

TOWNHOUSE ACCESSIBILITY NOTES

- PER SHELBY COUNTY LOCAL AMENDMENT, AN END SECTION R330.2 ENTITLED 'ACCESSIBILITY' IS AMENDED BY ADDITION OF A NEW SECTION R330.2 AS FOLLOWS:
R330.2.1 BUILDING ENTRANCE
1. AT LEAST ONE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE SERVED BY A RAMP...

TOWNHOUSE VISIBILITY PLAN NOTES

Table with 2 columns: Note ID and Description. Includes notes for accessible entrance, interior door width, and grab bar reinforcement.

UFAS UNIT ACCESSIBILITY NOTES

- GENERAL
FEDERALLY ASSISTED APARTMENT HOUSING REQUIRES THAT 5% OF THE TOTAL, OR AT LEAST ONE UNIT, WHOEVER IS GREATER, IN PROJECTS OF 15 OR MORE DWELLING UNITS, OR AS DETERMINED BY THE APPROPRIATE FEDERAL AGENCY...

- BATHROOMS
1. AT LEAST ONE FULL BATHROOM SHALL COMPLY WITH 4.9.4.5 AND SHALL INCLUDE A WATER CLOSET, LAVATORY, AND A BATH TUB OR A SHOWER.
2. THE DOOR SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE...

- KITCHENS
1. CLEARANCES BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS SHALL BE 40" MINIMUM EXCEPT IN SHARED KITCHENS WHERE SUCH CLEARANCES SHALL BE 60" MIN.
2. A CLEAR FLOOR SPACE OF 30"x48" THAT ALLOWS EITHER A FORWARD OR PARALLEL APPROACH SHALL BE PROVIDED AT ALL APPLIANCES...

- LAVATORY
1. ROOMS SHALL ALLOW FOR A 30" X 48" CLEAR FLOOR SPACE UNOBSTRUCTED FOR PARALLEL APPROACH AND CENTERED ON EACH APPLIANCE.

UFAS ACCESSIBILITY PLAN NOTES

Table with 2 columns: Note ID and Description. Includes notes for accessible primary entrance, clearances at fixtures, and kitchen clearances.

GARDEN TYPE B ACCESSIBILITY NOTES

- GENERAL
IBC 1107.6.2.2.2 TYPE B UNITS, WHERE THERE ARE FOUR OR MORE DWELLING UNITS IN A SINGLE STRUCTURE, EVERY UNIT SHALL BE A TYPE-B UNIT, EXCEPT AS PROVIDED TO BE REDUCED BY SECTION 1107.1.
IBC 1107.1 - STRUCTURES WITHOUT ELEVATOR SERVICE, WHERE NO ELEVATOR SERVICE IS PROVIDED IN A STRUCTURE, ONLY THE DWELLING UNITS THAT ARE LOCATED ON STORES INDICATED IN SECTIONS 1107.1.1.1 ARE REQUIRED TO BE TYPE B UNITS...

- ACCESSIBLE AND USABLE DOORS
1. THE PRIMARY ENTRANCE DOOR TO APPLICABLE DWELLING UNITS SHALL BE AN ACCESSIBLE DOOR AND SHALL PROVIDE FOR A CLEAR OPENING WIDTH OF 32" MANEUVERING CLEARANCES REQUIRED BY SECTION 404.2.3.
2. DOORWAYS SHALL HAVE A MINIMUM CLEAR OPENING OF 32" WITH THE DOOR OPEN 90 DEGREES MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP...

- SWITCHES, OUTLETS AND CONTROLS
1. ALL OUTLETS, CONTROLS, AND SWITCHES ARE TO BE MOUNTED AT 15" MINIMUM AND 48" MAXIMUM ABOVE FINISHED FLOOR.

- BATHROOM CONCEALED DOORS
1. DWELLING UNITS SHALL COMPLY WITH ONE OF THE FOLLOWING SPECIFICATIONS:
A. ALL FIXTURES IN ALL BATHROOMS IN UNIT MUST BE ACCESSIBLE PER TYPE B OPTION A REQUIREMENTS...

- GRAB BARS
1. GRAB BARS ARE NOT REQUIRED PROVIDED STRUCTURAL REINFORCING IS PROVIDED AS NOTED BELOW.
2. EXISTING DIMENSIONS OF GRAB BARS WITH REINFORCING REQUIREMENTS BEFORE INSTALLING REINFORCING, WIDTH OF REINFORCED AREA SHOWN ON DRAWINGS REFLECT MINIMUM SIZE OF GRAB BARS, AND DO NOT INCLUDE EXTENSIONS, PROVIDE REINFORCING 2" MINIMUM ABOVE AND BELOW GRAB BAR CENTRLINES AND NOT LESS THAN 2" BEYOND CENTER OF MOUNTING FLANGE TO NEXT FLOOR...

- LAVATORY
1. HEIGHT AT FRONT OF LAVATORY TO BE 34" FROM FINISHED FLOOR.
2. THERE SHALL BE NO ABRASIVE SURFACES UNDER LAVATORIES.
3. SINK BOWL DEPTH 6 1/2" MAXIMUM.
4. APPROACH AND CLEARANCES REQUIRED AS NOTED ON DIAGRAMS.
5. VANITY TOPS SHALL BE 34" ABOVE FINISH FLOOR AT ALL TYPE B BATHROOMS.

- TOILETS
1. LOCATE AS INDICATED ON DIAGRAMS.
2. SEAT HEIGHT SHALL BE 15" MINIMUM TO 19" MAXIMUM MEASURED FROM FINISH FLOOR TO TOP OF SEAT.
3. PROVIDE MANEUVERING CLEAR FLOOR SPACE OF 30" X 48" OUTSIDE ROOM CLEAR OF DOOR SWINGS IN ALL TYPE B BATHROOMS.
4. PROVIDE CLEAR FLOOR SPACE IN FRONT OF BATHROOM FIXTURES AS INDICATED ON DIAGRAMS.

- MIRRORS
1. INSTALL BOTTOM EDGE OF MIRROR'S REFLECTIVE SURFACE 40" MAXIMUM ABOVE THE FLOOR.

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

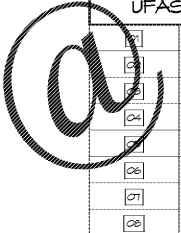
- KITCHENS
1. PROVIDE A MINIMUM CLEAR DIMENSION OF 40 IN. BETWEEN ANY WALL AND BASE CABINET COUNTER TOP OR FACE OF APPLIANCE DOORS (HANDLES ARE NOT INCLUDED).
2. ALL U-SHAPED KITCHENS WITH CABINETS OR APPLIANCES ON 3 SIDES SHALL HAVE 60" CLEARANCE BETWEEN CABINET COUNTERTOPS OR APPLIANCE DOORS.
3. CLEAR FLOOR SPACE OF 30" X 48" IS REQUIRED WITHIN ALL KITCHENS TO ALLOW PARALLEL OR PERPENDICULAR APPROACH TO APPLIANCES AND FIXTURES.
4. KITCHENS IN TYPE UFAS UNITS SHALL MEET THE REQUIREMENTS PER UFAS, SEE UFAS' ACCESSIBILITY NOTES.

- CLOSET SHELVING
1. WALK-IN CLOSETS: AT LEAST ONE (1) CLOTHES ROD MOUNTED NOT HIGHER THAN 54" A.F.F. MUST BE PROVIDED AT ALL WALK-IN CLOSETS. SHELVING CAN BE REPOSITIONED AT 48" HIGH TO MEET UFAS FORWARD APPROACH REQUIREMENTS, OR PER UFAS REQUIREMENT, ONE CLOSET SHELF SHALL BE MOUNTED AT 48" ABOVE THE FINISHED FLOOR.
2. CLOSETS 24" OR LESS IN DEPTH: PROVIDE SPACE AND/OR BRACKETS FOR RELOCATION OF RODS HIGHER THAN 54" A.F.F. REFER TO FINISH SCHEDULE FOR ADDITIONAL CLOSET SHELF AND ROD MOUNTING HEIGHTS.

TYPE B ACCESSIBILITY PLAN NOTES

Table with 2 columns: Note ID and Description. Includes notes for accessible primary entrance, clearances at fixtures, and kitchen clearances.

Order Plans



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Table with 2 columns: Date and Issued / Revised. Shows construction document dates from 3/16/2020 to 7/13/2020.

Table with 2 columns: TYPE and Address. Lists building addresses for TYPE G, TYPE B, TYPE C, and TYPE MA.

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Seal



LRK Project Number: 01.15100.03

Project Name:
South City CNI Phase 4
Memphis TN

Drawing Name:
ACCESSIBILITY NOTES

Drawn By: ADB
Checked By: HJL

G-008