City of Fairhope
Board of Adjustment and Appeals
5:00 PM
City Council Chambers
July 19, 2021

1. Call to Order

2. Approval of Minutes
   - June 10, 2021

3. Consideration of Agenda Items:

   A. BOA 21.05 Public hearing to consider the request of Justin and Emily Chappell to allow a front setback variance for an accessory structure located at 7275 Wild Oaks Road.
   PPIN #: 51895

4. Old/New Business

5. Adjourn

161 North Section Street
P.O. Drawer 429
Fairhope, Alabama 36533
251-928-2136
251-928-6776 Fax
www.fairhopeal.gov

The Board of Adjustments met Thursday, June 10, 2021, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Anil Vira, Chairman; Richard Schneider; John Avent; Cathy Slagle; Hunter Simmons, Planning and Zoning Manager; Allie Knutson, Secretary.

Absent: Christina Stankoski; David Martin, Alternate; and Donna Cook, Alternate.

Chairman Vira called the meeting to order at 5:08 PM.

Minutes: There were no minutes for approval

Motion:

Chairman Vira made a motion to appoint Allie Knutson as Secretary.

Cathy Slagle 2nd the motion and the motion carried unanimously with the following vote:

Aye: Anil Vira, Richard Schneider, John Avent, and Cathy Slagle

Nay: None.

BOA 21.07 - Request of Fairhope Utilities for a Special Exception to allow a Public Utility for property located at 8300 Morphy Avenue.
PPIN # 108954

Hunter Simmons, Planning and Zoning Manager, presented the proposed site Five other sites were considered, but the proposed site on Morphy Avenue was selected due to topography, availability, and proximity to existing infrastructure.

Fairhope Public Utilities is requesting a public utility use – an electrical substation that will allow for Fairhope Public Utilities to better serve its customers. The subject property is zoned R-3PGH, High-density Single-Family Patio/Garden Home District.

In 2019, Stewart Engineering performed a comprehensive engineering repot that focused on the age, capacity, and future growth projections for each of the current six substations. The Fairhope Avenue Substation was at 106% of the base capacity in 2019. That has increased to 110% since 2019. Due to its location, the Fairhope Avenue Substation cannot be expanded.

There are five homes that will be most affected by the substation. The site for the substation was moved North to save 60-inch and 40-inch live oaks and so the detention area would be kept out of a stream buffer. The retaining wall was also moved in the second set of plans, and in the third set of plans, the pad for the substation was moved to the East with 13 feet of space between the retaining wall and the property line. A landscape plan was done to show the preservation of existing live oaks and river birch

trees. In addition to the existing landscape, 76 Carolina Sapphire Cypress trees will be planted to create a visual barrier from the west side (there is a single row of Carolina Sapphires at the Nichols station, for example). It is 20-feet from the property line to the retaining wall with five-feet between the wall and an 8-foot fence for additional screening.

Hunter Simmons read a letter from the neighborhood that was sent in recently, stating that they are concerned with the impact the substation will have on the enjoyment of their property and their resale values. They would like for it to be returned to the original site deeper in the lot as the original location was changed to preserve wetlands (which turned out to be smaller than originally thought) and the new site places the station directly behind their homes.

Hunter Simmons showed a map where the wetlands are located and stated that the city requires wetland buffers. There is a 30-foot wetland buffer that you cannot build within and there is a 50-foot stream buffer as well. Trees would have to be removed to put the site there and the site would be more visible from the south.

Staff recommends approval with condition of the appeal for public utility facility uses at 8300 Morphy Avenue with the following condition:

1. **A 20-foot landscape buffer is provided along Morphy Avenue.**

Chairman Vira opens the public hearing.

Frank Lamia, 271 Hawthorn Circle, Fairhope, AL 36532: Frank stated that since the city saved money by choosing this site, more mature trees should be put in rather than the 5–6-foot cypress trees so that they could have an immediate buffer.

Andrew King, 539 Salem Street, Fairhope, AL 36532: Andrew stated that he was very disappointed that the city continues to push this site. He had heard that it would cost one million dollars to fill the ABC site to make it viable, which seems like a really high number. All other substations seem to be in a more commercial spot. The substation will affect the whole neighborhood, not just the five houses around it. Also mentioned that the city purchased the lot in April but has not touched it since then and the grass is about a foot tall. He asked for examples of other substations that are in or next to neighborhoods in the city and wanted to know if there will be lighting at the facility and what the illumination would be like.

James McCarthy, 625 Nathaniel Avenue, Fairhope, AL 36532: James stated that he agrees that bigger trees need to be put in as five-foot trees will not fix the visual problems.

Trey Canida, 522 Salem Street, Fairhope, AL 36532: Trey asked for clarification on the retainer wall, fence, and river birch trees. Also wanted to know about the possible noise, light, adverse health effects, and where the other four sites were that were considered for the substation.

Kent White, 535 Salem Street, Fairhope, AL 36532: Kent urged the Board to vote against the substation and stated that the city needs to find a better site to put it.

Francis Ripp, 225 High Ridge Road, Fairhope, AL 36532: Francis does not live in the neighborhood but stated that the city had previously said that the substation was going to go behind the ABC Store. It would make more sense to put it there because it would be in a Commercial Zoning District and where they are trying to put it now is in Single-Family Zoning District. He also mentioned that the proposed property was listed for sale at $290,000 but sold for $250,000 and the city has already hired a contractor and engineer without an application approval and without letting the neighborhood know what was going on. He thinks that this site is a political payback.

Chairman Vira closed the public hearing.

Eric Cortinas, Building Official and Flood Plan Administrator, addressed the previous substation site. In the April 2019 flood maps that FEMA issued, they mapped Cowpen Creek as a flood zone when it was not previously. The detention pond behind Winn Dixie is a FEMA designated flood zone. Per the city's Flood Damage Prevention Ordinance, it is prohibited to put a critical facility in a flood zone. The only way to possibly put the substation there, is to fill the site, build a retaining wall, have an engineer submit a map revision or a letter of map amendment to FEMA to try to have that area removed from the flood maps and then sent to Region 4 in Atlanta for them to evaluate for whether it can come off. The Morphy site is out of the flood zone and there is a detention pond between the flood zone and the site, making it safer and more practical.

Hunter Simmons spoke, he said that the Board of Adjustments Members could make upsizing the trees/shrubs a condition of approval. He also stated that he would pass the info along about the grass being overgrown at the Morphy site. There is a substation that just went in next to R-6 on Nichols and there is an existing one next to residential that has been there for some time. Twin Beech substation is also near a residential area, there is not a place that they could put the substation that would not be near a residential area.

John Avent asked about the buffer and said that it is very important to have the substation be out of site, out of mind.

Jeremy Morgan, Electric Superintendent, stated that they cannot expand the Fairhope Avenue substation due to the water tower and well that are next to it. There were two more sites on Morphy that were looked at, but the property was not for sale. The new substation cannot be too close to the one on Volanta or the one on Nichols. Lighting will be required for security reasons, there are LED lights that will be diverted down to keep illumination to a minimum.

Jay Robertson with Sawgrass Consulting also mentioned that there are shields and different kinds of deflectors that can be put on the lights to reduce the light pollution and focus the lights down.

Richard Schneider stated that he thought that the city has tried to accommodate most of the comments that have been made so far and understands that there are people who are upset about the growth in Fairhope.

Chairman Vira asked if there was a timeline for this project and asked if people will not have power if this substation does not go in.

Jeremy Morgan stated that the contractors are working on a project on Volanta right now that should finish in July and after that, they would like to start on the Morphy site. It is a possibility that people would be without power. The Volanta substation is already 110% overloaded and will affect many people if it goes down.

Cathy Slagle asked what kind of recourse there would be if the requested plantings were not completed.

Hunter Simmons advised that the city does not have a public review process so if the plantings were not completed, it would turn into a civil matter.

John Avent asked what is the largest tree that can be planted. He does not want to approve something that the city can't meet. A lot of the trees that get put in the subdivisions are put in at 10-feet tall.

Hunter Simmons replied that there are mature trees that are providing decent screening, but they do not have an understory which is why they would plant the cypresses. It is not his authority to say how large the trees can be, but that the Board of Adjustments can make having larger landscape, a condition. They can make it a condition that the final landscape plan needs to be approved by the Tree Committee.

Motion:

John Avent made a motion to accept staff's recommendation of approval with conditions:

1. A 20-foot landscape buffer is provided along Morphy Avenue.
2. Staff looks into getting the largest trees possible for the screening.
3. Light shields be added to the West side of the substation.

Cathy Slagle 2nd the motion and the motion carried unanimously with the following vote:

Aye: Anil Vira, Richard Schneider, John Avent, and Cathy Slagle.

Nay: None.

No Old/New Business.

Adjournment

Cathy Slagle made a motion to adjourn. Dick Schneider 2nd the motion.

Adjourned at 6:13 p.m.

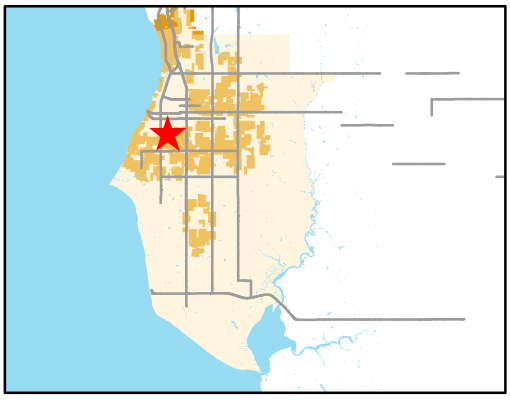
_____ _____

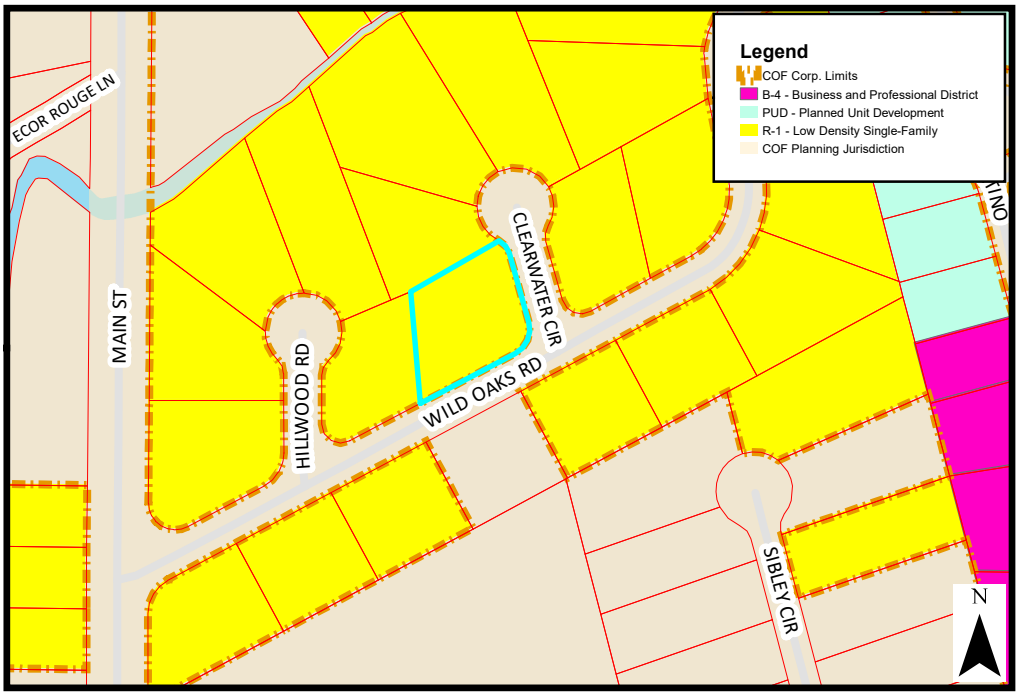
Anil Vira, Chairman Allie Knutson, Secretary

City of Fairhope
Board of Adjustment and Appeals

July 19, 2021

BOA 21.05 - 7275 Wild Oaks Drive





Project Name:
7275 Wild Oaks Drive
Application Type:
Variance
Variance Type:
Front Setback Variance
Jurisdiction:
City of Fairhope
Zoning District:
R-1, Low Density Residental District
PPIN Number:
51895
General Location:
Northwest corner of Wild Oaks Rd and Clearwater Circle
Surveyor of Record:
Geo Surveying
Engineer of Record:
Owner / Applicant:
Justin Chappell
Recommendation:
Approval w/ Conditions
Prepared by:
Samara Walley

APPLICATION FOR BOARD OF ADJUSTMENTS

Application Type: ☐ Administrative Appeal ☐ Special Exception ☑ Variance

Property Owner / Leaseholder Information

Name: JUSTIN CHAPPELL Phone Number: 251-424-7317
Street Address: 7275 WILD OAKS RD.
City: FAIRHOPE State: AL Zip: 36532

Applicant / Agent Information

If different from above.
Notarized letter from property owner is required if an agent is used for representation.

Name: _____ Phone Number: _____
Street Address: _____
City: _____ State: _____ Zip: _____

Site Plan with Existing Conditions Attached: (YES) NO
Site Plan with Proposed Conditions Attached: (YES) NO
Variance Request Information Complete: (YES) NO
Names and Address of all Real Property Owners within 300 Feet of Above Described Property Attached: (YES) NO

Applications for Administrative Appeal or Special Exception:

Please attach as a separate sheet(s) information regarding the administrative decision made or information regarding the use seeking approval. Please feel free to be as specific or as general as you wish in your description. This information will be provided to the Board before the actual meeting date. It is to your benefit to explain as much as possible your position or proposal.

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

JUSTIN CHAPPELL
Property Owner/Leaseholder Printed Name

Signature

3/15/21
Date

Fairhope Single Tax Corp. (If Applicable)

VARIANCE REQUEST INFORMATION

What characteristics of the property prevent / preclude its development?:

- [ ] Too Narrow
- [x] Too Small
- [ ] Too Shallow
- [ ] Elevation
- [ ] Slope
- [ ] Shape
- [ ] Soil
- [ ] Subsurface
- [x] Other (specify)

Describe the indicated conditions: NORTHEASTERN SETBACK (CLEARWATER CIRCLE) IS 35'

How do the above indicated characteristics preclude reasonable use of your land?
AS MY HOME IS ON A CORNER LOT BOTH 35' SET BACKS PROHIBIT ME FROM BUILDING A CARPORT ON THE CLEARWATER CIRCLE SIDE (DETACHED)

What type of variance are you requesting (be as specific as possible)?
REQUEST A 10' SET BACK ON THE CLEARWATER CIRCLE SIDE INORDER TO CONSTRUCT A CARPORT (DETACHED)

Hardship (taken from Code of Alabama 1975 Section 11-52-80):

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done."

BOA Fee Calculation:

	Residential	Commercial
Filing Fee:	$100	$500
Publication:	$20	$20
TOTAL:	**$120**	

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

JUSTIN CHAPPELL
Property Owner/Leaseholder Printed Name

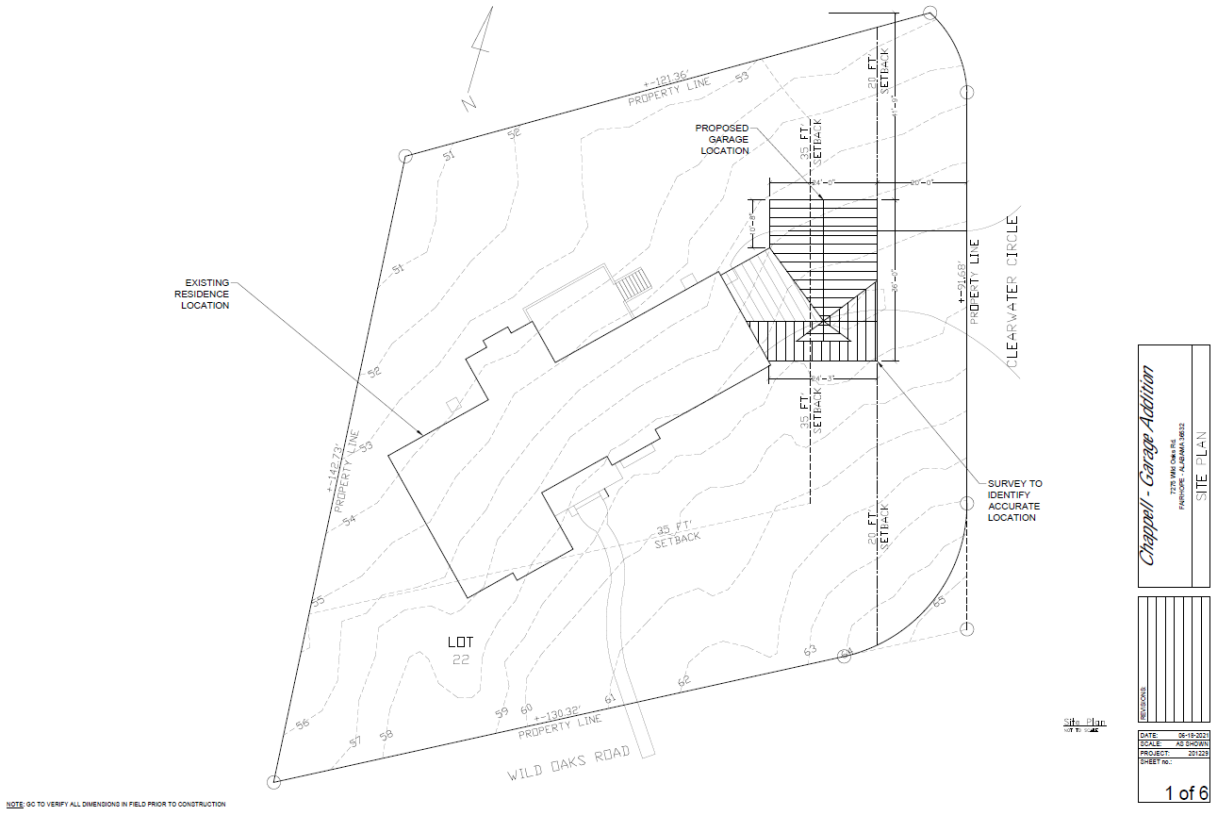
Signature

3/15/21
Date

Fairhope Single Tax Corp. (If Applicable)

The applicants, Justin and Emily Chappell, are requesting a variance to the front setback for an addition to the primary structure at 7275 Wild Oaks Road. The property is zoned R-1 Low Density Family Residential District.

The applicants have provided a drawing illustrating a single family dwelling located at the corner of Clearwater Circle and Wild Oaks Road. It is important to note that the dwelling is situated at an angle on the lot, addressing both Clearwater Circle and Wild Oaks Road. The survey indicates a 35' setback along both street frontages. They are requesting a variance to place a two-bay addition 20' from the property line along Clearwater Circle. The details indicate that the structure will be a 24' x 36' carport with additional storage for mowers, tools, etc. The applicant indicates that it will be connected to the principle structure.



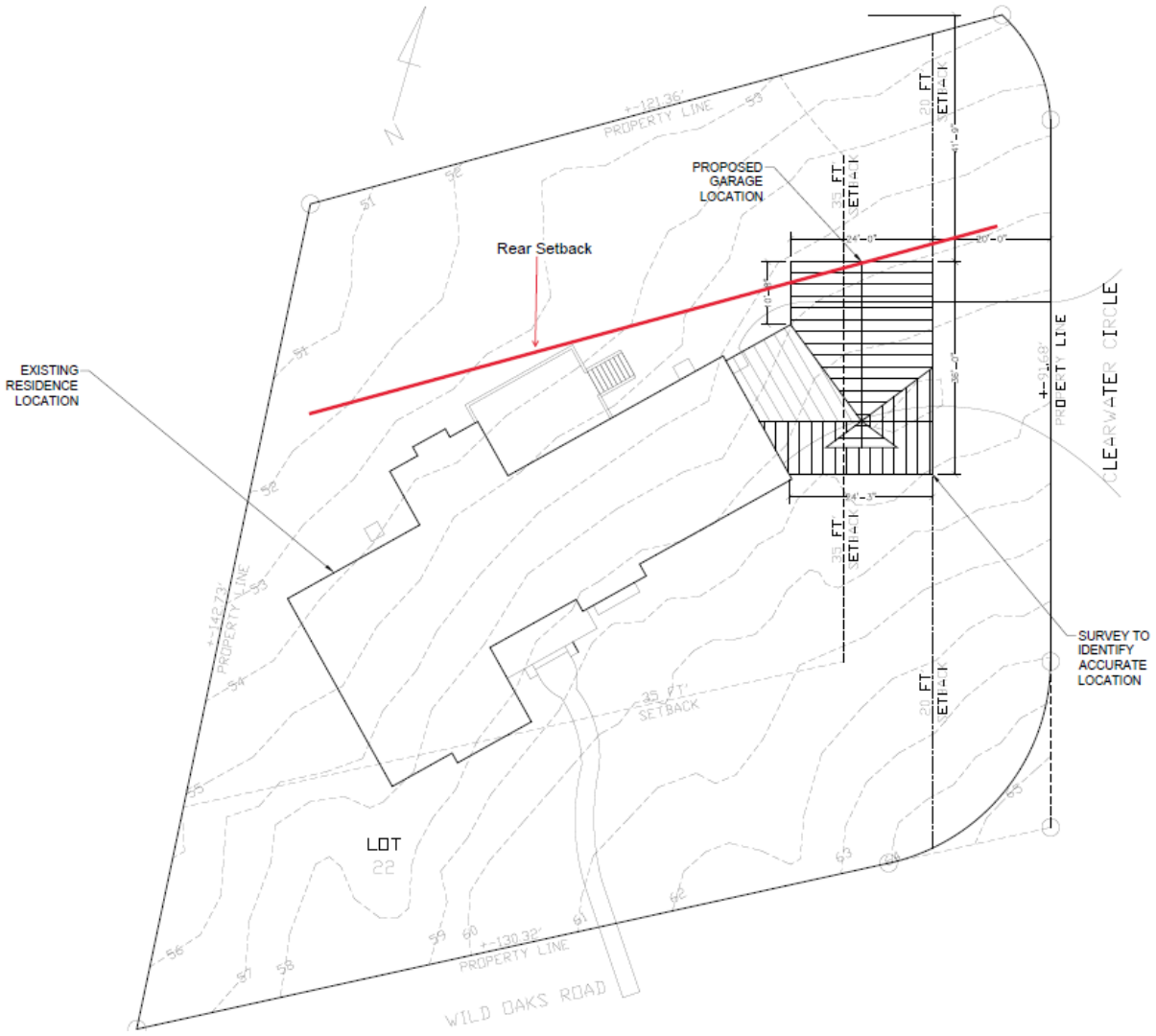
The applicant previously submitted an application to allow a detached accessory structure that would be situated closer to Clearwater Circle. The Zoning Ordinance requires that detached accessory structures be situated no nearer than the principal structure along side streets and behind the rear building line of the principle structure.

The previous drawing has been revised. The applicant indicates that the carport will be attached. Therefore, primary structure setbacks are applicable.

Table 3-2: Dimension Table - Lots and Principle Structure

Dimension District or use	Min. Lot Area/ Allowed Units Per Acre (UPA)	Min. Lot Width	Setbacks				Max. total lot coverage by all structures	Max. height
			Front	Rear	Side	Street side		
R/A	3 acres/ -	198'	75'	75'	25'	50'	none	30'
R-1	15,000 s.f./ -	100'	40'	35'	10' [b]	20'	40%	30' [a]
R-1a	40,000 s.f./ -	120'	30'	30'	10' [b]	20'	25%	35'
R-1b	30,000 s.f./ -	100'	30'	30'	10' [b]	20'	25%	35'
R-1c	20,000 s.f./ -	80'	30'	30'	10' [b]	20'	25%	35'
R-2	10,500 s.f./ -	75'	35'	35'	10' [b]	20'	37%	30' [a]
R-3	7,800 s.f./ -	65'	30'	35'	8' [b]	20'	35%	30'
R-3 PGH	4,000 s.f./ -	40'	20'	15'	10' [b]	10'	32.5%	30'
R-3 TH	2,400 s.f. [j]/ -	24'	20'	35'	0' [c]	20'	45%	30'
R-4	10,500 s.f. for two dwelling units plus 6,500 s.f. for each additional unit/ 7 UPA	75' for two dwelling units plus 5' for each additional unit	30'	35'	10' [b]	20'	30%	30'
R-5	10,500 s.f. for two dwelling units plus 4,100 s.f. for each additional unit/ 10 UPA	75' for two dwelling units plus 5' for each additional unit	30'	35'	10' [b]	20'	30%	30'
R-6	2 acres with a max. of 5 acres [i]/ -	250'	25'	20'	20' [b]	25'	N/A	30'
B-1	None/ -	none	20' [d]	20'	none [e]			30' [l]
B-2	None/ -	none	20' [d]	none [f]	none [e]			30' [k1]
B-3a	7,500 s.f./ -	60'	30'	35'	10'		30%	30' [l]
B-3b	7,500 s.f./ -	60'	20'	20'	none [e]		none	30' [l]
B-4	None/ -	none	20'	20'	10'			30' [l]
M-1	None/ -	none	none [g]	none [f]	none [e]		none	45'
M-2	None/ -	none	none [g]	none [h]	none [h]		none	45'
PUD	See Article V., Section A.							
VRM	See Article VI., Section A.							
NVC	See Article VI., Section B.							
CVC	See Article VI., Section C.							
HTD	See Article V., Section I.							

The submitted drawing is not to scale. Additionally, the square footage of the dwelling has not been provided. The Zoning Ordinance requires that the maximum total lot coverage in an R-1 zoning district shall not exceed 40%. The rear setback line is not indicated on the proposed site plan. Therefore, Staff is unable to verify that the addition does not encroach in the 35' minimum rear setback requirement. If approved, the rear setback line will be required at the time of submission for building permit.



Staff was able to locate a historic plat of Wild Oaks Subdivision dating back to 1973. It should be noted that the property across the street to the east at 22850 Clearwater Circle has a 35' front setback as well. However, aerial imagery indicates that the house appears to encroach in the required setback and is situated approximately 20' from the front property line on Clearwater Circle. Using this property as a precedent, Staff is able to determine that the encroachment of the subject property would not change the character of the neighborhood.

Analysis and Recommendation: Variance Criteria

(a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.

Response: The angled configuration of the existing dwelling could pose potential difficulty when seeking to make an addition on the lot without encroaching in any building setbacks. The lot has two front yard setbacks of 35' and is angled on the cul-de-sac.

(b) The application of the ordinance to this particular piece of property would create an unnecessary hardship. Personal financial hardship is not a justification for a variance.

Response: Staff finds that the application of the ordinance, in this case, could present an unnecessary hardship. Staff is agreeable to interpreting a street-side setback of 20'. This would be more in line with the property across the street.

(c) Such conditions are peculiar to the particular piece of property involved; and

Response: Staff finds that the angled orientation of the existing house on the lot and the requirement of 35' setbacks on both frontages would limit the applicant in the placement of an addition as presented in this application. These conditions would, however, be considered self-imposed. Based on the findings related to the property across Clearwater Circle, Staff would support the interpretation of a 20' street side setback.

(d) Relief, if granted, would not cause substantial detriment to the public good and impair the purpose and intent of this ordinance; provided however, that no variance may be granted for a use of land or building or structure that is prohibited by this ordinance.

Response: Relief, if granted, would not cause any detriment to the public nor impair the intent of this ordinance.

Recommendation:

Staff recommends **APPROVAL** of **BOA 21.05** subject to the following conditions:

1. The addition shall not encroach in the 35' rear setback requirement. All setbacks shall be illustrated on any plans submitted for building permit.
2. Submission of revised application document stating that the addition is attached.

Zoning Ordinance Requirements:

The City of Fairhope Zoning Ordinance defines a variance as follows:

> Variances: A modification of the strict terms of the relevant regulations in a district with regard to placement of structures, developmental criteria or provision facilities. Examples would be: allowing smaller yard dimensions because an existing lot of record is of substandard size; waiving a portion of required parking and/or loading space due to some unusual circumstances; allowing fencing and/or plant material buffering different from that required due to some unusual circumstances. Variances are available only on appeal to the Board of Adjustment and subject to satisfaction of the standards specified in this ordinance.

The Board of Adjustments is authorized to grant variances through Article II.A.d(3) which says the following:

> d. Duties and Powers: The Board shall have the following duties and powers:
>
> (3) Variances - To authorize upon appeal in specific cases variance from the terms of this ordinance not contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of this ordinance shall be observed, public safety and welfare secured, and substantial justice done.
> Prior to granting a variance, the Board shall find that:
> (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;
> (b) The application of this ordinance to the particular piece of property would create an unnecessary hardship;
> (c) Such conditions are peculiar to the particular piece of property involved; and,
> (d) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this ordinance; provided however, that no variance may be granted for a use of land or building or structure that is prohibited by this ordinance.

The Ordinance provides guidance for variance requests through the following criteria: Article II.C.3.e.

> Criteria – (1) An application for a variance shall be granted only on the concurring vote of four Board members finding that:
>
> (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;
> (b) The application of the ordinance to this particular piece of property would create an unnecessary hardship. Personal financial hardship is not a justification for a variance.
> (c) Such conditions are peculiar to the particular piece of property involved; and
> (d) Relief, if granted, would not cause substantial detriment to the public good and impair the purpose and intent of this ordinance; provided however, that no variance may be granted for a use of land or building or structure that is prohibited by this ordinance.

When a variance is granted by the Zoning Board of Adjustment it has the following effect:

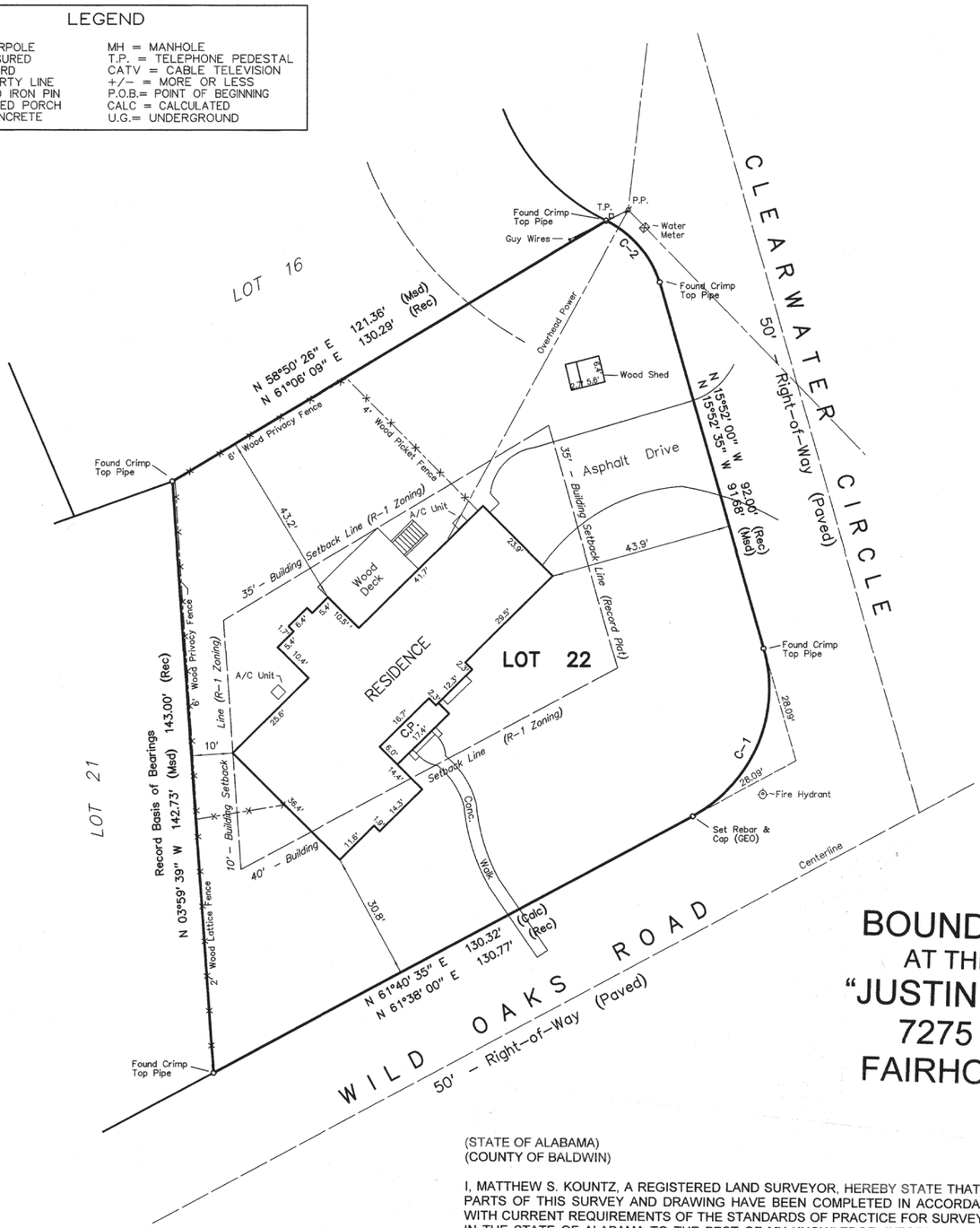
> Article II.C.3.g.

Effect of Variance - Any variance granted according to this section and which is not challenged on appeal shall run with the land provided that:

(1) The variance is acted upon according to the application and subject to any conditions of approval within 365 days of the granting of the variance or final decision of appeal, whichever is later; and
(2) The variance is recorded with the Judge of Probate.

LEGEND

P.P = POWERPOLE	MH = MANHOLE
MSD = MEASURED	T.P. = TELEPHONE PEDESTAL
REC = RECORD	CATV = CABLE TELEVISION
PL = PROPERTY LINE	+/− = MORE OR LESS
FIP = FOUND IRON PIN	P.O.B.= POINT OF BEGINNING
C.P.= COVERED PORCH	CALC = CALCULATED
CONC. = CONCRETE	U.G.= UNDERGROUND



BOUNDARY SURVEY
AT THE REQUEST OF
"JUSTIN C. CHAPPELL"
7275 WILD OAKS
FAIRHOPE, AL 36532

(STATE OF ALABAMA)
(COUNTY OF BALDWIN)

I, MATTHEW S. KOUNTZ, A REGISTERED LAND SURVEYOR, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

I FURTHER STATE THAT THE IMPROVEMENTS PRESENTLY SITUATED ON SAID PROPERTY ARE LOCATED WITHIN THE BOUNDARIES THEREOF; THAT THERE ARE NO ENCROACHMENTS UPON SAID PROPERTY BY BUILDINGS OR FENCES SITUATED ON ADJOINING PROPERTY; AND THAT THERE ARE NO JOINT DRIVEWAYS, EASEMENTS, NOR RIGHTS-OF-WAY VISIBLE ON THE SURFACE, EXCEPT AS NOTED HEREON.

ALL ACCORDING TO MY SURVEY MADE THIS THE 8TH DAY OF JANUARY, 2021.

I ALSO STATE THAT THIS DRAWING AND OR CERTIFICATION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH, OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS AT TIME OF SURVEY.

MATTHEW S. KOUNTZ, P.L.S.
ALABAMA REG. NO. 20359

DESCRIPTION:
LOT 22, WILD OAKS SUBDIVISION, ACCORDING TO PLAT RECORDED IN MAP BOOK 9, PAGE 41, IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA.

CURVE DATA

C−1
Radius = 35.00'
Arc Length = 47.32' (Calc) 47.43' (Rec)
Chord = S 22°54' 00" W 43.80' (Msd)

C−2
Radius = 25.00'
Arc Length = 20.10' (Calc) 21.03' (Rec)
Chord = S 40°45' 37" E 19.56' (Msd)

BUILDING SETBACK NOTE

Building Setback Lines shown hereon are per current R−1 Zoning or the Record Plat of the Subdivision whichever is more stringent.

PROJECT NO:	2020191
DATE:	01/08/2021
SCALE:	1" = 20'
DRAWN BY:	MK
FIELD WORK:	01/05
FIELD BOOK:	RGR3
SHEET 1 OF 1 SHEETS	

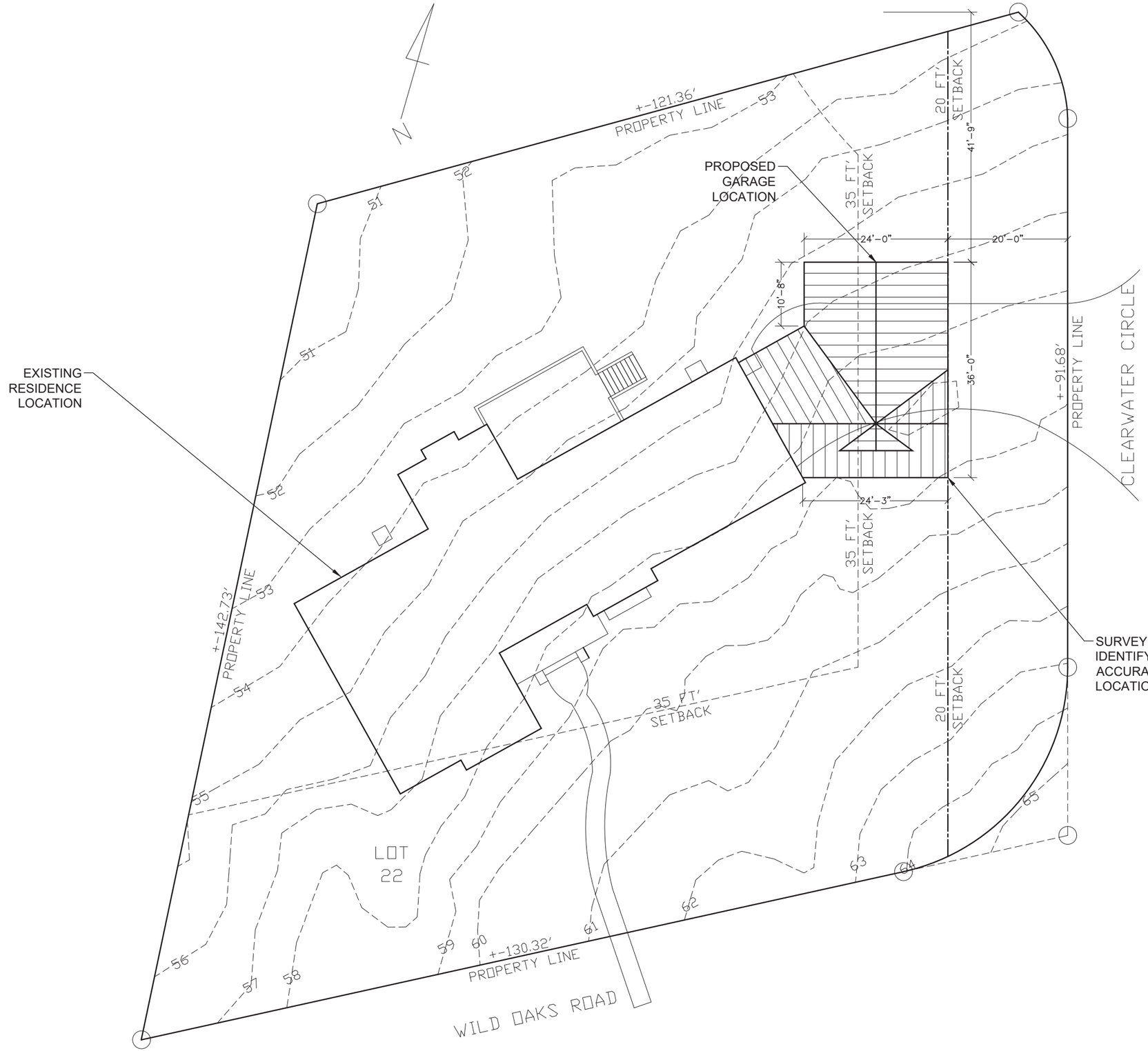
NOT VALID WITHOUT EMBOSSED SEAL

GEO−SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
129 Club Drive
Fairhope, Alabama 36532
Phone: (251) 990−0815 Fax: (251) 990−0866

SEAL

REVISIONS

DESCRIPTION	DATE	BY
SHOW ZONING BUILDING SETBACK LINES FOR VARIANCE APPLICATION BY CLIENT	06/07/2021	MK



Site Plan
NOT TO SCALE

NOTE: GC TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION

Chappell - Garage Addition

7275 Wild Oaks Rd.
FAIRHOPE - ALABAMA 36532

SITE PLAN

REVISIONS:

DATE:	06-18-2021
SCALE:	AS SHOWN
PROJECT:	201229
SHEET no.:	

GENERAL NOTES:

01. ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND RESTRICTIVE ORDINANCES FOR CONSTRUCTION, PLUMBING, ELECTRICAL, AND MECHANICAL.

02. BUILDER IS CAUTIONED AGAINST SCALING FROM THESE DRAWINGS.

03. THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER WITH GENERAL GUIDELINES FOR THE SOUND CONSTRUCTION OF THE STRUCTURE INDICATED WITHIN. DEVIATIONS FROM THESE DRAWINGS ARE AT THE BUILDERS RISK UNLESS APPROVED IN WRITING OR WITH SUPPLEMENTARY DRAWINGS FROM THE OWNER.

04. IT IS RECOMMENDED THAT THE SERVICES OF A REGISTERED LAND SURVEYOR BE EMPLOYED FOR THE PROPER PLACEMENT OF THE STRUCTURE IN RELATION TO PROPERTY LINES, SETBACK LINES, EASEMENTS, ETC.

05. CONTRACTOR TO SECURE AND PAY FOR ALL NECESSARY FEES AND PERMITS FOR CONSTRUCTION, ELECTRICAL AND PLUMBING INSPECTORS, ETC.

06. DIMENSIONS INDICATED ON DRAWINGS ARE TO FACE OF CONCRETE BLOCK OR WOOD STUDS.

07. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR THE CONTRACTOR TO CHECK THE STATE AND LOCAL BUILDING CODES, SUBDIVISION RESTRICTIONS AND HEALTH DEPARTMENT GUIDELINES AND ADHERE TO THEIR REQUIREMENTS.

08. ANY DISCREPANCIES CONTAINED WITHIN THESE DRAWINGS ARE TO BE IMMEDIATELY REPORTED TO THE OWNER.

09. PROVIDE TEMPORARY SETTLING BASINS, HAY BAILS, AND OTHER METHODS AS APPROPRIATE TO FILTER WATER AT ALL AREAS WHERE STORM WATER LEAVES THE PROJECT. CLEAN UP ALL SOIL WHICH FLOWS OFF SITE AT THE END OF THE DAY.

10. ALL EXISTING SITE CONDITIONS ARE TO BE VERIFIED BY CONTRACTOR BEFORE START OF CONSTRUCTION.

11. PROVIDE CHEMICAL BARRIER TO BUILDING FROM SUBTERRANEAN TERMITE ATTACK.

12. ALL EXCAVATION WORK SHALL COMPLY WITH GMC, TITLE 4, CHAPTER 4.

13. LANDSCAPING TO BE PROVIDED BY OTHERS.

14. FOOTINGS DESIGNED FOR MINIMUM SOIL BEARING CAPACITY OF 1500 PSF (ASSUMED). CONTACT OWNER IF POOR SOIL IS ENCOUNTERED BEFORE PROCEEDING WITH WORK.

15. DRIVEWAYS MUST BE LEVEL WITH THE ROADWAY A DISTANCE LONG ENOUGH TO GET AN AUTOMOBILE OFF THE STREET AND CANNOT EXCEED A 15% GRADE THROUGH THE FRONT YARD SETBACK.

16. ALL LUMBER TO BE # 2 SOUTHERN PINE K.D., UNLESS OTHERWISE NOTED. MINIMUM BENDING STRESS (FB) TO BE 1500 PSI.

17. CONTRACTOR SHALL USE "SIMPSON STRONG-TIES" (OR EQUIVALENT) WOOD FRAMING ANCHORS, CONNECTORS, HANGERS, ETC. FOR ALL WOOD CONNECTIONS. ALL ANCHORS, ETC. TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

18. UNLESS NOTED OTHERWISE ON PLANS, HEADERS TO BE (2) 2 x 12

19. CUTTING, NOTCHING BORED HOLES IN STUD WALLS, RAFTERS, ETC. SHALL BE DONE IN ACCORDANCE WITH BUILDING CODE IN EFFECT LOCALLY.

20. 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.

21. ALL WOOD BUILT-UP GIRDERS, BEAMS, STUDS TO SOLE PLATES, ETC. TO BE CONNECTED AS PER BUILDING CODE IN EFFECT LOCALLY.

22. AT OPENINGS IN EXTERIOR WALLS, A WALL STUD SHALL BE AT EACH SIDE OF THE OPENING WITH THE ENDS OF THE HEADER SUPPORTED AS FOLLOWS (UNLESS OTHERWISE NOTED):
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.

23. WHERE WOOD BEAMS ARE LOCATED ON STUD WALLS, PROVIDE MINIMUM DOUBLE OR TRIPLE STUDS, DEPENDING ON BEAM WIDTH, UNDER FOUNDATION.

24. REVIEW ALL DRAWINGS INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, ARCHITECTURAL, ETC. TO ASCERTAIN LOADS FROM EQUIPMENT, OPENINGS FOR DUCTS ETC.

25. ALL LUMBER TO BE A MINIMUM SIZE OF 2 x 4 AND TO BE # 2 SOUTHERN PINE K.D. UNLESS OTHERWISE NOTED.

26. NO QUALIFYING STATEMENTS OR EXCEPTIONS TO PLANS OR NOTES TO BE ALLOWED.

27. FOR HURRICANE ANCHORAGE, PROVIDE A COMPLETE AND CONTINUOUS ANCHORAGE SYSTEM AS

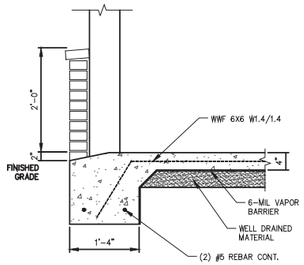
BUILDING CODE AND ORDINANCES:

2018 INTERNATIONAL RESIDENTIAL BUILDING CODE

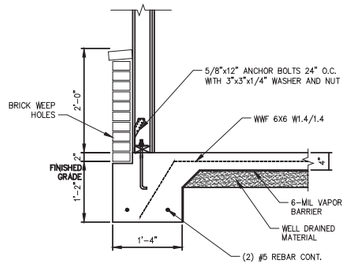
AREAS:

GARAGE 768 SQ.FT.

NOTE: GC TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION



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



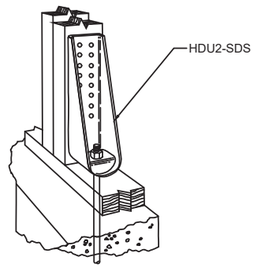
B SECTION
SCALE: 3/4" = 1'-0"

ALL EXTERIOR 15/32" STRUCTURAL SHEATHING NAILED 8d COMMON 4" O.C. EDGE, 6" O.C. INTERIOR, BLOCKED. UNLESS OTHERWISE NOTED.

SINGLE SIDED SHEARWALL

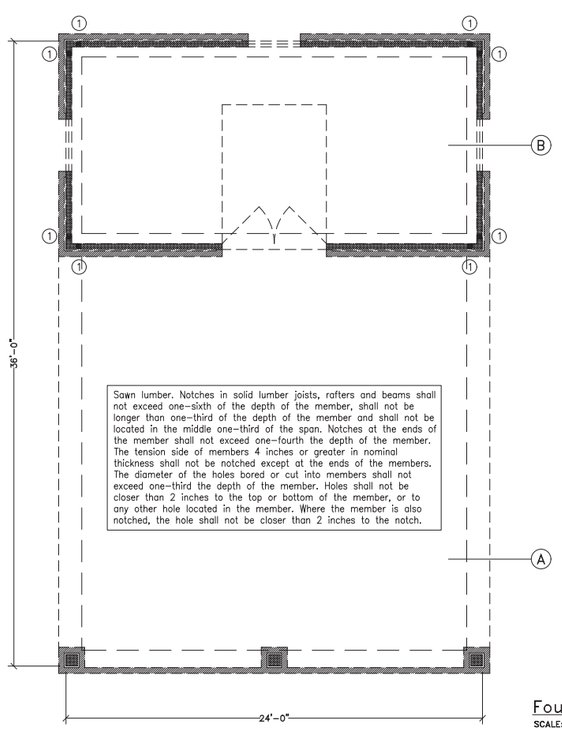
15/32" STRUCTURAL SHEATHING ATTACHED EXTERIOR SIDE WITH 8d COMMON NAIL. NAILED 4" O.C. EDGE 6" O.C. INTERIOR, BLOCKED

① HDU2 – SDS HOLD-DOWN

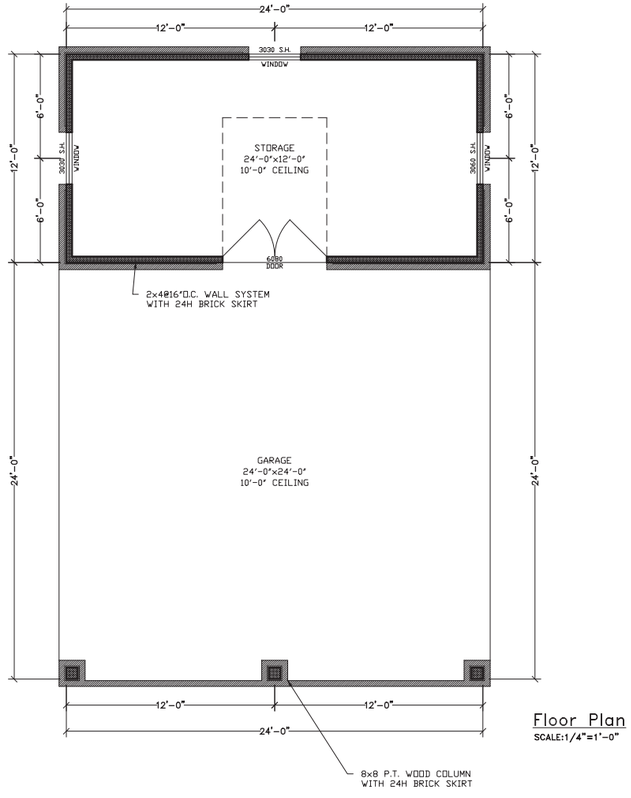


1 SHEAR WALL CONNECTION DETAIL

SHEET INDEX:



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



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

Chappell - Garage Addition

7275 Wild Oaks Rd.
FAIRHOPE - ALABAMA 36532

PLANS

REVISIONS:

DATE:	06-18-2021
SCALE:	AS SHOWN
PROJECT:	201229
SHEET no.:	2 of 6

GENERAL STRUCTURAL NOTES

STRUCTURAL WOOD NOTES:

1. PROVIDE 5/8" STRUCTURAL PLYWOOD ROOF DECKING AS PER specIFICATIONS. EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION (APA) AND SHALL MET THE REQUIREMENTS OF THE MOST CURRENT APA PRODUCT STANDARD PS 1. APPLICATION AND NAILING OF PLYWOOD PANEL SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION UNLESS REQUIREMENTS NOTED ON THESE CONTRACT DOCUMENTS ARE MORE STRICT.

2. WALL SHEATHING SHALL BE 1/2". EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF THE MOST CURRENT APA PRODUCT STANDARD PS 1. APPLICATION AND NAILING OF PLYWOOD PANELS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER, UNLESS REQUIREMENTS NOTED ON THESE CONTRACT DOCUMENTS ARE MORE STRICT.

3. PLYWOOD WALL PANELS SHALL BE ORIENTED WITH FACE GRAIN PERPENDICULAR TO SUPPORT STUD.

4. PLYWOOD ROOF PANELS SHALL BE ORIENTED WITH FACE GRAIN PERPENDICULAR TO SUPPORT TRUSSES.

5. WOOD CONSTRUCTION, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE "CONVENTIONAL CONSTRUCTION PROVISIONS," INTERNATIONAL BUILDING CODE. ALL NAILING SHALL CONFORM TO TABLE 2304.9.1 "NAILING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE, UNLESS OTHER REQUIREMENTS NOTED ON THE DRAWINGS ARE MORE STRICT.

6. FOUNDATION PLATES FOR LOAD BEARING WALLS ON CONCRETE OR MASONRY WALLS SHALL BE PRESSURE TREATED LUMBER, #2 GRADE MINIMUM. SILLS SHALL BE ANCHORED TO CONCRETE OR MASONRY WITH 5/8" X 9" ANCHOR BOLTS SPACED 24" O.C. MAXIMUM. THERE SHALL BE A MINIMUM OF THREE BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 8" OF EACH END OF EACH PIECE. THERE SHALL BE NO SILL SPLICE UNDER ANY POST OR MULLION.

7. POSTS AND BEAMS CONSTRUCTED OF MULTIPLE LAMINATED VENEER LUMBER MEMBERS SHALL BE FASTENED TOGETHER ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

8. ALL JOISTS, ROOF BEAMS AND GIRDERS SHALL HAVE FULL HORIZONTAL BEARING OF THE MEMBER OVER SUPPORT UNLESS OTHERWISE SHOWN. DO NOT OVERCUT.

9. PLYWOOD USED ON EXTERIOR BUILDING AND FORMS SHALL BE EXTERIOR GRADE.

10. USE NON-CORROSIVE, NON-STAINING ROUGH HARDWARE FOR EXTERIOR APPLICATIONS.

11. ALL BEAMS AND JOIST NOT BEARING ON SUPPORTING MEMBERS SHALL BE CONNECTED WITH "SIMPSON" HANGERS OR EQUIVALENT.

12. BOTTOM PLATES OF ALL FIRST FLOOR NON-LOAD BEARING PARTITIONS SHALL BE ANCHORED USING #8 CONCRETE NAILS AT 32" O.C. (OR EQUAL).

13. ALL LAG SCREWS SHALL BE PRE-DRILLED AS REQUIRED BY PROVISIONS OF THE NATIONAL DESIGN specIFICATION FOR WOOD CONSTRUCTION (AF & PA, 2012), PART 9.

14. ALL BEARING STUD WALLS AND SHEAR WALLS SHALL HAVE A CONTINUOUS DOUBLE TOP PLATE LAP SPLICE TOP PLATES MINIMUM 4'-0". FASTEN TOGETHER WITH MINIMUM (2) ROWS OF 10d NAILS AT 4" O.C., STAGGERED AT LAP SPLICE. FASTEN REMAINING TOP PLATES TOGETHER WITH MINIMUM (2) ROWS OF 10d NAILS AT 8" O.C., STAGGERED.

15. BOLT HOLES SHALL BE MAXIMUM 1/16" LARGER THAN BOLT HOLE DIAMETER. BOLTS SHALL NOT BE FORCIBLY DRIVEN. BOLT HEADS AND NUTS SHALL NOT BE COUNTERSUNK WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.

16. TENSION ALL BOLTS 1/4 TURN BEYOND SNUG-TIGHT. SPOIL THREADS TO PREVENT BACK OFF OF NUT AFTER INSTALLATION.

17. PROVIDE 5/32" DIAMETER LEAD HOLES THROUGH FIRST LAMINATION FOR ALL NAILS LARGER THAN 16d.

18. ALL WOOD CONNECTORS SHALL BE BY "SIMPSON STRONG-TIE" OR EQUIVALENT. ALL JOISTS AND BEAMS NOT BEARING ON A SUPPORTING MEMBER SHALL BE FRAMED WITH AN APPROPRIATE WOOD CONNECTOR.

19. WOOD TRUSSES:

A. FABRICATED IN ACCORDANCE WITH ANSI/TPI-1 REQUIREMENTS.
B. WOOD TRUSS DESIGN TO BE CERTIFIED BY A PROFESSIONAL ENGINEER FOR REVIEW BY THE STRUCTURAL ENGINEER. CALCULATIONS AND SHOP DRAWINGS TO INCLUDE TRUSS LAYOUT AND DESIGN FOR EACH LOAD AND SPAN CONDITION. THE TRUSS DESIGN SHALL INCLUDE TRUSS CONFIGURATION, WOOD GRADE, LOADING MEMBER STRESSES, LIVELOAD DEFLECTION, DEAD LOAD DEFLECTION AND CAMBER REQUIREMENTS.
C. ROOF TRUSSES SHALL BE LIMITED TO LIVE LOAD DEFLECTION OF L/240 OF THE SPAN AND SHALL BE CAMBERED FOR DEAD LOAD DEFLECTION.
D. FLOOR TRUSSES SHALL BE LIMITED TO A LIVELOAD DEFLECTION OF L/360 OF THE SPAN AND SHALL BE CAMBERED FOR A DEAD LOAD DEFLECTION.
E. LATERALLY BRACE WOOD TRUSSES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS SHOWN ON THE DRAWINGS.
F. PROVIDE "SIMPSON STRONG-TIE" H10A OR EQUIVALENT HURRICANE HOLDDOWN ANCHORS AT EACH ROOF TRUSS BEARING POINT. UNLESS OTHERWISE NOTED.

DIMENSIONAL LUMBER NOTES:

1. DIMENSION LUMBER TO BE NORTHERN SPF NO. 2 (OR BETTER)

2. ALL MEMBER SIZES GIVEN ON PLAN ARE NOMINAL DIMENSIONS.

3. WOOD LINTELS SHALL HAVE A FULL 3" LENGTH OF BEARING AT EACH END UNLESS OTHERWISE NOTED.

4. ALL NAILING SHALL CONFORM TO IBC TABLE 2304.9.1 "FASTENING SCHEDULE" UNLESS OTHERWISE NOTED ON THE PLANS.

5. SPACING OF BRIDGING FOR FLOOR AND ROOF JOISTS SHALL NOT EXCEED 8' OR 6 TIMES THE NOMINAL JOIST DEPTH (WHICHEVER IS GREATER).

6. DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS.

7. ALL WOOD CONNECTORS SHALL BE BY "SIMPSON STRONG-TIE" OR EQUIVALENT. ALL JOISTS AND BEAMS NOT BEARING ON A SUPPORTING MEMBER SHALL BE FRAMED WITH AN APPROPRIATE WOOD CONNECTOR.

8. WOOD STUD BEARING WALLS SHALL HAVE AT LEAST ONE 8" COURSE OF CONCRETE BLOCK BETWEEN THE BOTTOM OF THE SILL PLATE AND THE TOP OF THE FOOTING.

9. WOOD JOISTS SHALL BEAR ON THE FULL WIDTH OF SUPPORTING MEMBERS (STUD WALLS, BEAMS, ETC.), UNLESS NOTED OTHERWISE.

10. PROVIDE SOLID BLOCKING BELOW ALL JAMB/TRIMMER/CRIPPLE STUDS (TYPICAL AT ALL FLOORS)

11. ALL FOUNDATION PLATES, SILLS AND SLEEPERS ON CONCRETE SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATION WALLS, SHALL BE TREATED WOOD.

12. FOR ALL WOOD TREATED WITH PRESERVATIVES, CONNECTORS AND FASTENERS MUST BE COATED WITH ONE OF THE FOLLOWING:
   a. HOT DIPPED GALVANIZED PER ASTM A123 FOR CONNECTORS AND ASTM 153 FOR FASTENERS.
   b. MECHANICALLY GALVANIZED PER ASTM 695, CLASS 55 OR GREATER.
   c. TRIPLE ZINC G185 HDG PER ASTM A653 OR EQUAL.

GENERAL NOTES

ALL FOUNDATION CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE 2012, AND 2012 INTERNATIONAL BUILDING CODE, THE REQUIREMENTS OF THE LATEST A.C.I AND P.T.I. CODES, AND ALL LOCAL BUILDING CODES.

SITE WORK

1. SITE PREPARATION BENEATH THE FOUNDATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS AND SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
A. STRIP ALL VEGETATION DOWN TO NATURAL SOIL. REMOVE ALL TREES WITHIN CLOSE PROXIMITY TO THE FOUNDATION.
B. PROOF ROLL EXPOSED SUB-GRADE BACK FILL AND COMPACT THE TREE HOLES OR SOFT POCKETS WITH MATERIAL SIMILAR TO SITE MATERIALS.
C. BRING SUB-GRADE TO REQUIRED ELEVATION WITH SELECT FILL MATERIAL. SELECT FILL SHALL BE SANDY CLAY OR CLAYEY-SAND, FREE FROM ORGANIC MATERIAL, HAVING A PLASTICITY INDEX OF GREATER THAN 7, BUT NOT MORE THAN 20.
D. STRUCTURAL FILL SHALL BE PLACED IN MAXIMUM LIFTS OF 8" AND COMPACTED TO 95% OF ITS DRY DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR). WHERE LARGE DEPTHS OF FILL OCCUR, FIELD DENSITY TEST IS REQUIRED FOR EACH LIFT LOCATED AT OR BELOW THE BOTTOM OF THE

FOUNDATION.

1. ALL FOOTINGS AND FOUNDATIONS ARE DESIGNED FOR A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. FOOTINGS ARE TO BEAR ON UNDISTURBED SOIL OR SATISFACTORY, COMPACTED STRUCTURAL FILL AS APPROVED BY THE GEOTECHNICAL ENGINEER.

2. CONTRACTOR TO INVESTIGATE ACTUAL LOCATIONS OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATING, AND ADVISE ENGINEER OF ANY VARIATIONS. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION.

3. THE LEVELING BED SHALL BE FIRM, STABLE BANK SAND OR OTHER CLEAN GRANULAR MATERIAL. PROVIDE 4" OF CRUSHED STONE OR SAND AND POLYETHYLENE VAPOR BARRIER UNDER ALL INTERIOR SLABS ON GRADE.

4. INITIAL SITE GRADING SHALL BE COMPLETED PRIOR TO SETTING FORMS. FINAL GRADING SHALL BE SLOPED AWAY FROM THE FOUNDATION 1 INCH PER 1 FOOT FOR THE FIRST 5 FEET SUCH THAT POSITIVE DRAINAGE AWAY FROM THE FOUNDATION IS ASSURED BEFORE, DURING, AND AFTER CONSTRUCTION.

5. DURING CONSTRUCTION, A DRAINAGE TRENCH SHALL BE FORMED SUCH THAT ANY WATER THAT INTRUDES INTO THE FOUNDATION MAKE-UP WILL IMMEDIATELY DRAIN OUT OF THE BOTTOM OF THE BEAMS.

6. IF THE GEOTECHNICAL REPORT CONTAINING FOUNDATION DESIGN RECOMMENDATIONS WAS SUPPLIED FOR THE PROJECT, THEN IT SHALL CONTROL IF A CONFLICT SHALL ARISE BETWEEN THESE MINIMUM REQUIREMENTS AND THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

7. ALL UNDER SLAB AREAS TO BE TREATED FOR TERMITES BY A LICENSED APPLICATOR. OWNER TO RECEIVE A RENEWABLE BOND.

specIAL CONSIDERATIONS

1. TREES OR OTHER VEGETATION TALLER THAN 6 FT. OR OF THE TYPE THAT REQUIRES EXCESSIVE AMOUNTS OF WATER SHOULD NOT BE PLANTED WITHIN 20 FT. OF THE FOUNDATION.
2. EXISTING TREES WITHIN 20'-0" OF THE FOUNDATION MUST UTILIZE A PROVEN ROOT CONTROL METHOD SUCH AS A ROOT BARRIER.
3. EXCAVATIONS FOR SWIMMING POOLS SHALL NOT BE PLACED CLOSER THAN 10FT. FROM THE FOUNDATION WITHOUT APPROVAL FROM THE ENGINEER.
4. LANDSCAPING SHOULD BE PLANNED SUCH THAT ADEQUATE MOISTURE CAN REACH AND BE DRAINED FROM AROUND THE FOUNDATION.

CONCRETE

1. CONCRETE SHALL BE SUPPLIED AND CONSTRUCTED IN ACCORDANCE WITH ACI-318 (LATEST EDITION), AND SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 psi AT 28 DAYS.

2. CONCRETE SHALL BE TYPE I OR TYPE II UNLESS OTHERWISE specIFIED IN THE GEOTECHNICAL INVESTIGATION REPORT. USE NORMAL WEIGHT AGGREGATES HAVING A MAXIMUM AGGREGATE SIZE OF 1 1/2 IN. THE SLUMP SHALL NOT EXCEED 6 IN. UNLESS specIFIC HIGH RANGE WATER REDUCERS OR OTHER ADDITIVES ARE USED.

3. CALCIUM CHLORIDE OR OTHER MATERIALS CONTAINING CHLORIDES IN ANY FORM SHALL NOT BE USED. WHERE FLY ASH IS USED, ONLY TYPE "C" FLY ASH SHALL BE ACCEPTED.

4. WATER SHALL NOT BE ADDED TO CONCRETE AT THE JOB SITE UNLESS APPROVED BY THE ENGINEER. IF MORE WORKABILITY IS NEEDED, THE CONTRACTOR SHALL specIFY REQUIRED SLUMP ON THE JOB ORDER. THE CONCRETE PLANT CAN INCREASE WORKABILITY BY ADDING UP TO 5% AIR ENTRAINMENT, ADDITIONAL CEMENT OR ADMIXTURES.

5. CONCRETE SHALL NOT BE PLACED AT TEMPERATURES BELOW 30 DEGREES FAHRENHEIT, IN RAINY WEATHER, OR IN OTHER ADVERSE WEATHER CONDITIONS.

6. A LAPPED AND TAPED 6 MIL POLYETHYLENE VAPOR RETARDER SHALL BE PLACED IN ACCORDANCE WITH THE CONSTRUCTION AND MAINTENANCE MANUAL FOR POST-TENSIONED SLAB-ON-GROUND FOUNDATIONS, LATEST EDITION .

8. FORMS SHALL BE STRIPPED NOT LESS THAN 24 HOURS AND NOT MORE THAN 6 DAYS AFTER PLACEMENT OF CONCRETE.

9. CURING OF CONCRETE FOUNDATION SLAB SURFACE PER ACI-302.1R IS RECOMMENDED TO REDUCE THE PROBABILITY OF CURING OR SHRINKAGE CRACKS.

10. BUILDER SHALL VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICK LEDGES, INSERTS, AND OPENINGS WITH ARCHITECTURAL DRAWINGS.

11. THE WOOD SOLE PLATE AND WOOD SILL PLATE AT EXTERIOR WALLS SHALL BE ANCHORED TO THE FOUNDATION WITH 5/8" DIA. BY 10" LONG ANCHOR BOLTS WITH 7" MINIMUM EMBEDMENT. ANCHOR BOLTS SHALL BE SPACED AT A MAXIMUM OF 32" O.C. FOR 1 STORY STRUCTURES AND 24" O.C. FOR 2 STORY STRUCTURES, THERE SHALL BE A MINIMUM OF 2 BOLTS PER PLATE SECTION WITH 1 BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION OR BY EQUIVALENT QUANTITY OF FOUNDATION ANCHORS.

12. COLD WEATHER CONCRETING PRECAUTIONS AS specIFIED IN ACI STANDARD 306R SHALL BE USED WHEN PLACING CONCRETE DURING COLD WEATHER PERIODS IS DESCRIBED IN THE ACI STANDARDS.

REINFORCING STEEL

1. REINFORCING STEEL SHALL BE 60 KSI, BE IN ACCORDANCE WITH ASTM A615, HAVE DEFORMATIONS IN ACCORDANCE WITH ASTM A305, AND SHALL BE DETAILED IN ACCORDANCE WITH ACI-318 (LATEST EDITION).

2. PROVIDE CONCRETE COVERAGE OF REINFORCEMENT AS FOLLOWS. (PER ACI 315). REBAR TO BE SUPPORTED BY APPROVED CHAIRS.
FOOTINGS: 3" BOTTOM & SIDES, 1-1/2" TOP
2" FOR FOUR INCH SLABS ON GRADE
CONCRETE SURFACE EXPOSED TO THE WEATHER OR AGAINST WHICH BACKFILL WILL BE PLACED:
2" FOR #6 BARS AND LARGER
1-1/2" FOR #5 BARS AND SMALLER

3. WELDED WIRE FABRIC SHALL BE 6x6 - W2.9 WWF (6 GAGE) IN ACCORDANCE WITH ASTM A185, AND SHALL BE PLACED IN ACCORDANCE WITH PLANS AND DETAILS.

4. IF SPLICING IS NECESSARY, CONTINUOUS REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 30 TIMES THE DIAMETER OF THE BAR.

5. PROVIDE 2-#5's x 5'-0" AT ALL RE-ENTRANT CORNERS OF THE FOUNDATION. (DIAGONAL, SEE FOUNDATION PLAN).

FRAMING NOTES

1A. ALL LOAD BEARING WALL STUDS SHALL BE STUD GRADE S.Y.P. @ 16" O.C., EXCEPT UNDER EXCEPTIONS AS NOTED IN IRC SECTION R602.3.3. ALL FIRST FLOOR MUD SILLS SHALL BE TREATED LUMBER.

1B. ALL NON-LOAD BEARING WALL STUDS CAN BE STUD GRADE S.Y.P. @ 24" O.C.

2. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36. STEEL COLUMNS SHALL HAVE MIN. ½" CAP AND BASE PLATES WITH MIN. 2-5/8" DIA. ANCHORED BOLTS EMBEDDED MIN. 4-1/2" INTO CONCRETE. THE STEEL ANGLE LINTEL SCHEDULE TO SUPPORT BRICK VENEER IS AS FOLLOWS:

MAXIMUM SPAN	MINIMUM SIZE	MINIMUM BEARING
6'-0"	L3 X 3 X 5/16	6"
7'-0"	L3 X 3 X 5/16	6"
8'-0"	L5 X 3 X 3/8	6"
9'-0"	L5 X 3 X 3/8	6"
10'-0"	L6 X 4 X 3/8	8"
16'-0"	CHECK W/ ENGINEER	8"

LINTELS ARE DESIGNED TO SUPPORT A DESIGN LOAD OF 27 PSF (2-3/4" BED-DEPTH FOR COMMON BRICK) BASED ON MANUFACTURER'S specIFICATIONS.

3. ROOF FRAMING:
THE MAXIMUM UNSUPPORTED SPAN FOR 2x6 RAFTERS SUPPORTING COMPOSITION ROOF SHINGLES SHALL BE AS FOLLOWS:

FOR NO. 3 S.Y.P.:	FOR NO. 2 S.Y.P.:
24" O.C. - 9'-6"	24" O.C. - 12'-3"
19.2" O.C. - 10'-8"	19.2" O.C. - 13'-3"
16" O.C. - 11'-8"	16" O.C. - 14'-1"

THE MAXIMUM UNSUPPORTED SPAN FOR 2x6 RAFTERS SUPPORTING LIGHTWEIGHT TILE SHALL BE AS FOLLOWS:

FOR NO. 3 S.Y.P.:	FOR NO. 2 S.Y.P.:
24" O.C. - 8'-6"	24" O.C. - 11'-0"
19.2" O.C. - 9'-6"	19.2" O.C. - 12'-2"
16" O.C. - 10'-4"	16" O.C. - 13'-0"

MAXIMUM UNSUPPORTED SPAN FOR 2x6 RAFTERS SUPPORTING HEAVYWEIGHT TILE SHALL BE AS FOLLOWS:

FOR NO. 3 S.Y.P.:	FOR NO. 2 S.Y.P.:
24" O.C. - 7'-6"	24" O.C. - 9'-9"
19.2" O.C. - 8'-4"	19.2" O.C. - 11'-0"
16" O.C. - 9'-2"	16" O.C. - 12'-0"

PURLINS SHALL BE SIZED NO LESS THAN THE RAFTER. PURLINS MUST BE CONTINUOUS AND SUPPORTED BY 2x4 STRUTS INSTALLED TO BEARING WALLS OR STRUCTURAL MEMBERS AT A SLOPE NOT LESS THAN 45 DEGREES FROM THE HORIZONTAL. THE STRUTS SHALL BE SPACED NOT MORE THAN 4'-0" O.C. AND THE UNBRACED LENGTH OF STRUTS SHALL NOT EXCEED 8'-0". PROVIDE BLOCKING OR CLEATS AT STRUT-TO-RAFTER CONNECTION LOCATIONS, SECURE CLEAT TO STRUT WITH MIN. OF (8) 12d NAILS.

4. THIS RAFTER LAYOUT IS DESIGNED TO SUPPORT COMPOSITION ROOF SHINGLES ONLY UNLESS specIFIED OTHERWISE ON ROOF PLAN. PLEASE CONSULT ENGINEER IF ANY OTHER TYPE OF ROOF COVERING IS TO BE USED.

5. ROOF LIVE LOAD = 16 PSF.
ROOF DEAD LOAD:
COMPOSITION SHINGLE FOOR = 10 PSF TOTAL
LIGHTWEIGHT TILE ROOF = 18 PSF TOTAL (TILE LOAD = 10 PSF)
HEAVYWEIGHT TILE ROOF = 27 PSF TOTAL (TILE LOAD = 18 PSF)

6. ROOF DECKING SHALL BE 5/8" EXPOSURE 1 (CDX) OR O.S.B. APA RATED SHEATHING (24/0). (U.N.O.) FACE GRAIN TO BE 90 DEGREES TO THE SUPPORTS. FASTEN WITH 8D RING SHANK NAILS:
ZONE 1: 3" O.C. EDGE
ZONE 2: 3" O.C. EDGE
ZONE 3: 3" O.C. EDGE
6" O.C. FIELD SPACING.

7. ALL JOISTS FRAMING TO FLUSH BEAMS SHALL BE SUPPORTED BY APPROVED METAL JOIST HANGERS (U.N.O.)

8. ALL BEAMS FRAMING TO WALLS ARE TO BE SUPPORTED BY MIN. OF (2) 2x4 OR (2) 2x6 STUDS (ACTUAL NUMBER OF STUDS EQUAL WIDTH OF BEAM, U.N.O.)

9A. LOAD BEARING HEADER SCHEDULE AS FOLLOWS (U.N.O.):

MAXIMUM SPAN HEADER SIZES	SUPPORT ROOF/CEILING	SUPPORT ONE STORY ABOVE	SUPPORT TWO STORY ABOVE
2-2x6	4'-2"	3'-0"	2'-4"
2-2x8	5'-4"	3'-10"	3'-0"
2-2x10	6'-6"	4'-8"	3'-8"
2-2x12	7'-6"	5'-5"	4'-3"

ALL HEADER MATERIAL TO BE NO. 2 GRADE SYP LUMBER

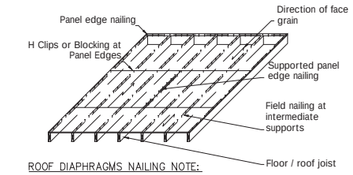
9B. LOAD BEARING HEADERS ARE NOT REQUIRED IN INTERIOR OR EXTERIOR NON-LOAD BEARING WALLS.

10. THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS SHALL BE ACCORDING TO IRC TABLE R602.3(1). MULTIPLE STUDS SHALL BE SECURED WITH 10d NAILS SPACED 24" O.C. MULTIPLE JOISTS SHALL BE NAILED WITH 3-16d NAILS SPACED 12" O.C. THERE SHALL BE NO SPLICES.

11. STUD WALLS EXCEEDING 10' IN HEIGHT SHALL CONFORM TO IRC TABLE R602.3(1).

12. ALL EXTERIOR SHEATHING AND SHEARWALLS SHALL BE 15/32" MINIMUM APA. RATED, EXPOSURE 1 SHEATHING. MINIMUM SPAN RATING = 32/16. NAILED 8d GALV. COMMON (MIN.)
EDGES: 4" O.C. FIELD: 6" O.C.
**** EXCEPT WHERE NOTED ON THE DRAWING.

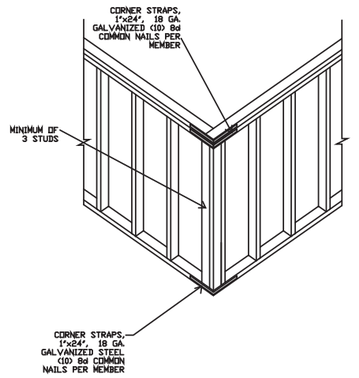
STRUCTURAL ENGINEERED WOOD BEAMS SHALL BE INSTALLED PER ENGINEER'S PLAN AND THE MANUFACTURER'S RECOMMENDATIONS.
MIN. specIFICATION: FY=2900 PSI, FV=290 PSI, E=2000 KSI.



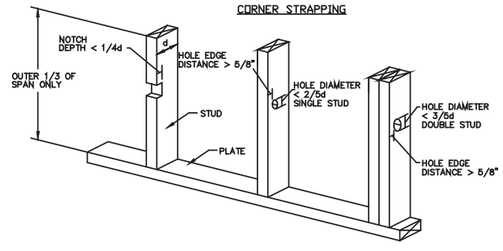
ROOF DIAPHRAGMS NAILING NOTE:

1- ALL ROOFS SHALL BE SHEATHED WITH 19/32" THICK PLYWOOD PANELS.
2- ALL HORIZONTAL AND INCLINED DECKING SHALL BE FRAMED AS WOOD STRUCTURAL PANEL DIAPHRAGMS AS INDICATED ABOVE.
3- FASTENERS SHALL BE GALVANIZED 10d RING SHANK NAILS SPACED 4" O.C. AT PANEL EDGES AND GABLE ENDS, AND 6" O.C. IN THE FIELD OF THE PANEL.
4- BLOCKING SHALL BE PROVIDED AT ALL PANEL EDGES AT A MINIMUM OF 6 FEET FROM END OF WALLS PERPENDICULAR TO TRUSSES / RAFTERS.
5- ALL ROOF PANELS SHALL USE PLYWOOD SHEATHING CLIPS TO PROVIDE 1/8-INCH SPACE AT PANEL ENDS AND EDGES.

FASTEN CORNER PLYWOOD BRACING WITH 8d GALVANIZED NAILS AT 4" O.C. ON EDGES AND 8" O.C. (UNLESS MORE RESTRICTIVE NAILING IS specIFIED). DIAGONAL BRACING IS REQUIRED ON INTERIOR WALLS THAT INTERSECT WITH EXTERIOR FRAMING



CORNER STRAPPING



Stud notching and boring limits.

NOTE: GC TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION

GENERAL NOTES
SCALE: N.T.S.

Chappell - Garage Addition
7275 Wild Oaks Rd.
FAIRHOPE - ALABAMA 36532
GENERAL NOTES

REVISIONS:

DATE:	06-18-2021
SCALE:	AS SHOWN
PROJECT:	201229
SHEET no.:	3 of 6

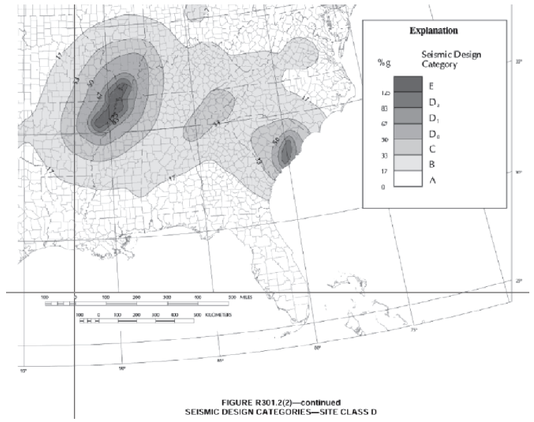
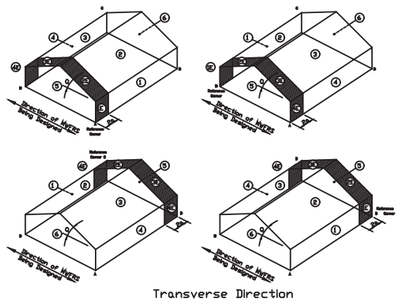


FIGURE R301.2(2)—continued
SEISMIC DESIGN CATEGORIES—SITE CLASS D

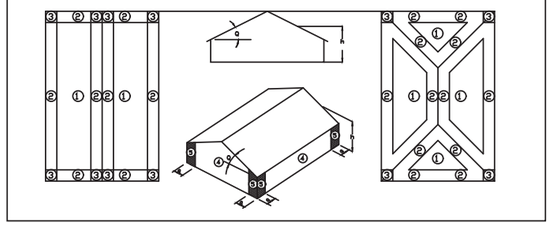
LATERAL LOADS:

EARTHQUAKE DESIGN DATA:
EARTHQUAKE IMPORTANCE FACTOR, I e: −1.0
SHORT PERIOD (0.2 SEC) specTRAL RESPONSE ACCELERATION (Ss): −0.10
ONE SECOND specTRAL RESPONSE ACCELERATION (S1): −0.05
SEISMIC USE GROUP: I
SITE CLASSIFICATION: (ASSUMED): D
SITE COEFFICIENT Fa: 1.6
SITE COEFFICIENT Fv: 2.4
ADJUSTED MAXIMUM EARTHQUAKE RESPONSE SMS: 0.16
ACCELERATION PARAMETERS: SM1: 0.12
DESIGN specTRAL RESPONSE ACCELERATION PARAMETERS SD5: 0.11
SD1: 0.08
SEISMIC DESIGN CATEGORY (SHORT PERIOD RESPONSE ACCELERATION): A
SEISMIC DESIGN CATEGORY (ONE SECOND RESPONSE ACCELERATION): B
BASIC SEISMIC−FORCE RESISTING SYSTEM:
BEARING WALL SYSTEM − LIGHT FRAMED
WALL WITH SHEAR PANELS − WOOD STRUCTURAL PANELS
RESPONSE MODIFICATION COEFFICIENT (R): 6 1/2
SYSTEM OVER STRENGTH FACTOR: 3
DEFLECTION AMPLIFICATION FACTOR (Cd): 4
ANALYSIS PROCEDURE (ELFP OR MAP): ELFP

Main Wind Force Resisting System	h<= 60 ft.
External Pressure Coefficients, GC pf	
Enclosed, Partially Enclosed Buildings	Low-rise Walls & Roofs



COMPONENTS AND CLADDING ZONES	h<= 60 ft.
External Pressure Coefficients, GC pf	
Enclosed, Partially Enclosed Buildings	Low-rise Walls & Roofs



LATERAL LOADS:

WINDLOAD DESIGN DATA:

DESIGN WIND PRESSURE COMPONENTS (ASCE 7−10)

MEAN ROOF HEIGHT	=	14	
ROOF ANGLE	=	(6/12)	26.6°
BASIC WIND SPEED	=	160	
CATEGORY	=	II	
EXPOSURE CATEGORY	=	C	OPEN FIELD
ENCLOSURE CATEGORY	=	ENCLOSED	
VELOCITY PRESSURE (Qh)	=	47.10	

Main Wind Force Resisting System

Design Wind Pressure, p, (psf) Equation 28.4-1 (Load Case B)

Building Surface	Cp	qh (psf)	GCpi +	GCpi -	p+ (psf)	p- (psf)
1	-0.45	47.10	0.18	-0.18	-29.67	-12.72
2	-0.69	47.10	0.18	-0.18	-40.98	-24.02
3	-0.37	47.10	0.18	-0.18	-25.91	-8.95
4	-0.45	47.10	0.18	-0.18	-29.67	-12.72
5	0.40	47.10	0.18	-0.18	10.36	27.32
6	-0.29	47.10	0.18	-0.18	-22.14	-5.18
1E	-0.48	47.10	0.18	-0.18	-31.09	-14.13
2E	-1.07	47.10	0.18	-0.18	-58.88	-41.92
3E	-0.53	47.10	0.18	-0.18	-33.44	-16.49
4E	-0.48	47.10	0.18	-0.18	-31.09	-14.13
5E	0.61	47.10	0.18	-0.18	20.25	37.21
6E	-0.43	47.10	0.18	-0.18	-28.75	-11.78

p+ uses GCpi+ p- uses GCpi-

Design Wind Pressure for Overhang, p, Section 28.4.3, (Load Case B)

The design equation has been modified to: qh*{(GCpf) - (Underside GCp)} for overhang pressures;

0.70 is used for Underside GCp

Roof Zone	3	2E
Pressure (psf)	-65.47	-83.37

Components and Cladding - 1 SQFT

Design Wind Pressure, p, Equation 30.4-1.

Zone	qh (psf)	GCp+	GCp-	GCpi+	GCpi-	p1+ (psf)	p2+ (psf)	p1- (psf)	p2- (psf)
1	47.10	0.50	-0.90	0.18	-0.18	15.07	32.03	-50.87	-33.91
2	47.10	0.50	-1.70	0.18	-0.18	15.07	32.03	-88.55	-71.60
3	47.10	0.50	-2.60	0.18	-0.18	15.07	32.03	-130.95	-113.99
4	47.10	1.00	-1.10	0.18	-0.18	38.62	55.58	-60.29	-43.33
5	47.10	1.00	-1.40	0.18	-0.18	38.62	55.58	-74.42	-57.47

Positive and negative values of external and internal pressures are combined to determine four possible pressures:

p1+ uses GCp+ and GCpi+ p1- uses GCp- and GCpi+

p2+ uses GCp+ and GCpi- p2- uses GCp- and GCpi-

Roof Overhang Pressure, p, Equation 30.10-1.

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

Zone	qh (psf)	GCp- (R.O.)	GCpi+	GCpi-	p1- (psf)	p2- (psf)
1	47.10	-1.00	0.18	-0.18	-55.58	-38.62
2	47.10	-2.20	0.18	-0.18	-112.10	-95.15
3	47.10	-3.70	0.18	-0.18	-182.76	-165.80

Components and Cladding - 20 SQFT

Design Wind Pressure, p, Equation 30.4-1.

Zone	qh (psf)	GCp+	GCp-	GCpi+	GCpi-	p1+ (psf)	p2+ (psf)	p1- (psf)	p2- (psf)
1	47.10	0.44	-0.87	0.18	-0.18	12.24	29.19	-49.45	-32.50
2	47.10	0.44	-1.55	0.18	-0.18	12.24	29.19	-81.46	-64.51
3	47.10	0.44	-2.42	0.18	-0.18	12.24	29.19	-122.44	-105.48
4	47.10	0.95	-1.05	0.18	-0.18	36.12	53.08	-57.79	-40.83
5	47.10	0.95	-1.29	0.18	-0.18	36.12	53.08	-69.42	-52.46

Positive and negative values of external and internal pressures are combined to determine four possible pressures:

p1+ uses GCp+ and GCpi+ p1- uses GCp- and GCpi+

p2+ uses GCp+ and GCpi- p2- uses GCp- and GCpi-

Roof Overhang Pressure, p, Equation 30.10-1.

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

Zone	qh (psf)	GCp- (R.O.)	GCpi+	GCpi-	p1- (psf)	p2- (psf)
1	47.10	-1.00	0.18	-0.18	-55.58	-38.62
2	47.10	-2.20	0.18	-0.18	-112.10	-95.15
3	47.10	-3.34	0.18	-0.18	-165.74	-148.79

Components and Cladding - 100 SQFT

Design Wind Pressure, p, Equation 30.4-1.

Zone	qh (psf)	GCp+	GCp-	GCpi+	GCpi-	p1+ (psf)	p2+ (psf)	p1- (psf)	p2- (psf)
1	47.10	0.30	-0.80	0.18	-0.18	5.65	22.61	-46.16	-29.20
2	47.10	0.30	-1.20	0.18	-0.18	5.65	22.61	-65.00	-48.04
3	47.10	0.30	-2.00	0.18	-0.18	5.65	22.61	-102.68	-85.73
4	47.10	0.82	-0.92	0.18	-0.18	30.31	47.26	-51.97	-35.02
5	47.10	0.82	-1.05	0.18	-0.18	30.31	47.26	-57.79	-40.83

Positive and negative values of external and internal pressures are combined to determine four possible pressures:

p1+ uses GCp+ and GCpi+ p1- uses GCp- and GCpi+

p2+ uses GCp+ and GCpi- p2- uses GCp- and GCpi-

Roof Overhang Pressure, p, Equation 30.10-1.

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

Zone	qh (psf)	GCp- (R.O.)	GCpi+	GCpi-	p1- (psf)	p2- (psf)
1	47.10	-1.00	0.18	-0.18	-55.58	-38.62
2	47.10	-2.20	0.18	-0.18	-112.10	-95.15
3	47.10	-2.50	0.18	-0.18	-126.24	-109.28

DOORS AND WINDOWS:

WINDOWS AND EXTERIOR DOORS SHALL BE CERTIFIED IN WRITING BY THE MANUFACTURER TO WITHSTAND THE WIND LOADS STIPULATED IN THE 2012 INTERNATIONAL RESIDENTIAL BUILDING CODE 160 MPH − EXPOSURE "B"

Vult
Zone 4: +55/−60 psf
Zone 5: +55/−70 psf
Vasd
Zone 4: +35/−40 psf
Zone 5: +35/−45 psf
All Glazing shall be impact resistant.

FORTIFIED HomeTM:

Hurricane Bronze Requirements:

••Roof deck must be a minimum of 7/16 in. OSB or Plywood.
••Roof deck must be attached with 8d ring shank nails, spaced nominally at 6 in. o.c. along the edges and in the field; unless engineering analysis or local code requires more fasteners at the corners.
••Roof deck must be sealed with a qualified system. There are three qualified methods for sealing from the top side (described below).
o Cover the entire roof deck with a full layer of self−adhering polymer modified bitumen membrane meeting ASTM D1970 requirements. It is recommended that the membrane is covered with 15# felt before shingles are applied to provide bond break, and to keep shingles from fusing with the self−adhering membrane.
o Apply a self−adhering polymer modified bitumen flashing tape, which is at least 4 in. wide, directly to the roof deck to seal the horizontal and vertical joints. Next, apply a code−compliant 30−pound ASTM D226, Type II underlayment over the self−adhering tape. This underlayment must be attached using annular ring or deformed shank roofing fasteners with minimum 1 in. diameter caps at 6 in. o.c. spacing along all laps and at 12 in. o.c. in the field, or a more stringent fastener schedule, if required by the manufacturer for high−wind installations.
Horizontal laps shall be a minimum of 2 in. and end laps shall be a minimum of 6 in. Nails with plastic or metal caps are allowed in areas where the design wind speed is less than 140 mph. Metal caps are required for areas where the design wind speed is greater than or equal to 140 mph.
o Apply reinforced synthetic roof underlayment that has an ICC approval as an alternate to ASTM D226 Type II felt paper. The synthetic underlayment must have minimum tear strength of 20 lbs. per ASTM D1970 or ASTM D4533. This underlayment must be attached using annular ring or deformed shank roofing fasteners with minimum 1 in. diameter caps at 6 in. o.c spacing along all laps and at 12 in. o.c. in the field, or a more stringent fastener schedule, if required by the manufacturer for highwind installations. Metal caps are required for areas where the design wind speed is greater than or equal to 140 mph.
••A drip edge must be installed (at eaves and rakes) with 3 in. laps. Drip shall extend ½ in. below sheathing and extend back on the roof a minimum of 2 in. Drip edge at eaves shall be permitted to be installed either over or under the underlayment. Drip edge at gable rake shall be installed over the underlayment. The drip edge shall be mechanically fastened to the roof deck at a maximum of 4 in. o.c.
••Shingle roof covering must be highwind rated Class H.
••Concrete and clay tile systems and their attachment shall meet the requirements of the site design wind speed and exposure category.
••Metal panel roof systems and their attachment shall be installed in accordance with the manufacturer's installation instructions and shall provide uplift resistance equal to or greater than the design uplift pressure for the roof based on the site design wind speed and exposure category.
••Gable walls must have minimum of 7/16 in. structural sheathing (OSB or Plywood).
••Gable overhangs must not be vented.
••Gable wall vents must be protected against water intrusion.
••Gable overhangs framed using outlooker framing must have adequate connection at gable wall and at roof framing members. Connection can be determined by structural engineer or by using IBHS prescriptive connection detail (see page 19 of the FORTIFIED HomeTM: Hurricane Standards, www.disastersafety.org/wp−content/uploads/fortified−safer−living−standards−IBHS.pdf).
••Box type soffit overhangs (eave) and gable overhangs with a depth greater than 12 in. (measured from the back of fascia to exterior wall surface) and covered with aluminum or vinyl material, must have a center brace installed mid−span.
••Roof−mounted vents, including but not limited to ridge vents, off−ridge vents and turbines, must meet Florida Building Code TAS 100(A).

Hurricane Silver Requirements:

••All Bronze requirements must be satisfied.
••Gable end walls on gables greater than 48 in. in height must be braced.
••Porches and carports must have adequate connections for uplift pressures based on site design wind speed and exposure category. Connections must be provided from the roof framing to the beam/wall, from beam to column and column to structure below.
••Garage doors must be pressure rated for pressures associated with site design wind speed and exposure category.
o Exception: if garage door has glazing, door must be pressure rated and impact rated, or pressure rated and protected with a qualified impact−resistant system.
••All window, exterior door and skylight openings must be protected with qualified opening protection systems.
o Qualified opening protection systems must have passed an ASTM E 1996 and E 1886 impact test for large missile ⊖••

Hurricane Gold Requirements:

••All Bronze and Silver requirements must be satisfied.
••Chimneys must be adequately connected to the roof structure to resist loads based on site design wind speed and exposure category.
••Windows, skylights and glass doors: Windows and glass doors must be rated for the design pressures appropriate for the exposure category, wind speed, window size, and window location on the building. See Appendix C of the FORTIFIED HomeTM: Hurricane Standards, http: //www.disastersafety.org/wp−content/uploads/fortified−safer−living−standards−IBHS.pdf
••A continuous load path must be designed and installed providing connection from roof to wall, wall to floor and floor to foundation.
••Walls must have minimum of 7/16 in. structural sheathing (OSB or Plywood).

NOTICE: ALL OF THE ABOVE MUST BE DOCUMENTED PRIOR TO BEING CONCEALED BY FINISHED MATERIALS. TAKE PHOTOGRAPHS OF THE IMPROVEMENTS WHILE THE HOME IS UNDER CONSTRUCTION. A COMPLETE PHOTO FILE SHOULD BE PRESENTED TO THE FORTIFIED EVALUATOR WORKING ON THE PROJECT.

In addition, certification letters from a structural engineer will be required to satisfy the documentation requirements for outlooker framing, gable framing and bracing, porch/carport connections, chimney connections and load path design. Copies of these letters can be obtained from IBHS or your FORTIFIED Evaluator.

WIND NOTES
SCALE: N.T.S.

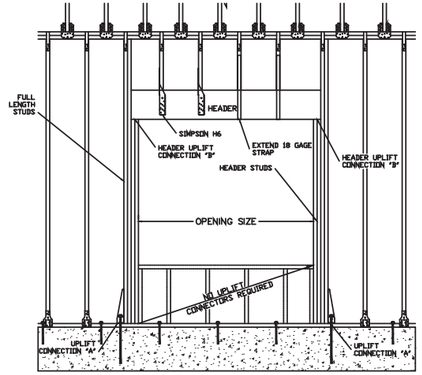
Chappell - Garage Addition

7275 Wild Oaks Rd.
FAIRHOPE - ALABAMA 36532

WIND NOTES

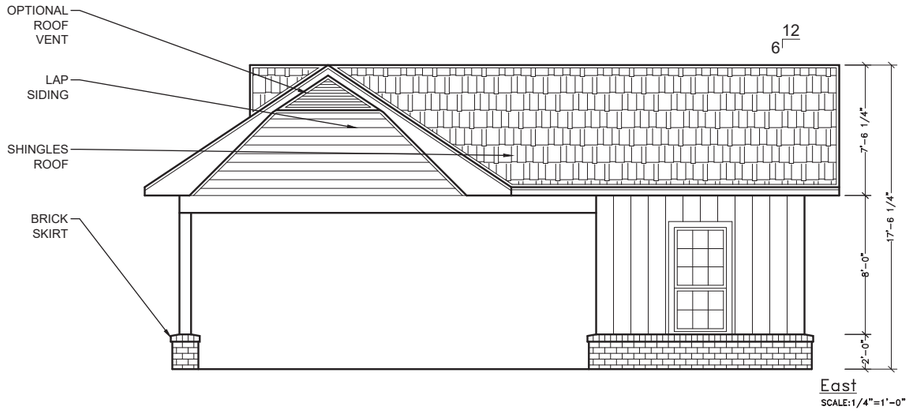
REVISIONS:

DATE:	06-18-2021
SCALE:	AS SHOWN
PROJECT:	201229
SHEET no.:	4 of 6

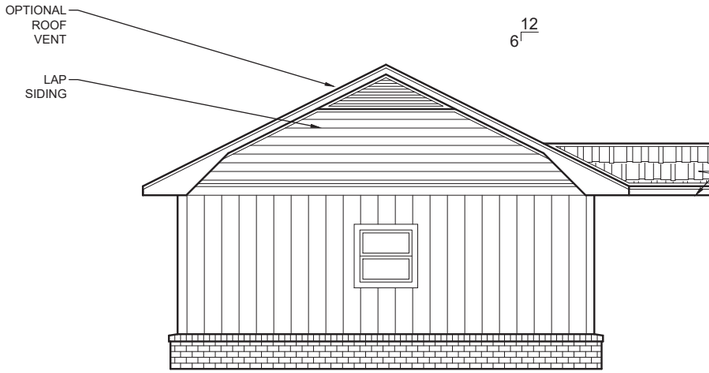


HEADER SPAN	# HEADER STUDS	# FULL STUDS	CONNECTION "A"	CONNECTION "B"
3'	1	1	(2) DSP, SPH4, PHD2	(2) H2.5A, CS W/(12) 10d COMMON
6'	2	2	(2) SPH4, PHD2	(2) CS W/(18) 10d COMMON
9'	2	2	PHD2	(2) CS W/(18) 10d COMMON
12'	3	3	PHD2	(2) CS W/(16) 10d COMMON

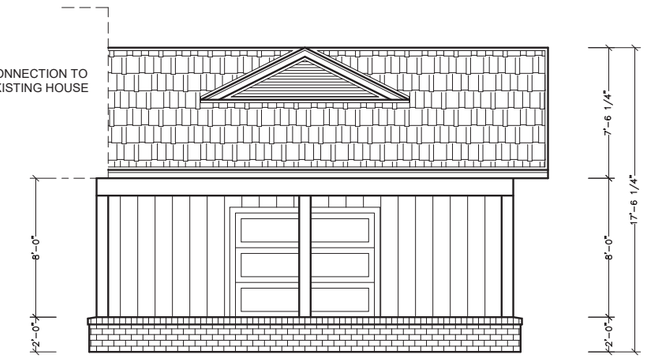
CONNECTORS ARE SIMPSON
CS - 18 GAGE 1-1/4" CABLE STRAP NAILS ARE PER MEMBER
CONNECTORS IN CONTACT WITH TREATED WOOD SHALL BE TYPE 316L STAINLESS OR ZMAX



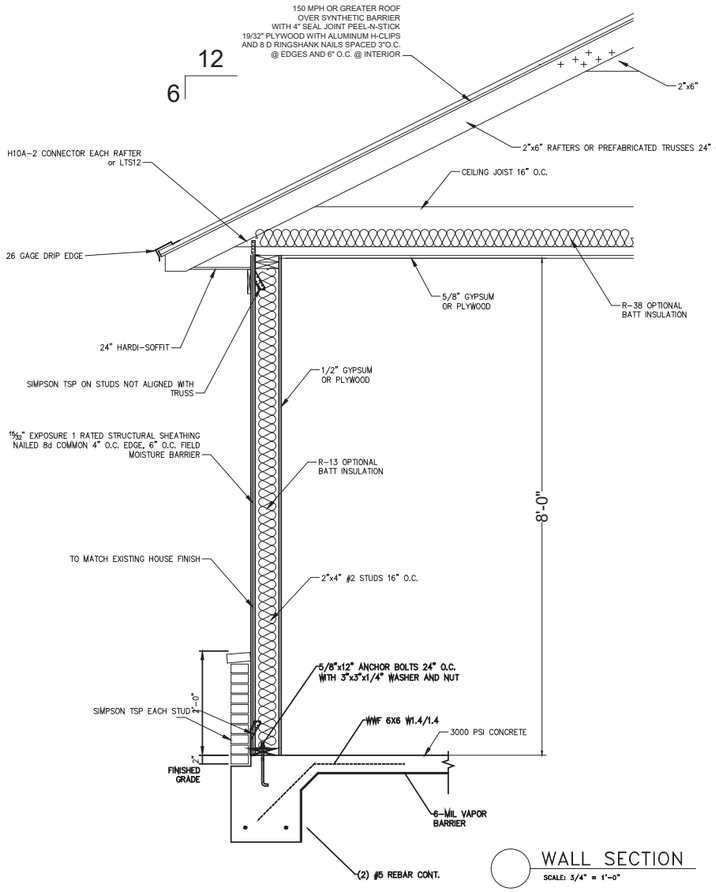
East
SCALE:1/4"=1'-0"



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



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



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

NOTE: GC TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION

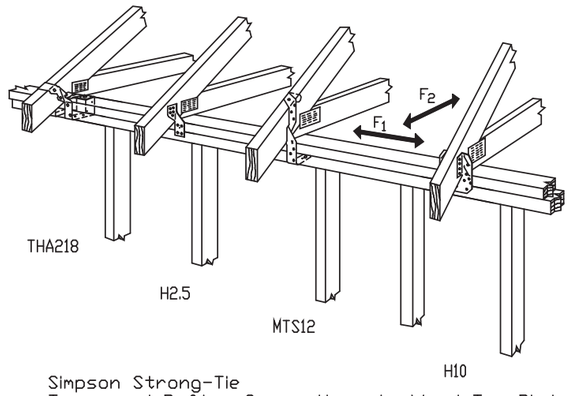
Chappell - Garage Addition

7275 Wild Oaks Rd.
FAIRHOPE - ALABAMA 36532

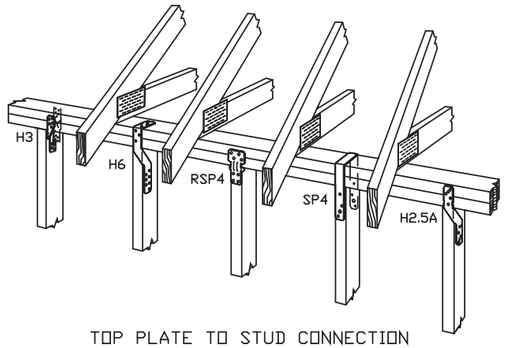
ELEVATIONS

REVISIONS:

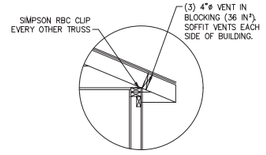
DATE:	06-18-2021
SCALE:	AS SHOWN
PROJECT:	201229
SHEET no.:	

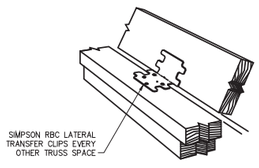


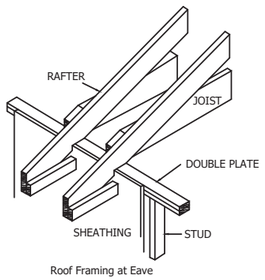
Simpson Strong-Tie
Truss and Rafter Connections to Wood Top Plates



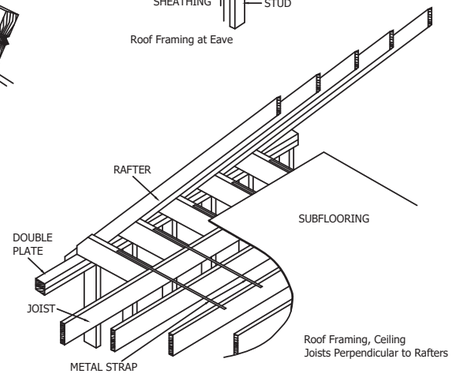
TOP PLATE TO STUD CONNECTION



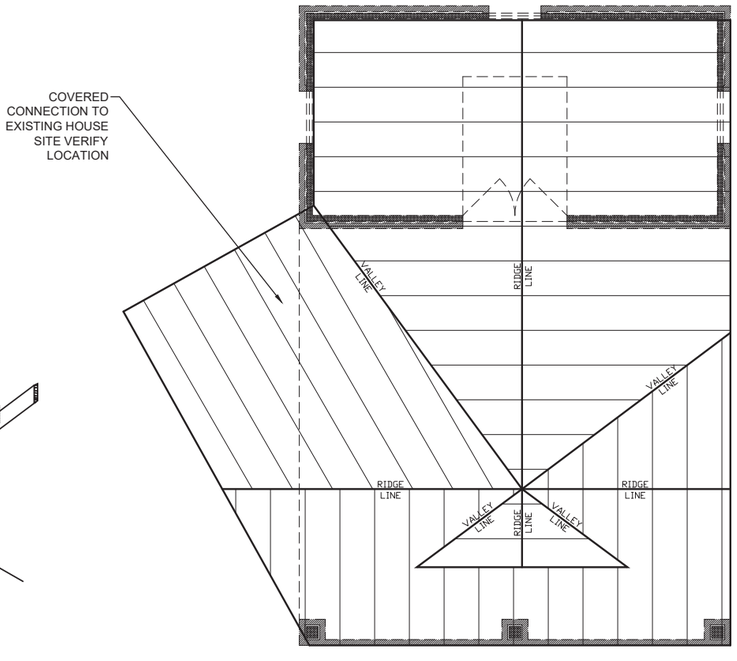




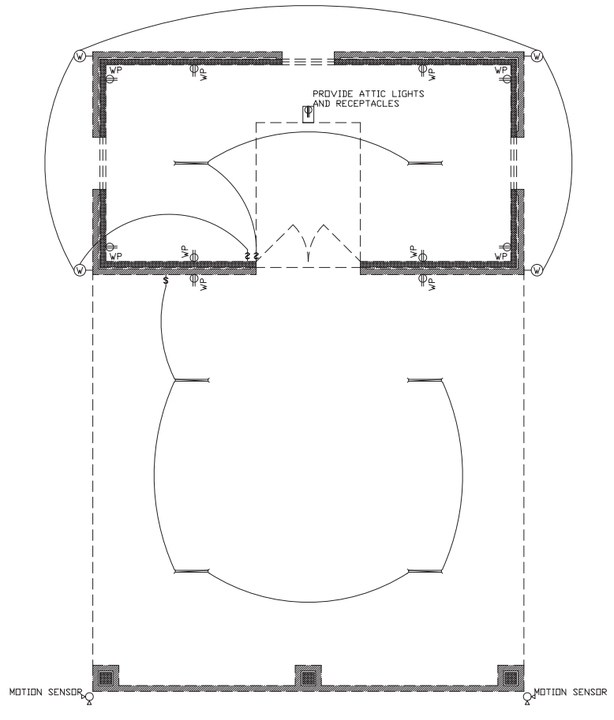
Roof Framing at Eave



Roof Framing, Ceiling Joists Perpendicular to Rafters



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



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

ELECTRICAL SYMBOLS			
	120 DUPLEX RECEPTACLE		120 FOURPLEX RECEPTACLE
	220 DUPLEX RECEPTACLE		TELEPHONE JACK
WP	120 DUPLEX RECEPTACLE WATERPROOF		COMPUTER CABLE
GFI	GROUND FAULT INTERRUPT		GAS LINE 3-0" ABOVE FLOOR
	FLOOR RECEPTACLE		6" RECESSED LIGHT
	PRE-WIRE GARAGE DOOR OPENER		PENDING LIGHT
WP SOFFIT	120 DUPLEX RECEPTACLE WATERPROOF		CEILING MOUNTED LIGHT
	GARBAGE DISPOSAL		WALL MOUNTED LIGHT
	FLUORESCENT LIGHT		CHANDELIER LIGHT
	ELECTRICAL PANEL		SMOKE DETECTOR
$	SINGLE POLE SWITCH		PHOTO CELL MOTION
$3	THREE WAY SWITCH		DOORBELL
$4	FOUR WAY SWITCH		EXHAUST FAN
$D	SWITCH WITH DIMMER		EXHAUST FAN WITH LIGHT
$H	HINGE SWITCH		CEILING FAN
	CABLE JACK		CEILING FAN WITH LIGHT

* MAXIMUM UNBRACED SPAN 2x6 16" O.C. – 14'–6"
MAXIMUM UNBRACED SPAN 2x6 24" O.C. – 12'–9"

** MAXIMUM UNBRACED SPAN 2x8 16" O.C. – 19'–3"
MAXIMUM UNBRACED SPAN 2x8 24" O.C. – 16'–6"

NOTE: GC TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION

Chappell - Garage Addition

7275 Wild Oaks Rd.
FAIRHOPE - ALABAMA 36532

ROOF AND ELECTRICAL PLAN

REVISIONS:

DATE:	06-18-2021
SCALE:	AS SHOWN
PROJECT:	201229
SHEET no.:	6 of 6

From: Justin Chappell
To: Samara Walley
Cc: Hunter Simmons
Subject: Re: Chappell Variance Request
Date: Friday, June 18, 2021 1:16:39 PM

I, Justin Chappell, owner and resident at 7275 Wild Oaks Dr, Fairhope, am requesting a variance from the current 35' eastern setback on Clearwater Circle to a 20' setback to allow for a covered carport addition to the residence. The structure will be a two-bay carport with some additional storage for mowers, tools and the like. It will be attached to the current home. Currently, I have a 35' set back on both the southern (Wild Oaks Rd) and eastern (Clearwater Circle) portions of the lot as I live on a corner lot. However, the current situation prohibits me from adding additional structure anywhere on my lot.

I'm in need of the additional space due to lack of storage space for items that do not belong inside of my residence. As my children grow older, I foresee the storage issue only being exacerbated. The proposed addition will be single story and match all current exterior finishes, roof pitches and architectural components on the existing home to look as it was built when the home was originally constructed. Once it is completed, I feel it will add to the visual appeal of the lot and the entire street, as well as resolve my personal storage problems.

Concerning utility connections, I hope to install a new underground meter base on the proposed addition and do away with the current overhead set up. I'm also hoping to install gas service to the lot and a whole house gas powered, generator. I don't foresee any issues with current underground utility main locations in regard to the proposed variance location.

Thank you in advance for your consideration.

Thanks,
-Justin Chappell
251.424.7317 (c)
chapp70@yahoo.com

From: Hunter Simmons
To: Allie Knutson
Subject: Fwd: BOA 21.05 /Justin and Emily Chappell / 7275 Wild Oaks Road
Date: Friday, July 9, 2021 5:35:48 AM

Sent from my iPhone

Begin forwarded message:

> **From:** Steve Henley <henleys36532@gmail.com>
> **Date:** July 8, 2021 at 7:29:58 PM CDT
> **To:** planning@fairhopeal.gov
> **Subject: BOA 21.05 /Justin and Emily Chappell / 7275 Wild Oaks Road**
>
> SENT FROM AN EXTERNAL ADDRESS
>
> ---
>
> Honorable Members of the Board of Adjustments:
>
> We wholeheartedly support the issuance of the requested variance in the above-referenced matter and urge you to approve the same.
>
> Sincerely,
> Steve & Lydia Henley
> 7230 Wild Oaks Road

CERTIFICATION OF PROPERTY OWNER NOTIFICATION LIST

As Required by the City of Fairhope

Hearings on Board of Adjustments & Appeals applications require notification to all property owners within 300 feet of the property under consideration for the change. This list must be the most current property owners' records available from the Baldwin County Revenue Office.

By signing below, I JUSTIN CHAPPELL, (applicant) do hereby certify that the property owner list attached to this application was obtained from the Baldwin County Revenue Office and is a complete list of all real property owners/lessees within 300 feet of the parcel submitted for consideration by the Board of Adjustments & Appeals.

Signature of Applicant or Authorized Agent

3/15/21
Date of Application

Case_	Owner Name	Address	Address2	Address3	City	State	Zip
BOA 21.05	ARMSTRONG, W SCOTT ETUX CAROL S	22850 CLEARWATER CIR			FAIRHOPE	AL	36532
BOA 21.05	BEISEL, JOHN T ETAL BEISEL, HELEN	22811 HILLWOOD RD			FAIRHOPE	AL	36532
BOA 21.05	CHAPPELL, JUSTIN C ETAL CHAPPELL, EMILY	7275 WILD OAKS RD			FAIRHOPE	AL	36532
BOA 21.05	COMER, JEFFREY B ETUX REBECCA BAUER	P O BOX 536			MONTROSE	AL	36559
BOA 21.05	EVERETT, ADRIAN DANIEL ETAL EVERETT, AMB	7304 WILD OAKS RD			FAIRHOPE	AL	36535
BOA 21.05	GRIEVES, JAY J ETAL GRIEVES, JESSICA L	22841 HILLWOOD RD			FAIRHOPE	AL	36532
BOA 21.05	GRONER, FRANK SHELBY III ETAL GRONER, PA	P O BOX 975			MONTROSE	AL	36559
BOA 21.05	HANNON, PAUL J JR ETAL HANNON, STEPHANY	7318 WILD OAKS RD			FAIRHOPE	AL	36532
BOA 21.05	HENLEY, STEVE A ETUX LYDIA	7230 WILD OAKS RD			FAIRHOPE	AL	36532
BOA 21.05	KERN, THOMAS W ETAL KERN, ARLA K	7329 WILD OAKS RD			FAIRHOPE	AL	36532
BOA 21.05	NEAL, RONALD SAM ETAL NEAL, MARIE HANSON	P O BOX 340			MONTROSE	AL	36559
BOA 21.05	RAY, LAURA SUSAN ETAL LEAK, DELENE	P O BOX 762			MONTROSE	AL	36559
BOA 21.05	REASON, COLIN R ETAL ODELL, TERI I	7315 WILD OAKS ROAD			FAIRHOPE	AL	36532
BOA 21.05	RIEMER, MARY LOU	7312 WILD OAKS RD			FAIRHOPE	AL	36532
BOA 21.05	ROBSON, JAMES T JR	7323 WILD OAKS RD			FAIRHOPE	AL	36532
BOA 21.05	ROBSON, JAMES T JR & ESTHER E	7323 WILD OAKS RD			FAIRHOPE	AL	36532
BOA 21.05	SPRAYBERRY, STEVEN ETAL SPRAYBERRY, KIMB	22775 SIBLEY CIR			FAIRHOPE	AL	36532
BOA 21.05	STAEBLER, SPIKE ETAL STAEBLER, JODEE	2220 GRANDE AVE SE			CEDAR RAPIDS	IA	52403
BOA 21.05	STUART, DEENA AS TRUSTEE OF THE ROBERT D	7260 WILD OAKS RD			FAIRHOPE	AL	36532
BOA 21.05	THOMPSON, WILLIAM PUFFER JR ETAL THOMPSO	22851 CLEARWATER CIR			FAIRHOPE	AL	36532
BOA 21.05	THOMSON, ROBERT H IV ETUX ELIZABETH	30026 DOLIVE RD			SPANISH FORT	AL	36527
BOA 21.05	TONORE, EDWARD E JR	4 MOLOKAI LN			FAIRHOPE	AL	36532
BOA 21.05	UPTON, ROBERT III ETAL UPTON, AMY	22821 HILLWOOD RD			FAIRHOPE	AL	36532