Architectural Review Board
March 19, 2025

Agenda Item #1
Application 2025-09-CA

DETAILS

Location:
950 Elmira Street

Summary of Request:
Remove rear porch and construct new rear addition with porch.

Applicant (as applicable):
Damian Tullis of Southern Bay Construction

Property Owner:
Same

Historic District:
Oakleigh Garden District

Classification:
Contributing

Summary of Analysis:

- The rear porch proposed for removal is not original to the structure.
- The proposed addition is in conformance with the *Guidelines'* standards for compatibility in placement, massing, scale, and materials.
- The proposed rear porch is clearly differentiated and does not disrupt the dwelling's historic massing.

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PROPERTY AND APPLICATION HISTORY

Oakleigh Garden Historic District was initially listed in the National Register in 1972 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of architecture, landscape architecture, and planning and development. The district is significant for its high concentration of 19th- and 20th-century architectural types and styles and significant in the area of landscape architecture for its canopies of live oaks planted from 1850 to 1910. The district is significant in the area of planning and development as the location of Washington Square, one of only two antebellum public parks remaining in Mobile. The district was expanded in 1984, and an updated nomination was approved in 2016.

The contributing dwelling at 950 Elmira is a wood-frame cottage reflecting the Gulf Coast Cottage style, including features such as the full width front porch tucked under the side-gable roof and the classical symmetry expressed by the arrangement of architectural elements and fenestration patterns. Historic Development records date the house to c. 1905. It is represented on the 1904 Sanborn Insurance map with a form much like the current, though without the extant rear porch which runs along the west side of the rear elevation. On the 1925 overlay, the rear porch is present, along with a large one-story rectangular addition abutting the east side wall and sitting slightly forward of the original cottage, overlapping the northeast corner of Elmira and Marine Streets. This addition is labeled "S" for "Store" and is not represented on the subsequent 1956 overlay. It is also not present in a 1952 aerial photo.

Historic Development Department records show that the property has appeared once before the Architectural Review Board. In May 2024, an application was approved to construct a one-story addition to the north (rear) elevation. This project never came to fruition.

SCOPE OF WORK

1. Remove existing rear enclosed porch. Construct a new bath and laundry addition that encompasses the footprint of the removed rear porch, and a new rear porch.
    a. The proposed one-story addition would measure 323 sf, including the rear porch, and would be located to the rear of the original structure. The east and west side setbacks would remain the same as that of the original structure. The setback from the rear property line to the new projecting rear porch would be 8'-2".
    b. The proposed addition would be topped by an extension of the existing rear roof line and small projecting gable on the west side which would run perpendicular to the dwelling's main gable. This gable would sit subordinate to the rest of the roof structure. All proposed new roof portions would be clad in shingles to match the existing.
    c. The exterior wall heights of the of the addition would match the original structure at 12'-0".
    d. The new addition would be clad in wood horizontal siding to match existing.
    e. The proposed addition would sit on a foundation of masonry piers to match existing.
    f. The existing window on the east end of the rear elevation would be removed. New horizontal siding would be installed.
    g. A paneled door would be installed at the west end of the elevation.
    h. The proposed gable roof porch on the west end of the elevation would measure 9'-3" wide by 8'-0" deep and would be supported by two (2) 8 x 8 square posts with base and caps.

APPLICABLE STANDARDS (*Design Review Guidelines for Mobile's Historic Districts*)

1. **6.9** Place an addition so that it is subordinate to the historic residential structure.
    - Place and design an addition to the rear or side of the historic building wherever possible.

- Place a vertical addition in the rear so it is not visible from the street.

2. **6.10** Design an addition to be compatible in massing and scale with the original historic structure.
    - Design the massing of an addition to appear subordinate to the historic building.
    - Where feasible, use a lower-scale connecting element to join an addition to a historic structure.
    - Where possible, match the foundation and floor heights of an addition to those of the historic building.
3. **6.11** Design the exterior walls of an addition to be compatible in scale and rhythm with the original historic structure.
    - Design the height of an addition to be proportionate with the historic building, paying particular attention to the foundation and other horizontal elements.
    - Design the addition to express floor heights on the exterior of the addition in a fashion that reflects floor heights of the original historic building.
4. **6.12** Clearly differentiate the exterior walls of an addition from the original historic structure.
    - Use a physical break or setback from the original exterior wall to visually separate the old from new.
    - Use an alteration in the roofline to create a visual break between the original and new, but ensure that the pitches generally match.
5. **6.13** Use exterior materials and finishes that are comparable to those of the original historic residential structure in profile, dimension and composition. Modern building materials will be evaluated for appropriateness or compatibility with the original historic structure on an individual basis, with the objective of ensuring the materials are similar in their profile, dimension, and composition to those of the original historic structure.
    - Utilize an alternative material for siding as necessary, such as cement-based fiber board, provided that it matches the siding of the historic building in profile, character and finish.
    - Use a material with proven durability.
    - Use a material with a similar appearance in profile, texture and composition to those on the original building.
    - Choose a color and finish that matches or blends with those of the historic building.
    - Do not use a material with a composition that will impair the structural integrity and visual character of the building.
    - Do not use a faux stucco application.
6. **6.14** Design a roof of an addition to be compatible with the existing historic building.
    - Design a roof shape, pitch, material and level of complexity to be similar to those of the existing historic building.
    - Incorporate overhanging exposed rafters, soffits, cornices, fascias, frieze boards, moldings or other elements into an addition that are generally similar to those of the historic building.
    - Use a roofing material for an addition that matches or is compatible with the original historic building and the district.
7. **6.15** Design roofs such that the addition remains subordinate to the existing historic buildings in the district.
    - Where possible, locate a dormer or skylight on a new addition in an inconspicuous location.
    - In most cases, match a roof and window on a dormer to those of the original building.
8. **6.16** Design doors and doorways to an addition to be compatible with the existing historic building.
    - If a historic door is removed to accommodate the addition, consider reusing it on the addition.
    - Design a door and doorway to be compatible with the historic building.
    - Use a door material that is compatible with those of the historic building and the district.
    - Use a material with a dimensionality (thickness) and appearance similar to doors on the original historic building.

- Design the scale of a doorway on an addition to be in keeping with the overall mass, scale and design of the addition as a whole.

9. **6.17** Design and place a new porch to maintain the visibility to and integrity of an original historic porch, as well as the overall historic building.
    - Do not expand an original historic front porch. Additions of new front porches or expansion of existing front porches are generally not appropriate.
    - Limit the height of a porch addition roofline so it does not interfere with second story elevations.
    - Replace a rear porch where a previously existing rear porch is lost or enclosed.
    - Design a rear porch so that its height and slopes are compatible with the original historic structure.
10. **6.18** Design a new porch to be compatible with the existing historic building.
    - Design the scale, proportion and character of a porch addition element, including columns, corner brackets, railings and pickets, to be compatible with the existing historic residential structure.
    - Match the foundation height of a porch addition to that of the existing historic structure.
    - Design a porch addition roofline to be compatible with the existing historic structure. However, a porch addition roofline need not match exactly that of the existing historic building. For example, a porch addition may have a shed roof.
    - Use materials for a porch addition that are appropriate to the building.
    - Do not use a contemporary deck railing for a porch addition placed at a location visible from the public street.
    - Do not use cast concrete steps on façades or primary elevations.
11. **6.19** Design piers, foundations and foundation infill on a new addition to be compatible with those on the historic building.
    - Match the foundation of an addition to that of the original.
    - Use a material that is similar to that of the historic foundation.
    - Match foundation height to that of the original historic building.
    - Use pier foundations if feasible and if consistent with the original building.
    - Do not use raw concrete block or wood posts on a foundation.

STAFF ANALYSIS

The subject property is a contributing structure to the Oakleigh Garden Historic District. The application under review proposes the removal of the rear enclosed porch and the subsequent construction of a one-story addition which would encompass the footprint of the rear porch, with a new small rear porch on the west end of the rear elevation.

The *Guidelines* call for an addition to an existing historic structure to be subordinate to and compatible with the main structure in placement, massing, scale and rhythm. This application achieves these objectives with the placement of the one-story addition to the rear of the property, which does not disrupt the existing massing and scale of the property. The footprint of the proposed addition would add an additional 74 square feet to the original footprint, which would be approximately 7% of the footprint of the historic mass of the house. The roof proposed for the addition also sits subordinate to the height of the existing primary roof. Foundation and ceiling heights proposed for the addition match those of the existing house. (6.9 - 6.11, 6.15)

As directed by the *Guidelines*, the rear porch portion of the proposed project is differentiated by its projection from the original rear elevation to the north and the transition to open elevations. (6.12)

The proposed paneled door is a fitting design compatible with the character of the historic structure. (6.16)

The proposed rear porch is placed appropriately, and its design is consistent with the existing structure both in scale, proportion, and style. (6.17, 6.18).

In-kind repairs and replacements proposed for existing elevations of the historic dwelling have been approved by Staff and issued a midmonth COA.

Site Location – 950 Elmira Street

ARCHITECTURAL REVIEW BOARD
VICINITY MAP

APPLICATION NUMBER 1 DATE 3/19/2025

APPLICANT Damian Tullis

PROJECT Construct addition to rear elevation of dwelling

N

NTS

Site Photos – 950 Elmira Street

1. View of property, looking northwest

2. View of façade, looking north

3. View of west elevation, looking northeast

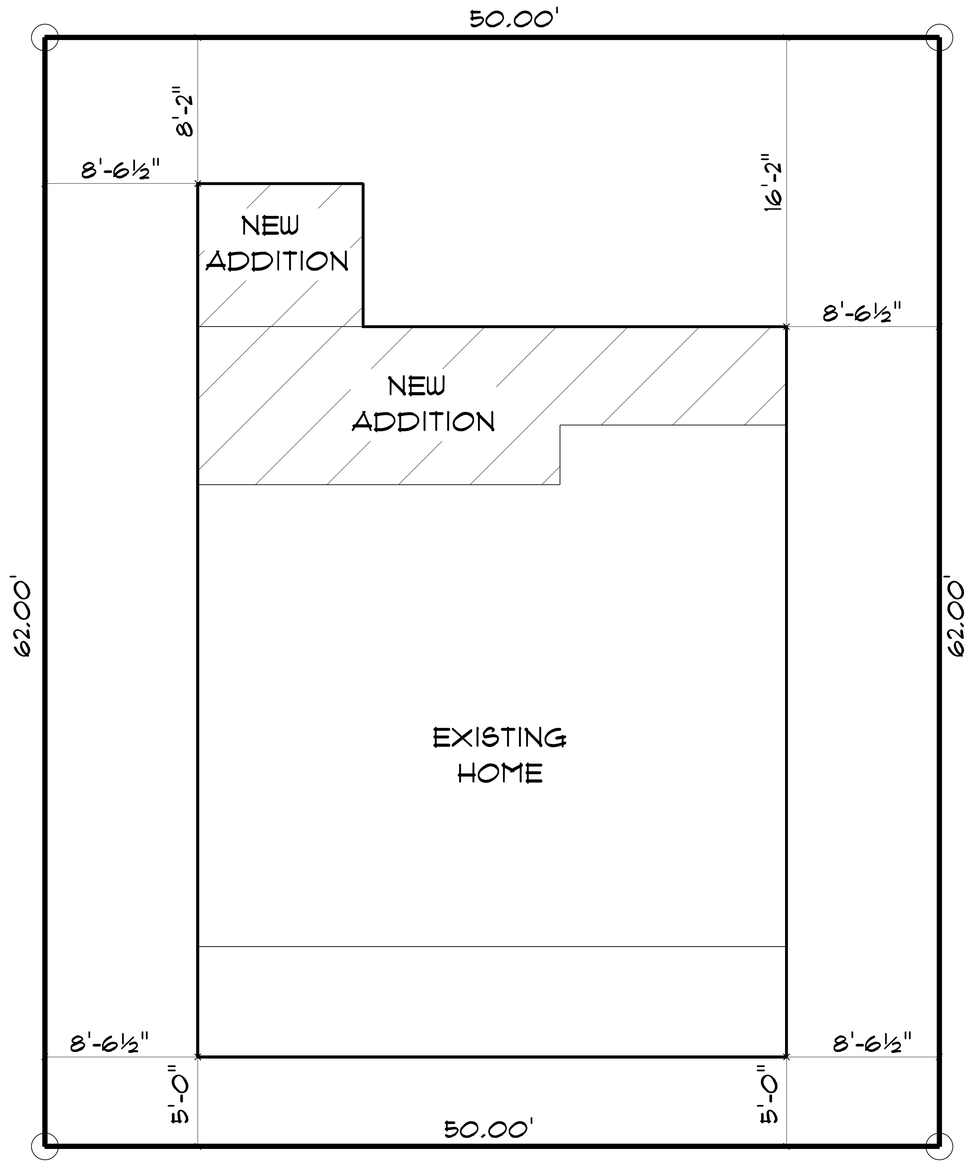
4. View of east elevation, looking west

5. View of rear elevation, looking south

6. View of proposed parking area, looking southwest

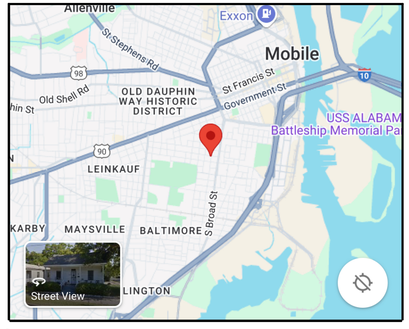
950 ELMIRA STREET, MOBILE AL, 36604

BEG AT NW COR OF ELMIRA ST & MARINE ST & TH W DIS OF 50 FT TH N & PAR WTH MARINE ST 62 FT TH E & PAR WITH ELMIRA ST 50 FT TH S 62 FT TO POB BEING S 1/2 OF LOT 5 SQ 135 OF N DIV OF BERNOUDY TRT #SEC 38 T4S R1W #MP29 10 38 0 002



950 ELMIRA STREET

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



1 VICINITY MAP
SCALE: N.T.S.

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S-2	STRUCTURAL
S-3	STRUCTURAL
S-4	STRUCTURAL
S-5	STRUCTURAL
S-6	STRUCTURAL

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S-6 ELEVATIONS

STATE OF ALABAMA REGISTERED PROFESSIONAL #19684 ENGINEER

Gary S Bishop

Digitally signed by Gary S Bishop
Date: 2025.01.23 9:53:05 -05'00'

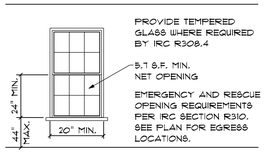
CONTACT:
EASTERN SHORE CUSTOM HOMES LLC
850-968-5087
(BEN.SEVCIK@GMAIL.COM)

PAGE DESCRIPTION: SITE PLAN

EASTERN SHORE CUSTOM HOMES LLC ARE NOT RESPONSIBLE OR LIABLE FOR THESE PLANS AFTER CONSTRUCTION HAS BEGUN AND OR HAS FINISHED.

DRAWN BY: B.L.S.
SHEET NUMBER: TITLE
SCALE: 1/4"=1'-0"
DATE: 1/3/2025
JOB NO: 25-003

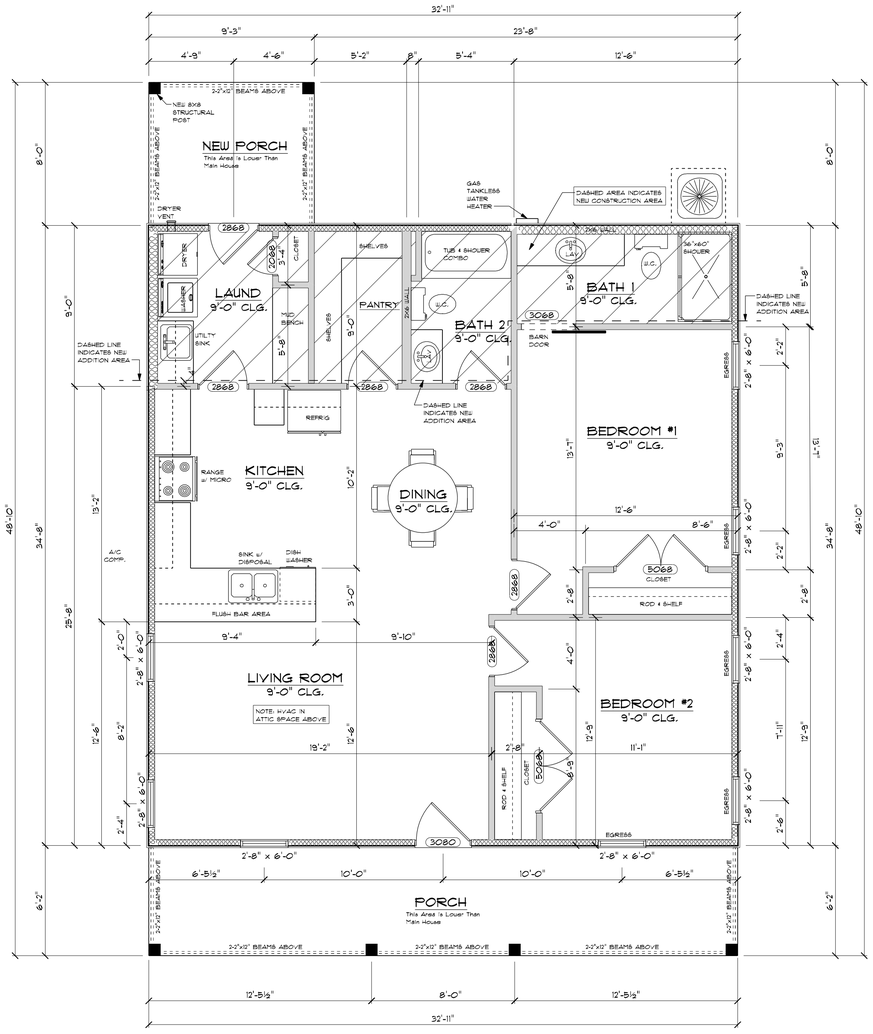
EASTERN SHORE CUSTOM HOMES LLC



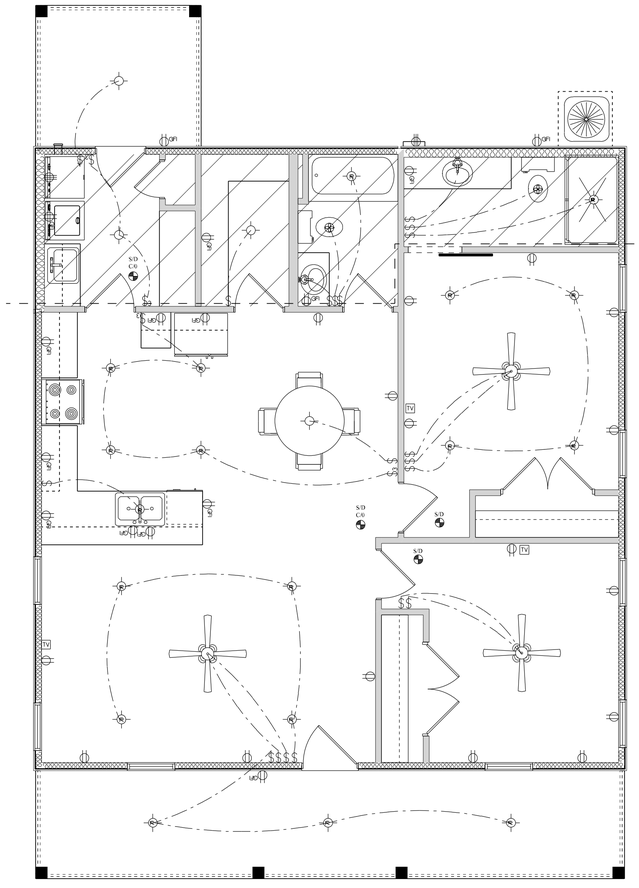
2 MINIMUM EGRESS DETAIL
SCALE: NTS

NAME	AREA
Total New Living Area	249 sq ft.
New Rear Porch	74 sq ft.
Total Under Roof	323 sq ft.

3 SQUARE FOOTAGES
SCALE: NTS



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



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

CONTACT:
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CUSTOM HOMES LLC
850-368-5087
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PAGE DESCRIPTION: MAIN FLOOR PLAN & ELECTRICAL

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SHEET NUMBER: A-1
SCALE: 1/4"=1'-0"
DATE: 1/3/2025
JOB NO: 25-003

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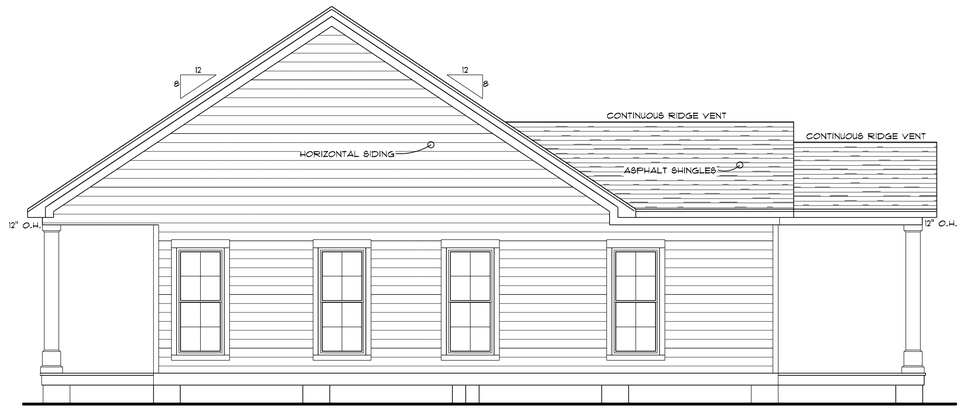
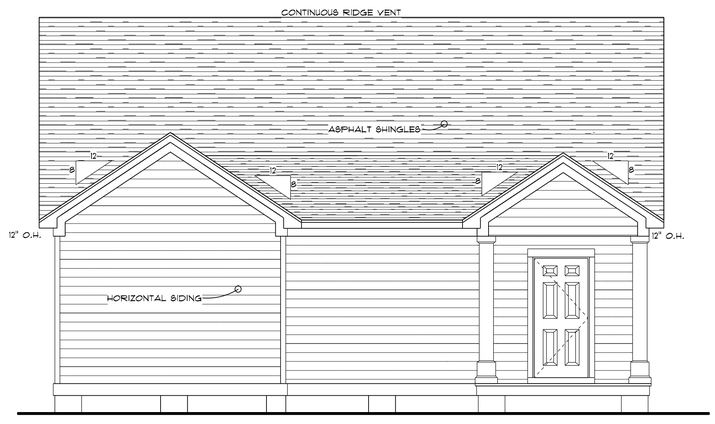
950 ELMIRA STREET,
MOBILE AL, 36604

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



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



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

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

STATE OF ALABAMA
REGISTERED
PROFESSIONAL
#19684
ENGINEERING

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PAGE DESCRIPTION: ELEVATIONS

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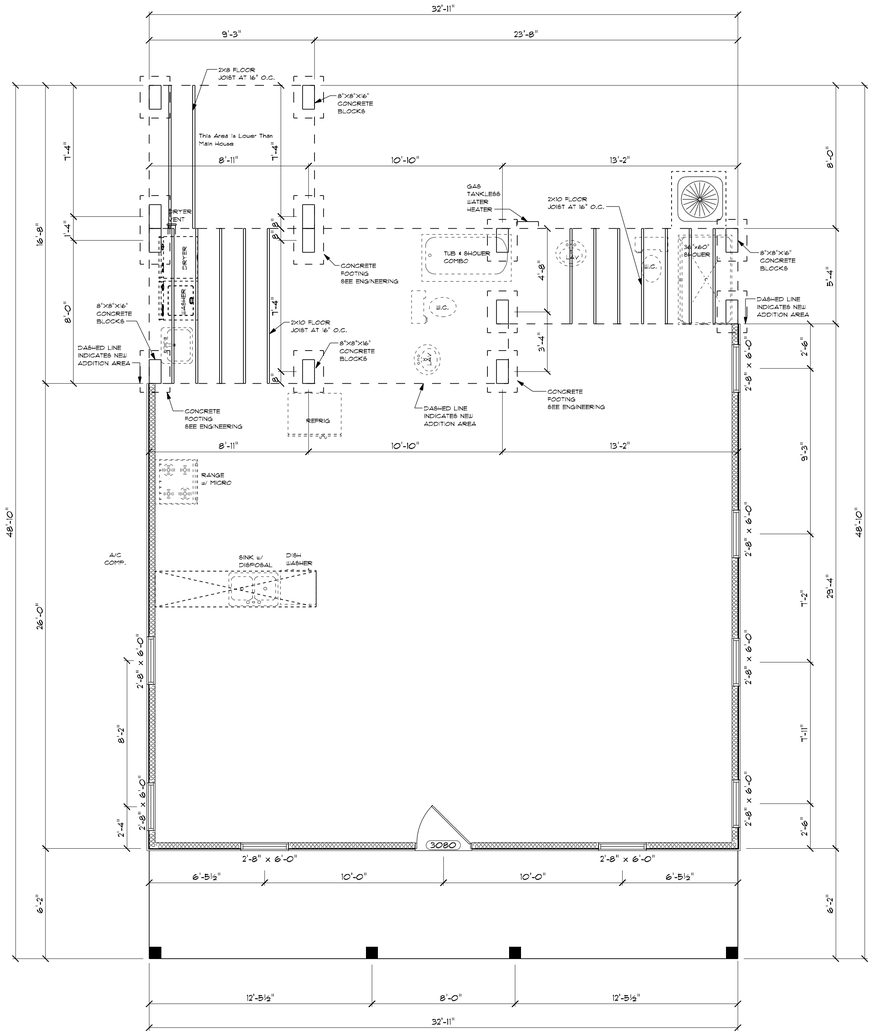
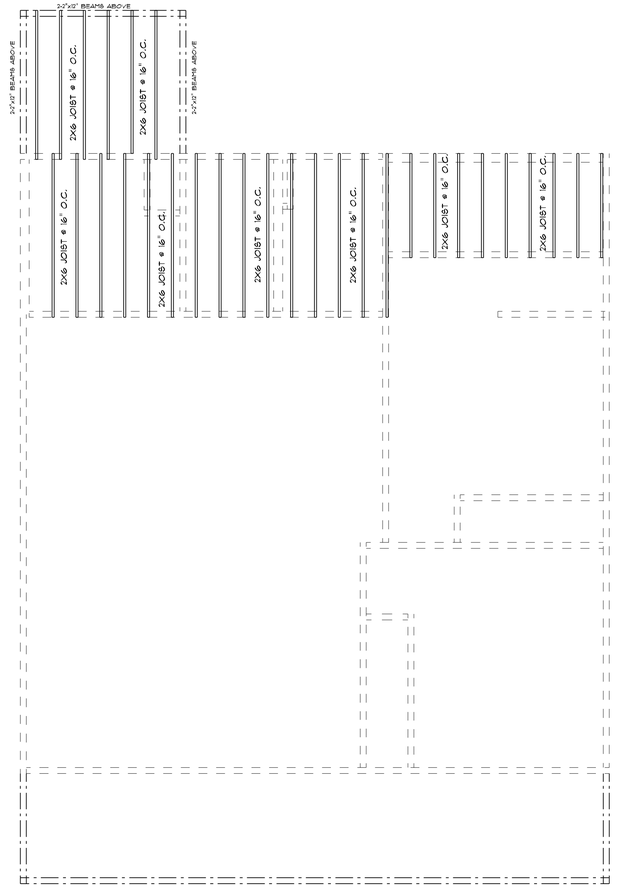
DRAWN BY: B.L.S.
SHEET NUMBER: A-2
SCALE: 1/4"=1'-0"
DATE: 1/3/2025
JOB NO: 25-003

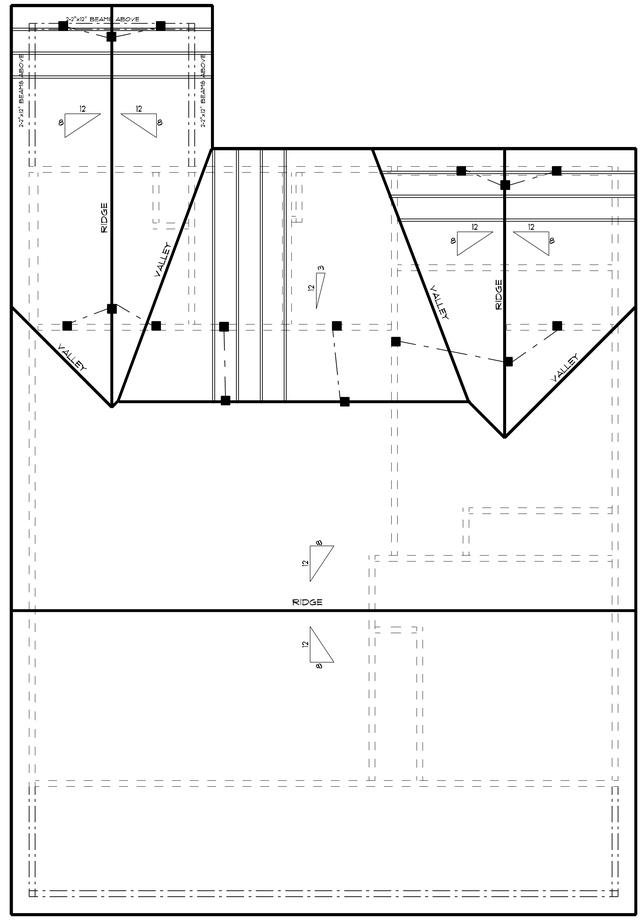
EASTERN SHORE
CUSTOM HOMES LLC



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



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



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

CEILING JOIST LEGEND

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

ROOF FRAMING LEGEND

- STRUCTURAL BEAMS
- MAIN FLOOR WALLS
- RAFTERS AT 16" O.C.
- BRACE POINT
- BRACE LINE
- BRACE BEAM

STATE OF ALABAMA REGISTERED PROFESSIONAL #19684 ENGINEER

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PAGE DESCRIPTION: FOUNDATION & FRAMING PLANS

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DRAWN BY: B.L.S.
SHEET NUMBER: A-3
SCALE: 1/4"=1'-0"
DATE: 1/3/2025
JOB NO: 25-003

EASTERN SHORE CUSTOM HOMES LLC

STRUCTURE DESIGN

DESIGN CODE	2021 IRC
BASIC WIND SPEED (3 SEC GUST)	:160 MPH(ASCE7-22)
WIND EXPOSURE	:B
DESIGN PRESSURE RATING FOR OPENINGS	:DP50
GUST EFFECT FACTOR	:0.85
INTERNAL PRESSURE	:+/-0.18
BUILDING CATEGORY	:II
IMPORTANCE FACTOR	:1.0
ROOF LIVE LOAD	:20
ROOF DEAD LOAD	:10
CEILING DEAD LOAD	:100
ATTIC STORAGE	:PER R301.5
FOR UPLIFT CALS:	:5
TOP CHORD DEAD LOAD	:5
BOTTOM CHORD DEAD LOAD	:5
CONTINOUS LOAD PATH METHOD	:ANCHOR BOLTS/STRAPS

Mobile County Energy Code Compliance

Effective October 1, 2016
Residential Plan Notes Related to Energy Code
Minimum requirements are 2015 IECC, as modified by the AERC

1. All glazed openings shall have a maximum U factor of 0.35
2. All glazed openings shall have a maximum SHGC of 0.27
3. Attic insulation shall be a minimum of R-30
4. Wall and floor insulation shall be a minimum of R-13
5. Semi-conditioned attics- Where table R402.1.2 requires R-30, an air impermeable insulation installed to the roof deck with R-value of R-20 shall be deemed equivalent to the provisions in R402.2.2
6. A continuous air barrier shall be installed in the building envelope in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1 (Table N1102.4.1.1), as applicable to the method of construction.
7. The air barrier in any dropped ceiling/soffit shall have insulation applied and all gaps in the barrier shall be sealed
8. Access doors and Hatches from conditioned spaces to unconditioned spaces (e.g., attics and crawl spaces) shall be weather-stripped and insulated to a level in accordance with the following insulation values:
   a. Hinged vertical doors shall have a maximum U-Factor of U-0.20 (R-5 minimum).
   b. Hatches/scuttle hole covers shall have a maximum U-Factor of U-0.05 (R-19 minimum)
   c. Pull down stairs shall have a maximum U-Factor of U-0.20 with a minimum of 75 percent of the panel area having (R-5 minimum) insulation.

   Access shall be provided to attic-located mechanical equipment without damage to, or compression of, ceiling insulation. A wood framed or equivalent baffle or retainer is required to be provided when loose-fill insulation is installed.
9. The junction of the top plate and top of walls shall be sealed
10. Rim joist shall be insulated and include the air barrier
11. Eave Baffle- For air-permeable insulations in vented attics, a baffle shall be installed adjacent to soffit and eave vents.
12. Exterior walls adjacent to showers and tubs shall be insulated and the air barrier installed
13. Duct shafts, utility penetrations, and flue shaft openings to the exterior or unconditioned space shall be sealed
14. HVAC register boots that penetrate the building thermal envelope shall be sealed to the subfloor or drywall
15. Building cavities shall not be used as ducts or plenums
16. All supply and return ducts in an unconditioned space shall be insulated to a minimum R-8
17. All supply and return ducts in an semi conditioned space shall be insulated to a minimum R-6
18. Ducts shall be pressure tested to determine air leakage to meet sections R403.3.3 and R403.3.4 Exception: a duct air leakage test shall not be required where ducts and air handlers are located entirely within the building envelope.
19. Mechanical system piping (refrigerant line) capable of carrying fluids above 105 Fahrenheit of below 55 degrees Fahrenheit shall be insulated to a minimum of R-3 suction lines only. Piping insulation shall be protected from damage including environmental damage.
20. Mechanical Ventilation-The building shall be provided with ventilation that meets the requirements 2012 IRC, as applicable, or with other approved means of ventilation. Outdoor intakes and exhaust shall have automatic or gravity dampers that close when the ventilation system is not operating.
21. The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding 5 air changes per hour. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 Pascals). Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.
22. Test Results for Duct, Ventilation and Blower door shall be emailed to ***inspections@mobilecounty.net*** and (1) copy posted in heater closet or pull down stairway.
23. A minimum of 75 percent of lamps in permanently installed lights shall be listed as high efficiency
24. Recessed light fixtures installed in the building thermal envelope shall be air tight, IC rated, and sealed to the drywall
25. An air barrier shall be installed behind electrical or communication or air sealed box shall be installed.
26. New Wood Burning fireplaces shall have tight-fitting flue dampers or doors and combustion air.
27. Insulation Certificate shall be posted in heater closet or pull down stairway.
28. Compliance Certificate- A permanent certificate shall be completed by the builder or registered design professional and posted in heater closet or pulldown stairway and list the requirements of section R401.3

GENERAL NOTES 2021 INTERNATIONAL RFSIDENTIAL CODE

1.CONSTRUCTION SHALL COMPLY WITH 2021 INTERNATIONAL RESIDENTIAL CODE, STANDARD PRACTICF AND LOCAL CODES, ORDINANCES AND AMENDMENTS. CODE SECTION REFERENCES LISTED IN THE GENERAL NOTES REFER TO THE 2021 INTERNATION CODE.
2.BASIC WIND SPEED FOR DESGIN SHALL BE DETERMINED BY FIGURE R301.2(4), AS MODIFIED BY THE PERMITTING AUTHORITY. WALL BRACING SHALL COMPLY WITH SECTION R602.10. ROOF RAFTERS SHALL BE TIED-DOWN TO COMPLY WITH SECTION 802.11 & R804.3.9 DESIGN FOR "HIGH WIND", IF REQUIRED BY THE PERMITTING AUTHORITY, SHALL COMPLY WITH SECTION R301.2.1. WINDOWS AND DOORS IN BUILDING LOCATED IN WIND-BORNE DEBRIS REGIONS (CHAPTER 2 DEFINITION) SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND-BORNE DEBRIS FOR THIS PROJECT TO COMPLY WITH SECTION R301.2.1.2.
3.NO SOILS REPORT HAS BEEN PREPARED FOR THIS PROJECT, UNLESS OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE SOIL SUPPORT FOR THE FOUNDATION DESIGN, AND SHALL REPORT UNEXPECTED CONDITIONS TO THE DESIGNER.
4.SYNTHETIC STUCCO SYSTEMS SHALL BE INSTALLED TO COMPLY WITH MANUFACTURER'S RECOMMENDATIONS.
5.THE DOOR BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE MINIMUM 1-3/8" SOLID WOOD, MINIMUM 1-3/8" HONEYCOMB CORE STEEL OR 20-MINUTE FIRE RATED TO COMPLY WITH SECTIONI 302.5.1. A SELF CLOSING ADAPTER MUST BE INSTALLED AS PER CODE.
6. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT TO COMPLY WITH SECTION 302.6.
7. ENGINEERED WOOD PRODUCTS SHALL BE SIZED AND INSTALLED TO COMPLY WITH THE MANUFACTURE'S RECOMMENDATIONS.
8. ALTERNATIVE WOOD FRAMING SHALL COMPLY WITH THE MINIMUM LIVE LOADS OF TABLE R301.5, MINIMUM ROOF LIVE LOADS OF TABLE R301.6 AND MAXIMUM DEFLECTIONS OF TABLE R301.7.
9. STAIRWAYS SHALL COMPLY WITH SECTION R311.7.
10. HANDRAILS AND GUARDRAILS SHALL COMPLY WITH SECTION R311.7.7, AND R311.8.3. FOUR RISERS OR 30" BETWEEN SURFACES.
11. SMOKE ALARMS SHALL BE INSTALLED TO COMPLY WITH SECTION R314.
12. THE RESIDENCE SHALL BE PROTECTED FROM TERMITES IN ACCORDANCE WITH SECTION R318.
13. RESIDENCES REQUIRED BY THE PERMITTING AUTHORITY TO BE FLOOD-RESISTANCE SHALL COMPLY WITH SECTOION R322.
14. FOUNDATION SUBCONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING THE OWNERS DESIRED TOP OF FOUNDATION ELEVATION.
15.CONCRETE SHALL TEST AT A MINIMUM OF 2500 PSI AT 28 DAYS. CONCRETE BLOCKS SHAL CONTAIN PEA GRAVEL AGGREGATE.
16.WOOD IN CONTACT WITH CONCRETE, WOOD IN CONTACT WITH MASONRY AND WOOD EXPOSED TO RAINFALL SHALL BE PRESSURE PRESERVATIVELY TREATED WOOD.
17. CRAWL SPACE ACCESS AND VENTILATION SHALL COMPLY WITH SECTION R408.
18. WOOD CONSTRUCTION SHALL COMPLY WITH SECTION R502, R602, AND R802.
19. FLOOR JOISTS SHALL BE DOUBLED UNDER BATHROOMS AND UNDER PARALLEL WALLS.
20. 2X SOLID BLOCKING OR 1X DIAGONAL BRIDGING SHALL BE PLACED BETWEEN FLOOR JOISTS AT INTERVALS NOT EXCEEDING 8 FEET, AND UNDER LOAD BEARING WALLS.
21.STRUCTURAL WOOD MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS OF SECTION R502.8, R602.6 AND R802.7.
22. VENTILATION AND ATTIC ACCESS SHALL COMPLY WITH SECTION R806 AND R804.
23. 1/2" SAG RESISTANT GYPSUM WALLBOARD AS CEILING COVERING SHALL BE USED IN LIEU OF 1/2" GYPSUM WALLBOARD WHEN CEILING JOIST OR ROOF RAFTER SPACING IS 24" O.C.
24.ROOF BRACING WALLS WITHIN THE ATTIC WHICH DO NOT RECEIVE GYPSUM WALLBOARD, SHALL BE "X" BRACED WITH 2X4 WOOD MEMBERS AS REQUIRED FOR LATERAL STABILITY.
25.FRAMING SUBCONTRACTORS SHALL COORDINATE WITH OWNER REGARDING THE LOCATION OF 3/4" PLYWOOD FLOOR DECK WITHIN THE ATTIC. MECHANICAL EQUIPMENT WITHIN THE ATTIC SHALL BE ACCESSIBLE TO COMPLY WITH SECTION M1305.1.3
26. WOOD ROOF TRUSSES SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH SECTIONS R502.11 AND R802.10.
27. ASPHALT STRIP SHINGLES SHALL BE SECURED TO ROOF DECK WITH NOT LESS THAN 6 FASTENERS PER SHINGLE TO COMPLY WITH SECTION R905.2.
28. ANY DEVIATION FROM THE SUBMITTED WORKING DRAWING WILL DEEM THE DESIGNER/ENGINEER VOID RESPONSIBILITY FOR THIS PROJECT. NOTICE WILL BE GIVEN TO DESIGNER/ENGINEER PRIOR TO ANY STRUCTURAL CHANGES.
29. SITE WORK DESIGN AND DRAINAGE DESIGN IS BY OTHERS. UNLESS NOTED.
30. THE WINDOW AND DOOR DIMENSIONS ARE INDICATED IN THE PLANS MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER AND SHALL BE VERIFIED PRIOR TO ROUGH IN FRAMING.
31. CERTAIN DIMENSIONS MAY VARY ACCORDING TO THE MATERAILS USED AND/OR CONTRACTOR'S BUILDING METHOD. THE CONTRACTOR SHALL ADVISED THE ENGINEER OF ANY VARIANCES BETWEEN THE PLANS AND ACTUAL CONDITIONS. ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO STARTING THE WORK.
32.INSULATION CONTRACTOR SHALL PROVIDE BAFFLES AT EAVES TO INSURE PROPER VENTILATION PRIOR TO FABRICATION AND INSTALLATION.
33. ROOF DECKING SHALL BE "SEALED". ALL SHEATHING SEAMS TO BE TAPED WITH MINIMUM 4 INCH PEEL AND STICK TAPE MEETING ASTM D1970, OR SPRAY POLYURETHANE CLOSED CELL FOAM ADHESIVE (MEETING ASTM D1622) SHALL BE APPLIED OVER ALL JOINTS BETWEEN SHEATHING AND ALONG ALL INTERSECTIONS BETWEEN ROOF SHEATHING AND ALL ROOF FRAMING MEMBERS. OTHER EQUAL OR GREATER METHODS MAY BE APPROVED BY THE BUILDING OFFICIAL.
34.ALL ALUMINUM AND VINYL SOFFIT COVERING SHALL BE ATTACHED TO MINIMUM 7/16" OSB OR PLYWOOD OR MINIMUM 2X2 WOOD SUPPORTS EQUALLY SPACED BUT NOT GREATER THAN 12 INCHES O.C.
35. REPLACEMENT OF ROOF COVERING AND UNDERLAYMENT OF EXISTING ON AND TWO FAMILY DWELLING SHALL REQUIRE A ROOFING PEMRIT FROM PERMITTING AUTHORITY DEPARTMENT. ALL ROOF COVERINGS AND UNDERLAYMENT SHALL BE REMOVED AND ANY ROOF DECKING ATTACHES WITH STAPLES OR NAILING PATTERN EXCEEDING MINIMUM REQUIREMENTS SHALL BE RE-NAILED WITH 8D RING SHANK NAILS TO MEET REQUIREMENTS. ROOF DECK SHALL BE "SEALED" AS DESCRIBED ABOVE.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY GARY S. BISHOP, P.E. USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

STATE OF ALABAMA REGISTERED PROFESSIONAL #19684 GARY S. BISHOP

Gary S Bishop
Digitally signed by Gary S Bishop
Date: 2025.01.23 9:53:05 -05'00'

I CERTIFY THAT THIS STRUCTURE WAS DESIGNED FOR 160 MPH OF 3 SECOND GUST WIND SPEED IN ACCORDANCE WITH ASCE 7-22 AS REQUIRED BY THE IRC 2021
GARY S. BISHOP, P.E.

950 ELMIRA STREET
MOBILE, AL. 36604

GARY S. BISHOP, P.E.
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WINDLOAD DETAILS

PLAN #

DRAFTSMAN:	GB
CHECKER:	GB
PROJECT:	
DATE:	
SCALE:	AS NOTED
CAD FILE NO.	

SHEET: COVER

UPLIFT CONNECTORS

	FASTENER TYPE	SPACINGS
STUD TO TOPPLATE	8D COMMONS SHEATHING NAILS	3" CC SEE DETAIL
STUD TO BOTTOM PLATE	8D COMMONS SHEATHING NAILS	3" CC
NOTE – 7/16" CROWN X 1 1/4" STAPLES MAY BE SUBSTUTUTED FOR 8D COMMON SHEATHING NAILS IF INSTALLED AS FOLLOWS: INSTALL STAPLES AT 3" CC ALONG EDGES OF SHEETS, AND 8" CC ALONG INTERIOR SECTIONS OF SHEET.		
TRUSSES IN END ZONE	H–10	SEE ALTERNATE FASTENING SCHEDULE
TRUSSES IN INTERIOR ZONE	H–10	
HEADER TO STUDS > 3' SPAN	1 – LSTA12	EACH END
HEADER STUDS TO BOTTOM PLATE > 3' SPAN	H–3 AT ALL HEADER STUD	EACH END
GARAGE HEADER TO STUDS	2 EACH LSTA 36	EACH END
GARAGE HEADER STUDS TO FOUNDATION	HPAHD22	EACH END
GIRDER TRUSS TO STUDS	HDPTD AND LSTA 36	CONNECTORS LISTED DO NOT APPLY TO THE 6' OR 7' SETBACK HIP TRUSS SUPPORTING JACKS ONLY
GIRDER TRUSS STUDS TO FOUNDATION	PAHD42 EACH SIDE > #2000 J BOLT < #2000 LBS UPLIFT	
PORCH COLUMNS TO BEAM AT TOP	PC44 (PC 66 AT 6 X 6)	EACH COLUMN
PORCH COLUMNS TO FOUNDATION	ABU44 OR PBS44	EACH COLUMN

STRUCTURAL WOOD AND SHEAR

	SIZE & SPECIES	NAIL SIZE	NAIL SPACINGS
WALL STUDS	MIN. 2 X 4 S–P–F STUD GRADE @ 16" CC		
WALL SHEATHING FOR SHEAR	MIN. 7/16" OSB	8D COMMONS	3" AT EDGES
ROOF SHEATHING FOR SHEAR	MIN 15/32" OSB	RINGSHANK	3" CC EDGES
MINIMUM SHEARWALL REQUIRED	24 FEET TRANSVERSE	12 FEET LOGINTUDINAL	
DOUBLE TOPPLATE (DRAGSTRUT)	2 – 2 X 4 S–P–F	16 D COMMON NAIL	16" CC TRANSVERSE 24" CC LONG
NOTE – SHEATHING SPACINGS FOR EDGES – INTERIOR OF SHEETS TO BE AT 6" CC UNLESS NOTED			

WOOD TO CONCRETE CONNECTIONS

		SPACINGS AND WASHERS
J – BOLTS	MIN 1/2" X 10" JBOLT	48" CC AND WITHIN 8" EACH CORNER
MUDSILL ANCHORS (IF ANY)	PAHD42	GARAGE ⊢
SHEARWALL ANCHORS	J BOLT AT EACH END OF SEGMENT	
ALL J BOLTS TO RECIEVE A 2" X 2" X 1/8" WASHER		

WINDLOAD DATA

DESIGN DATA	
ULTIMATE WIND SPEED	160mph
RISK CATEGORY	II
DIRECTION FACTOR	.85
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT (GCPi)	±0.18
STANDARD	ASCE 7–10
BUILDING CODE	ASCE 7–22 IRC 2021

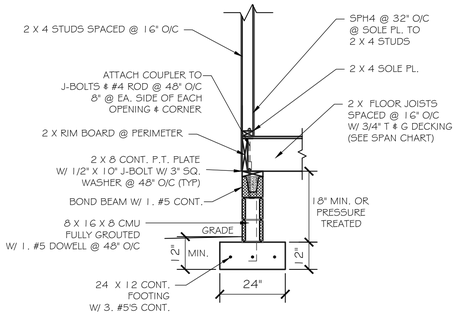
COMPONENTS & CLADDING

ROOF ZONE 1	+11.2	–27.0
ROOF ZONE 2	+11.2	–46.0
ROOF ZONE 3	+11.2	–69.0

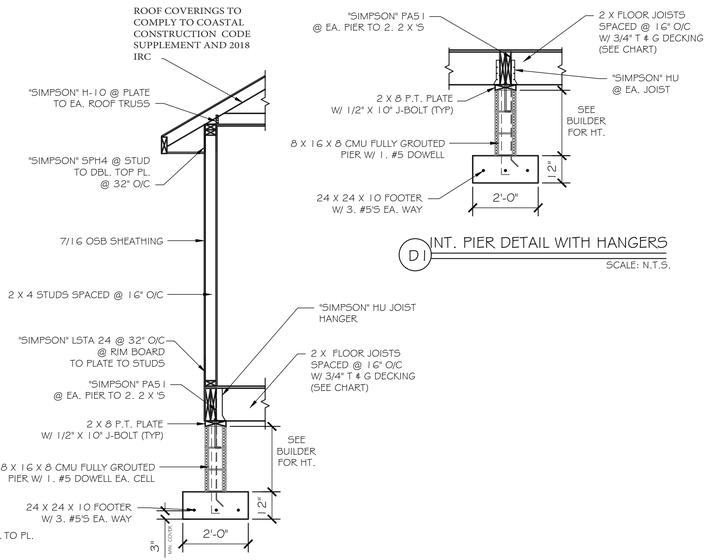
DOORS & WINDOWS

ZONE 4	+27.7	–30.0
ZONE 5	+27.7	–37.0
GARAGE DOORS	+23.3	–26.0

ZONE 5: WITHIN 4'–0" OF CORNER

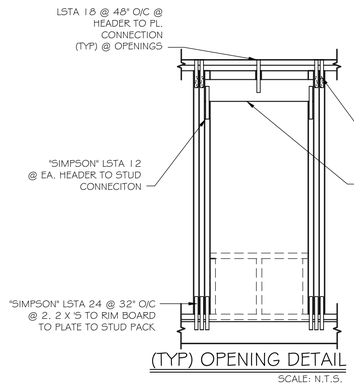


S1 (TYP) CONT. STEM WALL SECTION OPTION
SCALE: N.T.S.

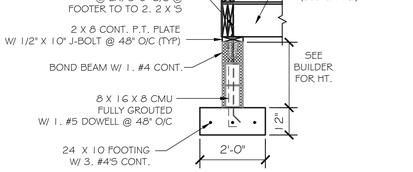


S2 (TYP) EXTERIOR PIER WALL SECTION
SCALE: N.T.S.

D1 INT. PIER DETAIL WITH HANGERS
SCALE: N.T.S.



(TYP) OPENING DETAIL
SCALE: N.T.S.



S4 (TYP) CONT. STEM WALL SECTION OPTION
SCALE: N.T.S.

NEW TO EXISTING TIE

NEW STUDS TO BE LAG SCREWED INTO EXIST. STUDS @ 24" O/C

NOTE:

FLOOR JOISTS TO BE P.T. IF 18" OR LESS ABOVE GRADE

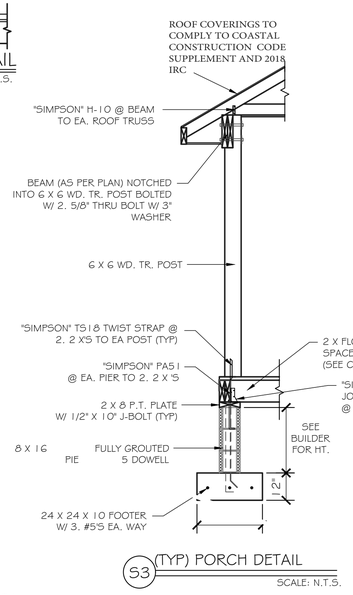
NOTE:

BOTTOM OF FOOTER TO BE 12" MIN BELOW GRADE

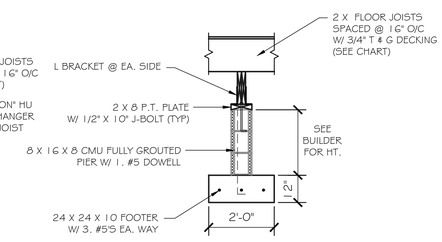
IEADER AND TRUSSED GIRDER BEARINGS

SLAB REINFORCING NOTE – AT THE BUILDERS OPTION, HE MAY INSTALL ANY OR ALL OF THE FOLLOWING IN THE SLAB FOR CRACK CONTROL:

1 – 6X6 10/10 WWF
2 – FIBERMESH
3 – #3 REBAR AT 60" CC EACH WAY ON CHAIRS



S3 (TYP) PORCH DETAIL
SCALE: N.T.S.



D2 INTERIOR PIER DETAIL WITHOUT HANGERS
SCALE: N.T.S.

GENERAL NOTES –

1 – WORST CASE LOADING ASSUMED IN ALL LOCATIONS TO SIZE ALL CONNECTORS

2 – DRAWINGS AND DETAILS ON THIS SHEET NOT TO SCALE, AND ARE ISOMETRIC ONLY. SEE CONNECTOR DETAIL FOR ACTUAL DETAILS OF EACH CONNECTOR.

3 – IF EXTERIOR SHEATHING IS USED TO RESIST UPLIFT LOADS, IT MAY BE INSTALLED EITHER VERTICALLY OR HORIZONTIALLY AS LONG AS SHEATHING COVERS TOPPLATES AND BOTTOM PLATE. ALL JOINTS IN THE REQUIRED SHEARWALL SEGMENTS TO BE BLOCKED WITH 2 X 4 FULL DEPTH BLOCKING.

4 – IN ALL CASES, 15/32" CD GRADE EXTERIOR PLYWOOD MAY BE SUBSTITUTED FOR 7/16" ORENTED STRAND BOARD.

NOTE – MONOLITHIC FOOTINGS TO BE DESIGNED FOR BOTTOM OF FOOTING TO BE MIN 12" BELOW FINISH GRADE AND WOOD SIDING TO BE MIN 6" ABOVE GRADE

STATE OF ALABAMA REGISTERED PROFESSIONAL #19684 ENGINEER

Gary S Bishop
Digitally signed by Gary S Bishop
Date: 2025.01.23 9:53:05 -05'00'

950 ELMIRA STREET
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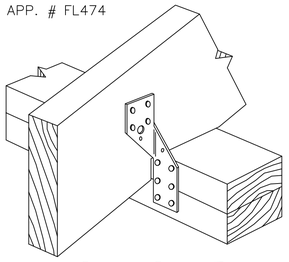
GSB

PLAN #	
DRAFTSMAN:	GB
CHECKER:	GB
PROJECT:	
DATE:	
SCALE:	AS NOTED
CAD FILE NO.	

JOB #:155-23-1019

SHEET: S1

APP. # FL474

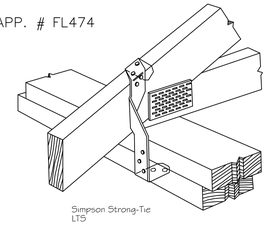


Simpson Strong-Tie
H2.5-A

SIMPSON H2.5-A 500 POUNDS

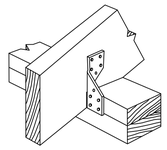
5-8D'S TO TRUSS 5-8D'S TO PLATE

APP. # FL474



SIMPSON MTS-12 855 POUNDS

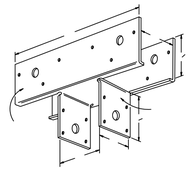
7-10D'S TO TRUSS 7-10D'S TO PLATE



SIMPSON H-3 455 POUNDS

4-8D'S TO TRUSS 4-8D'S TO PLATE

NOTE - A SEMCO HCPL OR HCPR MAY BE USED FOR THIS CONNECTION



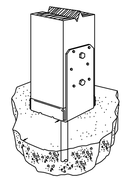
SIMPSON PC-44a 1470 POUNDS

4 - 16 D NAILS AT "A"

6 - 16D NAILC AT "B"

4 - 16D NAILS AT "C"

EPC 44 SIMILAR AT CORNERS

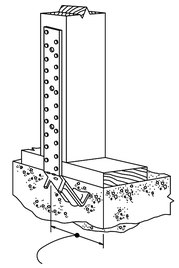


SIMPSON ABU 44

5/8" BOLT INTO CONCRETE

12 - 16DNAILS INTO POST

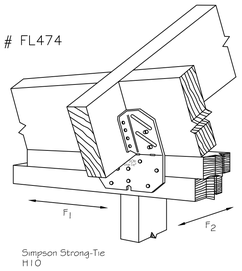
UPLIFT 2200 POUNDS



USP PAHD42 2945 POUNDS

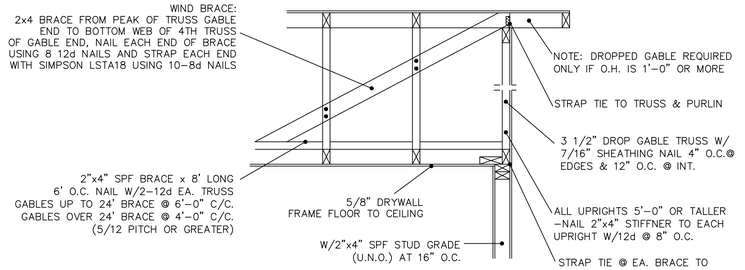
16- 16 D NAILS INTO STUDS OR COLUMNS

APP. # FL474

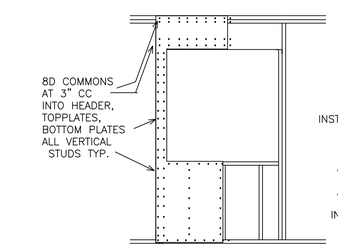


SIMPSON H-10 800 POUNDS

8-8D'S TO TRUSS 8-8D'S TO PLATE



10 GABLE WALL DETAIL
DT-1 NOT TO SCALE



WINDOW OPENING

MAX 36" HEADER SPAN

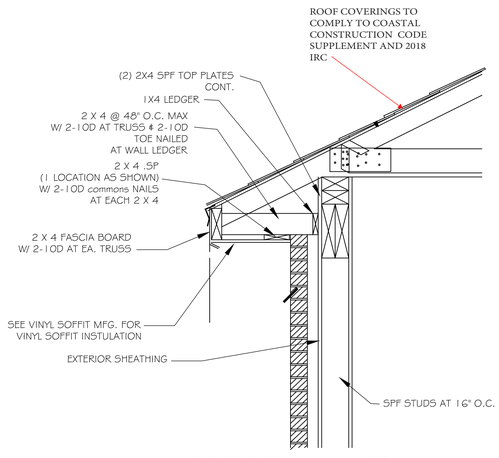
DOOR OPENING TO 36" SIMILAR

INSTALL ONE ROW OF NAILS AT:
EACH OF THE TWO TOPPLATES
EACH OF THE STUDS ADJACENT TO THE OPENING
(INCLUDING THE JACK STUD)
AT THE BOTTOM OF THE OPENING
IN EACH VERTICAL CRIPPLE STUD
AT THE BOTTOM PLATE

INSTALL TWO ROWS OF NAILS AT:
THE SHEATHING TO THE HEADER ONLY

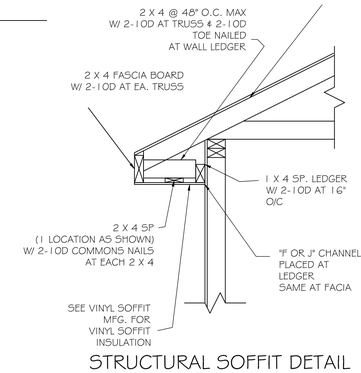
10 WINDOW OPENING - 3' OR LESS
DT-1 NOT TO SCALE

(TYPICAL ALL VALLEY LOCATIONS)



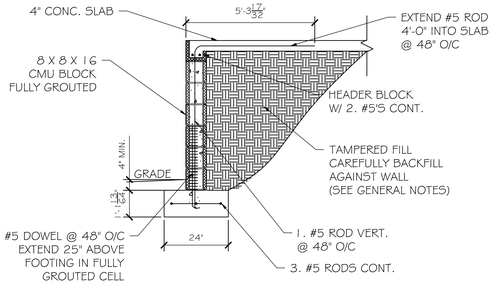
SOFFIT FRAMING DETAIL

SCALE: N. T.S.



STRUCTURAL SOFFIT DETAIL

SCALE: N. T.S.



HIGH WALL DETAIL

1/2"= 1'-0"

GENERAL NOTES:

NOTES:

IN ANY #5 BARS ARE SPLICED A MIN. OF 25" OVERLAP IS REQUIRED.

NOTE:

ENTIRE BLOCK WALL IS TO BE FILLED WITH 3.000 P.S.I. "PEA GRAVEL" WALL FILL

NOTE:

COMPACT FILL BEHIND WALL IN 12" LIFTS COMPACTING TO THE EQUIVALENT OF 80% MODIFIED PROCTOR. CAREFULLY PACK AGAINST WALL NOT IN A MANNER TO CRACK WALL

NOTE:

BOTTOM OF FOOTING TO BE 12" MIN. BELOW GRADE

STATE OF ALABAMA REGISTERED PROFESSIONAL #19684 ENGINEERING

Gary S Bishop

Digitally signed by Gary S Bishop
Date: 2025.01.23 9:53:05 -05'00'

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WINDLOAD DETAILS

PLAN #	
DRAFTSMAN:	GB
CHECKER:	GB
PROJECT:	
DATE:	
SCALE:	AS NOTED
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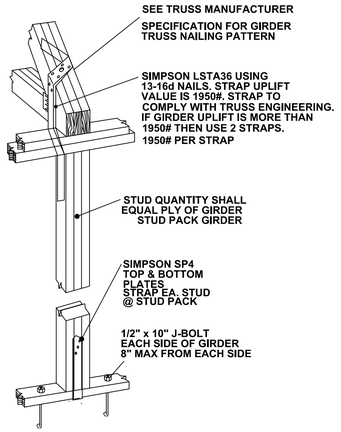
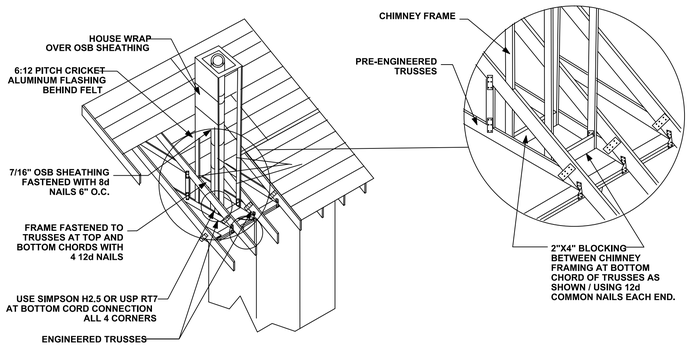
SHEET: 2 OF 4

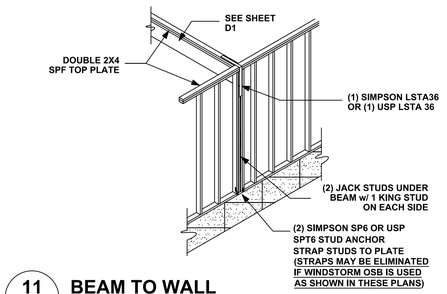


6 GIRDER TIE-DOWN

NOT TO SCALE

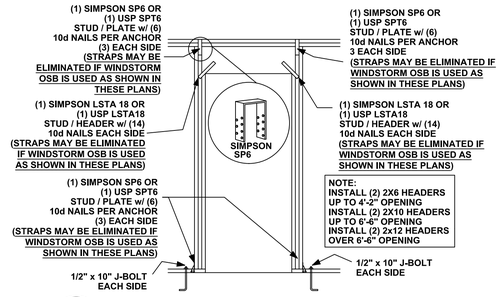


CHIMNEY DETAIL



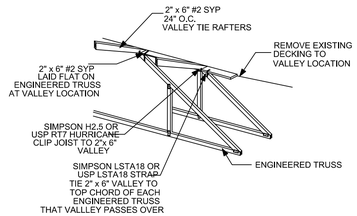
11 BEAM TO WALL

NOT TO SCALE



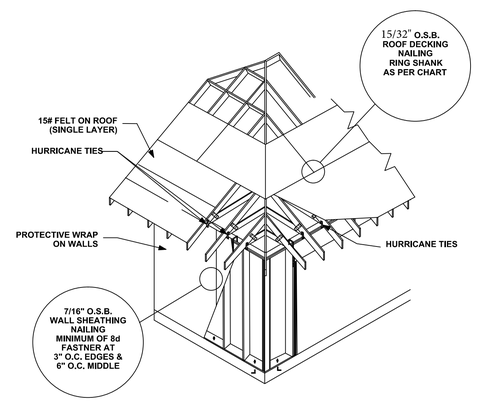
4 TYPICAL LOAD BEARING DOOR OPENING

NOT TO SCALE



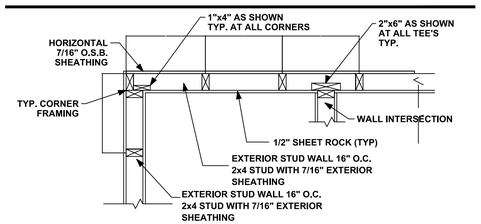
10 TYPICAL VALLEY DETAIL

NOT TO SCALE (TYPICAL ALL VALLEY LOCATIONS)



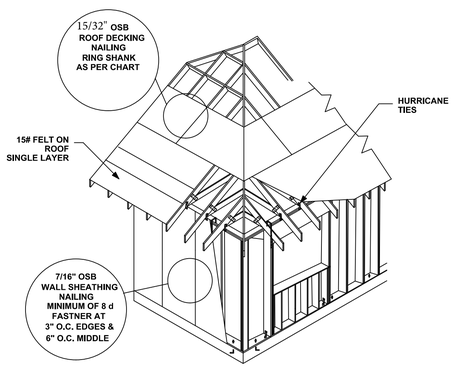
9 GARAGE WALL AND HIP ROOF

NOT TO SCALE



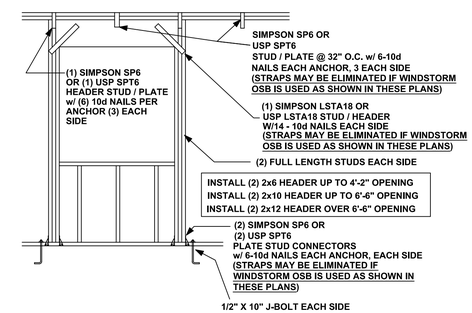
2 TYP. EXTERIOR CORNER & TEE FRAMING

NOT TO SCALE



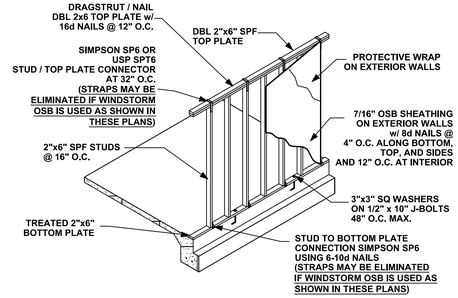
2 LIVING AREA HIP ROOF

NOT TO SCALE



5 TYPICAL WINDOW OPENING

NOT TO SCALE



7 TYPICAL EXTERIOR FRAMED WALL

NOT TO SCALE

MAXIMUM HEADER SPAN FOR LOAD BEARING WALLS					
3'	6'	9'	12'	15'	18'
NUMBER OF HEADER STUDS SUPPORTING END OF HEADER					
1	1	2	2	2	2
NUMBER OF FULL LENGTH STUDS AT EACH END OF HEADER					
2	2	3	3	3	3

STATE OF ALABAMA REGISTERED PROFESSIONAL #19284 GARY S. BISHOP

Gary S Bishop

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Date: 2025.01.23 9:53:05 -05'00'

950 ELMIRA STREET
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WINDLOAD DETAILS

PLAN #

DRAFTSMAN: GB
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SHEET: 3 OF 4

PROTECTING OF OPENINGS

ALL OPENINGS IN WIND–BORNE DEBRIS REGIONS SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT RESISITANT COVERING(APPROVED HURRICANE SHUTTERS). REFER TO SECTION R301.2.1.2. OF THE 2018 IRC

1. WOOD STRUCTURAL PANELS WITH MINMUM THICKNESS OF 7/16" AND A MAXIMUM SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN 1 & 2 STORY BUILDINGS. PANELS SHALL BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND ALL REQUIRED HARDWARE SHALL BE PROVIDED. ANCHORS SHALL BE CORROSION RESISTANT AND SHALL BE PERMANENTLY INSTALLED ON THE BUILDING IN ACCORDANCE WITH TABLE 1609.1.4 (SEE BELOW)
2. WIND–BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR STRUCTURAL PANELS.

FASTENER TYPE	FASTENER SPACING (IN.)			
	PANEL SPAN < 2 FT	2 FT < PANEL SPAN < 4 FT	4 FT < PANEL SPAN < 6 FT	6 FT < PANEL SPAN < 8 FT
#8 WOOD SCREW BASED ANCHOR WITH 2" EMBED. LENGTH	16	16	10	8
#10 WOOD SCREW BASED ANCHOR WITH 2" EMBED. LENGTH	16	16	12	9
1/4" LAG SCREW BASED ANCHOR WITH 2" EMBED. LENGTH	16	16	16	16

GENERAL NOTES:

1. PORCH CEILINGS TO BE SEALED WITH ½ OSB OR EQUAL BEFORE CLADDING
2. CONTINUOUS RIDGE VENT BLOCKING

GREEN/ENERGY CODES

INSULATION REQUIREMENTS R–13 R–38

DESIGN SCHEDULE:

MAX ALLOWABLE SPAN	MIN FLAP REINFORCING LENGTH	ALLOWABLE PRESSURES				DESIGN LOADS	
		DIRECT MOUNT		TRACK MOUNT		TENSION	SHEAR
108"	2•1/8"	+62 PSF	-66 PSF	+62 PSF	-60 PSF	308 LB/FT	627 LB/FT
76•1/4"	6•3/8"	+96 PSF	-96 PSF	•	•	305 LB/FT	479 LB/FT
61"	6•3/8"	+119 PSF	-119 PSF	•	•	302 LB/FT	407 LB/FT
39"	6•3/8"	+128 PSF	-128 PSF	•	•	209 LB/FT	418 LB/FT

NOTE: 9.25" MINIMUM ALLOWABLE WIDTH (NON-SPAN DIMENSION)
9.25" MINIMUM ALLOWABLE SPAN

SPAN NOTES:

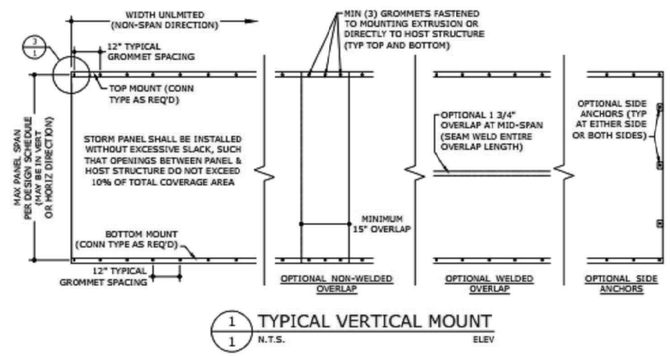
1. ALLOWABLE PRESSURES SHALL NOT BE EXCEEDED.
2. PANEL SPANS LONGER THAN MAXIMUM NOTED ABOVE ARE NOT ACCEPTABLE.
3. PANEL SPANS LESS THAN MINIMUM NOTED ABOVE ARE NOT ACCEPTABLE.
4. VALID FOR PANELS MOUNTED VERTICALLY OR HORIZONTALLY.

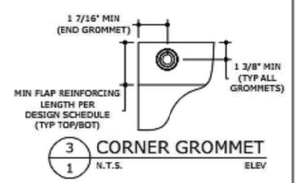
GLASS SEPARATION SCHEDULE: *AS APPLICABLE

SPANS UP TO	MINIMUM GLASS SEPARATION	
	INSTALLATIONS ≤ 30' ABOVE GRADE	INSTALLATIONS > 30' ABOVE GRADE
108"	21.0"	6.5"
76•1/4"	11.1"	3.1"
61"	11.1"	2.1"
39"	8.1"	1.2"

GLASS SEPARATION SCHEDULE NOTES:

* 1. SEPARATION FROM GLASS IS ONLY REQUIRED IN ESSENTIAL FACILITIES AND/OR WHEN THE AUTHORITY HAVING JURISDICTION SPECIFIES THE OPTIONAL PASS/FAIL CRITERIA AS SET FORTH IN ASTM E1996-09.
2. GLASS SEPARATION SCHEDULE PROVIDES MINIMUM SEPARATION DISTANCE REQUIRED BETWEEN EXTERIOR FACE OF GLAZING (OR OTHER PRODUCT BEING PROTECTED) AND INTERIOR FACE OF INSTALLED STORM PANEL.





FABRIC-SHIELD™ STORM PANEL

950 ELMIRA STREET
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STATE OF ALABAMA REGISTERED PROFESSIONAL #19584 ENGINEER

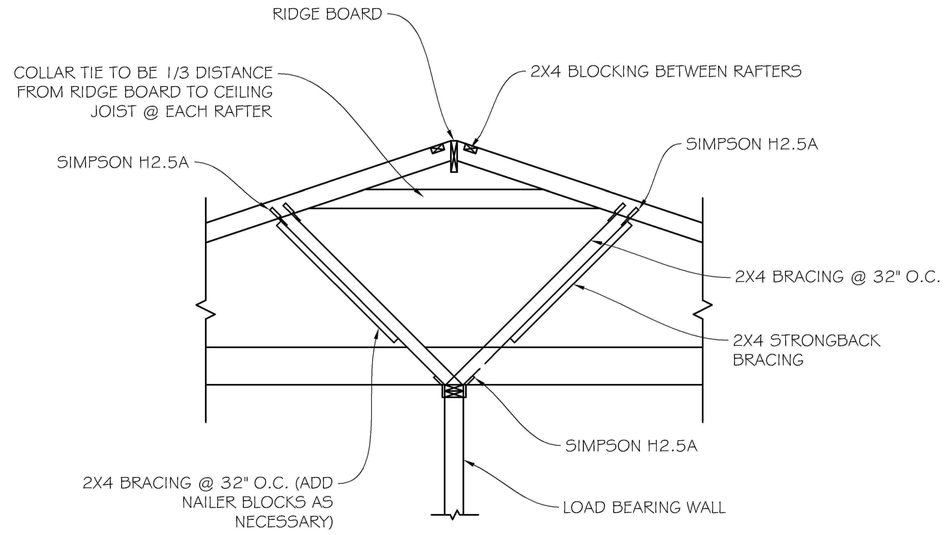
Gary S Bishop Digitally signed by Gary S Bishop Date: 2025.01.23 9:53:05 -05'00'

FLOOR JOIST SPAN TABLE #2 SYP		
(Residential Sleeping Areas) LIVE LOAD = 30 PSF / DEAD LOAD = 10 PSF (WFCM 2018 EDITION)		
SIZE	16" O.C.	24" O.C.
2X6	10'-3"	8'-6"
2X8	13'-3"	10'-10"
2X10	15'-8"	12'-10"
2X12	18'-6"	15'-1"

CEILING JOIST SPAN TABLE #2 SYP		
(Uninhabitable Attics Without Storage) LIVE LOAD = 10 PSF / DEAD LOAD = 5 PSF FLEXIBLE FINISH (Including Gypsum Board) (WFCM 2018 EDITION)		
SIZE	16" O.C.	24" O.C.
2X4	9'-5"	8'-3"
2X6	14'-9"	12'-11"
2X8	19'-6"	17'-0"
2X10	24'-10"	20'-11"

CEILING JOIST SPAN TABLE #2 SYP		
(Uninhabitable Attics With Limited Storage) LIVE LOAD = 20 PSF / DEAD LOAD = 10 PSF FLEXIBLE FINISH (Including Gypsum Board) (WFCM 2018 EDITION)		
SIZE	16" O.C.	24" O.C.
2X4	8'-0"	6'-7"
2X6	12'-0"	9'-10"
2X8	15'-3"	12'-6"
2X10	18'-1"	14'-9"

MAXIMUM UNBRACED SPAN LENGTHS		
FOR 2x6 RAFTERS @ 16" O.C.		
	ROOF PITCH	UNBRACED SPAN LENGTH
EXPOSURE B	0:12 - 2:12	9'-8"
	3:12	9'-6"
	4:12	9'-4"
	5:12	9'-1"
	6:12	8'-10"
	7:12	10'-5"
	8:12	10'-1"
	9:12	9'-8"
	10:12	9'-4"
	11:12	8'-11"
	12:12	8'-7"



RAFTER BRACING @ INTERIOR WALL

STATE OF ALABAMA REGISTERED PROFESSIONAL ENGINEER GARY S BISHOP

Gary S Bishop

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S5