOT LESS THAN 20 SECONDS. AFTER SUCH AN INTERVAL, THE DOORS MAY CLOSE IN ACCORDANCE WITH THE REQUIREMENTS OF ANSI 17.1-86 AND THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) DOCUMENTASME 17.1-1990

1124A.10 OPERATION AND LEVELING. THE ELEVATOR SHALL BE AUTOMATIC AND BE PROVIDED WITH A SELF-LEVELING FEATURE THAT WILL AUTOMATICALLY BRING THE CAR TO THE FLOOR LANDINGS WITHIN A TOLERANCE OF PLUS OR MINUS 1/2 INCH (12.7MM) UNDER RATED LOADING TO ZERO LOADING CONDITIONS. THIS SELF-LEVELING SHALL, WITH IN ITS ZONE, BE ENTIRELY AUTOMATIC AND INDEPENDENT OF THE OPERATING DEVICE AND SHALL CORRECT THE OVERTRAVEL OR UNDERTRAVEL. THE CAR SHALL ALSO BE MAINTAINED APPROXIMATELY LEVEL WITH THE LANDING, IRRESPECTIVE OF LOAD. THE CLEARANCE BETWEEN THE CAR PLATFORM SILL AND THE EDGE OF THE HOISTWAY LANDING SHALL BE NO GREATER THAN 1 1/4 INCHES (31.75 MM)

1124A.11 SPECIAL ACCESS (WHEELCHAIR) LIFTS. SPECIAL ACCESS WHEELCHAIR LIFTS MAY BE PROVIDED BETWEEN LEVELS, IN LIEU OF PASSENGER ELEVATORS, WHEN THE VERTICAL DISTANCE BETWEEN LANDINGS, AS WELL AS THE STRUCTURAL DESIGN AND SAFEGUARDS ARE AS ALLOWED BY THE STATE OF CALIFORNIA, THE DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH AND ANY APPLICABLE SAFETY REGULATIONS OF OTHER ADMINISTRATIVE AUTHORITIES HAVING JURISDICTION.

CHAPTER 30 ELEVATORS AND CONVEYING SYSTEMS

SECTION 3001 GENERAL

3001.1 SCOPE. THIS CHAPTER GOVERNS THE DESIGN, CONSTRUCTION, INSTALLATION, ALTERATION AND REPAIR OF ELEVATORS AND CONVEYING SYSTEMS AND THEIR COMPONENTS EXCEPTION: [DSA-AC] FOR ACCESSIBILITY REQUIREMENTS FOR SPECIAL ACCESS LIFTS AND ELEVATORS, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 8 AND TITLE 24 PART 2, SECTIONS 1124A AND 1116B

PLACED INSIDE ON BOTH SIDES OF THE HOISTWAY DOOR FRAME. FOR THE OFFICE OF THE STATE FIRE MARSHAL. **EXCEPTIONS** 1. ELEVATORS IN STRUCTURES USED ONLY BY MAINTENANCE AND OPERATING PERSONNEL. 2. ELEVATORS IN JAILS AND PENAL INSTITUTIONS. CARRYING OF THE GURNEY OR STRETCHER AS PERMITTED BY THE LOCAL JURISDICTIONAL AUTHORITY. GRANTED AN EXCEPTION IN THE FORM OF A WRITTEN DOCUMENT

ARCHITECT - ACCESS COMPLIANCE

COMPLYING WITH SECTION 707

SINGLE HOISTWAY ENCLOSURE

SECTION 3002 HOISTWAY ENCLOSURES

SHALL BE EXEMPT FROM THE FIRE TEST REQUIREMENTS.

(1295 MM) WITH A 4-INCH (1067 MM) SIDE SLIDE DOOR OCCUPATIONAL SAFETY AND HEALTH STANDARDS BOARD.

3003.2.1.1 SHALL BE ACCEPTABLE

EMERGENCY MEDICAL SERVICES. 3002.4A.6 SYMBOL SIZE. THE SYMBOL SHALL NOT BE LESS THAN 3 INCHES (76 MM) IN SIZE.

NOT MORE THAN 84 INCHES (2134 MM) ABOVE THE FLOOR LEVEL AT THE THRESHOLD. WITH ASME A17.1.

OR EFFORT.

3002.8 GLASS IN ELEVATOR ENCLOSURES. GLASS IN ELEVATOR ENCLOSURES SHALL COMPLY WITH SECTION 2409.1. 3002.9 PHOTOELECTRIC TUBE BYPASS SWITCH.

3002.9.1 ELEVATORS EQUIPPED WITH PHOTOELECTRIC TUBE DEVICES WHICH CONTROL THE CLOSING OF AUTOMATIC, POWER-OPERATED CAR OR HOISTWAY DOORS, OR BOTH, SHALL HAVE A SWITCH IN THE CAR WHICH, WHEN ACTUATED, WILL RENDER THE PHOTOELECTRIC TUBE DEVICE INEFFECTIVE.

N) PRESSURE TO ACTUATE. FLOOR AND SHALL BE LOCATED IN OR ADJACENT TO THE OPERATING PANEL

3002.9.4 THE SWITCH SHALL BE CLEARLY LABELED: TO BE USED IN CASE OF FIRE ONLY. SECTION 3002.9.5, EXCEPTION 1 OR 2. EXCEPTIONS . ELEVATORS INSTALLED AND MAINTAINED IN COMPLIANCE WITH SECTION 3003.2.1

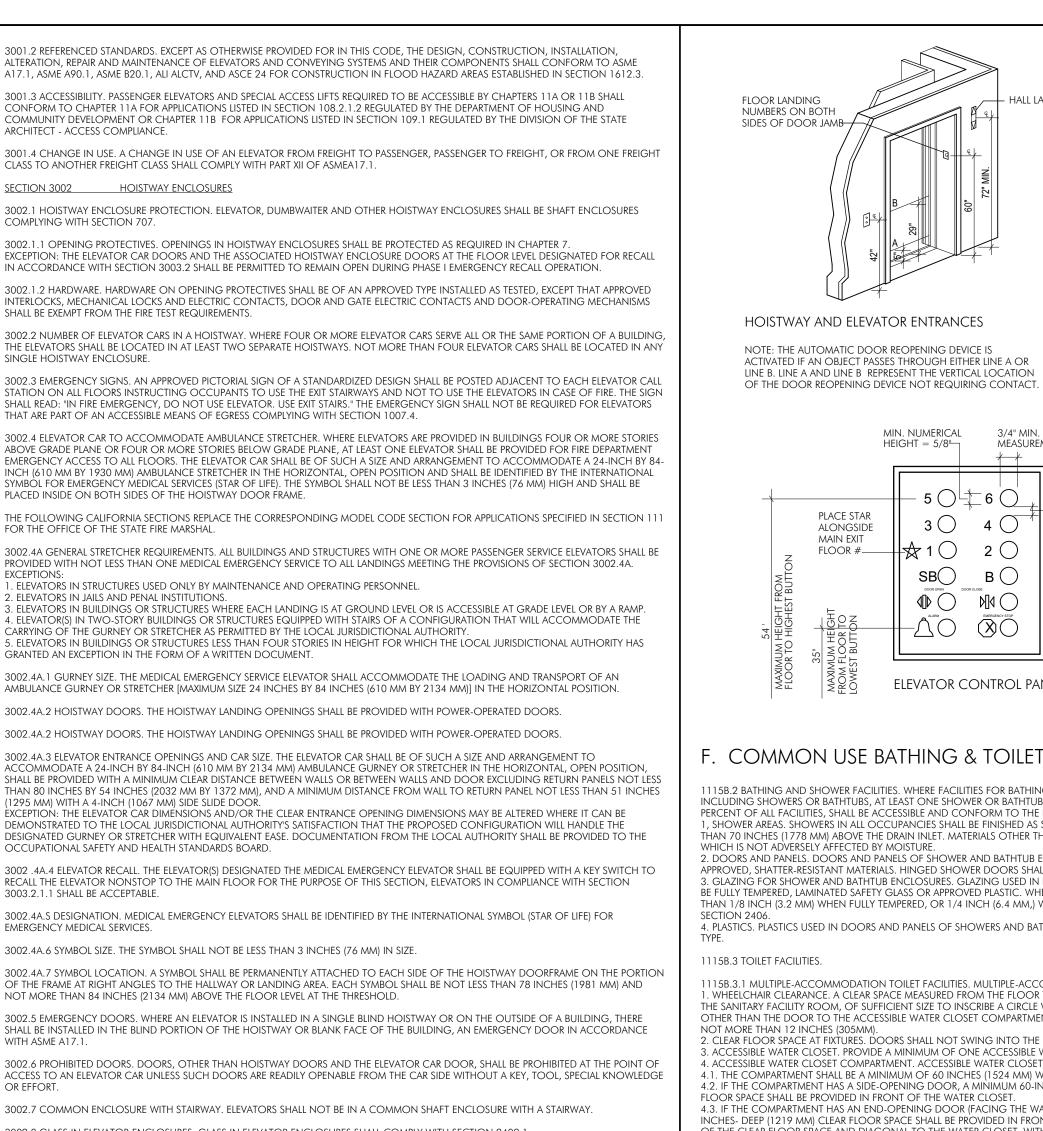
CLOSE UNDER ADVERSE SMOKE CONDITIONS. [F] SECTION 3003 EMERGENCY OPERATIONS

[F] 3003.1.1 MANUAL TRANSFER. STANDBY POWER SHALL BE MANUALLY TRANSFERABLE TO ALL ELEVATORS IN EACH BANK.

WITHIN 60 SECONDS AFTER FAILURE OF NORMAL POWER. [F] 3003.1.3 TWO OR MORE ELEVATORS. WHERE TWO OR MORE ELEVATORS ARE CONTROLLED BY A COMMON OPERATING SYSTEM, ALI ELEVATORS SHALL AUTOMATICALLY TRANSFER TO STANDBY POWER WITHIN 60 SECONDS AFTER FAILURE OF NORMAL POWER WHERE TH STANDBY POWER SOURCE IS OF SUFFICIENT CAPACITY TO OPERATE ALL ELEVATORS AT THE SAME TIME. WHERE THE STANDBY POWER SOURCE IS NOT OF SUFFICIENT CAPACITY TO OPERATE ALL ELEVATORS AT THE SAME TIME, ALL ELEVATORS SHALL TRANSFER TO STANDBY POWER IN SEQUENCE, RETURN TO THE DESIGNATED LANDING AND DISCONNECT FROM THE STANDBY POWER SOURCE. AFTER ALL ELEVATORS HAVE BEEN RETURNED TO THE DESIGNATED LEVEL, AT LEAST ONE ELEVATOR SHALL REMAIN OPERABLE FROM THE STANDBY POWER SOURCE. F] 3003.1.4 VENTING. WHERE STANDBY POWER IS CONNECTED TO ELEVATORS, THE MACHINE ROOM VENTILATION OR AIR CONDITIONING

SHALL BE CONNECTED TO THE STANDBY POWER SOURCE. EMERGENCY IN-CAR OPERATION IN ACCORDANCE WITH ASME A17.1.

ELEVATORS TO BE AN ACCESSIBLE MEANS OF EGRESS ELEVATORS TO COMPLY WITH CBC SECTION 1007.2.1 AND 1007.4. ELEVATORS TO COMPLY WITH THE EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF CALIFORNIA CODE OF REGULATIONS. STANDBY POWER SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 27 AND SECTION 3003.



3002.9.2 THE SWITCH SHALL BE CONSTANT-PRESSURE TYPE, REQUIRING NOT LESS THAN 10 POUNDS (44.5 N) OR MORE THAN 15 POUNDS (66.7 3002.9.3 THE SWITCH SHALL BE LOCATED NOT LESS THAN 6 FEET (1829 MM) OR MORE THAN 6 FEET 6 INCHES (1981 MM) ABOVE THE CAR

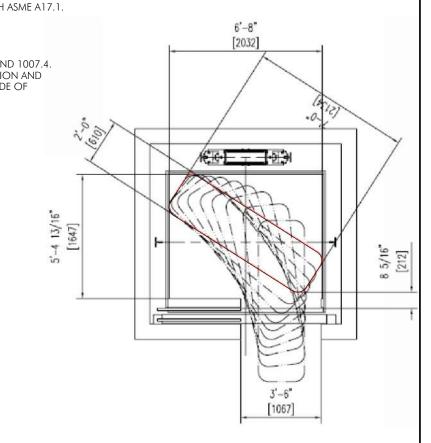
3002.9.5 SWITCHES SHALL BE KEPT IN WORKING ORDER OR BE REMOVED WHEN EXISTING INSTALLATIONS ARE ARRANGED TO COMPLY WITH

2. WHERE ALTERNATE MEANS ACCEPTABLE TO THE FIRE AUTHORITY HAVING JURISDICTION ARE PROVIDED THAT WILL ENSURE THE DOORS CAN

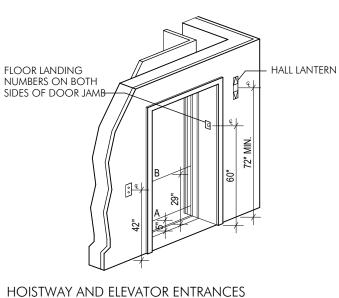
[F] 3003.1 STANDBY POWER. IN BUILDINGS AND STRUCTURES WHERE STANDBY POWER IS REQUIRED OR FURNISHED TO OPERATE AN ELEVATOR, THE OPERATION SHALL BE IN ACCORDANCE WITH SECTIONS 3003.1.1 THROUGH 3003.1.4.

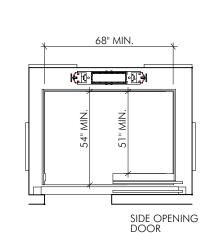
[FL 3003.1.2 ONE ELEVATOR. WHERE ONLY ONE ELEVATOR IS INSTALLED, THE ELEVATOR SHALL AUTOMATICALLY TRANSFER TO STANDBY POWER

IFI 3003.2 FIRE-FIGHTERS' EMERGENCY OPERATION. ELEVATORS SHALL BE PROVIDED WITH PHASE I EMERGENCY RECALL OPERATION AND PHASE II

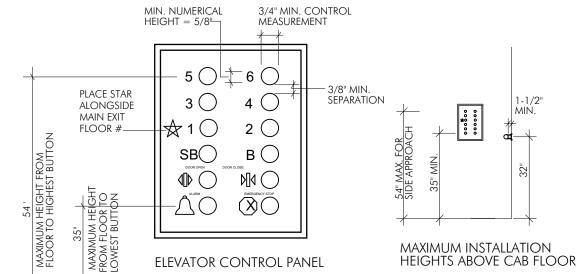


MIN. DIMENSIONS FOR TYP. MEDICAL EMERGENCY ELEVATOR





MIN. DIMENSIONS FOR TYP. ACCESSIBLE PASSENGER ELEVATOR (FOR BUILDINGS THAT DO NOT REQUIRE A MEDICAL EMERGENCY ELEVATOR ONLY)



# F. COMMON USE BATHING & TOILET FACILITIES

1115B 2 BATHING AND SHOWER FACILITIES, WHERE FACILITIES FOR BATHING ARE PROVIDED FOR THE PUBLIC, CLIENTS OR EMPLOYEES INCLUDING SHOWERS OR BATHTUBS, AT LEAST ONE SHOWER OR BATHTUB AND SUPPORT FACILITIES SUCH AS LOCKERS, AND NOT LESS THAN 1 PERCENT OF ALL FACILITIES, SHALL BE ACCESSIBLE AND CONFORM TO THE FOLLOWING STANDARDS , SHOWER AREAS. SHOWERS IN ALL OCCUPANCIES SHALL BE FINISHED AS SPECIFIED IN SECTION 1115B.3.1, ITEM 6 TO A HEIGHT OF NOT LESS HAN 70 INCHES (1778 MM) ABOVE THE DRAIN INLET. MATERIALS OTHER THAN STRUCTURAL ELEMENTS USED IN SUCH WALLS SHALL BE OF A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE. 2, doors and panels, doors and panels of shower and bathtub enclosures shall be substantially constructed from APPROVED, SHATTER-RESISTANT MATERIALS, HINGED SHOWER DOORS SHALL OPEN OUTWARD. 3. GLAZING FOR SHOWER AND BATHTUB ENCLOSURES. GLAZING USED IN DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL E FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. WHEN GLASS IS USED, IT SHALL HAVE MINIMUM THICKNESS OF NOT LESS FHAN 1/8 INCH (3.2 MM) WHEN FULLY TEMPERED, OR 1/4 INCH (6.4 MM,) WHEN LAMINATED, AND SHALL PASS THE TEST REQUIREMENTS OF 4. PLASTICS. PLASTICS USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB ENCLOSURES SHALL BE OF A SHATTER-RESISTANT

# 1115B.3 TOILET FACILITIES.

15B.3.1 MULTIPLE-ACCOMMODATION TOILET FACILITIES. MULTIPLE-ACCOMMODATION TOILET FACILITIES SHALL HAVE THE FOLLOWING . WHEELCHAIR CLEARANCE. A CLEAR SPACE MEASURED FROM THE FLOOR TO A HEIGHT OF 27 INCHES (686 MM) ABOVE THE FLOOR, WITHIN HE SANITARY FACILITY ROOM. OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 60 INCHES (1524 MM) IN SIZE )THER THAN THE DOOR TO THE ACCESSIBLE WATER CLOSET COMPARTMENT, A DOOR, IN ANY POSITION, MAY ENCROACH INTO THIS SPACE B IOT MORE THAN 12 INCHES (305MM). CLEAR FLOOR SPACE AT FIXTURES. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED FOR ANY FIXTURE. . ACCESSIBLE WATER CLOSET. PROVIDE A MINIMUM OF ONE ACCESSIBLE WATER CLOSET IN COMPLIANCE WITH SECTION 1115B.4.1. T COMPARTMENT ACCESSIBLE V .1. THE COMPARTMENT SHALL BE A MINIMUM OF 60 INCHES (1524 MM) WIDE. 4.2. IF THE COMPARTMENT HAS A SIDE-OPENING DOOR, A MINIMUM 60-INCHES-WIDE (1524 MM) AND 60 INCHES-DEEP (1524 MM) CLEAR FLOOR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET 4.3. IF THE COMPARTMENT HAS AN END-OPENING DOOR (FACING THE WATER CLOSET), A MINIMUM 60-INCHES-WIDE (1524 MM) AND 48-INCHES- DEEP (1219 MM) CLEAR FLOOR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. THE DOOR SHALL BE LOCATED IN FRONT OF THE CLEAR FLOOR SPACE AND DIAGONAL TO THE WATER CLOSET, WITH A MAXIMUM STILE WIDTH OF 4 INCHES (102 MM) 4.4. THE WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC-CLOSING DEVICE, AND SHALL HAVE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32 INCHES (813 MM) WHEN LOCATED AT THE END AND 34 INCHES (864 MM) WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION 4.5. THE INSIDE AND OUTSIDE OF THE COMPARTMENT DOOR SHALL BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE ATCH. THE LATCH SHALL BE FLIP-OVER STYLE, SLIDING OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST. EXCEPT FOR DOOR-OPENING WIDTHS AND DOOR SWINGS, A CLEAR; UNOBSTRUCTED ACCESS OF NOT LESS THAN 44 INCHES (1118 MM) SHALL BE PROVIDED O WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY PERSONS WITH DISABILITIES. MANEUVERING SPACE AT THE COMPARTMENT DOOR Shall comply with sections 1133B.2.4.2 and 1133B.2.4.3, except that the space immediately in front of a water close1

COMPARTMENT SHALL NOT BE LESS THAN 48 INCHES (1219 MM) AS MEASURED AT RIGHT ANGLES TO THE COMPARTMENT DOOR IN ITS CLOSED 5. LARGE TOILET ROOMS. WHERE SIX OR MORE COMPARTMENTS ARE PROVIDED WITHIN A MULTIPLE-ACCOMMODATION TOILET ROOM, AT LEAST ONE COMPARTMENT SHALL COMPLY WITH ITEMS 3 AND 4 ABOVE, AND AT LEAST ONE ADDITIONAL AMBULATORY ACCESSIBLE COMPARTMENT SHALL BE 36 INCHES (914 MM) WIDE WITH AN OUTWARD SWINGING SELF-CLOSING DOOR AND PARALLEL GRAB BARS COMPLYING WITH SECTION 1115B.4.1. ITEM 3. 6. INTERIOR SURFACES. IN OTHER THAN DWELLING UNITS, TOILET ROOM 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 NCHES (127 MM). WALLS WITHIN WATER CLOSET COMPARTMENTS AND WALLS WITHIN 24 INCHES (610 MM) OF THE FRONT AND SIDES OF URINALS SHALL BÉ SIMILARLYFINISHED TO A HEIGHT OF 48 INCHES (1219 MM) AND, EXCEPT FOR STRUCTURÁL ELEMENTS, THE MATERIAL USED IN

SUCH WALLS SHALL BE A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE. 115B.3.2 SINGLE-ACCOMMODATION TOILET FACILITIES. SINGLE-ACCOMMODATION TOILET FACILITIES SHALL HAVE THE FOLLOWING: . WHEELCHAIR CLEARANCE. THERE SHALL BE SUFFICIENT SPACE IN THE TOILET ROOM FOR A WHEELCHAIR MEASURING 30 INCHES (762 MM) WIDE BY 48 INCHES (1219 MM) LONG TO ENTER THE ROOM AND PERMIT THE DOOR TO CLOSE. THERE SHALL BE IN THE ROOM A CLEAR FLOOR SPACE OF AT LEAST 60 INCHES (1524 MM) IN DIAMETER; OR A T-SHAPED SPACE COMPLYING WITH FIGURE 11B-12 (A) AND (B). NO DOOR SHALL ENCROACH INTO THIS SPACE FOR MORE THAN 12 INCHES (305 MM). CLEAR FLOOR SPACE AT FIXTURES. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED FOR ANY FIXTURE

ACCESSIBLE WATER CLOSET. PROVIDE ONE ACCESSIBLE WATER CLOSET IN COMPLIANCE WITH SECTION 1115B.4.1 4. ACCESSIBLE ROUTE. ALL DOORS, FIXTURES AND CONTROLS SHALL BE ON AN ACCESSIBLE ROUTE. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36 INCHES (914 MM) EXCEPT AT DOORS (SEE SECTION 1133B.2). IF A PERSON IN A WHEELCHAIR MUST MAKE A TURN AROUND AN OBSTRUCTION, THE MINIMÙM CLEAR WIDTH OF THE ACCESSIBLE ROUTE SHALL BE AS SHOWN IN FIGURE 11B-5E. SEE ALSO FIGURE . INTERIOR SURFACES. IN OTHER THAN DWELLING UNITS, TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SUIFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MNATERIAL WHICH EXTENDS UPWARD ONTO TILE WALLS AT LEAS 5 INCHES (127MM). WALLS WITHIN WATER CLOSET COMPARTMENTS AND WALLS WITHIN 24 INCHES (610 MM) OF THE FRONT AND SIDES OF URINALS SHALL BE SIMILARLY FINISHED TO A HEIGHT OF 48 INCHES (1219MM) AND, EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN

5. ACCESSIBLE LAVATORY. PROVIDE ONE ACCESSIBLE LAVATORY IN COMPLIANCE WITH SECTION 1115B.4.3. . PRIVACY LATCH. THE ENTRANCE DOOR SHALL CONTAIN A PRIVACY LATCH WHICH COMPLIES WITH SECTION 1117B.6, CONTROLS AND OPERATING MECHANISMS. FOR BATHROOMS SERVING RESIDENTIAL OCCUPANCIES, SEE SECTION 1111B.4.6 AND CHAPTER 11A

SUCH WALLS SHALL BE A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE.

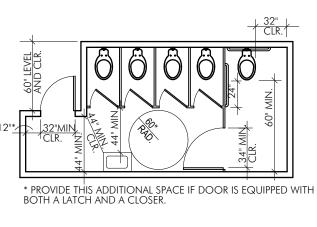
EXCEPTION: IN AN EXISTING BUILDING, A SINGLE-ACCOMMODATION TOILET FACILITY MAY HAVE THE WATER CLOSET FIXTURE LOCATED IN AN AREA WHICH PROVIDES A CLEAR SPACE OF NOT LESS THAN 36 INCHES (914 MM) WIDE BY 48 INCHES (1219 MM) LONG IN FRONT OF THEWATER

115B.4 ACCESSIBLE FIXTURES. 15B4.1 ACCESSIBLE WATER CLOSETS. WATER CLOSETS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THIS SUBSECTION . THE CENTERLINE OF THE WATER CLOSET FIXTURE SHALL BE 18 INCHES (457 MM) FROM THE SIDE WALL OR PARTITION. ON THE OTHER SIDE OF HE WATER CLOSET, PROVIDE A MINIMUM OF 28 INCHES (711 MM) WIDE CLEAR FLOOR SPACE IF THE WATER CLOSET IS ADJACENT TO A FIXTURE OR A MINIMUM OF 32 INCHES (813 MM) WIDE CLEAR FLOOR SPACE IF THE WATER CLOSET IS ADJACENT TO A WALL OR PARTITION. THIS CLEAR FLOOR SPACE SHALL EXTEND FROM THE REAR WALL TO THE FRONT OF THE WATER CLOSET. A MINIMUM 60 INCHES (1524 MM) WIDE AND 48 INCHES (1219MM) DEEP CLEAR FLOOR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER . GRAB BARS FOR WATER CLOSETS NOT LOCATED WITHIN A COMPARTMENT SHALL COMPLY WITH SECTION 1115B.7 AND SHALL BE PROVIDED IN THE SIDE WALL CLOSEST TO THE WATER CLOSET AND ON THE REAR WALL. GRAB BARS FOR WATER CLOSETS LOCATED WITHIN AN ACCESSIBLE DMPARTMENT SHALL COMPLY WITH SECTION 1115B. 7 AND SHALL BE PROVIDED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET AND ON THE REAR WALL. GRAB BARS FOR WATER CLOSETS LOCATED WITHIN AMBULATORY ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH SECTION 1 115B.7 AND SHALL BE PROVIDED ON BOTH SIDES OF THE COMPARTMENT.

GRAB BARS SHALL NOT PROJECT MORE THAN 3 INCHES (76 MM) INTO THE REQUIRED CLEAR FLOOR SPACE. 3.1. SIDE WALL. THE SIDE GRAB BAR SHALL BE 42 INCHES (1067 MM) LONG MINIMUM, LOCATED 12 INCHES (305 MMI) MAXIMUM FROM THE REAR WALL AND EXTEND 54 INCHES (1372 MM) MINIMUM FROM THE REAR WALL WITH THE FRONT END POSITIONED 24 INCHES (610 MM) MINIMUM IN FRONT OF THE WATER CLOSET. THE SIDE GRAB BAR SHALL BE SECURELY ATTACHED AND CENTERED 33 INCHES (838 MM) ABOVE AND PARALLEL TO THE FLOOR.

3.2. REAR WALL THE MEAR GRAB BAR SHALL BE 36 INCHES (914 MM) LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 INCHES (305 MM) MINIMUM ON ONE SIDE AND 24 INCHES (610 MM) MINIMUM ON THE OTHER SIDE. THE REAR GRAB BAR SHALL BE SECURELY ATTACHED AND CENTERED 33 INCHES (838 MM) ABOVE AND PARALLEL TO THE FLOON EXCEPT THAT WHERE A TANK-TYPE TOILET IS USED WHICH OBSTRUCTS PLACEMENT AT 33 INCHES (838 MM), THE GRAB BAR MAY BE AS HIGH AS 36 INCHES (914 MM) AND THE SPACE BETWEEN THE GRAB BAR AND THE TOP OF THE TANK SHALL BE 1 1/2 INCHES (38 MM) MINIMUM.

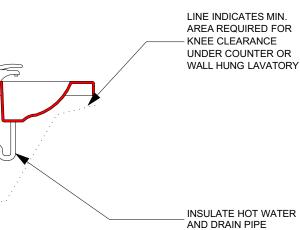
4. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17 INCHES (432 MM) AND A MAXIMUM OF 19 INCHES (483 MM) MEASURED TO THE TOP OF A MAXIMUM 2-INCH (51 MM) HIGH TOILET SEAT. exception: A 3-inch (76 mm) high seat shall be permitted only in Alterations where the existing fixture is less than 15 inches (38 5. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS, NO MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS-FORCE. 6. SEE SECTION 1134A.7 FOR ADDITIONAL REQUIREMENTS FOR WATER CLOSETS IN PUBLICLY FUNDED HOUSING AND ALL NONRESIDENTIAL OCCUPANCIES 7. AUTOMATIC SPRING TO LIFTED POSITION SEATS ARE NOT ALLOWED.



1115B.4.2 ACCESSIBLE URINALS. URINALS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THIS SUBSECTION. . URINALS SHALL BE FLOOR MOUNTED, STALL-TYPE OR WALL HUNG, WHERE ONE OR MORE WALL-HUNG URINALS ARE PROVIDED, AT LEAST ONE with an Fiongated Rim project big a minimum of 14 inches (356 mm) from the Wall and a maximum of 17 inches (432 mm) from THE WALL AND A MAXIMUM OF 17 INCHES (432 MM) ABOVE THE FLOOR SHALL BE PROVIDED. . FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND SHALL BE MOUNTED NO MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF (22.2 N). ELECTRONIC AUTOMATIC FLUSHING CONTROLS ARE ACCEPTABLE AND PREFERABLE. 3. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR FLOOR SPACE 30 INCHES BY 48 INCHES (762 MM BY 1219 MM) IN FRONT OF THE URINAL TO ALLOW FORWARD APPROACH. THIS CLEAR SPACE SHALL COMPLY WITH SECTION 1118B.4. 1115B.4.3 ACCESSIBLE LAVATORIES. LAVATORIES REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THIS SUBSECTION. THE REQUIREMENTS OF THIS SUBSECTION SHALL APPLY TO LAVATORY FIXTURES, VANITIES AND BUILT-IN LAVATORIES 1. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND IN ACCORDANCE WITH THIS CHAPTER AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST, THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF (22.2 N). LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS (PREFERABLE) ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS. 2. LAVATORIES. WHEN LOCATED ADJACENT TO A SIDE WALL OR PARTITION, SHALL BE A MINIMUM OF 18 INCHES (457 MM) TO THE CENTERLINE of the fixture. All lavatories that are designated to be accessible shall be a minimum 17 inches (432 mm) in horizontal depth AND MOUNTED WITH THE RIM OR COUNTER EDGE NO HIGHER THAN 34 INCHES (864 MM) ABOVE THE FINISHED FLOOR AND WITH VERTICAL CLEARANCE MEASURED FROM THE BOTTOM OF THE APRON OR THE OUTSIDE BOTTOM EDGE OF THE LAVATORY OF 29 INCHES (737 MM) REDUCING TO 27 INCHES (686 MM) AT A POINT LOCATED 8 INCHES (203 MM) BACK FROM THE FRONT EDGE. IN ADDITION, A MINIMUM 9-INCH-HIGH (230 MM) TOE CLEARANCE MUST BE PROVIDED EXTENDING BACK TOWARD THE WALL TO A DISTANCE NO MORE THAN 6 INCHES (150 MM) FROM THE BACK WALL. THE TOE CLEARANCE SPACE MUST BE FREE OF EQUIPMENT OR OBSTRUCTIONS. A CLEAR FLOOR SPACE 30 INCHES BY 48 INCHES (762 MM BY 1219 MM) COMPLYING WITH SECTION 1118B.4 SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW FORWARD APPROACH. SUCH CLEAR-FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL extend a maximum of 19 inches (483 mm) into knee and toe space underneath the lavatory. 4. HOT WATER AND DRAINPIPES ACCESSIBLE UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES 1115B.7 GRAB BARS, TUB AND SHOWER SEATS. ALL GRAB BARS, TUB AND SHOIT'ER SEATS SHALL COMPLY WITH THIS SECTION. 1115B.7.1 DIAMETER OR WIDTH. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 11/4 INCHES TO 11/2 INCHES (32 TO 38 MMUN) OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1 1/2 INCHES (38 MM). 1115B.7.2 STRUCTURAL STRENGTH. THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS . BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF A 250-POUND (1112 N) POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. 2. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF A 250-POUND (1112 N) POINT LOAD SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT, AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL NOT EXCEED THE ALLOWABLE SHEAR TRESS. 3. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF A 250-POUND (1112 N) POINT LOAD SHALL BE ESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE MALLER ALLOWABLE LOAD 4 TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF A 250-POUND (1112 N) POINT LOAD. PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF A 250-POUND (1112 N) POINT LOAD, SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND SUPPORTING STRUCTURE 5. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS. 1115B.8 ACCESSORIES. 1115B.8.1 MIRRORS. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40 INCHES (1016 MM) FROM THE FLOOR. 1115B.8.2 MEDICINE CABINETS. IF MEDICINE CABINETS ARE PROVIDED, AT LEAST ONE SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES (1118 MM) ABOVE THE FLOOR. A CLEAR FLOOR SPACE 30 INCHES BY 48 INCHES (762 MM BY 1219 MM) COMPLYING WITH SECTION 1118B.4 SHALL BE PROVIDED IN FRONT OF A MEDICINE CABINET TO ALLOW A FORWARD OR PARALLEL APPROACH. 1115B.8.3 TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, DISPENSERS AND CONTROLS, WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, DISPENSERS, OTHER EQUIPMENT AND CONTROLS ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE, WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40 INCHES (1016 MM) FROM THE FINISHED FLOOR AND SHALL COMPLY WITH SECTION 1117B.6, CONTROLS AND OPERATING MECHANISMS. 1115B.8.4 TOILET TISSUE DISPENSERS. TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL WITHIN 12 INCHES (305 MM) OF THE FRONT EDGE OF THE TOILET SEAT. MOUNTED BELOW THE GRAB BAR, AT A MINIMUM HEIGHT OF 19 INCHES (485 MM), AND 36 INCHES (914 MM)

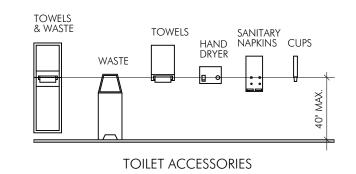
MAXIMUM TO THE FAR EDGE FRONT THE REAR WALL. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED 1115B.8.5 LOCKERS. WHERE LOCKERS ARE PROVIDED FOR THE PUBLIC, CLIENTS, EMPLOYEES, MEMBERS OR PARTICIPANTS, AT LEAST ONE LOCKER AND NOT LESS THAN 1 PERCENT OF ALL LOCKERS SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES. A PATH OF TRAVEL NOT LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH SHALL BE PROVIDED TO THESE LOCKERS. EXCEPT FOR DOOR OPENING WIDTHS AND DOOR SWINGS, A CLEAR UNOBSTRUCTED ACCESS NOT LESS THAN 44" SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY PEOPLE W/ DISABILITIES AND THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL BE NOT LESS THAN 48" AS MEASURED AT RIGHT ANGLE TO COMPARTMENT DOORS IN ITS CLOSED POSITION. 1115B 8 ACCESSORIES

1115B.8.1 MIRRORS. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40 INCHES (1016 MM) FROM THE FLOOR. 1115B.8.2 MEDICINE CABINETS. IF MEDICINE CABINETS ARE PROVIDED, AT LEAST ONE SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES (1118 MM) ABOVE THE FLOOR. A CLEAR FLOOR SPACE 30 INCHES BY 48 INCHES (762 MM BY 1219 MM) COMPLYING WITH SECTION 1118B.4 SHALL BE PROVIDED IN FRONT OF A MEDICINE CABINET TO ALLOW A FORWARD OR PARALLEL APPROACH. 1115B.8.3 TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, DISPENSERS AND CONTROLS. WHERE TOWEL, SANITARY NAPKINS, WASTE ACCESSIBLE ROUTE, WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40 INCHES (1016 MM) FROM THE FINISHED FLOOR AND SHALL COMPLY WITH SECTION 1117B.6, CONTROLS AND OPERATING MECHANISMS. 1115B.8.4 TOILET TISSUE DISPENSERS. TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL WITHIN 12 INCHES (305 MM) OF THE FRONT EDGE OF THE TOILET SEAT. MOUNTED BELOW THE GRAB BAR. AT A MINIMUM HEIGHT OF 12 INCHES (485 MM), AND 36 INCHES (214 MM) MAXIMUM TO THE FAR EDGE FRONT THE REAR WALL. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED. 1115B.8.5 LOCKERS. WHERE LOCKERS ARE PROVIDED FOR THE PUBLIC, CLIENTS, EMPLOYEES, MEMBERS OR PARTICIPANTS, AT LEAST ONE LOCKER AND NOT LESS THAN 1 PERCENT OF ALL LOCKERS SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES. A PATH OF TRAVEL NOT LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH SHALL BE PROVIDED TO THESE LOCKERS.



COUNTER WITH LAVATORY

MULTIPLE ACCOMMODATION FACILITY



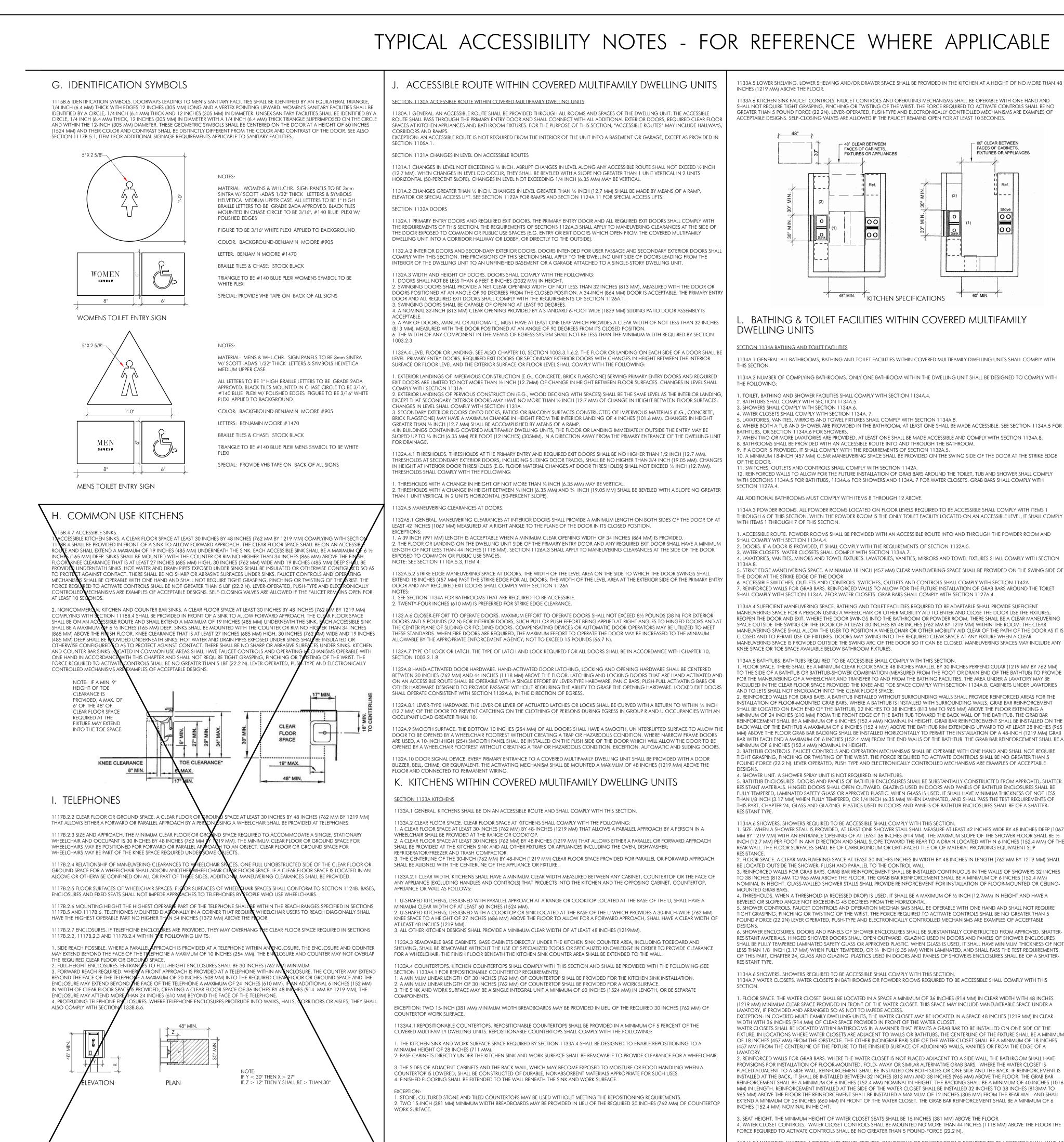
18" TYP IRI CLR.

PRIVACY TOILET

PUSH VALVE ON WIDE SIDE OF TOILET, TYP. . 32" CLR.

ACCESSIBLE TOILET STALL

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	Martin			
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	CALI			
	n Moisan			
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1505 5TH AVE, SUITE 30 SEATTLE, WA 98101	0			
T 206.576.1600				
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<b>2140 MARKET ST</b> 2140-2144 MARKET STREET SAN FRANCISCO, CA 94114				
ARKET CO, C	RKEY			
<b>MA</b> 44 M/	FRANK CAFFERKEY			
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REVISION         DATE           04.07.17	REASON FOR ISSUE			
REGULATORY APPROVA	L STAMP			
STANDARDS & DIAGRAMS				
SITE PERMIT				
DATE	REVISION			
04.07.2017 PROJECT NUMBER	O SHEET NUMBER			
162610 SCALE	G2.02			
1/8" = 1'-0"				



1 134A.2 NUMBER OF COMPLYING BATHROOMS. ONLY ONE BATHROOM WITHIN THE DWELLING UNIT SHALL BE DESIGNED TO COMPLY WITH

WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

0. A MINIMUM 18-INCH (457 MM) CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE

2. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY with sections 1134a.5 for bathtubs, 1134a.6 for showers and 1134a. 7 for water closets. Grab bars shall comply with

hrough 6 of this section. When the powder room is the only toilet facility located on an accessible level, it shall comply

. LAVATORIES, VANITIES, MINORS AND TOWEL FIXTURES. LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH SECTION STRIKE EDGE MANEUVERING SPACE. A MINIMUM 18-INCH (457 MM) CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF

REOPEN THE DOOR AND EXIT, WHERE THE DOOR SWINGS INTO THE BATHROOM OR POWDER ROOM, THERE SHALL BE A CLEAR MANEUVERING SPACE OUTSIDE THE SWING OF THE DOOR OF AT LEAST 30 INCHES BY 48 INCHES (762 MM BY 1219 MM) WITHIN THE ROOM. THE CLEAR

VANEUVERING SPACE SHALL ALLOW THE USER TO POSITION A WHEELCHAIR OR OTHER MOBILITY AID CLEAR OF THE PATH OF THE DOOR AS IT IS MANEUVERING SPACE IS PROVIDED OUTSIDE THE SWING ARC OF THE DOOR SO IT CAN BE CLOSED. MANEUVERING SPACES MAY INCLUDE ANY

1. FLOOR SPACE. THERE SHALL BE A MINIMUM CLEAR FLOOR SPACE 48 INCHES PARALLEL BY 30 INCHES PERPENDICULAR (1219 MM BY 762 MM) to the side of a bathtub or bathtub-shower combination (measured from the foot or drain end of the bathtub) to provide FOR THE MANELIVERING OF A WHEELCHAIR AND TRANSFER TO AND FROM THE BATHING FACILITIES. THE AREA LINDER A LAVATORY MAY BE INCLUDED IN THE CLEAR FLOOR SPACE PROVIDED THE KNEE AND TOE SPACE COMPLY WITH SECTION 1134A.8. CABINETS UNDER LAVATORIES . REINFORCED WALLS FOR GRAB BARS. A BATHTUB INSTALLED WITHOUT SURROUNDING WALLS SHALL PROVIDE REINFORCED AREAS FOR THE

SHALL BE LOCATED ON EACH END OF THE BATHTUB, 32 INCHES TO 38 INCHES (813 MM TO 965 MM) ABOVE THE FLOOR EXTENDING A MINIMUM OF 24 INCHES (610 MM) FROM THE FRONT EDGE OF THE BATH TUB TOWARD THE BACK WALL OF THE BATHTUB. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES (152.4 MM) NOMINAL IN HEIGHT. GRAB BAR REINFORCEMENT SHALL BE INSTALLED ON TH BACK WALL OF THE BATHTUB A MAXIMUM OF 6 INCHES (152.4 MM) ABOVE THE BATHTUB RIM EXTENDING UPWARD TO AT LEAST 38 INCHES (965 MM) ABOVE THE FLOOR GRAB BAR BACKING SHALL BE INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48-INCH (1219 MM) GRAB BAR WITH EACH END A MAXIMUM OF 6 INCHES (152.4 MM) FROM THE END WALLS OF THE BATHTUB. THE GRAB BAR REINFORCEMENT SHALL BE A . BATHTUB CONTROLS. FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE

POUND-FORCE (22.2 N). LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE 5. BATHTUB ENCLOSURES. DOORS AND PANELS OF BATHTUB ENCLOSURES SHALL BE SUBSTANTIALLY CONSTRUCTED FROM APPROVED, SHATTER

RESISTANT MATERIALS. HINGED DOORS SHALL OPEN OUTWARD, GLAZING USED IN DOORS AND PANELS OF BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC, WHEN GLASS IS USED, IT SHALL HAVE MINIMUM THICKNESS OF NOT LESS. THAN I/8 INCH (3.17 MM) WHEN FULLY TEMPERED, OR 1/4 INCH (6.35 MM) WHEN LAMINATED, AND SHALL PASS THE TEST REQUIREMENTS OF THIS PART, CHAPTER 24, GLASS AND GLAZING, PLASTICS USED IN DOORS AND PANELS OF BATHTUB ENCLOSURES SHALL BE OF A SHATTER-

. SIZE. WHEN A SHOWER STALL IS PROVIDED, AT LEAST ONE SHOWER STALL SHALL MEASURE AT LEAST 42 INCHES WIDE BY 48 INCHES DEEP (106 MM BY 1219 MM) WITH AN ENTRANCE OPENING OF AT LEAST 36 INCHES (914 MM). THE MAXIMUM SLOPE OF THE SHOWER FLOOR SHALL BE ½ INCH (12.7 MM) PER FOOT IN ANY DIRECTION AND SHALL SLOPE TOWARD THE REAR TO A DRAIN LOCATED WITHIN 6 INCHES (152.4 MM) OF TH

3. REINFORCED WALLS FOR GRAB BARS. GRAB BAR REINFORCEMENT SHALL BE INSTALLED CONTINUOUS IN THE WALLS OF SHOWERS 32 INCHES TO 38 INCHES (813 MM TO 965 MM) ABOVE THE FLOOR. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES (152.4 MM) NOMINAL IN HEIGHT. GLASS-WALLED SHOWER STALLS SHALL PROVIDE REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED OR CEILING-

SHOWER CONTROLS FALICET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE

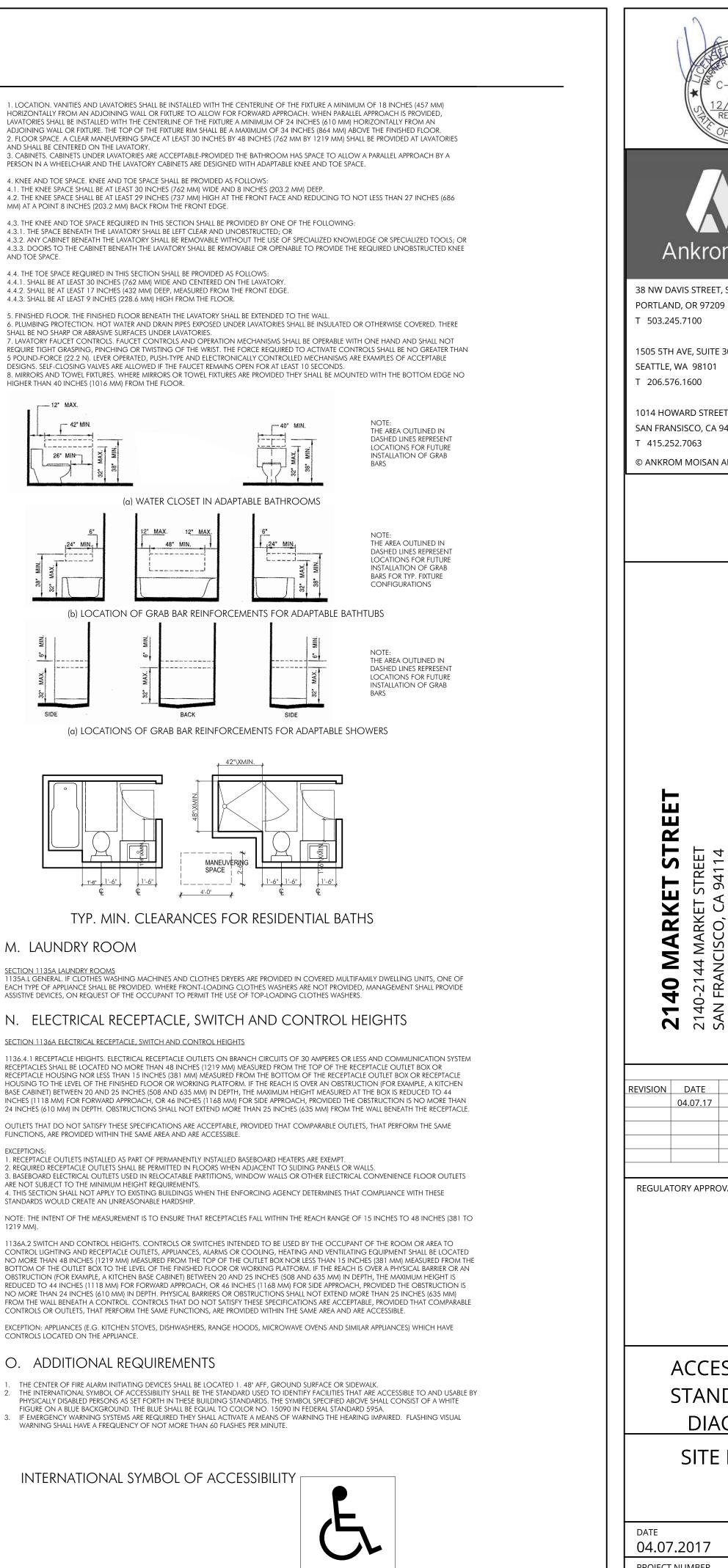
5. Shower enclosures, doors and panels of shower enclosures shall be substantially constructed from approved. Shatter-RESISTANT MATERIALS. HINGED SHOWER DOORS SHALL OPEN OUTWARD. GLAZING USED IN DOORS AND PANELS OF SHOWER ENCLOSURES HALL BE FULLY TEMPERED LAMINATED SAFETY GLASS OR APPROVED PLASTIC. WHEN GLASS IS USED, IT SHALL HAVE MINIMUM THICKNESS OF NO LESS THAN 1/8 INCH (3.17 MM) WHEN FULLY TEMPERED, OR ¼ INCH (6.35 MM) WHEN LAMINATED, AND SHALL PASS THE TEST REQUIREMENTS OF THIS PART, CHAPTER 24, GLASS AND GLAZING. PLASTICS USED IN DOORS AND PANELS OF SHOWERS ENCLOSURES SHALL BE OF A SHATTER-

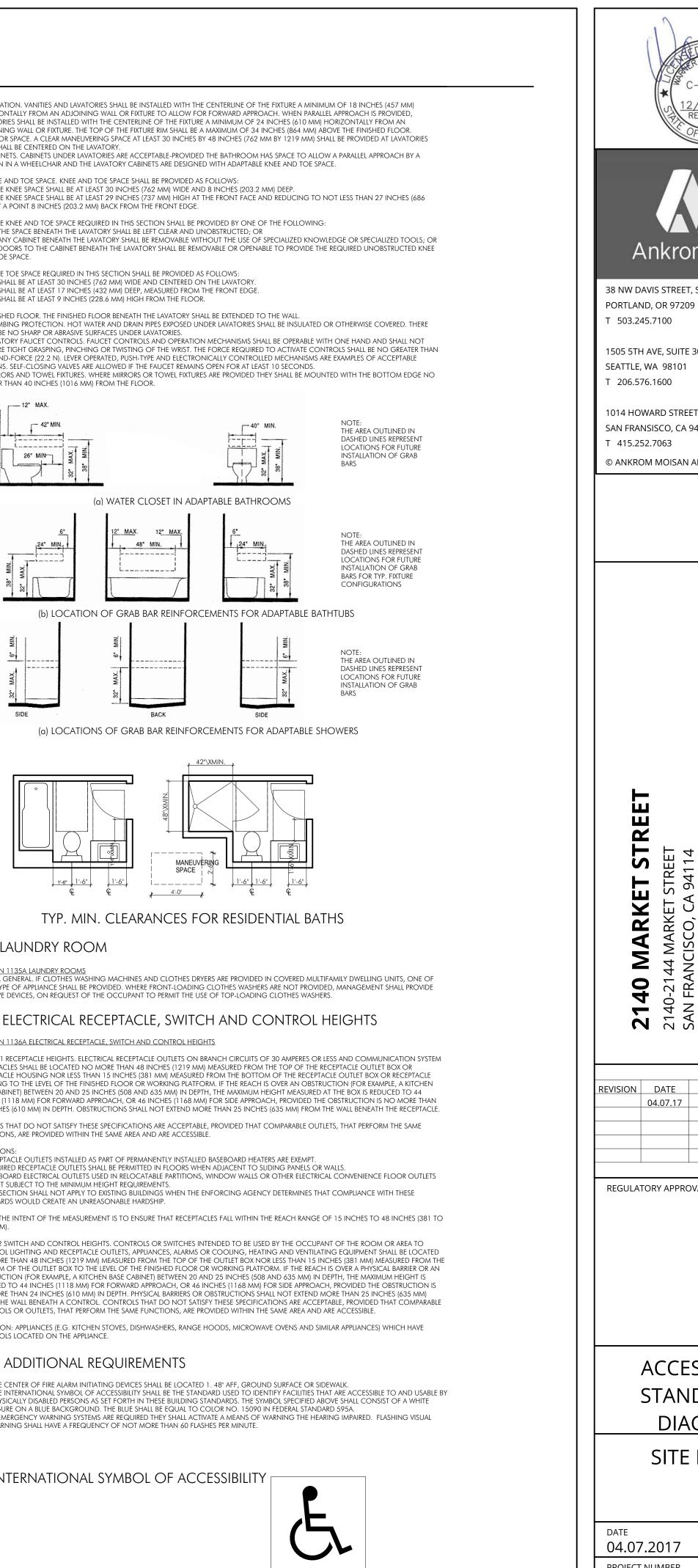
. FLOOR SPACE. THE WATER CLOSET SHALL BE LOCATED IN A SPACE A MINIMUM OF 36 INCHES (914 MM) IN CLEAR WIDTH WITH 48 INCHES 1219 MM) MINIMUM CLEAR SPACE PROVIDED IN FRONT OF THE WATER CLOSET. THIS SPACE MAY INCLUDE MANEUVERABLE SPACE UNDER A

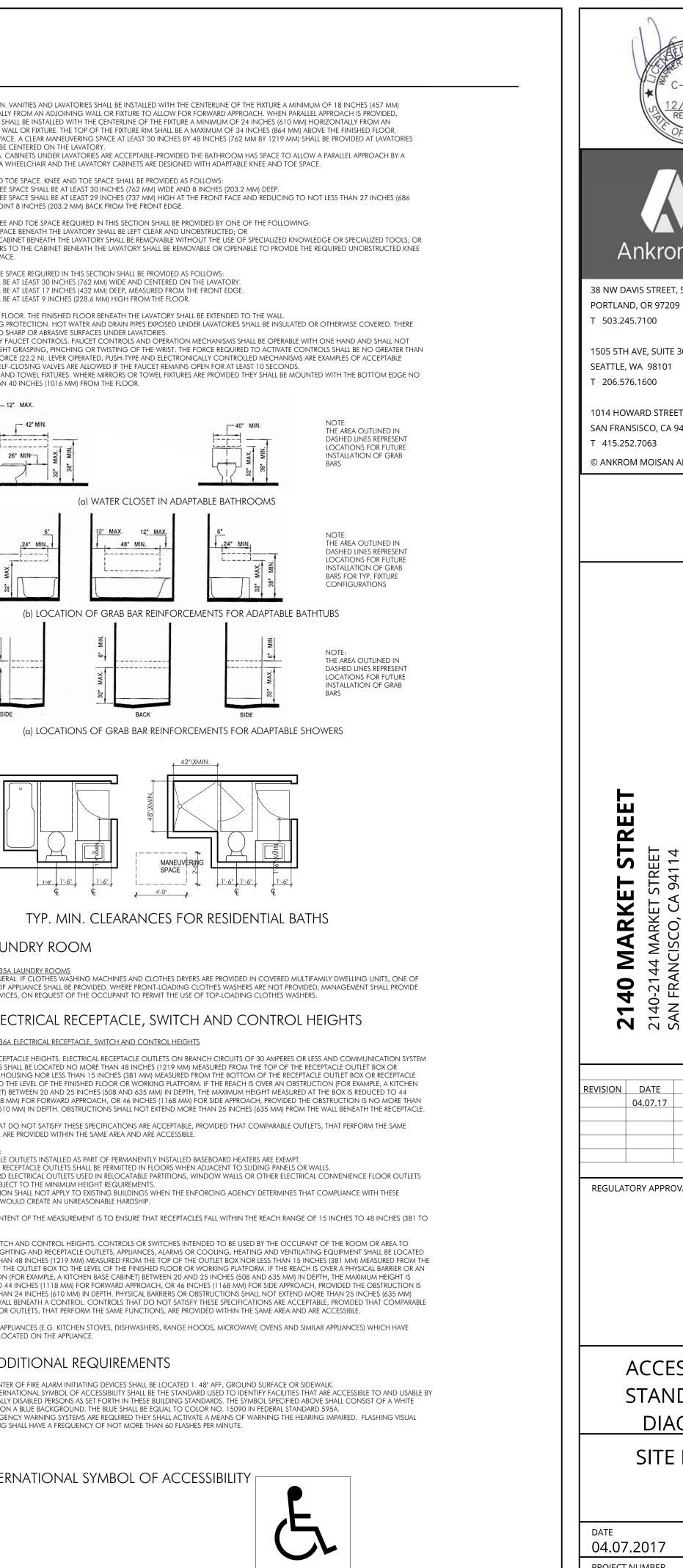
2. REINFORCED WALLS FOR GRAB BARS. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD- AWAY OR SIMILAR ALTERNATIVE GRAB BARS. WHERE THE WATER CLOSET IS PLACED ADJACENT TO A SIDE WALL, REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDES OR ONE SIDE AND THE BACK. IF REINFORCEMENT IS INSTALLED AT THE BACK, IT SHALL BE INSTALLED BETWEEN 32 INCHES (813 MM) AND 38 INCHES (965 MM) ABOVE THE FLOOR. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES (152.4 MM) NOMINAL IN HEIGHT. THE BACKING SHALL BE A MINIMUM OF 40 INCHES (101. MM) IN LENGTH, REINFORCEMENT INSTALLED AT THE SIDE OF THE WATER CLOSET SHALL BE INSTALLED 32 INCHES TO 38 INCHES (813MM TO 965 MM) ABOVE THE FLOOR THE REINFORCEMENT SHALL BE INSTALLED A MAXIMUM OF 12 INCHES (305 MM) FROM THE REAR WALL AND SHALL

1134A 8 LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES, 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

AND TOE SPACE.



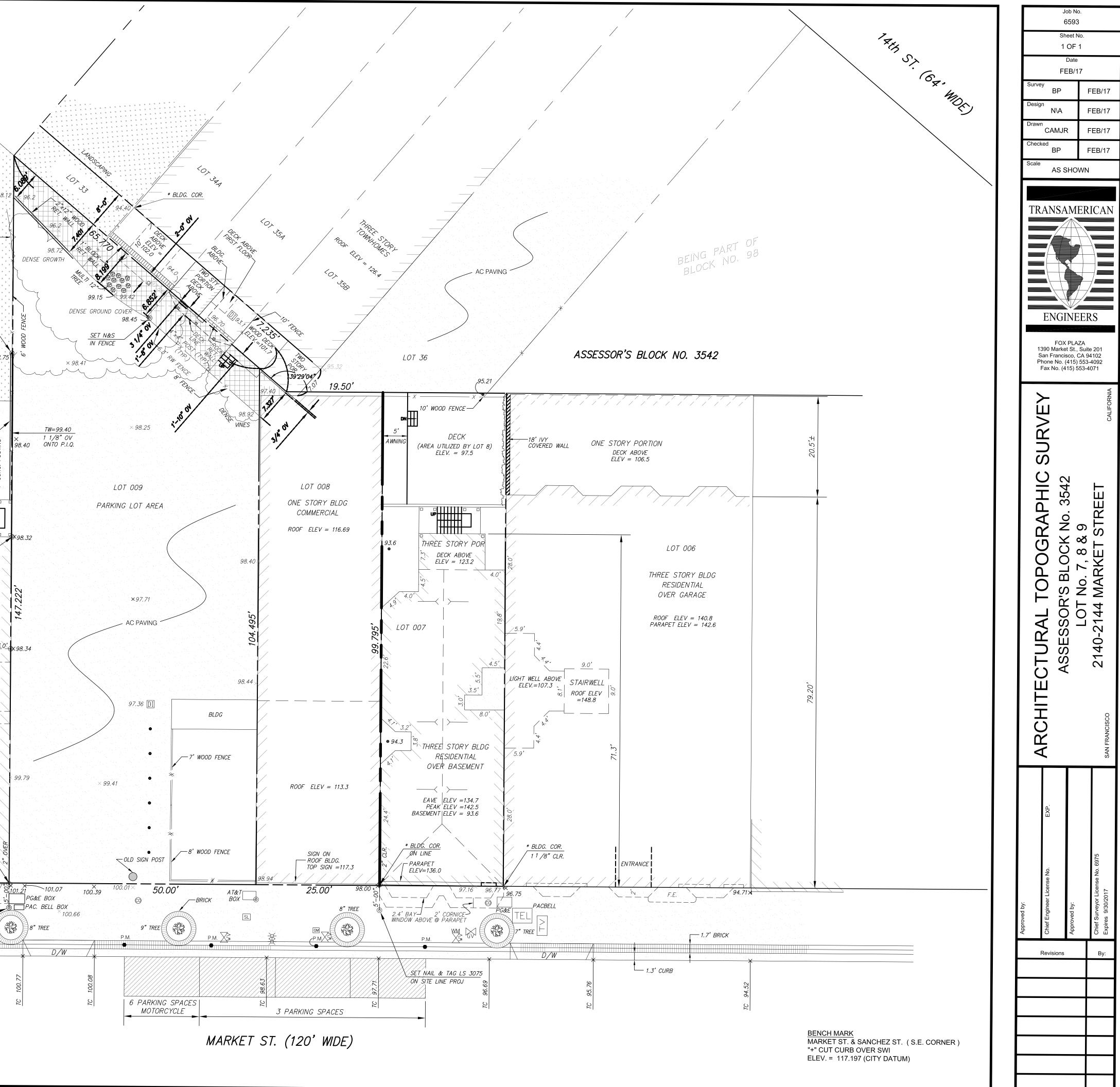




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ARKET ARKET CO, C/ RKEY
<b>2140 MARKET S</b> 2140-2144 MARKET STREE SAN FRANCISCO, CA 9411 <sup>4</sup> FRANK CAFFERKEY
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REGULATORY APPROVAL STAMP
ACCESSIBILITY STANDARDS &
DIAGRAMS
SITE PERMIT
DATE REVISION 04.07.2017 0
PROJECT NUMBER SHEET NUMBER 162610

1/8" = 1'-0"

<ul> <li>MARK - MONUMENT MAP</li> <li>CITY MONUMENT</li> <li>SET 1/2" REBAR &amp; PLASTIC CAP LS 6</li> </ul>	6975			
<ul> <li>FND 1/2" REBAR</li> <li>SET NAIL &amp; TAG LS 6975</li> </ul>	5975			
<ul> <li>FOUND NAIL &amp; TAG</li> <li>FOUND L CUT</li> </ul>			$\begin{array}{cccc} & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ \end{array}$	
<ul> <li>✤ SET CROSS</li> <li>✤ FD CROSS</li> <li>◯ FIRE HYDRANT</li> </ul>			$\begin{array}{cccccccccccccccccccccccccccccccccccc$	$\begin{array}{cccccccccccccccccccccccccccccccccccc$
- JOINT POLE			$\begin{array}{cccc} \flat & \flat & \flat & \flat \\ \flat & \flat & \flat & \flat \\ \flat & \flat &$	
WMWATER METEREMELECTRIC METEREELECTRIC BOX				
TEV TELEPHONE VAULT			$\begin{vmatrix} \bullet & \bullet & \bullet & \bullet \\ \bullet & \bullet & \bullet & \bullet & \bullet \\ \bullet & \bullet &$	$, \ , \ , \ , \ , \ , \ , \ , \ , \ , \$
WATER VALVE				$\begin{array}{cccccccccccccccccccccccccccccccccccc$
© CLEAN OUT ELECTROLIER			$\begin{array}{cccccccccccccccccccccccccccccccccccc$	*     *
CATCH BASIN S SEWER MANHOLE			$\begin{array}{cccccccccccccccccccccccccccccccccccc$	·     ·
<ul> <li>STORM MANHOLE</li> <li>LAMPHOLE</li> </ul>			$\begin{array}{cccccccccccccccccccccccccccccccccccc$	, , , , , , , , , , , , , , , , , , ,
<ul> <li>PARKING METER</li> <li>CONCRETE</li> </ul>			$\begin{array}{cccccccccccccccccccccccccccccccccccc$	$ \begin{array}{cccccccccccccccccccccccccccccccccccc$
ASPHALT PAVING			$\begin{array}{cccccccccccccccccccccccccccccccccccc$	
ABBREVIATIONS			$\begin{array}{cccccccccccccccccccccccccccccccccccc$	WEEDS
ASSESSOR'S PLAT INFORMATION			$\begin{array}{cccccccccccccccccccccccccccccccccccc$	, , , , , , , , , , <u>SET N&amp;S</u> ,
AC ASPHALT CONCRETE BLDG BUILDING			$\begin{array}{cccccccccccccccccccccccccccccccccccc$	, , , , , , , , , , , , , , , , , , ,
CLR CLEAR CO CLEANOUT CONC CONCRETE			$\begin{array}{cccc} & & & & & & \\ & & & & & & \\ & & & & & $	· · · · · · · · · · · · · · · · · · ·
COR CORNER CB CATCH BASIN			$\left \begin{array}{cccc} \bullet & \bullet & \bullet & \bullet \\ \bullet & \bullet & \bullet & \bullet \\ \bullet & \bullet &$	-     -     -     -     -     -     -     -     -       >     >     -     >     -     -     -     -     -       >     >     -     >     -     -     -     -     -       >     >     >     >     -     -     -     -     -       >     >     >     >     >     -     -     -     -       >     >     >     >     >     >     -     -     -
D/W DRIVEWAY DI DROP INLET ELEV ELEVATION			$\begin{array}{cccc} & & & & & & \\ & & & & & & \\ & & & & & $	
ELEV ELEVATION (E) EXISTING FND FOUND				
GV GAS VALVE FL FLOW LINE				
HC HANDICAP RAMP (N) NEW OV OVER				_ CONC.
P/L PROPERTY LINE PROJ PROJECTED				
TC TOP OF CURB WM WATER METER				
PM PARKING METER				
		9.20'	$\begin{array}{c} \prod_{i=1}^{n} \sum_{j=1}^{n} \sum_{i=1}^{n} \sum_{j=1}^{n} \sum_{j=1}^{n} \sum_{i=1}^{n} \sum_{j=1}^{n} \sum_{j=1}^{n} \sum_{i=1}^{n} \sum_{j=1}^{n} \sum_{i=1}^{n} \sum_{j=1}^{n} \sum_{j=1}^{n}$	* BLDG. COR. 5
		<u></u>		2" OVER
SPECIAL NOTES         1.       ELEVATIONS SHOWN AS "ROOF ELEV." HEREON ARE IN FARE         DOINT OF DIDE WALL OF THE SECTION	ACT THE ELEVATIONS OF THE HIGHEST	A A	,	
<ul> <li>POINT OF SIDE WALLS. THESE ELEVATIONS MAY BE EITHER TELEVATION OF SUCH ROOF. FLAT ROOF LEVELS WERE NOT V</li> <li>2. "PARAPET ELEV." SHOWN HEREON ARE THE HIGHEST POINT</li> </ul>	THE ROOF OR THE PARAPET VISIBLE FROM SURVEY POINT.			
<ol> <li>"ROOF PEAK ELEV." AND "EAVES ELEV." (IF ANY SHOWN H ROOF PEAKS AND THE LOWEST POINTS OF ROOF EAVES RES</li> </ol>	EREON) ARE THE HIGHEST POINT OF			
4. DUE TO LIMITED ACCESS TO THE REAR OR THE ADJACEN BUILDING(S) AND/OR COVERED STRUCTURE(S) AT THE TIME DATA FOR THOSE BUILDING(S) AND/OR STRUCTURE(S) IS NO	IT AND/OR THE PARAPET SUBJECT OF THIS SURVEY, THE TOPOGRAPHIC			
5. IT SHALL BE THE RESPONSIBILITY OF OUR CLIENT TO CAL OUR SURVEYORS LOCATE ADDITIONAL INFORMATION AND/O	LL OUR OFFICE IN ORDER TO HAVE			LIGHT WELL ABOVE ELEV = 102.0
<ul> <li>BEEN CLEARED. WE REQUIRE AN ADVANCE NOTICE OF FOUR</li> <li>6. ALSO, NOTE THAT THERE WILL BE ADDITIONAL CHARGES PART OF THE SCOPE OF THIS JOB'S CONTRACT.</li> </ul>	R (4) DAYS MORE OR LESS.			
				2.5
		60.85'		LIGHT WELL ABOVE- ELEV = 115.2
NOTE TO ANYONE HAVE ANY INTEREST IN THIS MAP, PLEASE BE ADVISED OF THE FOLLOWING:			'	LLEV - 113.2 LOT 011
THAT ALL TITLE INFORMATION HEREON (INCLUDING EASEMENTS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OU AND/OR HIS AGENT'S REQUIREMENTS. THE FOLLOWING INFORM.	UR CLIENT'S			THREE STORY BLDG
SUPPLIED TO TRANSAMERICAN ENGINEERS; DEED DTITLE RE DADDRESS OF THE P.I.Q.	EPORT 🛛 A.P.N.			RESIDENTIAL & COMMERCIAL
FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEAR RESPONSIBILTIES AS BEING BEYOND OUR CONTRACT AND COM OUR CLIENT.	₹CH MITMENT TO			ROOF  ELEV = 137.8
THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUME SERVICE AND THAT IT REMAINS THE PROPERTY OF TRANSAMER ENGINEERS WHETHER THE PROJECT (JE ANY PROPOSED) ON TH	RICAN			
ENGINEERS WHETHER THE PROJECT (IF ANY PROPOSED) ON TH CONSTRUCTED OR NOT. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) P	PREPARED BY			<u>* BLDG. COR.</u> ON LINE - 3.0' BAY WINDOW ABOVI
TRANSAMERICAN ENGINEERS IN RELATION HEREOF SHALL NOT ANY OTHER PURPOSE THAN FOR: BUILDING PERMITS.	BE USED FOR			BLDG. LINE
FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOS WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE O IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSE, INTENT & CON TRANSAMERICAN ENGINEERS DISAVOWS ANY AND ALL RESPONSE	DR ONSITE NTRACT.	en de la completa de Completa de la completa de la complet Completa de la completa de la complet	102.15	
TRANSAMERICAN ENGINEERS DISAVOWS ANY AND ALL RESPONS LIABILITIES WHICH SHALL REST UPON THE PARTY USING OUR INF BEYOND THE ESTABLISHED LIMITATION ABOVE.	SIBILITIES, FORMATION	4' CORNICE @ RO		& TAG LS 3075
THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE AU THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN G (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YE.	QUESTION EARS FROM THE	 ng bagalagin di. <u>Tan</u> ang dagan pangan		LINE PROJ
DATE OF THIS MAP (WHICHEVER COMES FIRST) SHALL VOID ALL I HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDAT RE-CERTIFY THIS MAP.	INFORMATION			
THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVE STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.	EMENT		5	PARKING SPACE
THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONT BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILL CLIENT'S OBLIGATIONS TO TRANSAMERICAN ENGINEERS UNLESS	MENT OF ALL		101.85	
AGREED TO. THAT UNDERGROUND UTILITIES (IF ANY) SHOWN HEREON WERE	OBTAINED		10	
FROM INFORMATION PROVIDED TO TRANSAMERICAN ENGINEERS COMPANIES. TRANSAMERICAN ENGINEERS DOES NOT ASSUME A RESPONSIBILITY FOR THEIR EXISTENCE OR ACCURACY.	S BY UTILITIES			
= · ·				
THAT SURFACE UTILITIES, MANHOLES, ETC. AS SHOWN HEREON LOCATED BY FIELD SURVEY.	WERE			



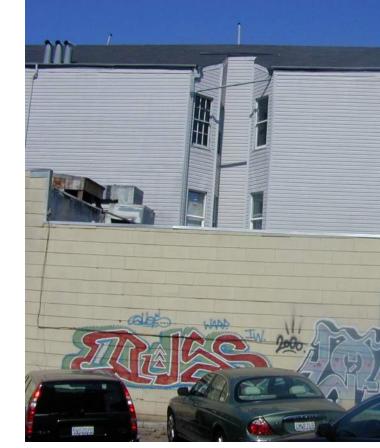


1 ADJACENT PROPERTY 2148-2150 MARKET ST & SUBJECT PROPERTY



4 FACING PROPERTY 2121 MARKET ST

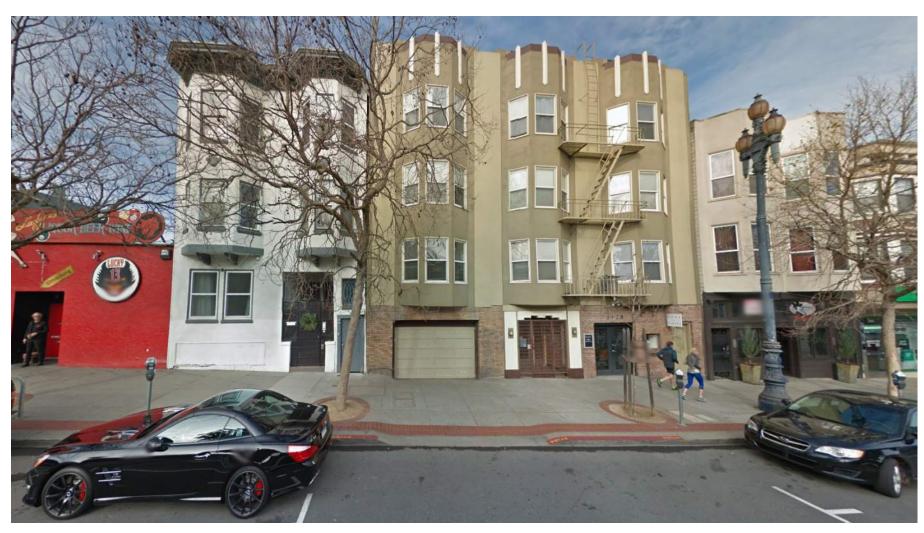




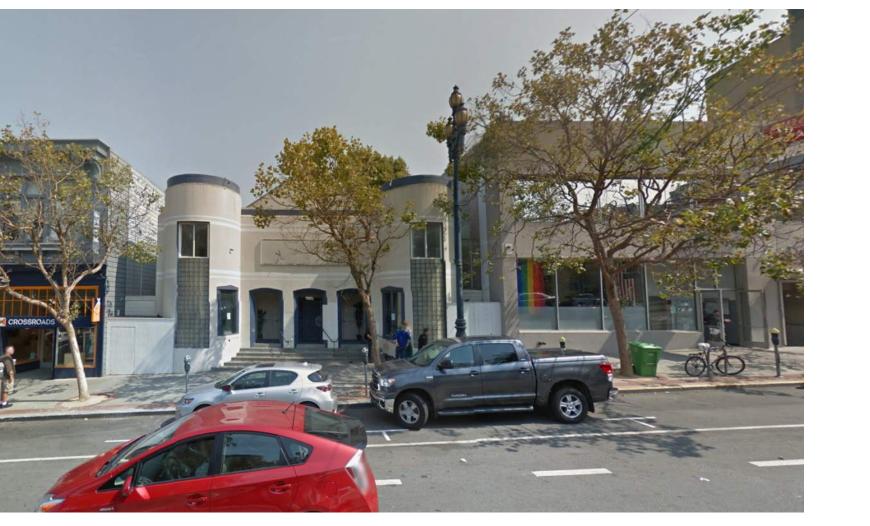
7 SIDE VIEW OF EXISTING BUILDING

8 SIDE VIEW OF EXISTING BUILDING

2 SUBJECT PROPERTY 2140-2144 MARKET ST



3 ADJACENT PROPERTIES 2136 & 2128-2130 MARKET ST



5 FACING PROPERTIES 2135 & 2145 MARKET ST



6 FACING PROPERTY 2145 MARKET ST





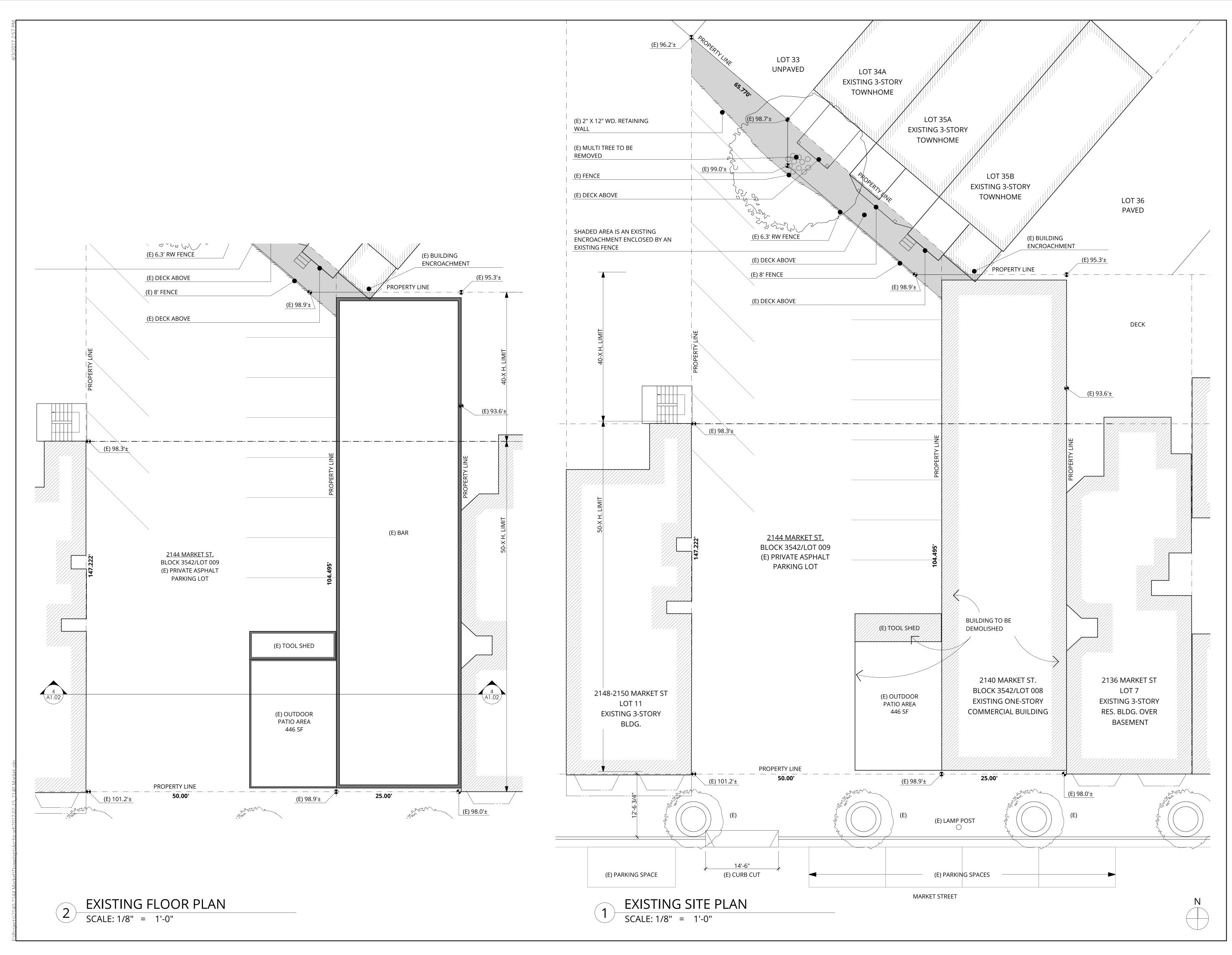


9 SIDE OF 2148-2150 MARKET ST LOOKING TOWARDS MARKET ST



10 NEIGHBORS BEHIND SUBJECT PROPERTY 11 NEIGHBORS BEHIND SUBJECT PROPERTY

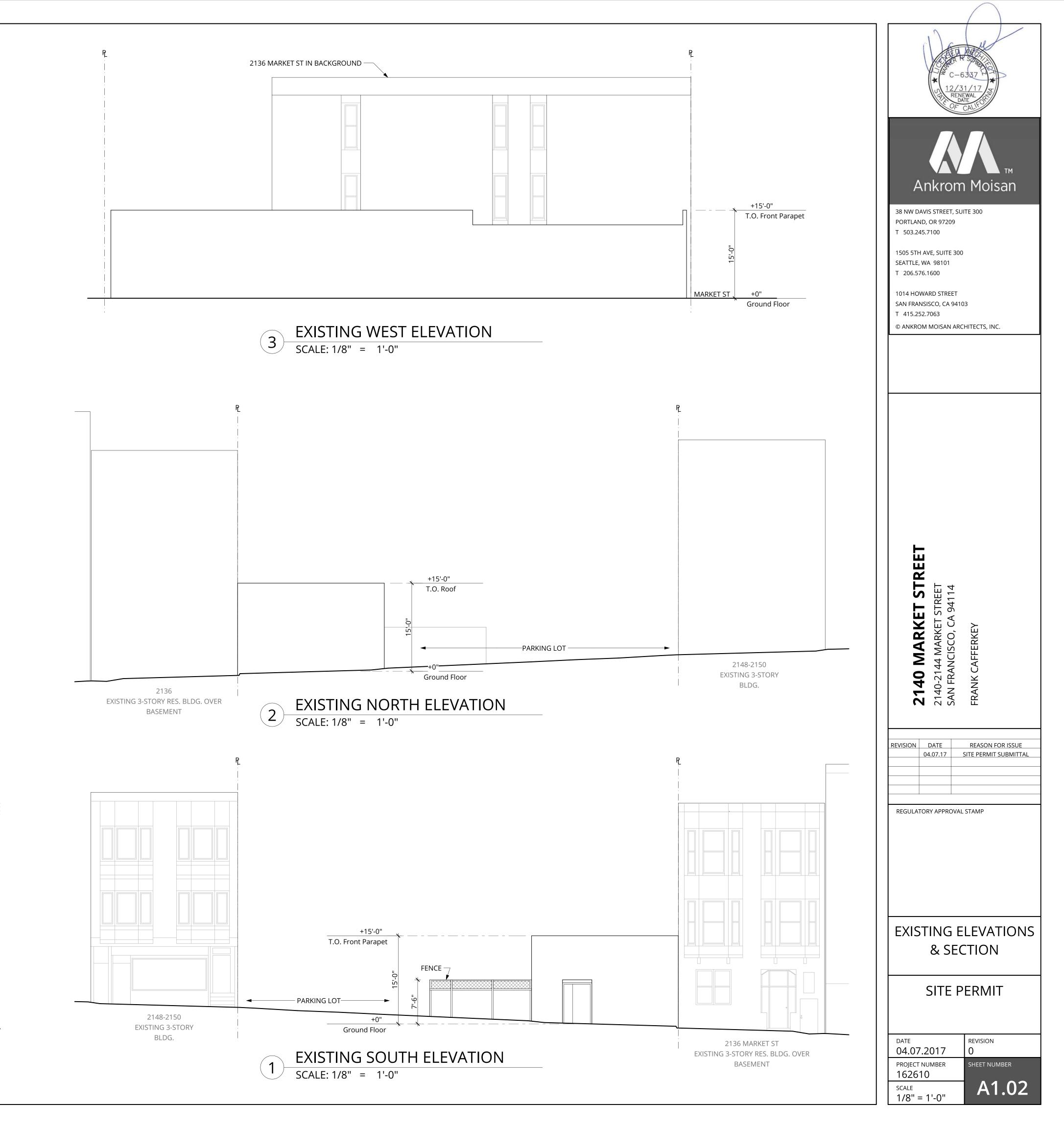
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T 503.245.7100 1505 5TH AVE, SUITE 300 SEATTLE, WA 98101 T 206.576.1600 1014 HOWARD STREET				
SAN FRANSISCO, CA 94103 T 415.252.7063 © ANKROM MOISAN ARCHITECTS, INC.				
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<b>2140 MARKET ST</b> 2140-2144 MARKET STREET SAN FRANCISCO, CA 94114 FRANK CAFFERKEY				
REVISION DATE REASON FOR ISSUE 04.07.17 SITE PERMIT SUBMITTAL				
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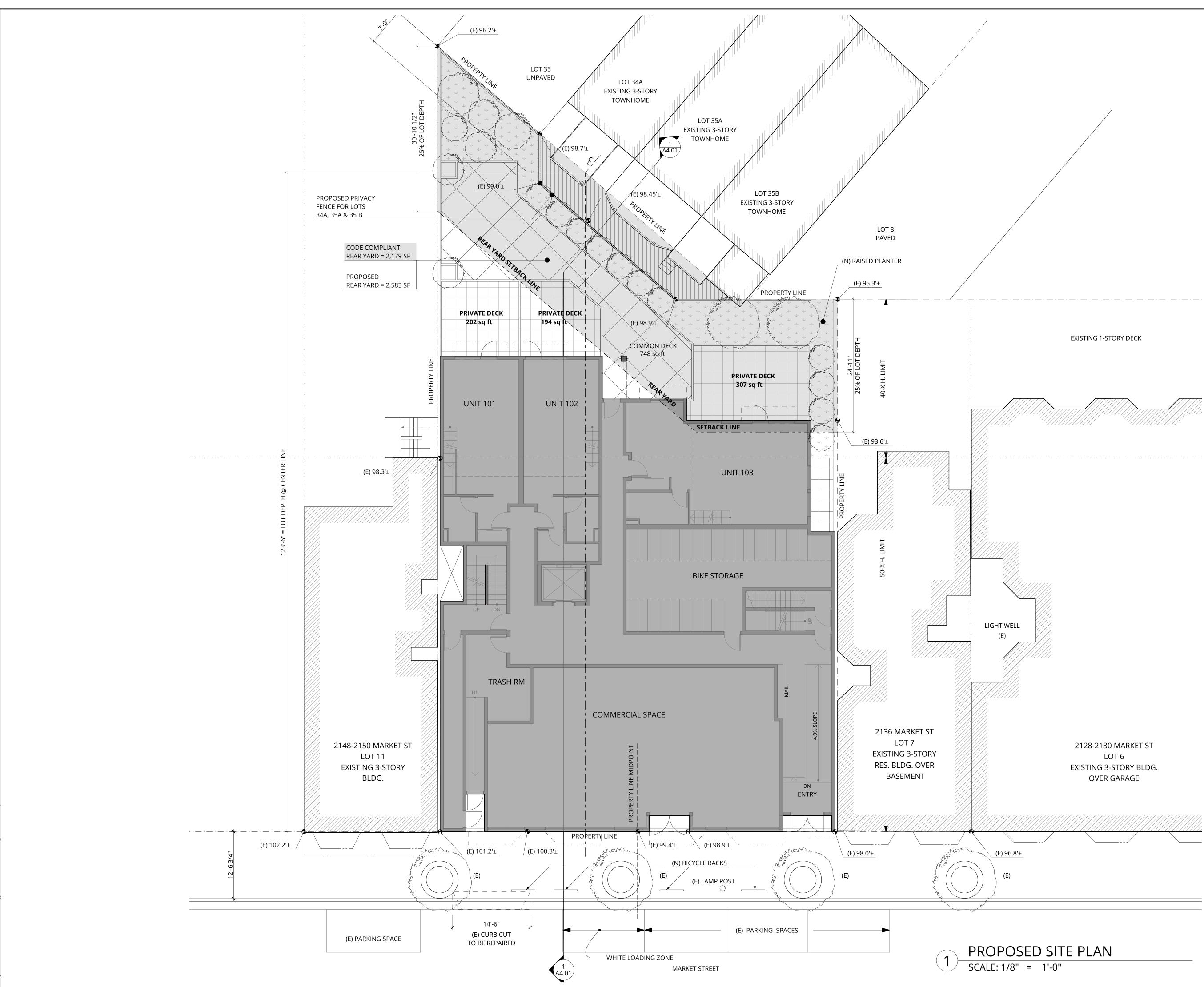


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<b>2140 MARKET S</b> 2140-2144 MARKET STREE SAN FRANCISCO, CA 9411				
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DATE 04.07.2017 PROJECT NUMBER 162610 SCALE 1/8" = 1'-0"





SITE PERMIT

REVISION

# PROPOSED SITE PLAN

REGULATORY APPROVAL STAMP

CAF ХK

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Ankrom Moisan

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PORTLAND, OR 97209

1505 5TH AVE, SUITE 300 SEATTLE, WA 98101

1014 HOWARD STREET

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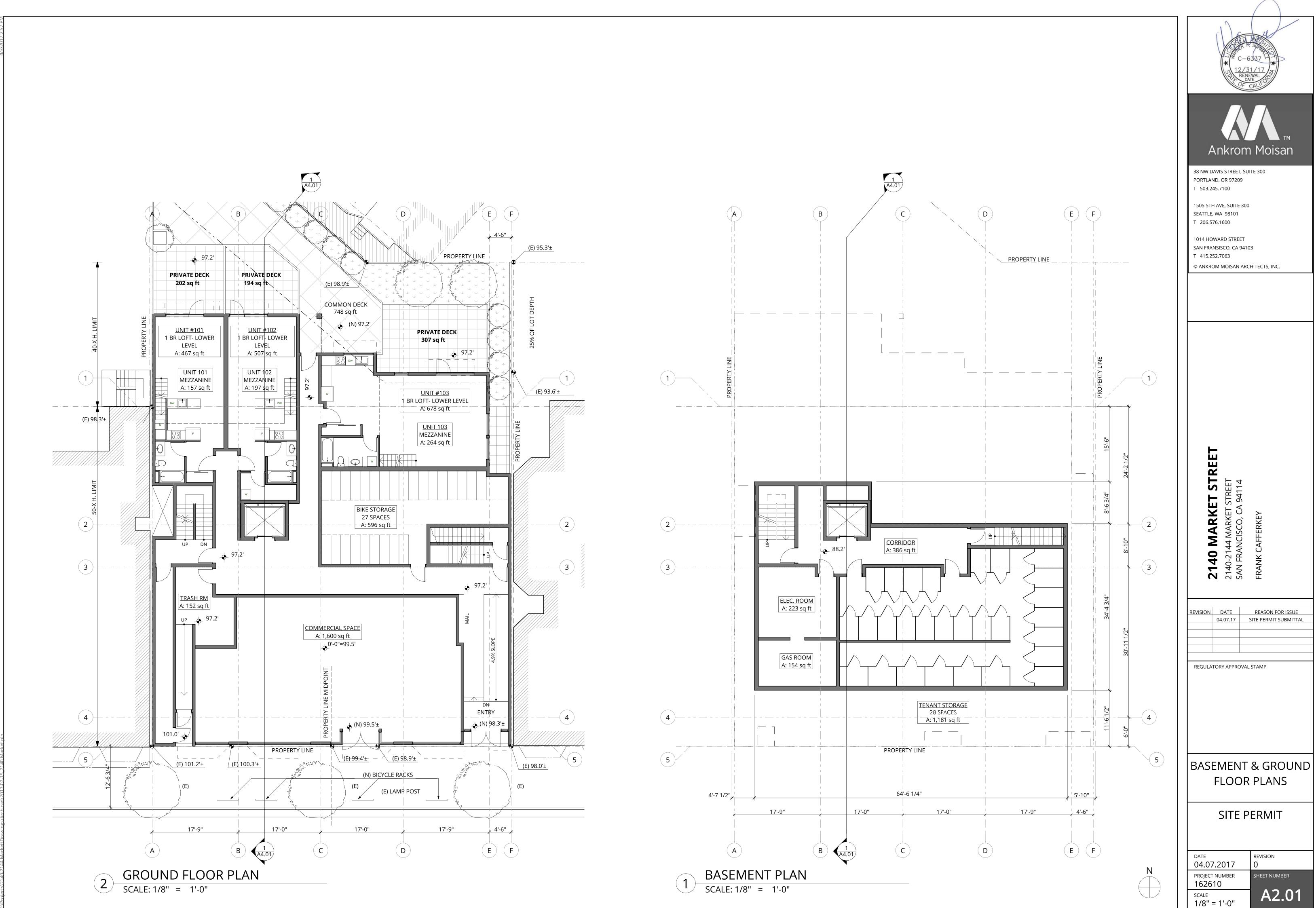
T 415.252.7063

EXISTING 1-STORY DECK

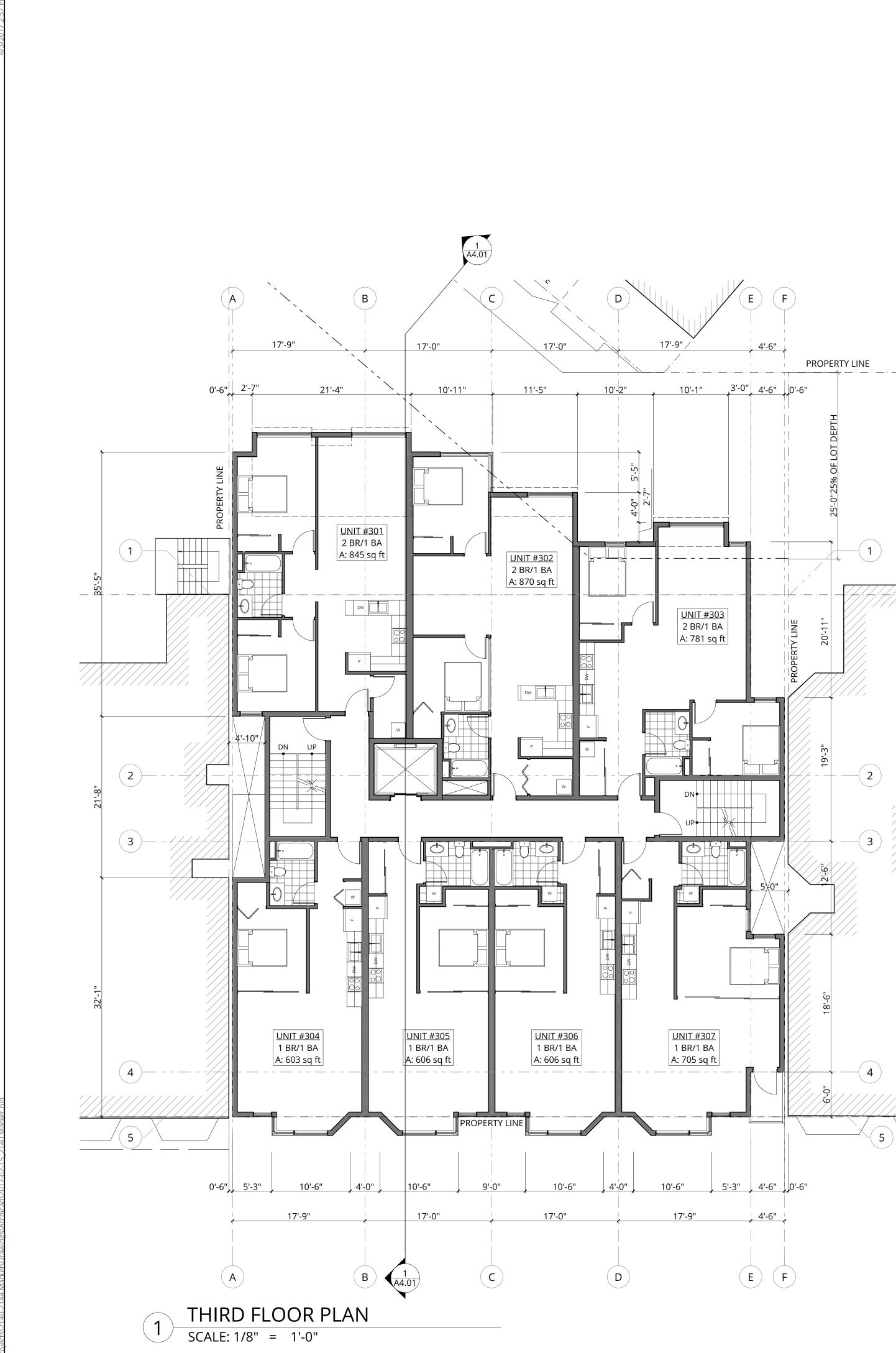
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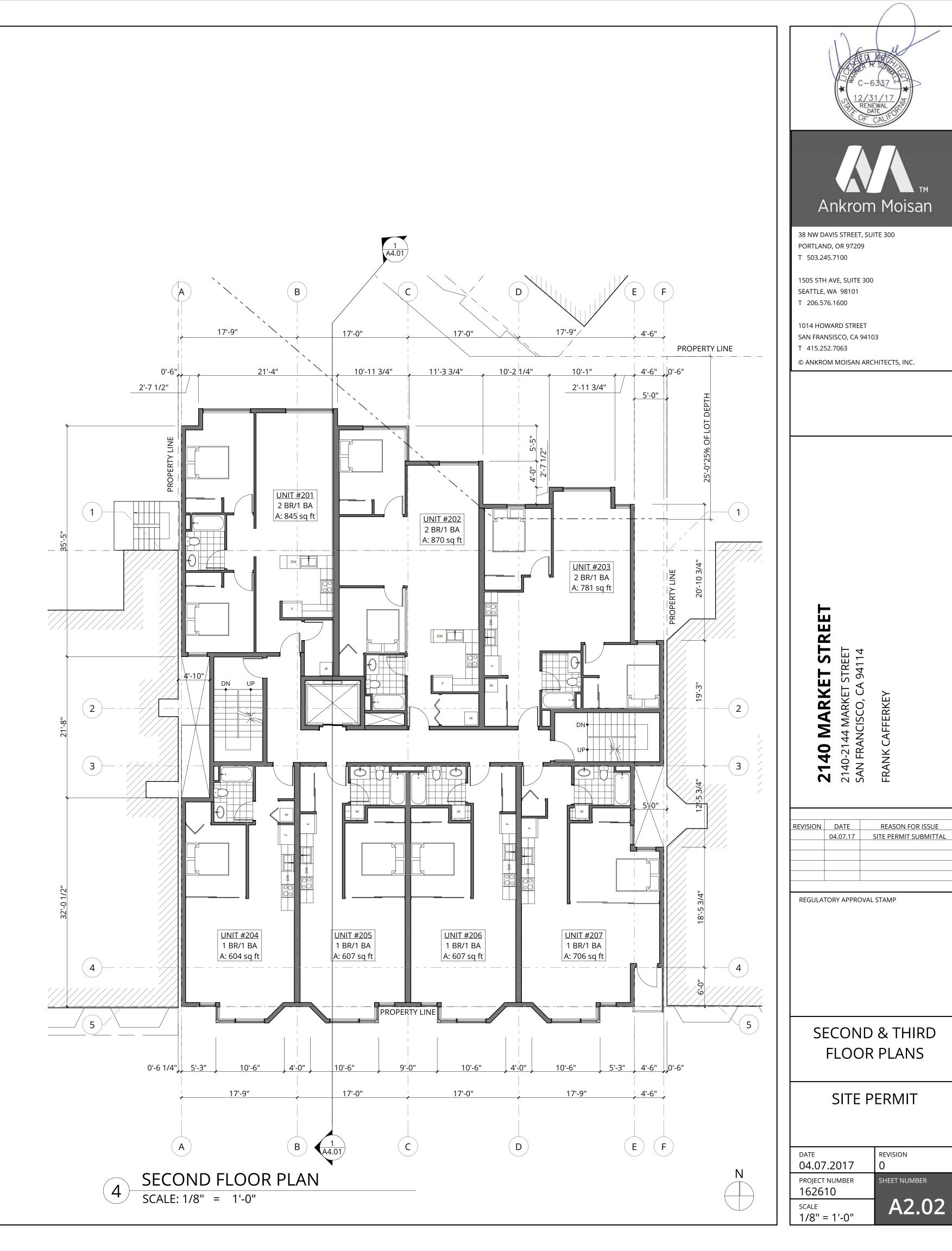
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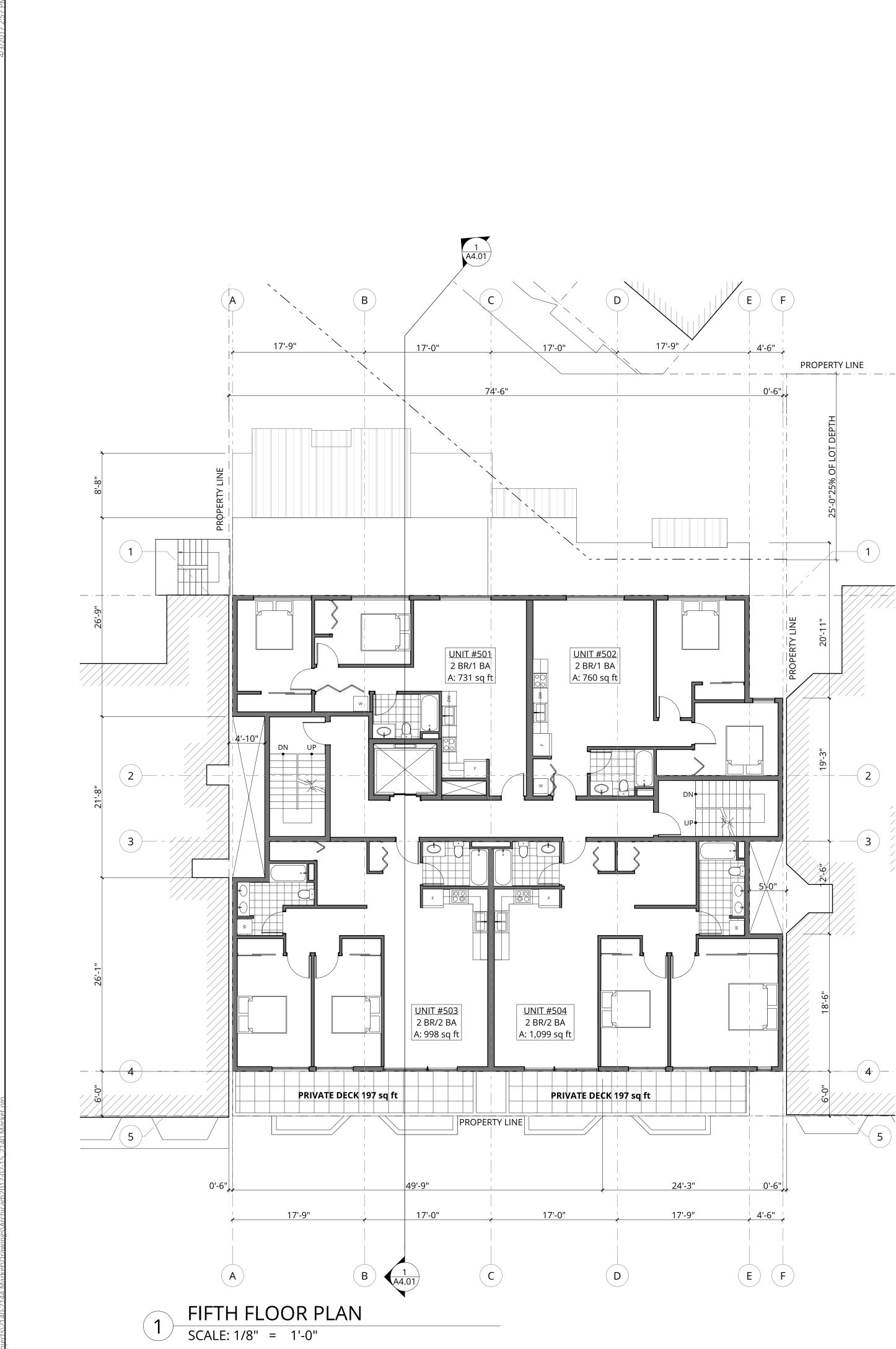


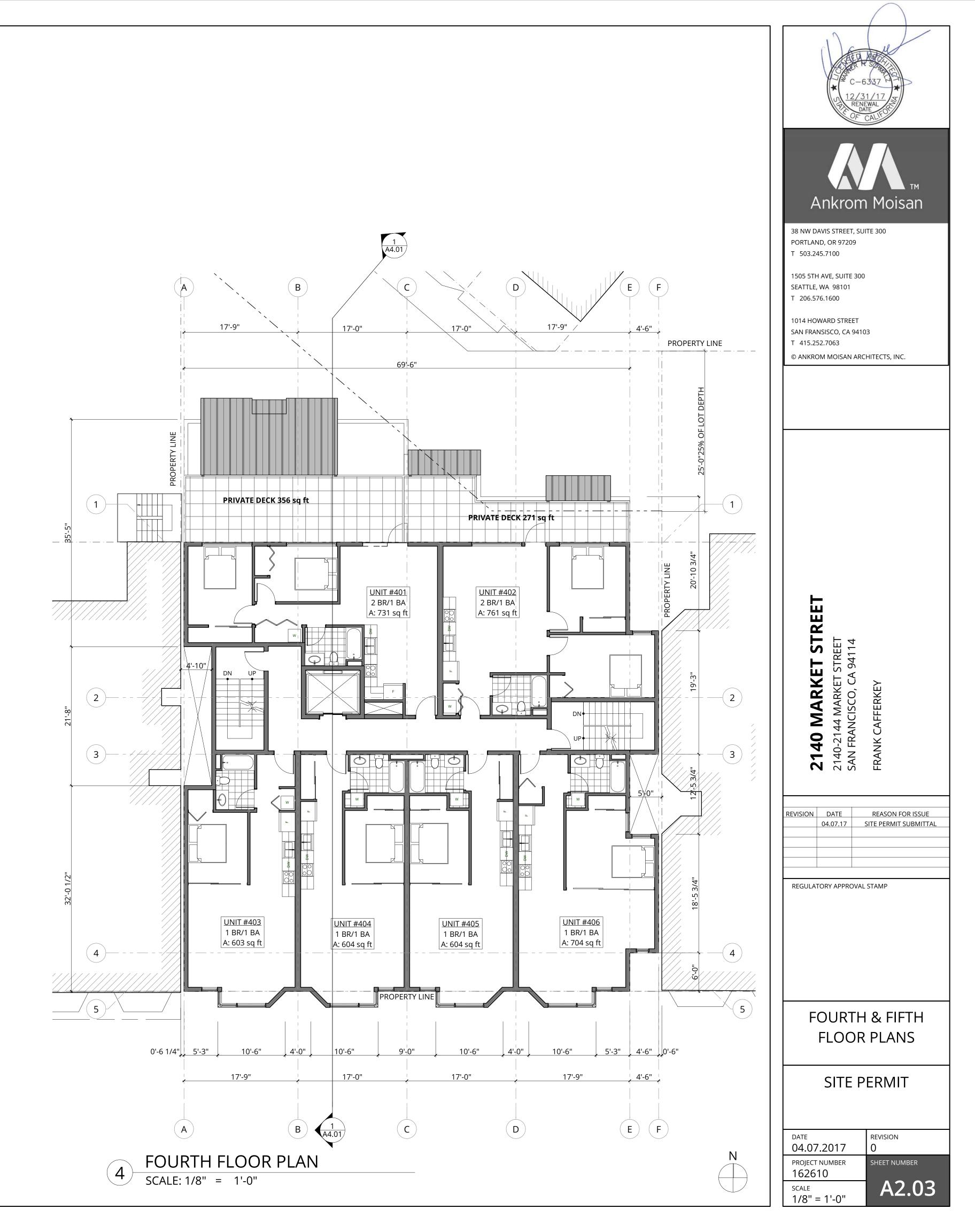
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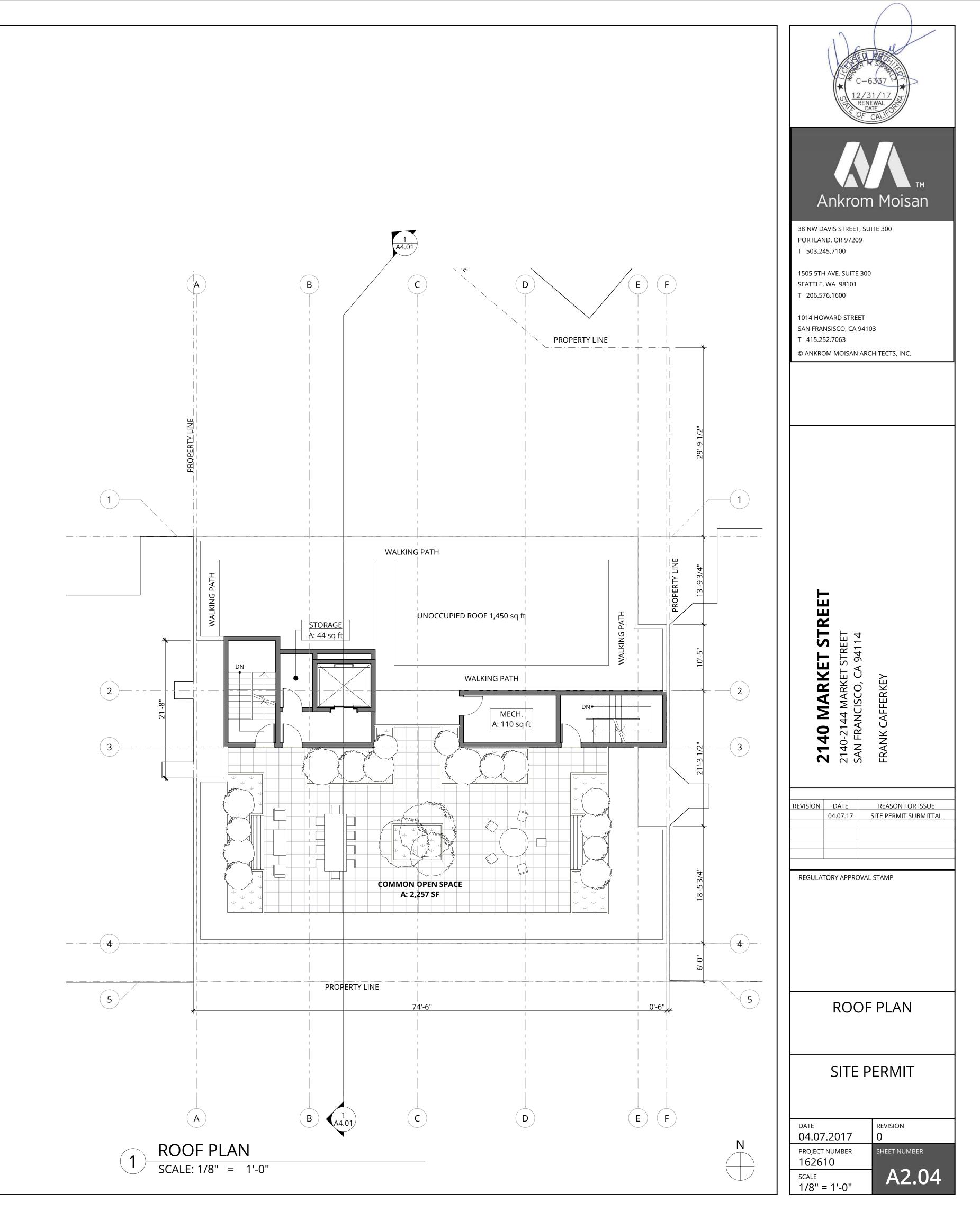
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