

NOTES AND SPECIFICATIONS

ALL WORK IS SUBJECT TO CODES AND ORDINANCES OF CITY OF BRENTWOOD, MISSOURI.

PRIOR BEGINNING THE WORK THE GENERAL CONTRACTOR SHALL REVIEW ALL EXISTING CONDITIONS AT JOB SITE AND NOTIFY ABOUT OF ANY DRAINING INCONSISTENCY PRIOR CONSTRUCTION

CONTRACTOR(S) ARE SOLELY RESPONSIBLE FOR SAFETY OF PROCEDURES IN PERFORMANCE OF THEIR WORK

ALL MATERIALS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION

SITE TO BE NEATLY MAINTAINED DURING CONSTRUCTION, RESTORED TO ORIGINAL CONDITION AT END OF WORK

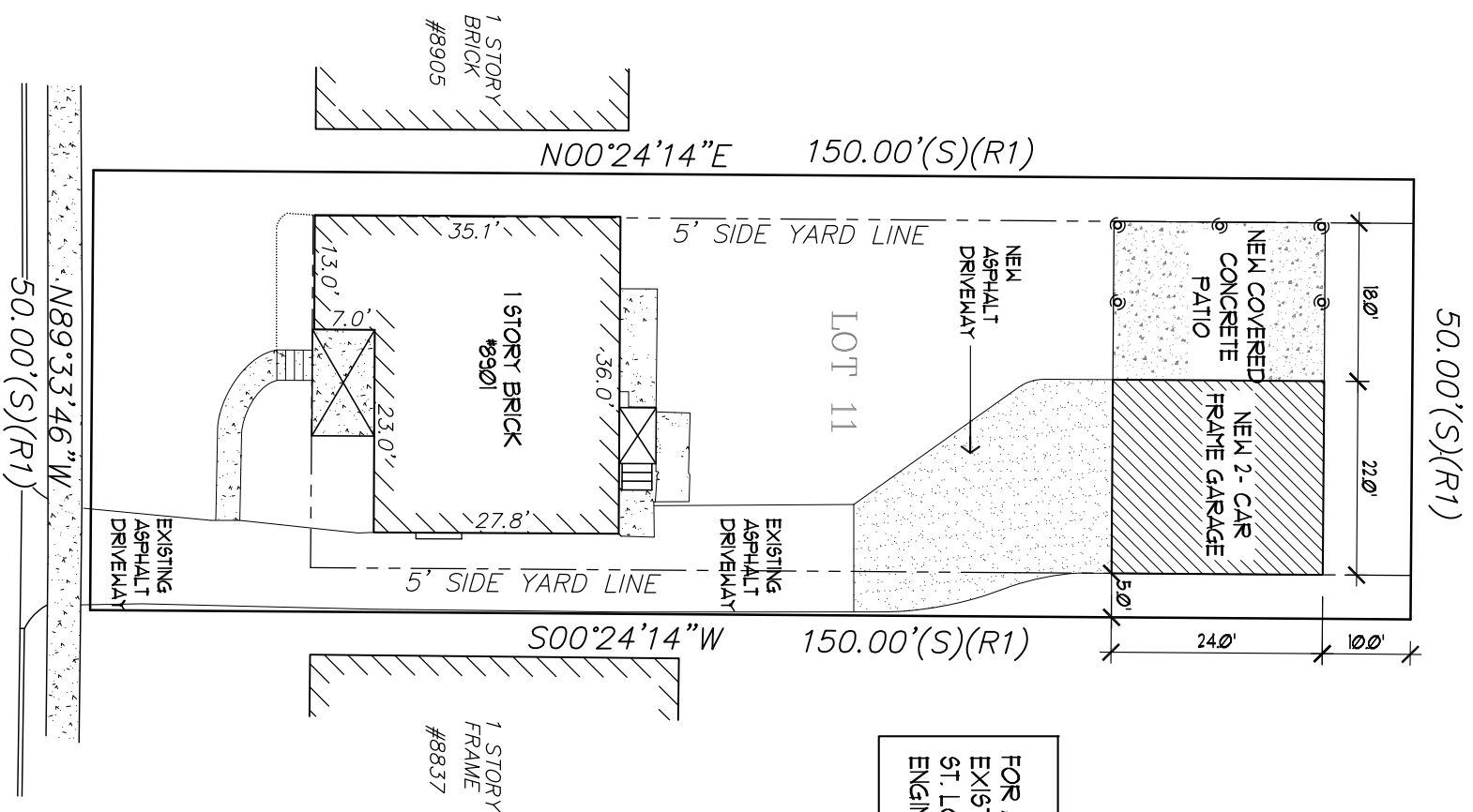
PROTECT EXISTING RESIDENCE FROM DUST, DEBRIS AND WEATHER EXPOSURE, PROVIDE SECURE SHELL FOR RENOVATION AREA.

PROTECT WORK IN PROGRESS AND DELIVERED MATERIAL FROM DAMAGE OR THEFT AND KEEP PREMISES BROOM CLEAN, CLEAR OF RUBBISH AND DEBRIS

MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT TYPICAL FOR STANDARD CONSTRUCTION OF ANY WORK SHALL BE INCLUDED IN THIS CONTRACT AS THOUGH IT WERE SHOWN IN THESE DOCUMENTS

DO NOT CUT OR DRILL STRUCTURAL MEMBERS WITHOUT PROFESSIONAL CONSULTATION, ANY CUTTING, DRILLING, STRAPPING OR BACKING REQUIRED FOR HYAC, PLUMBING OR ELECTRICAL WORK SHALL BE RESPONSIBILITY OF SUBCONTRACTOR FOR THEIR WORK

ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK TO BE DESIGN BUILD BY OWNER

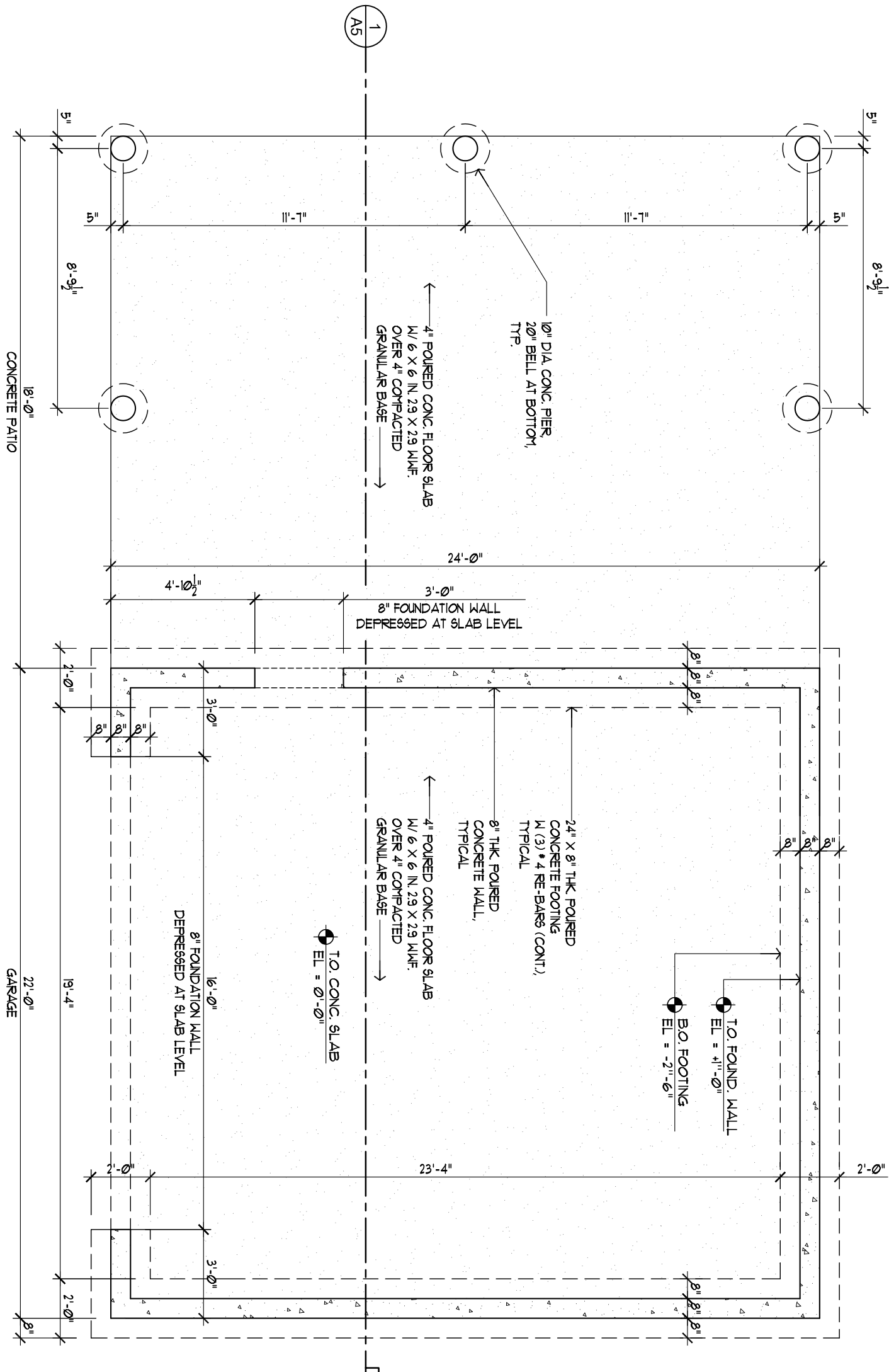


FOR ALL ADDITIONAL INFO REFER TO EXISTING SURVEY PREPARED BY ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC ON 04-23-20

MORITZ AVE



1 SITE PLAN
C1 SCALE: 1" = 20'-0"

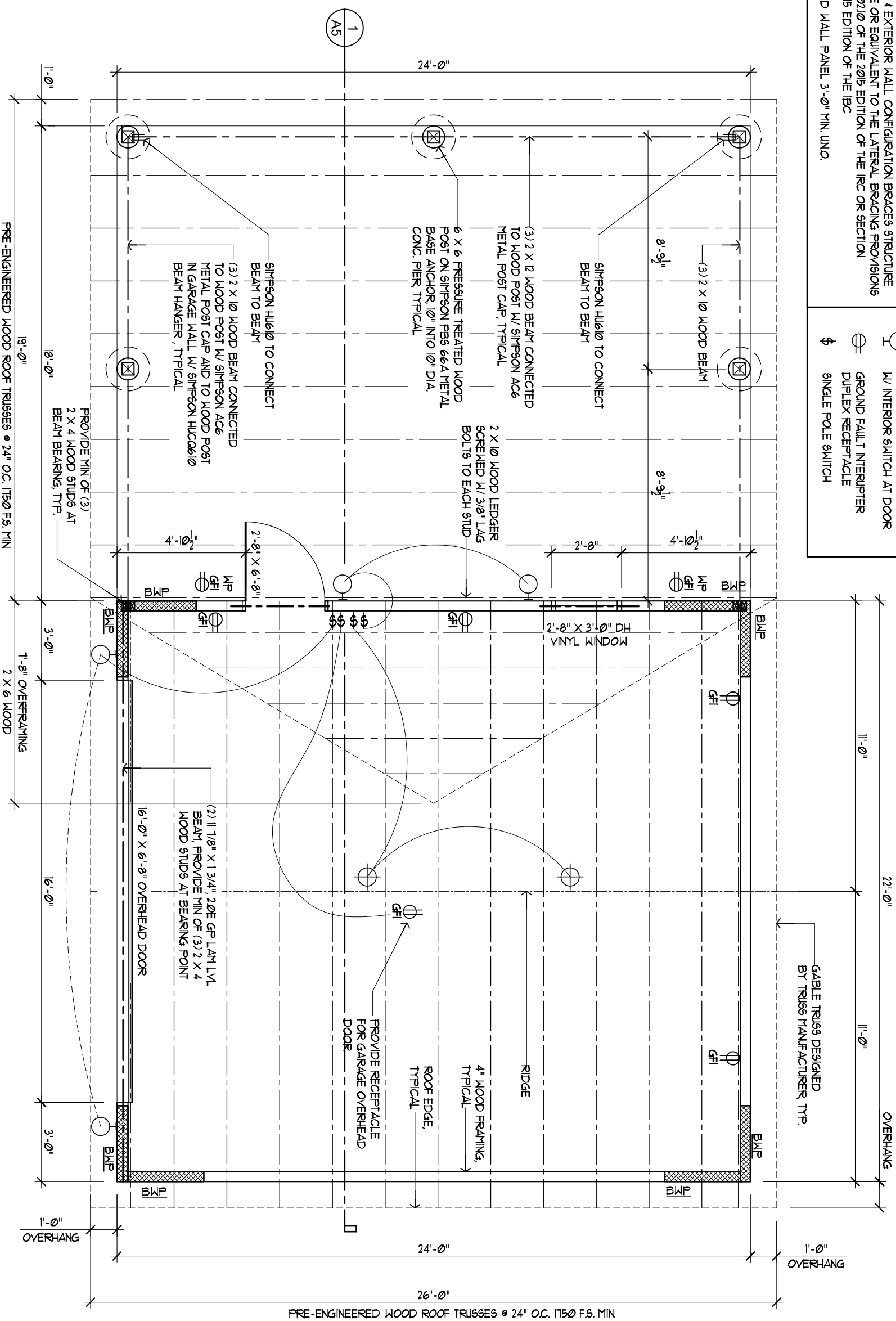


1
 FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

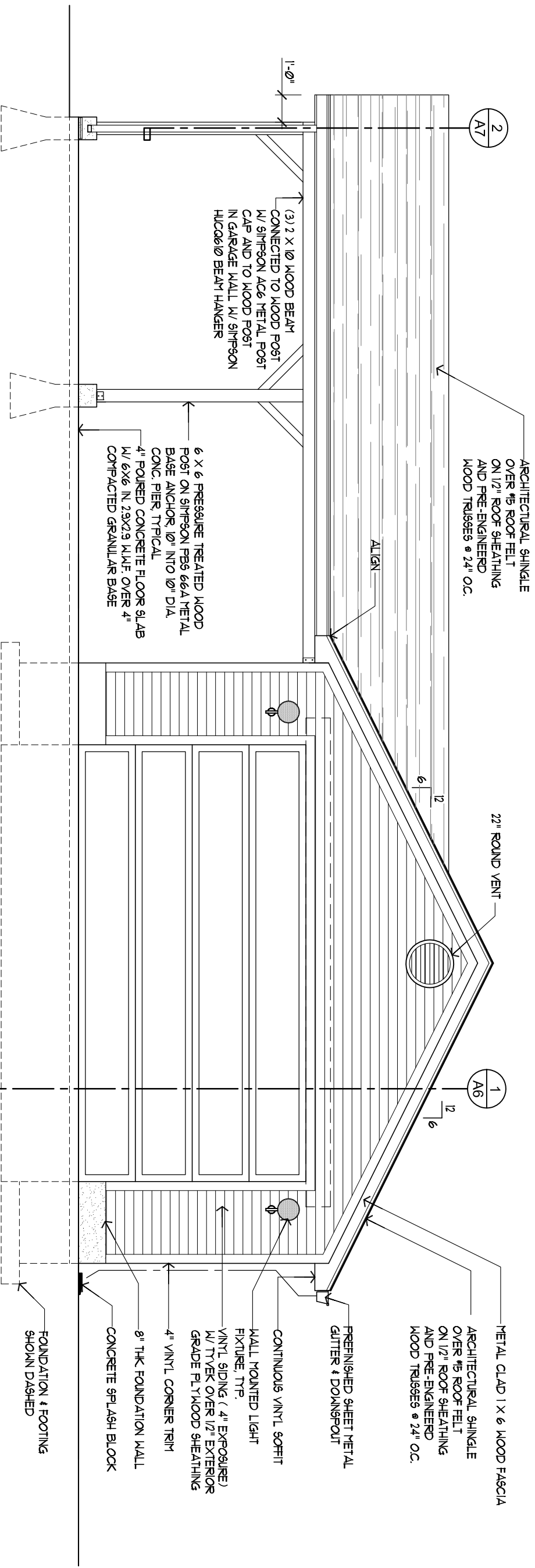
SHEET	DATE	REV.	PROJECT NAME
A1	06-29-20		RESIDENTIAL DETACHED GARAGE & COVERED PATIO
			8901 MORITZ AVE, BRENTWOOD, MO

MS DESIGN
 1643 CLAYTON SPUR CT.
 ST. LOUIS, MO 63011
 PHONE: 314-368-5555

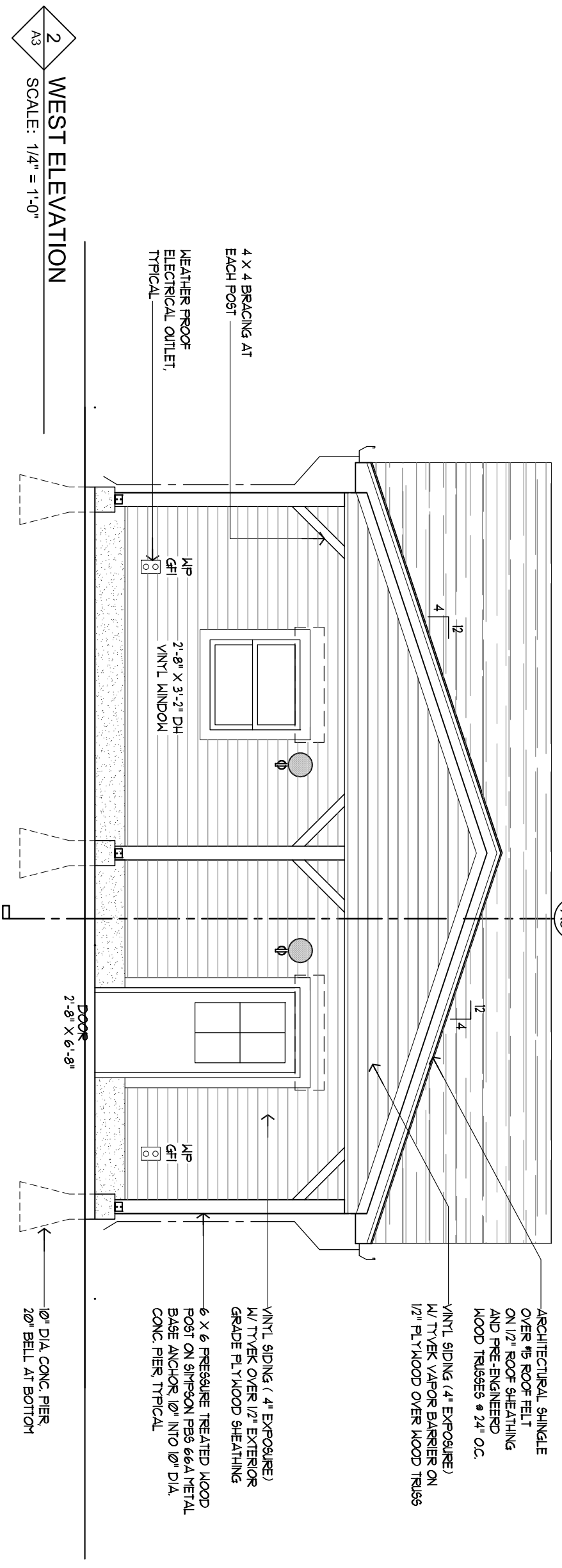
WALL BRACING NOTES	LEGEND
NOTES: 1. THIS PLAN IS LATERALLY SUPPORTED ACCORDANCE WITH SIMPLIFIED BRACING METHOD OF ST. LOUIS COUNTY 2. THE INTERIOR & EXTERIOR WALL CONFIGURATION BRACES STRUCTURE IN ACCORDANCE OR EQUIVALENT TO THE LATERAL BRACING PROVISIONS OF SECTION R602.10 OF THE 2015 EDITION OF THE IRC OR SECTION 2305 OF THE 2015 EDITION OF THE IBC BWP - BRACED WALL PANEL 3'-0" MIN. UNO.	



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



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



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

2
A7

ARCHITECTURAL SHINGLE
OVER #5 ROOF FELT
ON 1/2" ROOF SHEATHING
AND PRE-ENGINEERED
WOOD TRUSSES @ 24" O.C.

ALIGN

(3) 2 X 10 WOOD BEAM
CONNECTED TO WOOD POST
W/ SIMPSON AC6 METAL POST
CAP AND TO WOOD POST
IN GARAGE WALL W/ SIMPSON
HICOG610 BEAM HANGER

6 X 6 PRESSURE TREATED WOOD
POST ON SIMPSON PFS 66A METAL
BASE ANCHOR 10" INTO 10" DIA.
CONC. PIER TYPICAL
4" POURED CONCRETE FLOOR SLAB
W/ 6X6 IN. 29X29 W/AF OVER 4"
COMPACTED GRANULAR BASE

22" ROUND VENT

1
A6

METAL CLAD 1 X 6 WOOD FASCIA
ARCHITECTURAL SHINGLE
OVER #5 ROOF FELT
ON 1/2" ROOF SHEATHING
AND PRE-ENGINEERED
WOOD TRUSSES @ 24" O.C.

PRE-FINISHED SHEET METAL
GUTTER & DOWNSPOUT

CONTINUOUS VINYL SOFFIT
WALL MOUNTED LIGHT
FIXTURE TYP.

VINYL SIDING (4" EXPOSURE)
W/ TYVEK OVER 1/2" EXTERIOR
GRADE PLYWOOD SHEATHING

4" VINYL CORNER TRIM

8" THK FOUNDATION WALL

CONCRETE SPLASH BLOCK
FOUNDATION & FOOTING
SHOWN DASHED

ARCHITECTURAL SHINGLE
OVER #5 ROOF FELT
ON 1/2" ROOF SHEATHING
AND PRE-ENGINEERED
WOOD TRUSSES @ 24" O.C.

VINYL SIDING (4" EXPOSURE)
W/ TYVEK VAPOR BARRIER ON
1/2" PLYWOOD OVER WOOD TRUSSES

VINYL SIDING (4" EXPOSURE)
W/ TYVEK OVER 1/2" EXTERIOR
GRADE PLYWOOD SHEATHING

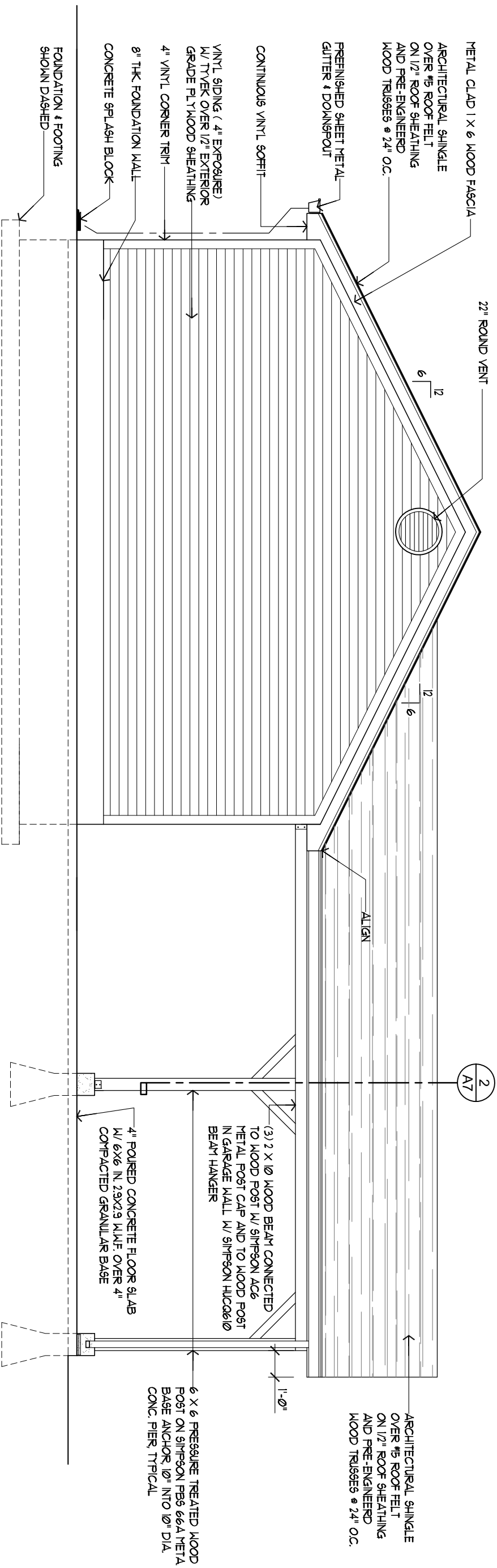
6 X 6 PRESSURE TREATED WOOD
POST ON SIMPSON PFS 66A METAL
BASE ANCHOR 10" INTO 10" DIA.
CONC. PIER TYPICAL

2'-8" X 6'-8" DOOR

4 X 4 BRACING AT
EACH POST
WEATHER PROOF
ELECTRICAL OUTLET,
TYPICAL

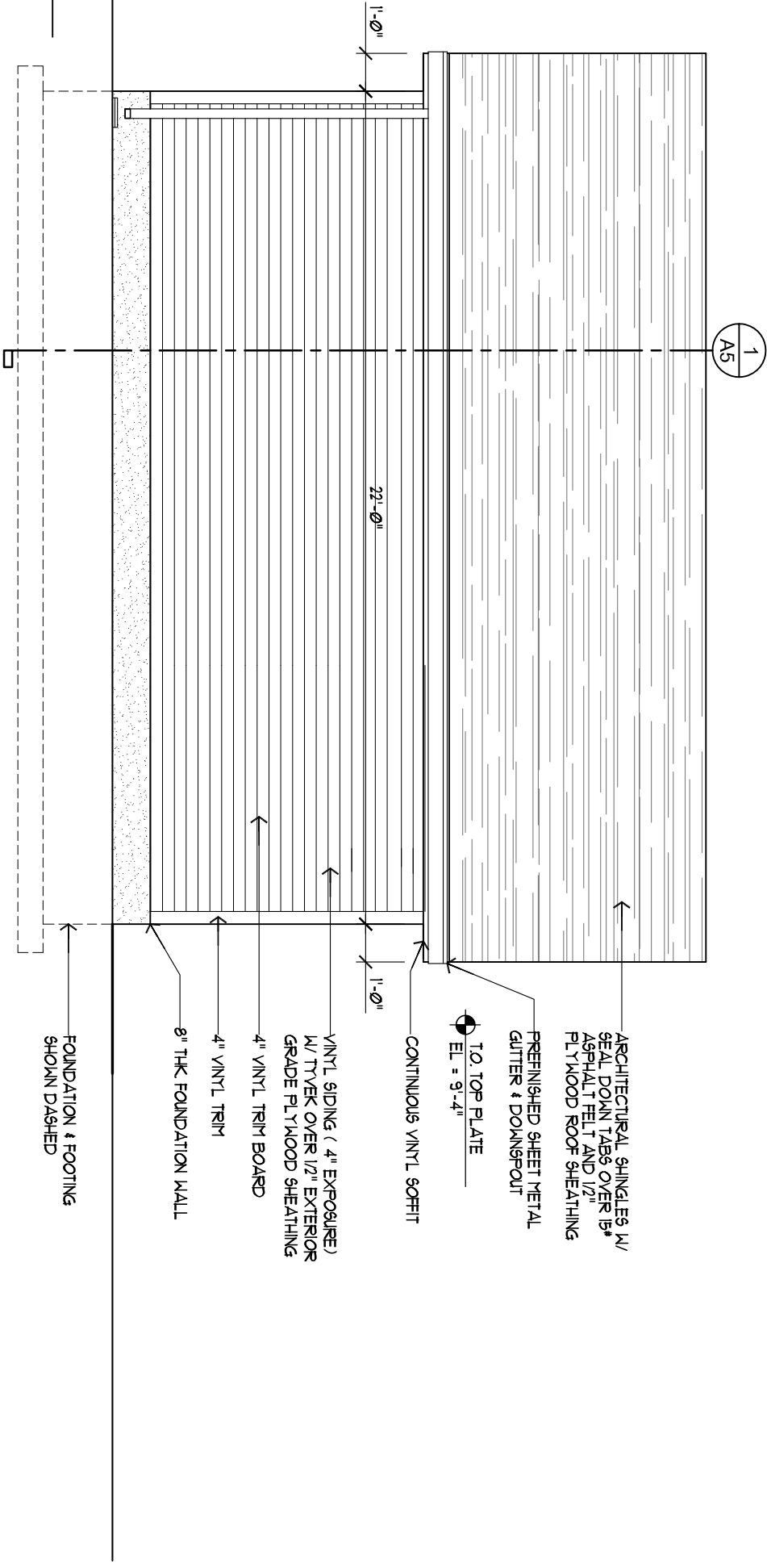
2'-8" X 3'-2" DH
VINYL WINDOW

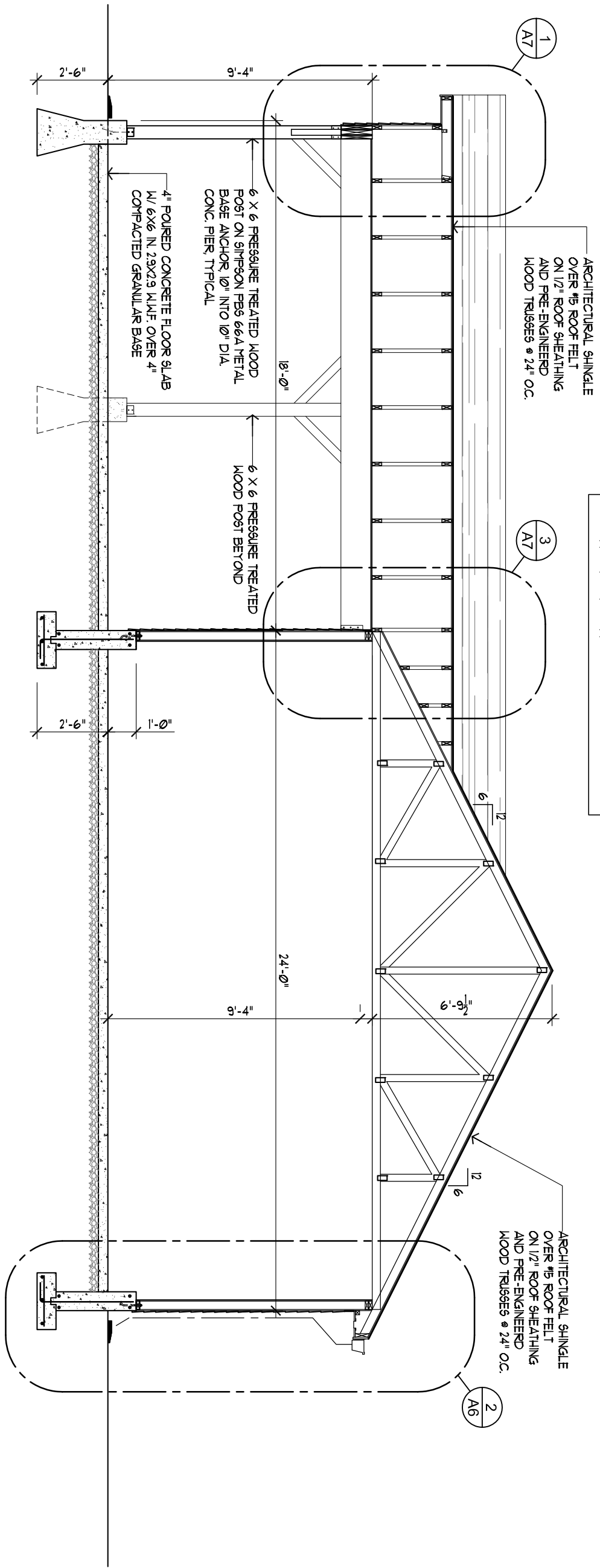
10" DIA CONC. PIER
20" BELL AT BOTTOM



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

2 EAST ELEVATION
SCALE: 1/4" = 1'-0"





SUBMIT TRUSS SPECIFICATION SHEETS, SEALED BY PROFESSIONAL A MISSOURI REGISTERED ENGINEER TO THE BUILDING INSPECTOR PRIOR INSTALLATION. SHEETS MUST BE SPECIFIC AND CORRESPOND TO ACTUALLY TRUSSES USED.

1 BUILDING SECTION
 A5 SCALE: 1/4" = 1'-0"

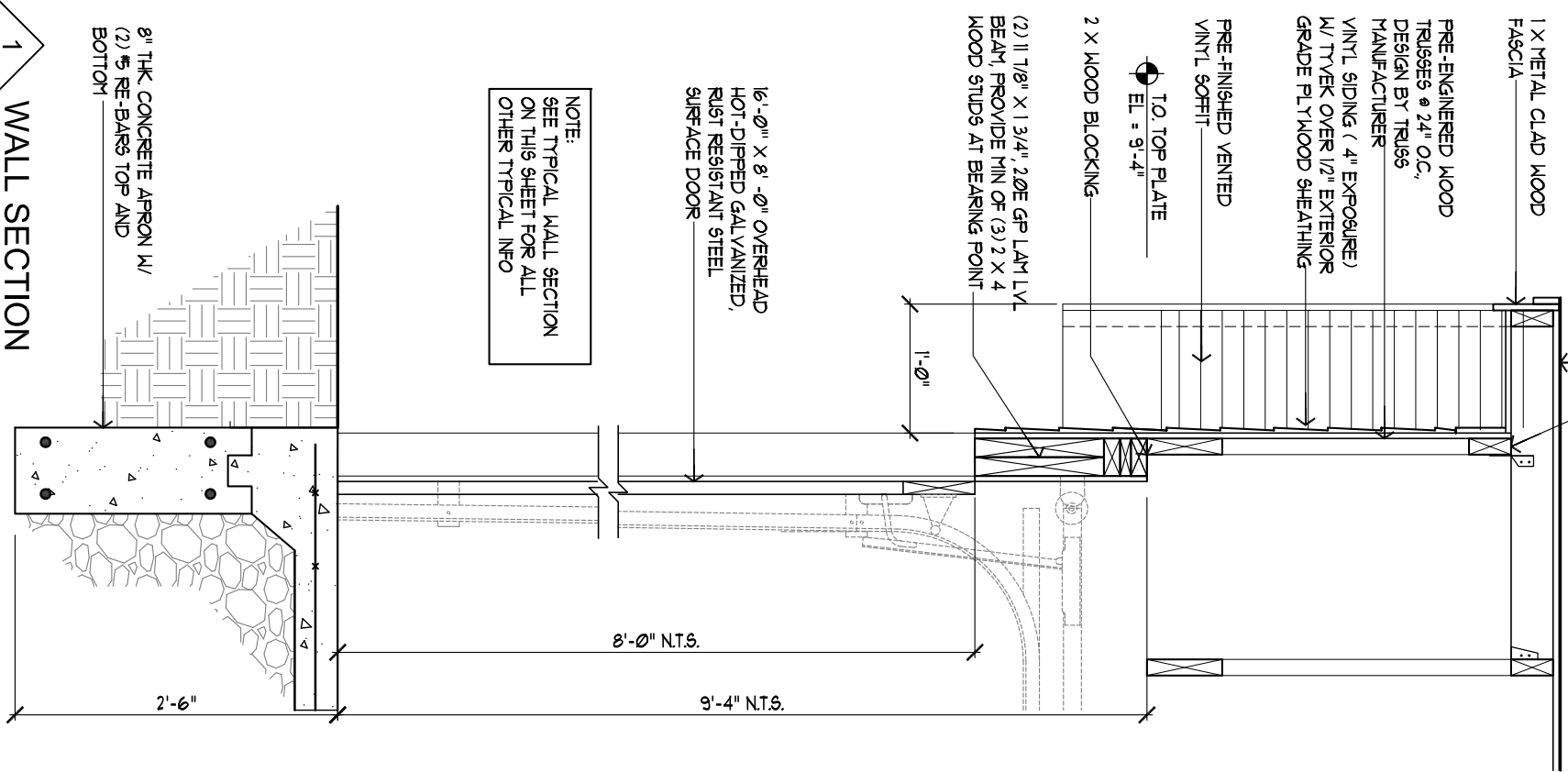
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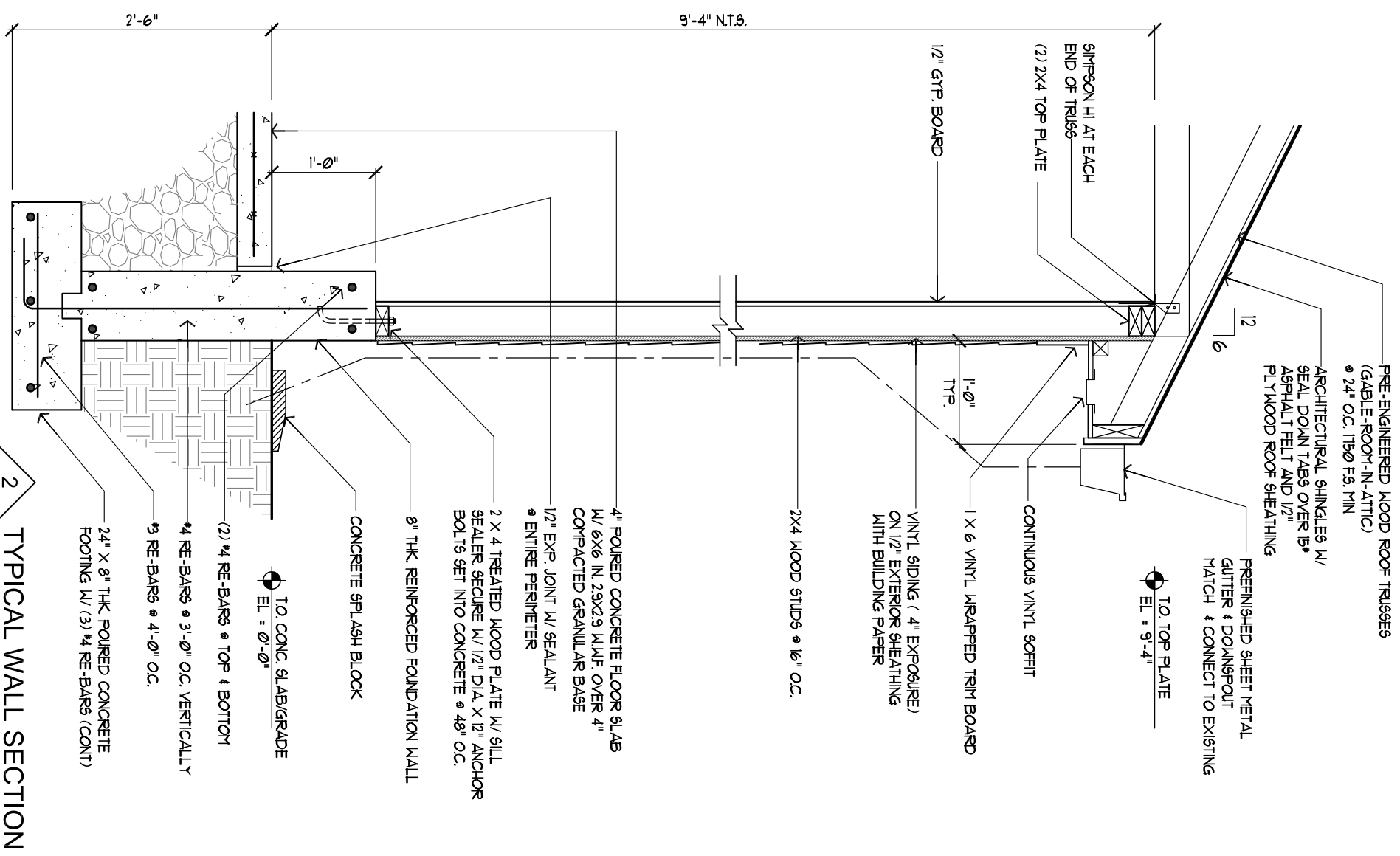
SUBMIT TRUSS SPECIFICATION SHEETS, SEALED BY PROFESSIONAL A MISSOURI REGISTERED ENGINEER TO THE BUILDING INSPECTOR PRIOR INSTALLATION. SHEETS MUST BE SPECIFIC AND CORRESPOND TO ACTUALLY TRUSSES USED.

ARCHITECTURAL SHINGLE OVER #15 ROOF FELT ON 1/2" ROOF SHEATHING AND PRE-ENGINEERED WOOD TRUSSES @ 24" O.C.
GABLE TRUSS DESIGNED BY TRUSS MANUFACTURER



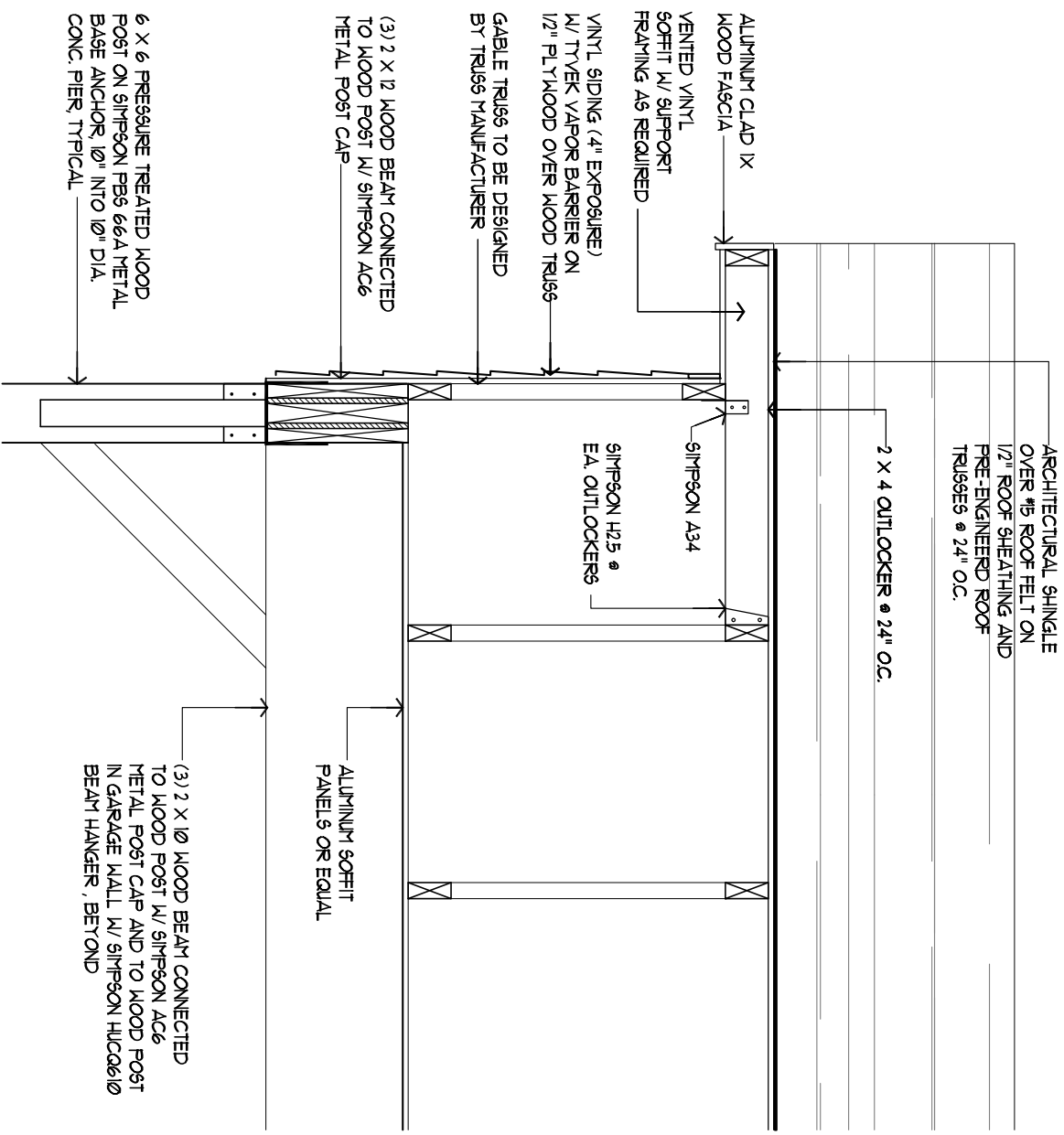
NOTE:
SEE TYPICAL WALL SECTION ON THIS SHEET FOR ALL OTHER TYPICAL INFO

1 WALL SECTION
SCALE: 3/4" = 1'-0"

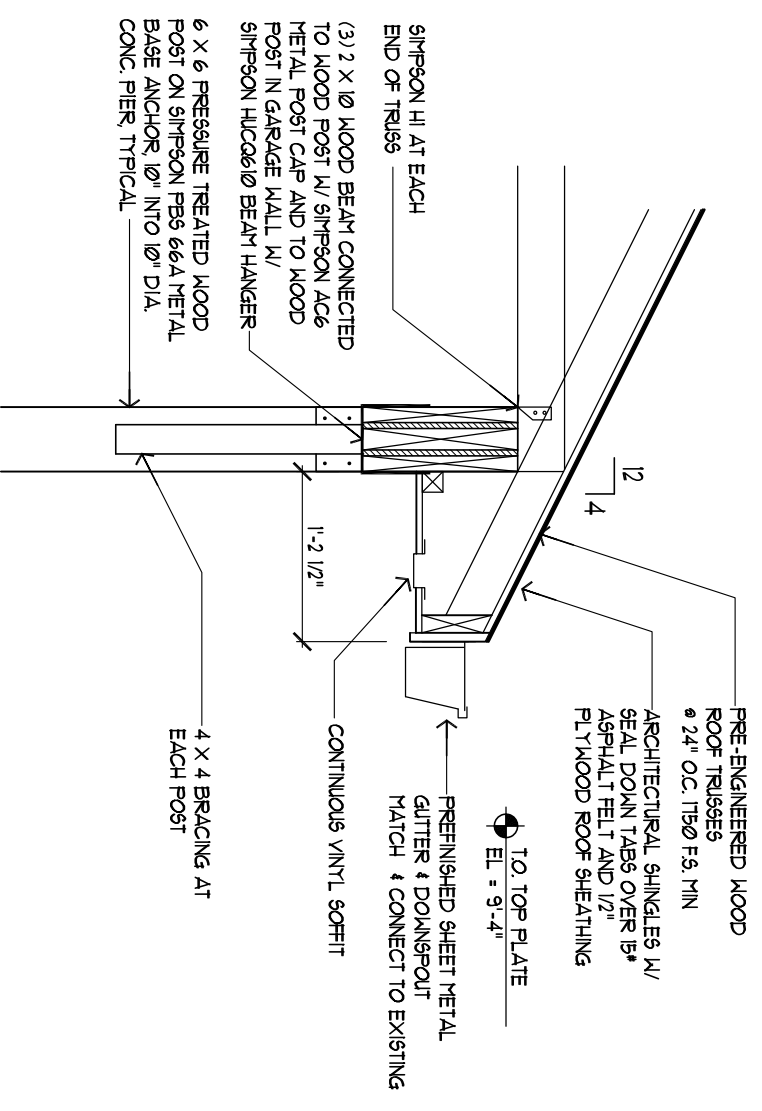


2 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

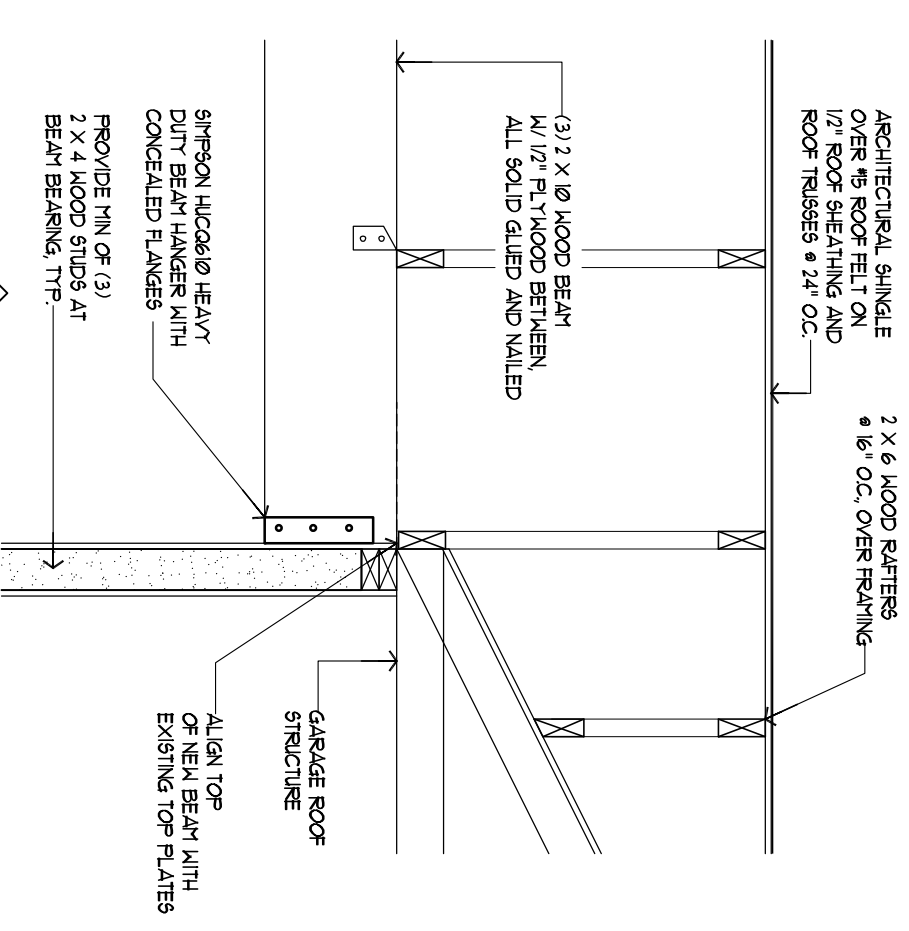
1 SECTION
SCALE: 3/4" = 1'-0"



2 SECTION
SCALE: 3/4" = 1'-0"



3 SECTION
SCALE: 3/4" = 1'-0"



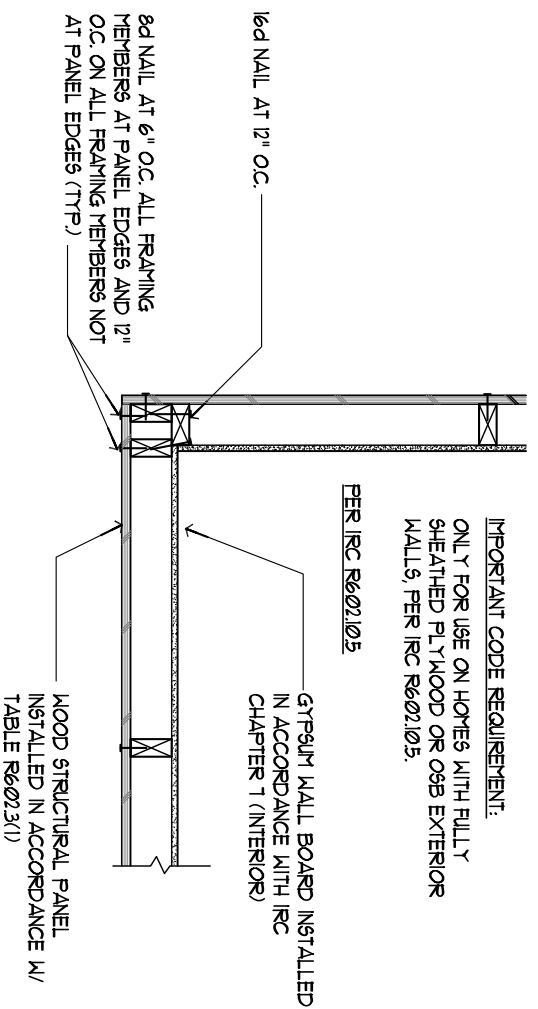


FIGURE 1
OUTSIDE CORNER BRACING DETAIL
 NOT TO SCALE

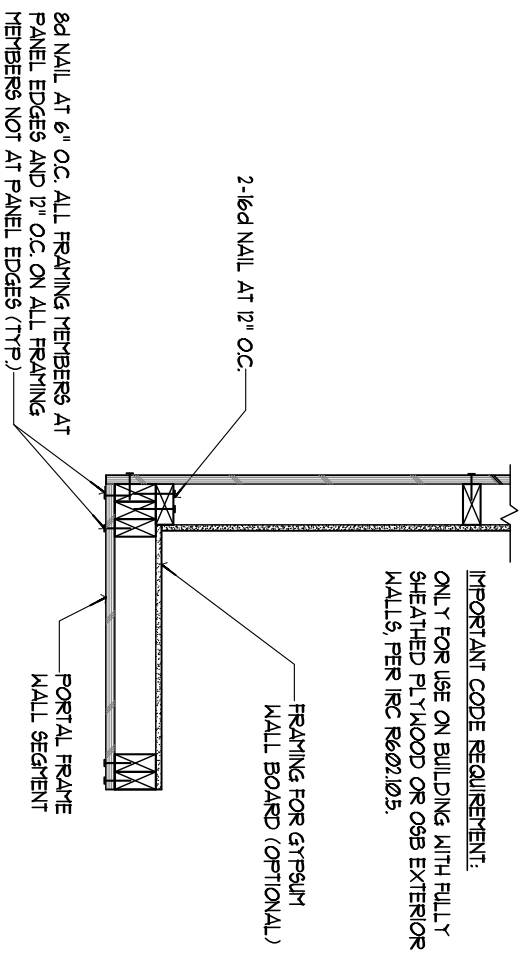
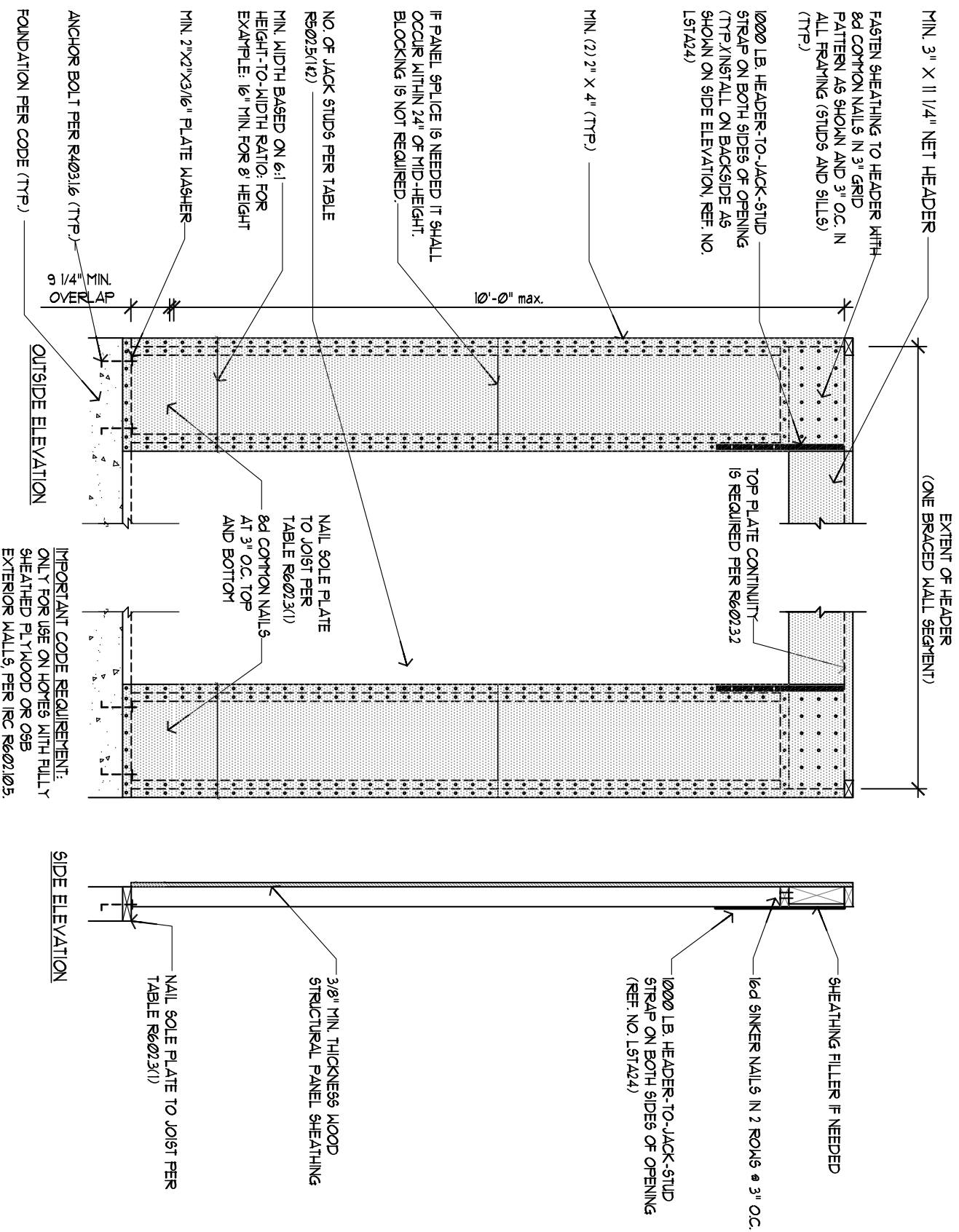


FIGURE 2
CORNER DETAIL USED IN CONJUNCTION
W/ PORTAL FRAME
 PER IRC R602.10.5



APA DETAIL OF NARROW WALL BRACING METHOD
WITHOUT HOLD-DOWNS
 NOT TO SCALE

1 WALL BRACING DETAILS
 NOT TO SCALE