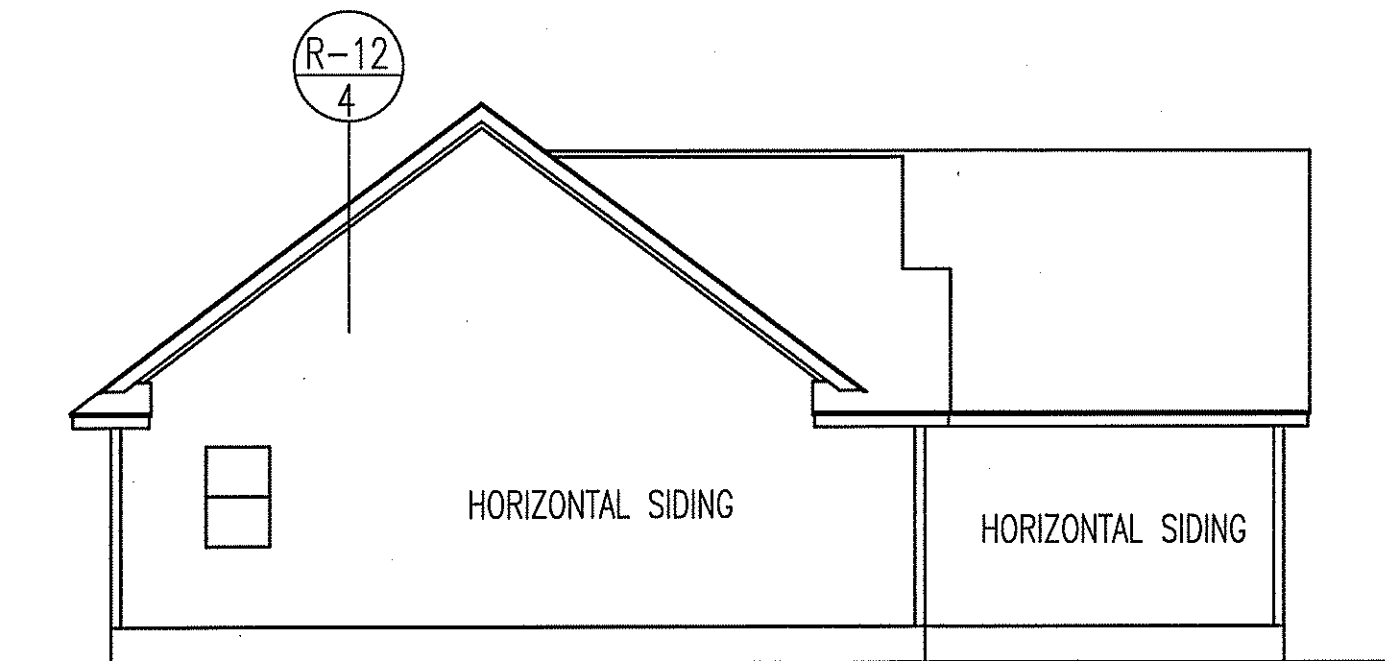


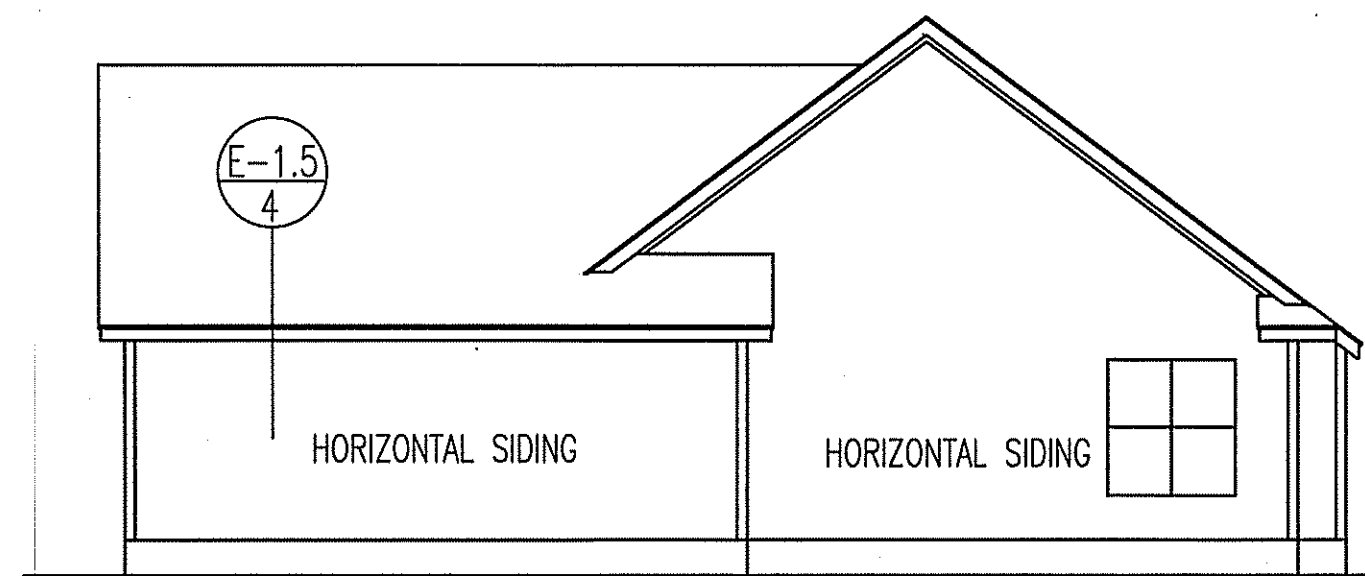


FRONT ELEVATION

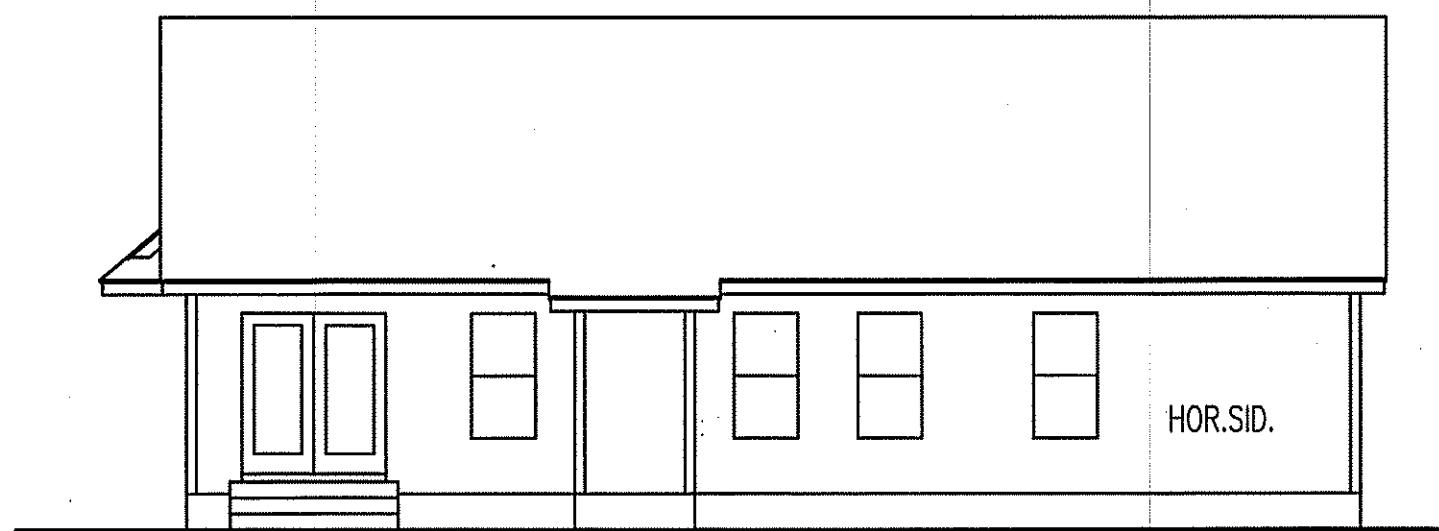
SCALE: 1/4" = 1'-0"



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

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

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WELTONS

LOT: 7 WILDWOOD

NAME:

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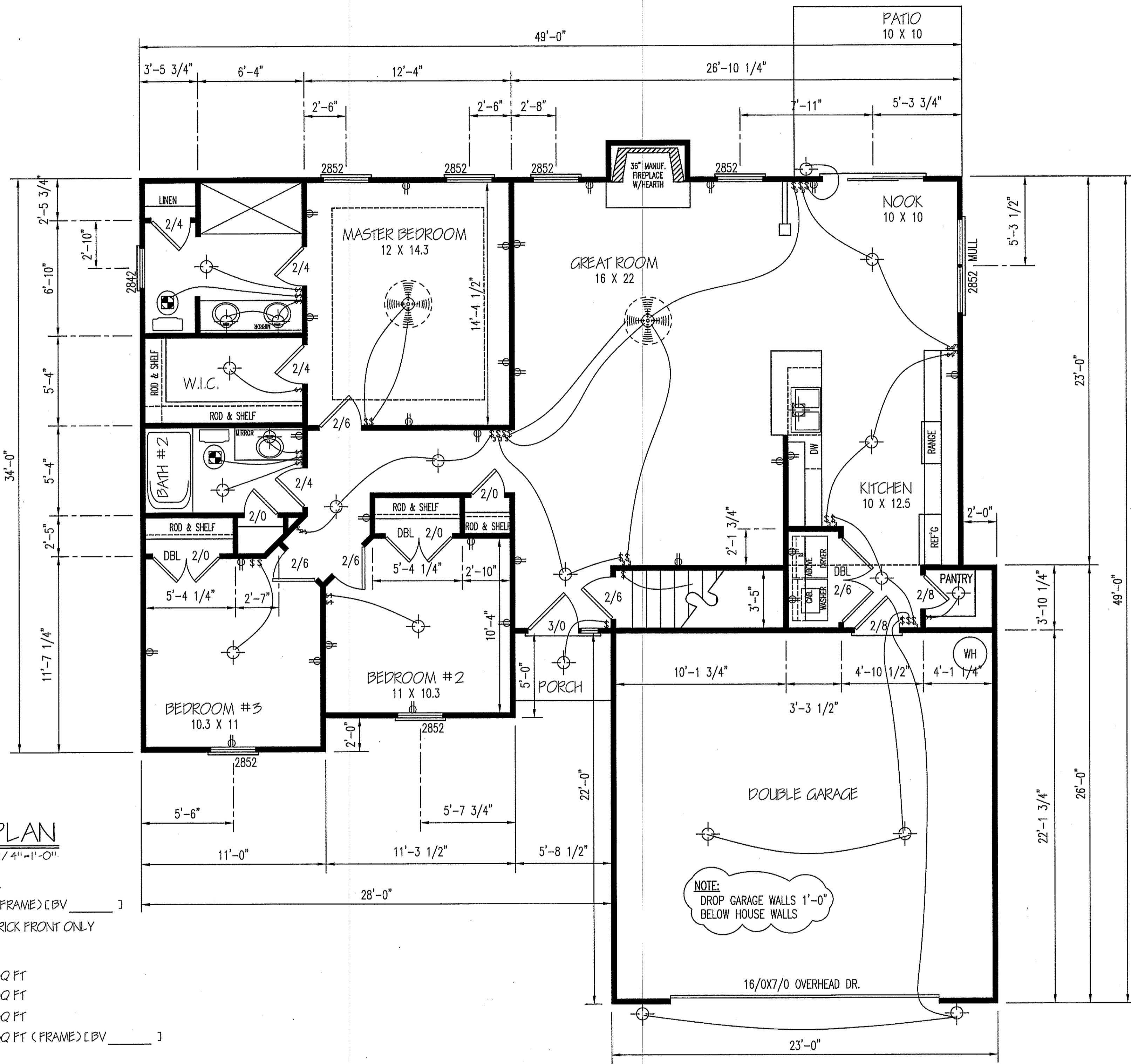
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I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2012 INTERNATIONAL BUILDING CODES

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 _____]

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WELLONS
 EXCLUSIVE RESIDENCE DESIGN FOR:
 LOT: 7 WILDWOOD
 NAME:

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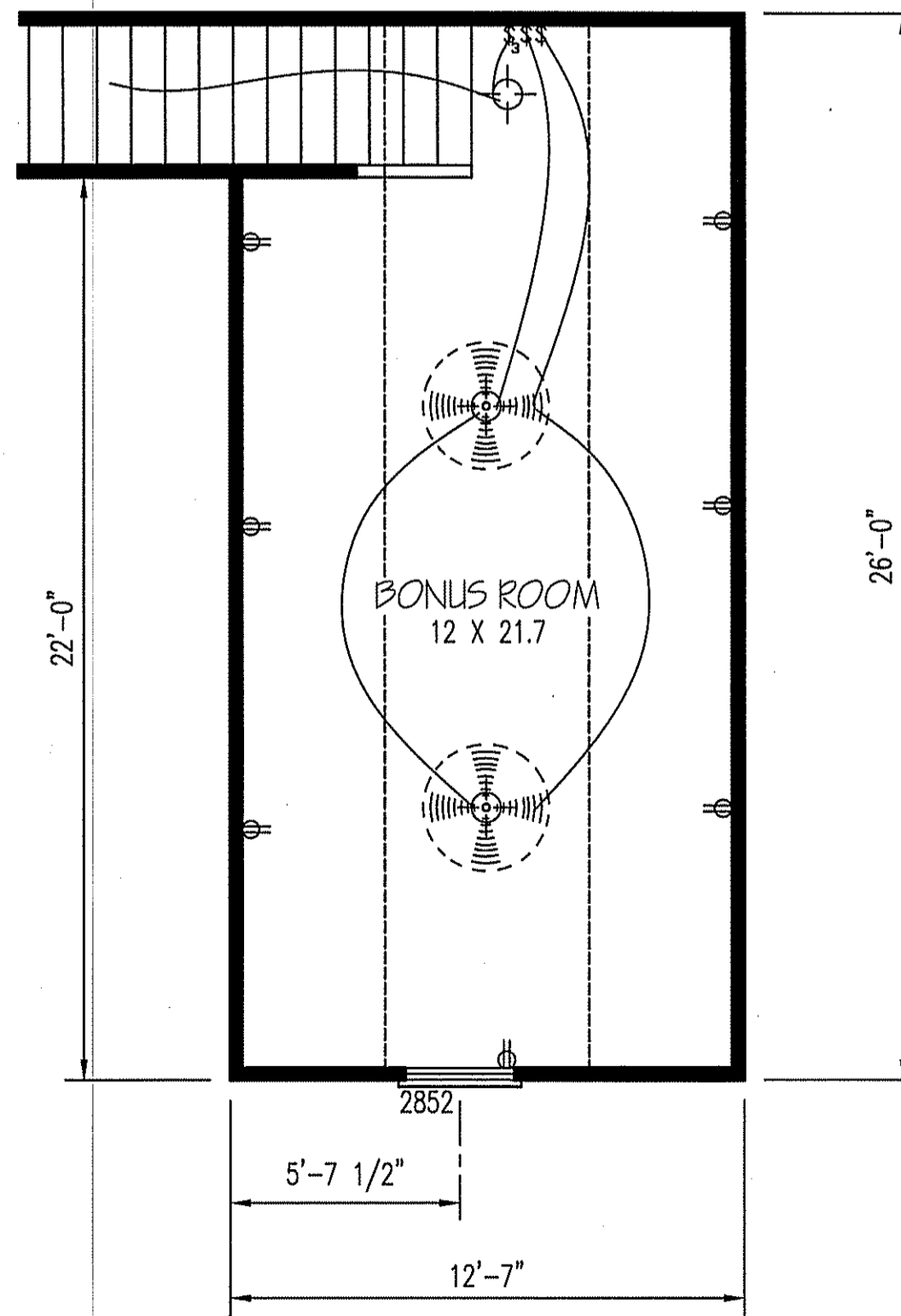
PLAN NUMBER
 RG14-A01

2 GARAGE F R
 DATE: 5/19/17

(2) 2X10 HEADERS	
CLEAR SPAN FOR HEADER	NUMBER OF JACK STUDS
ALL DOOR & C.O. WIDTH 5'-0" & BELOW	1
ALL DOOR & C.O. WIDTH ABOVE 5'-0"	2
3/0 DOOR W/ SIDE LITES	2
ALL SINGLE WINDOWS	1
ALL TWIN WINDOWS	2
ALL TRIPLE WINDOWS	3
UNLESS NOTED OTHER WISE	

BONUS ROOM

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



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WELLONS

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NAME: _____ LOT: 7 WILDWOOD

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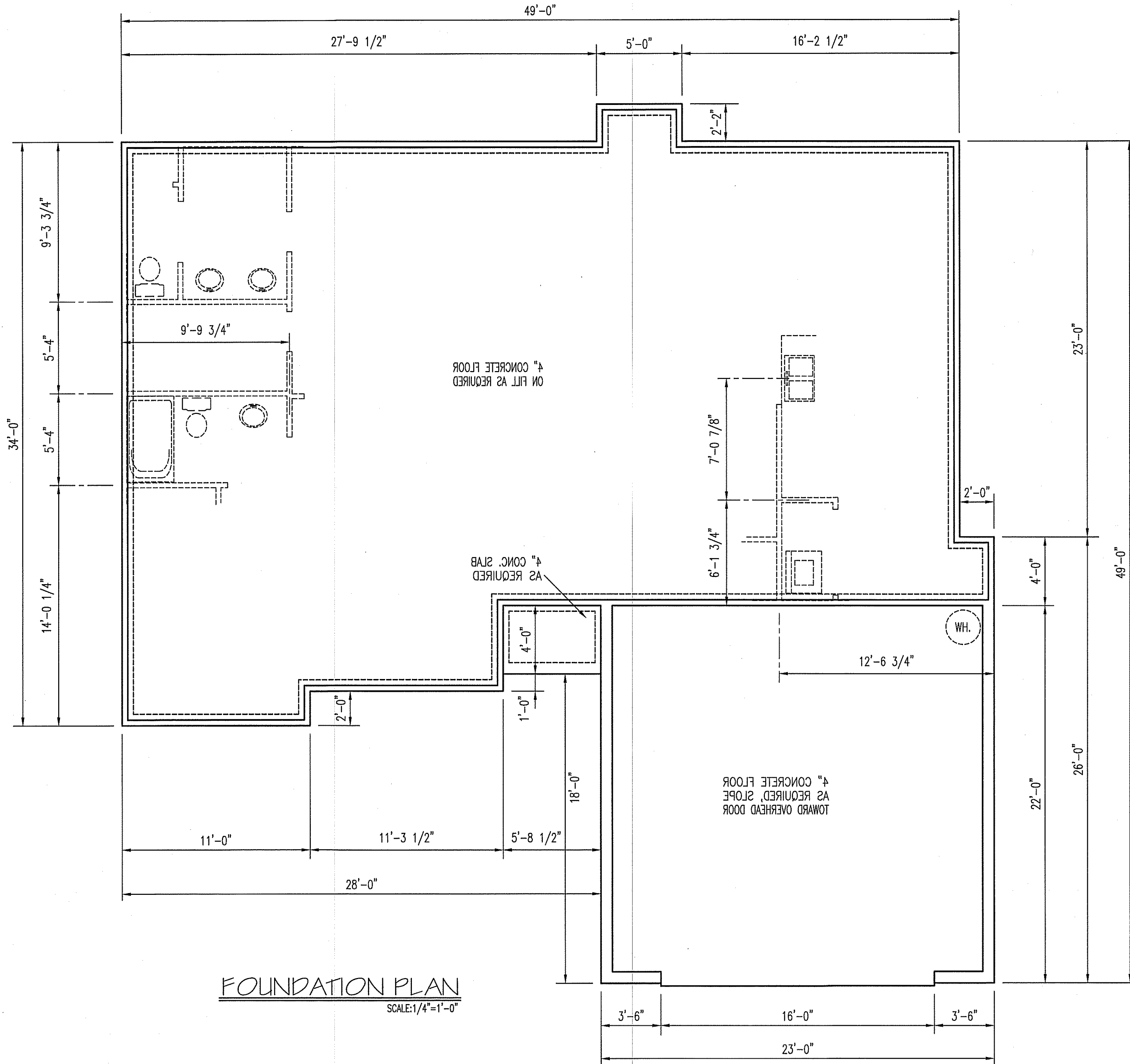
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PLAN NUMBER
RG14-A01

2	GARAGE	F	R
DATE: 5/19/17			



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

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WELLONS

EXCLUSIVE RESIDENCE DESIGN FOR:

NAME: _____ LOT: 7 WILDWOOD

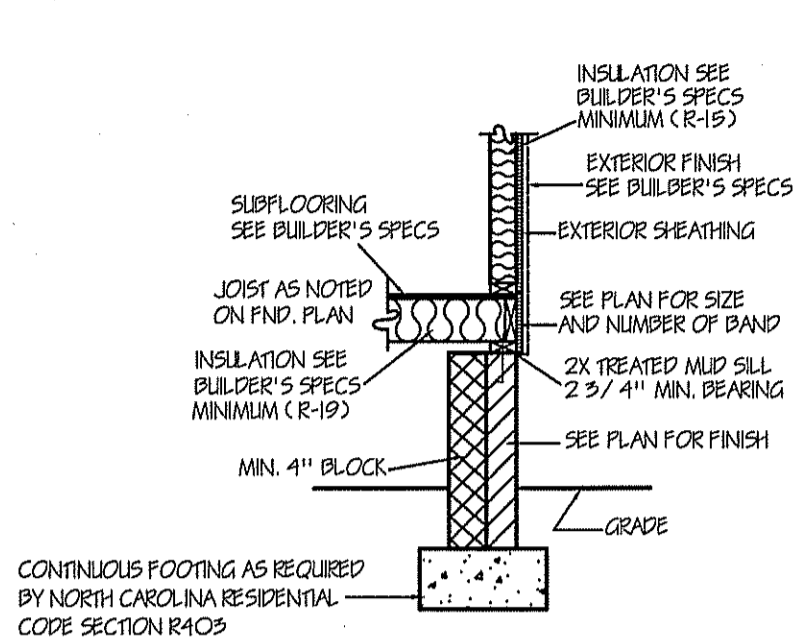
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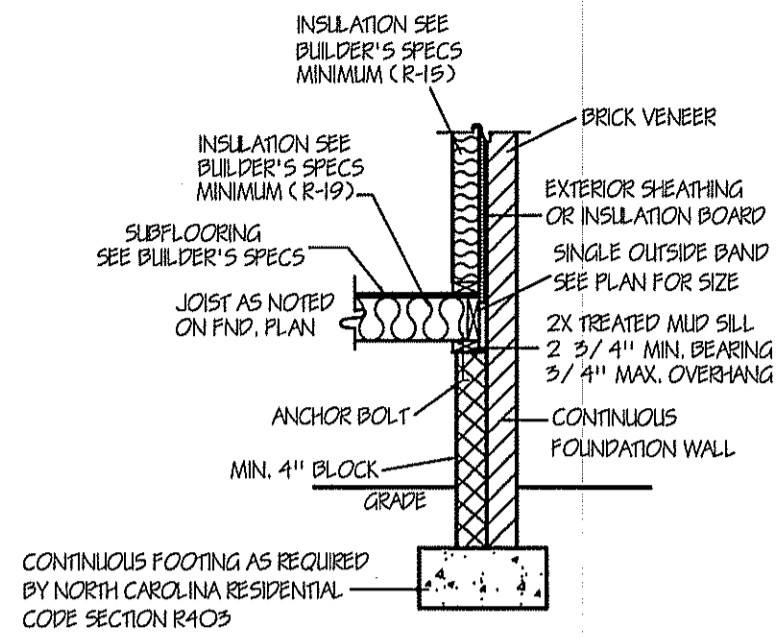
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PLAN NUMBER
RG14-A01

3	GARAGE	F	R
	DATE:	5/19/17	



BLOCK & BRICK FOUNDATION WALL DETAIL (SIDING)



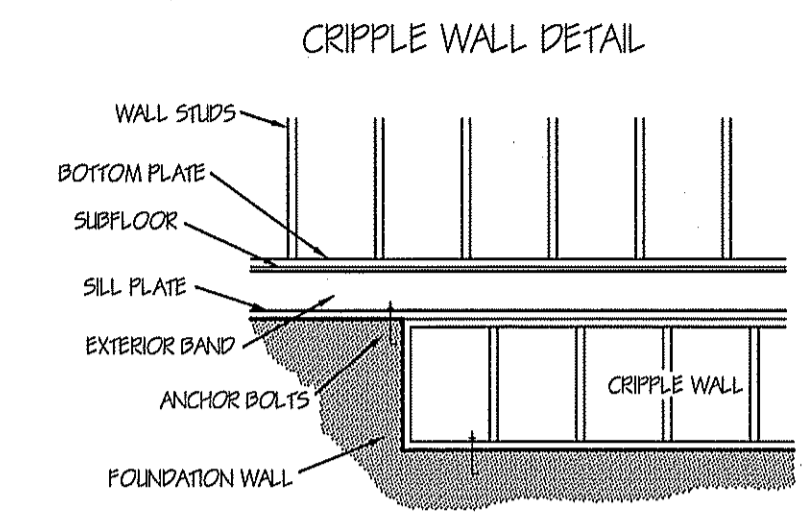
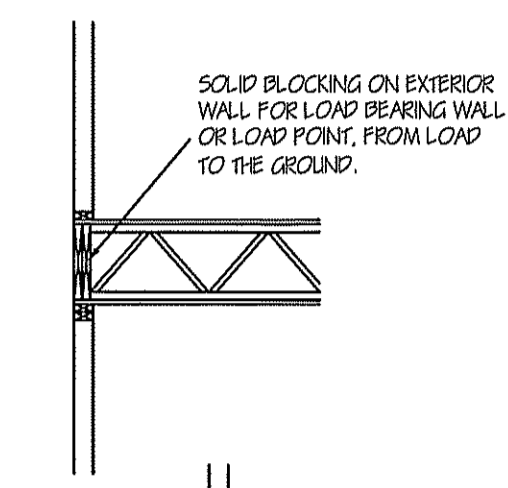
BLOCK & BRICK FOUNDATION WALL DETAIL (BRICK)

WALL ANCHOR OPTIONS
USE EITHER ANCHOR BOLTS OR ANCHOR STRAPS
-ANCHOR BOLTS: 1/2" DIA. BOLTS AT 6'-0" O.C. AND NOT MORE THAN 12" FROM CORNERS, EMBEDDED MIN. 7" INTO FOUNDATION
-ANCHOR STRAP: ATTACHED TO BOTTOM PLATE AT 6'-0" O.C. AND NOT MORE THAN 12" FROM CORNERS, PER MANUFACTURER.

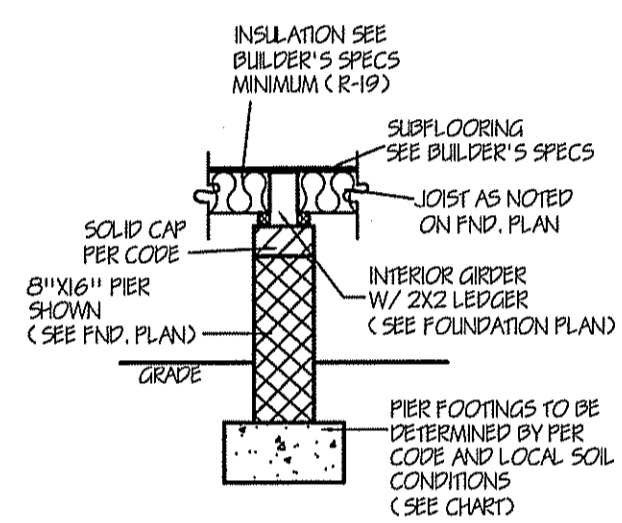
GARAGE PANEL WALL

GARAGE PANEL WALLS UNDER 24" WIDE SHOULD BE EITHER PORTAL FRAMED OR 7/16" OSB ON BOTH SIDES WITH A NAILING PATTERN OF 3" ON ALL PANEL EDGES AND 6" IN THE FIELD.

POINT LOADS WITH 3000-5000 NEED A DOUBLE 2X8 BAND WITH A 2X4 MUD SILL. HOLLOW MASONRY WITH MIN. 2 BRICK CAP AND 16XB FOOTING.
POINT LOADS WITH 9000 - 10000 NEED A TRIPLE 2X8 BAND WITH A SOL. 2X8 MUD SILL. SOLID MASONRY ALL CELLS FILLED SOLID 8" ON EACH SIDE OF POINT LOAD. WITH 24X24X0 LUG INCORPORATED INTO FOOTING.



FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT SMALLER THAN THE SLIDING ABOVE. WHEN EXCEEDING 4 FT. IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY. CRIPPLE WALLS WITH A STUD HEIGHT LESS THAN 14 INCHES SHALL BE CONTINUOUSLY SHEATHED ON ONE SIDE WITH WOOD STRUCTURAL PANELS FASTENED TO BOTH THE TOP AND BOTTOM PLATES IN ACCORDANCE WITH TABLE R602.3 (1), OR CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING.



PIER DETAIL

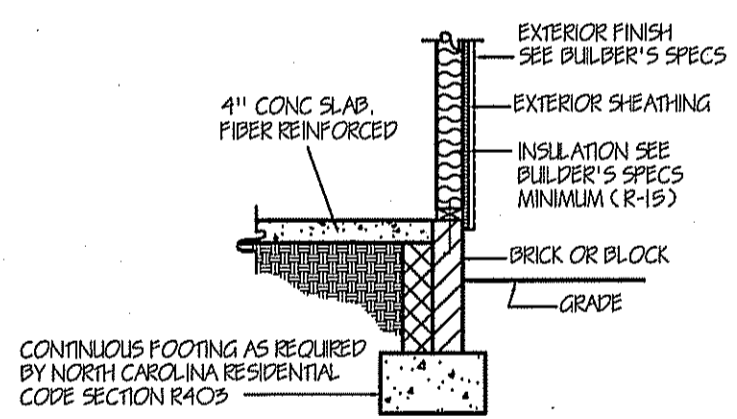
TABLE R403.1(2)
PIER AND FOOTING SIZES FOR SUPPORT OF GIRDERS

AREA ^a	ONE STORY		TWO STORY		TWO & ONE HALF STORY	
	PIER ^{b,c}	FOOTING	PIER ^{b,c}	FOOTING	PIER ^{b,c}	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"	48" X 48" 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"

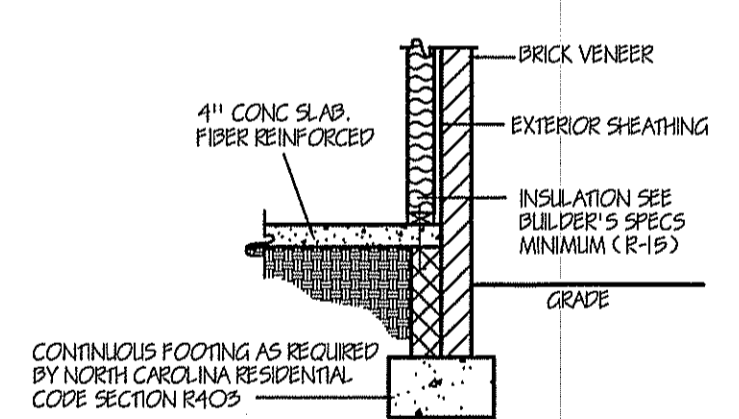
A. PIER SIZES ARE BASED ON HOLLOW CHU CAPPED WITH 4 INCHES OF SOLID MASONRY OR CONCRETE FOR 1 STORY AND 8 INCHES FOR 2 STORY, 2 1/2 OR 3 STORY HOUSES SHALL HAVE CAVITIES OF THE TOP COURSE FILLED WITH CONCRETE OR GROUT OR OTHER APPROVED METHODS. MORTAR SHALL BE TYPE S, A MINIMUM FOOTING WITH OF 12 INCHES IS ACCEPTABLE FOR MONOLITHIC SLAB FOUNDATIONS.
B. FOOTING SIZES ARE BASED ON 2000 PSF ALLOWABLE SOIL BEARING AND 2500 PSI CONCRETE. THIS TABLE IS BASED ON THE LIMITATIONS OF A TRIBUTARY AREA USING DIMENSIONAL FRAMING LUMBER ONLY.
C. CENTER OF PIERS SHALL BEAR IN THE MIDDLE ONE-THIRD OF THE FOOTING. GIRDERS MUST HAVE FULL BEARING ON D. PIERS. FOOTINGS SHALL BE FULL THICKNESS OVER THE ENTIRE AREA OF THE FOOTING.
E. PIER SIZES GIVEN ARE MINIMUM. FOR HEIGHT/ THICKNESS LIMITATIONS SEE SECTION R606.7
F. AREA AT FIRST LEVEL SUPPORTED BY PIER AND FOOTING IN SQUARE FEET.
FOR 5/8" INCH - 25.4 MM, 1 POUND PER SQUARE = 0.0479 KPA

TABLE 403.1(1)
MINIMUM WIDTH OF CONCRETE, PRECAST OR MASONRY FOOTINGS (INCHES)

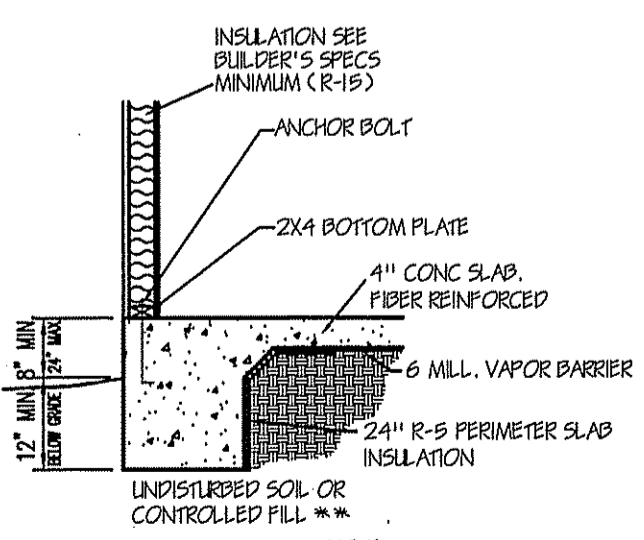
	LOAD BEARING VALUE OF SOIL (psf)			
	1,500	2,000	3,000	4,000
CONVENTIONAL LIGHT-FRAME CONSTRUCTION				
1 STORY	12"	12"	12"	12"
2 STORY	15"	12"	12"	12"
3 STORY	25"	17"	12"	12"
4-INCH BRICK VENEER OVER LIGHT FRAME OR 8-INCH HOLLOW CONCRETE MASONRY				
1 STORY	12"	12"	12"	12"
2 STORY	15"	15"	12"	12"
3 STORY	32"	24"	16"	12"
8-INCH SOLID OR FULLY GROUTED MASONRY				
1 STORY	16"	12"	12"	12"
2 STORY	29"	21"	14"	12"
3 STORY	42"	32"	21"	16"



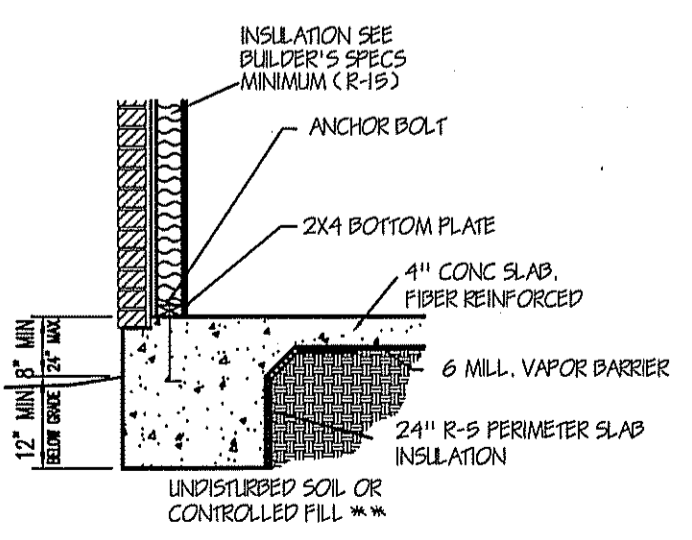
CONCRETE SLAB FLOOR (SIDING/STONE)



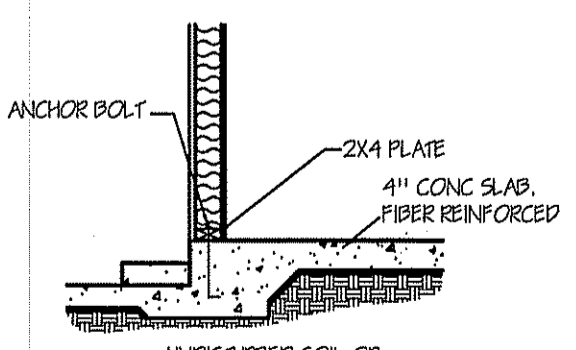
CONCRETE SLAB FLOOR (BRICK)



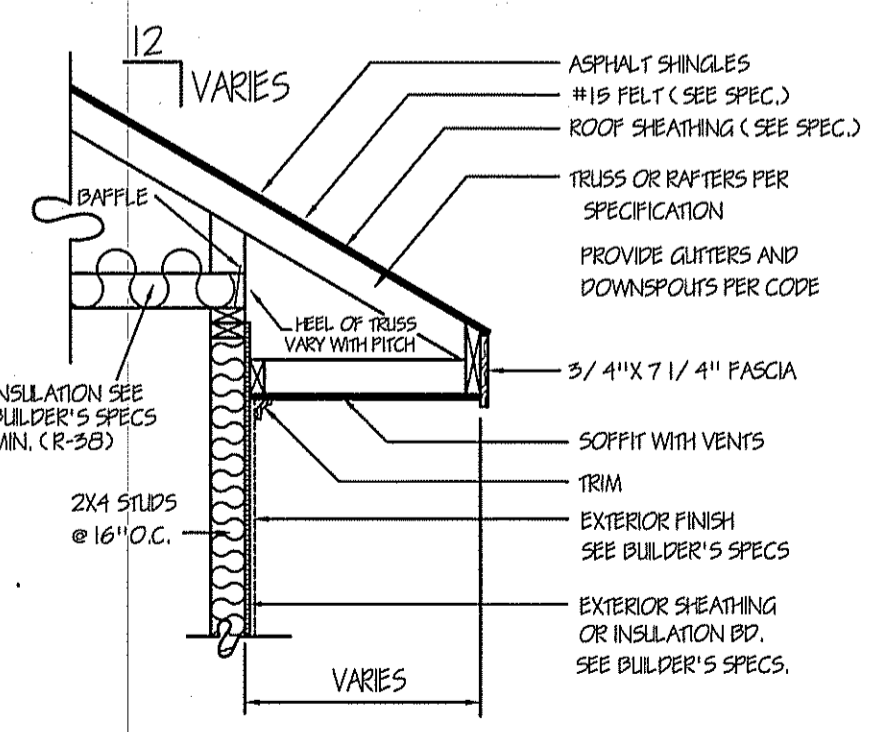
MONO SLAB EXTERIOR SECTION (FRAME)



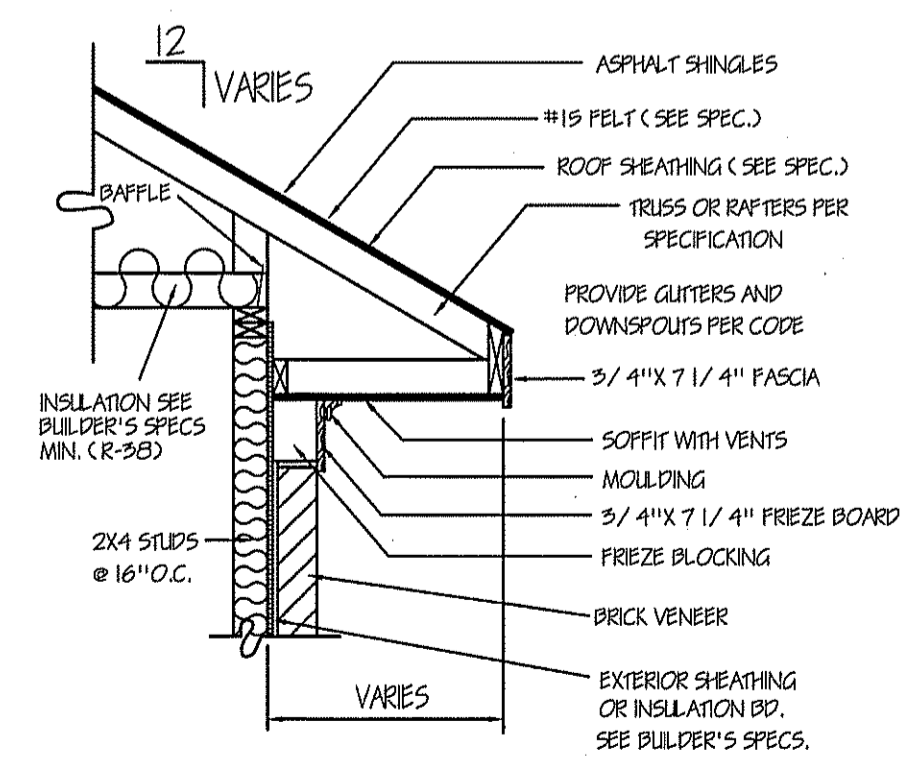
MONO SLAB EXTERIOR SECTION (BRICK)



MONO SLAB AT HOUSE/GARAGE WALL



SIDING



BRICK VENEER

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PLAN NUMBER
DETAILS

DA DATE: 1/31/19