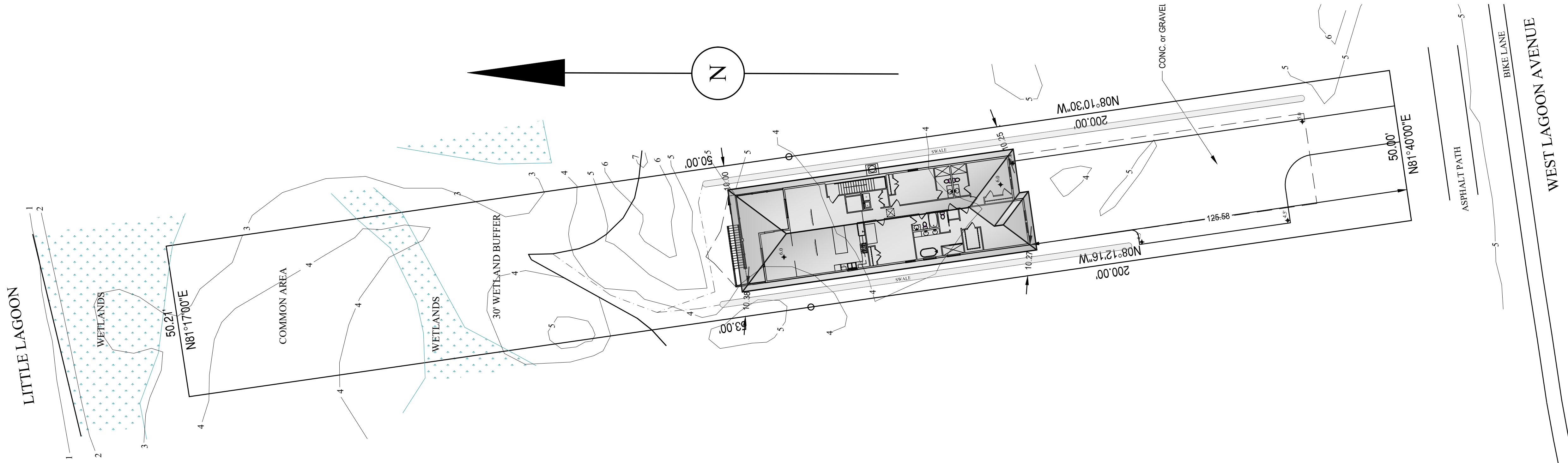


LONGHOUSE
1448 LAGOON AVE. WEST
LOT 4, SOLLIE BEACH SUBDIVISION
GULF SHORES, ALABAMA



Parcel Info
PIN 388018
PARCEL 67-06-24-3-001-020.001

OWNER 800 L L C
MAILING ADDRESS 3021 BELL ST, NEW ORLEANS, LA 70119
PROPERTY ADDRESS 1448 LAGOON AVE W

LEGAL DESCRIPTION50' X 253' IRR LOT 4 SOLLIE BEACH
SUBDIVISION A RE-PLAT OF L OTS 22, 23 & 24, BLOCK D OF THE CARL
T MARTIN UNIT OF GULF S HORES SLIDE 2736-C LYING IN THE CITY
OF GULF SHORES SEC 24-T 9S-R3E (WD)

Randy Heath and New Orleans Custom Home Design assumes no liability for any structure built from these plans. Although every effort has been made in preparing these plans, the contractor must check all details for accuracy or errors and be responsible for same. Any deviation from these plans must first receive approval from the Owner.

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BUILDING CODE AND ORDINANCES

2021 INTERNATIONAL RESIDENTIAL BUILDING CODE
MINIMUM WIND SPEED REQUIREMENY (V_{ult}) REQUIREMENT OF 160 MPH. (EXPOSURE C)

JULY 2017 FEMA PANEL #01003C1076M-ZONE VE (EL13)
LOWEST STRUCTURAL MEMBER (+/-) : 14 FEET ABOVE SEA LEVEL
OWNER TO VERIFY WITH ELEVATION CERTIFICATE BY A REGISTERED PLS

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Project Information

LONGHOUSE
Lot 4, Sollie Beach Subdivision
Gulf Shores, Alabama

Applicable Codes: International Residential Code, 2021 ed.

Owner	MTMA NOLA, LLC 3021 Bell Street New Orleans, LA 70119 (504) 222 - 2458
Designer:	Randy Heath New Orleans Custom Home Design 3409 Virginia Drive Metairie, Louisiana 70002 Office (504) 717-6534 E-mail nocustomhome@gmail.com

AREA TABULATIONS	SQUARE FEET
GROUND FLOOR (BREAKAWAY)	215
FIRST FLOOR H&C	2461
VERANDA	315
TOTAL BUILDING AREA	2991

New Orleans Custom Home Design
New Orleans, Louisiana
(504) 717-6534
nocustomhome@gmail.com



RRArpPE
L.E. STIFFLER,
ENGINEER
LLC

309 W. LAUREL AVE.
FOLEY AL 36635
855-943-8501
251-262-2474 FAX
randy@leengr.com

JOB NUMBER:

LES 250105

LONGHOUSE
1448 LAGOON AVE. WEST
LOT 4, SOLLIE BEACH SUBDIVISION
GULF SHORES, ALABAMA

DATE:
02.08.2025

DRAWN:

CHECKED:

REVISION:

02.22.2025

SCALE:
1" = 20'-0"

SHEET NO:

A-01
OF
17

GENERAL STRUCTURAL NOTES

STRUCTURAL WOOD NOTES:

1. PROVIDE 5/8" STRUCTURAL PLYWOOD ROOF DECKING AS PER specifications. EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION (APA) AND SHALL MET THE REQUIREMENTS OF THE MOST CURRENT APA PRODUCT STANDARD PS 1. APPLICATION AND NAILING OF PLYWOOD PANEL SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION UNLESS REQUIREMENTS NOTED ON THESE CONTRACT DOCUMENTS ARE MORE STRICT.
2. WALL SHEATHING SHALL BE 1/2". EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF THE MOST CURRENT APA PRODUCT STANDARD PS 1. APPLICATION AND NAILING OF PLYWOOD PANELS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER, UNLESS REQUIREMENTS NOTED ON THESE CONTRACT DOCUMENTS ARE MORE STRICT.
3. PLYWOOD WALL PANELS SHALL BE ORIENTED WITH FACE GRAIN PERPENDICULAR TO SUPPORT STUD.
4. PLYWOOD ROOF PANELS SHALL BE ORIENTED WITH FACE GRAIN PERPENDICULAR TO SUPPORT TRUSSES.
5. WOOD CONSTRUCTION, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE "CONVENTIONAL CONSTRUCTION PROVISIONS," INTERNATIONAL BUILDING CODE. ALL NAILING SHALL CONFORM TO TABLE 2304.9.1 "NAILING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE. UNLESS OTHER REQUIREMENTS NOTED ON THE DRAWINGS ARE MORE STRICT.
6. FOUNDATION PLATES FOR LOAD BEARING WALLS ON CONCRETE OR MASONRY WALLS SHALL BE PRESSURE TREATED LUMBER, #2 GRADE MINIMUM. SILLS SHALL BE ANCHORED TO CONCRETE OR MASONRY WITH 5/8" X 9" ANCHOR BOLTS SPACED 24" O.C. MAXIMUM. THERE SHALL BE A MINIMUM OF THREE BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 8" OF EACH END OF EACH PIECE. THERE SHALL BE NO SILL SPLICE UNDER ANY POST OR MULLION.
7. POSTS AND BEAMS CONSTRUCTED OF MULTIPLE LAMINATED VENEER LUMBER MEMBERS SHALL BE FASTENED TOGETHER ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
8. ALL JOISTS, ROOF BEAMS AND GIRDER'S SHALL HAVE FULL HORIZONTAL BEARING OF THE MEMBER OVER SUPPORT UNLESS OTHERWISE SHOWN. DO NOT OVERCUT.
9. PLYWOOD USED ON EXTERIOR BUILDING AND FORMS SHALL BE EXTERIOR GRADE.
10. USE NON-CORROSIVE, NON-STAINING ROUGH HARDWARE FOR EXTERIOR APPLICATIONS.
11. ALL BEAMS AND JOIST NOT BEARING ON SUPPORTING MEMBERS SHALL BE CONNECTED WITH "SIMPSON" HANGERS OR EQUIVALENT.
12. BOTTOM PLATES OF ALL FIRST FLOOR NON-LOAD BEARING PARTITIONS SHALL BE ANCHORED USING #8 CONCRETE NAILS AT 32" O.C. (OR EQUAL).
13. ALL LAG SCREWS SHALL BE PRE-DRILLED AS REQUIRED BY PROVISIONS OF THE NATIONAL DESIGN specification FOR WOOD CONSTRUCTION (AF & PA, 2012), PART 9.
14. ALL BEARING STUD WALLS AND SHEAR WALLS SHALL HAVE A CONTINUOUS DOUBLE TOP PLATE LAP SPLICE TOP PLATES MINIMUM 4'-0". FASTEN TOGETHER WITH MINIMUM (2) ROWS OF 10d NAILS AT 4" O.C., STAGGERED AT LAP SPLICE. FASTEN REMAINING TOP PLATES TOGETHER WITH MINIMUM (2) ROWS OF 10d NAILS AT 8" O.C., STAGGERED.
15. BOLT HOLES SHALL BE MAXIMUM 1/16" LARGER THAN BOLT HOLE DIAMETER. BOLTS SHALL NOT BE FORCIBLY DRIVEN. BOLT HEADS AND NUTS SHALL NOT BE COUNTERSUNK WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
16. TENSION ALL BOLTS 1/4 TURN BEYOND SNUG-TIGHT. SPOIL THREADS TO PREVENT BACK OFF OF NUT AFTER INSTALLATION.
17. PROVIDE 5/32" DIAMETER LEAD HOLES THROUGH FIRST LAMINATION FOR ALL NAILS LARGER THAN 16d.
18. ALL WOOD CONNECTORS SHALL BE BY "SIMPSON STRONG-TIE" OR EQUIVALENT. ALL JOISTS AND BEAMS NOT BEARING ON A SUPPORTING MEMBER SHALL BE FRAMED WITH AN APPROPRIATE WOOD CONNECTOR.
19. WOOD TRUSSES:

- A. FABRICATED IN ACCORDANCE WITH ANSI/TPI-1 REQUIREMENTS.
- B. WOOD TRUSS DESIGN TO BE CERTIFIED BY A PROFESSIONAL ENGINEER FOR REVIEW BY THE STRUCTURAL ENGINEER. CALCULATIONS AND SHOP DRAWINGS TO INCLUDE TRUSS LAYOUT AND DESIGN FOR EACH LOAD AND SPAN CONDITION. THE TRUSS DESIGN SHALL INCLUDE TRUSS CONFIGURATION, WOOD GRADE, LOADING MEMBER STRESSES, LIVELOAD DEFLECTION, DEAD LOAD DEFLECTION AND CAMBER REQUIREMENTS.
- C. ROOF TRUSSES SHALL BE LIMITED TO LIVE LOAD DEFLECTION OF L/240 OF THE SPAN AND SHALL BE CAMBERED FOR DEAD LOAD DEFLECTION.
- D. FLOOR TRUSSES SHALL BE LIMITED TO A LIVELOAD DEFLECTION OF L/360 OF THE SPAN AND SHALL BE CAMBERED FOR A DEAD LOAD DEFLECTION.
- E. Laterally brace wood trusses in accordance with manufacturer's recommendations and as shown on the drawings.
- F. PROVIDE "SIMPSON STRONG-TIE" H10A OR EQUIVALENT HURRICANE HOLDDOWN ANCHORS AT EACH ROOF TRUSS BEARING POINT, UNLESS OTHERWISE NOTED.

DIMENSIONAL LUMBER NOTES:

1. DIMENSION LUMBER TO BE NORTHERN SPF NO. 2 (OR BETTER)
2. ALL MEMBER SIZES GIVEN ON PLAN ARE NOMINAL DIMENSIONS.
3. WOOD LINTELS SHALL HAVE A FULL 3" LENGTH OF BEARING AT EACH END UNLESS OTHERWISE NOTED.
4. ALL NAILING SHALL CONFORM TO IBC TABLE 2304.9.1 "FASTENING SCHEDULE" UNLESS OTHERWISE NOTED ON THE PLANS.
5. SPACING OF BRIDGING FOR FLOOR AND ROOF JOISTS SHALL NOT EXCEED 8' OR 6 TIMES THE NOMINAL JOIST DEPTH (WHICHEVER IS GREATER).
6. DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS.
7. ALL WOOD CONNECTORS SHALL BE BY "SIMPSON STRONG-TIE" OR EQUIVALENT. ALL JOISTS AND BEAMS NOT BEARING ON A SUPPORTING MEMBER SHALL BE FRAMED WITH AN APPROPRIATE WOOD CONNECTOR.
8. WOOD STUD BEARING WALLS SHALL HAVE AT LEAST ONE 8" COURSE OF CONCRETE BLOCK BETWEEN THE BOTTOM OF THE SILL PLATE AND THE TOP OF THE FOOTING.
9. WOOD JOISTS SHALL BEAR ON THE FULL WIDTH OF SUPPORTING MEMBERS (STUD WALLS, BEAMS, ETC.), UNLESS NOTED OTHERWISE.
10. PROVIDE SOLID BLOCKING BELOW ALL JAMB/TRIMMER/CRIPPLE STUDS (TYPICAL AT ALL FLOORS)
11. ALL FOUNDATION PLATES, SILLS AND SLEEPERS ON CONCRETE SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATION WALLS, SHALL BE TREATED WOOD.
12. FOR ALL WOOD TREATED WITH PRESERVATIVES, CONNECTORS AND FASTENERS MUST BE COATED WITH ONE OF THE FOLLOWING:
- a. HOT DIPPED GALVANIZED PER ASTM A123 FOR CONNECTORS AND ASTM 153 FOR FASTENERS.
- b. MECHANICALLY GALVANIZED PER ASTM 695, CLASS 55 OR GREATER.
- c. TRIPLE ZINC G185 HDG PER ASTM A653 OR EQUAL.

GENERAL NOTES

ALL FOUNDATION CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE, THE REQUIREMENTS OF THE LATEST A.C.I. AND P.T.I. CODES, AND ALL LOCAL BUILDING CODES.

SITE WORK

1. SITE PREPARATION BENEATH THE FOUNDATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS AND SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
- A. STRIP ALL VEGETATION DOWN TO NATURAL SOIL. REMOVE ALL TREES WITHIN CLOSE PROXIMITY TO THE FOUNDATION.
- B. PROOF ROLL EXPOSED SUB-GRADE BACK FILL AND COMPACT THE TREE HOLES OR SOFT POCKETS WITH MATERIAL SIMILAR

TO SITE MATERIALS.

C. BRING SUB-GRADE TO REQUIRED ELEVATION WITH SELECT FILL MATERIAL. SELECT FILL SHALL BE SANDY CLAY OR CLAYEY SAND, FREE FROM ORGANIC MATERIAL, HAVING A PLASTICITY INDEX OF GREATER THAN 7, BUT NOT MORE THAN 20.

D. STRUCTURAL FILL SHALL BE PLACED IN MAXIMUM LIFTS OF 8" AND COMPACTED TO 95% OF ITS DRY DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR), WHERE LARGE DEPTHS OF FILL OCCUR, FIELD DENSITY TEST IS REQUIRED FOR EACH LIFT LOCATED AT OR BELOW THE BOTTOM OF THE

FOUNDATION.

1. ALL FOOTINGS AND FOUNDATIONS ARE DESIGNED FOR A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. FOOTINGS ARE TO BEAR ON UNDISTURBED SOIL OR SATISFACTORY, COMPACTED STRUCTURAL FILL AS APPROVED BY THE GEOTECHNICAL ENGINEER.
2. CONTRACTOR TO INVESTIGATE ACTUAL LOCATIONS OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATING, AND ADVISE ENGINEER OF ANY VARIATIONS. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION.
3. THE LEVELING BED SHALL BE FIRM, STABLE BANK SAND OR OTHER CLEAN GRANULAR MATERIAL. PROVIDE 4" OF CRUSHED STONE OR SAND AND POLYETHYLENE VAPOR BARRIER UNDER ALL INTERIOR SLABS ON GRADE.
4. INITIAL SITE GRADING SHALL BE COMPLETED PRIOR TO SETTING FORMS. FINAL GRADING SHALL BE SLOPED AWAY FROM THE FOUNDATION 1 INCH PER 1 FOOT FOR THE FIRST 5 FEET SUCH THAT POSITIVE DRAINAGE AWAY FROM THE FOUNDATION IS ASSURED BEFORE, DURING, AND AFTER CONSTRUCTION.
5. DURING CONSTRUCTION, A DRAINAGE TRENCH SHALL BE FORMED SUCH THAT ANY WATER THAT INTRUDES INTO THE FOUNDATION MAKE-UP WILL IMMEDIATELY DRAIN OUT OF THE BOTTOM OF THE BEAMS.
6. IF THE GEOTECHNICAL REPORT CONTAINING FOUNDATION DESIGN RECOMMENDATIONS WAS SUPPLIED FOR THE PROJECT, THEN IT SHALL CONTROL IF A CONFLICT SHALL ARISE BETWEEN THESE MINIMUM REQUIREMENTS AND THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
7. ALL UNDER SLAB AREAS TO BE TREATED FOR TERMITES BY A LICENSED APPLICATOR. OWNER TO RECEIVE A RENEWABLE BOND.

SPECIAL CONSIDERATIONS

1. TREES OR OTHER VEGETATION TALLER THAN 6 FT. OR OF THE TYPE THAT REQUIRES EXCESSIVE AMOUNTS OF WATER SHOULD NOT BE PLANTED WITHIN 20 FT. OF THE FOUNDATION.
2. EXISTING TREES WITHIN 20'-0" OF THE FOUNDATION MUST UTILIZE A PROVEN ROOT CONTROL METHOD SUCH AS A ROOT BARRIER.
3. EXCAVATIONS FOR SWIMMING POOLS SHALL NOT BE PLACED CLOSER THAN 10FT. FROM THE FOUNDATION WITHOUT APPROVAL FROM THE ENGINEER.
4. LANDSCAPING SHOULD BE PLANNED SUCH THAT ADEQUATE MOISTURE CAN REACH AND BE DRAINED FROM AROUND THE FOUNDATION.

CONCRETE

1. CONCRETE SHALL BE SUPPLIED AND CONSTRUCTED IN ACCORDANCE WITH ACI-318 (LATEST EDITION), AND SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 psi AT 28 DAYS.
2. CONCRETE SHALL BE TYPE I OR TYPE II UNLESS OTHERWISE specified IN THE GEOTECHNICAL INVESTIGATION REPORT. USE NORMAL WEIGHT AGGREGATES HAVING A MAXIMUM AGGREGATE SIZE OF 1 1/2 IN. THE SLUMP SHALL NOT EXCEED 6 IN. UNLESS specific HIGH RANGE WATER REDUCERS OR OTHER ADDITIVES ARE USED.
3. CALCIUM CHLORIDE OR OTHER MATERIALS CONTAINING CHLORIDES IN ANY FORM SHALL NOT BE USED. WHERE FLY ASH IS USED, ONLY TYPE "C" FLY ASH SHALL BE ACCEPTED.
4. WATER SHALL NOT BE ADDED TO CONCRETE AT THE JOB SITE UNLESS APPROVED BY THE ENGINEER. IF MORE WORKABILITY IS NEEDED, THE CONTRACTOR SHALL specify REQUIRED SLUMP ON THE JOB ORDER. THE CONCRETE PLANT CAN INCREASE WORKABILITY BY ADDING UP TO 5% AIR ENTRAINMENT, ADDITIONAL CEMENT OR ADMIXTURES.
5. CONCRETE SHALL NOT BE PLACED AT TEMPERATURES BELOW 30 DEGREES FAHRENHEIT, IN RAINY WEATHER, OR IN OTHER ADVERSE WEATHER CONDITIONS.
6. A LAPPED AND TAPED 6 MIL POLYETHYLENE VAPOR RETARDER SHALL BE PLACED IN ACCORDANCE WITH THE CONSTRUCTION AND MAINTENANCE MANUAL FOR POST-TENSIONED SLAB-ON-GROUND FOUNDATIONS, LATEST EDITION .
8. FORMS SHALL BE STRIPPED NOT LESS THAN 24 HOURS AND NOT MORE THAN 6 DAYS AFTER PLACEMENT OF CONCRETE.
9. CURING OF CONCRETE FOUNDATION SLAB SURFACE PER ACI-302.1R IS RECOMMENDED TO REDUCE THE PROBABILITY OF CURING OR SHRINKAGE CRACKS.
10. BUILDER SHALL VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICK LEDGES, INSERTS, AND OPENINGS WITH ARCHITECTURAL DRAWINGS.
11. THE WOOD SOLE PLATE AND WOOD SILL PLATE AT EXTERIOR WALLS SHALL BE ANCHORED TO THE FOUNDATION WITH 5/8" DIA. BY 10" LONG ANCHOR BOLTS WITH 7" MINIMUM EMBEDMENT. ANCHOR BOLTS SHALL BE SPACED AT A MAXIMUM OF 32" O.C. FOR 1 STORY STRUCTURES AND 24" O.C. FOR 2 STORY STRUCTURES. THERE SHALL BE A MINIMUM OF 2 BOLTS PER PLATE SECTION WITH 1 BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION OR BY EQUIVALENT QUANTITY OF FOUNDATION ANCHORS.
12. COLD WEATHER CONCRETING PRECAUTIONS AS specified IN ACI STANDARD 306R SHALL BE USED WHEN PLACING CONCRETE DURING COLD WEATHER PERIODS IS DESCRIBED IN THE ACI STANDARDS.

REINFORCING STEEL

1. REINFORCING STEEL SHALL BE 60 KSI, BE IN ACCORDANCE WITH ASTM A615, HAVE DEFORMATIONS IN ACCORDANCE WITH ASTM A305, AND SHALL BE DETAILED IN ACCORDANCE WITH ACI-318 (LATEST EDITION).
2. PROVIDE CONCRETE COVERAGE OF REINFORCEMENT AS FOLLOWS. (PER ACI 315). REBAR TO BE SUPPORTED BY APPROVED CHAIRS.
- FOOTINGS: 3" BOTTOM & SIDES, 1-1/2" TOP
- 2" FOR FOUR INCH SLABS ON GRADE
- CONCRETE SURFACE EXPOSED TO THE WEATHER OR AGAINST WHICH BACKFILL WILL BE PLACED:
- 2" FOR #6 BARS AND LARGER
- 1-1/2" FOR #5 BARS AND SMALLER
3. WELDED WIRE FABRIC SHALL BE 6x6 - W2.9 WWF (6 GAGE) IN ACCORDANCE WITH ASTM A185, AND SHALL BE PLACED IN ACCORDANCE WITH PLANS AND DETAILS.
4. IF SPLICING IS NECESSARY, CONTINUOUS REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 30 TIMES THE DIAMETER OF THE BAR.
5. PROVIDE 2-#5s x 5'-0" AT ALL RE-ENTRANT CORNERS OF THE FOUNDATION. (DIAGONAL, SEE FOUNDATION PLAN).

FRAMING NOTES

- 1A. ALL LOAD BEARING WALL STUDS SHALL BE STUD GRADE S.Y.P. @ 16" O.C., EXCEPT UNDER EXCEPTIONS AS NOTED IN IRC SECTION R602.3.3. ALL FIRST FLOOR MUD SILLS SHALL BE TREATED LUMBER.

MAXIMUM SPAN	MINIMUM SIZE	MINIMUM BEARING
6'-0"	L3 X 3 X 5/16	6"
7'-0"	L3 X 3 X 5/16	6"
8'-0"	L5 X 3 X 3/8	6"
9'-0"	L5 X 3 X 3/8	6"
10'-0"	L6 X 4 X 3/8	8"
16'-0"	CHECK W/ ENGINEER	8"

LINTELS ARE DESIGNED TO SUPPORT A DESIGN LOAD OF 27 PSF (2-3/4" BED-DEPTH FOR COMMON BRICK) BASED ON MANUFACTURER'S SPECIFICATIONS.

3. ROOF FRAMING:

THE MAXIMUM UNSUPPORTED SPAN FOR RAFTERS (10 PSF DEAD LOAD, 20 PSF LIVE LOAD) NO CEILING:
DEFLECTION L/Δ = 180

2"x6" NO. 2 S.Y.P.:	2"x8" NO. 2 SYP	2"x10" NO. 2 SYP	2"x12" NO. 2 SYP
24" O.C. - 11'-0"	24" O.C. - 13'-11"	24" O.C. - 16'-6"	24" O.C. - 19'-6"
19.2" O.C. - 12'-3"	19.2" O.C. - 15'-7"	19.2" O.C. - 18'-6"	19.2" O.C. - 21'-9"
16" O.C. - 13'-6"	16" O.C. - 17'-1"	16" O.C. - 20'-3"	16" O.C. - 23'-10"
12" O.C. - 15'-7"	12" O.C. - 19'-8"	12" O.C. - 23'-5"	12" O.C. - >26"

THE MAXIMUM UNSUPPORTED SPAN FOR RAFTERS (10 PSF DEAD LOAD, 20 PSF LIVE LOAD) CEILING:
DEFLECTION L/Δ = 240

2"x6" NO. 2 S.Y.P.	2"x8" NO. 2 SYP	2"x10" NO. 2 SYP	2"x12" NO. 2 SYP
24" O.C. - 11'-0"	24" O.C. - 13'-11"	24" O.C. - 16'-6"	24" O.C. - 19'-6"
19.2" O.C. - 12'-3"	19.2" O.C. - 15'-7"	19.2" O.C. - 18'-6"	19.2" O.C. - 21'-9"
16" O.C. - 13'-5"	16" O.C. - 17'-1"	16" O.C. - 20'-3"	16" O.C. - 23'-10"
12" O.C. - 14'-9"	12" O.C. - 19'-6"	12" O.C. - 24'-10"	12" O.C. - >26"

PURLINS SHALL BE SIZED NO LESS THAN THE RAFTER. PURLINS MUST BE CONTINUOUS AND SUPPORTED BY 2x4 STRUTS INSTALLED TO BEARING WALLS OR STRUCTURAL MEMBERS AT A SLOPE NOT LESS THAN 45 DEGREES FROM THE HORIZONTAL. THE STRUTS SHALL BE SPACED NOT MORE THAN 4'-0" O.C. AND THE UNBRACED LENGTH OF STRUTS SHALL NOT EXCEED 8'-0". PROVIDE BLOCKING OR CLEATS AT STRUT-TO-RAFTER CONNECTION LOCATIONS, SECURE CLEAT TO STRUT WITH MIN. OF (8) 12d NAILS.

4. THIS RAFTER LAYOUT IS DESIGNED TO SUPPORT COMPOSITION ROOF SHINGLES ONLY UNLESS specified OTHERWISE ON ROOF PLAN. PLEASE CONSULT ENGINEER IF ANY OTHER TYPE OF ROOF COVERING IS TO BE USED.

5. ROOF LIVE LOAD = 20 PSF.
ROOF DEAD LOAD:
COMPOSITION SHINGLE ROOF = 10 PSF TOTAL
METAL ROOF = 10 PSF TOTAL

6. ROOF DECKING SHALL BE 5/8" EXPOSURE 1 (CDX) OR O.S.B. APA RATED SHEATHING (24/0). (U.N.O.) FACE GRAIN TO BE 90 DEGREES TO THE SUPPORTS. FASTEN WITH 8D RING SHANK NAILS:
- ZONE 1: 3" O.C. EDGE
ZONE 2: 3" O.C. EDGE
ZONE 3: 3" O.C. EDGE
6" O.C. FIELD SPACING.

7. ALL JOISTS FRAMING TO FLUSH BEAMS SHALL BE SUPPORTED BY APPROVED METAL JOIST HANGERS (U.N.O.)

8. ALL BEAMS FRAMING TO WALLS ARE TO BE SUPPORTED BY MIN. OF (2) 2x4 OR (2) 2x6 STUDS (ACTUAL NUMBER OF STUDS EQUAL WIDTH OF BEAM, U.N.O.)

- 9A. LOAD BEARING HEADER SCHEDULE AS FOLLOWS (U.N.O.):

MAXIMUM SPAN HEADER SIZES	SUPPORT ROOF/CEILING	SUPPORT ONE STORY ABOVE	SUPPORT TWO STORY ABOVE
2-2x6	4'-2"	3'-0"	2'-4"
2-2x8	5'-4"	3'-10"	3'-0"
2-2x10	6'-6"	4'-8"	3'-8"
2-2x12	7'-6"	5'-5"	4'-3"

ALL HEADER MATERIAL TO BE NO. 2 GRADE SYP LUMBER

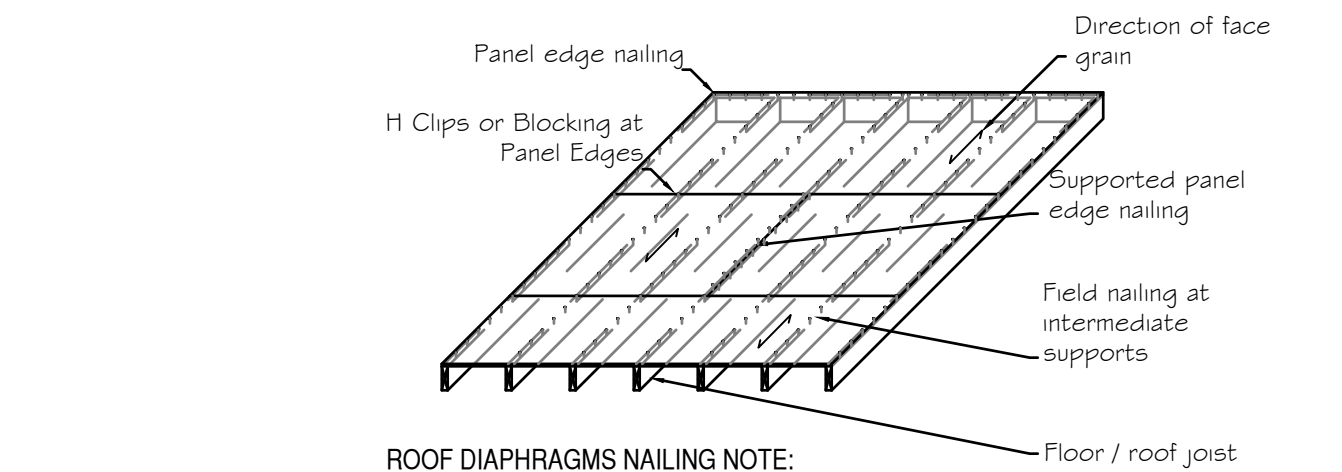
- 9B. LOAD BEARING HEADERS ARE NOT REQUIRED IN INTERIOR OR EXTERIOR NON-LOAD BEARING WALLS.

10. THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS SHALL BE ACCORDING TO IRC TABLE R602.3(1). MULTIPLE STUDS SHALL BE SECURED WITH 10d NAILS SPACED 24" O.C. MULTIPLE JOISTS SHALL BE NAILED WITH 3-16d NAILS SPACED 12" O.C. THERE SHALL BE NO SPLICES.

11. STUD WALLS EXCEEDING 10' IN HEIGHT SHALL CONFORM TO IRC TABLE R602.3(1).

12. ALL EXTERIOR SHEATHING AND SHEARWALLS SHALL BE 15/32" MINIMUM APA, RATED, EXPOSURE 1 SHEATHING. MINIMUM SPAN RATING = 32/16, NAILED 8d GALV. COMMON (MIN.) EDGES: 4" O.C. FIELD: 6" O.C.
*** EXCEPT WHERE NOTED ON THE DRAWING.

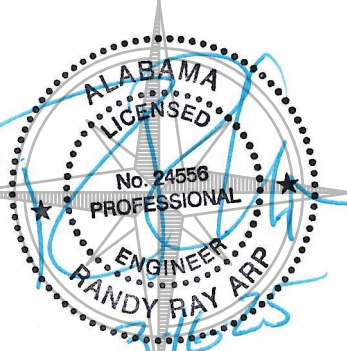
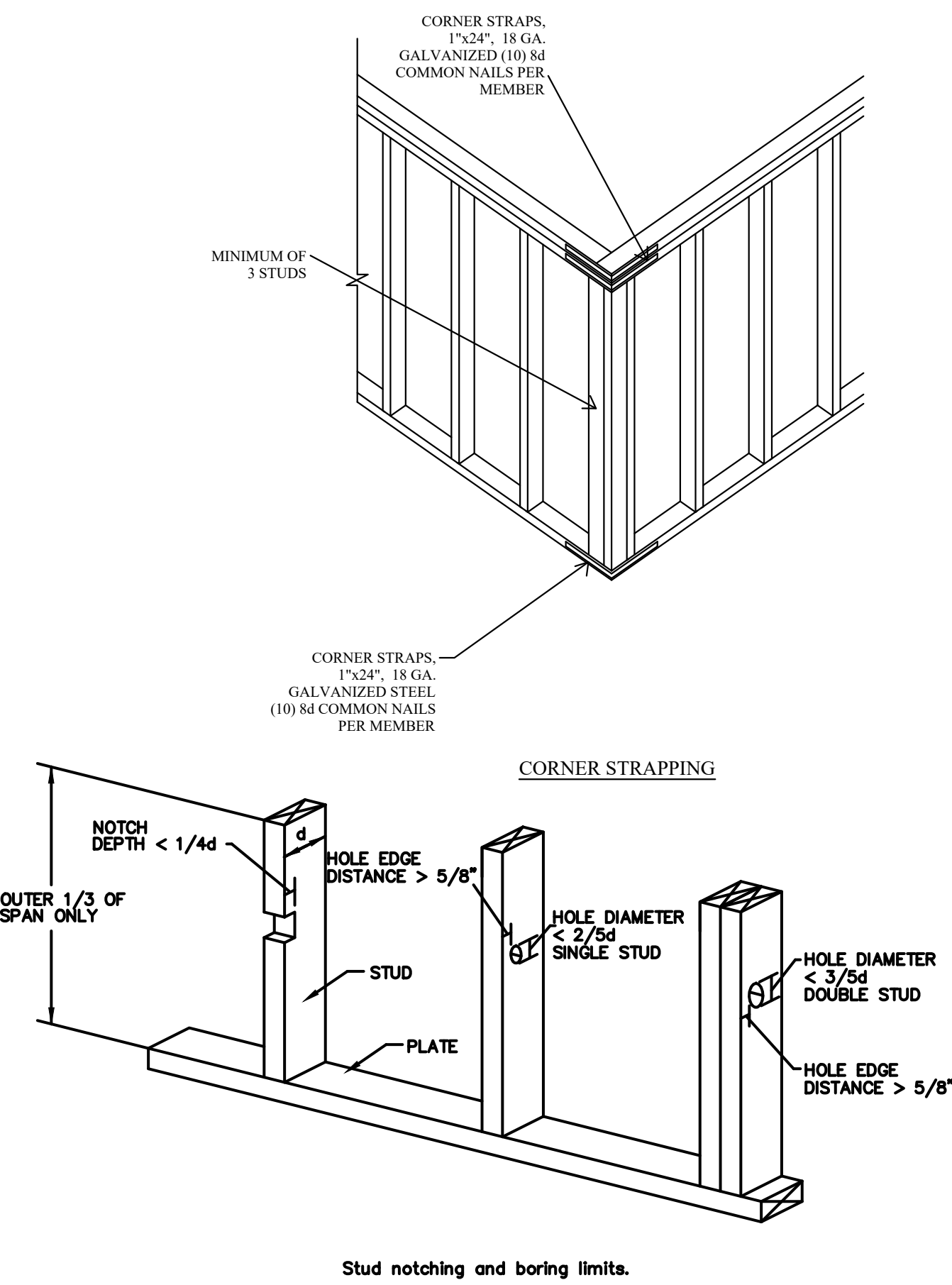
STRUCTURAL ENGINEERED WOOD BEAMS SHALL BE INSTALLED PER ENGINEER'S PLAN AND THE MANUFACTURER'S RECOMMENDATIONS.
MIN. SPECIFICATION: FY=2900 PSI, FV=290 PSI, E=2000 KSI.



ROOF DIAPHRAGMS NAILING NOTE:

- 1- ALL ROOFS SHALL BE SHEATHED WITH 19/32" THICK PLYWOOD PANELS.
- 2- ALL HORIZONTAL AND INCLINED DECKING SHALL BE FRAMED AS WOOD STRUCTURAL PANEL DIAPHRAGMS AS INDICATED ABOVE.
- 3- FASTENERS SHALL BE GALVANIZED 10d RING SHANK NAILS SPACED 4" O.C. AT PANEL EDGES AND GABLE ENDS, AND 6" O.C. IN THE FIELD OF THE PANEL.
- 4- BLOCKING SHALL BE PROVIDED AT ALL PANEL EDGES AT A MINIMUM OF 6 FEET FROM END OF WALLS PERPENDICULAR TO TRUSSES / RAFTERS.
- 5- ALL ROOF PANELS SHALL USE PLYWOOD SHEATHING CLIPS TO PROVIDE 1/8-INCH SPACE AT PANEL ENDS AND EDGES.

FASTEN CORNER PLYWOOD BRACING WITH 8d GALVANIZED NAILS AT 4" O.C. ON EDGES AND 8" O.C. (UNLESS MORE RESTRICTIVE NAILING IS SPECIFIED). DIAGONAL BRACING IS REQUIRED ON INTERIOR WALLS THAT INTERSECT WITH EXTERIOR FRAMING



RRArpPE
L.E. STIFFLER,
ENGINEER
LLC

309 W. LAUREL AVE.
FOLEY AL 36635
855-943-8501
851-868-8474 FAX
randy@lesengr.com

JOB NUMBER:

LES 250105

LONGHOUSE

1448 LAGOON AVE. WEST
LOT 4, SOLLIE BEACH SUBDIVISION
GULF SHORES, ALABAMA

DATE:

02.08.2025

DRAWN:

CHECKED:

REVISION:

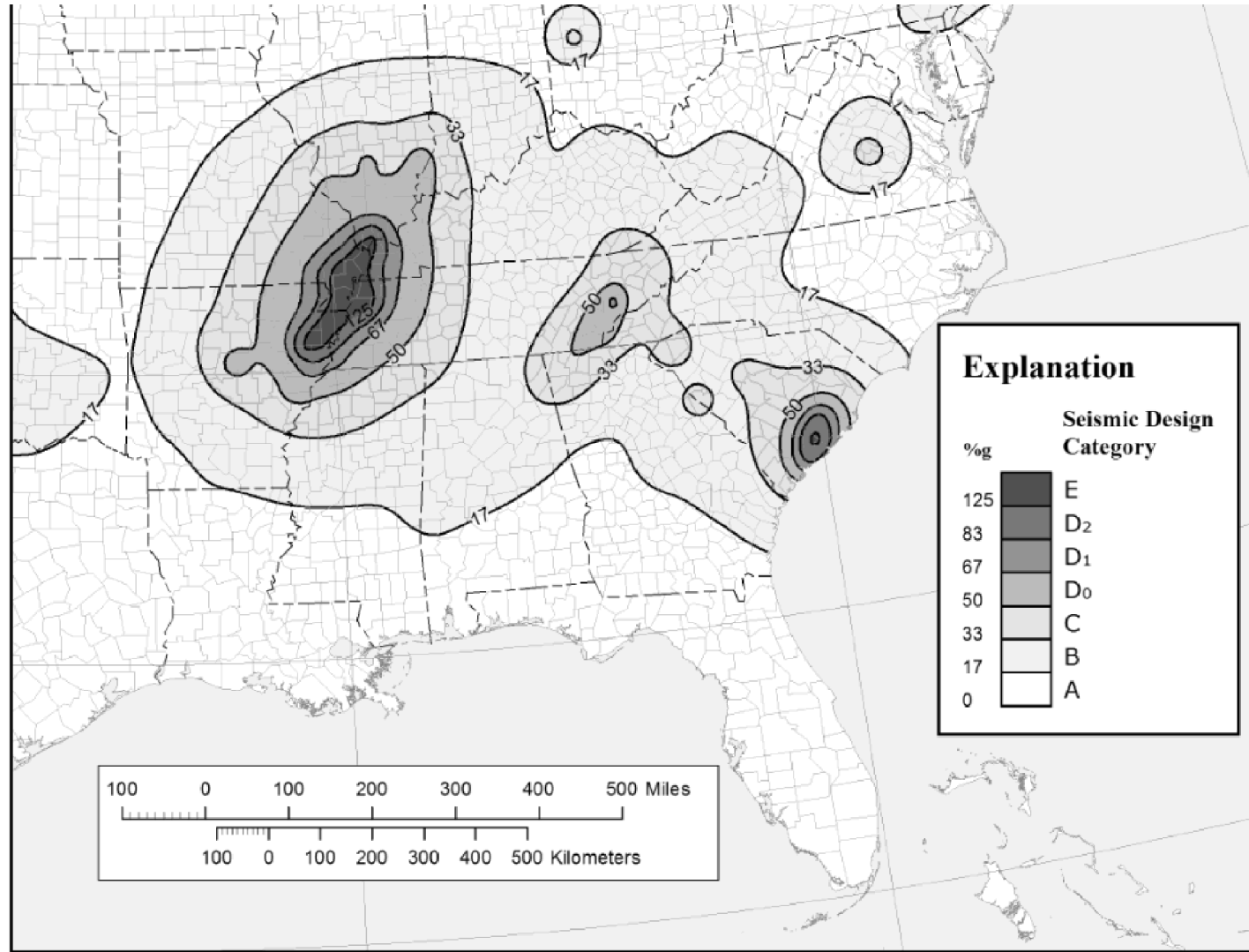
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SHEET NO:

S-01
OF
17

GENERAL NOTES
SCALE: N.T.S.



REPORT SUMMARY
Site Information
Address: 1448 W Lagoon Ave, Gulf Shores, Alabama, 36542
Elevation: 4 ft (NAVD 88)
Lat: 30.244275
Long: -87.728793
Standard: ASCE/SEI 7-22
Risk Category: II
Soil Class: D - Stiff Soil

Wind
Wind Speed 159 Vmph ASCE7-16
Wind Speed 159 Vmph ASCE7-22

Seismic Data
S_S 0.11
S₁ 0.062
S_{MS} 0.15
S_{M1} 0.13
S_{DS} 0.1
S_{D1} 0.089
T_L 12
PGA_M 0.056
V_{S30} 260
Seismic Design Category B
Note: Where values of the multi-period 5%-damped MCER response spectrum are not available from the USGS Seismic Design Geodatabase, the design response spectrum shall be permitted to be determined in accordance with Section 11.4.5.2

Flood
Flood Zone VE
Vertical Datum NAVD88
Static BFE 13 ft

LATERAL LOADS:

WINDLOAD DESIGN DATA:

DESIGN WIND PRESSURE COMPONENTS (ASCE 7-16)
MEAN ROOF HEIGHT = 26'-6"
ROOF ANGLE = (6/12) 26.6°
BASIC WIND SPEED = 160
CATEGORY = II
EXPOSURE CATEGORY = C OPEN
ENCLOSURE CATEGORY = ENCLOSED
VELOCITY PRESSURE (q_h) = 53.31

DOORS AND WINDOWS:

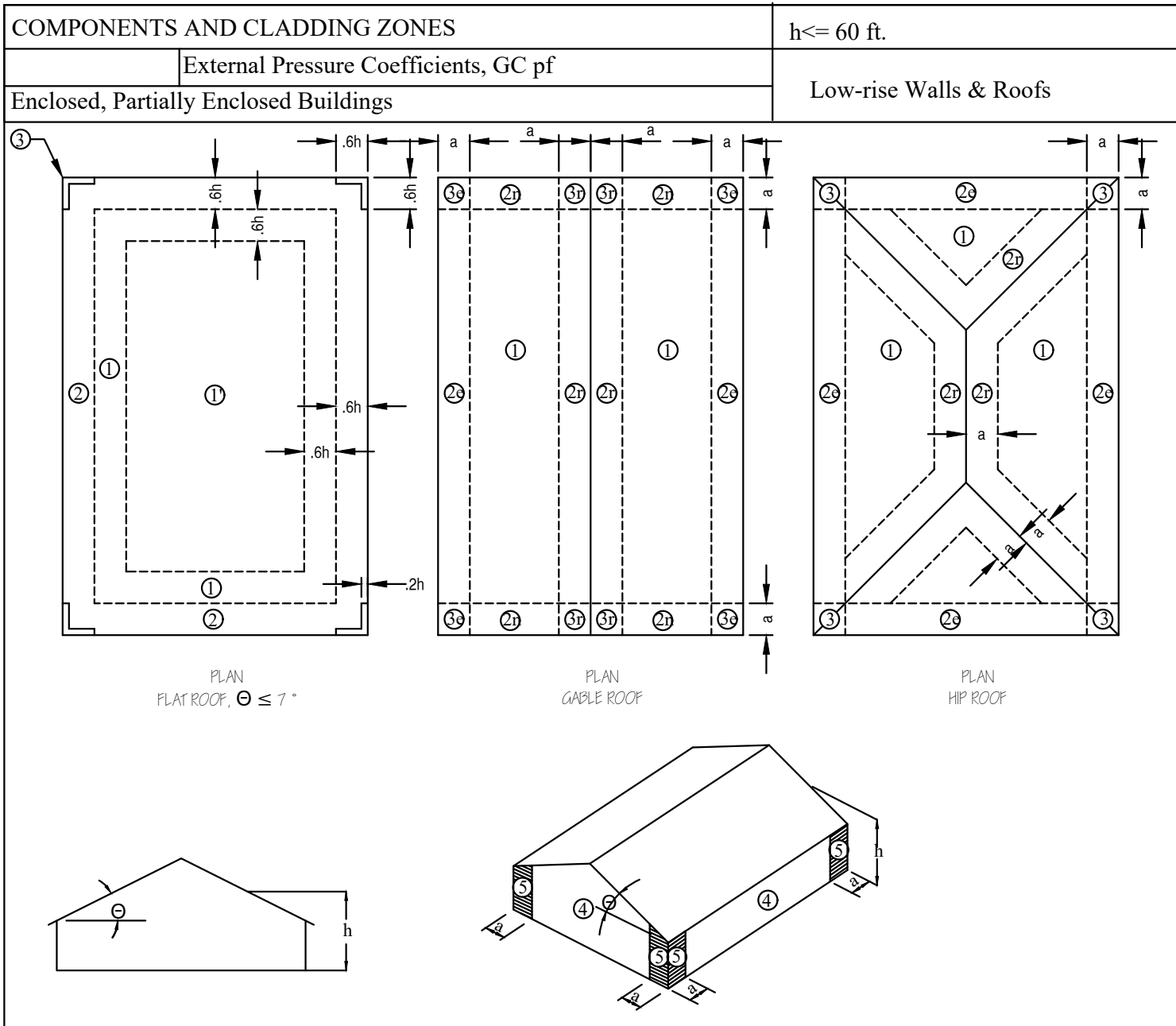
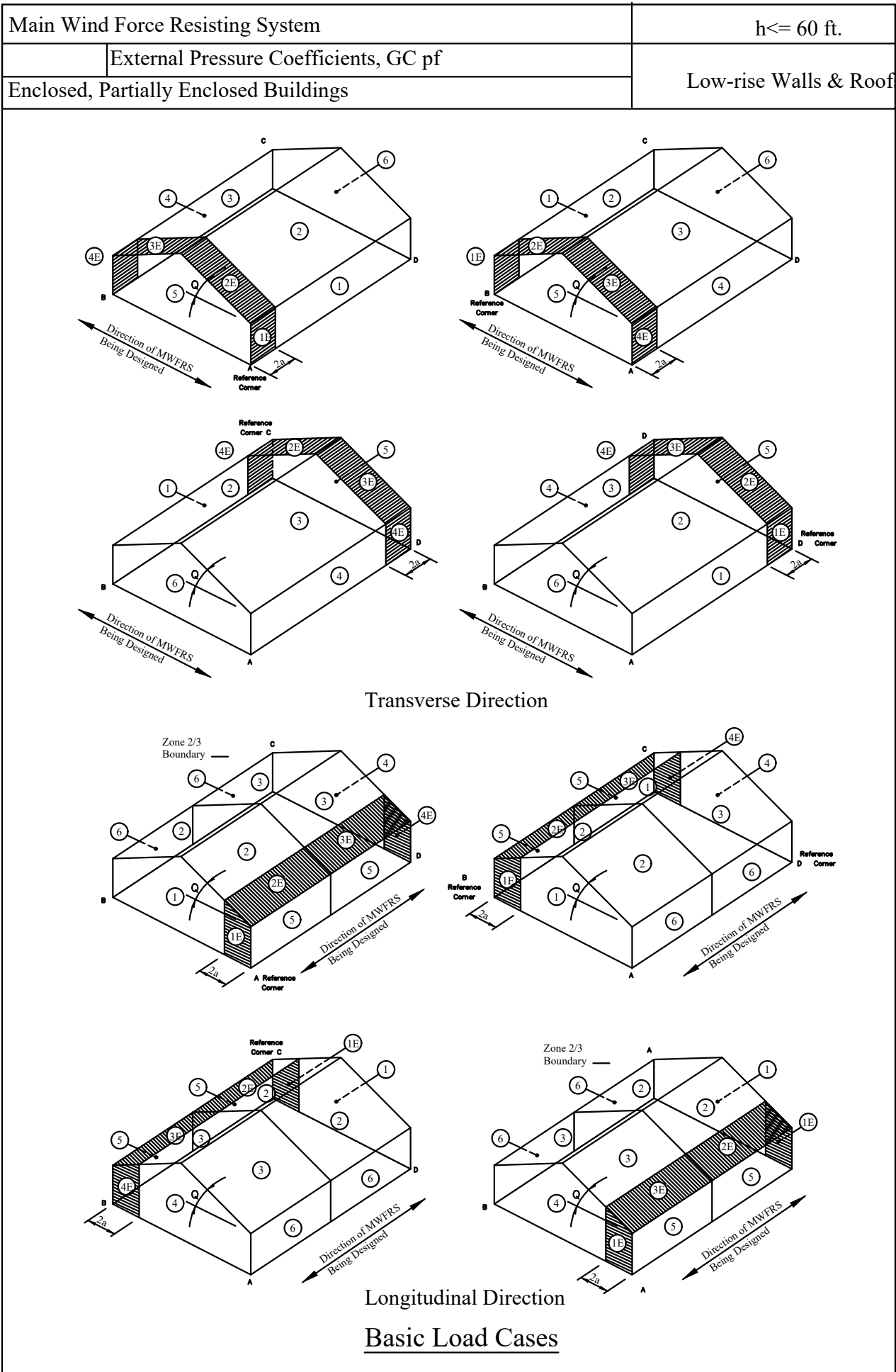
WINDOWS AND EXTERIOR DOORS SHALL BE CERTIFIED IN WRITING BY THE MANUFACTURER TO WITHSTAND THE WIND LOADS STIPULATED IN THE 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE 160 MPH - EXPOSURE "C"

Vult
Zone 4: +60.07 / -65.40 psf
Zone 5: +66.07 / -78.56 psf

Vasd
Zone 4: +36.04 / -39.24 psf
Zone 5: +36.04 / -47.14 psf

Vasd (Fortified Table B2.3)
Zone 4: +37 / -40 psf
Zone 5: +37 / -48 psf

All Glazing shall be impact resistant.



Design Wind Pressure, p, (psf) Equation 28.3-1 (Load Case B)						
Building Surface	C _p	q _h (psf)	GC _p +	GC _p -	p ₊ (psf)	p ₋ (psf)
1	-0.45	53.31	0.18	-0.18	-33.58	-14.39
2	-0.69	53.31	0.18	-0.18	-46.38	-27.19
3	-0.37	53.31	0.18	-0.18	-29.32	-10.13
4	-0.45	53.31	0.18	-0.18	-33.58	-14.39
5	0.40	53.31	0.18	-0.18	11.73	30.92
6	-0.29	53.31	0.18	-0.18	-25.05	-5.86
1E	-0.48	53.31	0.18	-0.18	-35.18	-15.99
2E	-1.07	53.31	0.18	-0.18	-66.63	-47.44
3E	-0.53	53.31	0.18	-0.18	-37.85	-18.66
4E	-0.48	53.31	0.18	-0.18	-35.18	-15.99
5E	0.61	53.31	0.18	-0.18	22.92	42.11
6E	-0.43	53.31	0.18	-0.18	-32.52	-13.33

p₊ uses GC_p + p₋ uses GC_p -

Design Wind Pressure for Overhang, p, Section 28.3.3, (Load Case B)

The design equation has been modified to q_h - [(GC_p) - (Underside GC_p)] for overhang pressures;

0.70 is used for Underside GC_p.

Roof Zone	2	2E
Pressure (psf)	-74.10	-94.35

Main Wind Force Resisting System

Design Wind Pressure, p, Equation 30.3-1.

Zone	q _h (psf)	GC _p +	GC _p -	GC _p +	GC _p -	p1+ (psf)	p2+ (psf)	p1- (psf)	p2- (psf)
1	53.31	0.30	-0.80	0.18	-0.18	6.40	25.59	-52.24	-33.05
3	53.31	0.62	-1.84	0.18	-0.18	23.37	42.56	-107.85	-88.65
2a	53.31	0.30	-1.23	0.18	-0.18	6.40	25.59	-75.24	-56.05
2r	53.31	0.30	-1.23	0.18	-0.18	6.40	25.59	-75.24	-56.05
4	53.31	0.95	-1.05	0.18	-0.18	40.88	60.07	-65.40	-46.21
5	53.31	0.95	-1.29	0.18	-0.18	40.88	60.07	-78.56	-59.37

Positive and negative values of external and internal pressures are combined to determine four possible pressures:

p1+ uses GC_p + and GC_p + p1- uses GC_p - and GC_p +
p2+ uses GC_p + and GC_p - p2- uses GC_p - and GC_p -

Roof Overhang Pressure, p, Equation 30.9-1.

Wind pressures acting on the roof overhang (soffit pressures not included).

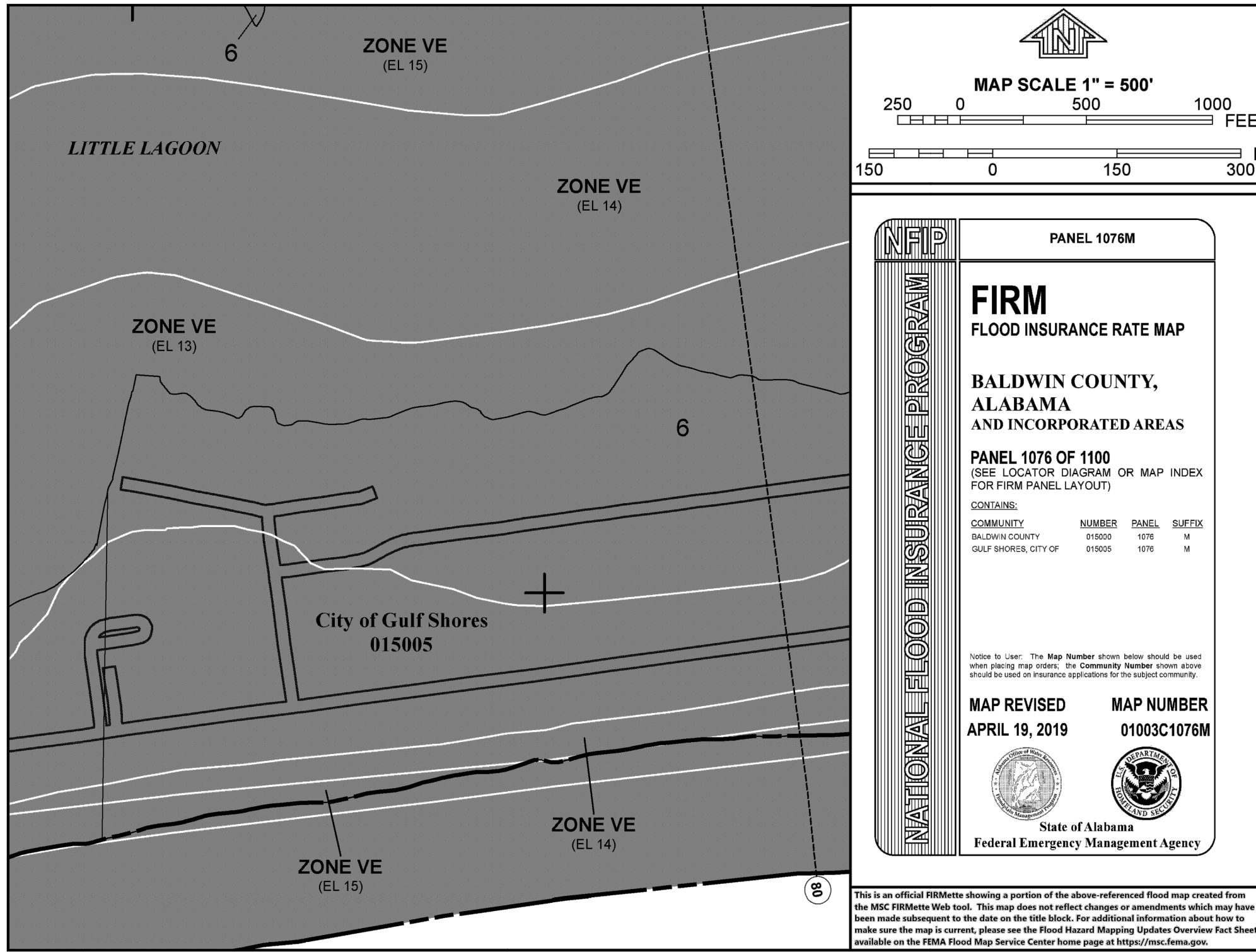
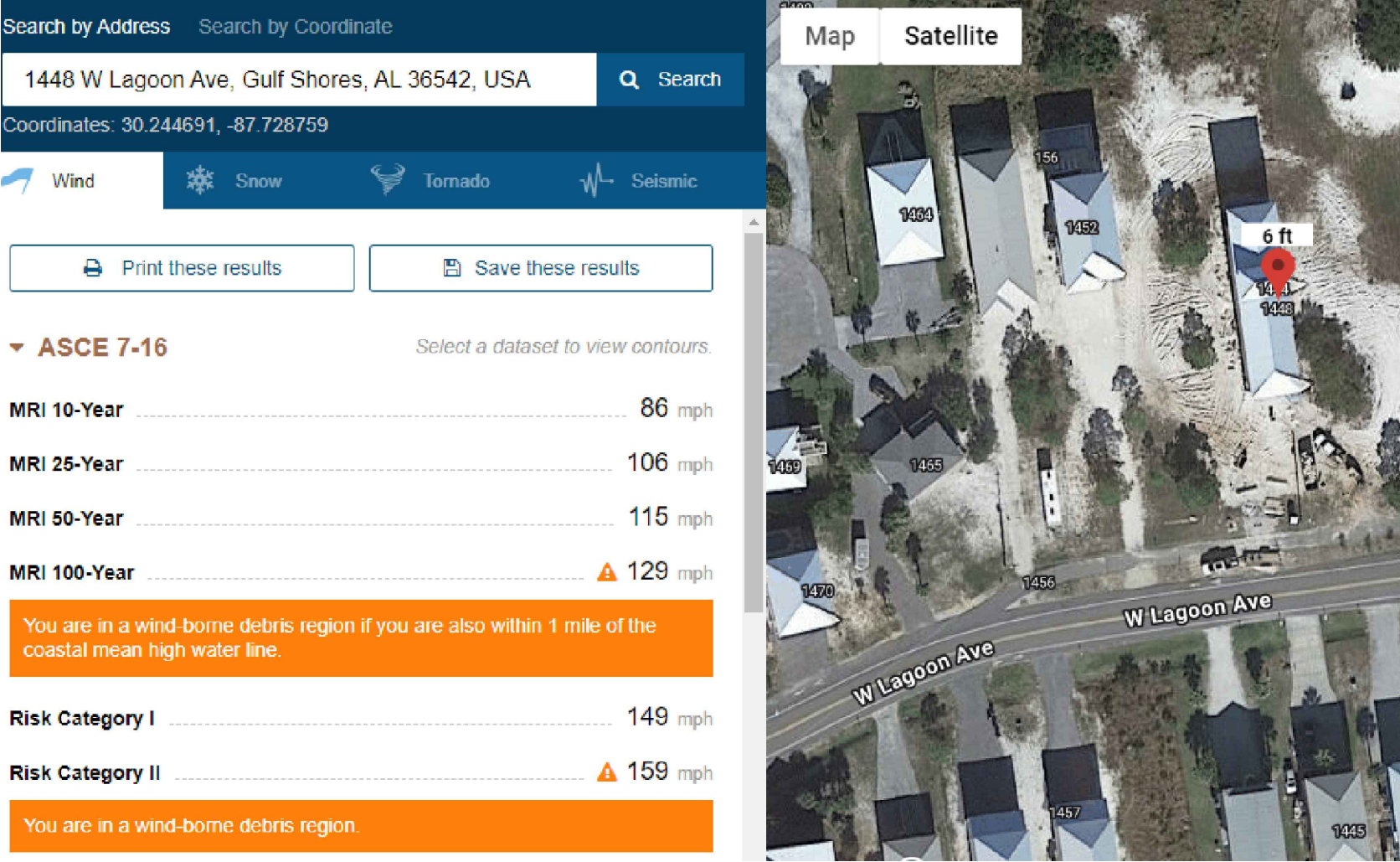
Zone	q _h (psf)	GC _p (R.O.)	GC _p +	GC _p -	p1- (psf)	p2- (psf)
1	53.31	-1.80	0.18	-0.18	-105.55	-86.36
3	53.31	-2.85	0.18	-0.18	-161.46	-142.27
2a	53.31	-2.12	0.18	-0.18	-122.38	-103.19
2r	53.31	-2.12	0.18	-0.18	-122.38	-103.19

Components and Cladding

SUPPLEMENTAL REQUIREMENTS

- The only utilities services or equipment allowed to be installed below the finish floor elevation specified for that flood zone shall be service risers such as gas pipes, telephone and TV cable in conduit, electrical meters, and disconnects, electrical service circuits in conduit risers, and sewer and water service pipe risers. All risers shall be mounted with stainless steel strapping and associated stainless steel fasteners to a piling, on the north side if feasible. No HVAC units, electrical panels, washing machines, dryers, hot water heaters, etc. shall be installed below the finish floor elevation.
- All exterior air conditioning condenser platforms shall be mounted on the residence at or above the lowest habitable floor elevation, and attached to the pilings, beams or floor joists using cantilevered angle bracing. Condensers shall be fastened securely to the platform with stainless steel hardware. No air conditioning condensers or other exterior equipment shall be independently supported from the ground unless specific prior approval is obtained from the building official.
- (V-ZONE) Only one enclosed area not to exceed 300 square feet shall be allowed per residence below the lowest habitable floor. (one for each of the two residences in a duplex unit shall be allowed). This area shall be limited to the staircase and/or elevator and storage. Design and construction of the walls enclosing this area shall comply with National Flood Insurance Program (NFIP) Technical Bulletin 9-08 in the VE zone and Technical Bulletin 1-08 in the AE zone. Materials used shall comply with Technical Bulletin 2-08. No habitable areas of any kind shall be constructed below the base flood elevation.
- Design of the house structure shall conform to the 160 mph wind loading codes based upon ASCE-7 standards. All cladding and glazing shall be capable of withstanding the 160 mph wind loading as required by the ICC 2021 International Residential Building Code.

ATC Hazards by Location



New Orleans Custom Home Design

New Orleans, Louisiana

(504) 717-6534

nocustomhome@gmail.com



RRArpPE
L.E. STIFFLER,
ENGINEER
LLC

309 W. LAUREL AVE.
FOLEY AL 36536
855-943-8501
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randy@leengr.com

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LOT 4, SOLLEE BEACH SUBDIVISION
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REVISION:

SCALE:

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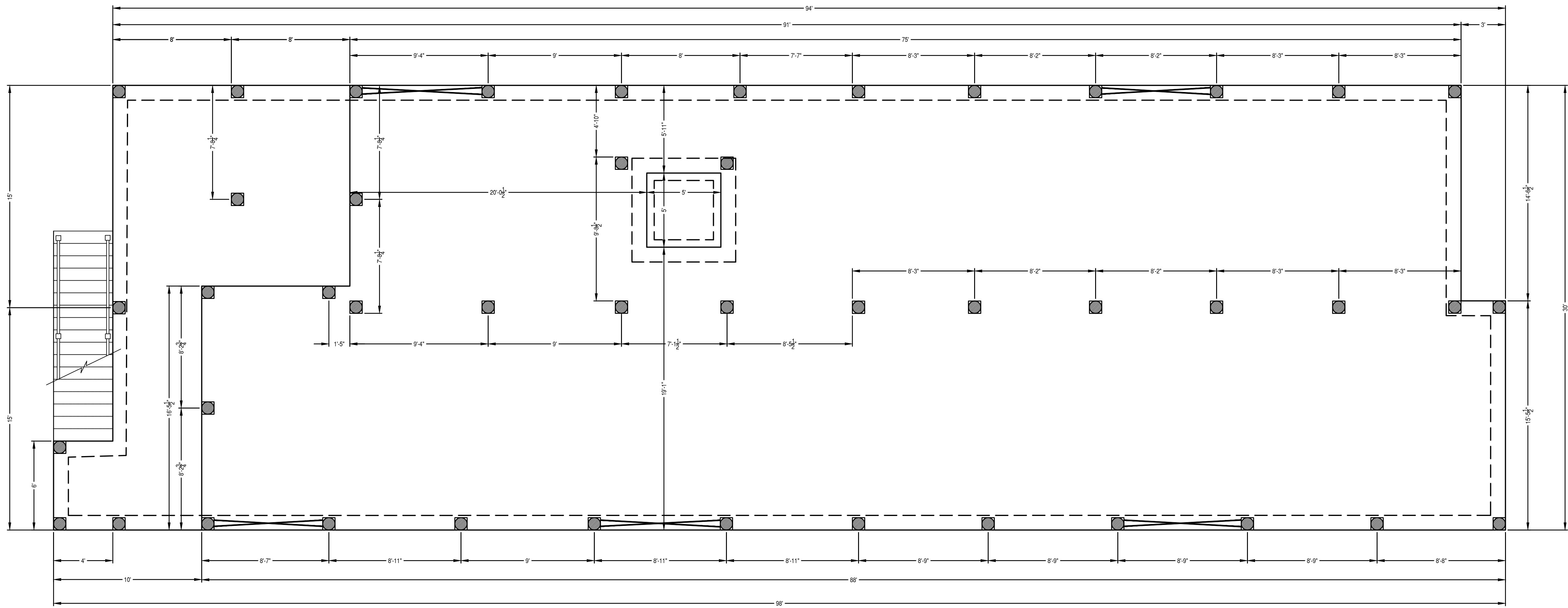
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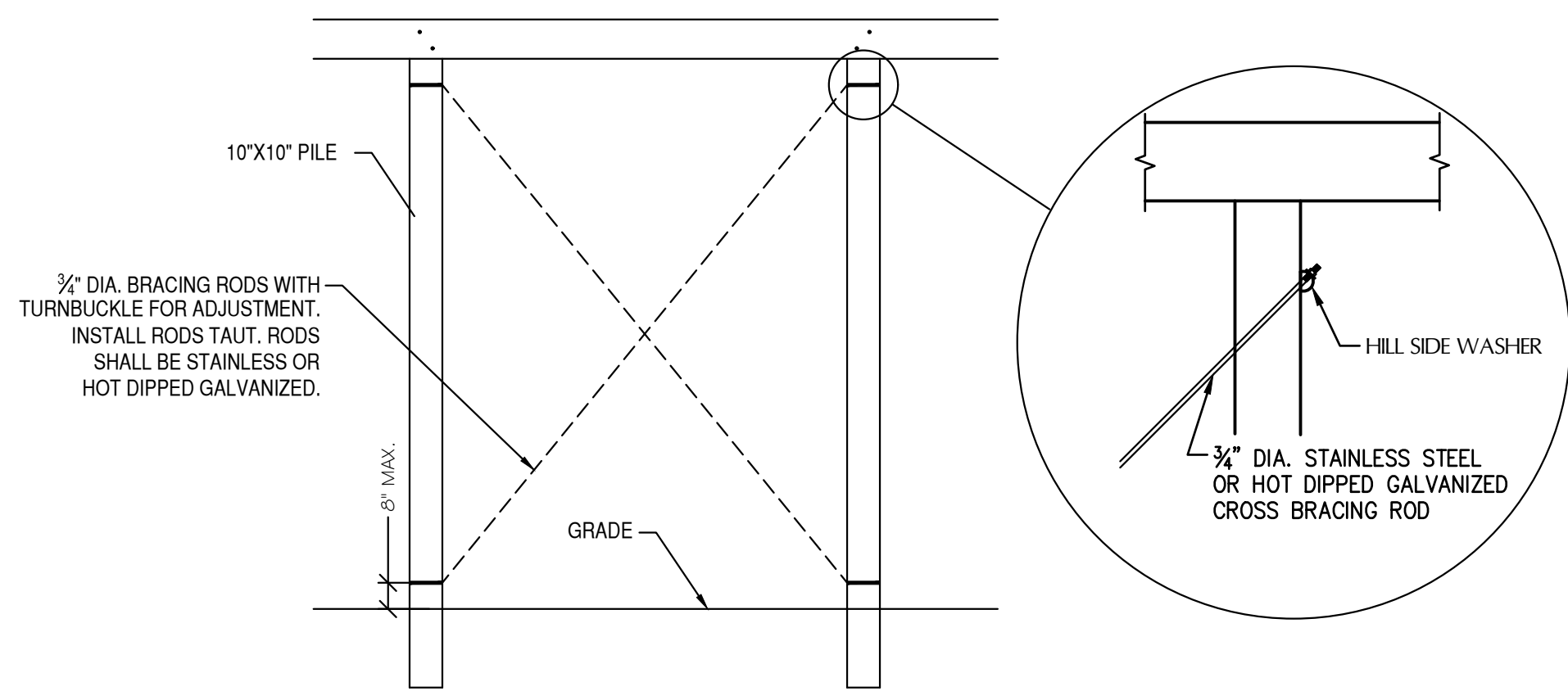
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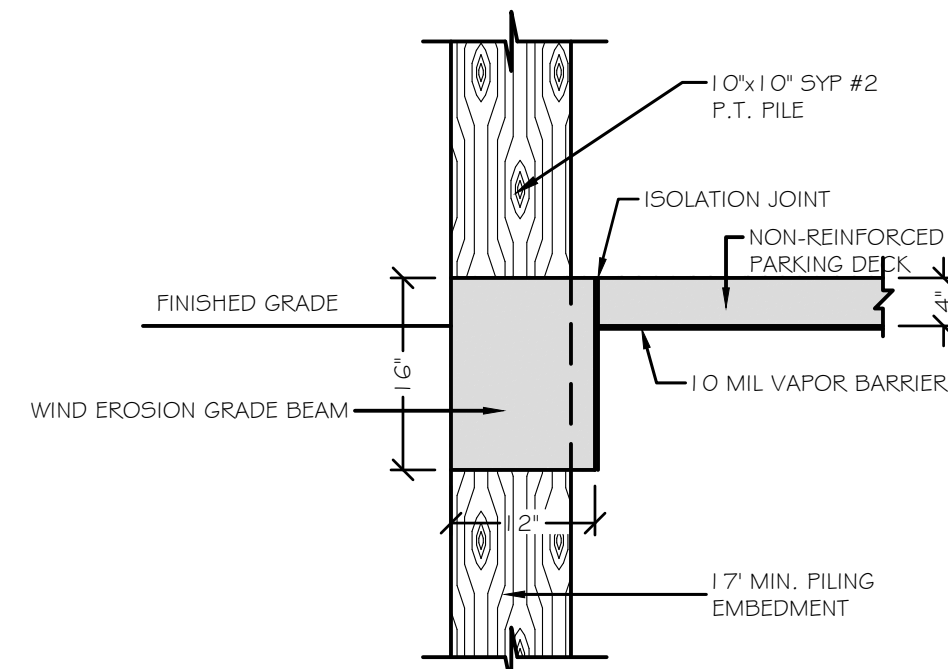
WIND NOTES
SCALE: N.T.S.



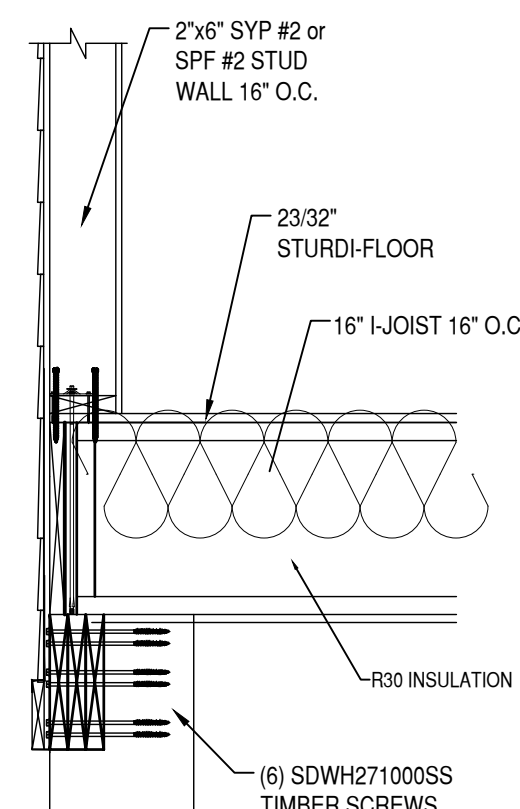
1 FOUNDATION
Scale: 1/4" = 1'-0"



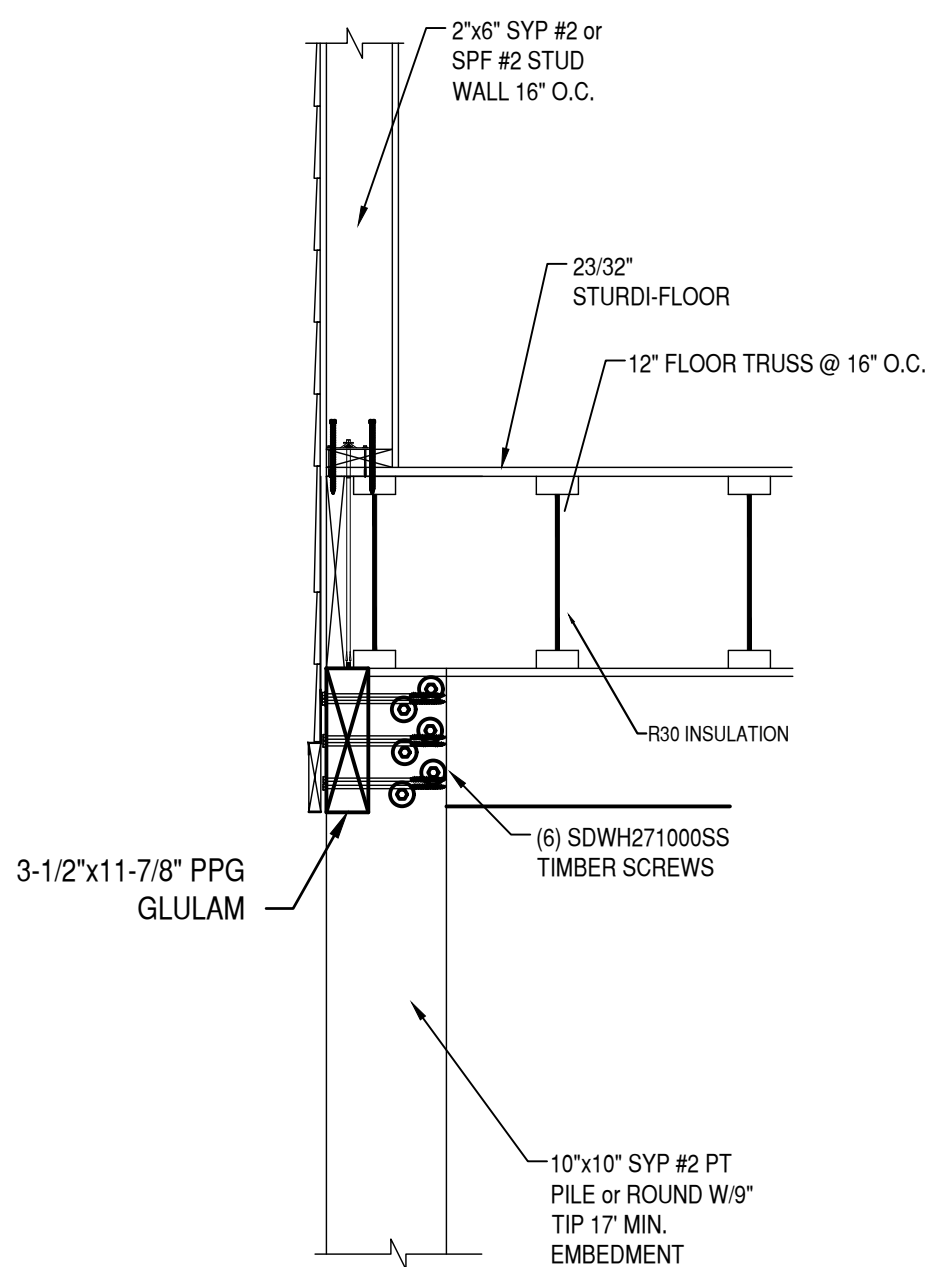
STEEL ROD CROSS BRACING



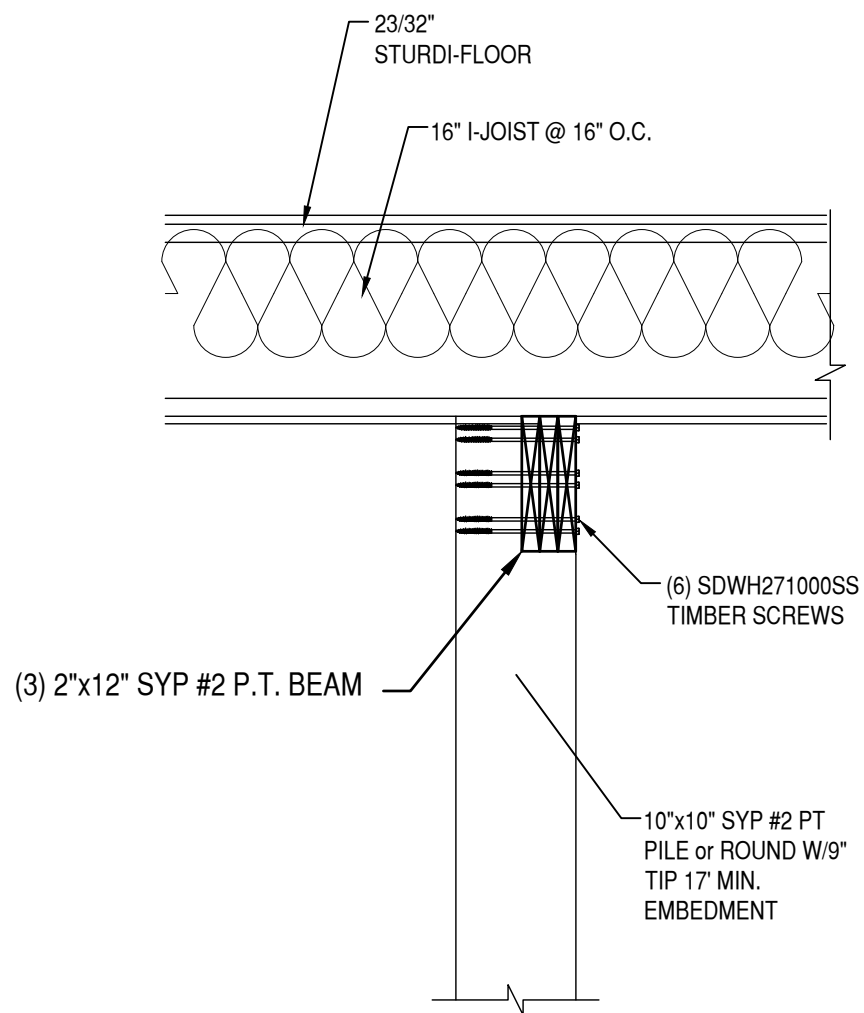
A SECTION
SCALE: 3/4" = 1'-0"



SIDEWALL GIRDER CONNECTION
SCALE 3/4" = 1'-0"



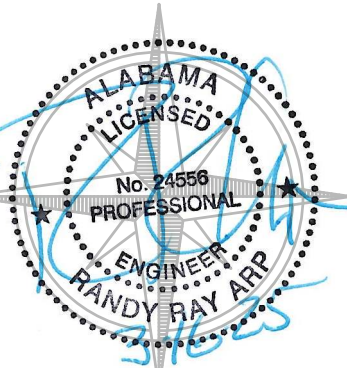
ENDWALL GIRDER CONNECTION
SCALE 3/4" = 1'-0"



CENTER GIRDER CONNECTION
SCALE 3/4" = 1'-0"

****PILE NOTICE****

SOIL DATA HAS NOT BEEN PROVIDED, THEREFOR MINIMUM. PILE EMBEDDED DEPTH WAS DETERMINED BY ASSUMING THE PRESENCE OF MEDIUM TO DENSE SANDS. IT IS THE SOLE RESPONSIBILITY OF THE OWNER/BUILDER TO HAVE THE SOILS TESTED BEFORE PLACEMENT OF PILES. IT IS STRONGLY RECOMMENDED THAT A SOIL TEST BE PERFORMED.



RRArpPE
L.E. STIFFLER,
ENGINEER
LLC
309 W. LAUREL AVE.
FOLEY AL 36635
855-943-8501
251-262-2474 FAX
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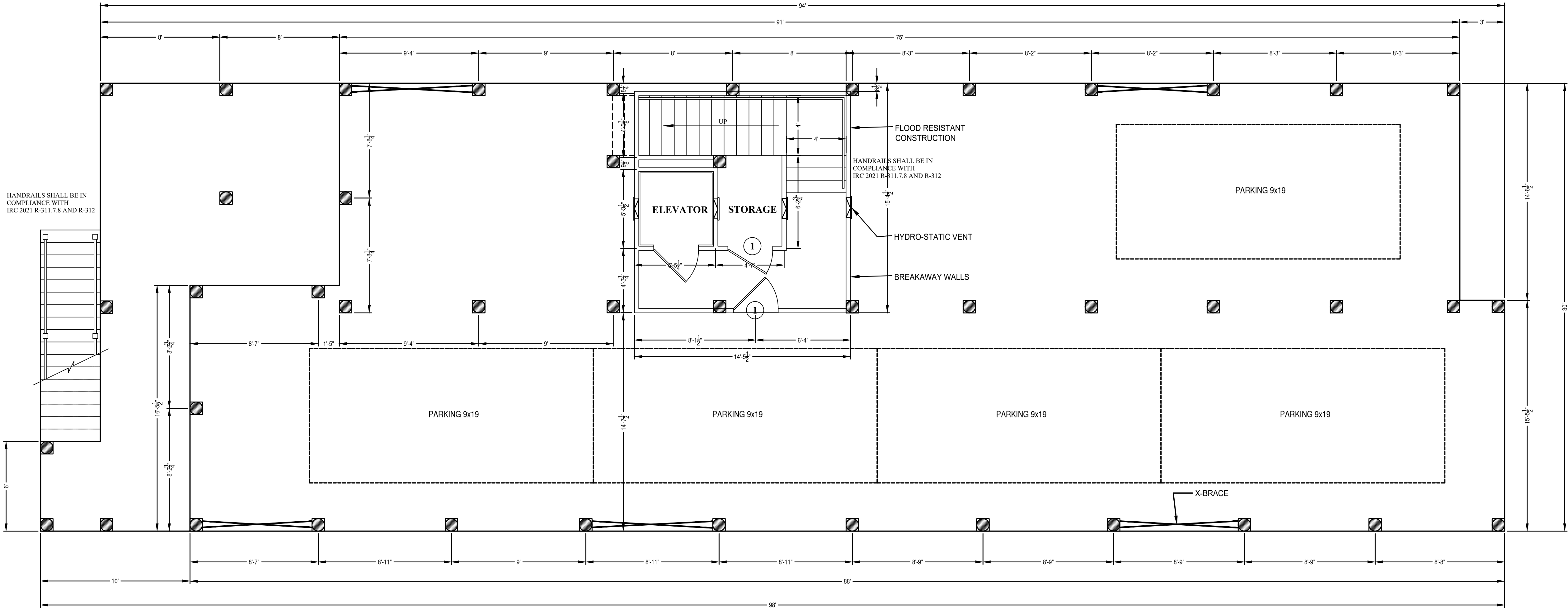
LONGHOUSE
1448 LAGOON AVE. WEST
LOT 4, SOLLIE BEACH SUBDIVISION
GULF SHORES, ALABAMA

DATE:
02.08.2025
DRAWN:
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SCALE:
1/4" = 1'-0"

SHEET NO:
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R322.3.4 Concrete slabs.
Concrete slabs used for parking, floors of enclosures, landings, decks, walkways, patios and similar uses that are located beneath structures, or slabs that are located such that if undermined or displaced during base flood conditions could cause structural damage to the building foundation, shall be designed and constructed in accordance with one of the following:
1. To be structurally independent of the foundation system of the structure, to not transfer flood loads to the main structure, and to be frangible and break away under flood conditions prior to base flood conditions. Slabs shall be a maximum of 4 inches (102 mm) thick, shall not have turned-down edges, shall not contain reinforcing, shall have isolation joints at pilings and columns, and shall have control or construction joints in both directions spaced not more than 4 feet (1219 mm) apart.
2. To be self-supporting, structural slabs capable of remaining intact and functional under base flood conditions, including erosion and local scour, and the main structure shall be capable of resisting any added flood loads and effects of local scour caused by the presence of the slabs.



1 GROUND FLOOR
Scale: 1/4" = 1'-0"

EXTERIOR STAIR CONSTRUCTION

- Handrails shall be a minimum of 36 inches, measured vertically from the nosing of the treads. Handrails shall be provided on at least one side of stairways of three or more risers. All required handrails shall be continuous the full length of the stair, ends shall return or shall terminate in newel post or safety terminals.
- Handrail shall not be more than 2'-5/8" in cross-section dimension with smooth surface and no sharp corners.
- Handrails shall have space of not less than 1-1/2" between the wall and the handrail.
- Guardrails shall be located at porches, balconies and raised floor surfaces located more than 30" above floor or grade. Guardrails shall be 42" in height.
- Open side of stairs shall have handrail and guardrails not less than 36" in height measured vertically from nosing of tread.
- Balusters shall be spaced such as not to allow passage of a 4" sphere in compliance with R312.3 IRC 2021 ed.
- The maximum riser height shall be 7 3/4". The riser shall be measured vertically between leading edges of the adjacent treads.
- The minimum tread depth shall be 10". The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge.

INTERIOR STAIR CONSTRUCTION

Carriage: (3) 2 x 12 SYP, shim as required.
Treads: 1-1/4" stock oak.
Risers: 3/4" stock oak.
Skirt: 3/4" stock oak.
Rail and Balusters: as selected by Owner.
Wall Rail: similar with brackets.

- Handrails shall be a minimum of 36 inches, measured vertically from the nosing of the treads. Handrails shall be provided on at least one side of stairways of three or more risers. All required handrails shall be continuous the full length of the stair, ends shall return or shall terminate in newel post or safety terminals.
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DOOR SCHEDULE

MARK	SIZE	TYPE	REMARKS
1	36" x 1 3/4" x 96"	INSUL. STEEL DOOR	
2	72" x 96"	SLIDING GLASS DOOR	
3	28" x 1 3/8" x 96"	SOLID CORE MASONITE	
4	30" x 1 3/8" x 96"	SOLID CORE MASONITE	
5	30" x 1 3/8" x 96"	SOLID MASONITE POCKET DOOR	
6	32" x 1 3/8" x 96"	SOLID CORE MASONITE	
7	36" x 1 3/8" x 96"	SOLID CORE MASONITE	
8	PAIR 24" x 1 3/8" x 96"	SOLID CORE MASONITE	
9	30" x 96"	CASED OPENING	

Randy Heath and New Orleans Custom Home Design assumes no liability for any structure built from these plans. Although every effort has been made in preparing these plans, the contractor must check all details for accuracy or errors and be responsible for same. Any deviation from these plans must first receive approval from the Owner.

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RRArpFE
L.E. STIFFLER,
ENGINEER
LLC

309 W. LAUREL AVE.
FOLEY AL 36635
855-943-8501
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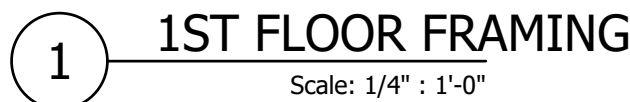
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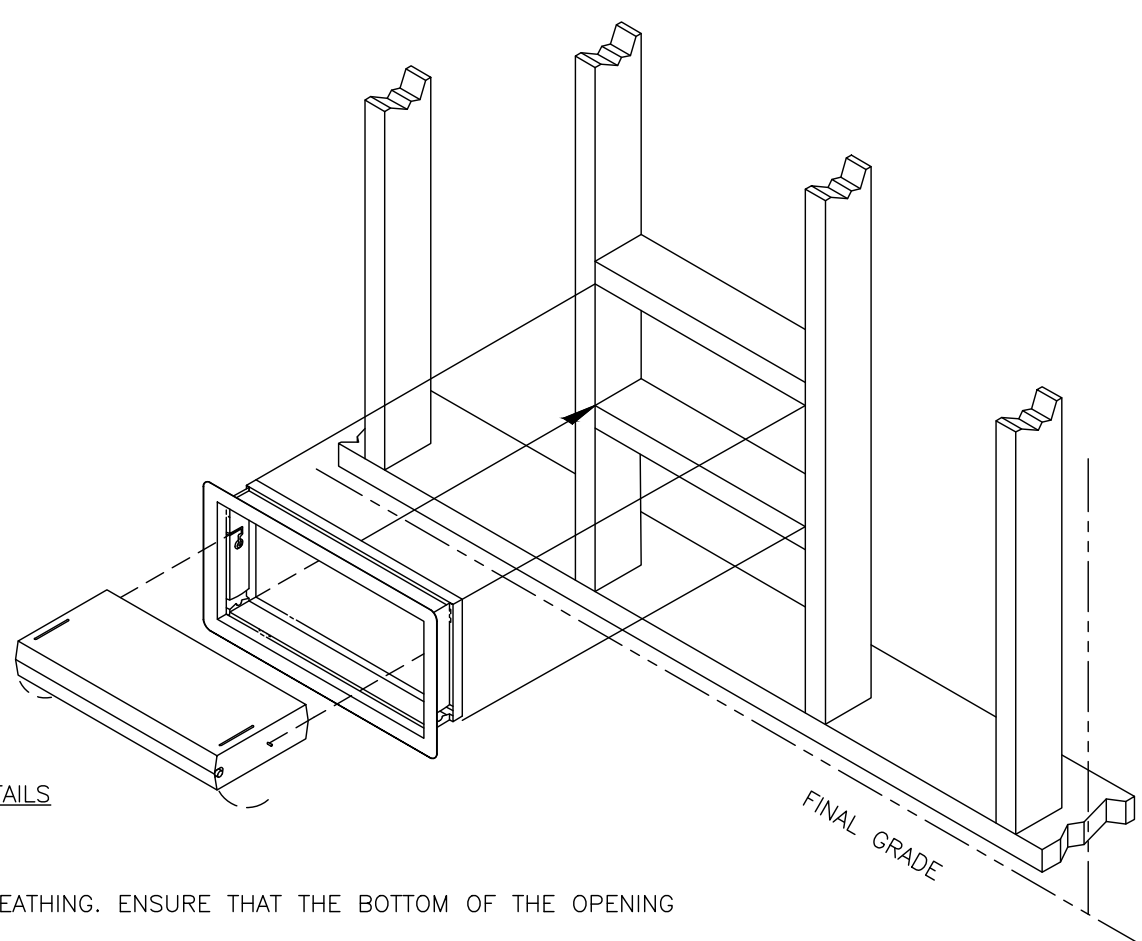
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1/4" = 1'-0"

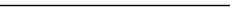
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OF
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MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY:
FEMA, NFIP, ICC, & ASCE
SUPPORTIVE DOCUMENTS, TB 1-08, 44CFR 60.3(C)(5), ASCE 24-14
ICC EVALUATION # ESR-2074



- HYDROSTATIC RELIEF: 200 SQ. FT PER VENT
REQUIREMENTS: MINIMUM OF 2 VENTS PER ENCLOSED AREA
MOUNTED ON OPPOSITE OR ADJACENT WALLS
COLORS: STAINLESS STEEL (STANDARD)
WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

	 SMART VENT® 877-441-8368 WWW.SMARTVENT.COM	SMART VENT FOUNDATION: FLOOD VENTS 430 ANDRO DR., UNIT 1 PITMAN NJ 08071		
		14.5" WOOD WALL INSULATED MODEL 1540-570		
		SIZE	DWG NO.	REV A
		1540-570		
		DATE: 6-21-16	SHEET 1 OF 1	

Note: Per the I-Codes and ASCE 24-14, breakaway walls in the Coastal A Zone and Zone V must have food openings

Diagram illustrating the construction of a breakaway wall assembly. The assembly includes a beam, permanent 2x4 nailer, 4-inch wide utility breakout, exterior sheathing, gap, built-up 2x4 framing, breakaway 2x4 (typical), 2x16d toe nails (typical), and permanent 2x4 nailer.

Breakaway Wall Height (feet)	6		7		8		9	
Nail Size	8d	10d	8d	10d	8d	10d	8d	10d
Nails Required	28	18	32	22	38	24	42	28



LONGHOUSE
1448 LAGOON AVE. WEST
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HVAC NOTES

- A. HVAC system shall be gas, with exterior condensing units, located as shown. Rating shall be SEER 16.0 or better.
- B. Mechanical subcontractor shall provide drawing of duct layout and calculations for duct size and tonnage.
- C. Provide turning vanes in all 90 degree elbows. Provide splitter dampers in all duct splits.
- D. Provide smoke detectors in supply air stream of all air handling equipment over 2000 CFM. Detector to stop unit blower motor when products of combustion are sensed.
- E. Provide fire dampers wherever ducts penetrate fire walls, floors, stairways, in fresh air ducts, etc., where required by code. Fire dampers shall be approved type with fusible linkage and U.L. labeled.
- F. Coordinate location of all ceiling outlets with electrical fixtures and plumbing. Coordinate work with all other trades to minimize job interferences.
- G. All mechanical work shall comply with governing codes, ordinances and regulations of governing bodies having jurisdiction. Where local codes are not applicable, the work shall comply with the National Electrical Code, Standard Plumbing Code, Standard Mechanical Code, ASHRAE 90A and B, NFPA 90A.
- H. The contractor shall obtain and pay for all permits, inspections, and connection fees required by the governing bodies.
- I. Provide all manual and magnetic starters and/or contactors as required to accomplish the sequence of operation.
- J. Provide all control wiring and control components required to accomplish the sequence of operation. Electrical wiring shall be installed in accordance with all local and national codes. All control and interlock wiring, line or low voltage, shall be run in conduit.
- K. Low pressure supply, and return air ductwork shall be sheetmetal. Gauges and installation as specified by SMACNA standards for low pressure duct (2" W.G.).
- L. The location of all grilles, registers, diffusers, duct, piping, equipment, and other mechanical items shall be coordinated with the building structure, electrical and finishes.
- M. Cooling coil condensate lines shall be type "L" copper, insulated with 1/2" thick unicellular plastic insulation. Insulation shall be shipped on before final joining. Necessary joints shall be made with a continuous coat of cement and reinforced with 1-1/2" plastic tape. Provide trap with a depth equal to or greater than the static pressure on the system. Slope lines 1/8" per foot to existing drains.
- N. Provide units with refrigerant line sets, complete with all valves, fittings and traps. Size as per manufacturer's recommendations. Lines to be insulated with 1-1/2" unicellular plastic insulation. Locate oil trap in suction line at vertical rise to condensing unit.

PLUMBING NOTES

1. Plumbing system shall be designed by licensed plumbing contractor. Any changes from plans required must be approved by Owner.
2. All plumbing work shall meet or exceed all prevailing local and national codes. Plumber shall furnish and install all piping, fittings, etc. for a complete and operational installation. All materials shall be new.
3. All water piping shall be copper, type L, sized appropriately for load. Solder shall be lead free.
4. All waste lines within house shall be cast iron, sized for application. Provide cleanouts as required.
5. Metallic gas pipe, water pipe and foundation reinforcing bars shall be bonded to the electrical service grounding.
6. Bathroom venting shall exhaust to the outside of the building and equipped with a back draft damper.
7. Furnace and water heater shall exhaust to the outside of the building.
8. Water heater shall be as selected by Owner.
9. Each hose bibb shall be freeze-proof and equipped with a back flow prevention device.
10. Any appliance creating a glow, spark or flame capable of igniting flammable vapors shall be installed a minimum of 18" above the floor.
11. Furnish "P" traps and drain lines for air handling units.
12. Plumbing contractor shall be responsible for providing plumbing riser diagram if required.

EXTERIOR STAIR CONSTRUCTION

1. Handrails shall be a minimum of 36 inches, measured vertically from the nosing of the treads. Handrails shall be provided on at least one side of stairways of three or more risers. All required handrails shall be continuous the full length of the stair, ends shall return or shall terminate in newel post or safety terminals.
2. Handrail shall not be more than 2-5/8" in cross-section dimension with smooth surface and no sharp corners.
3. Handrails shall have space of not less than 1-1/2" between the wall and the handrail.
4. Guardrails shall be located at porches, balconies and raised floor surfaces located more than 30" above floor or grade. Guardrails shall be 42" in height.
5. Open side of stairs shall have handrail and guardrails not less than 36" in height measured vertically from nosing of tread.
6. Balusters shall be spaced such as not to allow passage of a 4" sphere in compliance with R312.3 IRC 2021 ed.
7. The maximum riser height shall be 7 3/4". The riser shall be measured vertically between leading edges of the adjacent treads.
8. The minimum tread depth shall be 10". The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge.

INTERIOR STAIR CONSTRUCTION

- Carriage: (3) 2 x 12 SYP, shim as required.
Treads: 1-1/4" stock oak.
Risers: 3/4" stock oak.
Skirt: 3/4" stock oak.
Rail and Balusters: as selected by Owner.
Wall Rail: similar with brackets.
1. Handrails shall be a minimum of 36 inches, measured vertically from the nosing of the treads. Handrails shall be provided on at least one side of stairways of three or more risers. All required handrails shall be continuous the full length of the stair, ends shall return or shall terminate in newel post or safety terminals.
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4. Guardrails shall be located at porches, balconies and raised floor surfaces located more than 30" above floor or grade. Guardrails shall be 42" in height.
5. Open side of stairs shall have handrail and guardrails not less than 36" in height measured vertically from nosing of tread.
6. Balusters shall be spaced such as not to allow passage of a 4" sphere in compliance with R312.3 IRC 2021 ed.
7. The maximum riser height shall be 7 3/4". The riser shall be measured vertically between leading edges of the adjacent treads.
8. The minimum tread depth shall be 10". The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge.

DOOR SCHEDULE

MARK	SIZE	TYPE	REMARKS
1	36" x 1 3/4" x 96"	INSUL. STEEL DOOR	
2	72" x x 96"	SLIDING GLASS DOOR	
3	28" x 1 3/8" x 96"	SOLID CORE MASONITE	
4	30" x 1 3/8" x 96"	SOLID CORE MASONITE	
5	30" x 1 3/8" x 96"	SOLID MASONITE POCKET DOOR	
6	32" x 1 3/8" x 96"	SOLID CORE MASONITE	
7	36" x 96"	CASED OPENING	
8	PAIR 24" x 1 3/8" x 96"	SOLID CORE MASONITE	
9	30" x 96"	CASED OPENING	

WINDOW SCHEDULE

MARK	SIZE	TYPE	REMARKS
A	36" x 60"	VINYL SINGLE HUNG	
B	48" x 12"	VINYL SLIDER	
C	72" x 72"	VINYL FIXED LITE	
D	36" x 48"	VINYL SINGLE HUNG	

WINDOW HEAD HEIGHTS SHALL BE 96" A.F.F.

WINDOW NOTES

1. ALL WINDOWS SHALL BE SELF-WEEPING AND FLASHED.
2. ALL WINDOWS SHALL BE DOUBLE PANE, LOW-E GLASS. MAXIMUM SOLAR HEAT GAIN COEFFICIENT (SHGC) SHALL BE 0.4.
3. ALL WINDOWS WITHIN 2 FEET OF DOOR SWING SHALL BE PROVIDED WITH SAFETY GLAZING.
4. ALL WINDOWS BELOW 60" ABOVE FIN. FLOOR IN TUB AND SHOWER AREAS SHALL BE PROVIDED WITH SAFETY GLAZING.
5. ALL WINDOWS MUST COMPLY WITH ARTICLE R301.2.1.2 OF THE 2021 INTERNATIONAL BUILDING CODE REGARDING WINDBORNE DEBRIS. PLYWOOD PANELS (NOT OSB) WITH A MINIMUM THICKNESS OF 7/16" AND A MAXIMUM SPAN OF 8 FEET SHALL BE PERMITTED. PANELS SHALL BE PRECUT TO COVER THE WINDOWS WITH ATTACHED HARDWARE PROVIDED. ATTACHMENTS SHALL BE IN ACCORDANCE WITH TABLE R301.2.1.2.

MILLWORK NOTES

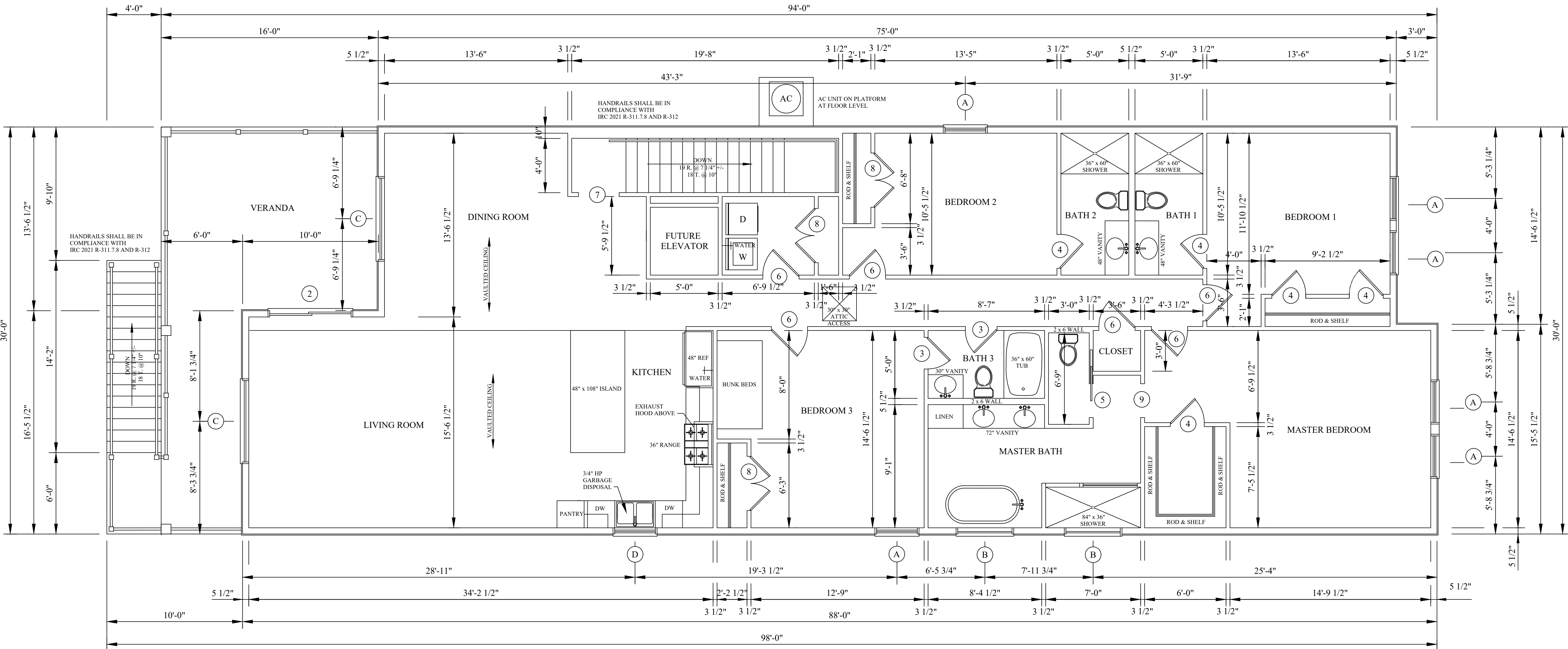
All interior door and window trim shall be as selected by owner.

Before proceeding with ordering of millwork, verify all dimensions, also verify dimensions of appliances.

Perform work in accordance with AWI custom quality.

All interior millwork shall be paint grade pine.

Trim and Moldings:
Install in single, unjointed lengths for openings and runs less than 10 feet. For longer runs, use only one piece less than 10 feet in any straight run. Scarf joints with nails and glue. Provide 3/4" quarter round molding with base at hard surface floors.



Randy Heath and New Orleans Custom Home Design assumes no liability for any structure built from these plans. Although every effort has been made in preparing these plans, the contractor must check all details for accuracy or errors and be responsible for same. Any deviation from these plans must first receive approval from the Owner.

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FIRST FLOOR PLAN

1/4" = 1'-0"

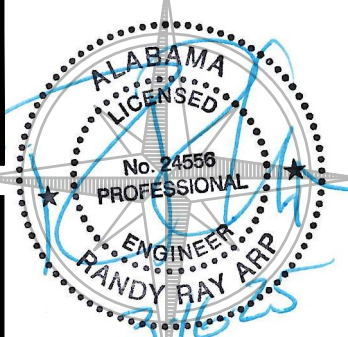
WATER WATER LINE

New Orleans Custom Home Design

New Orleans, Louisiana

(504) 717-6534

nocustomhome@gmail.com



RRArpPE
L.E. STIFFLER,
ENGINEER
LLC

309 W. LAUREL AVE.
FOLEY AL 36635
855-943-8501
251-268-2474 FAX
randy@lesengr.com

JOB NUMBER:

LES 250105

LONGHOUSE

1448 LAGOON AVE. WEST
LOT 4, SOLLIE BEACH SUBDIVISION
GULF SHORES, ALABAMA

DATE:

02.08.2025

DRAWN:

CHECKED:

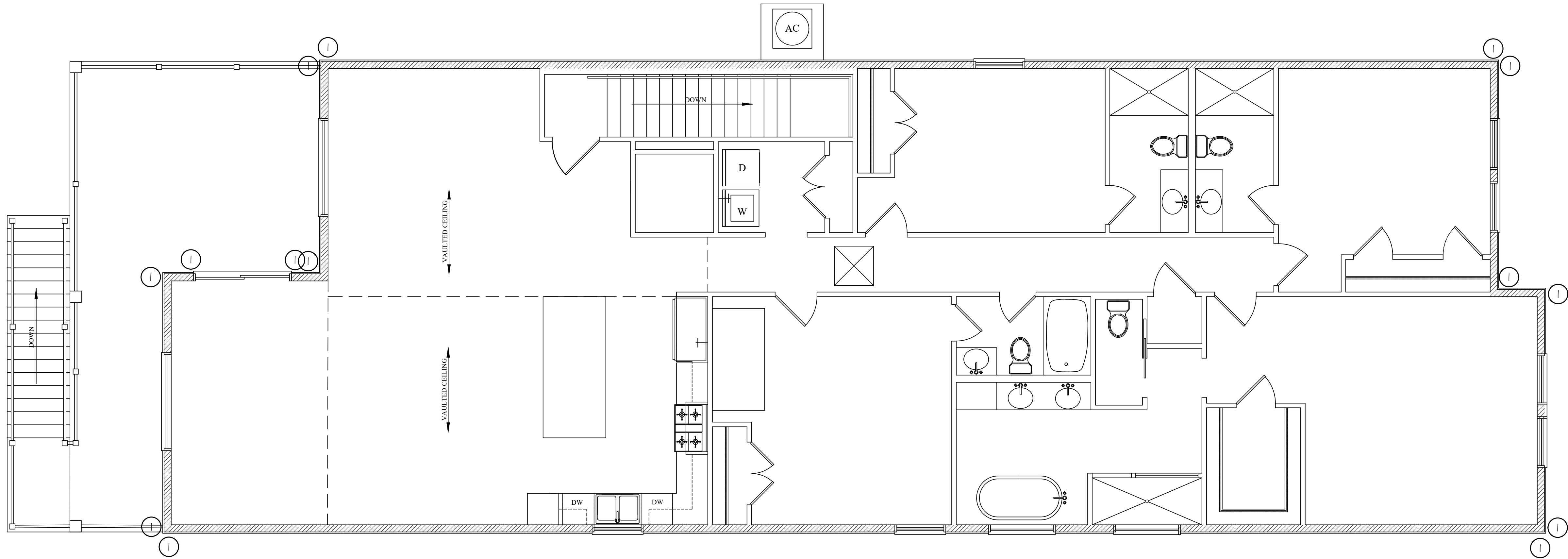
REVISION:

SCALE:

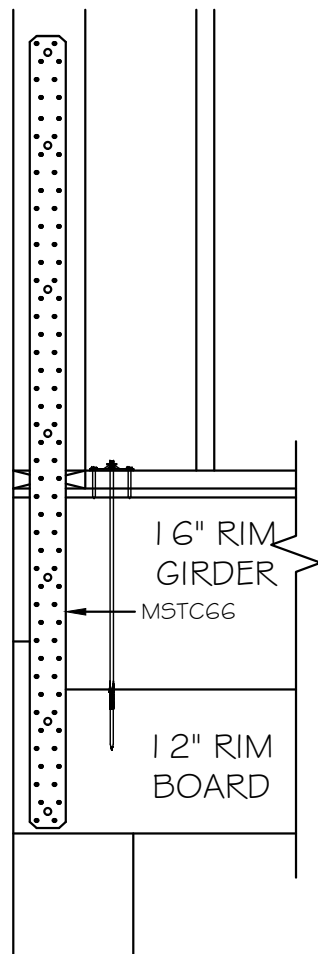
1/4" = 1'-0"

SHEET NO:

A-03
OF
17



1 SHEARWALL
Scale: 1/4" = 1'-0"



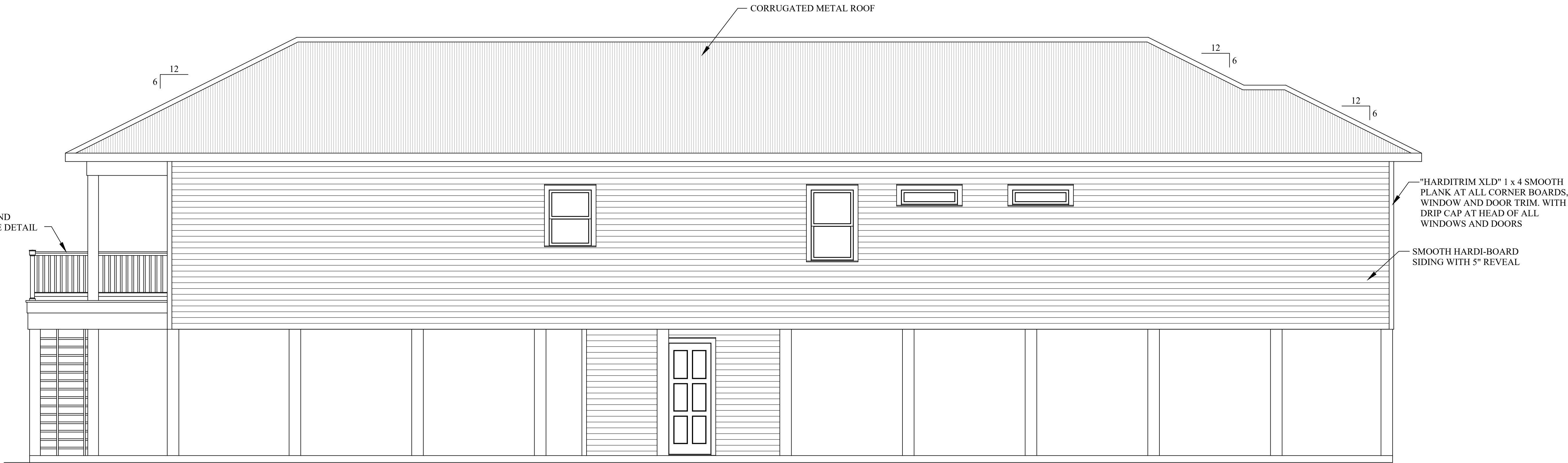
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SINGLE SIDED SHEARWALL

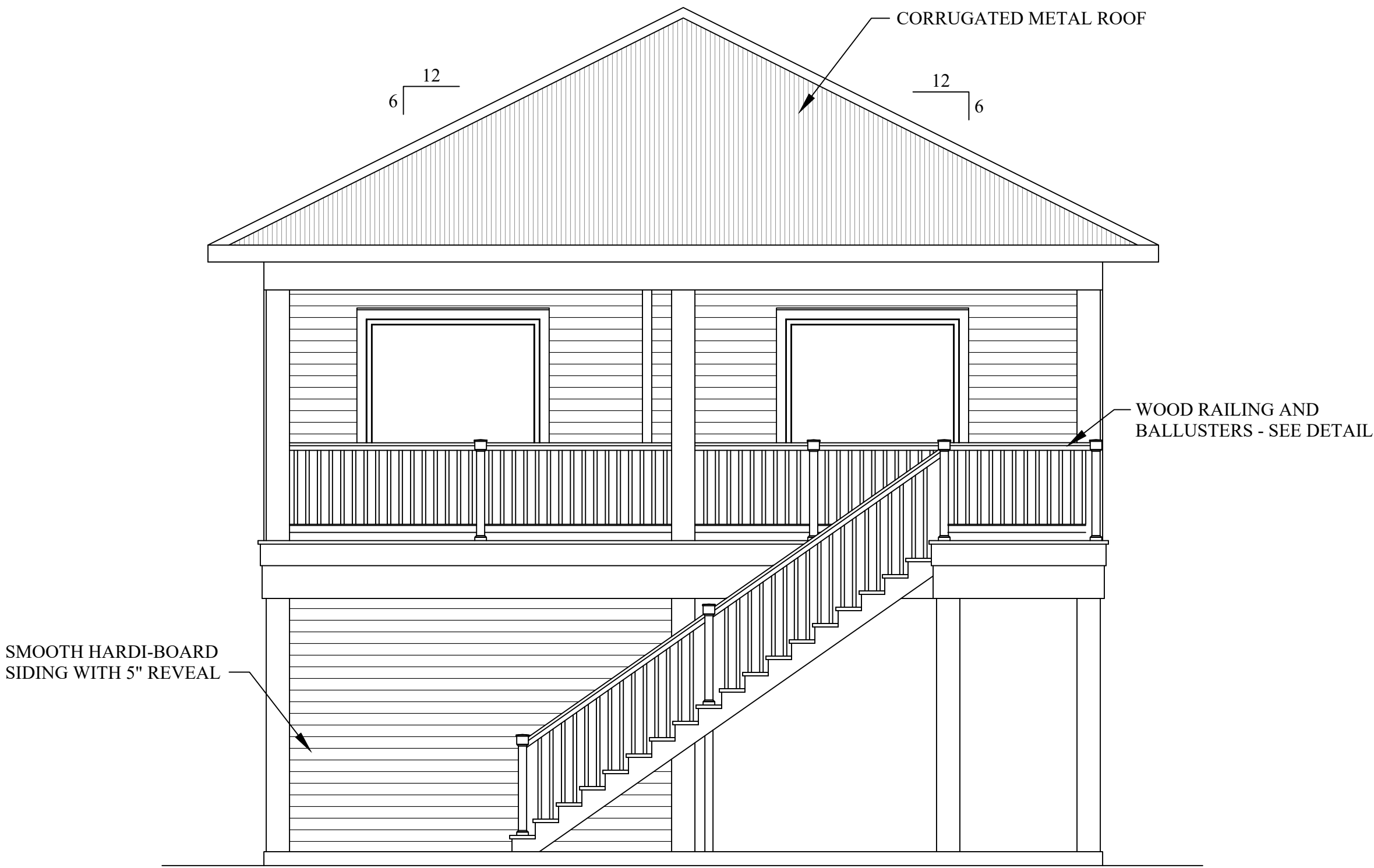
15/32\"/>

DOUBLE SIDED SHEARWALL

15/32\"/>



LEFT SIDE ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

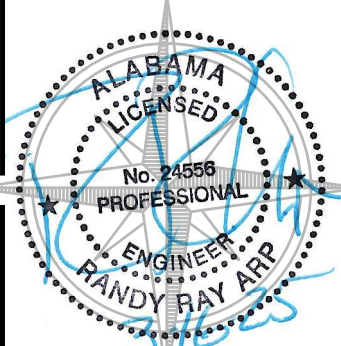
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New Orleans Custom Home Design

New Orleans, Louisiana

(504) 717-6534
nocomhome@gmail.com



RRarpPE
L.E. STIFFLER,
ENGINEER
LLC

309 W. LAUREL AVE.
FOLEY AL 36635
855-943-8501
251-268-2474 FAX
randy@lesengr.com

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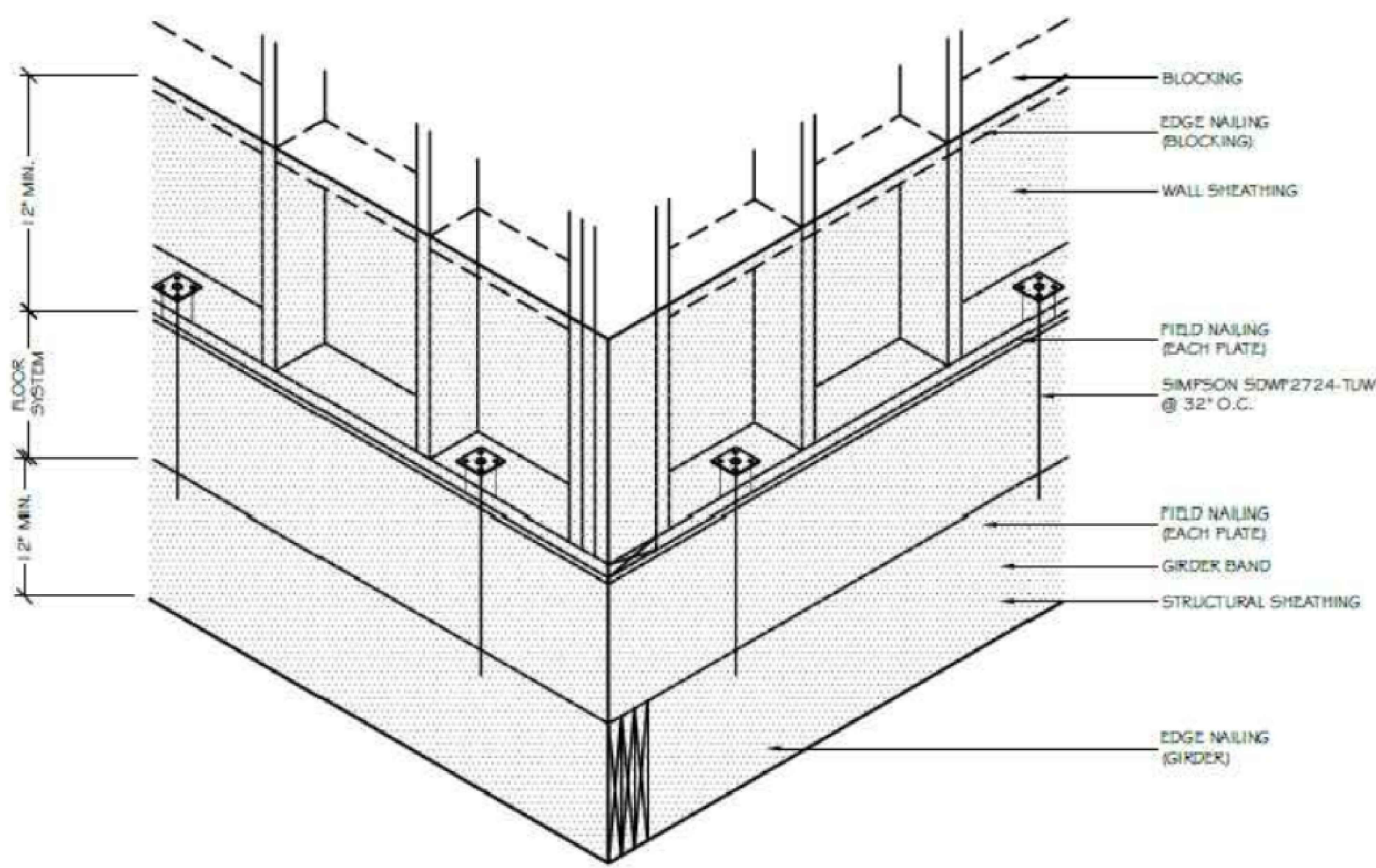
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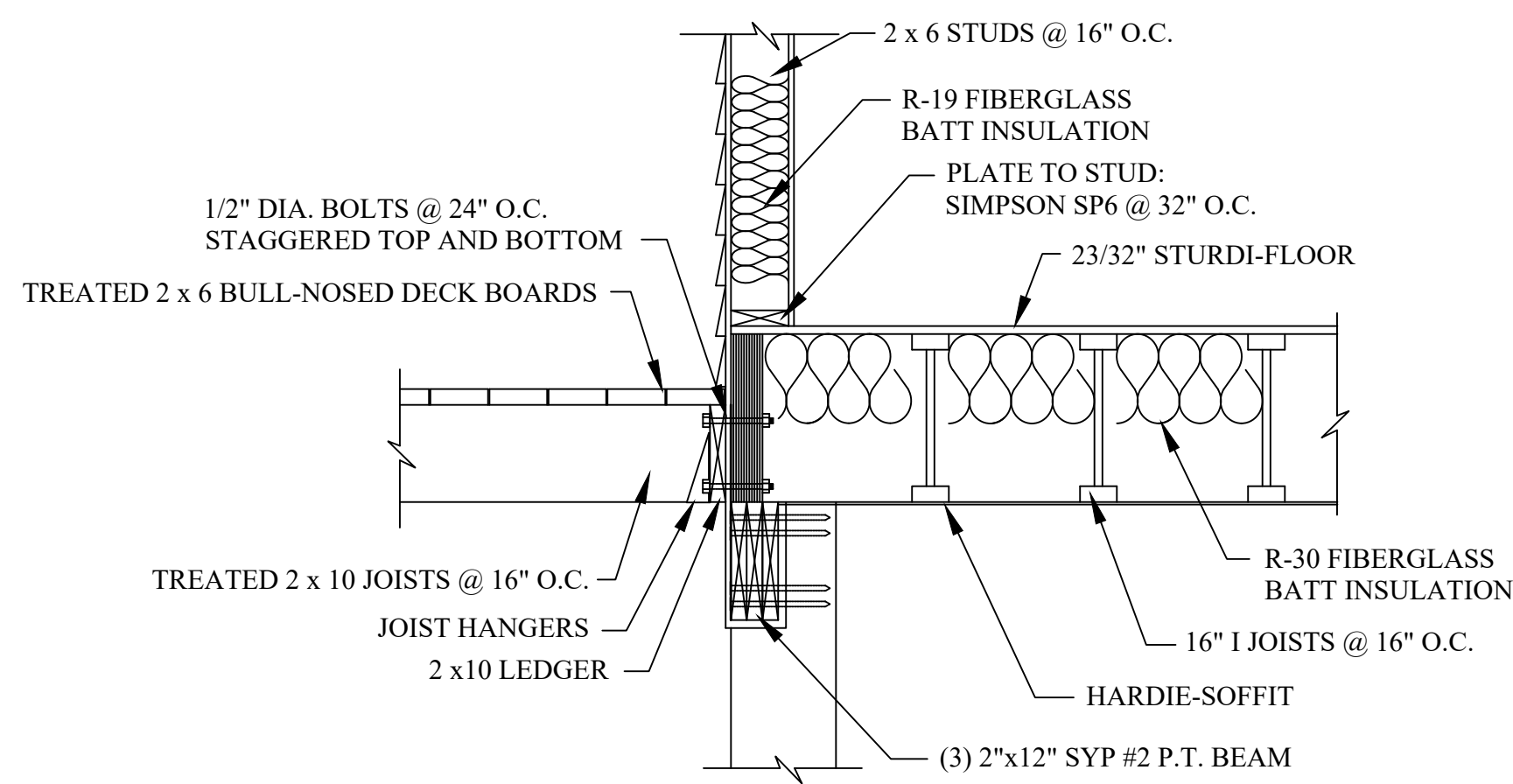
1/4" = 1'-0"

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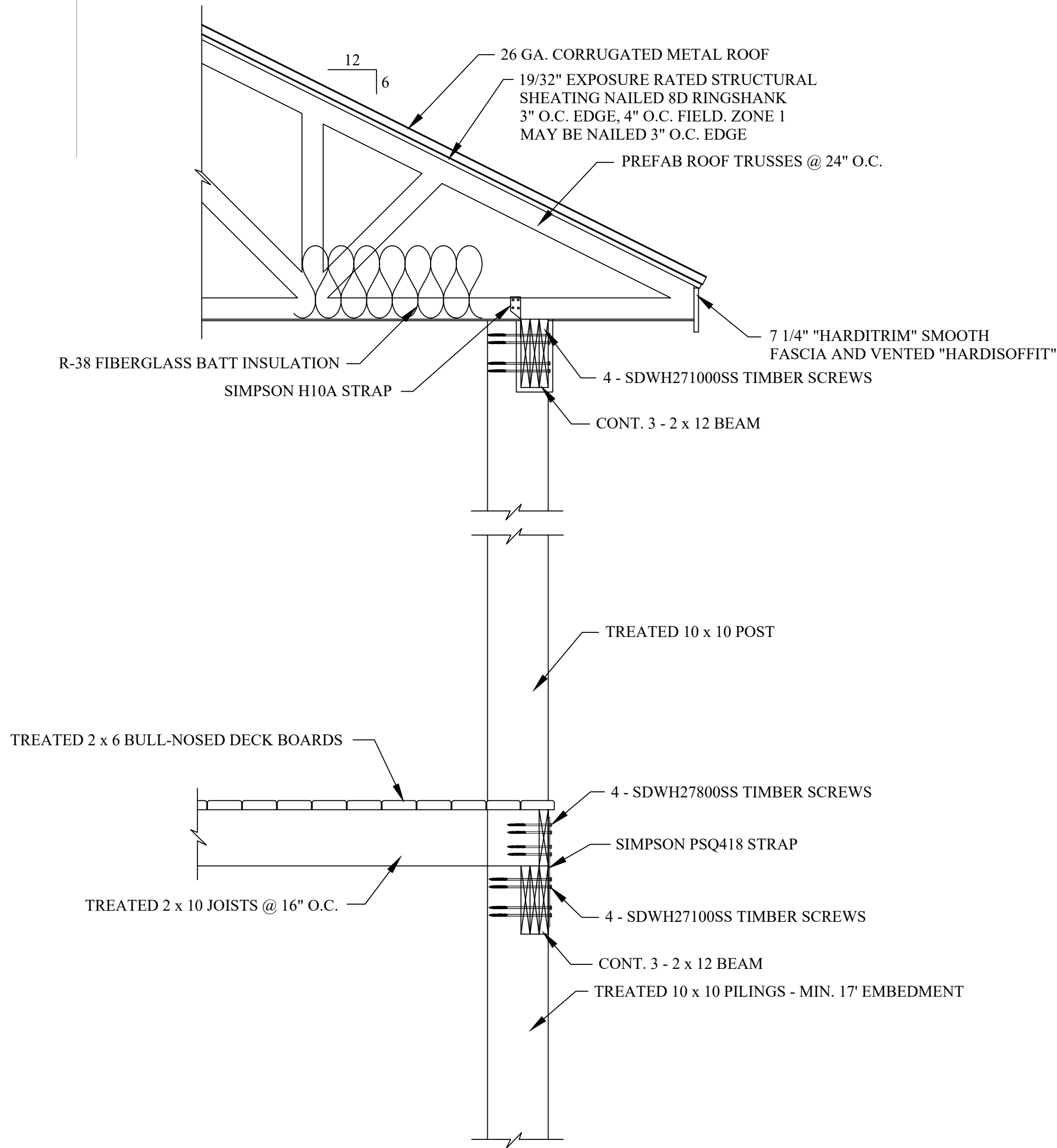
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OF
17



FLOOR TO FLOOR - SIMPSON SDWF DETAIL
SCALE: 3/4" = 1'-0"



TYP. DECK / BEAM CONNECTION
3/4" = 1'-0"



PORCH COLUMN CONNECTION
3/4" = 1'-0"

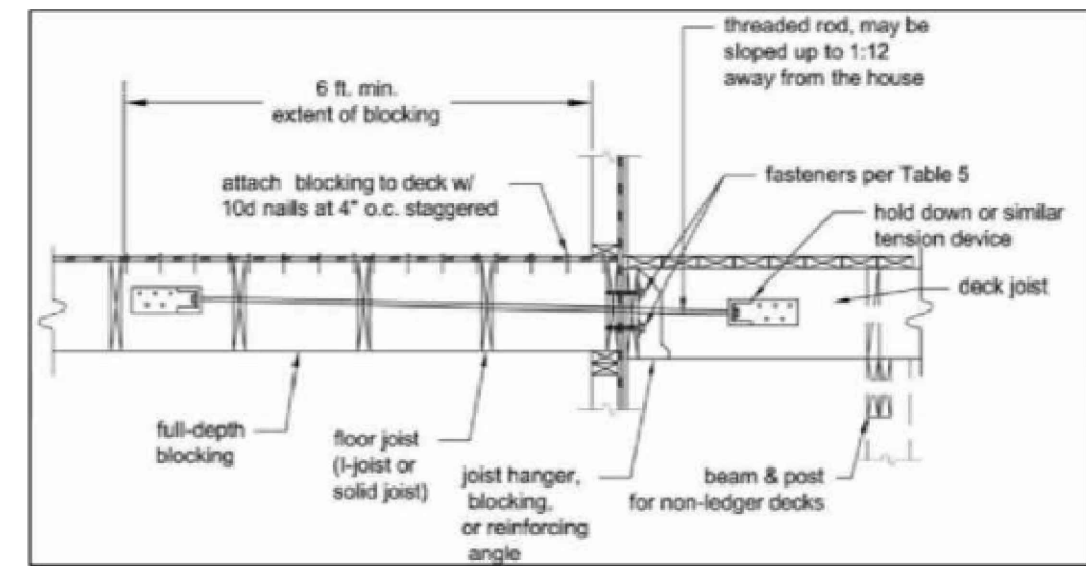
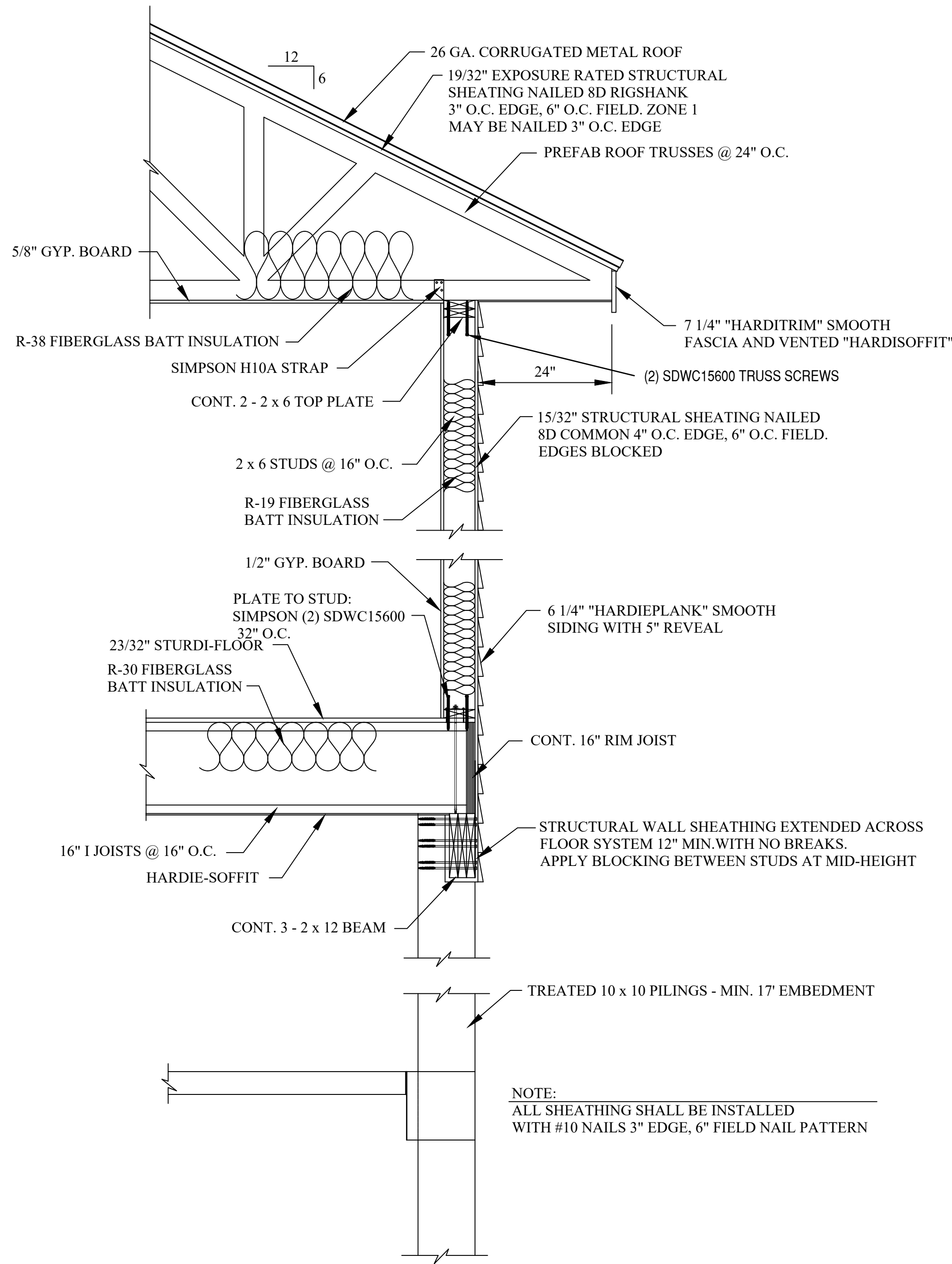


Figure 23. Lateral Load Device with Joists Perpendicular to Deck Joists



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

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RRArpPE
L.E. STIFFLER,
ENGINEER
LLC

309 W. LAUREL AVE.
FOLEY AL 36635
855-943-8501
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randy@lesengr.com

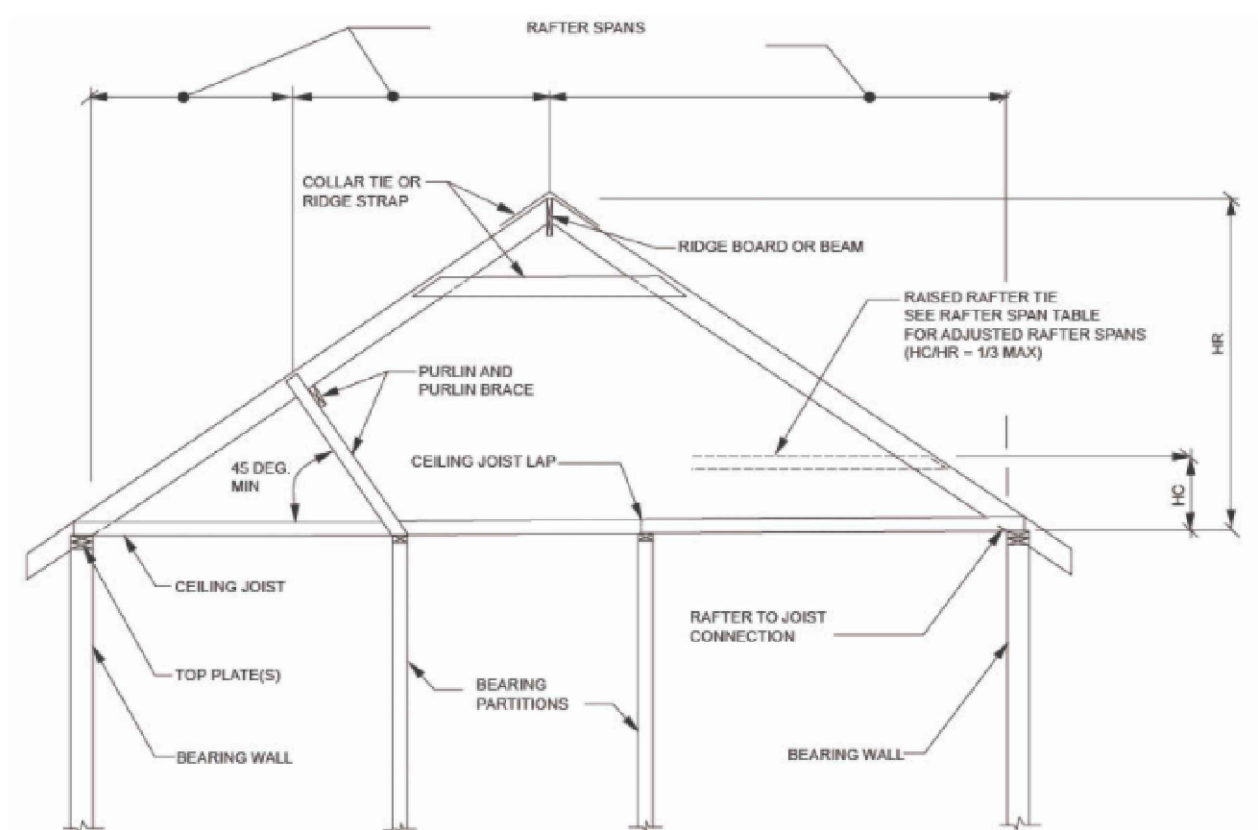
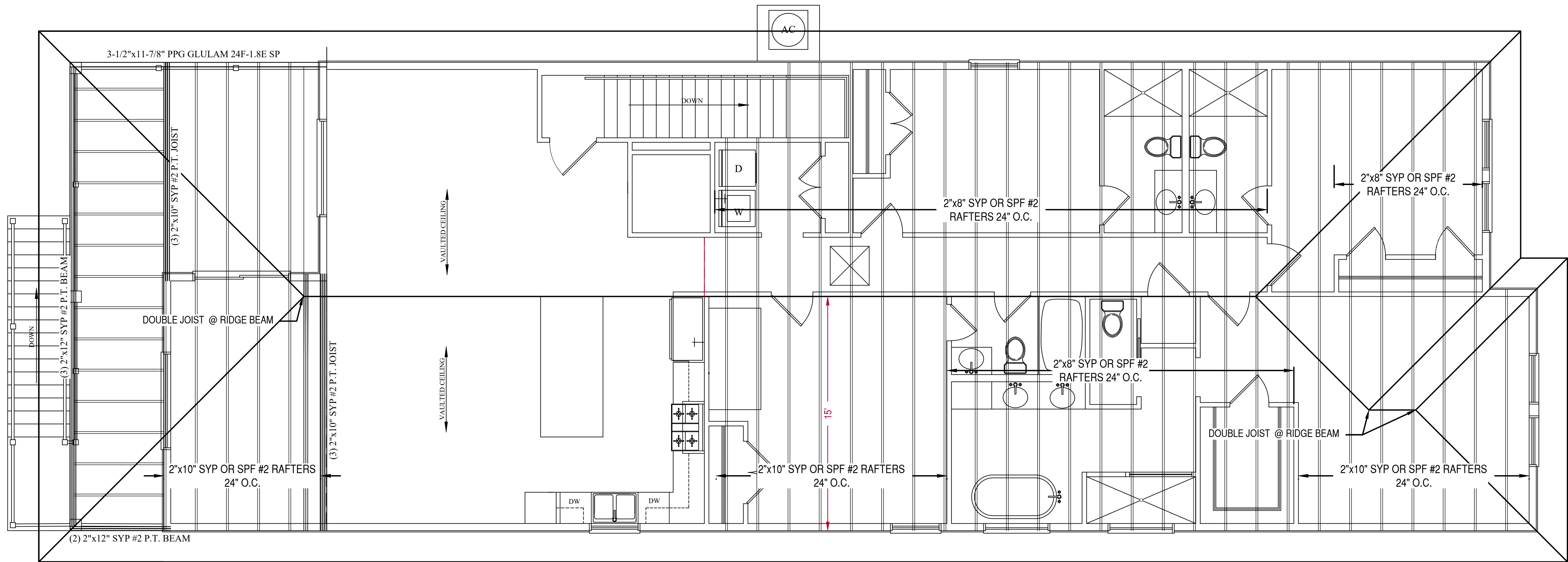
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SHEET NO:
A-06
OF
17



For SI: 1 inch = 25.4 mm, 1 foot = 305 mm, 1 degree = 0.018 rad.

H_c	=	Height of ceiling joists or rafter ties measured vertically above the top of rafter support walls.
H_r	=	Height of roof ridge measured vertically above the top of the rafter support walls.

FIGURE R802.4.5
BRACED RAFTER CONSTRUCTION

R802.4.2 FRAMING DETAILS.
RAFTERS SHALL BE FRAMED NOT MORE THAN 1-1/2 INCHES OFFSET FROM EACH OTHER TO A RIDGE BOARD OR DIRECTLY OPPOSITE FROM EACH OTHER WITH A COLLAR TIE, GUSSET PLATE OR RIDGE STRAP IN ACCORDANCE WITH TABLE R602.2(1). RAFTERS SHALL BE NAILED TO THE TOP WALL PLATES IN ACCORDANCE WITH TABLE R602.3(1) UNLESS THE ROOF ASSEMBLY IS REQUIRED TO COMPLY WITH THE LIFT REQUIREMENTS OF SECTION R802.11.

R802.4.3 HPs AND VALLEYS.
HIP AND VALLEY RAFTERS SHALL BE NOT LESS THAN 2 INCHES NOMINAL IN THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.

R802.4.4 RAFTER SUPPORTS. (DOES NOT APPLY)

R802.4.5 PURLINS.
INSTALLATION OF PURLINS TO REDUCE THE SPAN OF RAFTERS IS PERMITTED AS SHOWN IN FIGURE R802.4.5. PURLINS SHALL BE SIZED NOT LESS THAN THE REQUIRED SIZE OF THE RAFTERS THAT THEY SUPPORT. PURLINS SHALL BE CONTINUOUS AND SHALL BE SUPPORTED BY 2-INCH BY 4-INCH BRACES INSTALLED TO BEARING WALLS AT A SLOPE NOT LESS THAN 45 DEGREES FROM THE HORIZONTAL. THE BRACES SHALL BE SPACED NOT MORE THAN 4 FEET ON CENTER AND THE UNBRACED LENGTH OF BRACES SHALL NOT EXCEED 8 FEET.

R802.4.6 COLLAR TIES.
WHERE COLLAR TIES ARE USED TO CONNECT OPPOSING RAFTERS, THEY SHALL BE LOCATED IN THE UPPER THIRD OF THE ATTIC SPACE AND FASTENED IN ACCORDANCE WITH TABLE R602.3(1). COLLAR TIES SHALL BE NOT LESS THAN 1 INCH BY 4 INCHES NOMINAL, SPACED NOT MORE THAN 4 FEET ON CENTER, RIDGE STRAPS IN ACCORDANCE WITH TABLE R602.3(1) SHALL BE PERMITTED TO REPLACE COLLAR TIES.

R802.5 CEILING JOISTS.
CEILING JOISTS SHALL BE CONTINUOUS ACROSS THE STRUCTURE OR SECURELY JOINED WHERE THEY MEET OVER INTERIOR PARTITIONS IN ACCORDANCE WITH TABLE R802.5.2.

EXTRACT: R802.5.2 RAFTER/CEILING JOIST HEEL JOINT CONNECTIONS
6/12 SLOPE: 16" SPACING REQUIRED 16D NAILS 7
6/12 SLOPE: 24" SPACING REQUIRED 16D NAILS 8

R802.5.1 CEILING JOIST SIZE.
CEILING JOIST SHALL BE SIZED BASED ON THE JOIST SPANS IN TABLES R802.5.1(1) AND R802.5.1(2).

TABLE R802.5.1(2) CEILING JOIST SPANS LIMITED STORAGE						
SPACING	SPECIES	GRADE	2X4	2X6	2X8	2X10
16	SYP	#2	8-0	12-0	15-3	18-1
24	SYP	#2	6-7	9-10	12-6	14-9
16	SPF	#2	8-7	12-10	16-3	19-10
24	SPF	#2	7-2	10-6	13-3	16-3

R802.5.2(1) CEILING JOIST LAPPED.
ENDS OF CEILING JOIST SHALL BE LAPPED NOT LESS THAN 3 INCHES OR BUTTED OVER BEARING PARTITIONS OR BEAMS AND TONGUED TO THE BEARING MEMBER. WHERE CEILING JOISTS ARE USED TO PROVIDE RESISTANCE TO RAFTER THRUST, LAPPED JOISTS SHALL BE NAILED TOGETHER IN ACCORDANCE WITH TABLE R802.5.2 AND BUTTED JOIST SHALL BE TIED TOGETHER IN A MANNER TO RESIST SUCH THRUST. JOISTS THAT DO NOT RESIST THRUST SHALL BE NAILED IN ACCORDANCE WITH TABLE R602.3(1). WOOD STRUCTURAL PANEL, ROOF SHEATHING, IN ACCORDANCE WITH TABLE R503.2.1(1), SHALL NOT CANTILEVER MORE THAN 9 INCHES BEYOND THE GABLE ENDWALL UNLESS SUPPORTED BY GABLE OVERHANG FRAMING.

R802.5.2(2) RAFTER TIES.
WOOD RAFTER TIES SHALL BE NOT LESS THAN 2 INCHES BY 4 INCHES INSTALLED IN ACCORDANCE WITH TABLE R802.5.2 AT EACH RAFTER. OTHER APPROVED RAFTER TIE METHODS SHALL BE PERMITTED.

R802.6 BEARING.
THE ENDS OF EACH RAFTER OR CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2 INCHES OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES ON MASONRY OR CONCRETE. THE BEARING ON MASONRY OR CONCRETE SHALL BE DIRECT OR A SILL PLATE OF 2 INCH MINIMUM NOMINAL THICKNESS SHALL BE PROVIDED UNDER THE RAFTER OR CEILING JOIST. THE SILL PLATE SHALL PROVIDE A MINIMUM NOMINAL BEARING AREA OF 48 SQUARE INCHES.

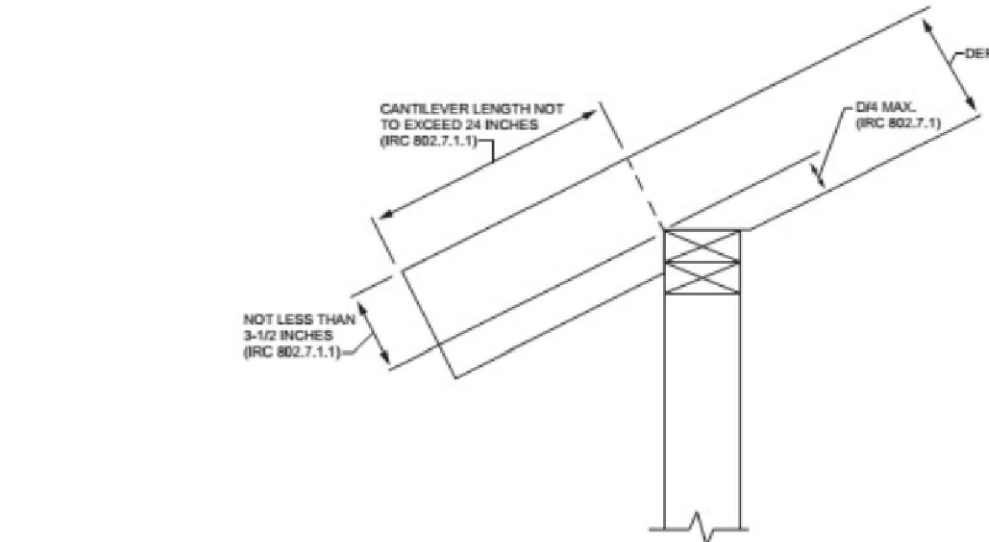


FIGURE R802.7.1.1
RAFTER NOTCH

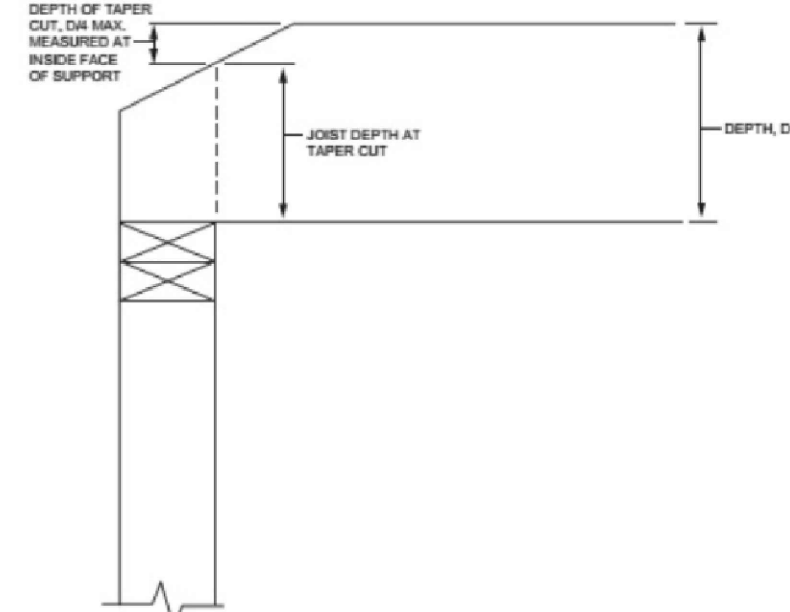


FIGURE R802.7.1.2
CEILING JOIST TAPER CUT

1 CEILING PLAN

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

CEILING FRAMING

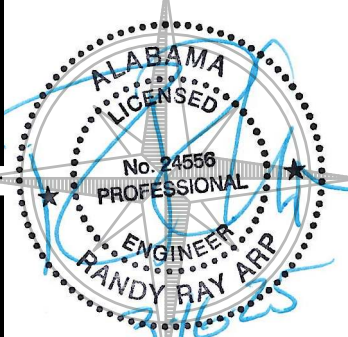
SCALE: 1/4" = 1'-0"

New Orleans Custom Home Design

New Orleans, Louisiana

(504) 717-6534

nocustomhome@gmail.com



RRArpPE
L.E. STIFFLER,
ENGINEER
LLC

309 W. LAUREL AVE.
FOLEY AL 36635
855-943-8501
251-262-2474 FAX
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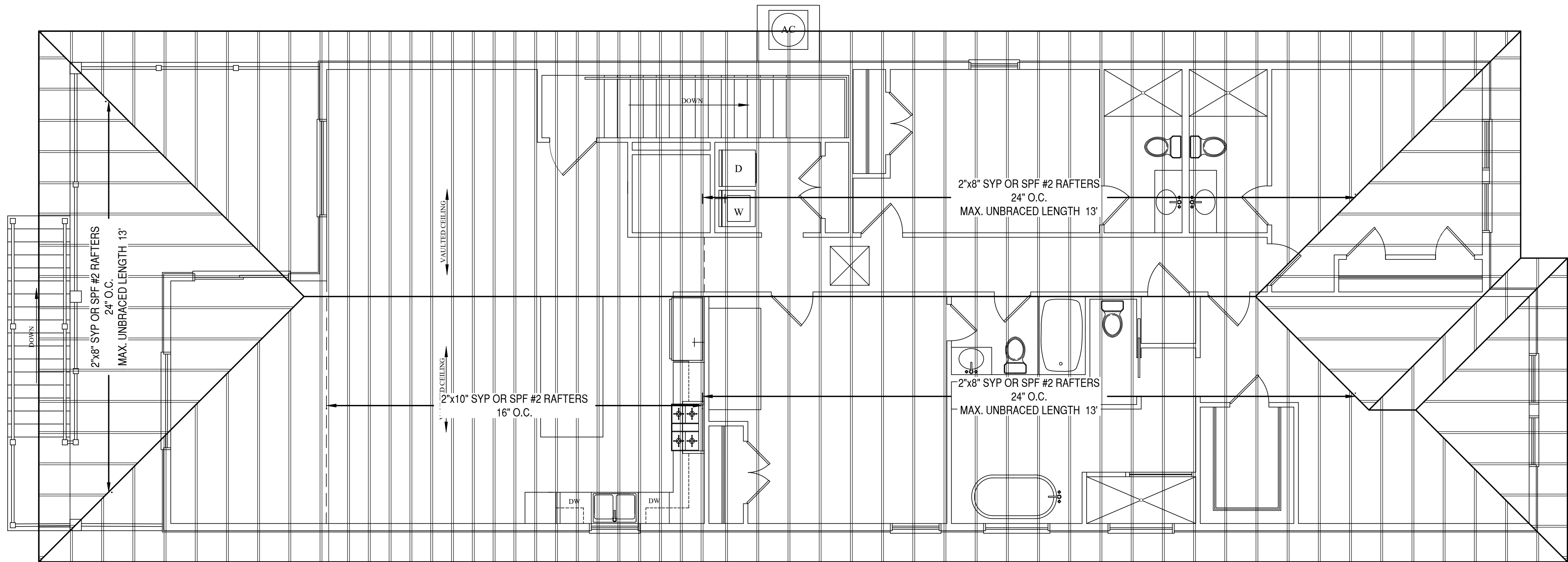
1/4" = 1'-0"

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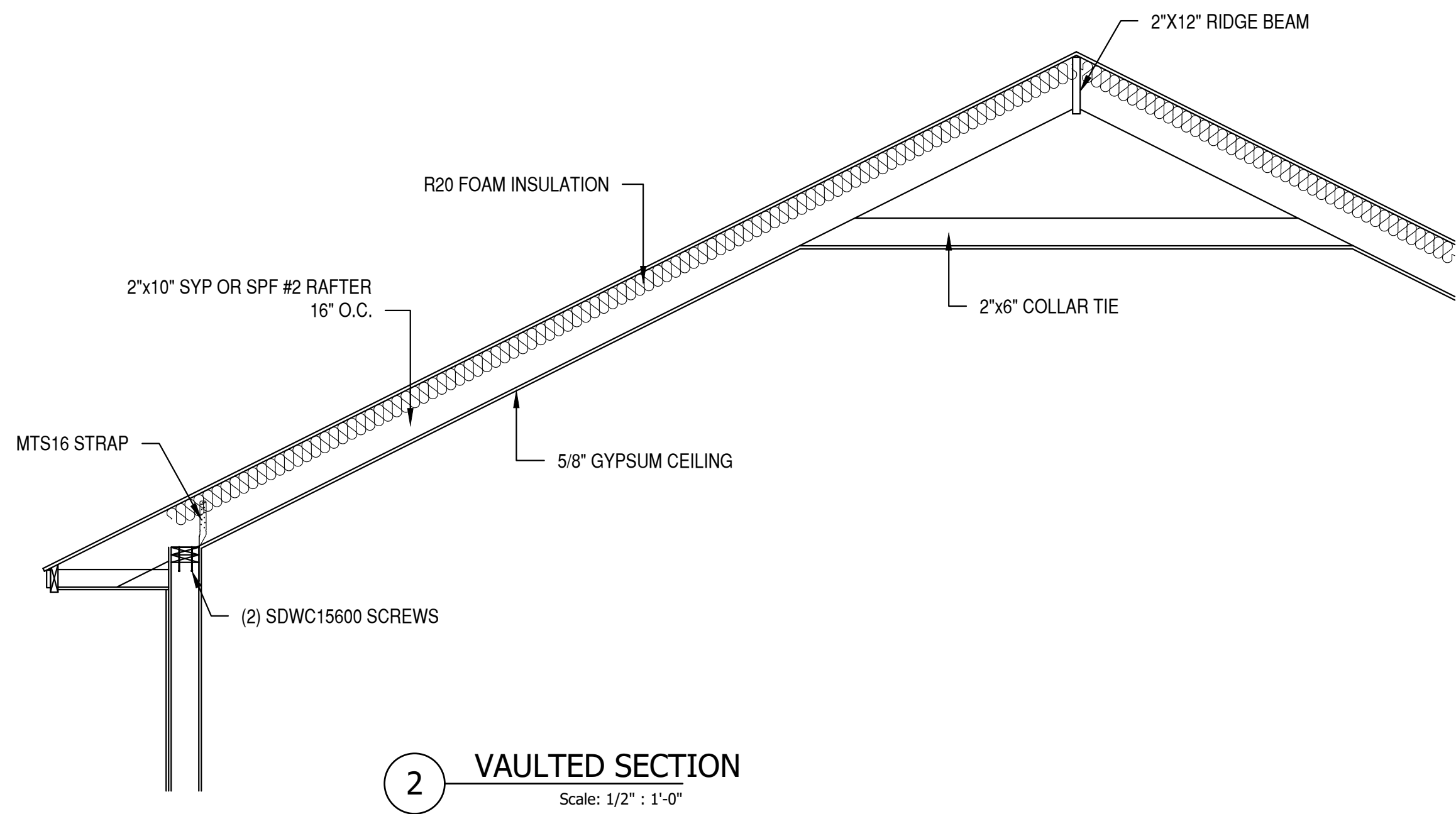
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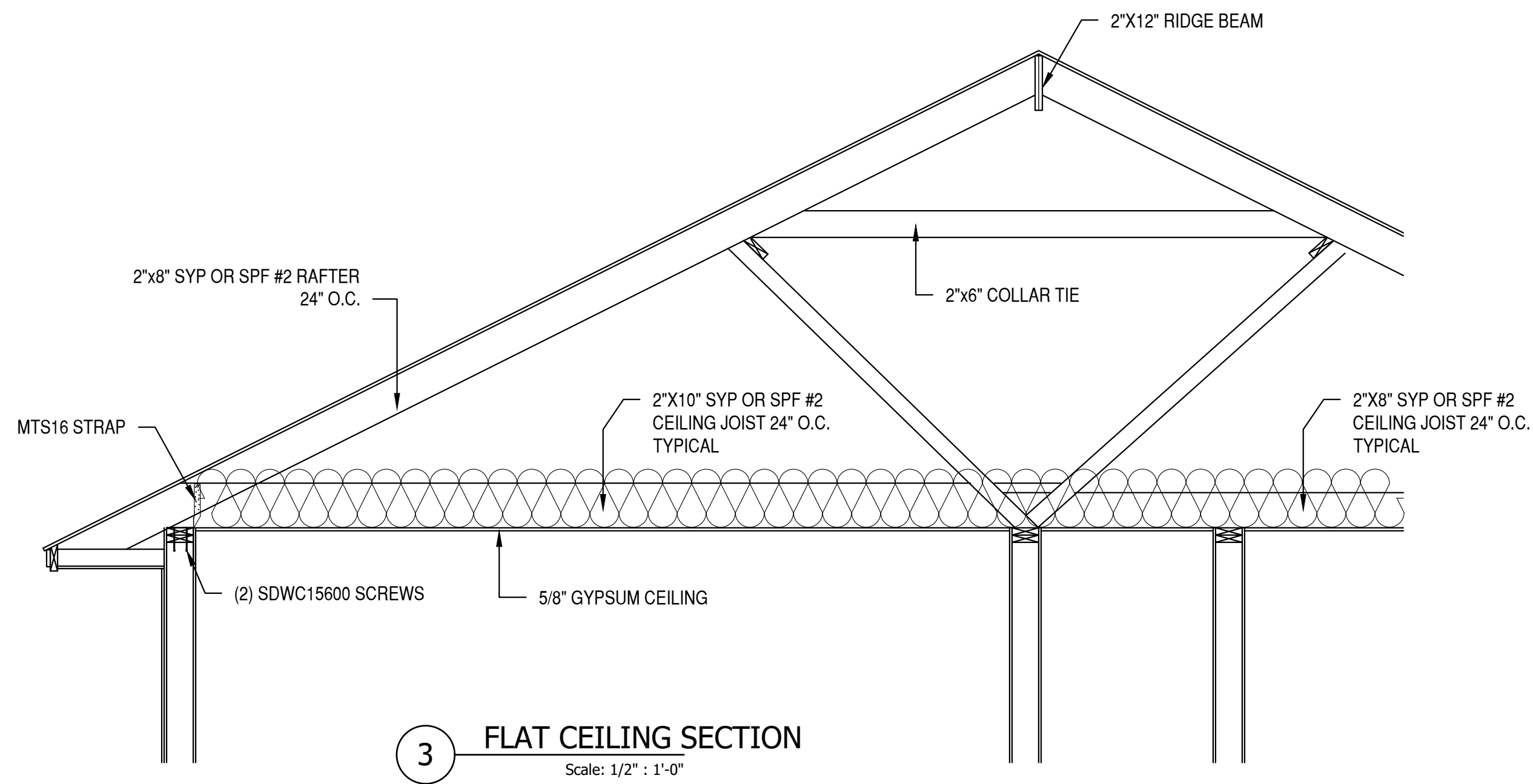
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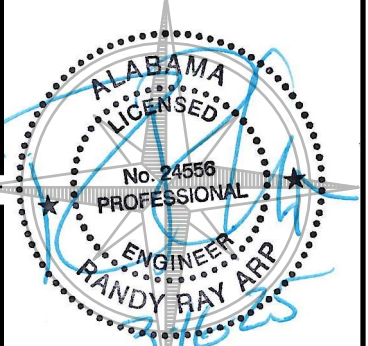
1 ROOF PLAN
Scale: 1/4" : 1'-0"

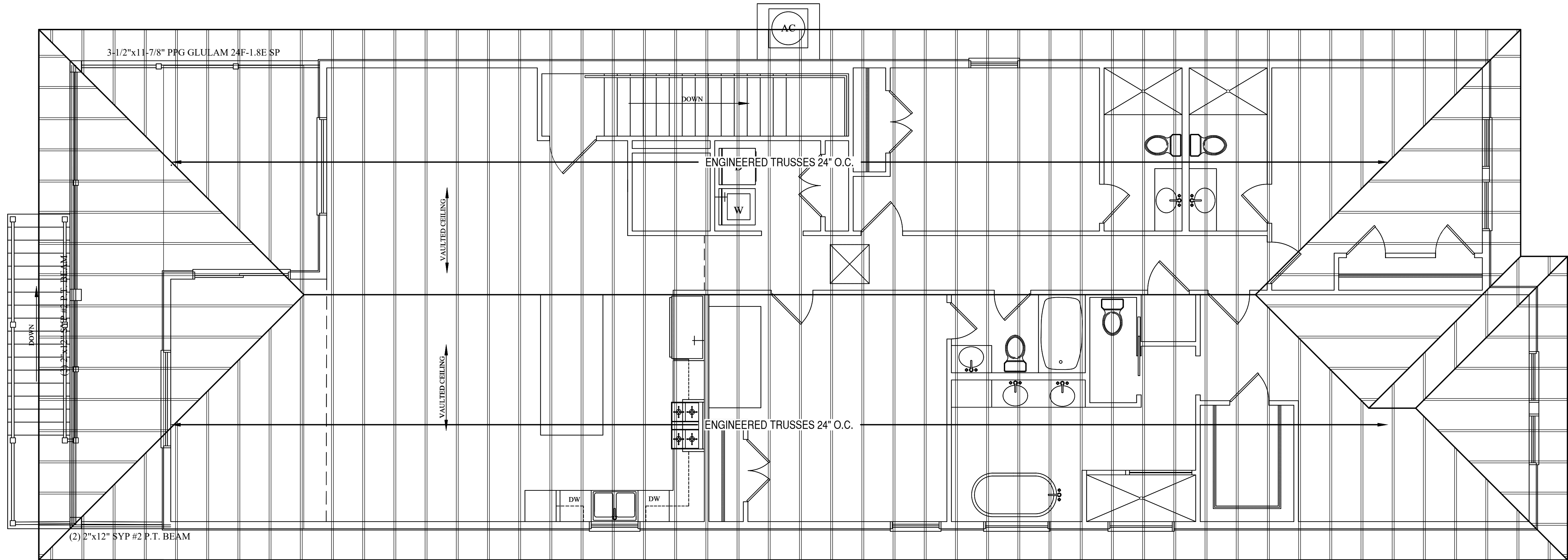


2 VAULTED SECTION
Scale: 1/2" : 1'-0"



3 FLAT CEILING SECTION
Scale: 1/2" : 1'-0"





1 ROOF PLAN
Scale: 1/4" : 1'-0"

SECTION 06 17 53 SHOP FABRICATED WOOD TRUSSES

1.01 WORK INCLUDED
DESIGN, MANUFACTURE, AND SUPPLY WOOD TRUSSES AS SHOWN ON THE CONSTRUCTION DOCUMENTS AND AS SPECIFIED.

1.02 DEFINITIONS
A. BCSI: GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES JOINTLY PRODUCED BY THE STRUCTURAL BUILDING COMPONENTS ASSOCIATION AND THE TRUSS PLATE INSTITUTE.
B. BUILDING DESIGNER: OWNER OF THE BUILDING OR THE PERSON THAT CONTRACTS WITH THE OWNER FOR THE DESIGN OF THE FRAMING STRUCTURAL SYSTEM AND/OR WHO IS RESPONSIBLE FOR THE PREPARATION OF THE CONSTRUCTION DOCUMENTS, WHEN MANDATED BY THE LEGAL REQUIREMENTS, THE BUILDING DESIGNER SHALL BE A REGISTERED DESIGN PROFESSIONAL.
C. BUILDING: STRUCTURE USED OR INTENDED FOR SUPPORTING OR SHELTERING ANY USE OR OCCUPANCY.
D. BUILDING CODE: AS IT APPLIES TO A BUILDING, ANY SET OF STANDARDS SET FORTH AND ENFORCED BY A JURISDICTION FOR THE PROTECTION OF PUBLIC SAFETY.
E. BUILDING OFFICIAL: OFFICER OR OTHER DESIGNATED AUTHORITY CHARGED WITH THE ADMINISTRATION AND ENFORCEMENT OF THE BUILDING CODE, OR A DULY AUTHORIZED REPRESENTATIVE.
F. CONSTRUCTION DOCUMENTS: WRITTEN, GRAPHIC AND PICTORIAL DOCUMENTS PREPARED OR ASSEMBLED FOR DESCRIBING THE DESIGN (INCLUDING THE FRAMING STRUCTURAL SYSTEM), LOCATION AND PHYSICAL CHARACTERISTICS OF THE ELEMENTS OF A BUILDING NECESSARY TO OBTAIN A BUILDING PERMIT AND CONSTRUCT A BUILDING.
G. CONTRACTOR: OWNER OF A BUILDING, OR THE PERSON WHO CONTRACTS WITH THE OWNER, WHO CONSTRUCTS THE BUILDING IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND THE TRUSS SUBMITTAL PACKAGE, THE TERM "CONTRACTOR" SHALL INCLUDE THOSE SUBCONTRACTORS WHO HAVE A DIRECT CONTRACT WITH THE CONTRACTOR TO CONSTRUCT ALL OR A PORTION OF THE CONSTRUCTION.
H. COVER/TRUSS INDEX SHEET: SHEET THAT IS SIGNED AND SEALED, WHERE REQUIRED BY THE LEGAL REQUIREMENTS, BY THE TRUSS DESIGN ENGINEER, AND DEPENDING ON THE LEGAL REQUIREMENTS SHALL BE PERMITTED TO CONTAIN THE FOLLOWING INFORMATION: (1) IDENTIFICATION OF THE BUILDING, INCLUDING BUILDING NAME AND ADDRESS, LOT, BLOCK, SUBDIVISION, AND CITY OR COUNTY; (2) IDENTIFICATION OF CONSTRUCTION DOCUMENTS BY DRAWING NUMBER(S) WITH REVISION DATE; (3) SPECIFIED BUILDING CODE; (4) COMPUTER PROGRAM USED; (5) ROOF DEAD AND LIVE LOADS; (6) FLOOR DEAD AND LIVE LOADS; (7) WIND LOAD CRITERIA FROM A SPECIFICALLY DEFINED CODE (E.G., ASCE 7) AND ANY OTHER DESIGN LOADS (SUCH AS PONDING, MECHANICAL LOADS, ETC.); (8) NAME, ADDRESS AND LICENSE NUMBER OF REGISTERED DESIGN PROFESSIONAL FOR THE BUILDING, IF KNOWN; (9) A LISTING OF THE INDIVIDUAL IDENTIFICATION NUMBERS AND DATES OF EACH TRUSS DESIGN DRAWING REFERENCED BY THE COVER/TRUSS INDEX SHEET; AND (10) NAME, ADDRESS, DATE OF DRAWING AND LICENSE NUMBER OF TRUSS DESIGN ENGINEER.
I. FRAMING STRUCTURAL SYSTEM: COMPLETED COMBINATION OF STRUCTURAL ELEMENTS, TRUSSES, CONNECTIONS AND OTHER SYSTEMS, WHICH SERVE TO SUPPORT THE BUILDING'S SELF-WEIGHT AND THE SPECIFIED LOADS.
J. JURISDICTION: GOVERNMENTAL UNIT THAT IS RESPONSIBLE FOR ADOPTING AND ENFORCING THE BUILDING CODE.
K. LEGAL REQUIREMENTS: ANY APPLICABLE PROVISIONS OF ALL STATUTES, LAWS, RULES, REGULATIONS, ORDINANCES, CODES, OR ORDERS OF THE GOVERNING JURISDICTION.
L. OWNER: PERSON HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY UPON WHICH A BUILDING IS TO BE CONSTRUCTED, AND: (1) EITHER PREPARES, OR RETAINS THE BUILDING DESIGNER OR REGISTERED DESIGN PROFESSIONAL, TO PREPARE THE CONSTRUCTION DOCUMENTS; AND (2) EITHER CONSTRUCTS, OR RETAINS THE CONTRACTOR TO CONSTRUCT THE BUILDING.
M. REGISTERED DESIGN PROFESSIONAL: ARCHITECT OR ENGINEER, WHO IS LICENSED TO PRACTICE THEIR RESPECTIVE DESIGN PROFESSION AS DEFINED BY THE LEGAL REQUIREMENTS OF THE JURISDICTION IN WHICH THE BUILDING IS TO BE CONSTRUCTED.
N. STANDARD: NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI 1).
O. STRUCTURAL ELEMENT: SINGLE STRUCTURAL MEMBER (OTHER THAN A TRUSS) THAT IS SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
P. TRUSS: INDIVIDUAL METAL-PLATE-CONNECTED WOOD COMPONENT MANUFACTURED FOR THE CONSTRUCTION OF A BUILDING.
Q. TRUSS DESIGN DRAWING: WRITTEN, GRAPHIC AND PICTORIAL DEPICTION OF AN INDIVIDUAL TRUSS THAT INCLUDES THE INFORMATION REQUIRED IN THE STANDARD.
R. TRUSS DESIGN ENGINEER: PERSON WHO IS LICENSED TO PRACTICE ENGINEERING AS DEFINED BY THE LEGAL REQUIREMENTS OF THE JURISDICTION IN WHICH THE BUILDING IS TO BE CONSTRUCTED AND WHO SUPERVISES THE PREPARATION OF THE TRUSS DESIGN DRAWINGS.
S. TRUSS DESIGNER: PERSON RESPONSIBLE FOR THE PREPARATION OF THE TRUSS DESIGN DRAWINGS.
T. TRUSS MANUFACTURER: PERSON ENGAGED IN THE FABRICATION OF TRUSSES.
U. TRUSS PLACEMENT DIAGRAM: ILLUSTRATION IDENTIFYING THE ASSUMED LOCATION OF EACH TRUSS.
V. TRUSS SUBMITTAL PACKAGE: PACKAGE CONSISTING OF EACH INDIVIDUAL TRUSS DESIGN DRAWING, AND, AS APPLICABLE, THE TRUSS PLACEMENT DIAGRAM, THE COVER/TRUSS INDEX SHEET, LATERAL RESTRAINT AND DIAGONAL BRACING DETAILS DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE, APPLICABLE BCSI DEFINED LATERAL RESTRAINT AND DIAGONAL BRACING DETAILS, AND ANY OTHER STRUCTURAL DETAILS GERMANE TO THE TRUSSES.

1.03 DESIGN
A. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE STANDARD AND WHERE ANY APPLICABLE DESIGN FEATURE IS NOT SPECIFICALLY COVERED HEREIN, DESIGN SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE LATEST EDITION OF THE AMERICAN FOREST & PAPER ASSOCIATION'S (AF&PA) S) NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION AND ALL APPLICABLE LEGAL REQUIREMENTS. TRUSS MANUFACTURER SHALL FURNISH TRUSS DESIGN DRAWINGS PREPARED IN ACCORDANCE WITH ALL APPLICABLE LEGAL REQUIREMENTS, IF REQUIRED BY THE CONSTRUCTION DOCUMENTS AND THE TRUSS MANUFACTURER'S CONTRACT, THE TRUSS MANUFACTURER SHALL FURNISH A TRUSS PLACEMENT DIAGRAM WHICH SHALL PROVIDE AT A MINIMUM THE LOCATION ASSUMED FOR EACH TRUSS BASED ON THE TRUSS MANUFACTURER'S INTERPRETATION OF THE CONSTRUCTION DOCUMENTS.
B. WHERE REQUIRED BY THE TRUSS MANUFACTURER'S CONTRACT, ANY LOCAL BUILDING OFFICIAL OR APPLICABLE LEGAL REQUIREMENTS, THE TRUSS MANUFACTURER SHALL SUBMIT THE TRUSS SUBMITTAL PACKAGE TO THE BUILDING DESIGNER AND/OR THE LOCAL BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO THE MANUFACTURING OF THE TRUSSES.

C. THE TRUSS DESIGN DRAWINGS SHALL INCLUDE, AT A MINIMUM, THE INFORMATION SPECIFIED BELOW (PER THE STANDARD):

1. BUILDING CODE USED FOR DESIGN, UNLESS SPECIFIED ON COVER/TRUSS INDEX SHEET.
2. SLOPE OR DEPTH, SPAN AND SPACING.
3. LOCATION OF ALL JOINTS AND SUPPORT LOCATIONS.
4. NUMBER OF PLIES IF GREATER THAN ONE.
5. REQUIRED BEARING WIDTHS.
6. DESIGN LOADS AS APPLICABLE, INCLUDING:
 - TOP CHORD LIVE LOAD (FOR ROOF TRUSSES, THIS SHALL BE THE CONTROLLING CASE OF LIVE LOAD OR SNOW LOAD);
 - TOP CHORD DEAD LOAD;
 - BOTTOM CHORD LIVE LOAD;
 - BOTTOM CHORD DEAD LOAD;
7. ADDITIONAL LOADS AND LOCATIONS:
- ENVIRONMENTAL LOAD DESIGN CRITERIA (WIND SPEED, SNOW, SEISMIC, AND ALL APPLICABLE FACTORS AS REQUIRED TO CALCULATE THE TRUSS LOADS); AND
- OTHER LATERAL LOADS, INCLUDING DRAG STRUT LOADS.
7. ADJUSTMENTS TO WOOD MEMBER AND METAL CONNECTOR PLATE DESIGN VALUES FOR CONDITIONS OF USE.
8. MAXIMUM REACTION FORCE AND DIRECTION, INCLUDING MAXIMUM UPLIFT REACTION FORCES WHERE APPLICABLE.
9. METAL CONNECTOR PLATE TYPE, MANUFACTURER, SIZE, AND THICKNESS OR GAUGE, AND THE DIMENSIONED LOCATION OF EACH METAL CONNECTOR PLATE EXCEPT WHERE SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERFACE.
10. SIZE, SPECIES AND GRADE FOR EACH WOOD MEMBER.
11. TRUSS-TO-TRUSS CONNECTION AND TRUSS FIELD ASSEMBLY REQUIREMENTS.
12. CALCULATED SPAN TO DEFLECTION RATIO AND/OR MAXIMUM VERTICAL AND HORIZONTAL DEFLECTION FOR LIVE AND TOTAL LOAD AND KCR (CREEP FACTOR) AS APPLICABLE.
13. MAXIMUM AXIAL TENSION AND COMPRESSION FORCES IN THE TRUSS MEMBERS.
14. FABRICATION TOLERANCE PER THE STANDARD.
15. REQUIRED PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT LOCATION AND THE METHOD OF RESTRAINT/BRACING TO BE USED PER THE STANDARD.

2.01 MATERIALS

A. LUMBER

1. LUMBER USED SHALL BE IDENTIFIED BY GRADE MARK OF A LUMBER INSPECTION BUREAU OR AGENCY APPROVED BY THE AMERICAN LUMBER STANDARDS COMMITTEE, AND SHALL BE THE SIZE, SPECIES, AND GRADE AS SHOWN ON THE TRUSS DESIGN DRAWINGS, OR EQUIVALENT AS APPROVED BY THE TRUSS DESIGNER.
2. ADJUSTMENT OF VALUE FOR DURATION OF LOAD OR CONDITIONS OF USE SHALL BE IN ACCORDANCE WITH NDS.
3. FIRE RETARDANT TREATED LUMBER, IF APPLICABLE, SHALL MEET THE SPECIFICATIONS OF THE FIRE RETARDANT CHEMICAL MANUFACTURER, THE TRUSS DESIGNER AND THE STANDARD, AND SHALL BE RE-DRIED AFTER TREATMENT IN ACCORDANCE WITH THE AMERICAN WOOD-PRESERVERS' ASSOCIATION (AWPA) STANDARD C20 STRUCTURAL LUMBER - FIRE RETARDANT TREATMENT BY PRESSURE PROCESSES. ALLOWABLE VALUES MUST BE ADJUSTED IN ACCORDANCE WITH NDS, LUMBER TREATER SHALL SUPPLY CERTIFICATE OF COMPLIANCE.

B. METAL CONNECTOR PLATES:

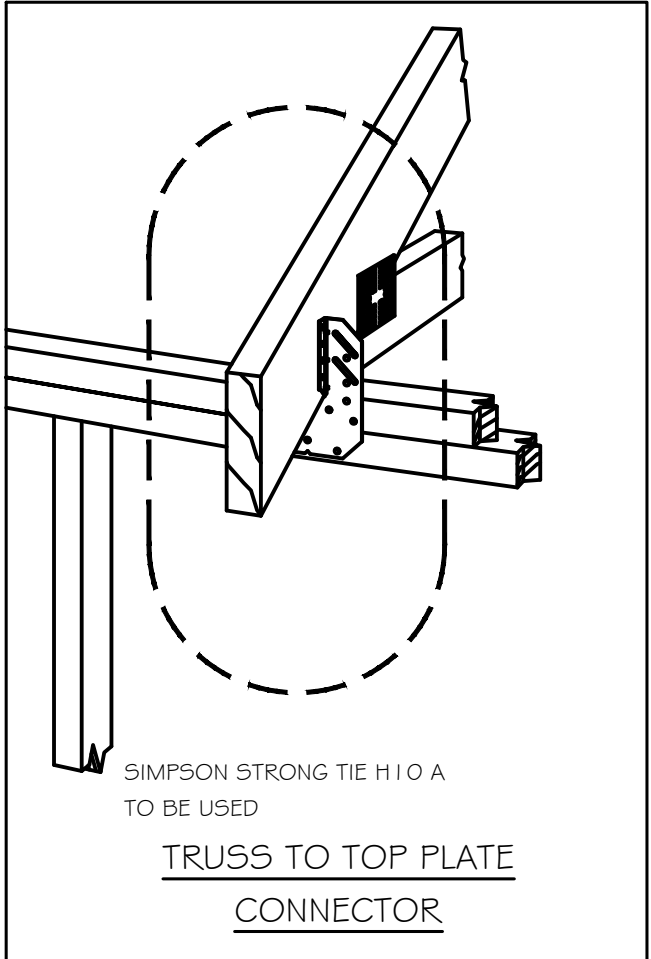
1. METAL CONNECTOR PLATES SHALL BE MANUFACTURED BY A TRUSS PLATE INSTITUTE (TPI) MEMBER PLATE MANUFACTURER AND SHALL NOT BE LESS THAN 0.036 IN. THICK (20 GAUGE) AND SHALL MEET OR EXCEED ASTM A653/A653M GRADE 33, AND GALVANIZED COATING SHALL MEET OR EXCEED ASTM A924/924M, COATING DESIGNATION G60. WORKING STRESSES IN STEEL ARE TO BE APPLIED TO EFFECTIVENESS RATIOS FOR PLATES AS DETERMINED BY TEST AND IN ACCORDANCE WITH THE STANDARD.
 2. IN HIGHLY CORROSIVE ENVIRONMENTS, SPECIAL APPLIED COATINGS OR STAINLESS STEEL MAY BE REQUIRED.
 3. AT THE REQUEST OF THE BUILDING DESIGNER, A TPI MEMBER PLATE MANUFACTURER SHALL FURNISH A CERTIFIED RECORD THAT MATERIALS COMPLY WITH STEEL SPECIFICATIONS.
- 2.02 MANUFACTURING
TRUSSES SHALL BE MANUFACTURED TO MEET THE QUALITY REQUIREMENTS OF THE STANDARD AND IN ACCORDANCE WITH THE INFORMATION PROVIDED IN THE FINAL APPROVED TRUSS DESIGN DRAWINGS.

3.01 HANDLING, INSTALLING, RESTRAINING AND BRACING

- A. TRUSSES SHALL BE HANDLED DURING MANUFACTURING, DELIVERY AND BY THE CONTRACTOR AT THE JOB SITE SO AS NOT TO BE SUBJECTED TO EXCESSIVE BENDING.
- B. TRUSSES SHALL BE UNLOADED IN A MANNER SO AS TO MINIMIZE LATERAL STRAIN. TRUSSES SHALL BE PROTECTED FROM DAMAGE THAT MIGHT RESULT FROM ON-SITE ACTIVITIES AND ENVIRONMENTAL CONDITIONS. TRUSSES SHALL BE HANDLED IN SUCH A WAY SO AS TO PREVENT TOPPLING WHEN BANDING

IS REMOVED.

- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE HANDLING, INSTALLATION, AND TEMPORARY RESTRAINT/ BRACING OF THE TRUSSES IN A GOOD WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE LATEST EDITION OF BCSI.
- D. APPARENT DAMAGE TO TRUSSES, IF ANY, SHALL BE REPORTED TO TRUSS MANUFACTURER PRIOR TO ERECTION.
- E. TRUSSES SHALL BE SET AND SECURED LEVEL AND PLUMB, AND IN CORRECT LOCATION. EACH TRUSS SHALL BE HELD IN CORRECT ALIGNMENT UNTIL SPECIFIED PERMANENT RESTRAINT AND BRACING IS INSTALLED.
- F. CUTTING AND ALTERING OF TRUSSES IS NOT PERMITTED. IF ANY TRUSS SHOULD BECOME BROKEN, DAMAGED, OR ALTERED, WRITTEN CONCURRENCE AND APPROVAL BY A REGISTERED DESIGN PROFESSIONAL IS REQUIRED.
- G. CONCENTRATED LOADS SHALL NOT BE PLACED ON TOP OF TRUSSES UNTIL ALL SPECIFIED RESTRAINT AND BRACING HAS BEEN INSTALLED AND DECKING IS PERMANENTLY NAILED IN PLACE. SPECIFICALLY AVOID STACKING FULL BUNDLES OF PLYWOOD OR OTHER CONCENTRATED LOADS ON TOP OF TRUSSES.
- H. TRUSS SUBMITTALS AND ANY SUPPLEMENTARY INFORMATION PROVIDED BY THE TRUSS MANUFACTURER SHALL BE PROVIDED BY THE CONTRACTOR TO THE INDIVIDUAL OR ORGANIZATION RESPONSIBLE FOR THE INSTALLATION OF THE TRUSSES.
- I. TRUSSES SHALL BE PERMANENTLY RESTRAINED AND BRACED IN A MANNER CONSISTENT WITH GOOD BUILDING PRACTICES AS OUTLINED IN BCSI AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS. TRUSSES SHALL FURTHERMORE BE ANCHORED OR RESTRAINED TO PREVENT OUT-OF-PLANE MOVEMENT SO AS TO KEEP ALL TRUSS MEMBERS FROM SIMULTANEOUSLY BUCKLING TOGETHER IN THE SAME DIRECTION. SUCH PERMANENT LATERAL RESTRAINT SHALL BE ACCOMPLISHED BY: (A) ANCHORAGE TO SOLID END WALLS; (B) PERMANENT DIAGONAL BRACING IN THE PLANE OF THE WEB MEMBERS; OR (C) OTHER SUITABLE MEANS.
- J. MATERIALS USED IN TEMPORARY AND PERMANENT RESTRAINT AND BRACING SHALL BE FURNISHED BY CONTRACTOR.



RRArpPE
L.E. STIFFLER,
ENGINEER
LLC

309 W. LAUREL AVE.
FOLEY AL 36635
855-943-8501
251-262-2474 FAX
randy@leesengr.com

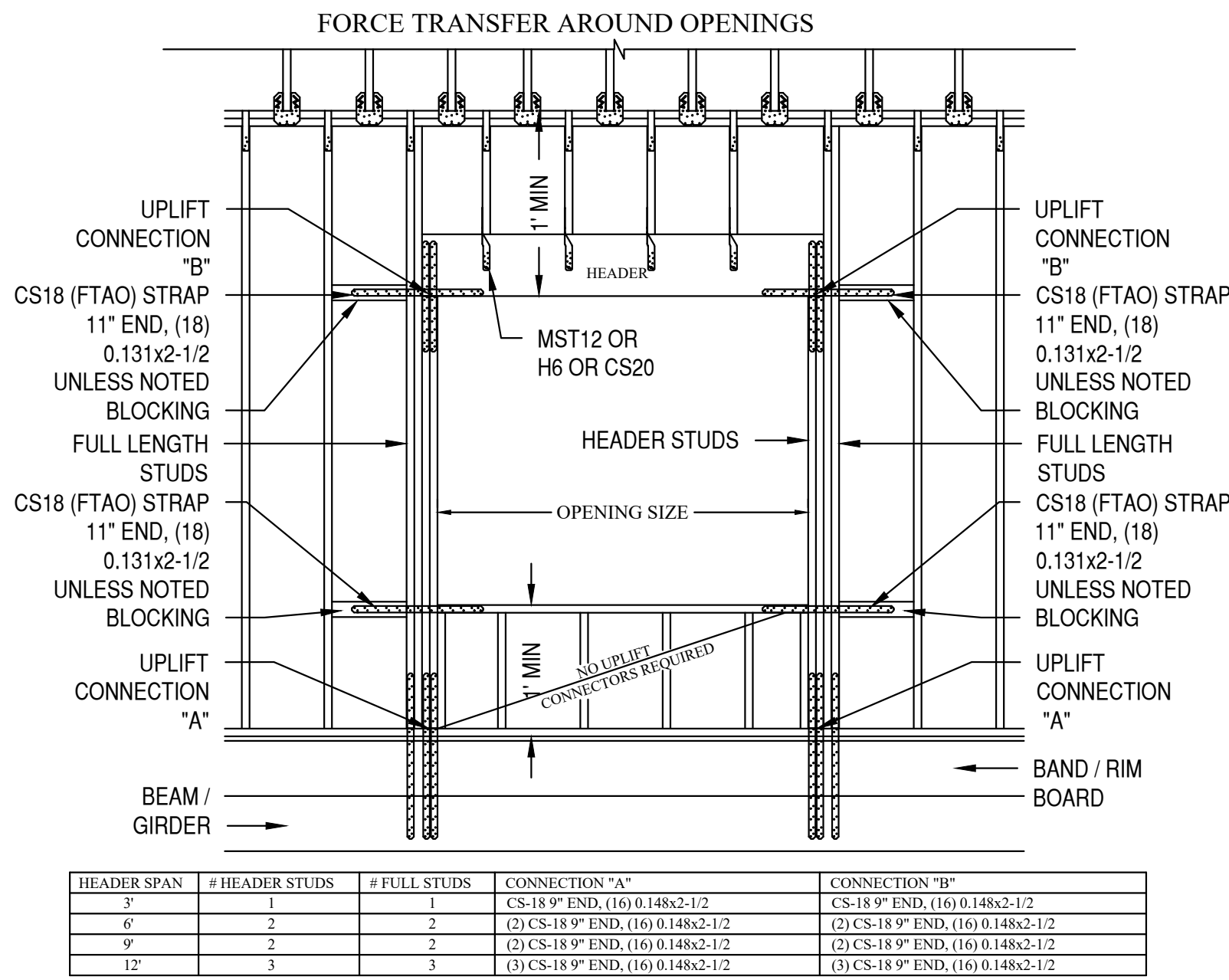
JOB NUMBER:
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LONGHOUSE
1448 LAGOON AVE. WEST
LOT 4, SOLLIE BEACH SUBDIVISION
GULF SHORES, ALABAMA

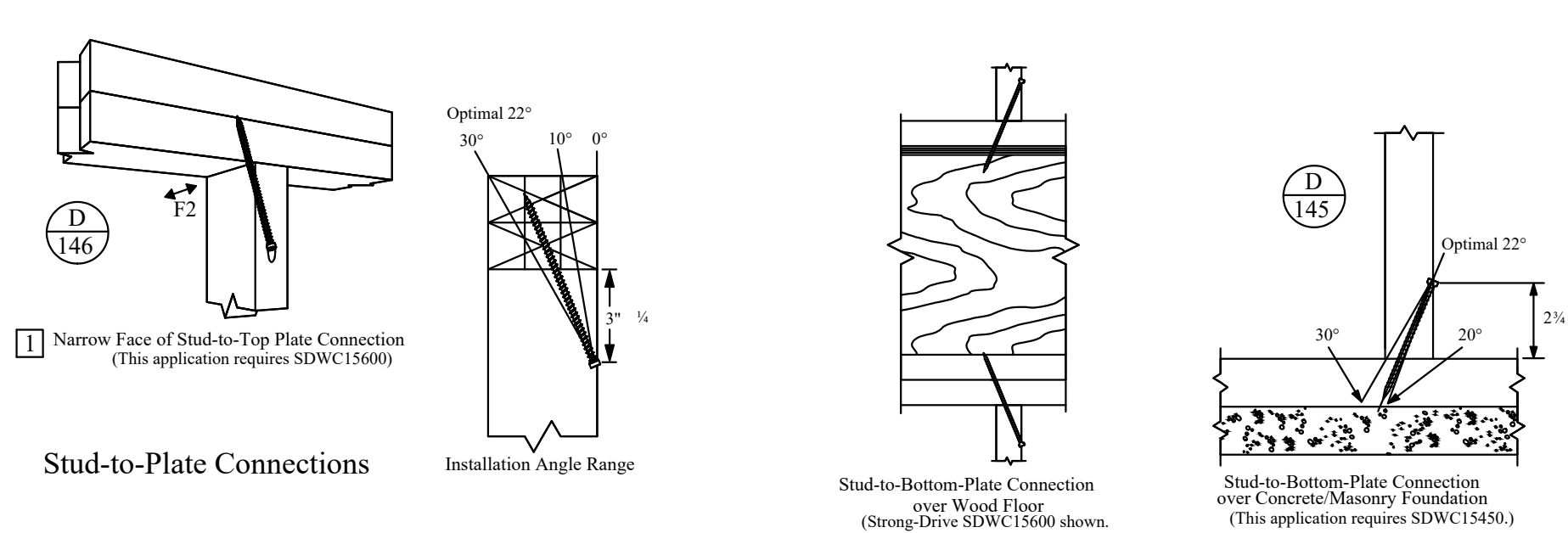
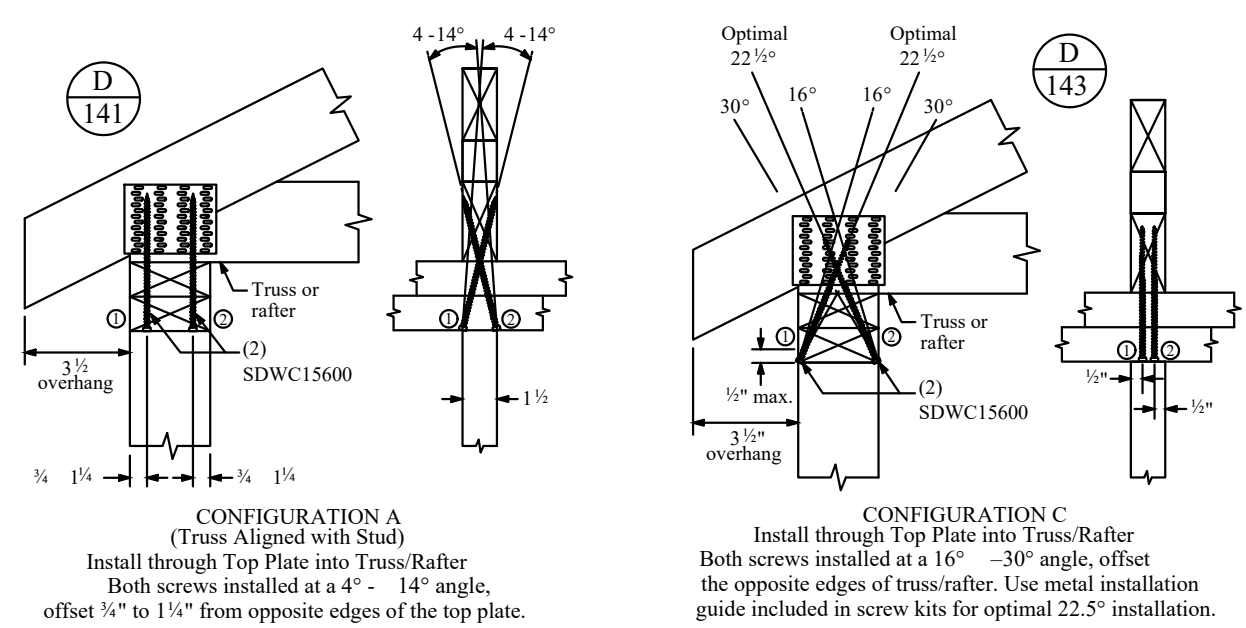
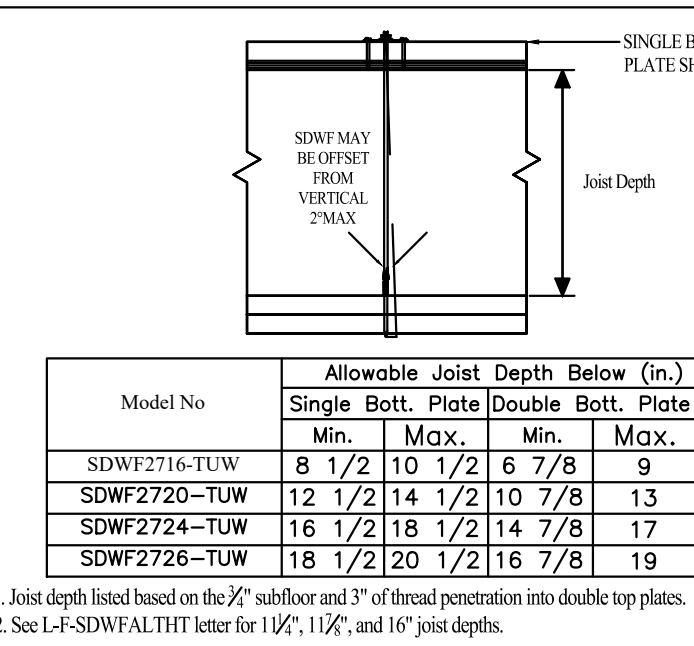
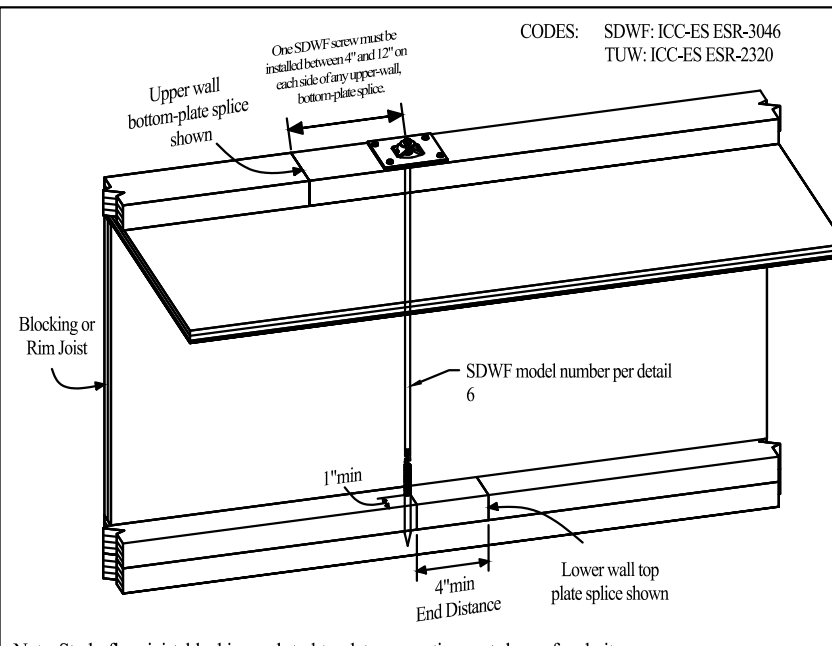
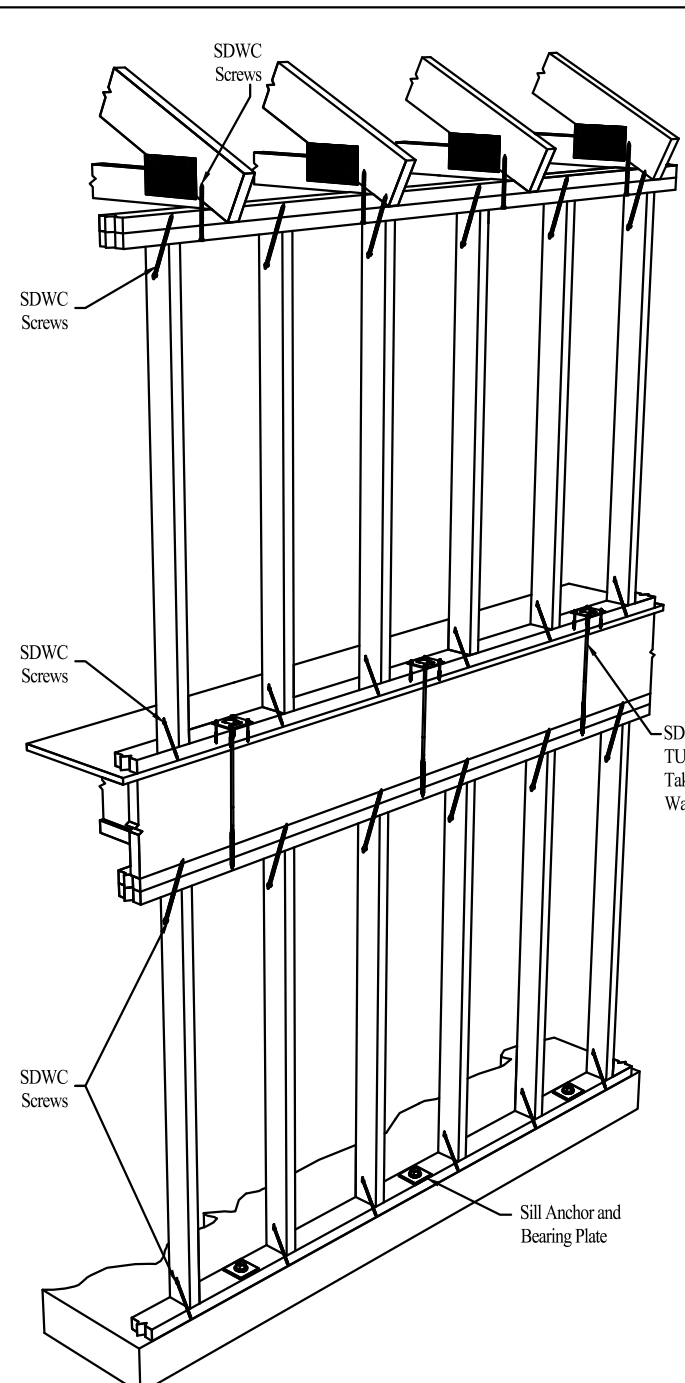
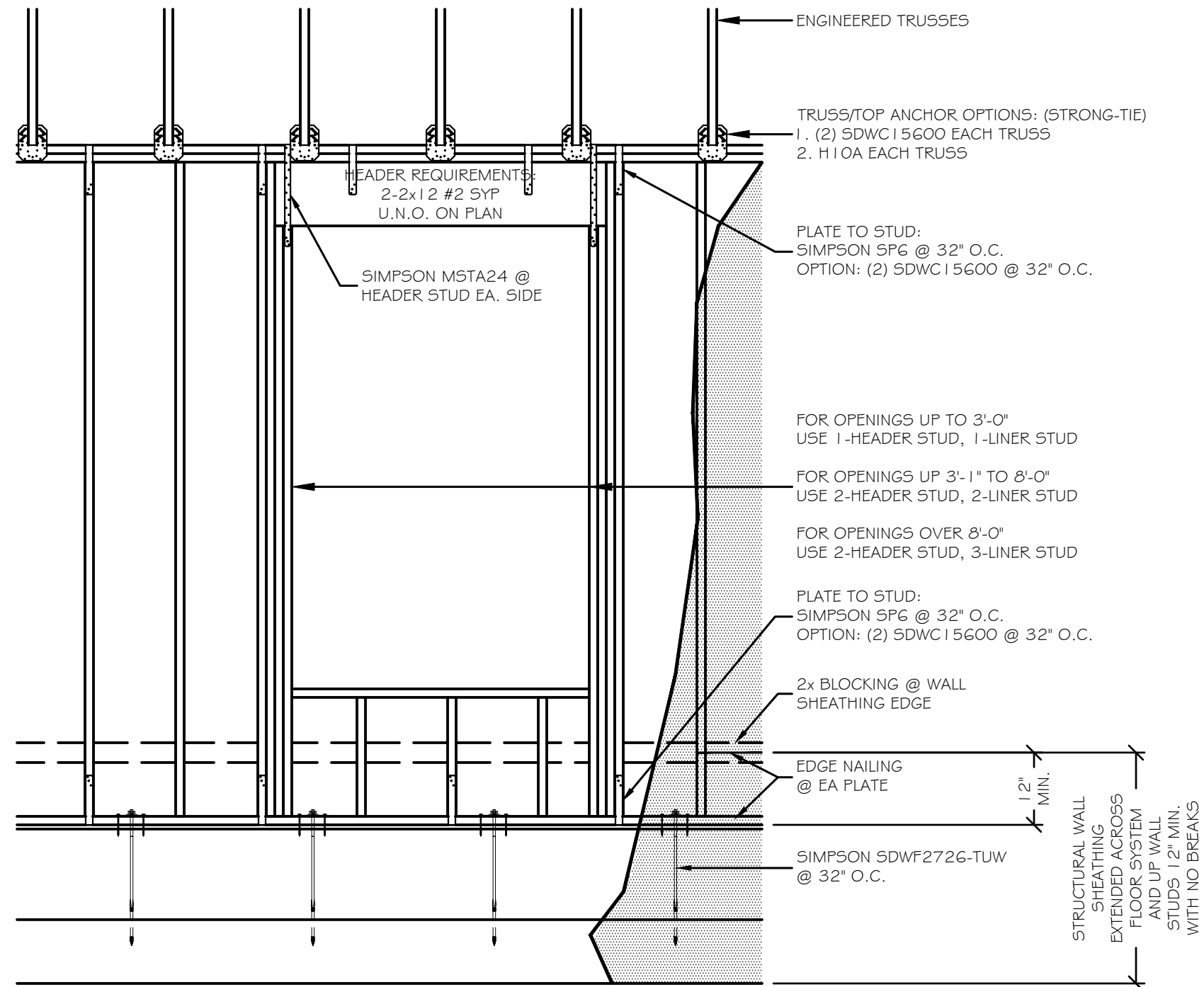
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REVISION:

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

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CONNECTORS ARE SIMPSON
CS-18 GAGE 1-1/4" CABLE STRAP NAILS ARE PER MEMBER
FTAO STRAPS NOT APPLICABLE FOR DOOR OPENINGS.
CONNECTORS IN CONTACT WITH TREATED WOOD SHALL BE TYPE 316L STAINLESS OR ZMAX



1 SDWC/F STRUCTURAL ASSEMBLY 4 SDWF-TUW CONCENTRATED LOAD RESTRAINT AT CONTINUOUS WALL 5 SDWF-TUW CONCENTRATED LOAD RESTRAINT AT CORNER

New Orleans Custom Home Design
New Orleans, Louisiana
(504) 717-6534
nocustomhome@gmail.com

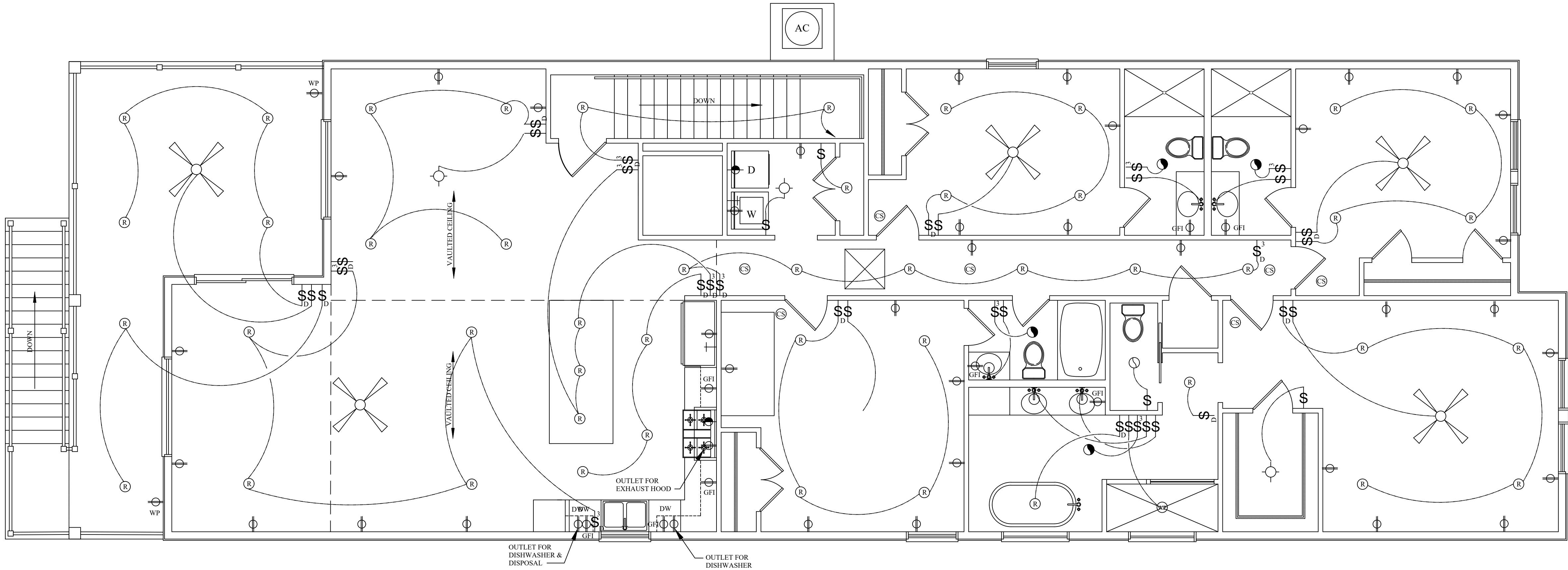


RRArPE
L.E. STIFFLER,
ENGINEER
LLC
309 W. LAUREL AVE.
FOLEY AL 36635
855-943-8501
251-868-2474 FAX
randy@lesengr.com

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2 1ST FLOOR ELECTRICAL
Scale: 1/4" = 1'-0"

ELECTRICAL LEGEND

- | | | | |
|-------|------------------------------|-----------------|--------------------------------|
| ⌀ | DUPLEX OUTLET | \$ | SINGLE POLE SWITCH |
| ⌀ GFI | GROUND FAULT INTERRUPTING | \$ ³ | THREE WAY SWITCH |
| ⌀ WP | WATERPROOF DUPLEX OUTLET | \$ _D | DIMMER SWITCH |
| ⌀ | 220V OUTLET | Ⓢ | CARBON MONOXIDE/SMOKE DETECTOR |
| ⊙ | DUPLEX FLOOR OUTLET | Ⓟ | PROGRAMMABLE THERMOSTAT |
| ⊙ | CEILING FIXTURE | Ⓢ | CAT 6 CABLE OUTLET |
| Ⓢ | RECESSED CEILING FIXTURE | Ⓢ | DOORBELL |
| Ⓢ | WALL BRACKET/SCONCE FIXTURE | Ⓢ | DOOR CHIME |
| WP | WATERPROOF CEILING FIXTURE | | |
| Ⓢ | FLOODLIGHTS W/ MOTION SENSOR | | |
| Ⓢ | VENT & LIGHT | | |
| Ⓢ | VENT/LIGHT/HEAT | | |
| Ⓢ | CEILING FAN | | |

ELECTRICAL NOTES

Electrical Switches and Receptacles: Color to be selected by Owner.

Gang Switches: Where three or less switches are ganged, they shall be placed in one box. Where four or more switched are located together, they shall be stacked in groups of two or three.

Switch and Outlet Locations: Switches shall be placed at 48" to center line above floor or 44" above floor at counters; wall receptacles shall be placed 12" to center line above floor or 44" above floor at counters.

Recessed fixtures: Use IC housings in insulated ceilings or keep insulation a minimum of 3" from the recessed housing.

Attic Lighting shall be provided for mechanical equipment and floor space. A light switch shall be provided at the access opening.

All exterior receptacles, receptacles over countertops, in bathrooms and in garages shall be GFI protected. Exterior and Garage receptacles shall be above base flood elevation.

Electrical Grounding: All receptacles and switches shall be grounded. All wiring devices, fixtures, etc., provided with ground circuit screws mounted in or to a grounded steel junction box.

Panel Board shall be square D, or approved equal.

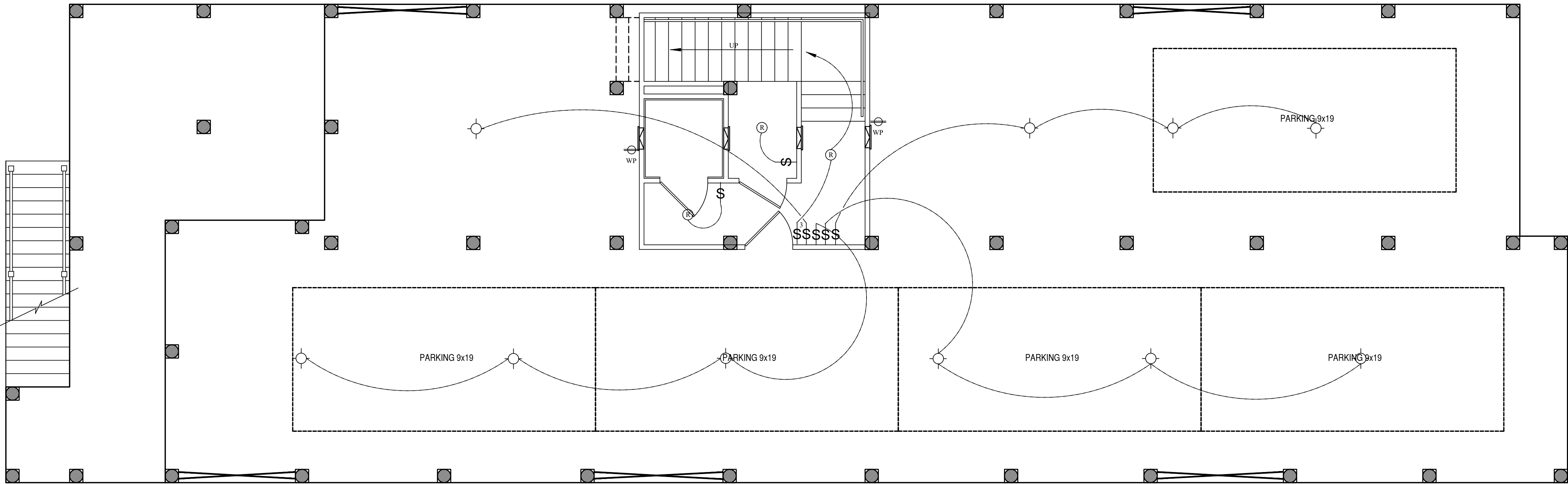
Breakers: All breakers shall have minimum 10,000 AMP interrupting capacity.

Telephone Service: The residence shall be pre-wired for telephone service as located on the drawings or as directed by Owner. Provide modular connector cover plate on each telephone outlet. Confirm system requirements prior to pre-wire installation. Pre-wire for telephone utilizing Category 5 wire (minimum standard) for computer data transmission via phone lines. All phone lines shall be home run to a central panel location to be determined by Owner.

Smoke Alarms: Smoke alarms shall be ceiling mounted. Detectors shall meet UL Standard 268, and shall be wired to a 110v branch circuit with battery backup.

Provide attic ventilation with thermostatically controlled power ventilators as required.

Contractor shall install all work at the building site and to accommodate the work of other trades. The Contractor shall be responsible for the timely placement of conduits in floor slabs before same are poured. Switch and outlet boxes shall be installed in walls and partitions while same are under construction.



1 GROUND FLOOR ELECTRICAL
Scale: 1/4" = 1'-0"

Randy Heath and New Orleans Custom Home Design assumes no liability for any structure built from these plans. Although every effort has been made in preparing these plans, the contractor must check all details for accuracy or errors and be responsible for same. Any deviation from these plans must first receive approval from the Owner.

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