ACCESSIBILITY GUIDELINE NOTES

Project shall comply with ICC/ANSI A117.1-2009 for all new construction, including site accessibility, public and common use facilities and spaces. ANSI A117.1 1986 is also applicable under Fair Housing Act Design Manual. The more stringent version of the ANSI A117.1 code shall govern.

The requirements listed herein are based upon the 2012 IBC, ICC/ANSI A117.1 - 2009, the Americans with Disabilities Act (ADA) and the Fair Housing Act as Amended (1998).

For this project units designated as Handicap Adaptable are to meet the requirements per ICC/ANSI A117.2009 "Type A" dwelling units [Section 1003] - refer to Building plans for Handicap Adaptable unit locations. All other units are to meet ICC/ANSI A117.1-2009 "Type B" dwelling units per Section 1004. The design for the Leasing Office, Clubhouse, Pool Baths, Lounge, Fitness Center and corridors to meet ADA standards and ICC/ANSI A117.1-2009.

I SITE

1. Accessible site and exterior facilities:
   A. Accessible routes to be provided throughout the site to all building entries, common use spaces and facilities. Routes to comply with the requirements noted on the civil and landscape plans.
   B. Accessible parking spaces, loading zones and curb ramps to be provided, refer to civil & landscape plans for accessible routes to all building entries and amenities.

II COMMON USE FACILITIES (Leasing Office, Clubhouse, Pool Baths, Lounge, Fitness Center, Corridors, etc.): *Refer to details shown on this sheet for all common use facilities.*

1. Accessible Structures:
   Building, public and common use spaces must be readily accessible to and usable by people with disabilities per federal, state and local municipal regulations and ICC/ANSI A117.1-2009 standards.
2. Exterior Doors:
   A. Provide 1/2" max. low profile threshold.
   B. Lever type hardware with dead-bolt locks to be provided, at a height of [illegible] A.F.F.
   C. Door closure: must allow for "low force" to be applied in order to open.
   D. Provide a 5'-0" (60") clear floor space in front of [illegible] and on the "pull" side of door.
   E. Security viewers (peep holes) if provided in door to be provided at [illegible] A.F.F.
   F. Provide a minimum of 32" clear width opening for 3'-0" doors.
3. Interior Doors:
   A. All doors to provide a minimum [illegible]" clear width opening (3'-0" Door) and provide 1'-6" clear space on the "pull" side at the handle.
   B. Lever type hardware to be mounted at max. height of [illegible] A.F.F.
4. Restrooms:
   A. Provide [illegible] knee space [illegible] required.
   B. Accessible [illegible] height to be 34" max. A.F.F.
   C. Install grab bars at H.C. accessible toilet stalls as required.
   D. Toilet accessories to meet H.C. accessible reach ranges, and be approved H.C. fixtures.
   All plumbing fixtures and fittings used in H.C. accessible stalls and lavatories should be H.C. approved fixture types.
   F. Provide 60" diameter clear floor space turning radius within room exclusive of door swing.
   G. All [illegible] fixture locations must be held so that the minimum clearances are provided as shown.
   H. Provide 2 x [illegible] site required wood blocking in line of stud plane for walls noted as requiring reinforcing for all grab bars.
   I. Lavatories to be installed with the centerline of the fixture a minimum of 24" horizontally from an adjoining wall or [illegible].
   J. Accessible urinals in common use buildings, rim to be set at 17" A.F.F. and extend 14" from the back wall to the rim's edge
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" maximum 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" A.F.F. Electrical outlets mounted so that the minimum height is 15" A.F.F. Electrical outlets mounted above countertops must be positioned 44" max. for a perpendicular approach and 46" max. for a parallel approach.
   B. Provide audible fire alarms and strobe lights as required.
8. Miscellaneous/Other:
   A. Corridors to have a minimum clear width of 3'-0" (36") and a minimum head height of 6'-8" (80").
   B. Electric water coolers and drinking fountains to be mounted at 36" to top of spout.

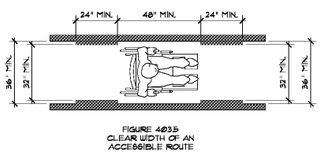

FIGURE 403.5
CLEAR WIDTH OF AN ACCESSIBLE ROUTE

8 Clear Width at Accessible Route
Scale: 1/2" = 1'-0" ANSI Detail

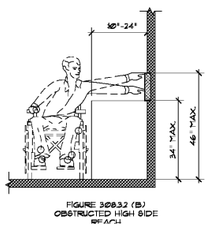

FIGURE 308.3.2 (B)
OBSTRUCTED HIGH SIDE REACH

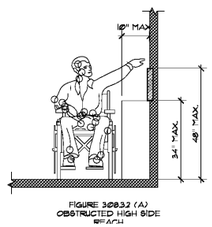

FIGURE 308.3.2 (A)
OBSTRUCTED HIGH SIDE REACH

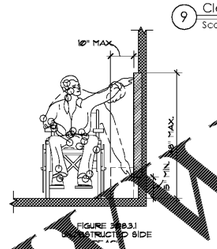

FIGURE 308.3.1
UNOBSTRUCTED SIDE REACH

7 Side Reach
Scale: 1/2" = 1'-0" ANSI Detail

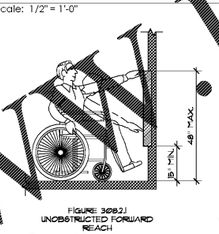

FIGURE 308.2.1
UNOBSTRUCTED FORWARD REACH

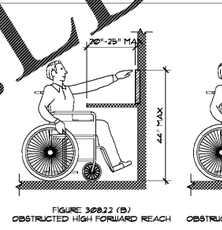

FIGURE 308.2.2 (B)
OBSTRUCTED HIGH FORWARD REACH

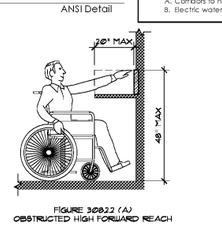

FIGURE 308.2.2 (A)
OBSTRUCTED HIGH FORWARD REACH

6 Forward Reach
Scale: 1/2" = 1'-0" ANSI Detail

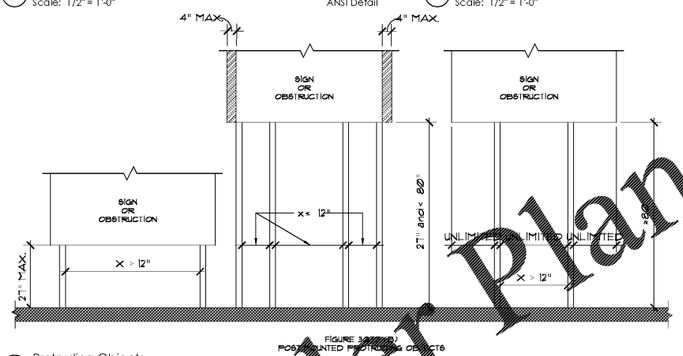

FIGURE 307.2
POST MOUNTED PROTRUDING OBJECTS

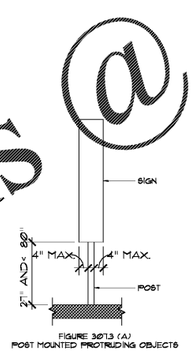

FIGURE 307.3 (A)
POST MOUNTED PROTRUDING OBJECTS

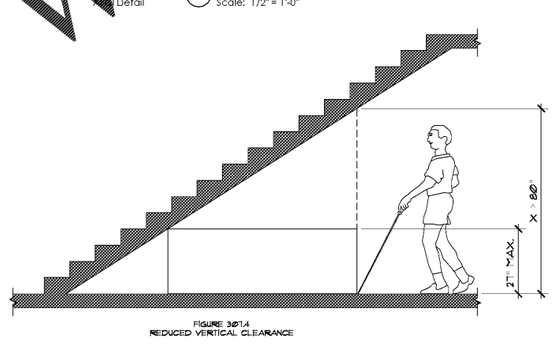

FIGURE 307.4
REDUCED VERTICAL CLEARANCE

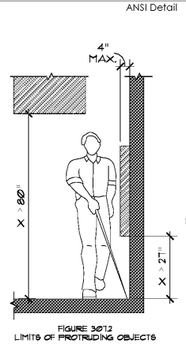

FIGURE 307.2
LIMITS OF PROTRUDING OBJECTS

5 Protruding Objects
Scale: 1/2" = 1'-0" ANSI Detail

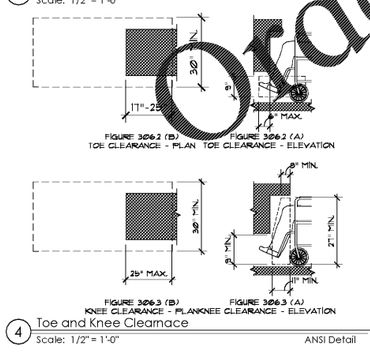

FIGURE 306.2 (B)
TOE CLEARANCE - PLAN
FIGURE 306.2 (A)
TOE CLEARANCE - ELEVATION
FIGURE 306.3 (B)
KNEE CLEARANCE - PLAN
FIGURE 306.3 (A)
KNEE CLEARANCE - ELEVATION

4 Toe and Knee Clearnace
Scale: 1/2" = 1'-0" ANSI Detail

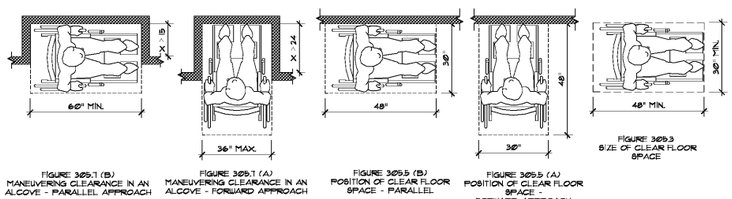

FIGURE 305.7 (B)
MANEUVERING CLEARANCE IN AN ALCOVE - PARALLEL APPROACH
FIGURE 305.7 (A)
MANEUVERING CLEARANCE IN AN ALCOVE - FORWARD APPROACH
FIGURE 305.5 (B)
POSITION OF CLEAR FLOOR SPACE - PARALLEL
FIGURE 305.5 (A)
POSITION OF CLEAR FLOOR SPACE - FORWARD APPROACH
FIGURE 305.3
SIZE OF CLEAR FLOOR SPACE

3 Minimum Floor Clearance for Wheelchairs
Scale: 1/2" = 1'-0" ADA/ANSI Detail

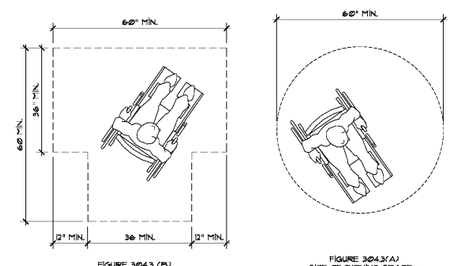

FIGURE 304.3 (B)
SIZE OF TURNING SPACE - T-SHAPED
FIGURE 304.3(A)
SIZE OF TURNING SPACE - CIRCULAR

2 Turning Space
Scale: 1/2" = 1'-0" ANSI Detail

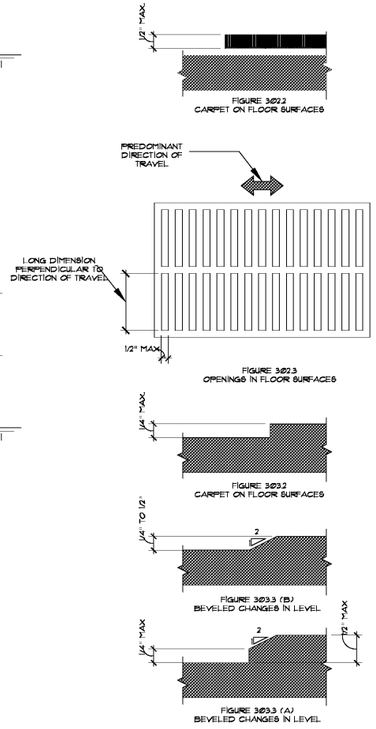

FIGURE 302.2
CARPET ON FLOOR SURFACES
FIGURE 302.3
OPENINGS IN FLOOR SURFACES
FIGURE 302.2
CARPET ON FLOOR SURFACES
FIGURE 303.3 (B)
BEVELED CHANGES IN LEVEL
FIGURE 303.3 (A)
BEVELED CHANGES IN LEVEL

1 Floor Surface
Scale: 1-1/2" = 1'-0" ANSI Detail

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May 15, 2020

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CADD File:	ANSI
Drawn By:	LM
Checked By:	DAK

Permit Release:
May 15, 2020
Construction Release Set:
May 15, 2020

Revisions

No.	Date	Description

ASI / RFI Revisions

No.	Date	Description

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