

HESTNUT -393-0175

-2288 66201 208 913 ., #200, KANSA 110TH ST ND PARK,

11-01-2018

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02DUG10

GENERAL NOTES PLANS COMPLY WITH 2012 INTERNATIONAL RESIDENTIAL CODE.
A. GLASS: 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 SF. 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 WET 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 RAMPS 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 D. PROTECTION OF WOOD & WOOD BASED PRODUCTS AGAINST DECAY PER SECTION 317 OF 2012 IRC. LE PROTECTION AGAINST TERMITES: PER SECTION 318 OF 2012 IRC. F. SITE ADDRESS: MIN. 4" HIGH LETTERS WMIN. STROKE WIDTH OF 1/2". ADDRESS SHALL BE CLEARLY LEGIBLE FROM THE STREET. (R319.1)
G. DESIGN CRITERIA: WIND LOAD. EXPOSURE B, 30 MPH, SEISMIC CATEGORY A LIVE LOAD 40 PSF 30 PSF DEAD LOAD 10 PSF 10 PSF ROOMS-SLEEPING 60 PSF 40 PSF 10 PSF 10 PSF EXTERIOR BALCONIES EXTERIOR DECK 40 PSF/300 LBS. 10 PSF GUARDRAILS/HANDRAILS 10 PSF 10 PSF CEILING-NO STORAGE (SCUTTLE ACCESS ONLY) CEILING-STORAGE

20 PSF 20 PSF SNOW LOAD 20 PSF ASPHALT, WOOD OR COMPOSITION ROOF H. ASSUMED ALLOWABLE SOIL PRESSURE 1500 PSF.
J. ATTIC VENTILATION: THE NET FREE VENTILATION AREA SHALL

BE NOT LESS THAN 1/150 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 I 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 OPENING. K ALL ELECTRICAL RECEPTICALS 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-FAULT CIRCUIT INTERRUPTER. THIS REQUIREMENT IS EXEMPTED FOR CIRCUITS IN KITCHENS, BATHROOMS, UNFINISHED BASEMENTS, GARAGES, EXTERIOR OUTLETS, & THOSE SUPPLYING SMOKE ALARMS AND CO DETECTORS. 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 6" WITHIN THE FIRST 10'. PATIOS, SIDEWALKS, AND DRIVEWAYS SHALL

SLOPE A MINIMUM OF 2% WITHIN THE FIRST 10' OF FOUNDATION.

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	ABBRI	<u>EVIATIONS</u>	MFP	MANUFACTURER
	AFF.	ABOVE FINISH FLOOR	MIN.	MINIMUM
	BD(S).	BOARD/BOARDS		MICROWAVE OVEN
10	CANT.	CANTILEYER	M.O.	MASONRY OPENING
		CONTRACTION JOINT		NOT IN CONTRACT
		CENTER LINE		NUMBER
	CLG.	CEILING		NOT TO SCALE
	C.O.	CHOED OF LINING	OG.	ON CENTER
200		CONCRETE	OH	OVERHEAD/ OVERHANG
		CONTINUOUS CONTINUOUSLY SHEATHED	OPP	OPPOSITE
	C.S. D.	DRYER	PR.	PAIR
	D. DF.	DOUGLAS FIR	PSI	POUNDS SQUARE INCH
1000	DH	DOUBLE HUNG	PSF	POUNDS SQUARE FOOT
200		DIAMETER	P.T.	
	DN.	DOWN	R.	RISER
	D.S.	DOWNSPOUT	RE:	•
September 1	D.W.	DISHWASHER		REQUIRED
100 m	DWRS.	DRAWERS	REF.	
ale see	EA.	F & C		ROOM
Section 1	E.C.	END CONDITION	RO.	ROUGH OPENING
Application of	E.I.F.S.	EXTERIOR INSULATION	S.C.	SOLID CORE
Section Section	1	FINISH SYSTEM ("DRY-VIT")	SCWD	SOLID CORE WOOD
ではなる	EJ.		an	DOOR SMOKE DETECTOR
	ELEY.		عب. عب.	SOUARE FEET
	EQ.		5 5	SAFETY GLAZING
1	E.W.	EACH WAY	5.G. SIM.	
See Kong		FURNISHED BY OWNER	50.	
4	F.D.	FLOOR DRAIN	5.S.	
		FACE OF CONCRETE	STD.	STANDARD
ALC: N	F.O.S.	FACE OF STUD FIRE-RETARDANT	T.	TREAD
	F.R.	and the same of th	T.O.B.	TOP OF BEAM - STEEL
Service S	GA. GFCI	GROUND FAULT	T.O.C.	TOP OF CONCRETE
100		CIRCUIT INTERRUPTER	T.O.W.	TOP OF WALL
e Constitution		GYPSUM BOARD	T.S.L.	TRIANGULAR STAND LUMBE
54	H.B.	HOSE BIB	T.Y.	TELEVISION
	H.C.	HOLLOW CORE	TYP.	
	HM.	HOLLOW METAL	UN.O.	
	HT.	HEIGHT	W.	WASHER
Charles of the	ID.	INSIDE DIAMETER	W/	WITH
Carre	1		W.I.C.	WALK IN CLOSET
	JT.	JOINT -		
Section of the section of	KS.	KNEE SPACE	W.H.	WATER HEATER

ENERGY REQUIREMENTS.

THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE N1102.1.1 OF THE 2012 IRC FOR CLIMATE

CEILING: R-49 (ATTIC ACCESS HATCHES TO BE WEATHER STRIPPED AND SEALED TO A LEVEL EQUIVALENT TO THE SURROUNDING INSULATION.) CATHEDRAL CEILINGS: R-30 (MIN. I" AIRSPACE ABOVE INSULATION) 500 SF. 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 BASEMENT WALL).
THE HOME, R-13 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≤ Ø.35 (DEFAULT U-FACTOR FOR DOUBLE PANE, ARGON FILLED LOW-E IS U=0.35) GLAZED FENESTRATION SHGC: U ≤ 0.40

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. SKYLIGHT: U≤055 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 MIGOL3, NII-32.1, AND NII0322 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 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 DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. REQUIRED SEALANT LOCATIONS LISTED IN IRC NII024.1.

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 20 CFM.

E. PROVIDE PROGRAMMABLE THERMOSTAT.

F. PIPING: PROVIDE MIN. R-3 INSULATION FOR SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105° 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 ACCESIBLE 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 MI4013

CLIMATE ZONE 4A 6° F & 5249 HEATING DEGREE DAYS AIR FREEZING INDEX 1000 MEAN ANNUAL TEMP 54.7° F.

ELEVATION NOTES

(E.) ROOFING TO BE COMPOSITION SHINGLES

TRIM AROUND WINDOWS.

SIDING TO LAP RIM.

OF CANTILEYER.

E.T) TIGHT BARGE

(E.9) NOT USED.

(E.IØ) NOT USED.

(E.II) NOT USED.

DETAIL 4/AI.

(E.12) 8"X8" SQUARE COLUMN.

(E) WOOD BRACKET, SEE DETAIL 3/A1.

ON 30* FELT ON 5/8" CDX PLYWOOD

SHEATHING OR 19/32" O.S.B. (CLIPPED).

(E2) SIDING TO BE "INNERSEAL" (OR SIMILAR) OVER MIN. 1/16" APA RATED OSB OR 1/2" CDX PLYWOOD-CONTINUOUS AND AIR/WATER

E) SHINGLE SIDING OVER MIN. 1/16" APA RATED

ED SET RAFTERS ON TOP OF FLOOR JOISTS, FURR DOWN BOTTOM OF SOFFIT TO ALIGN W/BOTTOM

SHUTTERS TO MATCH LENGTH OF WINDOW. SEE

EXTEND FLOOR JOISTS AND INSULATE SOFFIT

HOLD WINDOW TIGHT TO SOFFIT.

WOOD DENTILS, SEE DETAIL 2/AI.

-OSB-OR 1/2" CDX PLYWOOD-CONTINUOUS AND AIRWATER RESISTANT BARRIER, INSTALL PER CODE AND MANUFACTURER'S INSTRUCTIONS.

REGISTANT BARRIER INSTALL PER CODE AND

- 1x4 "SMART" TRIM AT ALL CORNERS, UN.O. INSTALL PER MANUFACTURER'S INSTRUCTIONS. PROVIDE 1x4 "SMART"

MANUFACTURER'S INSTRUCTIONS. SIDING TO

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 02 INCH WATER COLUMN (50 PA) IN ACCORDANCE WITH SECTION 402.4.12 OF THE INTERNATIONAL ENERGY CONSERVATION CODE, THE DWELLING UNITS SHALL BE VENTILATED BY MECHANICAL MEANS IN ACCCORDANCE 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.

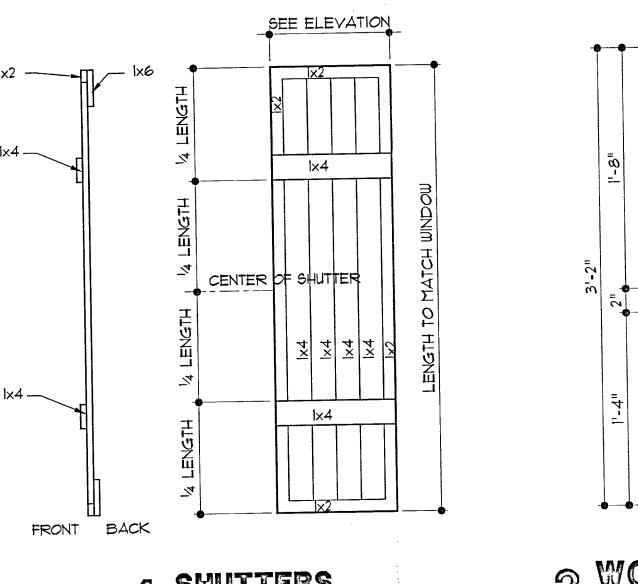
ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT SHALL BE INSTALLED, ERECTED, APPLIED, USED, CONDITIONED, ADJUSTED, AND CLEANED IN ACCORDANCE WITH THE CURRENT DIRECTIONS, INSTRUCTIONS, AND RECOMMENDATIONS OF THE MANUFACTURER AND WITH CURRENT PRINTED STANDARD SPECIFICATIONS WHICH ARE ISSUED AND RECOMMENDED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

RESIDENTIAL, GARAGE

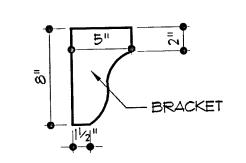
RESIDENTIAL, FRONT PORCH

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	N SHINGLES	NUMBER OF BATHROO	
NUMBER OF BEDROOMS	5		NUMBER OF STORIES	
NUMBER OF LIVING UNITS	1		TOTAL LIVING AREA	
SEWER CONNECTION FEE				

680



2'-6"



2 WOOD BRACKET



BATHROOMS

2+BASEMENT FINISH

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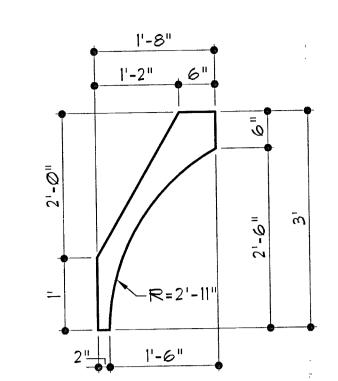
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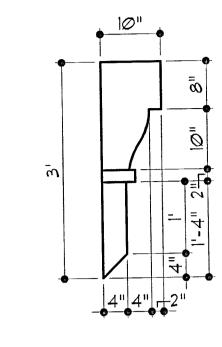
11-19-2018

ANDERSON WINE	OOWS (OPERABLE)	WEATHERSHEILD WINDOWS (FIXED)		
SIZE:	LOCATION:	SIZE:	LOCATION:	
2-3060G	DINING	6036G	DOOR TRANSOM	
3060	GREAT	3030G	FRONT	
3060T	BREAKFAST	3030TG	FRONT	
CN24	KITCHEN	3030	STAIRS	
2-3050	OFFICE	3Ø3ØT	FRONT	
3050	BASEMENT EGRESS	3-3060T	GREAT	
3050	BEDROOM #2	3-3060T	BREAKFAST	
3050G	BEDROOM *3	3020	BREAKFAST	
2-3050G	BEDROOM #4	264ØT	STAIRS	
3050	MASTER	2660T	STAIRS	
3050	MASTER	2040TG	BEDROOM *4 CL	
2-2050	MASTER	4040T	MASTER BATH	
2030	MASTER BATH			

LETTER NOTATIONS:

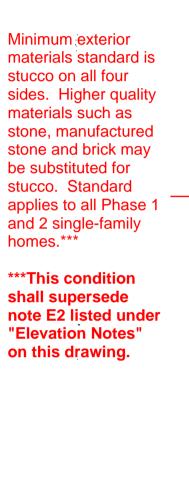
G-GRILLS T-TEMPERD A-ARCHED





2 WOOD BRACKETS

3 WOOD BRACKET



SHOULD THE CONTRACTOR FIND DISCREPANCIES OR

CONSTRUCTION BEGINS.

AMBIGUITIES IN, OR OMISSIONS FROM THE DRAWINGS, NOTIFY

VERIFY ALL ROUGH OPENING DIMENSIONS FOR SELECTED

ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT SHALL BE INSTALLED, ERECTED, APPLIED, USED,

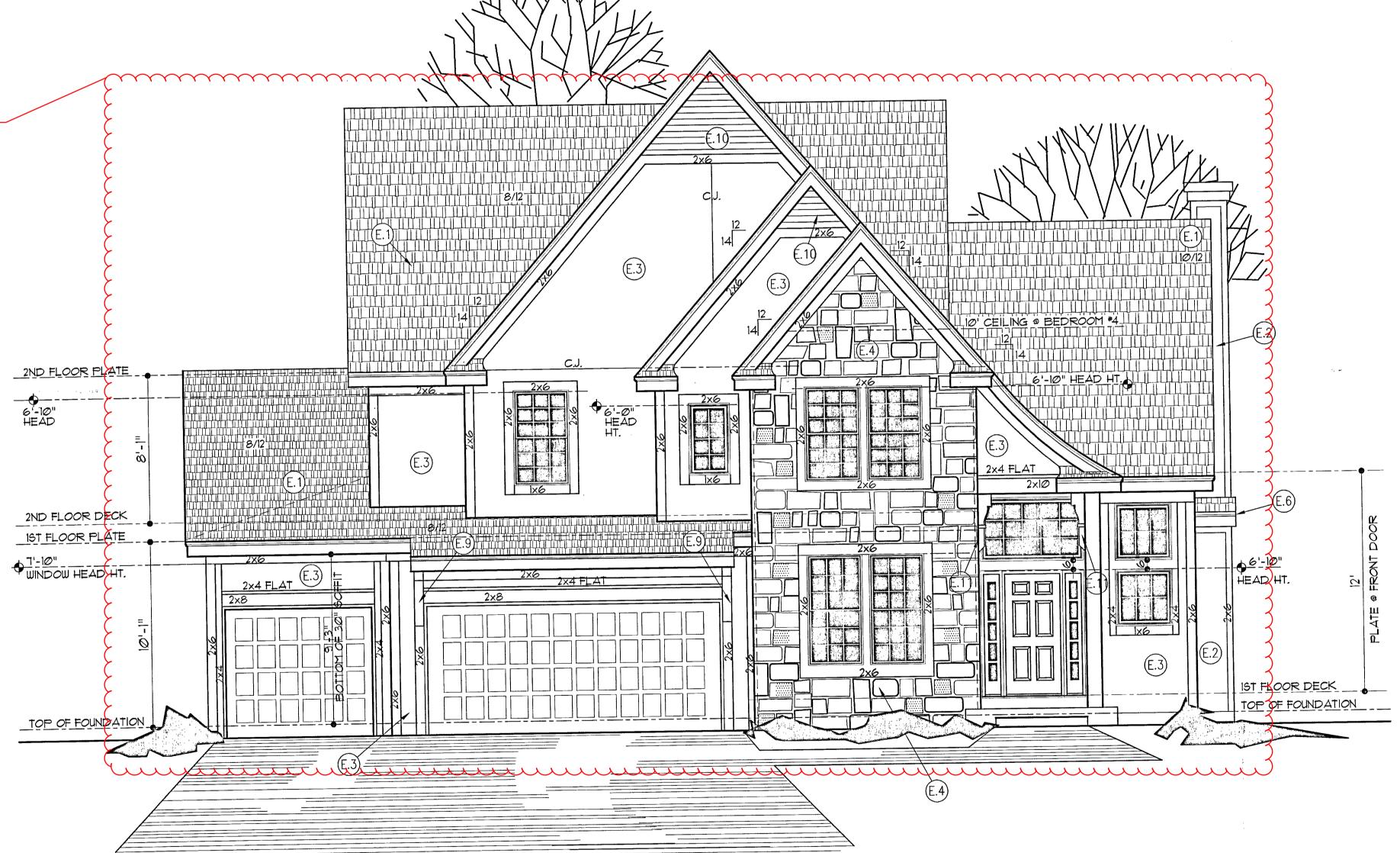
WITH THE CURRENT DIRECTIONS, INSTRUCTIONS, AND

OF MANUFACTURERS, CRAFTS, AND TRADES.

RECOMMENDATIONS OF THE MANUFACTURER AND WITH

CONDITIONED, ADJUSTED, AND CLEANED IN ACCORDANCE

CURRENT PRINTED STANDARD SPECIFICATIONS WHICH ARE ISSUED AND RECOMMENDED BY ORGANIZED ASSOCIATIONS



ELEVATION NOTES

E.) ROOFING TO BE COMPOSITION SHINGLES ON 30* FELT ON 3/4" CDX PLYWOOD SHEATHING OR 5/8" O.S.B. (CLIPPED)

E2) SIDING ON REAR AND SIDES TO BE "INNERSEAL"
ON 1/16" O.S.B. W/ 1x4 "SMART" TRIM AT ALL CORNERS.
INSTALL PER MANUFACTURER'S INSTRUCTIONS.
PROVIDE 1x4 "SMART" TRIM AROUND WINDOWS. THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION.

STUCCO ON METAL LATH AND 30# FELT ON 1/16" O.S.B. EXTEND STUCCO TO WITHIN 8" OF FINISHED GRADE.

DOORS, WINDOWS, AND MECHANICAL REQUIREMENTS BEFORE 2" MANUFACTURED STONE VENEER INSTALL PER MANUFACTURER'S INSTRUCTIONS.

(E.) NOT USED.

ED TIGHT BARGE €.T) NOT USED.

€8 NOT USED. E) 36" LONG × 6" WIDE BRACKET, RE: DETAIL 2/AI.

EIG LAP SIDING W/ 4" REVEAL.

(E.) 36" LONG x 6" WIDE BRAC

CKET, RE: DETAIL 3/AI.

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Evanston 'C' FRONT ELEVATION

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