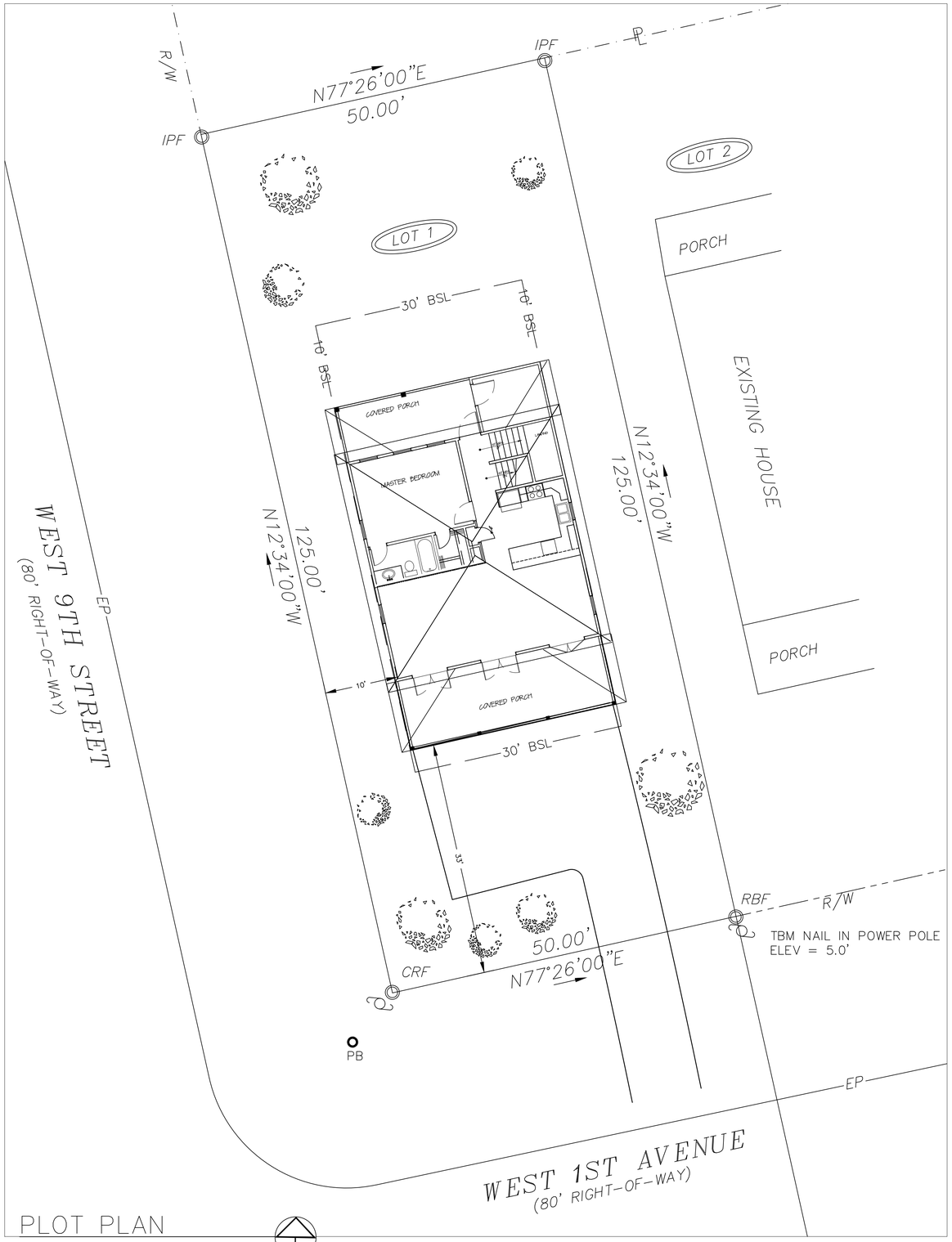
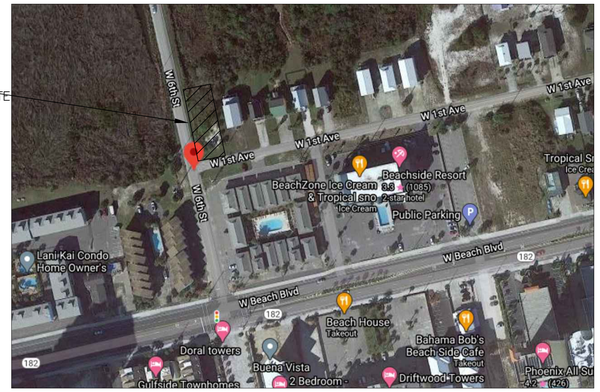


PLOT PLAN

SCALE: 1" = 100'-0" (24"X36" SHEET)

NORTH



LOCAL VICINITY MAP

SCALE: NOT TO SCALE

NORTH

LEGAL DESCRIPTION:

BOUNDARY AND LEGAL DESCRIPTION AS PER L. ZANDER. SURVEY SERVICES, DATED DEC. 26, 2020.

LOT 1, BLOCK 22, UNIT 1, OF GULF SHORES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 148 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

THIS LAND LIES WITHIN ZONE "AE" (EL 13) PER GRAPHIC LOCATION AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NO 01003C1077 M, BALDWIN CO. ALABAMA REVISED MAP DATED APRIL 19, 2019

CODE CONFORMITY:

International Residential Code 2018
International Building Code 2018
International Plumbing Code 2018
International Mechanical Code 2018
International Fire Code 2018
National Electric Code 2017
NFPA 101
Ordinances & Regulations, City of Gulf Shores

DRAWING INDEX:

REVISIONS

DATE	DESCRIPTION

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TITLE SHEET

SALMON RESIDENCE

636 W. 1ST AVE., GULF SHORES, AL 36542

DRAWN BY:	SC
DESIGNED BY:	AB
CHECKED BY:	
SCALE:	AS SHOWN
DATE:	Mar. 2021
DWG. FILE:	SalmonResST
SHEET NO.	CS

GENERAL NOTES:

1.1 THIS PROJECT HAS BEEN DESIGNED FOR THE WEIGHTS & MATERIALS INDICATED ON THE DRAWINGS AND FOR THE LIVE LOADS INDICATED IN THE DESIGN DATA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND TO PROVIDE PROPER DESIGN AND CONSTRUCTION OF FALSEWORK, FORMWORK, STAGING, BRACING, SHEETING AND SHORING, ETC.
1.2 COORDINATE ALL WORK WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL DRAWINGS AND SUBCONTRACTORS.
1.3 CONTRACTOR SHALL VERIFY AND COORDINATE ALL FLOOR AND ROOF OPENING SIZES AND LOCATIONS, EQUIPMENT SIZES AND LOCATIONS, PILING LAYOUT, ETC. WITH EQUIPMENT SELECTED. CONTRACTOR SHALL MAKE ANY REQUIRED MODIFICATIONS AT NO ADDITIONAL COST.
1.4 WORK NOT INCLUDED ON THE DRAWINGS BUT IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES ELSEWHERE ON THE DRAWINGS SHALL BE REPEATED. IN CASE OF CONFLICT BETWEEN THE NOTES, DETAILS, AND SPECIFICATIONS, THE MOST RIGID REQUIREMENTS SHALL GOVERN.

2) WOOD:

2.1 Sawn lumber shall comply with the requirements of AASHTO M168 and shall be Southern Pine lumber. The moisture content of lumber shall not exceed 19 per cent (timber < 5 in. thk.), and 25 per cent (timber 5 in. or more in thickness), at the time of installation.
2.2 All structural lumber shall be American Standard Lumber, manufactured and graded in accordance with the latest ed. of ALS PS 20–70. Each piece must bear the lumber grade mark. Sawn lumber may be rough sawn (S2S) or dressed (S4S), as noted on the plans.
2.3 Close–stack treated lumber & protect from sagging. Provide min. 12 in. ground clearance. Protect material during handling. Inspect all pieces for defects and use only defect–free materials.
2.4 Cut & frame lumber & timber for proper fit, bearing, and alignment. Open joints and shimming is not allowed. Bore holes for drift pins & dowels with a bit 1/16 in. less in diameter. Bore holes for bolts with a bit 1/16 in. larger in diameter. Bore holes for lag screws in two parts, lead hole for shank the same size and for threaded portion 2/3rd dia. of shank. Counterbore for countersinking deck planks.

3) PRESERVATIVE TREATMENT:

3.1 All lumber shall be treated in accordance with AWPA Standard C14, use catagory UC5C for pilings, and UC4A for structural members; with one of the following preservatives:
a) Coal tar creosote conforming to AWPA Standard P1/P13.
b) Suitable waterborne preservative conforming to AWPA Standard P5. Lumber treated with a waterborne preservative shall be re–dried to a maximum moisture content of 19 per cent.
3.2 Treated material shall follow the post–treatment requirements summarized in 'Best Management Practices for the use of Treated Wood in Aquatic Environment (WWPI current Ed.) to ensure all surfaces are free of excess preservative & chemicals are adequately fixated in the wood.
3.3 Field treat cuts, bevels, notches, refacing, and abrasions made in the field in treated wood materials in accordance with AWPA M4, MSDS, and CIS.
3.4 Protect pile or post tops immediately after cut off as per AWPA M4. Prior to placement of pile cap or girder joist, apply heavy coats of same preservative used to treat the pile. Seal ends with a heavy application of coal–tar pitch or other appropriate sealer.

4) STEEL FASTENERS & HARDWARE:

4.1 Bolts and lag screws shall conform to ANSI/ASME Standard B18.2.1, Grade 2. Nails shall be common wire or deformed shank conforming to ASTM F1667. Steel plates and shapes shall comply with the requirements of ASTM A346.
4.2 All exposed hardware shall be stainless steel, marine environment grade.
4.3 All steel components and fasteners shall be hot dip galvanized in accordance with AASHTO M111 or M232, or otherwise protected from corrosion.
4.4 Washers shall be provided under bolt & lag screw heads, and under nuts that are in contact with wood. Washers may be ommited under heads of special timber bolts or dome–head bolts when the size and strength of the head is sufficient to develop connection strength without wood crushing.

5) WOOD FRAMING

5.1 CUTTING, NOTCHING BORED HOLES IN STUD WALLS, RAFTERS, ETC. SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE.
5.2 RIDGE BOARDS, WHERE INDICATED ON FRAMING PLANS, SHALL NOT BE LESS THAN 1" IN THICKNESS, AND NOT LESS IN DEPTH THAN CUT END OF RAFTERS. RAFTERS SHALL BE PLACED DIRECTLY OPPOSITE EACH OTHER AND NAILED TO RIDGE BOARD.
5.3 ALL WOOD BUILT–UP GIRDERS, BEAMS, STUDS TO SOLE PLATES, ETC. TO BE CONNECTED AS PER IBC FASTENING SCHEDULE.
5.4 AT OPENINGS IN EXTERIOR WALLS, A WALL STUD SHALL BE AT EACH SIDE OF THE OPENING WITH THE ENDS OF THE HEADER SUPPORTED:
A. FOR OPENINGS LESS THAN 3 FEET IN WIDTH, EACH END OF HEADER SHALL REST ON A SINGLE HEADER STUD OR MAY BE SUPPORTED BY FRAMING ANCHORS ATTACHED TO WALL STUD.
B. FOR OPENINGS OVER 3 FEET TO LESS THAN 6 FEET, EACH END SHALL BEAR ON A SINGLE HEADER STUD.
C. FOR OPENINGS MORE THAN 6 FEET IN WIDTH, EACH END SHALL BEAR ON DOUBLE HEADER STUDS.
D. FOR ANY HEADER SUPPORTING CONCENTRATED LOADS FROM BEAMS ABOVE, EACH END SHALL BEAR ON DOUBLE HEADER STUDS.
5.5 WHERE WOOD BEAMS ARE LOCATED ON STUD WALLS, PROVIDE MINIMUM DOUBLE STUDS DIRECTLY UNDER THE SAID BEAMS.
5.6 ALL EXT. STUDS SHALL BE FASTENED TOP AND BOTTOM TO THE FLOOR/ROOF FRAMING WITH MINIMUM 1" X 20 GAUGE GALVANIZED METAL HURRICANE STRAPS WITH NOT LESS THAN 6–10d NAILS.
5.7 ALL EXTERIOR WALL SHEATHING SHALL BE 1/2" NOMINAL APA RATED EXTERIOR PLYWOOD. SHEATHING SHALL OVERLAY GIRDERS MIN. 24 IN., AND BE ATTACHED DIRECTLY TO WALL FRAMING WITH NAILS. BLOCK ALL PANEL EDGES AND NAIL WITH 8d COMMON NAILS @ 3" O.C. AT ALL PANEL EDGES, AND 8" O.C. IN FIELD.
5.10 ALL WOOD TRUSSES TO BE DESIGNED AND MANUFACTURED BY A TRUSS SUPPLIER WHO IS A MEMBER OF THE TRUSS PLATE INSTITUTE OR WHO USES METAL PLATES FROM A MANUFACTURER WHO IS A MEMBER OF THE TRUSS PLATE INSTITUTE.
5.11 ALL RECOMMENDATIONS AS TO BRACING, QUALITY CONTROL, AND ERECTION OF THE TRUSSES SHALL CONFORM TO TRUSS MANUFACTURER'S GUIDELINES, AS STATED ON THE SHOP DRAWINGS.
5.12 TRUSS SHOP DRAWING SUBMITTALS SHALL BE SIGNED & SEALED BY AN ENGINEER, REGISTERED IN THE STATE OF ALABAMA.
5.13 SHOP DRAWINGS TO INCLUDE PLAN SHOWING LAYOUT, DETAILS OF TRUSSES, BRACING,& ANY OTHER INFORMATION REQUIRED TO COMPLETE TRUSS PORTION OF PROJECT.
5.14 CONTRACTOR SHALL USE "SIMPSON STRONG–TIES" (OR EQUIVALENT).
5.15 FLOOR SHEATHING TO BE 3/4" T & G PLYWOOD NAILED WITH 8D COMMON NAILS, SPACED AT 6 IN. O.C. AT EDGES, AND 12 IN. O.C. INTERIOR AREA.
5.16 UNLESS NOTED OTHERWISE ON PLANS, HEADERS TO BE (2) 2 x 12.
5.17 UNLESS NOTED OR SHOWN OTHERWISE, DESIGN TRUSSES AS PER IBC/IRC 2018.
5.18 TRUSS LAYOUT AS SHOWN ON PLANS IS SCHEMATIC AND MAY BE MODIFIED WITH APPROVAL OF THE ENGINEER.
5.19 ALTHOUGH Crew LAYOUT MAY BE SHOWN ON PLANS, IT IS THE RESPONSIBILITY OF THE TRUSS DESIGNER TO ACCEPT, APPROVE, OR MODIFY, AS REQUIRED FOR THE DESIGN PURPOSE.
5.20 ALL LUMBER TO BE A MINIMUM SIZE OF 2 x 4 AND TO BE # 2 SOUTHERN PINE K.D. UNLESS OTHERWISE NOTED.
5.21 MAXIMUM SPACING OF TRUSSES SHALL BE 24" O.C. FOR ROOFS AND 19.2" O.C. FOR FLOORS.
5.22 CONTRACTOR AND SUPPLIER TO PROVIDE ALL LABOR AND MATERIALS TO COMPLETE TRUSS PORTIONS OF THE PROJECT.
5.23 NO QUALIFYING STATEMENTS OR EXCEPTIONS TO PLANS OR NOTES TO BE ALLOWED.
5.24 FOR HURRICANE ANCHORAGE, PROVIDE A COMPLETE AND CONTINUOUS ANCHORAGE SYSTEM AS FOLLOWS:
A. GIRDER TO PILE: TWO (2) 3/4" DIAMETER THRU–BOLTS WITH WASHERS. TACK WELD OR DAMAGE THREADS TO PREVENT REMOVAL.
B. TRUSS/JOIST TO GIRDER: ONE 16 GA.x1–1/4" WIDE TS 12 TWIST STRAPS PER TRUSS/JOIST.
C. ROOF RAFTERS: ANCHOR BOTH ENDS OF EACH RAFTER TO ITS SUPPORTING WALL OR BEAM WITH TWO 18 GA. H2 HURRICANE ANCHORS (ONE EACH SIDE). ALL HURRICANE ANCHORS, STRAPS, CLIPS, BOLTS, ETC. ARE TO BE HOT–DIPPED GALVANIZED. STOCK NUMBERS LISTED ARE SIMPSON STRONG– TIE CONNECTORS AND ARE TO BE INSTALLED ACCORDING TO THE MANUFACTURERS PRINTED INSTRUCTIONS.
5.25 REVIEW ALL DRAWINGS INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, ARCHITECTURAL, ETC. TO ASCERTAIN LOADS FROM EQUIPMENT, OPENINGS FOR DUCTS ETC. AND PROVIDE MODIFICATION TO TRUSSES IF REQUIRED TO SUPPORT SAME.
5.26 PROVIDE SPECIAL DESIGNED TRUSSES FOR HIPS, VALLEYS, CONCENTRATED LOADS FROM PARTITIONS, HEADERS, ETC..
5.27 AT AREAS WHERE TRUSSES REQUIRE HEADERS TO ADJACENT TRUSSES, PROVIDE HEADERS AS DETERMINED BY ACCEPTABLE ENGINEERING DESIGNS.
5.28 ALL ROOF FRAMING, EITHER PRE–MANUFACTURED OR CONVENTIONAL FRAMING, TO CONFORM TO STATE, LOCAL CODES & ORDINANCES, AS ADOPTED BY BUILDING DEPARTMENT, CITY OF GULF SHORES, ALABAMA.
5.29 ROOF SHEATHING TO BE 19/32 IN. THK. STRUCTURAL PLYWOOD WITH EXTERIOR EXPOSURE DURABILITY CLASSIFICATION, AND SHALL COMPLY WITH IBC/IRC 2018.

STRUCTURAL DESIGN CRITERIA

ALL DESIGNS SHALL CONFORM TO THE PROVISIONS OF THE INTERNATIONAL BUILDING & RESIDENTIAL CODE 2018, & ASCE 7–10. COASTAL ZONE CONSTRUCTION DESIGN GUIDELINES ARE USED.

DESIGN LOADS:

DEAD LOADS:
ROOF DEAD LOADS: MAX. GRAVITY LOADS;

FRAMING	Actual Load
ROOFING (Shingle)	6 PSF
BUILT–UP INSULATION	N/A
MECHANICAL, ELECTRICAL, PLUMBING	Actual Loads
MISC.	3 PSF
TOTAL (NOT TO EXCEED)	22 PSF

LIVE LOADS
ROOF LIVE LOADS: ALL AREAS (ZONES) = 20 PSF MIN.

FLOOR LIVE LOADS	
LIVING AREAS	40 PSF
CORRIDORS (Dist.)	100 PSF
CORRIDORS (Conc.)	2000 lb.
BALCONY	100
STAIRS & EXITS	100
STORAGE	75

SNOW LOAD (PER IBC '18 EDITION): NOT APPLICABLE

SEISMIC LOAD (PER IBC 2018): NOT APPLICABLE

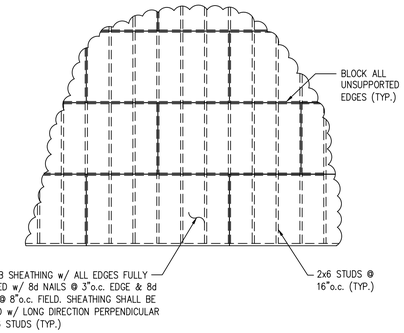
WIND DESIGN DATA

BASIC WIND SPEED	160 MPH
BUILDING CATEGORY	II
IMPORTANCE FACTOR	1.0
WIND EXPOSURE	D
INTERNAL PRESSURE COEFFICIENT	–0.18; 0.18

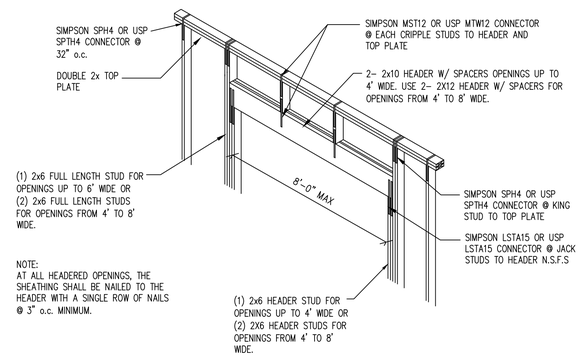
DOORS, WINDOWS, AND OTHER COMPONENTS THAT FORM THE EXTERIOR ENVELOPE OF THE BUILDING SHALL BE DESIGNED, MANUFACTURED, AND INSTALLED TO MEET THE FOLLOWING MINIMUM WIND LOADS. WIND PRESSURES SPECIFIED SHALL BE APPLIED PERPENDICULAR TO THE SURFACE OF THE COMPONENT UNDER CONSIDERATION. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE SURFACES, RESPECTIVELY.

COMPONENT AREA WIDTH X HEIGHT	INWARD PRESSURE	OUTWARD PRESSURE
10 SF	+ 32.30 PSF	– 41.20 PSF
20 SF	+ 31.40 PSF	– 39.40 PSF
50 SF	+ 30.20 PSF	– 37.10 PSF
100 SF	+ 29.30 PSF	– 35.30 PSF

NOTE: ALL NEW EXTERIOR DOORS AND WINDOWS SHALL CONFORM TO 'DP50' WIND RATING.



EXT. WALL SHEATHING, TYP.
SCALE: N. T. S.



TYPICAL WINDOW AND DOOR HEADER DETAIL
SCALE: NOT TO SCALE

REVISIONS

DATE	DESCRIPTION

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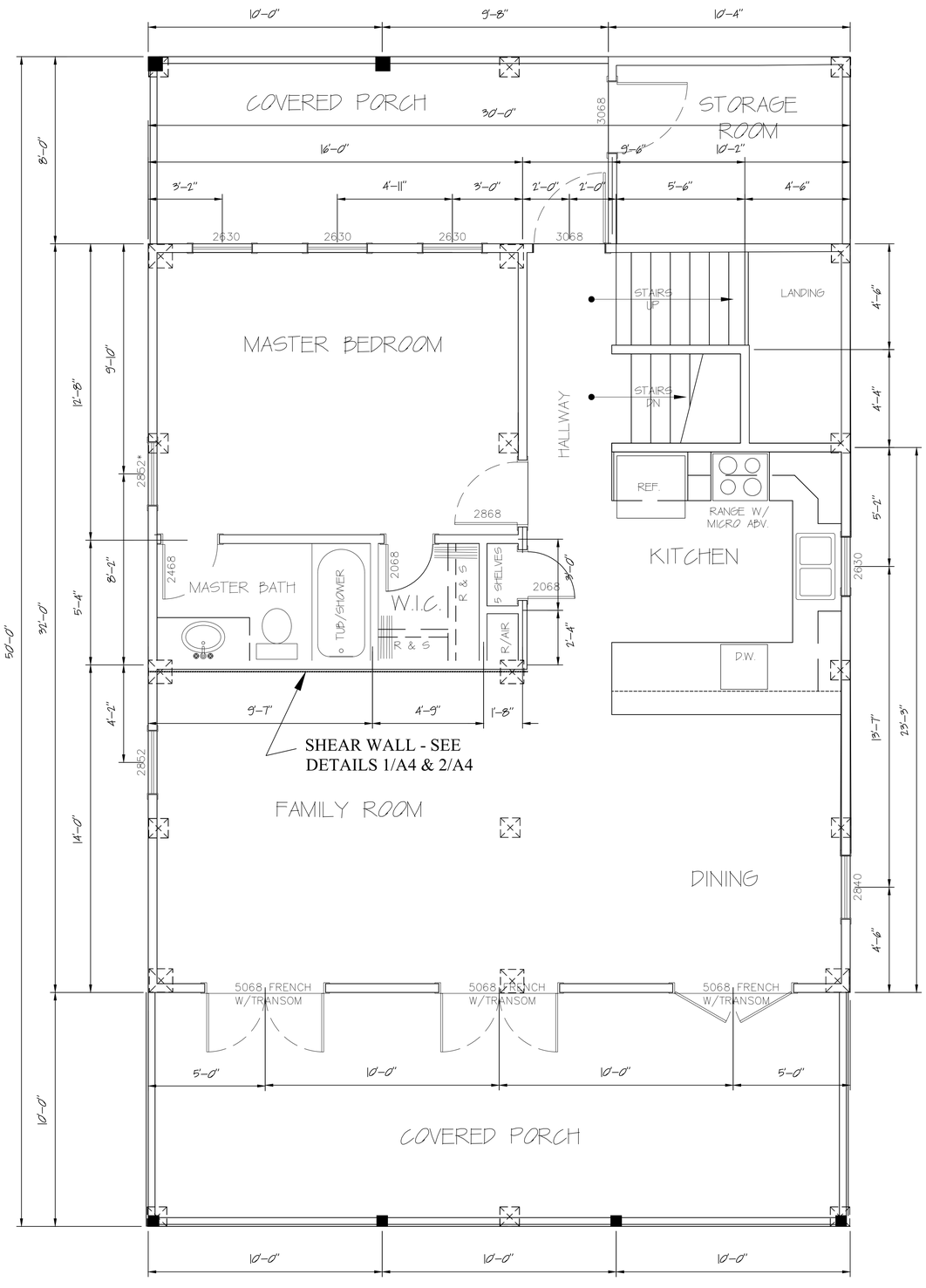
ALABAMA LICENSED No. 22157 PROFESSIONAL ENGINEER A. P. BADVE 2/22/21

SPECIFICATIONS

SALMON RESIDENCE
636 W. 1ST AVE., GULF SHORES, AL 36542

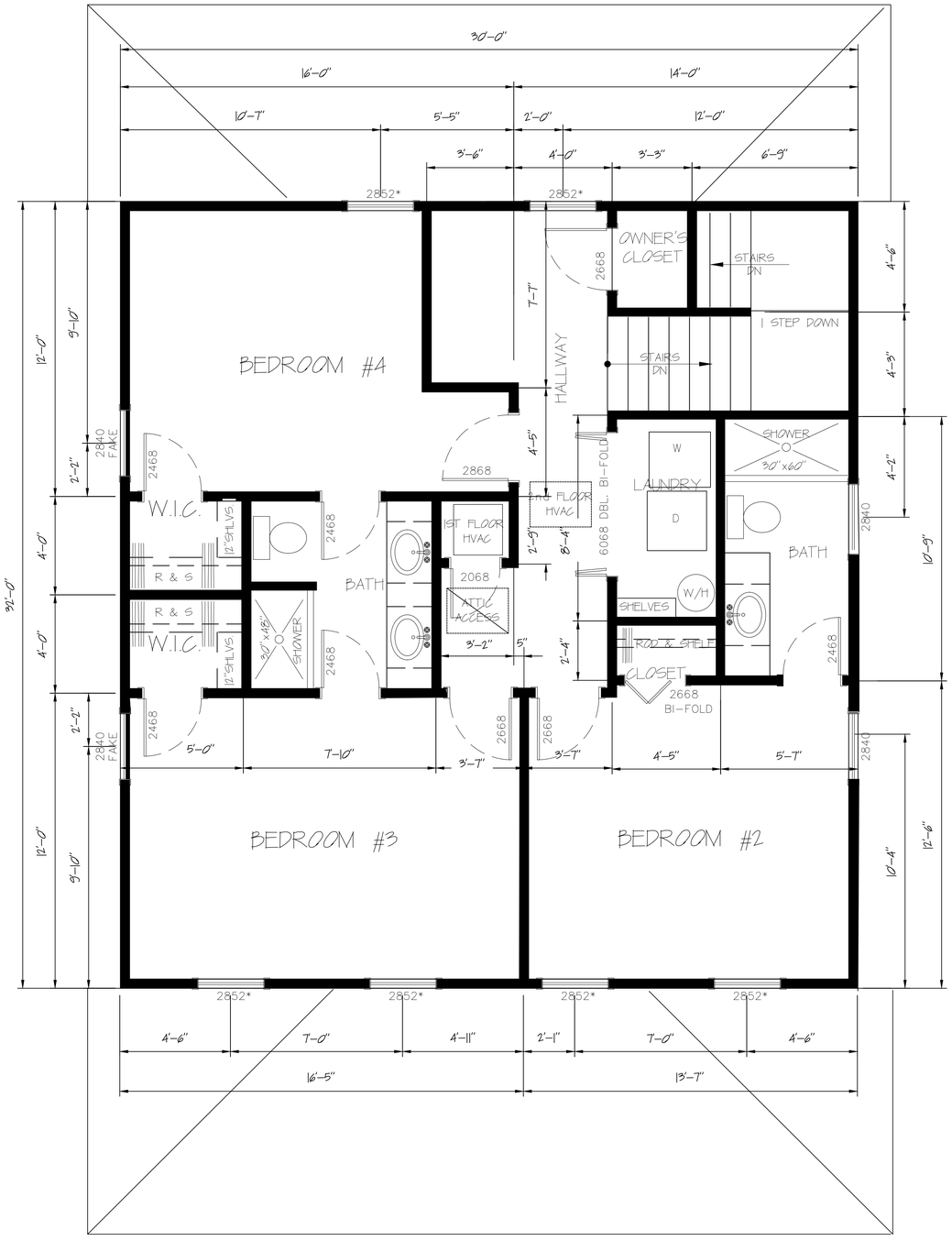
DRAWN BY:	SC
DESIGNED BY:	AB
CHECKED BY:	
SCALE:	AS SHOWN
DATE:	Mar. 2021
DWG. FILE:	SalmonResST
SHEET NO.	SP



FIRST LEVEL

SCALE: 3/8" = 1'-0" (24"X36" SHEET)

NORTH



SECOND LEVEL

SCALE: 3/8" = 1'-0" (24"X36" SHEET)

REVISIONS

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FLOOR PLANS

SALMON RESIDENCE

636 W. 1ST AVE., GULF SHORES, AL 36542

DRAWN BY:	DF
DESIGNED BY:	AB
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SCALE:	AS SHOWN
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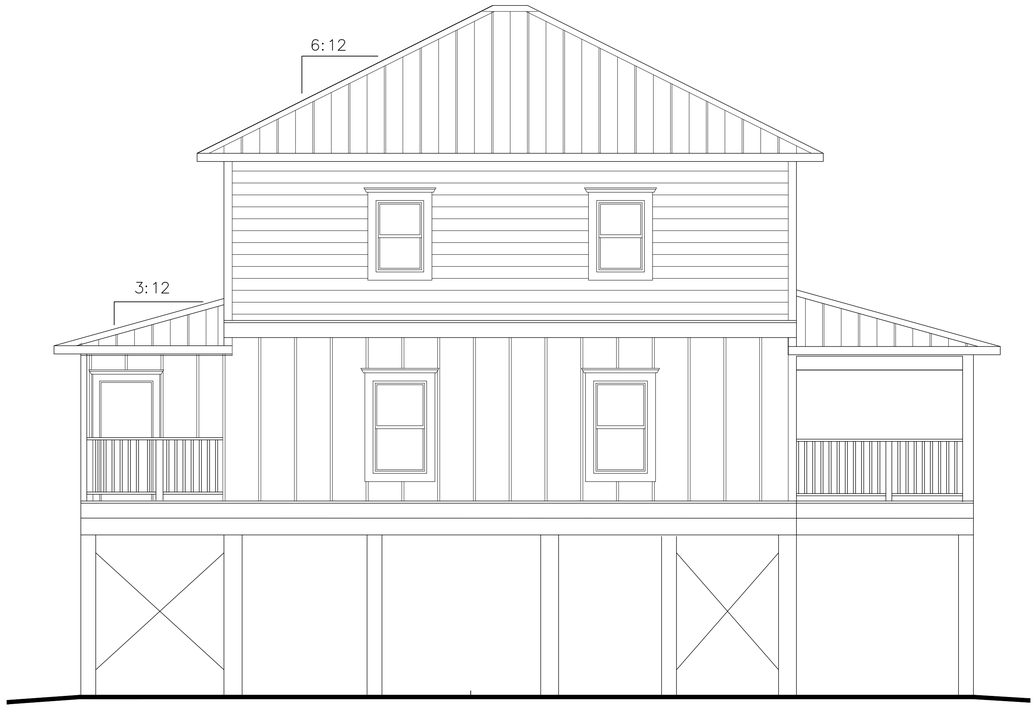
SHEET NO.	A1.1



WEST ELEVATION

SCALE: 1/4" = 1'-0" (24"X36" SHEET)

NORTH ELEVATION

SCALE: 1/4" = 1'-0" (24"X36" SHEET)

EAST ELEVATION

SCALE: 1/4" = 1'-0" (24"X36" SHEET)

SOUTH ELEVATION

SCALE: 1/4" = 1'-0" (24"X36" SHEET)

REVISIONS

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SPECIFICATIONS

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636 W. 1ST AVE., GULF SHORES, AL 36542

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SCALE:	AS SHOWN
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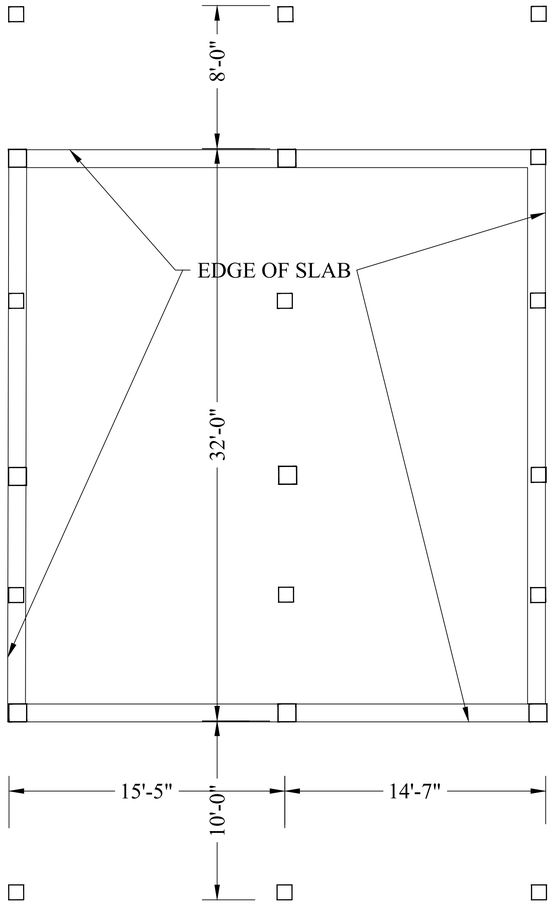
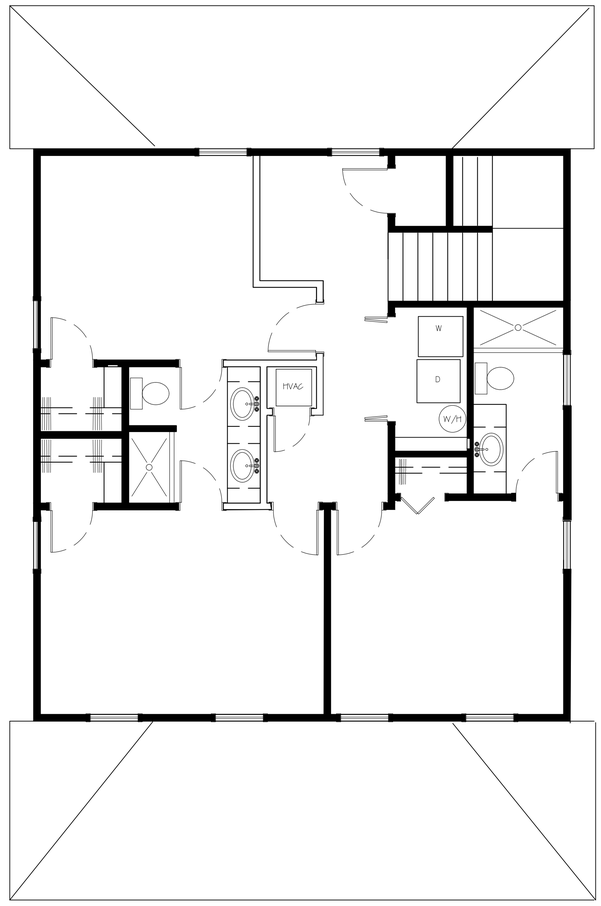


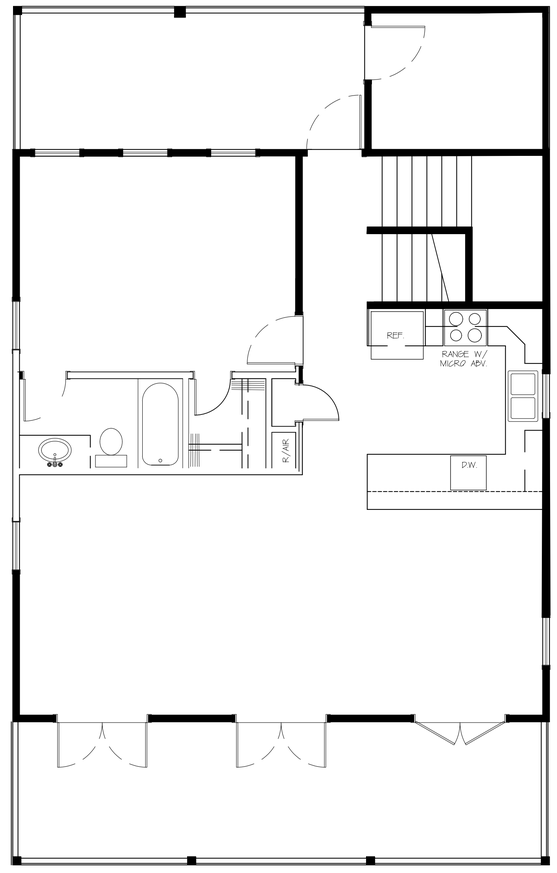
GROUND LEVEL PLAN

1/4" = 1' - 0"



SECOND LEVEL ELECTRICAL PLAN

1/4" = 1' - 0"



FIRST LEVEL ECTRICAL PLAN

1/4" = 1' - 0"

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ELECTRICAL PLAN

SALMON RESIDENCE

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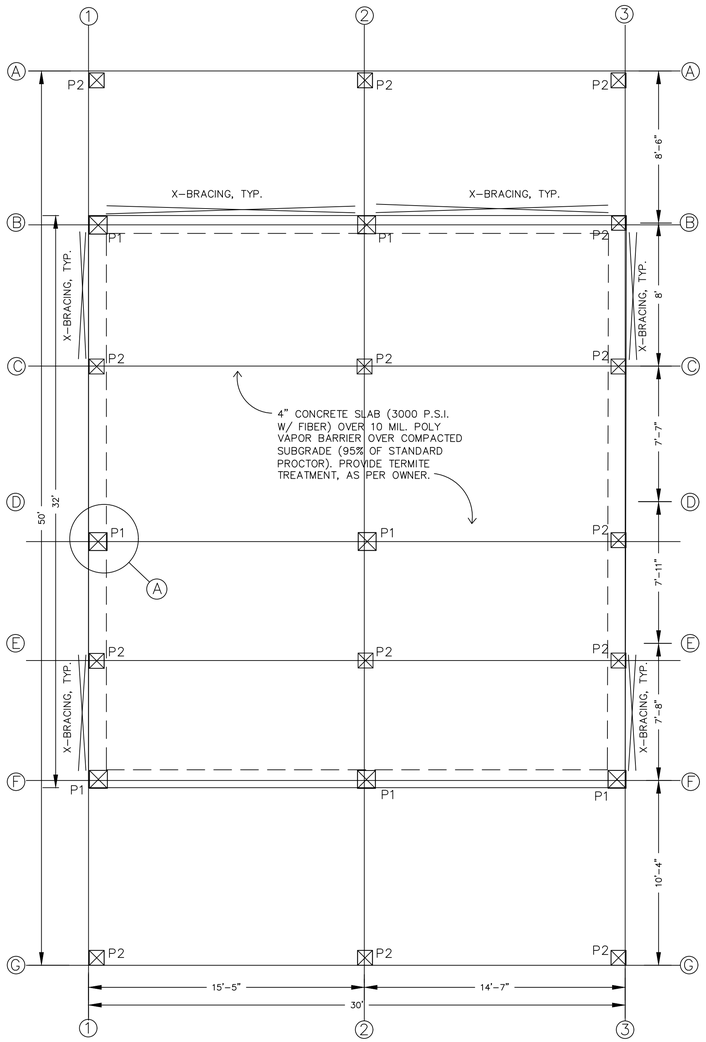
SHEET NO.	E1.1



LEGEND:

P1	32± LF, 12" SQ. P.T. PILE. 21' MIN. EMBEDMENT
P2	32± LF, 10" SQ. P.T. PILE. 21' MIN. EMBEDMENT

FOUNDATION PLAN

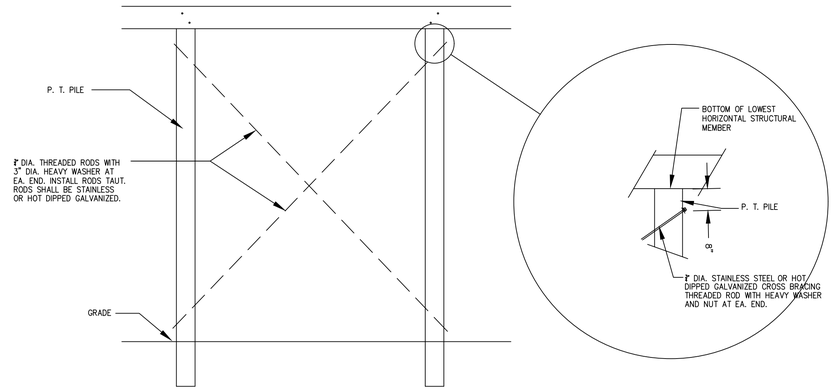
SCALE: 1/4" = 1'-0" (24"X36" SHEET)

NORTH

NOTE: SEE ARCHITECTURAL PLANS FOR LOCATION OF FIXTURES, WALL TYPES, ETC. PENETRATIONS THROUGH FIRE WALL SHALL BE SEALED, AS PER ARCHITECTURAL GUIDELINES. WALLS, DECKS, ELEVATOR SHAFT, AND STAIR FRAMING DETAILS AS PER ARCHITECTURAL PLANS.

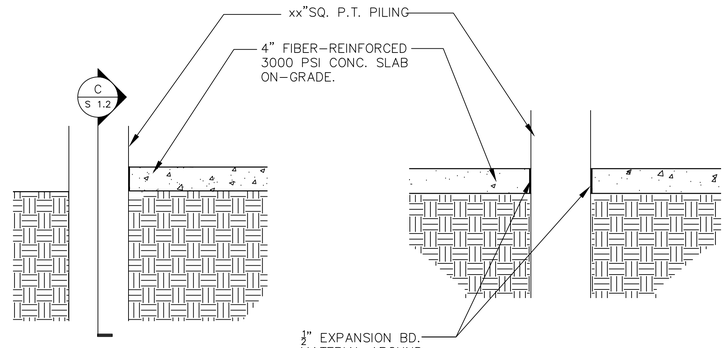
FOUNDATION NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING ALL WORK DURING CONSTRUCTION.
2. FOOTINGS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING CAPACITY OF 1800 PSF. SOIL BEARING CAPACITY SHALL BE VERIFIED BY A QUALIFIED PROFESSIONAL AT THE TIME OF EXCAVATION.
3. GROUT SHALL BE NON-SHRINK WITH A MINIMUM 7 DAY COMPRESSIVE STRENGTH OF 5000 PSI. EXPOSED GROUT SHALL BE NON STAINING.
4. INTERNATIONAL BUILDING CODE, 2018 ED. AND NFPA 101 SHALL APPLY.
5. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL UTILITY PIPING AND STUB OUTS. FLOOR PENETRATIONS GREATER THAN 12" DIAMETER SHALL BE PROVIDED WITH EXPANSION JOINT MATERIAL.
6. DETAILS NOT SHOWN SHALL CONFORM TO:
   - ACI SPECS FOR CONCRETE
   - AWS SPECS FOR WELDING
   - NCMA SPECS FOR CONCRETE MASONRY
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING ALL CONTROL JOINTS.
8. CONTRACTOR SHALL REVIEW ALL SHOP PLANS AND ASCERTAIN ALL DIMENSIONS BEFORE SUBMITTING TO ENGINEER FOR REVIEW. SAID ENGINEER REVIEW SHALL BE FOR COORDINATION OF REVISIONS, EVALUATION OF REQUESTS, AND FOR MAJOR DESIGN CHANGE REQUIREMENTS.
9. DESIGN LOADS: 160 MPH WINDultimate, EXPOSURE 'D'
10. ALL CONCRETE FOR FOOTINGS AND SLAB SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. MAXIMUM SLUMP FOR ALL CONCRETE SHALL BE 4".
11. "C.J." ON PLANS INDICATES 1/8" X 1" SAW-CUT CONTROL JOINT. "EJ" INDICATES 1/2" EXPANSION JOINT W/ BLACK EXP. BOARD.
12. ALL REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60. TIES AND STIRRUPS MAY BE GRADE 40 AT THE CONTRACTOR'S OPTION.
13. ALL STRUCTURAL STEEL SHALL BE ASTM A-38.
14. BOLTS SHALL BE ASTM A-325, EXCEPT ANCHOR BOLTS MAY BE ASTM A-307.
15. WHERE SLAB RESTS ON FILL, FILL SHALL BE COMPACTED TO 95 PERCENT MODIFIED PROCTOR DENSITY.
16. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. (6X6X10/10 WWM).
17. ALL DETAIL AND SECTION SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO SIMILAR SITUATIONS ELSEWHERE, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.



STEEL ROD CROSS BRACING, TYP.

NOT TO SCALE



DETAIL 'A', TYP.

SCALE: 1" = 1'-0"

SECTION 'C'

SCALE: 1" = 1'-0"

REVISIONS

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ALABAMA LICENSED No. 22157 PROFESSIONAL ENGINEER A. P. BADVE 02/22/21

FOUNDATION PLAN

SALMON RESIDENCE

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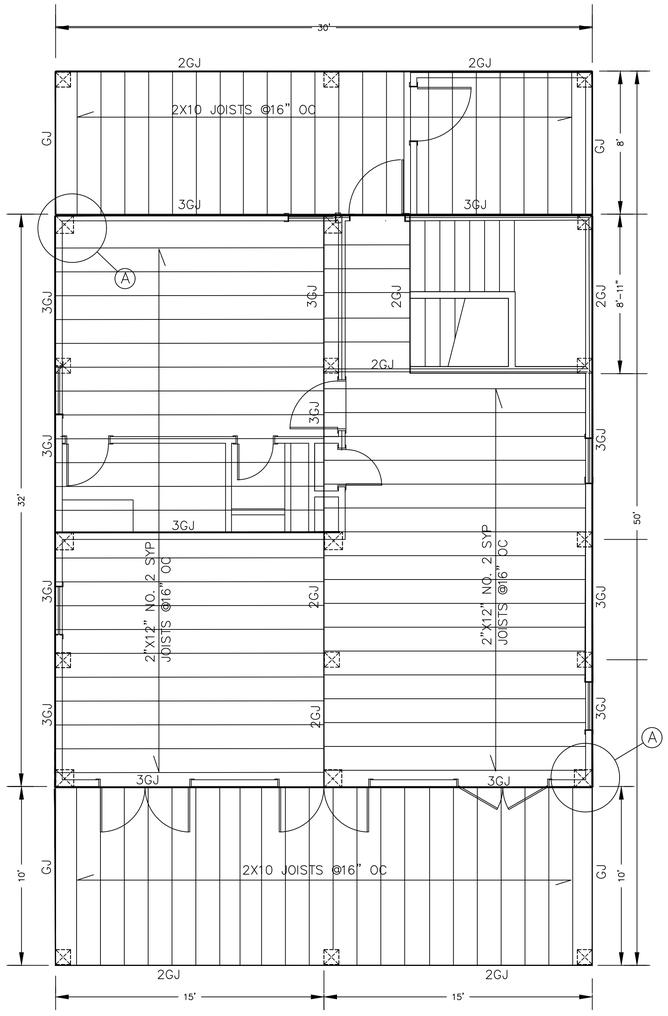
DATE:	Mar. 2021
DWG. FILE:	SalmonResST
SHEET NO.	S1.1



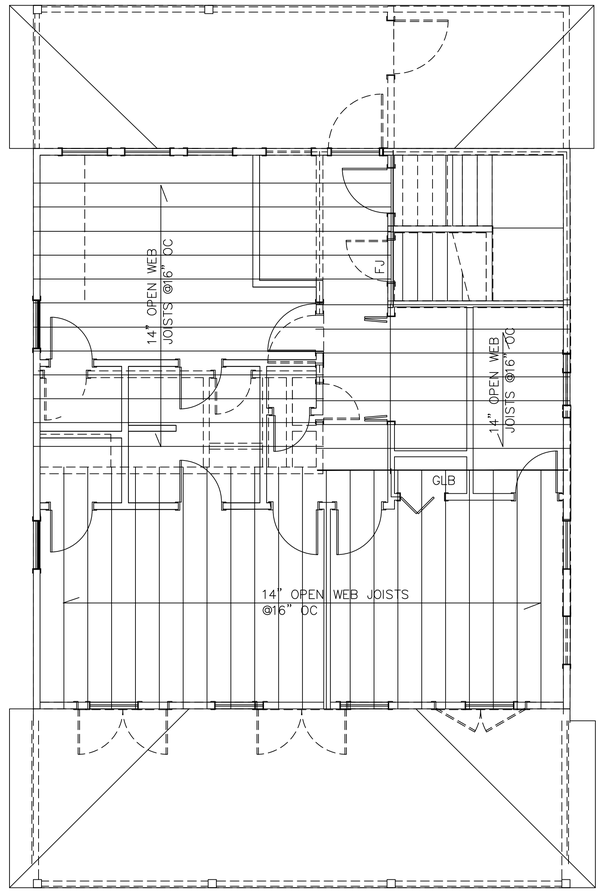
FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0" (24"X36" SHEET)

NORTH

LEGEND: xGJ x- 2X12 GIRDER JOIST			
HEADER SCHEDULE			
NO.	HEADER SIZE	OPENING	
H1	(2)2x10 W/BLOCKING	W≤3'	NOTE 1
H2	(2)2x12W/BLOCKING	3'<W<8'	NOTE 2
H3	(3)2x12W/BLOCKING	8'<W<12'	NOTE 3

NOTE 1: 1 KING AND 1 CRIPPLE STUDS AT EACH END.
NOTE 2: 2 KING AND 2 CRIPPLE STUDS AT EACH END.
NOTE 3: 2 KING AND 3 CRIPPLE STUDS AT EACH END.
NOTE- HEADERS NOT CALLED OUT FOR CLARITY. .



SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0" (24"X36" SHEET)

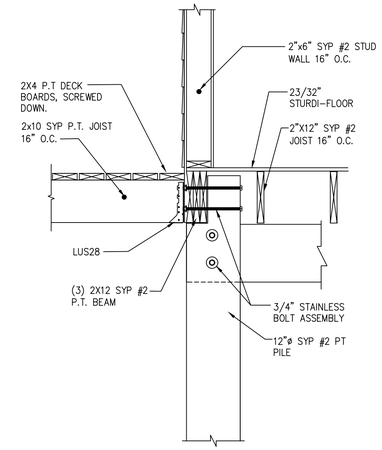
1) GENERAL NOTES:

1.1 NEW CONSTRUCTION SHALL CONFORM TO IBC/IRC 2018, AND ALL APPLICABLE REGULATIONS, CODES AND ORDINANCES OF SUBJECT REGULATORY AGENCIES. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY DESIGN CONSULTANT OF ANY DISCREPANCIES.

1.2 ALL FRAMING, EITHER PRE-MANUFACTURED LUMBER OR CONVENTIONAL FRAMING, SHALL CONFORM TO IRC/IBC 2018, STATE AND LOCAL CODES AND ORDINANCES AS ADOPTED BY THE CITY OF GULF SHORES, ALABAMA.

1.3 DESIGN AND CONSTRUCTION SHALL BE CAPABLE OF RESISTING WIND LOADS OF 160 MPH, FOR A THREE (3) SECOND GUST, AS PER IBC/IRC 2018.

1.4 SUBJECT PROPERTY LIES WITHIN 'A-E' ZONE. FINISH FLOOR ELEVATION OF LOWEST LIVING AREA SHALL BE MIN. ONE FOOT ABOVE THE FLOOD ZONE ELEVATION BASED ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP FOR THE AREA.

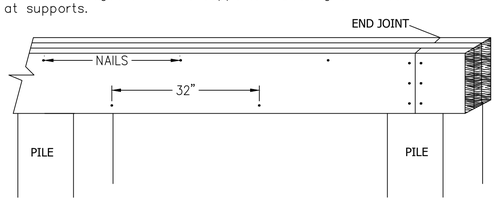


DETAIL 'A' AT DECK

SCALE: N. T. S.

BEAMS AND GIRDERS:

Beams and griders are of solid timber or of built-up construction in which multiple pieces of nominal 2-inch thick lumber are nailed together with the wide faces vertical. Such pieces are nailed with two rows of 20d nails-one row near the top edge and the other near the bottom edge. Nails in each row are spaced 32" apart. End joints of the nailed lumber should occur over the supporting column or pile. End joints should be at least 16" apart. Beams and girders that are not continuous are tied together across supports. Bearing of at least 4 inches is required at supports.



Nailing Built-up Beams and Girders

REVISIONS

DATE	DESCRIPTION

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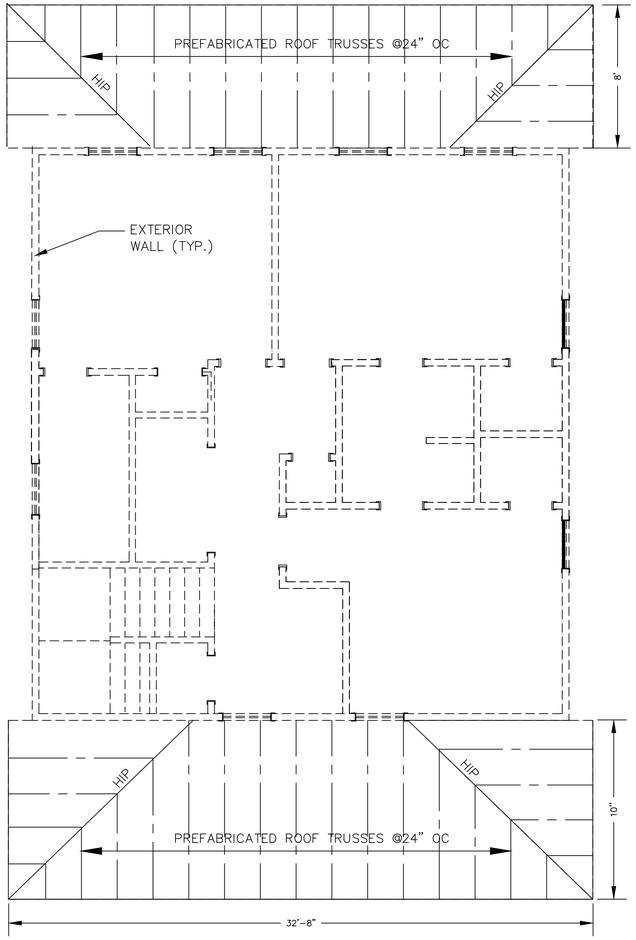
ALABAMA LICENSED No. 22157 PROFESSIONAL ENGINEER A. P. BADVE 02/12/14

FRAMING PLAN

SALMON RESIDENCE

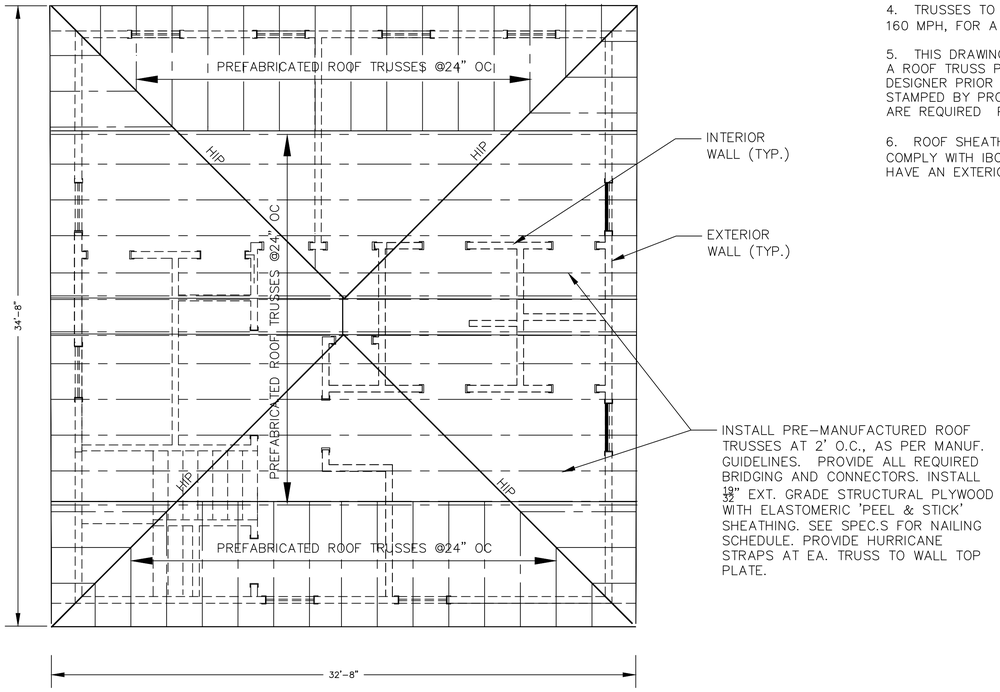
636 W. 1ST AVE., GULF SHORES, AL 36542

DRAWN BY: SC
DESIGNED BY: AB
CHECKED BY:
SCALE: AS SHOWN
DATE: Mar. 2021
DWG. FILE: SalmonResST
SHEET NO. S2.1



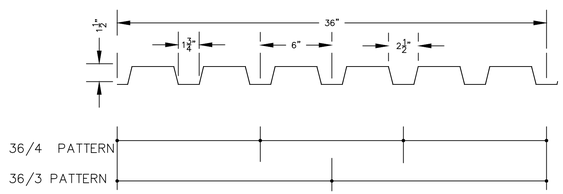
LOWER ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0" (24"X36" SHEET)



MAIN ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0" (24"X36" SHEET)



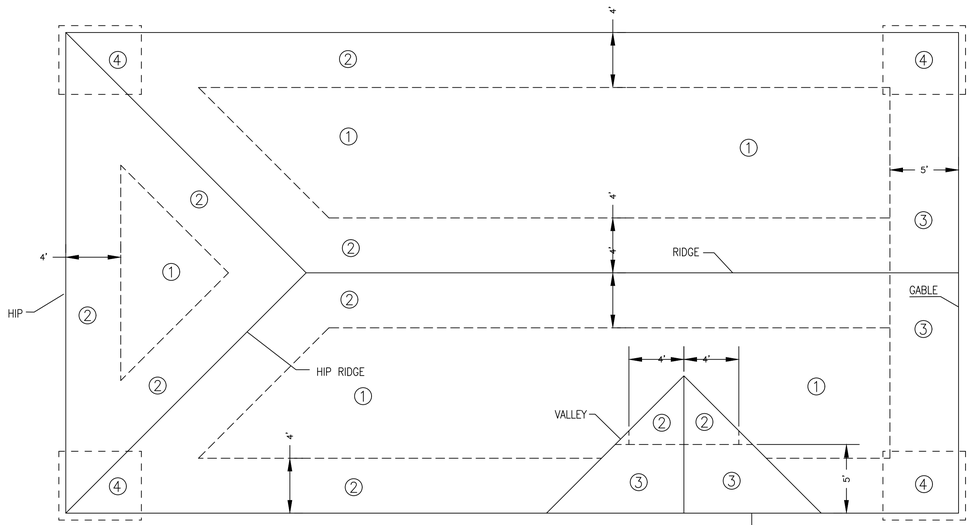
TYPE "B" ROOF DECK

SCALE: N.T.S.

DECK TYPE: B-22; DESIGN THICKNESS: 0.0295 IN.WEIGHT: 1.78 PSF (GALV.)
A653, G90, SS-80 CL.; MIN. EXT. BEARING= 1.5 IN.
MIN. INT. BEARING LENGTH= 3.0 IN.
MAX. SHEET LENGTH = 42'-0"
USE #12 TEK SCREW AT 34/4 PATTERN AT SHEET EDGES, AND 36/ 3 PATTERN IN THE INTERIOR SUPPORTS. USE #10 TEK SCREW AT 12" O.C. AT DECK LAPS BETWEEN TRUSSES, AND SIDE EDGES.

NAILING SCHEDULE -

1. 8d RING-SHANK NAILS AT 6"oc EDGES AND 12"oc FIELD
2. 8d RING-SHANK NAILS AT 6"oc EDGES AND 6"oc FIELD
3. 8d RING-SHANK NAILS AT 6"oc EDGES
4. 8d RING-SHANK NAILS AT 4"oc



ROOF DECK NAILING DIAGRAM

NOT TO SCALE

ROOF FRAMING NOTES:

1. ALL ROOF FRAMING, EITHER PRE-MANUFACTURED TRUSSES OR CONVENTIONAL FRAMING, TO CONFORM TO STATE AND LOCAL CODES AND ORDINANCES AS ADOPTED BY THE CITY OF GULF SHORES, ALABAMA.
2. IN ADDITION TO THE BASIC REQUIREMENTS ABOVE, THE TRUSSES AND FRAMING SHALL COMPLY WITH THE FOLLOWING: IRC/IBC 2018.
3. CONTRACTOR SHALL PROVIDE STRUCTURAL ENGINEER WITH TRUSS REACTIONS FROM THE TRUSS MANUFACTURER. E.O.R. WILL SUBMIT TRUSS TIE TABLE PRIOR TO THE INSTALLATION, IN ACCORDANCE WITH IBC/IRC 2018.
4. TRUSSES TO HAVE DESIGN LOADS CAPABLE OF RESISTING WIND LOADS OF 160 MPH, FOR A THREE (3) SECOND GUST, AS PER IBC/IRC 2018.
5. THIS DRAWING IS INTENDED TO SERVE AS A DIAGRAMMATIC EXPLANATION OF A ROOF TRUSS PLAN. ROOF TRUSS MANUFACTURER TO REVIEW PLAN WITH DESIGNER PRIOR TO FABRICATION OF TRUSSES. ENGINEERED SHOP DRAWINGS STAMPED BY PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF ALABAMA ARE REQUIRED PRIOR TO ERECTION OF TRUSSES.
6. ROOF SHEATHING TO BE 5/8" THICK STRUCTURAL PLYWOOD AND SHALL COMPLY WITH IBC/IRC 2018. WOOD STRUCTURAL PANEL. ROOF SHEATHING SHALL HAVE AN EXTERIOR EXPOSURE DURABILITY CLASSIFICATION.

REVISIONS

DATE	DESCRIPTION

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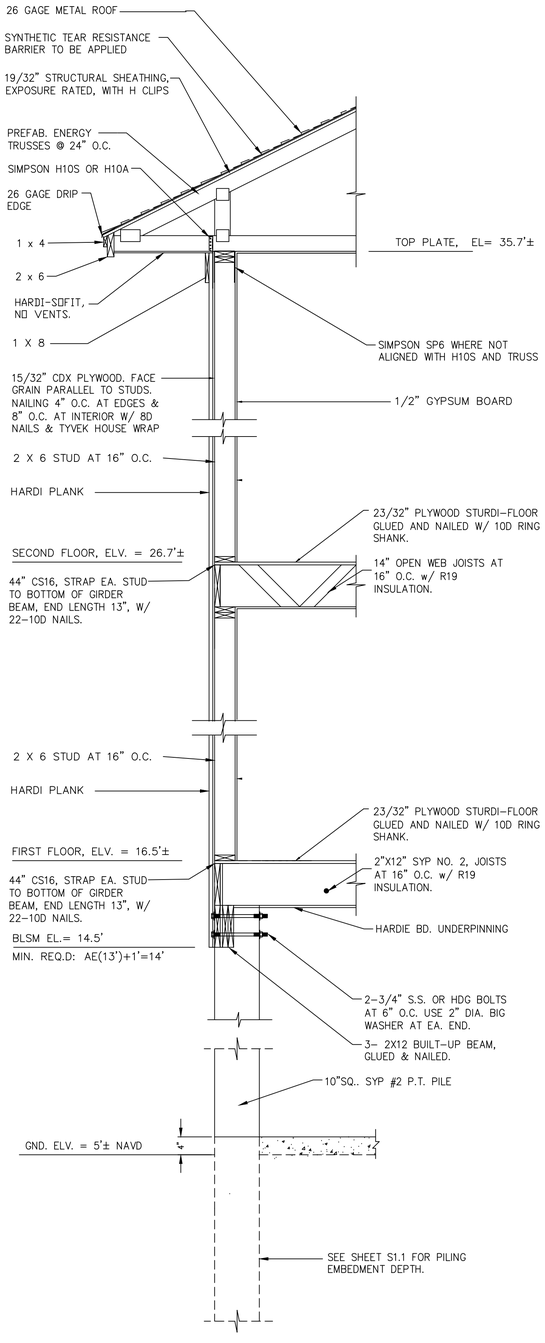
ALABAMA LICENSED No. 22157 PROFESSIONAL ENGINEER A. P. BADVE 12/12/14

ROOF FRAMING PLAN

SALMON RESIDENCE

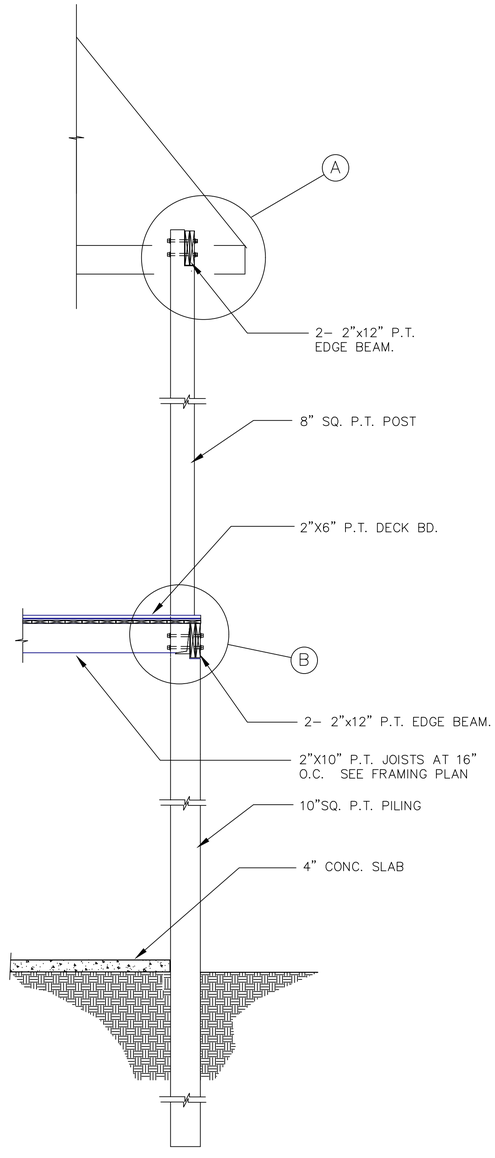
636 W. 1ST AVE., GULF SHORES, AL 36542

DRAWN BY:	SC
DESIGNED BY:	AB
CHECKED BY:	
SCALE:	AS SHOWN
DATE:	Mar. 2021
DWG. FILE:	SalmonResST
SHEET NO.	S2.2



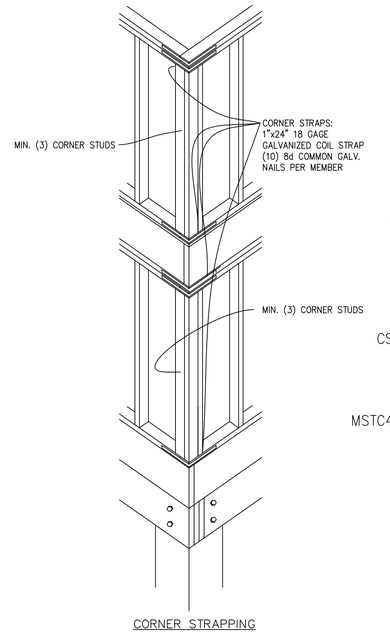
WALL SECTION (TYP.)

SCALE: N.T.S.



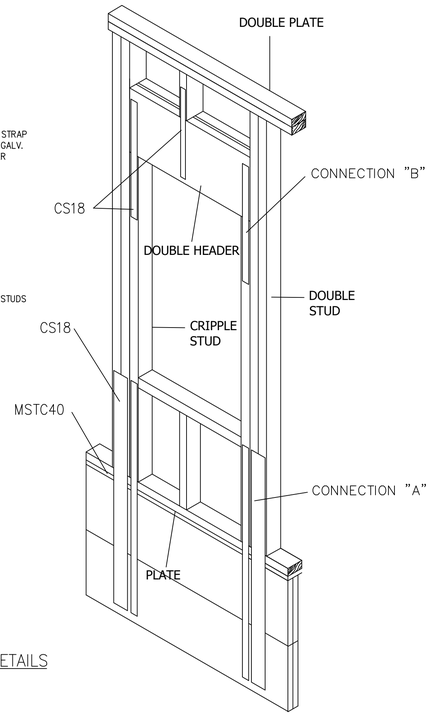
SECTION AT PORCH COLUMN

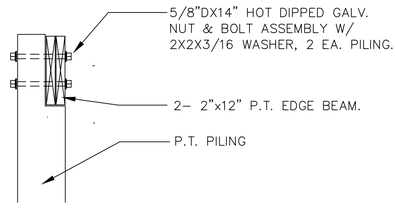
SCALE: N.T.S.



EXT. WALL & CORNER DETAILS

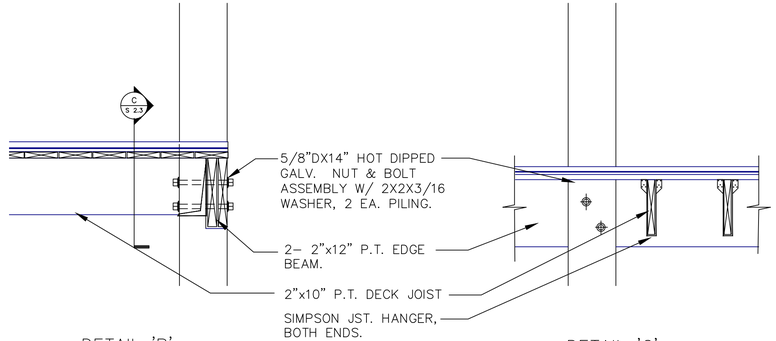
NOT TO SCALE





DETAIL 'A'

SCALE: N. T. S.



DETAIL 'B'

SCALE: N. T. S.

DETAIL 'C'

SCALE: N. T. S.

REVISIONS

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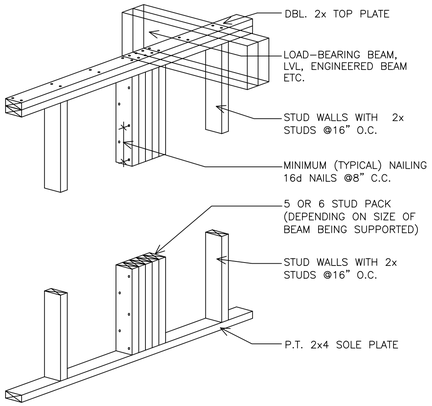
ALABAMA LICENSED No. 22157 PROFESSIONAL ENGINEER A. P. BADVE 03/22/21

WALL SECTION DETAILS

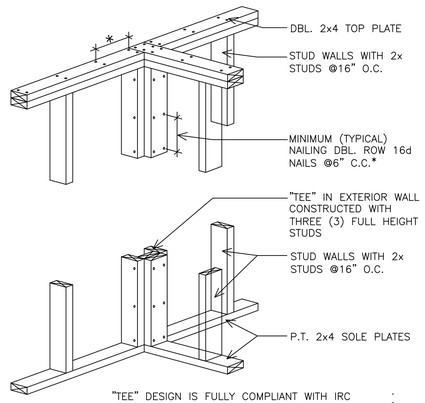
SALMON RESIDENCE

636 W. 1ST AVE., GULF SHORES, AL 36542

DRAWN BY: SC
DESIGNED BY: AB
CHECKED BY:
SCALE: AS SHOWN
DATE: Mar. 2021
DWG. FILE: SalmonResST
SHEET NO. S2.3



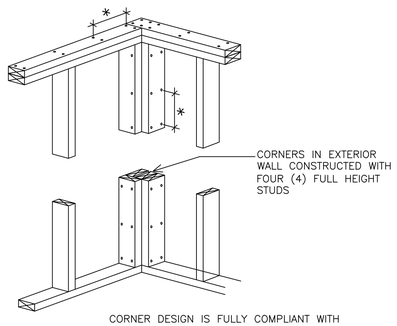
STUD PACK SUPPORTING A LOAD-BEARING BEAM



"TEE" DESIGN IS FULLY COMPLIANT WITH IRC 2012 FOR THE USE OF GYPSUM WALLBOARD AS A SHEAR RESISTING ELEMENT (100 PLF) WHEN NAILED AT 7" ON CENTER AT THE PANEL EDGES AND 12" ON CENTER IN THE FIELD.

"T" Wall Intersection Framing Detail

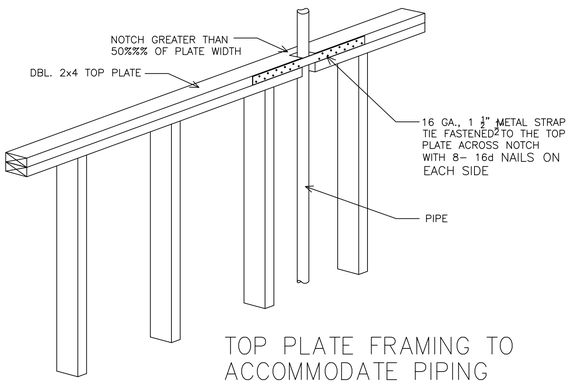
N.T.S.



CORNER DESIGN IS FULLY COMPLIANT WITH IRC 2015 FOR THE USE OF GYPSUM WALLBOARD AS A SHEAR RESISTING ELEMENT (100 PLF) WHEN NAILED AT 6" ON CENTER AT THE PANEL EDGES AND 12" ON CENTER IN THE FIELD.

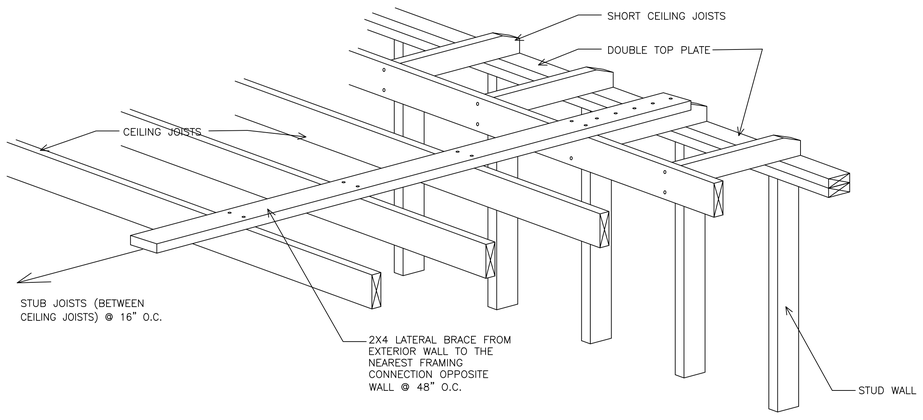
Corner Framing Detail

N.T.S.



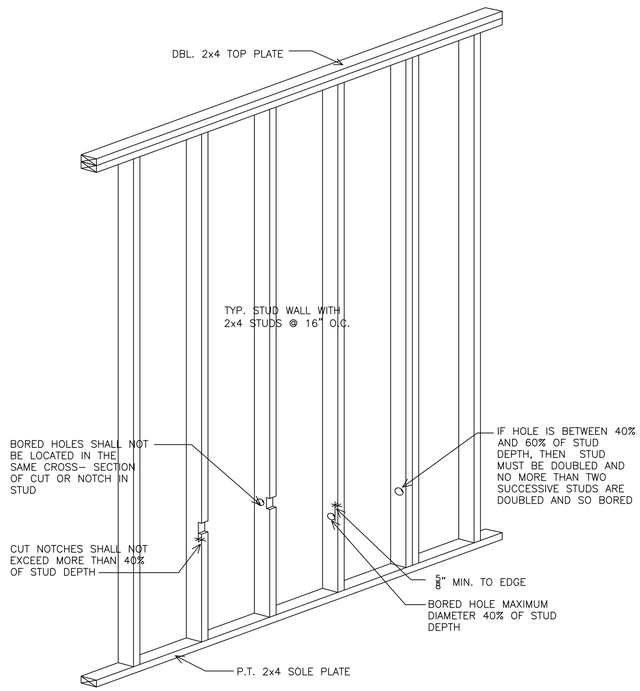
TOP PLATE FRAMING TO ACCOMMODATE PIPING

N.T.S.



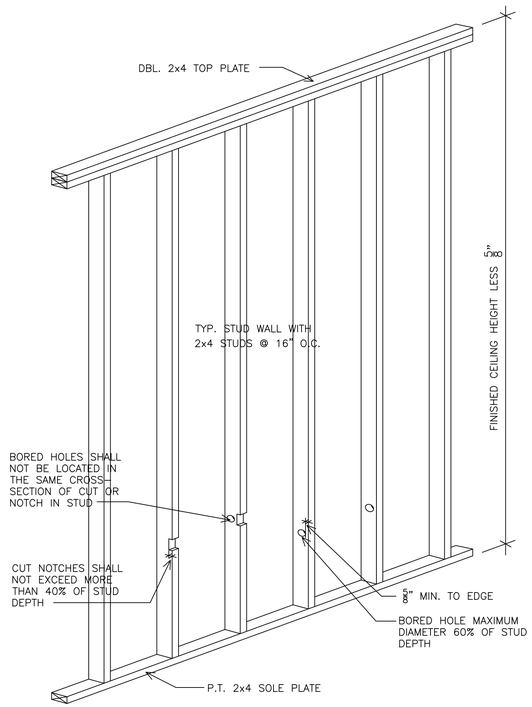
LATERAL BRACING FROM EXTERIOR WALL

N.T.S.



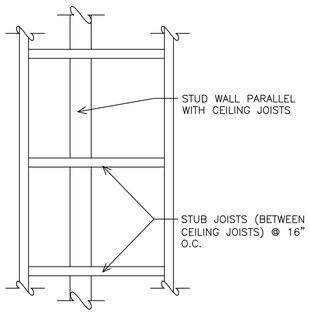
NOTCHING & BORED HOLE LIMITATIONS FOR EXTERIOR AND BEARING WALLS

N.T.S.



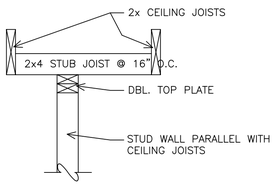
NOTCHING & BORED HOLE LIMITATIONS FOR INTERIOR NON-BEARING WALLS

N.T.S.



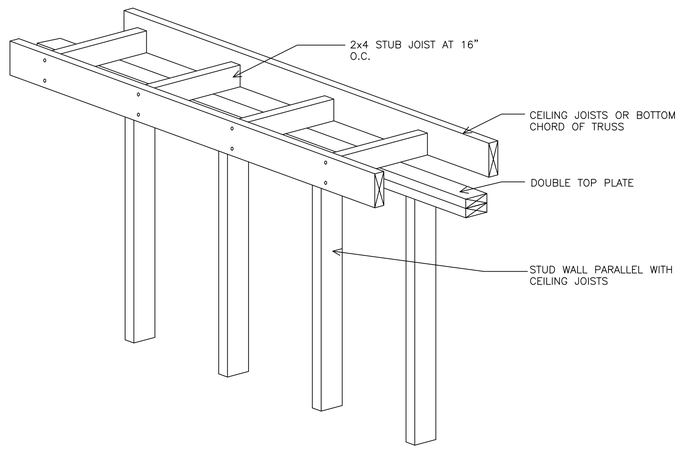
Plan View (Top)

N.T.S.



Section View

N.T.S.



STUB JOIST BLOCKING ABOVE WALL PARALLEL TO CEILING JOISTS (TYP.)

N.T.S.

REVISIONS

DATE	DESCRIPTION

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FRAMING DETAILS, TYP.

SALMON RESIDENCE

636 W. 1ST AVE., GULF SHORES, AL 36542

DRAWN BY:	SC
DESIGNED BY:	AB
CHECKED BY:	
SCALE:	AS SHOWN
DATE:	Mar. 2021
DWG. FILE:	SalmonResST
SHEET NO.	S3.1