

FAIR HOUSING ACCESSIBILITY NOTES

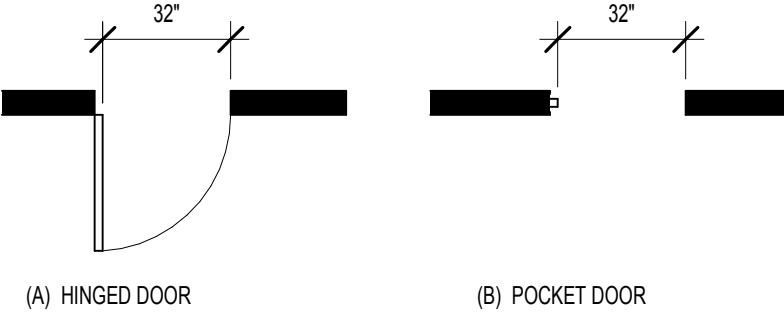
FAIR HOUSING ACCESSIBILITY REQUIREMENTS AS SET FORTH BY THE 1988 FAIR HOUSING ACT, DEVELOPED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. (ALL REQUIREMENTS ARE CONDENSED FROM THE MARCH 6, 1991 FEDERAL REGISTER.)

1. ALL COVERED MULTIFAMILY DWELLINGS FOR FIRST OCCUPANCY AFTER MARCH 13, 1991 WITH A BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT -
- (I) THE PUBLIC AND COMMON USE AREAS ARE READILY ACCESSIBLE TO AND USABLE BY HANDICAP PERSONS.
 - (II) ALL THE DOORS DESIGNED TO ALLOW PASSAGE INTO AND WITHIN ALL PREMISES ARE SUFFICIENTLY WIDE TO ALLOW PASSAGE BY HANDICAP PERSONS IN WHEELCHAIRS.
 - (III) ALL PREMISES WITHIN COVERED MULTI-FAMILY DWELLING UNITS CONTAIN THE FOLLOWING FEATURES OF ADAPTABLE DESIGN:
 - (A) AN ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED UNIT.
 - (B) LIGHT SWITCHES, ELECTRICAL, OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS.
 - (C) REINFORCEMENT IN BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, SHOWER STALL, AND SHOWER SEAT, WHERE SUCH FACILITIES ARE PROVIDED; AND
 - (D) USABLE KITCHENS AND BATHROOMS SUCH THAT AN INDIVIDUAL IN A WHEELCHAIR CAN MANEUVER ABOUT THE SPACE.

2. REQUIREMENT 1. ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE.
- SECTION 100.205(a). COVERED MULTIFAMILY DWELLINGS SHALL BE DESIGNED AND CONSTRUCTED TO HAVE AT LEAST ONE BUILDING UNIT ENTRANCE ON AN ACCESSIBLE ROUTE, UNLESS IT IS IMPRACTICAL TO DO SO BECAUSE OF TERRAIN OR UNUSUAL CHARACTERISTICS OF THE SITE.

3. REQUIREMENT 2. ACCESSIBLE AND USABLE PUBLIC AND COMMON AREAS.
- SECTION 100.205(c)(1). PROVIDES THAT COVERED MULTIFAMILY DWELLINGS WITH A BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE SHALL BE DESIGNED IN SUCH A MANNER THAT THE PUBLIC AND COMMON USE AREAS ARE READILY ACCESSIBLE TO AND USABLE BY HANDICAP PERSONS.

4. REQUIREMENT 3. USABLE DOORS.
- SECTION 100.205(c)(2). PROVIDES THAT COVERED MULTIFAMILY DWELLINGS WITH A BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT ALL THE DOORS DESIGNED TO ALLOW PASSAGE INTO AND WITHIN ARE SUFFICIENTLY WIDE TO ALLOW PASSAGE BY HANDICAP PERSONS IN WHEELCHAIRS.



NOTE:
A 34-INCH DOOR HUNG IN THE STANDARD MANNER, PROVIDES AN ACCEPTABLE 32-INCH CLEAR OPENING. THIS DOOR CAN BE ADAPTED TO PROVIDE A WIDER OPENING BY USING OFFSET HINGES. BY REMOVING LOWER PORTIONS OF THE DOOR STOP, OR BOTH, POCKET OR SLIDING DOORS ARE ACCESSIBLE IN COVERED DWELLING UNITS AND HAVE THE ADDED ADVANTAGE OF NOT TURNING ON CLEAR FLOOR SPACE IN SMALL ROOMS. THE NOMINAL 32-INCH CLEAR OPENING PROVIDED BY A STANDARD SIX-FOOT SLIDING PATIO DOOR ASSEMBLY IS ACCEPTABLE.

5. REQUIREMENT 4. ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING.

SECTION 100.205(c)(3). PROVIDES THAT ALL COVERED MULTIFAMILY DWELLINGS WITH A BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT ALL PREMISES WITHIN COVERED MULTIFAMILY DWELLING UNITS CONTAIN AN ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNIT. ACCESSIBLE ROUTES INTO AND THROUGH DWELLING UNITS WOULD MEET SECTION 100.205(c)(3)(i) IF:

I. A MINIMUM CLEAR WIDTH OF 36 INCHES IS PROVIDED.

II. EXCEPT AS PROVIDED IN PARAGRAPHS (3) AND (4) BELOW, THRESHOLDS AT EXTERIOR DOORS, INCLUDING SLIDING DOOR TRACKS, ARE NO HIGHER THAN 3/4 INCH. THRESHOLDS AND CHANGES IN LEVEL AT THESE LOCATIONS ARE BEVELED WITH A SLOPE NO GREATER THAN 1:2.

III. EXTERIOR DECK, PATIO, OR BALCONY SURFACES ARE NO MORE THAN 1/2 INCH BELOW THE FLOOR LEVEL OF THE INTERIOR OF THE DWELLING UNIT UNLESS THEY ARE CONSTRUCTED OF IMPERVIOUS MATERIAL, SUCH AS CONCRETE, BRICK, OR FLAGSTONE. IN SUCH CASE, THE SURFACE IS NO MORE THAN 4 INCHES BELOW THE FLOOR LEVEL OF THE INTERIOR UNIT, OR LOWER IF REQUIRED BY CODE.

IV. AT THE PRIMARY ENTRY DOOR TO DWELLING UNITS WITH DIRECT EXTERIOR ACCESS, OUTSIDE LANDING SURFACES CONSTRUCTED OF IMPERVIOUS MATERIALS SUCH AS CONCRETE, BRICK OR FLAGSTONE ARE NO MORE THAN 1/2 INCH BELOW THE FLOOR LEVEL OF THE INTERIOR OF THE DWELLING UNIT. THE FINISHED SURFACE OF THIS AREA THAT IS LOCATED IMMEDIATELY OUTSIDE THE ENTRY MAY BE SLOPED, UP TO 1/8 INCH PER 12 INCHES, FOR DRAINAGE.

6. REQUIREMENT 5. LIGHT SWITCHES, ELECTRICAL, OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS.

SECTION 100.205(c)(4). REQUIRES THAT ALL COVERED MULTIFAMILY DWELLINGS WITH A BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER, THAT ALL PREMISES WITHIN COVERED MULTIFAMILY UNITS CONTAIN LIGHT SWITCHES, ELECTRICAL, OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS. LIGHT SWITCHES, ELECTRICAL, OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS WOULD MEET SECTION 100.205(c)(4) IF OPERABLE PARTS OF THE CONTROLS ARE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES, ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20 AND 26 INCHES IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44 INCHES FOR FORWARD APPROACH, OR 48 INCHES FOR SIDE APPROACH, PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES IN DEPTH.

7. REQUIREMENT 6. REINFORCED WALLS FOR GRAB BARS.

SECTION 100.205(c)(5). REQUIRES THAT COVERED MULTIFAMILY DWELLINGS WITH A BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT ALL PREMISES WITHIN COVERED MULTIFAMILY UNITS CONTAIN REINFORCEMENTS IN BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND TOILET, TUB, SHOWER STALL AND SHOWER SEAT, WHERE SUCH FACILITIES ARE PROVIDED.

REINFORCED BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, SHOWER STALL AND SHOWER SEAT, WHERE SUCH FACILITIES ARE PROVIDED WOULD MEET SECTION 100.205(c)(5) IF REINFORCED AREAS ARE PROVIDED AT LEAST AT THOSE POINTS WHERE GRAB BARS WILL BE MOUNTED. WHERE TOILET IS NOT PLACED ADJACENT TO A SIDE WALL, THE BATHROOM WOULD COMPLY IF PROVISION WAS MADE FOR INSTALLATION OF FLOOR MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATIVE GRAB BAR.

8. REQUIREMENT 7. USABLE KITCHENS AND BATHROOMS.

SECTION 100.205(c)(6)(i). REQUIRES THAT COVERED MULTIFAMILY DWELLINGS WITH A BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT ALL PREMISES WITHIN COVERED MULTIFAMILY DWELLING UNITS CONTAIN USABLE KITCHENS AND BATHROOMS SUCH THAT AN INDIVIDUAL IN A WHEELCHAIR CAN MANEUVER ABOUT THE SPACE.

I. USABLE KITCHENS. USABLE KITCHENS WOULD MEET SECTION 100.205 (c)(6)(i) IF:

- A. A CLEAR FLOOR SPACE THAT AT LEAST 30 INCHES BY 48 INCHES THAT ALLOWS A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR IS PROVIDED AT THE RANGE OR COOK TOP AND SINK AND EITHER A PARALLEL OR FORWARD APPROACH IS PROVIDED AT OVEN, DISHWASHER, REFRIGERATOR, FREEZER OR TRASH COMPACTOR.
- B. CLEARANCE BETWEEN COUNTERS AND ALL OPPOSING BASE, CABINETS, COUNTERTOPS APPLIANCES OR WALLS IS AT LEAST 40".
- C. IN U-SHAPED KITCHENS WITH SINK OR RANGE OR COOK TOP AT THE BASE OF THE "U," A 40" TURNING RADIUS IS PROVIDED TO ALLOW PARALLEL APPROACH, OR BASE CABINETS ARE REMOVABLE AT THAT LOCATION TO ALLOW KNEE SPACE FOR A FORWARD APPROACH.

FHA USABLE DOORS

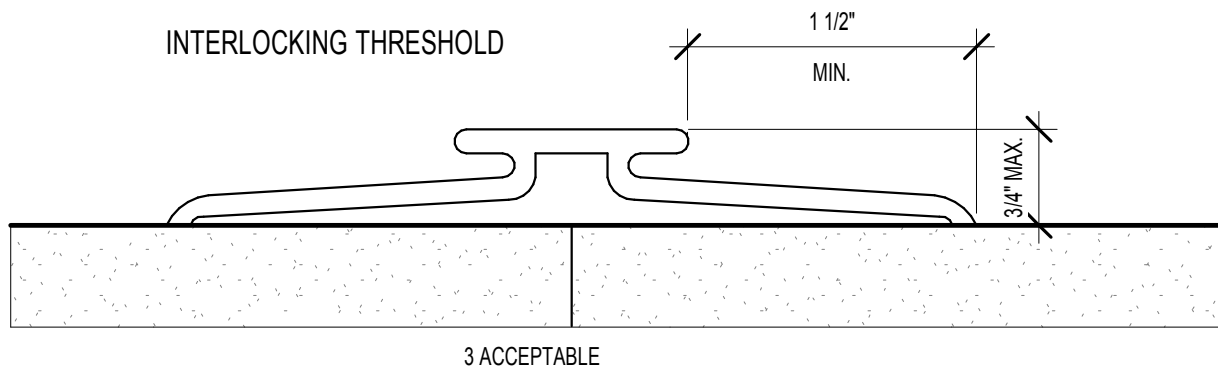
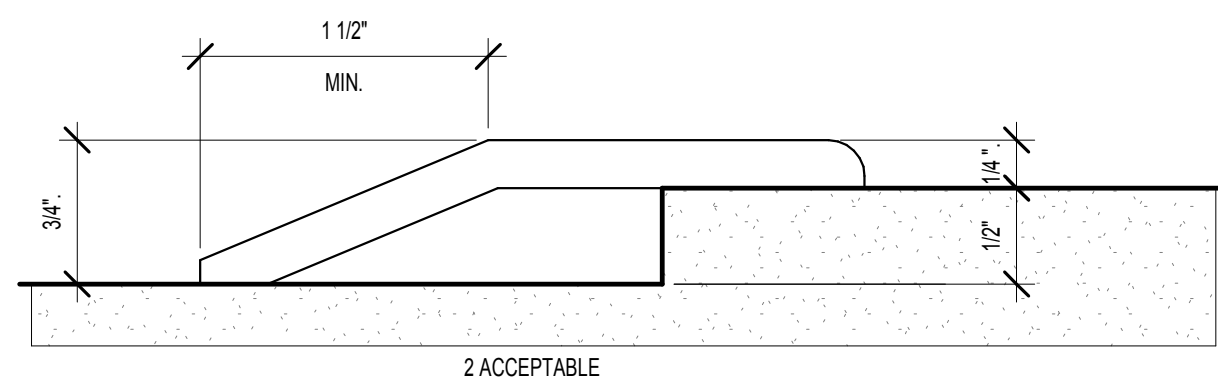
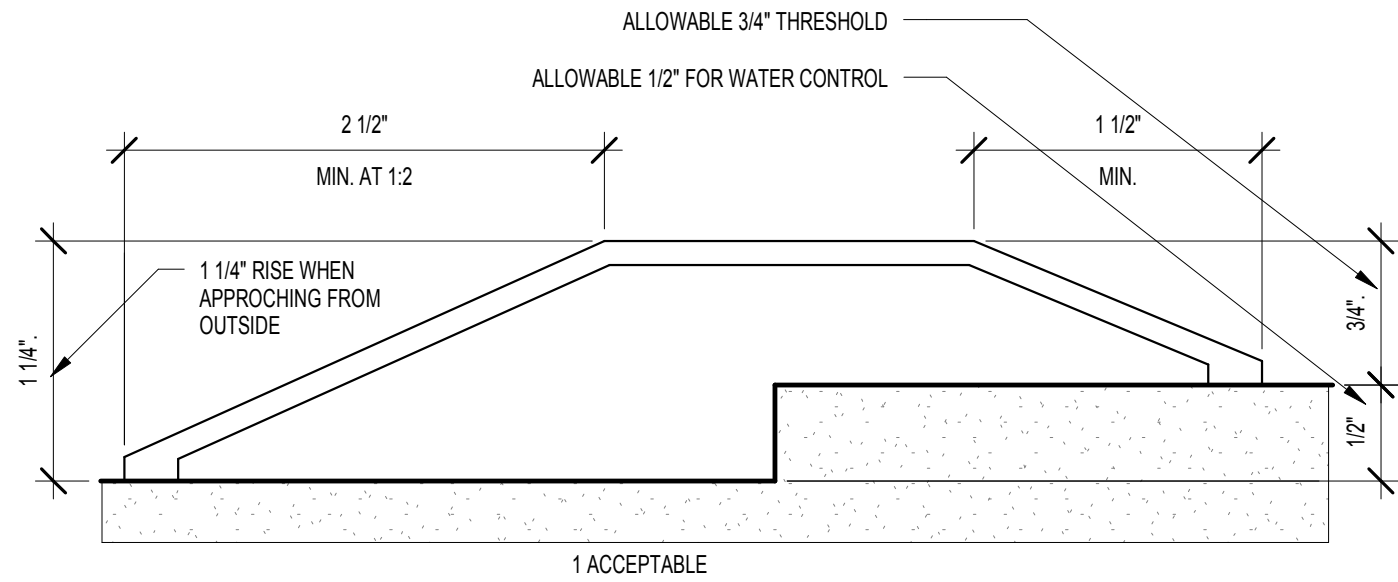
CHAPTER THREE:
REQUIREMENT 3
USABLE DOORS
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THE FAIR HOUSING ACT AND THE GUIDELINES COVER ALL THE DOORS DESIGNED TO ALLOW PASSAGE INTO AND WITHIN ALL THE PREMISES. HOWEVER, DOORS IN PUBLIC AND COMMON USE AREAS AND PRIMARY ENTRY DOORS OF COVERED DWELLING UNITS MUST MEET MORE STRINGENT REQUIREMENTS FOR ACCESSIBILITY THAN DOORS THAT ARE LOCATED INSIDE EACH DWELLING UNIT. THEREFORE, TO CLARIFY THIS DIFFERENCE, THIS CHAPTER REFERS TO DOORS IN PUBLIC AND COMMON USE AREAS AND PRIMARY ENTRY DOORS OF COVERED DWELLING UNITS AS ACCESSIBLE DOORS. DOORS WHICH ARE INTERIOR TO THE DWELLING UNIT AND WHICH ARE SUBJECT TO LESS STRINGENT REQUIREMENTS FOR ACCESSIBILITY ARE REFERRED TO AS USABLE DOORS.

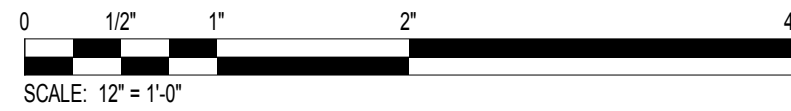
ACCESSIBLE DOORS MUST MEET ANSI A117.1 REQUIREMENTS FOR CLEAR WIDTH, MANEUVERING CLEARANCES, THRESHOLDS, HARDWARE, AND OPENING FORCE. ACCESSIBLE DOORS ARE:

2. PRIMARY ENTRY DOORS TO COVERED DWELLING UNITS. EXTERIOR SIDE ONLY. ENTRY DOORS MAY OPEN FROM A CORRIDOR OR LOBBY OR CAN BE PRIVATE INDIVIDUAL ENTRY DOORS ACCESSED DIRECTLY FROM THE OUTSIDE. IN ALL TYPE 'A' UNITS, ALL INTERIOR DOORS REQUIRING PASSAGE.

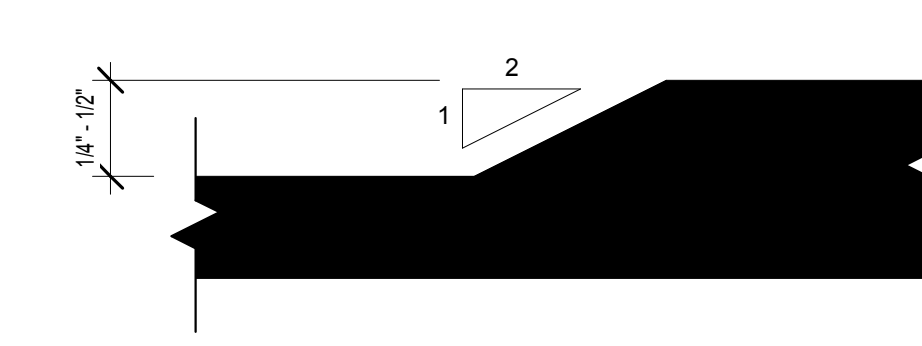
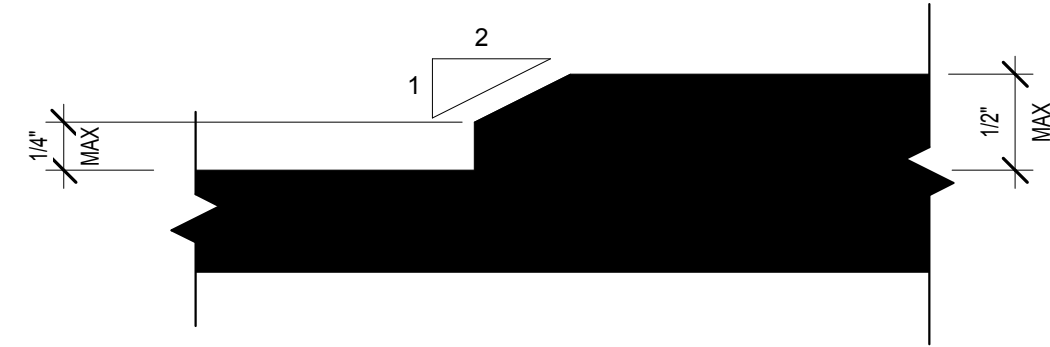
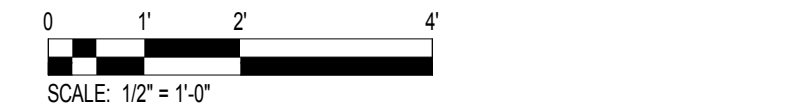
USABLE DOORS ARE DOORS WITHIN THE DWELLING UNIT INTENDED FOR USER PASSAGE AND MUST BE USABLE IN TERMS OF CLEAR OPENING WIDTH. DOORS WITHIN THE UNIT ARE NOT REQUIRED TO MEET THE ANSI 2003, SECTION 404 REQUIREMENT FOR MANEUVERING CLEARANCES, HARDWARE, AND OPENING FORCE. BUT BECAUSE AN ACCESSIBLE ROUTE MUST BE PROVIDED WITHIN THE UNIT, THRESHOLDS MUST BE LOW OR NONEXISTENT. SEE CHAPTER FOUR: "ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNIT."



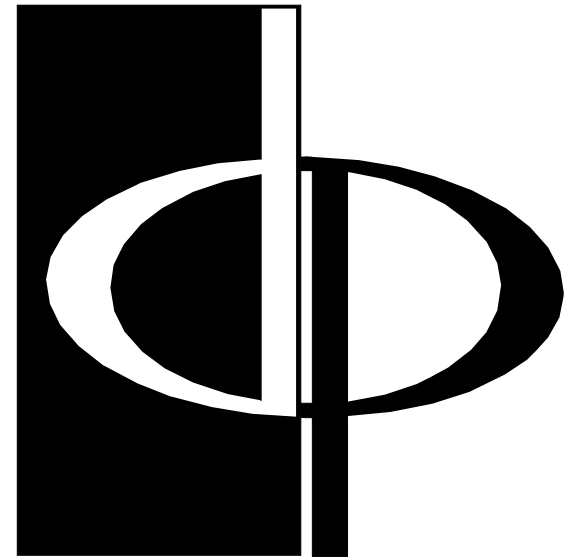
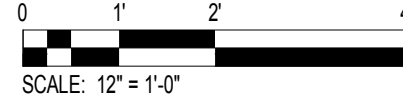
3. ALLOWABLE THRESHOLD DETAILS



2. ELEC. MOUNTING HT. AT KITCHEN



1. BEVELED CHANGES IN LEVEL - PER ANSI FIG. 303.3



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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

ISSUES & REVISIONS	DATE
CONCEPTUAL DESIGN	08/21/2015
SCHEMATIC DESIGN	09/28/2015
CM/DESIGN DEVELOPMENT	10/15/2015
GMP	04/03/2017
PERMIT SET	05/22/2017
3. 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-20

COMMENTS BUILDING PERMIT RE-SUBMISSION

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