



NOTES

CONTRACTOR IS RESPONSIBLE FOR MONITORING JOB PROGRESS AND COMPLETING THE PROJECT IN COMPLIANCE WITH ALL SPECIFIC REQUIREMENTS SET FORTH BY THE LOCAL AUTHORITY HAVING JURISDICTION.

1. THE ACCESSIBILITY GUIDELINES PRESENTED ON THESE SHEETS SHALL BE REVIEWED BY THE CONTRACTOR AND PERFORMED IN STRICT ACCORDANCE WITH ADDITIONAL INFORMATION OBTAINED FROM THE LISTED RESOURCES. THE ACCESSIBILITY CODE PUBLICATIONS THAT ARE REFERENCED ON THIS SHEET OF THE CONTRACT DOCUMENT SET ARE:
A. THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE BUILDINGS AND FACILITIES
B. ICC A117.1 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
C. THE FULL TEXT AND REFERENCE TO THE 2010 ADA CAN BE DOWNLOADED AT WWW.ADA.GOV. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE CURRENT VERSION OF THE ICC A117.1 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES AVAILABLE FROM MULTIPLE PUBLICATION RESOURCES.
D. ALL DIMENSIONS SHOWN WITHIN THE GUIDELINE DETAILS THIS SHEET ARE WITNESSED TO THE FACE OF FINISHED WALL SURFACE, PARTITION, ADJACENT FIXTURE, OR OUTERMOST PORTION OF AN OVERHANGING AND EXTENDING EDGE OF ANY HORIZONTAL PROJECTION UNLESS NOTED OTHERWISE. THE BASEBOARDS OR SHOWER CURBS EXTENDING INTO THE CLEAR FLOOR SPACE ARE DEFINED AS BEING THE STARTING EXTENT OF THE FINISHED WALL SURFACE.

2. SITE:
A. ACCESSIBLE SITE & EXTERIOR FACILITIES:
B. ACCESSIBLE ROUTES TO BE PROVIDED THROUGHOUT THE SITE TO ALL BUILDINGS.
C. ACCESSIBLE PARKING SPACES, LOADING ZONES AND CURB RAMPS TO BE PROVIDED. REFER TO CIVIL & LANDSCAPE PLANS FOR ALL ACCESSIBLE ROUTES TO ALL BUILDINGS AND AMENITIES.
D. PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 2010 ADA 703.2.1. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE." SIGNS SHALL BE 60 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.
E. ACCESSIBLE BUILDINGS:
F. BUILDINGS, MAIL KIOSKS, EXERCISE / LAUNDRY FACILITIES, COMPACTORS, ETC., PUBLIC AND COMMON USE SPACES MUST BE READILY ACCESSIBLE TO AND USABLE BY PEOPLE WITH DISABILITIES. REFER TO THE 2017 ICC A117.1, CHAPTER 4.
G. ALL COMMON AND PUBLIC USE AREAS THAT ARE NOT A PORTION OF LEASED TENANT RESIDENTIAL COVERED SPACE SHALL COMPLY WITH THE REGULATIONS AND STANDARDS OF ALL FEDERAL, STATE, AND LOCAL MUNICIPAL CODES AND REGULATIONS INCLUDING BUT NOT LIMITED TO ICC A117.1 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.
H. EXTERIOR DOORS:
I. PROVIDE 1/2" MAX. LOW PROFILE THRESHOLD. THRESHOLDS ABOVE 1/4" MUST BE BEVELED NO GREATER THAN 1:2.
J. LEVER TYPE HARDWARE WITH DEAD-BOLT LOCKS TO BE PROVIDED. MIN. HEIGHT OF 34" MAX. HEIGHT OF 48" A.F.F.
K. DOOR CLOSURE: MUST ALLOW FOR "LOW FORCE" TO BE APPLIED IN ORDER TO OPEN. OTHER THAN FIRE DOORS, INTERIOR DOOR OPENING FORCE SHALL NOT EXCEED 5 POUNDS.
L. DOOR VIEWERS IF PROVIDED IN DOOR, TO BE INSTALLED AT A MAX. OF 44" A.F.F.
M. PROVIDE A MINIMUM OF 32" CLEAR WIDTH OPENING, (3'-0" DOOR).
N. THE AREA 60" MIN. PERPENDICULAR TO THE DOOR AND 18" MIN. BEYOND THE LATCH OF THE DOOR MUST HAVE ABRASIVE, IMPERVIOUS SURFACE, AND A MAX 2% SLOPE IN ANY DIRECTION FOR THE REQUIRED AMOUNT OF CLEAR FLOOR SPACE.
O. INTERIOR DOORS:
P. ALL DOORS TO PROVIDE A MINIMUM OF 32" CLEAR WIDTH WHEN OPENED. (3'-0" DOOR) AND PROVIDE 1'-6" MIN. CLEAR SPACE ON THE "PULL" SIDE AT THE LATCH. SEE CHAPTER 4 OF ICC A117.1 FOR ADDITIONAL DOOR MANEUVERING AREA REQUIREMENTS.
Q. LEVER TYPE HARDWARE TO BE PROVIDED. MAX. HEIGHT OF 48" A.F.F. MIN. HEIGHT OF 34" A.F.F.
R. KITCHENS / BREAK ROOMS
S. KITCHENS AND BREAK-ROOMS SHALL HAVE CLEAR FLOOR SPACE DEFINED IN SECTION 305 OF 2010 ADAAG AND ICC A117.1.
T. KITCHENS AND BREAK ROOMS THAT HAVE APPLIANCES FOR PUBLIC OR EMPLOYEE USE MUST HAVE CONTROLS AND SHELVING THAT COMPLY WITH REACH RANGES DEFINED IN SECTION 308 OF 2010 ADAAG.
U. AN ACCESSIBLE ROUTE TO KITCHENS AND BREAKROOMS MUST BE PROVIDED IN ACCORDANCE WITH ALL CONDITIONS OF CHAPTER 4 OF 2010 ADAAG AND ICC A117.1.
V. RESTROOMS:
W. RESTROOMS TO BE COMPLIANT WITH CHAPTER 6 OF ICC A117.1 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.
X. PROVIDE ACCESSIBLE KNEE SPACE UNDER SINK AS REQUIRED.
Y. ACCESSIBLE LAVATORY HEIGHT TO BE 34" MAXIMUM A.F.F. MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
Z. ALL TOILET ACCESSORIES, PLUMBING FIXTURES, AND LAVATORIES IN PUBLIC AND COMMON USE AREAS DESIGNATED AS ACCESSIBLE SHALL BE CERTIFIED IN COMPLIANCE WITH THE ADA
AA. PROVIDE A 60" DIAMETER CLEAR FLOOR SPACE TURNING RADIUS WITHIN ROOM EXCLUSIVE OF DOOR SWING.
AB. ROLL-IN SHOWER TYPES TO PROVIDE CLEAR FLOOR SPACE, GRAB BARS AND ACCESSIBLE SEAT. SEE DETAILS.
AC. WALL DIMENSIONS AND FIXTURE LOCATIONS MUST BE HELD SO THAT THE MINIMUM CLEARANCES ARE PROVIDED AS SHOWN.
AD. PROVIDE 2x MEMBER SIZE REQUIRED WOOD BLOCKING IN LINE OF STUD PLANE FOR WALLS NOTED AS REQUIRING REINFORCING FOR ALL GRAB BARS. SEE DETAILS.
AE. LAVATORIES ARE TO BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 1'-6" HORIZONTALLY FROM FINISHED SURFACE OF AN ADJOINING WALL OR FIXTURE.
AF. ACCESSIBLE URINALS IN COMMON USE BUILDINGS, LIP TO BE SET AT 17" MAX. A.F.F.
AG. FLOOR FINISHES:
AH. AS DEFINED BY ANSI 137.1 A DYNAMIC COEFFICIENT OF FRICTION (DCOF) OF .42 OR GREATER IS REQUIRED FOR FLOORING SURFACES ALONG ALL PORTIONS OF AN ACCESSIBLE PATH OR ROUTE.
AI. ALL SITE ELEMENTS THAT ARE "LIGHT BROOM FINISH CONCRETE" SHALL BE CONSIDERED ACCEPTABLE ABRASIVE SURFACES FOR AN ACCESSIBLE ROUTE OR COMMON PATH OF TRAVEL INCLUDING BUT NOT LIMITED TO RAMPS.
AJ. FLOOR TRANSITIONS BETWEEN DIFFERENT MATERIALS NEED TO BE FL OR MEET THE 1/2" MAX. THRESHOLD REQUIREMENTS.
AK. ELECTRICAL / ENVIRONMENTAL CONTROLS:
AL. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS: ITEMS MUST BE POSITIONED SO THAT CONTROLS OR UPPER RECEPTACLE IN AN ACCESSIBLE OUTLET ARE LOCATED NOT HIGHER THAN 48" A.F.F. ELECTRICAL OUTLETS MOUNTED SO THAT THE MINIMUM HEIGHT IS 15" A.F.F. SWITCHES AND OUTLETS OVER COUNTERS THAT REQUIRE A FORWARD OR SIDE REACH SHALL BE MOUNTED TO COMPLY WITH THE REACH RANGES PRESCRIBED IN CHAPTER 3 OF 2010 ADA.
AM. PROVIDE AUDIBLE FIRE ALARMS, STROBE DEVICES, AND DOOR BELL SIGNALS AS REQUIRED BY ICC A117.1 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.
AN. MISCELLANEOUS / OTHER:
AO. CORRIDORS TO HAVE A MINIMUM CLEAR WIDTH OF 4'-0" (48") AND A MIN. HEAD HEIGHT OF 8'-8" (80").
AP. UNOBSTRUCTED PUBLIC PAY-PHONES AND EMERGENCY PHONES TO BE MOUNTED AT 48" TO TOP OF PHONE.

*NOTE: ALL DIMENSIONS INDICATED ON THIS SHEET ARE FROM FINISHED DRYWALL, ADJACENT FIXTURE OR EDGE OF COUNTERTOP UNLESS NOTED OTHERWISE.

DRC

PZ24-12000011

07/17/2024

DYNAMIK

DESIGN

5801 PEACHTREE DUNWOODY RD.
BUILDING C, SUITE 200
ATLANTA, GA 30328
TELEPHONE: 978-508-8830
DYNAMIKDESIGN.COM

CONSULTANT:

David Yung

Digitally signed by David Yung

Date: 2024.06.10 17:15:51 -0400

06/11/24

SEAL:

1726 E ATLANTIC BLVD
POMPANO BEACH, FL 33060

220 MAIN ST
GAINESVILLE, FL 32601

PROJECT NUMBER: CLR2023-03

ATLANTIC ONE

CLIENT: THE COLLIER COMPANIES

TITLE:

ACCESSIBILITY GUIDELINES (FOR COMMON & PUBLIC AREA)

SHEET NUMBER: CD-22

© COPYRIGHT 2024 DYNAMIK DESIGN