

TYPICAL REQUIREMENTS FOR ANSI TYPE 'A' AND ANSI TYPE 'B' UNITS AS GOVERNED BY THE 2012 NORTH CAROLINA STATEWIDE BUILDING CODE AND ICCA117.1-2009. (REFER TO DRAWINGS, SPECIFICATIONS, AND REFERENCED CODES FOR ADDITIONAL REQUIREMENTS THAT MAY APPLY.)

### 4. REQUIREMENTS FOR ALL TYPE B ACCESSIBLE UNITS:

#### GENERAL NOTES:

- A. ACCESSIBLE ROUTE: THE PRIMARY ENTRANCE TO THE DWELLING UNIT SHALL BE ON AN ACCESSIBLE ROUTE. AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO EACH USABLE SPACE WITHIN THE DWELLING UNIT, EXCEPT FOR PORTIONS OF A LIVING, DINING, OR SLEEPING ROOM THAT IS EITHER RAISED OR SUNKEN, OR A MEZZANINE THAT DOES NOT HAVE PLUMBING FIXTURES OR AN ENCLOSED HABITABLE SPACE.
- B. PRIMARY ENTRANCE DOORS: THE PRIMARY ENTRANCE DOOR SHALL BE ACCESSIBLE. PROVIDE REQUIRED MANEUVERING CLEARANCES AT BOTH SIDES OF THE PRIMARY ENTRY DOOR. DOOR TO BE 3'-0" WIDE. (DIAGRAM 1 & 6/1-12). PROVIDE ADA-COMPLIANT DOOR HARDWARE & THRESHOLDS.
- C. INTERIOR PASSAGE DOORS: SHALL BE MINIMUM 32" NOMINAL CLEAR OPENING (2'-10" DOORS). THESE DOORS DO NOT REQUIRE MANEUVERING CLEARANCES OR ADA COMPLIANT HARDWARE.

#### BATHROOMS:

- D. DOORS: SHALL NOT SWING INTO THE REQUIRED CLEAR FLOOR AREA OF ANY FIXTURE, UNLESS A 30"x48" CLEAR FLOOR AREA IS PROVIDED BEYOND THE ARC OF THE DOOR SWING.
- E. FIXTURES: PROVIDE A CLEAR FLOOR AREA AT FIXTURES; SEE TYPE B BATHROOM CLEARANCES. (DIAGRAM 4/G1.13)
- F. SHOWERS: 1"UP CAN BE 4" IF IT IS NOT A ROLL-IN (A TRANSFER TYPE SHOWER). IF A ROLL-IN SHOWER IS USED A 12" MAX BEVELED THRESHOLD IS ALLOWED.
- G. PROVIDE WALL BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS CAPABLE OF SUPPORTING 250LBS. LOCATE BLOCKING PER DIAGRAMS AT TUBS, SHOWERS AND WATER CLOSETS. A TUB-SHOWER UNIT WITH INTEGRAL BLOCKING MAY BE USED IN LIEU OF WOOD BLOCKING IN WALL. (DIAGRAM 7/G1.13)

#### KITCHEN:

- H. CLEARANCES: PROVIDE A MINIMUM OF 40" CLEAR BETWEEN ALL OPPOSING COUNTERTOPS AND APPLIANCES IN A GALLEY STYLE KITCHEN AND A MINIMUM OF 60" CLEAR BETWEEN ALL COUNTERTOPS AND APPLIANCES IN A 'U' STYLE KITCHEN; SEE TYPE 'B' KITCHEN CLEARANCES. (DIAGRAM 5/G1.13)
- I. APPLIANCES: PROVIDE A 30"x48" CLEAR FLOOR AREA AT ALL APPLIANCES; SEE TYPE 'B' KITCHEN CLEARANCES. (DIAGRAM 5/G1.13)

#### LAUNDRY:

- J. CLEARANCES: PER CODE, PROVIDE 30" X 48" CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON EACH APPLIANCE.

### 5. REQUIREMENTS FOR RETROFITTING TYPE 'B' UNITS IF OCCUPIED BY H.C. TENANT:

#### GENERAL NOTES:

- A. PROVIDE ADA COMPLIANT HARDWARE AT ALL DOORS.
- B. PROVIDE AN ADDITIONAL PEEP HOLE IN ENTRY DOOR AT 42" A.F.F.

#### BATHROOMS:

- C. INSTALL GRAB BARS AT WATER CLOSETS AND TUBS/SHOWERS; BLOCKING ALREADY PROVIDED. (DIAGRAM 7/G1.13)
- D. DOOR LOCKING SHALL EITHER BE BY PUSH BUTTON OR BY LEVER AND SHALL NOT REQUIRE THE USE OF A FINE GRASP AND ANY WRIST-TWISTING MOTION TO ENSURE POSITIVE LOCKING.
- E. IF TELEPHONE JACKS ARE PROVIDED, LOCATE NO HIGHER THAN 44" A.F.F.
- F. PROVIDE A SHELF OR SHALLOW BENCH OR ALL CLOSETS @ 48" A.F.F. MAX OR THAT ALLOW FOR ADJUSTABILITY, ABOVE WASHERS AND OR DRYERS THE SHELF MUST BE AT 46" A.F.F. MAX DUE TO THE REACH OBSTRUCTION.
- G. CARPET SHALL BE LEVEL LOOP GLUED DIRECTLY TO FLOOR; 1/2" MAX PILE HT.
- H. BATHROOMS (AT LEAST ONE (1) BATHROOM (PRIMARY BATHROOM) IN EACH TYPE 'A' UNIT MUST MEET THESE REQUIREMENTS. THE REMAINDER SHALL HAVE REINFORCEMENT IN THE WALLS FOR GRAB BARS PER TYPE 'B' REQUIREMENTS).
- I. PROVIDE A 60" CLEAR TURNING SPACE IN THE ONE TYPE 'A' BATHROOM. (DIAGRAMS 1/G1.12 & 2/G1.13)
- J. DOORS: SHALL NOT SWING INTO THE REQUIRED CLEAR AREA OF ANY FIXTURE, UNLESS A 30"x48" CLEAR AREA IS PROVIDED BEYOND THE ARC OF THE DOOR SWING.
- K. FIXTURES: PROVIDE A CLEAR SPACE AT FIXTURES; SEE TYPE 'A' BATHROOM CLEARANCES. (DIAGRAM 3/G1.13)
- L. LAUNDRY: PROVIDE A 34" HIGH MAX. FINISH HEIGHT TO TOP OF SINK (RIM) COUNTERTOP. WITH A REMOVABLE CABINET FRONT THAT PROVIDES A MINIMUM 30" WIDE CLEAR SPACE UNDER SINK. PROVIDE A COUNTERTOP MOUNTED LAVATORY NO DEEPER THAN 6" WITH DRAIN LINES SHALL BE ENCLOSED IN A COMPLIANT PIPE WRAP AT ALL EXPOSED SUPPLY & WASTE PIPING. EXTEND FINISHES BENEATH REMOVABLE CABINET. (DIAGRAMS 3/G1.12 & 3/G1.13)
- M. OFFSET CONTROLS: PROVIDE AN ADA COMPLIANT SINGLE LEVER WATER CONTROL ON AN END WALL LOCATED BEYOND THE BATH TUB AND GRAB BAR, AND HORIZONTALLY BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE CENTERLINE OF THE WIDTH OF THE BATHTUB. (DIAGRAMS 6 & 7/G1.13)
- N. WATER SUPPLY AND DRAIN LINES SHALL NOT ENCROACH NOR INTERFERE WITH THE CLEAR REQUIRED KNEE SPACE. HOT WATER SUPPLY AND DRAIN LINES SHALL BE COVERED WITH EITHER PIPE INSULATION OR A NON-HEAT CONDUCTING BAFFLE. A BAFFLE SHALL NOT ENCROACH NOR INTERFERE WITH THE REQUIRED MINIMUM KNEE SPACE. THE SPACE AT THE BOTTOM OF ANY BAFFLE SHALL HAVE A 6 INCH MAX. DEPTH AND 3 INCH MIN. HEIGHT ABOVE THE FINISH FLOOR. NEITHER THE INSULATION BAFFLE NOR LAVATORY SHALL HAVE SHARP OR ABRASIVE SURFACE EDGES. (DIAGRAM 3/G1.12)
- O. TUB UNIT: PROVIDE A SHOWER SPRAY UNIT W/60" MINIMUM FLEXIBLE HOSE THAT CAN BE USED AS A HAND-HELD SHOWER OR AS A FIXED SHOWER HEAD. IF AN ADJUSTABLE SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL NOT OBSTRUCT THE USE OF GRAB BARS. MOUNT HAND SPRAY 38" MIN TO 48" MAX A.F.F.
- P. SHOWERS: A 12" MAX BEVELED THRESHOLD IS PERMITTED. PROVIDE SHOWER HAND SPRAY AS NOTED ABOVE. PROVIDE BLOCKING FOR FUTURE INSTALLATION OF SEAT.
- Q. KITCHEN: PROVIDE A MINIMUM OF 40" CLEAR BETWEEN COUNTERTOPS AND APPLIANCES AND A MINIMUM 60" CLEAR DIAMETER TURNING AREA IN THE KITCHEN. SEE TYPE 'B' KITCHEN CLEARANCES. (DIAGRAM 5/G1.13)
- R. SINK: PROVIDE A 34" HIGH MAX. FINISH HEIGHT TO TOP OF SINK (RIM) COUNTERTOP. WITH A REMOVABLE CABINET FRONT THAT PROVIDES A MINIMUM 30" WIDE CLEAR SPACE UNDER SINK. INSULATE PIPES UNDER SINKS. PROVIDE A COUNTERTOP MOUNTED SINK NO DEEPER THAN 6" WITH ADA COMPLIANT FAUCETS. IF GARBAGE DISPOSAL IS PROVIDED, LOCATE MOUNT DISPOSAL IN ORDER TO COMPLY WITH UNDER SINK CLEAR REQUIREMENTS (OFFSET GD UNDER SINK). SWITCH TO BE ACCESSIBLE. (DIAGRAMS 3/G1.12 & 3/G1.13)
- S. APPLIANCES: PROVIDE A 30"x48" CLEAR SPACE AT ALL APPLIANCES; SEE TYPE 'A' KITCHEN CLEARANCES. (DIAGRAM 5/G1.13)
- T. RANGE CONTROLS: PROVIDE A RANGE WITH FRONT MOUNTED, PUSH BUTTON CONTROLS.
- U. DISHWASHER CONTROLS: PROVIDE DISHWASHERS WITH FRONT MOUNTED, PUSH BUTTON CONTROL OR A HAND-HELD SHOWER OR AS A FIXED SHOWER HEAD.
- V. WORK SPACE: PROVIDE A REMOVABLE CABINET BASE AT THE WORK SURFACE IN KITCHEN. SURFACE SHALL BE 30" WIDE (CLEAR MINIMUM), 34" MAX. HIGH AND 24" DEEP. (DIAGRAM 6/G1.13)
- W. STOVE HOOD CONTROL: PROVIDE AN ACCESSIBLY LOCATED REMOTE SWITCH FOR THE LIGHT AND THE FAN ON THE STOVE HOOD. LOCATE ADJACENT TO THE WORK SURFACE. SEE ELECTRICAL PLANS.
- X. FREEZER/ REFRIGERATOR CONTROL: SHALL BE ACCESSIBLE WITH CONTROLS WITHIN ACCESSIBLE REACH RANGES. COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50% OF THE FREEZER COMPARTMENT SHELVES, INCLUDING THE BOTTOM OF THE FREEZER, 54 INCHES MAX. ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT THE MAXIMUM HEIGHTS POSSIBLE IN THE COMPARTMENT.
- Y. PROVIDE REQUIRED RECEPTACLES AND SWITCHES WITHIN REACH RANGES AT COUNTERS. (DIAGRAMS 2/G1.11 AND 10/G1.12)

#### LAUNDRY:

- Z. 30"x48" CLEAR SPACE FOR PARALLEL APPROACH NEEDS TO BE CENTERED ON EACH APPLIANCE. ACCESSIBLE WASHING MACHINES AND DRYERS SHALL BE FRONT LOADING AND SHALL HAVE UP-FRONT CONTROLS. DOOR LOCKING SHALL EITHER BE BY PUSH BUTTON OR BY LEVER AND SHALL NOT REQUIRE THE USE OF A FINE GRASP AND ANY WRIST-TWISTING MOTION TO ENSURE POSITIVE LOCKING.

#### ADDITIONAL REQUIREMENTS FOR TYPE A UNITS:

#### GENERAL NOTES:

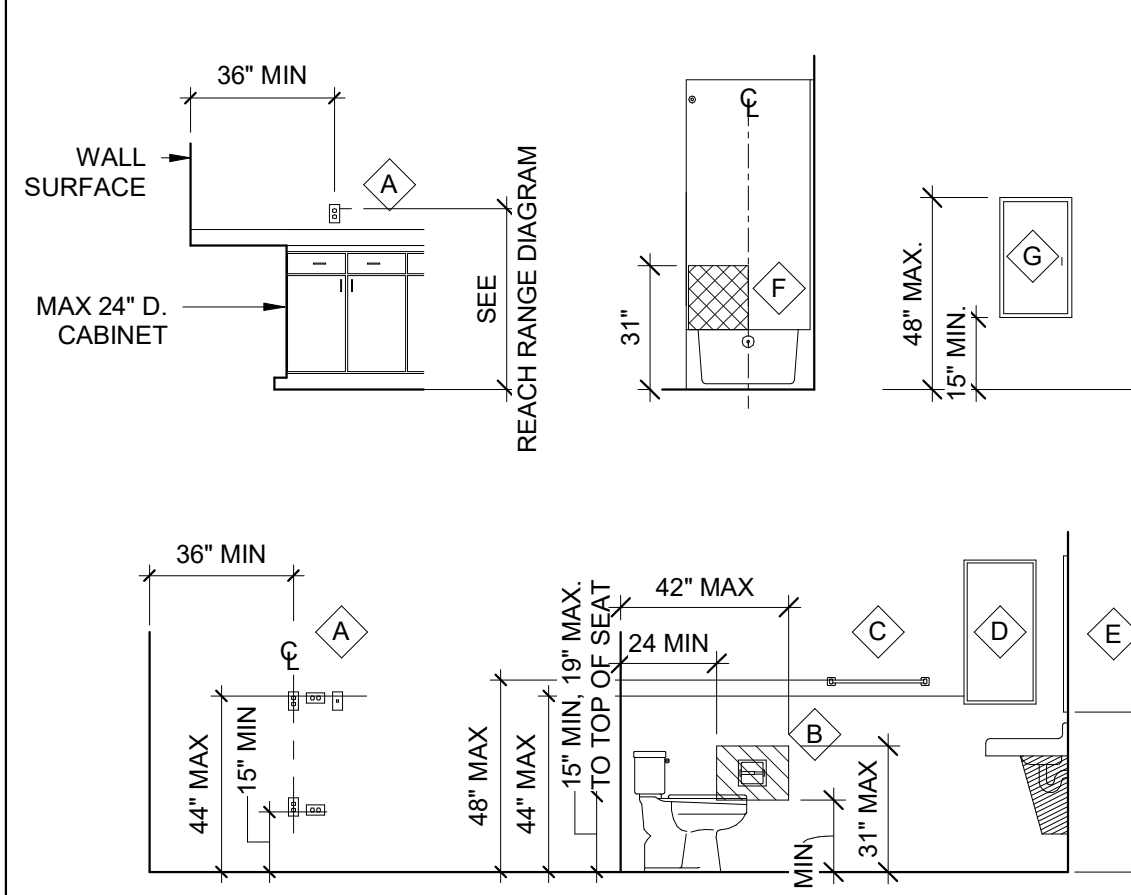
- A. PROVIDE ADA COMPLIANT HARDWARE AT ALL DOORS. DOORS TO BE 32" CLR. AT 90 DEG.
- B. PROVIDE AN ADDITIONAL PEEP HOLE IN ENTRY DOOR AT 42" A.F.F.
- C. INSTALL CLOSET SHELVING TO PROVIDE ONE ROD/SHELF OR ONE SHELF NO HIGHER THAN 48" AFF.
- D. WINDOWS: WHERE OPERABLE WINDOWS ARE REQUIRED FOR NATURAL VENTILATION AND/OR EMERGENCY EGRESS, THEY SHALL HAVE OPERATING HARDWARE AT 15" MIN AND 48" MAX A.F.F. AND A 30" X 48" CLEAR FLOOR SPACE. AT WINDOWS REQUIRED FOR EMERGENCY ESCAPE, A 30" X 48" CLEAR FLOOR SPACE SHALL BE PROVIDED.

#### BATHROOMS:

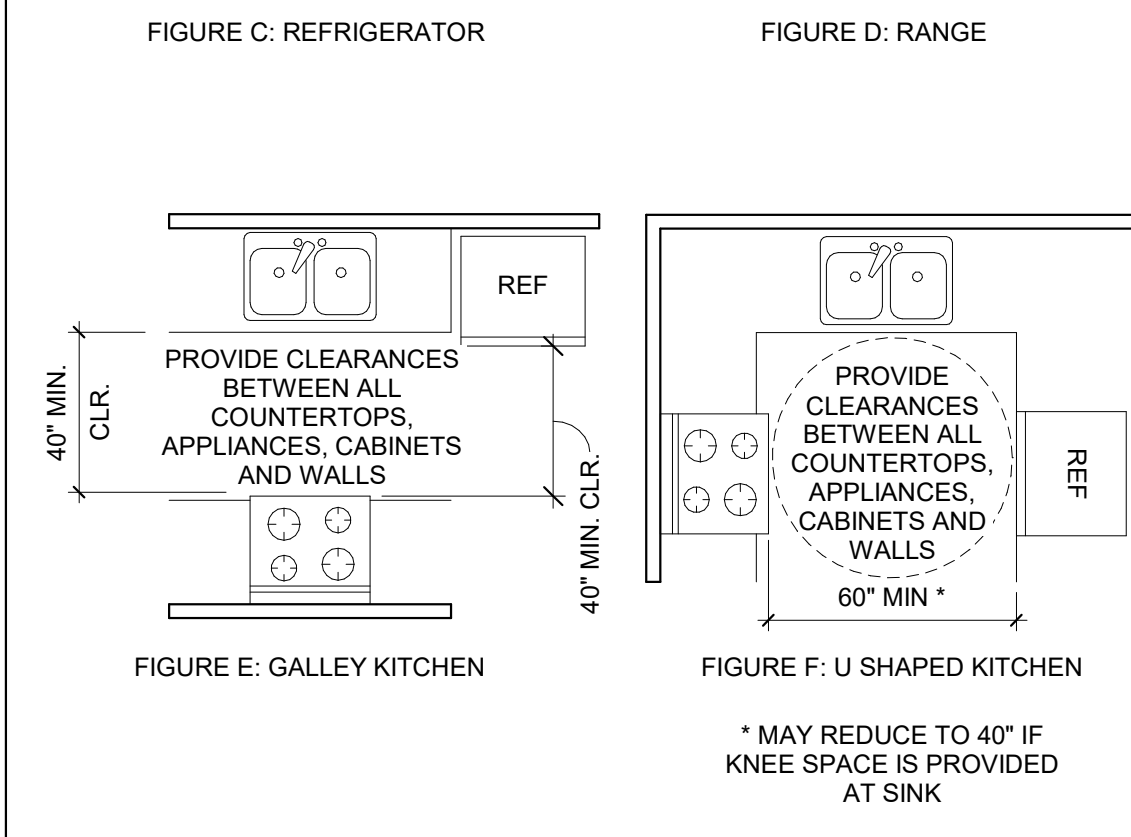
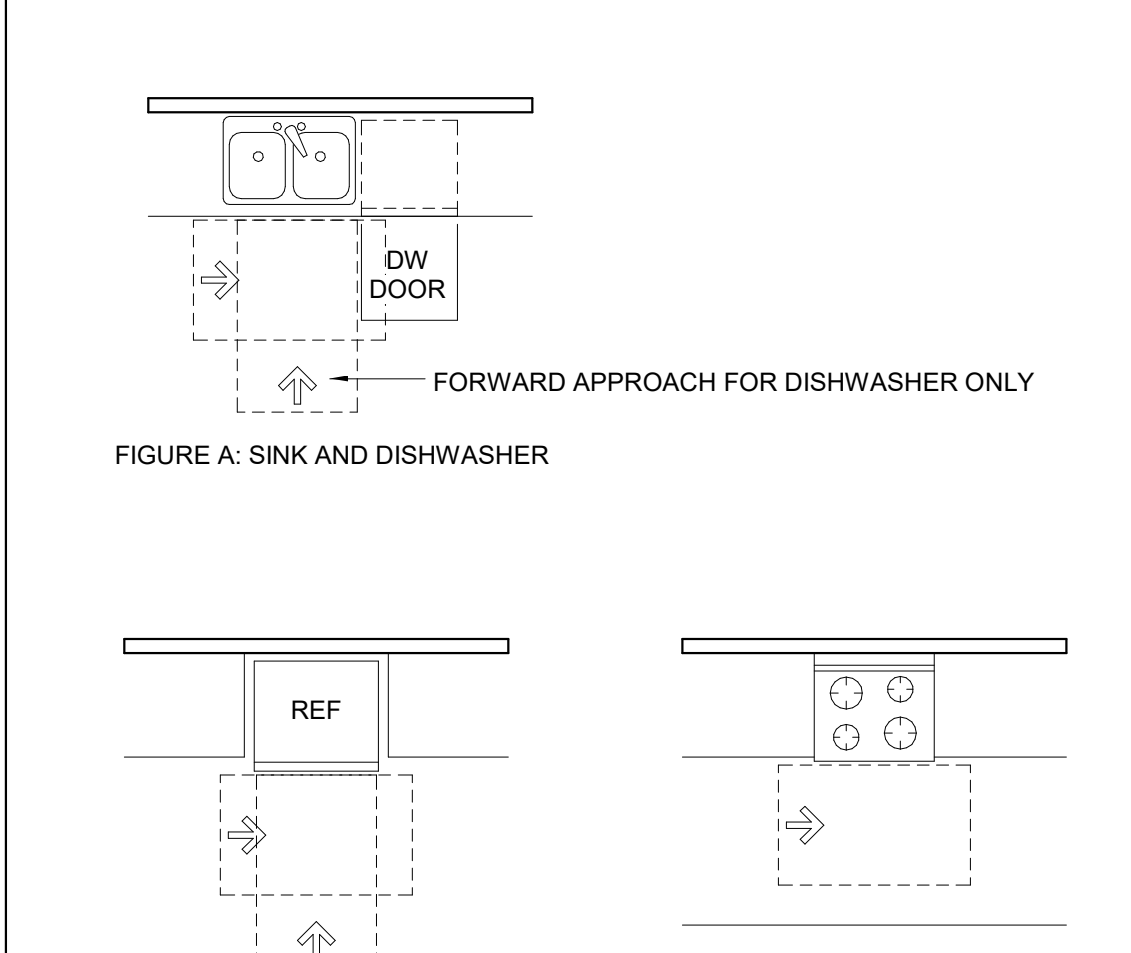
- E. PROVIDE ADA COMPLIANT COLLAPSIBLE WATER DAM AT SHOWERS
- F. PROVIDE FREESTANDING NON-SLIP TUB SEAT. SEAT TO BE CAPABLE OF SUPPORTING A 250 LB MINIMUM WEIGHT AND SHALL BE CONSTRUCTED OF MATERIALS THAT WILL NOT ROT OR CORRODE WHEN REPEATEDLY EXPOSED TO WATER.
- G. REMOVE SINK BASE CABINET, IF OCCUPIED BY DISABLED TENANT.
- H. PROVIDE SINK BASE CABINET & WORK SURFACE CABINET, IF OCCUPIED BY DISABLED TENANT.
- I. PROVIDE ADA COMPLIANT CABINET HARDWARE AT THE TIME OF CONSTRUCTION.
- J. FURR OUT WALL TO ALLOW FOR AN ADA COMPLIANT ACCESS TO CONTROL/SWITCHES. (DIAGRAM 10/G1.13)

#### KITCHEN:

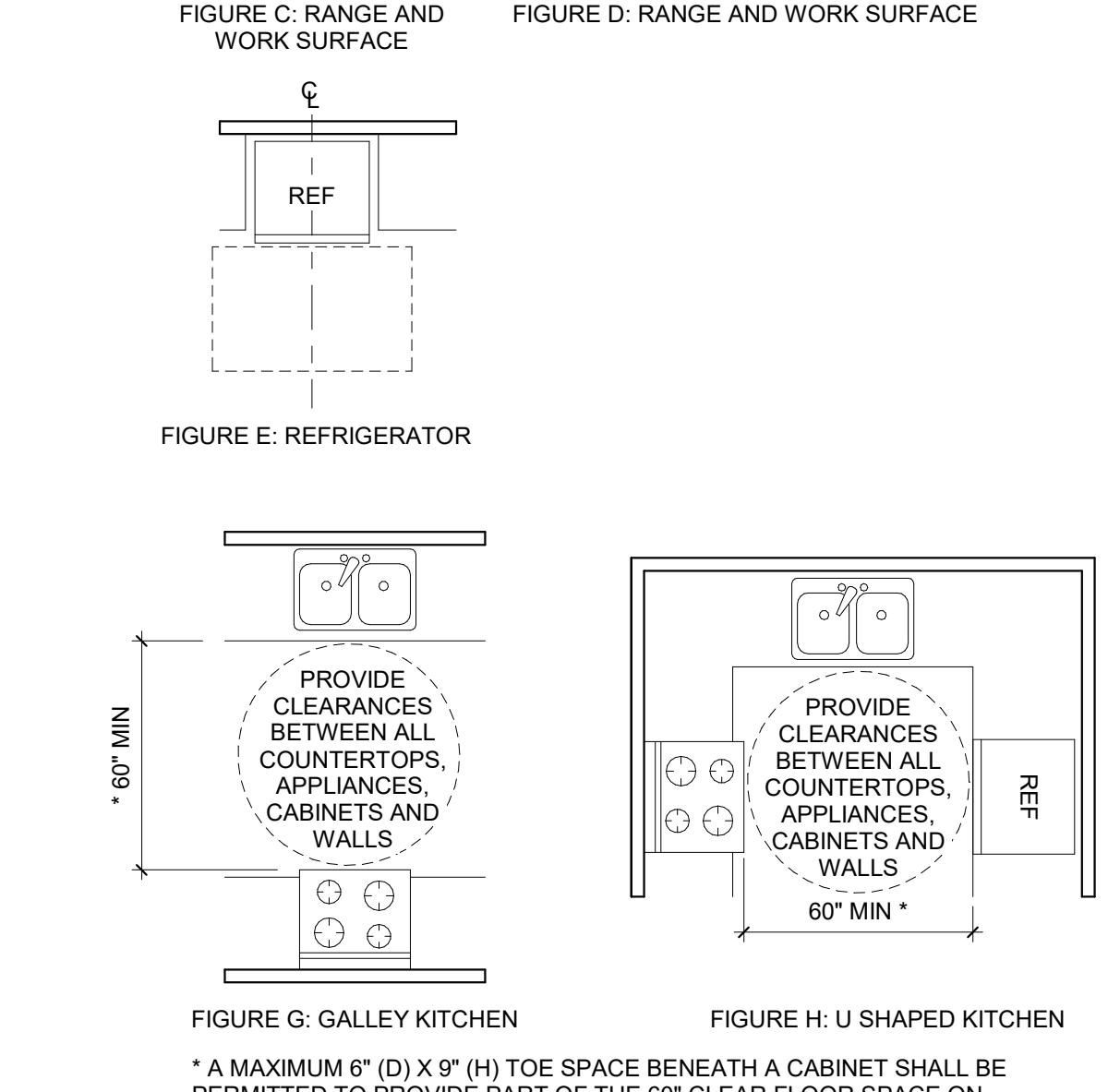
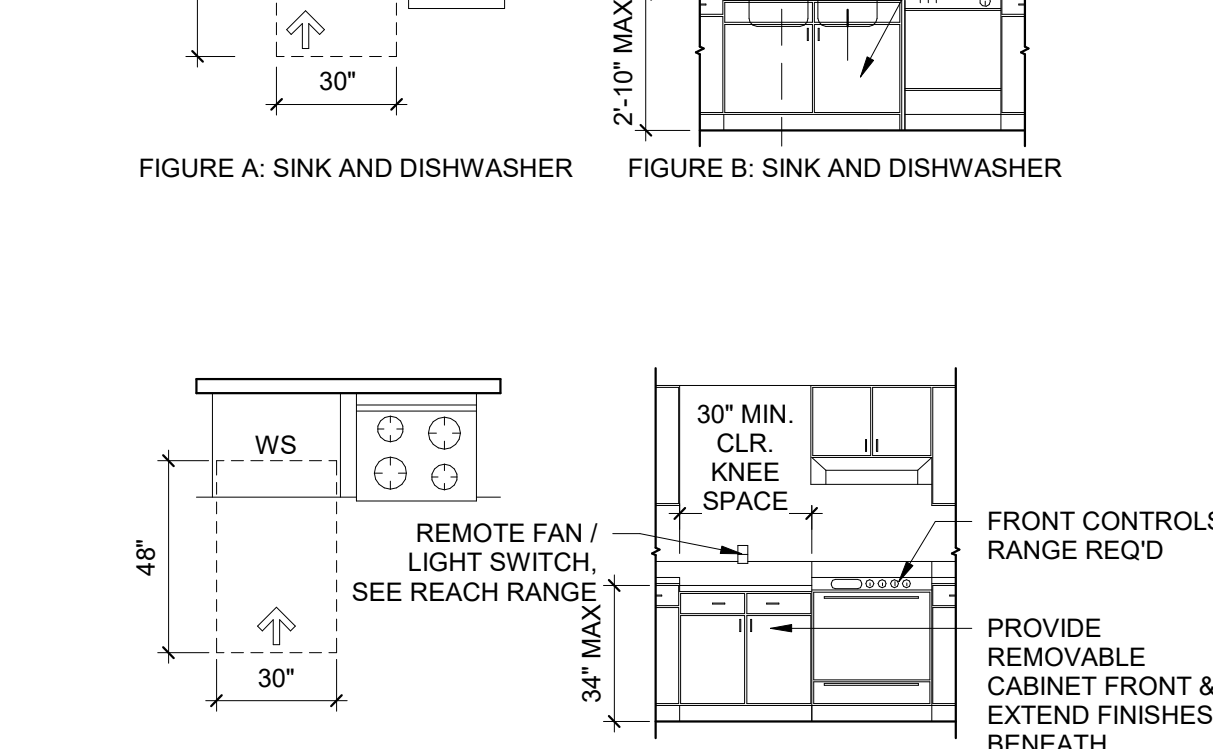
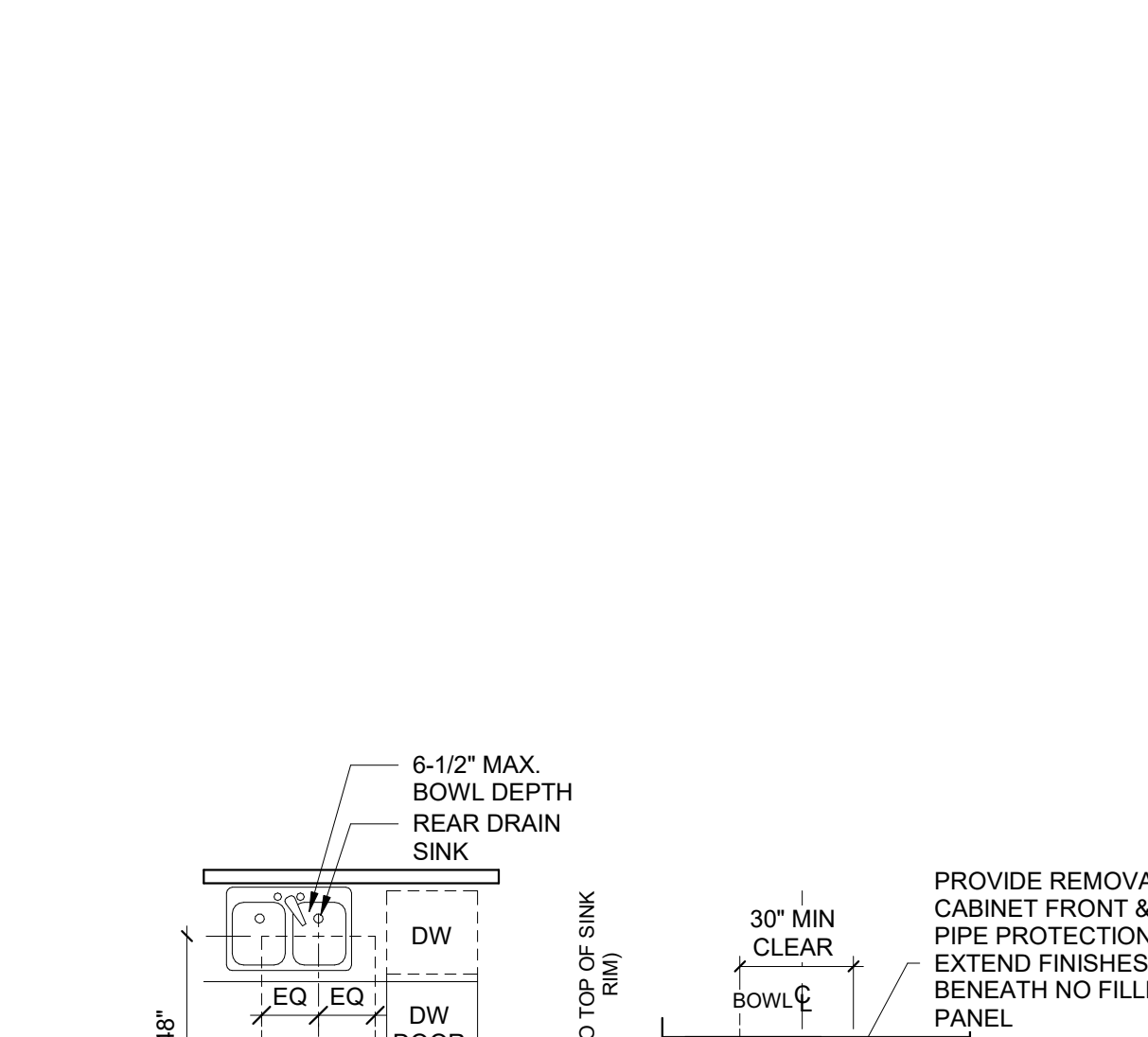
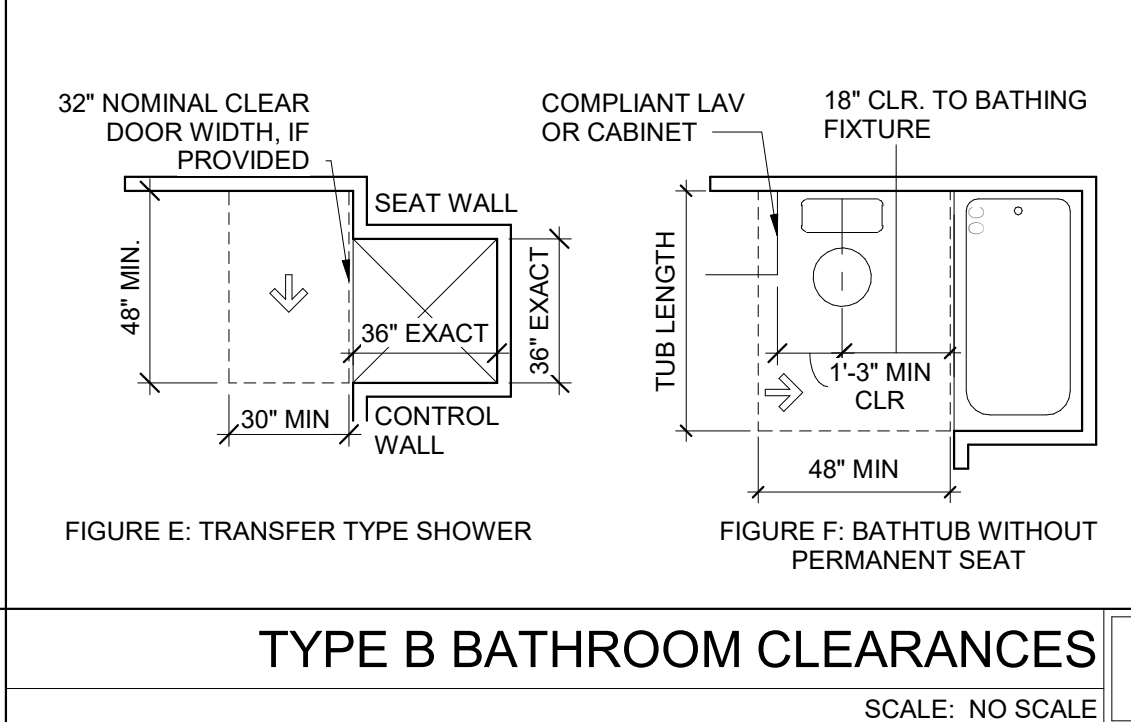
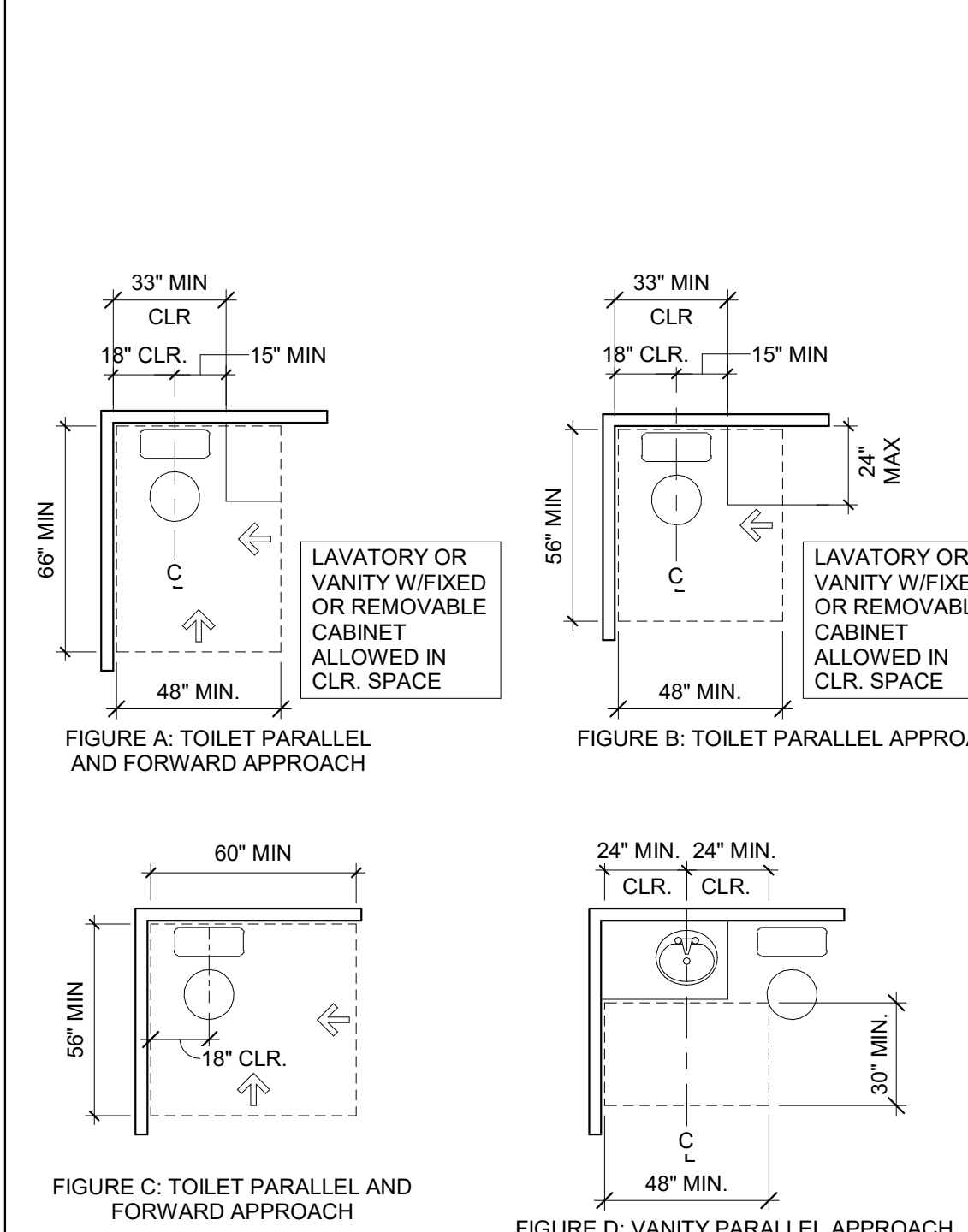
- K. PROVIDE ADA COMPLIANT CABINET HARDWARE AT THE TIME OF CONSTRUCTION.
- L. PROVIDE ADA COMPLIANT ACCESS TO CONTROL/SWITCHES. (DIAGRAM 10/G1.13)



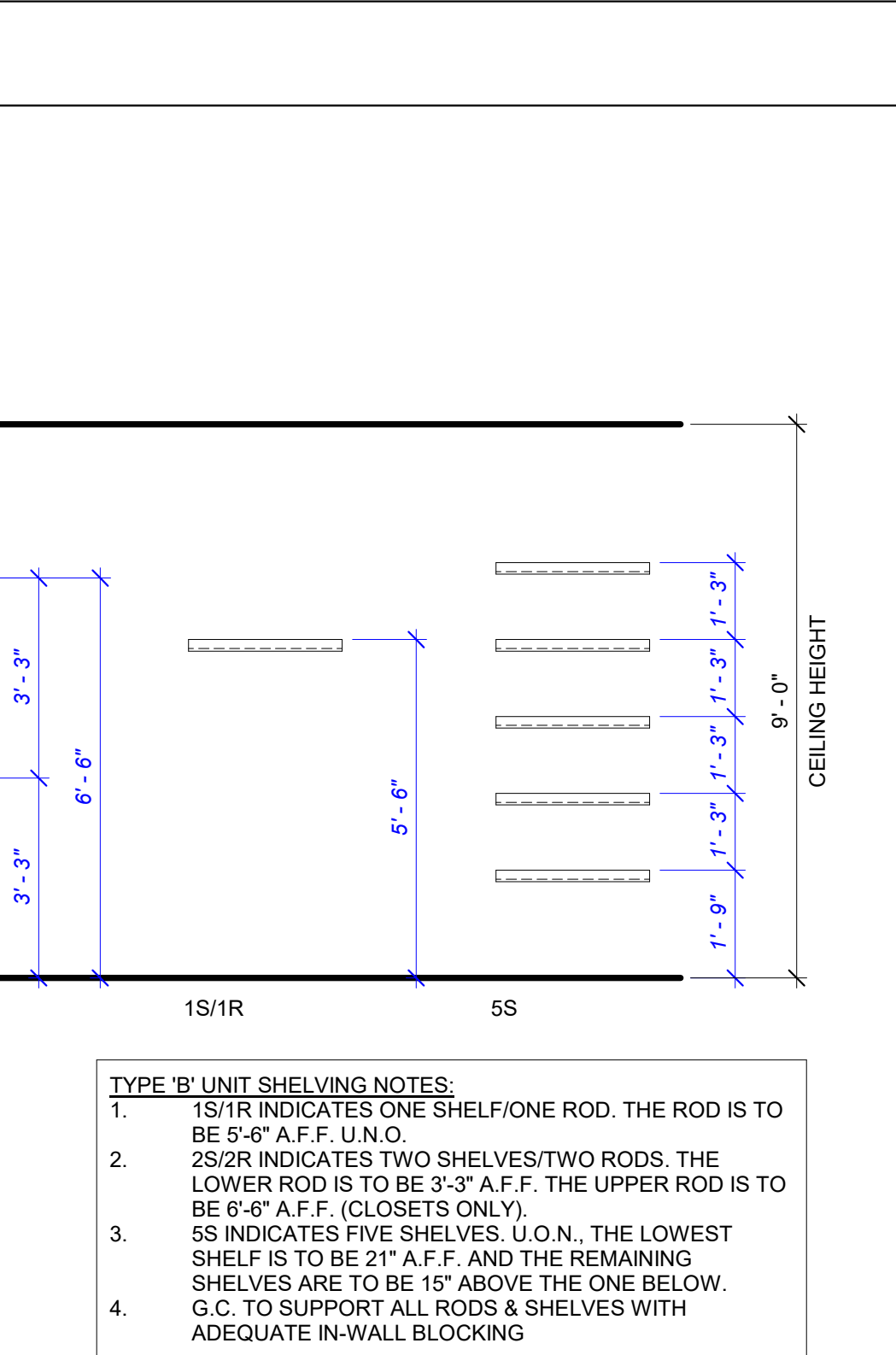
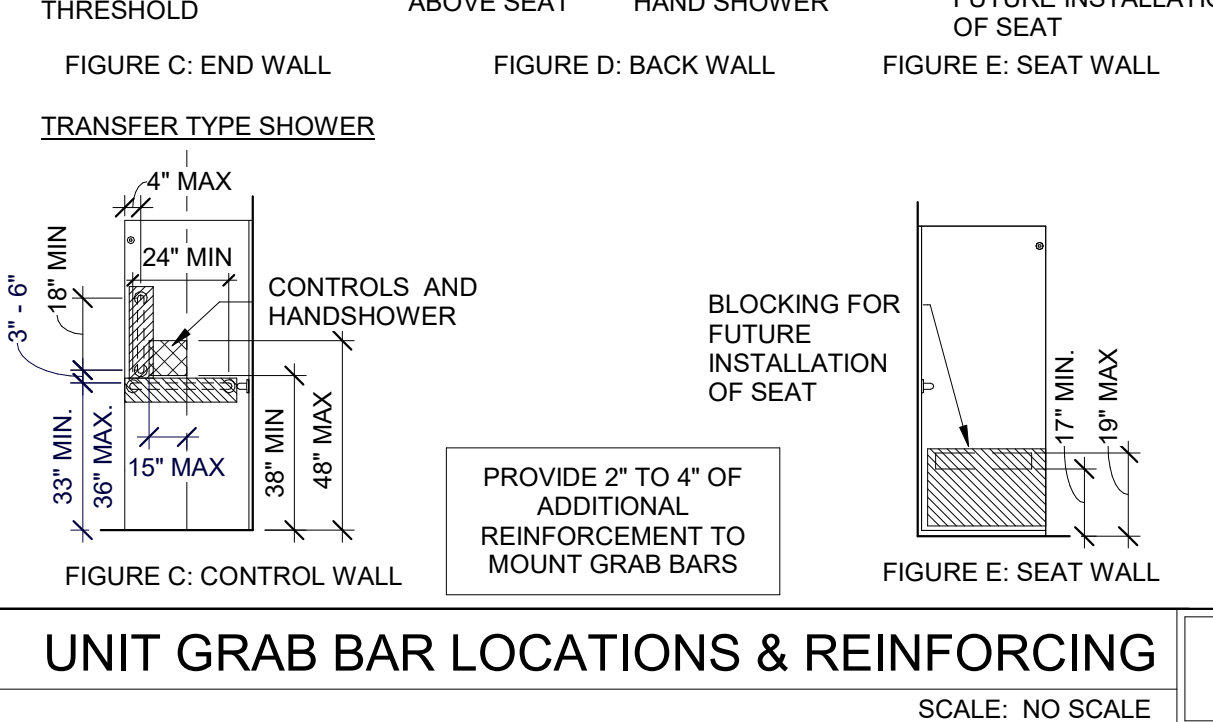
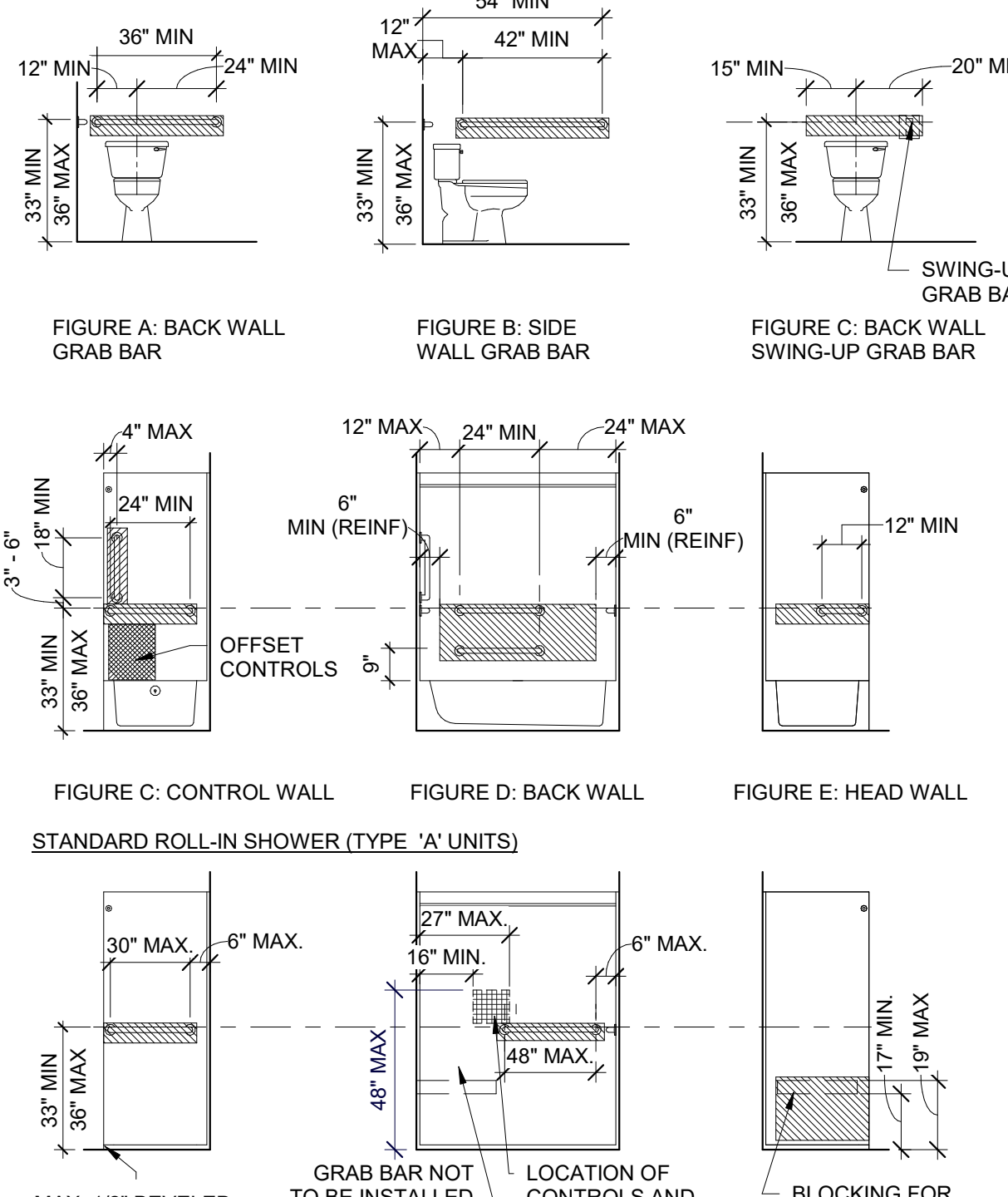
### UNIT ACCESSORY MOUNTING HEIGHTS



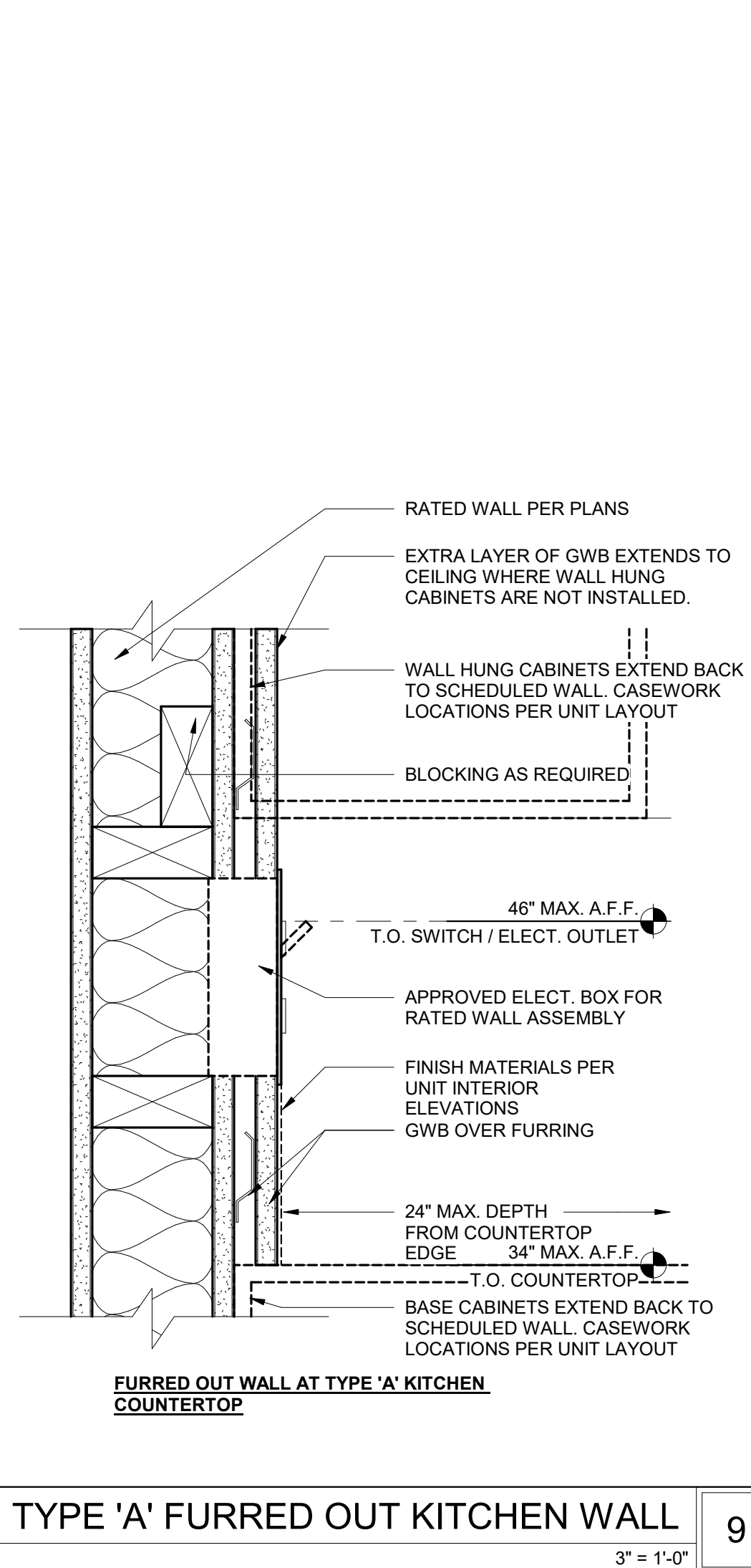
### TYPE B KITCHEN CLEARANCES



### TYPE A KITCHEN CLEARANCES



### TYPE 'B' UNITS SHELVING DETAIL



### TYPE 'A' FURRED OUT KITCHEN WALL

SCALE: NO SCALE 9

### UNIT GRAB BAR LOCATIONS & REINFORCING

SCALE: NO SCALE 7

### TYPE B BATHROOM CLEARANCES

SCALE: NO SCALE 4

### TYPE A BATHROOM CLEARANCES

SCALE: NO SCALE 2

### ACCESSIBILITY UNIT REQUIREMENTS

SCALE: NO SCALE 1

CRESCENT COMMUNITIES  
UNIVERSITY PLACE  
CHARLOTTE, NC

NOT FOR CONSTRUCTION

DD PRICING SET

PROJECT: 219006  
DATE: 01.06.2020  
REVISIONS: DATE

DRAWN BY: Author  
CHECKED BY: Checker

TYPICAL ACCESSIBILITY DETAILS - DWELLING UNITS

G0.05