

# Hunters View Phase IA

## Blocks 4, 5 & 6

San Francisco, CA 94124

### REASONABLE ACCOMMODATION INSTRUCTION MANUAL



June 2013

HV Partners 1, LP (“HVP1”) has made every effort to make the units at Hunters View Phase IA as accessible or adaptable as possible. There are a variety of different unit types that have different levels of accessibility. Please see Exhibit A for the list of unit types at Hunters View Phase IA.

Index:

Section 1:	Removable Cabinet Face-Frame.....	Pages 3-6
Section 2:	Removable Bathroom Vanity Face-Frame at Accessible Units....	Pages 7-8
Section 3:	Block 4: Repositionable Countertops.....	Pages 9-12
Section 4:	Locations of Removable Base Cabinets and Repositionable Counter Tops.....	Pages 13-24
Section 5:	Block 4: Installation of Grab Bars at Toilets:.....	Pages 25-29
Section 6:	Identification of the location of any equipment and parts required for adjusting or replacing counter tops, cabinets, and sinks.....	Page 30

## SECTION 1

### **Removable Cabinet Face-Frame**

The Hunters View buildings are designed to allow for modifications to the cabinets and countertops with ease in order to be accessible for those with disabilities.

The following have removable base cabinets units.

Block 4: Units 101, 106, 125, 201, 202, 203, 204, 205, 206, 208, 209, 210, 211, 212, 213, 217, 301, 302, 303, 304, 305, 306, 307, 313, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, and 412.

Block 5 (See Exhibit A for applicable accessible levels within units listed below):  
Units 101, 102, 105 & 114

Block 6 (See Exhibit A for applicable accessible levels within units listed below):  
Units 101, 102, 105 & 111

Notes that if the cabinet modifications addressed in this manual need to be undone and cabinets reassembled, please follow the included steps in reverse.

Please follow steps 1-6 below to remove Cabinet Face-Frames which will allow for additional workspace underneath unit kitchen countertops.

#### **Step 1:**



Open all (4) cabinet doors

Step 2:



Remove screws from the cabinet frame located at the far left cabinet door and far right cabinet door (below the sink). There is (1) screw above and (1) screw below the cabinet door hinges, for a total of 4 screws, (2) on the left door and (2) on the right door.

Step 3:



Remove the screws from the inside of the cabinet face at the top of the cabinet door opening as shown above.

Step 4:



Remove Cabinet Face-Frame with the (4) cabinet doors attached.

Step 5:



Remove the toe-kick using a flat head screwdriver or flat bar. Reinstalled toe-kick can be held in place with Velcro.

Step 6:

FINAL STEP for removing Cabinet Face-Frame



Remove the cabinet base by picking up and pulling out.

Step 7:

Final Condition



## SECTION 2

### **Removable Bathroom Vanity Face-Frame at Accessible Units**

Please follow steps 1-6 below to remove bathroom Vanity Face-Frames which will allow for additional workspace underneath bathroom sinks

#### Step 1:



Open both vanity doors

#### Step 2:



Remove the vanity base by removing (1) screw from each corner as shown above.  
Carefully lift and pull the base out.

Step 3:



Remove the lower rail by removing (2) screws, (1) on either side, as shown above.

Step 4:



Remove the (2) doors by removing the (2) screws from each door, as shown above.

Bathroom Vanity Adaptation Complete

## SECTION 3

### **Repositionable Countertops at Block 4 Only**

#### Step 1:

Turn the HOT and Cold water angle tops to the OFF position (turn clockwise). The angle stops are located under the sink at the back wall; (2) total. This will ensure the water supply to the sink is cut off.

#### Step 2:



Measure 2" down from the bottom of the ledger and mark the new location on the wall; this will be the new location for the ledger once lowered.

Step 3:



Using a wrench, remove the compression nuts (2 each) which connect the pea trap to the drain line of the sink, as shown above. There is (1) compression nut on each side of the pea trap elbow.

Step 4:



Once the pea trap is removed, the waste line assembly should look like the above left photo.

\*Note that it is normal for a small amount water to drain from the pea trap once the assembly is removed, so please make sure to empty it in a bathroom sink or bucket, as shown in the above right photo.

Step 5:



Remove the screws that attach the ledger to the back and sides of the countertop. The ledger is located under the countertop along the back wall and to the left & right sides of the countertop.

Step 6:



Remove the support bracket centered underneath the countertop.

Step 7:



Re-attached ledger and support bracket at new location which was marked in step 1.

Step 8:



Lower the countertop onto the ledger.

Step 9:

Re-attached pea-trap by following step 2 in reverse order and make sure to snug compression nuts but do not over tighten.

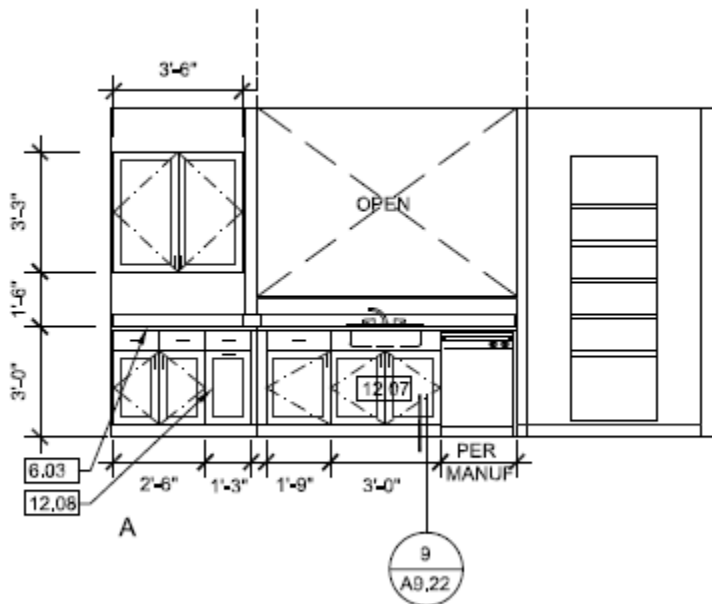
Step 10:

Turn the angle stops to the on position by following step 1 in reverse order.

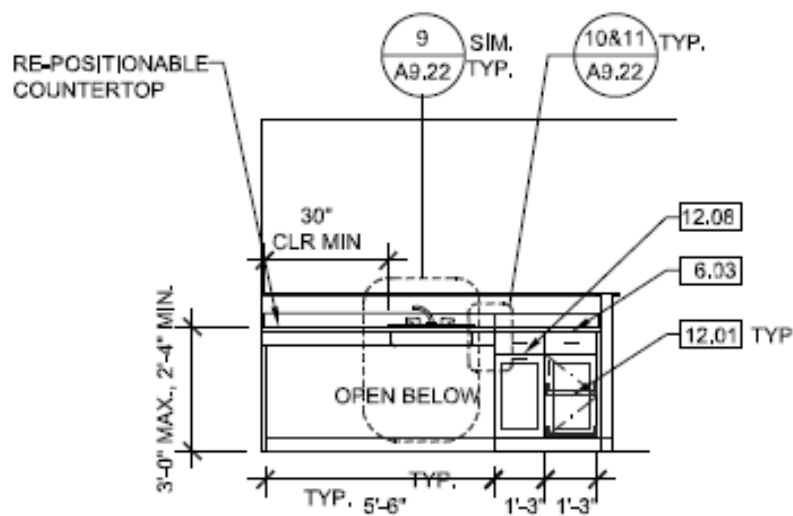
## SECTION 4

### Locations of Removable Base Cabinets and Repositionable Counter Tops

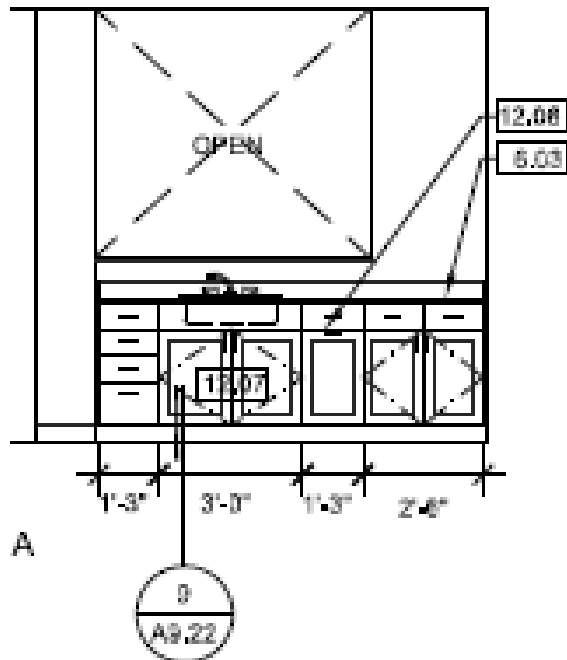
Block 4: Units 101, 201, 301, 401 (Note 12.07 indicates removable cabinet)



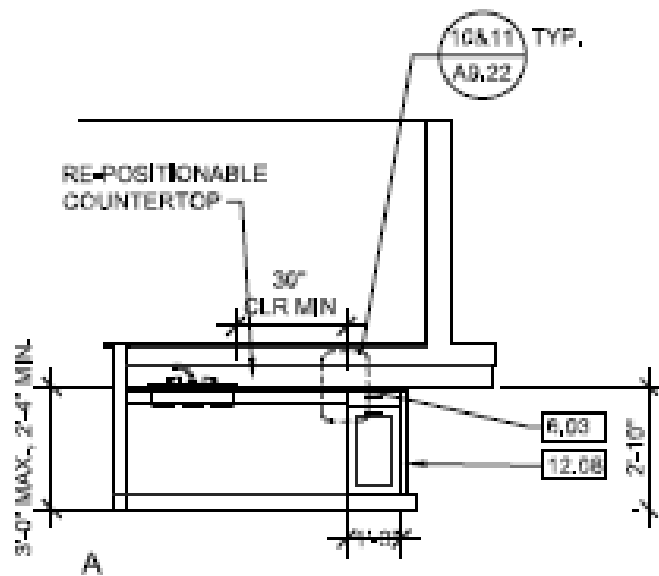
Block 4: Unit 105



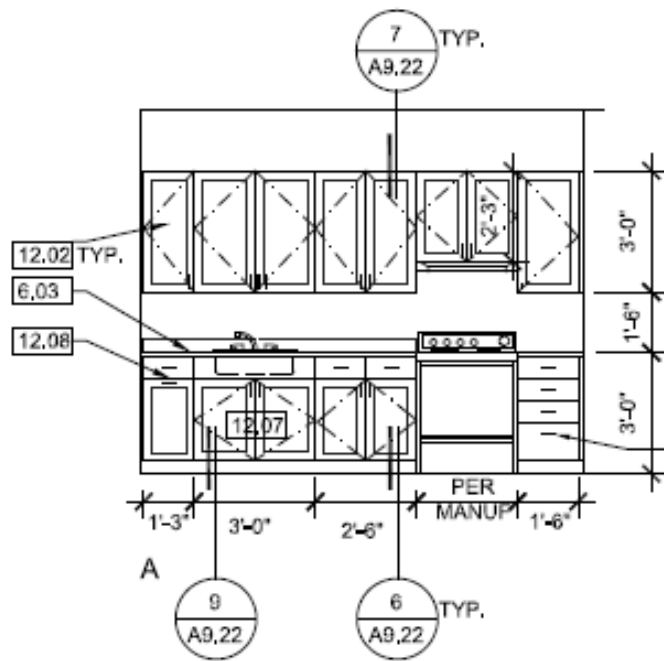
Block 4: Unit 106 (Note 12.07 indicates removable cabinet)



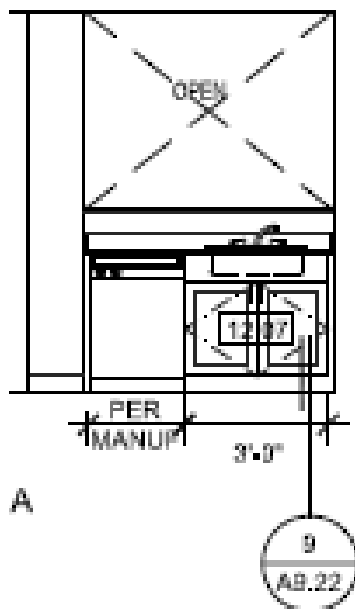
Block 4: Units 123, 215, 219, 221



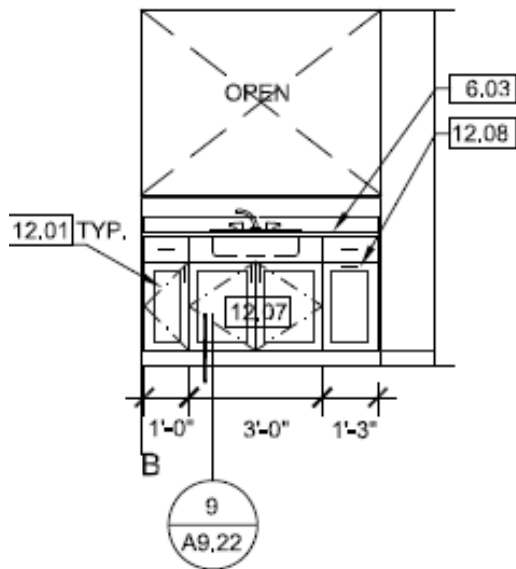
Block 4: Unit 125 (Note 12.07 indicates removable cabinet)



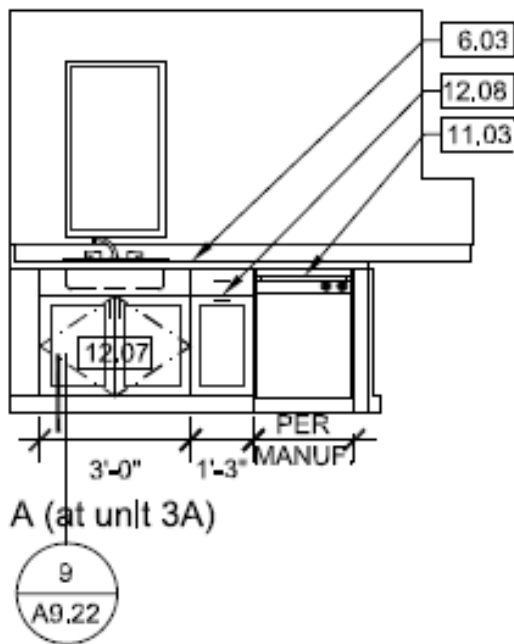
Block 4: Units 202, 302, 402 (Note 12.07 indicates removable cabinet)



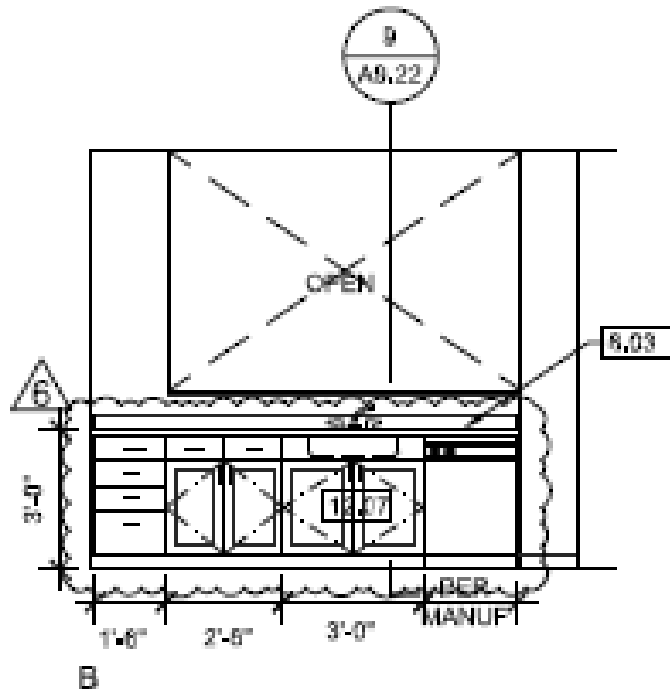
Block 4: Units 203, 303, 403 (Note 12.07 indicates removable cabinet)



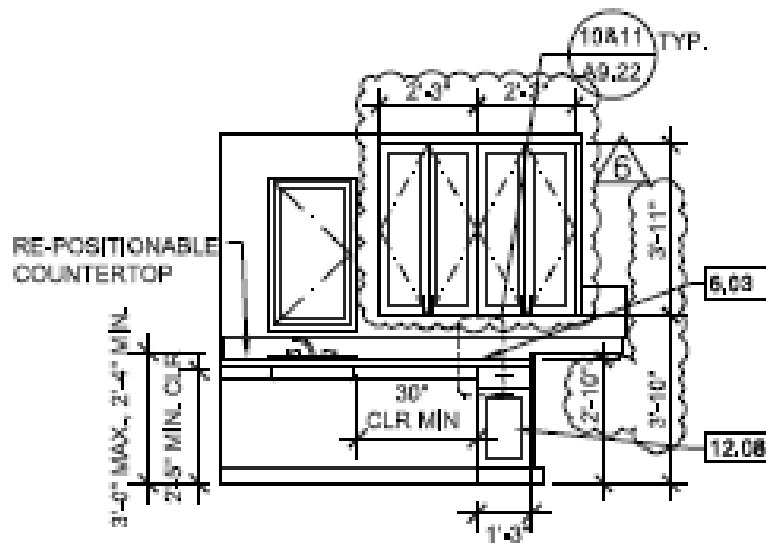
Block 4: Units 204, 304, 306, 404, 406 (Note 12.07 indicates removable cabinet)



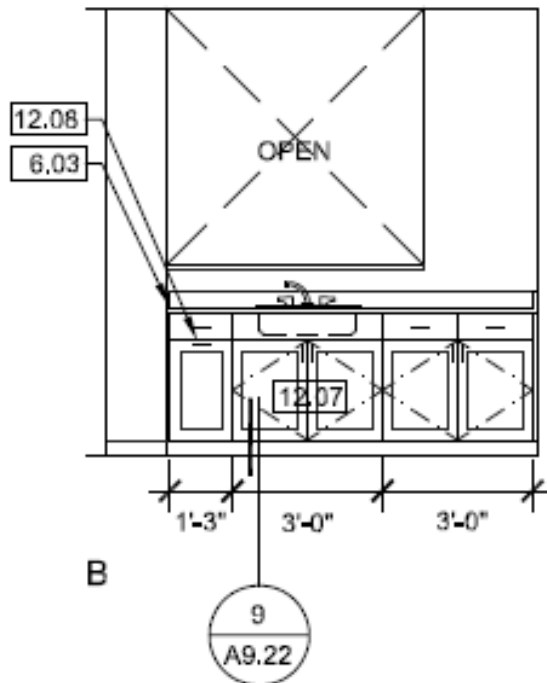
Block 4: Unit 206 (Note 12.07 indicates removable cabinet)



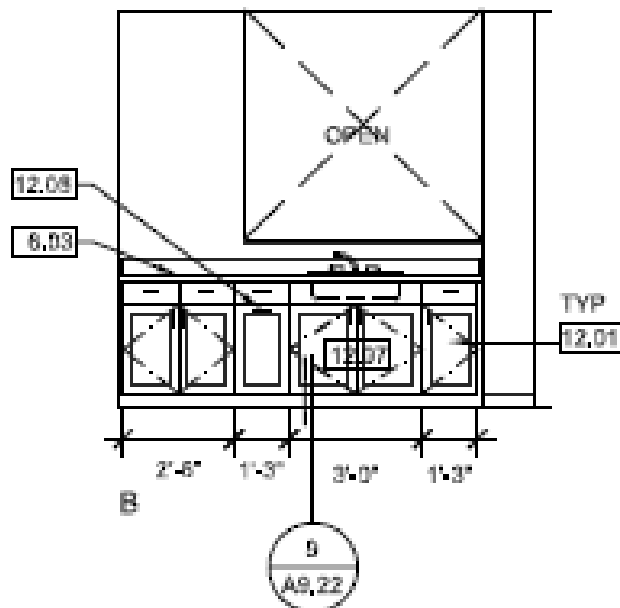
Block 4: Unit 207



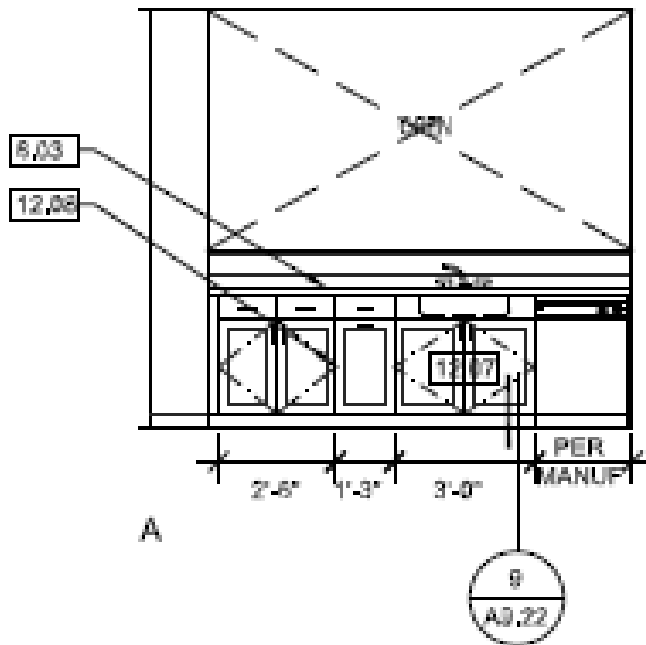
Block 4: Units 208,209, 408, 409 (Note 12.07 indicates removable cabinet)



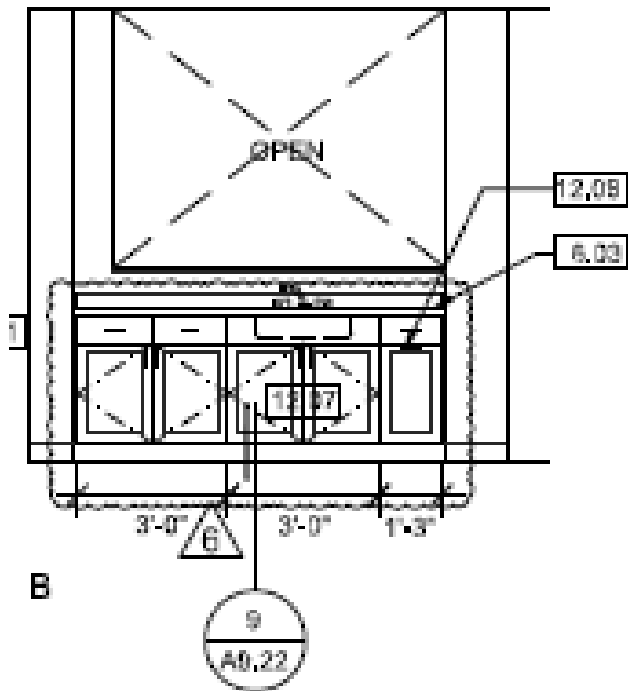
Block 4: Units 210, 211, 411 (Note 12.07 indicates removable cabinet)



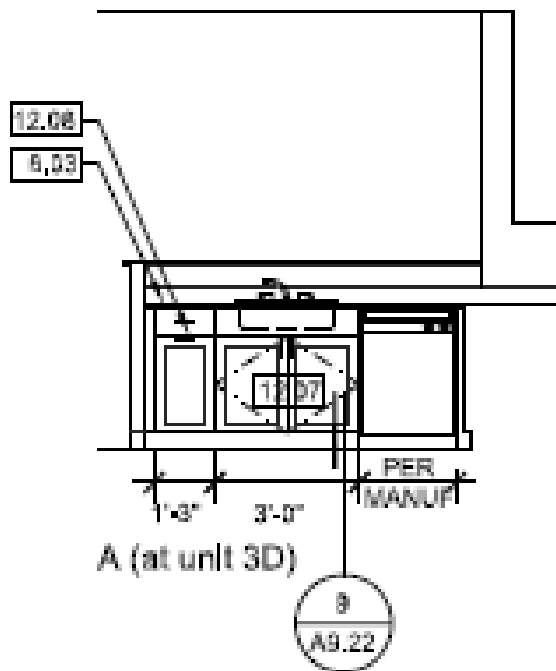
Block 4: Units 212, 412 (Note 12.07 indicates removable cabinet)



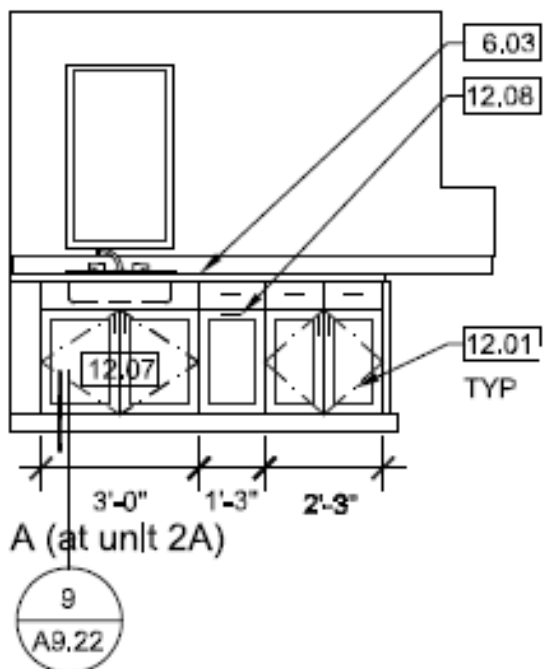
Block 4: Units 213, 313 (Note 12.07 indicates removable cabinet)



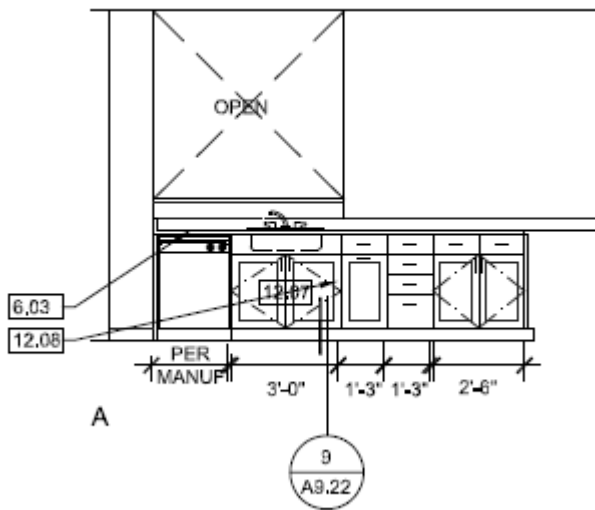
Block 4: Unit 217 (Note 12.07 indicates removable cabinet)



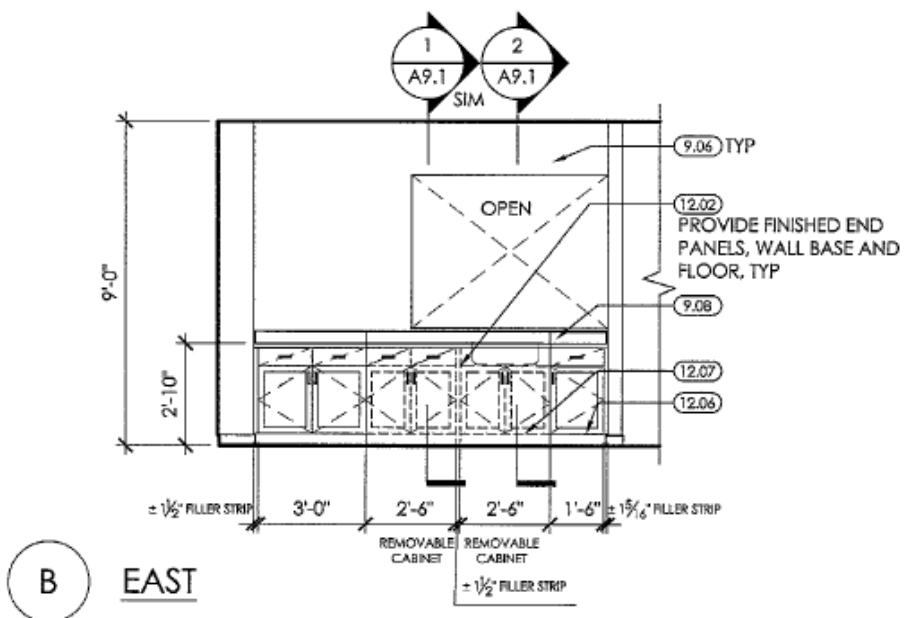
Block 4: Units 307, 407 (Note 12.07 indicates removable cabinet)



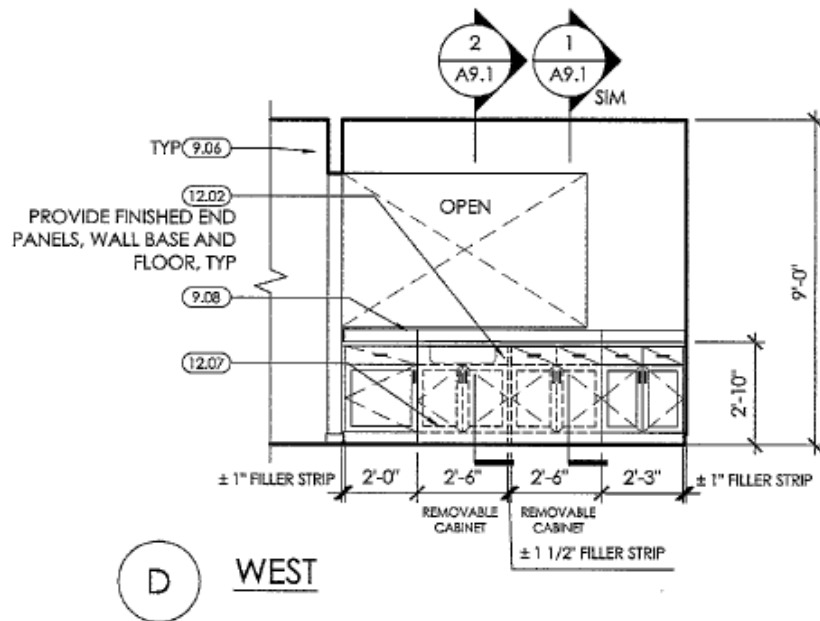
Block 4: Unit 410 (Note 12.07 indicates removable cabinet)



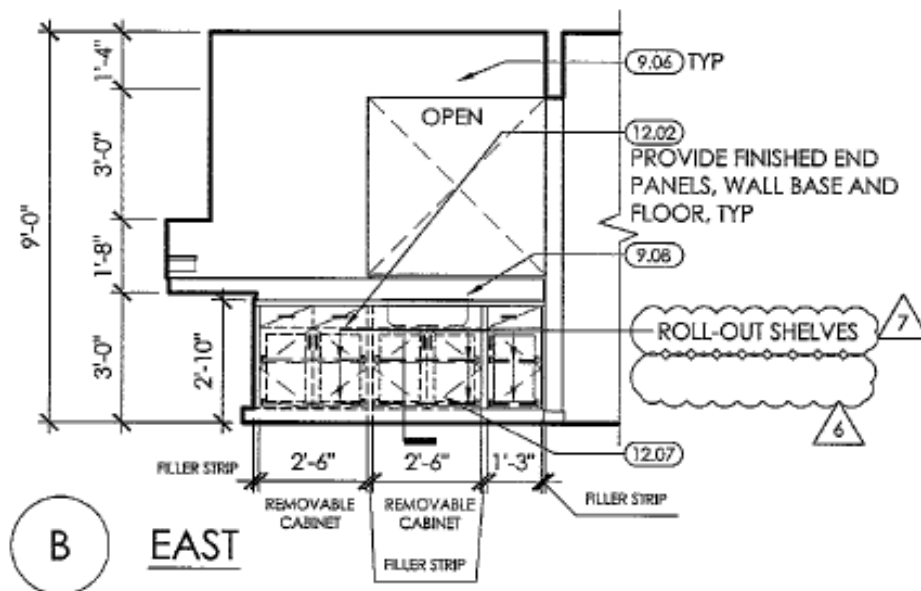
Block 5: 1086 Fairfax Avenue [Unit 101]



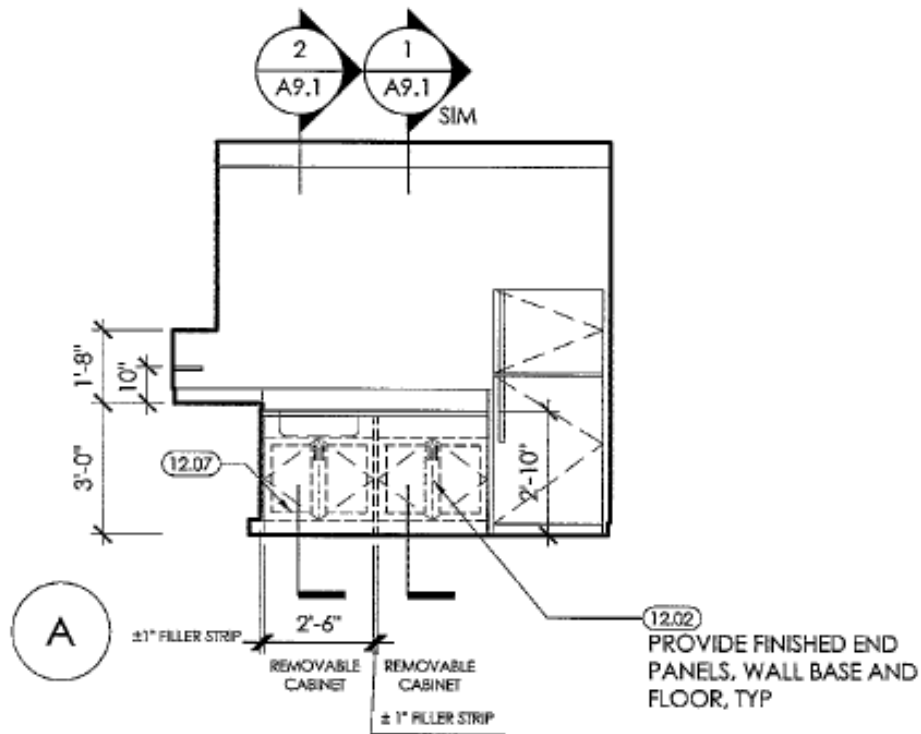
Block 5: 1028 Fairfax Avenue [Unit 105]



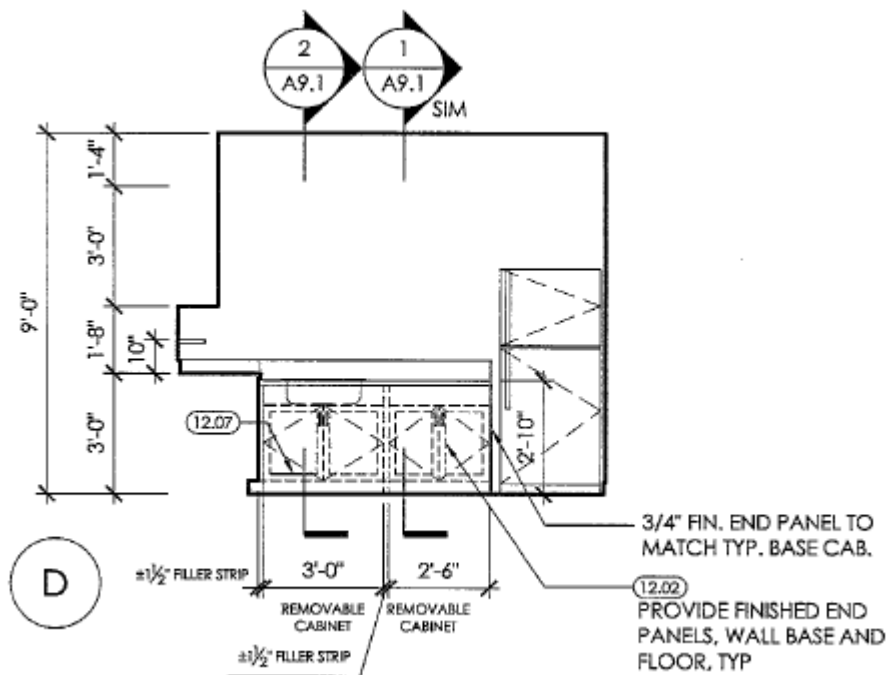
Block 5: 55 Ironwood Way [Unit 114]



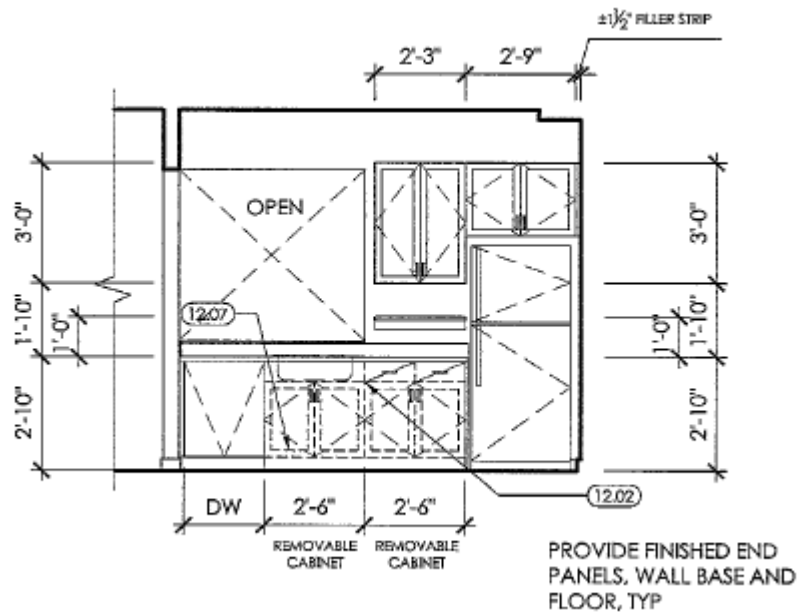
Block 6: 160 Acacia Avenue, Unit #101



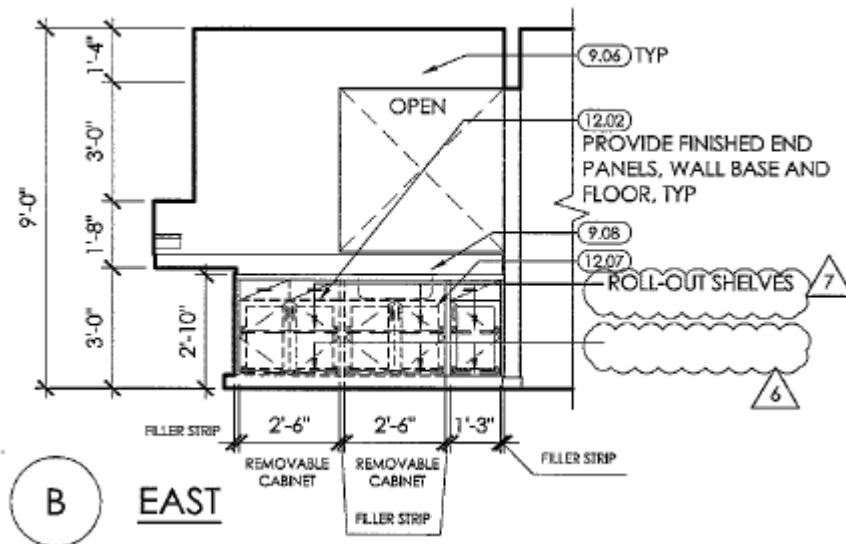
Block 6: 160 Acacia Avenue, Unit #102



Block 6: 90 Ironwood Way [Unit 105]



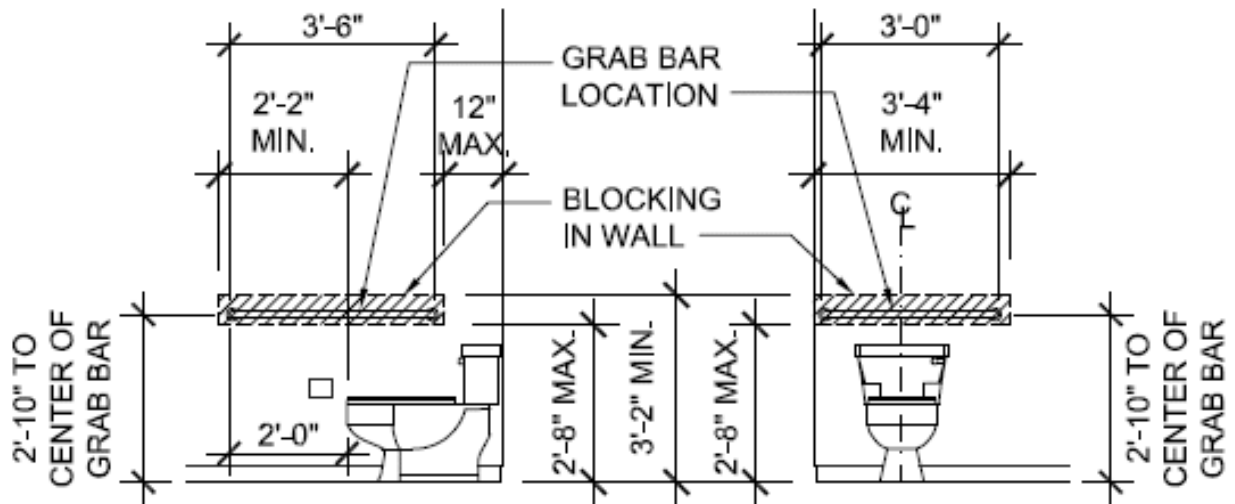
Block 6: 54 Middle Point Road [Unit 111]



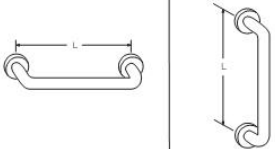
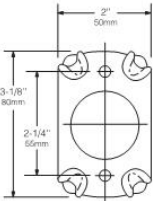
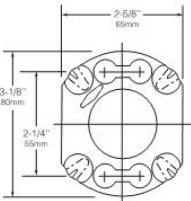
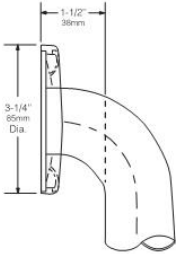
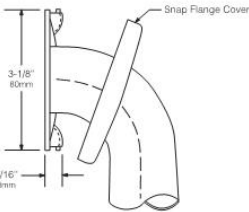
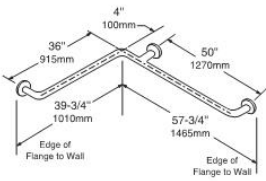
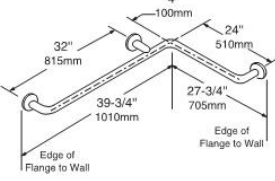
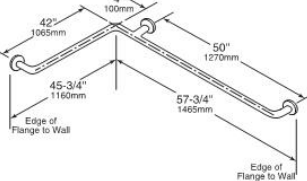


## SECTION 5

### Installation of Grab Bars at Toilets at Block 4 Only

Typical Blocking Locations:



 <b>Technical Data</b>	<b>1 1/4" (32mm) DIAMETER STAINLESS STEEL GRAB BARS WITH SNAP FLANGE</b>	<b>B-5806 SERIES</b>
Specify Finish Required: <input type="checkbox"/> Satin finish <input type="checkbox"/> Satin finish with peened gripping surface; add suffix .99 to model number		
		
<div>  </div> <div> <div>HORIZONTAL</div> <div>VERTICAL</div> </div> <div>B-5806 x 12, 18, 24, 30, 36, 42, 48</div>		<div> <div>End Mounting Flange</div>  </div> <div> <div>Intermediate Flange</div>  </div> <div>  </div> <div>  </div>
 <div> <div>TWO-WALL WHEELCHAIR TOILET COMPARTMENT</div> <div>B-5837</div> </div>	 <div> <div>HORIZONTAL TUB/SHOWER/TOILET COMPARTMENT BAR 24 x 36</div> <div>B-58616</div> </div>	 <div> <div>TWO-WALL TOILET COMPARTMENT BAR 42 x 54</div> <div>B-5897</div> </div>
continued . . .		

The illustrations and descriptions herein are applicable to production as of the date of this Technical Data Sheet.  
The manufacturer reserves the right to, and does from time to time, make changes and improvements in designs and dimensions.

Revised 3/09 S/B Printed in U.S.A.  
© 2009 by Bobrick Washroom Equipment, Inc.

**MATERIALS:**

**Grab Bar** — 18-8 S, type-304, 18-gauge (1.2mm) stainless steel tubing with satin-finish. 1-1/4" (32mm) outside diameter. Ends are heliarc welded to concealed mounting flanges. Clearance between the grab bar and wall is 1-1/2" (38mm).

**Concealed Mounting Flanges** — 18-8 S, type-304, 1/8" (3mm) thick, stainless steel plate; end flanges 2" x 3-1/8" (50 x 80mm) with two holes for attachment to wall. Intermediate flanges 2-5/8" x 3-1/8" (65 x 80mm) wide x 3-1/8" (80mm) diameter.

**Snap Flange Covers** — 18-8 S, type-304, 22-gauge (0.8mm) drawn stainless steel with satin-finish. 3-1/4" (85mm) diameter x 5/8" (16mm) deep. Each cover snaps over mounting flange to conceal mounting screws.

**STRENGTH:**

Bobrick grab bars that provide 1-1/2" (38mm) clearance from wall can support loads in excess of 900 pounds (408kg) if properly installed. Other grab bar configurations can support loads in excess of 250 pounds (113kg) if properly installed, complying with barrier-free accessibility guidelines (including ADAAG in the U.S.A.) for structural strength.

**Warning:** Grab bars are no stronger than the anchors or walls to which they are attached and, therefore, must be firmly secured in order to support the loads for which they are intended.

**INSTALLATION:**

Provide concealed anchor device or backing as specified or required in accordance with local building codes before wall is finished. Fasten concealed mounting flanges to anchor device or backing with two screws in each flange. Snap flange covers over each mounting flange to conceal mounting screws. Concealed anchor devices and mounting screws are not included with Bobrick grab bars and must be specified as an accessory.

For Grab Bars with an Intermediate Flange(s), Pull Snap-Flange Covers away from mounting flanges. Place grab bar in desired mounting location. Use intermediate flange as a template to mark location of mounting screws at intermediate flange only. Mark screw locations at the center of the slot in the middle of the double-keyhole shaped mounting holes (2) in the intermediate flange. Remove grab bar from wall. Drive the intermediate flange mounting screws into wall at marked locations. **Note:** Make sure to leave a space of just over 1/8" (3.17mm) between the underside of the screw head and the wall. Install grab bar on the wall by placing the round ends of the intermediate flange double-keyhole shaped mounting holes over the mounting screws (2) are located in the middle of the flange slots. Install the mounting screws into the wall at the end flanges and secure tightly. Tighten the mounting screws at the intermediate flange. Press all snap-flange covers into place to conceal mounting flanges.

**Note:** Recommend use of 1/4" or #14 (M6.3) sheet metal or wood screws to install Intermediate Flange. #12 (M5.5) screws may also be used.

**Important Notes:**

- Mounting Kits** — Bobrick has a selection of mounting screws and fasteners available for different types of installations; **one Bobrick mounting kit is required for each flange.**

Mounting Kit No.	Description
252-30	Consists of (3) #14 x 2½" (M6.3 x 64mm) type-304 stainless steel, Phillips round-head, sheet-metal screws.
2521-30	Consists of (3) 1/4"-20 x 3½" (M6.3-1 x 89mm) type-304 stainless steel, Phillips round-head, machine screws with plated-steel toggle nuts.
2522-30	Consists of (3) 1/4"-20 x 2" (M6.3-1 x 51mm) type-304 stainless steel, Phillips round-head, machine screws with metal expansion shields.

- Grab Bar Fastener** — Bobrick has a grab bar fastening system that secures all Bobrick grab bar series; **one Bobrick fastener is required for each flange.** Install grab bar without backing in wall requires minimum 5/8" (16mm) thick painted or tiled drywall.

WingIt™ Fastener No.	Description
251-4	Consists of (3) 10-32 x 5/16" round-head, Phillips 18/8 stainless steel screws. (1) WingIt grab bar fastener.

- Optional Anchor Device** — Bobrick grab bar anchor device includes stainless steel machine screws to be used for attaching grab bars to anchors. **one Bobrick concealed anchor device is required for each flange.**

Optional Anchor No.	Description
2583	Anchor for 3/4" to 1" (19-25mm) panel 1 anchor required for each flange.
2586	Anchor for 1/2" to 1" (13mm) panel 1 anchor required for each flange.

**SPECIFICATION:**


Grab bar shall be type-304 stainless steel with satin-finish. Grab bar shall have 18-gauge (1.2mm) wall thickness and 1-1/4" (32mm) outside diameter. Clearance between the grab bar and wall shall be 1-1/2" (38mm). Concealed mounting flanges shall be 1/8" (3mm) thick stainless steel plate, 2" x 3-1/8" (50 x 80mm), and equipped with two screw holes for attachment to wall. Flange covers shall be 22-gauge (0.8mm) stainless steel, 3-1/4" (85mm) diameter, and shall snap over mounting flanges to conceal mounting screws and/or WingIt fasteners. Ends of grab bar shall pass through concealed mounting flanges and be heliarc welded to form one structural unit. Grab bar shall comply with barrier-free accessibility guidelines (including ADAAG in the U.S.A.) for structural strength. Manufacturer's service and parts manual shall be provided to the building owner/manager upon request.

Grab Bar shall be Model \_\_\_\_\_ (insert model number) of Bobrick Washroom Equipment, Inc., Clifton Park, New York; Jackson, Tennessee; and Los Angeles, California; Bobrick Washroom Equipment Company, Scarborough, Ontario; Bobrick Washroom Equipment Pty. Ltd., Australia; and Bobrick Washroom Equipment Limited, United Kingdom.

The illustrations and descriptions herein are applicable to production as of the date of this Technical Data Sheet.  
The manufacturer reserves the right to, and does from time to time, make changes and improvements in designs and dimensions.

B-5806 Rev. 3/09 S/B Printed in U.S.A.  
© 2009 by Bobrick Washroom Equipment, Inc.

The following grab bar is to be used where the full 40" blocking does not exist at the space at the back of the water closet. (Units 101, 201, 203, 301, 303, 401, and 403)



 [Advanced Search](#)   [My Account](#)  
[Login](#)

[Home](#) [Collection](#) [Accessories](#) [Store Locator](#) [About Us](#) [Resources](#)

**ACCESSORIES**  
Home > Accessories > Decorative Safety Bars > 36" Grab Bars


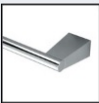

**36" Grab Bar**  
(Item #856) Chrome  
(Item #857) Satin Nickel

Are You Looking For Grab Bar?  
See More Gatco's Grab Bar [here](#).

Available finishes  
 

The Latitude2 Grab Bar is constructed in Stainless Steel and features minimalist style. 1 1/4" dia. Tubing. All Gatco Grab Bars are ADA Compliant

You May Also Like

[<<Back to Collections](#)

Copyright©2012 Gatco, Inc.



## Latitude<sup>2</sup> Grab Bar

General Installation Instructions

### PREPARATION

Tools Required for Assembly: (Not included)

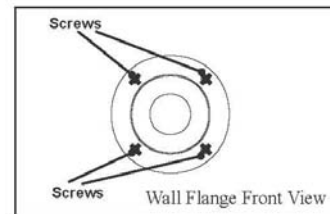
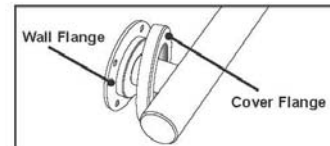
- Pencil
- Tape measure
- Electrical drill
- Level
- Safety glasses



**⚠ CAUTION:** Wood blocking is preferable behind all wall surfaces. If wood blocking is not available, the following optional fasteners are suggested: Tile/Masonry – Plastic or lead anchors  
Plaster/Drywall – Toggle bolts

### INSTALLATION INSTRUCTIONS

1. Uncover the wall flange under the cover flange.  
Hold the grab bar up against desired position on wall,  
and mark the positioning of the screw holes.  
Use a measuring tape and a level for accuracy.
2. Install grab bar with 4 - #10 × 2" panhead stainless steel  
screws provided for each end wall flange.
3. Slide cover flanges over wall flanges and press  
firmly to complete installation.



### CARE AND MAINTENANCE

To maintain the luster finish, please use soft damp cloths when cleaning and never use any cleaning solvents.

## SECTION 6

### **Identification of the location of any equipment and parts required for adjusting or replacing counter tops, cabinets, and sinks.**

The equipment necessary to adjust or replace counter tops, cabinets and sinks will be stored in the Block 4 Maintenance Room at 1101 Fairfax Avenue.

<END>