

Lot # 372 Bear Point Estates

Bayou St. John Ave. Orange Beach, Al. 36561

Gary S Bishop
Digitally signed by Gary S Bishop
Date: 2025.05.07 14:58:47 -05'00'



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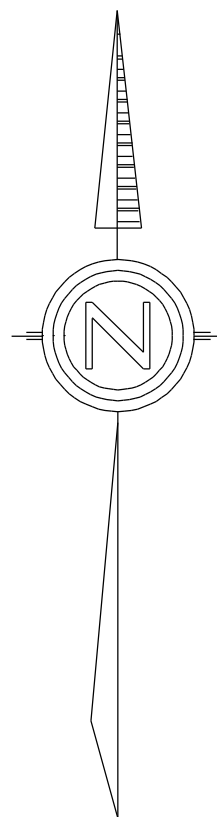
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PAGE DESCRIPTION: SITE PLAN
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SCALE: 1/8"=1'-0"
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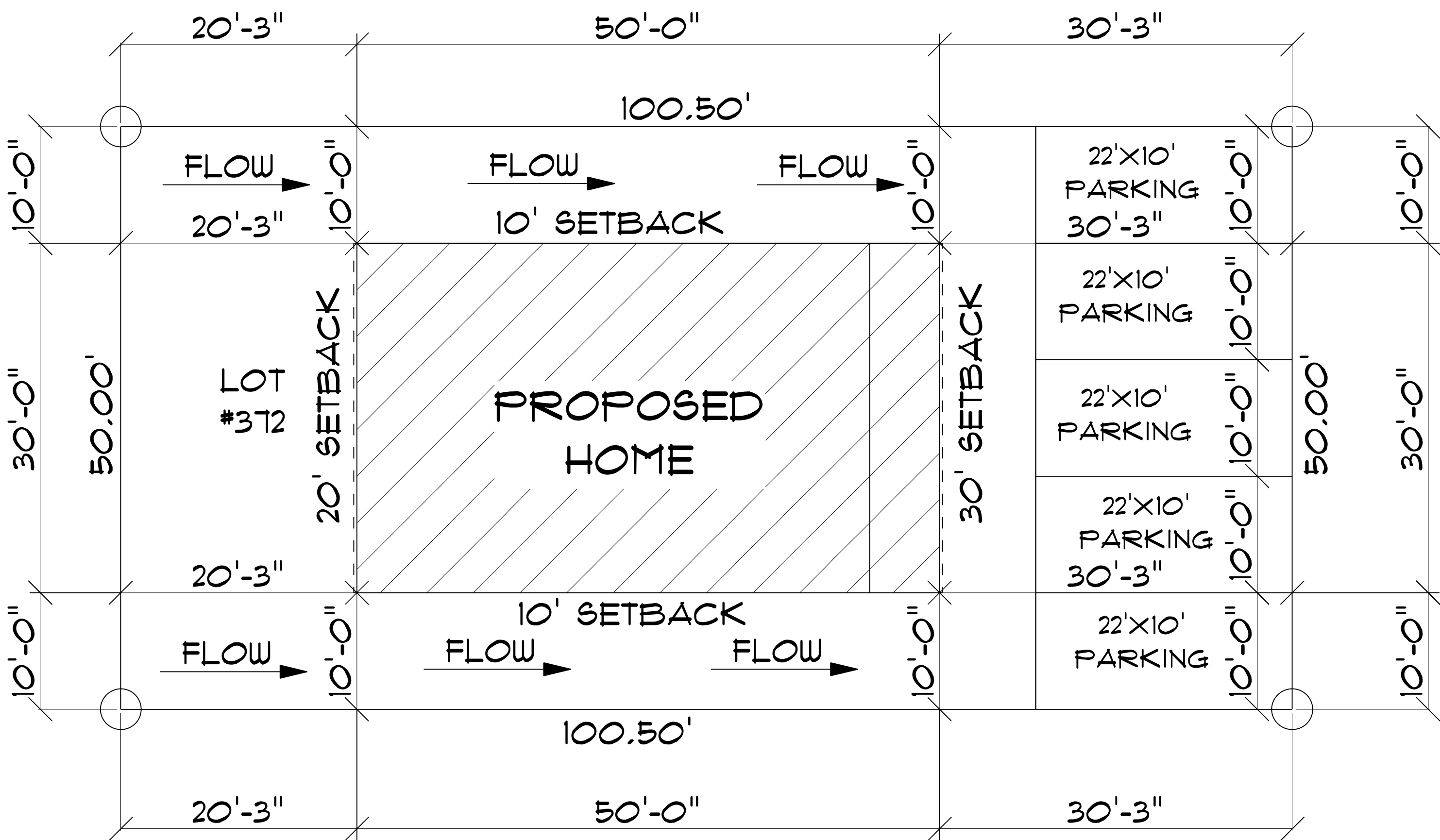


1 VICINITY MAP
SCALE: N.T.S.

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SCALE: N.T.S.

NOTE: SURVEY NOT PROVIDED
BUILDER TO VERIFY PLACEMENT
OF HOUSE ON LOT WITH COUNTY SETBACKS
BEFORE STARTING CONSTRUCTION.



1 SITE PLAN
SCALE: 1/8"=1'-0"

Bayou St John Ave.



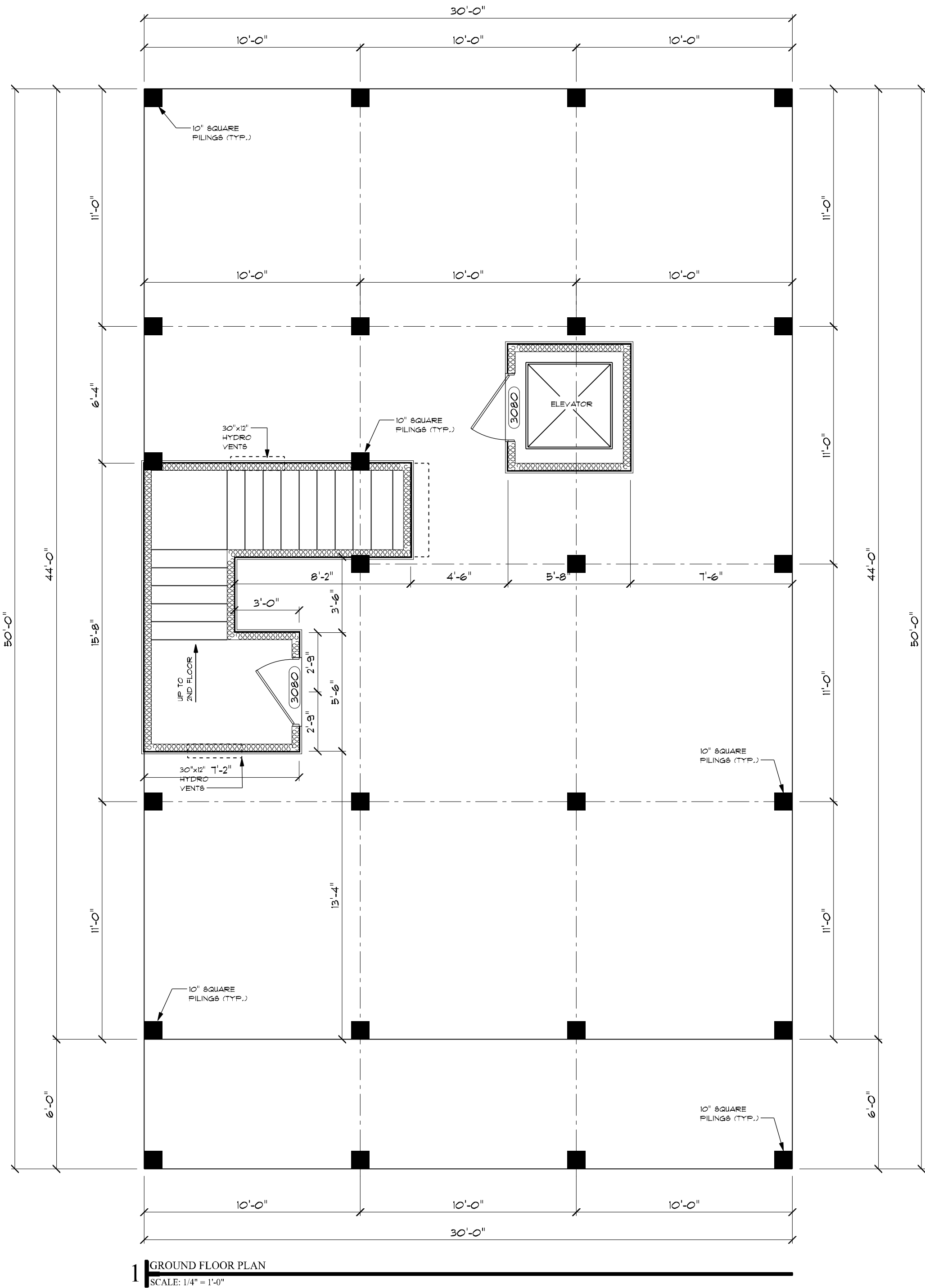
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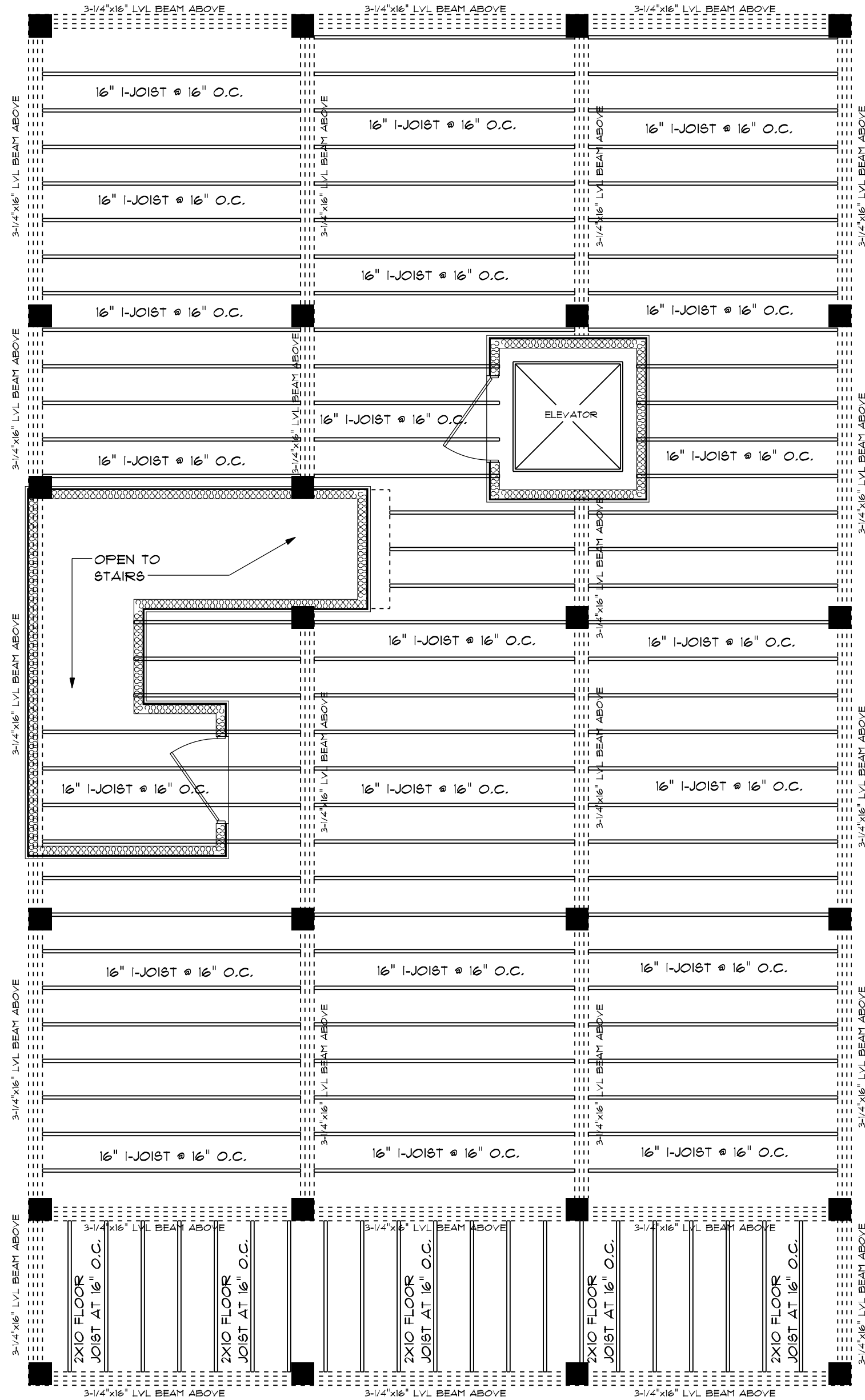
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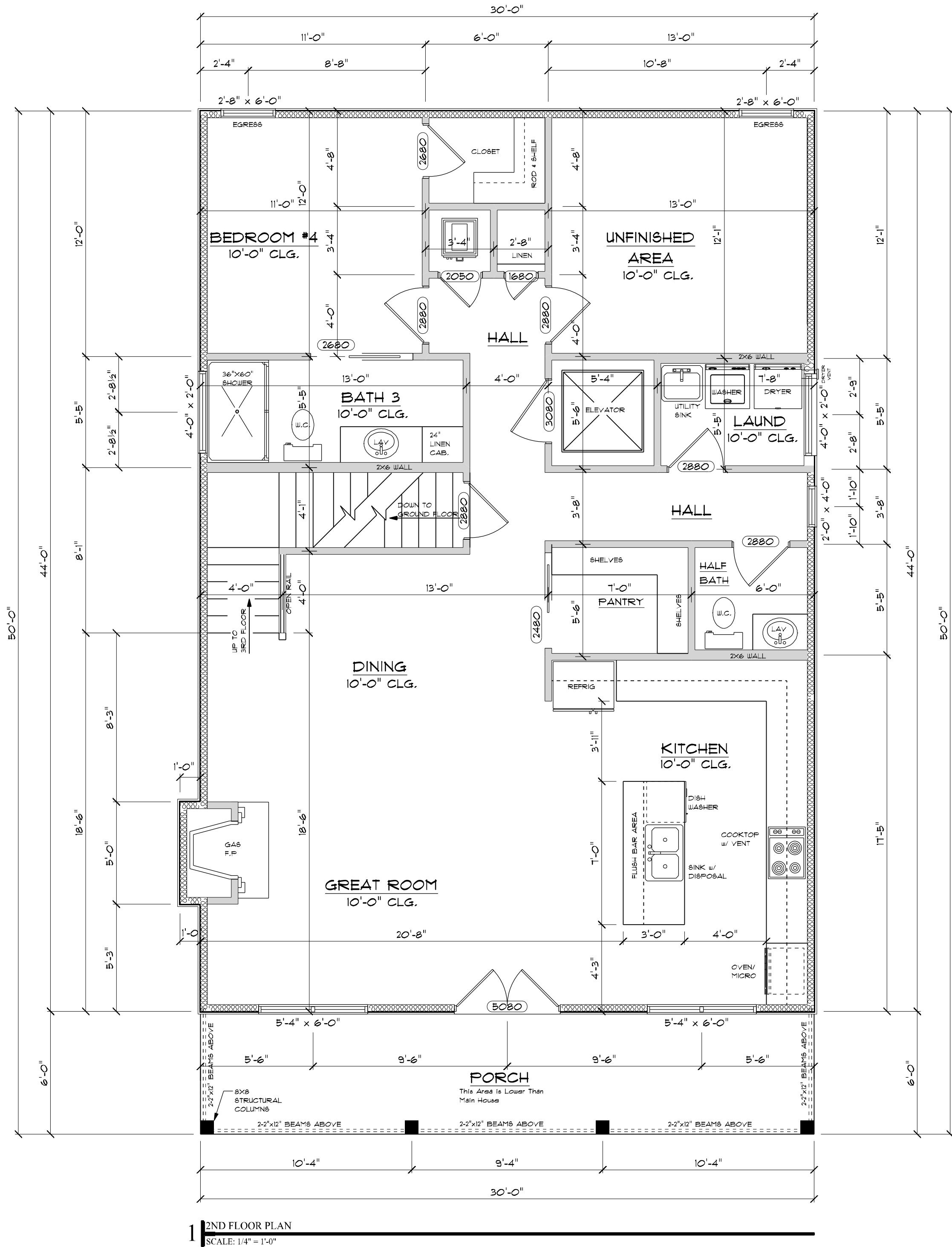
1 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



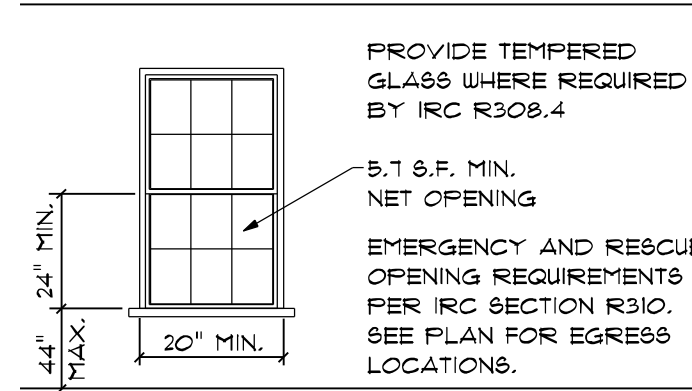
1 GROUND FLOOR CEILING JOIST PLAN
SCALE: 1/4" = 1'-0"

CEILING JOIST LEGEND

- STRUCTURAL BEAMS
- CEILING JOIST 16" O.C.
- GROUND FLOOR WALLS



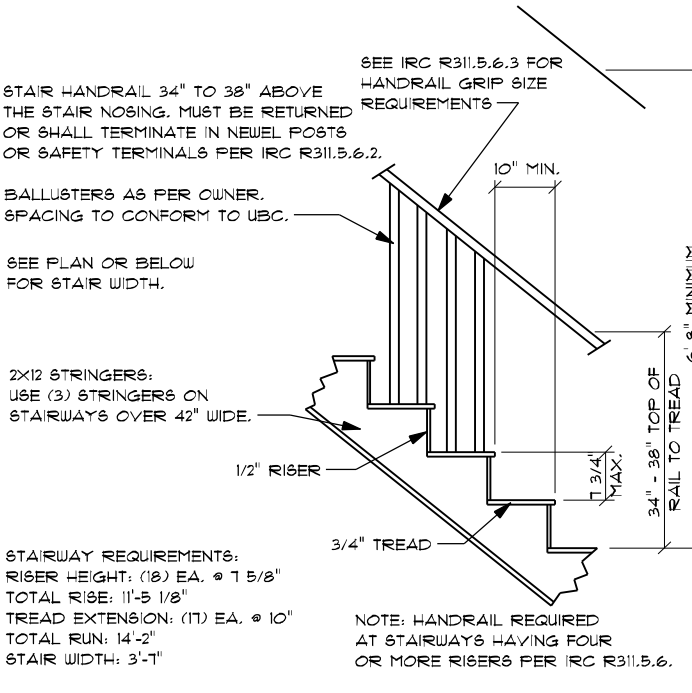
2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



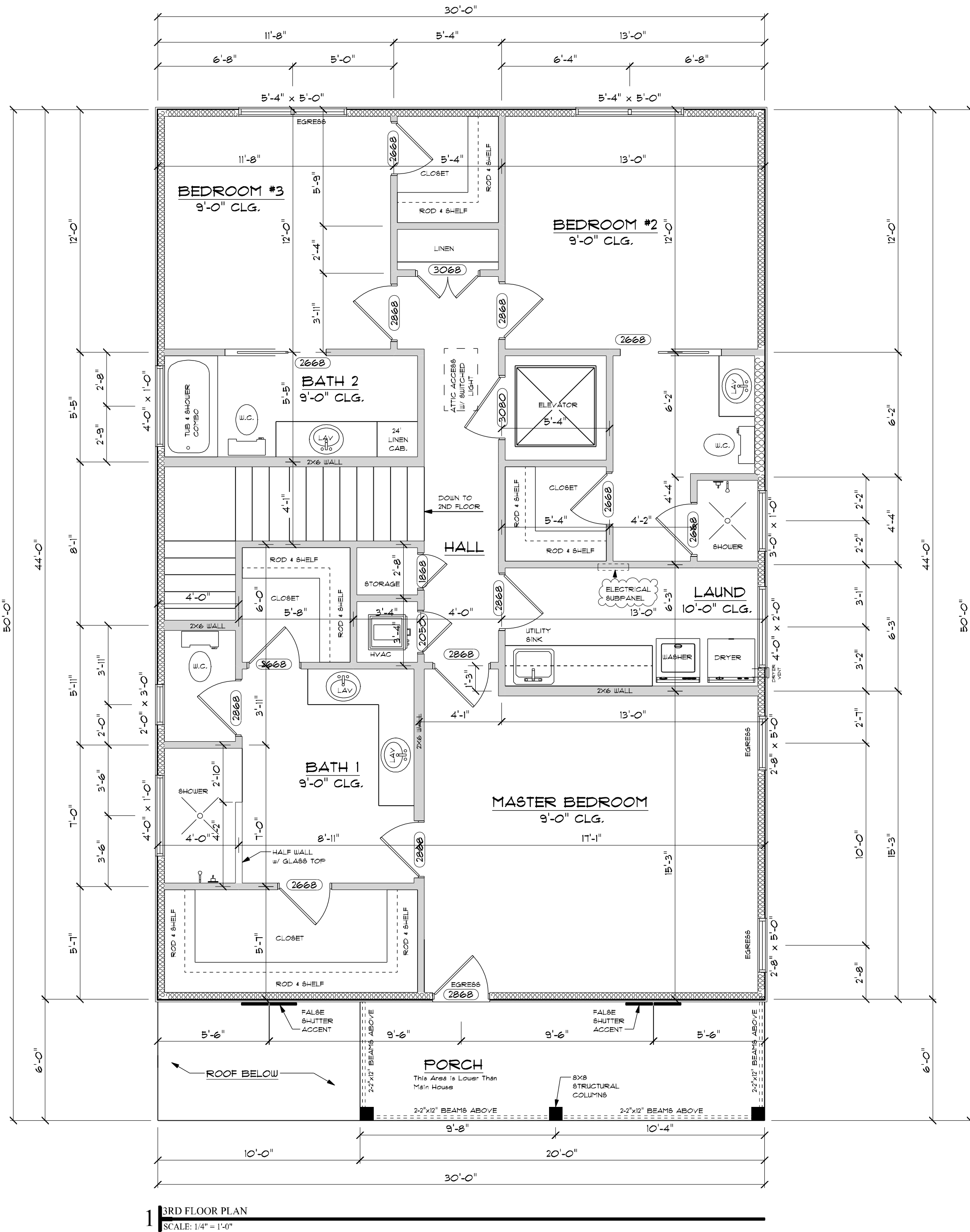
2 MINIMUM EGRESS DETAIL
SCALE: NTS

NAME	AREA
2nd Floor Living	1333 sq. ft.
3rd Floor Living	1320 sq. ft.
Total Living Area	2653 sq. ft.
2nd Floor Front Porch	180 sq. ft.
3rd Floor Front Porch	120 sq. ft.
Total Under Roof	2953 sq. ft.

3 SQUARE FOOTAGES
SCALE: NTS



4 TYPICAL STAIR DETAIL
SCALE: NTS



3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"



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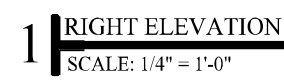
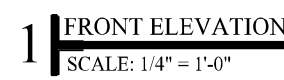
PAGE DESCRIPTION: 2ND & 3RD FLOOR PLAN

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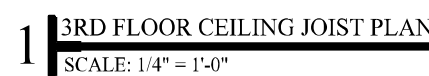
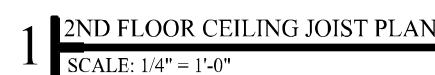
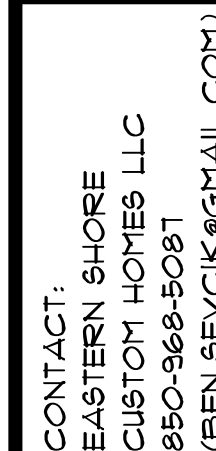
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===== STRUCTURAL BEAMS
 [- - - - -] 2ND FLOOR WALLS
 ===== CEILING JOIST 16" O.C.

===== STRUCTURAL BEAMS
 3RD FLOOR WALLS
 ===== CEILING JOIST 16" O.C.

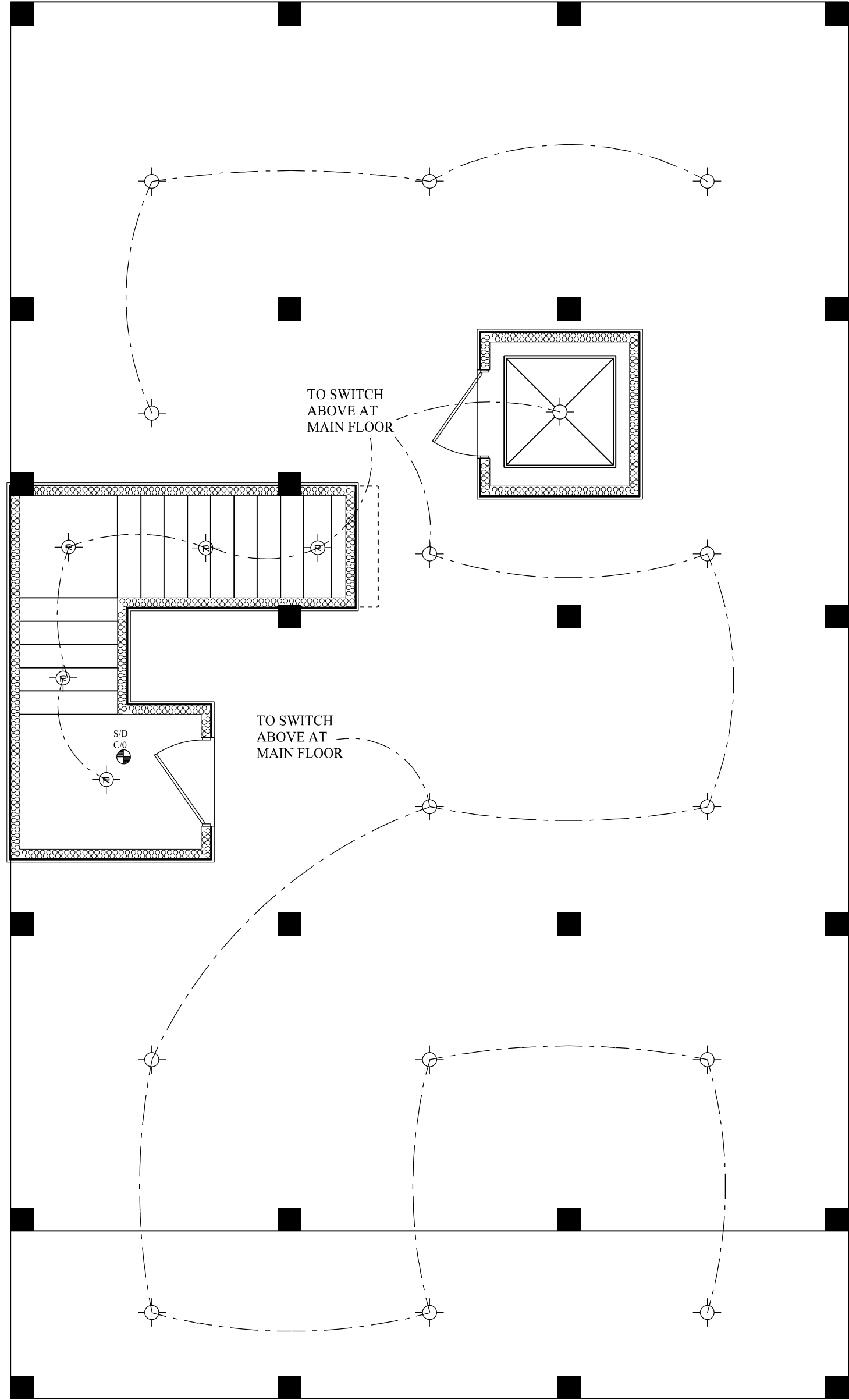
 STRUCTURAL BEAMS
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 3RD FLOOR WALLS

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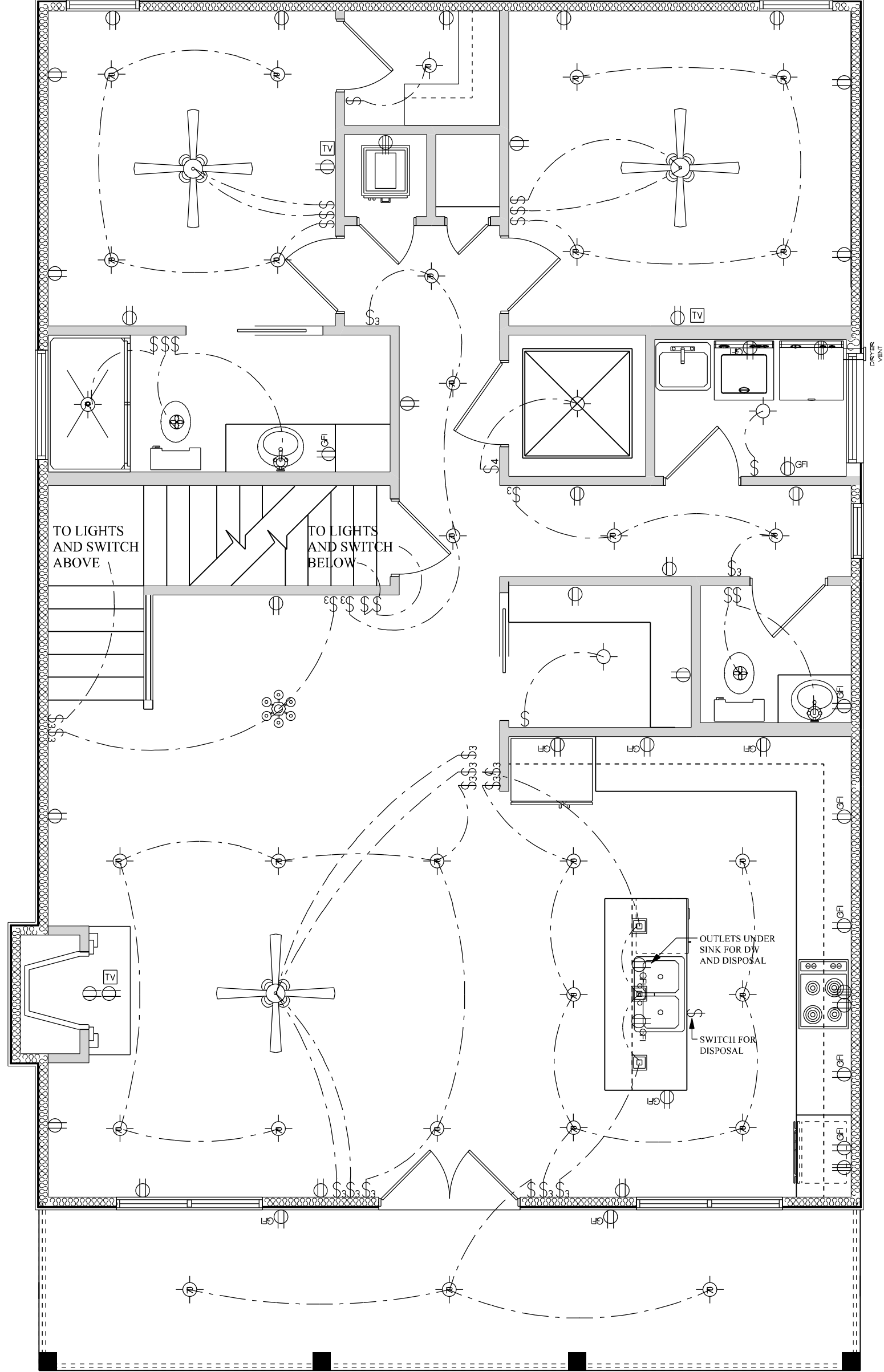
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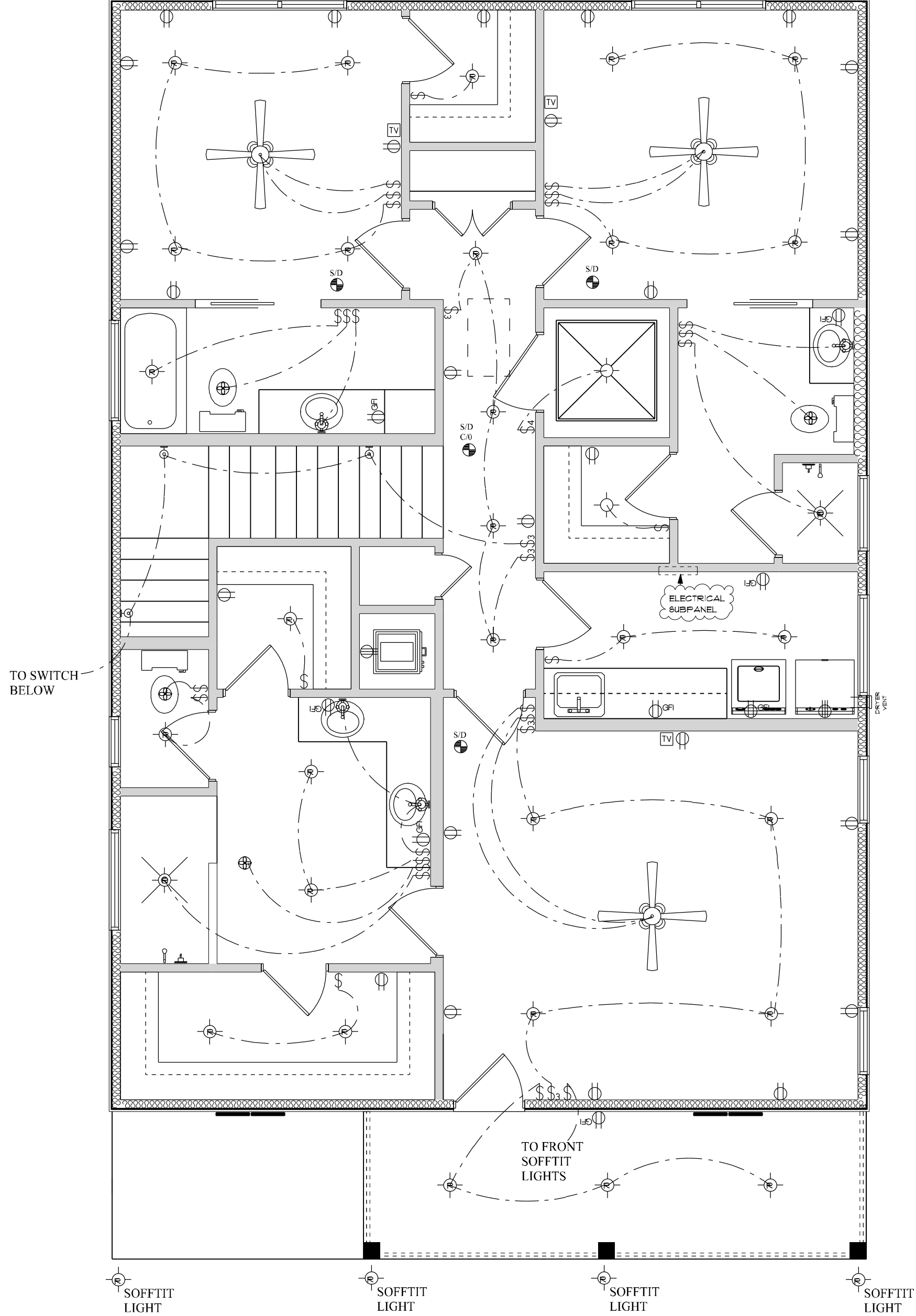
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1 GROUND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



1 2ND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



1 3RD FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL	COUNT	SYMBOL
ceiling fan w/ light kit	6	
chandelier	1	
pendant light	3	
wall mount	6	
cable tv outlet	6	
exhaust fan	6	
light	20	
outlet	53	
outlet 220v	7	
outlet gfi	31	
recessed light	65	
smoke detector	5	
switch	44	
switch 3 way	26	
switch 4 way	3	
wall econce	7	



PAGE DESCRIPTION: ELECTRICAL PLANS

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Description	Species	Size	Spacing
WALL STUDS	2x4xL OR 2x6xL SPF STUD #2 (SEE FLOORPLAN)	2x4xL OR 2x6 SPF STUD #2 (SEE FLOORPLAN)	16" c.c.
WALL SHEATHING FOR SHEAR	MINIMUM 7/16 OSB	8d NAILS	3" c.c. at Edges & 6" c.c. at Interior
ROOF SHEATHING FOR SHEAR	MINIMUM 19/32 OSB	8d RINGSHANK NAILS	3" c.c. at Edges & 3" c.c. at Interior
MINIMUM SHEARWALL REQUIRED	Completely Wrap Exterior and Nail as Indicated	Completely Wrap Exterior	Completely Wrap Exterior
INTERIOR SHEARWALL REQUIRED			
DOUBLE TOP PLATE (Dragstrut)	Dbl 2x4xL OR 2x6xL SPF #2 (SEE FLOORPLAN)	16d Common	12" c.c.
NOTE:	Nail Sheathing Edges at 3" o.c. and Sheathing Interior at 6" o.c. Unless Noted Otherwise		

WOOD TO CONCRETE CONNECTIONS

Description	Anchor	Washer Size	Anchor Spacing
ANCHOR BOLT, TYP	Min 1/2" X 10" J-Bolt with 7" Embedment	2"x2"x1/8"	48" o.c.
ANCHOR BOLTS @ CORNERS	Min 1/2" X 10" J-Bolt with 7" Embedment	3"x3"x1/8"	8" From Each Corner Each Way
PORCH POST/COLUMN TO FOUNDATION (REAR)	ABU66	(12) .162"x3 1/2" N	Each Post/Column
PORCH POST/COLUMN TO FOUNDATION (FRONT)	ABU66	(12) .162"x3 1/2" N	Each Post/Column

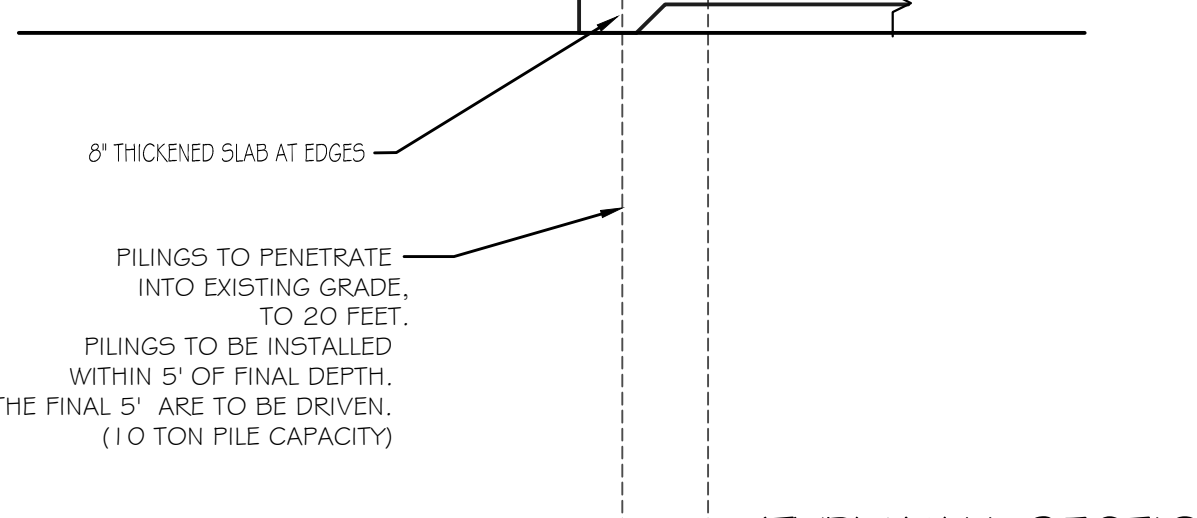
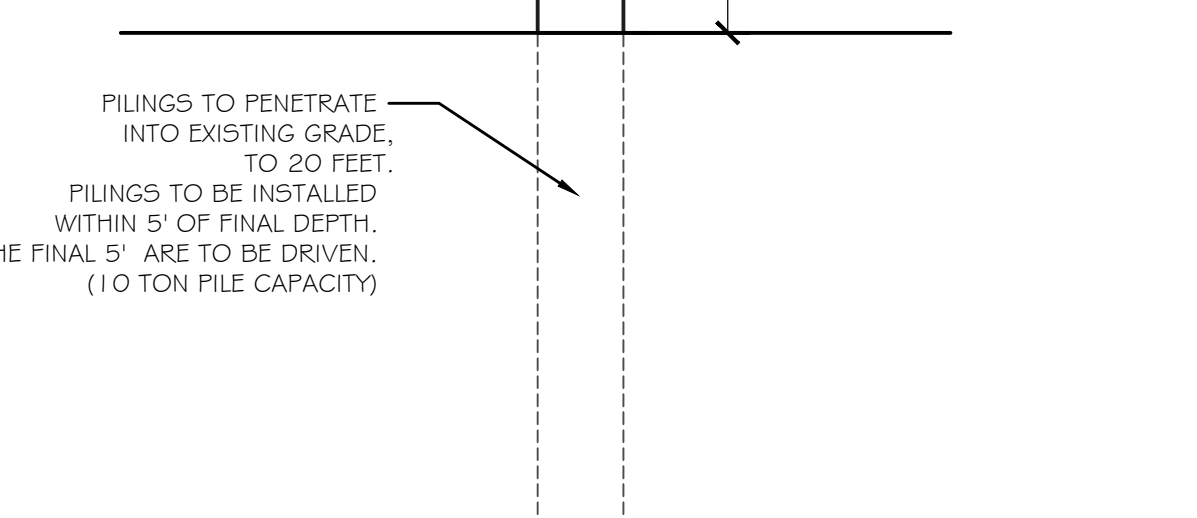
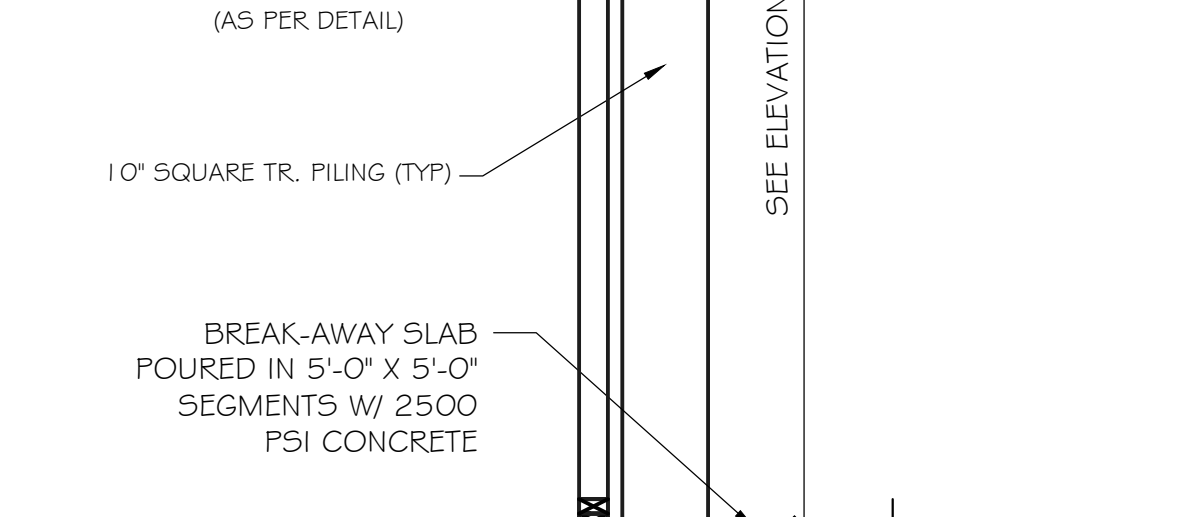
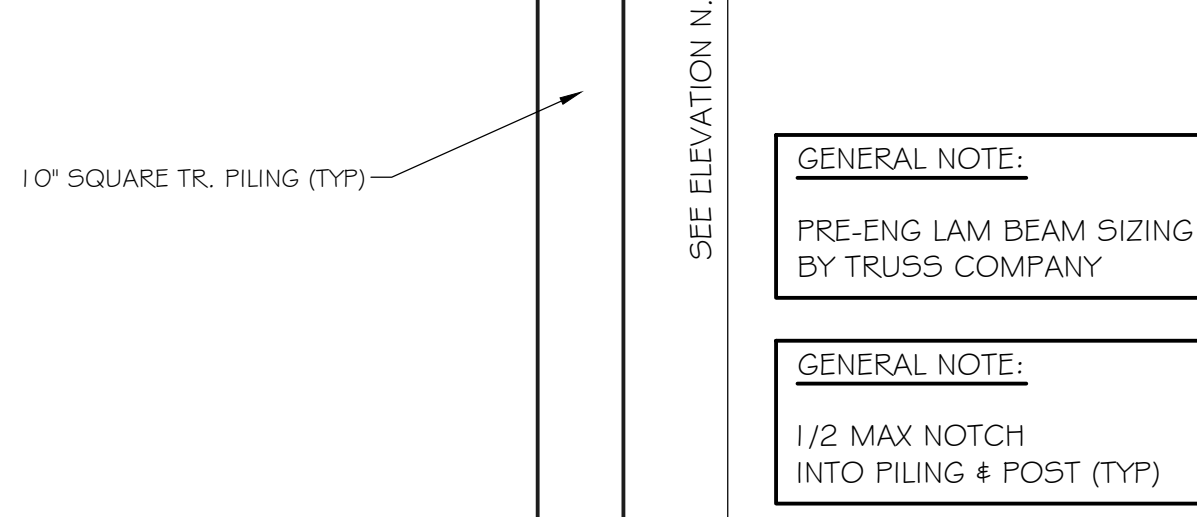
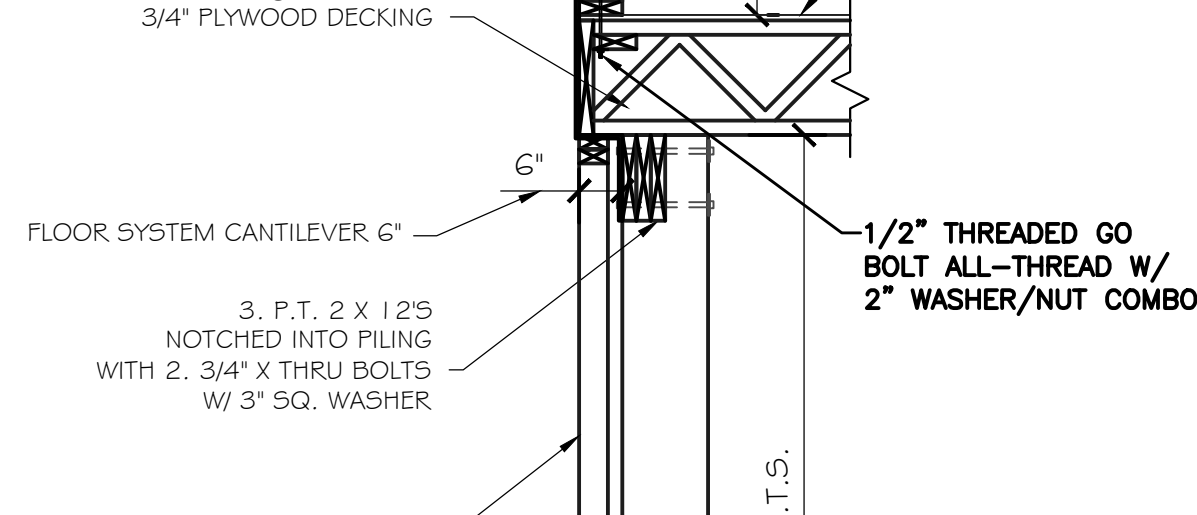
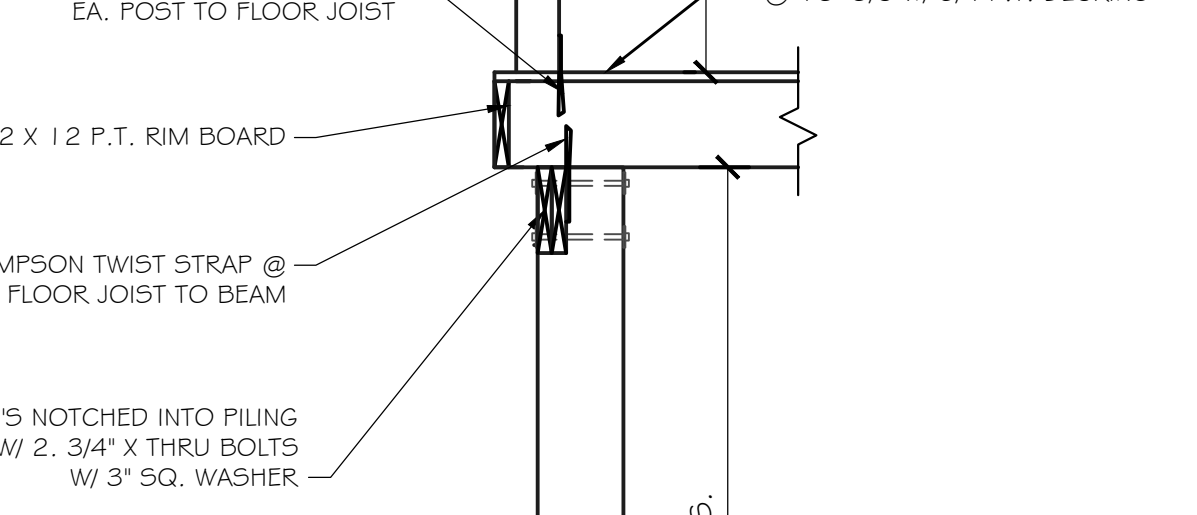
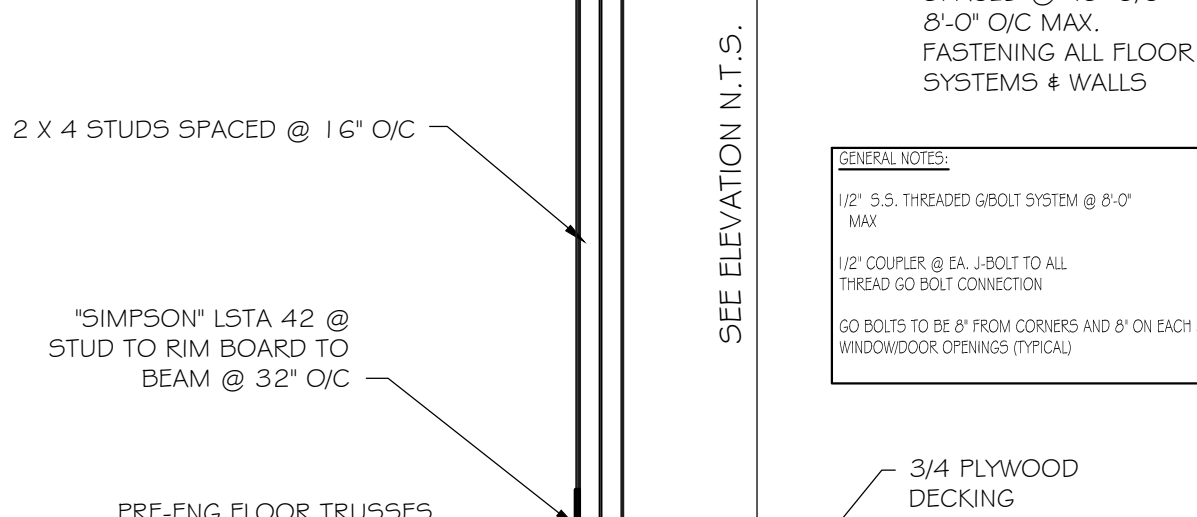
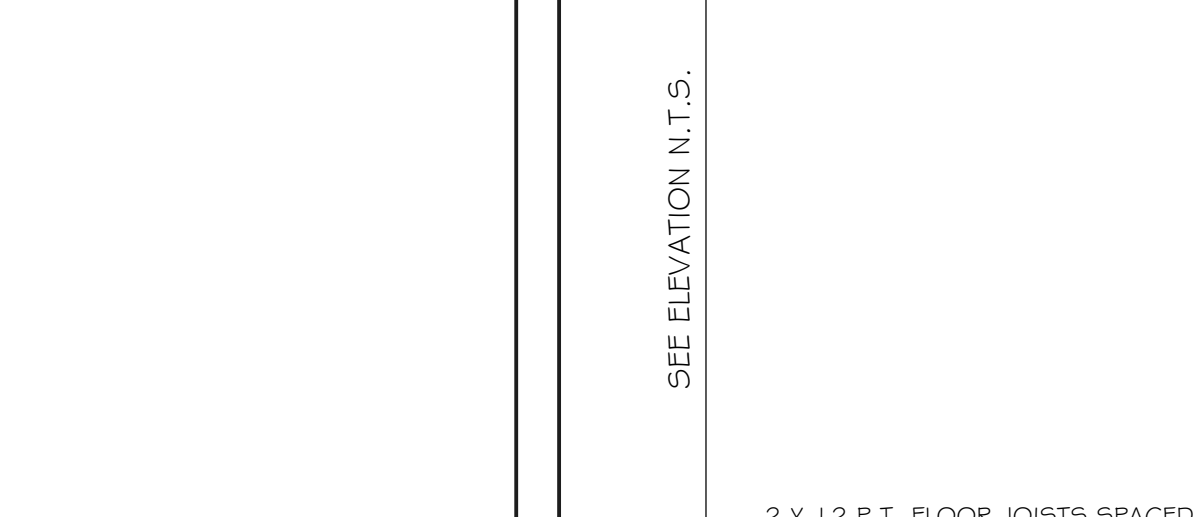
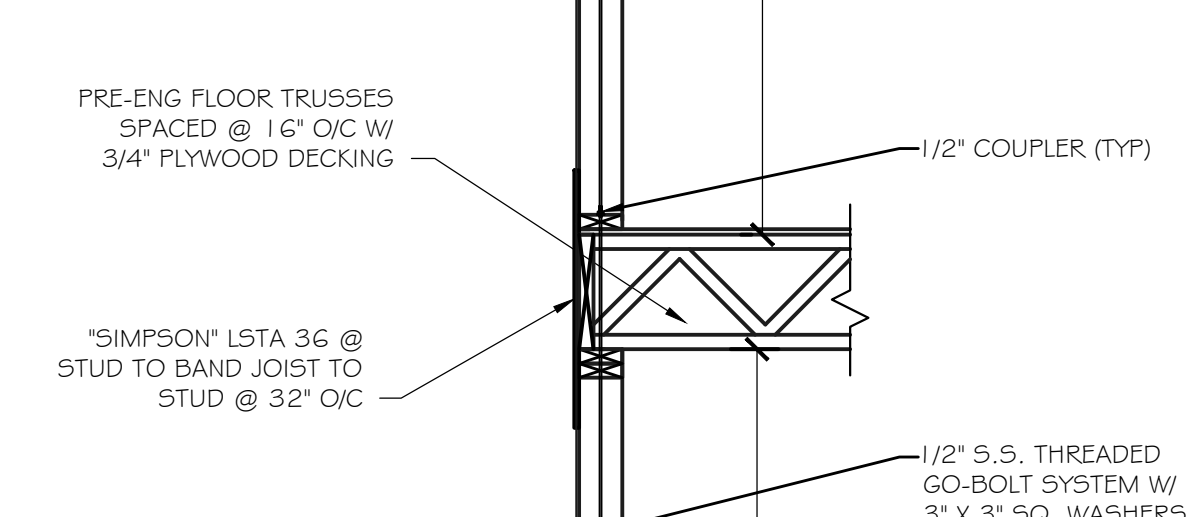
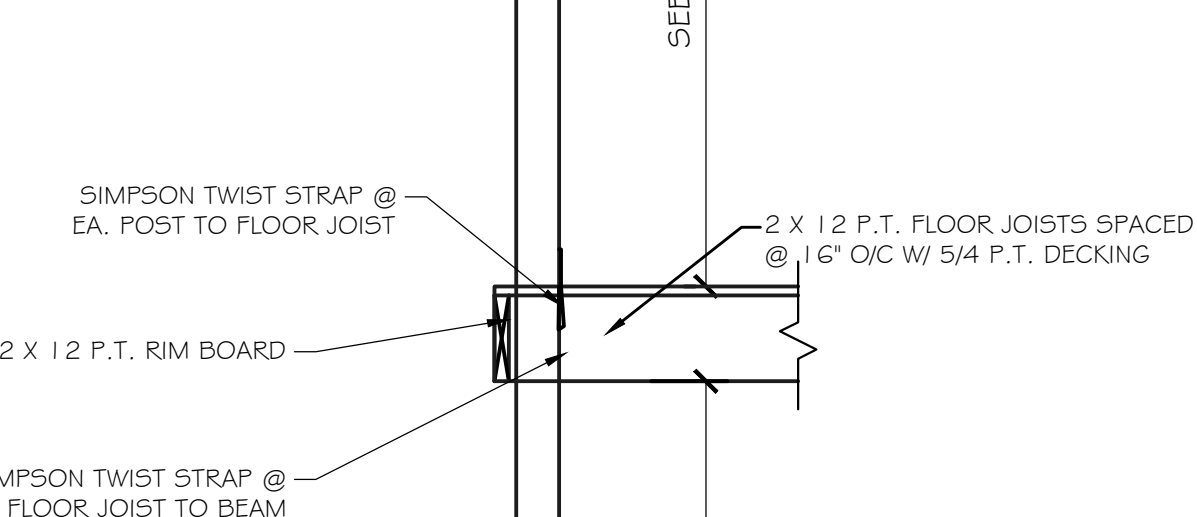
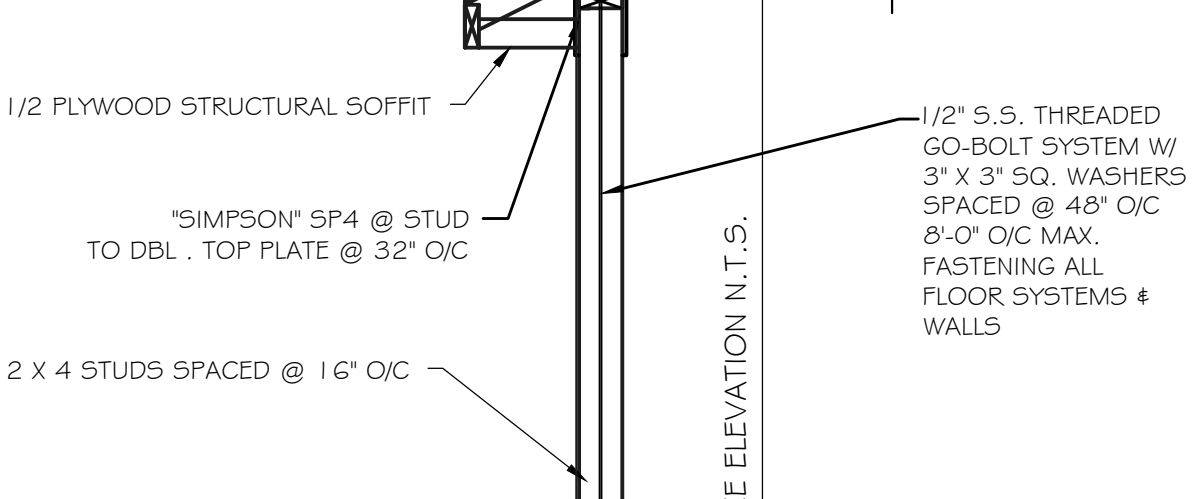
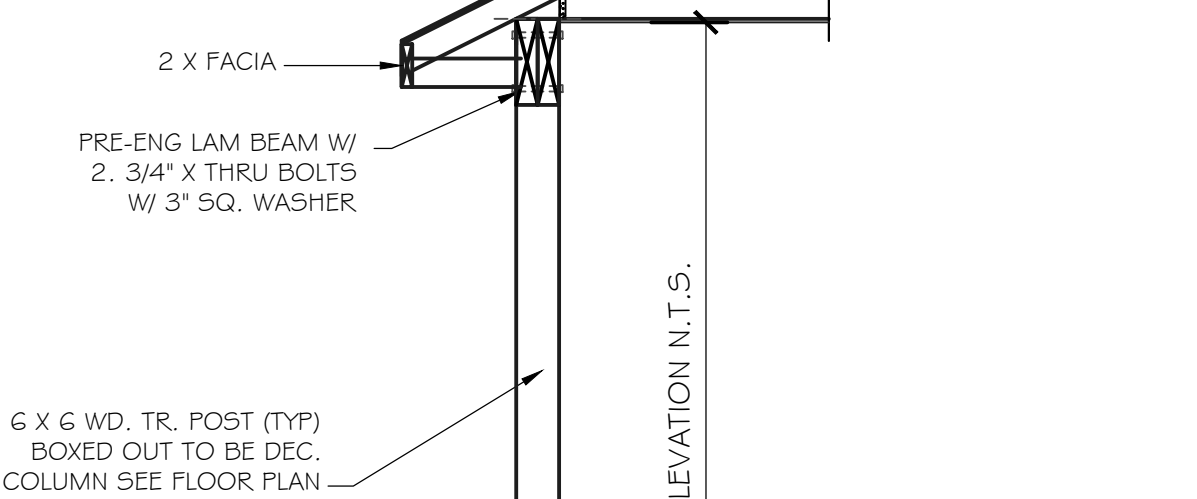
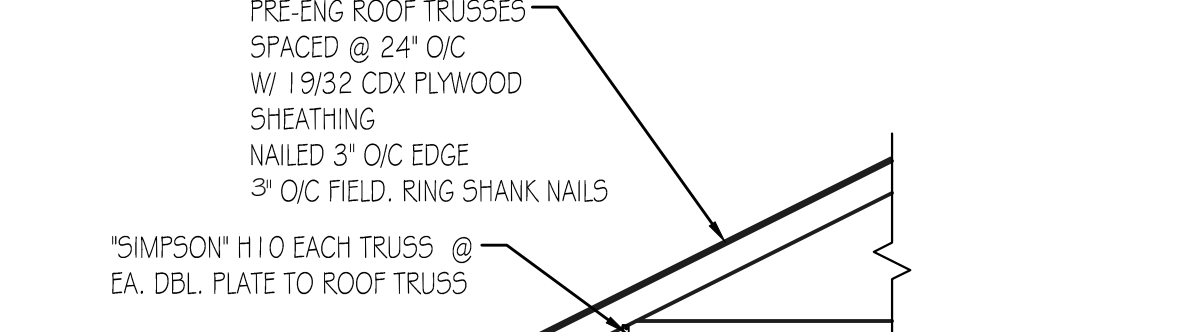
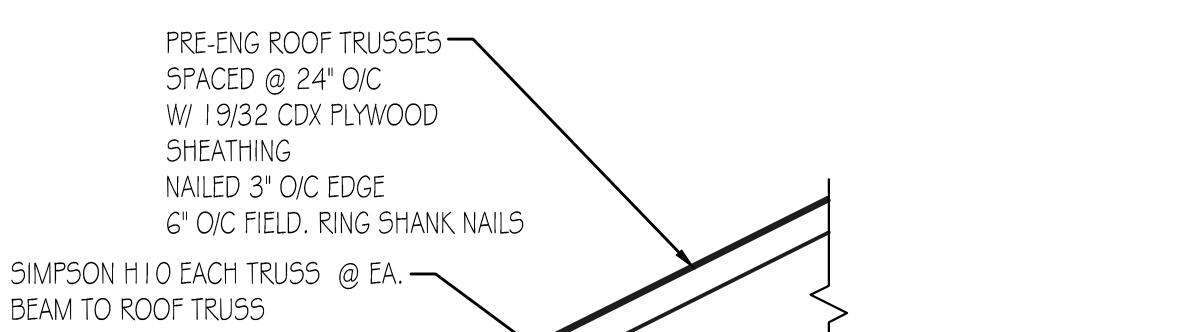
UPLIFT CONNECTORS

Description	Fastener Type	Nail Size	Fastener Spacing
STUD TO TOP PLATE	Simpson SP4 FOR 2X4 WALLS & SP6 FOR 2X6 WALLS	(3)-10d Nails Each Side of Strap	32" o.c.
STUD TO BOTTOM PLATE	Simpson SP4 FOR 2X4 WALLS & SP6 FOR 2X6 WALLS	(3)-10d Nails Each Side of Strap	32" o.c.
ROOF TRUSSES / END ZONE	Simpson H2.5A (2 each)	(5) .131"x1 1/2" to Truss & (5) to Pl	Each End Of Truss
ROOF TRUSSES / INTERIOR ZONE	Simpson H2.5A (2 each)	(5) .131"x1 1/2" to Truss & (5) to Pl	Each End Of Truss
HEADER STUDS TO BOTTOM PLATE	Simpson SP4	(3)-10d Nails Each Side of Strap	Each Side
PORCH COLUMNS TO BEAM AT TOP (REAR)	Simpson LSTA18 (2 each)	(7) .148"x2 1/2" to Colum & (7) to Beam Each	Post/Col
PORCH COLUMNS TO BEAM AT TOP (FRONT)	Simpson LSTA18 (2 each)	(7) .148"x2 1/2" to Colum & (7) to Beam Each	Post/Col
GARAGE OPENING HEADER	Simpson MST36 (See Detail) (2 Each)	(36) .148"x1 1/2" N	Each Side of Opening
HEADER TO STUDS	Simpson LSTA18	(14) 10d N	(8)- 1st FL Studs (8)- 2nd FL Studs
GARAGE OPENING @ FOUNDATION	Simpson STHD14 (See Detail)	(22) .148"x3 1/4" N	Each Side of Opening

All Exterior Glazed Openings Shall Be Protected From Wind Borne Debris

#1 SIMPSON ANCHORS AT STUD TO BOTTOM PLATE AND STUD TO TOP PLATES MAY BE ELIMINATED WHEN USING SIMPSON SDWC15600 & SDWC15450 SCREWS (SEE DETAIL BB & CC)

#2 WINDSTORM SHEATHING INSTALLED PER DETAIL DD ELIMINATES THE REQUIREMENT OF STUD TO PLATE ANCHORS AND HEADER ANCHORS.



(TYP) COV. DECK SECTION
SCALE: 1/4" = 1'-0"

(TYP) COV. DECK SECTION
SCALE: 1/4" = 1'-0"

(TYP) WALL SECTION
SCALE: 1/4" = 1'-0"

Floor & Roof Live Loads

(R-3 • Single-Family Dwellings)

Attics: 20 psf w/ storage, 10 psf w/o storage

Habitable Attics, Bedroom: 30 psf

All Other Rooms: 40 psf

Garage: 40 psf

Roofs: 20 psf

(Balcony and Deck live loads are 150% of the adjacent space served.)

Wind Design Data

Ultimate Wind Speed: 160

mph Risk Category: Enclosure Classification: Enclosed II

Internal Pressure Coefficient: 0.18

Roof Slope: 7.0 to 45°

Nominal Wind Speed: 124 - 138 mph

Wind Exposure: As Noted Below

End Zone Width (a): 4.00 ft.

Roof Geometry: Gable / Hip

Mean Roof Height: Up to 30 ft.

Components and Cladding - EXPOSURE "D"

Roof Zone 1: +42.0 psf max., -77.0 psf min.

Roof Zone 2: +42.0 psf max., -84.6 psf min.

Roof Zone 3: +42.0 psf max., -104.2 psf min.

Wall Zone 4: +45.8 psf max., -49.8 psf min.

Wall Zone 5: +45.8 psf max., -61.4 psf min.

PLAN VIEW

HIP ROOFS 7 TO 45 DEGREES

PLAN VIEW

GABLE ROOFS 7 TO 27 DEGREES

WALLS

20' MAX

I CERTIFY THAT THIS STRUCTURE WAS DESIGNED FOR 160 MPH OF 3 SECOND GUST WIND SPEED IN ACCORDANCE WITH ASCE 7 AS REQUIRED BY THE IRC 2021. GARY S. BISHOP, P.E.

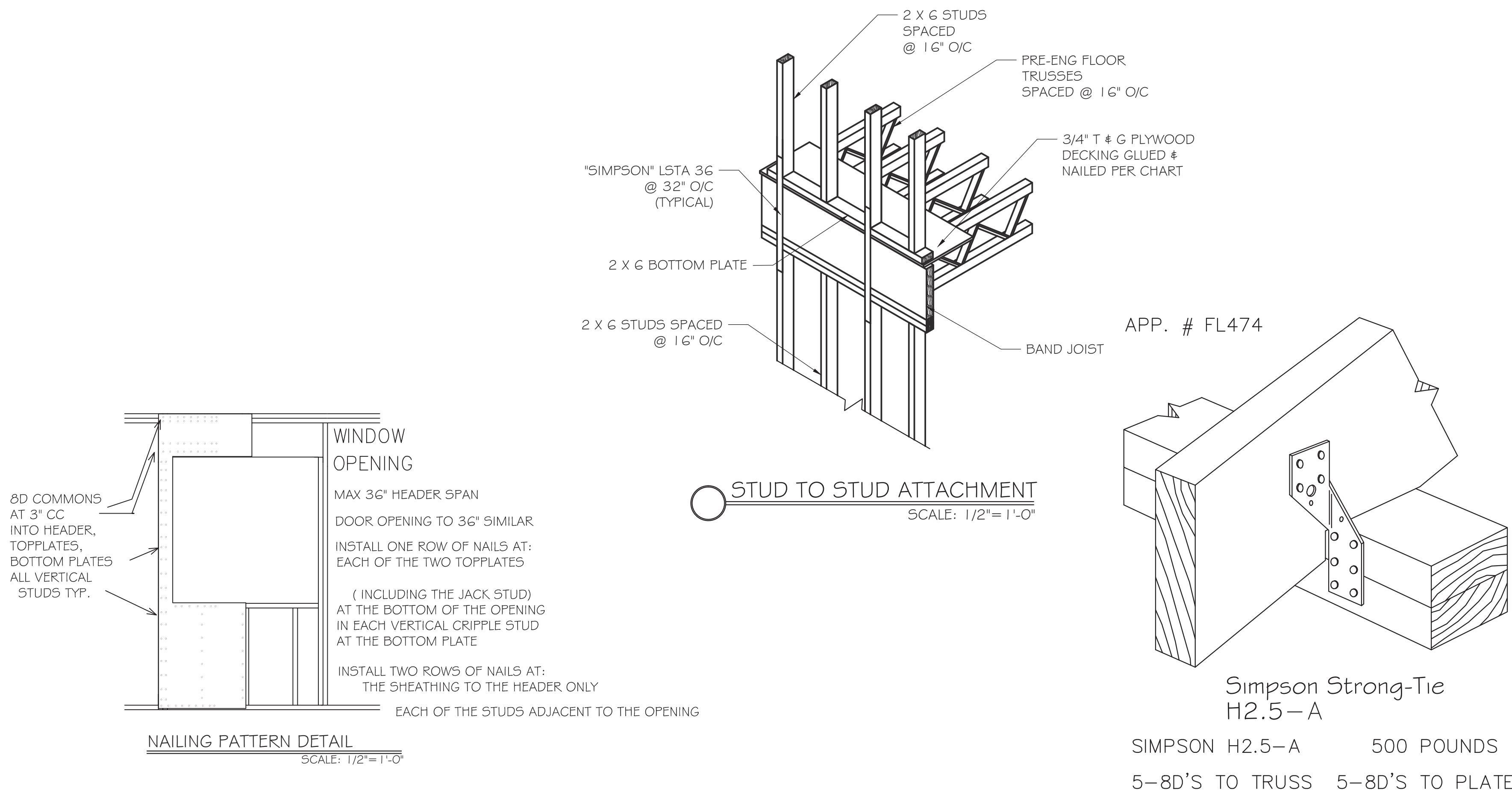
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PLAN #
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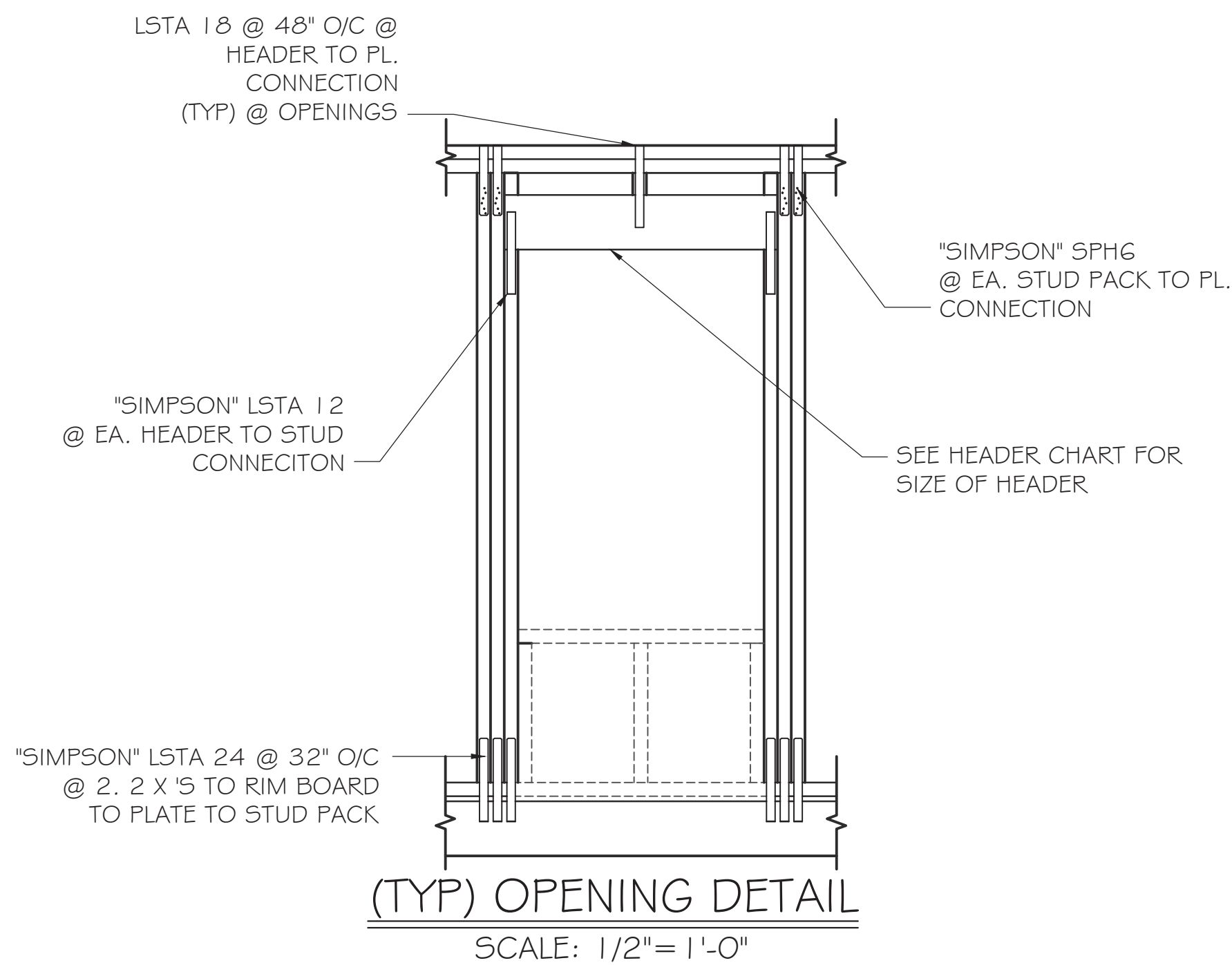
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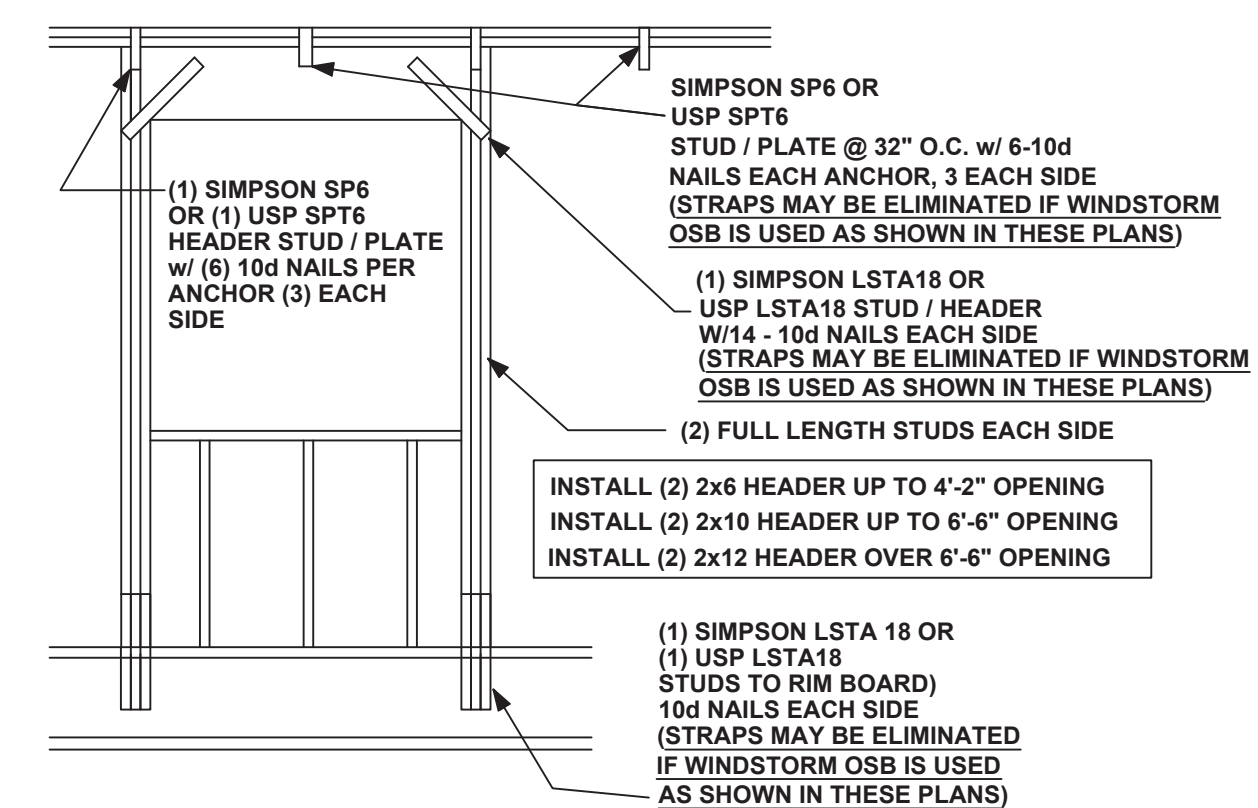
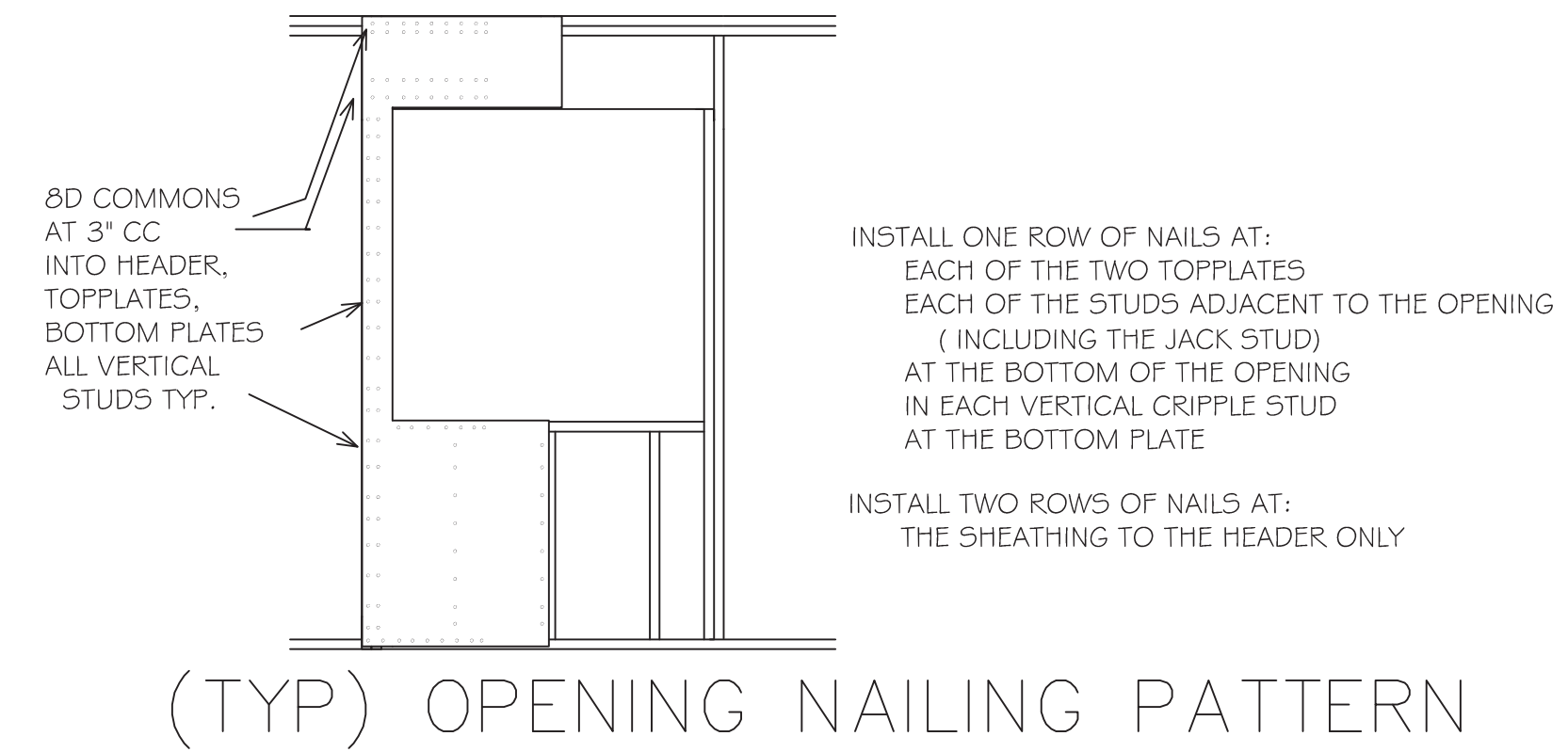
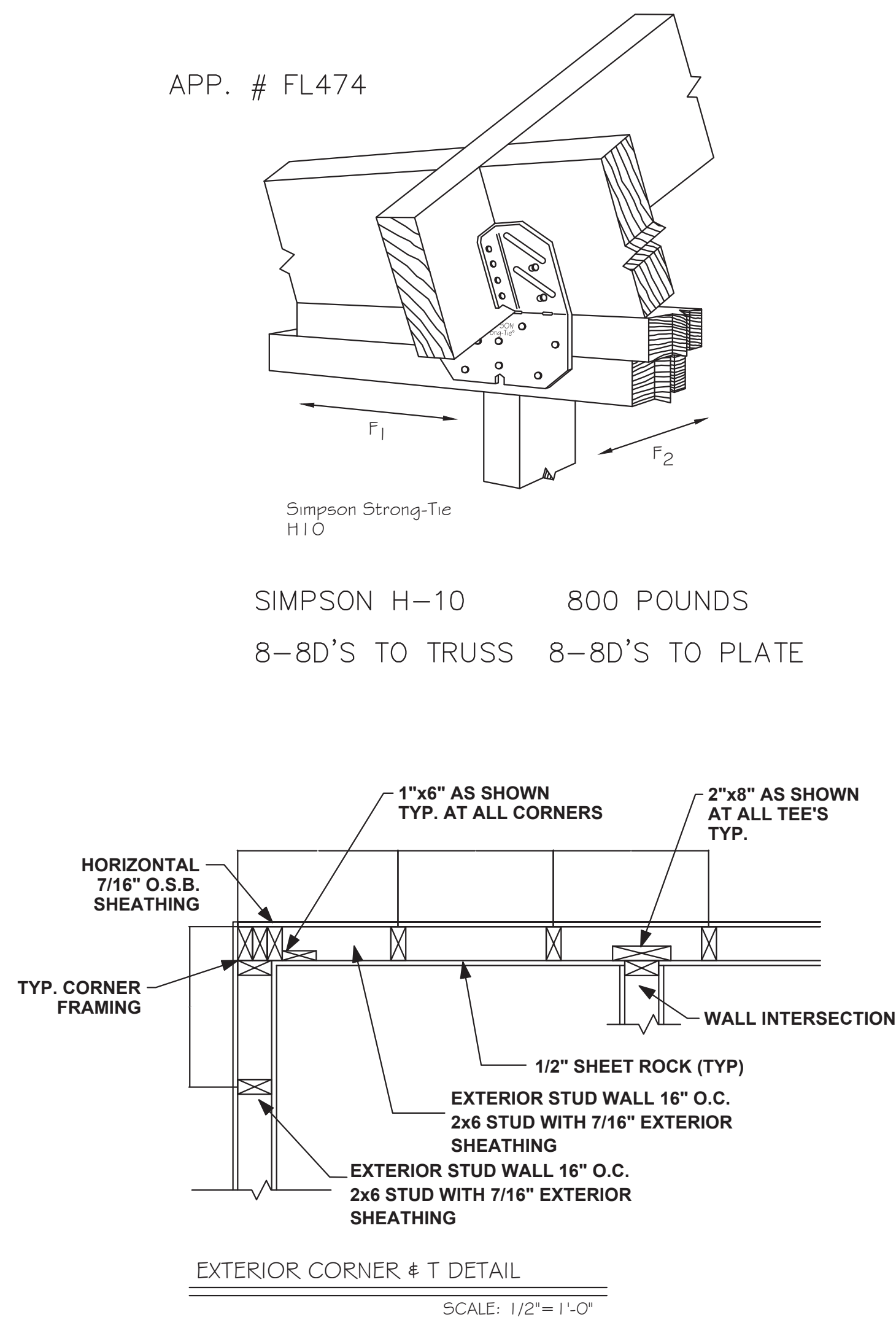
GENERAL NOTES:-

- 1- WORST CASE LOADING ASSUMED IN ALL LOCATIONS TO SIZE ALL CONNECTORS
 2. IN ALL CASES, 15/32 CD GRADE EXTERIOR PLYWOOD MAY BE SUBSTITUTED FOR 7/16" ORENTEED STRAND BOARD.
- NOTE: ALL CONNECTORS ARE TO BE "SIMPSON" OR EQUAL.

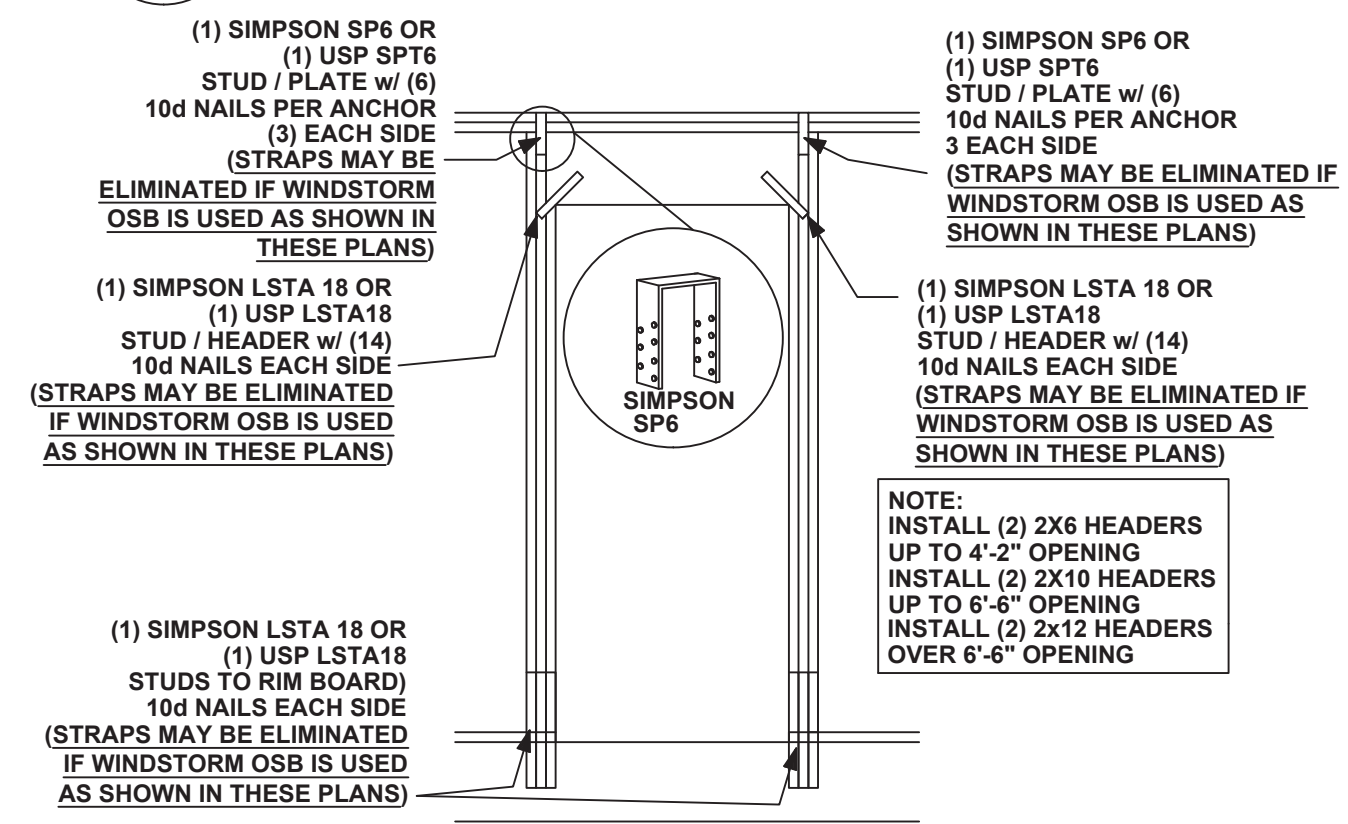


TYPICAL HEADER CHART

INSTALL (2) 2x6 HEADER UP TO 4'-2" OPENING
INSTALL (2) 2x10 HEADER UP TO 6'-6" OPENING
INSTALL (2) 2x12 HEADER OVER 6'-6" OPENING



5 TYPICAL WINDOW OPENING
NOT TO SCALE



4 TYPICAL LOAD BEARING
DOOR OPENING NOT TO SCALE

NOTES:

WORST CASE LOADING ASSUMED IN ALL LOCATIONS TO SIZE ALL
CONNECTORS

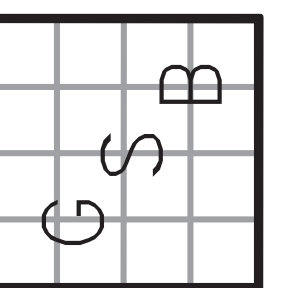
IF EXTERIOR SHEATHING IS TO BE USED TO RESIST UPLIFT LOADS,
IT MAY BE INSTALLED EITHER VERT. OR HORIZ. AS LONG AS SHEATHING
COVERS TOP PL & RIM BOARD. ALL JOINTS IN EXT. SHEATHING TO BE
BLOCKED WITH
MIN. 2 X 4 BLOCKING

IN ALL CASES 15/32 CD GRADE EXTERIOR PLYWOOD
MAY BE SUBSTITUTED FOR 7/16 OSB

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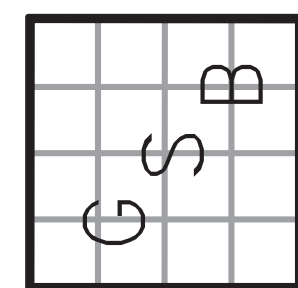
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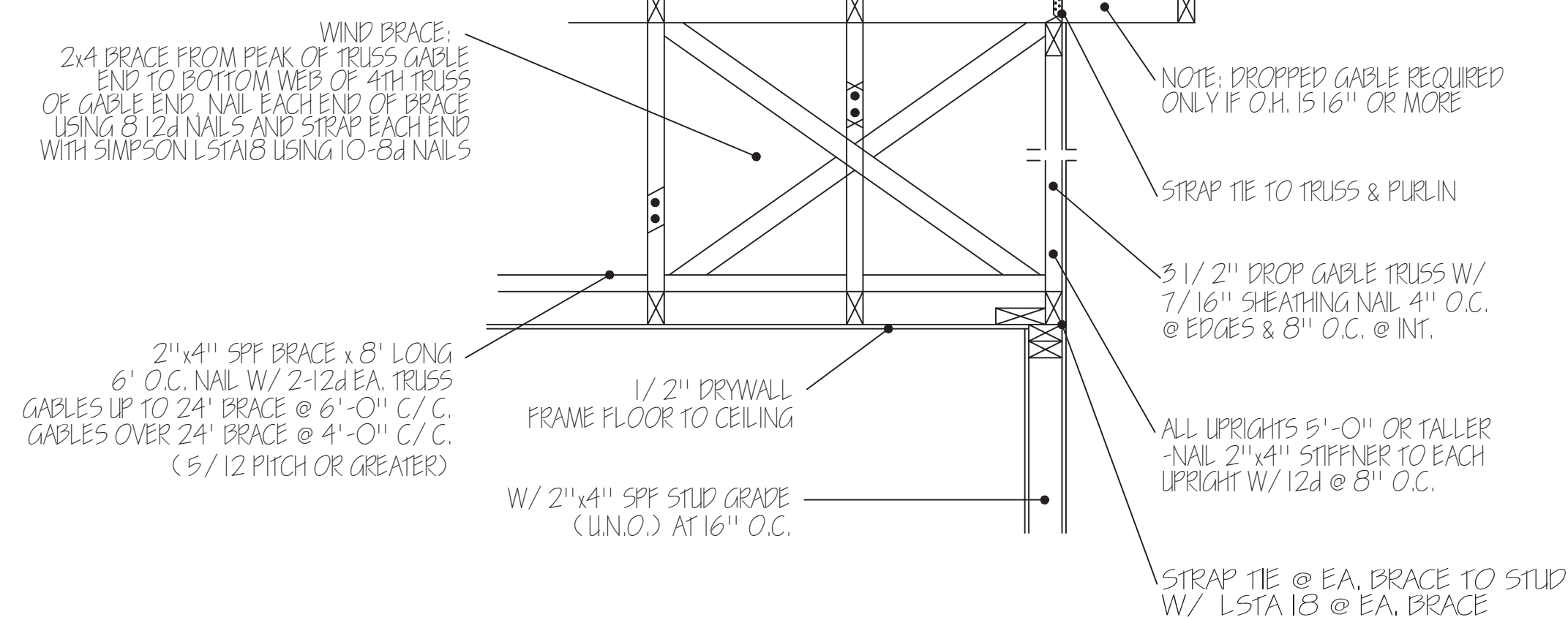
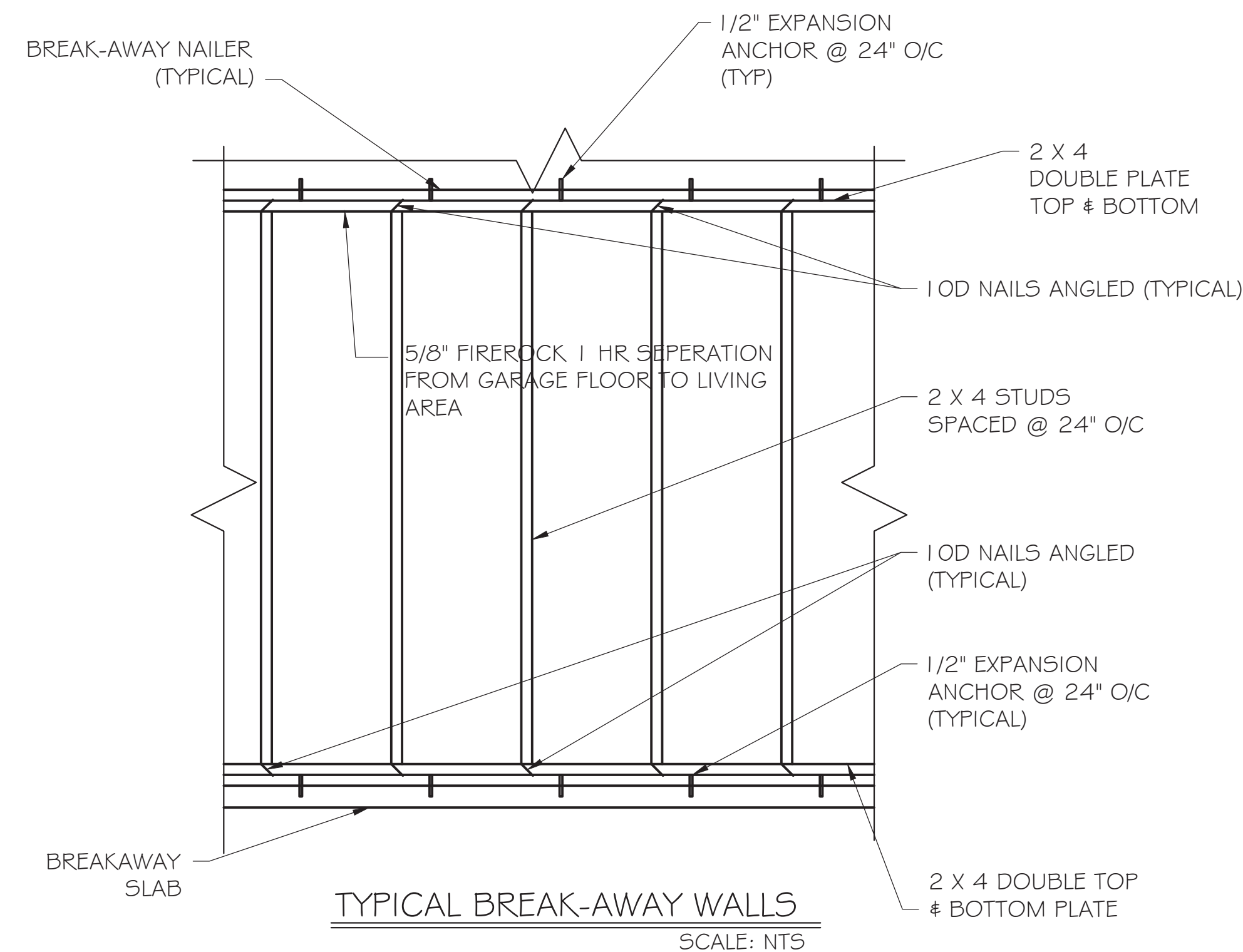
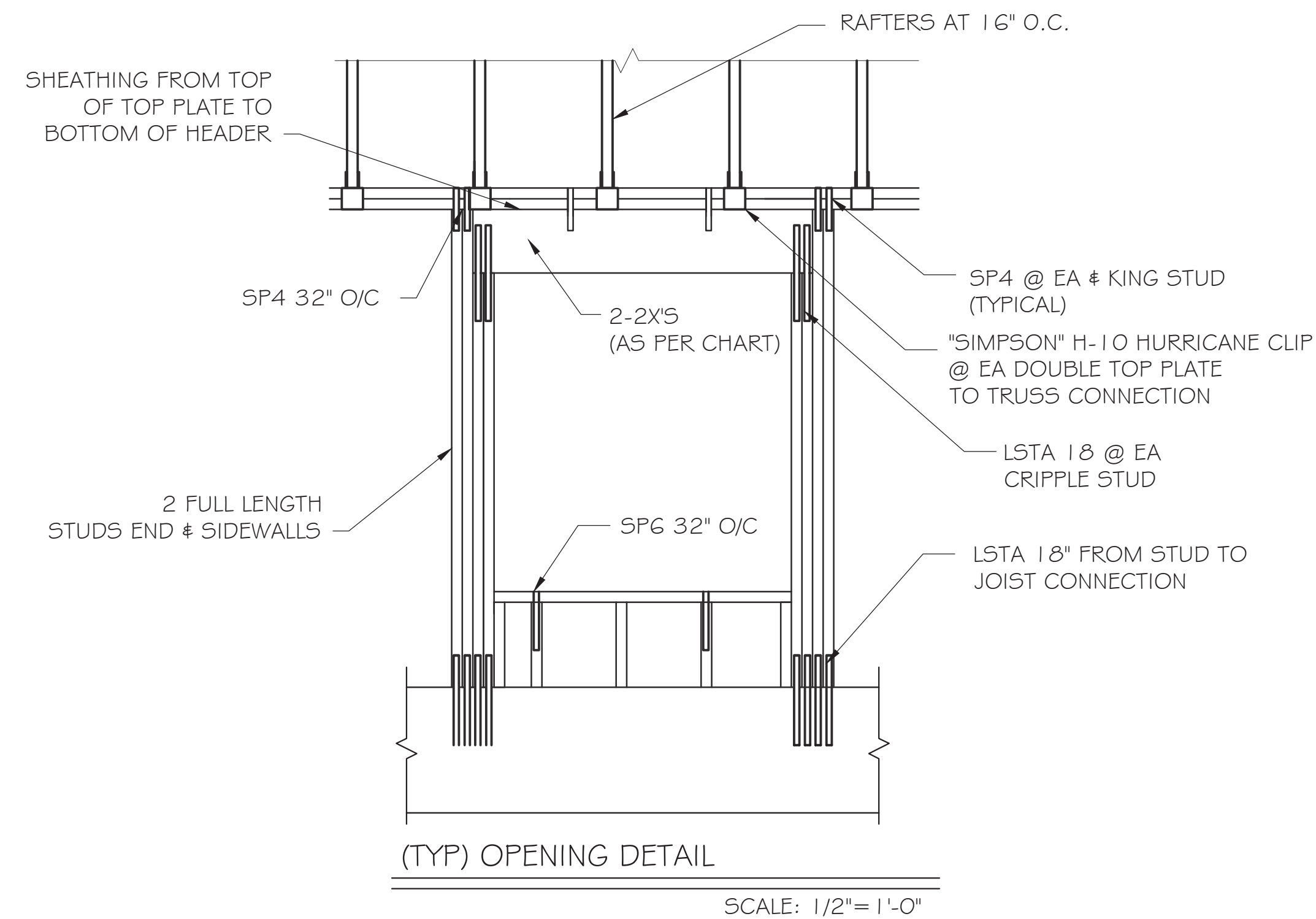
SCALE: AS NOTED

CAD FILE NO.

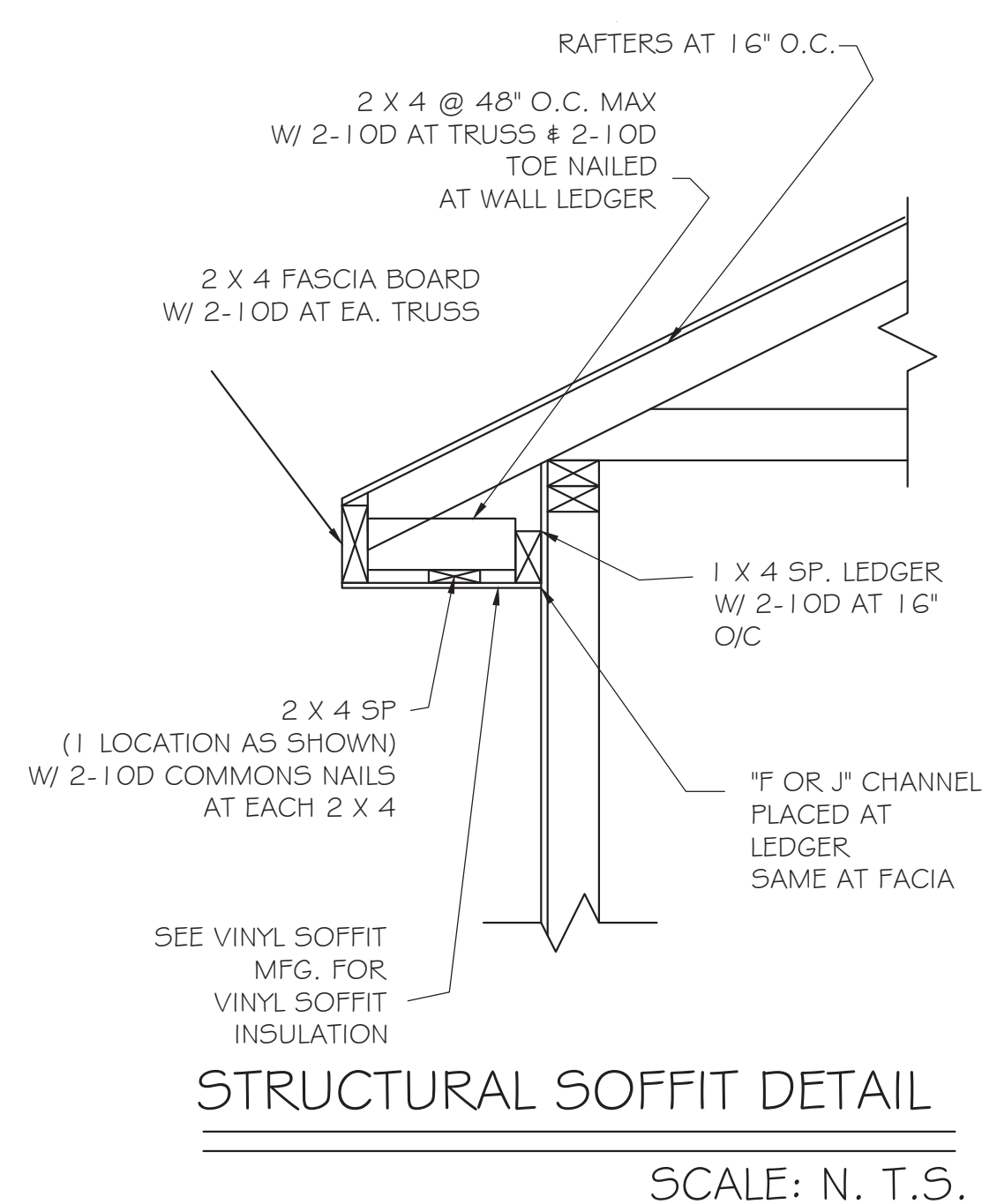
JOB #: 211010

SHEET:

S3



GABLE WALL DETAIL
(IF APPLICABLE)



For SI: 1 inch = 25.4 mm.

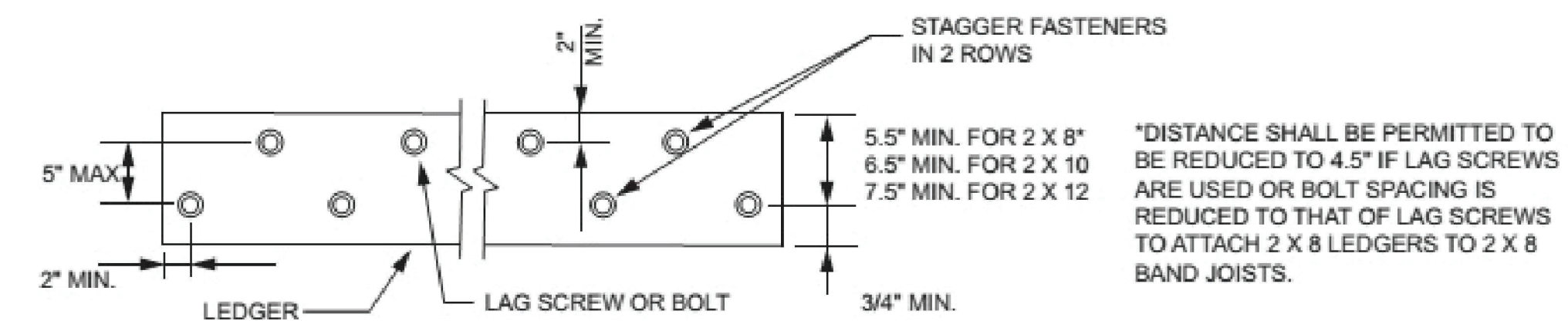
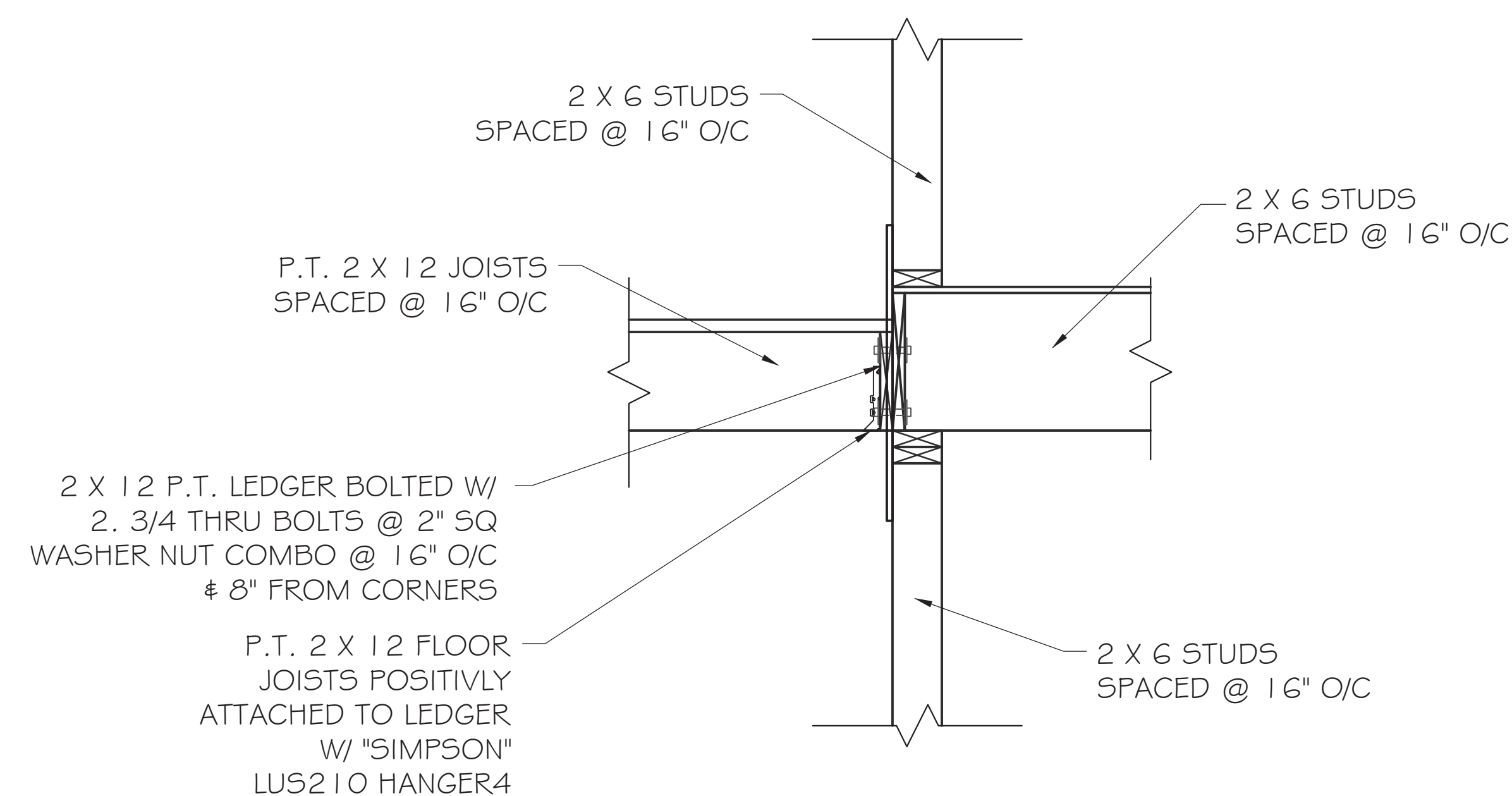
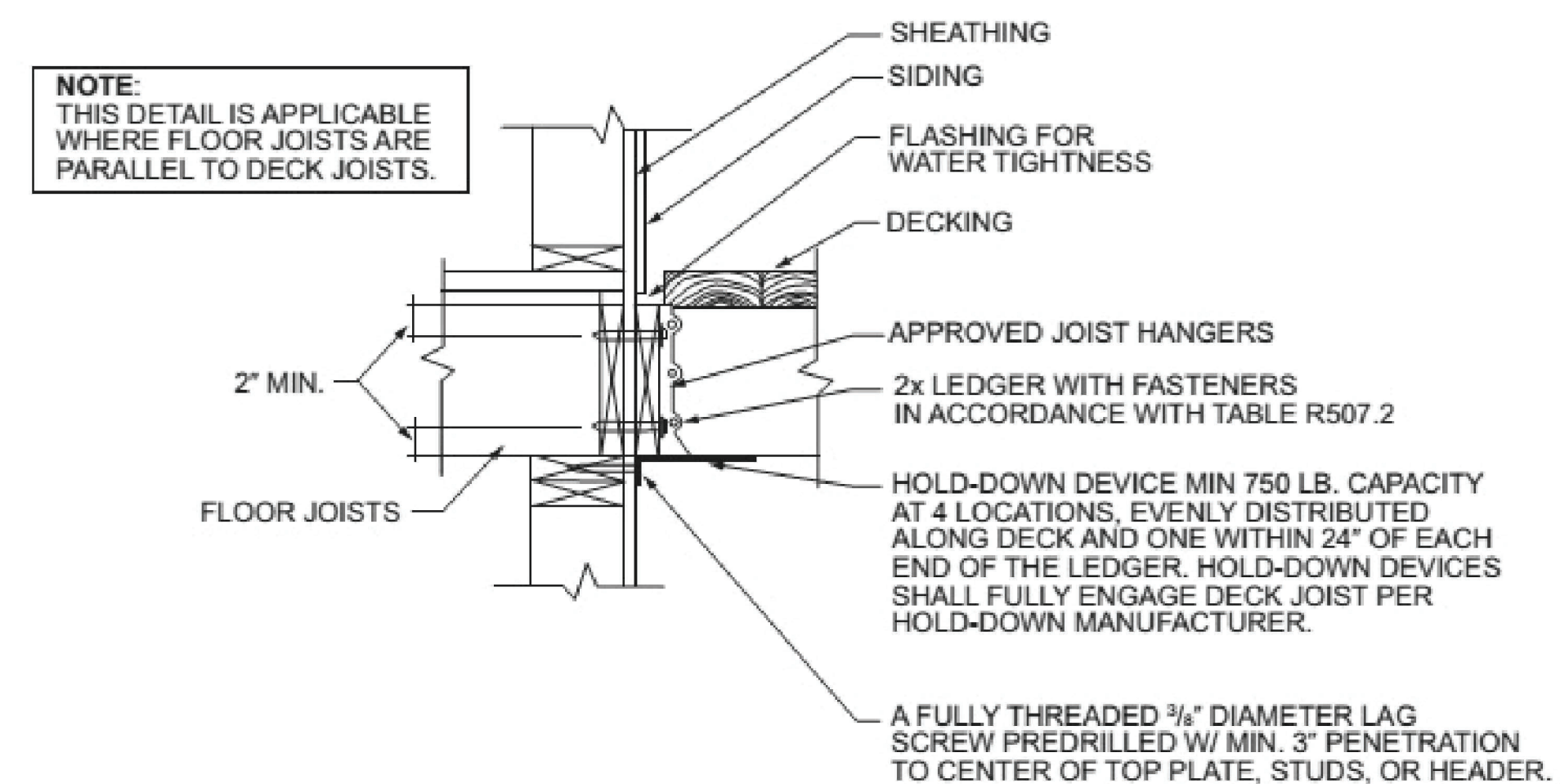
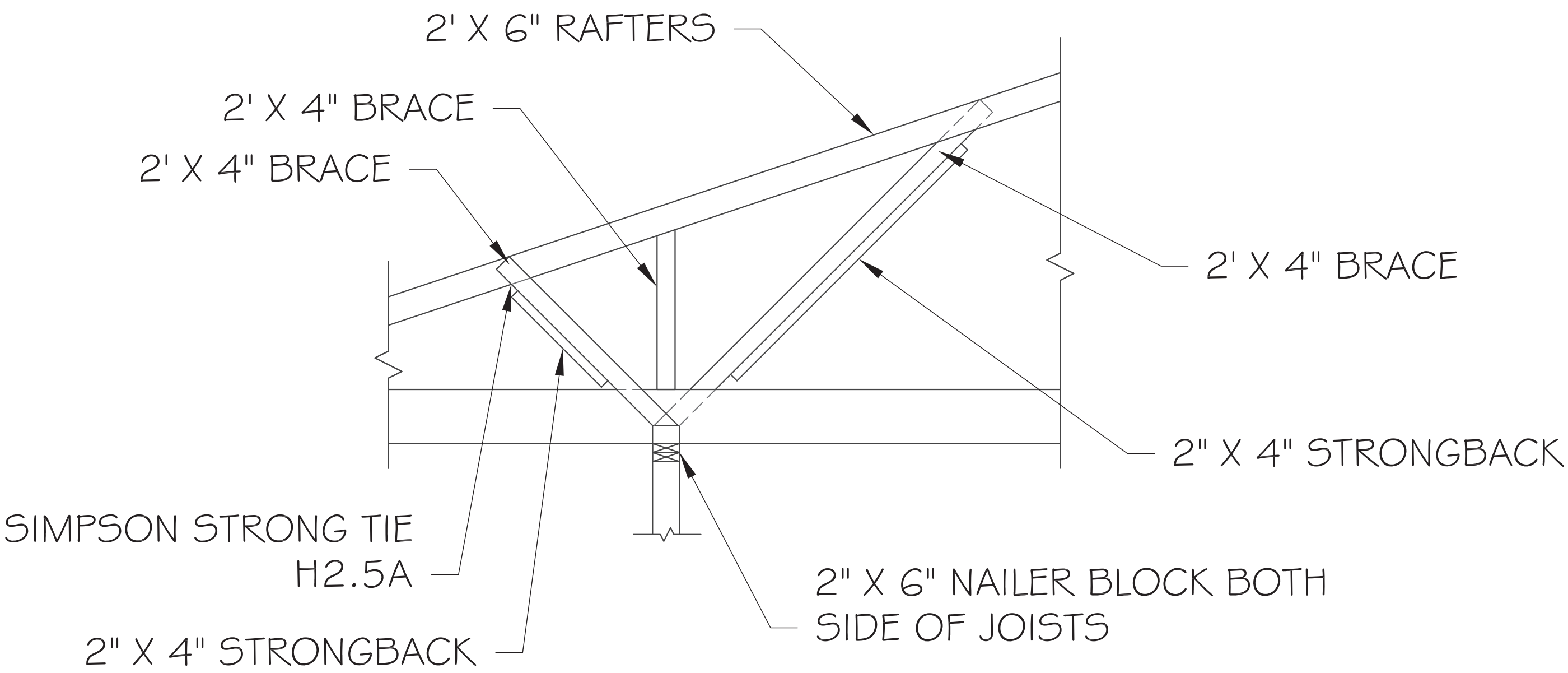


FIGURE R507.2.1(1)
PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS



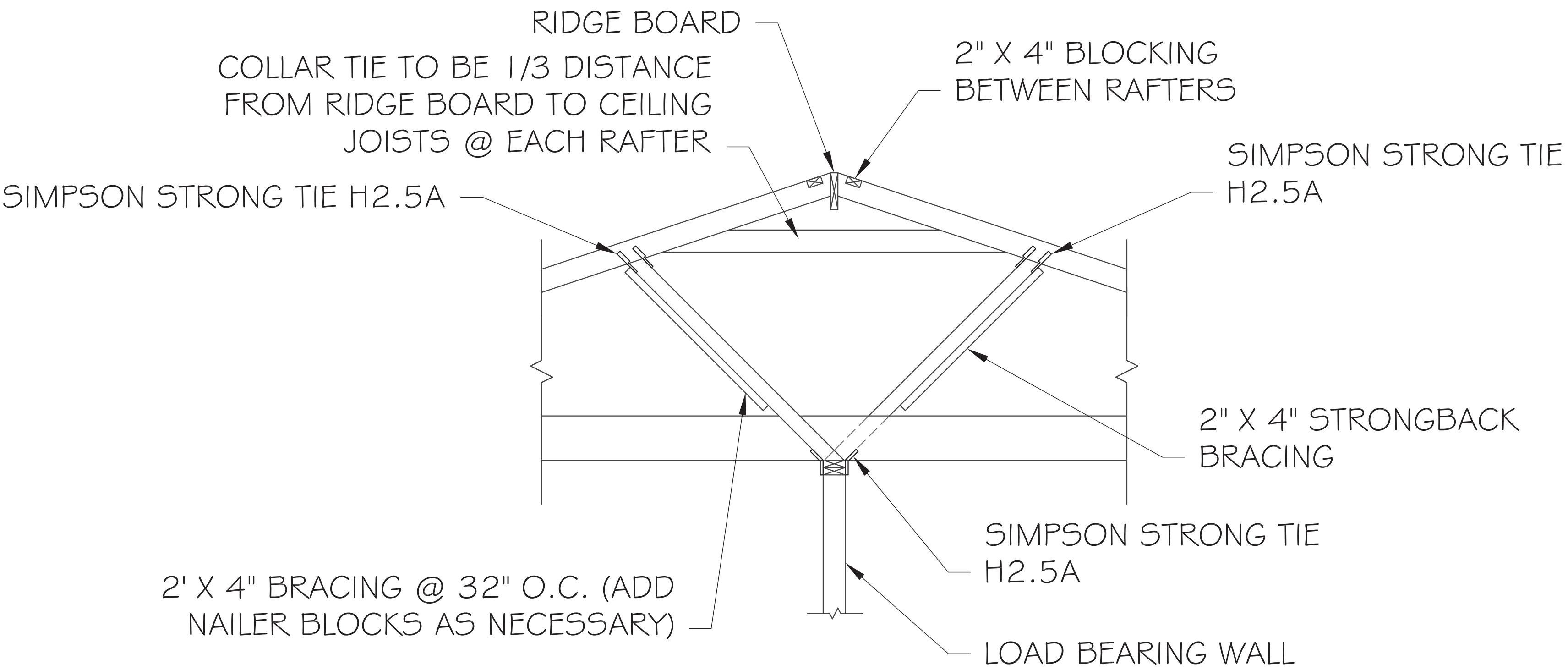
STANDARD LEDGER DETAIL
SCALE: 1/2"= 1'-0"

RAFTERS	SPACING	MAX. UNBRACED SPAN		
2" X 6"	16" O.C.	14'-1"		
NOTE: BRACE ALL RAFTERS OFF INTERIOR WALL WHERE MAX. SPAN IS EXCEEDED. IF AN INTERIOR WALL IS RELOCATED DURING CONSTRUCTION PREVENTING ALLOWABLE BRACING PLEASE ADVISE ENGINEER SO AN APPROPRIATE BEAM CAN BE SIZED TO ADEQUATELY BRACE OFF THE ROOF STRUCTURE				
SPAN TABLE				
FLOOR JOISTS - 40# LL. 10# DL. L/360				
	12" O.C.	16" O.C.	19.2" O.C.	24" O.C.
2" X 6"	10'-9"	9'-9"	9'-2"	8'-6"
2" X 8"	14'-2"	12'-10"	12'-1"	11'-0"
2" X 10"	18'-0"	16'-1"	14'-8"	13'-1"
2" X 12"	21'-9"	18'-0"	17'-2"	15'-5"
CEILING JOISTS - 20# LL. 10# DL. L/240				
	12" O.C.	16" O.C.	19.2" O.C.	24" O.C.
2" X 6"	15'-6"	13'-6"	12'-3"	11'-0"
2" X 8"	20'-1"	17'-5"	15'-10"	14'-2"
2" X 10"	23'-11"	20'-9"	18'-11"	16'-11"
ROOF RAFTERS - 20# LL. 10# DL. L/240				
	12" O.C.	16" O.C.	19.2" O.C.	24" O.C.
2" X 6"	15'-6"	14'-1"	13'-3"	12'-3"
2" X 8"	20'-5"	18'-6"	17'-5"	15'-10"
2" X 10"	26'-0"	23'-2"	21'-2"	18'-11"
2" X 12"	26'-0"	26'-0"	24'-10"	22'-2"
SPANS BASED ON NO.2 SOUTHERN PINE: MAX. SPAN TABLES SOUTHERN FOREST PRODUCTS ASSOCIATION , 2010 .				



RAFTER BRACING @ INTERIOR WALL

SCALE: NOT TO SCALE



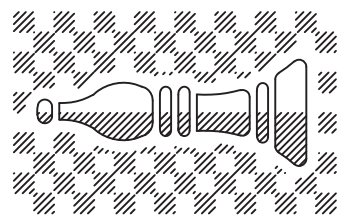
RAFTER / ROOF BRACING

SCALE: NOT TO SCALE



PROJECT:
Lot #372 Bear Point Estates
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WINDLOAD
DETAILS

PLAN #
DRAFTSMAN: MM
CHECKER: GB
PROJECT:
DATE: 1/16/2019
SCALE: AS NOTED
CAD FILE NO.

SHEET:
s5