

It can only get better...

Menlo Commons, August 09, 2022

Parisa,

You may have read in another file how I think about completed staff work.

Principle to go by: Completed Staff Work

For the hallway furniture project, I wrote two years ago:

“My daughter Karin and I worked together on an extensive remodeling of her house starting ten years ago. I, her dad and handyman, was allowed to make suggestions, and when I did, I was obligated to explain them until Karin understood each detail completely. She would sleep on it, then come back with questions, improvements or a counter-proposal. I would sleep on that. The project always got better. When Karin was satisfied, she made the decision. It was her house.”

To me, this is/was a good way to work. For this project I will do my best to suggest possibilities/alternatives and explain them as best I know how.

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With this file I am asking you to explain your layout, especially the note “Door Clearance”, which I just don’t understand.

In the spirit of proposal (yours) and counterproposal (mine) I mean to engage in productive dialogue, an iterative process of explaining, understanding, sleeping on it, and finding a satisfying design. You have yet to explain your considerations, so this counter-proposal may be premature. That can’t be helped. Time is of the essence.

If this layout is feasible, it will mean not having to create a new toilet drain in the concrete floor, and a substantial increase in RecRoom space. Here is hoping ☺

See you tomorrow, Dag

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Parisa’s layout of the entire area for easy reading

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Parisa’s layout, a close-up of the bathroom area for easy reading

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Parisa’s close-up side by side with existing bathroom area

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Dag’s counter-proposal interpreting and rearranging Parisa’s layout

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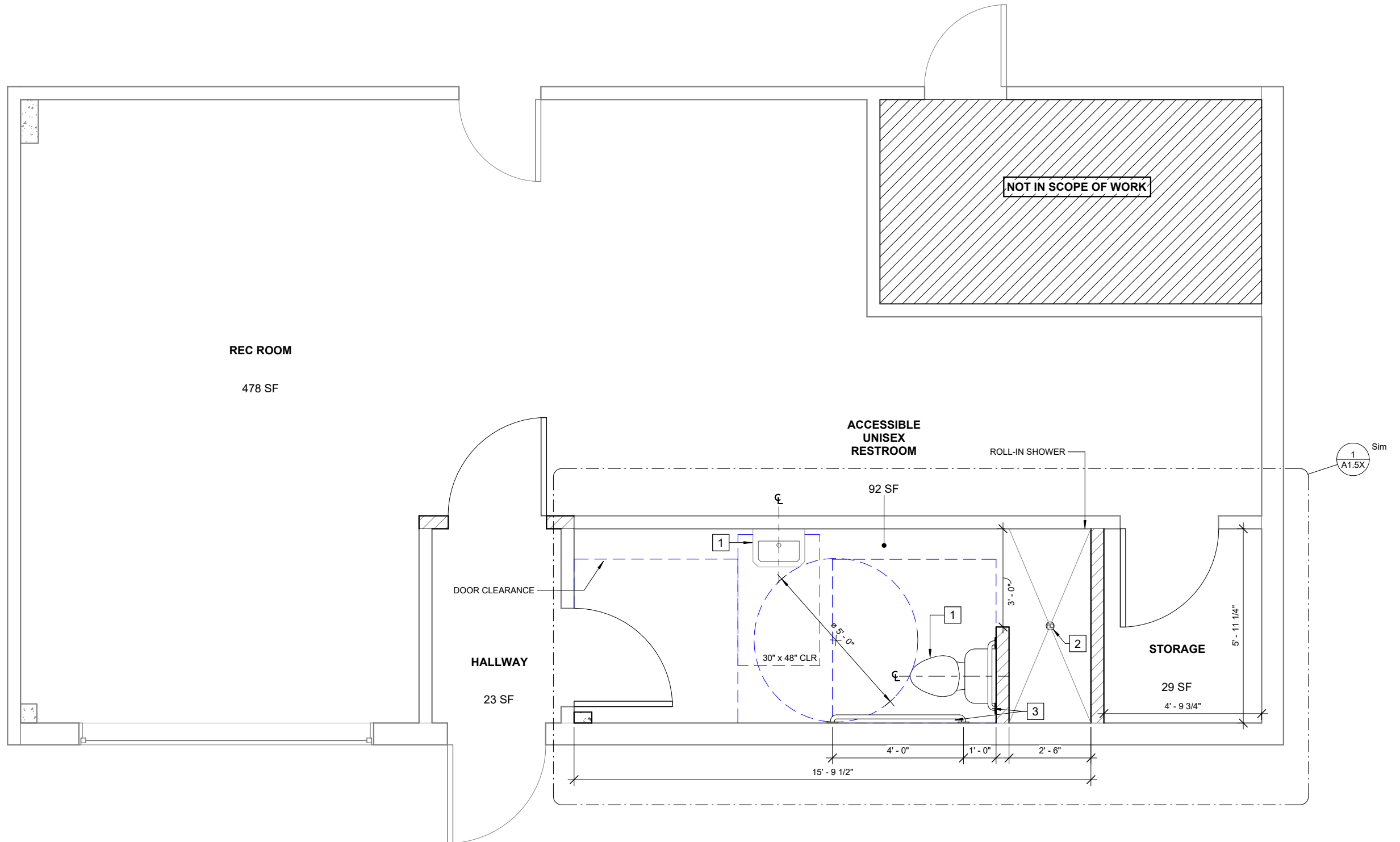
Consequence of Dag’s counter-proposal if it turns out to be viable

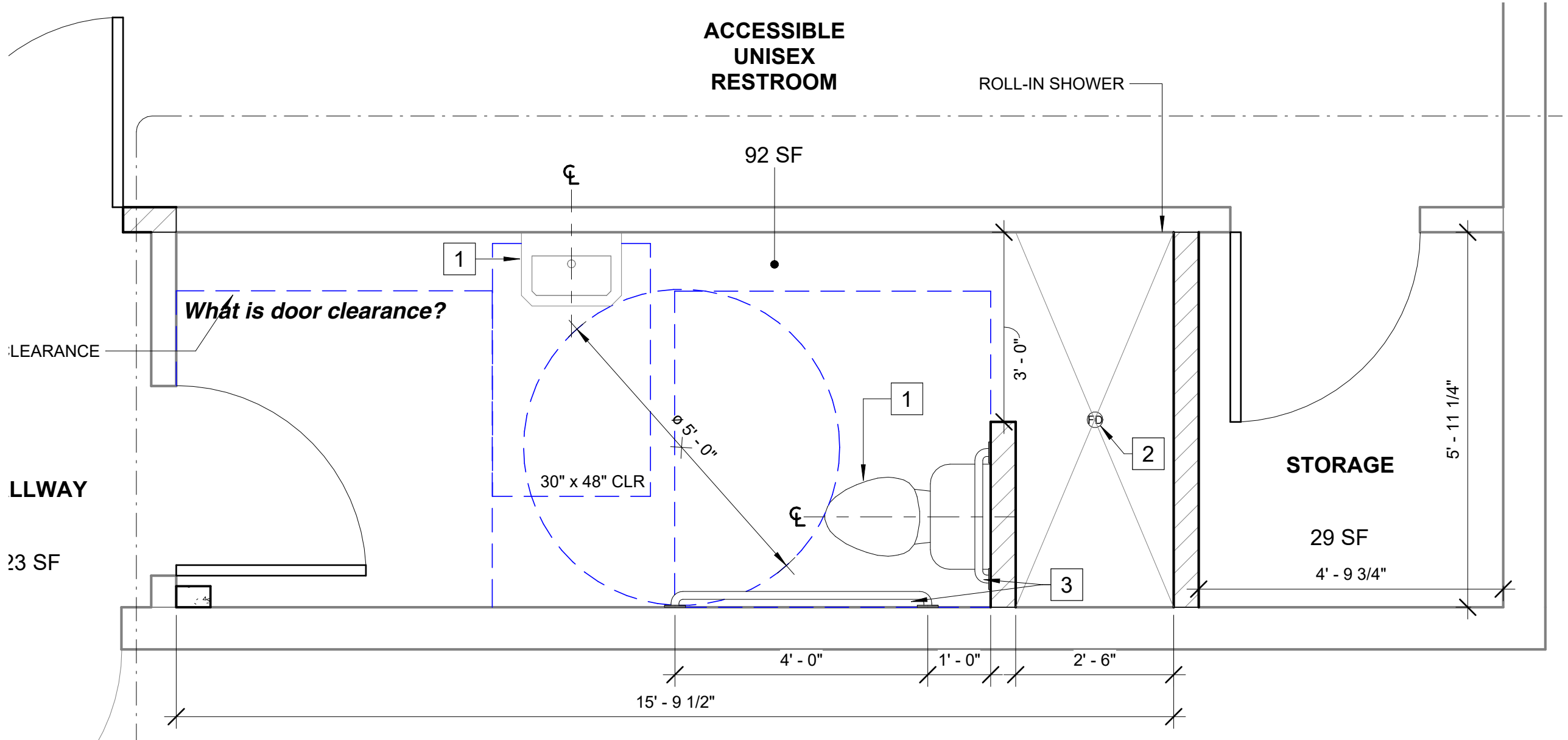
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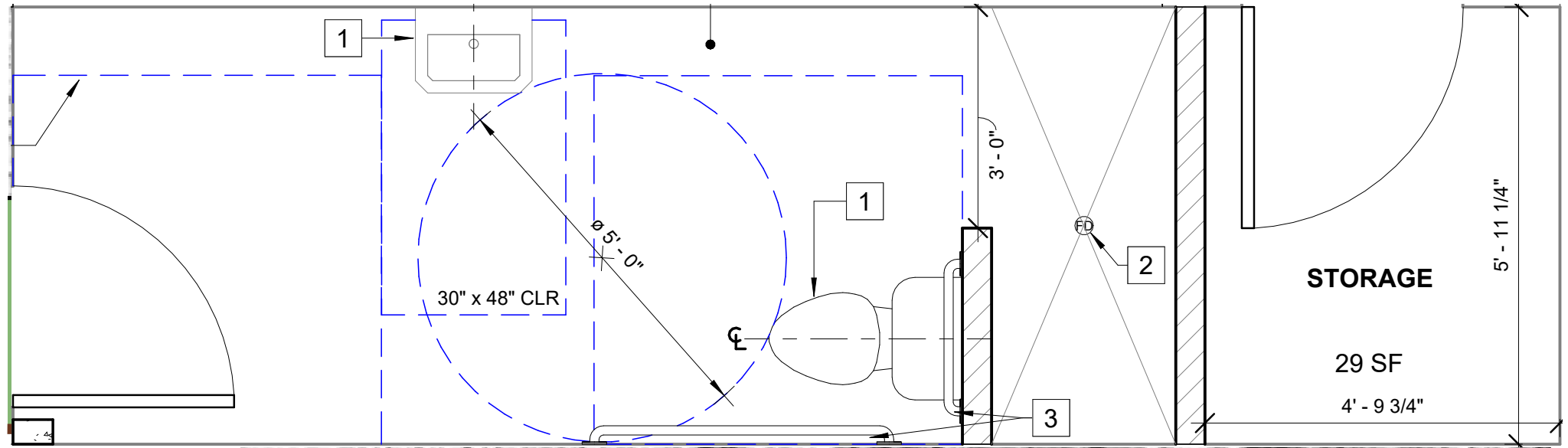
Dag’s early layout of bathroom area

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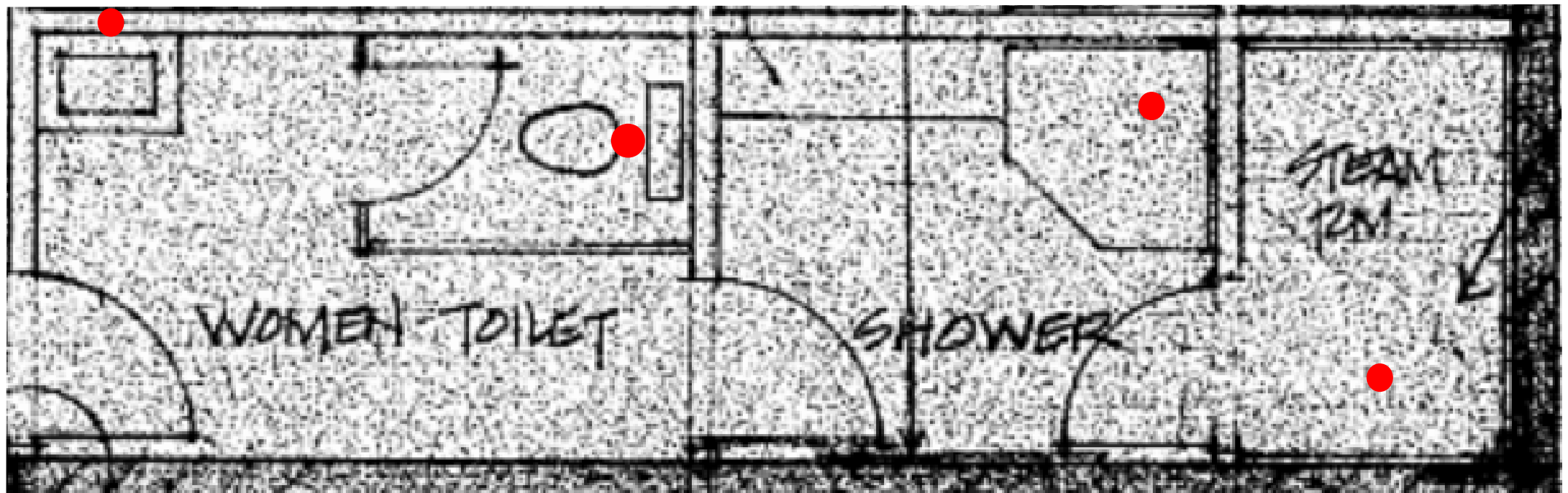
ADA pictures Dag found with Google images in March 2022.
Note especially top left and bottom center.

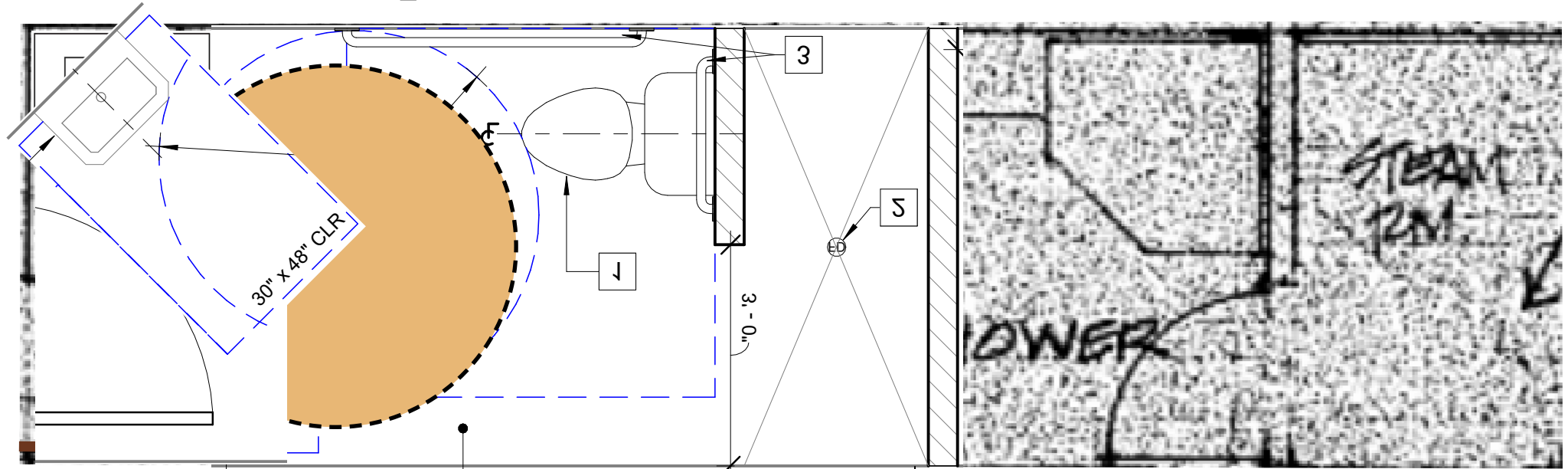




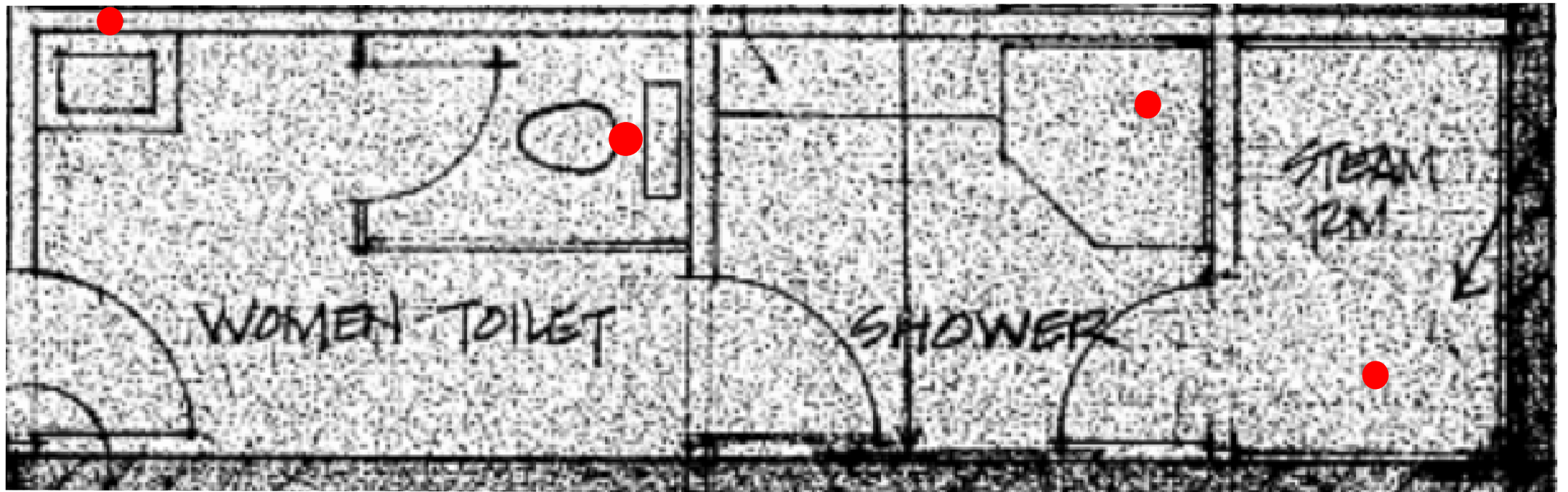


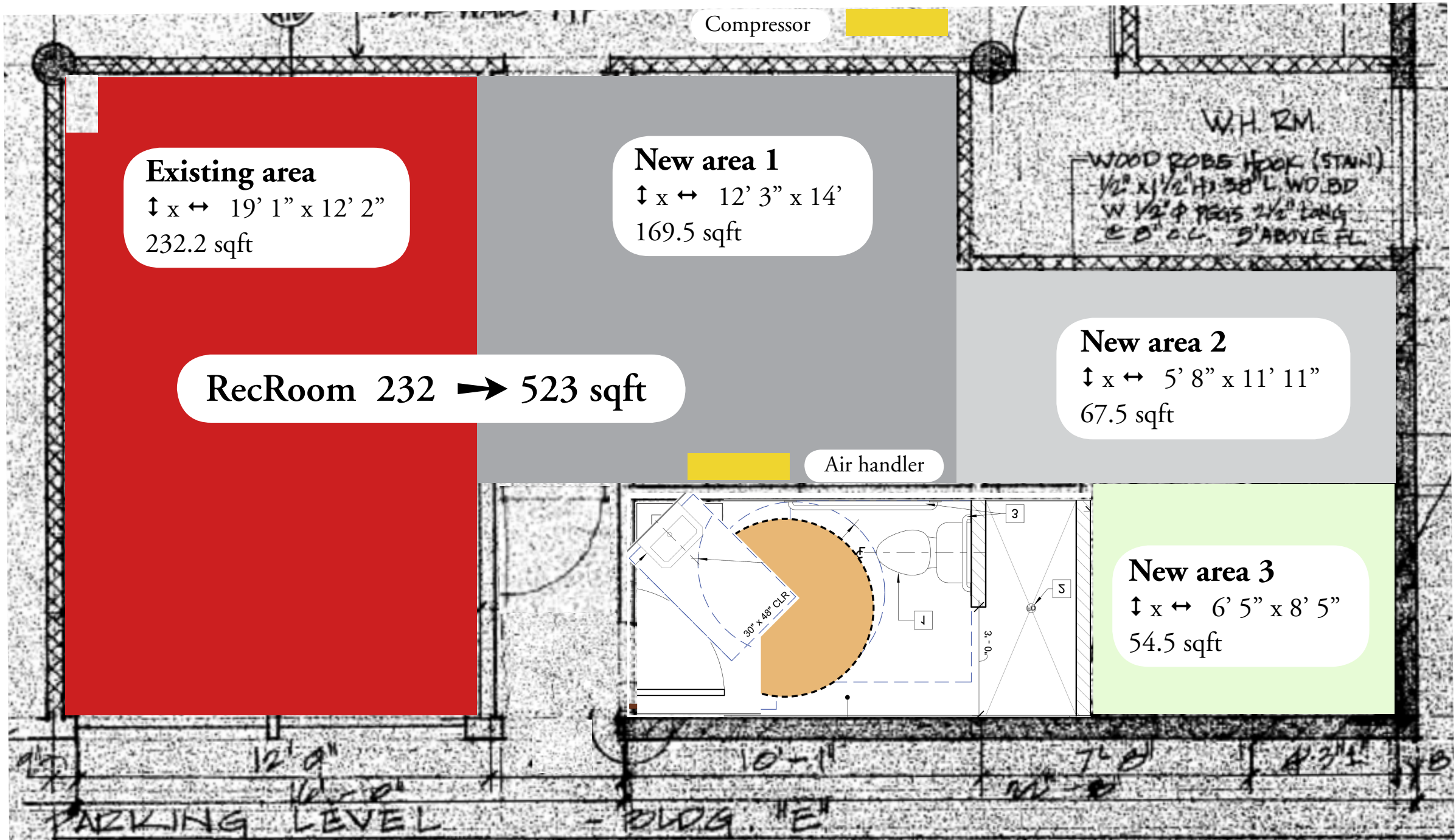
Existing restroom w/ shower. Walls and drains ● shown. Floor drains embedded in concrete.





Existing restroom w/ shower. Walls and drains ● shown. Floor drains embedded in concrete.





Existing area
 ↓ x ↔ 19' 1" x 12' 2"
 232.2 sqft

New area 1
 ↓ x ↔ 12' 3" x 14'
 169.5 sqft

New area 2
 ↓ x ↔ 5' 8" x 11' 11"
 67.5 sqft

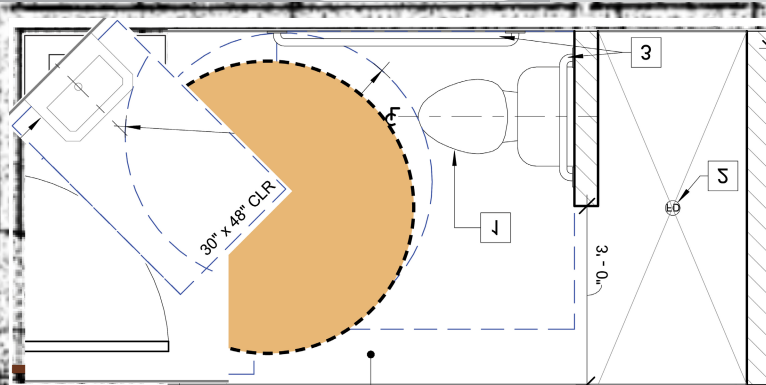
RecRoom 232 → 523 sqft

New area 3
 ↓ x ↔ 6' 5" x 8' 5"
 54.5 sqft

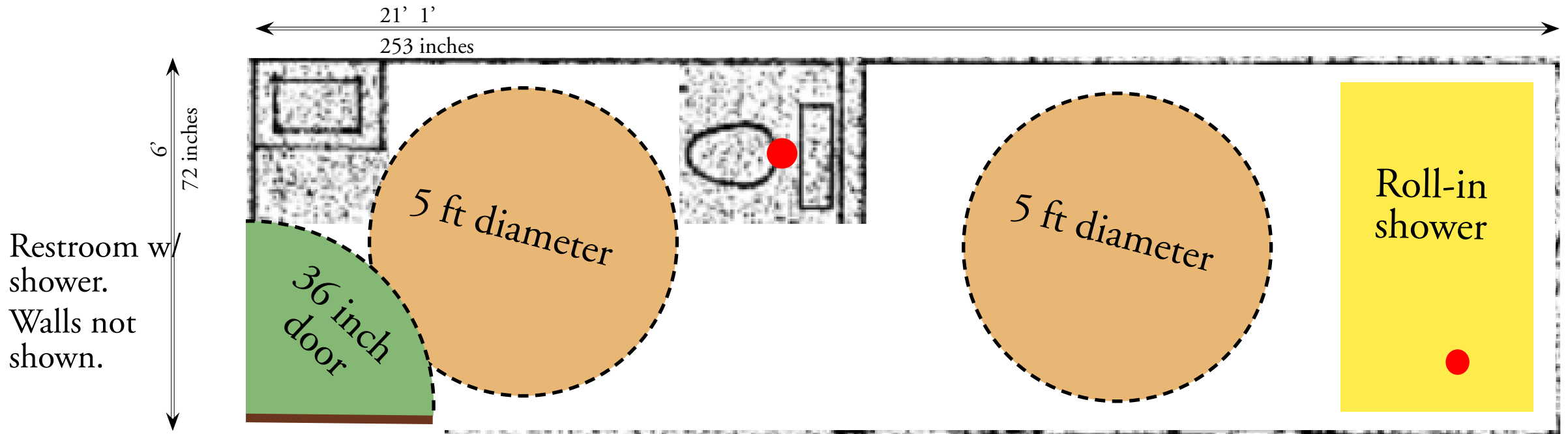
Compressor

Air handler

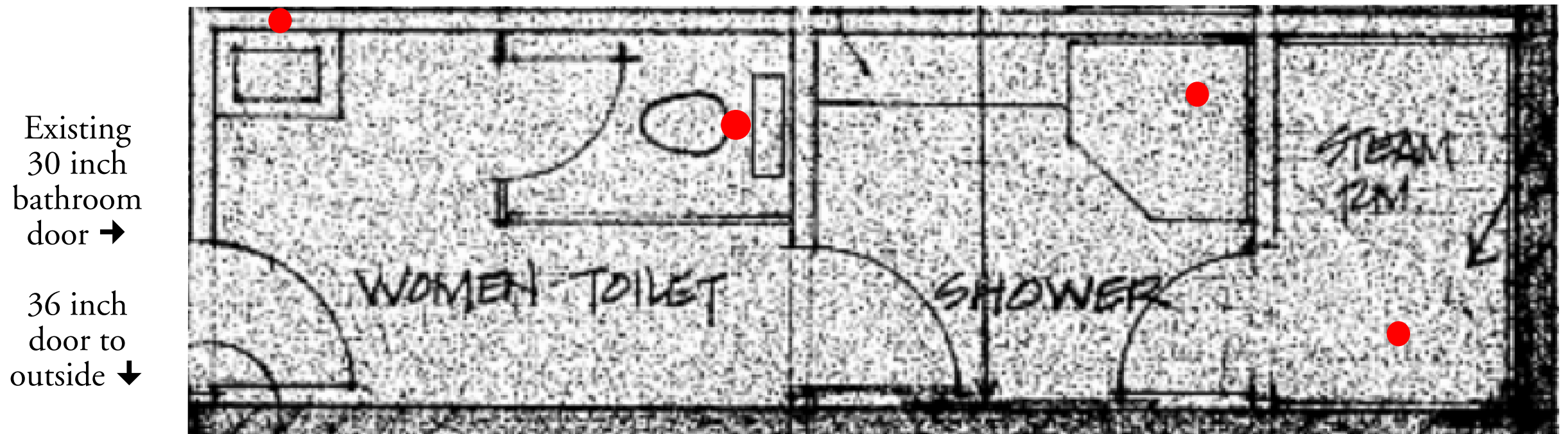
W.H. RM.
 WOOD ROBE HOOK (STAIN)
 1/2" x 1/2" H x 38" L WOOD
 W 1/2" φ PEGS 2 1/2" LONG
 @ 8" O.C. 5' ABOVE FL.

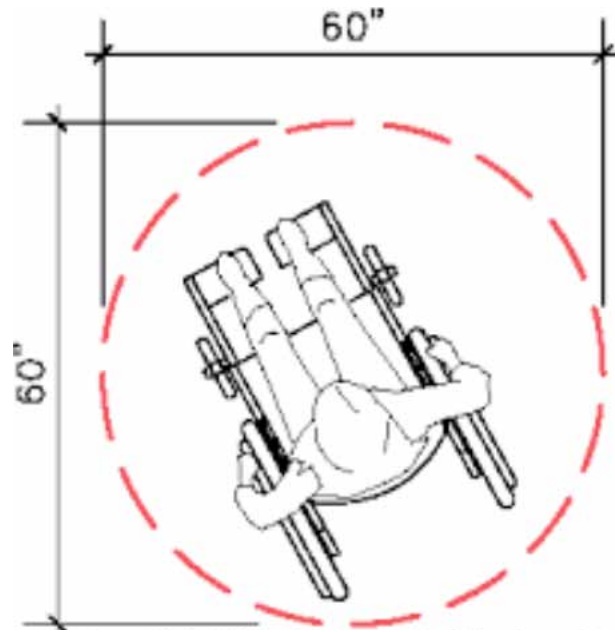
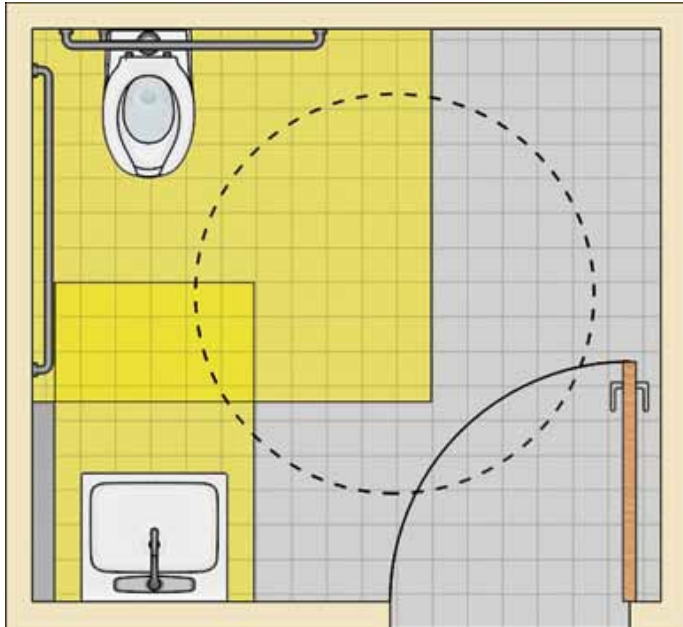


12' 9" 10' 1" 7' 0" 4' 3" 1/2"
 PARKING LEVEL - BLDG. "E"



Existing restroom w/ shower. Walls and drains ● shown. Floor drains embedded in concrete.

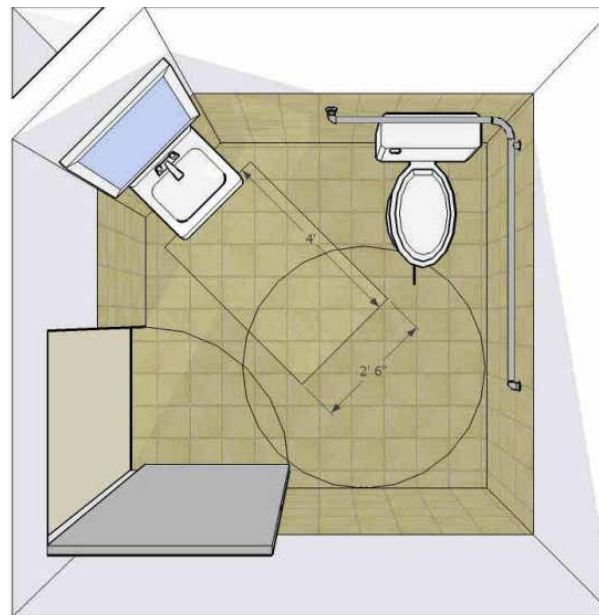
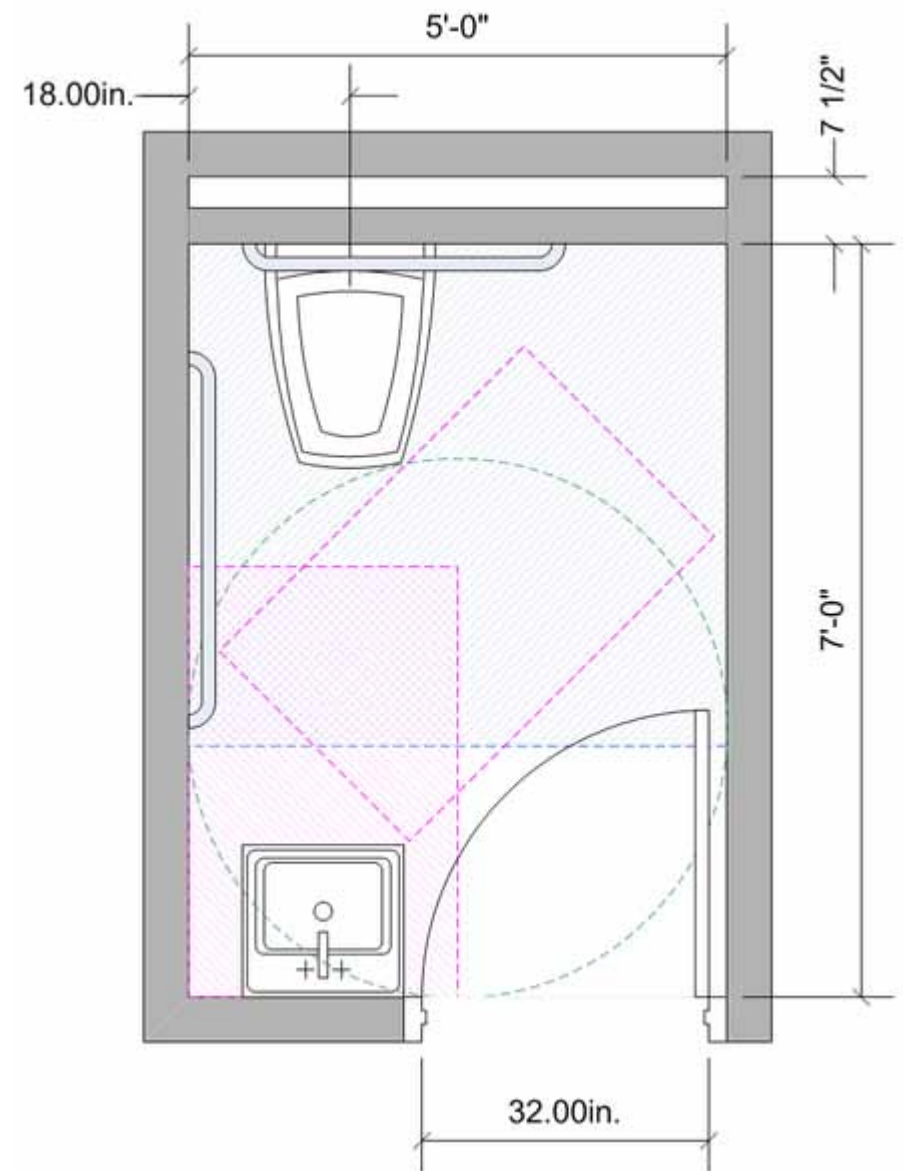




For ADA info, see

<https://www.access-board.gov/ada/guides/> Chapter 6

<https://ada.ashdownarch.com/?p=721>



This page shows a number of pictures specifying ADA-compliant bathrooms