TOTAL NUMBER OF GUEST ROOMS PROVIDED	MINIMUM NUMBER OF REQUIRED ROOMS WITHOUT ROLL—IN SHOWERS	MINIMUM NUMBER OF REQUIRED ROOMS WITH ROLL—IN SHOWERS	TOTAL NUMBER OF REQUIRED ROOMS
1 TO 25	1	0	1
26 TO 50	2	0	2
51 TO 75	3	1	4
76 TO 100	4	1	5
101 TO 150	5	2	7
151 TO 200	6	2	8
201 TO 300	7	3	10
301 TO 400	8	4	12
401 TO 500	9	4	13
501 TO 1000	2% OF TOTAL	1% OF TOTAL	3% OF TOTAL
1001 AND OVER		10, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000	

TOTAL NUMBER OF GUEST ROOMS PROVIDED	MINIMUM NUMBER OF REQUIRED ROOMS WITH COMMUNICATIONS FEATURES	
2 TO 25	2	
26 TO 50	4	
51 TO 75	7	
76 TO 100	9	
101 TO 150	12	
151 TO 200	14	
201 TO 300	17	
301 TO 400	20	
401 TO 500	22	
501 TO 1000	5% OF TOTAL	
1001 AND OVER	50, PLUS 3 FOR EACH 100, OR FRACTION THEREOF, OVER 1000	

1. GUEST ROOMS REQUIRED TO PROVIDE MOBILITY FEATURES AND GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF GUEST ROOMS, AND SHALL PROVIDE CHOICES OF TYPES OF GUEST ROOMS, NUMBER OF BEDS, AND OTHER AMENITIES COMPARABLE TO THE CHOICES PROVIDE TO OTHER GUESTS. WHERE THE MINIMUM NUMBER OF GUEST ROOMS REQUIRED IS NOT SUFFICIENT TO ALLOW FOR COMPLETE DISPERSION, GUEST ROOMS SHALL BE DISPERSED IN THE FOLLOWING PRIORITY: GUEST ROOM TYPE, NUMBER OF BEDS, AND AMENITIES. AT LEAST ONE GUEST ROOM REQUIRED TO PROVIDE MOBILITY FEATURES SHALL ALSO PROVIDE COMMUNICATION FEATURES. NOT MORE THAN 10% OF GUEST ROOMS REQUIRED TO PROVIDE MOBILITY FEATURES SHALL OVERLAP WITH THE MINIMUM NUMBER OF GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES.

#### GUEST ROOMS WITH MOBILITY FEATURES NOTES:

GUEST ROOMS WITH MOBILITY FEATURES TABLE

4 GUEST ROOM WITH MOBILITY FEATURES DETAIL

PLAN VIEW

1. AT LEAST ONE TYPE OF EACH

TRANSFER FOR USE BY AN

2. CLEAR FLOOR SPACES REQUIRED

3. ONE FULL UNOBSTRUCTED SIDE

OF THE CLEAR FLOOR OR

AT EXERCISE MACHINES AND

EQUIPMENT SHALL BE PERMITTED

GROUND SPACE SHALL ADJOIN AN

ACCESSIBLE ROUTE OR ADJOIN

ANOTHER CLEAR FLOOR OR

EQUIPMENT SHALL HAVE A CLEAR FLOOR SPACE POSITIONED FOR

EXERCISE MACHINE AND

INDIVIDUAL SEATED IN A

WHEELCHAIR.

TO OVERLAP

GROUND SPACE.

↓ 4.0 / DETAIL

30"x48" CLEAR-FLOOR SPACE (NOT TO BE OBSTRUCTED BY

OTHER EQUIPMENT

OR MACHINES)

EXERCISE -EQUIPMENT OR

MACHINE

- LIVING AND DINING AREAS SHALL BE ACCESSIBLE. 2. EXTERIOR SPACES, INCLUDING PATIOS, TERRACES AND BALCONIES, THAT SERVE THE
- GUEST ROOM SHALL BE ACCESSIBLE (AND ON AN ACCESSIBLE ROUTE). 3. AT LEAST ONE SLEEPING AREA SHALL PROVIDE A CLEAR FLOOR SPACE ON BOTH SIDES OF THE BED (REFER TO DETAIL 4/4.0). THE CLEAR FLOOR SPACE SHALL BE POSITIONED FOR A PARALLEL APPROACH TO THE SIDE OF THE BED. WHERE A SINGLE CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH IS PROVIDED BETWEEN TWO BEDS, A
- CLEAR FLOOR SPACE SHALL NOT BE REQUIRED ON BOTH SIDES OF A BED. 4. AT LEAST ONE BATHROOM THAT IS PROVIDED AS A PART OF A GUEST ROOM SHALL BE ACCESSIBLE. NO FEWER THAN ONE WATER CLOSET, ONE LAVATORY, AND ONE BATHTUB SHALL BE ACCESSIBLE. REFER TO DETAIL SHEET 3.0 FOR ADDITIONAL INFORMATION.

-WALL MOUNTED AIR

CONDITIONER UNIT (OR

ANY OTHER PROTRUSION)

-36" MIN. WIDTH

ACCESSIBLE ROUTE

THROUGHOUT ROOM

-60" MIN. DIAMETER

IN LOCATION SHOWN)

PROVIDED IN THE GUEST ROOM (NOT NECESSARILY

NOTE: GUEST ROOM

ACCESSORIES CANNOT BE

PROTRUDING OBJECTS INTO

POOL DECK

CLEAR DECK-SPACE

POOL LIFT-

NOT TO SCALE

48" MIN.

PLAN VIEW

SLOPE NOT STEEPER THAN 1:48 (2%).

4. THE SEAT SHALL BE 16" WIDE MIN.

TURNING SPACE

- 5. IF VANITY COUNTER TOP SPACE IS PROVIDED IN NON-ACCESSIBLE GUEST TOILET OR BATHING ROOMS, COMPARABLE VANITY COUNTER TOP SPACE, IN TERMS OF SIZE AND PROXIMITY TO THE LAVATORY, SHALL ALSO BE PROVIDED IN ACCESSIBLE GUEST TOILET
- OR BATHING ROOMS. 6. KITCHENS AND KITCHENETTES SHALL BE ACCESSIBLE (REFER TO DETAIL 3/4.0).
- 7. A 60" DIAMETER TURNING SPACE (OR "T" TURN) SHALL BE PROVIDED IN THE GUEST ROOM (REFER TO DETAIL 4/4.0).

## DINING TABLE / WORK COUNTER OR SURFACE NO SCALE CLEAR FLOOR SPACE POSITIONED FOR FORWARD **APPROACH** DINING SURFACE WORK SURFACE PLAN VIEW PLAN VIEW PERMITTED 25" MAX. EQUIPMENT BOUNDARY (LINE OF KNEE SPACE CLEARANCE)

ACCESSIBLE DINING & WORK SURFACES DETAIL

POOL LIFT-

SECTION VIEW

2. IN THE RAISED POSITION, THE CENTERLINE OF THE SEAT SHALL BE LOCATED OVER THE DECK AND 16" MIN. FROM THE

3. THE HEIGHT OF THE LIFT SEAT SHALL BE DESIGNED TO ALLOW A STOP AT 16" MIN. TO 19" MAX. MEASURED FROM THE

EDGE OF THE POOL. THE DECK SURFACE BETWEEN THE CENTERLINE OF THE SEAT AND THE POOL EDGE SHALL HAVE A

WATER SHALL BE REMOVABLE OR SHALL FOLD CLEAR OF THE SEAT WHEN THE SEAT IS IN THE RAISED (LOAD) POSITION.

THE LIFT SHALL BE CAPABLE OF UNASSISTED OPERATION FROM BOTH THE DECK AND WATER LEVELS. CONTROLS AND

IN POOL DECK

LOADING POSITION

THE CIRCULATION SPACE. REFER TO DETAILS 11/2.0, 12/2.0 FOR ADDITIONAL INFORMATION.

-30"x48" CLEAR FLOOR SPACE PROVIDED ON EACH SIDE OF BED - OR IF TWO BEDS ARE PROVIDED, PROVIDE ONE 30"X48" CLEAR FLOOR SPACE BETWEEN THE TWO BEDS.

-CLEAR FLOOR

PERMITTED TO BE

EQUIPMENT THAT

SPACE IS

REQUIRES

OPERATE

ETC.)

STANDING TO

(TREADMILLS,

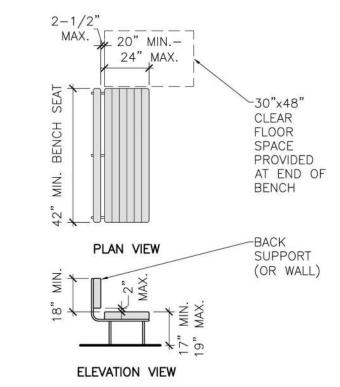
ELLIPTICALS,

BEHIND

# GUEST ROOMS WITH COMMUNICATIONS FEATURES NOTES:

- 1. FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND VISUAL
- 2. VISIBLE NOTIFICATION DEVICES SHALL BE PROVIDED TO ALERT ROOM OCCUPANTS OF INCOMING TELEPHONE CALLS AND A DOOR KNOCK OR BELL. NOTIFICATION DEVICES SHALL NOT BE CONNECTED TO VISIBLE ALARM SIGNAL APPLIANCES. TELEPHONES SHALL HAVE VOLUME CONTROLS COMPATIBLE WITH THE TELEPHONE SYSTEM, TELEPHONES SHALL BE SERVED BY AN ELECTRICAL OUTLET LOCATED WITHIN 48" OF THE TELEPHONE TO FACILITATE THE USE OF A TTY.

2 \ GUEST ROOMS WITH COMMUNICATIONS FEATURES TABLE GUEST ROOM WITH MOBILITY FEATURES KITCHEN DETAILS NO SCALE



DETAIL 3/3.0 OR 5/4.0 FOR SIMILAR).

ACCESSIBLE STORAGE FACILITY.

THE DISHWASHER OR THE SINK.

UNDER-

UNDER-

SIDES, OR WHERE COUNTERS, APPLIANCES OR CABINETS ARE OPPOSITE A PARALLEL WALL,

CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS

WITHIN KITCHEN WORK AREA SHALL BE 40" MINIMUM. PASS THROUGH KITCHENS SHALL HAVE TWO

2. SINKS SHALL BE AT 34" AFF WITH THE REQUIRED KNEE AND TOE CLEARANCE PROVIDED (REFER TO

3. AT LEAST 50% OF THE SHELF SPACE IN STORAGE FACILITIES SHALL BE ACCESSIBLE, LOCATED AT A

DISHWASHER DOOR, IN THE OPEN POSITION, SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR

4. A 30"x48" CLEAR FLOOR SPACE PROVIDED FOR ACCESS AT EACH KITCHEN APPLIANCE AND EACH

5. CLEAR FLOOR SPACE SHALL BE POSITIONED ADJACENT TO THE DISHWASHER DOOR. THE

40" MIN.

PASS THROUGH **KITCHENETTE** 

30"x48"-

CLEAR

**FLOOR** 

SPACE

COUNTER

REFRIGERATOR

HEIGHT WITHIN REACH RANGE SHOWN IN DETAILS 14/2.0, 15/2.0.

-30"x48" CLEAR FLOOR

SPACE PROVIDED FOR

EACH APPLIANCE (TYP.)

1. IN PASS THROUGH KITCHENS, WHERE COUNTERS, APPLIANCES OR CABINETS ARE ON TWO OPPOSING 6. COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50% OF THE FREEZER SPACE

PLAN VIEW

**ELEVATION VIEW** 

SHALL BE 36" MAX. ABOVE THE FINISH FLOOR.

30"x48" CLEAR FLOOR-SPACE PROVIDED FOR EACH APPLIANCE (TYP.)

KITCHENETTE

FROM THE CENTERLINE OF THE DEDICATED SPACE.

KNEE AND TOE-

REQUIRED WHEN

FRONT APPROACH

1. FOR A PARALLEL APPROACH, A PORTION OF THE COUNTER SURFACE THAT IS 36" LONG MIN. AND 36" HIGH MAX. ABOVE THE

2. FOR A FORWARD APPROACH, A PORTION OF THE COUNTER SURFACE THAT IS 30" LONG MIN. AND 36" HIGH MAX. SHALL BE

36" MIN. LENGTH OF THE COUNTER. IF THE PROVIDED COUNTER IS LESS THAN 36" LONG, THE ENTIRE COUNTER SURFACE

FINISH FLOOR SHALL BE PROVIDED. A CLEAR FLOOR SPACE SHALL BE POSITIONED FOR A PARALLEL APPROACH ADJACENT TO THE

PROVIDED. KNEE AND TOE CLEARANCE SHALL BE PROVIDED UNDER THE COUNTER (REFER TO DETAILS 9/2.0, 10/2.0). A CLEAR

-ACCESSIBLE

COUNTER

PORTION OF

(WHERE ENTIRE

COUNTER IS

NOT LOCATED

AT 36" HIGH

MAX. ABOVE

FINISH FLOOR

CLEARANCE

USED

30"x48"-

CLEAR **FLOOR** 

SPACE

PLAN VIEW

**ELEVATION VIEW** 

30" KNEE SPACE

544" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. THE CLEAR FLOOR SPACE SHALL BE

ALL STORAGE AND APPLIANCE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT

REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO

REFRIGERATOR/FREEZER WITH THE CENTERLINE OF THE CLEAR FLOOR SPACE OFFSET 24" MAXIMUM

POSITIONED FOR A PARALLEL APPROACH TO THE SPACE TO DEDICATED TO A

ACTIVATE OPERATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

COUNTER MICROWAVE

#### 1. CLEAR GROUND OR FLOOR SPACE SHALL BE PROVIDED AND POSITIONED AT THE END OF THE BENCH SEAT AND PARALLEL TO

- THE SHORT AXIS OF THE BENCH. 2. THE BENCH SHALL PROVIDE FOR BACK SUPPORT OR SHALL BE AFFIXED TO A WALL. BACK SUPPORT SHALL BE 42" LONG MINIMUM AND SHALL EXTEND FROM A POINT 2" MAX. ABOVE THE SEAT SURFACE TO A POINT 18" MIN. ABOVE THE SEAT SURFACE. BACK SUPPORT SHALL BE 2-1/2" MAX. FROM THE REAR EDGE OF THE SEAT MEASURED HORIZONTALLY.
- 3. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE SEAT, FASTENER, MOUNTING
- DEVICE, OR SUPPORTING STRUCTURE. 4. WHERE INSTALLED IN WET LOCATIONS, THE SURFACE OF THE SEAT SHALL BE SLIP RESISTANT AND SHALL NOT ACCUMULATE WATER.

6" MAX.

BACK WALL

NOT TO SCALE

ACCESSIBLE SERVICE COUNTER (REGISTRATION, CHECK-OUT, CONCIERGE, ETC.) DETAIL

FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR A FORWARD APPROACH TO THE COUNTER.

LAQUINTA INNS & SUITES

PORTLAND LaQUINTA INN & SUITES LQ **#2049 RENOVATION** 

340 Park Ave, Portland, ME 04102

**Project Owner:** 

LQ MANAGEMENT, LLC

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NOT TO SCALE

-ACCESSIBLE

PORTION OF

COUNTER IS

NOT LOCATED

AT 36" HIGH

FINISH FLOOR

NOT TO SCALE

MAX. ABOVE

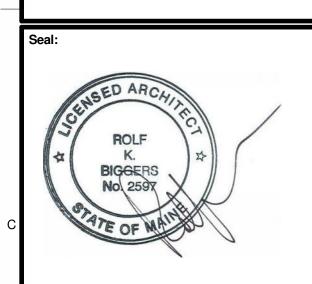
(WHERE ENTIRE

COUNTER



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REVISIONS

Job Numb 3044 CJT Checked By: LOBBY AND ADA DOCUMENTS

Drawing Title:

**GENERAL ACCESSIBILITY GUIDELINES** 

30"x60"-CLEAR ------FLOOR **←** 60" MIN. — SPACE ROLL-IN SHOWER PLAN VIEW (NO SEAT\*) (TYP.) CONTROL -LOCATED ZONE (CAN BE LOCATED ON BACK WALL ANY WALL OF SHOWER)  $\Xi \succeq$ 

ALTERNATE ROLL-IN SHOWER PLAN VIEW (NO SEAT\*) CONTROL-LOCATED ZONE ELEVATION AT ALTERNATE ROLL-IN

5. FOOTRESTS SHALL BE PROVIDED AND SHALL MOVE WITH THE SEAT. IF PROVIDED, THE ARMREST POSITIONED OPPOSITE THE ELEVATION AT STANDARD ROLL-IN SHOWER (NO SEAT\*)

ACCESSIBLE BENCH DETAIL

OPERATING MECHANISMS SHALL BE UNOBSTRUCTED WHEN THE LIFT IS IN USE AND 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 MAX. 8. THE LIFTS SHALL BE DESIGNED SO THAT THE SEAT WILL SUBMERGE TO A WATER DEPTH OF 18" MIN. BELOW THE STATIONARY WATER LEVEL. 9. SINGLE PERSON POOL LIFTS SHALL HAVE A WEIGHT CAPACITY OF 300 POUNDS MIN. AND BE CAPABLE OF SUSTAINING A STATIC LOAD OF AT LEAST ONE AND A HALF TIMES THE RATED LOAD.

DECK TO THE TOP OF THE SEAT SURFACE WHEN IN THE RAISED (LOAD) POSITION.

FOOTRESTS SHALL NOT BE REQUIRED ON POOL LIFTS PROVIDED IN SPAS.

1. POOL LIFTS SHALL BE LOCATED WHERE THE WATER LEVEL DOES NOT EXCEED 48".

\ ACCESSIBLE PUBLIC ROLL—IN TYPE SHOWER COMPARTMENT DETAIL (WITHOUT SEAT)

NOT TO SCALE

POOL LIFT DETAIL ACCESS AT EXERCISE EQUIPMENT NOT TO SCALE

1 1

6" MIN.

NOT TO SCALE

STATIONARY

WATER LEVEL

SECTION VIEW

DECK

POOL LIFT-

POSITION

SECTION VIEW

IN SUBMERGED

SHOWER (BACK WALL)

(NO SEAT\*)

NOT TO SCALE

60" MIN. ROLL-IN TYPE SHOWERS IN TRANSIENT LODGING GUEST ROOMS WITH

6" MAX.

11

MOBILITY FEATURES NOTE: REFER TO DETAIL 10/3.0 FOR ACCESSIBLE SHOWER

\* FOLDING SEATS

ARE REQUIRED IN

NOTES