



**IRON OAK**  
— HOMES —

BRAXTON HANSEN  
208.501.9125

**CONSTRUCTION  
DOCUMENTS**

**THE SCARLETT  
ADDRESS CITY,  
STATE ZIP**

DRAWN BY: MEGAN  
CHECKED BY: O'NEIL

REV: DATE:

PERMIT NO.

SHEET TITLE:

**SITE PLAN**

PROJECT NO. 2017

**A0.0**

DATE: JULY 22, 2020

**DRAWING LIST**

A0.0	SITE PLAN + COVER SHEET
A1.0	ELEVATIONS
A1.1	ELEVATIONS
A2.0	FOUNDATION PLAN
A3.0	FLOOR PLAN
A3.1	ELECTRICAL PLAN
A3.2	WALL BRACING PLAN
A4.0	ROOF FRAMING PLAN
A5.0	DETAILS

**LEGAL DESCRIPTION**

LOT XX BLOCK XX  
SUBDIVISION  
CITY, IDAHO

**SQUARE FOOTAGE/AREA**

MAIN FLOOR	2,280 S.F.
GARAGE CONCRETE	XXX S.F.
PORCH/PATIO CONCRETE	XXX S.F.
DRIVE/WALKWAY CONCRETE	XXX S.F. (APPROX.)

**NOTES**

1. ALL SETBACKS TO COMPLY W/ ALL CODES & ZONING REQUIREMENTS & TO BE VERIFIED. BY BUILDING INSPECTOR PRIOR TO CONST. AS REQ'D.
2. WATER & SEWER BY CITY OR LOCAL WATER CORD.
3. ALL UTILITES TO BE RUN UNDERGROUND.
4. ALL DETAILS SHALL BE VERIFIED W/ CURRENT PLAT MAP ON FILE W/ CITY / COUNTY AS REQ'D.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SPECIFICATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.





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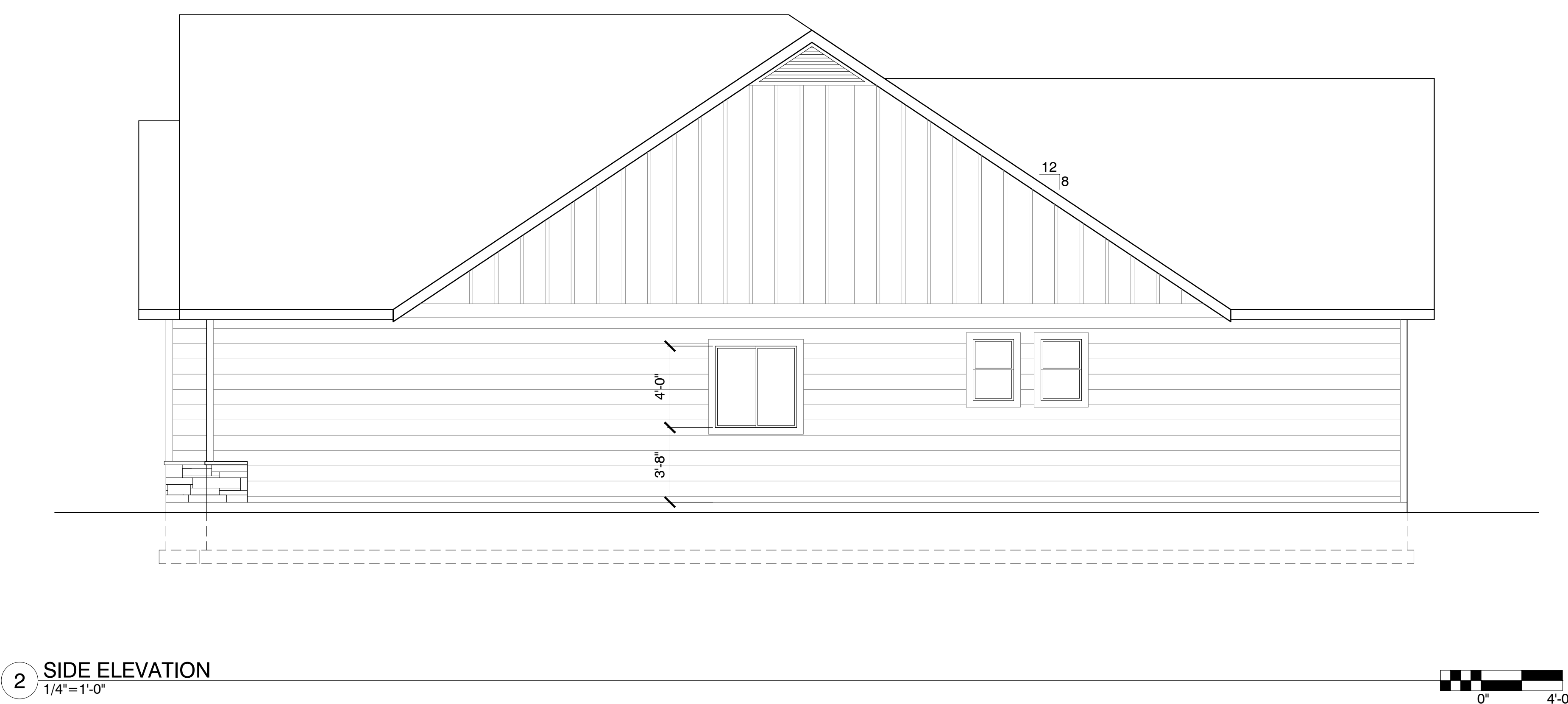
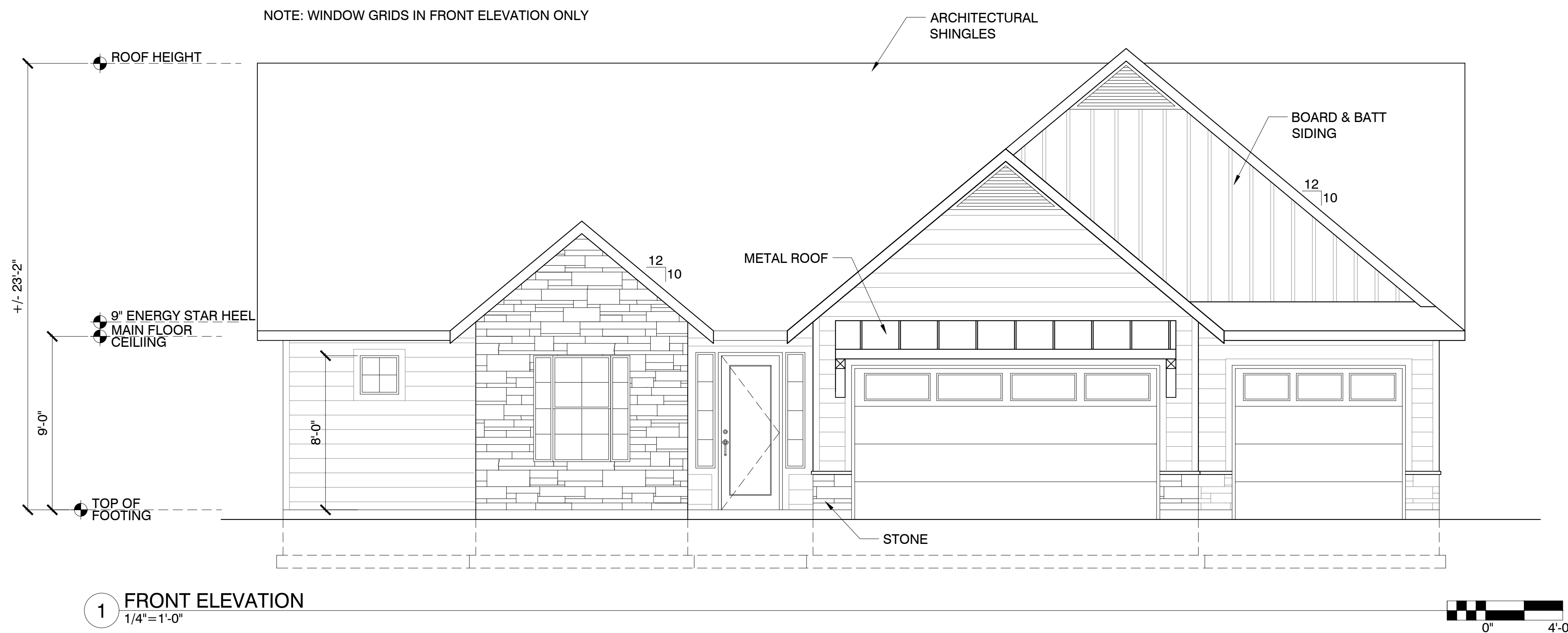
PERMIT NO.

SHEET TITLE:  
**ELEVATIONS**

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**A1.0**

DATE: JULY 22, 2020





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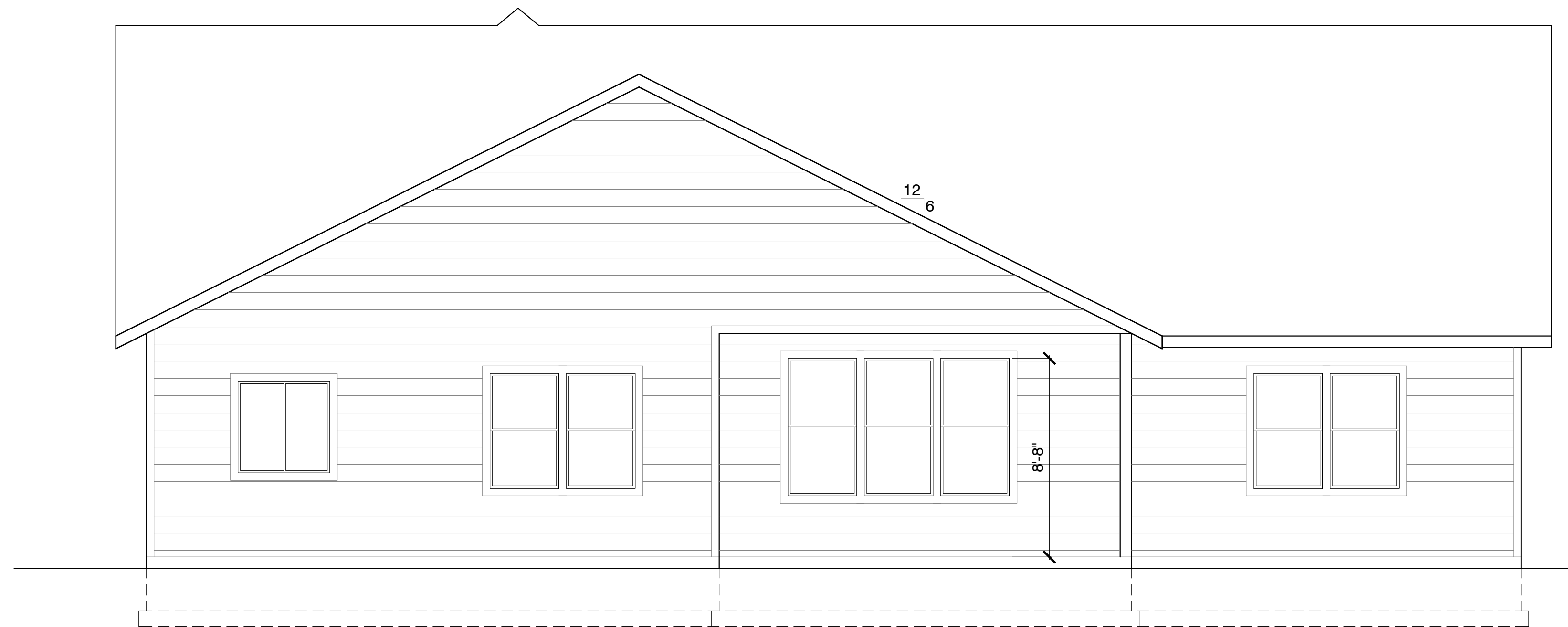
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ELEVATIONS

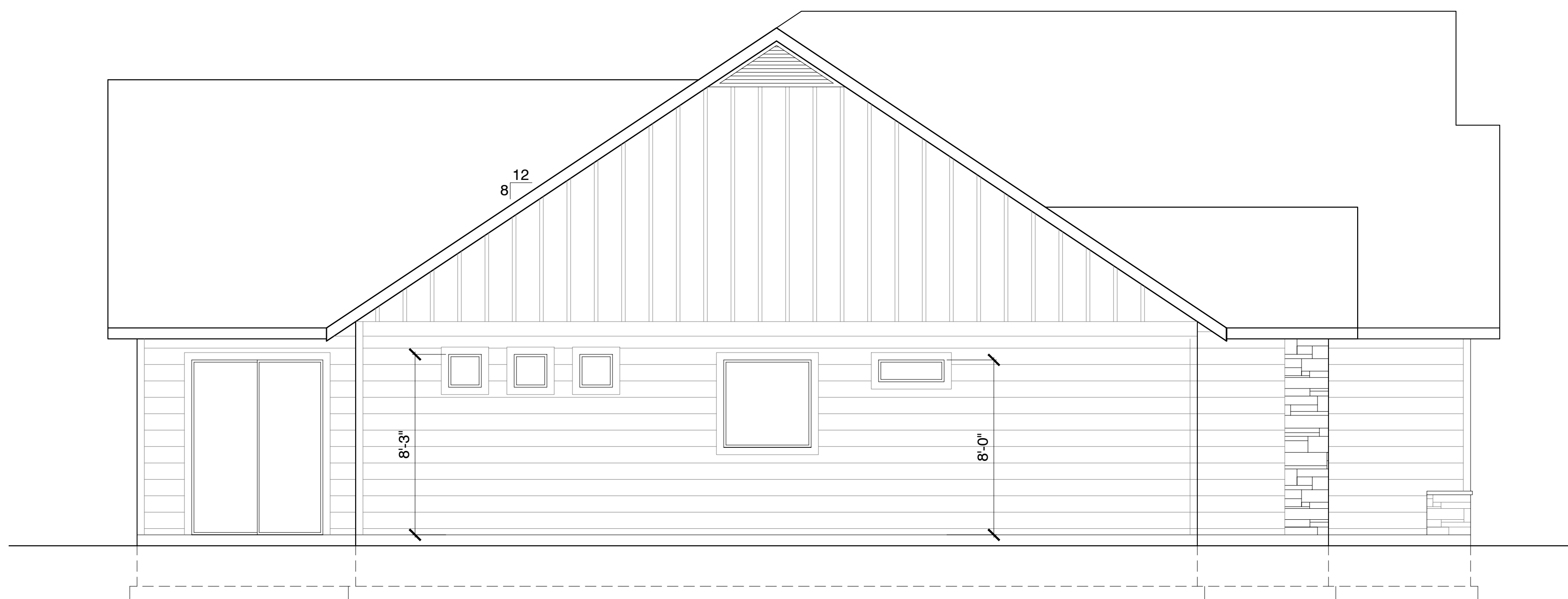
PROJECT NO. 2017

**A1.1**

DATE: JULY 22, 2020



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



2 SIDE ELEVATION  
1/4" = 1'-0"



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SHEET TITLE:  
FOUNDATION PLAN

PROJECT NO. 2017

A2.0

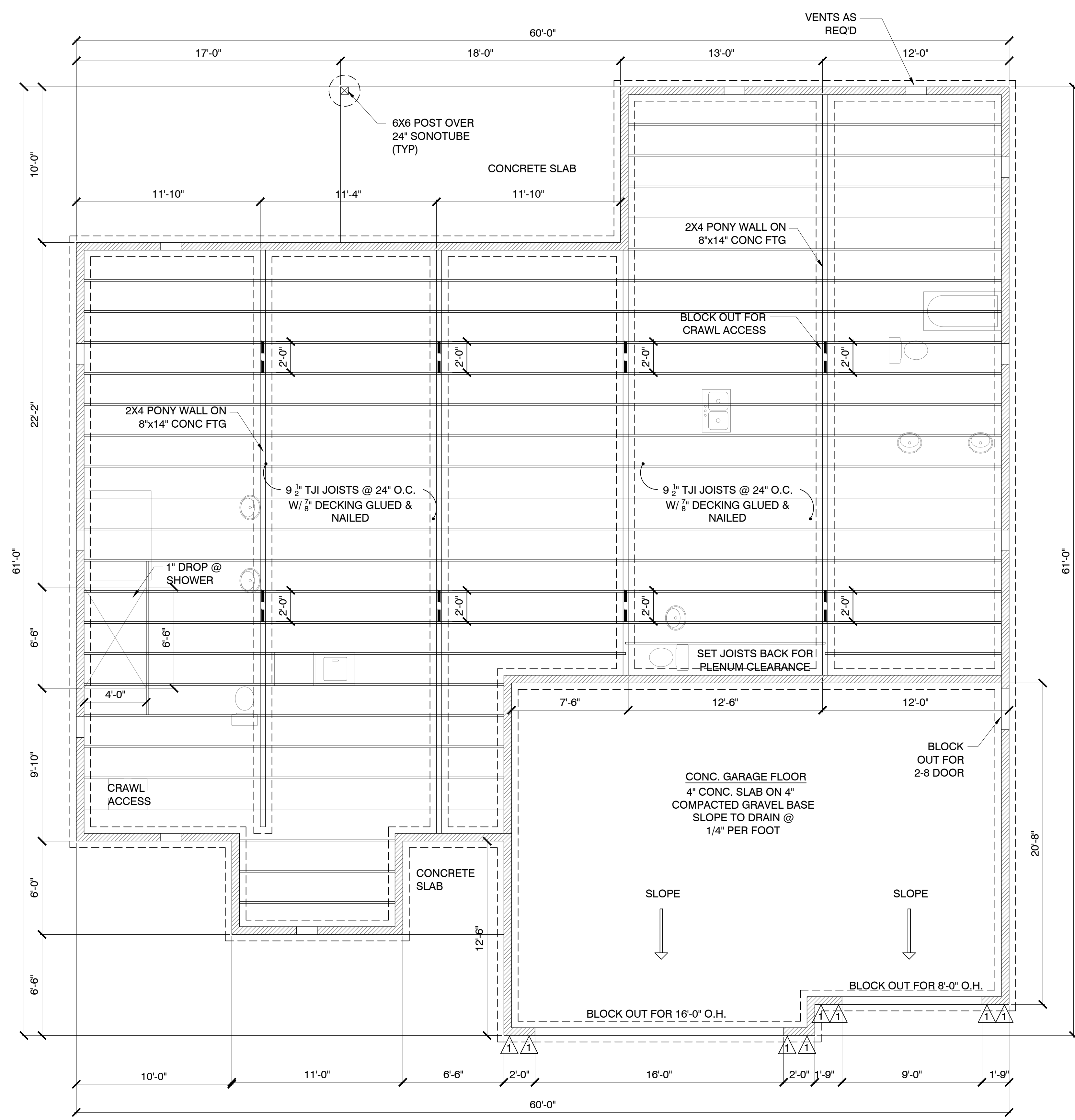
DATE: JULY 22, 2020

LEGEND	
	6" CONCRETE WALL OR FOUNDATION WALL W/ 8"x16" CONC. FOOTING - SEE DETAILS SHEET A5.0
	SIMPSON STHD 14 HOLD DOWN
	5/8" ANCHOR BOLTS W/ MIN. 7" EMBED
	MIN. 1000 LB TENSION STRAP PLACED OPPOSITE SIDE

NOTE: VERIFY FLOOR TRUSSES AND MICROLAMS WITH MANUFACTURER

FOUNDATION NOTES:

- FND. DESIGN & CONSTRUCTION - CONTRACTOR VERIFIES AS REQ'D. PRIOR TO CONSTRUCTION.
- ASSUME MIN. SOIL BEARING VALUE OF 1500 PSI- SANDY LOAM & CLAY OTHER CONDITIONS MAY REQUIRE SPECIAL PROVISIONS.
  - ALL FND. WALLS & FTG'S TO BE CONT. CONC. AS SPEC -SEE SHEET A5.0 FOR DETAILS AND SIZES
  - FND. WALLS TO BE CAPPED WITH 2X6 PRESSURE TREATED GREEN BOARD SILL PL'S W/ 10" J BOLTS 72" O.C. & MAX 12" OF ALL JOINTS-SET ON APPROVED SILL SEALER AS REQ'D
  - ALL EXPOSED EARTH @ CRAWL SPACE TO BE COVERED w/.006 VISQUEEN V.B. GROUND COVER.
  - ALL WOOD WITH-IN 1" OF CONC. OR 6" OF EXPOSED EARTH TO BE APPROVED TREATED WD OR HRT. REDWD AS REQ'D.
  - MIN. CLEARANCE FROM FL JSTS TO EARTH BELOW TO BE 24"
  - DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10'. WHERE BARRIERS PROHIBIT 6" OF FALL WITHIN 10', DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM STRUCTURE. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN. OF 2% AWAY FROM THE BUILDING. R401.3







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**FLOOR PLAN**

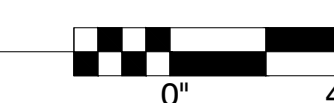
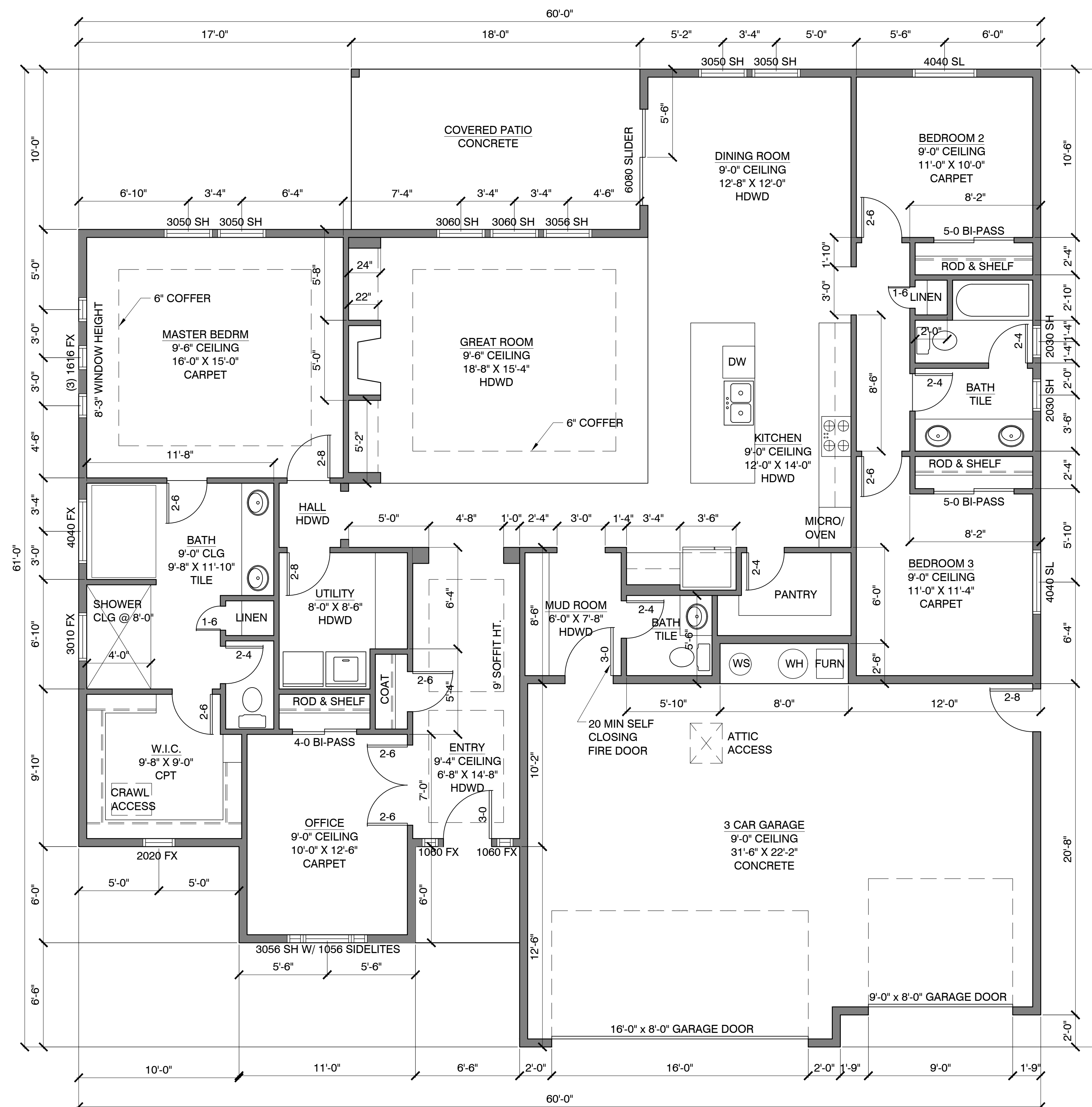
PROJECT NO. 2017

**A3.0**

DATE: JULY 22, 2020

**GENERAL NOTES:**

1. EXTERIOR WALLS TO BE 2X6 STUDS
2. ALL ANGLES TO BE 45° UNLESS OTHERWISE NOTED
3. ALL WINDOWS WITHIN 18" OF FLOOR OR WITHIN 24" OF DOORS ARE TO BE TEMPERED
4. EGRESS WINDOWS TO BE MAXIMUM 44" FROM FLOOR
5. ALL SHOWER OR TUB ENCLOSURES ARE TO HAVE SAFETY GLAZING
6. USE 5/8" TYPE 'X' GWB - SEAMS FIRE TAPED - @ HOUSE & GARAGE WALLS, AND GARAGE CEILINGS
7. PROVIDE 1/2" MOISTURE PROOF GYPSUM BOARD AROUND TUB AND SHOWER ENCLOSURES
8. BATHROOMS, UTILITY ROOMS, AND TOILET ROOMS ARE TO BE VENTED WITH A 90 C.F.M. FAN EXHAUSTED TO THE OUTSIDE
9. ALL EXTERIOR WINDOWS TO BE MIN. DOUBLE GLAZED
10. ALL EXTERIOR DOORS TO BE SOLID CORE WITH WEATHER STRIPPING
11. ALL SWITCHES, PILOTS, AND BURNERS TO BE MIN. OF 18" A.F.F.
12. CONTRACTOR TO VERIFY WINDOW HEIGHTS WITH FRAMER BEFORE CONSTRUCTION
13. GARAGE MAN DOOR TO HOUSE MUST BE 20 MINUTE SELF CLOSING FIRE DOOR





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










**ELECTRICAL PLAN**

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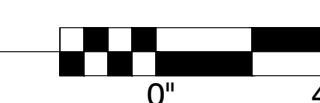
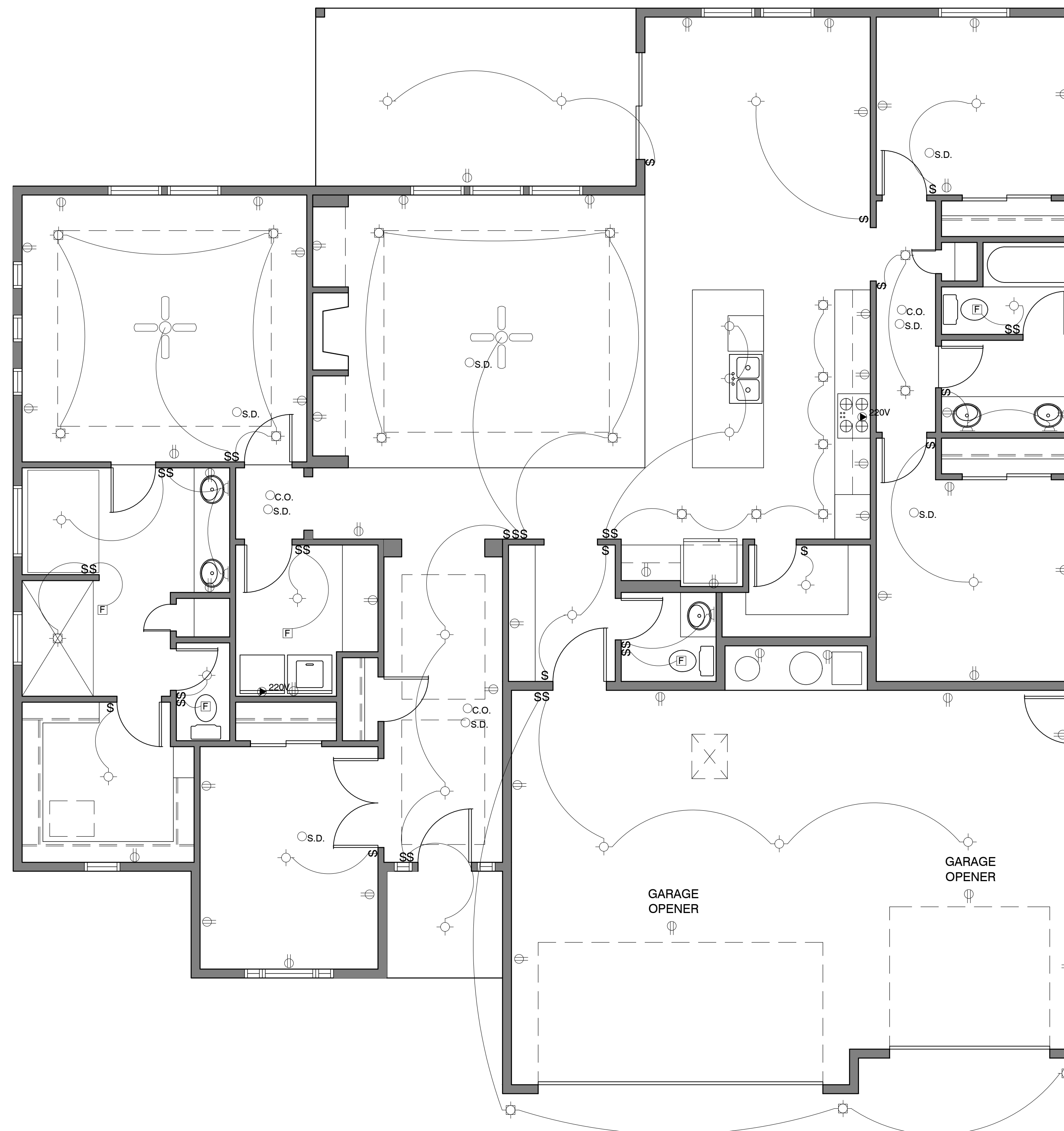
**A3.1**

DATE: JULY 22, 2020

**LEGEND**

-  DUPLEX OUTLET
-  220 VOLT OUTLET
-  SWITCH 40" A.F.F. (UNLESS NOTED OTHERWISE)
-  LIGHT FIXTURE
-  RECESSED CAN LIGHT FIXTURE
-  FLOOR LIGHT/ STAIR LIGHT
-  WALL SCONCE
-  EXHAUST FAN: 100 CFM INTERMITTENT - KITCHENS  
50 CFM INTERMITTENT - BATHROOMS/UTILITY
-  S.M.O.K.E. D.E.T.E.C.T.O.R.
-  C.A.R.B.O.N. M.O.N.O.X.I.D.E. D.E.T.E.C.T.O.R.
-  C.E.I.L.I.N.G. F.A.N. (WITH LIGHT AS INDICATED)

NOTE: A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS





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SHEET TITLE:

WALL BRACING  
PLAN

PROJECT NO. 2017

**A3.2**

DATE: JULY 2020

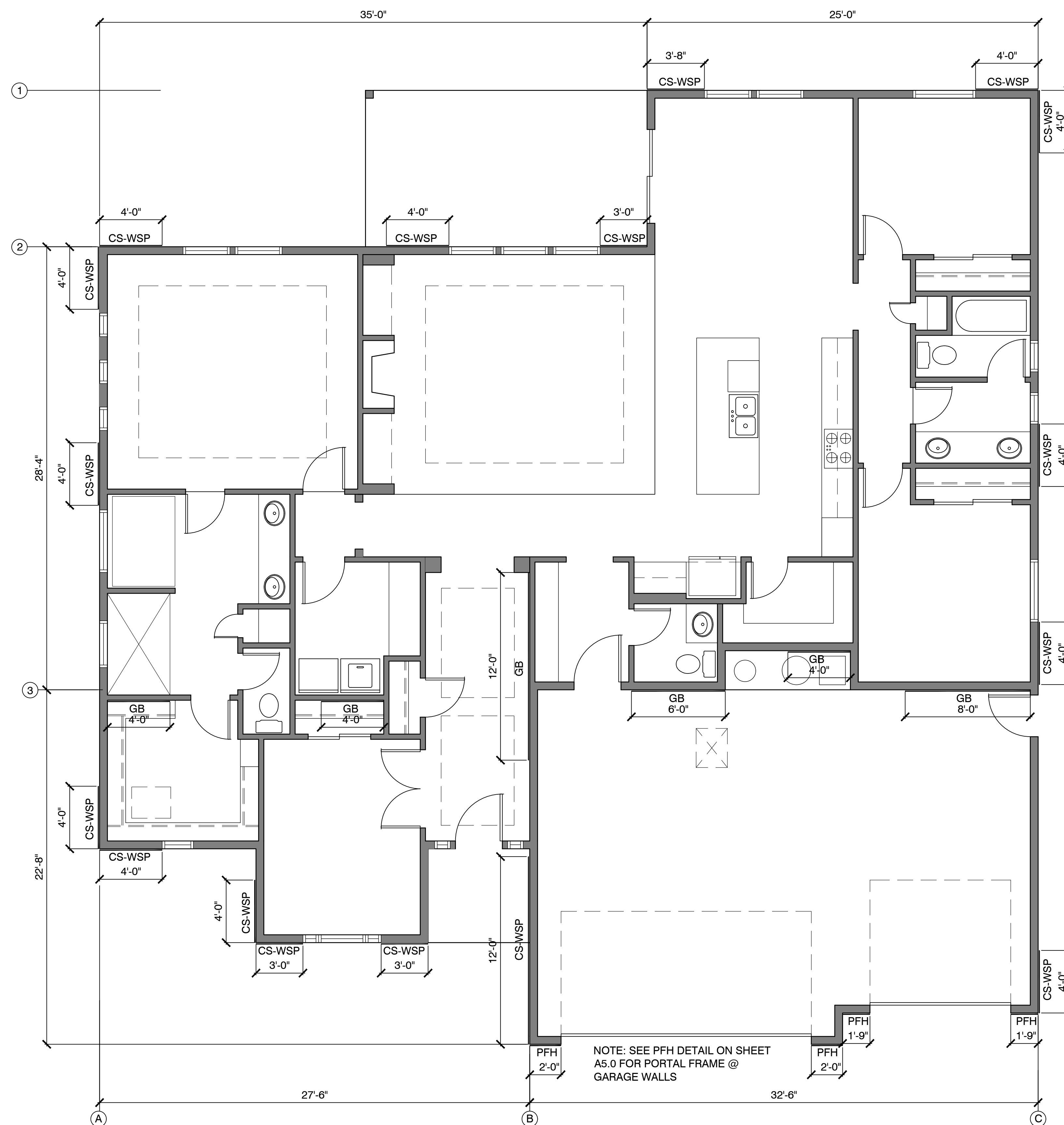
**SHEAR WALL SCHEDULE**

CS-WSP 4X8 WOOD STRUCTURAL PANEL SHEATHING W/ A THICKNESS NOT LESS THAN  $\frac{3}{8}$ " OSB FOR 16" STUD SPACING. NAILING PATTERN: 6d COMMON @ 6" O.C. ALL EDGES @ 12" O.C. IN FIELD. SEE 5/A5.0 FOR TABLE

GB 4X8 GYPSUM BOARD PANEL WITH A THICKNESS NOT LESS THAN  $\frac{3}{8}$ " FOR 16" STUD SPACING. NAILS AND SCREWS AT 7" SPACING AT PANEL EDGES INCLUDING TOP AND BOTTOM PLATES FOR ALL BRACED WALL PANEL LOCATIONS.

PFH SEE 4/A5.0 FOR FIGURE

BRACED PANEL LENGTH TABLE BASED ON WIND SPEED (<90 MPH)									
BRACED WALL LINE	BRACED METHOD TABLE R602.10.4.1	BRACED WALL SPACING	REQ'D BRACING LENGTH (FEET)	EXPOSURE FACTOR FTNT: b	ROOF TO EAVE TOTAL FTNT: c	WALL HEIGHT TOTAL FTNT: d	NUMBER BRACED LINES FTNT: e	REQ'D BRACING LENGTH (FEET)	PROVIDED BRACING LENGTH
①	CS-WSP	30 FT	4.5'	1.2	1.0	1.0	1.3	7.0'	7'-6"
②	CS-WSP	40 FT	5.5'	1.2	1.0	1.0	1.3	9.0'	11'-0"
③	GB	60 FT	16.5'	1.2	1.0	1.0	1.3	26.0'	26'-0"
A	CS-WSP	40 FT	7.0	1.2	1.0	1.0	1.3	11.0'	12'-0"
B	GB CS-WSP	50 FT	14.0'	1.2	1.0	1.0	1.3	22.0'	24'-0"
C	CS-WSP	60 FT	8.0'	1.2	1.0	1.0	1.3	13.0'	16'-0"







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ROOF FRAMING  
PLAN

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A4.0

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LEGEND

- 1 3/8" X 11 7/8" MICRO LAM  
(UNLESS OTHERWISE NOTED)
- ==== ROOF TRUSSES
- ==== GIRDER TRUSSES
- (2) 2X8 HEADER

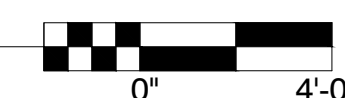
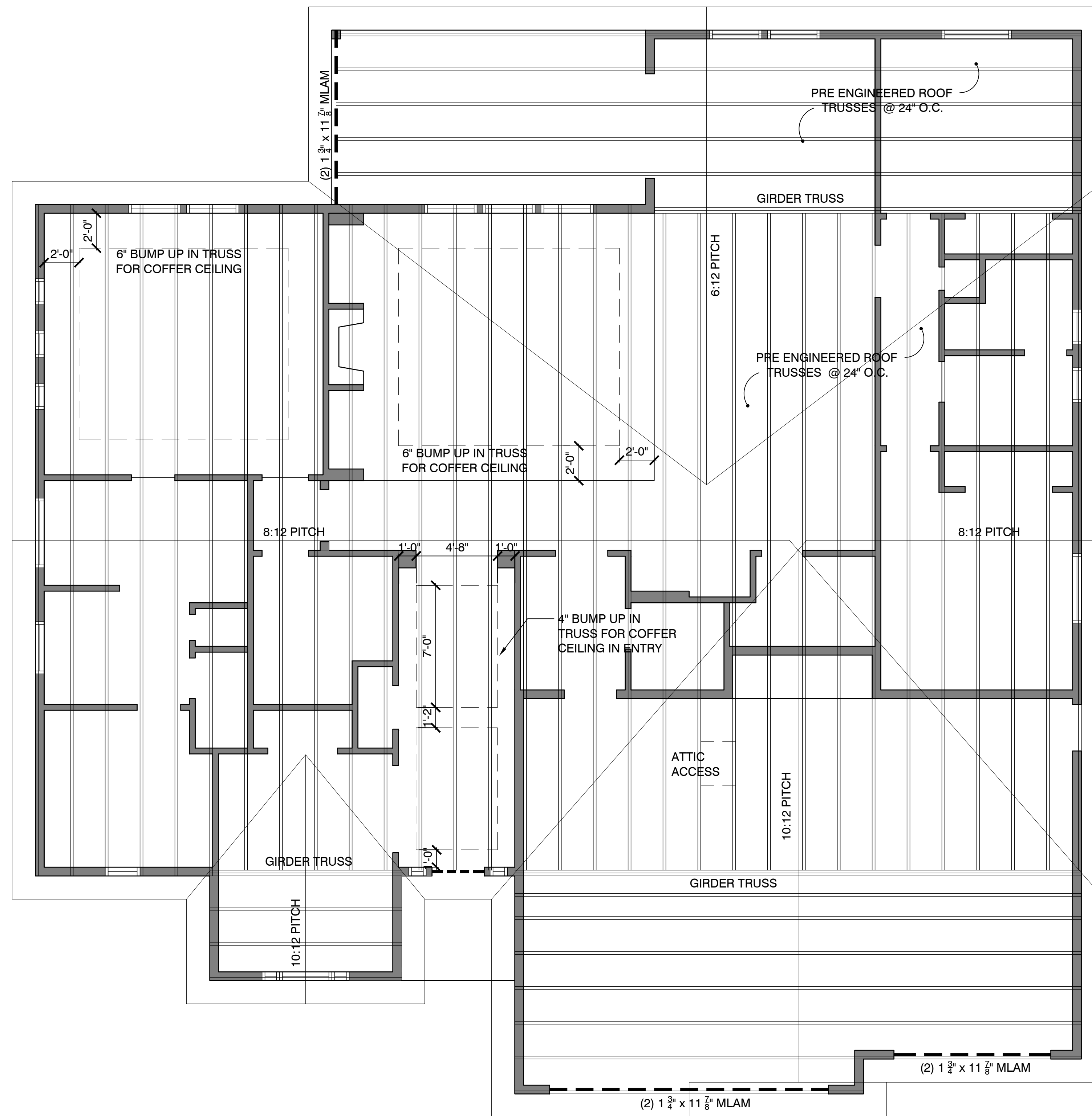
NOTES: ALL WINDOW & DOOR HEADERS TO BE  
DOUBLE 2X8 FIR BEAM UNLESS OTHERWISE  
NOTED

ALL WINDOW & DOOR HEADERS TO BE  
INSULATED W/ A MIN. R-10 INSULATION

SEE TRUSS MANUFACTURER PLANS FOR COMPLETE  
ENGINEERED LAYOUT AND SIZES

9" RAISED HEEL ON ALL ROOF TRUSSES

CEILING JOISTS AND RAFTERS SHALL BE NAILED IN  
ACCORDANCE WITH TABLE R802.5.1 WHERE CEILING  
JOISTS ARE NOT CONNECTED TO THE RAFTERS AT  
TOP PLATE, JOISTS CONNECTED HIGHER IN THE  
ATTIC SHALL BE INSTALLED AS RAFTER TIES, OR  
RAFTER TIES SHALL BE INSTALLED TO PROVIDE A  
CONTINUOUS TIE. WHERE CEILING JOISTS ARE NOT  
PARALLEL TO RAFTERS, RAFTER TIES SHALL BE  
INSTALLED AND NOT LESS THAN 2" BY 4" R802.3.1







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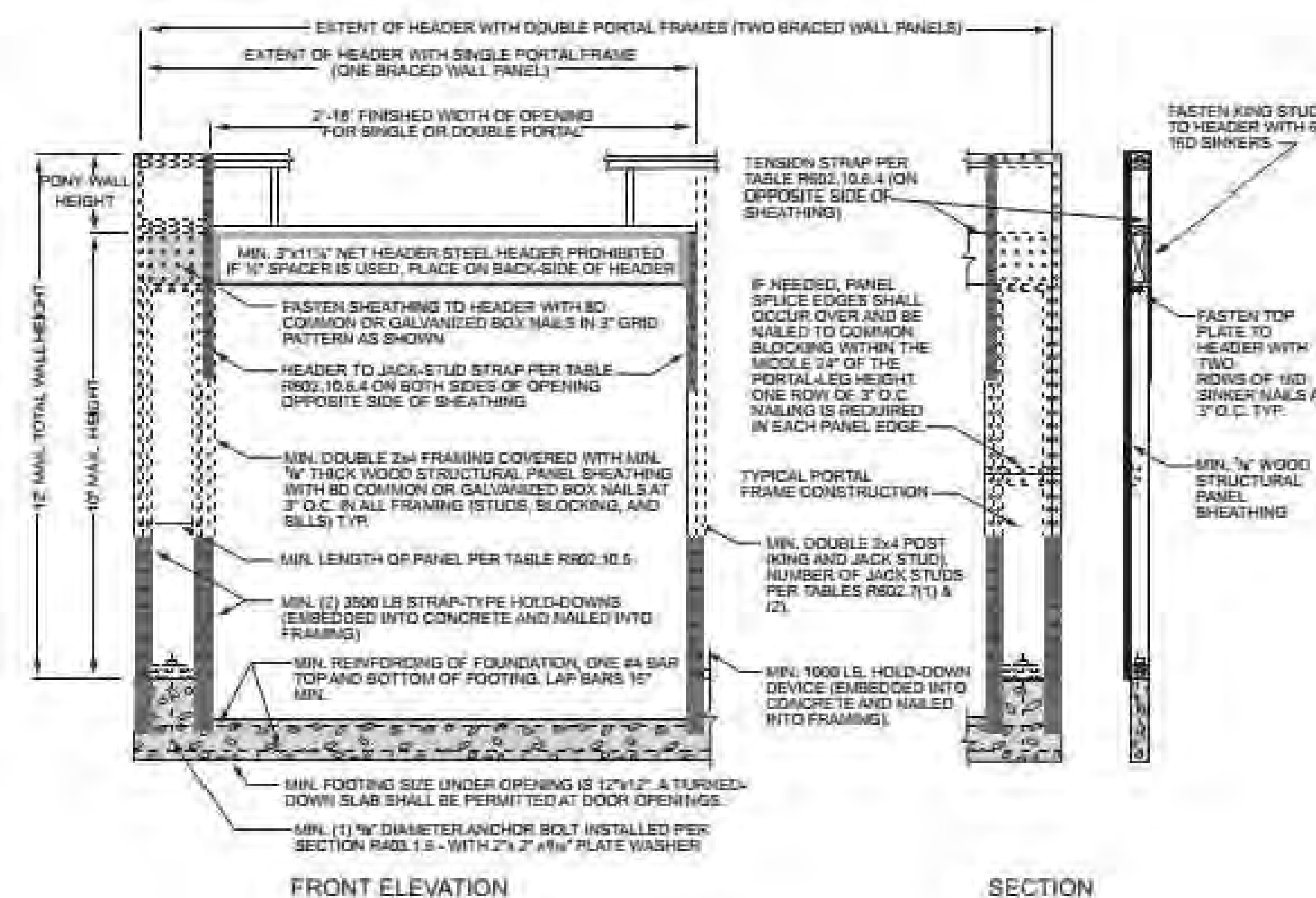
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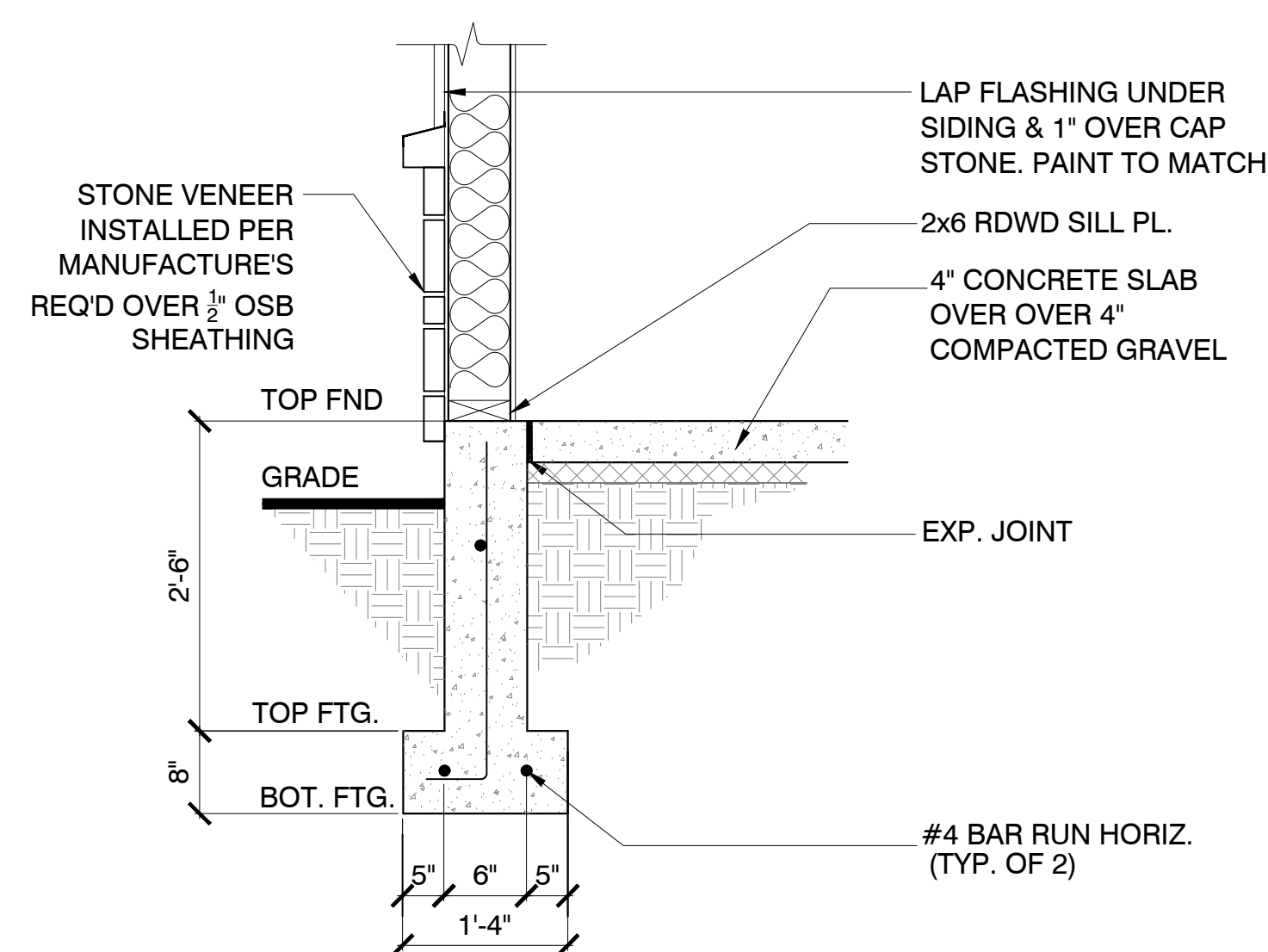
Method PFH *braced wall panels* shall be constructed in accordance with Figure R602.10.6.2.



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.2 METHOD PFH-PORTAL FRAME WITH HOLD-DOWNS

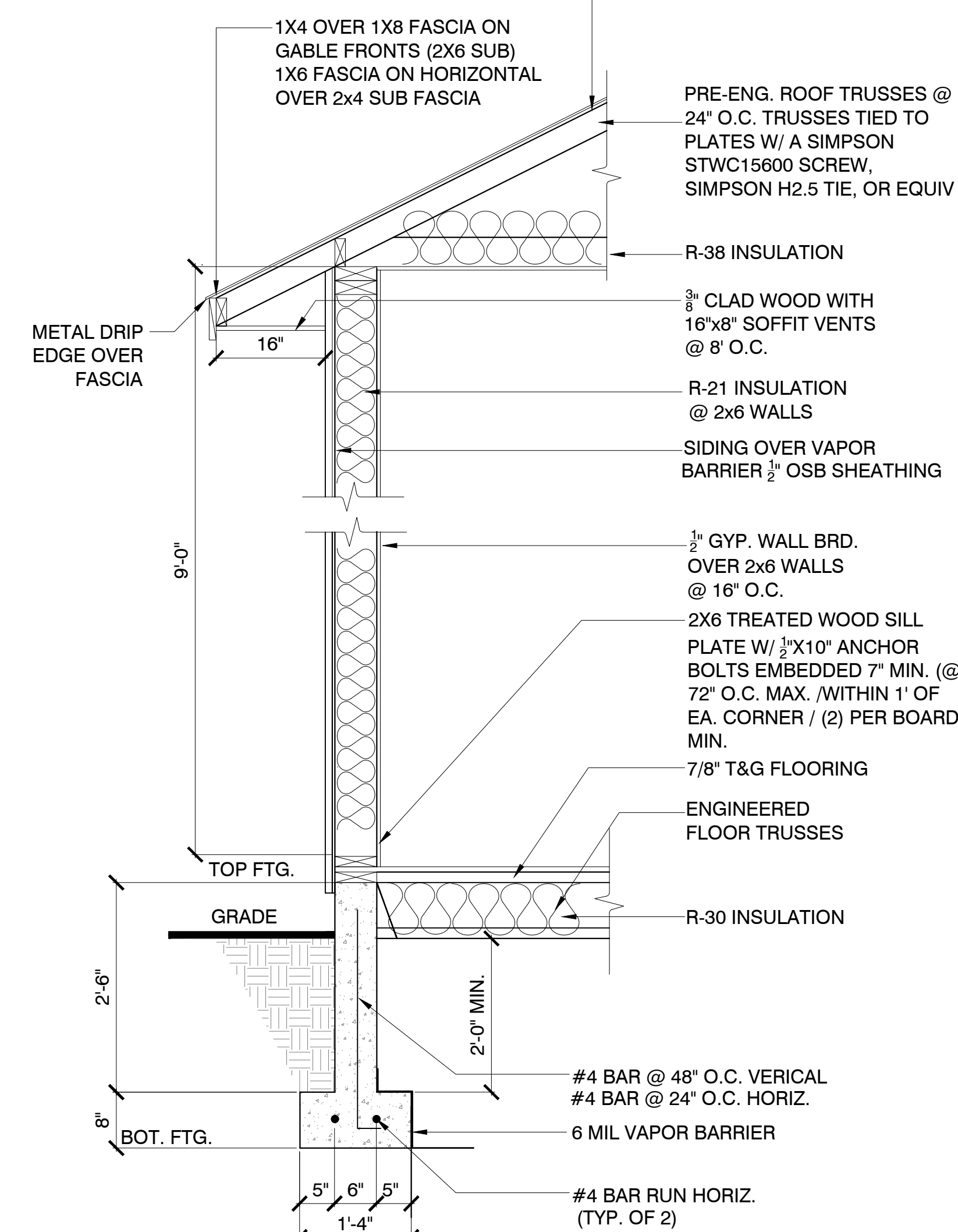
3 R602.10.6.4  
N.T.S.



2 GARAGE WALL SECTION  
3/4"=1'-0"

ATTIC VENTILATION:  $\frac{1}{150}$  OF ATTIC AREA (OR)  $\frac{1}{300}$  IF  $\frac{1}{2}$  IS IN SOFFIT &  $\frac{1}{2}$  IS 3'-0" ABOVE EVE VENTS. APPLY LATERAL 2X SOLID BLOCKING AT POINT OF BEARING OF ALL ROOF TRUSSES, RAFTERS, & CEILING JOISTS TO PREVENT ROTATION & LATERAL DISPLACEMENT

PRES. 30 YEAR SHINGLES  
OVER 15# OVER 7/16" OSB ROOF  
SHEATHING (W/ H-CLIPS) OVER TRUSSES



1 WALL SECTION  
3/4"=1'-0"