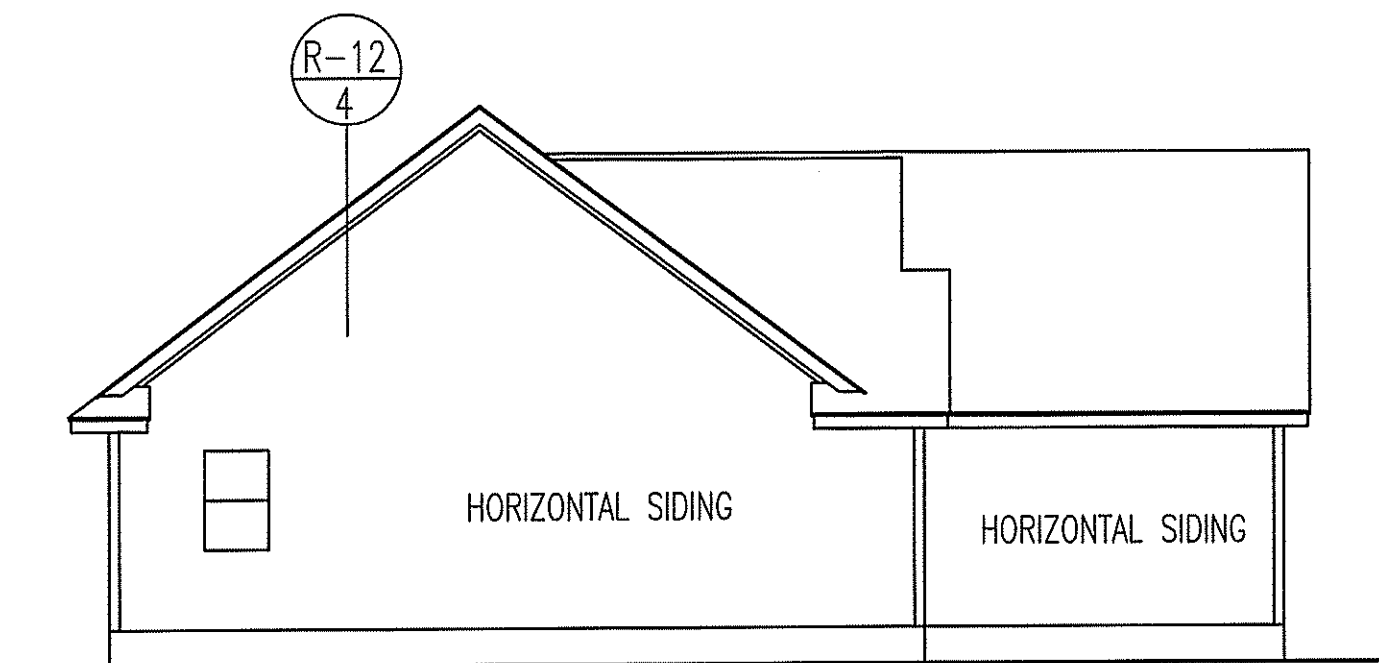
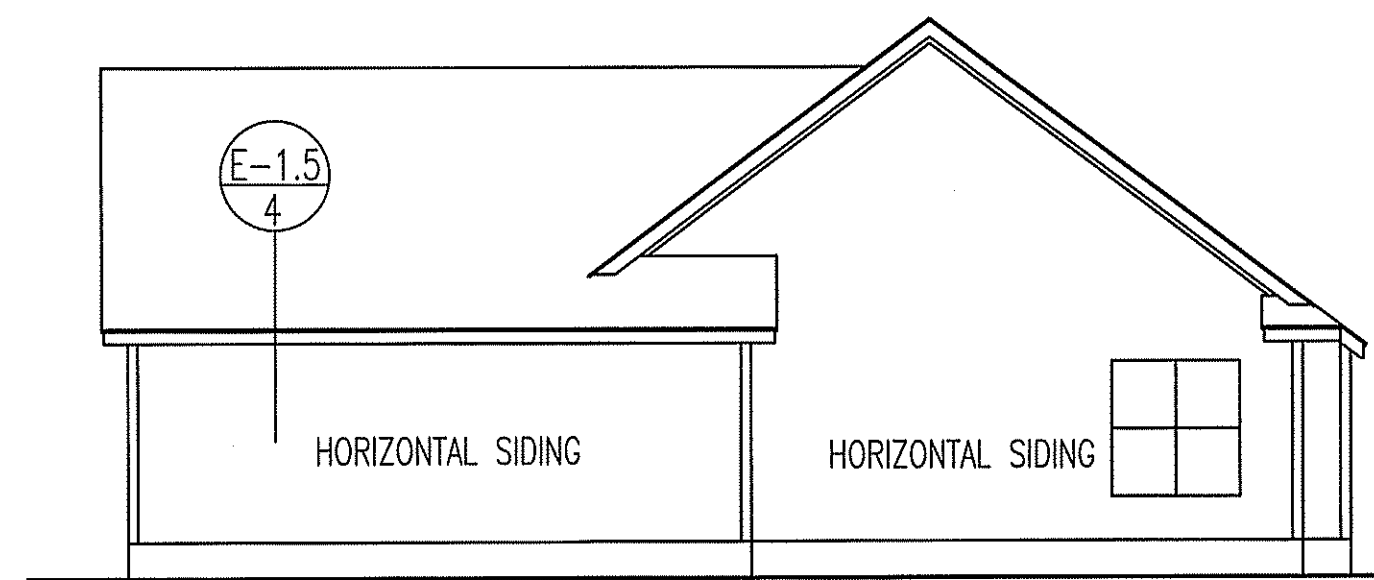




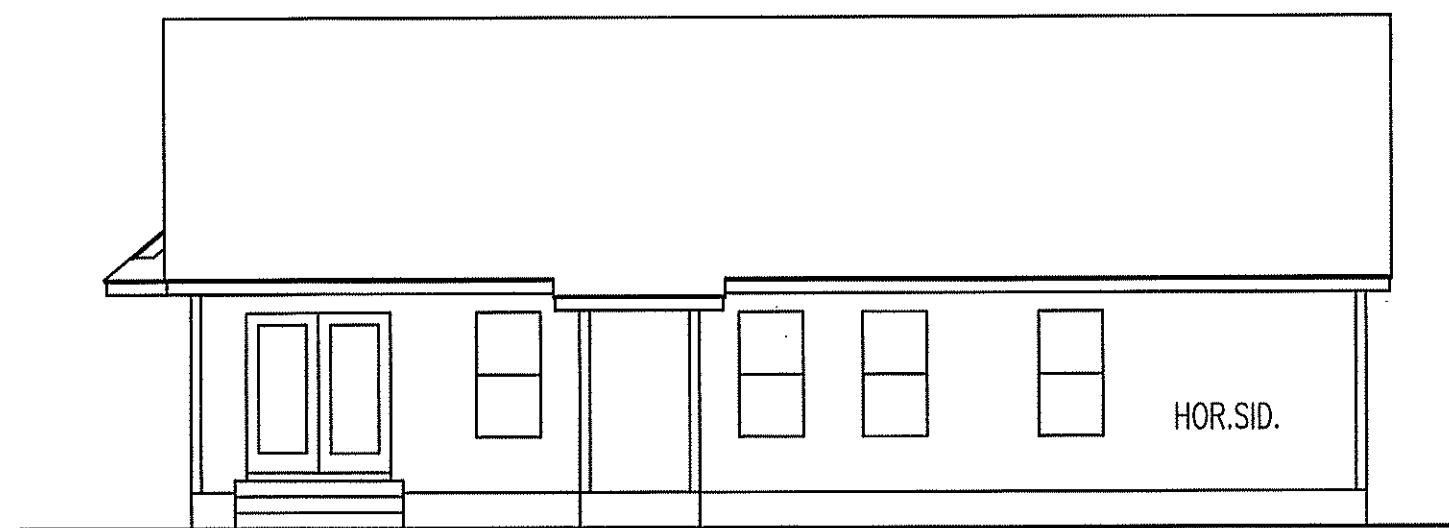
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION
SCALE: 1/8" = 1'-0"

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EXCLUSIVE RESIDENCE DESIGN FOR:
WELLONS

NAME: Stanton - Rev. LOT:

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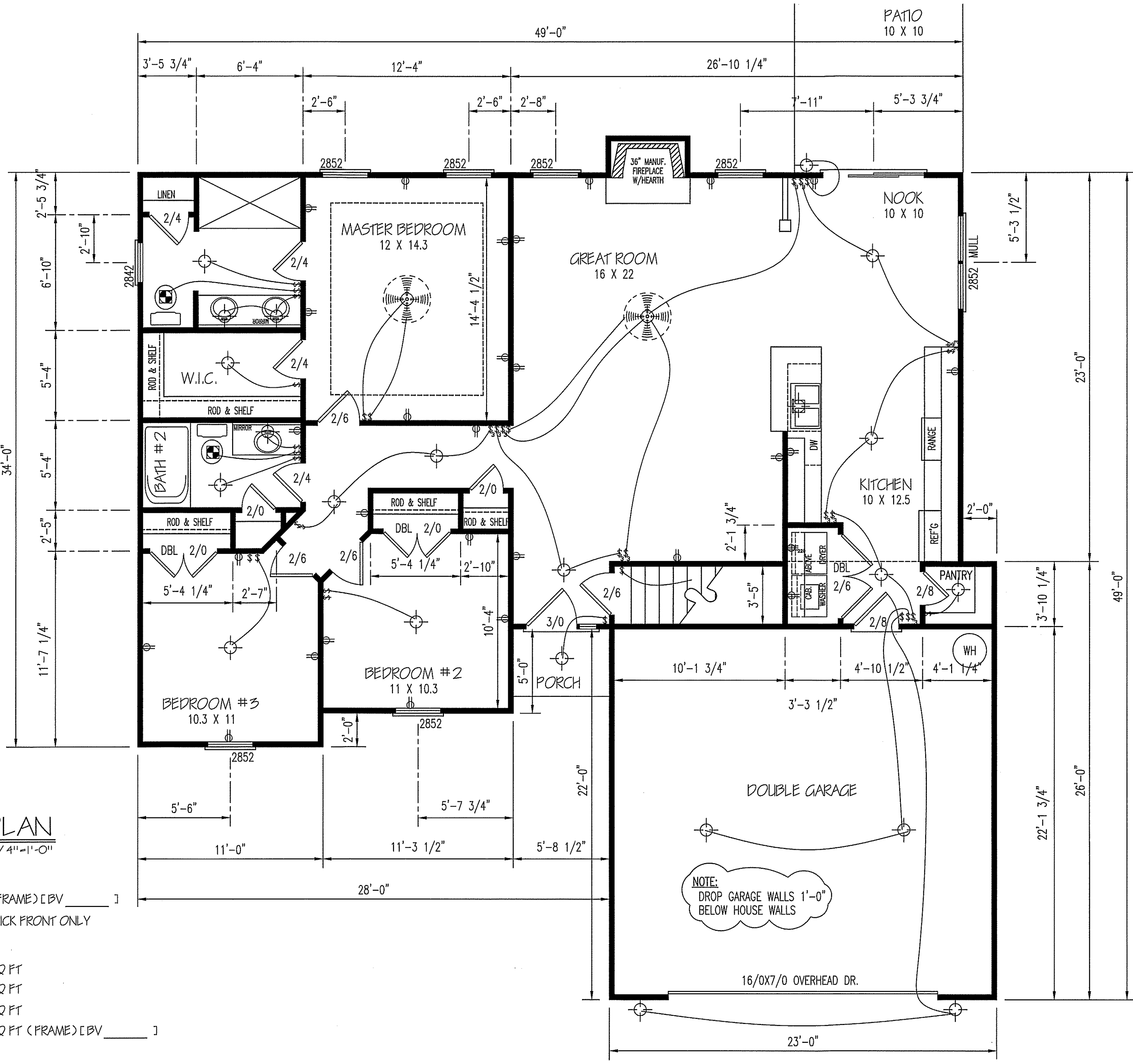
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THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT. NOT TO BE REUSED

PLAN NUMBER
RG14-A01

1	GARAGE	F	R
	DATE:	5/19/17	



FLOOR PLAN

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

HEATED AREA

1433 SQ FT (FRAME) [BV _____]
 _____ SQ FT BRICK FRONT ONLY

OTHER AREAS

GARAGE 506 SQ FT
 P.PORCH 23 SQ FT
 R.PATIO 100 SQ FT
 BONUS RM. 339 SQ FT (FRAME) [BV _____]

NOTE:
 DROP GARAGE WALLS 1'-0"
 BELOW HOUSE WALLS

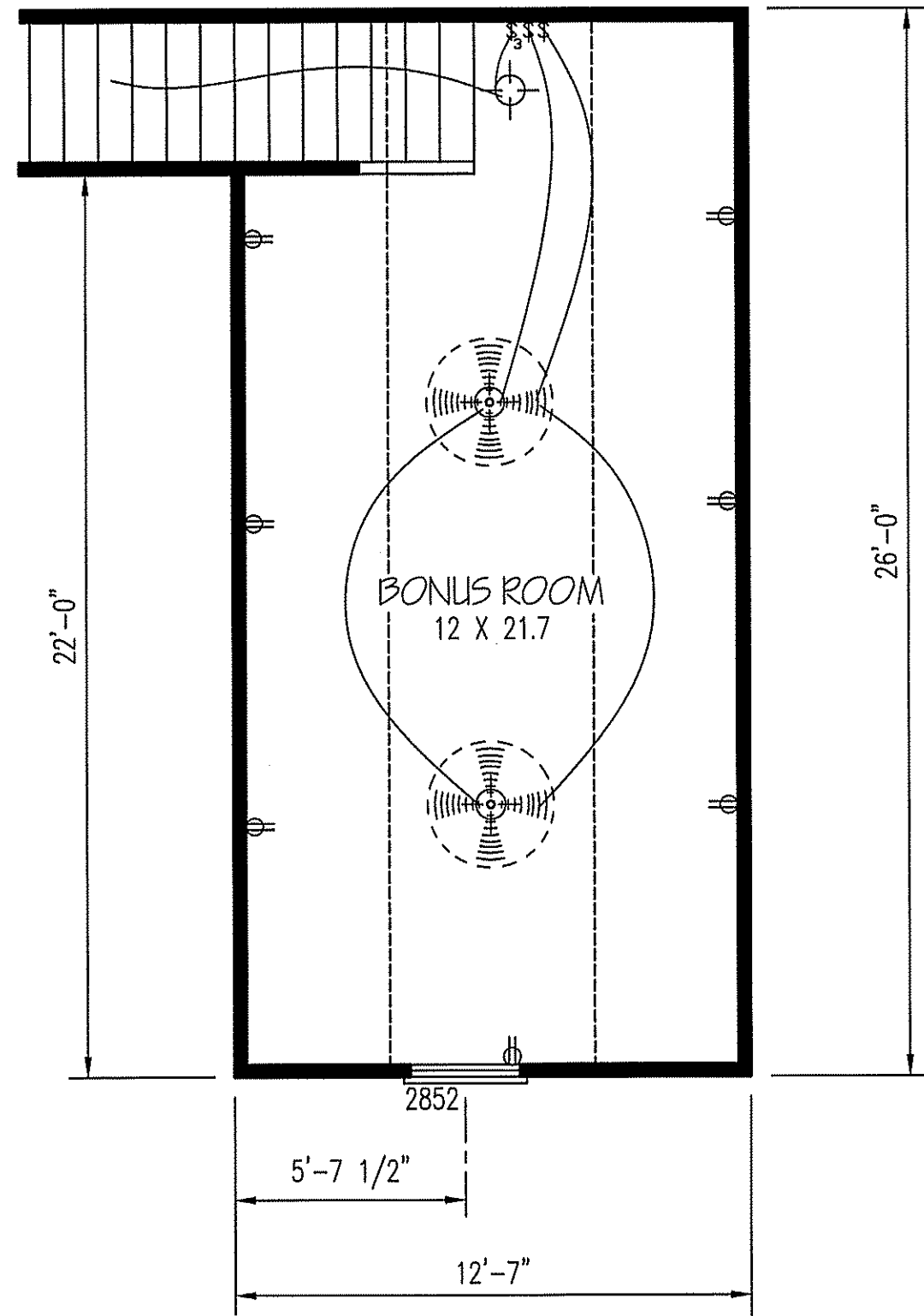
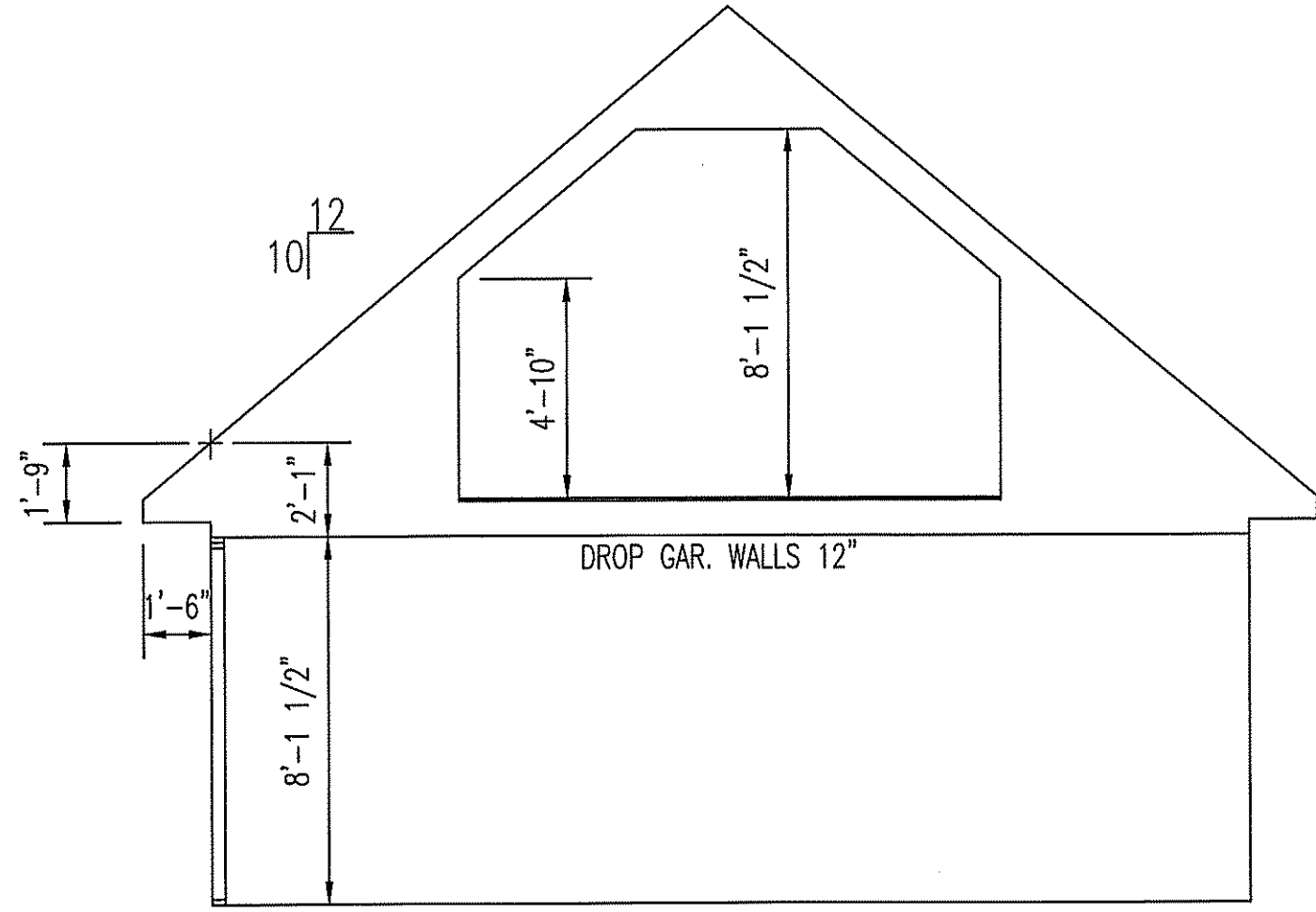
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WELLONS
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 NAME: Stanton - Rev.
 LOT: _____

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PLAN NUMBER
 RG14-A01

2 GARAGE F R
 DATE: 5/19/17



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WELTONS

NAME: Stanton - Rev. LOT:

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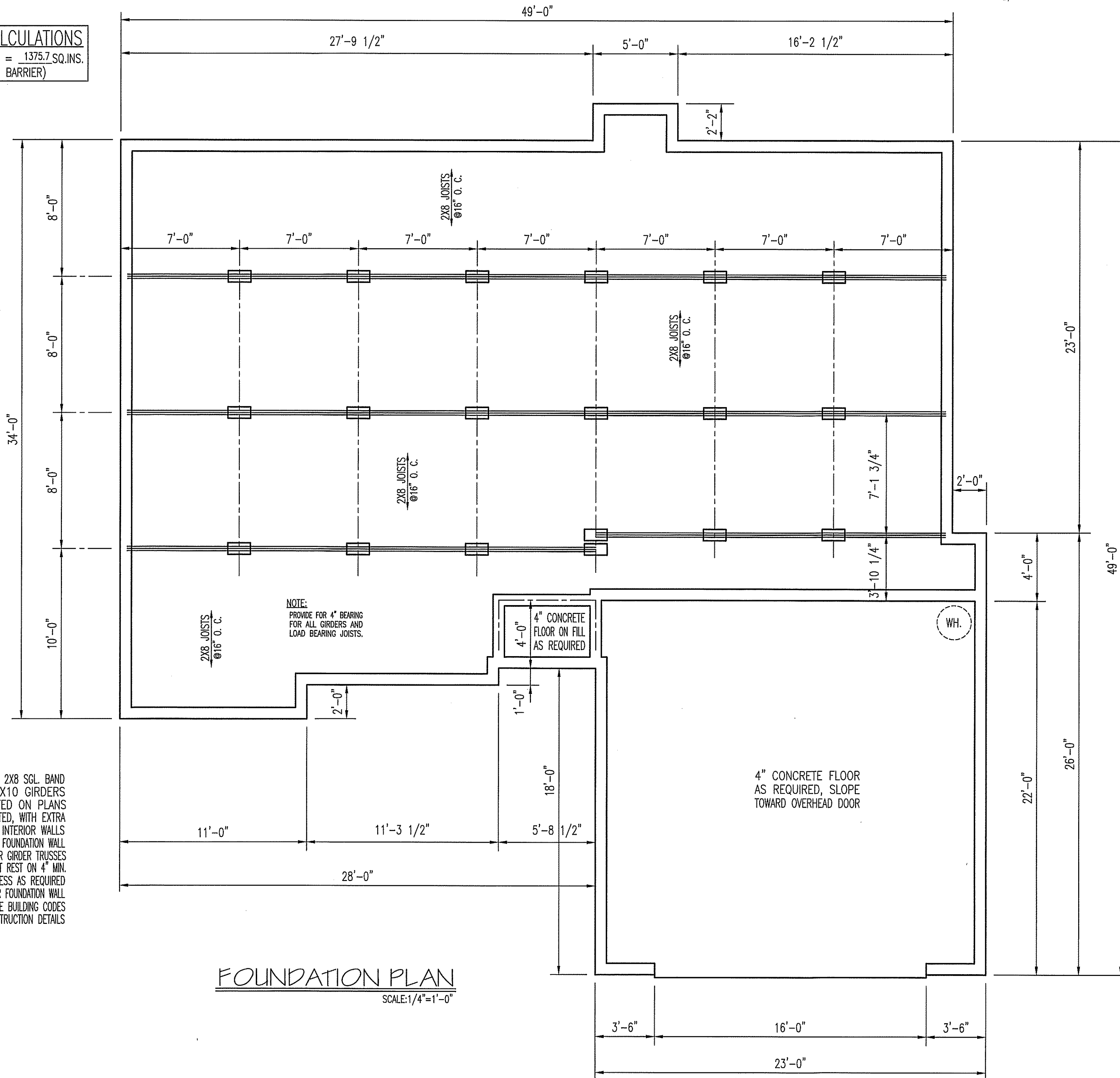
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PLAN NUMBER
 RG14-A01

2 _B	GARAGE	F	R
	DATE:	5/19/17	

FOUNDATION VENTILATION CALCULATIONS

1433 SQ.FT. AREA (CRAWL SPACE) X .96 = 1375.7 SQ.INS.
(MAY BE REDUCE BY 50% WITH VAPOR BARRIER)



NOTES:

USE 2X4 TREATED MUD SILL WITH 2X8 SGL. BAND
USE DOUBLE OR TRIPLE 2X10 GIRDERS
W/2X2 LEDGERS AS NOTED ON PLANS
JOISTS ARE 2X8 SPACED AS NOTED, WITH EXTRA
JOISTS UNDER ALL PARALLEL INTERIOR WALLS
PROVIDE CONTINUOUS BEARING FROM FOUNDATION WALL
OR PIER SUPPORTS TO BEAMS OR GIRDER TRUSSES
GIRDERS AND BEARING JOIST MUST REST ON 4" MIN.
PROVIDE FOUNDATION VENTS & ACCESS AS REQUIRED
HOLD ALL PIERS 1/2" BELOW EXTERIOR FOUNDATION WALL
TREAT SOIL AS PER LOCAL AND STATE BUILDING CODES
SEE APPROPRIATE SHEET FOR CONSTRUCTION DETAILS

FOUNDATION PLAN

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

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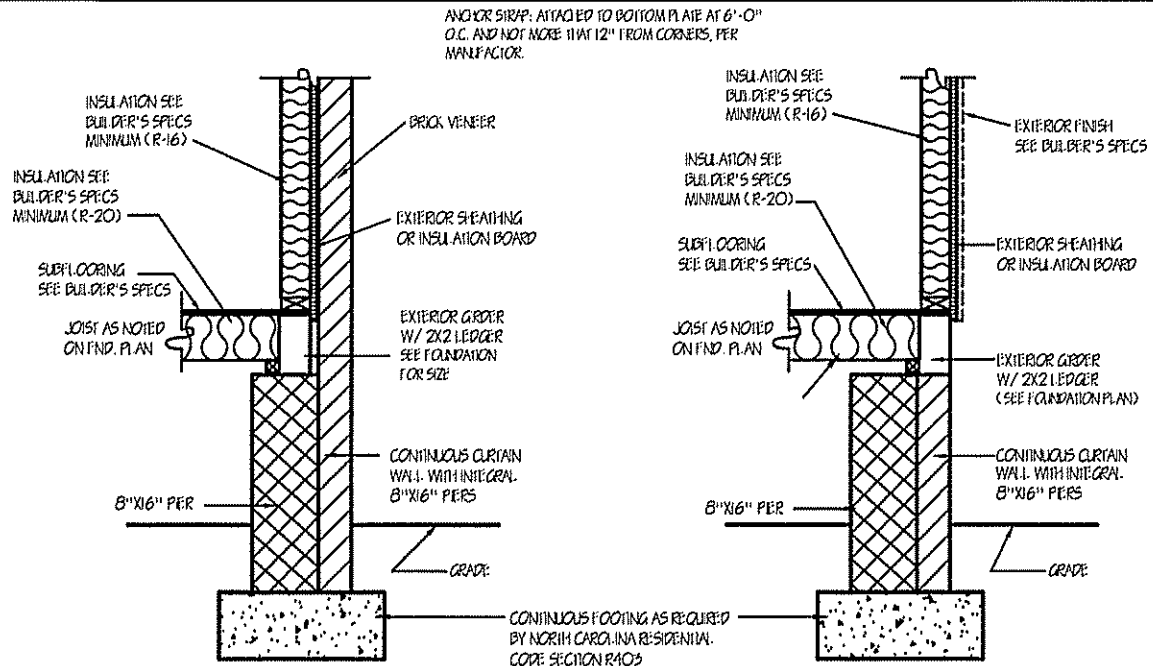
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NAME: Stanton - Rev. LOT:

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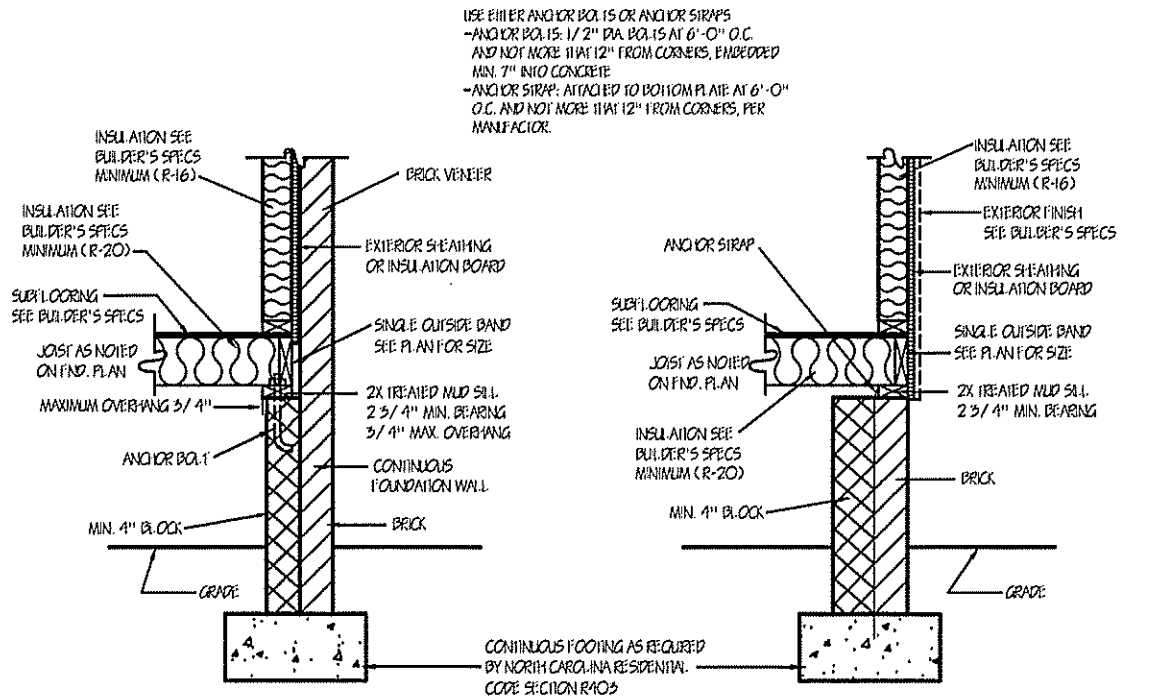
PLAN NUMBER
RG14-A01

3 GARAGE F R
DATE: 5/19/17



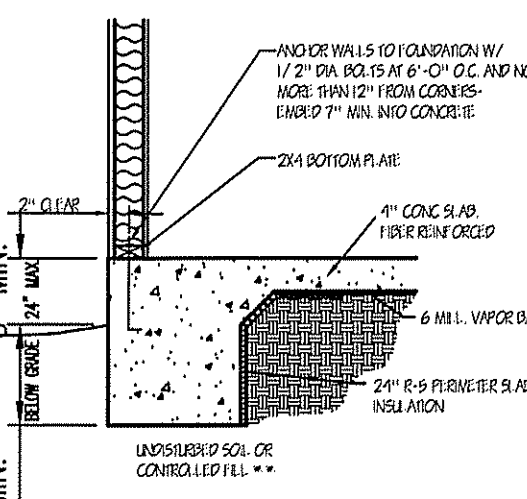
TYPICAL PIER & CURTAIN WALL (FOR EXTERIOR WALL WITH BV)

TYPICAL PIER & CURTAIN WALL (FOR EXTERIOR WALL WITH SIDING)

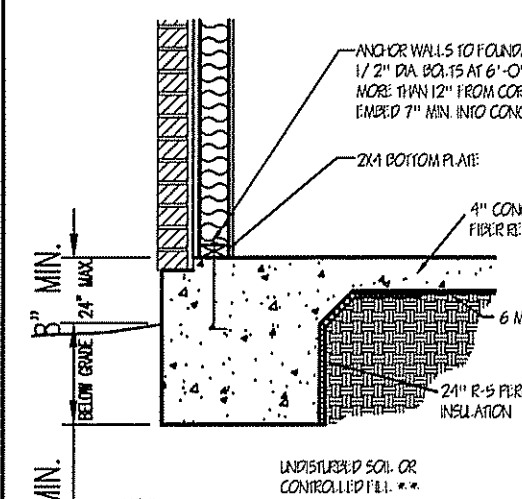


CONTINUOUS SOLID FOUNDATION WALL

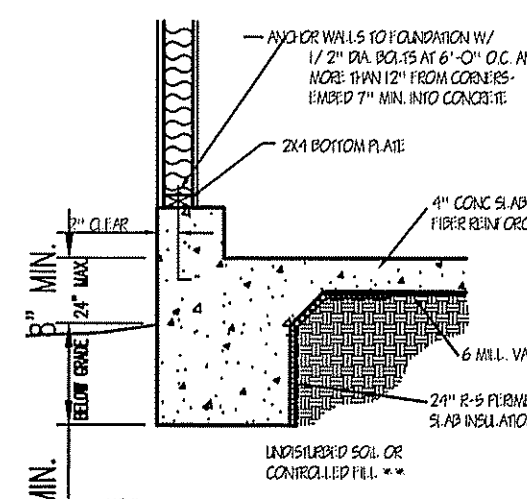
CONTINUOUS SOLID FOUNDATION WALL



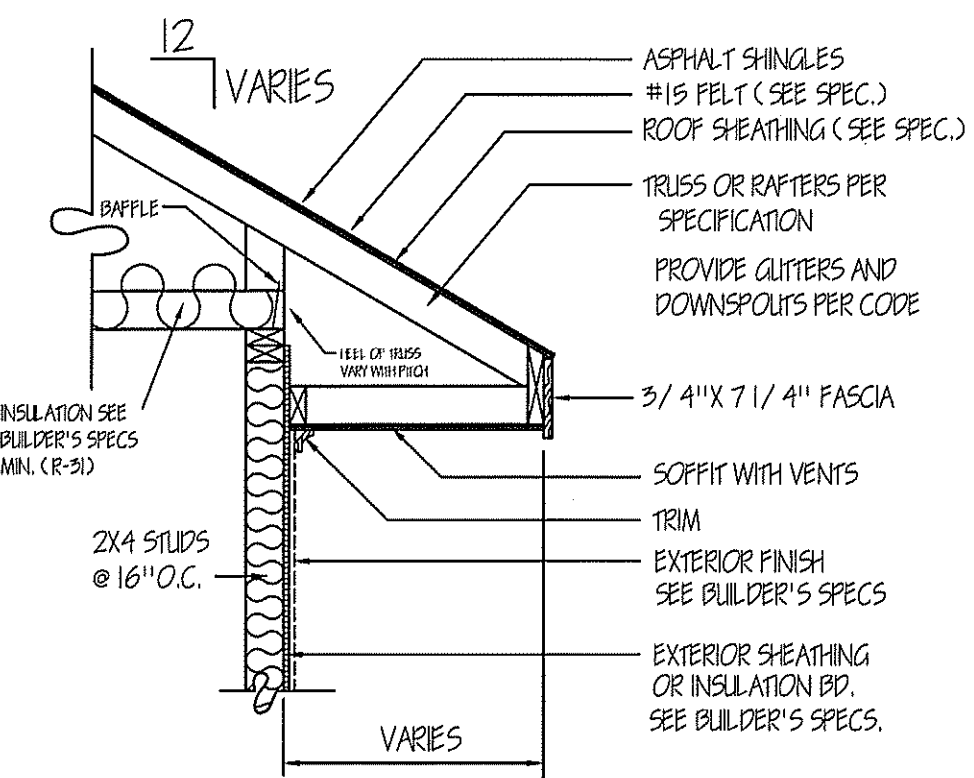
TYPICAL EXTERIOR SECTION (FRAME)



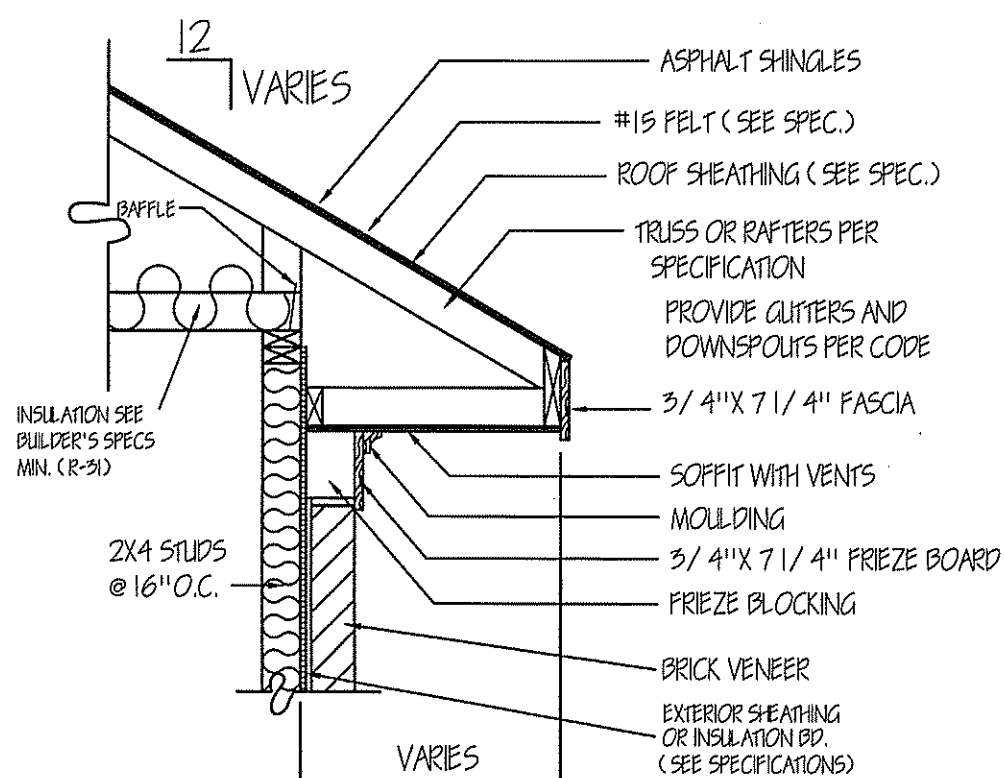
TYPICAL EXTERIOR SECTION (BRICK)



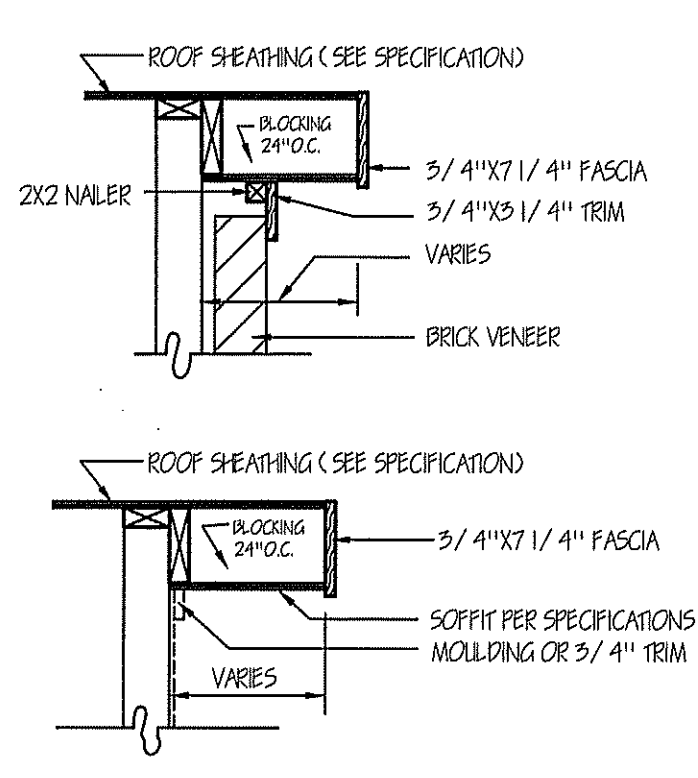
EXTERIOR SECTION AT GARAGE



SIDING



BRICK VENEER



RAKE DETAIL FOR GABLE ENDS

PIER AND FOOTING SIZES FOR SUPPORT OF GIRDERS

AREA ²	ONE STORY		TWO STORY		TWO & ONE HALF STORY	
	PIER ^{3,4}	FOOTING	PIER ^{3,4}	FOOTING	PIER ^{3,4}	FOOTING
50	8" X 16"	16" X 24" X 8"	8" X 16"	16" X 30" X 8"	8" X 16"	16" X 30" X 8"
100	8" X 16"	16" X 24" X 8"	8" X 16"	24" X 24" X 10"	16" X 16"	30" X 30" X 10"
150	8" X 16"	24" X 24" X 8"	16" X 16"	32" X 32" X 10"	16" X 16"	36" X 36" X 10"
200	8" X 16"	28" X 28" X 10"	16" X 16"	36" X 36" X 10"	16" X 16"	47" X 44" X 12"
250	-	-	16" X 16"	40" X 40" X 12"	16" X 24"	48" X 48" X 12"
300	-	-	16" X 16"	44" X 44" X 12"	16" X 24"	54" X 54" X 12"

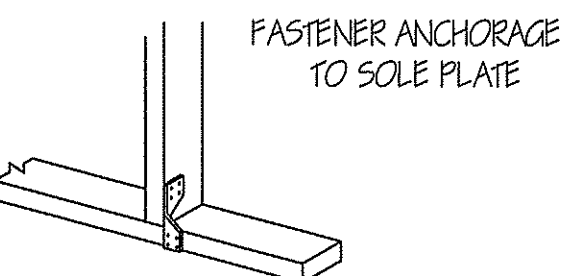
1. PIER SIZES ARE BASED ON HOLLOW CMU CAPPED WITH 4" OF SOLID MASONRY FOR 1 (ONE) STORY AND 8" OF SOLID MASONRY FOR 2 (TWO) AND 1-1/2 STORY HOUSES. MORTAR SHALL BE TYPE 5.
 2. FOOTING SIZES ARE BASED ON 2000 PSI ALLOWABLE SOIL BEARING AND 2500 PSI CONCRETE.
 3. CENTER OF PIERS SHALL BEAR IN THE MIDDLE 1/3 OF THE FOOTING, AND GIRDERS SHALL CENTER IN THE MIDDLE 1/3 OF THE PIERS, EXCEPT EXTERIOR GIRDERS. FOOTING SHALL BE FULL THICKNESS OVER THE ENTIRE AREA OF THE FOOTING.
 4. PIER SIZES GIVEN ARE MINIMUM. FOR HEIGHT/THICKNESS LIMITATIONS SEE SECTION 606.5
 5. AREA AT FIRST LEVEL SUPPORTED BY PIER AND FOOTING (SQ. FT.)
 MINIMUM FOOTING THICKNESS IS 6" FOR 1 STORY, 8" FOR 1-1/2, 2, 2-1/2 STORY AND 10" FOR 3 STORY

MINIMUM WIDTH OF CONCRETE, PRECAST OR MASONRY FOOTINGS (INCHES)

	LOAD BEARING VALUE OF SOIL (psf)			
	1,500	2,000	3,000	4,000
CONVENTIONAL LIGHT-FRAME CONSTRUCTION				
1 STORY	12	12	12	12
2 STORY	15	15	12	12
3 STORY	23	17	12	12
4-1/2 INCH BRICK VENEER OVER LIGHT FRAME OR 8-INCH HOLLOW CONCRETE MASONRY				
1 STORY	12	12	12	12
2 STORY	15	15	12	12
3 STORY	22	24	16	12
8-INCH SOLID OR FULLY GROUTED MASONRY				
1 STORY	16	16	12	12
2 STORY	22	21	14	12
3 STORY	29	32	21	16

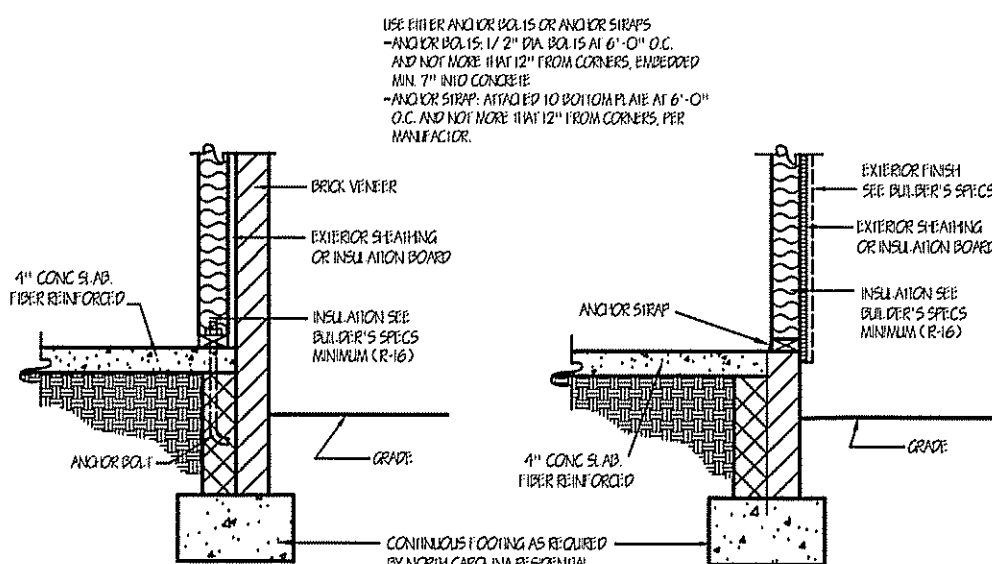
NOTES:

FOUNDATION DETAILS SHOWN ARE BASED ON ASSUMED SOIL BEARING CAPACITY OF 2500 PSF. LOCAL SITE CONDITIONS MUST BE INVESTIGATED. ALL FOOTINGS TO BE LOCATED BELOW FROST DEPTH.



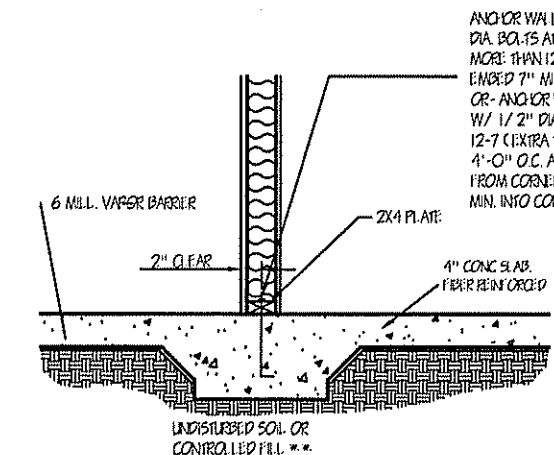
ANCHOR BOLTS

THE WOOD SOLE PLATE AT EXTERIOR WALLS SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MAXIMUM OF 6 FEET ON CENTER AND NOT MORE THAN 12 INCHES FROM THE CORNER. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION. BOLTS SHALL BE AT LEAST 1/2 INCH IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7 INCHES INTO MASONRY OR CONCRETE. INTERIOR BEARING WALL SOLE PLATES ON SLAB FOUNDATIONS SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. A NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE.

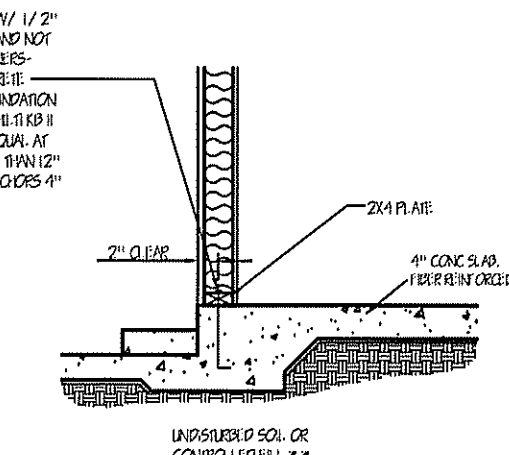


TYPICAL CONCRETE SLAB FLOOR

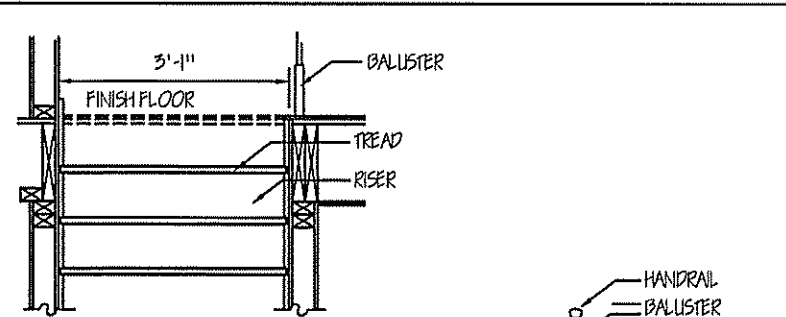
TYPICAL CONCRETE SLAB FLOOR



LOAD BEARING WALL THICKENED SLAB

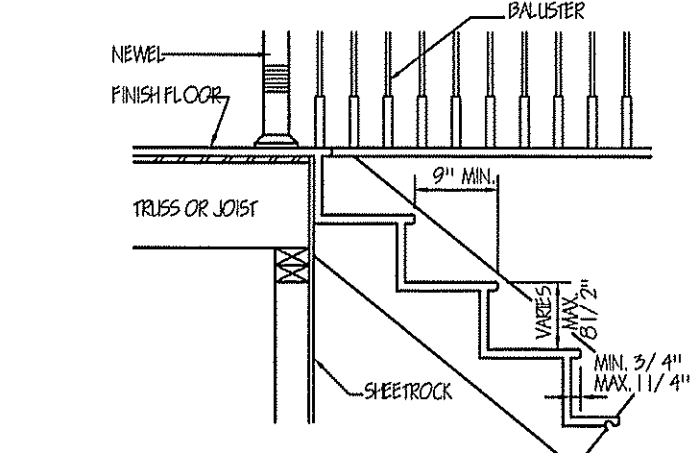


TYP. SECTION AT HOUSE/GARAGE WALL

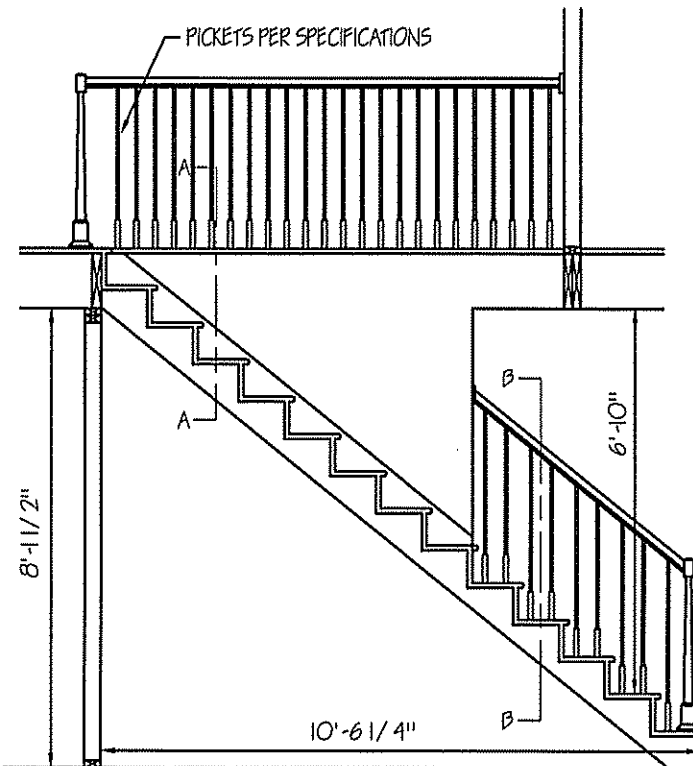


SECTION A-A

SECTION B-B



SECTION @ TOP OR LANDING



TYPICAL SECTION THRU STAIRS

ELECTRICAL LEGEND

*** NOTE: SWITCHED RECEPTACLES ARE HALF HOT AND HALF SWITCHED

- ⊕ LIGHT-JUNCTION BOX
- ⊕ RECESSED LIGHT
- ⊕ EXHAUST FAN
- ⊕ LIGHT-FAN COMBINATION
- ⊕ FLOOD LIGHTS
- ⊕ FLUORESCENT TUBE
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ CEILING FANS W/VAR-CONTROL
- ⊕ CEIL. FANS W/VAR-CONTROL & LIGHT
- ⊕ TYPICAL WALL RECEPTACLE
- ⊕ FLOOR RECEPTACLE
- ⊕ CEILING RECEPTACLE
- ⊕ WATERPROOF RECEPTACLE
- ⊕ 220 RECEPTACLE
- ⊕ MASTER SWITCH TO ALL FLOOD LIGHTS
- ⊕ TYPICAL SWITCH
- ⊕ 3-WAY OR MORE (see plan) SWITCHING
- ⊕ DIMMER SWITCH
- ⊕ PANEL BOX
- ⊕ TELEVISION JACKS (T.V.)
- ⊕ TELEPHONE JACKS
- ⊕ SMOKE DETECTOR

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DETAILS
 D_A DATE: 7/27/16