Above all else, we are committed to the care and improvement of human life.

ADA Physical Access: Civil Engineering

HCACapitalDeployment.com
ADA Background

- What is the ADA?
  - 1992 Civil Rights Legislation
  - Statute: federal law, interpreted by a judge
  - Code: local or state codes, interpreted by the authority having jurisdiction
- The keystone to ADA compliance is effective communication.
- What about the Department of Justice (DOJ)?
  - They can only restate the code but cannot interpret it for you.
- Who is the Access Board?
  - They write the code and offer guidance, but this is not binding.
• ADA “risk” is equal to everyone in the construction process, including the owner.

• Risk can be controlled via contract language and ADA skills. ADA training is essential.

• The risk CANNOT be contracted away, such as in a subrogation agreement (against public policy, see US v Days Inns of Am., Inc., 22 F. Supp. 2d 612, 615-16 (E.D. 1998)).

• Errors and Omissions and General Liability insurance may not cover you if you don’t follow the ADA.

• Barrier removal began in 1992 and everyone has an ongoing obligation to remove ADA barriers.
ADA Background

• ADA has three codes:
  – Pre 1992: Barrier removal
  – 2013- to now: 2010 code

• Broken down into three Titles:
  – Title I: Employment
  – Title II: State and Local Government Activities
  – Title III: Public Accommodations
HCA ADA Resources

Design Standards

HCA ADA requires compliance with:

• 2010 ADA Federal Standards
• State and Local codes and standards
• HCA ADA Design Standards

ADA Design Guidelines:

HCACapitalDeployment.com
HCA ADA Design Standards

• Are these standards optional?
  • The majority of the standards are just a restatement of the LAW.
  • The “Additional HCA requirements” shall be treated as if they are law.
• Do these standards apply even if the drawings are complete?
  • YES. Again, the majority are law.
• Who should I contact if I have questions about these standards?
  • Contact the ADA Compliance Director in Capital Deployment.
## ADA Design Standards

### HCACapitalDeployment.com

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<th>HCA Standard</th>
<th>Detail</th>
<th>Add'l Info / Codes</th>
</tr>
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<tbody>
<tr>
<td><strong>DOORS</strong></td>
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<td></td>
</tr>
<tr>
<td>Maneuvering Clearance</td>
<td>404.2.4</td>
<td>Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.</td>
<td>Show all door maneuvering clearance on construction documents INCLUDING at pre-manufactured units ATG at exterior side of exterior doors.</td>
<td>n/a</td>
<td>2017 ANSI 404.2.3 – Now Buildings</td>
</tr>
<tr>
<td>Lites</td>
<td>404.2.11</td>
<td>Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches maximum above the finish floor.</td>
<td>Comply with all applicable ADA standards as written.</td>
<td>Figures: 404.2.11(a), 404.2.11(b)</td>
<td>n/a</td>
</tr>
</tbody>
</table>

**Two Standards**

2010 ADA Federal & the HCA Standard

**Add'l Info/ Codes:**

references to CA, FL, TX & ANSI

**Additional Information:**

- References to CA, FL, TX & ANSI
- Details for compliance with ADA standards
- hyperlink to HCACapitalDeployment.com

**Topic area:**

- DOORS
  - Maneuvering Clearance
  - Lites

**HCA ADA Resources Design Standards**
Index of Civil Items

GENERAL CIVIL DESIGN:
- Design Scales
- Parking Surfaces – Concrete vs. Asphalt
- Tactile Warning
- Parking Tiers
- Accessible Routing
- Accessible Route Details
- Post Cards

LOADING ZONES:
- Accessible Loading Zones
- Parking
- Stairs
- Overhead Clearance
- Public / Mixed Transport Vehicles
- Label
- Vellant at the Entrance / Access
- Quantity
- Signage

PARKING GARAGE S:
- Accessible Slab
- Heights for Van Parking
- Heights for Loading Zones
- User Convenience

PARKING SPACES:
- Accessible Routes
- Roll-Up / Overhead Part Parking
- Parking / Loading
- Parallel / Angled / Street Parking
- Electric Vehicle Charging Station

RAMPS:
- Handicapped
- Ridge Protection
- Curbs

MICROENGINEER EXTERIOR ISSUES:
- Temporary Accessible Parking
- Service Animal Rest Area

TOILET / BATHING ROOMS:
- Handrail / Guard Guideline
- Bathroom / Room Guidelines
- Shower Stalls
- Private Stalls
- Mounting Ramps
- Mirrors
- Coat Hooks
- Towel Bar
- Toilet Tissue Dispensers
- Hair Dryer
- Linen
- Lavatory / Sink Clear Floor Space
- Pre-Waived Showers, Urinals
- Baby Changing Stations

DOORS:
- Non-reversing Clearance
- Clavos

SIGNAGE:
- Traffic Clearances
- Changeable Sign Text
- Pedestrian / Signs of Accessibility
- Locations

MICROENGINEER INTERIOR ELEMENTS:
- Smoke Filling Stations
- Textile - Textile Furniture
- Ramps
- Reception Desks / Counters
- Accessible / Patient Registration Counters
- Chain Tables (interior & Exterior)
- Accessible Devices in Assembly Rooms
- Wheelchair Charging Stations
- Elevator / Walks / Video
- Wardrobes / Lockers
- Window Blinds
- Medical Equipment

MICROENGINEER ROO M / SPACES:
- ICU Rooms
- Staff Wardrooms
- Staff Areas
- Employee Rest Areas
- Utility
- Disposal Health

REFERENCES:
- Standard Civil Details
  - Accessibility Signage
  - Loading Zone in Sidewalk
  - Loading Zones Not in Sidewalk
- Parking Information
  - Parking Space / Accessible Space
  - Pick-up Van Access
  - Accessible Protection

ADDITIONAL INFORMATION / DETAILS INDEX:
- 2010 ADA §30:402 Alterations
- 2010 ADA §30:403 Path of Travel
- Accessibility Analysis
- Proportionality
- Workload
- Utilization

2010 ADA STANDARD'S FIGURE INDEX:
In addition to the 2010 ADA Federal Standards, these ADA figures incorporate limited ADA standards specific to:
- 2000 ANH 11.1F.1
- 2012 Uniform Accessibility Code
- NPCI Accessible Standards
- 2010 California Title 24

HCA ADA Design Standards

# Design Slopes

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<th>HCA Standard (emphasis added in red)</th>
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<th>Add Info / Codes</th>
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<td><strong>Go to Next Sheet</strong></td>
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<tr>
<td>Design Slopes</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>365.2</td>
<td>Requirements include, but not limited to: Floor or ground surfaces of a clear floor or ground space shall comply with 365. Changes in level are not permitted. <strong>EXCEPTION:</strong> Slopes not steeper than 1:16 shall be permitted.</td>
<td>Design slopes with 1/2% tolerance less than maximum percent.</td>
<td>n/a</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>463.3</td>
<td>The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.</td>
<td>n/a</td>
<td>n/a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>465.2</td>
<td>Ramp runs shall have a running slope not steeper than 1:12. Cross slope of ramp runs shall not be steeper than 1:12.</td>
<td>n/a</td>
<td>n/a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>466.3</td>
<td>Counter slopes of adjacent gutters and drain surfaces immediately adjacent to the curb ramp shall not be steeper than 1:10.</td>
<td>n/a</td>
<td>n/a</td>
<td></td>
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<tr>
<td>Parking Surface: Concrete vs. Asphalt</td>
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<tr>
<td>362.1</td>
<td>Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 362.</td>
<td>It is HIGHLY recommended to design parking in concrete for altering and maintaining slope and longevity of the surface over the life of the concrete. Concrete should be self resistant in cold weather climates.</td>
<td>n/a</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>Post Curbs</td>
<td>n/a</td>
<td>n/a</td>
<td>Nest curbs shall be provided along accessible routes as required to retain landscaping and prevent soil erosion runoff (i.e., elevation changes at curb ramps, built-up planting beds, etc.).</td>
<td>n/a</td>
<td>n/a</td>
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**HCA ADA Design Standards**

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# Tactile (detectable) Warnings

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<tr>
<td>Tactile Warning</td>
<td>765</td>
<td>Detectable warnings shall consist of a surface of truncated domes and shall comply with TDO.</td>
<td>While Tactile warnings are no longer required by ADA Standards, they shall be provided according to local ADA.</td>
<td><strong>DO NOT PROVIDE IF NOT REQUIRED.</strong> Existing Non-Required Tactile Warning may be removed if approved by the Facility AND their removal will not create any path or travel issues for persons who have visual impairments.</td>
<td>W/4</td>
</tr>
<tr>
<td>Parking</td>
<td>208.2</td>
<td>Parking spaces complying with 502 shall be provided in accordance with Table 2010-2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.</td>
<td>Define parking tabulation on drawings</td>
<td>200.2</td>
<td>W/4</td>
</tr>
<tr>
<td>Accessible Routes</td>
<td>206.2</td>
<td>Accessible routes shall be provided where required by 200.2.</td>
<td>Define accessible routes on drawings (i.e. from area of construction out to any site arrival point; entrance, parking, bus stop, etc.)</td>
<td></td>
<td></td>
</tr>
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HCA ADA Design Standards
# Loading Zones, Parking Counts

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<tr>
<td><strong>Standard/Detail</strong></td>
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</tr>
<tr>
<td>763</td>
<td>Accessible Route Signage</td>
<td>Provide “Universal Symbol of Accessibility” complying with 201 I.2.1 and compliant test height complying with 701.5 minimum. Minimum 70” off top of sign.</td>
<td>701.1</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>563.3</td>
<td>Loading Zone in Sidewalk</td>
<td>Unless required otherwise by local AHJ: Accessible aisle striped in yellow. Vehicles (apart) outlined or marked “Loading Zone”. Signs on either side of loading zone with arrows.</td>
<td>501.3A</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>563.3</td>
<td>Loading Zone NEW in Sidewalk</td>
<td></td>
<td>501.3A</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>562.2</td>
<td>Parking Tabulation</td>
<td>Define parking tabulation on drawings.</td>
<td>208.2</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>562</td>
<td>Parking Space / Accessible Striing Color</td>
<td>Blue striping or concrete paving. White (preferred) or blue striping on asphalt paving. Unless required otherwise by local AHJ (i.e.; Florida Blake).</td>
<td>n/a</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>567</td>
<td>I/I Wide Van Accessible Parking</td>
<td>Pole and pavement signage to prevent parking in space.</td>
<td>501.1</td>
<td>n/a</td>
<td></td>
</tr>
</tbody>
</table>

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**HCA ADA Design Standards**

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**CONFIDENTIAL – Contains proprietary information. Not intended for external distribution.**
## Accessible Loading Zones

<table>
<thead>
<tr>
<th>Issue</th>
<th>2010 Sec. §</th>
<th>2010 ADA Federal Standard (emphasis added in red)</th>
<th>HCA Standard</th>
<th>Detail</th>
<th>Add’l Info / Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessible Loading Zones</td>
<td>200.3</td>
<td>At least one passenger loading zone complying with 503 shall be provided at an accessible entrance to licensed medical care and licensed long-term care facilities where the period of stay exceeds twenty-four hours. <strong>ALL new loading zones shall have an accessible portion that complies with Section 503 of the ADA Standards EVEN IF there are other accessible loading zones provided.</strong> This applies only to the accessible portion of the loading zone and not the entire loading zone.</td>
<td>n/a</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>Protection</td>
<td>503.3</td>
<td>Passenger loading zones shall provide access aisles complying with 503 adjacent to the vehicle pick-up space. Access aisles shall adjoin an accessible route AND shall not overlap the vehicular way. Bellhops or other protection devices shall not be located either (a) 70 feet by 40 feet wide access aisle and the aisle shall not be located within the vehicular way.</td>
<td>Figure: 503.3(a)</td>
<td>2017 ANSI A117.1 New Buildings</td>
<td>n/a</td>
</tr>
<tr>
<td>Striving</td>
<td>503.3.3</td>
<td>Access aisles shall be marked so as to discourage parking in them. Access aisles shall be marked by painted stripping and not just a change in material/color. Painted stripping mimics parking access aisles.</td>
<td>Figure: 503.3(a)</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>Overhead Clearance</td>
<td>503.5</td>
<td>Vehicle put-up spaces, access aisles serving them, and a vehicle route from an entrance to the passenger loading zone, AND from the passenger loading zone to a vehicular way shall provide a vertical clearance of 114 inches minimum. Comply with all applicable ADA standards as written. The overhead clearance must be the minimum for the entire route to the Loading Zone through exiting after considering any structure, conduit, lights, sprinkler heads, or any other overhead element.</td>
<td>n/a</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>Public / Med Transport Vehicles</td>
<td>n/a</td>
<td>If space permits, provide an additional commercial / van discharge area that complies with all slope / route accessibility requirements for accessible loading zones and signage in addition to the public accessible loading zone. [Best Practice: This may free up space at main entrances]</td>
<td>n/a</td>
<td>n/a</td>
<td></td>
</tr>
</tbody>
</table>
# Accessible Routes from Parking

<table>
<thead>
<tr>
<th>Issue</th>
<th>2010 Std. g</th>
<th>2010 ADA Federal Standard</th>
<th>HCA Standard</th>
<th>Detail</th>
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<tr>
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<tr>
<td>Accessible Routes</td>
<td>502.3</td>
<td><strong>Advisory 502.3 Access Aisle.</strong> Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crosswalks enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids. Where possible, it is preferable that the accessible route not pass behind parked vehicles.</td>
<td>Accessible routes from parking spaces; 1. Shall not go behind parked vehicles other than their own. FRONT ACCESS ONLY. 2. Shall not go parallel with the vehicular way. 3. May go perpendicular across a vehicular way as part of a MARKED pedestrian crosswalk. 4. If route must run parallel with vehicular way, it shall be separated/protected by curbs, islands, or other permanent barrier and NOT just striped.</td>
<td>na</td>
<td>2917 ANSI 507 - Accessible Routes through Parking</td>
</tr>
<tr>
<td>Heights for Van Parking</td>
<td>507.5</td>
<td>Parking spaces for vans and access aisles AND vehicular routes serving them shall provide a vertical clearance of 88 inches minimum.</td>
<td>The overhead clearance marked at garage entrance must be the minimum for the entire route to the Van Accessible parking spaces through exiting after considering any structure, conduit, lights, sprinkler heads, or any other overhead element.</td>
<td>na</td>
<td>na</td>
</tr>
<tr>
<td>Heights for Loading Zones</td>
<td>503.5</td>
<td>Vehicle pull-up spaces, access aisles serving them, AND a vehicular route from an entrance to the passenger loading zone, AND from the passenger loading zone to a vehicular exit, shall provide a vertical clearance of 114 inches (2900 mm) minimum.</td>
<td>The overhead clearance marked at garage entrance shall be the minimum for the entire route to the Loading Zone through exiting after considering any structure, conduit, lights, sprinkler heads, or any other overhead element.</td>
<td>na</td>
<td>na</td>
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**HCA ADA Design Standards**

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# User Convenience: Covered Parking

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</thead>
<tbody>
<tr>
<td>User Convenience</td>
<td>208.3.1</td>
<td>Exception 2. Parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrance parking bay, and user convenience. Advisory 208.3.1 General Exception 2. Factors that could affect &quot;user convenience&quot; include, but are not limited to, protection from the weather, security, lighting, and comparative maintenance of the alternative parking site.</td>
<td>&quot;Van Accessible&quot; parking spaces shall be provided with the same user convenience as standard accessible parking spaces (i.e., covered parking). Advisory 208.3.1 shall be followed as part of a Civil Rights requirement.</td>
<td>na</td>
<td>na</td>
</tr>
</tbody>
</table>
## Accessible Routes; Rehab Parking Tabulation

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<tr>
<th>Issue</th>
<th>2018 Std.</th>
<th>2010 ADA Factoral Standard (emphasized added in red)</th>
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<tr>
<td>PARKING SPACES</td>
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<td></td>
<td></td>
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</tr>
</tbody>
</table>

### Accessible Routes

- Advisory 502.3 Accessible: Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crosswalks enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids. Where possible, it is preferable that the accessible route not pass behind parked vehicles.

- Accessible routes from parking spaces:
  1. Shall not go behind parked vehicles other than their own. **PRIVATE ACCESS ONLY**
  2. Shall not go parallel with the vehicular way.
  3. May go perpendicular across a vehicular way as part of a MARSHALING area crosswalk.
  4. If made with a parallel or perpendicular way, it shall be separated and provided by curbs, islands, or other permanent barrier and not just striped.
  5. Designers shall identify all accessible routes on drawings. (Front access is an ADA and risk management issue. This case should be the accessible route to a disabled person be in a vehicular way.)

### Rehab / Outpatient PT Facilities Parking Count

- Twenty percent of patient and visitor parking spaces provided to serve rehabilitation facilities specializing in treating conditions that affect mobility and independent physical therapy facilities shall comply with 502.2.

- Advisory 203.2 Rehabilitation Facilities and Outpatient Physical Therapy Facilities: Conditions that affect mobility include conditions requiring the use or assistance of a brace, cane, crutch, prosthesis device, wheelchair, or seasoned mobility aid, arthritis, neurologic, or orthopedic conditions that severely limit one's ability to walk, respiratory diseases and other conditions which may require the use of portable oxygen and cardiac conditions that impose significant functional limitations.

- Rehab Facilities inside an NCB:
  1. Calculate the percentage of floor area the Rehab space occupies within the NCB.
  2. Apply that percentage to the total number of parking spaces provided for the entire NCB.
  3. Use the calculated number to determine 20%.

- The term "Facility" refers to either a garage or a lot. The inclusion shall be made by each lot.

- Designers shall show on drawings the tabulation and method for how the number of accessible spaces was determined.

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### HCA ADA Design Standards
## Temporary Accessible Parking

### Miscellaneouse Exterior Issues

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<th>HCA Standard (emphasis added in red)</th>
<th>Detail</th>
<th>Add'l Info / Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Temporary Accessible Parking</td>
<td>not required</td>
<td>not required</td>
<td>All temporary accessible parking (i.e., during construction) shall be in full compliance with ADA standards including the accessible route to the entrance they serve. This issue shall be resolved during the design phase. [Accessible parking is always compliant, as there is no variance for the ADA requirements.]</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>
| Service Animal Relief Areas (SARA) | n/a         | n/a                       | It is required to make exterior provisions for a Service Animal Relief Area:  
- The SARA area shall be located along an accessible route per 402.  
- An accessible clear ground surface complying with 300 shall be provided adjacent to the relief surface.  
- Any signage provided shall comply with 703.  
- Wayfinding signage shall be provided as required if SARA is not visible from the main AND emergency entrances.  
- All waste bags, trash cans, hand sanitizers shall be mounted in an accessible height and location per 303 and have operable parts in compliance with 304.  
- SARA design and location shall be reviewed and coordinated with the facility. | SARA    | SARA |
## Service Animal Relief Areas (SARA)

<table>
<thead>
<tr>
<th>Issue</th>
<th>2010 Std. §</th>
<th>2016 ADA Federal Standard</th>
<th>HCA Standard (emphasis added in red)</th>
<th>Detail</th>
<th>Add'1 Info / Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Temporary Accessible Parking</td>
<td>n/a</td>
<td>n/a</td>
<td>All temporary accessible parking (i.e., during construction) shall be in full compliance with ADA standards including the accessible route to the entrance they serve. This issue shall be resolved during the design phase. Accessible parking is always compliant, as long as no vehicle for the ADA is registered.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>
| Service Animal Relief Areas (SARA) | n/a         | n/a                       | **It is required** to make exterior provisions for a Service Animal Relief Area.  
- The SARA area shall be located along an accessible route per 402.  
- An accessible clear ground surface complying with 508 shall be provided adjacent to the relief surface.  
- Any signage provided shall comply with 703.  
- Restroom device shall be provided as required if SARA is not visible from the main ANL's emergency entrances.  
- All service bags, trash cans, hand sanitizers shall be maintained in an accessible height and location per 308 and more accessible parts in compliance with 303.  
- SARA design and location shall be reviewed and coordinated with the facility. | SARA | Service Animal Relief Areas  
Navigating Areas with Service Animals |
### Standard Civil Details

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</tr>
<tr>
<td>706.1</td>
<td>Service Animal Relief Area</td>
</tr>
</tbody>
</table>

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**HCA ADA Design Standards**

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HCA ADA Resources

- This app will be used by the Architect to aid in determining design and construction compliance to the ADA.
- Registration is required
- Must be trained
- Training is available at HCACapitalDeployment.com

ADA Compliance HELP
ACCESSIBILITY SURVEY PLAN & SURVEY SOFTWARE APPLICATION

App located at: HCACapitalDeployment.com
HCA ADA Resources

ADA compliance HELP app
• You don’t need to know the ADA to conduct an audit.
• An ADA deficiency report will be your guide on what to fix and what ADA standard applies.
• Design remedial issues should be corrected before permits.
• Construction remedial issues should be corrected during the punch list process.

App located at: HCACapitalDeployment.com
HCA ADA Resources

2010 ADA Quick Reference Guide

- Register for updates
- Works on any computer or device

ADA Quick Reference Guide: HCACapitalDeployment.com
Above all else, we are committed to the care and improvement of human life.

ADA Physical Access: Architects

Questions? Contact: Jon Faill
ADA Program Director
jon.faill@hcahealthcare.com
O: 615-344-2339
C: 615-944-4722

HCACapitalDeployment.com