

6TH ADDITION 2017 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION

PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT, ACCESSIBILITY GUIDELINES OF 1991, FOR ALL NEW CONSTRUCTION OF PUBLIC AND COMMON USE FACILITIES AND SPACES THE FOLLOWING CHAPTER REQUIREMENTS ARE TO BE COMPLIED WITH FOR ALL NEW PROJECTS, CHAPTER (5) - BUILDING BLOCK, CHAPTER (4) - ACCESSIBLE ROUTES, CHAPTER (5) - GENERAL SITE AND BUILDING ELEMENTS, CHAPTER (6) - PLUMBING ELEMENTS AND FACILITIES.

1. ACCESSIBLE SITE & EXTERIOR FACILITIES  
 A. ACCESSIBLE ROUTES TO BE PROVIDED THROUGHOUT THE SITE TO EACH BUILDING ENTRANCE.  
 B. ACCESSIBLE LOADING ZONES AND CURB RAMP TO BE PROVIDED.  
 C. HANDICAP PARKING SPACE REQUIREMENTS, VAN ACCESSIBILITY, AND VERTICAL CLEARANCE PER CHAPTER 5.

2. EXTERIOR DOORS  
 A. PROVIDE 1/2" MAX. LIP PROFILE THRESHOLD.  
 B. LEVER TYPE HANDLING WITH DEAD-BOLT LOCKS TO BE PROVIDED. MAX. HEIGHT OF 48" AFF.  
 C. DOOR CLOSURE MUST ALLOW FOR "LOW FORCE" TO BE APPLIED IN ORDER TO OPEN.  
 D. PROVIDE A 5'-0" (1524) X 5'-0" (1524) CLEAR FLOOR SPACE IN FRONT OF AND CENTERED ON ALL SIDE.  
 E. SECURITY VIEWERS (PEEP HOLES) IF PROVIDED IN EXTERIOR DOORS SHALL BE INSTALLED AT A MIN. AFF. HEIGHT OF 5'-0" (1524).  
 F. PROVIDE A MINIMUM OF 32" CLEAR WIDTH OPENING (5'-0" AFF. MIN. CLEARANCE).

3. INTERIOR DOORS  
 A. ALL DOORS TO PROVIDE A MINIMUM 32" CLEAR WIDTH WHEN OPENED TO 90° DOOR AND PROVIDE 1'-8" CLEAR SPACE ON THE SWAY SIDE AT THE HANDLING POINT.  
 B. LEVER TYPE HANDLING (A MIN. HEIGHT OF 48").

4. KITCHENS  
 A. PROVIDE ACCESSIBLE KNEE SPACE UNDER SINK AS REQUIRED.  
 B. PROVIDE A 3'-0" (914) X 4'-8" (1433) CLEAR FLOOR SPACE UNDER SINK.  
 C. HANDICAP REAR 54" AT TO SINK AND 48" PARK SPACE SURFACE.  
 D. SINK & PLUMBING TO BE HIGHER ACCESSIBLE APPROVED FIXTURES.  
 E. REFRIGERATOR MUST BE "NON-SLIP" ACCESSIBLE OR HAVE A BOTTOM MOUNTED FREEZER.  
 F. ALL APPLIANCE CONTROLS (NEED) BE FRONT MOUNTED AND LESS THAN 4'-0" (1219) AFF. TYP.  
 G. PROVIDE A 2'-4" (711) X 4'-0" (1219) CLEAR FLOOR SPACE (C.F.S.) APPROACH TO ALL APPLIANCES, C.F.S. MAY OVERLAP EACH OTHER.  
 H. CLEAR FLOOR SPACE OF 3'-0" X 4'-8" IS REQUIRED WITHIN KITCHENS TO ALLOW FOR PARALLEL OR PERPENDICULAR APPROACH TO THE APPLIANCES AND FIXTURES TYP. SEE UNIT PLANS FOR ADDITIONAL INFORMATION.

5. RESTROOMS  
 A. PROVIDE ACCESSIBLE KNEE SPACE UNDER SINK AS REQUIRED.  
 B. ACCESSIBLE LAVATORY HEIGHT TO BE 34" MAXIMUM AFF.  
 C. TOILET ACCESSORIES TO MEET ALL H.C. ACCESSIBLE REACH RANGES, AND BE APPROVED H.C. FIXTURES.  
 D. PLUMBING FIXTURES AHEAD OF TOILET AND LAVATORIES SHOULD BE IN APPROVED FIXTURE TYPES.  
 E. PROVIDE A 60" DIAMETER CLEAR FLOOR SPACE TURNING RADIUS WITHIN ROOM EXCLUSIVE OF DOOR SWING.  
 F. ROLL-IN SHOWER TYPES TO PROVIDE CLEAR FLOOR SPACE, GRAB BARS AND ACCESSIBLE SEAT.  
 G. WALL DING AND FIXTURE LOCATIONS MUST BE HELD SO THAT THE MINIMUM CLEARANCES ARE PROVIDED AS SHOWN.  
 H. PROVIDE 2" X MEMBER SIZE REQUIRED WOOD BLOCKING IN LINE OF STUD PLANE FOR WALLS NOTED AS REQUIRING REINFORCING FOR ALL GRAB BARS. SEE DETAILS BELOW.  
 I. LAVATORIES ARE TO BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 1'-8" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE.  
 J. ACCESSIBLE URINALS IN COMMON USE BUILDINGS, UP TO BE SET AT 15" AFF.  
 K. REFER TO CHAPTER 6 FOR EXACT BATHROOM GRAB BAR DETAILS.

6. FLOOR FINISHES  
 A. PROVIDE "NON-SLIP" ABRASIVE SURFACE THROUGHOUT BUILDINGS ALONG ALL ACCESSIBLE ROUTES.  
 B. FLOOR TRANSITIONS BETWEEN DIFFERENT MATERIALS NEED TO BE FLUSH, OR MEET THE 1/2" MAX. THRESHOLD REQUIREMENTS.

7. ELECTRICAL / ENVIRONMENTAL CONTROLS  
 A. LIGHT SWITCHES, ELECTRICAL, OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS. ITEMS MUST BE POSITIONED SO THAT CONTROLS ARE LOCATED NOT HIGHER THAN 48" AFF. ELECTRICAL OUTLETS MOUNTED SO THAT THE MINIMUM HEIGHT IS 15" AFF. CONTROLS AND / OR OUTLETS MOUNTED NOT HIGHER THAN 44" (HORIZONTALLY) ABOVE THE COUNTERTOPS. SEE DETAILS BELOW TYP.  
 B. PROVIDE AUDIBLE FIRE ALARMS & STROBE LIGHTS AS REQUIRED.

8. MISCELLANEOUS / OTHER  
 A. CORRIDORS TO HAVE A MINIMUM CLEAR WIDTH OF 4'-0" (1219) AND A MIN. HEAD HEIGHT OF 6'-8" (2032).  
 B. ELECTRIC WATER COOLERS & DRINKING FOUNTAINS TO BE MOUNTED AT 36" TO TOP OF SPOUT.

9. PROJECT SHALL COMPLY WITH THE FAIR HOUSING AMENDMENTS ACT OF 1988. THE FOLLOWING REQUIREMENTS ARE TO BE COMPLIED WITH, THIS INCLUDES SITE ACCESSIBILITY, PUBLIC AND COMMON USE SPACES AND ALL UNITS. THE REQUIREMENTS LISTED HEREIN ARE BASED ON ANS I 119.8 SECTION 4.52 DWELLING UNITS AND HUD "PROPOSED" GUIDELINES (24 CFR CHAPTER 1 - FEDERAL REGISTER, FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES - MODIFIED AUGUST 1988).

10. ACCESSIBLE ROUTES  
 A. PROVIDE TO BUILDING ENTRIES, COMMON USE SPACES & ALL FACILITIES.

11. COMMON USE FACILITIES  
 A. BUILDING PUBLIC AND COMMON USE SPACES MUST BE READILY ACCESSIBLE TO AND USEABLE BY PEOPLE WITH DISABILITIES. FEDERAL, STATE, AND LOCAL MUNICIPAL REGULATIONS AND ANSI A117.1-1983 STANDARDS-NOTES THAT ALL DOOR HARDWARE TO BE LEVER TYPE AS OUTLINED IN ANSI A117.1.

12. ACCESSIBLE UNITS  
 A. PROVIDE TO BUILDINGS APPLICABLE DWELLING UNITS SHALL PROVIDE FOR A CLEAR OPENING OF 32" WIDE (ANSI 4.13.5) CORRIDORS AND PASSAGEWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 3'-0" (914), AND MINIMUM HAVE A SAFE SWEEP PERIOD PER ANSI 4.13.10.

13. DOORS INTO AND WITHIN APPLICABLE DWELLING UNITS SHALL PROVIDE FOR A CLEAR OPENING OF 32" WIDE (ANSI 4.13.5) CORRIDORS AND PASSAGEWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 3'-0" (914), AND MINIMUM HAVE A SAFE SWEEP PERIOD PER ANSI 4.13.10.

14. DEAD BOLT LOCKS AND LEVER HANDWARE PER ANSI 4.13.9 SHALL BE LOCATED AT THE ENTRY DOOR TO THE UNIT AT A HEIGHT NO HIGHER THAN 48" AFF. DOOR SECURITY VIEWERS (PEEP HOLES) ARE TO BE AT H.C. UNITS & 60" AFF. IN ALL OTHERS TYPE DOORS MAY ALSO ALLOW FOR USE OF "LOW FORCE" TO BE APPLIED WHEN BEING OPENED PER ANSI 4.13.11.

15. CHANGES IN LEVEL WITHIN THE DWELLING UNITS THAT ARE BETWEEN 1/4" AND 1/2" ARE TO BE BEVELLED WITH A SLOPE NOT GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2" ARE TO BE RAMPED THRESHOLDS AT ALL EXTERIOR DOORS, INCLUDING SLIDING DOOR TRACKS MAY NOT BE MORE THAN 3/4" WITH CHANGES BEVELLED WITH A SLOPE LESS THAN 1:2. SEE DETAILS BELOW PER ANSI 4.13.6. RAMPS ARE TO BE 1/2" MAX. SLOPE (50:1) BUT PREFERRED AT 1:20 BELOW FINISHED FLOOR. THE FINISHED FLOOR SURFACE OF THIS AREA THAT IS LOCATED IMMEDIATELY OUTSIDE THE ENTRY DOOR MAY BE FLOORED UP TO 1/8" FROM FOOT OR DRAIN TO THE ENTRY DOOR TO THE UNIT ARE TO BE NO MORE THAN 1/2" BELOW FINISHED FLOOR.  
 B. EXTERIOR BRICK, PATIO, OR BALCONY SURFACES ARE TO BE MORE THAN 1/2" BELOW FINISHED FLOOR UNLESS THEY ARE CONSTRUCTED OF IMPERVIOUS MATERIALS SUCH AS CONCRETE. IN SUCH CASE THE SURFACE CANNOT BE MORE THAN 4" BELOW FINISHED FLOOR.

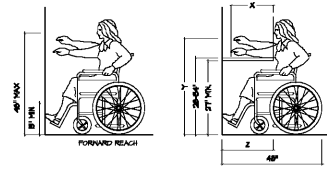
16. BATHROOM NOTES  
 A. WALL DIMENSIONS AND FIXTURE LOCATIONS MUST BE HELD SO THAT THE MINIMUM CLEARANCES ARE PROVIDED AS SHOWN IN THE DETAILS BELOW. A CLEAR FLOOR SPACE (C.F.S.) MINIMUM OF 3'-0" X 4'-8" MUST BE PROVIDED WITHIN THE BATHROOM EXCLUSIVE OF THE DOOR SWING.  
 B. PROVIDE 2" X MEMBER SIZE REQUIRED WOOD BLOCKING IN LINE OF STUD PLANE FOR WALLS NOTED AS REQUIRING REINFORCING FOR FUTURE GRAB BARS. SEE DETAILS BELOW.  
 C. MEDICINE CABINETS ARE TO BE MOUNTED SO THAT A WEARABLE SHELF IS NO HIGHER THAN 44" AFF. TYP.  
 D. LAVATORIES ARE TO BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 1'-8" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE. SEE DETAILS BELOW TYP.  
 E. GRAB BAR SIZES: "A" 1 1/2" DIA. X 36" L. "B" 1 1/2" DIA. X 42" L. "C" 1 1/2" DIA. X 48" L.  
 F. ACCESS URINALS IN COMMON USE BLDGS. 801. TO BE AT 15" AFF.

17. CLOSET NOTES  
 A. WALK-IN CLOSETS. AT LEAST ONE (1) CLOTHES ROD MOUNTED NOT HIGHER THAN 54" AFF. OR LESS THAN 4" AFF. OR PROVIDE AN ADDITIONAL CLOSET ROD AS REQUIRED; SEE DETAILS BELOW.  
 B. CLOSETS LESS THAN 24" IN DEPTH. PROVIDE SPACE AND / OR BRACKETS FOR RELOCATION OF RODS HIGHER THAN 54" AFF. TYP. SEE DETAILS BELOW.

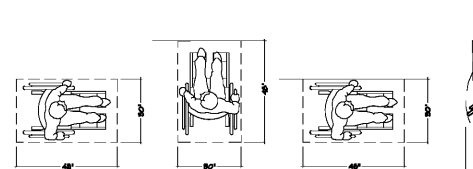
18. KITCHEN NOTES  
 A. BASE CABINETS AND APPLIANCE LOCATIONS MUST BE HELD TO PROVIDE A MINIMUM CLEAR DIMENSION OF 40" BETWEEN THEM. SEE UNIT PLANS.  
 B. CLEAR FLOOR SPACE OF 3'-0" X 4'-8" IS REQUIRED WITHIN KITCHENS TO ALLOW FOR PARALLEL OR PERPENDICULAR APPROACH TO THE APPLIANCES AND FIXTURES TYP.

19. ELECTRICAL / ENVIRONMENTAL CONTROLS  
 A. LIGHT SWITCHES, ELECTRICAL, OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS. ITEMS MUST BE POSITIONED SO THAT CONTROLS ARE LOCATED NOT HIGHER THAN 48" AFF. ELECTRICAL OUTLETS MOUNTED SO THAT THE MINIMUM HEIGHT IS 15" AFF. CONTROLS AND / OR OUTLETS MOUNTED NOT HIGHER THAN 44" (HORIZONTALLY) ABOVE THE COUNTERTOPS. SEE DETAILS BELOW TYP.

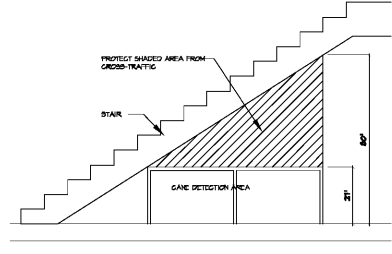
20. MISG.  
 A. WATER FOUNTAINS TO BE MOUNTED AT 36" TO TOP OF SPOUT.



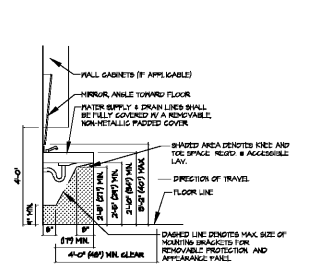
1 FORWARD REACH AND CLEAR FLOOR SPACE  
 SCALE: 1/2" = 1'-0"  
 OR CL. SECTION 505.09



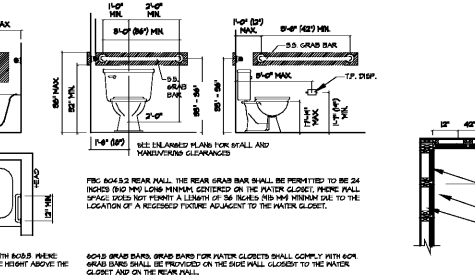
2 WHEELCHAIR TURNING SPACE  
 SCALE: 1/2" = 1'-0"  
 OR CL. SECTION 504



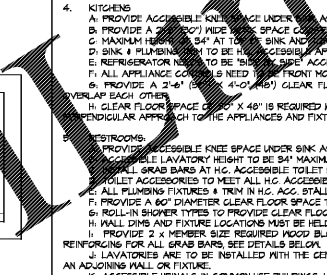
3 STAIR PROTECTION DETAIL  
 SCALE: 1/2" = 1'-0"  
 OR CL. SECTION 501.4



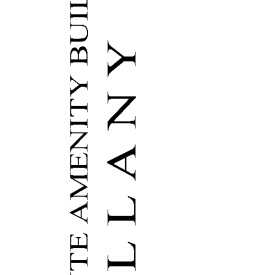
4 SINK CLEARANCE DETAIL  
 SCALE: 1/2" = 1'-0"



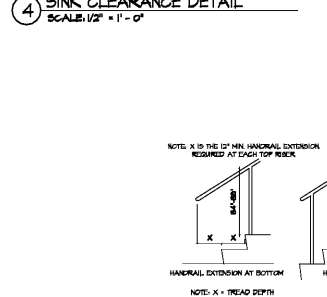
5 GRAB BAR LOCATIONS  
 SCALE: 1/2" = 1'-0"  
 FL. ACC. CODE OR CL. SECTION 804.10



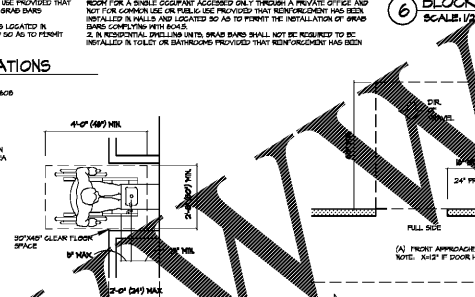
6 BLOCKING DETAIL  
 SCALE: 1/2" = 1'-0"



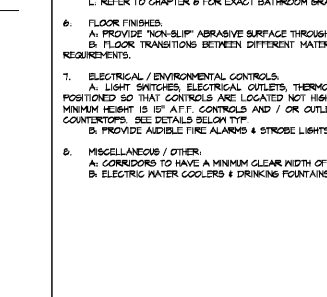
7 ELEVATOR CARS  
 SCALE: 1/2" = 1'-0"  
 OR CL. SECTION 401



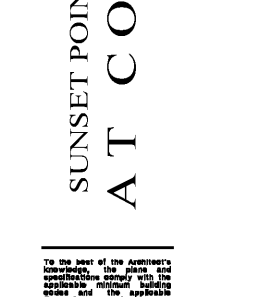
8 STAIR HANDRAIL DETAILS  
 SCALE: 1/2" = 1'-0"  
 OR CL. SECTION 504



9 FOUNTAINS AND DRINKING FOUNTAINS  
 SCALE: 1/2" = 1'-0"  
 OR CL. SECTION 504



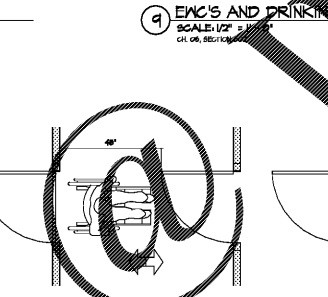
10 DOORS IN SERIES  
 SCALE: 1/2" = 1'-0"  
 OR CL. SECTION 404



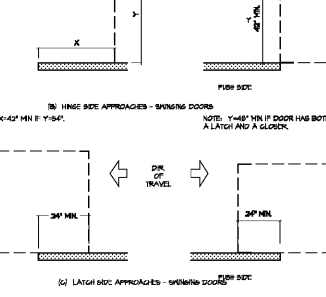
11 ACCESSIBLE DOOR DETAILS  
 SCALE: 1/2" = 1'-0"  
 OR CL. SECTION 404



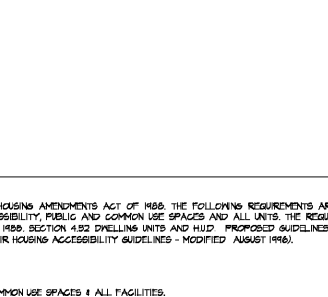
1 DOOR DETAIL  
 SCALE: 1/2" = 1'-0"



2 ACCESSIBLE CLOSET DETAIL  
 SCALE: 1/2" = 1'-0"

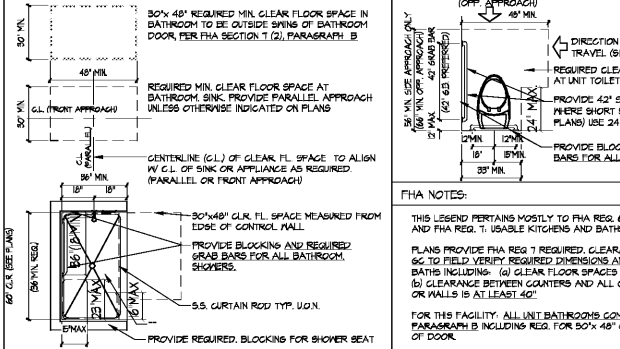


3 MOUNTING HEIGHTS  
 SCALE: 1/2" = 1'-0"



4 CLEAR FLOOR AREAS  
 SCALE: 1/2" = 1'-0"  
 OR CL. SECTION 504

FBC CH. 11 PART B / FHA ACCESSIBILITY LEGEND & NOTES



GENERAL UNIT PLAN NOTES

1. TO COORDINATE, VERIFY ACTUAL DIMENSIONS COMPLY WITH FBC CODE CLEARANCES, & COORDINATED WITH MFR. EQUIP., CABINETRY, & WITH THE WORK OF ALL OTHER TRADES TYPICAL.  
 2. UNIT TYPES SHOWN HERE ARE BASE UNIT TYPES. REVERSE UNITS ARE IDENTICAL REVERSE.

Order Plans

DESIGNED BY:  
 COLONY ISLAND, LLC  
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 ST. PETERSBURG, FL 33701

SUNSET POINTE AMENITY BUILDING II  
 AT COLONY KEY

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, BELIEF, AND OPINION, THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF HIS KNOWLEDGE.



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JOB NO. 1819  
 DATE JUL 18, 2018  
 DRAWN BY EV  
 REV. 1 DEC. 18, 2016  
 REV. 2  
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ARCHITECT OF RECORD  
 Robert D. Hall  
 ARE 001408

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