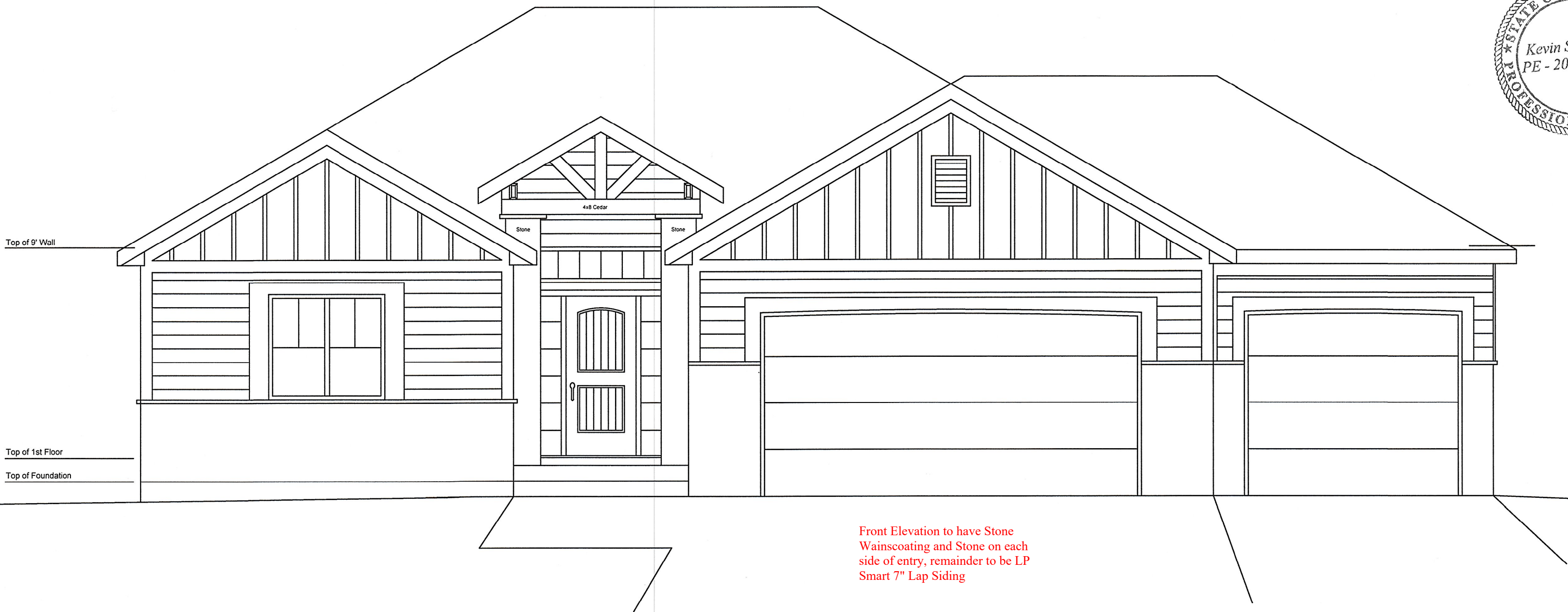
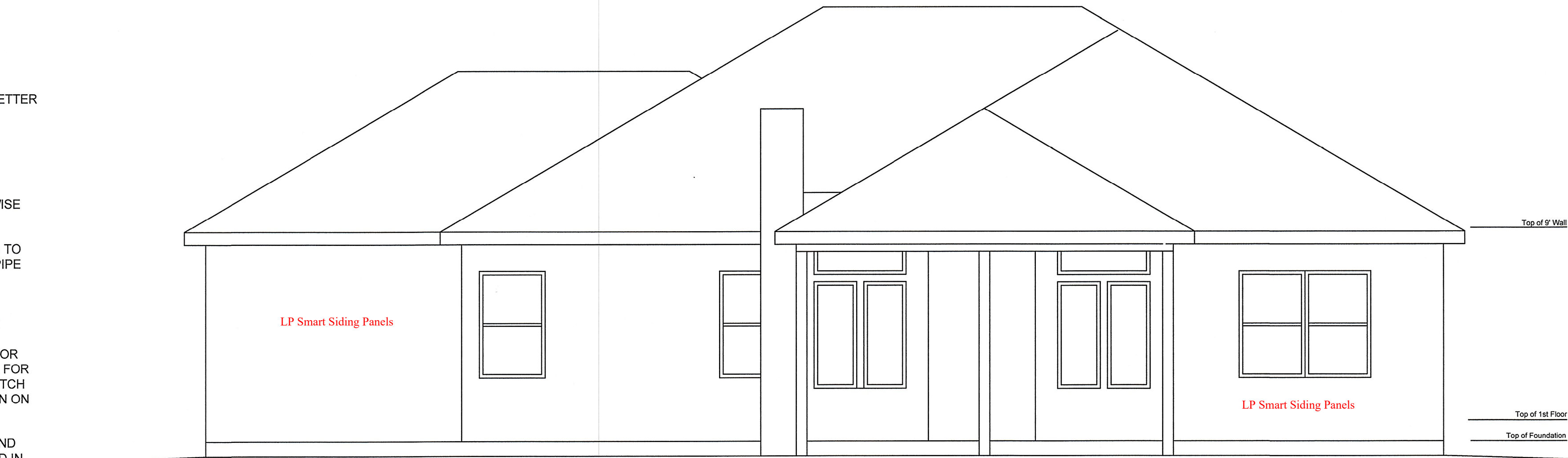
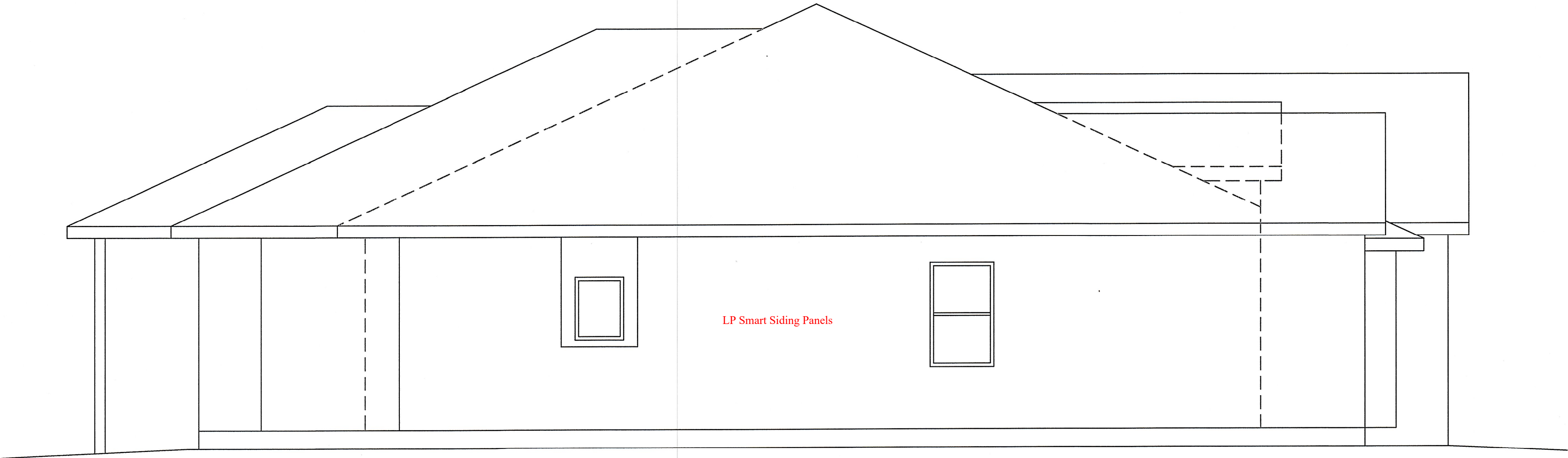


GENERAL NOTES:

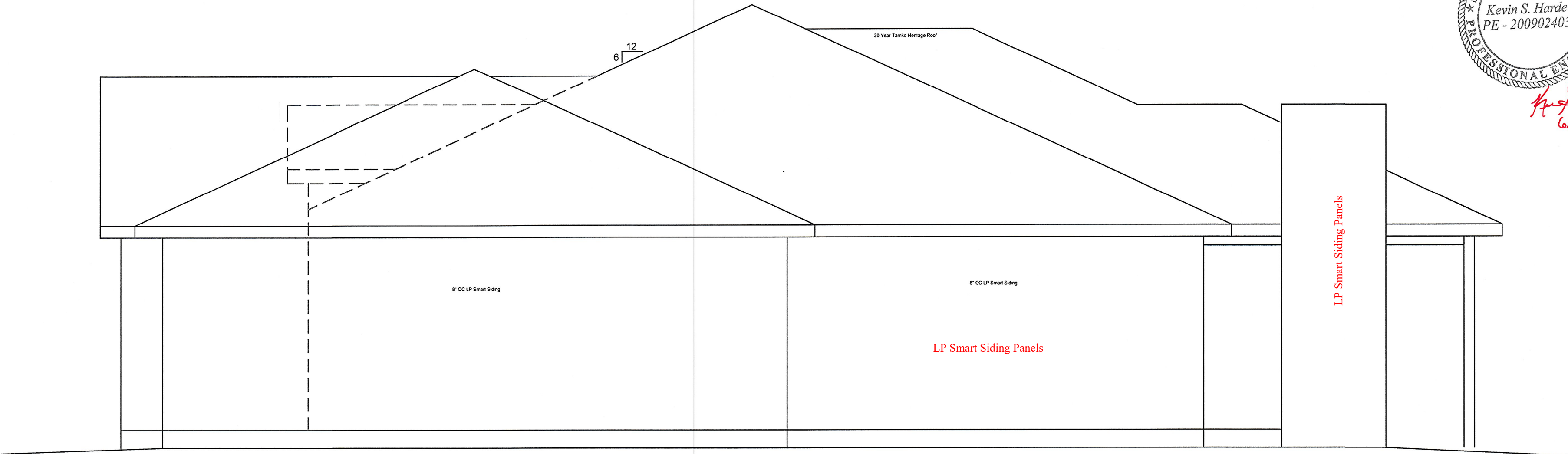
- STEEL: A36
- WOOD: #2 D.F.L. OR BETTER
- ALL LVL'S TO BE 1.9E MICROLAMS UNLESS OTHERWISE SPECIFIED
- ALL HEADERS TO BE (2) 2X10'S UNLESS OTHERWISE SPECIFIED
- ALL STEEL BEAM POSTS TO BE STD WEIGHT STEEL PIPE COLUMNS UNLESS OTHERWISE SPECIFIED
- ALL WINDOW SIZES ARE SPECIFIED IN FEET AND INCHES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING WINDOWS TO MATCH THE DIMENSIONS SHOWN ON THE PLANS
- PLANS ARE DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE TO THE ~~2012~~ 2018 IRC FOR ONE AND TWO FAMILY DWELLINGS. SOME CITIES MAY HAVE REGULATION WHICH SUPERCEDE THE ~~2012~~ IRC. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH THOSE REGULATIONS



Mr. & Mrs. Mike Hubbard Residence	
Lot 165, Napa Valley 4th Plat Lees Summit, MO	
Plan: 20.05.KSH	
4/13/2021	
1/4" = 1'-0"	
1	



Left Side Elevation
1/4" = 1'-0"



Right Side Elevation
1/4" = 1'-0"



Kevin S. Hardee
6/2/21

Mr. & Mrs. Mike Hubbard Residence	
Lot 165, Napa Valley 4th Plat Lees Summit, MO	
Plan: 20.05.KSH	
4/13/2021	
1/4" = 1'-0"	
2	

Plans are designed and shall be constructed in accordance with the 2018 IRC Code.

Main Living Area - 1898 SF
Unfinished Basement - 1736 SF
Garage Area - 773 SF

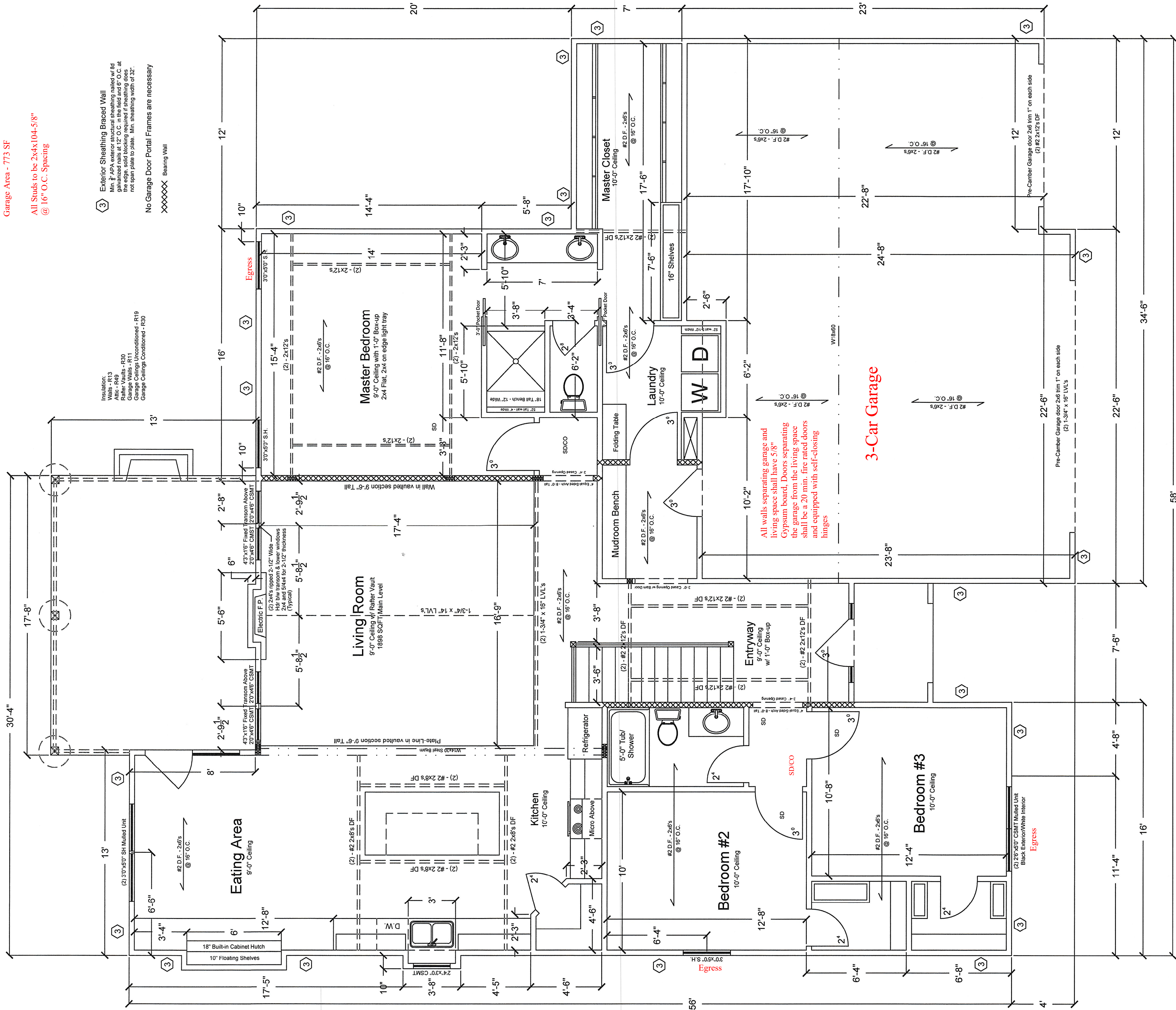
All Studs to be 2x4x104-5/8"
@ 16" O.C. Spacing

Insulation:
Walls - R13
Attic - R49
Culter Vaults - R30
Garage Ceilings - R19
Garage Ceilings Unconditioned - R30

3 Exterior Sheathing Braced Wall
Min. 2" APA exterior structural sheathing nailed w/ 8d galvanized nails at 12" O.C. in the field and 6" O.C. at the edge, solid blocking required if sheathing does not span plate to plate. Min. sheathing width of 32".

No Garage Door Portal Frames are necessary

XXXXXX Bearing Wall



Mr. & Mrs. Mike Hubbard Residence

Lot 165, Napa Valley 4th Plat
Lees Summit, MO

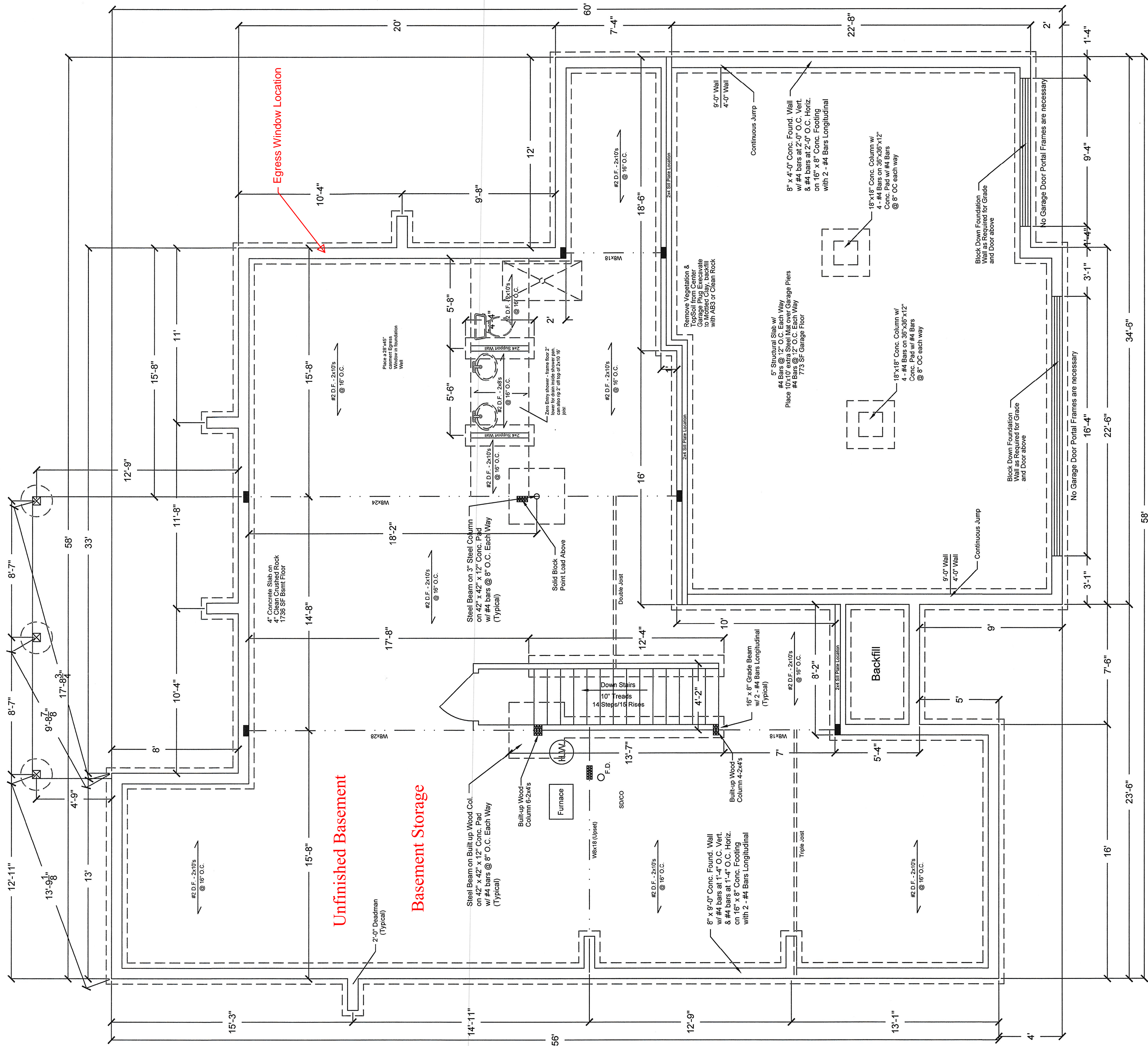
Plan: 20.05.KSH

4/13/2021

1/4" = 1'-0"

3

Plans are designed and shall be constructed in accordance with the 2018 IRC Code.



Handwritten signature and date:
6/2/21

Mr. & Mrs. Mike Hubbard Residence

Lot 165, Napa Valley 4th Plat
Lees Summit, MO

Plan: 20.05.KSH

4/13/2021

1/4" = 1'-0"

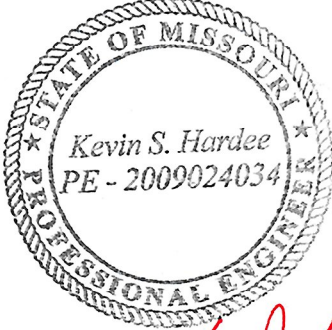
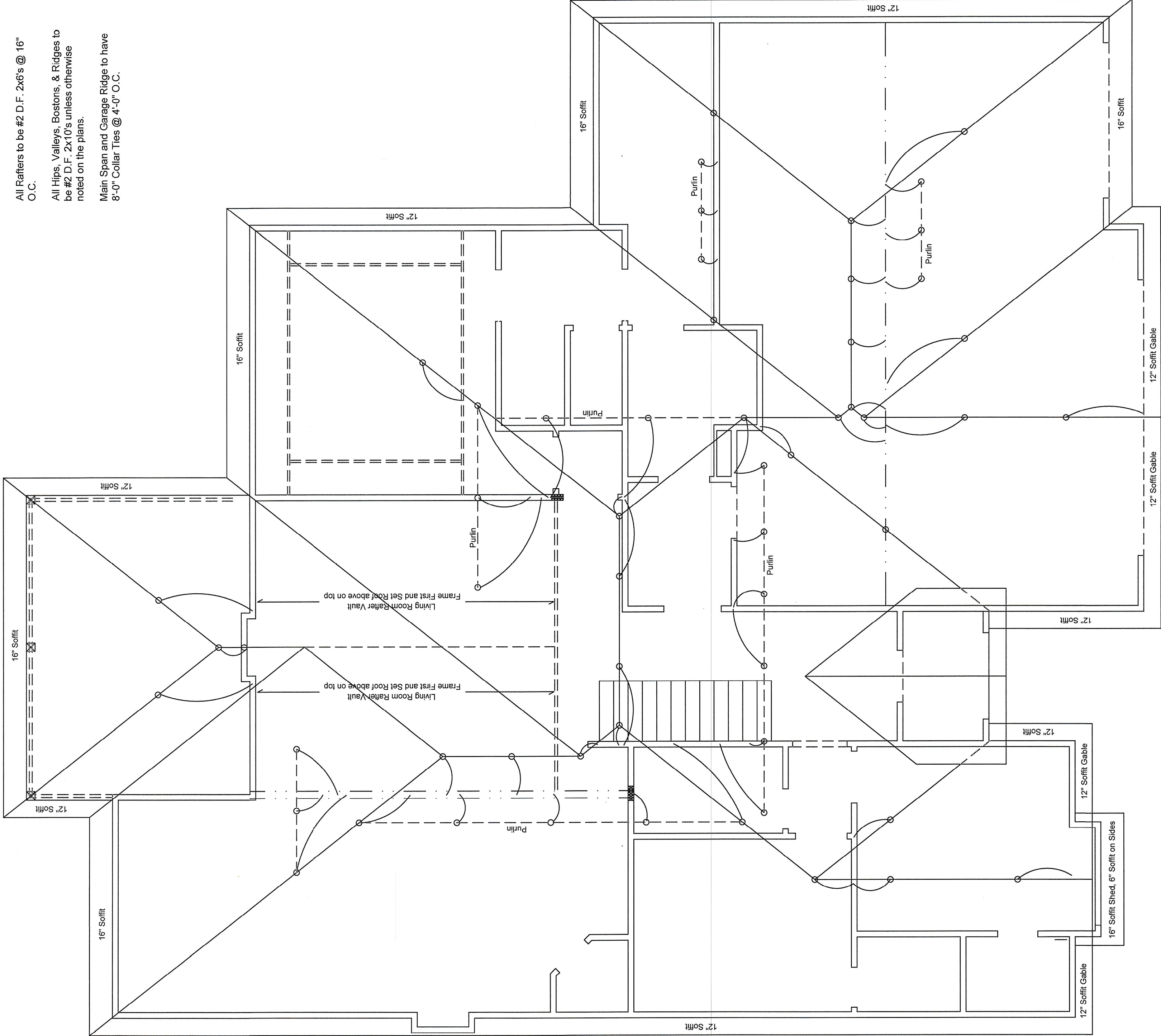
4

Plans are designed and shall be constructed in accordance with the 2018 IRC Code.

All Rafters to be #2 D.F. 2x6's @ 16" O.C.

All Hips, Valleys, Bostons, & Ridges to be #2 D.F. 2x10's unless otherwise noted on the plans.

Main Span and Garage Ridge to have 8'-0" Collar Ties @ 4'-0" O.C.



Kevin S. Hardee
6/2/21

Mr. & Mrs. Mike Hubbard Residence

Lot 165, Napa Valley 4th Plat
Lees Summit, MO

Plan: 20.05.KSH

1/4" = 1'-0"

5