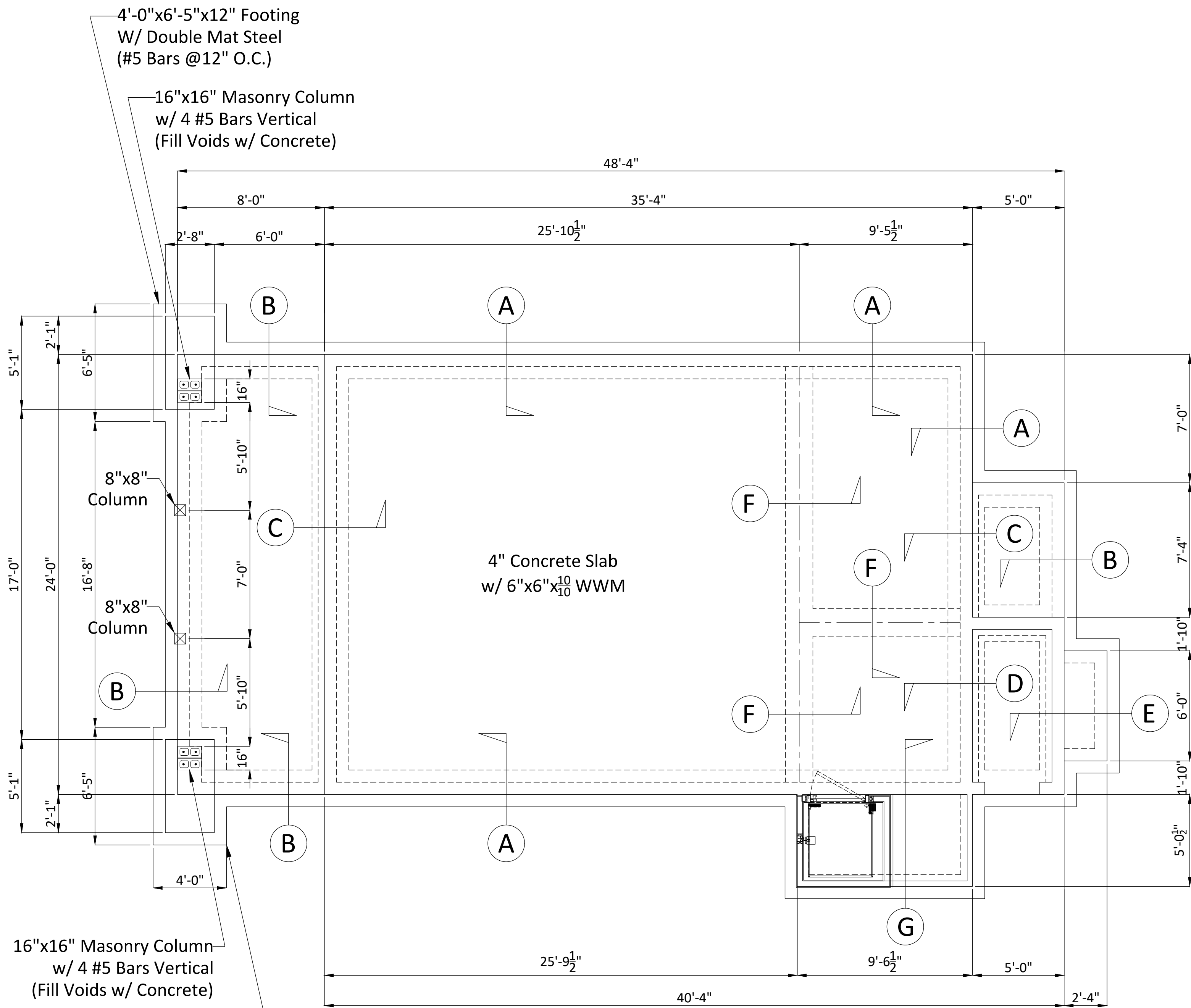


N:\2024\24-123 Mainstreet Fairhope House STR\24-123 Master2 Structural Plans.dwg



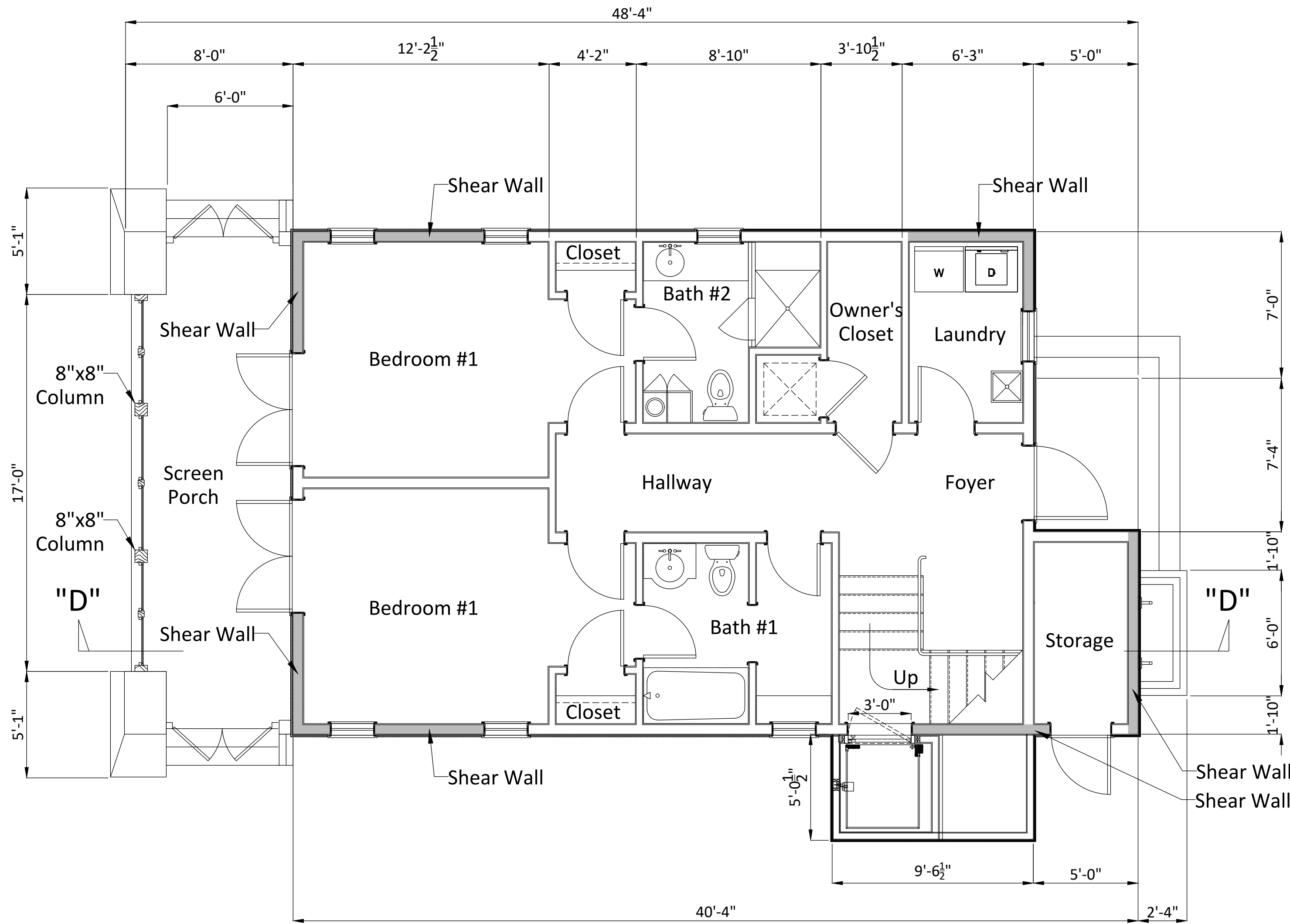
Foundation Plans

Scale: $\frac{1}{4}" = 1'-0"$

GENERAL NOTES AND SPECIFICATIONS

Materials and Workmanship shall comply with the International Building Code (IBC), The National Concrete Masonry Association (NCMA), The Concrete Reinforcing Steel Institute (CRSI), and The American Institute of Steel Construction (AISC).

- (a) All Concrete shall have a minimun 28 day compressive strength of 3000psi, and have a maximum slump of 3 inches.
(b) Concrete Materials and Workmanship shall comply with ACI Codes, (Latest Edition).
- All Reinforced Masonry Units shall comply with CRSI requirements for materials and workmanship.
- All Reinforcing Steel shall comply with ASTM-A615 (Latest Edition), and shall be Grade 60, $F_y=60,000$ psi.
- Welded Wire Mesh (WWM) shall comply with ASTM-A185 (Latest Edition).

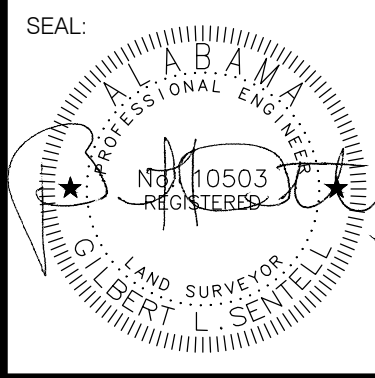


Bottom Floor Plans

Scale: $\frac{1}{4}" = 1'-0"$

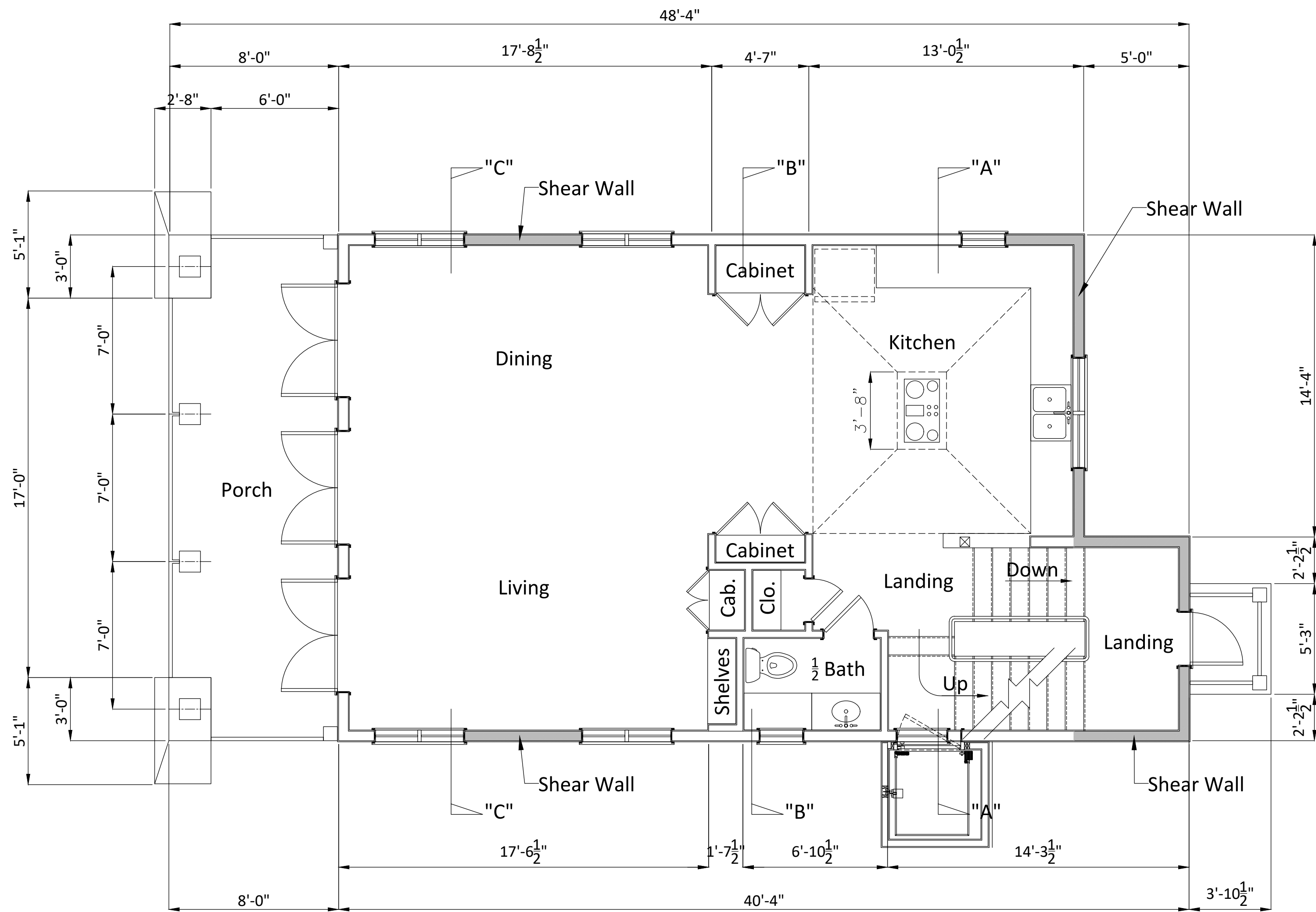
STRUCTURAL PLANS

Scale: $\frac{1}{4}" = 1'-0"$



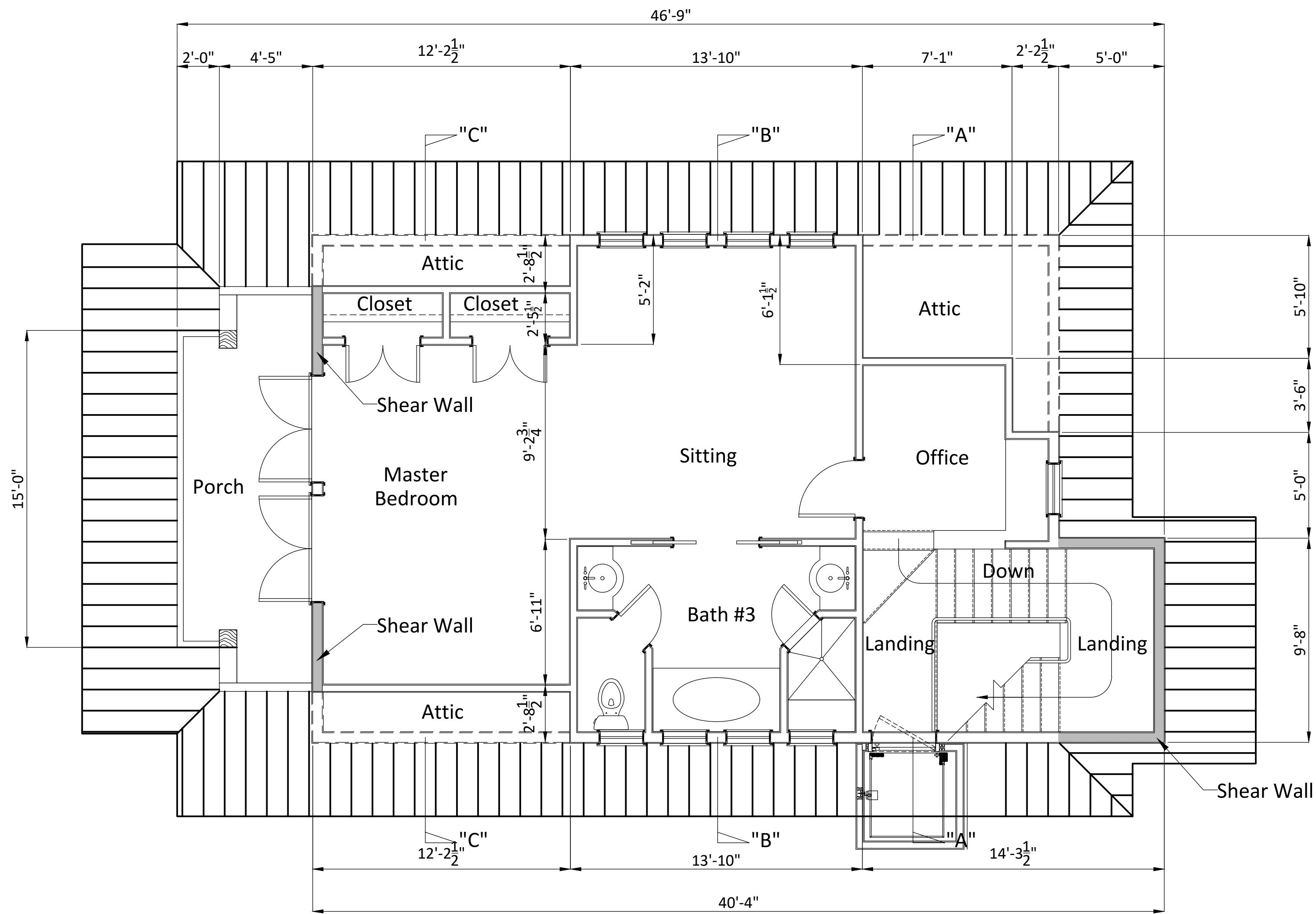
NO.	DATE	DESCRIPTION
1	04/16/26	ADDED ELEVATOR
DRAWN : G.L.S.		
CHECKED : G.L.S.		
DATE : 05/28/2024		
JOB NO : 24-123		
SHEET :		

N:\2024\24-123 Mainstreet Fairhope House STR\24-123 Master2 Structural Plans.dwg



Second Floor Plans

Scale: $\frac{1}{4}" = 1'-0"$

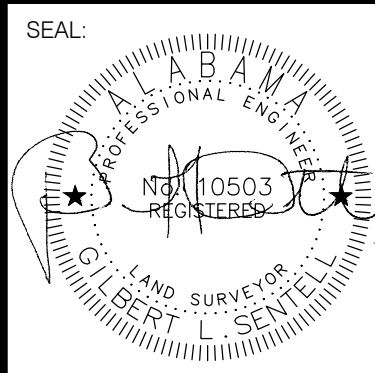


Loft Floor Plans

Scale: $\frac{1}{4}" = 1'-0"$

STRUCTURAL PLANS

Scale: $\frac{1}{4}" = 1'-0"$



Mainstreet Builders

555 South Mobile Street
FAIRHOPE, ALABAMA

NO.	DATE	DESCRIPTION
1	04/16/26	ADDED ELEVATOR
DRAWN : G.L.S.		
CHECKED : G.L.S.		
DATE : 05/28/2024		
JOB NO : 24-123		
SHEET :		



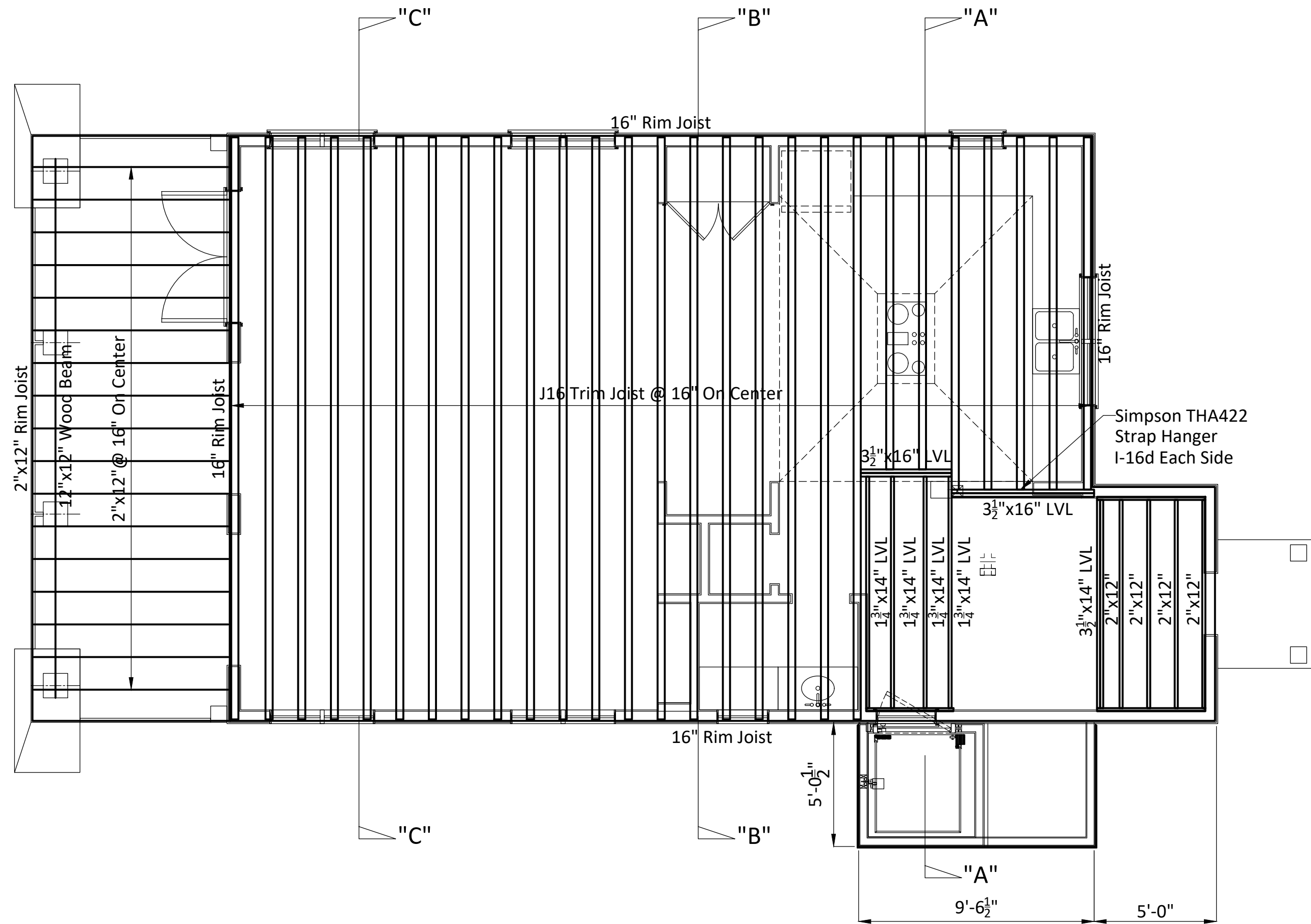
Second Floor Framing Plans

1. (a) All Concrete shall have a minimum 28 day compressive strength of 3000psi, and have a maximum slump of 3 inches.
(b) Concrete Materials and Workmanship shall comply with ACI Codes, (Latest Edition).
2. All Reinforced Masonry Units shall comply with CRSI requirements for materials and workmanship.
3. All Reinforcing Steel shall comply with ASTM-A615 (Latest Edition), and shall be Grade 60, $F_y=60,000$ psi.
4. Welded Wire Mesh (WWM) shall comply with ASTM-A185 (Latest Edition).



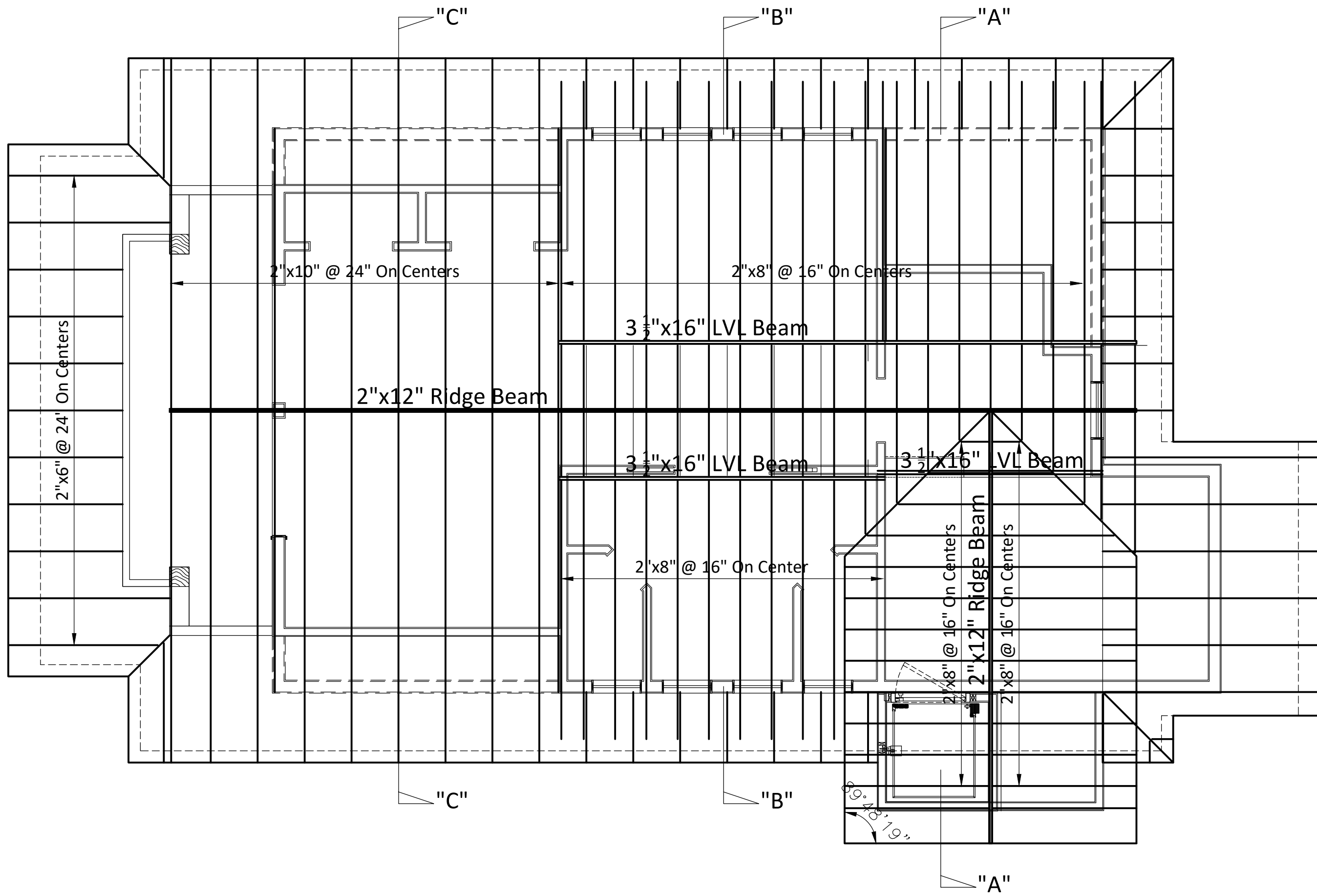
Scale: $\frac{1}{4}" = 1'-0"$

N:\2024\24-123 Mainstreet Fairhope House STR\24-123 Master2 Structural Plans.dwg



Loft Floor Framing Plans

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

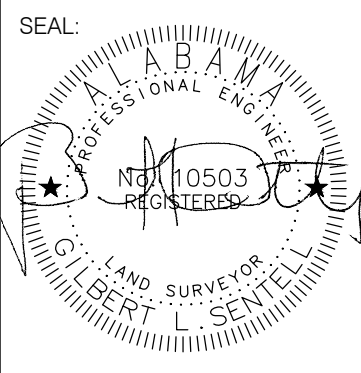


Roof Framing Plans

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

STRUCTURAL PLANS

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

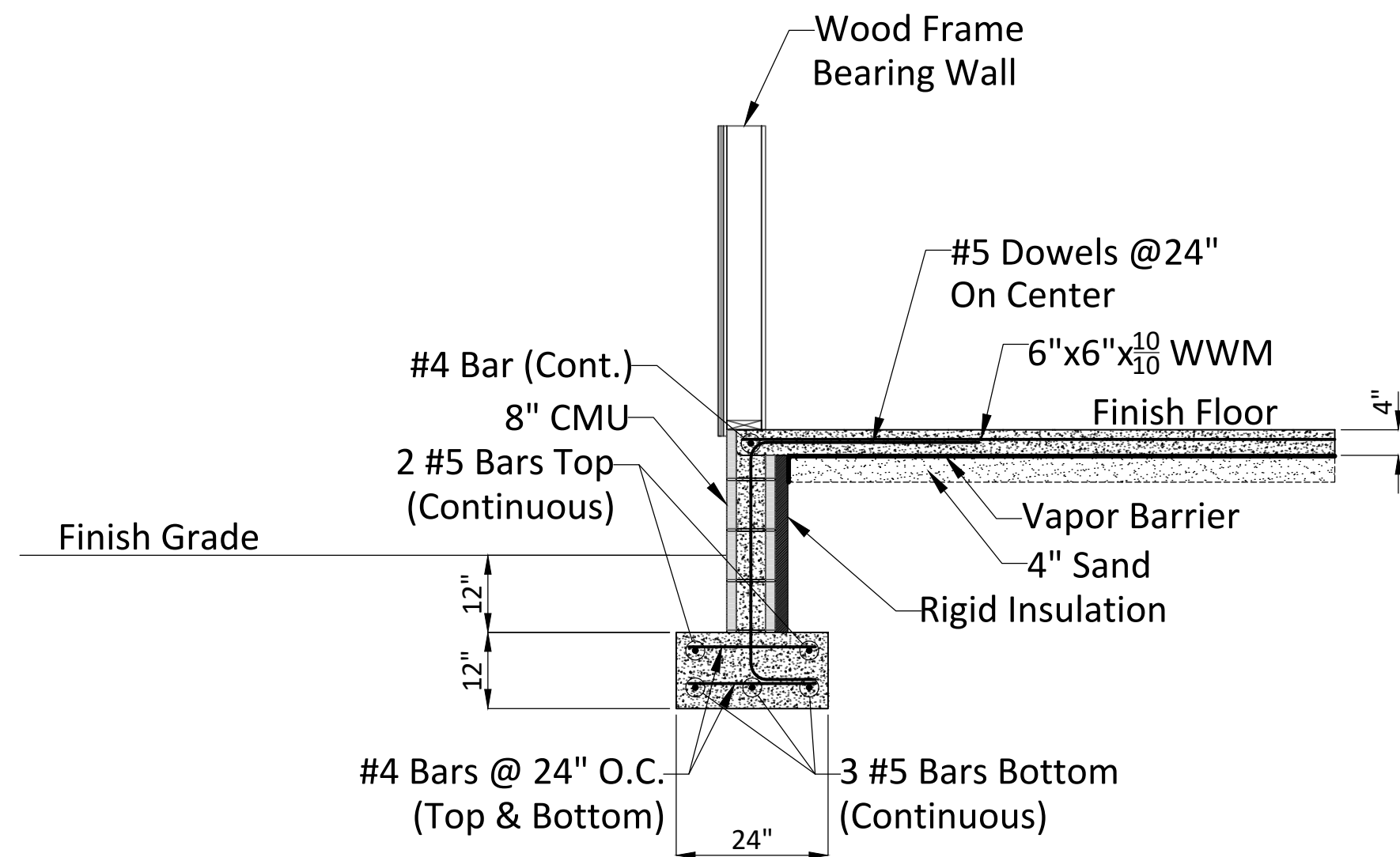


Mainstreet Builders

555 South Mobile Street
FAIRHOPE, ALABAMA

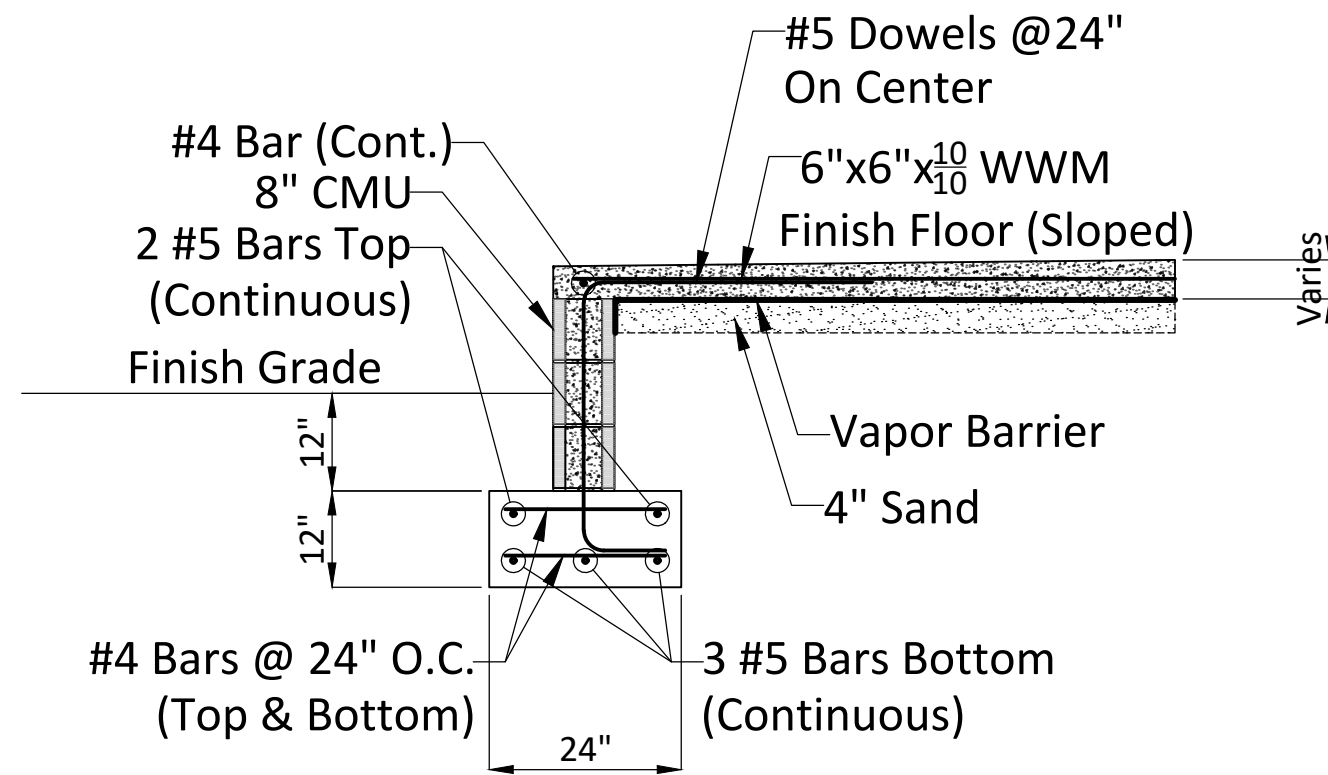
NO.	1	DESCRIPTION:	ADDED ELEVATOR
DATE:	04/16/26		
DRAWN:	G.L.S.		
CHECKED:	G.L.S.		
DATE:	05/28/2024		
JOB NO:	24-123		
SHEET:	4 of 9		

N:\2024\24-123 Mainstreet Fairhope House STR\24-123 Master2 Structural Plans.dwg



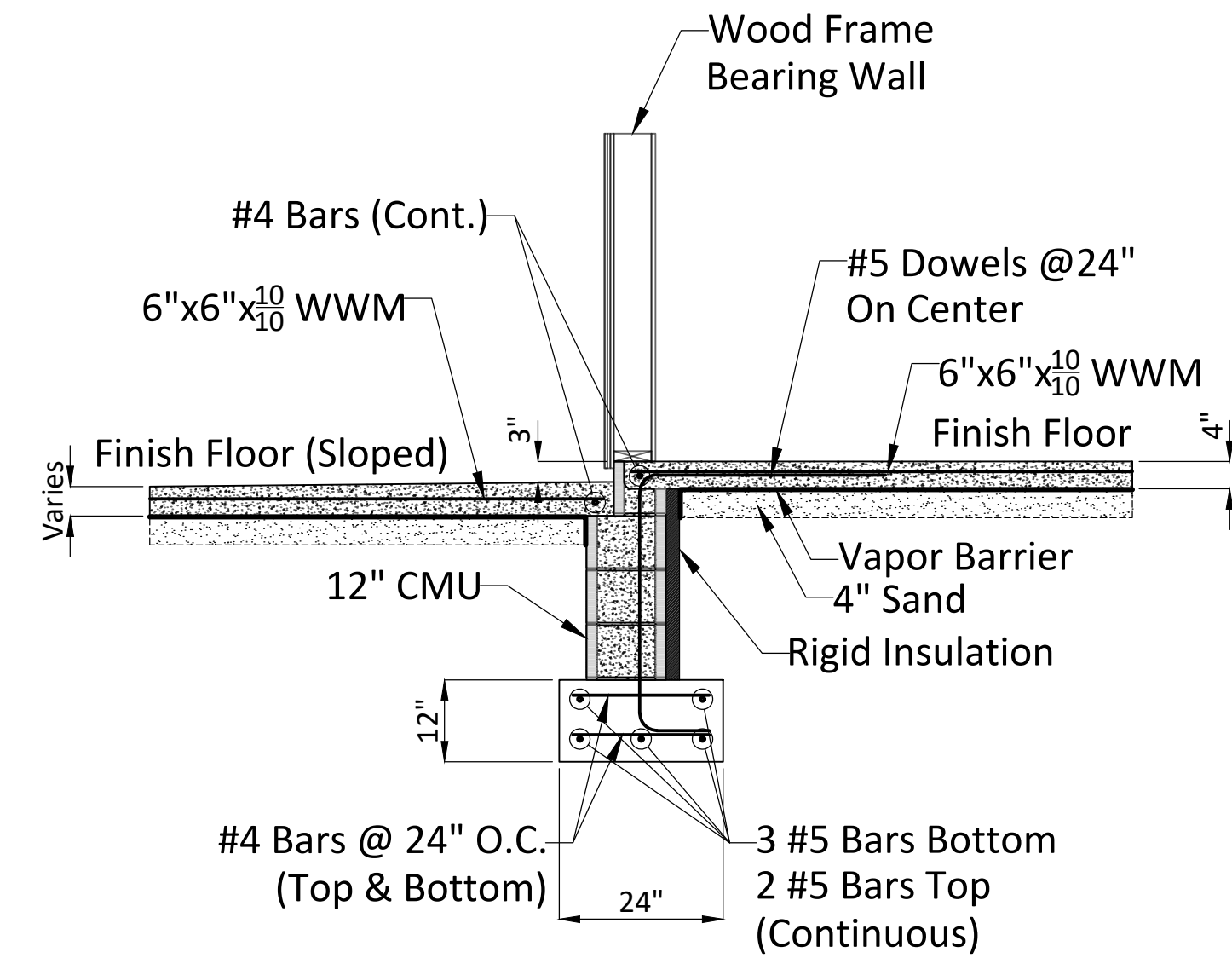
Footing Detail "A"

Scale: $\frac{1}{2}" = 1'-0"$



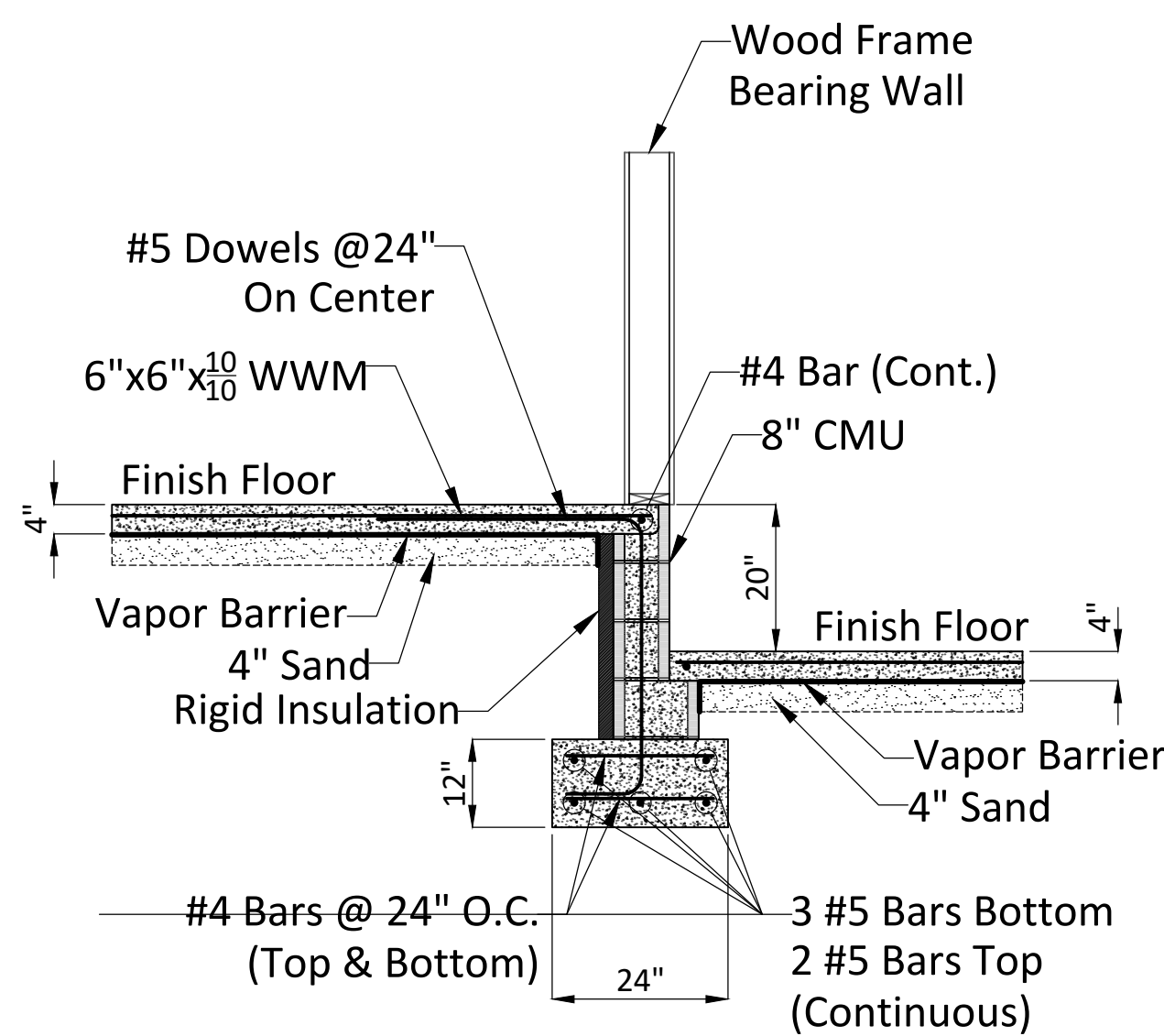
Footing Detail "B"

Scale: $\frac{1}{2}" = 1'-0"$



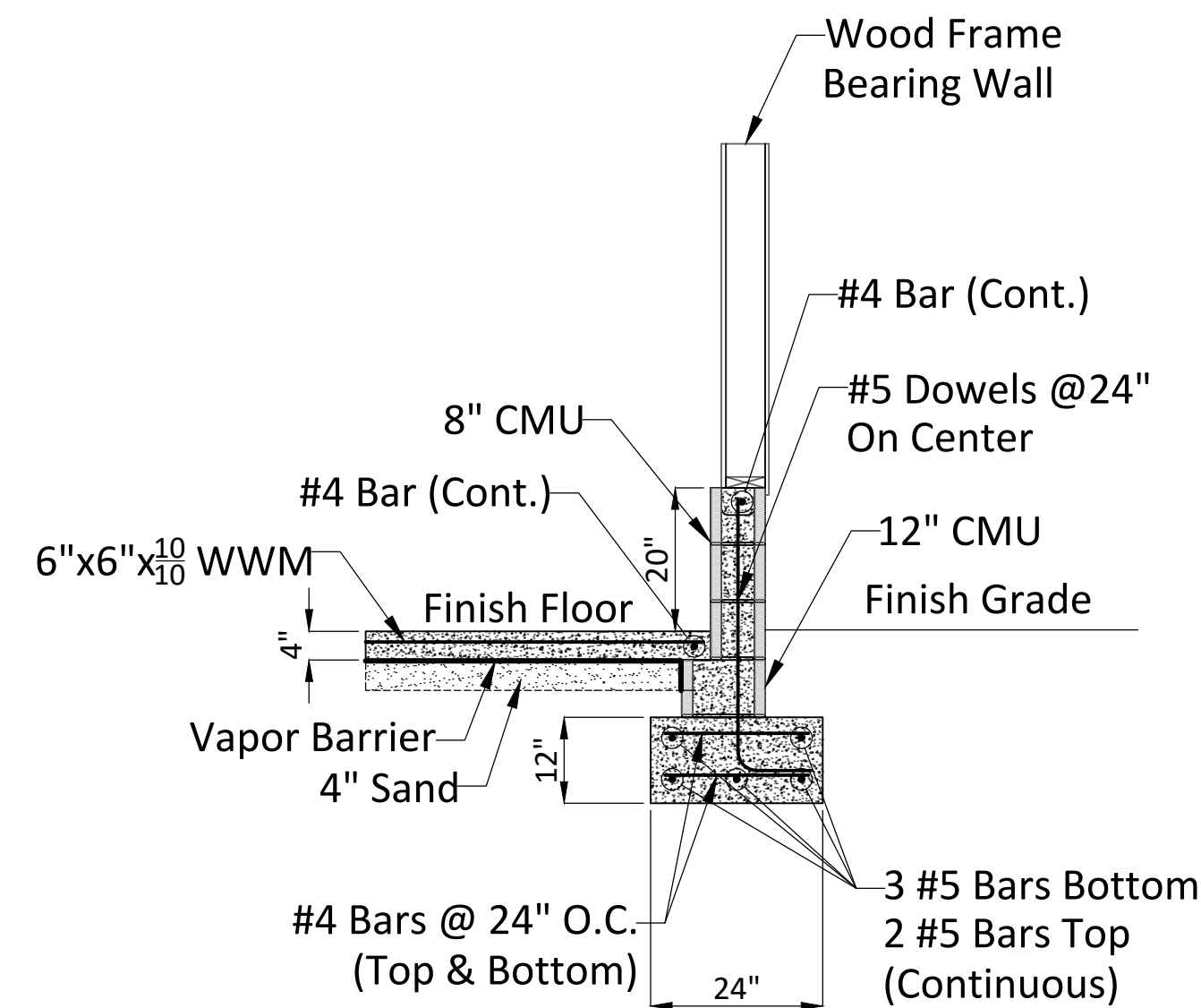
Footing Detail "C"

Scale: $\frac{1}{2}" = 1'-0"$



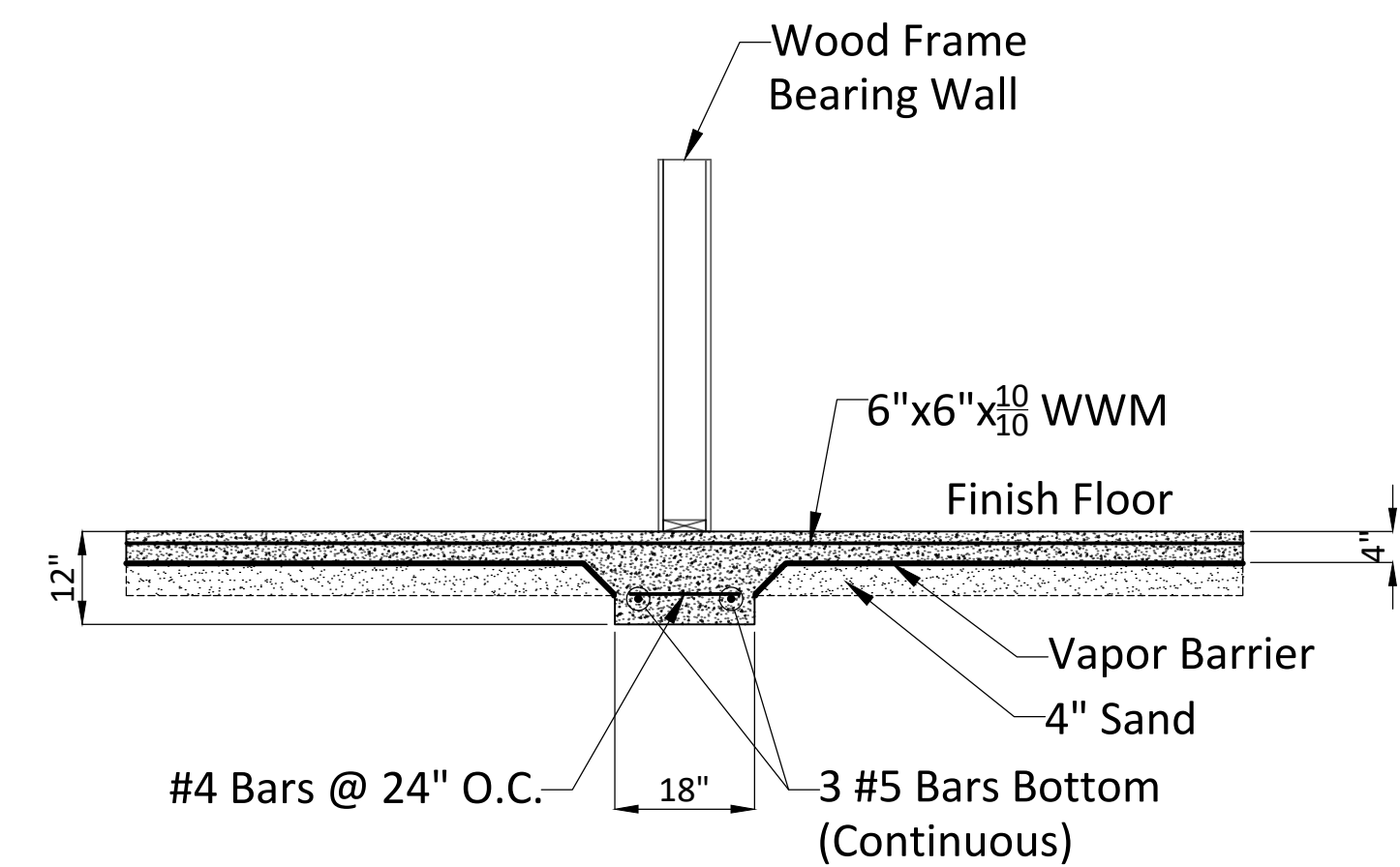
Footing Detail "D"

Scale: $\frac{1}{2}" = 1'-0"$



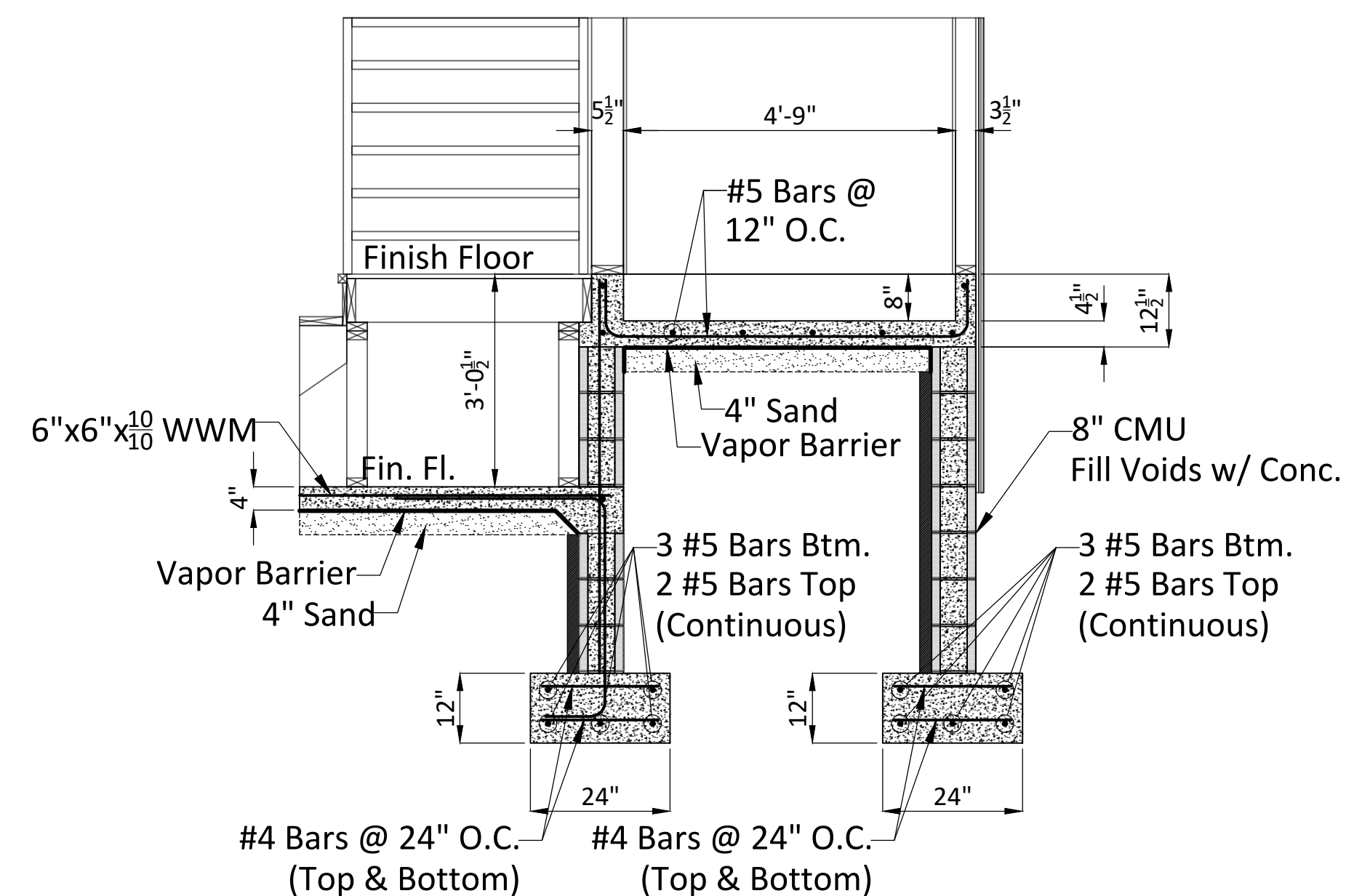
Footing Detail "E"

Scale: $\frac{1}{2}" = 1'-0"$



Footing Detail "F"

Scale: $\frac{1}{2}" = 1'-0"$



Footing Detail "G"

Scale: $\frac{1}{2}" = 1'-0"$

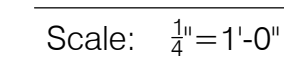
STRUCTURAL PLANS

Scale: $\frac{1}{4}" = 1'-0"$

GENERAL NOTES AND SPECIFICATIONS

Materials and Workmanship shall comply with the International Building Code (IBC), The National Concrete Masonry Association (NCMA), The Concrete Reinforcing Steel Institute (CRSI), and The American Institute of Steel Construction (AISC).

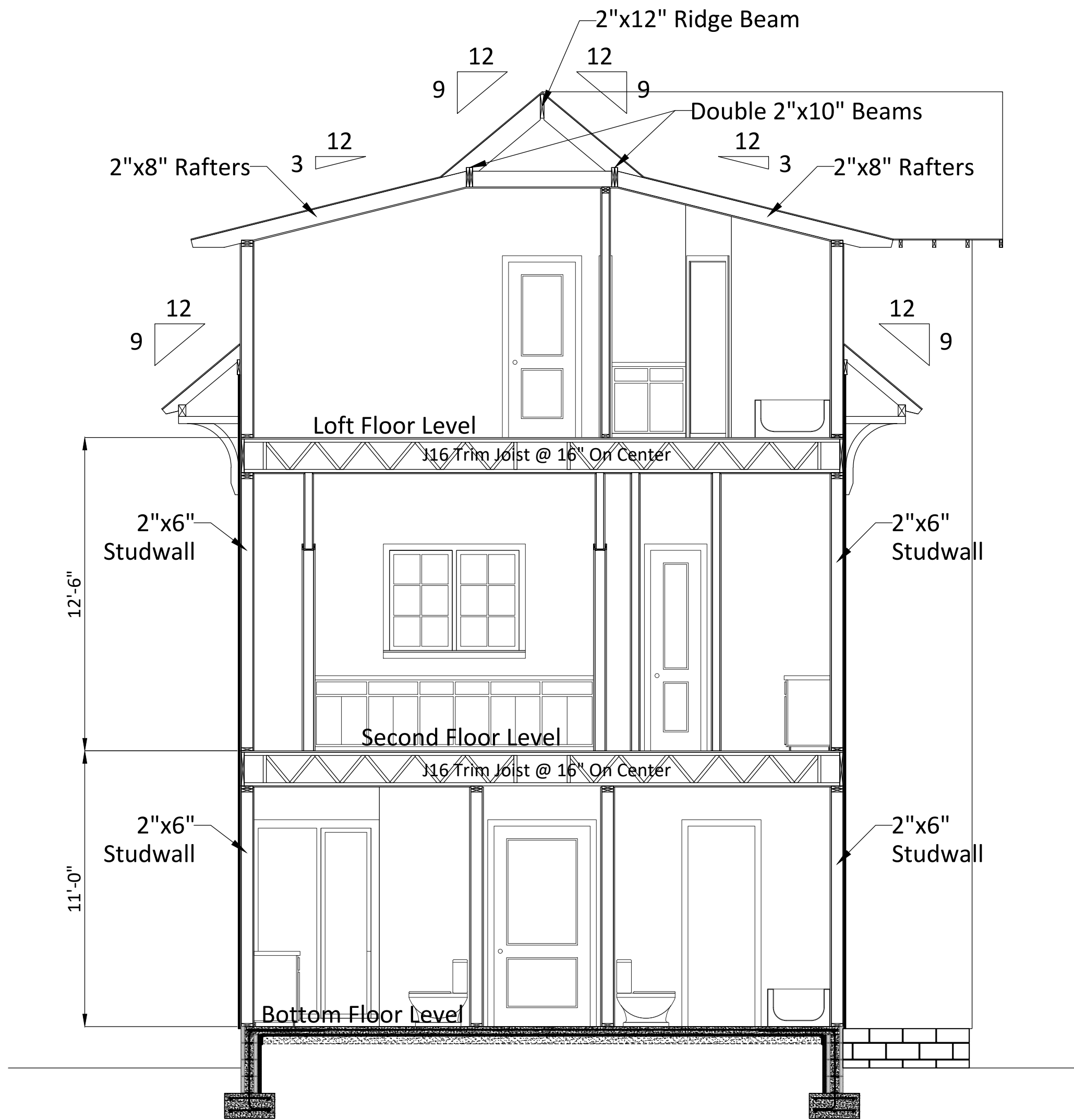
- (a) All Concrete shall have a minimum 28 day compressive strength of 3000psi, and have a maximum slump of 3 inches.
(b) Concrete Materials and Workmanship shall comply with ACI Codes, (Latest Edition).
- All Reinforced Masonry Units shall comply with CRSI requirements for materials and workmanship.
- All Reinforcing Steel shall comply with ASTM-A615 (Latest Edition), and shall be Grade 60, $F_y=60,000$ psi.
- Welded Wire Mesh (WWM) shall comply with ASTM-A185 (Latest Edition).



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

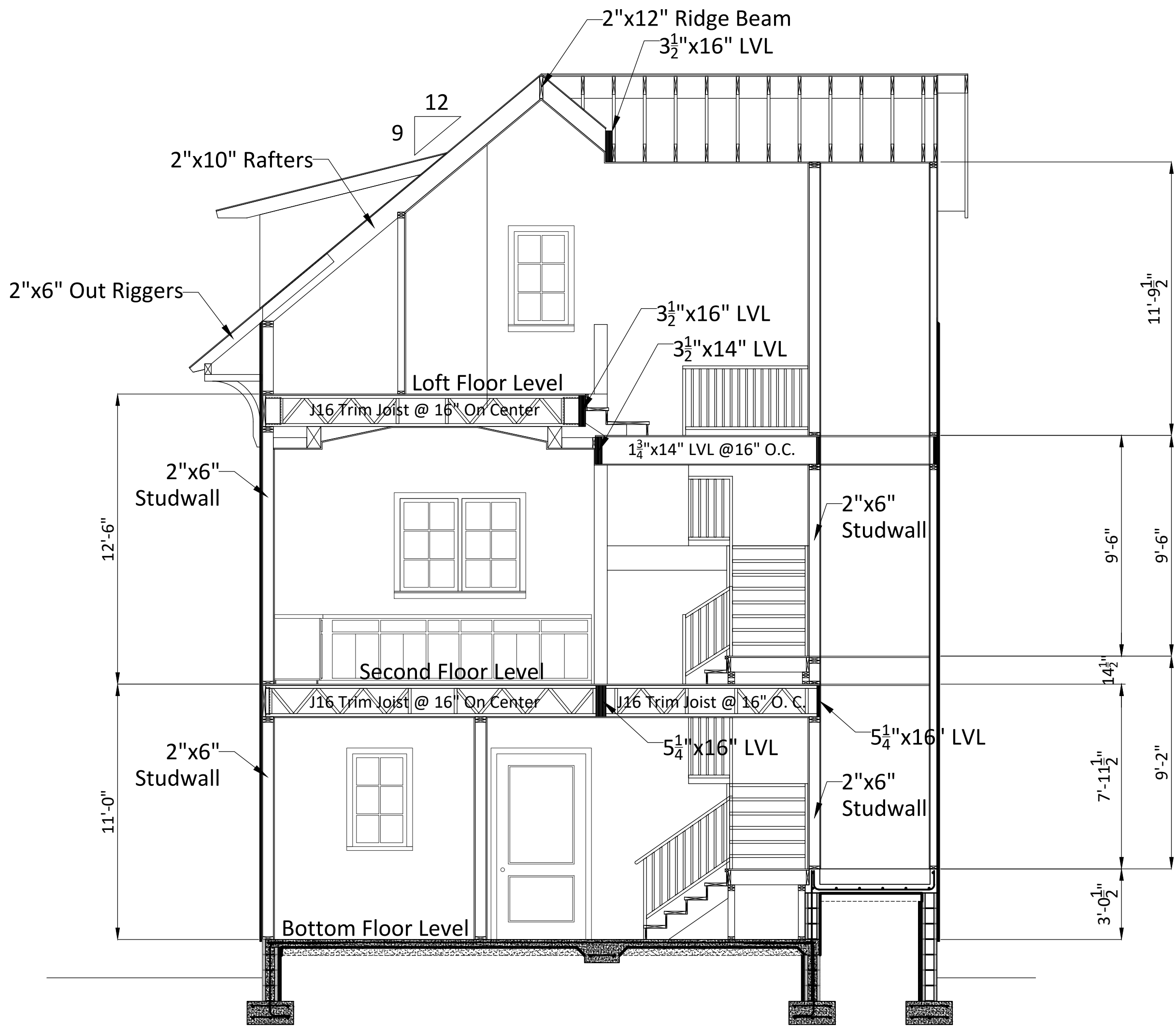
6 of 9

N:\2024\24-123 Mainstreet Fairhope House STR\24-123 Master2 Structural Plans.dwg



Section "BB"

Scale: $\frac{1}{4}" = 1'-0"$

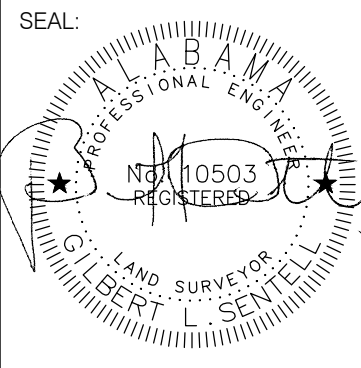


Section "AA"

Scale: $\frac{1}{4}" = 1'-0"$

STRUCTURAL PLANS

Scale: $\frac{1}{4}" = 1'-0"$



NO.	DATE	DESCRIPTION
1	04/16/26	ADDED ELEVATOR

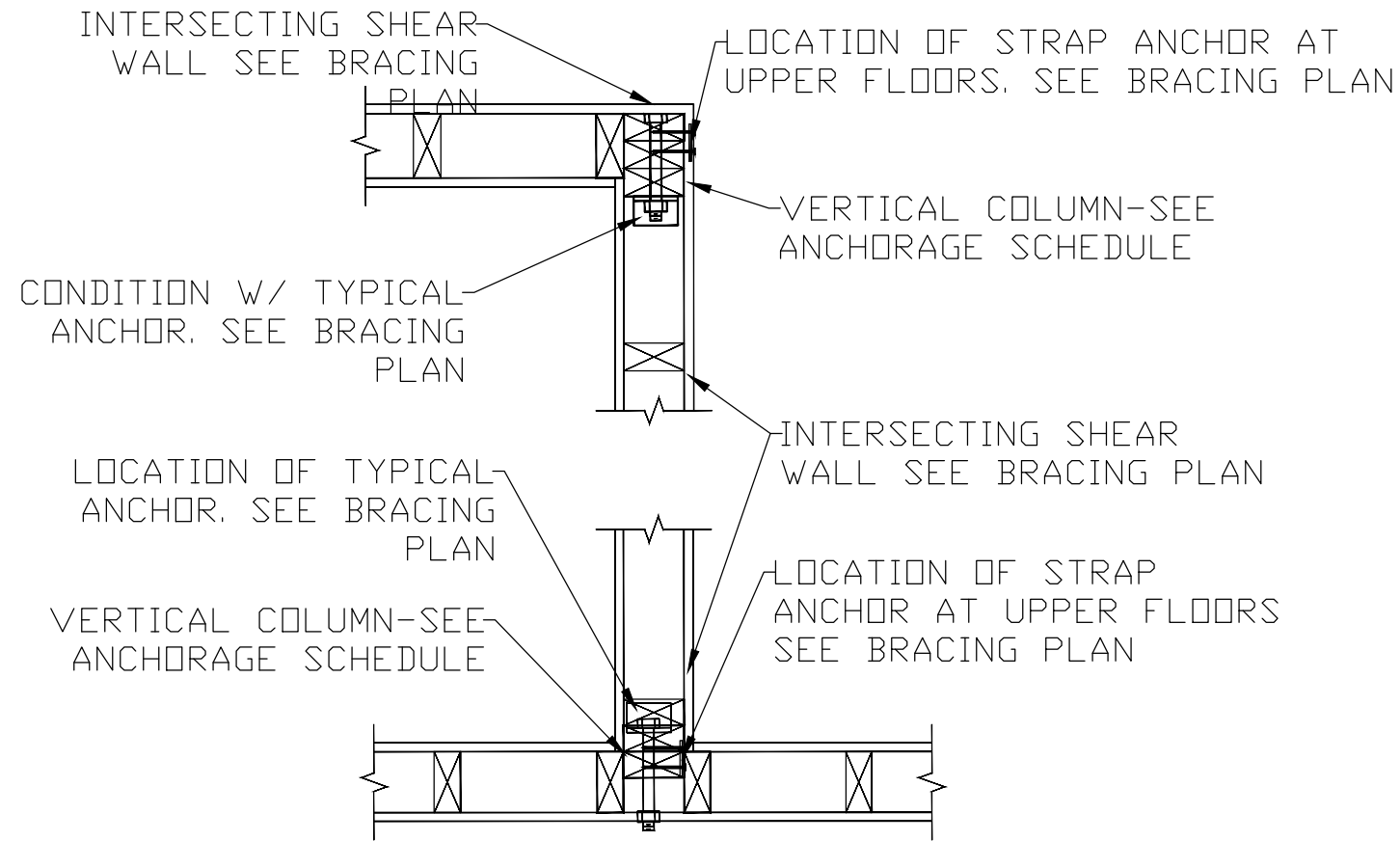
DRAWN : G.L.S.

CHECKED : G.L.S.

DATE : 05/28/2024

JOB NO : 24-123

SHEET :



FRAMING AND ANCHORAGE
AT SHEARWALL INTERSECTION
SCALE: NTS

SHEAR WALL NOTES:

- (1) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE SPECIFIED MATERIALS AND TO INSURE PROPER INSTALLATION IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES.
- (2) IF REQUIRED, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE SPECIAL INSPECTION.
- (3) SUBSTITUTION OF THE SPECIFIED MATERIALS OR HARDWARE MUST BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- (4) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE AND USE PACHOMETERS AND OTHER NECESSARY EQUIPMENT TO LOCATE ALL REINFORCING SUCH THAT NO DAMAGE OCCURS FROM PLACEMENT OF POWDER ACTUATED FASTENERS AND EPOXY OR EXPANSION ANCHORS IN H-CORE FLOOR PANELS AND P-CAST BEAMS.
- (5) SHEAR WALL FRAMING SHALL CONSIST OF WOOD STUDS @ 16" O.C. MAXIMUM, SEE STUD SCHEDULE FOR EXACT SIZE AND SPACING.

SHEAR WALL NOTES:
SCALE: N.T.S.

ANCHOR NO.	ANCHOR TYPE ⁽¹⁾	Vertical Column Requirements at End ⁽⁴⁾ of Shearwall	ANCHOR TO VERT. WOOD MEMBER CONNECTION REQUIREMENTS	FOUNDATION ANCHORAGE REQUIREMENT (3)			ANCHOR CAPACITY (#)
				RECOMMENDED	ALTERNATE		
				HEADED ANCHOR BOLT	EXP. ANCHOR BOLT ⁽⁶⁾	EPOXY ANCHOR BOLT ⁽⁷⁾	
1	1-CS16	(2) 2x4 (MIN)	28-8d	-	-	-	1705
2	2-CS16	(2) 2x4 (MIN)	56-8d	-	-	-	3410
3 ⁽²⁾	1-MST60/72	(2) 2x4 (MIN)	68-16d	-	-	-	4600
4 ⁽²⁾	2-MST60/72	4x6 NOMINAL POST (MIN)	68-16d	-	-	-	9200
5	LTT19	(2) 2x4 (MIN)	8-10 SINKER	5/8" x 7" MIN. EMBED	3/4"Ø x 3 1/4" MIN. EMBED	3/4"Ø x 6 3/4" MIN. EMBED	1150
6	LTT20B	(2) 2x4 (MIN)	2-1/2" Ø BOLTS	5/8" x 7" MIN. EMBED	5/8"Ø x 7" MIN. EMBED	5/8"Ø x 5" MIN. EMBED	1400
7	HTT4	(2) 2x4 (MIN)	18-16d x 2.5	5/8" x 7" MIN. EMBED	-	5/8"Ø x 7 1/2" MIN. EMBED	3640
8	HTT5KT	(2) 2x4 (MIN)	26-SD #10	5/8" x 7" MIN. EMBED	-	7/8"Ø x 6 5/8" MIN. EMBED	5360
9	HD7B	(3) 2x4 or (3) 2x6 (MIN)	3-3/4" Ø BOLTS	5/8" x 7" MIN. EMBED	-	7/8"Ø x 10" MIN. EMBED	6245
10	HD9B	(3) 2x4 or (3) 2x6 (MIN)	3- 7/8" Ø BOLTS	5/8" x 7" MIN. EMBED	-	1"Ø x 12 3/8" MIN. EMBED	8435
11	HD12	(5) 2x4 OR (5) 2x6 (MIN)	4-1" Ø BOLTS	5/8" x 7" MIN. EMBED	-	1 1/4"Ø x 12" MIN. EMBED	13120
12	HD19	(5) 2x4 OR (5) 2x6 (MIN)	5-1" Ø BOLTS	5/8" x 7" MIN. EMBED	-	-	15270

NOTES:

1. ANCHOR TYPE REFERS TO SIMPSON STRONG TIE HARDWARE SPECIFICATIONS.
2. USE MST60 STRAP FOR CLEAR SPANS LESS THAN 16". USE MST72 STRAP FOR ALL CLEAR SPANS GREATER THAN 16".
3. REFER TO 'EMBED. PLATE ANCHORAGE AT ELEVATED SLAB' DETAIL ON THIS SHEET FOR ANCHORAGE TO CONCRETE SLAB.
4. ALL VERTICAL COLUMN MEMBERS SHALL BE FASTENED TOGETHER WITH 16D NAILS @ 8" O.C. MIN. STAGGERED.
5. HD15 REQUIRES A STANDARD WASHER.
6. EXPANSION ANCHORS SHALL BE HILTI KWIK BOLT II AND REQUIRE A MINIMUM CONCRETE EDGE DISTANCE OF 10X THE DIAMETER OF THE ANCHOR.
7. EPOXY ANCHORS SHALL BE SIMPSON ET22, HILTI HVA, OR RAMSET EPCON, AND REQUIRE A MINIMUM CONCRETE EDGE DISTANCE OF 14X THE DIAMETER OF THE ANCHOR

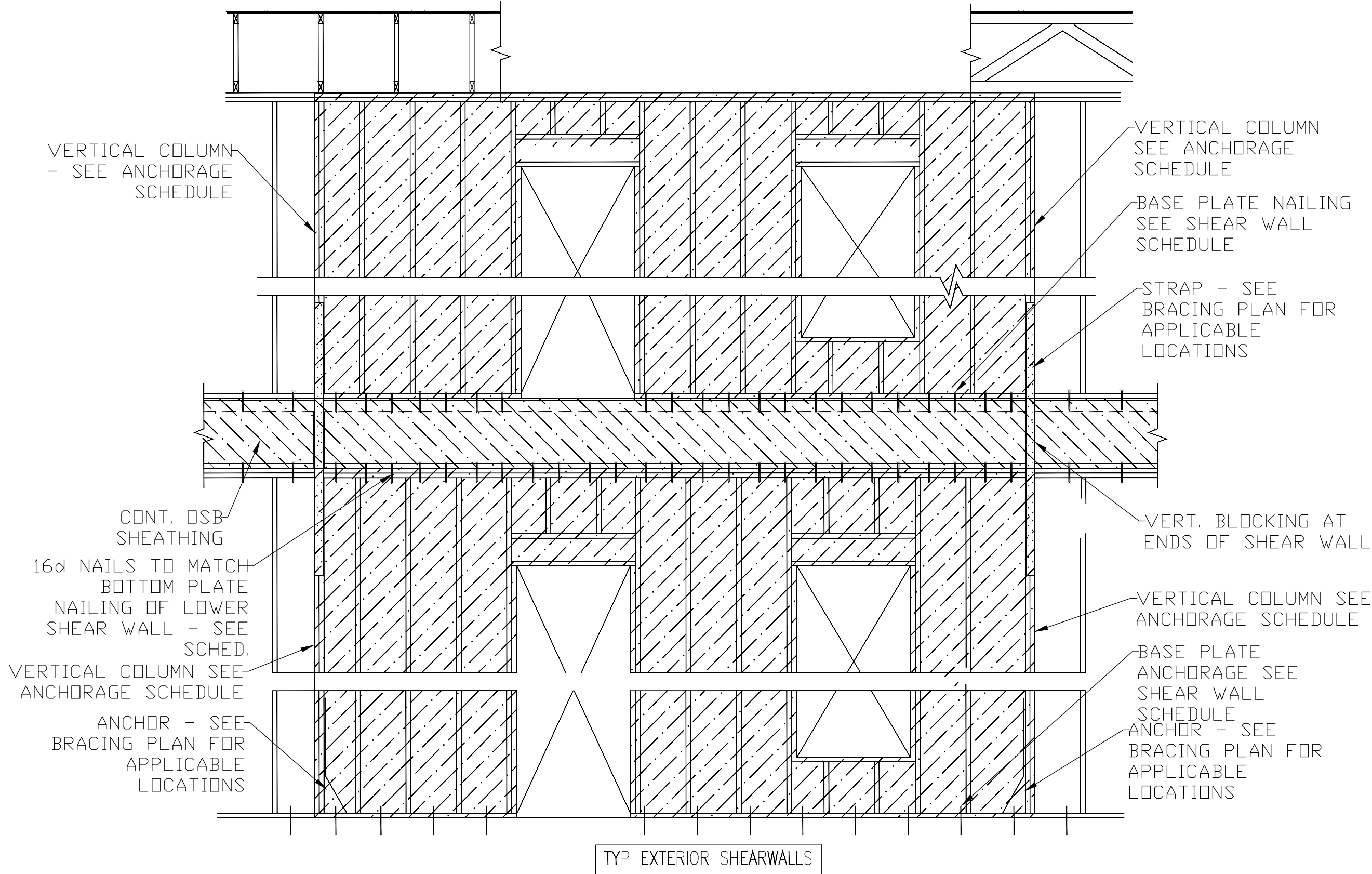
SHEAR WALL ANCHORAGE SCHEDULE:
SCALE: N.T.S. TYPICAL DETAIL

SHEARWALL TYPE	SHEATHING		EDGE NAILING (2), (3), (4), (5)	FIELD NAILING (2), (3), (4), (5)	BLOCKED PANEL EDGES	BASE PLATE NAILING	BASE PLATE ANCHORAGE TYPE				SHEARWALL CAPACITY	
							RECOMMENDED	ALTERNATE	ALTERNATE @ NON P.T. SLABS			
	7/16" PLY WOOD OR O.S.B. (8)	5/8" GYPSUM WALLBOARD OR GYPSUM SHEATHING				16d NAILS (UPPER FLOOR ANCHORAGE)	A307 HEADED ANCHOR BOLT	SIMPSON MAS (5)	POWERS FASTENERS POWER-STUD+ SD1 EXPANSION ANCHORS (9)	HILTI XCP POWDER ACTUATED FASTNERS (9)	UNFACTORED SHEAR CAPACITY (PLF) (SEISMIC)	FACTORED SHEAR CAPACITY (PLF) (1.4 WIND)
A(1)			8d @ 2"	8d @ 12"	YES	2"	5/8"Ø @ 16"	9"	1/2"Ø x 2 1/2" EMBED @ 12"	-	589	824
B	*		8d @ 3"	8d @ 12"	YES	3"	5/8"Ø @ 20"	12"	1/2"Ø x 2 1/2" EMBED @ 12"	-	451	631
C	*		8d @ 4"	8d @ 12"	YES	4"	1/2"Ø @ 16"	14"	1/2"Ø x 2 1/2" EMBED @ 16"	-	350	490
D	*		8d @ 6"	8d @ 12"	YES	6"	1/2"Ø @ 24"	24"	1/2"Ø x 2 1/2" EMBED @ 21"	-	239	334
E		*	6d @ 4"	6d @ 4"	YES	10"(5)	1/2"Ø @ 48"(5)	48"	1/2"Ø x 2 1/2" EMBED @ 30"	6"	175	175
F		*	6d @ 4"	6d @ 4"	NO	12"(5)	1/2"Ø @ 48"(5)	48"	1/2"Ø x 2 1/2" EMBED @ 36"	7"	145	145
G		*	6d @ 7"	6d @ 7"	NO	15"(5)	1/2"Ø @ 48"(5)	48"	1/2"Ø x 2 1/2" EMBED @ 48"	9"	115	115

FOOTNOTES:

- (1) FRAMING AT ADJOINING PANEL EDGES SHALL BE 3 INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED.
- (2) NAIL REQUIREMENT: INTERIOR 5/8" GYPSUM REQUIRES 6D COOLER NAILS (0.092"Ø, 17/8" LONG, 1/4" HEAD) OR WALLBOARD NAILS (0.0915"Ø, 17/8" LONG, 19/64" HEAD).
- (3) NAIL REQUIREMENT: EXTERIOR GYPSUM SHALL BE FASTENED WITH NO. 11 GAGE, 13/4" LONG 7/16" HEAD DIAMOND POINT, GALVANIZED NAILS IN PLACE OF 5D OR 6D COOLER NAILS.
- (4) NAIL REQUIREMENT: ALL EXTERIOR SHEATHING SHALL BE FASTENED WITH CORROSION RESISTANT WALLS.
- (5) REDUCE SPACING BY 1/2 WHEN SHEARWALL TYPES ARE SPECIFIED ON BOTH SIDES OF WALL
- (6) PROVIDE 4" MIN. EMBED AT SLAB EDGE CONDITION (2" MIN. EDGE DISTANCE)
- (7) DESIGN VALUES ARE BASED ON SPF SUB FRAMING SPACED AT 16" O.C.
- (8) 7/16", EXPOSURE 1 RATED WOOD PANELS
- (9) NOT PERMITTED FOR USE AT SLAB EDGE CONDITIONS.

SHEAR WALL SCHEDULE:
SCALE: N.T.S.



EXTERIOR SHEAR WALL W/ OPENINGS
SCALE: 3/8" = 1'-0"

SHEARWALL LEGEND

DASHED LINE DENOTES SHEARWALL LOCATION. LOCATE PLYWOOD/OSB SHEATHING IN AIR GAP BETWEEN PARTYWALL WHERE POSSIBLE

DENOTES ANCHORS REQUIRED AT EACH END OF SHEAR WALL, SEE SCHEDULE ABOVE AND CORRESPONDING SCHEDULE ON S2-02

DENOTES SHEATHING REQUIRED AT SHEAR WALL, SEE SCHEDULE ABOVE AND CORRESPONDING SCHEDULE ON S2-02

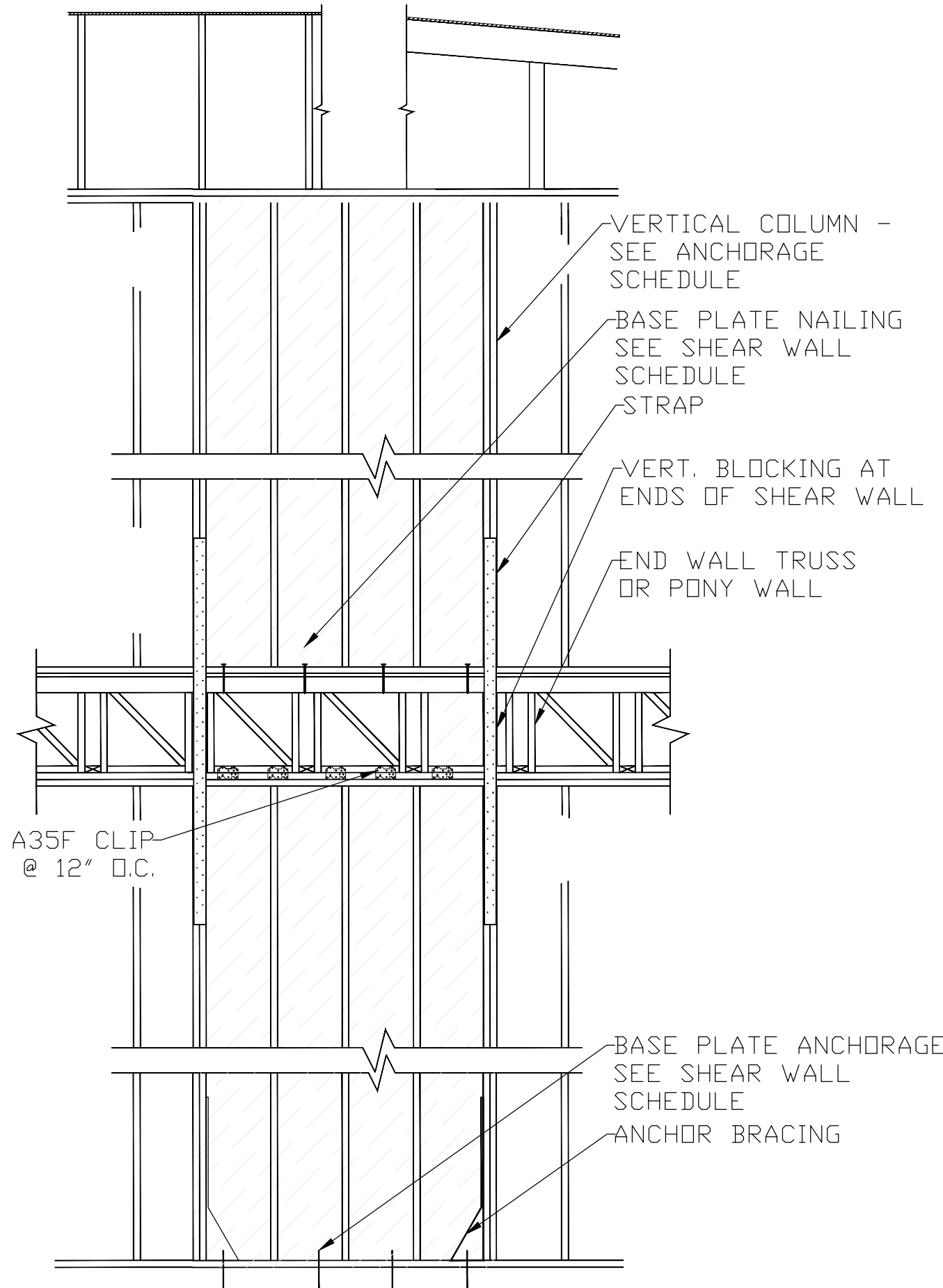
NOTE: SHEATHING IS REQUIRED ON EACH SIDE OF WALL WHEN TWO SYMBOLS ARE PRESENT.

SHEARWALL PLAN NOTES:

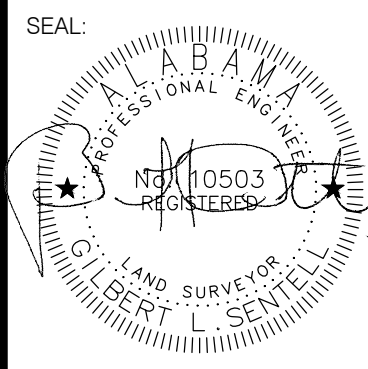
1. ALL SHEARWALL MATERIALS SHALL COMPLY WITH NOTES AND SCHEDULES PER SHEET 8 OF 8.
2. FOR SHEARWALL AND ANCHORAGE TYPES, REFERENCE SHEET 3 OF 8.

SHEARWALL SCHEDULE				
MARK LEVEL	P.1	P.2	P.3	
4TH	D	D	D	
3RD 4TH	D	D	C	
2ND 3RD	C	C	B	
1ST 2ND	C	B	A	

ANCHORAGE SCHEDULE				
MARK LEVEL	A.1	A.2	A.3	A.3
4TH	1	2	2	2
3RD 4TH	1	2	2	3
2ND 3RD	1	2	3	4
SLAB	7	9	10	11



LOAD BEARING SHEAR WALL
SCALE: 3/8" = 1'-0"



DESCRIPTION									
NO	DATE								

DRAWN :	CGS
CHECKED :	GLS
DATE :	05/2024
JOB NO :	24-123
SHEET :	

GENERAL NOTES:

General Contractor to verify all field conditions, and insure compliance of proposed structure with said conditions. General Contractor to verify all dimensions in construction documents, and notify designer of any discrepancies before construction.

All products and materials to be installed according to manufacturer's specifications. During adverse weather conditions, including wind speeds in excess of 60 m.p.h., workers are to secure all materials, tools, etc., leave work site immediately, and seek proper shelter.

FOUNDATIONS:

Foundations are designed for an assumed allowable soil bearing pressure of 2000 psf (95kPa) on compacted fill. Before construction commences, soil bearing capacity shall be verified by a subsurface investigation, as well as field and laboratory tests performed by a certified testing laboratory whose report shall include analysis and recommendations for site preparation in order to bear the foundation loads. The above report shall be submitted to the structural engineer for review before foundation construction begins.

CONCRETE:

Concrete shall be per an approved mix design proportioned to achieve a 28 day strength of 3000 psi (143kPa) with a plastic and workable mix. Slump shall be four inches plus or minus one inch. Concrete shall be placed and cured according to ACI standards and specifications. Submit proposed mix design with recent field cylinder or lab tests for review prior to use. Mix shall be uniquely identified by mix number or other positive identification. Mix shall meet the requirement of ASTM C-33 for coarse aggregate. Addition of water to concrete already transported from the batch plant is not allowed under any circumstances.

CONCRETE TESTING: (IF REQUIRED)

An independent testing laboratory shall perform the following tests on cast in place concrete.

ASTM C143 – Standard test method for slump of portland cement concrete.

ASTM C39 – Standard test method for compressive strength of cylindrical concrete specimen.

A separate test shall be conducted for each class, for every 50 cubic yards (38kl) (or fraction thereof), placed per day. Required cylinder(s) quantities and test age is as follows: 1 at 3 days, 1 at 7 days, 2 at 28 days.

One additional reserve cylinder to be tested under the direction of the engineer, if required. If 28 day strength is achieved, the additional cylinder(s) may be discarded.

WELDED WIRE FABRIC:

Welded wire fabric shall conform to ASTM A-185, be free from oil, scale, and rust, and shall be placed in accordance with the typical placing details of ACI standards and specifications. Minimum lap shall be one space plus two inches.

Reinforcing Steel Reinforcing steel shall be ASTM A-615 grade 40 deformed bars, free from oil, scale and rust, and shall be placed in accordance with the typical bending diagram and placing details of ACI standards and specifications.Minimum overlap of 25" (.6m) (see typical footing corner). Steel coverage for footings and slabs (against earth) to be 3" (7.6cm). Vertical wall reinforcing steel at 6' (1.8m) on center, both sides of openings, and 2 cells both sides at spans over 8' (2.4m).

ROOF TRUSS:

Roof decking should be 15/32" APA rated plywood grade C-D with 3/8"Ø seam sealer and a required retainer strap.

Allowable uplift pressure 131.5PSF or 227MPH.

Fastener spacing of 4-5/8" for ASCE 7-10 with Exposure Category C and Risk Category II. Substrate should be 15/32" APA rated plywood grade C-D. Fastener = #10 x 1" pancake wood screw. Installation should be verified with conformance to applicable building code.

Underlayment should be installed continuous over entire substrate. Roof deck must be clean and free from any moisture, ice, dust, loose nails, protrusions, voids, and other debris. Use minimum 4" horizontal laps and minimum 12" vertical (end) laps.

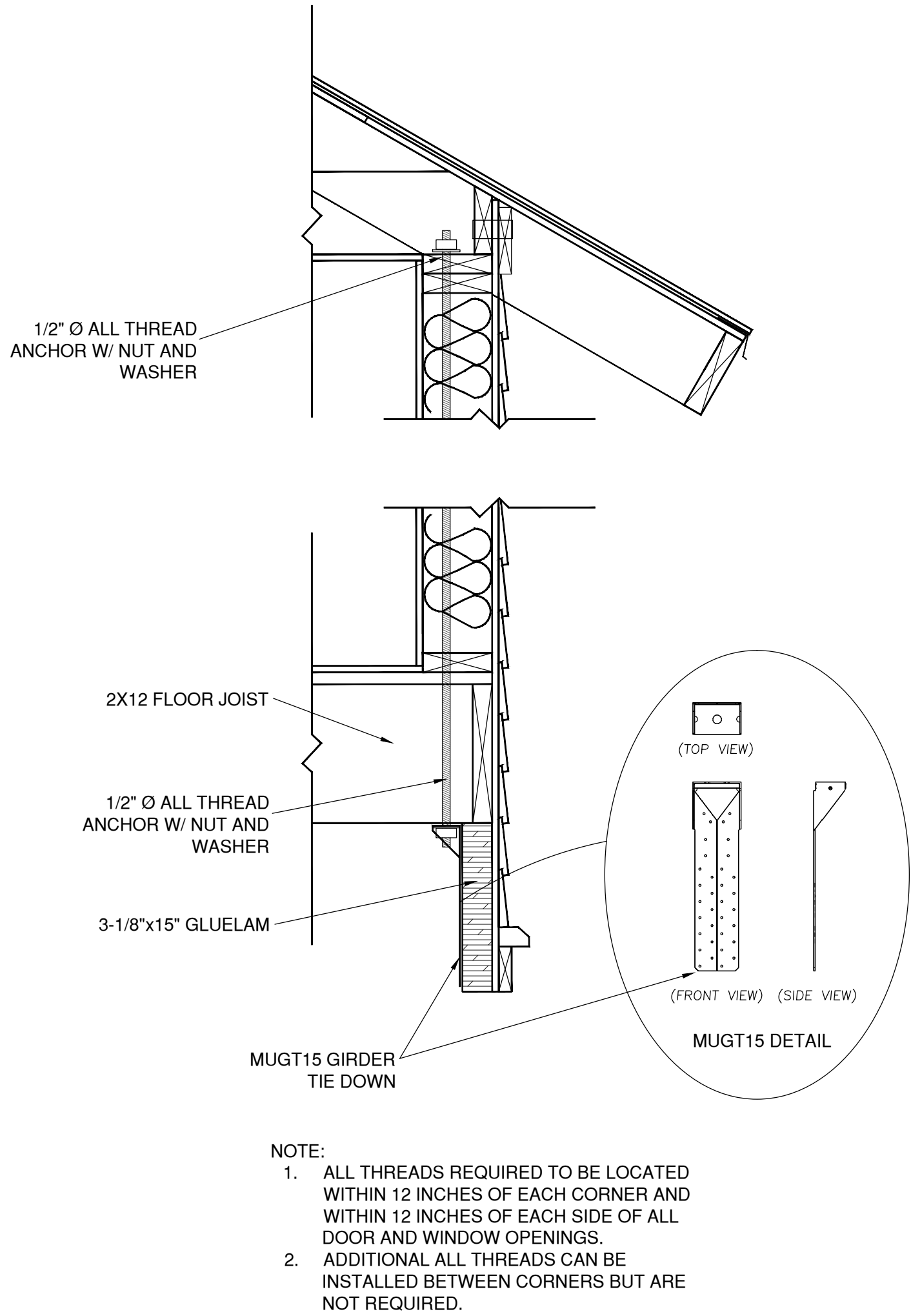
Start at lowest portion of roof. Apply with printed side up. Extend underlayment over roof edges (eaves and rakes) minimum 1-1/2". Install full course centered along valleys.

Extend underlayment minimum 6" up vertical termination details (i.e. sidewall and highwalls)

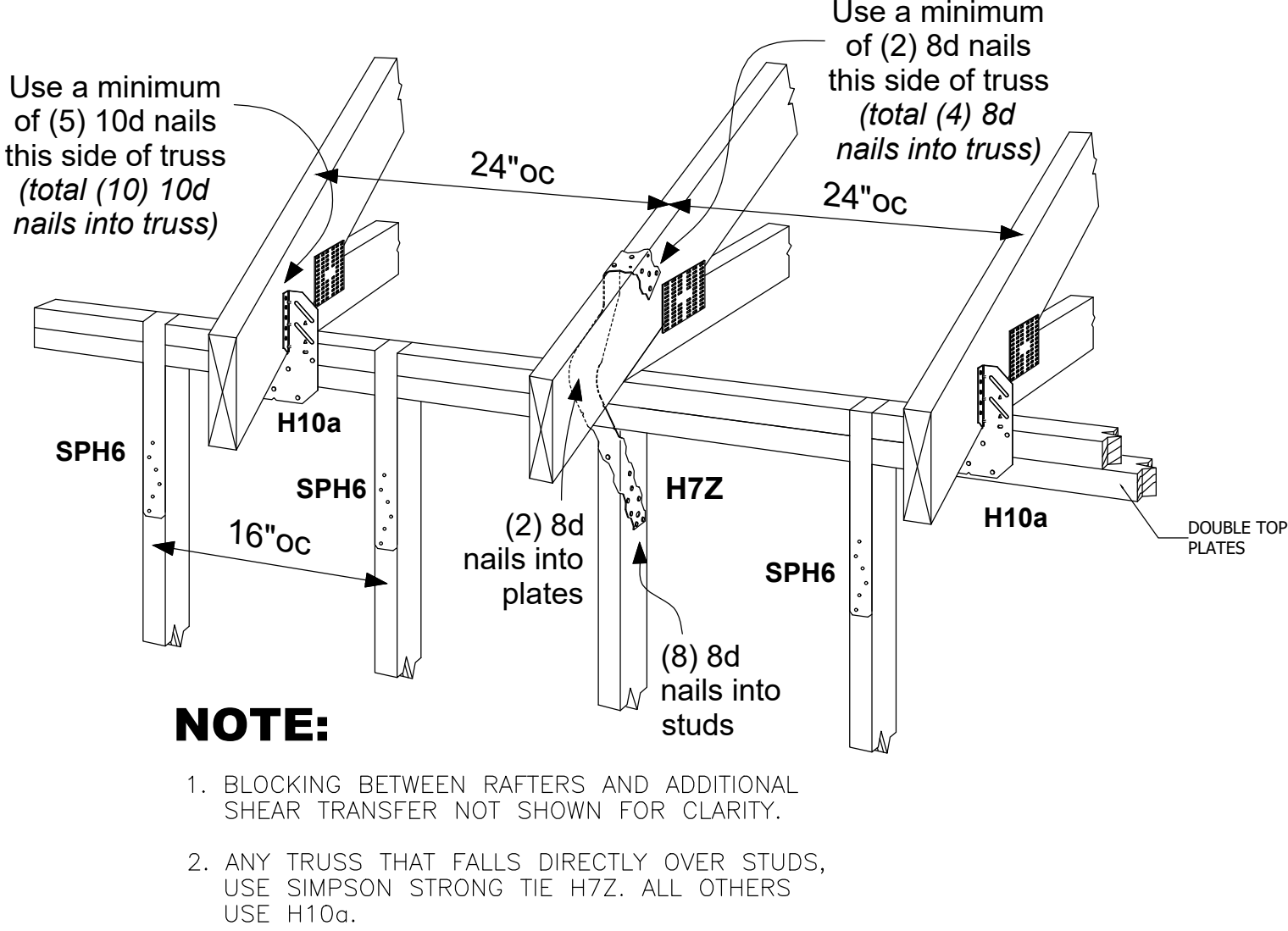
Synthetic underlayment is mechanically fastened to substrate. Use only electroplated, galvanized, or coated fasteners. Use of "common steel" (uncoated) roofing nails may result in rusting that can spread to the underside of metal roof panels and flashings. DO NOT use staples for application of underlayment. Apply nails at 6 inches on center along head and end laps and 24 inches on center along the center of each course.

Self-adhered membrane underlayment to be applied with release paper towards roof surface. Remove release paper diagonally from bottom of roll while applying heavy hand pressure to top surface. Refer to manufacturer's requirements for minimum application temperatures and instructions for cold weather installation.

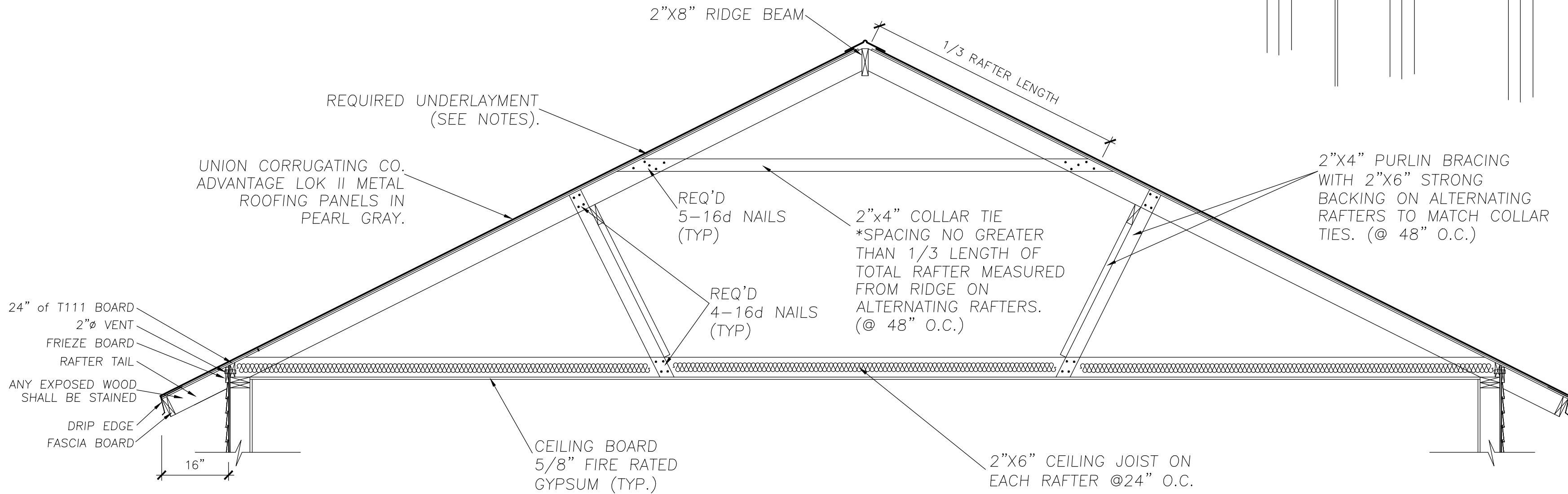
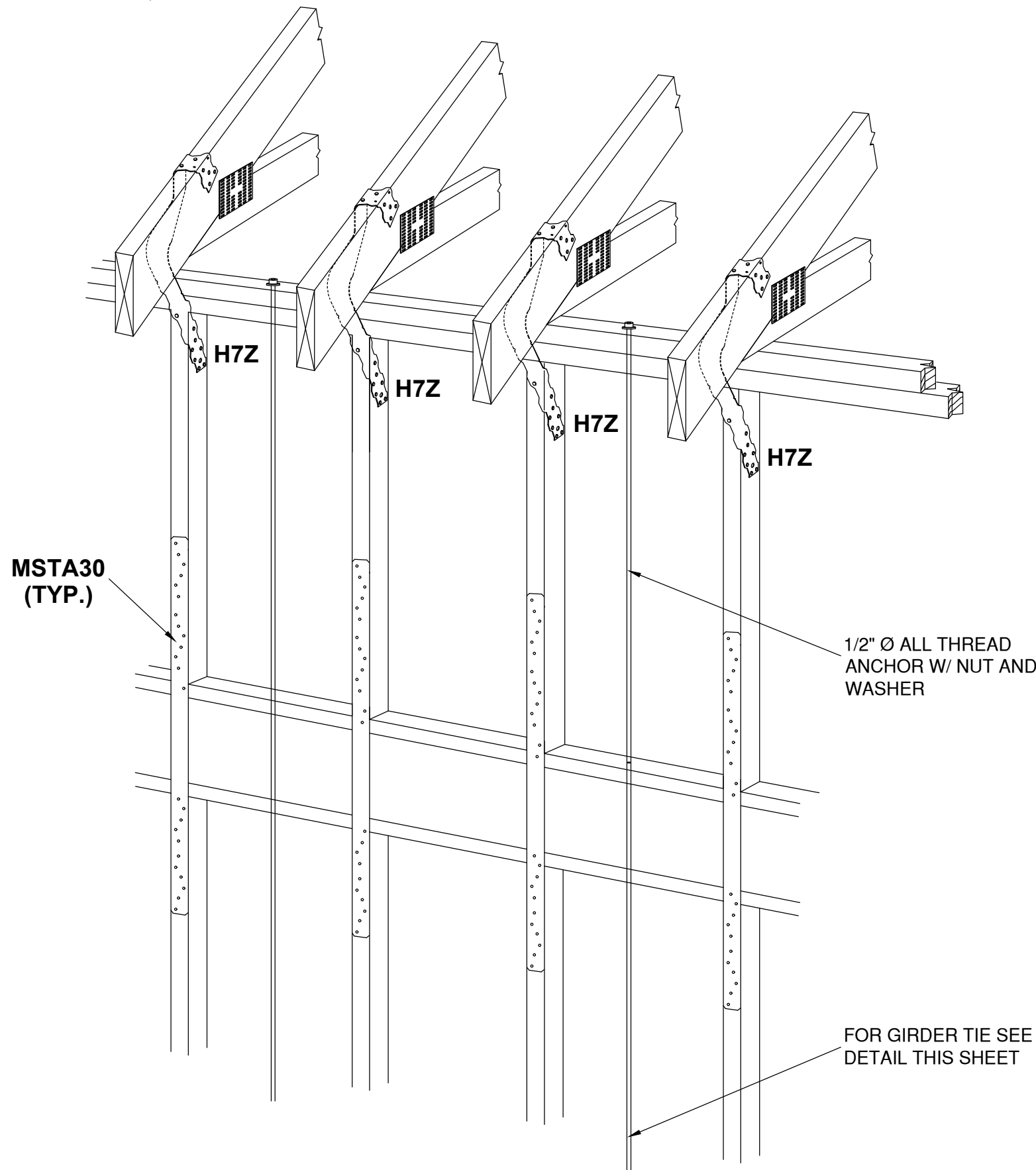
Underlayment left exposed to elements for a period beyond the manufacturer's recommended exposure duration should be completely replaced or covered with new.



TYPICAL WALL DETAIL



TRUSS/RAFTER CONNECTIONS

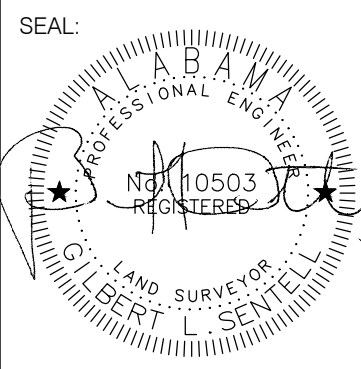


ROOF TRUSS / OPEN RAFTER DETAIL

STRENGTH DESIGN VALUES:

ZONE	PSF	MPH
1	73.3	169MPH
2	127.7	223MPH
3	188.8	271MPH

*CALCULATED USING THE SQUARE ROOT OF (PSF/0.00256)



NO.	DESCRIPTION	DATE
1	DESCRIPTION: EDITED NOTES, ADDED ROOF TRUSS TIE TO WALL DETAILS	8/27/18
DRAWN: CGS		
CHECKED: GLS		
DATE: 0		
JOB NO: 24-123		
SHEET: 9 of 9		