



BOARD OF ZONING ADJUSTMENT

Regular Meeting Agenda

CITY OF PARKVILLE, MISSOURI

Tuesday, November 25, 2025 5:30 PM

City Hall Board Room

- 1. Call to Order**
- 2. Roll Call**
- 3. General Business**
 - A. Adoption of the Agenda for the November 25, 2025 Regular Meeting
 - B. Approval of the Minutes for the April 22, 2025 Regular Meeting
- 4. Public Hearing**
 - A. Application for variance to modify height and bulk standards for an accessory structure to allow for the construction of a detached garage at 12 W 7th St. (Case No. BZA2025-02); *Tom Stumpff, Stumpff HomeWorks, Applicant.*
- 5. Regular Business**
- 6. Unfinished Business**
- 7. Other Business**
 - A. Upcoming meetings & dates of importance:
 - Planning and Zoning Commission Regular Meeting: Tuesday, December 9, 2025 at 5:30 p.m.
 - Board of Aldermen Meeting: Tuesday, December 16, 2025 at 6:00 p.m.
 - Board of Zoning Adjustment Meetings: TBD - Awaiting Applications
- 8. Adjournment**

PARKVILLE BOARD OF ZONING ADJUSTMENT

Regular Meeting Minutes

City of Parkville, Missouri

Tuesday, April 22, 2025 5:30 PM

City Hall Board Room

1. Call to Order

Chair McCaffrey called the meeting to order at 05:30 PM.

2. Roll Call

Members Present:

Kenneth Roberson

Corky McCaffrey

Kara Ramirez

Clint Jayne

Robert Unger

Absent:

Jackson Carrizzo

Russ Downing

A quorum of the Board was present.

Staff Present:

Stephen Lachky, Community Development Director

Brad Stanton, Planner

3. General Business

A. Approval of the Agenda for the April 22, 2025 Regular Meeting

ACTION: Clint Jayne moved to approve, Robert Unger seconded. Motion Passed: 5-0.

AYES: Kenneth Roberson, Corky McCaffrey, Kara Ramirez, Clint Jayne, Robert Unger

NOES: None

ABSTAIN: None

B. Approval of the Minutes from the August 27, 2024 Regular Meeting

ACTION: Kenneth Roberson moved to approve, Clint Jayne seconded. Motion Passed: 5-0.

AYES: Kenneth Roberson, Corky McCaffrey, Kara Ramirez, Clint Jayne, Robert Unger

NOES: None

ABSTAIN: None

4. Public Hearing

- A. Application for Variance to modify height and bulk standards for an accessory structure to allow for the construction of a detached garage at 106 W 3rd St. *Case No. BZA 2025-01; Bryant and Kari Lamer, Applicants.*

STAFF ANALYSIS & SUMMARY

Brad Stanton, Planner, presented an overview of the project. Staff presented an application for 106 W 3rd Street requesting a variance from R-4 District standards to construct a two-story, 1,125-square-foot detached garage. Staff noted that the property is 0.59 acres, which is significantly larger than the district average, creating a unique condition that justifies the larger accessory structure. The review confirmed that the request meets all five criteria for granting a variance under Section 403.080 and complements the existing residence. With one public comment in support and no opposition received, staff recommended approval of the request.

QUESTIONS & CLARIFICATIONS

Board Member Unger asked about the hardship. Bryant and Kari Lamer, 106 W 3rd St, applicants, stated that they currently have a 2-car garage attached to the single-family residence. They stated they currently are forced to park on the public street. Board Member Unger asked about the use of the second floor for the detached garage. Mr. Lamer responded that it would be used for storage, not an additional commercial business use. Member Roberson asked about the third bay of the garage. Mr. Lamer responded there would be 3 garage doors.

PUBLIC HEARING

Greg Smith, 206 Summer, stated that he had asked similar questions of the applicant as the Board. He stated he was in support of the project. He stated that the parking could get congested in the area. He stated that the topography was such that the structure would not be visible from off-site.

MOTION

ACTION: Kenneth Roberson moved to approve, Kara Ramirez seconded. Motion Passed: 5-0.

AYES: Kenneth Roberson, Corky McCaffrey, Kara Ramirez, Clint Jayne, Robert Unger

NOES: None

ABSTAIN: None

5. Regular Business

6. Unfinished Business

7. Other Business

- A. Upcoming meetings & dates of importance:
- Planning and Zoning Commission Regular Meeting: Tuesday, May 13, 2025 at 5:30 p.m.

- Board of Aldermen Meetings: Tuesday, May 6 and May 20, 2025 at 6:00 p.m.
- Board of Zoning Adjustment Meeting: Awaiting Application

8. Adjournment

Chair McCaffrey called further discussion. Seeing none, she called for a motion to adjourn.

Submitted by:

Stephen Lachky, AICP
Community Development Director

Date

Brad Stanton
Planner

Date



Staff Analysis

- Agenda Item: 4.A.
- Proposal: Application for variance to modify height and bulk standards for an accessory structure to allow for the construction of a detached garage at 12 W 7th St.
- Staff Recommendation: Approval
- Case No: BZA 2025-02
- Applicant: Tom Stumpff, Stumpff HomeWorks
- Owners: Valerie French
- Zoning: "R-4" Mixed-Density Residential
- Parcel #s: Platte County parcel no. 20-7.0-35-100-019-009.000
- Exhibits:
- A. This Staff Report
 - B. Application for Variance
 - C. Subject Property Area Map
 - D. Garage Plans (provided by Applicant)
 - E. Additional exhibits as may be presented at the public hearing
- By Reference:*
- A. Parkville Master Plan –
<http://parkvillemo.gov/departments/community-development-department/master-plan/>
 - B. Parkville Municipal Code, Title IV – Development Code in its entirety
(<https://www.ecode360.com/PA3395-DIV-05>)
 - a. Section 401.030 Administration and Review Bodies
 - b. Section 403.080 Variance
 - c. Section 405.010 Zoning Districts Established
 - d. Section 405.020 Districts and Uses
 - C. Hearing notice published in The Platte County Landmark newspaper on November 12, 2025
 - D. Staff Report for Case No. PZ2025-03

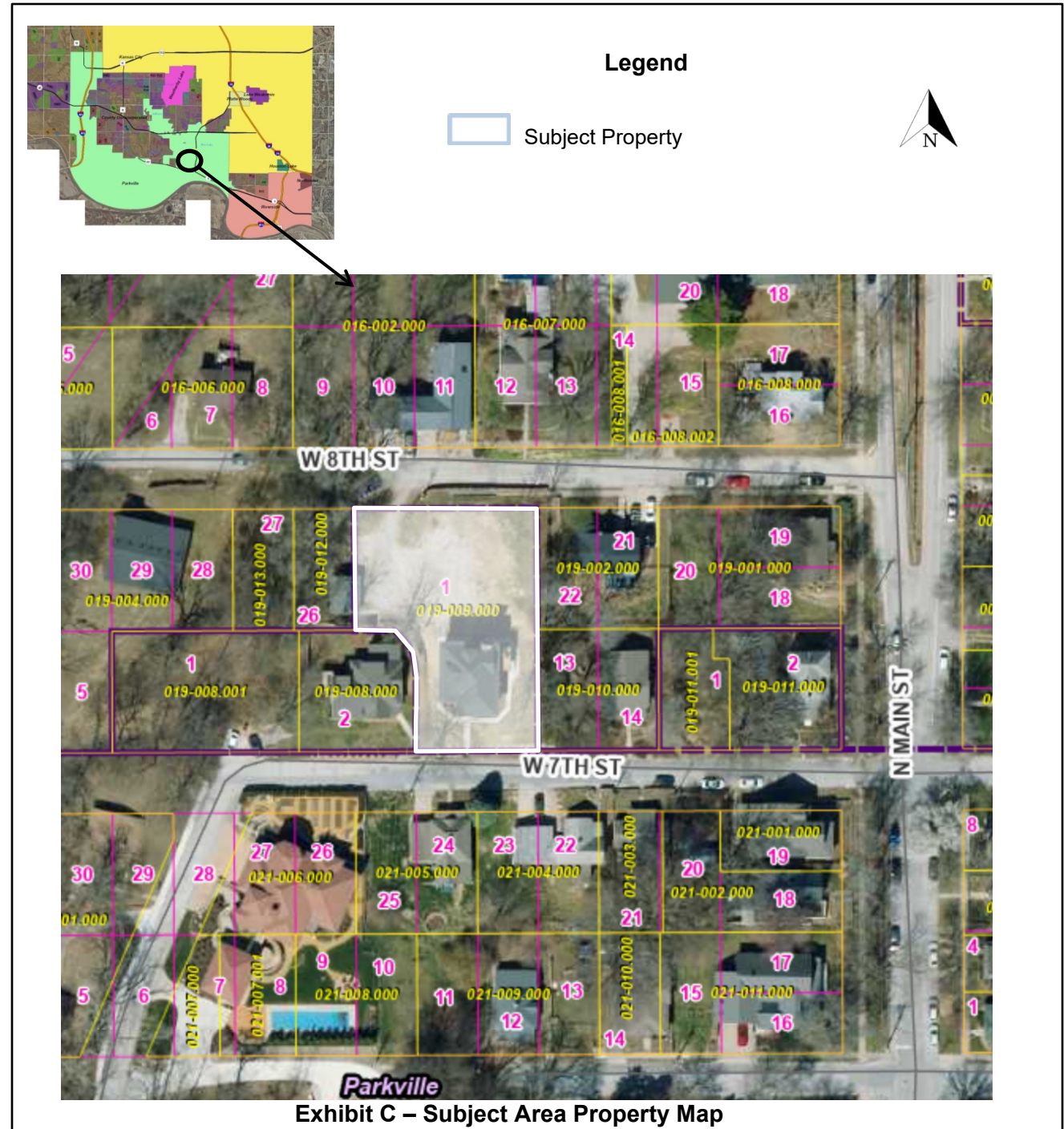
* Copies on file at Parkville City Hall and available on request

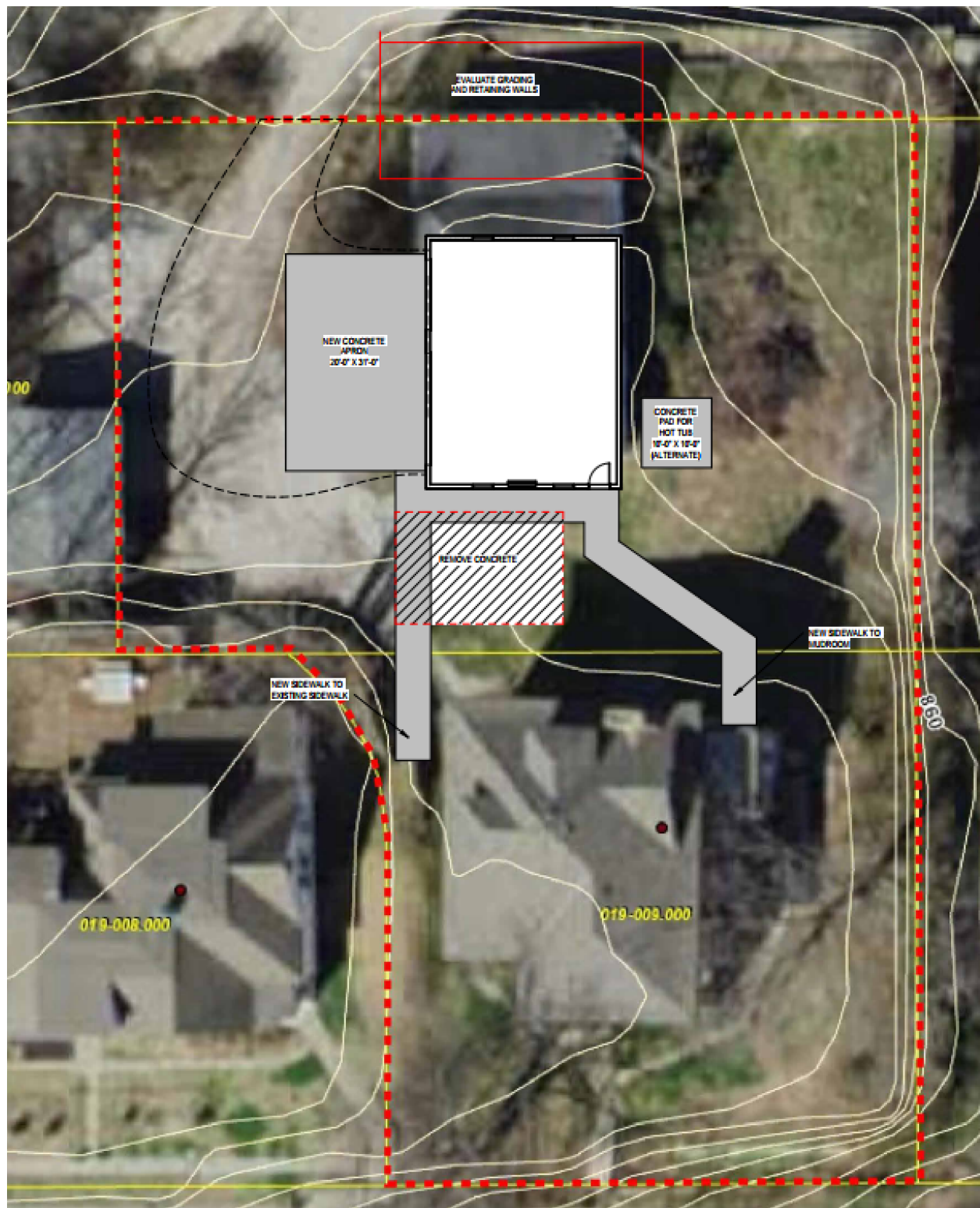
Comments

Received: The Community Development Department has received no public comment as of the date of this staff analysis report.

Overview

The subject property is located approximately 200 feet west of N Main St between W 7th St and W 8th St. This property is addressed as 12 W 7th St, includes one parcel — Platte County parcel # 20-7.0-35-100-019-009.000 (0.37 acres, more or less) — and is zoned “R-4” Mixed-Density Residential. The property was last platted in November 2024 via Administrative Plat Case No. PZ2024-31. According to Platte County records, the subject property currently contains a single-family residence that was constructed in 1884.



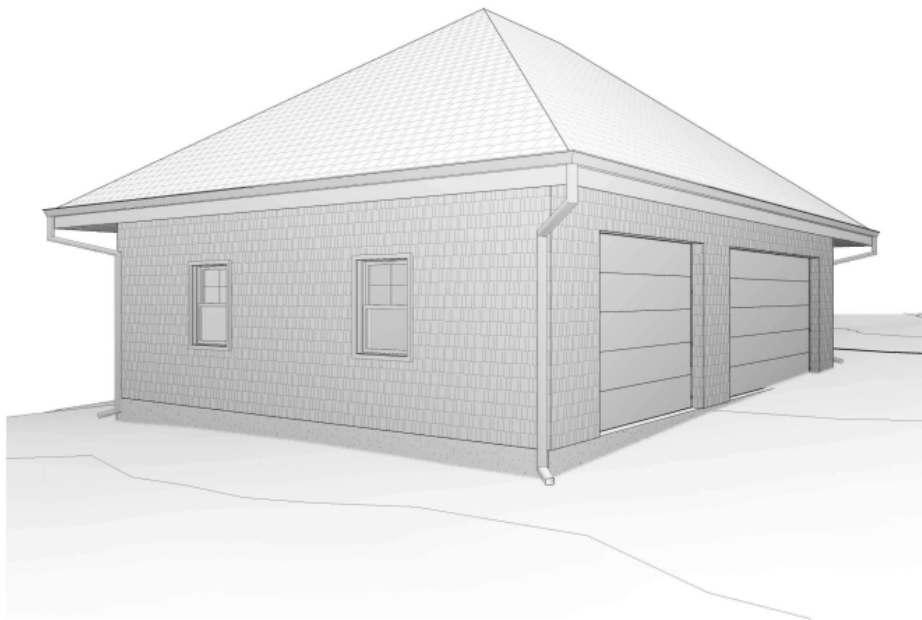


The owners wish to construct a 1,008 sq. ft. 1-story, detached, 2-bay garage on the property. Per Section 405.030(B)(3) of the Parkville Municipal Code, the maximum allowable area for an accessory building is 576 square feet. The applicants are proposing a larger structure than allowed. As a result, an Application for Variance has been submitted for consideration by the BZA in order to relieve practical difficulty/hardship due to existing zoning standards.

Table 1 below lists the detached accessory building zoning requirements compared to the proposed project from the applicant.

Table 1. Zoning Standards compared to Proposed Standards

Standard	Code	Proposed	Change
# Per Lot	1 accessory building	1 accessory building	0
Rear Setback	5 ft.	17 ft.	0
Building Height	1.5 stories	1 story	0
Building Area	576 sq. ft.	1,008 sq. ft.	+432 sq. ft. (+75%)
Principal Building Setback	10 ft.	> 10 ft.	0



Perspective Drawing Looking from W 8th St (submitted by Applicant)

Review and Analysis

The application has been reviewed against the Parkville Municipal Code. Variances are a process to provide relief from strict interpretation of the standards of the Development Code — including applicable use standards — which when applied to a particular property and in a specific context, could create an unnecessary hardship and practical difficulty on reasonable use of the property.

Per Section 401.030, Subsection D. of the Parkville Development Code, the Board of Zoning Adjustment shall have and perform all powers and duties authorized by RSMo. Chapter 89, as provided in Chapter 403, including but not limited to, hearing and deciding special exceptions to the terms of the development code where specifically stated and authorized; and authorizing (upon appeal in specific cases) a variance from the terms of the Development Code.

Per Section 403.080, a variance shall be reviewed and approved only on the finding that **all** of the following conditions are met (the following are staff's findings and conclusions):

1. The requested variance arises from conditions which are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action

This property is unique due to size and location in the downtown area. The subject property is 0.37 +/- acres. An analysis of the surrounding properties (i.e. Downtown Parkville) finds that lots are generally 0.1-0.2 acres. Staff finds that this situation is not ordinarily found in the same zoning district. Larger parcels are uncommon in the R-4 zoning district and are generally a result of lot combinations. This property was previously created by a combination of 6 lots in 2024.

Staff recently analyzed the "R-4" zoning district for a text amendment to allow flexibility within the zoning district (Case No. PZ2025-03). In the staff report for the case, staff writes, "The residential neighborhoods in this area consist of older homes, many built before or around the turn of the century; and their character portrays quasi-historic character and compliments the identity of downtown Parkville." According to Platte County records, the home on the subject property was constructed in 1884. The accessory structure would be similar in character to the existing primary structure, including in size and height.

2. The granting of the variance will not adversely affect the rights of adjacent property owners or residents

Staff does not find that the granting of this variance would adversely affect the rights of adjacent property owners or residents. The property previously contained a single-family residence in the general area of the proposed garage. The proposed garage is a smaller structure than the house previously on the property. The proposed accessory building will meet the setback requirements and architectural requirements of the Municipal Code. Additionally, the applicants are proposing for the accessory structure to complement the architecture of the main structure.

3. The strict application of the provisions of the zoning regulations for which the variance is requested will constitute unnecessary hardship or practical difficulties upon the property owner represented in the application

Strict application of the provisions of the zoning regulations for which the variance is requested would not allow the property owner to construct the proposed accessory structure.

4. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare

The proposed variance does not appear to adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. The variance would not represent a substantial change to the development pattern in the surrounding area. While the City does not have plans to construct a roadway nor infrastructure in the 8th Street right-of-way to the north, the proposed variance would not affect that development. The variance also does not represent an increase in demand for fire protection or police protection for health, safety and welfare reasons.

5. Granting the variance would not be opposed to the general spirit and intent of this Code.

The Development Code cannot predict every circumstance and unique lot conditions can impose hardships on property owners. The Development Code allows for relief from Code requirements through the variance process as established in Section 403.080.

Staff Conclusion and Recommendation

Upon review of the application and supporting materials, staff recommends approval of the application for variance.

It should be noted that the recommendation contained in this report is made without knowledge of facts, public comments or any additional information which may be presented during the public hearing. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Variance, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, the Board of Zoning Adjustment should decide if the request will preserve the intent and consistency of the zoning regulations, the general welfare of the community and the rights of the adjacent property owners without setting a precedent that will negatively affect administration of the regulations. If granting approval, conditions may be set to further mitigate any effects of the variance.

End of Memorandum



Brad Stanton, AICP
Senior Planner

11-21-2025
Date



Application #: BZA 2025-02
 Date Submitted: 10/22/2025
 Public Hearing: TBD 11/25/2025
 Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Variance

Pre-application meeting required per Parkville Municipal Code Title IV, Section 403.010, Subsection C

1. Applicant/Contact Information

Applicant(s)

Name: Tom Stumpff
 Address: 735 Southwest Boulevard Suite C-101
 City, State: Kansas City, KS 66103
 Phone: 913-488-3645 Fax: _____
 E-mail: tom@stumpffhomeworks.com

Owner(s), if different from applicant(s)

Name: Valerie French
 Address: 12 W 7th St
 City, State: Parkville, MO 64152
 Phone: 816-309-4456 Fax: _____
 E-mail: valerie.a.french@gmail.com

Engineer/Surveyor(s), preparing plans & legal desc.

Name: R.L. Buford & Associates, LLC
 Address: P.O. Box 14069
 City, State: Parkville, MO 64152
 Phone: 816-741-6152 Fax: _____
 E-mail: _____

Contact Person, if different from applicant(s)

Name: _____
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that development in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) Tom Stumpff Date: 10/20/2025

Property Owner's Signature (Required) Valerie French Date: 10/16/2025

2. Property Information

Address and general location: 12 W 7th St Parkville, MO 64152

Attach a separate sheet with complete legal description of the property (if requested by Community Development Director).

Zoning district: Residential

Present use of the property: Single family home with acquired back lot for garage build

Proposed variance (or use with variance):

Proposed detached garage building (1,012 square feet) to be constructed in acquired lot behind the existing single family home. Lot formerly 13 W 8th street.

Attach a narrative addressing:

1. How the requested variance arises from conditions which are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action.
2. How the granted variance would not adversely affect the rights of adjacent property owners or residents.
3. How applying provisions of the zoning regulations for the requested variance constitutes unnecessary hardship or practical difficulties upon the property owner represented in the application.
4. How the variance desired will not adversely affect the public health, safety, morals, order, convenience, or general welfare.
5. How granting the variance would not oppose the general spirit and intent of the City Code.

Last modified July 2023

3. Neighboring land use, zoning, character and effects of variance on each

<u>Land use</u>	<u>Zoning</u>
North: <u>Single family home</u>	<u>Residential</u>
South: <u>Existing single family home of homeowner</u>	<u>Residential</u>
East: <u>Single family home</u>	<u>Residential</u>
West: <u>Detached garage</u>	<u>Residential</u>

General character of the neighborhood:

Older homes of varying design styles, most with modifications for growing families.

Effects of the requested variance on adjacent and neighboring properties:

Newly designed garage to fit the character of the home and neighborhood is an upgrade to the current conditions. The garage takes the space of a once existing home that has been

Other comments or factors relating to this request:

This garage build out will coincide with the existing single family home in design and esthetics, elevating the overall appearance of the existing lot.

4. Checklist of required submittals

- ☒ Completed application, including all required details and supporting data.
- ☒ Nonrefundable application fee of \$300.00. Separately, the applicant will be billed to recover costs for required publication, posted and mailed notice per Parkville Municipal Code, Title IV, Section 403.010, Subsection E.
- ☒ Complete legal description of the applicable property (if requested by the Community Development Director).
- ☒ Authorized signature of the applicant and property owner.
- ☒ Three (3) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of a site plan showing proposed variance in relation to property boundaries, existing and proposed topography, on and off-site, and other site features related to the proposed variance.

For City Use OnlyApplication accepted as complete by: Stephen Lachy, Community Development Director 10/22/2025
Name/Title DateApplication Fee (25.0000): \$ 300.00By: ☒ Check # 2999 ☐ MO# _____Date Paid: 10-22-25☐ Credit Card ☐ Cash _____Payment by: Tam StumpffReceived by: KS

Final reimbursable costs paid (if applicable): _____

Date of Action: _____

Hearing notice published in: _____

Date of publication: _____

Board of Zoning Adjustment Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____



Stumpff HomeWorks, LLC

735 Southwest Boulevard
Suite C-101 Kansas City, KS 66103

Tom Stumpff
913-488-3645
tom@stumpffhomeworks.com
stumpffhomeworks.com

French Garage
12 W 7th Street
Parkville, MO 64152

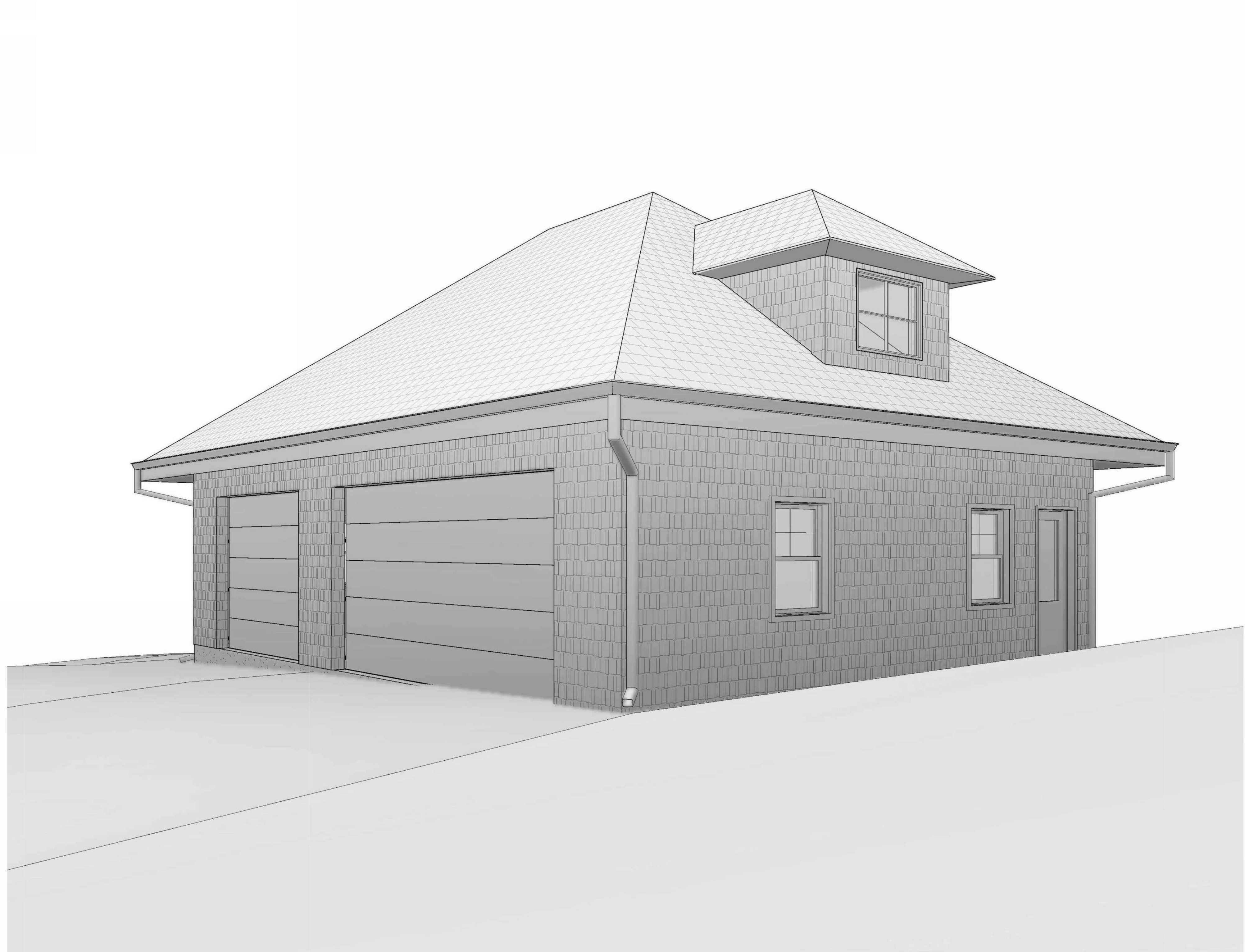
Variance for 12 W 7th Street Parkville, MO 64152

Attach a narrative addressing:

1. How the requested variance arises from conditions which are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action.
2. How the granted variance would not adversely affect the rights of adjacent property owners or residents.
3. How applying provisions of the zoning regulations for the requested variance constitutes unnecessary hardship or practical difficulties upon the property owner represented in the application.
4. How the variance desired will not adversely affect the public health, safety, morals, order, convenience, or general welfare.
5. How granting the variance would not oppose the general spirit and intent of the City Code.

Answers to the narrative:

- 1). The proposed lot for the accessory structure-detached garage exceeds the city codes mandate "Accessory buildings over one hundred twenty (120) square feet shall meet the following: ... Be limited to no more than thirty-five percent (35%) of the rear yard, or five hundred seventy-six (576) square feet, whichever is less." This structure is to be built on the lot of a previous home tear down. The proposed garage structure is smaller in scale than the previous home and is architecturally compliant to the neighboring homes.
- 2). The new structure is smaller in size than the previous home on the lot. Neighbors would not have any visual impairments due to the structure. The architectural design blend with the neighborhood aesthetics.
- 3). The current residence does not have a garage, the lot acquired behind the home is intended to provide the detached garage structure with car charging ability, ease of access to the existing home, along with vehicle storage off the street.
- 4). There is no threat of health, safety, morals, order, convenience, or general welfare with the variance being granted in the building of the detached garage. There will be no visual impairments, safety risks, or diminishment of property values associated with the garage build out.
- 5). The detached garage structure would be no larger than the existing home what was torn down to make better use of the current land and landscape.



OWNER:
VALERIE FRENCH
12 W 7TH ST
PARKVILLE, MO 64152

ARCHITECT OF RECORD:
**DRAW ARCHITECTURE
+ URBAN DESIGN LLC**
214 W 21ST ST, SUITE 200
KANSAS CITY, MO 64108
T 816-531-8303

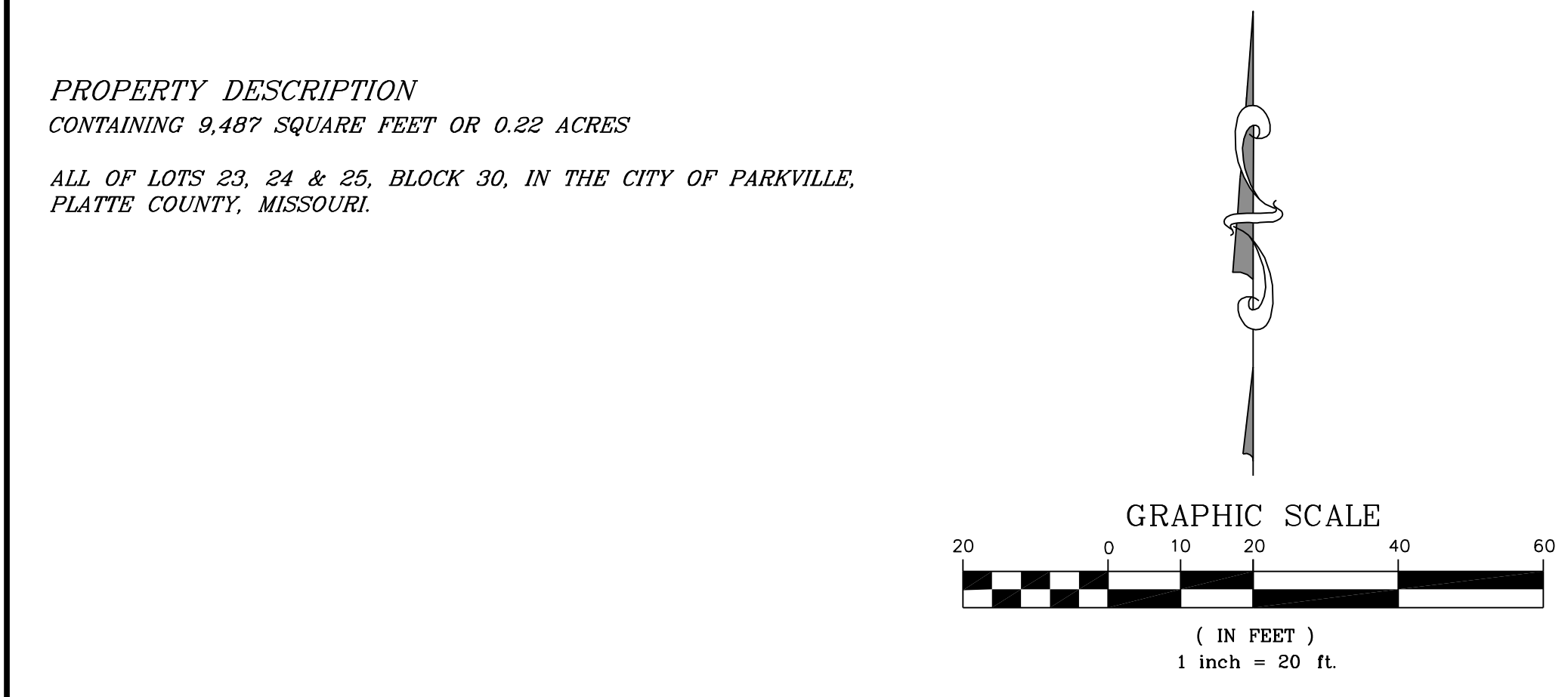
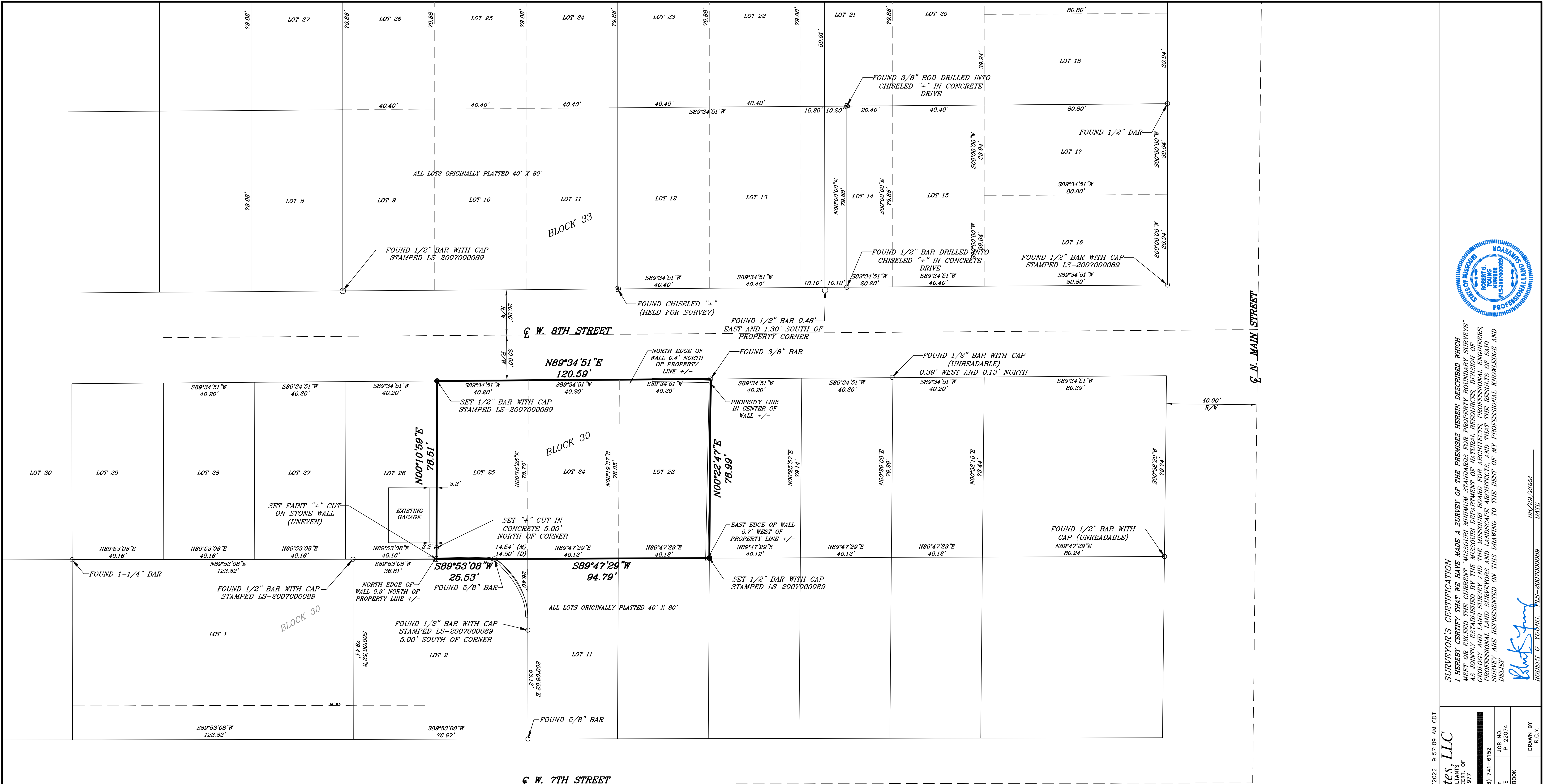
STRUCTURAL:
APEX ENGINEERS, INC.
1625 LOCUST ST
KANSAS CITY, MO 64108
T 816-421-3222

FRENCH RESIDENCE
PERMIT SET 07.22.2024

DRAW
architecture + urban design

DRAW Project Number: 24010 12 W. 7TH ST. PARKVILLE, MO 64152

Printed 6/21/2024 2:29:01 PM



- BOUNDARY SURVEY NOTES:**
1. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " * ", " o " OR " Δ ", IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.
 2. THE DESCRIPTION USED FOR THIS SURVEY WAS TAKEN FROM A TRUSTEES DEED RECORDED AS DOCUMENT NO. 2019007927 IN BOOK 1314 AT PAGE 811 AT THE PLATTE COUNTY RECORDER'S OFFICE.
 3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE, UTILIZING THE MODOT VIRTUAL NETWORK.
 4. THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR; THEREFORE, THIS SURVEYOR DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE: SUBSURFACE CONDITIONS; BUILDING SET BACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; AND ZONING OR OTHER LAND USE REGULATIONS.
 5. NO TITLE POLICY WAS PROVIDED BY THE CLIENT FOR THIS SURVEY.
 6. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.
 7. THE LOCATION OF EXISTING STRUCTURES SHOWN HEREON IS AT RIGHT ANGLES (90°) TO STRAIGHT PROPERTY LINES OR RADIAL TO CURVED PROPERTY LINES.
 8. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

© COPYRIGHT 2022 R.L. BUFORD & ASSOCIATES, LLC
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R.L. Buford & Associates, LLC
LAND SURVEYING CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14068, PARKVILLE, MO 64152 (816) 741-6152
E: rlb@rlbuford.com

FOR	VALERIE FRENCH	SEC. TWO - AGE.	COUNTY	JOB NO.
	13 W. 8TH STREET	DATE	PLATTE	17-22074
	PARKVILLE, MO 64152	08/29/2022	FIELD BOOK	

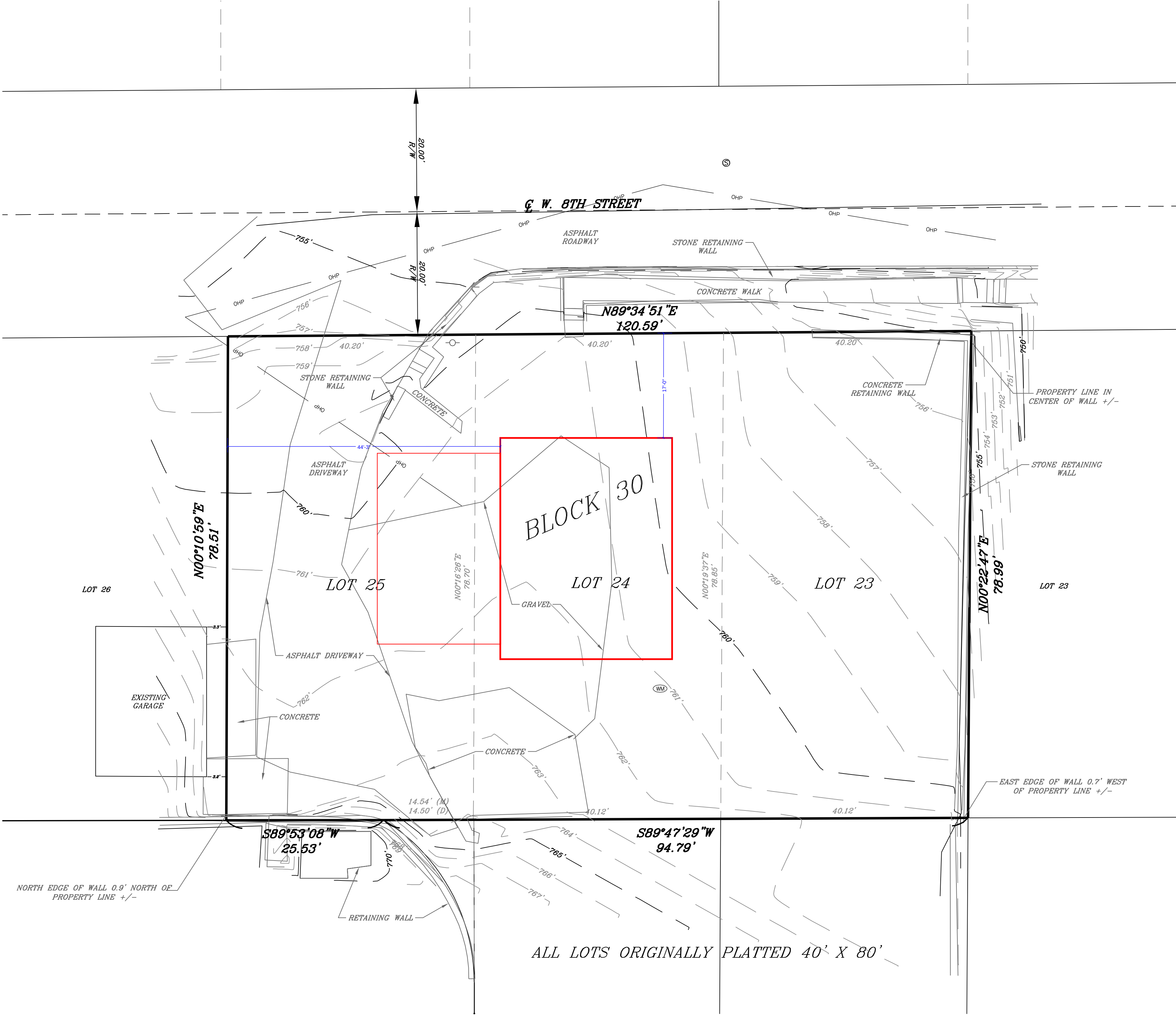
BOUNDARY SURVEY

DRAWN BY R.C.Y.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



Robert G. Young
ROBERT G. YOUNG, LS-2007000089 08/29/2022
DATE

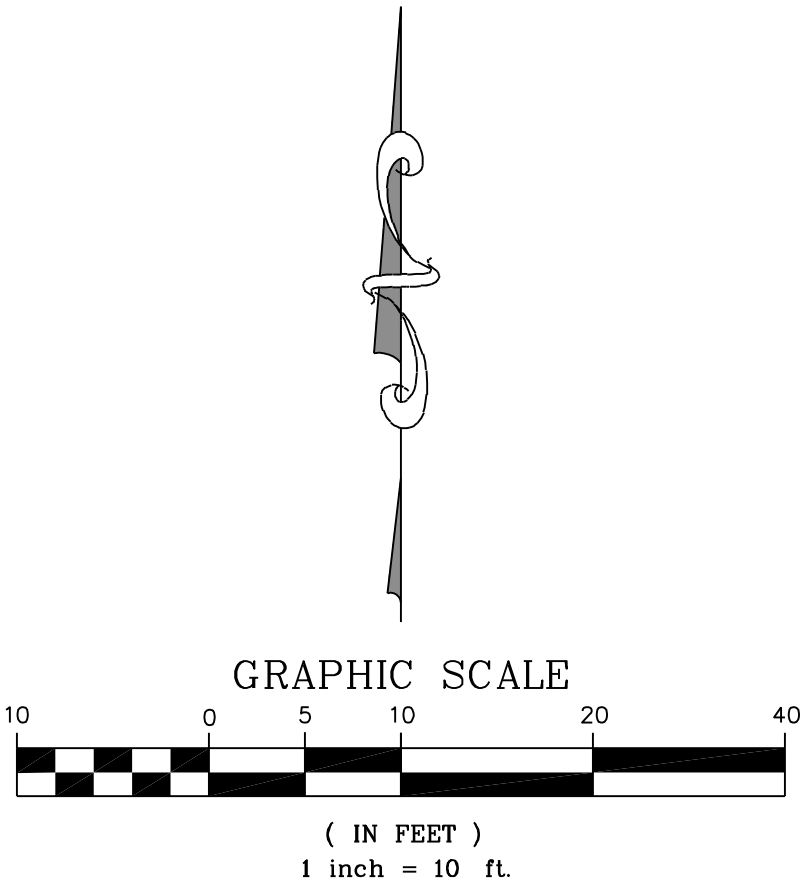


PROPERTY DESCRIPTION
CONTAINING 9,487 SQUARE FEET OR 0.22 ACRES
ALL OF LOTS 23, 24 & 25, BLOCK 30, IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI.

- BOUNDARY SURVEY NOTES:
1. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " " " " " OR " " IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.
 2. THE DESCRIPTION USED FOR THIS SURVEY WAS TAKEN FROM A TRUSTEES DEED RECORDED AS DOCUMENT NO. 2019007927 IN BOOK 1314 AT PAGE 811 AT THE PLATTE COUNTY RECORDER'S OFFICE.
 3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE, UTILIZING THE MODOT VIRTUAL NETWORK.
 4. THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR: THEREFORE, THIS SURVEYOR DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE: SUBSURFACE CONDITIONS; BUILDING SET BACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; AND ZONING OR OTHER LAND USE REGULATIONS.
 5. NO TITLE POLICY WAS PROVIDED BY THE CLIENT FOR THIS SURVEY.
 6. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.
 7. THE LOCATION OF EXISTING STRUCTURES SHOWN HEREON IS AT RIGHT ANGLES (90°) TO STRAIGHT PROPERTY LINES OR RADIAL TO CURVED PROPERTY LINES.
 8. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

- TOPOGRAPHIC SURVEY NOTES
1. CONTOUR INTERVAL IS 1.0 FEET.
 2. ELEVATIONS ARE BASED ON NAVD 1986 DATUM.
 3. CONTROL BENCH MARK: ELEVATION FEET
 4. UTILITIES SHOWN HEREON ARE FROM VISIBLE EVIDENCE ON THE GROUND OR FROM THE RESPECTIVE UTILITY COMPANY. WE DO NOT GUARANTEE THE EXACT LOCATION OF THE UNDERGROUND UTILITIES SHOWN NOR THE POSSIBLE EXISTENCE OF OTHER UNDERGROUND UTILITIES NOT SHOWN. ANYONE WHO USES THE INFORMATION SHOWN HEREON SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY COMPANY PRIOR TO COMMENCING ANY DESIGN OR CONSTRUCTION ACTIVITY.
 5. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 383 OF 425, MAP NUMBER 29165C0839D, THIS AREA DOES NOT FALL WITHIN THE FLOODPLAIN.
 6. FIELD WORK WAS COMPLETED ON MARCH 5, 2024

- LEGEND:
- POWER POLE
 - GUY WIRE
 - WATER METER
 - SANITARY MANHOLE
 - OVERHEAD POWER



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E:\A--PLATTE COUNTY\P-24016 FRENCH TOPO\DWG 3/13/2024

R.L. Buford & Associates, LLC
LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
NO. CERT. OF AUTHORITY LICENSE NO. LS-2010031977
P.O. BOX 14069, PARKVILLE, MO 64152 (816) 741-4152

FOR
VALERIE FRENCH

SEC. TWO - REG. COUNTY
PLATTE
DATE 3/13/2024

JOB NO.
JOB-24016
FIELD BOOK & PAGE
LOOSE LEAF

DATE
3/13/2024

ROBERT G. YOUNG
PL-007000089
DATE
3/13/2024

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE PREPARED THIS DRAWING FROM AN ACTUAL FIELD TOPOGRAPHIC SURVEY OF THE PROPERTY REPRESENTED HEREON. THAT ALL WORK WAS PERFORMED BY ME OR UNDER MY SUPERVISION. THAT THIS DOES NOT REPRESENT A BOUNDARY SURVEY AS NO CORNERS WERE VERIFIED OR SET AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THIS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

TOPOGRAPHY SURVEY

Architectural drawing for the French Residence project, showing a detailed material schedule and project information.

SHEET SYMBOLS

- 6 A500' DETAIL REFERENCE
- 1 A3.2' EXTERIOR ELEVATIONS
- 1 A3.2' INTERIOR ELEVATIONS
- 2 A8.10' BUILDING/ WALL SECTION

LIBRARY

ROOM DESCRIPTION

REFERENCE PLAN TAG

EXTERIOR WALL TYPE

PARTITION TYPE

ENLARGED REFERENCE

WINDOW TYPE

REVISION

DOOR NUMBER

GRID LINES

ELEVATION STEP

MATERIAL GRAPHICS

02 SITE CONSTRUCTION

- EARTH (existing)
- EARTH (backfill)
- DRAINAGE FILL

03 CONCRETE

- CAST-IN-PLACE CONCRETE
- PRECAST CONCRETE

04 MASONRY

- BRICK
- CONCRETE MASONRY UNITS
- GLASS BLOCK
- STONE
- CAST STONE
- GROUT

05 METALS

- ALUMINUM
- STEEL

06 WOODS AND PLASTICS

- CONTINUOUS WOOD
- BLOCKING WOOD
- FINISH WOOD
- HARDBOARD
- MEDIUM DENSITY FIBER BOARD (MDF)
- PARTICLE BOARD
- PLYWOOD
- SOLID SURFACE MATERIAL

07 THERMAL & MOISTURE PROTECTION

- BATT INSULATION
- LOOSE FILL INSULATION
- RIGID INSULATION

08 GLAZING

- GLASS

09 FINISHES

- LATH AND PLASTER
- GYPSUM BOARD

SHEET LIST

- G000 COVER
- G001 GENERAL NOTES
- A100 ARCHITECTURAL SITE PLAN
- A101 STRUCTURAL PLANS
- A102 FLOOR PLAN
- A200 BUILDING ELEVATIONS
- A300 BUILDING SECTIONS
- A350 WALL SECTIONS
- A450 EXTERIOR SECTION DETAILS
- A800 DOOR AND WINDOW SCHEDULES, TYPES & DETAILS
- A900 PERSPECTIVE VIEWS

GENERAL NOTES

ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING, BUT NOT LIMITED TO, ALL APPLICABLE STATE, COUNTY, AND LOCAL MUNICIPAL BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. THE CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND BRING DISCREPANCIES IN THE DOCUMENTS TO THE ATTENTION OF THE ARCHITECT WITH ALL OTHER TRADES.

PROJECT DESCRIPTION

FRENCH RESIDENCE GARAGE
12 W. 7TH STREET PARKVILLE, MO 64152

French Residence Garage: consists of a new 1- story, 944 square foot detached garage.

The project includes the following components:

- Structural slab on grade and foundation walls with footings
- (1) 1 car garage door and parking area and (1) 2 car garage door and parking area
- (1) wood flush single door facing the house
- (1) dormer and window mirroring and facing the house
- (4) double hung accessible windows at garage level

CODE REVIEW

THE BUILDING IS LOCATED IN THE CITY LIMITS OF PARKVILLE, MISSOURI.

LOCAL ADOPTED CODES:

THE PROJECT IS DESIGNED TO MEET THE INTENT OF THE FOLLOWING ADOPTED CODES:

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)

TYPICAL BUILDING INFORMATION:

OCCUPANCY CLASSIFICATION (SECTION 310.4): ACCESSORY STRUCTURE TO R-3 OCCUPANCY TYPE VB

CONSTRUCTION TYPE (SECTION 601):

PROJECT LOCATION MAP

SITE

SITE LOCATION MAP

LOCATION

OWNER:
VALERIE FRENCH
12 W 7TH ST
PARKVILLE, MO 64152

ARCHITECT OF RECORD:
DRAW ARCHITECTURE
4 URBAN DESIGN LLC
214 W 21ST ST, SUITE 200
KANSAS CITY, MO 64108
T 816-531-8303

STRUCTURAL:
APEX ENGINEERS, INC.
1625 LOCUST ST
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FRENCH RESIDENCE
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STATE OF MISSOURI
DOMINIQUE DIANA DAVISON
NUMBER A-2005001203
ARCHITECT

DOMINIQUE DAVISON MO #2090001203

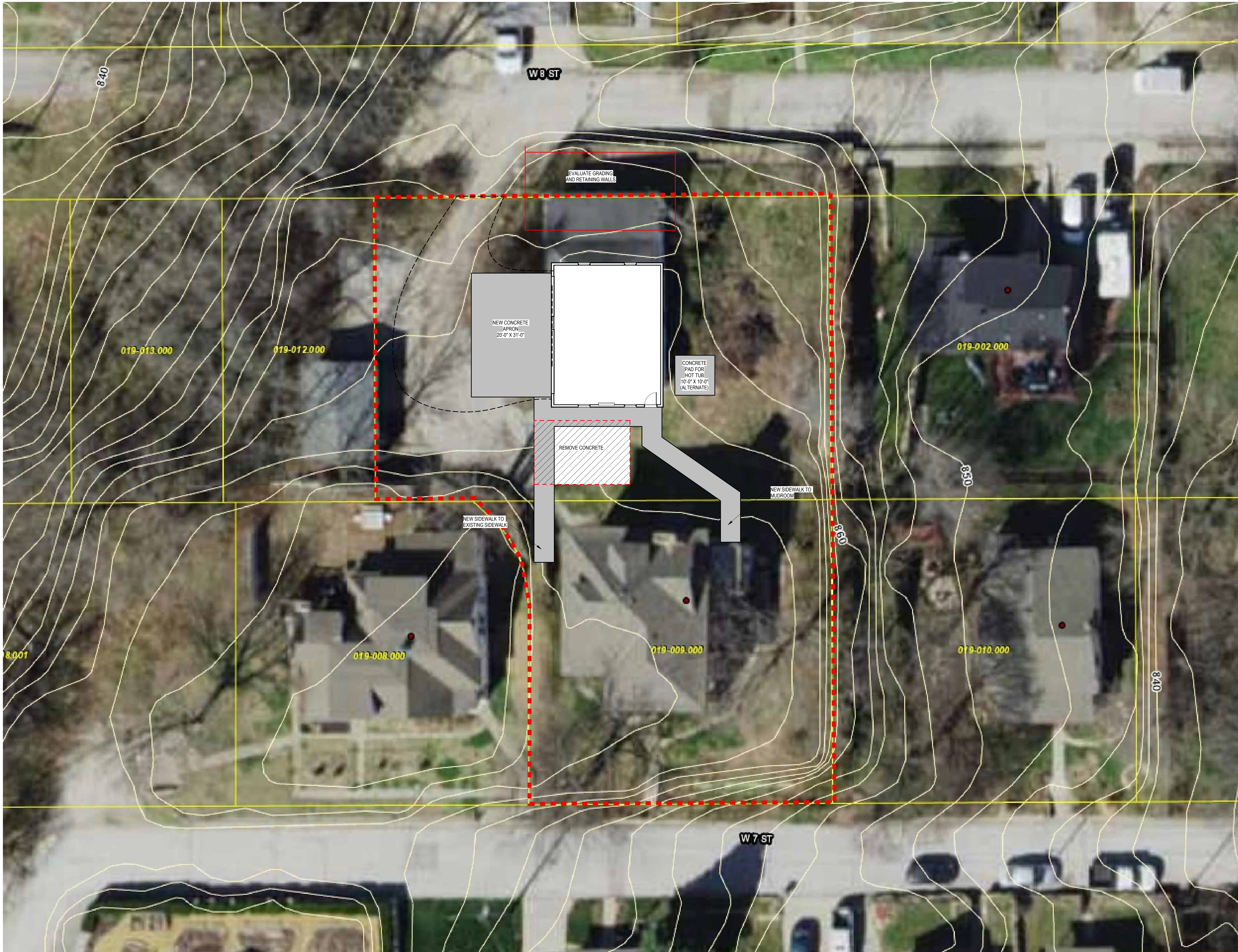
RELEASE SCHEDULE

NO.	RELEASE	DATE
1	100% DD	2024.05.14
2	100% CD	2024.05.26
3	PERMIT SET	2024.07.22

GENERAL NOTES

G001

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A12 SITE PLAN - GARAGE
1" = 10'-0" RE: A6A200

OWNER:
VALERIE FRENCH
12 W 7TH ST
PARKVILLE, MO 64152

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+ URBAN DESIGN LLC
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DOMINIQUE DAVISON

MO 8209001203

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NO. RELEASE
3 PERMIT SET

DATE
2024.07.22

ARCHITECTURAL SITE PLAN

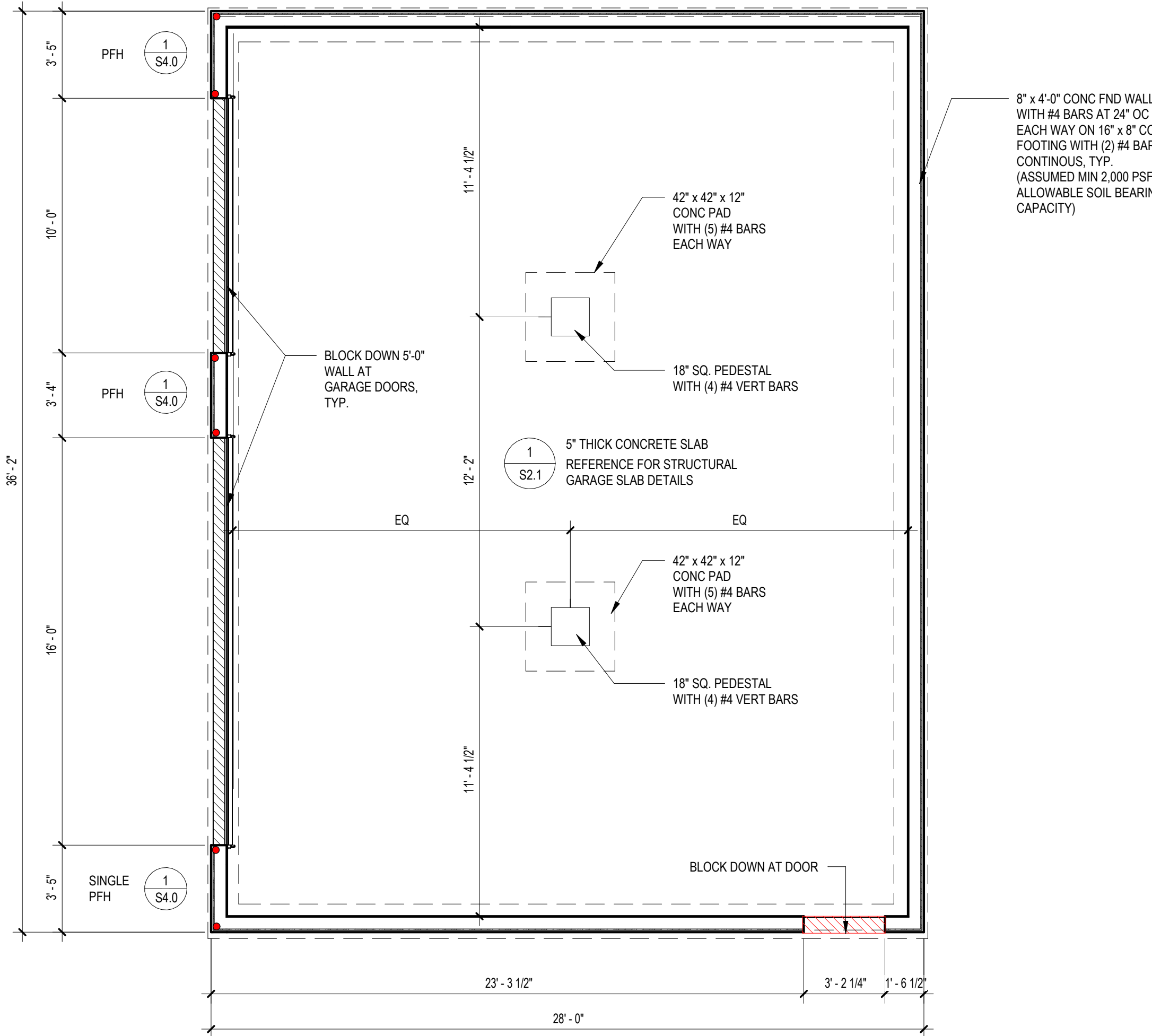
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NOT FOR CONSTRUCTION

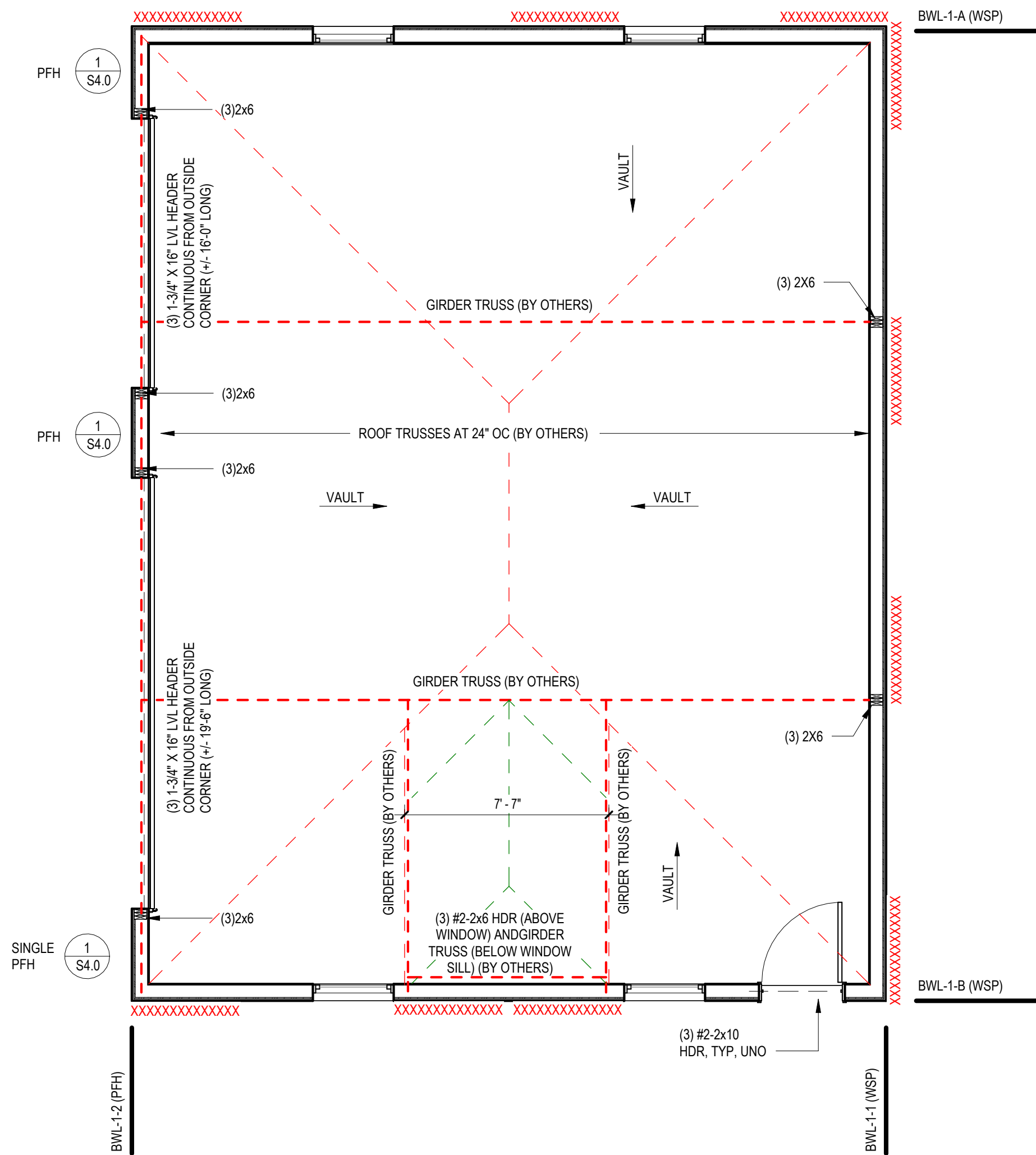
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12	11	10	9	8	7	6	5	4	3	2	1
EXPANSIVE SOILS DISCLAIMER			TRUSS ROOF NOTES (BY OTHERS)			BRACED WALL METHODOLOGY					
THESE PLANS HAVE BEEN PREPARED BASED ON A PRESUMPTIVE ALLOWABLE BEARING CAPACITY AS ALLOWED BY IRC CODE AND THE LOCAL ENFORCING JURISDICTION. APEX ENGINEERS, INC. (APEX) RECOMMENDS THAT ALL FOOTING EXCAVATIONS BE EVALUATED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF ANY FOUNDATION ELEMENTS. GEOTECHNICAL INVESTIGATION AND/OR TESTING IS NOT A SERVICE PROVIDED OR OFFERED BY APEX. APEX HAS NOT BEEN RETAINED TO DETERMINE THE EXPANSIVE SOIL CHARACTERISTICS OF THE SUBGRADE SOIL AND THEREFORE CANNOT BE HELD RESPONSIBLE FOR THE VOLUMETRIC CHANGES OF THE SOIL (INCLUDING BELOW THE BASEMENT SLAB) BY USE OF THESE PLANS WITHOUT AN ACCOMPANYING GEOTECHNICAL ENGINEERING REPORT. APEX SHALL NOT BE HELD LIABLE FOR ANY FUTURE MOVEMENT AND/OR DIFFERENTIAL MOVEMENT OF THE PROPOSED STRUCTURE AND THE POSSIBLE DAMAGE THAT MAY BE CAUSED AS A RESULT OF SUCH MOVEMENT. DAMAGE FROM EXPANSIVE SOILS AND/OR SETTLEMENT CAN RESULT IN AMONGST OTHER THINGS, THE FOLLOWING: BASEMENT SLAB HEAVE, SHEETROCK CRACKS, WINDOWS AND DOOR BECOMING OUT OF PLUMB AND STICKING AND/OR NOT OPENING, DAMAGE TO TILE, MOULDINGS, AND OTHER COSMETIC FINISHES.			1) DESIGNED FOR LIGHT ROOF COVERING TOP CHORD: LIVE LOAD/SNOW LOAD (PSF): 20 DEAD LOAD (PSF): 10 BOTTOM CHORD: DEAD LOAD (PSF): 10 2) ALL EXTERIOR HEADERS SHALL BE MIN (2) #2-2x10 UNLESS OTHERWISE NOTED 3) CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED PRINTS 4) MIN (4) 2x4 BELOW EACH BEARING POINT OF EACH GIRDER TRUSS, UNLESS OTHERWISE NOTED. 5) PROVIDE 2x SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW. 6) ROOF IS ENGINEERED TO COMPLY WITH IRC 802. 7) AT EACH TRUSS BEARING POINT USE UPLIFT CONNECTORS PER TABLE BELOW UNLESS NOTED OTHERWISE, INSTALL PER MANUFACTURER'S SPECIFICATIONS. LBS OF UPLIFT CONNECTOR 000-495 (1) H2 5A 495-990 (2) H2 5A 990-1245 (1) HTS20 - - - - - = ASSUMED ROOF TRUSS FRAMING DIRECTION - - - - - = ASSUMED GIRDER TRUSS LOCATION - - - - - = ASSUMED INTERIOR LOAD BEARING WALLS DEFERRED TRUSS SUBMITTAL: - TRUSS DESIGN SHALL BE SUBMITTED TO APEX ENGINEERS, INC. FOR REVIEW PRIOR TO CONSTRUCTION AND INSTALLATION OF ROOF TRUSSES - TRUSS DESIGNER/ MANUFACTURER SHALL FOLLOW ASSUMED TRUSS DIRECTION AND ASSUMED GIRDER TRUSS LOCATIONS AS CLOSELY AS POSSIBLE TO CONFORM WITH HOUSE STRUCTURE AS A WHOLE - IF DEVIATIONS FROM ASSUMED TRUSS DESIGN ARE REQUIRED, TRUSS MANUF. SHALL CONTACT APEX			XXXX EXTERIOR BRACED WALLS: WSP METHOD: WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" WITH MINIMUM SPAN RATINGS OF 240 FOR 16" OC STUD SPACING WITH 6d COMMON NAILS AT 6" OC EDGES AND 12" OC FIELD OR SHEATHING THICKNESS NOT LESS THAN 7/16" WITH MINIMUM SPAN RATING OF 24/16 FOR 24" OC SPACING WITH 6d COMMON NAILS AT 6" OC EDGES AND 12" OC IN FIELD. (NOTE: FRAMING MEMBERS 16" OC MAX, BLOCKED, AND WITH SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS) EC = END CONDITION (REF 2/54.1 FOR CONTINUOUS SHEATHED BRACED WALL END CONDITIONS)					
			STRUCTURAL NOTES			- ALL UNMARKED HEADERS MIN (3) #2-2x10 - ALL HEADERS AND BEAMS MIN #2 GRADE DFL (OR EQ) - INSTALL SIMPSON H2 5A OR CS16, TYP. BOTH FACES OF EACH END OF ALL BEAMS SUPPORTING ROOF, PER IRC R802.11 (UNLESS NOTED OTHERWISE) REF SHEET S3.1 - BEARING WALL - SHIP LAP SIDING MUST BE FASTENED AT BOTH UNDERLAP AND OVERLAP					

E6 GARAGE FOUNDATION PLAN
1/4" = 1'-0" RE: ABA200



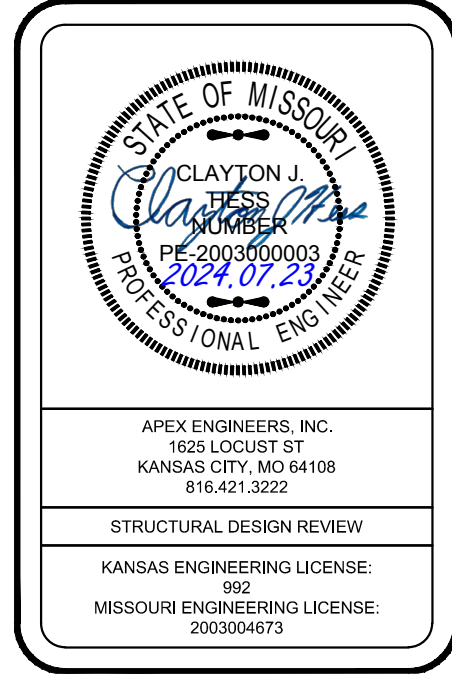
A6 GARAGE FRAMING PLAN
1/4" = 1'-0" RE: ABA200



OWNER:
VALERIE FRENCH
12 W 7TH ST
PARKVILLE, MO 64152

ARCHITECT OF RECORD:
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URBAN DESIGN LLC
214 W 21st ST, SUITE 200
KANSAS CITY, MO 64108
T 816-531-8303

STRUCTURAL:
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1625 LOCUST ST
KANSAS CITY, MO 64108
F 816-421-3222



APEX ENGINEERS, INC.
1625 LOCUST ST
KANSAS CITY, MO 64108
F 816-421-3222
STRUCTURAL DESIGN REVIEW
KANSAS ENGINEERING LICENSE: 892
MISSOURI ENGINEERING LICENSE: 2003004673

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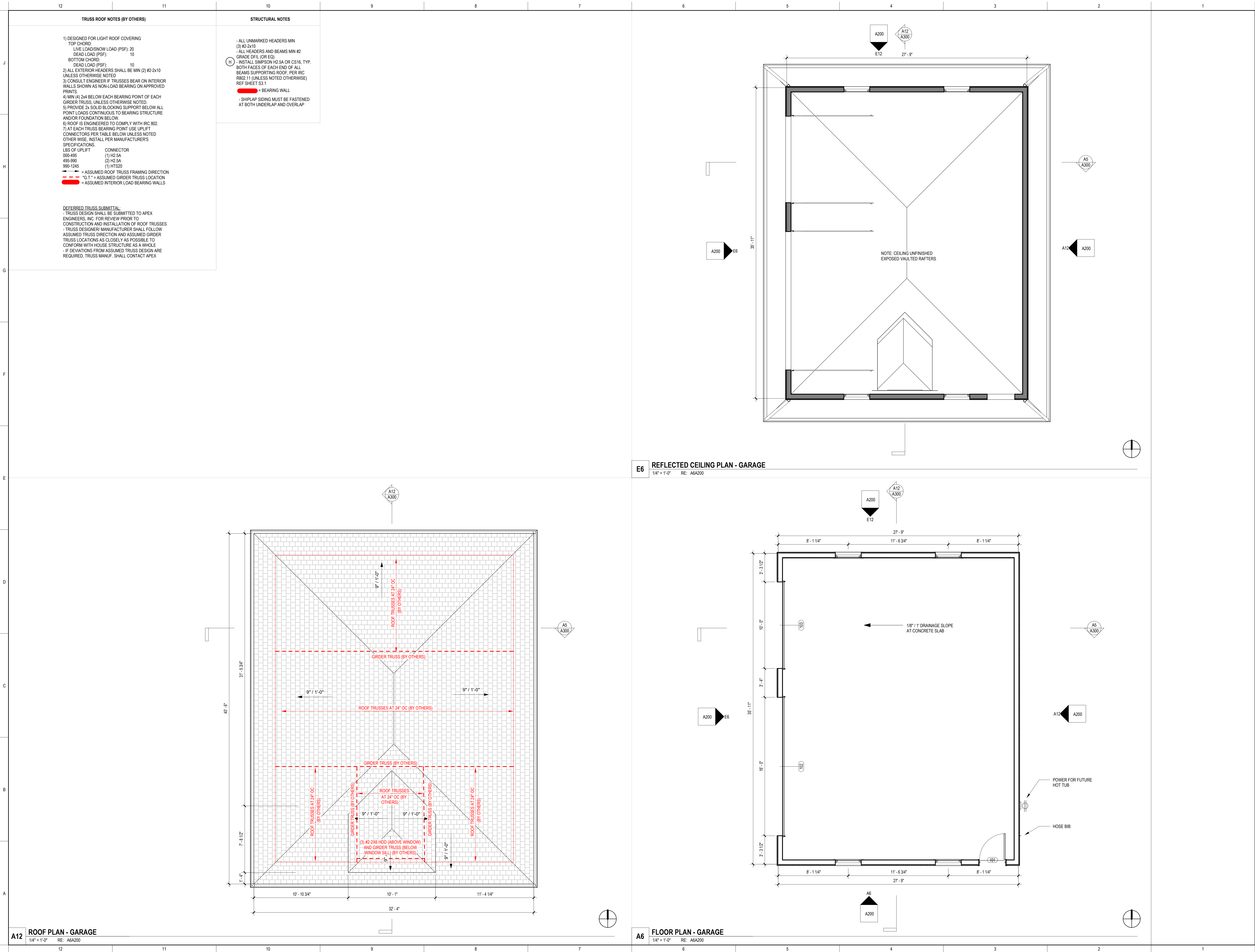


DONNIQUE DAVISON MO 8205001203
RELEASE SCHEDULE
NO. 1 100% DD 2024.05.14
2 100% CD 2024.05.28
3 PERMIT SET 2024.07.22

STRUCTURAL PLANS

A101

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STATE OF MISSOURI
CLAYTON J. DAVISON
PE 2003000000
PROFESSIONAL ENGINEER

APEX ENGINEERS, INC.
1625 LOCUST ST
KANSAS CITY, MO 64108
F 816-421-3222

STRUCTURAL DESIGN REVIEW
KANSAS ENGINEERING LICENSE: 892
MISSOURI ENGINEERING LICENSE: 2003000000

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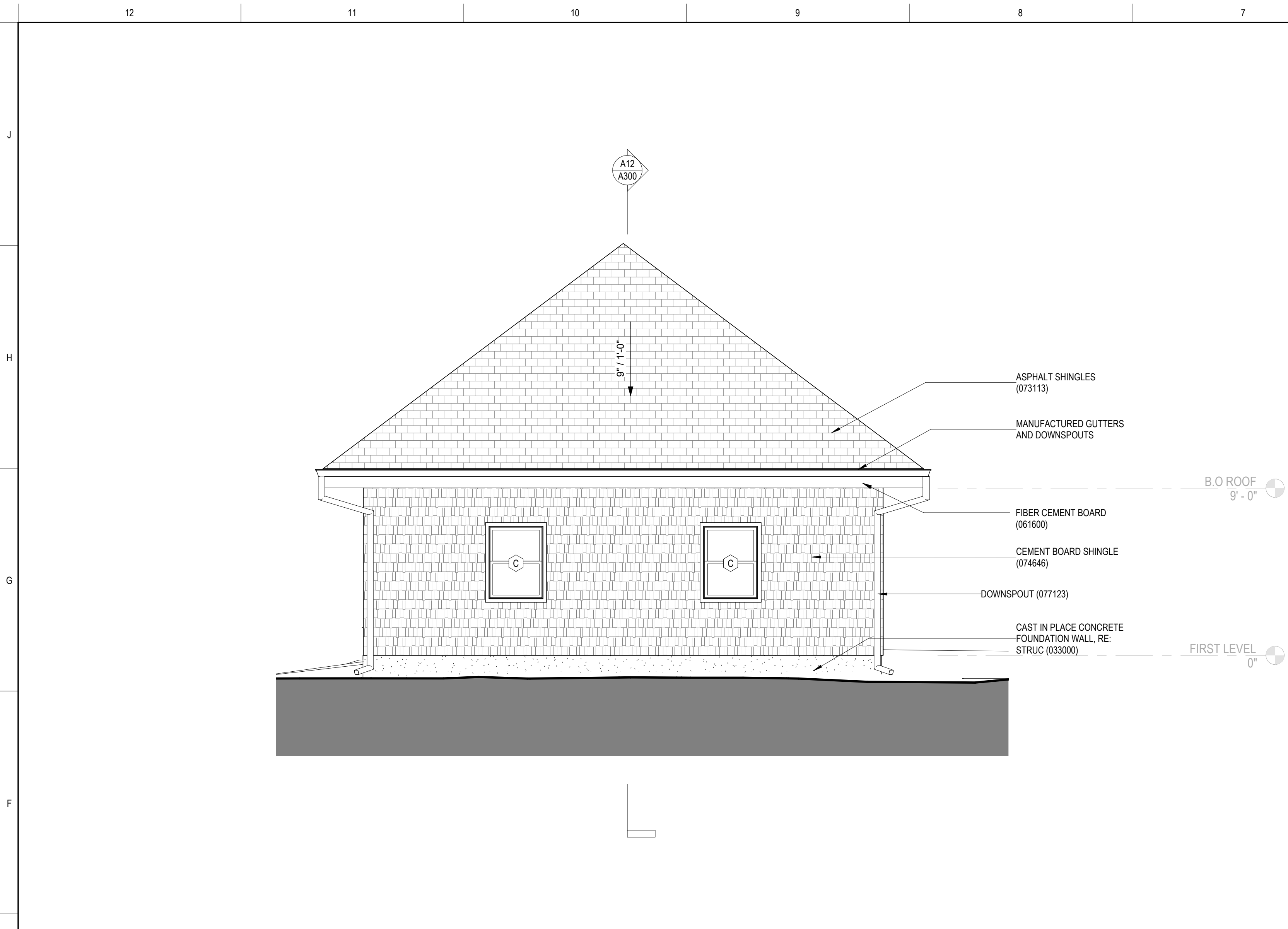
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DONNIQUE DAVISON
NUMBER
A-2005001203
ARCHITECT

DONNIQUE DAVISON MO 828900103

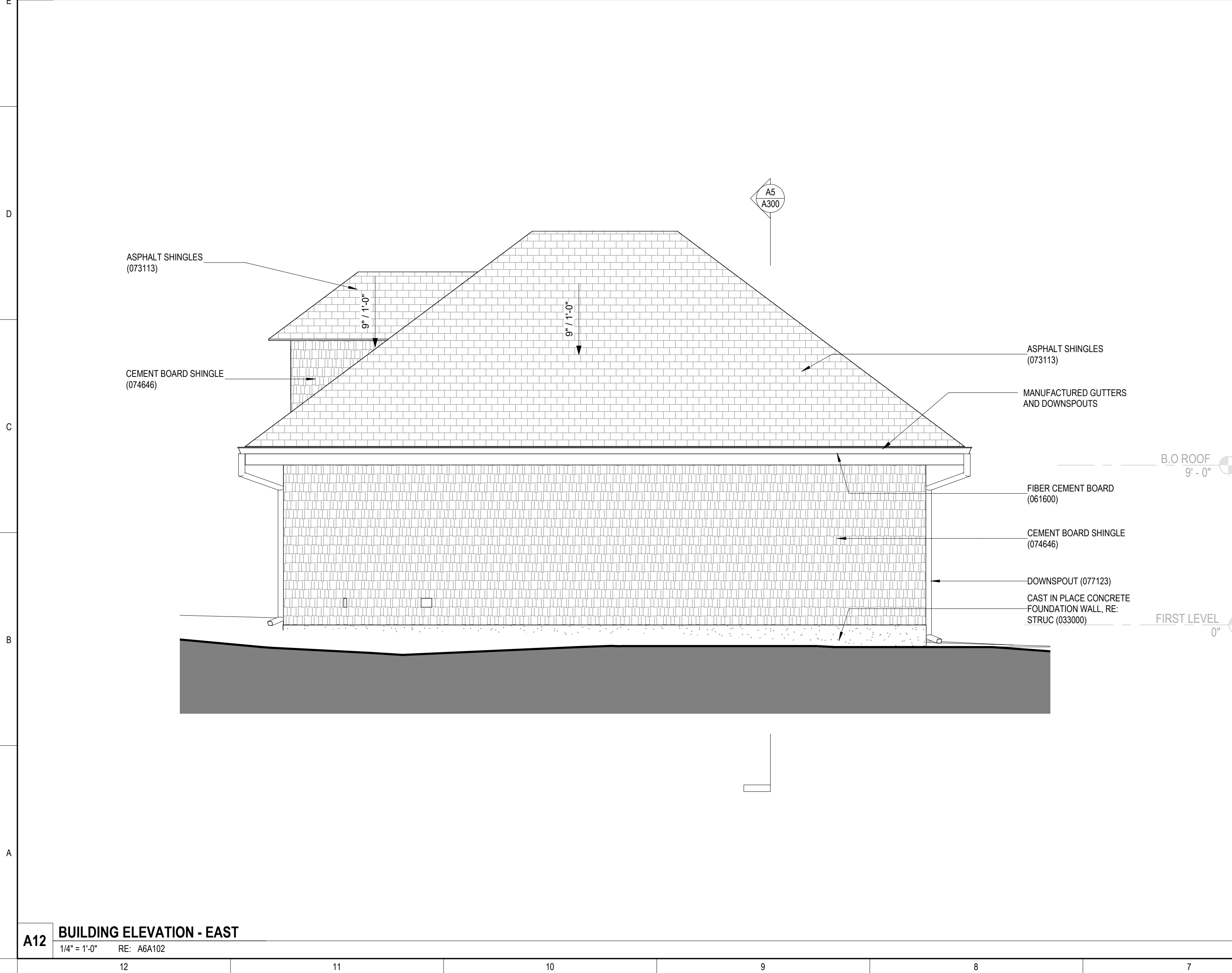
RELEASE SCHEDULE	DATE
1. RELEASE	2024.05.14
2. 100% DD	2024.05.28
3. 100% CD	2024.07.22
PERMIT SET	

FLOOR PLAN
A102

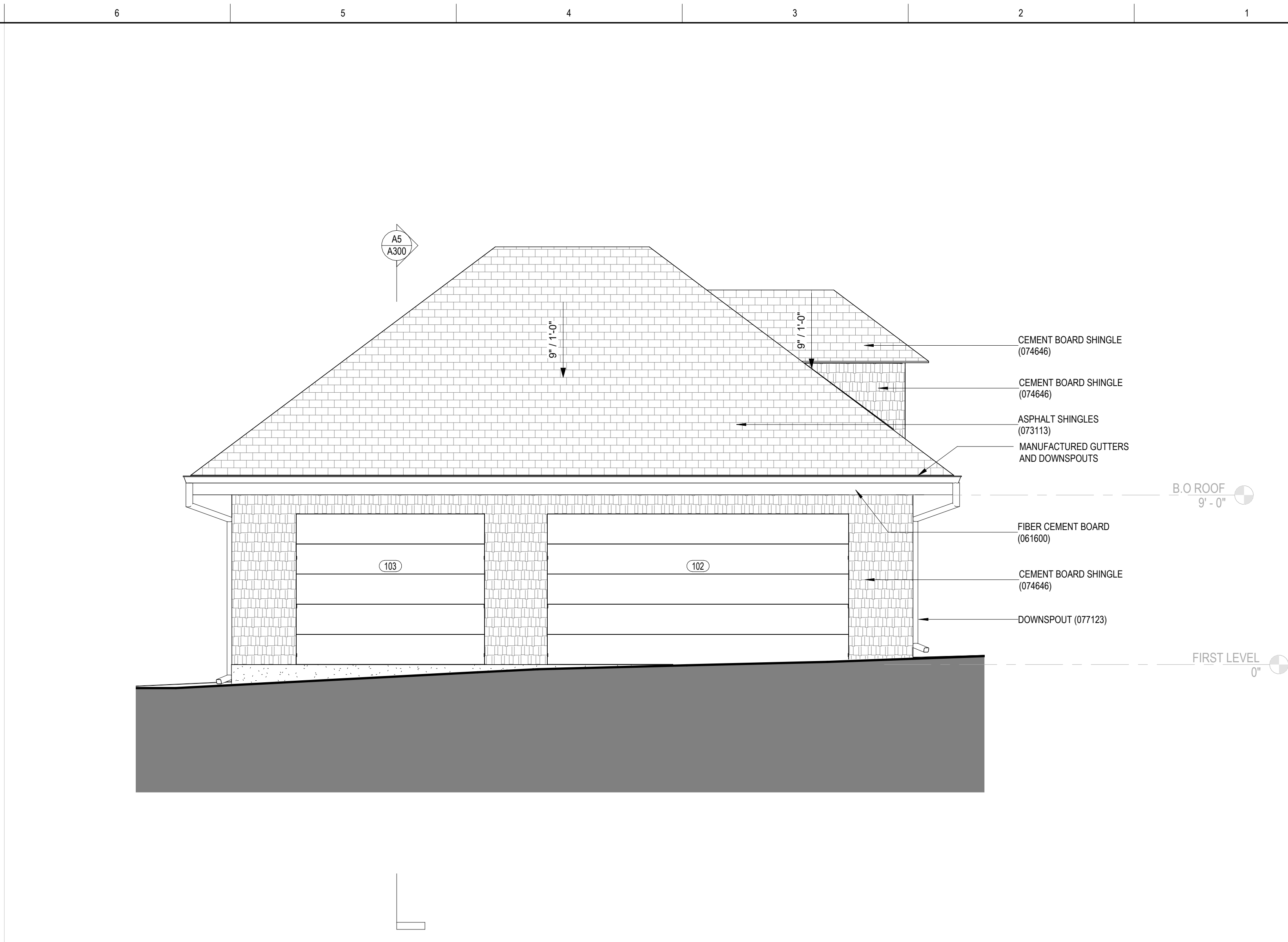
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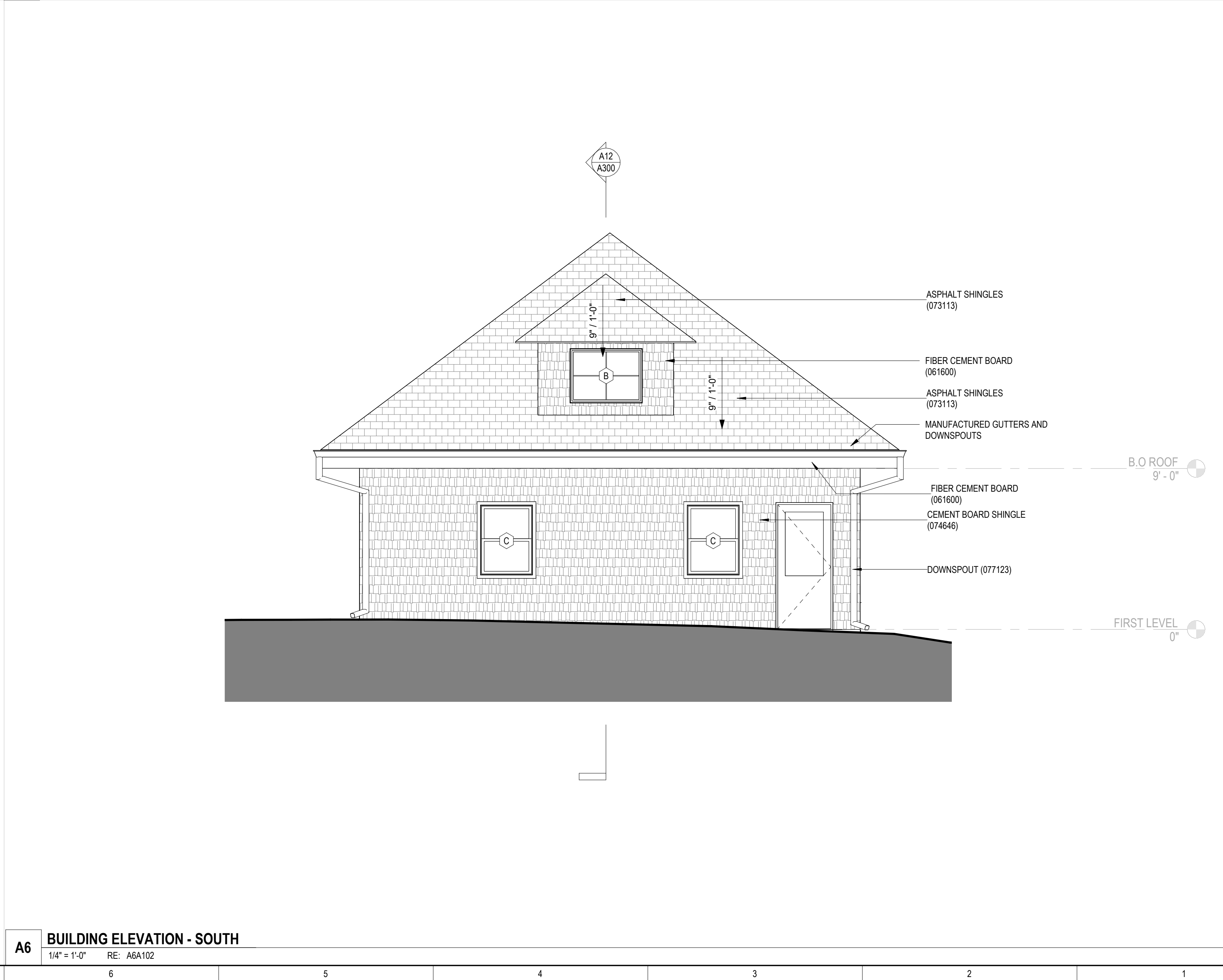
E12 BUILDING ELEVATION - NORTH
1/4" = 1'-0" RE: A6A102



A12 BUILDING ELEVATION - EAST
1/4" = 1'-0" RE: A6A102



E6 BUILDING ELEVATION - WEST
1/4" = 1'-0" RE: A6A102



A6 BUILDING ELEVATION - SOUTH
1/4" = 1'-0" RE: A6A102

OWNER:
VALERIE FRENCH
12 W 7TH ST
PARKVILLE, MO 64152

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T 816-531-8303

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F 816-421-3222

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STATE OF MISSOURI
DANIEL DAVISON
NUMBER
A-2005001203
ARCHITECT
Dan

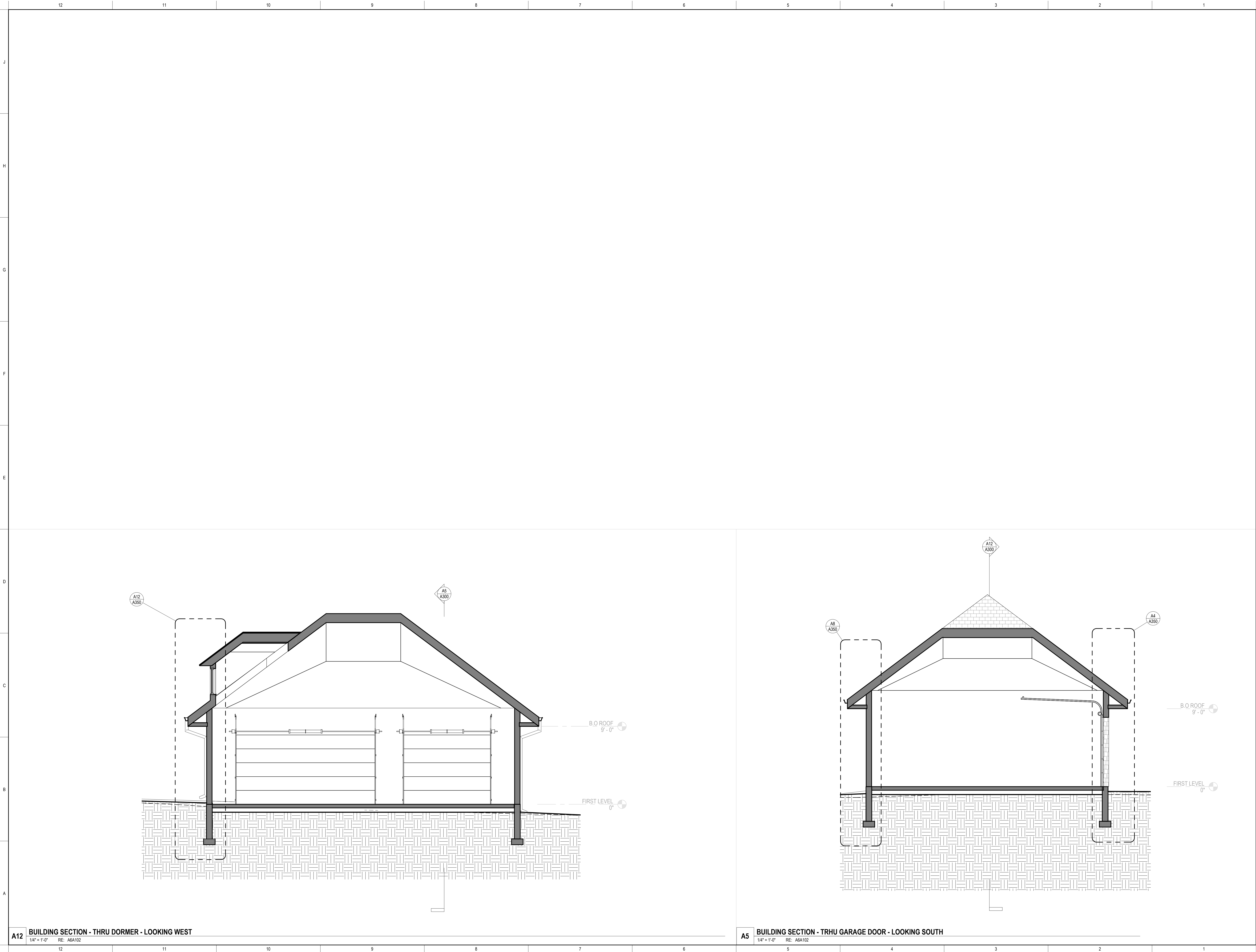
DANIEL DAVISON MO 8289001031

RELEASE SCHEDULE	RELEASER	DATE
1	100% DD	2024.05.14
2	100% CD	2024.05.28
3	PERMIT SET	2024.07.22

BUILDING ELEVATIONS

A200

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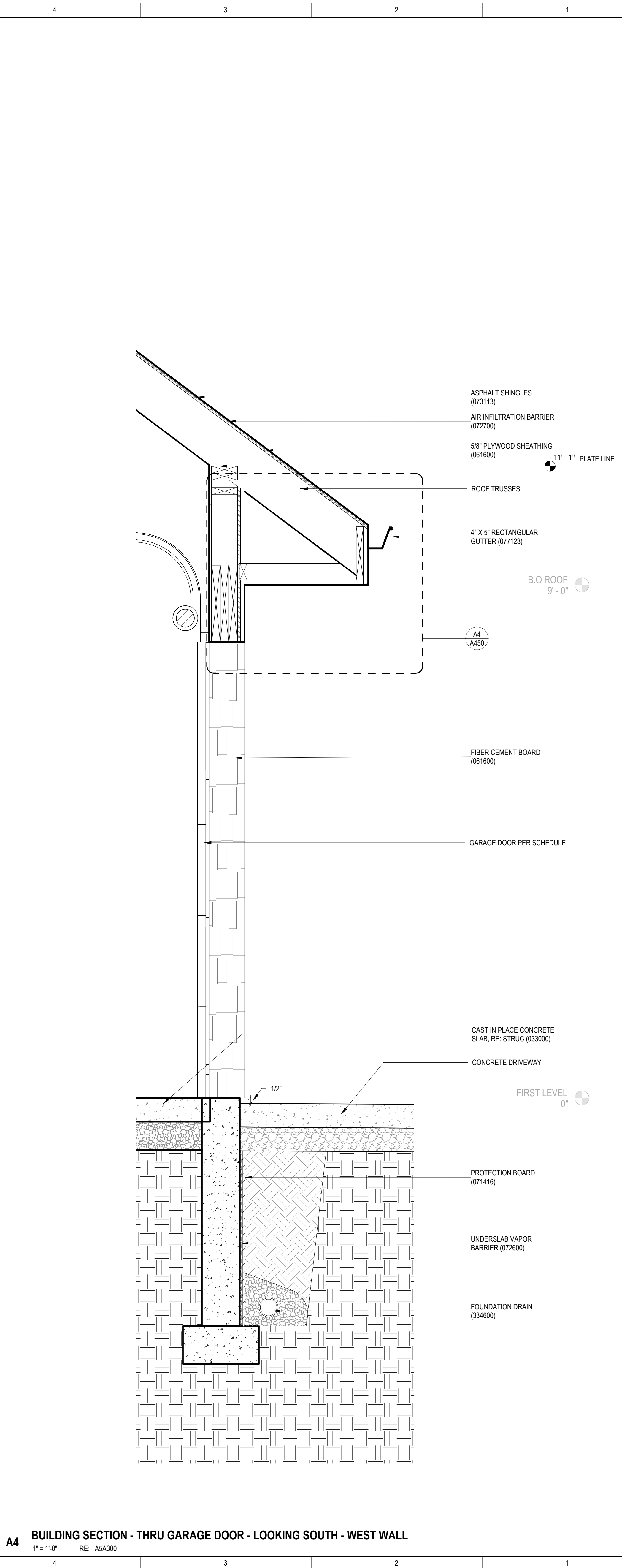
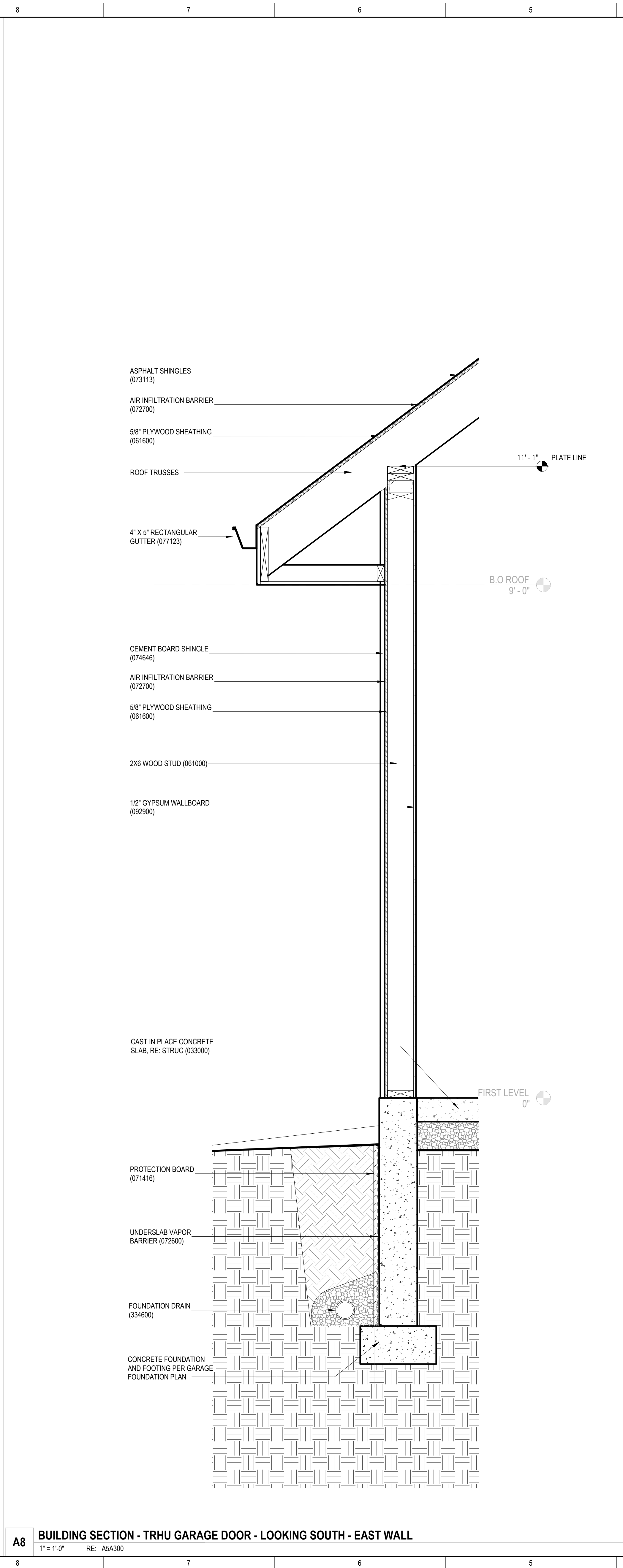
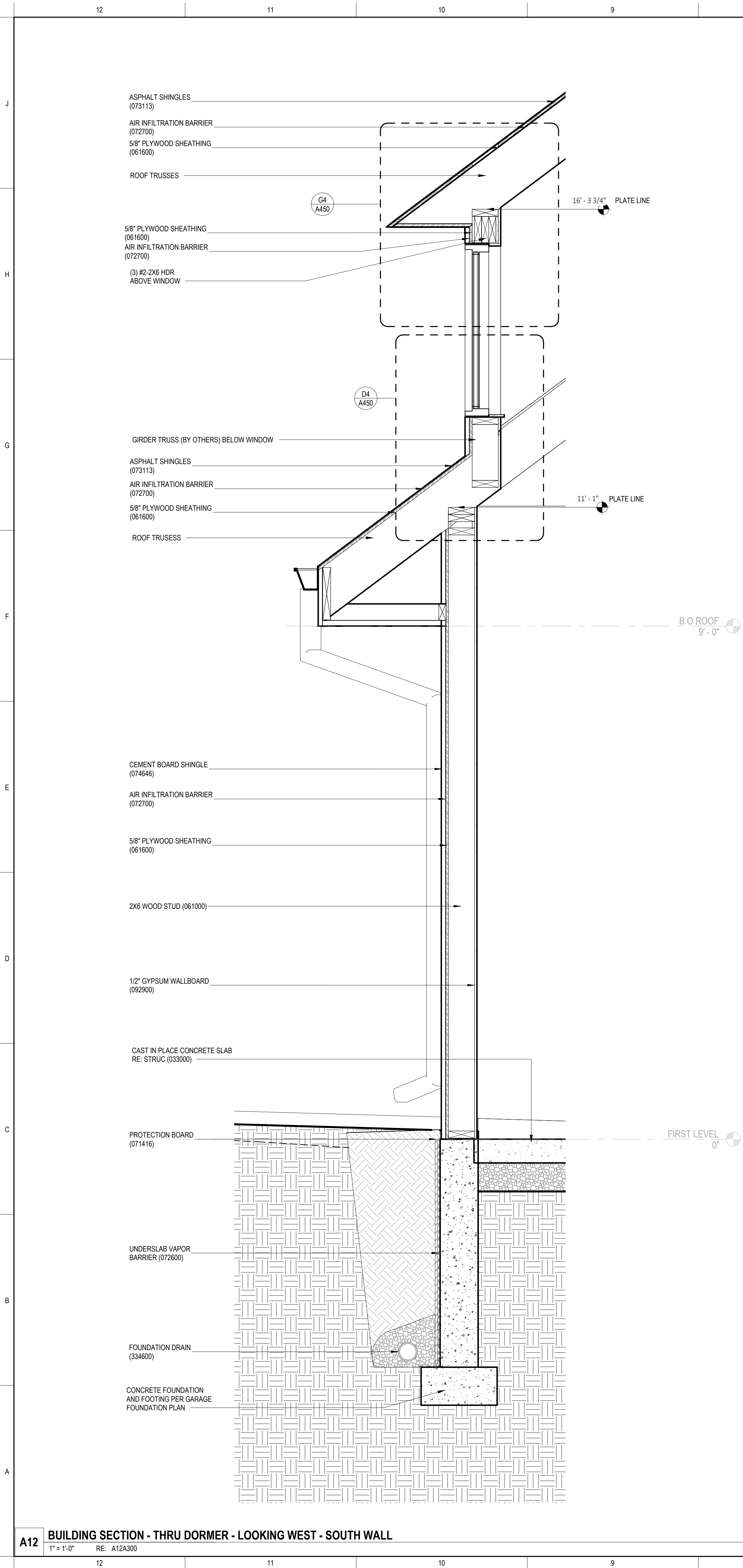
STATE OF MISSOURI
DOMINIQUE DIANA
DAVISON
NUMBER
A-2005001203
ARCHITECT
Signature

DOMINIQUE DAVISON		MO 8289001203	
RELEASE SCHEDULE			
NO.	RELEASE	DATE	
1	100% DD	2024.05.14	
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BUILDING SECTIONS

A300

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DOMINIQUE DAVISON
NUMBER
A-2005001203
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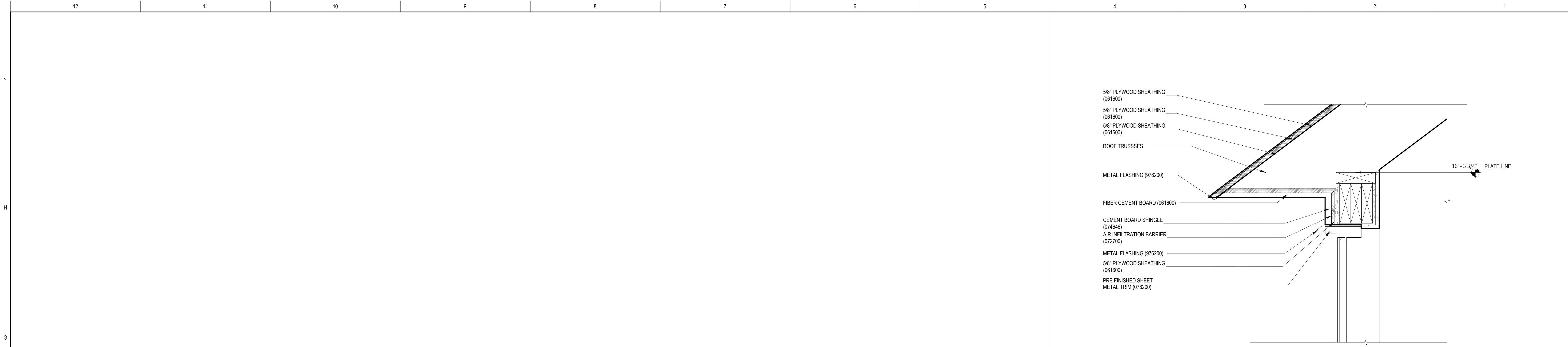
DOMINIQUE DAVISON
NO 828900103

RELEASE SCHEDULE	DATE
1 100% DD	2024.05.14
2 100% CD	2024.05.28
3 PERMIT SET	2024.07.22

WALL SECTIONS

A350

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G4 DETAIL SECTION - DORMER @ ROOF
1:6 RE: A12A350



D4 DETAIL SECTION - DORMER @ SOFFIT
1:6 RE: A12A350



A4 DETAIL SECTION - SOFFIT
1:6 RE: A4A350

OWNER:
VALERIE FRENCH
12 W 7TH ST
PARKVILLE, MO 64152

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STATE OF MISSOURI
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NUMBER
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ARCHITECT

DOWNIQUE DAVISON MO 828900103

NO.	RELEASE	DATE
1	100% DD	2024.05.14
2	100% CD	2024.05.28
3	PERMIT SET	2024.07.22

EXTERIOR SECTION DETAILS

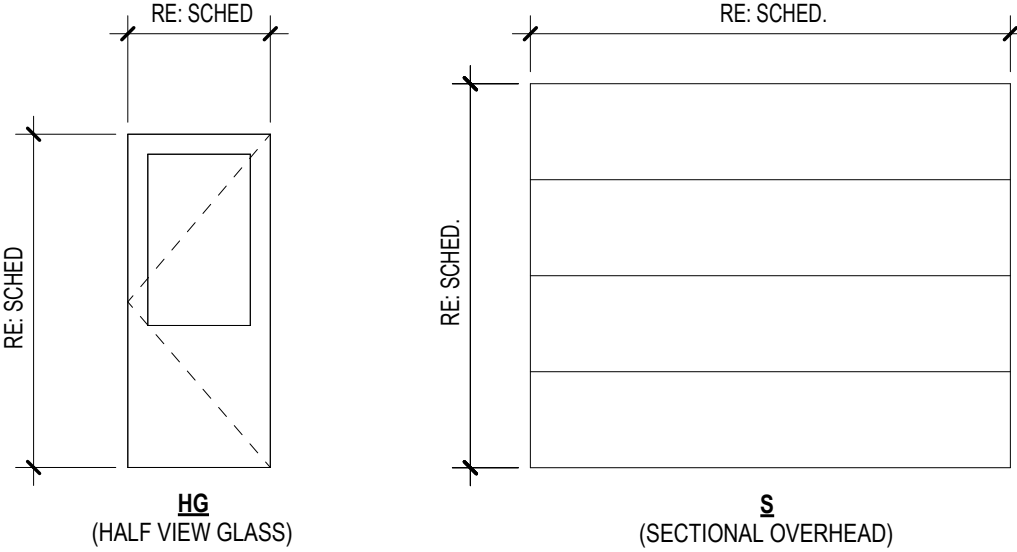
A450

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	12	11	10	9	8	7	6	5	4	3	2	1	
J													
H													
G													
F													
E													
D													
C													
B													
A													
	12	11	10	9	8	7	6	5	4	3	2	1	

DOOR SCHEDULE								
MARK	WIDTH	HEIGHT	DOOR TYPE	DOOR FINISH	FRAME TYPE	FRAME FINISH	FIRE RATING	COMMENTS
101	3'-0"	7'-0"	HG	WD, PAINTED	WD	WD, PAINTED	-	
102	16'-0"	8'-0"	S	ALUM/GLASS	AL	ALUM		
103	10'-0"	8'-0"	S	ALUM/GLASS	AL	ALUM		

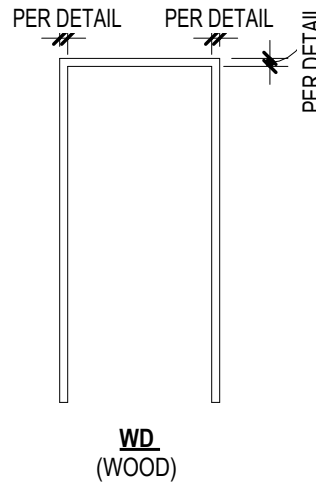
WINDOW SCHEDULE						
TYPE MARK	COUNT	WIDTH	HEIGHT	HEAD HEIGHT	COMMENTS	
B	1	4'-0"	3'-0"	6'-6"	FIXED	
C	4	3'-0"	4'-0"	7'-0"	DOUBLE-HUNG	



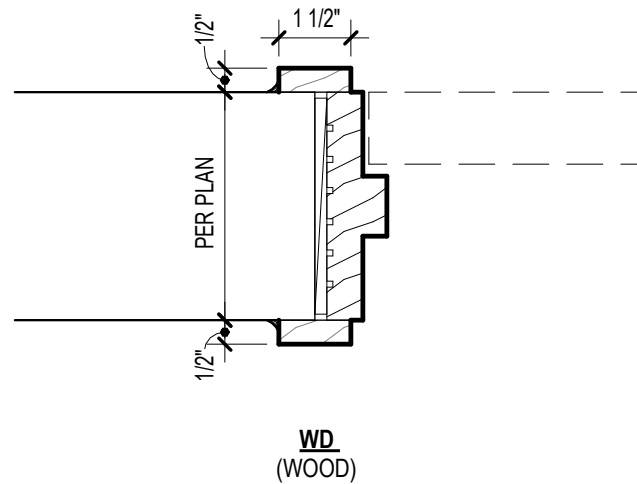
DOOR TYPES



WINDOW TYPES



FRAME TYPES



FRAME DETAILS

OWNER:
VALERIE FRENCH
12 W 7TH ST
PARKVILLE, MO 64152

ARCHITECT OF RECORD:
DRAW ARCHITECTURE
URBAN DESIGN LLC
214 W 21st ST, SUITE 200
KANSAS CITY, MO 64108
T 816-531-8303

STRUCTURAL:
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STATE OF MISSOURI
DOMINIQUE DIANA
DAVISON
NUMBER
A-2005001203
ARCHITECT

DOMINIQUE DAVISON
NO 8289500103

RELEASE SCHEDULE	RELEASE	DATE
1	100% DD	2024.05.14
2	100% CD	2024.05.28
3	PERMIT SET	2024.07.22

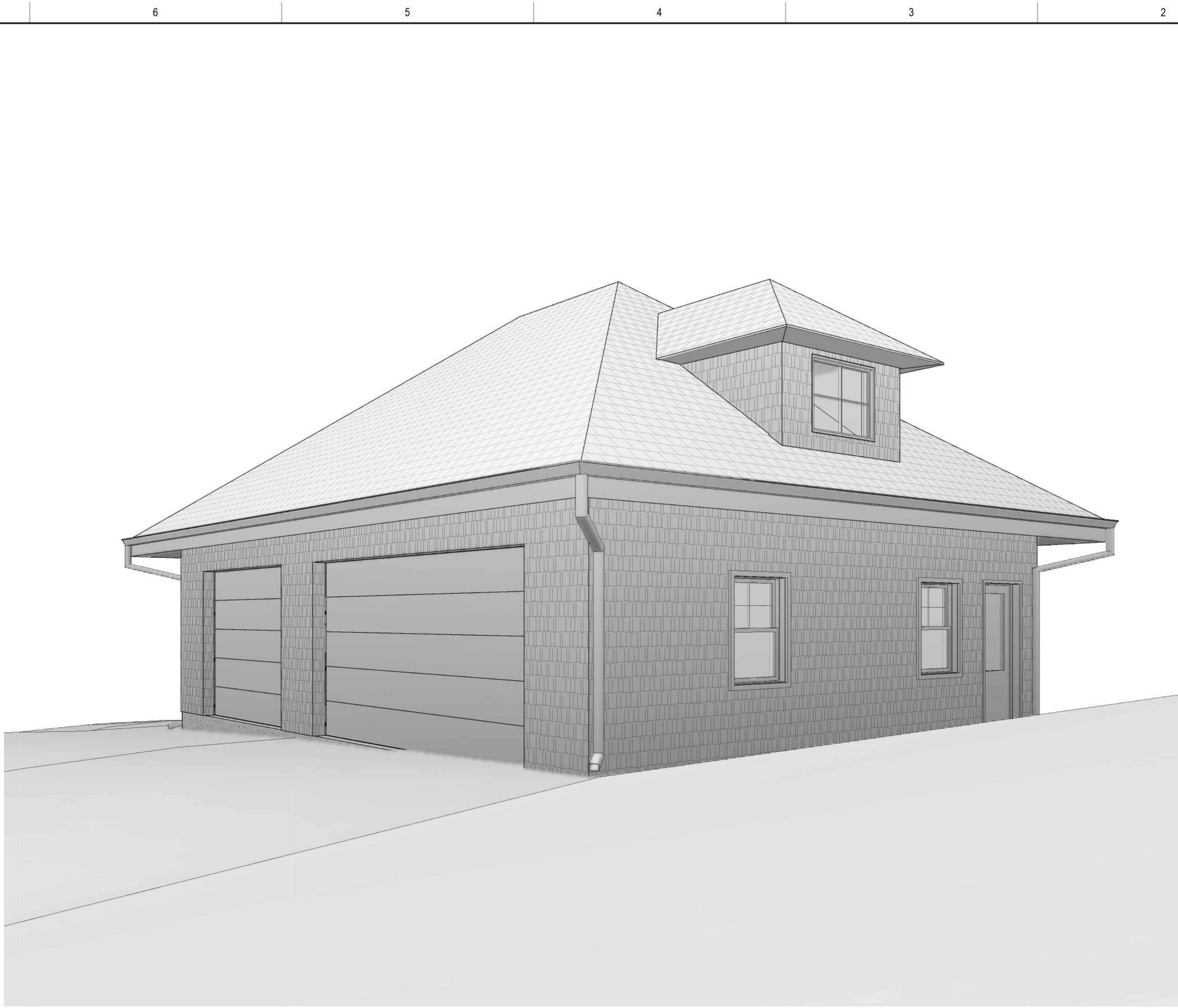
DOOR AND WINDOW SCHEDULES,
TYPES & DETAILS

A800

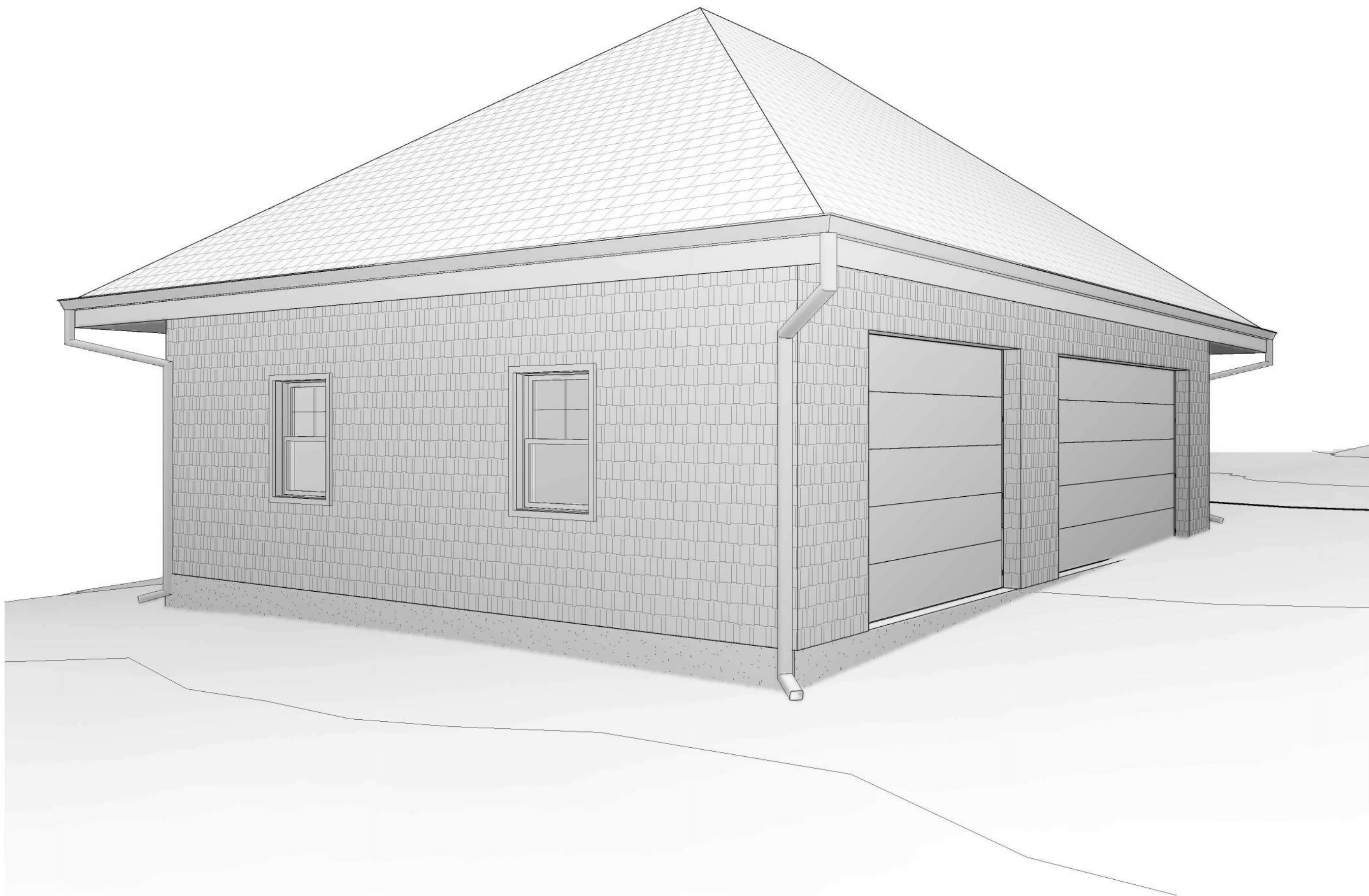
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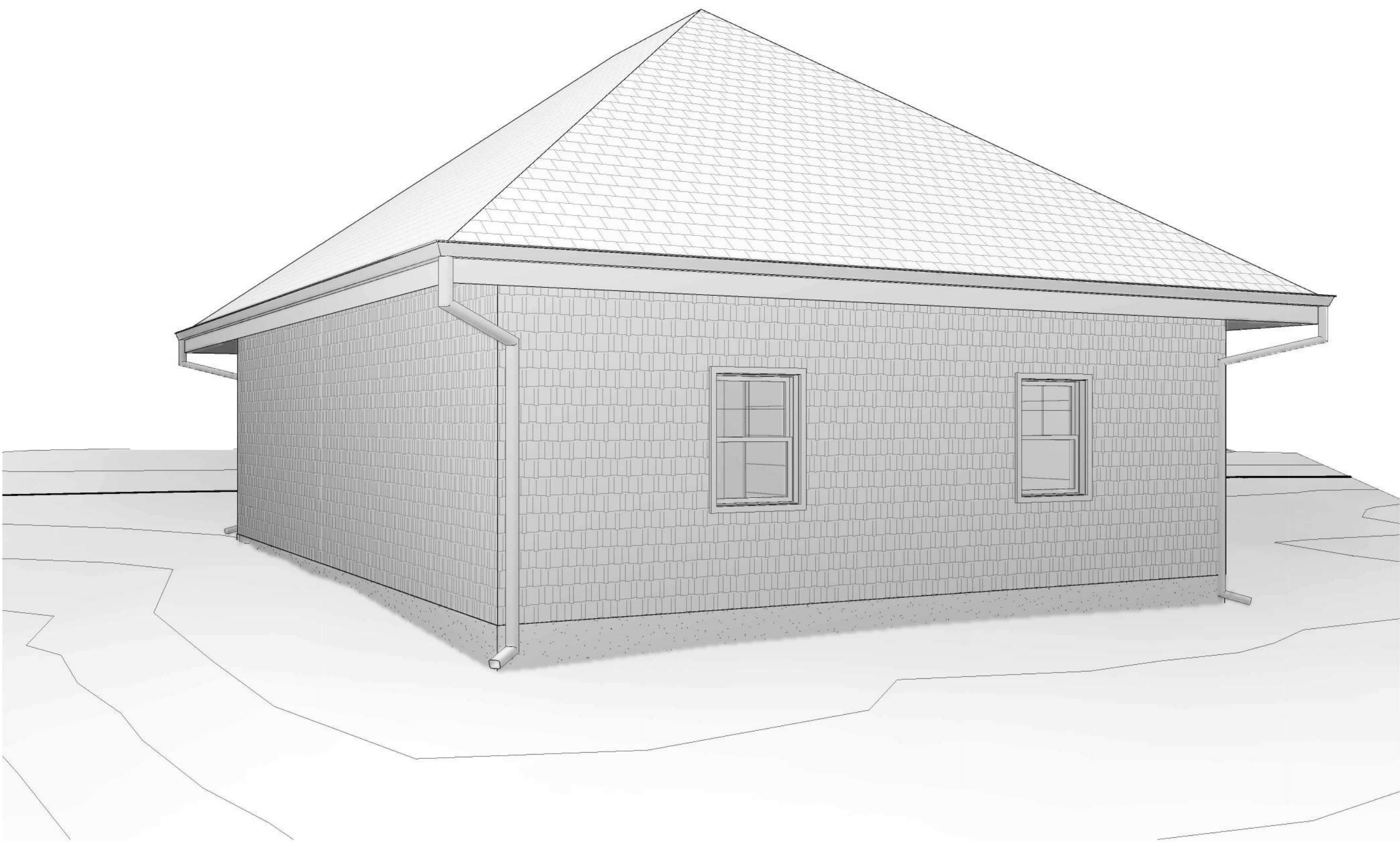
E12 PERSPECTIVE VIEW - SE



E7 PERSPECTIVE VIEW - SW



A12 PERSPECTIVE VIEW - NW



A7 PERSPECTIVE VIEW - NE

OWNER:
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DOMINIQUE DAVISON
NO 82899001203
RELEASE SCHEDULE
NO. 1 100% DD 2024 05 14
2 100% CD 2024 05 28
3 PERMIT SET 2024 07 22

PERSPECTIVE VIEWS

A900

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SHEATHING AND FRAMING FASTENING SCHEDULE		
BUILDING COMPONENT	MATERIAL	FASTENING
ROOF SHEATHING¹	7/16" PLYWOOD 1x4 #3 FURRING	16 GA x 1-3/4" STAPLES AT 3" OC EDGES AND 6" OC IN FIELD 1/2" CROWN STAPLES
FLOOR SHEATHING¹	3/4" T&G YELLOW PINE PLYWOOD APPLIED PERPENDICULAR TO JOISTS AND ENDS STAGGERED	8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN THE FIELD 14 GA x 2" STAPLES AT 4" OC EDGES AND 8" OC IN THE FIELD 12.5 GA x 1-1/2" RING OR SCREW SHANK NAILS AT 6" OC EDGES AND 8" OC IN THE FIELD
CEILING COVERING¹	1/2" GYPSUM SHEATHING	7" OC NAILED / 12" OC SCREWED WITH 13 GA, 1-3/8" LONG, 19/64" HEAD; 0.098 DIA, 1-1/4" LONG, ANG. RINDEX; 5d COOLER NAIL, 0.086 DIA, 1-5/8" LONG, 15/64" HEAD; OR GYP BD NAIL, 0.086 DIA, 1-5/8" LONG, 9/32" HEAD
INTERIOR WALL COVERING¹	1/2" GYPSUM SHEATHING	8d COMMON NAILS: 1-5/8" GALVANIZED STAPLES: 1-1/4" SCREWS, TYPE W OR S: AT 4" OC EDGES AND 8" OC IN THE FIELD
EXTERIOR WALL SHEATHING	MIN 3/8" APA RATED SHEATHING	8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN THE FIELD
CONVENTIONAL WOOD FRAMED WALLS	*SUPPORTING 2 FLOORS, ROOF, AND CEILINGS OR LESS *HEIGHT: 10'-0" OR LESS *SIZE: NOM 2x4 (NOM 2x6 WHEN SUPPORTING 2 FLOORS, CEILING, AND ROOF) *SPECIES: DOUG-FIR, HEM-FIR, SOUTH PINE, SPRUCE-PINE-FIR *MAXIMUM SPACING 16" OC *STUDS 10' LENGTH OR LESS SHALL BE #3 STANDARD, OR STUD GRADE *STUDS OVER 10' LENGTH SHALL BE MIN #2 GRADE	*TOE NAIL RIM JOIST TO SILL OR TOP PLATE: 16d COMMON; (4) 3x6; 131" END NAIL TOP AND SOLE PLATE TO STUD: 16d COMMON; (3) 3x6; 131" FACE NAIL BUILT-UP CORNER STUDS FACE NAIL BUILT-UP CORNER STUDS (AT BRACED WALL PANELS): FACE NAIL JACK STUDS/STIMMERS SUPPORTING HEADERS WITH: FACE NAIL DBL TOP PLATE: 16d COMMON NAILS AT 16" OC: 3x6; 131" AT 12" OC: 10d NAILS AT 6" OC: 16d COMMON AT 16" OC: 3x6; 131" AT 12" OC: 3x6; 128" AT 12" OC 18d COMMON; (12) 3x6; 131"; (12) 3x6; 128" FACE NAIL DBL TOP PLATES AT LAPPED CORNERS AND INTERSECTIONS WITH: FACE NAIL SOLE PLATE TO FRAMING SYSTEM WITH: *TONGAL BRIDGING TO JOIST: EACH END FACE NAIL LEADER STRIPS SUPPORTING JOISTS OR RAFTERS WITH: (2) 16d COMMON; (3) 3x6; 131"; (3) 3x6; 128" 16d COMMON AT 16" OC: 3x6; 131" AT 12" OC: (2) 8d COMMON; (2) 3x6; 131"; (3) 3x6; 128" (3) 16d COMMON; (4) 3x6; 131"; (4) 3x6; 128"
CONVENTIONAL WOOD HEADER FRAMING	PER PLAN	*TOE NAIL HEADERS TO WALL STUDS WITH (4) 8d NAILS AT EACH END. *FACE NAIL DOUBLE PIECE HEADERS WITH 16d NAILS AT 16" CENTERS ALONG EACH EDGE.
RAFTER TIES²	MIN 2x4 MEMBERS AT EACH RAFTER	REF TABLE R802.5.2
COLLAR TIES	MIN 1x4 MEMBERS AT 48" OC	FACE NAIL TO RAFTERS IN UPPER 1/3 OF ATTIC SPACE WITH (3) 10d NAILS AT EACH
1. NOTE: ALL SHEATHING MATERIALS TO BE APPLIED PERPENDICULAR TO JOISTS AND ENDS STAGGERED. 2. RAFTER TIES SHALL NOT BE REQUIRED WHEN A STRUCTURAL RIDGE HAS BEEN PROVIDED AND ADEQUATELY DESIGNED (AS IN A FULLY VAULTED ROOM). SUCH SHALL BE NOTED AS "STRUCTURAL" ON THE PLAN.		
BUILDING COMPONENT	FASTEN TO	FASTEN WITH
RAFTERS	TO RIDGE/VALLEY/HIP RAFTERS TO PLATE	TOENAIL WITH (4) 16d ENDNAIL WITH (3) 16d TOENAIL WITH (2) 16d
CEILING JOISTS	TO TOP PLATE WHERE CEILING JOISTS RUN PARALLEL TO RAFTERS FACE NAIL TO RAFTERS WITH (3) 10d MIN	TOENAIL WITH (3) 8d AT EACH END
FLOOR JOISTS	TO SILL OR GIRDER TO RIM JOIST	TOENAIL WITH: (3) 8d COMMON; (3) 3x6; 131"; (4) 3x6; 128" ENDNAIL WITH: (3) 16d COMMON; (4) 3x6; 131"; (4) 3x6; 128"
BRACED WALL PANELS PERT TO FRAMING MEMBERS ABOVE/BELOW: PARALLEL TO FRAMING MEMBERS ABOVE/BELOW:	TO FRAMING MEMBER TO FRAMING AND BLOCKING AT 16" OC	SOLE PL, 16" OC WITH: (3) 16d COMMON; (4) 3x6; 131" TOP PL, 8" OC WITH: 8d COMMON; 3x6; 131" SOLE PL, 16" OC WITH: (3) 16d COMMON; (4) 3x6; 131" AND AT EACH BLOCK: (3) 16d COMMON; (4) 3x6; 131" TOP PL, 6" OC WITH: 8d COMMON; 3x6; 131" AND AT EACH BLOCK: (3) 8d COMMON; 3x6; 131"

NOTE: MEMBER THICKNESS AND FASTENING LISTED IN THIS SCHEDULE ARE MINIMUM IRC REQUIREMENTS. SPECIFIC PROJECT REQUIREMENTS NOTED WITHIN THE STRUCTURAL OR ARCHITECTURAL DRAWINGS, IF REQUIRED BY APEX ENGINEERS DESIGN NEEDING TO BE MORE STRINGENT, SHALL BE FOLLOWED.

1. LIGHTING FIXTURES PENETRATING THE THERMAL ENVELOPE SHALL BE IC-RATED, LEAKAGE RATED, AND SEALED TO THE GYPSUM WALLBOARD AS REQUIRED PER N1103.4.5
2. PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED AS REQUIRED PER N1103.1
3. AIR HANDLERS SHALL BE RATED FOR MAXIMUM 2% AIR LEAKAGE RATE PER N1103.3.2.1
4. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS PER N1103.3.5
5. HOT WATER PIPES SHALL BE INSULATED AS REQUIRED PER N1103.4
6. ALL EXHAUST FANS SHALL TERMINATE TO THE BUILDING EXTERIOR AS REQUIRED PER N1103.1
7. MAKEUP AIR SYSTEMS SHALL BE INSTALLED FOR KITCHEN EXHAUST HOODS THAT EXCEED 400 CFM AS REQUIRED PER M1503.6
8. AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING SPACE AND THE GARAGE PER M1601.6

ENERGY CONSERVATION		
THE ENERGY EFFICIENCY OF THE DWELLING SHALL COMPLY WITH THE FOLLOWING TABLE(S) (WHERE THERE ARE DISCREPANCIES BETWEEN THIS TABLE AND THE PLANS, THE MOST RESTRICTIVE SHALL APPLY). IF TABLE 1 IS NOT COMPLETED AND ACCOMPANIED BY RESCHECK CALCULATIONS, THEN TABLE 2 SHALL BE APPLIED.		
TABLE 1 - ResCheck COMPLIANCE SOFTWARE (FILL IN APPLICABLE VALUES FROM ResCheck CALCS.)		
BUILDING ELEMENT	MIN VALUE	
WALLS - FRAMED	R-	
WALLS - BASEMENT	R-	
FLOORS - UNCONDITIONED SPACE	R-	
FLOORS - OVER OUTSIDE AIR	R-	
FLOORS - CRAWL SPACE	R-	
SLAB - PERIMETER	R-	
CEILING - FLAT	R-	
CEILING - CATHEDRAL	R-	
DOORS - GLASS	U-	
DOORS - SOLID	U-	
WINDOWS - OPERABLE	U-	
WINDOWS - FIXED	U-	
WINDOWS - OTHER	U-	
FURNACE	AFUE-	
AIR CONDITIONER	SEER-	
NOTE: FOR USE OF TABLE 1 A ResCheck COMPLIANCE FORM MUST BE SUBMITTED WITH PLANS.		
TABLE 2 - PREScriptive ENVELOPE (MIN PRESCRIPTIVE APPROACH ACCEPTABLE FOR ANY DWELLING.)		
BUILDING ELEMENT	MIN VALUE	
CEILING - FLAT	R-49	
CEILING - CATHEDRAL**	R-30	
CEILING - CATHEDRAL	R-38	
FLOORS - UNCONDITIONED SPACED	R-19	
FLOORS - OVER OUTSIDE AIR	R-30	
WALLS - BASEMENT	R-10 (CONT) OR R-13 (CAVITY)	
CONCRETE SLAB ON GRADE	R-10 (FOR 2FT)	
SKYLIGHTS	U=0.55	
WALLS - EXTERIOR (2x4)	R-13 (CAVITY) + R-5 (CONT)	
WALLS - EXTERIOR (2x6)	R-20	
WALLS - CRAWL SPACE	R-19	
GLAZING*	U<=0.32	
GLAZING*	SHGC<=0.40	
NOTE: *PERFUR U-FACTOR FOR DOUBLE PANE, ARGON FILLED LOW-E TREATMENT IS U=0.35 **LIMITED TO AREAS LESS THAN 500 SQ-FT OR 20% OF CEILING AREA.		

1. THE ARCHITECT OR ENGINEER OF RECORD SHALL LIST THE DEFERRED SUBMITTALS ON THE PLANS FOR REVIEW BY THE BUILDING OFFICIAL. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN THE GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. DEFERRED SUBMITTALS ARE DEFINED AS THOSE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND THAT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITH A SPECIFIED PERIOD. DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL.

2. DEFERRED SUBMITTAL ITEMS (WHEN APPLICABLE):

- A. TRUSSES
- B. I-JOISTS
- C. GUARDRAILS AND HANDRAILS
- D. STEEL FABRICATED STAIRS
- E. PRE-MANUFACTURED CANOPIES AND AWNINGS
- F. PRECAST HOLLOW CORE SLABS
- G. GROUND IMPROVEMENT AND/OR STRUCTURAL FOUNDATION SOLUTIONS (SUCH AS DRILLED PIERS)

CONCRETE SHALL BE AIR ENTRAINED WITH A MINIMUM COMPRESSIVE STRENGTH OF 28 DAYS OF 2,500 PSI FOR BASEMENT AND INTERIOR FLOOR SLABS, 3,000 PSI FOR BASEMENT AND FOUNDATION WALLS, AND 3,500 FOR PORCHES, CARPORTS, AND GARAGE FLOOR SLABS.

GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC SECTION R308.4 SHALL BE OF APPROVED SAFETY GLAZING MATERIALS: GLASS IN STORM DOORS; INDIVIDUAL FIXED OR OPENABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARCH OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS WITHIN 60" OF THE FLOOR; WALLS ENCLOSING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTOM OF THE STAIR; ENCLOSURES FOR SPAS, TUBS, SHOWERS, AND WHIRLPOOLS; GLAZING IN FIXED OR OPENABLE PANELS EXCEEDING 9 SQUARE FEET AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 36".

1. PROVIDE ONE WINDOW FROM EACH BEDROOM THAT HAS A MINIMUM OPENABLE AREA OF 5.7 SQUARE FEET WITH A MINIMUM OPENABLE HEIGHT OF 24 INCHES AND WIDTH OF 20 INCHES.
2. PROVIDE ONE WINDOW TO MEET THE REQUIREMENTS OF IRC SECTION 310.
3. SMOKE ALARMS SHALL BE INSTALLED AS REQUIRED PER IRC 2018 SECTION R314.
4. PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA, ON EACH FLOOR INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT LESS THAN 3'-0" HORIZONTALLY FROM DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING.
5. CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS REQUIRED PER IRC 2018 SECTION R315.
6. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

1. ALL LUMBER SIZES ARE FOR DOUGLAS FIR-LARCH UNLESS NOTED OTHERWISE.
2. ALL HEADERS TO BE MIN (2) #2-2x10 UNLESS NOTED OTHERWISE.
3. BLOCK CANTILEVERS, DOORJAMBS, AND OVER BEAMS.
4. ALL HEADERS TO BEAR ON A MINIMUM OF (2) 2x4 STUD POSTS UNLESS NOTED OTHERWISE.
5. INTERIOR NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE.
6. WHERE JOISTS RUN PARALLEL TO FOUNDATION WALLS, SOLID BLOCKING FOR A MINIMUM OF (3) JOIST SPACES BE PROVIDED TO A MAXIMUM OF 2'-0" CENTERS TO THE FOUNDATION WALL. ALL LOADS ON THE JOISTS SHALL BE TRANSFERRED TO THE FOUNDATION WALL. THE BLOCKING SHALL BE SECURELY NAILED TO THE JOISTS AND FLOORING. NAIL JOISTS AND BLOCKING TO SILL PLATE WITH (3) 10d NAILS (IRC SECTION R602.3.(1)).
7. IF DUCTS ARE INSTALLED IN THE FIRST JOIST SPACE(S), NAIL 2x4s FLAT AT 2'-0" CENTERS TO THE JOIST SPACES. PROVIDE SILL PLATE WHEN PROVIDE SOLID 4" BLOCKING.
8. INSTALL UPRIGHT, IN THE NEXT TWO JOIST SPACES. SECURE THE 2x4s TO THE SILL PLATE WITH (4) 10d NAILS.
9. ALL SILLS AND SLEEPERS SUPPORTED ON CONCRETE OR MASONRY AND FURRING ATTACHED TO CONCRETE OR MASONRY SHALL BE OF DECAY RESISTANT MATERIAL.
10. JOISTS UNDER BEARING PARTITIONS SHALL BE DOUBLED AND COMPLY WITH IRC SECTION R602.4.
11. JOISTS FRAMING FROM OPPOSITE SIDES OVER BEARING SUPPORTS SHALL LAP AT THE BEARING SUPPORT. BE NAILED TOGETHER WITH A MINIMUM OF (3) 10d FANG NAILS.
12. JOISTS FRAMING INTO A WOOD GIRDER OR BEAM SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR MINIMUM 2"x2" LEDGER STRIPS.
13. FRAMING OF OPENINGS - HEADERS AND TRIMMERS SHALL BE OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR FRAMING. TRIMMER JOISTS SHALL BE NAILED TO THE HEADERS WITH (3) 10d NAILS. THE TRIMMER JOIST BEARING, WHEN THE HEADER SPAN EXCEEDS 4'-0", THE HEADER AND TRIMMER SHALL BE DOUBLED.
14. JOISTS AT SUPPORTS SHALL BE SUPPORTED LATERALLY AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL THICKNESS OR BY FULL-DEPTH LATERAL BRACING, BAND OR RING. JOIST OR TO AN ADJACENT STUD OR OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.
15. WATER-RESISTIVE BARRIER SHALL BE PROVIDED OVER ALL EXTERIOR WALLS. ONE LAYER OF NO 15 asphalt felt OR ANY OTHER BARRIER THAT MEETS ASTM D226 TYPE 1 FELT (R703).
16. RAFTERS AND JOISTS ARE TO BE INSTALLED CONNECTED TO THE RAFTERS AT THE TOP PLATE AND/OR WHERE CEILING JOISTS ARE NOT INSTALLED PARALLEL TO THE RAFTERS. RAFTER TIES SHALL BE INSTALLED IN THE LOWER 1/3 OF THE ATTIC SPACE AND IN ACCORDANCE WITH TABLE 1-S1.0.
17. RAFTERS SHALL BE PROVIDED IN THE UPPER 1/3 OF THE ATTIC SPACE IN ACCORDANCE WITH TABLE 1-S1.0.
17. STUDS SHALL BE CONTINUOUS BETWEEN FLOOR, CEILING, AND/OR ROOF DIAPHRAGMS AS REQUIRED PER R602.3.
18. WHERE THE ULTIMATE WIND SPEED DOES NOT EXCEED 115 MPH, THE WIND RESISTANCE OF THE ROOF SHALL BE AT LEAST 5.12 OR GREATER AND THE ROOF SPAN IS 32 FEET OR LESS, RAFTER AND TRUSSES SPACED LESS THAN 24" OC SHALL BE ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES IN ACCORDANCE WITH TABLE R602.3.(1). IF NOT, RAFTERS AND TRUSSES SHALL BE ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES WITH A MECHANICAL CONNECTION CAPABLE OF RESISTING THE UPLIFT FORCE AS SPECIFIED IN TABLE R802.2.1.

TYPE	Fb (psi)	E (psi)	Fv (psi)
LVL	2600	1.9x10 ⁶	285
GLU-LAM	2400	1.85x10 ⁶	265
PARALLAM	2900	2.0x10 ⁶	290

1. THE GARAGE FLOOR SHALL SLOPE TOWARDS THE GARAGE DOORWAYS.
2. DOORS BETWEEN THE GARAGE AND THE DWELLING - MINIMUM 1-3/8" SOLID CORE OR HONEYCOMBED STEEL DOOR OR 20-MINUTE FIRE RATING OVER THE DOOR. THE DOOR SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREAS BY A MINIMUM 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. WHERE A FLOOR/CEILING SPACE IS PROVIDED ABOVE THE GARAGE COLUMNS AND BEAMS SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED WITH 1/2" GYPSUM BOARD. THE GARAGE FLOOR SHALL BE COVERED BY THE DWELLING AND THE GARAGE FLOOR/CEILING ASSEMBLY SHALL BE PROTECTED WITH MINIMUM 5/8" TYPE X GYPSUM BOARD ON THE GARAGE CEILING.
4. GARAGE DOOR AND FRAME- THE H-FRAME FOR THE ATTACHMENT OF THE DOOR AND CEILING BALANCE SYSTEM SHALL CONSIST OF THE FOLLOWING: 2x6 VERTICAL JAMBS RUNNING FROM THE FLOOR TO CEILING ATTACHED WITH 1-3/4" x 120" NAILS AT 7" OC STAGGERED WITH (7) 3-1/4" x 120" NAILS THRU THE JAMB INTO THE HEADER, MINIMUM 2x8 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.
5. SELF-CLOSING DEVICES SHALL BE INSTALLED FOR GARAGE AND/OR DWELLING SEPARATION DOORS PER R302.5.1.

1. STAIRWAYS SHALL PROVIDE A MAXIMUM 7'-3/4" RISE AND MINIMUM 10" RUN.
2. PROVIDE MINIMUM 36" GUARDRAILS ON THE OPEN SIDES OF RAISED FLOORS, PORCHES, AND BALCONIES; MINIMUM 34" GUARDRAILS ON THE OPEN SIDES OF STAIRWAYS LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. GUARDRAIL ENCLOSURES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL BALUSTRADES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.
3. EACH STAIRWAY OF THREE OR MORE RISERS SHALL PROVIDE A CONTINUOUS HANDRAIL ON AT LEAST ONE SIDE BETWEEN 34" AND 38" ABOVE THE NOSING OF THE TREADS.
4. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1-1/4" MINIMUM TO 2" MAXIMUM OR OTHER APPROVED GRASPABLE SHAPER PER IRC SECTION 311.7.5.5.
5. PROVIDE A MINIMUM 6'-8" OF HEADROOM CLEARANCE IN STAIRWAYS.
6. ENCLOSED ACCESSIBLE SPACE UNDER STAIRWAYS SHALL HAVE WALLS AND THE UNDERSIDE OF THE STAIR AND LANDING PROTECTED WITH 1/2" GYPSUM BOARD ON ENCLOSURE SIDE PER IRC SECTION 302.7.
7. SPIRAL STAIRS TO BE CONSTRUCTED PER IRC SECTION 311.7.10.1.
8. SPACE STRINGERS AT 16" OC MAX.

1. PLANS SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS AS ADOPTED BY THE GOVERNING JURISDICTION. IF ANY CHANGES OR DEVIATIONS FROM THE PLANS ARE MADE DURING CONSTRUCTION, CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITY AND ENGINEER OF RECORD, EITHER (OR BOTH) OF WHOM MAY REQUIRE REVISED DRAWINGS OR CALCULATIONS AT ITS DISCRETION.

2. REPRODUCTION, ALTERATION, OR RE-USE BY ANY METHOD OF ALL OR PARTS OF THESE STRUCTURAL PLANS OR VARIATIONS THEREOF WITHOUT WRITTEN PERMISSION FROM APEX ENGINEERS, INC IS STRICTLY PROHIBITED. THE DRAWINGS AND DETAILS OF THIS SHEET SET, BEING INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF APEX ENGINEERS, INC. AN UNSEALED VERSION, OR A VERSION VOID OF APEX ENGINEERS LOGO AND/OR TITLE BLOCK, SHALL BE CONSIDERED AN UNAUTHORIZED REPRODUCTION.

3. WHERE DISCREPANCIES EXIST BETWEEN THE STANDARD COMMENTS, NOTES FROM THE DESIGN PROFESSIONAL, OR THE CODE, THE MOST RESTRICTIVE SHALL APPLY. THE DWELLING SHALL COMPLY WITH THE FOLLOWING LOAD CONDITIONS:

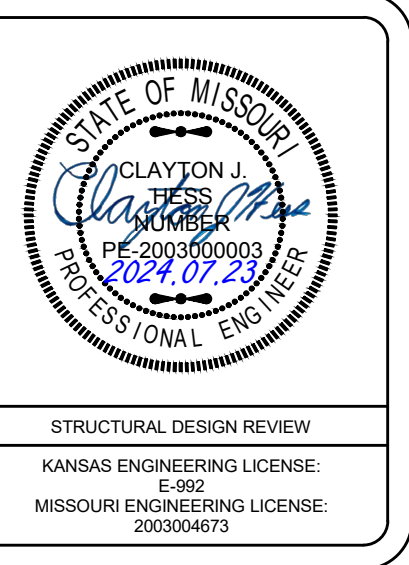
AREA	MIN DEAD LOAD	MIN LIVE LOAD
EXTERIOR BALCONIES	10 PSF	60 PSF
DECKS	10 PSF	40 PSF
CRAWLING JOISTS/ATTICS WITHOUT STORAGE - SCUTTLE ACCESS ONLY ONLY ROOF SLOPE 3:12 OR LESS	5 PSF	10 PSF
CEILING JOISTS/ATTICS WITHOUT STORAGE - SCUTTLE ACCESS ONLY ROOF SLOPE OVER 3:12 OR LESS	10 PSF	10 PSF
CEILING JOISTS/ATTICS WITH STORAGE - DO NOT PULL DOWN LADDER ACCESS	10 PSF	20 PSF
ROOMS - NON-SLEEPING	10 PSF	40 PSF
ROOMS - SLEEPING	10 PSF	30 PSF
ROOF - LIGHT ROOF COVERING	10 PSF	20 PSF
ROOF - HEAVY ROOF COVERING	20 PSF	20 PSF
CONCRETE TILT/SLATE		
NOTE: HEAVY ROOF COVERING WILL NOT BE INSTALLED OR USED IN THE DESIGN CALCULATIONS UNLESS IT IS SPECIFICALLY NOTED ON THE PLANS THAT THE DESIGN IS FOR HEAVY ROOF COVERINGS.		

1. THE FOUNDATION DESIGN SHALL BE BASED ON A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF. UNLESS OTHERWISE INDICATED ON THE PLANS OR IF MODIFIED BY AN ENGINEERING REPORT BASED ON ACTUAL SITE CONDITIONS, THE CONCRETE SHALL MEET THE FOLLOWING SPECIFIED DESIGN STRENGTH CRITERIA:
 - 2000 PSI FOR BASEMENT FLOOR SLABS ON UNDISTURBED SOIL
 - 3500 PSI FOR FOOTINGS AND FOUNDATION WALLS
 - 3500 PSI FOR GARAGE FLOOR SLABS
2. FOOTINGS SHALL EXTEND BEYOND THE FROST LINE; MINIMUM DEPTH 36 INCHES BELOW GRADE.
3. UNLESS OTHERWISE NOTED ON THE PLANS OR IF SITE CONDITIONS REQUIRE OTHERWISE, FOOTINGS SHALL BE A MINIMUM OF 16" WIDE AND 8" DEEP WITH (2) #4 BARS CONTINUOUS.
5. COLUMN PAD SLABS SHALL BE A MINIMUM 30"x30"x12" WITH (4) #4 BARS EACH WAY AND (2) #4 BARS CONTINUOUS.
6. UNLESS NOTED OTHERWISE ON THE PLANS, FOUNDATION WALLS SHALL BE MINIMUM 8" THICK X 8'-0" (OR 9'-0") TALL AND REINFORCED PER DETAIL 1-S-2.0 (AND 2-S-2.0 WHERE APPLICABLE). FOUNDATION WALLS GREATER THAN 10'-0" TALL REQUIRE A SEPARATE ENGINEERED DESIGN. PROVIDE A 2'-0" LONG REINFORCING BAR AT THE BOTTOM OF EACH FOOTING FOR ANY STRAIGHT WALL PANELS EXCEEDING 20'-0" IN LENGTH (REF 3-S-2.0).
7. REINFORCEMENT SHALL BE MINIMUM GRADE 40 UNLESS NOTED OTHERWISE. REINFORCEMENT SHALL LAP A MINIMUM OF 24" AT ENDS, SPLICES, AND AROUND CORNERS.
8. FOUNDATION WALLS SHALL BE BACKFILLED WITH A CLEAN LEAN CLAY (OR BETTER) LOW VOLUME CHANGE MATERIAL. ON-SITE MATERIAL MAY BE USED IF DEEMED ACCEPTABLE BY THE GEOTECHNICAL ENGINEER OF RECORD.
9. FOUNDATION WALLS WILL NOT ACHIEVE FULL STRENGTH UNTIL THE BASEMENT SLAB AND THE FIRST FLOOR DECK HAVE BEEN PROPERLY PLACED. IF BACKFILLING THE INTERIOR OF A FOUNDATION WALL WITH GREATER THAN 2" OF EARTHEN MATERIAL OR 24" OF GRANULAR FILL, A STRUCTURAL BASEMENT SLAB, OR ALTERNATE ENGINEERED SOLUTION (I.E. ENGINEERED FILL) WILL BE REQUIRED.
10. WHERE JUMPS OR STEPS IN ELEVATION OCCUR FOUNDATION WALLS AND FOOTINGS SHALL BE FORMED CONTINUOUS AND POURED PER DETAIL 4-S-2.0.
11. CONCRETE FLOOR SLABS SHALL BE A MINIMUM 4" THICK OVER A MINIMUM 4" BASE OF 1/2" OR 3/4" CLEAN GRAINED RUCK, UNLESS NOTED OTHERWISE OR IF SITE CONDITIONS REQUIRE OTHERWISE.
12. PROVIDE A MIN 6 MIL THICK POLYETHYLENE MOISTURE BARRIER OVER POURUS GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R405.2, 2 LAP JOINTS MINIMUM 6" (NOT REQUIRED FOR GARAGE SLABS OR DETACHED ACCESSORY BUILDINGS).
13. FOR A STRUCTURAL REINFORCED CONCRETE FLOOR OVER A USABLE AREA, SUCH AS A GARAGE FLOOR LOCATED OVER A STORAGE AREA, SUBMIT SEALED ENGINEERED DETAILS AND CALCULATIONS.
14. GARAGE SLABS AND BASEMENT OVERDIGS SUPPORTED BY FILL.
 - 1. IF THE FILL IS MORE THAN 20" OF GRANULAR FILL OR OF EARTH SHALL BE REINFORCED PER DETAILS 1-S-2.1 AND 6-S-2.1 RESPECTIVELY. WHERE THE LIMITATIONS OF DETAILS 1-S-2.1 AND 6-S-2.1 ARE NOT MET, A SEPARATE ENGINEERED DESIGN SHALL BE REQUIRED.
15. BASEMENT FOUNDATION SILL PLATES SHALL BE BOLTED TO THE

THESE PLANS HAVE BEEN PREPARED BASED ON A PRESUMPTIVE ALLOWABLE BEARING CAPACITY AS ALLOWED BY IRC CODE AND THE LOCAL ENFORCING JURISDICTION.

APEX ENGINEERS, INC. (APEX) RECOMMENDS THAT ALL FOOTING EXCAVATION BE EVALUATED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF ANY FOUNDATION ELEMENTS. GEOTECHNICAL INVESTIGATION AND/OR TESTING IS NOT A SERVICE PROVIDED OR OFFERED BY APEX.

APEX HAS NOT BEEN RETAINED TO DETERMINE THE EXPANSIVE SOIL CHARACTERISTICS OF THE SUBGRADE SOIL AND THEREFORE CANNOT BE HELD RESPONSIBLE FOR THE VOLUMETRIC CHANGES OF THE SOIL (INCLUDING BELOW THE BASEMENT SLAB). BY USE OF THESE PLANS WITHOUT AN ACCOMPANYING GEOTECHNICAL ENGINEERING REPORT, APEX SHALL NOT BE HELD LIABLE FOR ANY FUTURE MOVEMENT AND/OR DIFFERENTIAL MOVEMENT OF THE PROPOSED STRUCTURE AND THE POSSIBLE DAMAGE THAT MAY BE CAUSED AS A RESULT OF SUCH MOVEMENT. DAMAGE FROM EXPANSIVE SOILS AND/OR SETTLEMENT CAN RESULT IN AMONGST OTHER THINGS, THE FOLLOWING: BASEMENT SLAB HEAVE, SHEETROCK CRACKS, WINDOWS AND DOOR BECOMING OUT OF PLUMB AND STICKING AND/OR NOT OPENING, DAMAGE TO TILE, MOULDING, AND OTHER COSMETIC FINISHES.



FRANCHISE RESIDENCE - DETACHED GARAGE
12 W 7TH ST
PARKVILLE, MO 64152

CLIENT:
DRAW ARCHITECTURE + URBAN DESIGN LLC
214 W 21ST ST, SUITE 200
KANSAS CITY, MO 64108

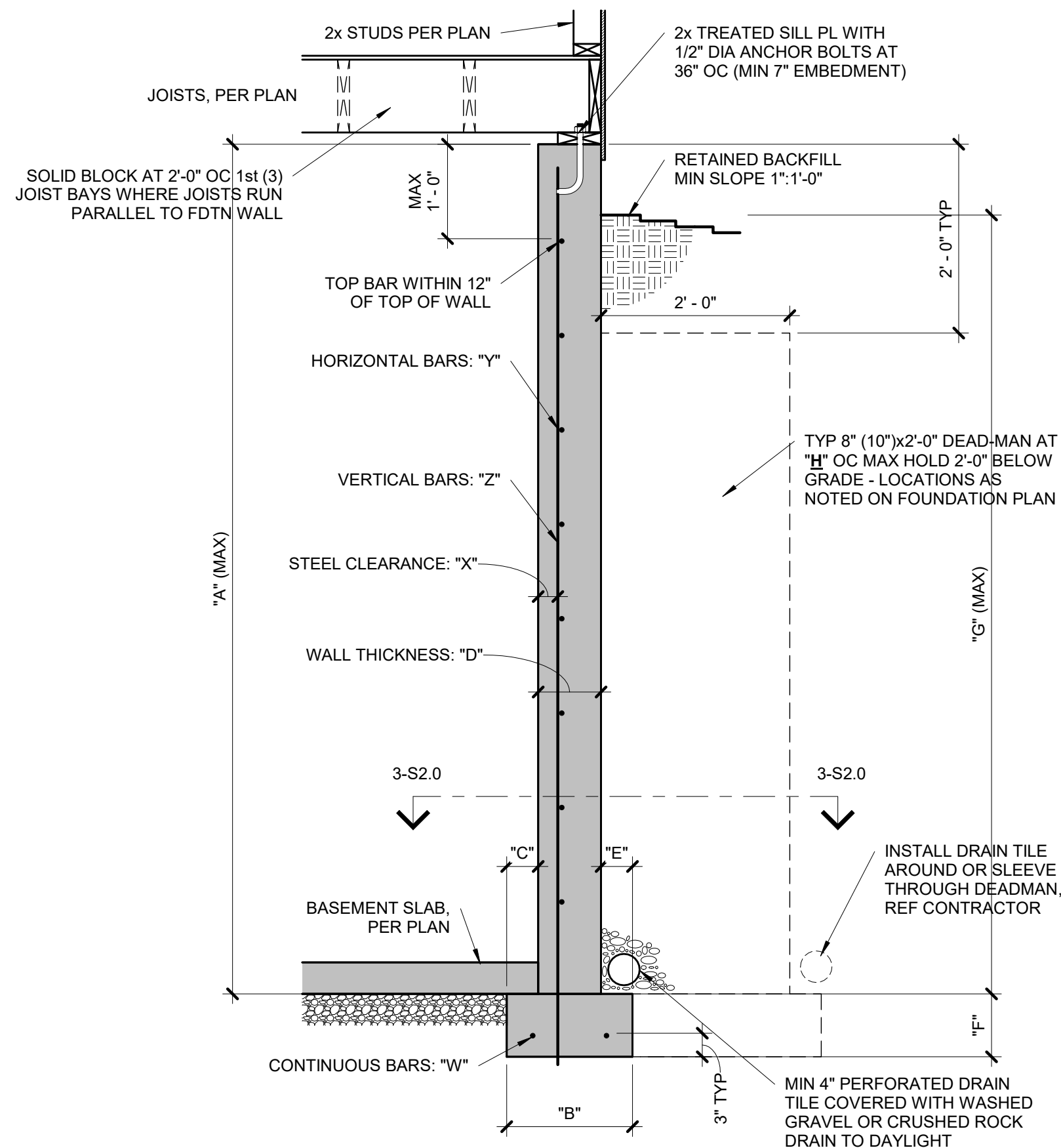
PROJECT #:	41027
DRAWN BY:	APX
CHECKED BY:	BDC
SUBMITTAL DATE:	2024.07.23

[illegible]

HEET:

GENERAL NOTES

S1.0



CONCRETE DIMENSIONS							
"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"
8'-0"	1'-4"	4"	8"	4"	8"	7'-6"	20'-0"
9'-0"	1'-4"	4"	8"	4"	8"	8'-6"	20'-0"
10'-0"	1'-8"	5"	10"	5"	10"	9'-6"	20'-0"

REINFORCING BARS (GRADE 40 BARS)			
"W"	"X"	"Y"	"Z"
(2) #4	2 1/2"	#4 BARS AT 24" OC	#4 BARS AT 24" OC
(2) #4	2 1/2"	#4 BARS AT 24" OC	#4 BARS AT 24" OC
(2) #4	2 1/2"	#4 BARS AT 18" OC	#4 BARS AT 18" OC

- NOTES:
- DIMENSION SHOWN IS FOR MAXIMUM UNINTERRUPTED WALL PANEL LENGTH BEFORE A DEAD-MAN SHALL BE INSTALLED. NOTE, A MINIMUM 2'-0" RETURN OR OFFSET IN THE FOUNDATION WALL SHALL SUBSTITUTE AS A DEAD-MAN AND/OR BREAK IN THE WALL PANEL LENGTH.
 - VERTICAL REINFORCING STEEL TO EXTEND TO WITHIN 8" OF TOP WALL. MINIMUM (1) #4 HORIZONTAL BAR WITHIN 12" OF TOP AND BOTTOM OF WALL.
 - BURIED CONCRETE FOUNDATION WALLS UP TO 9'-0" TALL MAY BE 8" NOMINAL THICKNESS WITH #4 BARS AT 24" OC BOTH WAYS OVER 16"x8" CONCRETE FOOTINGS WITH (2) #4 BARS CONTINUOUS, UNLESS OTHERWISE REQUIRED BY ENGINEERING REPORT BASED ON ACTUAL SITE CONDITIONS.
 - WALL WILL NOT ACHIEVE FULL STRENGTH UNTIL FIRST FLOOR DECK AND BASEMENT SLAB HAVE BEEN PLACED.

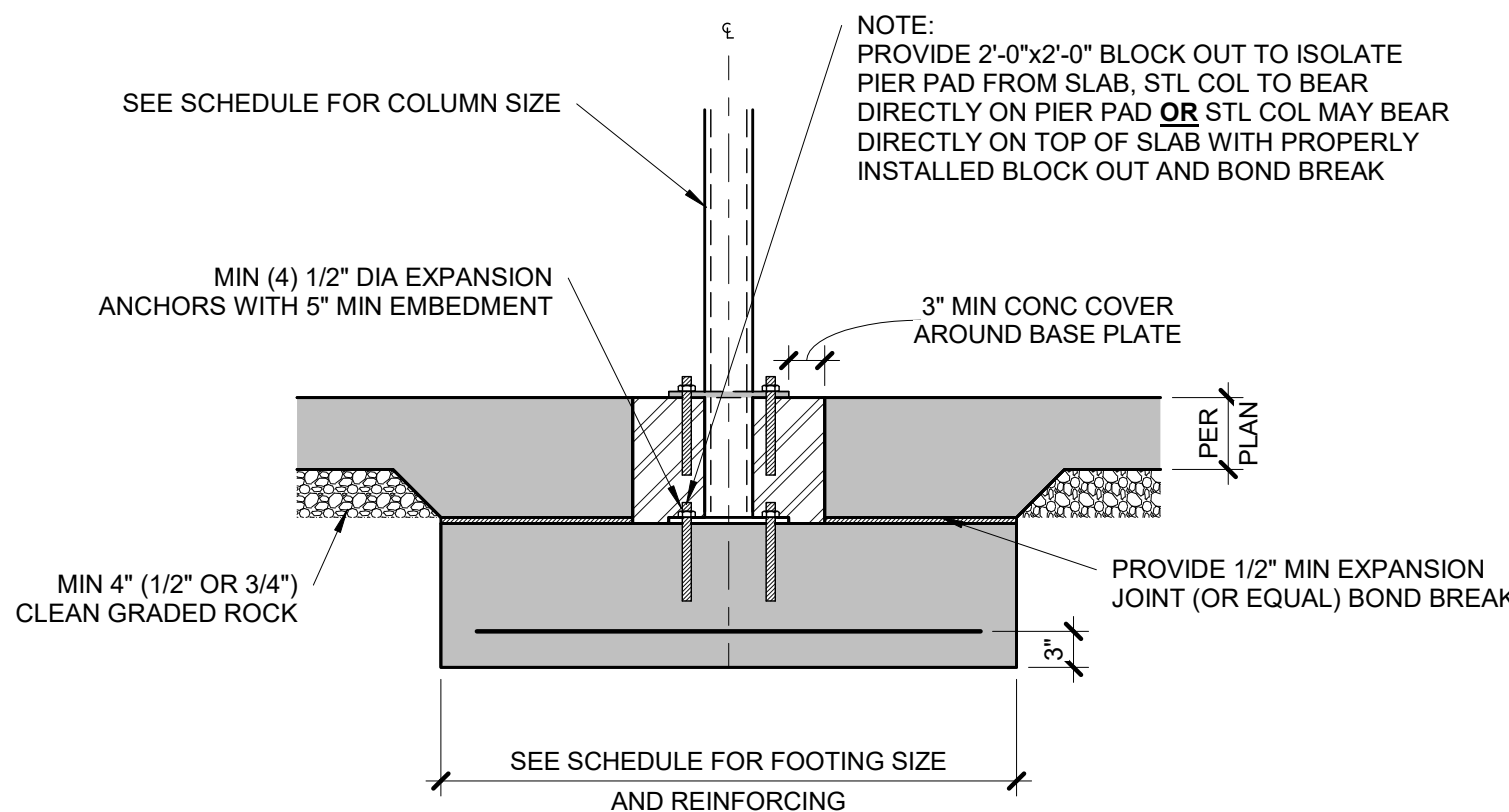
1 TYPICAL FOUNDATION WALL DETAIL

S2.0 3/4" = 1'-0"

COLUMN AND PIER PAD SCHEDULE			
COLUMN MARK	PAD SIZE	REINFORCING	COL SIZE
A	30"x30"x12"	(4) #4 BARS E-W	3" SCH 40 (3.5" OD)
B	36"x36"x12"	(4) #4 BARS E-W	3" SCH 40 (3.5" OD)
C	42"x42"x12"	(5) #4 BARS E-W	3" SCH 40 (3.5" OD)
D	48"x48"x12"	(6) #4 BARS E-W	3 1/2" SCH 40 (4" OD)
E	54"x54"x16"	(8) #4 BARS E-W	REF PLAN
F	60"x60"x16"	(10) #4 BARS E-W	REF PLAN

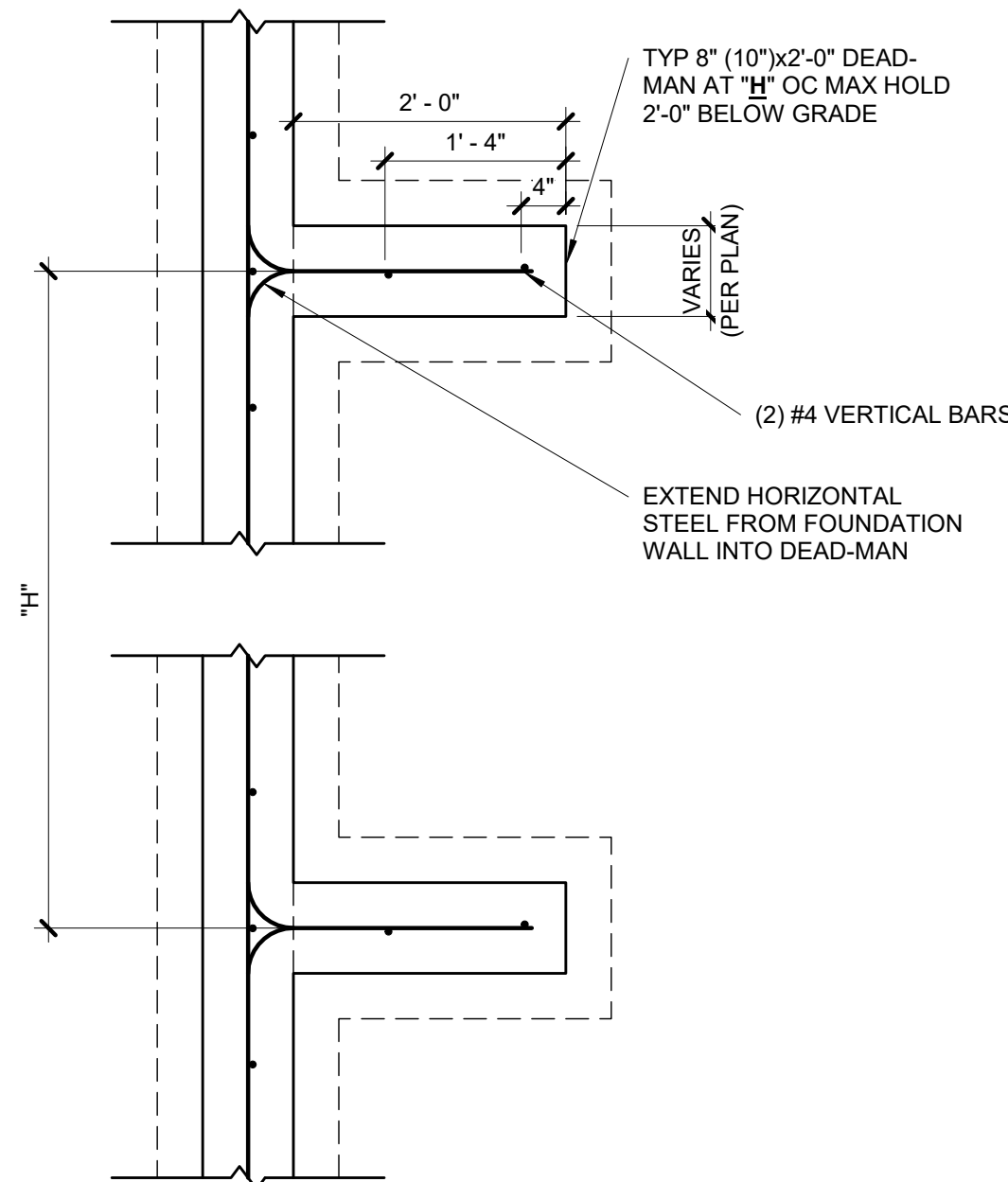
NOTES:

- COLUMN AND PIER PAD SIZES SHOWN ARE FOR MAXIMUM ADJUSTABLE COLUMN HEIGHT OF 9'-1". REQUIRES SEPARATE ENGINEERED DESIGN IF GREATER THAN 9'-1" TALL. COLUMNS SIZED AS QWIK-ADJUST COLUMN, BY QUALITY WAY PRODUCTS, LLC. REFER TO SAFE LOADING CAPACITIES PER MANUF SPECS. OR SUBSTITUTION TO ANOTHER PRODUCT ONLY WITH PRIOR APPROVAL BY APEX ENGINEERS.
- COLUMN AND PIER PAD SIZES SHOWN ARE BASED ON AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF.



5 COLUMN PAD DETAIL

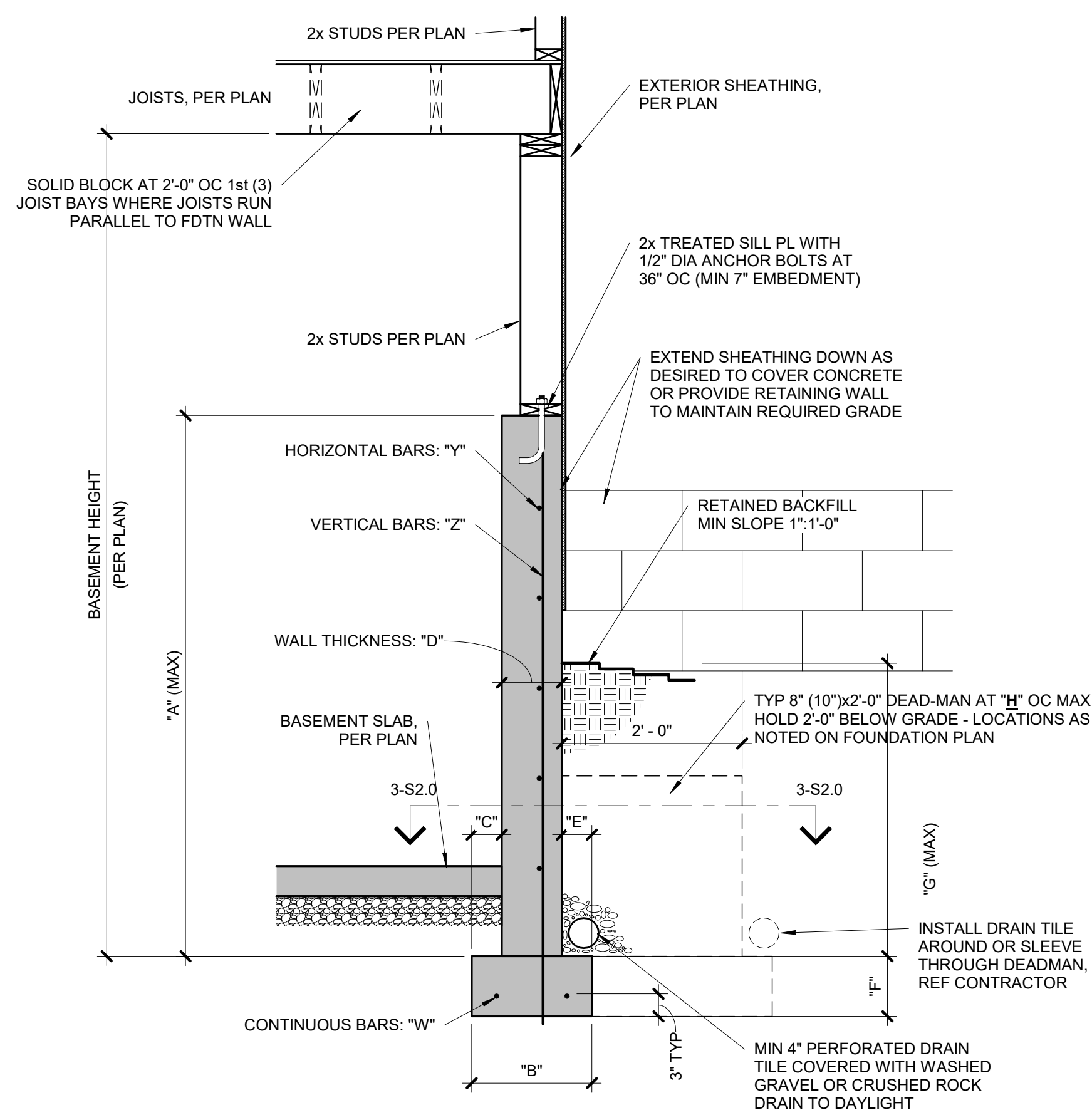
S2.0 3/4" = 1'-0"



- NOTES:
- MIN 3000 PSI FOOTING COMPRESSIVE CONCRETE STRENGTH.
 - MIN 3000 PSI WALL COMPRESSIVE CONCRETE STRENGTH.
 - AIR ENTRAINMENT BETWEEN 5% & 7% OF CONCRETE VOLUME.
 - GRADE 40 REINFORCING STEEL UNLESS OTHERWISE NOTED.
 - LAP SPLICES 24" MIN.
 - WALL SHALL BE BACK-FILLED WITH CLEAN, LEAN CLAY (OR BETTER) LOW VOLUME CHANGE MATERIAL. ON-SITE MATERIAL MAY BE USED IF DEEMED ACCEPTABLE BY THE GEOTECHNICAL ENGINEER.
 - ASSUMED 2,000 PSF BEARING (TO BE VERIFIED BY GEOTECHNICAL ENGINEER).

3 TYPICAL DEAD-MAN SECTION

S2.0 3/4" = 1'-0"



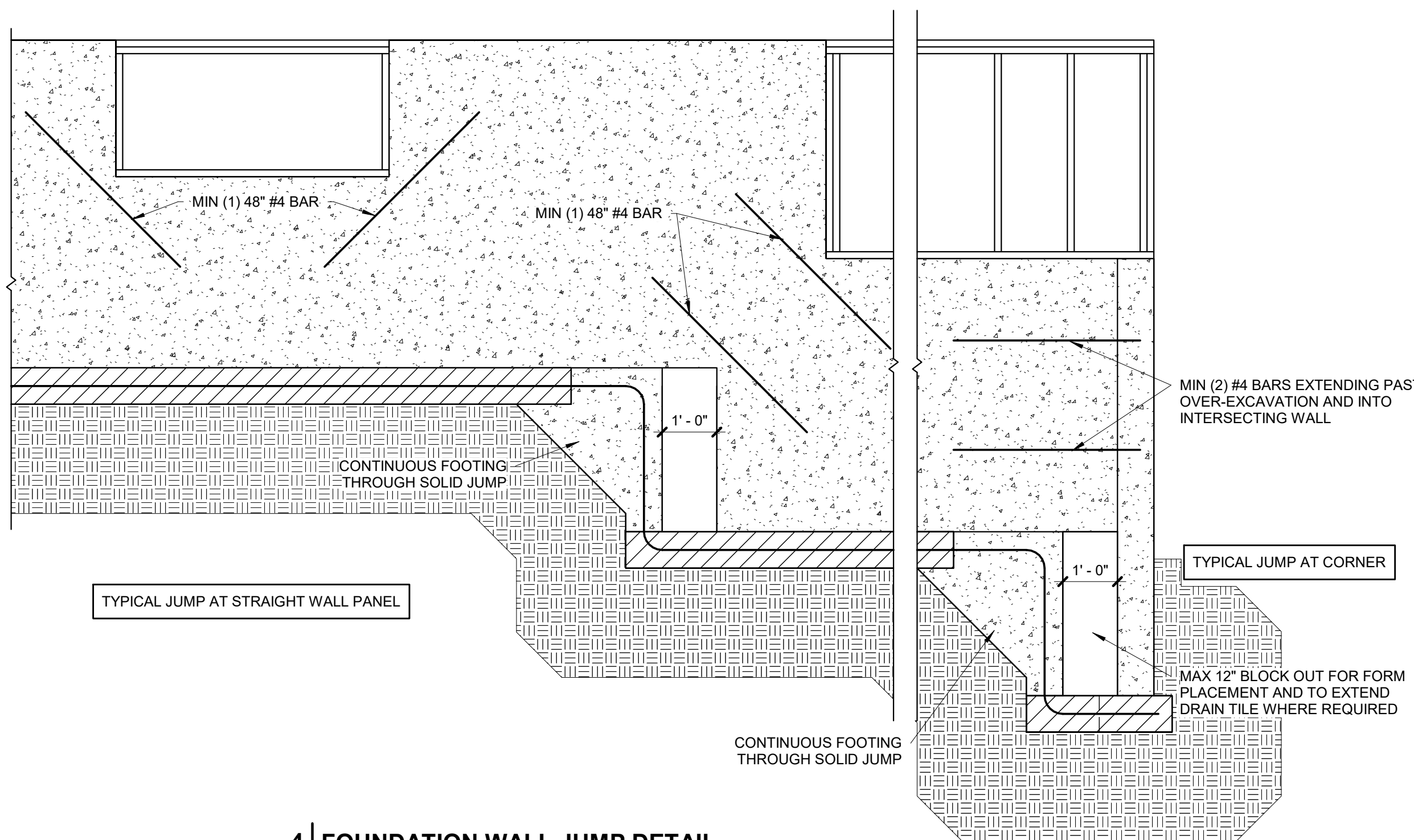
CONCRETE DIMENSIONS							
"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"
4'-0"	1'-4"	4"	8"	4"	8"	3'-4"	20'-0"
6'-0"	1'-4"	4"	8"	4"	8"	4'-4"	20'-0"
9'-0"	1'-8"	5"	8"	4"	8"	4'-4"	20'-0"

REINFORCING BARS (GRADE 40 BARS)			
"W"	"X"	"Y"	"Z"
(2) #4	N/A	#4 BARS AT 24" OC	#4 BARS AT 24" OC
(2) #4	N/A	#4 BARS AT 24" OC	#4 BARS AT 24" OC
(2) #4	N/A	#4 BARS AT 24" OC	#4 BARS AT 24" OC

- NOTES:
- DIMENSION SHOWN IS FOR MAXIMUM UNINTERRUPTED WALL PANEL LENGTH BEFORE A DEAD-MAN SHALL BE INSTALLED. NOTE, A MINIMUM 2'-0" RETURN OR OFFSET IN THE FOUNDATION WALL SHALL SUBSTITUTE AS A DEAD-MAN AND/OR BREAK IN THE WALL PANEL LENGTH.
 - VERTICAL REINFORCING STEEL TO EXTEND TO WITHIN 8" OF TOP WALL. MINIMUM (1) #4 HORIZONTAL BAR WITHIN 12" OF TOP AND BOTTOM OF WALL.
 - THE BASEMENT SLAB IS AN INTEGRAL PART OF THE 'UNRESTRAINED' FOUNDATION WALL DESIGN THEREFORE, IF THE WALL IS BACKFILLED PRIOR TO PLACEMENT OF THE BASEMENT SLAB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY BRACING THE WALL UNTIL THE BASEMENT SLAB HAS BEEN PLACED.

2 TYPICAL 'UNRESTRAINED' FOUNDATION WALL DETAIL

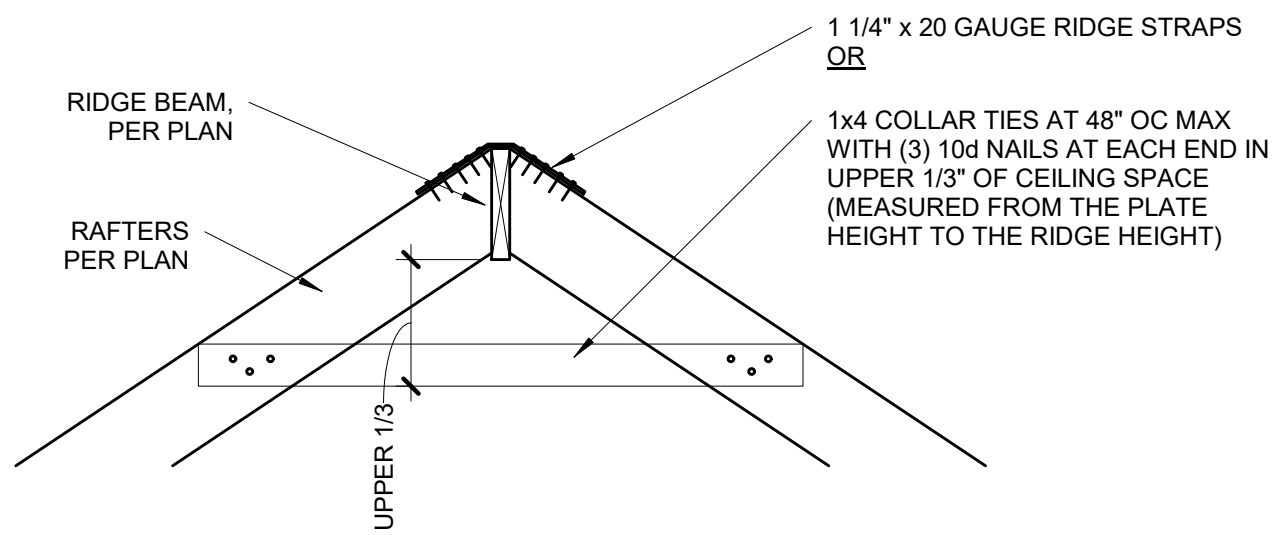
S2.0 3/4" = 1'-0"



4 FOUNDATION WALL JUMP DETAIL

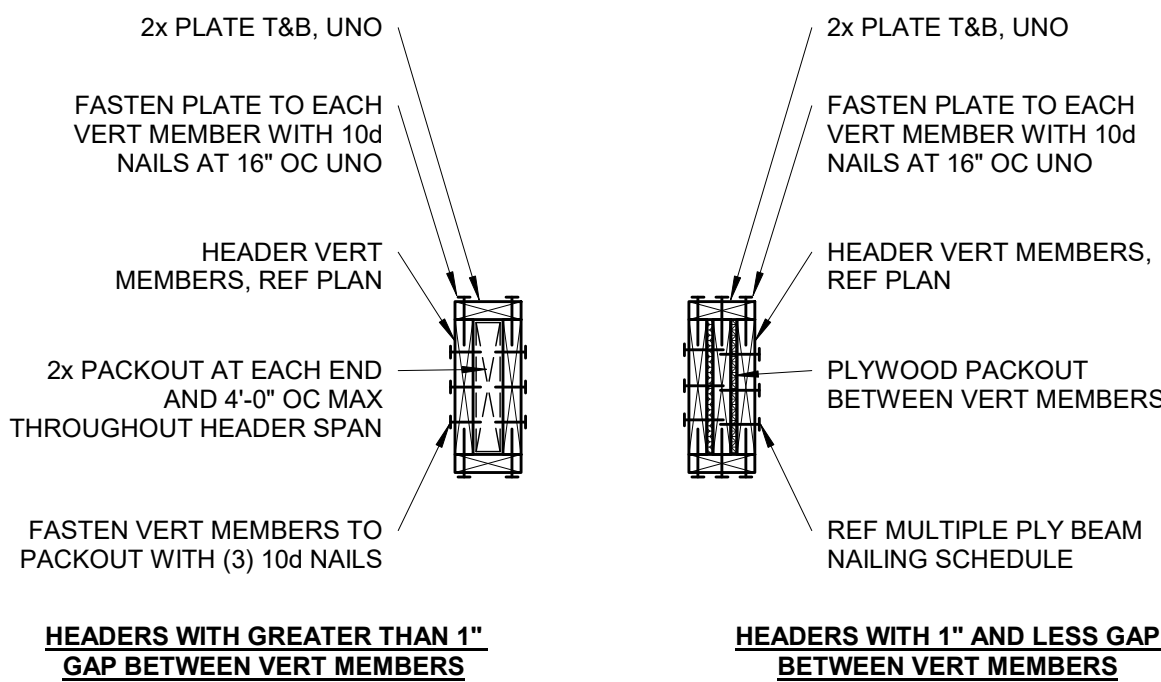
S2.0 1/2" = 1'-0"

COMMENTS	
#	DATE



12 RIDGE BEAM DETAIL

S3.1 3/4" = 1'-0"



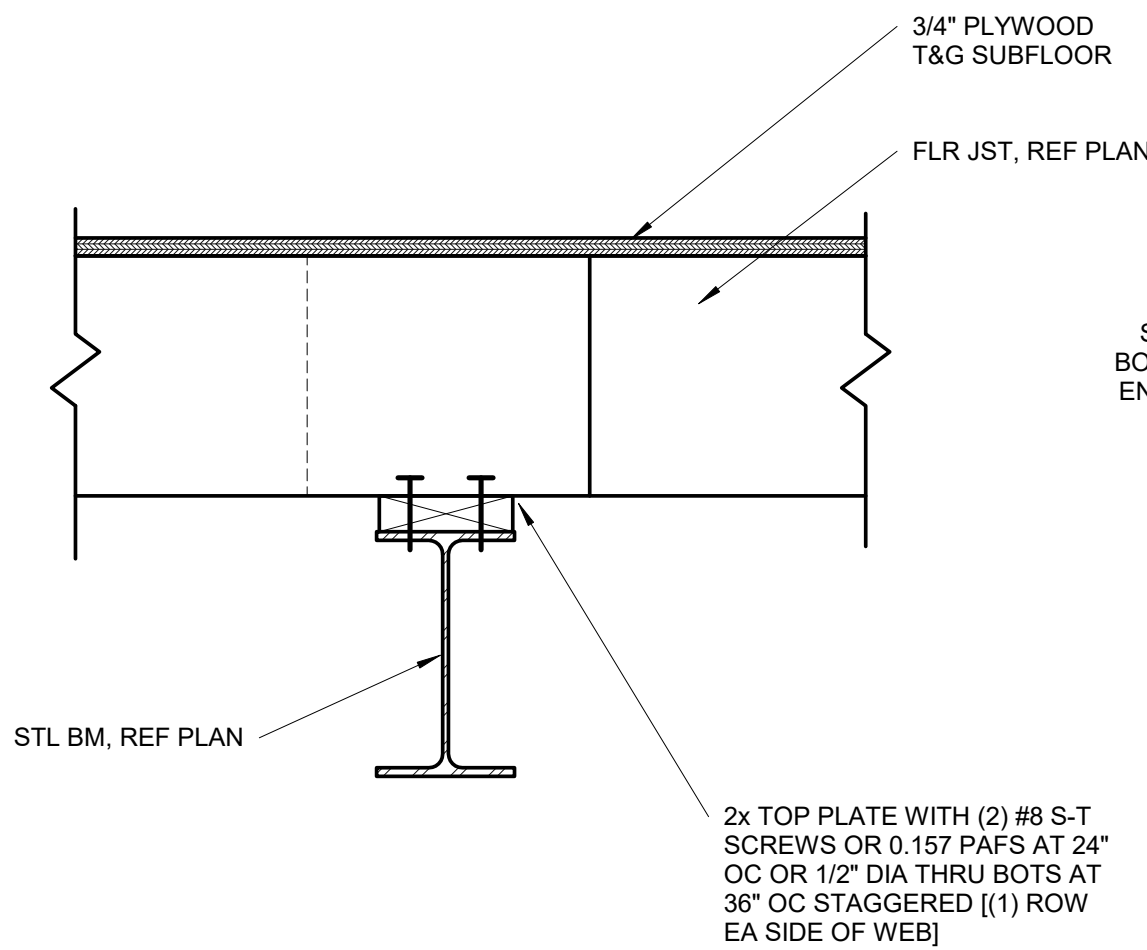
11 TYPICAL WOOD HEADER DETAIL

S3.1 NOT TO SCALE

2 - PLY	3 - PLY	4 - PLY
(3) ROWS OF 16d x 3-1/2" NAILS AT 6" OC	(3) ROWS OF 16d x 3-1/2" NAILS AT 4" OC	(2) ROWS OF 1/2" DIA. A307 THRU-BOLTS AT 12" OC STAGGERED
NOTES: 1. NAILING SHOWN APPLIES UNLESS SPECIFICALLY NOTED IN DETAILS. 2. SPACE NAILS EVENLY THROUGHOUT DEPTH OF BEAM.		

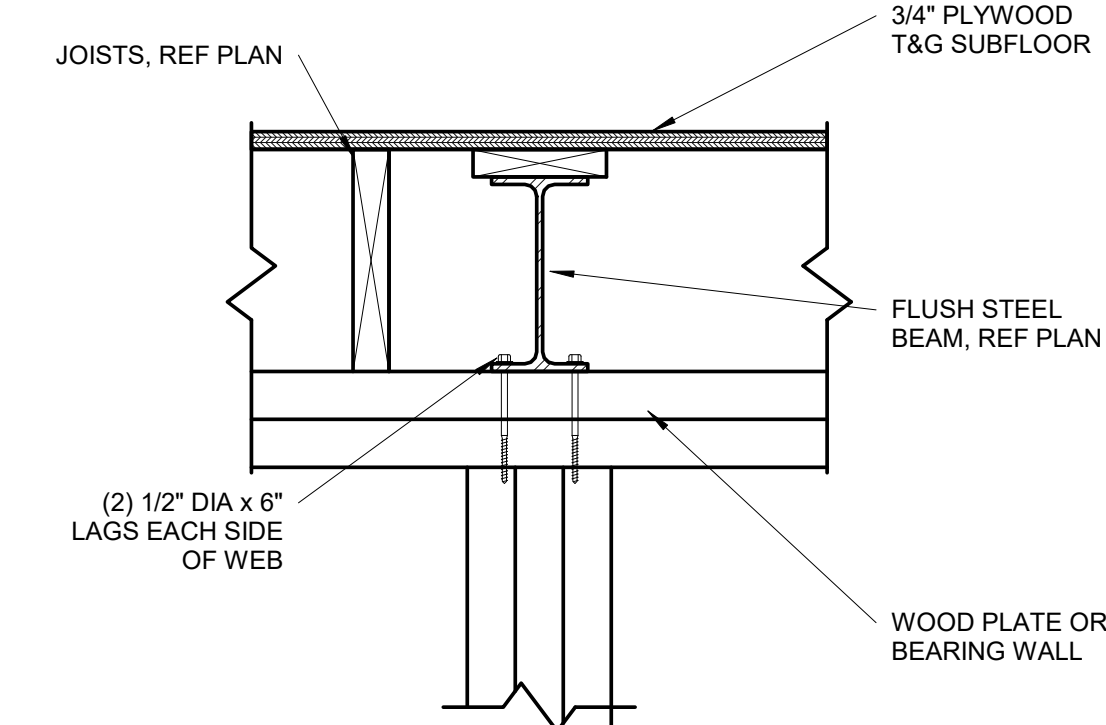
MULTIPLE PLY BEAM NAILING SCHEDULE

S3.1 NOT TO SCALE



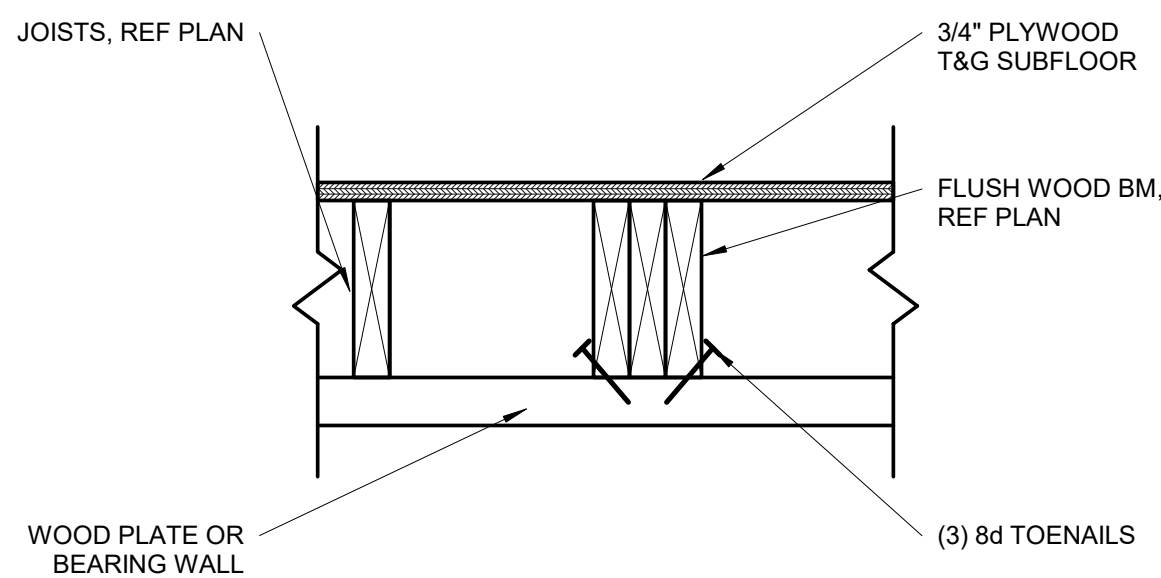
9 WOOD PLATE TO STEEL BEAM CONNECTION

S3.1 1 1/2" = 1'-0"



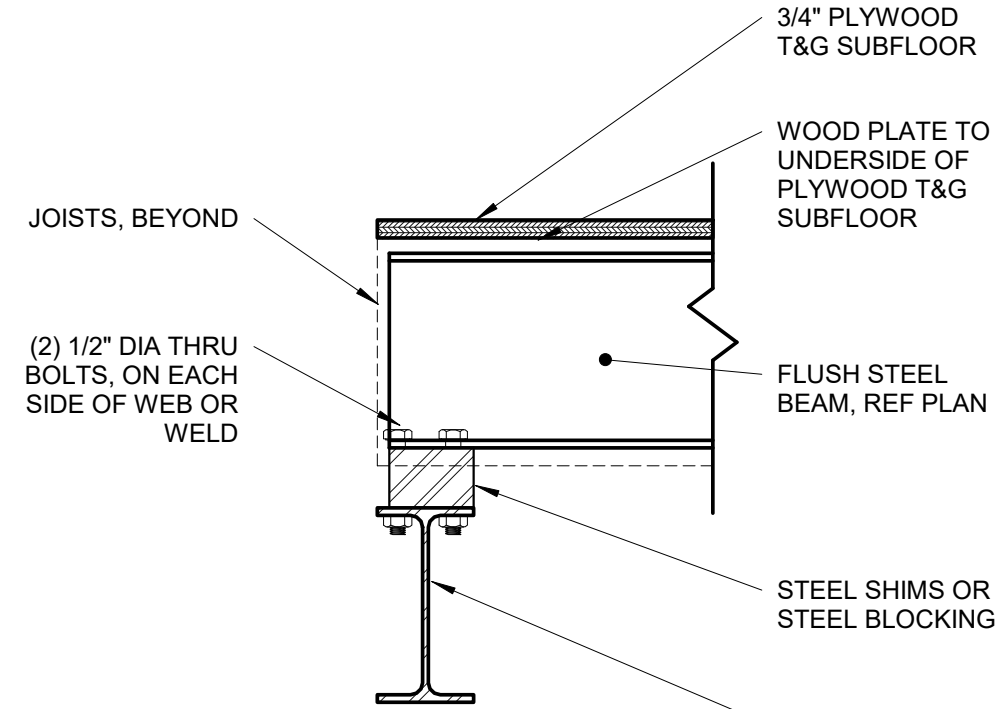
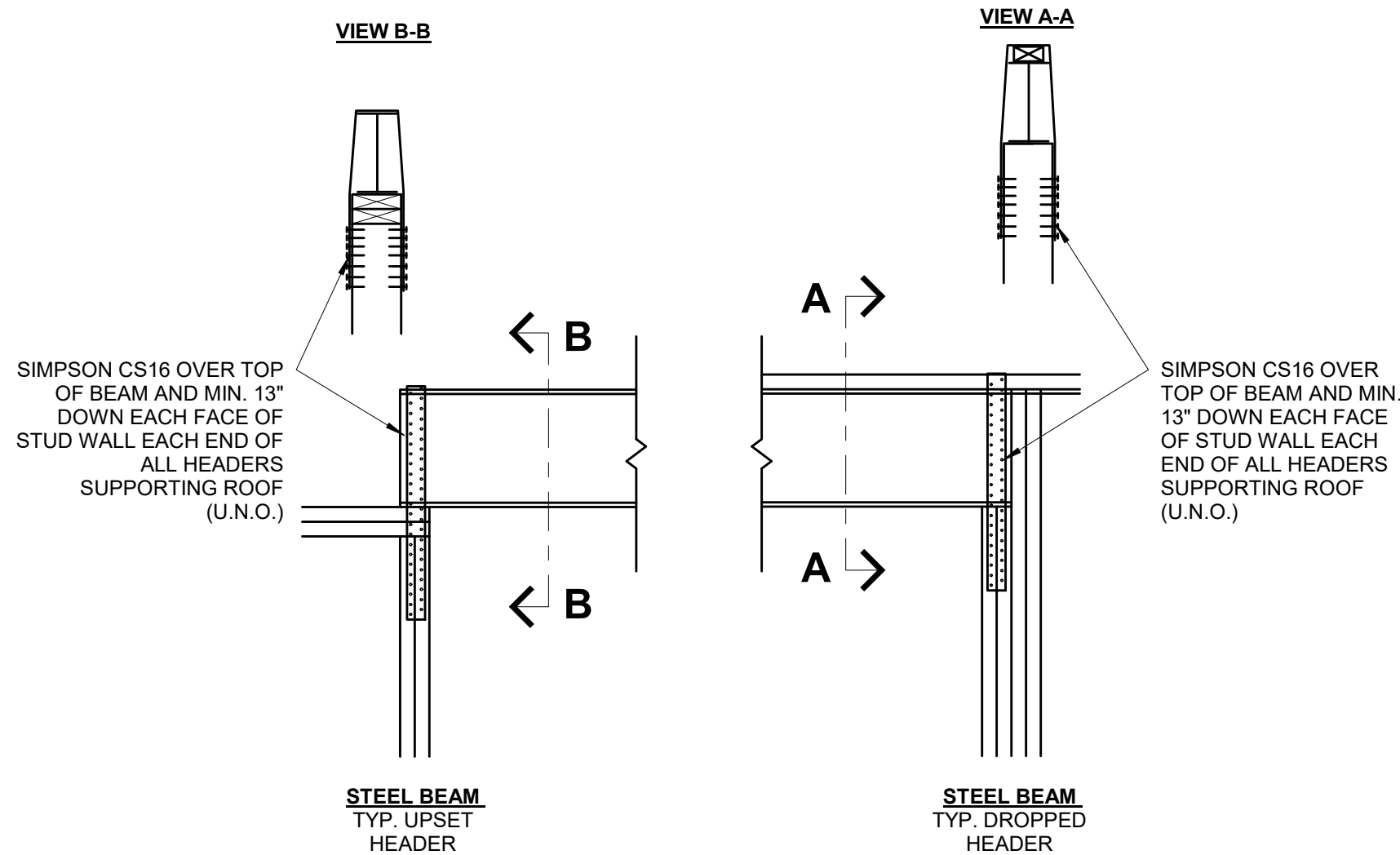
8 FLUSH STEEL BEAM CONNECTION

S3.1 1 1/2" = 1'-0"



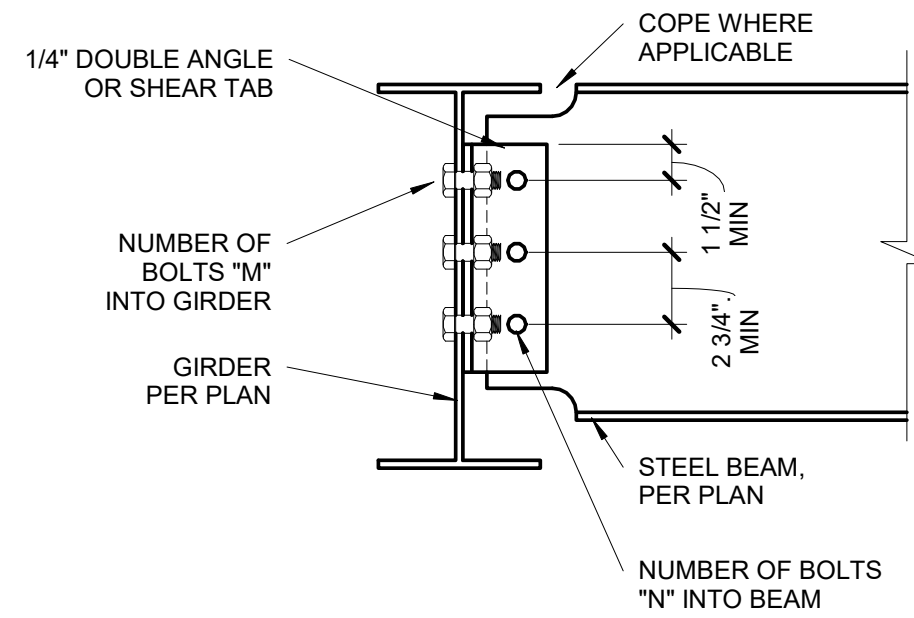
7 FLUSH WOOD BEAM CONNECTION

S3.1 1 1/2" = 1'-0"



4 FLUSH STEEL BEAM TO STEEL BEAM

S3.1 1 1/2" = 1'-0"

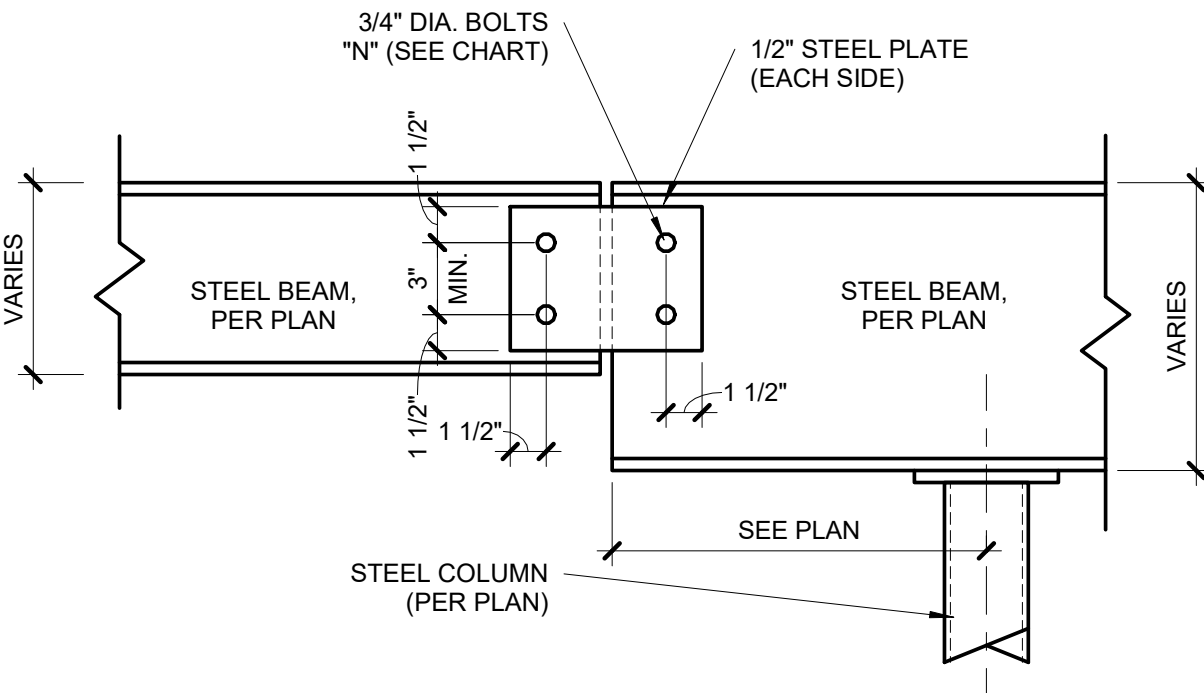


3 BEAM TO GIRDER CONNECTION

S3.1 1 1/2" = 1'-0"

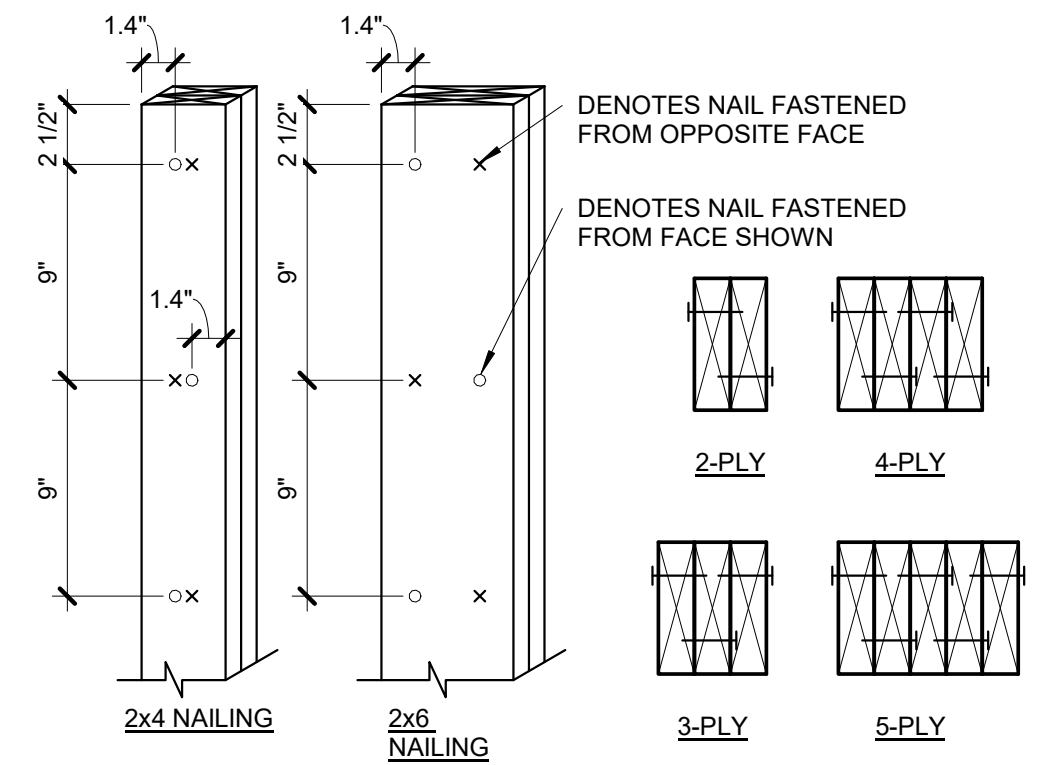
BEAM CONNECTION SCHEDULE		
BEAM SIZE	# OF BOLTS "N"	# OF BOLTS "M"
W8, W10	2	4
W12, W14	3	6
W16, W18	4	8

NOTES:
1. THESE CONNECTIONS ARE TYPICAL, UNO.
2. NUMBER OF BOLTS IN UPSET BEAM CONNECTIONS DETERMINED BY SMALLER OF TWO BEAMS AT CONNECTION.
3. ALL AROUND 1/4" FILLET WELD MAY BE SUBSTITUTED FOR EITHER BOLTED CONNECTION.
4. ALL BOLTS, 3/4" DIAMETER, A325-N, UNO.



2 BEAM SPLICE DETAIL

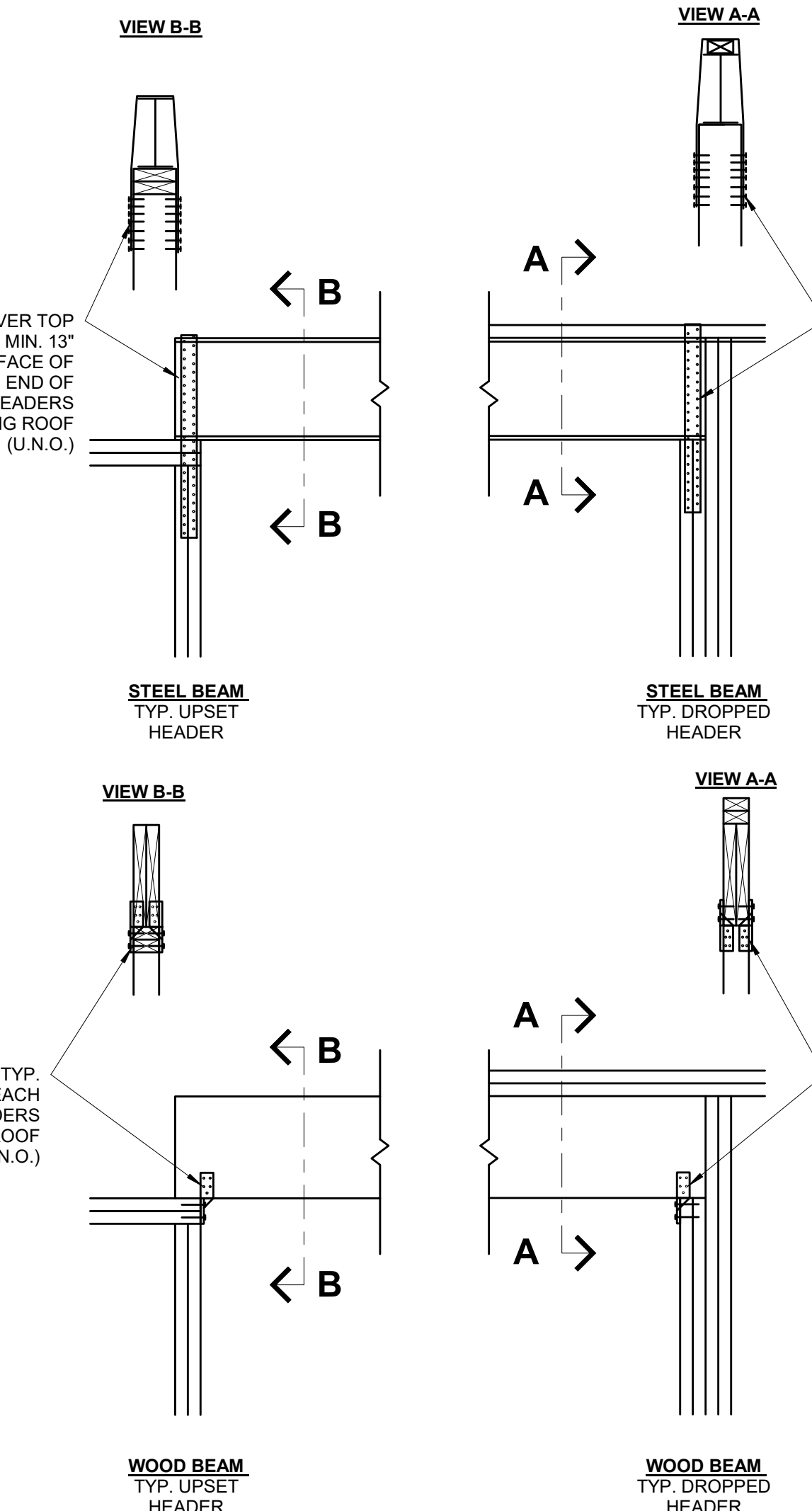
S3.1 1 1/2" = 1'-0"



- NOTES:**
1. EACH 2x PLY SHALL BE FASTENED WITH (1) ROW OF 10d NAILS AT 9" OC, ALTERNATING SIDE TO SIDE.
2. 1.4" MIN EDGE DISTANCE, AND STARTING 2 1/2" FROM EACH END.
3. EXTEND FULL AREA OF COLUMN AS SOLID BLOCKING THROUGH JOIST BAYS AND WALLS TO LOAD-BEARING BEAM/WALL BELOW.

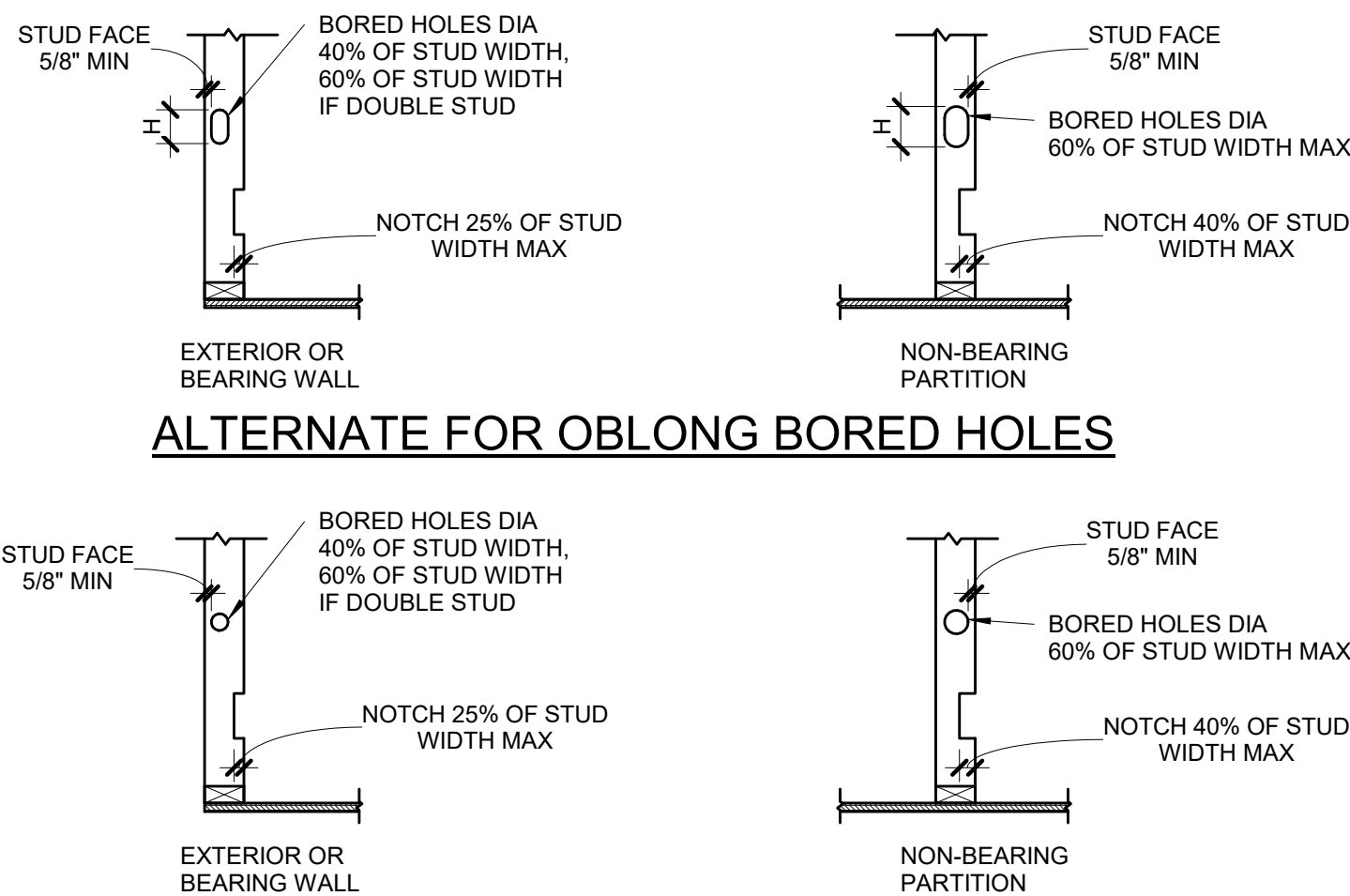
1 BUILT-UP STUD COLUMN

S3.1 1 1/2" = 1'-0"



6 ROOF SUPPORTING BEAM HOLD DOWN

S3.1 3/4" = 1'-0" (COMPLIANCE WITH IRC R802.11)



PENETRATIONS THRU STUDS					
WALL SIZE	BORED HOLE SIZE		WALL NOTCH		
	STUDS LOAD BEARING OR EXTERIOR WALL	NON LOAD BEARING WALL	LOAD BEARING WALL	NON LOAD BEARING WALL	
2x4	1 3/8"	60%	2 1/8"	7/8"	1 3/8"
(2) 2x4	2 1/4"	2 1/8"	3 15/16"	1 3/8"	2 1/4"
2x6	2 1/4"	3 5/16"	4 3/8"	1 13/16"	2 7/8"
(2) 2x6	2 7/8"	-	4 3/8"	1 13/16"	2 7/8"
2x8	-	4 3/8"	4 3/8"	1 13/16"	2 7/8"
(2) 2x8	-	-	-	-	-

PLATES:
TOP AND BOTTOM PLATE HOLE, CUT OR NOTCH THAT IS 50% MORE OF WIDTH MUST BE REPAIRED USING 16 GA (MIN) METAL TIE THAT IS AT LEAST 1-1/2" WIDE IF WALL IS A SHEAR WALL IT MUST BE REPAIRED USING HARDY FRAME SADDLE (HFS).

NOTE:
SEE SECTION R602.6 AND FIGURES R602.6.1 AND R602.6.2

5 DRILLING & NOTCHING DETAIL

S3.1 3/4" = 1'-0"

1625 LOCUST ST
KANSAS CITY, MO 64108
816.421.3222
www.apex-engineers.com

STRUCTURAL DESIGN REVIEW
KANSAS ENGINEERING LICENSE: E-692
MISSOURI ENGINEERING LICENSE: 2003004673

PROJECT: FRENCH RESIDENCE - DETACHED GARAGE
12 W 7TH ST
PARKVILLE, MO 64152
CLIENT: DRAW ARCHITECTURE + URBAN DESIGN LLC
214 W 21ST ST, SUITE 200
KANSAS CITY, MO 64108

PROJECT #: 41027
DRAWN BY: APX
CHECKED BY: BDC
SUBMITTAL DATE: 2024.07.23

COMMENTS

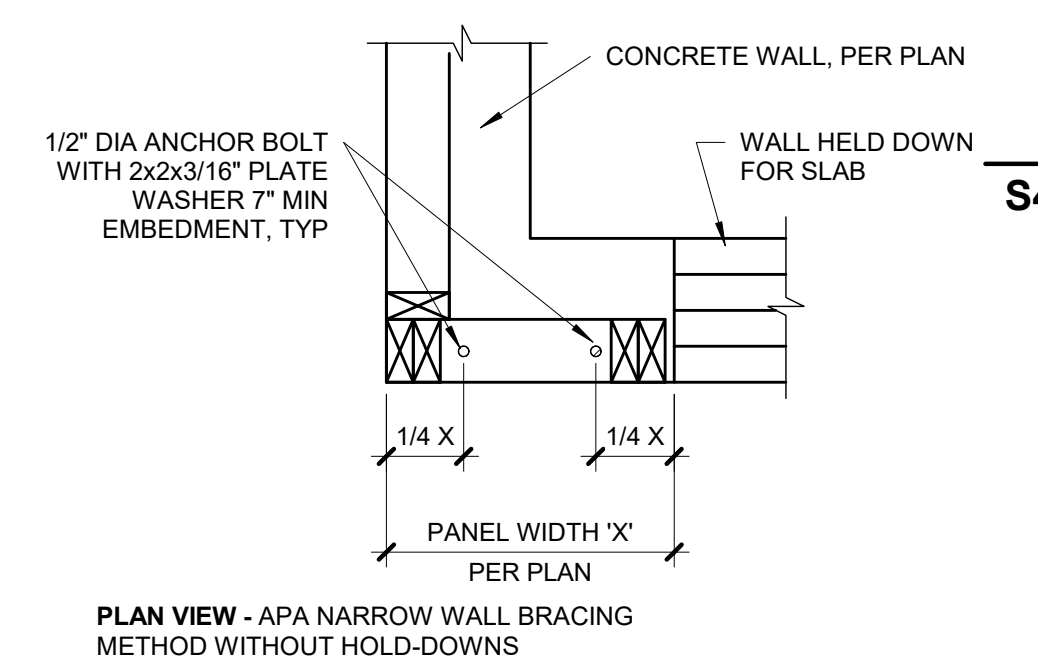
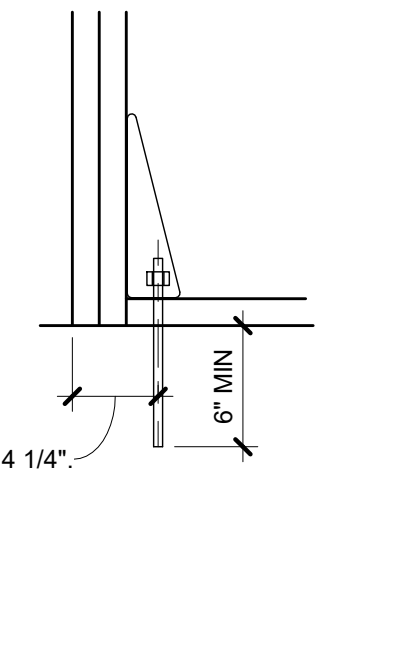
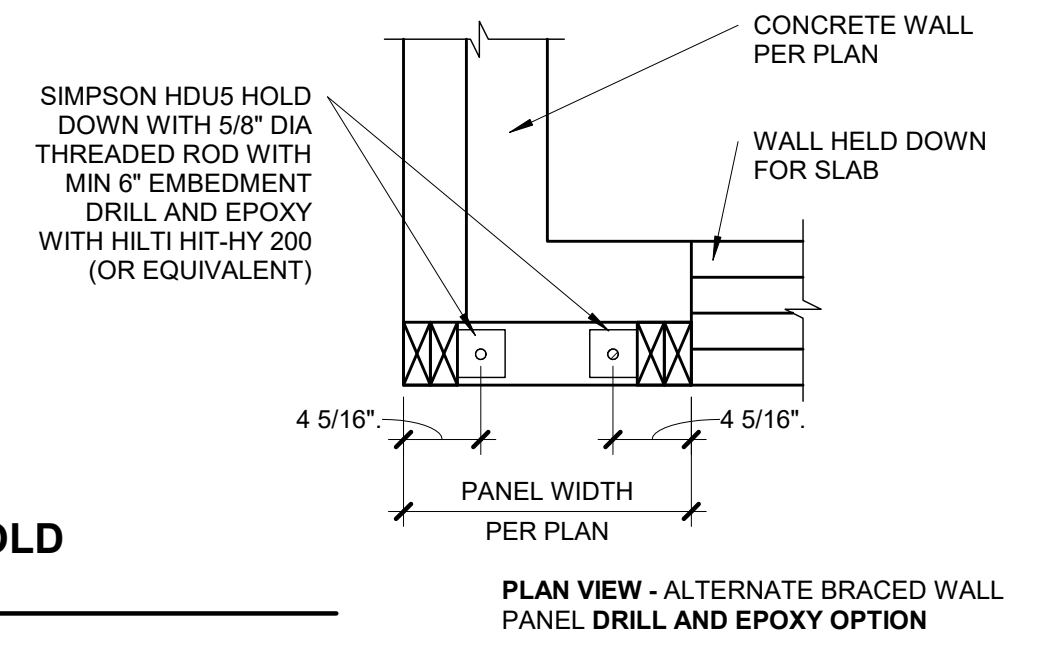
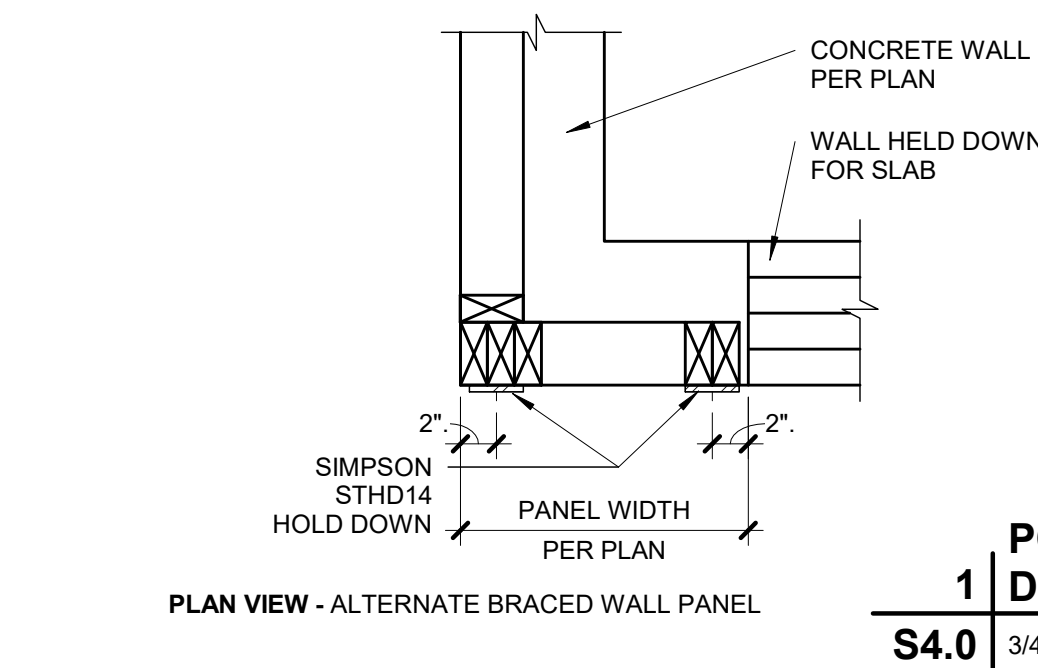
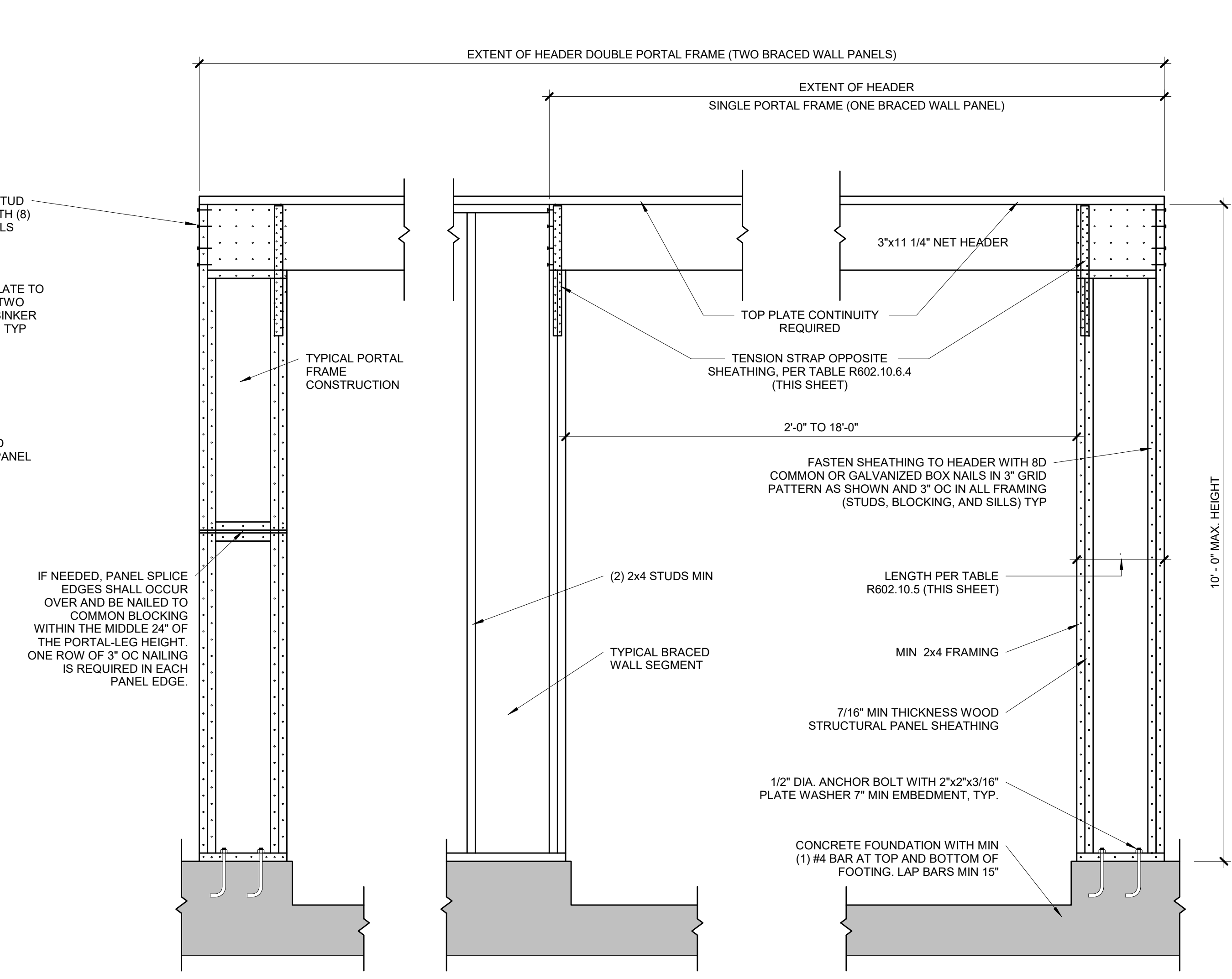
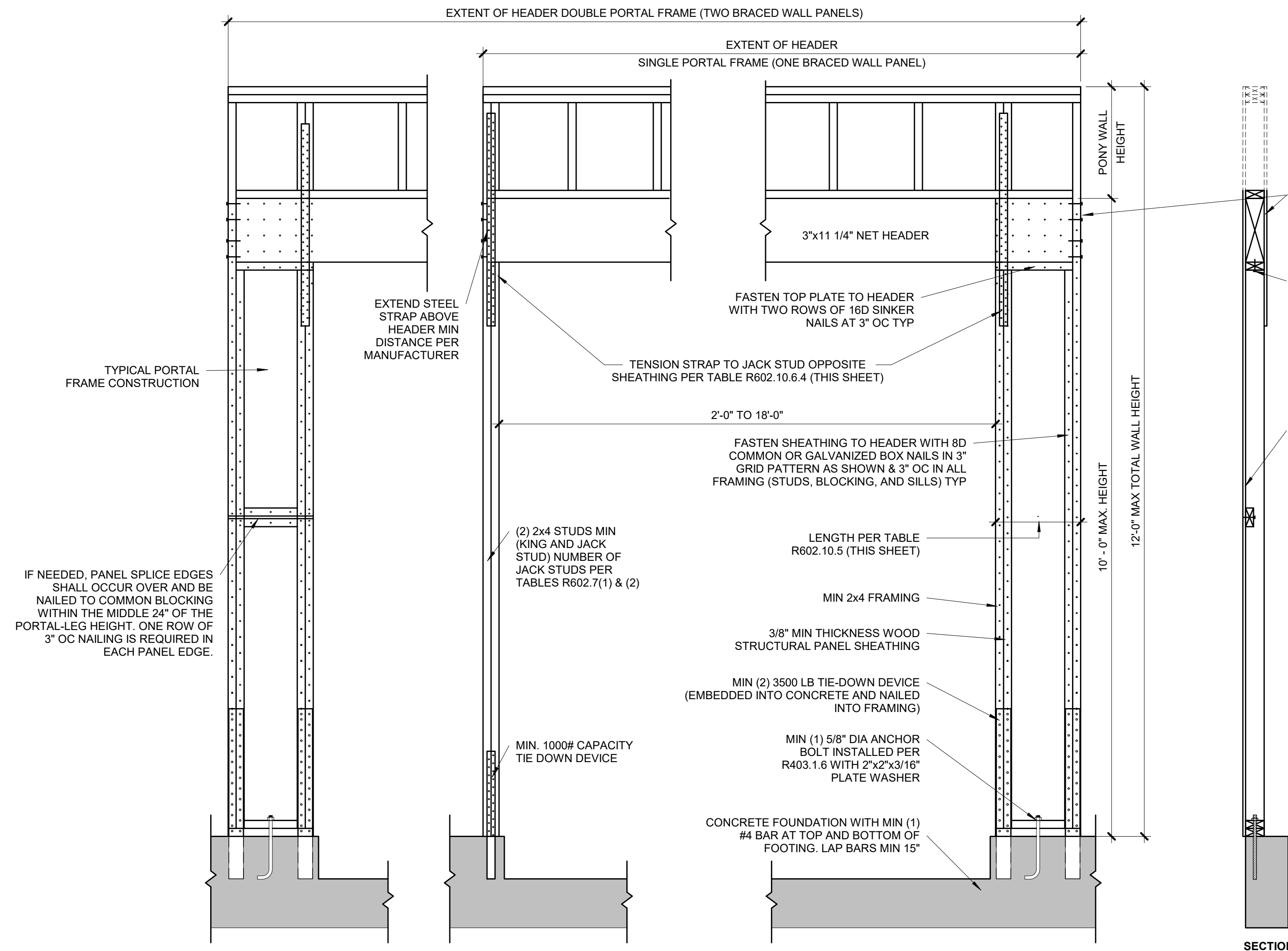
DATE

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SHEET: FRAMING DETAILS

S3.1

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PORTAL FRAME AT GARAGE DOOR WITHOUT HOLD DOWNS (METHOD PFG)

1
S4.0
ALT

3/4" = 1'-0" (ALT ALLOWED AT GARAGE DOOR ONLY) (PER IRC R602.10.6.3)

TABLE R602.10.5 (PARTIAL)

METHOD	MINIMUM LENGTH OF BRACED WALL PANELS					
	MIN LENGTH (INCHES)					
	8 FEET	9 FEET	10 FEET	11 FEET	12 FEET	
1. SUPPORTING ROOF ONLY	16	16	16	16	16	
2. ONE STORY AND ROOF	24	24	24	24	24	
PFG	24	27	30	30	30	

NOTE: MAX HEADER HEIGHT IS 10'-0", BUT WALL HEIGHT SHALL BE PERMITTED TO BE INCREASED TO 12'-0" WITH PONY WALL.

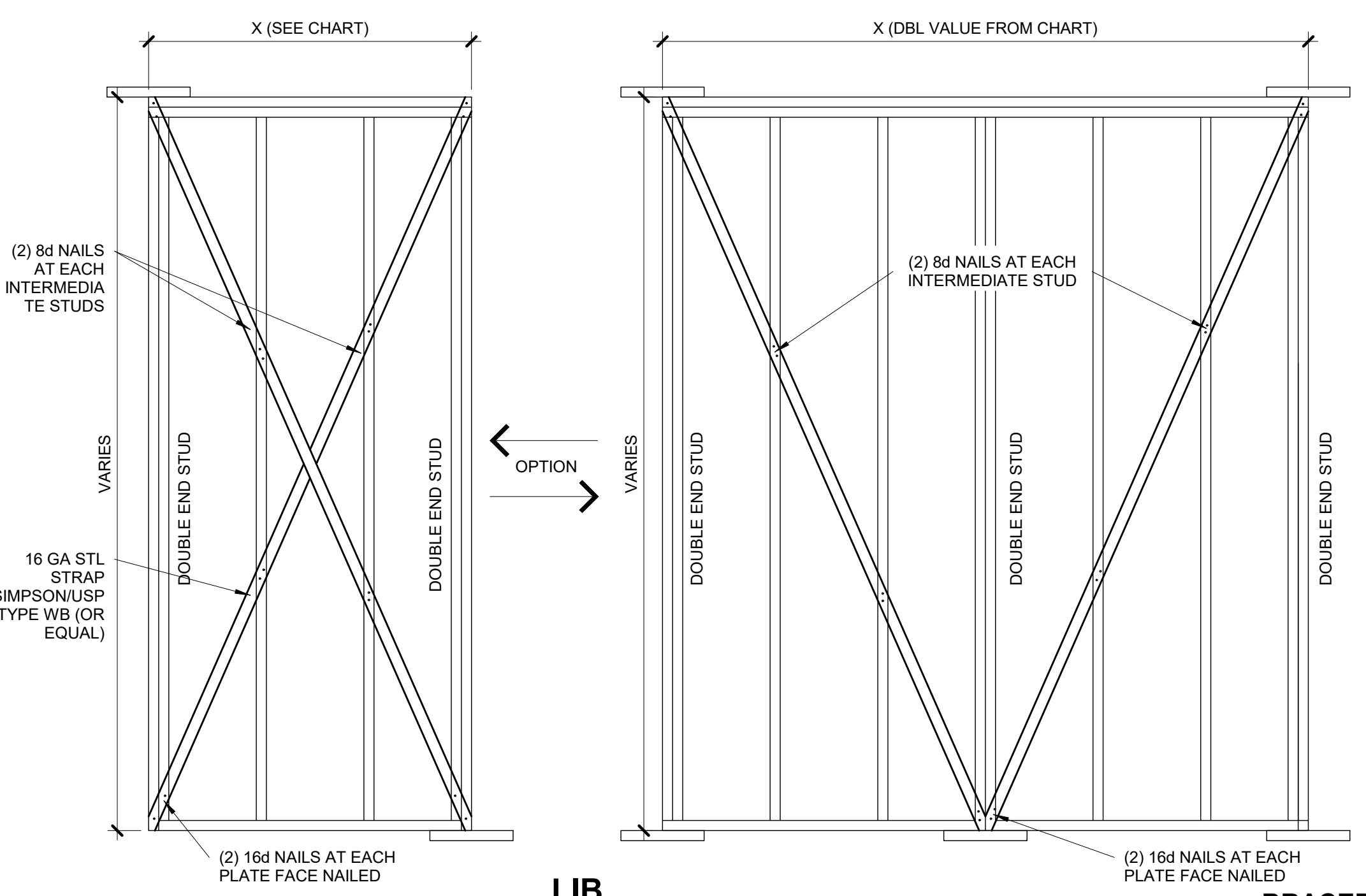
TABLE R602.10.6.4

TENSION CAPACITY STRAP TABLE				
MIN WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAX PONY WALL HEIGHT (FEET)	MAX TOTAL WALL HEIGHT (FEET)	MAX OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQ (LBS)
2x4 #2 GRADE	0	10	18	1,000
			9	1,000
	1	10	16	1,025
			18	1,275
	2	10	9	1,000
			16	2,175
	2	12	18	2,500
			9	1,500
	4	12	16	3,375
			18	3,975
2x6 STUD GRADE	2	12	9	2,750
			12	3,775
	2	12	9	1,000
			16	2,150
	4	12	18	2,550
			9	1,750

BRACED WALL METHODOLOGY
CONTINUOUS EXTERIOR SHEATHING (CS-WSP) PER WSP METHOD (BELOW) UNLESS OTHERWISE NOTED ON THE PLAN

XXXX EXTERIOR BRACED WALLS:
WSP METHOD:
WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" WITH MINIMUM SPAN RATING OF 24/0 FOR 16" OC STUD SPACING WITH 6d COMMON NAILS AT 6" OC EDGES AND 12" OC FIELD OR SHEATHING THICKNESS NOT LESS THAN 7/16" WITH MINIMUM SPAN RATING OF 24/16 FOR 24" OC SPACING WITH 8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN FIELD.
(NOTE: FRAMING MEMBERS 16" OC MAX UNBLOCKED, AND WITH SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS)

///// INTERIOR BRACED WALLS (REF 2/S4.0):
GB METHOD:
1/2" MIN GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED WITH #6 - 1 1/4" TYPE "W" OR "S" DRYWALL SCREWS AT 7" OC EDGES AND FIELD (MIN. 4'-0" SECTION FOR BOTH SIDES.)
OR
LIB METHOD:
1 1/4" WOOD FASTENED WITH (3) 8d COMMON NAILS OR SIMPSON / USP 16 GA TYPE WB (OR EQUAL) STL X-BRACE(S) AT 45° TO 60° ANGLES, MAXIMUM 16" OC STUD FASTENED PER MANUFACTURER'S SPECIFICATIONS.



BRACED WALL PANEL SCHEDULE

WALL HEIGHT	MIN WALL LENGTH (X)	MAX WALL LENGTH (X)
8'-0"	4'-7"	8'-0"
9'-0"	5'-2"	9'-0"
10'-0"	5'-9"	10'-0"
11'-0"	NP	-
12'-0"	NP	-

NOTE: BRACED WALL PANEL LENGTHS BASED ON WALL HEIGHT FOR IRC, LIB

BRACED WALL PANEL-IRC

2
S4.0

3/4" = 1'-0"

