



Agenda Item #1

Application 2026-55-CA

DETAILS

Location:

1008 Savannah Street

Summary of Request:

Construct 1460 sf addition

Applicant (as applicable):

Sarah Brock/7584 Construction LLC

Property Owner:

Catherine Mackey

Historic District:

Oakleigh Garden

Classification:

Contributing

Summary of Analysis:

- The proposed addition is subordinate to the existing structure in size and placement.
- The windows, siding, and trim details visually replicate those of the existing dwelling. Windows on the addition will be aluminum-clad wood, which is an approvable material for existing structures, additions, and new construction.
- Physical breaks – including an inset side porch and vertical trim boards – delineate the transition between the existing structure and the addition.

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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 1008 Savannah was constructed c. 1925. The bungalow style dwelling features an inset porch with three bays and a front gable roof supported by five square posts. Two of the existing posts were added between 1979 and 1989, as seen in survey photographs from the Historic Development records. Prior to the construction of the property, the 1904 Sanborn Fire Insurance map shows a vacant parcel. The property appears on the 1925 Sanborn map, republished in 1956, as a one-story frame dwelling with a full-width front and rear porches. As early as the 1930s, the rear porch was enclosed, as noted in the Historic Development records.

According to Historic Development Department records, this property has appeared 4 times previously before the Architectural Review Board. On December 2, 2009, the Board approved an application to replace the tongue-and-groove decking on the front porch and approved an amendment to an existing COA to construct a deck measuring 12' by 16' as opposed to 8' by 16'. On October 2, 2009, the Board approved an application to construct a deck measuring 8' by 16', paint the house, trim and window casing, install a 3' picket fence with a single wood gate across the walk and a double gate to terminate the driveway, remove non-conforming windows and repair siding. On April 25, 1996, the Board approved an application to paint the body, trim, and foundation of the dwelling, reroof the dwelling using fiberglass shingles, replace rotten wood on columns, decking, and siding as necessary to match existing, and install lattice panels around foundation. On May 18, 1994, the Board approved an application to install a new Johns Manville roof.

SCOPE OF WORK

1. Removal of deck.
2. Removal of the hipped roof, door, and window on the enclosed rear porch and raise the roof to match the primary gable roof.
3. Construct a 35'-6" W by 41'-0" D addition.
 - a. Addition will have
 - i. Gable roof with a gable roof projection at the rear of the east elevation.
 1. Shingle to match existing roof.
 2. Soffit and fascia boards to match existing.
 - ii. Siding to match existing profile, lap, and dimensions.
 - iii. Floor height of addition will match existing structure except for a 1'-8" W by 12'-1" D section set on a slab-to-grade foundation.
4. West elevation will read as follows (from south to north): three-over-one, double hung, aluminum-clad wood window that will measure 34 1/8" W by 72 3/4" H; three-over-one, double hung, aluminum-clad wood window that will measure 34 1/8" W by 72 3/4" H; three-over-one, double hung, aluminum-clad wood window that will measure 26 1/8" W by 48 3/4" H; paired, three-over-one, double hung, aluminum-clad wood window that will measure 51 1/2" W by 48 3/4" H.
5. North (rear) elevation will read as follows (from east to west): three-over-one, double hung, aluminum-clad wood window that will measure 34 1/8" W by 72 3/4" H; three-over-one, double hung, aluminum-clad wood window that will measure 34 1/8" W by 72 3/4" H.
6. East elevation will read as follows (from south to north): three-over-one, double hung, aluminum-clad wood window that will measure 38 1/8" W by 72 3/4" H; double-leaf entry; three-over-one, double hung,

aluminum-clad wood window that will measure 38 1/8" W by 72 3/4" H. All fenestrations will be sheltered by an inset porch. A flight of three stairs will provided access to the porch.

7. South elevation of the projection will read as follows: paired, three-over-one, double hung, aluminum-clad wood window that will measure 51 1/2" W by 60 3/4" H.
8. East elevation of the projection will read as follows (from south to north): a ribbon consisting of three, three-over-one, double hung, aluminum-clad wood window that will measure 76 7/8" W by 60 3/4" H; double-leaf entry.

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

- 6.9 Place an addition so that it is subordinate to the historic residential structure.
 - o Place and design an addition to the rear or side of the historic building wherever possible.
 - o Place a vertical addition in the rear so it is not visible from the street.
- 6.10 Design an addition to be compatible in massing and scale with the original historic structure.
 - o Design the massing of an addition to appear subordinate to the historic building.
 - o Where feasible, use a lower-scale connecting element to join an addition to a historic structure.
 - o Where possible, match the foundation and floor heights of an addition to those of the historic building.
- 6.11 Design the exterior walls of an addition to be compatible in scale and rhythm with the original historic structure.
 - o Design the height of an addition to be proportionate with the historic building, paying particular attention to the foundation and other horizontal elements.
 - o 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.
- 6.12 Clearly differentiate the exterior walls of an addition from the original historic structure.
 - o Use a physical break or setback from the original exterior wall to visually separate the old from new.
 - o Use an alteration in the roofline to create a visual break between the original and new, but ensure that the pitches generally match.
- 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.
 - o 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.
 - o Use a material with proven durability.
 - o Use a material with a similar appearance in profile, texture and composition to those on the original building.
 - o Choose a color and finish that matches or blends with those of the historic building.
 - o Do not use a material with a composition that will impair the structural integrity and visual character of the building.
 - o Do not use a faux stucco application.
- 6.14 Design a roof of an addition to be compatible with the existing historic building.
 - o Design a roof shape, pitch, material and level of complexity to be similar to those of the existing historic building.
 - o 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.

- o Use a roofing material for an addition that matches or is compatible with the original historic building and the district.

- 6.15 Design roofs such that the addition remains subordinate to the existing historic buildings in the district.

- o Where possible, locate a dormer or skylight on a new addition in an inconspicuous location.

- o In most cases, match a roof and window on a dormer to those of the original building.

- 6.20 Use details that are similar in character to those on the historic structure.

- o Match a detail on an addition to match the original historic structure in profile, dimension and material.

- o Use ornamentation on an addition that is less elaborate than that on the original structure.

- o Use a material for details on an addition that match those of the original in quality and feel.

- o Match the proportions of details on an addition to match the proportions used on the original historic structure.

- 6.21 Design a window on an addition to be compatible with the original historic building.

- o Size, place and space a window for an addition to be in character with the original historic building.

- o If an aluminum window is used, use dimensions that are similar to the original windows of the house. An extruded custom aluminum window approved by the NPS or an aluminum clad wood window may be used, provided it has a profile, dimension and durability similar to a window in the historic building.

ACCEPTABLE WINDOW MATERIALS

- o Materials that are the same as the original, or that appear similar in texture, profile and finish to the original are acceptable. These often include:

- Wood sash
- Steel, if original to structure
- Custom extruded aluminum
- Aluminum clad wood
- Windows approved by the National Park Service

UNACCEPTABLE WINDOW MATERIALS

- o Materials that do not appear similar to the original in texture, profile and finish are unacceptable. These often include:

- Vinyl
- Mill-finished aluminum
- Interior snap-in muntins (except when used in concert with exterior muntins and intervening dividers)

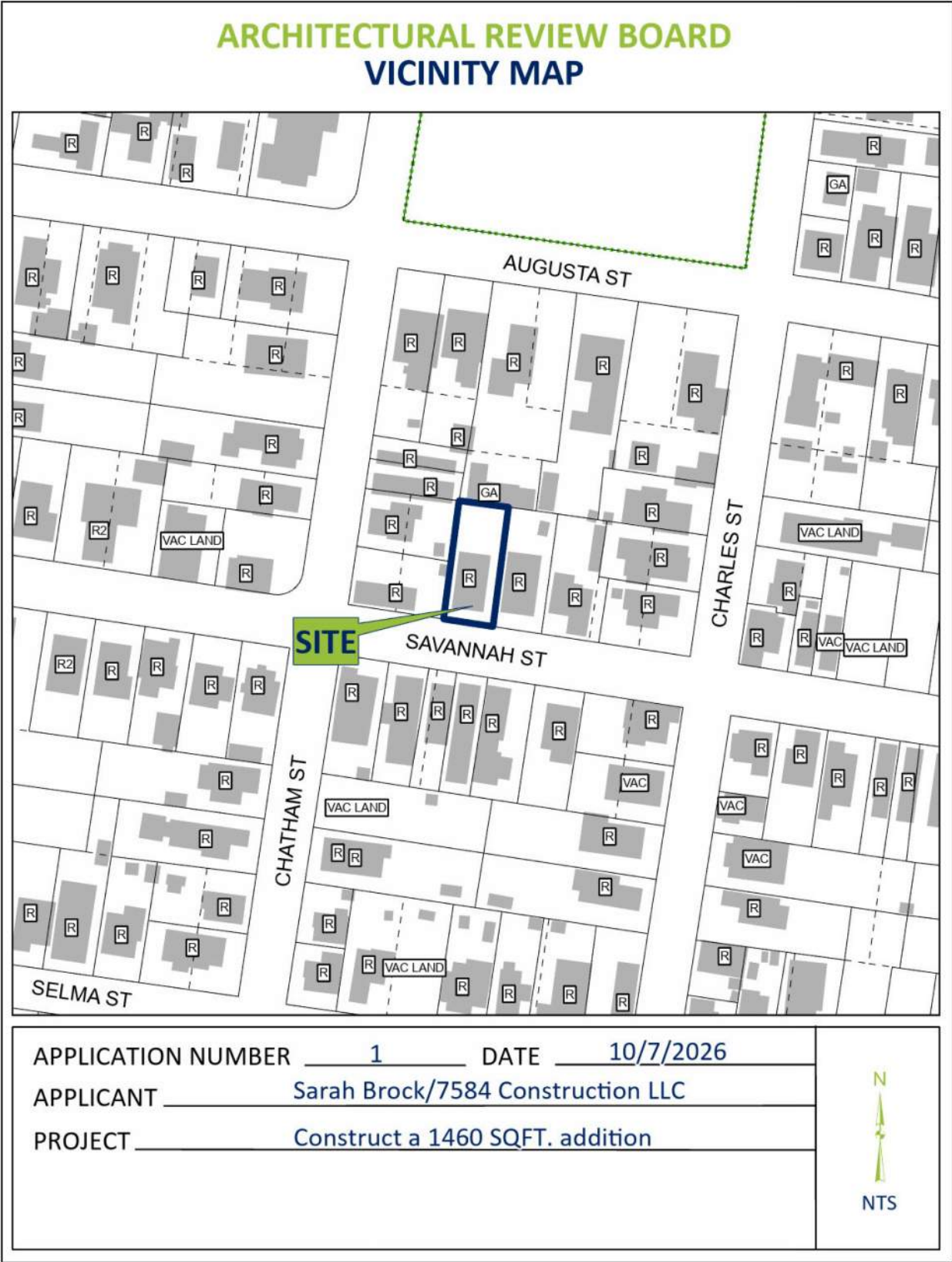
STAFF ANALYSIS

The subject property is a contributing structure to the Oakleigh Garden Historic District. The application under review proposes a one-story addition measuring 35'-6" W by 41'-0" D on the north (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 mostly achieves the scale and rhythm objectives with the placement of the addition on the rear of the property, which allows for the addition to harmonize with the original building. Additionally, the roof proposed for the 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, 6.14, 6.15)

The *Guidelines* also say to clearly differentiate the exterior walls of the existing structure and the addition. The applicant has stated that the new structure will match as closely as possible to the current finishes, maintaining its architectural integrity and visual character. (6.13) The inset porch and the gable roof project create a physical break where the addition begins. A piece of vertical trim board between the existing dwelling and the addition will further distinguish new from old (6.12). The addition will also feature new aluminum-clad wood three-over-one windows that would match the existing windows in materials, profile, and design (6.21).

Site Location – 1008 Savannah Street



Site Photos – 1008 Savannah Street



1. View of south structure, looking NE



2. View of structure, looking NW



3. View of east elevation, looking N



4. View of south elevation, looking NW



5. View of rear elevation, looking S



6. View of rear of lot, looking SE

Site Photos – 1008 Savannah Street



7. View of rear of lot, looking SW



8. View of rear of lot, looking N



9. Rear of lot, looking NW



10. Rear of lot, looking NE



City of Mobile • Historic Development

Architectural Review Board Application

08/17/26

Date of Application

Date Received

1008 Savannah St

Address of Property

Does any party hold a façade easement on this property? ☒ No ☐ Yes

If yes, evidence of the easement holder's approval of the specific work outlined in this application must be provided prior to the consideration of this application by the ARB.

\$200,000.00

Fee Paid: ☐ \$ _____ Check # _____

Cost of Project (Required)

Catherine Mackey

Owner Name

Phone

Email

Address

Zip Code

If Owner is a legal entity such as a corporation, limited liability company, limited liability, partnership or similar, you should attach a copy of the formation documents for the Owner, showing the date of formation and that such have been filed and accepted by the Secretary of State.

7584 Construction - Sarah Brock

Owner's Representative Name

Phone

Email

Address

Zip Code

Describe the Proposed Work:

A 1460sqft addition to existing home. It will include a new laundry/utility room, living room, master bedroom, master bathroom, outdoor porch. We plan to match new structure as closely to the current finishes as possible. Including same size siding, same window style and any other details needed

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | historicdevelopment@cityofmobile.org | 251.208.7281

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Revised August 2023

Does the work involve demolition of a structure? ☒ **No** ☐ **Yes** Please fill out demolition portion of application.

Does the proposed work involve signage? ☒ **No** ☐ **Yes**

Will the proposed work require the removal of any trees from the site? ☒ **No** ☐ **Yes**

If yes, attach a detailed site plan showing all trees and landscaping that will be removed and contact the Urban Forester at 208-7091 for Tree Permitting Requirements.

REQUIRED PLANS: If plans are required for the project, please attach the following:

- Attach two (2) sets of plans: one large scale set and one 11"x17" reproducible set,
- Also attach one set of photographs to the application.
- If available, electronic plans should also be submitted as a TIFF or PDF.
- A \$15 or \$5.00 application fee is due upon filing. Check should be made out to the City of Mobile.

Refer to the following checklist for requirements for specific work items to be performed. Refer to the Design Review Guidelines for Mobile's Historic Districts (<https://www.buildmobile.org/architectural-review-board/>). Staff is available to assist with application preparation. For large projects, such as new construction or substantial additions or renovations, consultation with staff is strongly encouraged. Applications are reviewed in the order in which they are received, and if review by the Architectural Review Board is required, an application will be placed on the next available agenda. Any incomplete applications may be held until all information is submitted.

Staff Reports: The Historic Development Staff will review your application and generate a report that will be sent to you, along with the meeting agenda, via e-mail approximately one week before the meeting. The meeting agenda may be found at <https://www.buildmobile.org/architectural-review-board/>. Please examine these and be prepared to discuss any issues at the Board meetings. Questions before the meeting should be addressed to the staff of the Historic Development Department.

Alterations to Approved Plans: A new application must be submitted for changes to the approved plan. Minor alterations may be approvable by staff.

Historic Markers: The Architectural Review Board examines applications based on its adopted guidelines for historic preservation. These are based on a minimal standard set by the City of Mobile and the State. Historic markers are awarded by the Mobile Historic Development Commission based on a higher standard of review. Approval by the ARB does not guarantee approval for a historic marker. If the desire is to qualify for a marker, please inform the Board and it will attempt to guide you toward the higher goal.

Conflicts of Interest: ARB members sit as a quasi-judicial body. All its deliberations must be made in an open meeting. It is illegal for a Board member to discuss an application outside of a meeting with anyone but staff. Conflicts of interest, if any, will be disclosed at the meeting.

Public Notice: A sign will be placed in a conspicuous location on the property prior to the Review Board meeting to notify surrounding property owners of a pending application. Attendance at the meeting is strongly advised in order for the applicant to respond to any questions.

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Use the Following Checklist to Ensure a Complete Application
Complete each box that applies:

NEW CONSTRUCTION, ADDITIONS, OR EXTENSIVE RENOVATION/REPAIR TO EXISTING STRUCTURES

- 1. One large set and one 11 x 17 (reproducible) set of scaled drawings which shall include:**
 - a. ____ A complete site plan illustrating the proposed construction, its location, with dimensions, required setbacks, landscaping and other site amenities;
 - b. ____ Floor plans, with dimensions, as they impact the exterior of the building, including existing plan and proposed plan;
 - c. ____ Square footage of the original building with square footage of all additions including the proposed addition;
 - d. ____ A drawing, with dimensions, of all affected exterior elevations;
 - e. ____ Notes describing all exterior materials (i.e. walls, roof, trim, cornice, windows, etc.) Sample materials may be required in some cases (consult with staff);
 - f. ____ Detailed drawings or photographs of all decorative architectural details (i.e. columns, balustrades, modillions, etc.);
 - g. ____ Paint samples and plan keyed to location of each color. (See below)
- 2. Photographs of the subject property to be worked on and surrounding buildings are required.**
 - ____ Subject Property photographs
 - ____ Surrounding Buildings photographs

The Historic Development Office can provide sample plans for garages, carports, and outbuildings. These are generally acceptable for most domestic sites. Note: These are for design purposes only and are not suitable as construction drawings.

FOR MINOR RENOVATION OR REPAIR TO EXISTING BUILDINGS

For work which includes changes to the exterior of existing buildings, the following is required:

1. ____ Elevation drawings with dimensions and material details
2. ____ Floor plans
3. ____ Photographs of each face of the building to be renovated with details of the areas of work.

EXTERIOR PAINTING

Period color schemes are encouraged. However, other colors may be acceptable. Submit name and color samples for:

____ Manufacturer
____ main body color
____ trim or decorative features
____ porch deck
____ accent areas: lattice, shutters, etc.
____ other areas

FENCES, DRIVES AND GATES

1. ____ A drawing or photograph of the type of fence, wall or gate with the height noted.
2. ____ A site plan, with dimensions, showing the placement of any proposed change to the property as it relates to property boundaries and all other building or site facilities.
3. ____ A description of the materials to be used.
4. ____ Paint samples, if the fence, wall or gate is to be painted.

SIGNAGE

Width of sign ____ feet ____ inches

Height of sign: ____ feet ____ inches

Single Face ____ Double Face ____

Height (from ground level to top of sign) ____ feet ____ inches

Height (from ground level to bottom of sign) ____ feet ____ inches

Total Square Footage of Signage: _____ square feet. (Both sides if double-faced)

General Description

Type of Sign: ☐ Monument ☐ Free Standing ☐ Projecting ☐ Wall ☐ Banner ☐ Sandwich Board

How will sign be mounted:

Sign Materials (sample materials may be requested by the Review

Board): _____

Describe type of lighting to be used: _____

Linear front footage of principle building: ____ feet ____ inches.

Square footage of Existing Signage: ____ feet ____ inches N/A ____

Include in Application:

____ Scaled colored renderings of the requested sign; or photographs with dimensions

____ Photographs of the building

____ A site plan or building elevation showing the location of the proposed signage For specific requirements, refer to *Sign Design Guidelines for Mobile's Historic District and Government Street*.

DEMOLITION APPLICATION

Purchase Date: _____ Purchase Price: _____

Current appraised value of the property? _____ (N/A if Not Available)

Was the property occupied at time of purchase? _____ What was the property's condition? _____

What alternatives to demolition have you considered for this property?

Have you listed the property for sale or lease since your purchase? ☐ Yes ☐ No

If "Yes", what was your asking price? _____

How many offers did you receive? _____

List any options currently held for the purchase of the property, including the price received for such option, the conditions placed on such option and the date of expiration of such option:

Do you have construction plans ready to complete the replacement project? ☐ Yes ☐ No

If so, how much have you expended on the plans? _____

What are the dates of these expenditures? _____

In order to determine your ability to complete the replacement project, do you have the following:

Performance Bond ☐ Yes ☐ No

Letter of Credit ☐ Yes ☐ No

Trust for completion of improvements ☐ Yes ☐ No

Other evidence of financial ability ☐ Yes ☐ No

Letter of commitment from a financial institution ☐ Yes ☐ No

**"In no event shall the Board entertain any application for the demolition or relocation of any Historic Property unless the applicant also presents at the same time the post-demolition or post-relocation plans for the site."
Ordinance #44-084**

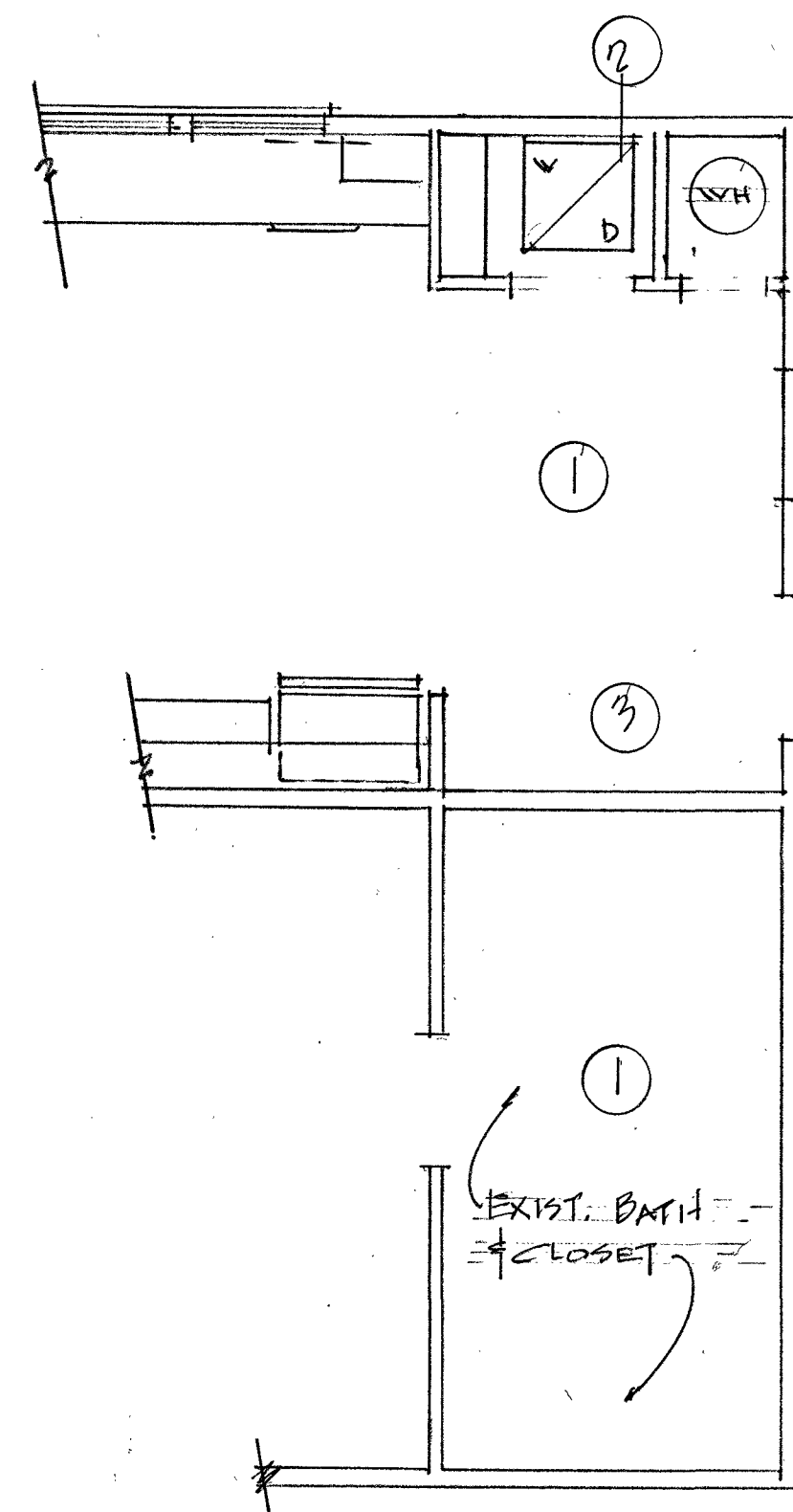
An Architectural Review Board Application with supporting documentation and fee should accompany this request with the plans for development of the site. A sign will be placed in the front yard of the property prior to the Review Board meeting to notify surrounding property owners of a pending application. Attendance at the meeting is strongly advised in order for the applicant to respond to any questions.
SEE NEXT PAGE

CONFLICTS WITH OTHER CITY DEPARTMENTS

The Architectural Review Board examines applications solely on the basis of impairment to the historic character of a building or neighborhood. Approval by other City Departments may consider other aspects of a project such as safety. When multiple regulations are in conflict, generally the most restrictive applies. Also, though the staff and Review Board try to inform applicants of possible conflicts, they may not be aware of all the implications of a request. Therefore, the property owner should clear all requests with the appropriate departments.

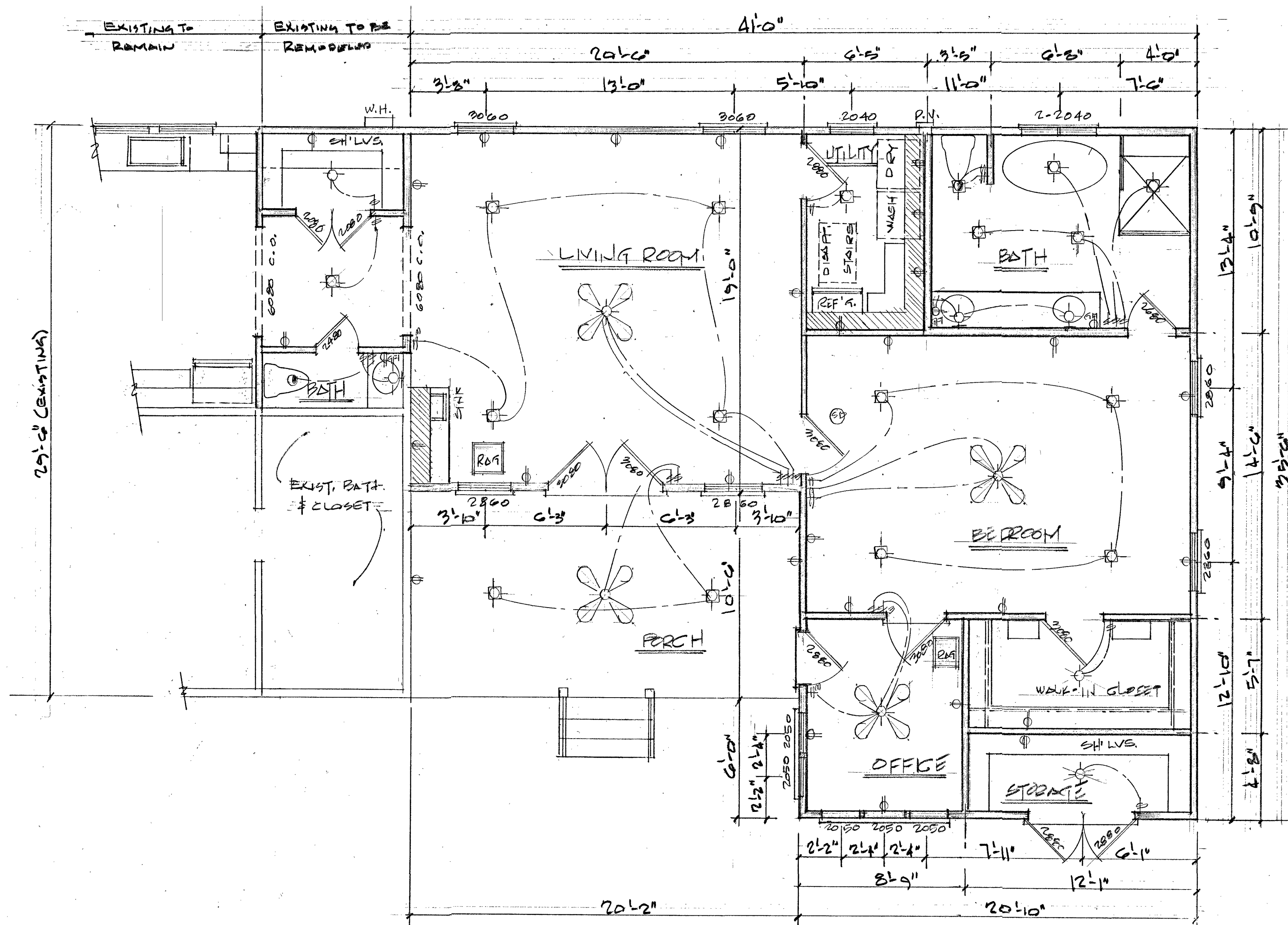
Signature

Date



DEMOLITION PLAN

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



FLOOR PLAN

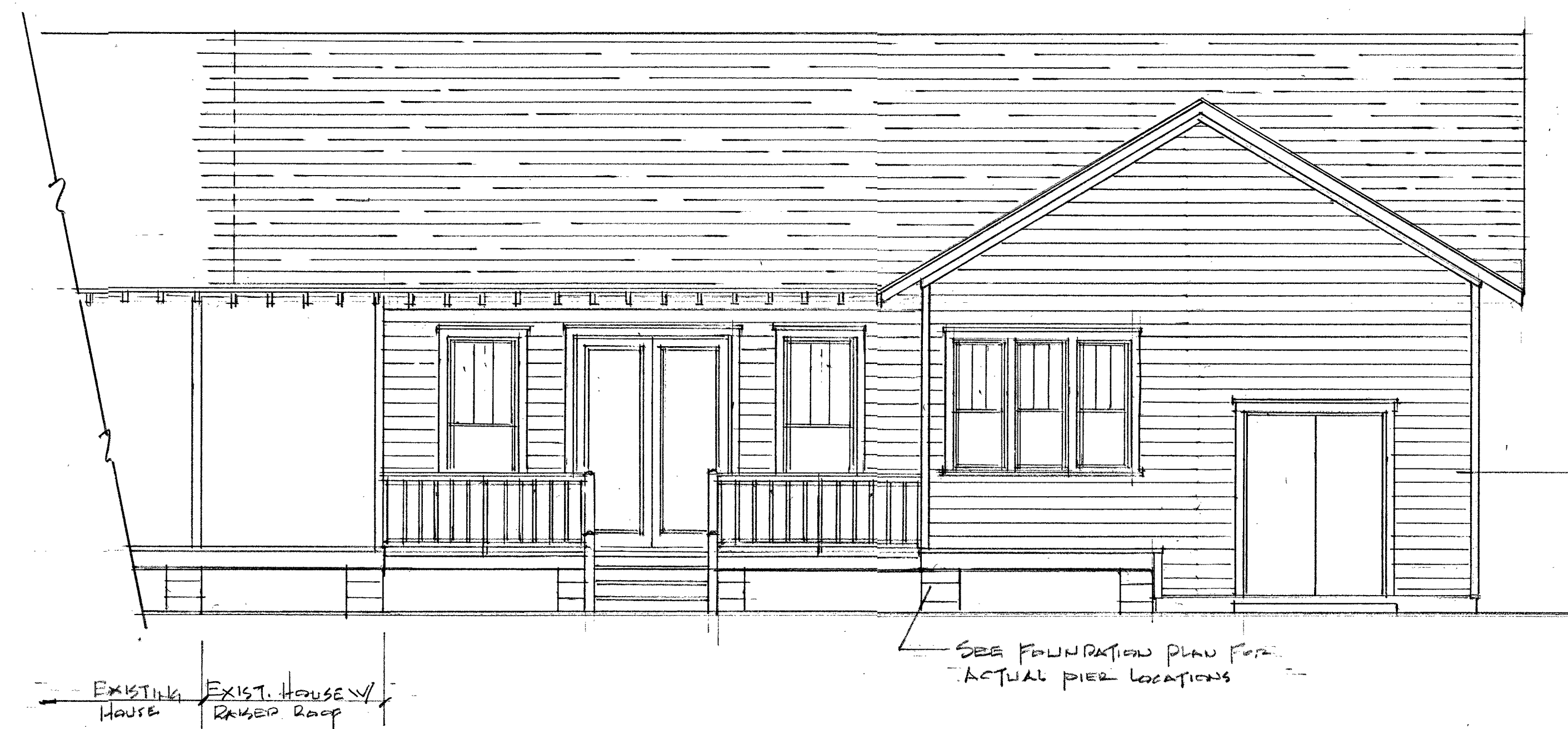
SCALE: 1/4" = 1'-0"

NOTES:

1. Remove ceiling and roof in these areas and raise ceiling height to match Kitchen area and addition.
2. Remove existing pantry, washer /dryer and water heater. Install tankless water heater on exterior wall.
3. Add new half Bath and resize cased openings per Renovation Floor Plan.

AREA TABULATION

ADDITION LIVING AREA	1195.45 ⁹
PORCH	211.75 ⁹
STORAGE	52.63 ⁹
TOTAL UNDER ROOF	1460.83 ⁹



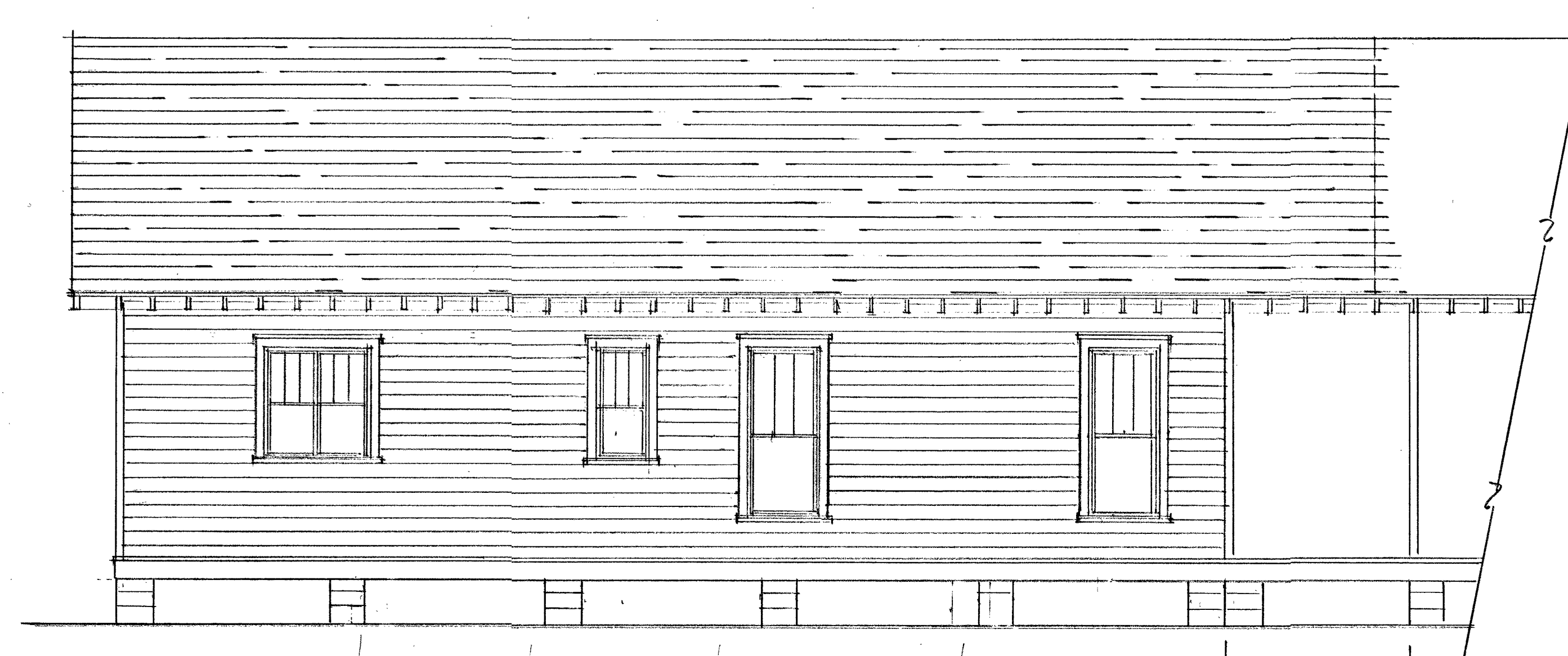
RIGHT SIDE ELEVATION

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



REAR ELEVATION

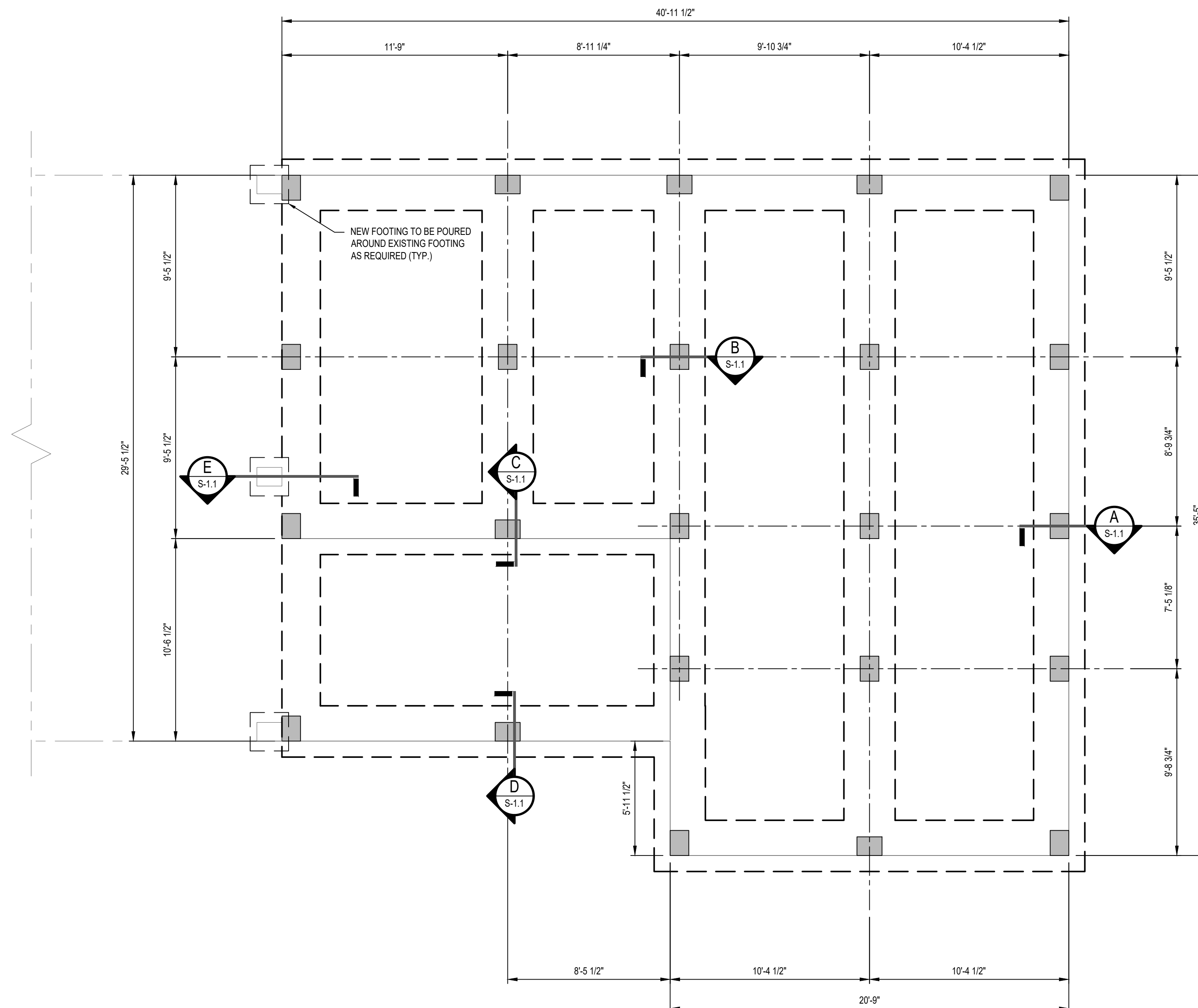
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

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

Creative Design	
RESIDENTIAL DRAFTING	
3762 PROFESSIONAL PKWY (251) 343-2084	
MOBILE, ALABAMA 36609	
A Residence For:	CATHERINE MACKEY
ELEVATIONS	
Drawn By:	File No.



NOTES:

1. ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY

FOUNDATION PLAN

LEGEND:

	NEW 12"x16" PIER
	OLD 12"x16" PIER



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



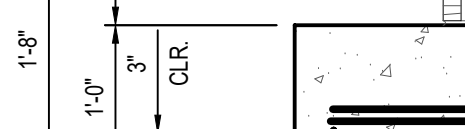
B SECTION
S-1.1 SCALE: 3/4" = 1'-0"



C SECTION
S-1.1 SCALE: 3/4" = 1'-0"



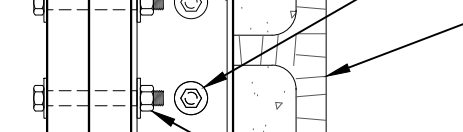
D SECTION
S-1.1 SCALE: 3/4" = 1'-0"



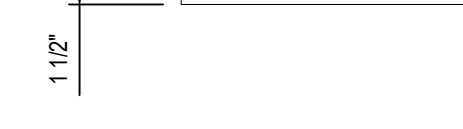
E SECTION
S-1.1 SCALE: 3/4" = 1'-0"



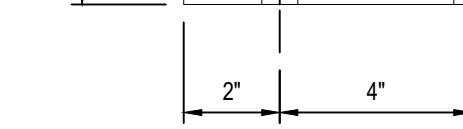
SECTION DETAIL
S-1.1 SCALE: 1 1/2" = 1'-0"



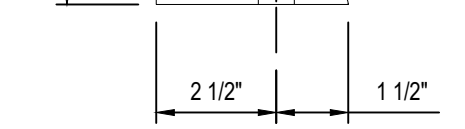
B-B SECTION DETAIL
S-1.1 SCALE: 1 1/2" = 1'-0"



PLAN



FROM



SIDE

NOTE:
ALL STEEL SHALL BE HOT DIPPED
GALVANIZED.

ALL HOLES SHALL BE 3/4"Ø HOLES.

L4"x4"x1/4" ANGLE DETAILS

SCALE: 3" = 1'-0"

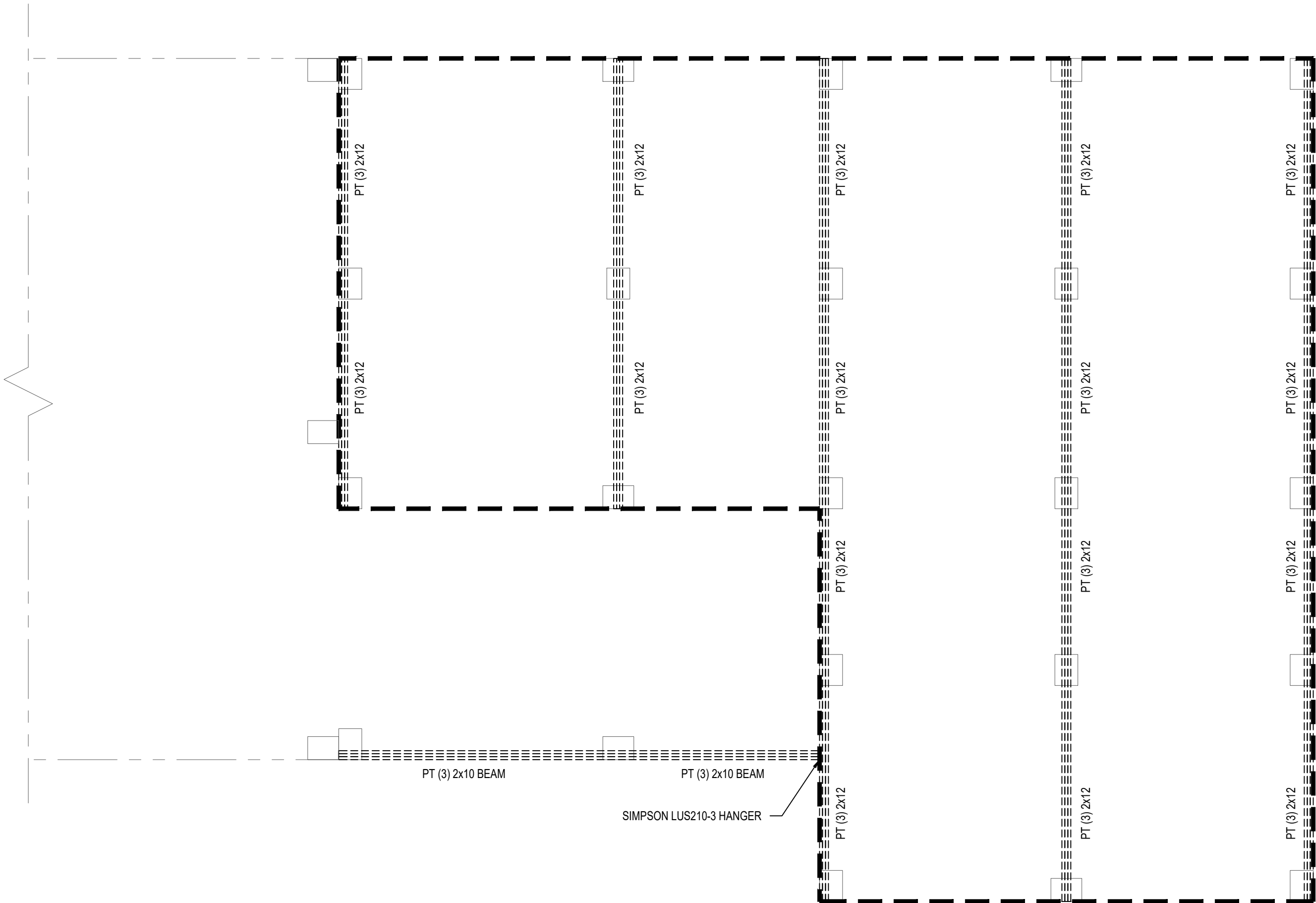
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PROJECT NUMBER:	CB2605-003
DRAWN BY:	BAK
CHECKED BY:	VDL
ISSUE DATE:	06-24-2026



SHEET TITLE & NUMBER:
FOUNDATION SECTIONS &
DETAILS

S-1.1



GIRDER FRAMING PLAN

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

LEGEND:

OUTLINE OF FLOOR ABOVE

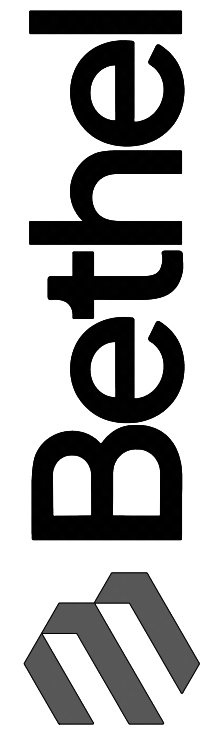
PROJECT NUMBER:	CB2605-009
DRAWN BY:	BAK
CHECKED BY:	VDL
ISSUE DATE:	06-24-2026



SHEET TITLE & NUMBER:
GIRDER FRAMING PLAN

S-2.0

PROPOSED NEW CONSTRUCTION FOR
MACKEY RESIDENCE
1008 SAVANNAH ST
MOBILE, AL 36604



B/E ENGINEERING CB, LLC
3233 Executive Park Cir.
Mobile, AL 36606
251-661-4747
thebethelgroup.com

1. ALL NEW FLOOR DECKING SHALL BE 3/4" NOMINAL APA RATED TONGUE & GROOVE PLYWOOD OR OSB DECKING, ATTACH w/ GLUE AND 10d RING SHANK NAILS @ 6" O.C. EDGE AND 12" O.C. FIELD. IN LIEU OF NAILS, CONTRACTOR MAY OPT TO USE #9 WOOD SCREWS.

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

TYP. HANGER REQUIREMENTS	
MEMBER BEING HUNG	FACE-MOUNT HANGER BY SIMPSON STRONG-TIE
(1) 2x4	LUS24
(2) 2x4	LUS24-2
(1) 2x6	LUS26
(2) 2x6	LUS26-2
(3) 2x6	LUS26-3
(1) 2x8	LUS28
(2) 2x8	LUS28-2
(3) 2x8	LUS28-3
(1) 2x10	LUS210
(2) 2x10	LUS210-2
(3) 2x10	LUS210-3
(1) 2x12	LUS212
(2) 2x12	HUS212-2 / HUC212-2

LEGEND:

— — —	OUTLINE OF FLOOR ABOVE
XXXXXXXXX	LOAD-BEARING WALL ABOVE

PROPOSED NEW CONSTRUCTION FOR
MACKEY RESIDENCE
1008 SAVANNAH ST
MOBILE, AL 36604

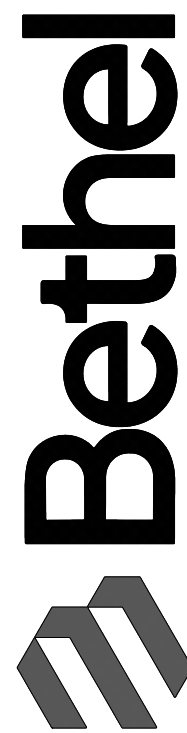
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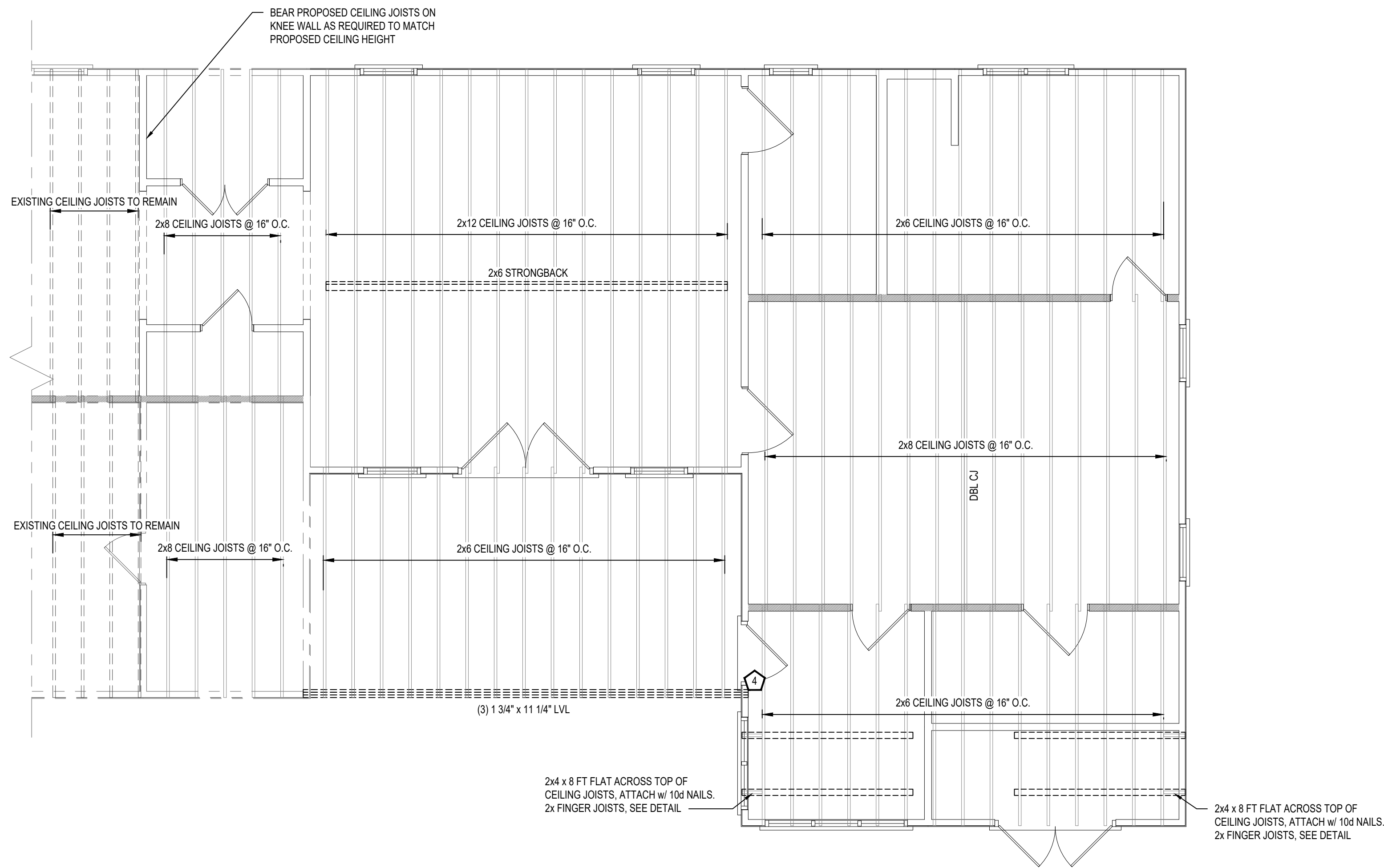


SHEET TITLE & NUMBER:
FLOOR FRAMING PLAN

S-3.0



TYP. HANGER REQUIREMENTS	
MEMBER BEING HUNG	FACE-MOUNT HANGER BY SIMPSON STRONG-TIE
(1) 2x4	LUS24
(2) 2x4	LUS24-2
(1) 2x6	LUS26
(2) 2x6	LUS26-2
(3) 2x6	LUS26-3
(1) 2x8	LUS28
(2) 2x8	LUS28-2
(3) 2x8	LUS28-3
(1) 2x10	LUS210
(2) 2x10	LUS210-2
(3) 2x10	LUS210-3
(1) 2x12	LUS210
(2) 2x12	HUS212-2 / HUC212-2



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

- NOTES:
1. ALL NEW STRUCTURAL HEADERS SHALL BE (2) 2x12 U.N.O.
 2. ALL NEW EXTERIOR WALL STUDS SHALL BE 2x4 STUDS (#2 SPRUCE-PINE-FIR) @ 16" O.C. UNLESS NOTED OTHERWISE. ALL SECOND FLOOR EXTERIOR WALL STUDS SHALL BE 2x4 STUDS (#2 SPRUCE-PINE-FIR) @ 16" O.C. UNLESS NOTED OTHERWISE.
 3. CONTRACTOR SHALL COORDINATE WITH HVAC CONTRACTOR AND NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

LEGEND:

	INTERIOR LOAD-BEARING WALL
	NUMBER OF PACK STUDS

PROPOSED NEW CONSTRUCTION FOR
MACKEY RESIDENCE
1008 SAVANNAH ST
MOBILE, AL 36604

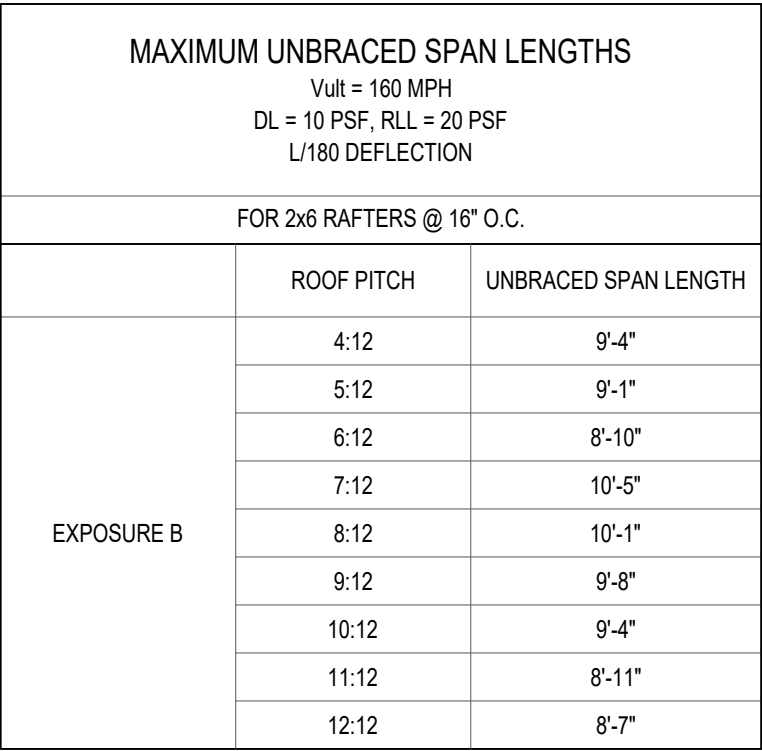
[illegible]

PROJECT NUMBER:	CB2605-009
DRAWN BY:	BAK
CHECKED BY:	VDL
ISSUE DATE:	06-24-2026



SHEET TITLE & NUMBER:
CEILING FRAMING PLAN

S-4.0



- LEGEND:**

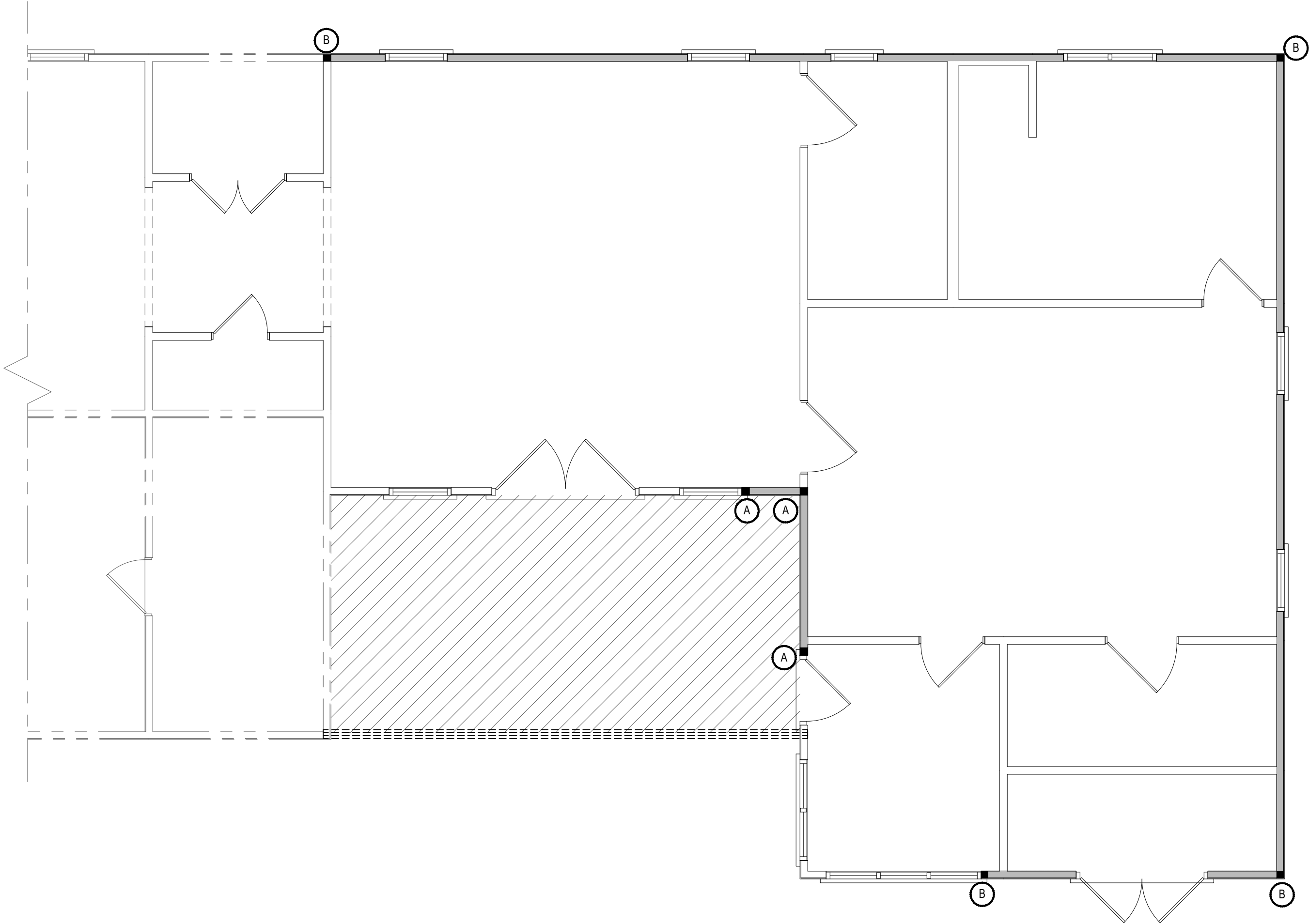
	UPWARD DIRECTION OF BRACE TO BRACE LINE
	BRACING WALL BELOW
	BRACING BEAM BELOW
	BRACING POINT
	BRACING POINT DOWN TO A WALL
	BRACING POINT DOWN TO A BEAM

ROOF FRAMING PLAN

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

NOTES:

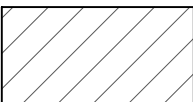
- ALL NEW EXTERIOR WALLS SHALL HAVE 7/16" NOMINAL APA RATED PLYWOOD OR OSB SHEATHING WITH 8d RING SHANK NAILS AT 4" O.C. EDGE AND 6" O.C. FIELD SPACING.
- ONLY THE EXTERIOR FACE OF WALLS SHALL BE SHEATHED U.N.O.
- ALL PORCH CEILINGS SHALL HAVE 7/16" NOMINAL APA RATED PLYWOOD OR OSB SHEATHING WITH 8d RING SHANK NAILS AT 4" O.C. EDGE AND 12" O.C. FIELD SPACING.

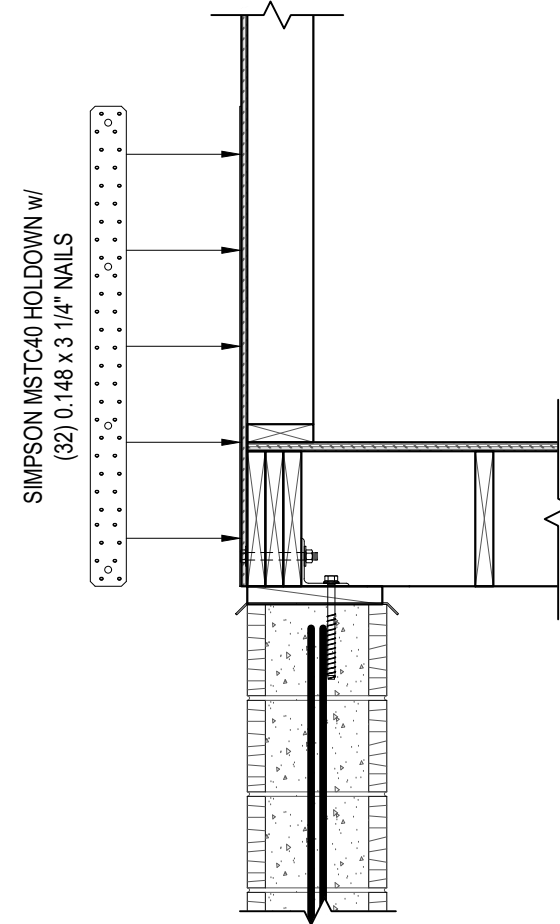


SHEAR WALL PLAN

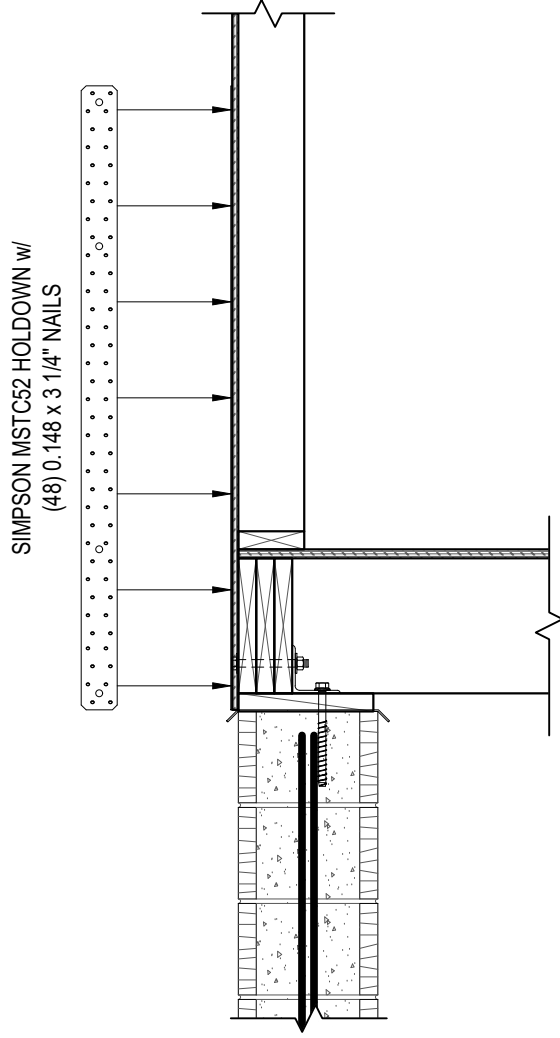
SCALE: 1/4" = 1'-0"

LEGEND:

-  SHEATHING FOR CEILING DIAPHRAGM
-  SHEAR WALL
-  SIMPSON MSTC52 HOLDOWN
-  SIMPSON MSTC40 HOLDOWN



B SIMPSON MSTC40 HOLDOWN DETAIL
SCALE: 3/4" = 1'-0"



A SIMPSON MSTC52 HOLDOWN DETAIL
SCALE: 3/4" = 1'-0"

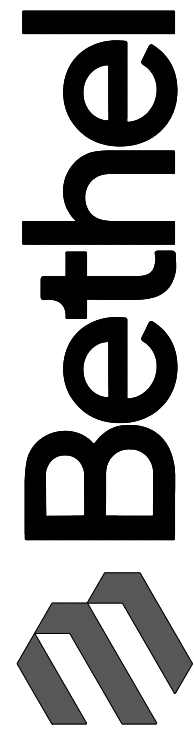


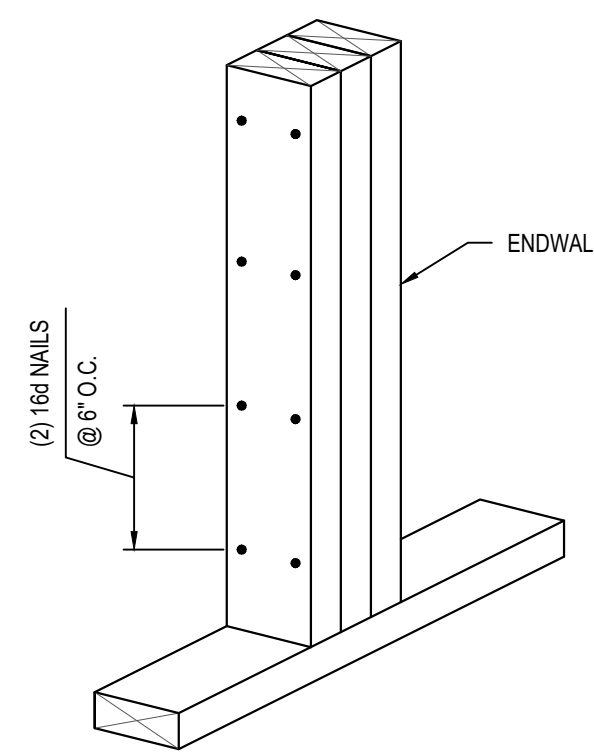
SHEET TITLE & NUMBER:
SHEAR WALL PLAN

S-6.0

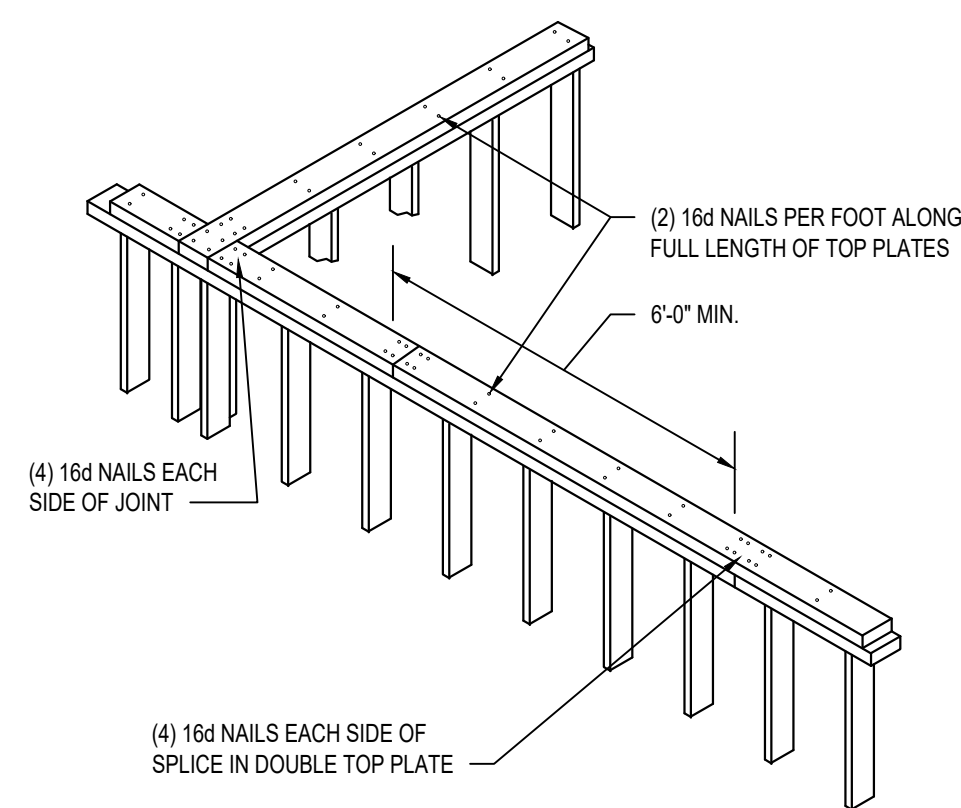
PROPOSED NEW CONSTRUCTION FOR
MACKEY RESIDENCE
1008 SAVANNAH ST
MOBILE, AL 36604

B/E ENGINEERING CB, LLC
3233 Executive Park Cir.
Mobile, AL 36606
251-661-4747
thebethelgroup.com

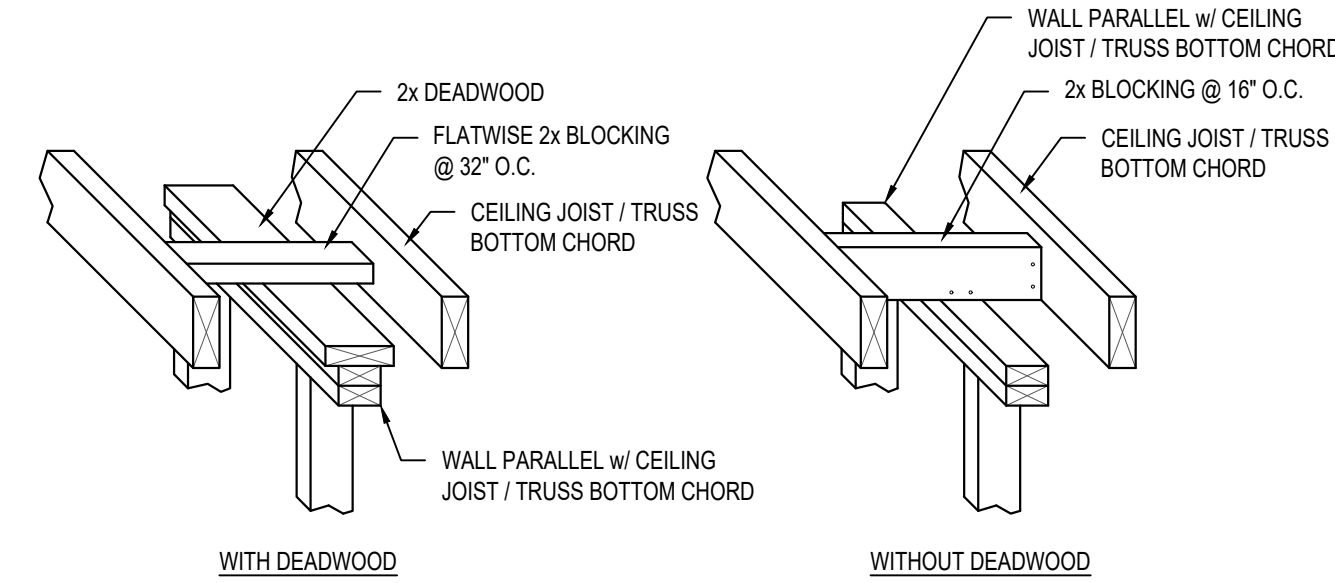




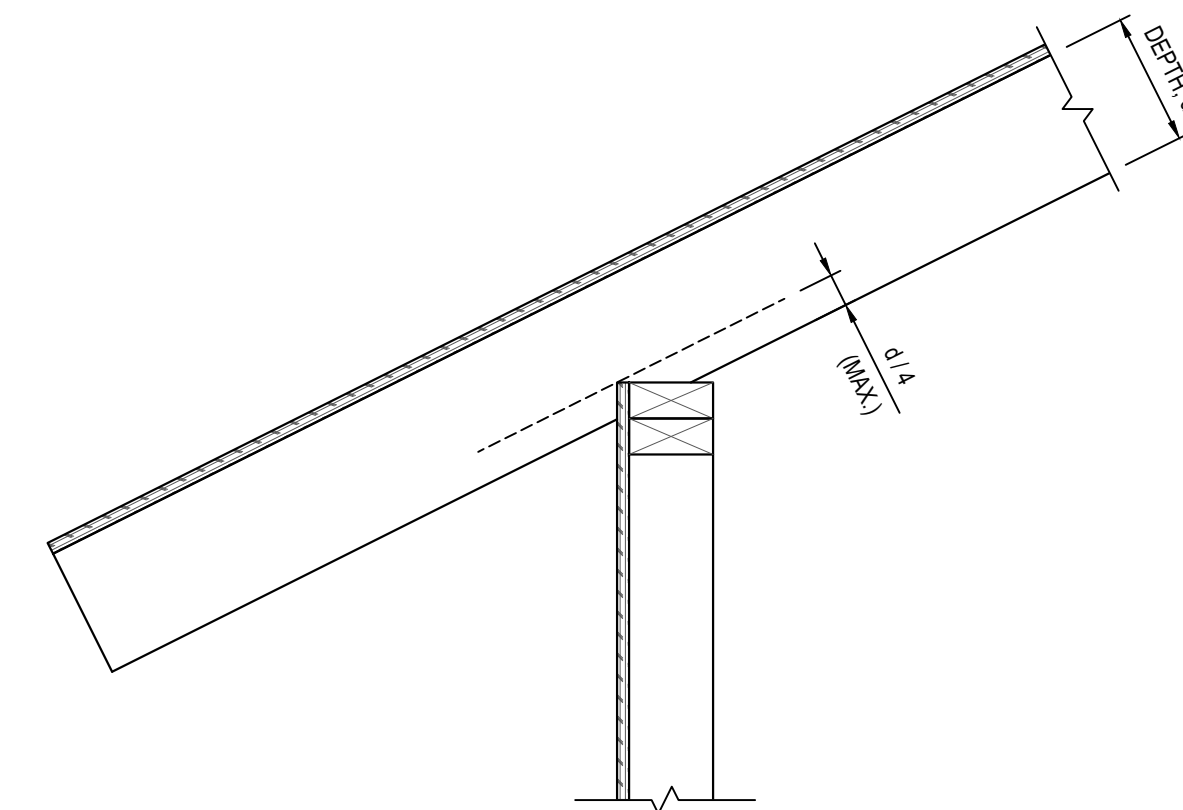
SCALE: 1 1/2" = 1'-0"



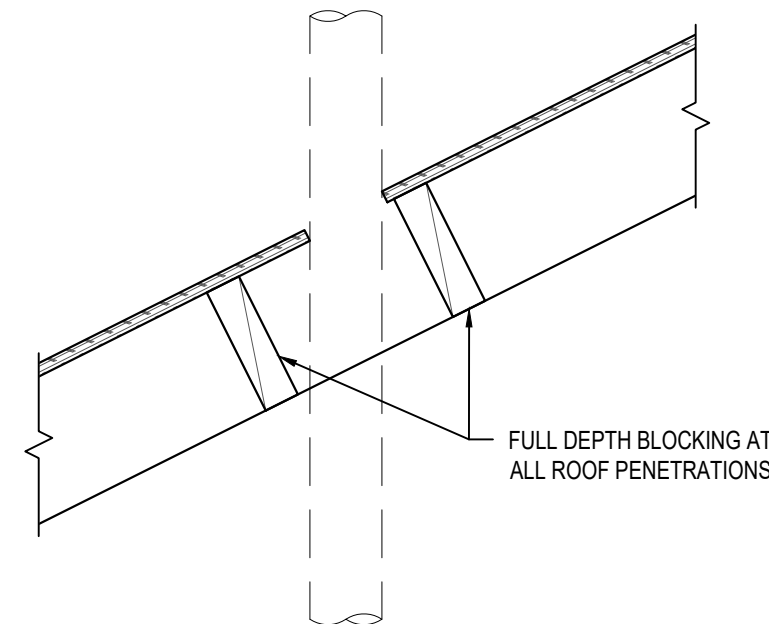
SCALE: 1 1/2" = 1'-0"



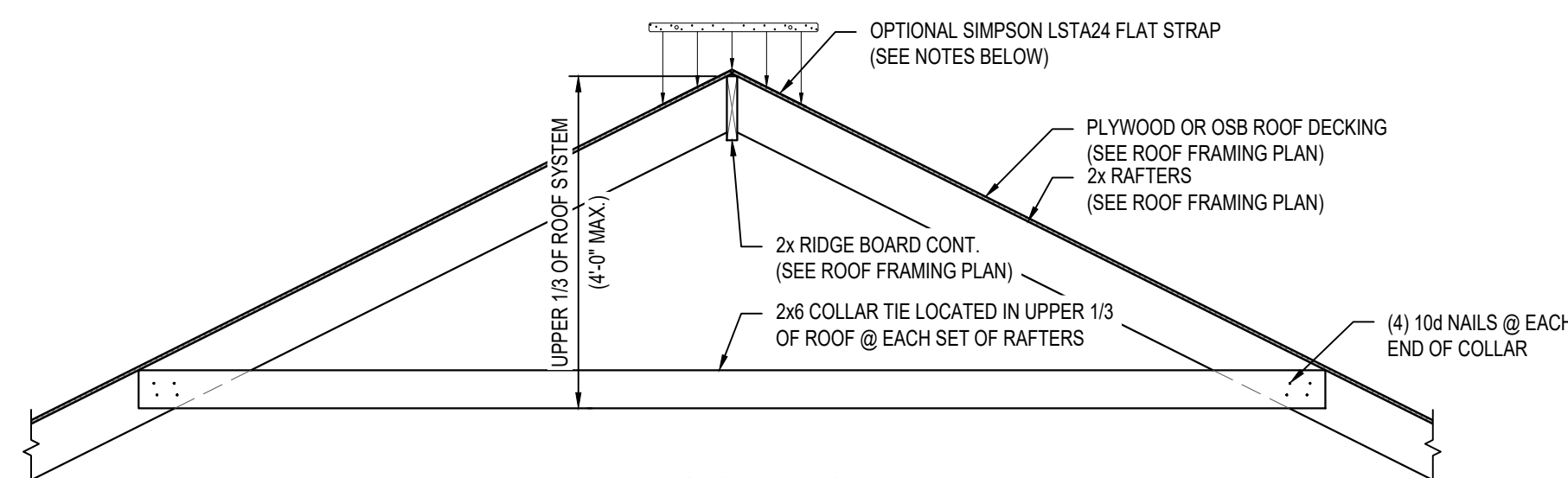
SCALE: 3/4" = 1'-0"



SCALE: 1 1/2" = 1'-0'



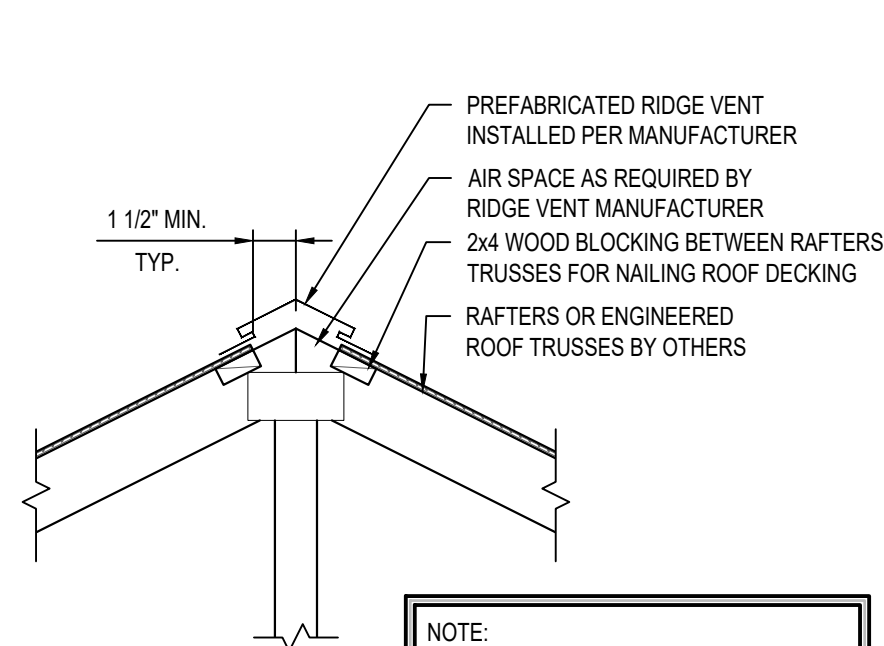
SCALE: 1 1/2" = 1'-0"



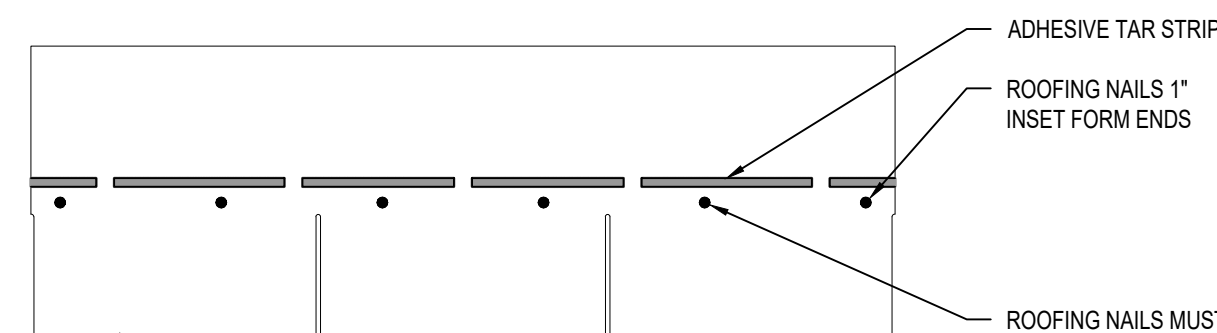
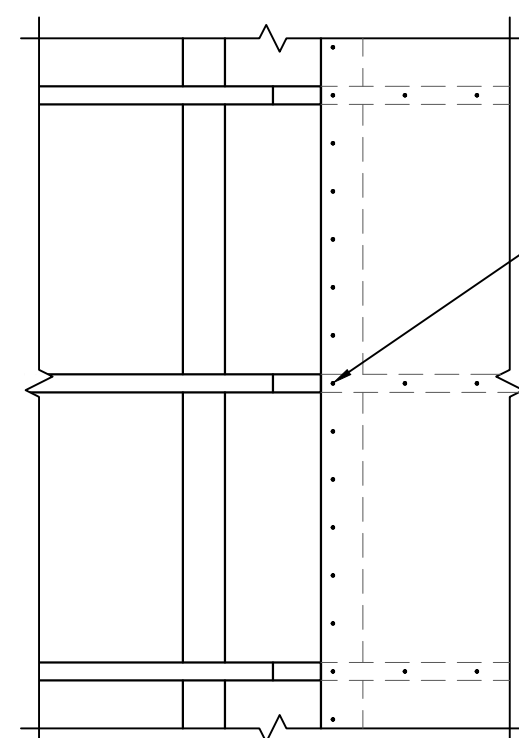
SCALE: 1/2" = 1'-0"

NOTES

1. CONTRACTOR HAS THE OPTION TO USE SIMPSON LSTA24 FLAT STRAP @ EACH SET OF RAFTERS IN LIEU OF THE 2x6 ROOF COLLARS NOTED. FASTEN STRAP w/ (6) 8d NAILS ON EACH SIDE OF RIDGE INTO OPPOSING RAFTERS.

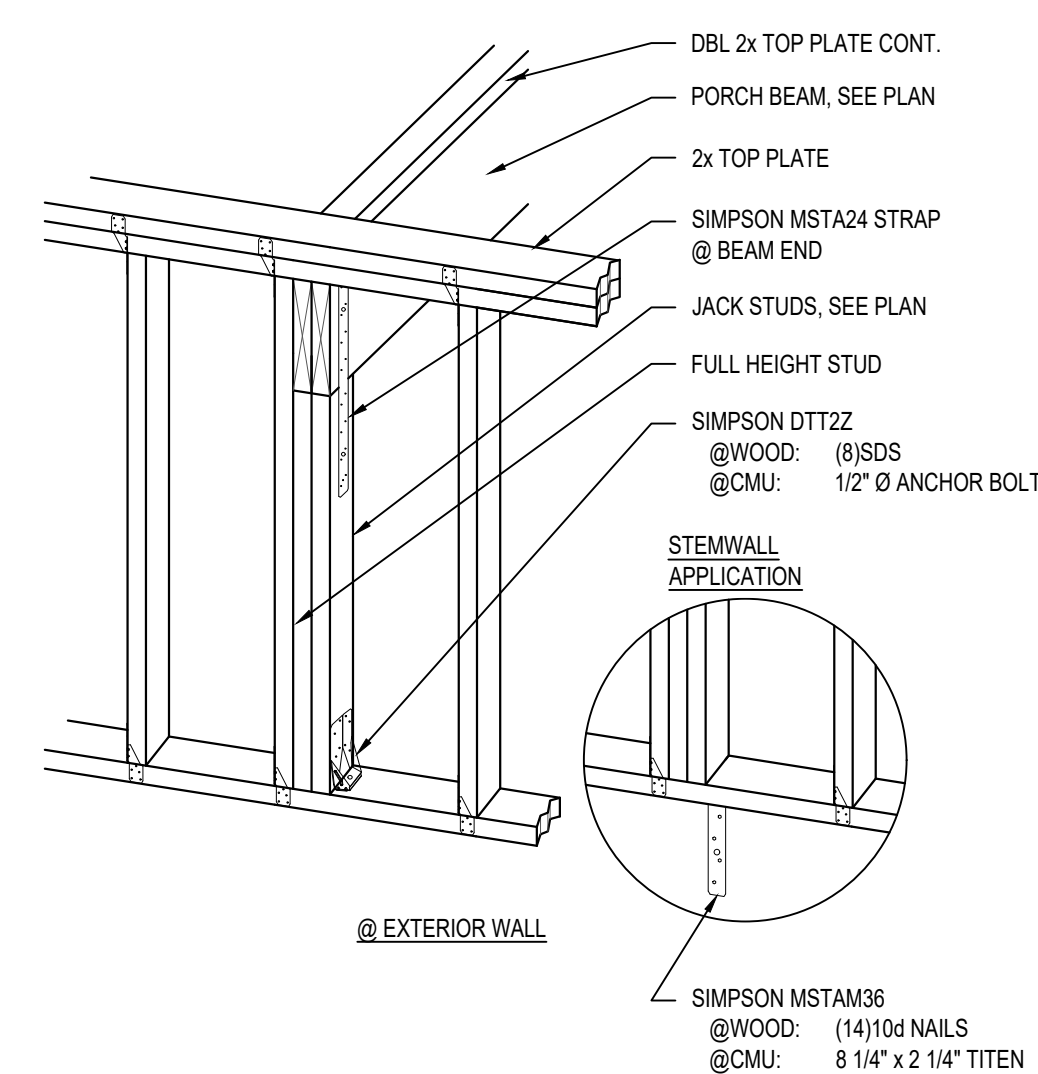


NOTE:
VERIFY PROPER LOCATION OF BLOCKING
BETWEEN RAFTERS / TRUSSES WITH
RIDGE VENT MANUFACTURER.

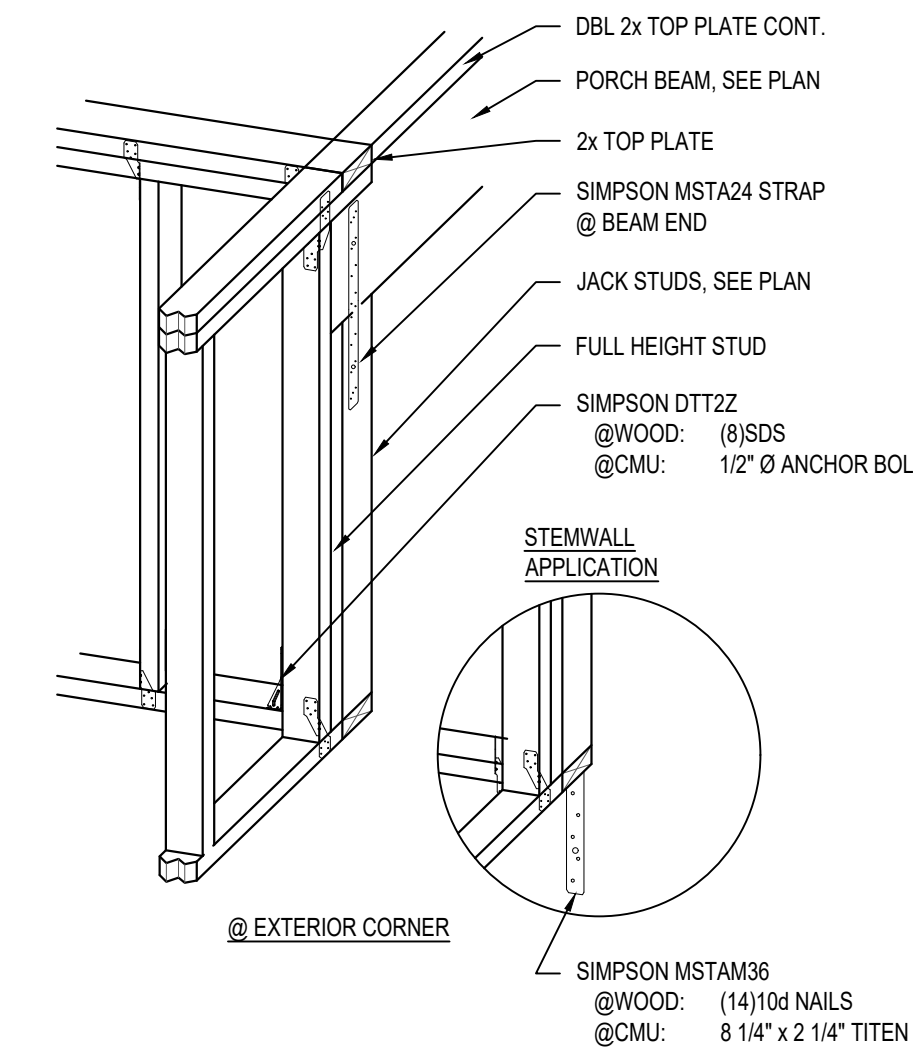


WHERE ASPHALT SHINGLES ARE UTILIZED FOR ROOF COVERING:
SHINGLES SHALL BE SECURED WITH A MIN. OF 6 FASTENERS PER
SHINGLE. SHINGLES SHALL MEET ASTM D3161, CLASS H &
ATTACHMENT PER MANUFACTURERS RECOMMENDATIONS

SCALE: 1 1/2" = 1'-0"



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

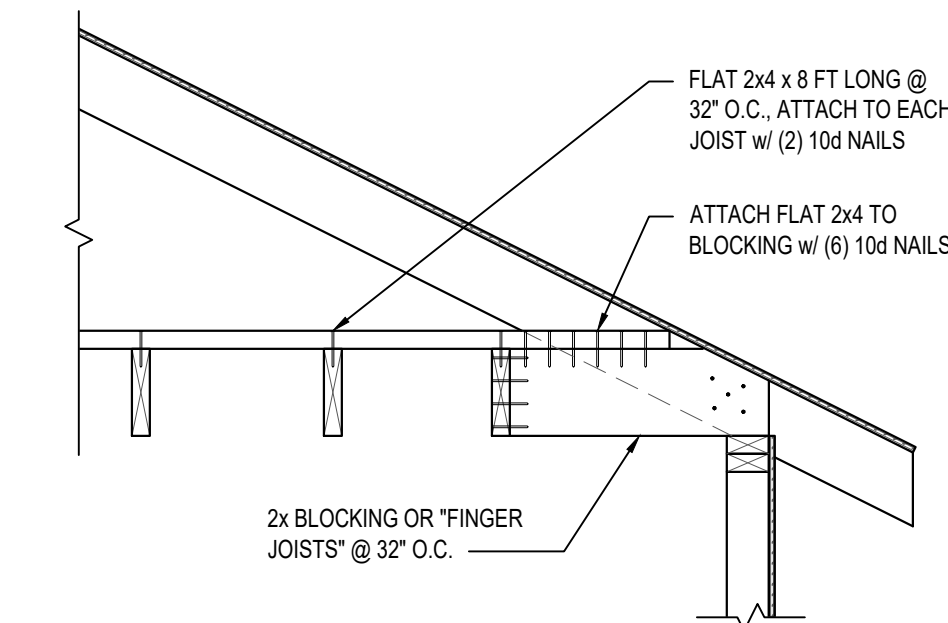


2x LEDGER, ATTACH TO EACH STUD w/ (2) SIMPSON SDWS22500 SCREWS

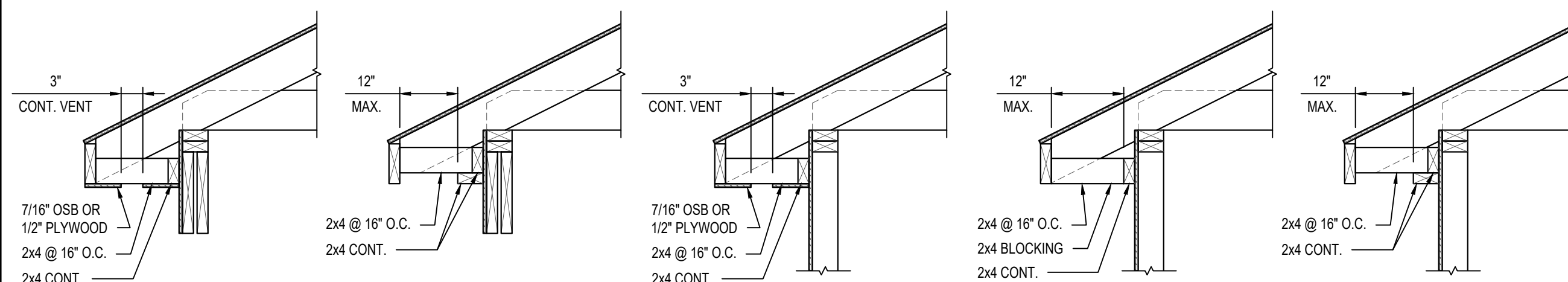
SIMPSON LRU SLOPED HANGER @ EACH RAFTER

LEDGER SHALL BE AT LEAST 2 INCHES NOMINAL IN THICKNESS AND NOT LESS THAN THE DEPTH OF THE CUT END OF THE RAFTER.

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



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



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

NOTES

1. DETAILS SHOWN ARE LISTED AS OPTIONS. CONTRACTOR MAY SELECT ANY OPTION.
2. IF AN ALTERNATE WAY OF FRAMING IS DESIRED, CONTRACTOR SHALL CONTACT ENGINEER OF RECORD TO VERIFY CONFORMABILITY TO LOCAL STANDARDS OR CODES.
3. THIS DETAIL SHALL ONLY APPLY IF SOFFIT MATERIAL IS ALUMINUM OR VINYL. IF AN ALTERNATE MATERIAL IS CHOSEN, THIS DETAIL MAY NOT BE REQUIRED.

[illegible]

PROJECT NUMBER:	CB2605-009
DRAWN BY:	BAK
CHECKED BY:	VDL
ISSUE DATE:	06-24-2026

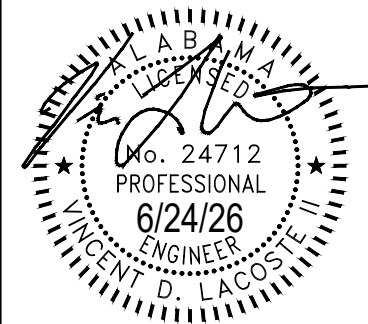


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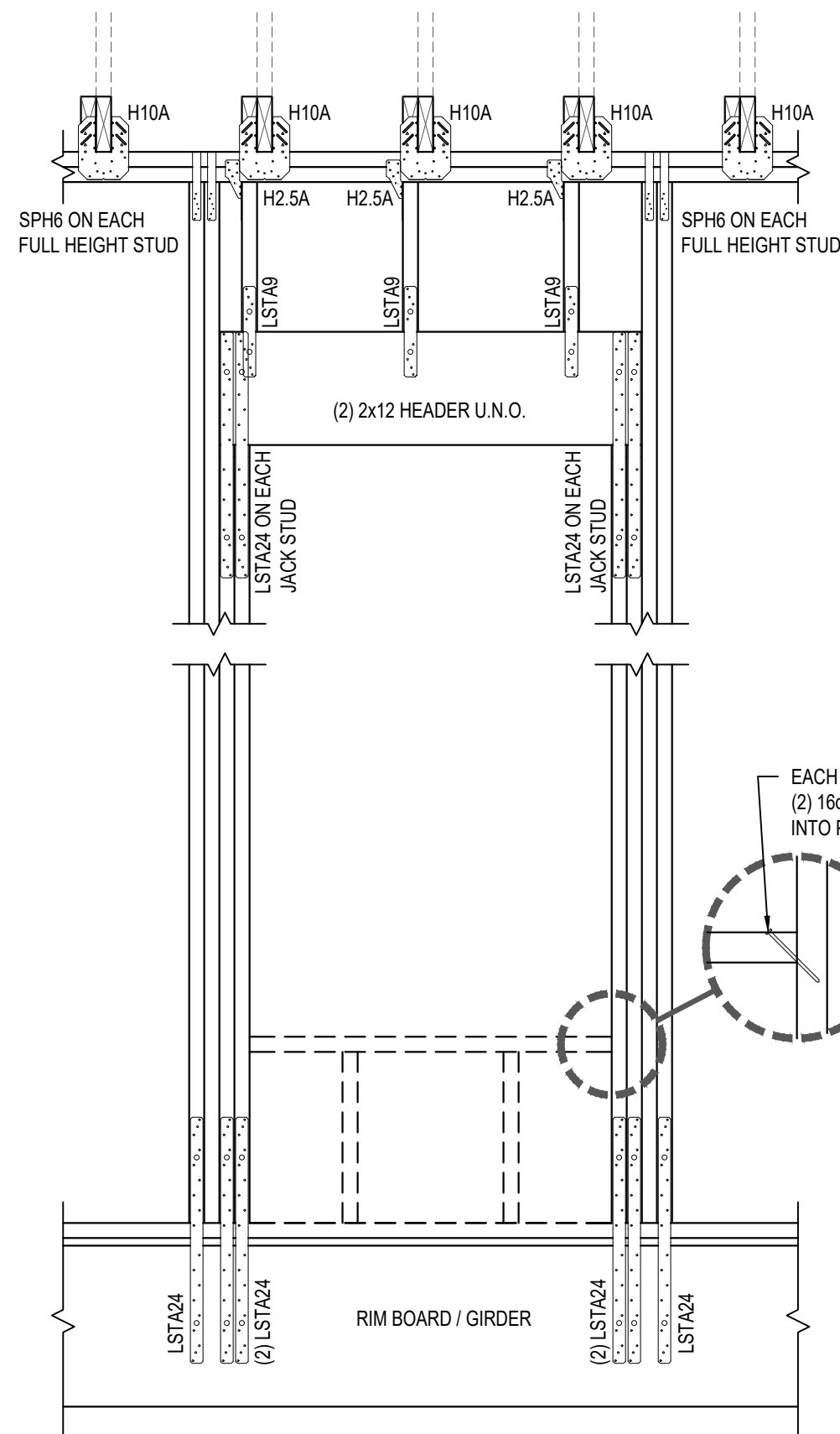


PROPOSED NEW CONSTRUCTION FOR
MACKEY RESIDENCE
1008 SAVANNAH ST
MOBILE, AL 36604

PROJECT NUMBER:	CB2605-009
DRAWN BY:	BAK
CHECKED BY:	VDL
ISSUE DATE:	06-24-2026



S-7.1

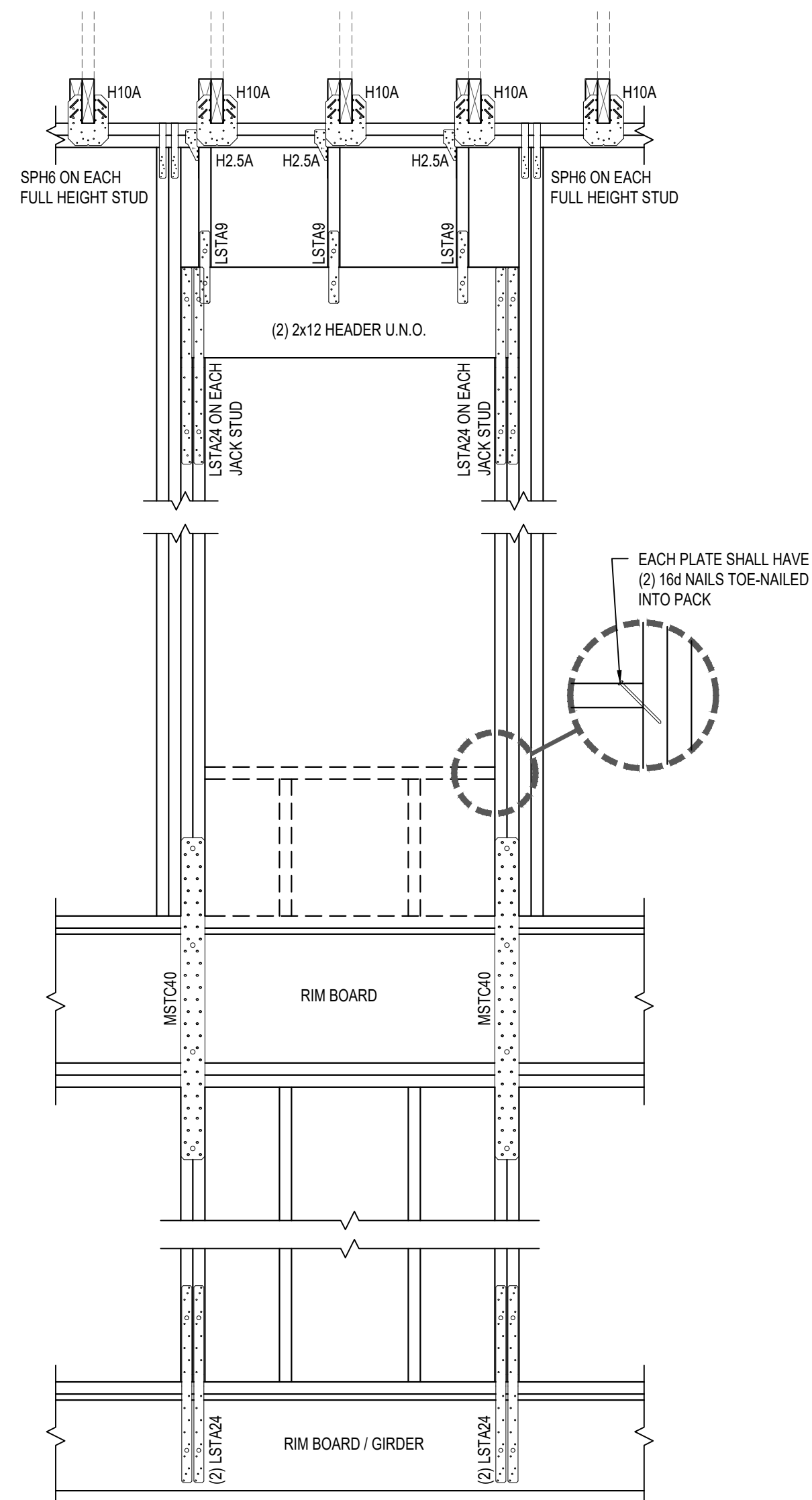


SILL PLATES (S.P.F.)		
SIZE	NUMBER OF SILL PLATES	MAXIMUM SPAN
2x4	1	3'-10"
2x4	2	5'-0"
2x4	3	5'-8"
2x4	4	6'-2"
2x6	1	6'-2"
2x6	2	7'-10"
2x6	3	9'-0"
2x6	4	11'-0"

OPENING	HEADER	NUMBER OF JACK STUDS	NUMBER OF FULL HEIGHT STUDS
UP TO 4'-0"	(2) 2x12	1	2
4'-0" TO 8'-0"	(2) 2x12	2	2
8'-0" TO 12'-0"	(2) 2x12	3	3

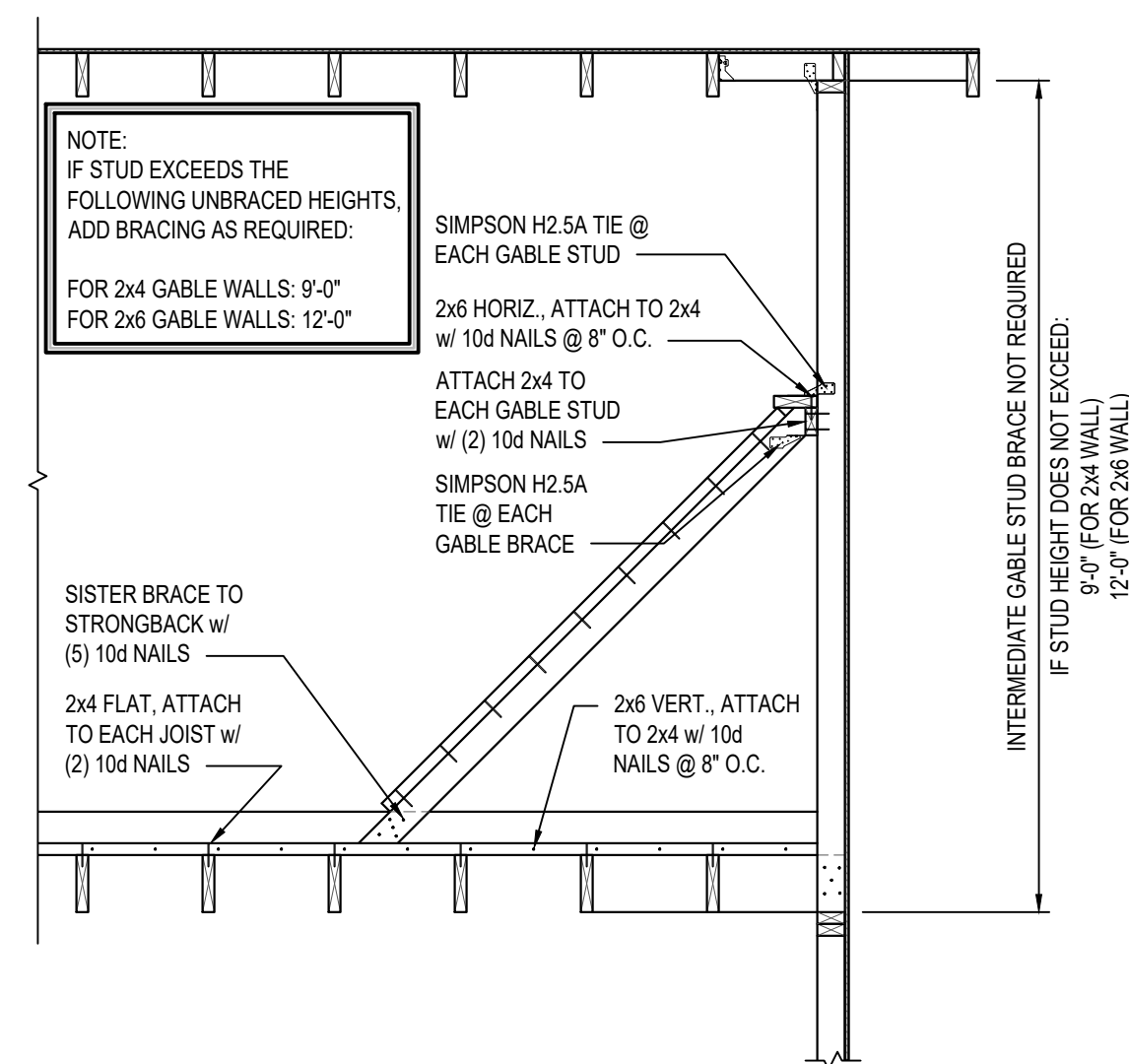
TYPICAL DOOR / WINDOW OPENING HOLDOWN

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



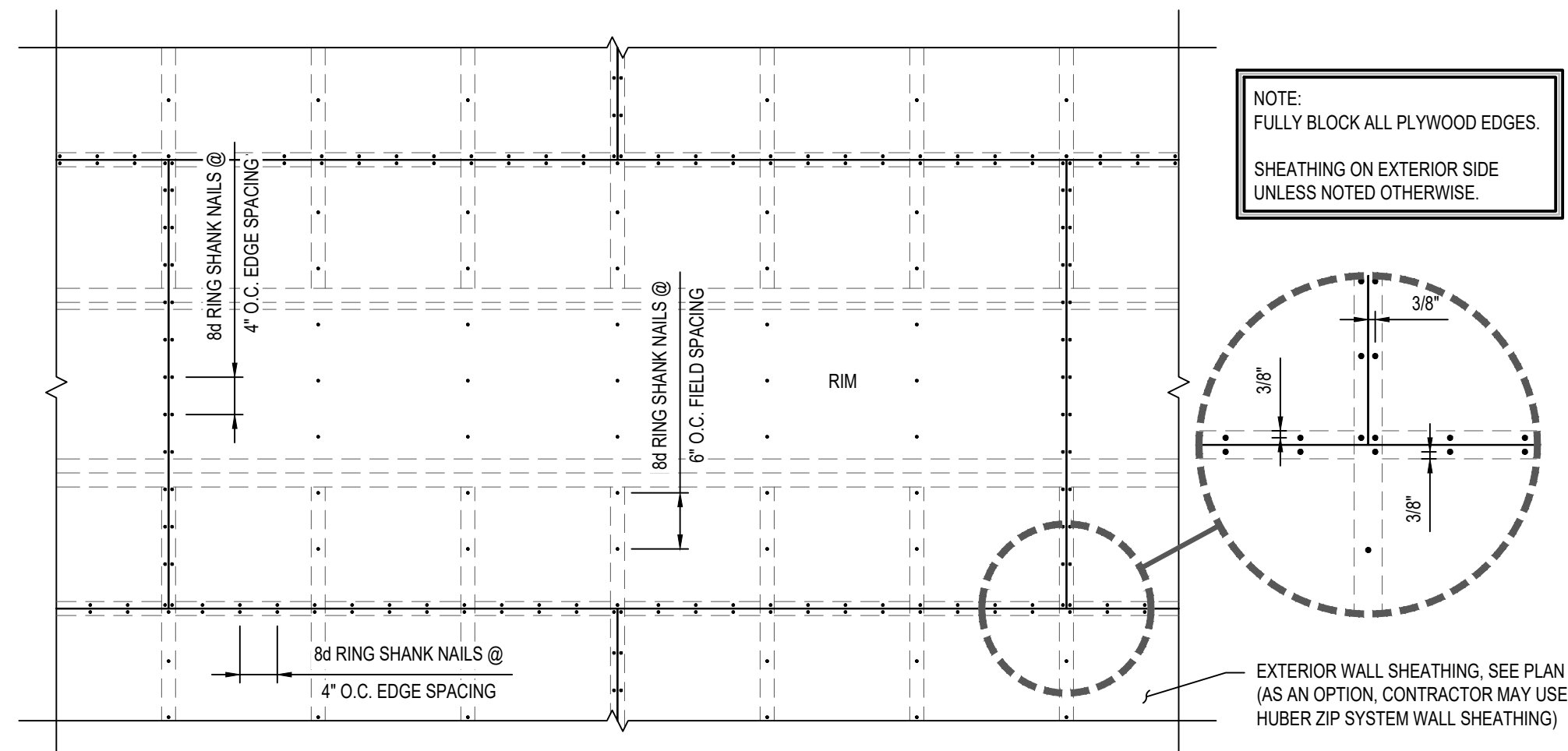
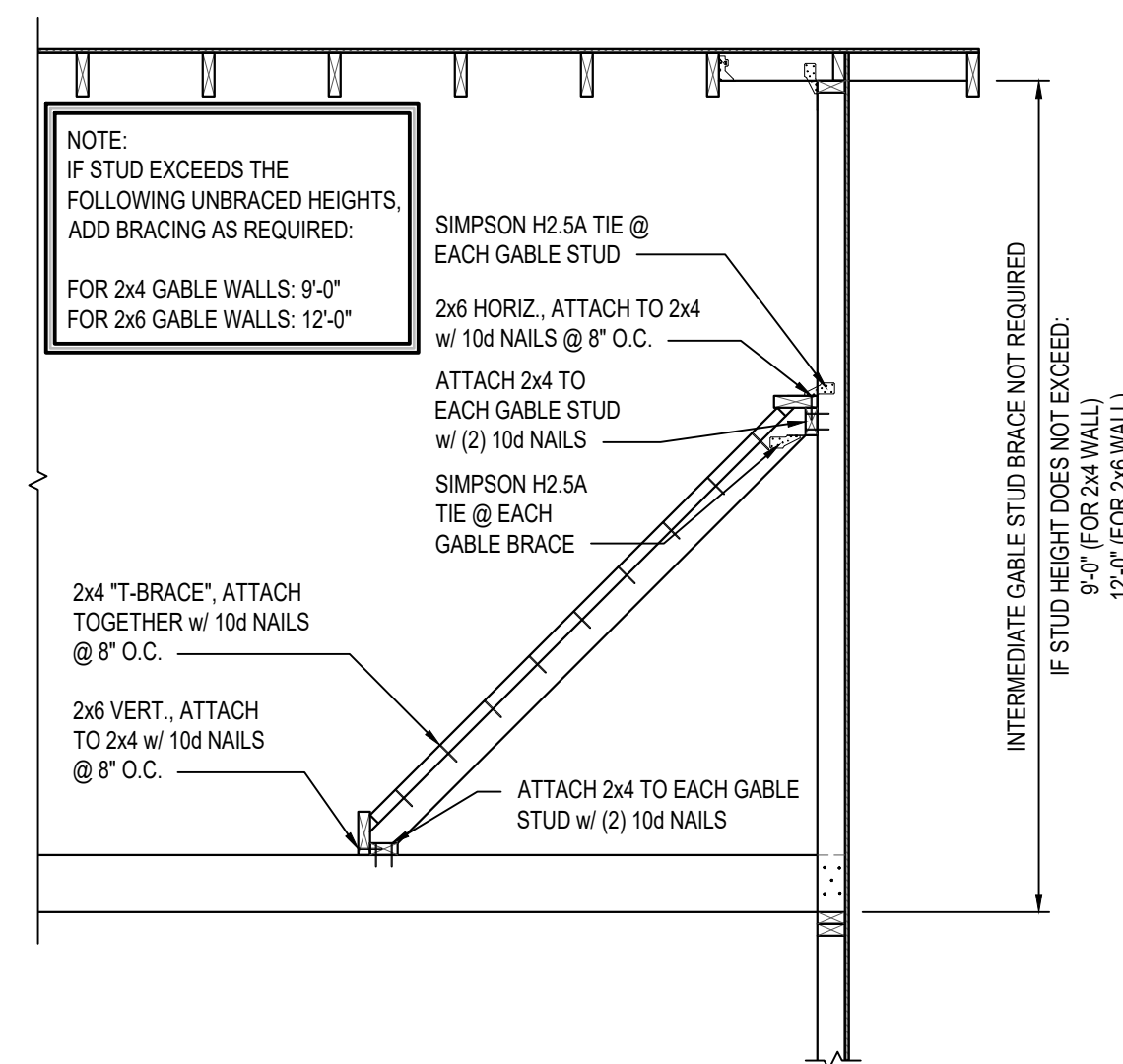
TYPICAL DOOR / WINDOW OPENING HOLDOWN

SCALE: $3/4" = 1'-0"$



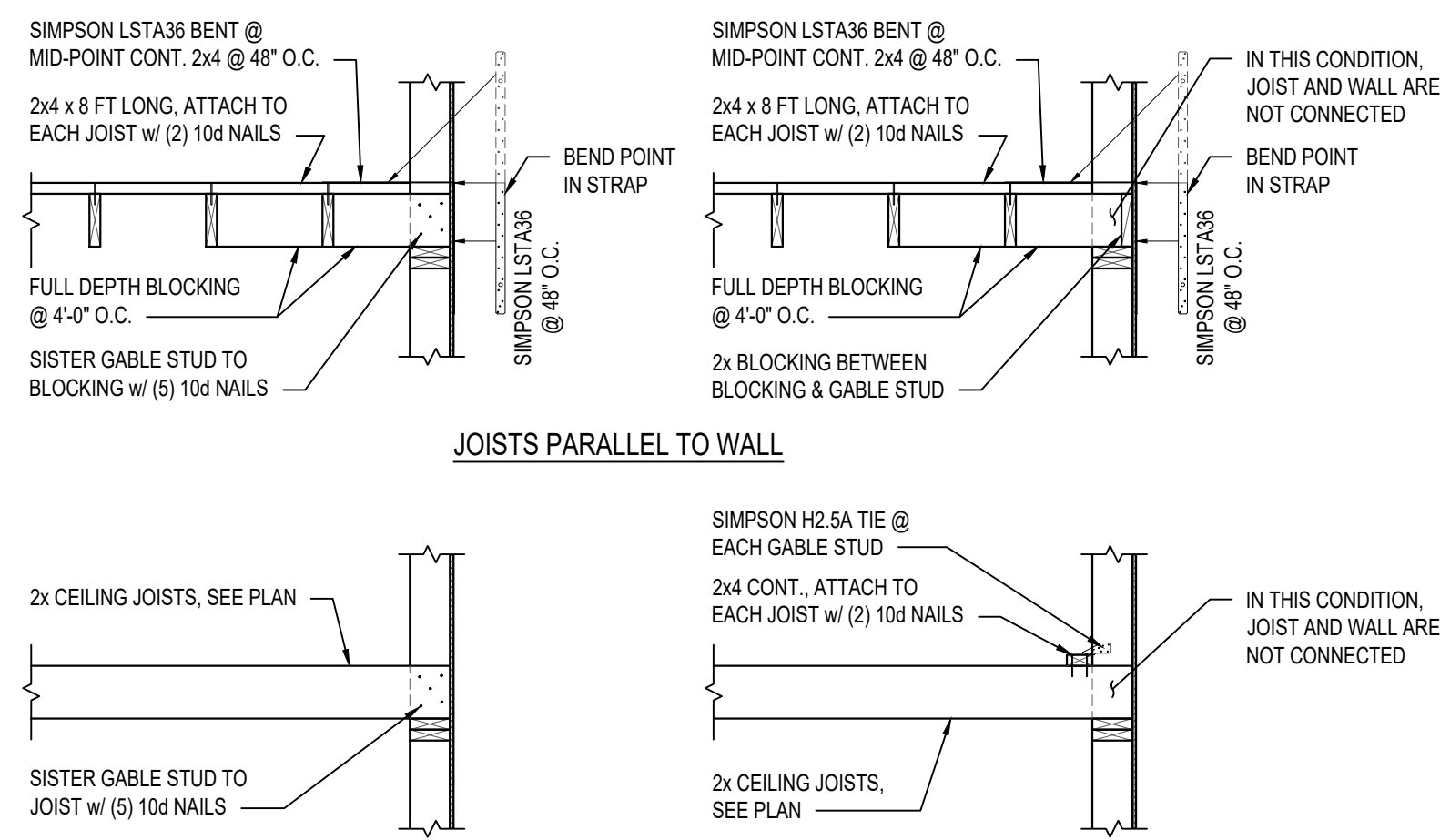
INTERMEDIATE GABLE END WALL FRAMING DETAILS

SCALE: 1/2" = 1'-0"



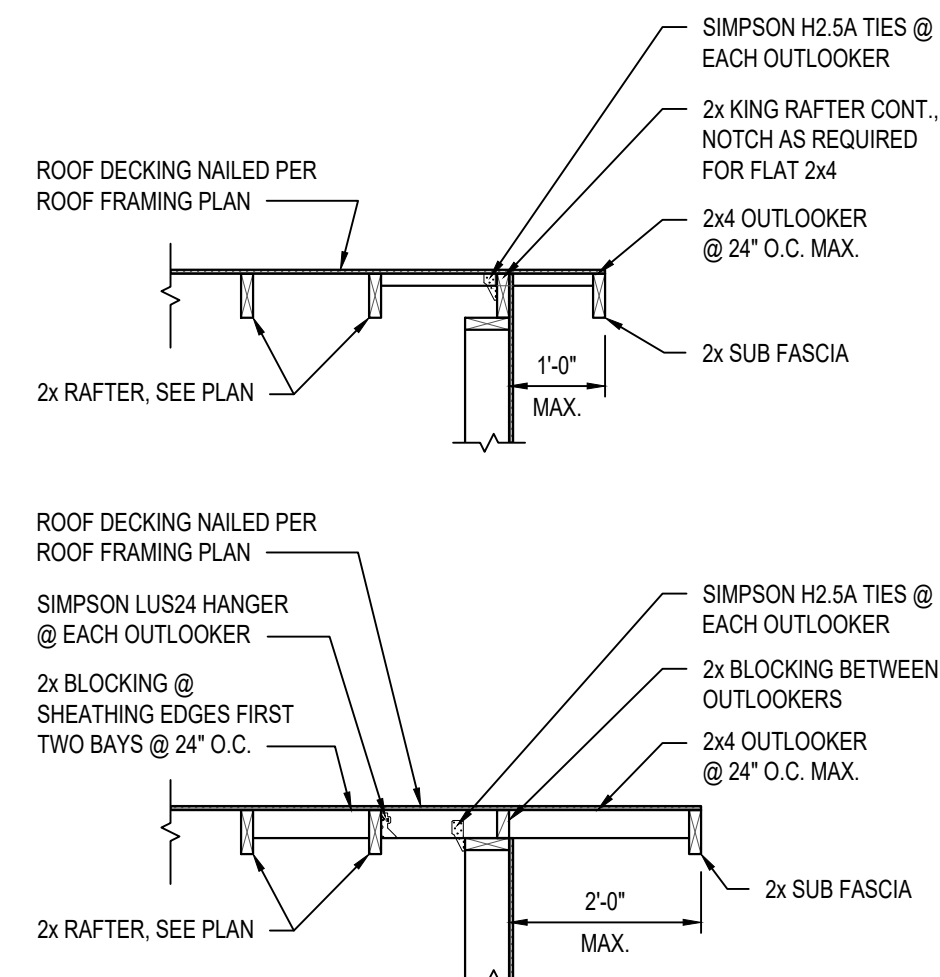
PANEL ATTACHMENT FOR SHEAR WALLS @ RIM

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



STICK FRAMED GABLE END WALL FRAMING DETAILS

SCALE: 1/2" = 1'-0"



STICK FRAMED GABLE END WALL OVERHANG DETAIL

SCALE: 1/2" = 1'-0"

Anthony Martin
8011 Zeigler Blvd.
Mobile, AL 36608

QUOTE BY : Anthony Martin
SOLD TO : 7584 CONST
PO# : NOT AN ORDER

QUOTE # : JW2607000PJ - Version 0
SHIP TO :
PROJECT NAME : 7584 CONST/SARAH/1008
SAVANNAH

Ship Via : Ground

REFERENCE :

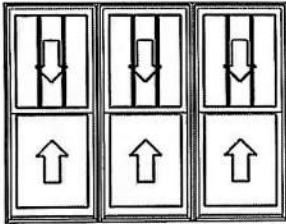
U-Factor Weighted Average: 0.3

SHGC Weighted Average: 0.18

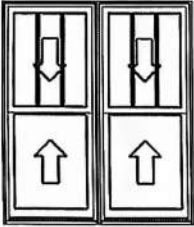
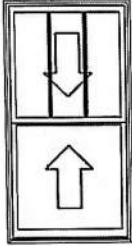
Volume: 110.16

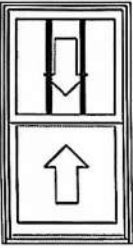
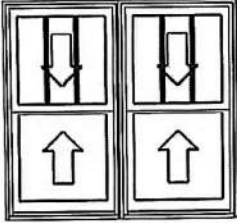
Weight: 678.88

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1		SCD2560-3			
	Rough Opening : 76 7/8 X 60 3/4	Frame Size : 76 1/8 X 60 Siteline Clad Double Hung, Auralast Pine, 3 Wide Flanker= 25 3/8 , Brilliant White Exterior, Primed Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, DP 50, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 1 High Top, BetterVue Mesh Brilliant White Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2026.1.0.5504/PDV 8.258 (03/05/26)CW			
			\$3,299.59	1	\$3,299.59

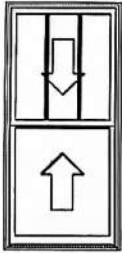


Viewed from Exterior. Scale: 1/2" = 1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2		SCD2560-2			
	Rough Opening : 51 1/2 X 60 3/4	Frame Size : 50 3/4 X 60 Siteline Clad Double Hung, Auralast Pine, 2 Wide Brilliant White Exterior, Primed Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, DP 50, Insulated SunResist Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 1 High Top, BetterVue Mesh Brilliant White Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2026.1.0.5504/PDV 8.258 (03/05/26)CW			
					
	Viewed from Exterior. Scale: 1/2" =1'				
			\$2,347.75	1	\$2,347.75
Line 3		SCD3772			
	Rough Opening : 38 1/8 X 72 3/4	Frame Size : 37 3/8 X 72 Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Primed Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 50, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 1 High Top, BetterVue Mesh Brilliant White Screen, IGThick=0.726(1/8 / 1/8), Clear Opening:33.6w, 32.4h, 7.5 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.30, SHGC: 0.18, VLT: 0.41, Energy Rating: 12.00, CPD: JEL-N- 880-06749-00001 PEV 2026.1.0.5504/PDV 8.258 (03/05/26)CW			
					
	Viewed from Exterior. Scale: 1/2" =1'				
			\$1,353.47	2	\$2,706.94

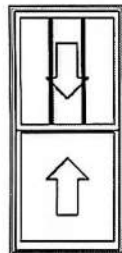
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 4		SCD2548			
	Rough Opening : 26 1/8 X 48 3/4	Frame Size : 25 3/8 X 48 Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Primed Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 50, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon . Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 1 High Top, BetterVue Mesh Brilliant White Screen, IGThick=0.726(1/8 / 1/8), Clear Opening:21.6w, 20.4h, 3 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.30, SHGC: 0.18, VLT: 0.41, Energy Rating: 12.00, CPD: JEL-N- 880-06749-00001 PEV 2026.1.0.5504/PDV 8.258 (03/05/26)CW	\$963.89	1	\$963.89
					
	Viewed from Exterior. Scale: 1/2" =1'				
Line 5		SCD2548-2			
	Rough Opening : 51 1/2 X 48 3/4	Frame Size : 50 3/4 X 48 Siteline Clad Double Hung, Auralast Pine, 2 Wide Brilliant White Exterior, Primed Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, DP 50, Insulated SunResist Tempered Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 1 High Top, BetterVue Mesh Brilliant White Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2026.1.0.5504/PDV 8.258 (03/05/26)CW	\$2,266.70	1	\$2,266.70
					
	Viewed from Exterior. Scale: 1/2" =1'				

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 6		SCD3372			
	Rough Opening : 34 1/8 X 72 3/4	Frame Size : 33 3/8 X 72 Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Primed Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 50, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 1 High Top, BetterVue Mesh Brilliant White Screen, IGThick=0.726(1/8 / 1/8), Clear Opening:29.6w, 32.4h, 6.6 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.30, SHGC: 0.18, VLT: 0.41, Energy Rating: 12.00, CPD: JEL-N- 880-06749-00001 PEV 2026.1.0.5504/PDV 8.258 (03/05/26)CW	\$1,279.90	2	\$2,559.80



Viewed from Exterior. Scale: 1/2" = 1'

Line 7		SCD3372			
	Rough Opening : 34 1/8 X 72 3/4	Frame Size : 33 3/8 X 72 Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Primed Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 50, Insulated SunResist Tempered Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 1 High Top, BetterVue Mesh Brilliant White Screen, IGThick=0.726(1/8 / 1/8), Clear Opening:29.6w, 32.4h, 6.6 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.30, SHGC: 0.18, VLT: 0.41, Energy Rating: 12.00, CPD: JEL-N- 880-06749-00001 PEV 2026.1.0.5504/PDV 8.258 (03/05/26)CW	\$1,548.45	2	\$3,096.90



Viewed from Exterior. Scale: 1/2" = 1'

Total:	\$17,241.57
Tariff Surcharge:	\$246.55
Net Total:	\$17,488.12
Total Units:	10

AuraLast™ Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.