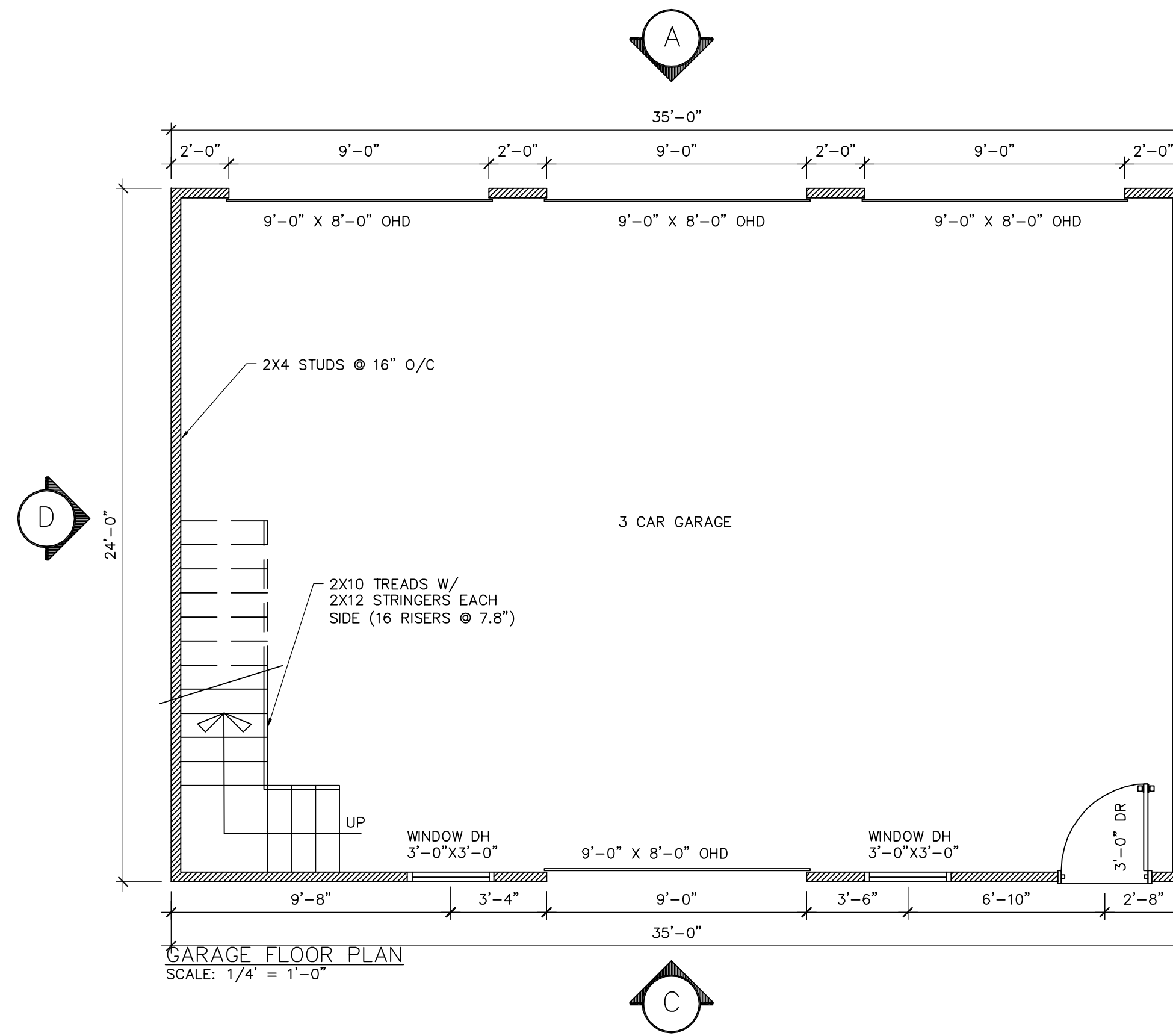
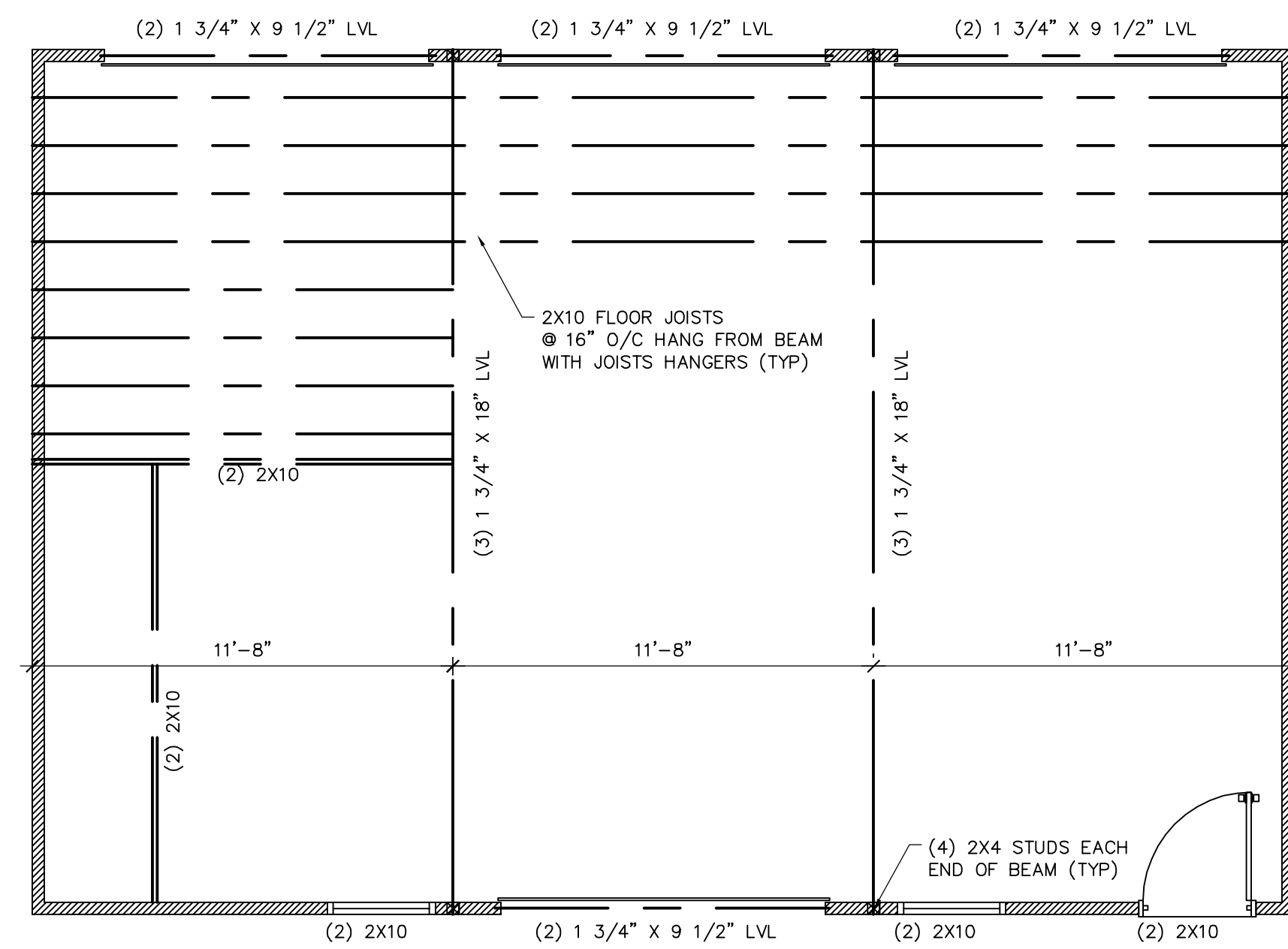
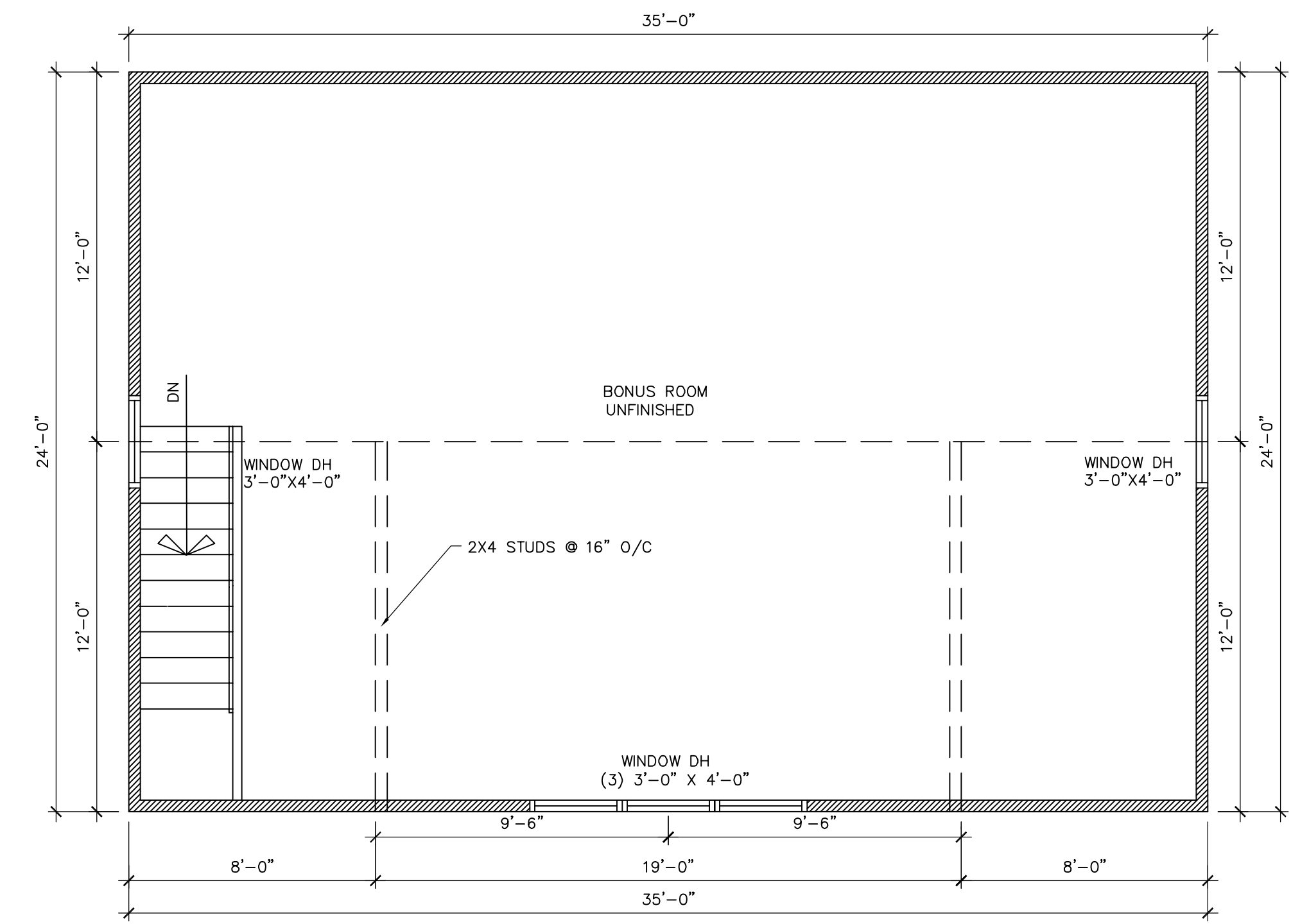


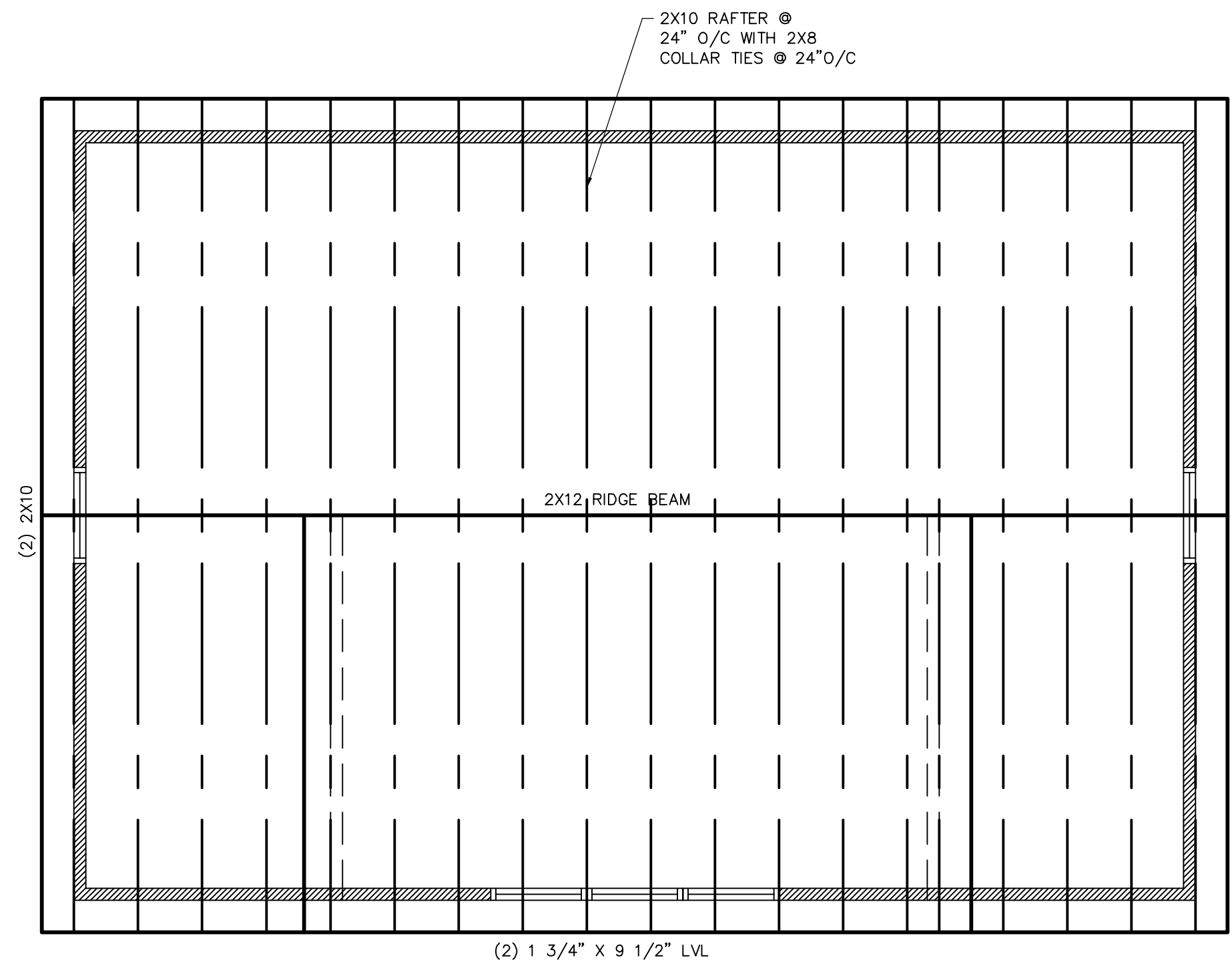
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



BONUS ROOM FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

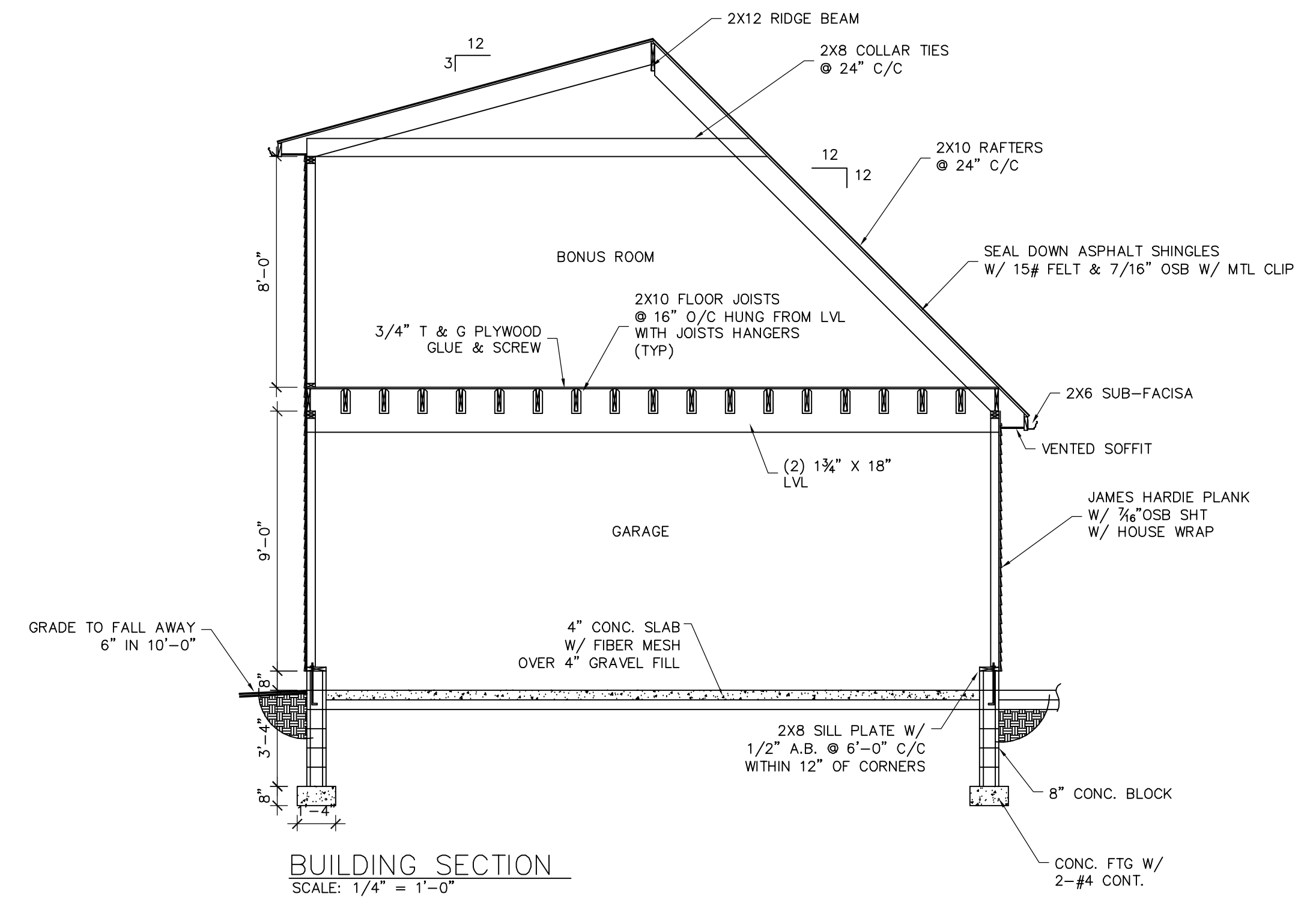
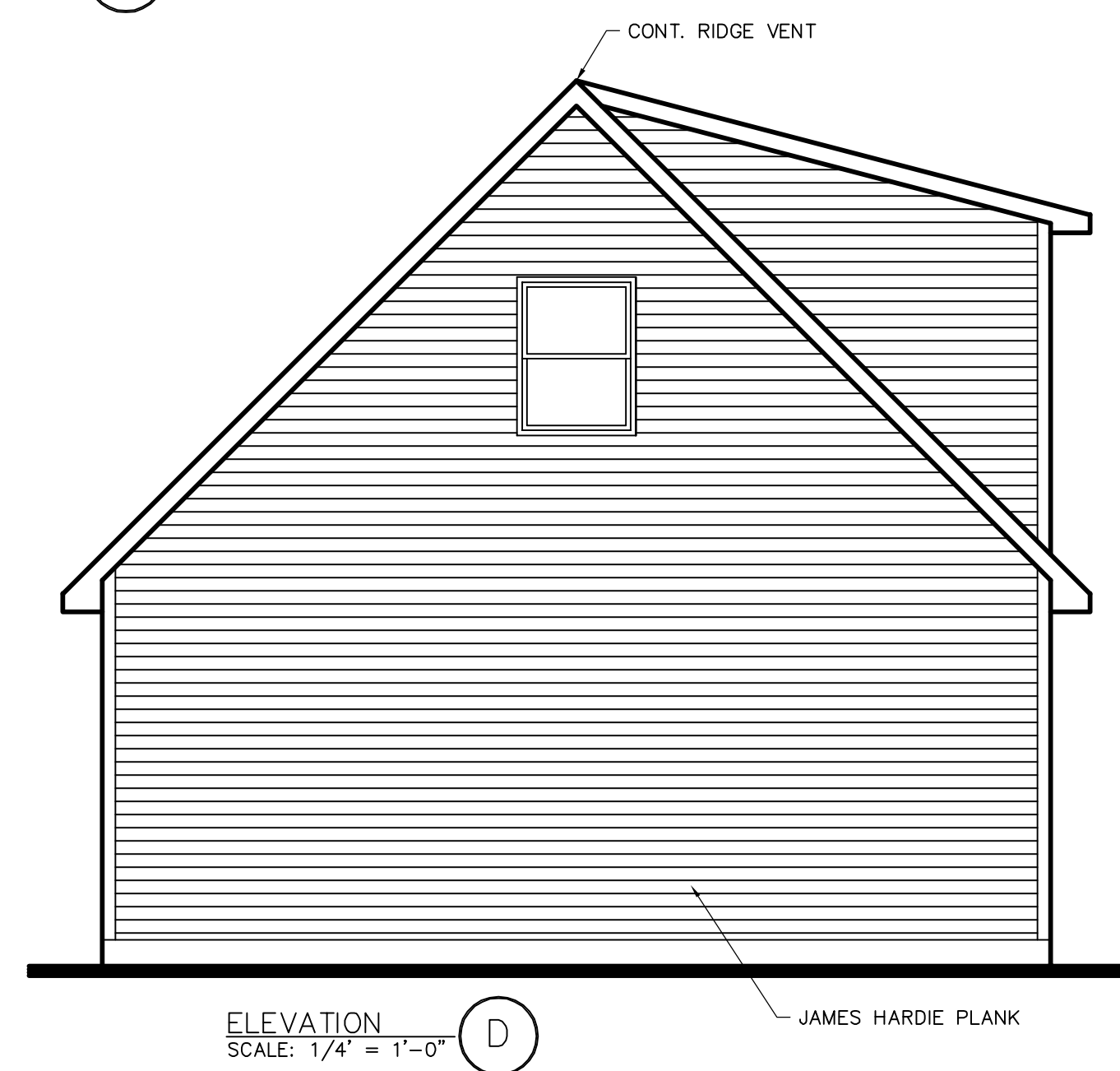
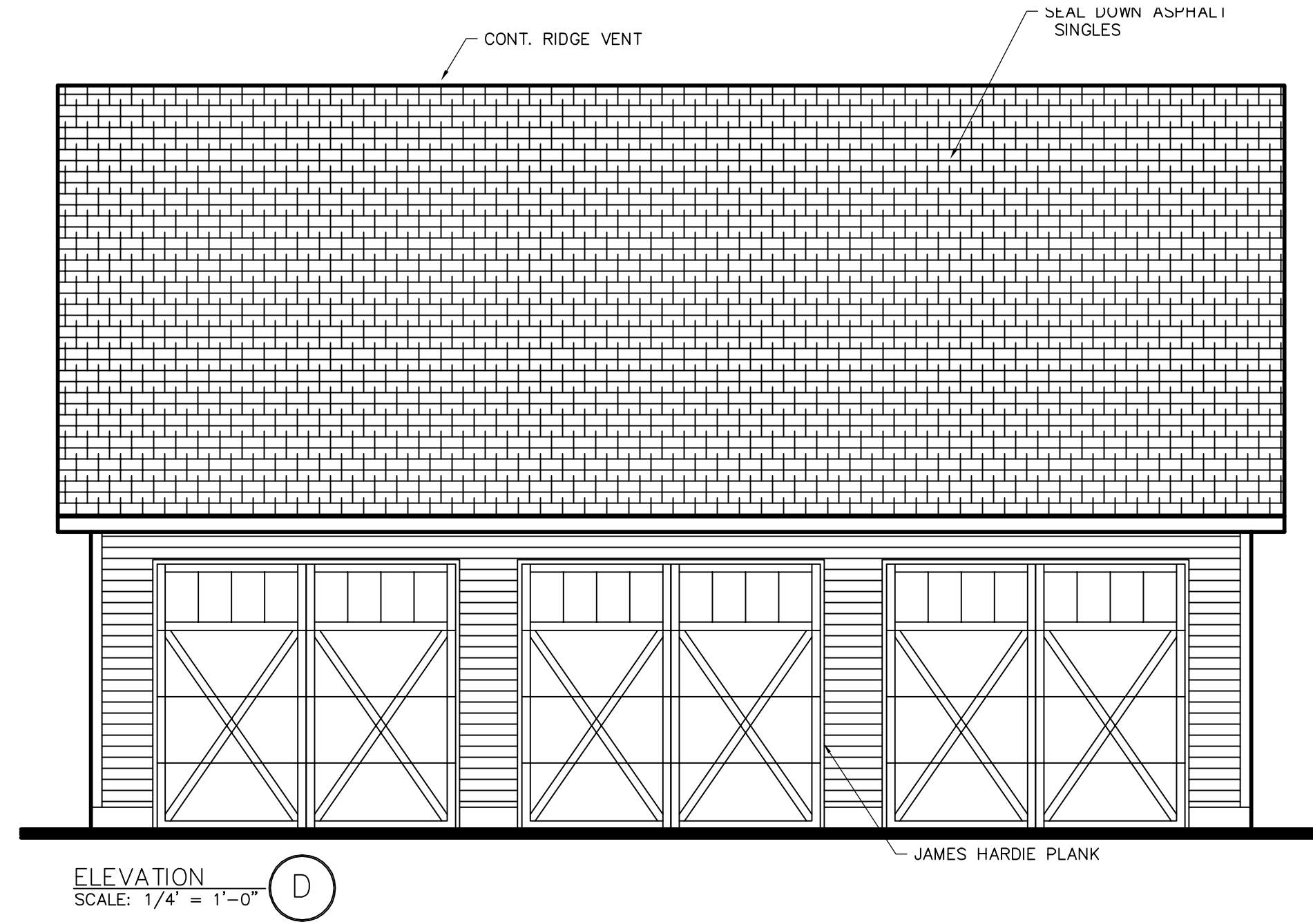
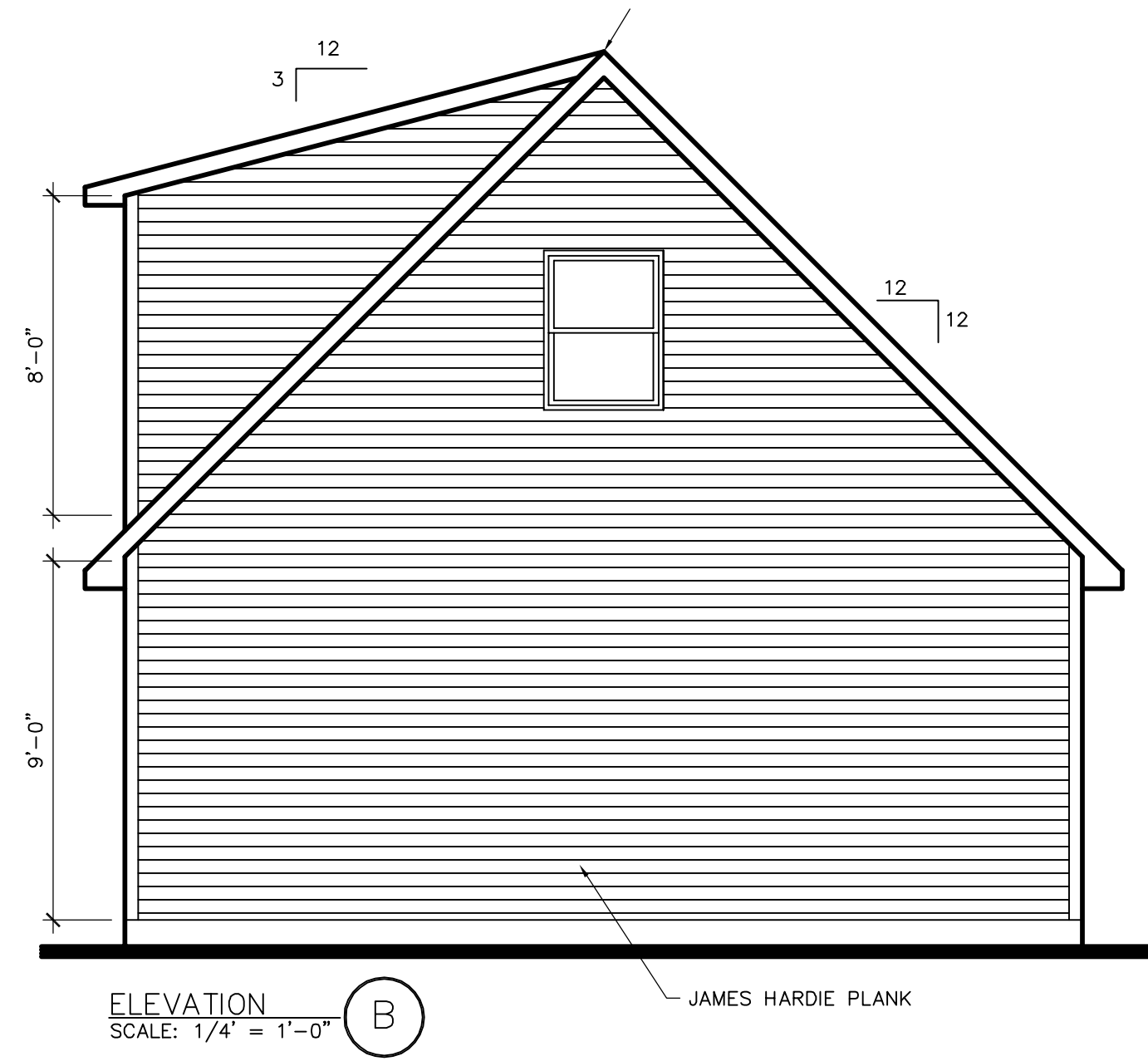


ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

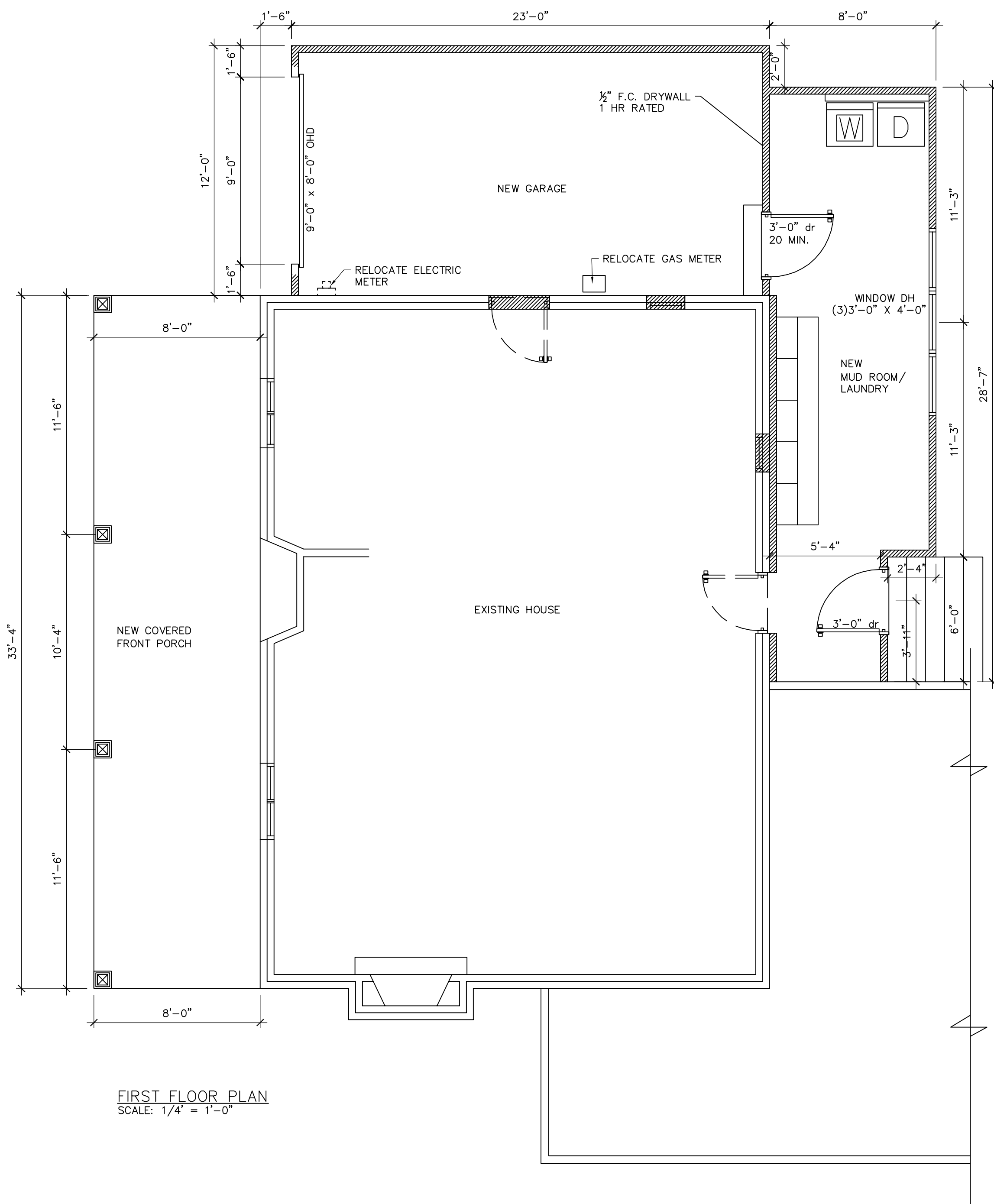
VENTILATION	
ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA NOT LESS THAN 8 PERCENT OF FLOOR AREA OF SUCH ROOMS. ONE HALF OF THE REQUIRED AREA OF GLAZING SHALL BE OPENABLE.	
ATTIC VENTILATION SHALL BE 1 SQUARE FOOT FOR EVERY 300 SQUARE FEET OF ATTIC SPACE, PROVIDING THAT VENTILATORS ARE INSTALLED IN THE UPPER PORTION OF THE SPACE.	
DESIGN LOADS	
FLOOR LOAD -	
SOIL BEARING = 1500 LBS	ROOF LOADS = 16 PSF
	ATTIC LOADS:
	WITHOUT STORAGE = 10 PSF
	LIMITED STORAGE = 20 PSF

INDEX TO DRAWINGS
A-1 FLOOR PLAN, FOUNDATION PLAN, ROOF FRAMING PLAN
A-2 ELEVATIONS, SECTIONS

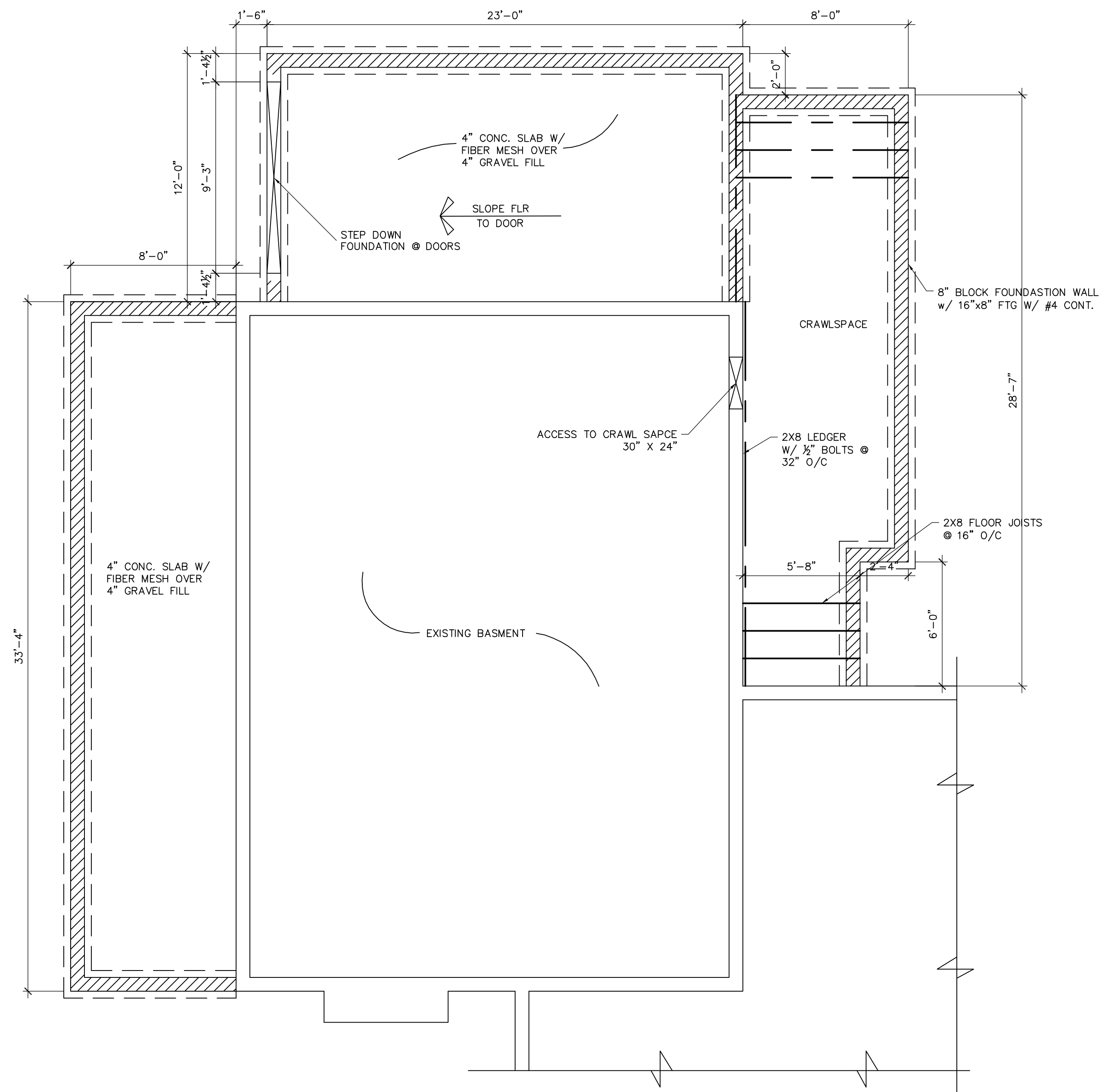
NEW GARAGE		REVISIONS
		1 REV 9-18-18
DRAWN BY: DLR DRAFTING SERVICE (937)360-7490 SPRINGFIELD, OHIO		2 REV 2-11-19
		3 REV 2-13-19
DATE: 8-6-18		PROJECT NO: CHRISTENSEN18
		DATE: 8-6-18
A-1		



NEW GARAGE		REVISIONS	
		1	REV 9-18-18
DRAWN BY DLR DRAFTING SERVICE (937)360-7490		2	REV 2-11-19
		3	REV 2-13-19
DATE 8-6-18		PROJECT NO. CHRISTENSEN18	
		DATE 8-6-18	



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- HANDRAIL TO BE PROVIDED AT LEAST ONE SIDE OF STAIRS WITH 3 OR MORE RISERS. STAIR HANDRAILS TO THE BASEMENT WILL BE INSTALLED @ 34" ABOVE THE STAIR MEASURED VERTICALLY FROM THE STAIR TREAD, WITH SPINDLES LOCATED AT A MAX. OF 4" O.C. HAND GRIP PORTION SHALL NOT BE MORE THAN 2 5/8" IN CROSS SECTION DIM. OR AN APPROPRIATE SHAPE WHICH SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE SMOOTH SURFACE W/ NO SHARP EDGES.

THE STAIR TREADS WILL BE AT LEAST 9" DEEP, AND THE RISE WILL NOT EXCEED 8 1/4" PER STEP. A MIN. HEAD ROOM OF 6'-8" WILL BE MAINTAINED.

PORCHES, BALCONIES OR RAISED FLOORS LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE SHALL HAVE GUARDRAILS NOT LESS THAN 36" HIGH. OPEN STAIRS WITH RISE OF MORE THAN 30", SHALL HAVE GUARDRAIL NOT LESS THAN 34" HIGH.
- JOISTS UNDER PARALLEL BEARING PARTITION SHALL BE DOUBLED OR A BEAM OF ADEQUATE SIZE TO SUPPORT THE LOAD SHALL BE PROVIDED.
- THE GARAGE TO HOUSE DOOR WILL BE A STEEL DOOR TO MAINTAIN THE REQUIRED 20 MIN. FIRE SEPARATION.
- ALL BEARING HEADERS WILL BE 2-2X10 W/ 7/16" OSB SPACER U.N.O. THE GARAGE DOOR HEADER WILL BE 2-14" MICRO LAMS (LOAD BRG WALL) OR 2-2X12 HEADER (NON-LOAD BRG WALL)
- ALL WALLS WILL BE 2X4 @ 16" C/C AND EXTERIOR WALLS WILL BE SHEATHED WITH 7/16" OSB SUBSIDING AS A WINDBRACE U.N.O. ROOF WILL BE TRUSSES COMPLETELY WITH 7/16" OSB SHEATHING AND PLY CLIPS AS REQUIRED.
- INSULATION AND FACING EXPOSED IN ATTIC, DWELLING UNITS OR CRAWL SPACES SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND SMOKE DEVELOPED FACTOR NOT TO EXCEED 450.
- 2X BLOCKING EQUAL TO THE JOIST TO BE INSTALLED @ 24" O/C BETWEEN THE BAND AND FIRST JOIST WHICH IS PARALLEL TO THE FOUNDATION WALL. BLOCKING SHALL BE ADEQUATELY FASTENED TO THE FLOOR SHEATHING.

VENTILATION

ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA NOT LESS THAN 8 PERCENT OF FLOOR AREA OF SUCH ROOMS ONE HALF OF THE REQUIRED AREA OF GLAZING SHALL BE OPENABLE.

ATTIC VENTILATION SHALL BE 1 SQUARE FOOT FOR EVERY 300 SQUARE FEET OF ATTIC SPACE, PROVIDING THAT VENTILATORS ARE INSTALLED IN THE UPPER PORTION OF THE SPACE

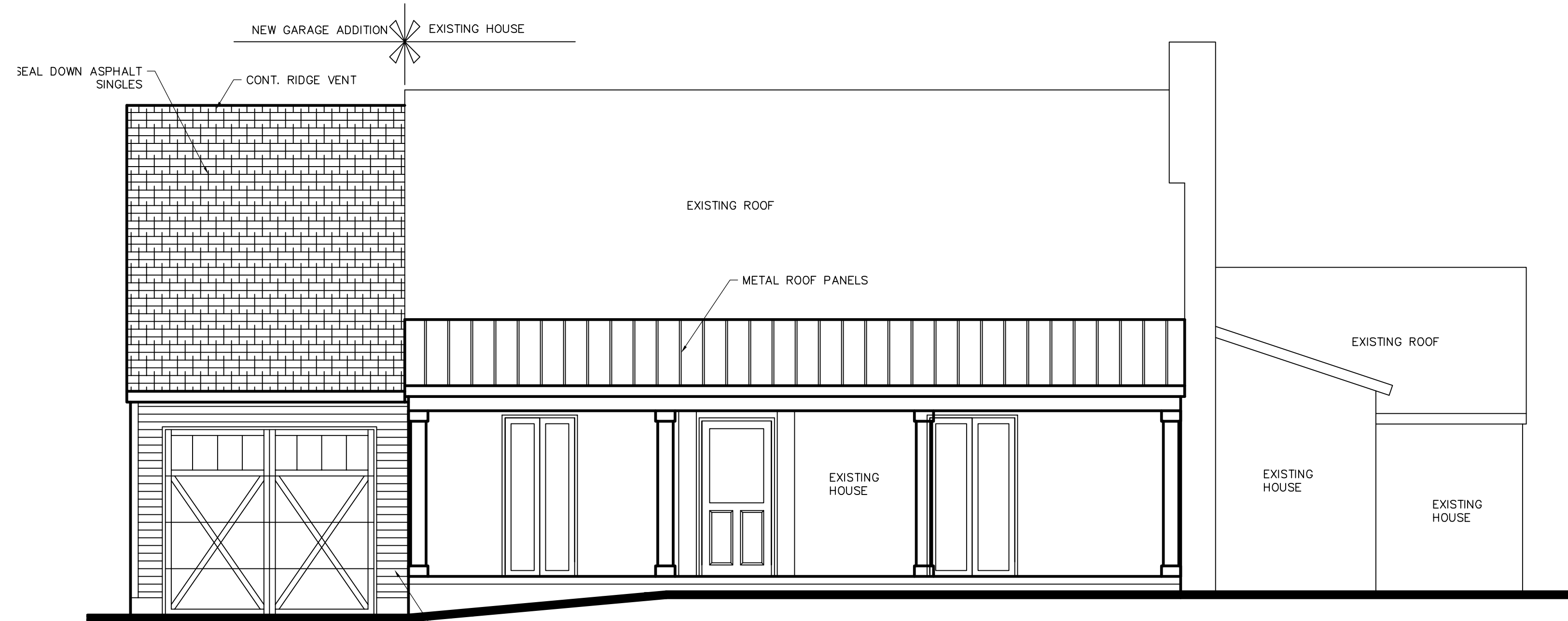
DESIGN LOADS

FLOOR LOAD -	ROOF LOADS = 16 PSF
SOIL BEARING = 1500 LBS	ATTIC LOADS
FLR (NON SLEEPING RMS) = 40 PSF	FLR (SLEEPING RM) = 30 PSF
WITHOUT STORAGE = 10 PSF	LIMITED STORAGE = 20 PSF
DECKING = 50 PSF (ADD 50 PSF IN AREA W/ HOT TUB)	

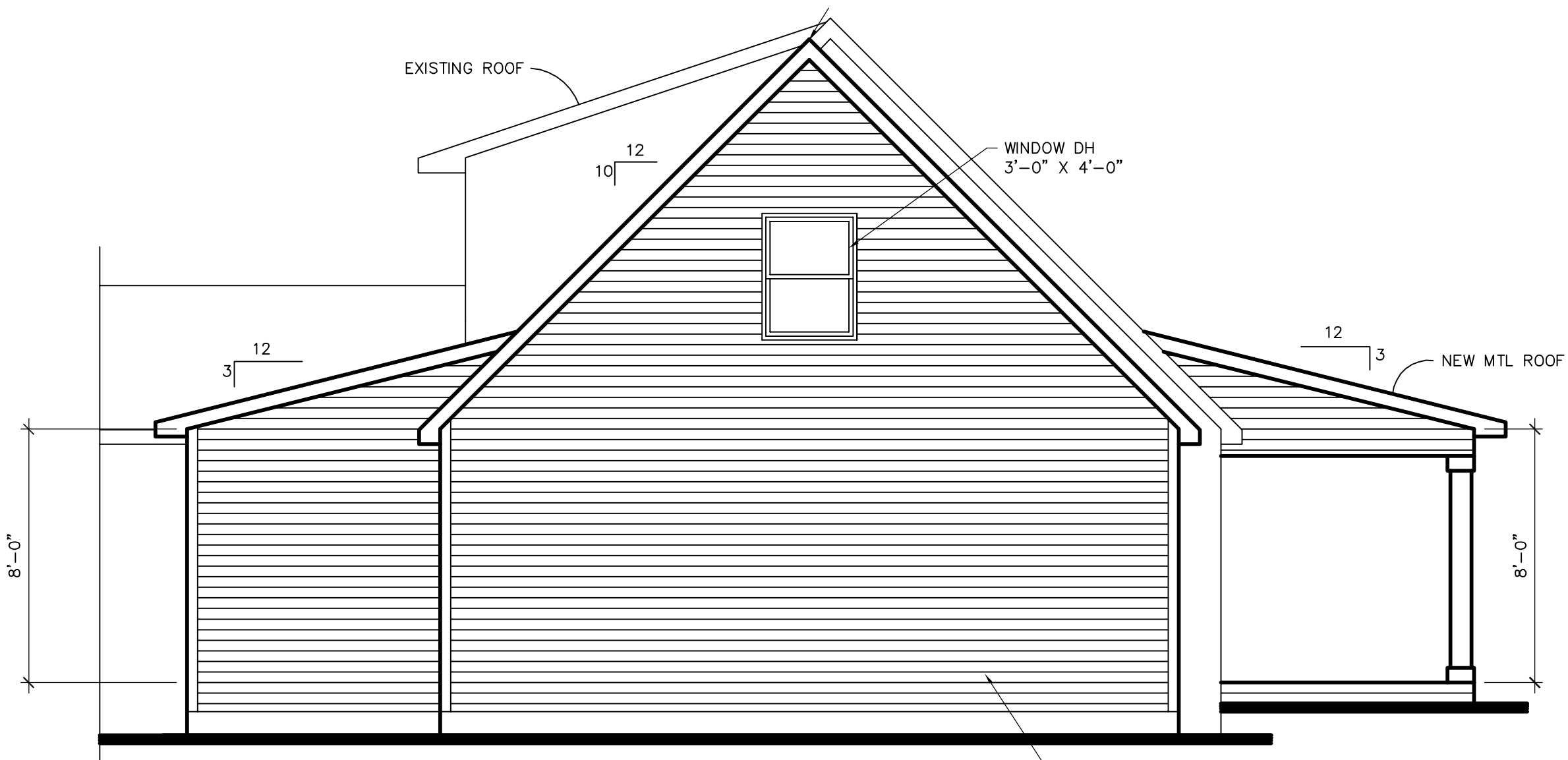
INDEX TO DRAWINGS

- A-1 FLOOR PLAN, FOUNDATION PLAN
- A-2 ELEVATIONS, SECTIONS, ROOF FRAMING PLAN

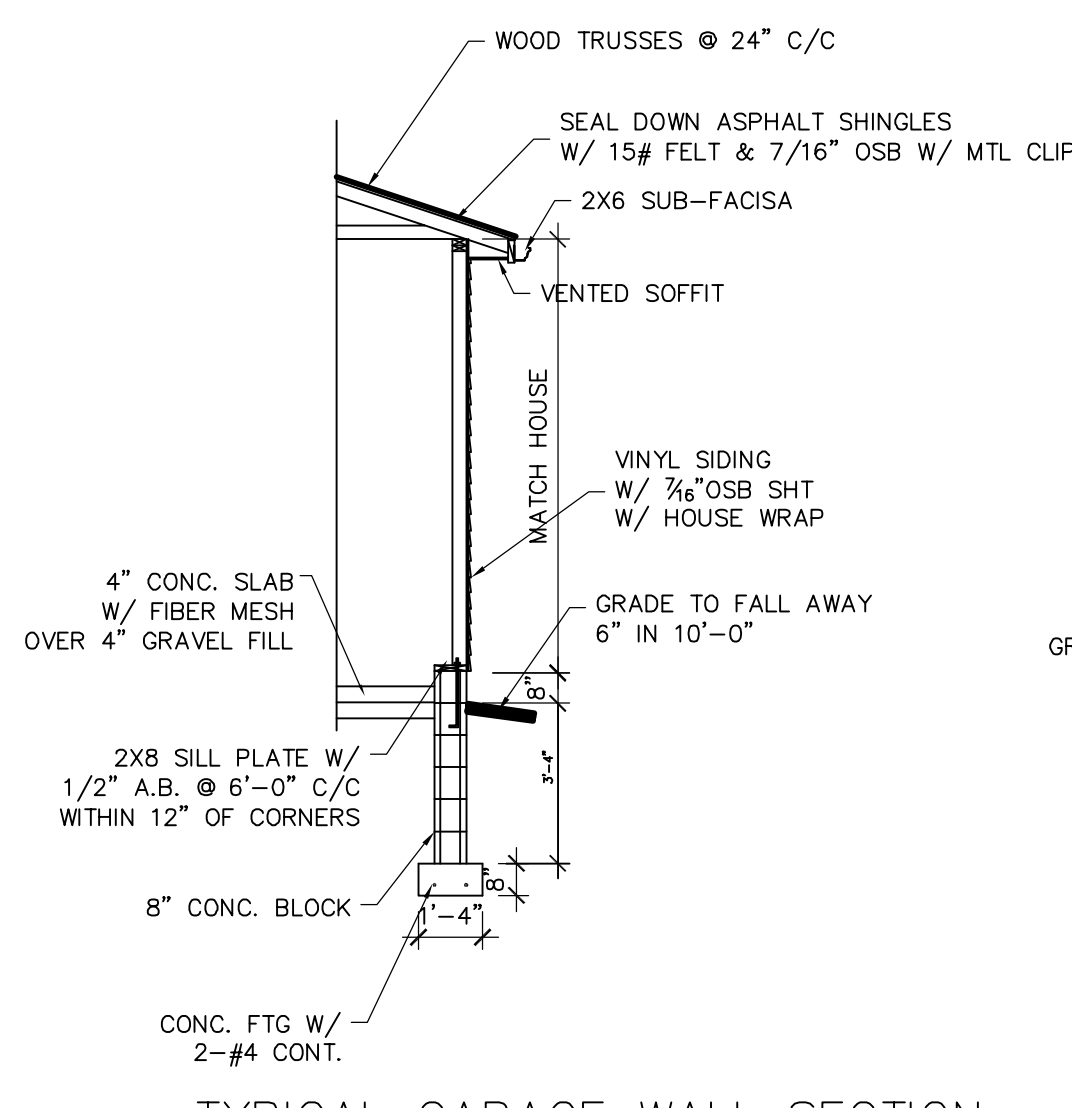
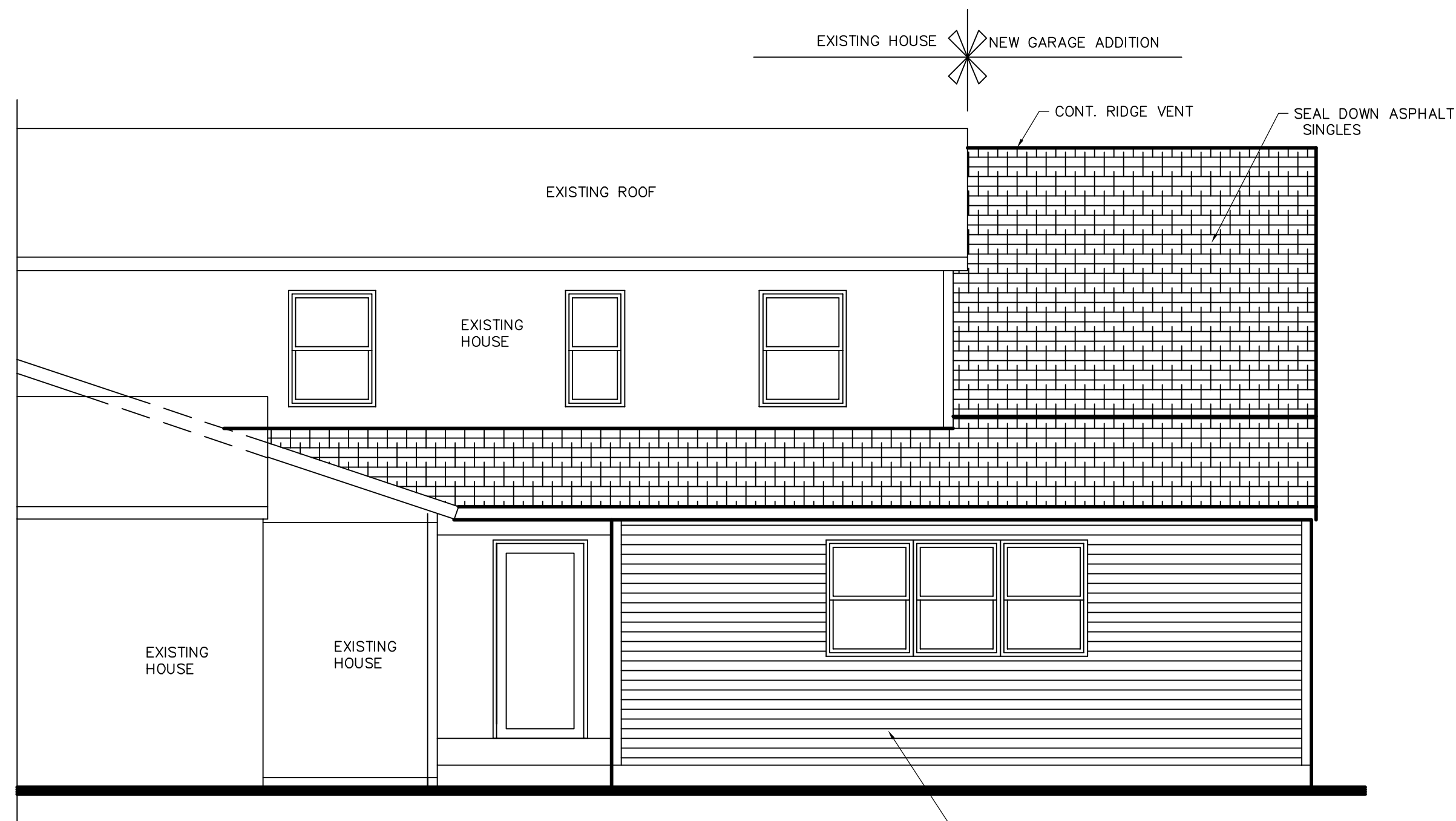
NEW ADDITION TO EXISTING RESIDENCE		REVISIONS
		1 REV 9-18-18
DRAWN BY: DLR DRAFTING SERVICE (937)360-7490		2 REV 2-11-19
		3 REV 2-13-19
PROJECT NO: CHRISTENSEN18		DATE: 8-6-18
		A-1



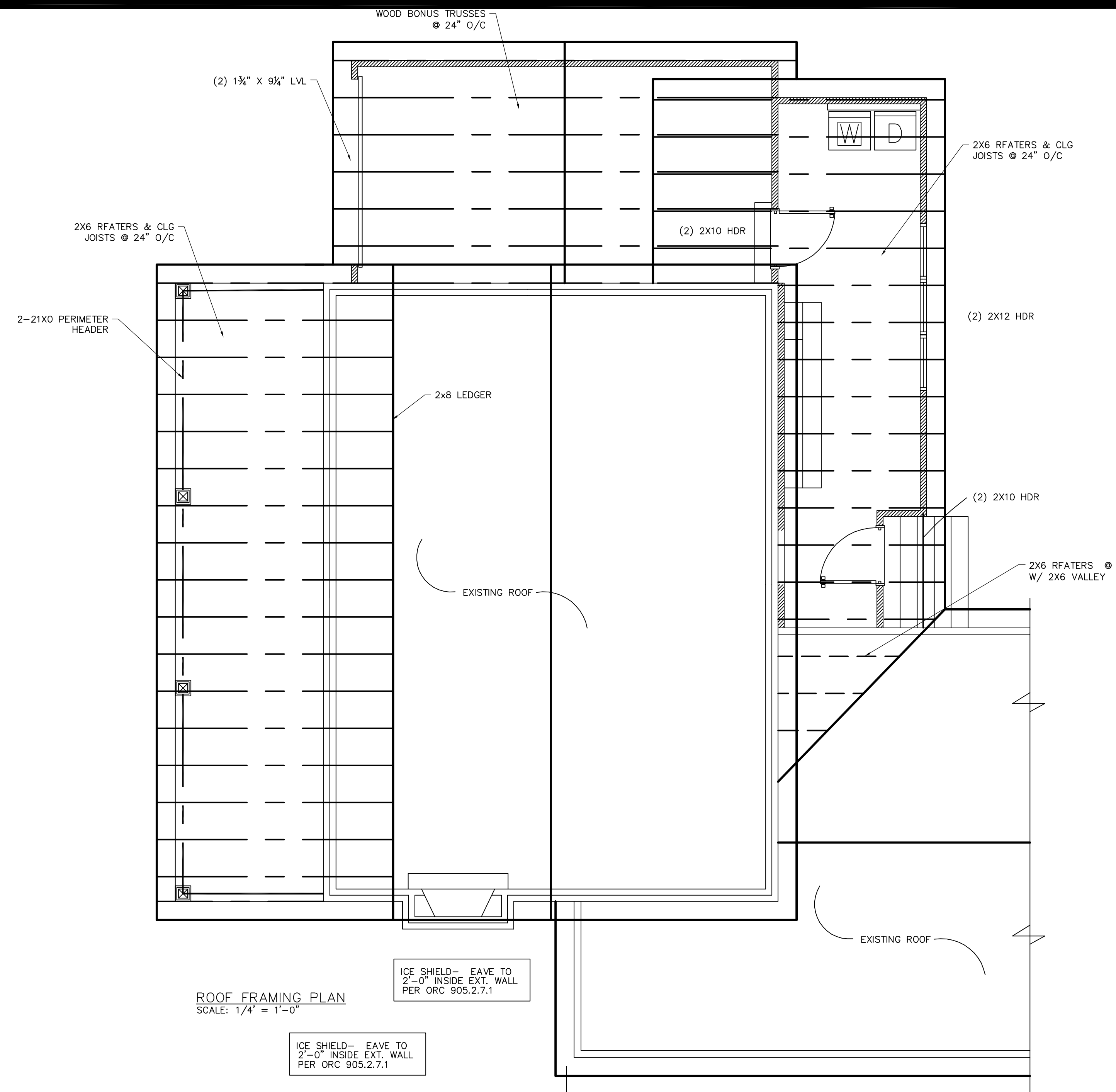
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



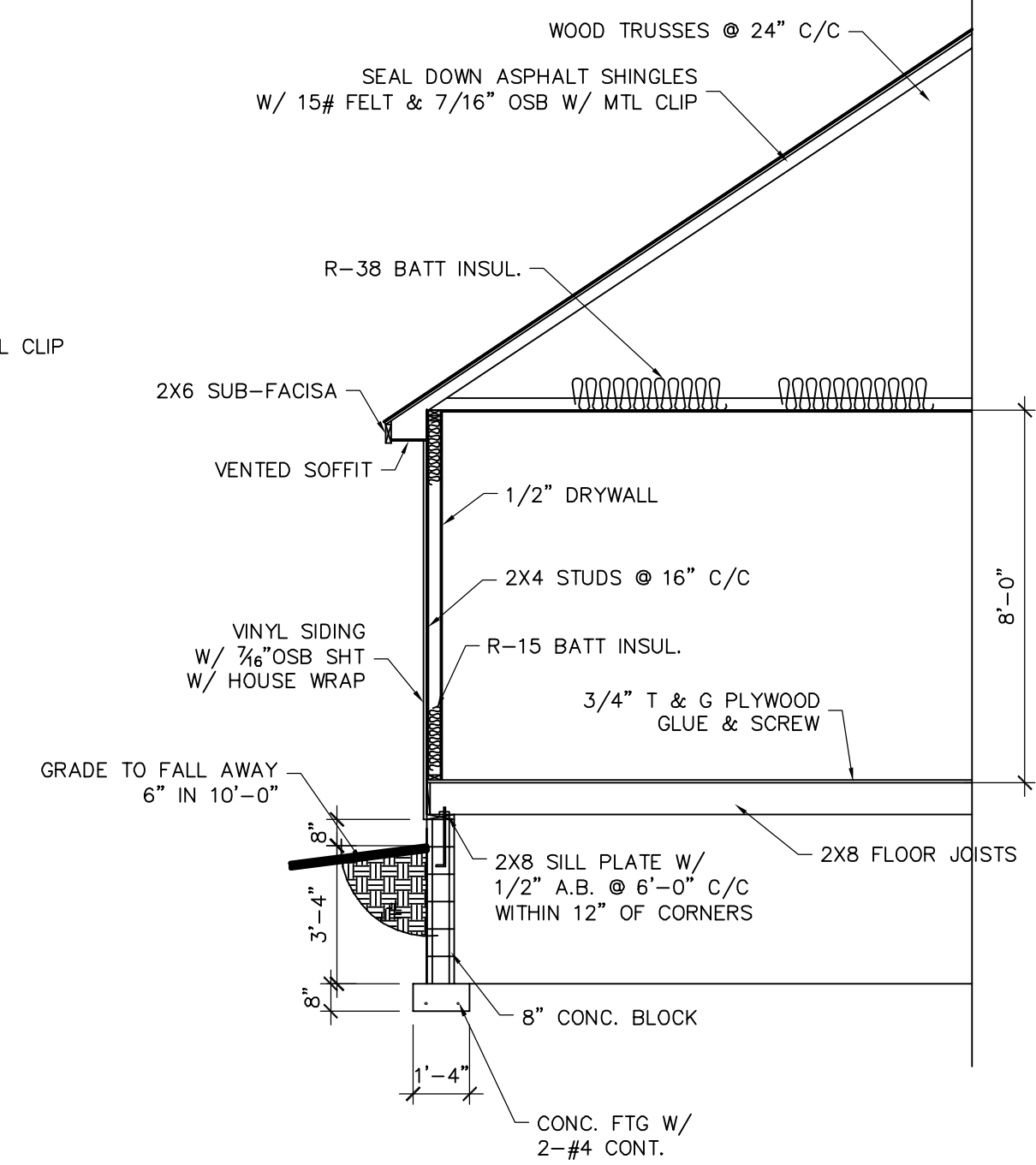
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



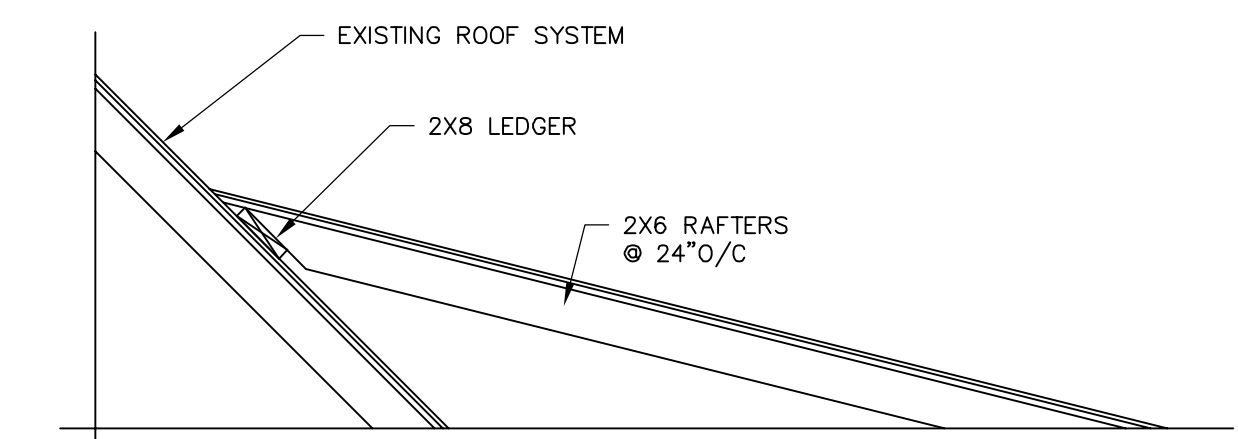
TYPICAL GARAGE WALL SECTION
SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

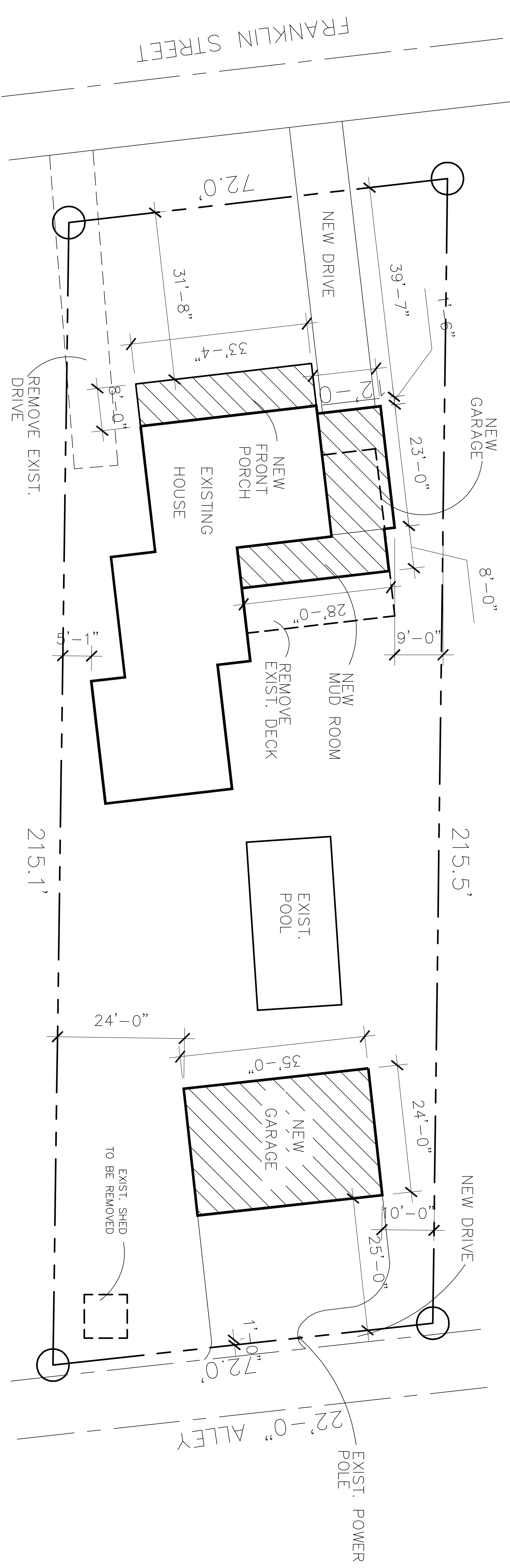


TYPICAL HOUSE WALL SECTION
SCALE: 1/4" = 1'-0"



FRONT PORCH ROOF DETAIL
SCALE: 1/2" = 1'-0"

NEW ADDITION TO EXISTING RESIDENCE		REVISIONS
		1 REV 9-18-18
DRAWN BY DLR DRAFTING SERVICE (937)360-7490		2 REV 2-11-19
		3 REV 2-13-19
PROJECT NO. CHRISTENSEN18		DATE 8-6-18
		A-2



SITE PLAN
SCALE: 1" = 10'-0"

LOT AREAS
LOT SIZE 15,359 S.F.
EXIST. HOUSE 1,908 S.F.
NEW FRONT PORCH 266 S.F.
NEW ADDITION 494 S.F.
NEW GARAGE 847 S.F.
NEW FRONT DRIVE 411 S.F.
NEW BACK DRIVE 859 S.F.
TOTAL 4,785 SF.
4,785 S.F. / 15,359 S.F. = 31%

DATE	8-6-18
DRAWN BY	DJR
CHECKED BY	DAW
PROJECT NO.	CHRISTENSEN18
PROJECT NAME	NEW ADDITION TO EXISTING RESIDENCE
CLIENT	SPRINGFIELD, OHIO
PHONE	(937) 360-7450
REVISIONS	
1	REV 9-18-18
2	REV 2-13-19
S-1	