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 Checked by: SB  
 Project Issue Date: 11-18-20  
 Project Number: 20-280

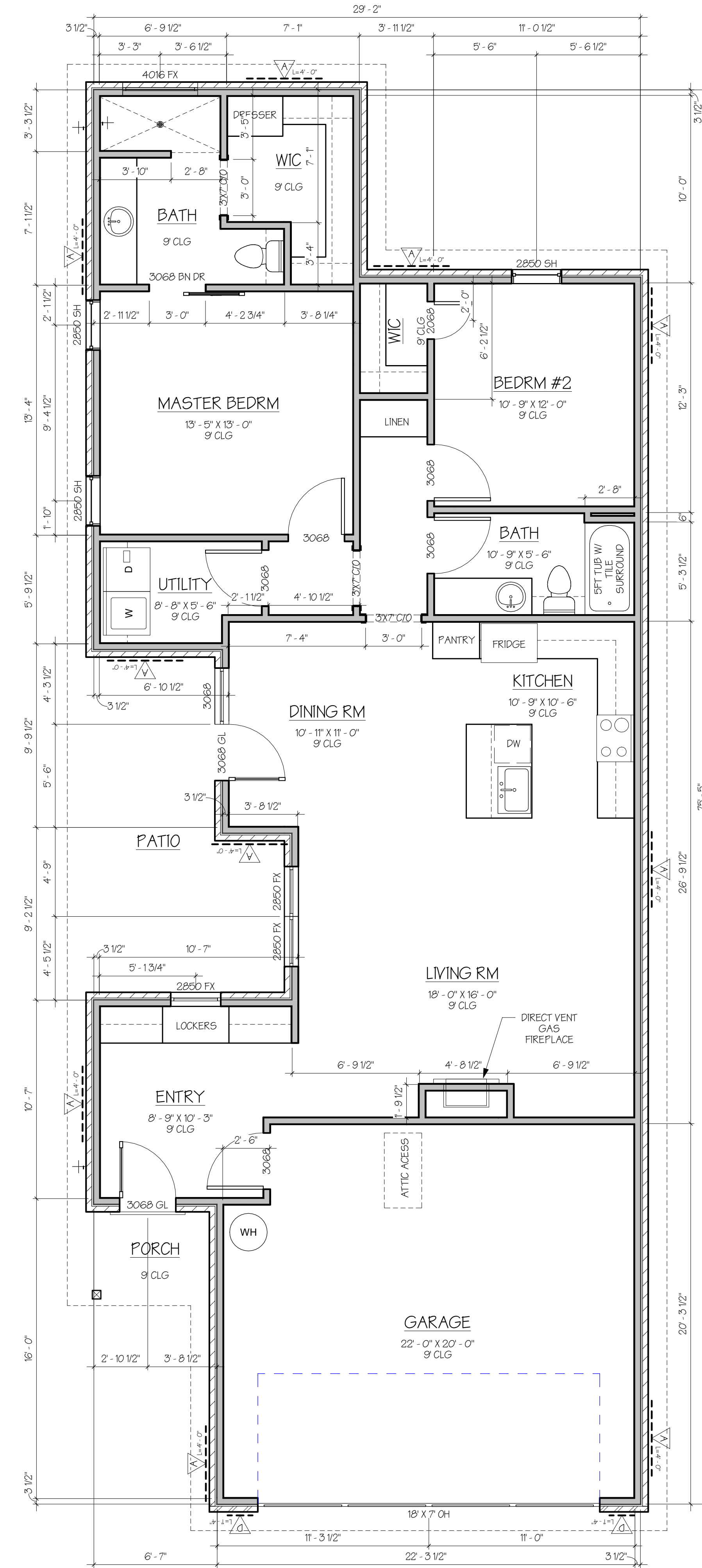
CANTERA-GARDEN SPEC  
 57 AMESBURY COURT  
 WILSHIRE ESTATES - LOT 57



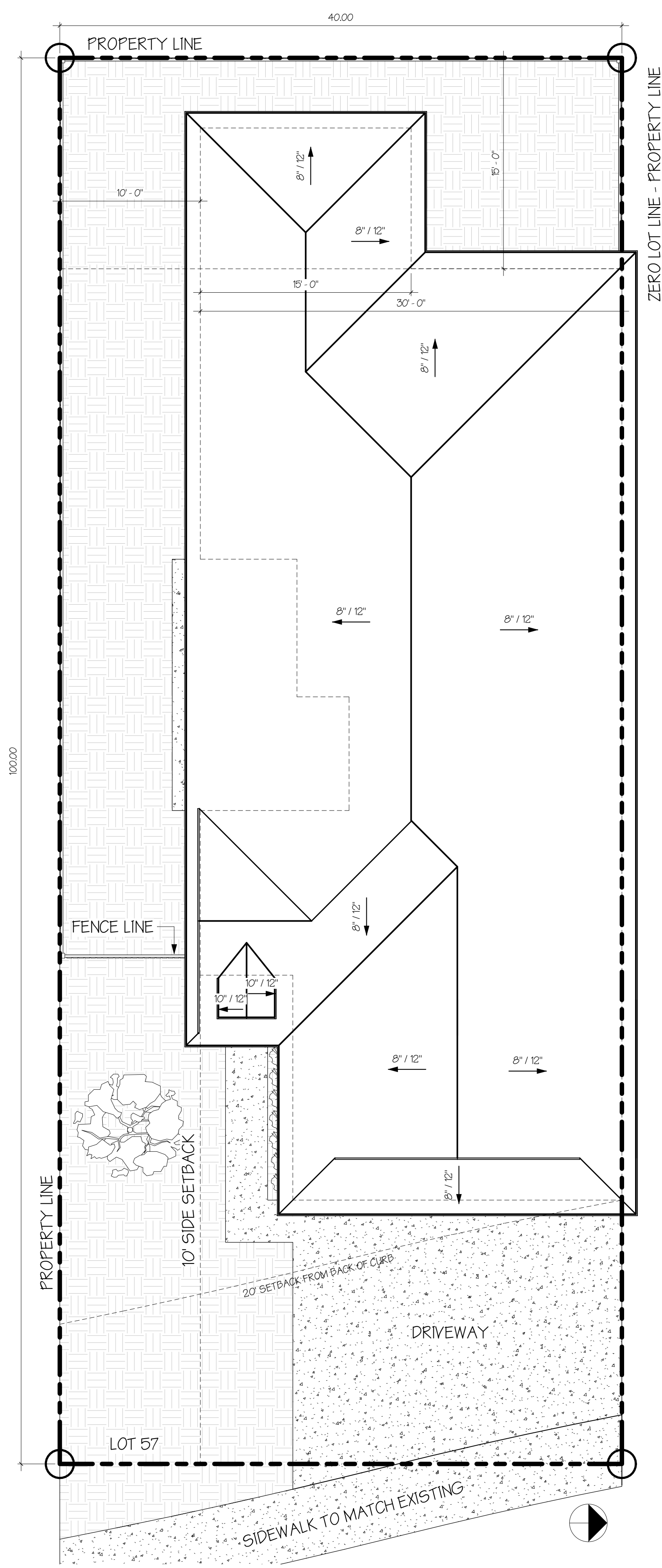
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1 FLOOR PLAN  
 1/4" = 1'-0"



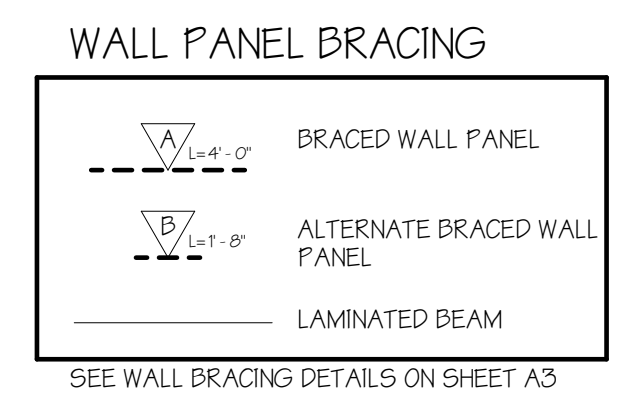
4 SITE PLAN  
 3/16" = 1'-0"

- 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.

- SITE PLAN NOTES:**
1. REFERENCE CIVIL SHEETS FOR ALL SITE DEMOLITION.
  2. REFERENCE CIVIL SHEETS FOR FIRE LANE STRIPING.
  3. REFERENCE CIVIL SHEETS FOR IRRIGATION SLEEVE LOCATION.
  4. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  5. ALL NEW LANDSCAPED AREAS SHALL RECEIVE 6" THICK TOP SOIL INSTALLED TO 2" BELOW T.O.C. ALL ADDITIONAL LANDSCAPING IMPROVEMENTS BY OWNER.
  6. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS TERMINATING IN LANDSCAPED AREAS.
  7. REMOVE ALL EXISTING CURB & GUTTER PLUS ANY EXISTING SITE IMPROVEMENTS AS REQUIRED BY THE WORK.

**AREA CALCULATIONS**

HEATED & COOLED OB:	1404 SF
HEATED & COOLED OF:	1340 SF
FIRST FLOOR LIVING:	1340 SF
GARAGE:	452 SF
FRONT PORCH:	35 SF
BACK PORCH:	161 SF
<b>TOTAL OF:</b>	<b>1988 SF</b>





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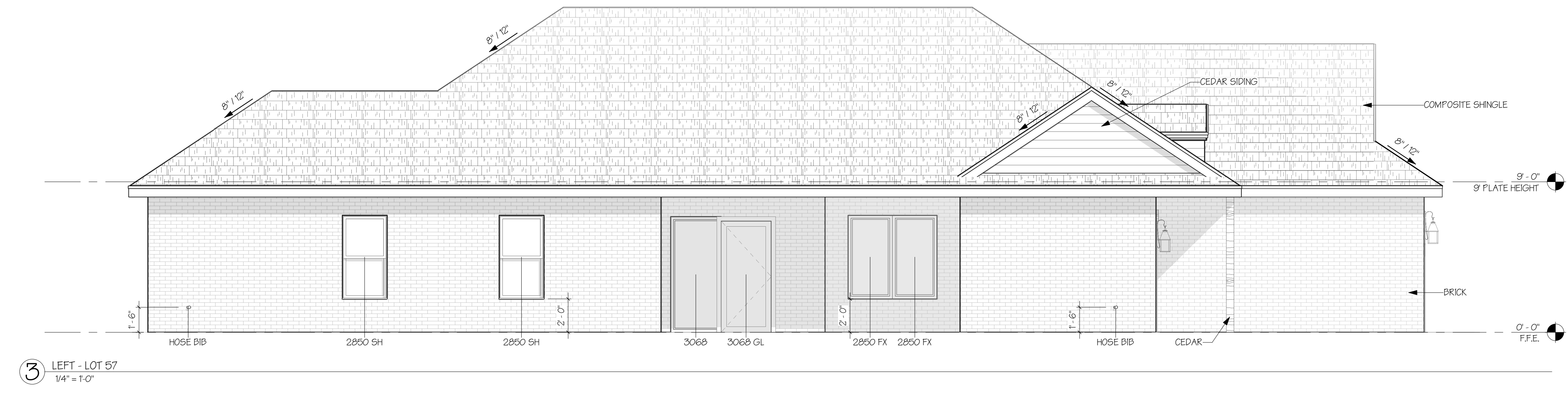
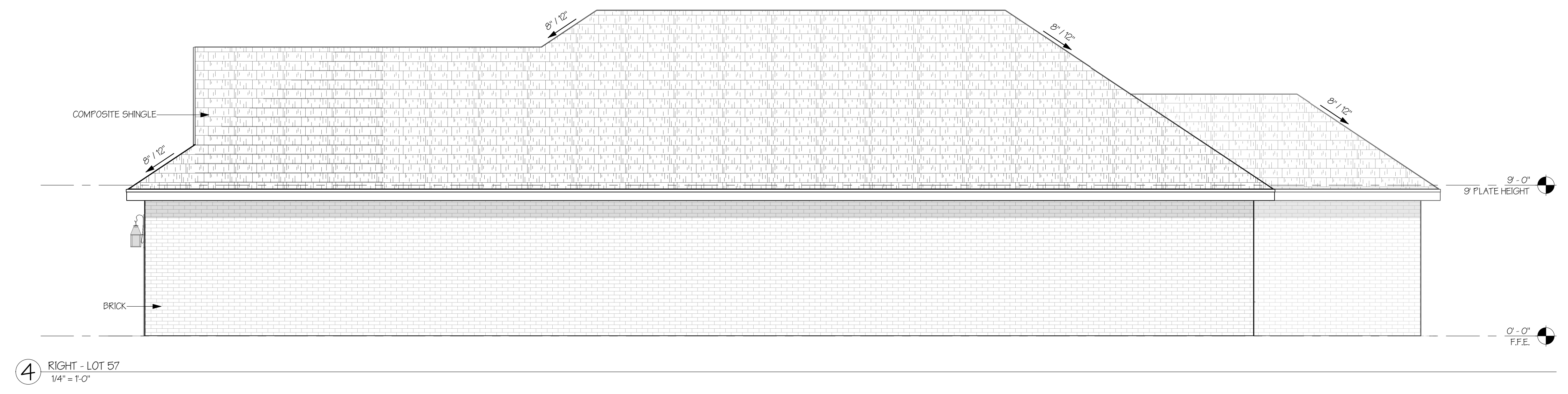
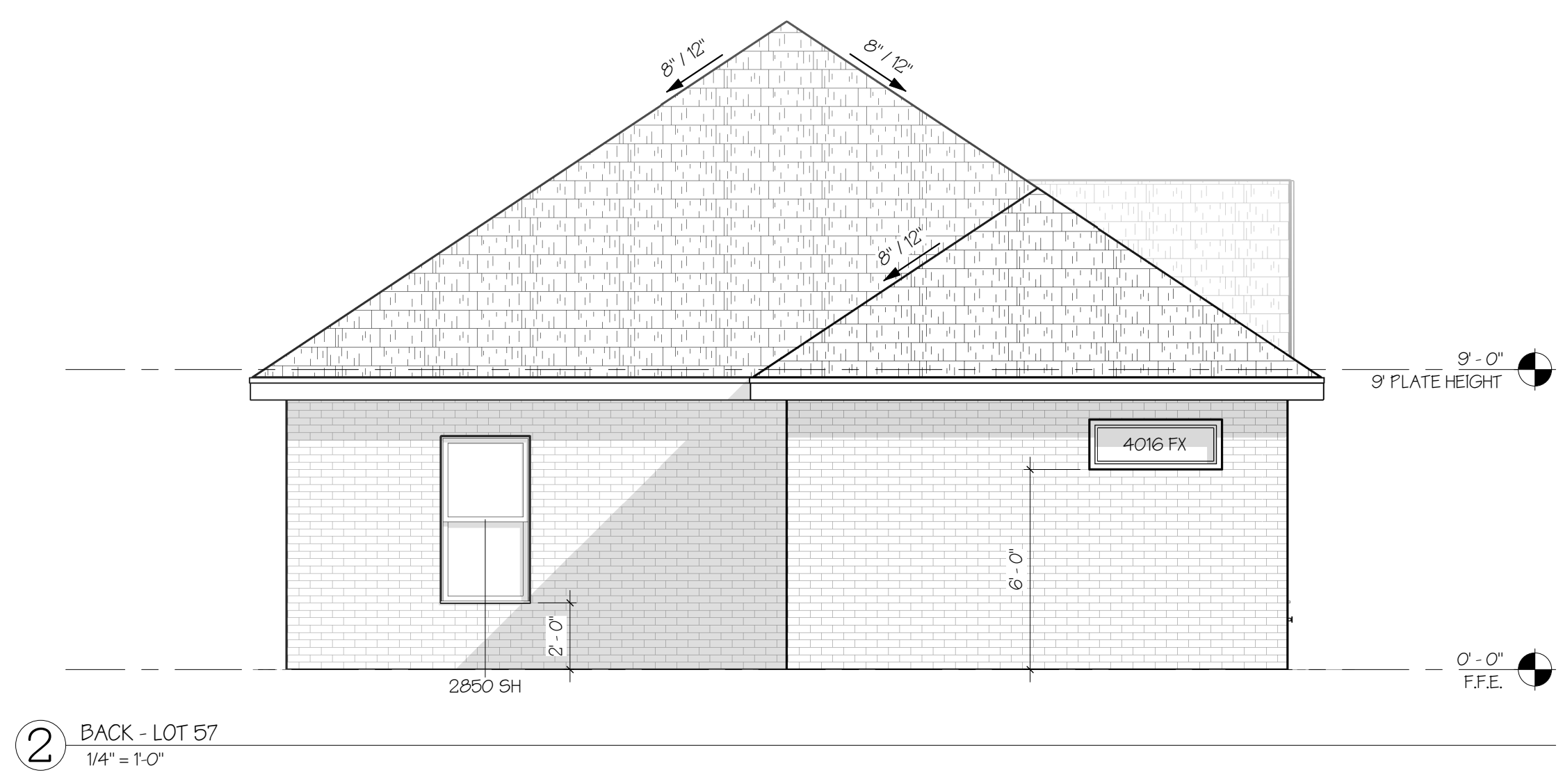
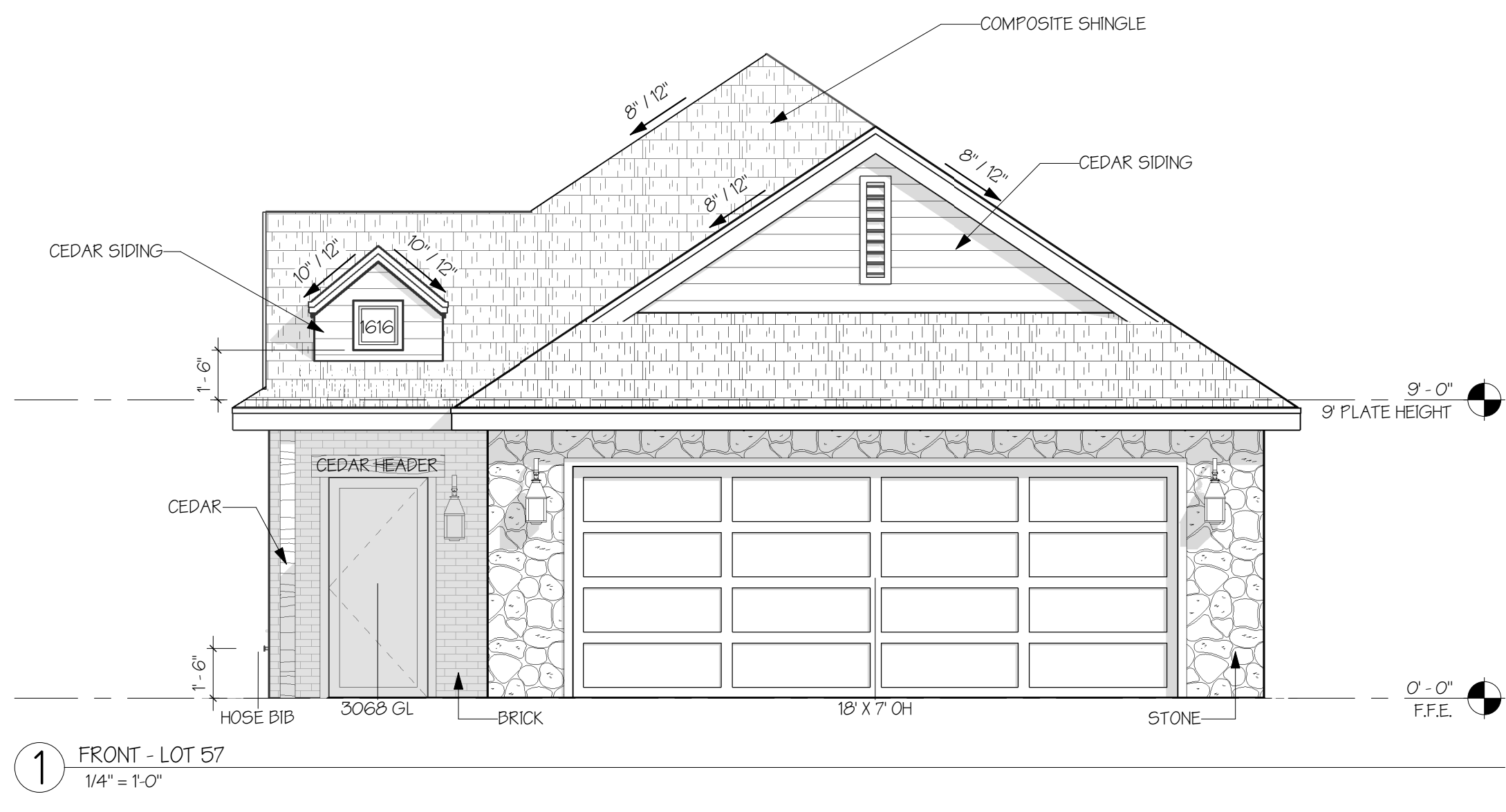
CANTERA-GARDEN SPEC  
 57 AMESBURY COURT  
 WILSHIRE ESTATES - LOT 57



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CANTERA-GARDEN SPEC  
 57 AMESBURY COURT  
 WILSHIRE ESTATES - LOT 57  
 Aaron Daniel  
 Homes of West Texas, LLC

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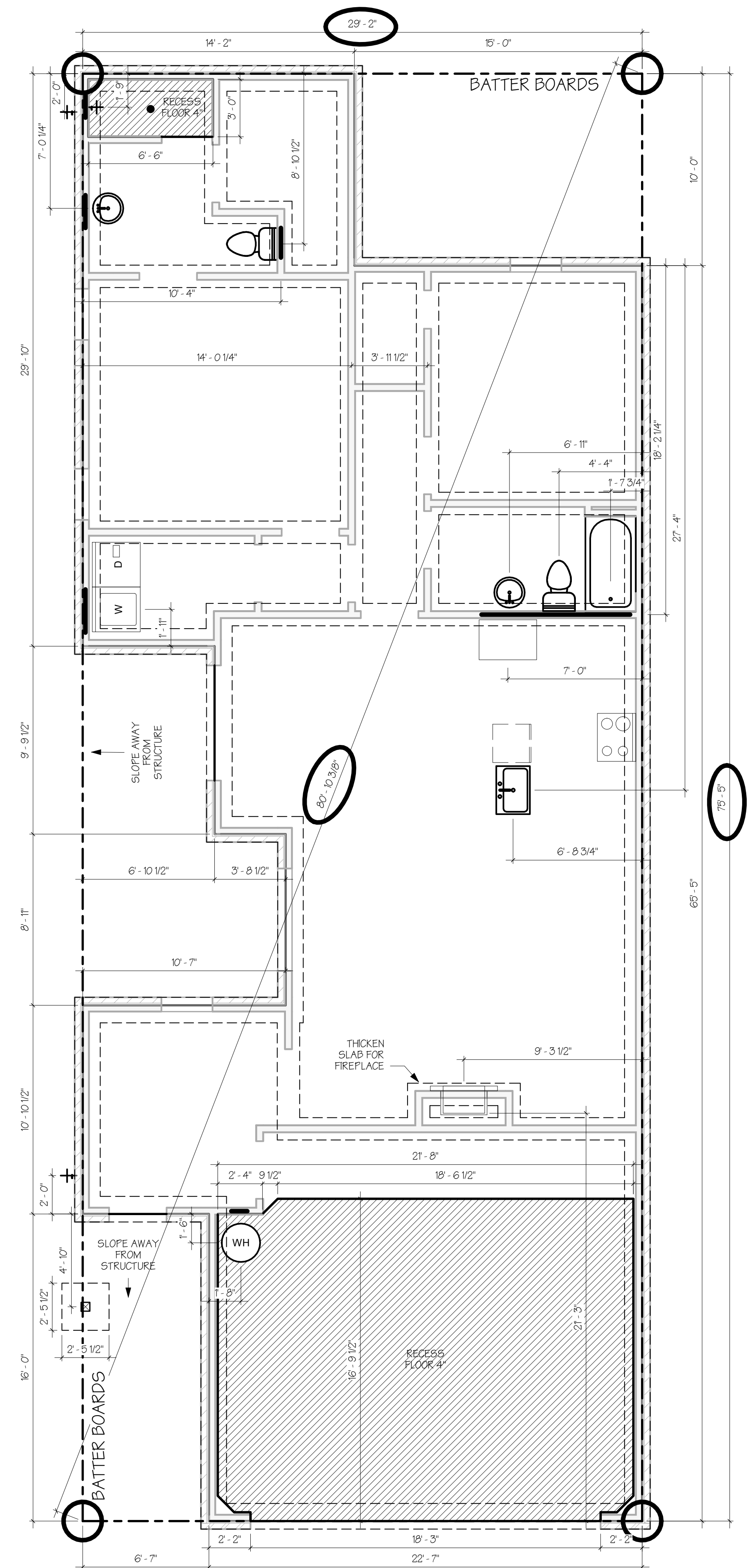
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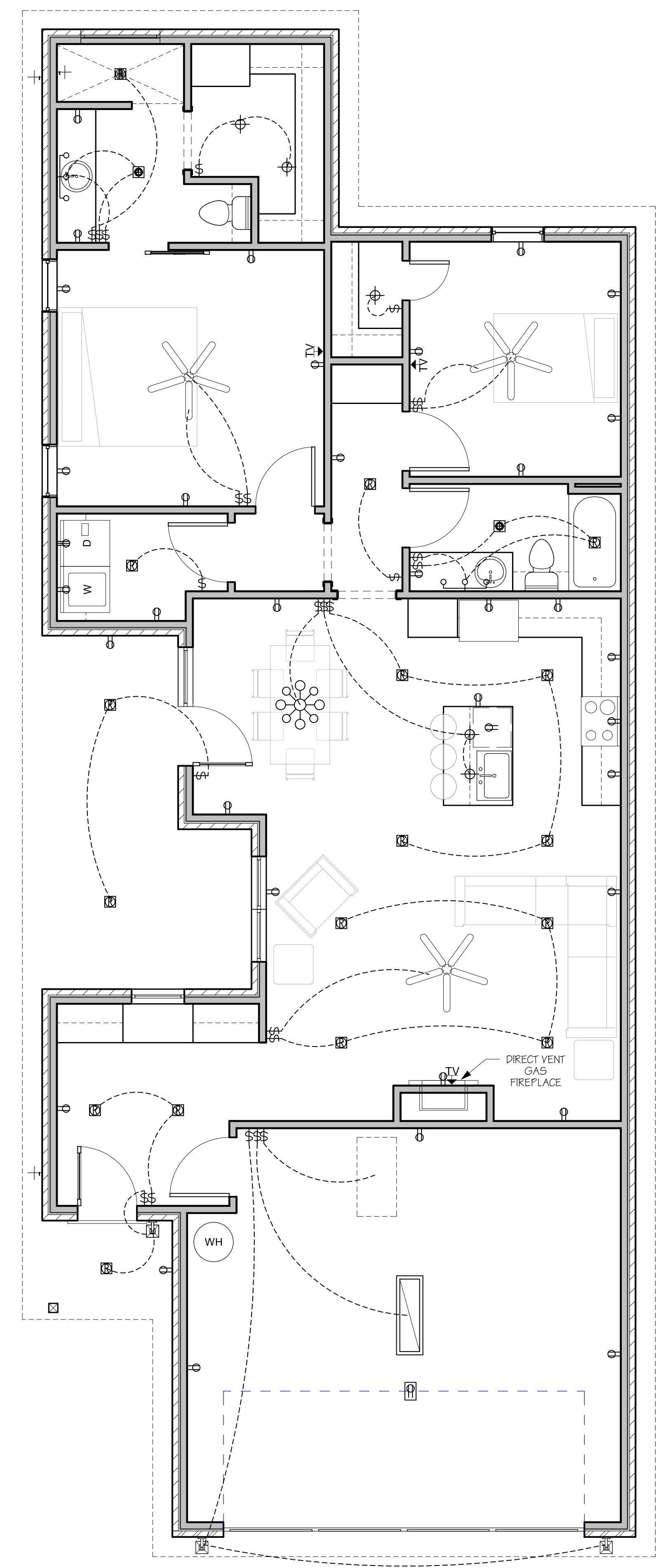
ELECTRICAL LEGEND			
	110 OUTLET		VANITY LIGHT
	220 OUTLET		SPOT LIGHT
	110 OUTLET - GROUND FAULT INTERRUPT		SPOT LIGHT MOTION ACTIVATED
	110 OUTLET - WATER PROOF		HEAT/VENT/LIGHT COMBINATION
	FLOOR OUTLET		VENT/LIGHT COMBINATION
	LED FIXTURE		TELEPHONE JACK
	CHANDELIER		TV/DATA JACK
	FAN		WALL SWITCH
	CEILING MOUNTED FIXTURE		THERMOSTAT
	RECESSED CAN		DOORBELL CHIME
	WALL WASH RECESSED CAN		PRE-WIRE GARAGE DOOR OPENER
			WALL MOUNTED FIXTURE
			GAS BARB
			SHOWER FIXTURE
			HOSE BIB

- ELECTRICAL NOTES:**
1. ELECTRICAL COMPONENTS & EQUIPMENT SHALL MEET OR EXCEED ALL N.E.C. AND LOCAL CODES.
  2. INSTALLATIONS SHALL COMPLY WITH ALL ENTITIES HAVING JURISDICTION.
  3. CONTRACTOR SHALL OBTAIN OWNER APPROVAL FOR ALL FIXTURE SELECTIONS AND LOCATIONS.
  4. VERIFY APPLIANCE AND EQUIPMENT ELECTRICAL REQUIREMENTS.
  5. VERIFY SECURITY SYSTEM & INTERCOM W/BUILDER.
  6. VERIFY CABLE/DATA/TELEVISION JACK LOCATIONS PRIOR TO INSTALLATION.
  7. VERIFY ALL FLOOR OUTLETS AS PER OWNER.
  8. VERIFY ALL LIGHTING IN KITCHEN, BREAKFAST, & LIVING ROOM.
  9. VERIFY ALL STEREO, INTERCOM, & COMPUTER WIRING AS PER OWNER.
  10. VERIFY ALL OUTLETS ON EXTERIOR OF HOUSE.
  11. ALL EXTERIOR ELECTRICAL OUTLETS/FIXTURES TO BE WEATHER PROOF.
  12. VERIFY ALL OUTLETS IN SOFFITS.
  13. VERIFY ALL EXTERIOR TREE LIGHTING & LANDSCAPE LIGHTING.
  14. PROVIDED LIGHTING THROUGHOUT ATTIC.
  15. VERIFY ELECTRICAL FOR ATTIC FANS.
  16. FIELD VERIFY LOCATION OF POWER TO BE BROUGHT TO HOUSE.
  17. ELECTRICAL AND LIGHTING LAYOUT IS REFERENCE ONLY. FINAL LAYOUT TO BE VERIFIED BY CONTRACTOR PRIOR TO PERFORMING WORK.

- FOOTING NOTES:**
- FOLLOWING ARE ADDITIONAL COMMENT TO BUILDERS AS A REMINDER TO CONSIDER WHEN SELECTING FOUNDATION DETAILS:
1. ON LOTS THAT REQUIRE MORE THAN TWO FEET OF FILL AT ANY POINT, CHECK WITH THE INSPECTION DEPARTMENT FOR DIRECTION AS TO NEEDS FOR ENGINEERED FOUNDATION DETAILS.
  2. REQUIREMENT OF SAND FILL
  3. REQUIREMENT OF VAPOR RETARDER
  4. REQUIREMENT OF PROPER FILL MATERIAL AND COMPACTION OF ALL TRENCHES IN FOUNDATION.
  5. CONSIDER WHERE CONCENTRATED LOAD POINTS WILL OCCUR AND CONSIDER ADDITIONAL CONCRETE SUPPORT AT THOSE LOCATIONS.
  6. ADJUST FOOTINGS AT ZERO LOT LINES NOT TO ENCRDACH ON ADJACENT LOT.
  7. CONSIDER FOOTINGS AND FOUNDATION DETAILS AT BASEMENT LOCATIONS AND IT'S IMPACT ON MAIN FLOOR FOUNDATION ABOVE.
  8. NOTE REQUIREMENTS FOR TERMITE TREATMENT
  9. BUILDER SHOULD BE KNOWLEDGEABLE ABOUT EXISTING NATURAL SOILS, INFORMATION FROM DEVELOPER, OR PERFORM TEST TO DETERMINE SOILS INFORMATION PRIOR TO CONSTRUCTION ON LOT.



3 FOUNDATION PLAN  
 1/4" = 1'-0"



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

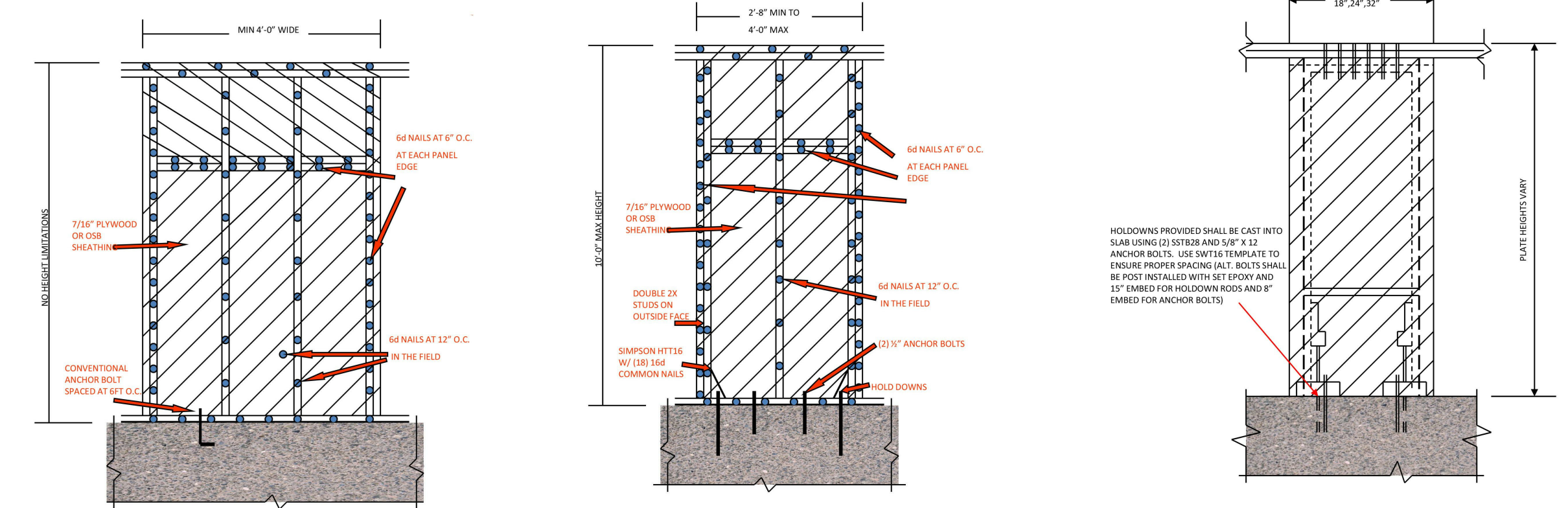


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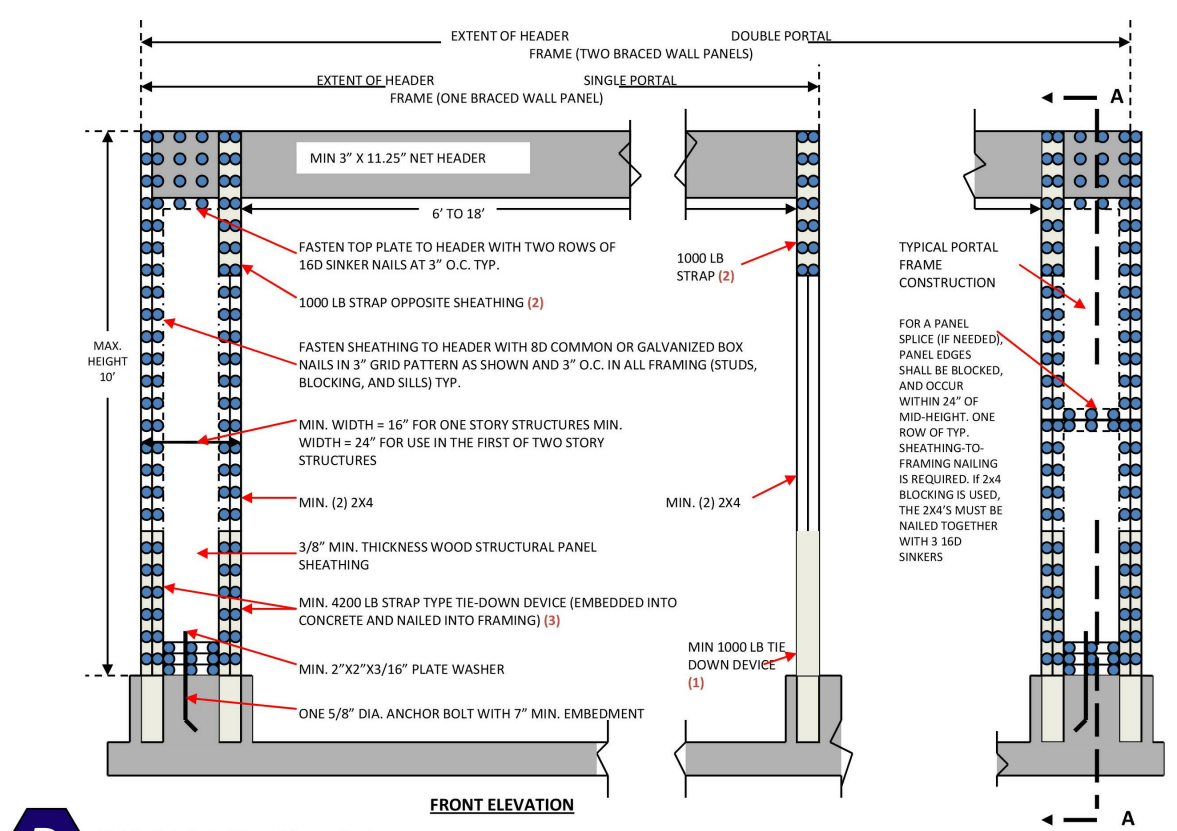
**IRC WALL BRACING PROVISIONS**  
 Continuous Wood Structural Panel Sheathing Method  
**Minimum Widths Adjacent to Openings**  
 (Adapted from the IRC Table R602.10.5)

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*

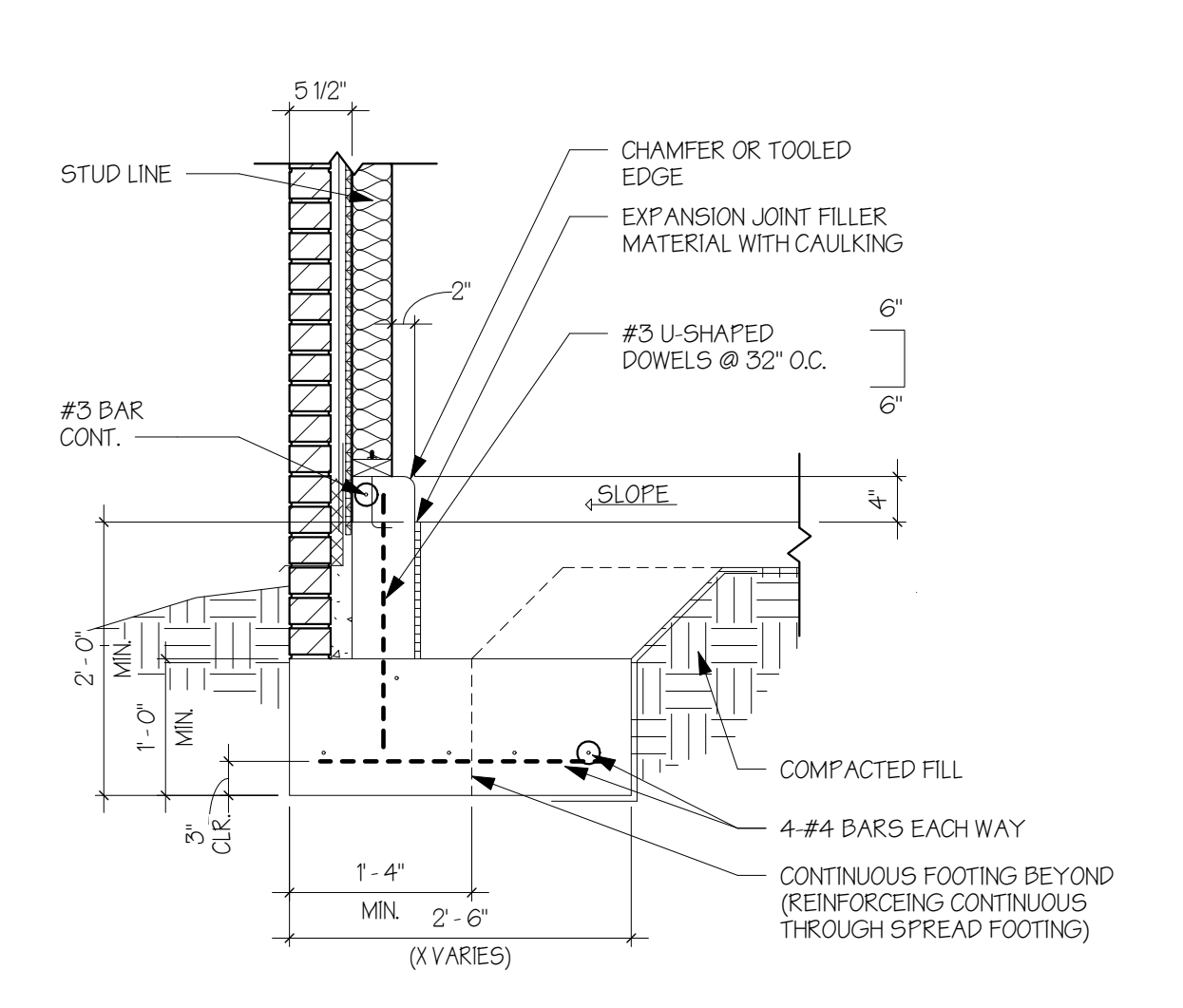
1) Measured from foundation to top of top plate  
 2) Rough opening height to bottom of header  
 3) Total width of full-height WSP sheathing panel adjacent to opening  
 4) Wall panel length reductions allowed by R602.10.5 are already taken into account by this table; however, the total length of braced wall panels in any braced wall line (see table 602.10.1) may be reduced by the following amounts for the opening heights shown:  
 a. 90% when no opening in the braced wall line exceeds 85% of the wall height  
 b. 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.



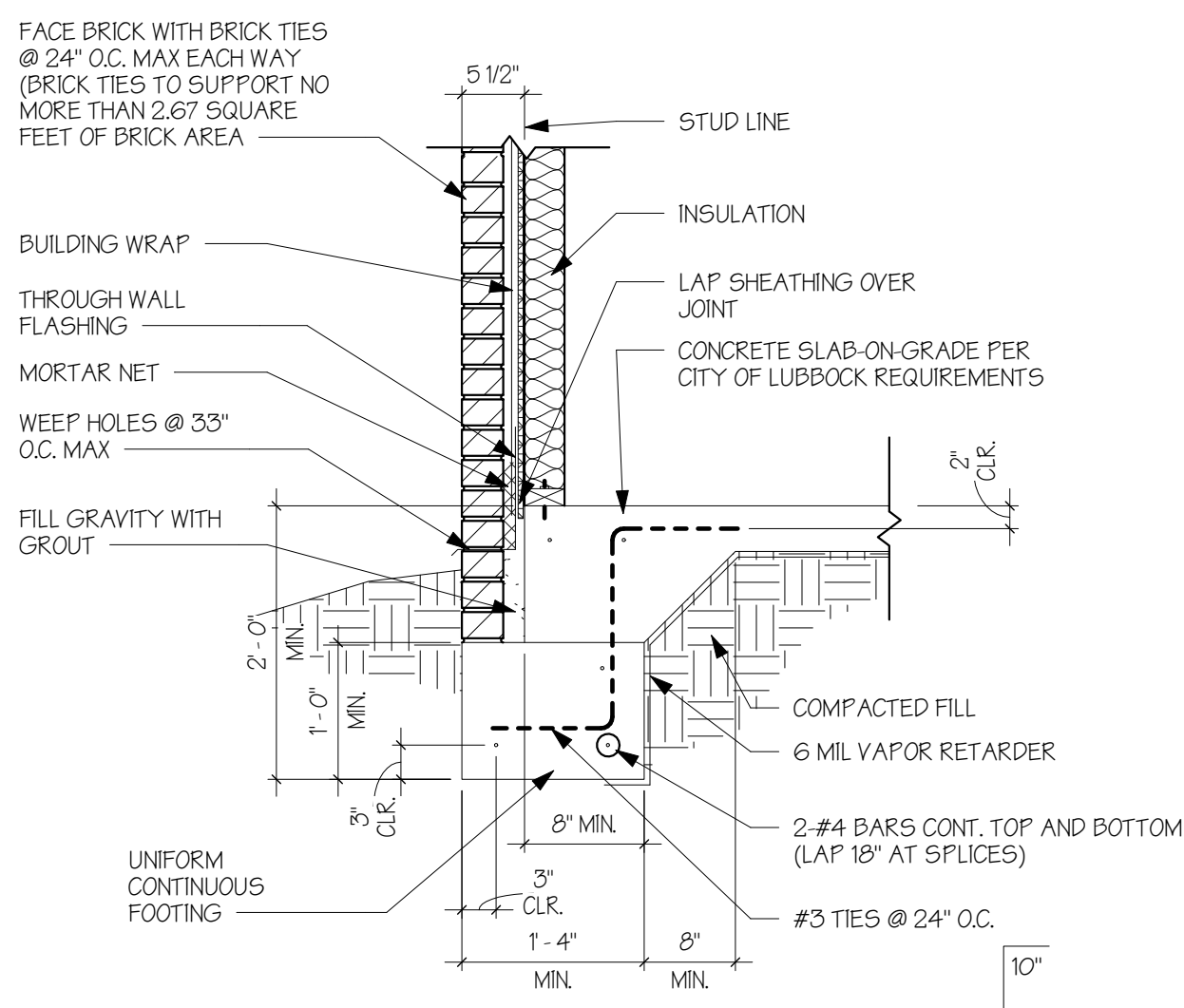
**A (METHOD 3) BRACED WALL PANEL** FOR 1 AND 2 STORY APPLICATIONS  
**B ALTERNATE BRACED WALL PANEL** FOR ONE STORY APPLICATION ONLY  
**C SIMPSON STRONGWALL** (TYPICAL OF A PROPRIETARY SHEAR WALL PANEL; EQUIVALENTS ARE ALLOWED SUBJECT TO ICC AND/OR LOCAL APPROVAL)



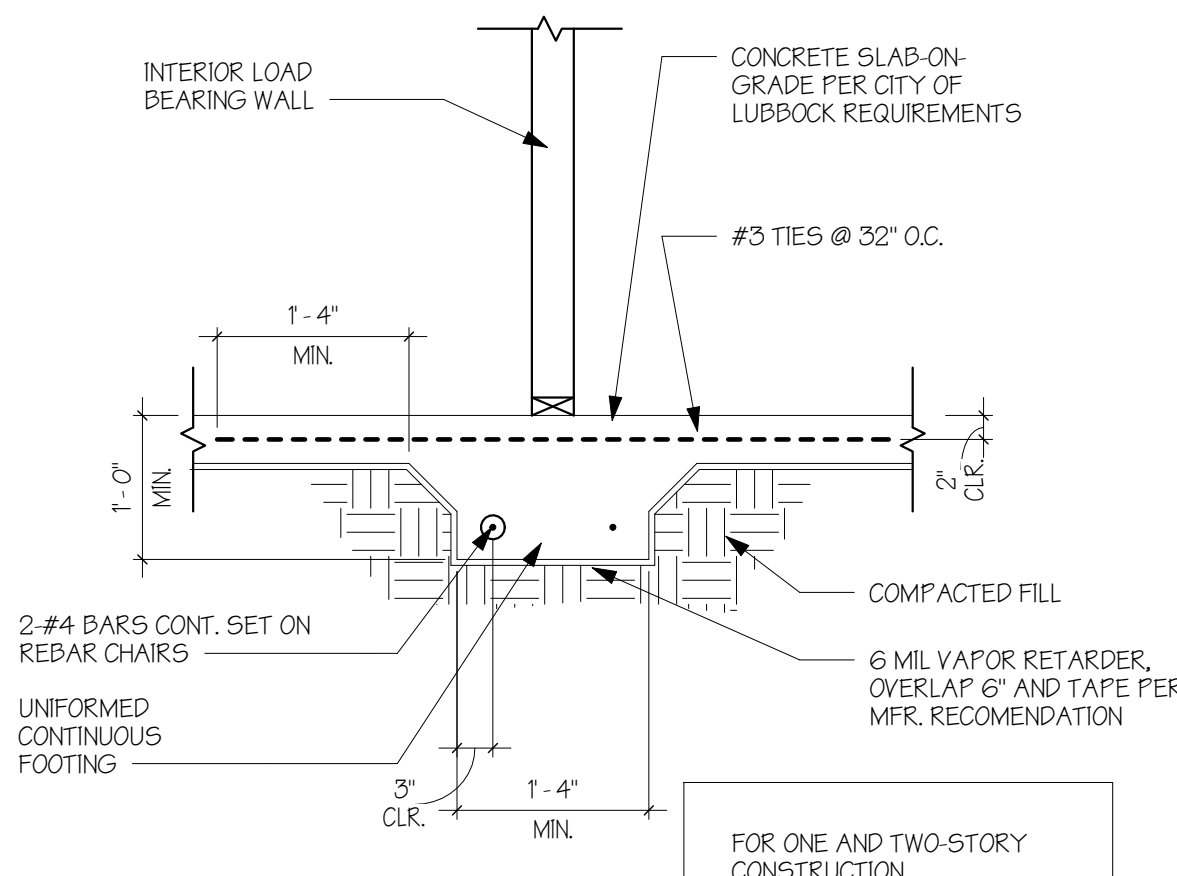
**D Field - Fabricated Portal Frame System**  
 Authorized in 2004 Supplement to IRC to replace area 40" braced wall panel. Minimum header spans apply to both single and double-leaf frames. Footing must be continuous along the entire braced wall line. Appropriate VLS header required for garage applications. 4x12 solid sawn header allowed in other applications, subject to normal span limits. When used as a portal frame for a 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.  
 (1) 5TDH 10 HOLD-DOWN OR EQUIVALENT  
 (2) LSTA 24 TENSION STRAP OR EQUIVALENT  
 (3) 5TDH 14 HOLD-DOWN OR EQUIVALENT



**6 FOOTING - SPOT FOOTING AT GARAGE DOOR CORNER - SECTION**  
 3/4" = 1'-0"



**7 FOOTING - TYPICAL TWO FOUR EXTERIOR FOOTING**  
 3/4" = 1'-0"



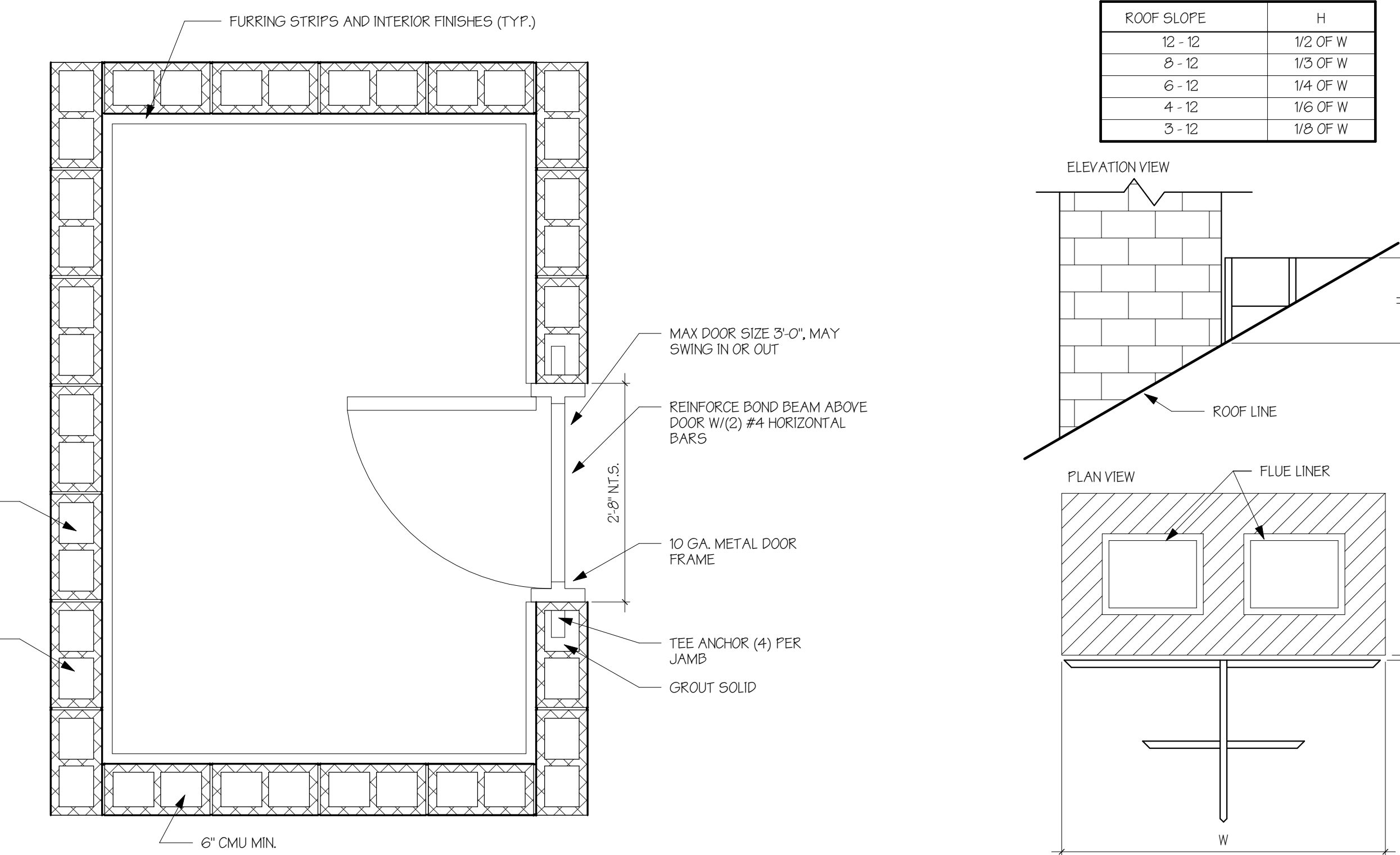
**8 FOOTING - INTERIOR LOAD BEARING WALL**  
 3/4" = 1'-0"

**5 IRC WALL BRACING PROVISIONS**  
 1/2" = 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"

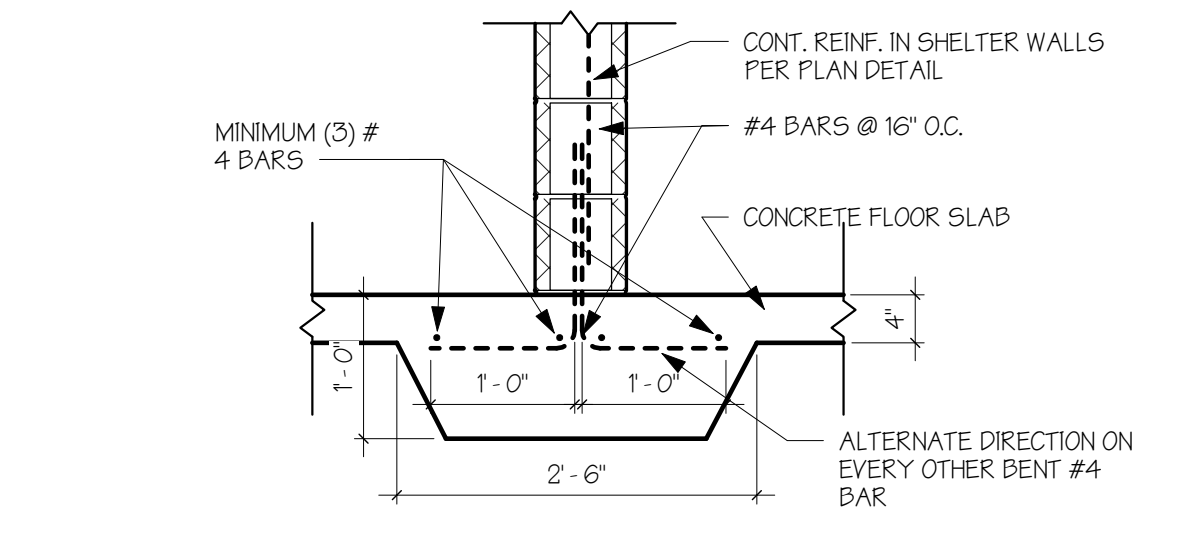


**9 SAFEROOM DETAIL - PLAN**  
 3/4" = 1'-0"

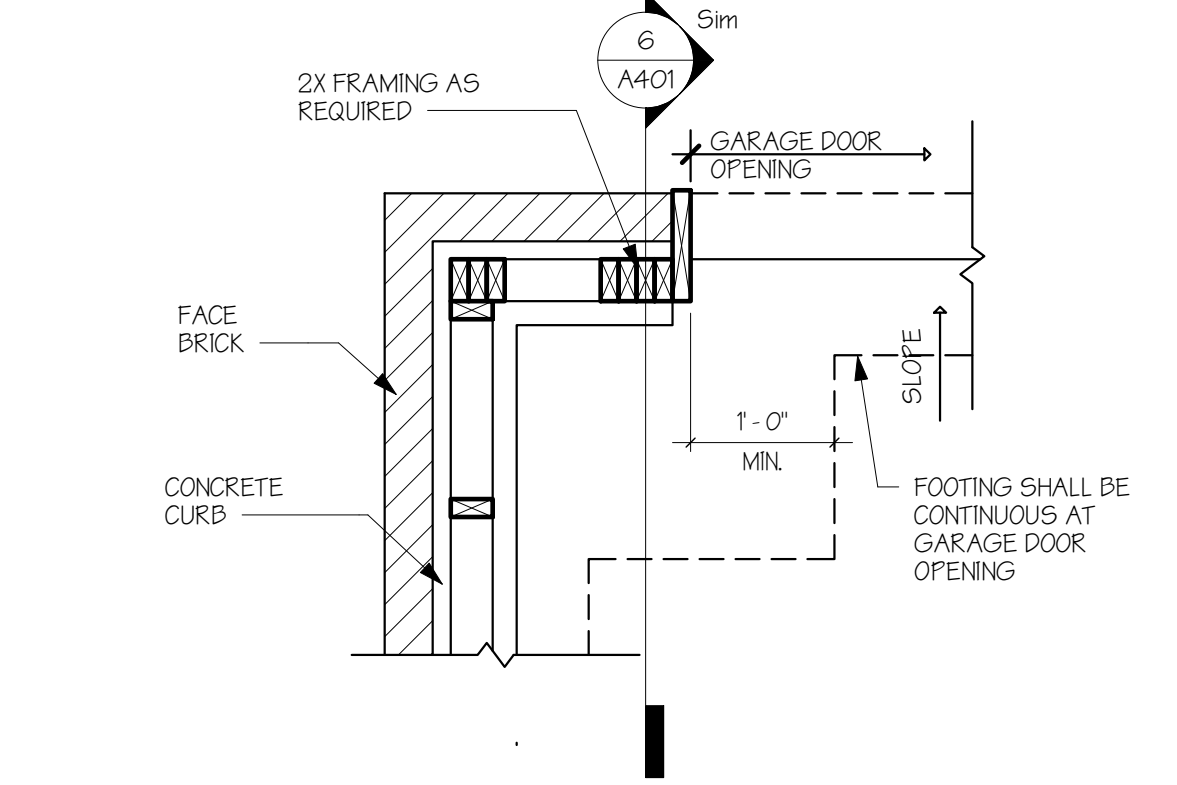
**10 CRICKET DIMENSIONS**  
 1/2" = 1'-0"

**CRICKET DIMENSIONS**

ROOF SLOPE	H
12 - 12	1/2 OF W
8 - 12	1/3 OF W
6 - 12	1/4 OF W
4 - 12	1/6 OF W
3 - 12	1/8 OF W



**11 SAFEROOM DETAIL - FOOTING**  
 3/4" = 1'-0"



**12 FOOTING - SPOT FOOTING AT GARAGE DOOR CORNER - PLAN**  
 3/4" = 1'-0"

**CANTERA-GARDEN SPEC**  
 57 AMESBURY COURT  
 WILSHIRE ESTATES - LOT 57



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