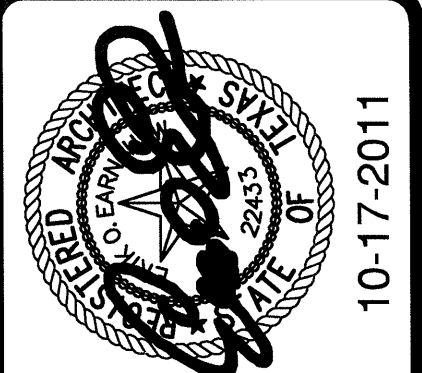


CLEAR SPACE REQUIREMENTS FOR FAIR HOUSING UNITS & ANSI TYPE 'B' UNITS



REVISIONS

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011



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DATE

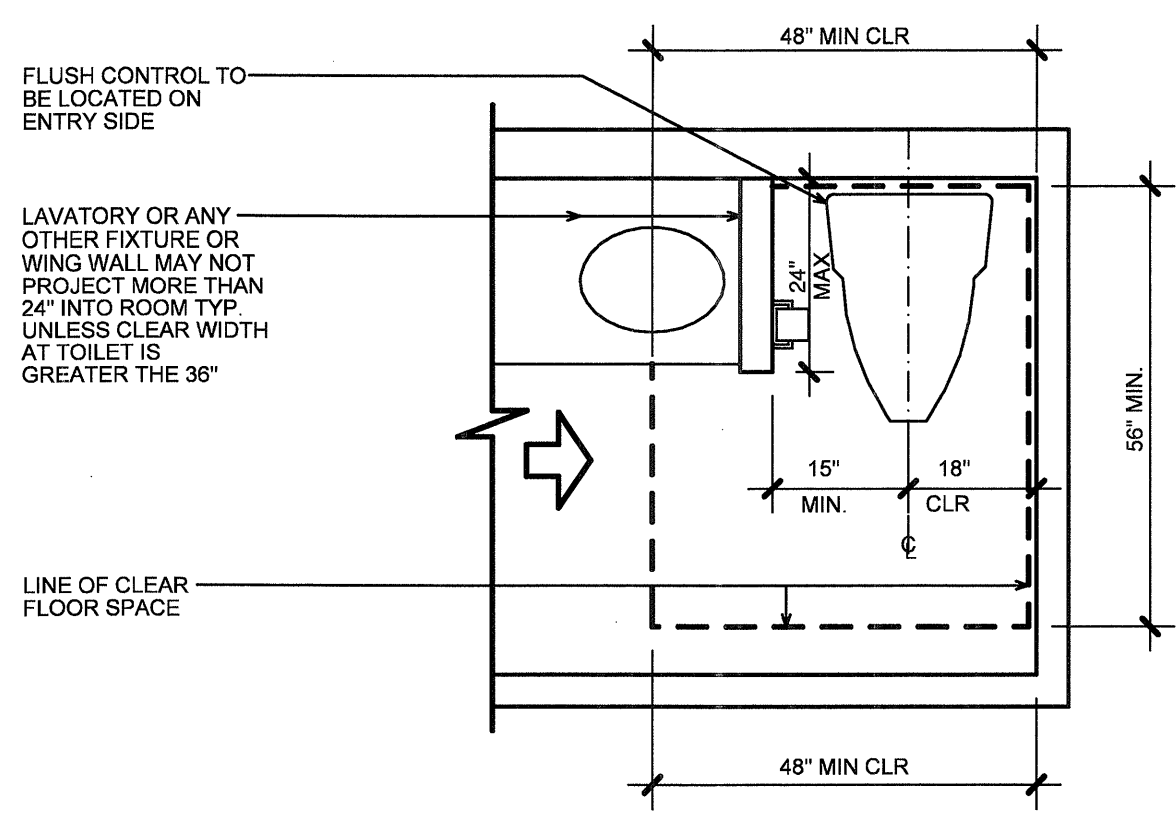
08-05-2011

PROJECT

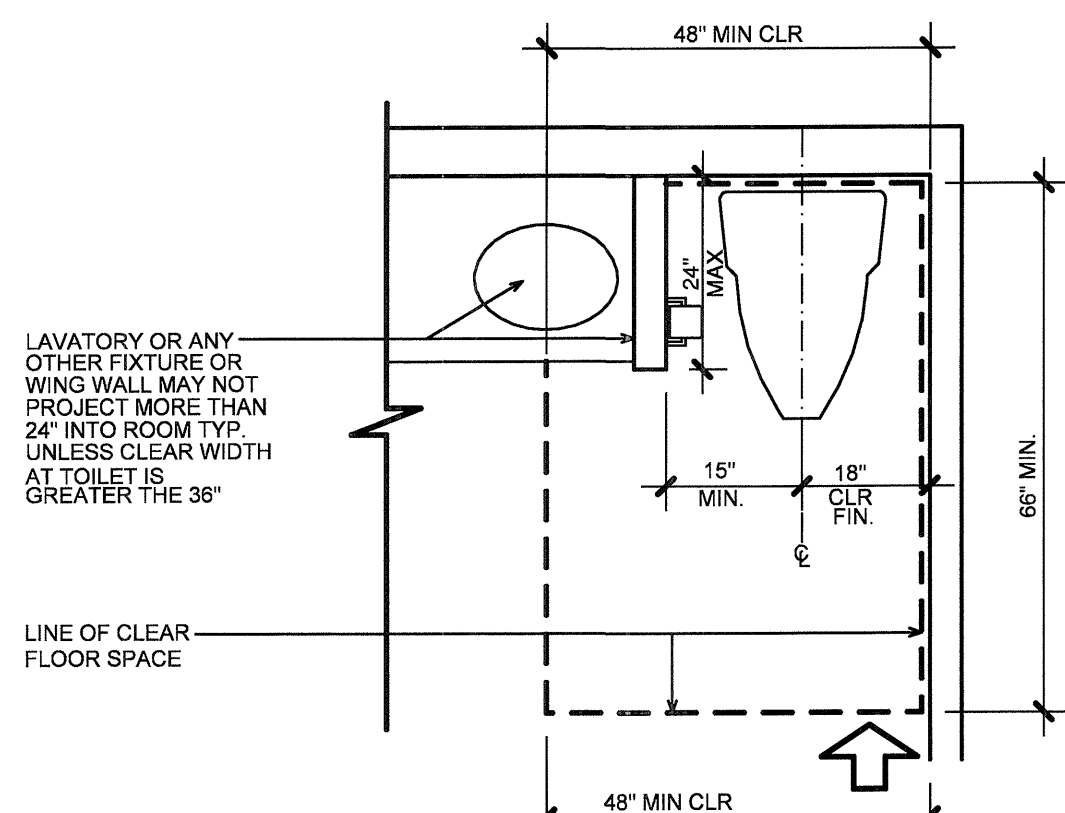
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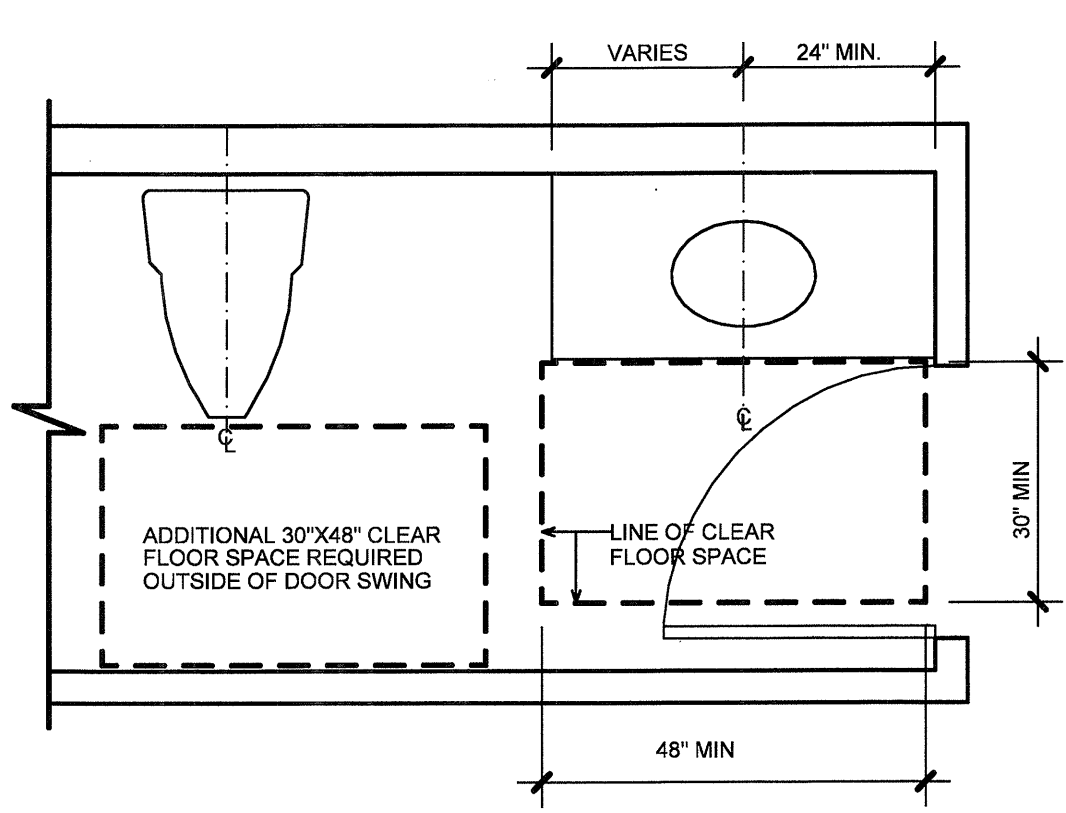
1.0D
FAIR HOUSING
DETAILS



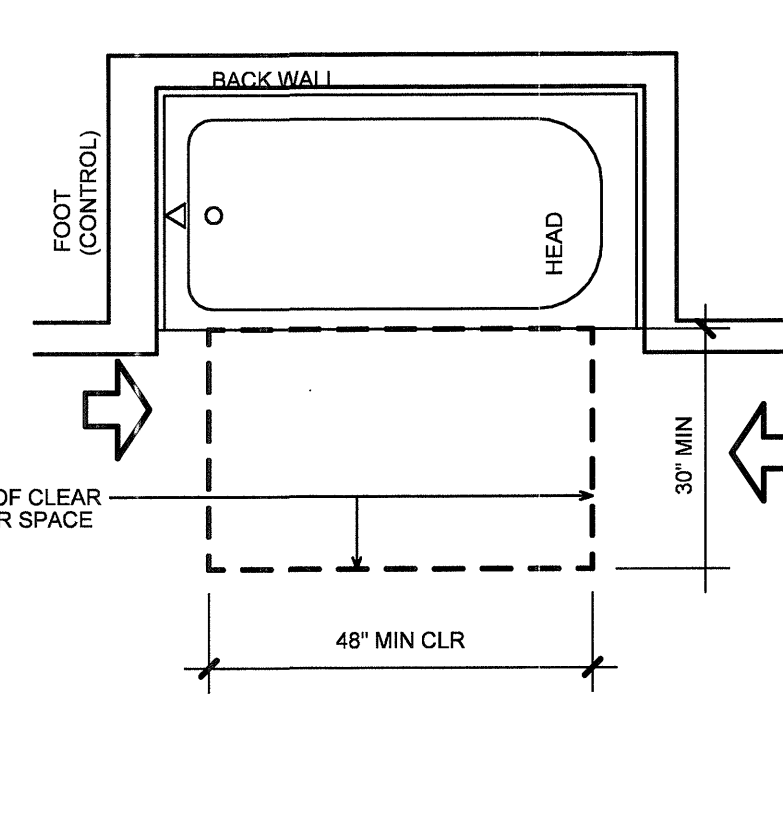
1 DETAIL - MIN. FLOOR CLEARANCE
SCALE 1/2"=1'-0"
SIDE APPROACH



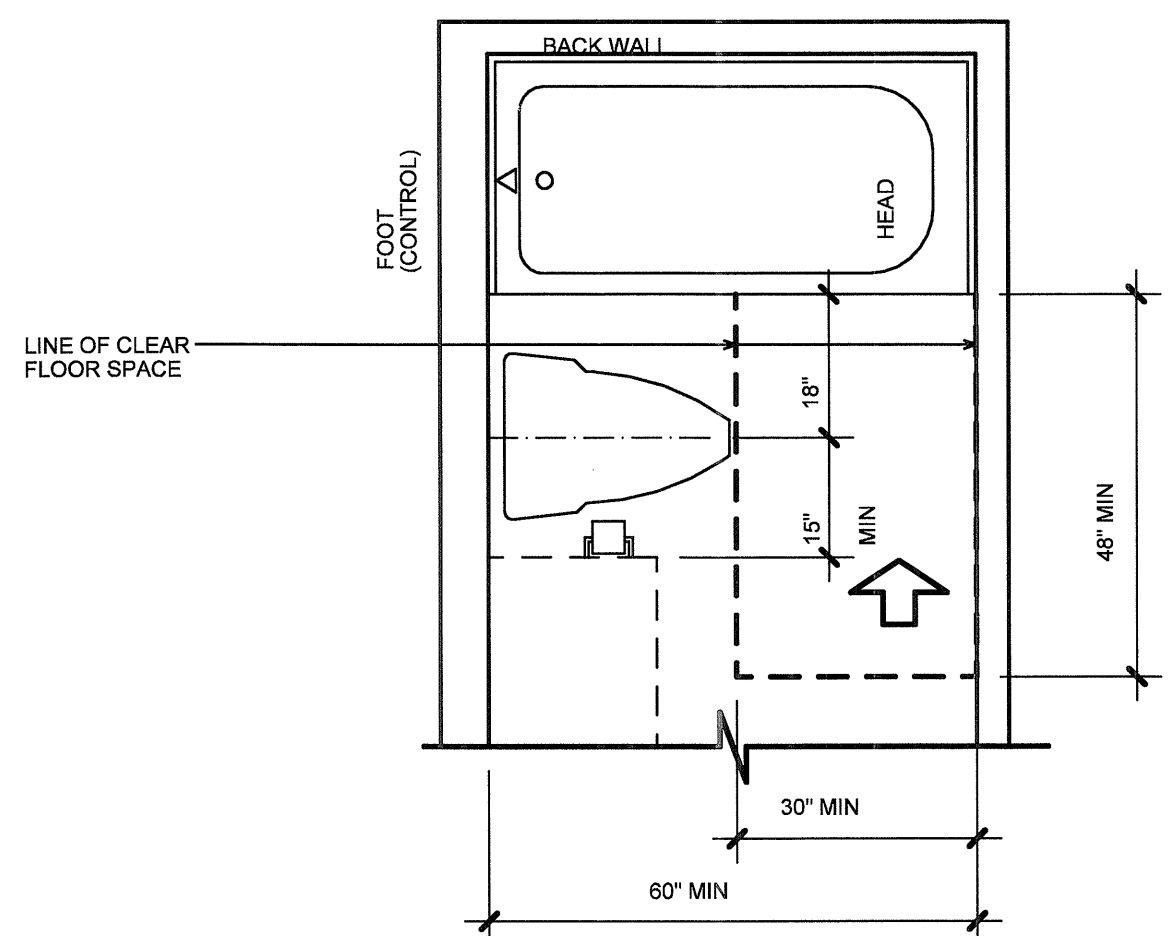
2 DETAIL - MIN. FLOOR CLEARANCE
SCALE 1/2"=1'-0"
SIDE APPROACH



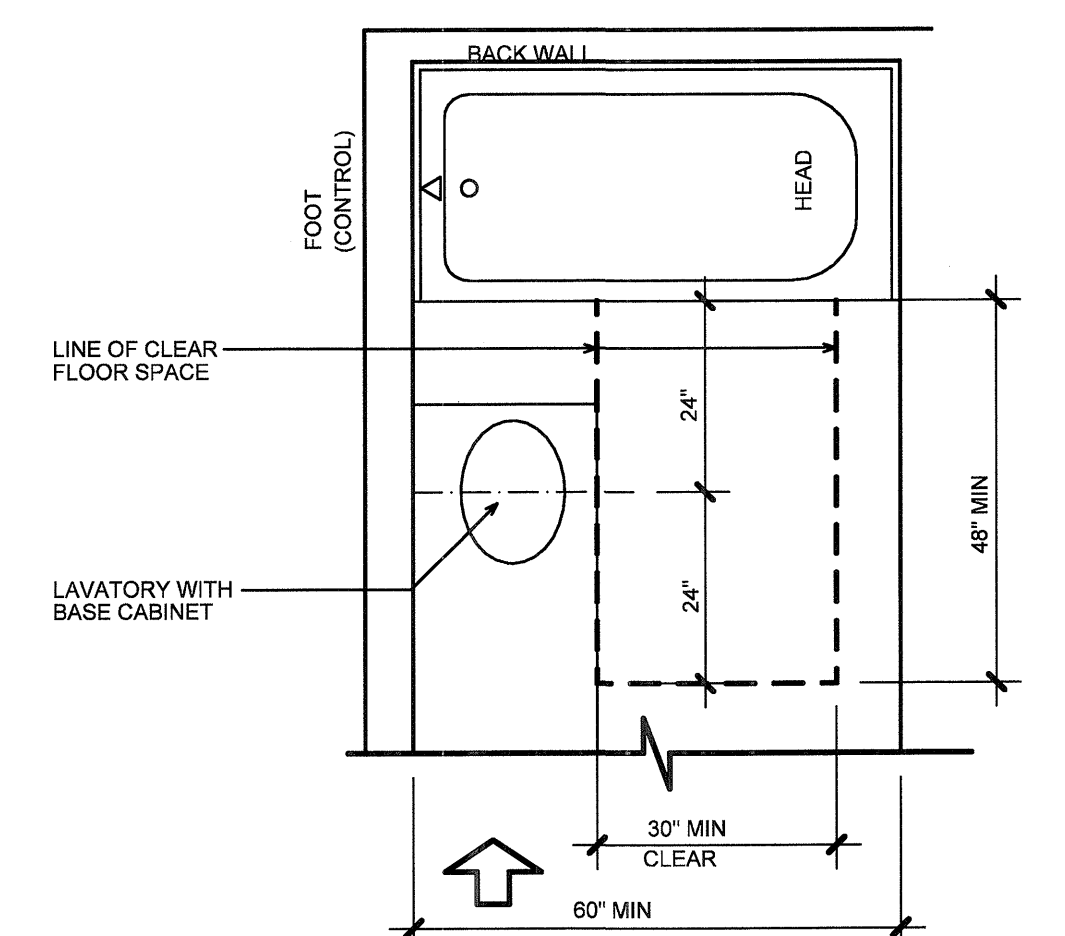
3 DETAIL - MIN. FLOOR CLEARANCE
SCALE 1/2"=1'-0"
AT LAVATORY



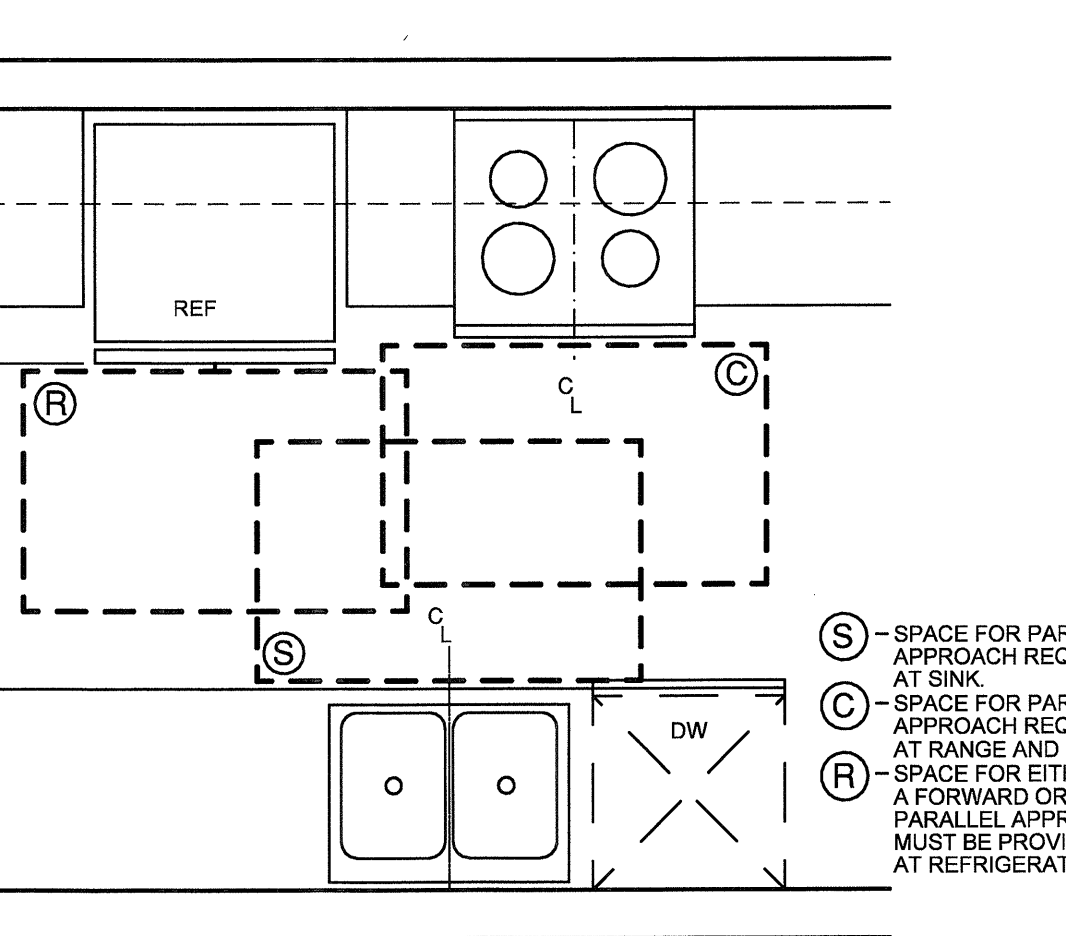
4 DETAIL - MIN. FLOOR CLEARANCE
SCALE 1/2"=1'-0"
AT LAVATORY



5 DETAIL - MIN. FLOOR CLEARANCE
SCALE 1/2"=1'-0"
SIDE APPROACH



6 DETAIL - MIN. FLOOR CLEARANCE
SCALE 1/2"=1'-0"
SIDE APPROACH



7 DETAIL - MIN. FLOOR CLEARANCE
SCALE 1/2"=1'-0"
AT KITCHEN

FAIR HOUSING ACCESSIBILITY GUIDELINES

I. BUILDING ENTRANCE MUST BE ON AN ACCESSIBLE ROUTE.

- REQUIREMENTS AS LISTED ANSI A117.1 - 2003
- PROTRUDING OBJECTS 307
- FLOOR SURFACES 302
- PARKING SPACES 502
- CURB RAMPS 406
- RAMPS 405
- STAIRS 504
- ELEVATORS 407
- PLATFORM LIFTS 410
- DOORS AND DOORWAYS 404

II. ACCESSIBLE AND USEABLE PUBLIC AND COMMON USE AREAS

- MUST BE ON AN ACCESSIBLE ROUTE BUT RAMPS OR HOISTS INTO THE POOL NOT REQUIRED BY F.H.A. BUT IS REQUIRED BY 2003 I.B.C.
- 32" CLEAR OPENING IS REQUIRED TO BALCONIES & PATIOS

III. USEABLE DOORS

- ON ACCESSIBLE ROUTES, DWELLING UNIT ENTRIES & IN CLUB LEASING OFFICE ARE TO MEET ANSI 117.1 SECTION 404 STANDARDS
- IN DWELLING UNITS 32" CLEAR OPENING IS REQUIRED ON ALL PASSAGE DOORS
- LEVER TYPE HARDWARE IS REQUIRED ON ENTRY DOORS ONLY
- 32" CLEAR OPENING IS REQUIRED TO BALCONIES & PATIOS

IV. ACCESSIBLE ROUTE REQUIRED INTO AND THROUGH THE DWELLING UNIT

- ALL PASSAGES (EXCEPT DOORS) TO BE 36" MINIMUM WIDTH
- CHANGES IN FLOOR SURFACE HEIGHT GREATER THAN 1/2" TO BE RAMPED
- FIRST FLOOR @ UNITS W/ LOFTS (WHEN FIRST FLOOR IS ON GROUND LEVEL MUST COMPLY W/ ACCESSIBILITY STANDARDS IN BUILDINGS W/ ELEVATORS ONLY)
- THRESHOLDS (3/4" MAXIMUM) SLOPED AT 1:2
- 1/2" MAXIMUM DROP AT PATIOS/BALCONIES UNLESS PATIO IS OF IMPERVIOUS SURFACE, THEN 4" MAXIMUM DROP
- 1/2" MAXIMUM DROP AT ENTRY DOORS. 18" FT. SLOPE AWAY FROM DOOR ALLOWED FOR DRAINAGE
- LOCATION IN GENERAL ABOVE FINISH FLOOR LEVEL 15" MINIMUM - 48" MAXIMUM
- MAXIMUM HEIGHT AT KITCHEN AND BATH CABINETS IS 45"
- DOES NOT APPLY TO CIRCUIT BREAKERS
- APPLIANCE CONTROLS ARE NOT COVERED
- OUTLETS FOR REFRIGERATOR OR BUILT-IN MICROWAVE OVENS MAY BE IN NON-ACCESSIBLE LOCATIONS

VI. REINFORCED WALLS FOR GRAB BARS

- REINFORCEMENT REQUIRED AT SIDE AND REAR OF WATER CLOSET OR FOR A SWINGAWAY GRAB BAR IF NOT LOCATED ADJACENT TO A WALL
- REINFORCEMENT REQUIRED AT BATH TUBS AND SHOWERS IN AREAS SHOWN IN DIAGRAMS
- REINFORCEMENT MAY BE BY PLYWOOD OR SOLID BLOCKING

VII. USEABLE KITCHENS AND BATHROOMS

- KITCHENS:
 - 30"x48" CLEAR SPACE REQUIRED CENTERED FOR PARALLEL APPROACH AT RANGE AND SINK, PARALLEL OR FORWARD APPROACH AT OVEN, DISHWASHER, REFRIGERATOR AND TRASH COMPACTORS
 - CLEARANCE BETWEEN OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, AND WALLS IS 40"
 - IF SINK OR RANGE AT THE BASE OF "J" SHAPED KITCHEN, EITHER 60" TURNING RADIUS, OR REMOVABLE BASE CABINET TO ALLOW FORWARD APPROACH
- BATHROOMS:
 - MANEUVERING SPACE REQUIRED (30"x48") OUTSIDE DOOR SWING ARC AND MAY INCLUDE KNEE SPACE OR TOE SPACE AT BATHROOM FIXTURE
 - CLEAR FLOOR SPACE REQUIRED AT ALL WATER CLOSETS, TUBS AND LAVATORIES

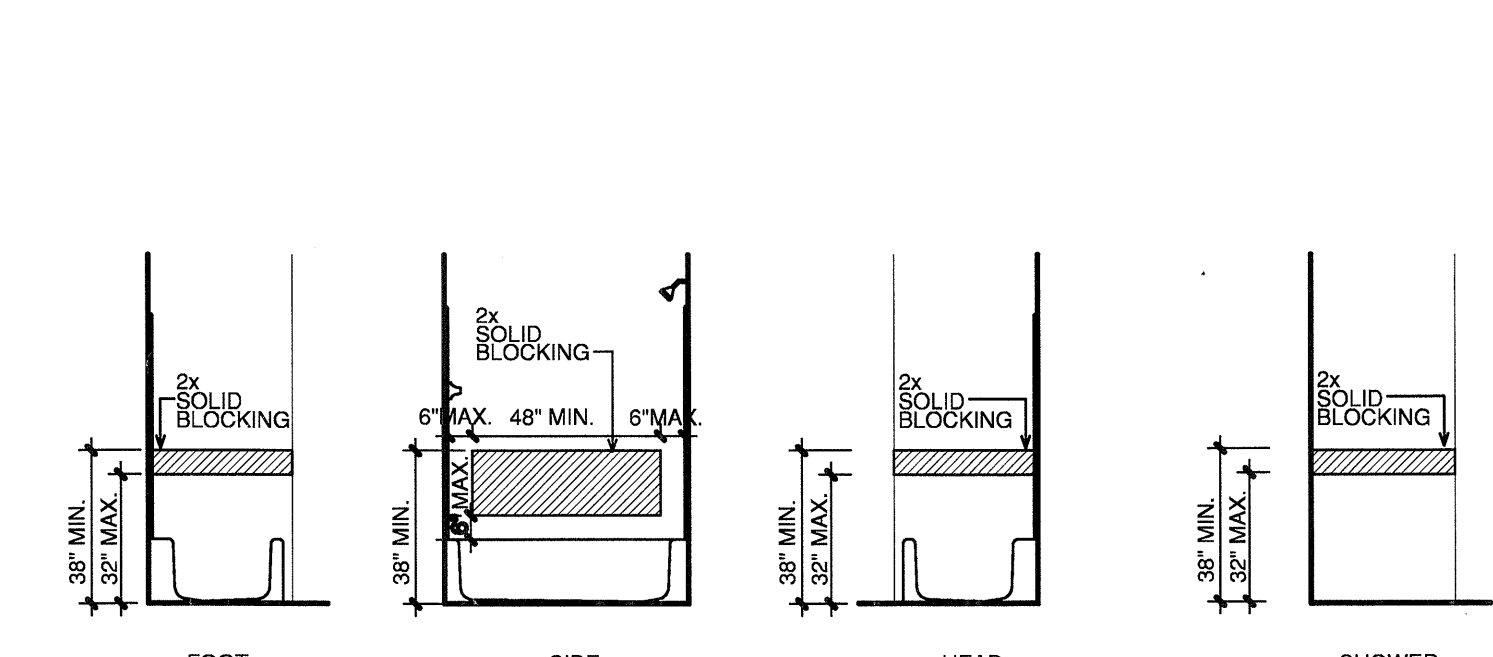
PARKING: 2% OF PARKING TO BE ACCESSIBLE W/ 1 VAN SPACE PER 8 ACCESSIBLE. HANDICAP ACCESSIBLE UNITS CONFORM TO ANSI A117.1 BUT ALL GROUND FLOOR UNITS IN BUILDINGS WITHOUT ELEVATORS MUST COMPLY WITH THE FAIR HOUSING GUIDELINES LISTED BELOW.

UNIT SIGNAGE:

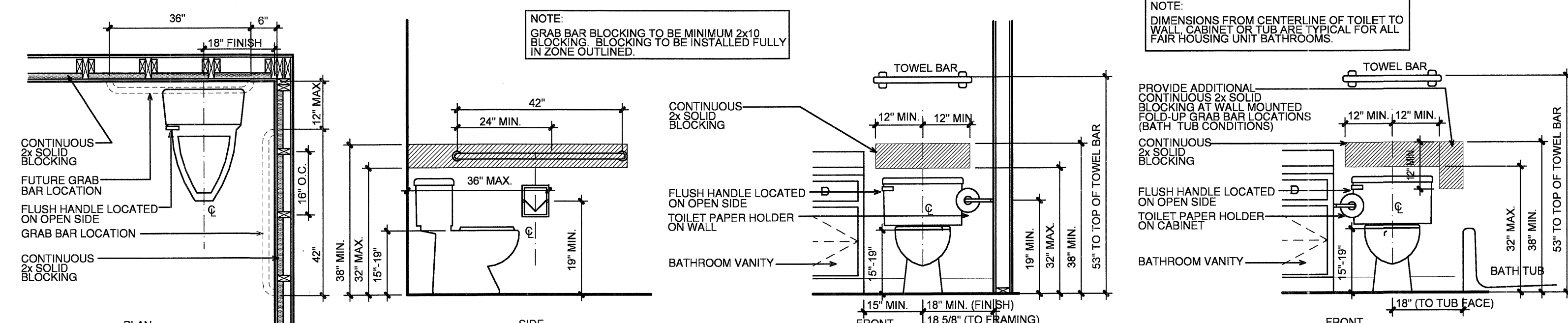
- 2003 ANSI SIGNAGE - TACTILE AND VISUAL CHARACTERS AND GRADE II BRAILLE
- MOUNTING HEIGHT - CHARACTERS - 48" MIN TO 60" MAXIMUM TO BOTTOM OF CHARACTER
- MOUNTING HEIGHT - BRAILLE - 48" MIN TO 60" MAXIMUM TO BOTTOM OF BRAILLE CELLS
- MOUNTING LOCATION - ON WALL BESIDE LATCH SIDE OF DOOR, CENTERED 9" FROM THE EDGE OF THE DOOR TO PROVIDE A 18" X 18" SPACE ON THE FLOOR CENTERED ON THE SIGN BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION

THESE DRAWINGS AND NOTES DO NOT DEPICT ALL OF THE FAIR HOUSING GUIDELINES REFER TO FAIR HOUSING GUIDELINES REVISED 1998 FOR ADDITIONAL INFORMATION.

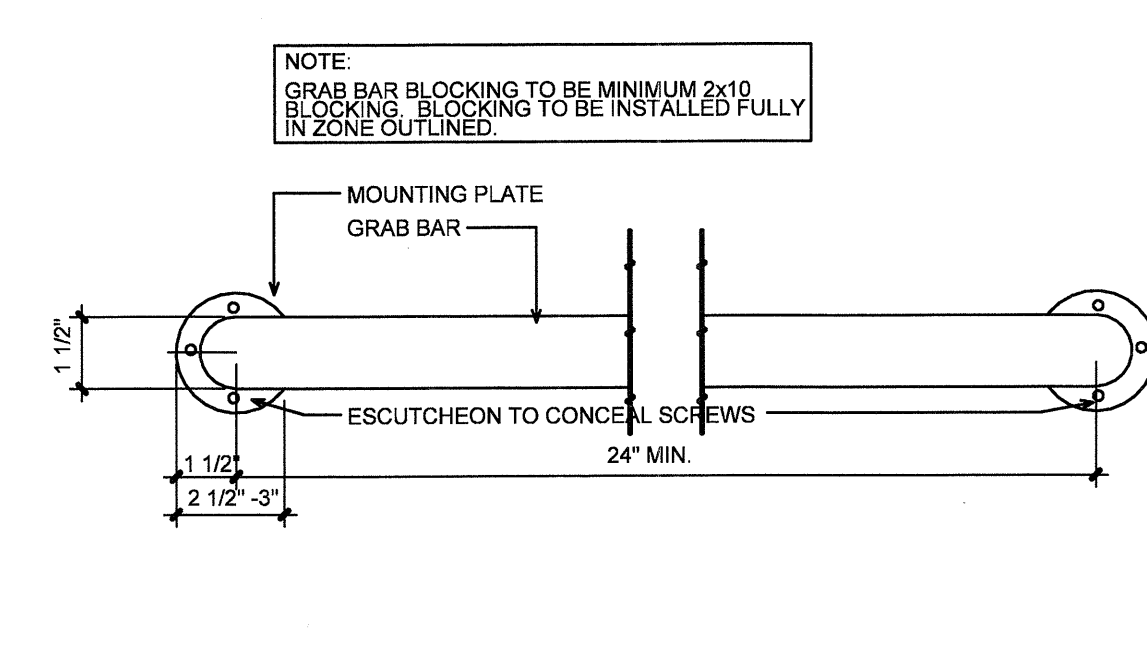
FAIR HOUSING UNIT REINFORCING AND HEIGHT REQUIREMENTS



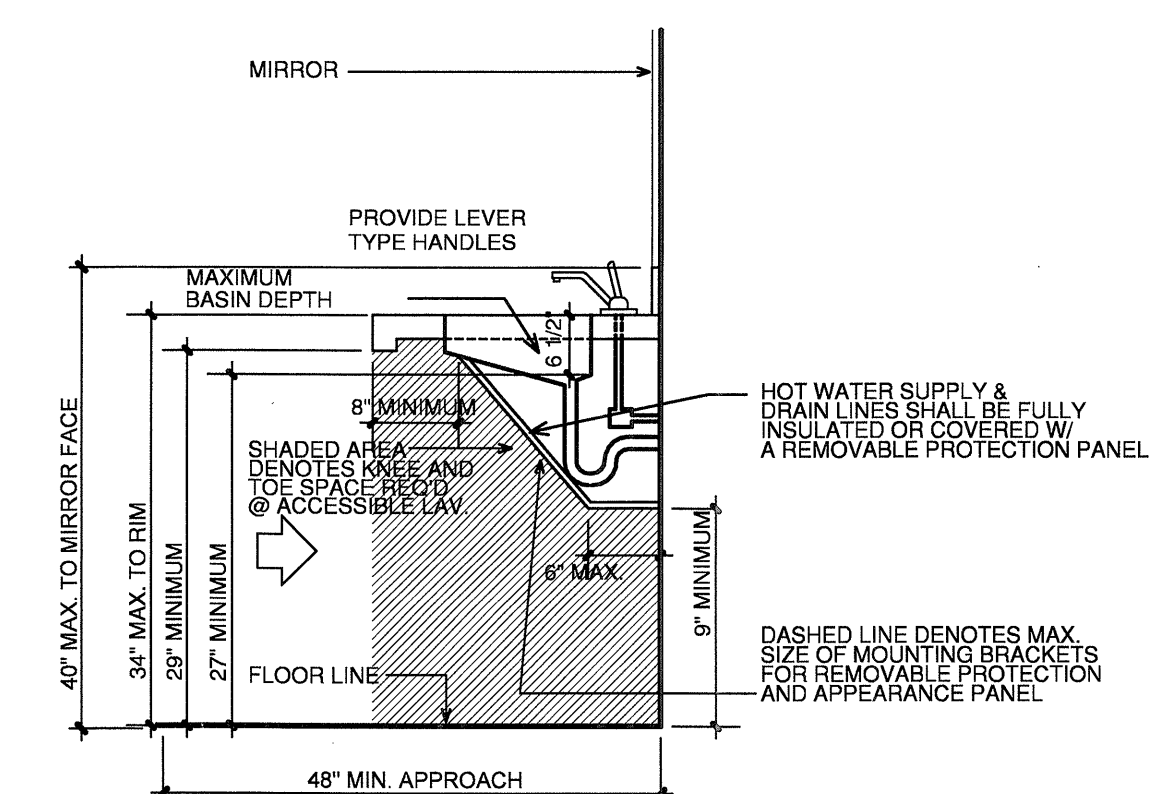
8 SOLID BLOCKING AT TUB AND SHOWER WALLS
SCALE 1/4"=1'-0"



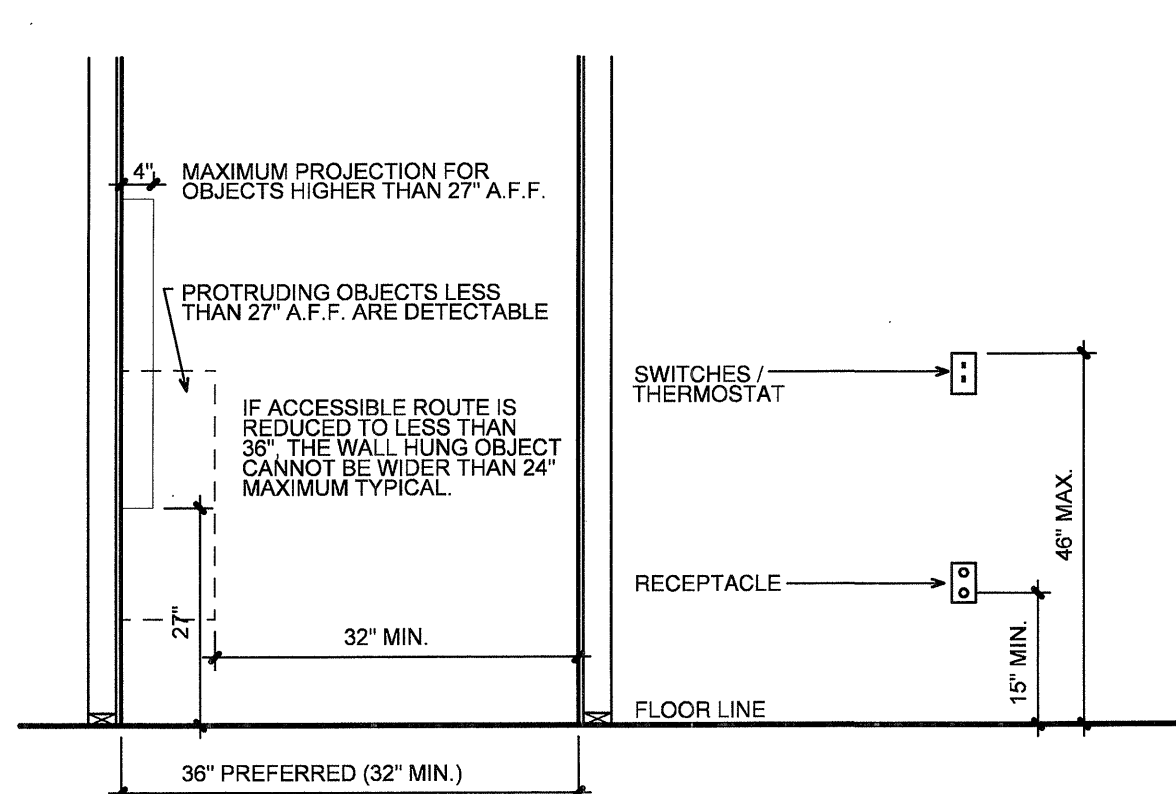
9 SOLID BLOCKING AT WATER CLOSET
SCALE 1/2"=1'-0"



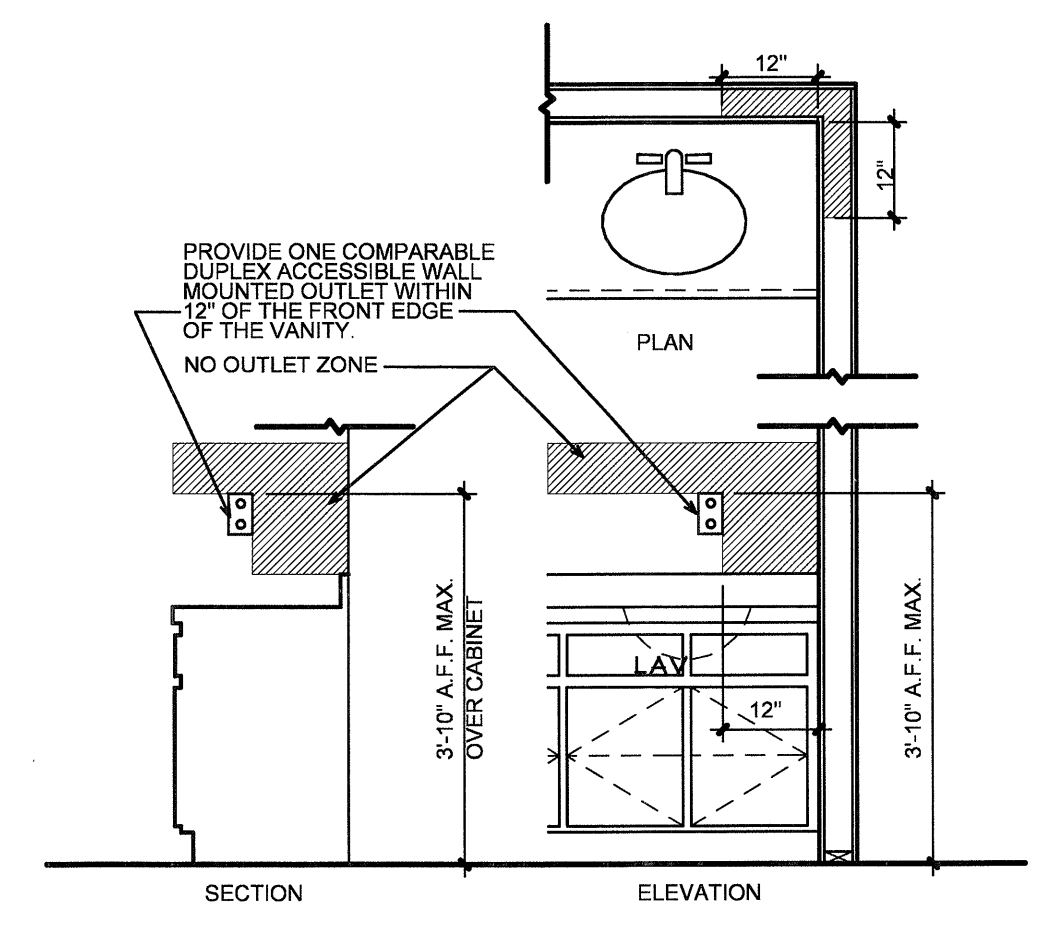
10 DETAIL-GRAB BAR
SCALE 3/8"=1'-0"



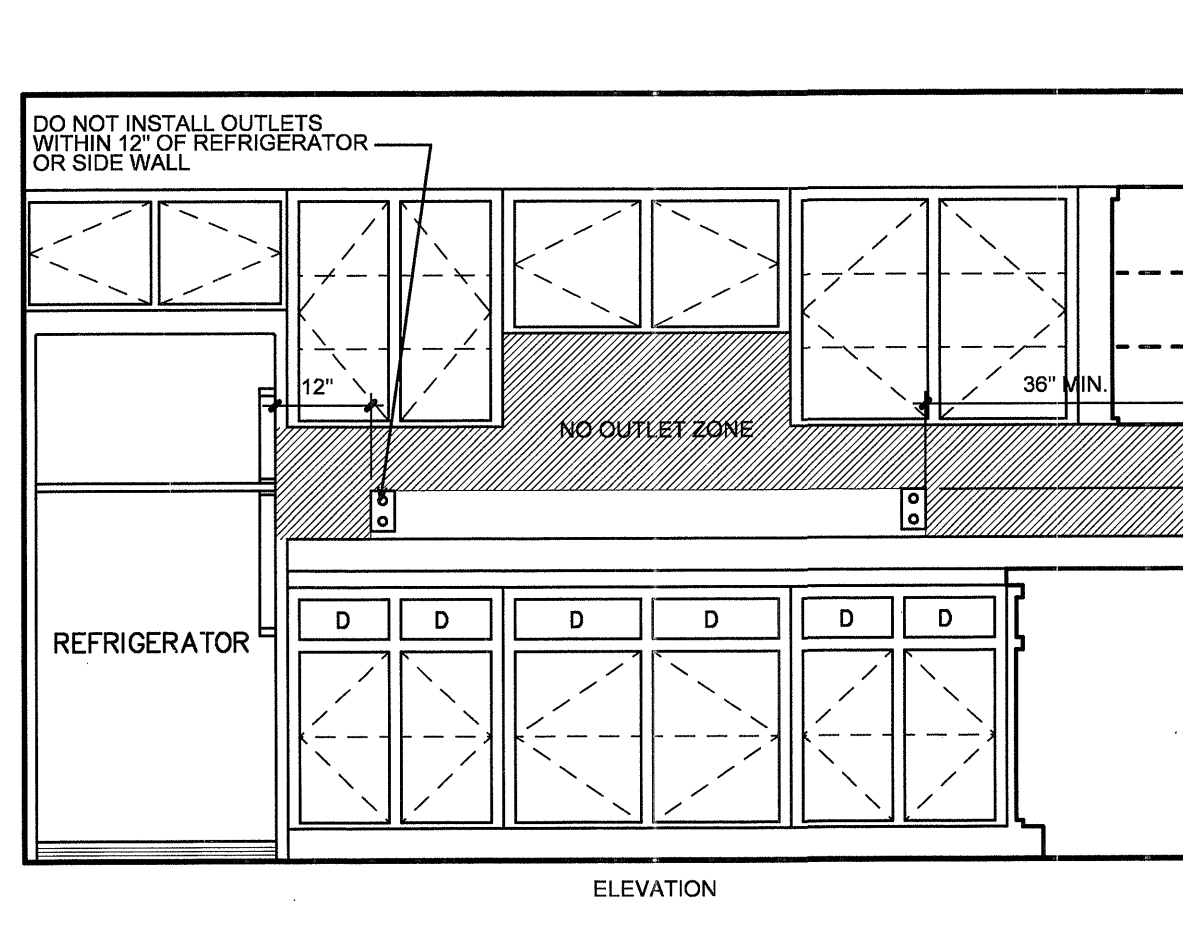
11 ACCESSIBLE SINK
NTS



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



13 BATHROOM OUTLET ZONES
SCALE 1/2"=1'-0"



14 KITCHEN OUTLET LAYOUTS
SCALE 1/2"=1'-0"

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