

ACCESS FOR PEOPLE WITH DISABILITIES

EACH OF THESE HOUSES WAS DESIGNED ON A VERY TIGHT SQUARE FOOTAGE BASIS, AND THE EMPHASIS WAS PLACED ON ACHIEVING THE MOST LIVABLE FLOORPLAN FOR THE MOST REASONABLE COST. AS A RESULT, THEY WOULD REQUIRE MODIFICATIONS TO BE USER-FRIENDLY TO ANYONE USING A WHEELCHAIR. ALTHOUGH MORE DRAWINGS ARE NEEDED TO IMPLEMENT SOME OF THE CHANGES REQUIRED (PRIMARILY IN THE KITCHEN AND BATHROOM) THE FOLLOWING SUGGESTIONS COVER MOST OF THE MAJOR AREAS OF CONCERN.

DOORS AND HALLS

THE HALLWAYS IN THESE PLANS--ALTHOUGH MINIMAL IN LENGTH--NEED TO BE WIDENED AS MUCH AS POSSIBLE, ESPECIALLY WHENEVER A DOORWAY IS NOT ABLE TO BE APPROACHED IN A STRAIGHT LINE FASHION. THIRTY SIX INCH WIDE HALLS ARE ADEQUATE FOR ENTERING A ROOM THAT IS STRAIGHT AHEAD, BUT LEAVES NO ROOM FOR TURNING TO THE LEFT OR TO THE RIGHT. A FIVE FOOT TURNING RADIUS IS USUALLY RECOMMENDED FOR COMPLEX MANUEVERING.

THE INTERIOR DOORS NEED TO BE 36" WIDE. IF THIS IS NOT POSSIBLE, AND THE DOORWAY CAN BE APPROACHED FROM STRAIGHT-ON RATHER THAN FROM AN ANGLE, THEN A 32" DOOR, HUNG WITH OFFSET HINGES, CAN BE USED. THRESHHOLDS ON EXTERIOR DOORS SHOULD BE NO HIGHER THAN 1/2". POCKET DOORS ARE A GOOD IDEA IN TIGHT PLACES SUCH AS BATHROOMS; BATHROOM DOORS SHOULD OPEN OUT IF A POCKET DOOR ISN'T POSSIBLE. SPECIAL LEVER-TYPE HANDLES SHOULD BE INSTALLED ON ALL DOORS.

KITCHENS

THE KITCHENS SHOULD HAVE A TURNING RADIUS OF 63", WHICH COULD BE ACCOMPLISHED BY CHANGING THE U-SHAPE CABINET LAYOUT INTO AN L-SHAPE. OVERHEAD CABINETS SHOULD BE LOWER (15" UP FROM THE COUNTER INSTEAD OF 18"-20".) TOESPACE SHOULD BE 7" TO 9" HIGH, WITH A DEPTH OF ABOUT 6". LAZY SUSANS IN THE CORNERS, AND PLENTY OF GOOD QUALITY, FULL EXTENSION DRAWERS ARE HELPFUL. SIDE BY SIDE REFRIGERATOR/FREEZERS HAVE SMALLER DOORS, AND ARE THEREFORE EASIER TO OPEN AND CLOSE.

THE SINK SHOULD HAVE A SINGLE LEVER FAUCET, AND SHOULD BE SUSPENDED IN A COUNTERTOP BETWEEN ADJACENT CABINETS, LEAVING THE AREA UNDER THE SINK OPEN FOR WHEELCHAIRS. PIPES SHOULD BE LOCATED TO THE REAR OF THE SPACE, AND BE INSULATED FOR PROTECTION FROM BURNS AND SCRAPES.

ANOTHER GOOD AREA FOR OPEN CABINET BOTTOMS IS IN THE FOOD PREPARATION AREA, USUALLY LOCATED BETWEEN THE REFRIGERATOR AND THE STOVE. (STOVES SHOULD HAVE THE CONTROLS LOCATED ON THE FRONT.) FURTHER CUSTOMIZATION OF COUNTER HEIGHTS, SLIDE-OUT CUTTING SURFACES, ETC. COULD BE DESIGNED ACCORDING TO BUDGET.

BATHROOMS

THE BATHROOMS SHOULD BE ENLARGED (BORROWING SPACE FROM THE DINING/LIVING ROOM AREAS.) HIGHER TOILETS, GRAB BARS, HANDICAPPED LEVERS ON THE SINK, AND AN EXTRA-LARGE SHOWER WITH NO LIP TO ALLOW EASY ACCESS FOR A WHEELCHAIR OR WALKER SHOULD BE INCLUDED. (TOILETS, BATHTUBS, AND SHOWER SEATS SHOULD BE ABOUT 20" HIGH--SIMILAR TO THE HEIGHT OF THE WHEELCHAIR SEAT. STANDARD TUBS CAN ACHIEVE THIS HEIGHT ECONOMICALLY BY BEING PLACED ON A PLATFORM.) WOOD BLOCKING FOR THE GRAB BARS SHOULD BE INSTALLED DURING THE FRAMING STAGE OF THE HOUSE.

A TILE FLOOR WITH A TEXTURED, NON-SKID FINISH ADDS TO THE SAFETY OF THE BATHROOM. IF A BATHTUB IS USED, THE SOFT BATHTUB (WHICH IS CUSHIONED WITH URETHANE FOAM UNDER THE FIBERGLASS OUTER SHELL) IS SAFER IN CASE OF FALLS. A PRESSURE-BALANCING VALVE IN THE TUB PREVENTS SCALDING.

A STANDARD 30" HEIGHT FOR THE LAVATORY IS OKAY AS LONG AS THERE IS CLEARANCE UNDERNEATH FOR THE WHEELCHAIR TO BE PULLED UNDER. VANITY TOPS SHOULD BE 27" DEEP INSTEAD OF THE USUAL 21" SO THE WHEELCHAIR USER'S TOES DON'T BUMP AGAINST THE BACK WALL. (FAUCET HANDLES SHOULD BE 21" BACK FROM THE EDGE OF THE COUNTER FOR EASY REACH.) EXPOSED PIPES UNDERNEATH THE BASIN SHOULD BE INSULATED TO PREVENT SCRAPES AND BURNS.

ENTRANCE TO HOUSE

LANDSCAPING THE AREA BETWEEN THE CAR AND THE PORCH TO A GRADE OF 1:20 OR LESS REQUIRES NO RAILINGS OR SPECIAL FEATURES. OTHERWISE, AN ENTRANCE RAMP WITH A NON-SKID SURFACE --SUCH AS SPACED 2 X 4'S INSTALLED PERPENDICULAR TO THE LINE OF TRAVEL--SHOULD BE BUILT FOR ACCESS TO THE FRONT PORCH. THE RAMP SHOULD BE SLOPED A MAXIMUM OF 8%, WITH 1-1/2" DIAMETER HANDRAILS AT A HEIGHT OF 32". PORCH FLOOR LEVEL SHOULD NOT BE DROPPED LOWER THAN THE INTERIOR FLOOR (USE GOOD FLASHING TECHNIQUES AND QUALITY CAULKING TO PREVENT WATER ENTRY.)

ACCESS FOR PEOPLE WITH DISABILITIES (CONTINUED)

OTHER CONSIDERATIONS

CASEMENT WINDOWS WITH SASH-LOCK ADAPTERS ARE EASIER TO OPEN AND CLOSE THAN DOUBLE HUNG WINDOWS.

CLOSET POLES MOUNTED 48" FROM THE FLOOR ARE LOW ENOUGH TO REACH FROM A WHEELCHAIR. PLASTIC CORNER PROTECTORS HELP INTERIOR WALL CORNERS WITH THE ABUSE THEY RECEIVE FROM BEING KNOCKED INTO SO OFTEN.

LOW PILE, HIGH DENSITY CARPET WITHOUT A PAD DOESN'T RESTRICT WHEELCHAIR MOVEMENT, BUT CUSHIONS FALLS.

ALL OUTLETS AND SWITCHES SHOULD BE MOUNTED BETWEEN 30" AND 40" FROM THE FLOOR. PULL CHAIN BUZZERS, SIMILAR TO THOSE IN A HOSPITAL, COULD BE INSTALLED NEAR THE BED, SHOWER, AND TOILET AREA. THESE ARE ALSO GOOD LOCATIONS FOR TELEPHONE JACKS.

EACH ROOM IN THE HOUSE SHOULD HAVE A 4 FOOT WIDE CLEAR AREA AROUND FURNITURE, AS WELL AS AN UNOBSTRUCTED AREA WITH A MINIMUM RADIUS OF 5-FT. SOMEWHERE IN THE ROOM (PREFERABLY IN FRONT OF BEDROOM CLOSETS.)

MECHANICAL SYSTEMS

IF FOUNDATION HEIGHT ALLOWS PROPER CLEARANCE, HOT WATER HEATER AND INSIDE COMPONENT OF HEATING AND COOLING SYSTEM IS TO BE INSTALLED IN CRAWL SPACE. IN THE TWO AND THREE BEDROOM HOUSES, IF THERE IS INSUFFICIENT ROOM UNDER THE HOUSE, THE HOT WATER HEATER CAN BE INSTALLED IN HALL CLOSET, AND THE HEATING/A.C. UNIT IN THE ATTIC. ALTERNATIVELY, BOTH CAN BE INSTALLED IN THE ATTIC (PROVIDE PROPER DRAINAGE SAFEGUARDS, AND PLACE HEATING /A.C. UNIT OVER A WALL TO MINIMIZE VIBRATION OF CEILING JOISTS.)

IF THERE IS INSUFFICIENT ROOM UNDER THE FOUR BEDROOM HOUSE, THE HOT WATER HEATER(S) CAN BE INSTALLED IN UPSTAIRS STORAGE AREA, AND THE HEATING /A.C. UNIT(S) IN THE PORCH CLOSET AREA, BEHIND THE 6' KNEE WALLS (ACCESS FROM PORCH CLOSET), OR DOWNSTAIRS UNDER THE STAIRWAY.

VENTILATION

CONTINUOUS SOFFIT VENTS ALONG WITH CONTINUOUS RIDGE VENTS PROVIDE THE BEST VENTILATION FOR MOST HOUSES. GABLE VENTS--ALTHOUGH NOT AS EFFECTIVE AS RIDGE VENTS--HAVE OBVIOUSLY WORKED WELL OVER THE YEARS, ALSO.

IF RIDGE VENTS AND GABLE VENTS ARE USED ON THE SAME HOUSE, HOWEVER, THEN THE GABLE VENT SHOULD BE SEEN AS A DECORATIVE ELEMENT, AND BE COVERED WITH PLYWOOD ON THE ATTIC SIDE OF THE HOUSE. THE REASON FOR THIS IS TO HELP FACILITATE THE BEST POSSIBLE FLOW OF AIR (FROM THE LOWEST POINT--SOFFIT VENTS--TO THE HIGHEST POINT--THE RIDGE VENT.) IF NOT COVERED, THE GABLE VENTS CAN CREATE A SITUATION WHERE THE AIRFLOW IS UNEVEN, RESULTING IN POCKETS OF HOT AIR INSIDE THE ATTIC.

COST

ESTIMATING THE COST OF BUILDING ANY HOUSE IS DIFFICULT, AND EVEN MORE SO IF THE BUILDER IS NOT KNOWN, AND THE QUALITY OF THE WORKMANSHIP AND FINAL CHOICE OF MATERIALS IS YET TO BE DETERMINED. IF THERE IS SUCH A THING AS TYPICAL CONDITIONS, HOWEVER, I WOULD ANTICIPATE THE PROBABLE COST OF THE TWO BEDROOM HOUSE TO BE \$51,000; THE THREE BEDROOM HOUSE TO BE \$59,500; AND THE FOUR BEDROOM HOUSE TO BE \$64,500.

NOTES FOR TWO, THREE, AND FOUR BEDROOM HOUSES

NOTES

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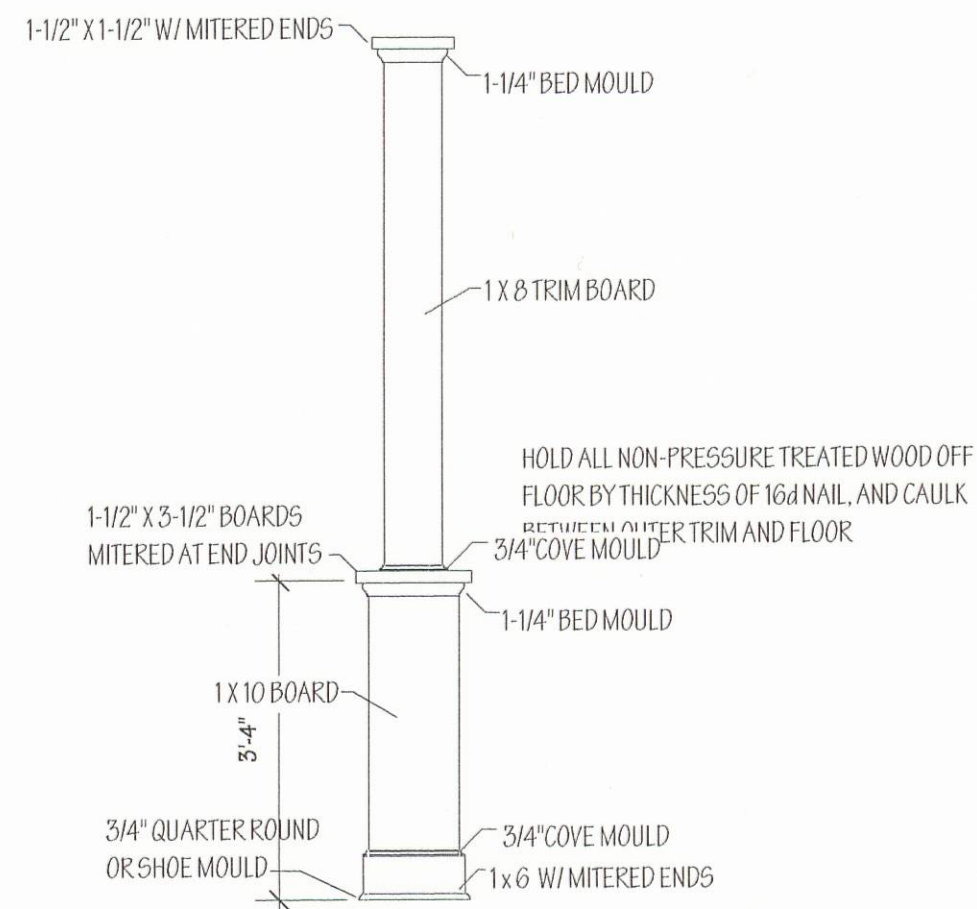
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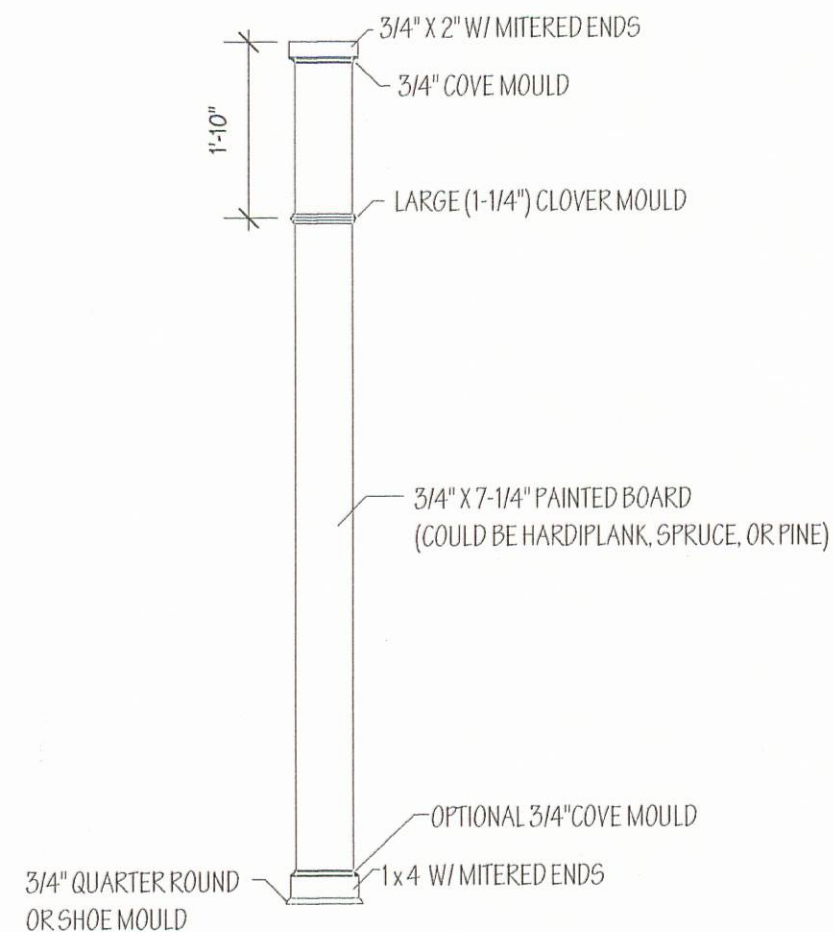
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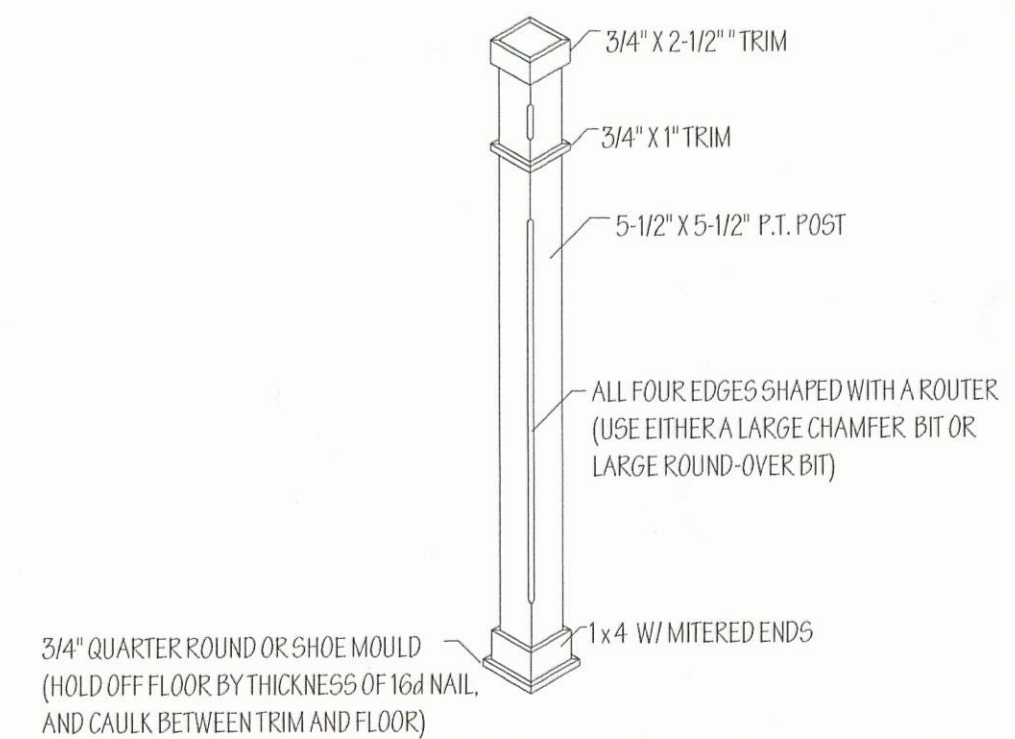
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(FRONT VIEW)



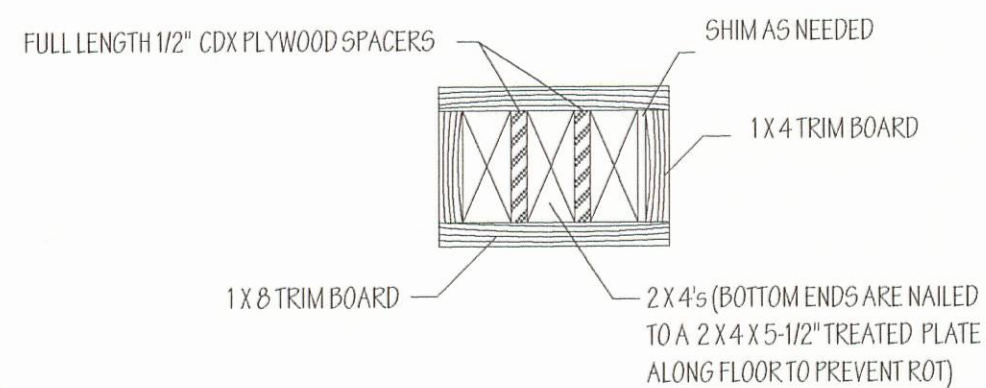
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(FRONT VIEW)



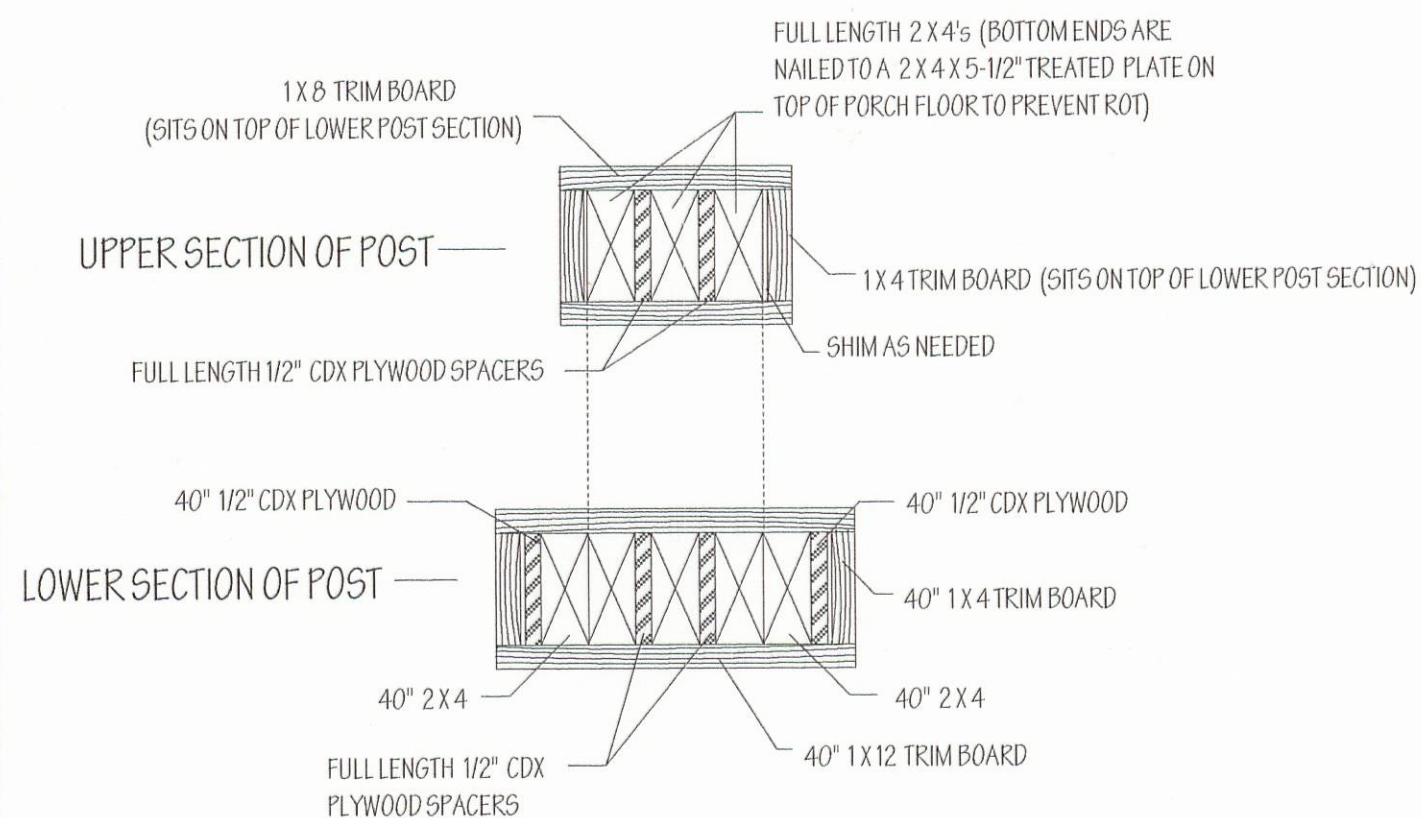
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(ISOMETRIC VIEW)



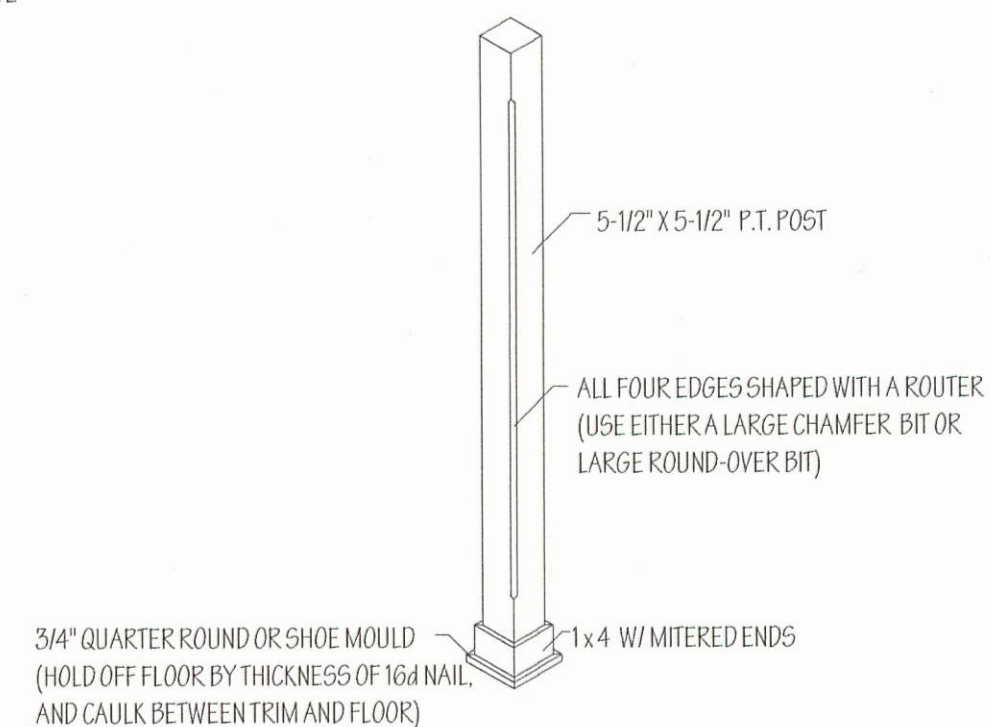
SECTION FOR POST #2

(TOP VIEW)



SECTION FOR POST #1

(TOP VIEW)



9 FT. PORCH POST #4

(ISOMETRIC VIEW)

DETAILS FOR TWO, THREE,
AND FOUR BEDROOM HOUSES
ATHENS, GEORGIA
HISTORIC DISTRICT

PROJECT:

DETAILS

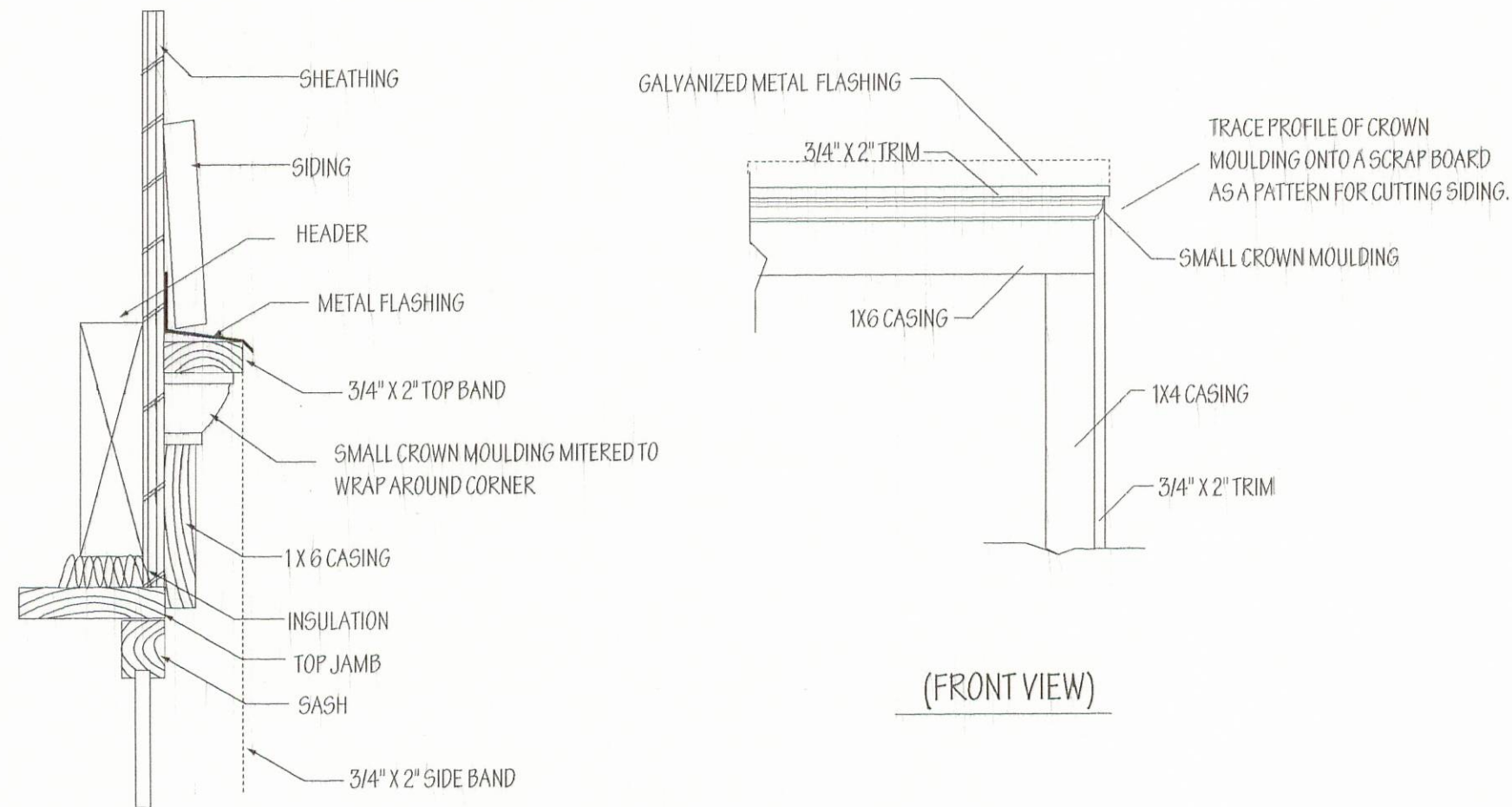
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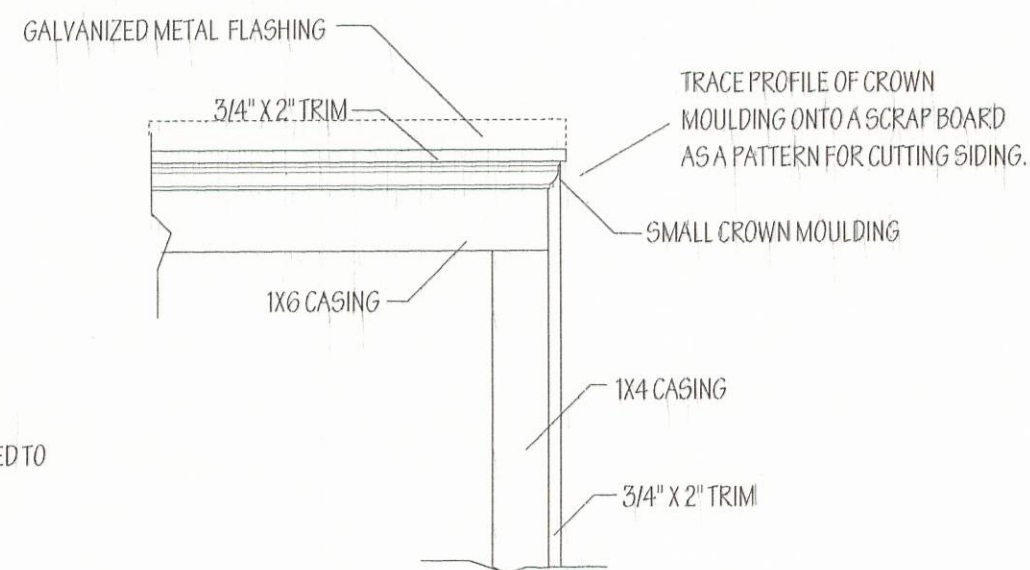
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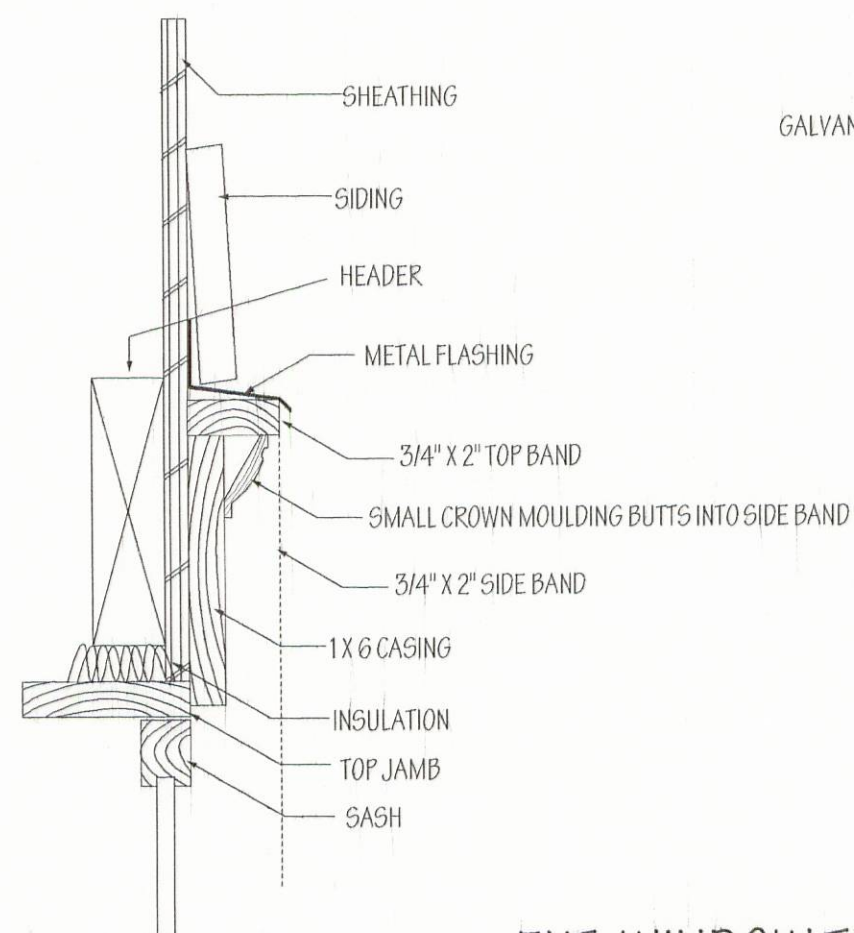


(SIDE VIEW)

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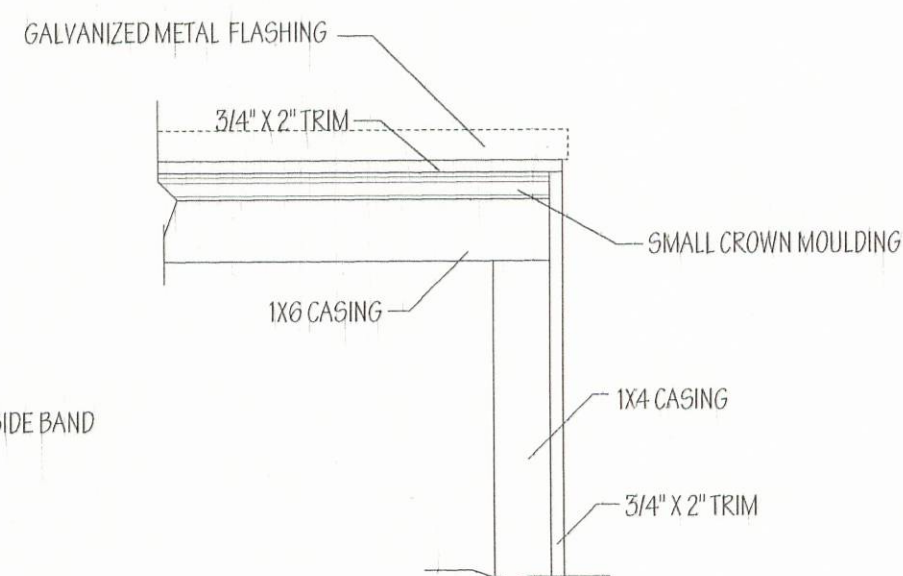


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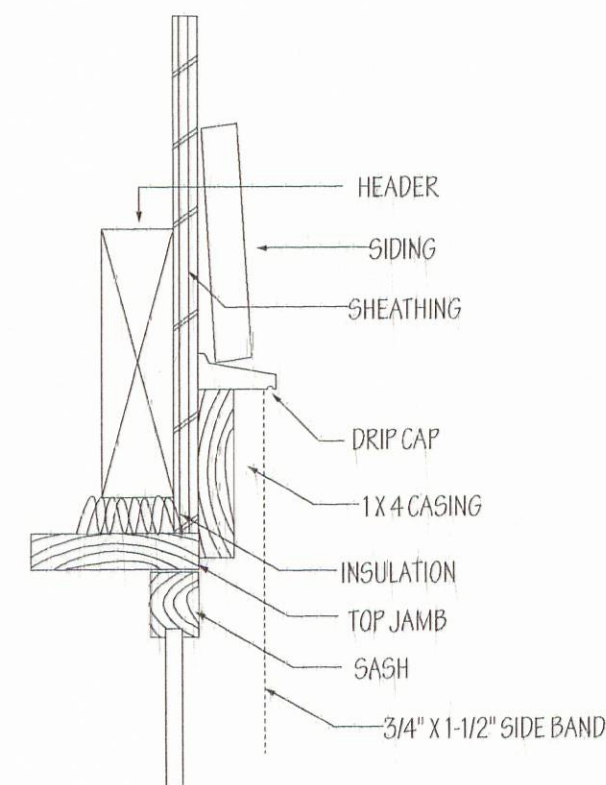


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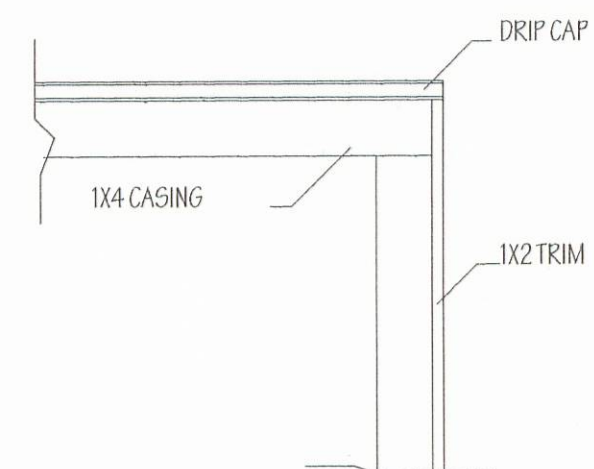


(FRONT VIEW)



(SIDE VIEW)

EXT. WINDOW TRIM DETAIL (#3)



(FRONT VIEW)

NOTE

(BECAUSE OF EXTRA WIDTH OF WINDOW CASING, INSTALL ONE EXTRA TRIMMER STUD ON EACH SIDE OF ROUGH OPENING TO PROVIDE NAILING BASE FOR SIDING.)

DETAILS FOR TWO, THREE, AND FOUR BEDROOM HOUSES ATHENS, GEORGIA HISTORIC DISTRICT

PROJECT:

DETAILS

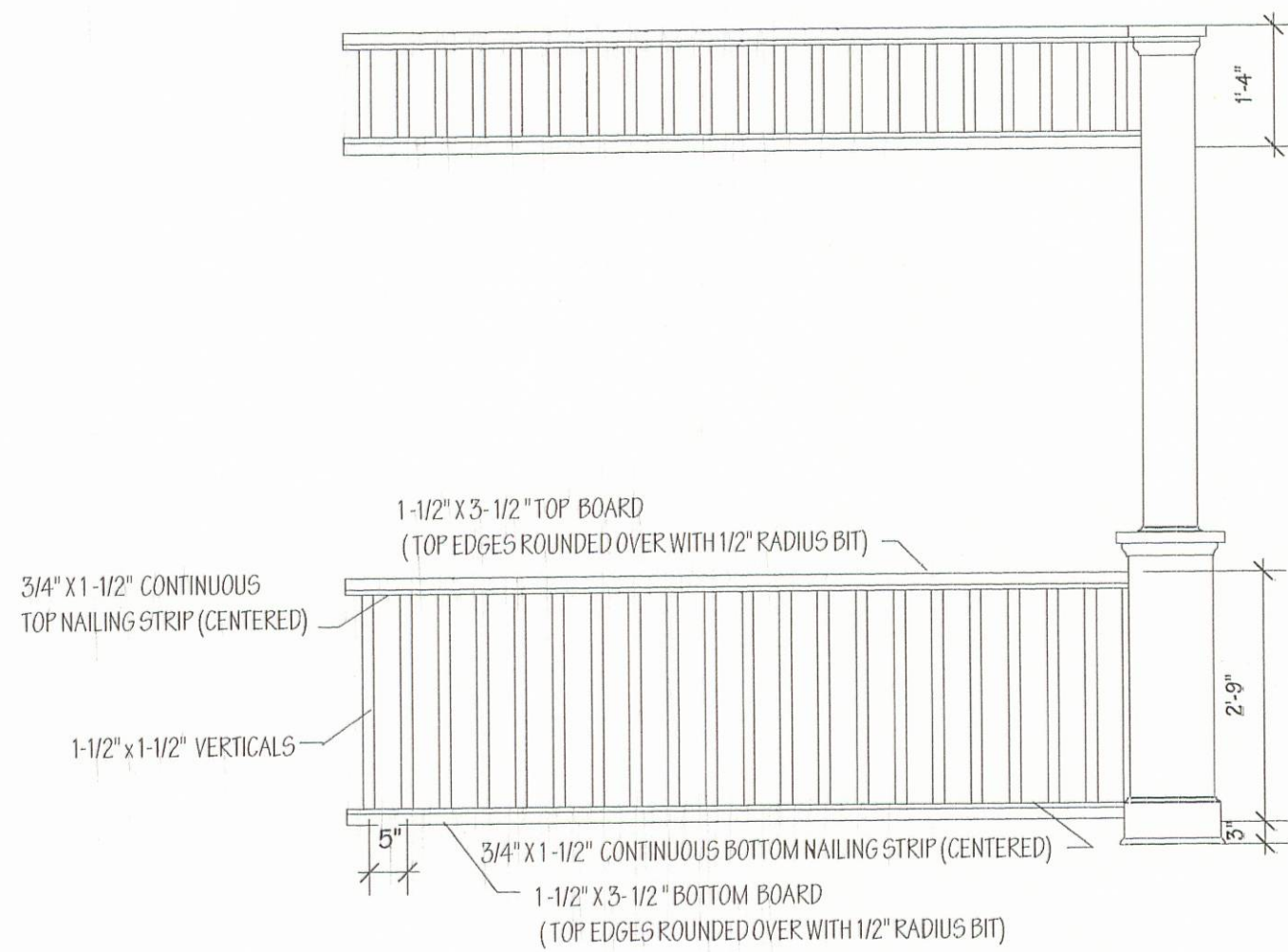
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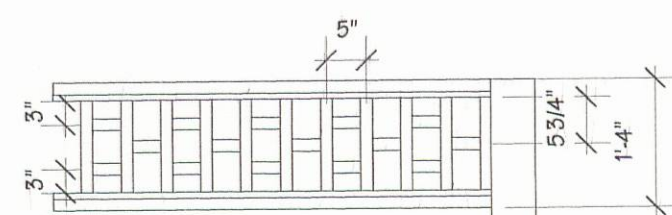
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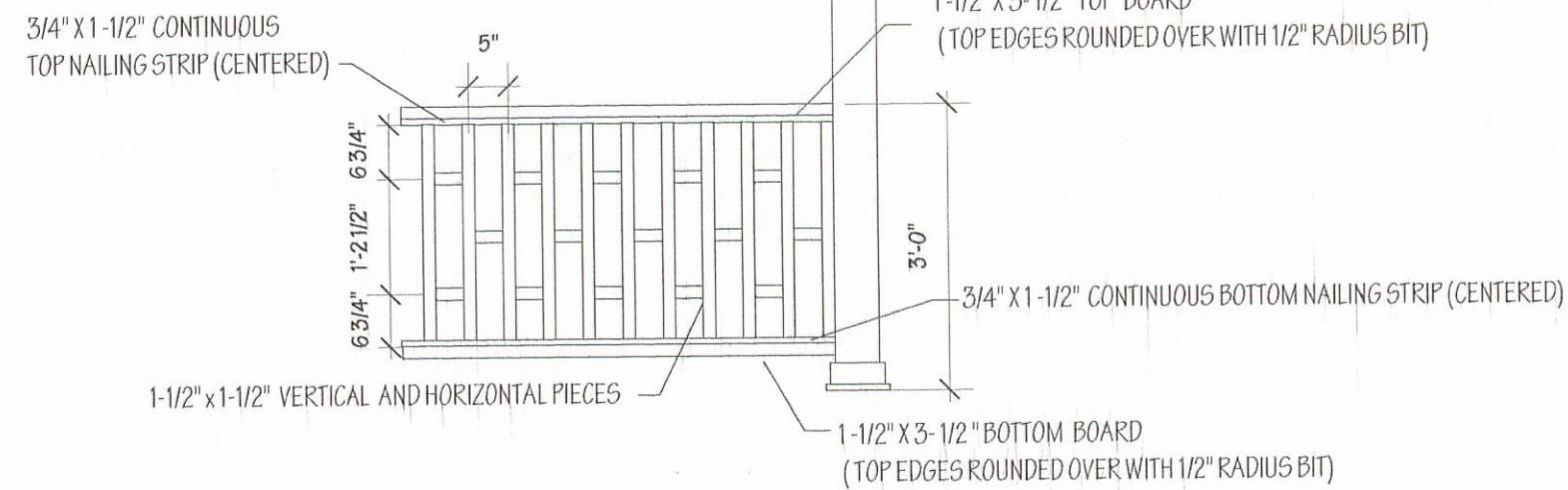
RAILING #1
(FOR 9 FT. PORCH CEILINGS)

ALL POSTS AND RAILING SYSTEMS ARE INTERCHANGEABLE

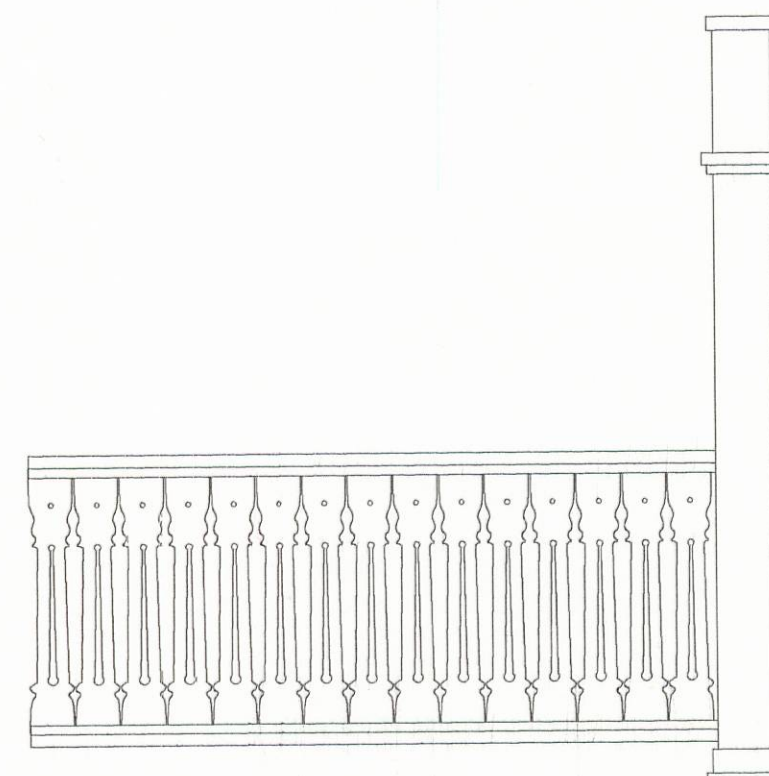


ASSEMBLY INSTRUCTIONS

VERTICAL 2 X 2'S ARE SANDWICHED BETWEEN 3/4\" X 1-1/2\" TOP AND BOTTOM NAILING STRIPS AND NAILED FROM ABOVE AND BELOW, THEN HORIZONTAL 2 X 2'S ARE NAILED IN PLACE. THE ENTIRE ASSEMBLY IS THEN SET ON THE BOTTOM 2 X 4 AND FASTENED IN PLACE. TOP 2 X 4 IS SET IN PLACE LAST, AND IS NAILED OR SCREWED FROM BELOW, UP THROUGH 3/4\" BOARD INTO THE 2 X 4 TOP RAIL.



RAILING #2
(FOR 9 FT. PORCH CEILINGS)



SAWN BALLUSTER (POPLAR) PART # 37-2
3/4\" X 5 1/2\" X 33\"
ORDER FROM THE MILLWORKS, INC. 1-800-933-3930

RAILING #3

**DETAILS FOR TWO, THREE,
AND FOUR BEDROOM HOUSES**
ATHENS, GEORGIA
HISTORIC DISTRICT

PROJECT:

DETAILS

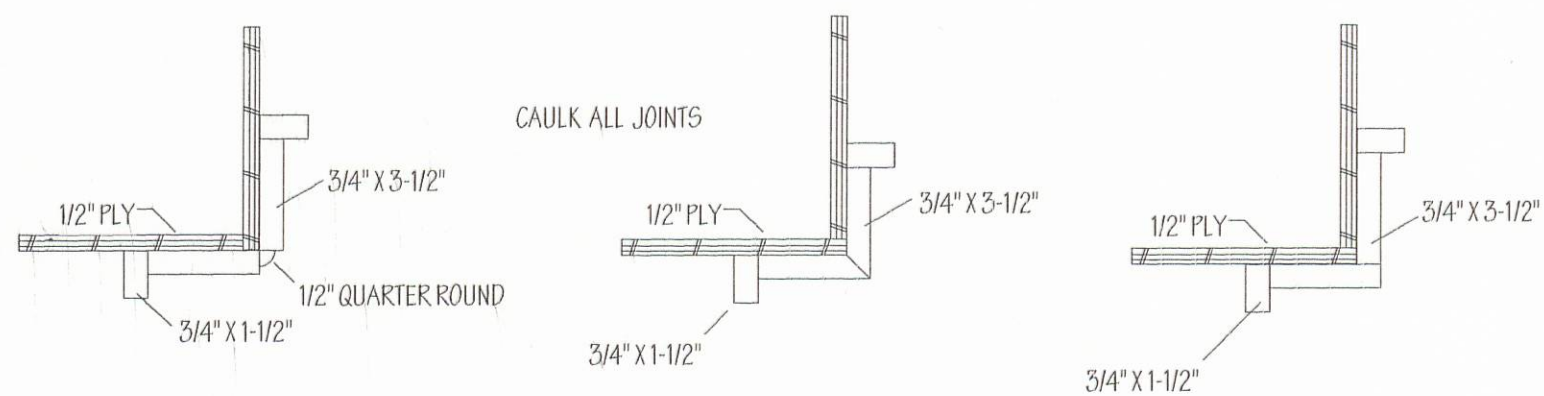
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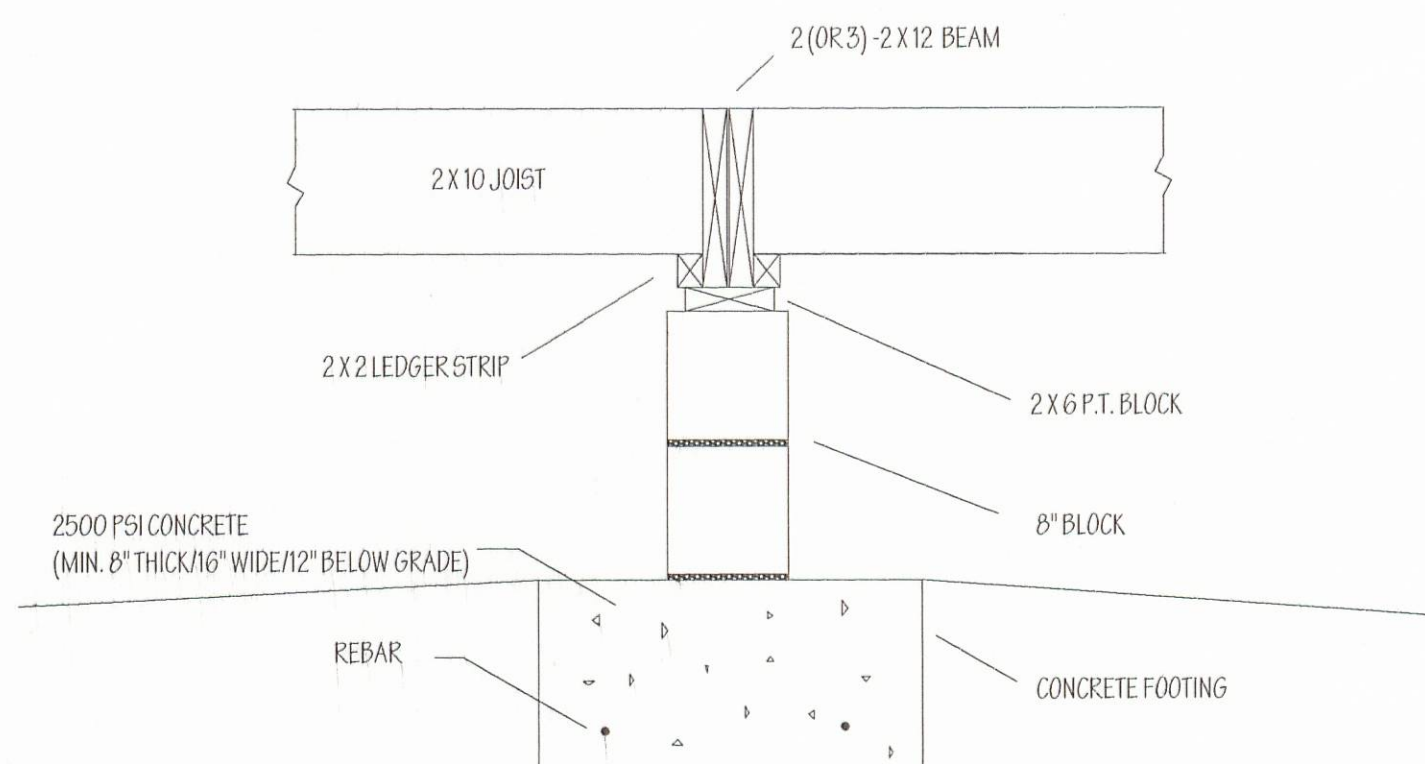
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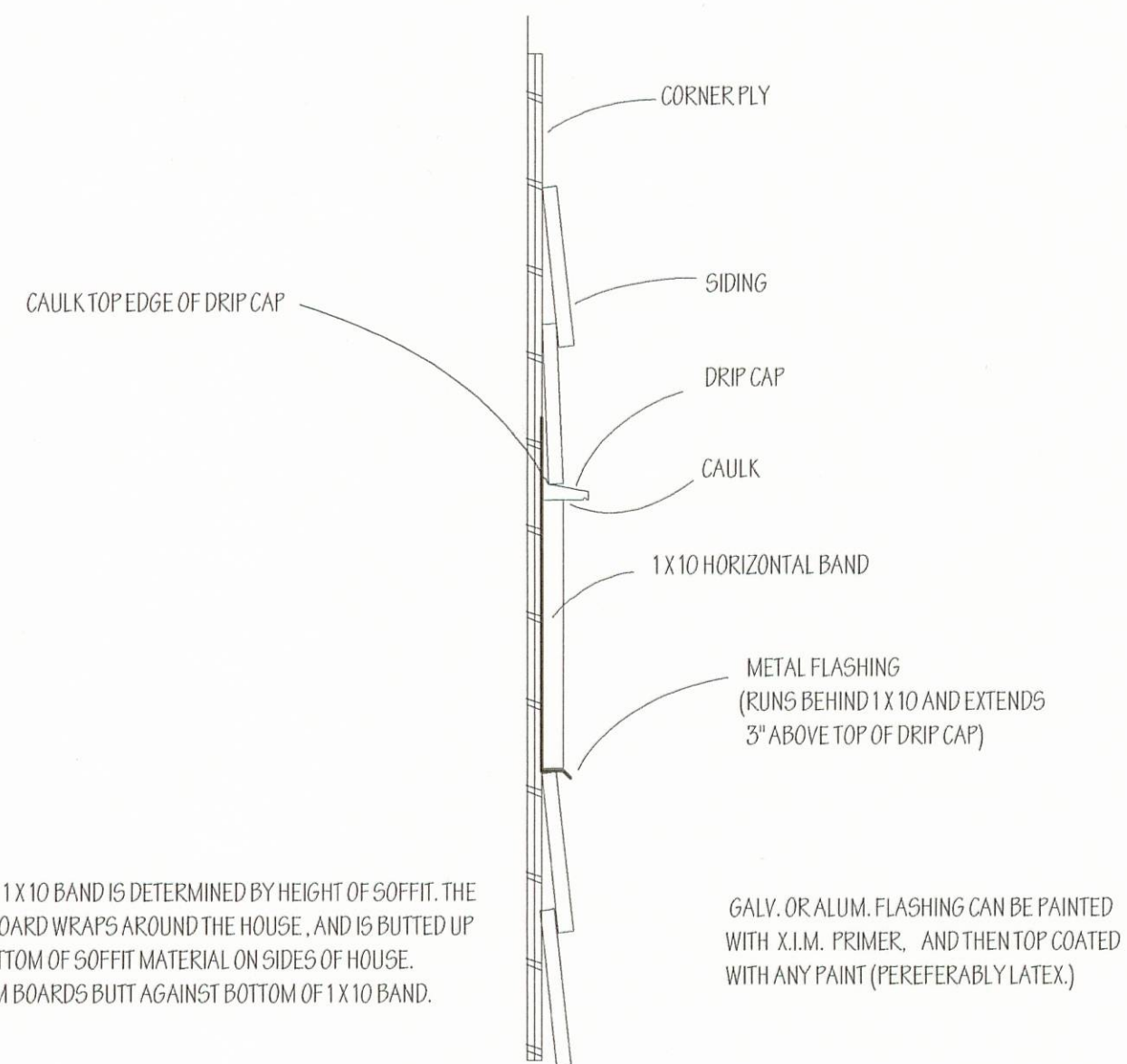
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CORNER BOARDS
(TOP VIEW)



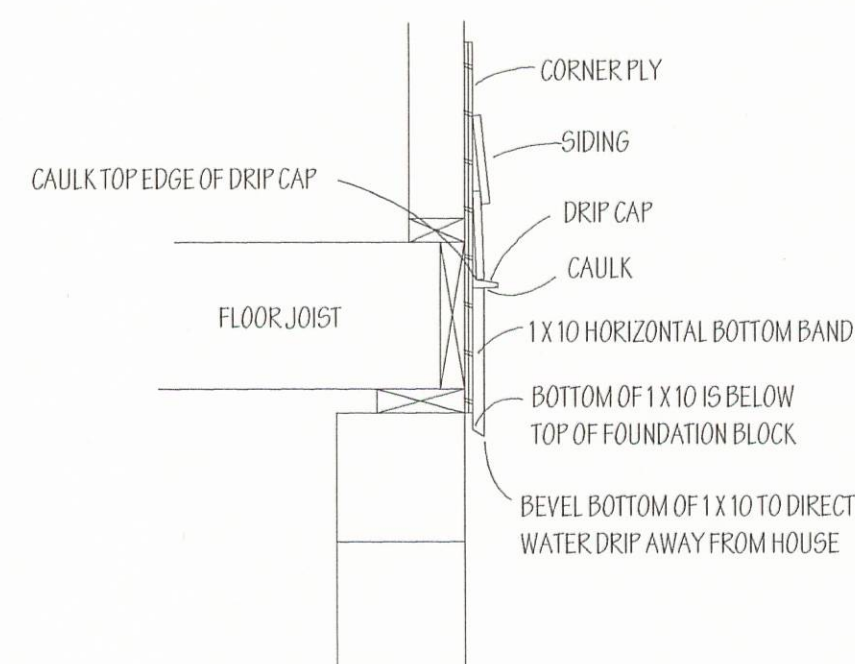
TYPICAL PIER DETAIL



LOCATION OF 1 X 10 BAND IS DETERMINED BY HEIGHT OF SOFFIT. THE 1 X 10 TRIM BOARD WRAPS AROUND THE HOUSE, AND IS BUTTED UP AGAINST BOTTOM OF SOFFIT MATERIAL ON SIDES OF HOUSE. CORNER TRIM BOARDS BUTT AGAINST BOTTOM OF 1 X 10 BAND.

GALV. OR ALUM. FLASHING CAN BE PAINTED WITH X.I.M. PRIMER, AND THEN TOP COATED WITH ANY PAINT (PREFERABLY LATEX.)

TOP 1x10 TRIM BAND
(SIDE VIEW)



MITER ENDS OF DRIP CAP AT ALL INSIDE AND OUTSIDE CORNERS OF HOUSE, AND PROVIDE SHORT PIECE OF FLASHING BEHIND DRIP CAP AND 1 X 10 BAND WHEREVER TWO SECTIONS OF DRIP CAP ARE JOINED IN MID-SPAN.

BOTTOM 1x10 TRIM BAND
(SIDE VIEW)

DETAILS FOR TWO, THREE,
AND FOUR BEDROOM HOUSES
ATHENS, GEORGIA
HISTORIC DISTRICT

PROJECT:

DETAILS

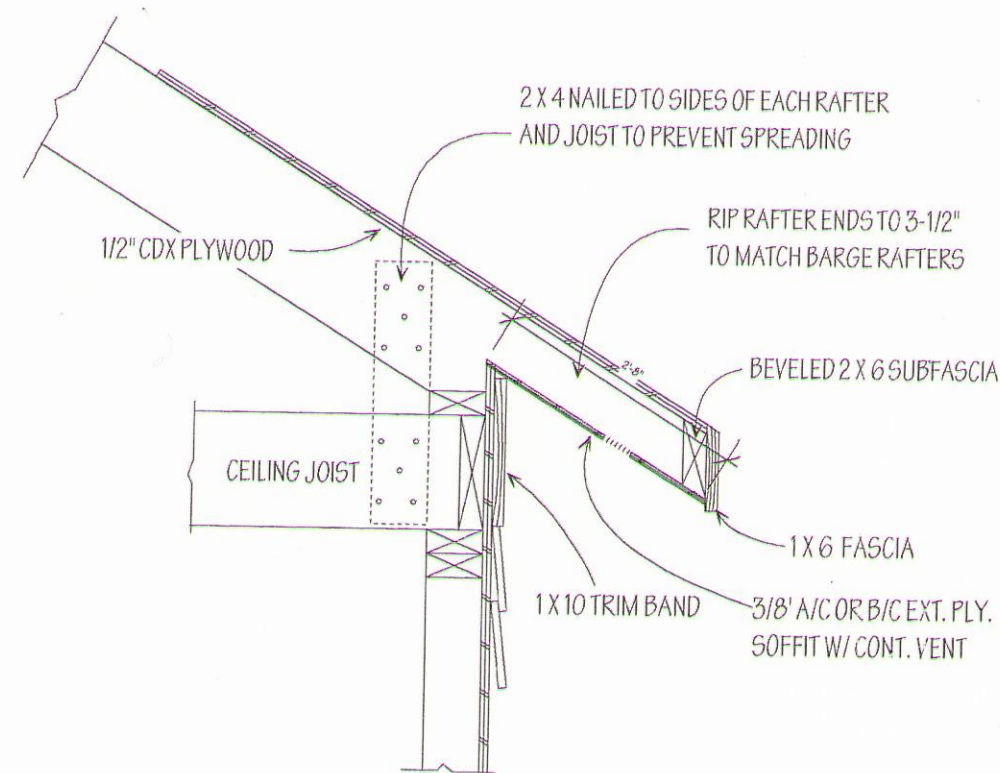
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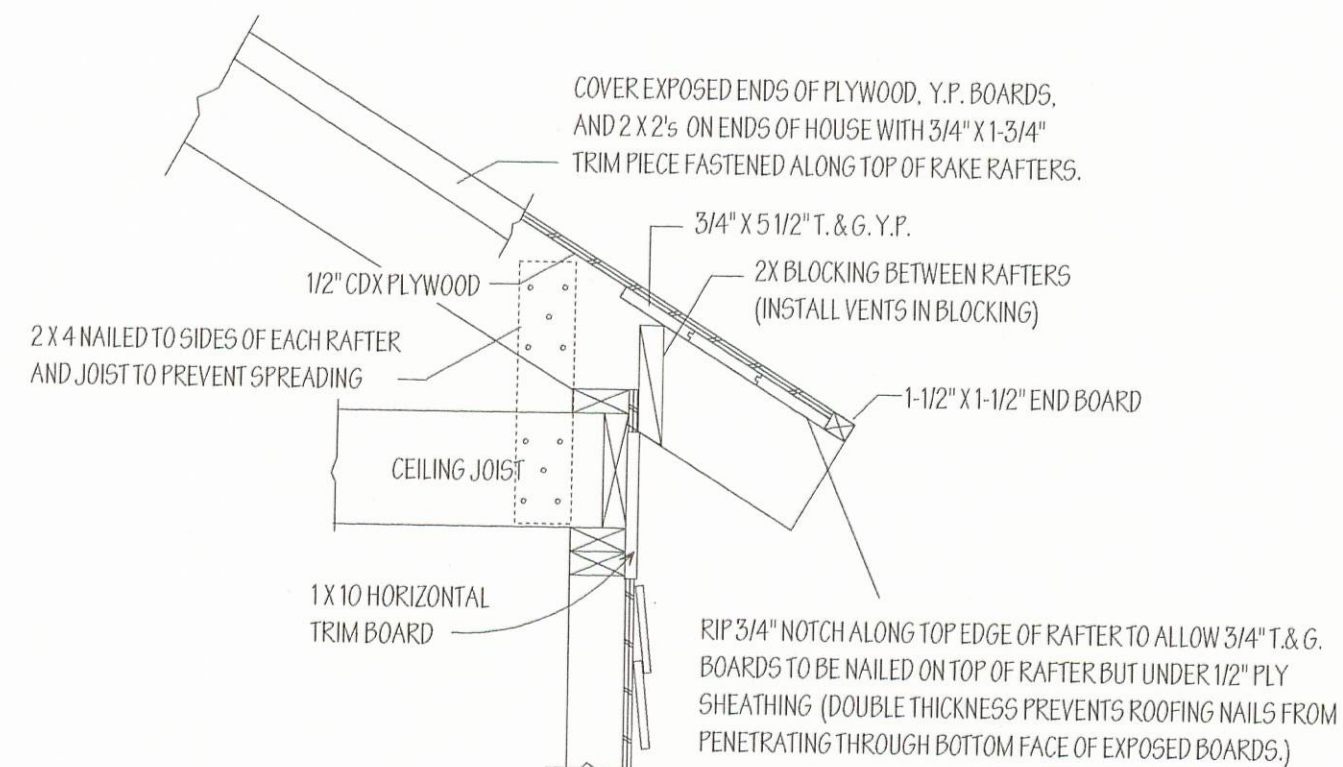
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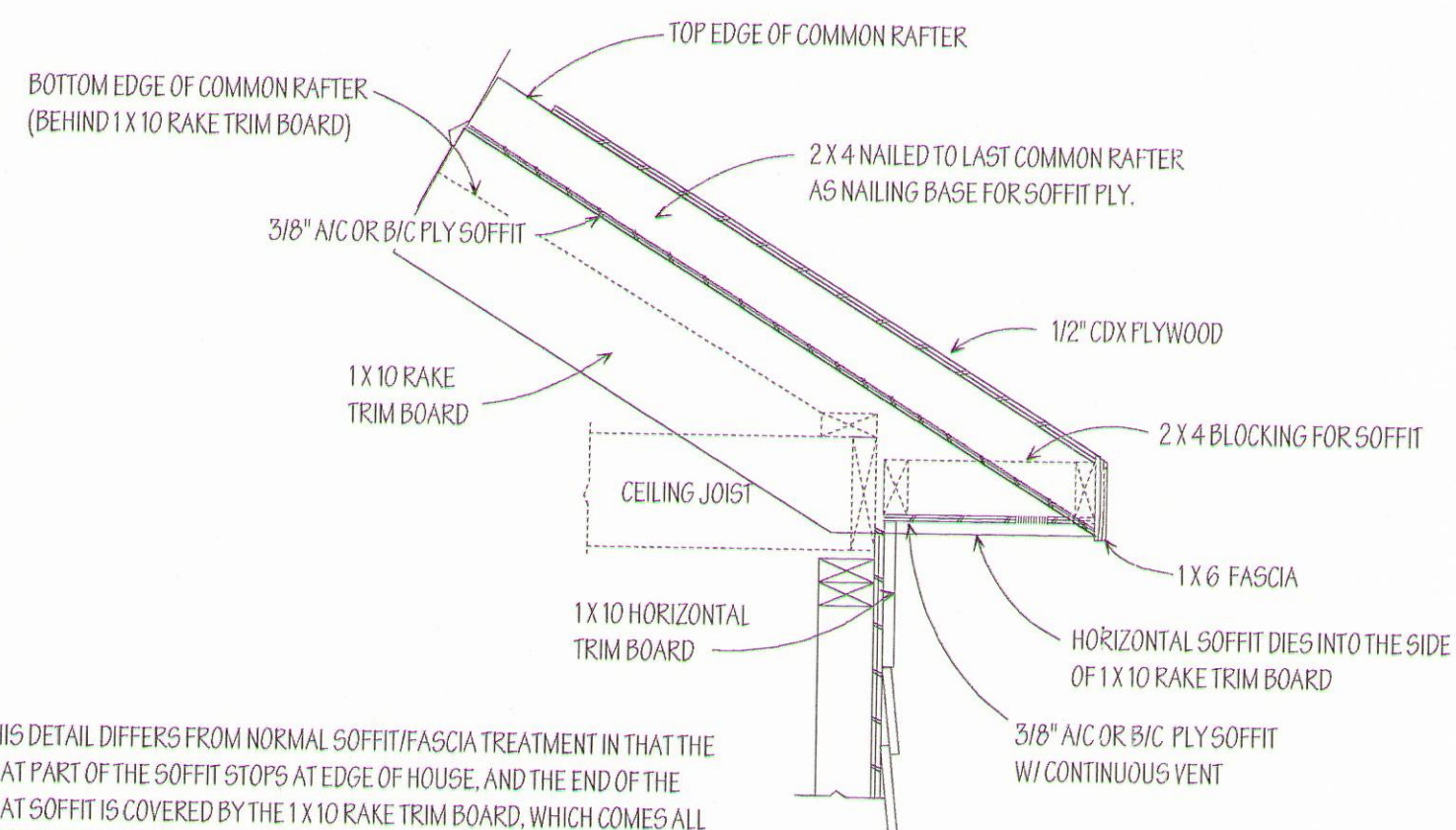
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SLOPED SOFFIT

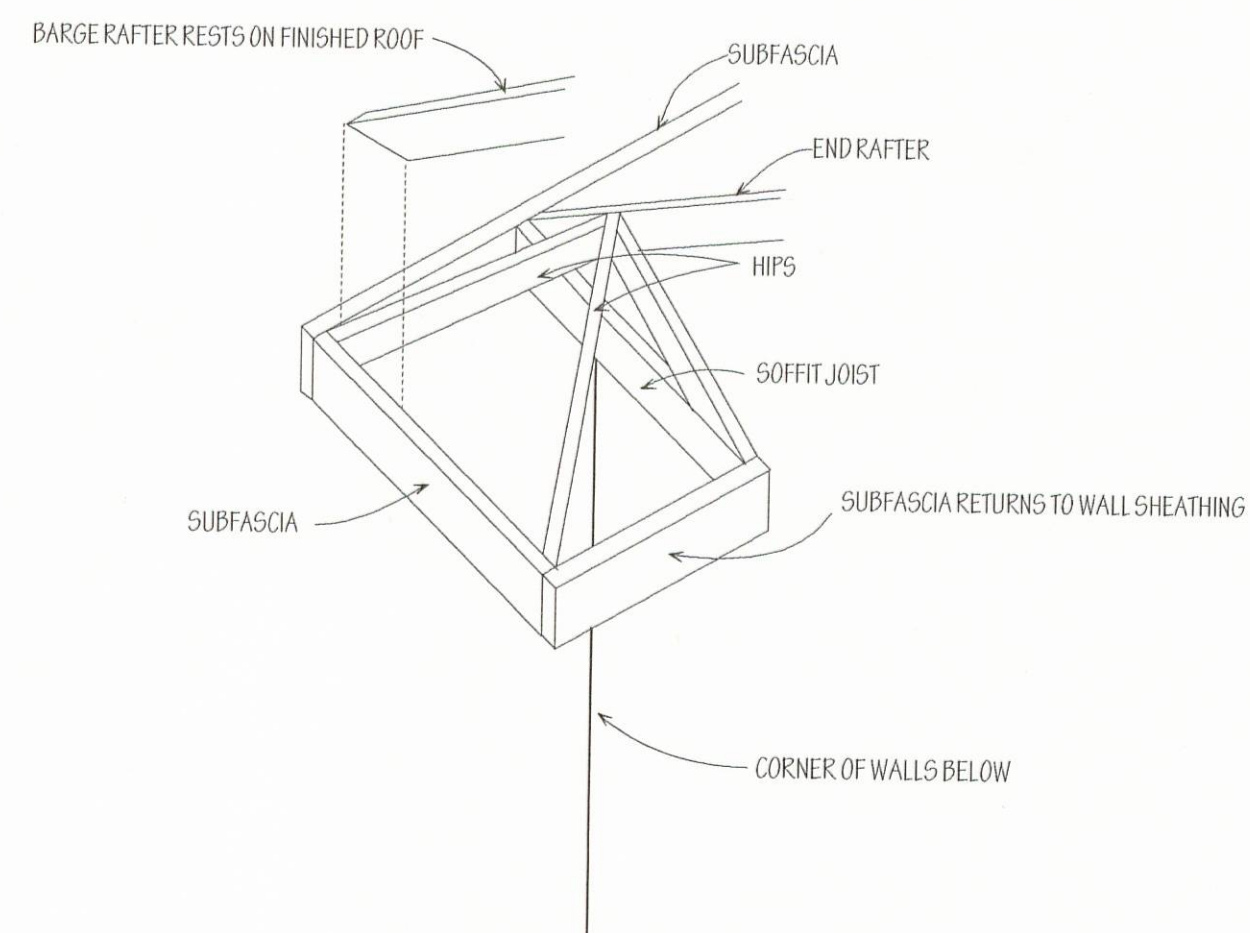


EXPOSED RAFTER END



THIS DETAIL DIFFERS FROM NORMAL SOFFIT/FASCIA TREATMENT IN THAT THE FLAT PART OF THE SOFFIT STOPS AT EDGE OF HOUSE, AND THE END OF THE FLAT SOFFIT IS COVERED BY THE 1 X 10 RAKE TRIM BOARD, WHICH COMES ALL THE WAY DOWN TO THE OUTER FASCIA BOARD. THE RAKE RAFTER (2 X 4) AND RAKE FASCIA (1 X 6) ARE CONSTRUCTED IN THE NORMAL WAY, OTHER THAN THE FACT THAT THE SOFFIT PLYWOOD ON THE RAKE DOESN'T DIE INTO THE FLAT SOFFIT, BUT INSTEAD RUNS ALL THE WAY DOWN TO THE OTHER FASCIA BOARD.

COMBINATION SLOPED/FLAT SOFFIT



GREEK RETURN

DETAILS FOR TWO, THREE,
AND FOUR BEDROOM HOUSES
HISTORIC DISTRICT ATHENS, GEORGIA

PROJECT:

DETAILS

TITLE:

DATE:

FEB. 28, 1996

REVISIONS:

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