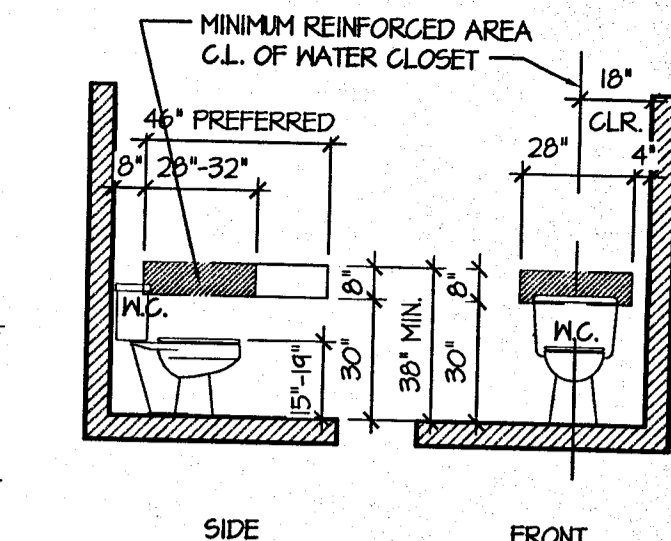
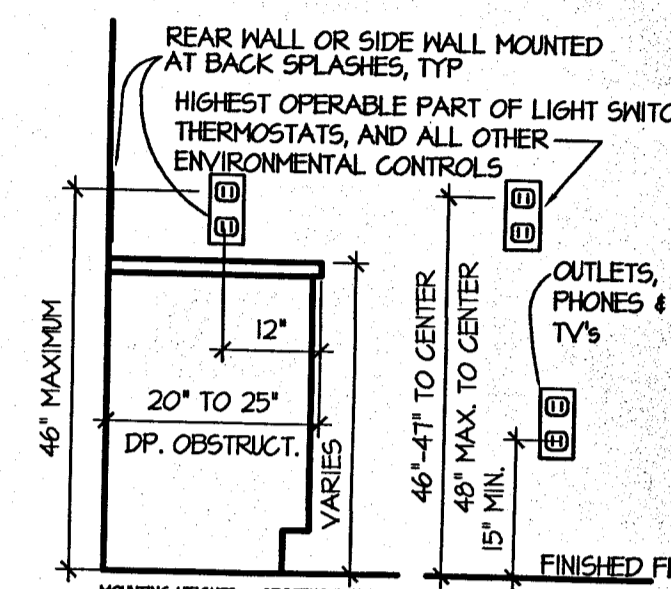


2 TOILET REINFORCING
SCALE: 1/4"=1'-0"

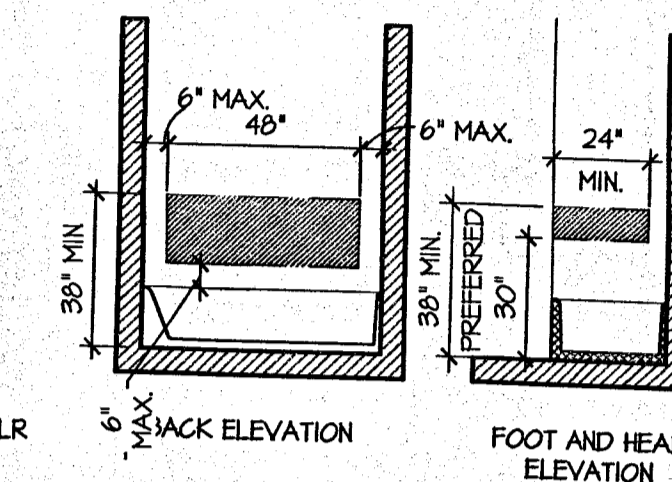


1 GRAB BAR REINFORCING @ W. CLOSET
SCALE: 1/4"=1'-0"

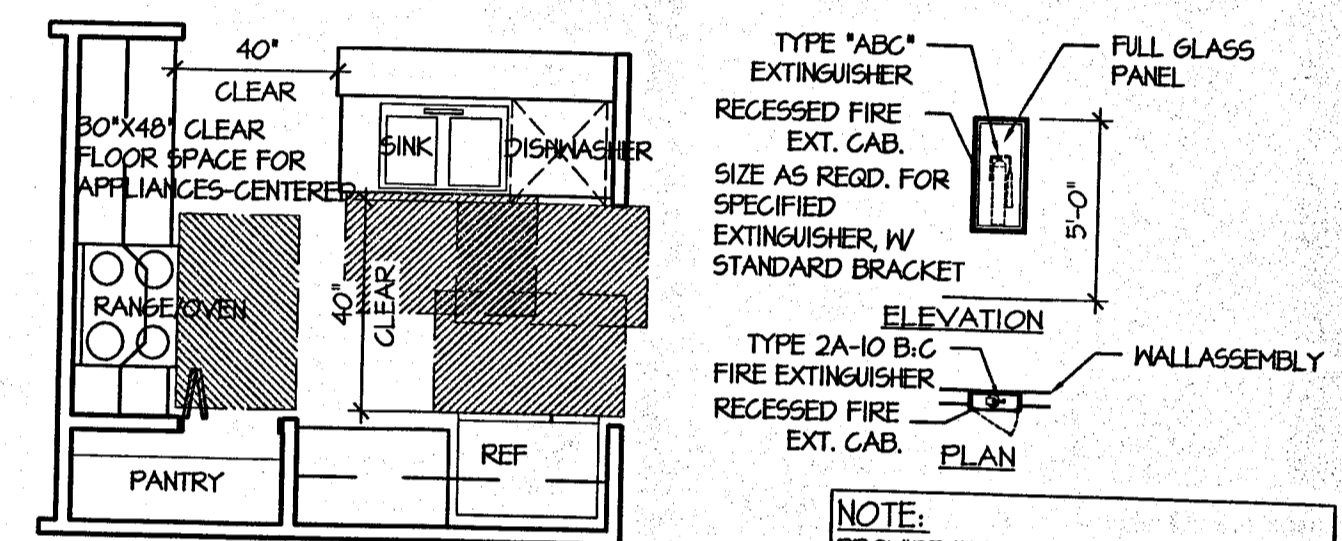
NOTE: UNIT 'A' IS TO MEET THE REQUIREMENTS OF FAIR HOUSING. THIS SHEET PROVIDES THE REQUIRED CLEAR FLOOR SPACES AT APPLIANCES AND PLUMBING FIXTURES, GRAB BAR REINFORCING LOCATIONS, AND GENERAL GUIDELINES THAT APPLY TO UNIT 'A' ONLY.



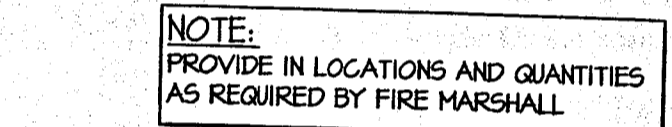
4 OUTLET MOUNTING HEIGHTS
SCALE: 1/4"=1'-0"



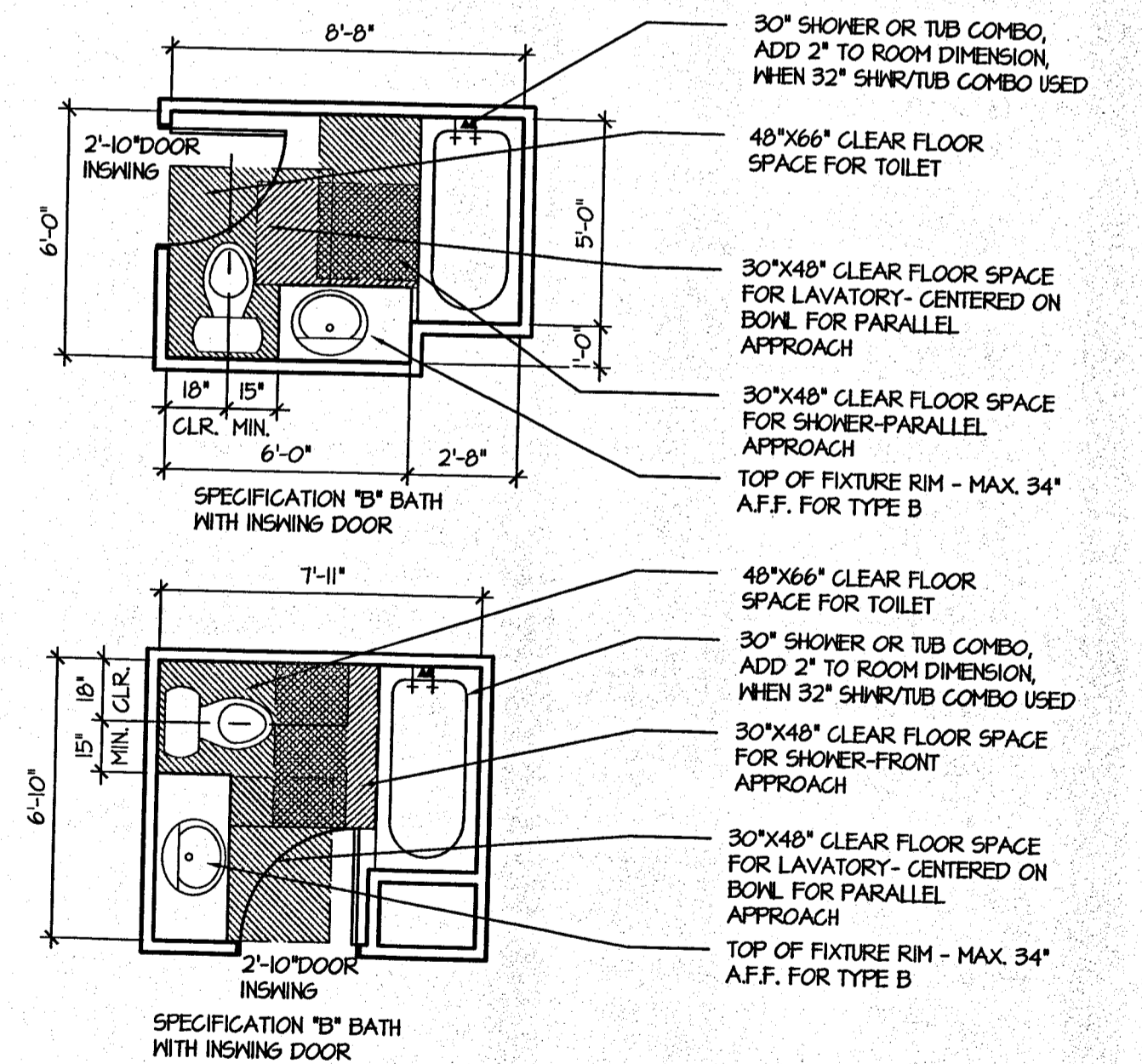
3 GRAB BAR REINFORCING @ BATHTUB
SCALE: 1/4"=1'-0"



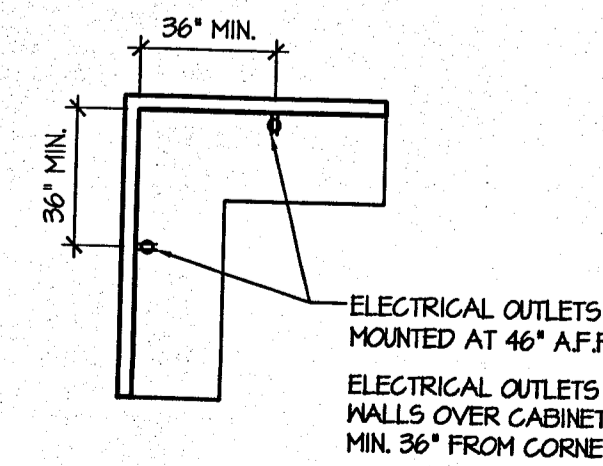
6 TYPICAL CLEAR FLOOR SPACE FOR KITCHEN APPLI.
SCALE: 1/4"=1'-0"



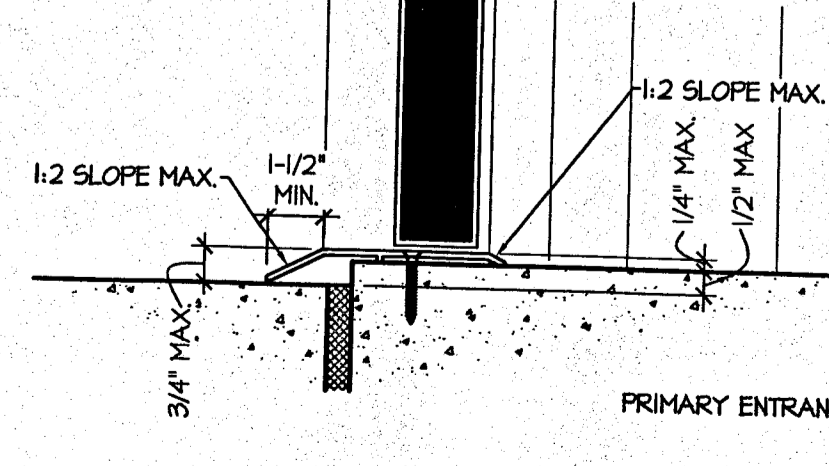
5 FIRE EXTINGUISHER DETAIL
SCALE: 1/4"=1'-0"



7 TYPICAL SPECIFICATION 'B' BATH
SCALE: 1/4"=1'-0"



9 OUTLET MOUNTING @ CABINETS
SCALE: 1/4"=1'-0"



8 THRESHOLD CONDITIONS
SCALE: 1/4"=1'-0"

GENERAL REQUIREMENTS & PORTIONS OF FAIR HOUSING ACT GUIDELINES

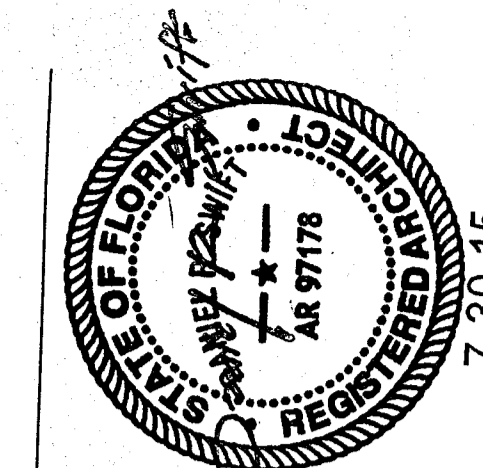
GENERAL NOTE
INFORMATION PROVIDED ON THIS PAGE APPLY TO ALL FHA COVERED UNITS, REFER TO THE CURRENT FHA MANUAL FOR EXACT DETAILS & DIRECTION, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

DEFINITIONS
"COVERED MULTIFAMILY DWELLINGS" ARE:

- (1) ALL DWELLING UNITS IN BUILDINGS CONTAINING FOUR OR MORE DWELLING UNITS IF SUCH BUILDINGS HAVE ONE OR MORE ELEVATORS, AND
 - (2) ALL GROUND FLOOR DWELLING UNITS IN OTHER BUILDINGS CONTAINING FOUR OR MORE DWELLING UNITS
- "ADAPTABLE DWELLING UNITS" ARE:
- DWELLING UNITS IN BUILDINGS CONTAINING FOUR OR MORE DWELLING UNITS THAT INCLUDE THE FEATURES OF ADAPTABLE DESIGN AS SPECIFIED IN 24 CFR 100.205(c) (2)-(3)

GENERAL REQUIREMENTS

- (1) TO BE A "COVERED" MULTIFAMILY DWELLING UNIT, ALL OF THE FINISHED LIVING SPACE MUST BE ON THE SAME LEVEL (EX SINGLE STORY)
- (2) MULTI STORY DWELLING UNITS ARE NOT COVERED BY THESE GUIDELINES UNLESS LOCATED WITHIN A BUILDING THAT IS EQUIPPED WITH ONE OR MORE ELEVATORS, IN WHICH CASE, THE PRIMARY ENTRY LEVEL IS COVERED.
- (3) "COVERED" MULTIFAMILY DWELLINGS, AS DEFINED HEREIN, WHICH ARE INTENDED FOR FIRST OCCUPANCY AFTER MARCH 13, 1991, SHALL BE DESIGNED AND CONSTRUCTED TO HAVE AT LEAST ONE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE UNLESS IT IS IMPRACTICAL TO DO SO BECAUSE OF THE TERRAIN OR UNUSUAL CHARACTERISTICS OF THE SITE, AS DETERMINED BY COMMISSION RULE.
- (4) "COVERED" MULTIFAMILY DWELLINGS, AS DEFINED HEREIN, SHALL COMPLY WITH THE FOLLOWING SEVEN REQUIREMENTS:
 1. "COVERED" MULTIFAMILY DWELLING UNITS MUST HAVE AT LEAST ONE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE
 2. PUBLIC AND COMMON USE AREAS MUST BE READILY ACCESSIBLE TO AND BE USABLE BY PEOPLE WITH DISABILITIES
 3. ALL DOORS SHALL BE DESIGNED AS "USABLE" TO ALLOW PASSAGE INTO AND WITHIN ALL PREMISES. DOORS SHALL BE DESIGNED TO ALLOW PASSAGE OF A WHEEL CHAIR
 4. THERE SHALL BE AN ACCESSIBLE ROUTE INTO AND THROUGH THE "COVERED" DWELLING UNITS
 5. ALL PREMISES WITHIN THE "COVERED" DWELLING UNITS SHALL CONTAIN LIGHTS SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS
 6. ALL PREMISES WITHIN THE "COVERED" DWELLING UNITS SHALL CONTAIN REINFORCEMENTS IN BATHROOM WALLS TO ALLOW FOR FUTURE INSTALLATIONS OF REQUIRED GRAB BARS.
 7. ALL "COVERED" DWELLING UNITS SHALL BE DESIGNED WITH USABLE KITCHENS AND BATHROOMS TO ALLOW FOR THE NECESSARY MANEUVERING SPACE FOR INDIVIDUALS WITH DISABILITIES.
- (5) CLEAR FLOOR SPACE FOR A STATIONARY WHEELCHAIR SHALL BE 30" X 48" MINIMUM
- (6) CLEAR FLOOR SPACE FOR A WHEELCHAIR TO MANUEVER OR TURN AROUND SHALL BE 60" DIAMETER MINIMUM (CLEAR OF ALL OBSTRUCTIONS)- ALTERNATIVELY, A "T-TURN" SPACE CAN BE PROVIDED IF CONDITIONS ALLOW FOR IT.
- (7) ALTHOUGH THE AMERICANS WITH DISABILITIES ACT(ADA) GENERALLY DOES NOT COVER DWELLING UNITS, PUBLIC AND COMMON USE AREAS OF DEVELOPMENTS MAY BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF ADA, SUCH AS SITE ACCESSIBILITY, COMMON ENTRANCES, COMMUNITY ROOMS/AREAS, ETC. THESE AREAS SHALL COMPLY WITH THE REQUIREMENTS OF ADA AND ANSI A117.1-1990
- (8) ALL DOORS INSTALLED WITHIN A "COVERED" MULTIFAMILY DWELLING UNIT, THAT ARE REQ'D. FOR PASSAGE, SHALL COMPLY WITH ANSI A117.1-1990 SECTION 4.13. A MINIMUM OF 32" CLEAR, UNOBSTRUCTED WIDTH, WHEN THE DOOR IS IN THE 90 DEG. OPEN POSITION, MEASURED FROM THE FACE OF THE DOOR TO THE NEAREST PROJECTION (DOOR STOP)
- (9) OPENING DEPTHS OF GREATER THAN 24" SHALL BE A MINIMUM OF 36" WIDE, CLEAR OF ANY OBSTRUCTIONS
- (10) THE GUIDELINES ALLOWS THE OPTION OF SPECIFICATION "A" OR SPECIFICATION "B" FOR BATHROOMS WHEN DESIGNING FOR COMPLIANCE. THE MAIN DIFFERENCE BETWEEN SPEC "A" AND "B" IS THE PARALLEL APPROACH TO THE BATH TUB, REQUIRED FOR SPECIFICATION "B" BATHS. IF ONE BATHROOM IS SELECTED TO MEET SPECIFICATION "B", ALL OTHER BATHROOMS WITHIN THE DWELLING UNIT NEED ONLY MEET THE ACCESSIBILITY REQUIREMENTS AND NOT THE CLEAR FLOOR SPACE REQUIREMENTS. IF SPECIFICATION "A" IS SELECTED THEN ALL BATHROOMS WITHIN THE DWELLING UNIT SHALL COMPLY WITH SPECIFICATION "A"
- (11) THE INFORMATION CONTAINED IN THESE DOCUMENTS SHALL BE UTILIZED AS A GUIDE TO COMPLY WITH THE "FAIR HOUSING ACT", THE FULL PRINTED DOCUMENT OF THE FAIR HOUSING GUIDE LINE MANUAL IS AVAILABLE THROUGH THE OFFICE OF DCA. THE CONTRACTOR SHALL BE AWARE OF THE REQUIREMENTS OF THE FHA. INFORMATION NOT SHOWN ON THESE DOCUMENTS DOES NOT NEGATE THE REQUIREMENT TO COMPLY.
- (12) IF A POWDER ROOM IS LOCATED ON THE ACCESSIBLE LEVEL OF A MULTI-STORY DWELLING UNIT, IT SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CLEAR FLOOR SPACE FOR FIXTURES AND THE REINFORCED WALLS FOR INSTALLATION OF GRAB BARS
- (13) TOTAL NUMBER OF PARKING SPACES PROVIDED SHALL INCLUDE 2% OF THE TOTAL NUMBER TO BE MADE ACCESSIBLE AND BE ON AN ACCESSIBLE ROUTE. IF MORE THAN ONE TYPE OF PARKING SPACE IS PROVIDED THEN EACH OF THE TYPES OF PARKING SHALL COMPLY.
- (14) THRESHOLDS AT PRIMARY ENTRANCE DOORWAYS SHALL NOT EXCEED 3/4 IN (19MM), INCLUDING THE THRESHOLD HEIGHT, MAXIMUM OF 1/2" DIFFERENCE IN FLOOR LEVELS. SECONDARY EXTERIOR DOORS MAY HAVE A 4" STEP TO THE OUTSIDE. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2
- (15) A MINIMUM OF 30" X 48" CLEAR FLOOR SPACE SHALL BE PROVIDED AND CENTERED ON ALL KITCHEN APPLIANCES, SEE LATEST EDITION OF THE FHA DESIGN MANUAL FOR APPLICABLE FORWARD & PARALLEL APPROACHES ALLOWED.
- (16) A MINIMUM OF 40" CLEARANCE SHALL BE PROVIDED BETWEEN ALL CABINET COUNTER TOP EDGES. A MINIMUM OF 40" SHALL BE PROVIDED BETWEEN ALL FACES OF APPLIANCES AND CABINETS COUNTER TOPS.
- (17) ALTHOUGH THESE GUIDELINES DO NOT REQUIRE CLEAR FLOOR SPACE AT THE WASHER AND DRYER EQUIPMENT, IT IS RECOMMENDED THAT SUFFICIENT CLEAR FLOOR SPACE BE PROVIDED FOR THE USE BY PERSONS WITH DISABILITIES.
- (18) REFER TO THE "FAIR HOUSING ACT GUIDELINES MANUAL" FOR CONDITIONS THAT MAY NOT BE COVERED BY THESE DRAWINGS AND INFORMATION
- (19) WALK-IN TYPE PANTRIES THAT ALLOW A PERSON TO PASS THROUGH THE DOOR OPENING SHALL COMPLY WITH THESE GUIDELINES, PANTRIES AND OTHER SHALLOW TYPE CLOSETS ARE NOT COVERED BY THESE GUIDELINES SINCE PASSAGE ISNT REQUIRED.
- (20) THE DIAGRAMS SHOWING THE SPECIFICATIONS FOR AN "A" AND "B" BATHROOM ARE INTENDED AS GUIDES FOR THE DESIGN. THEY ARE NOT INTENDED TO LIMIT THE DESIGN POSSIBILITIES. THEIR INTENT IS TO SHOW THE MINIMUM REQUIREMENTS NECESSARY TO COMPLY WITH THE FAIR HOUSING ACT GUIDELINES.



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7-30-15 Permit Set

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