Architectural Review Board
February 4, 2026

Agenda Item #7

Application 2026-8-CA

DETAILS

Location:
109 Houston Street

Summary of Request:
Construct a new single-family home

Applicant (as applicable):
Don Hearn

Property Owner:
Same

Historic District:
Old Dauphin Way

Classification:
Vacant lot

Summary of Analysis:

- The proposed setbacks, side yard spacing, massing, scale, and design generally comply with the *Guidelines*.
- The rhythm of solid-to-void created by the proposed fenestration patterns along the side elevations are not consistent with traditional building practices in the district.
- The proposed shutters will be louvered as opposed to the style represented on the submitted plans

Report Contents:

PROPERTY AND APPLICATION HISTORY

Old Dauphin Way Historic District was initially listed in the National Register in 1984 under Criterion C for significant architecture and community planning. The district includes most nineteenth-century architectural styles and shows adaptations of middle-class domestic designs of the nineteenth century to the regional, Gulf Coast climate. It includes "fine examples of commercial, institutional, and religious structures as well as 20th-century apartments."

The property at 109 Houston was previously recognized as 113 Houston Street. It is currently a vacant lot. The 1925 Sanborn Map (the first to survey the subject location) depicts a large two-story frame structure designated as an apartment building with a five-car garage to the rear. According to Historic Development files, these structures were destroyed by a fire in 1998.

According to Historic Development records, this property has appeared twice before the Architectural Review Board. On March 1, 2023, an application to approve the construction of a one-and-a-half story frame structure was reviewed. The same application was reviewed again on March 15th, 2023, when it received a COA. The structure was never constructed.

SCOPE OF WORK

1. Construct a two-story single-family residence with attached open carport.
    a. Setbacks:
        1) Front: 27'-2:
        2) North: 5'-7/32"
        3) South: 19'-11 13/16"
        4) East (rear): 8'-0"
    b. Overall dimensions:
    24'-3 ¼ " W x 65'-7 5/8" D (with carport, depth would expand to 104' -1 ½ " D)
    c. Foundation :
    Simulated raised foundation clad in brick veneer
    d. Wall cladding:
    Fiber cement horizontal siding
    e. Roof:
    Hipped roof clad in architectural shingles (color: Weathered Wood).
    Carport would be topped by a cross-gabled roof clad in shingles to match the residence.
    f. First-floor height above grade:
    Approximately 2'-0"
    g. Ceiling heights:
        1) First Floor: 10'-0"
        2) Second Floor: 9'-0"
    h. Windows:
    Aluminum-clad one-over-one sash windows of varying dimensions; one fixed single light aluminum-clad window
    i. Doors:
    Front entry door would be mahogany wood.
    Rear and second-story French doors would be fiberglass
    j. West Façade:
        1) The façade would consist of three bays, with the southernmost bay projecting and double galleries spanning the remaining two recessed bays.
        2) The galleries would each be supported by two turned porch posts wrapped in fiber-cement. A picket railing would be installed between the posts on the second story gallery.
        3) Brick steps would access the porch across from the front entry door.

4) A single one-over-one window measuring would be centered on the south projecting bay on the first and second floor. Each window would be flanked by louvered wood shutters.
5) The first-floor window would measure 3'0" W x 6'0"H, with the second-floor window measuring 3'0" W x 5'0"H.
6) The two recessed bays would consist of the following (from north to south):
First floor- Pane and panel door measuring 3'0"W x 8'0"H; one-over-one window measuring 3'0"W x 6'0"H, flanked by wood louvered shutters
Second floor – two one-over-one window, each measuring 3'0" W x 5'0"H and flanked by wood louvered shutters. These windows would be in line with the fenestration on the first floor below

k. East elevation (rear):
First floor – one single-lite door measuring 2'8"W x 8'0"H; one paneled door also measuring2'8"W x 8'0"H (both located on the north side of the elevation).
Second floor – Two one-over-one windows, each measuring 3'0" W x 5'0"H . One window would be located on the south end of the elevation, the other on the north end.

l. North elevation:
First floor- one-over-one window measuring 2'0"W x 4'0"H; one-over-one window measuring 2'0"W x 3'0"H; triple sash one-over-one windows, each measuring 3'0"W x 6'0"H.
Second floor- no fenestration is proposed for this portion of the elevation.

m. South Elevation
First floor – One single-light fixed window measuring 4'0"W x 4'0"H; one-over-one window measuring 3'0"W x 6'0"H; one-over-one window measuring 3'0"W x 6'0"H.
Second floor – One-over-one window measuring 3'0"W x 5'0"H.

2. Open carport
1) The carport would sit approximately 5'-5 5/8" east of the dwelling and would be connected to the structure by a covered porch projecting from the recessed north side of its rear elevation. The rear porch would measure 10'- 9" w x 12'-9" D and would be topped by a gabled roof covered in architectural shingles.
2) The carport structure would measure 20'-6" W x 24'-9" D and would be topped by a cross-gable roof clad in architectural shingles and supported by six fiber cement columns.
3) Both the connecting porch and carport would have ceiling heights of 10'-0".

3. Site improvements
1) A 12'-0" wide driveway would run from west to east along the south side of the structure. Driveway pavement would widen at the rear of the parcel to access the open carport's south elevation.

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

- 6.34 Maintain the visual line created by the fronts of buildings along a street.
  - Where front yard setbacks are uniform, place a new structure in general alignment with its neighbors.
  - Where front yard setbacks vary, place a new structure within the established range of front yard setbacks on a block.
- 6.35 Maintain the side yard spacing pattern on the block.
  - Locate a structure to preserve the side yard spacing pattern on the block as seen from the street.
  - Provide sufficient side setbacks for property maintenance.
  - Provide sufficient side setbacks to allow needed parking to occur behind the front wall of the house.
- 6.36 Design the massing of new construction to appear similar to that of historic buildings in the district.
  - Choose the massing and shape of the new structure to maintain a rhythm of massing along the street.

- Match the proportions of the front elevations of a new structure with those in the surrounding district.

- 6.37 Design the scale of new construction to appear similar to that of historic buildings in the district.
  - Use a building height in front that is compatible with adjacent contributing properties.
  - Size foundation and floor heights to appear similar to those of nearby historic buildings
  - Match the scale of a porch to the main building and reflect the scale of porches of nearby historic buildings
- 6.38 Design exterior building walls to reflect traditional development patterns of nearby historic buildings.
  - Use a ratio of solid to void that is similar in proportion to those of nearby historic buildings.
  - Reflect the rhythm of windows and doors in a similar fashion on all exterior building walls. The ARB will consider all building walls; however, building walls facing streets may face increased scrutiny.
  - Use steps and balustrades in a similar fashion as nearby historic structures.
  - Design building elements on exterior building walls to be compatible with those on nearby historic buildings. These elements include, but are not limited to:
    - Balconies
    - Chimneys
    - Dormers
- 6.39 Use exterior materials and finishes that complement the character of the surrounding district.
  - Use material, ornamentation or a color scheme that blends with the historic district rather than making the building stand out.
  - If an alternative material is used that represents an evolution of a traditional material, suggest the finish of the original historic material from which it evolved.
  - Use a material with proven durability in the Mobile climate and that is similar in scale, character and finish to those used on nearby historic buildings.

  ACCEPTABLE MATERIALS
  - Materials that are compatible in character, scale and finish to those used on nearby historic buildings are acceptable. These often include:
    - Stucco
    - Brick
    - Stone
    - Wood (lap siding, shingles, board and batten)
    - Concrete siding
    - Cement fiber board siding
    - Skim stucco coat

  UNACCEPTABLE MATERIALS
  - Materials that are incompatible in character, scale and finish to those used on nearby historic buildings are unacceptable. These often include:
    - Metal siding
    - Vinyl siding
    - Unfinished concrete block
    - Plywood
    - Masonite
    - Vinyl coatings
    - Ceramic coatings
    - Exterior insulation and finishing system (EIFS) wall systems
- 6.40 Design a roof on new construction to be compatible with those on adjacent historic buildings.
  - Design the roof shape, height, pitch and overall complexity to be similar to those on nearby historic buildings.
  - Use materials that appear similar in character, scale, texture and color range to those on nearby historic buildings.
  - New materials that have proven durability may be used.

ACCEPTABLE ROOF MATERIALS

- Materials that are similar in character, scale, texture and color range to those used on nearby historic buildings are acceptable. These often include:
  - Asphalt dimensional or multi-tab shingles
  - Wood shake or shingle
  - Standing seam metal
  - Metal shingles
  - 5-V crimp metal
  - Clay tile
  - Imitation clay tile or slate

- 6.41 Design a new door and doorway on new construction to be compatible with the historic district.
  - Place and size a door to establish a solid-to-void ratio similar to that of nearby historic buildings.
  - Place a door in a fashion that contributes to the traditional rhythm of the district as seen in nearby historic buildings.
  - Incorporate a door casement and trim similar to those seen on nearby historic buildings.
  - Place and size a special feature, including a transom, sidelight or decorative framing element, to complement those seen in nearby historic buildings.
  - Use a door material that blends well with surrounding historic buildings. Wood is preferred. Paneled doors with or without glass are generally appropriate.
- 6.42 Design a porch to be compatible with the neighborhood.
  - Include a front porch as part of new construction if it is contextual and feasible.
  - When designing a porch, consider porch location, proportion, rhythm, roof form, supports, steps, balustrades and ornamentation relative to the main building and porches in the district.
  - Design the elements of a porch to be at a scale proportional to the main building.
  - Where a rhythm of porches exists on a street or block, design a porch that continues this historic rhythm.
  - Design a rear or side porch that is visible from the public right-of-way to be subordinate in character to the front porch.
- 6.43 Design piers, a foundation and foundation infill to be compatible with those of nearby historic properties.
  - Use raised, pier foundations.
  - If raised foundations are not feasible, use a simulated raised foundation.
  - Do not use slab-on-grade construction. This is not appropriate for Mobile's historic neighborhoods. If a raised slab is required, use water tables, exaggerated bases, faux piers or other methods to simulate a raised foundation.
  - Do not use raw concrete block or exposed slabs.
  - If foundation infill must be used, ensure that it is compatible with the neighborhood.
  - If solid infill is used, recess it and screen it with landscaping.
  - If lattice is used, hang it below the floor framing and between the piers. Finish it with trim.
  - Do not secure lattice to the face of the building or foundation.
  - Do not use landscaping to disguise inappropriate foundation design.

  ACCEPTABLE FOUNDATION MATERIALS

  - Materials that are similar in character, texture and durability to those used on nearby historic buildings are acceptable. These often include:
    - Brick piers
    - Brick infill
    - Wood (vertical pickets)
    - Framed lattice infill

  UNACCEPTABLE FOUNDATION MATERIALS

  - Materials that are not similar in character, texture and durability to those used on nearby historic buildings are unacceptable. These often include:
    - Mineral board panels

        - Concrete block infill
        - Metal infill
        - Plywood panel infill
        - Plastic sheeting infill
        - Vinyl sheeting infill
- 6.45 Locate and design windows to be compatible with those in the district.
    - Locate and size a window to create a solid-to-void ratio similar to the ratios seen on nearby historic buildings.
    - Locate a window to create a traditional rhythm and a proportion of openings similar to that seen in nearby historic buildings.
    - Use a traditional window casement and trim similar to those seen in nearby historic buildings.
    - Place a window to match the height of the front doorway.
    - Place a window so that there is proportionate space between the window and the floor level.
    - Do not place a window to directly abut the fascia of a building.
    - Use a window material that is compatible with other building materials.
    - Do not use a reflective or tinted glass window.
    - Use a 1/1 window instead of window with false muntins. A double paned window may be acceptable if the interior dividers and dimensional muntins are used on multi-light windows. A double paned 1/1 window is acceptable.
    - Do not use false, interior muntins except as stated above.
    - Recess window openings on masonry buildings.
    - Use a window opening with a raised surround on a wood frame building.

    ACCEPTABLE WINDOW MATERIALS
    - Materials that are similar in character, profile, finish and durability to those used on nearby historic buildings are acceptable. These often include:
        - Wood
        - Vinyl-clad wood
        - Aluminum-clad customized wood
        - Extruded Aluminum

    UNACCEPTABLE WINDOW MATERIALS
    - Materials that are not similar in character, profile, finish and durability to those used on nearby historic buildings are unacceptable. These often include:
        - Mill finish metal windows
        - Snap-in or artificial muntins
        - Vinyl
- 6.46 Design shutters and awnings to be compatible with the building.
    - Use a shutter that fits the reveal of a window opening precisely.
- 6.47 Design shutters and awnings to be compatible with the district.
    - Use operable blinds or shutter units hung with hinges.
    - When using artificial materials, use a blind or shutter unit that has a thickness, weight and design similar to wood. An artificial material shutter will be considered on a case-by-case basis.
    - Use an operable shutter where feasible.
    - Where a blind or shutter is fixed, hang them on a window casing in a manner to replicate an operable shutter.
    - If a synthetic awning is used, use one with a textured surface. Do not use an awning with a smooth vinyl surface.

    ACCEPTABLE SHUTTER AND AWNING MATERIALS
    - Materials that are similar in character, texture and durability to those used on nearby historic buildings are acceptable. These often include:
        - Louvered or solid panel wood (shutter)
        - Louvered or solid panel composite
        - Fabric (awning)

UNACCEPTABLE SHUTTER AND AWNING MATERIALS

- Materials that are not similar in character, texture and durability to those used on nearby historic buildings are unacceptable. These often include:
  - Lightweight plastic (shutter)
  - Metal (awning)

- 10.5 Visually connect the street and building.
  - Maintain or install a walkway leading directly from the sidewalk to the main building entry.
- 10.7 Minimize the visual impact of parking.
  - Locate a parking area at the rear or to the side of a site whenever possible.
  - Use landscaping to screen a parking area.
  - Minimize the widths of a paved area or a curb cut.
  - If a curb cut is no longer in use, repair the curb. In some areas, granite curbs may be required.
  - Do not use paving in the front yard for a parking area. Paving stones might be acceptable in certain instances.
  - Do not create a new driveway or garage that opens onto a primary street.

  ACCEPTABLE WALK AND PAVING MATERIALS
  - Materials that have a similar character, durability and level of detail to walks and paved areas associated with historic properties in the district are acceptable. These often include:
    - Gravel or crushed stone
    - Shell
    - Brick
    - Cobblestone
    - Grasspave or grasscrete (mix of grass and hard surface paving material that provides a solid surface)

STAFF ANALYSIS

The subject property is a vacant lot located in the Old Dauphin Way Historic District. The application under review seeks approval to construct a new single-family residence on the parcel.

New residential construction requires the consideration of placement, mass, scale, and building components such as design, features, and materials.

With regard to placement, two elements are taken into account – setback from the street and distance between building. *The Guidelines for New Residential Construction* state that new buildings should be responsive to and maintain the alignment of traditional façade lines (6.34), as well as the rhythm of side and rear setbacks (6.35). The subject property is located adjacent to/in the vicinity of contributing buildings. In accord with *Design Guidelines*, the setbacks reflect the historical character of the contributing aspects of the built landscape. The proposed placement creates front and side setbacks that are within the established ranges of nearby contributing structures on Houston Street, Laurel Street, and Hannon Avenue.

The *Design Review Guidelines* state that mass - the relationship of the parts of the larger whole comprising a building - for new construction should be in keeping with arrangement and proportion of surrounding historic residences (6.36). The outward massing of the building, a rectangular block with advancing with a small projections to the front and rear, is similar to massing found in the neighborhood and recalls the residence originally located on this lot, which was a two-story structure. (6.40) The historic structures in the immediate vicinity range in size and form, from single-story and one-and-a-half story cottages of varying depths to statelier two-story structures with projecting side wings. The proposed two-story design is consistent in massing, proportions, and heights with surrounding historic structures. (6.36, 6.37)

The decorative elements and design details proposed for the subject structure such as the hipped roof, pane-and-panel entry door, front porches, one-over-one windows, etc. attempt to lend respect to the traditional styles and to the character of the district. The details featured on the proposed building are more restrained in design and ornamentation than those seen along the street and further afield within the district. It must be noted that the applicant has recently informed staff that the proposed shutters will be louvered as opposed to the style represented on the submitted plans. The proposed materials of fiber cement siding, architectural shingles, aluminum-clad wood windows, and wood doors, are acceptable for new construction under the *Guidelines*. Further, many of the lots on Houston Street and nearby cross streets such as Laurel Street and Hunter Avenue are long narrow and deep with single-story and two-story homes which feature hipped roofs, front porches, and long flat side elevations with varying fenestration patterns. The submitted design would uphold these traditions, as the *Guidelines* advise. Further, the proposed brick-clad simulated raised foundation is visibly consistent with many surrounding residences. Likewise, the proposed height of the structure would fall into the range that has been established in the vicinity. The fenestration patterns proposed for the north and south side elevations depart from those seen on surrounding historic structures. To better complement traditional building patterns, the expanse of blank walls along these elevations would need to be mitigated. (6.38- 6.47)

The subordinate scale of the proposed carport, along with its placement to the rear of the structure is in keeping with the Guidelines' instruction to minimize the visual impact of parking and to place accessory buildings at the rear of the lot. (10.7, 9.1, 9.2) The proposed placement of the driveway to the south (side) of the structure also complies with the Guidelines' directive to locate parking areas to the rear or side of a site. No walkway connecting the structure to the sidewalk, which is mandated in the *Guidelines*, is provided on the submitted plans. (10.5, 10.7)

Site Location – 109 Houston Street

ARCHITECTURAL REVIEW BOARD
VICINITY MAP

APPLICATION NUMBER 1 DATE 2/4/2026

APPLICANT Don Hearn

PROJECT New construction of a single-family home

N

NTS

Site Photos – 109 Houston Street

1. View of subject lot, looking E.

2. View of subject lot, looking SE

4. View of 115 Houston Street (to the south of subject lot).

4. View of 111 Houston (north of subject lot).

5. View of Houston Street, looking NW.

6. c. 1995 Historic photo

City of Mobile · Historic Development

Architectural Review Board Application

12/23/2025

Date of Application

Date Received

109 Houston St. Mobile Al.

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.

362180

Cost of Project (Required)

Fee Paid: ☐ $_____ Check # _____

Prime Design Homes	251-202-2029	jhartley@pdhal.com
Owner Name	Phone	Email
3641 Piccadilly Square Dr. Suite B Mobile Al		36609
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.

Don Halfacre	850-712-6961	don@pdhal.com
Owner's Representative Name	Phone	Email
3641 Piccadilly Square Dr. Suite B Mobile Al		36609
Address		Zip Code

Describe the Proposed Work:

construction of a new single family dwelling

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.

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.*

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

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.

Don Haffar

Signature

12/23/2025

Date

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

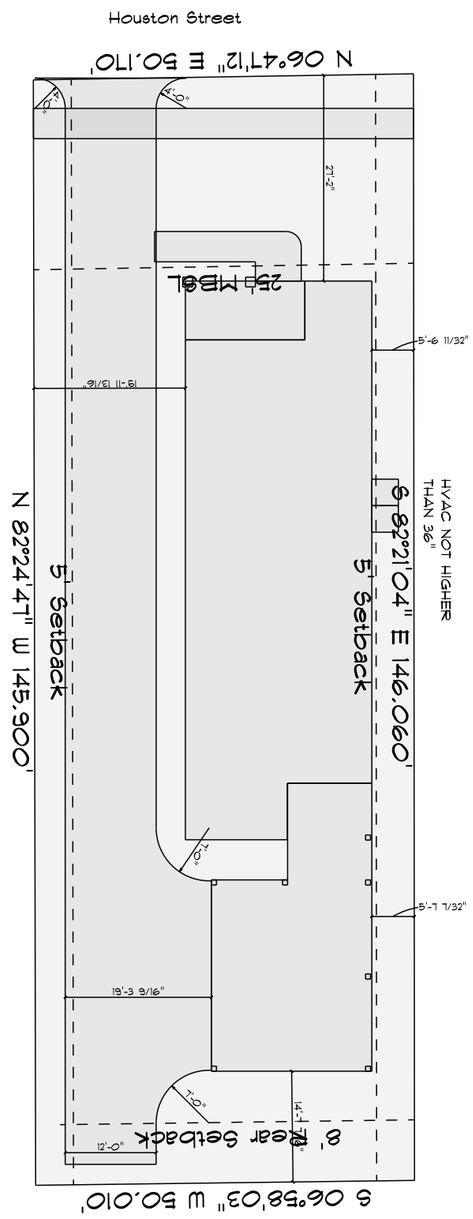
Trust for completion of improvements ○ Yes ○ No Other evidence of financial ability ○ Yes ○ No

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

SITE PLAN

SCALE: 1" = 20'-0"



PRIME DESIGN HOMES

Prime Design Homes

210 Portside Blvd
Mobile
AL
36695

PHONE:(251) 202-9029
FAX:
MOBILE:
JHartely@PDHAL.com

SECTION LETTER

A

1 1

PAGE NUMBERS

lot 9 Houston Street

PHONE:
FAX:
MOBILE:

DRAWN BY:

SCALE: 1" = 20'-0"

DATE: Wednesday, April 2, 2025

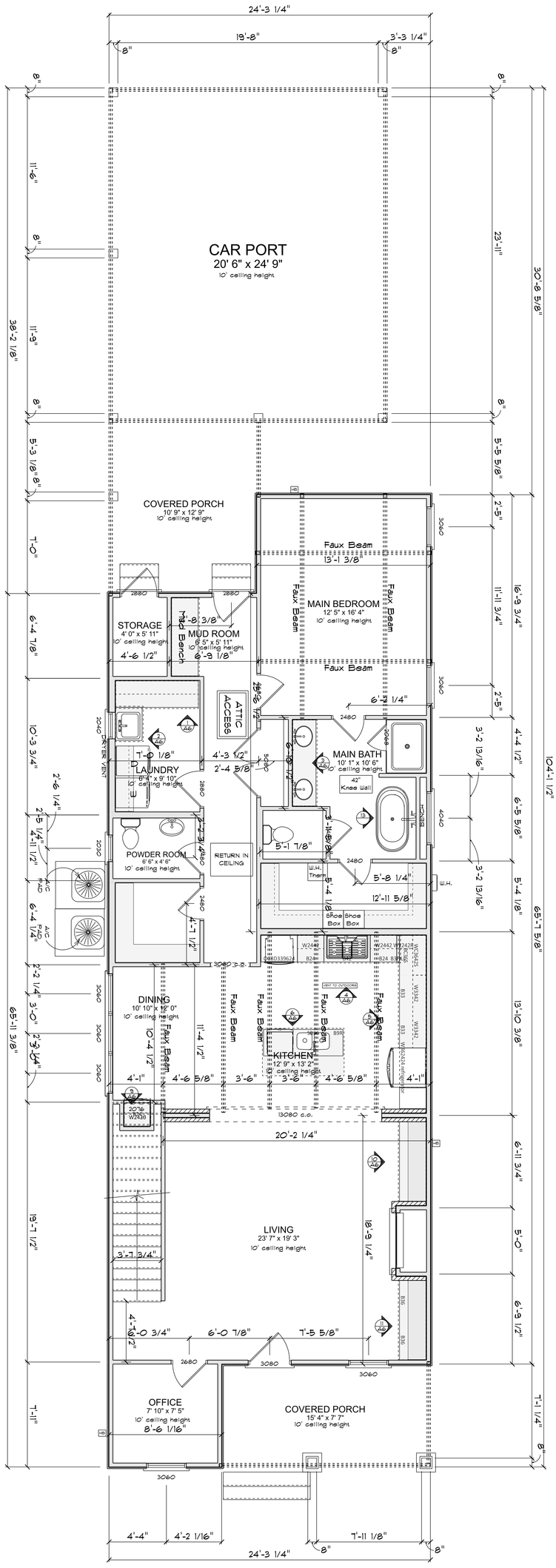
PAGE:

C1

SITE

MAIN FLOOR

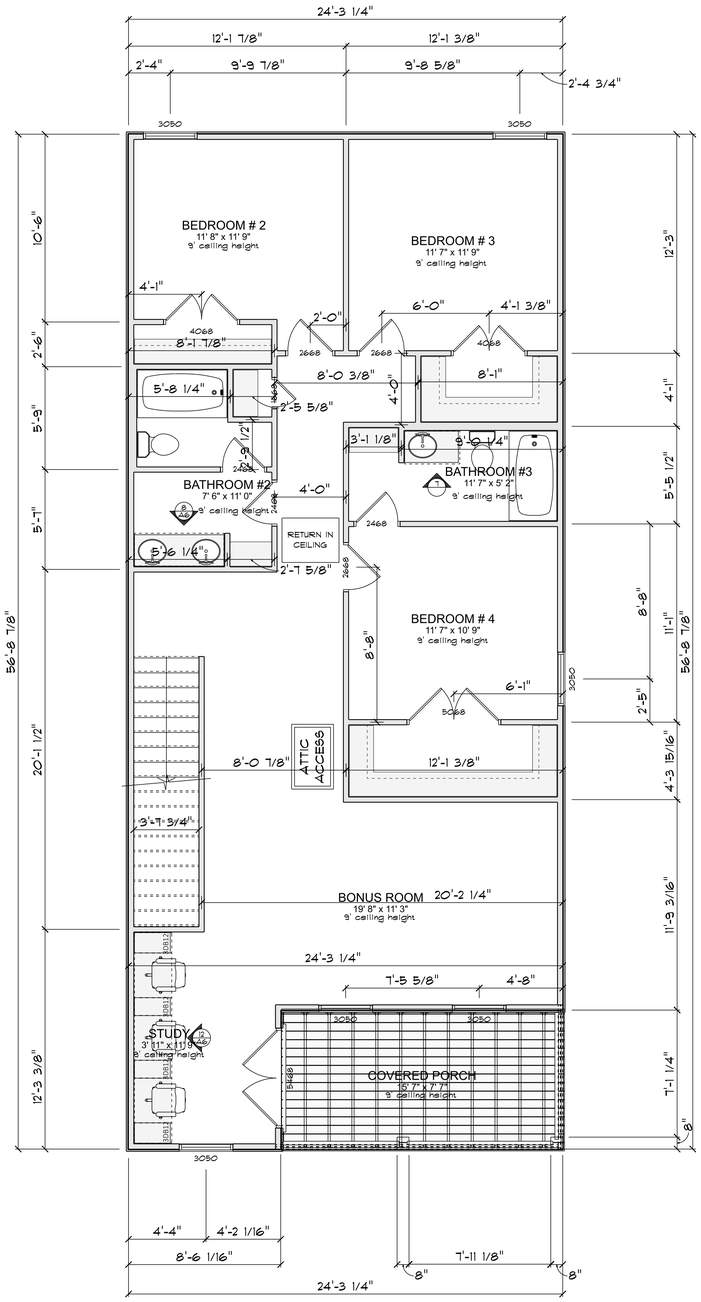
SCALE: 1/4" = 1'-0"



AREA SCHEDULE	
First Floor Living	1577 sq ft.
Second Floor Living	1209 sq ft.
Carport	530 sq ft.
Storage	32 sq ft.
Covered Porches	374 sq ft.
Total Under Roof	3722 sq ft.

*All ceilings to be 10' unless otherwise noted.

lot 9 Houston Street PHONE: FAX: MOBILE:	PRIME DESIGN HOMES	Prime Design Homes 210 Portside Blvd Mobile AL 36695 PHONE:(251) 202-9029 FAX: MOBILE: JHartely@PDHAL.com	SCALE: 1/4" = 1'-0" DRAWN BY: DATE: Wednesday, April 2, 2025	A 1 1 — SECTION LETTER / PAGE NUMBERS	APPROVED: CHECKED BY:	PAGE: A1 FLOOR PLAN



SECOND FLOOR

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

*All ceilings to be 9' unless otherwise noted.

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AL
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PHONE: (251) 202-9029
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MOBILE:
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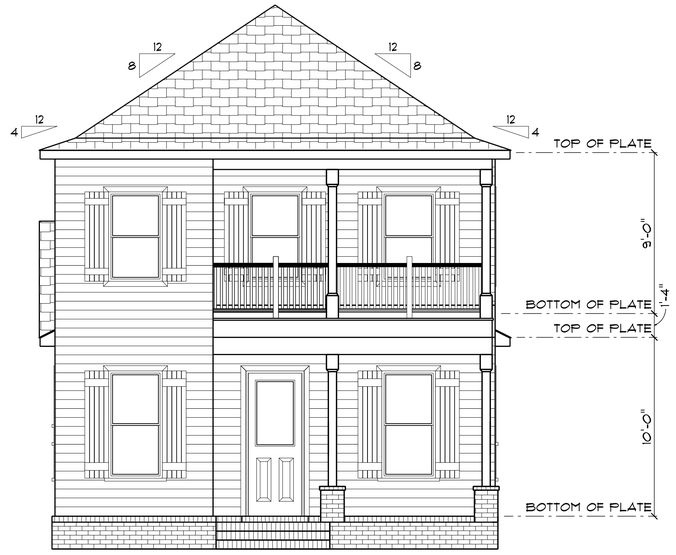
PAGE: A2
SECOND FLOOR PLAN



FRONT ELEVATION

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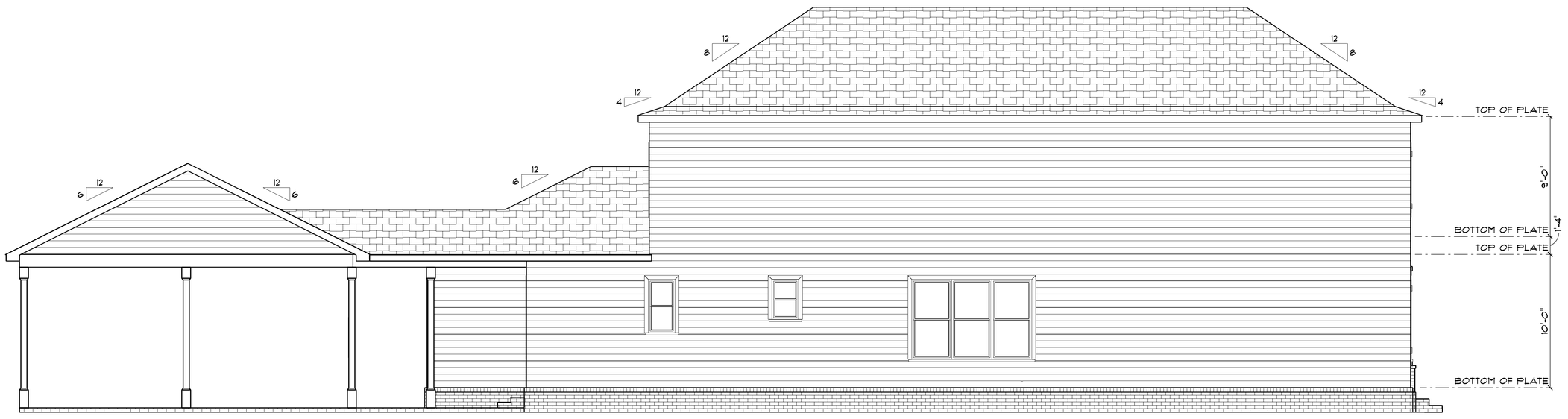

LEFT ELEVATION

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

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210 Portside Blvd
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36695
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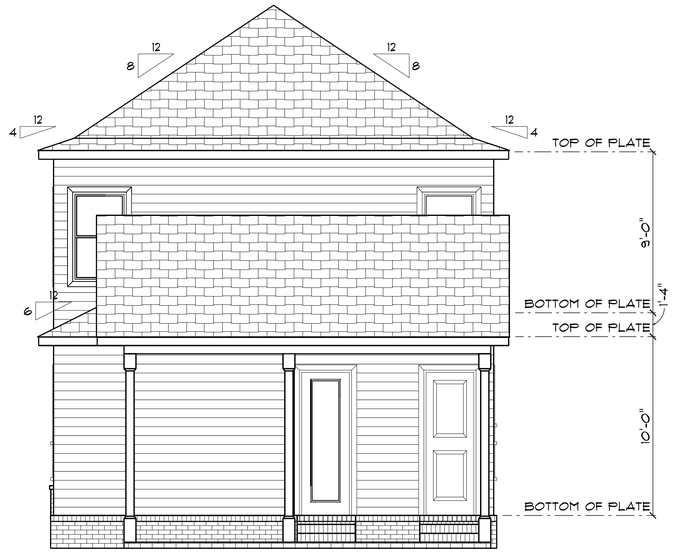
PAGE: A3
EXTERIOR ELEVATIONS



REAR ELEVATION

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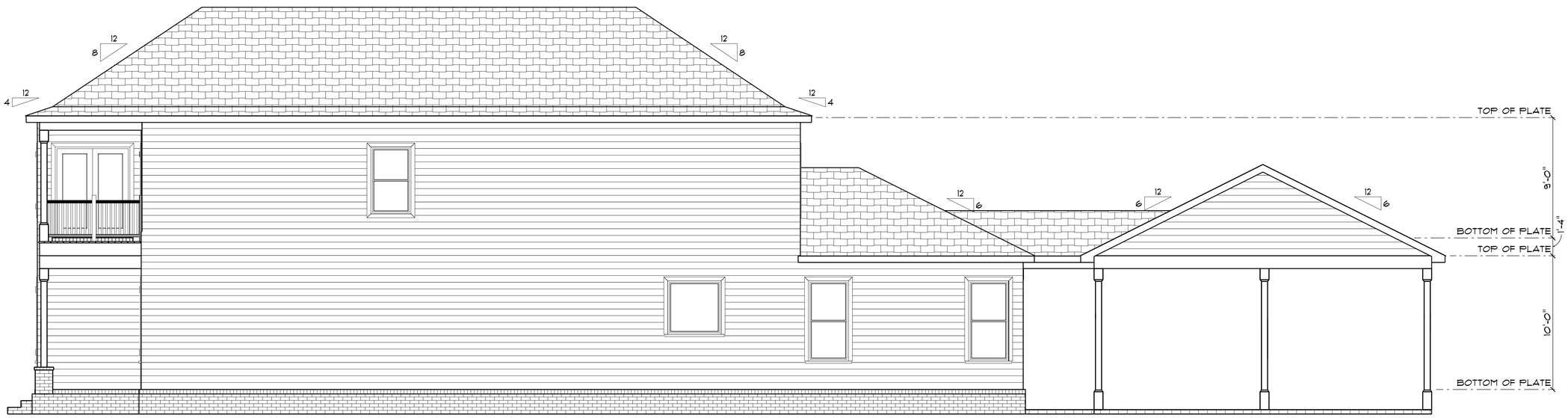

RIGHT ELEVATION

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

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210 Portside Blvd
Mobile
AL
36695
PHONE:(251) 202-9029
FAX:
MOBILE:
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PAGE: A4
EXTERIOR ELEVATIONS (cont.)

1 4/12

2 8/12

TOP ELEVATION

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

*All pitch 6/12 unless otherwise noted.

PAGE: A5 ROOF PLAN

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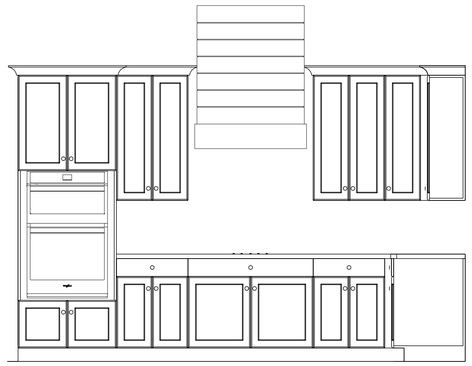
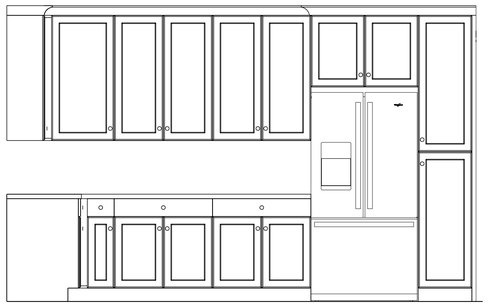
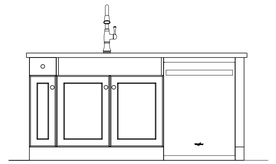


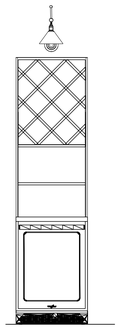
4 / A1 KITCHEN CABINETS
SCALE: 1/2" = 1'-0"



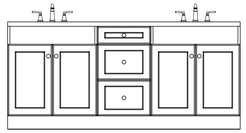
5 / A1 KITCHEN CABINETS (CONT.)
SCALE: 1/2" = 1'-0"



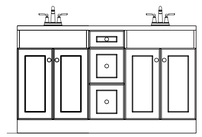
6 / A1 KITCHEN ISLAND
SCALE: 1/2" = 1'-0"



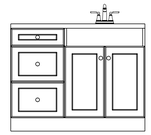
9 / A1 WINE CABINETS
SCALE: 1/2" = 1'-0"



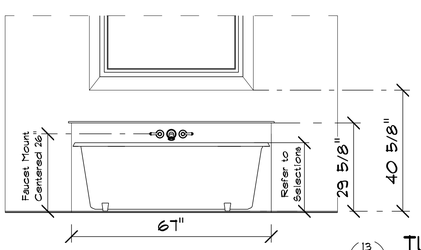
3 / A1 MASTER VANITY
SCALE: 1/2" = 1'-0"



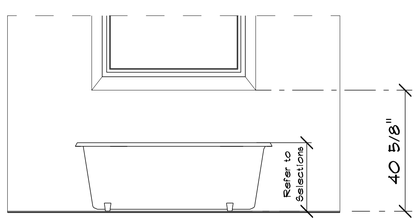
8 / A2 BATH 2 VANITY
SCALE: 1/2" = 1'-0"

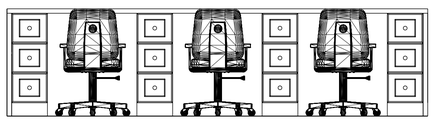


8 / A2 BATH 3 VANITY
SCALE: 1/2" = 1'-0"

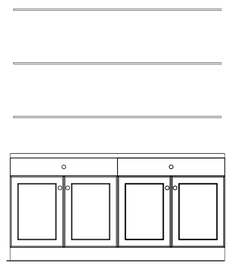


13 / A1 TUB SPECS
SCALE: 1/2" = 1'-0"

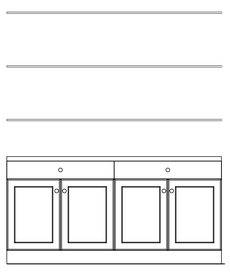




12 / A2 STUDY AREA
SCALE: 1/2" = 1'-0"



11 / A1 BUILT-INS
SCALE: 1/2" = 1'-0"



10 / A1 BUILT-INS (CONT.)
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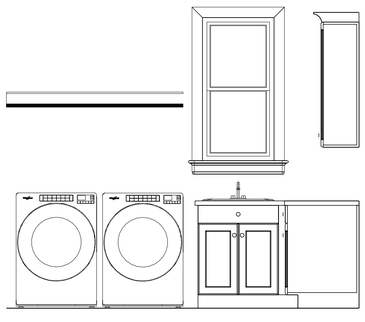
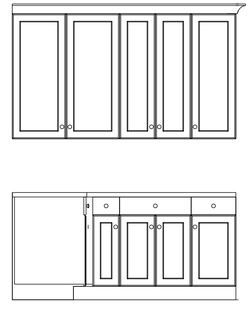


2 / A1 LAUNDRY CABINETS
SCALE: 1/2" = 1'-0"



1 / A1 LAUNDRY CABINETS (CONT.)
SCALE: 1/2" = 1'-0"

PAGE: A6 INTERIOR ELEVATIONS

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Prime Design Homes
210 Portside Blvd
Mobile
AL
36695
PHONE:(251) 202-9029
FAX:
MOBILE:
JHartely@PDHAL.com

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PHONE:
FAX:
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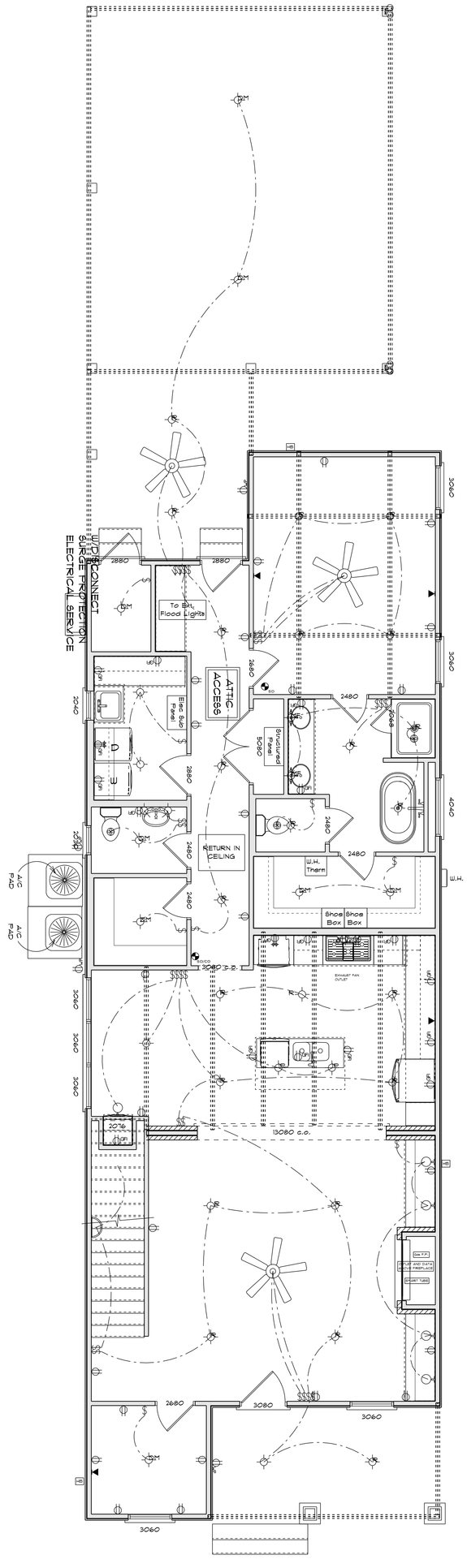
MAIN FLOOR - ELECTRICAL

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



ELECTRICAL FLOOR PLAN LEGEND	
	120V DUPLEX RECEPTACLE
	120V DUPLEX FLOOR RECEPTACLE
GFI	120V DUPLEX RECEPTACLE ON GFI CIRCUIT
WP	120V WATER PROOF DUPLEX RECEPTACLE
GFI	220V GFI RECEPTACLE
	LAN CONNECTION
$	SINGLE GANG SWITCH
$$	TWO-GANG SWITCH
$$$	THREE-GANG SWITCH
SD	SMOKE DETECTOR
SDCO	SMOKE/CARBON MONOXIDE DETECTOR
	BATHROOM VENT FAN
	LIGHT FIXTURE
P	PENDANT LIGHT FIXTURE
R	RECESSED CAN
DM	DOME LIGHT FIXTURE
MF	MASTER BATH/ABOVE VANITY LIGHT FIXTURE
BF	BATHROOM/ABOVE VANITY LIGHT FIXTURE
IP	KITCHEN ISLAND PENDANT
	SCONCE LIGHT
	CEILING FAN
	FLOOD LIGHT
D	GARAGE DOOR OPENER W/ 120V DUPLEX CEILING RECEPTACLE

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Prime Design Homes
210 Portside Blvd
Mobile
AL
36695
PHONE:(251) 202-9029
FAX:
MOBILE:
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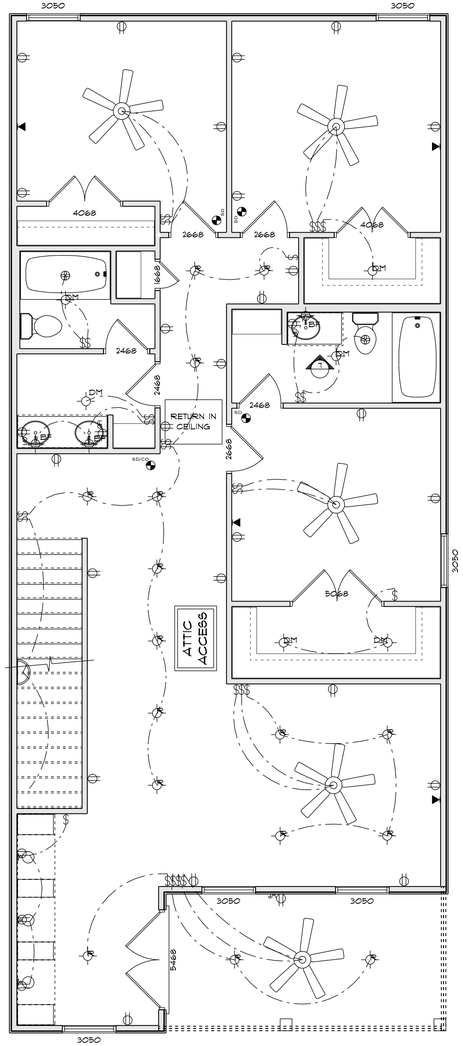
PAGE: E1
ELECTRICAL FLOOR PLAN



ELECTRICAL FLOOR PLAN LEGEND	
	120V DUPLEX RECEPTACLE
	120V DUPLEX FLOOR RECEPTACLE
GFI	120V DUPLEX RECEPTACLE ON GFI CIRCUIT
WP	120V WATER PROOF DUPLEX RECEPTACLE
GFI	220V GFI RECEPTACLE
	LAN CONNECTION
$	SINGLE GANG SWITCH
$$	TWO-GANG SWITCH
$$$	THREE-GANG SWITCH
SD	SMOKE DETECTOR
SD/CO	SMOKE/CARBON MONOXIDE DETECTOR
	BATHROOM VENT FAN
	LIGHT FIXTURE
P	PENDANT LIGHT FIXTURE
R	RECESSED CAN
DM	DOME LIGHT FIXTURE
MF	MASTER BATH/ABOVE VANITY LIGHT FIXTURE
BF	BATHROOM/ABOVE VANITY LIGHT FIXTURE
IP	KITCHEN ISLAND PENDANT
SP	KITCHEN SINK PENDANT
	CEILING FAN
	FLOOD LIGHT
D	GARAGE DOOR OPENER W/ 120V DUPLEX CEILING RECEPTACLE

SECOND FLOOR - ELECTRICAL

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

PAGE: E2 SECOND ELECTRICAL FLOOR PLAN

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210 Portside Blvd
Mobile
AL
36695
PHONE:(251) 202-9029
FAX:
MOBILE:
JHartely@PDHAL.com

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GENERAL:

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO STARTING CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES WITH ANY WORK INVOLVED.
2. ALL PHASES OF THE WORK SHALL CONFORM TO THE MINIMUM STANDARDS AND REQUIREMENTS OF THE REFERENCED INTERNATIONAL RESIDENTIAL CODE AND ITS RELATED REFERENCES.
3. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS NOTED OTHERWISE, THEY DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS AND OTHER PERSONNEL DURING CONSTRUCTION.
4. ALL ASTM SPECIFICATIONS NOTED ON THESE DRAWINGS SHALL BE OF THE LATEST EDITIONS OR REVISIONS.
5. IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE CONTRACT DRAWINGS OR CALLED FOR IN THE NOTES OR SPECIFICATIONS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN. IF SIMILAR CONDITIONS ARE NOT SHOWN, THEN CONTACT THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO START OF WORK FOR CLARIFICATIONS.
6. EXISTING CONDITIONS DEPICTED ON THESE DRAWINGS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR, AS THEY ARE UNCOVERED DURING THE CONSTRUCTION. IN THE EVENT EXISTING CONDITIONS ARE DIFFERENT THAN SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IMMEDIATELY AND AWAIT FURTHER INSTRUCTION BEFORE PROCEEDING WITH CONSTRUCTION.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL DRAWINGS ARE THE SAME OR EQUIVALENT TO THOSE ON THE ARCHITECTURAL DRAWINGS. NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
8. VERIFY ALL OPENINGS IN FOUNDATIONS, FLOORS, WALLS, AND ROOF WITH MECHANICAL AND ELECTRICAL REQUIREMENTS BEFORE PROCEEDING WITH CONSTRUCTION.
9. SITE WORK AND DRAINAGE DESIGN SHALL BE BY OTHERS.

FOUNDATIONS:

1. NO SOILS REPORT HAS BEEN PREPARED FOR THIS PROJECT, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE SOIL SUPPORT FOR THE FOUNDATION DESIGN, AND SHALL REPORT UNEXPECTED CONDITIONS TO THE ENGINEER, SUCH AS EXPANSIVE, COMPRESSIBLE, OR SHIFTING SOILS, OR SOILS WITH QUESTIONABLE CHARACTERISTICS.
2. ALLOWABLE SOIL BEARING = 1500 PSF. THIS PRESUMPTIVE CAPACITY IS BASED ON THE ASSUMPTION THAT THE EXISTING SOILS ARE AS DESCRIBED IN SECTION R401.4 AND TABLE R401.4.1 OF THE INTERNATIONAL RESIDENTIAL CODE. THE ENGINEER OF RECORD MAKES NO WARRANTY OR GUARANTEE OF FUTURE SETTLEMENT OF THE EXISTING SOILS. THE TOP 12 INCHES OF EXISTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT
3. ALL FOOTINGS, OR PORTIONS THEREOF, BELOW GRADE MAY BE EARTH FORMED BY NEAT EXCAVATIONS.
4. FOOTINGS TO BE CENTERED ON WALLS OR COLUMNS UNLESS NOTED OTHERWISE.
5. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINTS OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATIONS OR FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
6. STRUCTURES REQUIRED BY THE PERMITTING AUTHORITY TO BE FLOOD RESISTANT SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING THE DESIRED TOP OF FOUNDATION ELEVATION.

CONCRETE WORK:

1. CONCRETE (NORMAL WEIGHT) COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3000 PSI, UNLESS NOTED OTHERWISE.
2. PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR II.
3. ALL AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33.
4. ALL REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185.
5. MINIMUM WWF LAP SHALL BE THE GREATER OF ONE CROSS WIRE SPACING PLUS 2 INCHES OR MINIMUM OF 6 INCHES.
6. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST ADOPTION EDITION OF THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318) AND ITS REVISIONS AND THE "ACI MANUAL OF CONCRETE PLACEMENT."
7. ALL REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI STANDARDS. NO WELDING OF REINFORCEMENT SHALL BE ALLOWED UNLESS NOTED OTHERWISE OR APPROVED BY ENGINEER.
8. NO SPLICING OF REINFORCEMENT SHALL BE MADE EXCEPT AS NOTED, DETAILED, OR AUTHORIZED BY THE STRUCTURAL ENGINEER. LAP SPLICES WHERE PERMITTED SHALL BE CLASS B TENSION LAP SPLICES, UNLESS NOTED OTHERWISE. MAKE ALL BARS CONTINUOUS AROUND CORNERS.
9. STAGGER SPLICES A MINIMUM 0F 4'-0" FOR CONTINUOUS BARS IN ALL CONCRETE WORK, UNLESS NOTED OTHERWISE.
10. PROVIDE TWO (2) #5 BARS (1 EACH FACE) WITH MINIMUM 2'-0" PROJECTION AROUND ALL OPENINGS IN CONCRETE UNLESS NOTED OTHERWISE.
11. SLABS, WALLS, AND PILE CAPS SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE.
12. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCED CAST-IN-PLACE CONCRETE:
   - 12.1. CONCRETE PLACED AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
   - 12.2. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
     - #6 - #18 BARS 2 INCHES
     - #5 BARS AND SMALLER 1.5 INCHES
   - 12.3. CONCRETE NOT EXPOSED TO WEATHER NOR IN CONTACT WITH EARTH:
     - 12.3.1. SLABS, WALL, AND JOISTS:
       - #14 AND #18 BARS 1.5 INCHES
       - #11 BARS AND SMALLER 1 INCH
     - 12.3.2. BEAMS, COLUMNS, AND WALL JAMBS: PRIMARY REINFORCEMENT, TIES, STIRRUPS, AND SPIRALS:
       - #14 AND #18 BARS 2.5 INCHES
       - #11 BARS AND SMALLER 1.5 INCHES
13. PROVIDE REINFORCING BAR PLACING ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT IN ACCORDANCE WITH ACI MANUAL OF STANDARD PRACTICE.
14. IT IS RECOMMENDED TO PROVIDE SAWN JOINTS IN THE CONCRETE SLAB TO MINIMIZE TEMPERATURE & SHRINKAGE CRACKING. ALL SAWN JOINTS SHALL BE ± 1/8" WIDE, AND 1/4 THE DEPTH OF THE SLAB. THE JOINT SPACING SHALL HAVE A MAXIMUM SPACING OF 12 FEET EACH WAY, WITH A MAXIMUM ASPECT RATIO OF 1.5:1, HOWEVER A RATIO OF 1:1 IS PREFERRED. THE SAWCUT SHOULD BE COMPLETED WITHIN 12 HOURS OF THE INITIAL CONCRETE POUR. THE JOINTS SHALL BE CAULKED WITH URETHANE CAULKING OR A BACKER ROD AND JOINT SEALANT.
15. ALL FIELD BENDING OF REINFORCING BARS SHALL BE MADE COLD FOR #8 BARS AND SMALLER. #9, #10 AND #11 BARS UPON APPROVAL MAY BE PREHEATED UNIFORMLY AND CAREFULLY BENT OR STRAIGHTENED PER CRSI RECOMMENDATIONS.
16. ALL REINFORCING BAR. ANCHOR BOLTS, AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
17. PROJECTING CORNERS OF BEAMS, COLUMNS, ETC. SHALL BE FORMED WITH 3/4" CHAMFER UNLESS NOTED OTHERWISE.
18. TERMITE PROTECTION SHALL BE INSTALLED TO COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE.
19. THE CONTRACTOR SHALL PASS ALL REQUIRED LOCAL INSPECTIONS PRIOR TO PLACING CONCRETE.
20. UNLESS OTHERWISE DIRECTED BY THE OWNER, THE PORCH, PATIO, AND GARAGE SURFACES SHALL BE LIGHT BROOM FINISHED AND THE HOUSE SHALL BE SMOOTH FAN FINISH.

MASONRY:

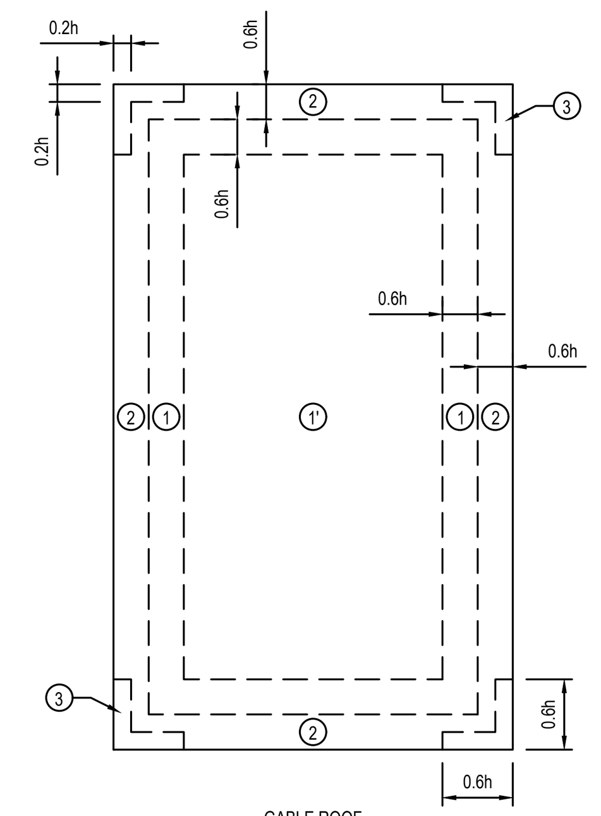
1. HOLLOW CONCRETE BLOCK (MASONRY) UNITS SHALL CONFORM TO ASTM C90 SPECIFICATIONS, NORMAL WEIGHT, TYPE I, GRADE N.
2. COMPOSITION, QUALITY, STORAGE, HANDLING, PREPARATION AND PLACEMENT OF MATERIALS, QUALITY ASSURANCE FOR MATERIALS AND MASONRY, AND CONSTRUCTION OF MASONRY SHALL COMPLY WITH TMS 402/ACI 530/ASCE 5. A QUALITY ASSURANCE PROGRAM SHALL BE USED TO ENSURE THAT THE CONSTRUCTED MASONRY IS IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.
3. SPECIFIED COMPRESSIVE STRENGTH OF MASONRY SHALL BE A MINIMUM OF f'm = 1500 PSI.
4. MINIMUM NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS SHALL BE 1900 PSI.
5. ALL MORTAR USED IN MASONRY SHALL CONFORM TO ASTM C270 TYPE M OR S. TYPE N MASONRY CEMENT MORTAR IS NOT ACCEPTABLE. MASONRY FOR FOUNDATION WALLS SHALL BE LAID IN MORTAR IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE SECTIONS R404 AND R606.
6. ALL REINFORCING IN MASONRY WALLS SHALL BE FULLY ENCLOSED WITH GROUT. GROUT MIX SHALL CONFORM TO ASTM C476 WITH MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI. USE GROUT TYPE (FINE OR COARSE) THAT WILL COMPLY WITH TABLE 7 (GROUT SPACE REQUIREMENTS) OF ACI 530 SPECIFICATION OF MASONRY STRUCTURES FOR DIMENSIONS OF GROUT SPACES AND POUR HEIGHTS. PROVIDE A MINIMUM OF 1" GROUT BETWEEN MAIN REINFORCING AND MASONRY UNITS.
7. ALL REINFORCEMENT FOR USE IN MASONRY CONSTRUCTION SHALL CONFORM TO ASTM A615, GRADE 60.
8. ALL DEFORMED WIRE HORIZONTAL REINFORCEMENT IN CMU WALLS SHALL CONFORM TO ASTM A497. PROVIDE #9 TRUSS TYPE JOINT REINFORCEMENT @ 16" O.C. FOR TYPICAL HORIZONTAL REINFORCING AND @ 8" O.C. FOR TYPICAL HORIZONTAL REINFORCING AT PARAPET WALLS.
9. ALL PLAIN WIRE HORIZONTAL REINFORCEMENT IN CMU WALLS SHALL CONFORM TO ASTM A82 OR ASTM A185.
10. MAKE ALL REINFORCING CONTINUOUS BY LAPPING AND PROVIDING CORNER BARS FOR ALL REINFORCEMENT. VERTICAL AND HORIZONTAL REINFORCEMENT IS TO BE CONTINUOUS AND LAPPED A MINIMUM OF 48 BAR DIAMETERS.
11. VERTICAL REINFORCEMENT FOR CMU WALLS TO BE PLACED IN CENTER OF WALL, UNLESS INDICATED OTHERWISE ON THE DRAWINGS. PROVIDE ALL ACCESSORIES AS REQUIRED TO SUPPORT BARS AT LOCATIONS INDICATED.
12. MASONRY IS TO BE LAID IN ACCORDANCE WITH LATEST ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE SECTION R606.3.7 OR APPLICABLE LOCAL GOVERNING CODES. ALL CONCRETE MASONRY UNITS SHALL BE LAID IN RUNNING BOND IN ACCORDANCE WITH ACI 530.
13. MASONRY WALLS SHALL BE ADEQUATELY BRACED DURING CONSTRUCTION TO WITHSTAND WIND LOADS. BRACING SHALL REMAIN IN PLACE UNTIL ROOF FRAMING IS COMPLETELY INSTALLED AND CAPABLE OF PROVIDING LATERAL SUPPORT.

STRUCTURAL LUMBER:

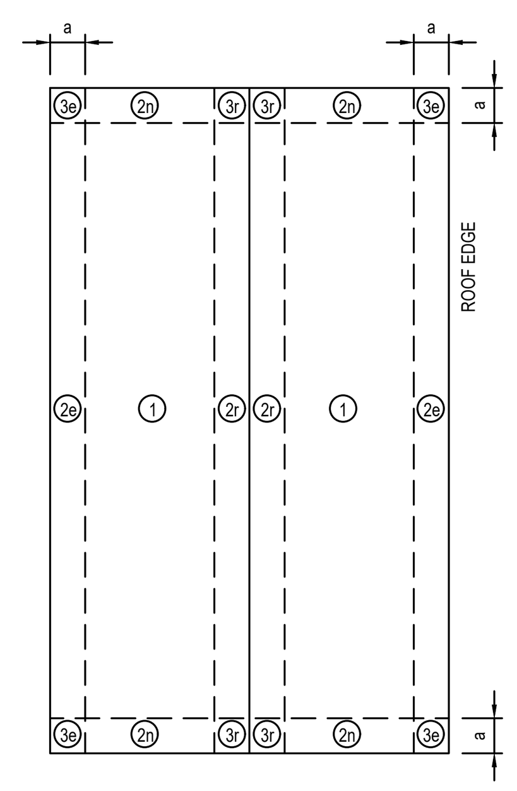
1. WOOD FRAMING AND COLUMNS 5" x 5" AND LARGER SHALL BE NO. 1 STRESS RATED SOUTHERN PINE OR BETTER WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 1350 PSI Fc = 375 PSI Fcll = 825 PSI Fv = 165 PSI E = 1,500,000 PSI
2. WOOD FRAMING AND COLUMNS 2-4" THICK AND 2-4" WIDE SHALL BE NO. 2 STRESS RATED SOUTHERN PINE OR BETTER WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 1100 PSI Fc = 565 PSI Fcll = 1450 PSI Fv = 175 PSI E = 1,400,000 PSI
3. WOOD FRAMING AND COLUMNS 2-4" THICK AND 5-6" WIDE SHALL BE NO. 2 STRESS RATED SOUTHERN PINE OR BETTER WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 1000 PSI Fc = 565 PSI Fcll = 1400 PSI Fv = 175 PSI E = 1,400,000 PSI
4. WOOD FRAMING AND COLUMNS 2-4" THICK AND 8" WIDE SHALL BE NO. 2 STRESS RATED SOUTHERN PINE OR BETTER WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 925 PSI Fc = 565 PSI Fcll = 1350 PSI Fv = 175 PSI E = 1,400,000 PSI
5. WOOD FRAMING AND COLUMNS 2-4" THICK AND 10" WIDE SHALL BE NO. 2 STRESS RATED SOUTHERN PINE OR BETTER WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 800 PSI Fc = 565 PSI Fcll = 1300 PSI Fv = 175 PSI E = 1,400,000 PSI
6. WOOD FRAMING AND COLUMNS 2-4" THICK AND 12" WIDE SHALL BE NO. 2 STRESS RATED SOUTHERN PINE OR BETTER WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 750 PSI Fc = 565 PSI Fcll = 1250 PSI Fv = 175 PSI E = 1,400,000 PSI
7. 2x4 WALL STUDS AND PLATES SHALL BE SPRUCE-PINE-FIR IN STUD GRADE WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 675 PSI E = 1,200,000 PSI
8. 2x6 WALL STUDS AND PLATES SHALL BE SPRUCE-PINE-FIR IN STUD GRADE WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 675 PSI E = 1,200,000 PSI
9. ALL LVL BEAMS SHALL BE VERSA-LAM AS MANUFACTURED BY BOISE CASCADE, OR AN APPROVED EQUAL WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 3100 PSI Fc = 750 PSI Fcll = 3000 PSI Fv = 285 PSI E = 2,100,000 PSI
10. ALL GLULAM BEAMS SHALL BE POWER PRESERVED GLULAM BEAMS BY ANTHONY FOREST PRODUCTS, OR AN APPROVED EQUAL WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
    Fb = 2400 PSI Fc = 740 PSI Fcll = 1650 PSI Fv = 300 PSI E = 1,800,000 PSI
11. ALL WOOD I-JOISTS SHALL BE AS MANUFACTURED BY BOISE CASCADE, OR AN APPROVED EQUAL.
12. PLYWOOD DECKING AS FOLLOWS:
    - 12.A. ALL WALL SHEATHING AND ROOF DECKING SHALL BE APA RATED SHEATHING, STRUCTURAL I OR II, EXTERIOR PLYWOOD.
    - 12.B. ROOF SHEATHING THICKNESS SHALL BE AS SHOWN ON THE ROOF FRAMING PLAN. LONG DIMENSION OF PANEL PERPENDICULAR TO SUPPORTS.
    - 12.C. WALL SHEATHING THICKNESS SHALL BE AS SHOWN ON THE SHEAR WALL PLAN.
    - 12.D. STAGGER ENDS OF SHEETS IF LAYING HORIZONTALLY.
    - 12.E. PROVIDE BLOCKING AT EDGES OF ALL SHEAR WALL PANELS.
    - 12.F. ROOF SHEATHING NAILING: (U.N.O. ON PLANS)
      4" O.C. MAXIMUM SPACING PANEL EDGES
      4" O.C. MAXIMUM SPACING INTERMEDIATE SUPPORTS.
    - 12.G. USE MINIMUM 0.113" x 2-3/8" RING SHANK NAILS (8d RING SHANK) U.N.O.
    - 12.H. ROOF DECK EDGE SUPPORT SHALL COMPLY WITH TABLE R503.2.1.1(1).
    - 12.I. PANELS SHALL BE SPACED 1/8" END TO END PER MANUFACTURER'S RECOMMENDATION.
13. TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS & RECOMMENDATIONS OF TPI 1-2014 & BCSI-2013 BY THE TRUSS PLATE INSTITUTE (TPI).
14. TRUSS MANUFACTURER SHALL SUBMIT FOR APPROVAL CALCULATIONS & SHOP DRAWINGS FOR DETAILS, FABRICATION & ERECTION OF WOOD TRUSSES. DRAWINGS SHALL INCLUDE LAYOUT, SPACING, MATERIAL, MEMBER PROPERTIES, & DETAILS OF CONNECTIONS FOR ALL TIMBER FRAMING INDICATED ON THE DRAWINGS. TRUSSES SHALL BE DESIGNED TO RESIST THE FORCES AS INDICATED, BY THE FABRICATOR, UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED.
15. TRUSS MANUFACTURER SHALL DESIGN FOR THE FOLLOWING SUPERIMPOSED LOADS:
    ROOF TOP CHORD DEAD LOAD 10 PSF
    ROOF TOP CHORD LIVE LOAD 20 PSF
    BOTTOM CHORD DEAD LOAD 10 PSF
    BOTTOM CHORD LIVE LOAD 20 PSF
    DESIGN ROOF TRUSSES TO RESIST A NET UPLIFT PRESSURE AND DOWNWARD PRESSURE APPLIED NORMAL TO THE ROOF PLANE AS REQUIRED IN THE INTERNATIONAL RESIDENTIAL CODE.
16. IN ADDITION, WOOD TRUSSES SHALL BE DESIGNED FOR ALL CONCENTRATED LOADS HUNG FROM OR SUPPORTED ON TRUSSES. REFER TO MECHANICAL, ELECTRICAL AND ARCHITECTURAL DRAWINGS & SPECIFICATIONS FOR LOADING INFORMATION & LOCATIONS. LOADING AS REQUIRED BY OTHER SUB-CONTRACTORS, SUCH AS FIRE PROTECTION SHALL BE COORDINATED BY THE GENERAL CONTRACTOR.
17. TEMPORARY BRACING SHALL NOT IMPOSE ANY FORCES ON THE SUPPORTING STRUCTURE. PERMANENT BRACING FORCES SHALL BE TRANSFERRED TO THE ROOF DIAPHRAGM BY THE BRACING DESIGN PROVIDED BY THE TRUSS MANUFACTURER.
18. ALL SAWN LUMBER IN CONTACT WITH STEEL, MASONRY, OR CONCRETE OR EXPOSED TO EXTERIOR ENVIRONMENT SHALL BE TREATED IN ACCORDANCE WITH AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARD U1-22.
19. ALL MULTIPLE PIECE WOOD BEAMS SHALL BE CONNECTED TOGETHER WITH MINIMUM TWO ROWS OF 16d NAILS @ 8" O.C. (U.N.O.).
20. NAILING U.N.O., SHALL BE IN ACCORDANCE WITH THE TABLE R602.3(1) OF THE LATEST ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.
21. ALL CONNECTORS AND HARDWARE SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SIZE, QUANTITY, AND LOCATION OF NAILS AND FASTENERS SHALL CONFORM TO THE MANUFACTURER'S PUBLISHED LITERATURE.
22. ALL BOLTS, NAILS, JOIST HANGERS, CLIPS, STRAPS, ETC. THAT ARE IN CONTACT WITH PRESSURE TREATED MATERIAL SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
23. ALL LUMBER AND WOOD STRUCTURAL PANEL MEMBERS, INCLUDING PRESSURE TREATED 2" THICK AND LESS SHALL CONTAIN NO MORE THAN 19% MOISTURE AT THE TIME OF PERMANENT INCORPORATION INTO STRUCTURE.
24. FLOOR JOISTS SHALL BE DOUBLED UNDER PARALLEL WALLS U.N.O. ON PLANS.

STRUCTURAL LUMBER (CONT'D):

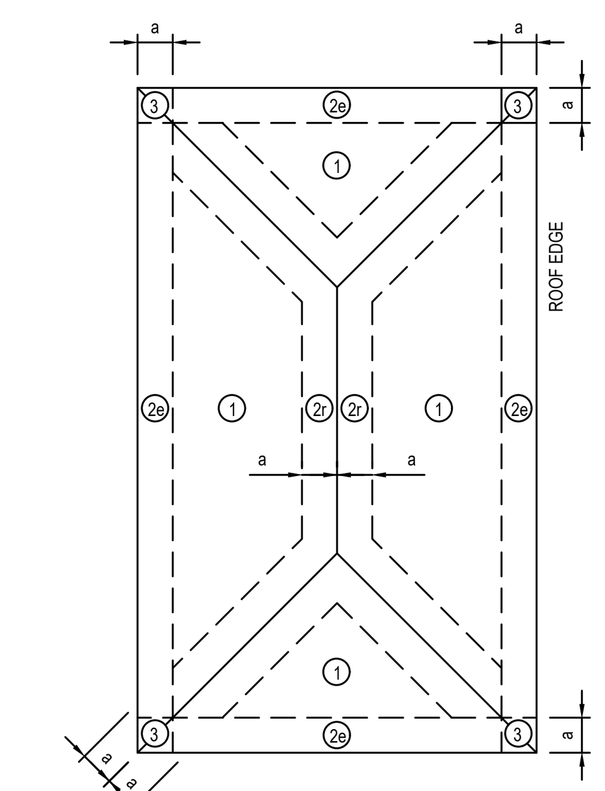
25. SOLID 2x BLOCKING OR DIAGONAL 1x BLOCKING SHALL BE PLACED BETWEEN FLOOR JOISTS AT INTERVALS NOT EXCEEDING 8 FT. UNDER LOAD BEARING WALLS.
26. STRUCTURAL MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS OF THE MANUFACTURER'S PUBLISHED LITERATURE OR THE INTERNATIONAL RESIDENTIAL CODE.
27. WHERE A LOAD-BEARING WALL THAT BEARS ON WOOD I-JOISTS, IS STACKED OVER A LOAD-BEARING WALL BELOW, 2x SQUASH BLOCKS OR I-JOIST BLOCKING IS REQUIRED BETWEEN THE JOISTS, SEE FLOOR FRAMING PLAN.



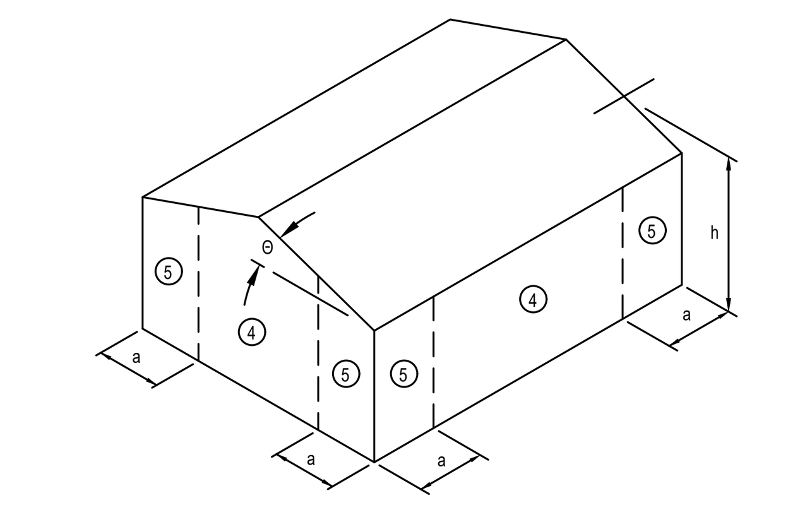
GABLE ROOF
θ ≤ 7°



GABLE ROOF
7° < θ ≤ 45°



HIP ROOF
7° < θ ≤ 45°



WALLS

ASCE 7-16
COMPONENTS & CLADDING WIND PRESSURES (psf) (ALLOWABLE STRESS DESIGN)
EXPOSURE B

	ZONE	EFF. WIND AREA (SF)	130 MPH POS	130 MPH NEG	140 MPH POS	140 MPH NEG	150 MPH POS	150 MPH NEG	160 MPH POS	160 MPH NEG
GABLE ROOF >7° TO 20° (>1.5:12 TO 4.4:12)	1	10	9.9	-30.0	11.4	-34.8	13.1	-40.0	14.9	-45.5
	2e	10	9.9	-30.0	11.4	-34.8	13.1	-40.0	14.9	-45.5
	2n	10	9.9	-43.8	11.4	-50.8	13.1	-58.3	14.9	-66.3
	2r	10	9.9	-43.8	11.4	-50.8	13.1	-58.3	14.9	-66.3
	3e	10	9.9	-43.8	11.4	-50.8	13.1	-58.3	14.9	-66.3
	3r	10	9.9	-52.0	11.4	-60.4	13.1	-69.3	14.9	-78.8
GABLE ROOF >20° TO 27° (>4.4:12 TO 6.1:12)	1	10	9.9	-23.1	11.4	-26.8	13.1	-30.8	14.9	-35.0
	2e	10	9.9	-23.1	11.4	-26.8	13.1	-30.8	14.9	-35.0
	2n	10	9.9	-36.9	11.4	-42.8	13.1	-49.1	14.9	-55.9
	2r	10	9.9	-36.9	11.4	-42.8	13.1	-49.1	14.9	-55.9
	3e	10	9.9	-55.2	11.4	-64.0	13.1	-73.5	14.9	-83.6
	3r	10	9.9	-52.0	11.4	-60.4	13.1	-69.3	14.9	-78.8
GABLE ROOF >27° TO 45° (>6.1:12 TO 12:12)	1	10	14.9	-27.3	17.2	-31.6	19.8	-36.3	22.5	-41.3
	2e	10	14.9	-27.3	17.2	-31.6	19.8	-36.3	22.5	-41.3
	2n	10	14.9	-30.0	17.2	-34.8	19.8	-40.0	22.5	-45.5
	2r	10	14.9	-27.3	17.2	-31.6	19.8	-36.3	22.5	-41.3
	3e	10	14.9	-36.8	17.2	-42.7	19.8	-49.0	22.5	-55.8
	3r	10	14.9	-30.0	17.2	-34.8	19.8	-40.0	22.5	-45.5
HIP ROOF >7° TO 20° (>1.5:12 TO 4.4:12) h/B ≤ 0.5	1	10	12.1	-20.4	14.1	-23.6	16.1	-27.1	18.4	-30.9
	2e	10	12.1	-27.3	14.1	-31.6	16.1	-36.3	18.4	-41.3
	2r	10	12.1	-35.5	14.1	-41.2	16.1	-47.3	18.4	-53.8
	3	10	12.1	-27.3	14.1	-31.6	16.1	-36.3	18.4	-41.3
HIP ROOF >20° TO 27° (>4.4:12 TO 6.1:12)	1	10	12.1	-21.8	14.1	-25.2	16.1	-29.0	18.4	-33.0
	2e	10	12.1	-30.0	14.1	-34.8	16.1	-40.0	18.4	-45.5
	2r	10	12.1	-30.0	14.1	-34.8	16.1	-40.0	18.4	-45.5
	3	10	12.1	-30.0	14.1	-34.8	16.1	-40.0	18.4	-45.5
HIP ROOF >27° TO 45° (>6.1:12 TO 12:12)	1	10	11.5	-23.1	13.3	-26.8	15.3	-30.8	17.4	-35.1
	2e	10	11.5	-27.7	13.3	-32.1	15.3	-36.8	17.4	-41.9
	2r	10	11.5	-37.6	13.3	-43.6	15.3	-50.0	17.4	-56.9
	3	10	11.5	-36.7	13.3	-42.6	15.3	-48.9	17.4	-55.6

CODES:

LOCAL CODES, ORDINANCES, AND AMENDMENTS
2021 COASTAL CONSTRUCTION CODE SUPPLEMENT

GENERAL BUILDING CODE:
2018 INTERNATIONAL RESIDENTIAL CODE
ASCE 7-16

CONCRETE CODES:
BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-14)
GUIDE TO DESIGN OF SLABS-ON-GROUND (ACI 360R-10)

MASONRY CODE:
BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (TMS 402-13/ACI 530-13/ASCE 5-13)

WOOD CODES:
AWC MANUAL FOR ENGINEERED WOOD CONSTRUCTION (2018)
AWC NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION (2018)
AWC SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC (SDPWS) (2015)
AWC NATIONAL DESIGN SPECIFICATION (NDS) SUPPLEMENT (2018)
AWC WOOD FRAME CONSTRUCTION MANUAL (WFCM) (2018)

DESIGN LOADS:

FLOOR LOADS:
DEAD LOAD 10 PSF
LIVE LOAD 40 PSF

CEILING LOADS:
DEAD LOAD 10 PSF
LIVE LOAD 10 PSF (UNINHABITABLE ATTIC w/o STORAGE)
20 PSF (UNINHABITABLE ATTIC w/ LIMITED STORAGE)
30 PSF (HABITABLE ATTICS AND ATTICS w/ FIXED STAIRS)

ROOF LOADS:
DEAD LOAD 10 PSF
LIVE LOAD 20 PSF

WIND LOADS:
WIND SPEED = 160 MPH
EXPOSURE = B
MEAN ROOF HEIGHT = 25 FEET

RISK CATEGORY II
WIND DIRECTIONALITY FACTOR, Kd = 0.85
TOPOGRAPHIC FACTOR, Kzt = 1.0
GROUND ELEVATION FACTOR, Ke = 1.0
GUST-EFFECT FACTOR, G = 0.85
ENCLOSURE CLASSIFICATION = ENCLOSED BUILDING
INTERNAL PRESSURE COEFFICIENT = ±0.18
a = 4 FEET

ASCE 7-16
COMPONENTS & CLADDING WIND PRESSURES (psf) (ALLOWABLE STRESS DESIGN) (CONT'D.)
EXPOSURE B

	ZONE	EFF. WIND AREA (SF)	130 MPH POS	130 MPH NEG	140 MPH POS	140 MPH NEG	150 MPH POS	150 MPH NEG	160 MPH POS	160 MPH NEG
WALLS	4	10	16.2	-17.6	18.8	-20.4	21.6	-23.5	24.6	-26.7
	4	20	15.5	-16.9	18.0	-19.6	20.7	-22.5	23.5	-25.6
	4	50	14.5	-15.9	16.9	-18.5	19.4	-21.2	22.0	-24.1
	4	100	13.8	-15.2	16.0	-17.6	18.4	-20.2	20.9	-23.0
	4	200	13.1	-14.5	15.2	-16.8	17.4	-19.3	19.8	-21.9
	5	10	16.2	-21.8	18.8	-25.2	21.6	-29.0	24.6	-33.0
	5	20	15.5	-20.3	18.0	-23.5	20.7	-27.0	23.5	-30.7
	5	50	14.5	-18.4	16.9	-21.3	19.4	-24.4	22.0	-27.8
	5	100	13.8	-16.9	16.0	-19.6	18.4	-22.5	20.9	-25.6
	5	200	13.1	-15.4	15.2	-17.9	17.4	-20.5	19.8	-23.4

	OPENING SIZE	EFF. WIND AREA (SF)	130 MPH POS	130 MPH NEG	140 MPH POS	140 MPH NEG	150 MPH POS	150 MPH NEG	160 MPH POS	160 MPH NEG
WALLS (ZONE 5)	3050 WINDOW	15	15.8	-20.9	18.3	-24.2	21.1	-27.8	24.0	-31.7
	4040 WINDOW	16	15.7	-20.8	18.3	-24.1	21.0	-27.6	23.9	-31.4
	2868 DOOR	17.8	15.6	-20.5	18.1	-23.8	20.8	-27.3	23.7	-31.1
	3060 WINDOW	18	15.6	-20.5	18.1	-23.8	20.8	-27.3	23.7	-31.1
	3068 DOOR	20	15.5	-20.3	18.0	-23.5	20.7	-27.0	23.5	-30.7
	5068 WINDOW	33.3	15.0	-19.2	17.4	-22.3	19.9	-25.6	22.7	-29.1
	6068 DOOR	40	14.8	-18.8	17.1	-21.8	19.7	-25.1	22.4	-28.5
	8070 WINDOW	56	14.4	-18.1	16.7	-21.0	19.2	-24.1	21.9	-27.4
	16070 GARAGE DOOR	112	13.7	-16.7	15.9	-19.3	18.2	-22.2	20.7	-25.2

SHEET INDEX

PRIME DESIGN HOMES

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

Bethel

PROPOSED NEW CONSTRUCTION FOR
PRIME DESIGN HOMES
LOT 9, WEST END SUBDIVISION
MOBILE, AL 36606

REV	DATE	BY	DESCRIPTION

REVISION LOG

PROJECT NUMBER:	VB2502-335
DRAWN BY:	BEM
CHECKED BY:	VDL
ISSUE DATE:	04-04-2025

ALABAMA LICENSED No. 24712 PROFESSIONAL ENGINEER VINCENT D. LACOSTE II 4/4/25

SHEET TITLE & NUMBER:
GENERAL NOTES
S-0.0

LAST SAVED R SWEATT PRINTED BY: RYAN SWEATT 4/8/2025 5:03:40 PM S:\Bethel Engineering Main\Structural Engineering\B.E Engineering VB, LLC\2025\VB2502\VB2502-335 West End Subdivision 9\VB2502-335 West End Subdivision 9.rvt

FORTIFIED NOTES (2020 STANDARD):

THE INFORMATION SHOWN ON THIS PAGE IS NOT INDICATIVE OF THE ENTIRETY OF THE 2020 FORTIFIED STANDARD. FOR THE FULL 2020 FORTIFIED STANDARD, PLEASE SCAN THE QR CODE OR GO THE WEB ADDRESS LISTED BELOW:

https://fortifiedhome.org/wp-content/uploads/2020-fortified-home-standard.pdf

ROOF DECKING ATTACHMENT

ROOF DECKING SHALL BE NAILED PER THE ENGINEERED PLANS HEREIN; SEE FOLLOWING SHEETS.

TABLE F-RS-2. FROM F-RS-2: MINIMUM REQUIREMENTS FOR ROOF SHEATHING FASTENING FOR HURRICANE DESIGNATION

MINIMUM NAIL SIZE / TYPE [1,4]	MAXIMUM NAIL SPACING (ALL ROOF AREAS) [1]
RSRS-01; 0.113"Ø x 2-3/8" ROOF SHEATHING RING SHANK NAIL	4" O.C.

NOTES:

1. LOCAL BUILDING CODE REQUIREMENTS FOR ROOF SHEATHING THICKNESS AND/OR NAIL SIZE/ATTACHMENT SPACING MAY BE MORE STRINGENT BASED ON SITE CONDITIONS.
2. FOR CONCRETE AND CLAY TILE ROOF COVERS, MINIMUM REQUIRED SHEATHING THICKNESS IS 15/32".
3. FOR METAL ROOF COVERS, VERIFY MANUFACTURER'S SHEATHING THICKNESS REQUIREMENTS ARE MET.
4. FULL ROUND HEAD Ø; NO CLIPPED-HEAD NAILS, COMMON NAILS OR STAPLES SHALL BE ALLOWED.

SEALED ROOF DECK - FOR SHINGLE OR METAL ROOF COVERS, SEAL THE ROOF DECK IN ACCORDANCE WITH ONE OF THE FOLLOWING METHODS:

1. FLASHING TAPE & UNDERLAYMENT

   TAPE SEAMS BETWEEN ROOF SHEATHING THAT FORMS THE ROOF DECK. THERE ARE TWO MATERIAL OPTIONS FOR TAPING THE SEAMS ON THE ROOF DECK:

   A. MATERIAL OPTION 1: APPLY AN ASTM D1970 COMPLIANT SELF-ADHERING POLYMER-MODIFIED BITUMEN FLASHING TAPE, AT LEAST 4 IN. WIDE, DIRECTLY TO THE ROOF DECK TO SEAL THE HORIZONTAL AND VERTICAL JOINTS IN THE ROOF DECK.

   B. MATERIAL OPTION 2: APPLY AN AAMA 711-13, LEVEL 3 (FOR EXPOSURE UP TO 80°C/176°F) COMPLIANT SELF-ADHERING FLEXIBLE FLASHING TAPE AT LEAST 3-3/4 IN. WIDE DIRECTLY TO THE ROOF DECK TO SEAL THE HORIZONTAL AND VERTICAL JOINTS IN THE ROOF DECK.

   ANY FLASHING TAPE USED TO ACHIEVE A SEALED ROOF DECK MUST BE FULLY ADHERED WITHOUT VOIDS (E.G., WRINKLES) IN ORDER TO BE ACCEPTED. IN SOME INSTANCES, THE ABILITY OF SELF-ADHERED FLASHING TAPES TO ADHERE TO ORIENTED STRAND BOARD (OSB) SHEATHING MAY BE COMPROMISED BY THE LEVEL OF SURFACE TEXTURE OR WAX USED IN FABRICATING THE OSB PANELS. IN APPLICATIONS WHERE, FLASHING TAPE ADHESION TO OSB IS MARGINAL, APPLY A MANUFACTURER-SPECIFIED COMPATIBLE PRIMER TO THE OSB PANELS WHERE THE TAPE WILL BE APPLIED TO ENSURE THE PROPER ATTACHMENT OF THE SELF-ADHERING TAPE TO THE SHEATHING. DO NOT NAIL OR STAPLE THE TAPE TO THE ROOF SHEATHING. REFER TO THE MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION AND PRIMER REQUIREMENTS (IF APPLICABLE).

   NEXT, APPLY ONE OF THE FOLLOWING CODE-COMPLIANT UNDERLAYMENT OPTIONS OVER THE SELF-ADHERING TAPE:

   - ASTM D226 TYPE II (#30)
   - ASTM D4869 TYPE III OR TYPE IV (#30)
   - ASTM D6757 (FOR ASPHALT SHINGLE ROOF COVERS)
   - AS AN ALTERNATIVE, APPLY A REINFORCED SYNTHETIC ROOF UNDERLAYMENT WHICH HAS AN ICC APPROVAL AS AN ALTERNATE TO ASTM D226 TYPE II FELT PAPER. THE SYNTHETIC UNDERLAYMENT MUST HAVE A MINIMUM TEAR STRENGTH OF 15 LBF IN ACCORDANCE WITH ASTM D4533 AND A MINIMUM TENSILE STRENGTH OF 20 LBF/IN. IN ACCORDANCE WITH ASTM D5035.

   NOTE: AN AC266-RATED SYSTEM CONSISTING OF WOOD STRUCTURAL PANEL SHEATHING WITH INTEGRATED WATER RESISTIVE BARRIER SUCH AS HUBER ZIP™ ROOF SHEATHING USED IN COMBINATION WITH APPROVED OR PROPRIETARY TAPE TO SEAL THE ROOF DECK SEAMS AS DESCRIBED ABOVE AND IN COMPLIANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS, IS DEEMED TO COMPLY AS AN APPROVED FORTIFIED SEALED ROOF DECK WITHOUT ANY ADDITIONAL UNDERLAYMENTS REQUIRED.

   UNDERLAYMENT INSTALLATION:

   UNDERLAYMENT MUST BE ATTACHED USING ANNULAR-RING OR DEFORMED-SHANK ROOFING NAILS (0.083 IN. MINIMUM DIAMETER AND SUFFICIENT LENGTH TO PENETRATE THROUGH THE ROOF SHEATHING OR NOT LESS THAN 3/4 IN. INTO THE ROOF SHEATHING) WITH MINIMUM 1-IN.-DIAMETER CAPS (METAL OR PLASTIC BUTTON CAP NAILS). METAL CAPS AND NAIL OR METAL CAP-NAILS ARE REQUIRED FOR ULTIMATE DESIGN WIND SPEED OF 160 MPH OR GREATER. FASTENERS SHALL MEET THE CORROSION PROTECTION REQUIREMENTS OUTLINED IN F-G-1. SPACE FASTENERS AT 6 IN. O.C. SPACING ALONG ALL LAPS AND AT 12 IN. O.C. VERTICALLY AND HORIZONTALLY IN THE FIELD OR A MORE STRINGENT FASTENER SCHEDULE IF REQUIRED BY THE MANUFACTURER FOR HIGH-WIND AND PROLONGED EXPOSURE INSTALLATIONS. HORIZONTAL LAPS MUST BE A MINIMUM OF 4 IN. AND END LAPS MUST BE A MINIMUM OF 6 IN.

2. TWO LAYERS FELT UNDERLAYMENT

   THIS METHOD IS NOT RECOMMENDED. FOR THIS METHOD, PLEASE REFERENCE SECTION 4.4.1.2 OF THE 2020 FORTIFIED STANDARD. IN THIS INSTANCE, THE CONTRACTOR SHALL CONTACT THE FORTIFIED EVALUATOR FOR FURTHER INFORMATION.

3. SELF-ADHERED MEMBRANE (SHOWING BOND BREAK FOR ASPHALT SHINGLES)

   CAUTION: MANUFACTURERS EMPHASIZE THE NEED FOR ADEQUATE ATTIC VENTILATION WHEN SELF-ADHERED MEMBRANE IS APPLIED OVER THE ENTIRE ROOF. ALSO, SOME LOCAL BUILDING DEPARTMENTS PROHIBIT THE USE OF THIS SYSTEM. CHECK WITH THE LOCAL BUILDING DEPARTMENT FOR RESTRICTIONS AND REFER TO UNDERLAYMENT AND PRIMARY ROOF SYSTEM MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR VENTILATION LIMITATIONS.

   UNDERLAYMENT TYPE:

   ASTM D1970 SELF-ADHERING POLYMER-MODIFIED BITUMEN MEMBRANE.

   UNDERLAYMENT INSTALLATION:

   REFER TO AND INSTALL IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. REFER TO PRODUCT APPROVAL TO VERIFY REQUIRED WIND PRESSURES ARE MET, IF APPLICABLE. COVER THE ENTIRE ROOF DECK WITH A FULL LAYER OF SELF-ADHERING POLYMER-MODIFIED BITUMEN MEMBRANE MEETING ASTM D1970 REQUIREMENTS. LAP UNDERLAYMENT WITH MINIMUM 6-IN. LEG "TURNED UP" AT WALL INTERSECTIONS. LAP WALL WEATHER BARRIER OVER TURNED-UP ROOF UNDERLAYMENT. IN SOME INSTANCES, THE ABILITY OF THE SELF-ADHERED MEMBRANES TO ADHERE TO ORIENTED STRAND BOARD (OSB) SHEATHING MAY BE COMPROMISED BY THE LEVEL OF SURFACE TEXTURE OR WAX USED IN FABRICATING THE OSB PANELS. IN APPLICATIONS WHERE MEMBRANE ADHESION TO OSB IS MARGINAL, APPLY A MANUFACTURER-SPECIFIED COMPATIBLE PRIMER TO THE OSB PANELS TO ENSURE THE PROPER ATTACHMENT OF THE SELF-ADHERING MEMBRANE TO THE SHEATHING.

   SHINGLES MAY BOND TO SELF-ADHERED MEMBRANES WHICH COULD LEAD TO DAMAGE OF THE SHEATHING WHEN IT COMES TIME TO REPLACE THE SHINGLES. CONSEQUENTLY, FOR SHINGLE ROOFS ONLY, THE MEMBRANE SHOULD BE COVERED WITH A BOND BREAK SUCH AS A #15 ASTM D226, TYPE I UNDERLAYMENT. THE BOND BREAK ONLY NEEDS TO BE FASTENED WELL ENOUGH TO KEEP IT ON THE ROOF SURFACE AND PROVIDE SAFETY TO THE ROOFERS UNTIL THE SHINGLES ARE APPLIED. HOLD BOND BREAK MATERIAL BACK 8 IN. FROM ROOF EDGES TO ALLOW MASTIC AND STARTER STRIP OR SELF-ADHERED STARTER STRIP TO BE APPLIED DIRECTLY TO DRIP EDGE.

   - FOR CONCRETE AND CLAY TILE ROOF COVERS, SEAL THE ROOF DECK IN ACCORDANCE WITH ONE OF THE TWO METHODS OUTLINED IN SECTION 4.4.2 OF THE 2020 FORTIFIED STANDARD. IN THIS INSTANCE, THE CONTRACTOR SHALL CONTACT THE FORTIFIED EVALUATOR FOR FURTHER INFORMATION.

ROOF COVERINGS:

ASPHALT SHINGLES:

1. ASPHALT SHINGLES MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS FOR HIGH WIND REGIONS OR LOCAL BUILDING CODE REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
2. INSTALLATION OF STARTER STRIPS AT EAVES SHALL BE IN ACCORDANCE WITH ONE OF TWO OPTIONS (REFER TO APPENDIX A OF THE 2020 FORTIFIED STANDARD)
3. INSTALLATION OF SHINGLES AT GABLE RAKES SHALL BE IN ACCORDANCE WITH ONE OF THREE OPTIONS (REFER TO APPENDIX A OF THE 2020 FORTIFIED STANDARD)
4. AT INTERSECTIONS AND BOTH SIDES OF OPEN VALLEYS, SHINGLES SHALL BE SET IN A MINIMUM 8-IN.-WIDE STRIP OF FLASHING CEMENT (MAXIMUM THICKNESS OF FLASHING CEMENT = 1/8 IN.).
5. AT CUT SIDE OF CLOSED VALLEYS, SHINGLES SHALL BE SET IN A MINIMUM 2-IN.-WIDE STRIP OF FLASHING CEMENT (MAXIMUM THICKNESS OF FLASHING CEMENT = 1/8 IN.).
6. WOVEN VALLEYS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

ROOF COVERING (CONT'D.):

CLAY & CONCRETE TILES:

- CLAY AND CONCRETE ROOF TILE SYSTEMS MUST MEET THE REQUIREMENTS LISTED IN SECTION 4.7.2 OF THE 2020 FORTIFIED STANDARD. IN THIS INSTANCE, THE CONTRACTOR SHALL CONTACT THE FORTIFIED EVALUATOR FOR FURTHER INFORMATION.

METAL SHINGLES & PANELS:

- METAL ROOF COVER SYSTEMS MUST MEET THE REQUIREMENTS LISTED IN SECTION 4.7.3 OF THE 2020 FORTIFIED STANDARD. REFER TO THE ROOF FRAMING PLAN INCLUDED IN THESE PLANS FOR FURTHER INFORMATION.

OTHER STEEP-SLOPE ROOF COVERINGS:

- OTHER ROOF COVER SYSTEMS MUST MEET THE REQUIREMENTS LISTED IN SECTION 4.7.4 OF THE 2020 FORTIFIED STANDARD. IN THIS INSTANCE, THE CONTRACTOR SHALL CONTACT THE FORTIFIED EVALUATOR FOR FURTHER INFORMATION.

DRIP EDGE:

NOTE: FOR ROOF SLOPES LESS THAN 2:12, REFER TO MANUFACTURER'S DRIP EDGE INSTALLATION REQUIREMENTS.

1. USE NEW (MINIMUM 26 GAUGE FOR STEEL) CORROSION-RESISTANT METAL DRIP EDGE AND FASTENERS IN ACCORDANCE WITH FORTIFIED STANDARD DETAIL F-G-1 "CORROSION PROTECTION REQUIREMENT" (REFER TO APPENDIX A OF THE 2020 FORTIFIED STANDARD).
   1.a. DRIP EDGE SHALL COMPLY WITH BUILDING CODE REQUIREMENTS FOR METAL FLASHING. FOR ADDITIONAL GUIDANCE, REFER TO THE FORTIFIED HOME GENERAL FLASHING GUIDELINES FOR STEEP-SLOPED ROOFS.
2. FOR SHINGLE OR METAL ROOF COVERS WITH SEALED ROOF DECKS IN ACCORDANCE WITH F-SRD-2, F-SRD-3 OR F-SRD-4 (REFER TO SECTION 4.4 OF THE 2020 FORTIFIED STANDARD), INSTALL DRIP EDGE ALONG ALL EAVES AND GABLE RAKE EDGES IN ACCORDANCE WITH FORTIFIED STANDARD DETAIL F-DE-1

INSTALLATION AND ATTACHMENT:

DRIP EDGES SHALL BE INSTALLED *OVER* THE UNDERLAYMENT ALONG GABLE RAKE EDGES AND AT EAVES. OVERLAP DRIP EDGE A MINIMUM OF 3 IN. AT JOINTS. DRIP EDGE FLANGE SHALL EXTEND 1/2 IN. BELOW THE BOTTOM OF THE SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2 IN.

INSTALL (2) FASTENERS INSTALLED IN EACH OVERLAP JOINT. MECHANICAL FASTENERS SHOULD BE APPLIED IN AN ALTERNATING (STAGGERED) PATTERN ALONG THE LENGTH OF THE DRIP EDGE WITH ADJACENT FASTENERS PLACED NEAR OPPOSITE EDGES OF THE LEG/FLANGE OF DRIP EDGE ON THE ROOF. DRIP EDGES MUST BE MECHANICALLY FASTENED TO THE ROOF DECK AT 4 IN. O.C.

SEALING THE DRIP EDGE:

FOR SHINGLE ROOF COVERS:
THE TOP SURFACE OF THE DRIP EDGE SHALL BE CLEAN, FREE OF OIL, AND IF REQUIRED BY THE STARTER STRIP MANUFACTURER, PRIMED WITH ASTM D41 PRIMER. SEAL THE DRIP EDGE, UNDERLAYMENT AND STARTER STRIP AT THE EAVE BY EITHER USING A SELF-ADHERING STARTER STRIP OR APPLYING AN 8-IN.-WIDE LAYER OF COMPATIBLE FLASHING CEMENT WITH 1/8 IN. MAXIMUM THICKNESS OVER THE DRIP EDGE AND UNDERLAYMENT.

FOR METAL ROOF COVERS:
THE TOP SURFACE OF THE DRIP EDGE SHALL BE CLEAN, FREE OF OIL, AND IF REQUIRED, PRIMED WITH MANUFACTURER-APPROVED PRIMER. APPLY A COMPATIBLE MANUFACTURER-APPROVED SEALANT BETWEEN THE DRIP EDGE AND ADJACENT UNDERLAYMENT TO PREVENT WATER FROM ACCUMULATING UNDER THE DRIP EDGE OR USE A MANUFACTURER APPROVED 4 IN. SELF-ADHERED SEAM TAPE.

FOR CONCRETE AND CLAY TILE ROOF COVERS WITH SEALED ROOF DECKS IN ACCORDANCE WITH F-SRD-5 OR F-SRD-6 (REFER TO SECTION 4.4 OF THE 2020 FORTIFIED STANDARD), INSTALL DRIP EDGE ALONG ALL EAVES AND GABLE RAKE EDGES IN ACCORDANCE WITH FORTIFIED STANDARD DETAIL F-DE-1.

FLASHING:

FLASHINGS ARE USED TO WEATHERPROOF OR SEAL ROOF SYSTEM EDGES AT PERIMETERS, PENETRATIONS, WALLS, EXPANSION JOINTS, VALLEYS, DRAINS, AND OTHER PLACES WHERE THE ROOF COVERING IS INTERRUPTED OR TERMINATED. ENSURING FORTIFIED ROOF REQUIREMENTS ARE IN PLACE, ROOFING CONTRACTORS SHALL INSTALL FLASHINGS WHETHER METAL OR MEMBRANE TYPE IN A MANNER CONSISTENT WITH ROOF COVER MANUFACTURERS INSTALLATION REQUIREMENTS PREVENTING MOISTURE FROM ENTERING THE WALL OR ROOF, OR THROUGH MOISTURE-PERMEABLE MATERIALS AT INTERSECTIONS OR OTHER PENETRATIONS THROUGH THE ROOF PLANE.

USE NEW, CORROSION-RESISTANT METAL FLASHING AND FASTENERS IN ACCORDANCE WITH FORTIFIED STANDARD DETAIL F-G-1, "CORROSION PROTECTION REQUIREMENTS" (REFER TO APPENDIX A OF THE 2020 FORTIFIED STANDARD).

- ALL FLASHING MUST BE IN NEW CONDITION.
- WHEN RE-ROOFING, ALL EXISTING FLASHING MATERIAL SHALL BE REMOVED AND DISCARDED.
- FOR ADDITIONAL GUIDANCE, REFER TO THE FORTIFIED HOME GENERAL FLASHING GUIDELINES FOR STEEP-SLOPED ROOFS.

FLASHINGS SHALL BE INSTALLED AT ALL PLACES WHERE THE ROOF COVERING IS INTERRUPTED OR TERMINATED, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

- ROOF SYSTEM PERIMETERS AND EDGES
- ROOF PITCH CHANGES
- ROOF PENETRATIONS
- WALLS
- CHIMNEYS
- EXPANSION JOINTS
- VALLEYS
- DRAINS

FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF THE COMPLIANCE METHODS LISTED IN SECTION 4.6 OF THE 2020 FORTIFIED STANDARD.

ATTIC VENTS AND COVERS:

1. RIDGE AND OFF-RIDGE VENTS MUST BE TAS 100(A) RATED AND ANCHORED TO THE ROOF IN COMPLIANCE WITH MANUFACTURER RECOMMENDED INSTALLATION FOR HIGH WINDS.
2. IF OFF-RIDGE VENTS OR VENTILATORS REQUIRE MODIFICATION / MITIGATION ACTIONS SUCH AS REMOVING PART OF THE DEVICE AND CAPPING THE HOLE WHEN A HURRICANE THREATENS, THE HOMEOWNER MUST BE MADE AWARE OF THIS REQUIREMENT.
   BEST PRACTICE: IBHS RECOMMENDS AGAINST USING VENTILATION SYSTEM COMPONENTS THAT REQUIRE ROOF ACCESS TO REMOVE IT OR PREPARE IT WHEN A HURRICANE THREATENS.
3. GABLE END VENTS MUST EITHER BY TAS 100(A) RATED OR HAVE REMOVABLE SHUTTERS IN ACCORDANCE WITH FORTIFIED STANDARD DETAIL F-GS-1 "GABLE VENT SHUTTERING" (REFER TO APPENDIX A OF THE 2020 FORTIFIED STANDARD), AND HOMEOWNER MUST BE MADE AWARE THAT INSTALLATION OF SHUTTERS IS TEMPORARY AND THAT SHUTTERS MUST BE REMOVED ONCE THE HURRICANE THREAT HAS PASSED.
   BEST PRACTICE: IBHS RECOMMENDS AGAINST INCLUDING GABLE END VENTS IN NEW HOMES BUILT IN HURRICANE-PRONE REGIONS IF THERE ARE OTHER ADEQUATE MEANS TO ALLOW PROPER VENTILATION OF THE ROOF SPACE.

CHIMNEYS:

CHIMNEYS MUST BE ADEQUATELY CONNECTED TO THE ROOF STRUCTURE TO RESIST LOADS BASED ON SITE DESIGN WIND SPEED AND EXPOSURE CATEGORY. CERTIFICATION FROM A PROFESSIONAL ENGINEER (REFER TO APPENDIX D FOR DEFINITION) IS REQUIRED FOR NEW CONSTRUCTION AND FOR EXISTING CONSTRUCTION WHEN CONNECTIONS ARE CONCEALED BY FINISHED MATERIALS. PROFESSIONAL ENGINEER SHALL PROVIDE DETAILING SIMILAR TO FORTIFIED STANDARD DETAIL F-CTD-1 "CHIMNEY TIE-DOWN DETAIL" (REFER TO APPENDIX A IN THE 2020 FORTIFIED STANDARD)INCLUDING THE FOLLOWING:

- CHIMNEY WALL FRAMING ADEQUACY
- OVERALL OVER-TURNING STABILITY AND BASE SHEAR REQUIREMENT
- ROOF SUPPORT MEMBERS ADEQUACY AND BRACING REQUIREMENT
- SPECIFIC ATTACHMENT SCHEDULE OF CHIMNEY STRUCTURE TO THE EXISTING STRUCTURE

SOFFITS:

FOR NEW HOMES, VINYL OR ALUMINUM SOFFITS ARE LIMITED TO 12 IN. BETWEEN SUPPORT MEMBERS AND MUST BE INSTALLED IN ACCORDANCE WITH THE SOFFIT MANUFACTURER'S INSTRUCTIONS.

GABLE END RAKE SOFFIT VENTS ARE PROHIBITED UNLESS THEY ARE REQUIRED TO BE COMPLIANT WITH ATTIC VENTILATION REQUIREMENTS.

NOTE: LOCALLY ADOPTED STANDARDS MAY BE MORE RESTRICTIVE.

ALUMINUM SOFFIT COVERS MAY NOT BE USED WITHIN 3,000 FT OF THE COAST.

OPENING PROTECTION:

OPENINGS AND OPENING COVERS DESCRIBED AS "IMPACT-RATED" FOR DEBRIS IN THE 2020 FORTIFIED STANDARD MUST BE TESTED AND APPROVED AT MINIMUM IN ACCORDANCE WITH ONE OF THE FOLLOWING INTERNATIONAL RESIDENTIAL CODE (IRC) ACCEPTED TEST STANDARDS FOR IMPACT RESISTANCE (OR WITH LOCALLY ADOPTED STANDARDS IF THEY ARE MORE RESTRICTIVE) AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS:

- LARGE MISSILE D (9 LB 2x4 IMPACTING END ON AT 50 FT/SEC) AS DEFINED IN ASTM E1996 AND ASTM E1886 AND AAMA 506
- THE FLORIDA BUILDING CODE TESTING APPLICATION STANDARDS TAS 201 AND TAS 20

WINDOWS & SKYLIGHTS

NOTE: FOR FORTIFIED SILVER DESIGNATION, IT MAY BE SUFFICIENT TO PROTECT WINDOWS AND DOORS WITH OPENING PROTECTION SYSTEMS. HOWEVER, IF SEEKING FORTIFIED GOLD DESIGNATION, ALL WINDOWS AND DOOR ASSEMBLY PRESSURE RATINGS MUST MEET OR EXCEED THE DESIGN PRESSURES PROVIDED IN APPENDIX TABLE B2.3 OF THE 2020 FORTIFIED STANDARD.

1. ALL GLAZED OPENINGS (OPENING WITH GLASS) MUST BE PROTECTED FROM IMPACT BY ONE OF THE TWO FOLLOWING OPTIONS:
   1.a. OPTION 1: OPENINGS ARE IMPACT-RATED (REFER TO SECTION 2.7)
   1.b. OPTION 2: OPENINGS HAVE QUALIFIED IMPACT-RATED OPENING PROTECTION SYSTEMS (REFER TO SECTIONS 2.7 AND 2.8.2 OF THE 2020 FORTIFIED STANDARD)
      1.b.1. FOR VULT < 130 MPH, PROTECTIVE SYSTEMS THAT PROVIDE AT LEAST THE LEVEL OF PROTECTION OF WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 IN. AND A MAXIMUM SPAN OF 44 IN. BETWEEN LINES OF FASTENERS ARE PERMITTED TO BE USED AS REMOVABLE OPENING PROTECTION, ATTACHED IN ACCORDANCE WITH THE REQUIREMENTS OF FORTIFIED STANDARD DETAIL F-GS-1 "GABLE VENT SHUTTERING" (REFER TO APPENDIX A).
      1.b.2. REFER TO SECTION 2.10 FOR "ULTIMATE" VS. "NOMINAL" WIND SPEED

ENTRY DOORS

1. ALL ENTRY DOORS MUST BE PROTECTED FROM IMPACT BY ONE OF THE FOLLOWING TWO OPTIONS:
   OPTION 1: ENTRY DOORS ARE IMPACT-RATED (REFER TO SECTION 2.7)
   OPTION 2: ENTRY DOORS HAVE QUALIFIED IMPACT-RATED OPENING PROTECTION SYSTEMS (REFER TO SECTION 2.7)
2. AT LEAST ONE EXTERIOR ENTRY DOOR MUST BE OPERABLE FROM INSIDE THE LIVING SPACE WHEN OPENING PROTECTION IS IN PLACE.

GARAGE DOORS

1. ALL GARAGE DOORS MUST BE PRESSURE-RATED, AND GARAGE DOORS WITH WINDOWS MUST ALSO BE PROTECTED FROM IMPACT BY PRESSURE RATING OR BY IMPACT RATED COVER.

CORROSION PROTECTION:

FOR THE CORROSION RESISTANCE REQUIREMENTS MAP SET, PLEASE SCAN THE QR CODE OR GO THE WEB ADDRESS LISTED BELOW:

https://fortifiedhome.org/wp-content/uploads/CR-Map-Set-full-set.pdf

CORROSION PROTECTION REQUIREMENTS FOR FASTENERS & CONNECTORS IN COASTAL REGIONS

		CONNECTIONS	REQUIREMENTS: DISTANCE TO SALTWATER SHORELINE 0 - 300 FT	REQUIREMENTS: DISTANCE TO SALTWATER SHORELINE 300 - 3,000 FT	BEST PRACTICES: DISTANCE TO BRACKISH WATER SHORELINE 0 - 300 FT
REQUIREMENTS & BEST PRACTICES FOR FORTIFIED ROOF DESIGNATIONS	ROOF CONNECTIONS	ROOFING NAILS FOR SHINGLES	CAT. A	CAT. B (OR BETTER)	CAT. B
		CONCRETE AND CLAY ROOF TILE FASTENERS			
		ROOF VENT FASTENERS			
		METAL ROOF SYSTEM INCLUDING PANELS & EXPOSED FASTENERS, CLIPS, ETC.	CAT. A	CAT. B (OR BETTER)	
		FASTENERS USED FOR ATTACHMENT OF UNDERLAYMENT TO ROOF DECK	CAT. B (OR BETTER)		
		ROOF MOUNTED EQUIPMENT EXPOSED CONNECTIONS & FASTENERS	CAT. A	CAT. B (OR BETTER)	
REQUIREMENTS & BEST PRACTICES FOR FORTIFIED SILVER & FORTIFIED GOLD DESIGNATIONS	EXTERIOR EXPOSED CONNECTIONS (INCLUDING UNDER SOFFITS & ELEVATED FOUNDATION)	SILVER: - SOFFIT FASTENERS - EXPOSED ATTACHED STRUCTURE CONNECTORS, ANCHORS, FASTENERS	CAT. A ALUMINUM SOFFITS NOT ALLOWED	CAT. B (OR BETTER) ALUMINUM SOFFITS ALLOWED	CAT. B (OR BETTER)
		GOLD: - EXPOSED CLP CONNECTORS, ANCHORS, FASTENERS			
	INTERIOR CONNECTIONS (INCLUDING ENCLOSED IN ATTIC OR WITHIN WALL CAVITY)	SILVER: - GABLE BRACING METAL CONNECTORS AND FASTENERS - GABLE OUTLOOKER HANGERS, CLIPS, FASTENERS - CHIMNEY FRAMING METAL CONNECTORS, ANCHORS, FASTENERS	CAT. B (OR BETTER)		CAT. C (OR BETTER)
		GOLD: - ENCLOSED CLP CONNECTORS, ANCHORS, FASTENERS	CAT. C (OR BETTER)		

CORROSION RESISTANCE CATEGORIES

CATEGORY A: STAINLESS OR EQUIVALENT	CATEGORY B: ENHANCED GALVANIZED OR EQUIVALENT
METAL CONNECTORS: - STAINLESS STEEL PER ASTM A316 FASTENERS: - STAINLESS STEEL PER ASTM A304 OR ASTM A316 - PROPRIETARY COATED FASTENERS REQUIRE DOCUMENTATION OF EQUIVALENT CORROSION PROTECTION PERFORMANCE TO STAINLESS STEEL, SUCH AS EQUIVALENCE TESTING PER ICC-ES AC257 EXPOSURE CONDITION 4, OR OTHER COMPARATIVE TESTING DOCUMENTATION	METAL CONNECTORS: - GALVANIZED PER ASTM A653 WITH G185 COATING - HOT-DIP GALVANIZED PER ASTM A123 FASTENERS WITH DIAMETER OVER 3/8 IN.: - HOT-DIP GALVANIZED PER ASTM A153 CLASS C FASTENERS WITH DIAMETERS UP TO 3/8 IN. SHALL MEET ONE OF THE FOLLOWING: - HOT DIP GALVANIZED PER ASTM A153 CLASS D - GALVANIZED PER ASTM A641 CLASS 3 - PER ASTM G85, ANNEX 5, CORROSION RESISTANCE EXHIBITING NOT MORE THAN THAN 5% RED RUST AFTER THE FOLLOWING: - FOR NAILS: 280 HOURS - FOR ROOF TILE FASTENERS: 1000 HOURS - FOR OTHER CARBON STEEL FASTENERS: 360 HOURS IN LIEU OF TESTING LISTED ABOVE, PROPRIETARY COATED FASTENERS REQUIRE DOCUMENTATION OF EQUIVALENT OR SUPERIOR CORROSION PROTECTION PERFORMANCE TO THE GALVANIZATION OPTIONS LISTED ABOVE, SUCH AS EQUIVALENCE TESTING PER ICC-ES AC257 EXPOSURE CONDITION 4, OR OTHER COMPARATIVE TESTING DOCUMENTATION. TESTING PER ASTM B117 WITH CORROSION RESISTANCE EXHIBITING NOT MORE THAN 5% RED RUST AFTER 1,000 HOURS EXPOSURE MAY BE ACCEPTED IF NO OTHER TESTING IS AVAILABLE.
CATEGORY C: METAL CONNECTORS: - GALVANIZED PER ASTM A653 WITH G90 COATING FASTENERS: - GALVANIZED PER ASTM A641 CLASS 1	

NOTES:

- ***LOCALLY ADOPTED STANDARDS MAY BE MORE RESTRICTIVE.*** MODEL NUMBER FROM FASTENER SUPPLIER MAY DIFFER FROM PLANS DUE TO CORROSION RESISTANCE. CORROSION PROTECTION REQUIREMENTS FOR FORTIFIED SHALL CONTROL IN THIS INSTANCE.

1. FOR THE PURPOSES OF FORTIFIED HOME DESIGNATION, "SALTWATER SHORELINE" SHALL BE CONSIDERED AS THE COASTLINE ALONG THE MAINLAND OF THE UNITED STATES INCLUDING SEAWARD ISLAND COASTLINES. THIS INCLUDES THE ATLANTIC, PACIFIC, AND GULF OF MEXICO COASTLINES, AS WELL AS THE COASTLINE OF ANY BAY OR SOUND WITH NO LAND BARRIER SEPARATING IT FROM BEING COMPLETELY OPEN TO THE OCEAN OR GULF OF MEXICO. DISTANCES ARE MEASURED FROM THE CLOSEST FEATURE OF THE SUBJECT BUILDING TO THE OCEAN OR GULF COASTLINE.
2. FASTENER AND CONNECTOR MATERIALS AND COATINGS MUST BE COMPATIBLE WITH MATERIALS AND COATINGS THEY COME INTO CONTACT WITH TO PREVENT GALVANIC CORROSION DUE TO DISSIMILAR MATERIALS.
3. FASTENERS IN CONTACT WITH CHEMICALLY TREATED WOOD SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IBC/IRC OR LOCALLY ADOPTED CODE AS APPLICABLE.

MISCELLANEOUS:

1. ANY DOOR BETWEEN THE GARAGE AND LIVING AREA SHALL HAVE A MINIMUM 1-3/8" SOLID WOOD, HONEYCOMB-CORE STEEL, OR 20 MINUTE FIRE RATED, EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE TO COMPLY WITH R302.5.1.
2. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT TO COMPLY WITH R302.6.
3. VINYL SIDING & SOFFIT SHALL BE NAILED WITH CORROSION RESISTANT NAILS HAVING A MINIMUM 3/8" HEADS AND 1/8" DIAMETER x 1-1/2" LONG SMOOTH SHANKS, AND INSTALLED THROUGH THE CENTER OF THE NAILING SLOTS. VINYL SHAKES SHALL BE NAILED @ 10" O.C. HORIZONTAL VINYL SIDING SHALL BE NAILED @ 16" O.C. VERTICAL VINYL SIDING & SOFFIT SHALL BE NAILED @ 12" O.C. VINYL ACCESSORIES SHALL BE NAILED AT 10" O.C.
4. MANUAL J LOAD CALCULATIONS SHALL BE SUBMITTED (SEE ATTACHMENT BY OTHERS).

PRIME DESIGN HOMES

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

Bethel

PROPOSED NEW CONSTRUCTION FOR
PRIME DESIGN HOMES
LOT 9, WEST END SUBDIVISION
MOBILE, AL 36606

REVISION LOG

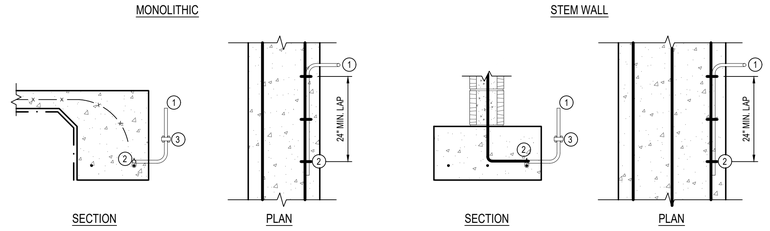
REV	DATE	BY	DESCRIPTION

PROJECT NUMBER:	VB2502-335
DRAWN BY:	BEM
CHECKED BY:	VDL
ISSUE DATE:	04-04-2025

ALABAMA — No. 24712 — PROFESSIONAL ENGINEER — 4/4/25 — VINCENT D. LACOSTE III

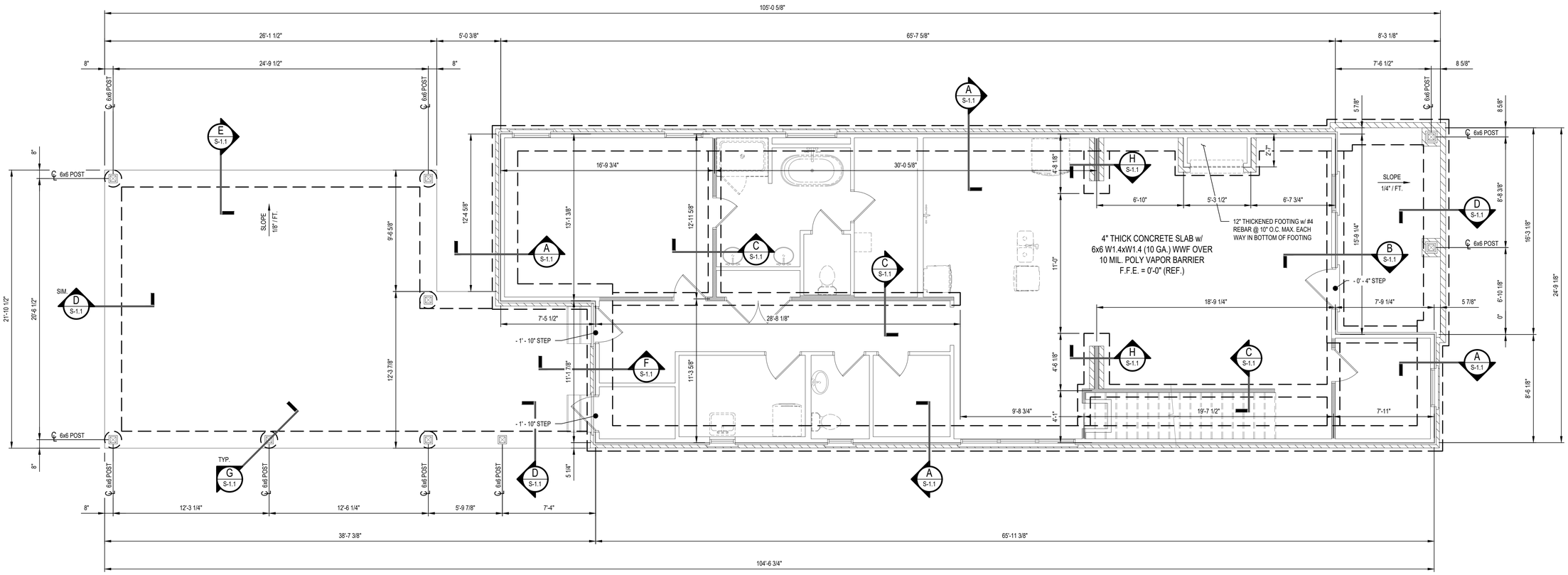
SHEET TITLE & NUMBER:
GENERAL NOTES
S-0.1

TYPICAL ANCHOR BOLT DETAIL
SCALE: 1 1/2" = 1'-0"



1. STANDARD GROUNDING ELECTRODE LOCATED CLOSE TO SERVICE ENTRANCE, ABOVE GRADE.
2. ELECTRODE TIED (MIN. 3 TIES) TO OUTER TENSION ROD IN FOOTING - MIN. 24" LAP.
3. ELECTRICIAN TO INSTALL GROUND CLAMP BELOW GRADE, CUT ELECTRODE BELOW GRADE AND INSTALL GROUND SERVICE ENTRANCE.

TYPICAL GROUNDING DETAIL
SCALE: 3/4" = 1'-0"



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

NOTES:

1. ALL DIMENSIONS ARE TAKEN TO FACE OF STUD. DISTANCE FROM FACE OF STUD TO FACE OF BRICK VENEER SHALL BE 5" U.N.O.
2. ALL EXTERIOR PORCH POSTS SHALL BE PT 6x6 POSTS U.N.O.

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PROPOSED NEW CONSTRUCTION FOR
PRIME DESIGN HOMES
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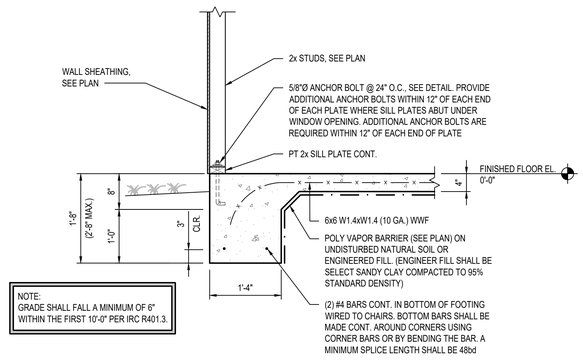
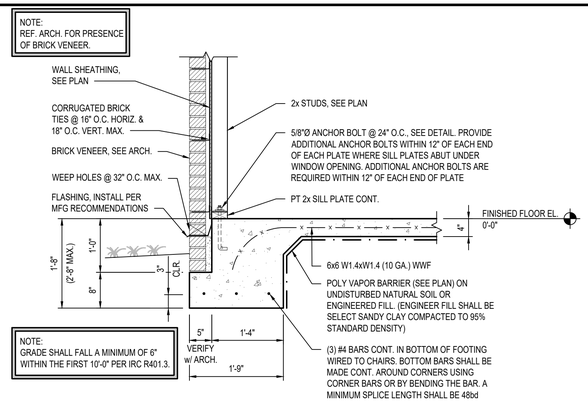
ENGINEER
VINCENT D. LACOSTE

SHEET TITLE & NUMBER:
FOUNDATION PLAN

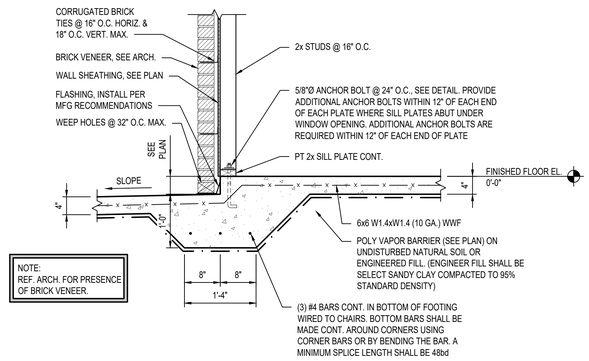
S-1.0



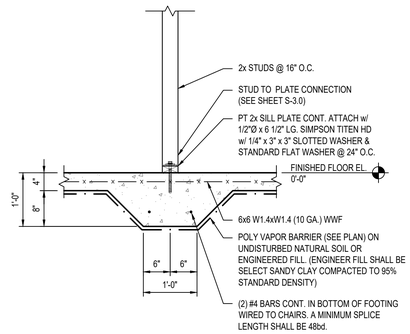
A.1 / S-1.1 SECTION
SCALE: 3/4" = 1'-0"
[USE THIS DETAIL IF BRICK VENEER IS NOT PRESENT]



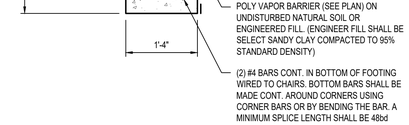
A.2 / S-1.1 SECTION
SCALE: 3/4" = 1'-0"
[USE THIS DETAIL IF BRICK VENEER IS PRESENT]



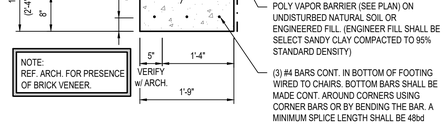
B / S-1.1 SECTION
SCALE: 3/4" = 1'-0"



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



D.1 / S-1.1 SECTION
SCALE: 3/4" = 1'-0"
[USE THIS DETAIL IF BRICK VENEER IS NOT PRESENT]



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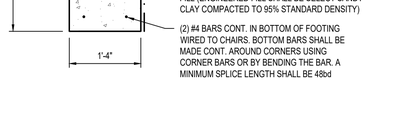
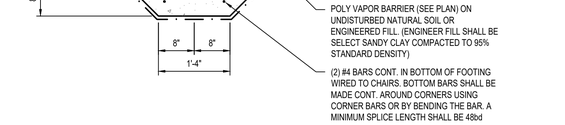
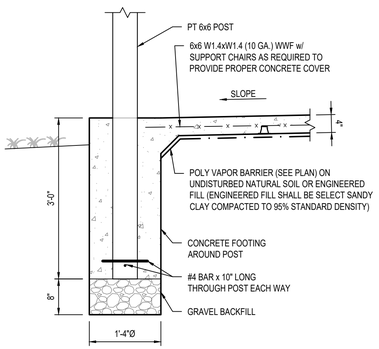
[USE THIS DETAIL IF BRICK VENEER IS PRESENT]



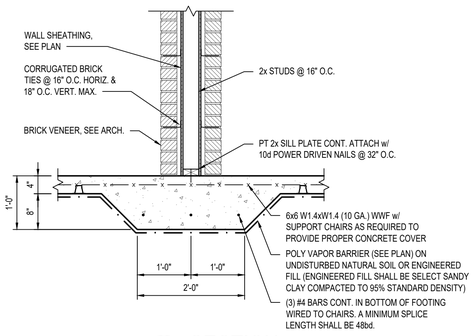
E / S-1.1 SECTION
SCALE: 3/4" = 1'-0"



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



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



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

PRIME DESIGN HOMES

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

Bethel

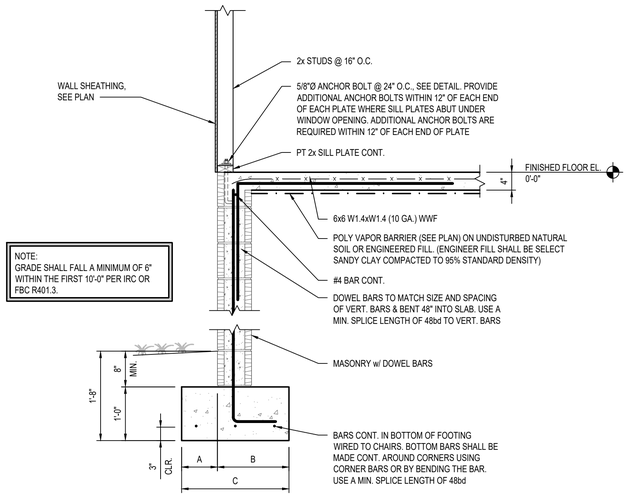
PROPOSED NEW CONSTRUCTION FOR
PRIME DESIGN HOMES
LOT 9, WEST END SUBDIVISION
MOBILE, AL 36606

REV	DATE	BY	DESCRIPTION

REVISION LOG

PROJECT NUMBER:	VB2502-335
DRAWN BY:	BEM
CHECKED BY:	VDL
ISSUE DATE:	04-04-2025

SHEET TITLE & NUMBER:
FOUNDATION SECTIONS & DETAILS
S-1.1



A.1 / S-1.2 **SECTION**
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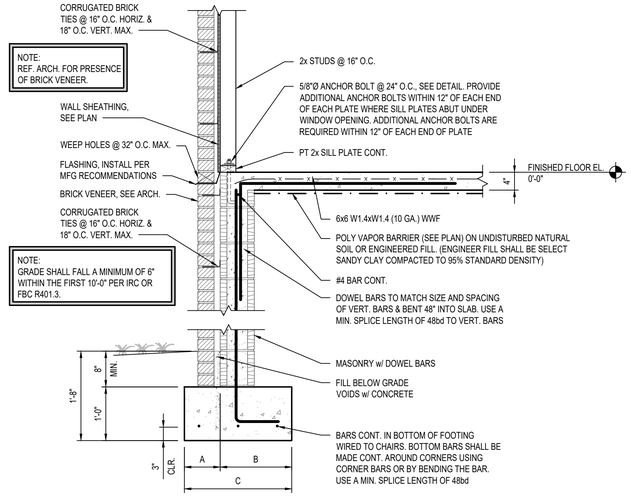
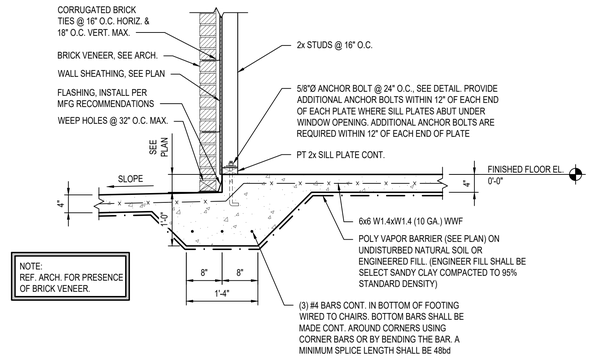
[USE THIS DETAIL IF BRICK VENEER IS NOT PRESENT]

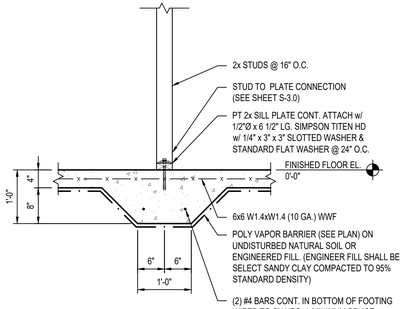


A.2 / S-1.2 **SECTION**
SCALE: 3/4" = 1'-0"

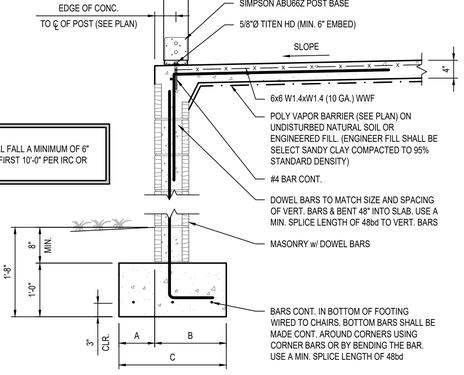
[USE THIS DETAIL IF BRICK VENEER IS PRESENT]



B / S-1.2 **SECTION**
SCALE: 3/4" = 1'-0"

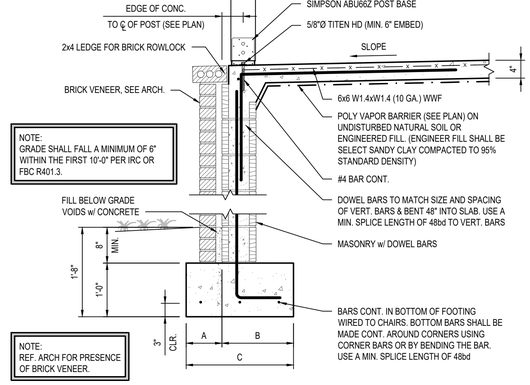


C / S-1.2 **SECTION**
SCALE: 3/4" = 1'-0"



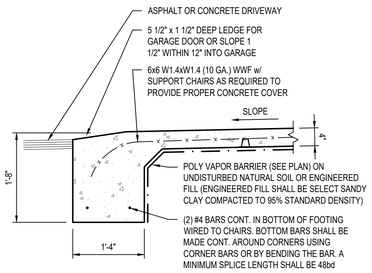
D.1 / S-1.2 **SECTION**
SCALE: 3/4" = 1'-0"

[USE THIS DETAIL IF BRICK VENEER IS NOT PRESENT]

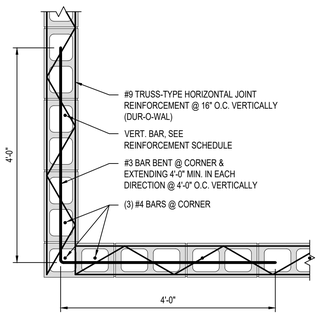


D.2 / S-1.2 **SECTION**
SCALE: 3/4" = 1'-0"

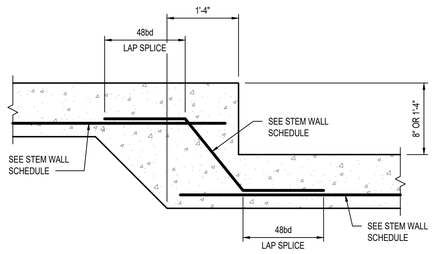
[USE THIS DETAIL IF BRICK VENEER IS PRESENT]



E / S-1.2 **SECTION**
SCALE: 3/4" = 1'-0"



TYP. CMU CORNER REINFORCEMENT DETAIL
SCALE: 3/4" = 1'-0"



TYP. FOOTING STEP DETAIL
SCALE: 3/4" = 1'-0"

STEMWALL SCHEDULE

WALL HEIGHT	WALL THICKNESS	A	B	C	WALL REINFORCEMENT	LONGITUDINAL FOOTING REINFORCEMENT
5 BLOCKS OR LESS	8"	8"	1'-4"	2'-0"	#4 BARS @ 32" O.C.	(3) #4 BARS CONT.
6 - 8 BLOCKS	8"	1'-0"	1'-8"	2'-8"	#4 BARS @ 24" O.C.	(4) #4 BARS CONT.
9 - 10 BLOCKS	8"	1'-2"	1'-10"	3'-0"	#5 BARS @ 16" O.C.	(4) #4 BARS CONT.
11 - 12 BLOCKS	12"	1'-6"	2'-6"	4'-0"	#5 BARS @ 8" O.C.	(5) #4 BARS CONT.

PRIME DESIGN HOMES

B/E ENGINEERING VB, LLC
3233 Executive Park Cir.
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251-661-4747
thebethelgroup.com
Bethel

PROPOSED NEW CONSTRUCTION FOR
PRIME DESIGN HOMES
LOT 9, WEST END SUBDIVISION
MOBILE, AL 36606

REV	DATE	BY	DESCRIPTION

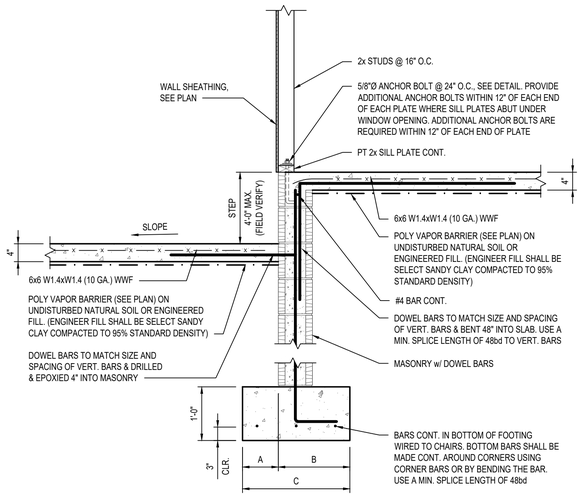
REVISION LOG

PROJECT NUMBER: VB2502-335
DRAWN BY: BEM
CHECKED BY: VDL
ISSUE DATE: 04-04-2025

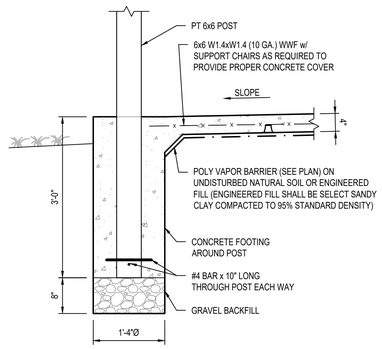
ALABAMA REGISTERED ENGINEER No. 24712 PROFESSIONAL 4/4/25 ENGINEER D. LACCETTI

SHEET TITLE & NUMBER:
FOUNDATION SECTIONS & DETAILS

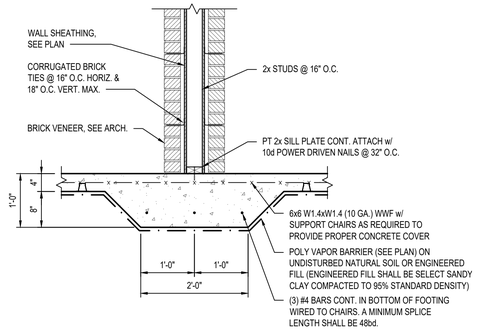
S-1.2



F S-1.3 SECTION
SCALE: 3/4" = 1'-0"



G S-1.3 SECTION
SCALE: 3/4" = 1'-0"



H S-1.3 SECTION
SCALE: 3/4" = 1'-0"

PRIME DESIGN HOMES

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

Bethel

PROPOSED NEW CONSTRUCTION FOR
PRIME DESIGN HOMES
LOT 9, WEST END SUBDIVISION
MOBILE, AL 36606

REV	DATE	BY	DESCRIPTION

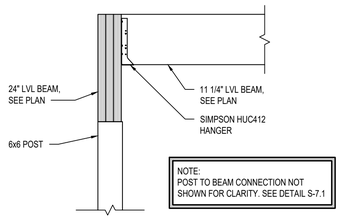
REVISION LOG

PROJECT NUMBER: VB2502-335
DRAWN BY: BEM
CHECKED BY: VDL
ISSUE DATE: 04-04-2025

ALABAMA LICENSED No. 24712 PROFESSIONAL ENGINEER VINCENT D. LACOSTE III 4/4/25

SHEET TITLE & NUMBER:
FOUNDATION SECTIONS & DETAILS

S-1.3

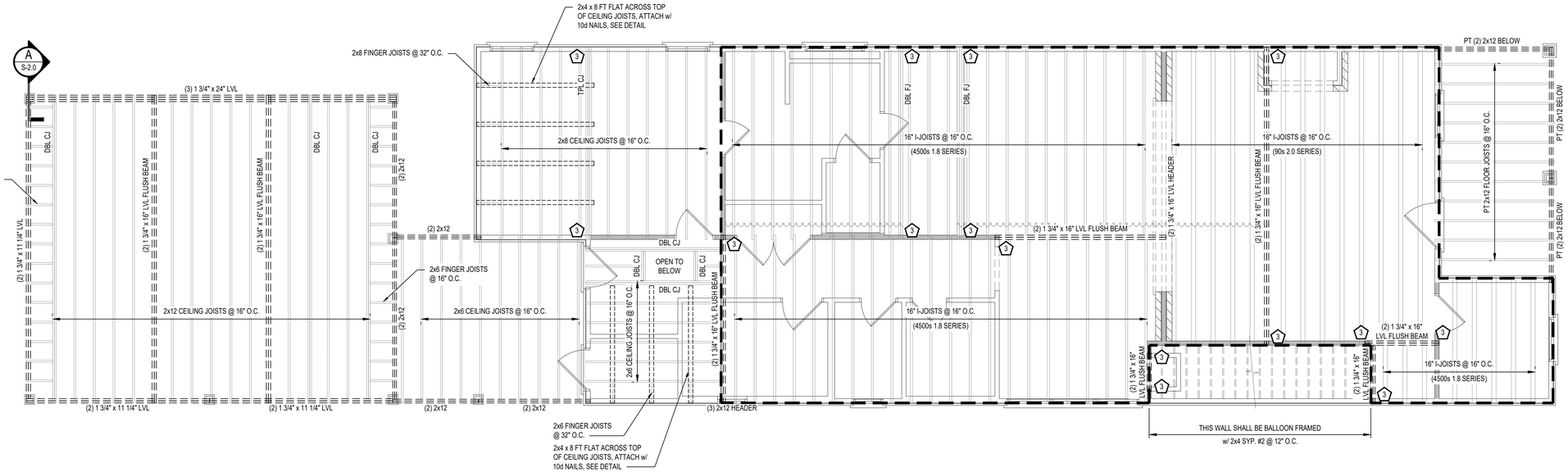


A S-2.0 SECTION
SCALE: 3/4" = 1'-0"

HANGER REQUIREMENTS		
SOLID SAWN LUMBER	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	HU212
	(2) 2x12	HUS212-2 / HUC212-2
	(3) 2x12	HU212-3 / HUC212-3
ENGINEERED LUMBER	(2) 1 3/4" x 11 1/4" LVL	HUS412 / HUC412
	(3) 1 3/4" x 11 1/4" LVL	HU612 / HUC612
	(2) 1 3/4" x 16" LVL	HU416 / HUC416
	(3) 1 3/4" x 16" LVL	HU616 / HUC616
	16" I-JOIST (1 3/4" FLANGE)	IUS1.81 / 16
	16" I-JOIST (2 5/16" FLANGE)	IUS2.37 / 16
	16" I-JOIST (2 9/16" FLANGE)	IUS2.56 / 16
	16" I-JOIST (3 1/2" FLANGE)	IUS3.56 / 16

NOTES:

1. A HANGER IS REQUIRED WHERE NO BEARING CONDITION EXISTS.



NOTES:

1. ALL STRUCTURAL HEADERS SHALL BE (2) 2x12 U.N.O.
2. ALL FIRST FLOOR EXTERIOR WALL STUDS SHALL BE 2x4 STUDS (#2 SPRUCE-PINE-FIR) @ 12" 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. ALL 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.
4. CONTRACTOR SHALL COORDINATE WITH HVAC CONTRACTOR AND NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

FIRST FLOOR CEILING FRAMING PLAN
SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

LEGEND:
- OUTLINE OF FLOOR ABOVE
- INTERIOR LOAD-BEARING WALL
- (#) NUMBER OF PACK STUDS
- LOAD-BEARING WALL ABOVE

PRIME DESIGN HOMES

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

Bethel

PROPOSED NEW CONSTRUCTION FOR
PRIME DESIGN HOMES
LOT 9, WEST END SUBDIVISION
MOBILE, AL 36606

REV	DATE	BY	DESCRIPTION
			REVISION LOG

PROJECT NUMBER:	VB2502-335
DRAWN BY:	BEM
CHECKED BY:	VDL
ISSUE DATE:	04-04-2025

ALABAMA LICENSED No. 24712 PROFESSIONAL 4/4/25 ENGINEER VINCENT D. LACOSTE

SHEET TITLE & NUMBER:
FIRST FLOOR CEILING FRAMING PLAN / SECOND FLOOR FRAMING PLAN

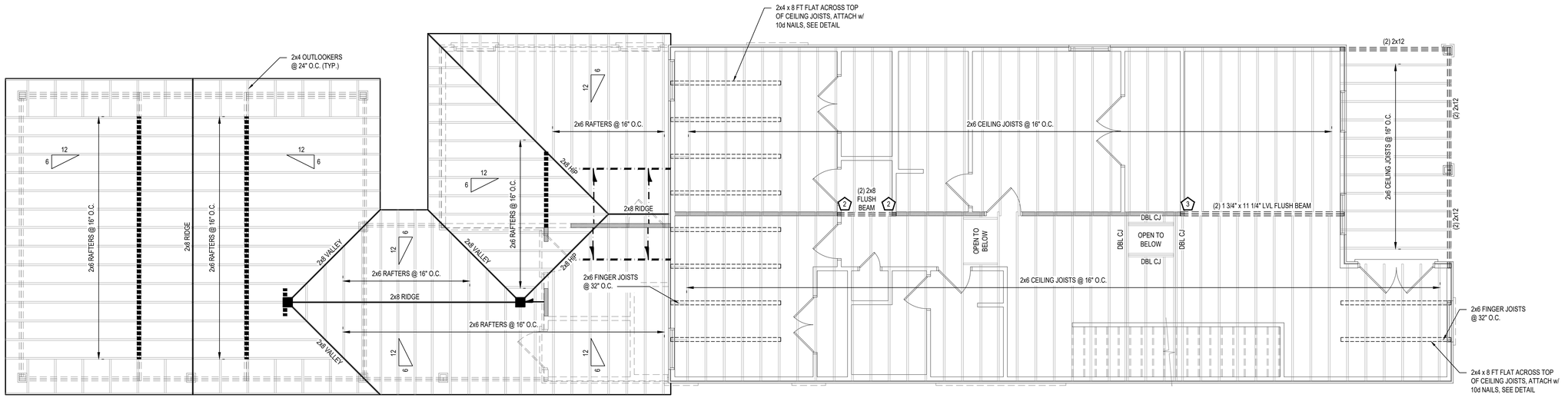
S-2.0

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"

HANGER REQUIREMENTS		
	MEMBER BEING HUNG	FACE-MOUNT HANGER BY SIMPSON STRONG-TIE
SOLID SAWN LUMBER	(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	HU212
	(2) 2x12	HUS212-2 / HUC212-2
	(3) 2x12	HU212-3 / HUC212-3
ENGINEERED LUMBER	(2) 1 3/4" x 11 1/4" LVL	HUS412 / HUC412
	(3) 1 3/4" x 11 1/4" LVL	HU612 / HUC612
	(2) 1 3/4" x 16" LVL	HU416 / HUC416
	(3) 1 3/4" x 16" LVL	HU616 / HUC616
	16" I-JOIST (1 3/4" FLANGE)	IUS1.81 / 16
	16" I-JOIST (2 5/16" FLANGE)	IUS2.37 / 16
	16" I-JOIST (2 9/16" FLANGE)	IUS2.56 / 16
	16" I-JOIST (3 1/2" FLANGE)	IUS3.56 / 16

NOTES:

1. A HANGER IS REQUIRED WHERE NO BEARING CONDITION EXISTS.



NOTES:

1. ALL STRUCTURAL HEADERS SHALL BE (2) 2x12 U.N.O.
2. ALL 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.
4. ALL RAFTERS SHALL BE 2x6 RAFTERS @ 16" O.C. U.N.O.
5. ALL RIDGES, HIPS, AND VALLEYS SHALL BE 2x8 U.N.O. ALL RIDGE BOARDS, HIPS AND VALLEYS SHALL BE AT LEAST 2 INCHES NOMINAL IN THICKNESS AND NOT LESS THAN THE DEPTH OF THE CUT END OF THE RAFTER. THE RAFTERS SHALL BE PLACE DIRECTLY OPPOSITE OF EACH OTHER.
6. ALL SHINGLE ROOFS SHALL HAVE 15/32" NOMINAL APA RATED PLYWOOD OR OSB SHEATHING OR WITH 8d RING SHANK NAILS AT 4" O.C. EDGE AND 4" O.C. FIELD SPACING.
7. ALL METAL ROOFS SHALL HAVE 19/32" NOMINAL APA RATED PLYWOOD SHEATHING WITH 10d RING SHANK NAILS AT 4" O.C. EDGE AND 4" O.C. FIELD SPACING. THE SELECTED SUBSTRATE SHALL MEET THE REQUIREMENTS OF THE CERTIFIED REPORT FROM THE METAL ROOF MANUFACTURER. SEE METAL ROOF NOTES THIS SHEET.

SECOND FLOOR CEILING FRAMING PLAN
LOWER ROOF FRAMING PLAN

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

LEGEND:

- INTERIOR LOAD-BEARING WALL
- NUMBER OF PACK STUDS
- 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

PRIME DESIGN HOMES

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

Bethel

PROPOSED NEW CONSTRUCTION FOR
PRIME DESIGN HOMES
LOT 9, WEST END SUBDIVISION
MOBILE, AL 36606

REV	DATE	BY	DESCRIPTION
			REVISION LOG

PROJECT NUMBER:	VB2502-335
DRAWN BY:	BEM
CHECKED BY:	VDL
ISSUE DATE:	04-04-2025

ALABAMA No. 24712 PROFESSIONAL 4/4/25 ENGINEER VINCENT D. LACOSTE

SHEET TITLE & NUMBER:
SECOND FLOOR CEILING FRAMING PLAN / LOWER ROOF FRAMING PLAN

S-3.0

OPTION A:
FIRE BLOCKING (2x) FROM TOP PLATE TO UNDERSIDE OF ROOF DECK PER 2018 IRC TABLE R302.1(1), FOOTNOTE A (NOT REQ'D IF OPTION B IS USED)

OPTION B:
BASE LAYER:
5/8" TYPE X GYPSUM WALLBOARD APPLIED @ RIGHT ANGLES TO 2x WOOD JOIST @ 16" O.C. OR 24" O.C. w/ 1-1/4" TYPE W OR S DRYWALL SCREWS @ 24" O.C.
FACE LAYER :
5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED @ RIGHT ANGLES TO JOIST w/ 1-7/8" TYPE W OR S DRYWALL SCREWS @ 12" O.C. @ JOINTS AND INTERMEDIATE JOISTS AND 1-1/2" TYPE G DRYWALL SCREWS @ 12" O.C. PLACED 2" BACK ON EITHER SIDE OF END JOIST. JOISTS OFFSET 24" FROM BASE LAYER JOINTS. (NOT REQ'D IF OPTION A IS USED)

HARDIE SIDING

5/8" TYPE X GYPSUM SHEATHING FASTENED w/ 2-1/4" LONG ROOFING NAILS SPACED 7" O.C. SHEATHING EDGE JOINTS SHALL BE STAGGERED FROM THOSE ON OPPOSITE SIDE OF THE WALL.

WOOD STRUCTURAL PANEL SHEATHING, CODE PRESCRIBED. ONE LAYER OF THE WOOD STRUCTURAL PANEL MAY ALSO BE INSTALLED ON THE INTERIOR OF THE 5/8" TYPE X GYPSUM SHEATHING.

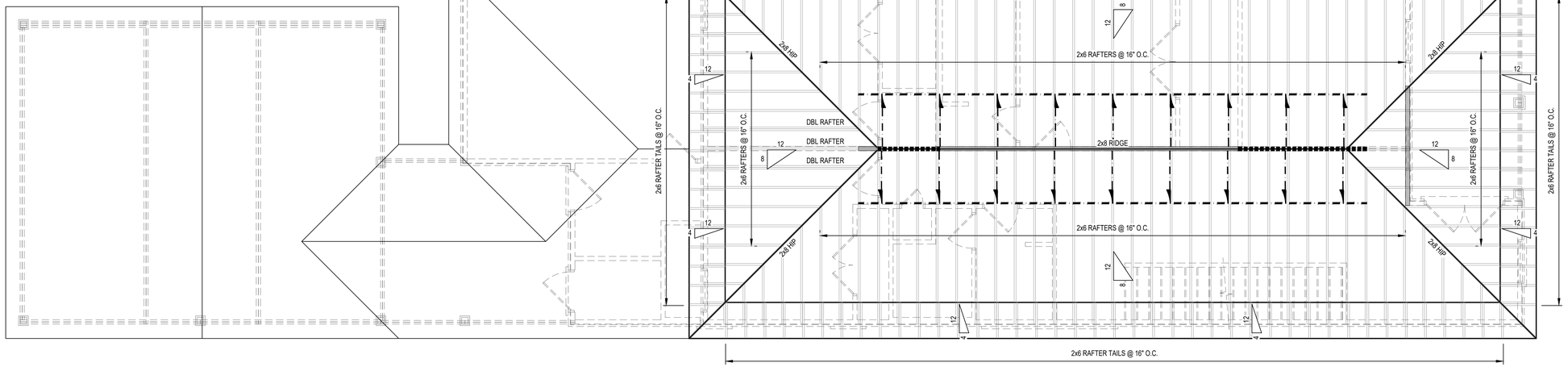
(1) LAYER 5/8" TYPE X GYPSUM WALLBOARD, ORIENTED VERTICALLY AND FASTENED WITH 1-3/4" CUP-HEAD GYPSUM NAILS, SPACED 7" O.C. @ BOARD EDGES AND IN FIELD AREAS, OR 1-1/2" TYPE S DRYWALL SCREWS, SPACED 8" O.C. @ BOARD EDGES AND IN FIELD AREAS OF BOARDS.

GLASS FIBER BATT INSULATION, CONFORMING TO CSA A101; GLASS FIBER INSULATION MIN 0.6 kg/m3

2x STUDS @ 16" O.C. w/ (2) TOP PLATES AND (1) BOTTOM PLATE.

TYPICAL EXTERIOR FIREWALL & SOFFIT DETAIL
SCALE: 3/4" = 1'-0"

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"



NOTES:

1. ALL RAFTERS SHALL BE 2x6 RAFTERS @ 16" O.C. U.N.O.
2. ALL RIDGES, HIPS, AND VALLEYS SHALL BE 2x8 U.N.O. ALL RIDGE BOARDS, HIPS AND VALLEYS SHALL BE AT LEAST 2 INCHES NOMINAL IN THICKNESS AND NOT LESS THAN THE DEPTH OF THE CUT END OF THE RAFTER. THE RAFTERS SHALL BE PLACE DIRECTLY OPPOSITE OF EACH OTHER.
3. ALL SHINGLE ROOFS SHALL HAVE 15/32" NOMINAL APA RATED PLYWOOD OR OSB SHEATHING OR WITH 8d RING SHANK NAILS AT 4" O.C. EDGE AND 4" O.C. FIELD SPACING.
4. ALL METAL ROOFS SHALL HAVE 19/32" NOMINAL APA RATED PLYWOOD SHEATHING WITH 10d RING SHANK NAILS AT 4" O.C. EDGE AND 4" O.C. FIELD SPACING. THE SELECTED SUBSTRATE SHALL MEET THE REQUIREMENTS OF THE CERTIFIED REPORT FROM THE METAL ROOF MANUFACTURER. SEE METAL ROOF NOTES THIS SHEET.

UPPER ROOF FRAMING PLAN
SCALE: 1/4" = 1'-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

PRIME DESIGN HOMES

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

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PROPOSED NEW CONSTRUCTION FOR
PRIME DESIGN HOMES
LOT 9, WEST END SUBDIVISION
MOBILE, AL 36606

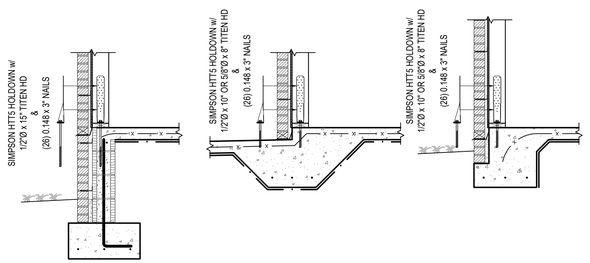
REV	DATE	BY	DESCRIPTION
			REVISION LOG

PROJECT NUMBER:	VB2502-335
DRAWN BY:	BEM
CHECKED BY:	VDL
ISSUE DATE:	04-04-2025

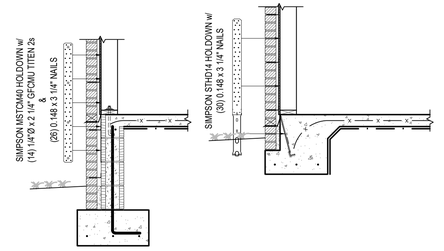
ALABAMA LICENSED No. 24712 PROFESSIONAL 4/4/25 ENGINEER VINCENT D. LACOSTE II

SHEET TITLE & NUMBER:
UPPER ROOF FRAMING PLAN

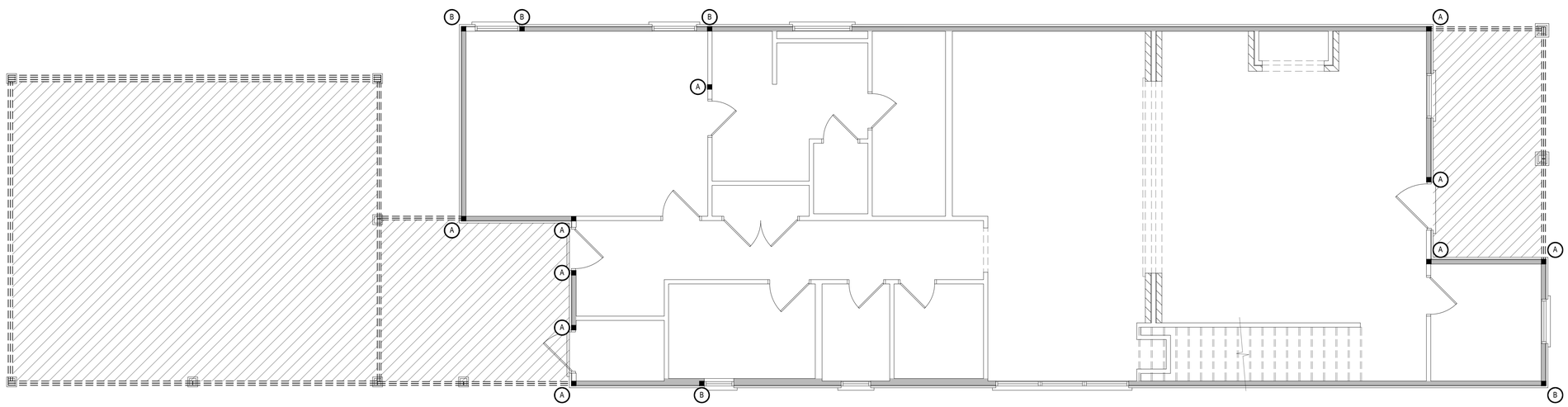
S-4.0



A SIMPSON HTT5 HOLDOWN DETAIL
SCALE: 1/2" = 1'-0"



B SIMPSON MSTCM40 / STHD14 HOLDOWN DETAIL
SCALE: 1/2" = 1'-0"



NOTES:

1. ALL 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.
2. ONLY THE EXTERIOR FACE OF WALLS SHALL BE SHEATHED U.N.O.
3. 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.

FIRST FLOOR SHEAR WALL PLAN
SCALE: 1/4" = 1'-0"

LEGEND:

- OUTLINE OF FLOOR ABOVE
- SHEATHING FOR CEILING DIAPHRAGM
- SHEAR WALL
- (A) SIMPSON HTT5 HOLDOWN
- (B) SIMPSON MSTCM40 / STHD14 HOLDOWN
  *(IF DESIRED, CONTRACTOR HAS THE OPTION TO USE HTT5 IN LIEU OF MSTCM40 / STHD14)

PRIME DESIGN HOMES

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

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PROPOSED NEW CONSTRUCTION FOR
PRIME DESIGN HOMES
LOT 9, WEST END SUBDIVISION
MOBILE, AL 36606

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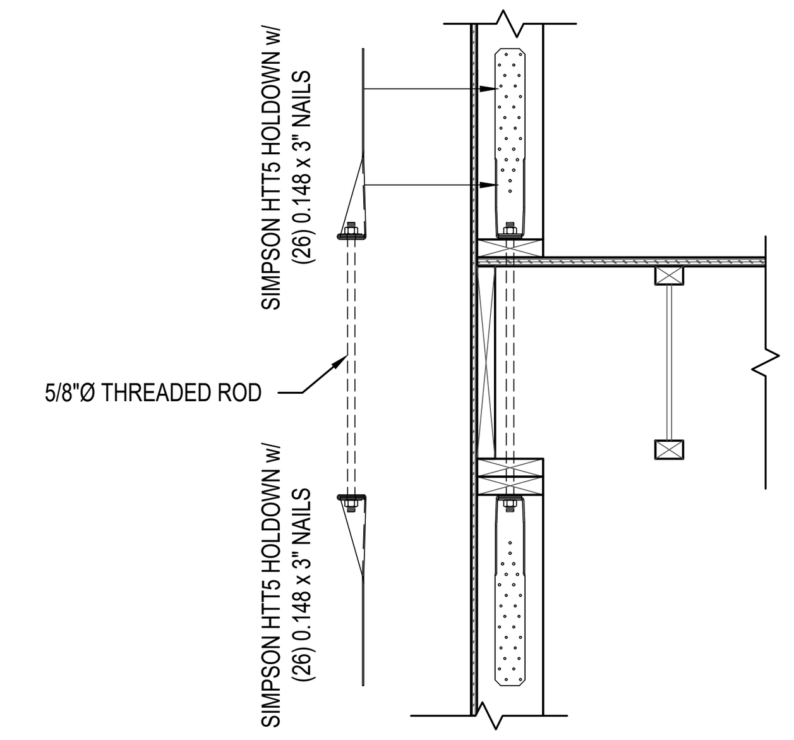
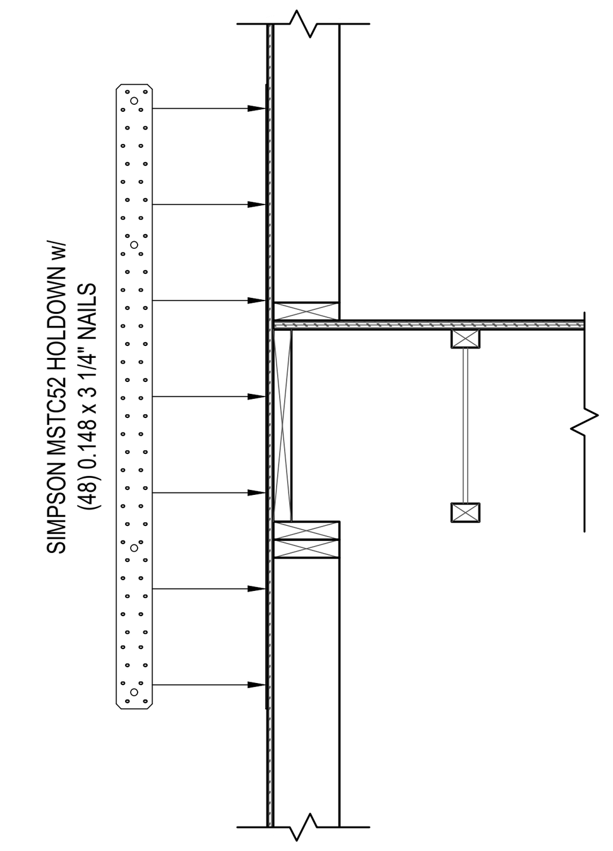
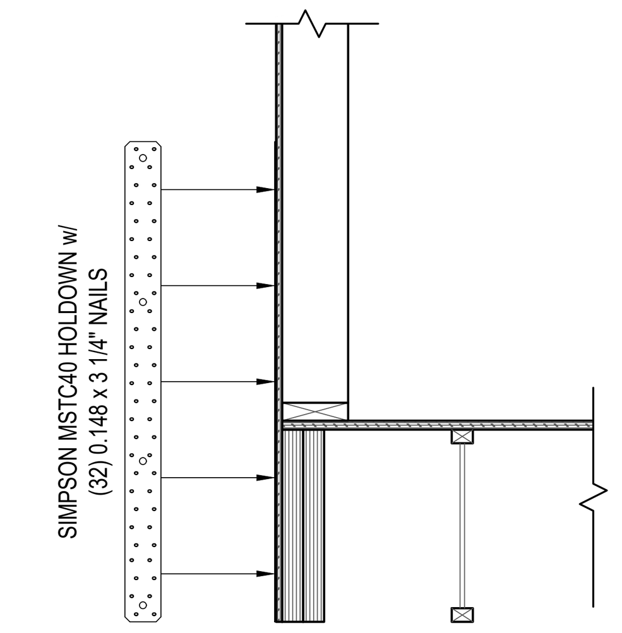
ALABAMA LICENSED No. 24712 PROFESSIONAL 4/4/25 ENGINEER VINCENT D. LACOSTE II

SHEET TITLE & NUMBER:
FIRST FLOOR SHEAR WALL PLAN

S-5.0



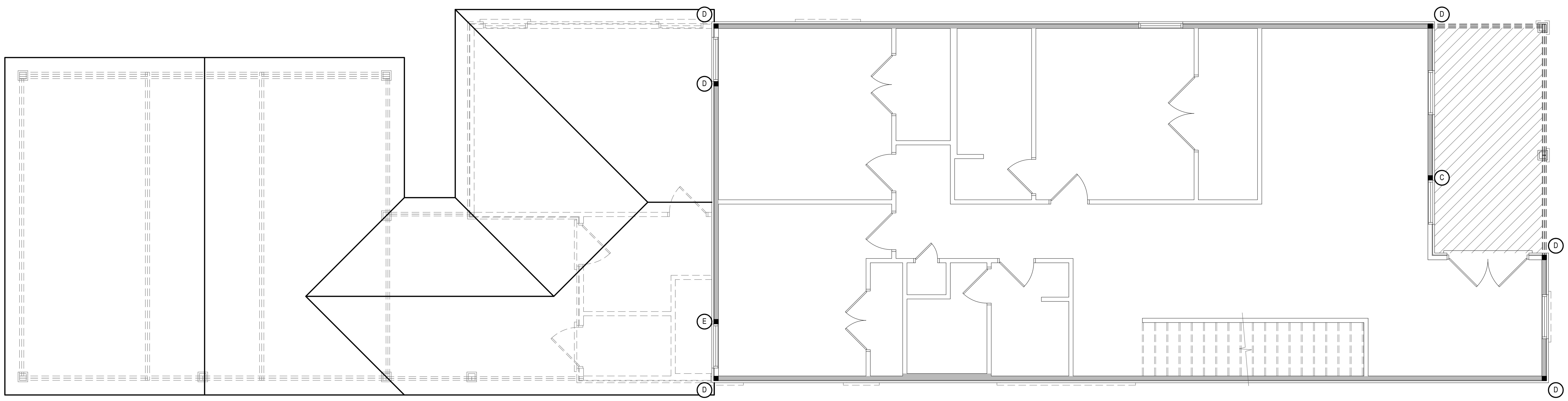




C SIMPSON (2) HTT5 HOLDOWN DETAIL
SCALE: 3/4" = 1'-0"

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

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



SECOND FLOOR SHEAR WALL PLAN
SCALE: 1/4" = 1'-0"

LEGEND:

▨	SHEATHING FOR CEILING DIAPHRAGM
▬	SHEAR WALL
■ Ⓒ	SIMPSON (2) HTT5 HOLDOWN
■ Ⓓ	SIMPSON MSTC52 HOLDOWN
■ Ⓔ	SIMPSON MSTC40 HOLDOWN

NOTES:

1. ALL 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.

2. ONLY THE EXTERIOR FACE OF WALLS SHALL BE SHEATHED U.N.O.

3. 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.

PRIME DESIGN HOMES

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

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PROPOSED NEW CONSTRUCTION FOR
PRIME DESIGN HOMES
LOT 9, WEST END SUBDIVISION
MOBILE, AL 36606

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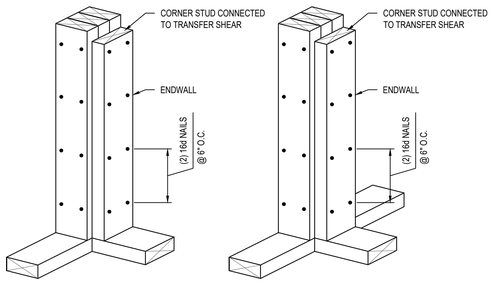
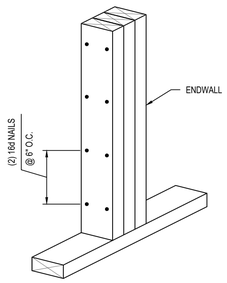
ALABAMA LICENSED No. 24712 PROFESSIONAL 4/4/25 ENGINEER VINCENT D. LACOSTE II

[illegible]

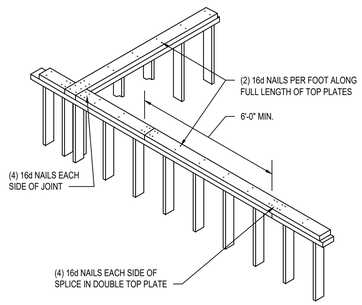
SHEET TITLE & NUMBER:
SECOND FLOOR SHEAR WALL PLAN
S-6.0



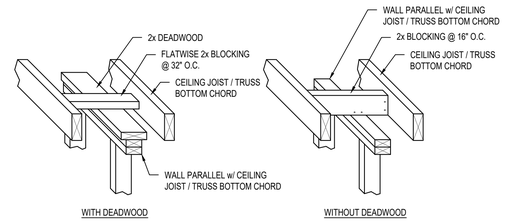
EXTERIOR CORNER & "T" STUD DETAIL
SCALE: 1 1/2" = 1'-0"



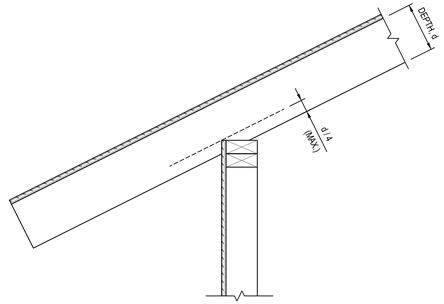
PACK STUD DETAIL
SCALE: 1 1/2" = 1'-0"



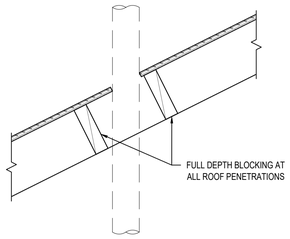
TYPICAL TOP PLATE NAILING & SPLICE
SCALE: N.T.S.



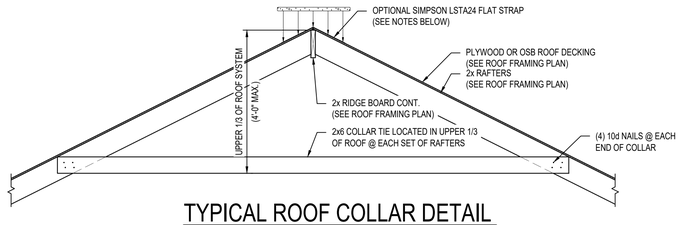
PARALLEL JOIST & STUD DETAIL
SCALE: 3/4" = 1'-0"



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

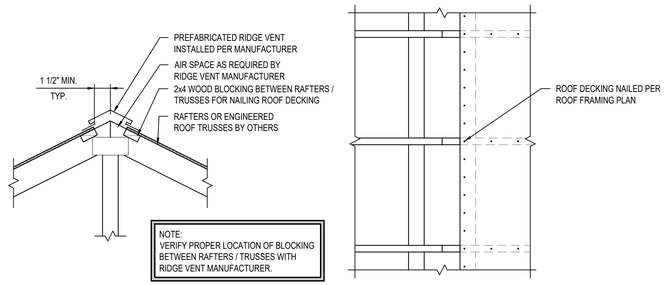


BLOCKING AT ROOF PENETRATIONS
SCALE: 1 1/2" = 1'-0"

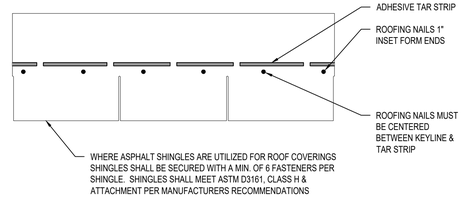


TYPICAL ROOF COLLAR DETAIL
SCALE: 1/2" = 1'-0"

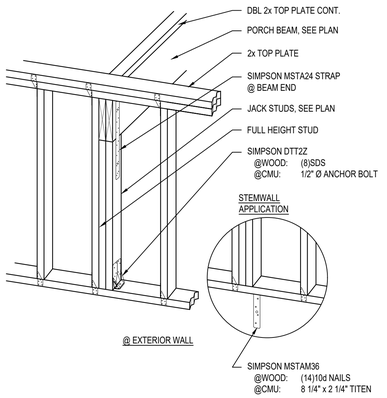
NOTES:
1. CONTRACTOR HAS THE OPTION TO USE SIMPSON LSTA24 FLAT STRAP @ EACH SET OF RAFTERS IN LIEU OF THE 2x6 ROOF COLLARS NOTED. FASTEN STRAP w/ (6) 8d NAILS ON EACH SIDE OF RIDGE INTO OPPOSING RAFTERS.
2. WHEN STRAPS ARE USED, 2x6 ROOF COLLARS NOTED SHALL BE SPACED AT 6'-0" ON CENTER MAXIMUM.

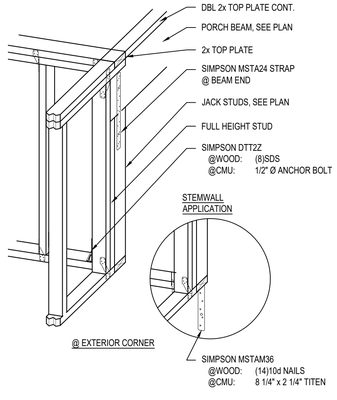


RIDGE VENT BLOCKING DETAIL
SCALE: 3/4" = 1'-0"

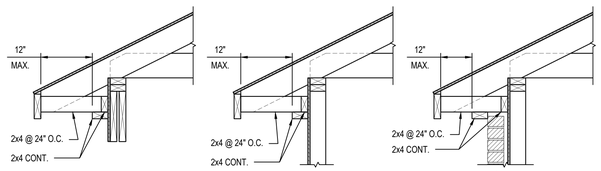


ASPHALT SHINGLE NAILING DIAGRAM
SCALE: 1 1/2" = 1'-0"



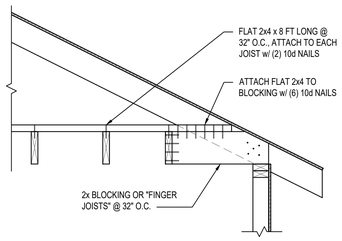


PORCH BEAM TO EXTERIOR WALL DETAILS
SCALE: 3/4" = 1'-0"



ALUMINUM / VINYL SOFFIT NAILING DETAILS
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.



CEILING JOIST PERPENDICULAR TO RAFTER FRAMING DETAIL
SCALE: 3/4" = 1'-0"

PRIME DESIGN HOMES

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

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PROPOSED NEW CONSTRUCTION FOR
PRIME DESIGN HOMES
LOT 9, WEST END SUBDIVISION
MOBILE, AL 36606

REVISION LOG

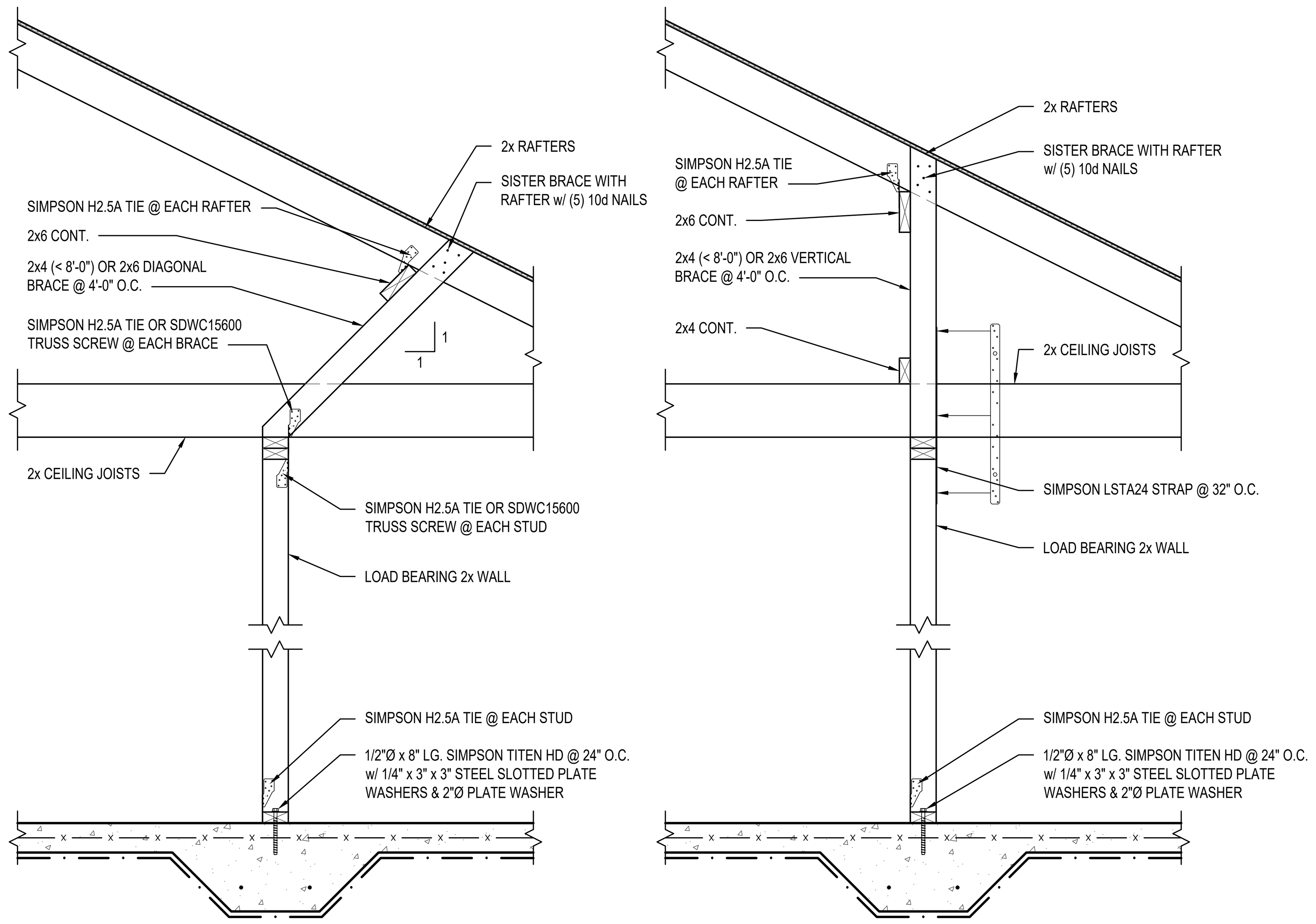
REV	DATE	BY	DESCRIPTION

PROJECT NUMBER:	VB2502-335
DRAWN BY:	BEM
CHECKED BY:	VDL
ISSUE DATE:	04-04-2025

SHEET TITLE & NUMBER:
FRAMING SECTIONS & DETAILS

S-7.0

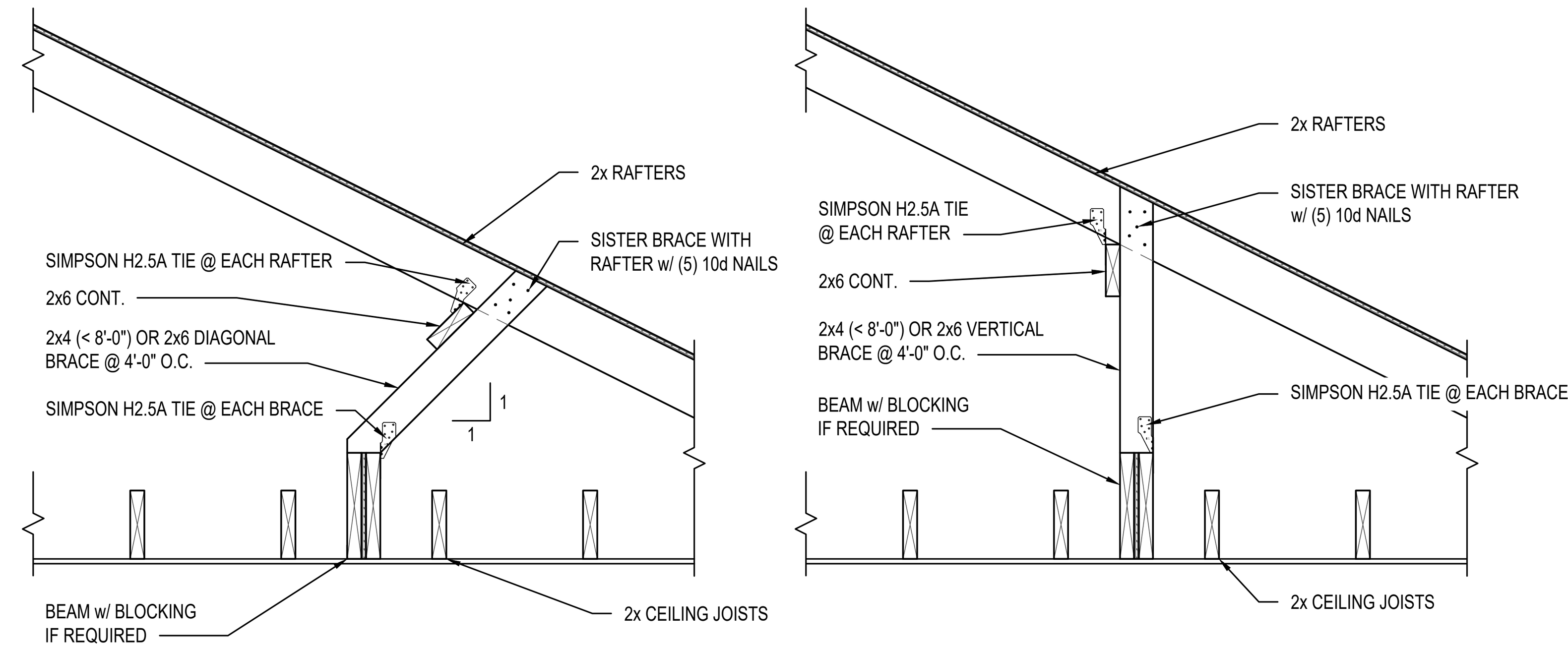
LAST SAVED:R.SWEATT PRINTED BY: RYAN SWEATT 4/9/2025 5:04:11 PM S:\Bethel Engineering Main\Structural Engineering\B.E Engineering VB, LLC\2025\VB2502\VB2502-335 West End Subdivision 9\VB2502-335 West End Subdivision



TYPICAL ROOF BRACING DETAILS (@ WALL)

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

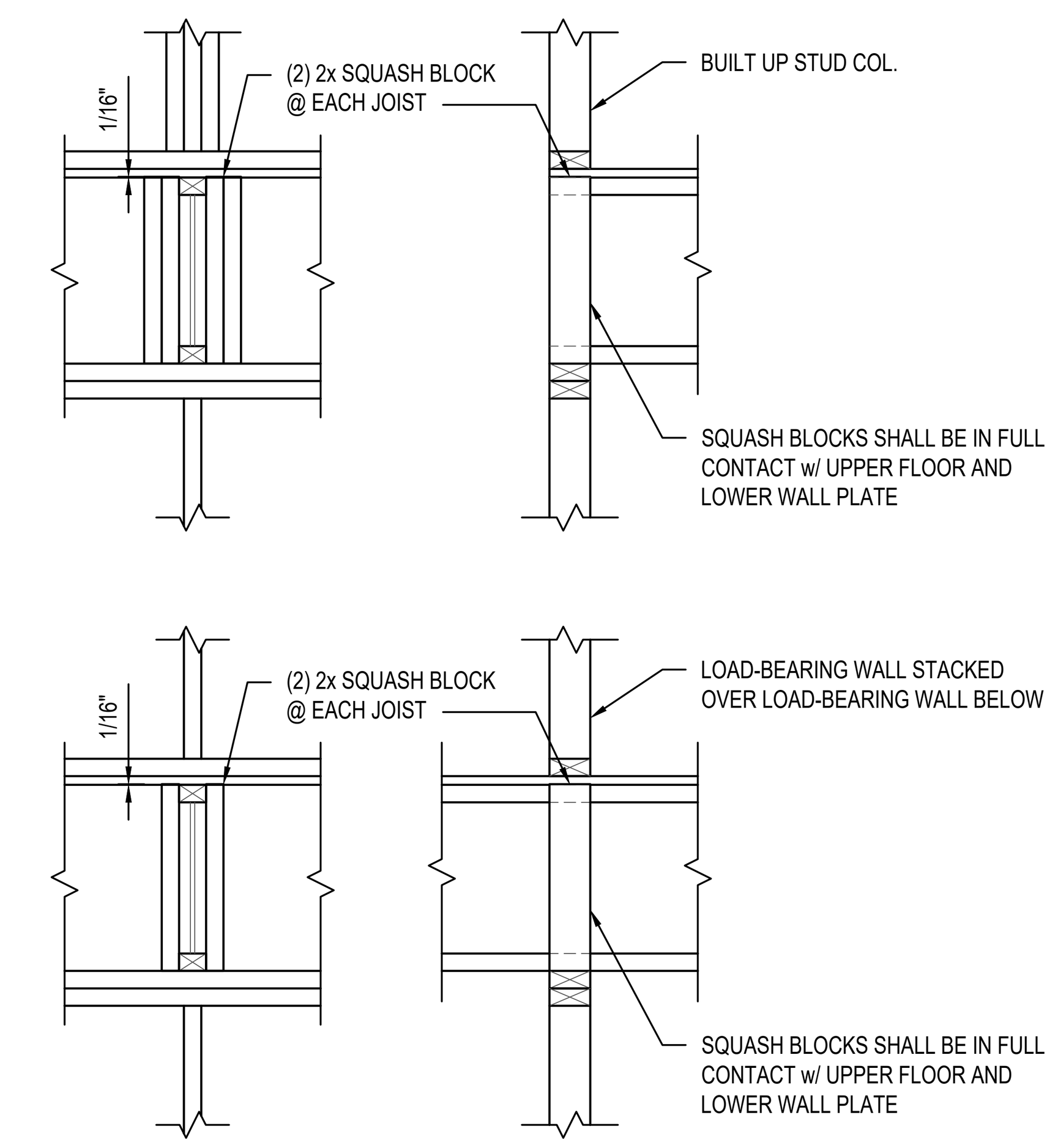
ROOF BRACE TO BEAM REQUIREMENTS			
		SLAB	FRAMED FLOOR
BEAM LENGTH	BEAM TO SUPPORTING STUDS CONNECTION	SUPPORTING STUDS TO FOUNDATION CONNECTION	SUPPORTING STUDS TO JOIST CONNECTION
< 10'-0"	(1) LTS20	(1) SP4 w/ TITEN HD	(1) LTS20
10'-0" - 16'-0"	(2) LTS20	(1) SP4 w/ TITEN HD	(2) LTS20
16'-0" - 24'-0"	(3) LTS20	(1) DTT2Z w/ TITEN HD	(3) LTS20



TYPICAL ROOF BRACING DETAILS (@ BEAM)

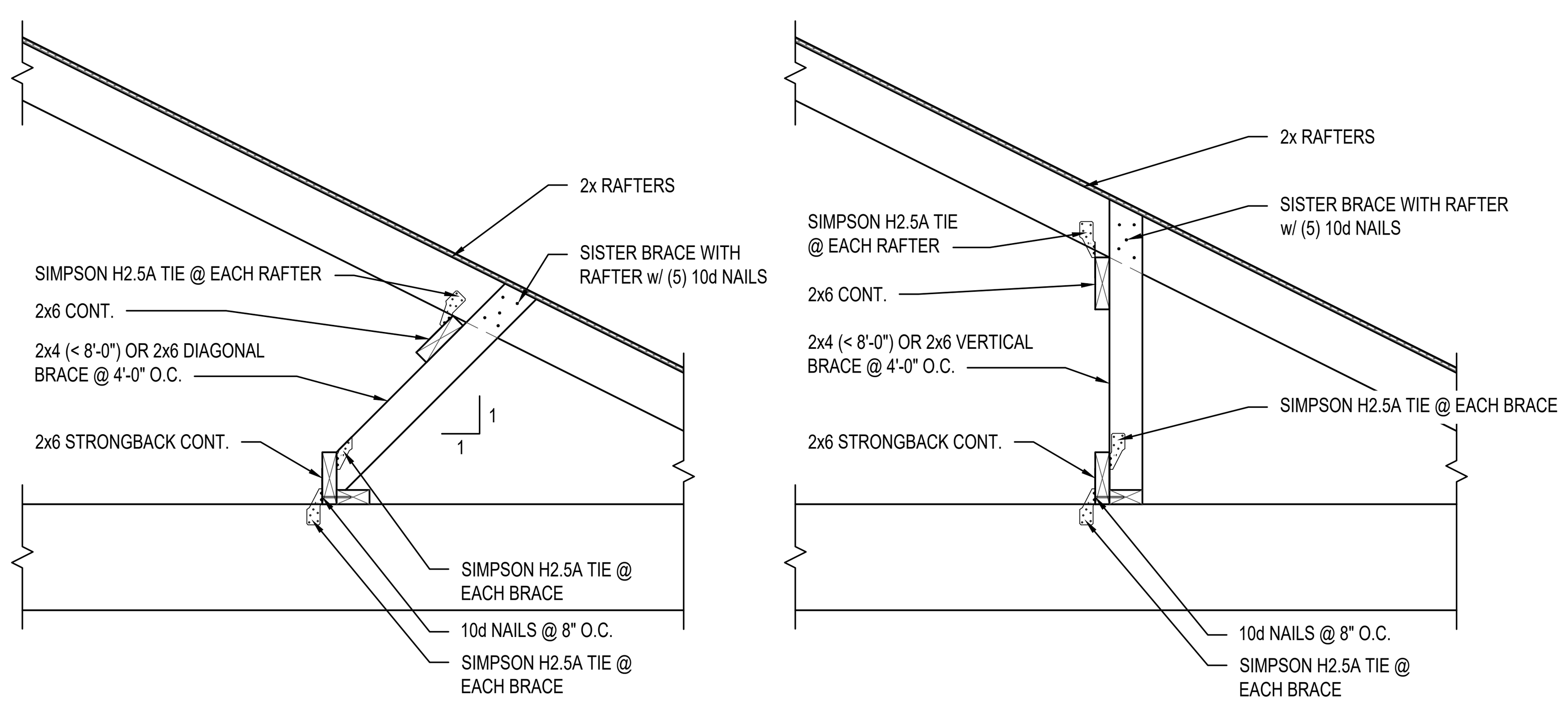
SCALE: 3/4" = 1'-0"

NOTE:
1. REF. ROOF BRACE TO BEAM REQUIREMENTS TABLE.



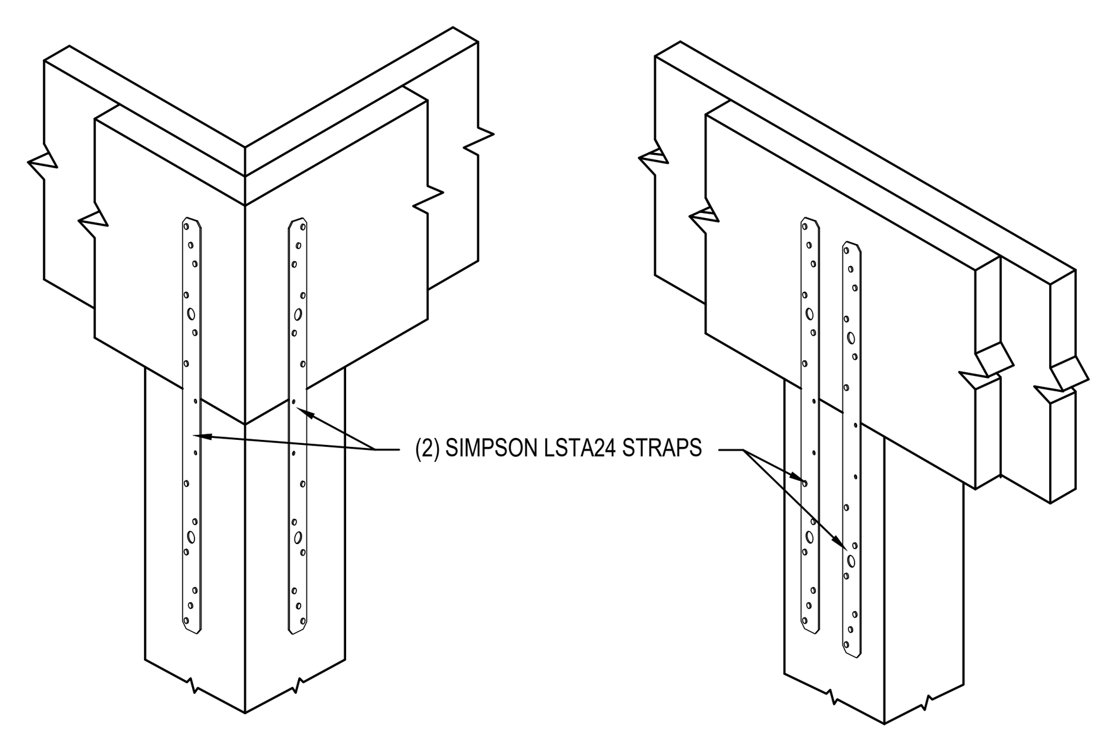
TYP. I-JOIST BEARING DETAILS

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



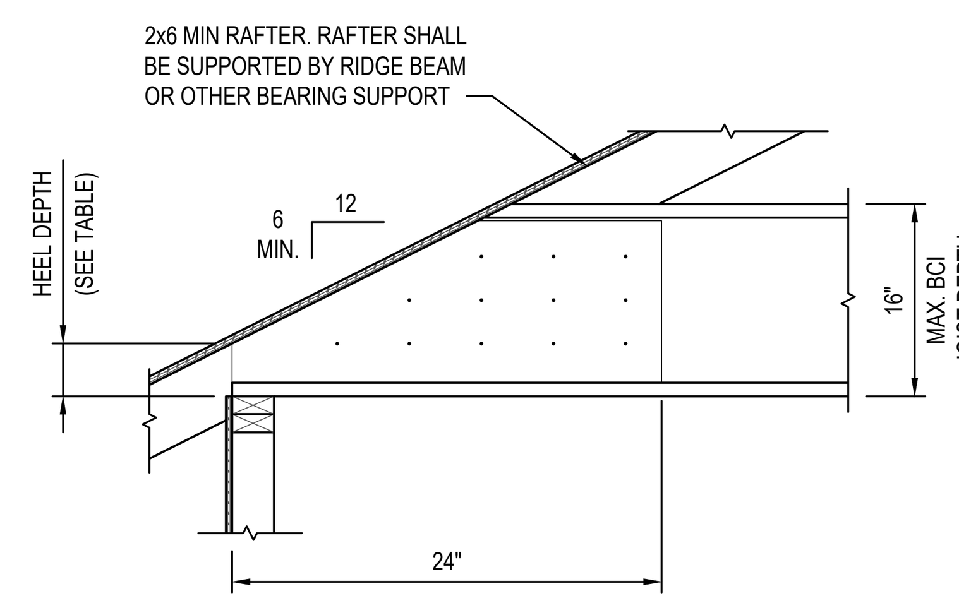
TYPICAL ROOF BRACING DETAILS (@ 2x JOIST)

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



POST TO BEAM CONNECTION DETAIL

SCALE: N.T.S.

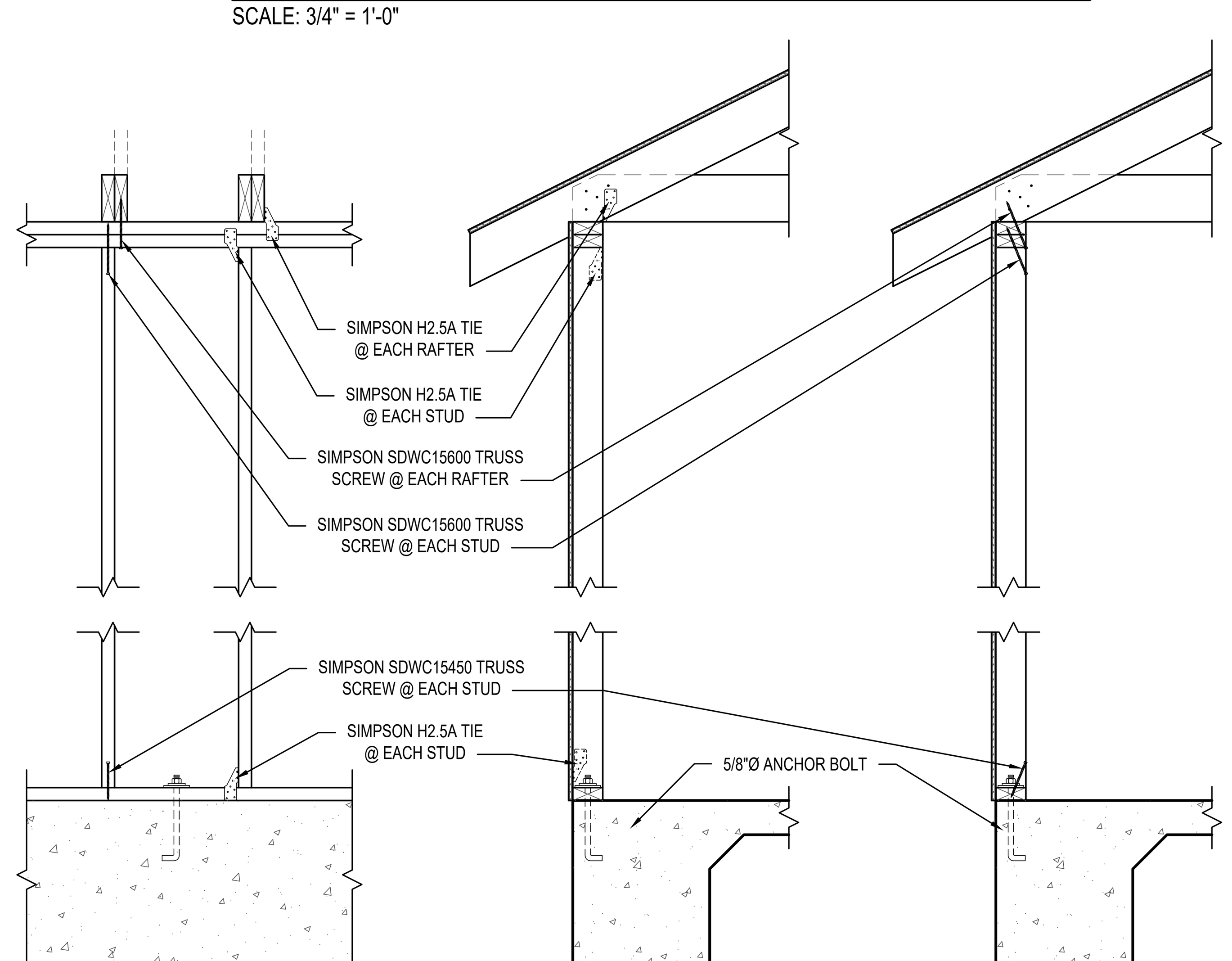


MINIMUM HEEL DEPTH						
END WALL BEARING	ROOF PITCH					
	6/12	7/12	8/12	9/12	10/12	12/12
2x4	4 3/8"	4 5/16"	4 1/4"	4 1/4"	4 1/4"	4 1/4"
2x6	3 3/8"	3 3/16"	2 5/16"	2 3/4"	2 9/16"	2 1/4"

NOTE:
2x BLOCKING REQUIRED AT BEARING (NOT SHOWN FOR CLARITY). 23/32" MIN. PLYWOOD / OSB RATED SHEATHING AS REINFORCEMENT. INSTALL REINFORCEMENT WITH FACE GRAIN HORIZONTAL. INSTALL ON BOTH SIDES OF THE JOIST, TIGHT TO BOTTOM OF FLANGE. LEAVE MINIMUM 1/4" GAP BETWEEN REINFORCEMENT AND BOTTOM OF TOP FLANGE. APPLY CONSTRUCTION ADHESIVE TO CONTACT SURFACES AND FASTEN WITH 3 ROWS OF MIN. 10d BOX NAILS @ 6" O.C. ALTERNATE NAILING FROM EACH SIDE AND CLINCH.

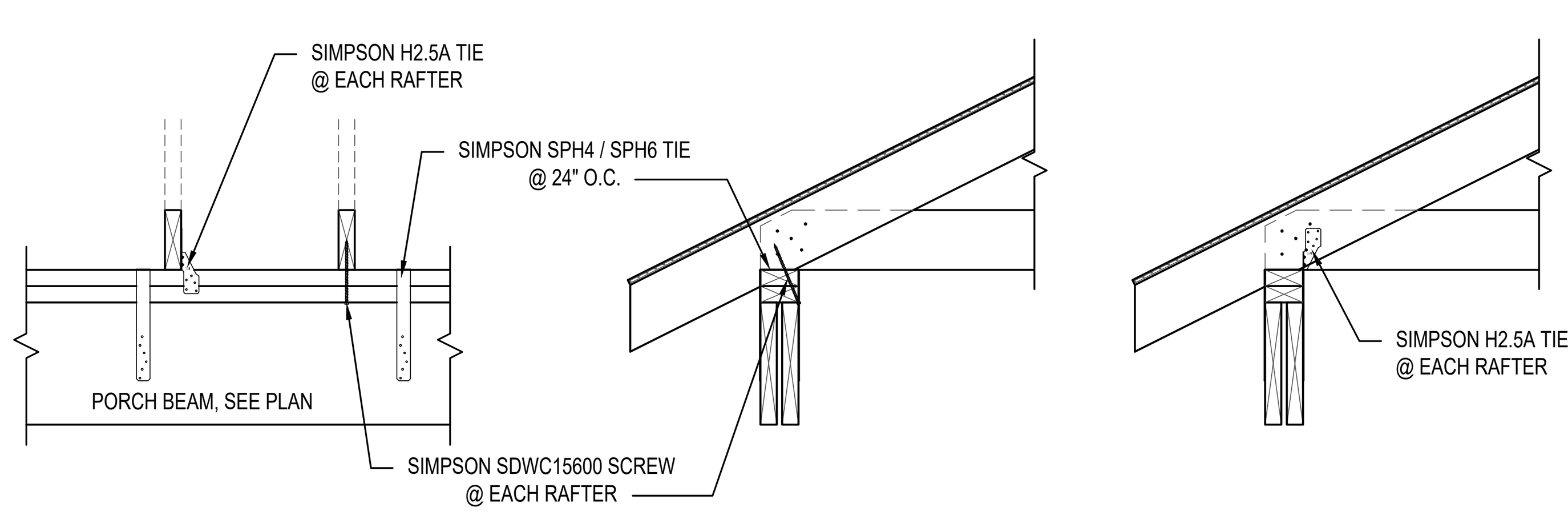
TYPICAL I-JOIST SLOPE CUT REINFORCEMENT

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



TYPICAL STRAPPING DETAIL

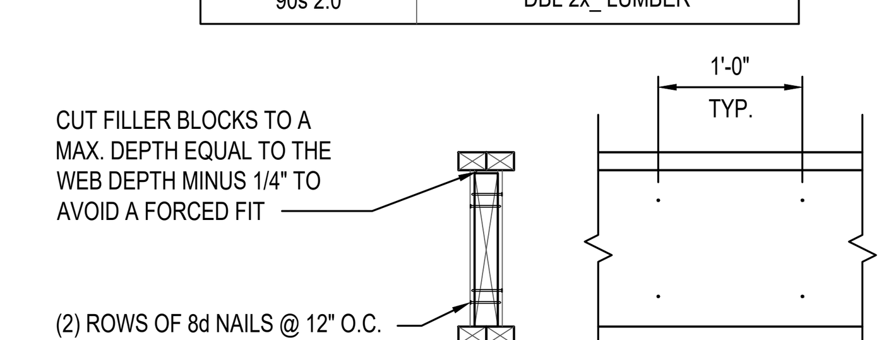
SCALE: 3/4" = 1'-0"



TYPICAL PORCH BEAM STRAPPING DETAIL

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

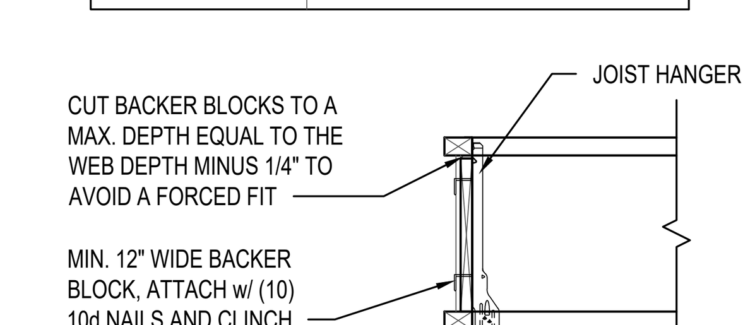
FILLER BLOCK SCHEDULE	
SERIES	FILLER BLOCK THICKNESS
4500s 1.8	(2) 5/8" WOOD PANELS OR 2x_
5000s 1.8	(2) 3/4" WOOD PANELS OR 2x_
6000s 1.8	2x_ + 7/16" OR 1/2" WOOD PANEL
6500s 1.8	2x_ + 5/8" OR 3/4" WOOD PANEL
60s 2.0	2x_ + 7/16" OR 1/2" WOOD PANEL
90s 2.0	DBL 2x_ LUMBER



DBL I-JOIST CONNECTION DETAIL

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

BACKER BLOCK SCHEDULE	
SERIES	BACKER BLOCK THICKNESS
4500s 1.8	5/8" OR 3/4" WOOD PANELS
5000s 1.8	3/4" OR 7/8" WOOD PANELS
6000s 1.8	1 1/8" OR (2) 1/2" WOOD PANELS
6500s 1.8	1 1/8" OR (2) 5/8" WOOD PANELS
60s 2.0	1 1/8" OR (2) 1/2" WOOD PANELS
90s 2.0	2x_ LUMBER



I-JOIST BACKER BLOCK DETAIL

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

PRIME DESIGN HOMES

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

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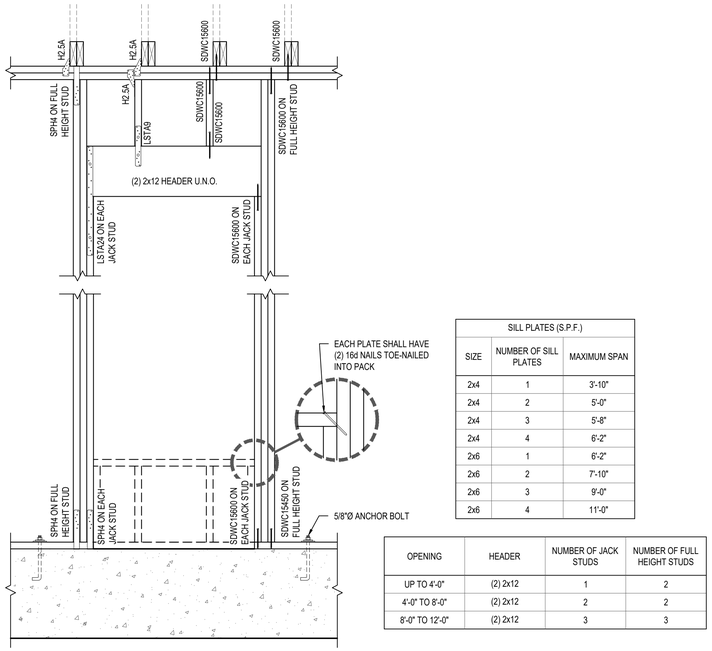
ALABAMA LICENSED No. 24712 PROFESSIONAL ENGINEER VINCENT D. LACOSTE II 4/4/25

SHEET TITLE & NUMBER:
FRAMING SECTIONS & DETAILS

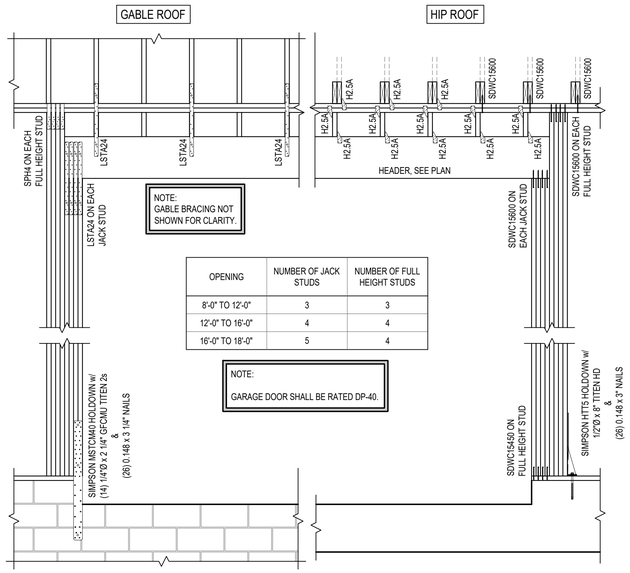
S-7.1



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

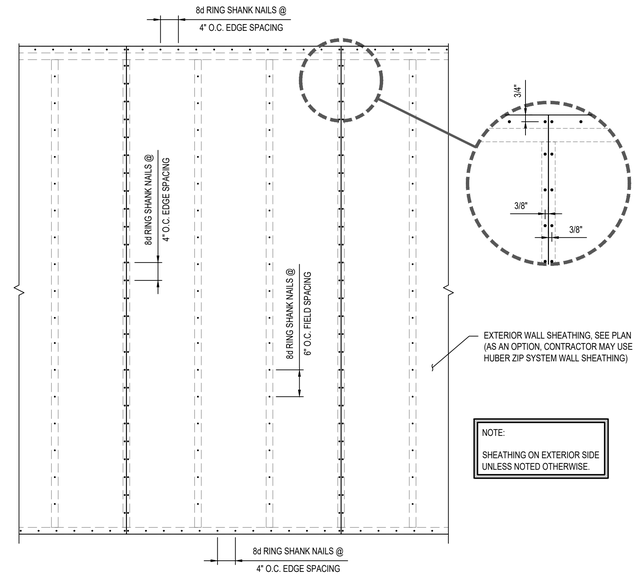
TYPICAL DOOR / WINDOW OPENING HOLDOWN
SCALE: 3/4" = 1'-0"



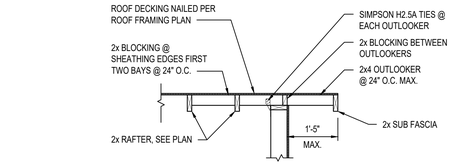
OPENING	NUMBER OF JACK STUDS	NUMBER OF FULL HEIGHT STUDS
8'-0" TO 12'-0"	3	3
12'-0" TO 16'-0"	4	4
16'-0" TO 18'-0"	5	4

NOTE:
GARAGE DOOR SHALL BE RATED DP-40.

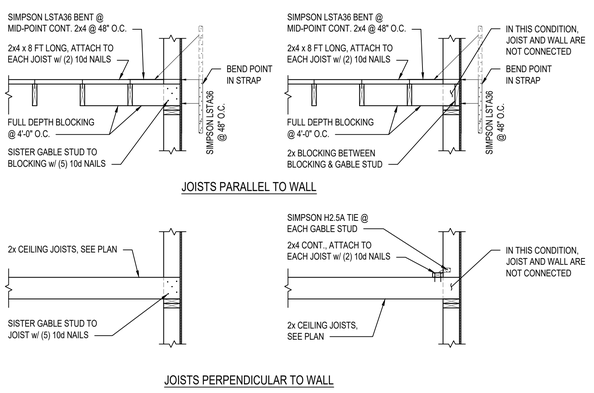
TYPICAL GARAGE DOOR OPENING HOLDOWN
SCALE: 1/2" = 1'-0"



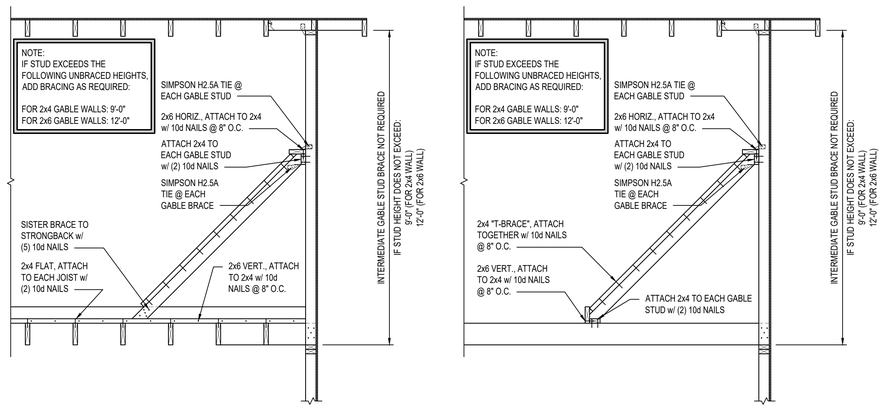
PANEL ATTACHMENT FOR SHEAR WALLS
SCALE: 3/4" = 1'-0"



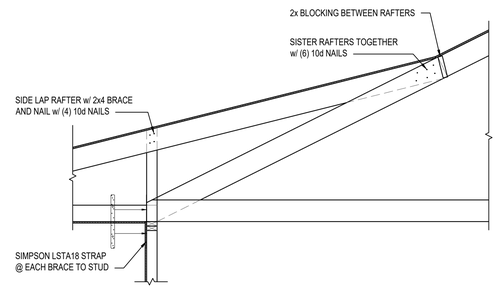
GABLE END WALL OVERHANG DETAIL
SCALE: 1/2" = 1'-0"



GABLE END WALL FRAMING DETAILS
SCALE: 1/2" = 1'-0"



INTERMEDIATE GABLE END WALL FRAMING DETAILS
SCALE: 1/2" = 1'-0"



ROOF PITCH TRANSITION DETAIL
SCALE: 1/2" = 1'-0"

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

Bethel

PROPOSED NEW CONSTRUCTION FOR
PRIME DESIGN HOMES
LOT 9, WEST END SUBDIVISION
MOBILE, AL 36606

REV	DATE	BY	DESCRIPTION

REVISION LOG

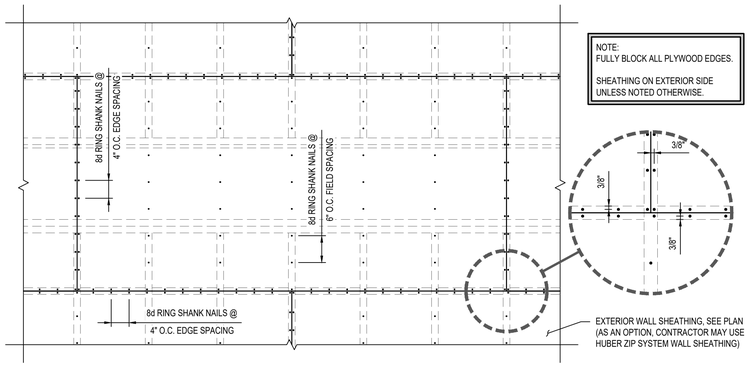
PROJECT NUMBER:	VB2502-335
DRAWN BY:	BEM
CHECKED BY:	VDL
ISSUE DATE:	04-04-2025

ALABAMA
No. 24712
PROFESSIONAL
4/4/25
ENGINEER
VINCENT D. LACOSTE

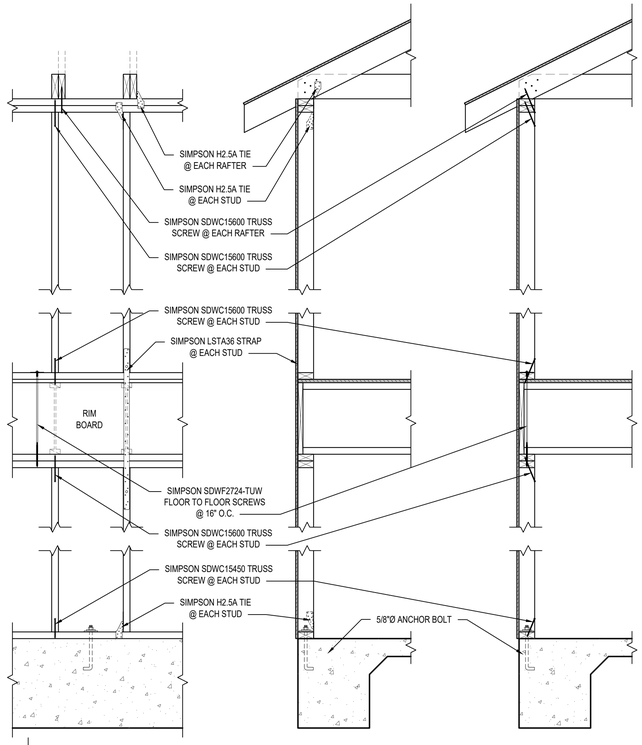
SHEET TITLE & NUMBER:
FRAMING SECTIONS & DETAILS

S-7.2

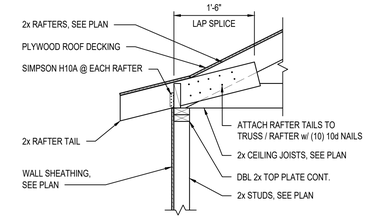
PRIME DESIGN HOMES



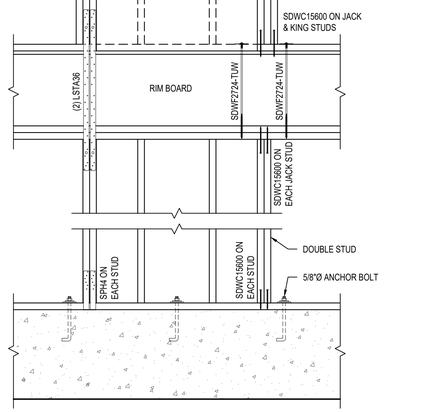
PANEL ATTACHMENT FOR SHEAR WALLS @ RIM
SCALE: 3/4" = 1'-0"



TYPICAL STRAPPING DETAIL
SCALE: 3/4" = 1'-0"



TYPICAL BELL ROOF OVERHANG DETAIL
SCALE: 3/4" = 1'-0"

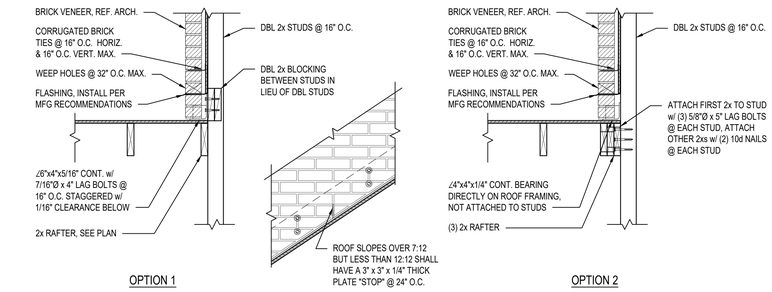


TYPICAL DOOR / WINDOW OPENING HOLDOWN
SCALE: 3/4" = 1'-0"

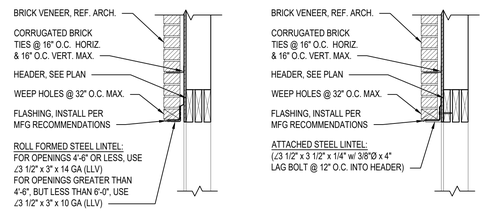
SILL PLATES (S.P.F.)		
SIZE	NUMBER OF SILL PLATES	MAXIMUM SPAN
2x4	1	3'-10"
2x4	2	5'-0"
2x4	3	5'-8"
2x4	4	6'-2"
2x6	1	6'-2"
2x6	2	7'-10"
2x6	3	9'-0"
2x6	4	11'-0"

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 BRICK OVER ROOF LINTEL DETAIL
SCALE: 3/4" = 1'-0"



NOTE:
LINTELS SHALL HAVE A LENGTH OF BEARING NOT LESS THAN 4 INCHES.
LINTELS SHALL BE SHOP COATED w/ A RUST-INHIBITIVE PAINT, EXCEPT
FOR LINTELS MADE OF CORROSION-RESISTANT STEEL OR STEEL
TREATED w/ COATINGS TO PROVIDE CORROSION RESISTANCE.

TYPICAL BRICK STEEL LINTEL DETAIL
SCALE: 3/4" = 1'-0"

PRIME DESIGN HOMES

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4/4/25
ENGINEER
VINCENT D. LACOSTE III

SHEET TITLE & NUMBER:
FRAMING SECTIONS & DETAILS

S-7.3

MIRA®

WINDOWS & PATIO DOORS

Ply Gem® WINDOWS

DOUBLE HUNG

ALUMINUM CLAD

NOT ALL WINDOWS ARE CREATED EQUAL.

Let your windows reflect your exquisite style and taste. Designed with superior craftsmanship and one-of-a-kind details, Ply Gem MIRA clad windows make the best possible statement bringing your unique vision to life. Built for energy efficiency and long lasting quality in mind, these double hung windows offer peace of mind as well as lasting beauty.

energy WE SELL ENERGY STAR

ALUMINUM CLAD

DOUBLE HUNG

LC 50 CERTIFIED [1]

10 YEAR GLASS WARRANTY

Home Innovation NGBS GREEN CERTIFIED℠

PLY GEM MIRA WINDOWS HAVE BEEN GREEN APPROVED BY THE HOME INNOVATIONS RESEARCH LAB.

This means you can be assured that Ply Gem Mira Premium Series windows comply with specific green practice criteria in the National Green Building Standard. Visit www.homeinnovation.com/greenproducts for more details.

STANDARD FEATURES

- Tilt-in sash design for easy cleaning from the safety of inside your home
- Sash interlock provides superior structural performance
- Stepped jambliner design for superior structural performance while maximizing available daylight opening
- Three-piece jambliner allows for different interior and exterior jambliner colors
- 6/4 sash construction for historically accurate wood window look
- 4 9/16" jambs made of clear wood eliminate extensive drywall work
- Sash and interior made with select clear wood; ready for paint or stain to match any interior décor (also available in pre-finished white)
- Integral face groove allows for easy mulling and exterior accessory application
- Pre-punched nailing fin for simple installation
- AAMA 2604 paint finish provides superior resistance to chalking and fading
- Energy-efficient Warm Edge insulating HP glass reduces energy costs while reducing fabric fading
- Vacuum-treated, solid wood components resist damage from water and fungus
- Durable .050 extruded aluminum cladding on all exterior frame surfaces resists dings and dents while providing structural integrity

WARM EDGE TECHNOLOGY

HP GLASS

DOUBLE HUNG

	NFRC CERTIFIED			
	R Value	U Factor	SHGC	VT
WITH WARM EDGE				
3/4" Clear	2.04	0.49	0.58	0.60
3/4" Low-E	2.70	0.37	0.27	0.51
3/4" Low-E^{SC}	2.78	0.36	0.21	0.40
3/4" Low-E2+	3.03	0.33	0.26	0.49
3/4" HP Glass	3.03	0.33	0.27	0.51
3/4" HP^{SC} Glass	3.03	0.33	0.20	0.40
3/4" HP2+ Glass	3.23	0.31	0.26	0.49
WITH WARM EDGE+				
3/4" Low-E	2.86	0.35	0.27	0.51
3/4" Low-E^{SC}	2.86	0.35	0.21	0.40
3/4" Low-E2+	3.13	0.32	0.26	0.49
3/4" HP Glass	3.23	0.31	0.27	0.51
3/4" HP^{SC} Glass	3.23	0.31	0.20	0.40
3/4" HP2+ Glass	3.33	0.30	0.26	0.49

All units rated in accordance with NFRC 100/200 standards by a NAMI Accredited lab. Performance values reflect the performance of units tested with the following configuration: ¾" IGU, 3mm glass, no grilles and Warm Edge spacer system and Warm Edge+ spacer system.

R VALUE: Restrictive ambient air flow; U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

Most unit sizes ENERGY STAR® qualified in most zones and may be eligible for LEED for Homes* credits.

*LEED for Homes is a rating system of the U.S. Green Building Council that promotes the design and construction of high-performance green homes.

OPTIONS

GLASS OPTIONS:
HP^{SC} glass, HP2+ glass, Warm Edge+, tinted, tempered, obscure and laminated

WARM EDGE TECHNOLOGY

GRILLE OPTIONS:
Color-coordinated grilles-between-the-glass (GBG) in 5/8" and 7/8" flat, 5/8" sculptured and 1" contoured in white only; simulated-divided-lite (SDL) available in 7/8" and 1 1/4"; 7/8" full surround removable wood grilles

EXTERIOR CASING:
180 Brick Mould, 3 1/4" Williamsburg, 3 1/2" Flat, J-Channel and Sill Nose available factory or field applied

IMPACT RATED [2]

EXTENSION JAMBS:
Custom from 4 9/16" to 8 9/16" in primed or natural "clear" wood

HARDWARE FINISHES:
White, taupe, sandalwood, bright brass, antique brass, satin nickel and oil rubbed bronze

PRODUCT CONFIGURATION:
Twins, fixed, combinations, bays, circle heads, quarter circles, ellipticals, transoms, true radius, arches and various architectural shapes

1. Most units are rated LC50 straight out of the box.
2. Optional Impact Rated units are available in select sizes and configurations.

STANDARD EXTERIOR CLADDING COLOR OPTIONS

WHITE | SANDALWOOD | TAUPE | EVERGREEN | IVORY | COTTAGE RED | DARK BRONZE | BLACK

NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative to do so. See product brochure for complete listing of Signature and Radiance Colors.

Ply Gem®