



BOARD OF ADJUSTMENT MEETING

JUNE 25, 2026 @ 5:00 PM
MAIN BOARDROOM
MONETT CITY ANNEX
100 S. MAPLE ST.

AGENDA

I. Call to Order

II. Approval of the Agenda

III. Public Comments

- A. General public comments not pertaining to agenda items are to be given 3 minutes per person. Comments pertaining to agenda items are to be discussed during the appropriate section.

IV. Regular Business

- A. Consent Agenda
 - i. Approval of the Minutes from the May 21st, 2026 Board of Adjustment Meeting

V. New Business

- A. 108 Haylee Circle - An Appeal of an Easement Encroachment Determination

VI. Informational Items

VII. Adjournment

Meeting Minutes for the Board of Adjustment Meeting on May 21st, 2026

A publicly announced and noticed meeting of the City of Monett's Board of Adjustment was held on Thursday, May 21st, 2026 at 5:00pm at the Monett City Annex located at 100 S. Maple St. in Monett.

Persons in attendance at this meeting included the following: Chairperson Ron Netzer, Board Members BJ Stegman, Mike Wallace, and David Saunders, and newly-appointed Board Alternate Gerry Bounds. Also attending were Development Assistant Andrew Miller as ad-hoc secretary, Community Development Director Doug Potts, and City attorney representative Holly Dodge of Lauber Municipal Law.

As a point of order, Doug Potts mentioned prior to the meeting that Thad Hood had resigned from his position as a member of the Board of Adjustment on Wednesday, May 20th, 2026. Thus, Thad Hood was no longer a Board member as of this meeting. Gerry Bounds – a newly-appointed alternate – was sitting in his place.

The meeting was called to order at 5:02pm by Chairman Ron Netzer.

There was a vote to elect a new chairperson. Mike Wallace made a motion to elect Ron Netzer, the previous Chairperson, as the new Chairperson. BJ Stegman seconded the motion. There was a verbal vote: all members voted aye. There were no nays. Thus, Ron Netzer was elected Chairperson for this year.

David Saunders motioned to approve the agenda as written. Mike Wallace seconded the motion. There was a vote via raised hands: all members voted aye. There were no nays. Thus, the agenda was approved.

There was an opportunity for public comments. Having no members of the public attending and hearing no comments, Chairman Ron Netzer sought out Holly Dodge to begin a presentation on training for the Board of Adjustment.

At 5:05pm, the floor was presented to Holly Dodge to speak. Holly began with a history of Planning and Zoning and Boards of Adjustment in the country, Missouri, and Monett. She also discussed the differences between home-rule cities and non-home-rule cities.

Doug Potts left the meeting at 5:09pm and returned to the meeting at 5:11pm.



Holly Dodge discussed the evolution of the Board of Adjustment from Missouri's Enabling Act and described the general idea of the Board to be a small tweak in a rule for a specific property. She highlighted what colloquially locally is called a "variance" should be based on specific, peculiar, and unique circumstances to a property that make proper use of one's land useable while it otherwise may not be useable. She gave specific examples, and specifically did mention the concept that Missouri courts have decided that "[so an owner] can make more money" is not a worthwhile reason to receive a variance. Rather, these should be slight, minor changes to rules that keep with the "spirit of the law" of the ordinance an applicant is seeking a variance from.

Holly Dodge then focused on the legal requirements, powers, and processes of the Board of Adjustment as laid out in RSMo Ch. 89. She included that at least four members of the Board being present are needed for quorum, and also that four votes to affirm a variance are needed for a variance to pass. A majority with less than four votes (such as 3-2) results in a denied variance. She also reiterated that a properly seated Board of Adjustment should have five members with three alternates. She also mentioned that Board members need to be residents of the City of Monett. Further, she mentioned that terms for members should be staggered for five years and there should be an election of a chairperson at the beginning of each year.

Holly Dodge went on to describe the Board of Adjustment as a quasi-judicial body. She stated that the Board should not be making comments or advising upon ordinance or land-uses, and is not offering recommendations, but rather it is a decision-making body.

Holly Dodge went on to mention the proper procedures for hearing a variance case. She mentioned that the Chairperson calls the meeting and controls conduct of the meeting. She stated that only one person should be talking or "having the floor" at a time. All aspects of a case should be discussed – both the City and applicant should have their time to speak and be heard. She stated that all questions should be directed towards the City staff and that the Chairperson is in charge of directing questions.

Holly Dodge went on to discuss the importance of avoiding ex-parte communication, avoiding conflicts of interest, and avoiding the idea of impropriety. Specifically regarding conflicts of interest, she mentioned that conflicts of interest should be announced beforehand, and that the board members are not allowed to be a part of a case or determination that affects any conflicts of interest. Family members, friends, and business partners – among others – are included as conflicts of interest. Lastly, she mentioned that a Board member cannot be a part of a case where they seek to monetarily gain from a ruling. She finished this topic by emphasizing the importance of alternates in scenarios like this.

Holly Dodge continued on to discuss the specifics of what a variance entails. She mentioned that there is a necessary threshold that needs to be met regarding either a "practical difficulty" or "unnecessary hardship". Variances need to still follow the spirit of the ordinance for area and use variances, and must consider public safety and welfare. She specifically mentioned that these



considerations include financial impacts on residences and do “substantial justice” to the spirit of the law. With regard to area-specific variances, they must also institute a practical difficulty, but cannot alter the character of a district or area as part of a variance. She included that these variances go towards the land itself, not the person applying for such a variance. Lastly, she mentioned that new forms will be provided to the Board members that seek to ask if a variance request will reach the required standing of needing a variance.

Holly Dodge described that use-type variances are where a specific use of property is so stringent as to make it a practical difficulty to comply. She specifically mentioned again that “I can make more money” is not a practical difficulty. Rather, she reiterated that it needed an unnecessary hardship.

Holly Dodge went on to say that the Board of Adjustment can also impose conditional use variances as part of a use variance, specifying the conditions, safeguards or specific uses as part of said variance.

Holly Dodge emphasized that variances granted are permanent to the property.

Next, Holly Dodge explained the appeals process and the judicial review of decisions made by the Board, and emphasized that for appeals, a court case transcription, record, a finding of facts and conclusions, and costs needs to be made. Appeals can be overturned by cases of gross negligence, bad faith, and malice. She also mentioned that appeals to decisions can be made by both the applicants and the affected neighbors and other parties. However, in this case the applicant has the responsibility to prove every element of a case.

Doug Potts left the meeting at 5:45pm and returned at 5:49pm.

Holly Dodge finished up her training with a reiteration on the importance of four persons attending for quorum and four affirmative votes for a granted variance. Her presentation portion ended around 5:48pm.

BJ Stegman asked a question about land use variances regarding the spirit of the law. Holly Dodge responded with an understanding that while every case is unique, the spirit of the law must be maintained – that there was a question of “why do you need [a variance]” instead of simply seeking permission for one. She also referenced the concept of residents needing “a meaningful relief that investments [in the City] can be made and value maintained”.

Hearing no additional questions, Holly Dodge ended the portion of the meeting for her training at 5:55pm.

Doug Potts stated that bylaws will be drafted and provided to the Board by the time of the next meeting by a combination of City Staff and Lauber Law, but also mentioned that Staff does not have the burden of determinations of bylaws or rulings, but can provide information about rules, ordinances, and others.



BJ Stegman requested that all meeting materials be provided to himself physically, rather than via email.

Having no further business to discuss, Mike Wallace made a motion to adjourn the meeting. BJ Stegman seconded the motion. There was a verbal vote: all in favor with an aye. There were no nays.

The meeting was adjourned by Chairman Ron Netzer at 5:57pm.

A handwritten signature in black ink, appearing to be 'Andrew Miller', written over a horizontal line. To the right of the signature, the date '5/23/2026' is handwritten.

Attestation – Andrew Miller, Development Assistant

Staff Report

To: Board of Adjustment

From: Andrew Miller, Development Assistant

Date: 6/15/2026

Re: An Appeal to the Board of Adjustment

GENERAL INFORMATION

An appeal has been made from a petitioner – Eric Aguilar of Like Father Like Son – of an Easement Encroachment Determination that resulted in a Stop Work Order. This appeal was made on March 25th, 2026 – and the Community Development Department has been working in the background to prepare the Board of Adjustment to properly and legally handle this appeal.

As part of these preparations, alternates of the Board of Adjustment were affirmed by Resolution 9163 during the May meeting of the City Council. Two new members of the Board of Adjustment were added as alternates – Gerry Bounds and Eric Sarver. This was advantageous timing as Thad Hood provided his resignation from the Board of Adjustments on May 20th. For the record, there was no stated reason for his resignation.

The Board of Adjustment was then retrained by the City’s counsel (not Council) on May 21st, 2026 to be considered up-to-date with training, procedures, and an understanding of the legal nature of their position. At said meeting, Ron Netzer was confirmed as Chairman for another year.

The Board of Adjustment will now tentatively meet on June 25th, 2026 to discuss the appeal. An appeal to the Board of Adjustment acts similarly to a judicial case, where portions of the procedure will mimic a court case while other portions of the procedure will more closely mimic a traditional Board of Adjustment meeting.

There will be an attorney present at this meeting that represents the Board of Adjustment, only. This attorney has been provided to the Board of Adjustment at no cost. The Board of Adjustment members may ask this attorney any questions that they have about procedure or rulings directly.

There will be additional materials not present in this packet that will be present at the meeting and will need to be approved for acceptance by the Board of Adjustment.



PROPOSAL

Eric Aguilar of Like Father Like Son is appealing the decision of the Community Development Department of an Easement Encroachment Determination regarding Mr. Aguilar's property, located at 108 Haylee Circle. Mr. Aguilar will present his appeal during said meeting.

RECOMMENDATION

The City, as a party to this appeal, should not make any recommendations to the Board of Adjustment. The Board should weigh the facts as presented and come to their own conclusions.

ATTACHMENTS

Please see the following attachments:

1. Monett City Code 500.260: Encroachments On City Property
2. Appeal (titled Variance application) from Eric Aguilar/Like Father Like Son regarding 108 Haylee
 - a. Stop Work Order
 - b. Title indicating ownership of the property in questions
3. Property Report Card for 108 Haylee / Lot 5 of Timer Creek Subdivision Phase 1
4. Final Plat of Timber Creek Subdivision Phase 1 & Zoomed in Version
5. Public Notice for 108 Haylee
6. Newspaper Affidavit of Posting
7. Staff Report on Board of Adjustment Appeal Attachments List
 - a. Multiple attachments incl. in above staff report

There will be additional attachments provided as materials are gathered from various sources.

ARTICLE XII
Encroachments On City Property

Section 500.260. Encroachments Prohibited When. [Ord. No. 8458, 8-19-2016]

- A. Encroachments on City property are prohibited unless permitted by the City as set out herein.
- B. Definitions. When used within this Section the following words shall have the meanings set out herein:

CITY REAL ESTATE — Land which is owned in fee title by the City.

EASEMENT — The term "easement" as used herein shall refer to streets, alleys, roadways, general utility easements, water and or sewer line easements, and drainage easements, whether acquired by grant, ordinance or the operation of law.

EMERGENCY CONDITION — A condition presented by the encroachment which the director of any City Department determines, in his/her sole discretion, presents an imminent hazard to persons or property or which prevents performance of a City function requiring immediate remedy.

ENCROACHMENT — Development, construction on, or use of City property, City right-of-way and City easements in such a way as to impede access by the City or otherwise present a hazardous condition. Encroachments shall, include, but not be limited to, all objects, whether fixtures, landscaping features or personalty.

REQUESTING PARTY — Person or entity seeking encroachment authorization pursuant to this Section.

- C. Written Authorization Required. No person or entity shall cause or allow an encroachment to remain on property owned or controlled by such person or entity without receiving a written permit for the same, issued by the director of the City department having a direct interest in the property, right-of-way or easement and the City functions conducted on the same. The permit shall specifically state the nature of the permitted encroachment.
- D. Duration. Such permits may be issued to the requesting party as temporary or conditionally permanent permits. All permanent permits shall be conditional and may be withdrawn if, in the sole discretion of the director of a City department which utilizes the property, continuation of the same represents a hazard to residents or the employees of the City or presents a significant inconvenience to the City in performing its functions.
- E. Withdrawal. If the director of the City department which issued the permit subsequently determines that continuation of the permitted encroachment should be terminated as abovementioned, such director may withdraw the permit, first giving the holder of the permit, or the owner or occupant if the holder cannot be contacted by certified mail, thirty (30) days' notice of intent to withdraw the same.
- F. Unpermitted Encroachment. If the City becomes aware of an unpermitted encroachment, the director of the City department having a direct interest in the purpose of the City property, right-of-way or easement, shall give the owner or occupant of the property ten (10) days' notice by certified mail to remove the encroachment.

- G. Removal. If the owner or person notified as set out herein does not remove the encroachment within the notice period abovementioned, then the City may enter upon the premises and remove the encroachment. Interference with such removal shall constitute a violation of this Section. Should the director of the affected City department, in his/her sole discretion, determine that the encroachment presents an emergency condition, the City may remove the encroachment without notice.
- H. Penalties. A person or entity violating this Section shall incur a penalty for each day of violation as provided for daily violations in the ordinances of the City. Each person or entity participating in the violation shall be liable to the penalties under this Subsection. In addition, if the City reasonably deems enforcement in the Municipal Court to be inadequate, the City may seek injunctive relief against such encroachment in the Circuit Court of the County in which such encroachment exists.

CITY of MONETT
BUILDING & ZONING
VARIANCE APPLICATION
217 5TH STREET MONETT, MO 65708
PHONE: (417) 235-5306
FAX: (417) 234-4612

FOR OFFICE USE ONLY: Project _____	
DATE & INITIALS: _____	
VARIANCE FEE: \$150.00	PUBLICATION FEE: _____
PAYMENT TYPE: ☐ Cash Receipt # _____	
☐ CHECK # _____	
PUBLIC NOTICE DATE: _____	
TOTAL DUE PRIOR TO HEARING DATE _____	
PUBLIC HEARING DATE: _____ @ 5:30PM	

APPLICANT/OWNER CONTACT INFORMATION

Applicants Name (please print): Eric Aguilar
Applicants Address: 3865 State Hwy B, Purdy, Mo 65734
Phone number: 417-489-5739 Email: ericlikefatherlikeson@gmail.com

Owners Name (please print): Eric Aguilar
Owner's Address: 3865 State Hwy B, Purdy, Mo 65734
Phone Number: 417-489-5739 Email: ericlikefatherlikeson@gmail.com

VARIANCE REQUEST INFORMATION

Type of area variance:

- ☐ Setback Distance Requested: _____
☐ Height Additional Height Requested: _____
☐ Parking
☒ Other Location of dwelling related to sewer line.

NOTICE OF APPEALS SPECIFYING THE GRO

What specific conditions and circumstances exist whi
on the grounds to appeal compliance with the City of
(attach additional sheet(s) if needed)

See Exhibit A

message

FOR Doug Potts
FROM Samantha Prescott
TIME 3pm DATE 3/25/26
PHONE 417-235-8688 ext. 5
☐ URGENT! _____

Jim Randall RMR Law Firm

frmtaw

Samantha@monettlegal.com

Jim@monettlegal.com

for Eric Aguilar 108

Haylee Circle

THE LEGAL DESCRIPTION OF THE PROPERTY

Please see Exhibit C for legal description/ Survey

The actual location of the property boundary lines will be required by the applicant or a legal survey supplied by a State Certified Surveyor will need to be submitted

THE APPLICAT SHALL SUBMIT THE FOLLOWING:

All Applications to the Board of Adjustments must include the following on the date of submission. The case will not be placed on an agenda until all information is received and complete.

- ☒ Completed application form with applicant/property owner signatures.
- ☒ Variance Fee payable to the City of Monett
- ☒ The Property Boundary Lines or Legal Survey submitted

APPLICANT'S SIGNATURE: Eric Aguilar

PRINTED NAME: Era Aguilar DATE: 3-25-26

OWNER'S SIGNATURE: [Signature]

PRINTED NAME: Era Aguilar DATE: 3-25-26

THE INFORMATION WITH THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE

EXHIBIT A

Applicant purchased the property in order to build a house to sell. Applicant went through all the processes required by the City. The City, by its employees' inspected Applicant's plans and specifications, as well as proposed site itself, approved the plan and location and issued it building permit

Relying on the City's authority expertise and directives Applicant began construction of the house. After Applicant spent approximately \$128,000.00 of borrowed funds in constructing the house City employees determined that the house was, in part, above the sewer line. The City's employees had previously located at the sewer line in a different part of the lot.

Applicant received the "stop work" order attached as Exhibit B and was told the Applicant's building permit was canceled. Applicant is now informed that the Applicant must tear down the house or move the sewer line at an estimated cost of \$40,000.00. An expense of that size ensures that applicant will incur loss upon a self of the house.

Applicant request the city reinstate the Applicants permit remove the "stock work" order and allow Applicant to finish the house. Alternately, Applicant request the city to move the sewer line at its expense.



Randy Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

www.cityofmonett.com
217 Fifth Street • Monett, Missouri 65708
(417) 235-3763

Stop Work Order

Easement Encroachment Notice!

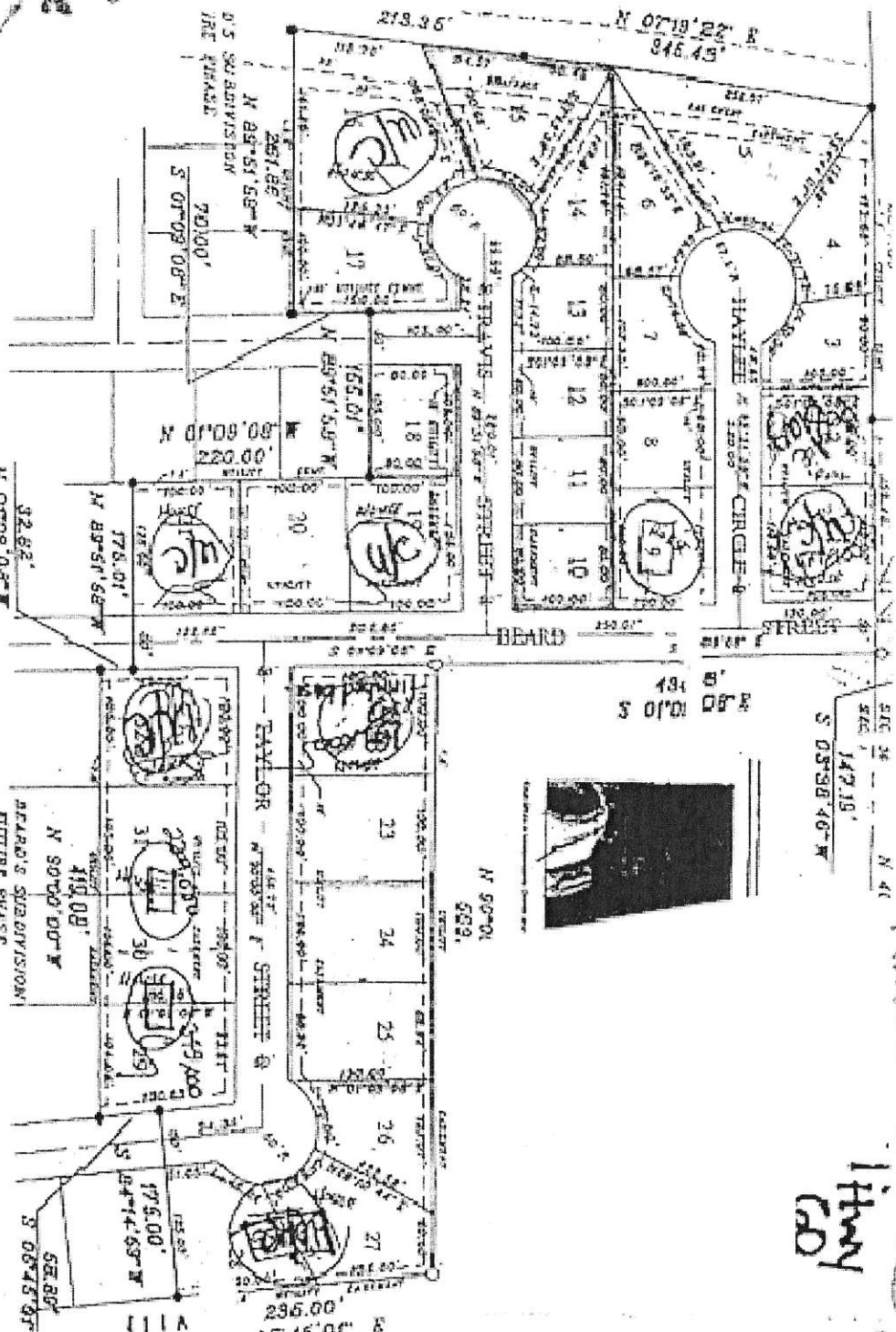
Construction over existing Monett Utility Easement.

108 Haylee Circle

This order is to direct discontinuance of this action. Failure to comply with this order may result in legal action.

March 6th, 2026

City of Monett
Community Development
417-235-5306



16,900
21,905
23,100
AVAILABLE LOTS - LOTS 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 18, 20, 23, 24, 25, 26

ON LOTS 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 18, 20, 23, 24, 25, 26
BUILDING SETBACKS
BUILDING SETBACK LIMITS
FUTURE PHASE

LEGEND

Exhibit C

Recorded in Barry County, Missouri

Recording Date/Time: 11/08/2022 at 12:24:16 PM

Book: 22 Page: 6904

Instr #: 202207027

Pages: 2
Fee: \$27.00 S



Electronically Recorded
RANDALL MASRI AND RANDALL PC

Danielle Still
Recorder of Deeds

SPECIAL WARRANTY DEED

BA 716239

THIS INDENTURE, made on the 3rd day of November, 2022, by and between
S & B Green Investments, LLC, Grantor,

and Silvestre Aguilar-Cardenas and Rocio Guadalupe Aguilar, husband and wife, Grantee, (whether singular or plural in number.)

(Mailing address of said first named Grantee is: 3865 State Hwy B, Purdy, Mo.
65734)

WITNESSETH: THAT THE SAID PARTY OF THE FIRST PART, in consideration of the sum of One Dollar and other Good and Valuable Consideration to said first party paid by said party of the second part (receipt of which is hereby acknowledged), do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said party of the second part, second party's heirs and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Barry, and State of Missouri, to wit:

All of Lots Three (3), Four (4), Five (5), Six (6), Thirteen (13), Fourteen (14), and Fifteen (15), Timber Creek Subdivision, Phase I, An addition to the City of Monett, Barry County, Missouri, According to the Recorded Plat thereof.

Subject to easements, restrictions, reservations or covenants of record or fact, if any.

TO HAVE AND TO HOLD, The premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said party of the second part and unto her heirs and assigns forever, the said parties are hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any incumbrance done or suffered by it or those under whom Grantor claims; and that said Grantor will warrant and defend the title of the said premises unto the said party of the second part and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set first party's hand(s) and seal(s) the day and year above written.

S & B Green Investments, LLC

Rebecca Green, Managing Member
Rebecca Green, Managing Member

STATE OF MISSOURI,
COUNTY OF BARRY,

On this 3rd day of November, 2022, before me, a Notary Public, personally appeared **Rebecca Green**, to me personally known, who being duly sworn, did say that he/she is the **Managing Member** of **S & B Green Investments, LLC**, and that said instrument was signed in behalf of said **S & B Green Investments, LLC**, and acknowledged said instrument to be the free act and deed of said **S & B Green Investments, LLC**.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Monett, Missouri the day and year last above written.

James J. Randall
Notary Public,

My Notary Expires:

James J. Randall

10-5-2023



JAMES J. RANDALL
My Commission Expires
October 5, 2023
Lawrence County
Commission #11543600

Mail To: **3865 STATE HIGHWAY B
PURDY, MO 65734-0000**

Deed: **AGUILAR,ERIC**
Contract:
CID#: **2-3278-052**
DBA: **108 HAYLEE CIR**
MLS:

Map Area: **MONETT CITY**
Route: **000-000-000**
Tax Dist: **03-24-00-03-00-03-00**
Plat Page: **8-83**
Subdiv: **TIMBER CREEK SUBDIVISION TO MONETT**

Checks/Tags:
Lister/Date:
Review/Date: **D K, 11/19/2025**
Entry Status:

Urban / Residential

Legal: TIMBER CREEK SUB. DIV. PHASE 1 TO MONETT: LOT 5 : SEC:1 TWN:25 RNG:28

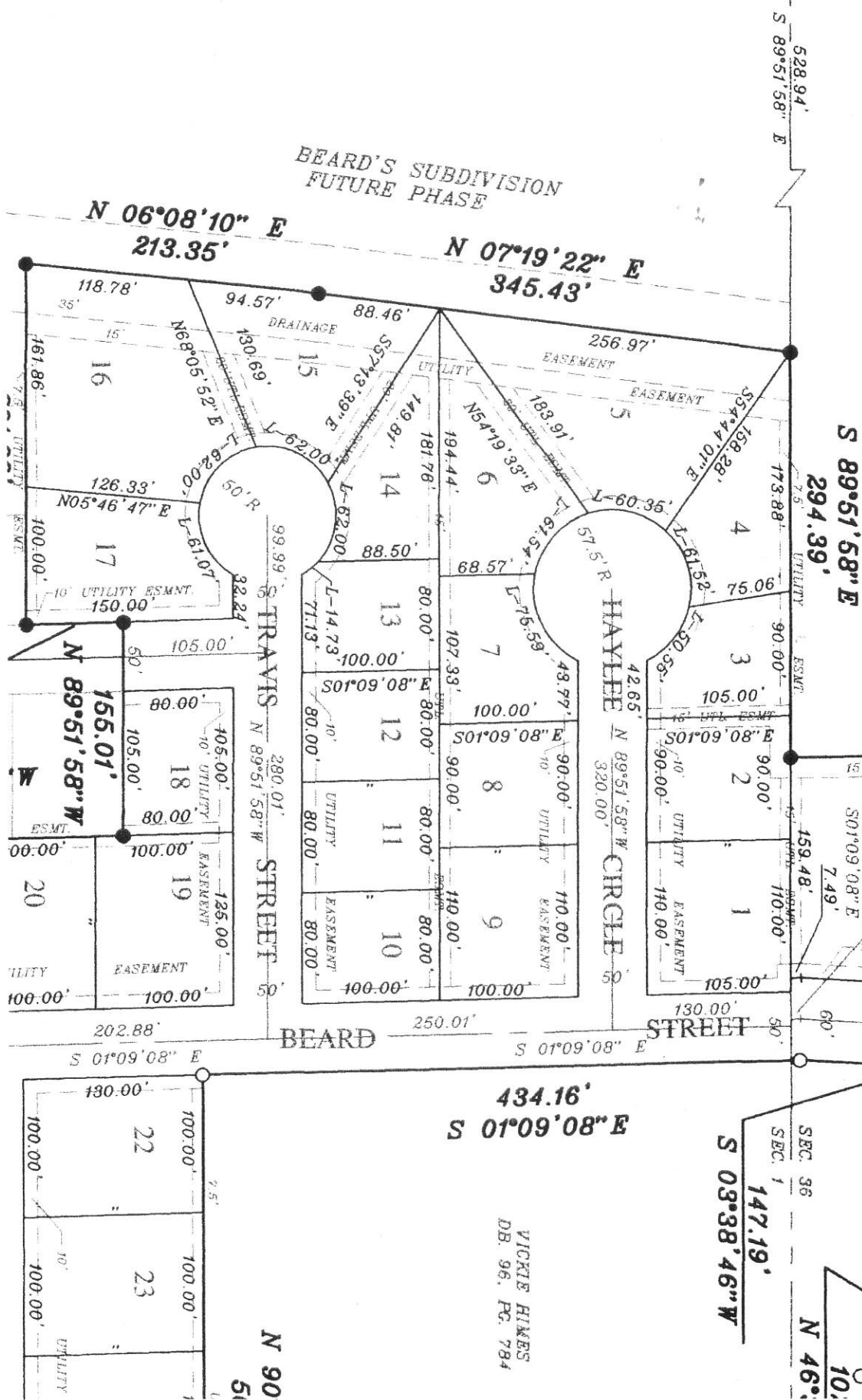
Land															
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres								
FF Main	62.00	183.03	149.81	130.69	0.00										
Sub Total						17,182.73	0.395								
Grand Total						17,182.73	0.395								

Sales				Building Permits				Values						
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason						Exempt
09/17/2025	\$0	D049	25-5050											
11/03/2022	\$0	D049	22-6904											



Photo 1 of 1 11/19/2025

11/19/2025 - HOUSE (FOUNDATON OMLY)



CITY OF MONETT NOTICE

NOTICE OF BOARD OF ADJUSTMENT CITY OF MONETT

NOTICE IS HEREBY GIVEN THAT AN APPEAL HAS BEEN TAKEN FROM THE DECISION OF THE ZONING INSPECTOR OF THE CITY OF MONETT, MISSOURI TO THE BOARD OF ADJUSTMENT OF SAID CITY (ORDINANCE NO. 1867): **APPEAL OF AN EASEMENT ENCROACHMENT DETERMINATION** ON THE FOLLOWING DESCRIBED PROPERTY IN BARRY COUNTY, MISSOURI.

108 HAYLEE CIRCLE APPEAL OF AN EASEMENT ENCROACHMENT DETERMINATION

NOTICE IS FURTHER GIVEN THAT SAID APPEAL WILL BE HEARD BY SAID BOARD OF ADJUSTMENT IN THE MAIN BOARDROOM IN THE MONETT CITY ANNEX, LOCATED AT 100 S. MAPLE ST. ON **THURSDAY, JUNE 25TH, 2026 AT 5:00P.M.** AT WHICH HEARING ALL INTERESTED PARTIES MAY ATTEND AND BE HEARD.

RON NETZER
CHAIRMAN, BOARD OF ADJUSTMENT

AFFIDAVIT OF PUBLICATION

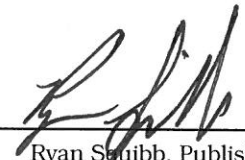
Date: 06-17-2026

STATE OF MISSOURI)

COUNTY OF LAWRENCE)
ss.

I, Ryan Squibb, being duly sworn according to law, state that I am the Publisher of the *Lawrence County Record*, a weekly newspaper of general circulation in the Counties of Lawrence and Barry, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Mt. Vernon, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of more than three years and has a list of bona fide subscribers, voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper in the following issues:

1st
Insertion: Vol. 151 No. 18, 17th day of June, 2026
2nd
Insertion: Vol. ____ No. ____, ____ day of ____, 2026
3rd
Insertion: Vol. ____ No. ____, ____ day of ____, 2026
4th
Insertion: Vol. ____ No. ____, ____ day of ____, 2026
5th
Insertion: Vol. ____ No. ____, ____ day of ____, 2026
6th
Insertion: Vol. ____ No. ____, ____ day of ____, 2026
7th
Insertion: Vol. ____ No. ____, ____ day of ____, 2026
8th
Insertion: Vol. ____ No. ____, ____ day of ____, 2026
9th
Insertion: Vol. ____ No. ____, ____ day of ____, 2026
10th
Insertion: Vol. ____ No. ____, ____ day of ____, 2026
11th
Insertion: Vol. ____ No. ____, ____ day of ____, 2026



Ryan Squibb, Publisher

Subscribed and sworn to before me on this 17th day of June, 2026.



Teresa R. McBride, Notary Public

My commission expires March 10, 2030

Publication fee \$ 54.20 #16394

CITY OF MONETT NOTICE

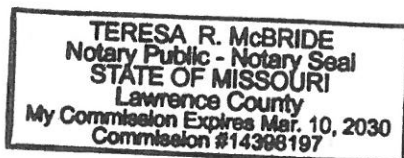
Notice of Board Of Adjustment City of Monett

Notice is hereby given that an appeal has been taken from the decision of the Zoning Inspector of the City of Monett, Missouri to the Board of Adjustment of said City (ORDINANCE NO. 1867):
Appeal of an Easement Encroachment Determination
on the following described property in Barry County, Missouri.

108 Haylee Circle Appeal of an Easement Encroachment Determination

Notice is further given that said appeal will be heard by said Board of Adjustment in the Main Boardroom in the Monett City Annex, located at 100 S. Maple St. on **Thursday, June 25th, 2026 at 5:00p.m.** At which hearing all interested parties may attend and be heard.

Ron Netzer
Chairman, Board of Adjustment
#R-16394-6-17-1tc



Staff Report

To: Board of Adjustments

From: Andrew Miller, Development Assistant

Date: 06/18/2026

Re: Materials for Board of Adjustment Appeal regarding 108 Haylee

GENERAL INFORMATION

As part of the City's preparation for the Appeal regarding 108 Haylee, the City has been gathering available documentation regarding the property and interactions with both Mr. Aguilar and Like Father Like Son LLC. In the attachments sections of this staff report will be a listed the relevant documentation and further documentation we are currently seeking to attain.

Documentation not part of the packets will need to be accepted by the Board of Adjustment during the meeting if said Board would like it as a part of said meeting.

There are no proposals or recommendations as part of this staff report.

ATTACHMENTS

Please see the following attachments:

1. City of Monett GIS Map indicating subdivision location
 2. Timber Creek Subdivision Phase 1 Final Plat
 3. Timber Creek Subdivision Phase 1 Final Plat – Zoomed In
 4. Unspecified Sewer Information about Timber Creek Subdivision Phase 1
 5. City of Monett GIS Map indicating Water/Sewer/Stormwater for Timber Creek Subdivision
 6. City of Monett GIS Map indicating Water/Sewer/Stormwater for Haylee Circle
 7. From the previous Board of Adjustment hearing on 108 Haylee, April 16th, 2025
 - a. Relevant Portions of Meeting and Meeting Minutes
 - b. Property Info and Perhaps Future Lot Split
 - c. Provided House Plans - scanned
 8. Building Permit #4702 for 108 Haylee Circle
 9. House Plans for 108 Haylee Circle – digital
-



ATTACHMENTS, CONT.

10. Modified House Plans from Kevin Sprenkle, modifying building location, conforming to rear easement and setback requirements
11. Unspecified inspection photos
12. Specific photograph of approximate line of sewer through rear of structure (north)
13. Specific photograph of approximate line of sewer through rear of structure (south)
14. Copy of Contractor's Business License for Like Father Like Son LLC – provided April 2024
15. Copy of Contractor's Business License for Like Father Like Son LLC – provided April 2025
16. Copy of Contractor's Business License for Like Father Like Son LLC – provided April 2026
17. Copy of Building Permit #4162 to Like Father Like Son for 104 Haylee Circle
18. Copy of Building Permit #4434 to Like Father Like Son for 106 Haylee Circle
19. Copy of Building Permit #4852 to Like Father Like Son for 206 Travis Street

Additionally, the City is currently seeking out the following attachments, and are subject to availability at the meeting:

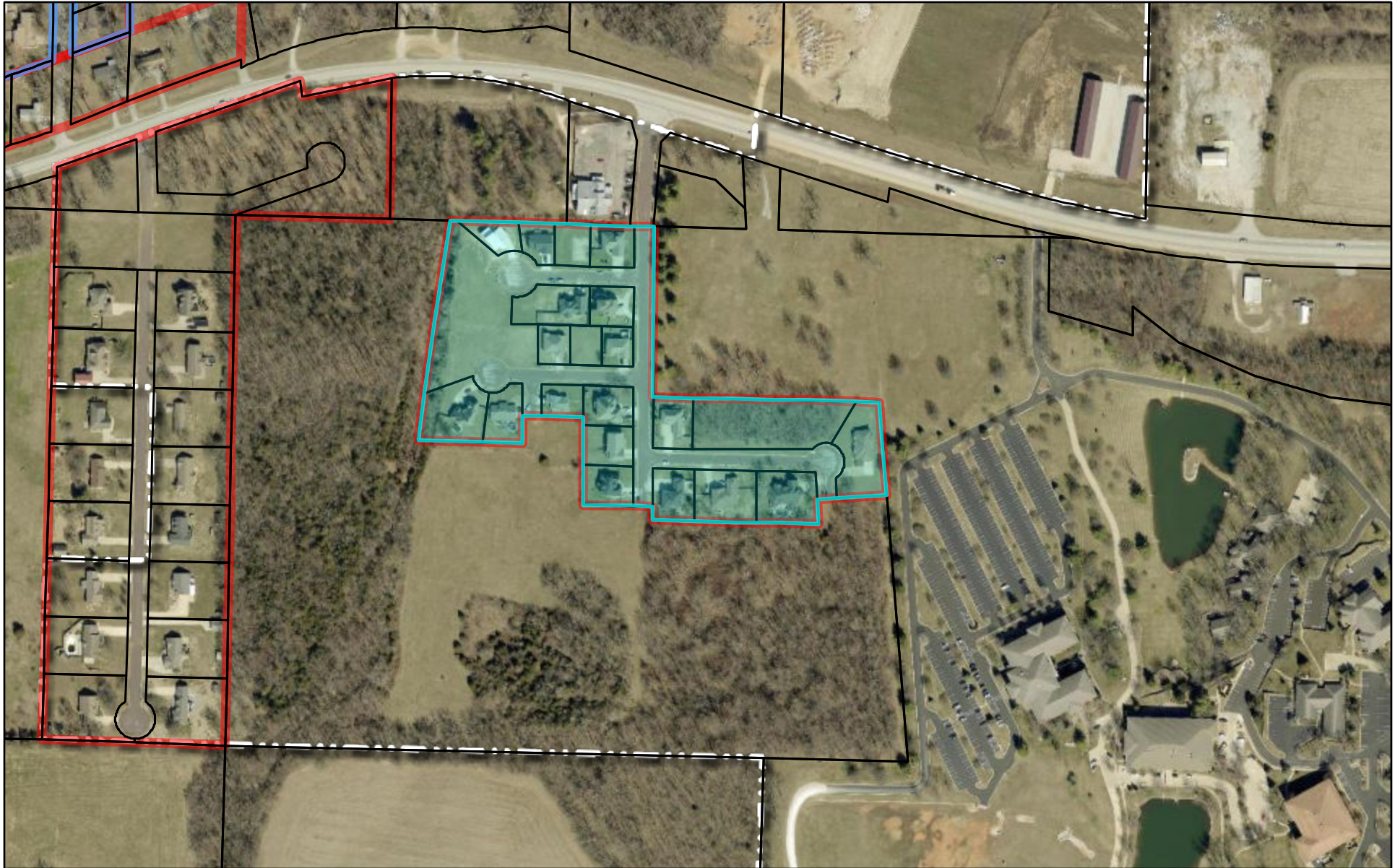
1. Certified copies of the Recorded Final Plat of Timber Creek Subdivision Phase 1
2. Certified copies of the Deed of Ownership to Lot 5 of Timber Creek Subdivision Phase 1

Further, the City will be providing the following documents in either Certified or Un-Certified Forms as available:

1. Copies of all relevant City Codes, including Title IV Land Use, Title V Building and Construction, and Title VII Utilities
2. Copies of Monett City Code Section 500.260 Encroachments Prohibited When

There may be other documents included as relevant and appropriate.

ArcGIS Web Map

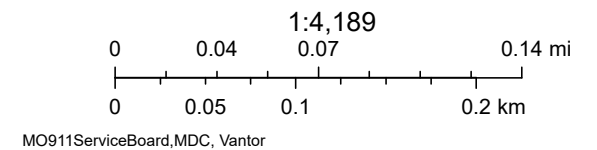


6/18/2026, 10:22:31 AM

-  Parcels
-  Blocks
-  Subdivisions

World Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery

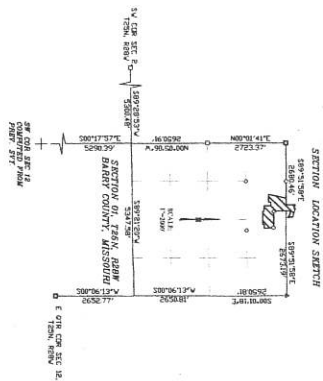
Citations
1.2m Resolution Metadata



FINAL PLAT OF:

DEVELOPER
 RICK AND MARIE BEARD,
 OWNERS
 340 DELICIOUS SPRING ROAD
 REPUBLIC, MISSOURI 65758
 417-468-3168

SURVEYOR
 SAMUEL R. GOODMAN, A.L.S.
 ROUTE 3, BOX 98
 PIERCE CITY, MISSOURI 65723
 417-476-2206



BUILDING STRUCTURES
BUILDING STRUCTURE LUMBS
FROM YARD STRUCKS - 25'
SIDE YARD STRUCKS - 7'
BACK YARD STRUCKS - 20'
SIDE YARD STRUCKS - 12.5'
FOR CONCRETE LOTS

UTILITY BASEMENTS
A NO UTILITY BASEMENT ACROSS ALL LOTS
AND A UTILITY BASEMENT FOR THE
RIGHT-OF-WAY AND A 7.5' UTILITY BASEMENT
ALONG THE BACKS OF ALL LOTS AND SPECIFICALLY
FOR THE LOT 10. THE LOT 10 WILL BE AROUND ON
THE ADJACENT PLAT AS SHOWN

**AS REQUIRED, IT BEING DONE ON LOT# 6372
BY THE BARRY COUNTY COURTHOUSE, IN
CASSVILLE, MISSOURI.**

LEGEND

- POUND IRON PIN
- POUND BALFOUR STRIKE
- ▲ POUND PIN NAIL
- POUND ALUM. BOWMANN
- SET IRON PIN
- ▲ RIGHT-OF-WAY MARKER

ZONING
LOTS 1 THRU 32
SINGLE FAMILY RESIDENTIAL
OUTLOTS A & B
DISTRICT "C" - COMMERCIAL

[illegible]

DAY OF _____ 2000

Surveyor's Certification

I HEREBY CERTIFY THAT THE SURVEY WAS EXECUTED IN ACCORDANCE WITH THE MISSOURI SURVEYING ACT, AND THAT THE BOUNDARY SURVEYS OF THE MISSOURI STATE BOARD AND MISSOURI DNR DIVISION OF GEOLOGY AND LAND SURVEY

James R. Goudnaul

JAMES R. GOUDNAUL RLS 0001

SARAH CULNITT SURVEYOR

DATE *12-1-02*

MISSOURI STATE BOARD OF SURVEYING
1000 EAST 10TH AVENUE
SPRINGFIELD, MISSOURI 65812

WE HEREBY CERTIFY THAT AN EXAMINATION OF THE PLAT AND THAT ALL FEATURES THEREON AND THAT ALL PLANNING FEATURES THEREON APPROVED BY THE COMMISSION AS SHOWN

James Knight
JAMES KNIGHT, CITY CLERK

GARY
GARY

ON HAS BEEN MADE
AVE BEEN NOTED
EIN ARE HEREBY

INVESTIGATION OF THE STATE OF MISSOURI
AND COMMISSIONER FOR THE YEAR 1920

RECORDED OF DEEDS

STATE OF MISSOURI
COUNTY OF BARRY

IN THE SAID OFFICE OF THE RECORDER OF DEEDS, I, D. L. SHERMAN, CLERK OF THE SAID OFFICE, HAVE RECEIVED AND FILED WITH ME THE FOLLOWING CERTIFICATE OF MARRIAGE AND PLAT WAS WITH THE SAID CERTIFICATE HEREDON AT 6 O'CLOCK AND TEN MINUTES A. M. ON THE 14TH DAY OF FEBRUARY, 1920, BEING FILED AND THE SAME IS HEREBY RECORDED.

WITNESSE MY HAND AND SEAL AT CASSVILLE, MISSOURI, THIS 19TH DAY OF FEBRUARY, 1920.

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS BEEN
APPROVED BY THE CITY UTILITIES DEPARTMENTS

BY  _____

PETER C. RAUCH
SUPERINTENDENT OF UTILITIES

COUSIN OF HARVEY LOWMEYER, 2000, BECAME A NOTARY PUBLIC IN AROHSAH COUNTY, PERSONALLY APPEARED BUCK AND BABBLE BEARD OWNERS, TO ME KNOW AND WHO BEING SURE, DOLLER BEARD, AND KNOWING THE SIX BEARD WANTED TO BE THEIR FEE-AT AND DEED, IN WITNESS WHEREOF I HAVE HERETOBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL AND YEAR FIRST WRITTEN

Deane R. Hight
NOTARY PUBLIC

BASIS OF BEARINGS
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, AS BEING SOUTH 69°31' 66" EAST

DEDICATION

THAT RICK AND BARBIE BEARD, THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED, HAS CROSSED THE SAME TO PLAT SAID SUBDIVISION SHALL BE KNOWN AS TIMBER CREEK SUBDIVISION, PLAS 1.

RICK BEARD

BARBIE BEARD

5

ON OWNERS' PARTICIPATION

MR. RUCK AND BARBAR BEARD, OWNERS OF THE DESCRIBED PROPERTY, ARE THE OWNERS OF THIRTEEN CROWN PRODUCTION COMPANY, INCORPORATED, A CORPORATION OF THE STATE OF CALIFORNIA, AND ACKNOWLEDGE THE PLAN THEREOF WITH LOT, STREET, ALLEYS AND STODAPLACES TO BE LOCATED ALONG THE STREETS AND ALLEYS AS SHOWN THEREON TO THE PUBLIC TOWNSHIP AND TO HEREBY CERTIFY THAT THE TAXES DUE ON SAID LAND IS PAID OF ALL ENCUMBRANCES AND WITHIN THEREOF. I HAVE HEREON SET OUR HANDS THIS 1 DAY OF DECEMBER, 1980.

RIK BRAND

BARBAR BEARD

[illegible]

SION - PHASE 1

[illegible]

SAI

Sprengle & Associates, Inc.
Consulting Engineers & Land Surveyors

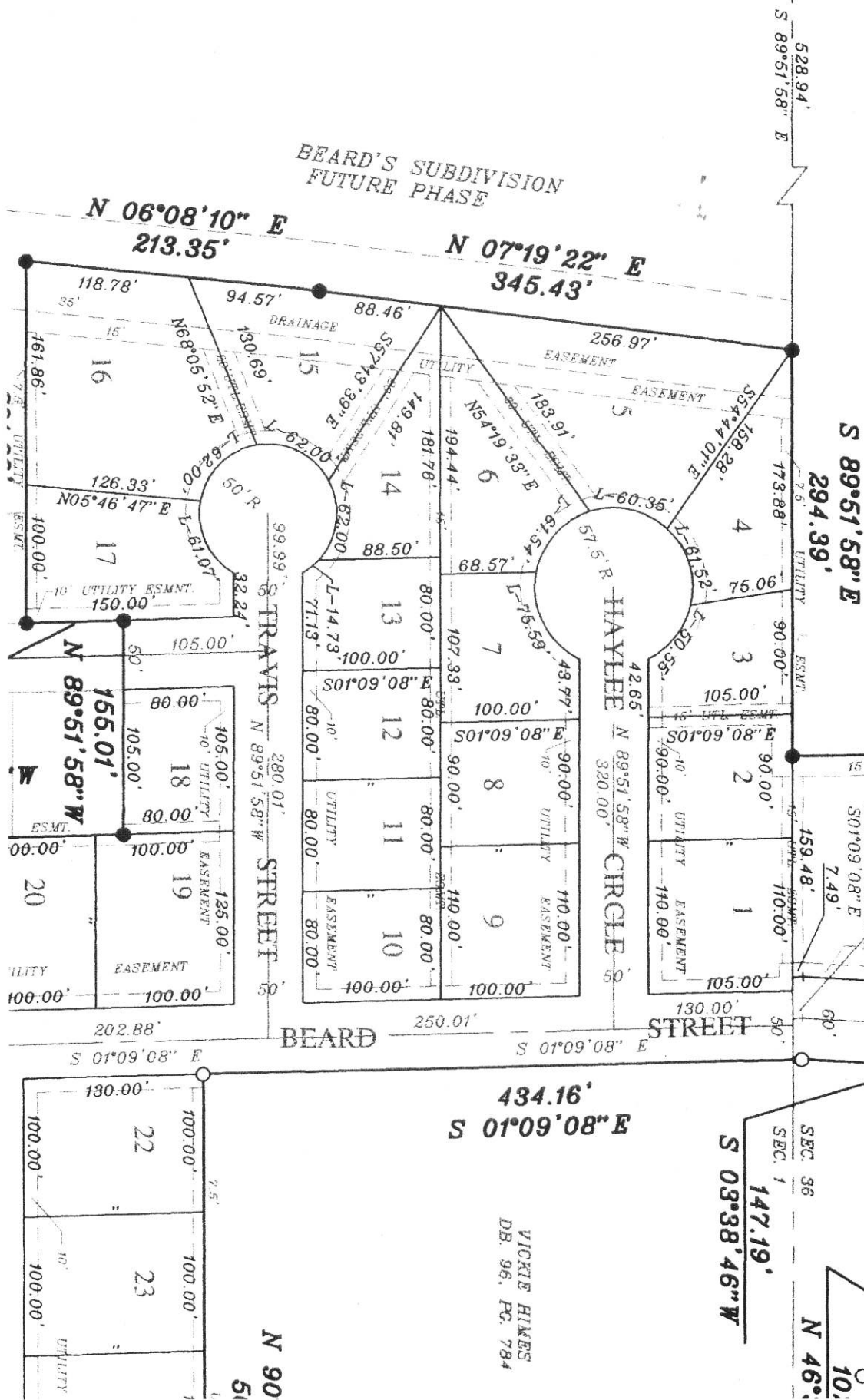
Joplin Office
1531 E. 32nd, Suite 10
Sunnyvale Center
Joplin, MO 64804
Ph. 417-782-9761

P.O. Box 286
509 Bond Street
Monett, MO 65708
Ph. 417-236-0112
Fax 417-236-0113
info@sprengle.com

Kevin R. Eckhart, P.E.
Joan Eckhart, P.E.
Jim Michel, R.L.S.

NO.	REVISION DESCRIPTION	DATE	DRAWING TITLE: FINAL PLAT PROJECT DESCRIPTION: TIMBER CREEK SUBDIVISION CLIENT: RICK AND BARBIE BEARD PROJECT LOCATION: SEC.1 T25N, R28W = SEC.36, T26N, R28W MONETT, MISSOURI - BARRY COUNTY	PLOTTED: 02/28/00 SVT. CL.: URBAN JOB: 022504 SVT.: SRB DIM.: IN CHWD.: 1/4" = 100' APPD.: DATE: 11/28/00 SCALE: 1" = 100' P.L. XXX P.M. XXX DWG. NO.
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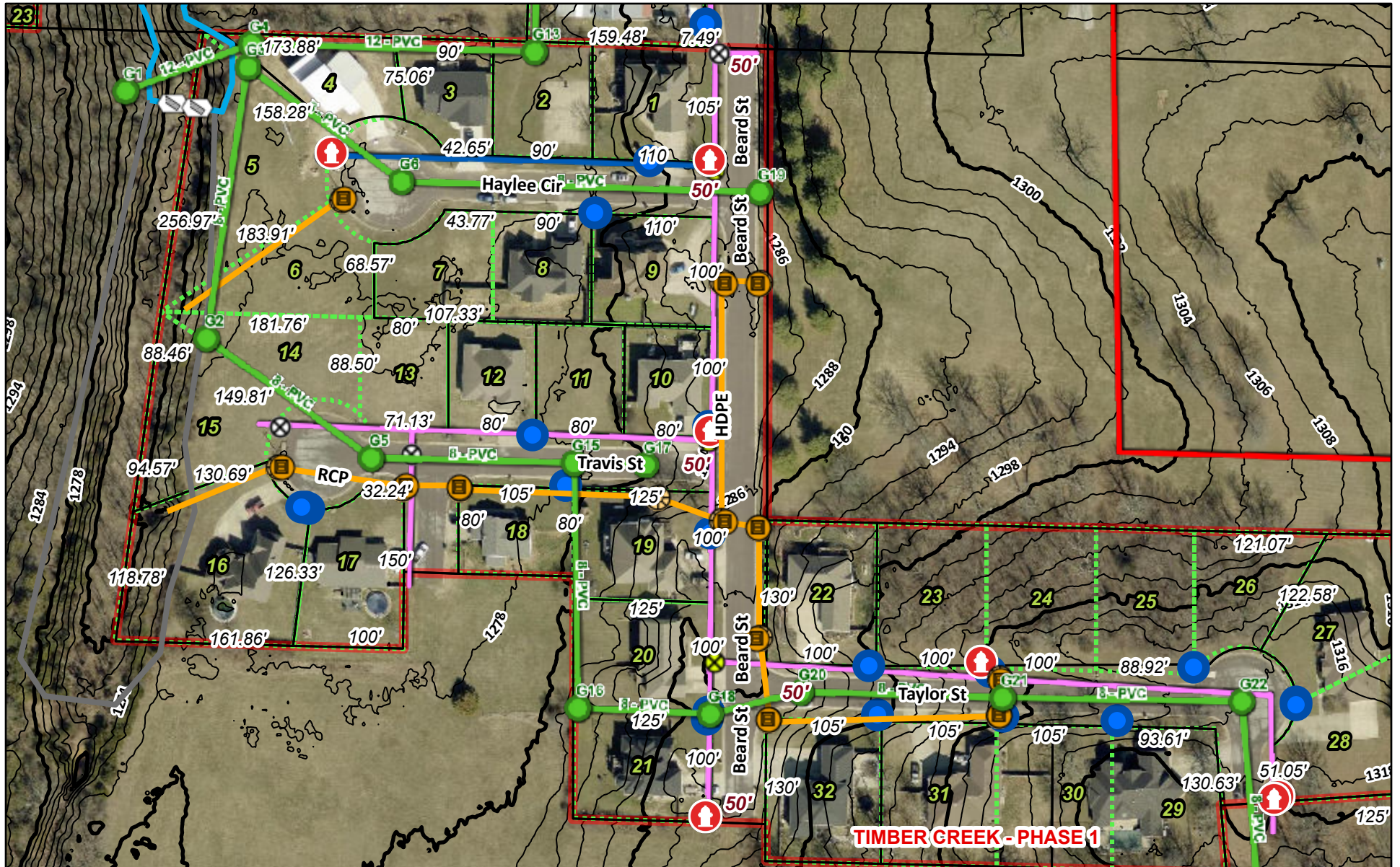
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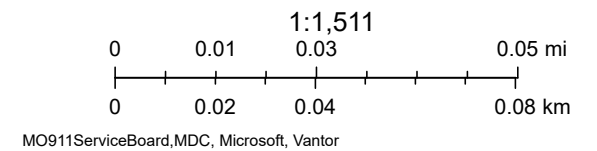


Timber
Creek

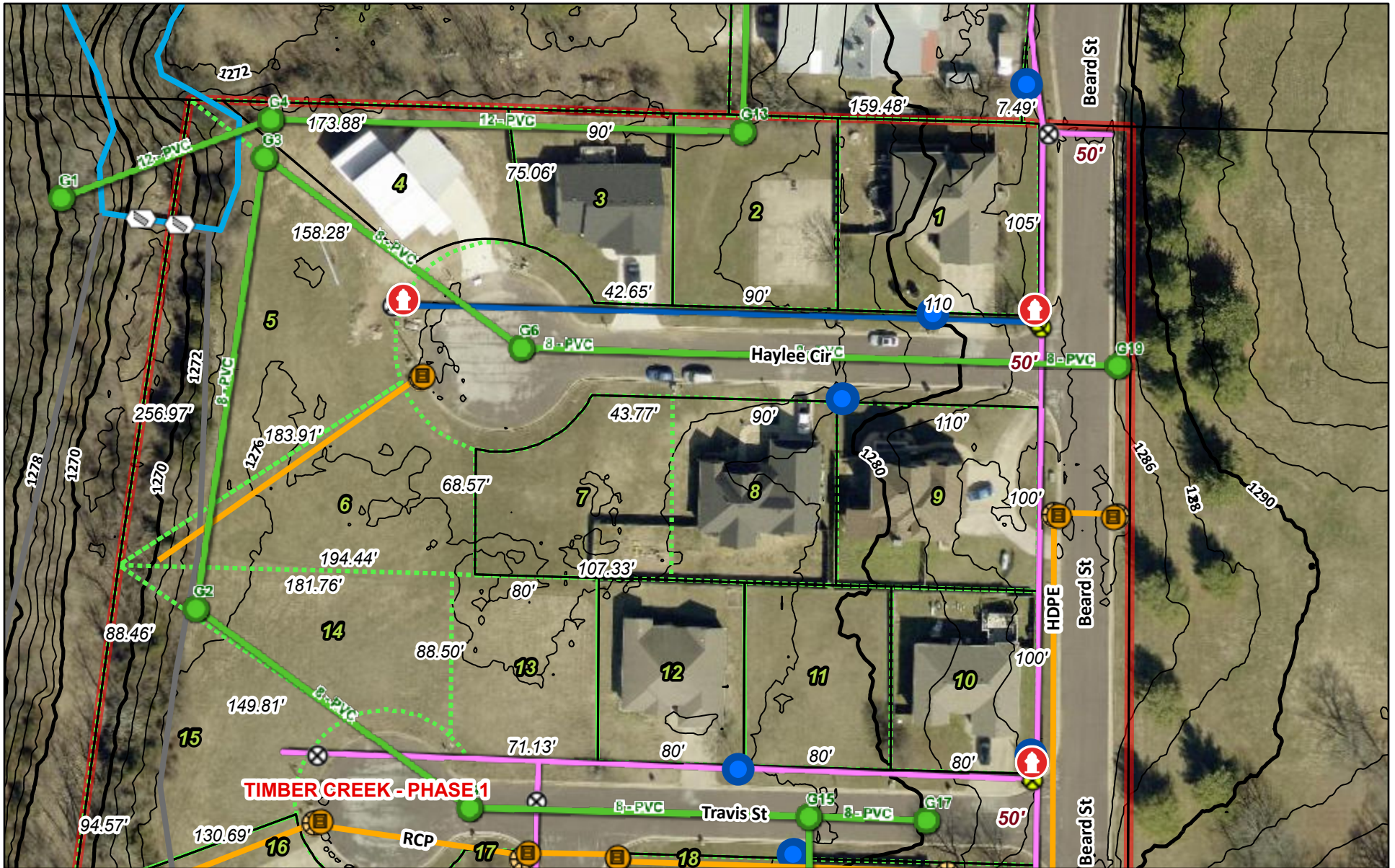
ArcGIS Web Map



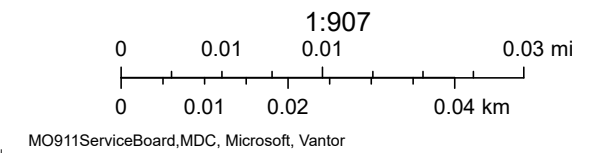
6/12/2026, 9:20:02 AM



ArcGIS Web Map



6/12/2026, 9:20:14 AM



BOARD OF ADJUSTMENT MEETING
April 16, 2025
VARIANCE FOR 2107,108,109 Haylee Circle
506 6th Street
335 Hazel Street- (THIS PORTION WAS REMOVED FROM THE AGENDA)

The Board of Adjustment of the City of Monett met in a publicly announced meeting at Monett City Hall, April 16, 2025, at 5:30 p.m. The following were present: Chairman- Ron Netzer, Members: Thad Hood, Darren Indovina, David Saunders, and BJ Stegman. Also, present Building & Zoning inspector-Mike Eseman, Senior Administrative Assistant- Lenetta Garoutte, and Code Enforcer- Carlos Calderon.

Chairman Ron Netzer brought the meeting to order naming the variance to be considered for 506 6th Street. The board reviewed and considered the proposed variance for all variances. Thad Hood made a motion to pass with a second from David Saunders. All in favor with an aye.

Approval was given for the variance.

Next, the variances for 107,108, and 109 Haylee Circle were considered. Lenetta Garoutte then made comments about concerns from the neighbor, Jeff Myers, who resides at 103 Haylee Circle. He was unable to attend since he was out of town. The board then reviewed and considered the proposed variances for all three lots. A motion was made by Thad Hood with a second from BJ Stegman. All in favor with an aye.

Approval was given for all 3 variances.

There were two individuals that attended for the 335 Hazel Street variance, however Ron Netzer explained that it had been removed from the agenda and there would be no discussion on the property at that time.

Having no further business, the meeting was adjourned.



Lenetta Garoutte, Senior Administrative Assistant

City of Monett
217 5th Street
Monett, MO 65708
Tel: (417)235-5306 Fax: (417)235-4612

April 16, 2025

BOARD OF ADJUSTMENT MEMBERS:

A BOARD OF ADJUSTMENT MEETING HAS BEEN SCHEDULED FOR **WEDNESDAY, April 16, 2025, AT 5:30PM** AT THE CITY HALL CONFERENCE ROOM.

THE FOLLOWING ITEMS ARE ON THE AGENDA:

1. 107 Haylee Circle
Zone "A" Single Family
Requesting 36.08 feet road frontage, 60 feet road frontage required
2. 108 Haylee Circle
Zone "A" Single Family
Requesting 35.78 feet road frontage, 60 feet road frontage required
3. 109 Haylee Circle
Zone "A" Single Family
Requesting 35.78 feet road frontage, 60 feet road frontage required
4. 506 6th Street
Zone "B" Multi Family
Requesting 36 feet road frontage, 60 feet road frontage required
Requesting 5,040 sq. ft. area of lot, 7,500 sq. ft. area of lot required
5. **335 Hazel Street - THIS ITEM HAS BEEN CANCELED AT THIS TIME.**
Zone "B" Multi Family
Requesting 120 feet total road frontage for 4 units, 60 feet road frontage required per unit.
Requesting 4,500 sq. ft. of lot area per unit, 7,500 sq. ft. of lot area per unit required

PLEASE MARK YOUR CALENDARS FOR **04-16-25 AT 5:30PM**

SINCERELY,
Lenetta Garoutte
BOCA ADMINISTRATIVE SPECIALIST
ATTACHMENTS

Pride and Progress

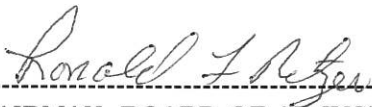
CITY OF MONETT NOTICE

NOTICE OF BOARD OF ADJUSTMENT CITY OF MONETT

NOTICE IS HEREBY GIVEN THAT AN APPEAL HAS BEEN TAKEN FROM THE DECISION OF THE ZONING INSPECTOR OF THE CITY OF MONETT, MISSOURI TO THE BOARD OF ADJUSTMENT OF SAID CITY (ORDINANCE NO. 1867) AND A BUILDING PERMIT TO: **HAVE REDUCED ROAD FRONTAGE** THE FOLLOWING DESCRIBED PROPERTY IN BARRY COUNTY, MISSOURI.

108 Haylee Circle
Zone "A" Single Family
Requesting 35.78 feet road frontage, 60 feet road frontage required

NOTICE IS FURTHER GIVEN THAT SAID APPEAL WILL BE HEARD BY SAID BOARD OF ADJUSTMENT IN THE CONFERENCE ROOM IN THE CITY HALL ON **WEDNESDAY, APRIL 16, 2025, AT 5:30 P.M.** AT WHICH HEARING ALL INTERESTED PARTIES MAY ATTEND AND BE HEARD.

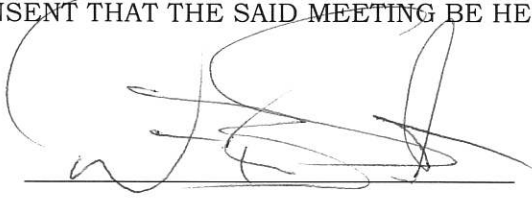


CHAIRMAN, BOARD OF ADJUSTMENT

WE, THE UNDERSIGNED MEMBERS OF THE BOARD OF ADJUSTMENT, DO HEREBY WAIVE NOTICE OF THE ABOVE MEETING AND CONSENT THAT THE SAID MEETING BE HELD AT SAID TIME AND PLACE.



BG Stegma



Dan Johnson

CITY OF MONETT NOTICE

Notice of Board of Adjustment City of Monett

Notice is hereby given that an appeal has been taken from the decision of the Zoning Inspector of the City Of Monett, Missouri to the Board Of Adjustment of said City (ORDINANCE NO. 1867): **Approval for reduced road frontage** on the following described property in Barry County, Missouri.

108 Haylee Circle
Zone "A" Single Family
Requesting 35.78 feet road frontage, 60 feet road frontage required

Notice is further given that said appeal will be heard by said Board of Adjustment in the conference room in the City Hall on **Wednesday, April 16, 2025, at 5:30p.m.** At which hearing all interested parties attend and be heard.

Ron Netzer
Chairman, Board of Adjustment

**CITY of MONETT
BUILDING & ZONING
VARIANCE APPLICATION**

217 5TH STREET MONETT, MO 65708
PHONE: (417) 235-5306
FAX: (417) 234-4612

FOR OFFICE USE ONLY: Project _____
DATE & INITIALS: 3/24/25 lg
VARIANCE FEE: \$150.00
PAYMENT TYPE: ☐ Cash Receipt # _____
☒ CHECK # 1204
PUBLIC NOTICE DATE: 4/2/25
TOTAL DUE PRIOR TO HEARING DATE _____
PUBLIC HEARING DATE: 4/16/25 @5:30PM

APPLICANT/OWNER CONTACT INFORMATION

Applicants Name (please print): Eric Aguilar

Applicants Address: 3865 State Hwy B Purdy, mo

Phone number: 417-489-5739

Email: ericlikefatherlikeson@gmail.com

Owners Name (please print): Eric Aguilar

Owner's Address: 3865 State Hwy B Purdy, mo

Phone Number: 417-489-5739

Email: eric.likefather.likeson@gmail.com

(108 Haylee Circle)

VARIANCE REQUEST INFORMATION

Type of area variance:

- ☐ Setback Distance Requested: _____
☐ Height Additional Height Requested: _____
☐ Parking _____
☐ Other road frontage

NOTICE OF APPEALS SPECIFYING THE GROUNDS THEREOF

What specific conditions and circumstances exist which would cause an undue hardship to the applicant on the grounds to appeal compliance with the City of Monett current Land use Zoning Regulations.

(attach additional sheet(s) if needed)

Requesting 35.78' road frontage, 60 feet required

THE LEGAL DESCRIPTION OF THE PROPERTY

See property card

The actual location of the property boundary lines will be required by the applicant or a legal survey supplied by a State Certified Surveyor will need to be submitted

THE APPLICANT SHALL SUBMIT THE FOLLOWING:

All Applications to the Board of Adjustments **must** include the following on the date of submission. The case will not be placed on an agenda until all information is received and complete.

- ☐ Completed application form with applicant/property owner signatures.
- ☐ Variance Fee payable to the City of Monett
- ☐ The Property Boundary Lines or Legal Survey submitted

APPLICANT'S SIGNATURE: 

PRINTED NAME:

Eric L. Aguilera

DATE:

3/24/25

OWNER'S SIGNATURE: 

PRINTED NAME:

Eric L. Aguilera

DATE:

3/24/25

THE INFORMATION WITH THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE

**CITY OF MONETT NOTICE
Notice of
Board Of Adjustment
City of Monett**

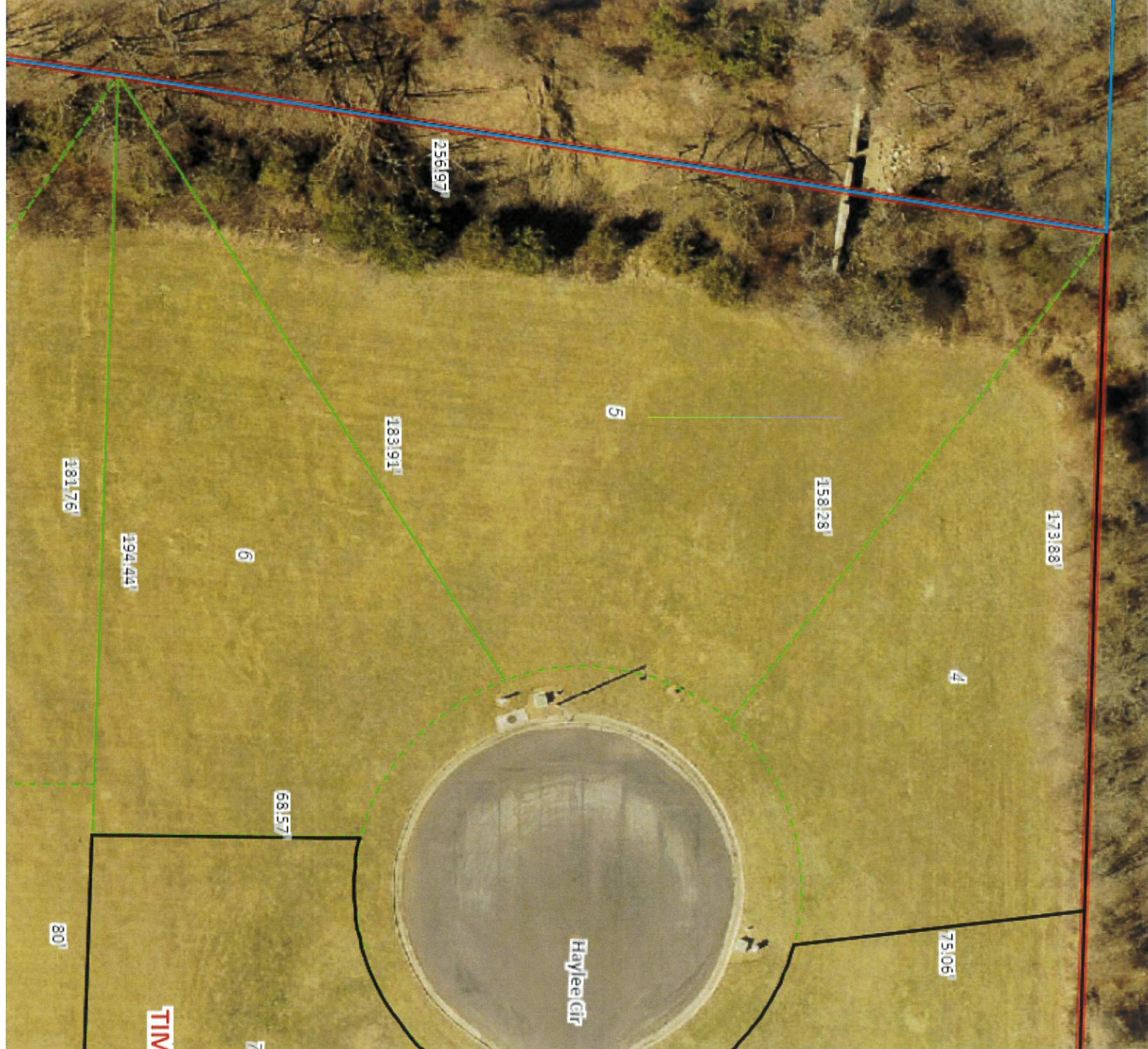
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Ron Netzer

Chairman, Board of Adjustment
#R-15852-4-2-1tc



Deed: AGUILAR-CARDENAS,SILVESTRE & ROCIO GUADAL Map Area: MONETT CITY
Contract: 000-000-000
CID#: 2-3278-005 Route: 000-000-000
DBA: HAYLEE CIRLCE/ TAYLOR STREET MONETT,MO Tax Dist: 03-24-00-03-00-03-00
MLS: Subdiv: 8-83 Review/Date: D K, 12/31/2024
Entry Status:

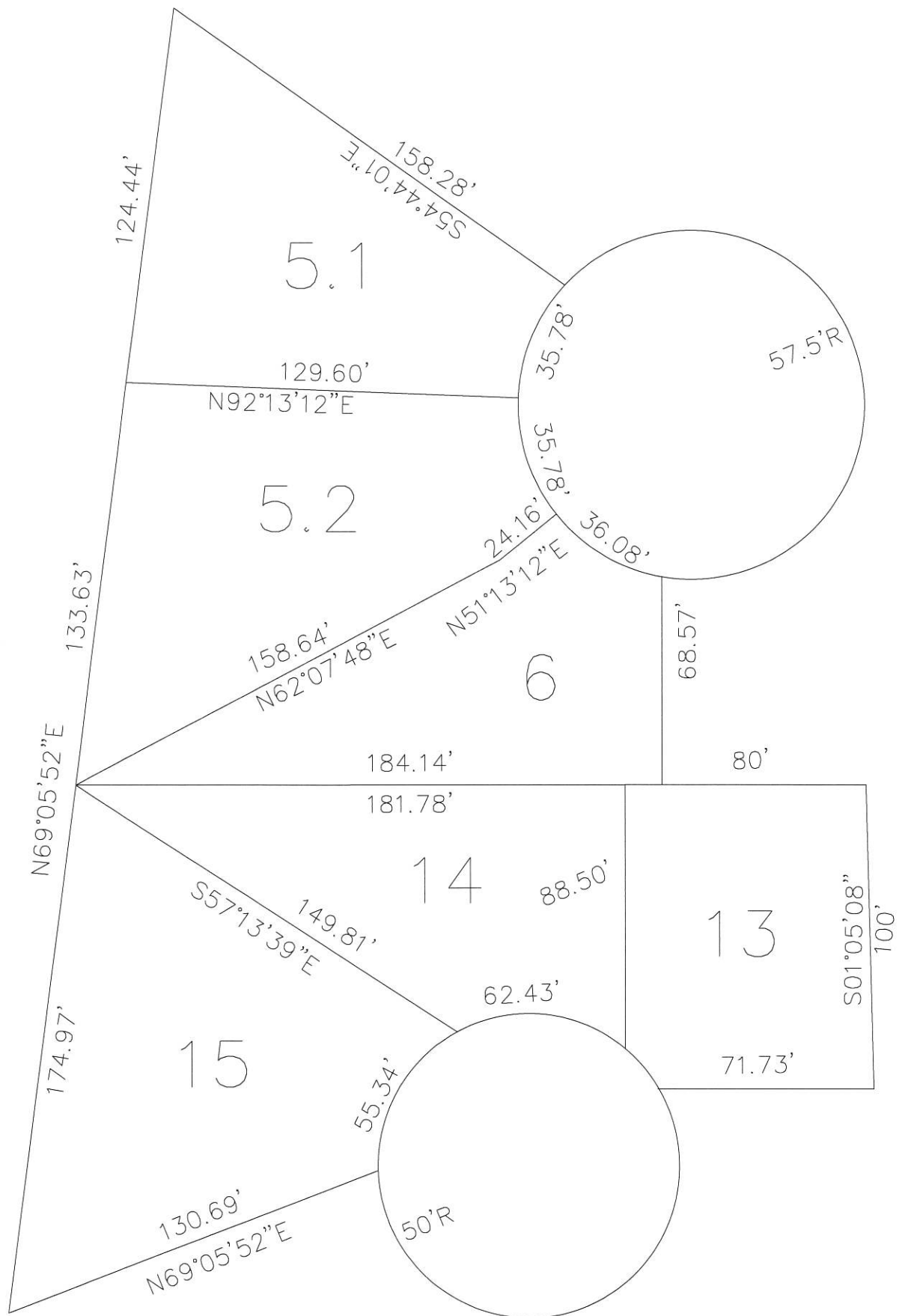
Urban / Residential
Legal: TIMBER CREEK SUB. DIV. PHASE 1 TO MONETT: LOTS 5,6 & 13,14,15: SEC:1 TWN:25 RNG:28
TIMBER CREEK SUBDIVISION TO MONETT

Land									
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/ Unit	Qual./Land
Acres x Rate						231,303.60	5.310		11000 (HS)
Sub Total						231,303.60	5.310		
Grand Total						231,303.60	5.310		

Land Site Items

Acres x Rate Street: None Utilities: None Zoning: Not Applicable

Sales					Building Permits			Values		
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason		
11/3/2022	\$0	D049	22-6904					Land		
7/16/2012	\$0	D049	12-3775					Dwlg		
9/26/2003	\$0	D049	03-7672					Total		
								Tax Val		



PROPERTY OWNER
Mr Eric Aguilar Cardenas, S/west
3865 State Hwy B
Purdy, MO 65754
tel:716-489-7159

BARRY COUNTY

PROPERTY ADDRESS
Lot 44 Highway 2400
McHenry, MO 65708

PARCEL #: 07-10-01-000-000-0004-005

ACRES less than Acre
PLAT NA

SQUARE FEET LEGEND	
MAIN FLOOR	1096 SF
UPPER FLOOR	460 SF
HEATED SPACE	1556 SF
GARAGE	578 SF
PORCH	60 SF
TOTAL:	2194 SF

[illegible]

To the best of my knowledge these plans are often to comply with owner's and/or builder's specifications and any changes made on their part are made will be done at the owner's and/or builder's expense and responsibility. The contractor finally verify dimensions and enclosed drawing. Mr. Dennis Zillio is not liable for errors since the preparation of this plan to avoid mistakes, the master can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

HOMEOWNER & CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRANT REQUIRED INFRA-RED RESPONSIBLE FOR HD DEVICE LOCATIONS

PROJECT INFORMATION

[illegible]Reference
Page or Item referred to

PAGE:	DESCRIPTOR:
GLD	Cover Page
SHE	SHE -1A/B/LIT
ALO	CODES
ALP	RODR PLAN MAIN/2nd FLOOR
A20	ELEVATIONS
SID	Calculations
Color	

7-phenoxy-

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION



Mr. Eric Aguilar
3865 State Hwy -B
Purdy, MO 65734
1-(417) 489-5739

COVER SHEET
LEGENDS
NAME/PARCEL/SQ FEET
CODES

DRAWINGS PROVIDED BY:
Mr. Dennis Zillig /CBO
1-(417)214-5187

DATE:

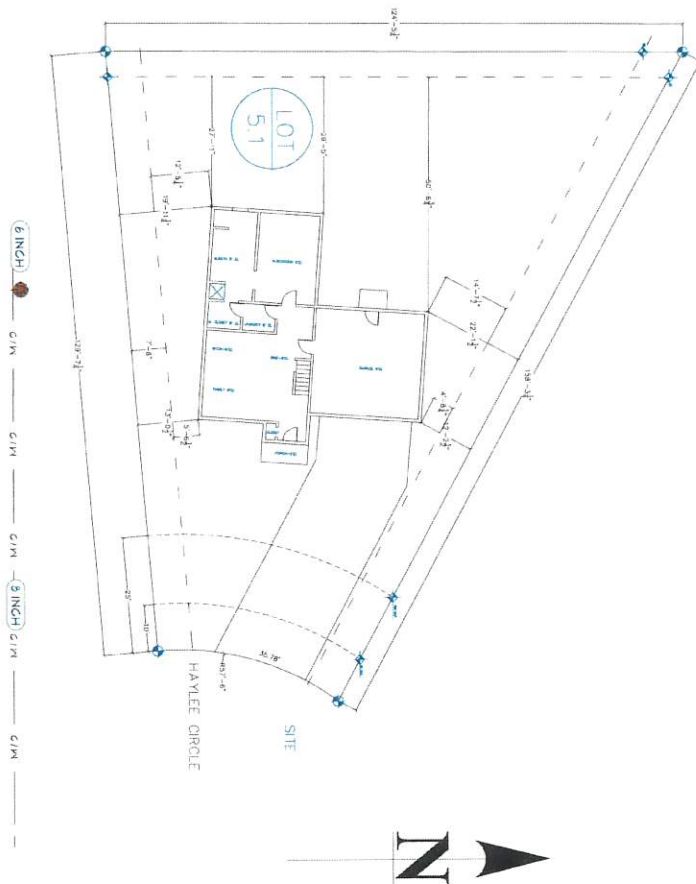
6/2024

SCALE:

0.1000/1

HEET:

G1.0



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Mr. Eric Aguilar
3865 State Hwy -B
Purdy, MO 65734
1-(417) 489-5739

SITE/
Build Area

DRAWINGS PROVIDED BY:
Mr. Dennis Zillig /CBO
1-(417)214-5187

DATE: 3/6/2024

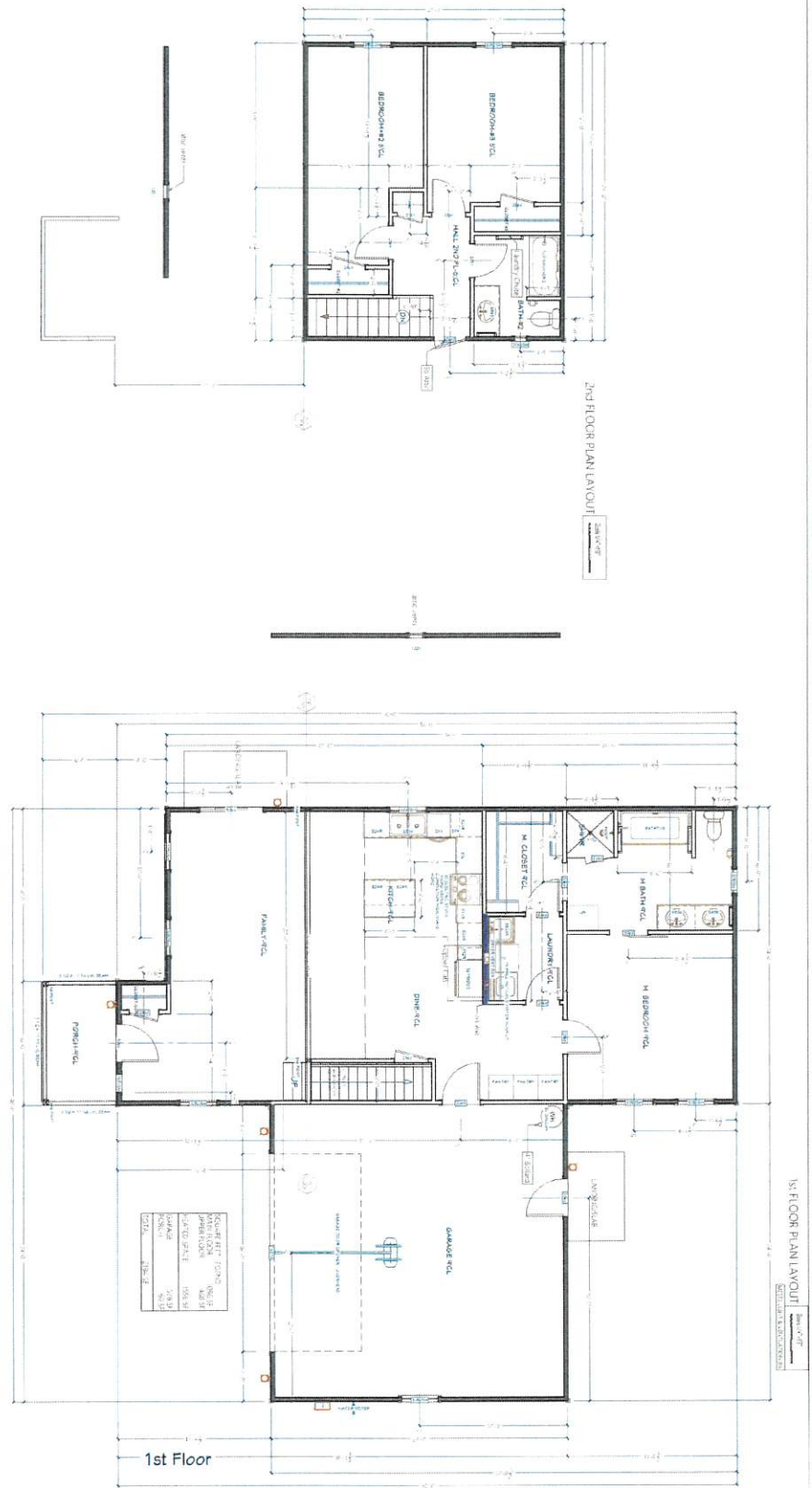
SCALE:

4761575

SHEET:

SITE

FINAL -3-6-24 4:40 PM



NO.	DESCRIPTION	QTY	UNIT	AMOUNT	DATE	BY
1	CEILING	100	SQ. FT.	100	3/6/2024	DA
2	FLOOR	100	SQ. FT.	100	3/6/2024	DA
3	WALL	100	SQ. FT.	100	3/6/2024	DA
4	DOOR	100	SQ. FT.	100	3/6/2024	DA
5	WINDOW	100	SQ. FT.	100	3/6/2024	DA
6	STAIR	100	SQ. FT.	100	3/6/2024	DA
7	BATH	100	SQ. FT.	100	3/6/2024	DA
8	KITCHEN	100	SQ. FT.	100	3/6/2024	DA
9	LIVING	100	SQ. FT.	100	3/6/2024	DA
10	BEDROOM	100	SQ. FT.	100	3/6/2024	DA
11	HALL	100	SQ. FT.	100	3/6/2024	DA
12	CLOSET	100	SQ. FT.	100	3/6/2024	DA
13	PORCH	100	SQ. FT.	100	3/6/2024	DA
14	GARAGE	100	SQ. FT.	100	3/6/2024	DA
15	LAUNDRY	100	SQ. FT.	100	3/6/2024	DA
16	BREAKFAST	100	SQ. FT.	100	3/6/2024	DA
17	ENTRY	100	SQ. FT.	100	3/6/2024	DA
18	STAIR	100	SQ. FT.	100	3/6/2024	DA
19	BATH	100	SQ. FT.	100	3/6/2024	DA
20	KITCHEN	100	SQ. FT.	100	3/6/2024	DA
21	LIVING	100	SQ. FT.	100	3/6/2024	DA
22	BEDROOM	100	SQ. FT.	100	3/6/2024	DA
23	HALL	100	SQ. FT.	100	3/6/2024	DA
24	CLOSET	100	SQ. FT.	100	3/6/2024	DA
25	PORCH	100	SQ. FT.	100	3/6/2024	DA
26	GARAGE	100	SQ. FT.	100	3/6/2024	DA
27	LAUNDRY	100	SQ. FT.	100	3/6/2024	DA
28	BREAKFAST	100	SQ. FT.	100	3/6/2024	DA
29	ENTRY	100	SQ. FT.	100	3/6/2024	DA
30	STAIR	100	SQ. FT.	100	3/6/2024	DA
31	BATH	100	SQ. FT.	100	3/6/2024	DA
32	KITCHEN	100	SQ. FT.	100	3/6/2024	DA
33	LIVING	100	SQ. FT.	100	3/6/2024	DA
34	BEDROOM	100	SQ. FT.	100	3/6/2024	DA
35	HALL	100	SQ. FT.	100	3/6/2024	DA
36	CLOSET	100	SQ. FT.	100	3/6/2024	DA
37	PORCH	100	SQ. FT.	100	3/6/2024	DA
38	GARAGE	100	SQ. FT.	100	3/6/2024	DA
39	LAUNDRY	100	SQ. FT.	100	3/6/2024	DA
40	BREAKFAST	100	SQ. FT.	100	3/6/2024	DA
41	ENTRY	100	SQ. FT.	100	3/6/2024	DA
42	STAIR	100	SQ. FT.	100	3/6/2024	DA
43	BATH	100	SQ. FT.	100	3/6/2024	DA
44	KITCHEN	100	SQ. FT.	100	3/6/2024	DA
45	LIVING	100	SQ. FT.	100	3/6/2024	DA
46	BEDROOM	100	SQ. FT.	100	3/6/2024	DA
47	HALL	100	SQ. FT.	100	3/6/2024	DA
48	CLOSET	100	SQ. FT.	100	3/6/2024	DA
49	PORCH	100	SQ. FT.	100	3/6/2024	DA
50	GARAGE	100	SQ. FT.	100	3/6/2024	DA
51	LAUNDRY	100	SQ. FT.	100	3/6/2024	DA
52	BREAKFAST	100	SQ. FT.	100	3/6/2024	DA
53	ENTRY	100	SQ. FT.	100	3/6/2024	DA
54	STAIR	100	SQ. FT.	100	3/6/2024	DA
55	BATH	100	SQ. FT.	100	3/6/2024	DA
56	KITCHEN	100	SQ. FT.	100	3/6/2024	DA
57	LIVING	100	SQ. FT.	100	3/6/2024	DA
58	BEDROOM	100	SQ. FT.	100	3/6/2024	DA
59	HALL	100	SQ. FT.	100	3/6/2024	DA
60	CLOSET	100	SQ. FT.	100	3/6/2024	DA
61	PORCH	100	SQ. FT.	100	3/6/2024	DA
62	GARAGE	100	SQ. FT.	100	3/6/2024	DA
63	LAUNDRY	100	SQ. FT.	100	3/6/2024	DA
64	BREAKFAST	100	SQ. FT.	100	3/6/2024	DA
65	ENTRY	100	SQ. FT.	100	3/6/2024	DA
66	STAIR	100	SQ. FT.	100	3/6/2024	DA
67	BATH	100	SQ. FT.	100	3/6/2024	DA
68	KITCHEN	100	SQ. FT.	100	3/6/2024	DA
69	LIVING	100	SQ. FT.	100	3/6/2024	DA
70	BEDROOM	100	SQ. FT.	100	3/6/2024	DA
71	HALL	100	SQ. FT.	100	3/6/2024	DA
72	CLOSET	100	SQ. FT.	100	3/6/2024	DA
73	PORCH	100	SQ. FT.	100	3/6/2024	DA
74	GARAGE	100	SQ. FT.	100	3/6/2024	DA
75	LAUNDRY	100	SQ. FT.	100	3/6/2024	DA
76	BREAKFAST	100	SQ. FT.	100	3/6/2024	DA
77	ENTRY	100	SQ. FT.	100	3/6/2024	DA
78	STAIR	100	SQ. FT.	100	3/6/2024	DA
79	BATH	100	SQ. FT.	100	3/6/2024	DA
80	KITCHEN	100	SQ. FT.	100	3/6/2024	DA
81	LIVING	100	SQ. FT.	100	3/6/2024	DA
82	BEDROOM	100	SQ. FT.	100	3/6/2024	DA
83	HALL	100	SQ. FT.	100	3/6/2024	DA
84	CLOSET	100	SQ. FT.	100	3/6/2024	DA
85	PORCH	100	SQ. FT.	100	3/6/2024	DA
86	GARAGE	100	SQ. FT.	100	3/6/2024	DA
87	LAUNDRY	100	SQ. FT.	100	3/6/2024	DA
88	BREAKFAST	100	SQ. FT.	100	3/6/2024	DA
89	ENTRY	100	SQ. FT.	100	3/6/2024	DA
90	STAIR	100	SQ. FT.	100	3/6/2024	DA
91	BATH	100	SQ. FT.	100	3/6/2024	DA
92	KITCHEN	100	SQ. FT.	100	3/6/2024	DA
93	LIVING	100	SQ. FT.	100	3/6/2024	DA
94	BEDROOM	100	SQ. FT.	100	3/6/2024	DA
95	HALL	100	SQ. FT.	100	3/6/2024	DA
96	CLOSET	100	SQ. FT.	100	3/6/2024	DA
97	PORCH	100	SQ. FT.	100	3/6/2024	DA
98	GARAGE	100	SQ. FT.	100	3/6/2024	DA
99	LAUNDRY	100	SQ. FT.	100	3/6/2024	DA
100	BREAKFAST	100	SQ. FT.	100	3/6/2024	DA

Mr. Eric Aguilar
3865 State Hwy -B
Purdy, MO 65734
1-(417) 489-5739

Mr. Dennis Zilling /CBO
1-(417)214-5187

DATE: 3/6/2024

SCALE: 1/4" = 1'-0"

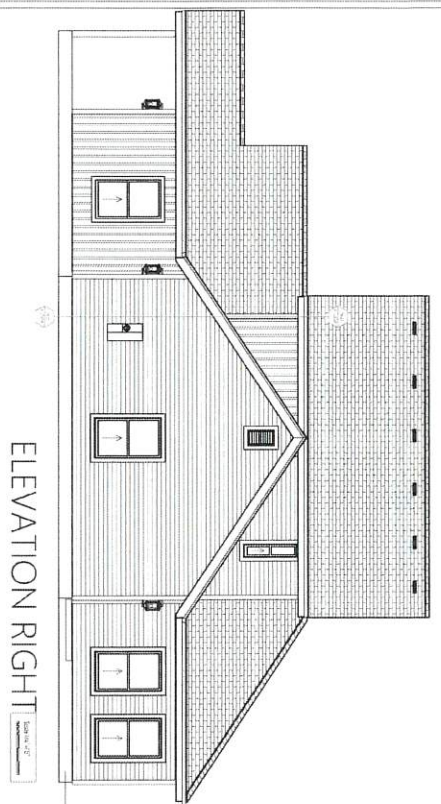
SHEET: A1.1

2nd Floor

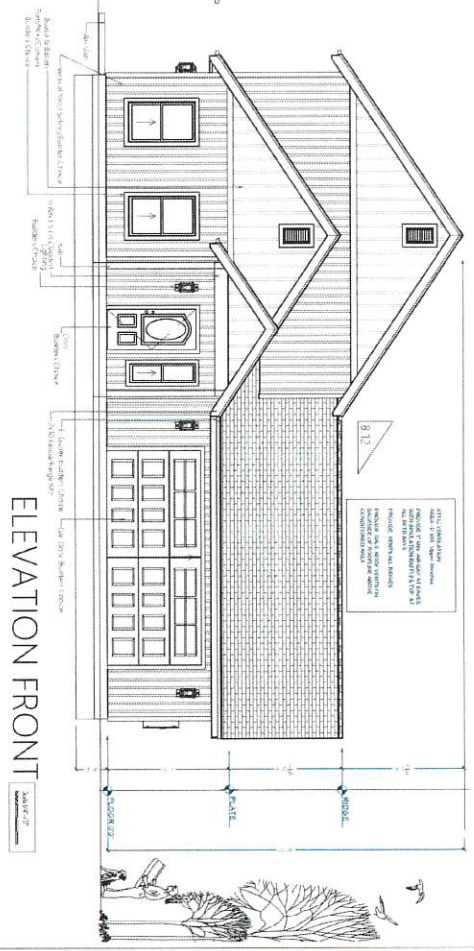
REVISION TABLE

NUMBER	DATE	REVIEWED BY	DESCRIPTION
1			
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10			

1/4" = 1'-0"



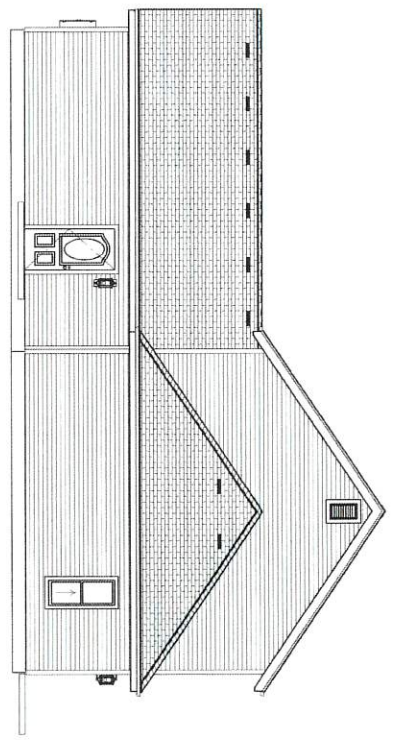
Elevation 1 RIGHT



Elevation 1 FRONT



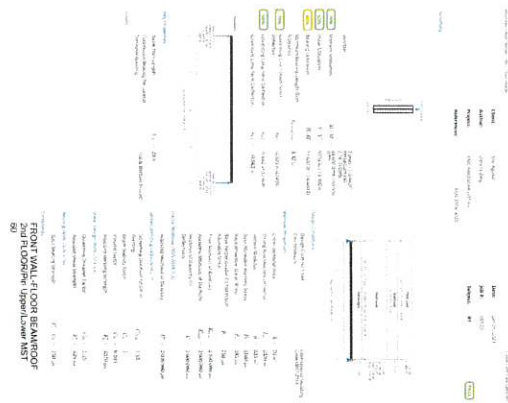
Elevation 1 LEFT



Elevation 1 REAR

FINAL -3-6-24 4:40 PM

DRAWINGS PROVIDED BY: Mr. Dennis Zillig /CBO 1-(417)214-5187		ELEVATIONS		Mr. Eric Aguilar 3865 State Hwy -B Purdy, MO 65734 1-(417) 489-5739		REVISION TABLE <table border="1"> <tr> <th>NUMBER</th> <th>DATE</th> <th>REVISION BY</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NUMBER	DATE	REVISION BY	DESCRIPTION												
NUMBER	DATE	REVISION BY	DESCRIPTION																			
DATE: 3/6/2024		SCALE: 1/4" = 1'-0"		SHEET: A2.0																		



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION



Mr. Eric Aguilar
3865 State Hwy -B
Purdy, MO 65734
1-(417) 489-5739

CALC

DRAWINGS PROVIDED BY:
Mr. Dennis Zillig /CBO
1-(417)214-5187

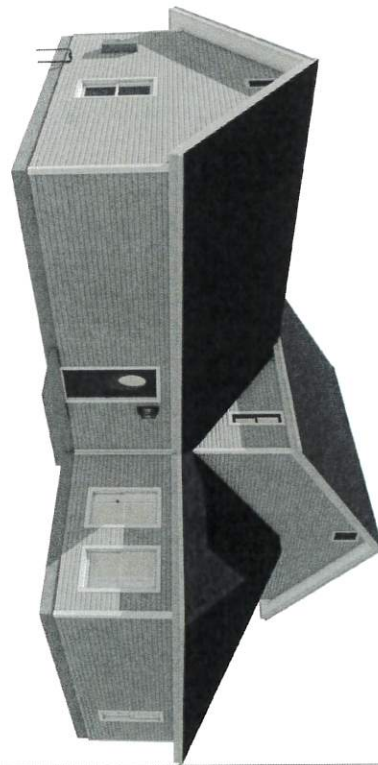
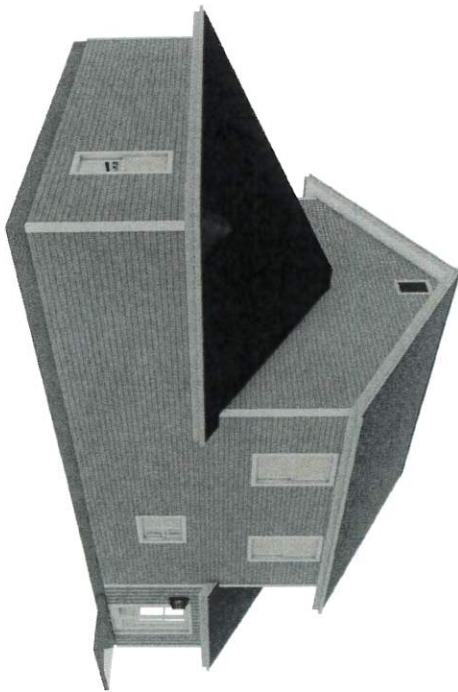
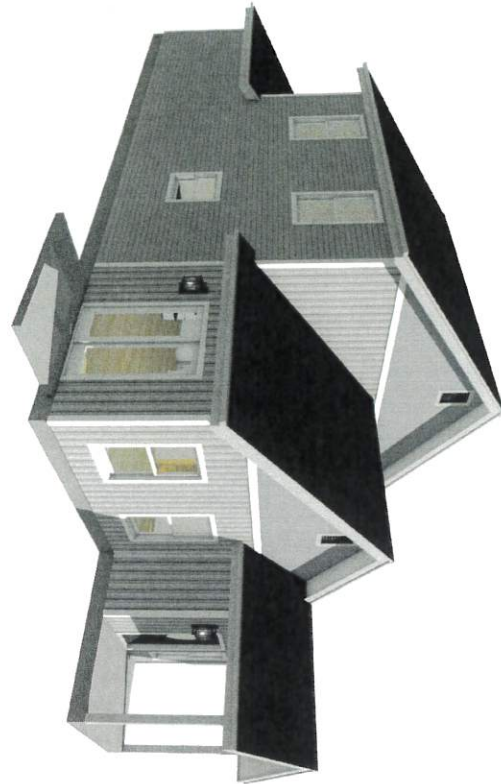
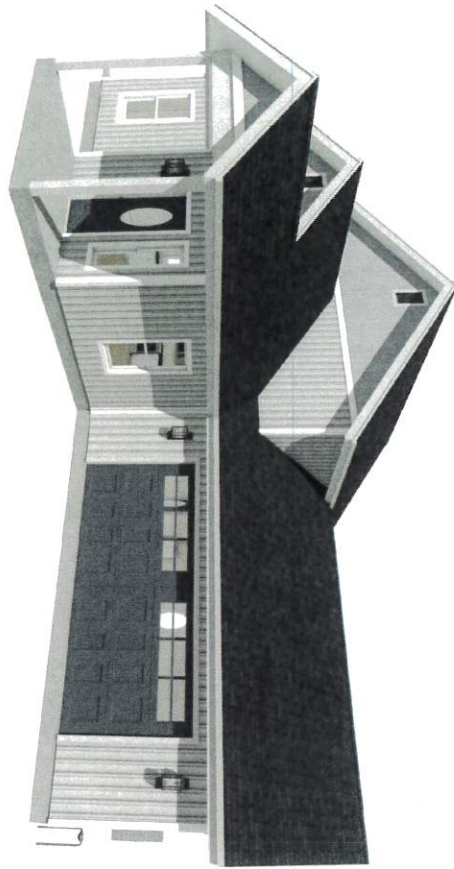
DATE: _____

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COLOR

SHEET:

1/4" = 1'-0"

SCALE:

3/6/2024

DATE:

DRAWINGS PROVIDED BY:
Mr. Dennis Zillig /CBO
1-(417)214-5187

COLOR VIEWS

Mr. Eric Aguilar
3865 State Hwy -B
Purdy, MO 65734
1-(417) 489-5739

REVISION TABLE			
NUMBER	DATE	REVISOR	DESCRIPTION



City of Monett

**BOCA
FINAL INSPECTION
REQUIRED**

BUILDING PERMIT

217 5TH STREET, P.O. BOX 110
MONETT, MISSOURI 65708

4702

Undersigned hereby gives notice of intention to perform construction as described herein requests the City of Monett to issue a Building Permit as required by Code

Name Like Father Like Son

Nature and Extent of Construction new home

Use of Building Single family

Street Number 108 Haylee Circle

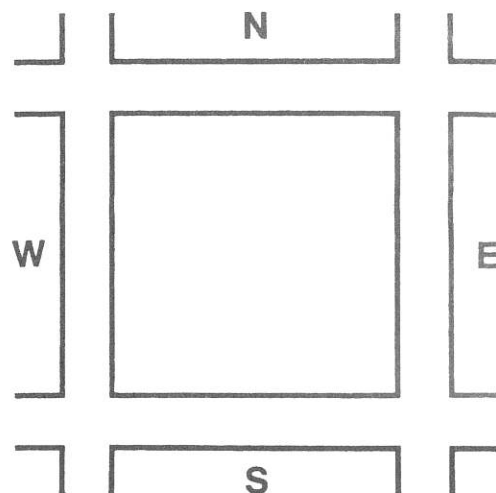
Location Barny County

Legal Description _____

Zoning District A Flood Zone _____ Base Flood Elevation _____

CONSTRUCTION	PERMIT FEES	INITIAL/FOOTING		
New Residential/Duplex/Apts.	155.60	Setback/Footings		
Electrical		OK 9-29-25 M.E		
Plumbing				
Mechanical				
New Garages/Detached Buildings	28.90			
New Commercial/Industrial				
Substantial Improvements, Remodels, Additions Over \$500.00	- 50% building incentive			
Total Permit Fee	\$ 92.25 (\$20.00 minimum)			

PLOT PLAN



Additional:
Cost : 155.60 living
28.90 garage
184.50
- 50%
92.25

* Final inspection required *

Variance approved 4-16-25

City Utilities/Gas/Telephone/Cable TV _____

Fire Department Permit _____

Approval and issuance of a permit does not authorize any work that does not comply with the Code of the City of Monett, or the State of Missouri, regulating same.

Permit Application

Permit Approval/Disapproval

Permit Approval/Disapproval

Permit Approval/Disapproval

4/1/25 (Date)

4-16-25 (Date)

4-16-25 (Date)

(Date)

Loretta Harvill (Signature)

Ken clo 1/1/25 (Chairman, Board of Adjustment)

(Chairman, Building Board)

City of Monett

BUILDING PERMIT

FINAL IN
REC

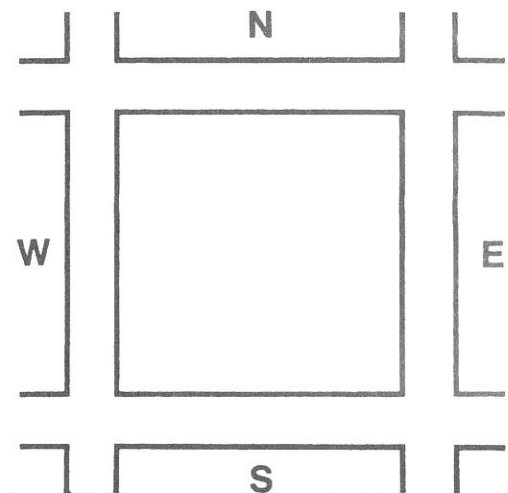
4702

Undersigned hereby gives notice of intention to perform construction as described and upon the basis of the statements herein requests the City of Monett to issue a Building Permit as required by Ordinances No. A-1867 and No. A-5328.

Name Like Father Like Son
 Nature and Extent of Construction new home
 Use of Building Single family Use Group R-3
 Street Number 108 Haylee Circle
 Location Barny County
 Legal Description _____
 Zoning District A Flood Zone _____ Base Flood Elev. _____ Parking _____

CONSTRUCTION	PERMIT FEES	INSPECTION		
		INITIAL/FOOTING	OPEN-WALL	FINAL
New Residential/Duplex/Apts.	155.60	Setback/Footings		
Electrical		OK 9-29-25 M.E		
Plumbing				
Mechanical				
New Garages/Detached Buildings	28.90			
New Commercial/Industrial				
Substantial Improvements, Remodels, Additions Over \$500.00	- 50% building incentive			
Total Permit Fee	\$ 92.25 (\$20.00 minimum)			

PLOT PLAN



Additional:
 Cost : 155.60 living
28.90 garage
184.50
- 50%
92.25

* Final inspection required *

Variance approved 4-16-25

City Utilities/Gas/Telephone/Cable TV _____
 Fire Department Permit _____

Approval and issuance of a permit does not authorize any work that does not comply with the Code of the City of Monett, or the State of Missouri, regulating same.

Permit Application

Permit Approval/Disapproval

Permit Approval/Disapproval

Permit Approval/Disapproval

(Date) 4/1/25
 (Date) _____
4-16-25
 (Date) _____
 (Date) _____

(Signature) Linette Jaurotte
 (Building/Zoning Inspector)
Ronclo J. Jaurotte
 (Chairman, Board of Adjustment)
 (Chairman, Building Board)

APPLICATION DATE 3/25/25

PERMIT NUMBER 4702

**CITY of MONETT
BUILDING & ZONING
RESIDENTIAL PERMIT APPLICATION**

PROPERTY INFORMATION:

PROPERTY ADDRESS: 108 Haylee Circle SUBDIVISION _____ LOT# _____ ZONING _____
IF PROPERTY IS NOT LOCATED IN A SUBDIVISION, THE LEGAL DESCRIPTION & PARCEL NUMBER MUST BE ATTACHED

Are you building in a Floodplain?	☐ Yes ☒ No ➡ If you checked Yes, please complete and attach a Floodplain Development Application Form.
-----------------------------------	---

Are building plans or construction documents being supplied as part of this Application?	☐ Yes ☒ No
--	---

APPLICANT & CONTRACTOR INFORMATION

• OWNER: Eric Aguilar BUSINESS/COMPANY: Like Father Like Son LLC
ADDRESS (City, State, ZIP): 3865 St Hwy B Phone: 417-489-5739 Email: Ericlikefatherlikeson@gmail.com
Purdy, Mo
• CONTRACTOR: Eric Aguilar CONTACT: _____
ADDRESS (City, State, ZIP): Same as above Phone: _____ Email: _____

DESCRIPTION OF WORK: ☒ RESIDENTIAL ☐ ELECTRICAL ☐ WITH PLUMBING

- ☒ New Construction: _____
☐ Addition/Type: _____
☐ Remodel/Type: _____
☐ Accessory Building (total square footage of building) _____
☐ Swimming Pool: Above ground In-ground
☐ Re-roof
☐ Temporary structure/type: _____
☐ Construction/Repair of Foundation
☐ Other _____

☐ Corner Lot
☐ Interior Lot
Right Setback: _____
Left Setback: _____
Front Setback: _____
Rear Setback: _____
Setback From House: _____
Use Group: _____
Construction Type: _____
Estimate Of Value \$ <u>289,900</u>

Total Living Square Feet House 1556 Height _____
Total Square Feet Garage 518 Height _____

Owner/Contractor: _____ Date: _____

I HERBY CERTIFY THAT THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT; THAT I HAVE READ AND UNDERSTAND THE PROCEDURES, ORDINANCES, AND REQUIREMENTS ASSOCIATED WITH THE APPLICATION AND REVIEW PROCESS. I ACKNOWLEDGE THAT I WILL BE RESPONSIBLE FOR ANY AND ALL COSTS INCURRED BY PLAN REVIEWS PERFORMED BY CONSULTANTS OF THE CITY.

PERMIT EXPIRES 180 DAYS AFTER DATE ISSUED

ANOTHER CUSTOM PROJECT BY
MR. ERIC AGUILAR BUILDERS



ILLUSTRATED

PROPERTY OWNER:
Mr. Eric Aguilar/Cardenas,Silvestre
3865 State Hwy-B
Purdy, Mo 65734
1-(417) 489-5739

BARRY COUNTY

PROPERTY ADDRESS
Lot #4 Haylee Circle
Monette , MO 65708

PARCEL #: 07-1.0-01-000-000-0004.005

ACRES: less than Acre
PLAT NA

SQUARE FEET LEGEND	
MAIN FLOOR	1096 SF
UPPER FLOOR	460 SF
HEATED SPACE	
1556 SF	
GARAGE	
578 SF	
PORCH	60 SF
TOTAL:	
2194 SF	

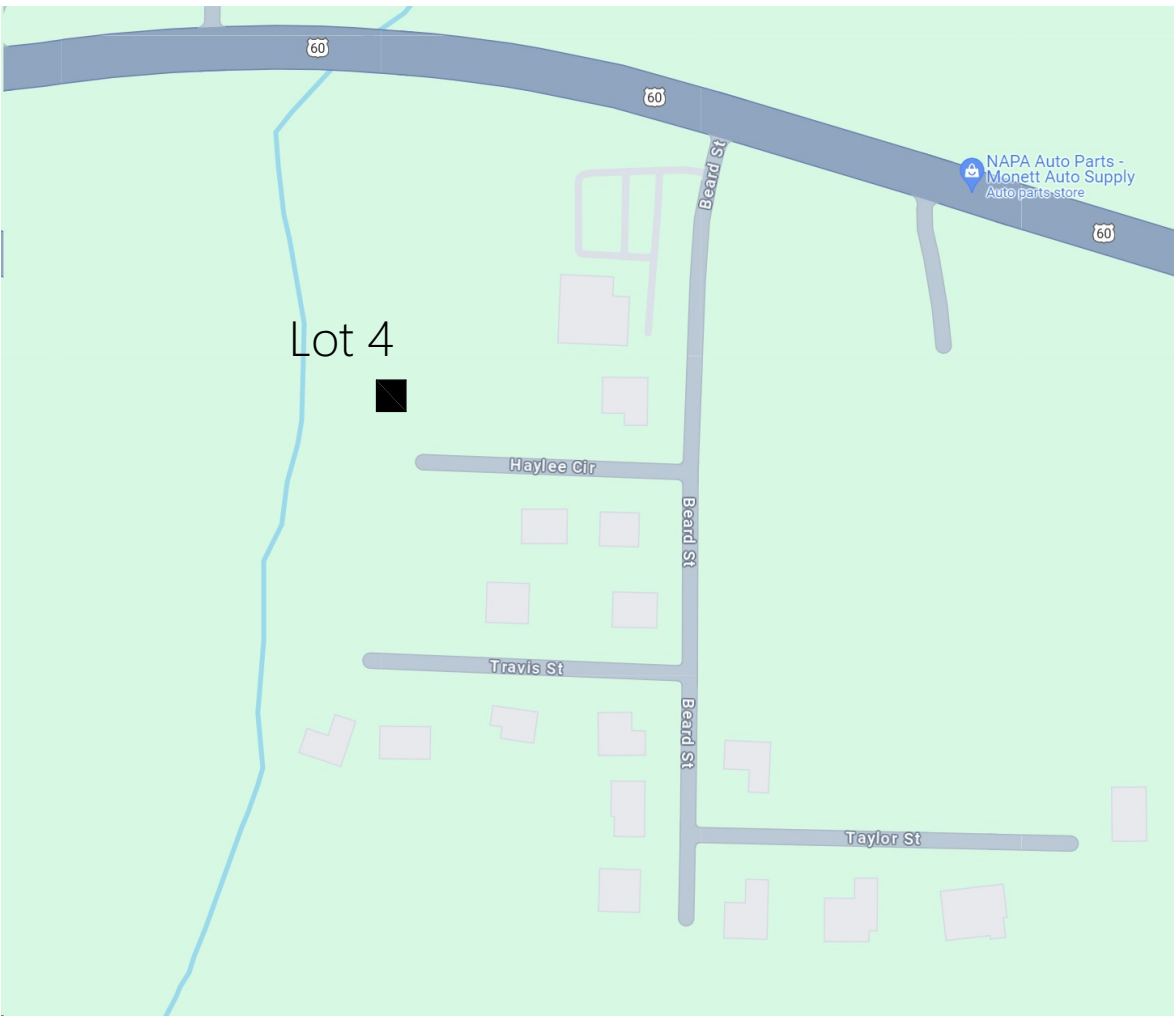
602.1 CONSTRUCTION TYPE Wood Frame -V-B, Non Rated
302.1 OCCUPANCY TYPE R3 Residence / U Garage
1004 OCCUPANT LOAD 200 sf Per Occupant Res/Gar.

DESIGN LIVE/DEAD LOADS Floor: 40/10 Deck 60/20 300# Aggregate
DESIGN LIVE/DEAD LOADS Roof: 20/15 Asphalt Composition 250# Aggregate
DESIGN SNOW LOAD Roof: 20/15 (ASCE 7-98) All Aggregate per this Loading
DESIGN WIND LOAD Shear/90#
FROST LINE DEPTH 24 Inches
ICE BARRIER UNDER-LAYMENT REQUIRED @ ROOF
5/8XXX BETWEEN GARAGE SIDE AND HOUSE.
ALL SLOPING WALK OUT BASEMENTS REQUIRE A SLOPING GRADE SURVEY.

FOOTING ORDINANCE:
1. FOOTINGS=24 inch Width x 12inch Thick/Height/ 3000# PSI /Fc
a.) 3- #4 Rebar In Footing Min.
2. PIERS Min 24x24inch x 12" Thick. /3000# PSI/Fc / Reinforced #4 Rebar
3. SLABS: 3000# PSI/Fc

PROJECT INFORMATION

detail type	Reference Page or Item referred to
PAGE:	DESCRIPTION
G1.0	Cover Page
SITE	SITE -LAYOUT
A1.0	CODES
A1.1	FLOOR PLAN MAIN/2nd FLOOR
A2.0	ELEVATIONS
S1.0	Calculation
Color	
5	
7- sheets	



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PROJECT INFORMATION CODE

2018-22 IRC Building Code./Life-Safety
2018-22 IBC Electrical Code / 2019 NEC
2018-22 IBC Mechanical Code
2018-22 IBC Plumbing Code
TAKING PRECEDENT:
ARKANSAS FIRE CODE 2012 Edition Vol. 1 Vol II Residential
NEC 2008 Edition / NFPA 70
ARKANSAS ENERGY CODE 2004 Edition
ARKANSAS FUEL GAS CODE 2006 Edition
ARKANSAS MECHANICAL CODE 2003 Edition
ARKANSAS PLUMBING CODE 2006 Edition
ENERGY CODE Insulation Installer Provides Certifications
Wind Governs.
All PME Contractors to Do Their Trade Design

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Mr. Dennis Zillig is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

HOMEOWNER & CONTRACTOR: TO VERIFY
ALL DIMENSIONS,STRUCTURAL DETAILS,
AND BUILDING CODES, AND GRADE REQUIREMENTS.
BUILDER RESPONSIBLE FOR HD DEVICE LOCATIONS



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Mr. Eric Aguilar
3865 State Hwy -B
Purdy, MO 65734
1-(417) 489-5739

COVER SHEET
LEGENDS
NAME/PARCEL/SQ FEET
CODES

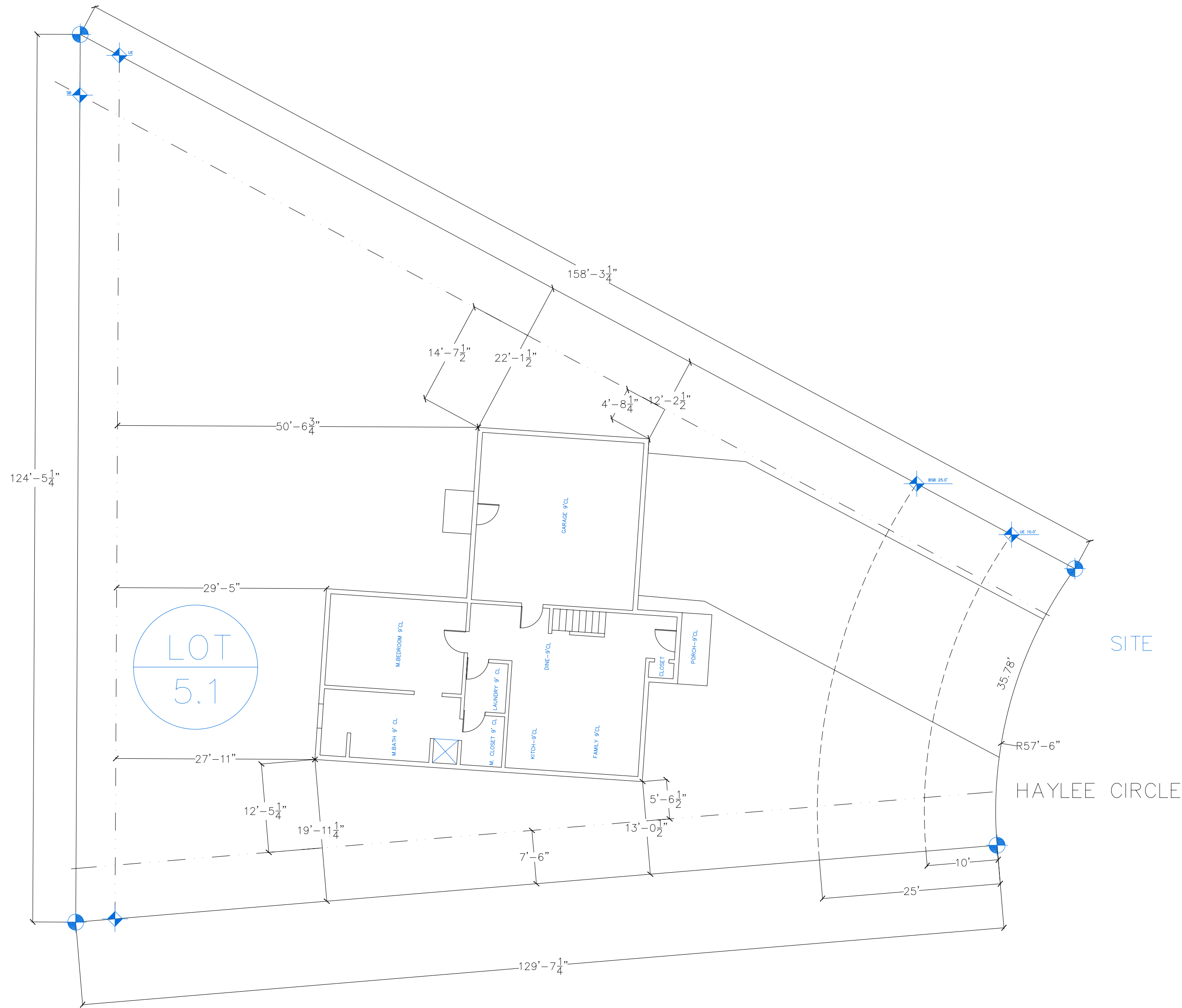
DRAWINGS PROVIDED BY:
Mr. Dennis Zillig /CBO
1-(417)214-5187

DATE:
3/6/2024

SCALE:
1/4"=1'-0"

SHEET:
G1.0

FINAL -3-6-24 4:40 PM



- HYDRANT 8 INCH
- BUILDING SETBACK BSB 25.0'
- Property Line
- Easement Line SB / L
- Utility Easement
- Drainage Easement D / P D / P
- Water C / W
- Electrical E / L E / L
- Sewer S S MANHOLE
- Gas GAS GAS
- Telephone/Riser T T
- Property Corners & Setback
- Water Meter
- Power Pole/Transformer

Mr. Eric Aguilar/Cardenas,Silvestre
3865 State Hwy -B
Purdy, MO 65734
1-(417) 489-5739

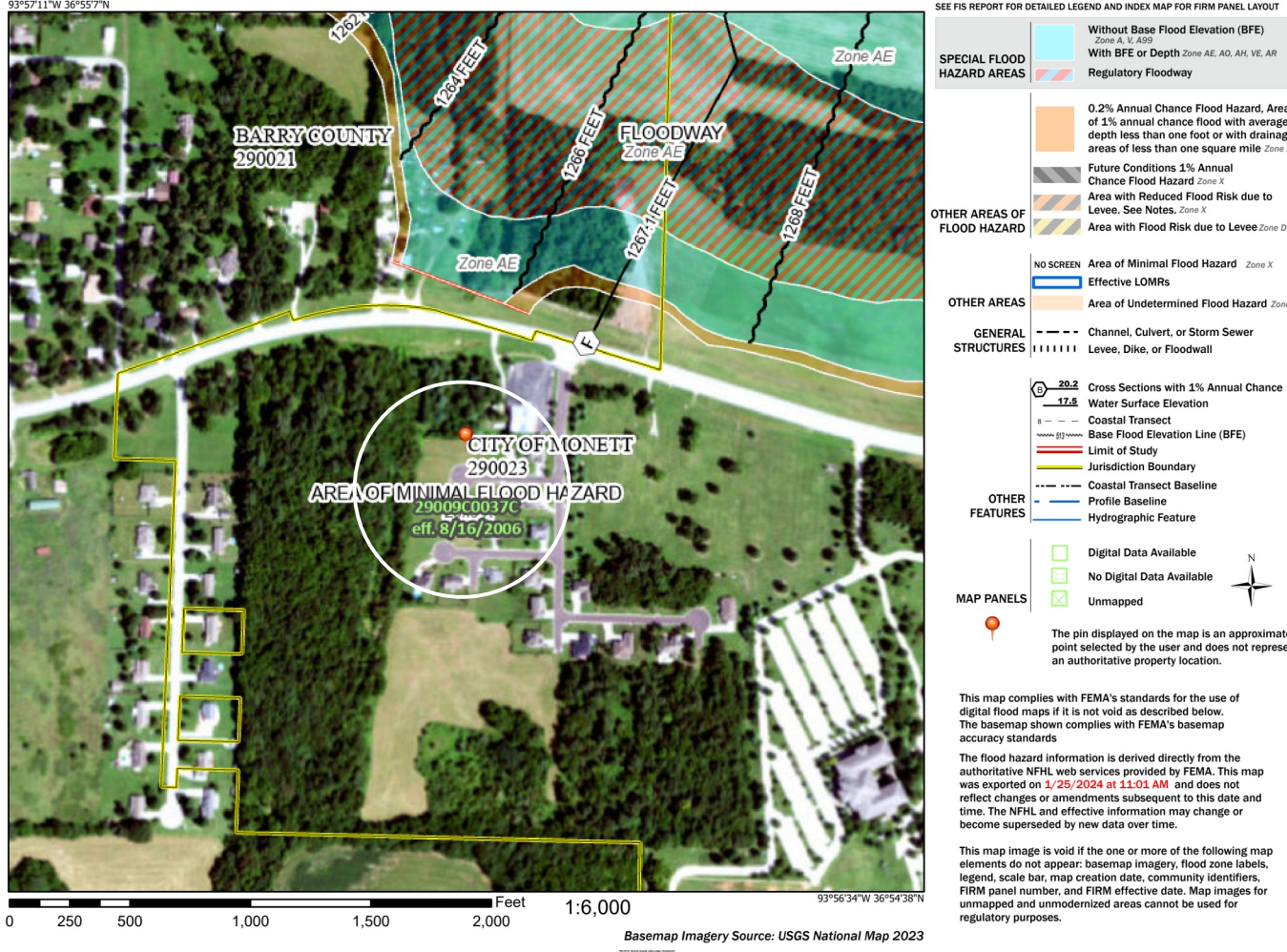
PROJECT-PARCEL: 07-1.0-01-000-000-0004.005
LOT : #4
ACRES : 1.5 (+/-)

Project-Street: Haylee Circle
City : Monette
State : Missouri
Zip : 65708
FEDERAL INSURANCE FEMA (NA)
RATE MAP (NA)
Plan: Existing Lot
Zone : A
S-T-R: 1/25/28
SUBD: NA
School Code: Unknown

This Plan Complies
NOTE : Located Outside a 100 year Flood Plain.
MAP # 29009C0037C Effective Date 8/16/2006



National Flood Hazard Layer FIRMette



1"=10'-0" SCALE

REVISION TABLE

NUMBER DATE

REVISION BY

DESCRIPTION

1

2

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10

Mr. Eric Aguilar

3865 State Hwy -B

Purdy, MO 65734

1-(417) 489-5739

SITE/

Build Area

DRAWINGS PROVIDED BY:

Mr. Dennis Zillig /CBO

1-(417)214-5187

D. Zillig

DATE:

3/6/2024

SCALE:

1/4"=1'-0"

SHEET:

SITE

LICENSED GENERAL CONTRACTOR

Dennis Zillig

License CA B496159

CBO#4104

REGISTERED PROFESSIONAL

1

2

3

4

5

6

7

8

9

10

Page 52 of 113

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW:

DEPTH	COMBINATION SYMBOL	SPECIES.	USE
ALL	24F - V4	DF/DF	(SIMPLE SPAN)
ALL	24F - V8	DF/DF	(CONT. OR CANTILEVER)

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

- LUMBER SPECIES:
- A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2
- B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER
- C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
- D. ALL STUDS TO BE DF#2 OR BETTER.
- E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16.
WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.
- F. 'I' JOISTS SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROVED EQUAL.
- G. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
5. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAT 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

GENERAL PLUMBING & HVAC NOTES:

1. HVAC SHALL HAVE ADEQUATE ZONES FOR SIZING OF HEATED SPACE.
2. THE FURNACE AND WATER HEATER[13kw INSTANT] SHALL BE UL APPROVED.
3. THE FURNACE AND WATER HEATER SHALL REST OF A 24"sq PLATFORM WHEN IN A GARAGE
4. METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND.
5. DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING
6. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
7. TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120°F.
8. WATER SOFTENER UNIT SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE.
9. EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.
10. HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED AS APPROPRIATE. R8
11. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.
12. INSULATE WASTE LINES FOR SOUND CONTROL.
13. INSTALL SEISMIC STRAPPING AT WATER HEATER.

DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK-THRU DOORS [EXTERIOR] SHALL BE SOLID CORE

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 20 MINUTES. DOOR SHALL BE SELF CLOSING

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

FLOORS AND ROOFS

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/ OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL

KITCHEN AND CABINET NOTES:

1. ALL CABINETS IN MAPLE CONFIRM COLOR WITH HOME OWNER PRIOR TO ORDERING.
2. CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING.
3. INSTALL HARDWARE ON SITE.
4. INSTALL CROWN MOLDING ON SITE; MATCH CABINET COLOR; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.
5. CUT OVEN OPENING ON SITE. SEE APPLIANCE SPECIFICATIONS.
6. INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS
7. ALL APPLIANCES TO BE ON DEDICATED CIRCUITS.
8. USE MIN 6" DUCT FOR HOOD.
9. CONFIRM FINAL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING

ELECTRICAL, DATA, & AUDIO NOTES: SEE NOTES ELECTRICAL PLAN

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC. PER CA ELECT CODE

ELECTRICAL NOTES:

1. ELECTRICAL RECEPTACLES IN KITCHENS SHALL BE G.F.C.I/ARCH-FAULT COMBO. PER NATIONAL ELECTRICAL CODE REQUIREMENTS. 2-20A CIRCUITS IN KITCHEN. MIN.
2. ALL OUTLETS IN GARAGE AND BATHROOMS SHALL BE GFCI RATED.
3. PROVIDE ONE MONOXIDE/SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS. ONE ON EACH FLOOR LEVEL.[EXCEPTION=BATHROOM]
4. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
5. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER
6. FIXTURES TO BE SELECTED BY HOME OWNER.

AUDIO:

1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

LUMBER SPECIES:

1. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2.
2. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.
3. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
4. ALL STUDS TO BE DF#2 OR BETTER.
5. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
6. ROOF SHEATHING SHALL BE 15/32" PLYWOOD OR 1/2" OSB.
7. WALL SHEATHING SHALL BE 3/8" STRUCT-APA RATE OR 7/16" OSB. OR ZIP BRD. SEE PLAN PAGES.
8. FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB. GLUED TO JOIST

Interior Requirements

1. In all habitable rooms (living room, dining room, kitchen, bedrooms, family room, etc.) provide natural light and ventilation by means of windows equal to 10% of the room area, 1/2 of which shall be operable. In lieu of operable exterior openings for ventilation, a mechanical ventilating system providing .35 air changes per hour in the room or a whole-house mechanical ventilation system capable of supporting outdoor ventilation air of 15 cfm per occupant be provided. Glazing may be omitted provided mechanical ventilation as noted above and artificial light is provided. The artifical light shall be capable of producing an average illumination of 6 foot-candles over the area of the room at a height of 30" above the floor. Sec 303.
2. Habitable rooms, hallways, bathrooms, toilet and laundry rooms and basements are required to have a ceiling height of 7' measured to the lowest projecting element. Beams spaced not less tha 4' O.C. may project not more than 6" below the required ceiling height. Where the ceiling slopes, the minimum height must be maintained in 1/2 the required room area, with no portion of the required floor area less than 5' in height. Basements without habitable spaces shall have ceilings not less than 6' 8" except under beams, girders, ducts or other obstructions, where the ceiling height shall be 6'-4". Sec 305.
3. Minimum room sizes: habitable rooms must be at least 70 SF with 7' minimum width; kitchen must be at least 50 SF.

RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.

TREADS SHALL HAVE A MIN. WIDTH OF 10". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".

STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.

ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS.

VENTILATION NOTES:

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND /OR SHOWER AND IN LAUNDRY ROOMS.

GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

USE FEMA NOTES AND INSTALL AS DIRECTED PER FEMA REGULATIONS AT UNDERPIN AREA/

EROSION CONTROL NOTES:

1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
4. HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000#/ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURE'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.
5. DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.

GARAGE REQUIREMENTS

1. Attached garages require the following minimum fire-protection. Sec 309.1.
- A. Openings from a garage directly into a sleeping room are not permitted.
- B. Openings between a garage and residence shall be equipped with solid wood doors not less than 1 5/8" in thickness or a 20 minute rated door.
- C. The garage shall be separated from the dwelling and it's attic area by means of 5/8XXX" gypsum board applied to the garage side of the wall. Where separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected with 5/8" gypsum board.
- D. Ducts penetrating the wall separating the dwelling from the garage are permitted providing they are constructed of steel having a thickness not less than 26ga. and having no supply or return air openings into the garage. When a vibration isolator is used in the garage duct, it must be installed ar least 18" from the penetration. Vibration isolators shall be installed as per Sec. 1901.2.2. Sec 309.1.1.
- E. Garage and carport floors shall be an approved noncombustible material. The vehicular parking area shall be sloped toward the vehicle entry doorway. Sec. 309.3.
- F. All appliances generating a glow, spark or flame and all electrical outlets installed in the garage shall be installed with burners, burner ignition devices, or heating elements and switches at least 18" above the floor level. Appliances installed in a garage shall be protected against damage by vehicles. Sec. 1307.3.

MISCELLANEOUS NOTES:

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS /ADJACENT DINING AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER CALIFORNIA ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

ATTIC R-38
WALLS R-17.7 SPAY FOAM SEAL CELL
FLOORS R-19-20
OR- T24 REQUIREMENTS WHICHEVER IS GREATEST PER ENERGY REQUIREMENTS.

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2019 EDITION OF THE C.R.C.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2006 INTERNATIONAL BUILDING CODE.

SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO: OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL. FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER. SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO: NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED. MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL. PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE. MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS:
CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.
PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

STAIRS REQUIREMENTS

1. Porches, balconies or raised floor surfaces located more than 30" above the floor or grade below shall have guardrails not less than 36" height measured vertically from the nosing of the treads. Required guardrails shall have such that a 4" diameter sphere cannot pass through. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway may be of such size that sphere 4" indiameter cannot pass through. Sec. 315
2. Stair maximum riser height is 7.75" and minimum tread depth is 10". Stairs having more than 3 risers require a handrail. Handrails are required to be 30"--38" in height above the nosing of the treads and shall be continuous the full length of the stair. Ends shall be returned or shall terminate in newel posts pr safety terminals. The handicap portion of the handrail shall be not less than 1 1/4" nor more than 2 5/8" in cross-section dimension, or the shape shall provide an equivalent gripping surface. It shall have a smooth surface with no sharp corners. The minimum headroom clearance is 6'-8" measured from the nosing of the treads. The minimum stairway width is 3', except 30" is acceptable if another stairway 3' side is provided from the floor. Sec 314.1 Ex.2

3. Winding stairs are required to have a minimum width of tread not less than 6" and at least 9" at a point 12" from the side where the treads are narrower. Sec 314.4
4. Spiral stairs are required to have a minimum width of 26" with each tread having a 7 1/2" minimum tread width at 12" from the narrow edge. All treads shall be identical and the rise shall be no more than 9 1/2". A minimum headroom of 6' 6" is required. Sec 314.5
5. Enclosed accessible space under stairs shall have walls and soffits protected on the enclosed side with 1/2" gypsum board. Sec. 314.8.
6. Interior stairs shall be provided with an artifical light source located in the immediate vicinity of each landing at the top and bottom of the stair. Exterior stairs shall be provided with an artifical light source located in the immediate vicinity of the top landing of the stair. Controls for the lighting shall be as specified in the Electrical Code Art 440.2.1. Sec 303.4.



REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

Mr. Eric Aguilar
3865 State Hwy -B
Purdy, MO 65734
1-(417) 489-5739

CODES

DRAWINGS PROVIDED BY:
Mr. Dennis Zillig /CBO
1-(417)214-5187

DATE:

3/6/2024

SCALE:

1/4"=1'-0"

SHEET:

A1.0



Scale 1/4" = 1'0"



CABINET SCHEDULE							FRAMING SCHEDULE						
QTY	ROOM NAME	WIDTH	DEPTH	HEIGHT	DESCRIPTION	MANUFACTURER	NUMBER	NAME	QTY	NOMINAL	LENGTH	MATERIAL	TYPE
1	BATH-2	48"	24"	36"	BASE CABINET		1	CEILING BEAM	1	3 1/2 X 11 7/8	115 15/16"	FIR FRAMING 3-PAINTED, COLOR- NEUTRAL WHITE	LVL
3	DINE-9 CL	24"	24"	90"	UTILITY CABINET		2	CEILING BEAM	1	3 1/2 X 11 7/8	58 1/2"	FIR FRAMING 3-PAINTED, COLOR- NEUTRAL WHITE	LVL
1	KITCH-9 CL	12"	24"	36"	BASE CABINET		3	CEILING BEAM	1	3 1/2 X 11 7/8	58 3/8"	FIR FRAMING 3-PAINTED, COLOR- NEUTRAL WHITE	LVL
1	KITCH-9 CL	18"	24"	36"	BASE CABINET		4	CEILING BEAM	1	3 1/2 X 20	288"	FIR FRAMING 3	LVL
5	KITCH-9 CL	24"	24"	36"	BASE CABINET		5	POST	2	4X6	105 1/8"	FIR FRAMING 3	LUMBER
2	KITCH-9 CL	36"	24"	36"	BASE CABINET		6	POST	2	6X6	105 1/8"	FIR FRAMING 3-PAINTED, COLOR- NEUTRAL WHITE	LUMBER

		WINDOW SCHEDULE					
QTY	ROOM NAME	SIZE	R/O	EGRESS	DESCRIPTION	HEADER	CODE COMMENTS
1	BATH-#2	2'0" X 4'2"			LOWEHEAD	3 1/2" X 7'8" 0"	
1	BEORDUM-#3 8'CL	10'0" X 8'0"			SINGLE HUNG	3 1/2" X 7'8" 15"	FORGED PRIVACY GLASS
1	BEORDUM-#2 8'CL	3'0" X 5'0"			SINGLE HUNG	3 1/2" X 7'8" 39"	
3	FAMILY-9'CL	3'0" X 5'0"			SINGLE HUNG	3 1/2" X 7'8" 39"	
1	FAMILY-9'CL/PORCH-9'CL	16'0" X 8'0"			SINGLE HUNG	3 1/2" X 7'8" 2"	
1	GARAGE-9'CL	3'0" X 5'0"			SINGLE HUNG	3 1/2" X 7'8" 39"	
1	KITCH-9'CL	3'0" X 5'0"			SINGLE HUNG	3 1/2" X 7'8" 39"	
2	M.BEORDUM-9'CL	3'0" X 5'0"			SINGLE HUNG	3 1/2" X 7'8" 39"	
1	M.BATH-9'CL	2'0" X 4'2"			SINGLE HUNG	3 1/2" X 7'8" 2"	FORGED PRIVACY GLASS

BATH #9CL						DOOR SCHEDULE	
BATH #2	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	COMMENTS
BATH #3CL	1	1	16B70	153 1/2" X 84 3/4"	GARAGE-SARAGE DOOR CHDUS	3 1/2" X 108" X 133"	ROOM NAME
BATH #4CL	1	2089	1	24" X 84"	SHOWER GLASS SLAB	3 1/2" X 108" X 133"	GARAGE SCL
SHWR	1	2089	1	30" X 72 1/2"	HINGED-DOOR P04	3 1/2" X 72" X 78" X 33"	SHWR #1/4CL
LAUNDRY-#2CL	1	2868	1	34" X 84 1/2"	HINGED-DOOR P04	3 1/2" X 72" X 78" X 33"	CLOSET-CLOJ/FAMILY-#2CL
BATH-#2CL	1	3088	1	EX	HINGED-DOOR E18	3 1/2" X 72" X 78" X 33"	DINE-#2CL/FAMILY-#2CL
M-BATH #2CL	1	3088	1	EX	HINGED-DOOR E18	3 1/2" X 72" X 78" X 33"	GARAGE #2CL
LAUNDRY-#2CL	1	3088	1	EX	HINGED-DOOR E18	3 1/2" X 72" X 78" X 33"	M-BATH #2CL/M. BEDROOM #2CL
BATH-#2CL	1	3088	1	EX	HINGED-DOOR E18	3 1/2" X 72" X 78" X 33"	DINE-#2CL/GARAGE SCL
KITCH-#2CL	1	3088	1	EX	HINGED-DOOR E18	3 1/2" X 72" X 78" X 33"	DINE-#2CL/FAMILY-PURCH-#2CL
BATH-#2CL	1	3088	1	EX	HINGED-DOOR E18	3 1/2" X 72" X 78" X 33"	FAMILY SCL
KITCH-#2CL	1	2089	1	EX	HINGED-DOOR P04	3 1/2" X 72" X 78" X 33"	ALLOW TRIM/1/4CL
KITCH-#2CL	1	2089	1	EX	HINGED-DOOR P04	3 1/2" X 72" X 78" X 33"	UN-#2/HALL-#2CL/F-#2CL
GARAGE #2CL	50	GAL	1	2640	EX	HINGED-DOOR P04	BUILDERS CHOICE PER STYLE/COLOR
BATH #3CL	1	2857	1	34" X 65 3/8"	HINGED-DOOR P04	3 1/2" X 72" X 78" X 33"	HALL-2ND FL-#2CL/BATH-#2CL
M-BATH #3CL	1	2868	1	34" X 72 1/2"	HINGED-DOOR P04	3 1/2" X 72" X 78" X 33"	BEDROOM-#3 8"CL/HALL-2ND FL-#2CL
KITCH-#2CL	1	2868	1	34" X 72 1/2"	HINGED-DOOR P04	3 1/2" X 72" X 78" X 33"	BEDROOM-#3 8"CL/CLOSET-#3CL
BATH #3CL	1	2868	1	34" X 72 1/2"	HINGED-DOOR P04	3 1/2" X 72" X 78" X 33"	DINE-#2CL/M. BEDROOM SCL
BATH #3CL	1	2868	1	34" X 72 1/2"	HINGED-DOOR P04	3 1/2" X 72" X 78" X 33"	LAUNDRY-#2CL/DINE-#2CL
KITCH-#2CL	1	2868	1	34" X 72 1/2"	HINGED-DOOR P04	3 1/2" X 72" X 78" X 33"	M. CLOSET #2CL/LAUNDRY-#2CL
SHWR	1	2868	1	EX	HINGED-DOOR P04	3 1/2" X 72" X 78" X 33"	BEDROOM-#2 8"CL/HALL-2ND FL-#2CL
LAUNDRY-#2CL	1	2868	1	EX	HINGED-DOOR P04	3 1/2" X 72" X 78" X 33"	BEDROOM-#2 8"CL/CLOSET-#2CL

[illegible]

Mr. Eric Aguilar
3865 State Hwy -B
Purdy, MO 65734
1-(417) 489-5739

2nd Floor

DRAWINGS PROVIDED BY:
Mr. Dennis Zillig /CBO
1-(417)214-5187
D. Zillig

DATE:

3/6/2024

SCALE:

$$1/4" = 1'-0"$$

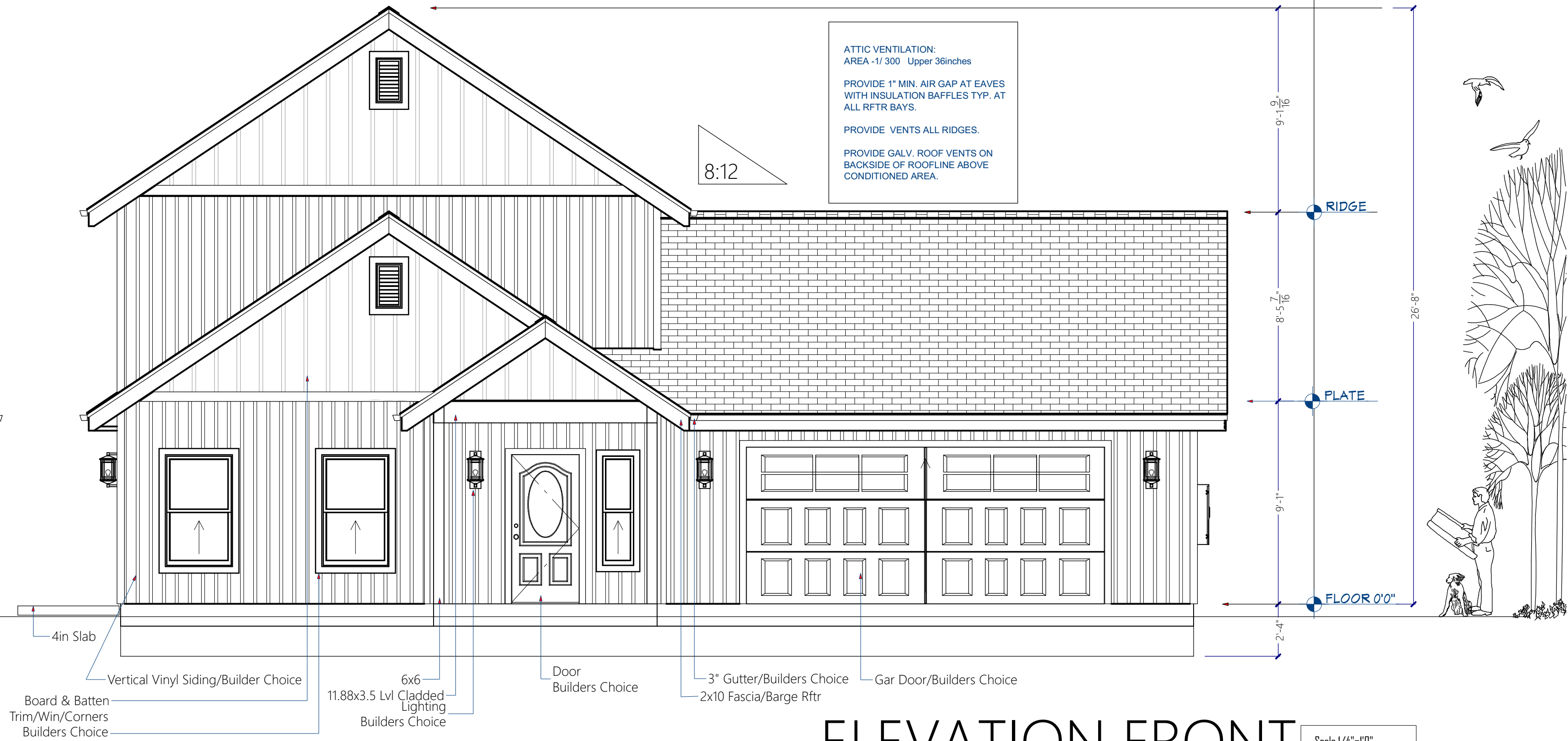
SHEET:

A1.1



ELEVATION RIGHT

Elevation 1 RIGHT



ELEVATION FRONT

Elevation 1 FRONT



ELEVATION LEFT

Elevation 1 LEFT



ELEVATION REAR

Elevation 1 REAR

FINAL -3-6-24 4:40 PM



NUMBER	DATE	REVISION	DESCRIPTION

Mr. Eric Aguilar
3865 State Hwy -B
Purdy, MO 65734
1-(417) 489-5739

ELEVATIONS

DRAWINGS PROVIDED BY:
Mr. Dennis Zillig /CBO
1-(417)214-5187

DATE:

3/6/2024

SCALE:

1/4"=1'-0"

SHEET:

A2.0

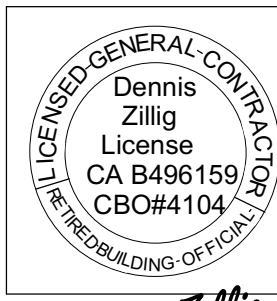
Mr. Eric Aguilar
3865 State Hwy -B
Purdy, MO 65734
1-(417) 489-5739

CALC

Mr. Dennis Zillig / CBO
1-(417)214-5187

D. Zillig

S1.0



REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

Mr. Eric Aguilar
3865 State Hwy -B
Purdy, MO 65734
1-(417) 489-5739

COLOR VIEWS

DRAWINGS PROVIDED BY:
Mr. Dennis Zillig /CBO
1-(417)214-5187

DATE:

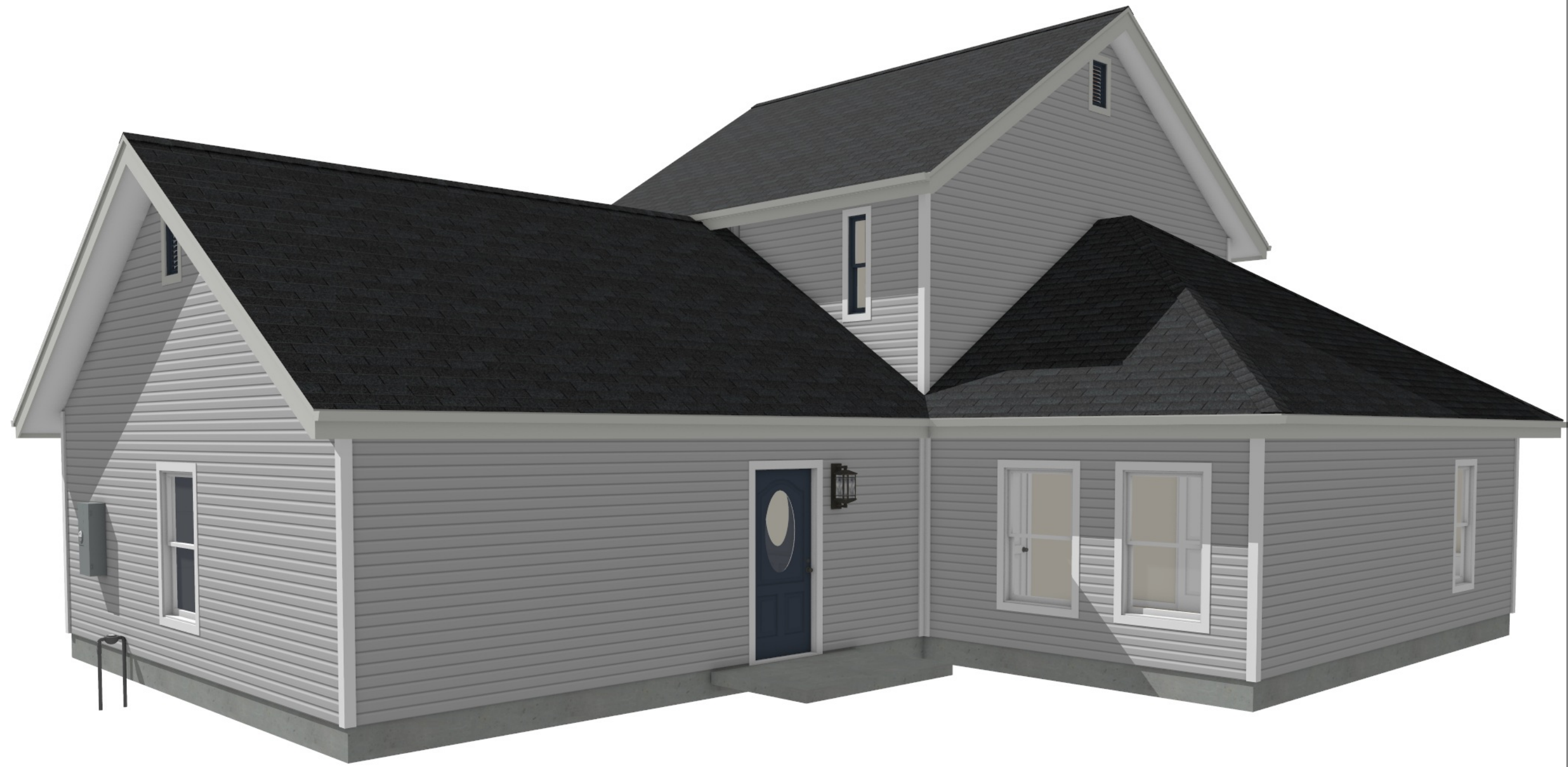
3/6/2024

SCALE:

1/4"=1'-0"

SHEET:

COLOR



FINAL -3-6-24 4:40 PM

ANOTHER CUSTOM PROJECT BY
MR. ERIC AGUILAR BUILDERS



ILLUSTRATED

PROPERTY OWNER:
Mr. Eric Aguilar/Cardenas,Silvestre
3865 State Hwy-B
Purdy, Mo 65734
1-(417) 489-5739

BARRY COUNTY

PROPERTY ADDRESS
Lot #4 Haylee Circle
Monette , MO 65708

PARCEL #: 07-1.0-01-000-000-0004.005

ACRES: less than Acre
PLAT NA

SQUARE FEET LEGEND	
MAIN FLOOR	1096 SF
UPPER FLOOR	460 SF
HEATED SPACE	
1556 SF	
GARAGE	
578 SF	
PORCH	60 SF
TOTAL:	
2194 SF	

602.1 CONSTRUCTION TYPE	Wood Frame -V-B, Non Rated
302.1 OCCUPANCY TYPE	R3 Residence / U Garage
1004 OCCUPANT LOAD	200 sf Per Occupant Res/Gar.
DESIGN LIVE/DEAD LOADS	Floor: 40/10 Deck 60/20 300# Aggregate
DESIGN LIVE/DEAD LOADS	Roof: 20/15 Asphalt Composition 250# Aggregate
DESIGN SNOW LOAD	Roof: 20/15 (ASCE 7-98) All Aggregate per this Loading
DESIGN WIND LOAD	Shear/90#
FROST LINE DEPTH	24 Inches
ICE BARRIER UNDER-LAYMENT REQUIRED @ ROOF	
5/8XXX BETWEEN GARAGE SIDE AND HOUSE.	
ALL SLOPING WALK OUT BASEMENTS REQUIRE A SLOPING GRADE SURVEY.	

PROJECT INFORMATION

- FOOTING ORDINANCE:
- FOOTINGS=24 inch Width x 12inch Thick/Height/ 3000# PSI /Fc
a.) 3- #4 Rebar In Footing Min.
 - PIERS Min 24x24inch x 12" Thick. /3000# PSI/Fc / Reinforced #4 Rebar
 - SLABS: 3000# PSI/Fc

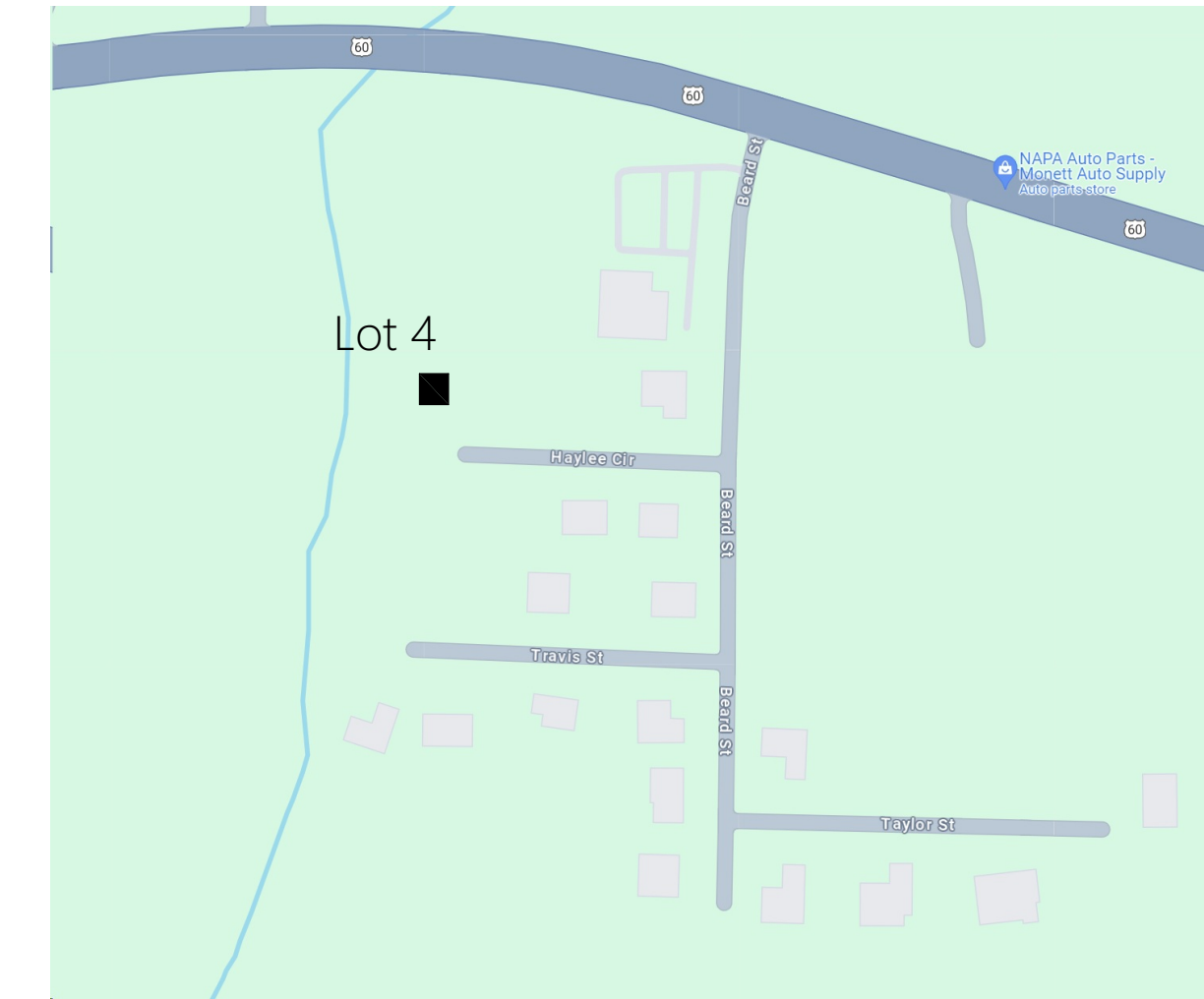
detail
type

Reference
Page or Item referred to

PAGE: DESCRIPTION

- 5 →
- G1.0 Cover Page
 - SITE SITE -LAYOUT
 - A1.0 CODES
 - A1.1 FLOOR PLAN MAIN/2nd FLOOR
 - A2.0 ELEVATIONS
 - S1.0 Calculation
 - Color

7- sheets



FINAL -3-6-24 4:40 PM

PROJECT INFORMATION CODE

2018-22 IRC Building Code./Life-Safety
2018-22 IBC Electrical Code / 2019 NEC
2018-22 IBC Mechanical Code
2018-22 IBC Plumbing Code
TAKING PRECEDENT:
ARKANSAS FIRE CODE 2012 Edition Vol. 1 Vol II Residential
NEC 2008 Edition / NFPA 70
ARKANSAS ENERGY CODE 2004 Edition
ARKANSAS FUEL GAS CODE 2006 Edition
ARKANSAS MECHANICAL CODE 2003 Edition
ARKANSAS PLUMBING CODE 2006 Edition
ENERGY CODE Insulation Installer Provides Certifications
Wind Governs.
All PME Contractors to Do Their Trade Design

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Mr. Dennis Zillig is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

HOMEOWNER & CONTRACTOR: TO VERIFY
ALL DIMENSIONS,STRUCTURAL DETAILS,
AND BUILDING CODES, AND GRADE REQUIREMENTS.
BUILDER RESPONSIBLE FOR HD DEVICE LOCATIONS



REVISION TABLE	
NUMBER	DATE

Mr. Eric Aguilar
3865 State Hwy -B
Purdy, MO 65734
1-(417) 489-5739

COVER SHEET
LEGENDS
NAME/PARCEL/SQ FEET
CODES

DRAWINGS PROVIDED BY:
Mr. Dennis Zillig /CBO
1-(417)214-5187

DATE:

3/6/2024

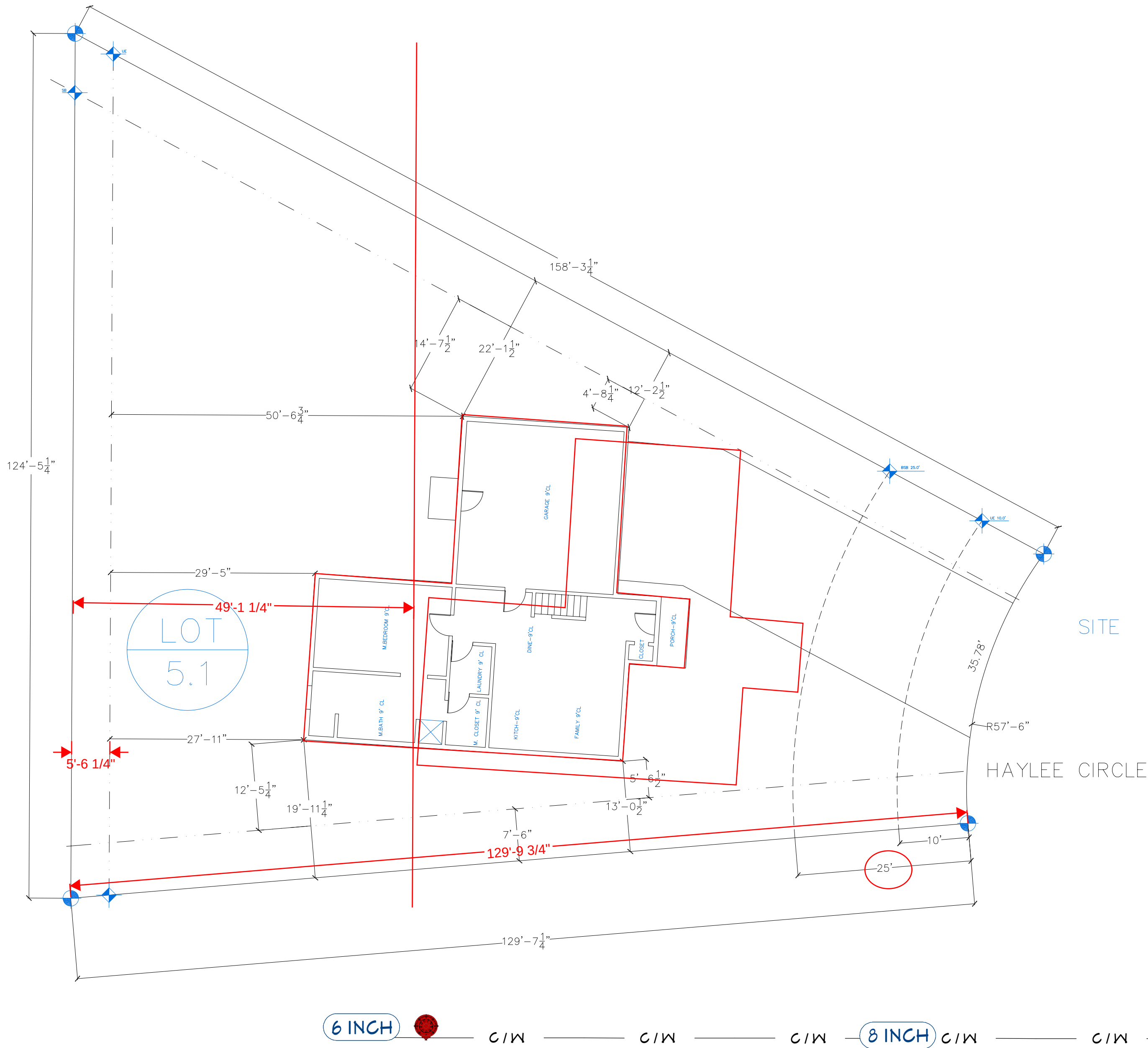
SCALE:

1/4"=1'-0"

SHEET:

G1.0

FINAL -3-6-24 4:40 PM



- HYDRANT 8 INCH
- BUILDING SETBACK BSB 25.0'
- Property Line
- Easement Line SB / L
- Utility Easement
- Drainage Easement D / P D / P
- Water C / W
- Electrical E / L E / L
- Sewer S S MANHOLE
- Gas GAS GAS
- Telephone/Riser T T
- Property Corners & Setback
- Water Meter
- Power Pole/Transformer

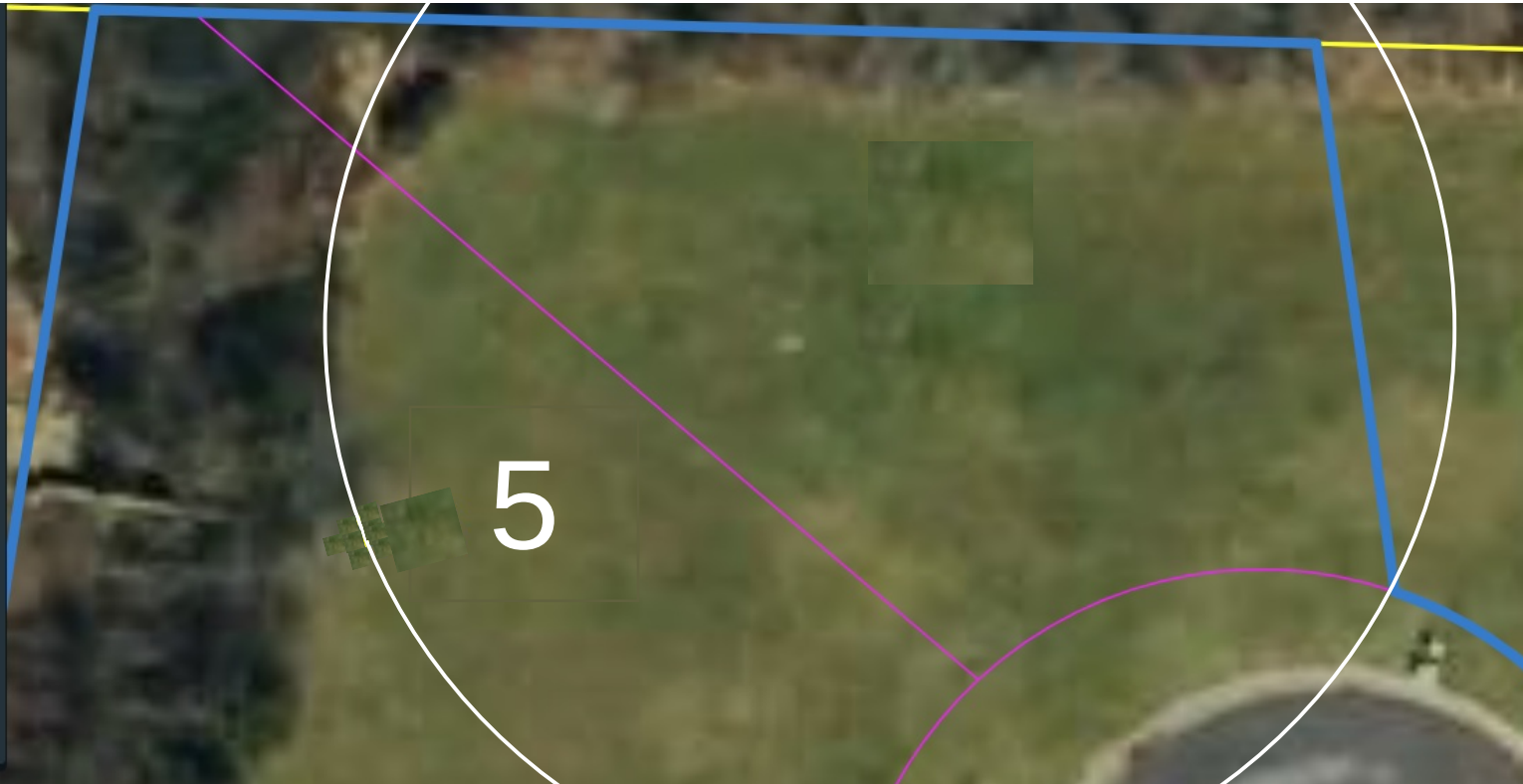
Mr. Eric Aguilar/Cardenas,Silvestre
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Purdy, MO 65734
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PROJECT-PARCEL: 07-1.0-01-000-000-0004.005
LOT : #4
ACRES : 1.5 (+/-)

Project-Street: Haylee Circle
City : Monette
State : Missouri
Zip : 65708
FEDERAL INSURANCE FEMA (NA)
RATE MAP (NA)
Plan: Existing Lot
Zone : A
S-T-R: 1/25/28
SUBD: NA
School Code: Unknown

This Plan Complies
NOTE : Located Outside a 100 year Flood Plain.
MAP # 29009C0037C Effective Date 8/16/2006

Field	Value
FormattedParcel	07-1.0-01-000-000-0004.005
Owner	CARDENAS,SILVESTRE-AGUILAR & ETAL
Address	3865 STATE HIGHWAY B
City	PURDY
State	MO
Zip	65734-0000
Section	1
Township	25
Range	28
Sec/Twn/Rng	1/25/28



National Flood Hazard Layer FIRMette



1"=10'-0" SCALE

Dennis Zilling
License
CA B496159
CBO#4104

REVISION TABLE

NUMBER DATE

REVISION BY

DESCRIPTION

Mr. Eric Aguilar
3865 State Hwy -B
Purdy, MO 65734
1-(417) 489-5739

SITE/
Build Area

DRAWINGS PROVIDED BY:
Mr. Dennis Zilling / CBO
1-(417)214-5187

DATE:
3/6/2024

SCALE:
1/4"=1'-0"

SHEET:
SITE

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW:

DEPTH	COMBINATION SYMBOL	SPECIES.	USE
ALL	24F - V4	DF/DF	(SIMPLE SPAN)
ALL	24F - V8	DF/DF	(CONT. OR CANTILEVER)

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

- LUMBER SPECIES:
- A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2
- B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER
- C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
- D. ALL STUDS TO BE DF#2 OR BETTER.
- E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16.
WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.
- F. 'I' JOISTS SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROVED EQUAL.
- G. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
5. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAT 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

GENERAL PLUMBING & HVAC NOTES:

1. HVAC SHALL HAVE ADEQUATE ZONES FOR SIZING OF HEATED SPACE.
2. THE FURNACE AND WATER HEATER[13kw INSTANT] SHALL BE UL APPROVED.
3. THE FURNACE AND WATER HEATER SHALL REST OF A 24"sq PLATFORM WHEN IN A GARAGE
4. METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND.
5. DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING
6. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
7. TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120°F.
8. WATER SOFTENER UNIT SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE.
9. EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.
10. HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED AS APPROPRIATE. R8
11. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.
12. INSULATE WASTE LINES FOR SOUND CONTROL.
13. INSTALL SEISMIC STRAPPING AT WATER HEATER.

DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK-THRU DOORS [EXTERIOR] SHALL BE SOLID CORE

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 20 MINUTES. DOOR SHALL BE SELF CLOSING

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

FLOORS AND ROOFS

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/ OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL

KITCHEN AND CABINET NOTES:

1. ALL CABINETS IN MAPLE CONFIRM COLOR WITH HOME OWNER PRIOR TO ORDERING.
2. CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING.
3. INSTALL HARDWARE ON SITE.
4. INSTALL CROWN MOLDING ON SITE; MATCH CABINET COLOR; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.
5. CUT OVEN OPENING ON SITE. SEE APPLIANCE SPECIFICATIONS.
6. INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS
7. ALL APPLIANCES TO BE ON DEDICATED CIRCUITS.
8. USE MIN 6" DUCT FOR HOOD.
9. CONFIRM FINAL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING

ELECTRICAL, DATA, & AUDIO NOTES: SEE NOTES ELECTRICAL PLAN

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC. PER CA ELECT CODE

ELECTRICAL NOTES:

1. ELECTRICAL RECEPTACLES IN KITCHENS SHALL BE G.F.C.I./ARCH-FAULT COMBO. PER NATIONAL ELECTRICAL CODE REQUIREMENTS. 2-20A CIRCUITS IN KITCHEN. MIN.
2. ALL OUTLETS IN GARAGE AND BATHROOMS SHALL BE GFCI RATED.
3. PROVIDE ONE MONOXIDE/SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS. ONE ON EACH FLOOR LEVEL.[EXCEPTION=BATHROOM]
4. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
5. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER
6. FIXTURES TO BE SELECTED BY HOME OWNER.

- AUDIO:
1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

LUMBER SPECIES:

1. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2.
2. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.
3. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
4. ALL STUDS TO BE DF#2 OR BETTER.
5. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
6. ROOF SHEATHING SHALL BE 15/32" PLYWOOD OR 1/2" OSB.
7. WALL SHEATHING SHALL BE 3/8" STRUCT-APA RATE OR 7/16" OSB. OR ZIP BRD. SEE PLAN PAGES.
8. FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB. GLUED TO JOIST

Interior Requirements

1. In all habitable rooms (living room, dining room, kitchen, bedrooms, family room, etc.) provide natural light and ventilation by means of windows equal to 10% of the room area, 1/2 of which shall be operable. In lieu of operable exterior openings for ventilation, a mechanical ventilating system providing .35 air changes per hour in the room or a whole-house mechanical ventilation system capable of supporting outdoor ventilation air of 15 cfm per occupant be provided. Glazing may be omitted provided mechanical ventilation as noted above and artificial light is provided. The artificial light shall be capable of producing an average illumination of 6 foot-candles over the area of the room at a height of 30" above the floor. Sec 303.
2. Habitable rooms, hallways, bathrooms, toilet and laundry rooms and basements are required to have a ceiling height of 7' measured to the lowest projecting element. Beams spaced not less tha 4' O.C. may project not more than 6" below the required ceiling height. Where the ceiling slopes, the minimum height must be maintained in 1/2 the required room area, with no portion of the required floor area less than 5' in height. Basements without habitable spaces shall have ceilings not less than 6' 8" except under beams, girders, ducts or other obstructions, where the ceiling height shall be 6'-4". Sec 305.
3. Minimum room sizes: habitable rooms must be at least 70 SF with 7' minimum width; kitchen must be at least 50 SF.

RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.

TREADS SHALL HAVE A MIN. WIDTH OF 10". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".

STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.

ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS.

VENTILATION NOTES:

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND /OR SHOWER AND IN LAUNDRY ROOMS.

GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

USE FEMA NOTES AND INSTALL AS DIRECTED PER FEMA REGULATIONS AT UNDERPIN AREA/

EROSION CONTROL NOTES:

1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
4. HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000#/ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURE'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.
5. DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.

GARAGE REQUIREMENTS

1. Attached garages require the following minimum fire-protection. Sec 309.1.
- A. Openings from a garage directly into a sleeping room are not permitted.
- B. Openings between a garage and residence shall be equipped with solid wood doors not less than 1 5/8" in thickness or a 20 minute rated door.
- C. The garage shall be separated from the dwelling and it's attic area by means of 5/8XXX" gypsum board applied to the garage side of the wall. Where separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected with 5/8" gypsum board.
- D. Ducts penetrating the wall separating the dwelling from the garage are permitted providing they are constructed of steel having a thickness not less than 26ga. and having no supply or return air openings into the garage. When a vibration isolator is used in the garage duct, it must be installed ar least 18" from the penetration. Vibration isolators shall be installed as per Sec. 1901.2.2, Sec 309.1.1.
- E. Garage and carport floors shall be an approved noncombustible material. The vehicular parking area shall be sloped toward the vehicle entry doorway. Sec. 309.3.
- F. All appliances generating a glow, spark or flame and all electrical outlets installed in the garage shall be installed with burners, burner ignition devices, or heating elements and switches at least 18" above the floor level. Appliances installed in a garage shall be protected against damage by vehicles. Sec. 1307.3.

MISCELLANEOUS NOTES:

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS /ADJACENT DINING AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER CALIFORNIA ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

ATTIC R-38
WALLS R-17.7 SPAY FOAM SEAL CELL
FLOORS R-19-20
OR- T24 REQUIREMENTS WHICHEVER IS GREATEST PER ENERGY REQUIREMENTS.

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2019 EDITION OF THE C.R.C.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2006 INTERNATIONAL BUILDING CODE.

SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO: OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.

FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER. SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO: NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.

MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.

PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.

MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS:

CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.

PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

STAIRS REQUIREMENTS

1. Porches, balconies or raised floor surfaces located more than 30" above the floor or grade below shall have guardrails not less than 36" height measured vertically from the nosing of the treads. Required guardrails shall have such that a 4" diameter sphere cannot pass through. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway may be of such size that sphere 4" indiameter cannot pass through. Sec. 315
2. Stair maximum riser height is 7.75" and minimum tread depth is 10". Stairs having more than 3 risers require a handrail. Handrails are required to be 30"--38" in height above the nosing of the treads and shall be continuous the full length of the stair. Ends shall be returned or shall terminate in newel posts pr safety terminals. The handicap portion of the handrail shall be not less than 1 1/4" nor more than 2 5/8" in cross-section dimension, or the shape shall provide an equivalent gripping surface. It shall have a smooth surface with no sharp corners. The minimum headroom clearance is 6'-8" measured from the nosing of the treads. The minimum stairway width is 3', except 30" is acceptable if another stairway 3' side is provided from the floor. Sec 314.1 Ex.2

3. Winding stairs are required to have a minimum width of tread not less than 6" and at least 9" at a point 12" from the side where the treads are narrower. Sec 314.4
4. Spiral stairs are required to have a minimum width of 26" with each tread having a 7 1/2" minimum tread width at 12" from the narrow edge. All treads shall be identical and the rise shall be no more than 9 1/2". A minimum headroom of 6' 6" is required. Sec 314.5
5. Enclosed accessible space under stairs shall have walls and soffits protected on the enclosed side with 1/2" gypsum board. Sec. 314.8.
6. Interior stairs shall be provided with an artificial light source located in the immediate vicinity of each landing at the top and bottom of the stair. Exterior stairs shall be provided with an artificial light source located in the immediate vicinity of the top landing of the stair. Controls for the lighting shall be as specified in the Electrical Code Art 440.2.1. Sec 303.4.



REVISION TABLE		DESCRIPTION							
NUMBER	DATE								

Mr. Eric Aguilar
3865 State Hwy -B
Purdy, MO 65734
1-(417) 489-5739

CODES

DRAWINGS PROVIDED BY:
Mr. Dennis Zillig /CBO
1-(417)214-5187

DATE:

3/6/2024

SCALE:

1/4"=1'-0"

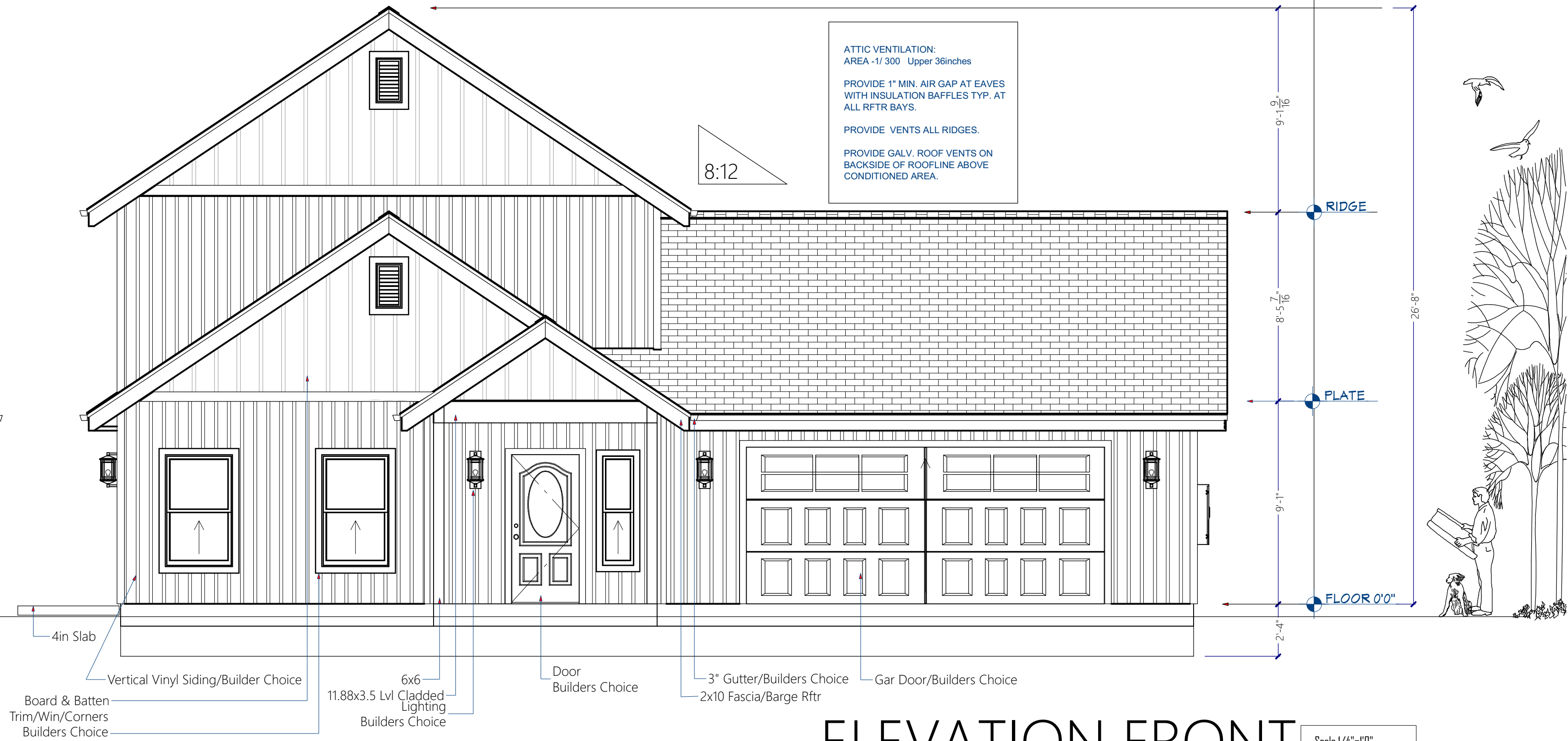
SHEET:

A1.0



ELEVATION RIGHT

Elevation 1 RIGHT



ELEVATION FRONT

Elevation 1 FRONT



ELEVATION LEFT

Elevation 1 LEFT



ELEVATION REAR

Elevation 1 REAR

FINAL -3-6-24 4:40 PM

LICENSED GENERAL CONTRACTOR
Dennis
Zillig
License
CA B496159
CBO#4104

REVISION TABLE

NUMBER DATE REVISION BY DESCRIPTION

D. Zillig

Mr. Eric Aguilar
3865 State Hwy -B
Purdy, MO 65734
1-(417) 489-5739

ELEVATIONS

DRAWINGS PROVIDED BY:

Mr. Dennis Zillig /CBO
1-(417)214-5187
D. Zillig

DATE:
3/6/2024

SCALE:
1/4"=1'-0"

SHEET:
A2.0

Page 62 of 113

[illegible]

Mr. Eric Aguilar
3865 State Hwy -B
Purdy, MO 65734
1-(417) 489-5739

CALC

DRAWINGS PROVIDED BY:

Mr. Dennis Zillig /CBO
1-(417)214-5187

D. Zillig

DATE:

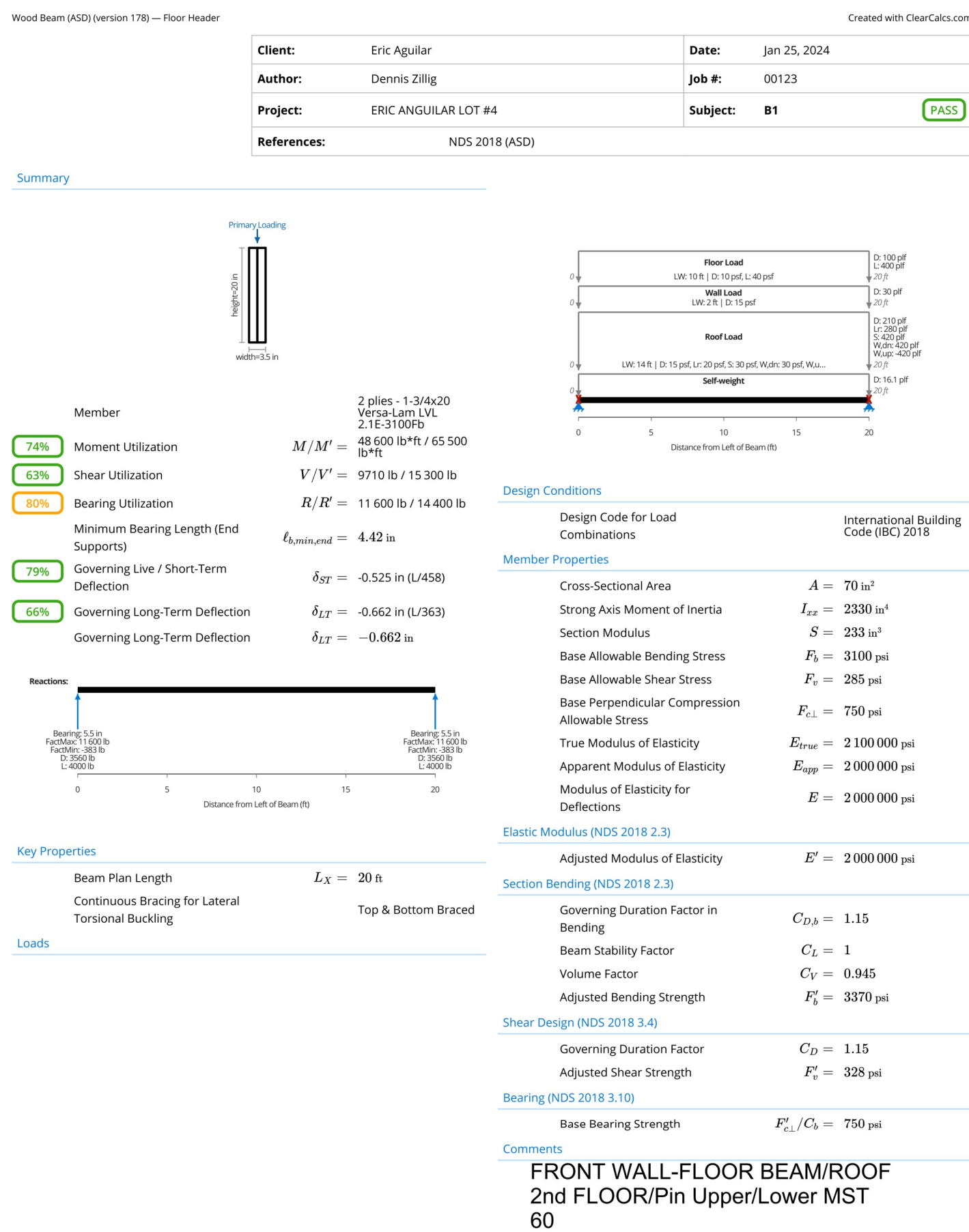
3/6/2024

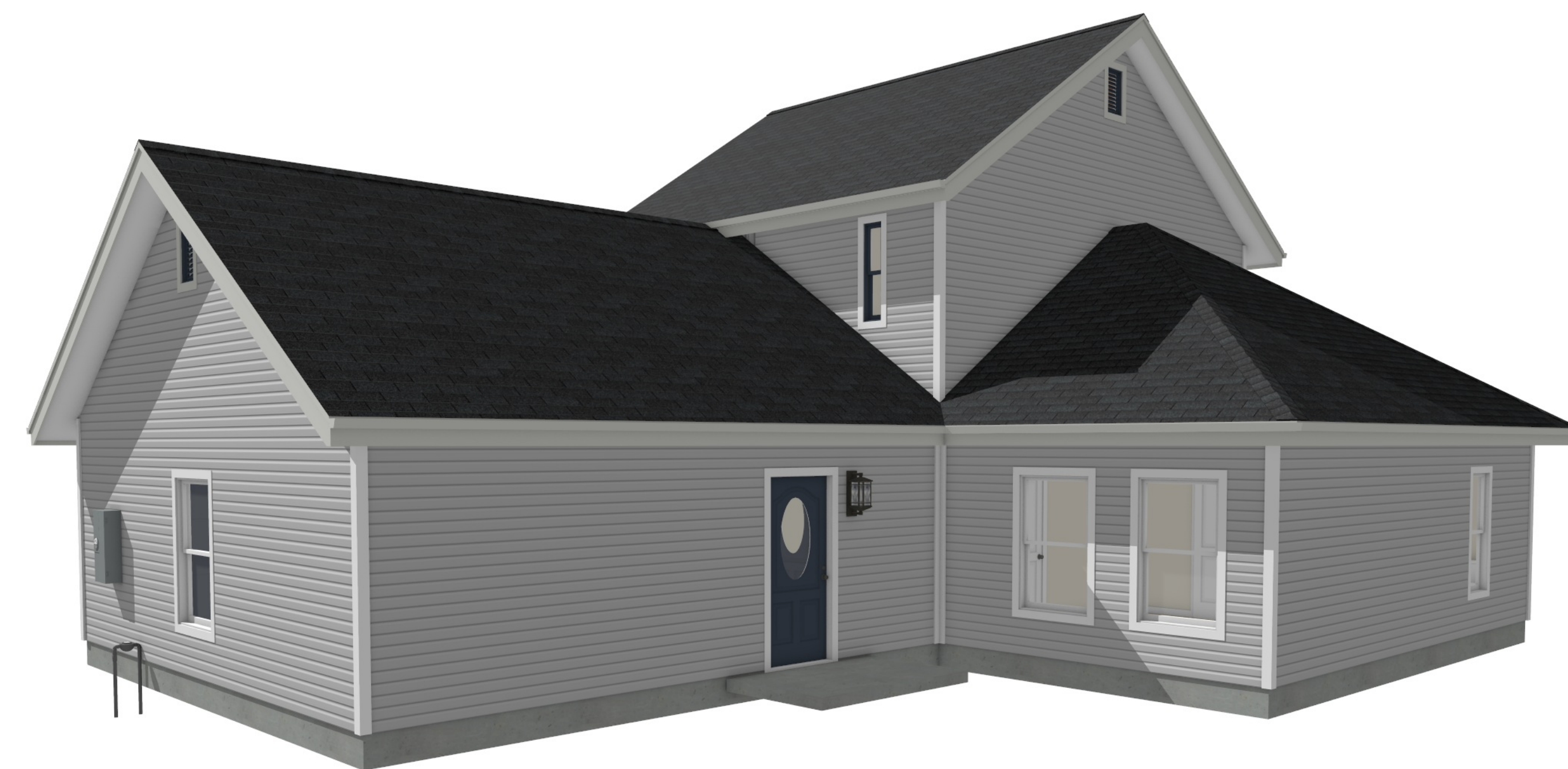
SCALE:

$$1/4" = 1'-0"$$

SHEET:

S1.0























City of Monett

217 5th Street

Monett, MO. 65708

Telephone 417-235-5306

Facsimile 417-235-4612

CERTIFICATE of OCCUPANCY

Building Permit

4162

This certifies that the
The 1556-sq.ft. residential house
and 500-sq.ft. attached garage
Located at
104 Hailee Circle

In the City of Monett, Missouri is suitable for human occupancy in accordance with the 2018 International Building Code, as applicable, for Use Group R-3, zone A.

This certificate is not transferable, and the Use Group may not be changed without approval of the Building Regulations Department, and compliance with the Monett Municipal Code.



Trent Thompson

Trent Thompson
Building Inspector

2-2-2024

Date

4162

I hereby give notice of intention to perform construction as described and upon the basis of the statements requests the City of Monett to issue a Building Permit as required by Ordinances No. A-1867 and No. A-5328.

Name Like Father Like Son LLC (Silvestre Aguilar)
Nature and Extent of Construction 1556 sq ft House
500 sq ft Attached Garage
Use of Building _____ Use Group R-3
Street Number 104 Haylee Circle
Location Barry
Legal Description Timber Creek Subdivision Lot #3
Base Flood Elev. _____ Parking _____

FOR Wade
FROM Eric Aguilar
Date 9/22/23 Time 9:08 AM
PHONE 489-5739

☐ URGENT!

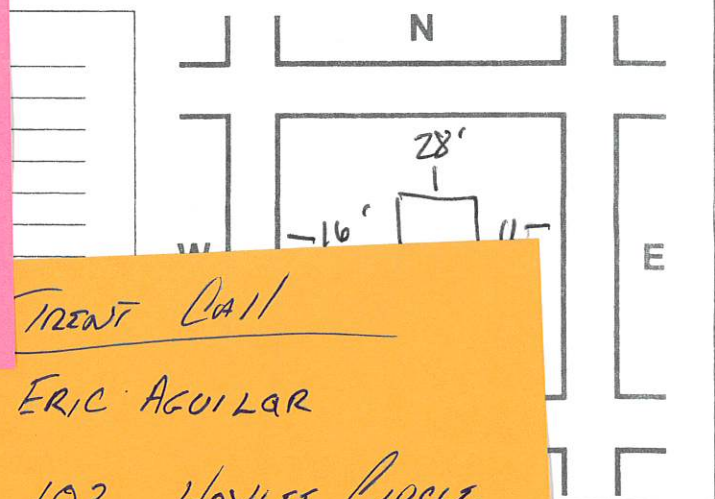
August 10th, 2023
passed it

Haylee Circle

Needing electric
inspection

INSPECTION		
INITIAL/FOOTING	OPEN-WALL	FINAL
Footings & Soffit	Framing	2-1-24
2x12 w/ 2x6"	8-8-23	11/ME Ant
5-18-23	Fair 8-10-23 w/	
Temp Power	9-27-23	2-2-24
lumber under slab	9-27-23	11 o/c
19-23	Electrical	
lab 6-26-23	8-8-23 o/c	
	Framing consult	
	8-9-23	
	Framing Pass	
	8-29-23	

PLOT PLAN



City Utilities/Gas/Telephone/Cable TV _____
Fire Department Permit _____

Approval and issuance of a permit does not authorize any work or the State of Missouri, regulating same.

Permit Application

Permit Approval/Disapproval

Permit Approval/Disapproval

Permit Approval/Disapproval

2-7- (Date)
(Director)
(Department)
(Chairman, Building Board)

TRENT CALL

ERIC AGUILAR

102 HAYLEE CIRCLE

417-489-5739

City of Monett,

8-2 Date
(Director)

(Department)

(Chairman, Building Board)

4162

I hereby give notice of intention to perform construction as described and upon the basis of the statements requests the City of Monett to issue a Building Permit as required by Ordinances No. A-1867 and No. A-5328.

Name Like Father Like Son LLC (Silvestre Aguilar)
Nature and Extent of Construction 1556 sq ft House
500 sq ft Attached Garage
Use of Building _____ Use Group R-3
Street Number 104 Haylee Circle
Location Barry
Legal Description Timber Creek Subdivision Lot #3
Zoning District A Flood Zone _____ Base Flood Elev. _____ Parking _____

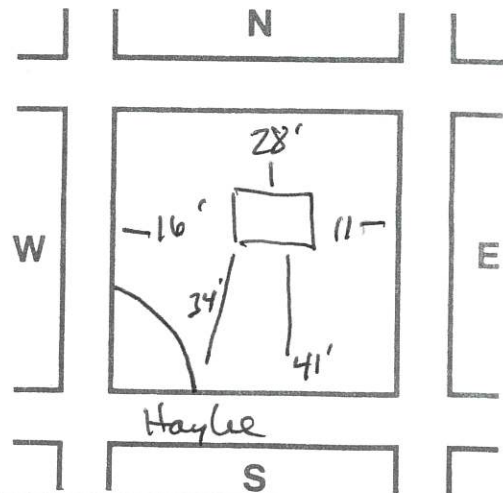
CONSTRUCTION	PERMIT FEES	INSPECTION		
		INITIAL/FOOTING	OPEN-WALL	FINAL
New Residential/Duplex/Apts.	<u>\$155.40</u>	Footings & Sill Studs 12x8 w/ 2x6" <u>8-8-23</u> 11 5-18-23	Framing 8-8-23 <u>8-10-23</u>	2-1-24 11/ME A/C
Electrical			Temp Power	2-2-24
Plumbing		Plumbing under slab 6-19-23 <u>8-27-23</u>	9-27-23 <u>11</u>	11 OK
Mechanical			Electrical 8-8-23 <u>8-10-23</u>	
New Garages/Detached Buildings	<u>\$25.00</u>		Framing Consult 8-9-23 <u>8-29-23</u>	
New Commercial/Industrial				
Substantial Improvements, Remodels, Additions Over \$500.00	<u>\$180.40</u> <u>50% Building Incentive</u>			
Total Permit Fee	<u>\$90.30</u> (\$20.00 minimum)			

Additional
Cost : \$210,000.00

Pd 4-14-23

City Utilities/Gas/Telephone/Cable TV _____
Fire Department Permit _____

PLOT PLAN



Approval and issuance of a permit does not authorize any work that does not comply with the Code of the City of Monett, or the State of Missouri, regulating same.

Permit Application

Permit Approval/Disapproval

Permit Approval/Disapproval

Permit Approval/Disapproval

(Date)
2-7-2023
(Date)
(Date)
(Date)
(Date)

(Signature)
Rayetta J. Tate
(Building/Zoning Inspector)
(Chairman, Board of Adjustment)
(Chairman, Building Board)

COPY

STREET DEPARTMENT ----- CITY OF MONETT, MISSOURI
APPLICATION FOR SEWER/ STREET/ EXCAVATION PERMIT ON CITY RIGHT-OF-WAY
ABSOLUTELY NO STREETS OR ALLEYS TO BE CUT BEFORE PERMIT IS APPROVED

PERMIT # 158 TYPE : SEWER/ STREET/ EXCAVATION/ OTHER DATE OF ISSUE 2-7-23
Applicant / Contractor: Silvestre Aguilar Location of Proposed Work : 104 Haylee Circle
Contractor Address: Like Father Like Son LLC Monett MO 65708
3865 State HWY B Purdy MO 65734 Work Being Done For: Silvestre Aguilar
Daytime Telephone # 417-489-5739 Emergency Telephone #: 417-489-5739
Type of Work: Driveway Surface Type: Concrete
No. of Cuts: _____ Width of Cut : _____ Length of Cut : _____

ALL WORK MUST MEET REQUIREMENTS IN THE LATEST EDITION OF THE "STANDARD GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" FOR THE CITY OF MONETT. BACKFILL OF ALL EXCAVATIONS MUST CONSIST OF BEDDING MATERIAL MEETING THE REQUIREMENTS OF THESE SPECIFICATIONS. BEDDING MATERIAL SHALL CONSIST OF 1 INCH (1") CLEAN GRANULAR ROCK AND IS TO BE PLACED IN SIX INCH (6") LAYERS UP TO WITHIN TWELVE INCHES (12") OF THE SURFACE. THE TOP TWELVE INCHES (12") SHALL CONSIST OF TYPE 1 STATE SPEC BASE ROCK AND SHALL BE THOROUGHLY COMPACTED OR AS SPECIFIED HEREIN. BARRICADES SHALL BE PLACED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. IF A STREET NEEDS TO BE CLOSED, FULLY OR PARTIALLY, THE STREET SUPERINTENDENT OR APPROPRIATE CITY REPRESENTATIVE MUST BE NOTIFIED AT LEAST 24 HOURS IN ADVANCE. A BACKFILL INSPECTION IS REQUIRED PRIOR TO RE-OPENING THE STREET; CALL 235-3495 TO SCHEDULE INSPECTION. **STREET EXCAVATION WILL NOT BE ALLOWED WITHOUT AN EXCAVATION PERMIT SIGNED BY STREET SUPERINTENDENT OR DESIGNATED REPRESENTATIVE.**

PAVEMENT, CURB, CURB AND GUTTERING, AND SIDEWALK REPAIR TO BE MADE BY THE CITY.

THE APPLICANT HEREBY AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY AND EMPLOYEES OF THE CITY FOR ANY OR ALL CLAIMS, DEMANDS, CAUSES OF ACTION, DAMAGE, JUDGEMENTS, COSTS, ATTORNEY'S FEES AND EXPENSES THAT THE CITY OR EMPLOYEES OF THE CITY MAY SUSTAIN, INCUR, OR BECOME LIABLE FOR ON ACCOUNT OF LOSS OR DESTRUCTION OF OR DAMAGE TO PROPERTY WHATSOEVER AND DEATH OF OR INJURY TO PERSONS WHOMSOEVER RESULTING FROM WORK COVERED BY THIS PERMIT.

IF ANY SAID WORK IS ON MISSOURI STATE HIGHWAYS, THEIR REQUIREMENTS SHALL BE COMPLIED WITH.

SIGNATURE OF APPLICANT DATE 2-7-23
Royetta J. Tate PERMIT HEREBY APPROVED BY STREET SUPT.

Bond Posted : Y/N \$ _____ Deposit Posted Y/N \$ _____ (CASHIER'S CHECK)
Excavation Permit : Paid Y/N \$ _____ Made by: _____ Date: _____
Driveway Permit Paid (Y/N) \$30.00
Surface Repairs Needed: Y/N Remarks: _____

SURFACE RECORD:		UNIT PRICE	EXTENDED PRICE	
Street :	_____	S. F. @ \$4.50	\$ _____	Sewer Inspected by: _____
Alley :	_____	S. F. @ \$2.00	\$ _____	Date : _____
Chip & Seal	_____	S. F. @ \$2.00	\$ _____	
Sidewalk :	_____	S. F. @ \$4.00	\$ _____	
Concrete Ramp :	_____	S. F. @ \$4.00	\$ _____	Pav't Repairs by: _____
Conc. Curb :	_____	L. F. @ \$6.00	\$ _____	Date : _____
Curb & Gutter	_____	L. F. @ \$9.00	\$ _____	
Maintenance :	_____	S. F. @ \$1.50	\$ _____	Repairs Approved by : _____
Saw Cutting :	_____	L. F. @ \$8.00	\$ _____	Date : _____
Other :	_____	@ \$ _____	\$ _____	

Inspection Fee BY: _____ \$ _____ \$ _____ Payment Rec'd By: _____
TOTAL AMOUNT DUE* \$ 30.00 Receipt Issued By: _____
Date : _____

*Should more repairs be needed than first estimated, contractor will be assessed the additional cost.

Permit void six (6) months after issuance. For information call 235-3495.

4162
PERMIT NUMBER
Driveway Permit
158

CITY of MONETT
BUILDING & ZONING
PERMIT APPLICATION

104 Haylee Circle
SUBDIVISION LOT# 3 ZONING A
DIVISION, THE LEGAL DESCRIPTION & PARCEL NUMBER MUST BE ATTACHED

If you checked Yes, please complete and attach a
Floodplain Development Application Form.

ing supplied as part of this ☒ Yes
☐ No

ION

BUSINESS/COMPANY: Like Father Like Son LLC
Phone: 417-484-5281 Fax: 417-342-0281

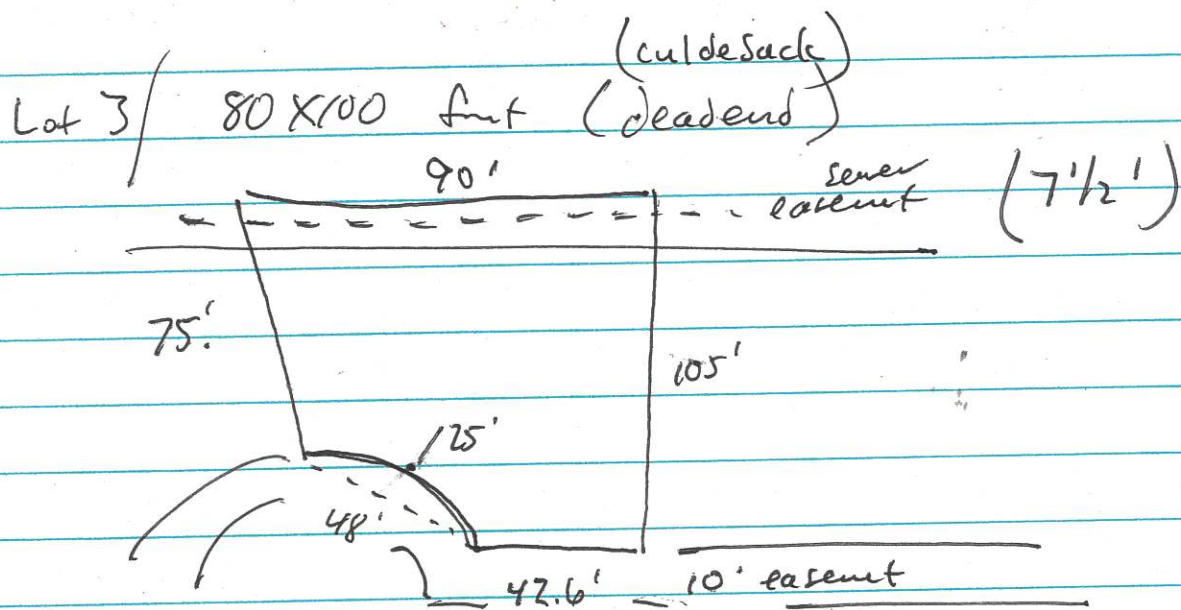
CONTACT: ME AS ABOYE
Phone: Fax:

AL ☐ ELECTRICAL ☐ WITH PLUMBING

☐ Corner Lot
☐ Interior Lot
Right Setback: ☒
Left Setback:
Front Setback:
Rear Setback:
Setback From House:
Use Group:
Construction Type:
Estimate Of Value \$210,000.00

Height 20.0"
Height 10.9
500sq ft

Date: 1/25/23 Page 79 of 113



~~Handout~~

SPRE - (Mr. Schunk) 1307 Glen. (No permit - Plumbing & HVAC)
 Dustin Borland @ SPRE (Austin Residential)
 417 - 317-2004

~~Double Mantle Wooden Capatino Cloak -~~

2-7-23 House is 52' 11" wide and 48' 4" deep.

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

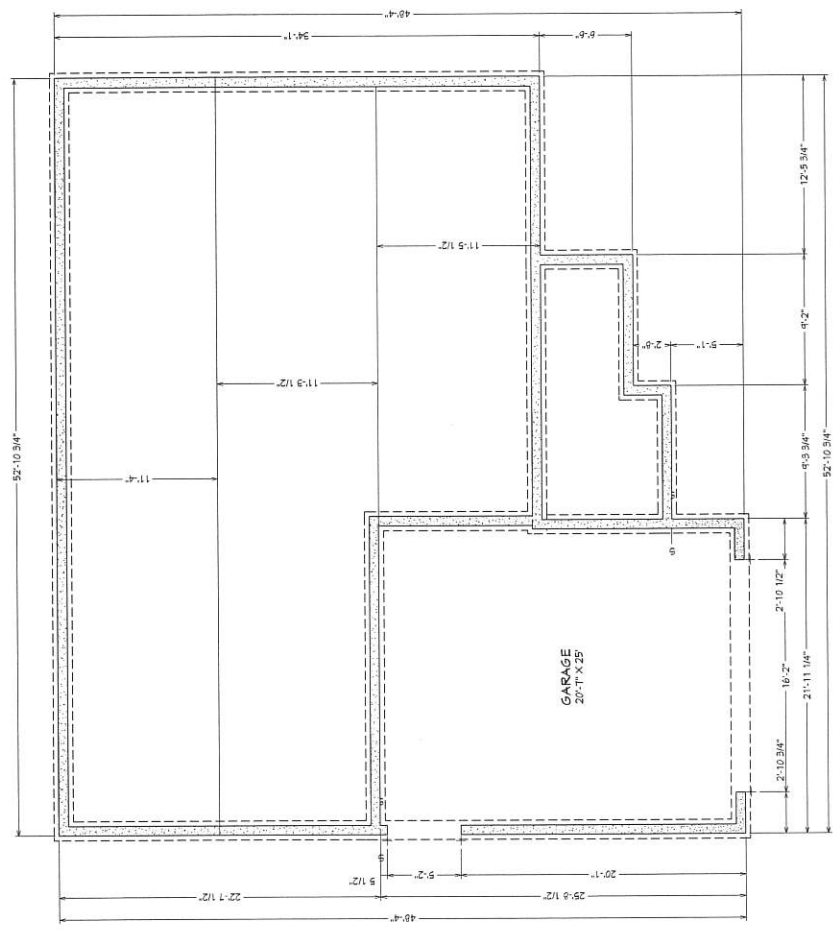
DRAWINGS PROVIDED BY:
 Construction LLC DBA DB designs.
 1 time use.
 All rights reserved.

DATE:

5/9/2022

SCALE:

SHEET:

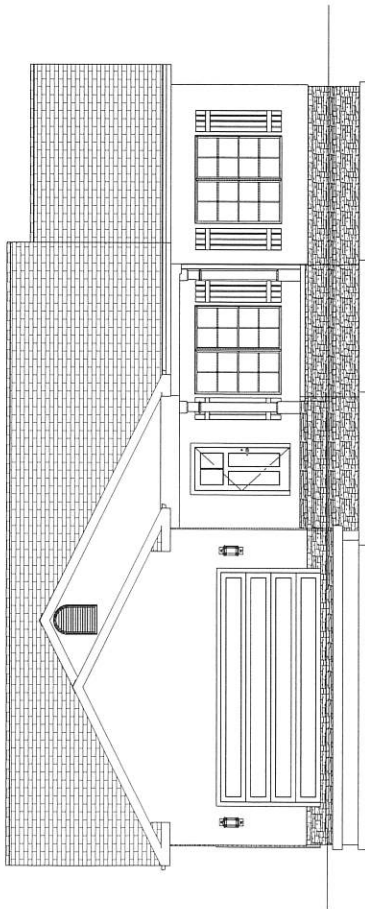


Foundation

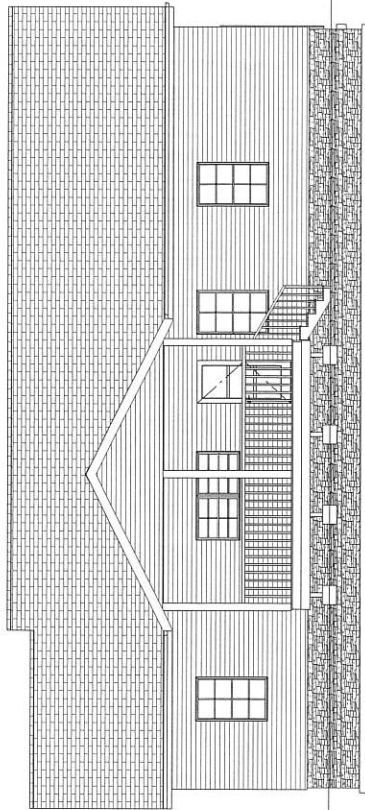
REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWINGS PROVIDED BY:
 Construction LLC DBA DB designs.
 1 time use
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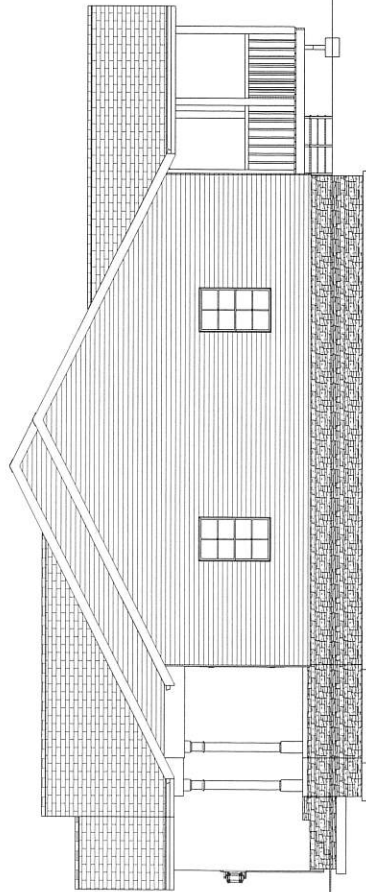
DATE:	5/9/2022
SCALE:	
SHEET:	



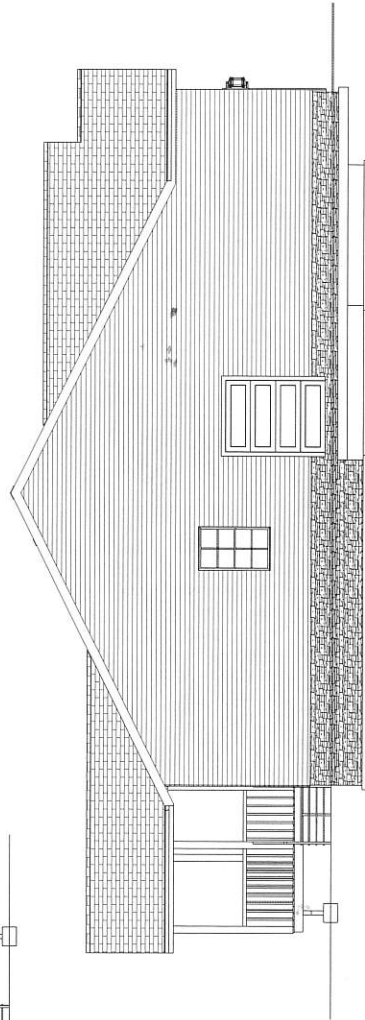
Elevation 1



Elevation 2



Elevation 3

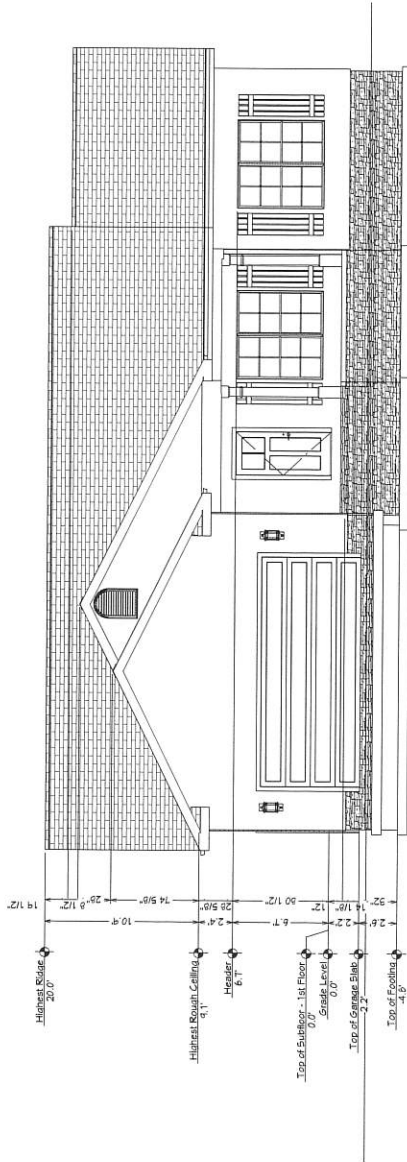


Elevation 4

NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWINGS PROVIDED BY:
 Construction LLC DBA DB designs.
 1 time use
 All rights reserved.

DATE:	5/9/2022
SCALE:	
SHEET:	



Elevation 5



BUILDING SETBACKS
BUILDING SETBACK LIMITS:
FRONT YARD SETBACK: 5 - 10

LEGEND

















Eric Petrillos - 419-5739

mar-Rosita Aguilar - 342-0281



MONETT

PRIDE AND PROGRESS

Randy Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Christopher T. Weiner, City Administrator

www.cityofmonett.com
217 Fifth Street • Monett, Missouri 65708
(417) 235-3763

CERTIFICATE of OCCUPANCY

Building Permit

4434

This certifies that the
The -1556 sq.ft. residential house
578 sq. ft. Attached garage
Located at
106 Haylee Circle

In the City of Monett, Missouri is suitable for human occupancy in accordance with the 2018 International Building Code, as applicable, for Use Group R-3.

This certificate is not transferable, and the Use Group may not be changed without approval of the Building Regulations Department, and compliance with the Monett Municipal Code.

Mike Eseman

Mike Eseman
Building Inspector

Date 01/29/25

City of Monett

BOCA
FINAL INSPECTION
BUILDING PERMIT REQUIRED

217 5TH STREET, P.O. BOX 110
MONETT, MISSOURI 65708

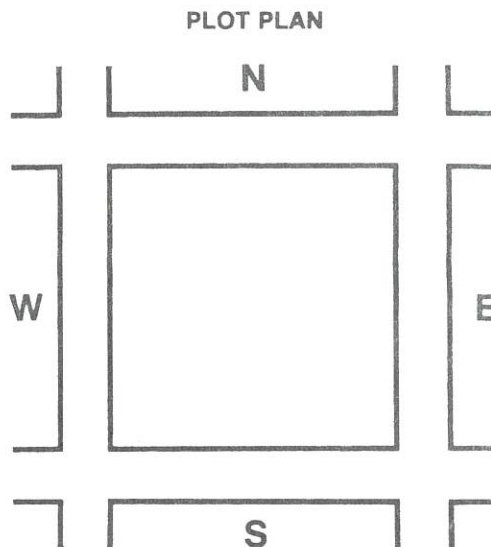
4434

Undersigned hereby gives notice of intention to perform construction as described and upon the basis of the statements herein requests the City of Monett to issue a Building Permit as required by Ordinances No. A-1867 and No. A-5328.

Name Like Father Like Son, LLC (Eric Aguilar ^{Mom} 737-2052)
 Nature and Extent of Construction new home construction 1556 sq ft - living
 578 sq ft - garage
 Use of Building single family Use Group R-3
 Street Number 106 Haylee Circle
 Location Barry Co.
 Legal Description _____
 Zoning District A Flood Zone _____ Base Flood Elev. _____ Parking _____

CONSTRUCTION	PERMIT FEES	INSPECTION		
		INITIAL/FOOTING	OPEN-WALL	FINAL
New Residential/Duplex/Apts.	155.60	Setbacks + Footings 4-2-24	Reinforce TI 5-14-24 Framing	Final Insp. 1-29-25 ME. OK
Electrical		TI OK	5-15-24 recheck	
Plumbing		Foundation - 4-19-24	OK	
Mechanical		Leak Power TI 4-29-24 OK	R/I Elec. Plumb. 7/29/24 M.E	
New Garages/Detached Buildings	28.90			
New Commercial/Industrial				
Substantial Improvements, Remodels, Additions Over \$500.00	184.50 50% building incentive			
Total Permit Fee	92.25 (\$20.00 minimum)			

Additional: _____
 Cost: \$ 255,000
1556 sq ft - living
578 sq ft - garage
CITY OF MONETT
APR 01 2024
 City Utilities/Gas/Telephone/Cable TV _____
 Fire Department Permit _____



Approval and issuance of a permit does not authorize any work that does not comply with the Code of the City of Monett, or the State of Missouri, regulating same.

Permit Application _____
 Permit Approval/Disapproval 3/11/24 (Date)
 Permit Approval/Disapproval _____ (Date)
 Permit Approval/Disapproval _____ (Date)
 Permit Approval/Disapproval _____ (Date)

_____ (Signature)
 _____ (Building/Zoning Inspector)
 _____ (Chairman, Board of Adjustment)
 _____ (Chairman, Building Board)

1"=10'-0" SCALE



This Plan Complies
NOTE: Located Outside a 100 year Flood Plain.
MAP # 2000C0037C Effective Date 8/16/2006

Project: Street: Haylee Circle
Site: Missouri
ZIP: 65708
FEDERAL INSURANCE FEMA (NA)
State: Missouri
Plan: Existing Lot
Zone: A
SUD: 025623
SUD: N
School Code: Unknown

- Hydrant
- Building Setback
- Property Line
- Easement Line
- Utility Easement
- Drainage Easement
- Water
- Electrical
- Sewer
- Gas
- Telephone/Riser
- Property Corners & Setback
- Water Meter
- Power Pole/Transformer

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION



Mr. Eric Aguilar
3865 State Hwy -B
Purdy, MO 65734
1-(417) 489-5739

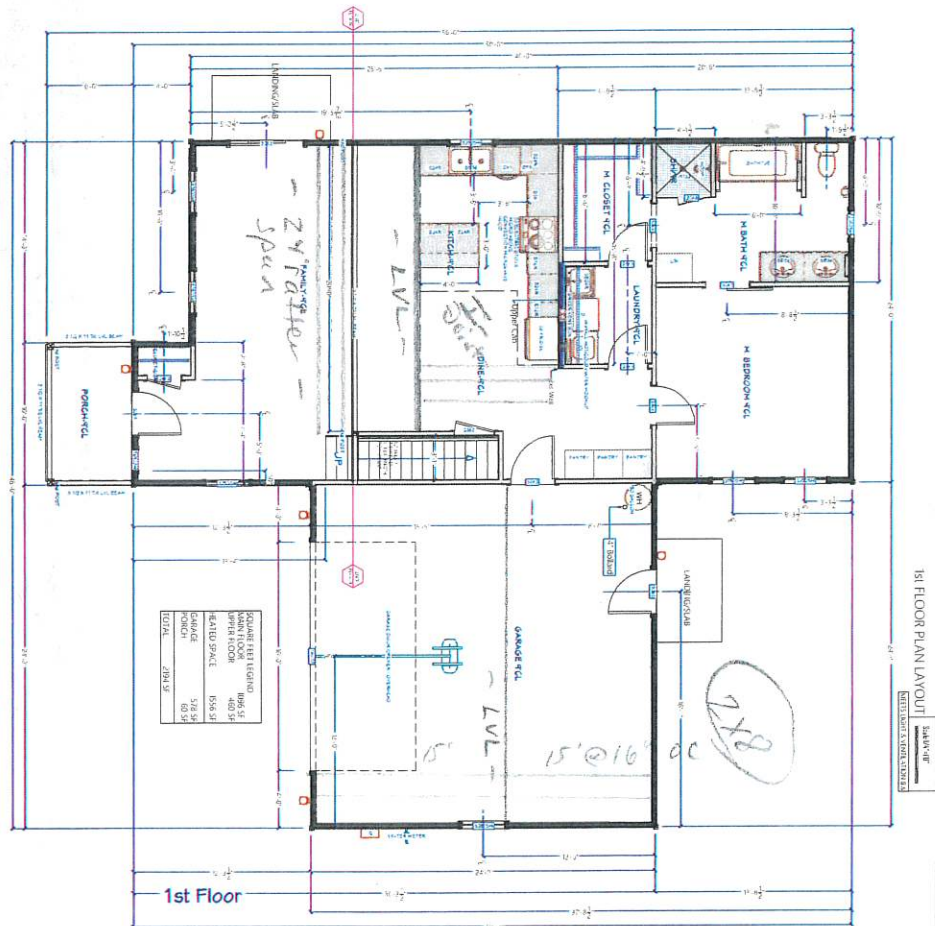
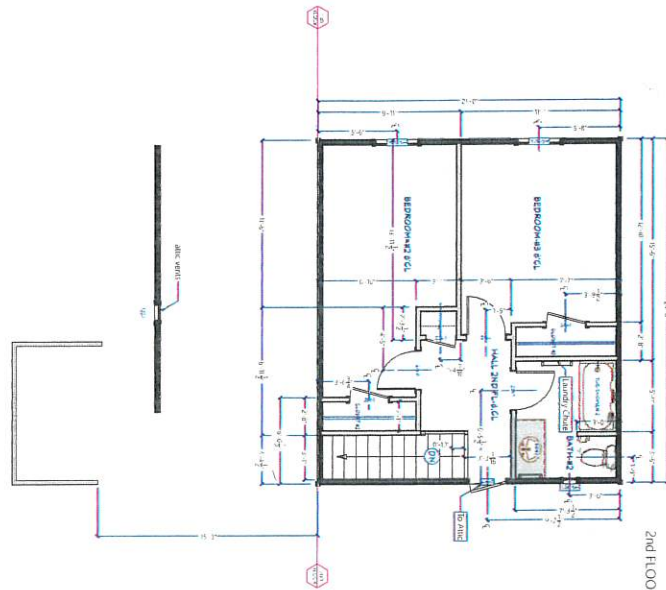
SITE 1 OPTION #3

DRAWINGS PROVIDED BY:
Mr. Dennis Zillig /CBO
1-(417)214-5187

DATE:
3/7/2024

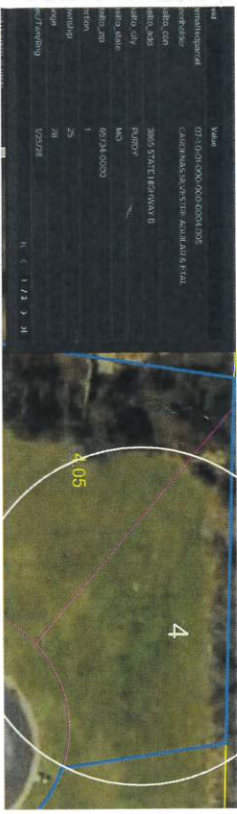
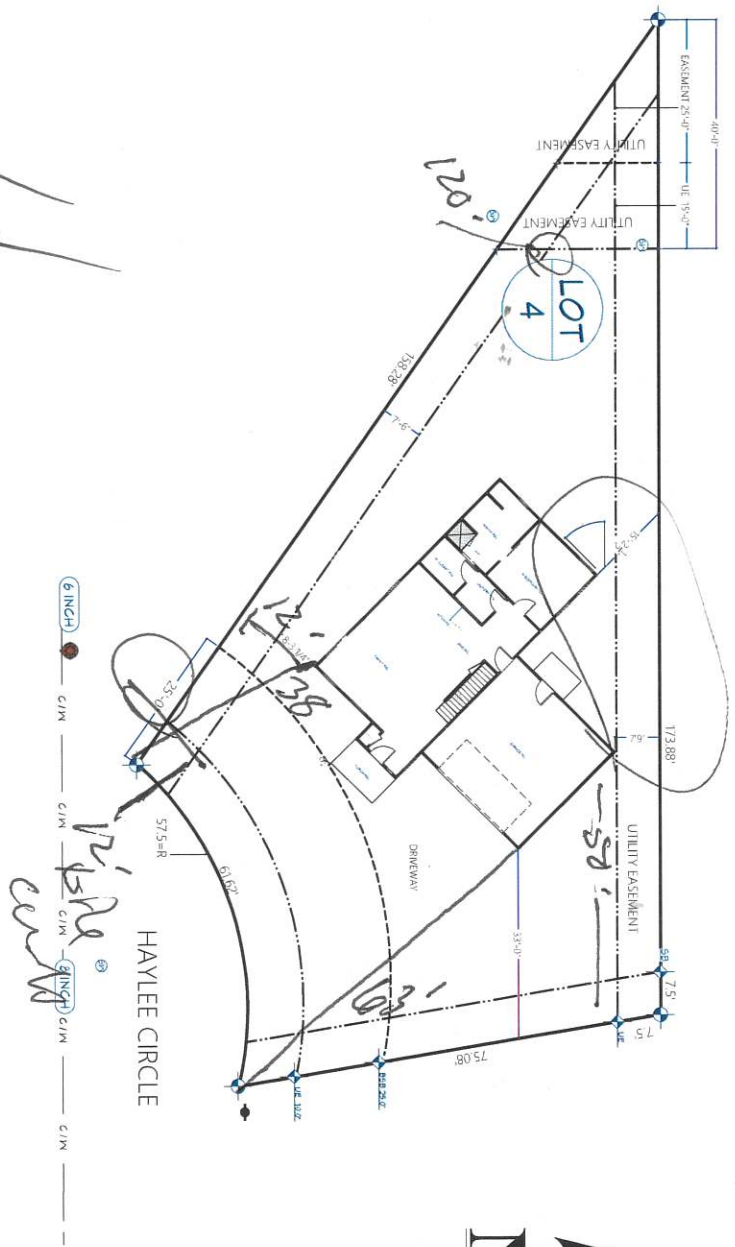
SCALE:
1"=10'-0"

SHEET:



NO.	DESCRIPTION	QTY	UNIT	AMOUNT	REMARKS
1	CEILING	1	SQ. FT.	1,200	CEILING
2	FLOOR	1	SQ. FT.	1,200	FLOOR
3	WALL	1	SQ. FT.	1,200	WALL
4	DOOR	1	EA.	1	DOOR
5	WINDOW	1	EA.	1	WINDOW
6	STAIR	1	EA.	1	STAIR
7	BATH	1	EA.	1	BATH
8	KITCHEN	1	EA.	1	KITCHEN
9	DINING	1	EA.	1	DINING
10	LIVING	1	EA.	1	LIVING
11	BEDROOM	1	EA.	1	BEDROOM
12	BEDROOM	1	EA.	1	BEDROOM
13	BATH	1	EA.	1	BATH
14	KITCHEN	1	EA.	1	KITCHEN
15	DINING	1	EA.	1	DINING
16	LIVING	1	EA.	1	LIVING
17	BEDROOM	1	EA.	1	BEDROOM
18	BEDROOM	1	EA.	1	BEDROOM
19	BATH	1	EA.	1	BATH
20	KITCHEN	1	EA.	1	KITCHEN
21	DINING	1	EA.	1	DINING
22	LIVING	1	EA.	1	LIVING
23	BEDROOM	1	EA.	1	BEDROOM
24	BEDROOM	1	EA.	1	BEDROOM
25	BATH	1	EA.	1	BATH
26	KITCHEN	1	EA.	1	KITCHEN
27	DINING	1	EA.	1	DINING
28	LIVING	1	EA.	1	LIVING
29	BEDROOM	1	EA.	1	BEDROOM
30	BEDROOM	1	EA.	1	BEDROOM
31	BATH	1	EA.	1	BATH
32	KITCHEN	1	EA.	1	KITCHEN
33	DINING	1	EA.	1	DINING
34	LIVING	1	EA.	1	LIVING
35	BEDROOM	1	EA.	1	BEDROOM
36	BEDROOM	1	EA.	1	BEDROOM
37	BATH	1	EA.	1	BATH
38	KITCHEN	1	EA.	1	KITCHEN
39	DINING	1	EA.	1	DINING
40	LIVING	1	EA.	1	LIVING
41	BEDROOM	1	EA.	1	BEDROOM
42	BEDROOM	1	EA.	1	BEDROOM
43	BATH	1	EA.	1	BATH
44	KITCHEN	1	EA.	1	KITCHEN
45	DINING	1	EA.	1	DINING
46	LIVING	1	EA.	1	LIVING
47	BEDROOM	1	EA.	1	BEDROOM
48	BEDROOM	1	EA.	1	BEDROOM
49	BATH	1	EA.	1	BATH
50	KITCHEN	1	EA.	1	KITCHEN
51	DINING	1	EA.	1	DINING
52	LIVING	1	EA.	1	LIVING
53	BEDROOM	1	EA.	1	BEDROOM
54	BEDROOM	1	EA.	1	BEDROOM
55	BATH	1	EA.	1	BATH
56	KITCHEN	1	EA.	1	KITCHEN
57	DINING	1	EA.	1	DINING
58	LIVING	1	EA.	1	LIVING
59	BEDROOM	1	EA.	1	BEDROOM
60	BEDROOM	1	EA.	1	BEDROOM
61	BATH	1	EA.	1	BATH
62	KITCHEN	1	EA.	1	KITCHEN
63	DINING	1	EA.	1	DINING
64	LIVING	1	EA.	1	LIVING
65	BEDROOM	1	EA.	1	BEDROOM
66	BEDROOM	1	EA.	1	BEDROOM
67	BATH	1	EA.	1	BATH
68	KITCHEN	1	EA.	1	KITCHEN
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79	BATH	1	EA.	1	BATH
80	KITCHEN	1	EA.	1	KITCHEN
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89	BEDROOM	1	EA.	1	BEDROOM
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93	DINING	1	EA.	1	DINING
94	LIVING	1	EA.	1	LIVING
95	BEDROOM	1	EA.	1	BEDROOM
96	BEDROOM	1	EA.	1	BEDROOM
97	BATH	1	EA.	1	BATH
98	KITCHEN	1	EA.	1	KITCHEN
99	DINING	1	EA.	1	DINING
100	LIVING	1	EA.	1	LIVING

FINAL -3-7-24 4: PM



1"=10'-0" SCALE



National Flood Hazard Layer Printout

This Plan Complies
NOTE: Located Outside a 100 year Flood Plain.
MAF# 2100420297C Effective Date 01/16/2006

Project: Street: Haylee Circle
City: Missouri
State: Missouri
FEDERAL INSURANCE FUND (NA)
RATE MAP (NA)
Plan: Existing Lot
SUBD: NA
School Code: Unknown

Mr. Eric Aguilar/Cadenas, Shreve
3865 State Hwy -B
Purdy, MO 65734
1-(417) 489-5739
PROJECT FRANCEL 07110-01-000-000-0004-005
LOT: #4
ACRES: 1.15 (11)

- HYDRANT
- BUILDING SETBACK
- Property Line
- Easement Line
- Utility Easement
- Drainage Easement
- Water
- Electrical
- Sewer
- Gas
- Telephone/Riser
- Property Corners & Setback
- Water Meter
- Power Pole/Transformer



DRAWINGS PROVIDED BY:
Mr. Dennis Zilling /CBO
1-(417)214-5187

SITE 1 OPTION #3

Mr. Eric Aguilar
3865 State Hwy -B
Purdy, MO 65734
1-(417) 489-5739

REVISION TABLE		
NUMBER	DATE	REVISION BY DESCRIPTION

APPLICATION DATE 3/5/24

PERMIT NUMBER _____

CITY of MONETT
BUILDING & ZONING
RESIDENTIAL PERMIT APPLICATION

PROPERTY INFORMATION:

PROPERTY ADDRESS: 106 Haystack Circle SUBDIVISION Timber Creek LOT# 4 ZONING _____
IF PROPERTY IS NOT LOCATED IN A SUBDIVISION, THE LEGAL DESCRIPTION & PARCEL NUMBER MUST BE ATTACHED

Are you building in a Floodplain?	☐ Yes ☒ No → If you checked Yes , please complete and attach a Floodplain Development Application Form.
-----------------------------------	--

Are building plans or construction documents being supplied as part of this Application?	☒ Yes ☐ No
--	---

APPLICANT & CONTRACTOR INFORMATION

• OWNER: Eric Aguilar BUSINESS/COMPANY: Like Father Like Son LLC
ADDRESS (City, State, ZIP) 3665 State Hwy 6 Hwy Mo 65734 Phone: 417-489-5739 Email: ERIC Like Father Like Son@gmail.com
• CONTRACTOR: Eric Aguilar CONTACT: _____
ADDRESS (City, State, ZIP) SAME AS ABOVE Phone: SAME AS ABOVE Email: _____

DESCRIPTION OF WORK: ☒ RESIDENTIAL ☐ ELECTRICAL ☐ WITH PLUMBING

- ☒ New Construction: _____
☐ Addition/Type: _____
☐ Remodel/Type: _____
☐ Accessory Building (total square footage of building) _____
☐ Swimming Pool: Above ground In-ground
☐ Re-roof
☐ Temporary structure/type: _____
☐ Construction/Repair of Foundation
☐ Other _____

☐ Corner Lot
☐ Interior Lot
Right Setback:
Left Setback:
Front Setback:
Rear Setback:
Setback From House:
Use Group:
Construction Type:
Estimate Of Value \$ <u>255,000</u>

Total Living Square Feet House 1556 Height 9ft
Total Square Feet Garage 578 Height 9ft

Owner/Contractor: E. Aguilar Date: 3/5/24

I HERBY CERTIFY THAT THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT; THAT I HAVE READ AND UNDERSTAND THE PROCEDURES, ORDINANCES, AND REQUIREMENTS ASSOCIATED WITH THE APPLICATION AND REVIEW PROCESS. I ACKNOWLEDGE THAT I WILL BE RESPONSIBLE FOR ANY AND ALL COSTS INCURRED BY PLAN REVIEWS PERFORMED BY CONSULTANTS OF THE CITY.



PERMIT EXPIRES 180 DAYS AFTER DATE ISSUED

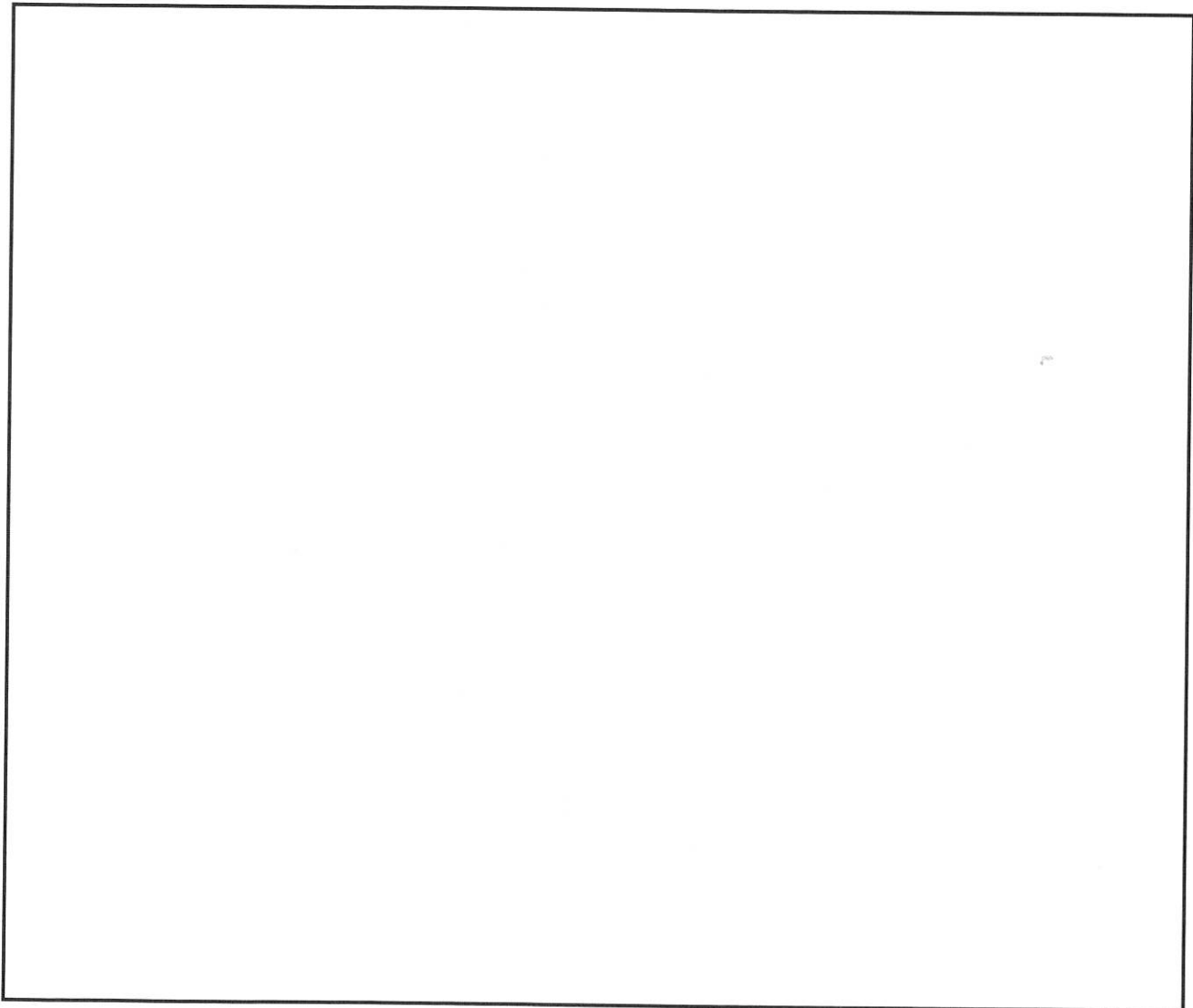
RESIDENTIAL ONE/TWO FAMILY DWELLINGS, AND ACCESSORY STRUCTURES

The City of Monett requires homeowners and contractors to provide specific information at the inception of the building process to lessen errors and oversights that occur during the construction process.

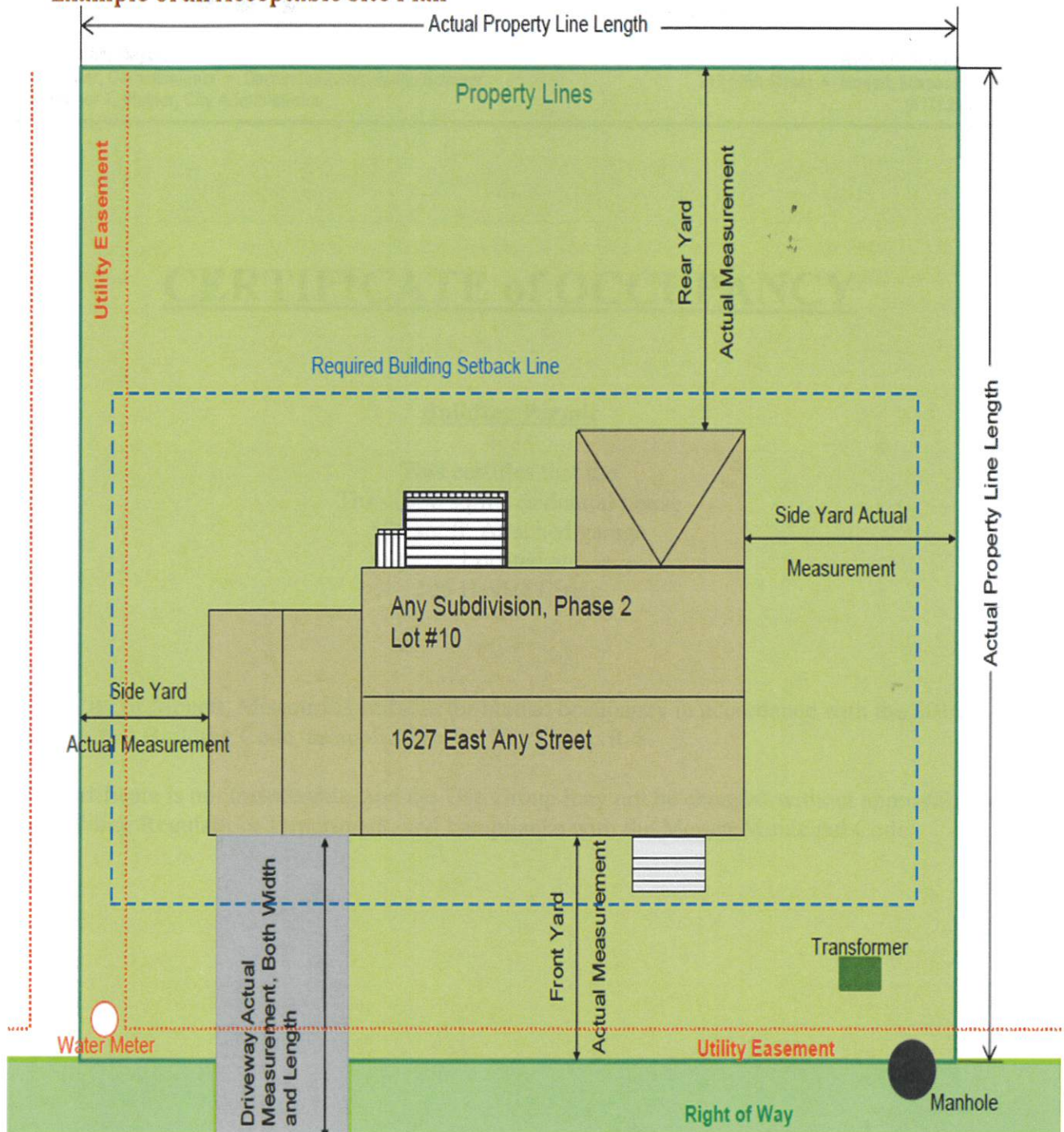
Overhead Site Plan

In the space below, or on a separate attached sheet, please diagram an overhead view, (site plan), showing the current and proposed new construction. Show the footprint of the new construction, including the dimensions and distances from a lot property lines and setback distances.

SITE PLAN

A large, empty rectangular box with a thin black border, intended for the site plan diagram. It occupies the majority of the lower half of the page.

Example of an Acceptable Site Plan





Randy Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

www.cityofmonett.com
217 Fifth Street • Monett, Missouri 65708
(417) 235-3763

CERTIFICATE of OCCUPANCY

Building Permit

4852

This certifies that the
The -1,549 sq. ft. Residential Home
And The- 516 sq. ft. Attached Garage
Located at
206 Travis Street

In the City of Monett, Missouri is suitable for human occupancy in accordance with the 2018 International Building Code, as applicable, for Use Group R-3.

This certificate is not transferable, and the Use Group may not be changed without approval of the Building Regulations Department, and compliance with the Monett Municipal Code.

Mike Eseman

Mike Eseman
Building Inspector

Date 06-03-2026

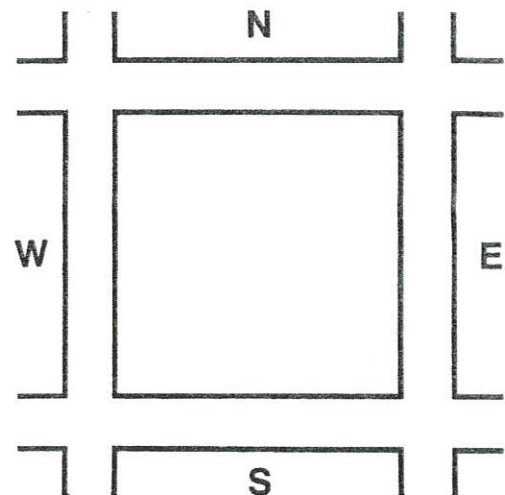
4852

Undersigned hereby gives notice of intention to perform construction as described and upon the basis of the statements herein requests the City of Monett to issue a Building Permit as required by Ordinances No. A-1867 and No. A-5328.

Name Like Father Like Son
Nature and Extent of Construction New residential building
Use of Building residential Use Group R-3
Street Number 206 Travis St.
Location Barry
Legal Description _____
Zoning District A Flood Zone N/A Base Flood Elev. _____ Parking _____

CONSTRUCTION	PERMIT FEES	INSPECTION		
		INITIAL/FOOTING	OPEN-WALL	FINAL
New Residential/Duplex/Apts.	\$154.90	Setbacks/Footings	RI OK!	Final OK
Electrical		OK! 9-29-25 M.E.	2-11-26 M.E.	6-3-26 M.E.
Plumbing			Plumb OK	
Mechanical			2-11-26 M.E.	
New Garages/Detached Buildings	\$25.80		Elec. OK	
			4-22-26 M.E.	
New Commercial/Industrial				
Substantial Improvements, Remodels, Additions Over \$500.00	-50% new housing incentive			
Total Permit Fee	\$90.35 (\$20.00 minimum)			

PLOT PLAN



Additional: _____
Cost : _____
Living Space: 1,549 sqft → \$154.90
Garage : 516 sqft → 25.80
\$220,000 PAID \$180.70
SEP 20 2025 New Housing - 50% Incentive
CITY OF MONETT \$90.35

City Utilities/Gas/Telephone/Cable TV _____
Fire Department Permit _____

Approval and issuance of a permit does not authorize any work that does not comply with the Code of the City of Monett, or the State of Missouri, regulating same.

Permit Application

Permit Approval/Disapproval

Permit Approval/Disapproval

Permit Approval/Disapproval

(Date)
9/25/25
(Date)
(Date)
(Date)

(Signature)
(Building/Zoning Inspector)
(Chairman, Board of Adjustment)
(Chairman, Building Board)

APPLICATION DATE 9/24/25

PERMIT NUMBER 4852

CITY of MONETT
BUILDING & ZONING
RESIDENTIAL PERMIT APPLICATION

PROPERTY INFORMATION:

PROPERTY ADDRESS: _____ SUBDIVISION Timber Creek LOT# 13 ZONING A
IF PROPERTY IS NOT LOCATED IN A SUBDIVISION, THE LEGAL DESCRIPTION & PARCEL NUMBER MUST BE ATTACHED

Are you building in a Floodplain?	☐ Yes ☒ No If you checked Yes , please complete and attach a Floodplain Development Application Form.
-----------------------------------	---

Are building plans or construction documents being supplied as part of this Application?	☐ Yes ☒ No
--	---

APPLICANT & CONTRACTOR INFORMATION

• OWNER: _____ BUSINESS/COMPANY: Like Father Like Son
ADDRESS (City, State, ZIP) 3845 State Hwy b Perry Mo 65734 Phone: _____ Email: _____
• CONTRACTOR: Like Father Like Son CONTACT: 417-489-5739
ADDRESS (City, State, ZIP) 3845 State Hwy b Perry Mo 65734 Phone: 417-489-5739 Email: _____

DESCRIPTION OF WORK: ☒ RESIDENTIAL ☒ ELECTRICAL ☒ WITH PLUMBING

- ☒ New Construction: _____
☐ Addition/Type: _____
☐ Remodel/Type: _____
☐ Accessory Building (total square footage of building)
☐ Swimming Pool: Above ground In-ground
☐ Re-roof
☐ Temporary structure/type: _____
☐ Construction/Repair of Foundation
☐ Other _____

☐ Corner Lot
☐ Interior Lot
Right Setback:
Left Setback:
Front Setback:
Rear Setback:
Setback From House:
Use Group:
Construction Type:
Estimate Of Value \$ <u>220,000</u>

Total Living Square Feet House 1549 Height 9'
Total Square Feet Garage 516 Height 9'

Owner/Contractor: _____ Date: 9/24/25

I HERBY CERTIFY THAT THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT; THAT I HAVE READ AND UNDERSTAND THE PROCEDURES, ORDINANCES, AND REQUIREMENTS ASSOCIATED WITH THE APPLICATION AND REVIEW PROCESS. I ACKNOWLEDGE THAT I WILL BE RESPONSIBLE FOR ANY AND ALL COSTS INCURRED BY PLAN REVIEWS PERFORMED BY CONSULTANTS OF THE CITY.

PERMIT EXPIRES 180 DAYS AFTER DATE ISSUED

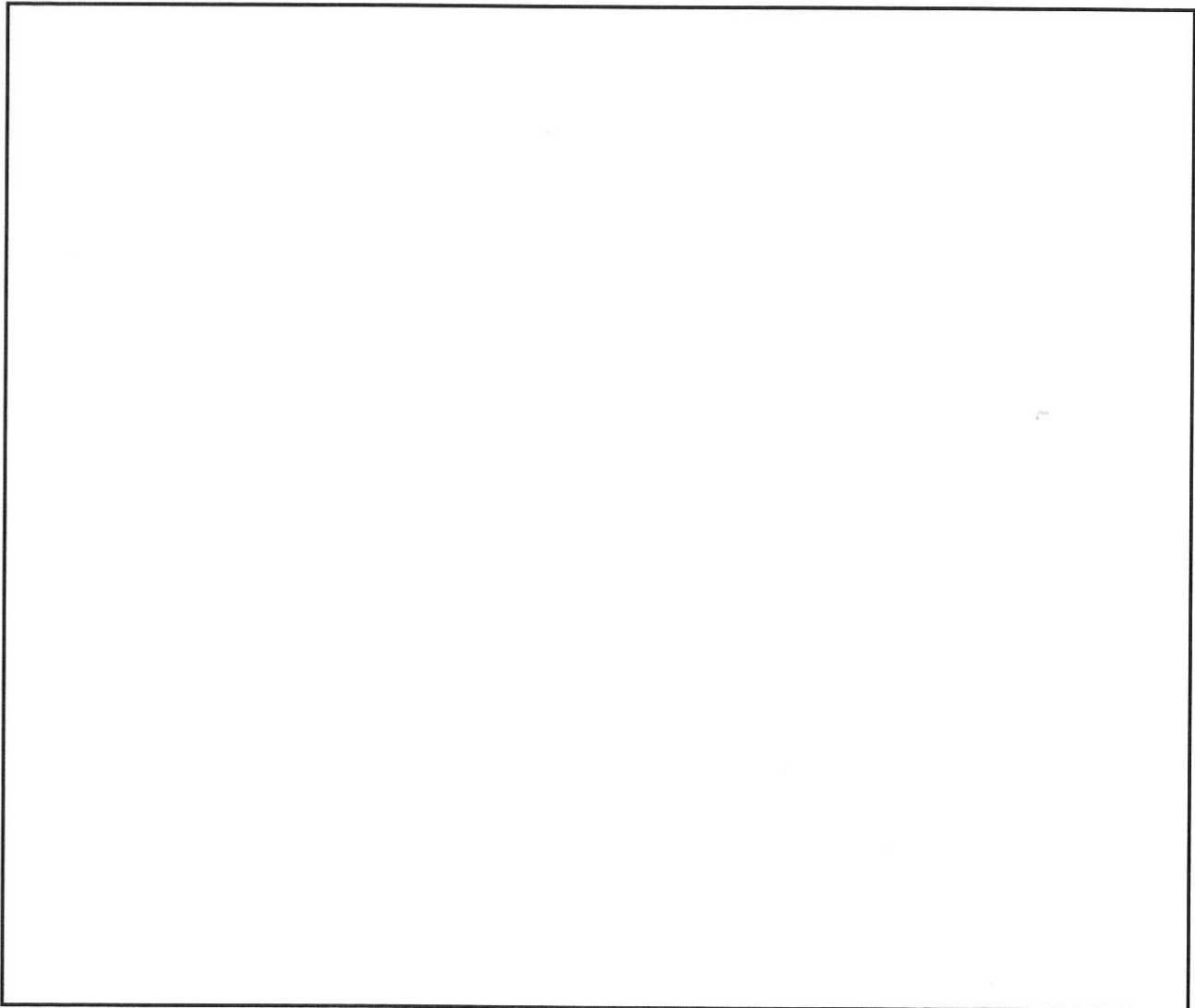
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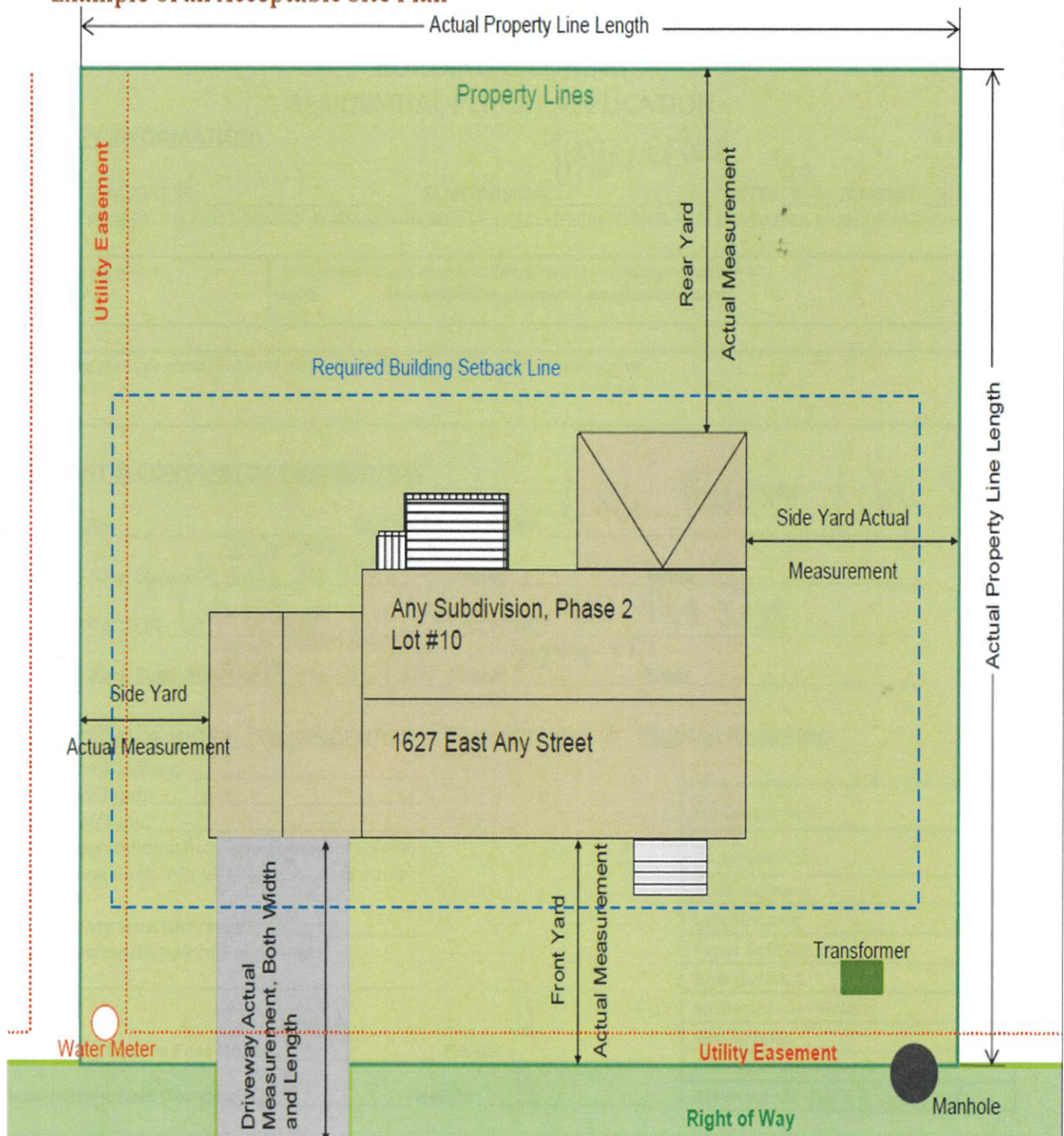
Overhead Site Plan

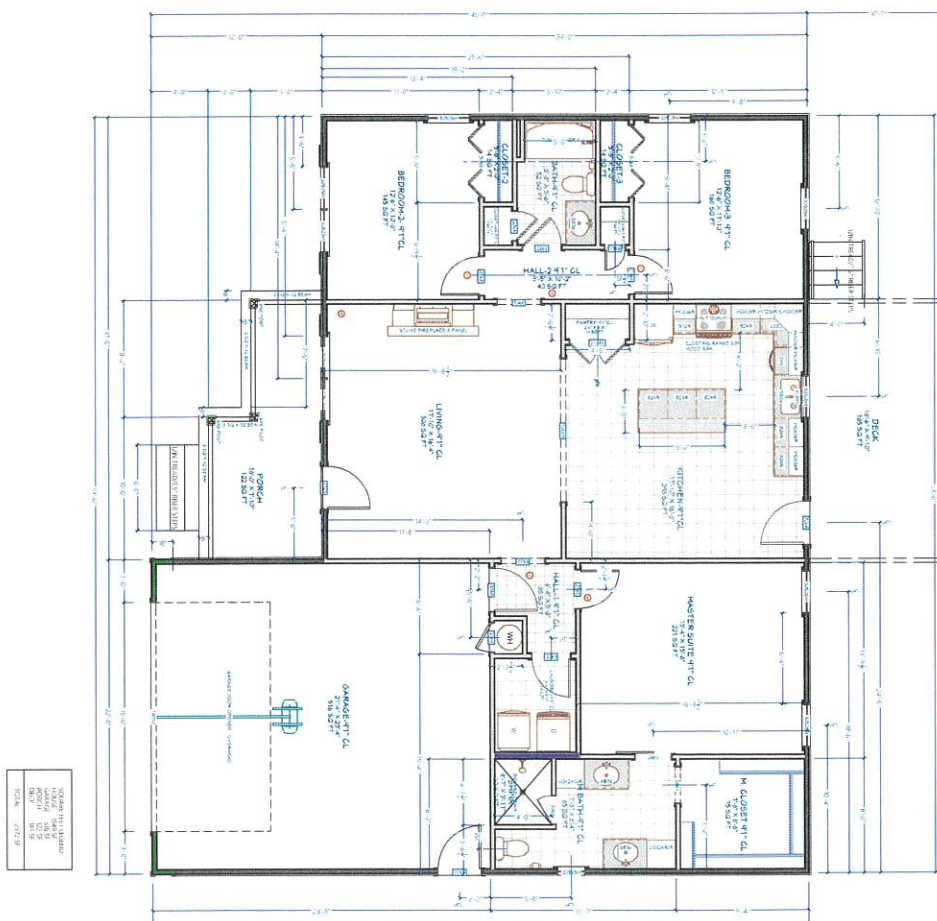
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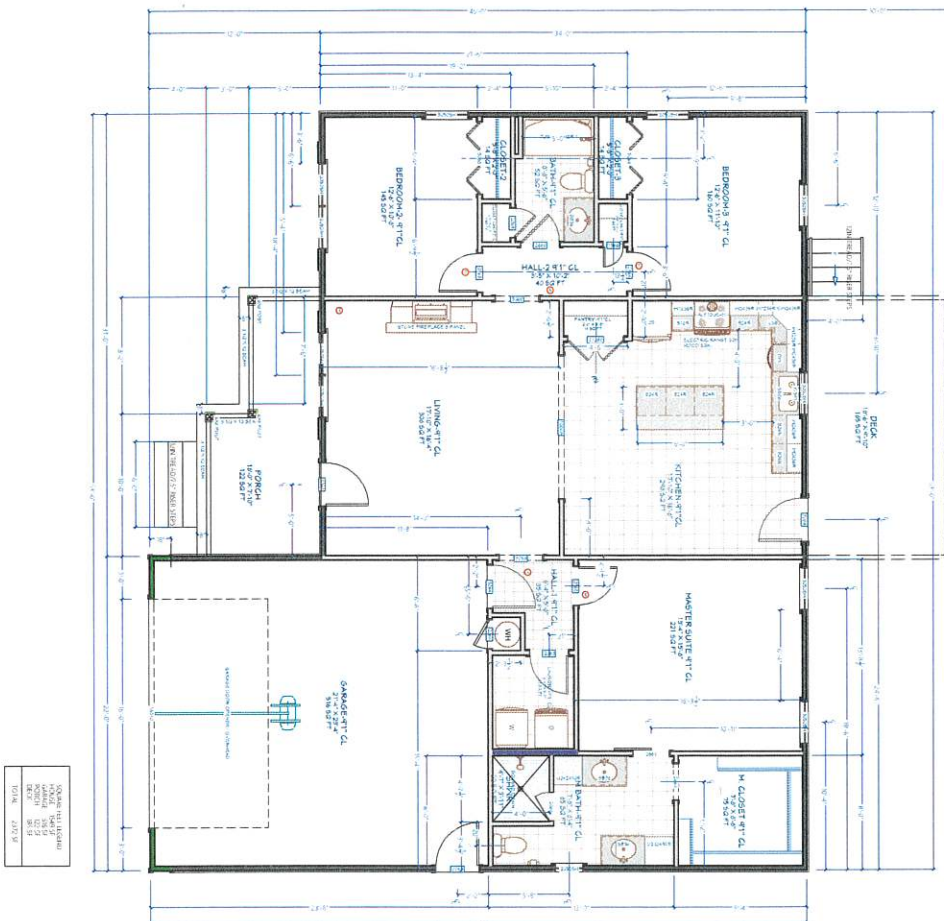
Example of an Acceptable Site Plan





DATE	4/19/2023
DRAWN BY	DAVID L. BROWN
CHECKED BY	DAVID L. BROWN
SCALE	1/4" = 10'
SHEET	1 OF 1

Final 4-19-23



DATE	4/19/2023
SCALE	1/4"=10'
SHEET	A11
TOTAL	2400

CITY OF MONETT

217 5th Street

Monett MO 65708

Phone: 417-235-3763 Fax:

INVOICE

Date	Number	Page
09/25/2025	12523	1

Bill To: LIKE FATHER LIKE SON LLC
3865 STATE HWY B
PURDY MO 65734

Customer No. 1820

Contact:

Terms: Net 30 Days

Quantity	Description	Unit Price	Net Amount
1.00	Building Permit #4852 at 206 Travis St for New Residential	90.35	90.35
XBP Confirmation Number: 244344876 Receipt for Payment to: City of Monett Date/Time: 09/29/2025 9:04:34 AM Transaction #: 252913874 Payment Method: Visa Transaction Status: Successful Items ACCOUNTS RECEIVABLE 1820 90.35 Total: 90.35 EDGAR E AGUILAR 65708 Receipt for Payment to: Xpress Bill Pay Date/Time: 09/29/2025 9:04:36 AM Transaction #: 252913876 Payment Method: Visa Transaction Status: Successful Items XPRESS BILL PAY SERVICE FEE: NON-REFUNDABLE 3.16 Total: 3.16 EDGAR E AGUILAR 65708			
		Amount	90.35
		Freight	
		Balance Due	90.35

CITY OF MONETT, MO BUSINESS LICENSE

License No: 1537

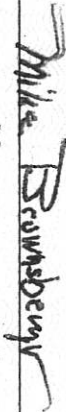
THIS IS TO CERTIFY THAT

Like Father Like Son LLC

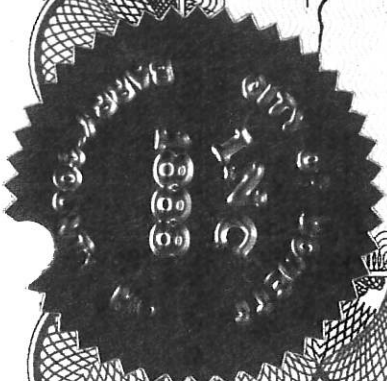
3865 State Hwy B, Purdy MO 65734

having complied with the provisions of Chapter 605 of the Municipal Code, is hereby licensed to operate as a General Contractor, within the City of Monett, Missouri for the term ending 03/31/2025.

THIS LICENSE IS NOT TRANSFERABLE.


Mayor


City Clerk



**CITY OF MONETT, MO
BUSINESS LICENSE**

License No: 1537

THIS IS TO CERTIFY THAT

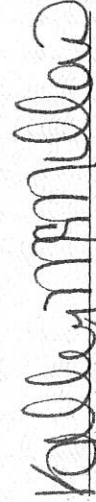
Like Father Like Son LLC

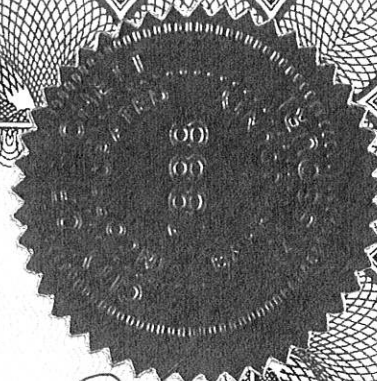
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Mayor


City Clerk



CITY OF MONETT, MO BUSINESS LICENSE

License No: 1537

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Like Father Like Son LLC

3865 State Hwy B, Purdy MO 65734

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Mayor


City Clerk