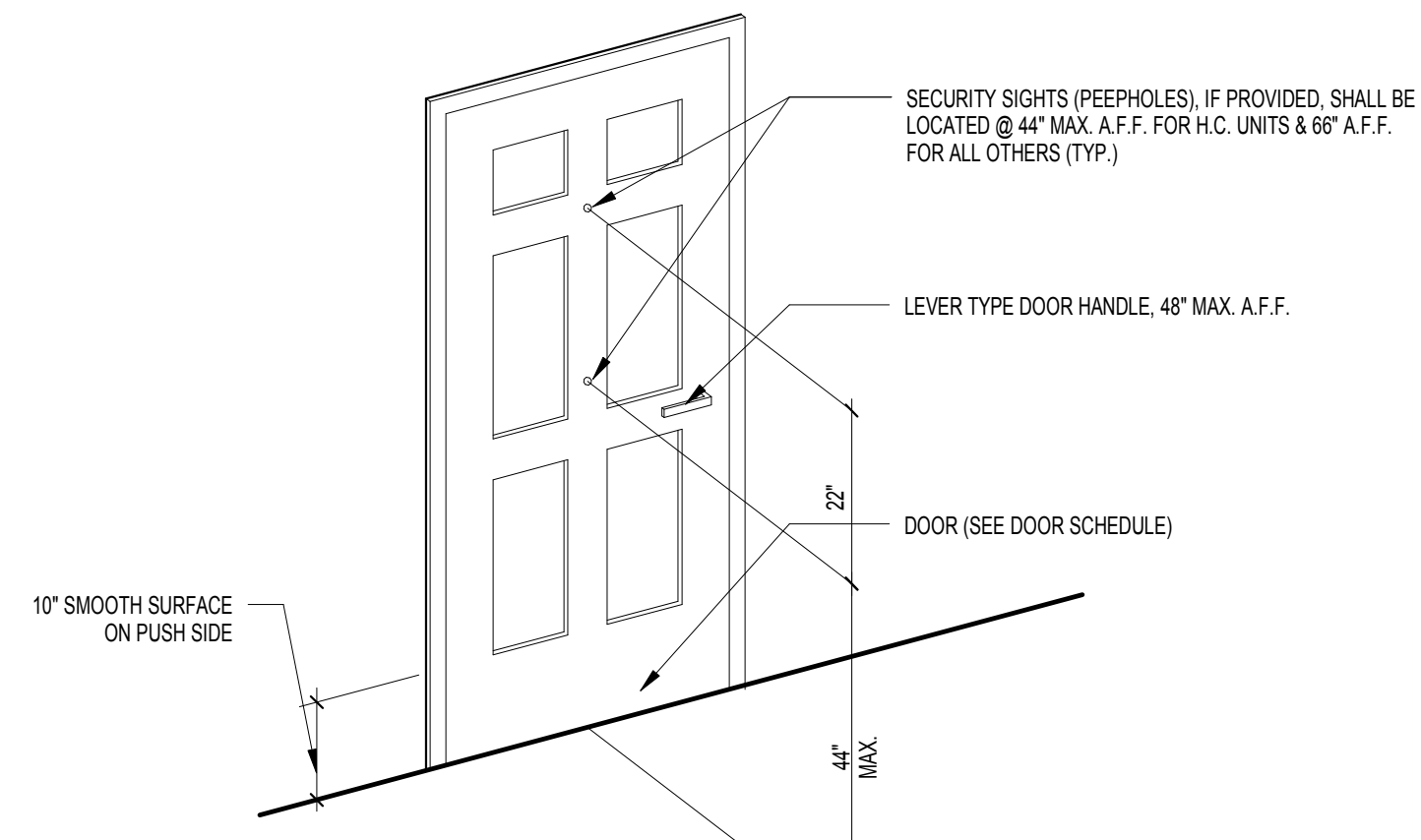
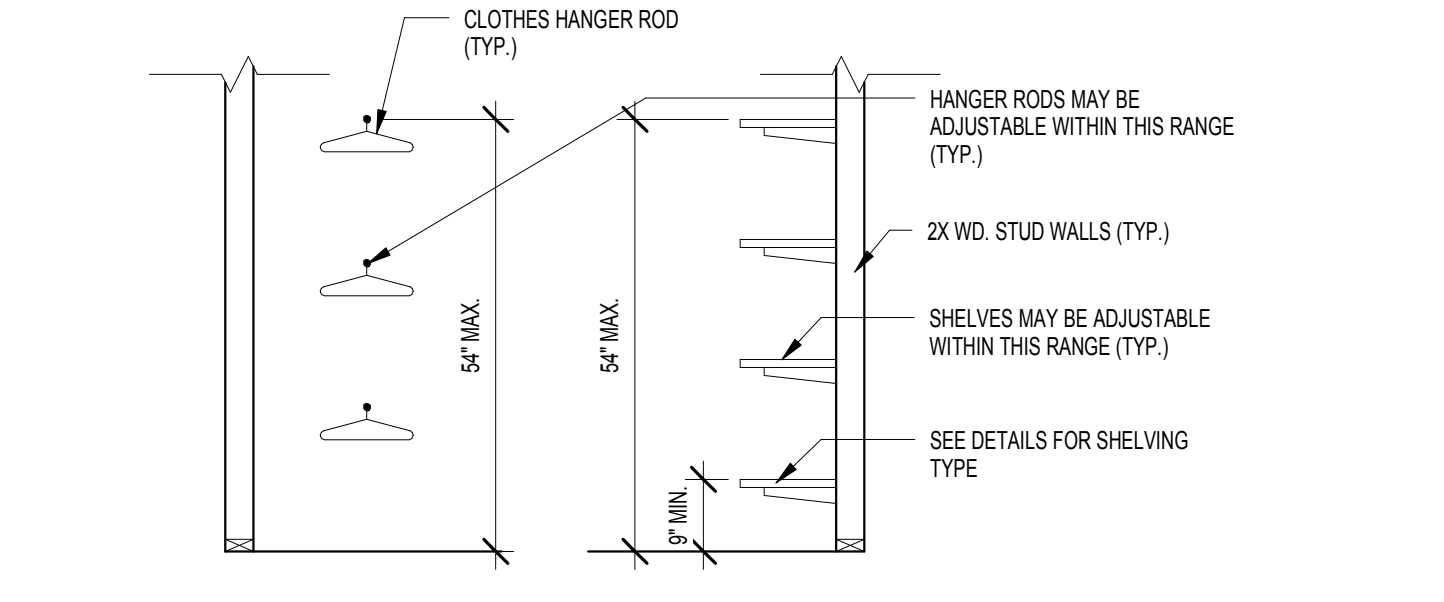


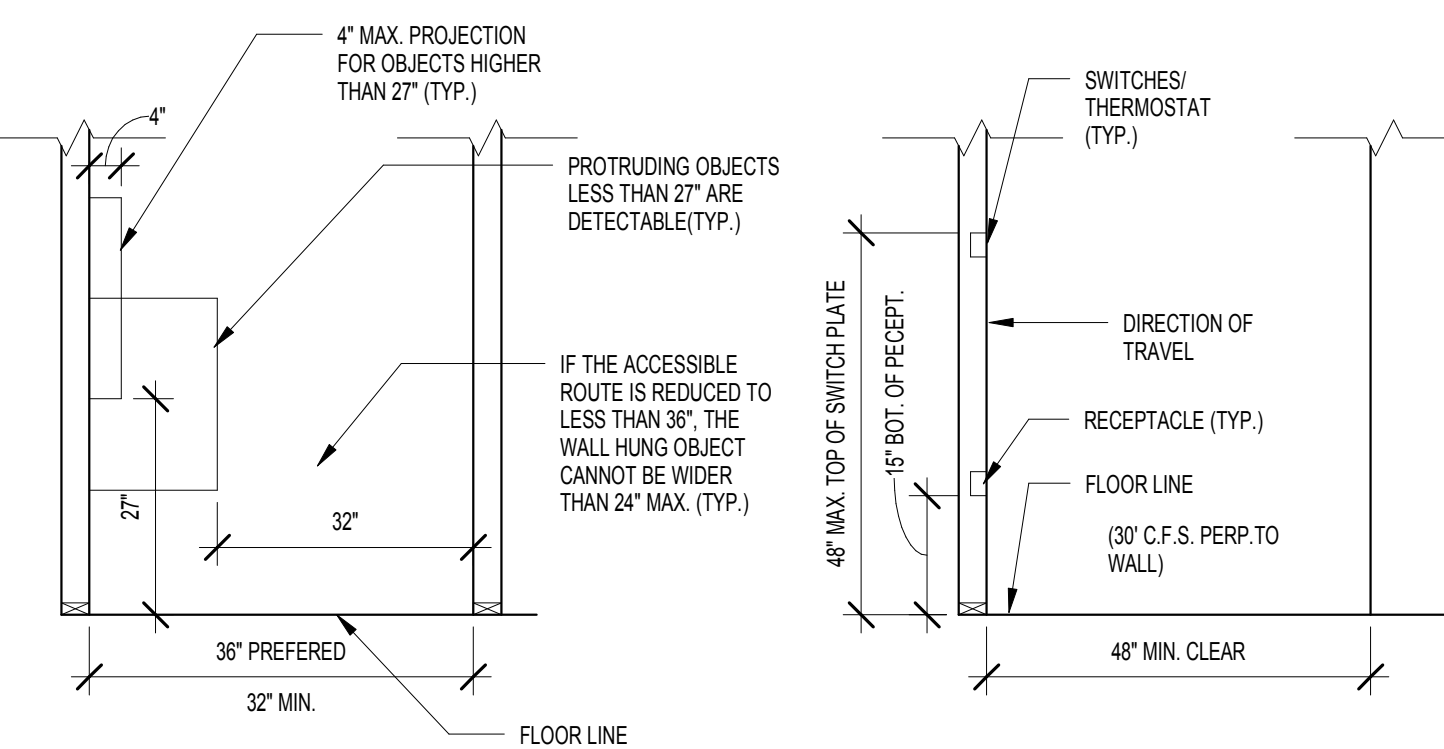
20 BLOCKING AT SHOWER
SCALE: 1/4" = 1'-0"



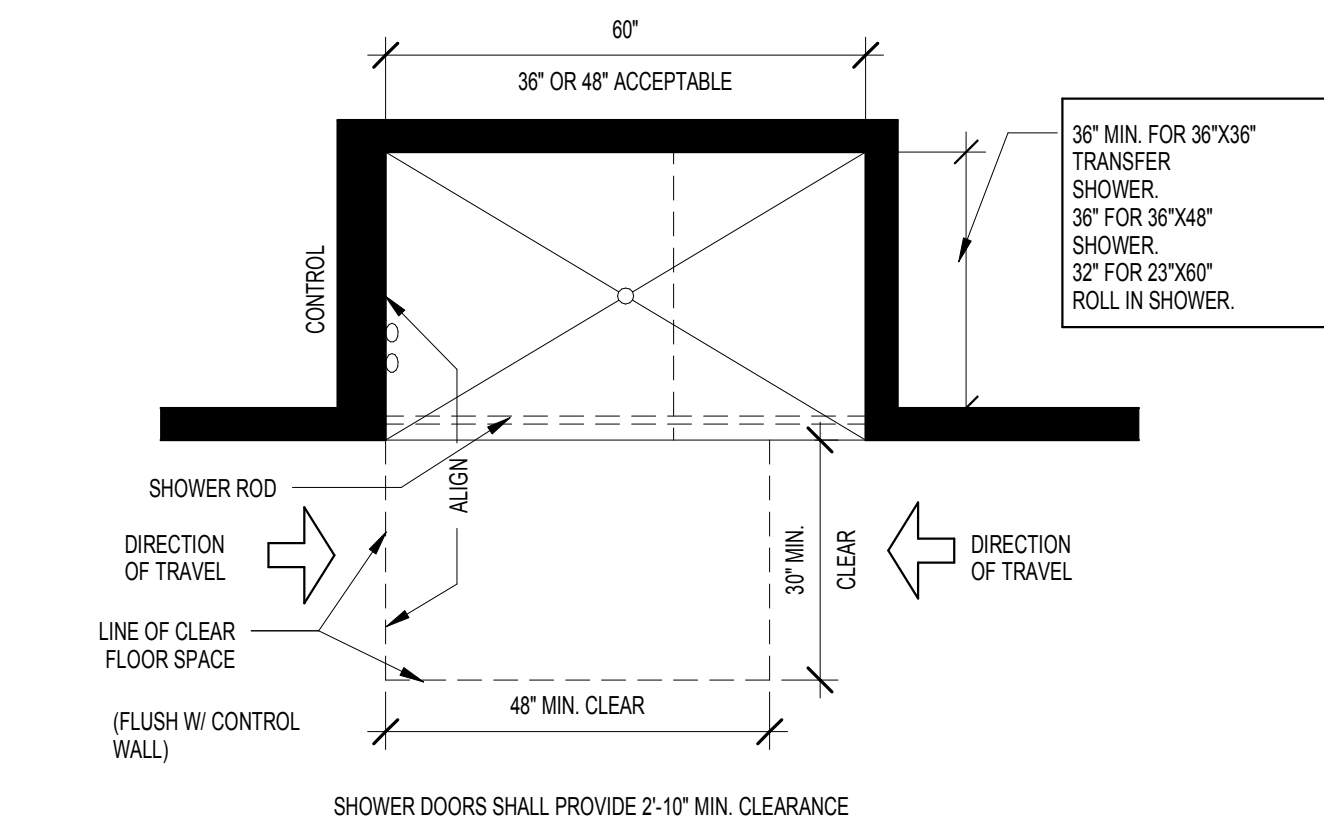
19 DOOR PEEPHOLE MOUNTING HEIGHTS
SCALE: 1/2" = 1'-0"



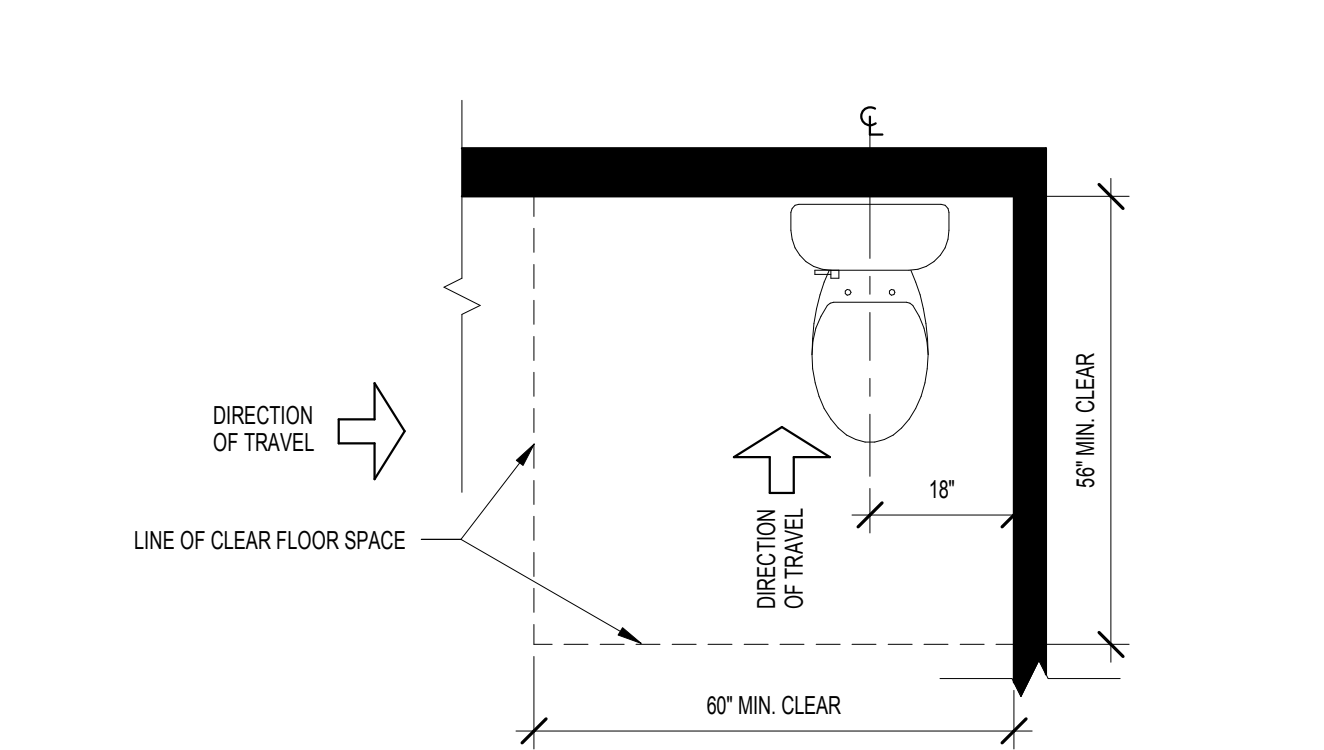
18 TYPICAL MOUNTING HEIGHTS
SCALE: 1/2" = 1'-0"



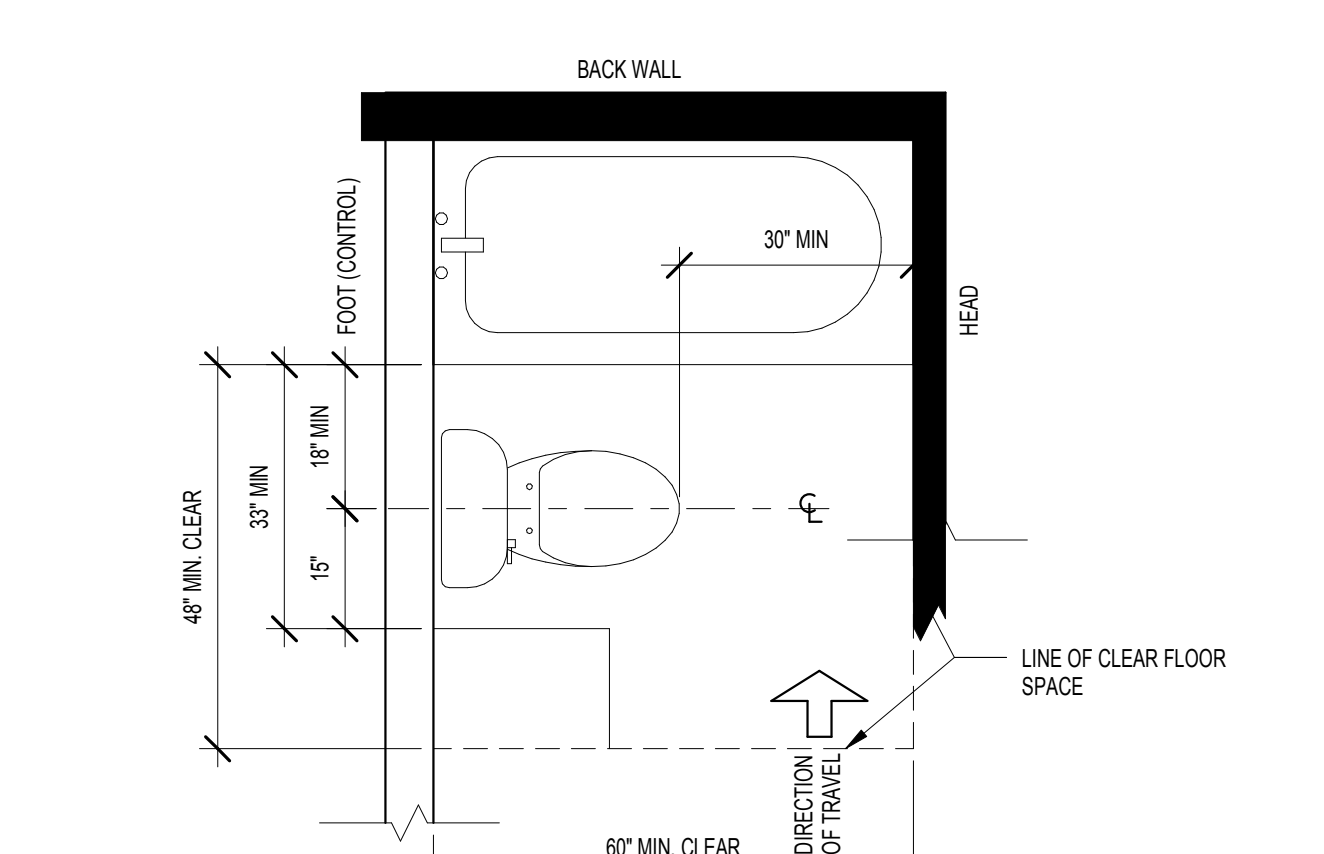
17 TYPICAL MOUNTING HEIGHTS
SCALE: 1/2" = 1'-0"



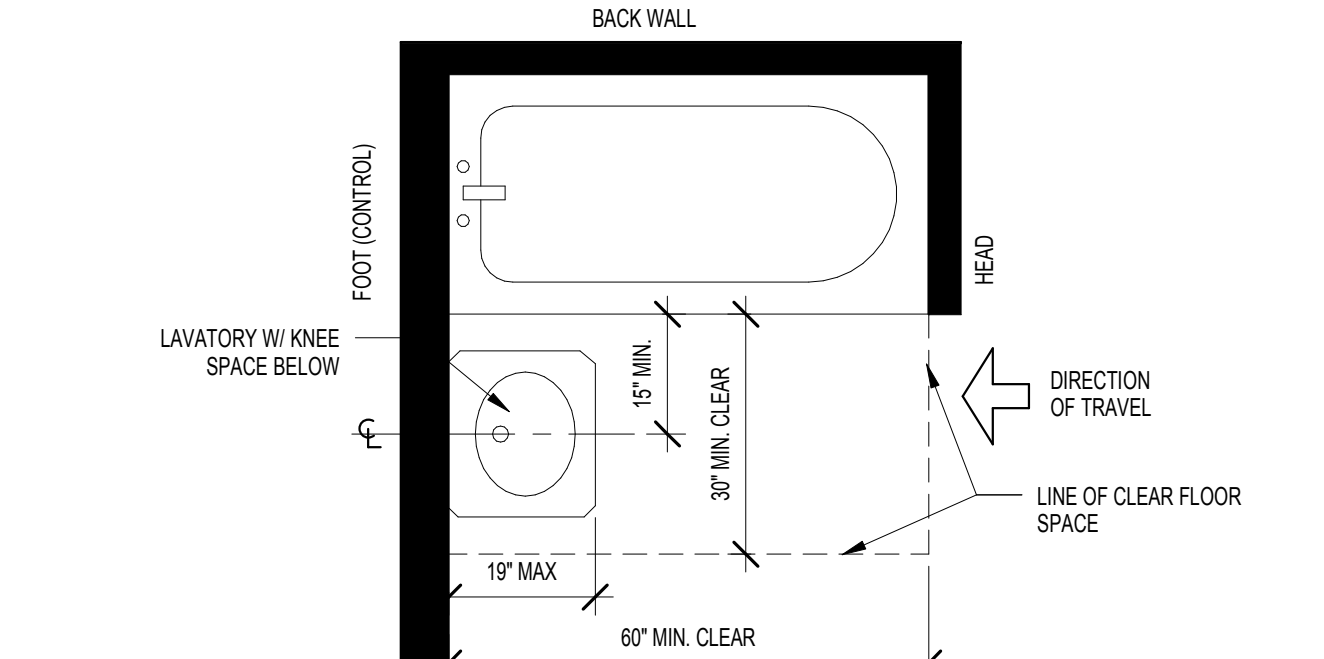
16 MIN. FLOOR CLEARANCE AT SHOWER
SCALE: 1/2" = 1'-0"



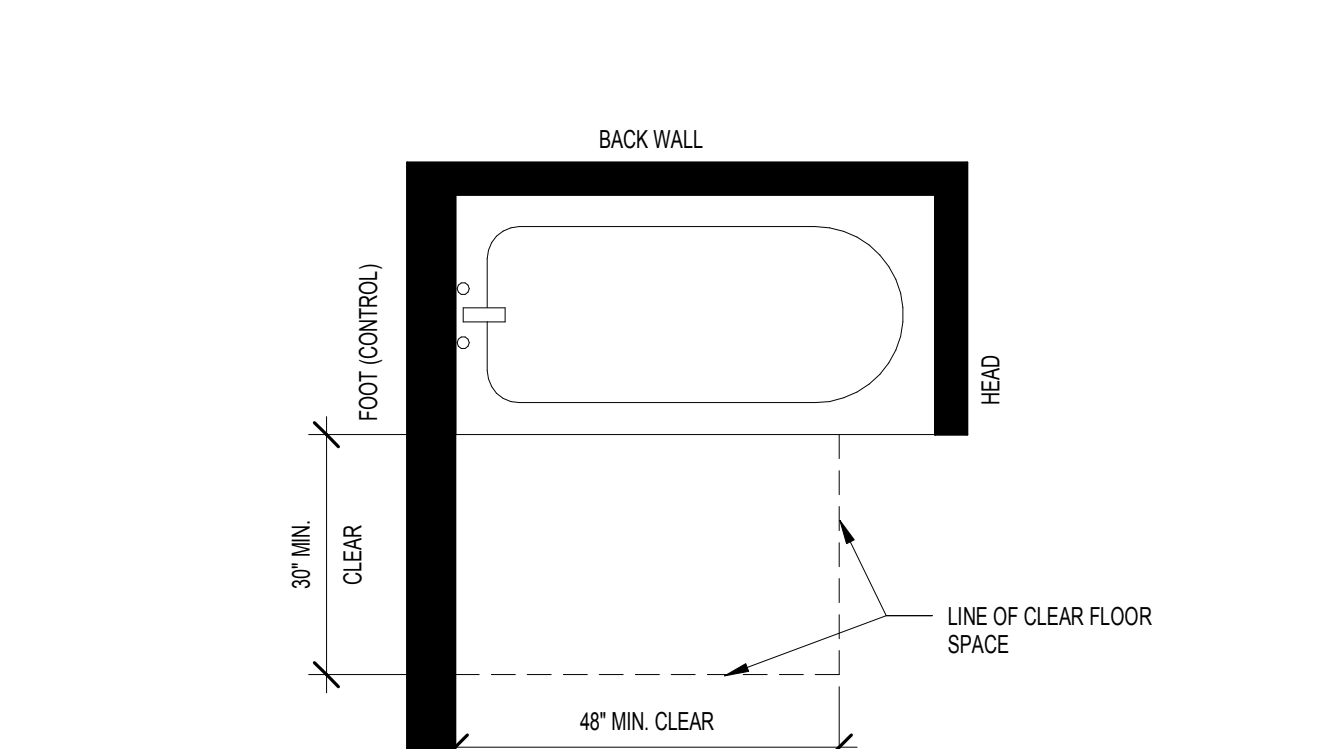
15 MIN. FLOOR CLEARANCE AT WATER CLOSET
SCALE: 1/2" = 1'-0"



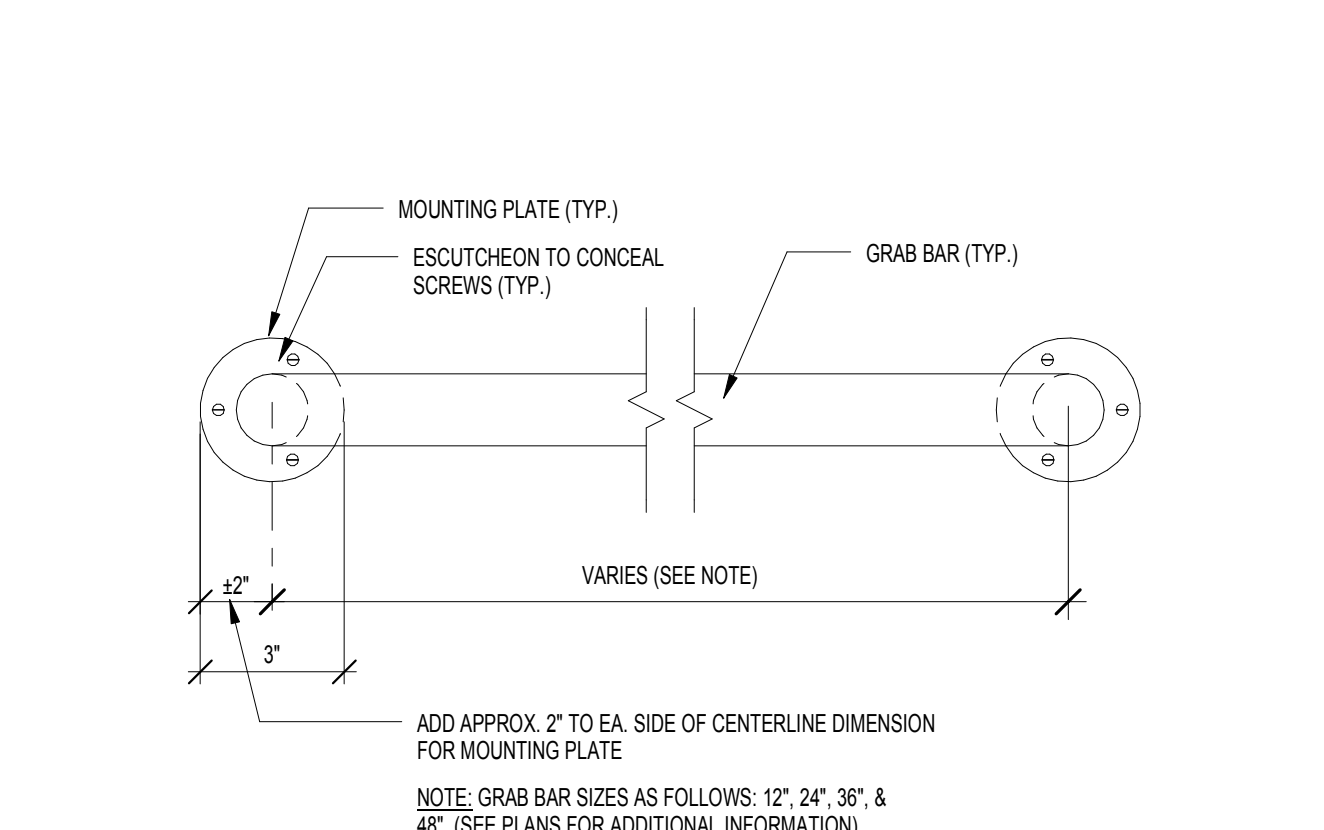
14 MIN. FLOOR CLEARANCE AT TUB FOR "SPEC A" BATH
SCALE: 1/2" = 1'-0"



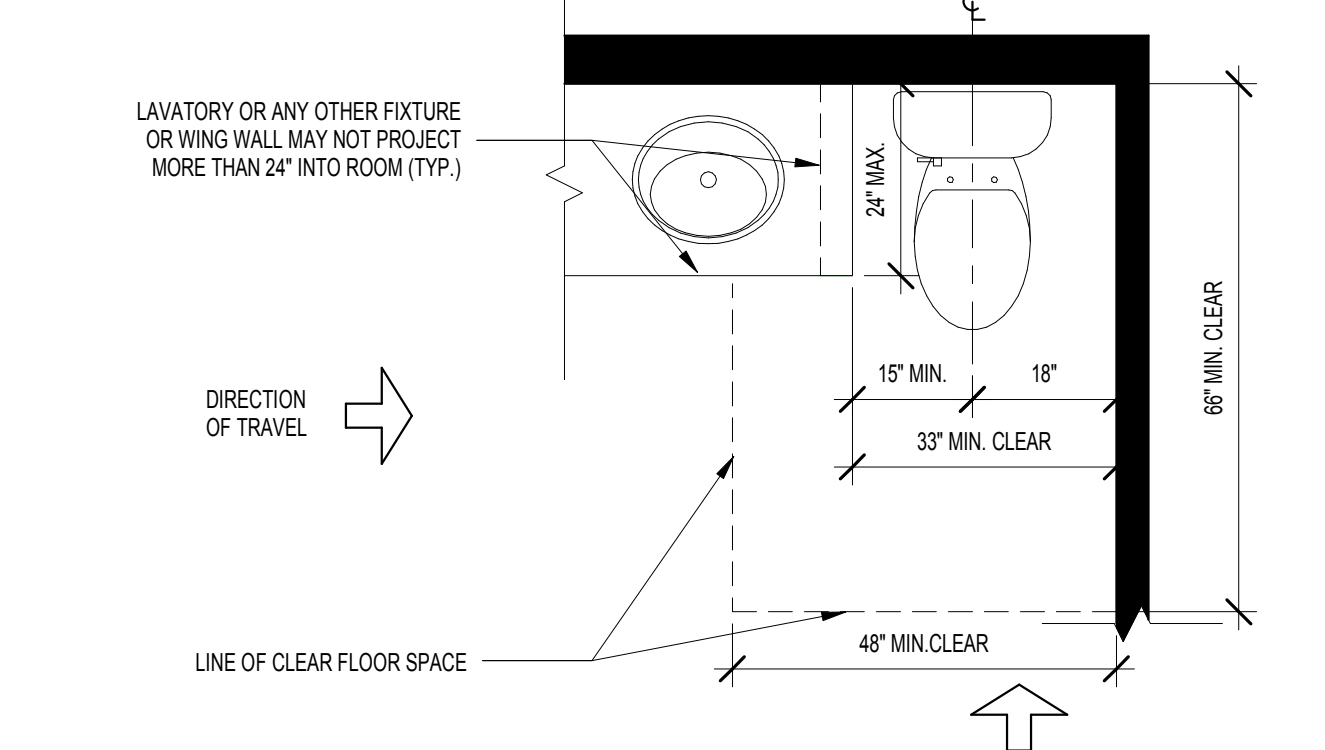
13 MIN. FLOOR CLEARANCE AT TUB FOR "SPEC A" BATH
SCALE: 1/2" = 1'-0"



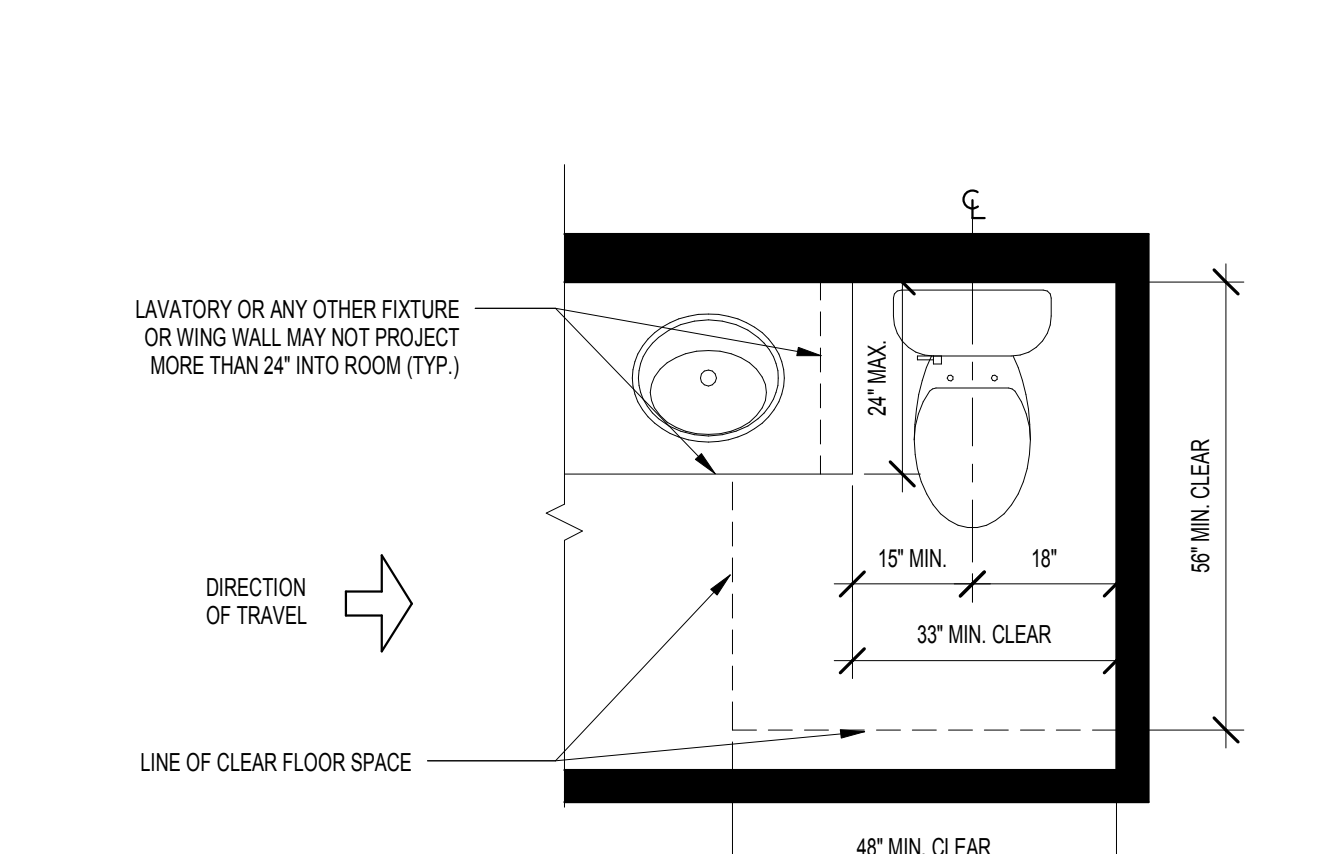
12 MIN. FLOOR CLEARANCE AT TUB FOR "SPEC B" BATH
SCALE: 1/2" = 1'-0"



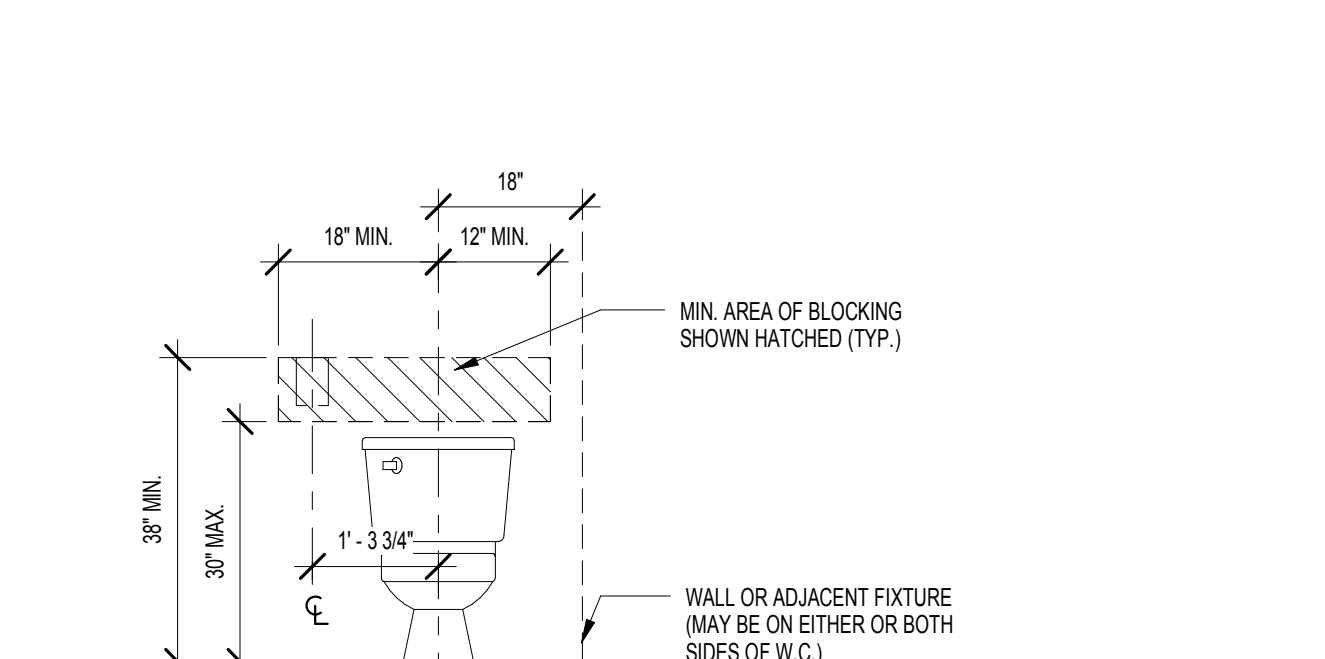
11 GRAB BAR - IF SPECIFIED
SCALE: 3" = 1'-0"



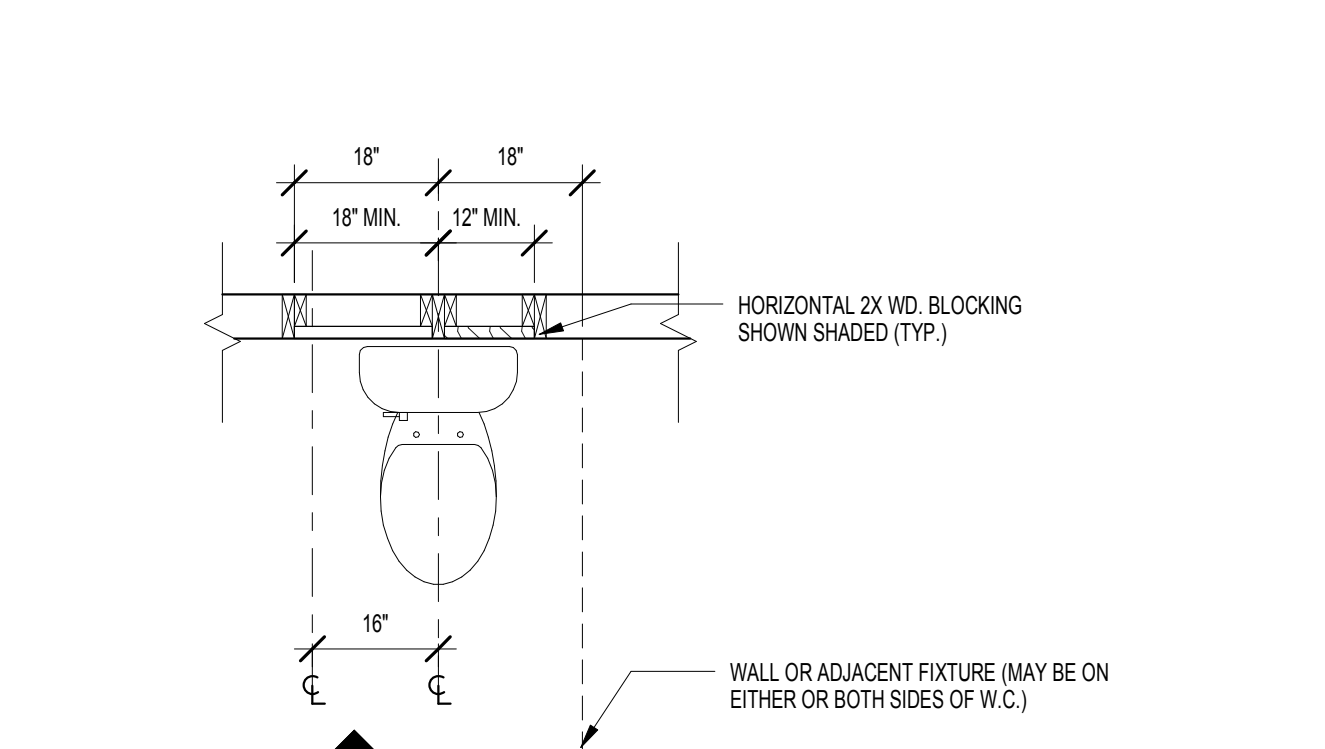
10 MIN. FLOOR CLEARANCE AT W.C. ADJACENT TO VANITY
SCALE: 1/2" = 1'-0"



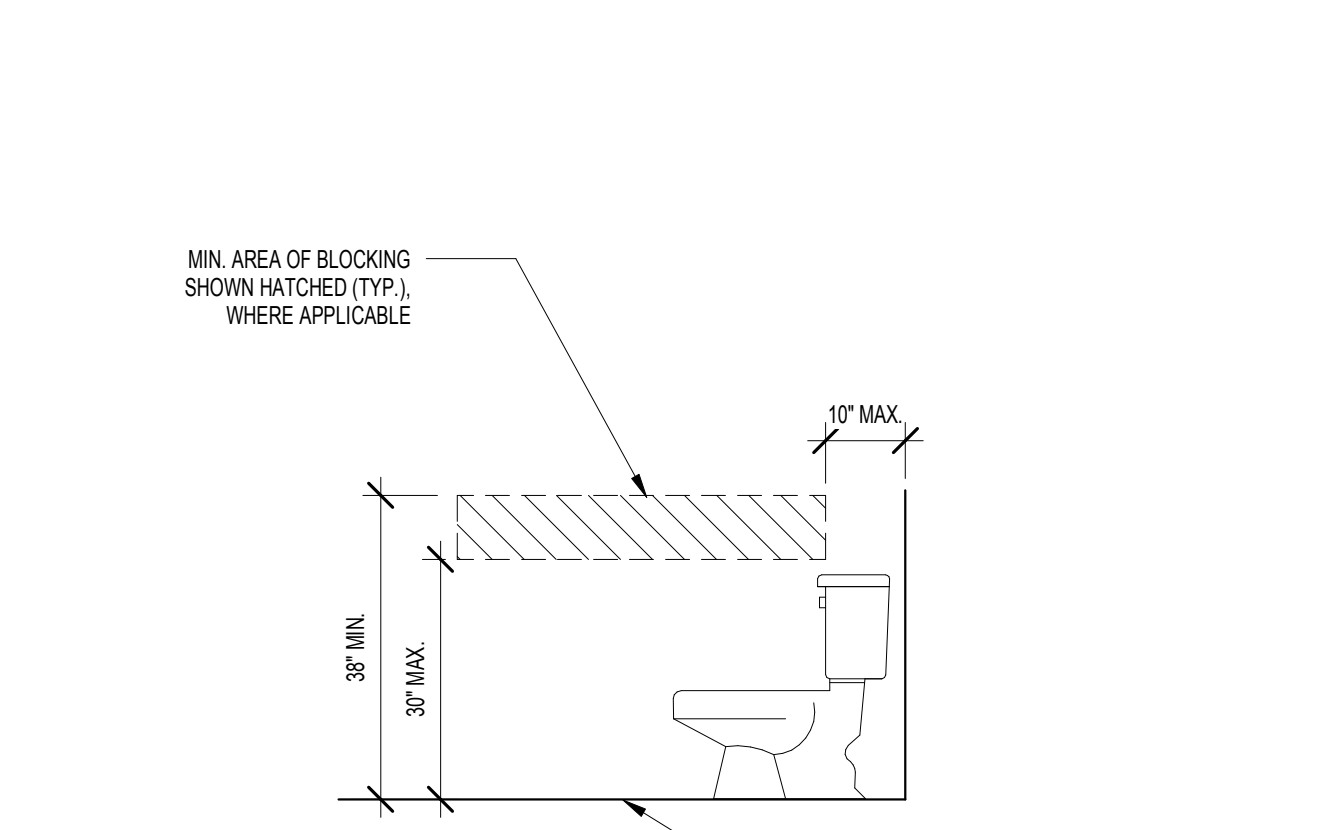
9 MIN. FLOOR CLEARANCE AT W.C. ADJACENT TO VANITY
SCALE: 1/2" = 1'-0"



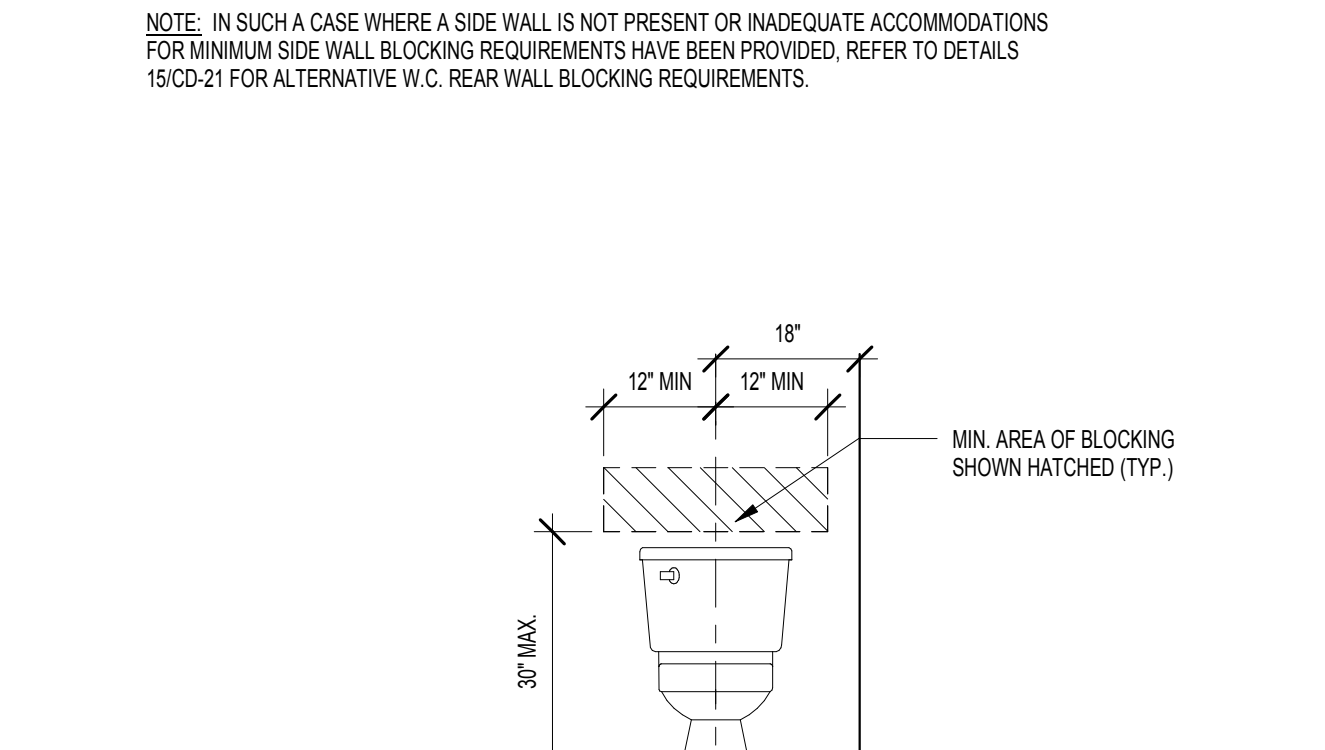
8 ALTERNATE BLOCKING AT W.C. WITHOUT SIDE WALL
SCALE: 1/2" = 1'-0"



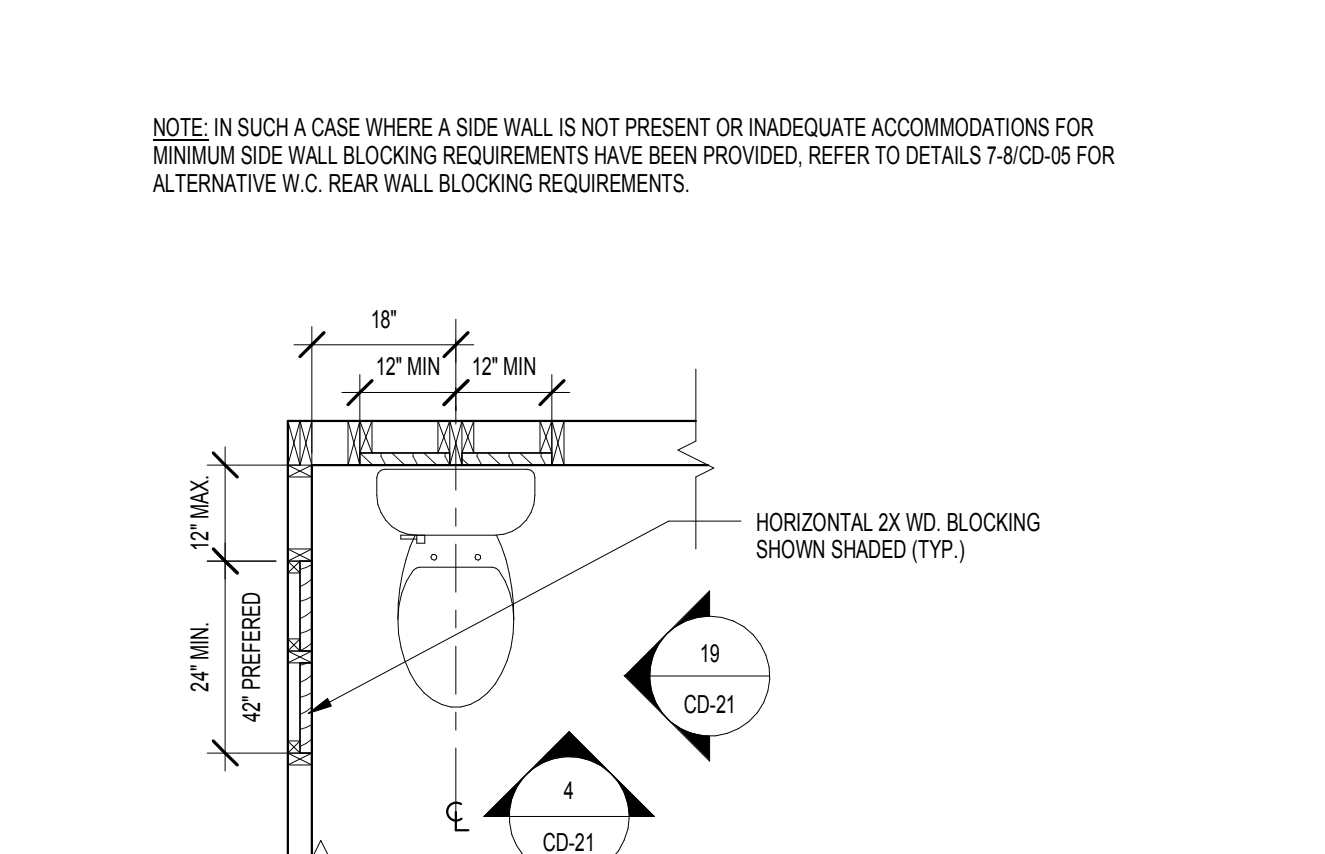
7 BLOCKING AT W.C. (ALT. PLAN)
SCALE: 1/2" = 1'-0"



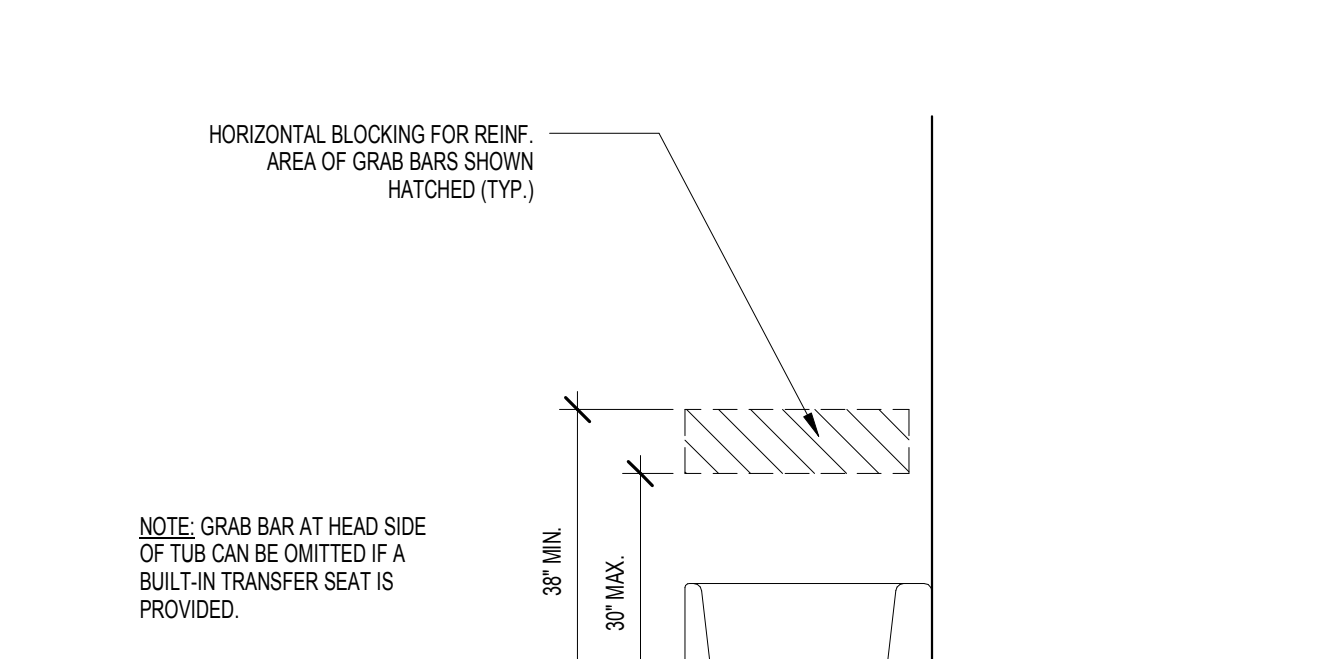
6 BLOCKING AT W.C. (SIDE WALL)
SCALE: 1/2" = 1'-0"



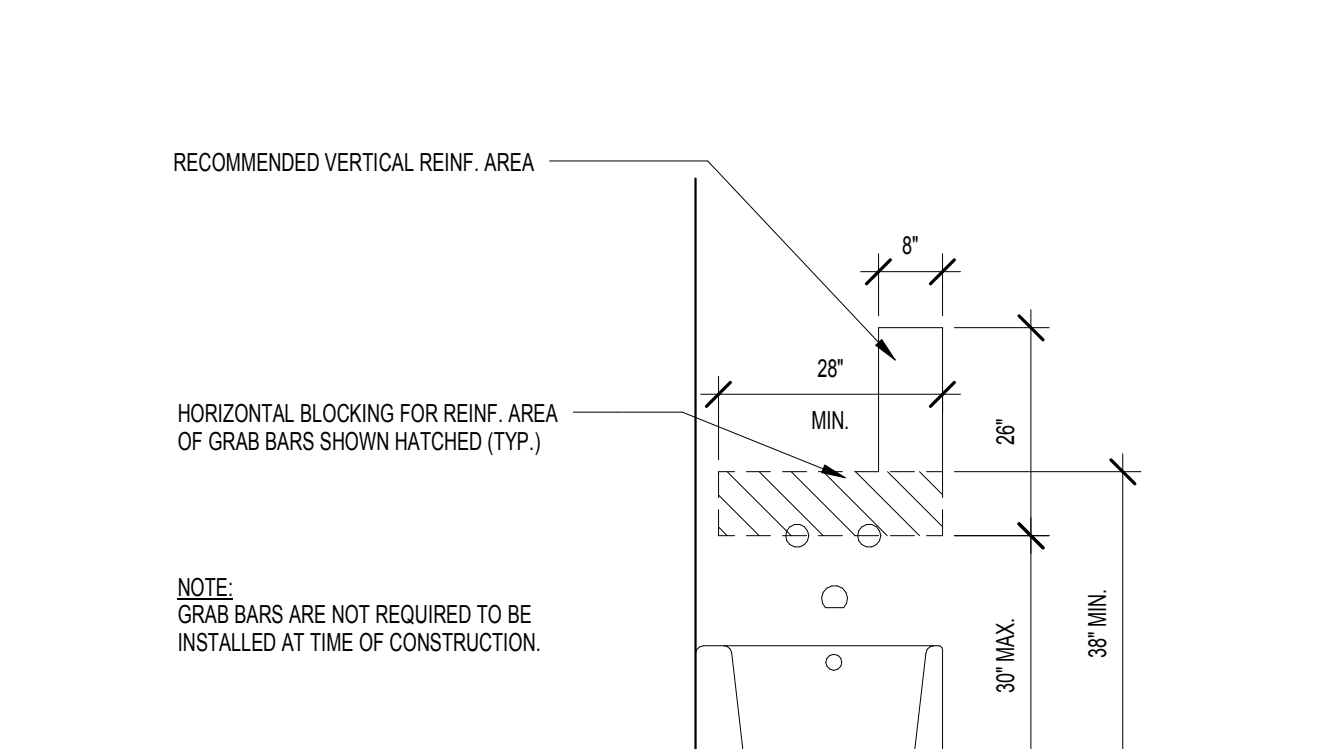
5 BLOCKING AT W.C. (REAR SIDE WALL)
SCALE: 1/2" = 1'-0"



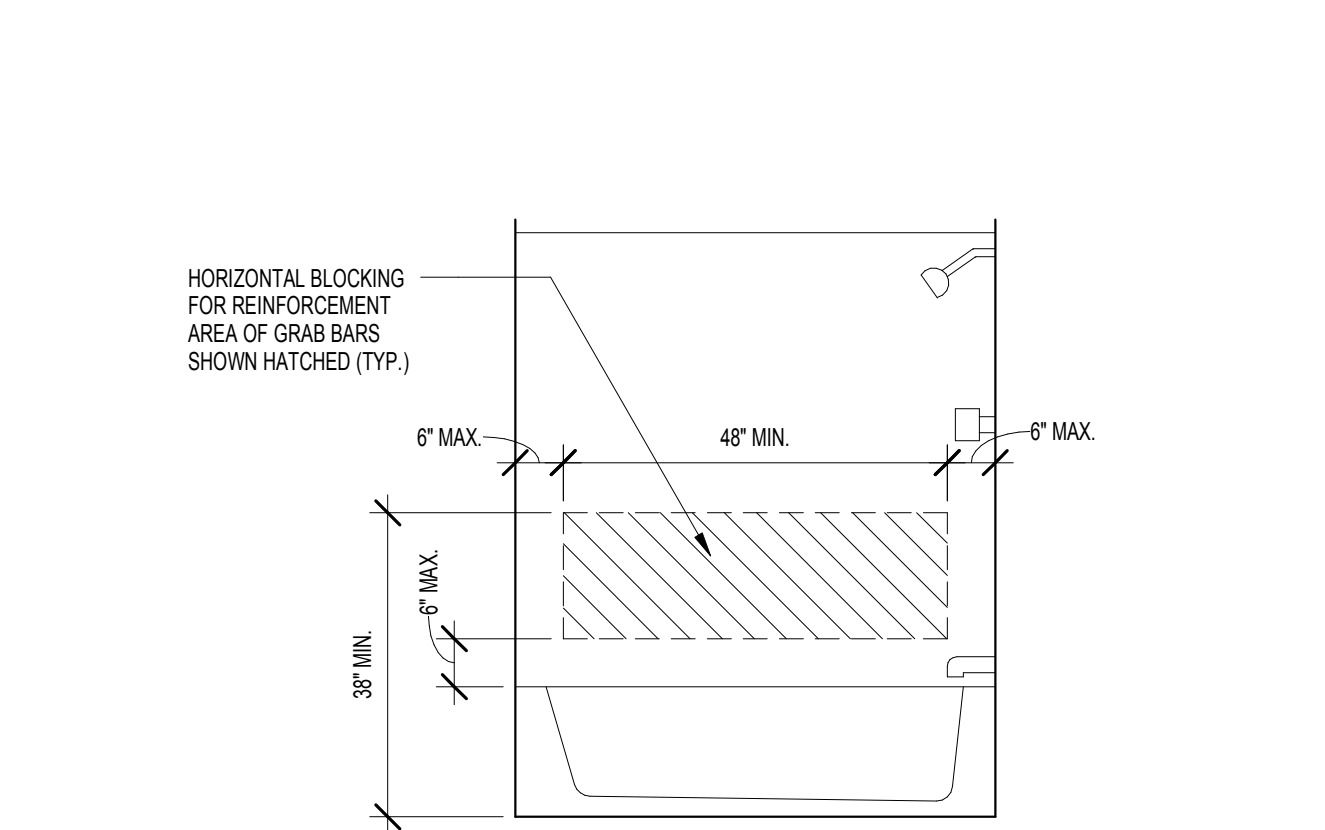
4 BLOCKING AT W.C. WITH SIDE WALL (PLAN)
SCALE: 1/2" = 1'-0"



3 BLOCKING AT BATHTUB (HEAD WALL)
SCALE: 1/2" = 1'-0"



2 BLOCKING AT BATHTUB (CONTROL WALL)
SCALE: 1/2" = 1'-0"



1 BLOCKING AT BATHTUB (REAR WALL)
SCALE: 1/2" = 1'-0"

GENERAL NOTES:

PROJECT SHALL COMPLY WITH THE FAIR HOUSING AMENDMENTS ACT OF 1988. THE FOLLOWING REQUIREMENTS ARE TO BE COMPLIED WITH. THIS INCLUDES SITE ACCESSIBILITY, PUBLIC AND COMMON USE SPACES AND GROUND FLOOR UNITS OF NON-ELEVATED BUILDINGS. THE REQUIREMENTS LISTED HEREIN ARE BASED ON ANSI A117.1-2003, SECTION 4.3.2 DWELLING UNITS AND H.U.D. PROPOSED GUIDELINES (24 CFR CHAPTER 1 - FEDERAL REGISTER, FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES - MODIFIED AUGUST 1998).

***NOTE: ALL DIMENSIONS ARE FROM FINISHED DRYWALL, ADJACENT FIXTURE OR EDGE OF COUNTERTOP UNLESS NOTED OTHERWISE.**

I. SITE:

PROVIDE TO BUILDING ENTRIES, COMMON USE SPACES AND FACILITIES. ROUTES TO COMPLY WITH THE REQUIREMENTS NOTED ON THE CIVIL AND LANDSCAPE PLANS. TYP. - ALL BUILDINGS MUST HAVE AT LEAST ONE ACCESSIBLE ROUTE, UNLESS IT IS EXEMPTED BY THE SITE ANALYSIS TEST DEEMING IT IMPRACTICAL - SHOWN ON ARCHITECTURAL SITE PLAN.

II. COMMON USE FACILITIES:

BUILDINGS, MAIL KIOSKS, EXERCISE / LAUNDRY FACILITIES, COMPACTORS, ETC., PUBLIC AND COMMON USE SPACES MUST BE READILY ACCESSIBLE TO AND USABLE BY PEOPLE WITH DISABILITIES. FEDERAL, STATE, AND LOCAL MUNICIPAL REGULATIONS AND ANSI 117-2003 STANDARDS - NOTE THAT ALL DOOR HARDWARE IS TO BE LEVER TYPE AS OUTLINED IN ANSI A117.1. PROVIDE FOR A CLEAR OPENING OF 32" WIDE (ANSI 404.2.2). CORRIDORS AND PASSAGEWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 3'-0" (38"), AND MINIMUM CLEAR HEADROOM OF 8'-0" (80"). DOORS WITH CLOSERS PROVIDED MUST HAVE A SAFE SWEEP PERIOD PER ANSI 404.2.7.

DEAD BOLT LOCKS AND LEVER HARDWARE PER ANSI 404.2.6 SHALL BE LOCATED AT THE ENTRY DOOR TO THE UNIT AT A HEIGHT NOT HIGHER THAN 48" A.F.F. DOOR SECURITY VIEWERS (PEEPHOLES) ARE TO BE PLACED AT A HEIGHT OF 48" A.F.F. IN THE CENTER OF THE DOOR AT H.C. UNITS AND 60" A.F.F. WALL OTHER TYP. DOORS MUST ALSO ALLOW FOR USE OF "LOW FORCE" TO BE APPLIED WHEN BEING OPENED PER ANSI 404.2.8.

A. LANDING SURFACES AT THE PRIMARY ENTRY DOOR TO THE UNIT ARE TO BE NO MORE THAN 1/2" BELOW FINISHED FLOOR. THE FINISHED FLOOR SURFACE OF THIS AREA THAT IS LOCATED IMMEDIATELY OUTSIDE THE ENTRY DOOR MAY BE SLOPED UP TO 1/8" PER FOOT FOR DRAINAGE. SEE NOTES ON BUILDING PLAN SHEETS.

B. EXTERIOR BREZEEWAY, PATIO, OR BALCONY SURFACES ARE NOT TO BE MORE THAN 1/2" BELOW FINISHED FLOOR UNLESS THEY ARE CONSTRUCTED OF IMPERVIOUS MATERIALS SUCH AS CONCRETE. IN SUCH CASE THE SURFACE CANNOT BE MORE THAN 4" BELOW FINISHED FLOOR.

TYPICAL UNIT NOTES:

GENERAL NOTES:

CHANGES IN LEVEL WITHIN THE DWELLING UNITS BETWEEN 1/4" AND 1/2" ARE TO BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2" ARE TO BE RAMPED.

THRESHOLDS AT ALL EXTERIOR DOORS, INCLUDING SLIDING DOOR TRACKS, MAY NOT BE MORE THAN 3/4" WITH CHANGES BEVELED WITH A SLOPE LESS THAN 1:2. RAMPS SHALL BE 1:12 MAX. SLOPE (8.33%).

1. BATHROOM NOTES:

A. WALL DIMENSIONS AND FIXTURE LOCATIONS MUST BE HELD SO THAT THE MINIMUM CLEARANCES ARE PROVIDED AS SHOWN IN THE DETAILS. A CLEAR FLOOR SPACE (C.F.S.) MINIMUM OF 30"x48" MUST BE PROVIDED WITHIN THE BATHROOM EXCLUSIVE OF THE DOOR SWING.

B. PROVIDE 2x MEMBER SIZE REQUIRED WOOD BLOCKING IN LINE OF STUD PLANE FOR WALLS NOTED AS REQUIRING REINFORCING FOR FUTURE GRAB BARS. SEE DETAILS.

C. MEDICINE CABINETS ARE TO BE MOUNTED SO THAT A USEABLE SHELF IS NO HIGHER THAN 44" A.F.F. (IF INSTALLED).

D. LAVATORIES ARE TO BE INSTALLED WITH THE CENTERLINE OF THE BASIN AND CONTROLS A MINIMUM OF 2'-0" HORIZONTALLY FROM AN ADJOINING FINISHED WALL OR FIXTURE. SEE DETAILS.

E. WATER CLOSETS ARE TO BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE AT 18" HORIZONTALLY FROM THE FINISHED FACE OF THE ADJACENT WALL.

F. GRAB BARS SHOWN ARE TO REPRESENT ADAPTATIVE DESIGN INTENT ONLY AND ARE NOT REQUIRED TO BE INSTALLED AT TIME OF CONSTRUCTION.

2. KITCHEN NOTES:

BASE CABINETS AND APPLIANCES FACING EACH OTHER SHALL HAVE A 4" MINIMUM CLEAR DIMENSION BETWEEN THEM. DIMENSION IS TAKEN FROM COUNTERTOP FACE TO OPPOSING WALL, APPLIANCE, OR COUNTERTOP FACE.

A 60" DIAMETER TURNING CIRCLE IS REQUIRED IN A U-SHAPED KITCHEN THAT HAS A SINK, RANGE, OR COOK TOP AT ITS BASE. ANY APPLIANCES (EXCLUDING DOOR HANDLES) SHALL NOT ENCROACH INTO HIS SPACE.

CLEAR FLOOR SPACE OF 30"x48" IS REQUIRED WITHIN KITCHENS TO ALLOW FOR A CENTERED PARALLEL OR PERPENDICULAR APPROACH TO THE APPLIANCES AND FIXTURES. TYP. - SEE UNIT PLANS.

ENSURE THAT REFRIGERATOR, DISHWASHER AND OVEN DOORS OPEN WITHOUT INTERFERING WITH EACH OTHER OR OTHER CABINETRY OR HARDWARE.

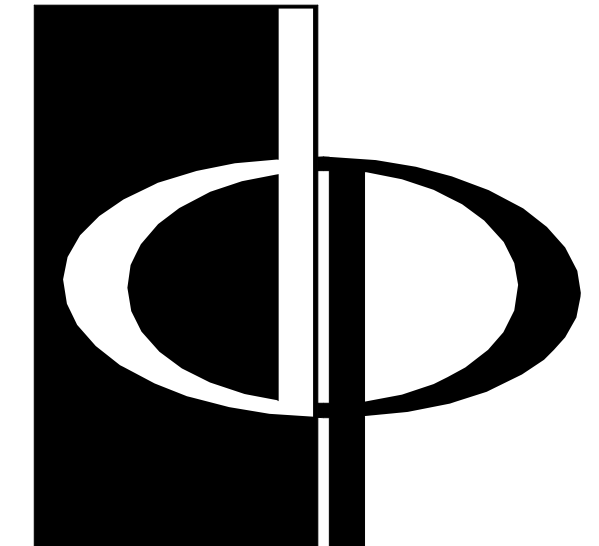
3. ELECTRICAL/ENVIRONMENTAL CONTROLS:

LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROL ITEMS MUST BE POSITIONED SO THAT CONTROLS OR UPPER RECEPTABLES IN ACCESSIBLE OUTLETS ARE LOCATED NOT HIGHER THAN 48" A.F.F. OR THE LOWER RECEPTABLES IN ACCESSIBLE OUTLETS ARE NO LOWER THAN 15" AFF. SWITCHES AND OUTLETS OVER COUNTERS THAT REQUIRE A SIDE REACH SHALL BE MOUNTED WITH THE OPERABLE CONTROL OR TOP RECEPTABLE NO MORE THAN 48" AFF. ACCESSIBLE OUTLETS IN CORNERS OVER CABINETS IN DWELLING UNITS SHALL BE A MIN. OF 30" FROM A CORNER COORDINATE WITH EX-01, DETAIL E AND C2-16 HANDICAPPED ACCESSIBILITY NOTES. REFERRING WITH EACH OTHER OR OTHER CABINETRY OR HARDWARE.

4. MISC.:

WATER FOUNTAINS TO BE MOUNTED AT 36" TO TOP OF SPOUT.

UNOBSTRUCTED PUBLIC PAYPHONES TO BE MOUNTED AT 48" TO TOP OF PHONE.



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CONSULTANT

SEAL



PROJECT

RESERVE AT THE BALLPARK, PHASE II, AKA REVEL AT THE BALLPARK
2885 CRESCENT PKWY
SMYRNA, GA 30080

FOR



ATLANTIC REALTY PARTNERS

3438 PEACHTREE ROAD
SUITE 1425
ATLANTA, GA 30326

ISSUES & REVISIONS

CONCEPTUAL DESIGN	08/21/2015
SCHEMATIC DESIGN	09/28/2015
CM/CD DESIGN DEVELOPMENT	10/15/2015
GMP	04/03/2017
PERMIT SET	05/22/2017
BUILDING PERMIT	07/25/2017

DATE	05/22/2017
JOB NUMBER	1493101
DRAWN BY	EKS
CHECKED BY	AMB
SHEET TITLE	FAIR HOUSING ACCESSIBILITY GUIDELINES
SHEET NUMBER	CD-21

COMMENTS

BUILDING PERMIT RE-SUBMISSION

30X42

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