

GENERAL NOTES

PLANS COMPLY WITH 2012 INTERNATIONAL RESIDENTIAL CODE
 A. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE OF APPROVED SAFETY GLAZING MATERIALS: DOORS, GLAZING ADJACENT TO DOORS WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS WITHIN 60" OF THE FLOOR, WINDOWS WHERE THE EXPOSED AREA OF A PANE IS LARGER THAN 9 S.F. AND THE BOTTOM EDGE IS LESS THAN 18" AFF, AND THE TOP EDGE IS MORE THAN 36" AFF, AND A WALKING SURFACE IS WITHIN 36" OF THE GLAZING, GLAZING IN GUARDS AND RAILINGS, GLAZING ENCLOSING UET ACTIVITIES WHERE THE BOTTOM EDGE OF GLAZING IS LESS THAN 60" ABOVE ANY STANDING SURFACE, GLAZING ADJACENT TO STAIRS, LANDINGS INCLUDING LANDING AT BOTTOM OF STAIRS, AND RAFTERS WHEN THE BOTTOM OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
 B. SMOKE DETECTORS: PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA AND ON EACH STORY, INCLUDING BASEMENTS AND HABITABLE ATTICS. ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE DWELLING AND SHALL BE HARD-WIRED WITH BATTERY BACK-UP.
 C. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHERE FUEL FIRED APPLIANCES ARE INSTALLED OR WHICH HAVE ATTACHED GARAGES. ALARMS SHALL BE PROVIDED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. ALARMS SHALL COMPLY WITH CODE REQUIREMENTS, SHALL BE PERMANENT INSTALLATIONS AND SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 D. PROTECTION OF WOOD & WOOD BASED PRODUCTS AGAINST DECAY: PER SECTION 317 OF 2012 IRC.
 E. PROTECTION AGAINST TERMITES: PER SECTION 318 OF 2012 IRC.
 F. SITE ADDRESS: MIN. 4" HIGH LETTERS WITH STROKE WIDTH OF 1/2". ADDRESS SHALL BE CLEARLY LEGIBLE FROM THE STREET. (R319.1)
 G. DESIGN CRITERIA:
 WIND LOAD, EXPOSURE B, 90 MPH, SEISMIC CATEGORY A
 DEAD LOAD 10 PSF
 LIVE LOAD 40 PSF
 ROOMS-NON SLEEPING 10 PSF
 ROOMS-SLEEPING 10 PSF
 EXTERIOR BALCONIES 10 PSF
 EXTERIOR DECK 10 PSF
 STAIRS 40 PSF/300 LBS.
 GUARDRAILS/HANDRAILS 200 LBS.
 CEILING-NO STORAGE (SCUTTLE ACCESS ONLY) 10 PSF
 CEILING-STORAGE 10 PSF
 CONCRETE TILE OR SLATE ROOF 20 PSF
 ASPHALT, WOOD OR COMPOSITION ROOF 10 PSF
 H. ASSUMED ALLOWABLE SOIL PRESSURE 1500 PSF.
 J. ATTIC VENTILATION: THE NET FREE VENTILATION AREA SHALL BE NOT LESS THAN 1/80 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300, PROVIDED AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATOR LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, AT LEAST 3 FEET ABOVE EAVES OR CORNICE VENTS, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. RAFTERS SPACES ENCLOSED BY CEILINGS DIRECTLY APPLIED TO UNDERSIDE OF RAFTERS SHALL BE SIZED TO ALLOW A MINIMUM 1 INCH CLEAR VENTED AIR SPACE ABOVE THE INSULATION. ATTICS WITH A MAXIMUM VERTICAL CLEAR HEIGHT OF LESS THAN 30" NEED NOT BE PROVIDED WITH ACCESS OPENINGS.
 K. ALL ELECTRICAL RECEPTACLES SHALL BE TAMPER RESISTANT EXCEPT THOSE THAT ARE MORE THAN 66" AFF. THOSE THAT ARE PART OF A LIGHT FIXTURE OR APPLIANCE OR THOSE DEDICATED TO AN APPLIANCE.
 L. GROUND FAULT CIRCUIT INTERRUPTER PROTECTION (GFCI) SHALL BE INSTALLED IN RECEPTACLES IN BATHROOMS, KITCHENS, GARAGES, UNFINISHED BASEMENTS, OUTDOORS WITHIN 6' OF ANY SINK AND IN CRAWL SPACES. BATHROOM RECEPTACLES REQUIRE SEPARATE 20-AMP CIRCUIT.
 M. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT SINGLE-PHASE, 15 & 20- AMPERE OUTLETS SHALL BE PROTECTED BY AN ARC-FULT CIRCUIT INTERRUPTER. THIS REQUIREMENT EXEMPTED FOR CIRCUITS IN KITCHENS, BATHROOMS, UNFINISHED BASEMENTS, GARAGES, EXTERIOR OUTLETS, & THOSE SUPPLYING SMOKE ALARMS AND CO DETECTORS.
 N. EXTERIOR DECKS, WHEN DECKS, PORCHES, ETC. ARE MORE THAN 30" ABOVE GRADE, PROVIDE GUARDRAIL NOT LESS THAN 36" HIGH WITH INTERMEDIATE MEMBERS SPACED WITH NOT MORE THAN 4" BETWEEN.
 O. FLASH AND COUNTERFLASH ROOF RIDGES AND VALLEYS, ROOF PENETRATIONS, CHANGES IN ROOF PITCHES, RAKES, CHIMNEY BASES, WINDOW AND DOOR HEADS, ETC. TO PROVIDE WATER TIGHT CLOSURES. ALL EXPOSED FLASHING TO BE 26 GAUGE ALUMINUM. COUNTERFLASHING SHALL BE FABRICATED FROM 40# TERNE METAL.
 P. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 1" WITHIN THE FIRST 10' OF PATIOS, SIDEWALKS, AND DRIVEWAYS. SHALL SLOPE A MINIMUM OF 2% WITHIN THE FIRST 10' OF FOUNDATION.

ABBREVIATIONS
 AFF ABOVE FINISH FLOOR
 BD(S) BOARD/BOARDS
 CANT. CANTILEVER
 C.J. CONTRACTION JOINT
 C.L. CENTER LINE
 C.L.G. CEILING
 C.O. CASED OPENING
 CONC. CONCRETE
 CONT. CONTINUOUS
 C.S. CONTINUOUSLY SHEATHED
 D. DRYER
 D.F. DOUGLAS FIR
 D.H. DOUBLE HUNG
 DIA. DIAMETER
 DN. DOWN
 D.S. DOWNSPOUT
 D.W. DISHWASHER
 DWRS. DRAWERS
 EA. EACH
 E.C. END CONDITION
 EIF.S. EXTERIOR INSULATION FINISH SYSTEM ("DRY-VIT")
 E.J. EXPANSION JOINT
 ELEV. ELEVATION
 EQ. EQUAL
 E.W. EACH WAY
 F.B.O. FURNISHED BY OWNER
 F.D. FLOOR DRAIN
 F.O.C. FACE OF CONCRETE
 F.O.S. FACE OF STUD
 F.R. FIRE-RETARDANT
 G.A. GAUGE OR GAGE
 GFCI GROUND FAULT CIRCUIT INTERRUPTER
 GYP. BD. GYPSUM BOARD
 H.B. HOSE BIB
 H.C. HOLLOW CORE
 H.M. HOLLOW METAL
 HT. HEIGHT
 I.D. INSIDE DIAMETER
 J. JOINT
 K.S. KNEE SPACE
 LB. (*) FOUND
 L.V.L. LAMINATED VENEER LUMBER
 MAX. MAXIMUM
 MECH. MECHANICAL
 MFR. MANUFACTURER
 MIN. MINIMUM
 MICRO. MICROWAVE OVEN
 M.O. MASONRY OPENING
 N.I.C. NOT IN CONTRACT
 NO. NUMBER
 N.T.S. NOT TO SCALE
 O.H. ON CENTER
 O.H. OVERHEAD/OVERHANG
 O.P.F. OPPOSITE
 FR. FAIR
 PSI POUNDS SQUARE INCH
 PSF POUNDS SQUARE FOOT
 P.T. PRESSURE TREATED
 R. RISER
 RE. REFER (TO)
 REQD. REQUIRED
 REF. REFRIGERATOR
 RM. ROOM
 R.O. ROUGH OPENING
 R.O. SOLID CORE
 S.C. SOLID CORE WOOD DOOR
 S.D. SMOKE DETECTOR
 S.F. SQUARE FEET
 S.G. SAFETY GLAZING
 SIM. SIMILAR
 SQ. SQUARE
 S.S. STAINLESS STEEL
 STD. STANDARD
 T. TREAD
 T.O.B. TOP OF BEAM - STEEL
 T.O.C. TOP OF CONCRETE
 T.O.W. TOP OF WALL
 T.S.L. TRIANGULAR STAND LUMBER
 T.V. TELEVISION
 TYP. TYPICAL
 U.N.O. UNLESS NOTED OTHERWISE
 W. WASHER
 W/ WITH
 W.I.C. WALK-IN CLOSET
 W.H. WATER HEATER
 W.R. WATER RESISTANT
 W.U.F. WELDED WIRE FABRIC
 1ST FIRST
 2ND SECOND

ENERGY REQUIREMENTS:

THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE N102.11 OF THE 2012 IRC FOR CLIMATE ZONE 4.
 R-49 (ATTIC ACCESS HATCHES TO BE WEATHER STRIPPED AND SEALED TO A LEVEL EQUIVALENT TO THE SURROUNDING INSULATION)
 CATHEDRAL CEILINGS: R-30 (MIN. 1" AIRSPACE ABOVE INSULATION)
 5'00 SQ. FT. MAXIMUM AREA FOR CATHEDRAL CEILING INSULATION VALUES.
 FLOORS OVER UNHEATED SPACES OR CRAWL SPACES: R-19
 BASEMENT WALLS: R-10/13
 (R-10 FOR CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME, R-19 FOR CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL)
 EXTERIOR WALLS: R-20 MIN. OR 13 + 5 (13 FOR CAVITY, 5 FOR CONTINUOUS INSULATION)
 CRAWL SPACE WALLS: R-10/13
 (R-10 FOR CONTINUOUS INSULATION, R-13 FOR CAVITY INSULATION)
 FENESTRATION: U ≤ 0.35
 GLAZED FENESTRATION SHGC: U ≤ 0.40
 SKYLIGHT: U ≤ 0.35
 SLAB ON GRADE & WALK-OUT BASEMENTS: R-10 INSULATION FOR 2" DOWN FROM THE BOTTOM OF THE SLAB. THIS MAY BE PROVIDED ON THE INSIDE OF THE FOUNDATION WALL.
 A. THERMAL BREAK IS NOT REQUIRED AT THE INTERSECTION OF THE FOUNDATION WALL & SLAB.
 DUCTWORK: SUPPLY DUCTS IN ATTIC MIN. R-8, ALL OTHER DUCTS MIN. R-6. FLOOR OVER OUTSIDE AIR: R-30.
 A. SEAL ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS PER 2012 IRC M1601.3, N11-321, AND N102.2.2. SUPPLY AND RETURN AIR DUCTS NOT LOCATED ENTIRELY WITHIN THE BUILDING ENVELOPE SHALL BE INSULATED TO A MIN. OF R-8.
 B. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL INDICATING PREDOMINANT R-VALUES OF ALL INSULATION INSTALLED, U-FACTORS FOR FENESTRATION, & TYPES AND EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.
 C. BUILDING ENVELOPE TO BE SEALED TO LIMIT INFILTRATION. SEALING METHODS BETWEEN DIFFERENTIAL MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. REQUIRED SEALANT LOCATIONS LISTED IN IRC N102.4.1 AND AIR TIGHTNESS SHALL BE TESTED OR FIELD VERIFIED.
 D. RECESSED LIGHTING INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK, IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM.
 E. PROVIDE PROGRAMMABLE THERMOSTAT.
 F. PIPING: PROVIDE MIN. R-3 INSULATION FOR SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 125° F OR BELOW 55° F. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2. HOT WATER CIRCULATING PUMP SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL CUT-OFF SWITCH.
 G. MECHANICAL VENTILATION: OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN SYSTEM IS NOT OPERATING.
 H. EQUIPMENT SIZING: AS SPECIFIED IN IRC SECTION M1401.3
 NOTE:
 CLIMATE ZONE 4A
 6° F & 5249 HEATING DEGREE DAYS
 AIR FREEZING INDEX 1020
 MEAN ANNUAL TEMP 54.1° F.

ENERGY REQUIREMENT ALTERNATIVE:

USE OF A CERTIFIED HERS ENERGY RATER IS AN ALTERNATIVE TO PRESCRIPTIVE ENERGY COMPLIANCE. WHERE THE AIR INFILTRATION RATE IS LESS THAN 3 AIR CHANGES PER HOUR WHEN TESTED WITH A BLOWER DOOR TEST AT A PRESSURE OF 0.2 INCH WATER COLUMN (50 P.A.) IN ACCORDANCE WITH SECTION 402.4.12 OF THE INTERNATIONAL ENERGY CONSERVATION CODE, THE DWELLING UNITS SHALL BE VENTILATED BY MECHANICAL MEANS IN ACCORDANCE WITH SECTION 403.

SHOULD THE CONTRACTOR FIND DISCREPANCIES OR AMBIGUITIES IN, OR OMISSIONS FROM THE DRAWINGS, NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION.

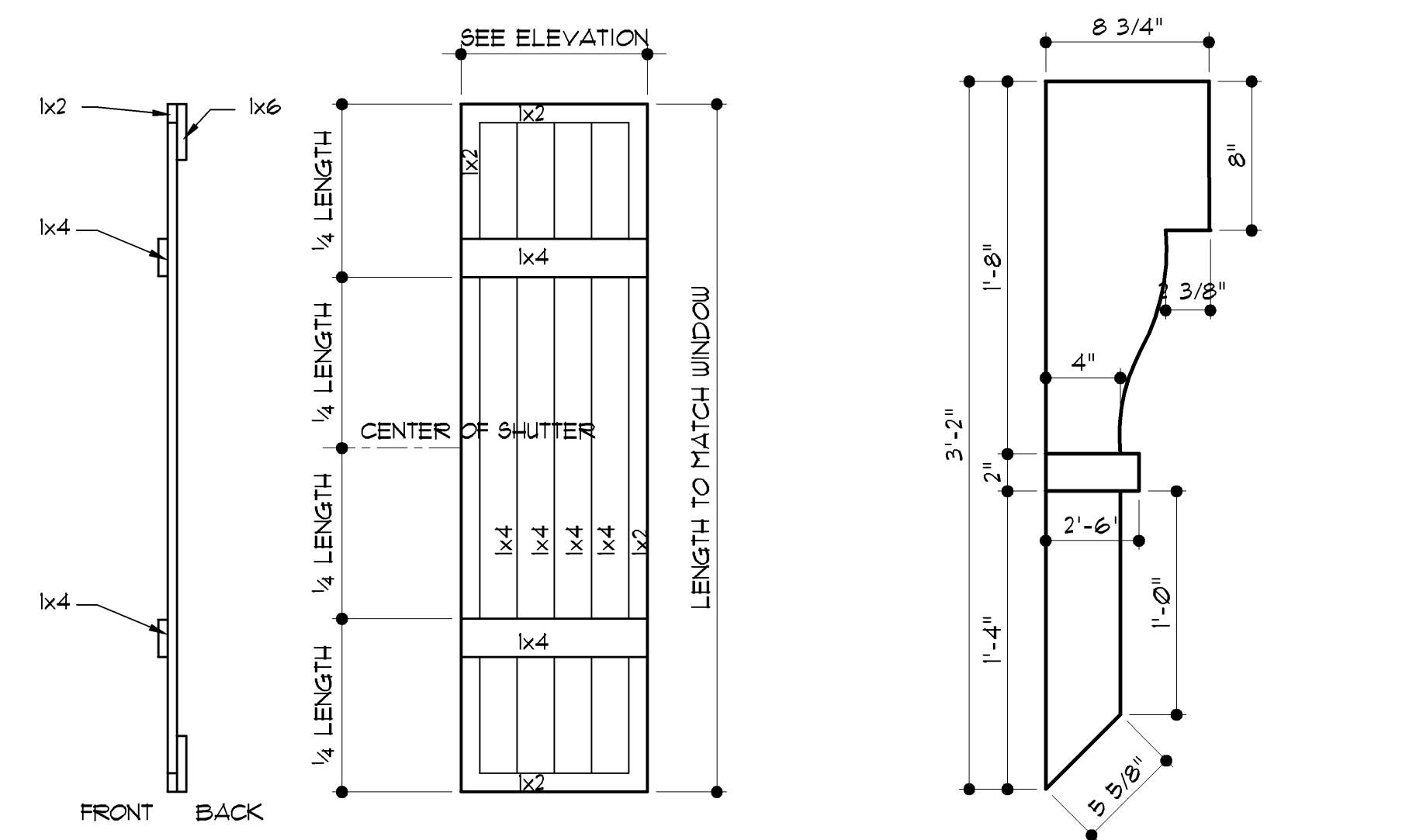
VERIFY ALL ROUGH OPENING DIMENSIONS FOR SELECTED DOORS, WINDOWS, AND MECHANICAL REQUIREMENTS BEFORE CONSTRUCTION BEGINS.

ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT SHALL BE INSTALLED, ERRECTED, APPLIED, USED, CONDITIONED, ADJUSTED, AND CLEANED IN ACCORDANCE WITH THE CURRENT DIRECTIONS, INSTRUCTIONS, AND RECOMMENDATIONS OF THE MANUFACTURER AND WITH CURRENT PRINTED STANDARD SPECIFICATIONS WHICH ARE ISSUED AND RECOMMENDED BY ORGANIZED ASSOCIATIONS OF MANUFACTURERS, CRAFTS, AND TRADES.

SQUARE FOOTAGE TABLE

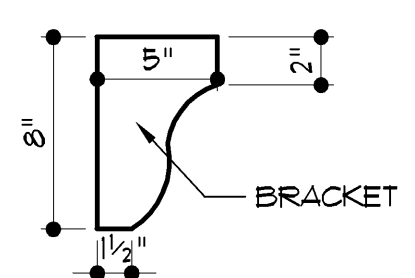
LOCATION	AREA (S.F.)
RESIDENTIAL, LIVING AREA	2232
RESIDENTIAL, UNFINISHED BASEMENT	565
RESIDENTIAL, FINISHED BASEMENT	1041
RESIDENTIAL, DECKS	117
RESIDENTIAL, GARAGE	680
RESIDENTIAL, FRONT PORCH	31

ROOFING MATERIAL	COMPOSITION SHINGLES	NUMBER OF BATHROOMS	4
NUMBER OF BEDROOMS	5	NUMBER OF STORIES	2-BASEMENT FINISH
NUMBER OF LIVING UNITS	1	TOTAL LIVING AREA	3213
SEWER CONNECTION FEE			
RESIDENTIAL, GARAGE	680		
RESIDENTIAL, FRONT PORCH	31		



4 SHUTTERS
3/4" = 1'-0"

3 WOOD BRACKETS
1 1/2" = 1'-0"



2 WOOD BRACKET
1 1/2" = 1'-0"

ELEVATION NOTES

- (E1) ROOFING TO BE COMPOSITION SHINGLES ON 30# FELT ON 5/8" CDX PLYWOOD SHEATHING OR 19/32" O.S.B. (GLIFFED).
- (E2) SIDING TO BE "INNERSEAL" (OR SIMILAR) OVER MIN. 1/16" APA RATED OSB OR 1/2" CDX PLYWOOD-CONTINUOUS AND AIR/WATER RESISTANT BARRIER. INSTALL PER CODE AND MANUFACTURER'S INSTRUCTIONS. SIDING TO LAP RIM.
- (E3) 1x4 "SMART" TRIM AT ALL CORNERS, UNO. INSTALL PER MANUFACTURER'S INSTRUCTIONS. PROVIDE 1x4 "SMART" TRIM AROUND WINDOWS.
- (E4) SHINGLE SIDING OVER MIN. 1/16" APA RATED OSB OR 1/2" CDX PLYWOOD-CONTINUOUS AND AIR/WATER RESISTANT BARRIER. INSTALL PER CODE AND MANUFACTURER'S INSTRUCTIONS. SIDING TO LAP RIM.
- (E5) 2" MANUFACTURED STONE, INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- (E6) SET RAFTERS ON TOP OF FLOOR JOISTS. FURR DOWN BOTTOM OF SOFFIT TO ALIGN W/BOTTOM OF CANTILEVER.
- (E7) WOOD BRACKET, SEE DETAIL 3/A1.
- (E8) TIGHT BARGE
- (E9) SHUTTERS TO MATCH LENGTH OF WINDOW. SEE DETAIL 4/A1.
- (E10) NOT USED.
- (E11) NOT USED.
- (E12) 8"x8" SQUARE COLUMN.
- (E13) EXTEND FLOOR JOISTS AND INSULATE SOFFIT
- (E14) HOLD WINDOW TIGHT TO SOFFIT.
- (E15) WOOD DENTILS, SEE DETAIL 2/A1.



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

ADDRESS:
LOT #:

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NO. DATE DESCRIPTION

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DRAWN BY: LG
 DATE: 11-19-2018
 PROJECT NO: 18DUG01

SHEET NO. **A1**