

ADA GUIDELINES:

- WASHROOM ACCESSORIES TO BE MOUNTED SO THAT OPERATING AREAS SUCH AS SLOTS, PUSH BUTTONS, OPENING FOR TOWELS & WASTE ARE NO MORE THAN 48 INCHES AFF.
- OBJECTS BELOW 6'-8" WHICH PROTRUDE MORE THAN 4" MUST CONTINUE TO THE FLOOR SO THAT THEY MAY BE DETECTED BY A PERSON USING A CANE OR SEEING EYE DOG.
- DRINKING FOUNTAINS TO BE ACCESSIBLE PER FBC II-4.1 AND SHALL COMPLY WITH FBC II-4.1.5. SPOUT HEIGHT TO BE A MAX. OF 36 INCHES AFF TO TOP OF SPOUT OUTLET.
- LAVATORIES AT EACH WASHROOM TO PROVIDE:
 - A MINIMUM CLEARANCE OF 29 INCHES FROM FIN. FLOOR TO BOTTOM OF APRON.
 - A MAXIMUM HEIGHT OF 34 INCHES FROM FIN. FLOOR TO RIM OR COUNTER SURFACE.
 - INSULATED HOT WATER & DRAINPIPER IF THE WATER EXCEEDS 120° F.
 - A SOAP DISPENSER WHICH CAN BE OPERATED WITH ONE HAND.
 - SINGLE LEVER FAUCET CONTROL FOR HOT & COLD WATER.
- GRAB BARS:
 - GRAB BAR TO BE MOUNTED HORIZONTALLY AT A HEIGHT OF 33 INCHES AFF, AND ARE TO BE 1-1/4 TO 1-1/2 INCHES IN DIAMETER WITH 1-1/2 INCHES CLEARANCE BETWEEN GRAB BAR & WALL, 42 INCHES MIN. LENGTH (BEHIND W.C.), 6 INCHES MAX. FROM WALL, CENTERED ON WATER CLOSET.
 - A HANDRAIL OR GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCHES.
 - GRAB BARS STRUCTURAL STRENGTH PER FBC II-4.21.3.
- ACCESSORIES WITHIN A TOILET COMPARTMENT ARE TO BE LOCATED BELOW THE GRAB BAR.
- HEIGHT OF WATER CLOSET SHALL BE 11 INCHES TO 19 INCHES MEASURED TO THE TOP OF THE TOILET SEAT PER FBC II-4.1.6.3. TO BE LOCATED 18 INCHES FROM SIDE WALL.
- URNALS TO BE INSTALLED AT A MAX. HEIGHT OF 11 INCHES AFF. TO (ELONGATED) RIM.
- FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND SHALL COMPLY WITH FBC II-4.21.4. CONTROLS ON WIDE SIDE OF TOILET AREAS AND AT URINALS TO BE MOUNTED NO MORE THAN 44 INCHES AFF.
- EXPOSED PIPE AND SURFACES: HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT PER FBC II-4.3.4.
- MIRRORS SHALL BE MOUNTED WITH BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40 INCHES AFF.
- FURNISH AND INSTALL H.C. ACCESSIBLE SIGN USE THE INTERNATIONAL SIGN OF ACCESSIBILITY.
- THE FLOORS AND WALLS OF PUBLIC TOILET ROOM, TO A HEIGHT OF 3'-0", SHALL BE TILE OR OF SIMILAR IMPERVIOUS MATERIAL.
- UNSEX TOILET ROOMS AND SINGLE STATIONS SHALL HAVE A LOCKABLE DOOR TO INSURE PRIVACY.
- MINOR BLOCKING IN BETWEEN PARTITIONS FOR H.C. GRAB BARS TO COMPLY WITH FBC CHAPTER 11.
- CONTROLS AND OPERATING MECHANISMS IN ACCESSIBLE SPACES, ALONG ACCESSIBLE ROUTES, OR AS PARTS OF ACCESSIBLE ELEMENTS (FOR EXAMPLE, LIGHT SWITCHES AND DISPENSER CONTROLS) SHALL COMPLY WITH FBC II-4.21.
- SIGNAGE:
 - ACCESSIBLE PERMANENT SIGNAGE - FBC II-4.13.1(XA). SIGNS WHICH DESIGNATE PERMANENT ROOMS AND SPACES SHALL COMPLY WITH FBC II-4.30.1, FBC II-4.30.4, FBC II-4.30.5 AND FBC II-4.30.6. OTHER SIGNAGE - FBC II-4.13.1(XB). OTHER SIGNS WHICH PROVIDE DIRECTION TO OR INFORMATION ABOUT FUNCTIONAL SPACES OF THE BUILDING SHALL COMPLY WITH FBC II-4.30.1, FBC II-4.30.2, FBC II-4.30.3 AND FBC II-4.30.5. EXCEPTION: BUILDING DIRECTORIES, MENUS, AND ALL OTHER SIGNS WHICH ARE NOT REQUIRED TO COMPLY.
 - ALL DOORS TO ACCESSIBLE TOILET ROOMS SHALL COMPLY WITH FBC II-4.13. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE FOR ANY FIXTURE, ACCESSIBLE TOILET ROOM/ STALL DOORWAYS SHALL HAVE A MIN. CLEAR WIDTH OF 32 INCHES WITH DOOR OPEN 90 DEGREES.
 - ACCESSIBLE DOORS/HARDWARE/FAUCET NOTES:

DOOR HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48 INCHES ABOVE FINISHED FLOOR.

HANDLES, PULLS, LATCHES, LOCKSET AND OTHER OPERATING MECHANISMS ON ENTRANCE DOORS, RESTROOM AND TOILET ROOM DOORS AND OTHER DOORS WHICH ARE PART OF AN ACCESSIBLE ROUTE, SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.

ALL DOORS SHALL BE OPERATED BY A SINGLE EFFORT.

EXTERIOR SWINGING DOORS PUSHED OR PULLED OPEN WITH A FORCE NOT EXCEEDING 8.5 LBF.

INTERIOR SWINGING DOORS SHALL BE OPERABLE BY A FORCE NOT EXCEEDING 5 LBF.

SLIDING OF FOLDING DOORS SHALL BE OPERABLE BY A FORCE NOT EXCEEDING 5 LBF.

FIRE DOORS SHALL HAVE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, PER FBC II-4.13.11.

THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF.

LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE DESIGNS.

IF SELF CLOSING VALVES ARE USED, THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS.

- ACCESSORIES MOUNTING HEIGHTS

ACCORDING TO A.D.A. & THE FAIR HOUSING ACT DESIGN MANUAL THE FOLLOWING MOUNTING HEIGHTS APPLY:

 - RECEPTACLES INSIDE UNITS 1'-3" AFF. (TO THE ♀ OF THE LOWEST RECEPTACLE MINIMUM)
 - RECEPTACLES IN KITCHEN ABOVE COUNTER 3'-10" AFF. (TO THE ♀ OF THE HIGHEST RECEPTACLE MAXIMUM)
 - TELEPHONE OUTLETS STANDARD 1'-3" AFF. (MIN. TO THE ♀ OF OUTLET)
 - TELEPHONE OUTLETS IN KITCHEN ABOVE COUNTER 3'-10" AFF. (MAX. TO THE ♀ OF OUTLET)
 - TELEPHONE OUTLETS IN KITCHEN NOT OVER COUNTER 4'-0" AFF. (MAX. TO THE ♀ OF OUTLET)
 - A/C THERMOSTATS 4'-0" AFF. (MAX. TO THE ♀ OF OUTLET)
 - SWITCHES STANDARD 4'-0" AFF. (MAX. TO THE ♀ OF OUTLET)
 - SWITCHES & RECEPTACLES IN BATHS ABOVE COUNTERTOPS 3'-6" AFF. (MIN. TO THE ♀ OF OUTLET)
 - TV OUTLET STANDARD 1'-3" AFF. (MIN. TO THE ♀ OF OUTLET)
 - STRIP LIGHTS IN BATHROOMS 6'-6" AFF. (MIN. TO THE BOTTOM OF FIXTURE)
 - BRACKET LIGHTS OUTSIDE 6'-8" AFF. (MIN. TO THE BOTTOM OF FIXTURE FOR OBJECTS PROTRUDING MORE THAN 4")
 - BRACKET LIGHTS IN PUBLIC AREAS 6'-8" AFF. (MIN. TO THE BOTTOM OF FIXTURE FOR OBJECTS PROTRUDING MORE THAN 4")
 - FIRE ALARM PULL STATIONS 4'-0" AFF. (MAX. TO THE ♀ OF OUTLET)

1 ADA GUIDELINES AND NOTES

A2.01 SCALE: NTS

HANDICAP DOORS/HARDWARE/FAUCET NOTES

HANDLES, PULLS, LATCHES, LOCKSET AND OTHER OPERATING MECHANISMS ON ENTRANCE DOORS, RESTROOM & TOILET ROOM DOORS & OTHER DOORS WHICH ARE PART OF AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH ONE HAND & SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.

ALL DOORS SHALL BE OPERATED BY A SINGLE EFFORT.

EXTERIOR SWINGING DOORS PUSHED OR PULLED OPEN WITH A FORCE NOT EXCEEDING 8.5 FT.

INTERIOR SWINGING DOORS SHALL BE OPERABLE BY A FORCE NOT EXCEEDING 5 FT.

SLIDING OF FOLDING DOORS SHALL BE OPERABLE BY A FORCE NOT EXCEEDING 5 FT.

THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 FT.

LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE DESIGNS.

IF SELF-CLOSING VALVES ARE USED, THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS.

HANDICAP MINIMUM REQUIREMENTS

WATER CLOSET LOCATION: 11" TO 19" AFF. OF WATER CLOSET MUST BE LOCATED 18" FROM SIDE WALL. MOUNT CONTROLS ON WIDE SIDE OF W.C. HANDICAP STALL DOOR TO BE 32" WIDE.

URNAL: 11" AFF. TO RIM (ELONGATED); FLUSH CONTROL (44") 3'-8" AFF.

LAVATORY: MAX. HEIGHT (34") 2'-10" AFF. TO RIM OR COUNTER SURFACE. MIN. CLEARANCE TO BOTTOM OF APRON 29" HIGH. CONTROL VALVE LEVER TYPE, PUSH TYPE, OR ELECTRONICALLY CONTROLLED.

MIRROR: BOTTOM EDGE OF REFLECTING SURFACE OF MIRROR MAX. HEIGHT 40" AFF.

GRAB BAR: 33" AFF. 1-1/2" DIA./1-1/2" CLEARANCE. 42" MIN. LENGTH (AT SIDE) MOUNTED. 12" MAX. OFF REAR WALL. 36" MIN. LENGTH (BEHIND W.C.) 6" MAX. FROM WALL, CENTERED ON THE W.C.

SINK: MAX. HEIGHT (34") 2'-10" AFF. TO RIM OR COUNTER SURFACE.

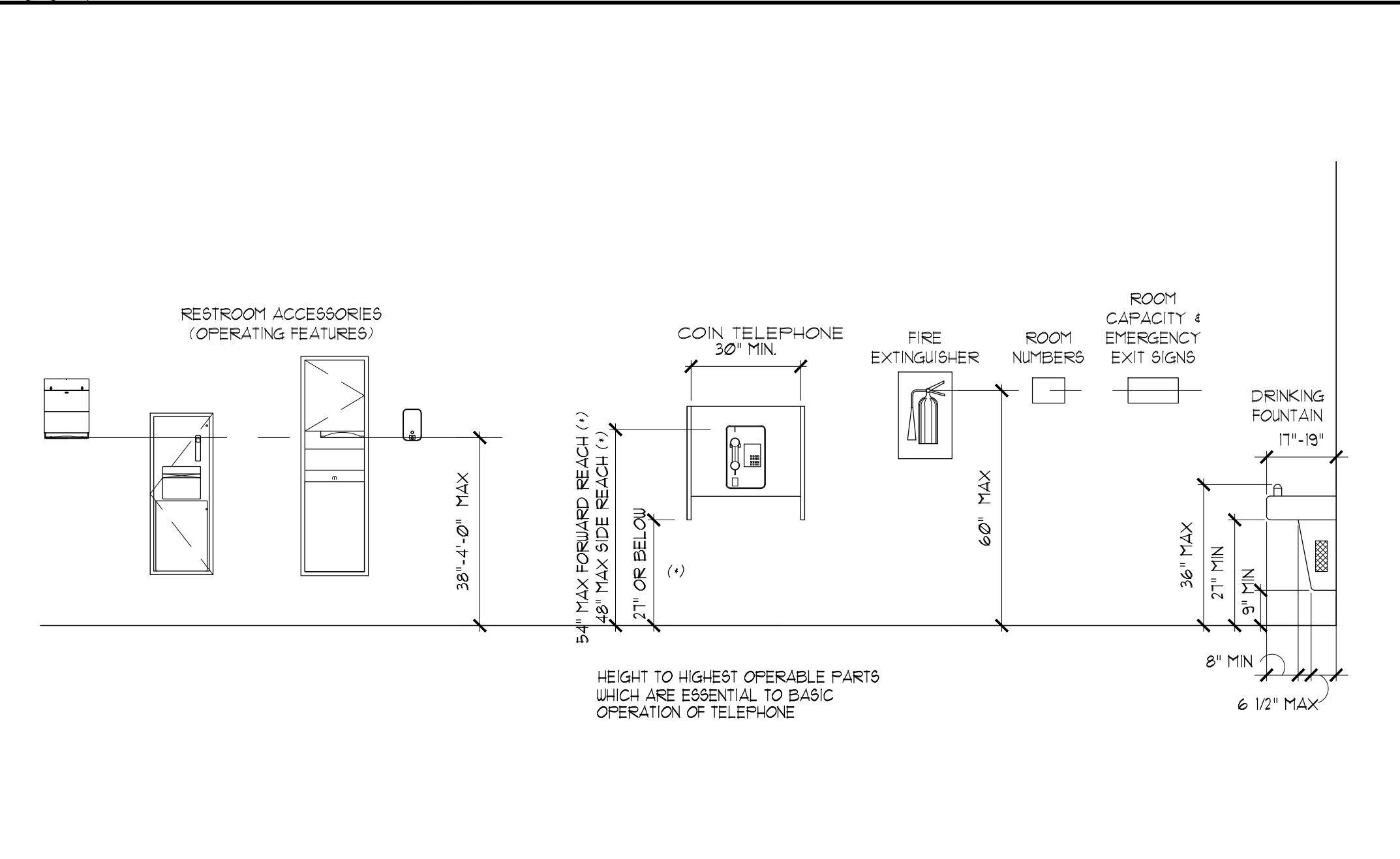
DRINKING FOUNTAIN: (36") 3'-0" HIGH TO TOP OF SPOUT.

7 FLORIDA ACCESSIBILITY CODE-DOORS, HARDWARE AND NOTES AND MINIMUM REQUIREMENTS

A2.01 SCALE: NTS

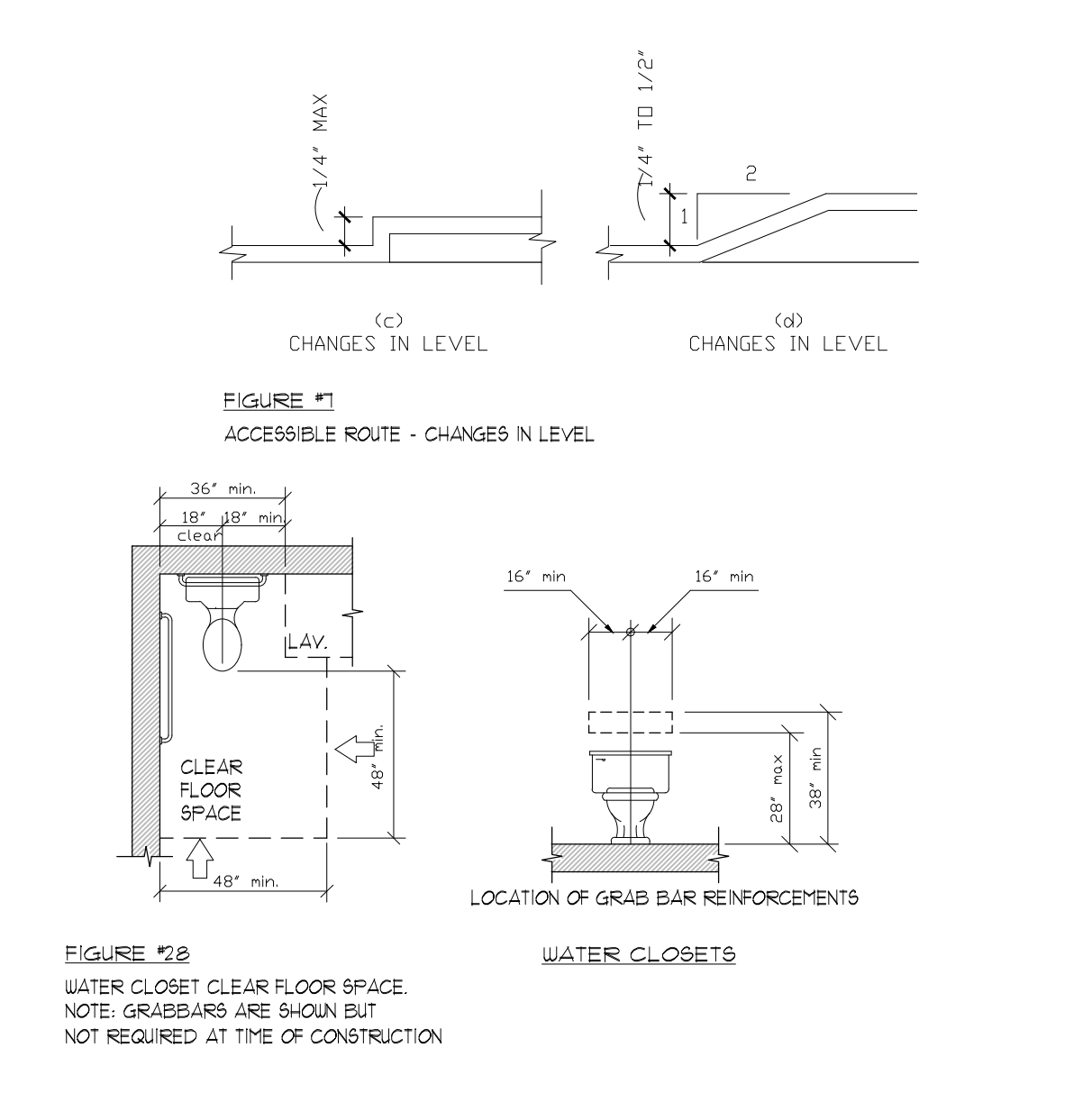
2 BARRIER-FREE TOILET FIXTURES CLEARANCES

A2.01 SCALE: 3/8" = 1'-0"



4 BARRIER-FREE TOILET FIXTURES CLEARANCES

A2.01 SCALE: 3/8" = 1'-0"

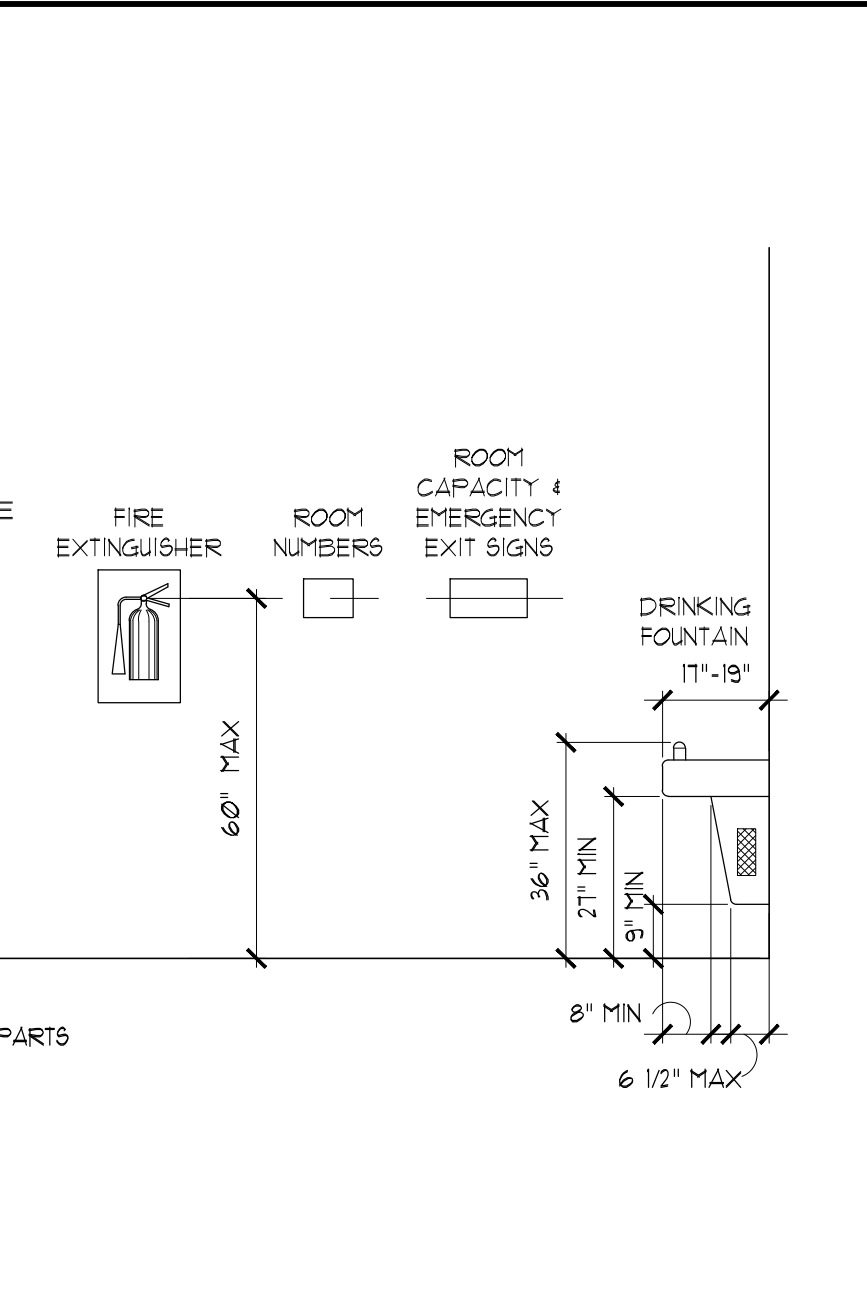


8 W.C. CLEARANCE - GB REINF. - LVL CHANGES

A2.01 SCALE: 1" = 1'-0"

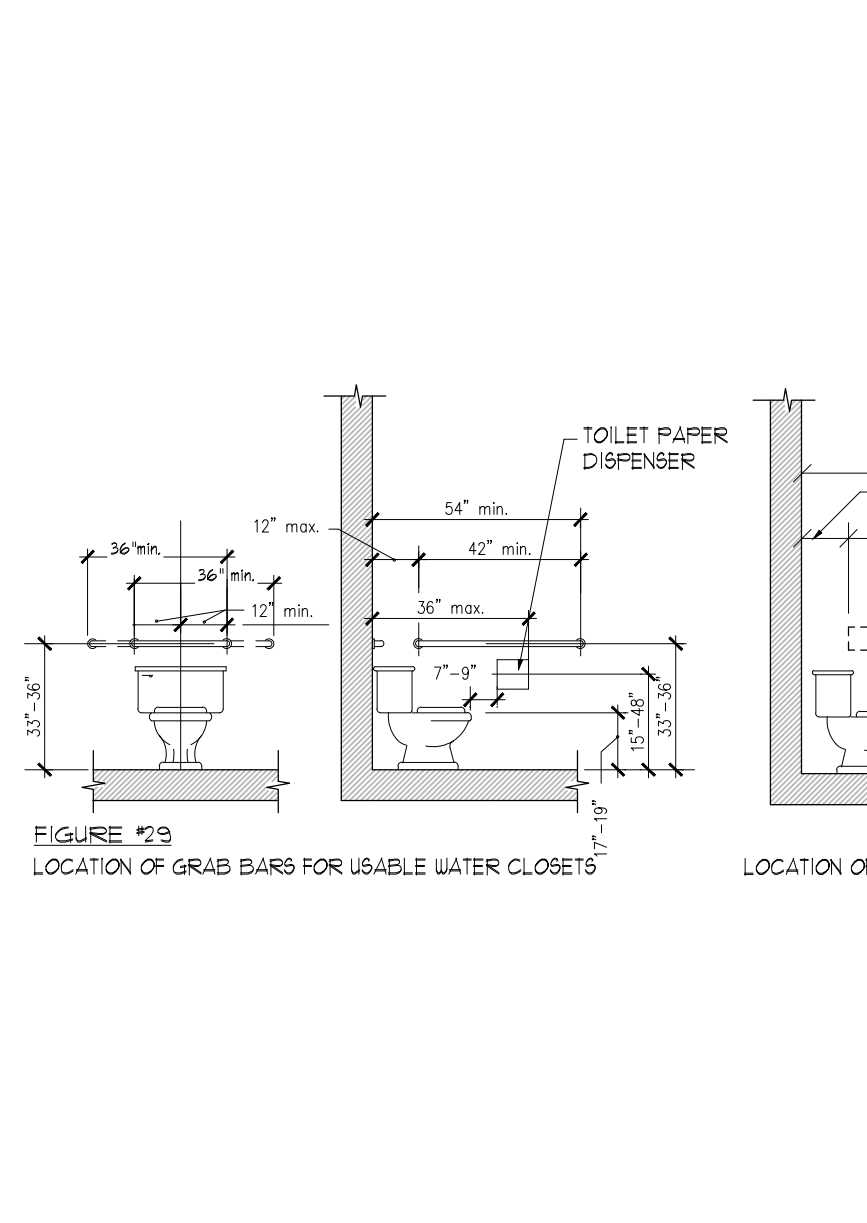
3 MANEUVERING CLEARANCES AT DOORS

A2.01 SCALE: 1" = 1'-0"



5 ADA REACH LIMITS-WHEELCHAIR USERS

A2.01 SCALE: 1" = 1'-0"

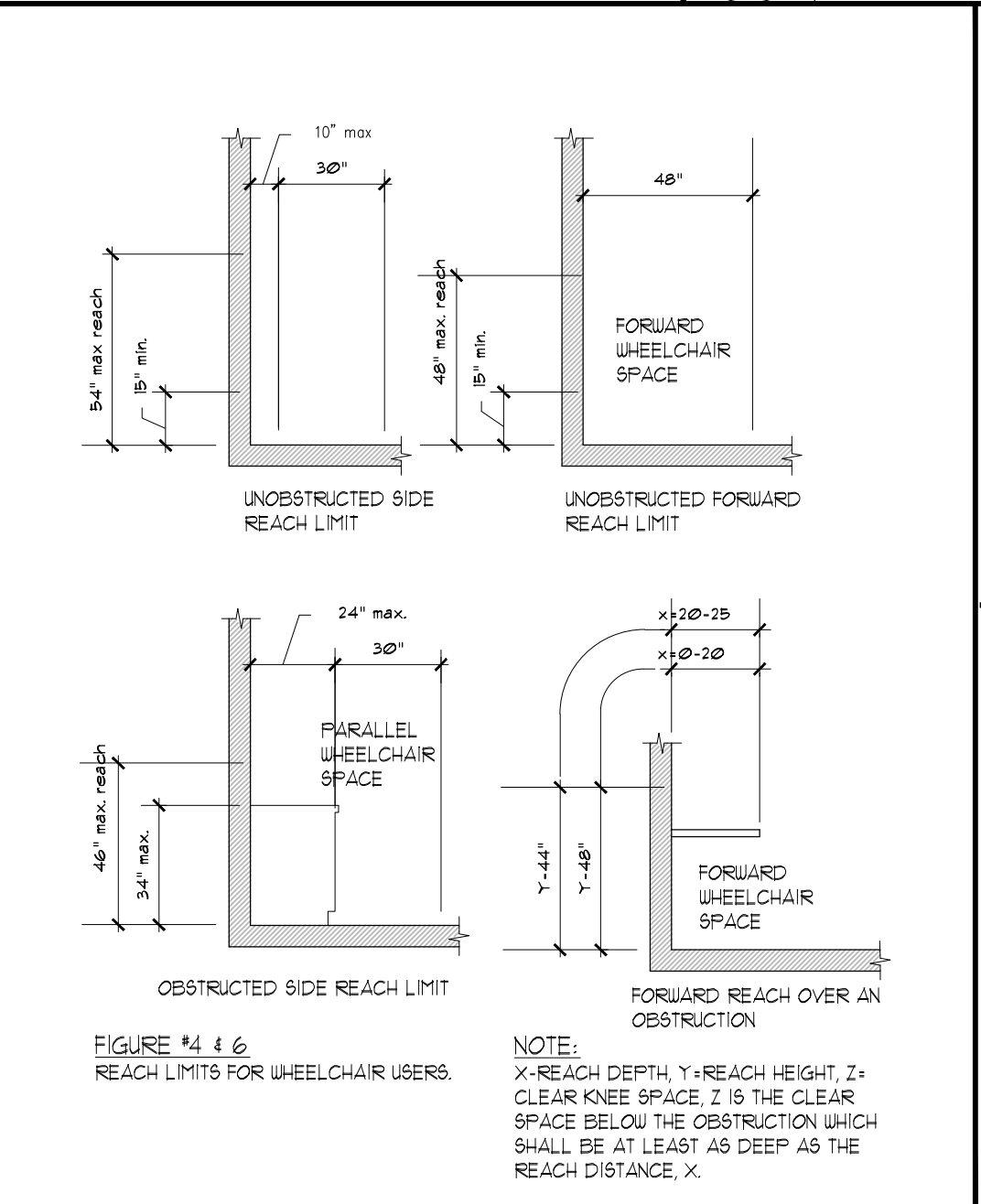


9 W.C. GRAB BAR AND REINF. LOCATION

A2.01 SCALE: 1" = 1'-0"

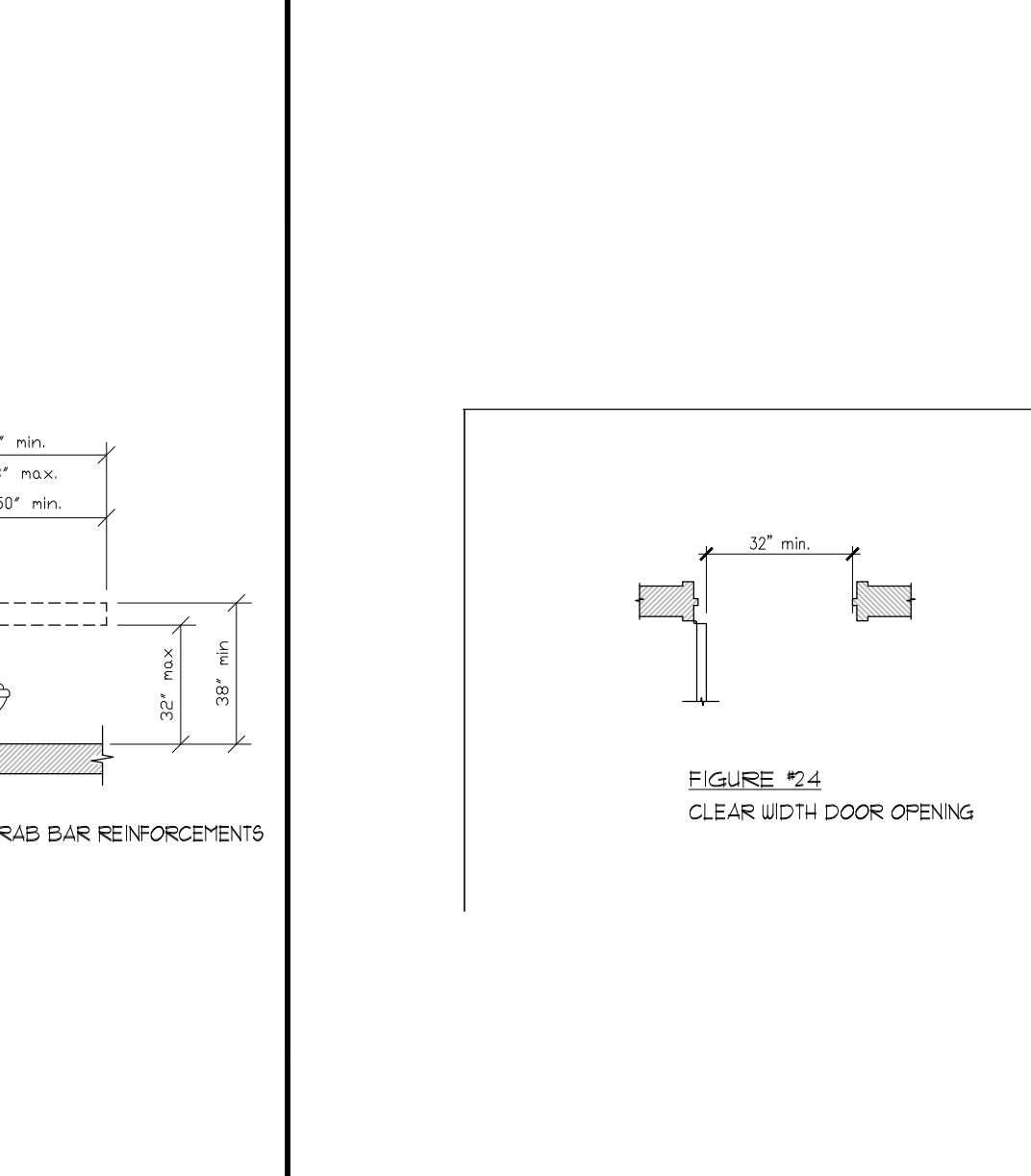
6 CLEARANCES AT W.C. AND LAVS.

A2.01 SCALE: 1" = 1'-0"



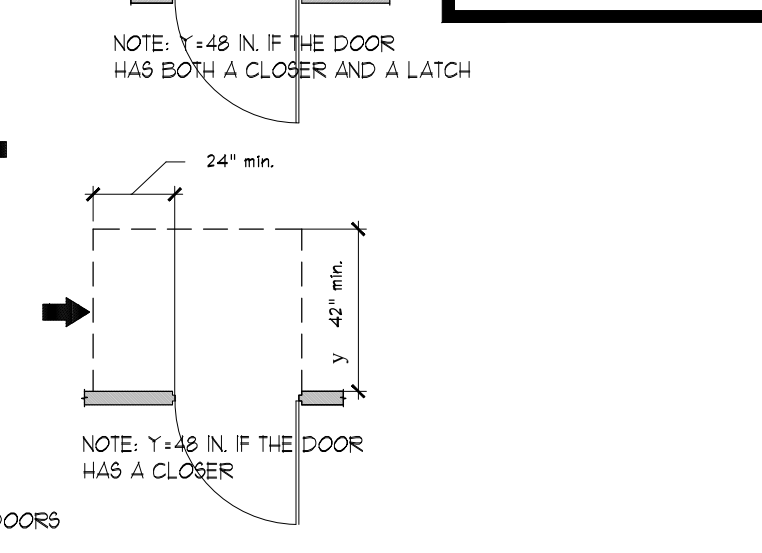
10 DOOR CLEARANCE - GRAB BAR DETAIL

A2.01 SCALE: 1" = 1'-0"



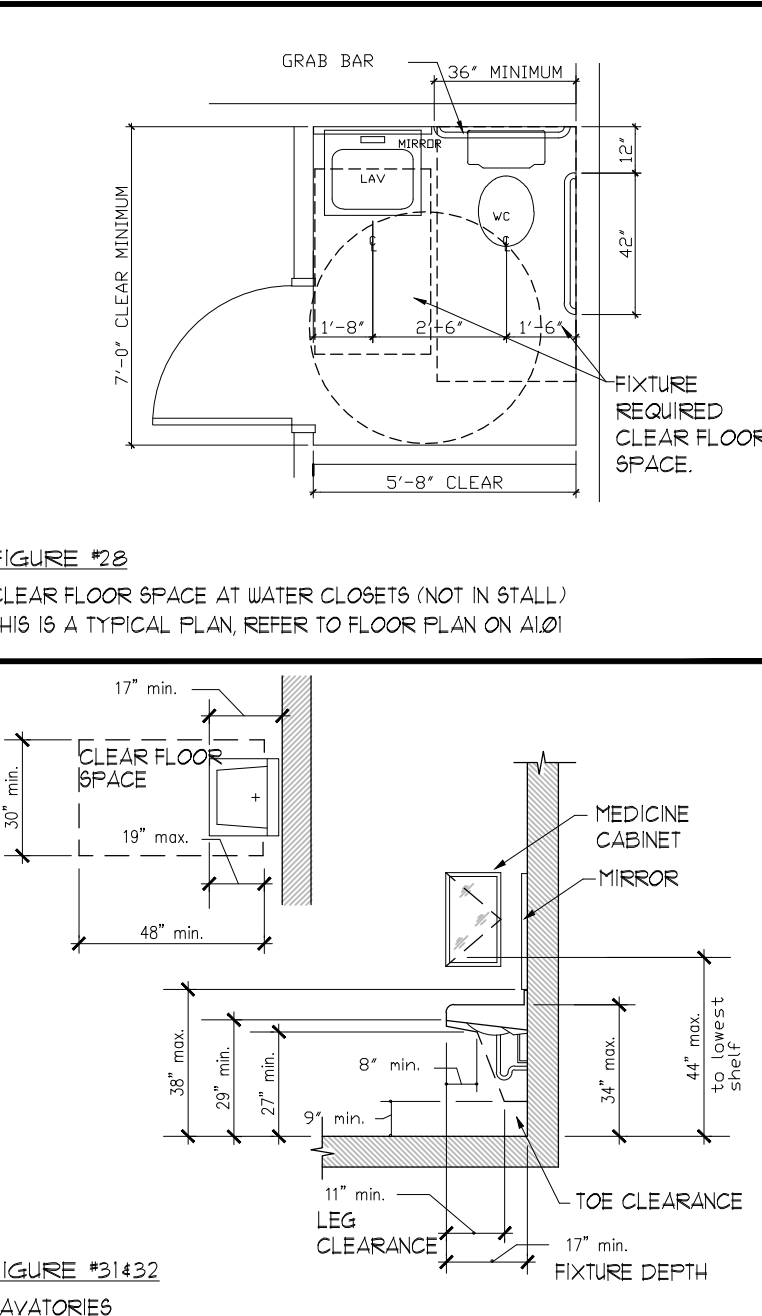
10 DOOR CLEARANCE - GRAB BAR DETAIL

A2.01 SCALE: 1" = 1'-0"



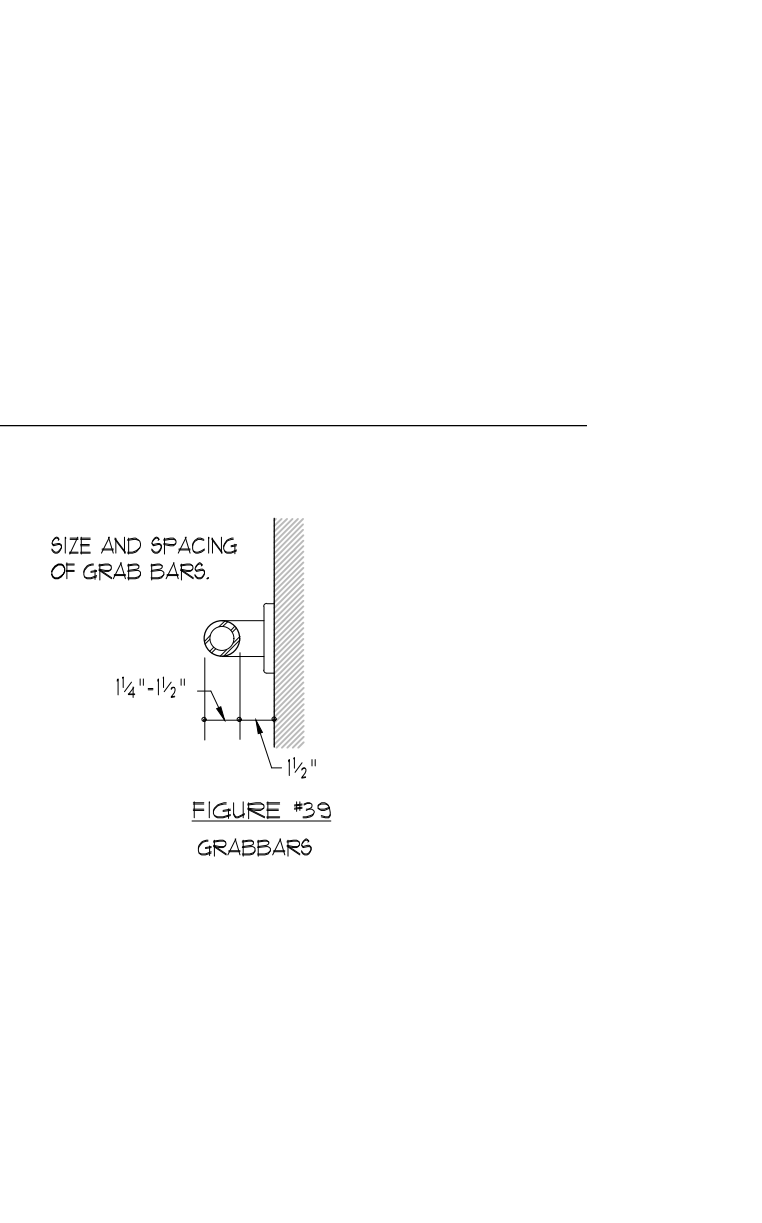
3 MANEUVERING CLEARANCES AT DOORS

A2.01 SCALE: 1" = 1'-0"



6 CLEARANCES AT W.C. AND LAVS.

A2.01 SCALE: 1" = 1'-0"



10 DOOR CLEARANCE - GRAB BAR DETAIL

A2.01 SCALE: 1" = 1'-0"

DESIGN + ARCHITECTURE CONSULTANTS

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DESIGN - ARCHITECTURE - CONSULTANTS

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH 2023 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.

EXISTING OFFICE TO BE LEGALIZED

THE BANK CONDO-UNIT C3
8101 BISCAYNE BOULEVARD
MIAMI, FL 33138

KEY PLAN:

BISCAYNE BLVD

GROUND LEVEL

ISSUE RECORD:

No.	Date	Description
1	1/24	RESPONSE TO PERMIT COMMENTS

Revisions:

Comm. No. 0003_2407-01
Scale:
Drawn:
Checked:
CADD File:

ADA ACCESSIBILITY REQUIREMENTS & DETAILS

SHEET No. **A2.01**