



**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.**

CALL TO ORDER: 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

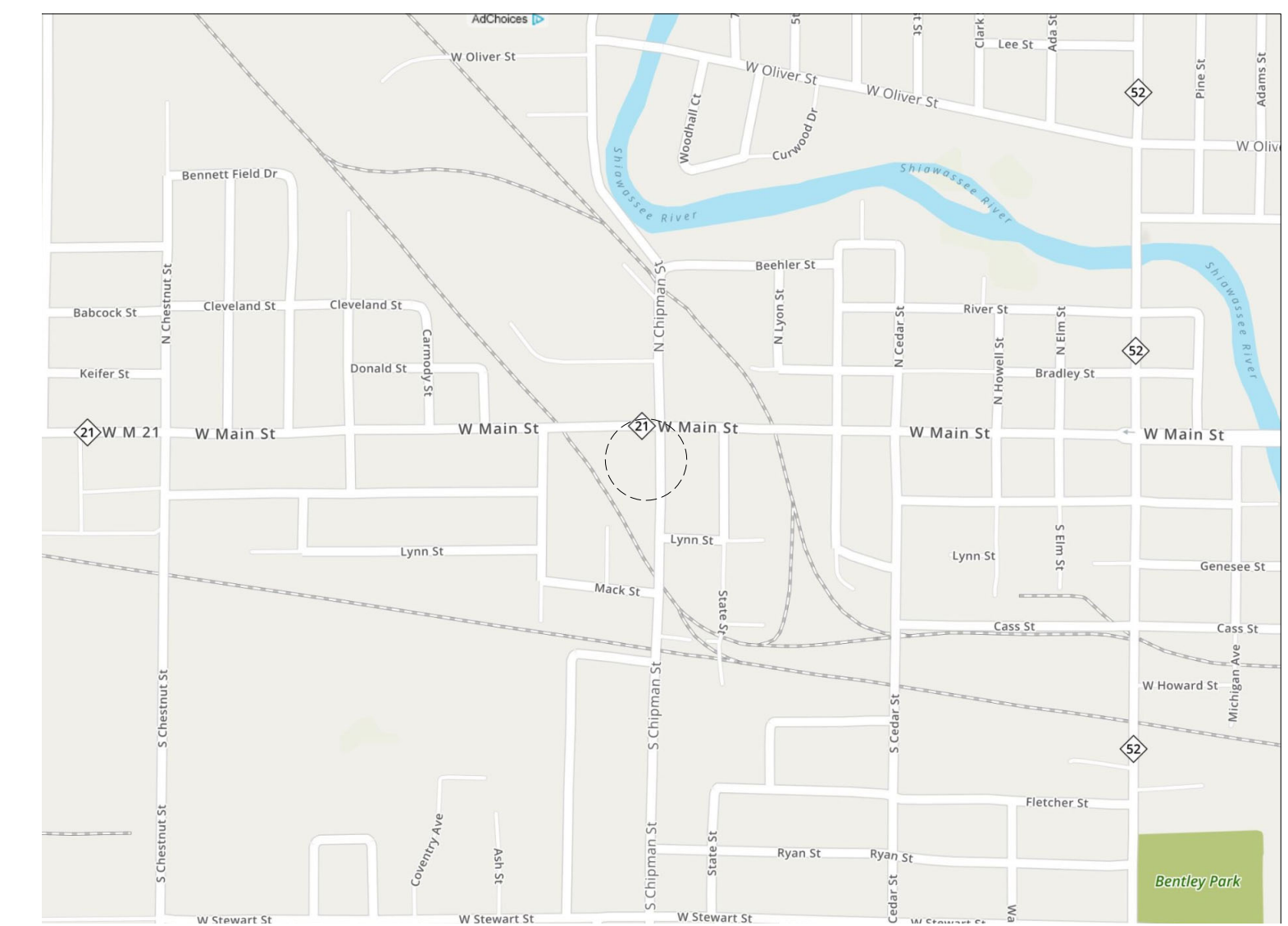
MOTION BY COMMISSIONER TAYLOR, SUPPORTED BY COMMISSIONER LAW TO ADJOURN AT 8:30 P.M. UNTIL THE NEXT MEETING ON AUGUST 26, 2019.

YEAS ALL, MOTION CARRIED.

Janae L. Fear, Secretary

DRAFT

116 S. M-52



Location Map

NTS

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

Project
Car Wash
White Box
116 South M-52
Owosso, Mi
48667

Drawing
Cover Sheet

Drawing List

- A1 Cover Sheet
- A2 Demolition Plan
- A3 Site Plan
- A4 Floor Plan
- A5 Elevations
- A6 Sections
- M1 Mechanical Plan
- E1 Electrical Plan
- P1 Plumbing Plan
- ADA1 ADA details
- ADA2 ADA details
- ADA3 ADA details

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-Separated
Construction Type: IIIB
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
Total Calculated Occupancy: 31 people
Actual Occupancy: 10 Maximum
Number of toilets required MPC Table 403.1
Toilets: 1 required, 1 toilet provided
Lavatories: 1 required 1 lavatory provided

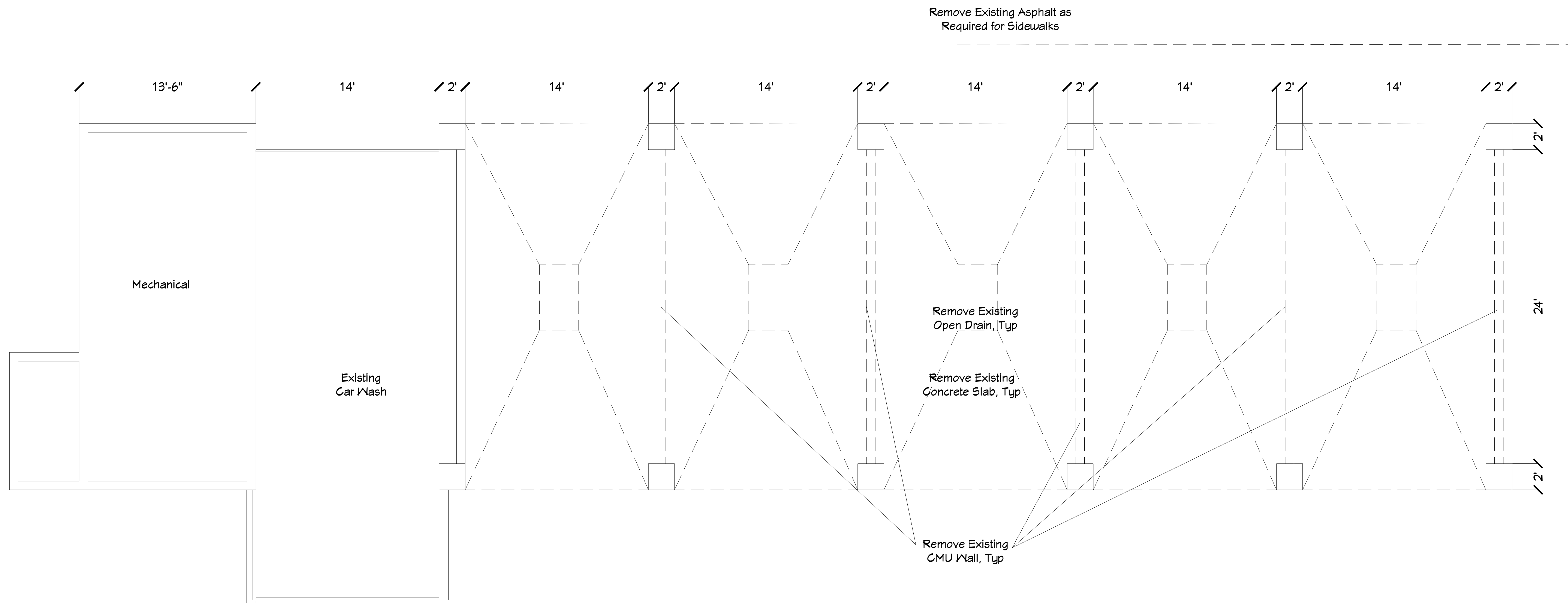
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Varies

Date
08/13/2019

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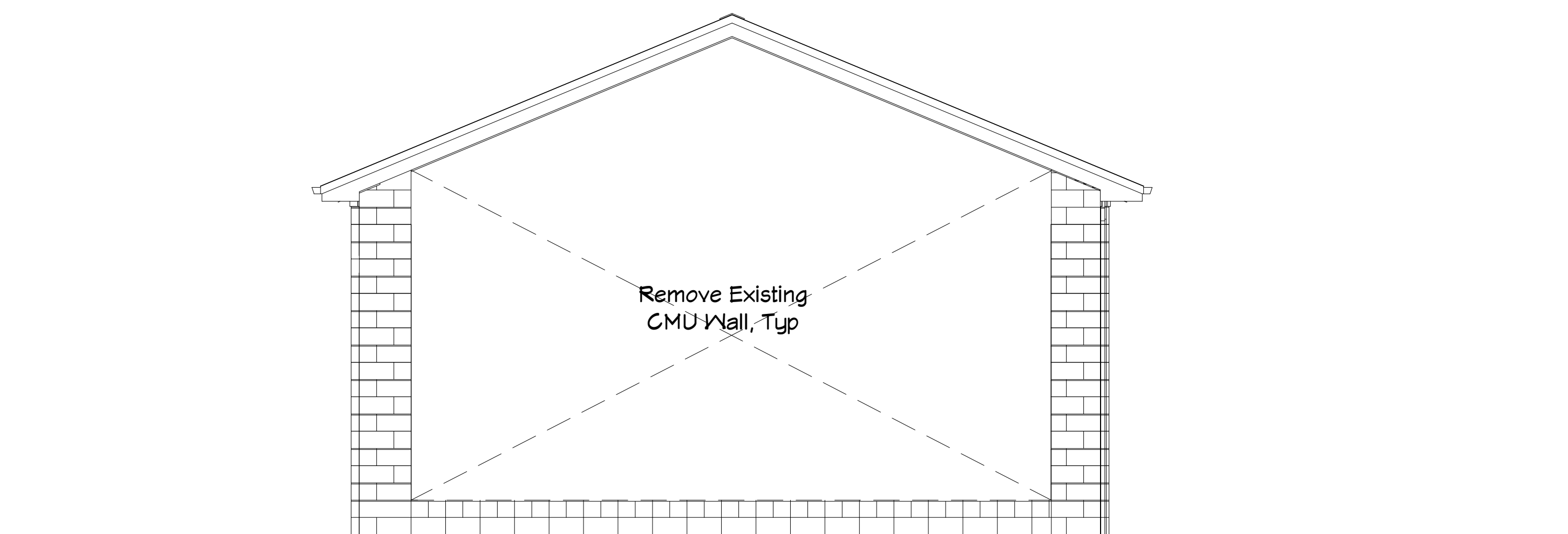
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Demolition Floor Plan

1/4"=1'-0"

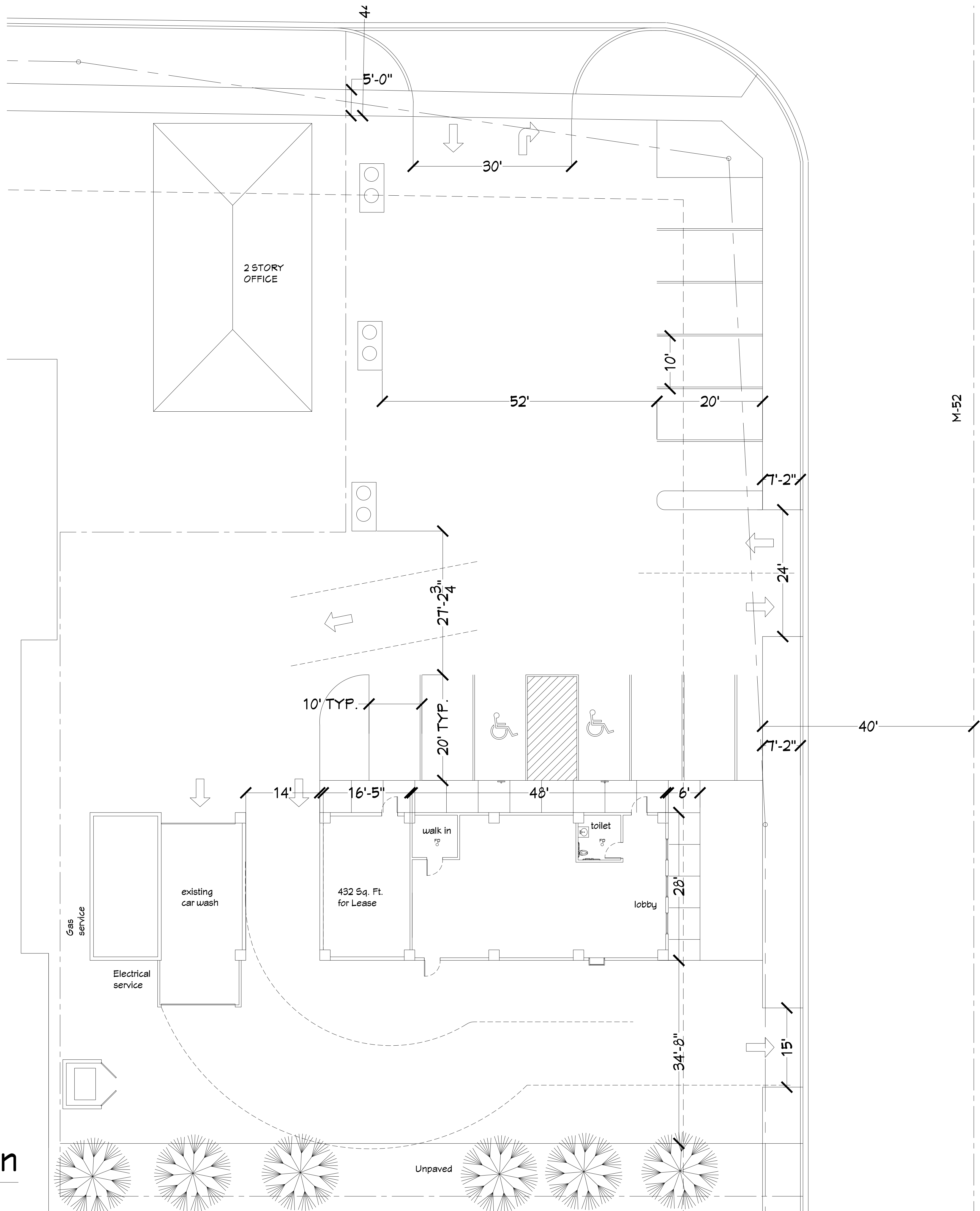


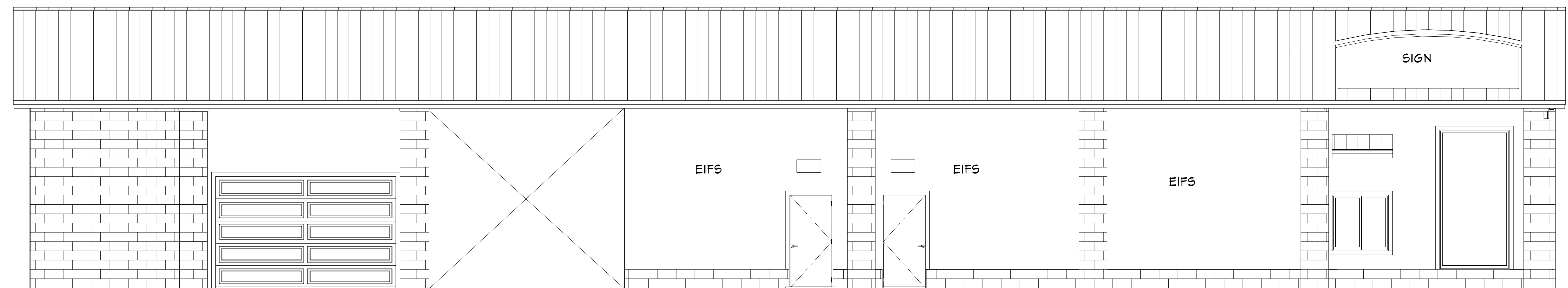
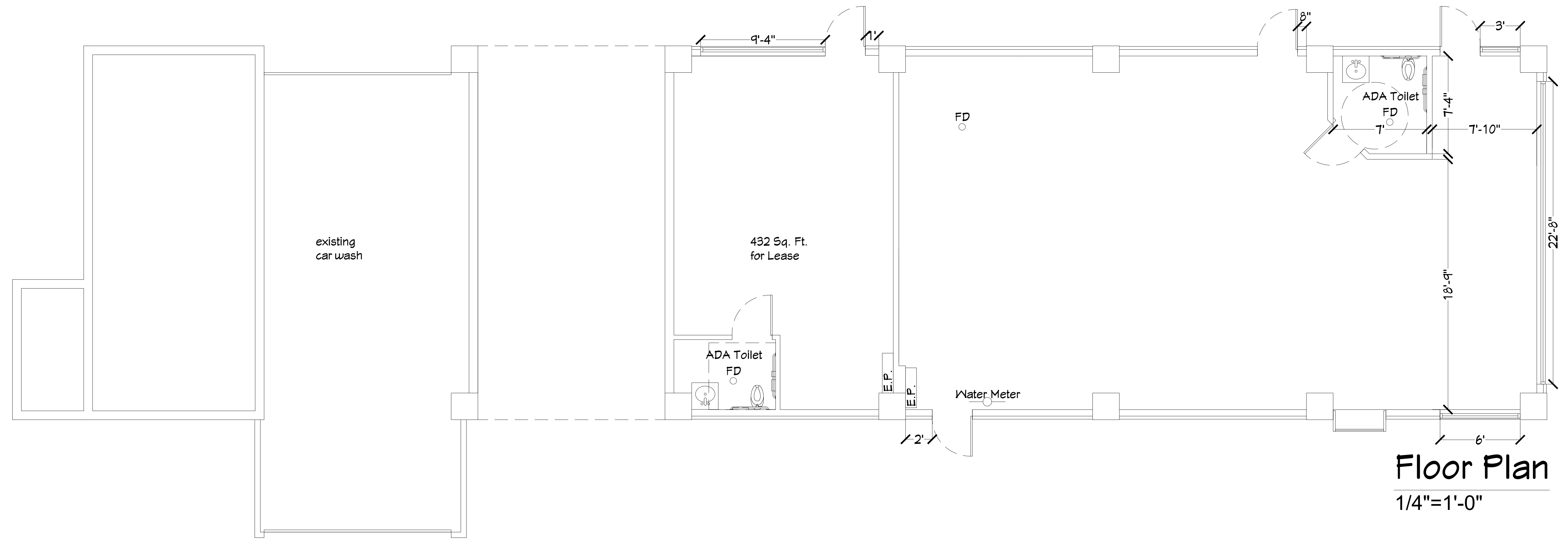
Demolition Elevation

1/4"=1'-0"

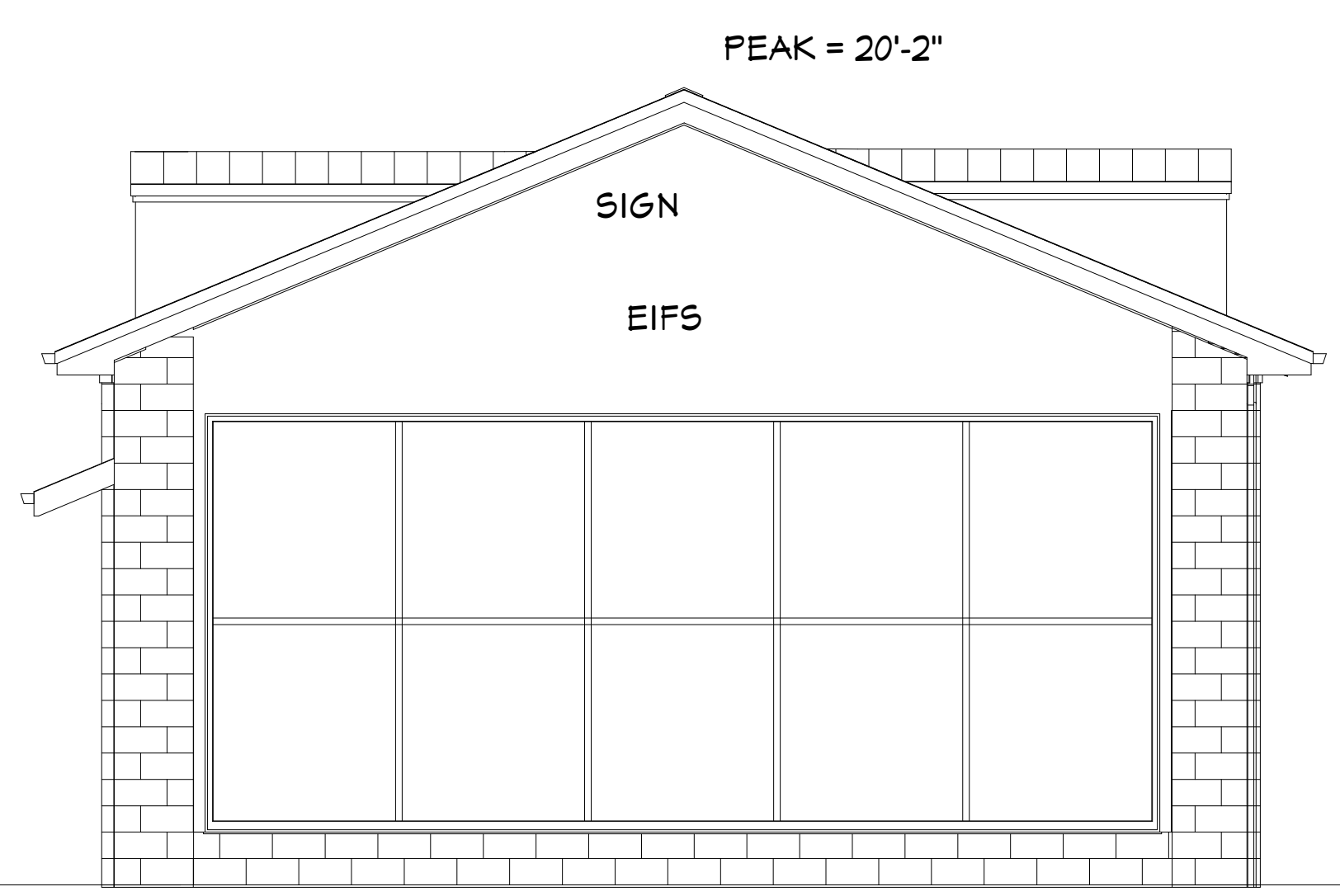
1. General Conditions:
 - a. All Landlord construction shall be in accordance with the requirements of all-applicable codes, ordinances, rules and regulations of all authorities having jurisdiction over their respective portions of the work and Landlord's insurance carriers.
 - b. Landlord shall obtain all required permits and inspections relating to its work.
2. Exterior:
 - c. Storefront: Clear double-pane glass storefront with floor-to-ceiling glass. Metal mullions around glass and door frame.
 - d. Front door: One (1) clear, double-pane safety-glazed glass 3' x 7' double-acting entry doors, with hardware per code and weather-stripping.
 - e. Rear door: 3' x 7' hollow metal door with panic hardware requirements and weather-stripping to code.
 - f. 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
 - g. Roof covering must be sound, watertight, and can be perforated and flashed using standard roofing methods for installation of roof mounted equipment.
3. Interior:
 - h. 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.
 - i. 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.
4. HVAC:
 - j. 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 per Code
5. Electrical and Lighting:
 - k. "J" box for signs where signs are to be installed. Electrical rcuit with conduit and pull string to distribution panel.
 - l. Conduit and pull string for telephone service to the electrical room or telephone box.
 - m. Monument or pylon sign is in good repair and is ready to receive new sign.
 - n. 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.
6. Plumbing:
 - o. 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.
 - p. Minimum 4" sewer line stubbed into Tenant's space in sufficient size and depth for Tenant's use.
 - q. All local fire regulations have been met including: fire protection sprinkler system, exit signs, emergency lighting and fire alarm as required
 - r. All tap, connection or impact fees for utilities to be paid by Landlord
7. 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 HVAC unit(s).
8. 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.

Site Plan
1"=10'-0"

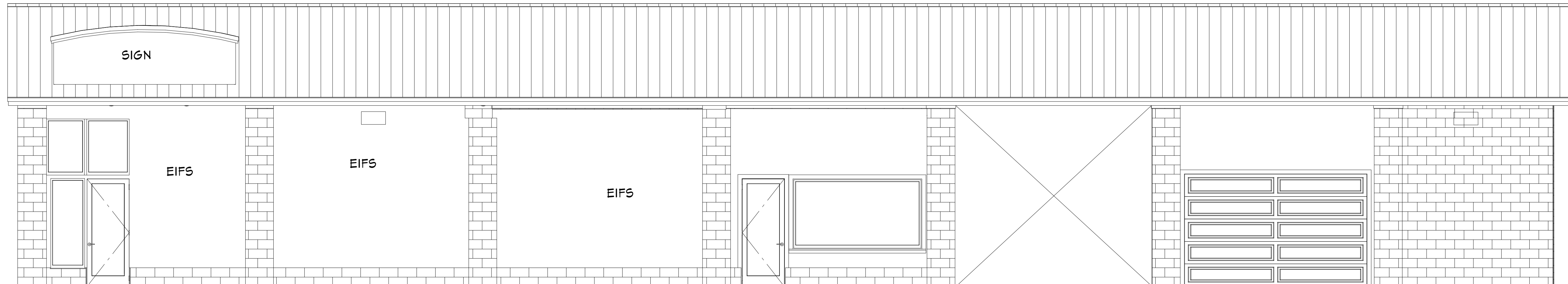




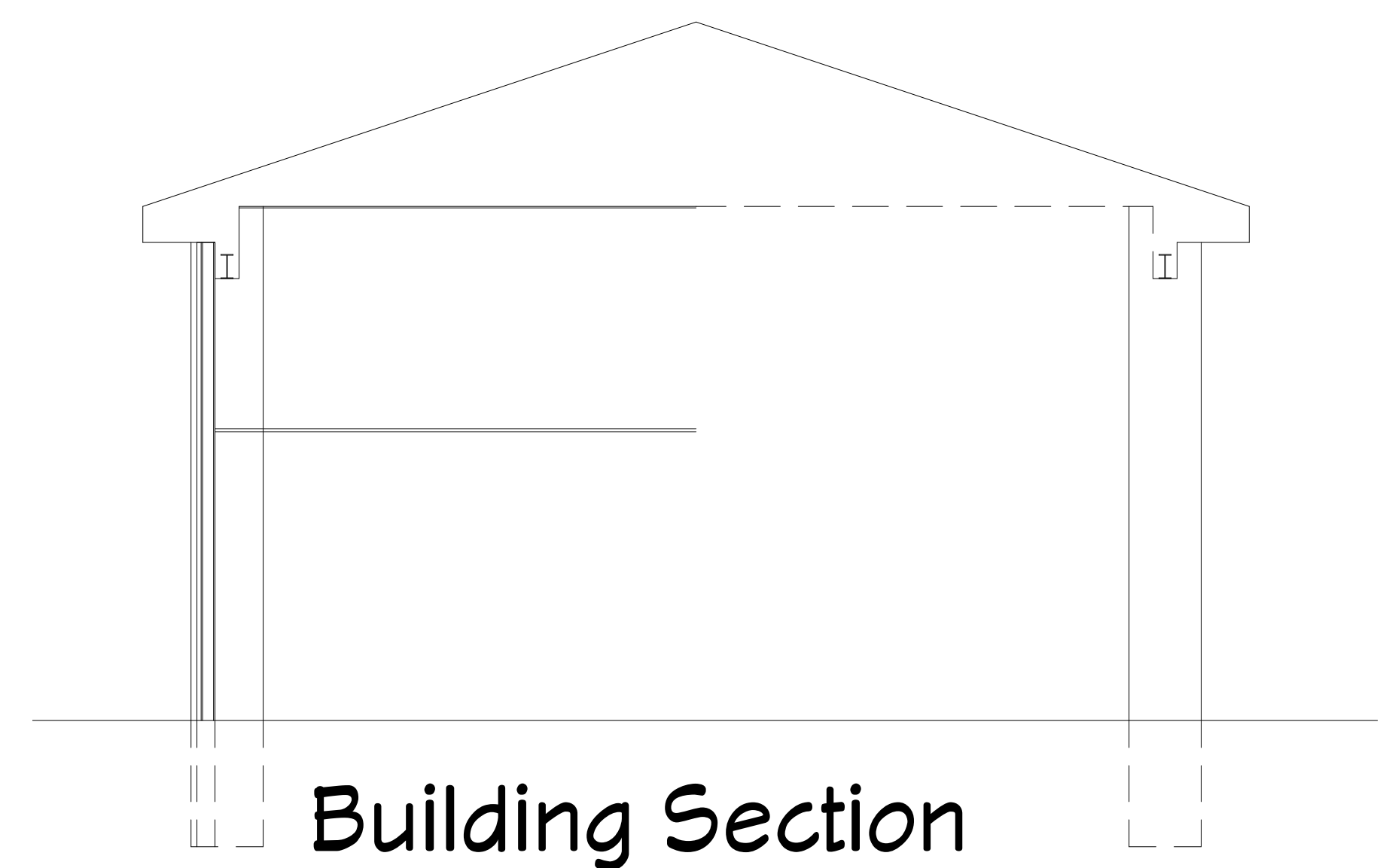
South Elevation
 1/4"=1'-0"



East Elevation
 1/4"=1'-0"

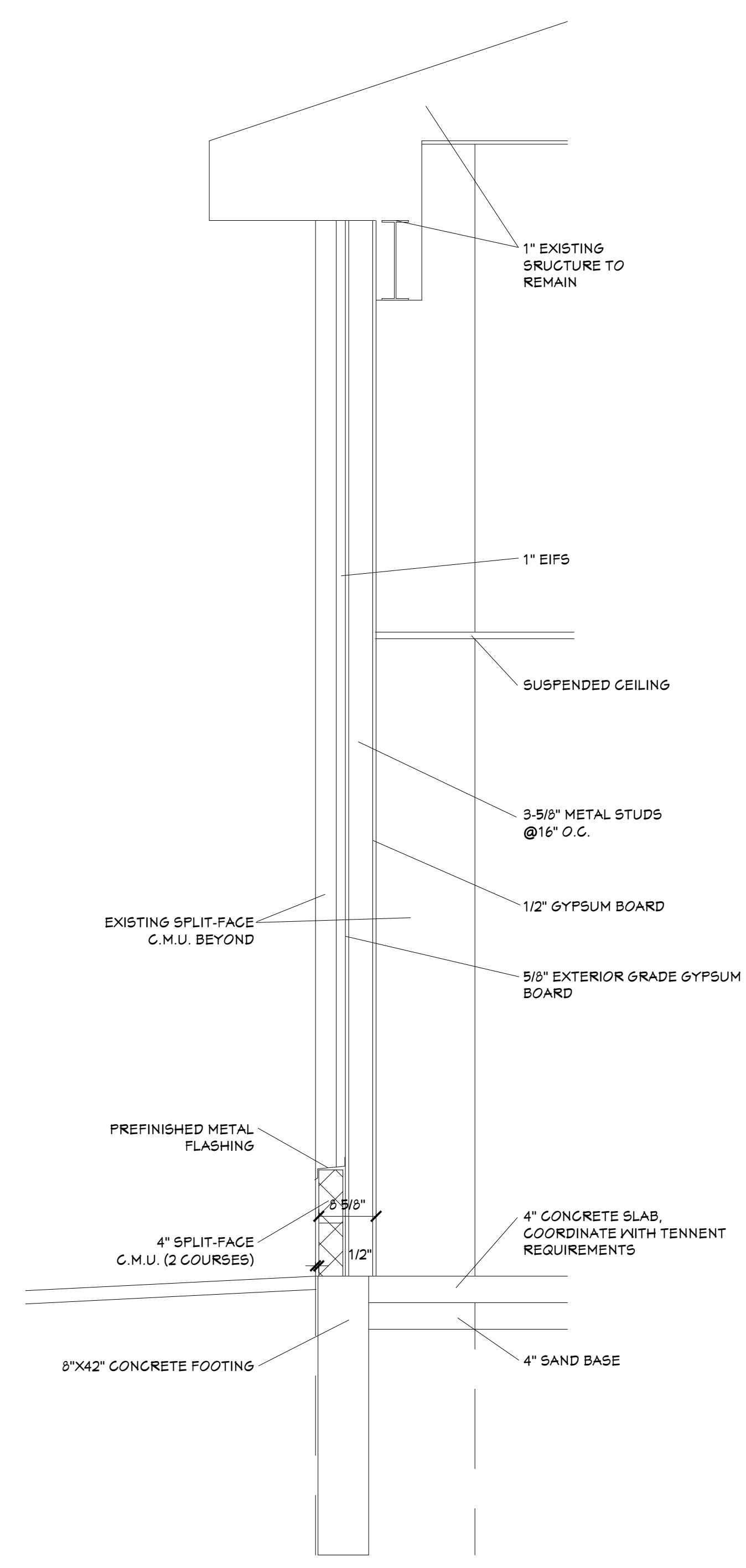
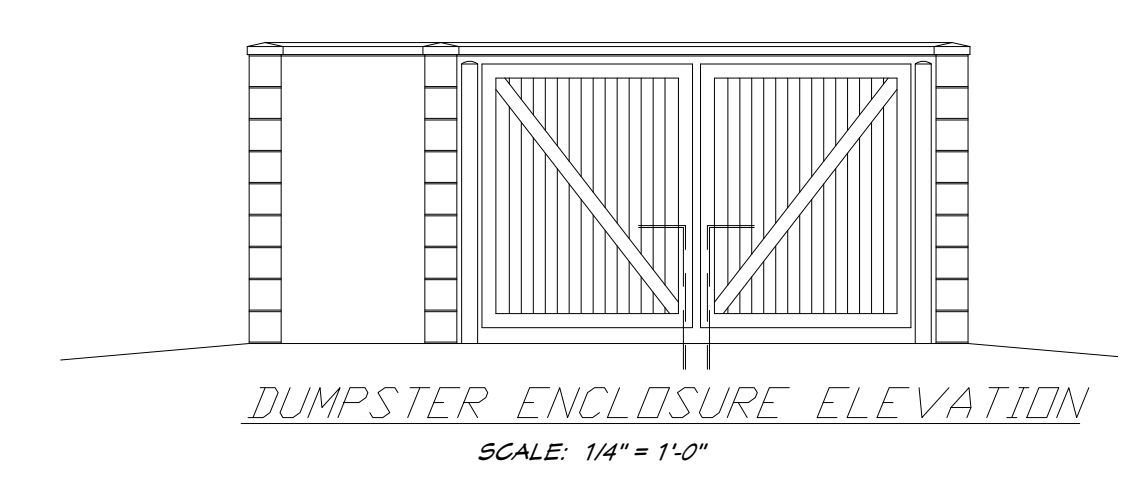
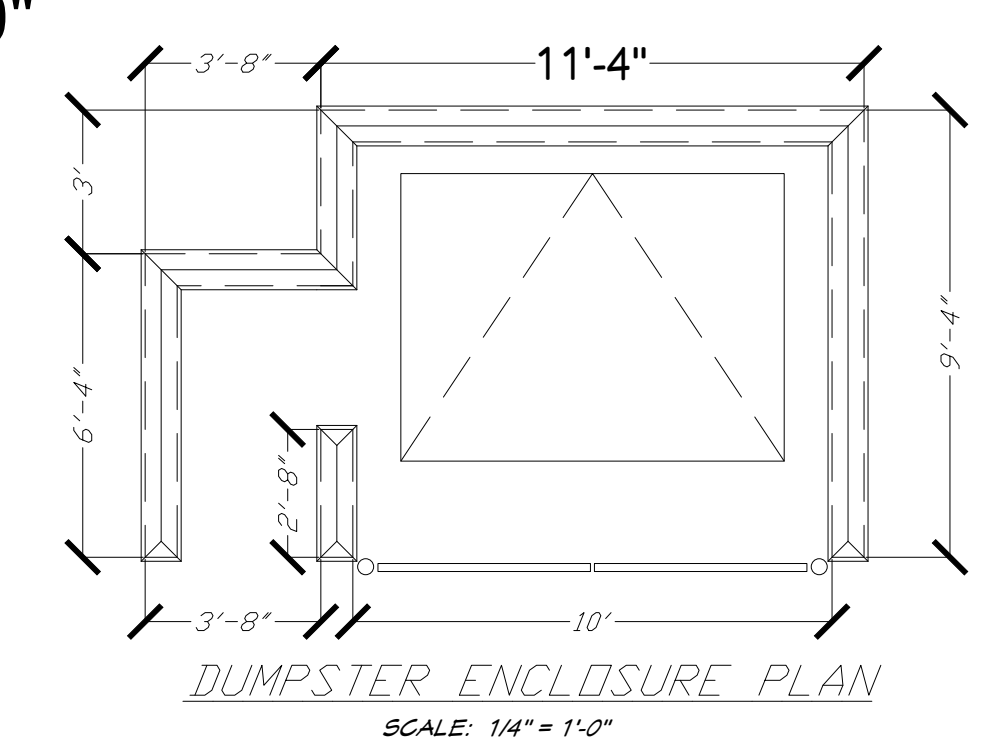


North Elevation
1/4"=1'-0"

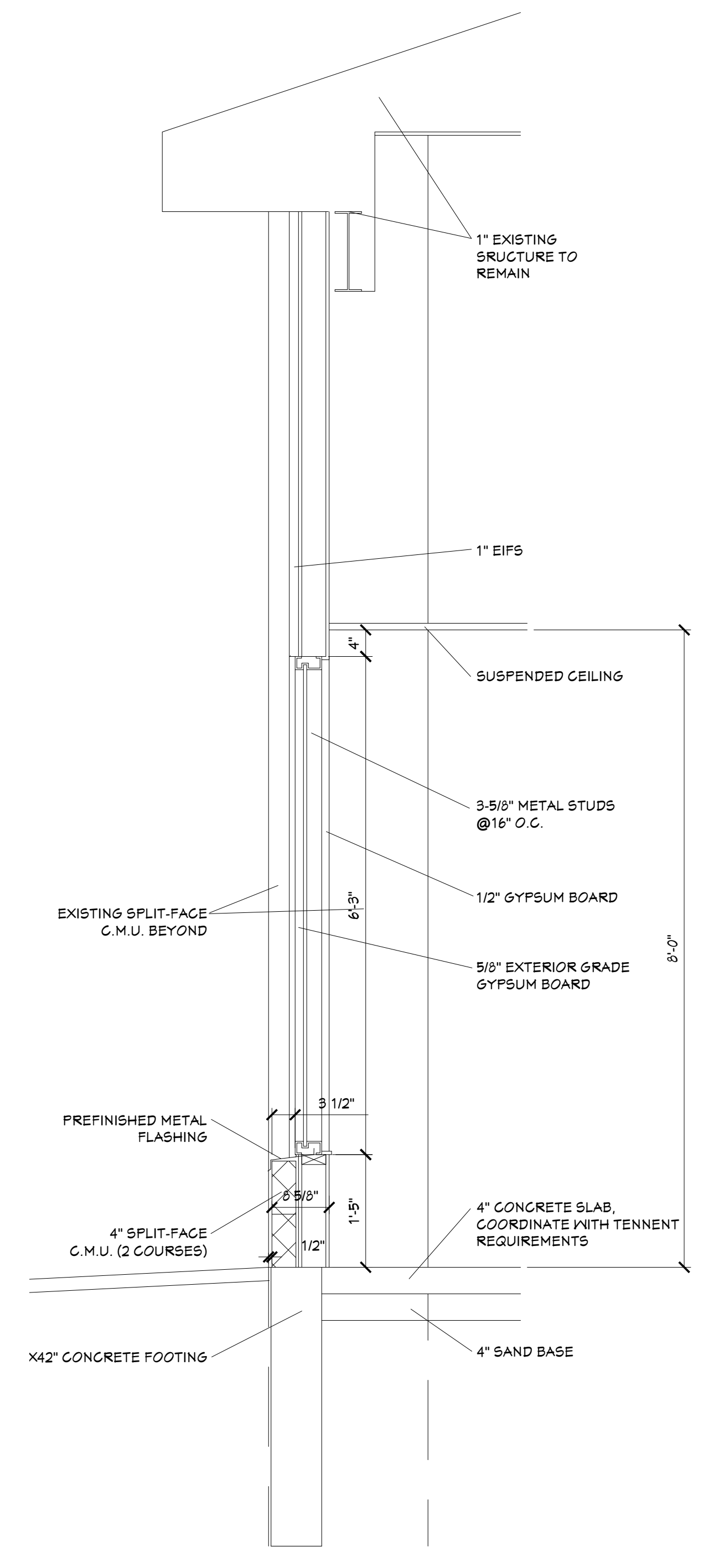


Building Section

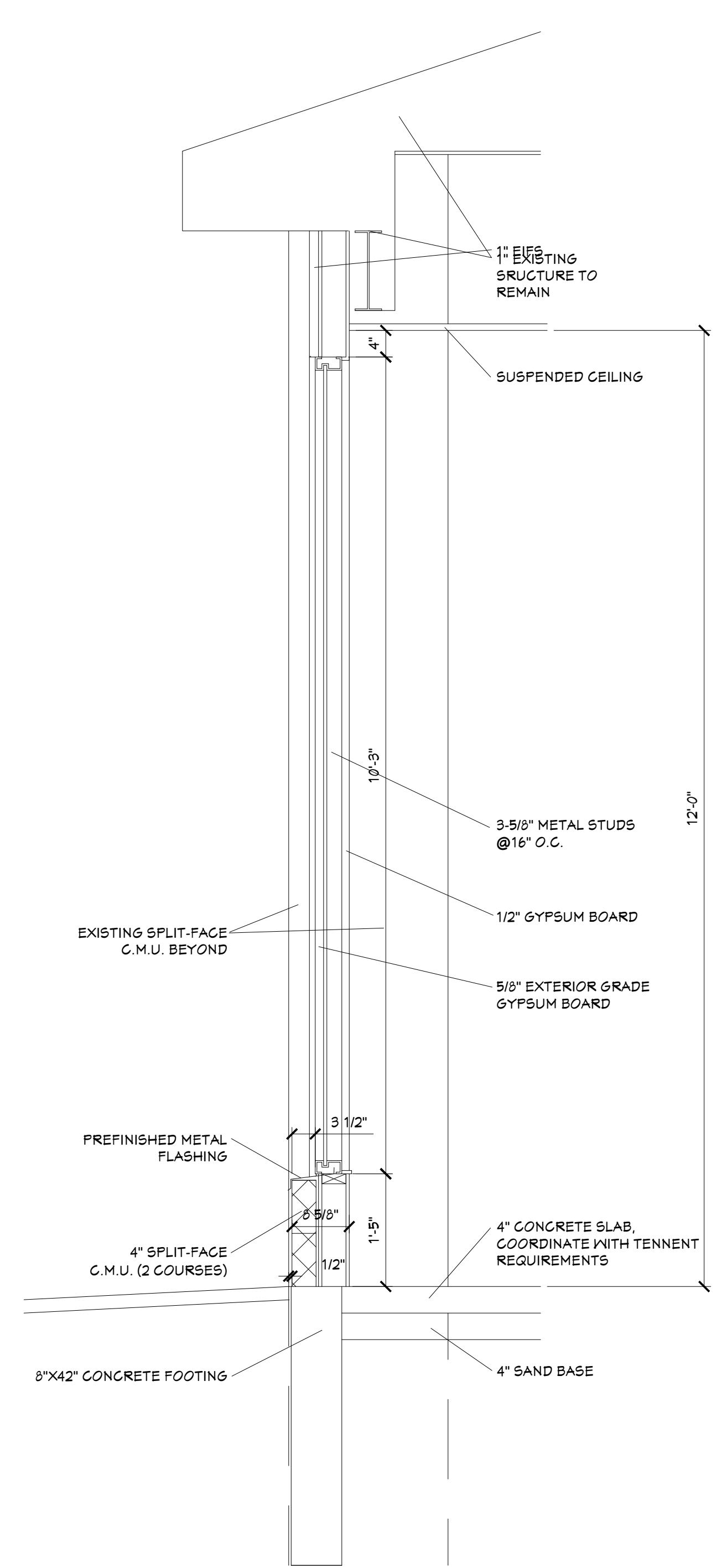
1/4"=1'-0"



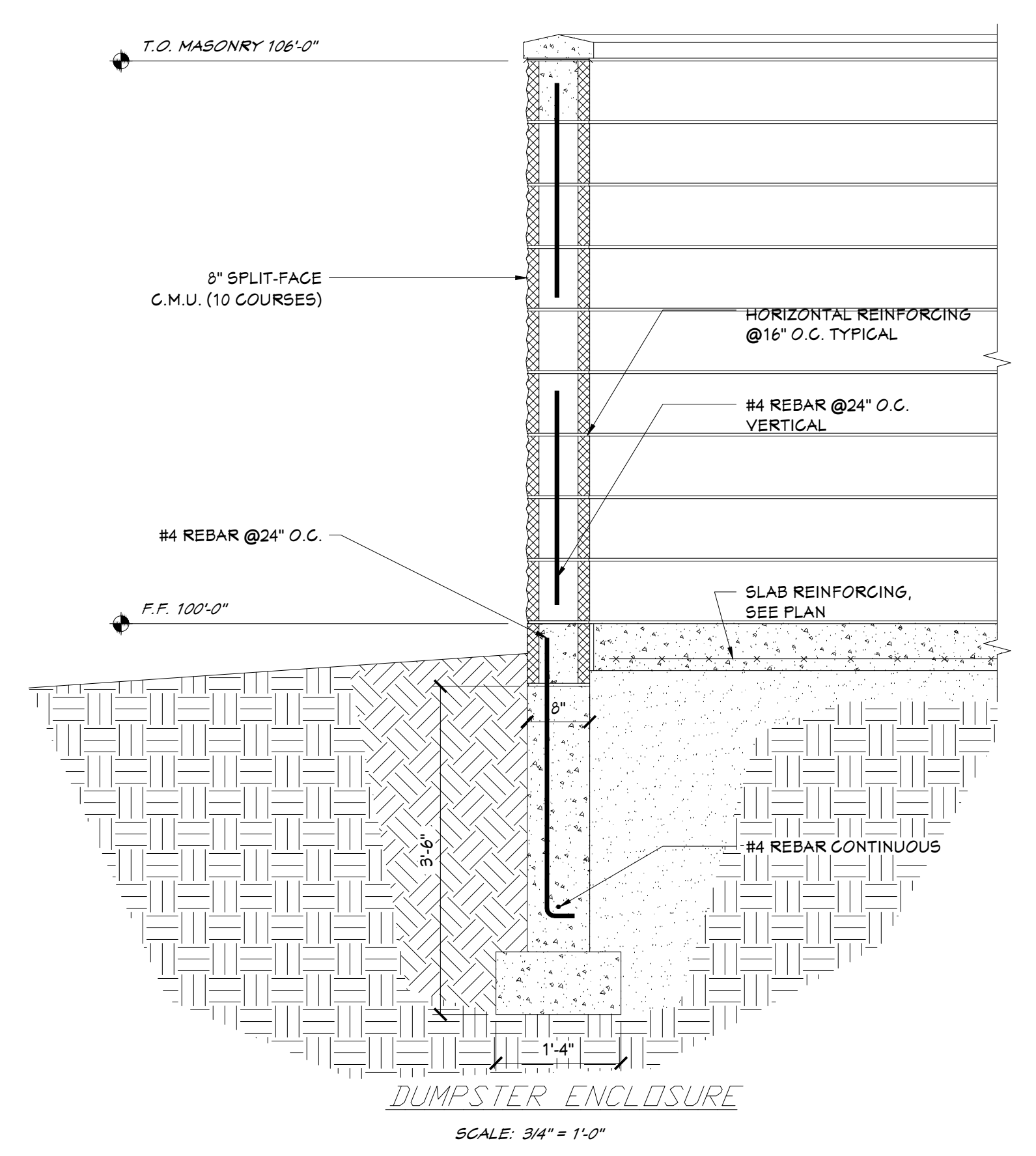
Typical Wall Section
3/4"=1'-0"

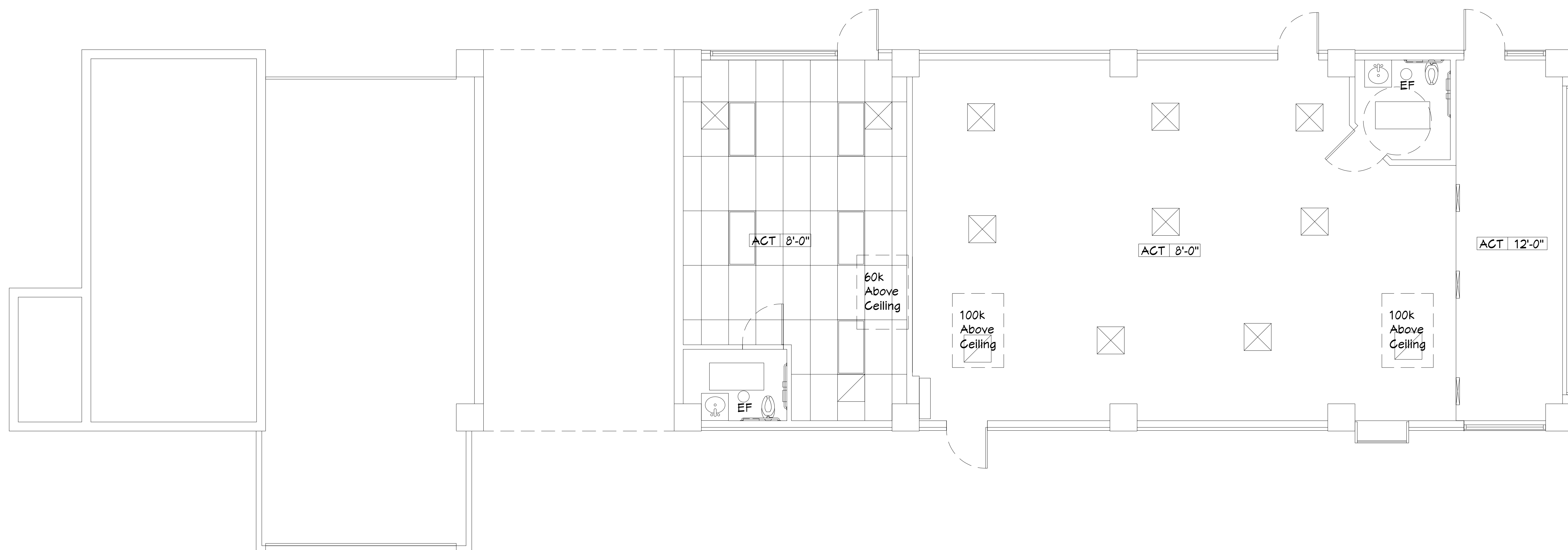


Wall Section @8' ACT
3/4"=1'-0"



Wall Section @12' ACT
3/4"=1'-0"



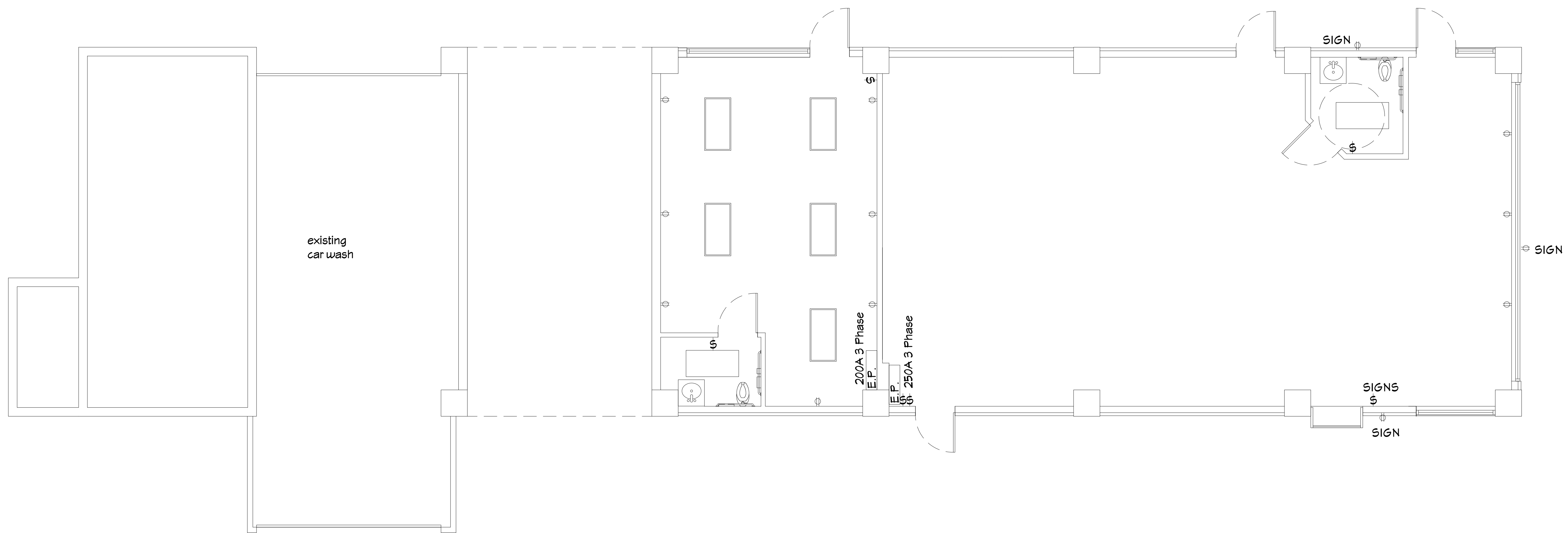


Mechanical Plan
1/4"=1'-0"

Scale
1/4"=1'-0"

Date
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M1
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Electrical Plan

1/4"=1'-0"

Scale

1/4"=1'-0"

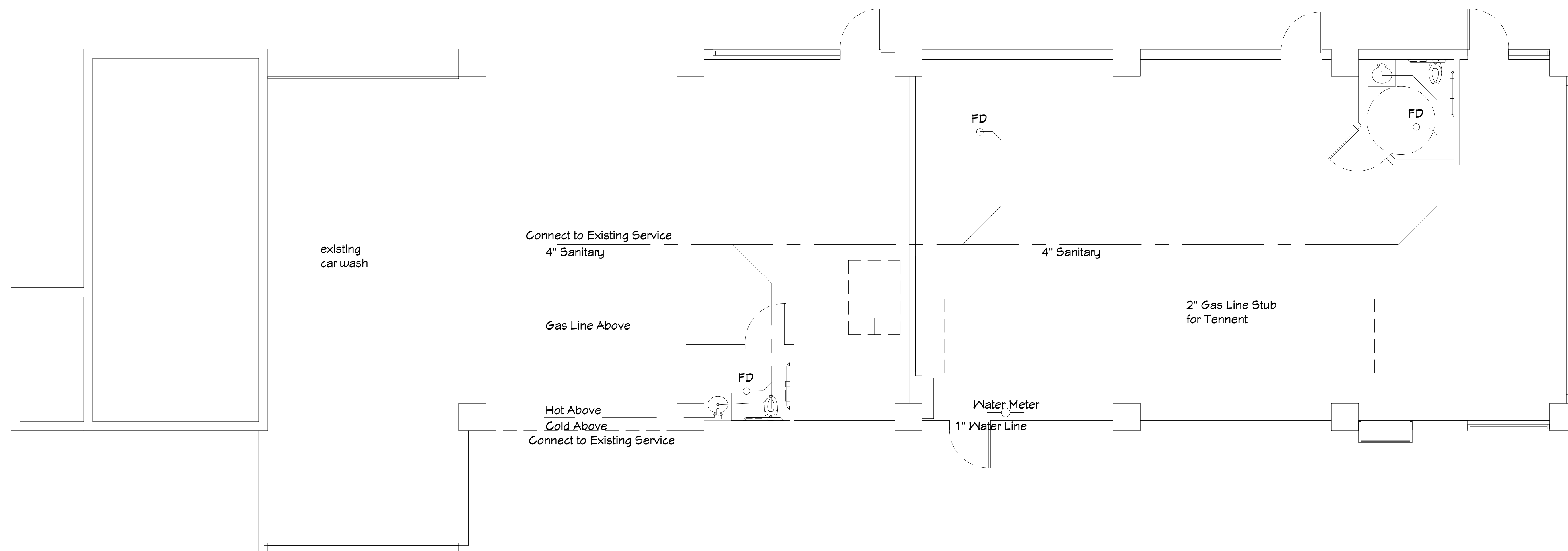
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Plumbing Plan

1/4"=1'-0"

Scale

NTS

Date

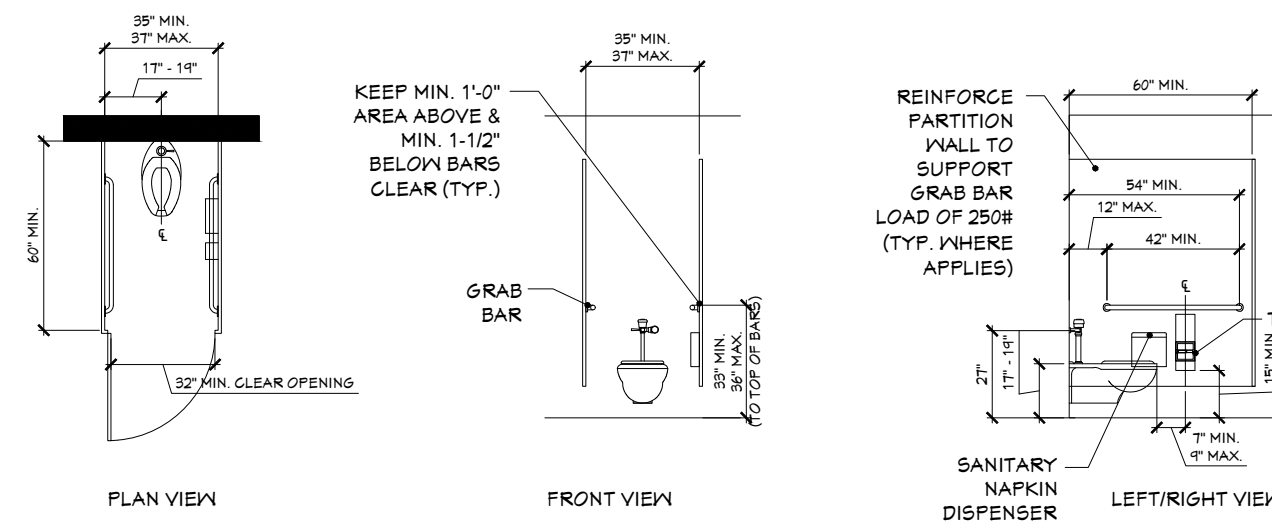
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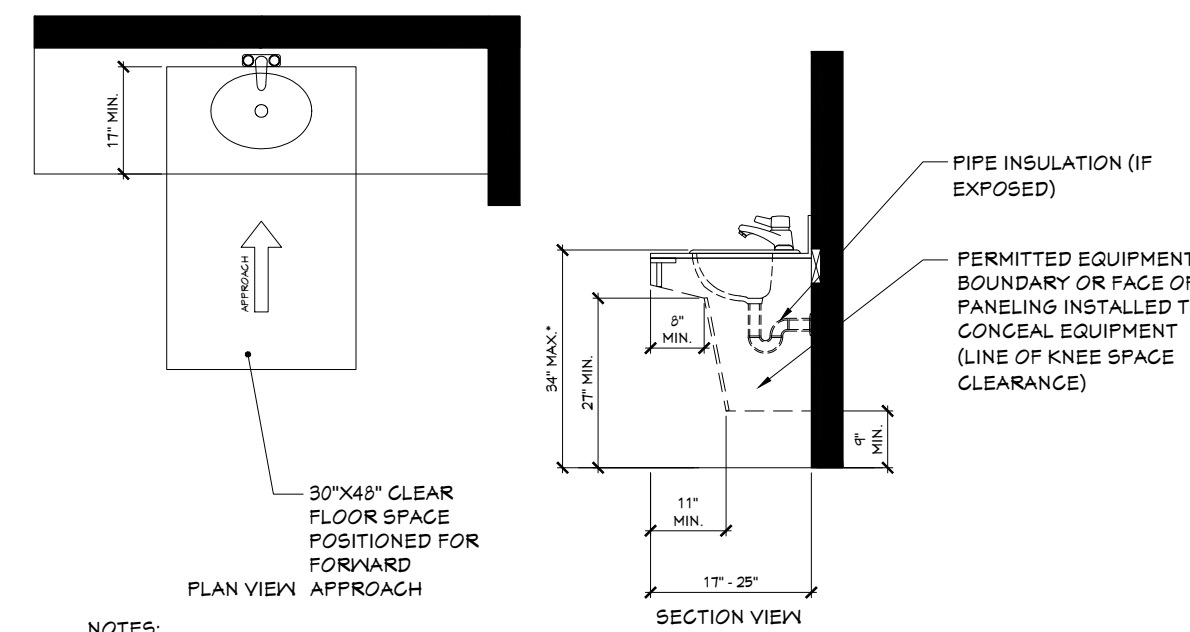
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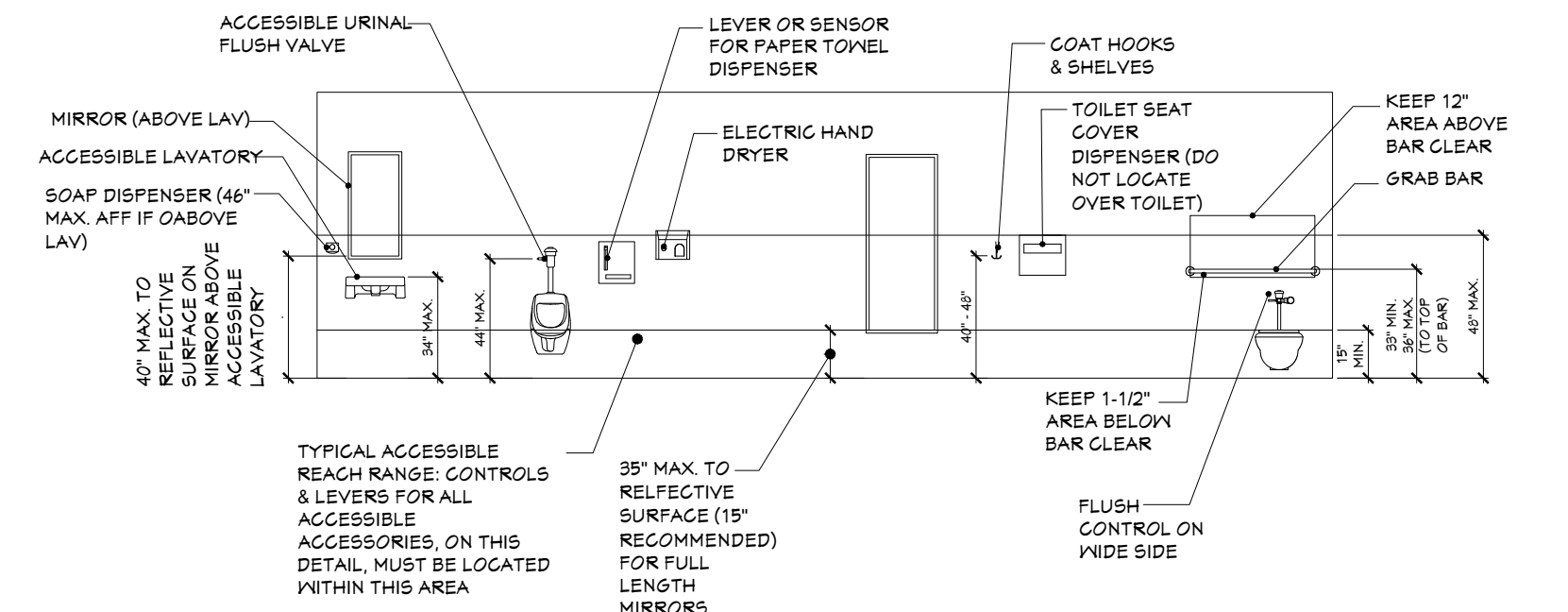
- NOTES:
- WHERE CLEAR FLOOR SPACE REQUIRED FOR FORWARD APPROACH SHALL BE CENTERED ON THE UNIT AND SHALL INCLUDE KNEE AND TOE CLEARANCE.
 - OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.
 - THE SPOUT SHALL BE LOCATED 15" MAXIMUM FROM THE VERTICAL SUPPORT AND 9" MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS.
 - THE SPOUT SHALL PROVIDE A FLOW OF WATER 4" HIGH MINIMUM AND SHALL BE LOCATED 5" MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED BETWEEN 5" AND 9" MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15" MAXIMUM.



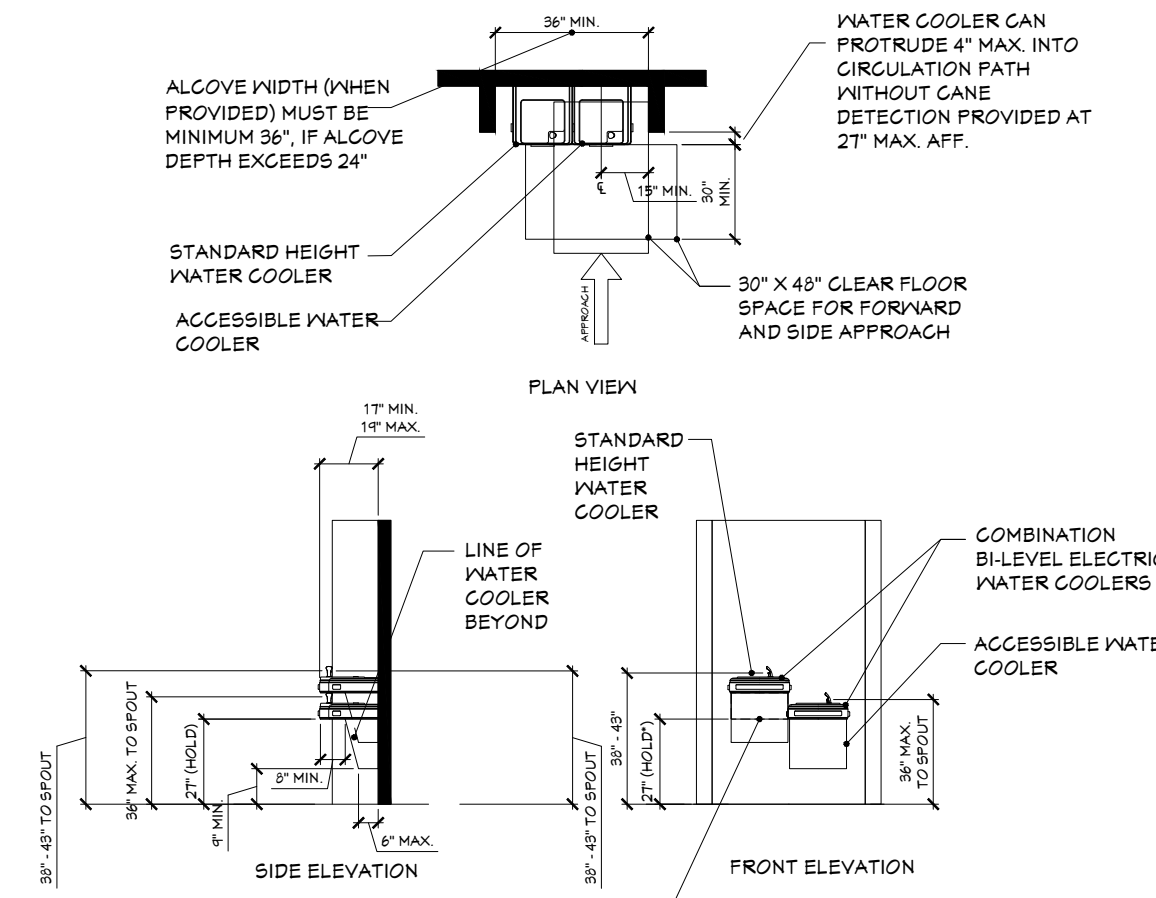
- NOTES:
- THE CENTERLINE OF THE WATER CLOSET SHALL BE 17" TO 14" FROM THE SIDE WALLS OR PARTITIONS IN AMBULATORY ACCESSIBLE TOILET STALLS.
 - AMBULATORY ACCESSIBLE COMPARTMENTS SHALL HAVE A DEPTH OF 60" MIN. AND A WIDTH OF 36" TO 37".
 - THE DOOR SHALL BE SELF-CLOSING. AN ACCESSIBLE DOOR PULL SHALL BE PLACED ON BOTH SIDES 5" FROM THE LATCH. TOILET COMPARTMENT DOORS SHALL NOT SWING INTO THE MINIMUM REQUIRED COMPARTMENT AREA.
 - A 42" SIDE WALL GRAB BAR SHALL BE PROVIDED ON BOTH SIDES OF THE COMPARTMENT.
 - COAT HOOKS PROVIDED WITHIN TOILET COMPARTMENTS SHALL BE 40" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR.
 - DOOR MANEUVERING CLEARANCES SHALL BE PROVIDED AT COMPARTMENT DOORS. IF THE APPROACH IS TO THE LATCH SIDE OF THE DOOR, CLEARANCE BETWEEN THE DOOR AND THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 42" MIN. TO THE FACE OF THE DOOR.



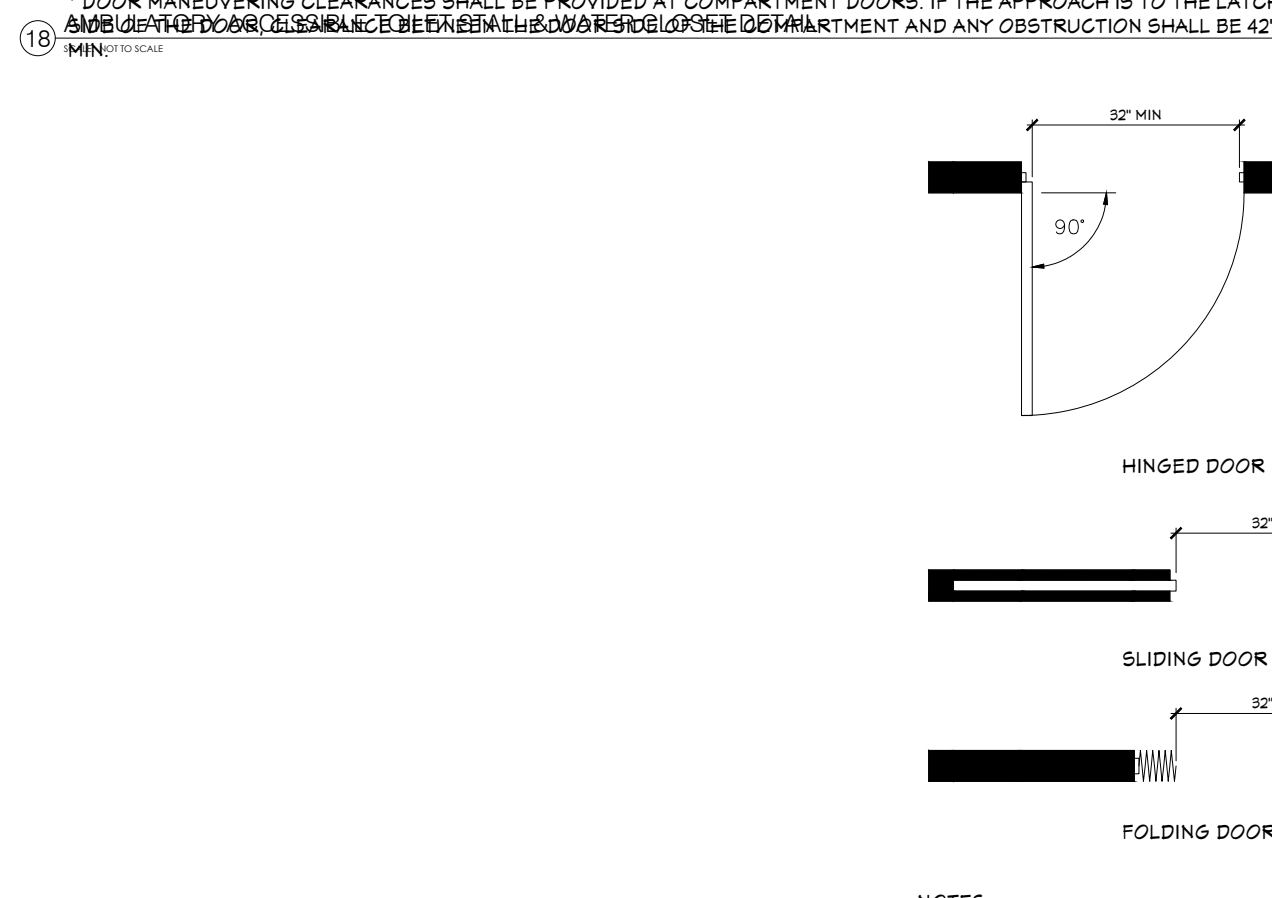
- NOTES:
- A CLEAR FLOOR SPACE, POSITIONED FOR FORWARD APPROACH, AND KNEE AND TOE CLEARANCE SHALL BE PROVIDED.
 - THE FRONT OF SINKS SHALL BE 34" MAX. ABOVE THE FLOOR, MEASURED TO THE FUTURE RIM OR COUNTER SURFACE, WHICHEVER IS HIGHER.
 - HAND-OPERATED SELF-CLOSING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.
 - WATER SUPPLY AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.
 - 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 MAXIMUM.



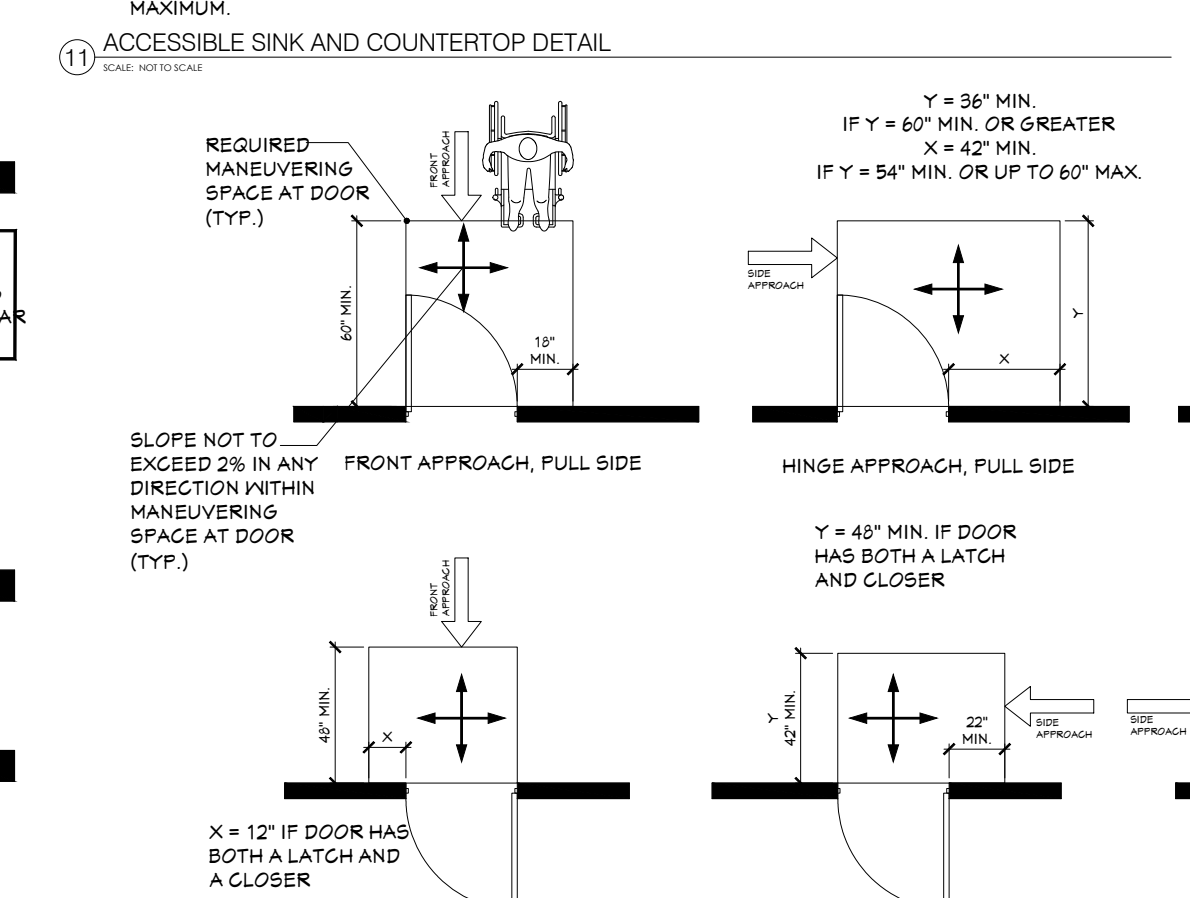
- NOTES:
- CLEAR FLOOR SPACE AT ACCESSORIES SHALL BE 30" MIN. BY 48" MIN.
 - UNLESS OTHERWISE SPECIFIED, THE CLEAR FLOOR SPACE MAY BE POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO AN ELEMENT.
 - OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.
 - SEE ADDITIONAL DETAILS REGARDING FORWARD AND SIDE REACH REQUIREMENTS.
 - TOILET AND BATHING ROOM ACCESSORIES MUST BE LOCATED OR SELECTED SO THEY ARE NOT PROTRUDING OBJECTS INTO THE CIRCULATION SPACE. REFER TO ASSOCIATED DETAILS.



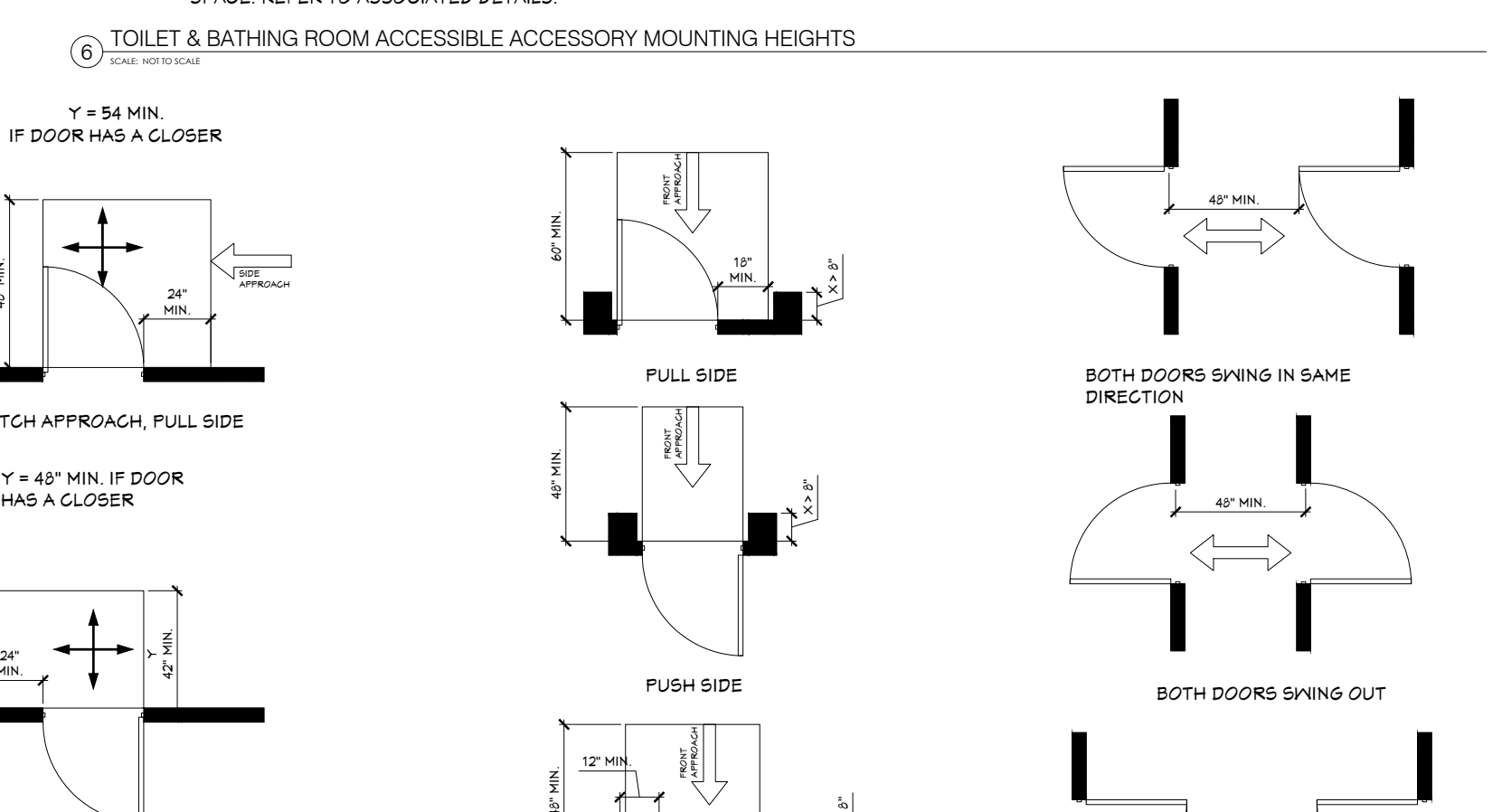
- NOTES:
- WHEN NOT LOCATED IN AN ALCOVE, THE BOTTOM OF THE WATER COOLER MUST BE HELD AT 27" OR CANE DETECTION MAY BE EQUIPPED AT NO MORE THAN 27" AFF.



- NOTES:
- OPENINGS MORE THAN 24" DEEP SHALL PROVIDE CLEAR OPENING OF 36" MINIMUM.
 - THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34" ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34" AND 37" ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4".



- NOTES:
- MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18" OF THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 8" BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE. REFER TO DETAIL 4.
 - THE FLOOR OR GROUND SURFACE WITHIN THE REQUIRED MANEUVERING CLEARANCES SHALL SLOPE NO MORE THAN 1:48 (2%) AND CHANGES IN LEVEL WITHIN THIS AREA ARE NOT PERMITTED.



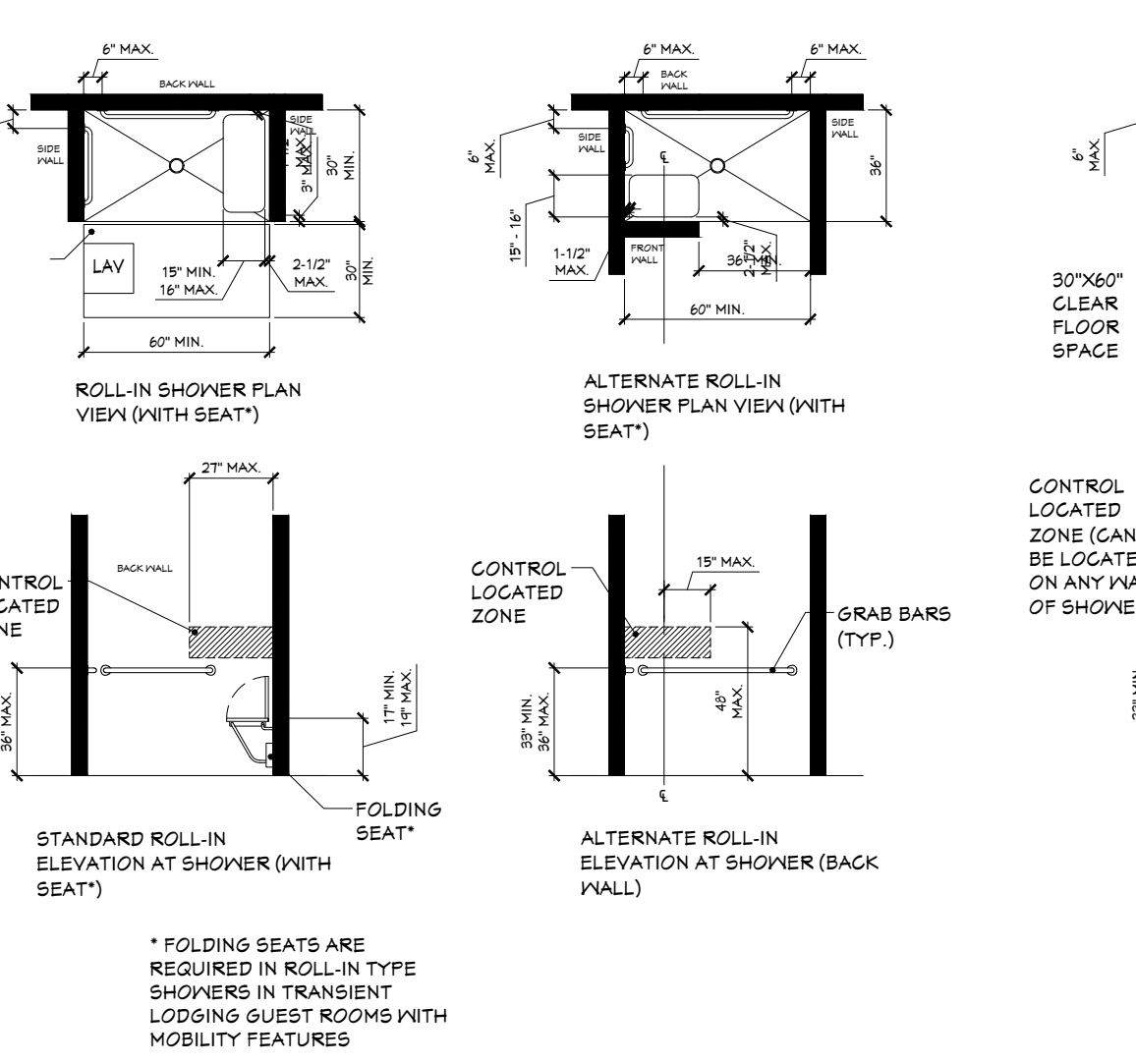
- NOTES:
- SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR OR GROUND AND 4" ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED TOE CLEARANCE.
 - TOE CLEARANCE SHALL EXTEND 25" MAX. UNDER ELEMENT.
 - WHERE TOE CLEARANCE IS REQUIRED AT AN ELEMENT AS PART OF THE CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 17" MIN. UNDER THE ELEMENT.
 - TOE CLEARANCE SHALL BE 30" WIDE MINIMUM.

18 DRINKING FOUNTAIN & ALCOVE DETAIL

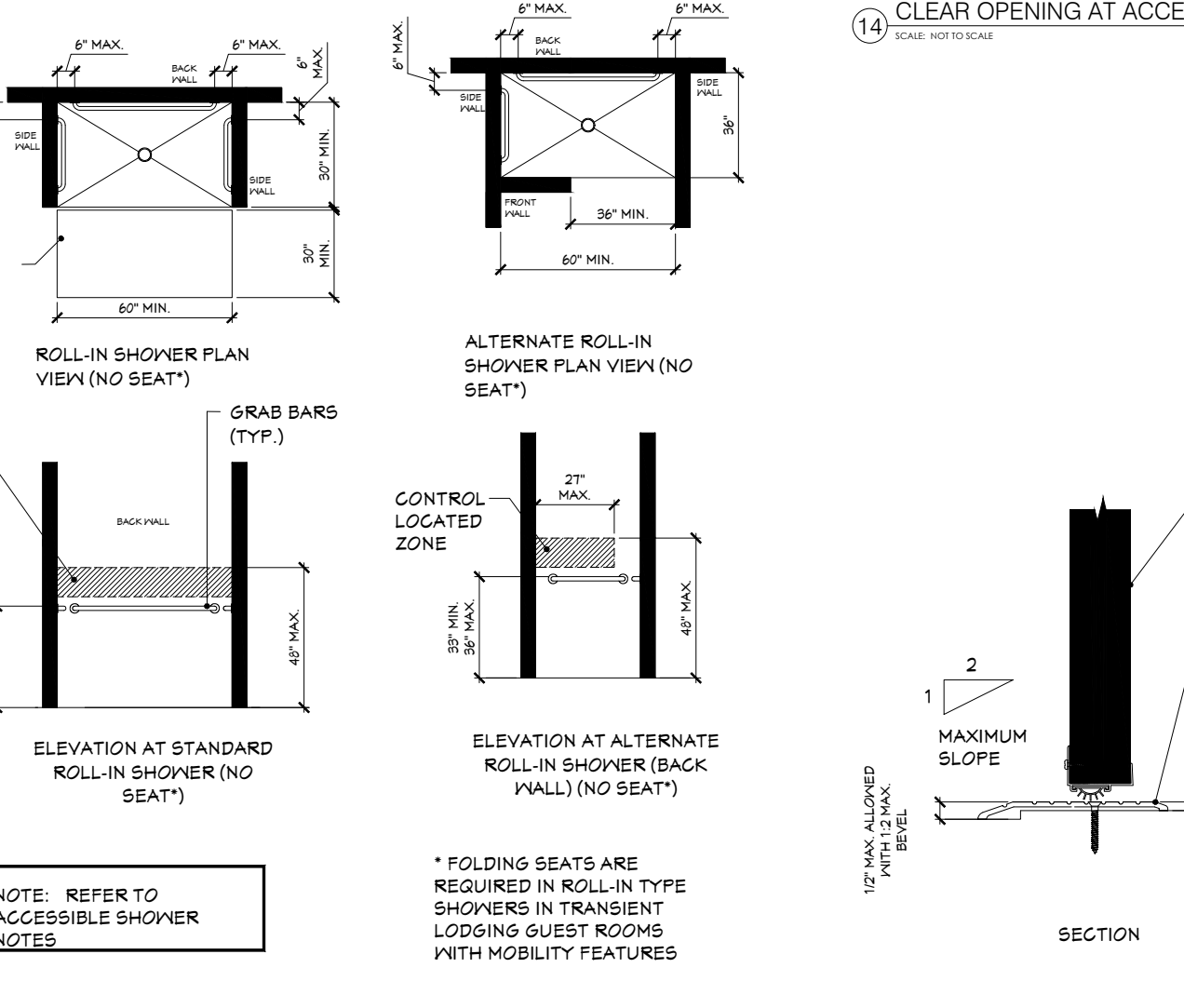
13 CLEAR OPENING AT ACCESSIBLE DOORS/GATES DETAIL

11 REQUIRED DOOR MANEUVERING CLEARANCE AT ACC. DOORS/GATES

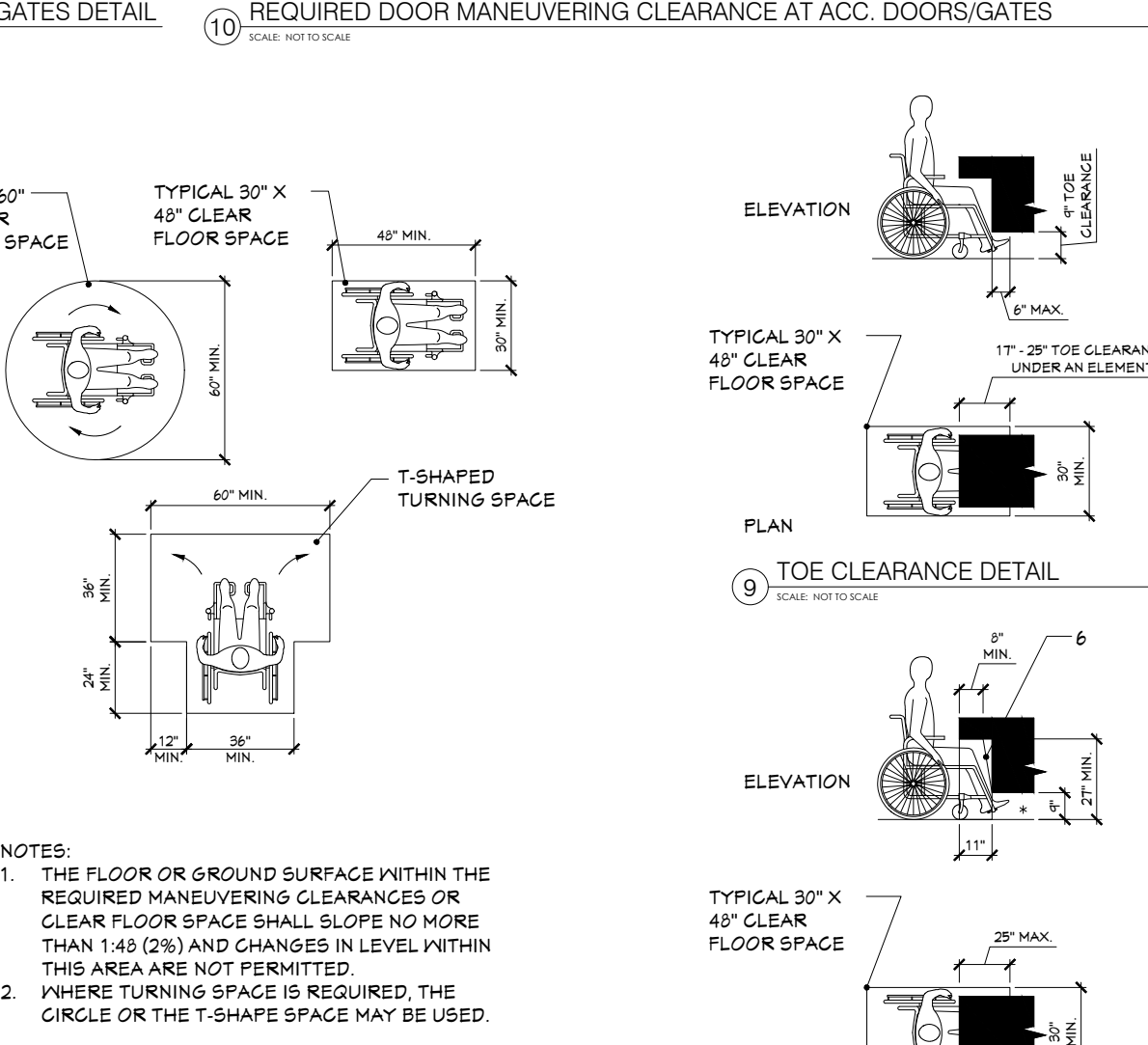
6 MANEUVERING CLEARANCE AT REC. DOORS



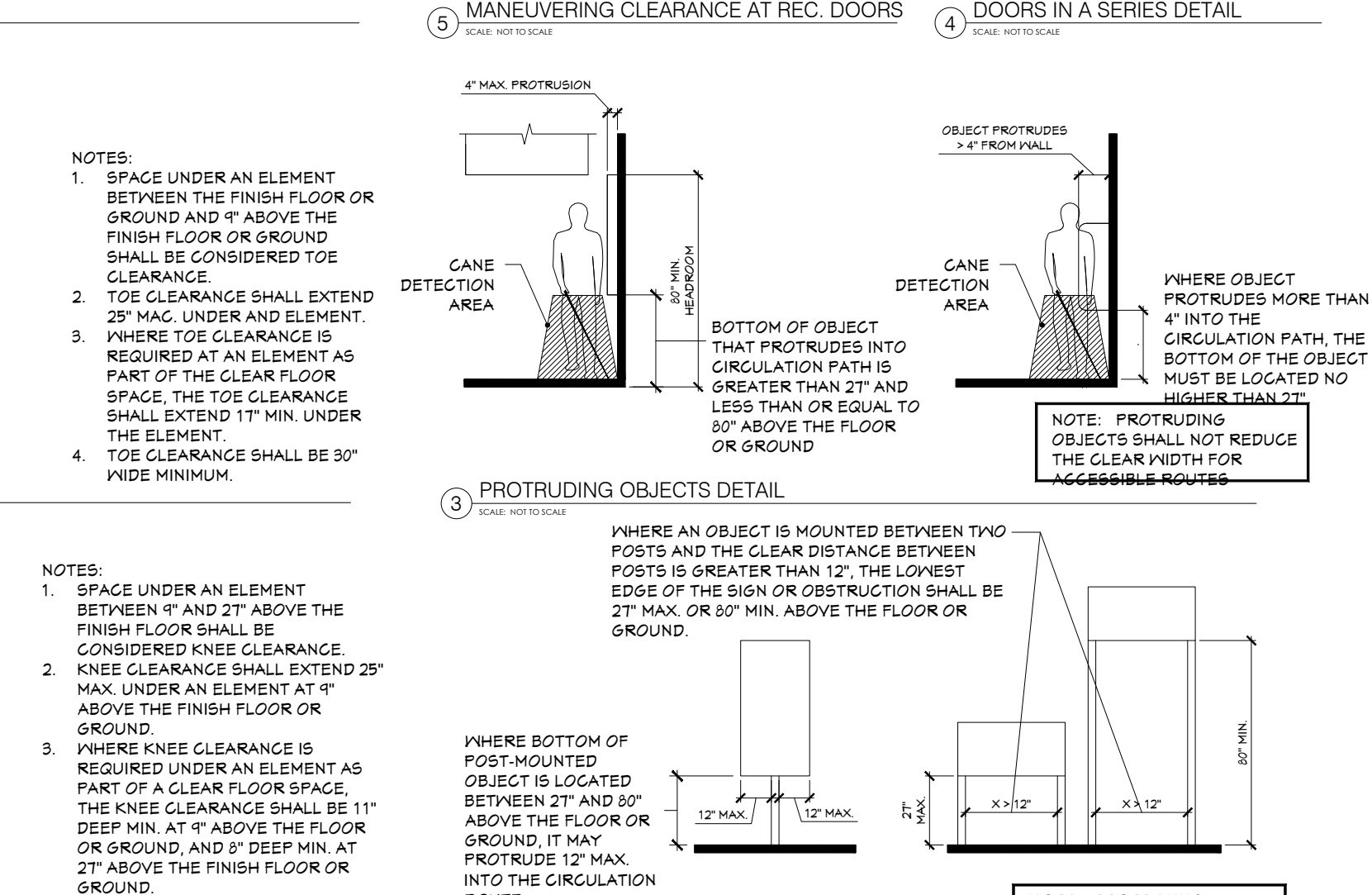
20 ACCESSIBLE GUEST ROOM ROLL-IN TYPE SHOWER



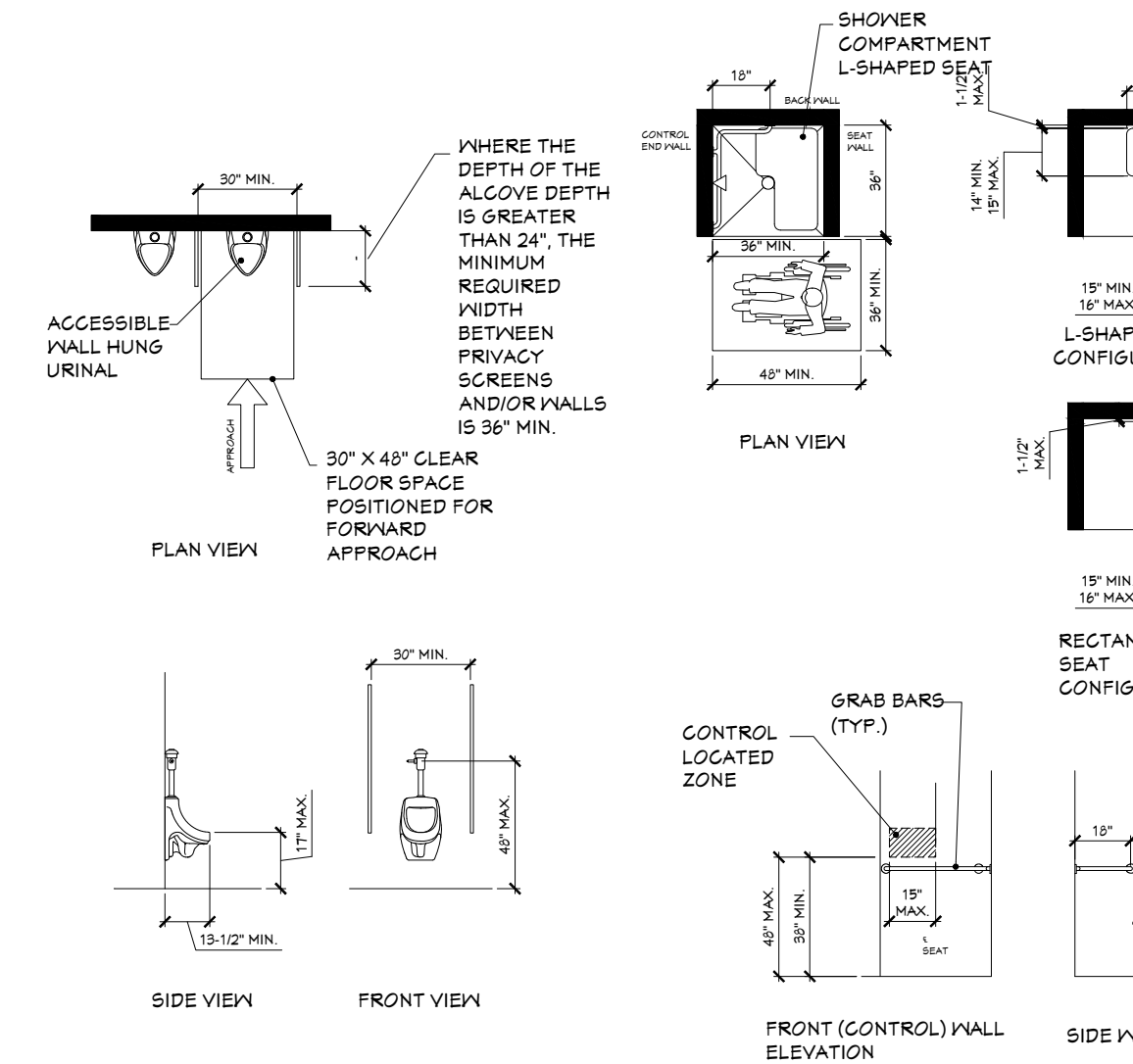
17 ACCESSIBLE PUBLIC ROLL-IN TYPE SHOWER COMPARTMENT DETAIL (NO SEAT)



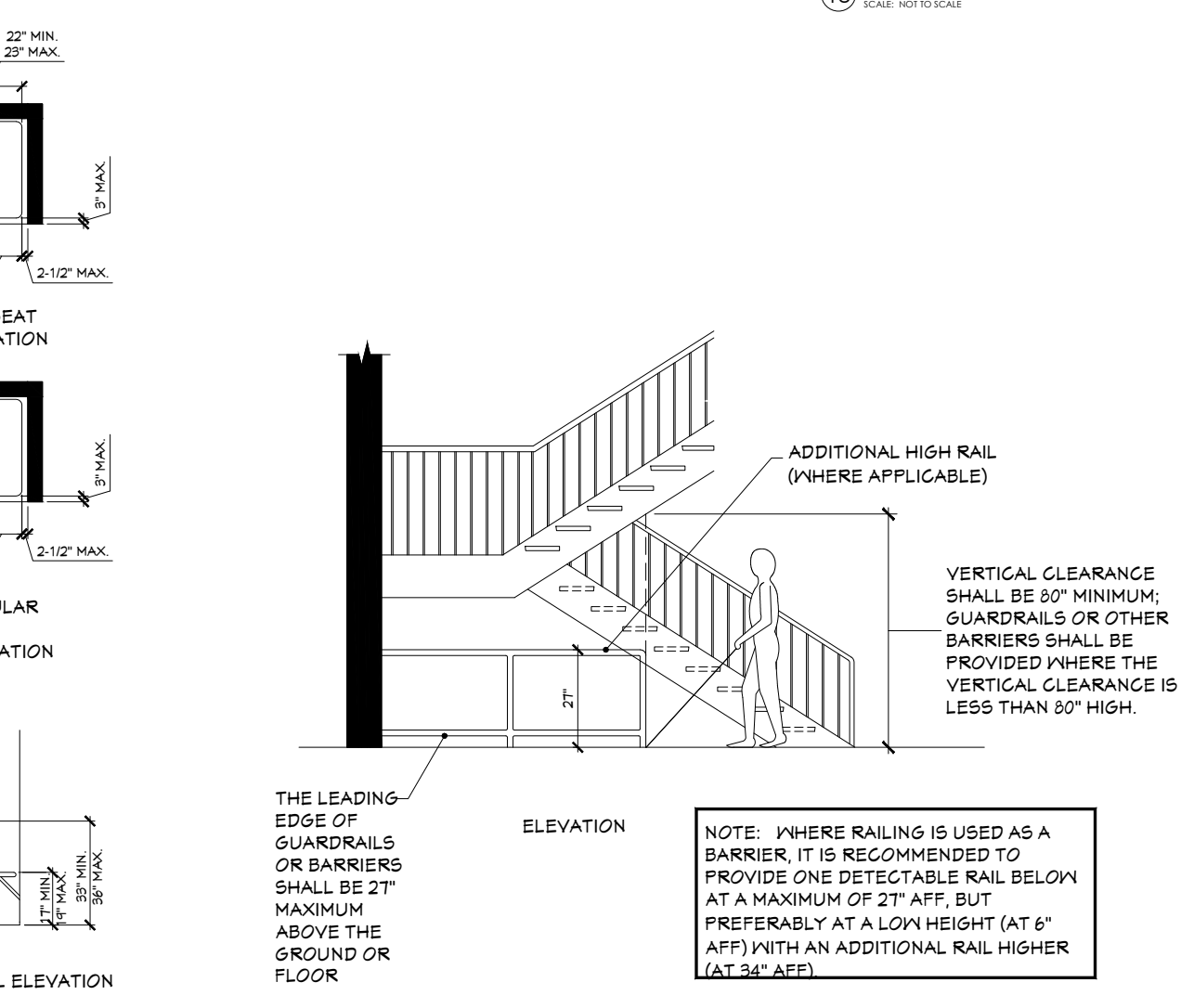
13 ACCESSIBLE DOOR THRESHOLD DETAIL



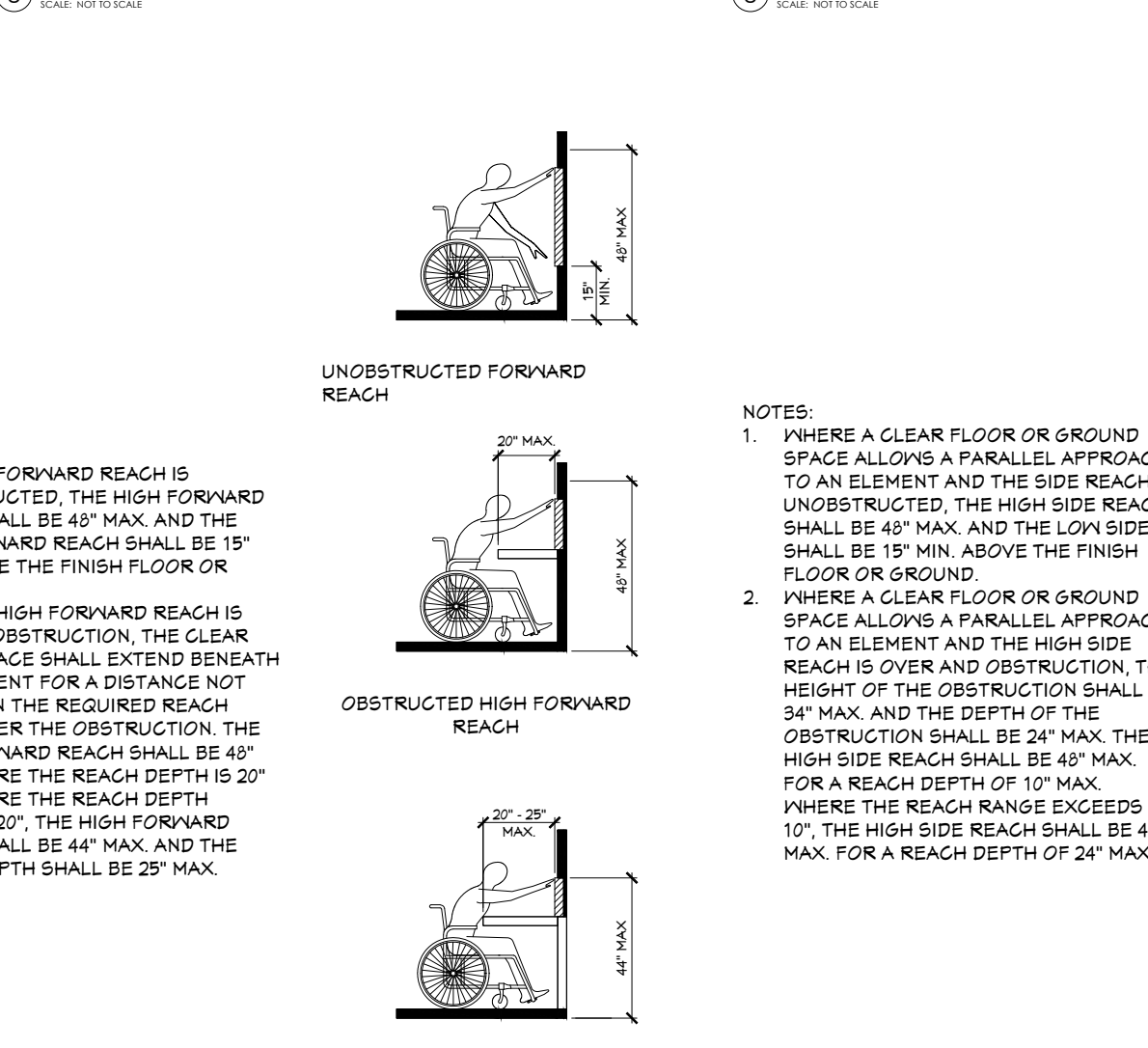
10 CLEAR FLOOR & TURNING SPACE



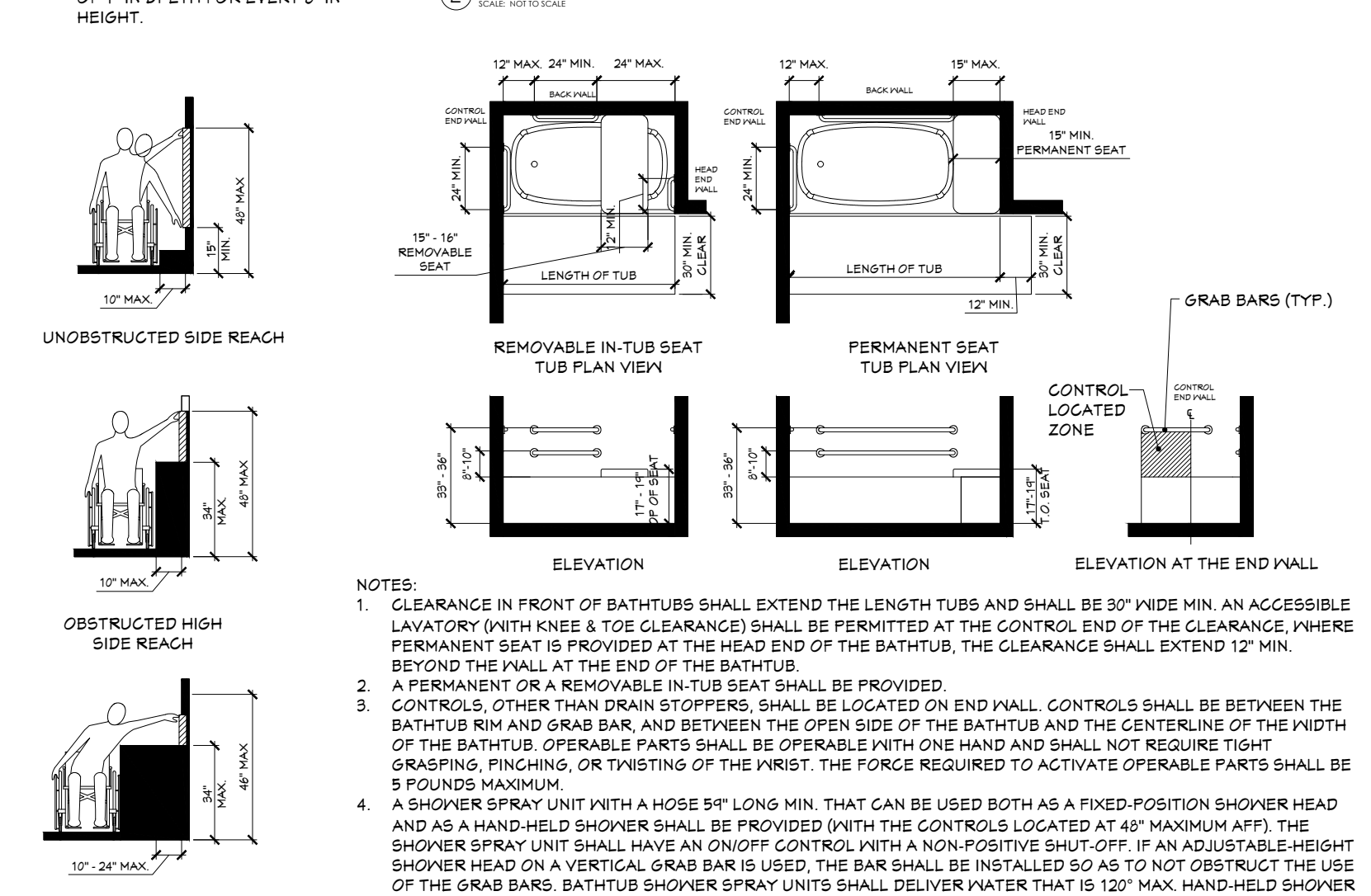
19 ACCESSIBLE URINAL DETAIL



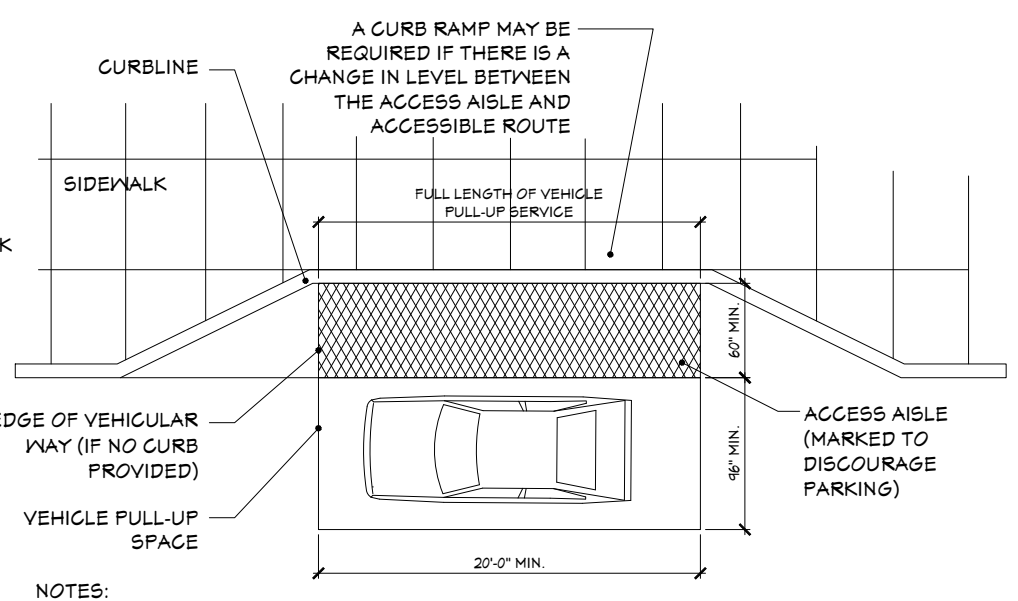
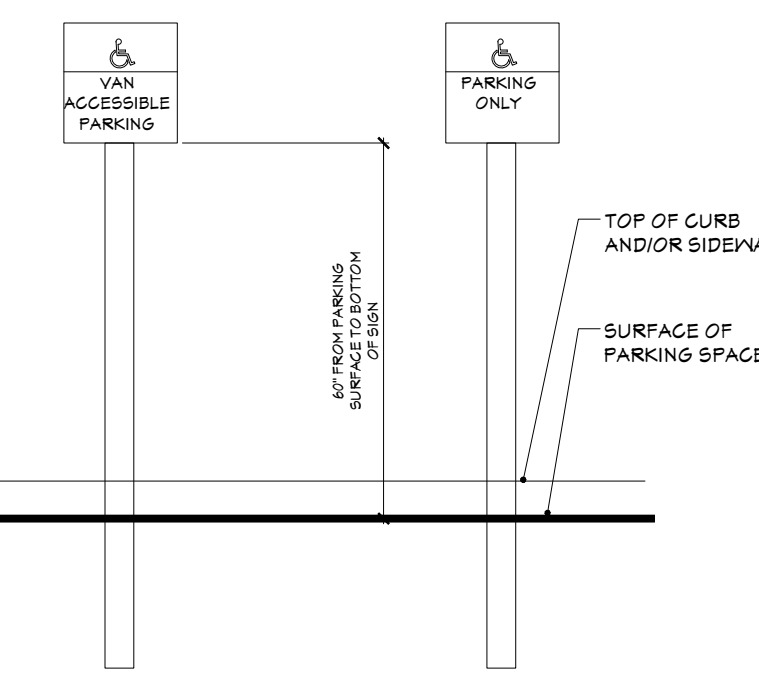
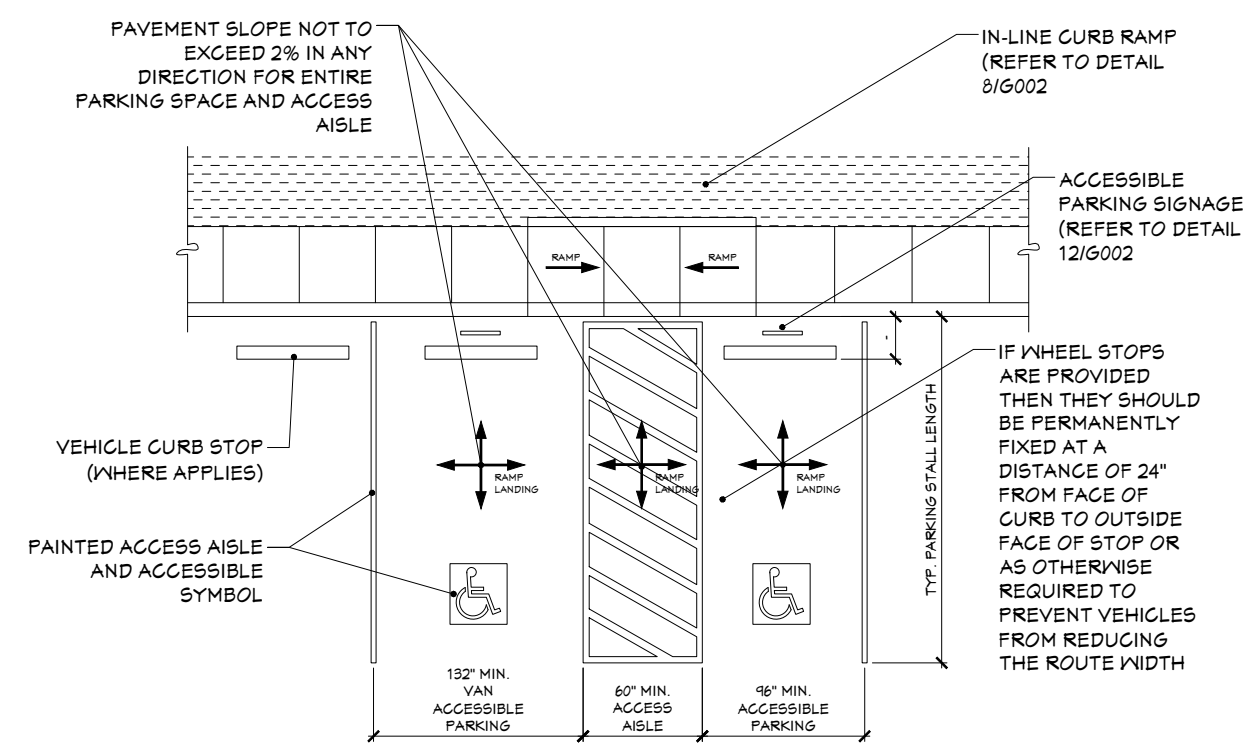
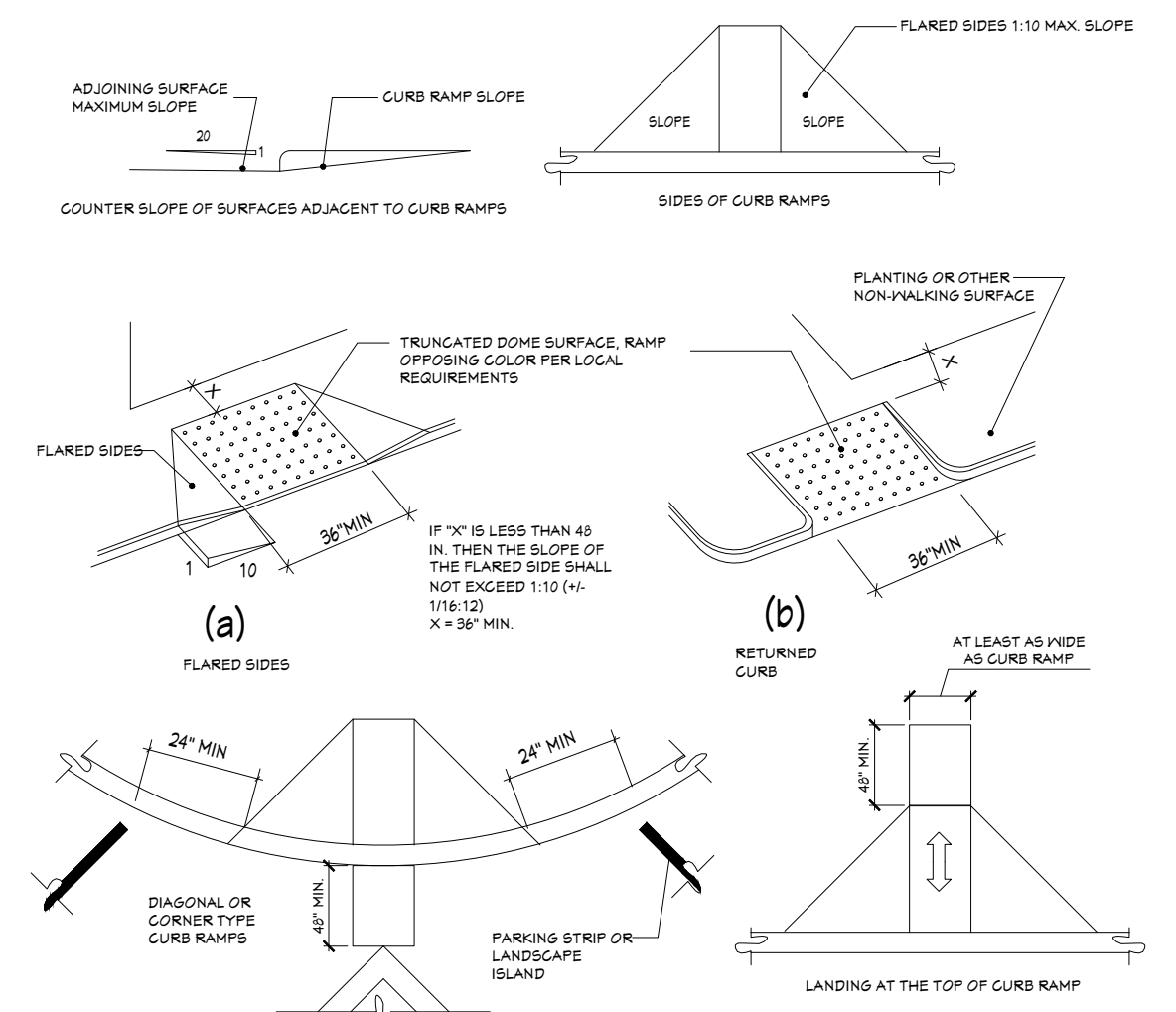
16 ACCESSIBLE TRANSFER TYPE SHOWER



14 FORWARD REACH DETAIL



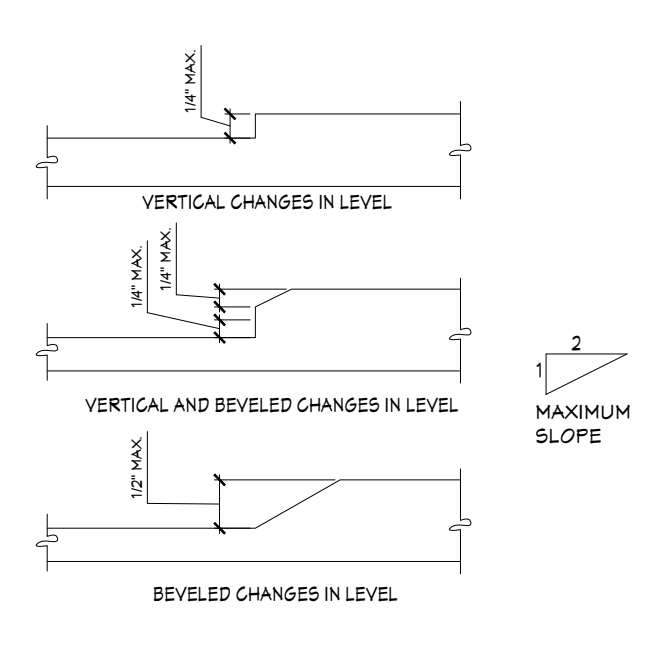
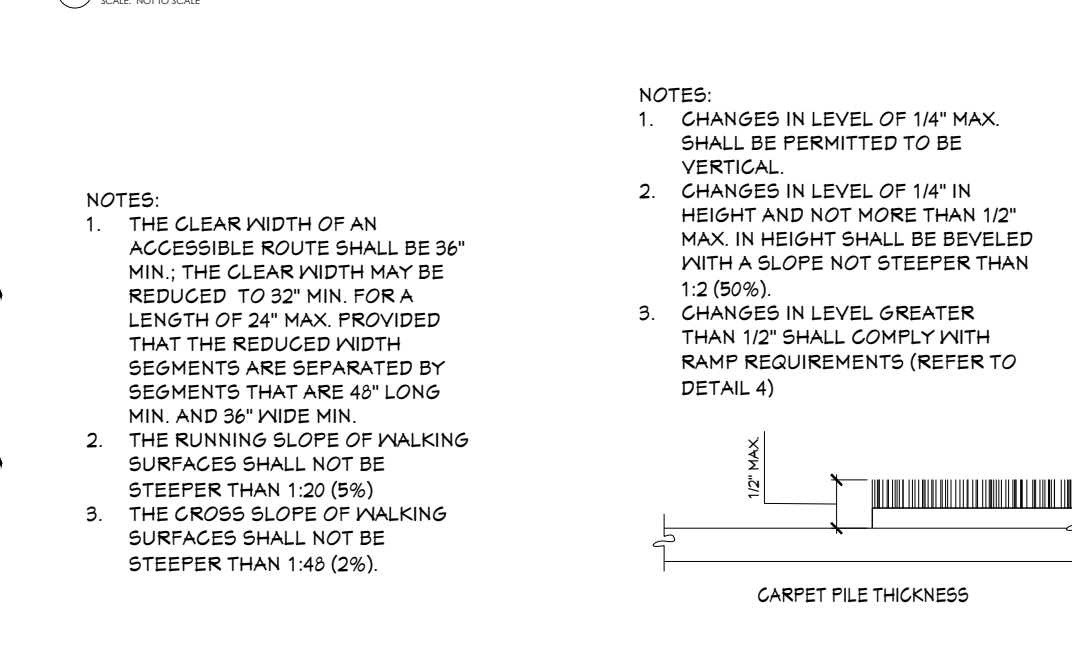
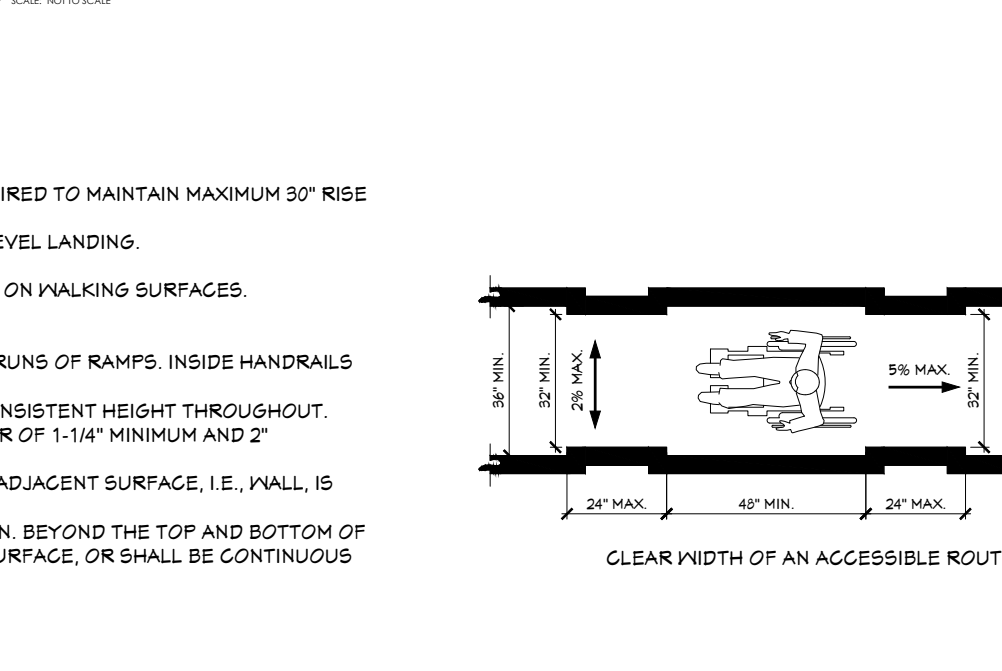
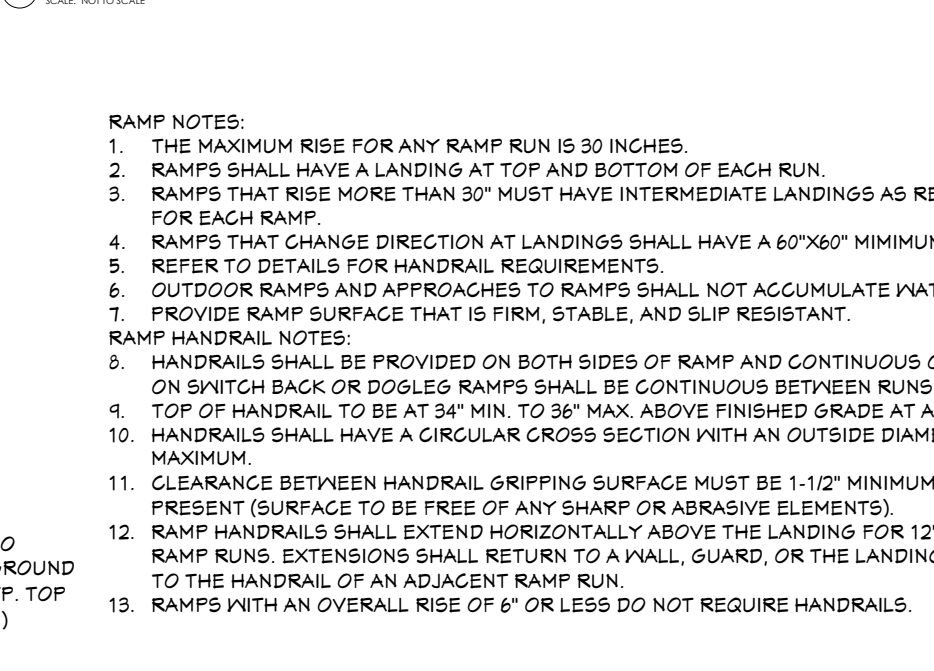
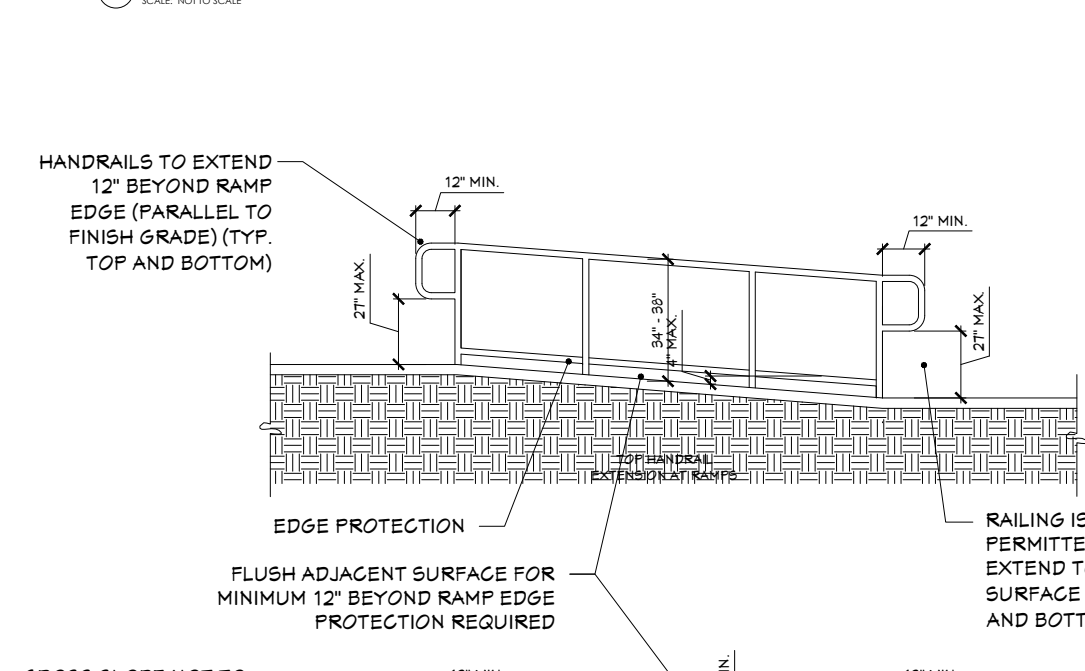
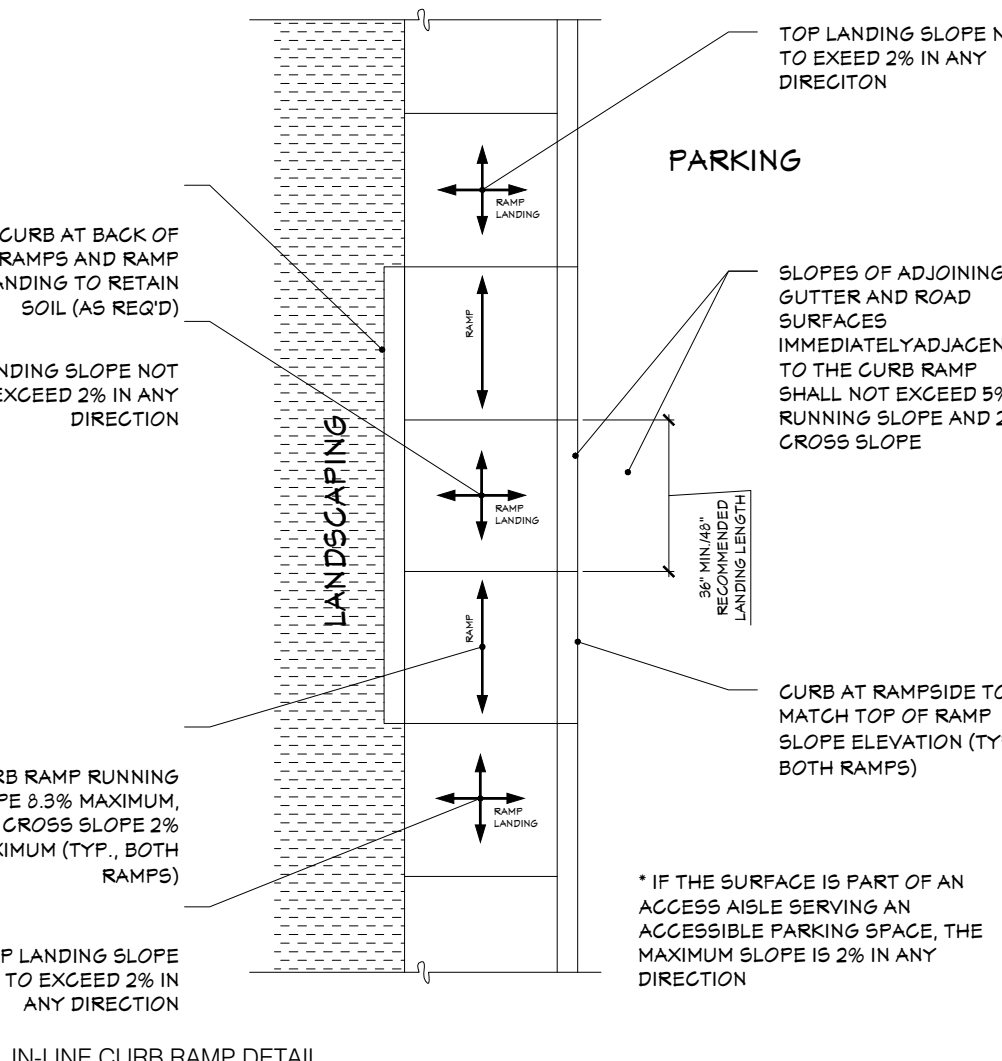
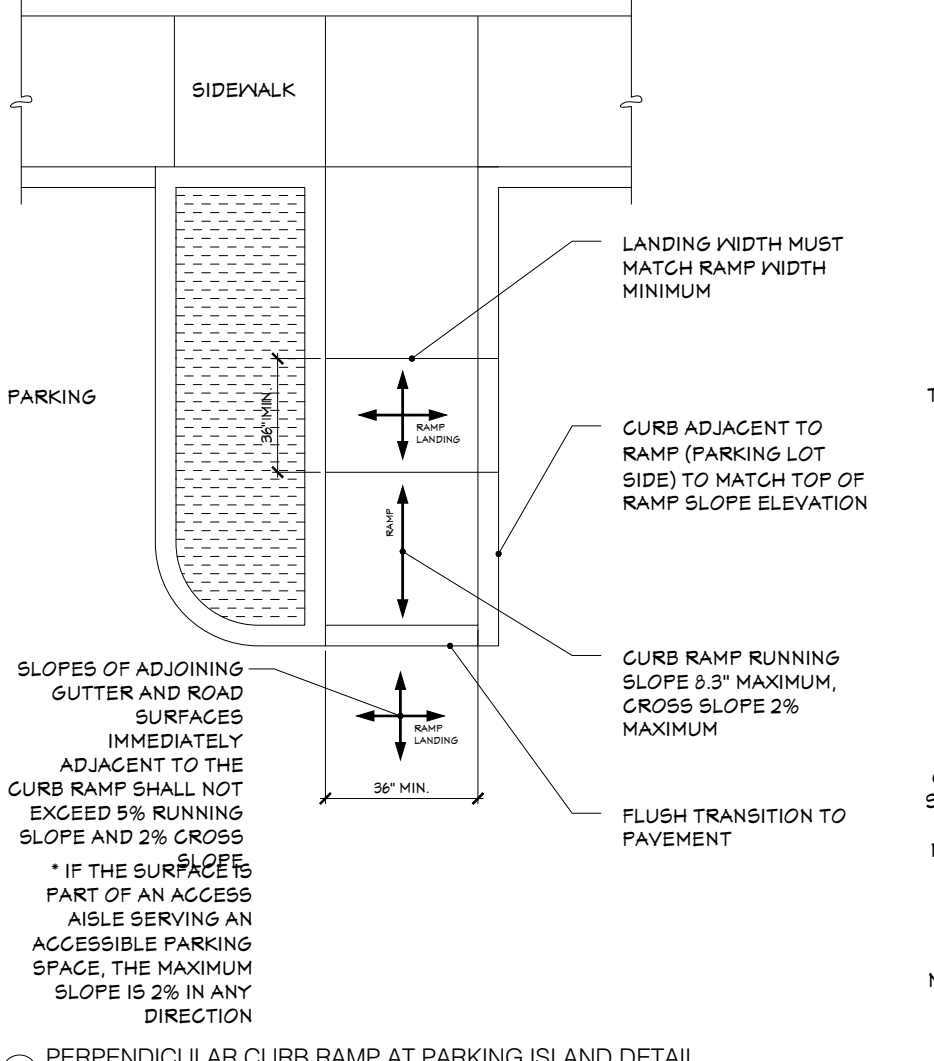
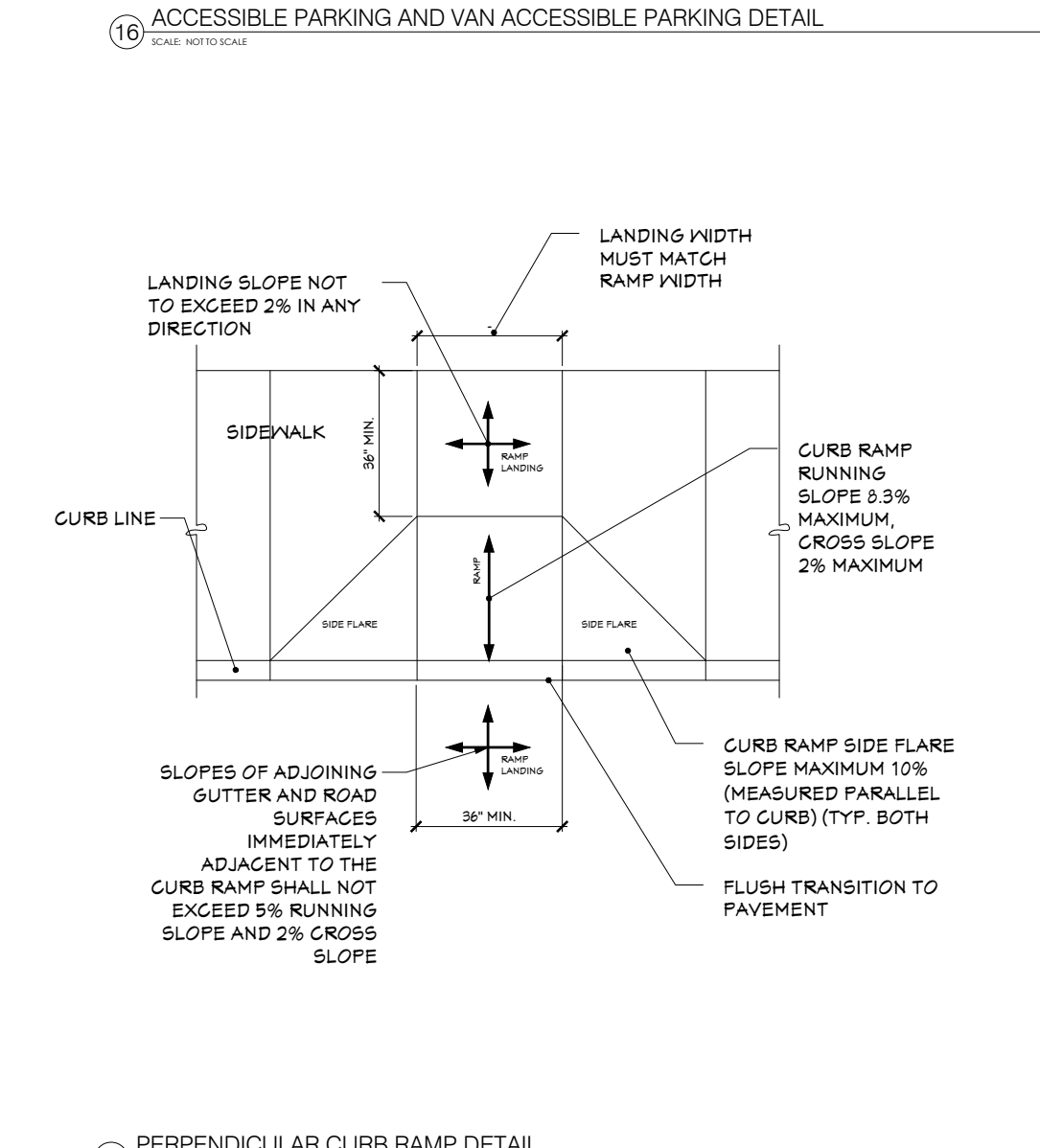
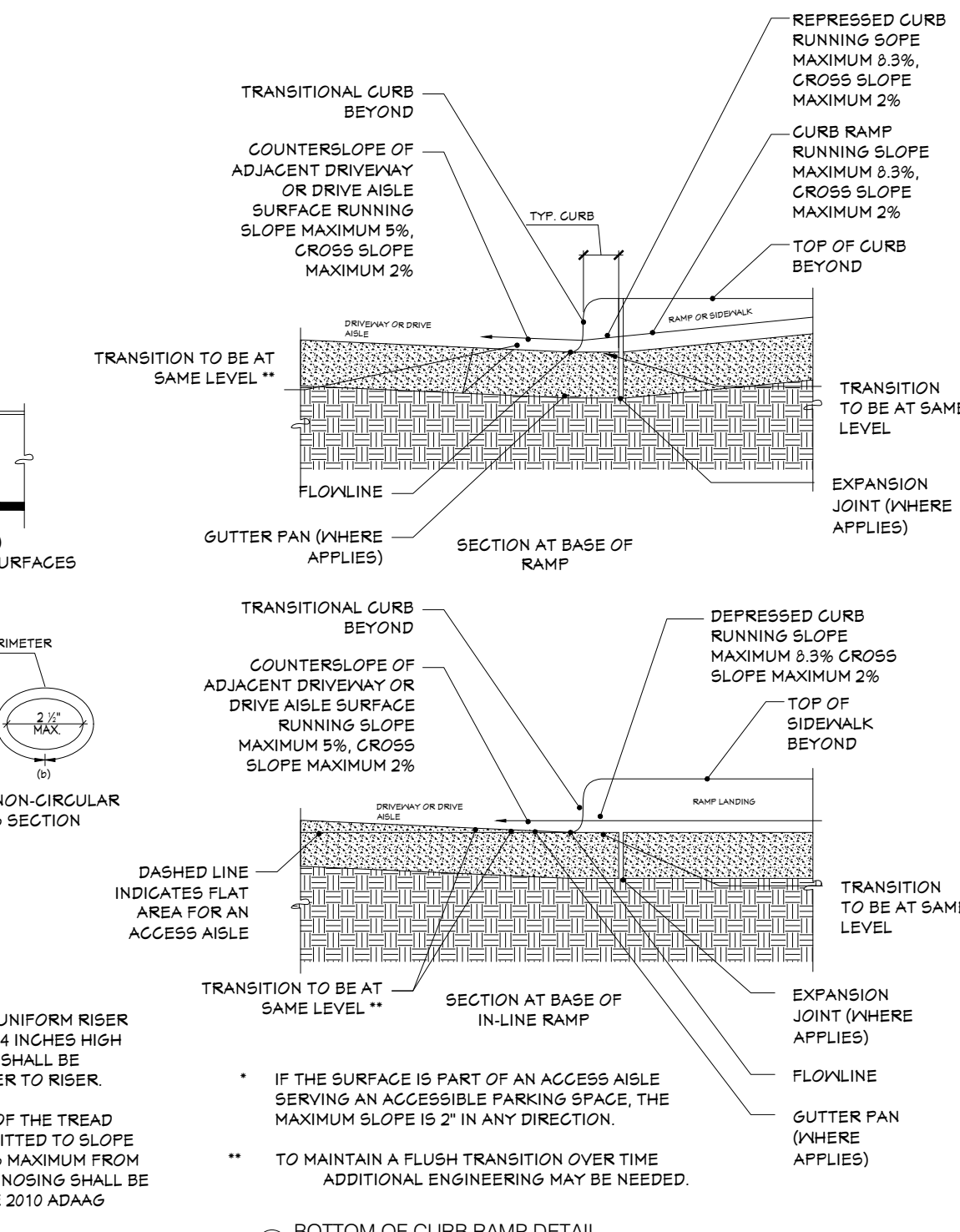
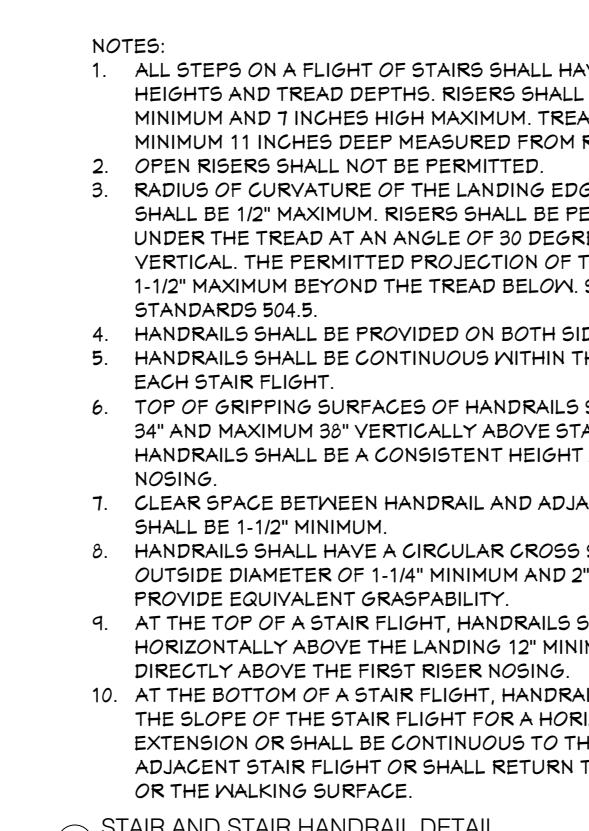
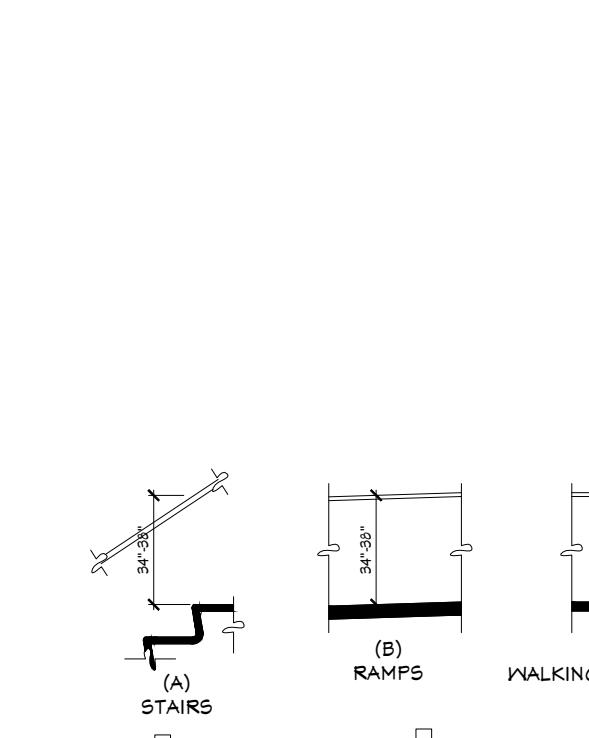
7 SIDE REACH DETAIL



- * VAN ACCESSIBLE PARKING SPACES ARE PERMITTED TO BE 96" WIDE IF ADJACENT ACCESSIBLE AISLE IS 96" WIDE MINIMUM
- NOTE: 2 ACCESSIBLE SPACES MAY SHARE AN ACCESSIBLE AISLE

- NOTE PARKING SPACE IDENTIFICATION SIGN SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY THAT COMPLIES WITH THE 2010 ADAAG STANDARDS 305.2.1.
- SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION 'VAN ACCESSIBLE'.
- LOCATE SIGN SO AS NOT TO BE OBTUSCURED BY VEHICLE PARKED IN SPACE.
- REFER TO STATE AND LOCAL CODES FOR ADDITIONAL REQUIREMENTS, INCLUDING FINE INFORMATION.

- THE ACCESS AISLE SHALL ADJOIN AN ACCESSIBLE ROUTE AND MAY NOT OVERLAP THE VEHICULAR PAVEMENT.
- IF THE ACCESSIBLE ROUTE (SIDEWALK) IS NOT LEVEL WITH THE ACCESS AISLE, AN ACCESSIBLE RAMP OR CURB RAMP MUST BE PROVIDED.
- ACCESSIBLE AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THE SERVICE CHANGES IN LEVEL ARE NOT PERMITTED.
- THE SLOPE OF THE VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL NOT EXCEED 2% IN ANY DIRECTION.
- VEHICLE PULL-UP SPACES, ACCESS AISLES SERVING THEM, AND A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE, AND FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT SHALL HAVE A VERTICAL CLEARANCE OF 11'4" MINIMUM.
- THE ACCESS AISLE MUST BE MARKED (I.E. A VARIATION IN THE SURFACE MATERIAL OR STRIPINGS) TO PREVENT CARS FROM PARKING IN THE AREA.



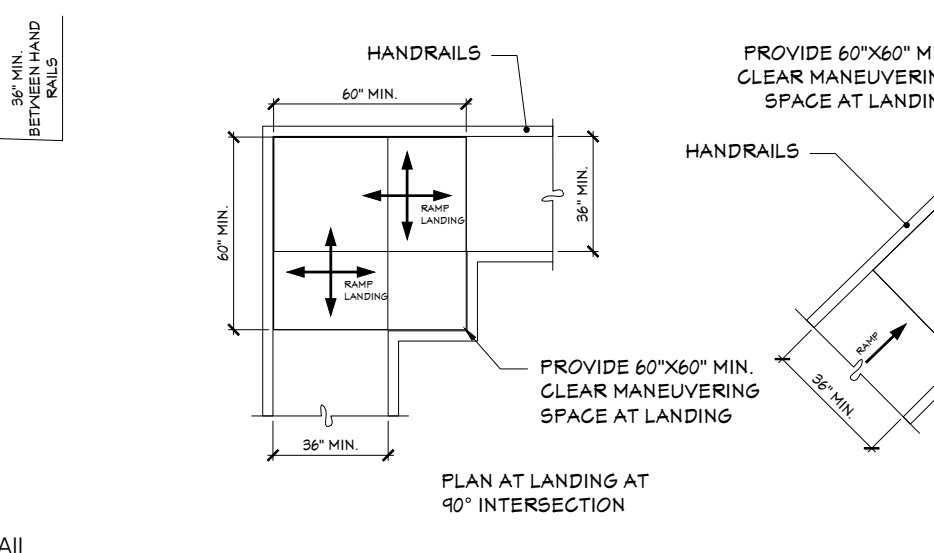
TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2% OF TOTAL
1001 AND OVER	20, PLUS 1 FOR EACH 100 OR FRACTION THEREOF, OVER 1000

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

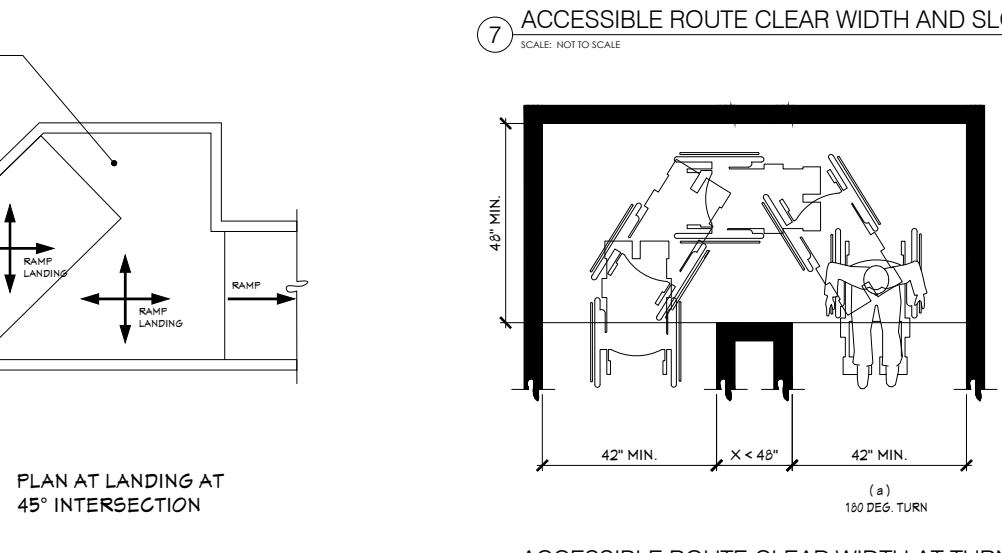
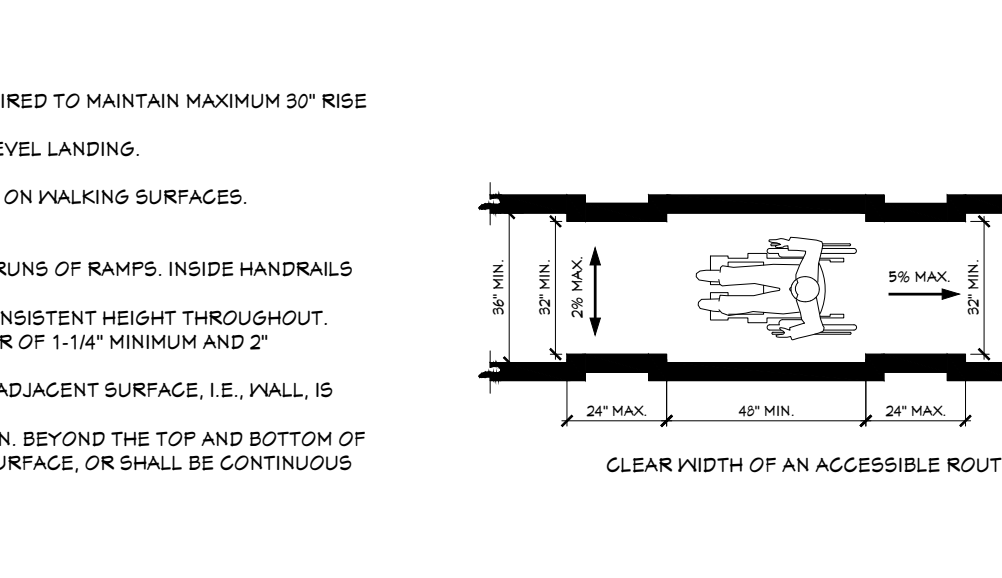
- DIMENSIONS OF PARKING SPACES AND ACCESS AISLES ARE MEASURED FROM THE CENTERLINE OF MARKING STRIPE
- PARKING SPACES FOR VANS, ACCESSIBLES, AND VEHICULAR ROUTES SERVING THEM SHALL HAVE A VERTICAL CLEARANCE OF 8'0" MINIMUM
- THE ACCESS AISLE SHALL ADJOIN AN ACCESSIBLE ROUTE THAT CONNECTS PARKING SPACES TO ACCESSIBLE ENTRANCES
- PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT CARS AND VANS, WHEN PARKED, CANNOT OBSTRUCT THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES
- REFER TO STATE AND LOCAL CODES FOR PAVEMENT MARKING REQUIREMENTS.

16 ACCESSIBLE PARKING AND VAN ACCESSIBLE PARKING DETAIL

- THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES
- RAMPS SHALL HAVE A LANDING AT TOP AND BOTTOM OF EACH RUN
- RAMPS THAT RISE MORE THAN 30" MUST HAVE INTERMEDIATE LANDINGS AS REQUIRED TO MAINTAIN MAXIMUM 30" RISE FOR EACH RAMP
- RAMPS THAT CHANGE DIRECTION AT LANDINGS SHALL HAVE A 60"x60" MINIMUM LEVEL LANDING
- REFER TO DETAILS FOR HANDRAIL REQUIREMENTS
- OUTDOOR RAMPS AND APPROACHES TO RAMPS SHALL NOT ACCUMULATE WATER ON WALKING SURFACES
- PROVIDE RAMP SURFACE THAT IS FIRM, STABLE, AND SLIP RESISTANT
- RAMP HANDRAIL NOTES
- HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF RAMP AND CONTINUOUS ON RUNS OF RAMPS. INSIDE HANDRAILS ON SWITCH BACK OR DOGLEG RAMPS SHALL BE CONTINUOUS BETWEEN RUNS
- TOP OF HANDRAIL TO BE AT 34" MIN. TO 36" MAX. ABOVE FINISHED GRADE AT A CONSISTENT HEIGHT THROUGHOUT
- HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF 1-1/4" MINIMUM AND 2" MAXIMUM
- CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACE MUST BE 1-1/2" MINIMUM IF ADJACENT SURFACE, I.E., WALL, IS PRESENT (SURFACE TO BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS)
- RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12" MIN. BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN
- RAMPS WITH AN OVERALL RISE OF 6" OR LESS DO NOT REQUIRE HANDRAILS

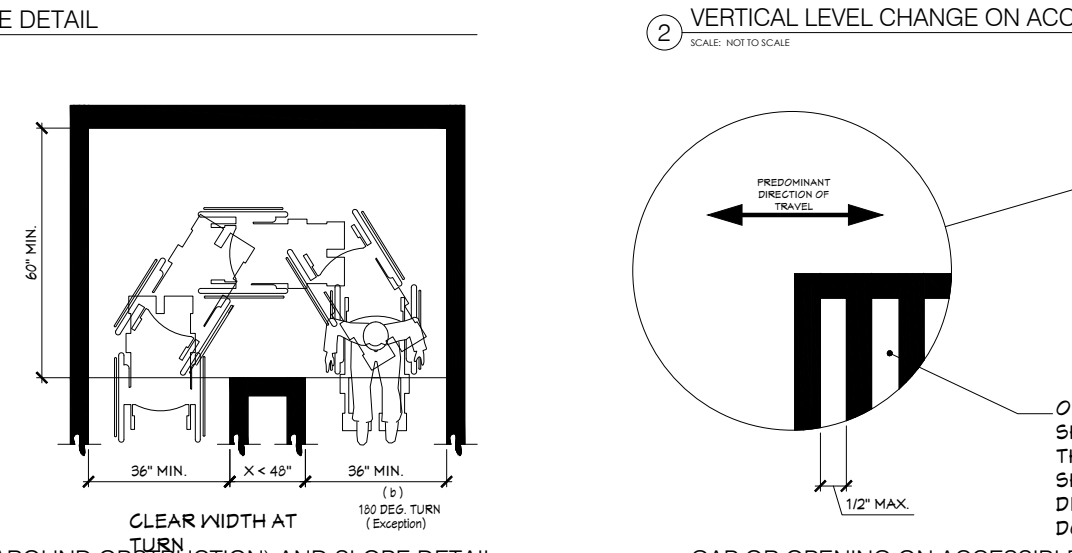


13 RAMP HANDRAIL DETAIL

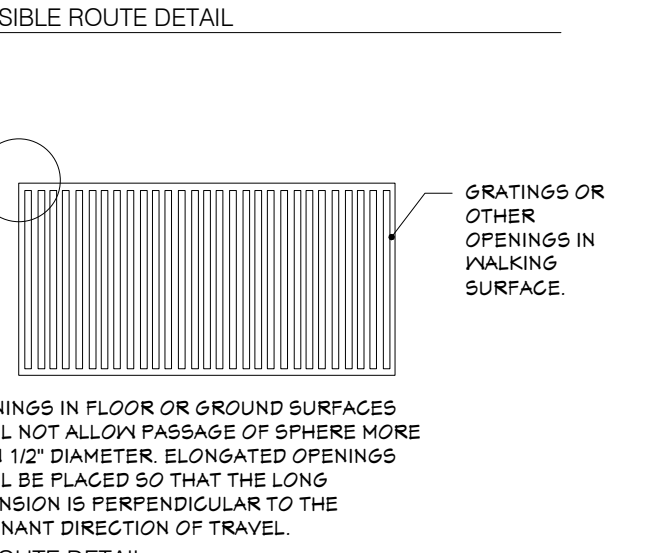
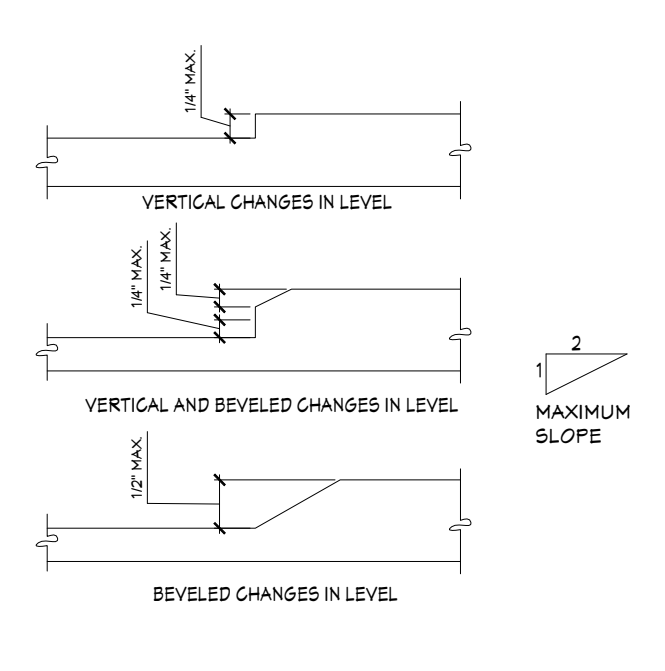


6 ACCESSIBLE ROUTE CLEAR WIDTH AT TURN (AROUND OBSTRUCTION) AND SLOPE DETAIL

- CHANGES IN LEVEL OF 1/4" MAX. SHALL BE PERMITTED TO BE VERTICAL
- CHANGES IN LEVEL OF 1/4" IN HEIGHT AND NOT MORE THAN 1/2" MAX. IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 (50%)
- CHANGES IN LEVEL GREATER THAN 1/2" SHALL COMPLY WITH RAMP REQUIREMENTS (REFER TO DETAIL 4)



2 VERTICAL LEVEL CHANGE ON ACCESSIBLE ROUTE DETAIL



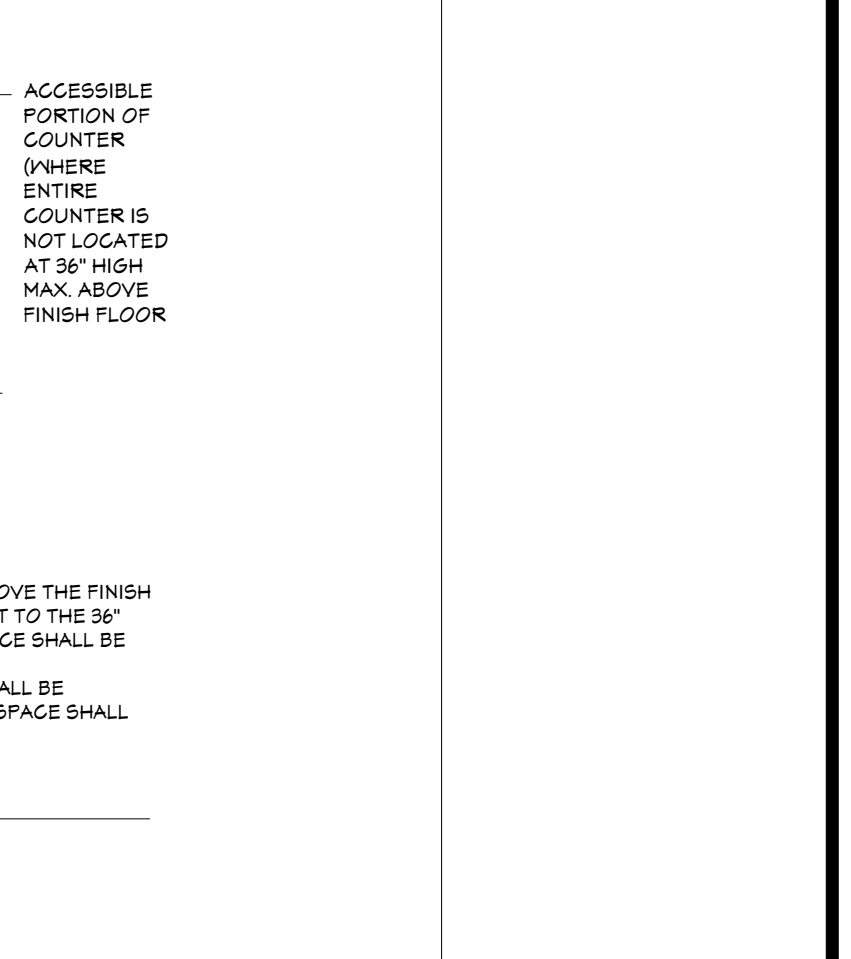
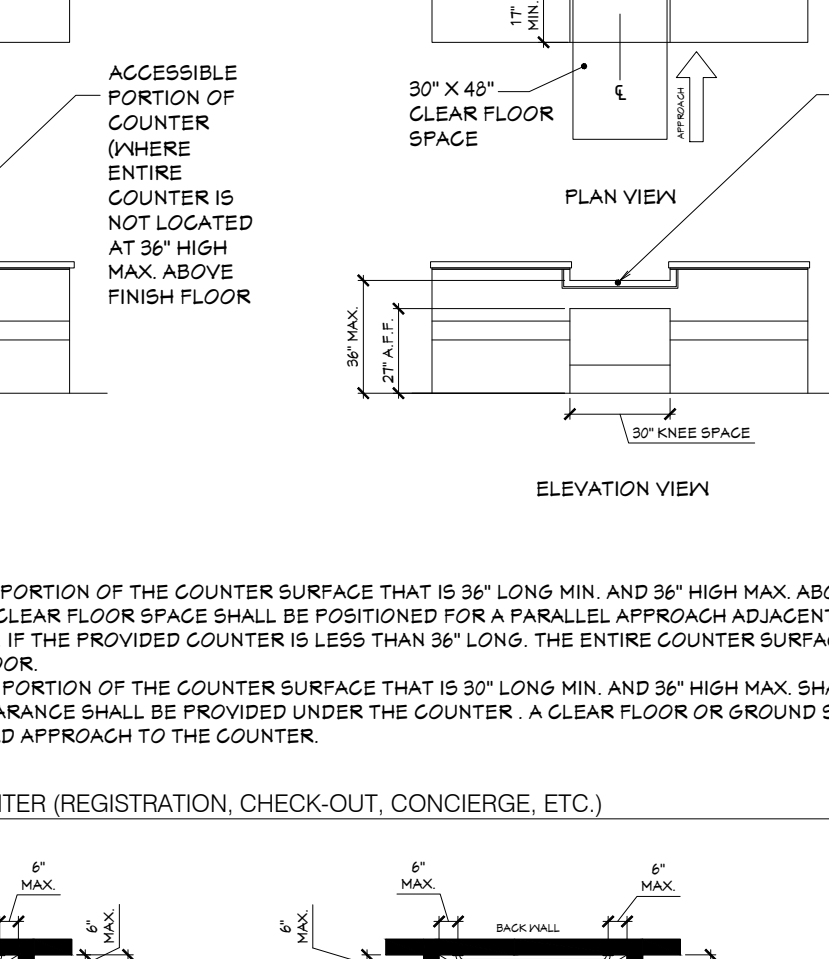
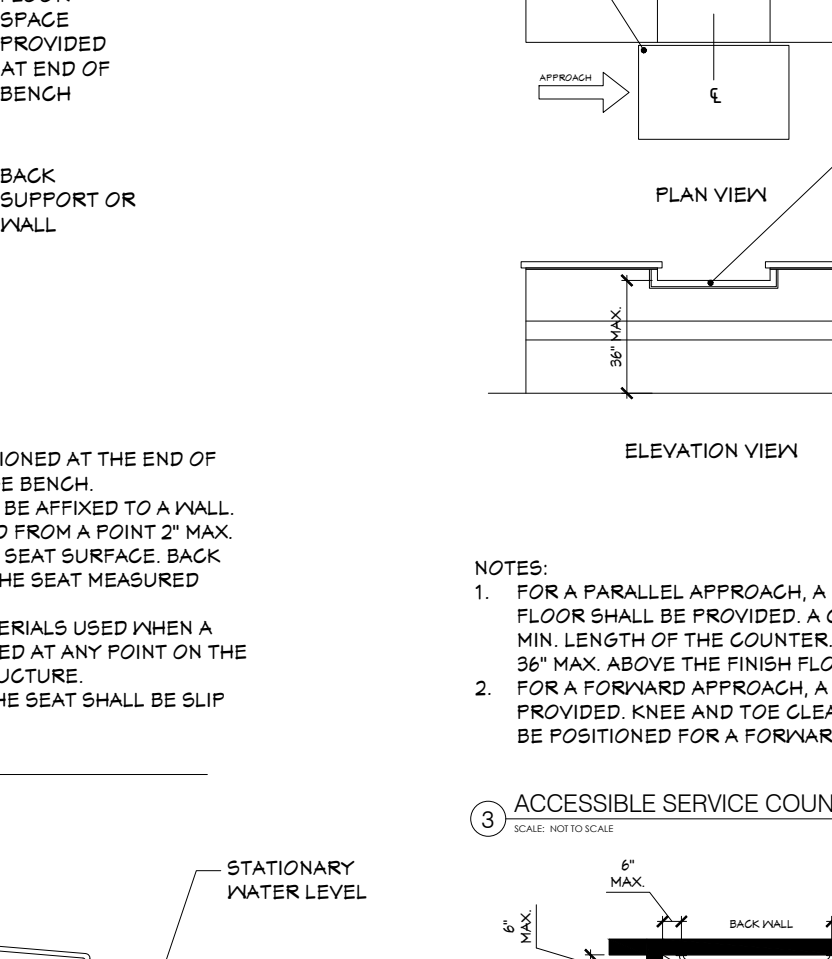
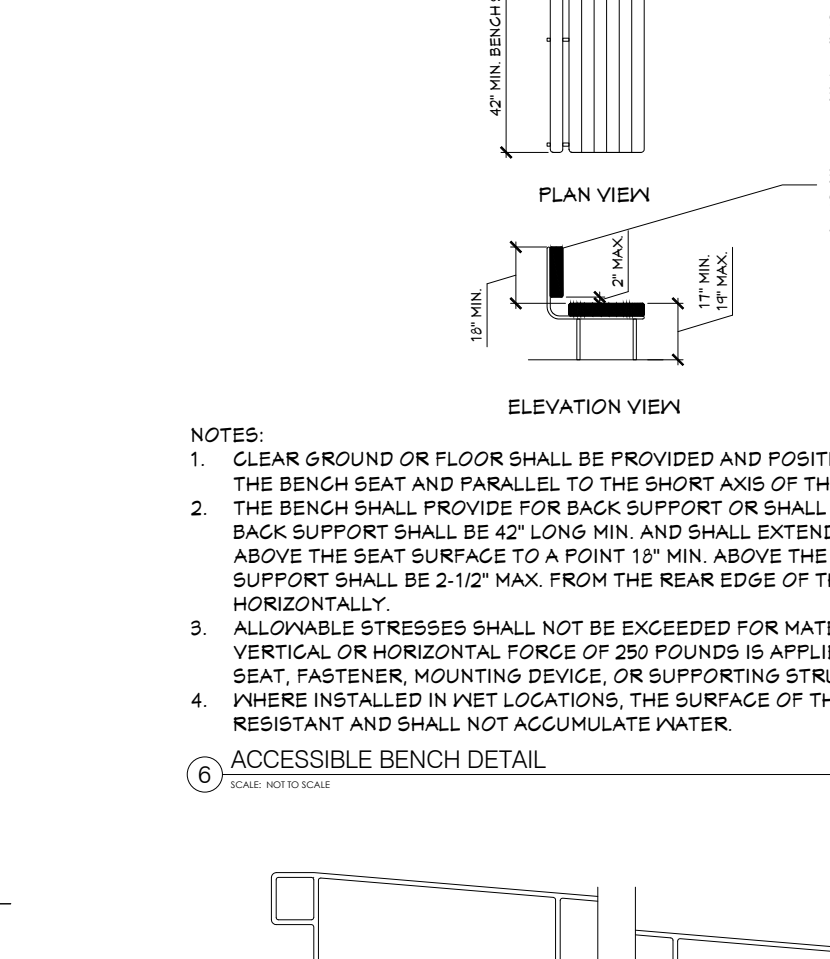
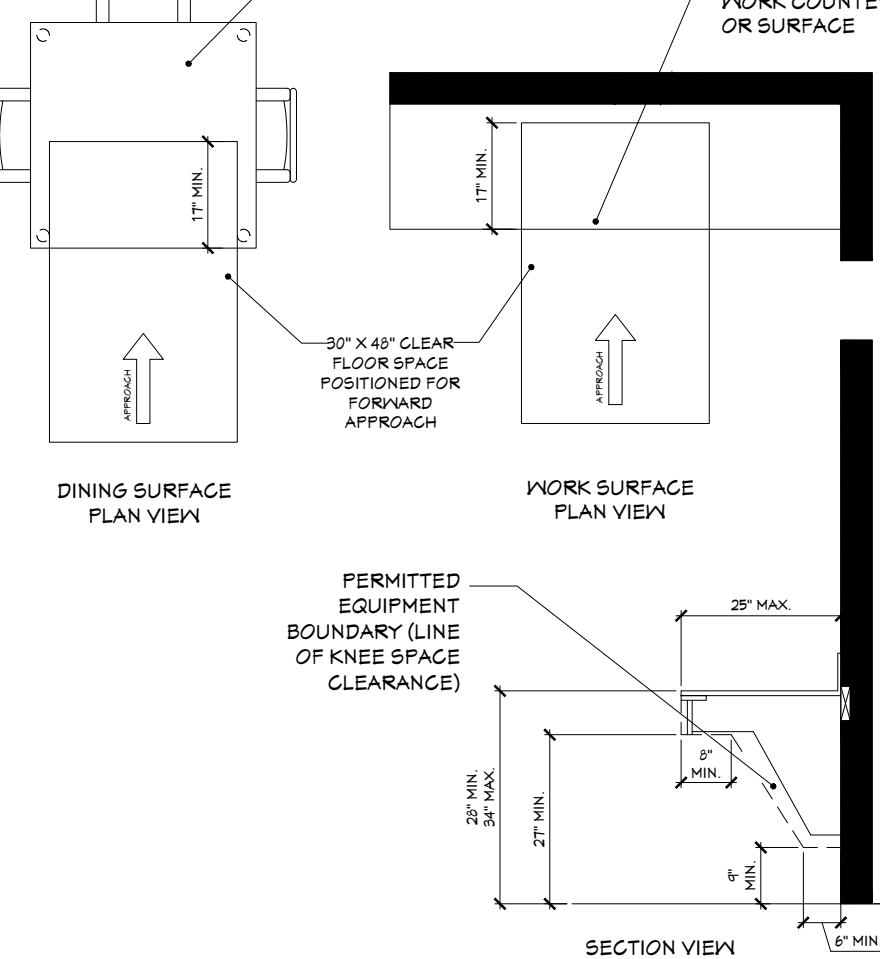
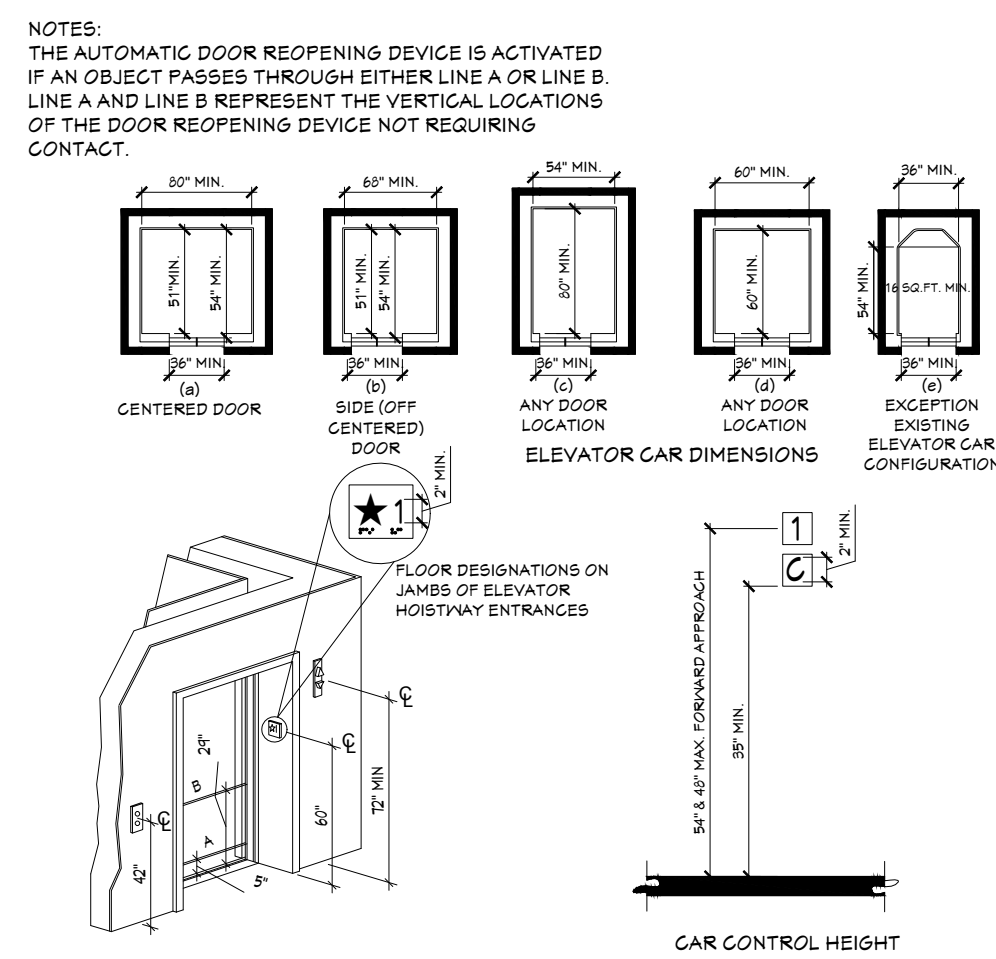
1 GAP OR OPENING ON ACCESSIBLE ROUTE DETAIL

TOTAL NUMBER OF GUEST ROOMS PROVIDED	MINIMUM NUMBER OF REQUIRED ROOMS WITH 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 3 FOR EACH 100, OR FRACTION THEREOF, OVER 1000

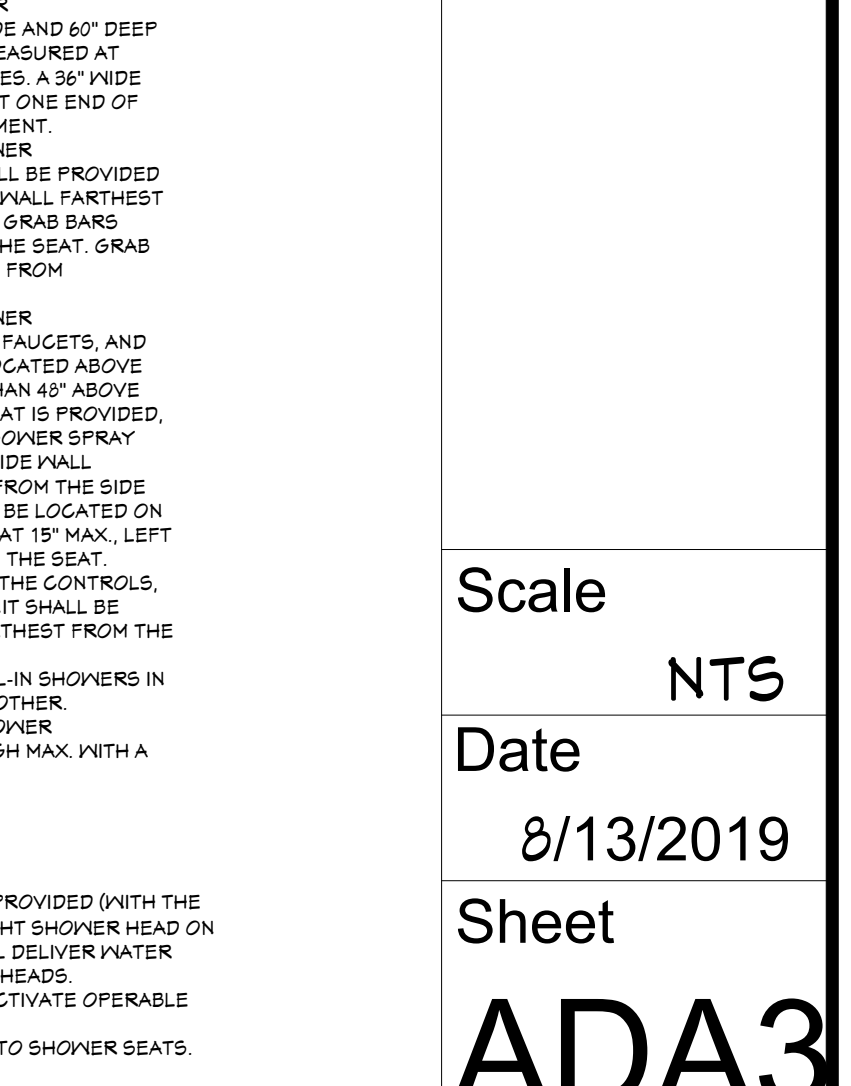
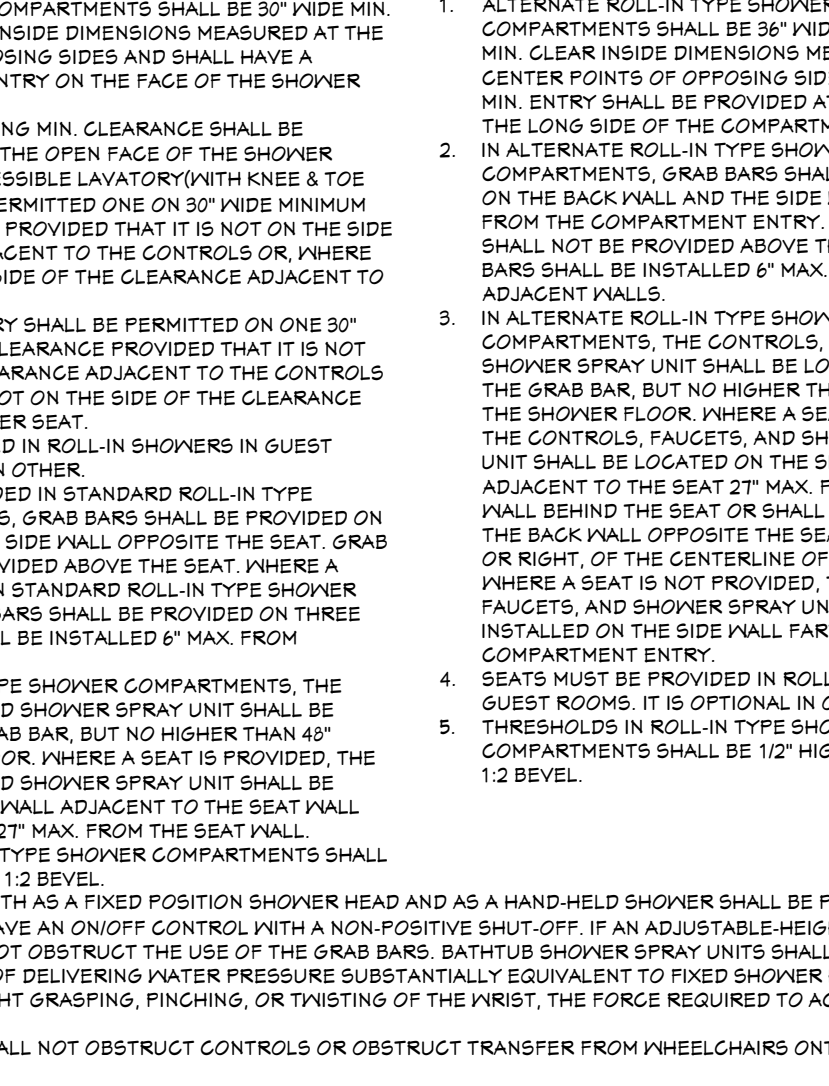
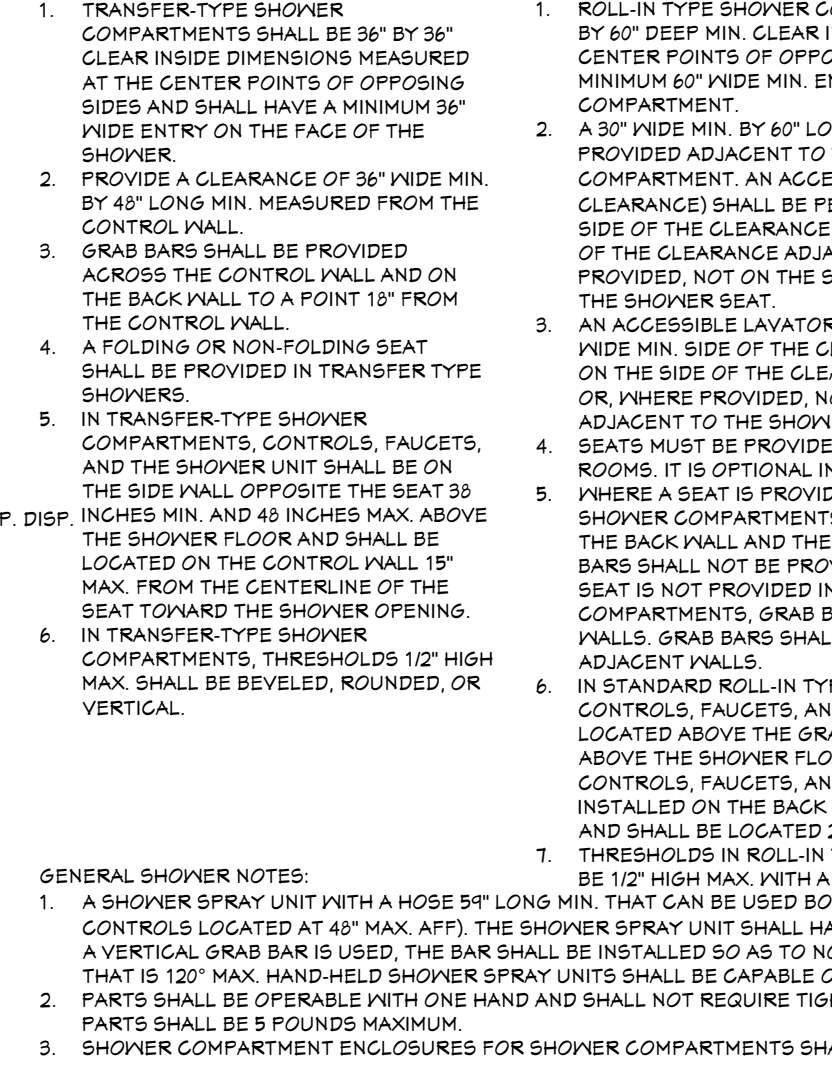
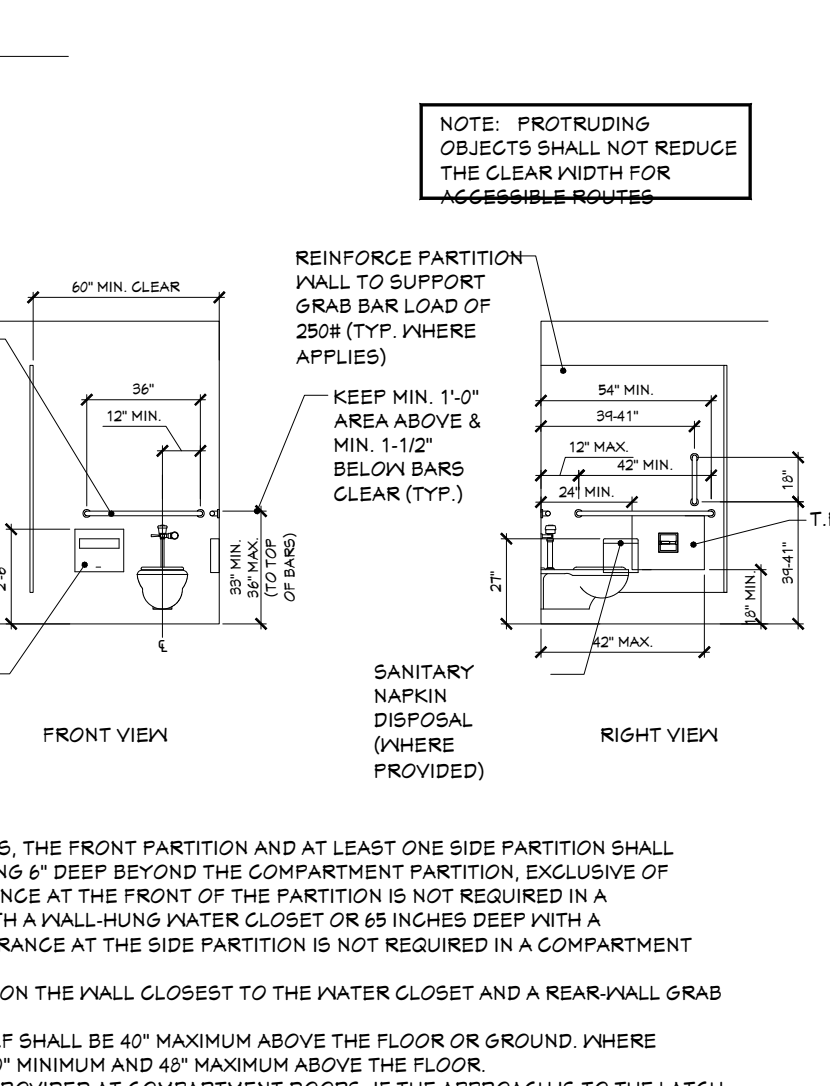
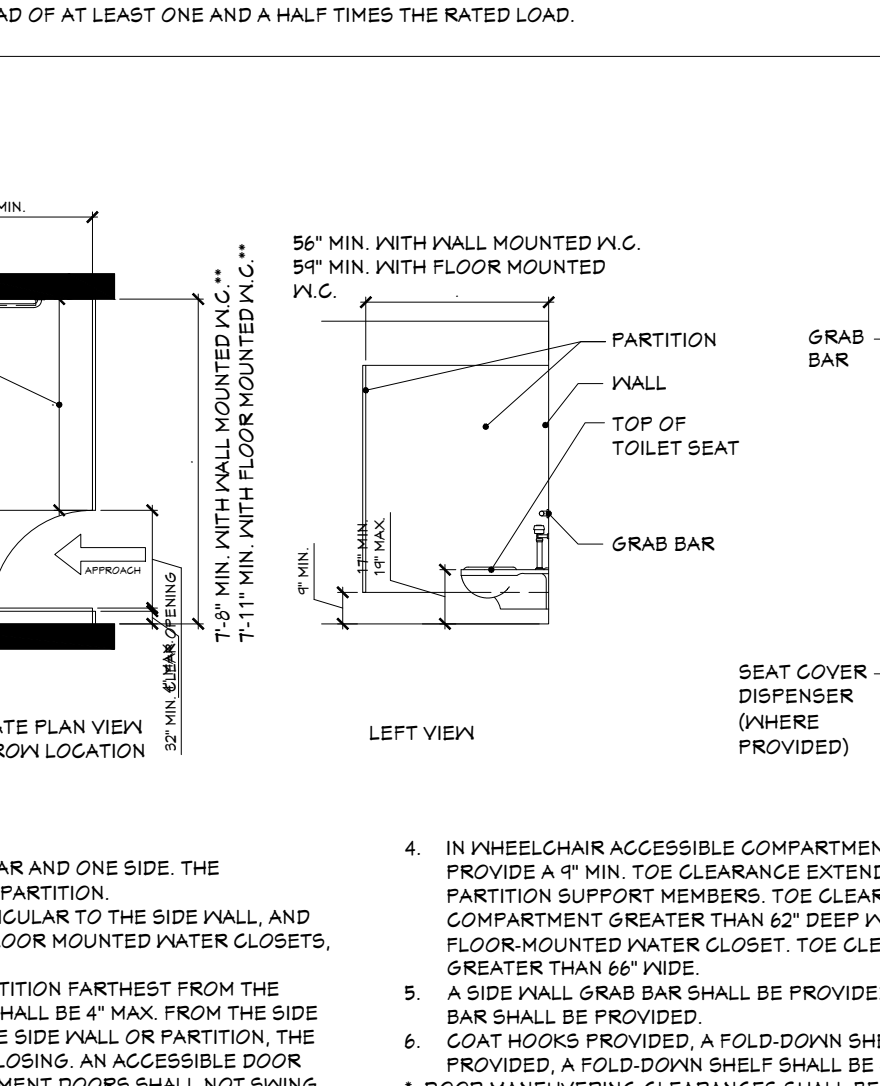
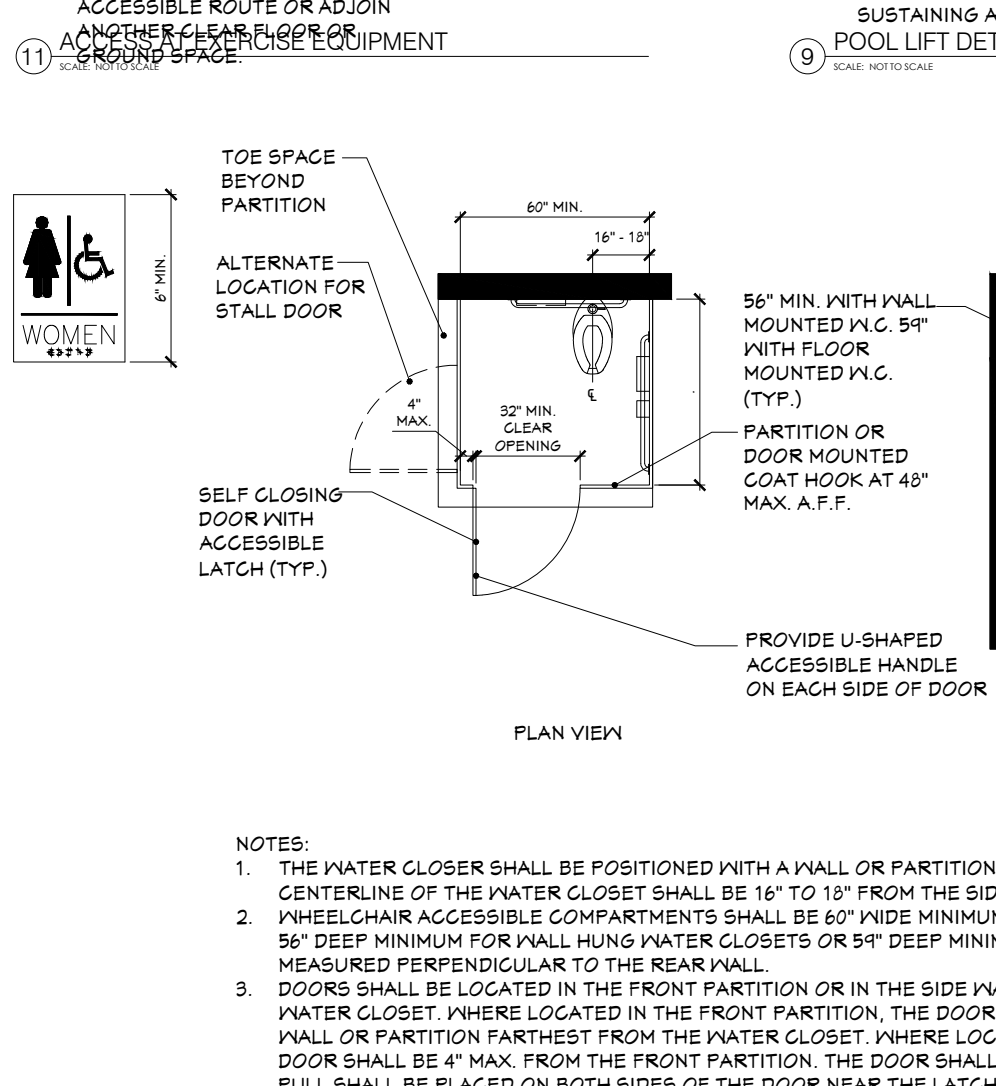
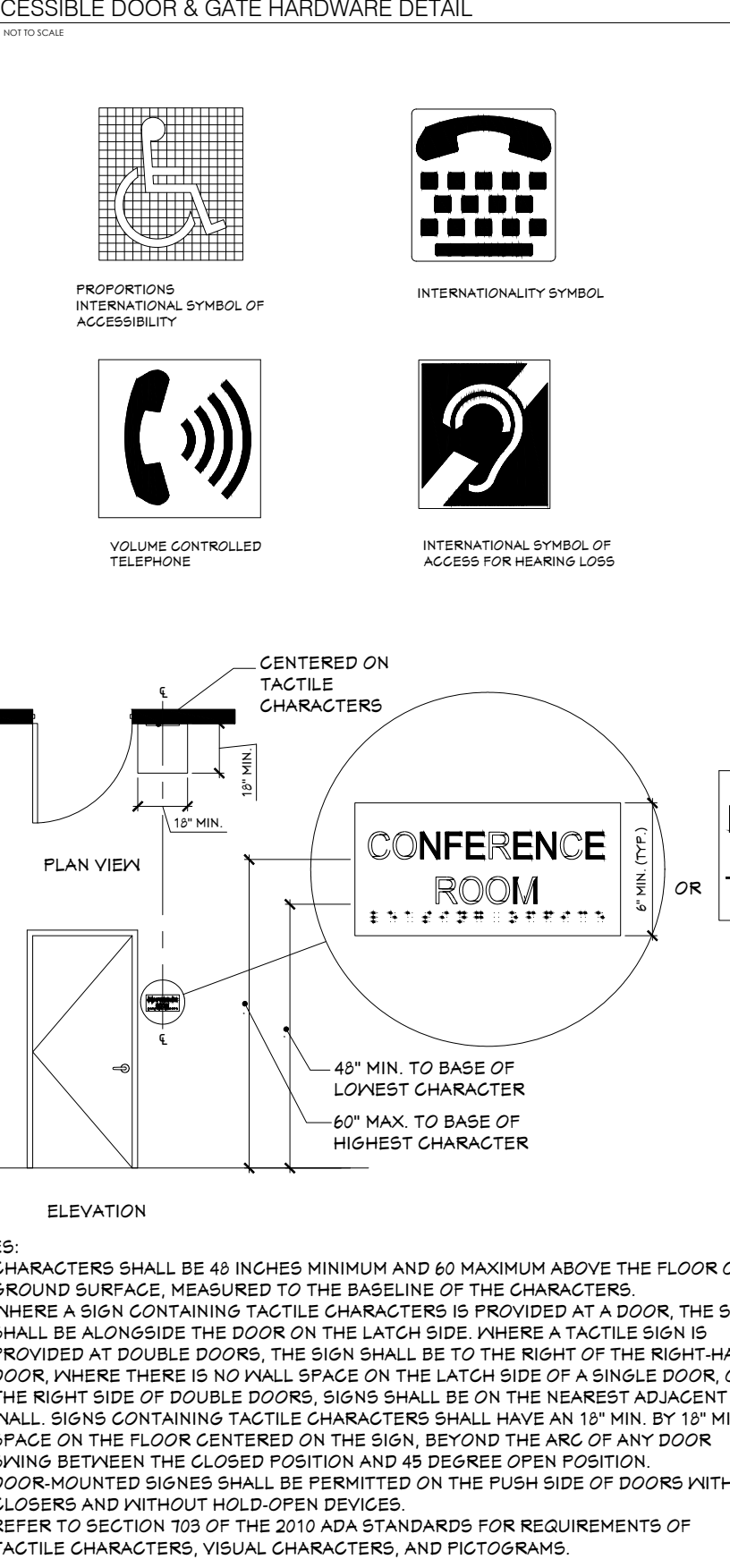
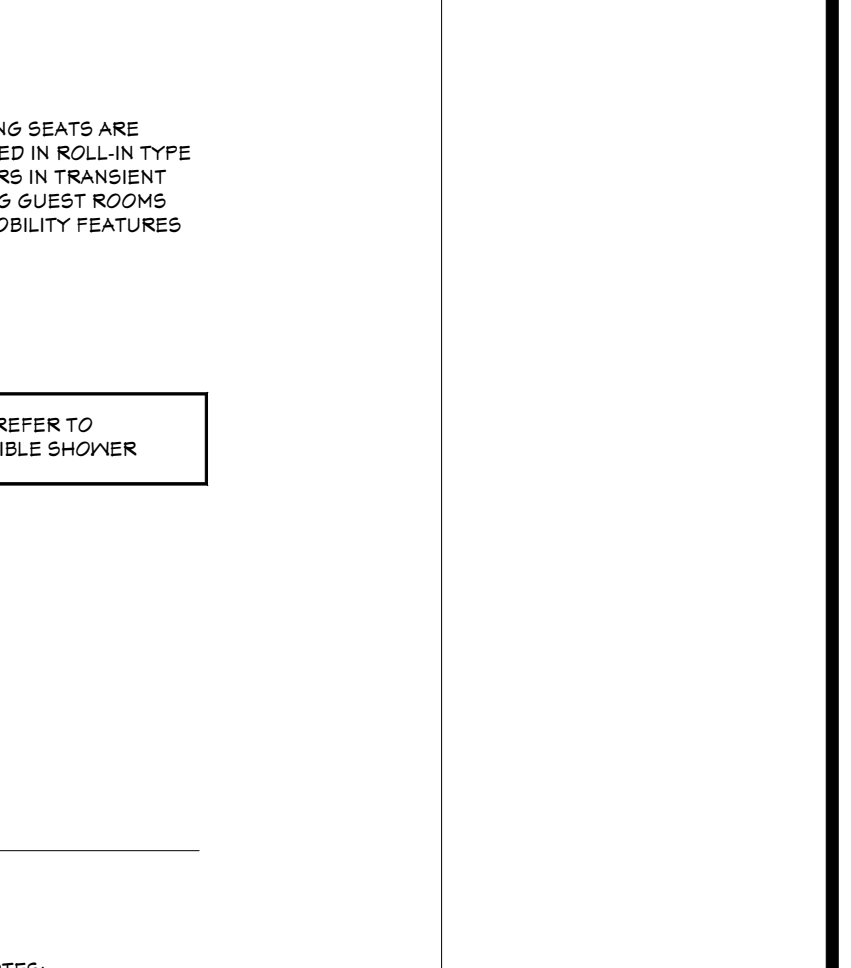
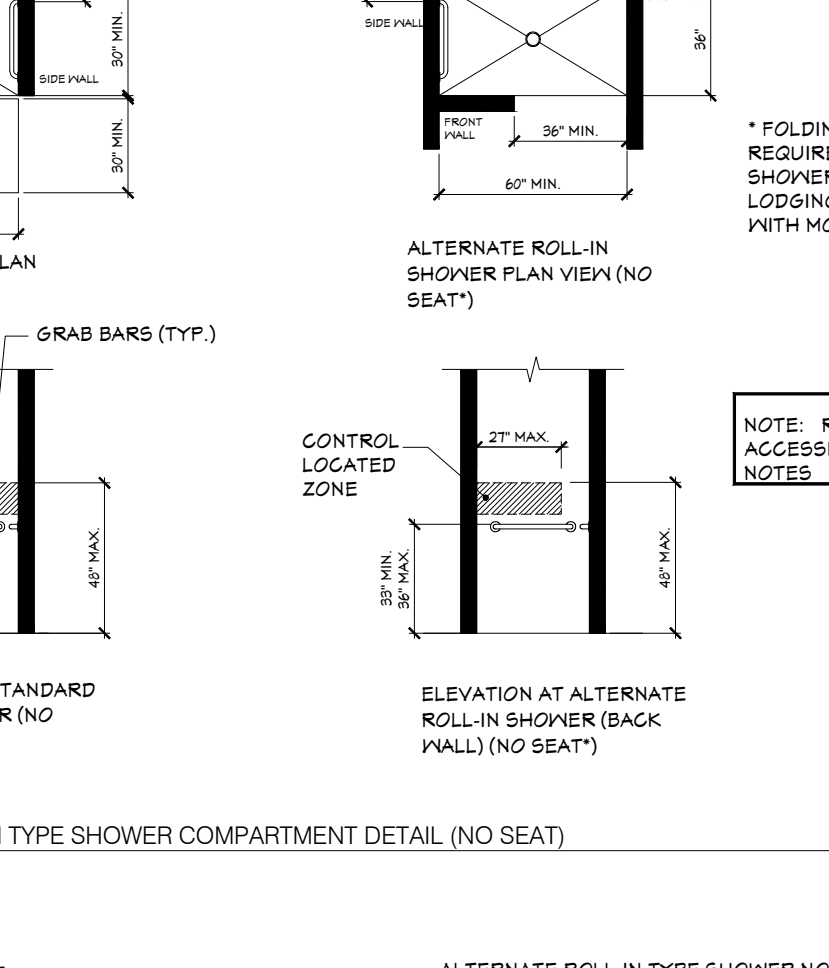
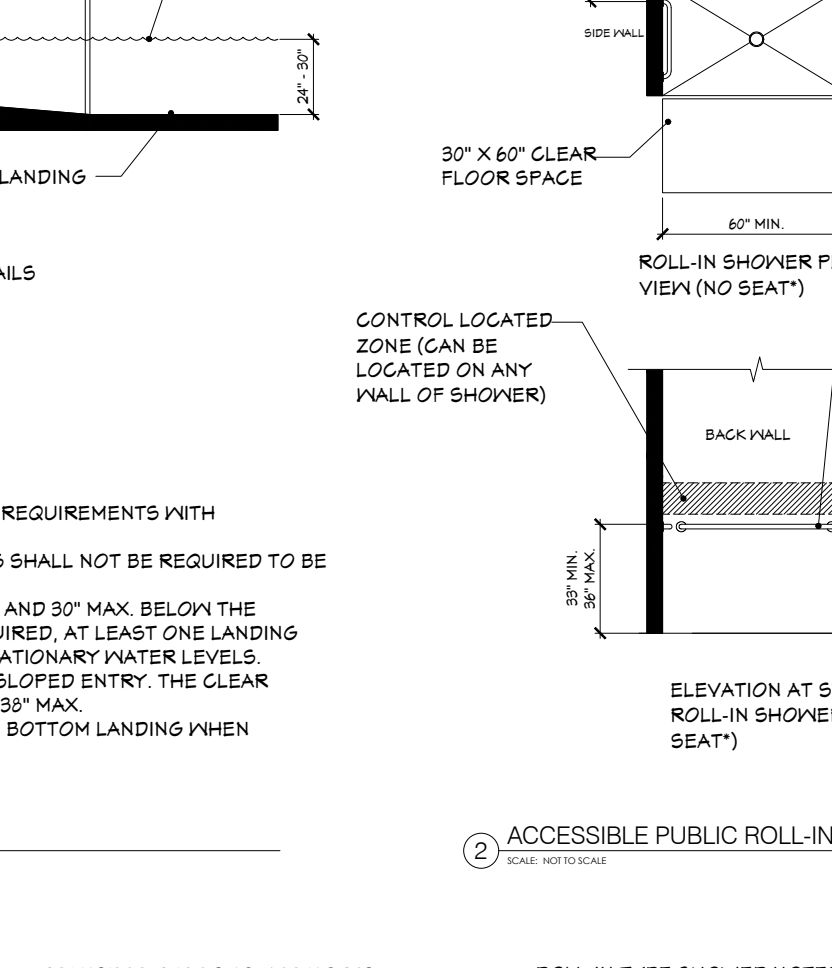
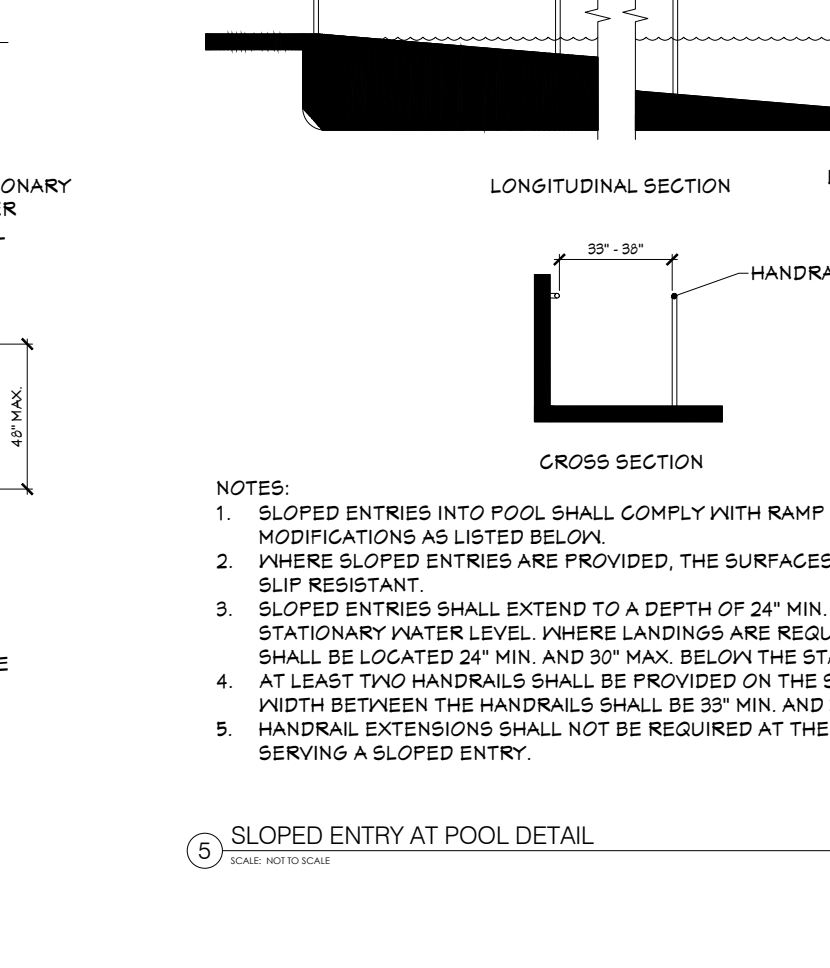
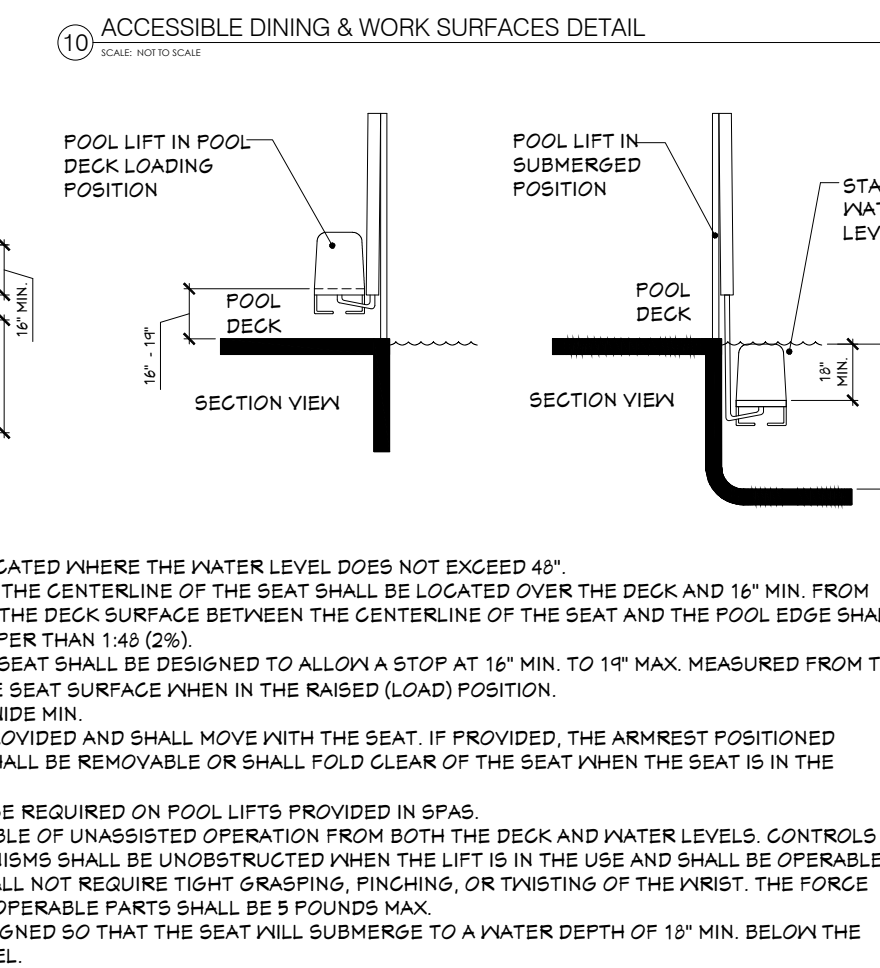
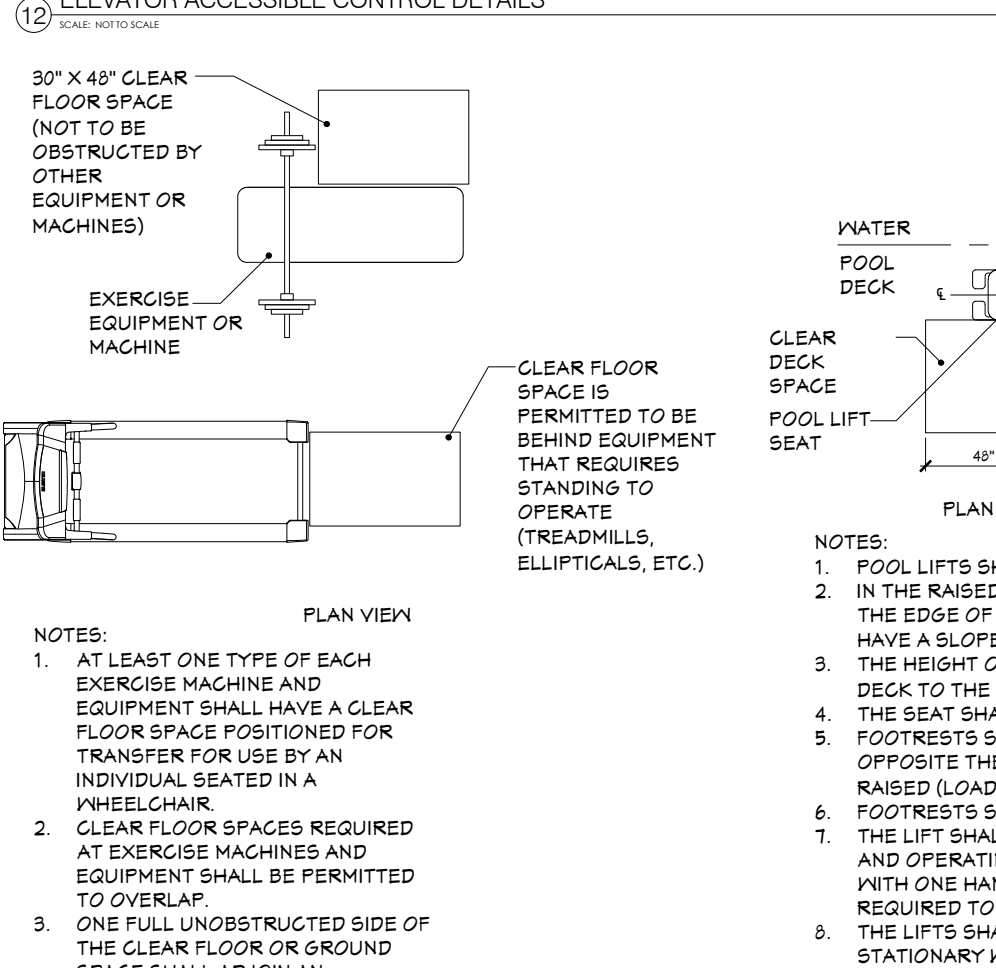
TOTAL NUMBER OF GUEST ROOMS PROVIDED	MINIMUM NUMBER OF REQUIRED ROOMS WITH COMMUNICATION FEATURES
1 TO 25	2
26 TO 50	4
51 TO 75	7
76 TO 100	9
101 TO 150	12
151 TO 200	14
201 TO 300	17
301 TO 400	20
401 TO 500	22
501 TO 1000	5% OF TOTAL
1001 AND OVER	50, PLUS 3 FOR EACH 100, OR FRACTION THEREOF, OVER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

- GENERAL NOTES:
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.
- GUEST ROOMS REQUIRED TO PROVIDE MOBILITY FEATURES AND GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES SHALL BE DISPersed AMONG THE GUEST ROOMS, AND SHALL PROVIDE CHOICES OF TYPES OF GUEST ROOMS, NUMBER OF BEDS, AND OTHER AMENITIES COMPARABLE TO THE CHOICES PROVIDED TO OTHER GUEST ROOMS WHERE THE MINIMUM NUMBER OF GUEST ROOMS REQUIRED TO PROVIDE MOBILITY FEATURES IS NOT SUFFICIENT TO ALL OF THE FOLLOWING PRIORITY GUEST ROOM TYPES: 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:
1. FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND VISUAL ALARMS.
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 45" OF THE TELEPHONE TO FACILITATE THE USE OF A TTY.

13. GUEST ROOMS WITH COMMUNICATION FEATURES TABLE
- NOTES:
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 OF THE DOOR REOPENING DEVICE NOT REQUIRING CONTACT.



17. ACCESSIBLE DOOR & GATE HARDWARE DETAIL
- NOTES:
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, FINCHING, OR TWISTING OF THE WRIST TO OPERATE. SUCH HARDWARE SHALL BE 34" MINIMUM ABOVE THE FLOOR OR GROUND, WHERE SLIDING DOORS ARE IN THE FULL OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 40 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM. DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 10 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM, MEASURED UNDER AMBIENT CONDITIONS. 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:
1) INTERIOR HINGED DOOR: 5.0 POUNDS
2) SLIDING OR FOLDING DOOR: 5.0 POUNDS
- OR
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 JOINTS IN SUCH SURFACE SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.



18. ACCESSIBLE ROOM IDENTIFICATION SIGNAGE DETAIL

12. ELEVATOR ACCESSIBLE CONTROL DETAILS

10. ACCESSIBLE DINING & WORK SURFACES DETAIL

11. ACCESSIBLE SHOWER NOTES

14. GUEST ROOM WITH MOBILITY FEATURES KITCHEN DETAILS

15. ACCESSIBLE SERVICE COUNTER (REGISTRATION, CHECK-OUT, CONCIERGE, ETC.)

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