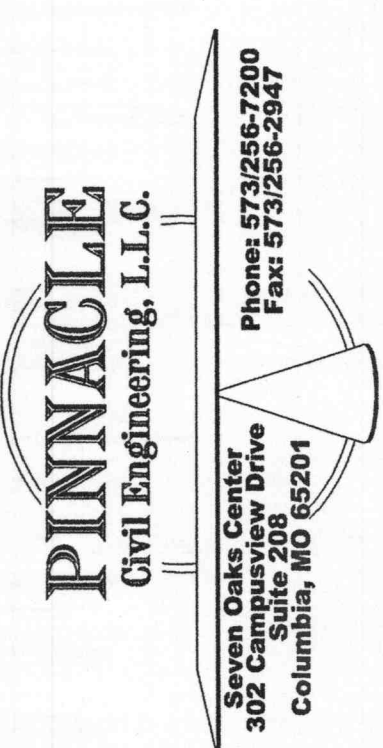


MILL POND APARTMENTS MISSOURI O'FALLON,



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ACCESSIBILITY NOTES

1. SIDEWALK SHALL NOT EXCEED 5% (1'-0" IN 20'-0") SLOPE WITH A 2% (1'-0" IN 50'-0") CROSS-SLOPE AND SHALL BE 4' WIDE EXCEPT AS NOTED ON SITE PLAN. PROVIDE STAIRS, RAMP, CURBS, ETC., AS NOTED AND DETAILED.
2. PARKING AREAS FOR ACCESSIBLE SPACES AND ACCESS ISLES SHALL NOT EXCEED A 2% (1'-0" IN 50'-0") SLOPE IN ANY DIRECTION. OTHER PORTIONS OF THE ACCESSIBLE ROUTE SHALL NOT EXCEED A 5% (1'-0" IN 20'-0") LONGITUDINAL SLOPE NOR A 2% (1'-0" IN 50'-0") CROSS-SLOPE. OTHER PARKING AREAS AND CROSS-SLOPE OF DRIVES SHALL NOT EXCEED A 5% (1'-0" IN 20'-0") SLOPE.
3. POSITION RECREATIONAL EQUIPMENT FOR WHEELCHAIR ACCESSIBILITY PER UFAS AND ADAAG. 25% OF EQUIPMENT AND AT LEAST ONE OF EACH TYPE OF EQUIPMENT MUST BE ACCESSIBLE.

FAIR HOUSING ACCESSIBILITY GUIDLINES

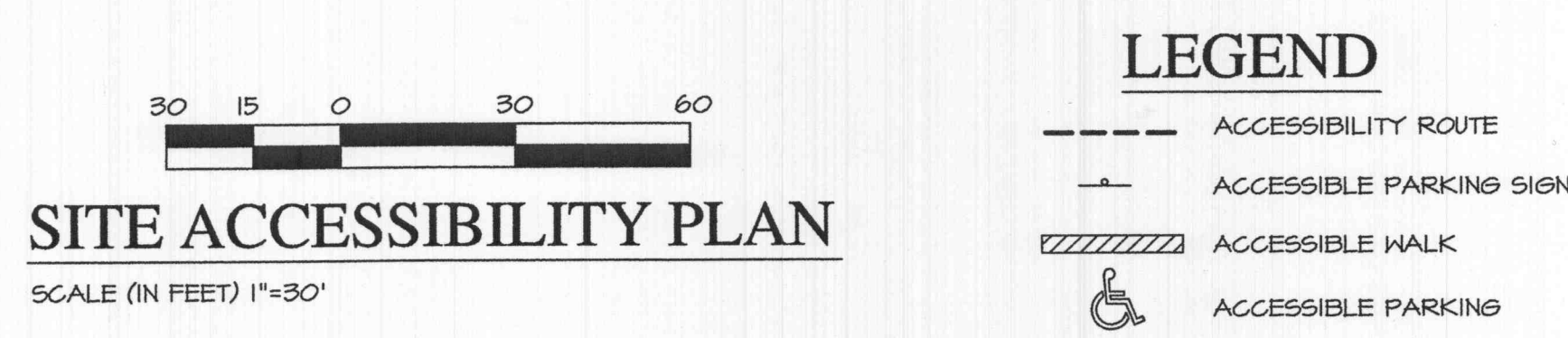
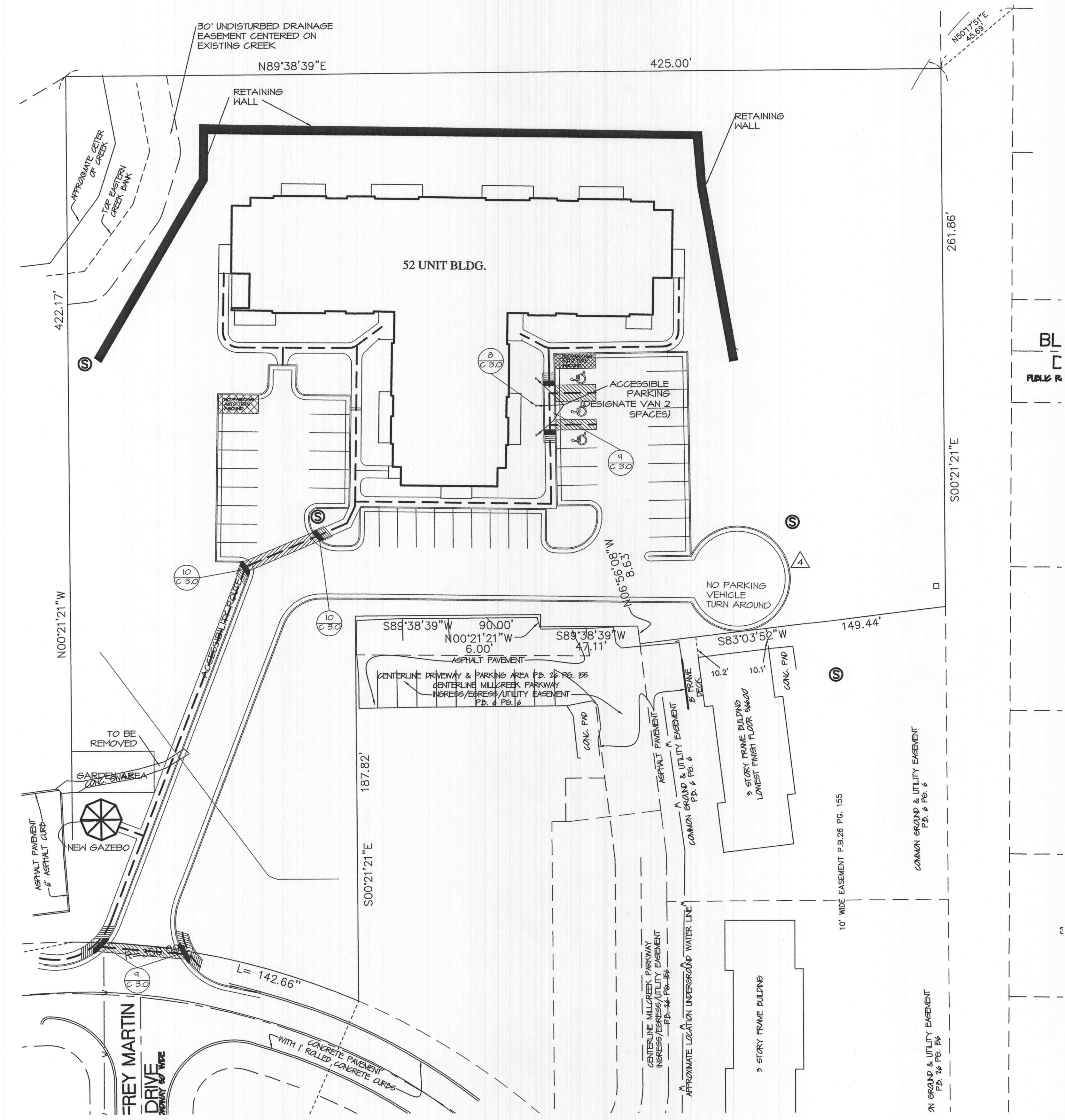
- REQUIREMENT 1** ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE - COVERED MULTI-FAMILY DWELLING SHALL BE DESIGNED AND CONSTRUCTED TO HAVE AT LEAST ONE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE, UNLESS IT IS IMPRACTICAL TO DO SO BECAUSE OF TERRAIN OR UNUSUAL CHARACTERISTICS OF THE SITE. [SECTION 100.205(C)(1)]
- REQUIREMENT 2** ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS COVERED MULTI-FAMILY 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 HANDICAPPED PERSONS. [SECTION 100.205(C)(1)]
- REQUIREMENT 3** USABLE DOORS - COVERED MULTI-FAMILY DWELLINGS WITH A BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE SHALL BE DESIGNED IN SUCH A MANNER THAT ALL THE DOORS DESIGNED TO ALLOW PASSAGE INTO AND WITHIN ALL PREMISES ARE SUFFICIENTLY WIDE TO ALLOW PASSAGE BY HANDICAPPED PERSONS IN WHEELCHAIRS. [SECTION 100.205(C)(2)]
- REQUIREMENT 4** ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNIT - ALL COVERED MULTI-FAMILY DWELLINGS WITH A BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT ALL PREMISES WITHIN COVERED MULTI-FAMILY DWELLING UNITS CONTAIN AN ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNITS. [SECTION 100.205(C)(3)(I)]
- REQUIREMENT 5** LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS - COVERED MULTI-FAMILY DWELLINGS WITH A BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT ALL PREMISES WITHIN COVERED MULTI-FAMILY DWELLING UNITS CONTAIN LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS. [SECTION 100.205(C)(3)(II)]
- REQUIREMENT 6** REINFORCED WALLS FOR GRAB BARS - COVERED MULTI-FAMILY DWELLINGS WITH A BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT ALL PREMISES WITHIN COVERED MULTI-FAMILY DWELLING 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. [SECTION 100.205(C)(3)(III)]
- REQUIREMENT 7** USABLE KITCHENS AND BATHROOMS - COVERED MULTI-FAMILY DWELLINGS WITH A BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT ALL PREMISES WITHIN COVERED MULTI-FAMILY DWELLING UNITS CONTAIN USABLE KITCHENS AND BATHROOMS SUCH THAT AN INDIVIDUAL IN A WHEELCHAIR CAN MANEUVER ABOUT THE SPACE. [SECTION 100.205(C)(3)(IV)]

NOTE: DESCRIPTIONS OF THE SEVEN REQUIREMENTS ABOVE ARE OF AN ABBREVIATED NATURE. REFER TO THE COMPLETE HUD FAIR HOUSINGS ACCESSIBILITY GUIDELINES FOR DETAILED DESCRIPTION OF EACH REQUIREMENT. REFER TO NOTES AND DETAILS ON VARIOUS PLAN SHEETS FOR CERTAIN SPECIFIC REQUIREMENTS OF THE FAIR HOUSING ACCESSIBILITY GUIDELINES (FHA) AND THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS).

NOTE:
SEE SHEET A 6.0 FOR ACCESSIBILITY NOTES.

SIDEWALKS, CURB RAMP, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE PROJECT ENGINEER. AT LEAST ONE 8' WIDE ACCESS AISLE IS PROVIDED AND CURB RAMP DO NOT PROJECT INTO ACCESS ISLE. SIDEWALK SAWCUT JOINTING SHOULD NOT EXCEED 10 FEET IN A LONGITUDINAL DIRECTION.

PROVIDE STRIPING AT ANY POINT WHERE THE SIDEWALK CROSSES AN INTERSECTION.



SITE ACCESSIBILITY PLAN