

FLOOR PLAN NOTES:

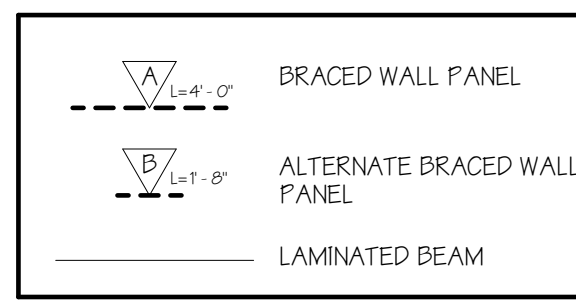
1. THE CONTRACTOR AND SUBCONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE CONTRACT DOCUMENTS AND SHALL IMMEDIATELY REPORT ALL QUESTIONABLE CONDITIONS TO THE DESIGNER BEFORE STARTING THE WORK.
2. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
3. COORDINATE ALL PORTIONS OF THE WORK.
4. DIMENSIONS SHOWN ON FLOOR PLAN ARE STUD DIMENSIONS - FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
5. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW FOR EMERGENCY EGRESS. ALL EGRESS WINDOWS TO MEET LOCAL CODES AND REGULATIONS.
6. PROVIDE SAFETY GLASS IN ALL THE FOLLOWING LOCATIONS: ANY BATHROOM WINDOWS WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60" ABOVE THE F.F.E., ALL STAIR CASES, ALL WINDOWS WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 12" ABOVE THE F.F.E., AND ALL EXTERIOR DOORS WITH GLAZING.
7. WINDOWS TO BE SCREWED AND INSTALLED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
8. ALL BOTTOM PLATES, INTERIOR AND EXTERIOR, TO BE TREATED LUMBER.
9. WALLS LESS THAN 5' TO PROPERTY LINE ARE REQUIRED TO HAVE A ONE HOUR FIRE RATING.
10. BATHROOM EXHAUST FANS SHOULD BE TERMINATED AT LEAST 10' ABOVE INSULATION OR VENTED THROUGH ROOF IF SPRAY FOAM IS USED.
11. SHOWER WALLS MUST USE CEMENT BACKER BOARD WHEN TILE IS INSTALLED.

AREA CALCULATIONS

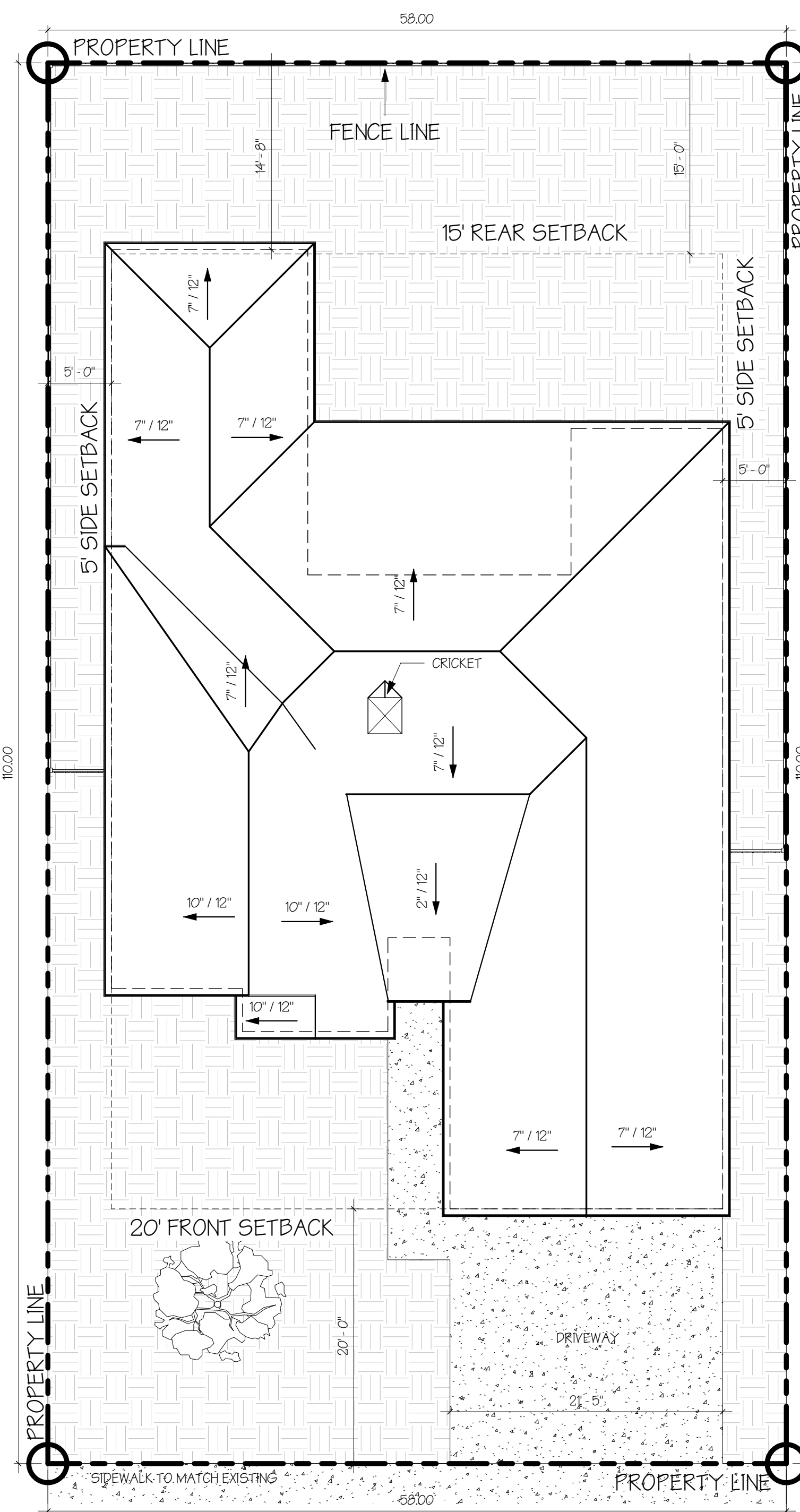
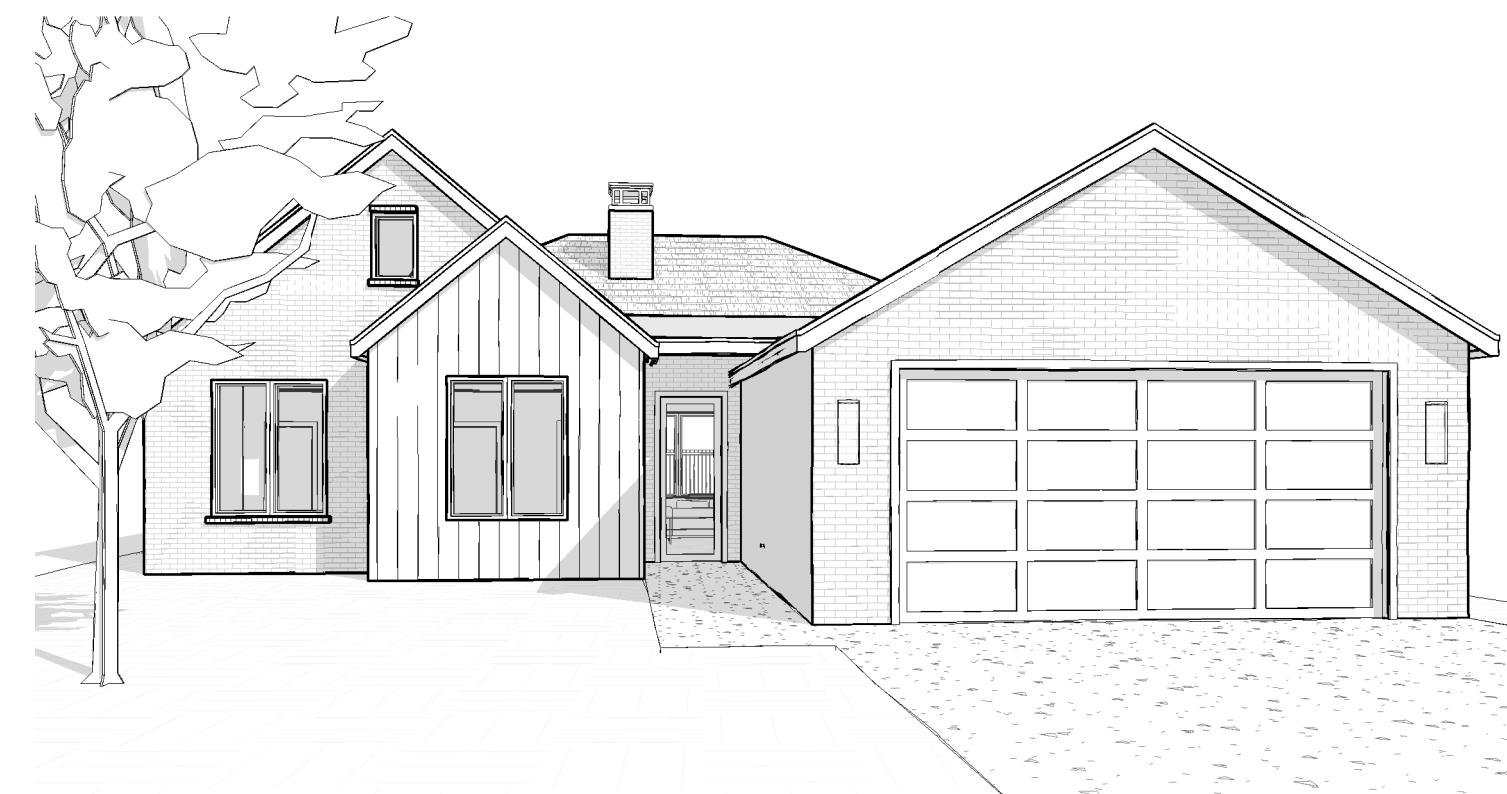
HEATED & COOLED OB:	1999 SF
HEATED & COOLED OF:	1920 SF
FIRST FLOOR LIVING:	1920 SF
GARAGE:	454 SF
FRONT PORCH:	31 SF
BACK PORCH:	224 SF

TOTAL OF: 2629 SF

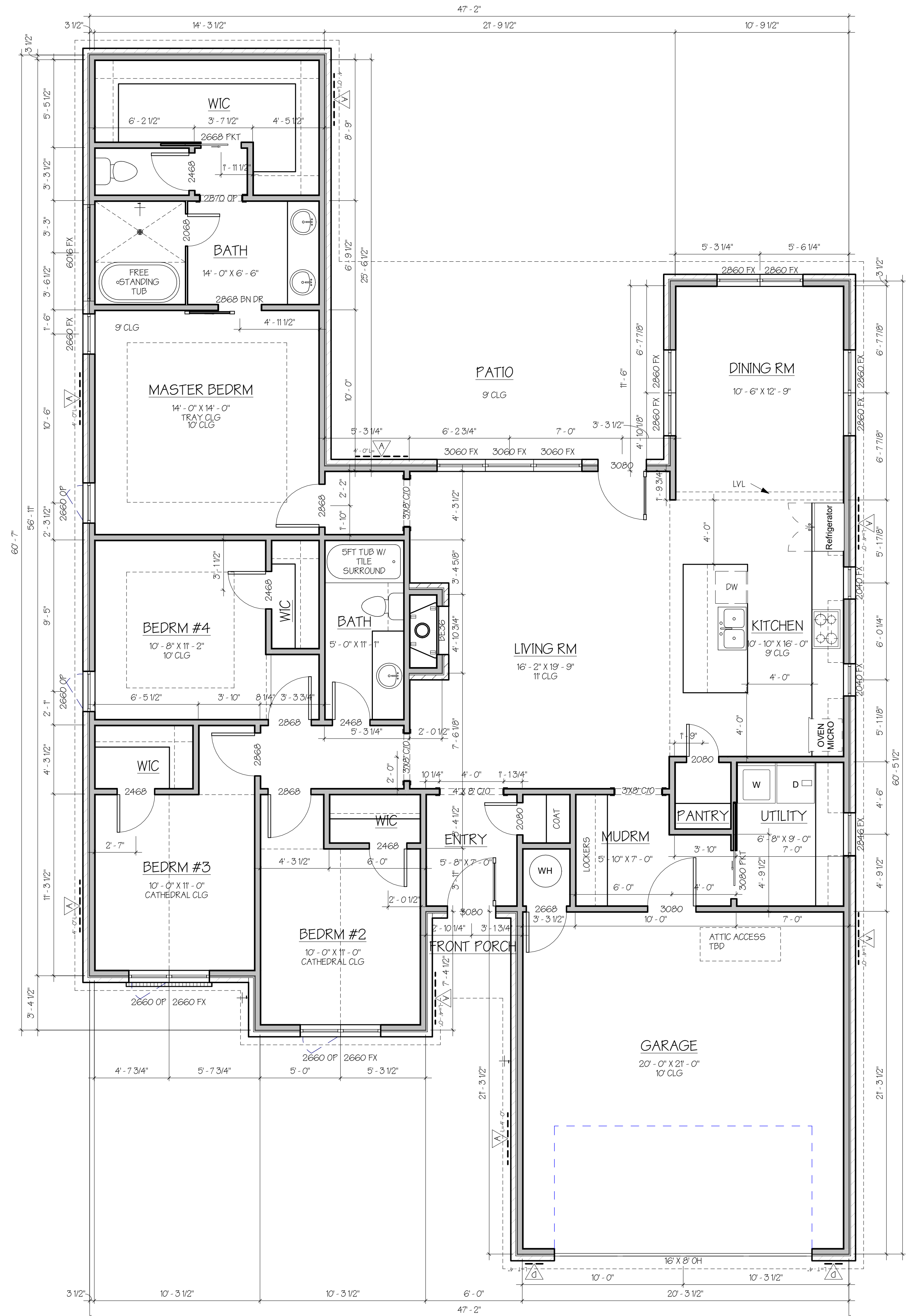
WALL PANEL BRACING



SEE WALL BRACING DETAILS ON SHEET A3



1 SITE PLAN
1/8" = 1'-0"



2 FLOOR PLAN
1/4" = 1'-0"

A101



Drawn by: SK ARCH
Checked by: JM
Project Issue Date: 06-25-21
Project Number: 21-169

813 N. 6TH CIRCLE
NESLONEY HOMES
IRON HORSE LOT 99



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A101
FLOOR PLAN



Drawn by: SK
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813 N. 6TH CIRCLE
 NESLONEY HOMES
 IRON HORSE LOT 99

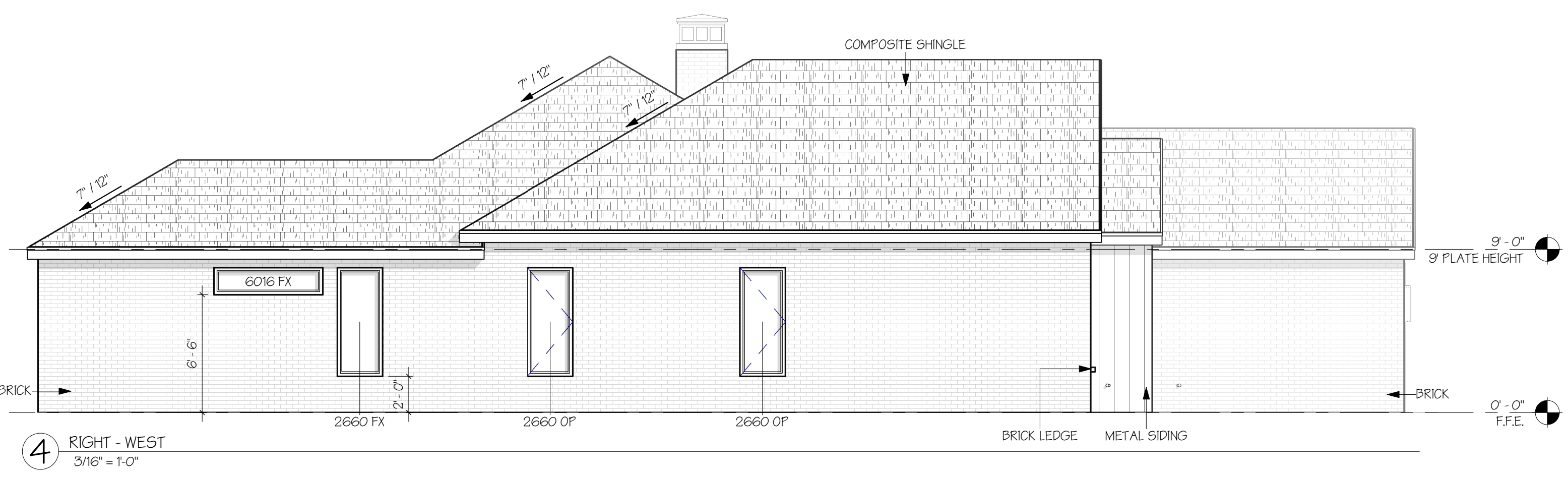
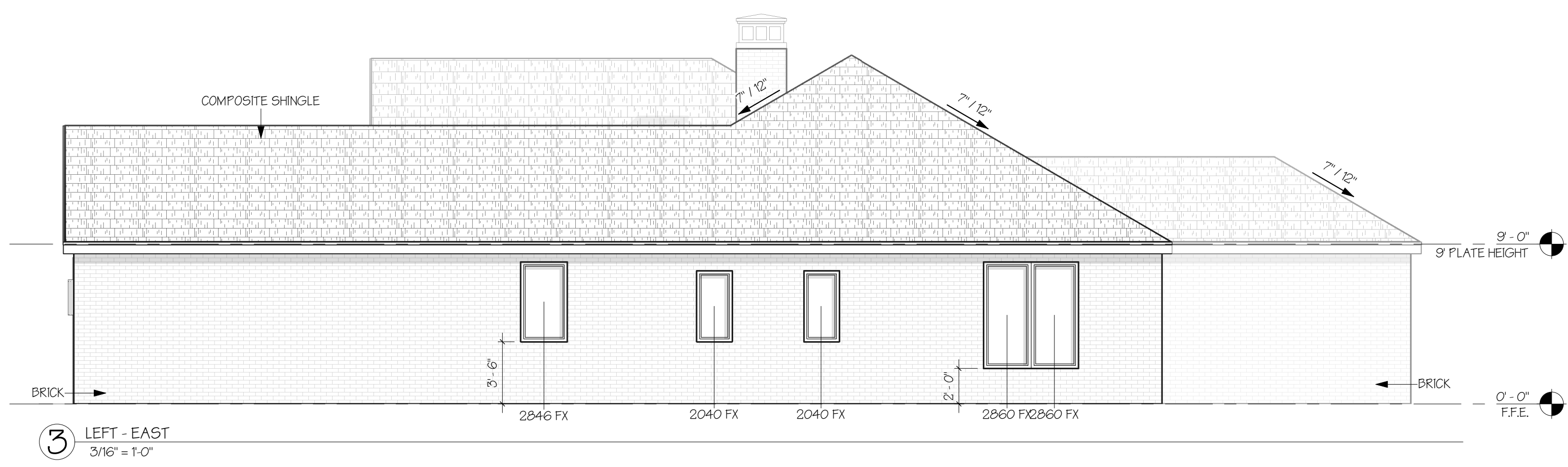
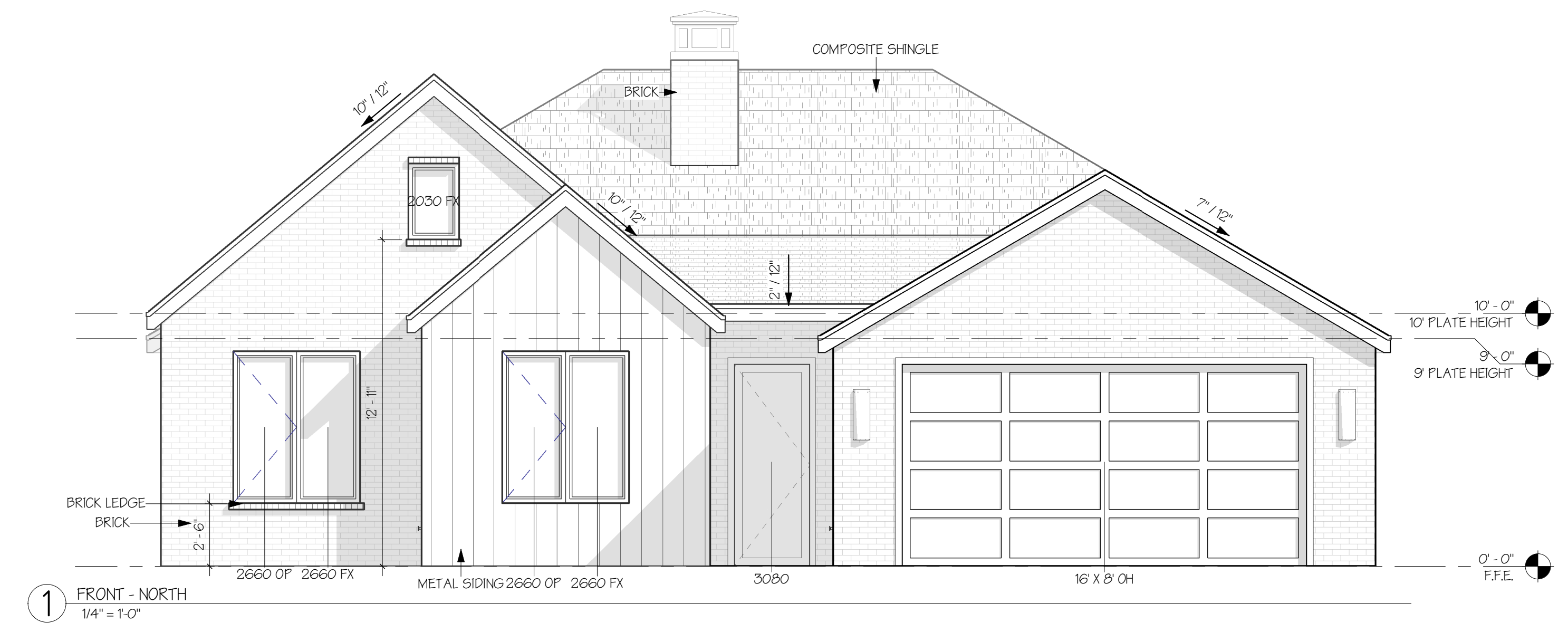
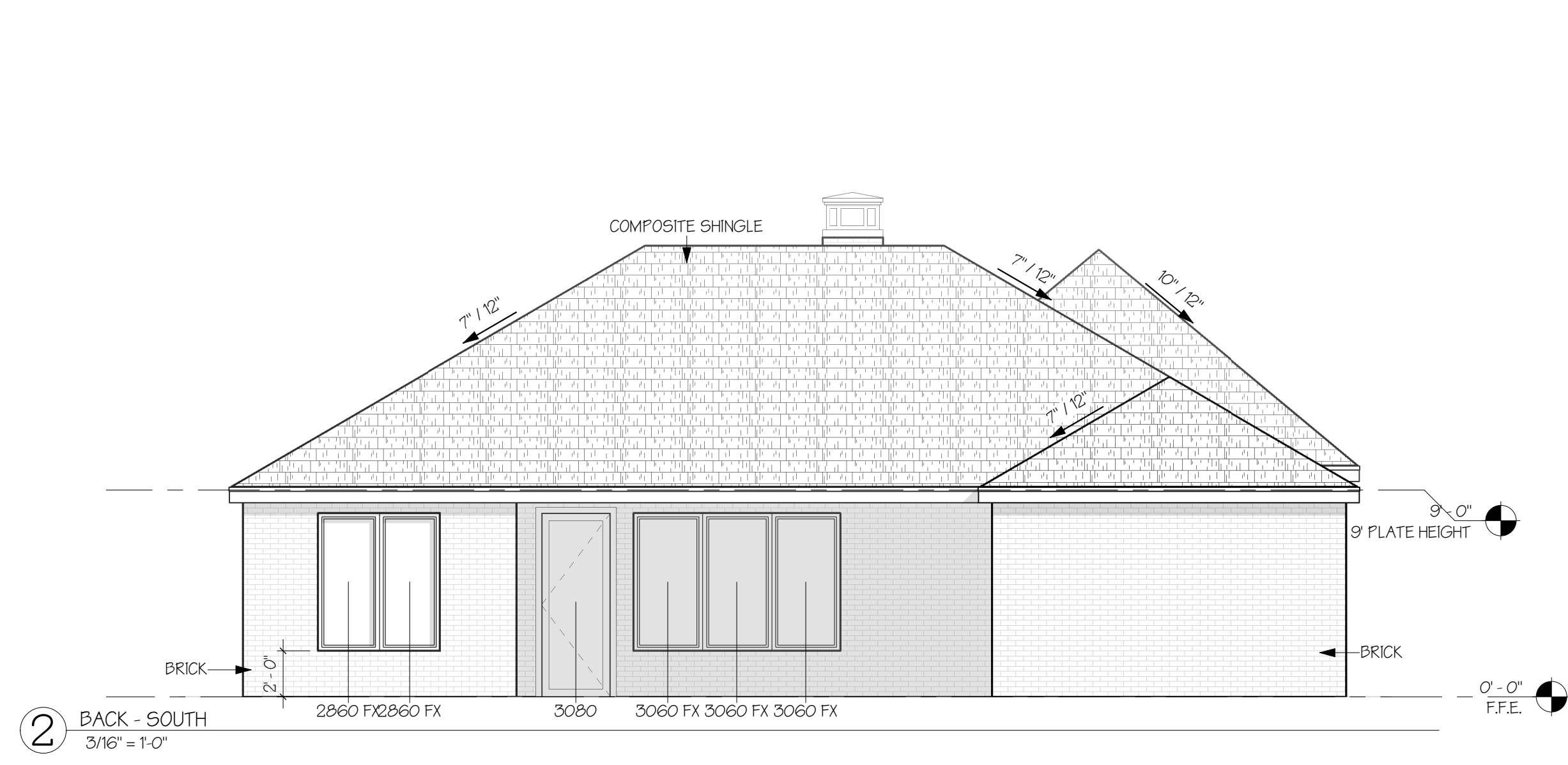


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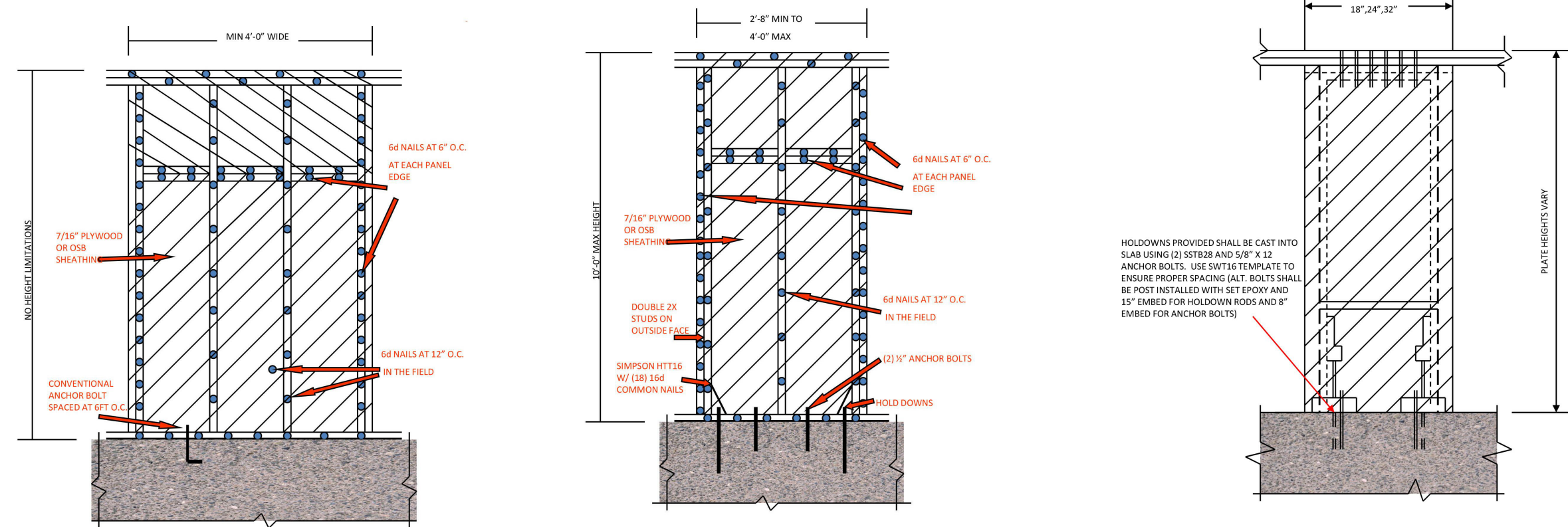


IRC WALL BRACING PROVISIONS
Continuous Wood Structural Panel Sheathing Method
Minimum Widths Adjacent to Openings
(Adapted from the IRC Table R602.10.5)

8' Wall Height (1)	
Adjacent Opening Height (2)	Braced Wall Panel Length (min.) (3)
3' (38% of wall ht.)	24"
4' (50% of wall ht.)	24"
5' (62.5% of wall ht.)	24"
6' (75% of wall ht.)	32"
6'8" (83% of wall ht.)	32"
7' (88% of wall ht.)	48"
Garage Door Return	24" (4:1 aspect ratio), or
Garage Door Return	16" (6:1 aspect ratio) Portal Frame*
9' Wall Height (1)	
Adjacent Opening Height (2)	Braced Wall Panel Length (min.) (3)
3' (33% of wall ht.)	27"
4' (44% of wall ht.)	27"
5' (56% of wall ht.)	27"
6' (67% of wall ht.)	36"
6'8" (74% of wall ht.)	36"
7' (78% of wall ht.)	36"
8' (89% of wall ht.)	54"
Garage Door Return	27" (4:1 aspect ratio), or
Garage Door Return	18" (6:1 aspect ratio) Portal Frame*
10' Wall Height (1)	
Adjacent Opening Height (2)	Braced Wall Panel Length (min.) (3)
3' (30% of wall ht.)	30"
4' (40% of wall ht.)	30"
5' (50% of wall ht.)	30"
6' (60% of wall ht.)	30"
6'8" (67% of wall ht.)	40"
7' (70% of wall ht.)	40"
8' (80% of wall ht.)	40"
9' (90% of wall ht.)	60"
Garage Door Return	30" (4:1 aspect ratio), or
Garage Door Return	20" (6:1 aspect ratio) Portal Frame*

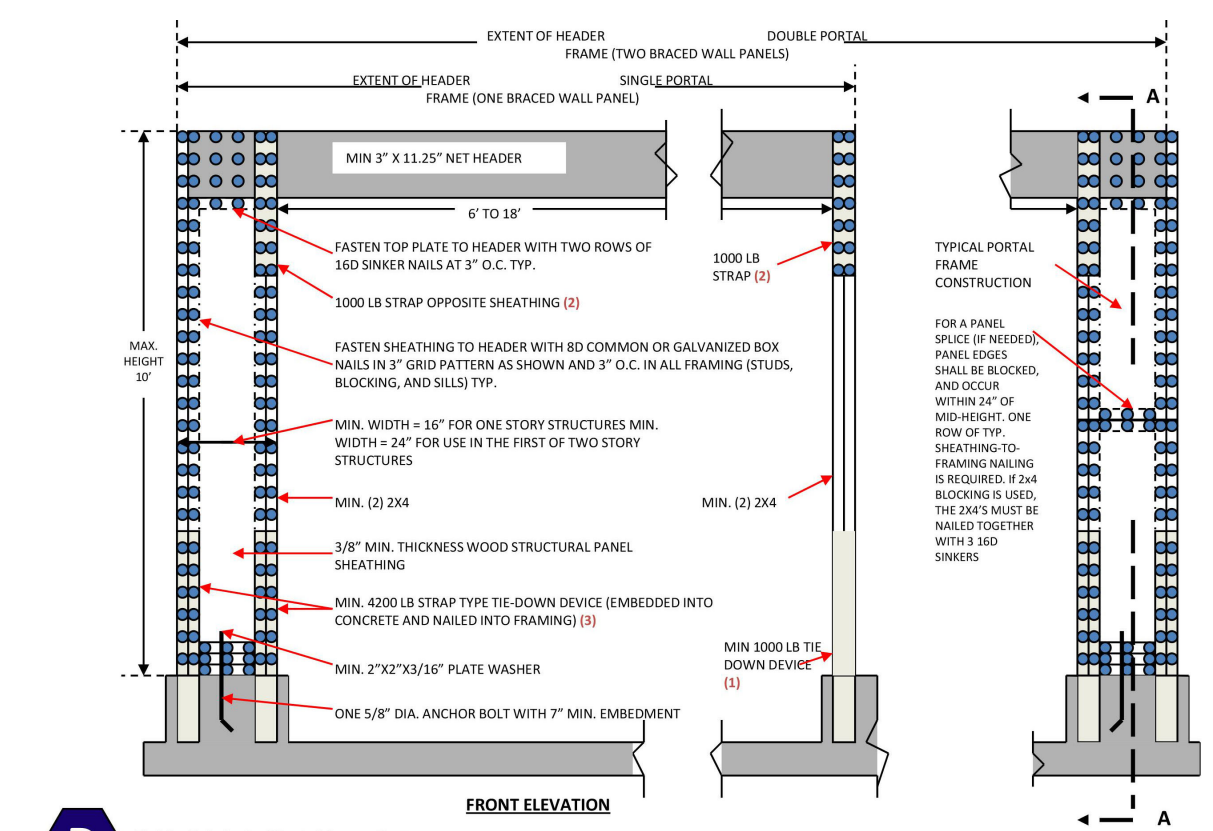
- Measured from foundation to top of top plate
 - Rough opening height to bottom of header
 - Total width of full-height WSP sheathing panel adjacent to opening
 - Wall panel length reductions allowed by R602.10.5 are already taken into account by this table; however, the total length of braced wall panels in any braced wall line (see table 602.10.1) may be reduced by the following amounts for the opening heights shown:
 - 90% when no opening in the braced wall line exceeds 85% of the wall height
 - 80% when no opening in the braced wall line exceeds 67% of the wall height
- * A site-built garage portal frame, installed as per attached without embedded anchors. The version approved in the 2004 code cycle which uses embedded anchors, may be used to accommodate narrower wall widths (down to 16") than shown by the above.

5) IRC WALL BRACING PROVISIONS
1/2" = 1'-0"



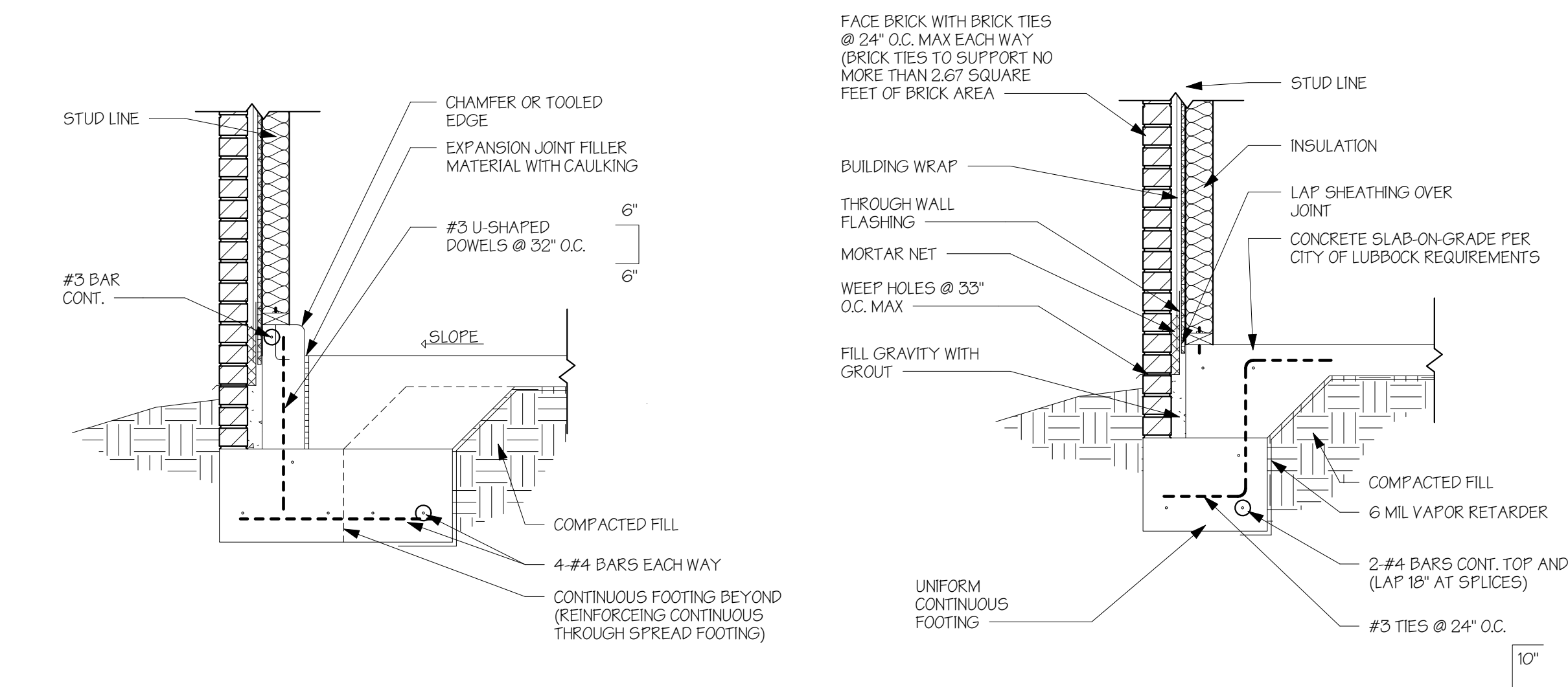
A) (METHOD 3) BRACED WALL PANEL FOR 1 AND 2 STORY APPLICATIONS
B) ALTERNATE BRACED WALL PANEL FOR ONE STORY APPLICATION ONLY
C) SIMPSON STRONGWALL (TYPICAL OF A PROPRIETARY SHEAR WALL PANEL; EQUIVALENTS ARE ALLOWED SUBJECT TO ICC AND/OR LOCAL ADOPTION)

1) BRACED WALL PANEL - A 1/4" = 1'-0"
2) BRACED WALL PANEL - B 1/4" = 1'-0"
3) BRACED WALL PANEL - C 1/4" = 1'-0"

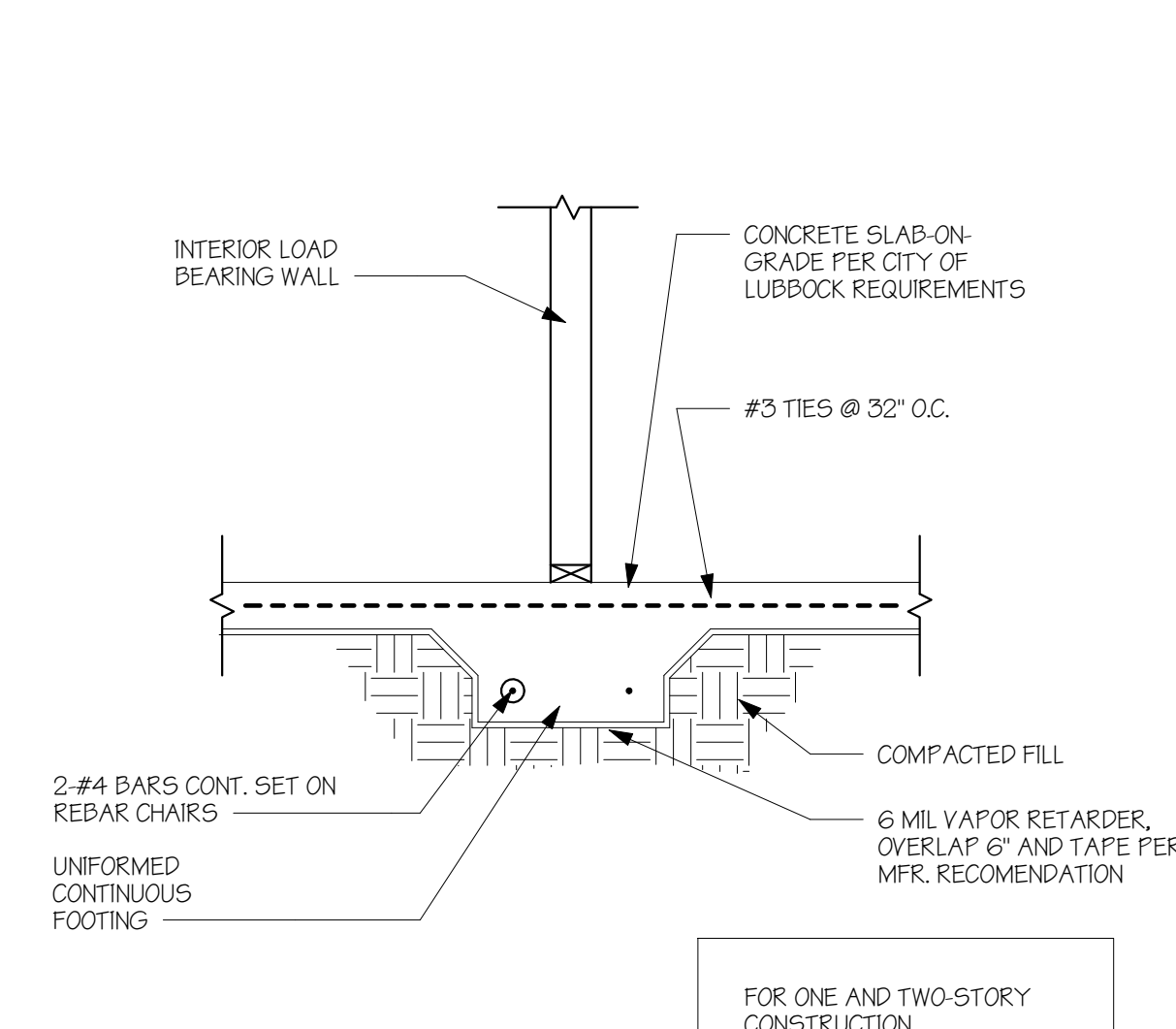


D) Field - Fabricated Portal Frame System
Authorized by SKA in accordance to IRC to replace area 48" braced wall panel. Minimum maximum header spans apply to both single and double-leaf braced walls. Footing must be continuous along the entire braced wall line. Appropriate VLS header required for garage applications. 4x12 solid sawn header allowed in other applications, subject to normal span limits. When used as a portal frame for garage front on a building that is continuously sheathed with wood structural panels, a single bottom plate is permitted. Also, embedded hold-down anchors may be omitted if two anchor bolts are provided at 15 points. Height to width ratio of each panel shall not exceed 6:1.

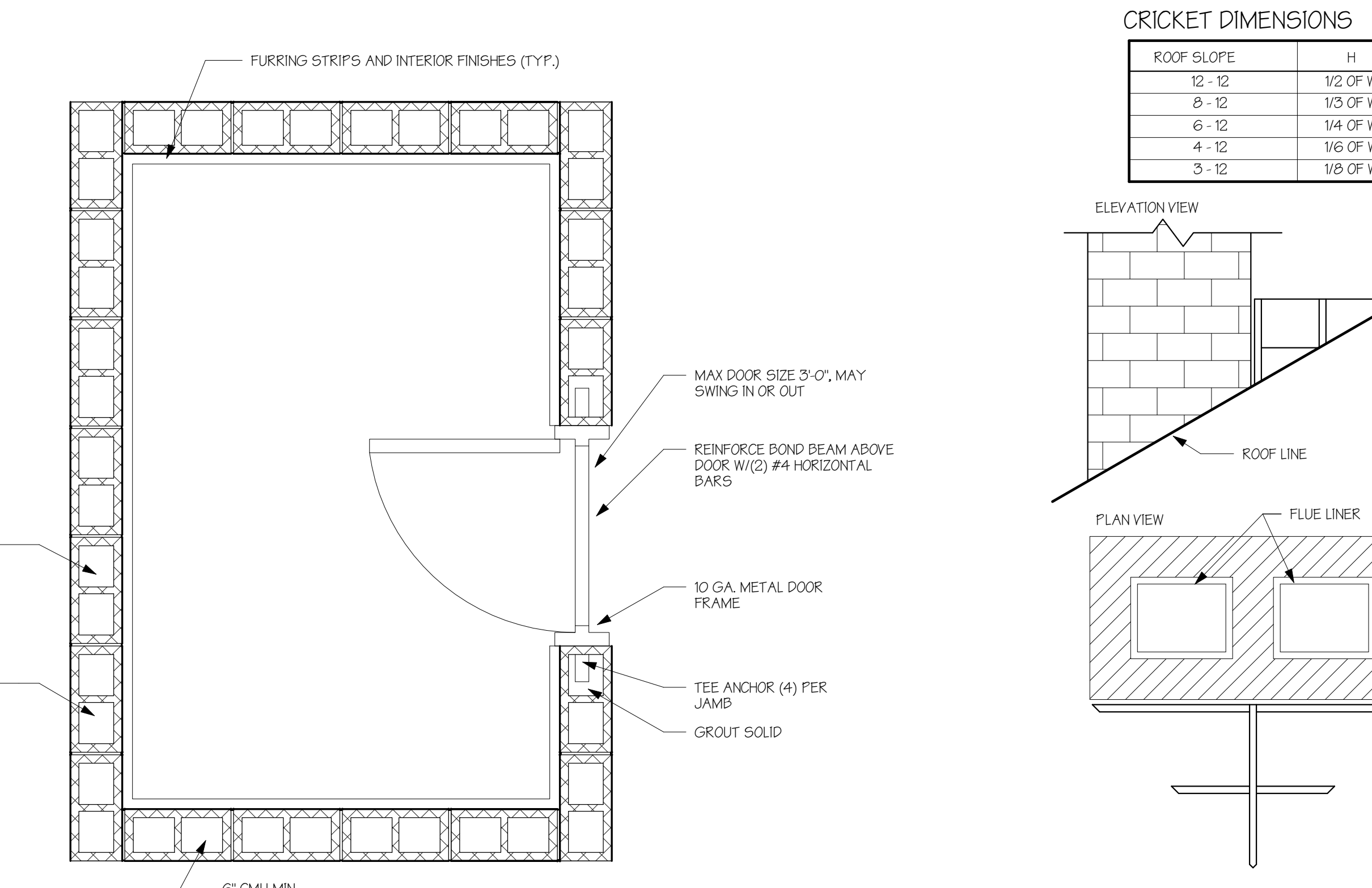
4) BRACED WALL PANEL - D 1/4" = 1'-0"



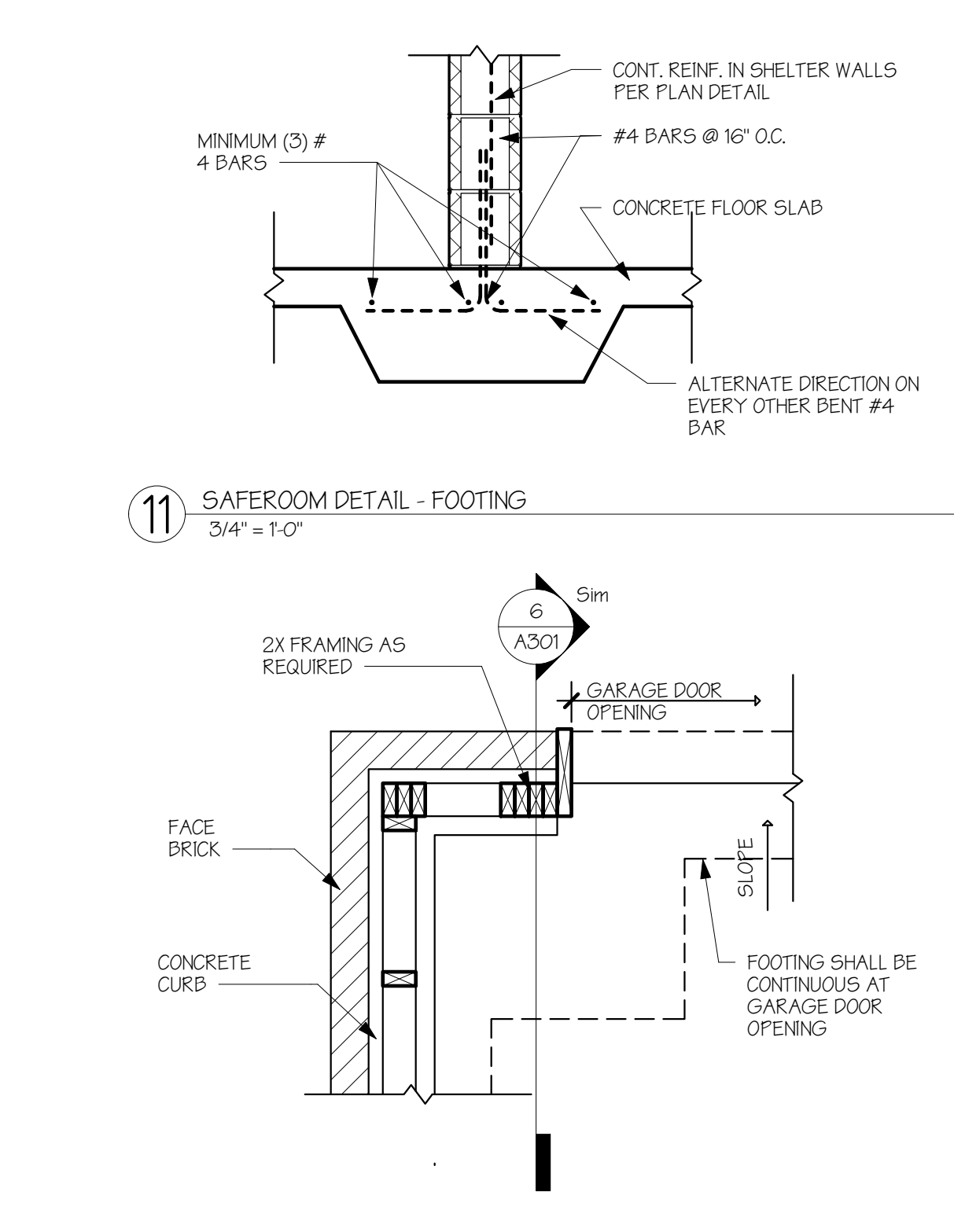
6) FOOTING - SPOT FOOTING AT GARAGE DOOR CORNER - SECTION 3/4" = 1'-0"
7) FOOTING - TYPICAL TWO FOUR EXTERIOR FOOTING 3/4" = 1'-0"



8) FOOTING - INTERIOR LOAD BEARING WALL 3/4" = 1'-0"



9) SAFEROOM DETAIL - PLAN 3/4" = 1'-0"
10) CRICKET DIMENSIONS 1/2" = 1'-0"



11) SAFEROOM DETAIL - FOOTING 3/4" = 1'-0"
12) FOOTING - SPOT FOOTING AT GARAGE DOOR CORNER - PLAN 3/4" = 1'-0"

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