

SITE LEGEND

- PROPERTY LINE
- - - SETBACK LINE
- RAMP
- ▨ CONCRETE FLOOR
- ▩ GRAVEL/ CRUSHED SHELL
- ▧ OLD CHICAGO BRICK
- ▤ CONCRETE PAVER
- ▦ PLANTING
- ⊗ CHILD BARRIER GATES
- ADA ACCESSIBILITY ROUTE
- PROPERTY LINE

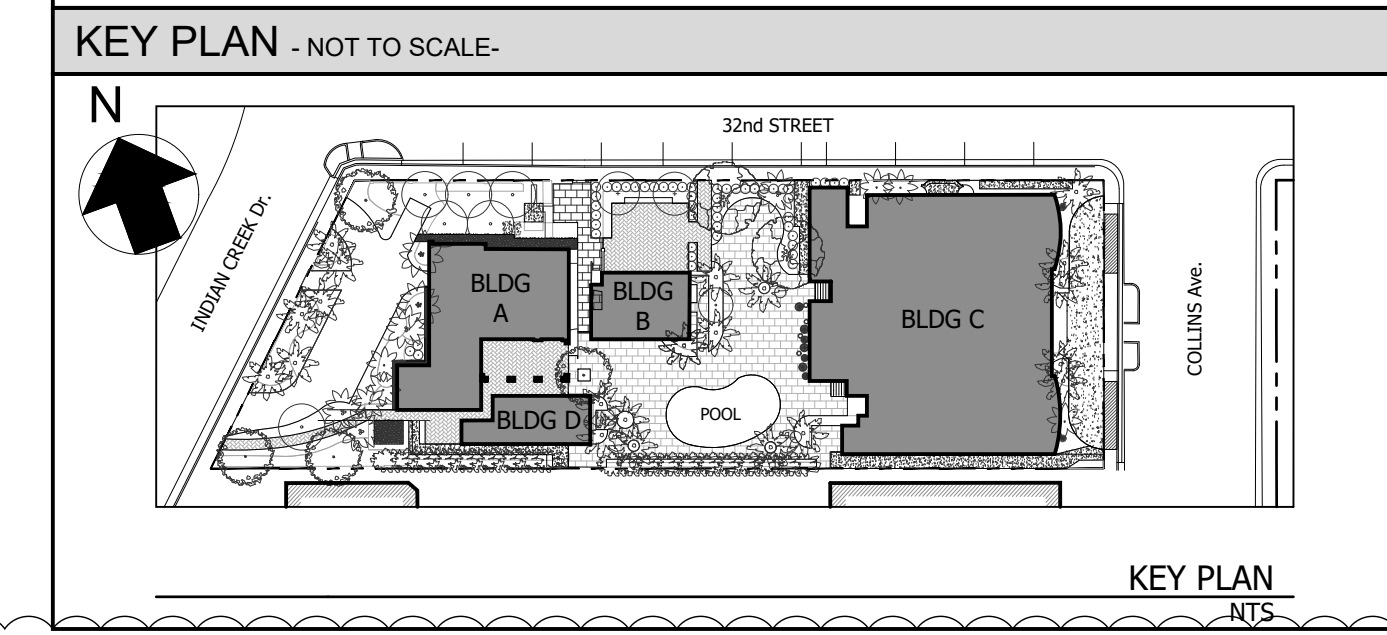
CITY OF MIAMI BEACH PUBLIC WORKS NOTES

THE CITY'S INSPECTOR WILL DETERMINE THE MAGNITUDE OF THE REPLACEMENT.

A - REMOVE AND REPLACE SIDEWALK ALONG THE ENTIRE PROPERTY.
 B - RECONSTRUCT SWALE/SOD ALONG THE ENTIRE PROPERTY.
 C - MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (10 FOOT WIDE) ALONG THE ENTIRE PROPERTY.
 D - ANY WORK AND/OR IMPROVEMENTS FROM TO THE RIGHT-OF-WAY INCLUDING LANDSCAPING AND IRRIGATION REQUIRE A SEPARATE CMB PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.
 E - ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY WILL REQUIRE A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.

CITY OF MIAMI BEACH PLANNING & ZONING NOTES

ALL FDC'S SHALL BE POLISHED CHROME.



FLOOD MANAGEMENT

TOP OF GROUND FLOOR SLAB (BLDG 'D')	+4.95' (NGVD)
TOP OF FINISHED GROUND FLOOR (BLDG 'D')	+5.00' (NGVD)
LOWEST FINISHED FLOOR ELEVATION OF HABITABLE SPACE	+5.00' (NGVD)
LOWEST GRADE ELEVATION ADJACENT TO BUILDING 'D'	+3.75' (NGVD)
HIGHEST GRADE ELEVATION ADJACENT TO BUILDING 'D'	+4.98' (NGVD)
LOWER ELEVATION OF EQUIPMENT SERVICING BUILDING 'D'	+9.00' (NGVD)
CROWN OF ROAD ELEVATION (INDIAN CREEK DR)	+3.81' (NGVD)

REFER TO SHEETS FL 1 & FL 2 FOR FLOOD BARRIER PLANS & DETAILS.

FLOOD DATA

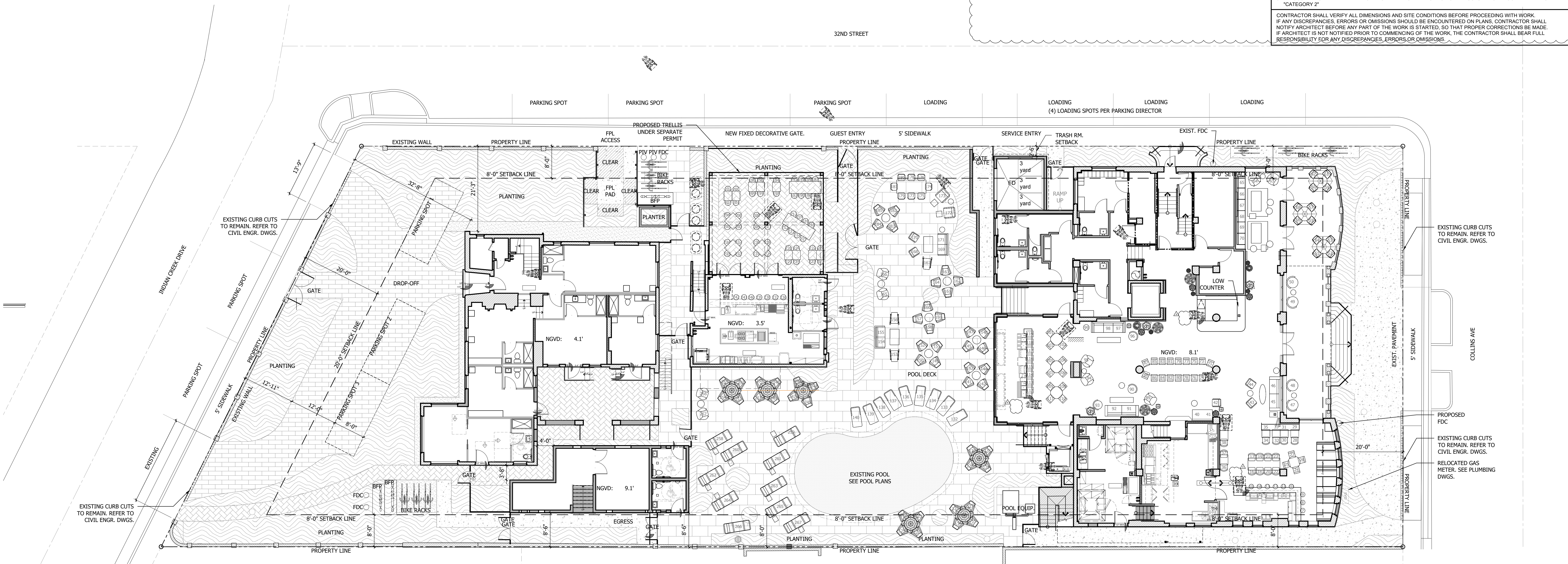
FLOOD ZONE	AE
BASE FLOOD ELEVATION (BFE)	+8.87' NGVD
DESIGN FLOOD ELEVATION (DFE)	BFE + 12" = +9.07' NGVD
FIRM NUMBER	12086G008E

ALL MATERIALS IN DRY FLOOD PROOF AREAS BELOW +9.07' NGVD SHALL BE WATER RESISTANT AND SHALL COMPLY WITH F.E.M.A. BULLETIN NO. 2 - 2008 REFER TO SHEETS FL 1 & FL 2 FOR REFERENCE.

NOTES:

1. THE BUILDING WILL BE DESIGNED TO BE DRY FLOOD PROOFED IN ACCORDANCE WITH ASCE 24, CATEGORY 2 REFER TO FLOOD PLANS FOR LOCATION.
2. ALL CONSTRUCTION AND FINISHES OUTSIDE THE DESIGNED DRY FLOODPROOFED AREA SHALL BE FLOOD RESISTANT MATERIALS IN COMPLIANCE WITH TABLES 5-1 AND 1-1 OF ASCE 24.
3. IN ACCORDANCE WITH TABLE 1-1 OF ASCE 24 THE CLASSIFICATION OF STRUCTURE FOR FLOOD RESISTANCE IS "CATEGORY 2"

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.



A.003 SITE PLAN
SCALE: 3/32" = 1'-0"

3120 COLLINS AVENUE

MIAMI BEACH, FL. 33140

REV. NO. / DATE

1	BLDG DEPT COMMENTS	10.11.2016
2	BLDG DEPT COMMENTS	12.5.2016

STAMP

TODD TRAGASH, A.I.A.
FLORIDA REGISTRATION NUMBER #1053

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DRAWN BY	initials
CHECKED BY	initials
DATE	09.02.2016
PROJECT NO.	3426
PHASE	CONSTRUCTION DOCUMENTS
	100 %

SITE PLAN

A.003



3526 NORTH MIAMI AVE. MIAMI, FL 33137
305.571.1811 fax 305.571.1821

S:\PROJECTS\3426 ATLANTIC PRINCESS\DWGS\SHEETS\PHASE 2\3426_A003 SITE PLAN.DWG
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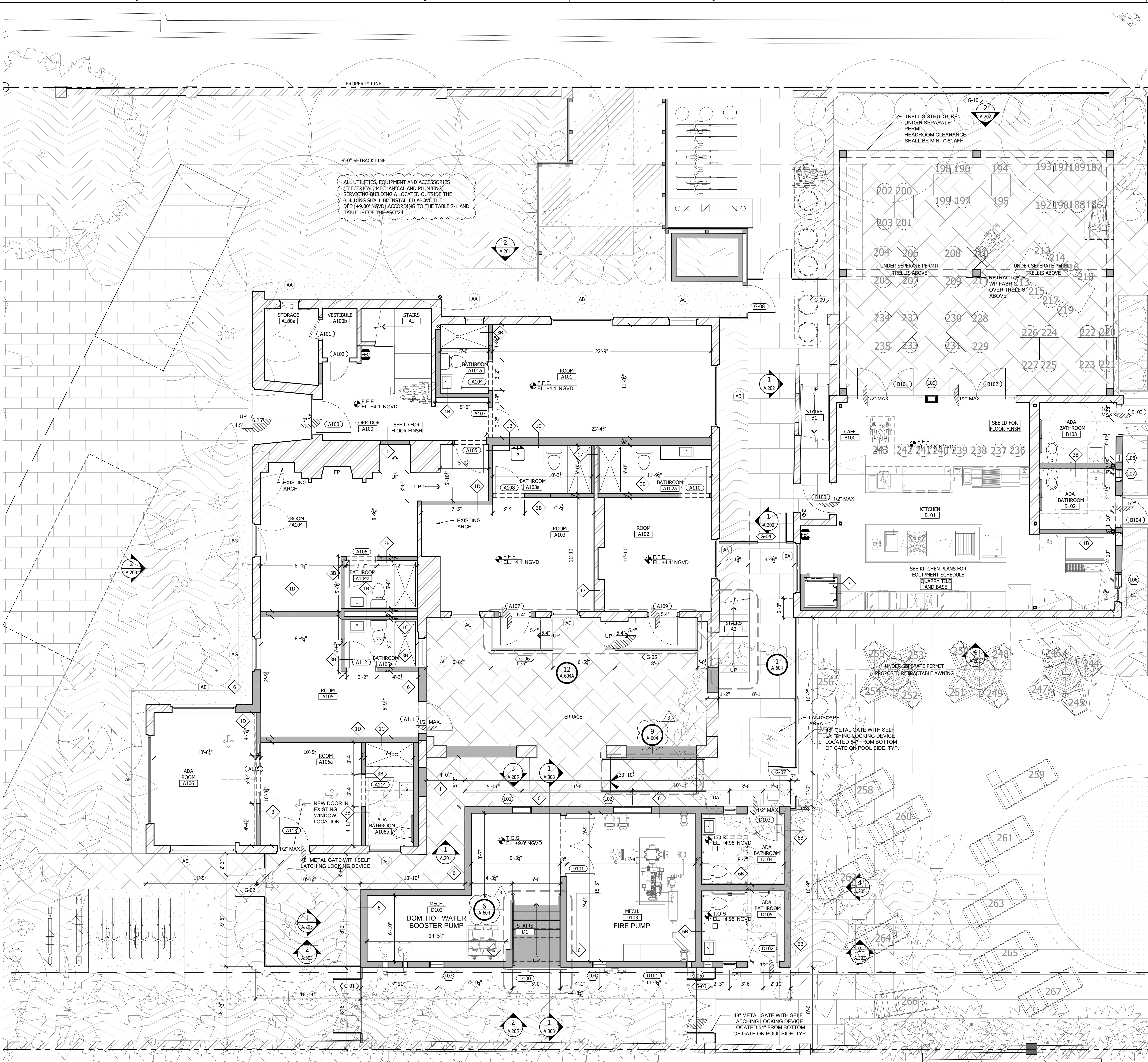
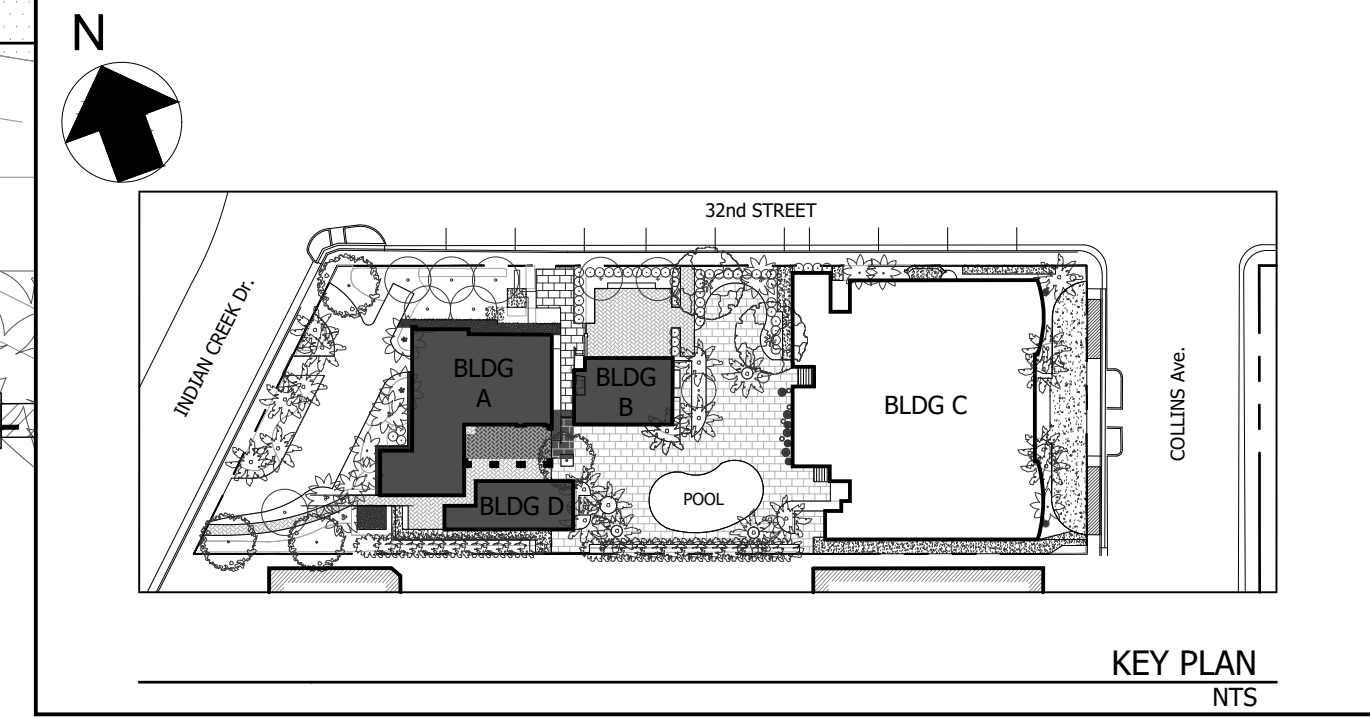
LEGEND

- EXISTING WALL TO REMAIN
- NEW CONSTRUCTION
- PROPERTY LINE
- DOOR TAG - X INDICATES BUILDING SEE SHEET A.500 FOR SCHEDULE
- WINDOW/ STOREFRONT - X INDICATES BUILDING / Y WINDOW TYPE SEE SHEET A.502 FOR SCHEDULE
- LOUVER/ GRILL TAG
- GATE TAG
- FINISHED FLOOR ELEVATION X- INDICATES THE ELEVATION AGAINST THE 0'-0" LEVEL FOR THE PROJECT WHICH IS THE LOBBY AT BUILDING C. Y- INDICATES NGVD ELEVATION. REFER TO ELEVATION SURVEY AND CIVIL DRAWINGS FOR ADDITIONAL ELEVATIONS.
- FIRE EXTINGUISHER SURFACE MOUNTED CABINET, WITH STANDARD BRACKET.
- WALL / PARTITION TYPES SEE SHEET A.600 & A.601 FOR ADDITIONAL INFORMATION

SHEET NOTES

- CONTRACTOR IS TO NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS, SPECIFICATIONS AND EXISTING CONDITIONS. IF THERE IS ANY DISCREPANCY BETWEEN THE DRAWINGS OR SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.
- DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. ANY DIMENSIONS NOT INDICATED ON DRAWINGS SHALL BE CONFIRMED WITH ARCHITECT PRIOR TO CONSTRUCTION.
- ALL PLAN DETAILS AND WALL SECTIONS ARE ASSUMED TO BE TYPICAL CONDITIONS UNLESS DETAILED OR NOTED OTHERWISE.
- CONTRACTOR TO VERIFY W/ ARCHITECT IN THE FIELD LOCATIONS OF ALL NECESSARY BLOCKING BEFORE FINISHING WALLS.
- VERIFY OPENINGS FOR PIPES AND DUCTS WITH MECHANICAL DRAWINGS.
- PROVIDE FIRE RESISTANT MATERIALS AND FIRE SEAL AS REQUIRED AT ALL OPENINGS, JOINTS, PENETRATIONS, OR GAPS ON FIRE RATED ASSEMBLIES.
- SEE FIRESTOP DETAILS ON A.602 FOR ALL FIRESTOP CONDITIONS.
- PROVIDE ACOUSTICAL CAULKING TOP, BOTTOM AND BOTH SIDES OF ALL INTERIOR STUD/ GYPSUM BOARD WALLS (TYPICAL). SEE ACOUSTIC DRAWINGS FOR MORE INFORMATION.
- ALL DIMENSIONS ARE TO FACE OF MASONRY OR TO FACE OF FRAMING MEMBER (STUD) AS APPLICABLE TO CONSTRUCTION TYPE, UNLESS NOTED OTHERWISE. EXCEPTION: STRUCTURAL STEEL DIMENSIONS ARE TO COLUMN CENTERLINES, UNLESS NOTED OTHERWISE.
- DIMENSIONS ARE ROUNDED TO 1/4". GC TO COORDINATE DIMENSION LAYOUT IN FIELD
- ALIGN EDGE OF SLAB W/ FACE OF CMU BACKUP OR FACE OF STUD (TYP).
- DENS-SHIELD TO BE USED AS SUBSTRATE FOR ALL WALLS IN PROJECT. ALL DRY WALL INTERIOR PARTITIONS SHALL BE INSPECTED BY THE BUILDING DEPARTMENT.
- ALL CONSTRUCTION AND FINISHES BELOW BASE FLOOD ELEVATION OUTSIDE OF THE DRY-FLOOD PROOFED AREA SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL ACCORDING TO ASCE 24, 2011: TABLE 5-1 & TABLE 1-1.
- WALLS WITHIN 2 FEET (610 MM) OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. TO A HEIGHT OF 4 FEET (1219 MM) ABOVE THE FLOOR. AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.
- ALL UTILITIES AND EQUIPMENT AND ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) OUTSIDE THE DRY-FLOOD PROOFED AREA SERVICING THE BUILDING SHALL BE INSTALLED ACCORDING TO TABLE 7-1 AND TABLE 1-1 OF ASCE 24, 2011
- ALL EXTERIOR GRADE PLYWOOD IF REQUIRED IN THE PROJECT SHALL BE WATER RESISTANT WITH WR GRACE ICE AND WATER SHIELD (OR APPROVED EQUAL).
- CONCRETE MASONRY UNITS USED IN EXTERIOR WALLS AND IN ALL WALLS OR PARTITIONS SHALL COMPLY WITH FBC SECTION 704.
- ALL FLOORS TO BE INSTALLED ON THE PROJECT ARE TO HAVE A STATIC COEFFICIENT OF FRICTION OF 0.5 MINIMUM FOR GENERAL FLOORS, 0.6 FOR ACCESSIBLE ROUTES AND 0.8 FOR RAMPS. ANY SPECIFICATION IN CONFLICT WITH THIS REQUIREMENT SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT FOR VERIFICATION BEFORE PROCEEDING WITH THE WORK.
- SEE BUILDING ELEVATIONS FOR WINDOW TYPES.
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- REFER TO INTERIOR DESIGN SET FOR INFORMATION ON ROOM FINISHES, FIXTURES AND INTERIOR ELEVATIONS.
- REFER TO KITCHEN CONSULTANT DRAWINGS FOR ADDITIONAL INFORMATION ON KITCHEN LAYOUT AND EQUIPMENT SPECIFICATIONS. REFER TO STRUCTURAL AS WELL FOR DETAILS AND LOCATION OF SLAB DEPRESSIONS FOR WALK-IN COOLERS.

KEY PLAN - NOT TO SCALE-



**BUILDINGS A, B & D
GROUND FLOOR PLANS**
SCALE: 1/4" = 1'-0"

REV. NO. / DATE

- BLDG DEPT COMMENTS 10.11.2016
- BLDG DEPT COMMENTS 12.5.2016

STAMP

TODD TRAGASH, A.I.A.
FLORIDA REGISTRATION NUMBER #11053

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initials

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initials

DATE
09.02.2016

PROJECT NO.
3426

PHASE
CONSTRUCTION DOCUMENTS
100 %

**BUILDINGS A, B, D
GROUND FLOOR PLANS**

A.100



3526 NORTH MIAMI AVE. MIAMI, FL 33127
305.571.1811 fax 305.571.1821

S:\PROJECTS\3426 ATLANTIC PRINCESS\DWGS\SHEETS\PHASE 2\3426_A100 BUILDINGS A, B & D GROUND FLOOR PLANS.DWG
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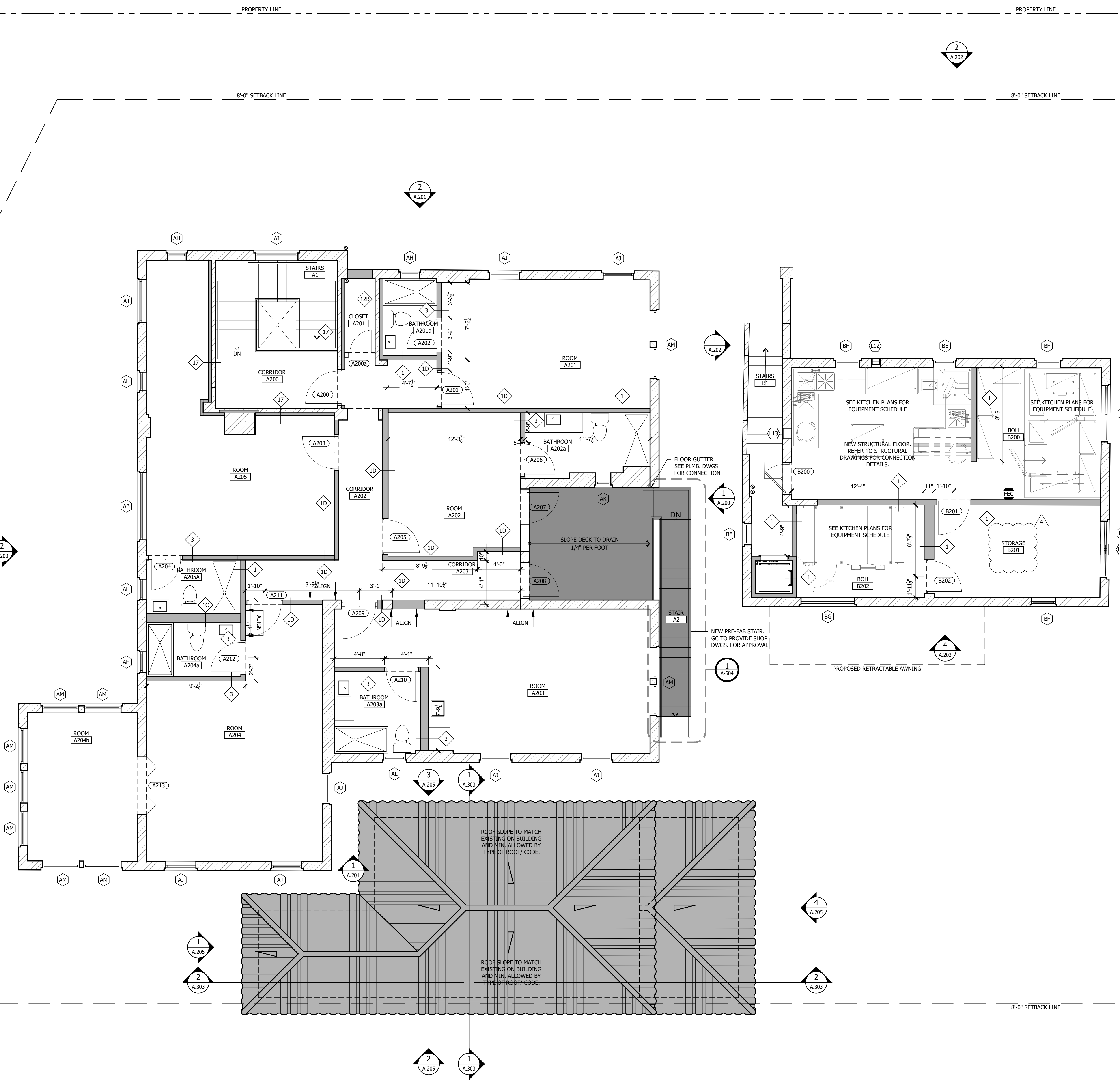
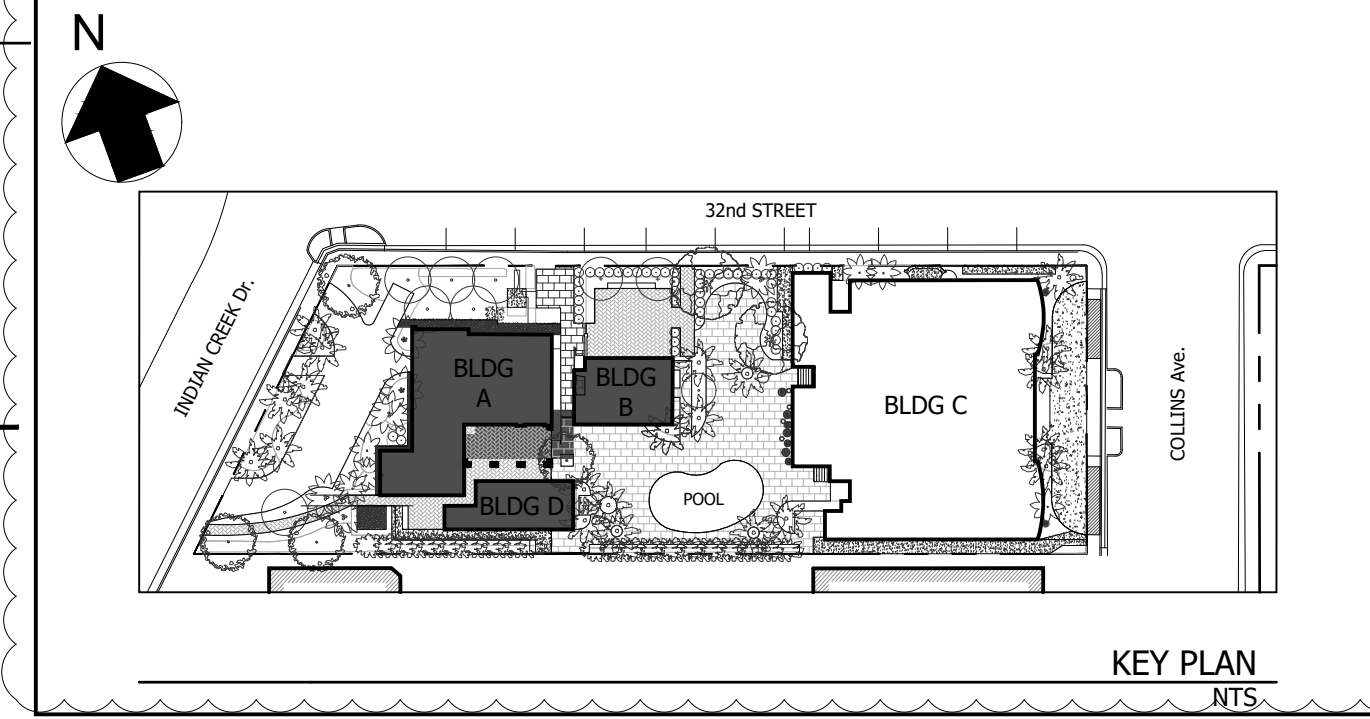
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KEY PLAN - NOT TO SCALE.



**BUILDINGS A, B & D
SECOND FLOOR PLANS**
SCALE: 1/4" = 1'-0"

REV. NO. / DATE
1 BLDG DEPT COMMENTS 10.11.2016
2 BLDG DEPT COMMENTS 1.9.2017

STAMP

TODD TRAGASH, A.I.A.
FLORIDA REGISTRATION NUMBER #11053

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DATE	09.02.2016
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PHASE	CONSTRUCTION DOCUMENTS
	100 %

**BUILDINGS A, B, D
SECOND FLOOR
PLANS**

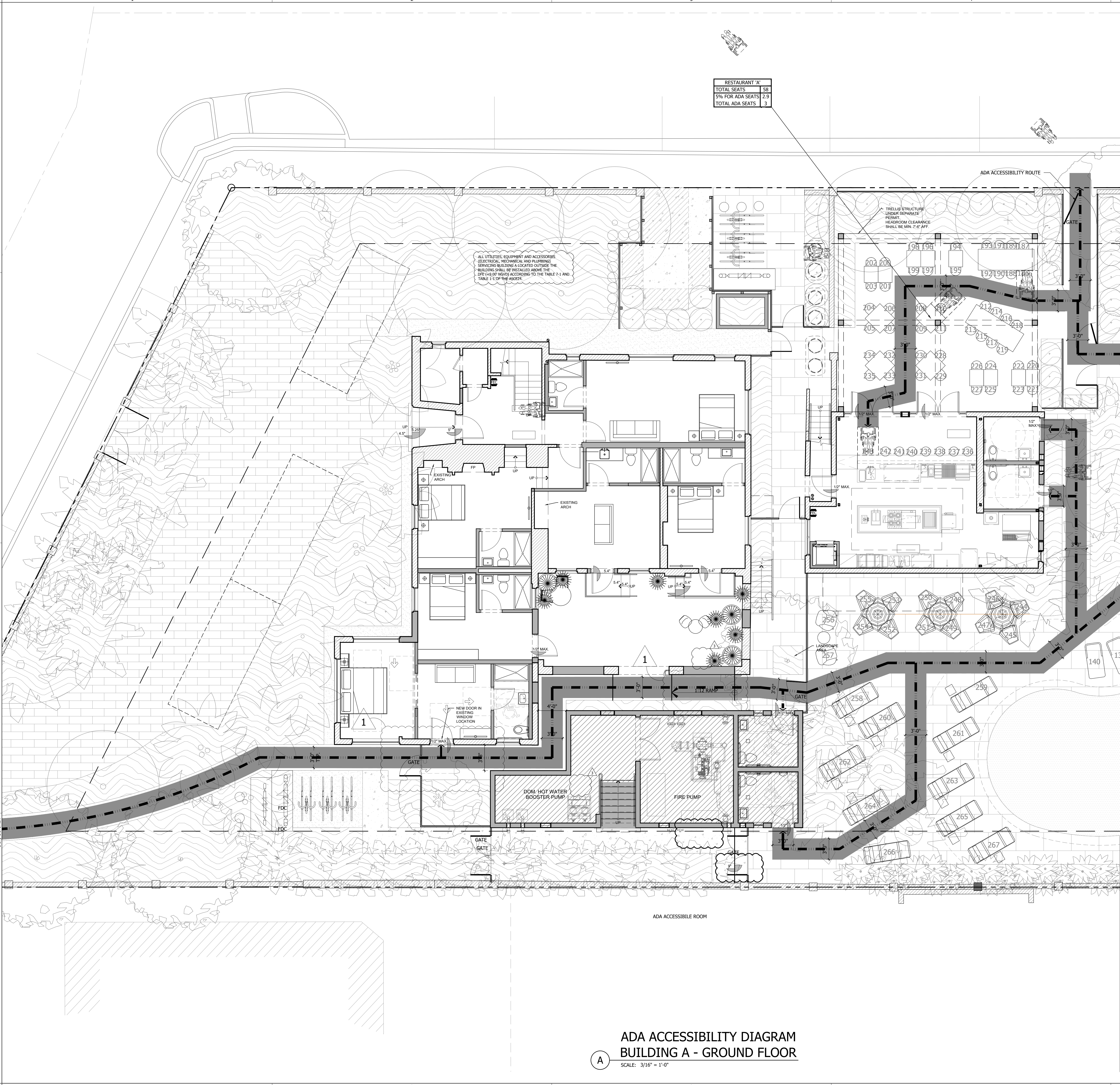
A.101



3526 NORTH MIAMI AVE. MIAMI, FL 33127
305.571.1811 fax 305.571.1821

RESTAURANT 'A'	
TOTAL SEATS	58
5% FOR ADA SEATS	2.9
TOTAL ADA SEATS	3

ALL UTILITIES, EQUIPMENT AND ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) SERVING BUILDING A LOCATED OUTSIDE THE BUILDING SHALL BE INSTALLED ABOVE THE DFE (+4.00' MIN) ACCORDING TO THE TABLE 7-1 AND TABLE 11 OF THE CODE.



REV. NO. / DATE

▲ BLDG DEPT COMMENTS
10.11.2016

STAMP

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ADA ACCESSIBILITY BUILDINGS A, B & D GROUND FLOOR

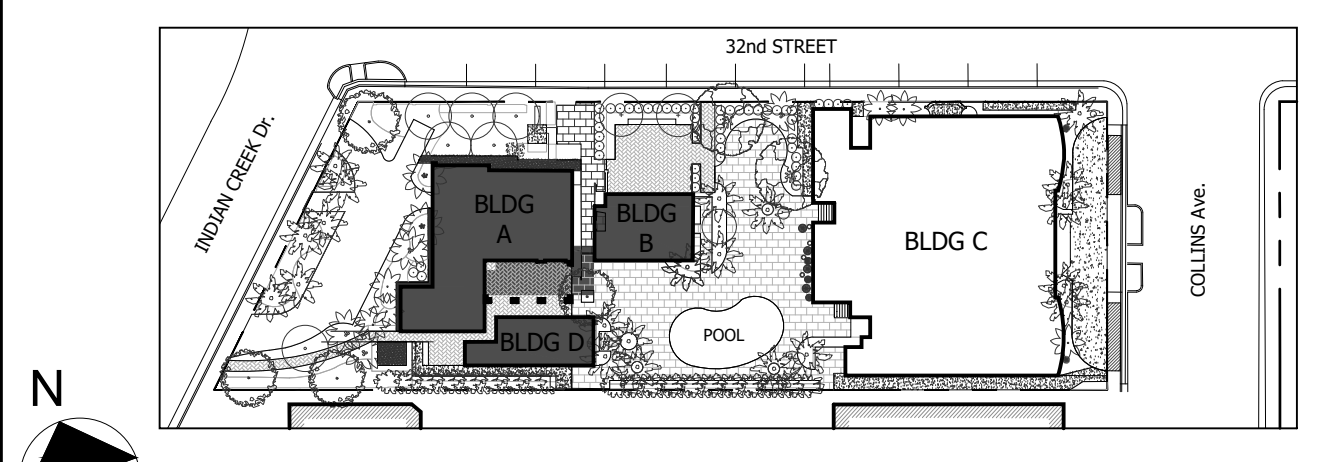
A.020 NEW SHEET



ACCESSIBILITY LEGEND

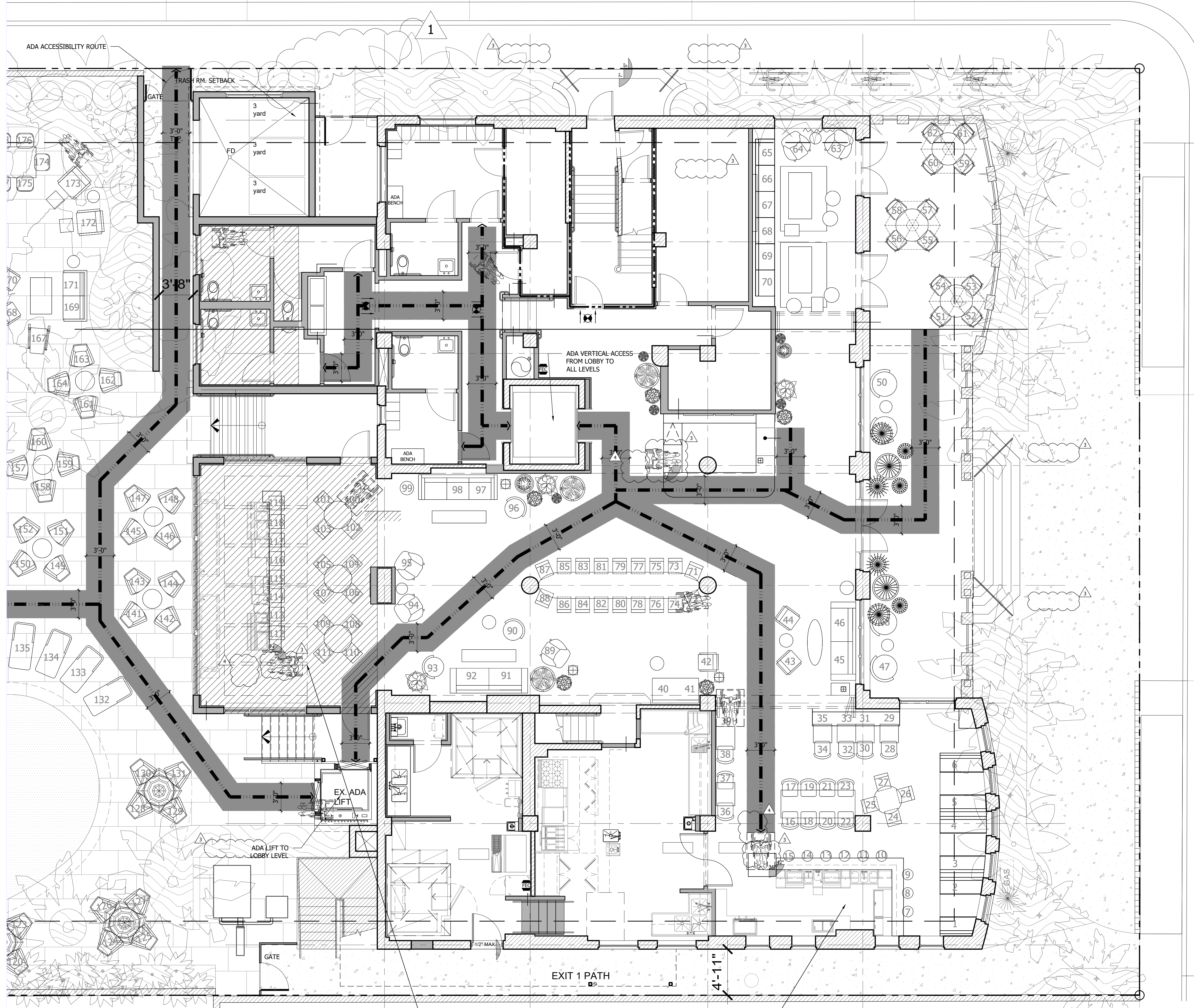


KEY PLAN - NOT TO SCALE:



ADA ACCESSIBILITY DIAGRAM
BUILDING A - GROUND FLOOR
SCALE: 3/16" = 1'-0"

S:\PROJECTS\3426 ATLANTIC PRINCESS\DWGS\SHEETS\PHASE 2\3426_A.020 ADA ACCESS BUILDINGS A, B & D.DWG
Dorr Burman
1/9/2017 4:16:00 PM



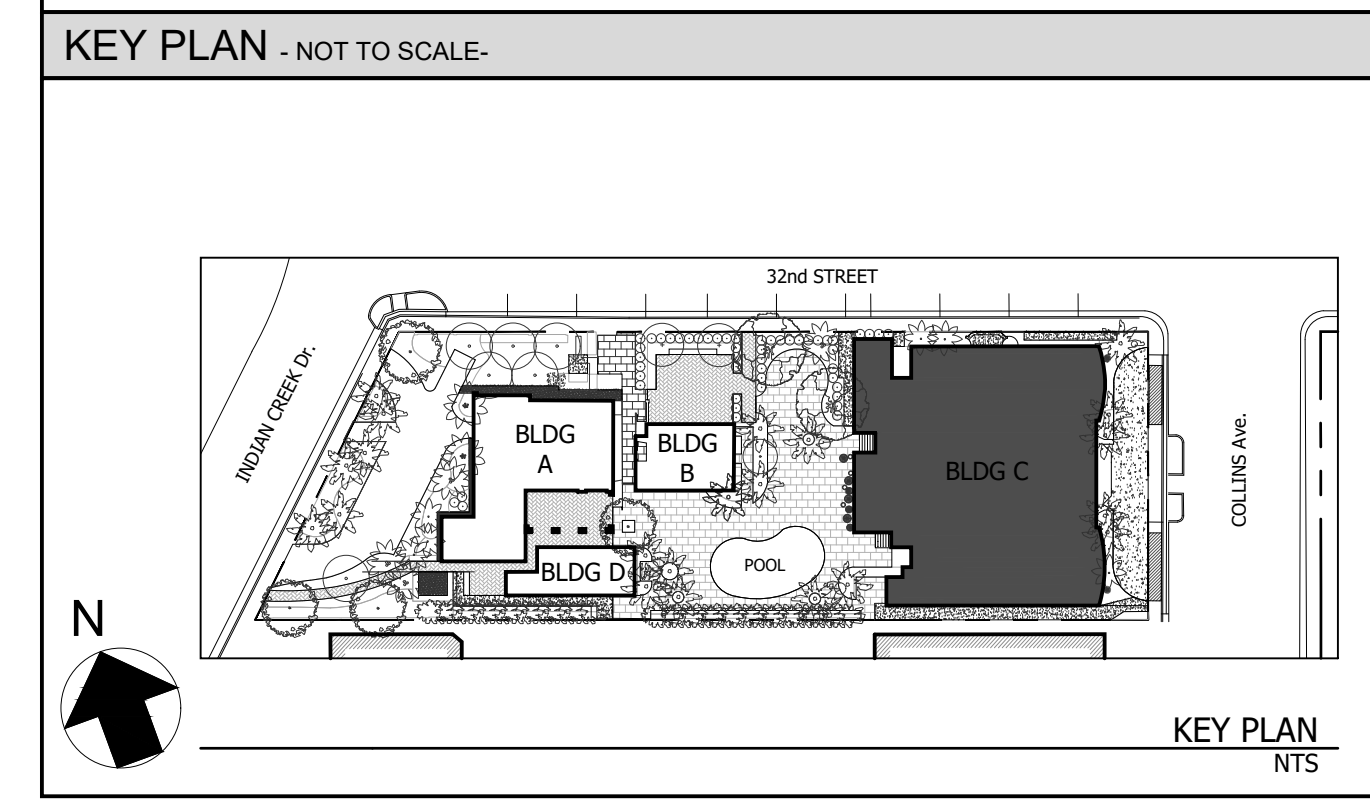
BAR 'B'	TOTAL SEATS 12	BAR 'C'	TOTAL SEATS 34
	5% FOR ADA SEATS .6		5% FOR ADA SEATS 1.7
	TOTAL ADA SEATS 1		TOTAL ADA SEATS 2

ADA ACCESSIBILITY DIAGRAM
BUILDING C - GROUND FLOOR
 SCALE: 3/16" = 1'-0"

ACCESSIBILITY LEGEND

— ACCESSIBLE PATH

KEY PLAN - NOT TO SCALE:



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DATE
09.02.2016

PROJECT NO.
3426

PHASE
CONSTRUCTION DOCUMENTS
100 %

ADA ACCESSIBILITY - BUILDING C GROUND FLOOR

A.021 NEW SHEET



STA ARCHITECTURAL GROUP

3526 NORTH MIAMI AVE. MIAMI, FL 33127
305.571.1811 fax 305.571.1821

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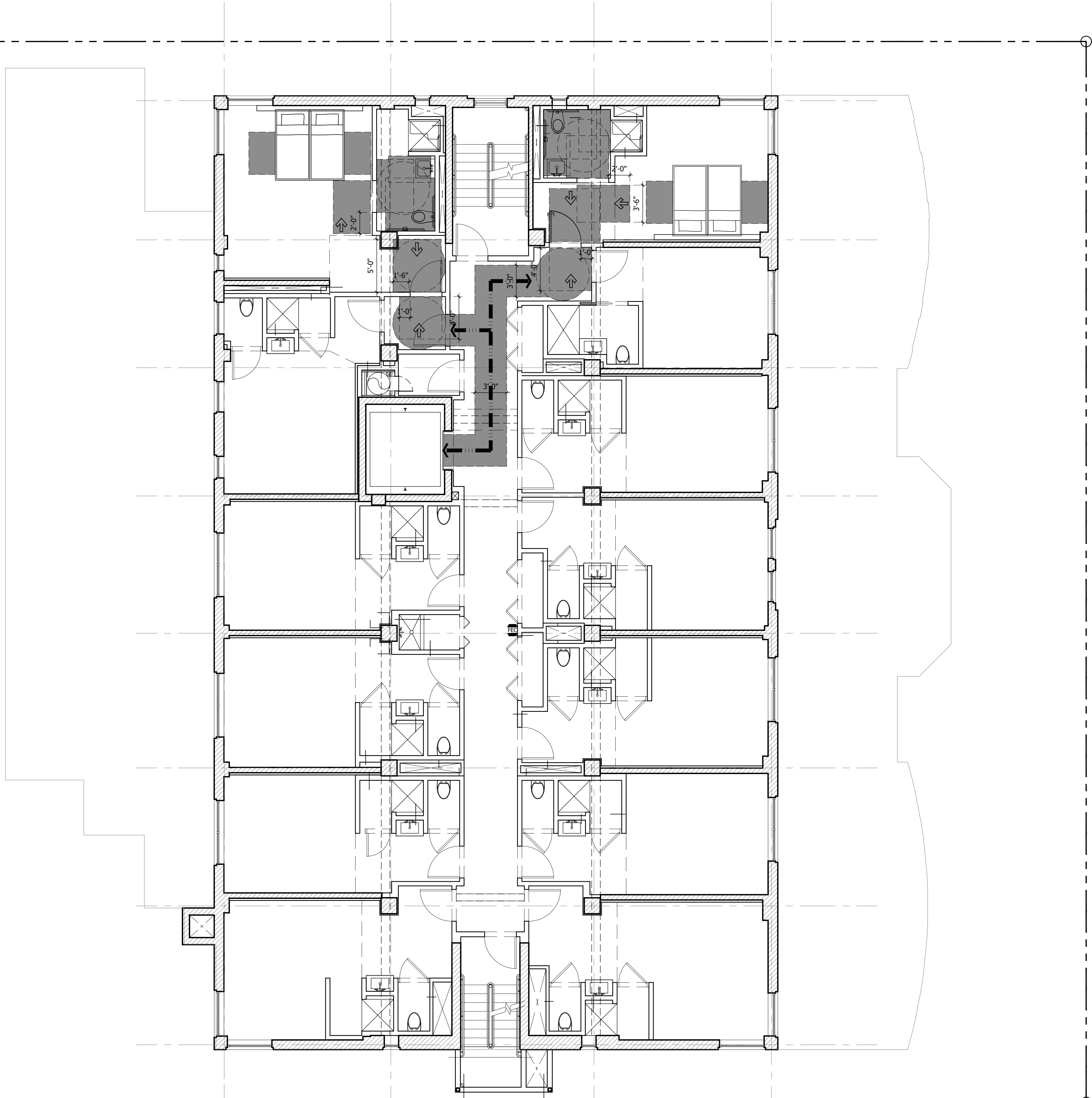
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DATE 09.02.2016
PROJECT NO. 3426
PHASE CONSTRUCTION DOCUMENTS 100 %

ADA ACCESSIBILITY - BUILDING C SIXTH FLOOR

A.022 NEW SHEET



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Dory Borzman



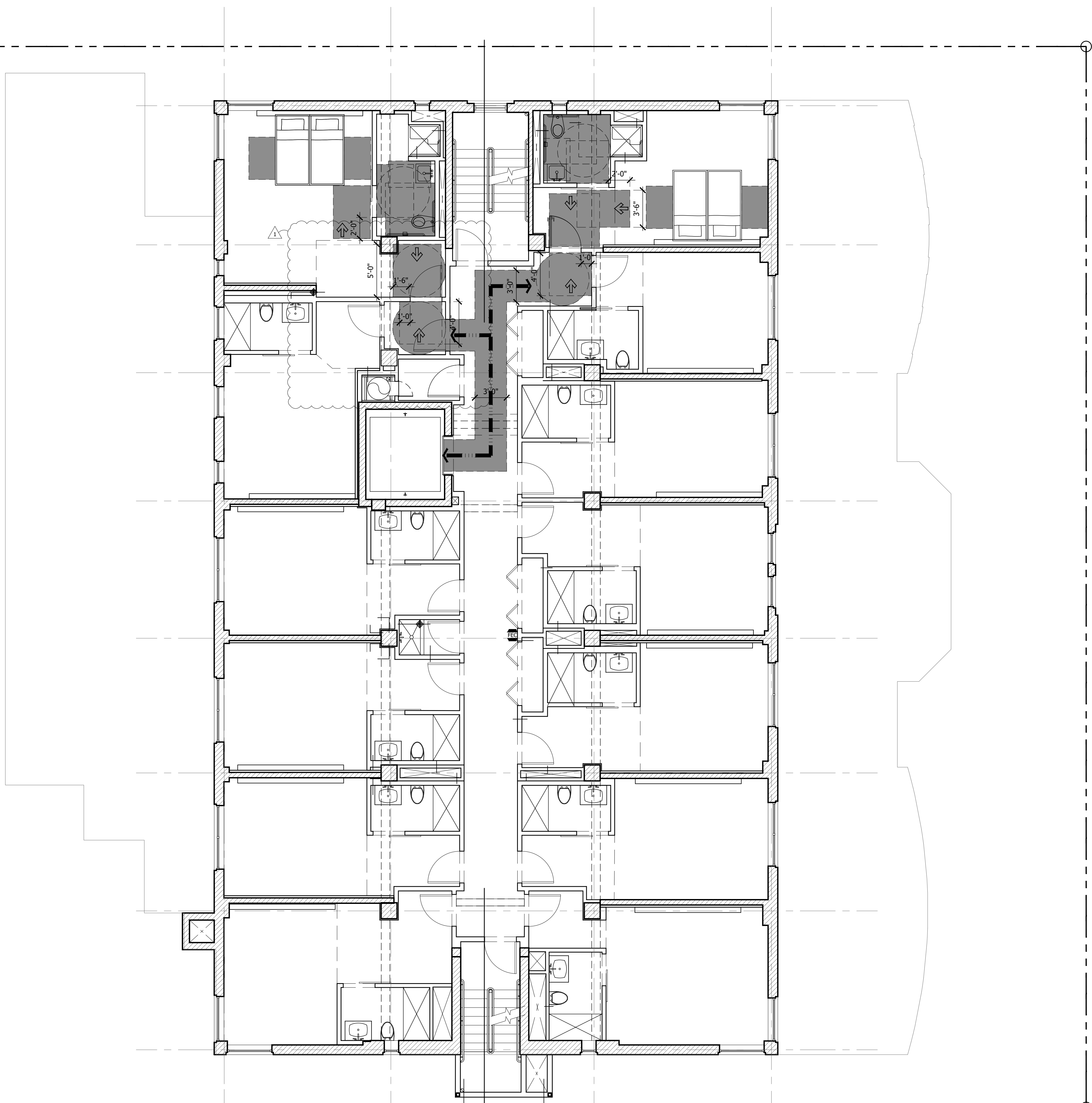
ADA ACCESSIBILITY DIAGRAM
BUILDING C - SIXTH FLOOR
SCALE: 3/16" = 1'-0"

ACCESSIBILITY LEGEND

ACCESSIBLE PATH

KEY PLAN - NOT TO SCALE:

KEY PLAN
NTS



ADA ACCESSIBILITY DIAGRAM
BUILDING D - SEVENTH FLOOR PLAN
SCALE: 3/16" = 1'-0"

ACCESSIBILITY LEGEND

— ACCESSIBLE PATH

KEY PLAN - NOT TO SCALE-

KEY PLAN
NTS

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1/9/2017 4:16:24 PM
Dory Borzman

407.4.7.1.3 Symbols.
The control button for the emergency stop, alarm, door open, door close, main entry floor, and phone, shall be identified with tactile symbols as shown in Table 407.4.7.1.3.

Control Button	Tactile Symbol	Braille Message
Emergency Stop		•••• "STOP Three cells
Alarm		•••• "STOP Three cells
Door Open		•••• OP'EN' Three cells
Door Close		•••• CLOSE Five cells
Main Entry Floor		•••• MA"IN" Three cells
Phone		•••• PH"ONE" Four cells

Figure 407.4.7.1.3
Elevator Control Button Identification

703.5.5 Character Height.
Minimum character height shall comply with Table 703.5.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "T".

A Table 703.5.5 Visual Character Height		
Height to Finish Floor or Ground From Baseline of Character	Horizontal Viewing Distance	Minimum Character Height
40" inches (1015mm) to less than or equal to 70" inches (1780mm)	less than 72" inches (1830mm)	5/8" inch (16mm)
Greater than 70" inches (1780mm) to less than or equal to 120" inches (3050mm)	72" inches (1830mm) and greater	5/8" inch (16mm), plus 1/8" inch (3.2mm) per foot (305mm) of viewing distance above 72" inches (1830mm)
	180 inches (4570mm) and greater	2" inches (51mm), plus 1/8" inch (3.2mm) per foot (305mm) of viewing distance above 180" inches (4570mm)
Greater than 120" inches (3050mm)	less than 21' feet (6400mm)	3" inches (75mm)
	21' feet (6400mm) and greater	3" inches (75mm), plus 1/8" inch (3.2mm) per foot (305mm) of viewing distance above 21' feet (6400mm)

703.7 Symbols of Accessibility.
Symbols of accessibility shall comply with 703.7.
703.7.1 Finish and Contrast.
Symbols of accessibility and their background shall have a non-glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background.
703.7.2 International Symbol of Accessibility.
The International Symbol of Accessibility shall comply with Figure 703.7.2.1.

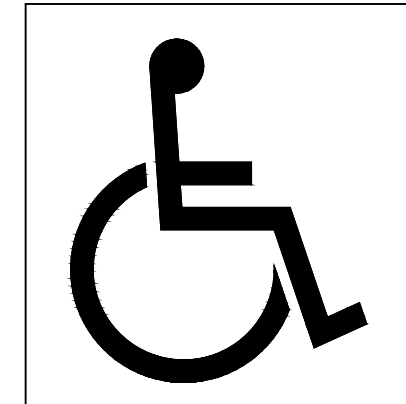


Figure 703.7.2.1
International Symbol of Accessibility

703.7.2.2 International Symbol of TTY.
The International Symbol of TTY shall comply with Figure 703.7.2.2.

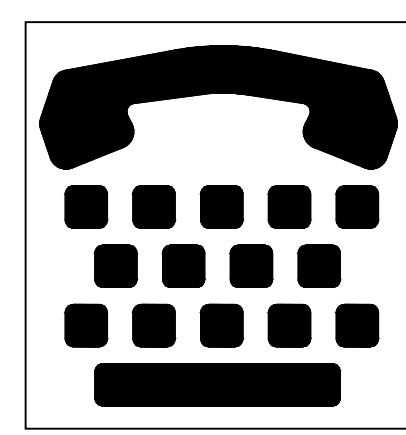


Figure 703.7.2.2
International Symbol of TTY

703.7.2.3 Volume Control Telephones.
Telephones with a volume control shall be identified by a pictogram of a telephone handset with radiating sound waves on a square field such as shown in Figure 703.7.2.3.



Figure 703.7.2.3
Volume Control Telephone

703.7.2.4 Assistive Listening Systems.
Assistive listening systems shall be identified by the International Symbol of Access for Hearing Loss complying with Figure 703.7.2.4.



Figure 703.7.2.4
International Symbol of Access for Hearing Loss

703.6 Pictograms.
Pictograms shall comply with 703.6.
703.6.1 Pictogram Field.
Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

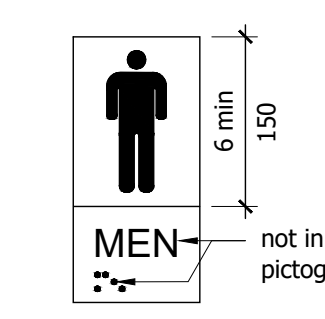


Figure 703.6
Pictogram Field

703.2.5 Character Height.
Character height measured vertically from the baseline of the character shall be 5/8 inch (16 mm) minimum and 2 inches (51 mm) maximum based on the height of the uppercase letter "T".
EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2 inch (13 mm) minimum.

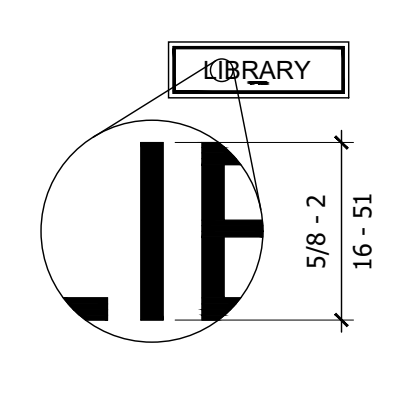


Figure 703.2.5
Height of Raised Characters

703.3.1 Dimensions and Capitalization. Braille dots shall have a domed or rounded shape and shall comply with Table 703.3.1. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, and acronyms.

Table 703.3.1 Braille Dimensions	
Measure Range	Minimum in Inches Maximum in Inches
Dot base diameter	0.059 (1.5 mm) to 0.063 (1.6 mm)
Distance between two dots in the same cell *1	0.090 (2.3 mm) to 0.100 (2.5 mm)
Distance between corresponding dots in adjacent cells *1	0.241 (6.1 mm) to 0.300 (7.6 mm)
Dot height	0.025 (0.6 mm) to 0.037 (0.9mm)
Distance between corresponding dots from one cell directly below *1	0.395 (10 mm) to 0.400 (10.2 mm)

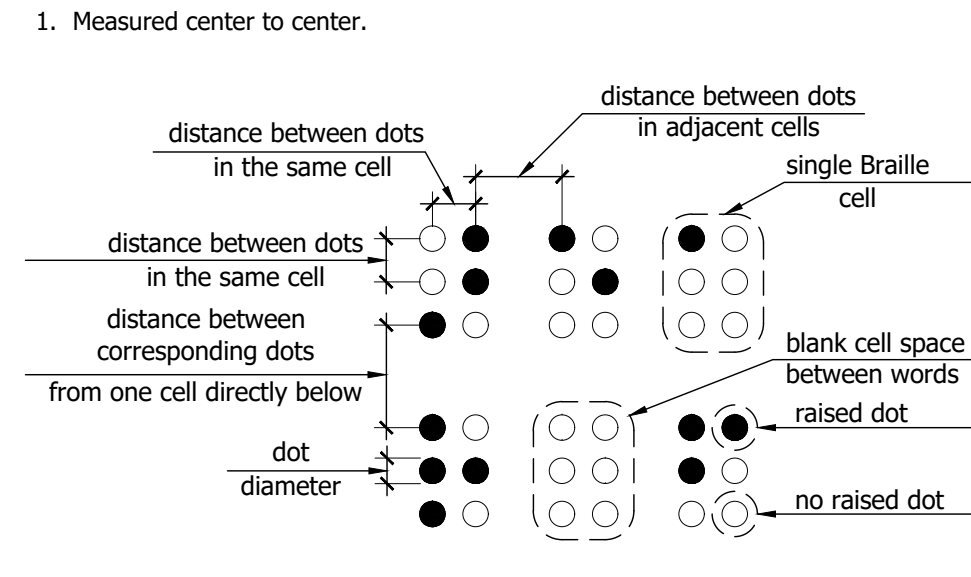


Figure 703.3.1
Braille Measurement

703.3.2 Position.
Braille shall be positioned below the corresponding text. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/8 inch (9.5 mm) minimum from any other tactile characters and 3/8 inch (9.5 mm) minimum from raised borders and decorative elements.
EXCEPTION: Braille provided on elevator car controls shall be separated 3/16 inch (4.8 mm) minimum and shall be located either directly below or adjacent to the corresponding raised characters or symbols.

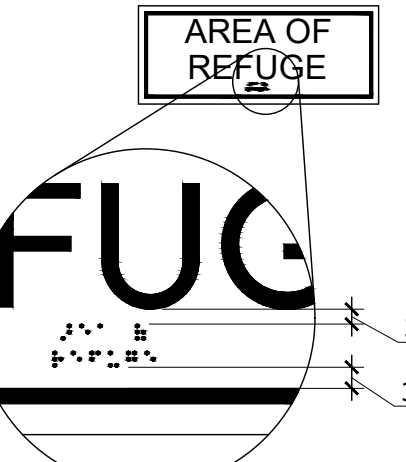


Figure 703.3.2
Position of Braille

703.4 Installation Height and Location.
Signs with tactile characters shall comply with 703.4.
703.4.1 Height Above Finish Floor or Ground.
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.
EXCEPTION: Tactile characters for elevator car controls shall not be required to comply with 703.4.1.

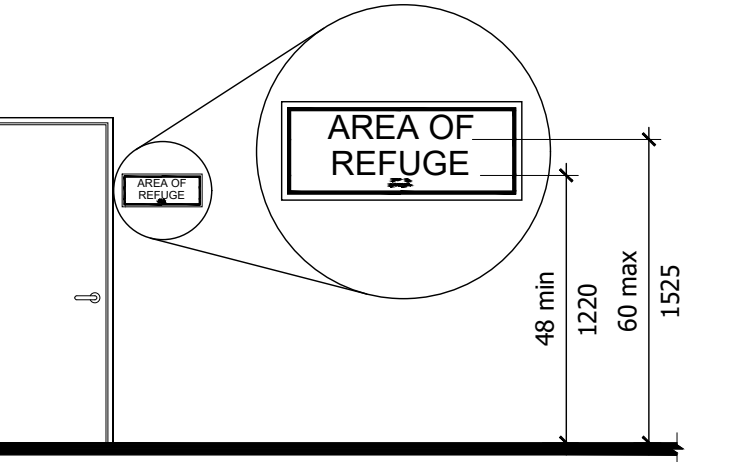


Figure 703.4.1
Height of Tactile Characters Above Floor or Ground

703.4.2 Location.
Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.
EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.

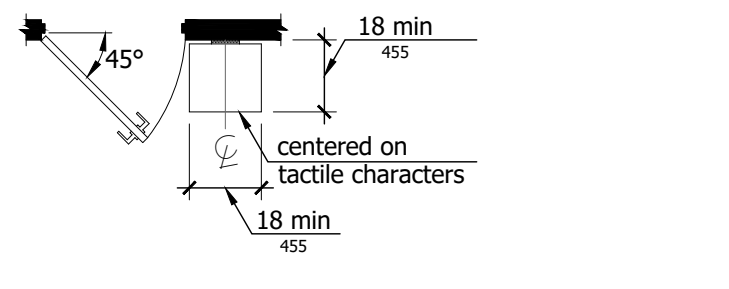


Figure 703.4.2
Location of Tactile Signs at Doors

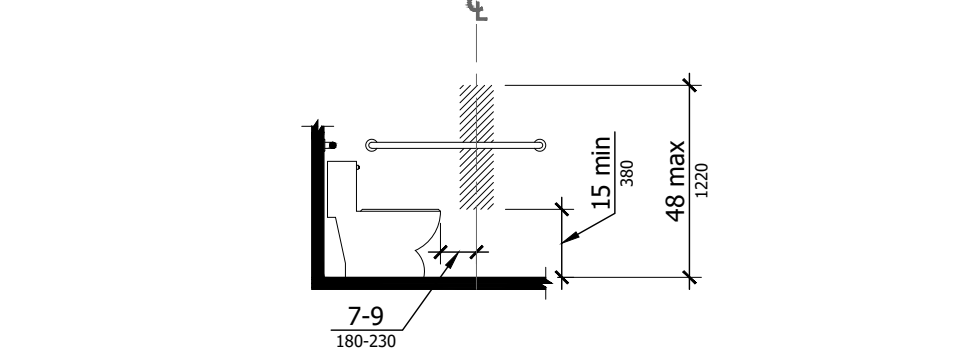


Figure 604.7
Dispenser Outlet Location

604.7 Dispenser.
Toilet paper dispenser shall comply with 309.4 and shall be 7 inches (180mm) minimum and 9 inches (230mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380mm) minimum and 48 inches (1220mm) maximum above the finish floor and shall not be located behind grab bars. Dispenser shall not be of a type that controls delivery or that does not allow continuous paper flow.

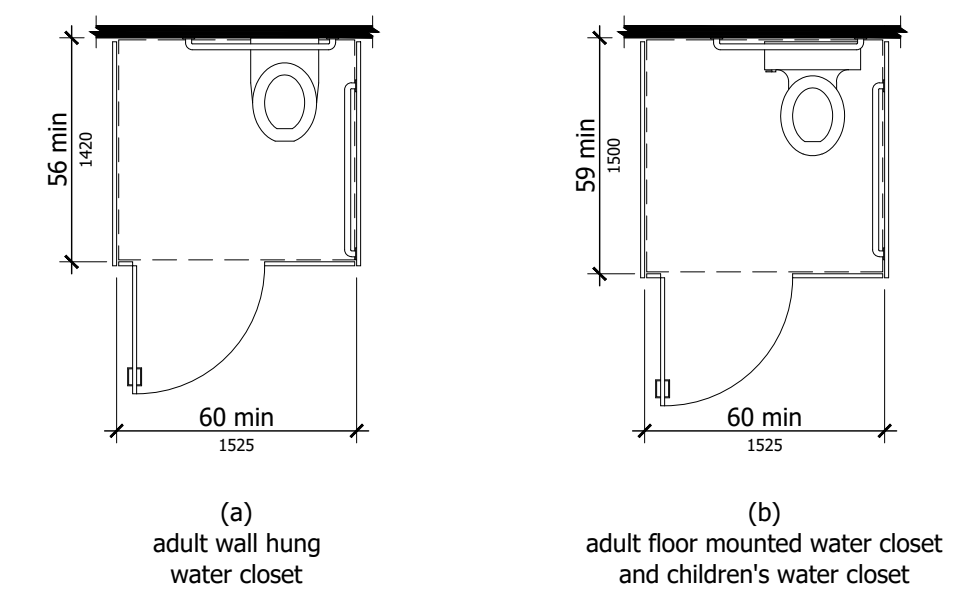


Figure 604.8.1.1
Size of Wheelchair Accessible Toilet Compartment

604.8.1.1 Size.
Wheelchair accessible compartments shall be 60 inches (1525mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420mm) deep minimum for wall hung water closets and 59 inches (1500mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

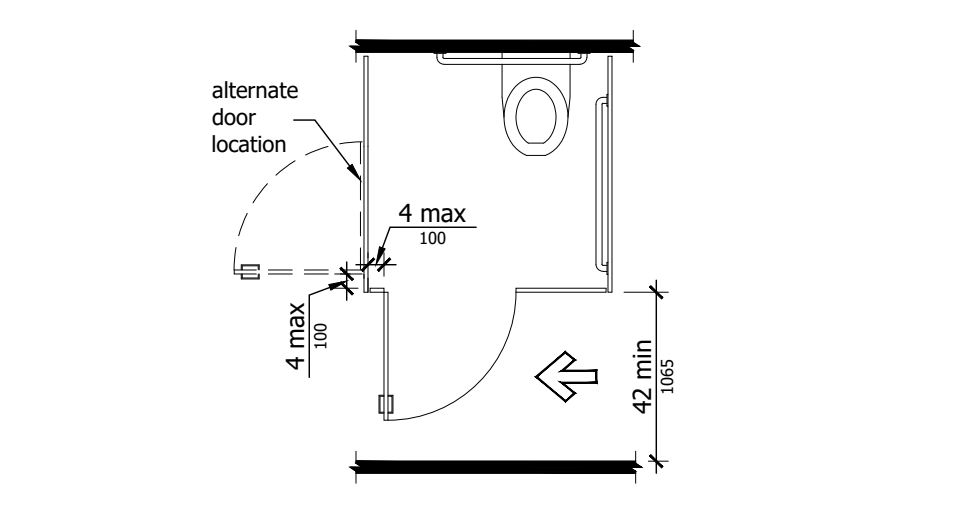


Figure 604.8.1.2
Wheelchair Accessible Toilet Compartment Doors

604.8.1.2 Doors.
Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 407.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

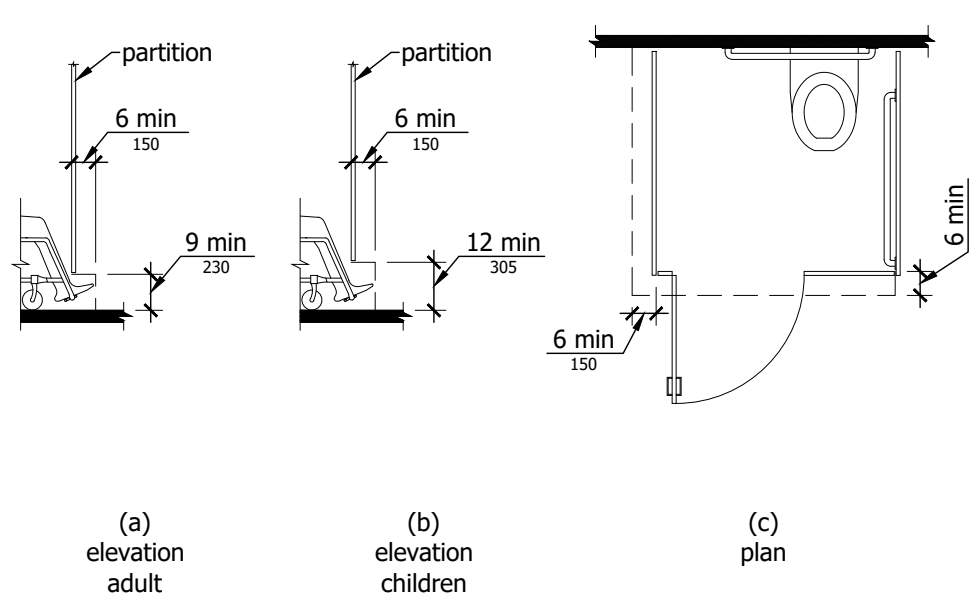


Figure 604.8.1.4
Wheelchair Accessible Toilet Compartment Toe Clearance

604.8.1.4 Toe Clearance.
The front partition and at least one side partition shall provide a toe clearance of 9 inches (230mm) minimum above the finish floor and 6 inches (150mm) deep minimum beyond the compartment-side face to the partition, exclusive of partition support members. Compartments for children's use shall provide a toe clearance of 12 inches (305mm) minimum above the finish floor.
EXCEPTIONS:
Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575mm) deep with a wall-hung water closet or 65 inches (1650mm) deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675mm) wide. Toe clearance at the front partition is not required in a compartment for children's use that is greater than 65 inches (1650mm) deep.

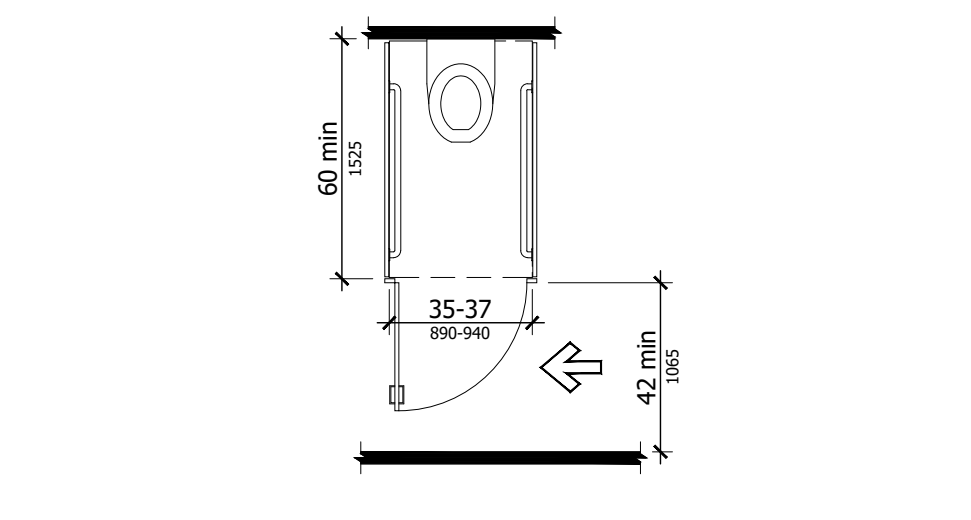


Figure 604.8.2
Ambulatory Accessible Toilet Compartment

604.8.2 Ambulatory Accessible Compartments.
Ambulatory accessible compartments shall comply with 604.8.2.

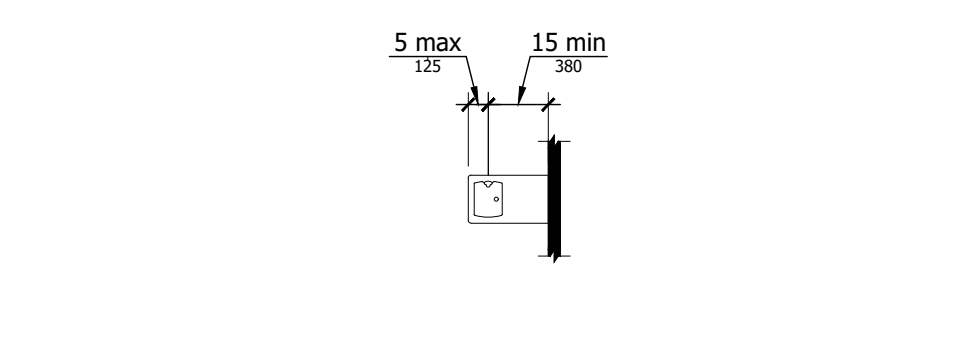


Figure 602.5
Drinking Fountain Spout Location

502.5 Spout Location.
The spout shall be located 15 inches (380mm) minimum from the vertical support and 5 inches (125mm) maximum from the front edge of the unit, including bumpers.

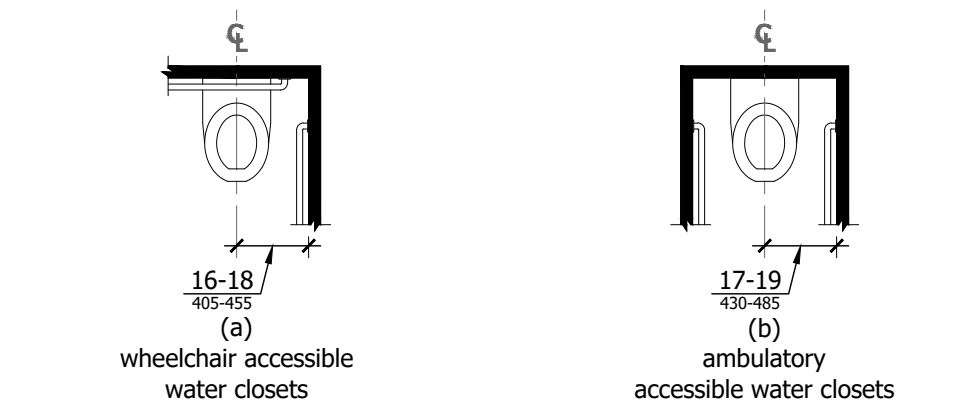


Figure 604.2
Water Closet Location

604.2 Location.
The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405mm) minimum to 18 inches (455mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430mm) minimum and 19 inches (485mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

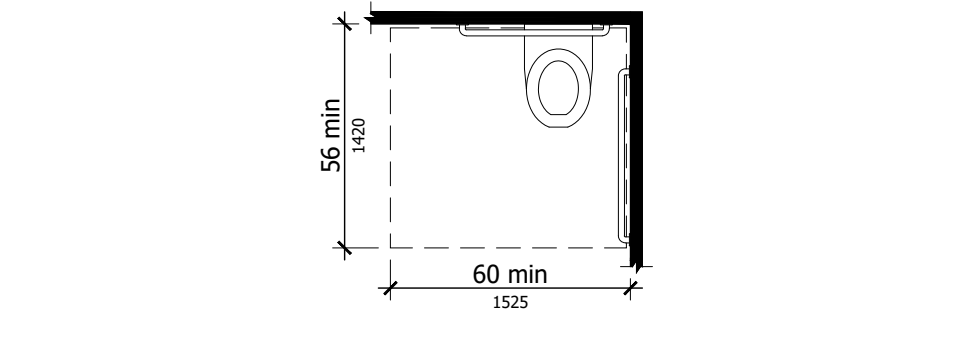


Figure 604.3.1
Size of Clearance at Water Closets

604.3.1 Clearance.
Clearance around a water closet shall be 60 inches (1525mm) minimum measured perpendicular from the side wall and 56 inches (1420mm) minimum measured perpendicular from the rear wall.

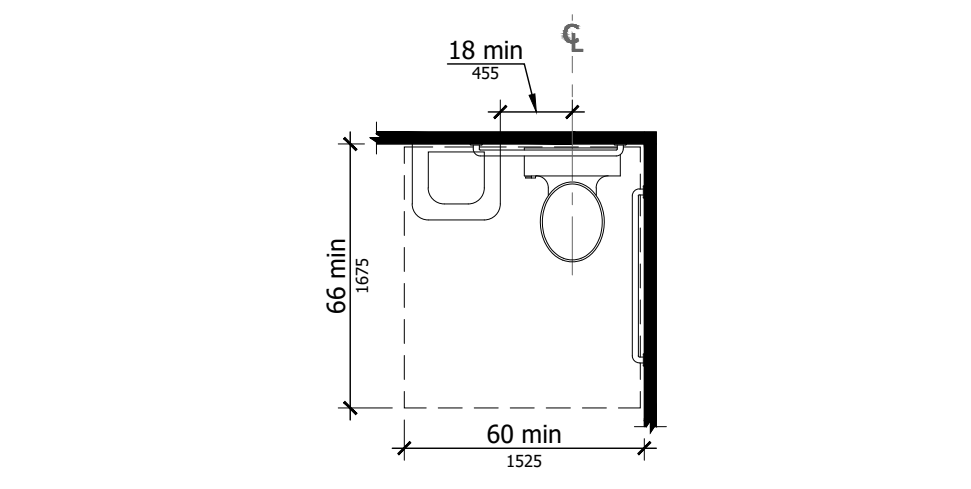


Figure 604.3.2 (Exception)
Overlap of Water Closet Clearance in Residential Dwelling Units

604.3.2 Overlap.
The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispenser, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.
EXCEPTION:
In residential dwelling units, a lavatory complying with 606 shall be permitted on the rear wall 18 inches (455mm) minimum from the water closet centerline where the clearance at the water closet is 66 inches (1675mm) minimum measured perpendicular from the rear wall.

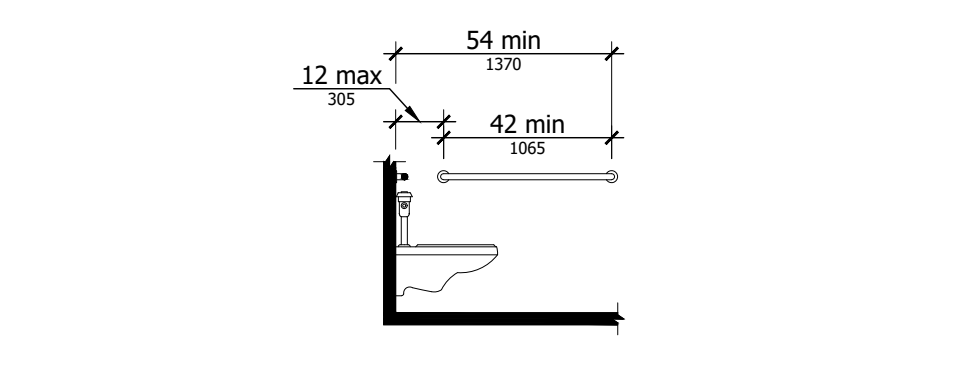


Figure 604.5.1
Side Wall Grab Bar at Water Closets

604.5.1 Side Wall.
The side wall grab bar shall be 42 inches (1065mm) long minimum, located 12 inches (305mm) maximum from the rear wall and extending 54 inches (1370mm) minimum from the rear wall.

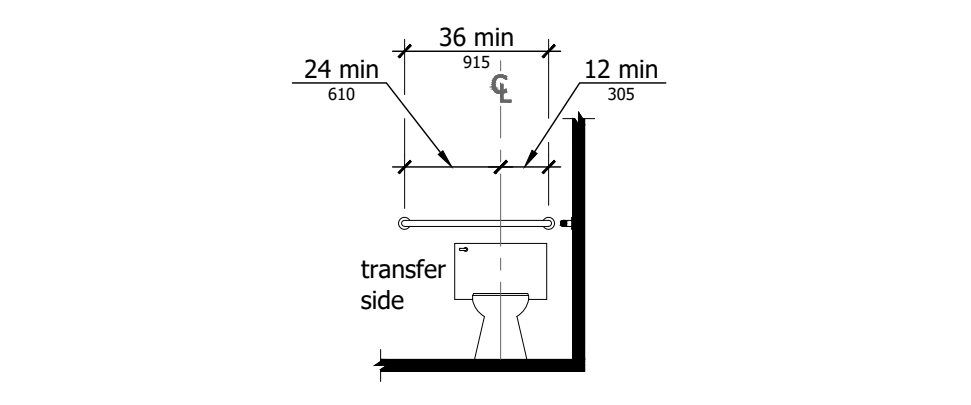
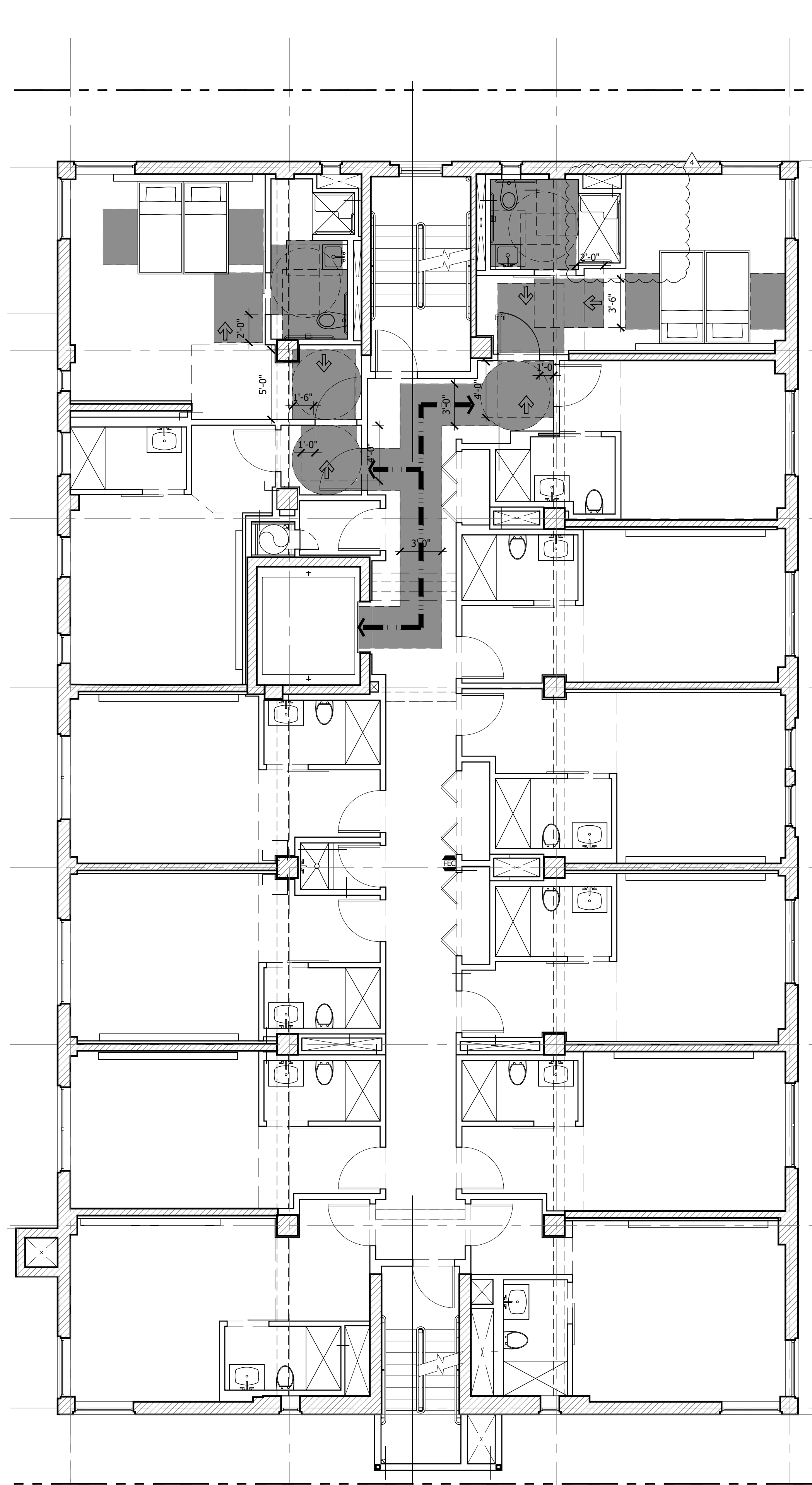


Figure 604.5.2
Rear Wall Grab Bar at Water Closets

604.5.2 Rear Wall.
The rear wall grab bar shall be 36 inches (915mm) long minimum and extend from the centerline of the water closet 12 inches (305mm) minimum on one side and 24 inches (610mm) minimum on the other side.
EXCEPTIONS:
1. The rear grab bar shall be permitted to be 24 inches (610mm) long minimum, centered on the water closet, where wall space does not permit a length of 36 inches (915mm) minimum due to the location of a recessed fixture adjacent to the water closet.
2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.

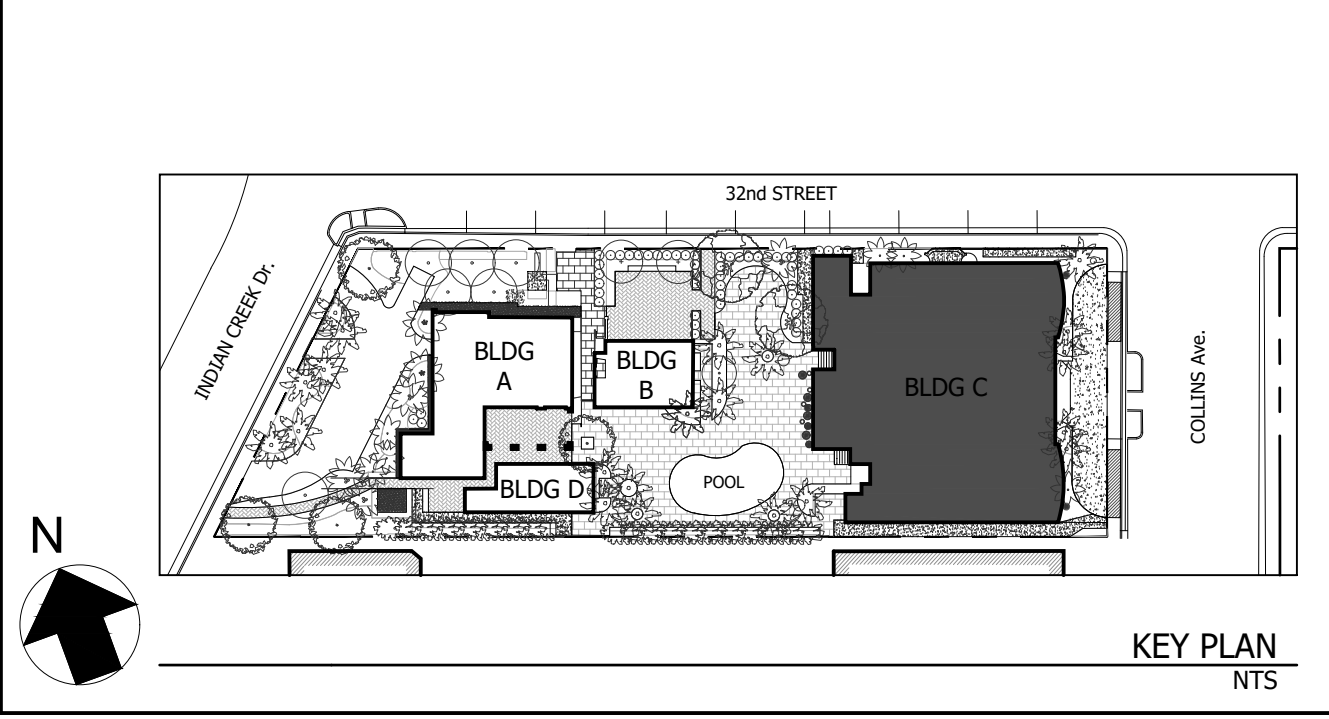


ADA ACCESSIBILITY DIAGRAM
BUILDING C - EIGHTH FLOOR PLAN

SCALE: 3/16" = 1'-0"

ACCESSIBILITY LEGEND	
	ACCESSIBLE PATH

KEY PLAN - NOT TO SCALE-



3120 COLLINS AVENUE

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ADA ACCESSIBILITY - BUILDING C EIGHTH FLOOR

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