

Strang / Sawicki Residence

COUNTY LINE DESIGN

305 Emily St.
Mount Morris, IL 61054
tel: 815-218-5605
email: JNesemeier@gmail.com



U.S.
Department of
Veterans Affairs
SPECIAL ADAPTED HOUSING
VA REGIONAL LOAN CENTER
ST. PAUL, MN
VETERANS BENEFITS ADMINISTRATION

No.	Description	Date

Renovations

For

Strang / Sawicki Residence

1309 Brookside Dr.
Rochelle, IL 61068

Title Sheet

Project number 20-18
Date 4/6/2020
Drawn by JWN
Sheet Size 22 x 34 [11 x 17]

G0.1

Scale

SHEET INDEX	
G0.1	Title Sheet
C1.0	Site Plan
AD1.0	Demo Plan
A1.1	First Floor Plan
A1.2	Enlarged Plans
A2.0	Elevations
A5.0	Specifications



EXISTING RESIDENCE

EXISTING PLANTING

SLOPED CONCRETE AT ENTRY DOOR; SEE PLAN

EXISTING PLANTER

68 S.F. ADDED TO FOOTPRINT OF HOUSE UNDER EXISTING OVERHANG (SUBTRACTED FROM EXISTING CONCRETE SPACE)

EXISTING DRIVE

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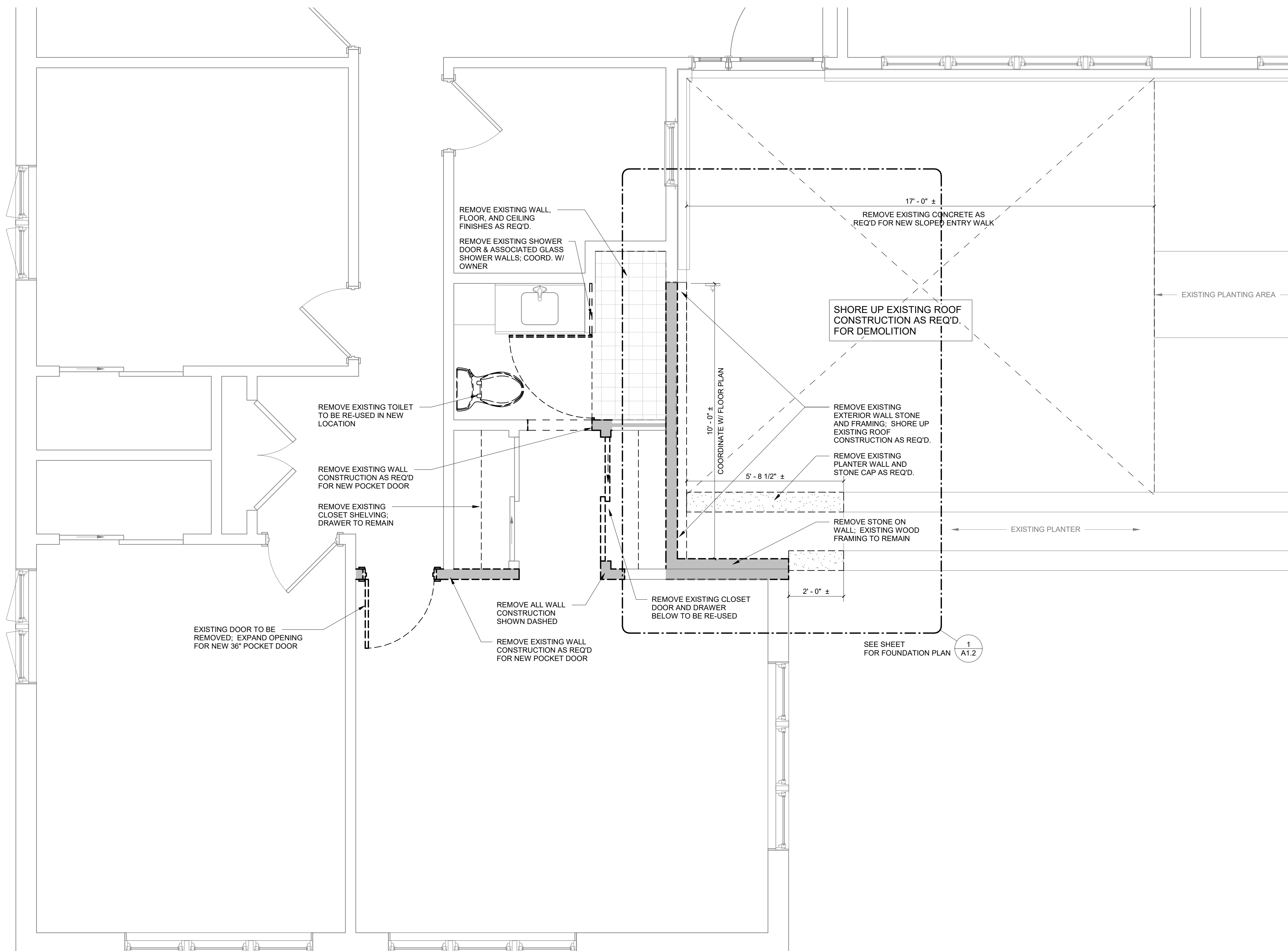
Site Plan
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C1.0
Scale 1" = 10'-0"

1 Site Plan
1" = 10'-0"

NOTE:
SITE PLAN REFLECTS BUILDING SETBACKS MET.
EXACT LOCATION OF HOUSE TO BE DETERMINED
WITH OWNER & CONTRACTOR ON SITE.

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Demo Plan

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AD1.0

Scale 1/2" = 1'-0"

1 Demolition Plan
1/2" = 1'-0"

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INGRESS AND EGRESS REQUIREMENTS:

MOST HOMES MUST HAVE TWO INGRESS AND EGRESS POINTS THAT ARE:

- SUITABLE FOR INGRESS AND EGRESS, AND
- AT DIFFERENT LOCATIONS WITHIN THE HOUSE.

AT LEAST ONE OF THE TWO EXITS/ENTRANCES MUST:

- PROVIDE A DIRECT OR PROXIMATE MEANS OF EMERGENCY EGRESS FROM THE ADAPTIVE BEDROOM AREA, AND
- BE CLEAR OF POTENTIAL FIRE HAZARDS.

ALL DOORWAYS THAT ARE ADAPTED INGRESS AND EGRESS ROUTES MUST:

- HAVE A MINIMUM WIDTH OF 36 INCHES, AND
- HAVE A BEVELED THRESHOLD WITH A MAXIMUM HEIGHT OF 1/2 INCH.

THE FOLLOWING TYPES OF INGRESS AND EGRESS ARE CONSIDERED ACCEPTABLE AND MAY BE USED INTERCHANGEABLY:

- RAMP OR WALKWAY
- VERTICAL PLATFORM LIFT
- ELEVATOR
- NO-STEP ENTRY

RAMP AND WALKWAYS MUST BE:

- PERMANENTLY INSTALLED, AND
- A MINIMUM OF 3 FEET 6 INCHES (42 INCHES) WIDE FOR EXISTING, AND
- A MINIMUM OF 4 FEET (48 INCHES) WIDE FOR NEW CONSTRUCTION, AND
- BE CONSTRUCTED IN A MANNER THAT PREVENTS SLIPPING IN WET OR ICY CONDITIONS (E.G. BROOM FINISH FOR CONCRETE SURFACES, 1/4 INCH SPACING BETWEEN DECK BOARDS, METAL GRATING, OR HEAT COILS)

RAMP AND WALKWAYS MUST ALSO HAVE:

- A SLOPE OF 8% OR LESS (I.E. FOR EVERY 1 INCH OF RISE THERE IS 12.5 INCHES OF RUN OR MORE)

HANDRAILS THAT MEET THE FOLLOWING CRITERIA:

- INSTALLED AT A HEIGHT CONVENIENT TO THE VETERAN
- MINIMUM DIAMETER OF 1 1/2 INCHES
- CLEARANCE FROM MOUNTING SURFACE OF 1 1/2 INCHES TO 2 INCHES
- SMOOTH, CONTINUOUS SURFACE, AND
- INSTALLED ON BOTH SIDES OF THE RAMP WITH A MINIMUM OF 42 INCHES OF CLEARANCE BETWEEN HANDRAILS

PLATFORM(S) THAT MEET THE FOLLOWING CRITERIA:

- LOCATED AT ANY WHEELCHAIR ENTRANCE
- PROVIDED AT EVERY 30 FEET OF CONTINUOUS RAMP
- LOCATED AT TURNS IN THE RAMP GREATER THAN 45 DEGREES
- MINIMUM SIZE OF 5 FEET BY 5 FEET UNHINDERED BY HANDRAILS OR GUTTERS
- CONSTRUCTED OF NON-SLIP MATERIALS, AND
- HAVE A REASONABLY LEVEL SURFACE

NOTE: IF THE SLOPE OF THE RAMP IS LESS THAN 5 PERCENT, A HANDRAIL IS NOT REQUIRED. HOWEVER, THE RAMP/WALKWAY MUST HAVE A LOW CURB/GUARDRAIL ON BOTH SIDES WITH A MINIMUM HEIGHT OF 5 INCHES IF THE RAMP/WALKWAY IS MORE THAN 4 INCHES ABOVE GRADE.

VERTICAL PLATFORM LIFTS MUST:

- HAVE A PLATFORM WITH A MINIMUM USABLE WIDTH OF 36 INCHES BY 48 INCHES, AND
- BE CONNECTED TO A CONTINUOUS POWER SOURCE SUCH AS A GENERATOR OR BATTERY BACKUP.

ELEVATORS MUST HAVE THE FOLLOWING:

- A CAR WITH MINIMUM INTERIOR DIMENSIONS OF 48 INCHES BY 48 INCHES
- A 36 INCH WIDE ENTRY DOOR/OPENING
- A CONNECTION TO A CONTINUOUS POWER SOURCE SUCH AS A GENERATOR OR BATTERY BACKUP, AND
- BE EQUIPPED WITH A LAND LINE TELEPHONE TO COMMUNICATE WITH EMERGENCY PERSONNEL IN CASE OF ENTRAPMENT CAUSED BY A POWER OUTAGE OR MECHANICAL FAILURE

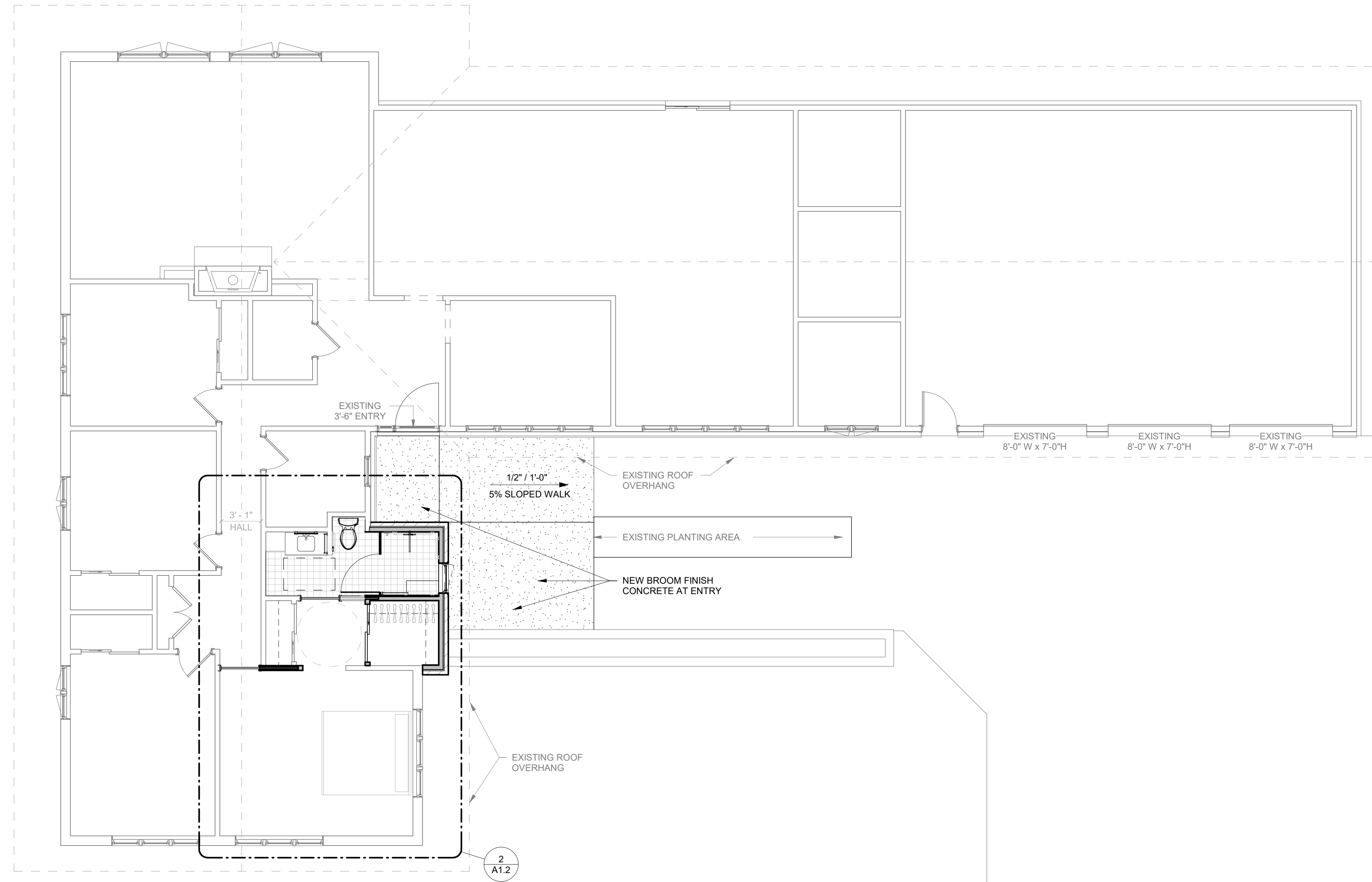
NO-STEP ENTRIES:

- FOR ENTRIES IN WHICH THE DIFFERENCE BETWEEN THE EXTERIOR GRADE/ELEVATION AND THE INTERIOR/FLOOR ELEVATION IS LESS THAN 4 INCHES. A TRANSITION IS ACCEPTABLE AND A 5 FOOT BY 5 FOOT PLATFORM ACCOMPANIED BY A RAMP IS UNNECESSARY. THE TRANSITION MUST BE:
- IMMOBILE
- CONSTRUCTED OF A DURABLE MATERIAL OTHER THAN WOOD
- COMPLEMENT THE VETERAN'S CONDITION AND CHOICE OF WHEELCHAIR

IECC 2015 INSULATION LEGEND	
CLIMATE ZONE #5	CONTRACTOR TO VERIFY W/ LOCAL CODES
FENESTRATION U-FACTOR	0.32 MAX.
SKYLIGHT U-FACTOR	0.55 MAX.
CEILING R-VALUE	R-49 (R-38 UNCOMPRESSED)
WOOD FRAME WALL R-VALUE	R-20 CAVITY / R-13 CAVITY + R-5 CONT.
MASS WALL R-VALUE	R-13 CONT. / R-17 CAVITY
FLOOR R-VALUE	R-30
BASEMENT WALL R-VALUE	R-15 CONT. / R-19 CAVITY (FULL HEIGHT) R-10 CONT. / R-13 CAVITY (ILLINOIS ONLY)
SLAB R-VALUE & DEPTH	R-10 CONT. DOWN 24" MIN.
CRAWLSPACE R-VALUE	R-15 CONT. / R-19 CAVITY

PLAN NOTES:

- ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
- EXACT HEIGHT OF FROST / FOUNDATION WALLS TO BE COORDINATED & DETERMINED IN FIELD - FOOTING TO REST ON UNDISTURBED SOIL. MIN. 42" FOOTINGS, TYP.
- WEATHER RESISTANT MEMBRANE TO BE USED UNDER SILLS. (TYPICAL)
- ALL SILL PLATES ARE TO BE OF TREATED LUMBER.
- SPECIFIC FLOOR AND ROOF SUPPLIER TO PROVIDE COPY OF PROPOSED FLOOR OR ROOF DRAWING TO DESIGNER BEFORE EXCAVATION OF FOUNDATION.
- IT IS OUR OBJECTIVE TO PROVIDE TO YOU ACCURATE DRAWINGS FOR THE CONSTRUCTION OF THIS HOUSE. INACCURACIES, DISCREPANCIES AND ERRORS SHALL BE REPORTED TO COUNTY LINE DESIGN SERVICES BEFORE BEGINNING CONSTRUCTION. CONTRACTORS BEGINNING CONSTRUCTION BEFORE REPORTING THIS TO COUNTY LINE DESIGN CONSTITUTES RESPONSIBILITY AND LIABILITY TO SAID CONTRACTOR (SUB AND/OR GENERAL)
- DO NOT SCALE DRAWINGS - DIMENSIONS SHALL TAKE PRECEDENCE.
- DUE TO DIFFERENT CONSTRUCTION METHODS AND MATERIALS USED BY DIFFERENT CONTRACTORS, ADJUSTMENTS MAY BE NEEDED TO THESE DRAWINGS. VERIFY EXACT FLOOR TO FLOOR HEIGHT BEFORE FABRICATING ANY STAIRS.
- PROVIDE SLEEPERS IN FOUNDATION WALL WHERE EXPOSED FOR INSTALLATION OF SIDING.



1 Overall Floor Plan
3/16" = 1'-0"

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First Floor Plan

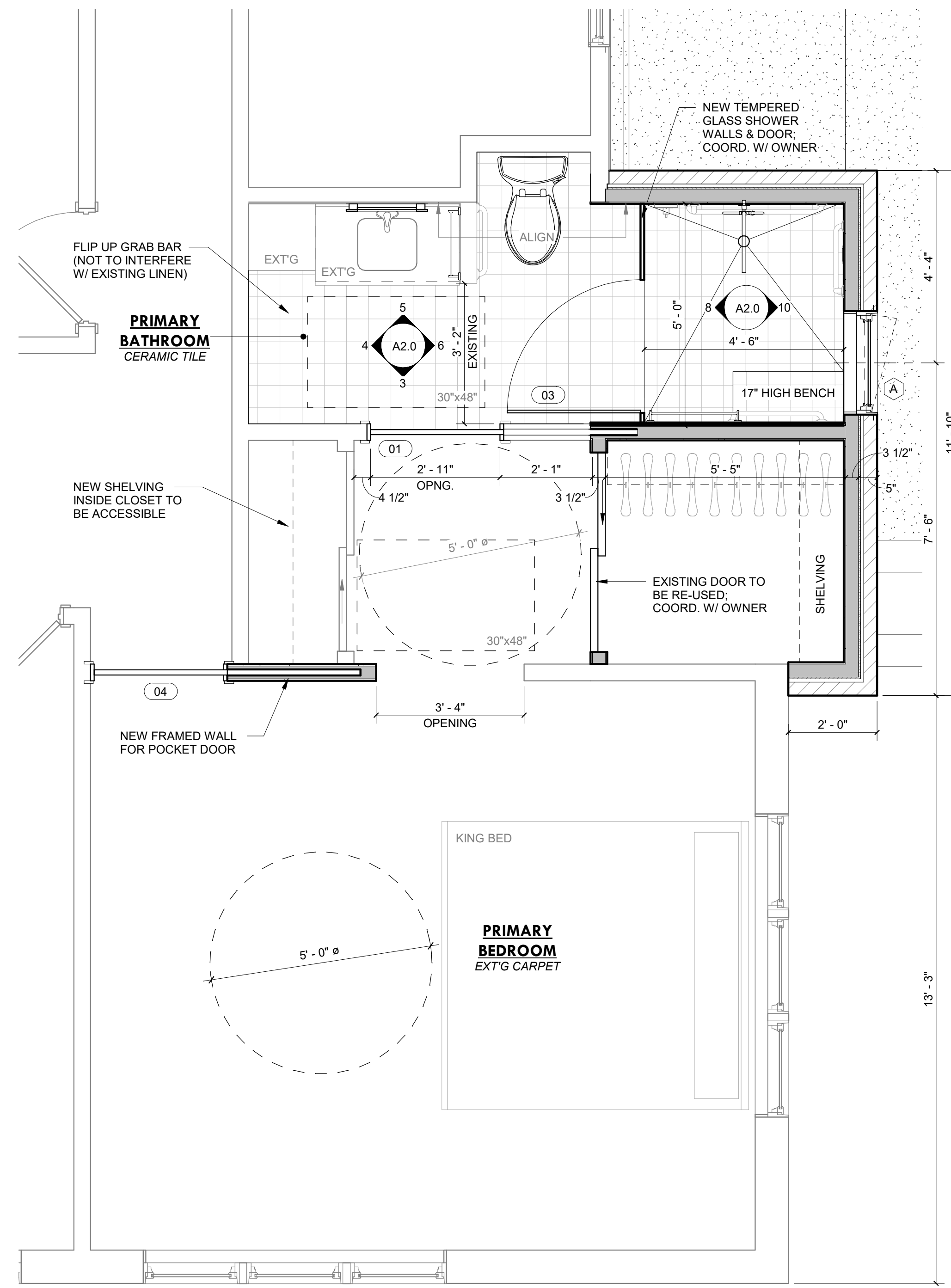
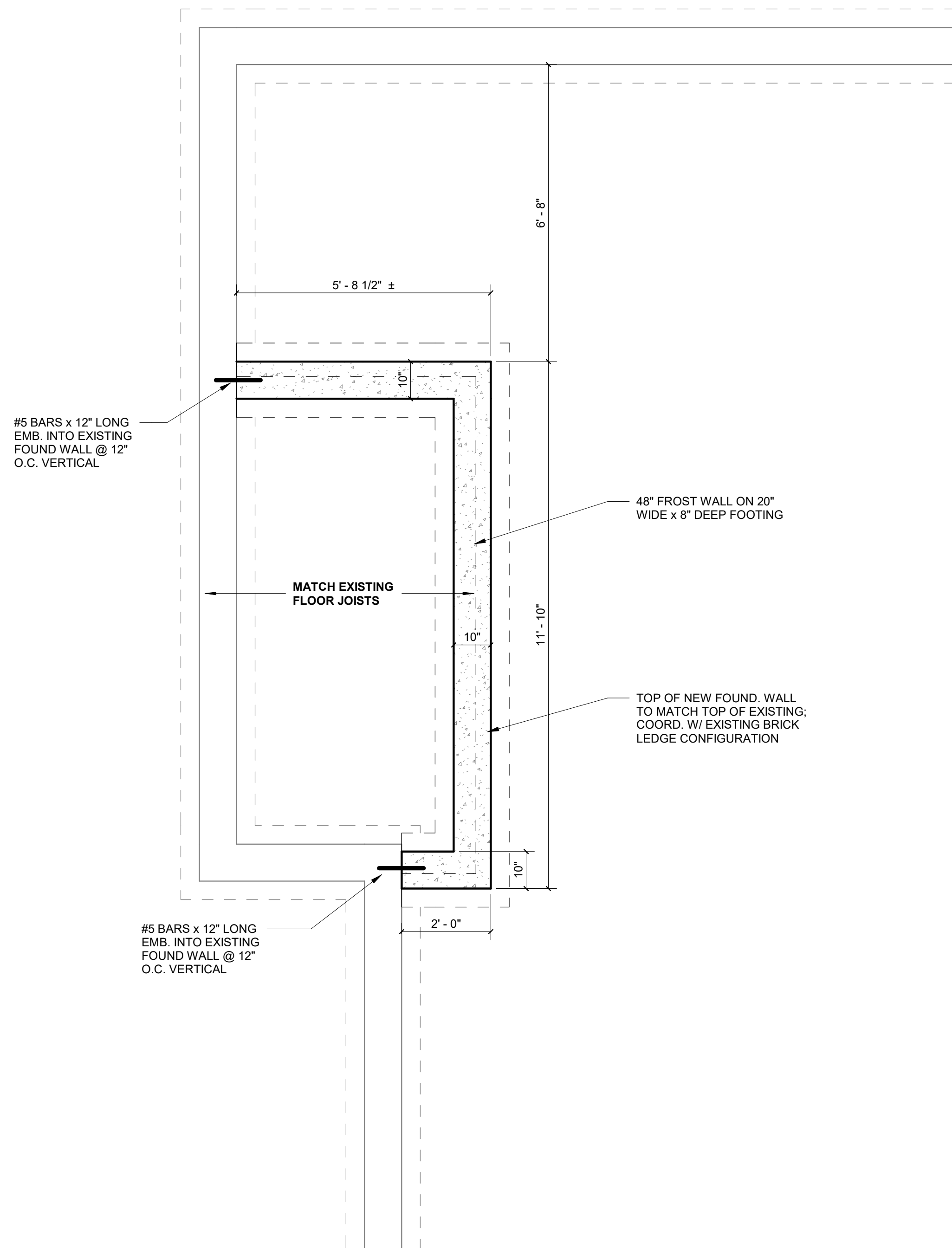
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Scale As indicated

Window Schedule					
No.	Width	Height	Description	Count	Egress
A	2' - 4"	4' - 6"	ALUMINUM CLAD CASEMENT WINDOW W/ PRIVACY GLAZING	1	Yes

Door Schedule					
No.	Width	Height	Finish	Frame	Comments
01	3' - 0"	6' - 8"	WD	N/A	POCKET DOOR W/ ADA RECESSED PULLS
02	3' - 0"	6' - 8"	WD	PRE-HUNG	ADA LEVER HANDLE
03	3' - 0"	6' - 8"	GLASS	ALUMINUM	GLASS SHOWER DOOR
04	3' - 0"	6' - 8"	WD	N/A	POCKET DOOR W/ ADA RECESSED PULLS

- EXTERIOR WALL FRAMING TO MATCH EXISTING:**
- 3 5/8" FACE STONE TO MATCH EXISTING
 - 1" AIR SPACE
 - WEATHER BARRIER
 - 7/16" PLYWOOD SHEATHING
 - 2x4 WOOD STUDS @ 24" O.C.
 - R-19 CLOSED CELL SPRAY FOAM
 - 1/2" G.W.B. INTERIOR



PRIMARY BEDROOM/SLEEPING AREA REQUIREMENTS:

- AT A MINIMUM, AN ADAPTED HOUSING UNIT MUST HAVE ONE ADAPTED BEDROOM OR SLEEPING AREA THAT MEETS THE MPR'S IN THIS SECTION

REQUIRED FEATURES:

- 36 INCH WIDE ENTRY DOOR
- SUFFICIENT SPACE FOR MANEUVERING
- ACCESSIBLE FLOORING, AND
- PROXIMATE EMERGENCY EGRESS

ENTRY DOORS MUST:

- HAVE A MINIMUM OPENING OF 36 INCHES, AND
- NOT OBSTRUCT WHEELCHAIR MANEUVERABILITY WHEN OPEN

SUFFICIENT SPACE:

- THE PRIMARY ADAPTED BEDROOM/SLEEPING AREA MUST BE SUFFICIENT ENOUGH IN SIZE TO ACCOMMODATE FURNITURE WHILE ALLOWING THE VETERAN FREEDOM OF MOVEMENT.

FLOORING MUST:

- NOT IMPEDE WHEELCHAIR MANEUVERABILITY, AND
- BE LOW-PILE, CLOSELY WOVEN AND PADDED WITH A DURABLE FIBER TYPE, IF CARPETED

EMERGENCY EGRESS:

- AS PREVIOUSLY MENTIONED, THE PRIMARY ADAPTED BEDROOM/SLEEPING AREA MUST, WHENEVER POSSIBLE, BE EQUIPPED WITH AN EMERGENCY EGRESS POINT. IF THIS IS NOT POSSIBLE, AND THE EMERGENCY EGRESS POINT IS PROXIMATE RATHER THAN DIRECT, THE AREA MUST HAVE A WINDOW OF SUFFICIENT SIZE TO ALLOW ACCESS BY EMERGENCY PERSONNEL. LOCAL BUILDING CODES SHOULD BE CONSULTED TO ESTABLISH ACCEPTABLE DESIGN PARAMETERS.

PRIMARY BATHROOM REQUIREMENTS:

- AT A MINIMUM, AN ADAPTED HOUSING UNIT MUST HAVE ONE FULLY ADAPTED BATHROOM THAT MEETS THE MPR'S PRESENTED IN THIS SECTION. THE PRIMARY BATHROOM MUST BE IN A LOCATION THAT IS CONVENIENT AND ACCESSIBLE FOR THE VETERAN.

THE FOLLOWING FEATURES ARE REQUIRED IN THE BATHROOM:

- ROLL-IN SHOWER: (1/2 INCH OR LESS THRESHOLD)
- ACCESSIBLE SINK
- ACCESSIBLE TOILET
- ACCESSIBLE FLOOR AREA, AND
- 36 INCH WIDE ENTRY DOOR

ROLL-IN SHOWER REQUIREMENTS:

- MINIMUM INTERIOR DIMENSIONS OF 48 INCHES BY 48 INCHES
- MINIMUM OPENING OF 36 INCHES
- NON-SLIP FLOORING WITH A COEFFICIENT OF FRICTION OF 0.60 OR GREATER
- A MAXIMUM FLOOR SLOPE OF 1/4 INCH TO 12 INCHES (I.E. 1 INCH SLOPE FROM FRONT TO REAR IN A 48 INCH DEEP ROLL-IN SHOWER)
- AT LEAST 1 GRAB BAR PER WALL PLACED AT A LOCATION CONVENIENT TO THE VETERAN CAPABLE OF SUPPORTING THE VETERAN'S WEIGHT
- AT LEAST 1 ACCESSIBLE SHOWER HEAD, AND
- ACCESSIBLE, THERMOSTATIC OR PRESSURE-BALANCED CONTROLS TO AVOID SUDDEN CHANGES IN WATER TEMPERATURE

ACCESSIBLE SINK:

- THE ADAPTED BATHROOM MUST BE EQUIPPED WITH AT LEAST ONE ROLL-UNDER, WALL HUNG, OR PEDESTAL SINK THAT IS ACCESSIBLE. THE WIDTH, HEIGHT AND DEPTH OF THE SINK SHOULD BE CONVENIENT FOR THE VETERAN. ANY EXPOSED PIPES MUST BE WRAPPED OR COVERED IN CASE OF ACCIDENTAL CONTACT BY THE VETERAN.

ACCESSIBLE TOILET MUST HAVE:

- A 48 INCH CLEAR FRONT TRANSFER SPACE OR 36 INCH CLEAR SIDE TRANSFER SPACE, AND
- A MINIMUM OF ONE GRAB BAR INSTALLED AT A LOCATION THAT IS CONVENIENT FOR THE VETERAN. ALTHOUGH ONLY ONE GRAB BAR IS REQUIRED, THE VETERAN SHOULD INSTALL AS MANY AS ARE NEEDED AT A HEIGHT CONVENIENT FOR THE VETERAN.

ACCESSIBLE FLOOR AREA MUST:

- ALLOW AT LEAST ONE CLEAR AREA FOR MANEUVERING WITH A MINIMUM DIAMETER OF 5 FEET (THE TURN AREA MAY EXTEND INTO THE SHOWER), AND
- BE NON-SLIP UNDER BOTH WET AND DRY CONDITIONS WITH A COEFFICIENT OF FRICTION OF 0.60 OR GREATER.

ENTRY DOOR MUST:

- HAVE A MINIMUM OPENING OF 36 INCHES
- NOT INTRUDE ON THE ACCESSIBLE FLOOR AREA (I.E. DOOR MUST SWING OUTWARD OR SLIDE), AND
- NOT OBSTRUCT WHEELCHAIR MANEUVERING WHEN OPEN.

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Enlarged Plans

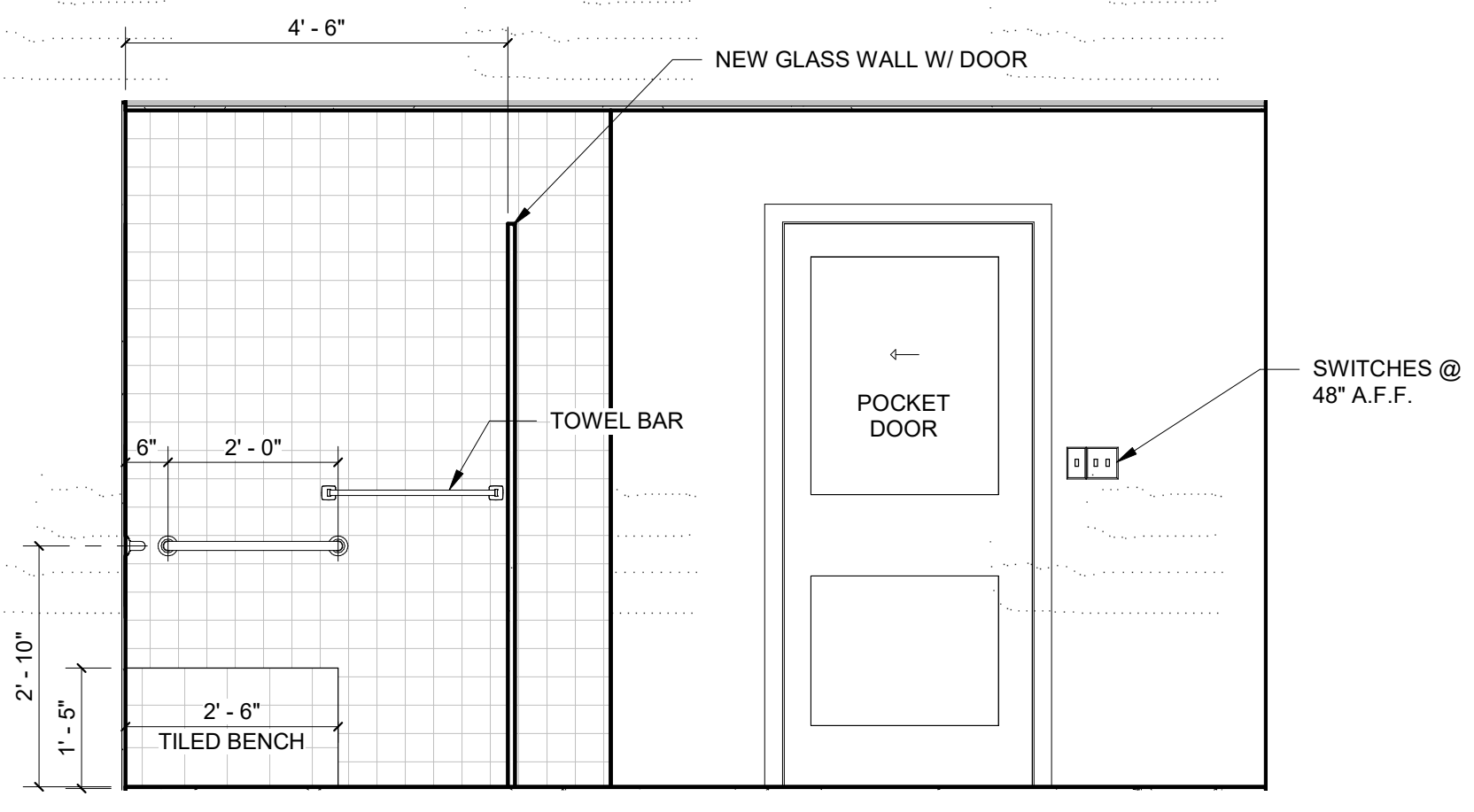
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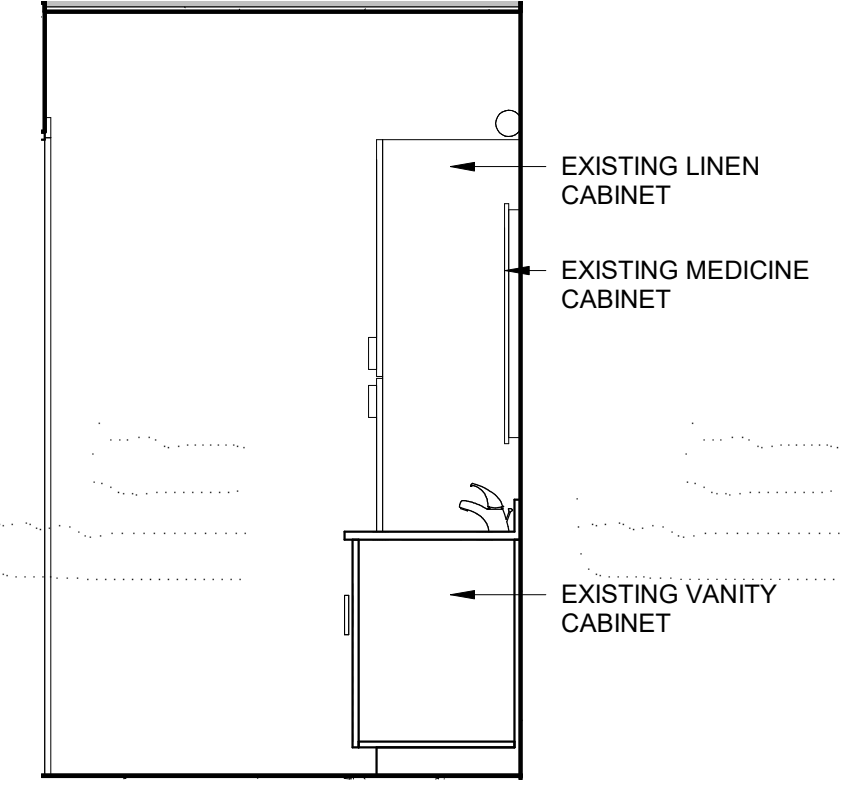
Scale As indicated

1 Foundation Plan
1/2" = 1'-0"

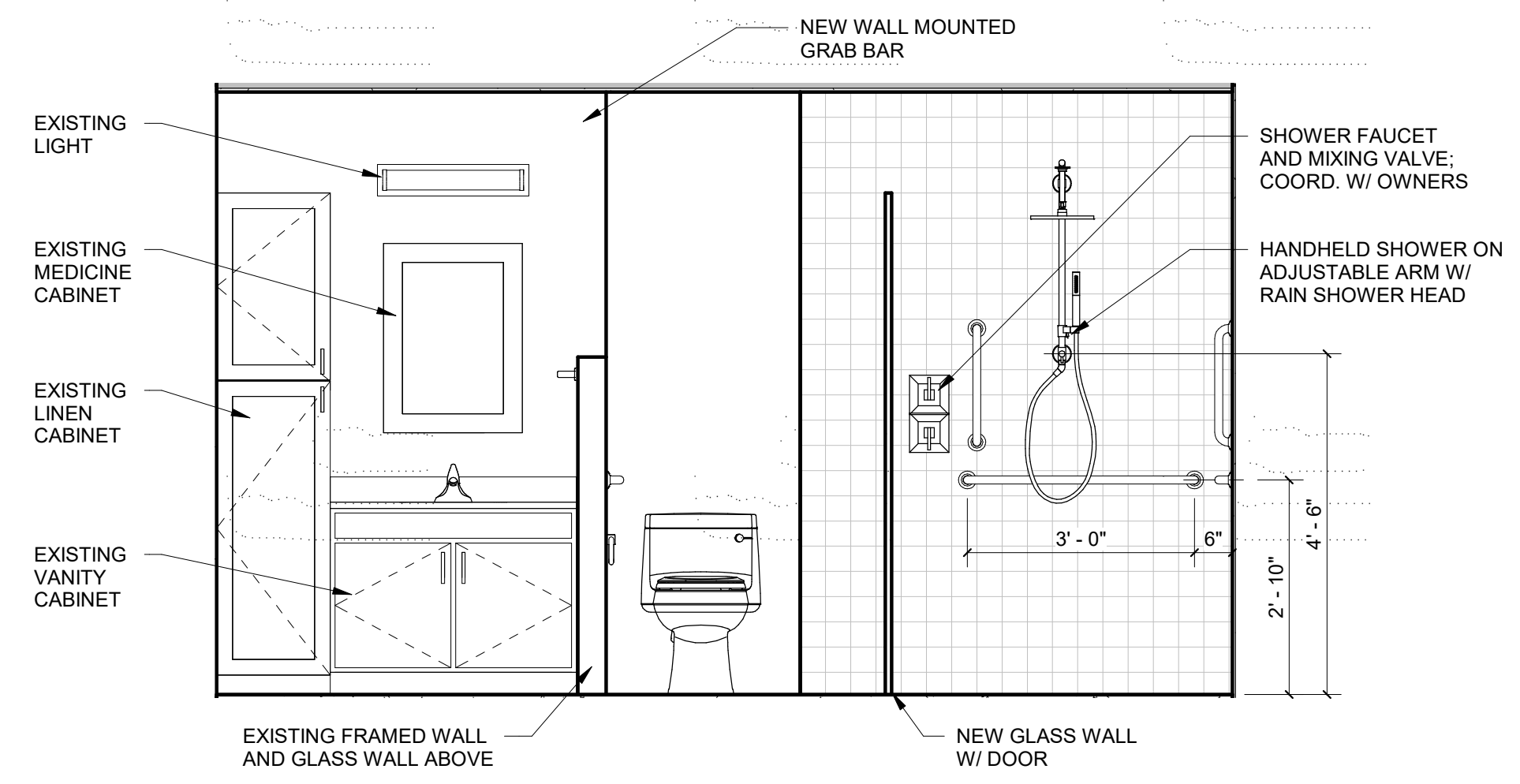
2 Enlarged Bathroom Plan
1/2" = 1'-0"



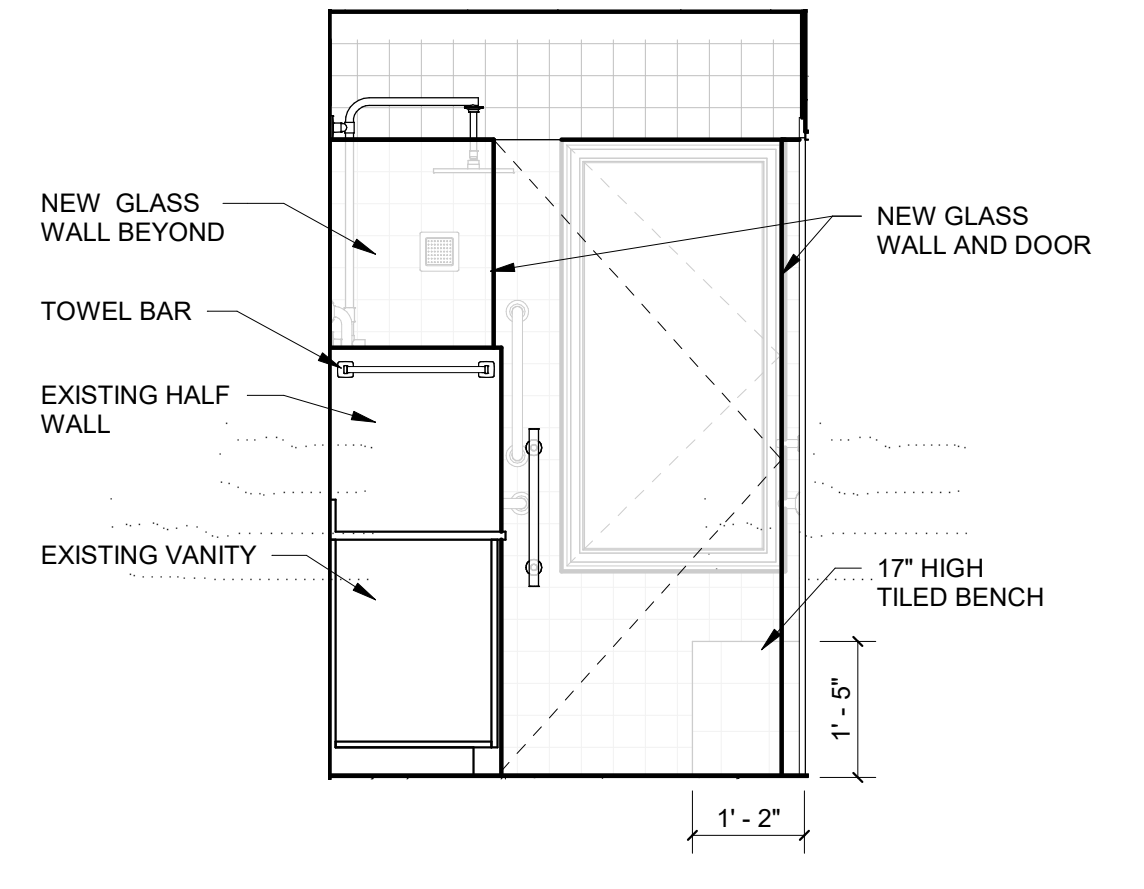
3 Interior Elevation
1/2" = 1'-0"



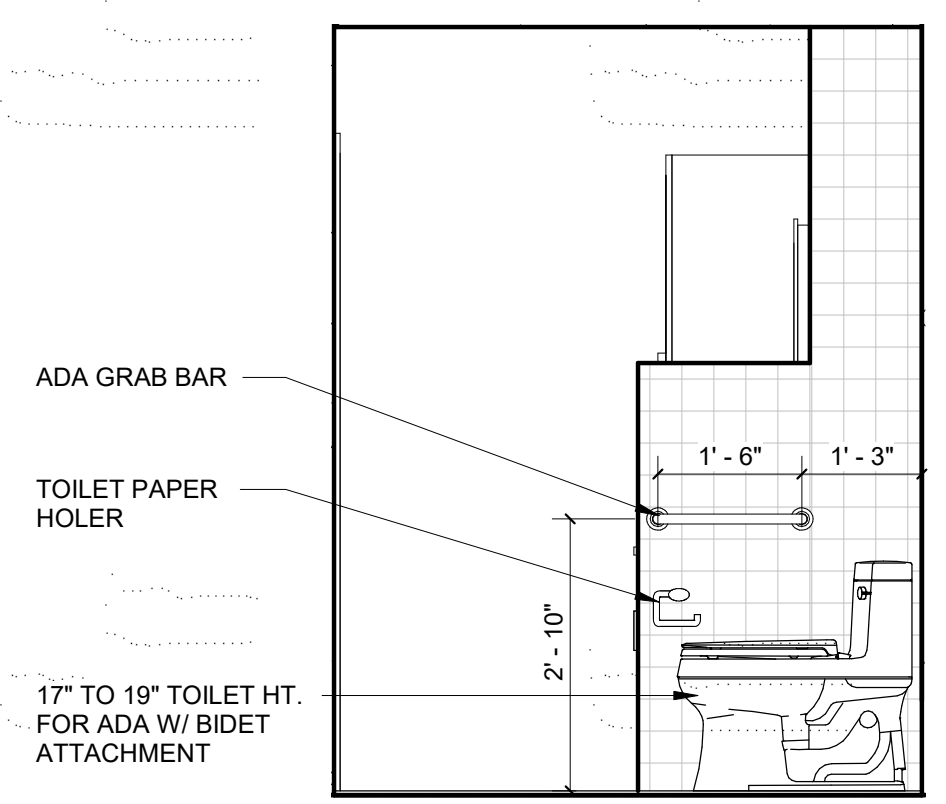
4 Interior Elevation
1/2" = 1'-0"



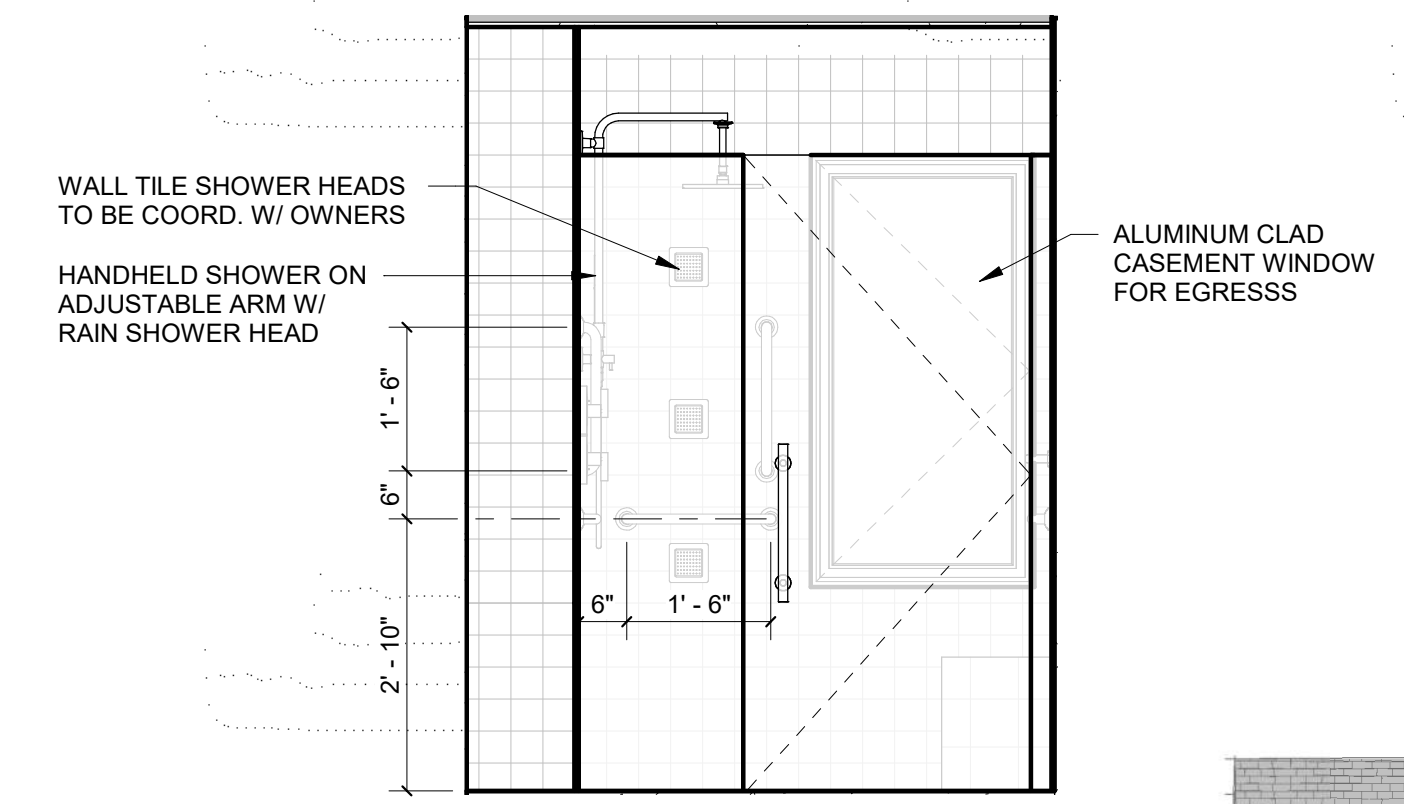
5 Interior Elevation
1/2" = 1'-0"



6 Interior Elevation
1/2" = 1'-0"

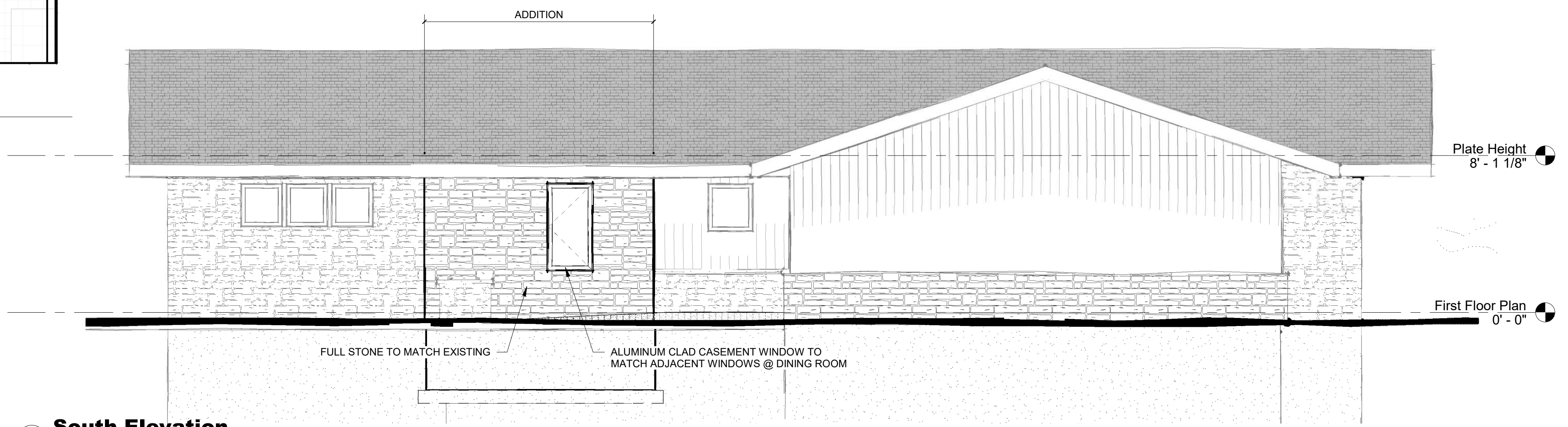


8 Interior Elevation
1/2" = 1'-0"

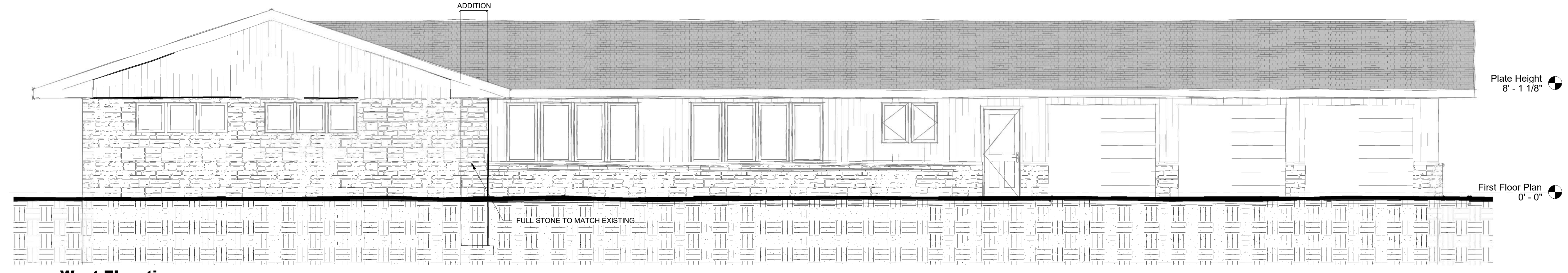


10 Interior Elevation
1/2" = 1'-0"

COORDINATE FINAL CONFIGURATION OF SHOWER FAUCET, DIVERTERS, AND SHOWER HEADS W/ OWNER



1 South Elevation
1/4" = 1'-0"



2 West Elevation
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