

Tenant Improvement for:

# Klein A+D and Goguette Shared Office

## 59 & 61 Montgomery Dr

### DEMOLITION NOTES

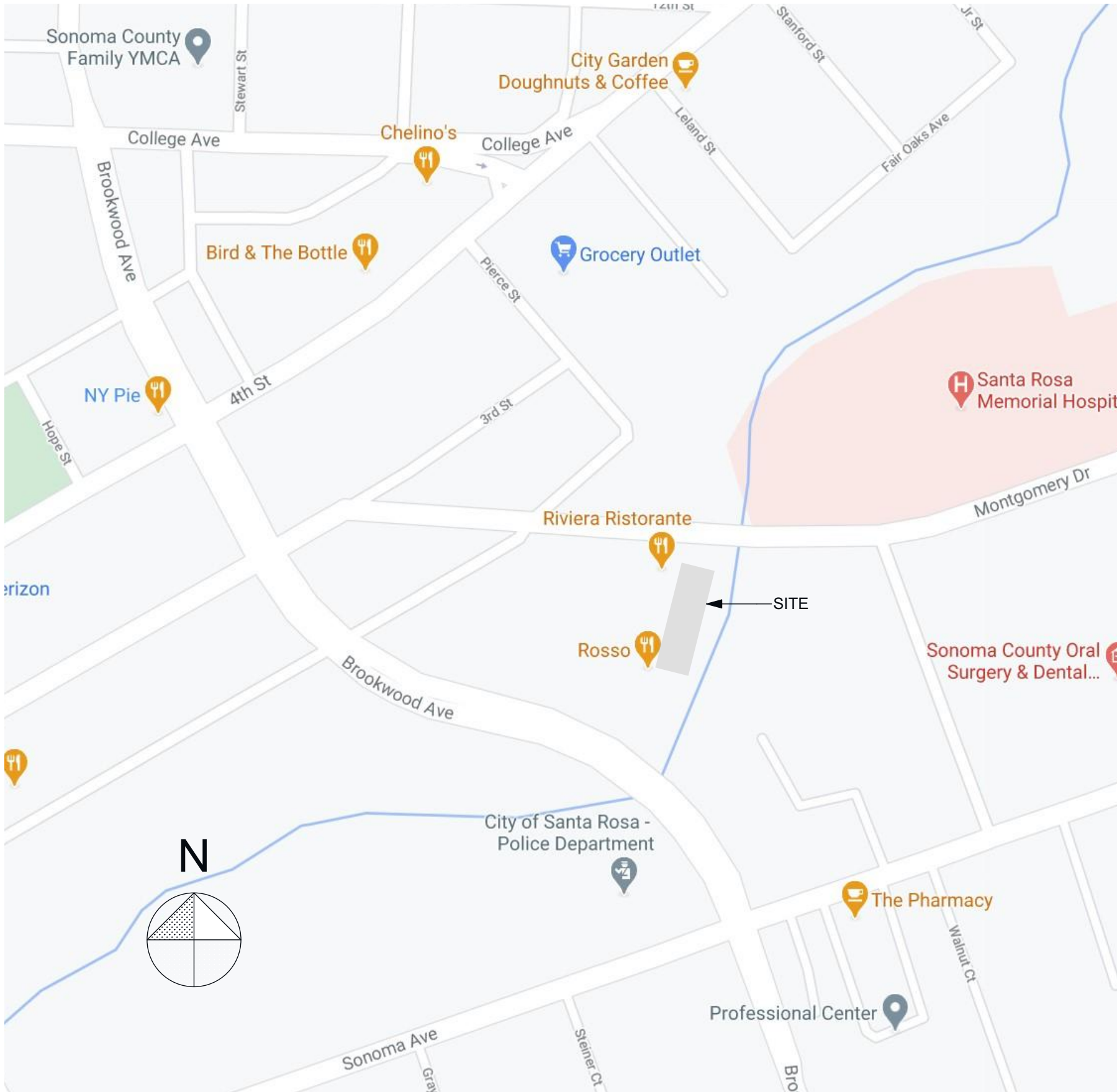
- Contractor and his subcontractors are to verify all existing conditions before commencing with work, in order to ensure conformance with design drawings. All inconsistencies shall be brought to the attention of the owner prior to proceeding with any work.
- Layout of new work is largely based upon relationships to existing conditions. Any questions regarding the intent related to the layout of the new work shall be brought to the attention of the designer prior to proceeding with any work.

### CONTRACTOR REQUIREMENTS

- All work to be performed must be by a licensed contractor and or subcontractor.
- All construction shall conform to the applicable building codes and any other local codes and ordinances in force at the time of construction. All materials shall conform to and be installed in accordance with manufacturer's specifications for the specific product and/or service.
- The intent of the documents is to include all labor, materials, equipment and transportation necessary for the complete and proper execution of the work, consistent with good practice. Any work or item not specifically called for in the drawings but required for a complete and fully functioning installation consistent with the intent of the documents shall be supplied by the contractor and his subcontractors.
- Deviations or alterations to any portion of the work of specific details shall not be done unless approved by the owner and/or designer prior to work being done.
- Any changes and or additional work to be performed must be submitted on a written change order with a cost estimate prior to work being performed.
- Contractor to supply owner with schedule of work to be performed with a completion date.
- Contractor to provide toilet facilities.
- Protect all areas outside of the project area.
- Contractor to protect and store all materials from weather and elements.
- On a daily basis, clean up and cart away debris; broom sweep all areas involved in the project.
- Contractor to haul away debris as necessary. Contractor to provide dumpster.
- Contractor shall be held responsible for all loss and damage that may happen to work or the any of the materials used thereon until the acceptance of the work by the owner. Damage incurred to existing conditions to remain are to be returned to their original condition.
- General contractor and any subcontractors shall guarantee all work installed by him/her for a period of one (1) year, unless noted otherwise.
- At the completion of the work, all glass, floors, plumbing fixtures, etc., shall be thoroughly cleaned and polished. All plumbing, heating, electrical systems shall be in satisfactory working condition. All exterior areas shall be left clean and free from debris, rubbish and miscellaneous materials.
- The contractor and subcontractors agree that during the guarantee period, any defective work and any other work damaged thereby, shall be replaced promptly and properly without cost to the owner.
- Manufacturers' printed or published instructions shall be strictly complied with for the incorporation of all manufactured materials and equipment into the building.
- A punch list of missing items, uncompleted work, and defective work shall be made by the contractor prior to the owner's occupancy of the work under contract. The owner, contractor and designer shall review and accept the punch list, on site, which will be incorporated into the notice of substantial completion filed by the owner.
- The filing of the notice of substantial completion by the owner starts the warranty and guarantee period, as well as the lien period for the subcontractors.
- When the owner occupies the space prior to completion, the contractor is not responsible for damages that have not been documented as defective before owner occupancy, except for defective or missing items.
- Remove existing work as indicated on the drawings and as necessary for new work. Verify with the owner before discarding any removed salvageable materials.
- The owner shall be instructed as to the use and maintenance of each piece of equipment.

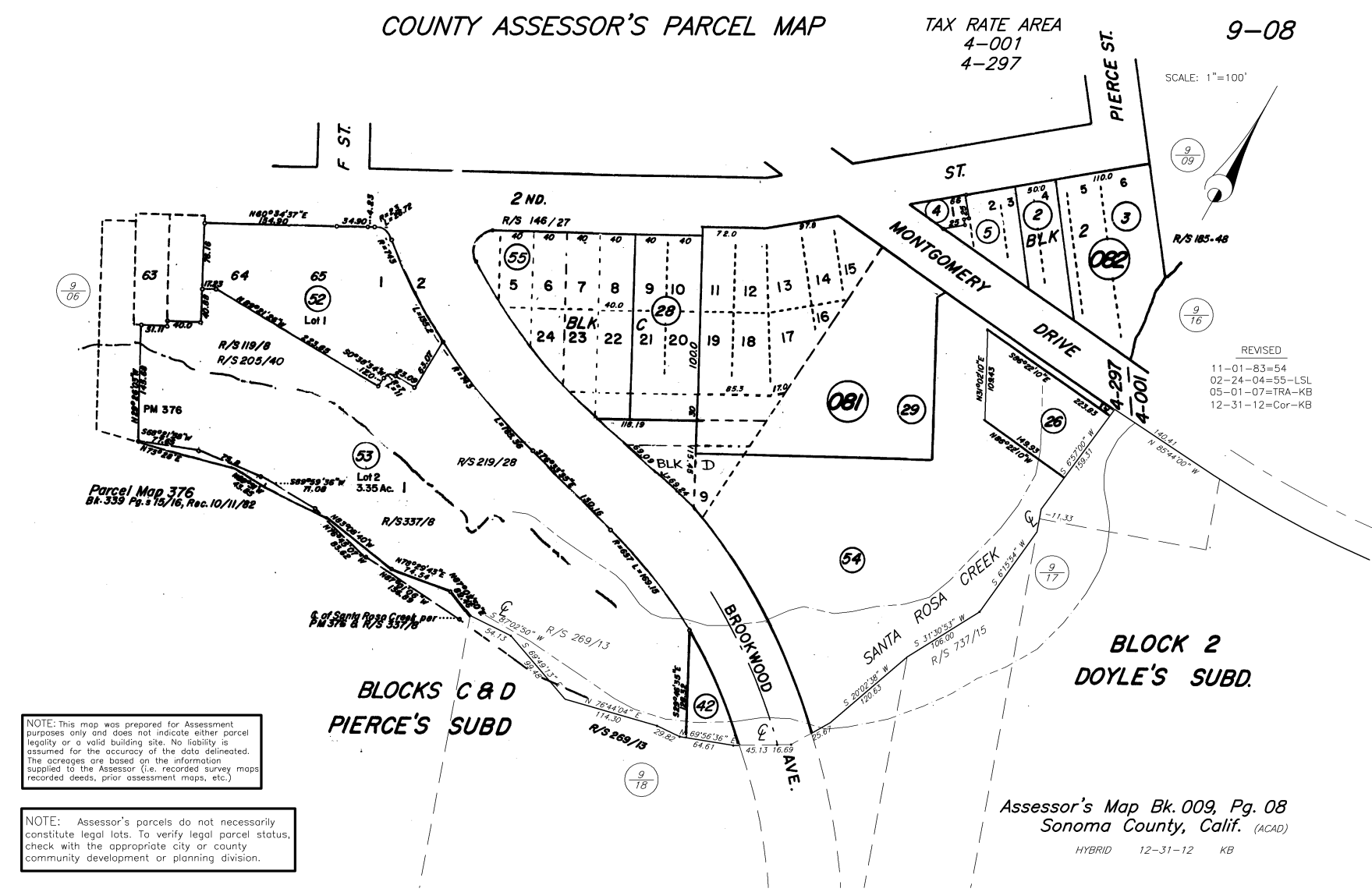
### GENERAL CONSTRUCTION NOTES

- Plans are not to be scaled, refer to written dimensions or contact Architect for information.



### Vicinity Map

NOT TO SCALE



### Assessor's Parcel Map

NOT TO SCALE

### Code Summary

2019 California Residential Code  
2019 California Electrical Code  
2019 California Mechanical Code  
2019 California Plumbing Code  
2019 California Energy Code  
2019 California Fire Code  
2019 Green Building Code  
City of Santa Rosa local ordinances & regulations

### Project Information

Project Name: Goguette Bread  
Project Location: 59 & 61 Montgomery Dr  
APN: 009-081-054  
Acres: 1.98 Acres  
Zoning: CO  
Building Type: Commerical  
Stories: 1  
Occupancy Type: Business  
Occupancy Load: 448 / 150 = 3  
Construction Type: V-B sprinklered  
Electrical Service Size: 200A 3-phase, 4 wire

### Area Summary

**BUILDING AREA**  
Remodel Area: 448 sq. ft.

**BUILDING HEIGHT**  
No change to building height

### Directory

**OWNER**  
Brad Fruith  
3400 Rolling Oaks Road  
Santa Rosa, CA 95404  
(707) 331-6009  
brad@tuxhornhomes.com

**TENANT**  
Nas Salamat  
1315 Fourteenth Street  
Santa Rosa, CA 95404  
(707) 360-8827  
salamat@sonic.net

**ARCHITECT**  
Winfield Klein  
1011 2nd Street, Suite 205  
Santa Rosa, California 95404  
winfield@kleinarch.design  
(707) 364-3589

**CONTRACTOR**  
Ryan Walker  
Walker & Associates  
52 Mission Cir #205  
Santa Rosa, CA 95409  
ryan@walkconstruction.com  
(707) 322-4002

### Scope of Work

Construct partition wall and install two doors.

### Deferred Submittals

None

### Sheet Index

A001 Cover Sheet  
A002 Site Plan  
A101 Floor Plan  
A102 Electrical Plan  
A501 Details  
A502 Details  
A503 Details

REVISIONS:



DESIGNER:  
WK + TK

DATE:  
December 17, 2020

LAYOUT NAME:  
Cover Sheet

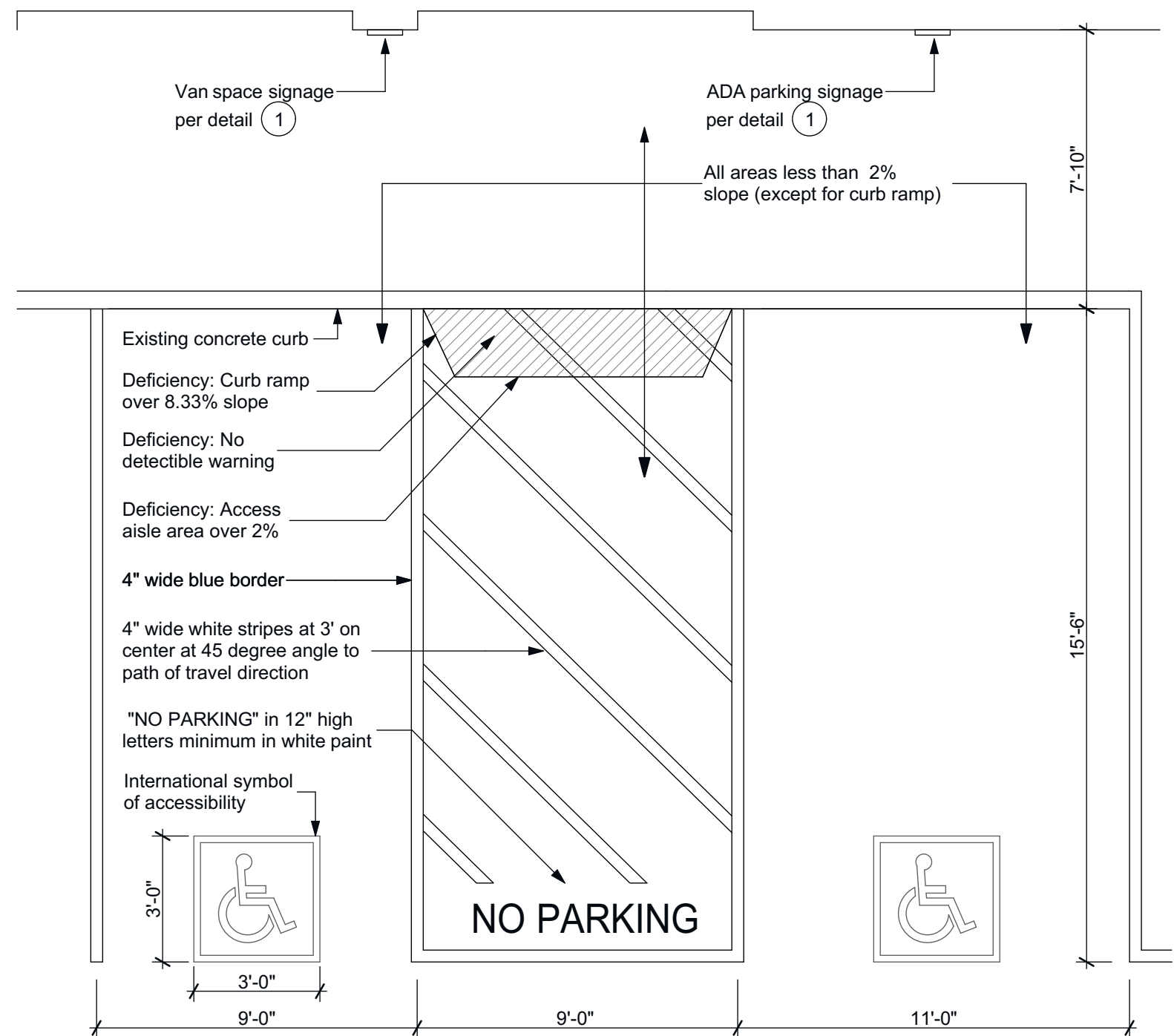
SHEET NO.

**A001**

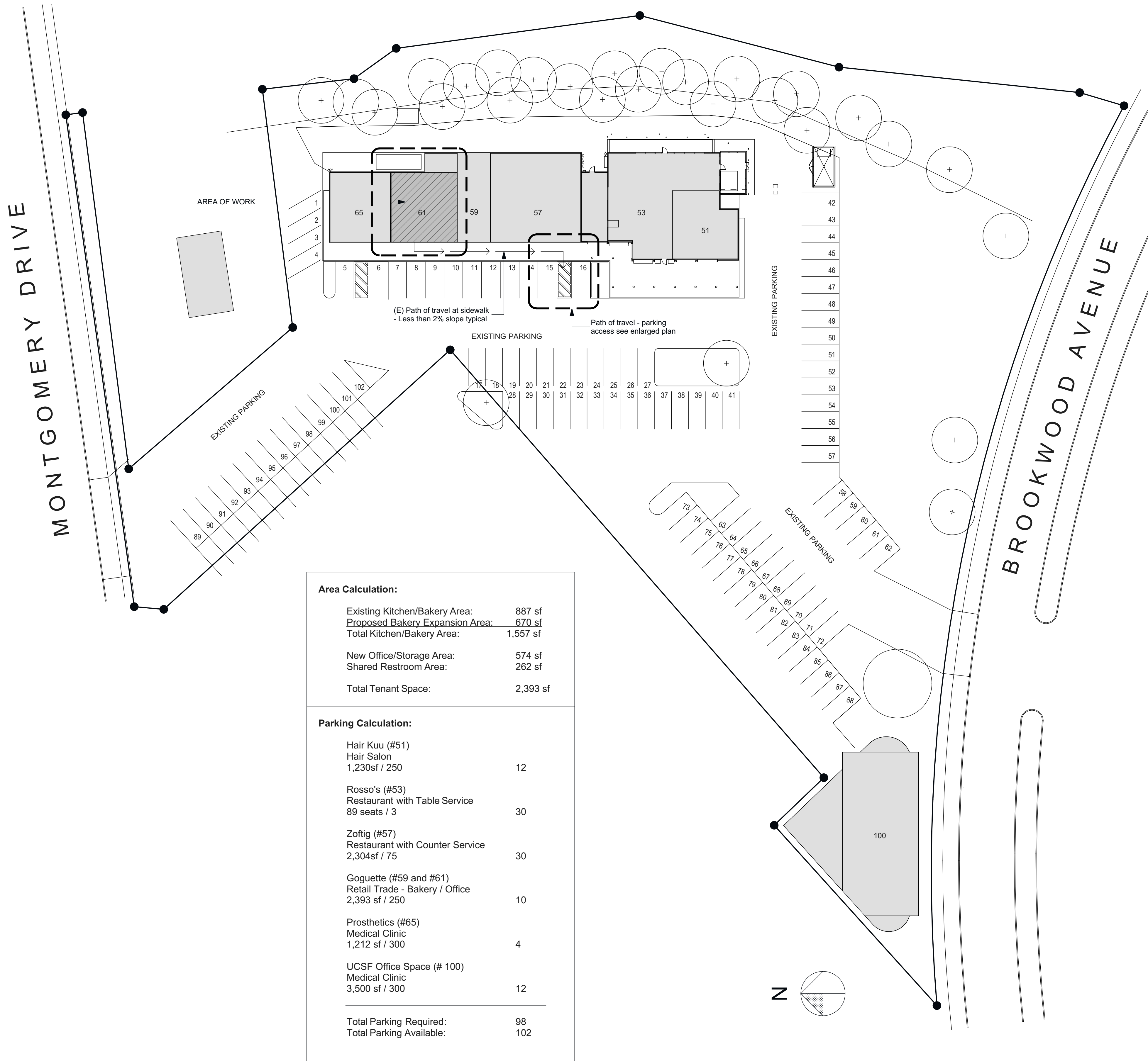




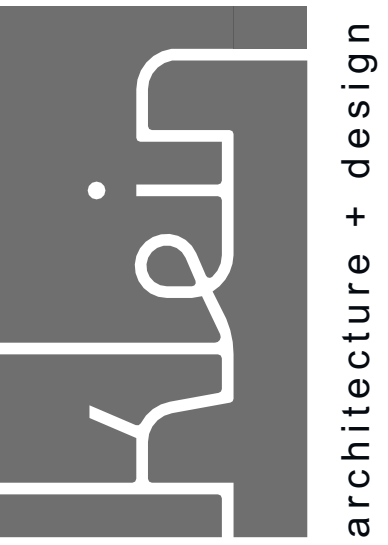
1  
A002 ADA Parking Signage  
SCALE: 1" = 1'-0"



Enlarged ADA Parking  
SCALE: 1/4" = 1'-0"



Site Plan  
SCALE: 1" = 30'



1011 Second Street #205  
Santa Rosa, CA 95404  
(707) 364 - 3559  
winfield@kleinarch.design

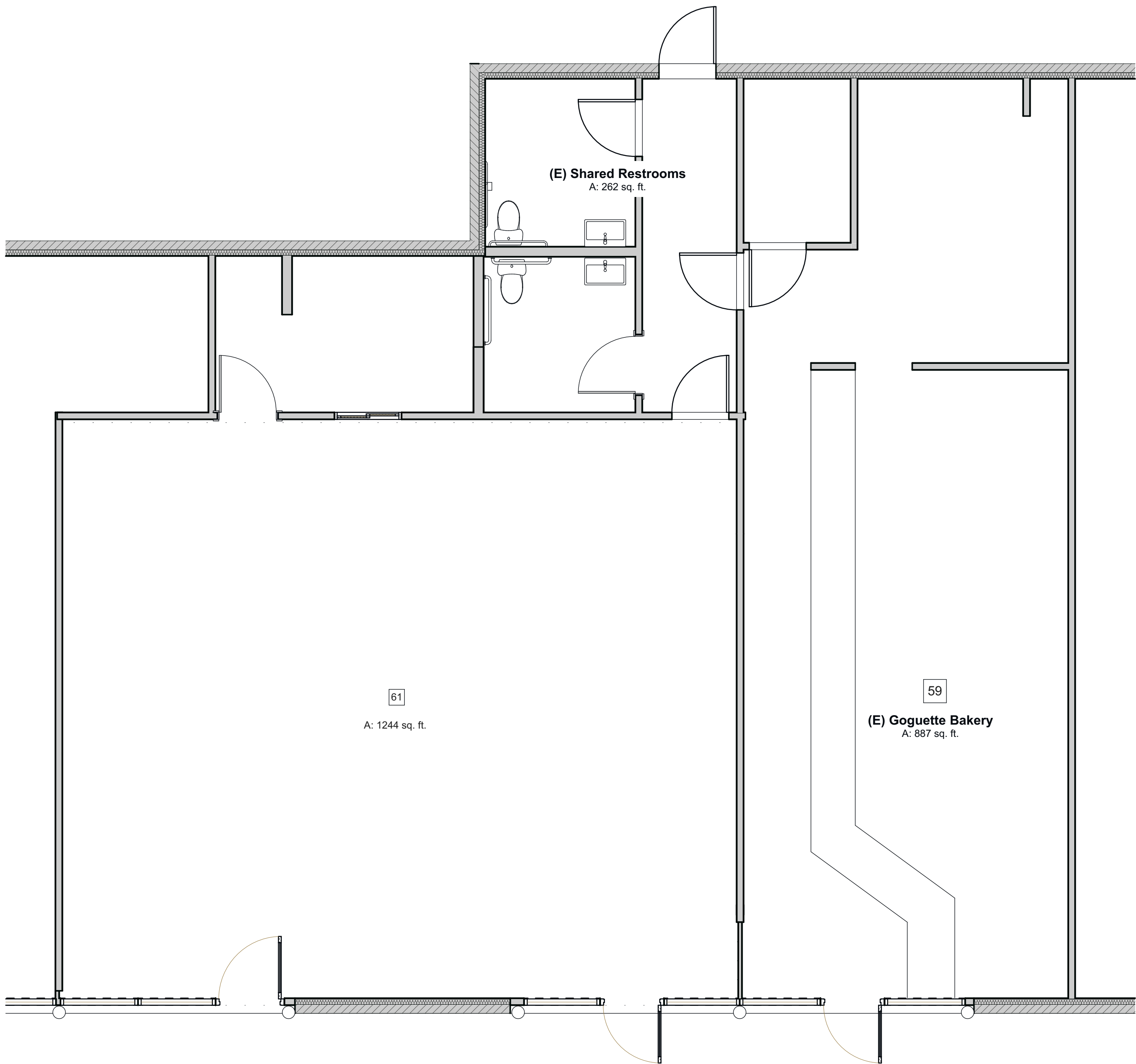
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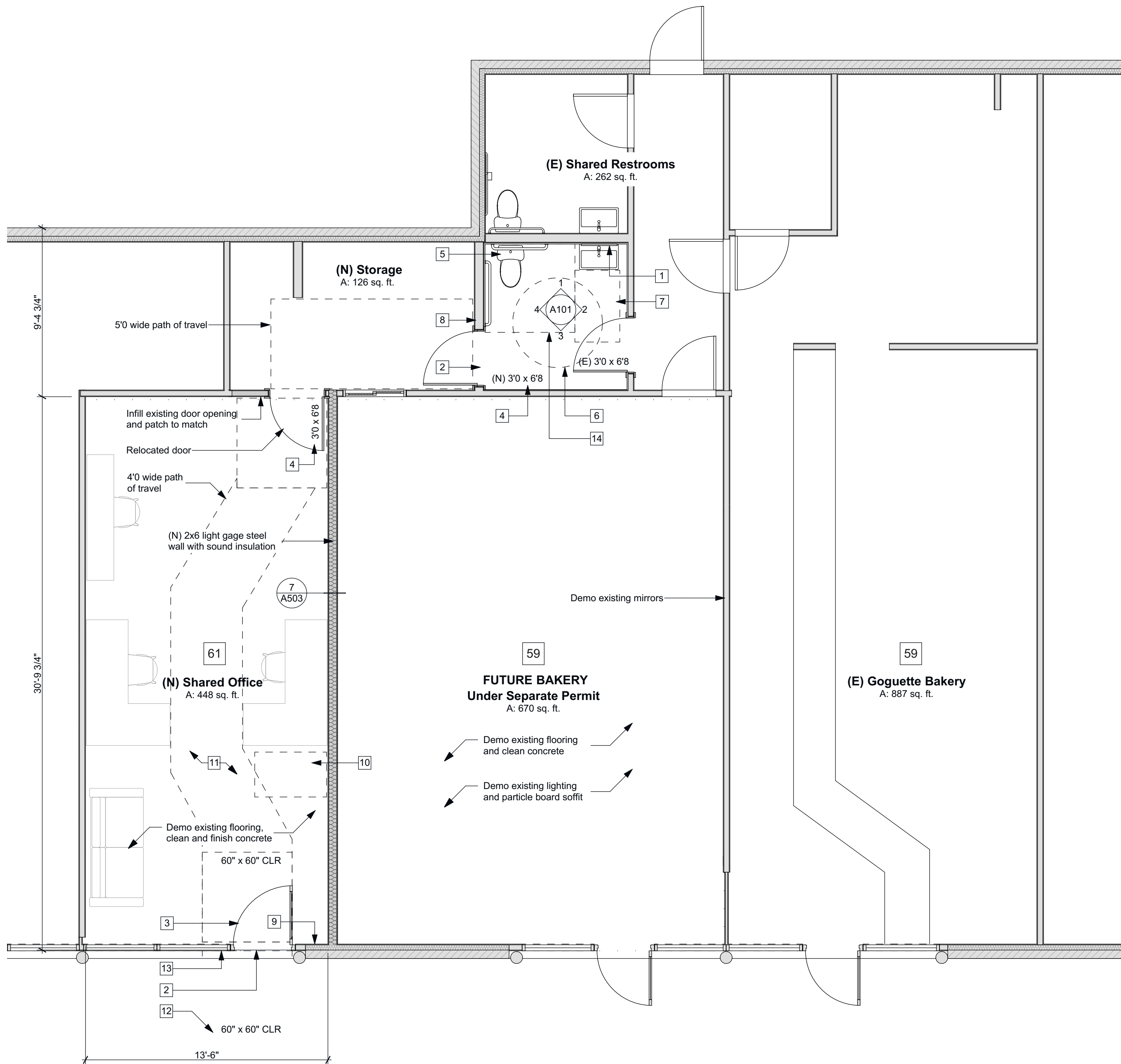
DESIGNER:  
WK + TK  
DATE:  
December 17, 2020  
LAYOUT NAME:  
Site Plan  
SHEET NO.

A002



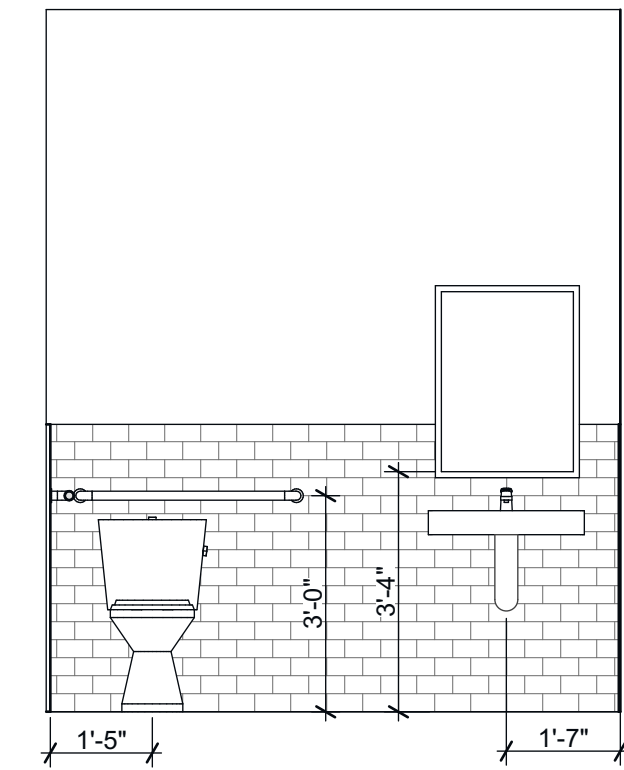
Existing Floor Plan

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

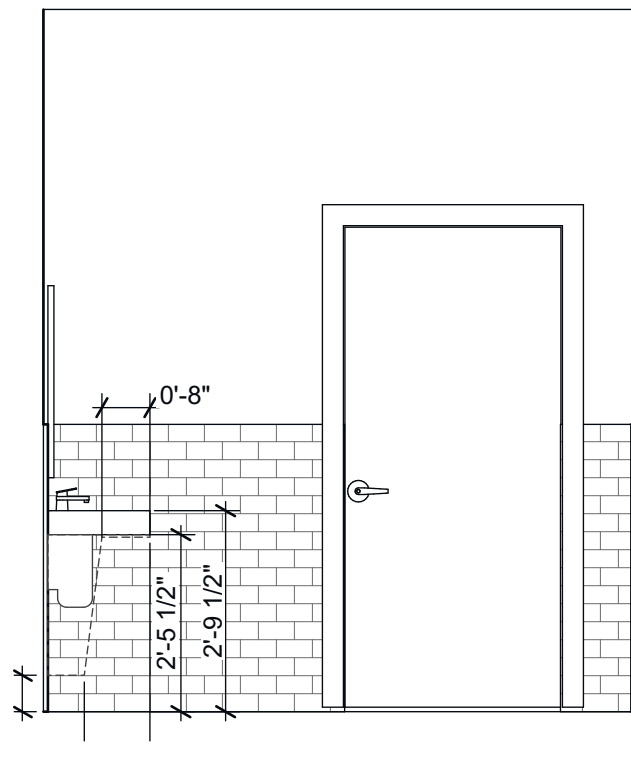


Proposed Floor Plan

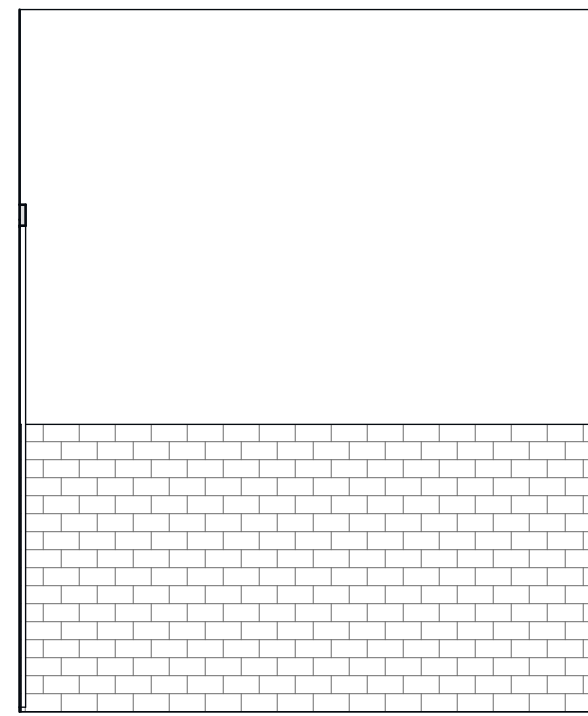
SCALE: 1/4" = 1'-0"



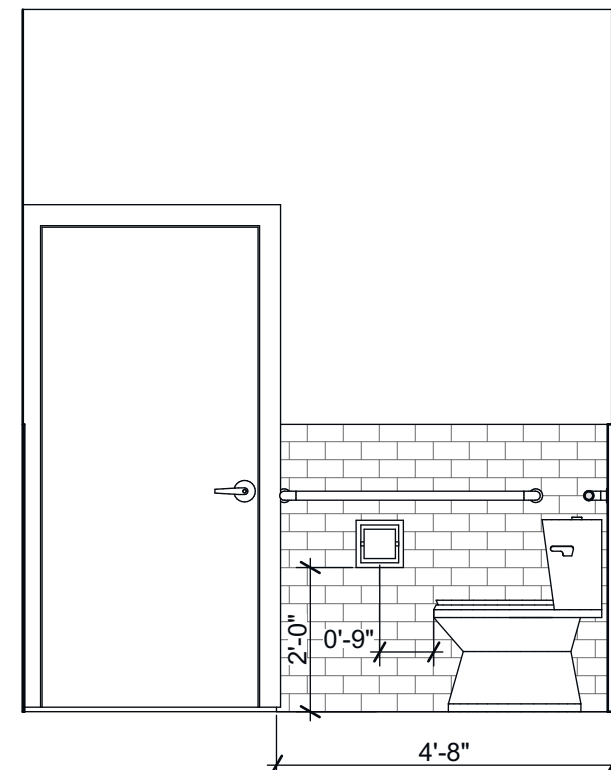
1 Restroom  
A101 SCALE: 3/8" = 1'-0"



2 Restroom  
A101 SCALE: 3/8" = 1'-0"



3 Restroom  
A101 SCALE: 3/8" = 1'-0"



4 Restroom  
A101 SCALE: 3/8" = 1'-0"

#### ADA KEY NOTES

- 1 ADA Improvement - Replace and rehang mirror at proper height
- 2 ADA compliant transition strip per Detail 1, Sheet A501
- 3 Existing 3'0 x 6'8 door with latch and closer verify or provide ADA approved lever or handle, verify clearances per Detail 6 and 7 on Sheet A501
- 4 New 3'0 x 6'8 door with ADA lever handle
- 5 Verify accessible bathroom items per details on Sheet A502 and Detail 2 on Sheet A503, correct deficiencies as necessary
- 6 60" diameter circular turning space
- 7 30" x 48" clear space
- 8 New ADA restroom signage per Details 5, 6 and 7 on Sheet A503
- 9 New ADA exit signage per Details 6 and 7 on Sheet A503
- 10 Accessible seating space
- 11 Verify reach rances and accessibility of operable parts throughout tenant space per Details 4 and 5 on Sheet A501
- 12 2% max. slope in any direction
- 13 International sign of accessibility per Details 6 and 7 on Sheet A503
- 14 60" x 56" clear space

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LAYOUT NAME:

Floor Plan

SHEET NO.

**A101**

Printed: 12/17/2020





## Lighting and Electrical

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

### ELECTRICAL SYMBOLS

AFCI	⊕	Duplex Wall, AFCI
GFCI	⊕	Duplex Wall, GFCI
WP	⊕	Duplex Wall, Waterproof
240	⊕	Duplex Wall, 240V
	↔	Switch
3	↔	3-way Switch
⊕	↔	Dimmer Switch
⊕	↔	3-way Dimmer Switch
Jamb	↔	Jamb Switch

### ELECTRICAL SYMBOLS

AFCI	⊕	Duplex Wall, AFCI
GFCI	⊕	Duplex Wall, GFCI
WP	⊕	Duplex Wall, Waterproof
240	⊕	Duplex Wall, 240V
	↔	Switch
3	↔	3-way Switch
⊕	↔	Dimmer Switch
⊕	↔	Occupancy Sensor
⊕	↔	Recessed LED Troffer (2x2 = 30 Watt, 2x4 = 40 Watt)
⊕	↔	Surface Mounted LED Track Light (180 Watt Circuit Limited)
⊕	↔	Surface Mounted LED Ceiling Fixture
⊕	↔	Wall Mounted Fixture
⊕	↔	4" LED Recessed Light (800 lumen, 10 Watt)
⊕	↔	150 CFM Ceiling-Mounted Exhaust with Damper, Vent Termination Shall Be > 3' From Any Building Opening
⊕	↔	Data Communication Jack (CO-AX & CAT. 6)
⊕	↔	Phone line
⊕	↔	Gas Valve
⊕	↔	Thermostat
⊕	↔	Wall Mounted Fire Extinguisher
⊕	↔	Illuminated Exit Signage (New)

### PLUMBING SYMBOLS

—○	Water stub
—CW—	Cold water supply
—HW—	Hot water supply
—	Drain line
—○	Drain inlet

### NEW VS. EXISTING

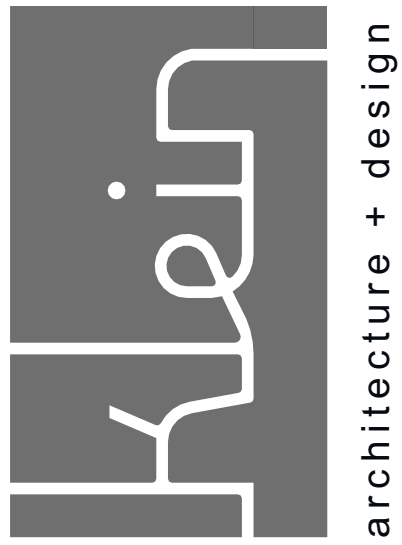
⊕	Existing
⊕	New
⊕	Existing Supply Register
⊕	Existing Return Air Grill
⊕	Fire Alarm

### ELECTRICAL NOTES

- All electrical work shall be performed in compliance with the most current codes and regulations.
- Install all equipment, appliances and accessories in strict accordance with the manufacturer's specifications.
- The electrician shall verify all requirements with the owner prior to installation.
- Verify with owner color and style of outlets and switches prior to purchase.
- The electrician shall verify the size of the existing and proposed electrical service to accommodate any additional electrical load.
- All exterior outlets shall have a waterproof housing, GFI protection and tamper resistant rating.
- All kitchen and bath outlets shall be GFI protected with a tamper resistant rating.
- All outlets shall be located 12" above floor unless otherwise indicated with a +X" to designate an alternative elevation. Outlets shown at countertops to be +40-44" typical unless otherwise noted.
- Provide one separate 20 amp circuit for all bathrooms with no other outlets on circuit.
- Mechanical ventilation for toilet compartments, bathrooms and laundry rooms shall be capable of providing (5) air changes per hour and exhaust to the exterior.
- All phone lines to be a minimum 4-pair cat. 6 typical unless otherwise noted.

### LIGHTING NOTES

- All work shall comply with the latest edition of the CEC and all local codes and ordinances.
- Electrical contractor shall possess all necessary licenses to complete work and shall carry general liability and worker's compensation insurance.
- Electrical contractor shall determine where IC and non-IC housings are required based on CEC and local codes.



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DATE:

December 17, 2020

LAYOUT NAME:

Electrical Plan

SHEET NO.

**A102**

Printed: 12/17/2020



**302.2 Carpet.** Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be ½ inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.

**Advisory 302.2 Carpet.** Carpets and permanently affixed mats can significantly increase the amount of force (roll resistance) needed to propel a wheelchair over a surface. The firmer the carpeting and backing, the lower the roll resistance. A pile thickness up to ½ inch (13 mm) (measured to the backing, cushion, or pad) is allowed, although a lower pile provides easier wheelchair maneuvering. If a backing, cushion or pad is used, it must be firm. Preferably, carpet pad should not be used because the soft padding increases roll resistance.

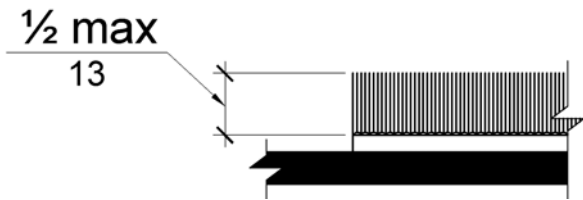


Figure 302.2  
Carpet Pile Height

**303.2 Vertical.** Changes in level of ¼ inch (6.4 mm) high maximum shall be permitted to be vertical.

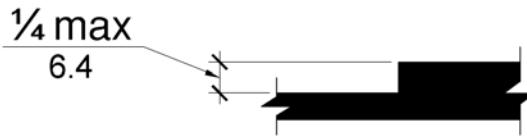


Figure 303.2  
Vertical Change in Level

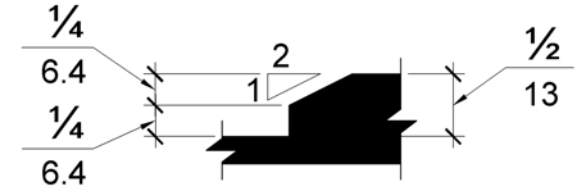


Figure 303.3  
Beveled Change in Level

**303.4 Ramps.** Changes in level greater than ½ inch (13 mm) high shall be *ramped*, and shall comply with 405 or 406.

**404.2.5 Thresholds.** Thresholds, if provided at doorways, shall be ½ inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.  
**EXCEPTION:** Existing or *altered* thresholds ¾ inch (19 mm) high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5.

## 1 ADA Threshold

SCALE: 1" = 1'-0"

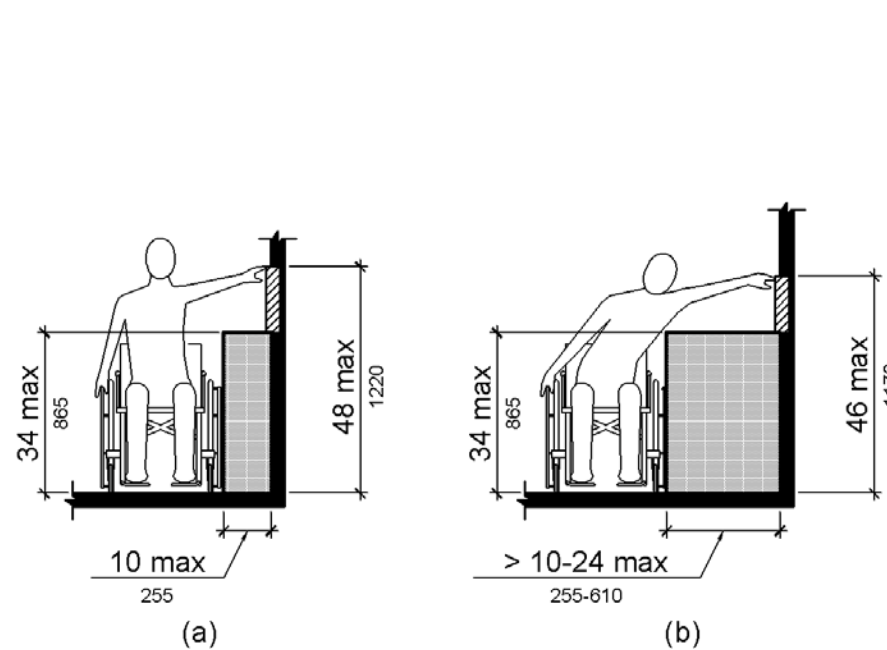


Figure 308.3.2  
Obstructed High Side Reach

### 309 Operable Parts

**309.1 General.** Operable parts shall comply with 309.

**309.2 Clear Floor Space.** A clear floor or ground space complying with 305 shall be provided.

**309.3 Height.** Operable parts shall be placed within one or more of the reach ranges specified in 308.

**309.4 Operation.** Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

**EXCEPTION:** Gas pump nozzles shall not be required to provide operable parts that have an activating force of 5 pounds (22.2 N) maximum.

## 5 ADA Operable Parts

SCALE: 1" = 1'-0"

### loor or Ground Space

**ral.** Clear floor or ground space shall comply with 305.

**or Ground Surfaces.** Floor or ground surfaces of a clear floor or ground space shall 302. Changes in level are not permitted.  
**TION:** Slopes not steeper than 1:48 shall be permitted.

The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm).

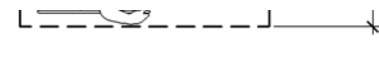


Figure 305.3  
Clear Floor or Ground Space

**305.4 Knee and Toe Clearance.** Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.

**305.5 Position.** Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

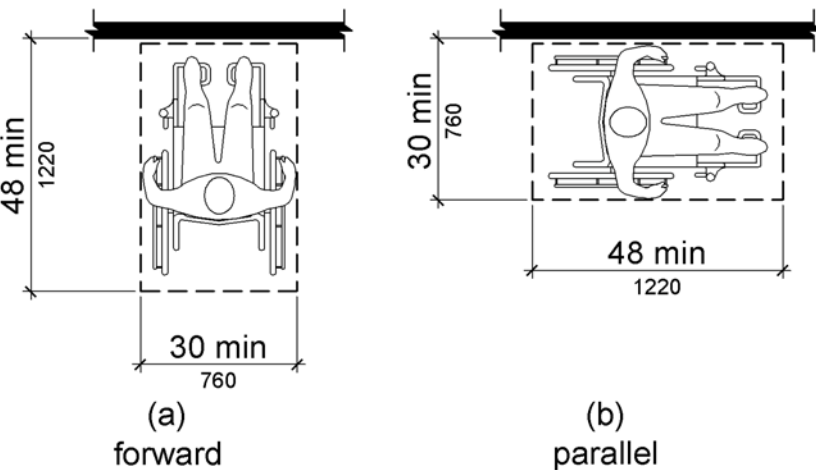


Figure 305.5  
Position of Clear Floor or Ground Space

**305.6 Approach.** One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.

**305.7 Maneuvering Clearance.** Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2.

## 2 ADA Clear Floor Space

SCALE: 1" = 1'-0"

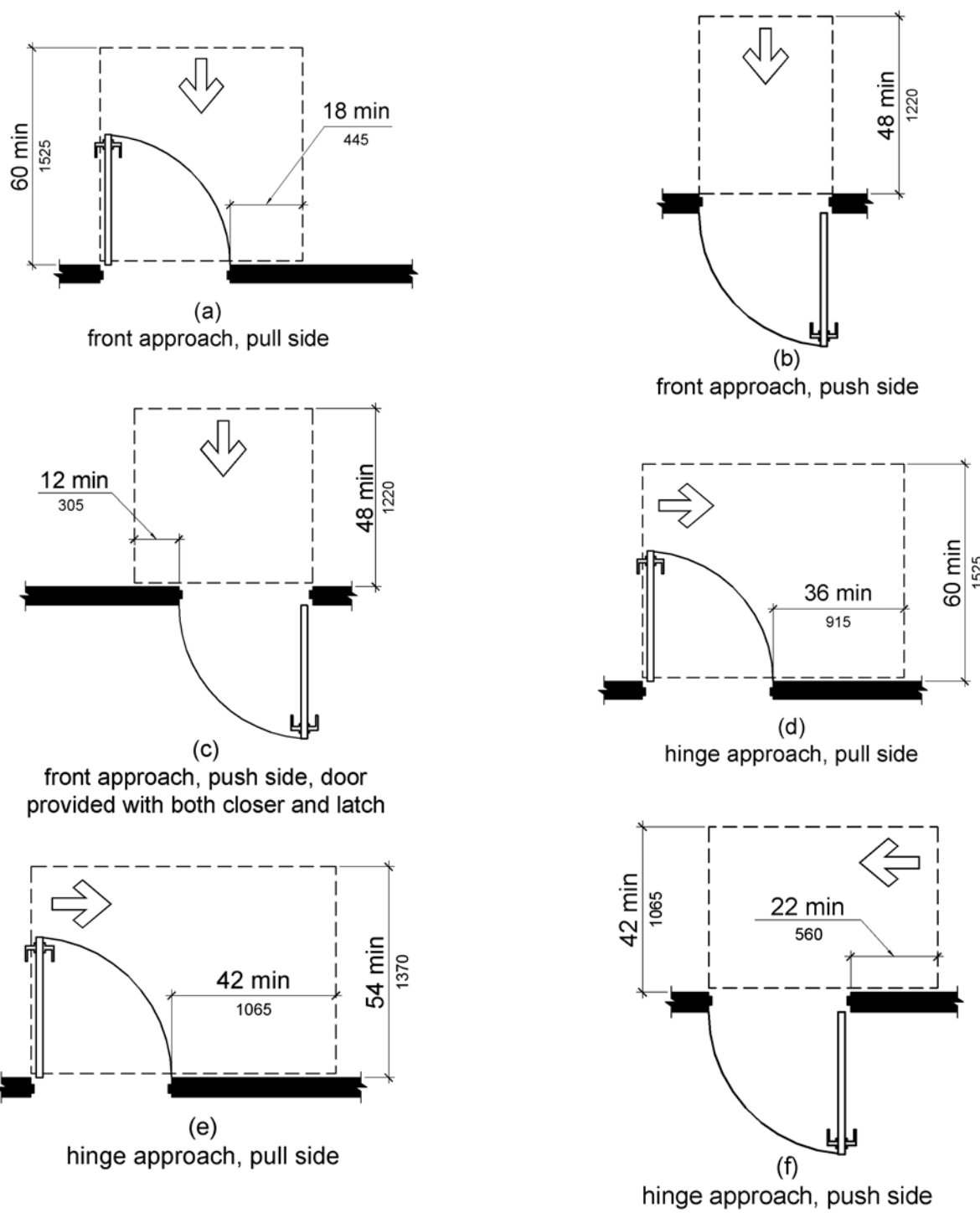


Figure 404.2.4.1  
Maneuvering Clearances at Manual Swinging Doors and Gates

## 6 ADA Maneuvering Clearances

SCALE: 1" = 1'-0"

**306.2.1 General.** Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

**306.2.2 Maximum Depth.** Toe clearance shall extend 25 inches (635 mm) maximum under an element.

**306.2.3 Minimum Required Depth.** Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

**306.2.4 Additional Clearance.** Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

**306.2.5 Width.** Toe clearance shall be 30 inches (760 mm) wide minimum.

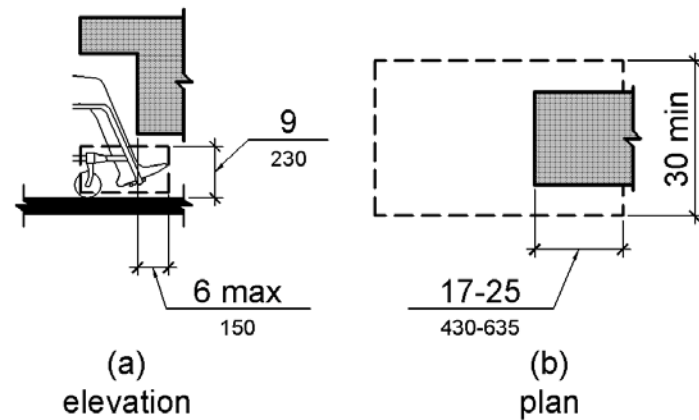


Figure 306.2  
Toe Clearance

**306.3.4 Clearance Reduction.** Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.

**306.3.5 Width.** Knee clearance shall be 30 inches (760 mm) wide minimum.

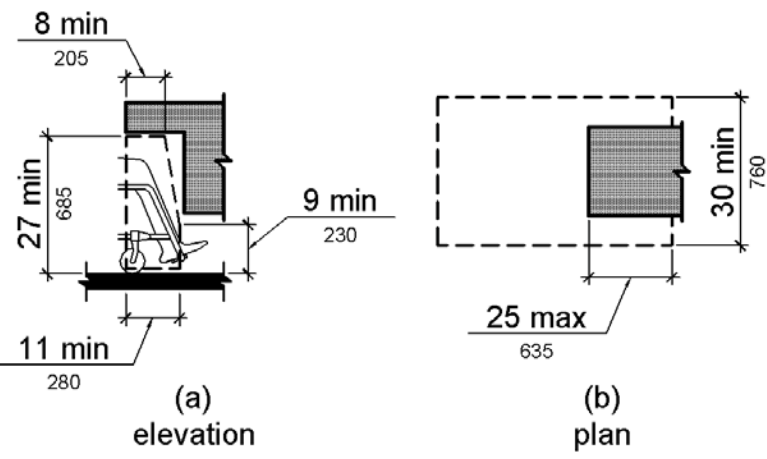


Figure 306.3  
Knee Clearance

## 3 ADA Knee and Toe Clearance

SCALE: 1" = 1'-0"

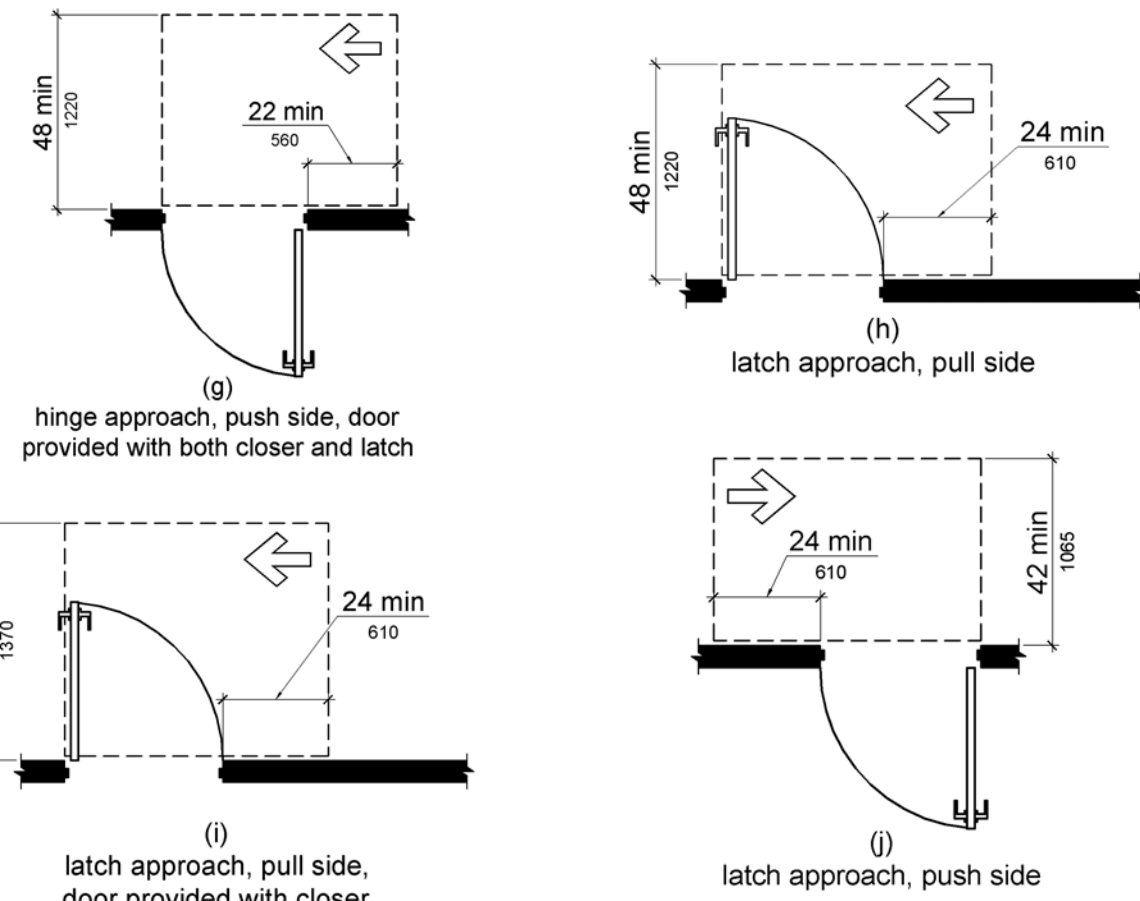


Figure 404.2.4.1  
Maneuvering Clearances at Manual Swinging Doors and Gates

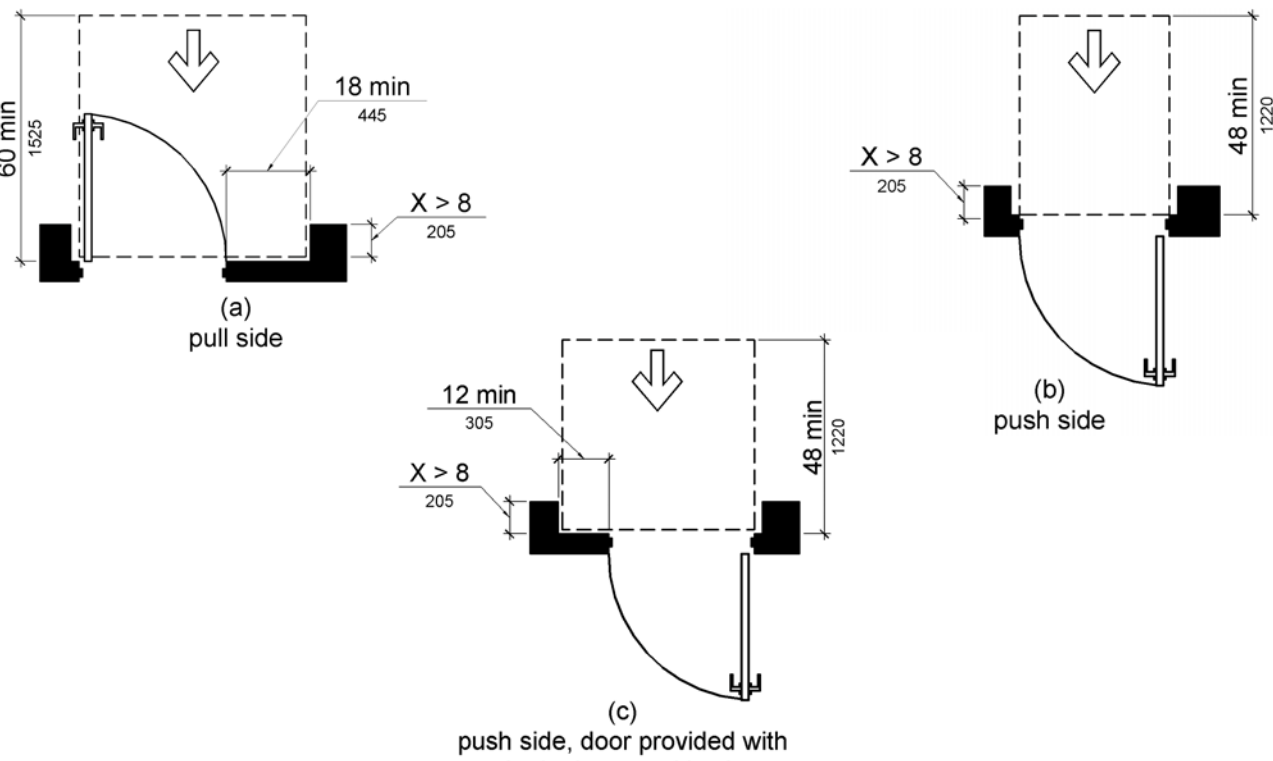


Figure 404.2.4.3  
Maneuvering Clearances at Recessed Doors and Gates

**308.2.1 Unobstructed.** Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

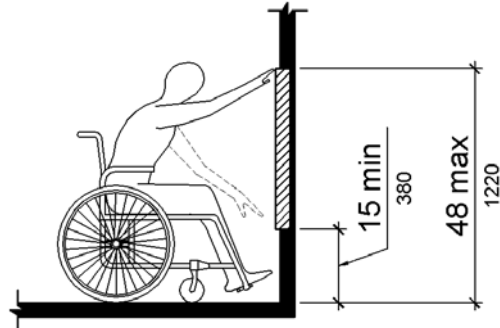


Figure 308.2.1  
Unobstructed Forward Reach

**308.2.2 Obstructed High Reach.** Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

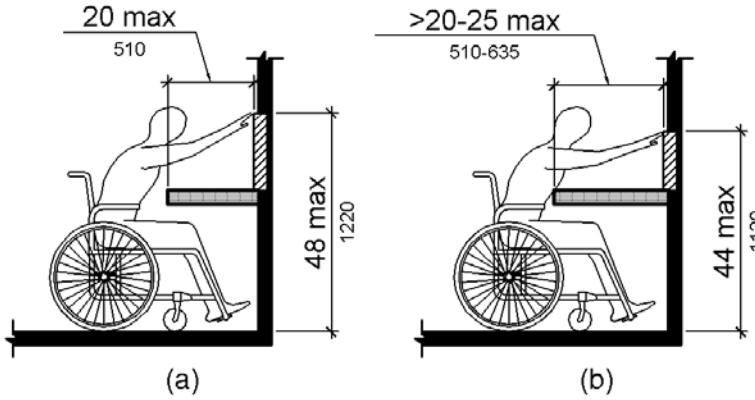


Figure 308.2.2  
Obstructed High Forward Reach

## 4 ADA Reach Ranges

SCALE: 1" = 1'-0"

**404.2.7 Door and Gate Hardware.** Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

**EXCEPTIONS:** 1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail.  
2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54 inches (1370 mm) maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.

**Advisory 404.2.7 Door and Gate Hardware.** Door hardware that can be operated with a closed fist or a loose grip accommodates the greatest range of users. Hardware that requires simultaneous hand and finger movements require greater dexterity and coordination, and is not recommended.

**404.2.8 Closing Speed.** Door and gate closing speed shall comply with 404.2.8.

**404.2.8.1 Door Closers and Gate Closers.** Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

**404.2.8.2 Spring Hinges.** Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

**404.2.9 Door and Gate Opening Force.** Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:

- Interior hinged doors and gates: 5 pounds (22.2 N) maximum.
- Sliding or folding doors: 5 pounds (22.2 N) maximum.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

**Advisory 404.2.9 Door and Gate Opening Force.** The maximum force pertains to the continuous application of force necessary to fully open a door, not the initial force needed to overcome the inertia of the door. It does not apply to the force required to retract bolts or to disengage other devices used to keep the door in a closed position.

**404.2.10 Door and Gate Surfaces.** Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

**EXCEPTIONS:** 1. Sliding doors shall not be required to comply with 404.2.10.  
2. Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at 60 degrees minimum from the horizontal shall not be required to meet the 10 inch (255 mm) bottom smooth surface height requirement.  
3. Doors and gates that do not extend to within 10 inches (255 mm) of the finish floor or ground shall not be required to comply with 404.2.10.  
4. Existing doors and gates without smooth surfaces within 10 inches (255 mm) of the finish floor or ground shall not be required to provide smooth surfaces complying with 404.2.10 provided that if added kick plates are installed, cavities created by such kick plates are capped.

## 8 ADA Doors and Hardware

SCALE: 1" = 1'-0"

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LAYOUT NAME:

Details

SHEET NO.

A501

Printed: 12/17/2020



**604.2 Location.** The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

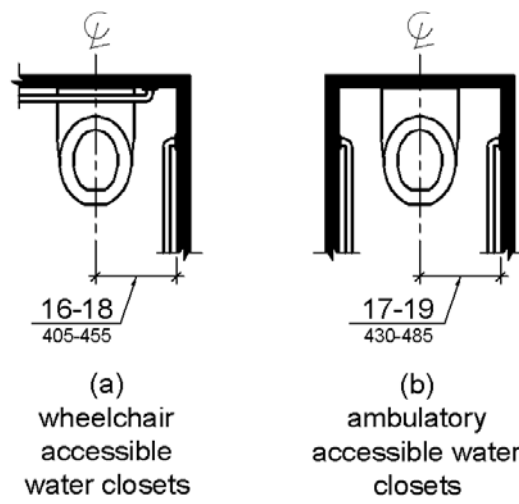


Figure 604.2  
Water Closet Location

**604.3 Clearance.** Clearances around water closets and in toilet compartments shall comply with 604.3.

**604.3.1 Size.** Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

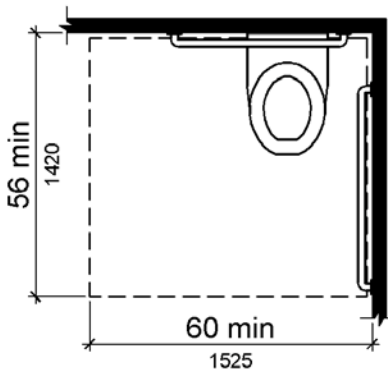


Figure 604.3.1  
Size of Clearance at Water Closets

**604.3.2 Overlap.** The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

**EXCEPTION:** In *residential dwelling units*, a lavatory complying with 606 shall be permitted on the rear wall 18 inches (455 mm) minimum from the water closet centerline where the clearance at the water closet is 66 inches (1675 mm) minimum measured perpendicular from the rear wall.

**Advisory 604.3.2 Overlap.** When the door to the toilet room is placed directly in front of the water closet, the water closet cannot overlap the required maneuvering clearance for the door inside the room.

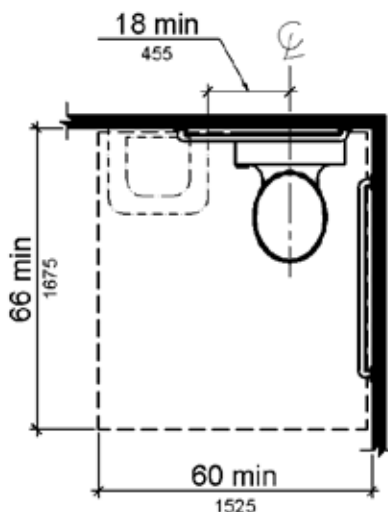


Figure 604.3.2 (Exception)  
Overlap of Water Closet Clearance in Residential Dwelling Units

**604.4 Seats.** The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

**EXCEPTIONS:** 1. A water closet in a toilet room for a single occupant accessed only through a private office and not for *common use* or *public use* shall not be required to comply with 604.4.

2. In *residential dwelling units*, the height of water closets shall be permitted to be 15 inches (380 mm) minimum and 19 inches (485 mm) maximum above the finish floor measured to the top of the seat.

**604.5 Grab Bars.** Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

**EXCEPTIONS:** 1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for *common use* or *public use* provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.

2. In *residential dwelling units*, grab bars shall not be required to be installed in toilet or bathrooms provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.

3. In detention or correction *facilities*, grab bars shall not be required to be installed in housing or holding cells that are specially designed without protrusions for purposes of suicide prevention.

**Advisory 604.5 Grab Bars Exception 2.** Reinforcement must be sufficient to permit the installation of rear and side wall grab bars that fully meet all accessibility requirements including, but not limited to, required length, installation height, and structural strength.

**604.5.1 Side Wall.** The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

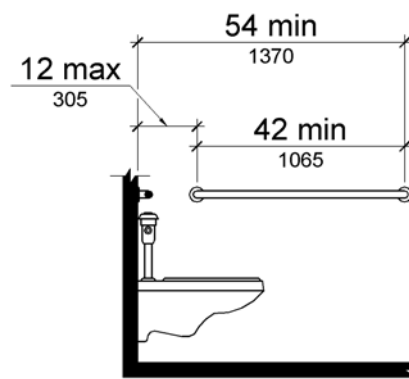


Figure 604.5.1  
Side Wall Grab Bar at Water Closets

**604.5.2 Rear Wall.** The rear wall grab bar shall be 36 inches (915 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.

**EXCEPTIONS:** 1. The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet, where wall space does not permit a length of 36 inches (915 mm) minimum due to the location of a recessed fixture adjacent to the water closet.

2. Where an *administrative authority* requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.

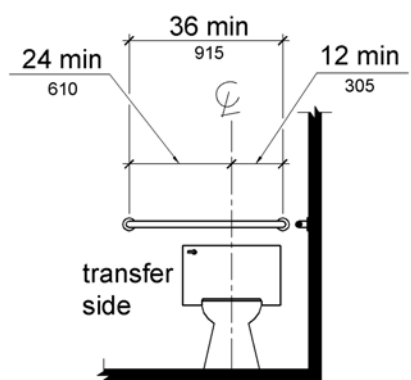


Figure 604.5.2  
Rear Wall Grab Bar at Water Closets

## 1 ADA Water Closet Location

SCALE: 1' = 1'-0"

## 2 ADA Clearance at Water Closet

SCALE: 1' = 1'-0"

## 3 ADA Seats and Grab Bars

SCALE: 1' = 1'-0"

**604.6 Flush Controls.** Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

**Advisory 604.6 Flush Controls.** If plumbing valves are located directly behind the toilet seat, flush valves and related plumbing can cause injury or imbalance when a person leans back against them. To prevent causing injury or imbalance, the plumbing can be located behind walls or to the side of the toilet; or if approved by the local authority having jurisdiction, provide a toilet seat lid.

**604.7 Dispensers.** Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

**Advisory 604.7 Dispensers.** If toilet paper dispensers are installed above the side wall grab bar, the outlet of the toilet paper dispenser must be 48 inches (1220 mm) maximum above the finish floor and the top of the gripping surface of the grab bar must be 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor.

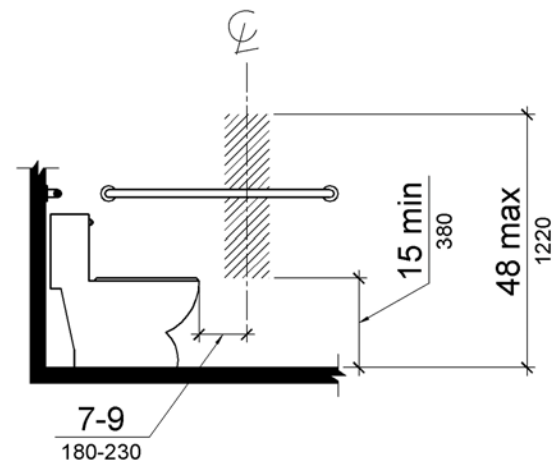


Figure 604.7  
Dispenser Outlet Location

**604.8.1.1 Size.** Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for *children's use* shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

**Advisory 604.8.1.1 Size.** The minimum space required in toilet compartments is provided so that a person using a wheelchair can maneuver into position at the water closet. This space cannot be obstructed by baby changing tables or other fixtures or conveniences, except as specified at 604.3.2 (Overlap). If toilet compartments are to be used to house fixtures other than those associated with the water closet, they must be designed to exceed the minimum space requirements. Convenience fixtures such as baby changing tables must also be accessible to people with disabilities as well as to other users. Toilet compartments that are designed to meet, and not exceed, the minimum space requirements may not provide adequate space for maneuvering into position at a baby changing table.

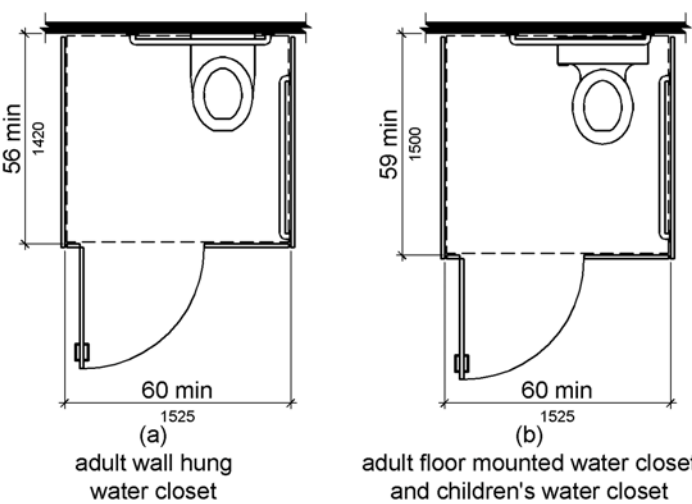


Figure 604.8.1.1  
Size of Wheelchair Accessible Toilet Compartment

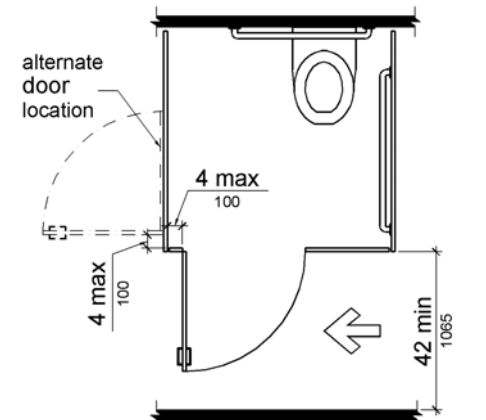


Figure 604.8.1.2  
Wheelchair Accessible Toilet Compartment Doors

**604.8.1.3 Approach.** Compartments shall be arranged for left-hand or right-hand approach to the water closet.

**604.8.1.4 Toe Clearance.** The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) minimum above the finish floor and 6 inches (150 mm) deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Compartments for *children's use* shall provide a toe clearance of 12 inches (305 mm) minimum above the finish floor.

**EXCEPTION:** Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) deep with a wall-hung water closet or 65 inches (1650 mm) deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide. Toe clearance at the front partition is not required in a compartment for *children's use* that is greater than 65 inches (1650 mm) deep.

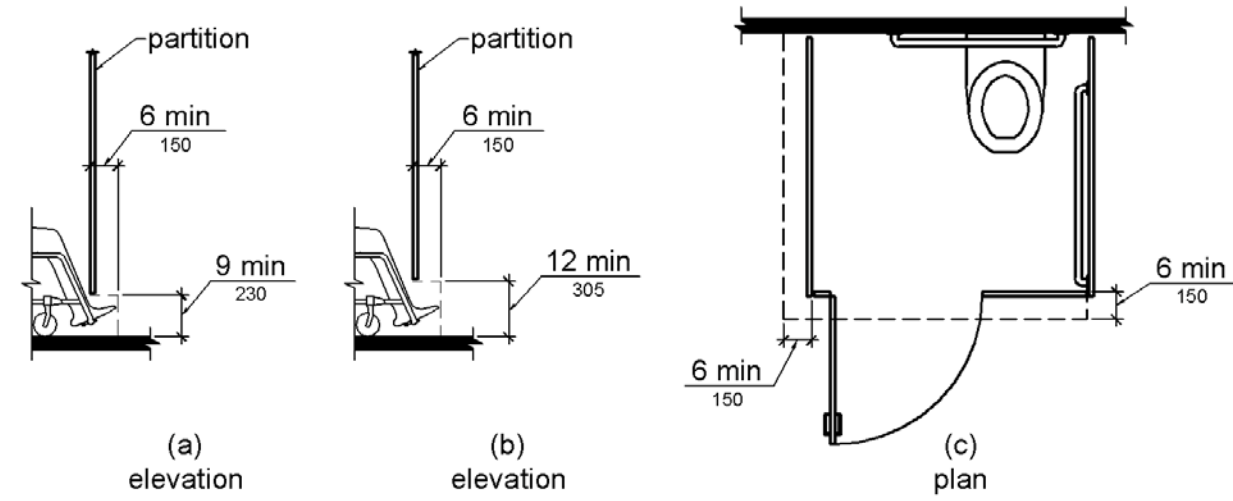


Figure 604.8.1.4  
Wheelchair Accessible Toilet Compartment Toe Clearance

**604.8.1.5 Grab Bars.** Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with 604.5.2 shall be provided.

**605.2 Height and Depth.** Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13½ inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

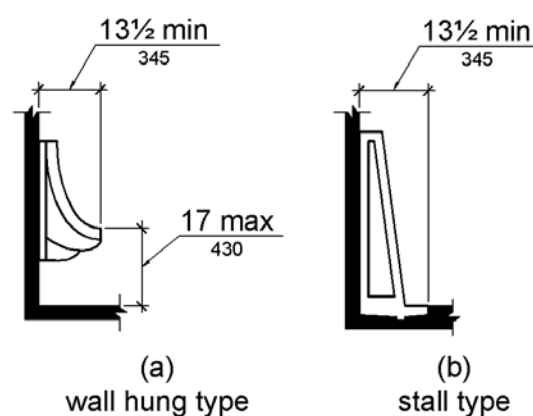


Figure 605.2  
Height and Depth of Urinals

**605.3 Clear Floor Space.** A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

**605.4 Flush Controls.** Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

## 5 ADA Flush Controls and Dispensers

SCALE: 1' = 1'-0"

## 6 ADA Wheelchair Accessible Compartments

SCALE: 1' = 1'-0"

## 8 ADA Urinal Requirements

SCALE: 1' = 1'-0"

REVISIONS:



DESIGNER:

WK + TK

DATE:

December 17, 2020

LAYOUT NAME:

Details

SHEET NO.

A502

Printed: 12/17/2020



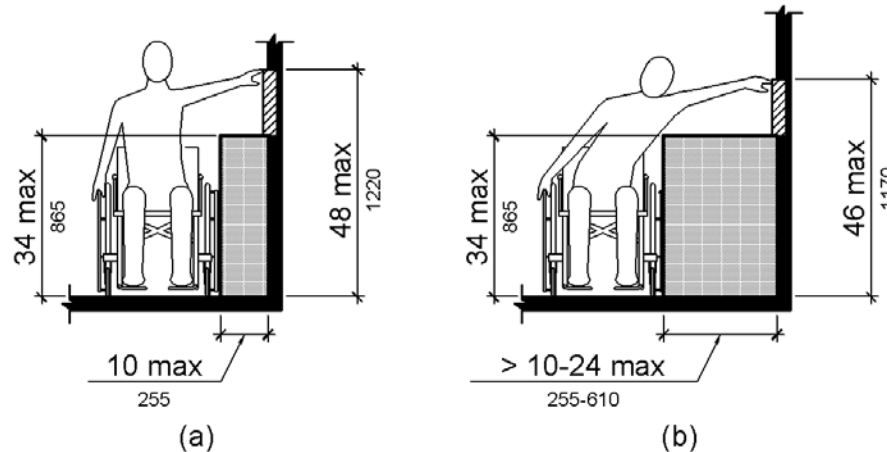


Figure 308.3.2  
Obstructed High Side Reach

### 309 Operable Parts

**309.1 General.** *Operable parts* shall comply with 309.

**309.2 Clear Floor Space.** A clear floor or ground *space* complying with 305 shall be provided.

**309.3 Height.** *Operable parts* shall be placed within one or more of the reach ranges specified in 308.

**309.4 Operation.** *Operable parts* shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate *operable parts* shall be 5 pounds (22.2 N) maximum.

**EXCEPTION:** Gas pump nozzles shall not be required to provide *operable parts* that have an activating force of 5 pounds (22.2 N) maximum.

### 606 Lavatories and Sinks

**606.1 General.** Lavatories and sinks shall comply with 606.

**Advisory 606.1 General.** If soap and towel dispensers are provided, they must be located within the reach ranges specified in 308. Locate soap and towel dispensers so that they are conveniently usable by a person at the accessible lavatory.

**606.2 Clear Floor Space.** A clear floor *space* complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

**EXCEPTIONS:** 1. A parallel approach complying with 305 shall be permitted to a kitchen sink in a *space* where a cook top or conventional range is not provided and to wet bars.

2. A lavatory in a toilet room or bathing *facility* for a single occupant accessed only through a private office and not for *common use* or *public use* shall not be required to provide knee and toe clearance complying with 306.

3. In *residential dwelling units*, cabinetry shall be permitted under lavatories and kitchen sinks provided that all of the following conditions are met:

- the cabinetry can be removed without removal or replacement of the fixture;
- the finish floor extends under the cabinetry; and
- the walls behind and surrounding the cabinetry are finished.

4. A knee clearance of 24 inches (610 mm) minimum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 6 through 12 years where the rim or counter surface is 31 inches (785 mm) maximum above the finish floor or ground.

5. A parallel approach complying with 305 shall be permitted to lavatories and sinks used primarily by children 5 years and younger.

6. The dip of the overflow shall not be considered in determining knee and toe clearances.

7. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance complying with 306.

**606.3 Height.** Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

**EXCEPTIONS:** 1. A lavatory in a toilet or bathing *facility* for a single occupant accessed only through a private office and not for *common use* or *public use* shall not be required to comply with 606.3.

2. In *residential dwelling unit* kitchens, sinks that are adjustable to variable heights, 29 inches (735 mm) minimum and 36 inches (915 mm) maximum, shall be permitted where rough-in plumbing permits connections of supply and drain pipes for sinks mounted at the height of 29 inches (735 mm).

**606.4 Faucets.** Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

**606.5 Exposed Pipes and Surfaces.** Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

## 1 A503 ADA Operable Parts

SCALE: 1" = 1'-0"

### CALIFORNIA PUBLIC FACILITIES AND BUSINESSES: NEW CALIFORNIA AB1732 RESTROOM SIGNS ARE REQUIRED

Any California restroom that is single-occupant  
(if you can lock the door behind you, it is a single-occupant restroom)  
must be designated with all gender accessible signs meeting AB1732 regulations.

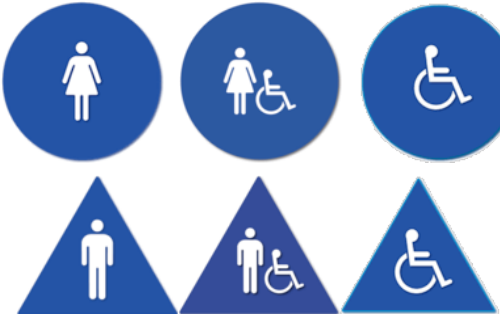
Single-occupant/single-user restrooms  
that have gender-specific signs such as  
these on the wall



Will need one of these all gender or  
gender neutral signs  
to be compliant with AB1732



Single-occupant/single-user restrooms  
that have any gender-specific signs  
such as these on the door



Will need one of these signs  
to be compliant with AB1732



#### Unisex Restroom Door Signage

A circle, 1/4 inch (6.4 mm) thick and 12 inches (305 mm) in diameter with a 1/4 inch (6.4 mm) thick triangle with a vertex pointing upward, superimposed on and geometrically inscribed within the circle and within the 12-inch (305 mm) diameter, shall be provided at entrances to unisex toilet and bathing facilities. The vertices of the triangle shall be located 1/4 inch (6.4 mm) maximum from the edge of the circle. The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background.

## 5 A503 ADA Inclusive Restroom Signage

SCALE: 1:1.60

## 2 A503 ADA Lavatories and Sinks

SCALE: 1" = 1'-0"

**EXCEPTION:** Braille provided on elevator car controls shall be separated 3/16 inch (4.8 mm) minimum and shall be located either directly below or adjacent to the corresponding raised *characters* or symbols.

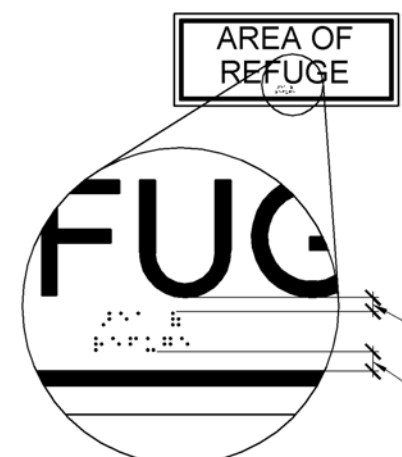


Figure 703.3.2  
Position of Braille

**703.4 Installation Height and Location.** Signs with *tactile characters* shall comply with 703.4.

**703.4.1 Height Above Finish Floor or Ground.** *Tactile characters* on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest *tactile character* and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest *tactile character*.

**EXCEPTION:** *Tactile characters* for elevator car controls shall not be required to comply with 703.4.1.

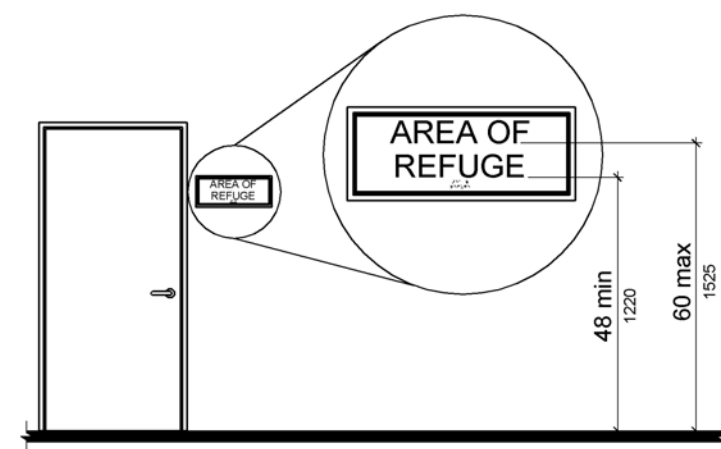


Figure 703.4.1  
Height of Tactile Characters Above Finish Floor or Ground

## 6 A503 ADA Signage Mounting Height

SCALE: 1" = 1'-0"

## 7 A503 ADA Signage

SCALE: 1" = 1'-0"

**703.6.1 Pictogram Field.** *Pictograms* shall have a field height of 6 inches (150 mm) minimum. *Characters* and braille shall not be located in the *pictogram* field.

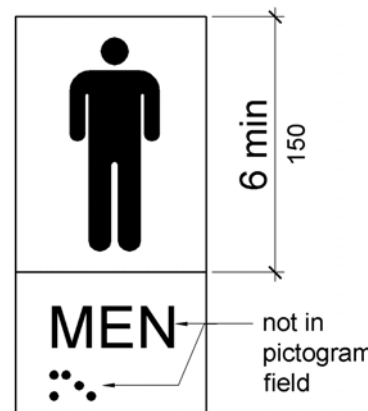


Figure 703.6.1  
Pictogram Field

**703.6.2 Finish and Contrast.** *Pictograms* and their field shall have a non-glare finish. *Pictograms* shall contrast with their field with either a light *pictogram* on a dark field or a dark *pictogram* on a light field.

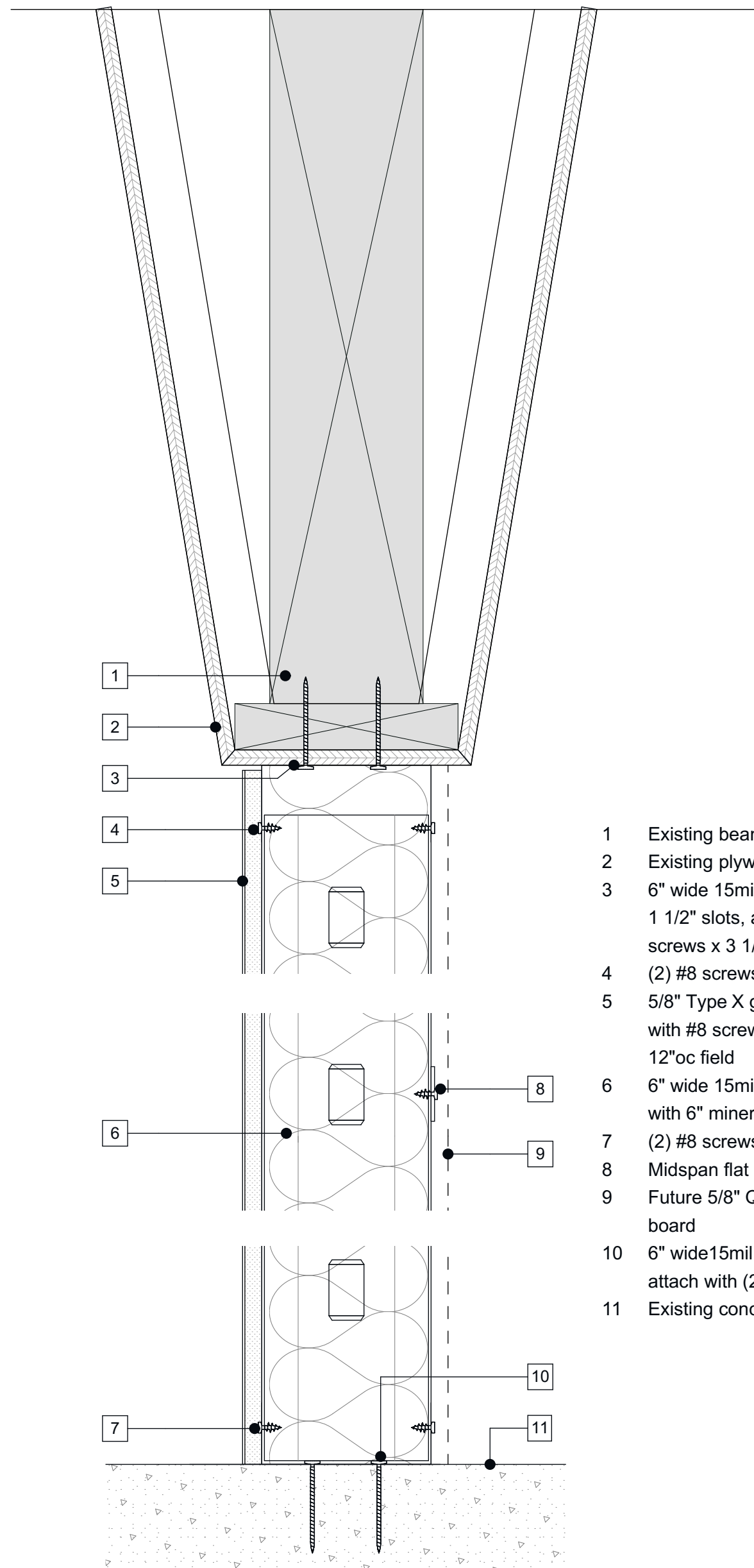
**Advisory 703.6.2 Finish and Contrast.** Signs are more legible for persons with low vision when characters contrast as much as possible with their background. Additional factors affecting the ease with which the text can be distinguished from its background include shadows cast by lighting sources, surface glare, and the uniformity of the text and background colors and textures.

**703.6.3 Text Descriptors.** *Pictograms* shall have text descriptors located directly below the *pictogram* field. Text descriptors shall comply with 703.2, 703.3 and 703.4.

**703.7 Symbols of Accessibility.** Symbols of *accessibility* shall comply with 703.7.

**703.7.1 Finish and Contrast.** Symbols of *accessibility* and their background shall have a non-glare finish. Symbols of *accessibility* shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background.

**Advisory 703.7.1 Finish and Contrast.** Signs are more legible for persons with low vision when characters contrast as much as possible with their background. Additional factors affecting the ease with which the text can be distinguished from its background include shadows cast by lighting sources, surface glare, and the uniformity of the text and background colors and textures.



## 7 A503 Wall Section

SCALE: 3" = 1'-0"