

COMMERCIAL TENANT IMPROVEMENT – ACCESSIBILITY 2019

DETECTABLE WARNINGS

- AT HAZARDOUS VEHICULAR AREAS, DETECTABLE WARNING SURFACES SHALL BE YELLOW CONFORMING TO FS 33538 OF FEDERAL STANDARD 595C.
- AT LOCATIONS OTHER THAN VEHICULAR HAZARDOUS AREAS, DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE SURFACE.
- ONLY APPROVED DSA-AC DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED.

DOORS, DOORWAYS, GATES

- THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS OF ALL INTERIOR HINGED DOORS AND GATES, SLIDING OR FOLDING DOORS, AND EXTERIOR HINGED DOORS SHALL BE 5 POUNDS MAXIMUM. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS OF REQUIRED FIRE DOOR SHALL NOT EXCEED 15 POUNDS.
- ADJUST DOOR CLOSERS AND GATE CLOSERS SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
- ADJUST DOOR AND GATE SPRING HINGES SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.

KITCHEN/KITCHENETTES/WET BARS/SINKS

- WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

OPERABLE PARTS

- OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

RAMP AND HANDRAILS

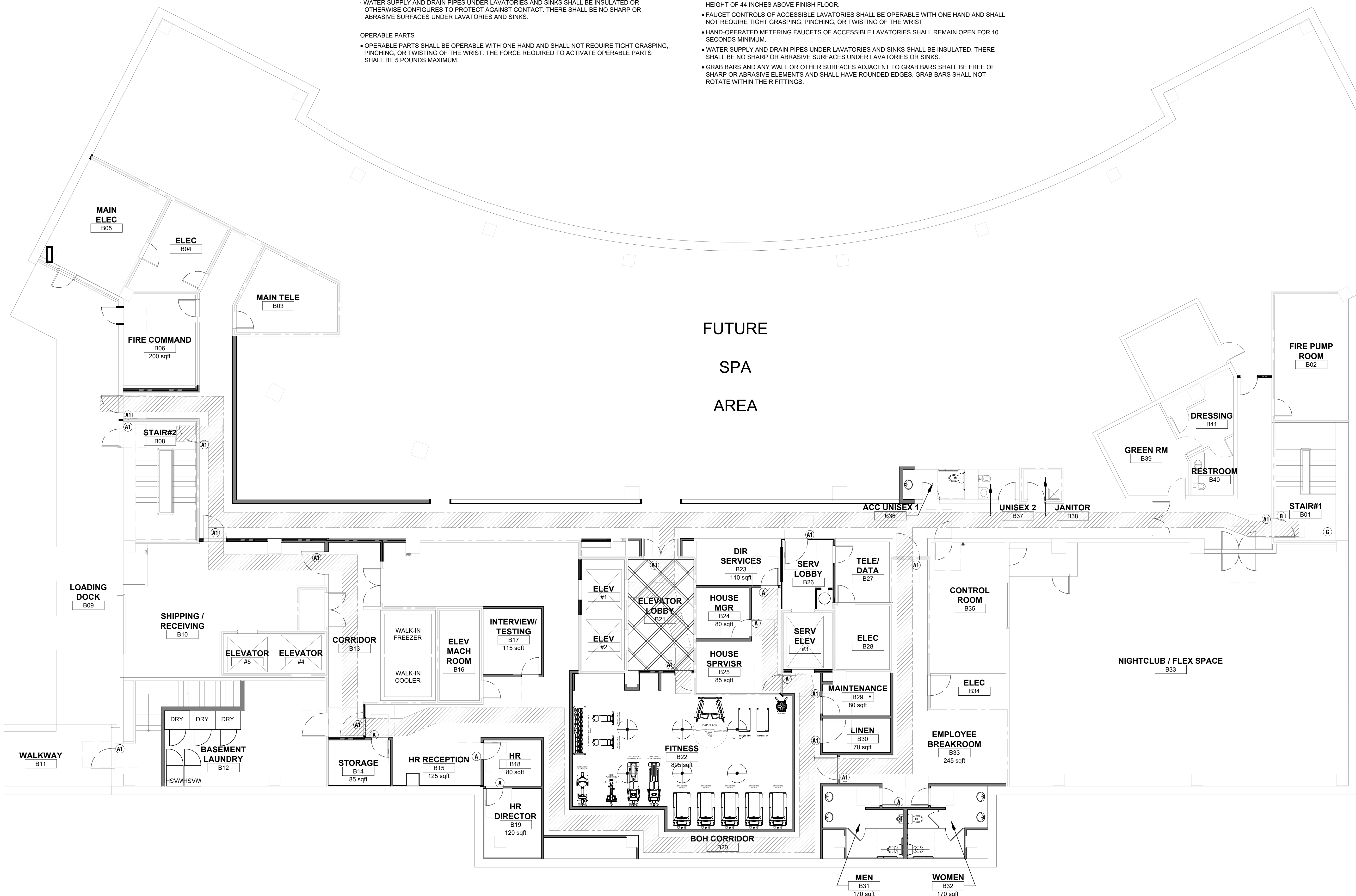
- RAMP HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.
- RAMP HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- RAMP HANDRAIL EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.

STAIRWAYS AND HANDRAILS

- STAIRWAY HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.
- STAIRWAY HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- STAIRWAY HANDRAIL EXTENSIONS AT TOP AND BOTTOM OF A STAIR FLIGHT SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

TOILET AND BATHING FACILITIES

- DOORS TO UNISEX (SINGLE-USER OR FAMILY) TOILET ROOMS AND UNISEX (SINGLE-USER OR FAMILY) BATHING ROOMS SHALL HAVE PRIVACY LATCHES.
- FLUSH CONTROLS OF ACCESSIBLE WATER CLOSETS SHALL BE LOCATED 44 INCHES MAXIMUM ABOVE THE FLOOR ON THE OPEN SIDE OF THE WHEELCHAIR ACCESSIBLE WATER CLOSET.
- HAND OPERATED FLUSH CONTROL OF ACCESSIBLE URINALS SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 44 INCHES ABOVE FINISH FLOOR.
- FAUCET CONTROLS OF ACCESSIBLE LAVATORIES SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
- HAND-OPERATED METERING FAUCETS OF ACCESSIBLE LAVATORIES SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.
- WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES OR SINKS.
- GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.



ACCESSIBLE CLEARANCE LEGEND

A DOOR MANEUVERING SPACE: FRONT APPROACH, PUSH SIDE CLEAR FLOOR SPACE = DOOR WIDTH + 48" (1) 12" BEYOND DOOR WIDTH AT LATCH SIDE WHEN DOOR HAS LATCH AND CLOSER

B DOOR MANEUVERING SPACE: FRONT APPROACH, PULL SIDE CLEAR FLOOR SPACE = DOOR WIDTH + 18" x 60"

C DOOR MANEUVERING SPACE: HINGE SIDE APPROACH, PUSH SIDE CLEAR FLOOR SPACE = DOOR + 22" x 42" (2) PUSH SIDE CLEAR FLOOR SPACE = DOOR + 22" x 4'-0" (WHEN DOOR HAS LATCH AND CLOSER)

D DOOR MANEUVERING SPACE: HINGE SIDE APPROACH, PULL SIDE CLEAR FLOOR SPACE = DOOR WIDTH + 42" x 54" (1) ALTERNATIVE PERMISSIBLE CLEAR FLOOR SPACE = DOOR WIDTH + 36" x 60"

E DOOR MANEUVERING SPACE: LATCH SIDE APPROACH, PUSH SIDE CLEAR FLOOR SPACE = DOOR WIDTH + 24" x 42" (2) PUSH SIDE CLEAR FLOOR SPACE = DOOR WIDTH + 24" x 48" (WHEN DOOR HAS CLOSER)

F DOOR MANEUVERING SPACE: LATCH SIDE APPROACH, PULL SIDE CLEAR FLOOR SPACE = DOOR WIDTH + 24" x 48" (2) PUSH SIDE CLEAR FLOOR SPACE = DOOR WIDTH + 24" x 54" (WHEN DOOR HAS CLOSER)

G AREA OF REFUGE: 30" x 48" CLEAR FLOOR SPACE

H TURNING SPACE: 5'-0" DIAMETER TURNING AREA (T-SHAPED SPACE ALSO ALLOWED PER ACCESSIBILITY REQUIREMENTS)

J ACCESSIBLE ROUTE: 36" WIDE AISLE x LENGTH OF ACCESSIBLE PIECE OF EQ. OR FURNITURE (48" MIN.)

K WHEELCHAIR COMPARTMENT CLEARANCE: 55" x 60"

L CLEAR DECK SPACE: PARALLEL TO POOL LIFTS 36" X 48"

M WHEELCHAIR COMPARTMENT CLEARANCE: 55" x 60" (FLOOR MOUNTED IN A COMPARTMENT)

N CLEAR FLOOR SPACE: FRONT OR SIDE APPROACH 30" x 48"

P DOOR SWING TO WALL TO HAVE A MIN. OF 48"

Q AMBULATORY COMPARTMENT CLEARANCE: 60" x 35'-37" W

Notes:
 1. DOOR SIZES TO BE 3'-0" WIDE (UNLESS NOTED OTHERWISE) OR DOOR WITH 2'-8" CLEAR WHEN DOOR IS OPEN AT 90".
 2. WATER CLOSET ENCLOSURES: THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION SHALL PROVIDE TOE CLEARANCE OF 9" MINIMUM ABOVE THE FINISH FLOOR AND 6" DEEP MINIMUM BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS.

Swing Door Maneuvering Clearances

1 ADD 12" IF CLOSER AND LATCH ARE PROVIDED

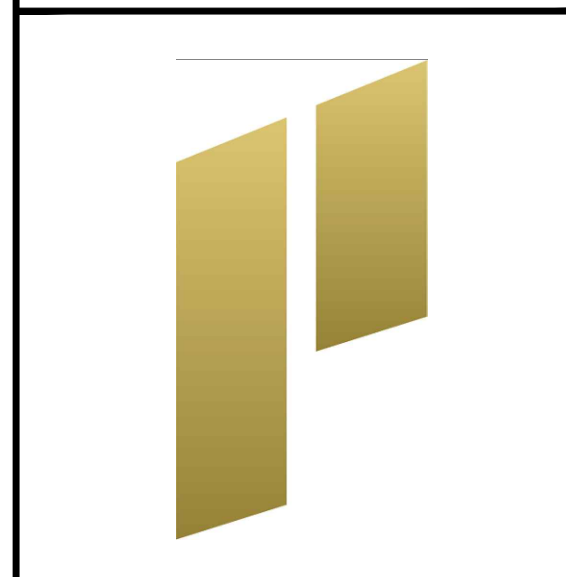
2 ADD 4" OF CLOSER AND LATCH ARE PROVIDED

3 BEYOND HINGE SIDE

4 ADD 4" IF CLOSER IS PROVIDED

EACH DOOR SUB-CONTRACTOR (ALUMINUM, STOREFRONT/WOOD/DM) SHALL BE RESPONSIBLE TO ADJUST ALL INTERIOR DOORS SO THAT THE DOORS REQUIRED OPENING FORCE IS 5 lbs OR LESS. ANY DOOR WITH A CLOSER SHALL BE ADJUSTED TO SLOW THE CLOSING TIME TO A MINIMUM OF THREE SECS. BUT NO MORE THAN 4 SECS. FROM A STARTING POINT OF 70° OPEN TO 5° FROM CLOSING. HARDWARE SHALL BE SELECTED TO ALLOW FOR CLOSING SPEED REQUIREMENTS FOR ACCESSIBILITY. COORDINATE THESE REQUIREMENTS WITH LOCAL CODE AND PROVIDE THE STRICTER.

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INTERIM REVIEW
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ISSUE BLOCK:

DOCUMENT DATE: xx/xx/2025
 DRAWN BY:
 CHECKED BY:
 PROJECT NO.: JHD-024-NA-10002
 SHEET TITLE:

ACCESSIBLE
 PLAN -
 BASEMENT
 SHEET NUMBER:
G-021