

## CITY OF OWOSSO PLANNING COMMISSION Regular Meeting

Monday, August 26, 2019 at 6:30 p.m. Council Chambers – Owosso City Hall 301 W. Main Street, Owosso, MI 48867

#### **AGENDA**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

**ROLL CALL** 

APPROVAL OF AGENDA - August 26, 2019

APPROVAL OF MINUTES - July 22, 2019

PUBLIC HEARING: None

**OLD BUSINESS:** 

1. Sign Ordinance Review

#### **NEW BUSINESS:**

- 1. Site Plan Review 501 W Main St (116 S. M-52) Pizza Place/Car Wash
- 2. Set Public Hearing for Recreational Marijuana Discussion
- 3. Set Public Hearing for Administrative Site Plan Review and Sign Ordinances
- 4. Master Plan Update

#### OTHER BOARD BUSINESS

PUBLIC COMMENTS AND COMMUNICATIONS

**ADJOURNMENT** 

Next regular meeting will be on Monday, September 23, 2019

The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and recordings of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following: Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500. The City of Owosso website is: www.ci.owosso.mi.us

#### **MINUTES**

### REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION COUNCIL CHAMBERS, CITY HALL

MONDAY, JULY 22, 2019 - 6:30 P.M.

<u>CALL TO ORDER:</u> Chairman Wascher called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE: Recited

ROLL CALL: Tanya Buckelew

**MEMBERS PRESENT:** Chairman Wascher, Vice-Chair Livingston, Secretary Janae Fear,

Commissioners Law, Taylor and Yerian

**MEMBERS ABSENT:** Commissioners Adams, Kirkland and Jenkins

OTHERS PRESENT: City Manager Nathan Henne, Kelly McIntyre, CIB Planning

#### **APPROVAL OF AGENDA:**

MOTION BY SECRETARY FEAR, SUPPORTED BY VICE-CHAIR LIVINGSTON TO APPROVE THE AGENDA FOR JULY 22, 2019.

YEAS ALL. MOTION CARRIED.

#### APPROVAL OF MINUTES:

MOTION BY VICE-CHAIR LIVINGSTON, SUPPORTED BY SECRETARY FEAR TO APPROVE THE MINUTES FOR THE MAY 28, 2019 MEETING.

YEAS ALL. MOTION CARRIED.

**PUBLIC HEARINGS: NONE** 

**OLD BUSINESS: NONE** 

#### **NEW BUSINESS:**

#### 1. Administrative Site Plan Ordinance Review

The City does not have any means to approve minor site plans at the staff level like other communities. Having this ability would streamline the process for small projects by precluding the need to have a full Planning Commission site plan review. This ordinance amendment to Sec. 38-390 – Site Plan Review - would streamline the process and satisfy a small portion of our Redevelopment Ready Community certification efforts.

#### Summary of the changes:

- 1. New construction of any permitted non-residential or multi-family development that is less than 2000 sq. ft.
- 2. Construction of an addition less than 2000 sq. ft. in a non-residential district
- 3. Construction of expansion of an impervious surface less than 5000 sq. ft.
- 4. Changes in use from a non-conforming use to a more conforming use
- 5. A vacant existing building or site to be re-occupied by a use permitted and will not require any significant changes in existing site facilities such as parking, landscaping, lighting, or sidewalks
- 6. Installation of pavement or curbing improvements provided the number of spaces remain constant and the plans and construction are approved by the City Engineer
- 7. Relocation of a waste receptacle or screening around the waste receptacle

- 8. Accessory structures in non-residential districts
- 9. Temporary uses, sales, and seasonal events
- 10. Erection of a tower, antenna, or other community facility, essential public service building.
- 11. Minor revisions to an approved site plan limited to:
  - a. Changes to façade or architectural features
  - b. Alterations/substitutions/expansions of approved landscaping areas consistent with the other requirements of the Ordinance

Site plan application and submittal requirements are required for administrative site plan approval.

MOTION BY VICE-CHAIR LIVINGSTON, SUPPORTED BY COMMISSIONER LAW TO FORWARD SEC. 38-390 – SITE PLAN REVIEW ORDINANCE AMENDMENTS TO THE CITY COUNCIL WITH THE RECOMMENDATION TO REVIEW AND ADOPT AMENDMENTS.

#### **RCV YEAS ALL. MOTION CARRIED.**

#### 2. Sign Ordinance Review

CIB Planning presented proposed amendments to Chapter 26 – Signs. The proposed sign ordinance edits: re-organize the existing ordinance content; propose and expand ordinance definitions; revise the sign application and review process; expand prohibited signs; add provisions for temporary signs, nonconforming signs, and authority for a Sign Zoning Board of Appeals; clearly illustrate how to measure sign; and expand each district section.

Further discussion and direction from the Planning Commission as follows:

- 1. Razor flags/pennant signs and streamers/festoons:
  - Allow these types of signs on a temporary basis up to 30 days
  - Use feather flag instead of razor flag to be consistent
  - Add pictures of these types of signs to the ordinance for a visual clarification
- 2. Pole signs:
  - Pole signs were inadvertently removed from the current ordinance
  - Planning Commission would like to add them back in to be an allowable type of sign
- 3. Electronic messaging signs:
  - Allow for electronic messaging signs
  - Allowed up to 50% of the entire sign
- 4. Murals:
  - Allow murals for art not advertising
  - Can't contain letters or numbers
- 5. CIB Planning will return to the August meeting with a revised draft based on the Planning Commission recommendations

#### 3. Recreational Marijuana Emergency Rules Discussion

City Council passed a moratorium resolution regarding recreational marijuana facilities in order to give LARA time to release the state's rules regarding facility regulation. On July 3, 2019, the state released the emergency rules for recreational facilities. Final rules are expected to be released before the December 6, 2019 deadline.

A summary of the emergency rules was presented to the board and discussion followed. The general consensus was to go forward with a recreational marijuana ordinance and have it be a

mirror of the current medical marihuana ordinance. Questions were posed to the City Manager who will obtain the answers and return to the next meeting with additional information.

**OTHER BOARD BUSINESS: NONE** 

PUBLIC COMMENTS AND COMMUNICATIONS: NONE

#### **ADJOURNMENT**

MOTION BY COMMISSIONER TAYLOR, SUPPORTED BY COMMISSIONER LAW TO ADJOURN AT 8:30 P.M. UNTIL THE NEXT MEETING ON AUGUST 26, 2019.

YEAS ALL, MOTION CARRIED.

Janae L. Fear, Secretary



# 1165. M-52



## Zoning Analysis

Zoned: B-4 Car wash Parking Section 38-380 12) c #2: 1 per employee = 0 Pizza place Parking Section 38-380 12) c #14: 1 per 200 Sq. Ft.

1,290/200 Sq. Ft. = 7 spaces Leasable business

Parking Section 38-380 12) c #1:

1 per 100 Sq. Ft. 432/100 Sq. Ft. = 5 spaces

12 spaces provided

Site Area: 22,340 Sq. Ft. .525 Acres

## Code Analysis

Building Use Group: B/M Non-Seperated

Building Area: B: 850 M:1,290 Sq. Ft. Occupancy B @100 Sq. Ft./person: 9 People Occupancy M @60 Sq. Ft./person: 22 People

Actual Occupany: 10 Maximum

Number of toilets required MPC Table 403.1

# Location Map

NTS

## Drawing List

Cover Sheet Demolition Plan

Site Plan Floor Plan Elevations

Sections Mechanical Plan

Electrical Plan Plumbing Plan

ADA1 ADA details ADA2 ADA details

ADA3 ADA details

Scale

**Varies** 

Jeff Peltier

1888 Ketegawn

989-413-7916

116 South M-52

Cover Sheet

Owosso, M

Car Wash ₩hite Bo×

Owosso, Mi 48867

Project

Drawing

Architect

Date 08/13/2019

Sheet

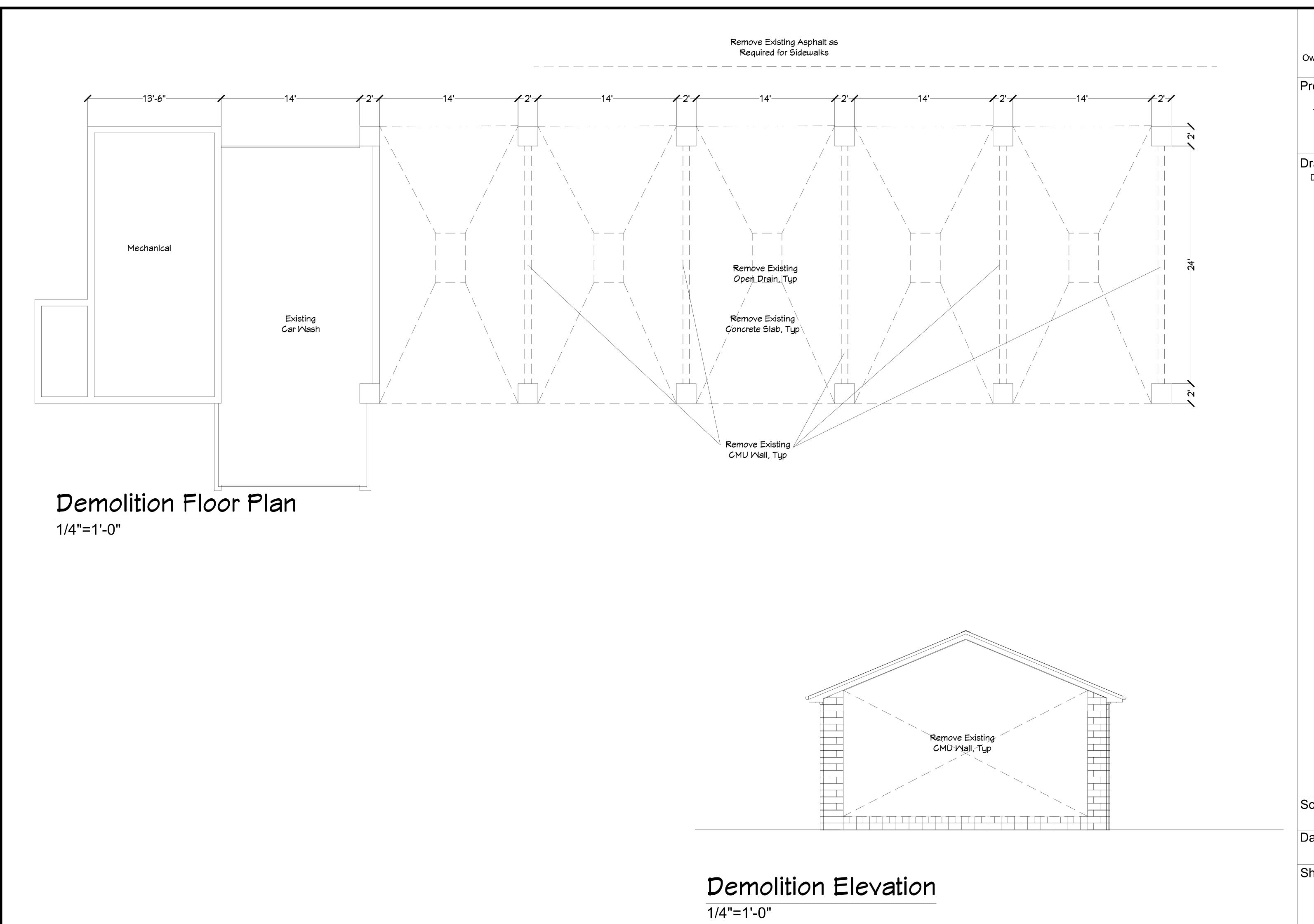
**A1** 1 of 12

Construction Type: IIIB

Total Calculated Occupancy: 31 people

Toilets: 1 required, 1 toilet provided

Lavatories: 1 required 1 lavatory provided



Jeff Peltier
Architect
1888 Ketegawn
Owosso, Mi 48867

Project

Car Mash 116 South M-52 Owosso, Mi 48667

989-413-7916

Drawing

Demolition plans

Scale

Varies

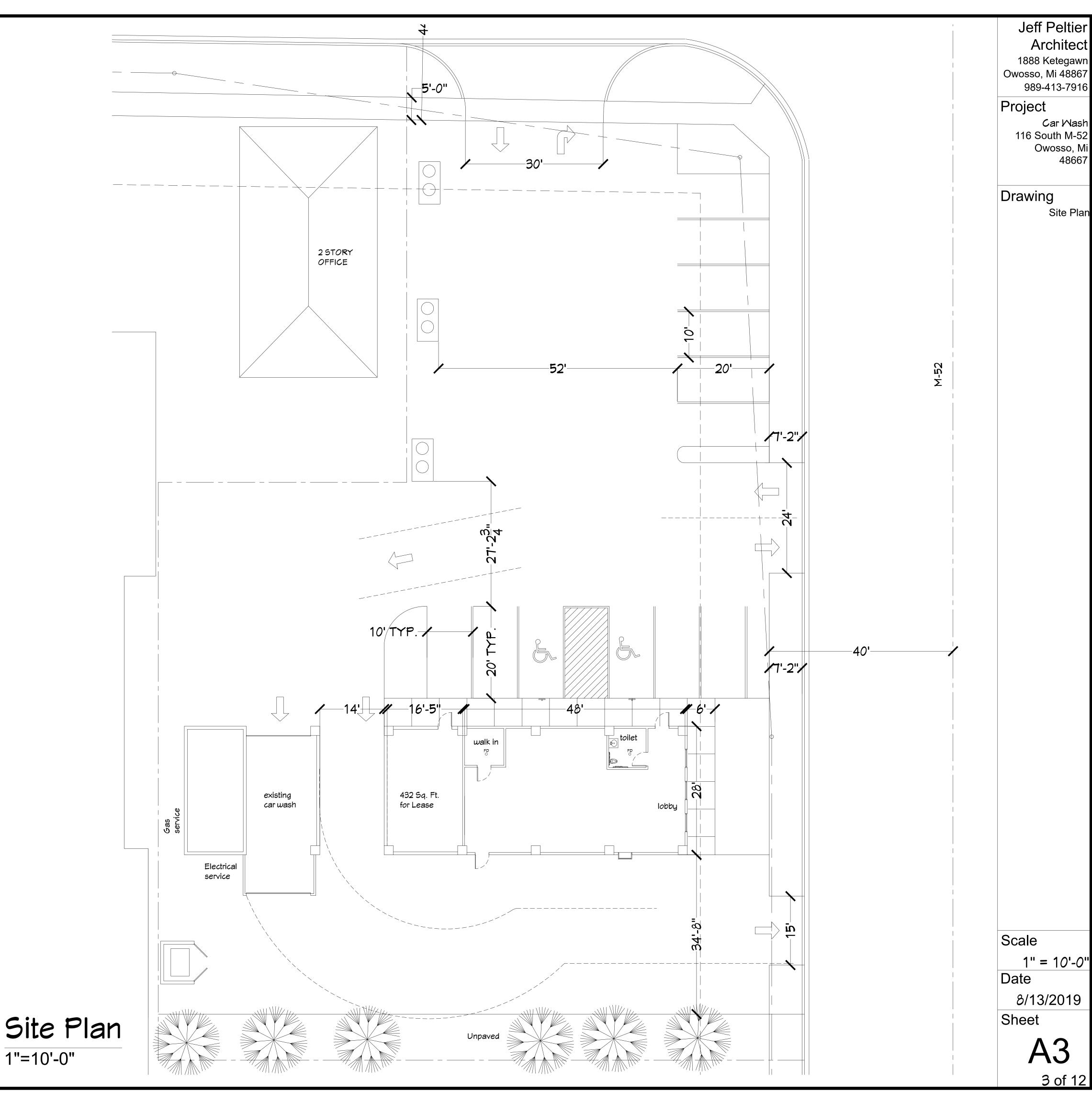
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Sheet

A2

- General Conditions:
- All Landlord construction shall be in accordance with the requirements of all-applicable codes, ordinances, rules and regulations of all authorities having jurisdiction over their respective portions of the work and Landlord's insurance carriers.
- Landlord shall obtain all required permits and inspections relating to its work.
- Exterior:
- Storefront: Clear double-pane glass storefront with floor-to-ceiling glass. Metal mullions around glass and door frame.
- Front door: One (1) clear, double-pane safety-glazed glass 3' × 7' double-acting entry doors, with hardware per code and weather-stripping.
- Rear door: 3' x 7' hollow metal door with panic hardware requirements and weather-stripping to code.
- Handicap accessibility: All means of ingress/egress shall be at the street/walkway level or have handicap accessible elevator/ramp installed per federal handicap code with all applicable clear space, radius landings, railings etc. All Exterior ADA requirements shall be met by the Landlord
- Roof covering must be sound, watertight, and can be perforated and flashed using standard roofing methods for installation of roof mounted equipment.
- Interior:
- Demising walls of wood or metal studs, drywall, taped and finished to USG Level 4 finish where exposed below ceiling except where masonry or concrete are used for exterior walls.
- Concrete floor: Level, clean concrete slab or clean wood slab, underlay to be stable and dry condition. Floor is clean and ready for ceramic tile, vinyl or glue down Flooring Materials. Floors to be at street level or maintain ADA approved standards.
- HVAC:
- HVAC system shall be inspected and documented in perfect working condition according to a licensed mechanical contractor. Thermostat, duct distribution, grilles and vents, bathroom exhaust fan
- Electrical and Lighting:
- "J" box for signs where signs are to be installed. Electrical rcuit with conduit and pull string to distribution panel.
- Conduit and pull string for telephone service to the electrical room or telephone box.
- Monument or pylon sign is in good repair and is ready to receive new sign.
- One 250-amp, three phase, 60 circuit panel with D Block circuit breakers, four wire electrical panel at the rear of the space with conduit and pull string to main electrical gear.
- Plumbing:
- Minimum 1" water line stubbed to the Tenant's space maintaining pressure of 55-75psi with shut-off valve and pressure reducing valve and backflow prevention device, if required by local code.
- Minimum 4" sewer line stubbed into Tenant's space in sufficient size and depth for Tenant's use.
- All local fire regulations have been met including: fire protection sprinkler system, exit signs, emergency lighting and fire alarm as required
- All tap, connection or impact fees for utilities to be paid by Landlord
- Natural Gas: At the point of connect in the tenant space the gas line should be a minimum 2" gas line. Gas line shall be sized for a minimum of 805,000CFH at 0.5 PSI of pressure as required for Tenant's pizza oven, water heater and HYAC unit(s).
- Restrooms: Restroom(s) per occupancy requirements including: water, sewer and vent piping, toilet, lavatory, mirror, toilet paper holder, handicap grab bars, soap dispenser, paper towel holder, flooring, base, door, jamb, hardware, acoustic or drywall ceiling, interior of restroom only to be painted per Landlord's specifications and designed per ADA requirements.

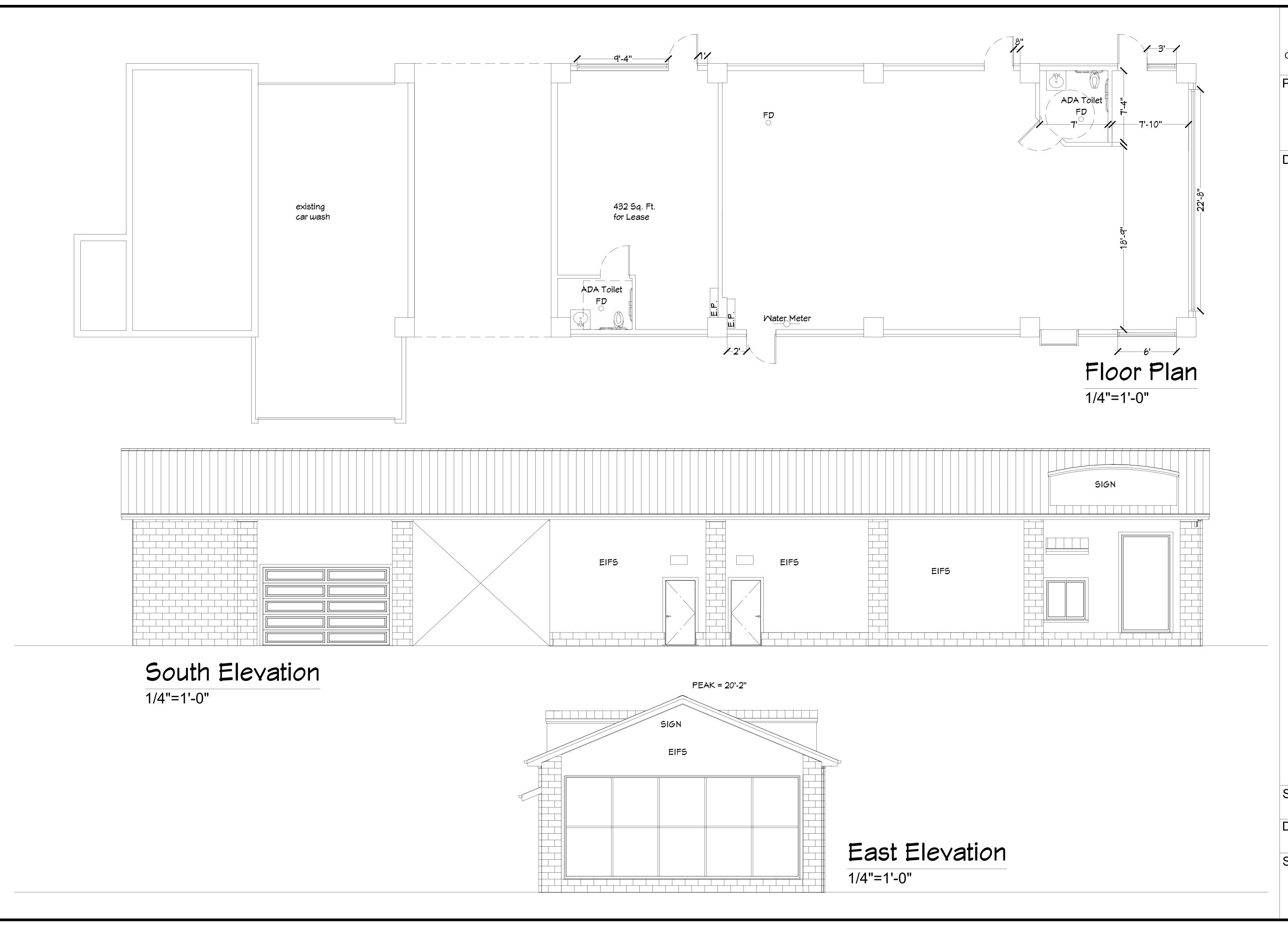


Car Mash

Owosso, Mi

48667

Site Plan



Project

Car Mash 116 South M-52 Owosso, Mi 48667

Drawing
Floor Plan
Elevations

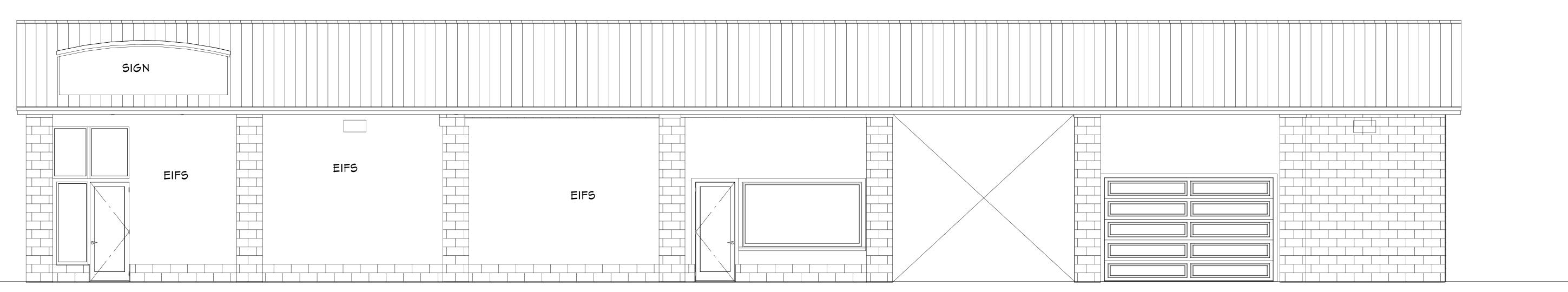
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1/4" =1'-0"

Date 8/13/2019

Sheet

A4



North Elevation

1/4"=1'-0"

Architect 1888 Ketegawn Owosso, Mi 48867 989-413-7916

Jeff Peltier

Project

Car Mash 116 South M-52 Owosso, Mi 48667

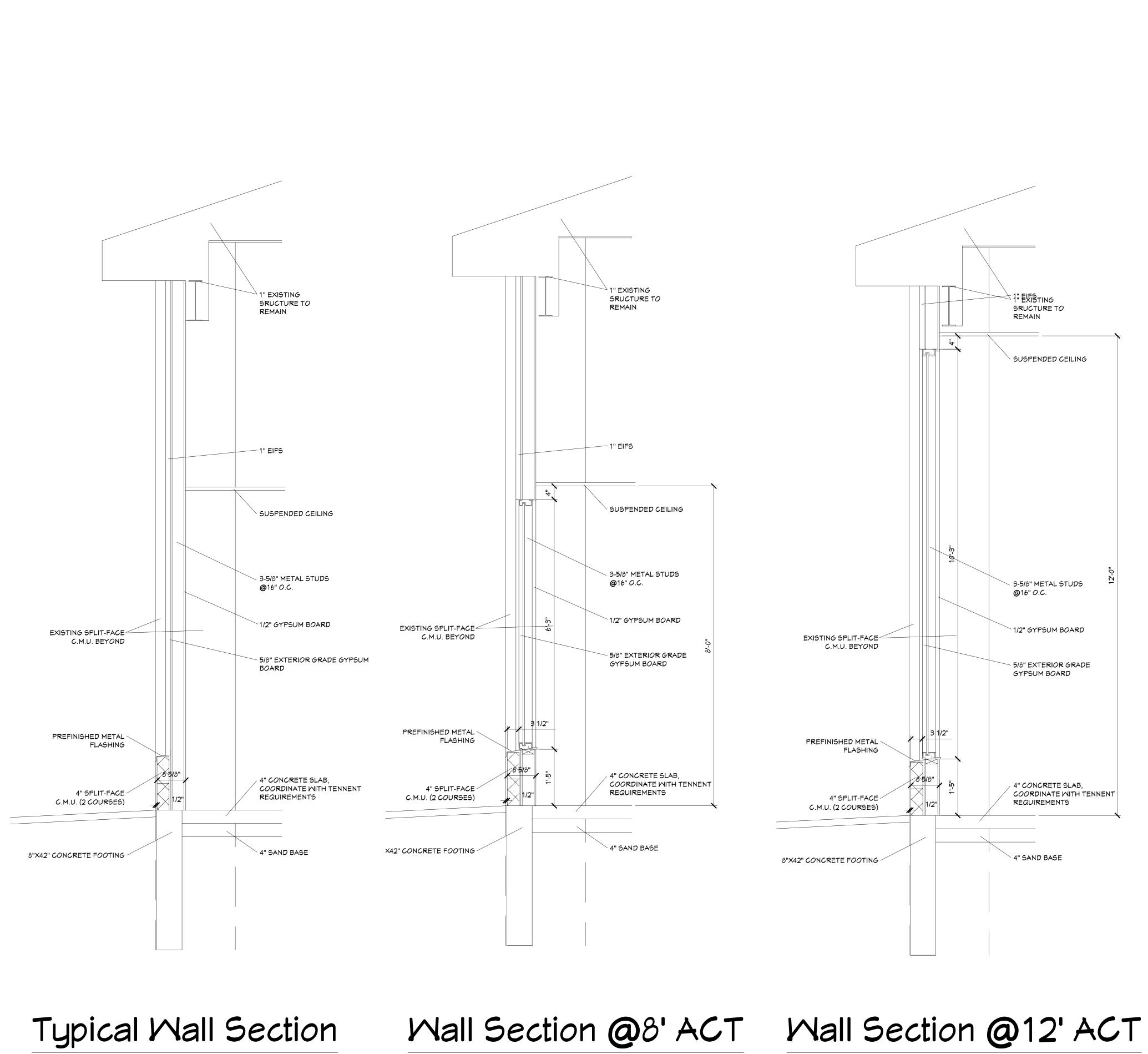
Drawing
Elevations

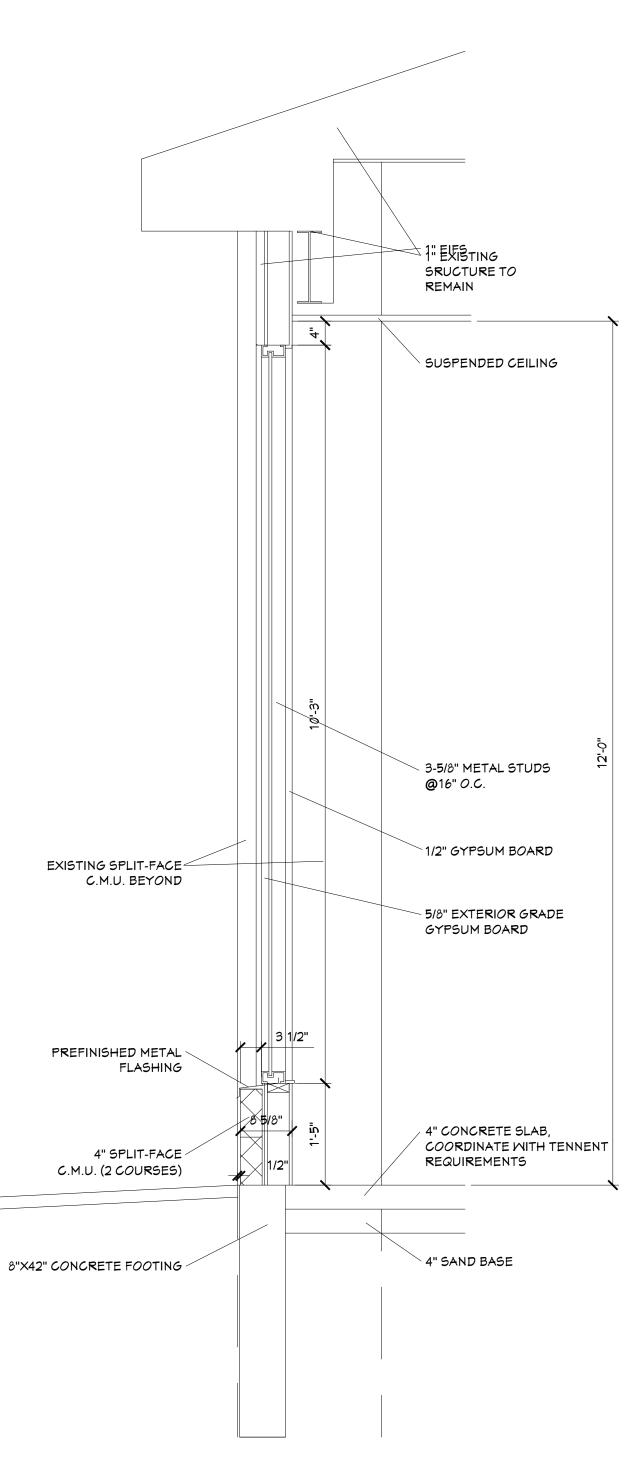
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1/4"=1'-0"

Date *8*/13/2019

Sheet





Building Section 1/4"=1'-0" DUMPSTER ENCLUSURE PLAN DUMPSTER ENCLOSURE ELEVATION T.O. MASONRY 106'-0" 8" SPLIT-FACE C.M.U. (10 COURSES) @16" O.C. TYPICAL #4 REBAR @24" O.C. #4 REBAR @24" O.C. — SLAB REINFORCING, SEE PLAN F.F. 100'-0" -#4 REBAR CONTINUOUS SCALE: 3/4" = 1'-0"

Jeff Peltier Architect 1888 Ketegawn Owosso, Mi 48867 989-413-7916

Project

Car Wash 116 South M-52 Owosso, Mi

Drawing

Scale

Varies Date

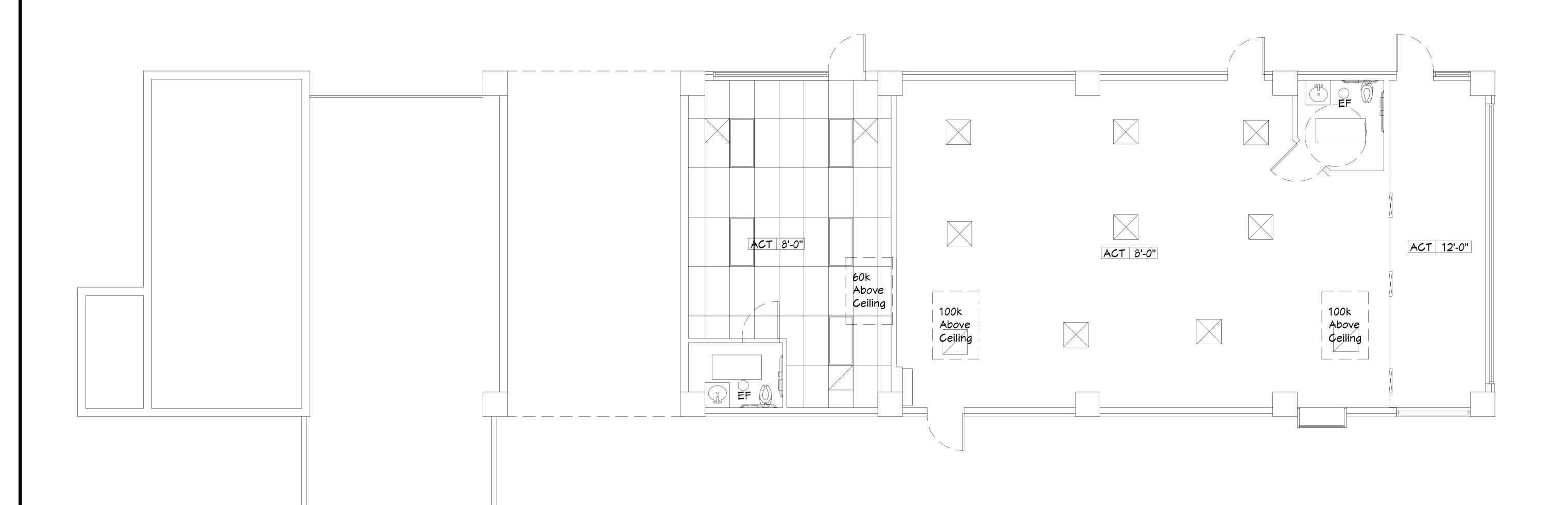
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Project

Car Mash 116 South M-52 Owosso, Mi 48667

Drawing Mechanical



Scale

1/4"=1'-0"

Date

8/13/2019

Sheet

7 of 12

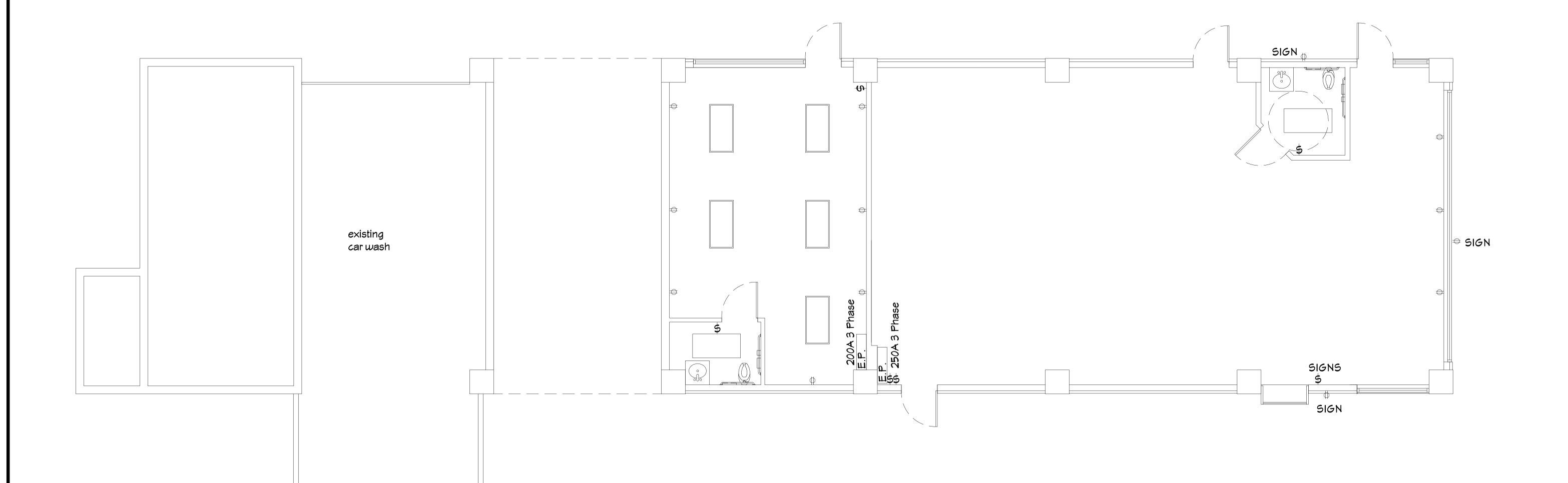
Mechanical Plan

1/4"=1'-0"

Project

Car Mash 116 South M-52 Owosso, Mi 48667

Drawing
Electrical Plan



Scale

1/4"=1'-0"

Date

8/13/2019

Sheet

E1

8 of 12

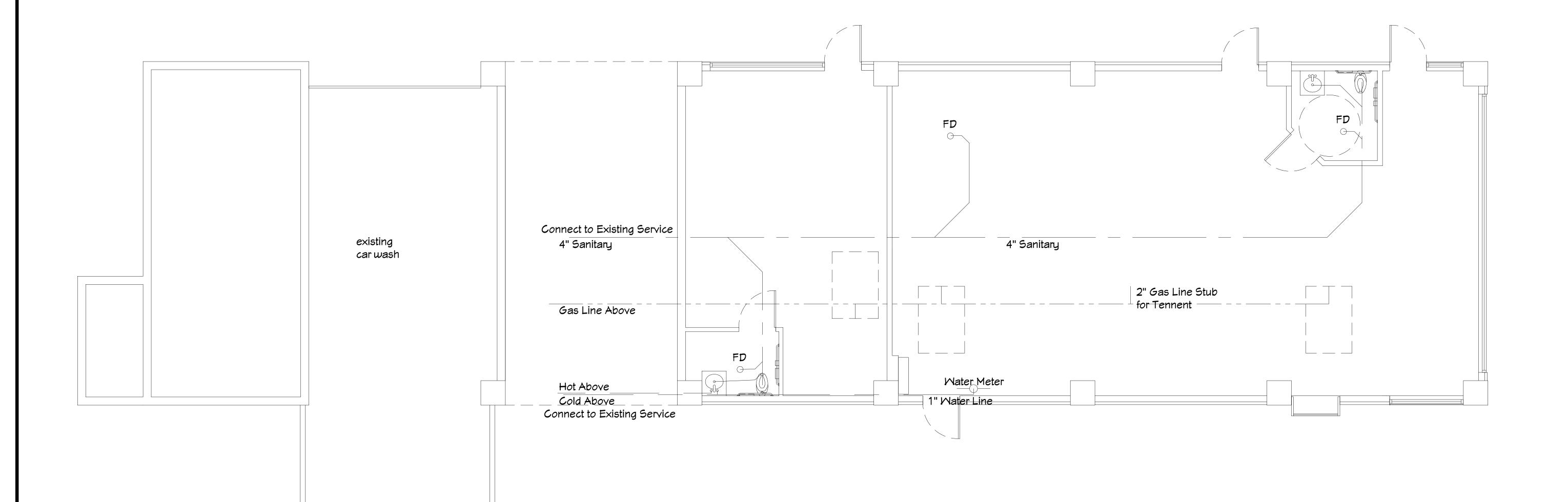
Electrical Plan

1/4"=1'-0"

Project

Car Mash 116 South M-52 Owosso, Mi 48667

Drawing
Plumbing Plan



Scale

NTS Date

8/13/2019

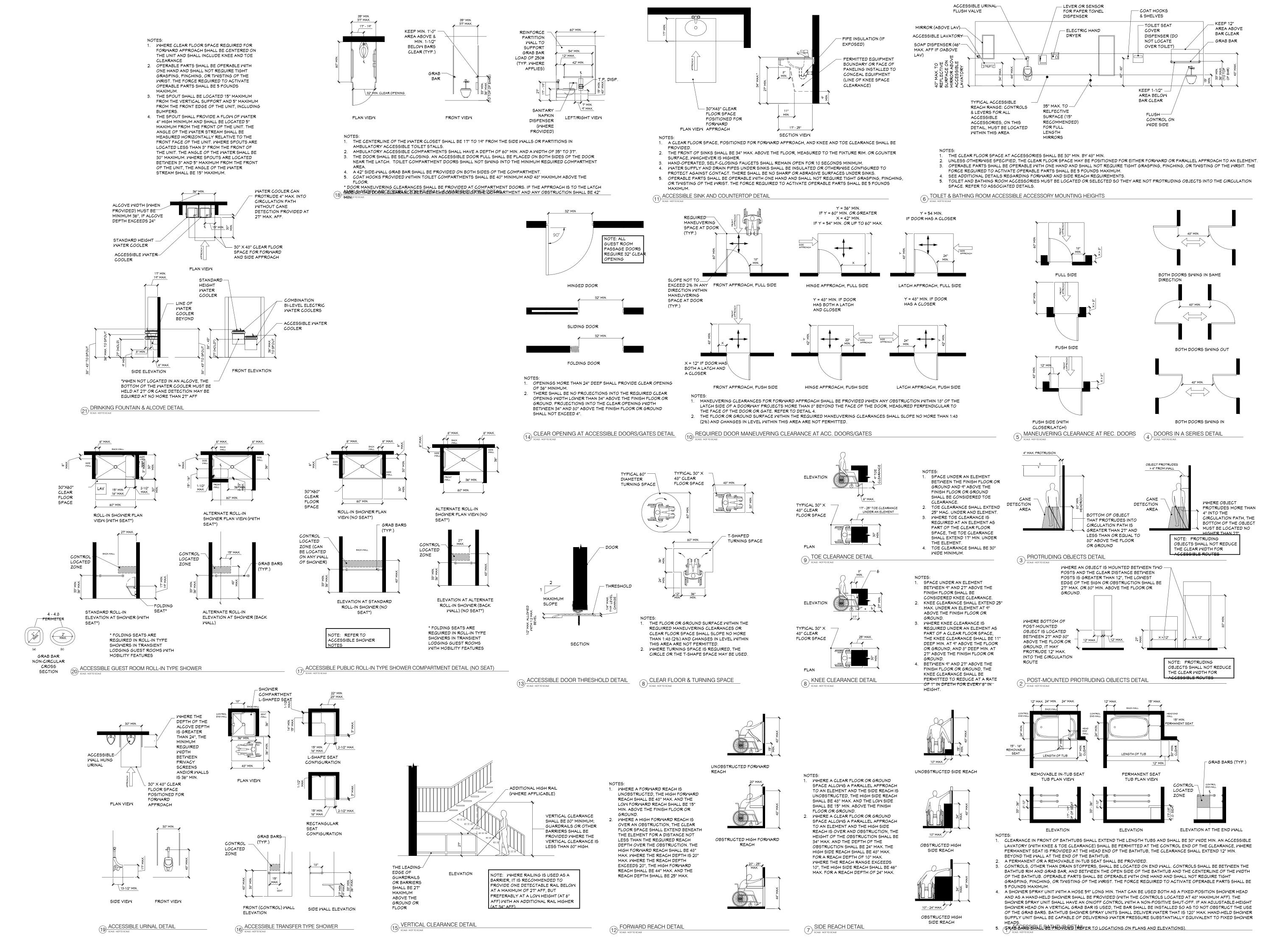
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P1

9 of 12

Plumbing Plan

1/4"=1'-0"



Project

Car Mash 116 South M-52 Owosso, Mi 48667

Drawing

ADA Details

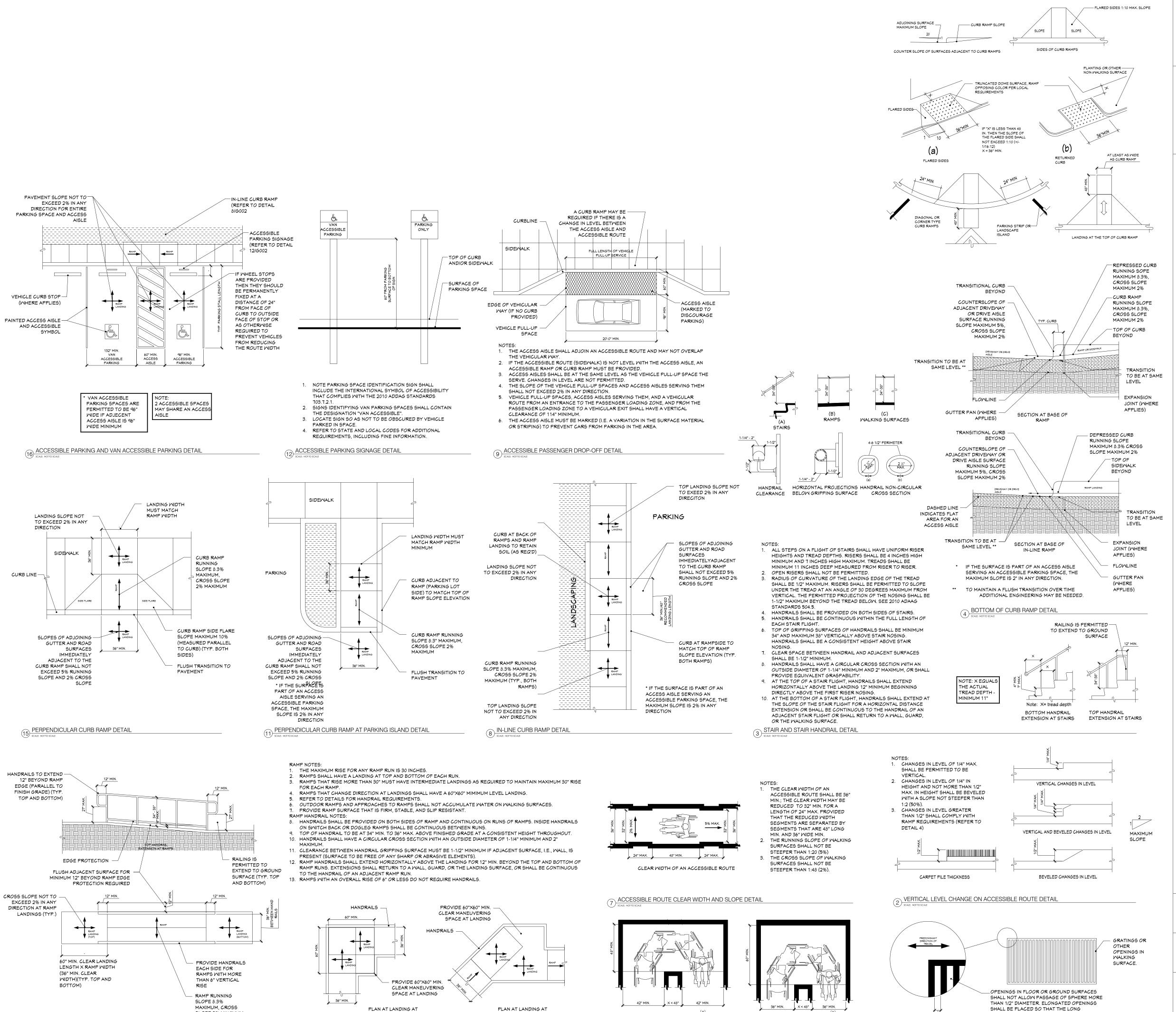
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NTS

Date 8/13/2019

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ADA1



TOTAL NUMBER OF PARKING

SPACES PROVIDED IN PARKING

1 TO 25

76 TO 100

101 TO 150

151 TO 200

201 TO 300

301 TO 400

401 TO 500

501 TO 1000

1001 AND OVER

REQUIREMENTS.

NOTE: FOR EVERY 6 OR FRACTION OF SIX ACCESSIBLE PARKING SPACES PROVIDED, ONE SHALL BE A VAN ACCESSIBLE PARKING

1. DIMENSIONS OF PARKING SPACES AND ACCESS AISLES ARE

MEASURED FROM THE CENTERLINE OF MARKING STRIPE.

3. THE ACCESS AISLE SHALL ADJOIN AN ACCESSIBLE ROUTE THAT CONNECTS PARKING SPACES TO ACCESSIBLE ENTRANCES.

4. PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO

5. REFER TO STATE AND LOCAL CODES FOR PAVEMENT MARKING

ACCESSIBLE PASSENGER DROP-OFF DETAIL

PARKING SPACES FOR VANS, ACCESS AISLES, AND VEHICULAR

ROUTES SERVING THEM SHALL HAVE A VERTICAL CLEARANCE OF

THAT CARS AND YANS, WHEN PARKED, CANNOT OBSTRUCT THE

REQUIRED CLEAR WIDTH OF ADJECENT ACCESSIBLE ROUTES.

MINIMUM NUMBER OF

REQUIRED ACCESSIBLE

5

8

2% OF TOTAL 20, PLUS 1 FOR EACH 100 OR

FRACTION THEREOF, OVER 1000

SLOPE 2% MAXIMUM

(14) ACCESSIBLE ROUTE CLEAR WIDTH AT TURN (AROUND OBSTRUCTION) AND SLOPE DETAIL

90° INTERSECTION

45° INTERSECTION

Jeff Peltier Architect 1888 Ketegawn Owosso, Mi 48867

989-413-7916

**Project** 

Car Mash 116 South M-52 Owosso, M 48667

Drawing ADA Details

NTS

8/13/2019

DIMENSION IS PERPENDICULAR TO THE

DOMINANT DIRECTION OF TRAVEL.

(1) GAP OR OPENING ON ACCESSIBLE ROUTE DETAIL

CLEAR WIDTH AT

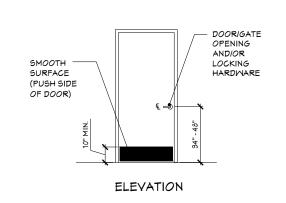
ACCESSIBLE ROUTE CLEAR WIDTH AT TURN (AROUND OBSTRUCTION) AND SLOPE DETAIL

TOTAL NUMBER OF GUEST ROOMS PROVIDED	MINIMUM NUMBER OF REQUIRED ROOMS WITHOUT ROLL-IN SHOWERS	MINIMUM NUMBER OF REQUIRED ROOMS WITH ROLL-IN SHOWERS	TOTAL NUMBER OF REQUIRED ROOMS
1 TO 25	1	0	1
26 TO 50	2	0	2
51 TO 75	3	1	4
76 TO 100	4	1	5
101 TO 150	5	2	7
151 TO 200	6	2	8
201 TO 300	7	3	10
301 TO 400	8	4	12
401 TO 500	9	4	13
501 TO 1000	2% OF TOTAL	1% OF TOTAL	3% OF TOTAL
1001 AND OVER	20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000	10, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000	30, PLUS 2 FOR EACH 100, OR FRACTION THEREOF, OVER 1000

TOTAL NUMBER OF GUEST ROOMS PROVIDED	MINIMUM NUMBER OF REQUIRED ROOMS WITH COMMUNICATION FEATURES	
2 TO 25	2	
26 TO 50	4	
51 TO 75	7	
76 TO 100	9	
101 TO 150	12	
151 TO 200	14	
201 TO 300	17	
301 TO 400	20	
401 TO 500	22	
501 TO 1000	5% OF TOTAL	
1001 AND OVER	50, PLUS 3 FOR EACH 100, OR FRACTION THEREOF, OVER 1000	

TRANSFER-TYPE SHOWER COMPARTMENTS SHALL BE 36" BY 36" CLEAR INSIDE DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES AND SHALL HAVE A MINIMUM 36" WIDE ENTRY ON THE FACE OF THE SHOWER. 1. GUEST ROOMS REQUIRED TO PROVIDE MOBILITY FEATURES AND GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF GUESTROOMS, AND SHALL PROVIDE CHOICES OF TYPES OF GUEST ROOMS, NUMBER OF BEDS, AND OTHER AMENITIES COMPARABLE TO THE CHOICES PROVIDE TO OTHER GUEST. WHERE THE MINIMUM NUMBER OF GUEST ROOMS REQUIRED IS NOT SUFFICIENT TO ALLOW FOR COMPLETE DISPERSION, GUEST ROOMS SHALL BE DISPERSED IN THE FOLLOWING PRIORITY: GUEST ROOM TYPE, NUMBER OF BEDS, AND AMENITIES. AT LEAST ONE GUEST ROOM REQUIRED TO PROVIDE MOBILITY FEATURES SHALL ALSO PROVIDE COMMUNICATION FEATURES. NOT MORE THAN 10% OF GUEST ROOMS REQUIRED TO PROVIDE MOBILITY FEATURES SHALL OVERLAP WITH THE MINIMUM NUMBER OF GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES GUEST ROOMS WITH COMMUNICATION FEATURES NOTES:

- GUEST ROOMS WITH MOBILITY NOTES 1. FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND 1. LIVING AND DINING AREAS SHALL BE ACCESSIBLE. VISUAL ALARMS. EXTERIOR SPACES, INCLUDING PATIOS, TERRACES AND CALCONIES, THAT
- SERVE THE GUEST ROOM SHALL BE ACCESSIBLE (AND ON AN ACCESSIBLE AT LEAST ONE SLEEPING AREA SHALL PROVIDE A CLEAR FLOOR SPACE ON BOTH SIDES OF THE BED. THE CLEAR FLOOR SPACE SHALL BE POSITIONED FOR A PARALLEL APPROACH TO THE SIE OF THE BED. WHERE A SINGLE CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH IS PROVIDED BETWEEN TWO BEDS, A CLEAR FLOOR SPACE SHALL NOT BE REQUIRED ON BOTH SIDES OF A BED
- 4. AT LEAST ONE BATHROOM THAT IS PROVIDED AS A PART OF A GUEST ROOM SHALL BE ACCESSIBLE. NO FEWER THAN ONE WATER CLOSET, ONE LAVATORY, AND ONE BATHTUB SHALL BE ACCESSIBLE
- 5. IF VANITY COUNTER TOP SPACE IS PROVIDED IN NON-ACCESSIBL GUEST TOILET OR BATHING ROOMS, COMPARABLE VANITY COUNTER TOP SPACE, IN TERMS OF SIZE AND PROXIMITY TO THE LAVATORY, SHALL ALSO BE PROVIDED IN ACCESSIBLE GUEST TOILET OR BATHING ROOMS. 6. KITCHENS AND KITCHENETTES SHALL BE ACCESSIBLE.
- 7. A 60" DIAMETER TURNING SPACE (OR "T" TURN) SHALL BE PROVIDED IN THE . GUEST ROOMS WITH MOBILITY FEATURES TABLE



1. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRIP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULL OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. 2. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90

DEGREES. THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12

- DEGREES SHALL BE 5 SECONDS MINIMUM 3. DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM, MEASURED UNDER AMBIENT CONDITIONS
- 4. FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWED BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE MAXIMUM FOR PUSHING OPEN OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS: 2) SLIDING OR FOLDING DOOR: 5.0 POUNDS
- THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION 5. DOOR SURFACES WITHIN 10 INCHES OF THE FLOOR OR GROUND MEASURED VERTICALLY SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN SUCH SURFACE SHALL BE MITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED

## ACCESSIBLE DOOR & GATE HARDWARE DETAIL









PLAN VIEW



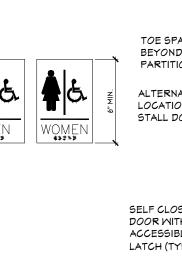
INTERNATIONALITY SYMBO

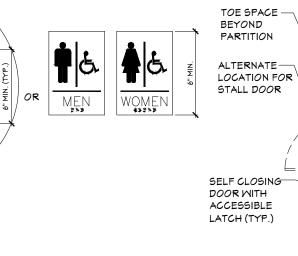


ACCESS FOR HEARING LOSS

CONFERENCE

13520P#830005





1. CHARACTERS SHALL BE 48 INCHES MINIMUM AND 60 MAXIMUM ABOVE THE FLOOR OR GROUND SURFACE, MEASURED TO THE BASELINE OF THE CHARACTERS.

- 48" MIN. TO BASE OF

-60" MAX TO BASE OF

LOWEST CHARACTER

HIGHEST CHARACTER

CENTERED ON

CHARACTERS

TACTILE

- 2. WHERE A SIGN CONTAINING TACTILE CHARACTERS IS PROVIDED AT A DOOR, THE SIGN SHALL BE ALONGSIDE THE DOOR ON THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS, THE SIGN SHALL BE TO THE RIGHT OF THE RIGHT-HAND DOOR, WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF A SINGLE DOOR, OR THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL HAVE AN 18" MIN. BY 18" MIN. SPACE ON THE FLOOR CENTERED ON THE SIGN, BEYOND THE ARC OF ANY DOOR
- 3. DOOR-MOUNTED SIGNES SHALL BE PERMITTED ON THE PUSH SIDE OF DOORS WITH CLOSERS AND WITHOUT HOLD-OPEN DEVICES.
- 4. REFER TO SECTION 703 OF THE 2010 ADA STANDARDS FOR REQUIREMENTS OF TACTILE CHARACTERS, VISUAL CHARACTERS, AND PICTOGRAMS.

SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

ANY DOOR LOCATION

CAR CONTROL HEIGHT

POOL

DECK

48" MIN.

THE SEAT SHALL BE 16" WIDE MIN.

STATIONARY WATER LEVEL.

POOL LIFT DETAIL

56" MIN. WITH WAL

MOUNTED W.C. 59"

MITH FLOOR

MOUNTED W.C

PARTITION OR

MAX. A.F.F.

1. THE WATER CLOSER SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND ONE SIDE. THE

CENTERLINE OF THE WATER CLOSET SHALL BE 16" TO 18" FROM THE SIDE WALL OR PARTITION.

DOOR MOUNTED

COAT HOOK AT 48"

PROVIDE U-SHAPED

ACCESSIBLE HANDLE

WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL BE 60" WIDE MINIMUM PERPENDICULAR TO THE SIDE WALL, AND

3. DOORS SHALL BE LOCATED IN THE FRONT PARTITION OR IN THE SIDE WALL OR PARTITION FARTHEST FROM THE

56" DEEP MINIMUM FOR WALL HUNG WATER CLOSETS OR 59" DEEP MINIMUM FOR FLOOR MOUNTED WATER CLOSETS,

WATER CLOSET. WHERE LOCATED IN THE FRONT PARTITION, THE DOOR OPENING SHALL BE 4" MAX. FROM THE SIDE

MALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE SIDE WALL OR PARTITION, THE

PULL SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. COMPARTMENT DOORS SHALL NOT SWING

DOOR SHALL BE 4" MAX. FROM THE FRONT PARTITION. THE DOOR SHALL BE SELF-CLOSING. AN ACCESSIBLE DOOR

ON EACH SIDE OF DOOR

HAVE A SLOPE NOT STEEPER THAN 1:48 (2%).

CLEAR

SPACE

SEA<sup>-</sup>

POOL LIFT-

ELEVATOR CAR DIMENSIONS

ELEVATOR CAR

ANY DOOR

-CLEAR FLOOR

PERMITTED TO BE

THAT REQUIRES

STANDING TO **OPERATE** 

(TREADMILLS,

PLAN VIEW

MEASURED PERPENDICULAR TO THE REAR WALL

INTO THE MINIMUM REQUIRED COMPARTMENT AREA.

8 ACCESSIBLE TOILET STALL & WATER CLOSET DETAIL

BEHIND EQUIPMENT

ELLIPTICALS, ETC.)

SPACE IS

FLOOR DESIGNATIONS ON

JAMBS OF ELEVATOR

HOISTWAY ENTRANCES

2. VISIBLE NOTIFICATION DEVICES SHALL BE PROVIDED TO ALERT ROOM OCCUPANTS OF INCOMING TELEPHONE CALLS AND A DOOR KNOCK OR BELL. NOTIFICATION DEVICES SHALL NOT BE CONNECTED TO VISIBLE ALARM SIGNAL APPLIANCES. TELEPHONES SHALL HAVE VOLUME CONTROLS COMPATIBLE WITH THE TELEPHONE SYSTEM. TELEPHONES SHALL BE SERVED BY AN ELECTRICAL OUTLET LOCATED WITHIN 48" OF THE TELEPHONE TO FACILITATE THE USE OF A TTY.

GUEST ROOMS WITH COMMUNICATION FEATURES TABLE

THE AUTOMATIC DOOR REOPENING DEVICE IS ACTIVATED

IF AN OBJECT PASSES THROUGH EITHER LINE A OR LINE B.

LINE A AND LINE B REPRESENT THE VERTICAL LOCATIONS

CENTERED)

ELEVATOR ACCESSIBLE CONTROL DETAILS

PLAN VIEW

30" X 48" CLEAR

OBSTRUCTED BY

EQUIPMENT OR

EXERCISE

EQUIPMENT OR

1. AT LEAST ONE TYPE OF EACH

EXERCISE MACHINE AND

EQUIPMENT SHALL HAVE A CLEAR

FLOOR SPACE POSITIONED FOR

TRANSFER FOR USE BY AN

2. CLEAR FLOOR SPACES REQUIRED

AT EXERCISE MACHINES AND

3. ONE FULL UNOBSTRUCTED SIDE OF

SPACE SHALL ADJOIN AN

THE CLEAR FLOOR OR GROUND

ACCESSIBLE ROUTE OR ADJOIN

ACKETHER FEERENSE ECUIPMENT

EQUIPMENT SHALL BE PERMITTED

INDIVIDUAL SEATED IN A

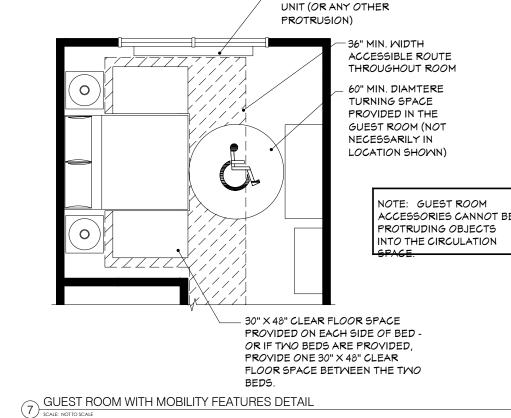
TO OVERLAP.

MACHINES)

FLOOR SPACE

(NOT TO BE

OF THE DOOR REOPENING DEVICE NOT REQUIRING



- AIR CONDITIONING

- WORK COUNTER

OR SURFACE

DINING TABLE

-30" X 48" CLEAR-

PERMITTED

EQUIPMENT

CLEARANCE)

BOUNDARY (LINE

OF KNEE SPACE

ACCESSIBLE DINING & WORK SURFACES DETAIL

**MORK SURFACE** 

PLAN VIEW

SECTION VIEW

DECK

- PARTITION

TOILET SEAT

SEAT COVER -

DISPENSER

PROVIDED)

(MHERE

-STATIONARY

MATER

LEVEL

POOL LIFT IN-

SUBMERGED

SECTION VIEW

FLOOR SPACE

DINING SURFACE

PLAN VIEW

POOL LIFT IN POOL

DECK LOADING

1. POOL LIFTS SHALL BE LOCATED WHERE THE WATER LEVEL DOES NOT EXCEED 48".

DECK TO THE TOP OF THE SEAT SURFACE WHEN IN THE RAISED (LOAD) POSITION.

SUSTAINING A STATIC LOAD OF AT LEAST ONE AND A HALF TIMES THE RATED LOAD.

6. FOOTRESTS SHALL NOT BE REQUIRED ON POOL LIFTS PROVIDED IN SPAS.

REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX.

ALTERNATE PLAN VIEW

END OF ROW LOCATION

2. IN THE RAISED POSITION, THE CENTERLINE OF THE SEAT SHALL BE LOCATED OVER THE DECK AND 16" MIN. FROM

3. THE HEIGHT OF THE LIFT SEAT SHALL BE DESIGNED TO ALLOW A STOP AT 16" MIN. TO 19" MAX. MEASURED FROM THE

5. FOOTRESTS SHALL BE PROVIDED AND SHALL MOVE WITH THE SEAT. IF PROVIDED, THE ARMREST POSITIONED

OPPOSITE THE WATER SHALL BE REMOVABLE OR SHALL FOLD CLEAR OF THE SEAT WHEN THE SEAT IS IN THE

7. THE LIFT SHALL BE CAPABLE OF UNASSISTED OPERATION FROM BOTH THE DECK AND WATER LEVELS. CONTROLS

8. THE LIFTS SHALL BE DESIGNED SO THAT THE SEAT WILL SUBMERGE TO A WATER DEPTH OF 18" MIN. BELOW THE

9. SINGLE PERSON POOL LIFTS SHALL HAVE A WEIGHT CAPACITY OF 300 POUNDS MIN. AND BE CAPABLE OF

AND OPERATING MECHANISMS SHALL BE UNOBSTRUCTED WHEN THE LIFT IS IN THE USE AND SHALL BE OPERABLE

WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE

56" MIN. WITH WALL MOUNTED W.C

59" MIN. WITH FLOOR MOUNTED

LEFT VIEW

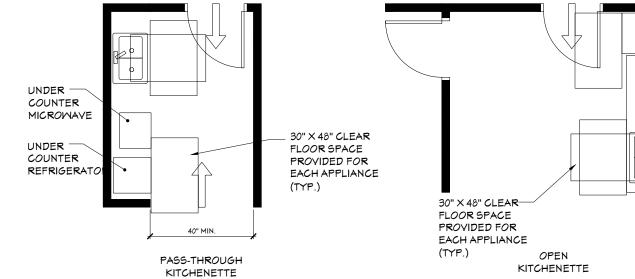
GREATER THAN 66" WIDE

BAR SHALL BE PROVIDED.

\* WHEN PARTITION DOOR SWINGS INTO THE STALL.

THE EDGE OF THE POOL. THE DECK SURFACE BETWEEN THE CENTERLINE OF THE SEAT AND THE POOL EDGE SHALL

POSITION



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

- SINKS SHALL BE AT 34" AFF WITH THE REQUIRED KNEE AND TOE CLEARANCE PROVIDED. 3. AT LEAST 50% OF THE SHELF SPACE IN STORAGE FACILITIES SHALL BE ACCESSIBLE, LOCATED
- AT A HEIGHT WITHIN REACH RANGE 4. A 30" X 48" CLEAR FLOOR SPACE PROVIDED FOR ACCESS AT EACH KITCHEN APPLIANCE AND
- EACH ACCESSIBLE STORAGE FACILITY/ 5. CLEAR FLOOR SPACE SHALL BE POSITIONED ADJACENT TO THE DISHWASHER DOOR. THE DISHWASHER DOOR, IN THE OPEN POSITION, SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE
- FOR THE DISHWASHER OR THE SINK

GUEST ROOM WITH MOBILITY FEATURES KITCHEN DETAILS

FLOOR

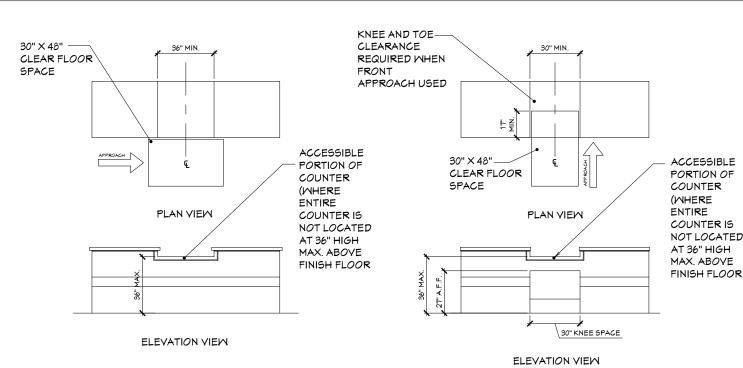
SPACE

PROVIDED

BENCH

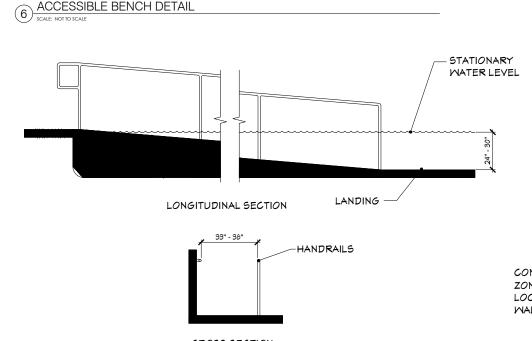
AT END OF

SUPPORT OR



FOR A PARALLEL APPROACH, A PORTION OF THE COUNTER SURFACE THAT IS 36" LONG MIN. AND 36" HIGH MAX. ABOVE THE FINISH FLOOR SHALL BE PROVIDED. A CLEAR FLOOR SPACE SHALL BE POSITIONED FOR A PARALLEL APPROACH ADJACENT TO THE 36" MIN. LENGTH OF THE COUNTER. IF THE PROVIDED COUNTER IS LESS THAN 36" LONG. THE ENTIRE COUNTER SURFACE SHALL BE

FOR A FORWARD APPROACH, A PORTION OF THE COUNTER SURFACE THAT IS 30" LONG MIN. AND 36" HIGH MAX. SHALL BE PROVIDED. KNEE AND TOE CLEARANCE SHALL BE PROVIDED UNDER THE COUNTER . A CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR A FORWARD APPROACH TO THE COUNTER.



1. CLEAR GROUND OR FLOOR SHALL BE PROVIDED AND POSITIONED AT THE END OF THE BENCH SEAT AND PARALLEL TO THE SHORT AXIS OF THE BENCH.

THE BENCH SHALL PROVIDE FOR BACK SUPPORT OR SHALL BE AFFIXED TO A WALL

SUPPORT SHALL BE 2-1/2" MAX. FROM THE REAR EDGE OF THE SEAT MEASURED

ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A

4. WHERE INSTALLED IN WET LOCATIONS, THE SURFACE OF THE SEAT SHALL BE SLIP

SEAT, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.

RESISTANT AND SHALL NOT ACCUMULATE WATER.

VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE

BACK SUPPORT SHALL BE 42" LONG MIN. AND SHALL EXTEND FROM A POINT 2" MAX. ABOVE THE SEAT SURFACE TO A POINT 18" MIN. ABOVE THE SEAT SURFACE. BACK

CROSS SECTION 1. SLOPED ENTRIES INTO POOL SHALL COMPLY WITH RAMP REQUIREMENTS WITH MODIFICATIONS AS LISTED BELOW.

- 2. WHERE SLOPED ENTRIES ARE PROVIDED, THE SURFACES SHALL NOT BE REQUIRED TO BE SLIP RESISTANT 3. SLOPED ENTRIES SHALL EXTEND TO A DEPTH OF 24" MIN. AND 30" MAX. BELOW THE
- STATIONARY WATER LEVEL. WHERE LANDINGS ARE REQUIRED, AT LEAST ONE LANDING SHALL BE LOCATED 24" MIN. AND 30" MAX. BELOW THE STATIONARY WATER LEVELS. 4. AT LEAST TWO HANDRAILS SHALL BE PROVIDED ON THE SLOPED ENTRY. THE CLEAR MIDTH BETWEEN THE HANDRAILS SHALL BE 33" MIN. AND 38" MAX.
- 5. HANDRAIL EXTENSIONS SHALL NOT BE REQUIRED AT THE BOTTOM LANDING WHEN SERVING A SLOPED ENTRY.

RIGHT VIEW

SLOPED ENTRY AT POOL DETAIL

REINFORCE PARTITION

WALL TO SUPPORT

GRAB BAR LOAD OF

250# (TYP, MHERE

MIN. 1-1/2"

BELOW BARS

CLEAR (TYP.)

KEEP MIN 1'-0"

AREA ABOVE &

SANITARY

NAPKIN

(MHERE

DISPOSAL

PROVIDED)

APPLIES)

60" MIN. CLEAR

FRONT VIEW

4. IN WHEELCHAIR ACCESSIBLE COMPARTMENTS, THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION SHALL

PARTITION SUPPORT MEMBERS. TOE CLEARANCE AT THE FRONT OF THE PARTITION IS NOT REQUIRED IN A

COMPARTMENT GREATER THAN 62" DEEP WITH A WALL-HUNG WATER CLOSET OR 65 INCHES DEEP WITH A

PROVIDED, A FOLD-DOWN SHELF SHALL BE 40" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR.

PROVIDE A 4" MIN. TOE CLEARANCE EXTENDING 6" DEEP BEYOND THE COMPARTMENT PARTITION, EXCLUSIVE OF

FLOOR-MOUNTED WATER CLOSET. TOE CLEARANCE AT THE SIDE PARTITION IS NOT REQUIRED IN A COMPARTMENT

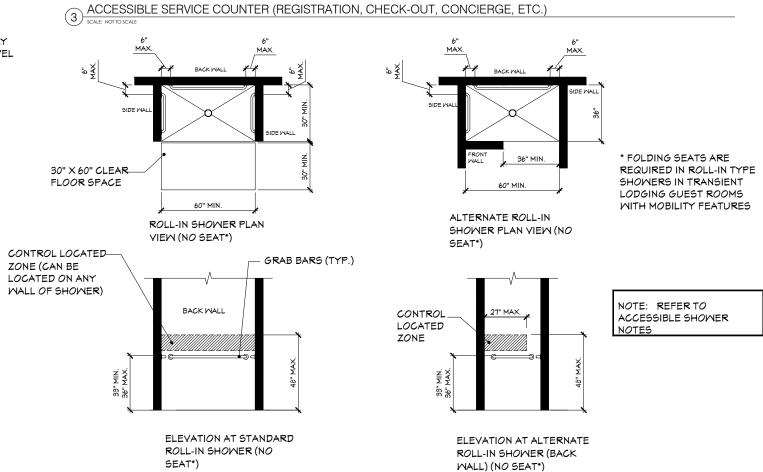
A SIDE WALL GRAB BAR SHALL BE PROVIDED ON THE WALL CLOSEST TO THE WATER CLOSET AND A REAR-WALL GRAB

DOOR MANEUVERING CLEARANCES SHALL BE PROVIDED AT COMPARTMENT DOORS. IF THE APPROACH IS TO THE LATCH

SIDE OF THE DOOR, CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE

COAT HOOKS PROVIDED, A FOLD-DOWN SHELF SHALL BE 40" MAXIMUM ABOVE THE FLOOR OR GROUND. WHERE

HORIZONTALLY



ACCESSIBLE PUBLIC ROLL-IN TYPE SHOWER COMPARTMENT DETAIL (NO SEAT)

TRANSFER-TYPE SHOWER NOTES 1. TRANSFER-TYPE SHOWER COMPARTMENTS SHALL BE 36" BY 36' CLEAR INSIDE DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES AND SHALL HAVE A MINIMUM 36' NOTE: PROTRUDING WIDE ENTRY ON THE FACE OF THE OBJECTS SHALL NOT REDUCE SHOWER THE CLEAR WIDTH FOR

PROVIDE A CLEARANCE OF 36" WIDE MIN. BY 48" LONG MIN. MEASURED FROM THE CONTROL WALL 3. GRAB BARS SHALL BE PROVIDED ACROSS THE CONTROL WALL AND ON THE BACK WALL TO A POINT 18" FROM THE CONTROL WALL 4. A FOLDING OR NON-FOLDING SEAT SHALL BE PROVIDED IN TRANSFER TYPE

SHOWERS IN TRANSFER-TYPE SHOWER COMPARTMENTS, CONTROLS, FAUCETS, AND THE SHOWER UNIT SHALL BE ON THE SIDE WALL OPPOSITE THE SEAT 38 THE SHOWER FLOOR AND SHALL BE LOCATED ON THE CONTROL WALL 15" MAX. FROM THE CENTERLINE OF THE

INCHES MIN. AND 48 INCHES MAX. ABOVE SEAT TOWARD THE SHOWER OPENING IN TRANSFER-TYPE SHOWER COMPARTMENTS, THRESHOLDS 1/2" HIGH MAX. SHALL BE BEVELED, ROUNDED, OR VERTICAL.

ROLL-IN TYPE SHOWER NOTES: 1. ROLL-IN TYPE SHOWER COMPARTMENTS SHALL BE 30" WIDE MIN. BY 60" DEEP MIN. CLEAR INSIDE DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES AND SHALL HAVE A MINIMUM 60" WIDE MIN. ENTRY ON THE FACE OF THE SHOWER COMPARTMENT

- 2. A 30" MIDE MIN. BY 60" LONG MIN. CLEARANCE SHALL BE PROVIDED ADJACENT TO THE OPEN FACE OF THE SHOWER COMPARTMENT. AN ACCESSIBLE LAVATORY (WITH KNEE & TOE CLEARANCE) SHALL BE PERMITTED ONE ON 30" WIDE MINIMUM SIDE OF THE CLEARANCE PROVIDED THAT IT IS NOT ON THE SIDE OF THE CLEARANCE ADJACENT TO THE CONTROLS OR, WHERE PROVIDED, NOT ON THE SIDE OF THE CLEARANCE ADJACENT TO THE SHOWER SEAT.
- AN ACCESSIBLE LAVATORY SHALL BE PERMITTED ON ONE 30" WIDE MIN. SIDE OF THE CLEARANCE PROVIDED THAT IT IS NOT ON THE SIDE OF THE CLEARANCE ADJACENT TO THE CONTROLS OR, WHERE PROVIDED, NOT ON THE SIDE OF THE CLEARANCE ADJACENT TO THE SHOWER SEAT. SEATS MUST BE PROVIDED IN ROLL-IN SHOWERS IN GUEST
- ROOMS. IT IS OPTIONAL IN OTHER. WHERE A SEAT IS PROVIDED IN STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS, GRAB BARS SHALL BE PROVIDED ON THE BACK WALL AND THE SIDE WALL OPPOSITE THE SEAT. GRAB BARS SHALL NOT BE PROVIDED ABOVE THE SEAT. WHERE A SEAT IS NOT PROVIDED IN STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS, GRAB BARS SHALL BE PROVIDED ON THREE WALLS. GRAB BARS SHALL BE INSTALLED 6" MAX. FROM
- ADJACENT WALLS. IN STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS, THE CONTROLS, FAUCETS, AND SHOWER SPRAY UNIT SHALL BE LOCATED ABOVE THE GRAB BAR, BUT NO HIGHER THAN  $4\delta$ " ABOVE THE SHOWER FLOOR. WHERE A SEAT IS PROVIDED, THE CONTROLS, FAUCETS, AND SHOWER SPRAY UNIT SHALL BE INSTALLED ON THE BACK WALL ADJACENT TO THE SEAT WALL AND SHALL BE LOCATED 27" MAX. FROM THE SEAT WALL.

BE 1/2" HIGH MAX. WITH A 1:2 BEVEL

THRESHOLDS IN ROLL-IN TYPE SHOWER COMPARTMENTS SHALL

ALTERNATE ROLL-IN TYPE SHOWER NOTES: ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENTS SHALL BE 36" WIDE AND 60" DEEP MIN. CLEAR INSIDE DIMENSIONS MEASURED AT CENTER POINTS OF OPPOSING SIDES. A 36" WIDE MIN. ENTRY SHALL BE PROVIDED AT ONE END OF THE LONG SIDE OF THE COMPARTMENT.

COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50%

OF THE FREEZER SPACE 54" MIN. ABOVE THE FINISH FLOOR OR GROUND. THE

CLEAR FLOOR SPACE SHALL BE POSITIONED FOR A PARALLEL APPROACH TO

CENTERLINE OF THE CLEAR FLOOR SPACE OFFSET 24" MAXIMUM FROM THE

ALL STORAGE AND APPLIANCE PARTS SHALL BE OPERABLE WITH ONE HAND

AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE

WRIST. THE FORCE REQUIRED TO ACTIVATE OR OPERATE OPERABLE PARTS

THE SPACE DEDICATED TO A REFRIGERATOR/FREEZER WITH THE

CENTERLINE OF THE DEDICATED SPACE.

SHALL BE 5 POUNDS MAXIMUM

- IN ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENTS, GRAB BARS SHALL BE PROVIDED ON THE BACK WALL AND THE SIDE WALL FARTHEST FROM THE COMPARTMENT ENTRY. GRAB BARS SHALL NOT BE PROVIDED ABOVE THE SEAT. GRAB BARS SHALL BE INSTALLED 6" MAX. FROM ADJACENT MALLS.
- 3. IN ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENTS, THE CONTROLS, FAUCETS, AND SHOWER SPRAY UNIT SHALL BE LOCATED ABOVE THE GRAB BAR, BUT NO HIGHER THAN 48" ABOVE THE SHOWER FLOOR. WHERE A SEAT IS PROVIDED, THE CONTROLS, FAUCETS, AND SHOWER SPRAY UNIT SHALL BE LOCATED ON THE SIDE WALL ADJACENT TO THE SEAT 27" MAX. FROM THE SIDE WALL BEHIND THE SEAT OR SHALL BE LOCATED ON THE BACK WALL OPPOSITE THE SEAT 15" MAX., LEFT OR RIGHT, OF THE CENTERLINE OF THE SEAT. WHERE A SEAT IS NOT PROVIDED, THE CONTROLS, FAUCETS, AND SHOWER SPRAY UNIT SHALL BE INSTALLED ON THE SIDE WALL FARTHEST FROM THE COMPARTMENT ENTRY.
- 4. SEATS MUST BE PROVIDED IN ROLL-IN SHOWERS IN GUEST ROOMS. IT IS OPTIONAL IN OTHER. THRESHOLDS IN ROLL-IN TYPE SHOWER
- COMPARTMENTS SHALL BE 1/2" HIGH MAX. WITH A

1. A SHOWER SPRAY UNIT WITH A HOSE 59" LONG MIN. THAT CAN BE USED BOTH AS A FIXED POSITION SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED (WITH THE CONTROLS LOCATED AT 48" MAX. AFF). THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL GRAB BAR IS USED, THE BAR SHALL BE INSTALLED SO AS TO NOT OBSTRUCT THE USE OF THE GRAB BARS. BATHTUB SHOWER SPRAY UNITS SHALL DELIVER WATER IHAT IS 120° MAX. HAND-HELD SHOWER SPRAY UNITS SHALL BE CAPABLE OF DELIVERING WATER PRESSURE SUBSTANTIALLY EQUIVALENT TO FIXED SHOWER HEADS.

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 3. SHOWER COMPARTMENT ENCLOSURES FOR SHOWER COMPARTMENTS SHALL NOT OBSTRUCT CONTROLS OR OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO SHOWER SEATS.

ACCESSIBLE SHOWER NOTES

SCALE: NOTTO SCALE

GENERAL SHOWER NOTES

8/13/2019

NTS

Jeff Peltier

1888 Ketegawn

989-413-7916

116 South M-52

Car Mash

Owosso, M

ADA Details

48667

Owosso, Mi 48867

Project

Drawing

Architect

ACCESSIBLE ROOM IDENTIFICATION SIGNAGE DETAIL