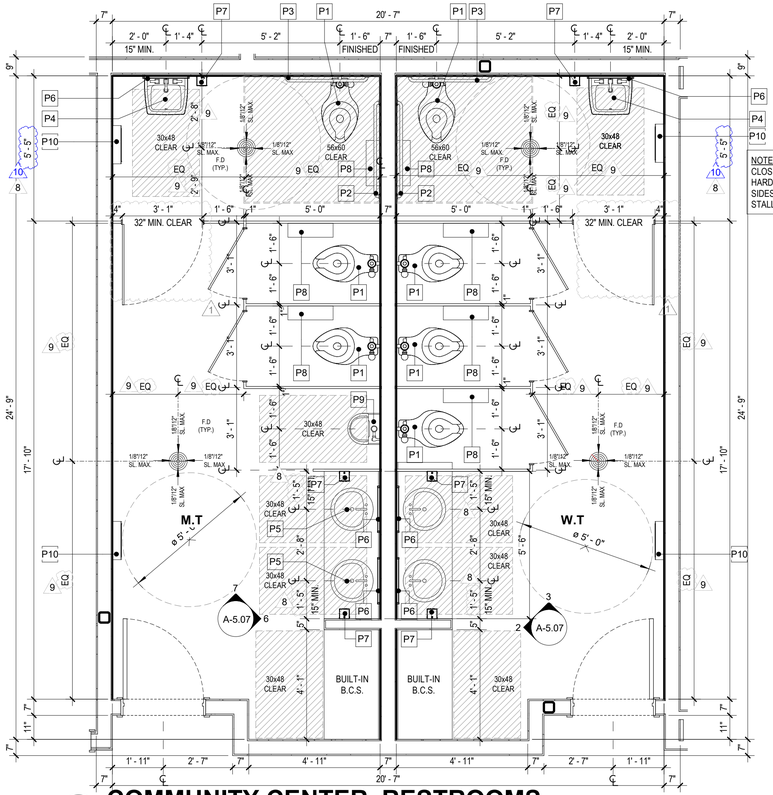
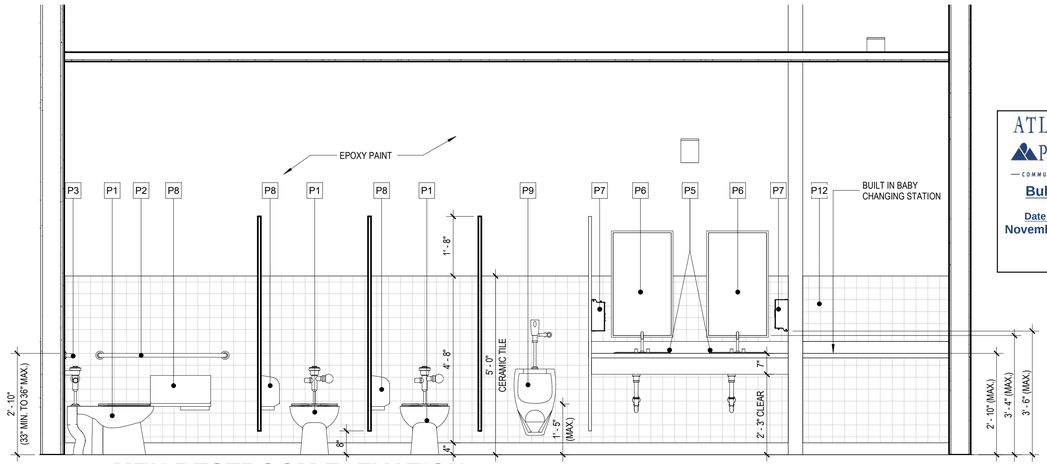
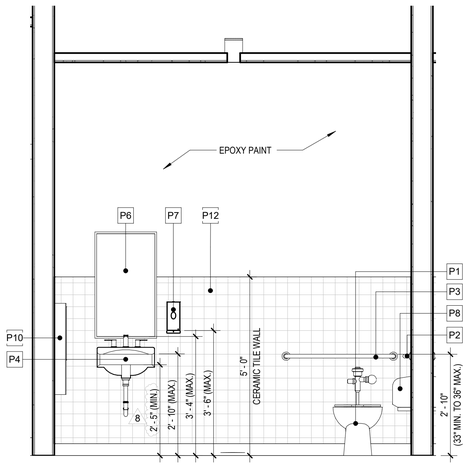



**1 COMMUNITY CENTER RESTROOMS**
SCALE: 3/8" = 1'-0"

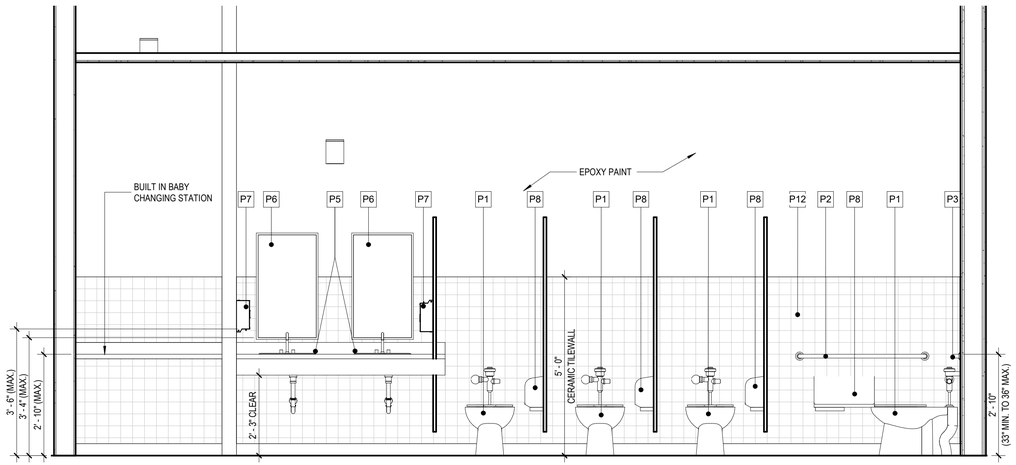
NOTE: 32" MIN. CLEAR OPENING SELF CLOSING MECHANISM AND PULL HARDWARE TO BE PROVIDED ON BOTH SIDES OF THE LATCH AT ACCESSIBLE STALLS



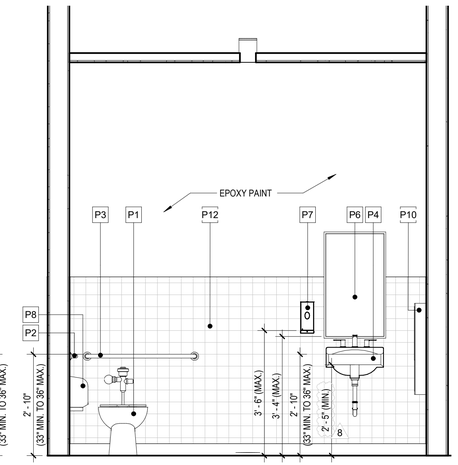

**6 MEN RESTROOM ELEVATION**
SCALE: 1/2" = 1'-0"




**7 MEN RESTROOM ELEVATION**
SCALE: 1/2" = 1'-0"




**2 WOMEN RESTROOM ELEVATION**
SCALE: 1/2" = 1'-0"




**3 WOMEN RESTROOM ELEVATION**
SCALE: 1/2" = 1'-0"

## NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK.
2. CONTRACTOR SHALL INSURE COMPLIANCE WITH ADA AND FHA GUIDELINES FOR ALL REQUIRED ITEMS NOTED.
3. ALL MATERIAL SHALL BE NEW AND FREE OF DEFECTS. COLORS, FINISHES AND HARDWARE SHALL BE SELECTED BY OWNER/ARCHITECT.
4. CABINET MANUFACTURER SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO COMMENCING ANY WORK.
5. ALL WALLS SHALL BE 20 GA. METAL STUDS AT 16" O.C. AND CROSS BRACING SHALL BE REQUIRED.
6. FLOOR FINISH SHALL BE INSTALLED PRIOR TO INSTALLATION OF CABINETRY.
7. CAULK SHALL BE APPLIED AROUND CABINET AND WALLS TO PROVIDE A SEAMLESS INSTALLATION. CAULK SHALL MATCH CABINET COLOR.
8. ALL WATER AND SANITARY LINES SHALL BE INSULATED IF EXPOSED.
9. ALL DISCREPANCIES SHALL BE NOTIFIED TO THE ARCHITECT PRIOR TO COMMENCING ANY WORK.
10. HARDWARE AND PLUMBING FIXTURES FOR CABINETRY SHALL BE ADA COMPLIANT.
11. PROVIDE BLOCKING AT ALL ACCESSORIES MOUNTING LOCATIONS, AS REQUIRED.
12. IN OTHER THAN DWELLING UNITS, TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET 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. AS PER 2017 FBC SECTION 1210.

## SIGNAGE NOTES

PROVIDE PERMANENT EASY-TO-READ ROOM SIGNAGE WITH TACTILE NUMBERS AND BRAILLE CHARACTERS ON LATCH SIDE OF DOORS AT ALL COMMON AREAS TO INCLUDE STAIRS, PUBLIC RESTROOMS, MULTIPURPOSE AREAS, TRASH ROOMS, ETC. TACTILE CHARACTERS SHALL BE 48" MIN. ABOVE FINISH FLOOR AND 60" MAX. MEASURED TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER.

## ACCESSIBILITY GUIDELINES

1. WASHROOM ACCESSORIES SHALL BE MOUNTED SO THAT OPERATING AREAS SUCH AS COIN SLOTS, PUSHBUTTONS, OPENING FOR TOWEL AND WASTER DISPENSERS ARE NO MORE THAN 48" ABOVE FINISH FLOOR.

2. LAVATORIES AT EACH WASHROOM SHOULD PROVIDE:
(A). A MINIMUM CLEARANCE OF 29" HIGH FROM FINISH FLOOR TO TO OF VANITY.
(B). A MAXIMUM HIGH OF 34" FROM FINISH FLOOR TO TOP OF LAVATORY LIP.
(C). A SOAP DISPENSER WHICH CAN BE OPERATED WITH ONE HAND.
(D). SINGLE LEVER CONTROL FOR HOT AND COLD WATER.

3. GRAB BARS SHALL BE MOUNTED HORIZONTALLY AT A HEIGHT OF 34" MIN. 36" MAX. FROM FINISH FLOOR TO TOP OF BAR AND SHALL BE 1 1/2" IN DIAMETER WITH 1 1/2" CLEARANCE BETWEEN GRAB BAR AND WALL, 36" LONG ON REAR WALL, 42" LONG ON SIDE WALL.

4. TOILET PAPER DISPENSERS SHALL BE MOUNTED AT 19" FROM CENTER LINE TO FINISH FLOOR.

5. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE @ 40" MAX. ABOVE FINISH FLOOR.

6. WATER FOUNTAINS SHALL BE PROVIDED WITH:
(A). SPOUT NO HIGHER THAT 36" FROM FINISH FLOOR TO SURFACE OF SPOUT OUTLET.
(B). EQUIPMENT SHALL NOT PROJECT BELOW 9" A.F.F. OR ABOVE 37" A.F.F. AND 6" FROM WALL AT BOTTOM, TO 8" FROM WALL AT TOP.

7. ACCESSIBLE TOILET COMPARTMENTS SHALL BE MIN. 60" FINISHED WIDTH. TOILET SEAT SHALL BE 17" TO 19" MAX. ABOVE FINISH FLOOR (TO THE TOP OF THE SEAT)

8. STALL TYPE OR WALL HUNG URINAL: TOP OF RIM SHALL BE AT 17" MAX. ABOVE FINISH FLOOR. FLUSH CONTROL SHALL BE @ 48" ABOVE FINISH FLOOR.

9. PROVIDE SLIP RESISTANT FLOORING AT ALL WET AREAS.

10. FLUSH HANDLES FOR WATER CLOSETS MUST BE PROVIDED ON THE OPEN / CLEAR SIDE OF THE TOILET.

11. ACCESSIBLE TOILET COMPARTMENT DOORS SHALL BE SELF-CLOSING. A DOOR PULL SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. TOILET COMPARTMENT DOORS SHALL NOT SWING IN TO THE MINIMUM REQUIRED COMPARTMENT AREA.

12. AMBULATORY COMPARTMENT- DOOR SHALL BE SELF CLOSING. ACCESSIBLE DOOR PULL REQUIRED ON BOTH SIDES OF THE DOOR. MIN. REQUIRED WIDTH OF 35" & 37" MAX. DEPTH OF 60" MIN. CLEAR.

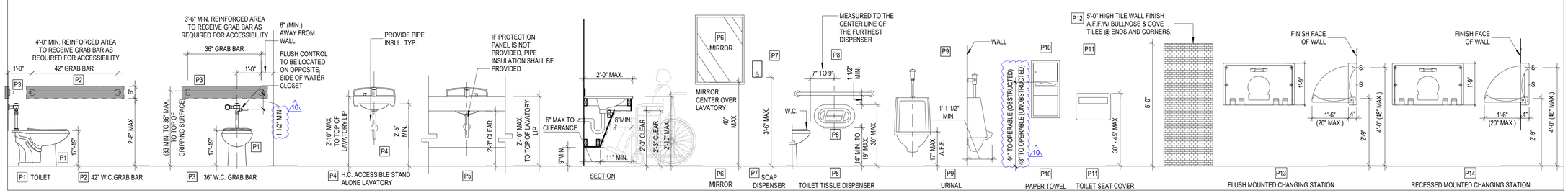
NOTE: REFER TO ROOM FINISH SCHEDULE FOR FINISHES. FOR WALL TYPES SEE SHEET A-8.01

NOTE:
REFER TO ELEVATIONS ON INTERIOR DRAWINGS.

NOTE:
REINFORCE WALLS AS REQUIRED FOR WALL MOUNTED TOILET INSTALLATION. CONCEALED CARRIERS MAY BE REQUIRED. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.

ATLANTIC PACIFIC
COMMUNITY BUILDERS
**Bulletin #6**
Date Received:
November 19th, 2024

## ACCESSIBLE BATHROOM FIXTURE LEGEND





CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383


PROJECT:
Casa Familia
Exceptional Housing for Exceptional People
**10951 SW 84th ST, MIAMI-DADE, FLORIDA 33173**

OWNER:
ATLANTIC PACIFIC COMMUNITIES
**161 NW 6th ST, Ste. 1020 Miami, Florida 33136**

PHASE:
**PERMIT SET**

**ENLARGED PUBLIC RESTROOM**

| REVISIONS | | |
|---|---|---|
| Rev # | Revision Description | Date |
| 1 | Bldg Review Cmt | 09/30/20 |
| 7 | Pre-con RFIs/Coord. | 05/03/24 |
| 8 | Bulletin #4 | 05/29/24 |
| 9 | Coordin. | 07/19/24 |
| 10 | Coordin./Bulletin #6 | 09/20/24 |

SEAL: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APPR BY: AMC
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**A-5.07**