

B U C H A N A N
R E S I D E N C E



ABBREVIATIONS

4	AND	NO.	NUMBER
6	AT	N.T.S.	NOT TO SCALE
A.C.	AIR CONDITIONING		
A.F.F.	ABOVE FINISH FLOOR		
ALUM.	ALUMINUM		
ALT.	ALTERNATE		
APPROX.	APPROXIMATE (LY)	O.A.	OVERALL
ATTEN.	ATTENUATION	O.C.	ON CENTER
B.T.W.	BETWEEN	MTD.	MOUNTED
BLDG.	BUILDING	MTL.	METAL
BLKG.	BLOCKING		
B.	BOTTOM		
C.	CENTER LINE	+/-	PLUS OR MINUS
CERAMIC TILE	CERAMIC TILE	P.C.	PRECAST CONCRETE
C.F.	CUBIC FOOT	P.F. FAB	PREFABRICATED (ION)
CLG.	CEILING	PL.	PLATE
CLO.	CLOSET	PL. LAM.	PLASTIC LAMINATE
CLR.	CLEAR/ CLEARANCE	PLAS.	PLASTER
C.M.U.	CONCRETE MASONRY UNIT	PNL	PANEL
		PREP.	PREPARATION
		PVC.	POLYVINYL CHLORIDE
DIM.	DIMENSION	QTY.	QUANTITY
DN.	DOWN		
DTL.	DETAIL		
DWG.	DRAWING		
EA.	EACH	RAD.	RADIUS
E.F.	EXHAUST FAN	RD.	ROOF DRAIN
E.J.	EXPANSION JOINT	REF.	REFRIGERATOR
ELEC.	ELECTRIC	REFIN.	REINFORCE
ELEV.	ELEVATION	REV.	REVISIONS
EMER.	EMERGENCY	RM.	ROOM
ENCL.	ENCLOSE	RO.	ROUGH OPENING
EQ.	EQUAL		
EQUIP.	EQUIPMENT	SCHED.	SCHEDULE
EST.	ESTIMATE	SECT.	SECTION
		SIM.	SIMILAR
		SPEC.	SPECIFICATION
		SQ.	SQUARE
		SQ.FT.	SQUARE FEET
FB.	FIBERBOARD	SF.	SQUARE FEET
F.B.O.	FURNISHED BY OTHERS	SS.	STAINLESS STEEL
F.C.	FIRE CODE	ST.	STEEL
F.D.	FLOOR DRAIN	STOR.	STORAGE
F.E.	FIRE EXTINGUISHER	STRUCT.	STRUCTURE (ALL)
F.E.C.	FIRE EXTINGUISHER CABINET		
F.F.L.	FINISH FLOOR LINE	T&G	TONGUE & GROOVE
F.F.	FINISH FLOOR	T.O.	TOP OF
FLR FRM	FLOOR FRAMING	TYF.	TYPICAL
GA.	GAGE	U.N.O.	UNLESS NOTED OTHERWISE
GAL.	GALVANIZED		
G.C.	GENERAL CONTRACTOR		
GYP.	GYPSON BOARD	VB.	VAPOR BARRIER
GYSB.	GYPSON BOARD	VCT.	VINYL COMPOSITE TILE
		VERT.	VERTICAL
		VIF.	VERIFY IN FIELD
		VTR.	VENT THROUGH ROOF
H.B.	HOSE BIB	ST.	STEEL
H.C.	HANDICAP	STOR.	STORAGE
H.C.W.	HARDWARE	STRUCT.	STRUCTURE (ALL)
HORIZ.	HORIZONTAL	SYS.	SYSTEM
HT.	HEIGHT		
HVAC.	HEATING, VENTILATION & AIR CONDITIONING		
LAM.	LAMINATE	WD.	WOOD
LAV.	LAVATORY	WIN.	WINDOW
LTG.	LIGHTING	W/O.	WITHOUT
		W/P.	WATERPROOFING
		WT.	WEIGHT
MAX.	MAXIMUM	WH.	WATER HEATER
MECH.	MECHANICAL	W.U.F.	WELDED WIRE FABRIC
MFR.	MANUFACTURER		
MIN.	MINIMUM		
MTD.	MOUNTED		
MTL.	METAL		

GENERAL NOTES

- THIS PLAN IS THE PROPERTY OF THE HOME OWNER AND FMS ENGINEERING FOR A SINGLE USE ON THIS SITE, AND MAY NOT BE USED OR COPIED WITHOUT THEIR WRITTEN PERMISSION. FMS ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE CONSTRUCTION BEGINS.
- IT IS THE BUILDER'S RESPONSIBILITY TO VERIFY THE EXACT LOCATION OF THE PROPERTY LINE & THE DIMENSIONS THEREOF ON SITE BEFORE THE EXCAVATION OF ANY FOOTINGS SHOULD TAKE PLACE.
- THE BUILDER SHOULD VERIFY THE DIMENSIONS FROM THE STRUCTURE TO THE PROPERTY LINE AFTER THE STACKING OF THE STRUCTURE.
- DRAWINGS ARE NOT TO BE SCALED. THE BUILDER SHOULD CONTACT THE DESIGNER IF ANY DISCREPANCIES ARE FOUND IN THESE DRAWINGS.
- ALL PLAN DIMENSIONS ARE TYPICALLY TAKEN TO THE FACE OF STUD OR THE EDGE OF FOUNDATION. ALL DOOR & WINDOW DIMENSIONS ARE TAKEN TO THE CENTER LINE OF THE UNIT.
- IT IS THE BUILDER'S RESPONSIBILITY TO REVIEW THE DRAWINGS BEFORE BEGINNING ANY PHASE OF CONSTRUCTION.
- THE BUILDER SHOULD PROVIDE THE SUB-CONTRACTOR WITH A COPY OF THE PERTINENT DRAWINGS FOR REVIEW.
- THE BUILDER MUST PROVIDE UPON FINAL INSPECTION HURRICANE RESISTANT 1/2" THICK PANELS FOR UNPROTECTED DOOR & WINDOW OPENINGS WHERE HINGED WORKING SHUTTERS ARE NOT PROVIDED.
- IT IS THE BUILDER'S RESPONSIBILITY TO PROVIDE FLASHING & SEALANT AS REQUIRED AT WINDOWS, DOORS, ROOF TO WALL INTERSECTIONS & AT ANY LOCATION WHERE WATER LEAKS MAY OCCUR.
- SEE REFLECTED CEILING PLANS FOR LOCATIONS OF SMOKE & CARBON MONOXIDE DETECTORS.
- ALL WET WALLS & TILED WALLS ARE TO HAVE WATER-RESISTANT GYPSUM &/OR CEMENT BOARD.
- VERIFY ROUGH OPENING WINDOW DIMENSIONS WITH THE WINDOW FABRICATOR PRIOR TO FRAMING.
- PROVIDE BLOCKING FOR ALL WALL HUNG SHELVES, FIXTURES & EQUIPMENT & 20" BEYOND WINDOW OPENINGS FOR DRAPES.
- STANDARD COUNTER HEIGHTS ARE 36" KITCHEN CABINETS, LAUNDRY CABINETS, GENERAL WORK BENCHES, ETC.; & 32" BATHROOM VANITIES, DESKTOPS MEASURED FROM THE FINISHED FLOOR. UNO. CONTRACTOR TO VERIFY THESE STANDARD HEIGHTS W/ OWNER PRIOR TO ORDERING CUSTOM CABINETRY.
- THE BUILDER SHALL SUPERVISE & DIRECT THE WORK USING THE BUILDER'S BEST SKILL & ATTENTION. THE BUILDER SHALL BE SOLELY RESPONSIBLE FOR & HAVE CONTROL OVER THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES & PROCEDURES. THE BUILDER SHALL BE SOLELY RESPONSIBLE FOR COORDINATION OF ALL PORTIONS OF THE WORK.
- THE BUILDER TO PROVIDE SHOP DRAWINGS, SAMPLES & MOCK-UPS OF ALL ITEMS LISTED BELOW FOR FINAL APPROVAL, BY THE OWNER. BRICK, VENER, SIDING, WOOD BRACKETS, COLUMNS & BEAMS, CAST STONE, TRIM, RAFTER TAIL, FILES, WINDOW TRIM, ALL PAINT & STAINS, GUARDRAIL, ROOFING & CUSTOM RIDGE CAP, EAVES & RAKE, INTERIOR WOOD TRIM & CUSTOM CABINETRY.

BUILDING CODE REQUIREMENTS

ALL WORK, MATERIALS & INSTALLATION SHALL BE IN STRICT ACCORDANCE W/ ALL ORDINANCES, STATE & LOCAL BUILDING CODES, OSMA REGULATIONS, & 2012 IRC. THE CURRENT NATIONAL ELECTRICAL CODE, BUILDING CODE REQUIREMENTS FOR REINFORCING CONCRETE (REI), STRUCTURAL BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (REI), STRUCTURAL THE WOOD-FRAMED CONSTRUCTION MANUAL, CURRENT EDITION, & THE APA FLYWOOD DESIGN SPECIFICATIONS MANUAL, CURRENT EDITION.

SEE SIGNED & SEALED STRUCTURAL DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.

THE MECHANICAL, PLUMBING & ELECTRICAL SUB-CONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE W/ ALL RESPECTIVE CODES EFFECTING THEIR TRADE. ANY TYPE DATA ON THESE PLANS ARE FOR PLACEMENT ONLY & HAVE NOT BEEN ENGINEERED BY THE ENGINEER OF RECORD OR REVIEWED AGAINST THE APPLICABLE CODES.

ENERGY EFFICIENCY REQUIREMENTS

- ALL OPENINGS IN THE AIR BARRIER BETWEEN CONDITIONED & UNCONDITIONED SPACE MUST BE SEALED, INCLUDING SEALING BETWEEN WINDOWS/ DOORS & THEIR ROUGH OPENINGS. THE CONNECTION BETWEEN WALLS & SLABS, & THE CONNECTION BETWEEN WALLS & FLOOR OR ROOF SYSTEMS ALL LIGHTING RECESSED INTO INSULATION SPACE SHALL BE TYPE IC w/ NO PENETRATIONS.
- EXTERIOR DOOR & WINDOWS SHALL BE RATED TO ALLOW PENETRATION OF A MAXIMUM 0.3 CFM/SF OF DOOR AREA. ALL GLAZING IN EXTERIOR DOORS & WINDOWS SHALL BE DOUBLE-PANED & ALL WINDOWS SHALL HAVE A MAXIMUM SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.3 EXTERIOR DOORS & WINDOWS SHALL COMPLY W/ THE CRITERIA IN THE ENERGY CALCULATIONS FOR THIS PROJECT (DONE BY OTHERS).
- EXHAUST FANS VENTED TO UNCONDITIONED SPACES SHALL HAVE DAMPERS EXCEPT FOR COMBUSTION DEVICES w/ INTEGRAL EXHAUST DUCTWORK COMBUSTION SPACE & WATER HEATING SYSTEM MUST BE PROVIDED w/ OUTSIDE COMBUSTION AIR, EXCEPT FOR DIRECT-VENT APPLIANCES.
- FOR WATER HEATERS, A CLEARLY MARKED BREAKER (FOR ELECTRICAL MODELS) OR A CLEARLY MARKED CUT-OFF VALVE (FOR GAS MODELS) SHALL BE PROVIDED. AN EXTERNAL OR BUILT-IN HEAT TRAP IS REQUIRED IN ALL WATER CIRCULATING SYSTEMS INCLUDING HEAT RECOVERY UNITS. SHOWER HEADS MUST HAVE FLOW RESTRICTORS THAT REDUCE THE FLOW TO A MAXIMUM OF 2.5 GALLONS PER MINUTE AT A PRESSURE OF 80PSI.
- ALL DUCTS, FITTINGS, MECHANICAL EQUIPMENT & PLENUM CHAMBERS SHALL BE MECHANICALLY ATTACHED, SEALED, INSULATED & INSTALLED IN ACCORDANCE W/ THE 2012 IRC/ 2009 IMC.
- INSULATION IN THE EXTERIOR ENVELOPE SHALL BE AS FOLLOWS:
ROOF: R-30
EXTERIOR WALLS: R-19
EXPOSED FLOORS ABOVE GRADE: R-13

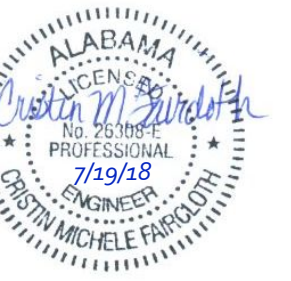
SHEET INDEX

DESIGN	STRUCTURAL
CS	PILE FOUNDATION PLAN, DETAILS & NOTES
1.0	FOUNDATION DETAILS
2.0	GIRDER, FLOOR FRAMING, SHEARWALL PLAN
2.1	GO BOLT PLAN, FRAMING DETAILS & NOTES
3.0	ROOF FRAMING PLAN
4.0	EXTERIOR ELEVATIONS
4.1	EXTERIOR ELEVATIONS
5.0	BUILDING SECTIONS
9.0	GIRDER REFLECTED CEILING PLAN
9.1	MAIN FLOOR REFLECTED CEILING PLAN

DOOR & WINDOW REQUIREMENTS

- THE BUILDER TO PROVIDE SHOP DRAWINGS FOR ALL DOORS & WINDOWS.
- ALL EXTERIOR DOORS TO BE CONSTRUCTED OF WOOD, w/ WOOD JAMBS & EXTERIOR THRESHOLDS WOOD TO BE SPANISH CEDAR OR MAHOGANY.
- ALL EXTERIOR DOORS w/ GLASS TO BE IN CONFIGURATION SHOW w/ IMPACT RATED INSULATED, TEMPERED & LOW-E CLEAR GLAZING & AS REQUIRED BY CODES.
- WINDOW MANUFACTURE TO BE SELECTED BY OWNER.
- ALL WINDOWS TO BE PRE-FINISHED ALUMINUM CLAD EXTERIOR w/ WOOD INTERIOR. ALUMINUM COLOR TO BE SELECTED BY OWNER.
- WINDOW DESIGNATION 3050 x 3'-0"x5'-0". ALL WINDOW DIMENSIONS SHOWN ARE FOR ROUGH OPENINGS. BUILDER TO PRICE CLOSEST MFR. STANDARD DIMENSIONS ANY DEVIATION IN SIZE SHOWN ON DRAWINGS TO BE APPROVED BY OWNER.
- MULTIPLE WINDOWS CONFIGURATION TO BE FACTORY MULLED WHERE POSSIBLE.
- SEE FLOOR PLAN FOR OPERABLE WINDOW LOCATIONS.
- ALL INTERIOR GLAZING TO BE TEMPERED AS REQUIRED BY CODES.
- ALL WINDOWS 18" OR LESS ABOVE FINISHED FLOOR SHALL BE TEMPERED GLASS AS PER "IRC" SECTION R308.4.
- ALL WINDOWS ABOVE GROUND FLOOR THAT ARE 24" OR LESS ABOVE FINISHED FLOOR SHALL HAVE EGRESS BARRIER.
- ALL FLASHING AROUND WINDOWS & DOORS SHALL BE INSULATED AS PER CODE TO PREVENT MOISTURE PENETRATION.
- ALL ROOF FLASHING, SIDEWALL FLASHING, EAVE & OTHER REQUIRED FLASHING SYSTEMS SHALL BE INSTALLED AS PER CODE REQUIREMENT & SHALL PREVENT MOISTURE PENETRATION.

0	ISSUE FOR CONSTRUCTION	GJR	07.19.18
REV.	DESCRIPTION	BY	DATE
BUILDER: JOE THOMAS			
PROJECT NUMBER: 18199			
TITLE: COVER SHEET			
REV.	SHEET:		
0	C.S.		



BUCHANAN RESIDENCE
16825 BUCHANAN PLACE
GULF SHORES, ALABAMA
CONSTRUCTION DOCUMENTS



FLOOD ELEVATION STATEMENT:

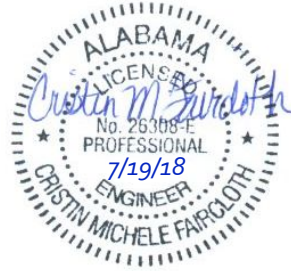
ACCORDING TO THE FEMA NATIONAL FLOOD INSURANCE RATE
MAP FIRM#1, THIS STRUCTURE LIES IN A FLOOD ZONE AE EL 11'-0".

MAP NUMBER: 010303C036L
PANEL NUMBER: 936L

MAP LAST REVISED JULY 11, 2001
REFERENCE WWW.ADECAI.ALABAMA.GOV/OUR_PUBLIC

IMPORTANT NOTE
ON A FILE SUPPORTED HOUSE, THE ELEVATION IS TAKEN
FROM GRADE TO THE BOTTOM OF THE LOWEST
STRUCTURAL GIRDER. THEREFORE, THE ELEVATION
FROM GRADE TO THE BOTTOM OF THE LOWEST
STRUCTURAL GIRDER MUST BE LIFT ABOVE 16L

0	ISSUE FOR CONSTRUCTION		GJR	07.19.18	
REV.	DESCRIPTION		BY	DATE	
BUILDER:					
JOE THOMAS					
PROJECT NUMBER: 18199					
TITLE: SITE PLAN					
REV.		SHEET:			
0		1.0			



BUCHANAN RESIDENCE

16825 BUCHANAN PLACE
GULF SHORES, ALABAMA
CONSTRUCTION DOCUMENTS

0	ISSUE FOR CONSTRUCTION	GJR	07.19.18

REV	DESCRIPTION	BY	DATE
-----	-------------	----	------

BUILDER:
JOE THOMAS

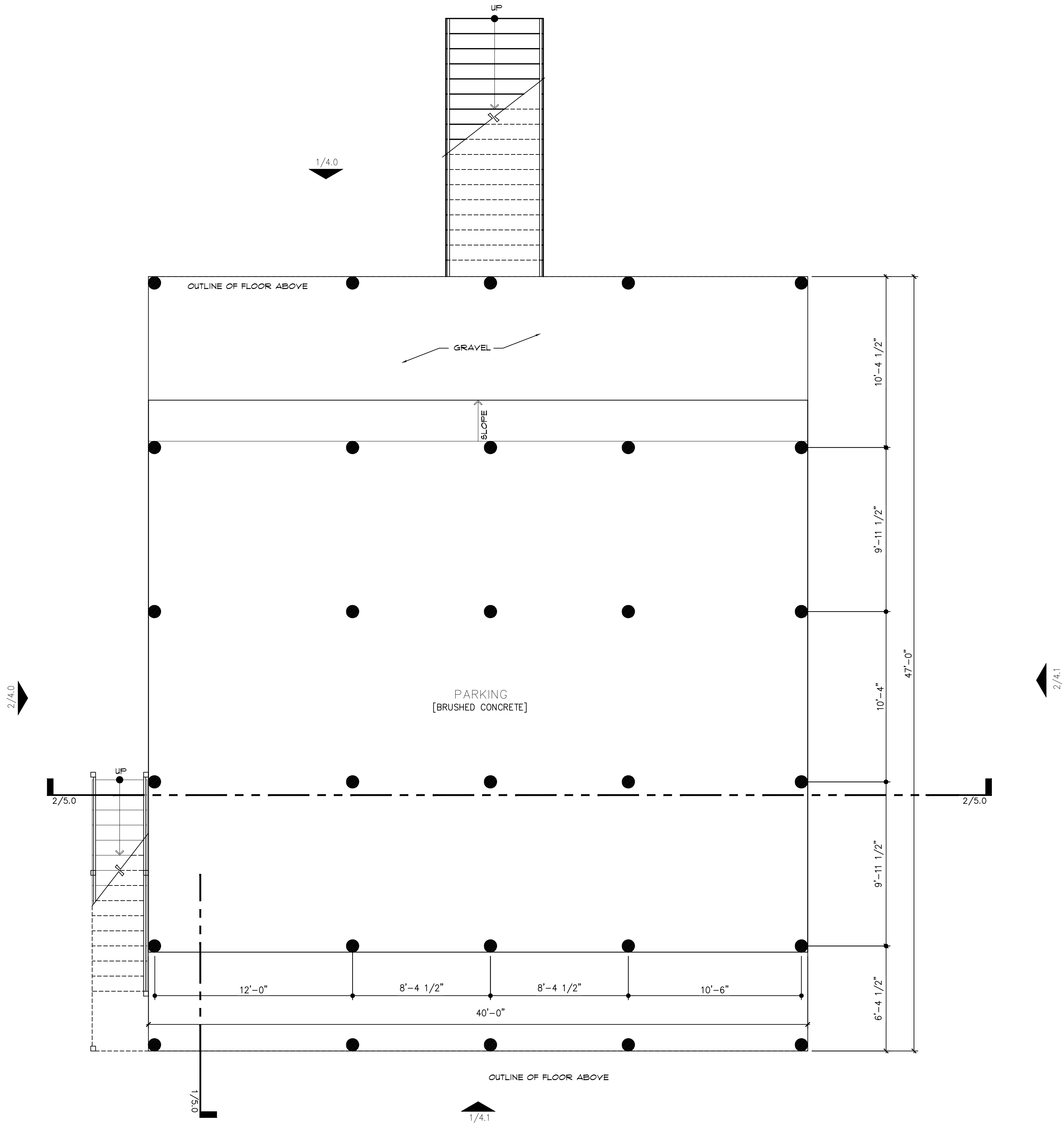
PROJECT NUMBER:
18199

TITLE:

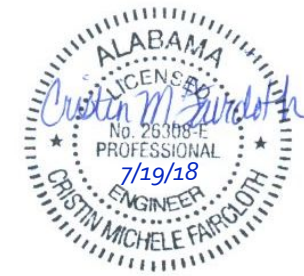
PILE PLAN

REV.	SHEET:
0	2.0

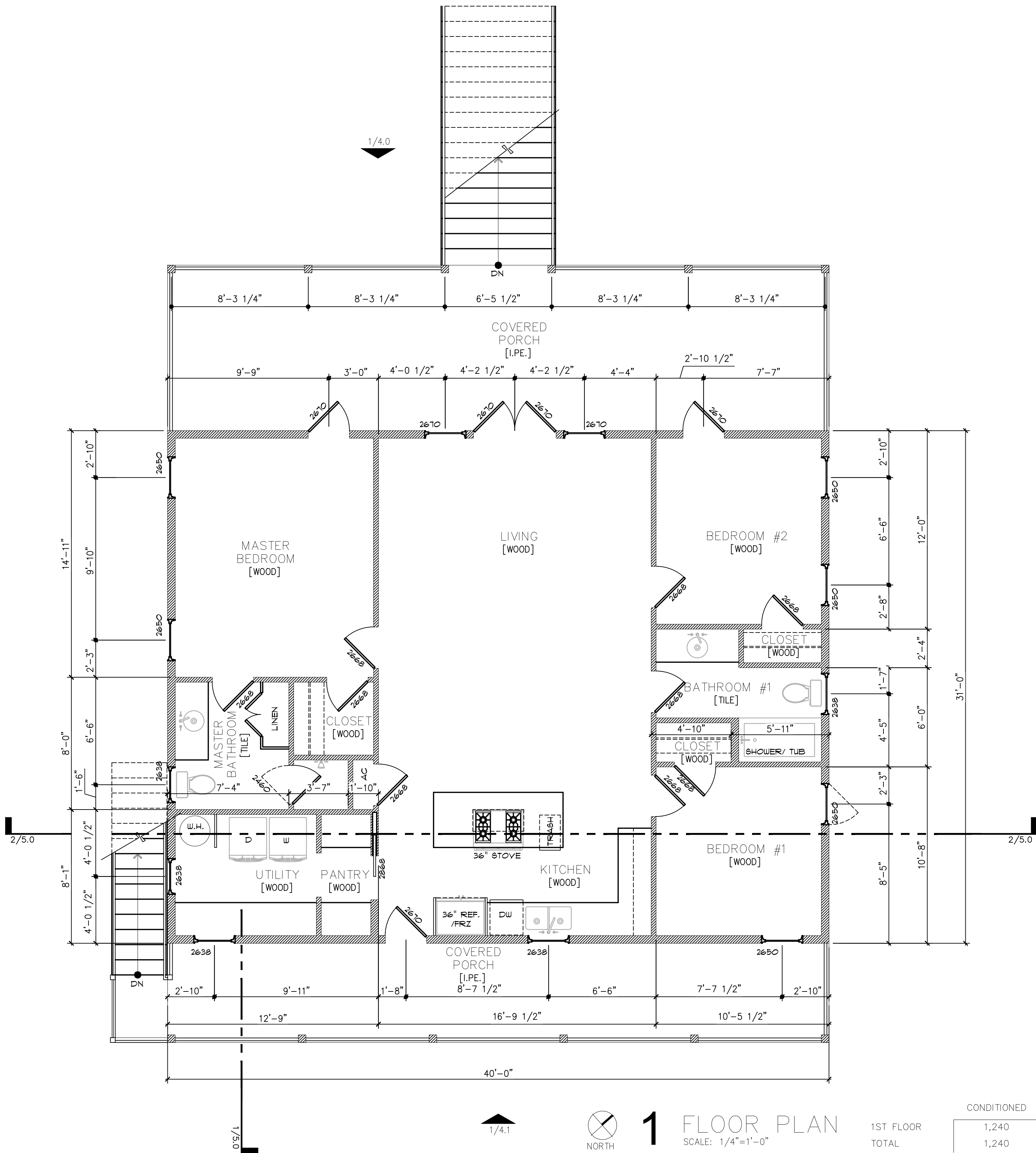
DATE: 2017.03.01 11:42



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



BUCHANAN RESIDENCE
16825 BUCHANAN PLACE
GULF SHORES, ALABAMA
CONSTRUCTION DOCUMENTS



0	ISSUE OF CONSTRUCTION	GJR	07.19.18

REV. DESCRIPTION BY DATE

BUILDER:
JOE THOMAS

PROJECT NUMBER:
18199

TITLE:

MAIN FLOOR PLAN

REV. SHEET:

0 2.1



BUCHANAN RESIDENCE

16825 BUCHANAN PLACE
GULF SHORES, ALABAMA

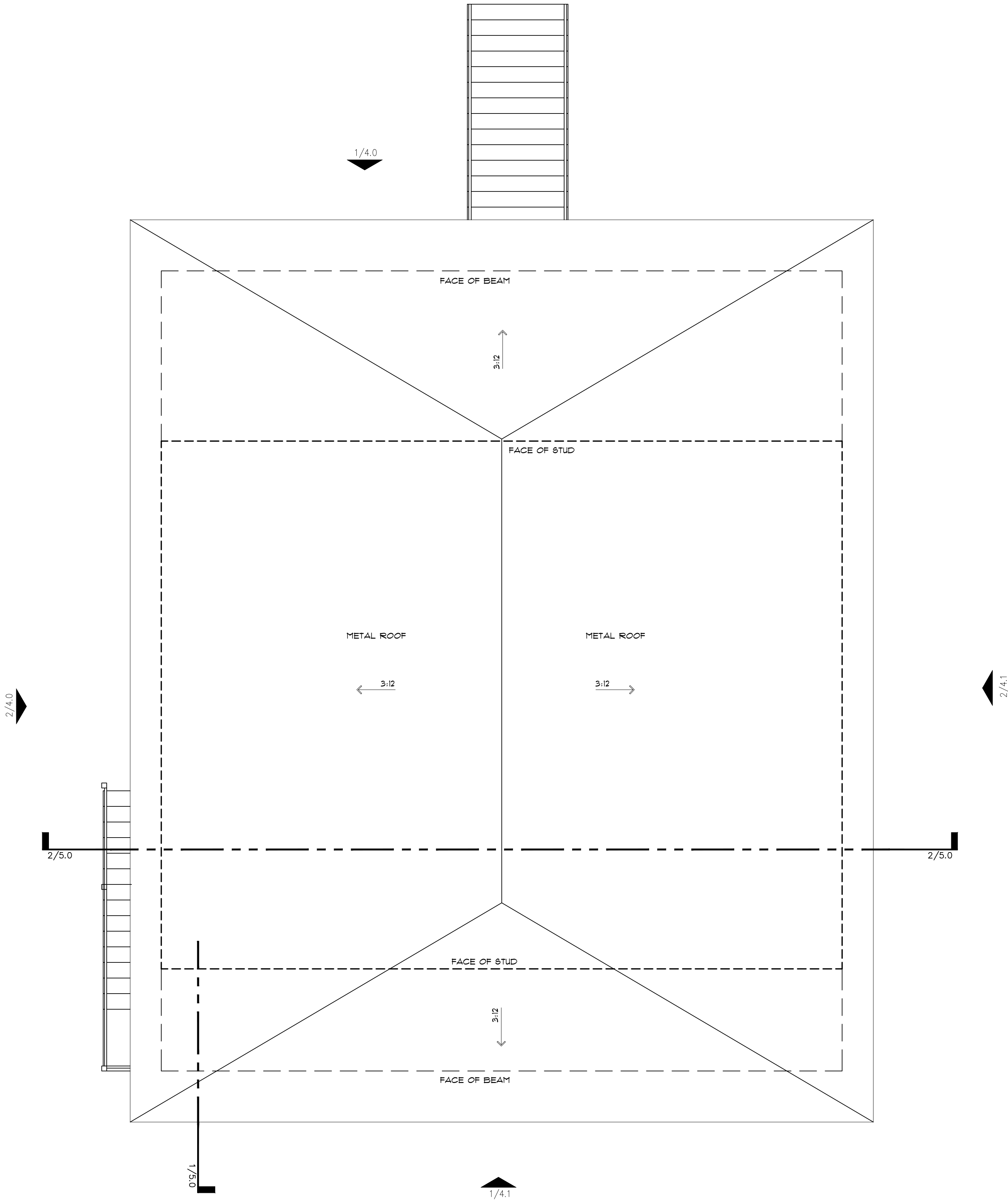
CONSTRUCTION DOCUMENTS

0	ISSUE FOR CONSTRUCTION	GJR	07.19.18

REV	DESCRIPTION	BY	DATE
BUILDER: JOE THOMAS			
PROJECT NUMBER: 18199			
TITLE: ROOF PLAN			

REV.	SHEET:
0	3.0

DATE: 2017.06.01 11:42



1

ROOF PLAN

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



BUCHANAN RESIDENCE
16825 BUCHANAN PLACE
GULF SHORES, ALABAMA
CONSTRUCTION DOCUMENTS



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



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

0	ISSUE FOR CONSTRUCTION	GJR	07.19.18
---	------------------------	-----	----------

REV	DESCRIPTION	BY	DATE
-----	-------------	----	------

BUILDER:
JOE THOMAS

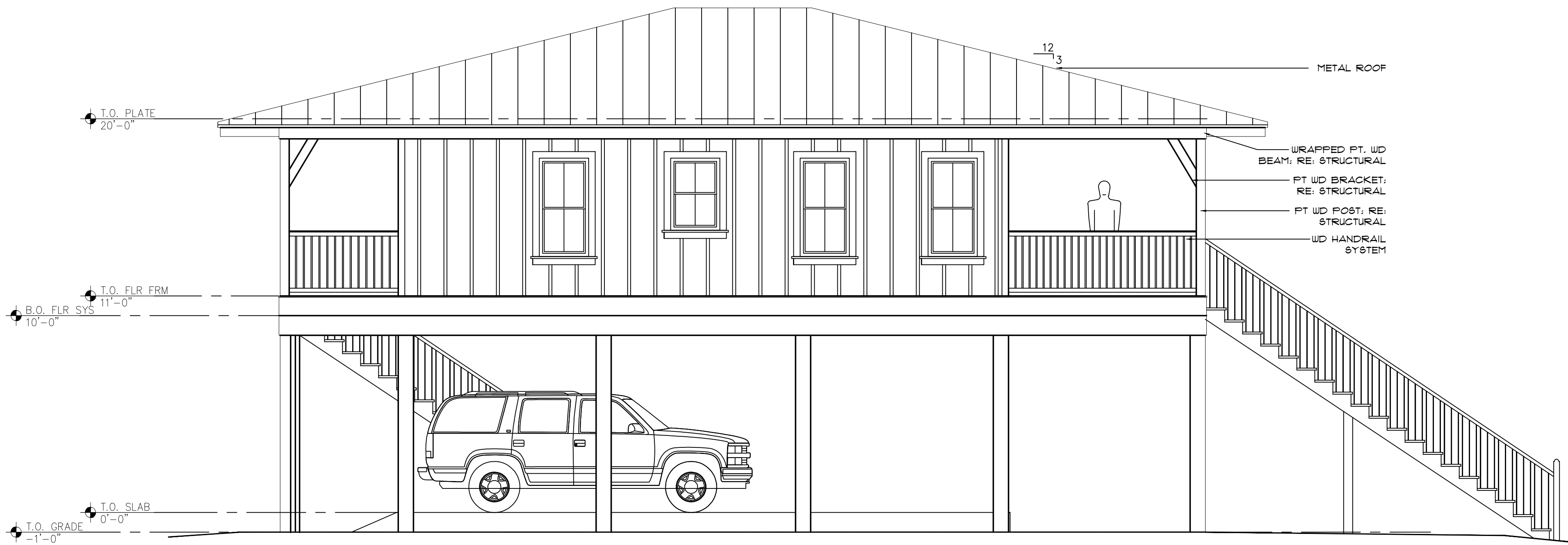
PROJECT NUMBER:
18199

TITLE:

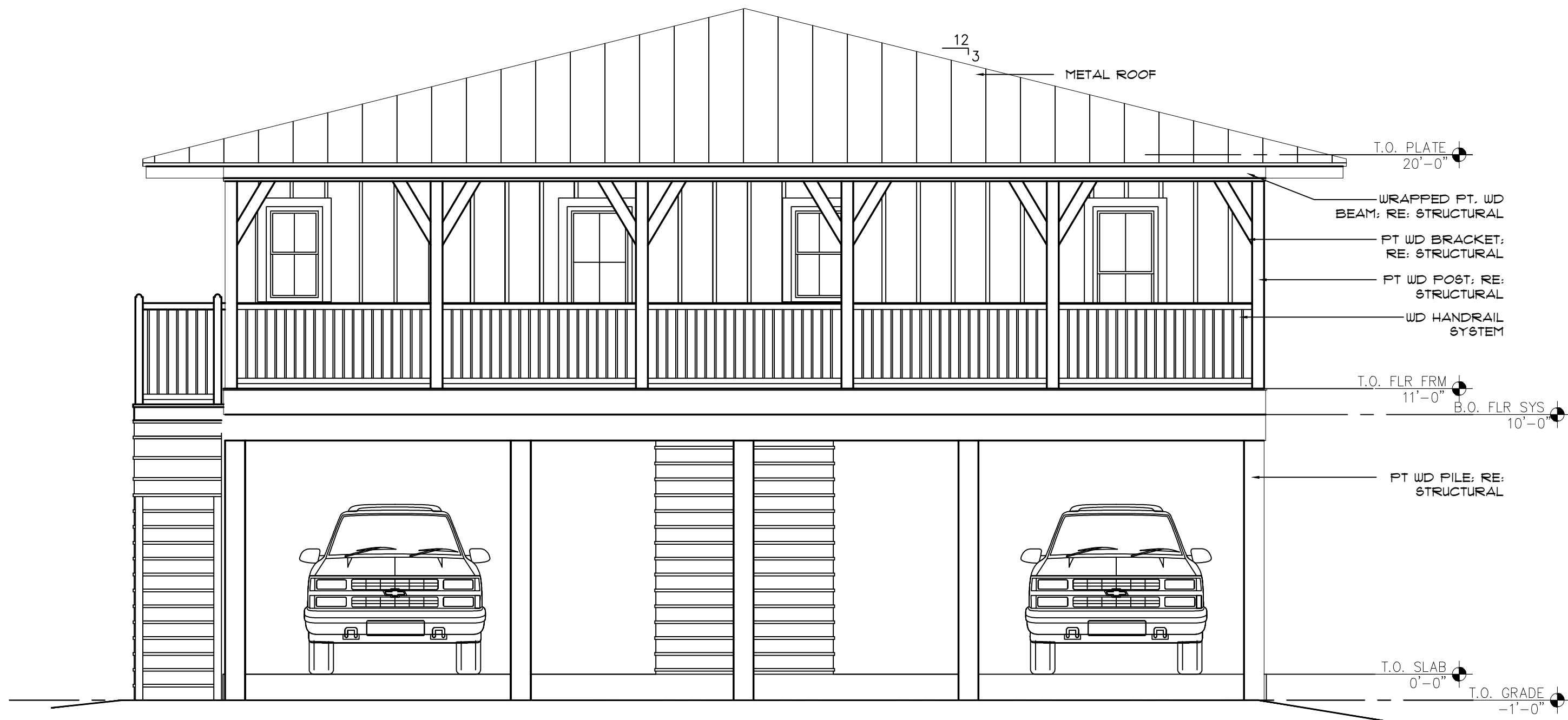
EXTERIOR ELEVATIONS

REV.	SHEET:
------	--------

0	4.0
---	-----



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



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

0	ISSUE FOR CONSTRUCTION	GJR	07.19.18
---	------------------------	-----	----------

REV	DESCRIPTION	BY	DATE
-----	-------------	----	------

BUILDER:
JOE THOMAS

PROJECT NUMBER:
18199

TITLE:

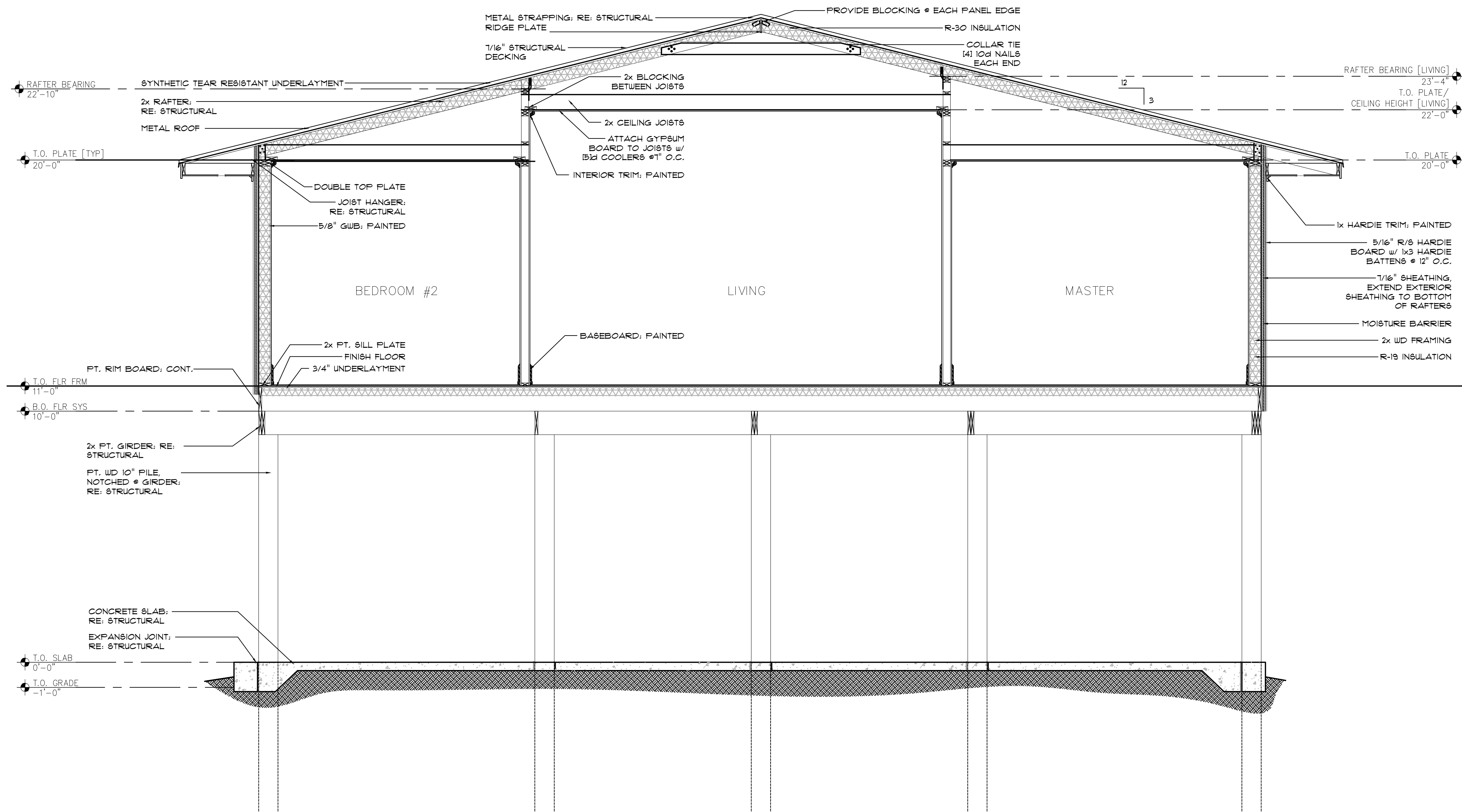
EXTERIOR ELEVATIONS

REV.	SHEET:
------	--------

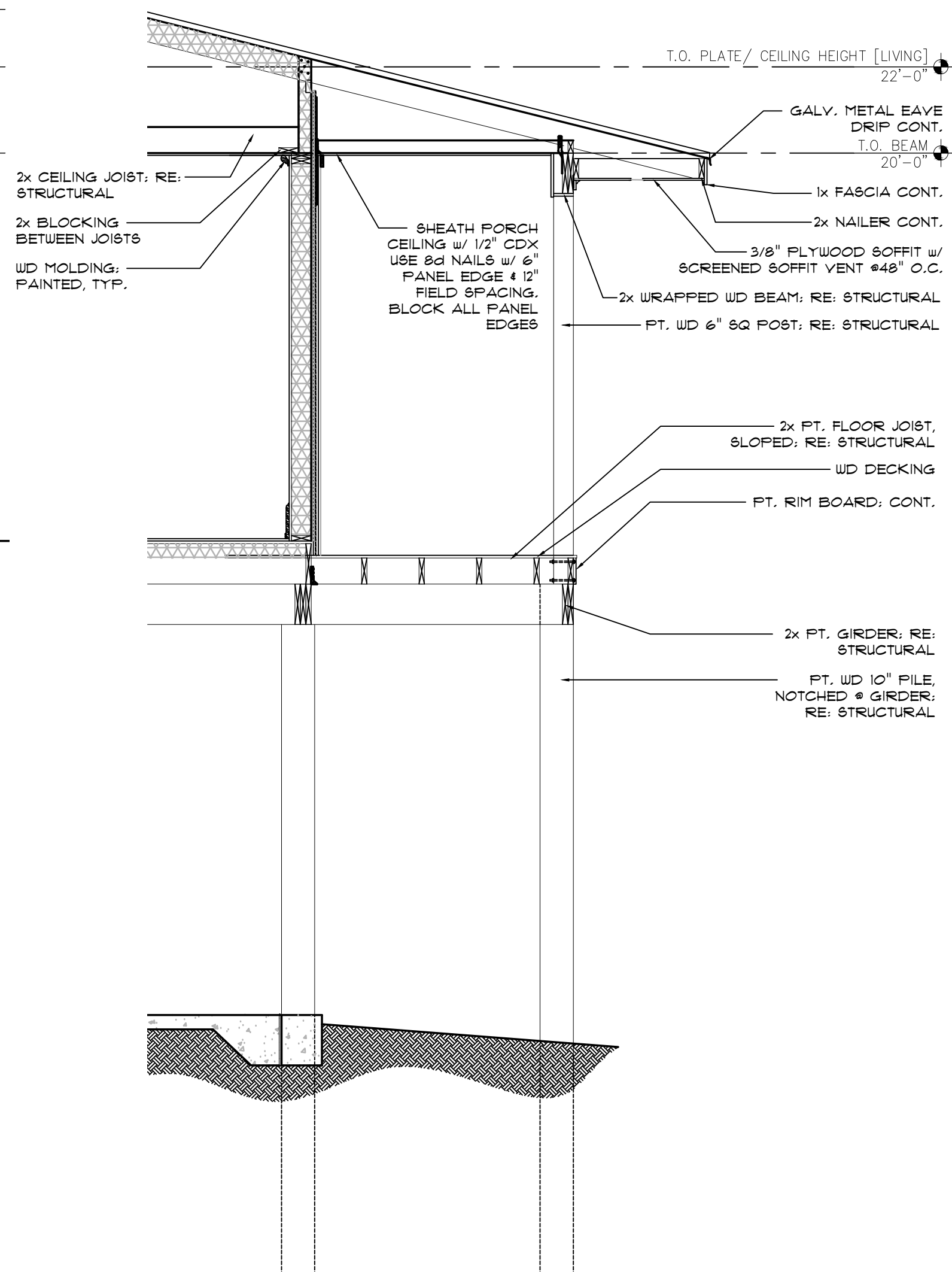
0 4.1



BUCHANAN RESIDENCE
16825 BUCHANAN PLACE
GULF SHORES, ALABAMA
CONSTRUCTION DOCUMENTS



2 BUILDING SECTION
SCALE: 3/8"=1'-0"



1 WALL SECTION
SCALE: 3/8"=1'-0"

0	ISSUE FOR CONSTRUCTION	GJR	07.19.18
---	------------------------	-----	----------

REV	DESCRIPTION	BY	DATE
-----	-------------	----	------

BUILDER:
JOE THOMAS

PROJECT NUMBER:
18199

TITLE:
WALL & BUILDING SECTIONS

REV.	SHEET:
------	--------

0 5.0

SYMBOL LEGEND			
	110V CONVENIENCE DUPLEX OUTLET		SMOKE DETECTOR
	110V WEATHERPROOF DUPLEX OUTLET		CARBON MONOXIDE DETECTOR
	110V FLOOR OUTLET		VENT FAN
	COUNTER TOP HEIGHT DUPLEX OUTLET		GAS
	110V COUNTER TOP HT w/ GROUND FAULT INTERRUPTER		HOSE BIB
	110V CONVENIENCE w/ GROUND FAULT INTERRUPTER		PENDANT FIXTURE
	110V CONVENIENCE WEATHERPROOF w/ GROUND FAULT INTERRUPTER		CHANDELIER
	110V CONVENIENCE DUPLEX OUTLET UNDER COUNTER		RECESSED CEILING MOUNTED FIXTURE
	220V WALL OUTLET		WALL MOUNTED FIXTURE
	WALL SWITCH		UNDER COUNTER LIGHTING
	3- WAY WALL SWITCH		DISPOSAL AIR SWITCH
	4- WAY WALL SWITCH		EXTERIOR FLOOD LIGHTS w/ MOTION DETECTOR
	CLOSET WALL SWITCH		CEILING FAN w/ LIGHT
	VENT HOOD SWITCH		FLUORESCENT LIGHT FIXTURE
	TV OUTLET		DOOR BELL
	NETWORK/ DATA		

- NOTES
1. SWITCH TO HALF THE OUTLETS IN THE SPACE FOR LAMP LIGHTING.

2. ALL SWITCHES SET @ 36" A.F.F.

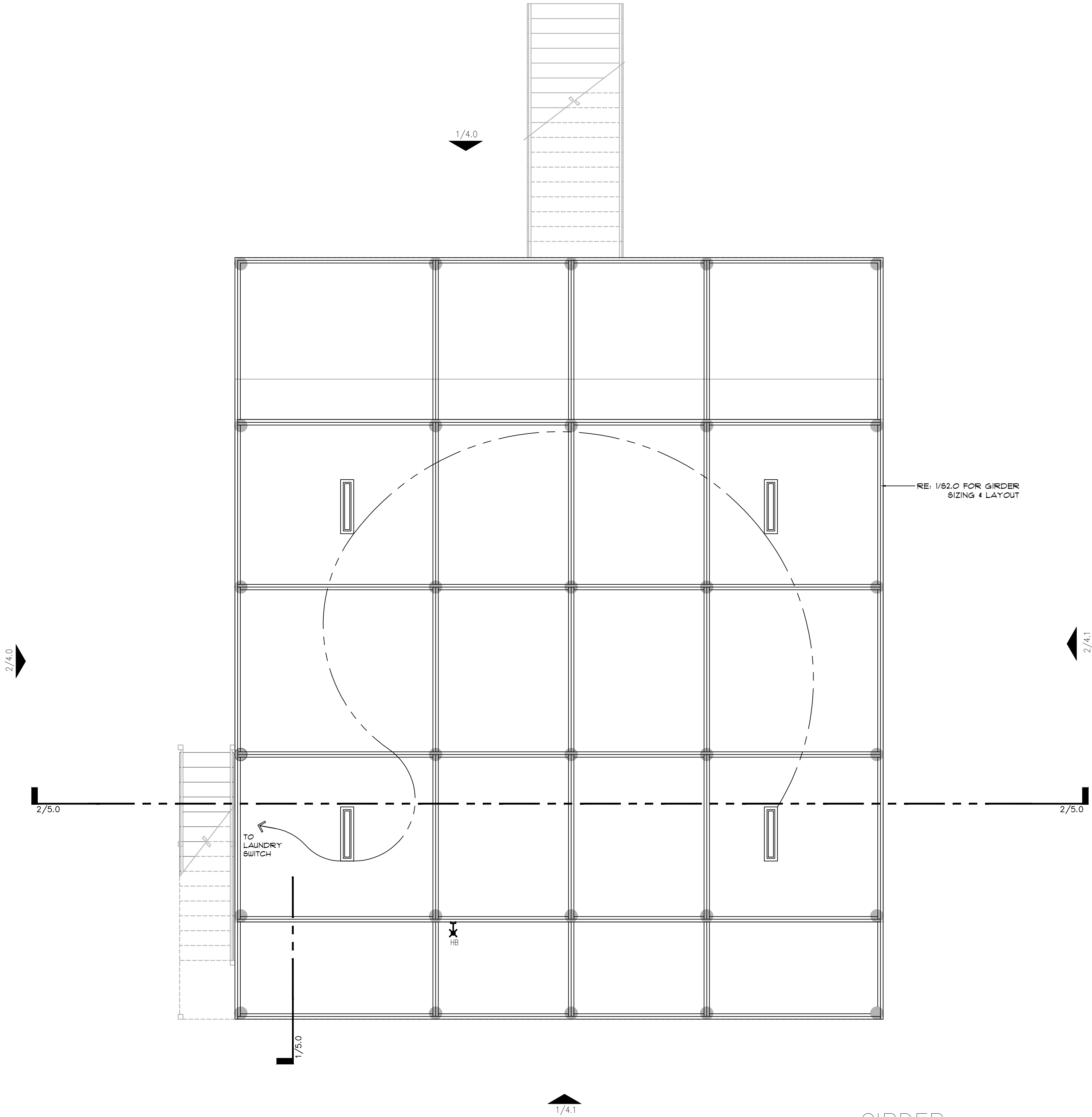
3. CONTRACTOR TO VERIFY & COORDINATE ALL TV/NETWORK LOCATIONS w/ OWNER.

4. CONTRACTOR TO VERIFY & COORDINATE AUDIO-VISUAL w/ OWNER.

5. CONTRACTOR TO VERIFY & COORDINATE ALARM SYSTEM w/ OWNER.

6. CONTRACTOR TO VERIFY & COORDINATE THERMOSTAT w/ OWNER.

CEILING LEGEND NOTES	
	HARD CEILING AREA, UNO., RE: OWNER
	EXPOSED WOOD CEILING RE: OWNER



NORTH

1 GIRDER REFLECTED CEILING PLAN

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

FMSENGINEERING, LLC

2509 COMMERCIAL PARK DR.
MOBILE, ALABAMA 36606
PHONE: (251) 450-2377
FAX: (251) 450-3757

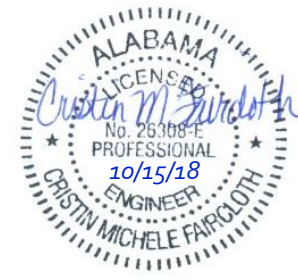
ALABAMA
PROFESSIONAL
ENGINEER
7/19/18
JOE THOMAS
GULF COAST MOBILE PARALLEL

BUCHANAN RESIDENCE

16825 BUCHANAN PLACE
GULF SHORES, ALABAMA
CONSTRUCTION DOCUMENTS

0	ISSUE FOR CONSTRUCTION	GJR	07.19.18
REV.	DESCRIPTION	BY	DATE
BUILDER: JOE THOMAS			
PROJECT NUMBER: 18199			
TITLE: GIRDER REFLECTED CEILING PLAN			
REV.	SHEET:		
0	9.0		

FMS 2017 ARCH D14



BUCHANAN RESIDENCE
1825 BUCHANAN PLACE
GULF SHORES, ALABAMA
CONSTRUCTION DOCUMENTS

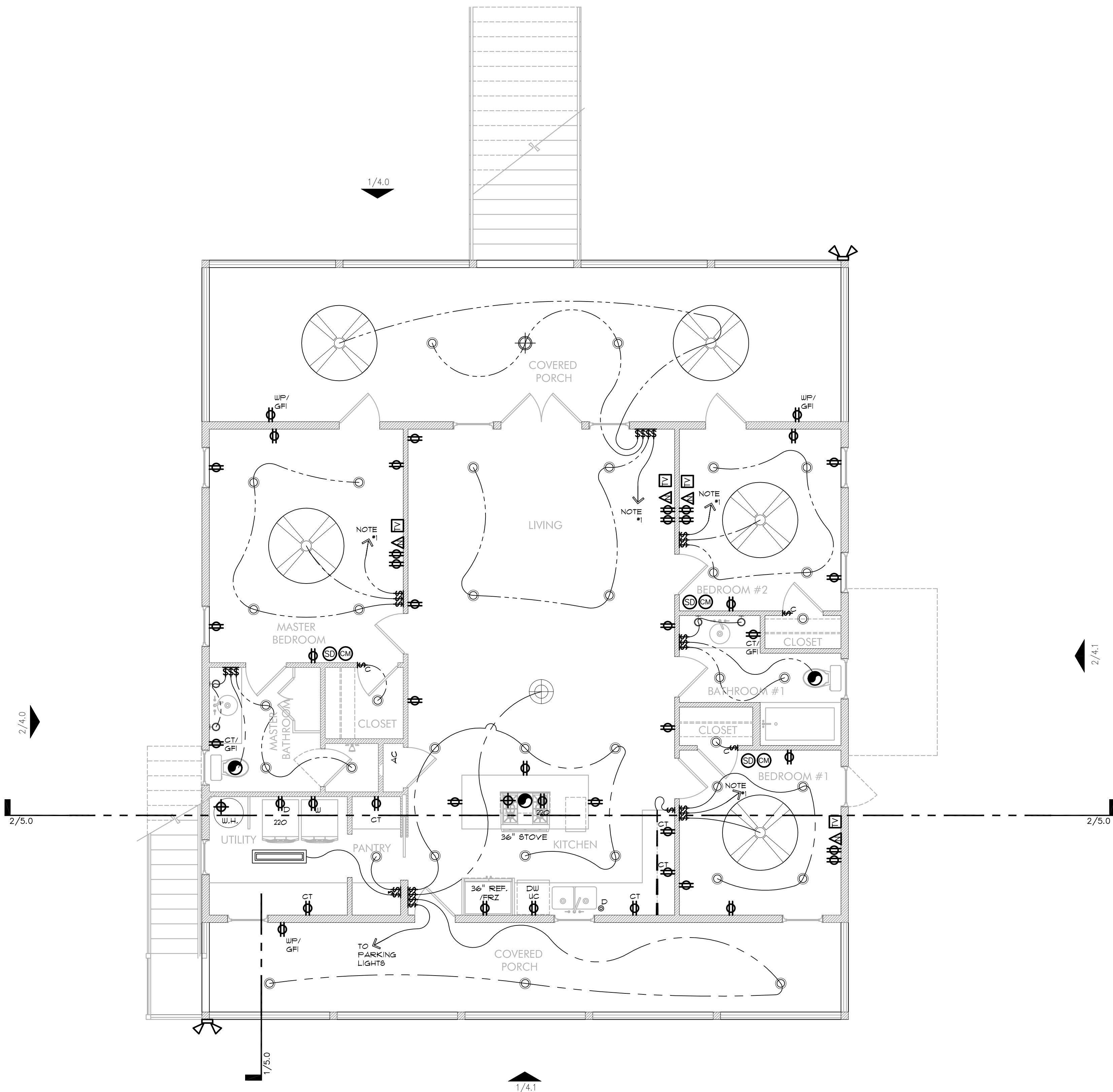
SYMBOL LEGEND			
	110v CONVENIENCE DUPLEX OUTLET		SMOKE DETECTOR
	110v WEATHERPROOF DUPLEX OUTLET		CARBON MONOXIDE DETECTOR
	110v FLOOR OUTLET		VENT FAN
	COUNTER TOP HEIGHT DUPLEX OUTLET		GAS
	110v COUNTER TOP HT w/ GROUND FAULT INTERRUPTER		HOSE BIB
	110v CONVENIENCE w/ GROUND FAULT INTERRUPTER		PENDANT FIXTURE
	110v CONVENIENCE WEATHERPROOF w/ GROUND FAULT INTERRUPTER		CHANDELIER
	110v CONVENIENCE DUPLEX OUTLET UNDER COUNTER		RECESSED CEILING MOUNTED FIXTURE
	220v WALL OUTLET		WALL MOUNTED FIXTURE
	WALL SWITCH		UNDER COUNTER LIGHTING
	3- WAY WALL SWITCH		DISPOSAL AIR SWITCH
	4- WAY WALL SWITCH		EXTERIOR FLOOD LIGHTS w/ MOTION DETECTOR
	CLOSET WALL SWITCH		CEILING FAN w/ LIGHT
	VENT HOOD SWITCH		FLUORESCENT LIGHT FIXTURE
	TV OUTLET		
	NETWORK/ DATA		

NOTES

1. SWITCH TO HALF THE OUTLETS IN THE SPACE FOR LAMP LIGHTING.
2. ALL SWITCHES SET @ 36" A.F.F.
3. CONTRACTOR TO VERIFY & COORDINATE ALL TV/NETWORK LOCATIONS w/ OWNER.
4. CONTRACTOR TO VERIFY & COORDINATE AUDIO-VISUAL w/ OWNER.
5. CONTRACTOR TO VERIFY & COORDINATE ALARM SYSTEM w/ OWNER.
6. CONTRACTOR TO VERIFY & COORDINATE THERMOSTAT w/ OWNER.
7. 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 & TV, CABLE IN CONDUIT, ELECTRICAL METERS, & DISCONNECTS, ELECTRICAL SERVICE CIRCUITS IN CONDUIT RISERS, & SEWER & WATER SERVICE PIPE RISERS. ALL RISERS SHALL BE MOUNTED w/ STAINLESS STEEL STRAPPING & ASSOCIATED STAINLESS STEEL FASTENERS TO A PILING, ON THE NORTH SIDE IF FEASIBLE.
8. NO H.V.A.C. UNITS, HOT WATER HEATERS, ETC. SHALL BE INSTALLED BELOW THE FINISH FLOOR ELEVATION.
9. ALL EXTERIOR AIR CONDITIONING CONDENSER PLATFORMS SHALL BE MOUNTED ON THE RESIDENCE # OR ABOVE THE LOWEST HABITABLE FLOOR ELEVATION, & ATTACHED TO THE PILING, BEAMS OR FLOOR JOISTS USING CANTILEVERED ANGLE BRACING. CONDENSER SHALL BE FASTENED SECURELY TO THE PLATFORM w/ 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.
10. AFCI & GFCI PROTECTION SHALL BE PROVIDED IN ACCORDANCE w/ THE 2015 IRC.
11. SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ACCORDANCE w/ THE 2015 IRC.

CEILING LEGEND NOTES

- HARD CEILING AREA, UNO., RE. OWNER
- EXPOSED WOOD CEILING RE. OWNER



1 REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"

REV.	DESCRIPTION	BY	DATE
1	CITY OF GULF SHORES REVISIONS	GJR	10.11.18
0	ISSUE FOR CONSTRUCTION	GJR	07.19.18
BUILDER: JOE THOMAS			
PROJECT NUMBER: 18199			
TITLE: MAIN FLOOR REFLECTED CEILING PLAN			
REV.	SHEET:		
1	9.1		

BUCHANAN RESIDENCE
16825 BUCHANAN PLACE
GULF SHORES, ALABAMA
CONSTRUCTION DOCUMENTS

REV.	DESCRIPTION	BY	DATE
1	CITY OF GULF SHORES REVISIONS	GJR	10.11.18
0	ISSUE FOR CONSTRUCTION	GJR	07.19.18

BUILDER:

JOE THOMAS

PROJECT NUMBER:

18199

TITLE:

FOUNDATION PLAN,
DETAILS & NOTES

REV.

SHEET:

1 S1.0

FMS 2017 ARCH Dwg

GENERAL CONCRETE & FOUNDATION NOTES:

- MATERIALS:
 - FOUNDATION PIER & GRADE BEAM CONCRETE:
f'c = 2500 FSI # 28 DAYS (MIN)
 - COLUMN PIER & SLAB CONCRETE:
f'c = 2500 FSI # 28 DAYS (MIN)
 - REINFORCEMENT:
REBAR: ASTM A615, GRADE 60, DEFORMED
WELDED WIRE FABRIC: ASTM A185 FLAT SHEETS ONLY, SMOOTH WIRE
 - JOINT FILLER: VINYLFORM GRADE #300 BY SONNEBORNE, CERAMAR
FLEXIBLE FOAM BY W.R. MEADOWS, PLASTAZOTE BY E-FOXY INDUSTRIES,
ING OR APPROVED EQUIVALENT.
 - WATERSTOP, MIN SIZE 3/8" THICK, BY 6" WIDE, 2 BULB TYPE VULCO PVC
WATERSTOP OR APPROVED EQUIVALENT.
 - VAPOR BARRIER: 6 MIL POLYETHYLENE SHEETING.
- MOISTEN SUBGRADE PRIOR TO PLACING CONCRETE.
- FOR SPECIAL WEATHER CONCRETING (HOT & COLD WEATHER CONCRETE)
APPLICABLE ACI SPECIFICATIONS.
- CONCRETE FINISHES:
 - DUSTING WITH ANY MATERIAL TO ABSORB SURFACE WATER IS PROHIBITED.
 - IMMEDIATELY AFTER FORMS ARE REMOVED, FILL ALL HONEYCOMB SURFACES.
 - UNLESS OTHERWISE DIRECTED BY THE OWNER, PORCH, PATIO & GARAGE
CONCRETE SHALL RECEIVE LIGHT BROOM FINISH, AND RESIDENCE CONCRETE
SHALL RECEIVE SMOOTH FAN FINISH.
- CURING:
APPLY LIQUID CURING COMPOUND TO HORIZONTAL SURFACES AS SOON AS
POSSIBLE AFTER FINISHING, IN ACCORDANCE WITH MFG. RECOMMENDATIONS.
CURE VERTICAL SURFACES BY LEAVING FORMS IN PLACE A MIN. OF SEVEN (7)
DAYS.
- REBAR DETAILING SHALL BE PER THE LATEST EDITION OF THE ACI BUILDING CODE
AND DETAILING MANUAL.
- ALL WOOD IN CONTACT WITH CONCRETE AND/OR MASONRY SHALL BE PRESSURE
TREATED.
- ANCHOR BOLT SHALL BE PLACED WITHIN 12" OF EACH SIDE OF END OF BOTTOM
PLATE ENDS BENEATH WINDOW OPENINGS.
- ALL FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE RATED
TO PREVENT DETERIORATION.
- DRAINAGE:
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR
OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD.
LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION
WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10'-0".

DESIGN BASIS:

-2015 INTERNATIONAL BUILDING CODE
-2015 INTERNATIONAL RESIDENTIAL CODE
-2015 INTERNATIONAL ENERGY CONSERVATION CODE
-2015 ESI WOOD FRAME CONSTRUCTION MANUAL
ENGINEERING DESIGN SECTION
CITY OF GULF SHORES SUPPLEMENTAL REQUIREMENTS
-318-11 AMERICAN CONCRETE INSTITUTE
-DESIGN PARAMETERS: 160 MPH WIND (LRFD), RISK CAT II; EXP C
MEAN ROOF HEIGHT = 23'-0"
ROOF SPAN = 42 FT
ROOF PITCH = 3/12
WALL HEIGHT = 9 FT
WALL FRAMING: 2x6 @ 16" O.C., U.N.O.
ROOF FRAMING: 2x6 @ 16" O.C.

-DESIGN LOADS:
CEILING DEAD LOAD = 10 PSF
CEILING LIVE LOAD = 20 PSF (LIMIT ACCESS)
ROOF DEAD LOAD = 10 PSF
ROOF LIVE LOAD = 20 PSF
FLOOR DEAD LOAD = 10 PSF
FLOOR LIVE LOAD = 40 PSF

NOTE: OWNER IS REQUESTED TO HAVE A GEOTECHNICAL
INVESTIGATION PERFORMED TO VERIFY SITE CONDITIONS AND
ADEQUACY OF THE PROPOSED FOUNDATION DESIGN PRIOR TO
COMMENCEMENT OF CONSTRUCTION. UNLESS A SUBSURFACE
INVESTIGATION IS PERFORMED, THE OWNER WILL BE RESPONSIBLE
FOR FOUNDATION PROBLEMS ARISING FROM SUBSURFACE FAILURES.

NOTE: FMS ENGINEERING, LLC BEARS NO RESPONSIBILITY FOR
SPECIAL, CIRCUMSTANTIAL, OR DIRECT OUTCOMES ARISING FROM
NON-DISCLOSED INFORMATION WHEREBY THE EVIDENCE FOUND WAS
ANY AFFECT(S) ON PRIOR SOLUTIONS OR DESIGNS PROVIDED. ANY
NEW EVIDENCE SUGGESTING CONFLICT WITH SERVICES PROVIDED
SHOULD BE PRESENTED TO THE ENGINEER IN A TIMELY FASHION.
SUBSEQUENT INVESTIGATION, EVALUATION, OR RE-DESIGN IS SUBJECT
TO COMPENSATION.

PILE NOTES:

- TIMBER PILE INSTALLATION SHALL BE PERFORMED IN
ACCORDANCE W/ THE TIMBER PILING COUNCIL'S TIMBER PILE DESIGN &
CONSTRUCTION MANUAL.
- MINIMUM PILE TIP EMBEDMENT SHALL BE NO LESS THAN 10 FEET
BELOW EXISTING GRADE (GRADE @ THE TIME OF SOIL BORING) DRIVE
PILES PER GEOTECHNICAL REPORT EXPLICITLY.
- A DRIVING LOG FOR EACH PILE SHALL BE MAINTAINED &
PRESENTED UPON REQUEST TO THE ENGINEER OF RECORD UPON
INSTALLATION OF PILES.
- IT IS RECOMMENDED THAT A TEST PILE BE INSTALLED PRIOR TO
INSTALLATION OF REMAINING PILES.
- TIMBER PILES SHALL CONFORM TO ASTM D 25-93 CLASS B, CCA
TREATED TO PREVENT DECAY. TIMBER PILE TREATMENT SHOULD BE IN
ACCORDANCE W/ THE AMERICAN WOOD PRESERVERS ASSOCIATION
STANDARD, C3-93 PILES PRESERVATION TREATMENT BY PRESSURE
PROCESS.
- FINAL OVERALL LENGTH OF PILES THAT SATISFY ABOVE CRITERIA
SHALL BE DETERMINED BY CONTRACTOR.
THE SAND SUBGRADE UNDER THE PARKING PAVEMENT SHALL BE
COMPACTED W/ MECHANICAL COMPACTING EQUIPMENT TO 95% ASTM D
698 STANDARD DENSITY.
- NO MORE THAN ONE FOOT (IN HEIGHT) OF FILL SOILS SHALL BE
PLACED IN THE AREA OF THE HOUSE TO AVOID EXCESSIVE SETTLEMENT
OF THE UNDERLYING ORGANIC SOILS.

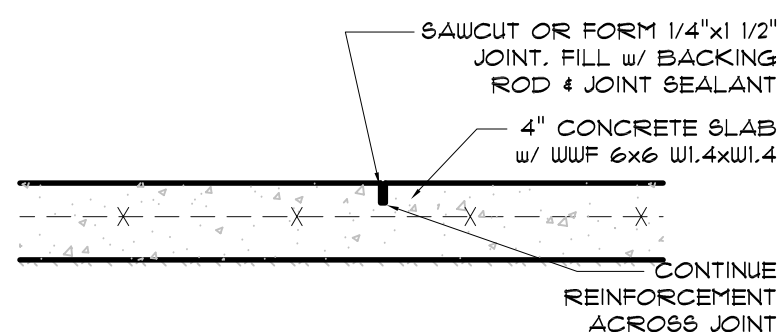
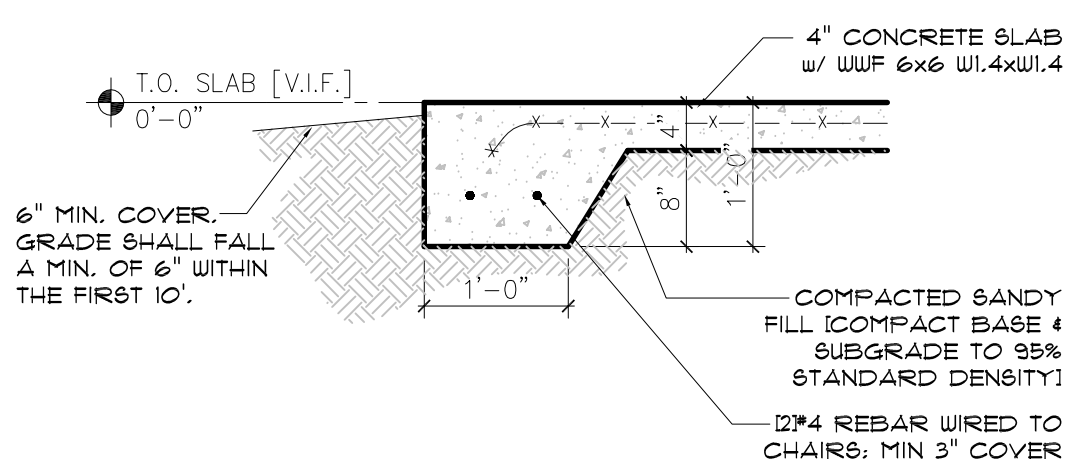
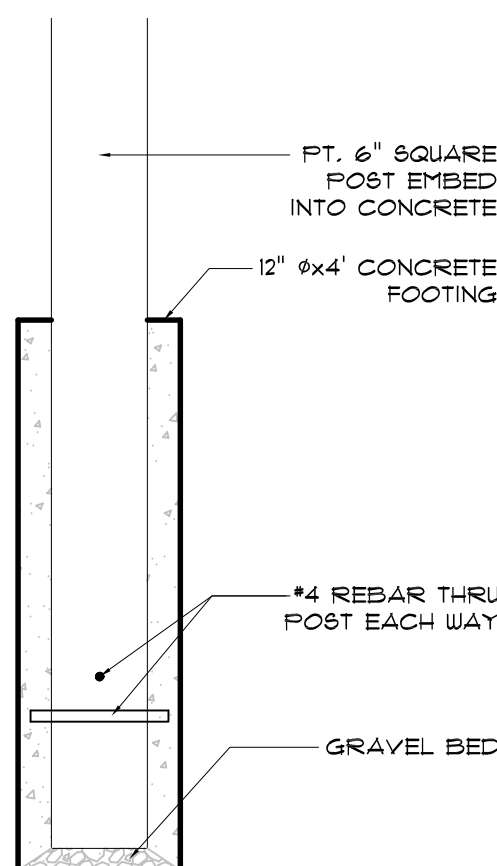
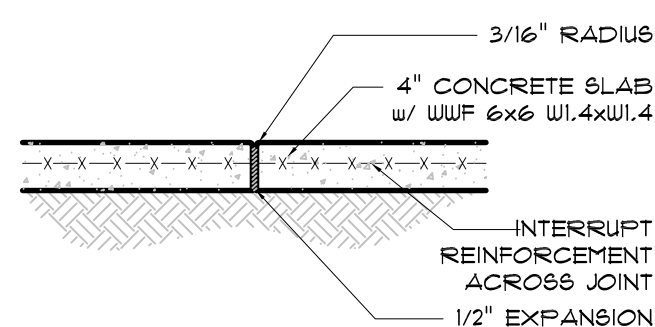
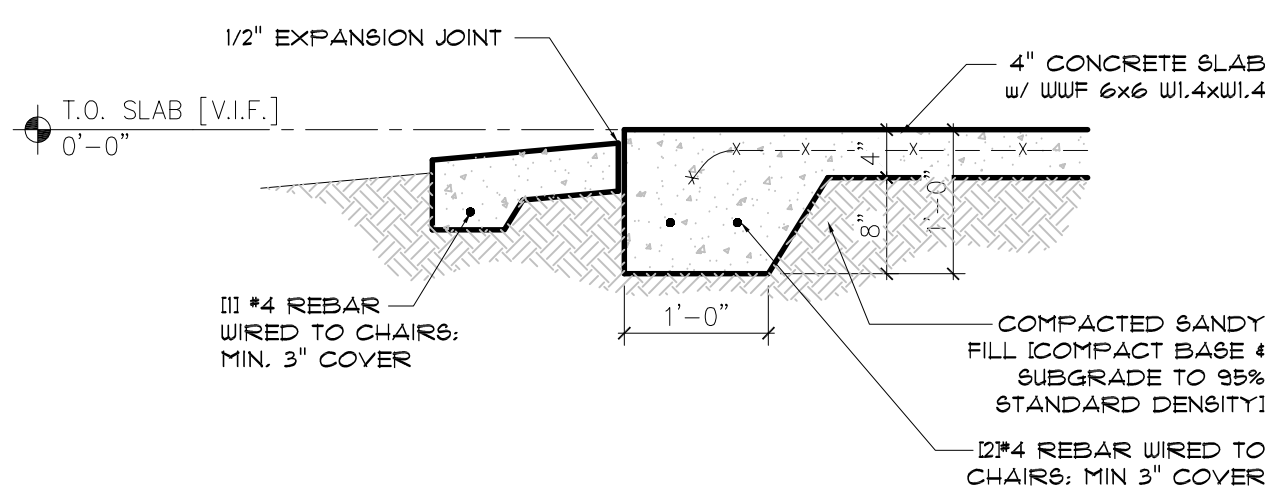
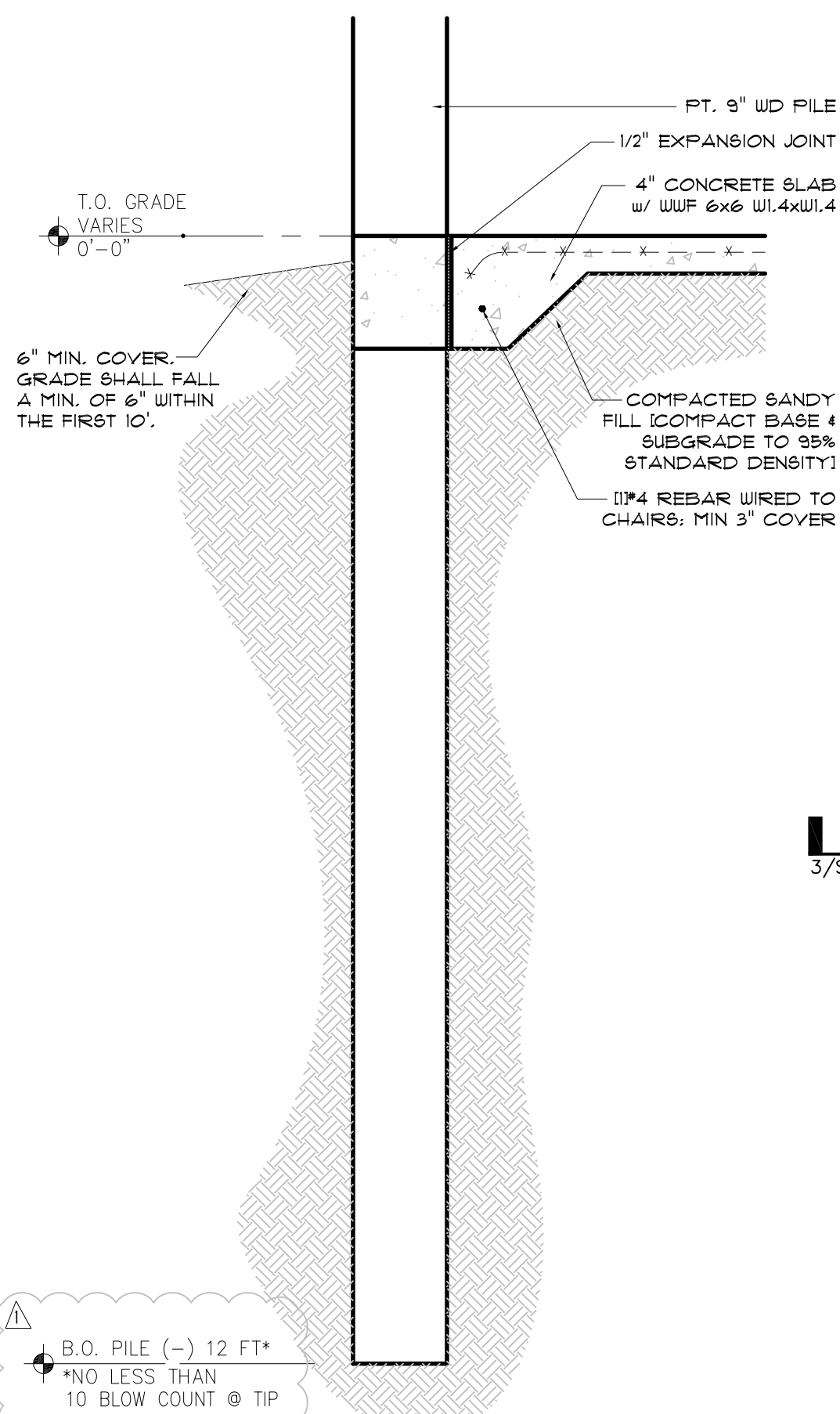
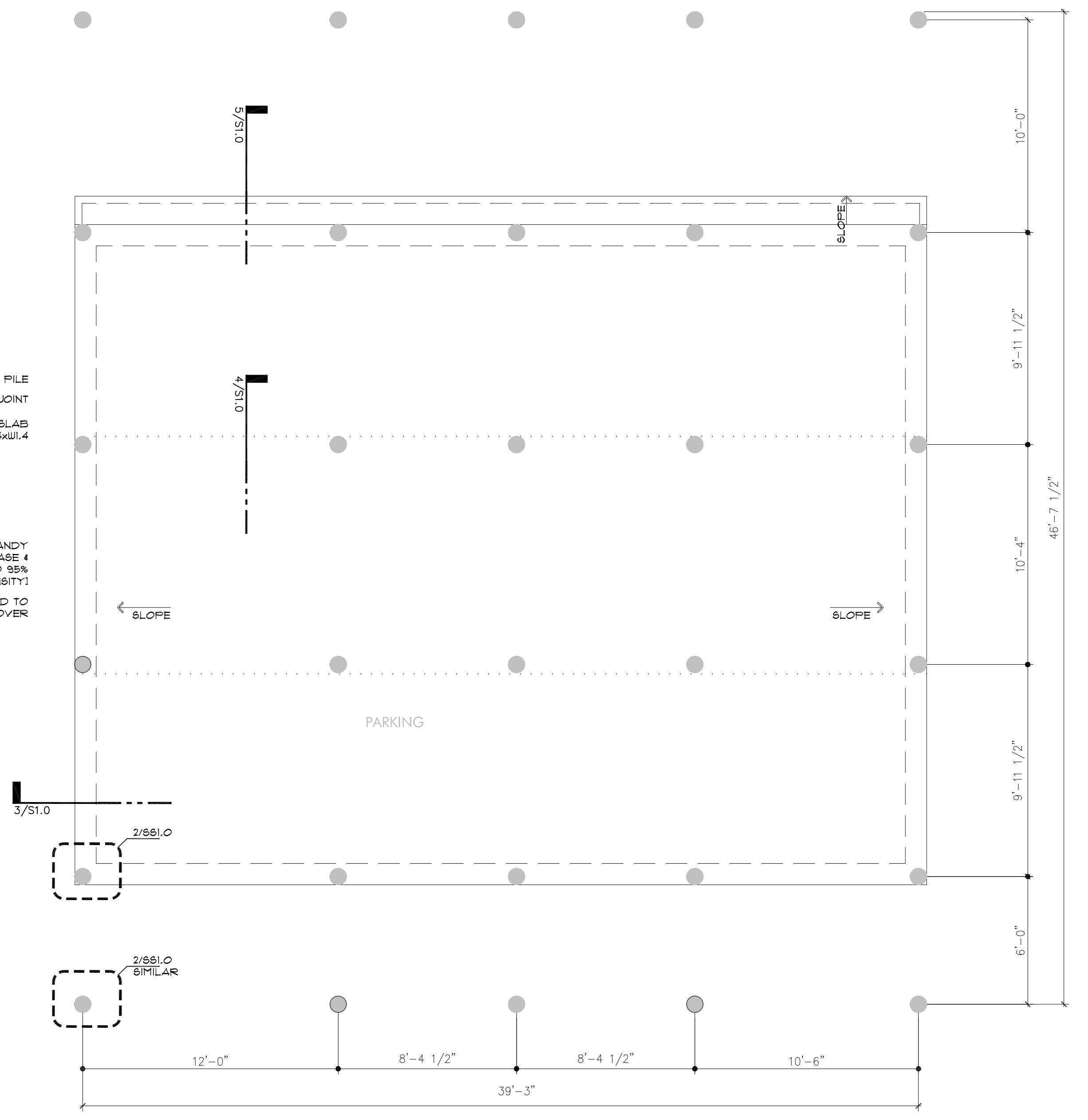
FLOOD ELEVATION STATEMENT:

ACCORDING TO THE FEMA NATIONAL FLOOD INSURANCE RATE
MAP (FIRM), THIS PROPERTY LIES IN A FLOOD ZONE AE EL. 11'-0".

MAP NUMBER: 01003C0936L
PANEL NUMBER: 936L

MAP LAST REVISED JULY 17, 2007
REFERENCE WWW.ADECAI.ALABAMA.GOV/OUR_PUBLIC

IMPORTANT NOTE:
ON A PILE SUPPORTED HOUSE, THE ELEVATION IS TAKEN
FROM GRADE TO THE BOTTOM OF THE LOWEST
STRUCTURAL GIRDER. THEREFORE, THE ELEVATION
FROM GRADE TO THE BOTTOM OF THE LOWEST
STRUCTURAL GIRDER MUST BE 1FT ABOVE MSL.

4 SECTION @ CONTROL JOINT
SCALE: 3/4"=1'-0"3 SECTION BETWEEN PILES
SCALE: 3/4"=1'-0"7 SECTION @
STAIR POST FOOTER
SCALE: 3/4"=1'-0"6 SECTION @ EXPANSION JOINT
SCALE: 3/4"=1'-0"5 SECTION @ CAR ENTRANCE
SCALE: 3/4"=1'-0"2 SECTION @ PILE
SCALE: 3/4"=1'-0"1 PILE PLAN
SCALE: 1/4"=1'-0"



REV.	DESCRIPTION	BY	DATE
1	CITY OF GULF SHORES REVISIONS	GJR	10.11.18
0	ISSUE FOR CONSTRUCTION	GJR	07.19.18

REV. DESCRIPTION BY DATE
BUILDER: JOE THOMAS
PROJECT NUMBER: 18199
TITLE: GIRDER, FLOOR FRAMING PLAN & NOTES

REV. SHEET: 1 S2.0

STAIR NOTES:

- HANDRAIL SHALL BE PROVIDED ON * LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT w/ FOUR OR MORE RISERS.
- HANDRAIL HEIGHT: MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL NOT BE LESS THAN 34" & NOT MORE THAN 38".
- RISER HEIGHT: THE MAXIMUM RISER HEIGHT SHALL BE 1 3/4". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
- TREAD DEPTH: THE MINIMUM TREAD DEPTH SHALL BE 10". THE TREAD SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FORMOST PROJECTION OF ADJACENT TREADS & * A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY 3/8".
- ALL STAIRCASE PILINGS WITHIN AE ZONES SHALL BE A MINIMUM OF 6"

SHEARWALL NOTES:

- DENOTES AN EXTERIOR SITE - BUILT SHEARWALL.
- EXTERIOR SHEARWALLS: 7/16" STRUCTURAL SHEATHING ON ONE SIDE OF WALL. SEGMENT 4 USE 6" NAIL SPACING ALONG PANEL EDGES, U.N.O.
 - EXTERIOR WALLS NOT IDENTIFIED AS A SHEARWALL ON THIS DRAWING MUST STILL BE SHEATHED BUT DO NOT MEET THE MIN. 4/3.5 CRITERIA FOR SHEAR CARRYING STRUCTURES & THEREFORE WERE NOT CONSIDERED IN THE SHEARWALL CALCULATIONS.

1st FLOOR: WALLS: H4'S-0"; H/3.5: 2'-11"

WOOD FRAMING GENERAL NOTES:

- ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT.
- ALL WALL STUDS AND BLOCKING SHALL BE SFF STUD GRADE.
- ALL HEADER BEAMS AND RAFTERS SHALL BE #2 GRADE SOUTHERN YELLOW.
- ALL CEILING JOISTS AND FLOOR JOISTS SHALL BE #2 GRADE SPRUCE PINE FIR.
- PROVIDE FULL - DEPTH (OR METAL) BRIDGING AT MIDSPAN AND AT MAXIMUM SPACING OF 8'-0" C/C IN BETWEEN.
- ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVES ASSOCIATION SPECIFICATION WHERE POSSIBLE. ALL CUTS AND HOLES SHOULD BE COMPLETED BEFORE BRUSHED WITH 2 COATS OF WOODLIFE COPPERCOAT GREEN WOOD PRESERVATION (PER MANUFACTURER'S INSTRUCTION).
- STRUCTURAL STEEL PLATE CONNECTORS SHALL CONFORM TO ASTM A-36 SPECIFICATIONS. BOLTS CONNECTING WOOD MEMBERS SHALL BE PER ASTM A-307. PROVIDE FLAT WASHERS FOR ALL BOLT HEADS AND NUTS IN CONTACT WITH WOOD SURFACES.
- BOLT HOLES SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE WRENCHED TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHER.
- PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD - DOWN ANCHORS, AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY SIMPSON STRONG - TIE COMPANY (1/800-989-5098) OR APPROVED EQUAL. INSTALL ACCESSORIES PER THE MANUFACTURER'S REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04" (PER ASTM A446, GRADE A1) AND BE GALVANIZED (COATING G60) U.N.O.
- HOLES AND NOTCHES DRILLED OR CUT INTO WOOD FRAMING SHALL NOT EXCEED THE REQUIREMENTS OF BOCA 2012, SECTION 2308.9.10
- ALL EXPOSED PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS AND OTHER MISCELLANEOUS HARDWARE SHALL BE HOT DIP GALVANIZED.
- ALL LAMINATED VENEER LUMBER (LVL'S) MUST BE A MINIMUM OF 2.0@: Fb=3100 Fb1, U.N.O.

U.N.O. = UNLESS NOTED OTHERWISE

DP RATING FOR PRODUCT APPROVALS:

IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE

CENTER OF WALL

WINDOW OPENING AREA (S.F.)	160 MPH
10	DP - 45
20	DP - 45
50	DP - 40
100	DP - 40

CORNER OF WALL

WINDOW OPENING AREA (S.F.)	160 MPH
10	DP - 55
20	DP - 50
50	DP - 45
100	DP - 45

THESE DESIGN PRESSURES ARE APPROVED FOR STRUCTURES:

- 160 MPH WIND SPEED LRFD?
- LOCATED IN EXPOSURE C
- MEAN ROOF HEIGHT OF 30FT OF LESS
- STRUCTURE CLASSIFIED AS RISK CATEGORY II

PRESSURES LISTED HEREIN WERE DERIVED USING THE ASD METHOD.

PROTECTION OF OPENINGS:

WINDOWS & DOORS
IN ACCORDANCE WITH IRC R301.2.1.2, THE OWNER IS RESPONSIBLE FOR INSTALLING IMPACT RESISTANT WINDOWS MEETING THE REQUIREMENTS OF ASTM E 1996 FOR 160 MPH WINDSPEED. (REF. IRC R301.2.1.2)

OWNER MAY CHOOSE TO INSTALL AN ALTERNATIVE METHOD OF WINDOW PROTECTION AS LONG AS IT MEETS THE ASTM E 1996 REQUIREMENTS LISTED HEREIN.

CEILING JOIST SPANS:

CEILING JOIST SPANS -
SFF #2 GRADE @ 16" O.C.
UNHABITABLE ATTICS w/
LIMITED STORAGE

NOMINAL SIZE	SPAN
2x4	8'-11"
2x6	12'-10"
2x8	16'-3"
2x10	18'-10"
2x12	21'-0"

FROM WFCM 2015 Ed.

TABLE 3.12B: Exposure C, Cat II

EXPOSURE C, CAT II

LL = 20psf

DL = 10psf

DEFLECTION = L/240

ALL CEILING JOISTS ARE TO BE SOUTHERN YELLOW PINE LUMBER.

MATERIAL SPECS:

RAFTERS: SFF #2 GRADE
CEILING JOISTS: SFF #2 GRADE
HEADERS/ BEAMS: SFF #2 GRADE
FLOOR JOISTS: SFF #2 GRADE
STUDS (EXT/ INT): SFF STUD
GRADE BLOCKING: SFF STUD
1- JOISTS: 4500s, L8
LVL: 2.0E, Fb F81

UNLESS OTHERWISE NOTED!

FLOOR JOIST SPANS:

FLOOR JOIST SPANS -
SFF #2 GRADE @ 16" O.C.

RESIDENTIAL LIVING AREAS NOM. SIZE	SPAN
2x6	9'-4"
2x8	12'-3"
2x10	15'-5"
2x12	17'-10"

From WFCM 2015 Ed.
Table 3.12B: Exposure C, Cat II
LL=40 psf, DL=10 psf
Deflection = L/360

DECK JOIST SPANS:

DECK JOIST SPANS -
SFF #2 GRADE @ 16" O.C.

RESIDENTIAL LIVING AREAS NOM. SIZE	SPAN
2x6	7'-10"
2x8	10'-0"
2x10	11'-10"
2x12	14'-0"

SOUTHERN PINE BASED ON AWC
w/ 2015 Adm.
LL=60 psf, DL=10 psf
Deflection = L/360

LEGEND:

- SHEATH CEILING DIAPHRAGM
- SITE - BUILT SHEARWALL
[QUALIFYING FOR SHEAR CAPACITY BASED ON H2.5]
- BEAMS OR HEADERS
- ROOF BRACING [POINT LOAD]
- FACE MOUNT JOIST HANGER

4 STAIR DETAILS

SCALE: N.T.S.

3 SECTION @
AC. PLATFORM

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

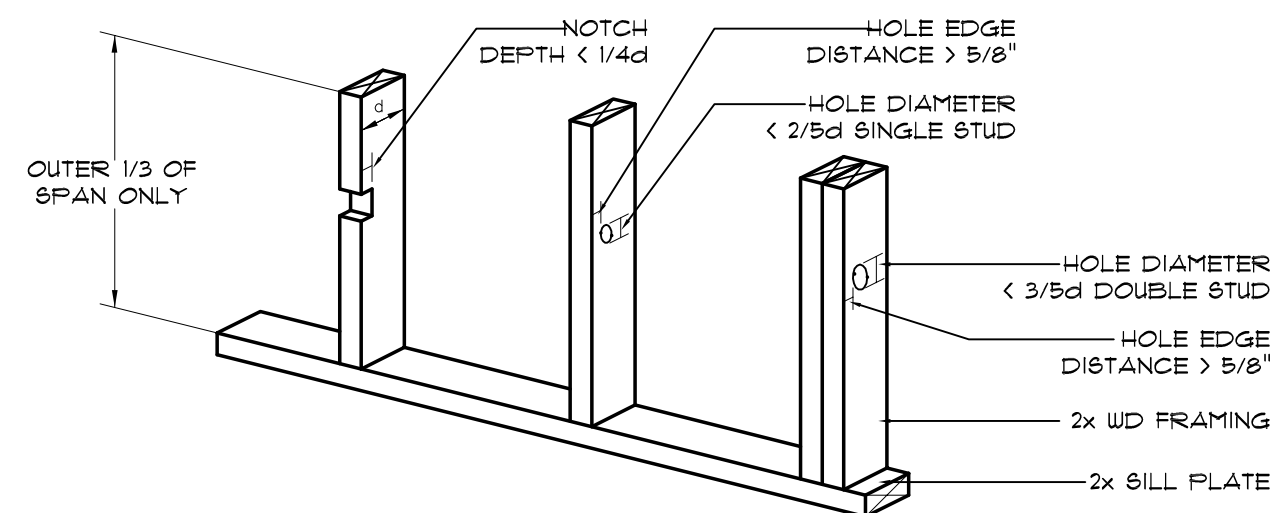
ALL EXTERIOR AIR CONDITIONING CONDENSER PLATFORMS SHALL BE MOUNTED ON THE RESIDENCE * OR ABOVE THE LOWEST HABITABLE FLOOR ELEVATION & ATTACHED TO THE PILINGS, BEAMS OR FLOOR JOISTS USING CANTILEVERED ANGLE BRACING. CONDENSER SHALL BE FASTENED SECURELY TO THE PLATFORM w/ STAINLESS STEEL HARDWARE. NO AIR CONDITIONING CONDENSERS OR OTHER EXTERIOR EQUIPMENT SHALL BE INDEPENDENTLY SUPPORTED FROM THE GROUND UNLESS SPECIFIC PRIOR APPROVAL IS OBTAINED FROM THE BUILDING OFFICIAL.

1 GIRDER & FLOOR FRAMING PLAN

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

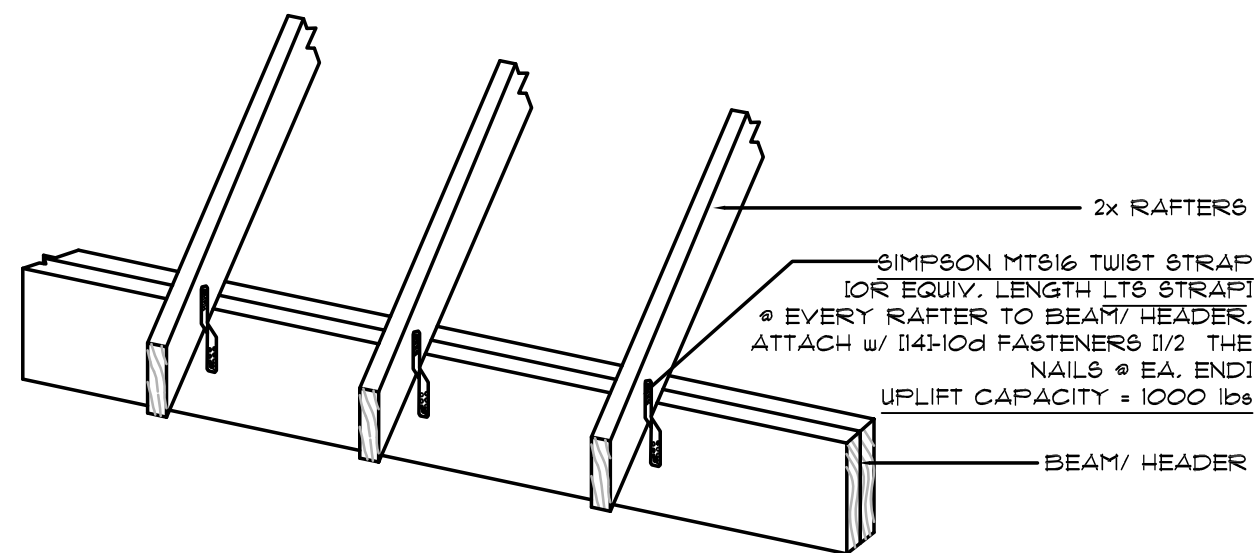
2 SHEARWALL & FRAMING PLAN

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



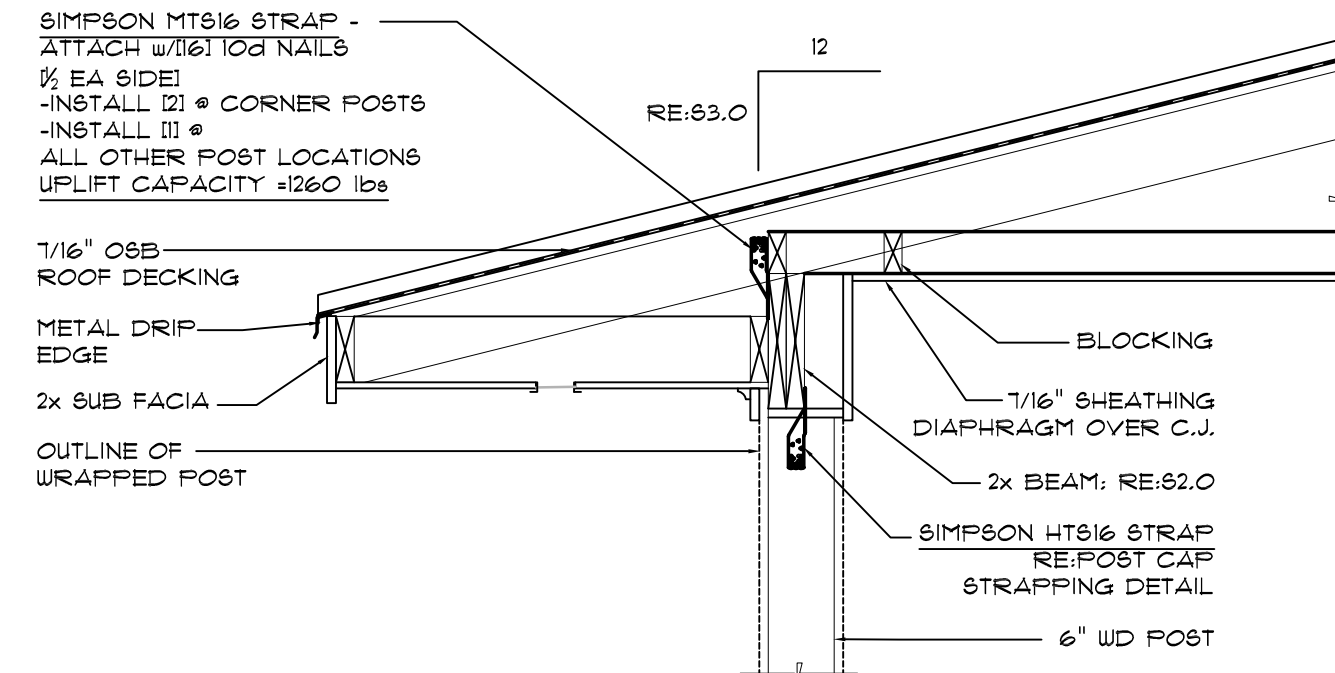
9 STUD NOTCHING & BORING LIMITS

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



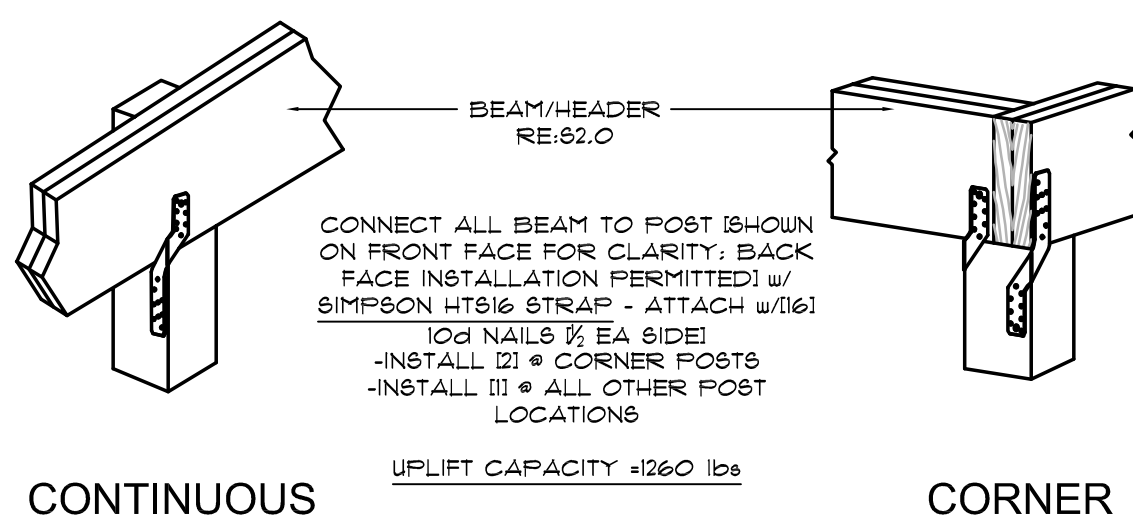
8 RAFTER-TO-BEAM

SCALE: N.T.S.



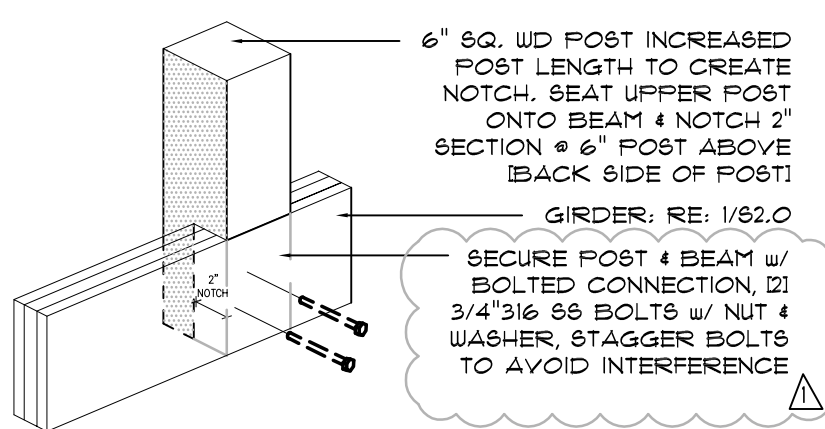
7 TYPICAL PORCH CORNICE DETAIL

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



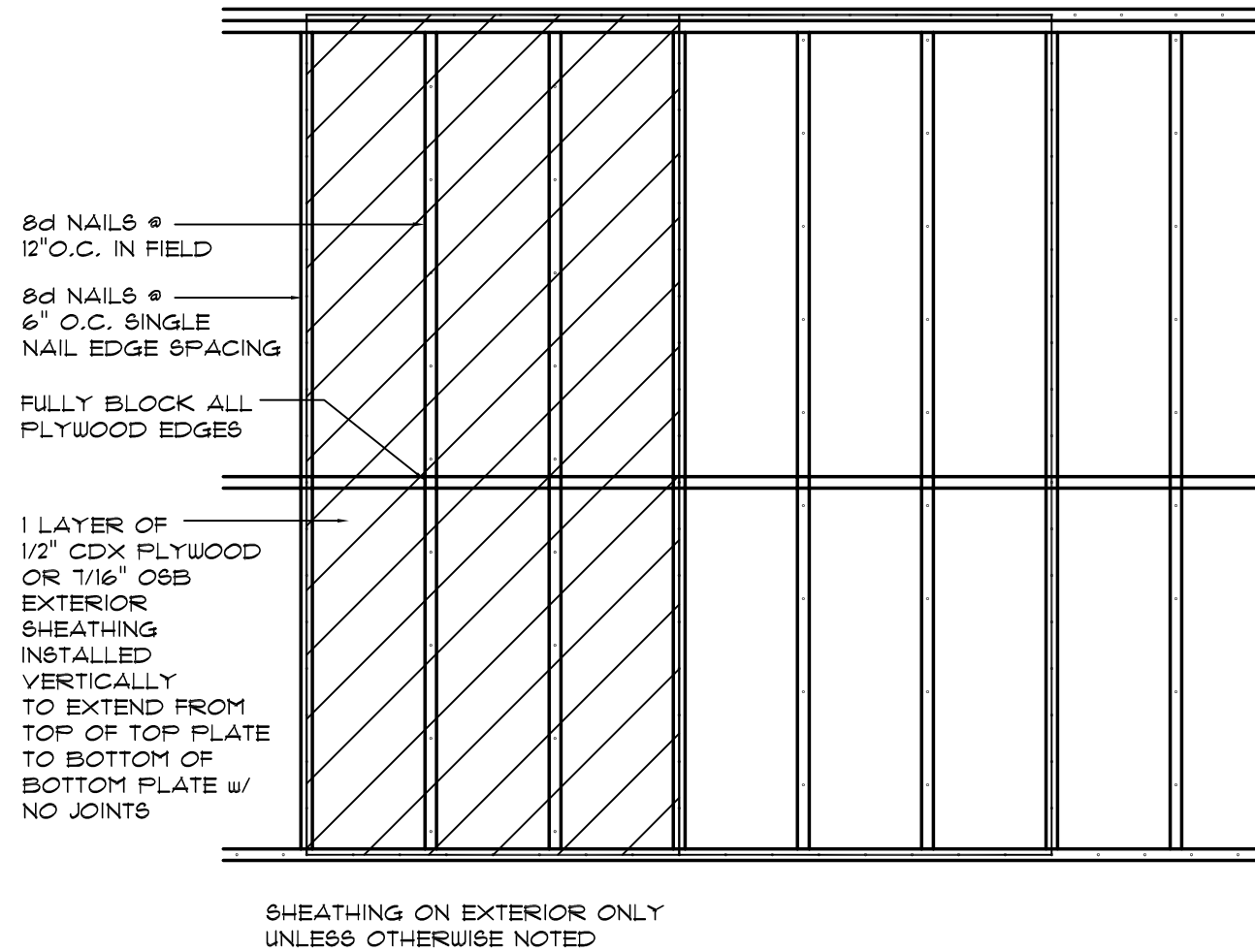
6 POST CAP STRAPPING DETAILS

SCALE: N.T.S.



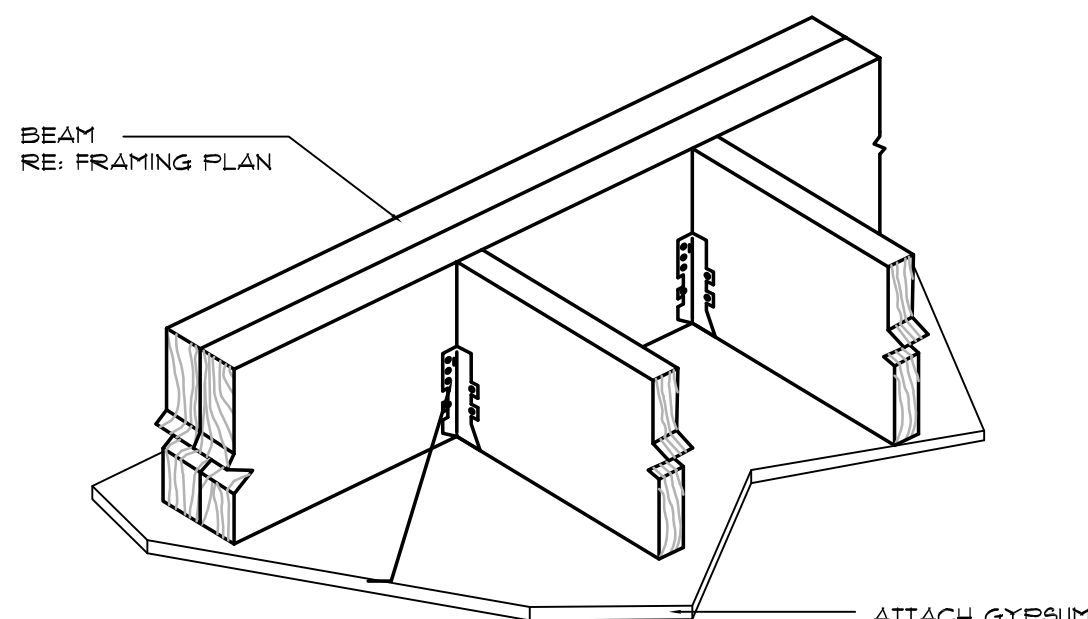
5 TYPICAL PORCH POST CONNECTION

SCALE: N.T.S.



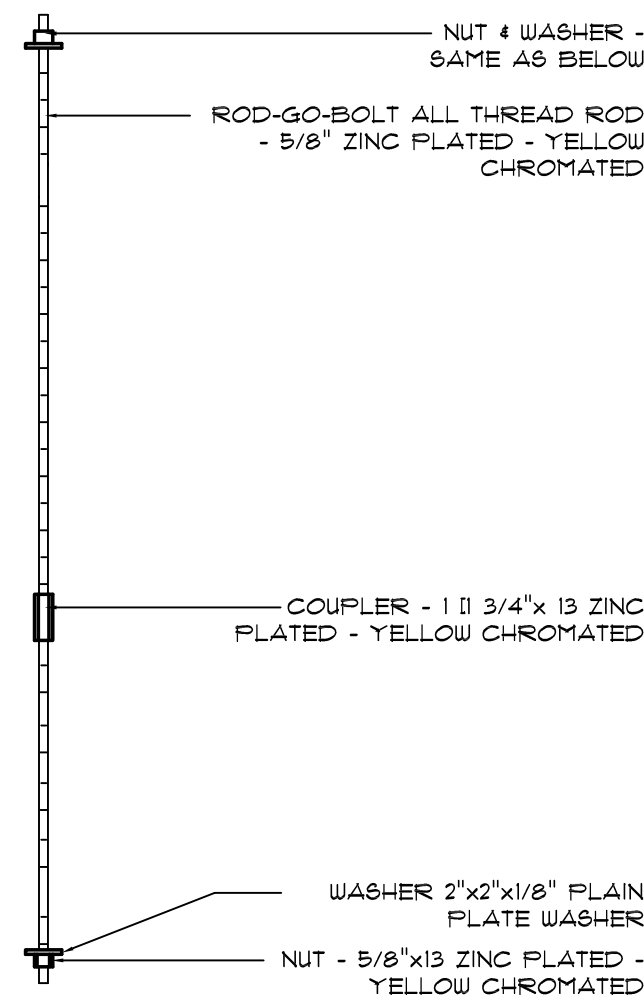
10 PANEL ATTACHMENT FOR SHEARWALL

SCALE: 1/2"=1'-0"



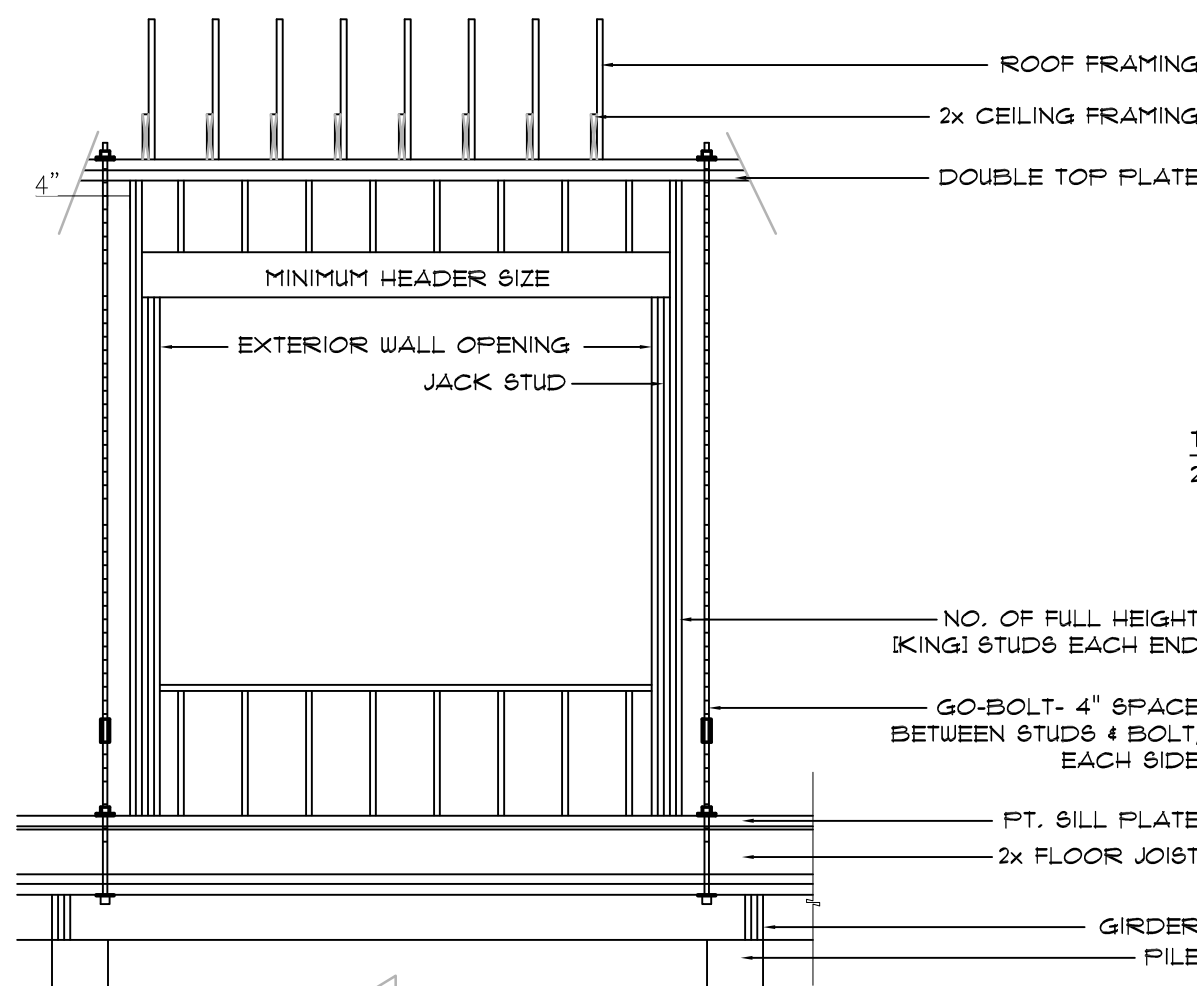
11 FLOOR / CEILING JOIST HANGER CONNECTION

SCALE: N.T.S.



3 TYPICAL GO BOLT DETAIL

SCALE: N.T.S.



2 HEADER & STUD STRAP DIAGRAM @ EXTERIOR 2nd FLOOR WALL

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

DESIGN LOADS PER SQ. FT.

LOCATION	LIVE	DEAD	DEFLECT LIMIT
1st FLOOR	40 lbs.	10 lbs.	L/360
2nd FLOOR	30 lbs.	10 lbs.	L/360
ATTIC	10 lbs.	5 lbs.	L/240
ATTIC (STORAGE)	20 lbs.	10 lbs.	L/240
ROOF	30 lbs.	7 lbs.	L/100
ROOF (FINISH CLG)	30 lbs.	15 lbs.	L/240
DECKS	60 lbs.	10 lbs.	L/360

GO-BOLT NOTES:

- ONE GO-BOLT AT EACH CORNER PLACED 12" AWAY FROM CORNER STUD FRAMING AND MIN. EDGE DISTANCE OF 2".
- ONE GO-BOLT AT EACH END OF SHEARWALLS.
- ONE GO-BOLT AT EACH END OF 4" (OR GREATER) HEADER PLACED 12" AWAY FROM STUD PACK FRAMING.
- CHECK SUB-SHEATHING TO TOP PLATE CONNECTION FOR HORIZONTAL TRANSFER CAPABILITY.
- IF NECESSARY GO-BOLT GIRDERS INDIVIDUALLY TO EXCLUDE THEM FROM AVERAGE UPLIFT FL.

TOP CONNECTION
TOP CONNECTIONS MADE AT CORNERS AND HEADER ENDS SHALL BE MADE WITHIN 2' OF THE FRAMING PACK. A NUT AND 3X3 WASHER SHALL BE APPLIED TO THE TOP & BOTTOM PLATES AND TIGHTENED SECURELY.

INTERMEDIATE COUPLER CONNECTIONS
WHEN USING THE ROD COUPLER, CARE SHOULD BE TAKEN TO ENSURE FULL AND EQUAL THREAD ENGAGEMENT. THIS IS EASILY ACHIEVED BY THREADING THE COUPLER ALL THE WAY INTO THE ROD, THEN STANDING THE TWO RODS END TO END, THEN THREADING THE COUPLER BACK OVER THE ROD JOINT SO EACH ROD IS HALFWAY INTO THE COUPLER.

GO-BOLT SYSTEM TIGHTENING
ON MULTIPLE STORY APPLICATIONS, THE GO-BOLT SYSTEM SHALL BE RECHECKED FOR PROPER TENSION JUST BEFORE THE WALLS ARE VENEERED. THIS WILL ALLOW THE GO-BOLT SYSTEM TO COMPENSATE FOR THE BUILDING DEAD LOAD COMPRESSION.

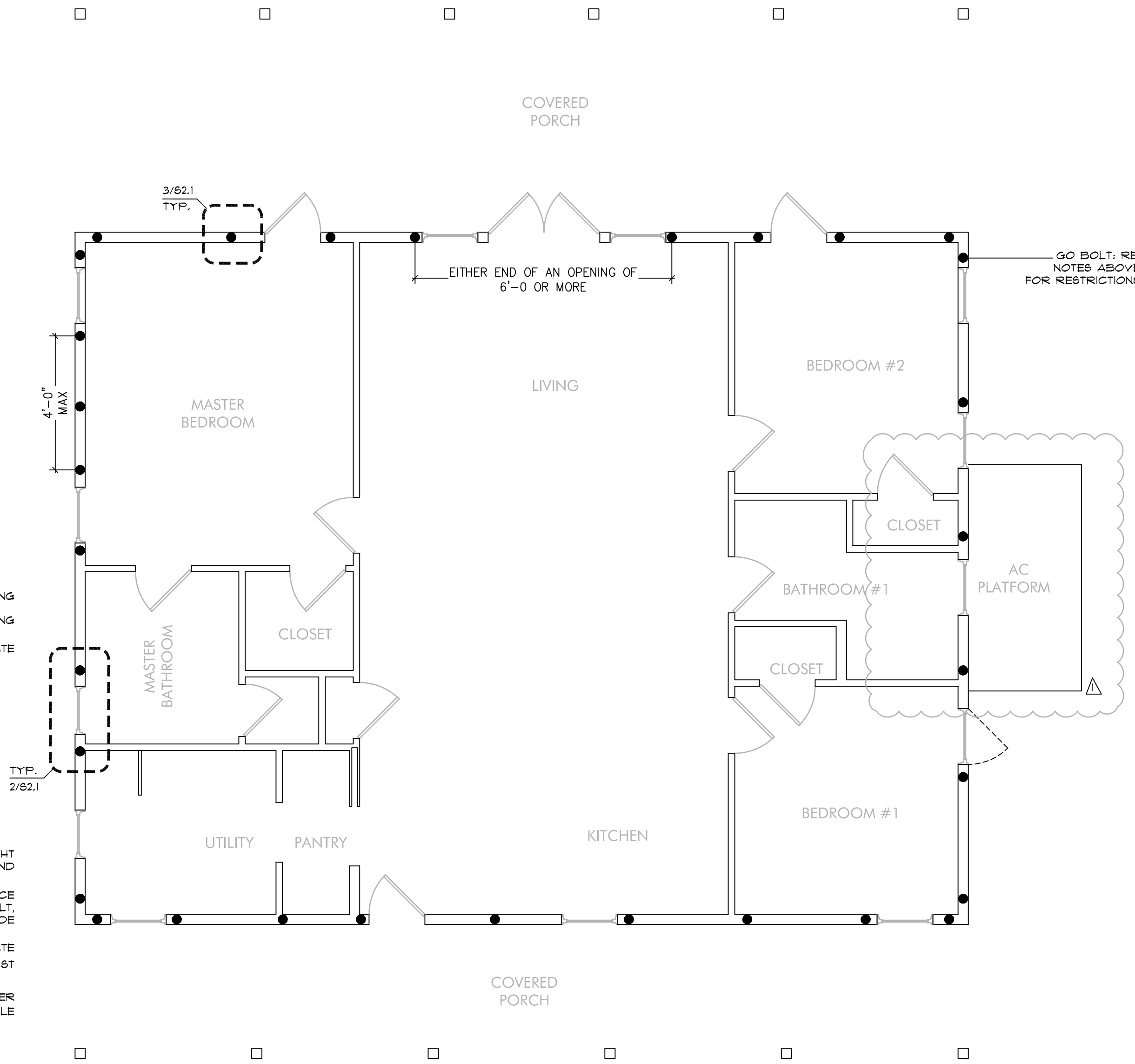
STRAP REQUIREMENTS:

BEAM HT [IN]	STRAP	ATTACHMENT [1/2 NAILS EA END STRAP]
8	MT612	[14] - 10d
10	MT616	[14] - 10d
12	MT618	[14] - 10d
16	MT620	[14] - 10d

JOIST HANGER TABLE:

JOIST SIZE	MODEL NO.	FASTENERS	
		HEADER	JOIST
2x4	LU624	[4] - 10d	[2] - 10d
2x6	LU626	[4] - 10d	[4] - 10d
2x8	LU628	[4] - 10d	[4] - 10d
2x10	LU628	[6] - 10d	[4] - 10d
2x12	LU6210	[8] - 10d	[4] - 10d

ALL EXPOSED METAL JOIST HANGERS, STRAPPING, HURRICANE ANCHORS & ASSOCIATED NAILS &/ OR SCREWS SHALL BE TYPE 316 ALLOY STAINLESS STEEL.



1 GO BOLT PLAN

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



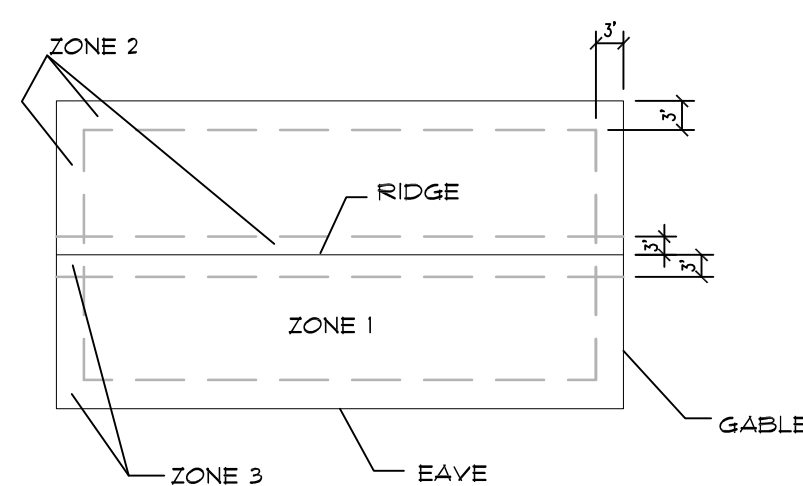
REV.	DESCRIPTION	BY	DATE
1	CITY OF GULF SHORES REVISIONS	GJR	10.11.18
0	ISSUE FOR CONSTRUCTION	GJR	07.19.18
PROJECT NUMBER: 18199			
TITLE: GO BOLT PLAN, FRAMING DETAILS & NOTES			
REV.	SHEET:		
1	S2.1		

GENERAL NAILING SCHEDULE

JOINT DESCRIPTION	# OF COMMON NAILS	# OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
BLOCKING TO RAFTER(TOE NAILED)	2-8d	2-10d	EACH END
RIM BOARD TO RAFTER(END NAILED)	2-16d	3-16d	EACH END
WALL FRAMING			
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4-16d	5-16d	JOINTS-EACH SIDE
STUD TO STUD(FACE-NAILED)	2-16d	2-16d	24" O.C.
HEADER TO HEADER(FACE-NAILED)	16d	16d	16" O.C. ALONG EDGES
FLOOR FRAMING			
JOIST TO BILL, TOP PLATE OR GIRDER (TOE-NAILED)	4-8d	4-10d	PER JOIST
BRIDGING TO JOIST(TOE-NAILED)	2-8d	2-10d	EACH END
BLOCKING TO JOIST(TOE-NAILED)	2-8d	2-10d	EACH END
BLOCKING TO BILL OR TOP PLATE(TOE-NAILED)	3-16d	4-16d	EACH BLOCK
LEDGER STRIP TO BEAM(FACE-NAILED)	3-16d	4-16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8d	3-10d	PER JOIST
BAND JOIST TO JOIST(END-NAILED)	3-16d	4-16d	PER JOIST
BAND JOIST TO BILL OR TOP PLATE(TOE-NAILED)	2-16d	3-16d	PER FOOT
ROOF SHEATHING			
1/16" WOOD STRUCTURAL PANELS			
RAFTERS OR TRUSSES SPACED UP TO 16" O.C.	8d		6" EDGE/ 6" FIELD
RAFTERS OR TRUSSES SPACED OVER 16" O.C.	8d		4" EDGE/ 4" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS w/o STRUCTURAL OUTLOOKERS	8d		4" EDGE/ 4" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS w/ STRUCTURAL OUTLOOKERS	8d		3" EDGE/ 3" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS w/ LOOKOUT BLOCKS	8d		3" EDGE/ 3" FIELD
CEILING SHEATHING			
GYP/UM WALLBOARD	5d COOLERS	-	1" EDGE/ 10" FIELD
WALL SHEATHING			
1/16" WOOD STRUCTURAL PANELS			
STUDS SPACED UP TO 16" O.C.	8d	10d	6" EDGE/ 6" FIELD
STUDS SPACED OVER 16" O.C.	8d	10d	6" EDGE/ 6" FIELD
25/32" FIBERBOARD PANELS	8d(1)	-	3" EDGE/ 6" FIELD
1/2" GYP/UM WALLBOARD	5d COOLERS	-	1" EDGE/ 10" FIELD
FLOOR SHEATHING			
WOOD STRUCTURAL PANELS			
1" OR LESS	8d	10d	6" EDGE/ 12" FIELD
GREATER THAN 1"	10d	16d	6" EDGE/ 6" FIELD
ROOFING AND SIDING			
26ga R-PANEL BY GOLDIN METALS (OR EQUAL)			
ZONE 1 (SEE FIG "A" BELOW)	*14-10x1-1/2" @ 24" O.C.		
ZONE 2 (SEE FIG "A" BELOW)	*14-10x1-1/2" @ 12" O.C.		
ZONE 3 (SEE FIG "A" BELOW)	*14-10x1-1/2" @ 12" O.C.		

ALL EXPOSED METAL JOIST HANGERS, STRAPPING, HURRICANE ANCHORS & ASSOCIATED NAILS &/ OR SCREWS SHALL BE TYPE 316 ALLOY STAINLESS STEEL.

FIGURE "A"



METAL ROOF ATTACHMENT

NAILING SCHEDULE USING DEFORMED SHANK NAILS:

- 8d RING SHANK NAILS @ 6" O.C. EDGES & 6" FIELD
- 8d RING SHANK NAILS @ 4" O.C. EDGES & 4" FIELD
- 8d RING SHANK NAILS @ 4" O.C. EDGES & 4" FIELD

REDUCE RAFTER SPANS: 3:12

REDUCED RAFTER SPANS
-BASED ON UFGM 2015 Ed.
-160 MPH WIND (100 yr)
-EXPOSURE C
-10 psf DEAD LOAD
-20 psf LIVE LOAD
-3/12 ROOF PITCH
-2" GYP RAFTERS @ 16" O.C. - REDUCED SPANS:
2x6 x 13'-5" x 0.78 x 10'-5"
2x8 x 11'-1" x 0.78 x 13'-4"
2x10 x 20'-3" x 0.78 x 15'-9"
2x12 x 23'-10" x 0.78 x 18'-1"

USE PURLINS & BRACING TO REDUCE SPANS FOR RAFTERS EXCEEDING THESE SPANS

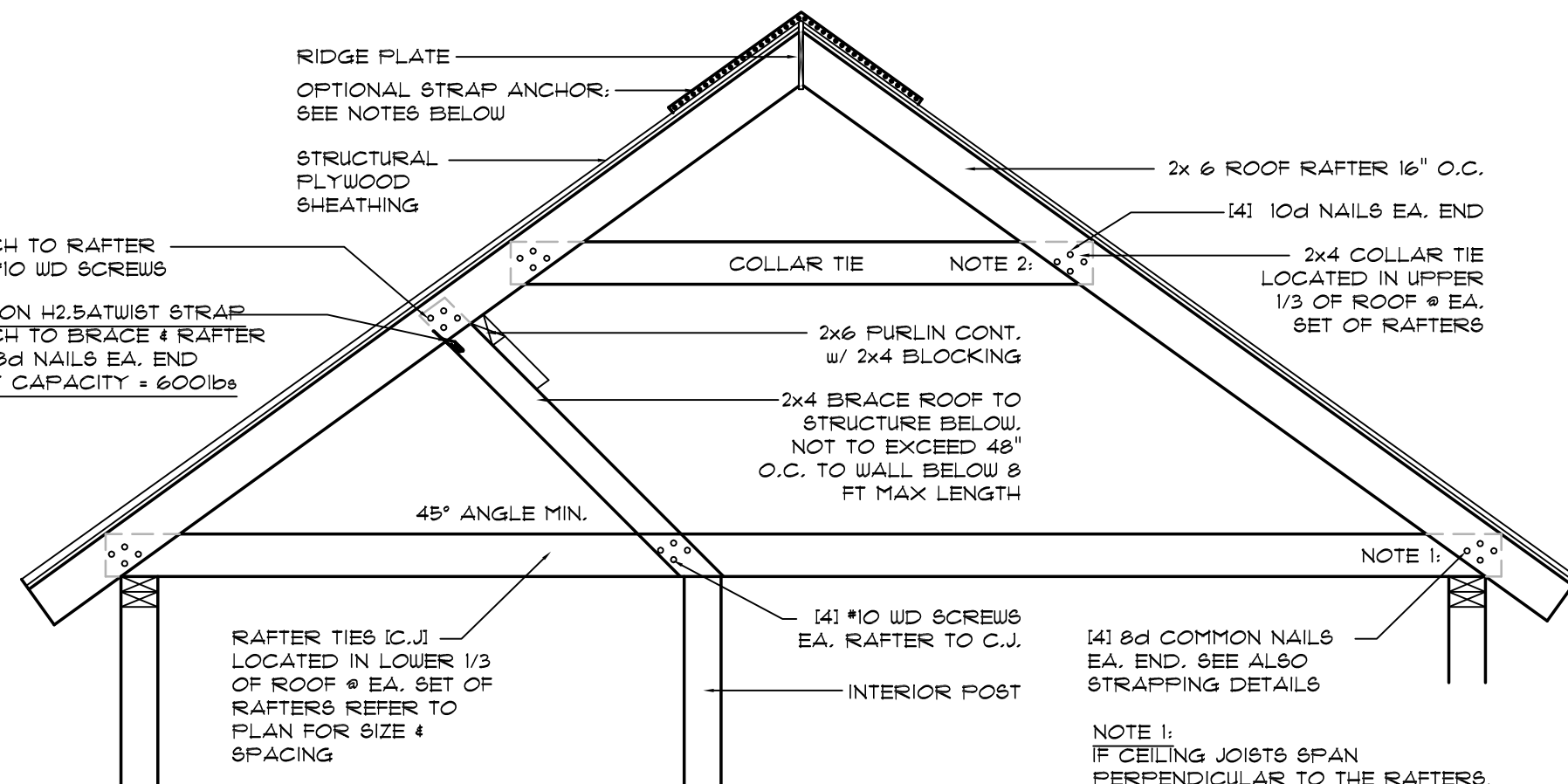
NOTE 1:
CONTRACTOR RESPONSIBLE FOR LIMITING RAFTER LENGTHS TO LENGTHS LISTED IN TABLE.

NOTE 2:
FOR ROOF SLOPES ≤ 10:12
HIPS, VALLEYS, RIDGES SHALL BE ONE SIZE LARGER THAN RAFTER FOR ROOF SLOPES > 10:12
HIPS, VALLEYS, RIDGES SHALL BE TWO SIZES LARGER THAN RAFTER

NOTE 3:
ALL RAFTERS 2x6 @ 16" O.C. UNLESS NOTED OTHERWISE

BRACE POINTS AT MAINFRAME (HIPS, RAFTERS, VALLEYS)

MIN. (2) 2x4 FOR 14x8 FT
MIN. (2) 2x6 FOR 12 FTx12 FT
MIN. (2) 2x8 FOR 10x12 FT

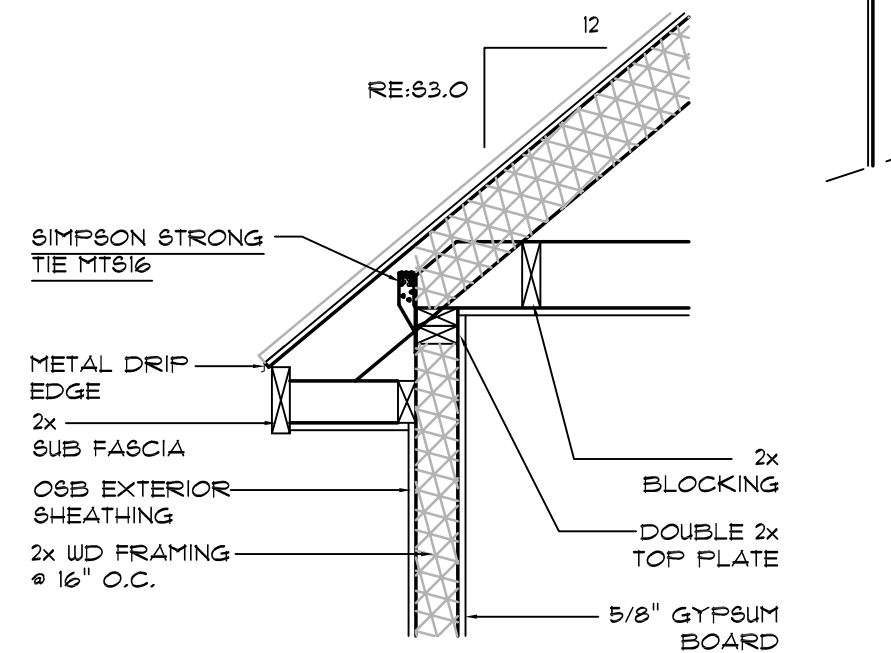


2 TYPICAL RIDGE FRAMING & BRACING

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

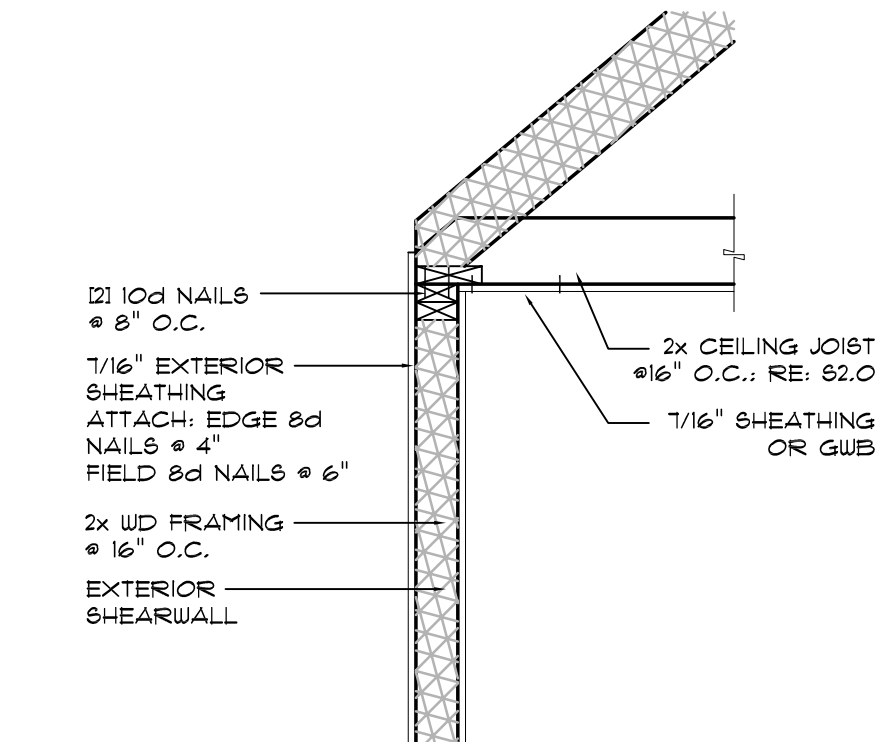
4 TYPICAL CORNICE DETAIL

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



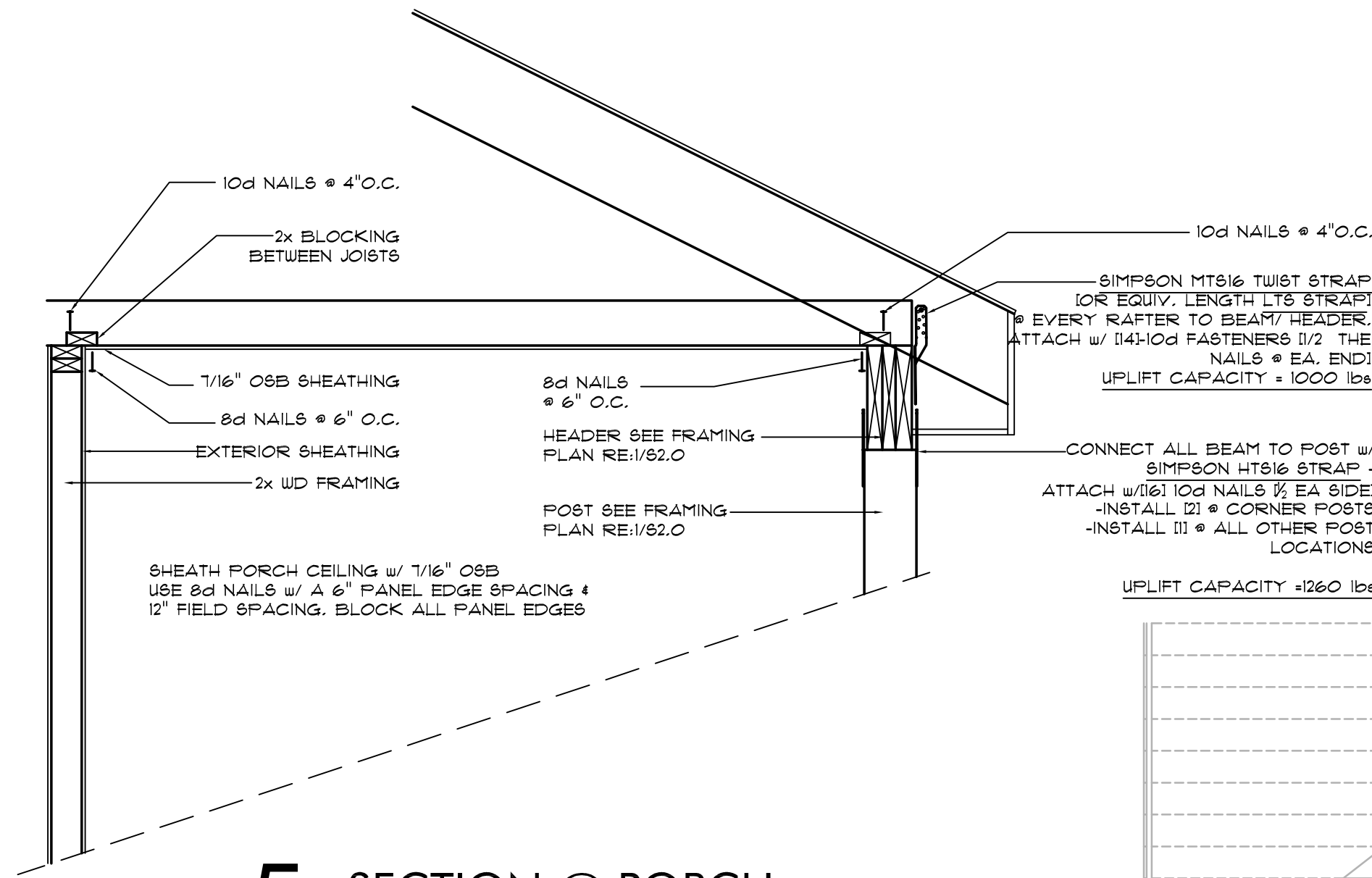
3 HORIZONTAL DIAPHRAGM CONNECTION DETAIL EXT WALL

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



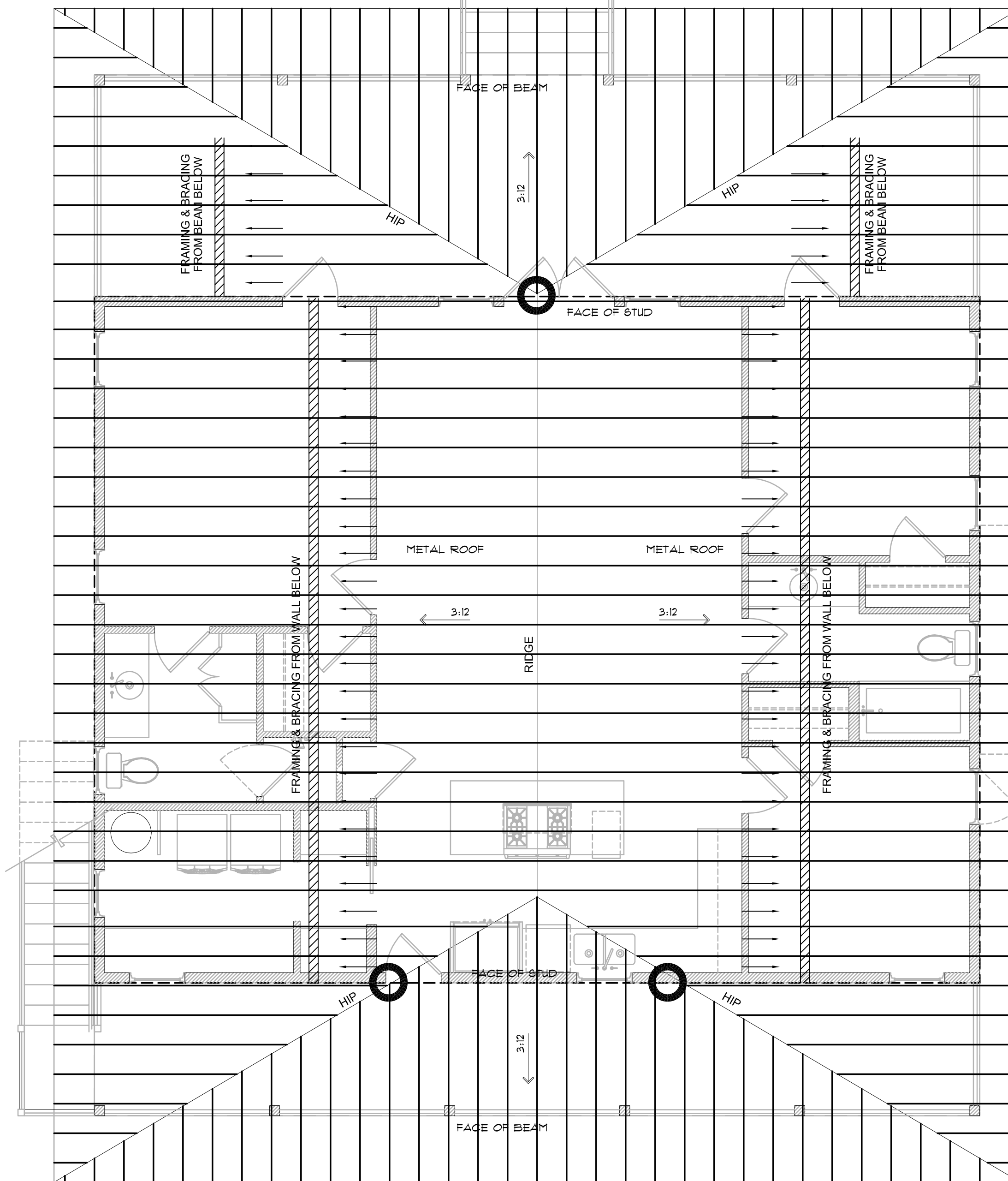
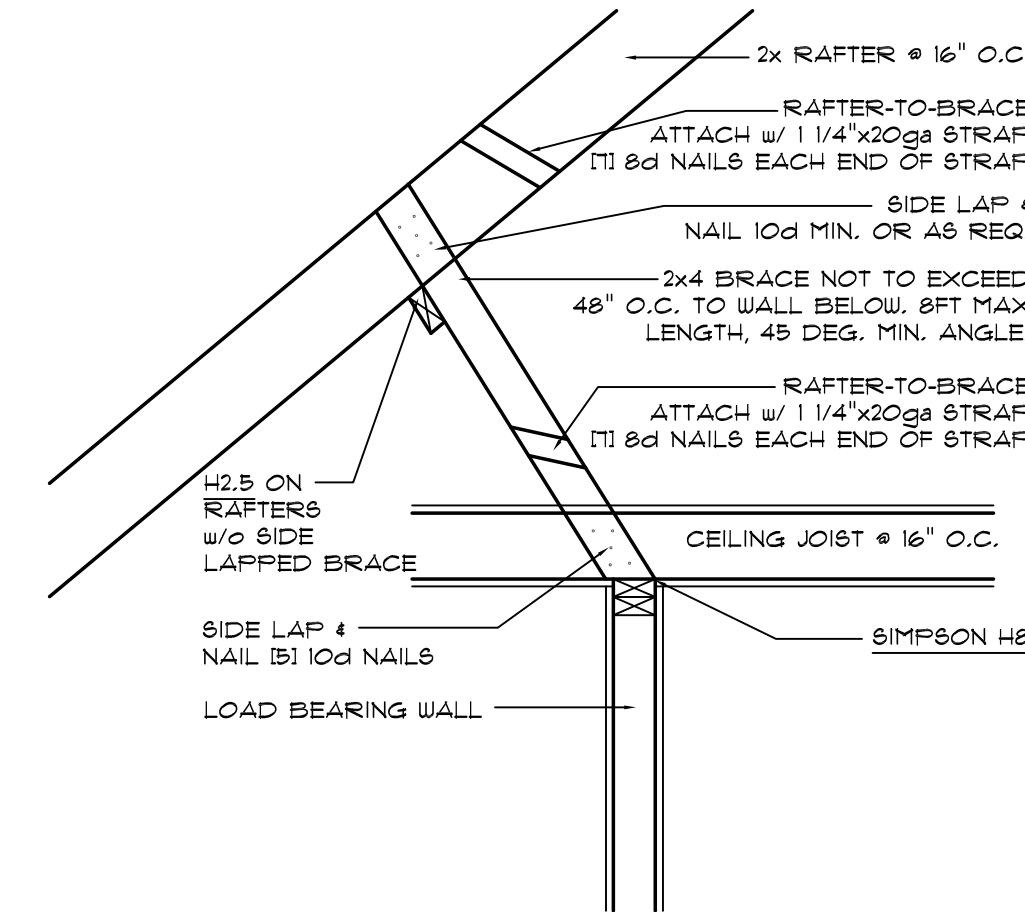
5 SECTION @ PORCH

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



6 RAFTER BRACING

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



1 ROOF FRAMING PLAN

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

FMS
ENGINEERING, LLC

2505 COMMERCIAL PARK DR.
MOBILE, ALABAMA 36688
PHONE: (251) 450-3377
FAX: (251) 450-3757



BUCHANAN RESIDENCE
16825 BUCHANAN PLACE
GULF SHORES, ALABAMA
CONSTRUCTION DOCUMENTS

REV.	DESCRIPTION	BY	DATE
1	CITY OF GULF SHORES REVISION	G.J.R.	10.11.18
0	ISSUE FOR CONSTRUCTION	GJR	07.19.18
PROJECT NUMBER: 18199			
TITLE: ROOF FRAMING PLAN			
REV.	SHEET:	1 S3.0	