

HOUSE PLANS

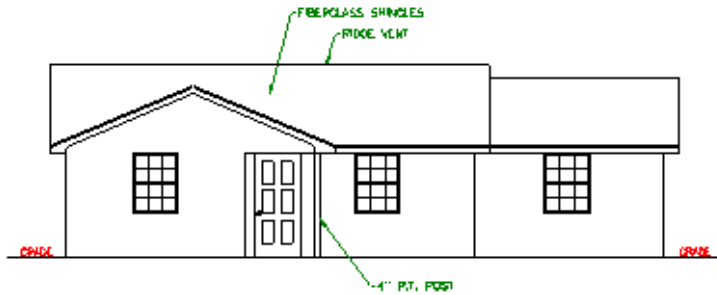
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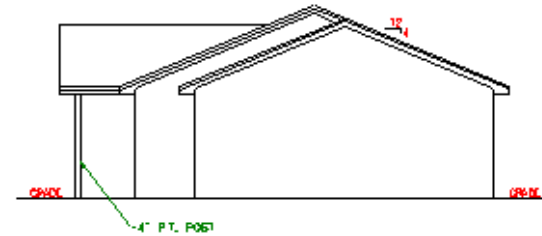
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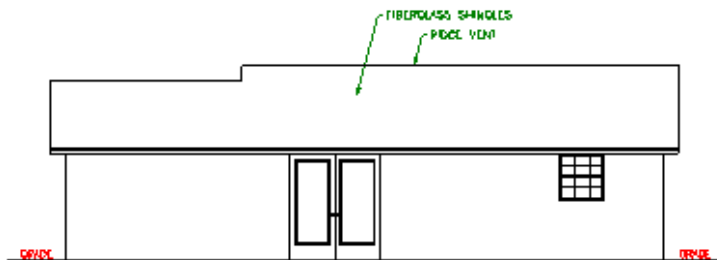
BASEMENT ELEVATIONS ARE NOT SHOWN



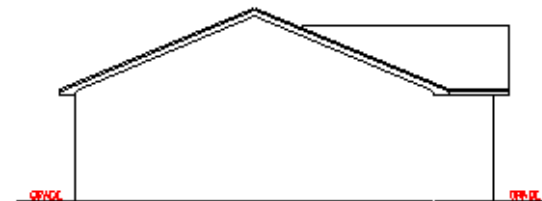
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

THE INTENT OF THE INFORMATION ON THIS DRAWING IS TO INDICATE DESIGN ONLY. IT MAY BE NECESSARY FOR THE OWNER AND AN EXPERIENCED CONTRACTOR TO DEVELOP ADDITIONAL DETAILS & TO COORDINATE CONSTRUCTION WITH SUPPLIERS, UTILITY COMPANIES & OTHER CONTRACTORS TO CONSTRUCT A FINISHED BUILDING. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE & FEDERAL CODES & BE IN ACCORDANCE WITH THE ISSUED PERMITS & NATIONAL INDUSTRY STANDARDS. ANY LIABILITY OF THE DESIGNER SHALL BE LIMITED TO THE ACTUAL DESIGN FEE PAID. THE OWNER ASSUMES THE RISK OF CONSTRUCTION INCLUDING CHANGES IN WORK REQUIRED TO MEET CODES AND SAFETY.



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BUILDING ELEVATIONS

BEFORE STARTING CONSTRUCTION OF CONCRETE MATERIAL & EQUIPMENT CONTRACTOR SHALL VERIFY THAT ALL DIMENSIONS, DIMENSIONS, EQUIPMENT, ETC ARE CORRECT AND WILL PRODUCE THE INTENDED RESULTS.
 ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND OWNER AND ADJUSTMENTS WILL BE MADE AS REQUIRED.

GRADE WORK
 THE SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING MAINTAIN THE GRADE LEVELS AROUND THE BUILDING AS SHOWN ON THE BUILDING FLOOR PLAN

FOUNDATIONS
 FOUNDATIONS SHALL BE PROVIDED AROUND ALL FOUNDATIONS ENCLOSING VISIBLE OR USABLE SPACES LOCATED BELOW GRADE DRAINAGE TILES, DRIVE OR CRUSHED STONE DRAINAGE, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OF DRAINAGE SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY MEANS OF MECHANICAL LEANS INTO AN APPROVED DRAINAGE SYSTEM DRIVE OR CRUSHED STONE DRAINAGE SHALL EXTEND NOT LEAST 12" BEYOND THE OUTSIDE EDGE OF THE FOOTINGS AND 8" ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED TYPICAL MEMBRANE MATERIAL.

VENTILATION
 THE DRAIN SPACE UNDER A BUILDING SHALL BE PROVIDED WITH VENTILATION OPENINGS THROUGH FOUNDATION WALLS OF EXTERIOR WALLS VENTILATION OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH WITH THE LEAST DIMENSION BEING 1/8" THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 100 SQUARE FOOT OF GRAVE SPACE AREA OR SUCH VENTILATION OPENING SHALL BE WITHIN 50' OF EACH CORNER OF SAID BUILDING

CONCRETE WORK
 THE CONCRETE WORK SHALL CONSIST OF ALL NECESSARY FOUNDATION-PLACE CONCRETE FOOTINGS FOR FOUNDATIONS AS PER BUILDING PLANS AND SECTIONS. THE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
 ALL CONCRETE SHALL BE DESIGNED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR CONCRETE (ACI 318) AND COMMENTARY (ACI 318R), CURRENT EDITION.

TRUSSES
 WOOD TRUSSES ARE SHOP/PLAN FABRICATED WITH CONNECTOR PLATES PER CONNECTIONS DESCRIBED BY THE MANUFACTURER'S TRUSS PLATE INSTITUTE (TPI-85) AND BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFB-81).

ROOFING
 SINGLE PLY OF UNDERLAYMENT SHALL BE INSTALLED ON CLEAN ROOFING UNDERLAYMENT SHALL BE LAID PARALLEL TO THE GABLE WITHIN A 2" TOP LAP AND 4" END LAP MAILED SUFFICIENTLY TO HOLD IN PLACE.
 OPEN ROOF VALLES MAY BE PROVIDED OF NOT LESS THAN NO. 22 GAGE GALVANIZED CORROSION-RESISTANT SHEET METAL AND SHALL EXTEND AT LEAST 18" FROM THE CENTER LINE EACH WAY. SECTIONS OF FLASHING SHALL BE JOINED TO PROVIDE AN ADEQUATE WATER LOCK.
 JOINTS OF CLOSED VALLES MAY BE CONSTRUCTED BY CENTERING 200' WIDE ROLL ROOFING MATERIAL NOT LESS THAN TYPE 00 IN THE VALLEY OVER THE UNDERLAYMENT.

ATTIC ACCESS
 A READY ACCESSIBLE ATTIC ACCESS TRAINED OPENING NOT LESS THAN 30" X 30" SHALL BE PROVIDED TO ANY ATTIC AREA PROVIDING A CLEAR HEIGHT OF OVER 30"

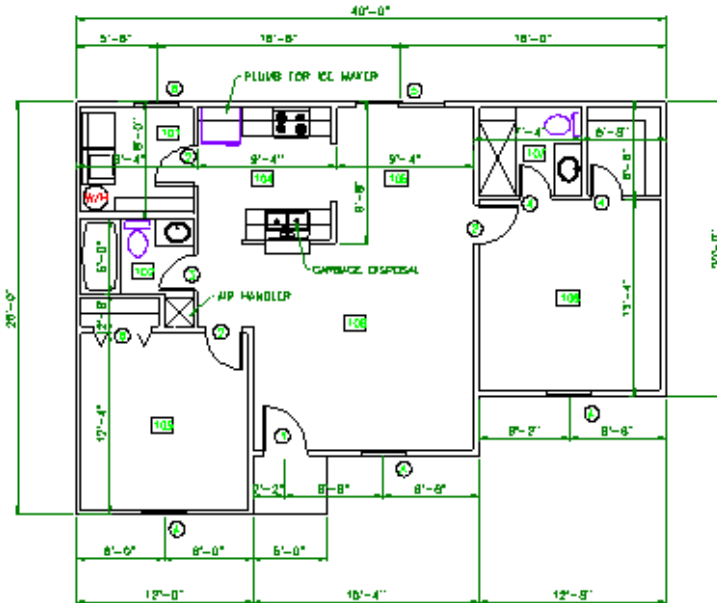
PERSONNEL DOOR
 METAL CLAD FROM GOLF SLAB COVERED WITH STANDARD EXT. HANDRAIL WHICH WILL ALLOW THE OPENING OF THE DOOR FROM THE INSIDE ON THE TURNING A LEVER HANDLE.

METAL CONNECTORS
 ALL METAL CONNECTORS ARE OF GALVANIZED STEEL AND DESIGN APPROVED TO MEET OR EXCEED REQUIRED STANDARDS.

STEEL COLUMNS
 ALL EXTERIOR (INSIDE AND OUTSIDE) OF STEEL COLUMNS SHALL BE GIVEN A SHOP COAT OF PAST-INHIBITED PAINT, EXCEPT FOR CORROSION-RESISTANT STEEL TREATED WITH COATING TO PROVIDE CORROSION RESISTANCE.

WOOD FRAMING
 ALL SECONDARY WOOD FRAMING SHALL BE #2 GRADE THE MEMBERS WILL VARY PER AVAILABILITY AND PLANT LOCATION. THE MEMBERS MAY BE #2 KD-18 DOUG FIR OR #2 KD-18 SOUTHERN PINE AND BETTER, UNLESS SPECIFICALLY NOTED.

WOOD TREATMENT
 ALL LUMBER AND PLYWOOD SHALL BE TREATED IN ACCORDANCE WITH AWPA 109 AND SHALL BE IDENTIFIED BY CONFORMANCE WITH WHICH STANDARD BY AN APPROVED INSPECTION AGENCY. WHEN LUMBER AND PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE CUT SURFACE SHALL BE FIELD TREATED WITH AMMONIUM COPPER PENTATE (ACQ), CHROMIATED COPPER AZOLINE (CCA), OR COPPER NAPHENATE BY REPEATED BRUSHING, DIPPING OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE. WATER-BORNE PRESERVATIVES (CCA AND CCA TYPES A, B & C) SHALL HAVE A MINIMUM CONCENTRATION OF 2% IN SOLUTION. WATER-BORNE PRESERVATIVES TEAP AND ACC SHALL BE PERMITTED FOR FIELD TREATMENT OF MATERIAL ORIGINALLY TREATED WITH CCA OR CCA WATERBORNE PRESERVATIVES AND CONCENTRATION OF TEAP OR ACC SHALL BE A MINIMUM OF 0% IN SOLUTION. COPPER NAPHENATE SHALL BE TREATED WITH A SOLVENT CONFORMING TO AWPA 109. THE PRESERVATIVE CONCENTRATION SHALL EXCEED A MINIMUM OF 2% COPPER METAL.



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

87 SQ FT LIVING
 20 SQ FT PORCH

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR MATERIAL	BASE MATERIAL	WALL MATERIAL				CEILING MATERIAL	SEALING	DOORS	NOTES
				FRONT	REAR	RIGHT	LEFT				
101	LAUNDRY	TILE	WOOD	DPWALL	DPWALL	DPWALL	DPWALL	DPWALL	8'-0"		
102	BEDROOM #1	TILE	WOOD	DPWALL	DPWALL	DPWALL	DPWALL	DPWALL	8'-0"		
103	BED ROOM #2	CARPET	WOOD	DPWALL	DPWALL	DPWALL	DPWALL	DPWALL	8'-0"		
104	KITCHEN	TILE	WOOD	DPWALL	DPWALL	DPWALL	DPWALL	DPWALL	8'-0"		
105	DINING ROOM	CARPET	WOOD	DPWALL	DPWALL	DPWALL	DPWALL	DPWALL	8'-0"		
106	LIVING ROOM	CARPET	WOOD	DPWALL	DPWALL	DPWALL	DPWALL	DPWALL	8'-0"		
107	MASTER BATH	TILE	WOOD	DPWALL	DPWALL	DPWALL	DPWALL	DPWALL	8'-0"		
108	MASTER BED	CARPET	WOOD	DPWALL	DPWALL	DPWALL	DPWALL	DPWALL	8'-0"		

DOOR SCHEDULE

NO.	—	SIZE	TYPE	W/TH	FRMWK	REMARKS
1	1	36 X 80	EXTERIOR	WOOD	WOOD	
2	5	30 X 80	INTERIOR	WOOD	WOOD	
3	1	28 X 80	INTERIOR	WOOD	WOOD	
4	2	24 X 80	INTERIOR	WOOD	WOOD	
5	1	72 X 80	EXTERIOR	GLASS	WOOD	SLIDING GLASS DOOR
6	1	48 X 80	INTERIOR	WOOD	WOOD	B-FOLD DOOR

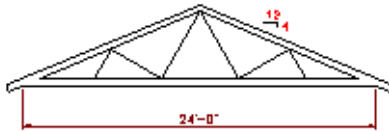
WINDOW SCHEDULE

NO.	—	FIELD DIMS	TYPE	W/TH	H/HT	REMARKS
1	3	36 X 48				
2	1	56 X 36				



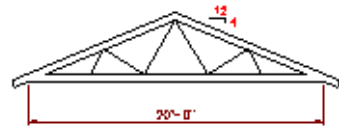
KITCHEN CABINET ELEVATIONS
 SCALE: 1/4" = 1'-0"

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			BUILDING FLOOR PLAN	
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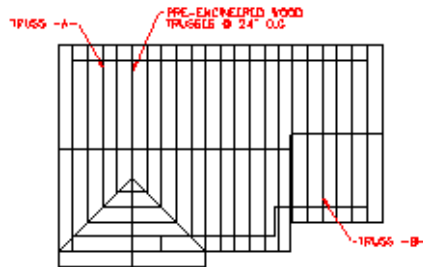
TRUSS - A -
SCALE: 1/4" = 1'-0"

SEE TRUSS MANUFACTURER DRAWINGS



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

SEE MANUFACTURER DRAWINGS

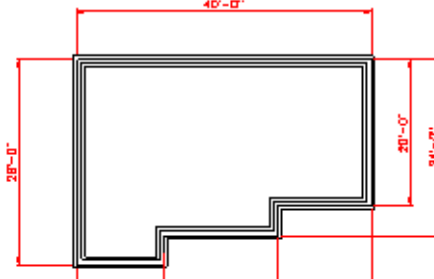


ROOF PLAN
SCALE: 1/8" = 1'-0"

SPAN NOTE:
8' X 8' MAX. 8' SPAN
8' X 8' MAX. 10' SPAN
8' X 10' MAX. 14' SPAN

FASTENING SCHEDULE - TABLE 2306.2

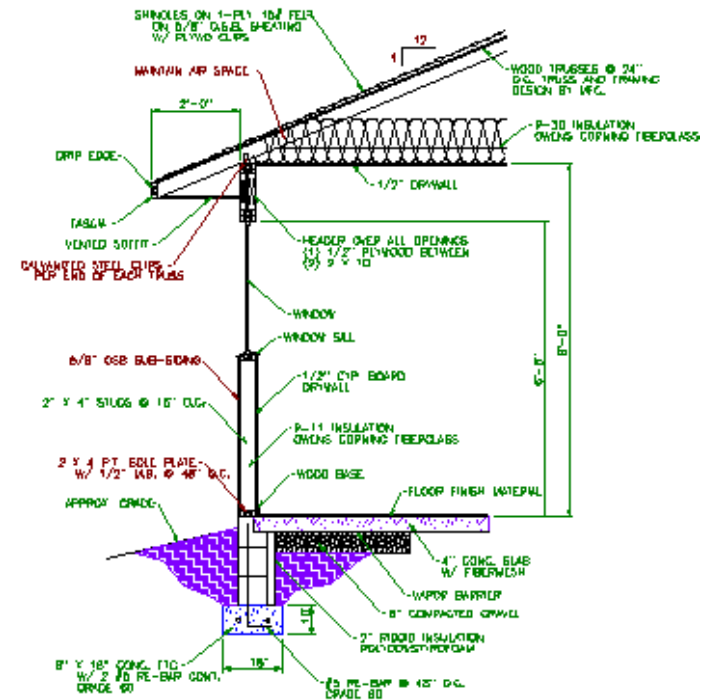
BUILDING ELEMENT	NAIL OR STAPLE SIZE & TYPE	NUMBER & LOCATION
1. FLOOR CONSTRUCTION		
Build-up girders and beams	20d common	3" o.c. diaphragm
Blotting to studs	8d common	4 each diaphragm and 2 each diaphragm
Truss joists to studs (no ceiling joist)	10d common	diaphragm
Floor joists to studs (with ceiling joist)	10d common	diaphragm
Floor joist to sill or girder	10d common	diaphragm
Ledger studs	8d common	each diaphragm joint
1" subflooring (3/4" or less)	8d common	each diaphragm joint
1" subflooring (3/4" or less)	8d common	each diaphragm joint
2" subflooring	10d common	each diaphragm joint
Perimeter underlayment (1/4" - 3/4")	16d anchor threaded	0" o.c. direct edge & 12" o.c. intermediate
2. WALL CONSTRUCTION		
Stud to sole plate	8d common	1 toe nail or 2 diaphragm
Stud to top plate	16d common	diaphragm
Double studs	10d common	1 toe nail or 2 diaphragm
Corner studs	16d common	diaphragm
Sole plate to joist or blocking	16d common	12" o.c. diaphragm
Interlock-braced nail sole plate to parallel joist	16d common	12" o.c. diaphragm
Double sole plate	16d common	12" o.c. diaphragm
Top plate sole	16d common	12" o.c. diaphragm
Flashed studs, 8" or more	10d common	12" o.c. diaphragm
Flashed studs, 8" or more	10d common	12" o.c. diaphragm
Diagonal braced (to stud and plate)	8d common	each diaphragm
Interlock-braced nail sole plate to joist or blocking	16d common	each diaphragm
Nail beams to headers (where rolling is permitted)	16d common	each diaphragm
Header beams to timbers (where rolling is permitted)	16d common	each diaphragm
Continuous header to stud	8d common	1 each and 4 sq. ft. floor area
Continuous header, two plates	16d common	4 toe nail
3. ROOF & CEILING CONSTRUCTION		
Ceiling joist in place	16d common	3 toe nail
Ceiling joist (top over partition)	10d common	diaphragm
Ceiling joist (parallel to rafter)	10d common	diaphragm
Collar beam	8d common	diaphragm
Roof rafter to plate	8d common	toe nail
Roof rafter to ridge	16d common	toe nail or diaphragm
Joist rafter to hip	10d common	toe nail
1" roof sheathing (3/4" or less in width)	8d common	each diaphragm
1" roof sheathing (lower 8" in width)	8d common	each diaphragm
4. WALL & ROOF SHEATHING		
1" wall sheathing (3/4" or less in width)	8d common	2 each diaphragm
1" wall sheathing (lower 8" in width)	8d common	3 each diaphragm
Diagonal nail sheathing (ceiling bracing)	See Table 2306.2B	
1/2" fiberboard sheathing	1 1/2" galvanized roofing nail or 8d common nail or 18 gage staple, 1 1/8" long with minimum depth of 7/16"	3" o.c. exterior edge, 8" o.c. intermediate
18/32" fiberboard sheathing	1 3/4" galvanized roofing nail or 8d common nail or 18 gage staple, 1 1/2" long with minimum depth of 7/16"	3" o.c. exterior edge, 8" o.c. intermediate
OSB sheathing	12 gage 1 1/4" large head corrosion resistant	4" o.c. exterior edge, 8" o.c. intermediate
OSB sheathing (shear bracing)	11 gage 1 1/4" long 7/16" inch head, diamond point, galvanized	4" o.c. all bracing walls
Perimeter soil sheathing (3/4" or less)	8d common	8" o.c. direct edge & 12" o.c. intermediate
Perimeter soil sheathing (3/4" or less)	8d common	8" o.c. direct edge & 12" o.c. intermediate



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

NOTES

- CONCRETE 1" = 3000 PSI 3 BAG MIX REBAR ASTM A615 GRADE 60
- TYPE "N" MORTAR
- STANDARD GWS (NO PATING)
- CONCRETE TO MEET AC308
- MASONRY TO MEET AC508/AC608



TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



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BUILDING DETAILS

