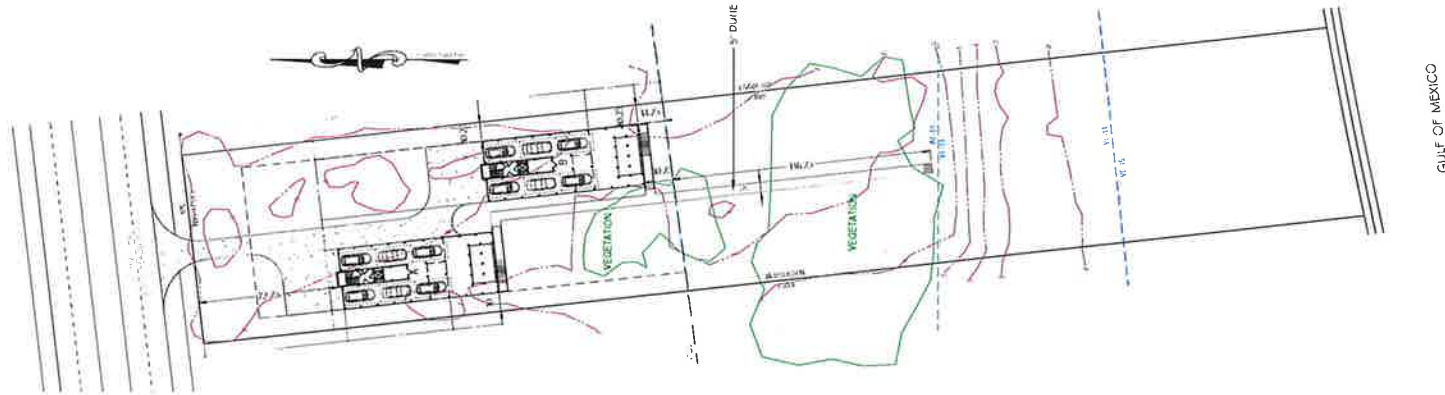


309 East Beach Cottages

Building "A"
309 East Beach Blvd.
Gulf Shores, Alabama



SITE DEVELOPMENT PLAN

SCALE: 1" = 30'

DESIGN CODES & WIND SPEED

1. IRC 2024
2. COASTAL CONSTRUCTION SUPPLEMENT
3. LOCAL WIND CODE SEC. GUST WIND SPEED 160 MPH
4. FINISHED FLOOR OF HOUSE SHOULD BE 1' ABOVE THE CENTERLINE OF THE STREET IN FRONT. SITE VERIFY WITH ELEVATION CERTIFICATE PROVIDED BY OTHERS.
5. SILT FENCING OR OTHER APPROPRIATE FORM OF EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED AND MAINTAINED AROUND THE SITE TO CONTAIN FILL DURING CONSTRUCTION.
6. ANY FILL OR DEBRIS DEPOSITED IN THE STREET SHALL BE REMOVED BY THE CONTRACTOR AS NECESSARY.

CG DESIGNS
251-747-0527
208 S PINE STREET
FOLEY, AL 36535
www.cgdesigns.com
info@cgdesigns.com

BUILDING CODE AND ORDINANCES:

2024 INTERNATIONAL RESIDENTIAL BUILDING CODE
MINIMUM WIND SPEED (V_W) REQUIREMENT OF 160 MPH.
(EXPOSURE D)
TYPE VB CONSTRUCTION

02/10/2019 FEMA PANEL # 01003C1081M - ZONE AE-13
FINISH FLOOR ELEVATION TO BE (4) 12 FEET ABOVE SEA LEVEL
OWNER TO VERIFY WITH ELEVATION CERTIFICATE BY A
REGISTERED PLS.

PROJECT INFO:

DESIGNER

CG DESIGNS
251-747-0527
208 S PINE STREET
FOLEY, AL 36535
chris.govan@yahoo.com

OWNER

JIM BROWN
251-747-5553

ENGINEER

L.E. STIFFLER, ENGINEER LLC
655-943-4501
309 WEST LAUREL AVE
FOLEY, AL 36535
Randy@lesengr.com

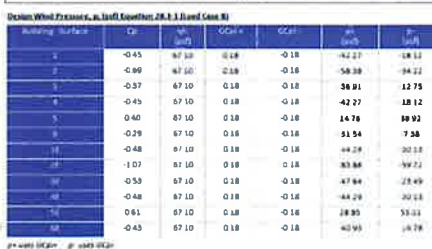
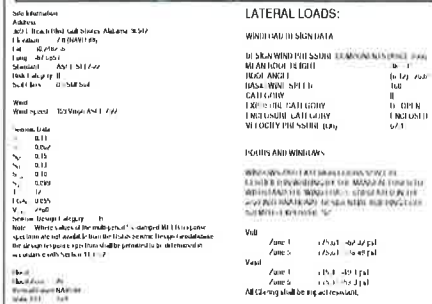
SHEET INDEX:

01. TITLE SHEET, SITE PLAN
02. GENERAL NOTES
03. WIND NOTES
04. FOUNDATION
05. GROUND FLOOR PLAN
06. 2ND FLOOR FRAMING
07. 2ND FLOOR PLAN
08. 3RD FLOOR FRAMING
09. 3RD FLOOR PLAN

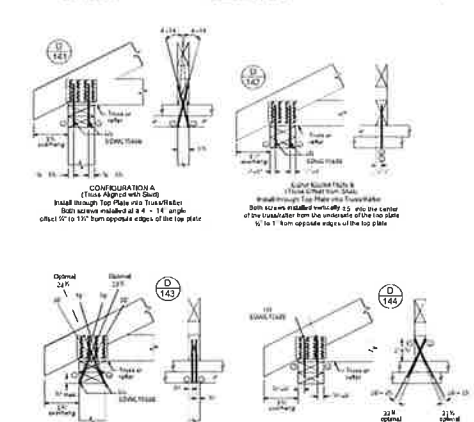
10. SHEARWALLS
11. ROOF FRAMING PLAN
12. TYPICAL WALL SECTIONS
13. HOLD DOWN DETAILS
14. BUILDING ELEVATIONS
15. BUILDING ELEVATIONS
16. ELECTRICAL PLAN
17. ELECTRICAL PLAN
18. ENERGY CODE COMPLIANCE

AREAS:

GROUND FLOOR	300 SqFt
2nd FLOOR	1616 SqFt
3rd FLOOR	1808 SqFt
TOTAL HEC	3724 SqFt
2nd FLOOR DECK	192 SqFt
TOTAL UNDER ROOF	3916 SqFt
OPEN DECK & POOL	832 SqFt
TOTAL	4748 SqFt



L. Height of the tower structure shall conform to the 100 mph wind loading codes based upon ASCE 7 standards. All cladding and glazing shall be capable of withstanding the 100 mph wind loading as required by the International Residential Building Code.



Roof Zone	1	21
Pressure (psf)	-93.37	-118.77

	0.75	0.80	0.85	0.90	0.95	1.00	1.05	1.10	1.15	1.20	1.25	1.30	1.35	1.40	1.45	1.50	1.55	1.60	1.65	1.70	1.75	1.80	1.85	1.90	1.95	2.00	2.05	2.10	2.15	2.20	2.25	2.30	2.35	2.40	2.45	2.50	2.55	2.60	2.65	2.70	2.75	2.80	2.85	2.90	2.95	3.00	3.05	3.10	3.15	3.20	3.25	3.30	3.35	3.40	3.45	3.50	3.55	3.60	3.65	3.70	3.75	3.80	3.85	3.90	3.95	4.00	4.05	4.10	4.15	4.20	4.25	4.30	4.35	4.40	4.45	4.50	4.55	4.60	4.65	4.70	4.75	4.80	4.85	4.90	4.95	5.00	5.05	5.10	5.15	5.20	5.25	5.30	5.35	5.40	5.45	5.50	5.55	5.60	5.65	5.70	5.75	5.80	5.85	5.90	5.95	6.00	6.05	6.10	6.15	6.20	6.25	6.30	6.35	6.40	6.45	6.50	6.55	6.60	6.65	6.70	6.75	6.80	6.85	6.90	6.95	7.00	7.05	7.10	7.15	7.20	7.25	7.30	7.35	7.40	7.45	7.50	7.55	7.60	7.65	7.70	7.75	7.80	7.85	7.90	7.95	8.00	8.05	8.10	8.15	8.20	8.25	8.30	8.35	8.40	8.45	8.50	8.55	8.60	8.65	8.70	8.75	8.80	8.85	8.90	8.95	9.00	9.05	9.10	9.15	9.20	9.25	9.30	9.35	9.40	9.45	9.50	9.55	9.60	9.65	9.70	9.75	9.80	9.85	9.90	9.95	10.00	10.05	10.10	10.15	10.20	10.25	10.30	10.35	10.40	10.45	10.50	10.55	10.60	10.65	10.70	10.75	10.80	10.85	10.90	10.95	11.00	11.05	11.10	11.15	11.20	11.25	11.30	11.35	11.40	11.45	11.50	11.55	11.60	11.65	11.70	11.75	11.80	11.85	11.90	11.95	12.00	12.05	12.10	12.15	12.20	12.25	12.30	12.35	12.40	12.45	12.50	12.55	12.60	12.65	12.70	12.75	12.80	12.85	12.90	12.95	13.00	13.05	13.10	13.15	13.20	13.25	13.30	13.35	13.40	13.45	13.50	13.55	13.60	13.65	13.70	13.75	13.80	13.85	13.90	13.95	14.00	14.05	14.10	14.15	14.20	14.25	14.30	14.35	14.40	14.45	14.50	14.55	14.60	14.65	14.70	14.75	14.80	14.85	14.90	14.95	15.00	15.05	15.10	15.15	15.20	15.25	15.30	15.35	15.40	15.45	15.50	15.55	15.60	15.65	15.70	15.75	15.80	15.85	15.90	15.95	16.00	16.05	16.10	16.15	16.20	16.25	16.30	16.35	16.40	16.45	16.50	16.55	16.60	16.65	16.70	16.75	16.80	16.85	16.90	16.95	17.00	17.05	17.10	17.15	17.20	17.25	17.30	17.35	17.40	17.45	17.50	17.55	17.60	17.65	17.70	17.75	17.80	17.85	17.90	17.95	18.00	18.05	18.10	18.15	18.20	18.25	18.30	18.35	18.40	18.45	18.50	18.55	18.60	18.65	18.70	18.75	18.80	18.85	18.90	18.95	19.00	19.05	19.10	19.15	19.20	19.25	19.30	19.35	19.40	19.45	19.50	19.55	19.60	19.65	19.70	19.75	19.80	19.85	19.90	19.95	20.00	20.05	20.10	20.15	20.20	20.25	20.30	20.35	20.40	20.45	20.50	20.55	20.60	20.65	20.70	20.75	20.80	20.85	20.90	20.95	21.00	21.05	21.10	21.15	21.20	21.25	21.30	21.35	21.40	21.45	21.50	21.55	21.60	21.65	21.70	21.75	21.80	21.85	21.90	21.95	22.00	22.
--	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-----

Wind (shear) Pressure, P_{ws} , and P_{wf}

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

Wind Dir.	Wind Speed, V (mph)	Exposure, C_e	Wind Dir. Coefficient, C_{fd}	Wind Dir. Coefficient, C_{fd}	Wind Dir. Coefficient, C_{fd}	Wind Dir. Coefficient, C_{fd}
1	67.50	0.80	-0.18	-0.18	1.00	1.00
2	67.50	0.85	0.18	0.18	1.00	1.00
3	67.50	1.15	0.18	0.18	1.00	1.00
4	67.50	1.15	0.18	0.18	1.00	1.00

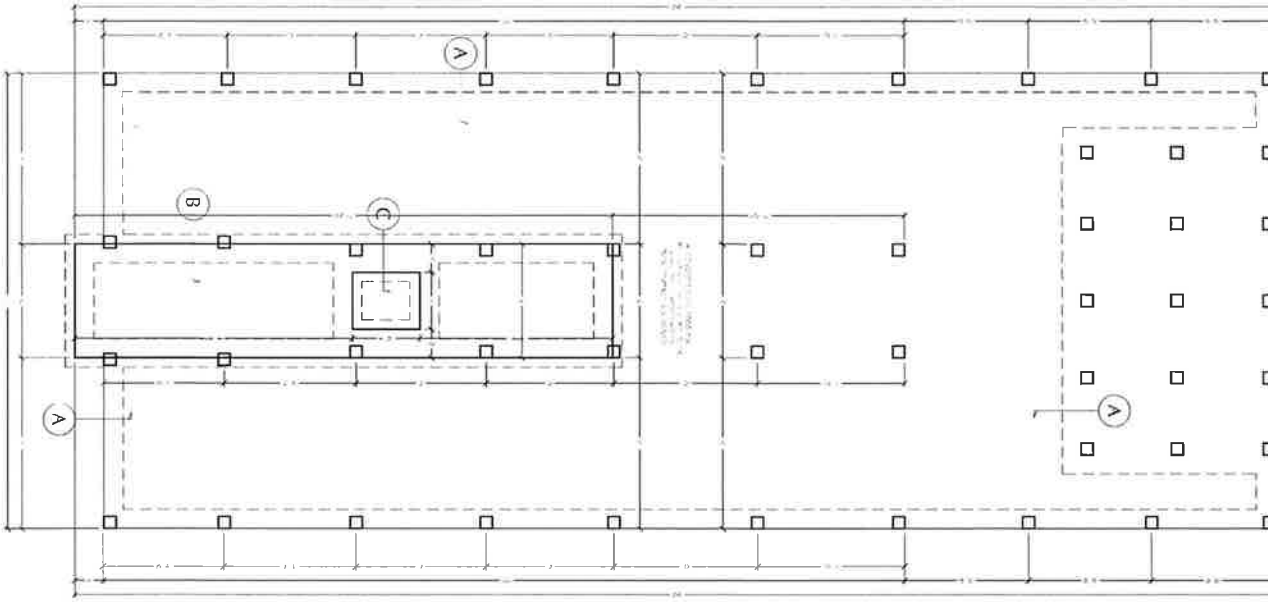


DESIGN, DRAFTING, AND
PLANNING
251-247-0217

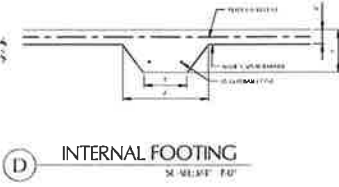
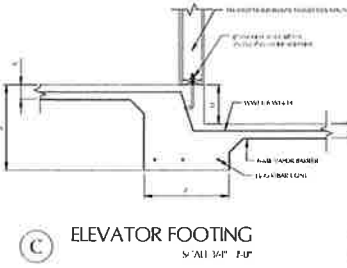
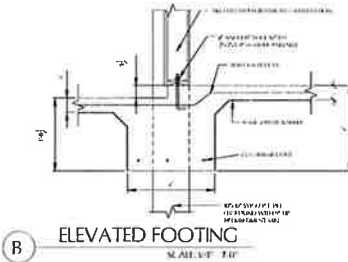
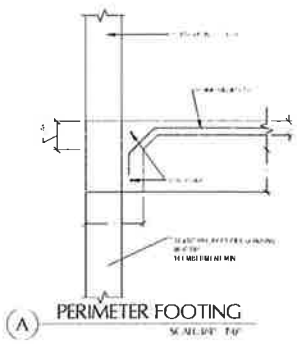


LE. STIFFLER
ENGINEER
LLC
309 W. LAUREL AVE.
MOBILE, AL 36688
850-943-8988
lgs@lestiffler.com
lestiffler.com

"REMARKS"
SOIL DATA HAS NOT BEEN PROVIDED, THEREFORE MINIMUM
DEEMED TO BE 12" WAS ASSUMED. IF THE
PRESENCE OF WEAK TO FINE SANDS IT IS THE SOIL
RESPONSIBILITY OF THE OWNER/OWNER TO HAVE THE SOILS
TESTED PRIOR TO PLACEMENT OF PILES. IT IS STRONGLY
RECOMMENDED THAT A SOIL TEST BE PERFORMED.



FOUNDATION PLAN



309 East Beach Cottages

309 East Beach Blvd.
Cal Stuen, Alabama

FOUNDATION / GROUND FLOOR

CG 251002
LES 250807

DATE
08.29.2025

DRAWN: CVC
CHECKED: BSCN
DESIGNED: CVC

SCALE
1/4" = 1'-0"

SHEET NO
04
OF
18



231-25

RRArpPE
E. STIFFLER,
ENGINEER
LLC

9 W LAUREL AVE
DIXY AL 36525
855-943-8501
251-208-2474 FAX
andy@leangr.com

309 East Beach Cottages
309 East Beach Blvd

Calf Shores, Alabama

FOUNDATION / GROUND FLOOR

NUMBER
CG 251002
ES 250807

08.29.2025

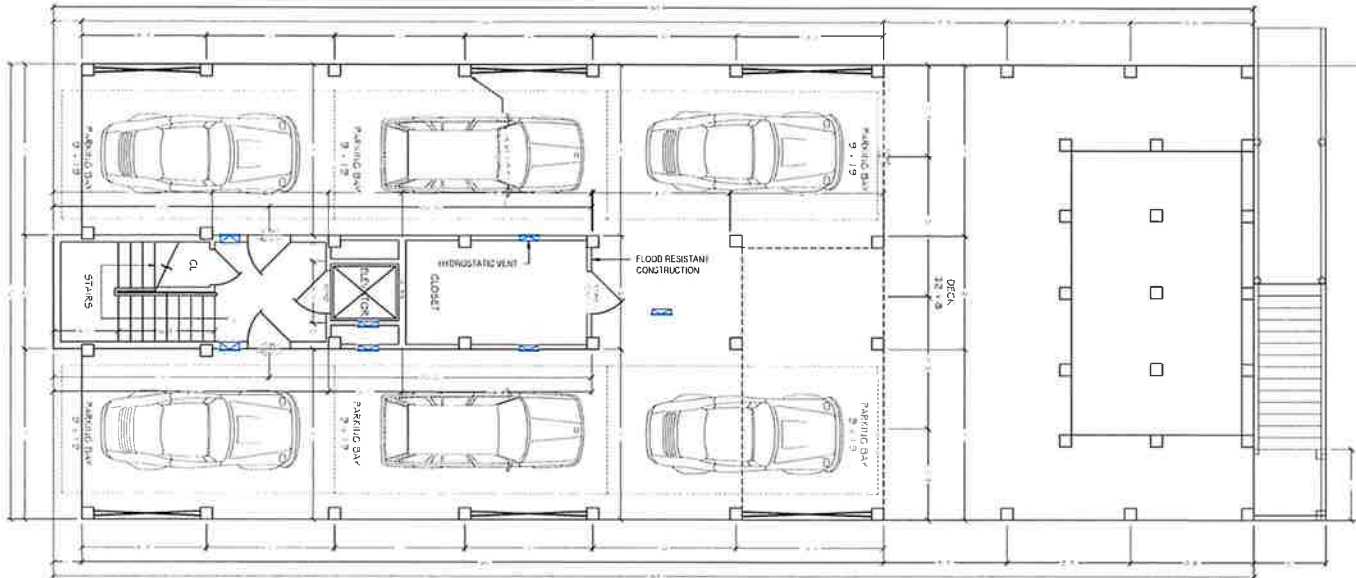
SWN	CT
CKH	RA
IN	

$\frac{1}{4}'' = 1'-0''$

111

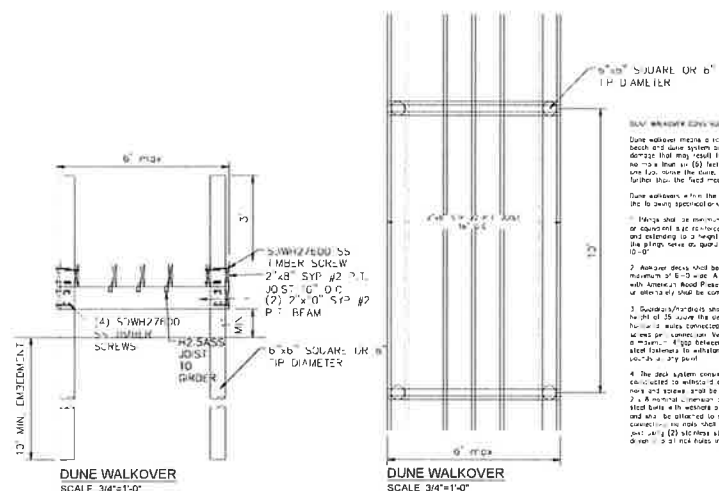
05
01
15

18



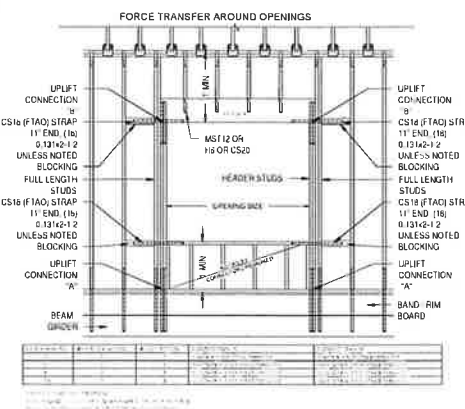
GROUND FLOOR PLAN

318 5 F	HEATED AND COOLED
2 063 5 F	TOTAL CONSTRUCTION



DUNE WALKOVER
SCALE 3/4"=1'-0"

DUNE WALKOVER
SCALE 3/4"=1'-0"



FORCE TRANSFER AROUND OPENINGS



DESIGNS
DESIGN DRAFTING AND
PLANNING
251-747-0927



RRArpPE
L.E. STITTLER
ENGINEER
LLC

308 W. LAUREL AVE.
PO BOX 411068
RICHMOND, VA 23241-0688
rld@rrarppe.com

309 East Beach Cottages

309 East Beach Blvd
Cell: 202-999-7000

2ND FLOOR FRAMING / 2ND FLOOR PLAN

REVISION
CG 251002
LES 250807

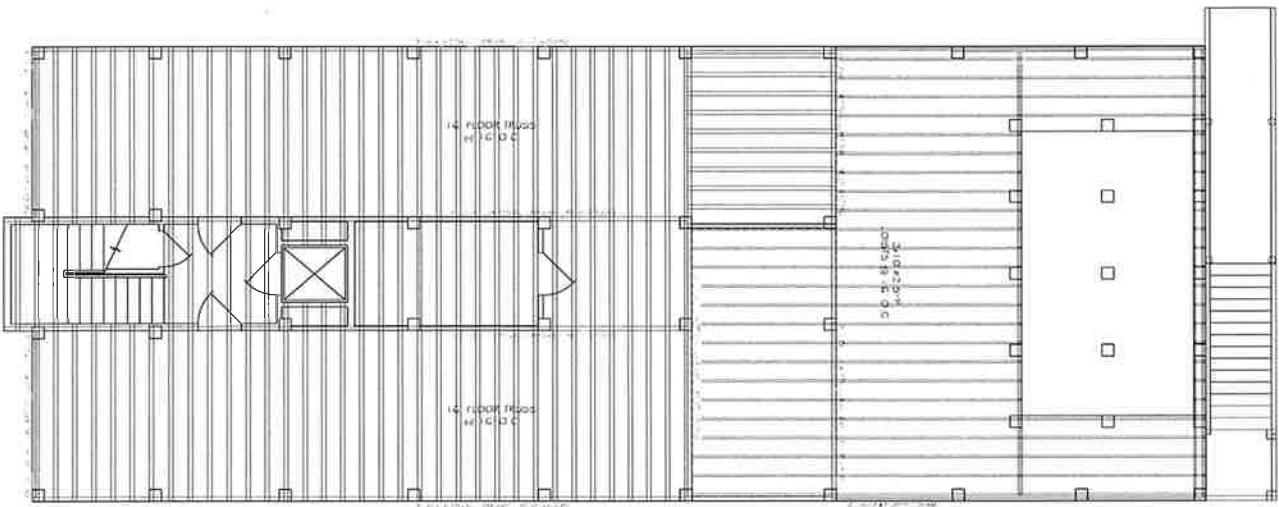
DATE:
08.29.2025

DRAWN: EEC
CHECKED: RGA
BY: RGA

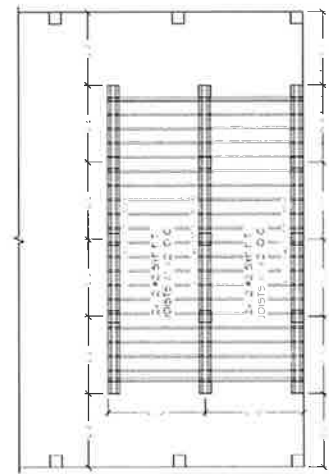
SCALE:
1/4" = 1'-0"

SCALE:

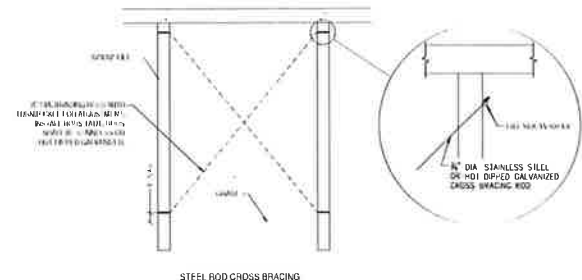
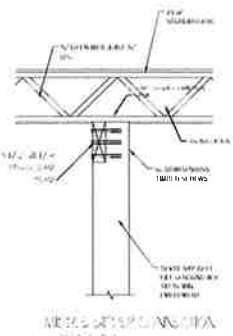
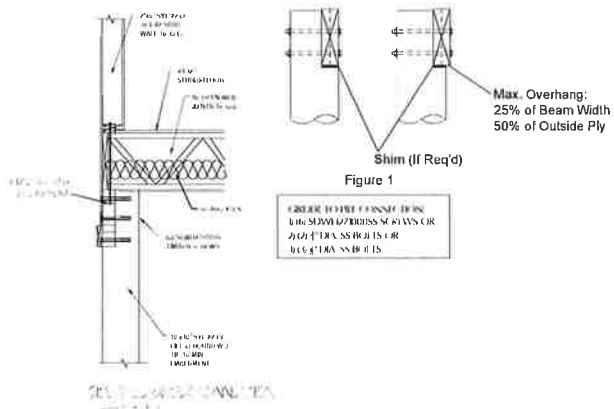
06
18



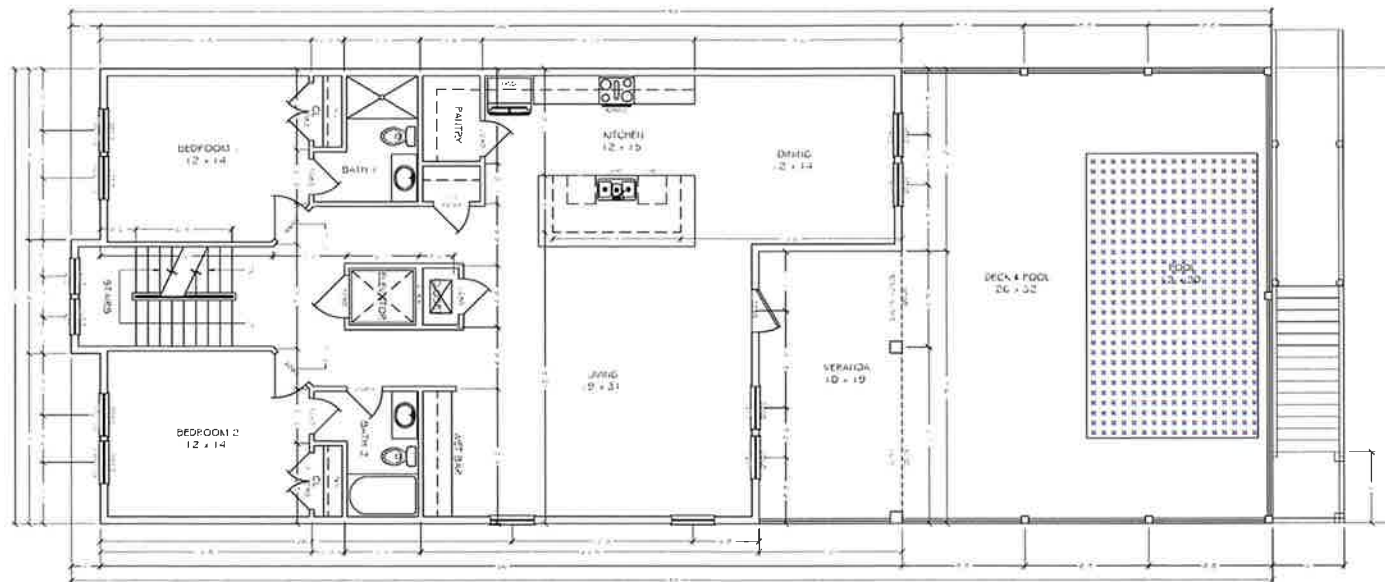
2ND FLOOR FRAMING PLAN



POOL FRAMING PLAN



STEEL ROD CROSS BRACING



2ND FLOOR PLAN
1 GIG 5 T HEATED AND COOLED



L.E. STIFFLER
ENGINEER
LLC

309 W. LAUREL AVE.
FOLLEY, AL 36523
866-242-1601
866-242-1602 FAX
rusty@stiffler.com

309 East Beach Cottages

309 East Beach Blvd
Calhoun, Alabama

2ND FLOOR FRAMING / 2ND FLOOR PLAN

J.W.N. ARCH.
CG 251002
LES 250807

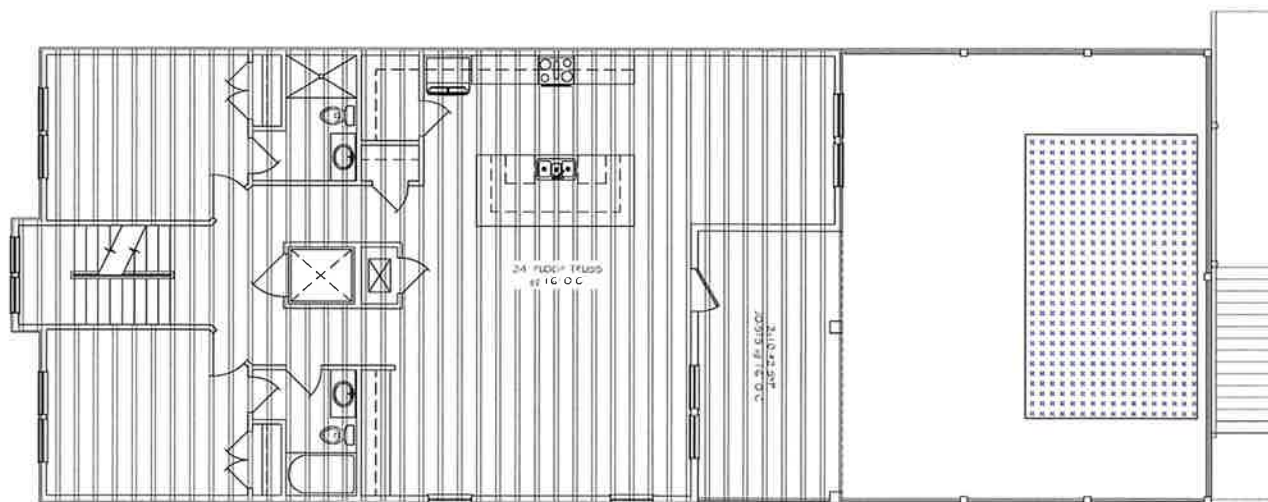
DATE:
08.29.2025

DRAWN: C.G.
CHECKED: J.W.N.
APPROVED:

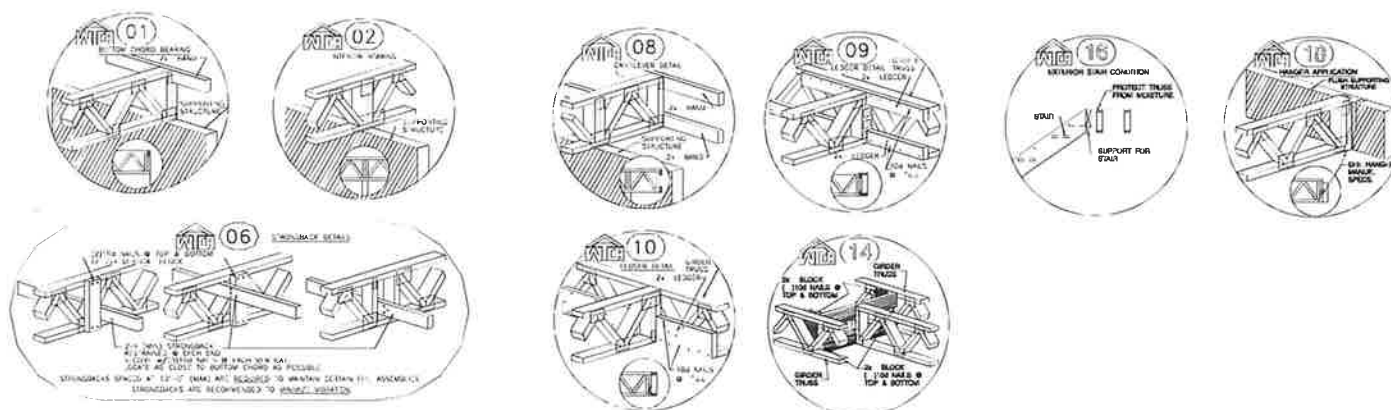
SCALE:
1/4" = 1'-0"

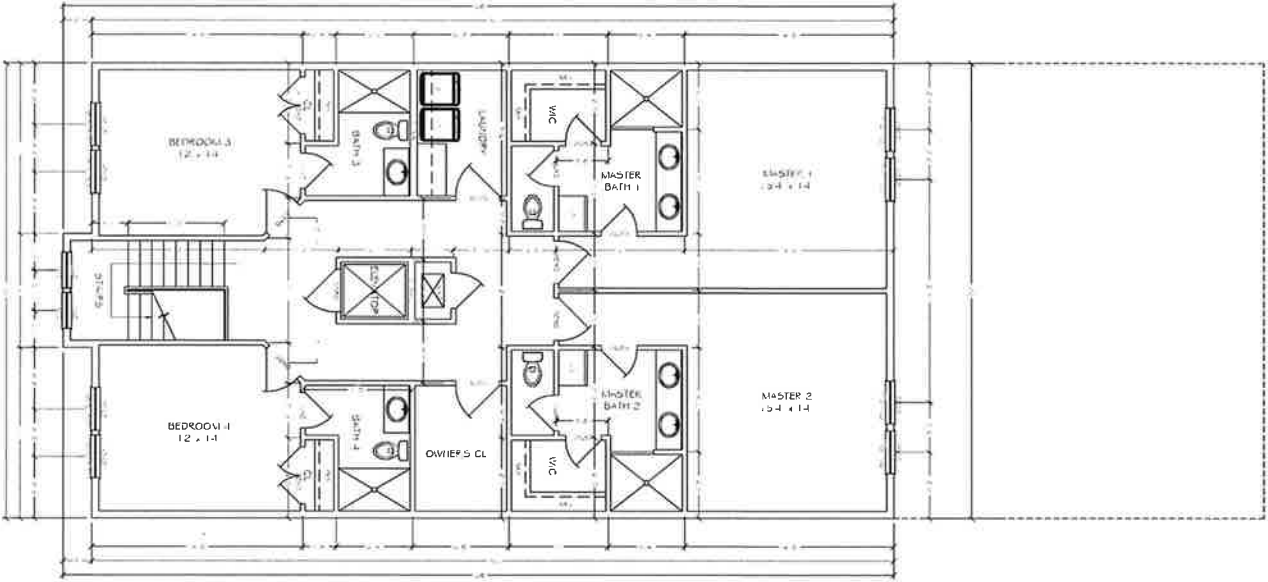
SHEET NO:

07
OF
18

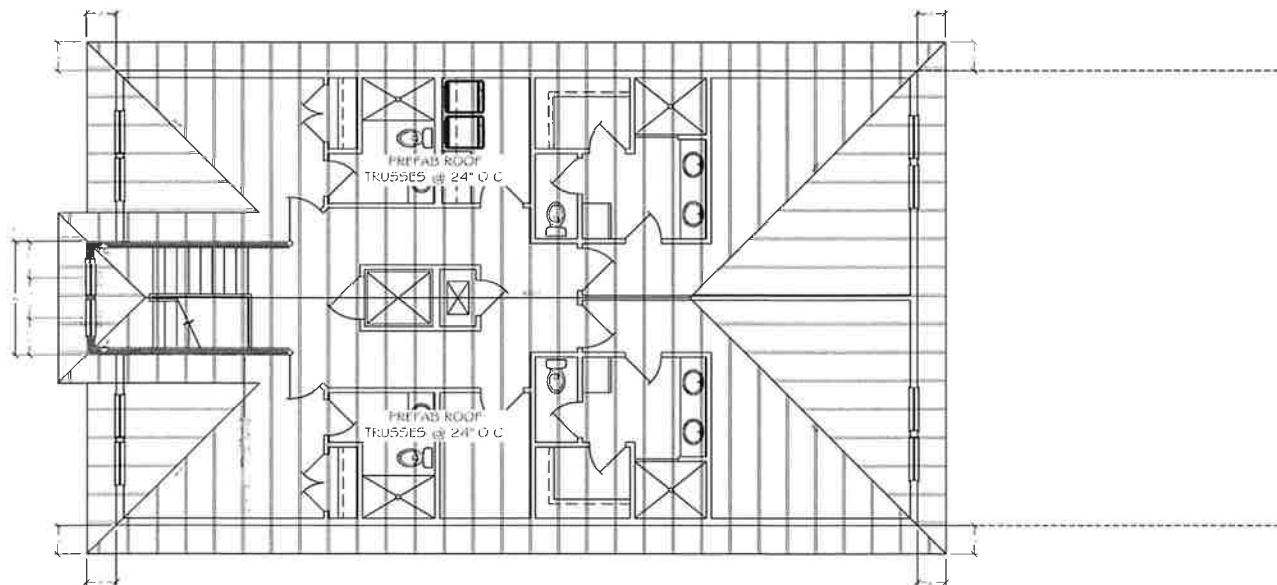


3RD FLOOR FRAMING PLAN

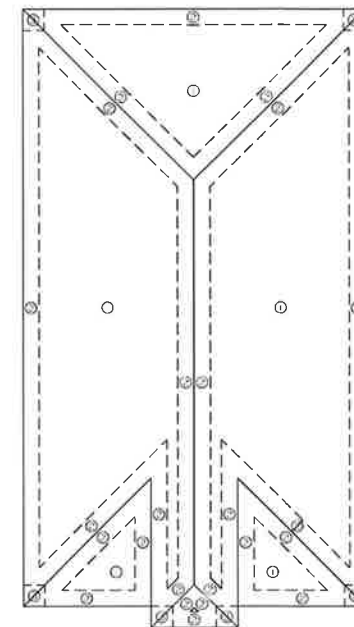




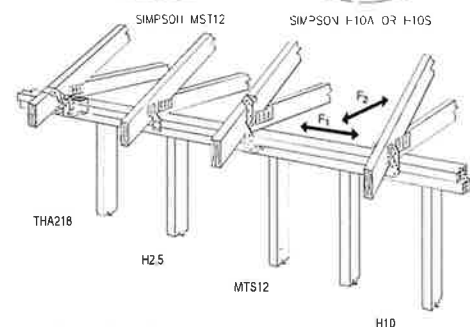
3RD FLOOR PLAN
1,056 S.F. HEATED AND COOLED



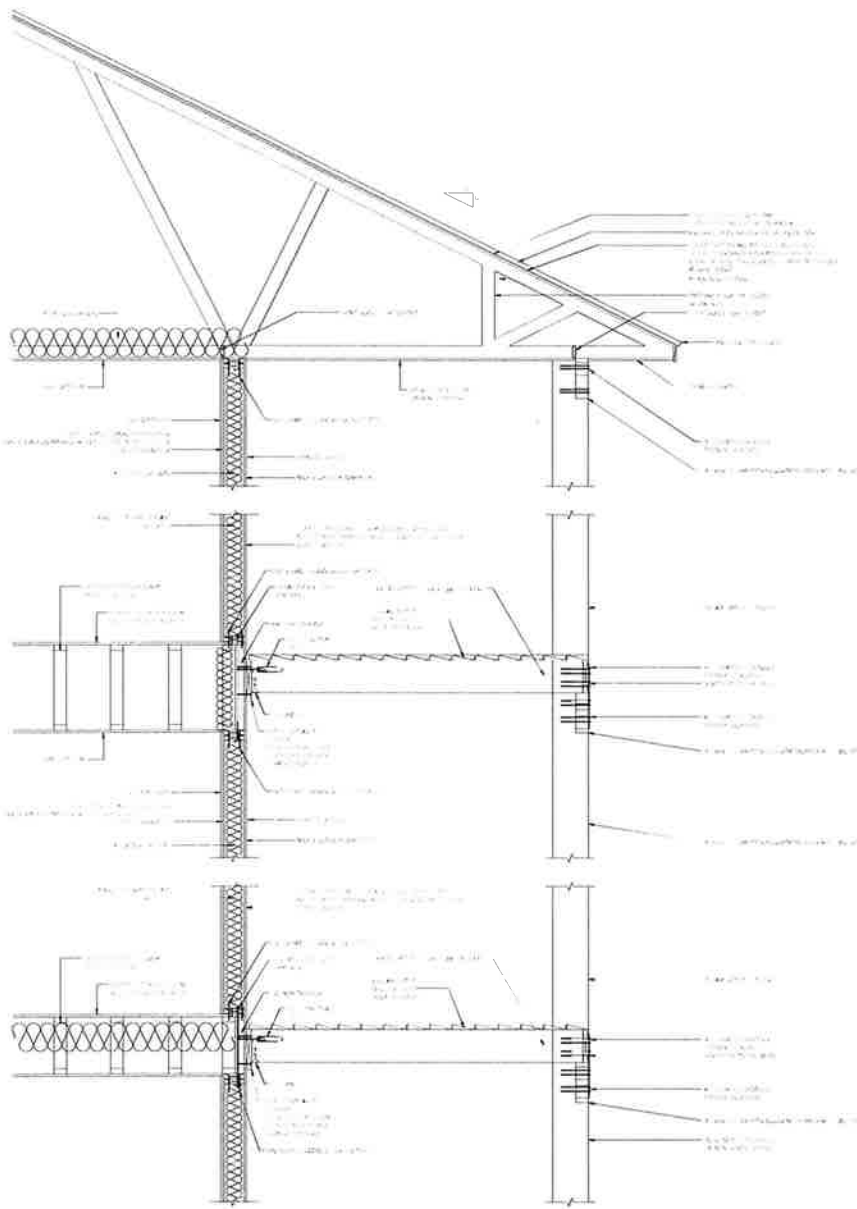
ROOF FRAMING PLAN



ROOF LOAD
DIAGRAM
THE RIDGE AT POOL DEVELOPMENT
100% RIF 100%

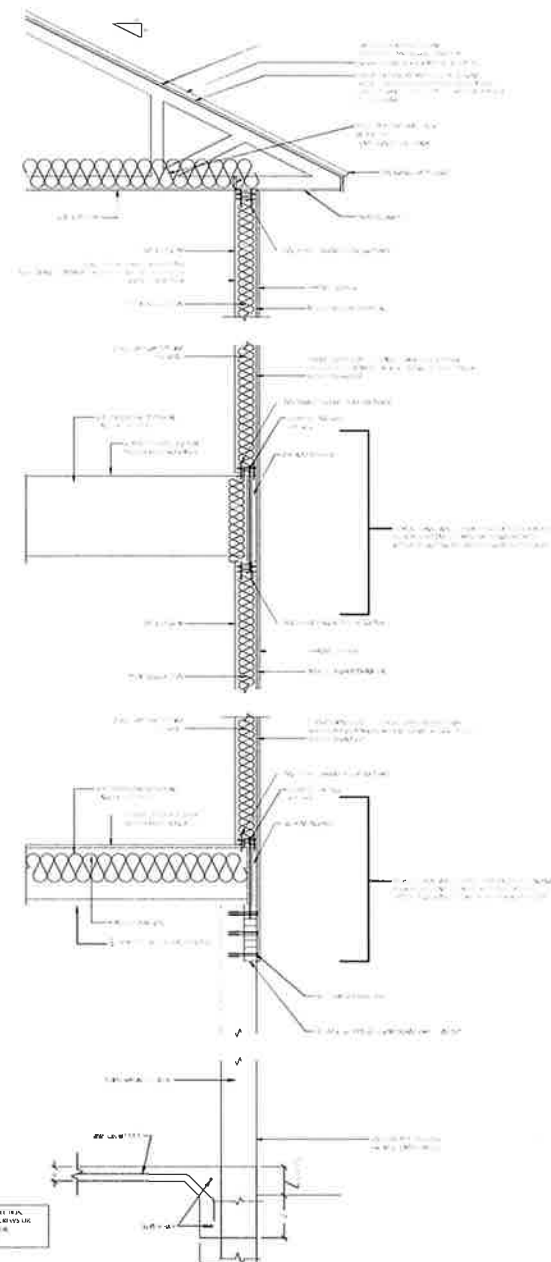


Simpson Strong-Tie
Truss and Rafter Connections to Wood Top Plates

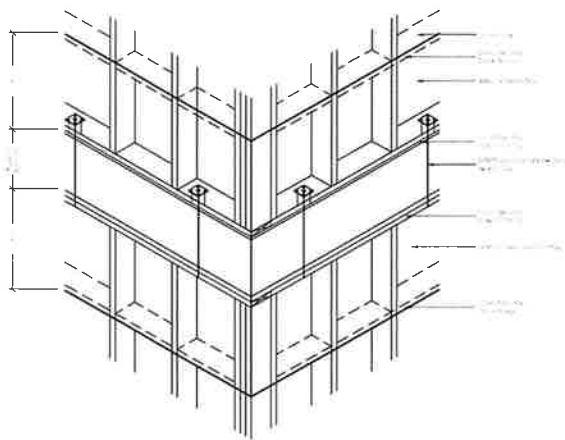


PORCH COLUMN CONNECTION

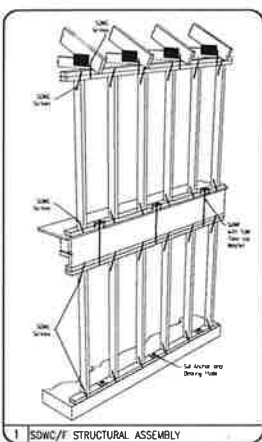
LEAVE DETAIL UNCHANGED
IF ANY CHANGES ARE TO BE
MADE TO THIS DETAIL



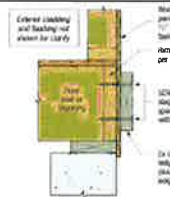
TYPICAL WALL W/ GIRDER SECTION



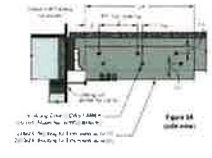
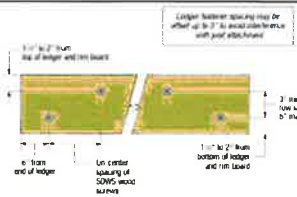
FLOOR TO FLOOR - SIMPSON SDWF DETAIL



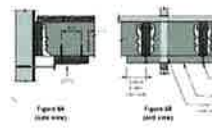
1 SDWF/F STRUCTURAL ASSEMBLY



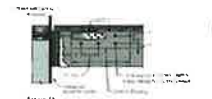
Ledger-to-Band Joist Assembly
Wood-framed lower floor acceptable
concrete wall shown for illustration purposes



DT12 - 700-Pound Assembly (cont.)

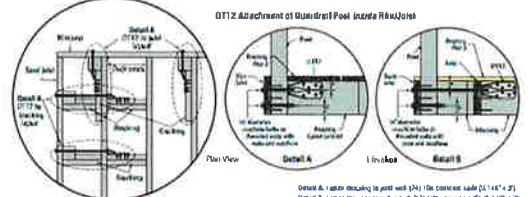


Location A - Wall Plate Joist
Location B - Wall Plate Joist
Location C - Wall Plate Joist
Location D - Wall Plate Joist
Location E - Wall Plate Joist
Location F - Wall Plate Joist
Location G - Wall Plate Joist
Location H - Wall Plate Joist
Location I - Wall Plate Joist
Location J - Wall Plate Joist
Location K - Wall Plate Joist
Location L - Wall Plate Joist
Location M - Wall Plate Joist
Location N - Wall Plate Joist
Location O - Wall Plate Joist
Location P - Wall Plate Joist
Location Q - Wall Plate Joist
Location R - Wall Plate Joist
Location S - Wall Plate Joist
Location T - Wall Plate Joist
Location U - Wall Plate Joist
Location V - Wall Plate Joist
Location W - Wall Plate Joist
Location X - Wall Plate Joist
Location Y - Wall Plate Joist
Location Z - Wall Plate Joist

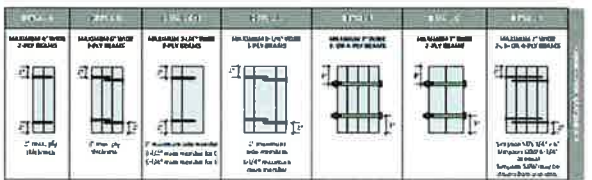
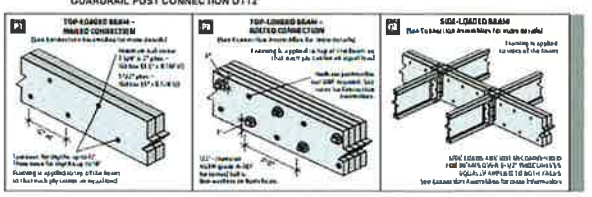


Location A - Wall Plate Joist
Location B - Wall Plate Joist
Location C - Wall Plate Joist
Location D - Wall Plate Joist
Location E - Wall Plate Joist
Location F - Wall Plate Joist
Location G - Wall Plate Joist
Location H - Wall Plate Joist
Location I - Wall Plate Joist
Location J - Wall Plate Joist
Location K - Wall Plate Joist
Location L - Wall Plate Joist
Location M - Wall Plate Joist
Location N - Wall Plate Joist
Location O - Wall Plate Joist
Location P - Wall Plate Joist
Location Q - Wall Plate Joist
Location R - Wall Plate Joist
Location S - Wall Plate Joist
Location T - Wall Plate Joist
Location U - Wall Plate Joist
Location V - Wall Plate Joist
Location W - Wall Plate Joist
Location X - Wall Plate Joist
Location Y - Wall Plate Joist
Location Z - Wall Plate Joist

DECK LATERAL CONNECTION DT12Z (4 CONNECTIONS PER DECK)



Guardrail Post Connection DT12Z

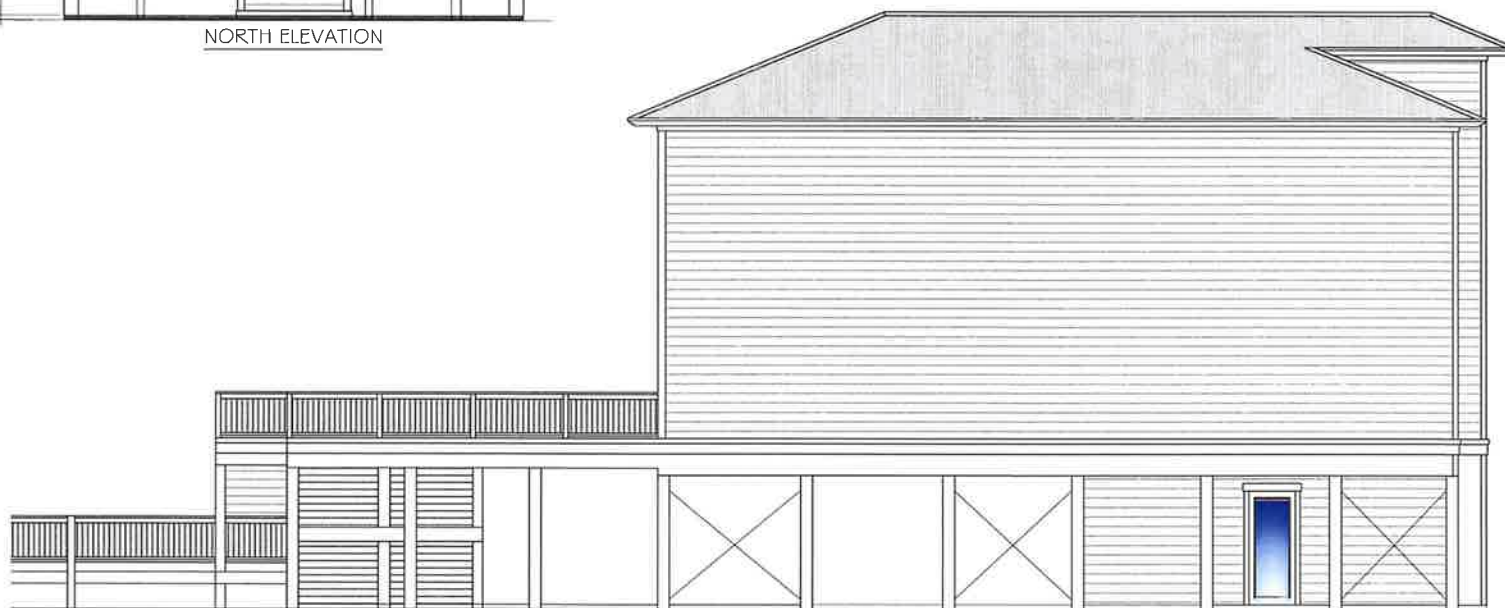


UNIFORM SIDE-LOAD CAPACITY (PLS)					RAIL SCHEDULE				
Connection Detail	2 Rows of Rails at 12" oc	3 Rows of Rails at 12" oc	4 Rows of Rails at 12" oc	5 Rows of Rails at 12" oc	RAIL LENGTH (ft)	RAIL WEIGHT (lb/ft)	RAILS PER SQUARE FOOT	RAILS PER LINEAL FOOT	RAIL TYPE
1	100	150	200	250	12	30	1	1	100 L
2	100	150	200	250	12	30	1	1	100 L
3	100	150	200	250	12	30	1	1	100 L
4	100	150	200	250	12	30	1	1	100 L
5	100	150	200	250	12	30	1	1	100 L
6	100	150	200	250	12	30	1	1	100 L
7	100	150	200	250	12	30	1	1	100 L
8	100	150	200	250	12	30	1	1	100 L
9	100	150	200	250	12	30	1	1	100 L
10	100	150	200	250	12	30	1	1	100 L

BUILT-UP BEAMS



NORTH ELEVATION



SIDE ELEVATION

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

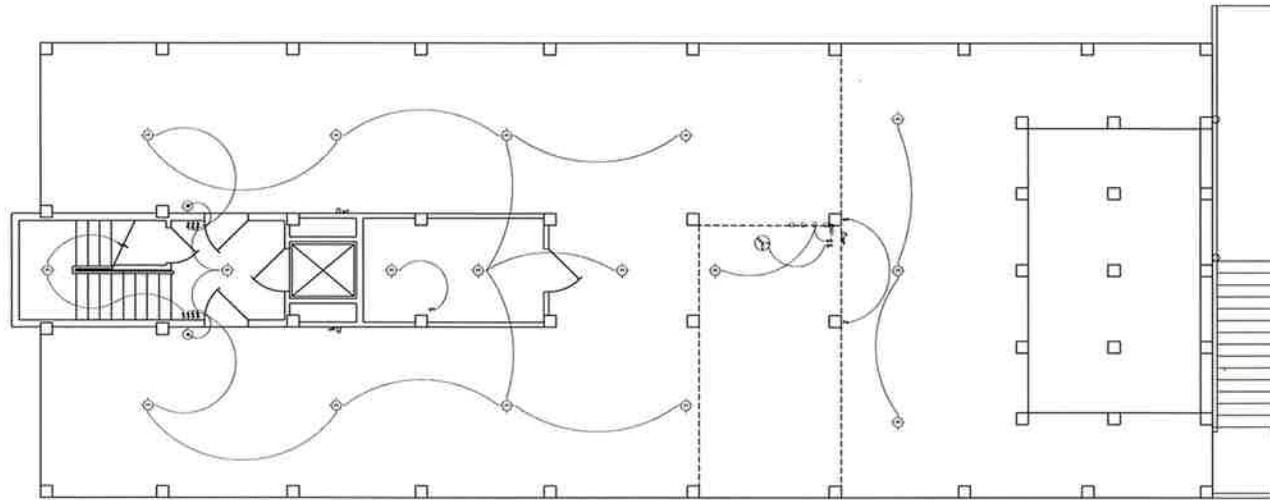


SOUTH ELEVATION

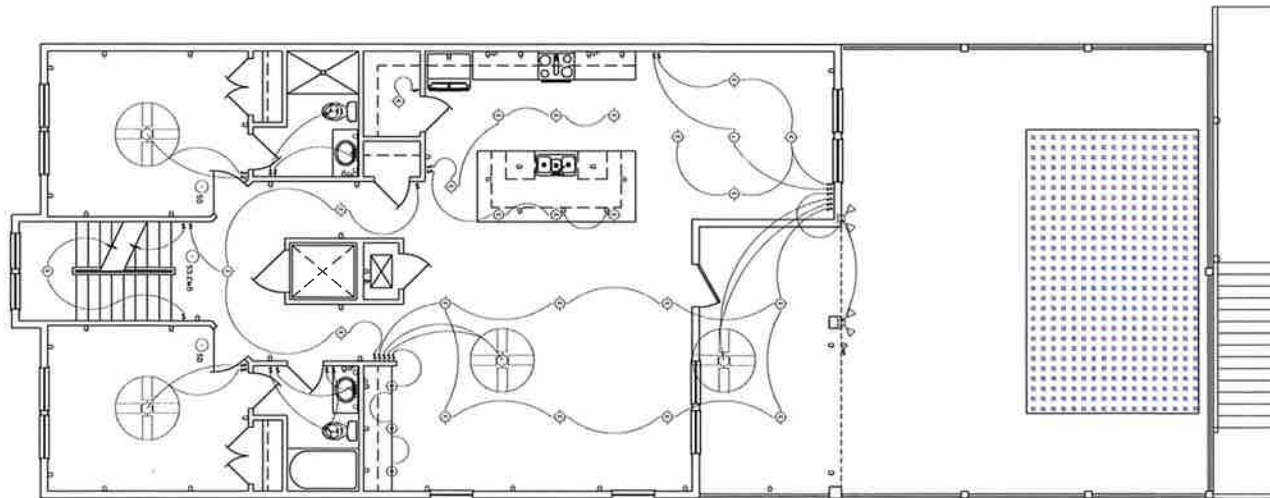


SIDE ELEVATION

SCALE 1/4" = 1'-0"



GROUND FLOOR ELECTRICAL PLAN



NOTE:
T ALL SMOKE AND/OR CARBON MONOXIDE ALARMS SHALL
COMPLY WITH IRC 314.2.15

ELECTRICAL SYMBOLS SCHEDULE	
⌘	PANEL SWITCH
⌘	ROUNDED RECTANGULAR SWITCH
⌘	SINGLE SWITCH
⌘	110 OUTLET
⌘	220 OUTLET
⌘	GFI OUTLET
⌘	WEATHER PROOF OUTLET
⌘	SMOKE DETECTOR
⌘	SMOKE DETECTOR CARBON MONOXIDE DETECTOR COMBO
⌘	CAN / SURFACE MOUNTED LIGHT
⌘	WALL MOUNTED LIGHT
⌘	CEILING FAN
⌘	CEILING FAN



DESIGN, DRAFTING AND
PLANNING
251-747-0527



KKarpPE
L.E. STOFFER
ENGINEER
LLC

309 W. LAUREL AVE.
PO BOX 41, JONES
RD 943 POK
309-444-7777 FAX
ready@karppe.com

309 East Beach Cottages
309 East Beach Blvd
Call Sherry Sullivan

ELECTRICAL LAYOUT

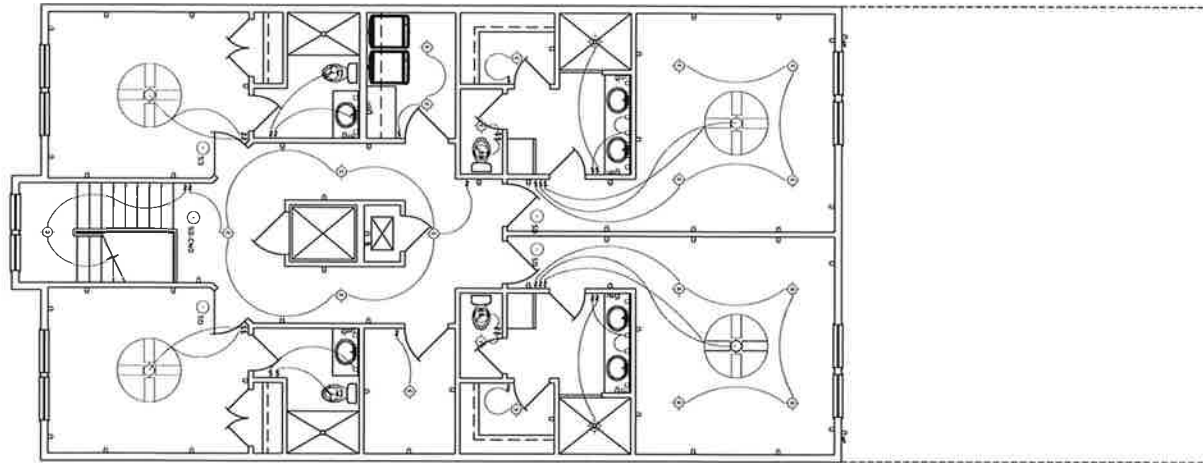
JOB NUMBER
CG 251002
LES 250807

DATE
08.29.2025

DRAWN BY
CHECKED BY
REVISION

SCALE
1/4" = 1'-0"

SHEET NO
16
OF
18



3RD FLOOR ELECTRICAL PLAN

NOTE:
 1. ALL SMOKE AND/OR CARBON MONOXIDE ALARMS SHALL
 COMPLY WITH IRC 2142.15

ELECTRICAL SYMBOLS SCHEDULE	
	FALL SWITCH
	MULTI DIRECTIONAL SWITCH
	SINGLE SWITCH
	110 OUTLET
	220 OUTLET
	GFI OUTLET
	WEATHER PROOF OUTLET
	SMOKE DETECTOR
	SMOKE DETECTOR AND CO/MONOXIDE DETECTOR COMBO
	CEILING / SURFACE MOUNTED LIGHT
	RECESSED LIGHT
	EXIT FAN
	CEILING FAN



19 W LAUREL AVE.
POLEY AL 36535
855-943-8501
851-268-2474 FAX
andy@leewenger.com

ADDITIONAL WORKSHEET

