



Agenda Item #2

Application 2025-30-CA

DETAILS

Location:

1159 Old Shell Road

Summary of Request:

After-the-fact window and column replacement on façade; Paint applied to brick porch wall

Applicant (as applicable):

1818 Designs, LLC

Property Owner:

Same

Historic District:

Old Dauphin Way

Classification:

Contributing

Summary of Analysis:

- Staff conducted a site visit at the property after receiving a call regarding ongoing non-compliant work.
- Historic windows on the façade were removed, contrary to submitted plans and approved work. Openings were filled with an inappropriate arrangement.
- Windows on the east and west elevation have been replaced. Plans state that existing windows are to be repaired.
- Paint was applied to the brick porch wall.

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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 1159 Old Shell Road was constructed in 1900 for Lorenzo Hardy, who acquired the lot in May 1900 and is first listed residing at what was then 129 Springhill Shell Road in 1901. The 1902 City Directory lists the address as 127 Old Shell Road, and the 1904 Sanborn Fire Insurance Map shows a frame dwelling with a similar footprint to the existing structure at this address. The overall form of the existing structure - with its complex roof structure, asymmetrical façade, and protruding end bay – is typical of a turn-of-the-century Queen Anne Style cottage. The form closely parallels that of the neighboring dwelling immediately to the east, suggesting the two may have once been identical sister houses. Originally 1159 Old Shell Road likely had a wood-frame porch with turned columns and decorative woodwork similar to that seen at 1157 Old Shell Road. This porch was removed at an unknown date and replaced with a Craftsman style brick porch with battered wood columns, as seen in a photograph taken in October 1983. Stylistic evidence suggests this alteration was made sometime between 1920 and 1930, though this has not been confirmed. The porch roof and battered columns were demolished without approval in 2008. At the time, the Historic Development Department (HDD) staff issued a Stop Work Order. The brick stairs, platform, and column plinths remained intact. Plans to construct a rear addition, restore and rebuild the craftsman style porch and columns, repair all existing wood windows, and carry out other in-kind repairs and replacements were submitted to the ARB in 2024. In May 2025, HDD Staff was alerted to potential non-compliant work in progress at the property. A site visit revealed that some of the exterior work had deviated from the submitted plans. A Stop Work Order was issued.

According to HDD files, this property has appeared once before the Architectural Review Board (ARB). In 2024, a COA was issued to restore the front porch, conduct exterior restoration and repairs, and to construct a rear addition.

SCOPE OF WORK

After-the-fact approval of exterior work which does not follow approved SOW or submitted plans, to include:

1. Installation of five replacement windows along the façade.
 - a. Three (3) original boxhead windows, reeded trim and bullseye corner blocks along the porch bay of the façade (with one located on the east side of the bay window) were removed. One (1) two-over-two window and trim centered on the bay window was removed. One (1) one-over-one window and trim located on the west side of the bay window was removed.
 - b. Each original boxhead opening was filled a wood one-over-one window below a lintel board, with a fixed single-light window above.
 - c. Both the two-over-two and one-over-one windows were replaced with wood one-over-one windows which fit the existing openings.
 - d. Flat Hardie board trim was installed around to replace all original trim.
2. Replacement of all windows on side elevations.
 - a. Historic one-over-one windows, and associated trim were removed along the east and west elevations.
 - b. Replacement windows are one-over-one wood windows which fit the original openings.
 - c. Submitted plans call for repair of all existing windows on the east and west elevations.
3. Installation of four (4) non-tapered Hardie board boxed columns located on existing plinths on porch.
 - a. The non-tapered profile does not match those on the submitted plans.
 - b. The plans reflect the installation of three (3) tapered columns to match historic photograph.
4. Paint applied to brick porch wall

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

1. **5.3** Preserve the key historic walls of a building.
 - Maintain significant historic façades in their original form.
 - Maintain historic façade elements.
 - Pay special attention to maintaining the historic appearance of building walls of corner buildings.
2. **5.4** Preserve original building materials.
 - Repair deteriorated building materials by patching, piecing-in, consolidating or otherwise reinforcing the material.
 - Remove only those materials which are deteriorated, and beyond reasonable repair.
 - Do not remove original materials that are in good condition.
3. **5.6** Use original materials to replace damaged materials on primary surfaces where possible.
 - Use original materials to replace damaged building materials on a primary façade if possible. If the original material is wood clapboard, for example, then the replacement material should be a material that matches the original in finish, size and the amount of exposed lap. If the original material is not available from the site, use a replacement material that is visually comparable with the original material.
 - Replace only the amount of material required. If a few boards are damaged beyond repair, for example, then only they should be replaced, rather than the entire wall.
 - Do not replace building materials on the primary façade, such as wood siding and masonry, with alternative or imitation materials unless it cannot be avoided.
4. **5.7** When replacing materials on a non-primary façade or elevation, match the original material in composition, scale and finish.
 - Use original materials to replace damaged materials on a non-primary façade when possible.
5. **5.8** Preserve and repair original masonry materials.
 - Preserve masonry features that define the overall historic character, such as walls, cornices, pediments, steps and foundations.
 - Take particular care with historic masonry. Consult Staff for guidance when repairing and replacing mortar joints and masonry.
 - Unpainted 19th Century imported Philadelphia and locally manufactured brick may not be painted. In cases where historic brick has been previously painted, the paint color should be of a suitable color to match the age and architectural style of the structure.
6. **5.17** Preserve historic stylistic and architectural details and ornamentation.
 - Retain historic details and ornamentation intact.
 - Repair historic details and ornamentation that are deteriorated.
7. **5.19** Where repair is impossible, replace details and ornamentation accurately.
 - When replacing historic details, match the original in profile, dimension, and material.
 - A substitute material may be considered if it appears similar in character and finish to the original. A measured drawing may be required in these instances to recreate missing historic details from photographs.
 - Do not apply architectural details that were not part of the original structure. For example, decorative mill work should not be added to a building if it was not an original feature. Doing so would convey a false history.
8. **5.20** Preserve the functional historic and decorative features of a historic window.
 - Where historic (wooden or metal) windows are intact and in repairable condition, retain and repair them to match the existing as per location, light configuration, detail and material.
 - Preserve historic window features, including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.
 - Repair, rather than replace, frames and sashes, wherever possible.
 - For repair of window components, epoxies and related products may serve as effective solutions to material deterioration and operational malfunction.

9. **5.22** When a historic window is missing on a key character-defining wall, use a historically accurate replacement.

- Historically accurate light patterns shall be employed. Use photographic, physical, and/or documentary evidence for the design.
- A new window shall be installed in such a manner as to fit within the original window opening and match in depth and filling of the reveal. A reveal is the part of the side of a window opening that is between the outer surface of the wall and the window.
- A doubled-paned or clad wood window may be considered as a replacement alternative only if the replacement matches the configuration, dimensions, and profiles of original windows.
- For increased efficiency, storm windows can be installed. A storm window shall fit within the window reveal and avoid damaging window casings. Operable storm windows are encouraged.

ACCEPTABLE WINDOW MATERIALS Materials that are the same as the original, or that appear similar in texture, profile and finish to the original are acceptable.

These often include:

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

UNACCEPTABLE WINDOW MATERIALS Materials that do not appear similar to the original in texture, profile and finish are unacceptable.

These often include:

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

10. **5.21** When historic windows are not in a repairable condition, match the replacement window design to the original.

- In instances where there is a request to replace a building's windows, the new windows shall match the existing as per location, framing, and light configuration.
- Use any salvageable window components on a primary elevation.

11. **5.22** When a historic window is missing on a key character-defining wall, use a historically accurate replacement.

- Historically accurate light patterns shall be employed. Use photographic, physical, and/or documentary evidence for the design.
- A new window shall be installed in such a manner as to fit within the original window opening and match in depth and filling of the reveal. A reveal is the part of the side of a window opening that is between the outer surface of the wall and the window.
- A double-paned or clad wood window may be considered as a replacement alternative only if the replacement matches the configuration, dimensions, and profiles of original windows.
- For increased efficiency, storm windows can be installed. A storm window shall fit within the window reveal and avoid damaging window casings. Operable storm windows are encouraged.

12. **6.5** Repair a porch in a way that maintains the original character.

13. **6.6** If replacement is required, design it to reflect the time period of the historic structure.

- Replace a historic porch element to match the original.
- Use replacement materials and elements that are appropriate to the style, texture, finish, composition and proportion of the historic structure.
- Where an original porch is missing entirely, base a replacement porch on physical or photographic evidence. If no evidence exists, draw from similar structures in the neighborhood.
- Match the balustrade of a historic porch to the design and materials of the porch.
- When reconstructing a porch, pay particular attention to matching the handrails, lower rails, balusters, decking, posts/columns, proportions and decorative details.

- Do not completely replace an entire porch or element unless absolutely necessary. Only replace the element or portion of an element that requires replacement.

STAFF ANALYSIS

The subject property is a contributing structure to the Old Dauphin Way Historic District. The application under review requests after-the-fact approval for replacement windows on the façade and east and west elevations; four (4) new box columns; and paint applied to the brick porch wall.

After receiving notification of potential non-compliant work in progress at 1159 Old Shell Road, Staff conducted a site visit. The following work was discovered which deviates from the plans submitted to the Historic Development office and permitting office:

WINDOWS

The submitted plans associated with the subject project indicate that all existing windows are to be repaired. At the site the following was observed:

- Three boxed head windows and the surrounding reeded trim with bullseye corner blocks were removed and replaced. Each original boxhead opening was filled a wood one-over-one window below a fascia board, with a fixed single-light window above. Flat Hardie board trim was installed around the window openings.
- One (1) two-over-two window and trim centered on the bay window was removed. One (1) one-over-one window and trim located on the west side of the bay window was removed.
- All one-over-one windows and trim along the east and west elevations were replaced with wood one-over-one windows which fit the openings and Hardie board trim.

The box head windows on the façade are an important architectural element of the subject dwelling, serving to significantly define not only its Queen Anne style origins, but also its historic functions. Box head windows are constructed so that the sashes can slide vertically up into the head – and sometimes above it into a cavity in the wall – to provide maximum opening for ventilation. They were prominent decorative features of Queen Anne style architecture and an integral part of the subject structure’s façade. (5.3, 5.4, 5.6) Like the signature box head window, Queen Anne homes also frequently boasted three-part bay windows featuring sash windows with two-over-one and one-over-one configurations, such as the one at the subject property. Historic photographs reveal that the previously existing sashes in the bay were most likely the original, which match those of the twin neighbor at 1157 Old Shell Road. The Secretary of Interior Standards for Rehabilitation, along with Mobile’s Design Review Guidelines, call for the repair rather than replacement of historic windows. Guideline 5.20 reads as follows:

“Preserve the functional historic and decorative features of a historic window.

- *Where historic (wooden or metal) windows are intact and in repairable condition, retain and repair them to match the existing as per location, light configuration, detail and material.*
- *Preserve historic window features, including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.*
- *Repair, rather than replace, frames and sashes, wherever possible.*
- *For repair of window components, epoxies and related products may serve as effective solutions to material deterioration and operational malfunction.” (5.20)*

The replacement window arrangement installed in each of the box head window openings consists of a wood one-over-one window below a lintel board, with a fixed single-light window above. This is an inappropriate alternative to the full-length window previously extant in these openings and considerably alters the stylistic expression of the façade.

During the site visit, historic windows were found on the property. These windows appear to be the original box head windows removed from the façade, and potentially those from the bay window as well. The windows seem to be in good repairable condition. Also discovered was a dumpster containing removed trim.

The previously existing wood one-over-one windows on the east and west elevations were proposed and approved to be repaired, according to the submitted plans and approved scope of work (SOW). They have been replaced with wood one-over-one windows that fit the existing openings. The material, dimensions and light configuration are in keeping with the original, with a flatter profile.

PORCH COLUMNS

Also noted during the Staff site visit, there are four non-tapered Hardie board boxed columns, which have been installed on existing masonry plinths along the porch bay of the façade. When the craftsman style front porch was constructed c. 1920/30s, three tapered box columns typical of the craftsman style were installed, which are documented in historic photographs. The submitted plans state that replacement columns would be tapered wood columns which are based on a historic photo of the dwelling. The Design Review Guidelines state:

“Preserve historic stylistic and architectural details and ornamentation.

- *Retain historic details and ornamentation intact.*
- *Repair historic details and ornamentation that are deteriorated.” (5.17)*

“Where repair is impossible, replace details and ornamentation accurately.

- *When replacing historic details, match the original in profile, dimension, and material.*
- *A substitute material may be considered if it appears similar in character and finish to the original. A measured drawing may be required in these instances to recreate missing historic details from photographs.*
- *Do not apply architectural details that were not part of the original structure. For example, decorative mill work should not be added to a building if it was not an original feature. Doing so would convey a false history.” (5.19)*

The current replacement columns lack the dimensionality provided by the taper and the paneling seen on the original columns in historic photographs. The use of Hardie board, though not congruent with what was submitted by the applicant, is a suitable replacement material as noted in guideline 5.19 above; however, the flatter profile of the replacement columns produces an overall look of inferior craftsmanship and does not appropriately convey the craftsman styling of the historic porch. (5.3, 5.4, 5.6)

PAINTED BRICK PORCH WALL

Staff further observed that paint had been applied to the brick porch wall and masonry steps. Painting the brick or steps was not noted in the submitted plans, or any issued COAs. The proposed plans and approved SOW state that the brick wall and steps would be power washed. Painting the brick veneer of the historic house is not in conformance with the *Guidelines*, which instruct to “maintain significant facades in their original form” and further state, “masonry features that define the overall historic character, such as walls, cornices, pediments, steps, or foundations” should be preserved. (5.3, 5.8)

SITE LOCATION – 1159 OLD SHELL ROAD

ARCHITECTURAL REVIEW BOARD VICINITY MAP	
	
APPLICATION NUMBER <u>2</u> DATE <u>6/18/2025</u>	
APPLICANT <u>1818 Design, LLC</u>	
PROJECT <u>After-the-fact window and column replacement on façade; Paint applied to brick porch wall</u>	
	

Site Photos – 1159 OLD SHELL ROAD



1. View of subject property, looking SW



2. View of property, looking SE



3. Detail of replacement windows on façade



4. Detail of replacement window on façade



5. View of property prior to rehabilitation



6. Interior view of box head windows in place (May 2024)

Site Photos – 1159 OLD SHELL ROAD



7. Interior view of bay window sashes in place (May 2024)



8. Historic survey photo showing craftsman porch and columns.



9. View of neighbor twin property at 1157 Old Shell Road.



10. View of east elevation replacement windows.



11. View of west elevation replacement windows.



12. Detail of replacement one-over-one windows.

Site Photos – 1159 OLD SHELL ROAD



13. Detail of replacement one-over-one windows.



14. Detail of replacement one-over-one windows.



15. Removed historic windows



16. Removed historic windows



17. Detail of replacement one-over-one windows.



18. Removed trim

- New permit
- Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds (2)

Contacts (1)

Fees (1)

Bonds

Activities

Files (2)

Print Documents

Conditions

Tasks

Internal Notes

Inspection Cases

Communication

Review Team

Impact Units

History



MHDC-155173-2025 • MHDC - Certificate of Appropriateness • Annie Allen

Location
1159 OLD SHELL RD
MOBILE, AL 36604

Project

Apply Date
05/16/2025

Work Class
Building/Site COA

Permit Status
Submitted - Online

\$ 15.00

Pay fees



Rel, Stefan
1818 Design LLC
ID-000059834

Applicant

Mobile Phone
(251) 709-4202

Email
1818designllc@gmail.com

Main Address
1071 GRAND HERON CT E MOBILE, AL 36693

Title

Tasks



No tasks to display

Recent Workflow Activity

Next Action:
MHDC - COA Application Completeness Check (Permit Activity)

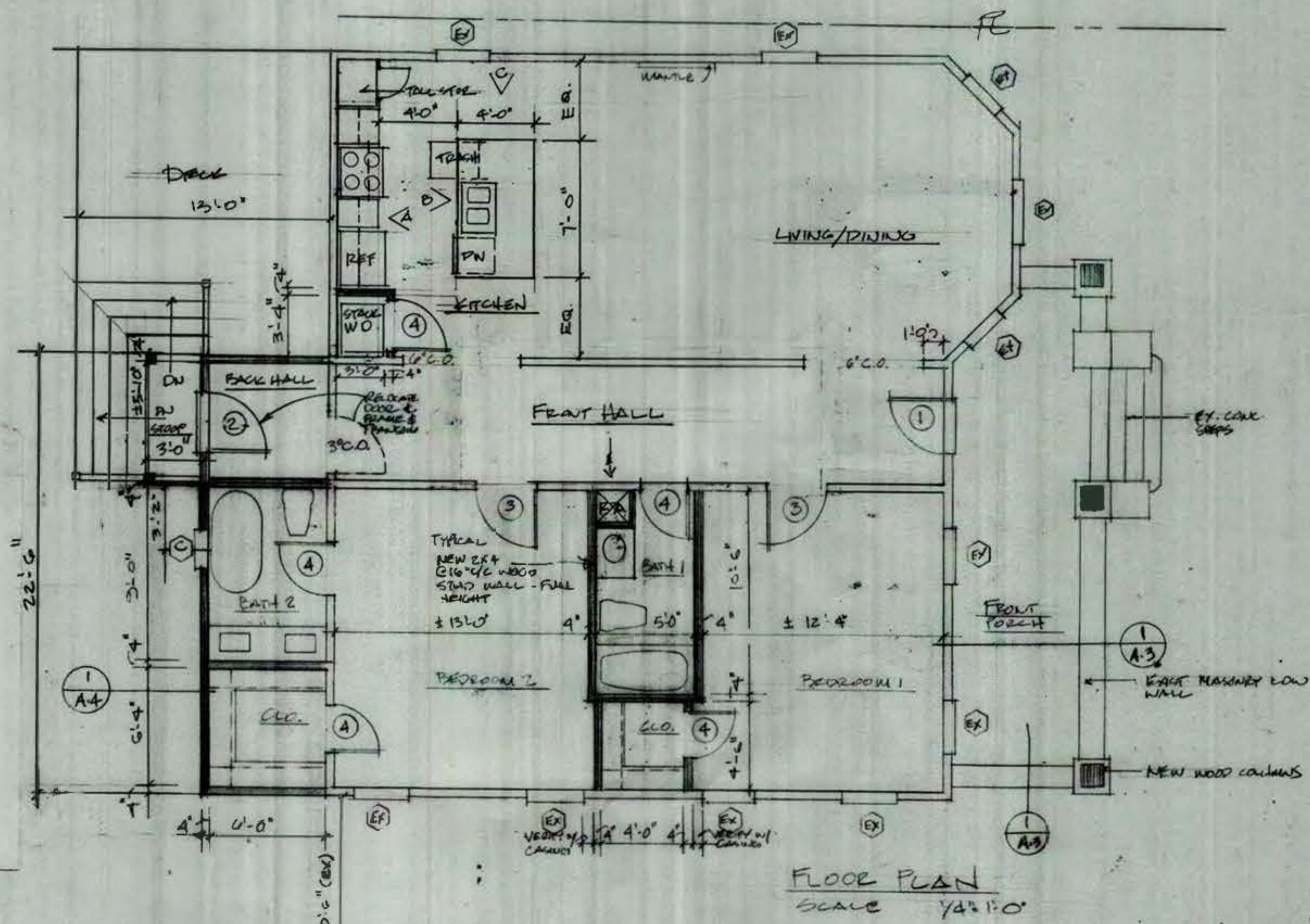
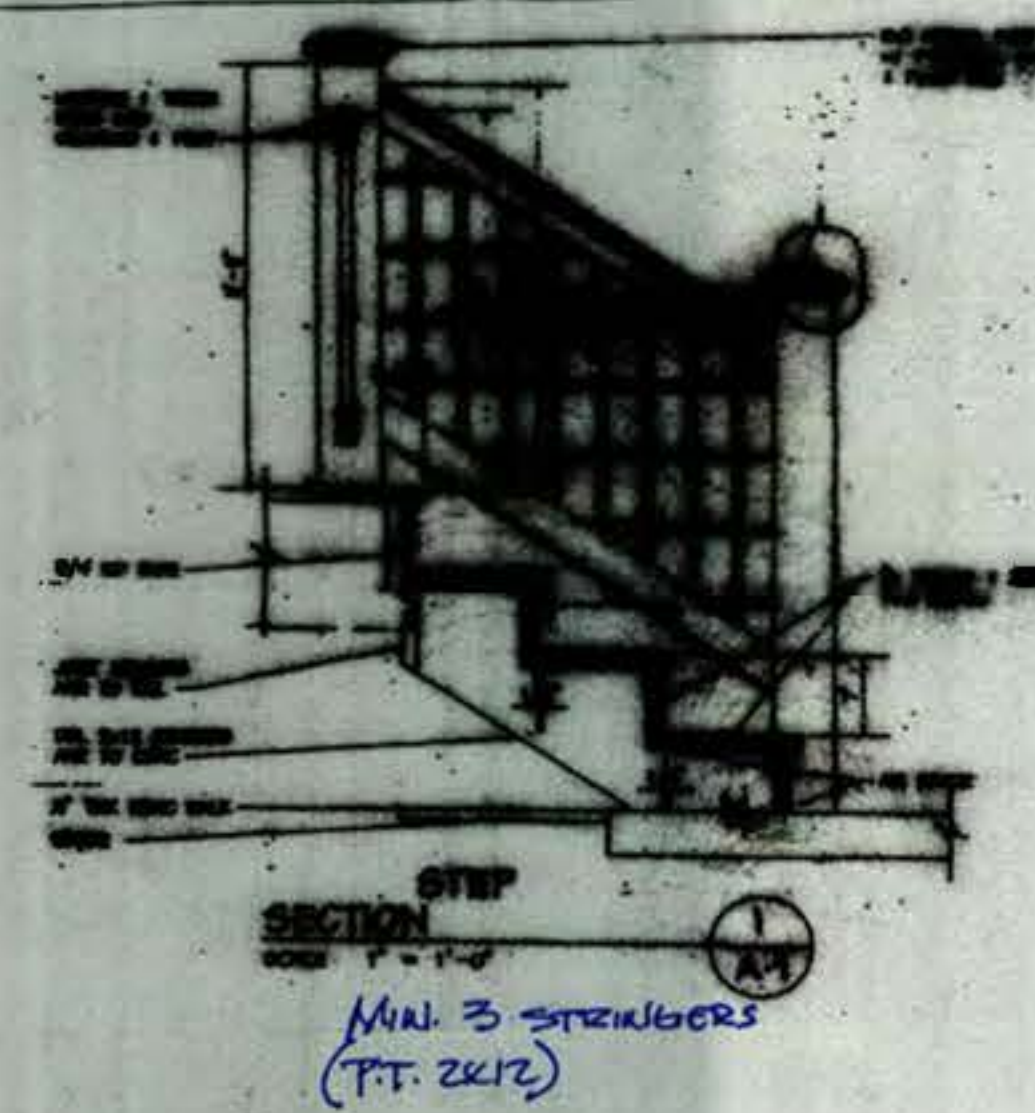
Workflow Completion Summary



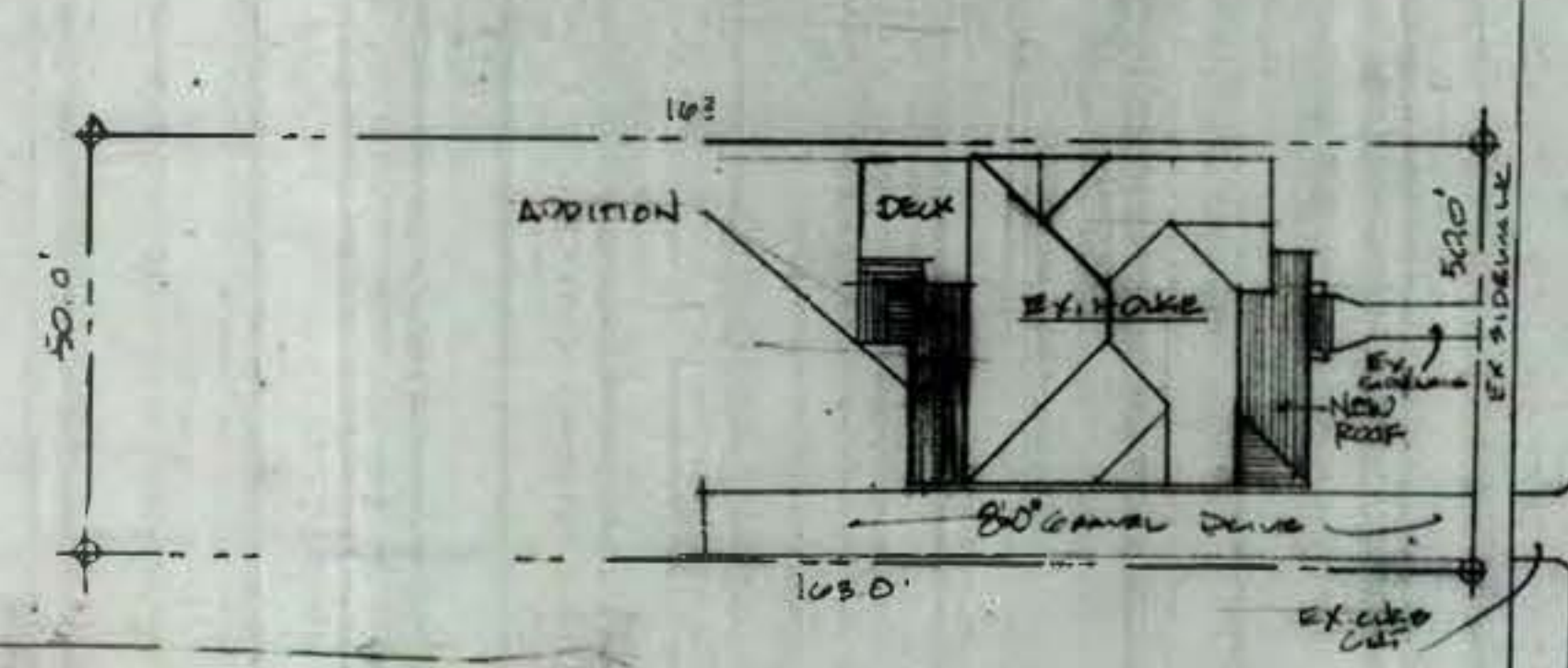
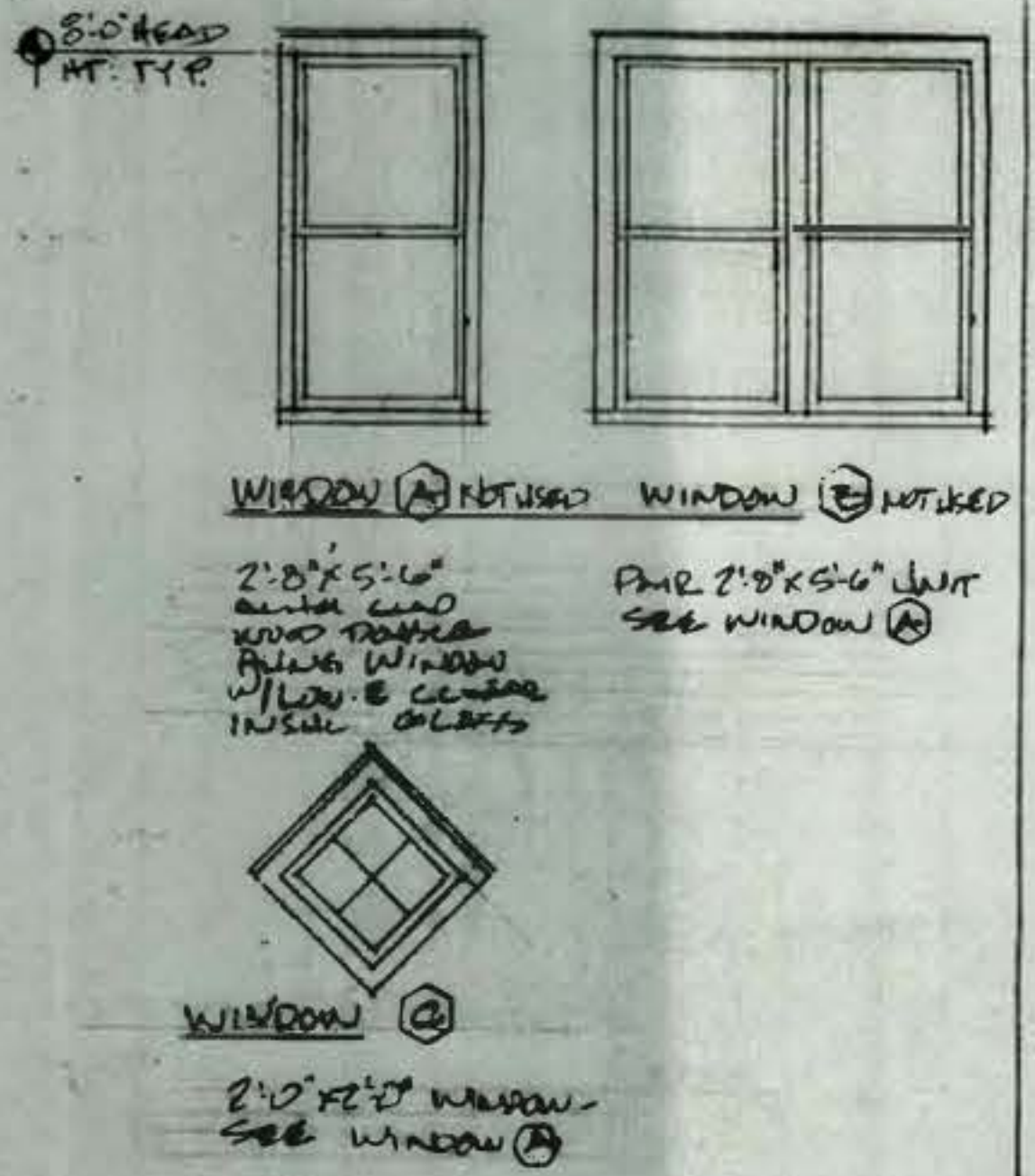
Permit Description

after-the-fact approval of five non-compliant windows on the facade; three boxed columns on porch; and paint applied to brick porch wall

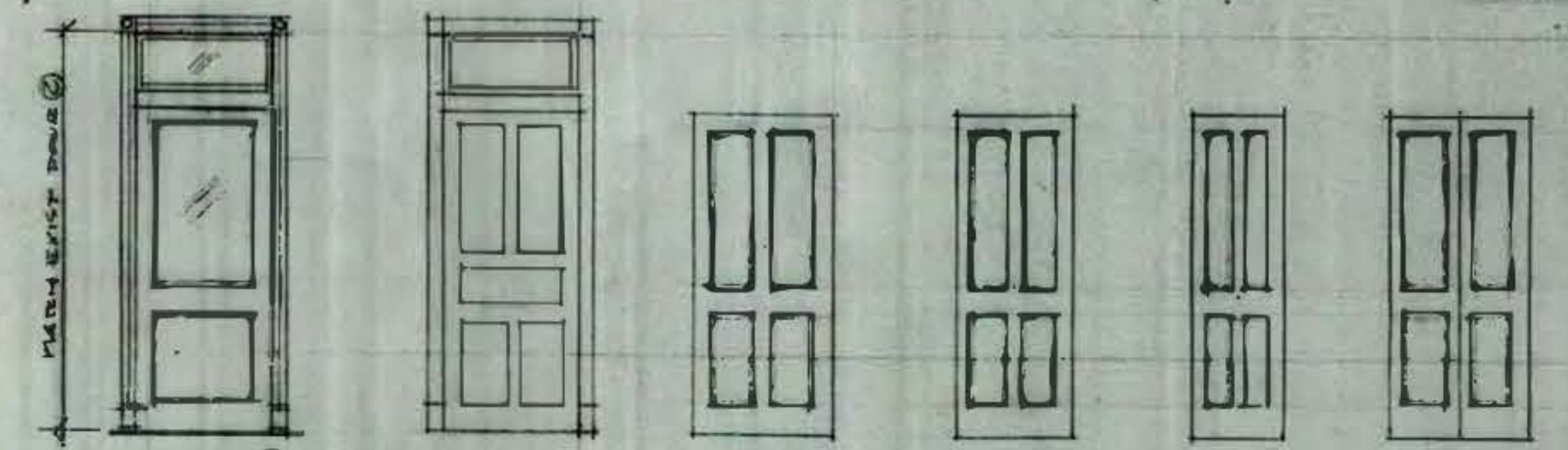
DOUGLAS BARTLEY KEARLEY, AIA
 1159 OLD SHILOH ROAD
 MOBILE, ALABAMA 36687
 251-473-7533



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



SITEPLAN
 SCALE 1" = 20'-0"



DOOR 1
 2'-0" x 7'-0" x 1 1/4"
 PANELED EXTERIOR
 DOOR W/ GLASS
 UPPER LIGHT (REPLACED
 CLEAR GLASS) &
 TRANSOM. MATCH
 EXISTING TRIM &
 COUNTER BULK &
 PLINTH & DOOR 2

DOOR 2
 EXISTING 5
 PANEL DOOR
 & TRANSOM

DOOR 3
 3'-0" x 7'-0" x 1 1/4"
 4 PANEL INTERIOR
 DOOR WOOD

DOOR 4
 2'-0" x 7'-0" x 1 1/4"
 4 PANEL
 WOOD INTERIOR
 DOOR

DOOR 5 NOT USED DOOR 6 NOT USED
 2'-0" x 7'-0" x 1 1/4"
 4 PANEL WOOD
 INTERIOR DOOR
 2 PANEL WOOD
 INTERIOR DOOR

DOOR & WINDOW SCHEDULE
 SCALE 3/8" = 1'-0"

NOTE: EXTERIOR DOORS & LOW
 WINDOWS TO MEET 154 MPH
 WIND & IMPACT RESISTANCE

Residential and addition to
 1159 Old Shiloah Road
 Mobile, Alabama 36687



14 APR 2024
 23 MAY 2024
 11 JULY 2024

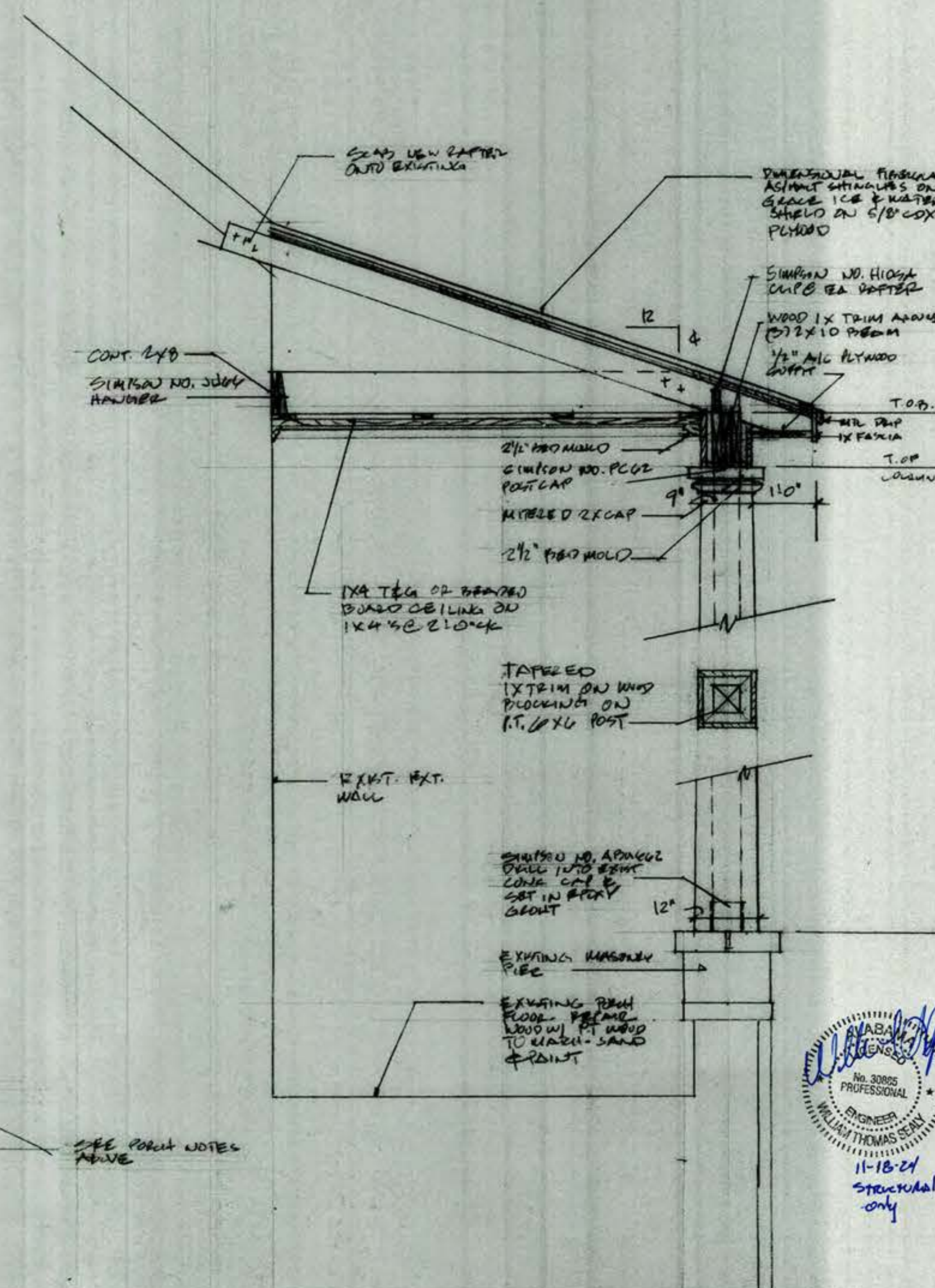
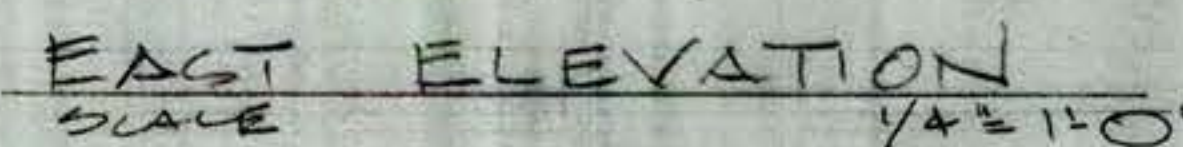
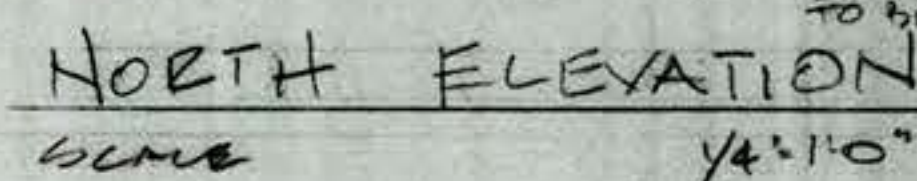
A.1
 1 of 9

- 2021 IBC Local Amendment Effective January 7, 2023
- 2021 IRC Local Amendment Effective January 7, 2023
- 2021 IEBC Local Amendment Effective January 7, 2023
- IFGC Fee Schedule Local Amendment Effective January 7, 2023
- 2020 NBC Local Amendment Effective January 7, 2023
- 2021 NBC Local Amendment Effective January 7, 2023
- 2021 IEBC Local Amendment Effective January 7, 2023
- 2021 IBC Local Amendment Effective January 7, 2023

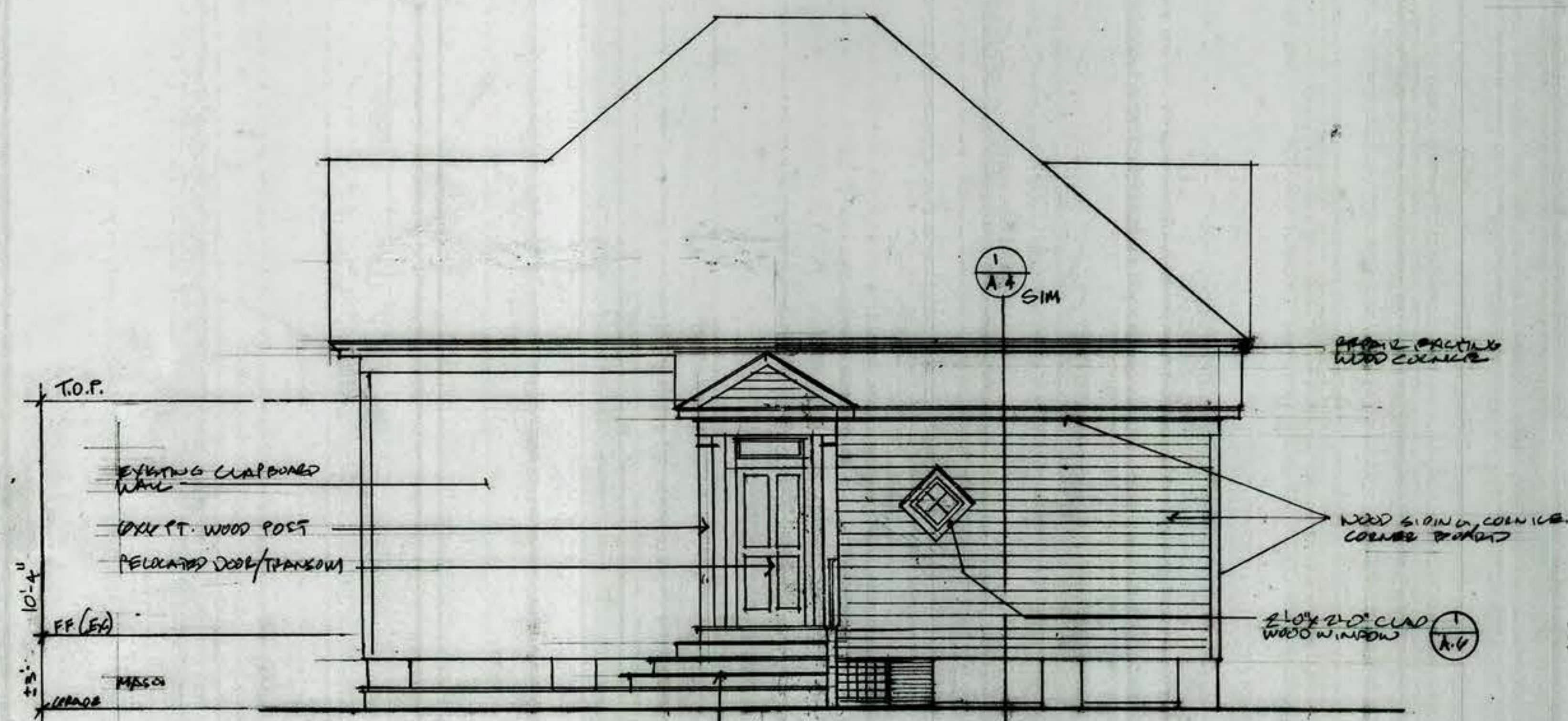
Renovation and addition to
1159 Old Shell Road
Mobile, Alabama 36604



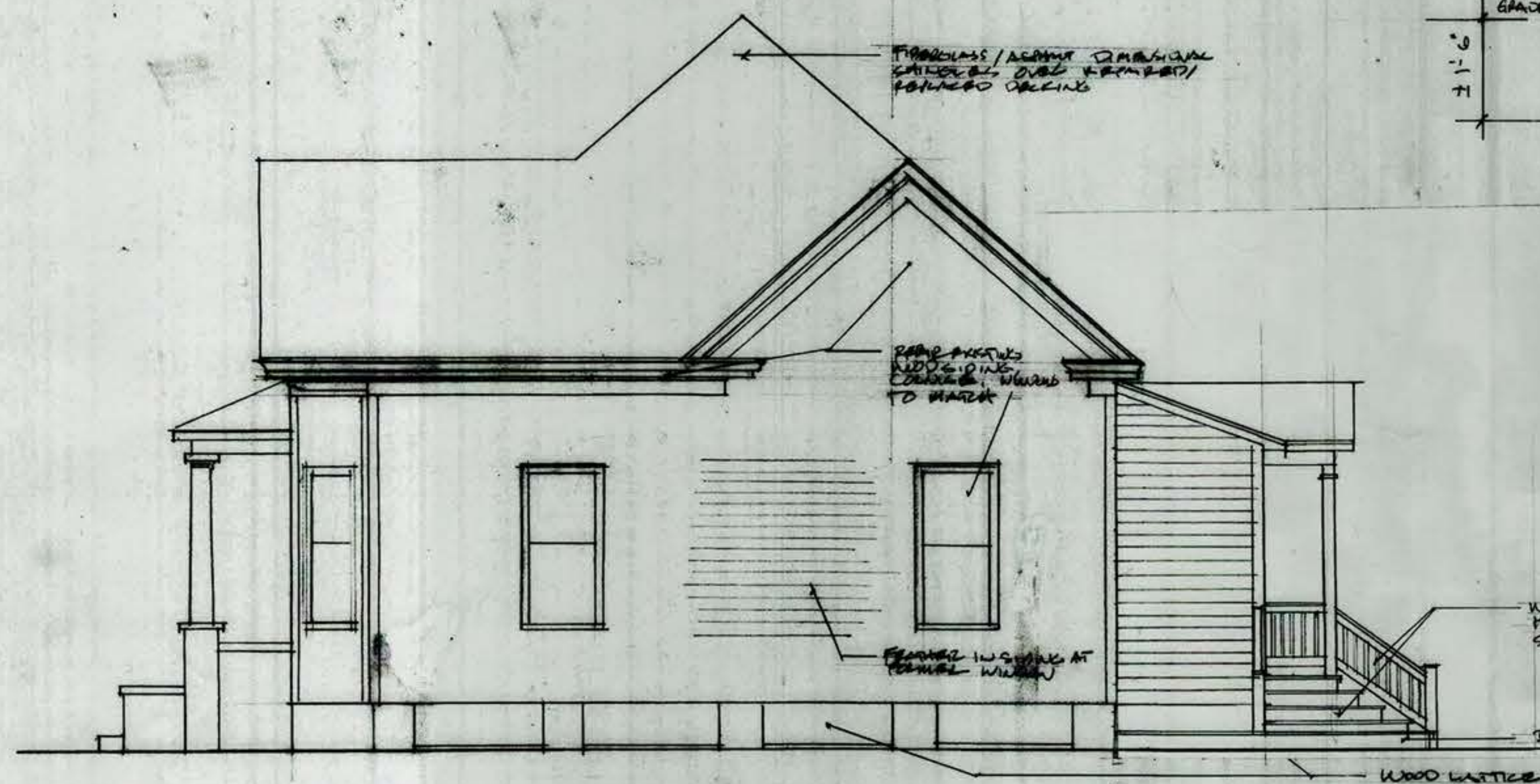
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3049



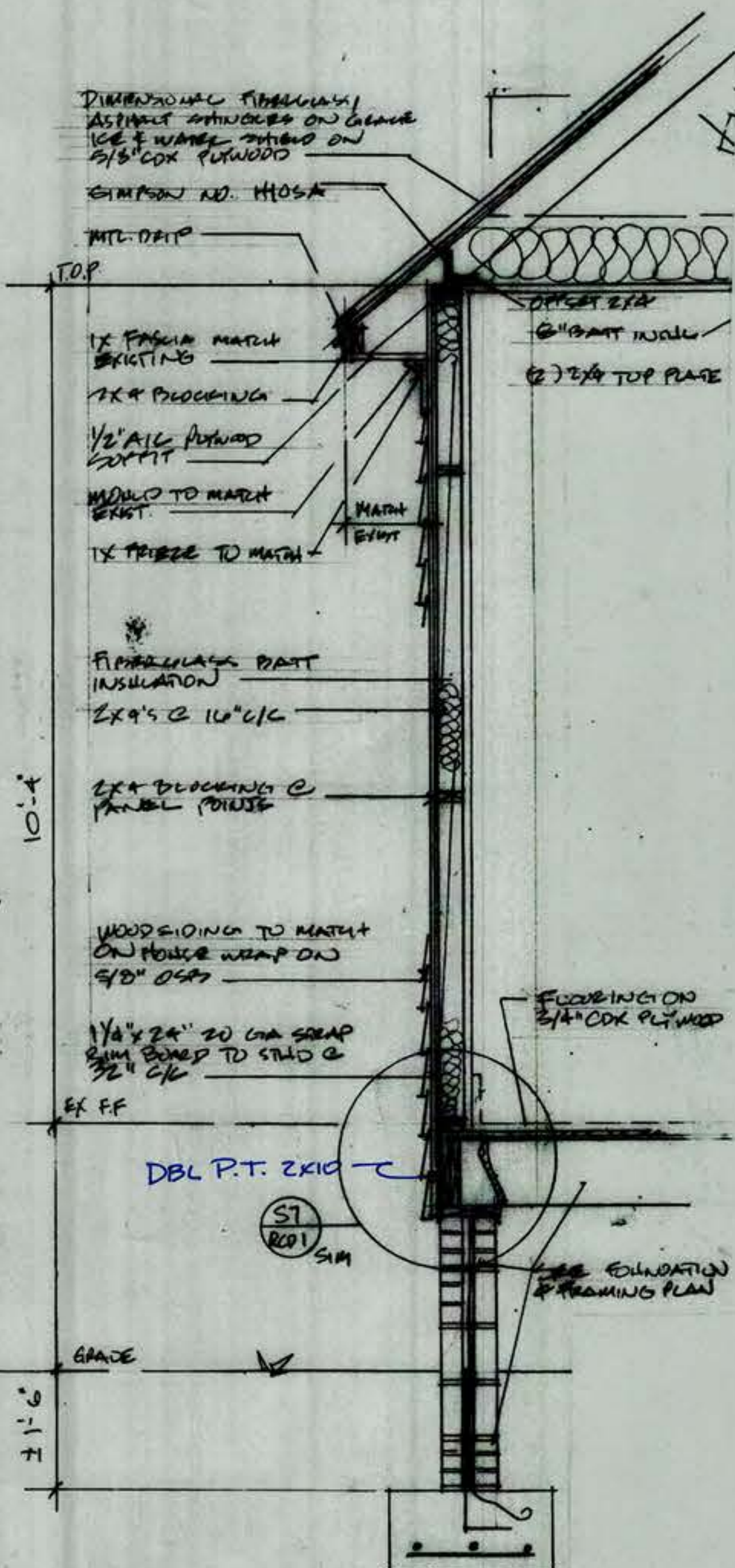
① FORCH SECTION
A3
SCALE $3/4" = 1'-0"$



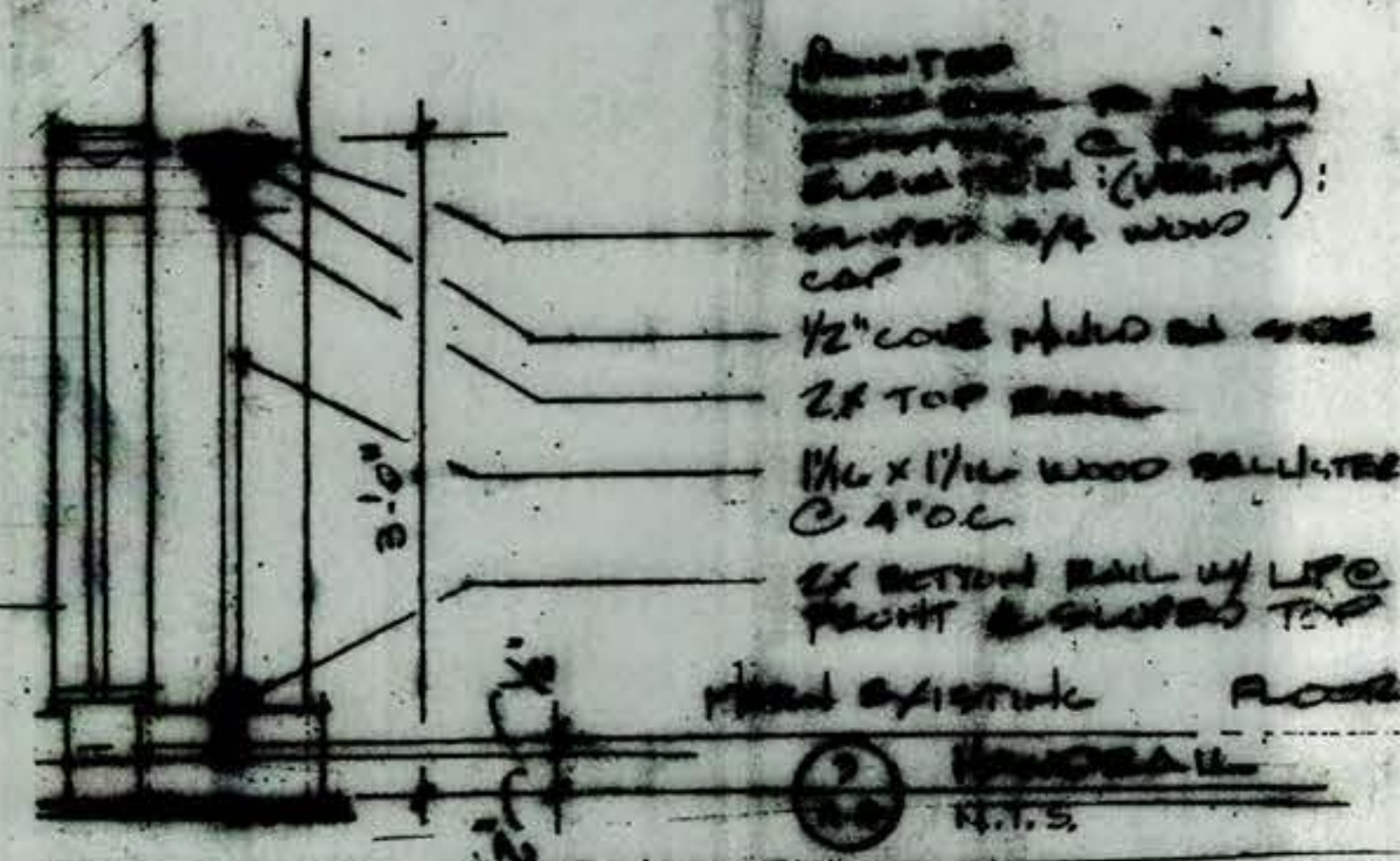
SOUTH ELEVATION
SCALE 1/4"=1'-0"



WEST ELEVATION
SCALE 1/4"=1'-0"

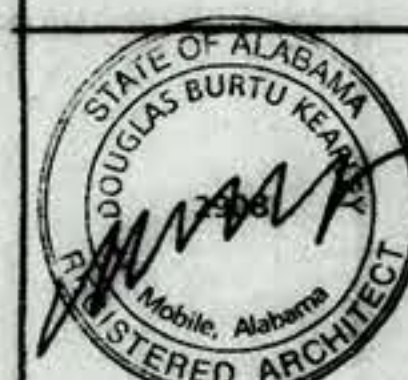


WALL SECTION
SCALE 3/4"=1'-0"



DOUGLAS BURTON KEARLEY, AIA
ARCHITECT
TEN WISTERIA AVENUE
MOBILE, ALABAMA 36607
1-251-475-7555

Resubmission of application to
1159 Old Shell Road
Mobile, Alabama 36604



14 APR 2024
23 MAY 2024
11 JUL 2024

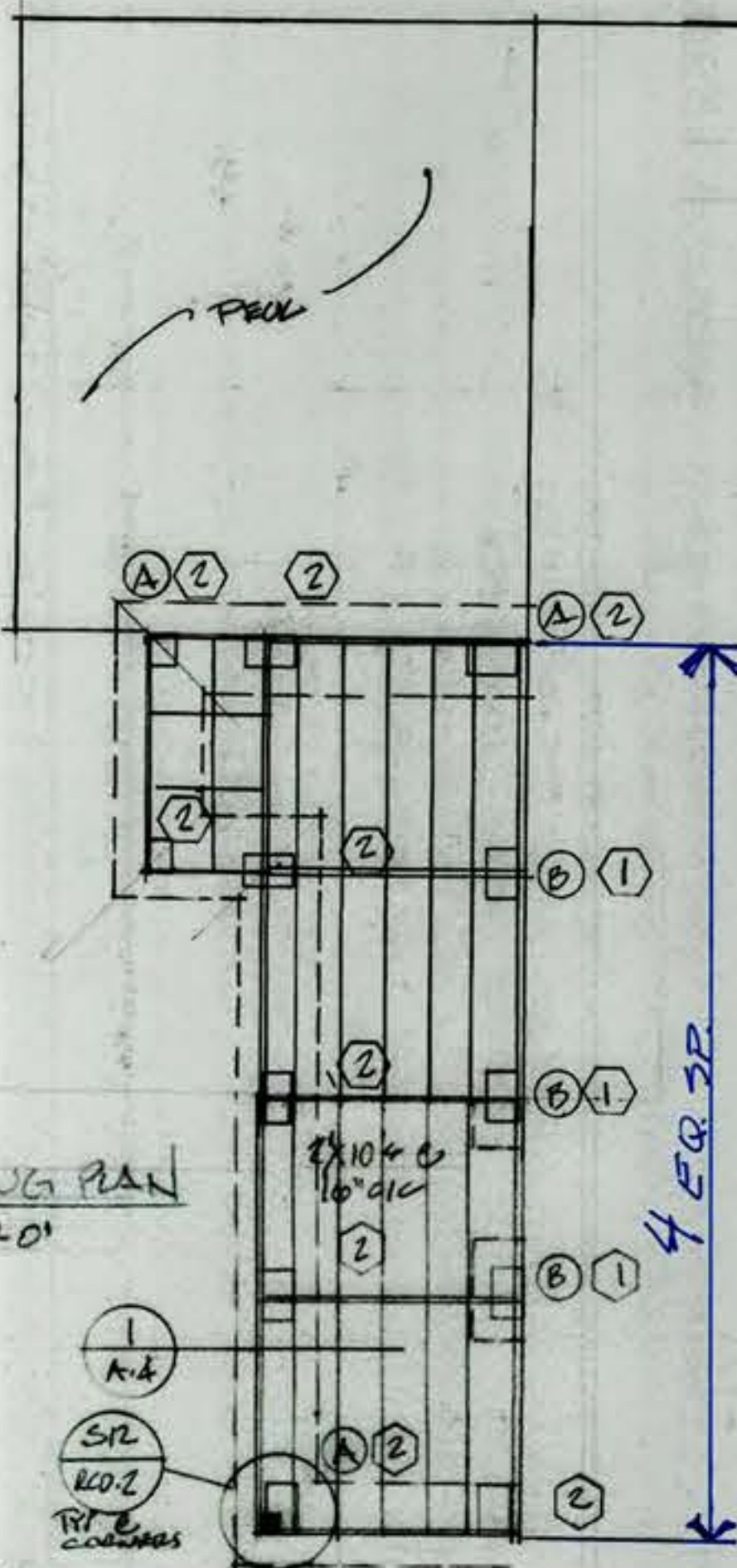
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4009



23 MAY 2024
11 JULY 2024

A-5
5 of 9

FOUNDATION & FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"



FOOTING SCHEDULE

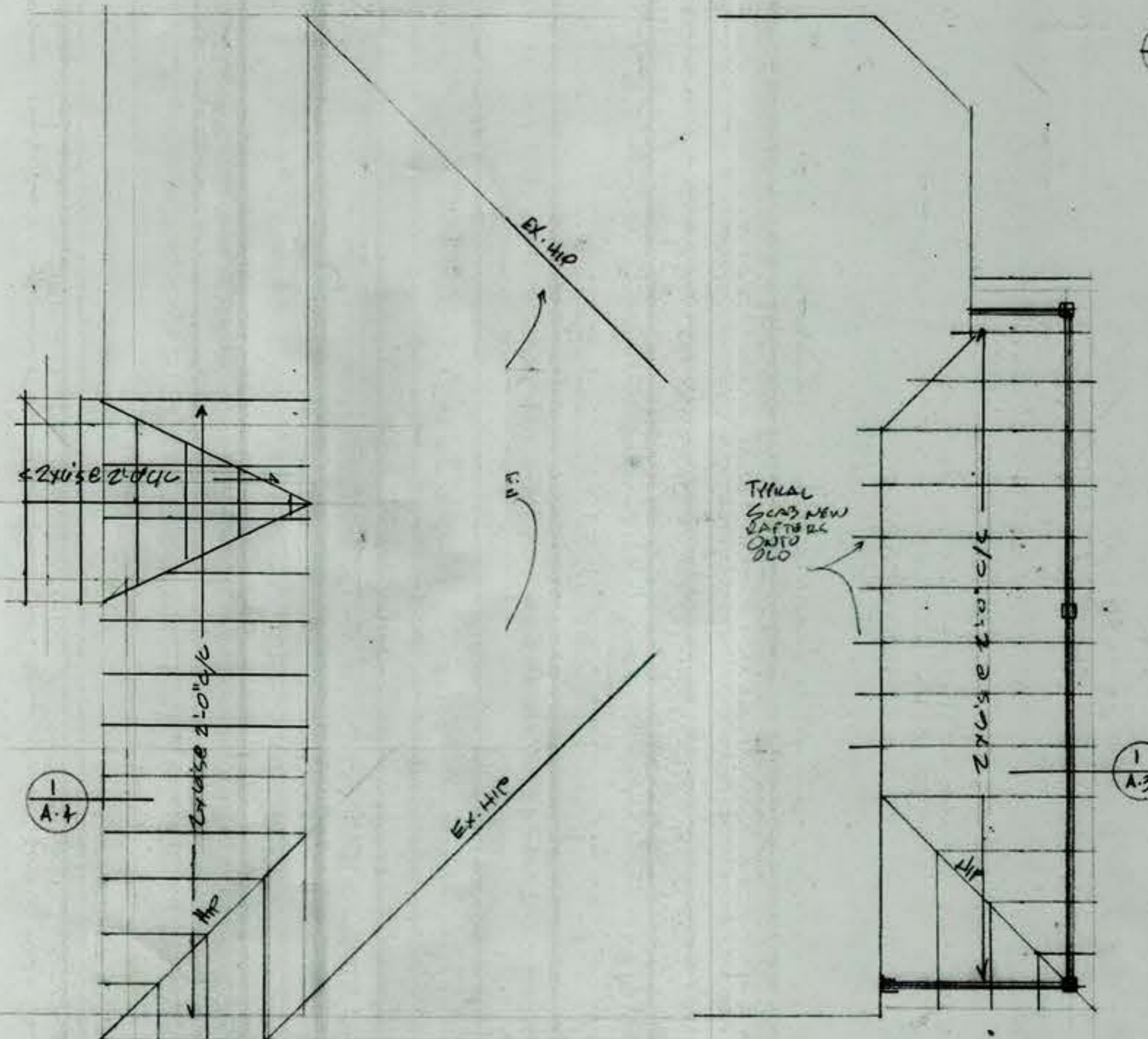
1. CONTINUOUS 2'-0" X 1'-0" DRIP 3000 PSI CONC. FOOTING WITH (2) NO. 7'S CONTINUOUS AND NO. 3'S @ 32" O.C. AND 18" X 12" BENT NO. 5 AT EACH VERT. REINF. AT PIER
2. 2'-0" X 2'-0" X 1'-0" DRIP 3000 PSI CONC. FOOTING WITH (2) NO. 7'S EACH VERT. REINF. AT PIER

PIER SCHEDULE

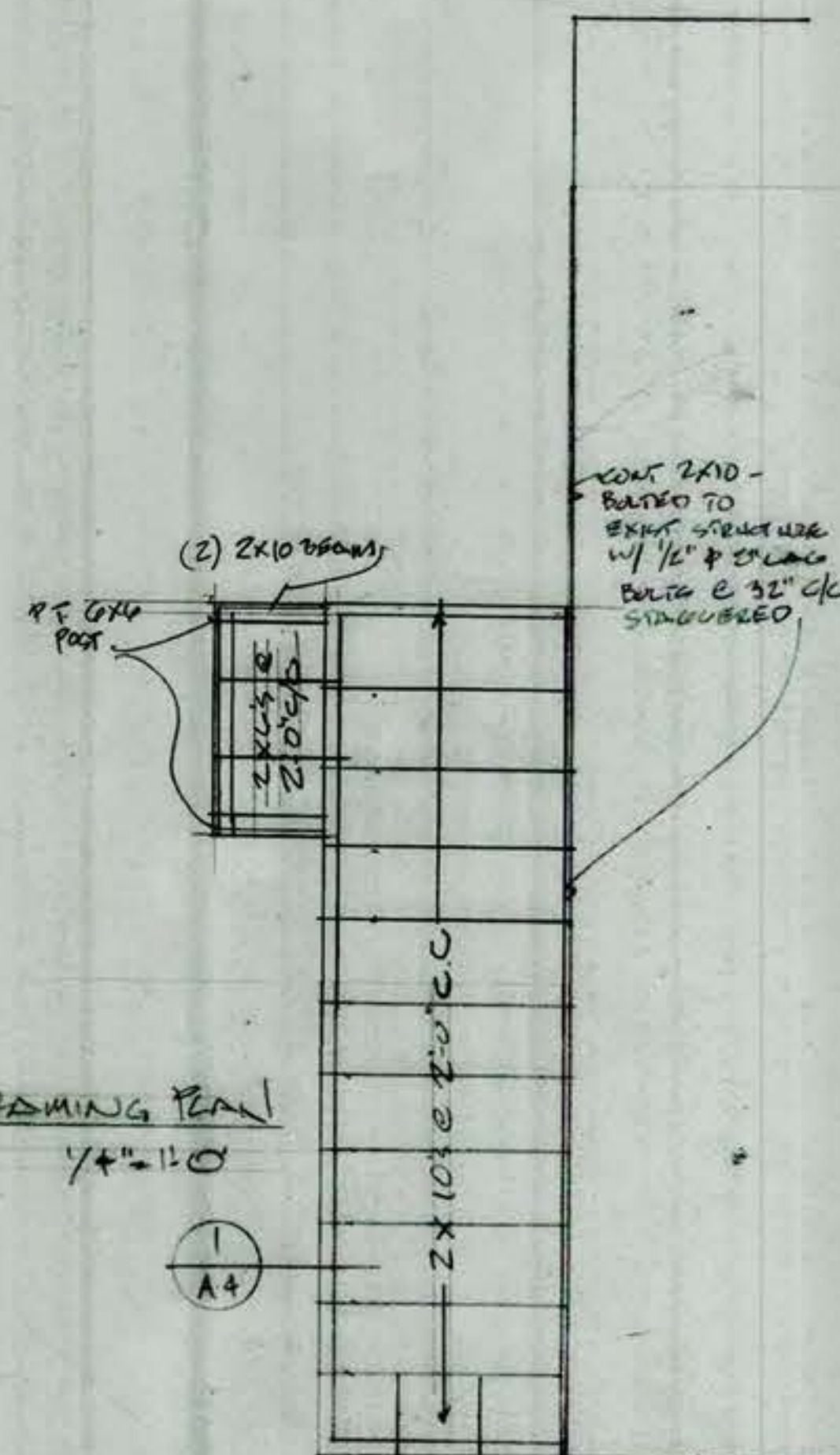
1. 1' X 16" CMU WITH (2) NO. 5'S AT CELLS. FILL CELLS SOLID WITH CONCRETE
2. 5' X 16" SOLID BRICK PIER WITH (2) NO. 5'S AT VOID FILL VOID SOLID WITH CONCRETE

1. ALL FOOTINGS AND PIERS TO HAVE CAST IN PLACE 1-1/2" W. 18 GA. GALV. METAL HURRICANE STRAPS OF A LENGTH TO ALLOW STRAP TO BE CAST INTO FOOTINGS, RUN UP THROUGH PIER AND WRAP AROUND FLOOR FRAMING
2. ALL EXTERIOR PIERS TO HAVE 12" X 16" BENT NO. 5'S CAST INTO FOOTING FOR CONNECTION TO VERTICAL REINFORCING WITH NO. 3 TIES
3. ALL PIERS TO HAVE ALUMINUM TERMITES SHIELDS AND PRESSURE TREATED WOOD PLATE

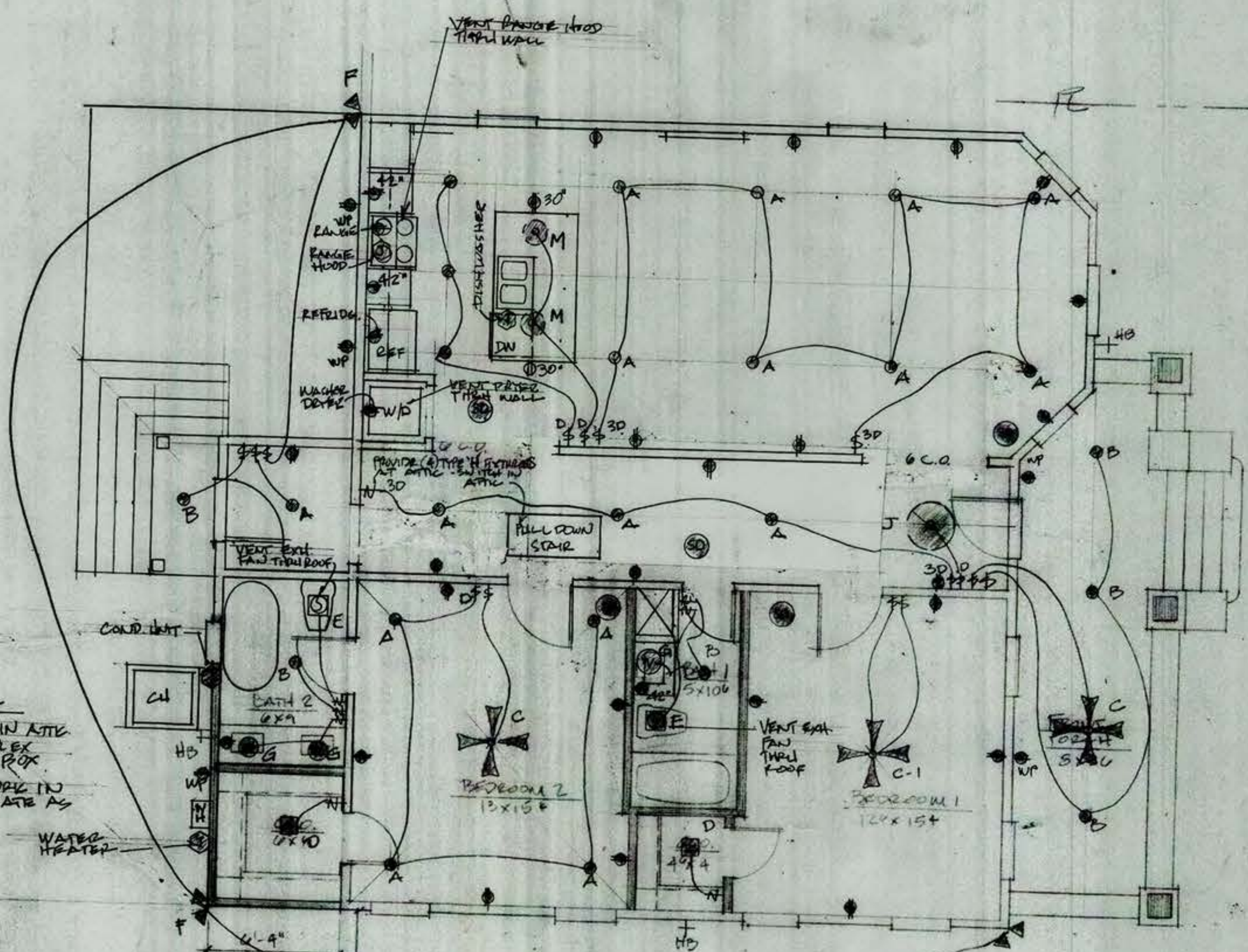
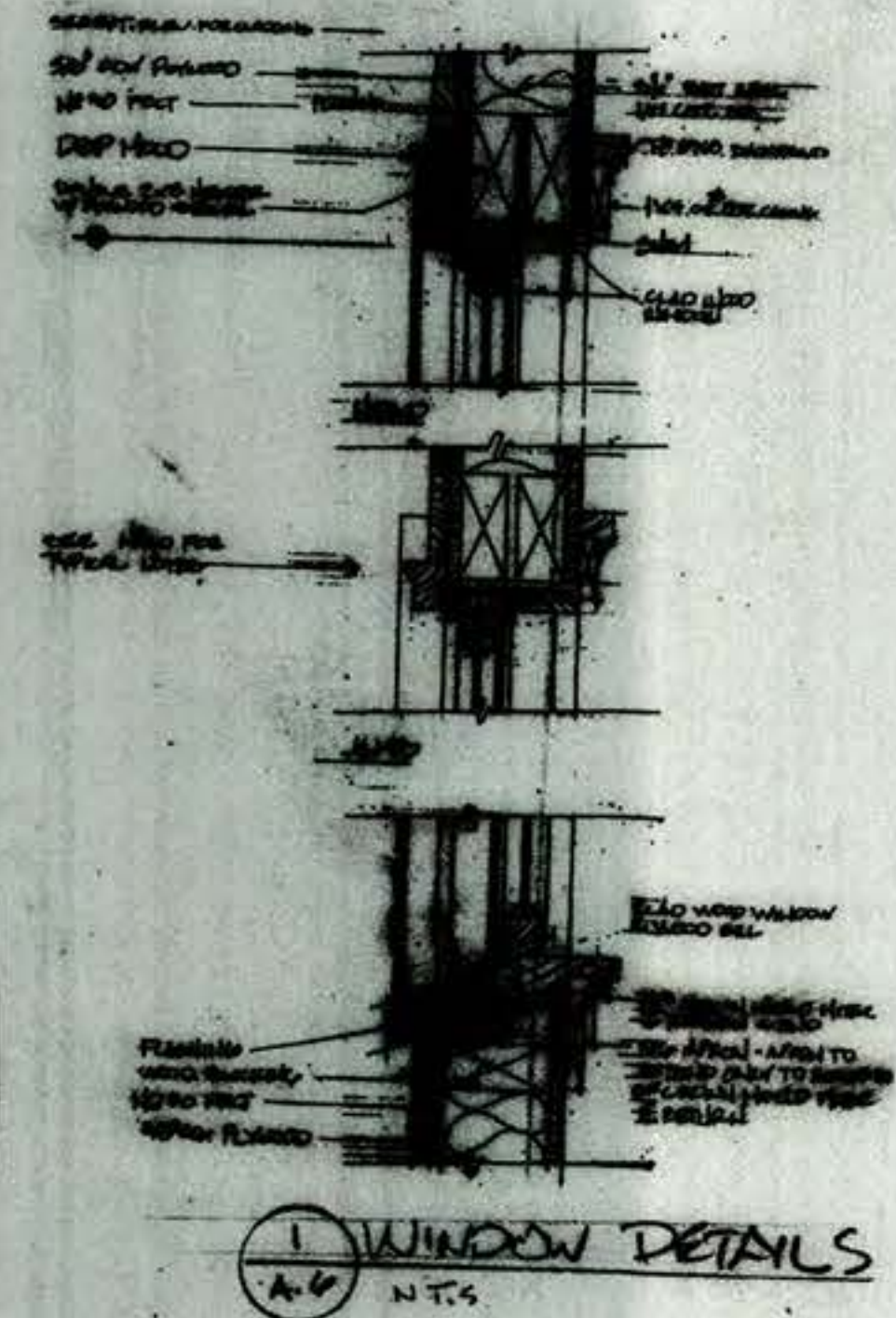
ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"



CEILING FRAMING PLAN
SCALE 1/4" = 1'-0"



DOUGLAS BURT KEARLEY, AIA
ARCHITECT
TEN WESTER AVENUE
MOBILE, ALABAMA 36607
1-251-473-7553



MECHANICAL
NOTE: ALL IN ATTIC
PROVIDE DUPLEX
RECEPT. & J BOX
ALL DUCTWORK IN
ATTIC - INSULATE AS
PER CODE

FIXTURE SCHEDULE

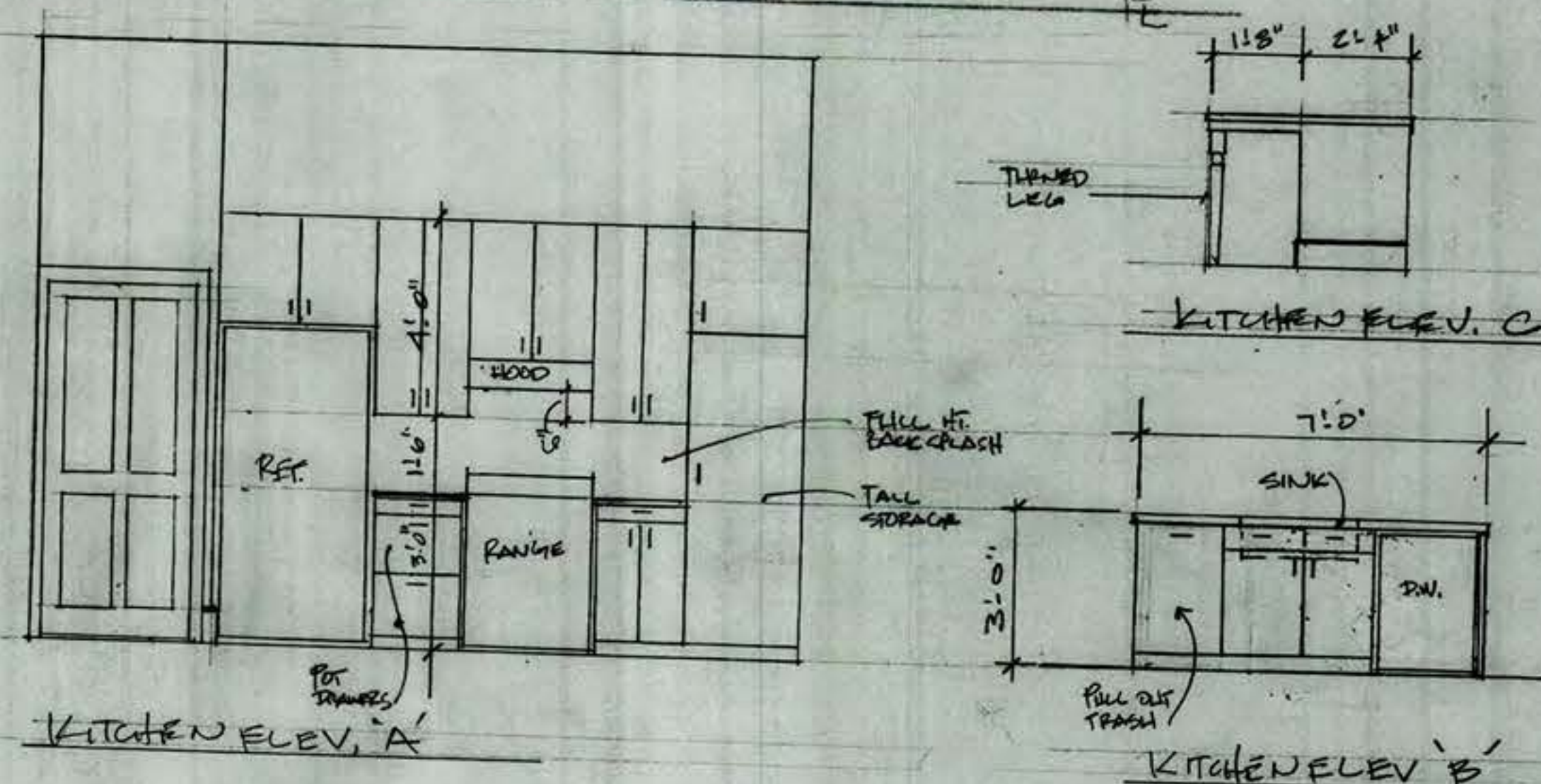
MARK	DESCRIPTION	VOLT LAMP	BRAND
A	ROUND RECESSED LED FIXTURE**	120 9W LED	PROGRESS, COOPER OR EQUAL
B	ROUND RECESSED LED FIXTURE - DAMP LOCATION WITH GLASS SHIELD AND GASKET**	120 9W LED	PROGRESS, COOPER OR EQUAL
C	54" 4 BLADE CEILING FAN	NO LIGHT KIT	C-1 LIGHT KIT
C-1			
D	SQUARE RECESSED LED FIXTURE	120 9W LED	PROGRESS, COOPER OR EQUAL
E	EXHAUST FAN *		BROAN # A880BW/ WALL OR ROOF CAP AND DRAFT DAMPER - WHITE
F	INCANDESCENT 2 LAMP FLOOD LAMP WITH SHADES/SHIELDS	120 2-150W PAR	PROGRESS #5203-30 WHITE OR BRONZE
G	WALL FIXTURE BATHROOM	AS SELECTED	PROVIDE \$200.00 ALLOWANCE
H	KEYLESS PORCELAIN SOCKET	120 1.75W A-19	
J	CHANDELIER	120 40W CANDELABRA	PROVIDE \$400.00 ALLOWANCE
K	1 X 4 SURFACE MOUNTED FLOURESCENT	120 (2) F40T12/ES 34W	PROGRESS FWL 240-ESB (WRAP)
L	ROUND RECESSED LED OR INCANDESCENT WALL WARMER FIXTURE**	120 1-75W R30 OR 9W LED	PROGRESS TPR75JCK WITH PINHOLE INSERT
M	PENDANT FIXTURE	120 9W LED	PROVIDE \$200.00 ALLOWANCE
N	EXTERIOR WALL FIXTURE	120 9W LED	PROVIDE \$400.00 ALLOWANCE
O	24" UNDERCOUNTER LED LIGHT STRIP	120 10W LED	24 inch LED Undercabinet Light HUXE ITEM#: SHN2478053

* Where shown on plans, mount exhaust fan vertically in wall, 18" AFF adjacent to toilet. Provide wall cap at exterior.
** Provide sloped ceiling adapter where required.
Note: All regular duplex wall receptacles to be installed horizontally in base board, unless a mounting height is noted on the drawings.
All receptacles to be GFI.

SYMBOL LEGEND

- DUPLEX GFI RECEPTACLE
- QUAD GFI RECEPTACLE
- WATERPROOF GFI RECEPTACLE
- DRYER GFI RECEPTACLE
- FLOOR RECEPTACLE GFI (QUAD OR DUPLEX)
- SINGLE POLE SWITCH
- THREE-WAY SWITCH
- DIMMER SWITCH (LUTRON, ONLY)
- TELEPHONE
- SPEAKER
- SMOKE/ RADON/ CARBON DIOXIDE DETECTOR
- J-BOX
- CABLE TV CONNECTION
- UNDER CABINET PLUG STRIP
- UNDER CABINET LIGHT STRIP

NOTES:
ALL REGULAR DUPLEX WALL RECEPTACLES TO BE MOUNTED HORIZONTALLY IN BASEBOARD.
ALL RECEPTACLES TO BE GROUND FAULT INTERRUPT (GFI).



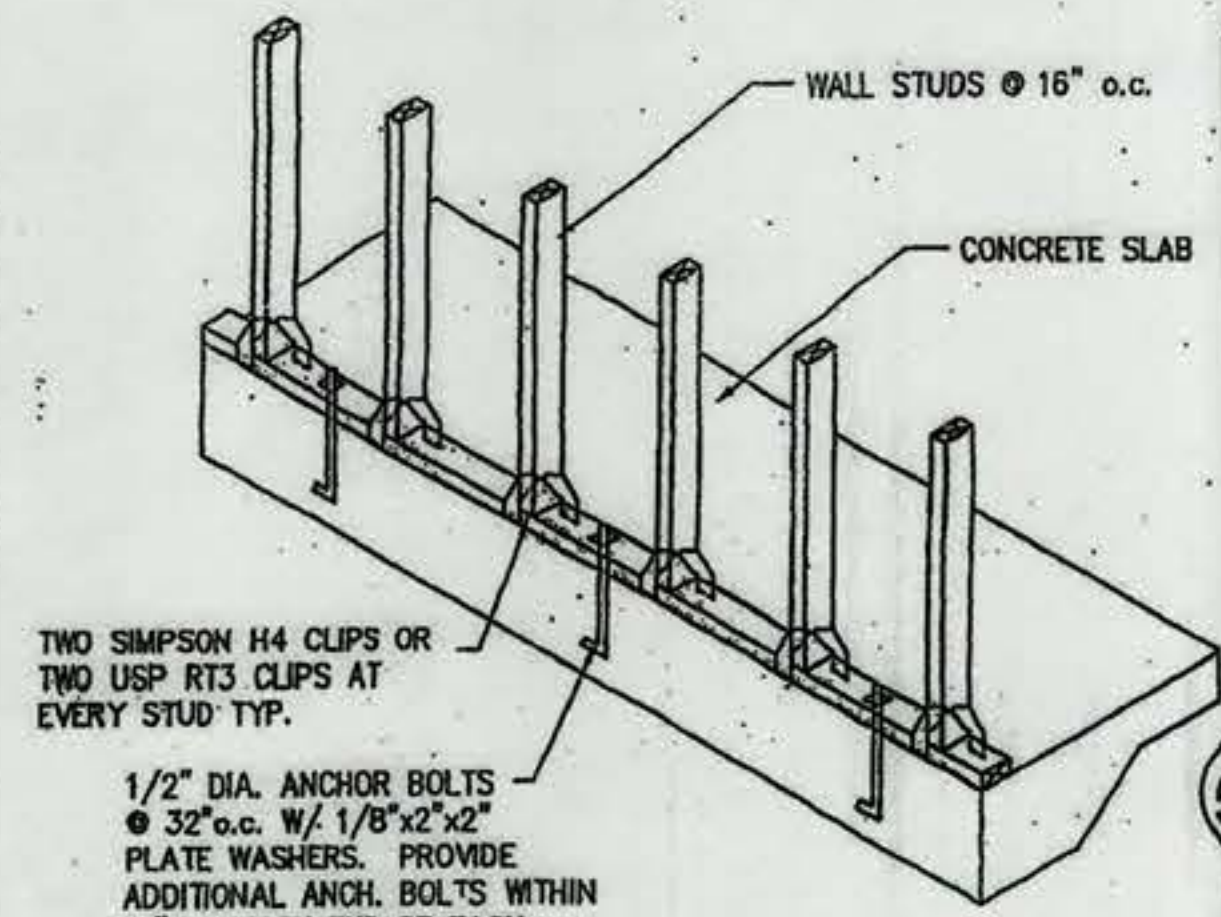
INTERIOR ELEVATIONS
SCALE 3/8" = 1'

Renovation and addition to
1159 Old Shell Road
Mobile, Alabama 36604



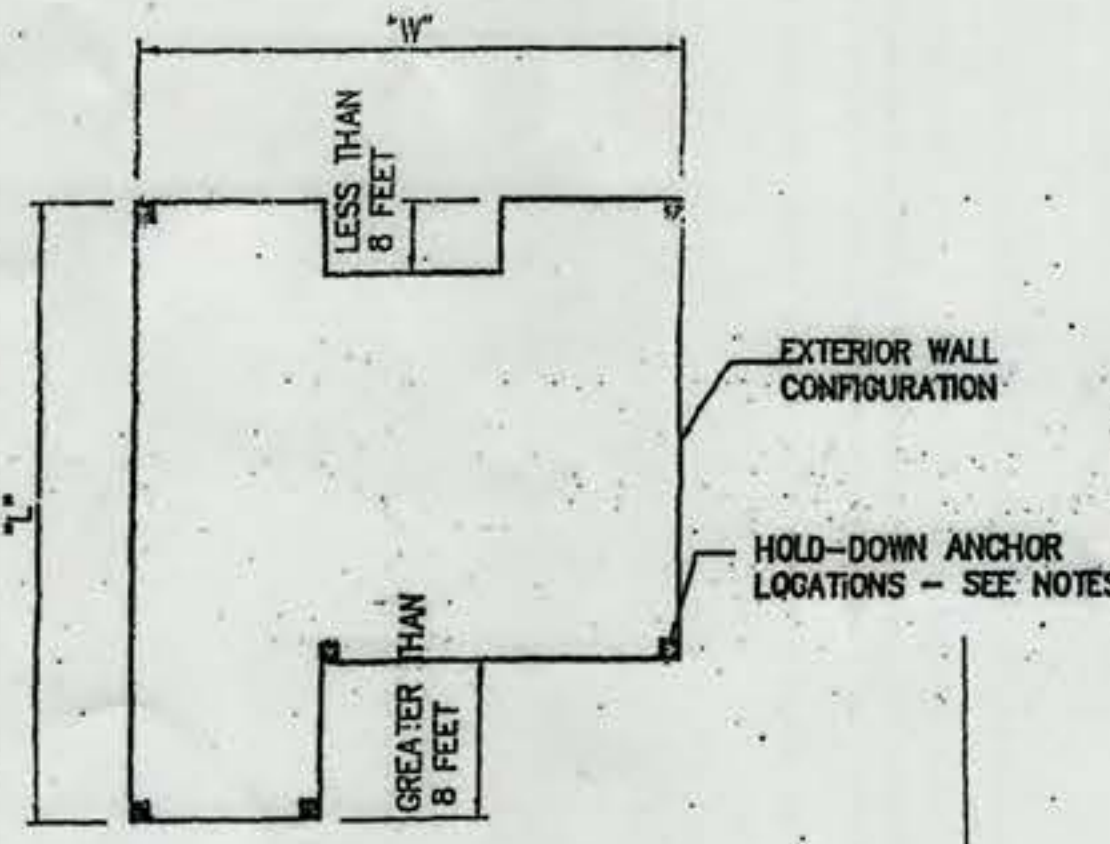
14 FEB 2024
23 MAY 2024
11 JULY 2024

A.C
6009



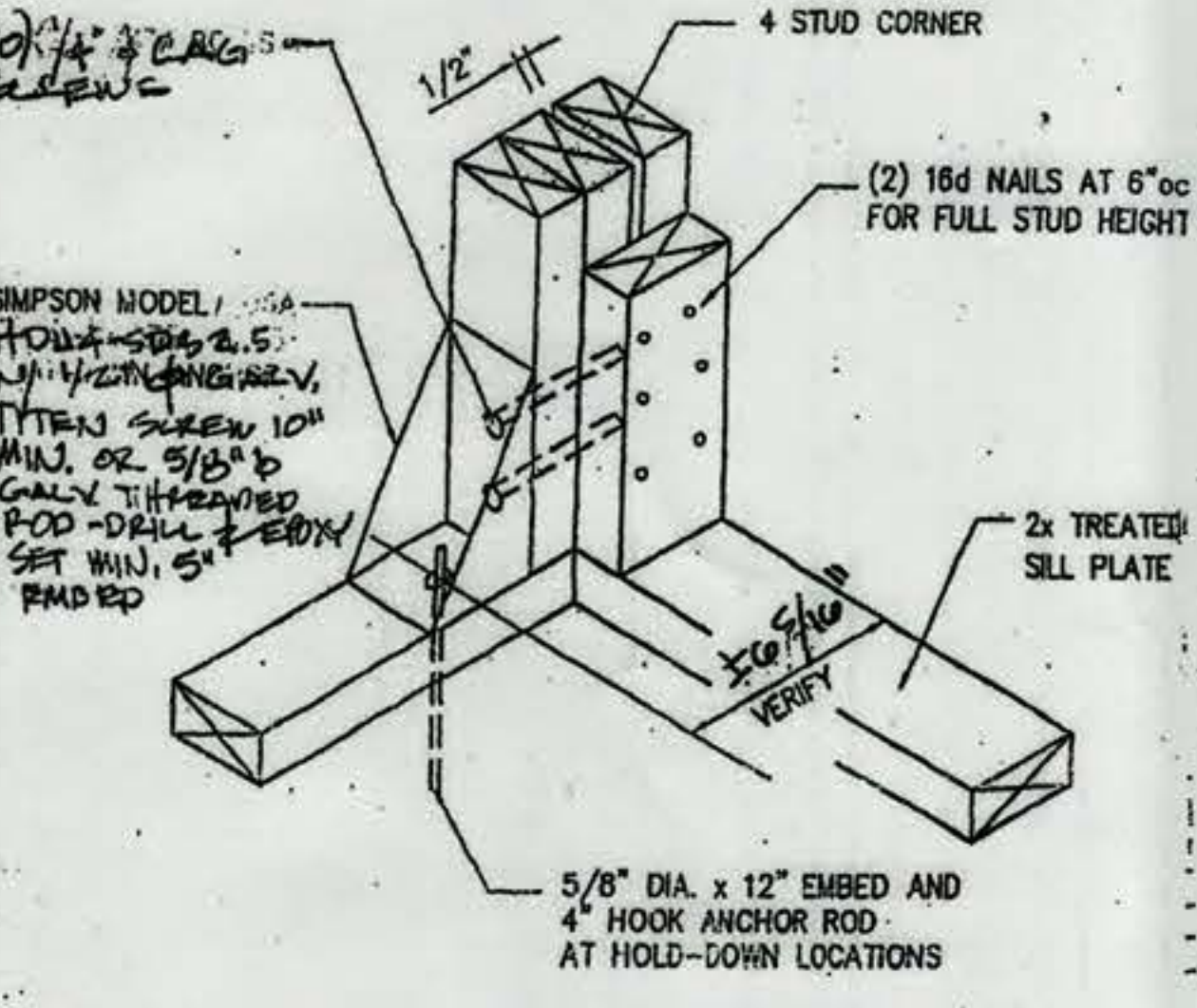
S10 ALTERNATIVE STRAPPING @ SILL PLATE
ISOMETRIC VIEW

NOTE: WHERE SILL PLATES ABUT UNDER WINDOW OPENINGS, ADDITIONAL ANCHOR BOLTS ARE NOT REQUIRED WITHIN 12" OF EACH END AS SPECIFIED ABOVE.

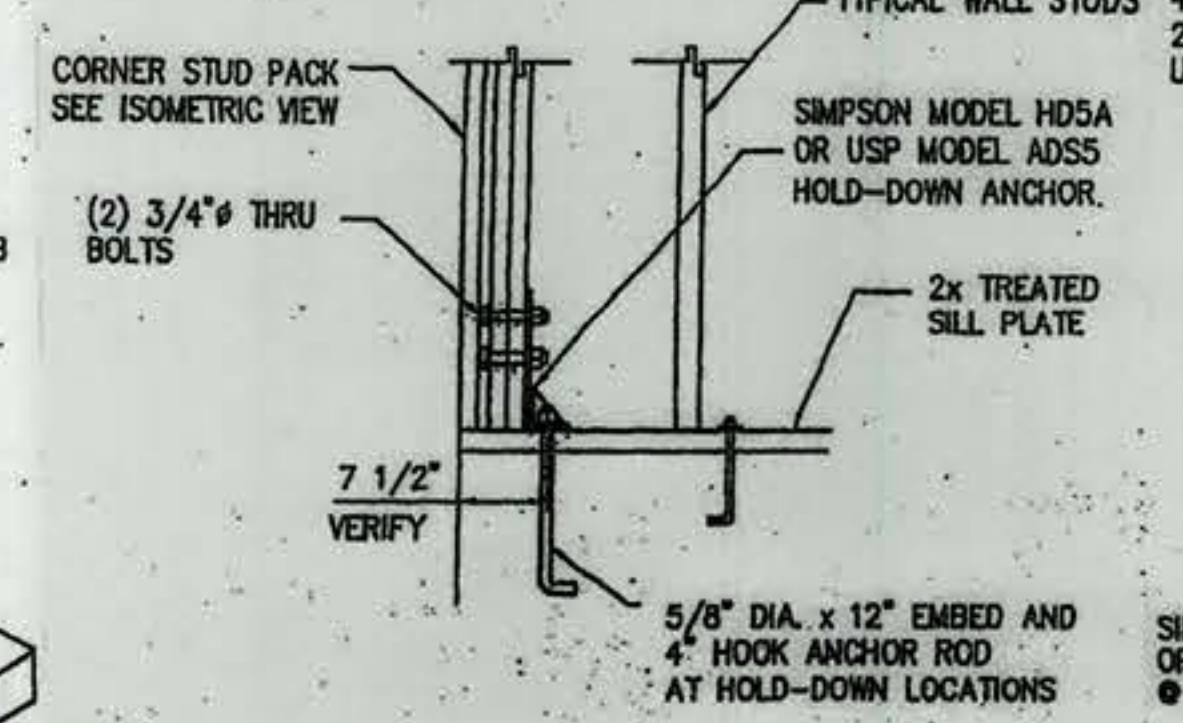


S11 TYPICAL SCHEMATIC BUILDING PLAN

NOTES:
1. BUILDING ASPECT RATIO = L/W
2. LOCATE HOLD-DOWN ANCHORS AS FOLLOWS:
• PROVIDE ANCHORS AT EACH OF THE FOUR EXTREME EXTERIOR CORNERS OF THE BUILDING.
• WHERE WALL OFFSETS ALONG THE PERIMETER EXCEED 8 FEET, PROVIDE ADDITIONAL ANCHORS AT INTERIOR CORNERS SUCH THAT INDIVIDUAL WALL SEGMENTS HAVE ANCHORS AT BOTH ENDS OF THE WALL.

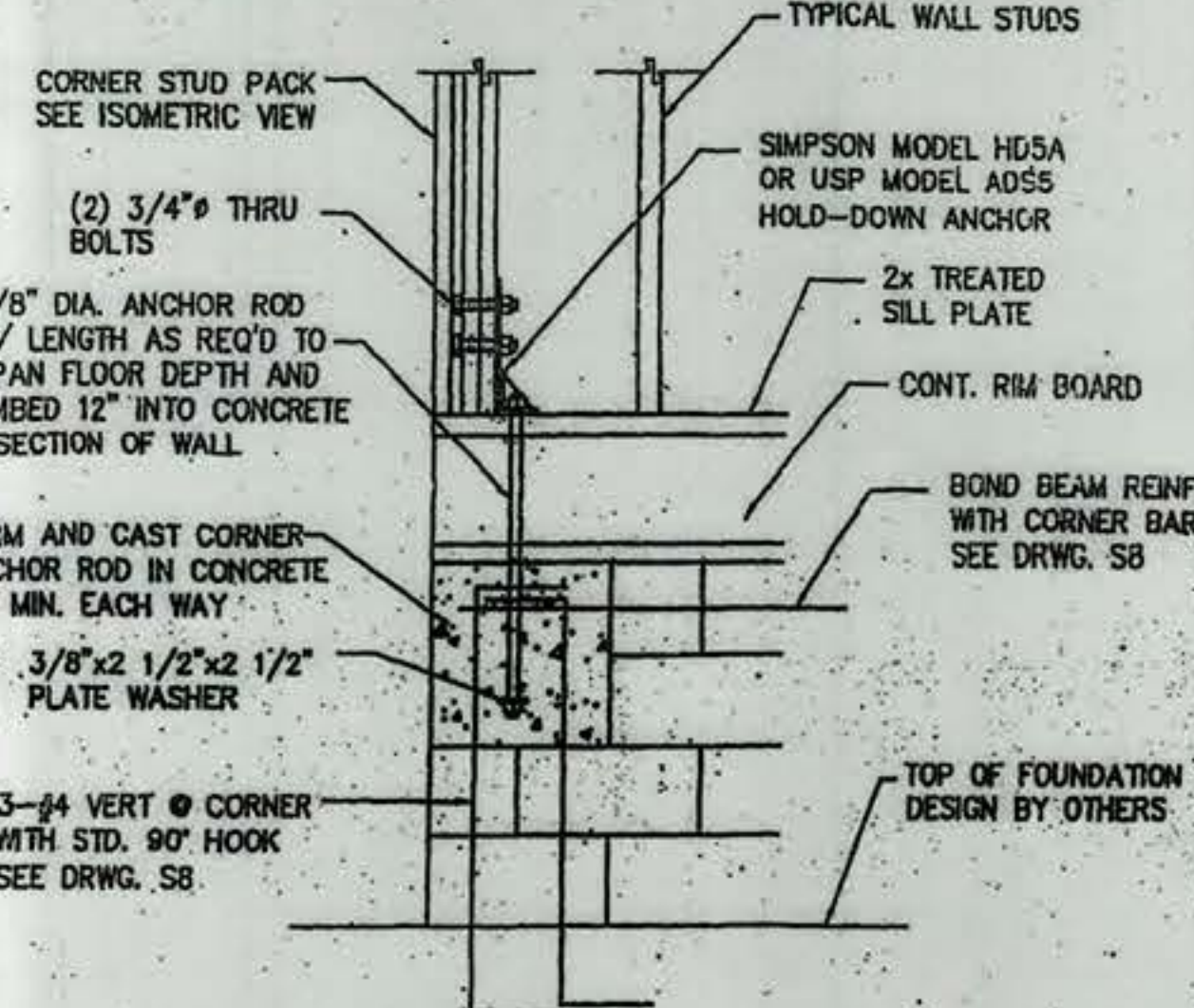


S12 TYPICAL HOLD-DOWN ANCHOR @ CORNER
ISOMETRIC VIEW



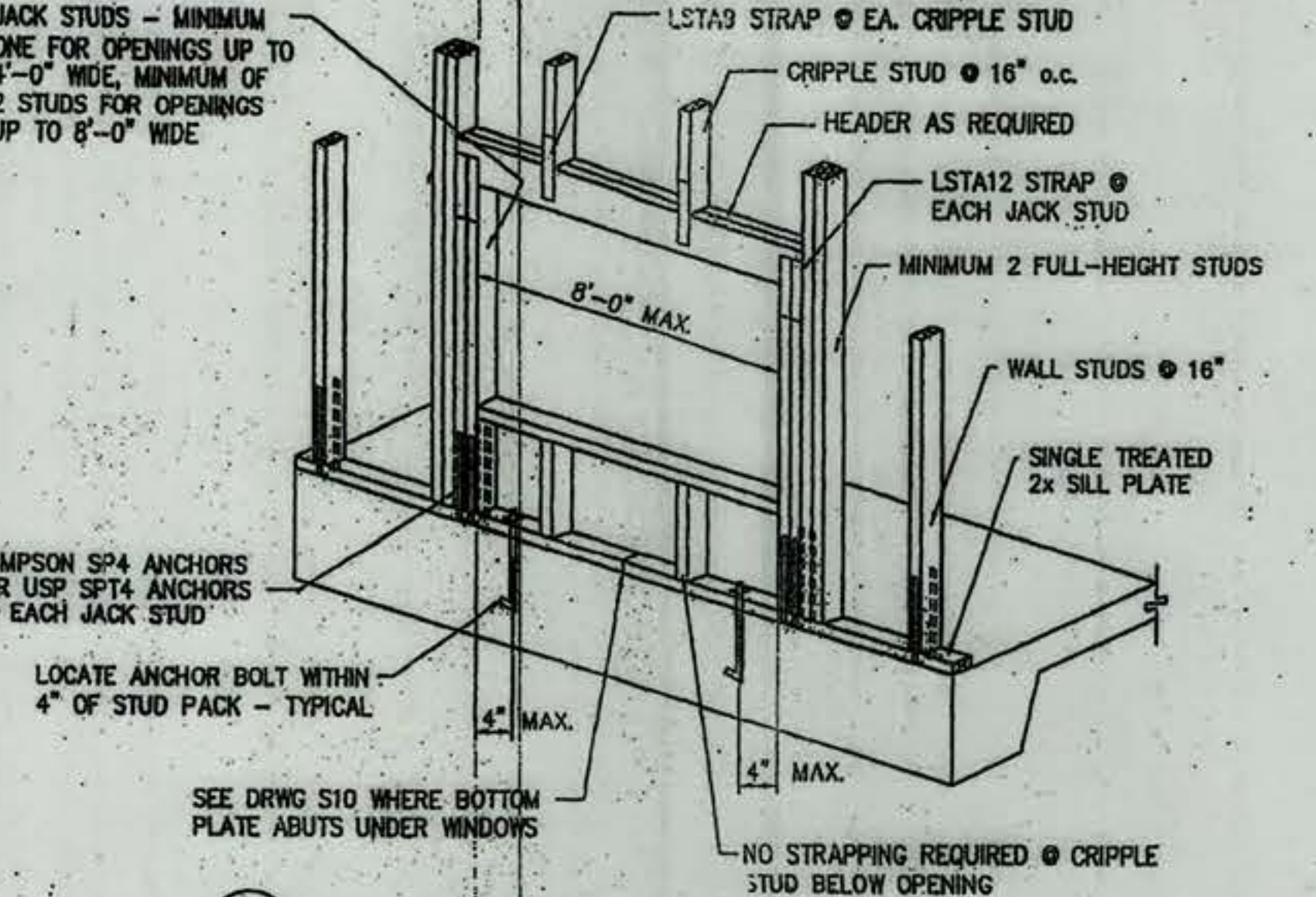
S13 TYPICAL HOLD-DOWN ANCHOR AT BUILDING CORNERS FOR CONCRETE SLAB APPLICATIONS

NOTE: TIE-DOWN STRAPS CAST DIRECTLY INTO THE CONCRETE MAY BE ALLOWED IN LIEU OF THE BRACKET TYPE HOLD-DOWNS INDICATED UPON APPROVAL OF THE BUILDING OFFICIAL. CAST-IN-PLACE TIE-DOWNS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS PUBLISHED LITERATURE AND SHALL HAVE AN ALLOWABLE TENSION RATING OF AT LEAST 3700 POUNDS.

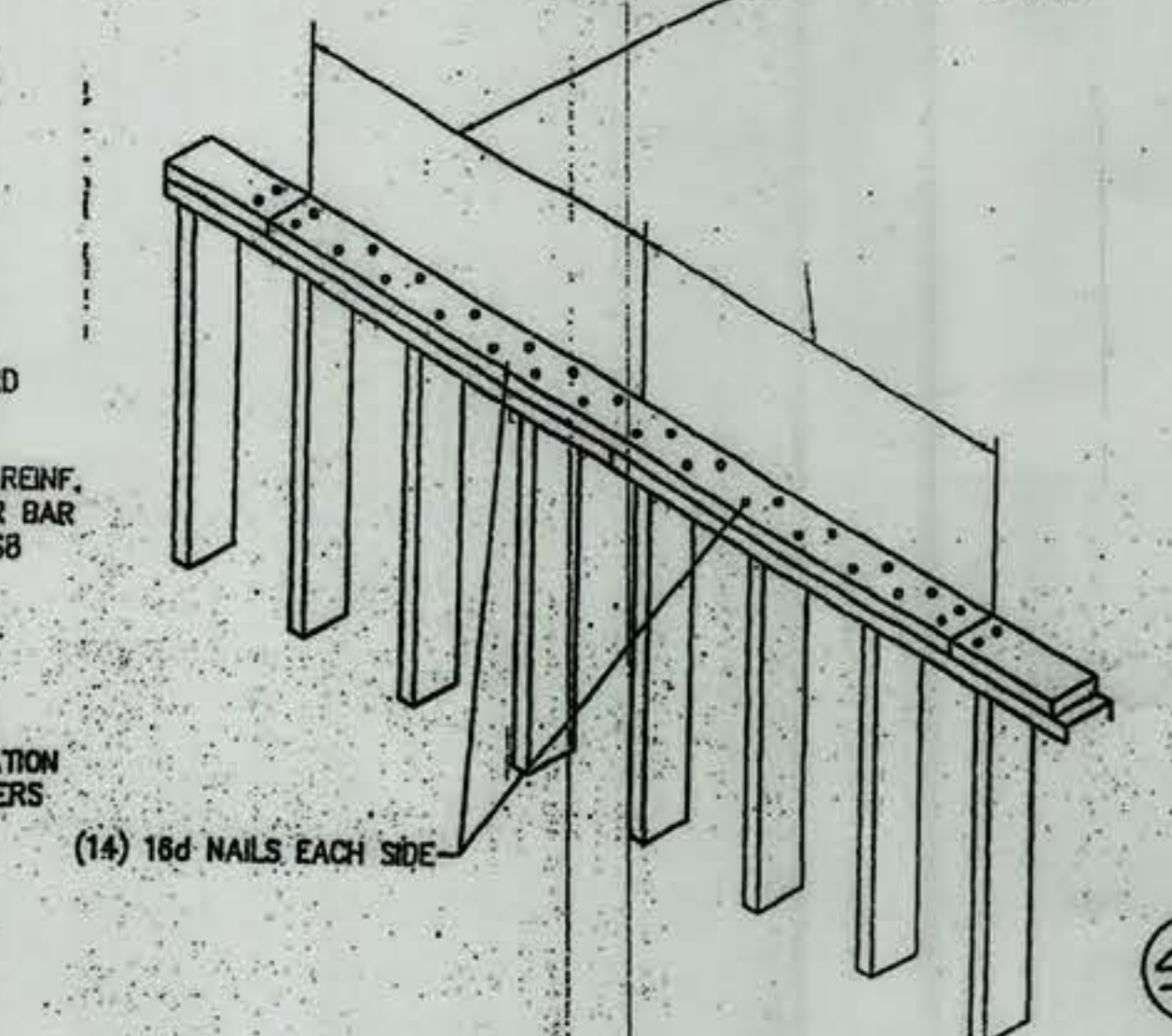


S14 TYPICAL HOLD-DOWN ANCHOR DETAIL FOR CRAWLING SPACE APPLICATIONS

NOTE: ROOF RAFTERS AND RELATED STRAPS NOT SHOWN

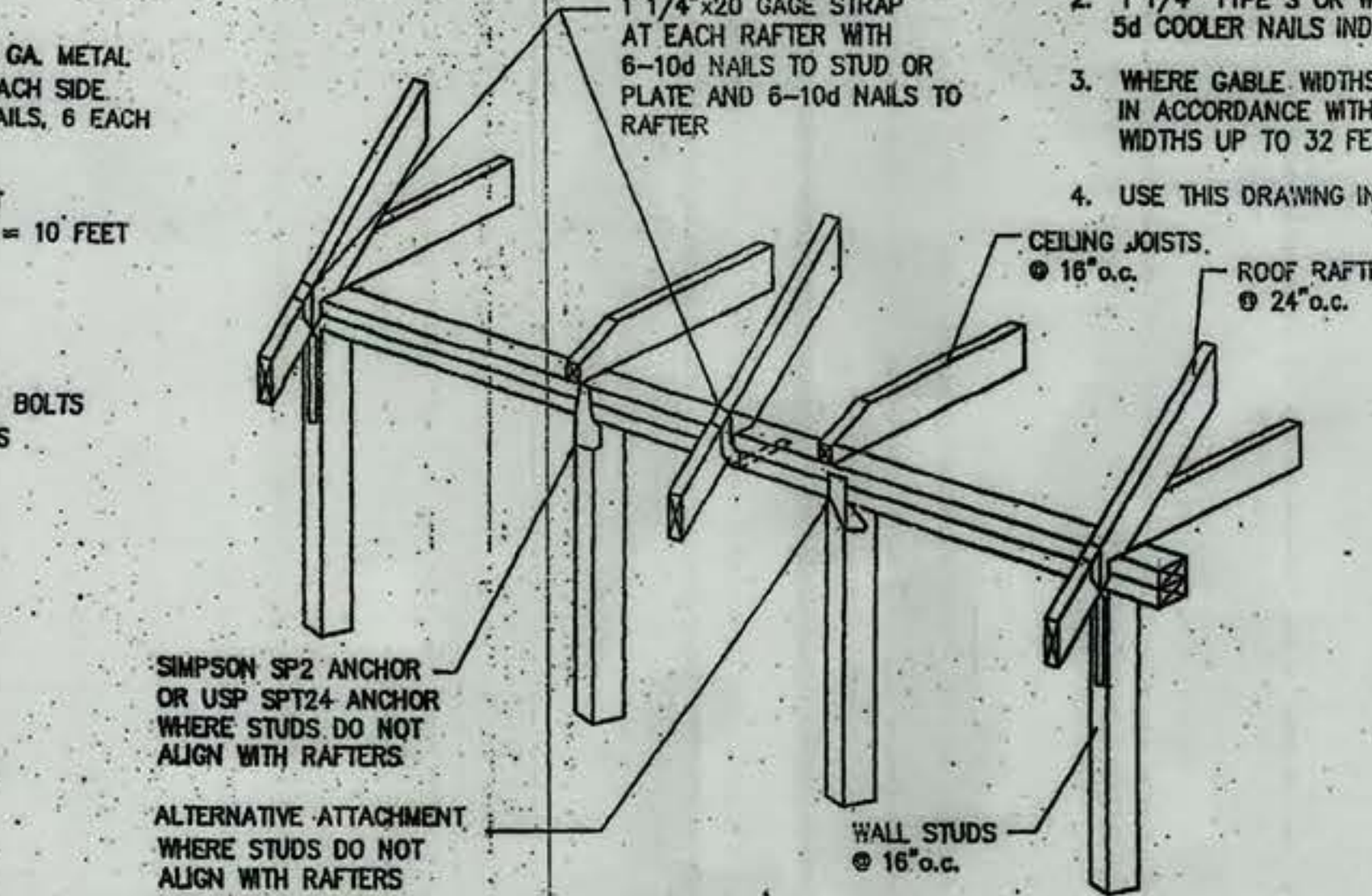


S16 TYPICAL WALL OPENING OF ISOMETRIC VIEW



NOTES:
THE NUMBER OF FASTENERS MAY BE REDUCED BY 25% OUTSIDE THE MIDDLE HALF OF THE WALL LENGTH.

S17 TYPICAL TOP PLATE SPLICE



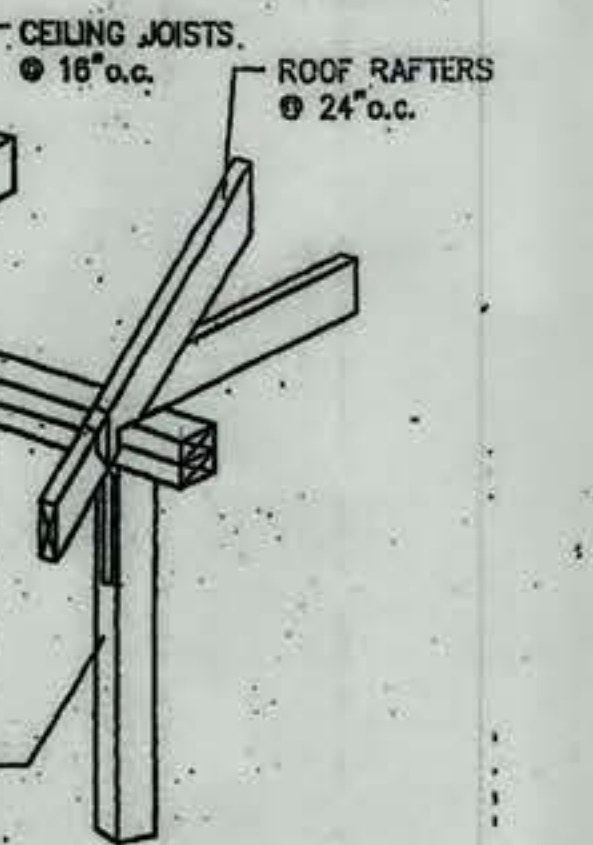
S18 TYPICAL STRAPPING @ ROOF LEVEL
ISOMETRIC VIEW

S21 GYPSUM CEILING DIAPHRAGM NOTES:

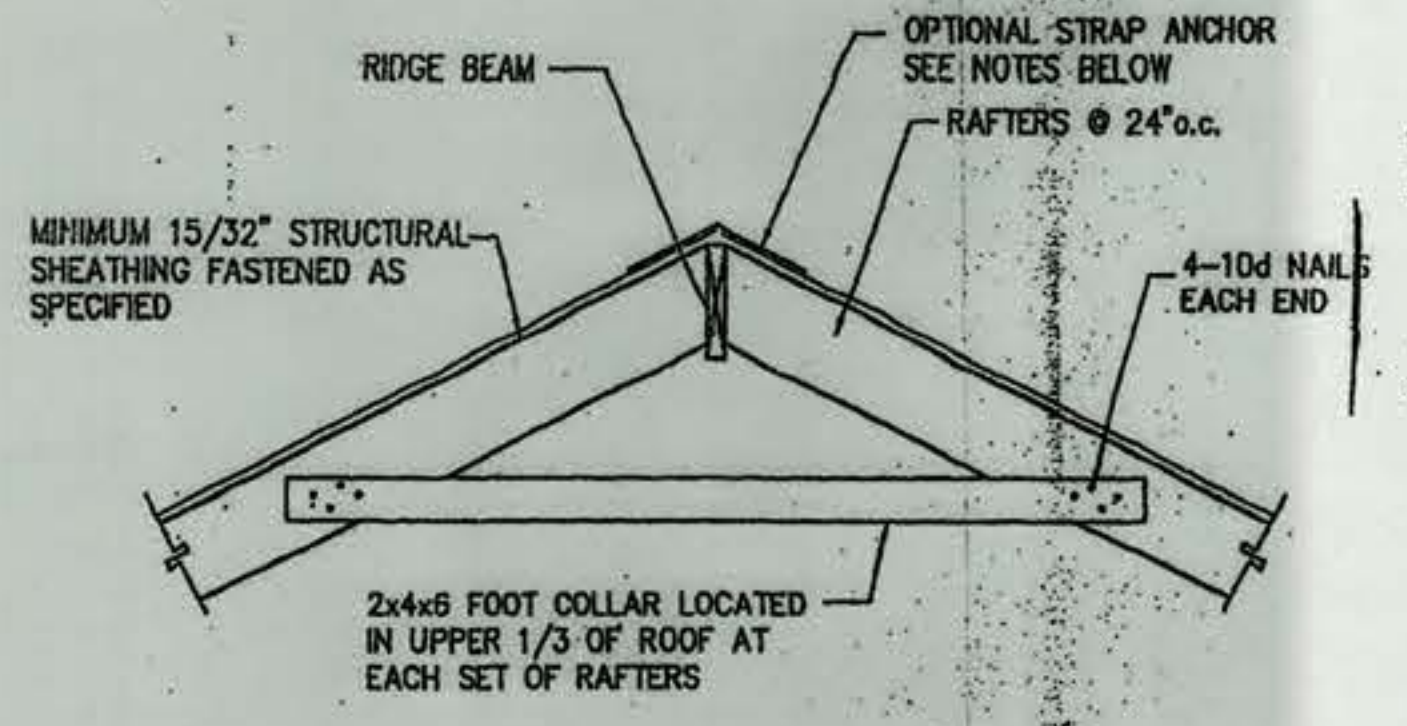
1. GYPSUM BOARD CEILING DIAPHRAGMS SHALL BE OF THE MINIMUM LENGTH INDICATED BELOW BASED ON THE WIDTH OF THE GABLE END.

TOTAL GABLE WIDTH	GYPSUM BOARD DIAPHRAGM LENGTH
14 FEET OR LESS	8 FEET
14 FEET TO 20 FEET	12 FEET
OVER 20 FEET	SEE NOTE #3

2. 1 1/4" TYPE S OR W, #6 DRYWALL SCREWS MAY BE SUBSTITUTED FOR THE 5d COOLER NAILS INDICATED.
3. WHERE GABLE WIDTHS EXCEED THE WIDTHS NOTED, A PLYWOOD CEILING DIAPHRAGM IN ACCORDANCE WITH DRAWINGS S24 - S27 MAY BE UTILIZED FOR GABLE WIDTHS UP TO 32 FEET.
4. USE THIS DRAWING IN CONJUNCTION WITH DRAWINGS S20, S22, AND S23.

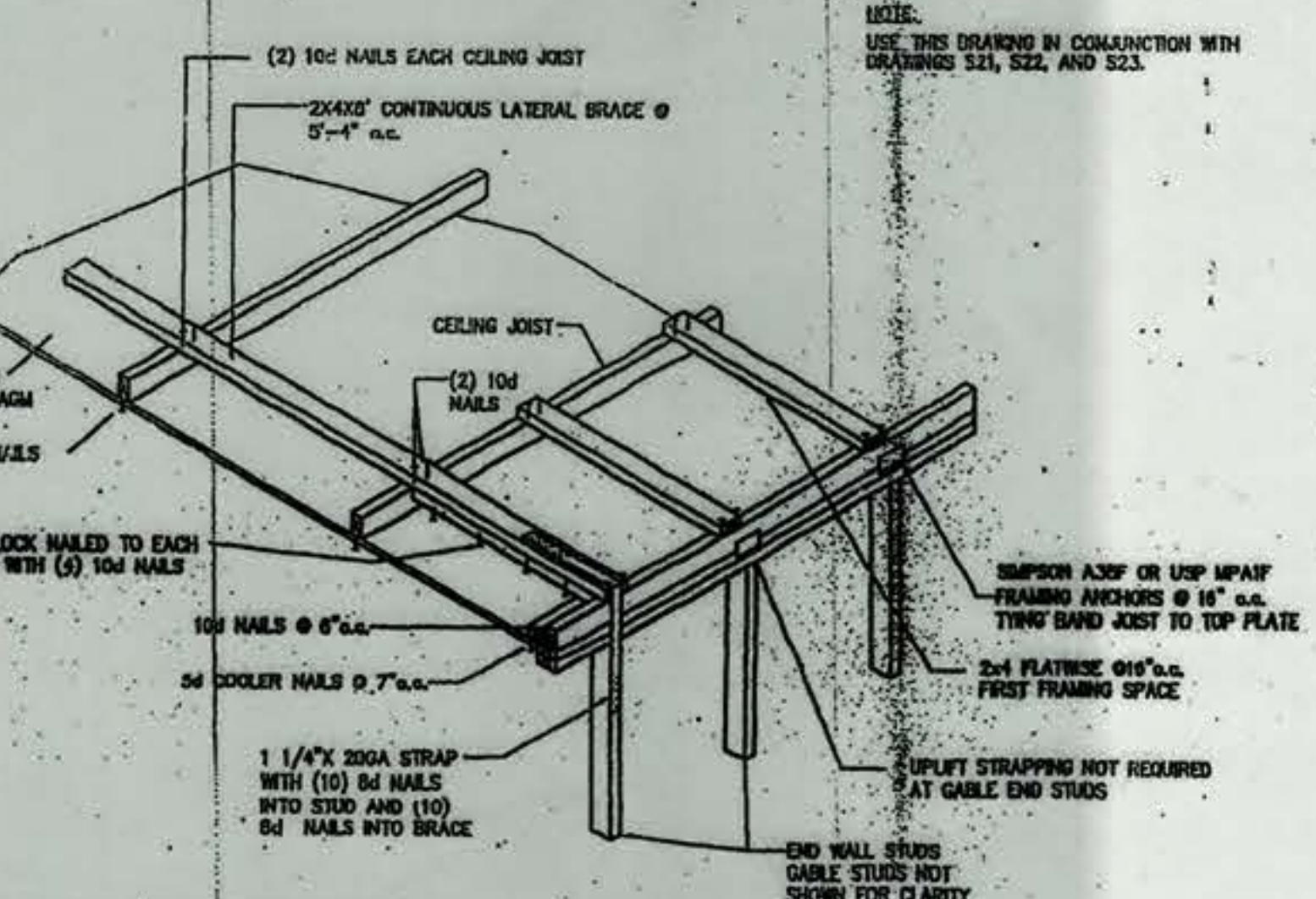


S22 TYPICAL GABLE END SECTION GYPSUM CEILING DIAPHRAGM



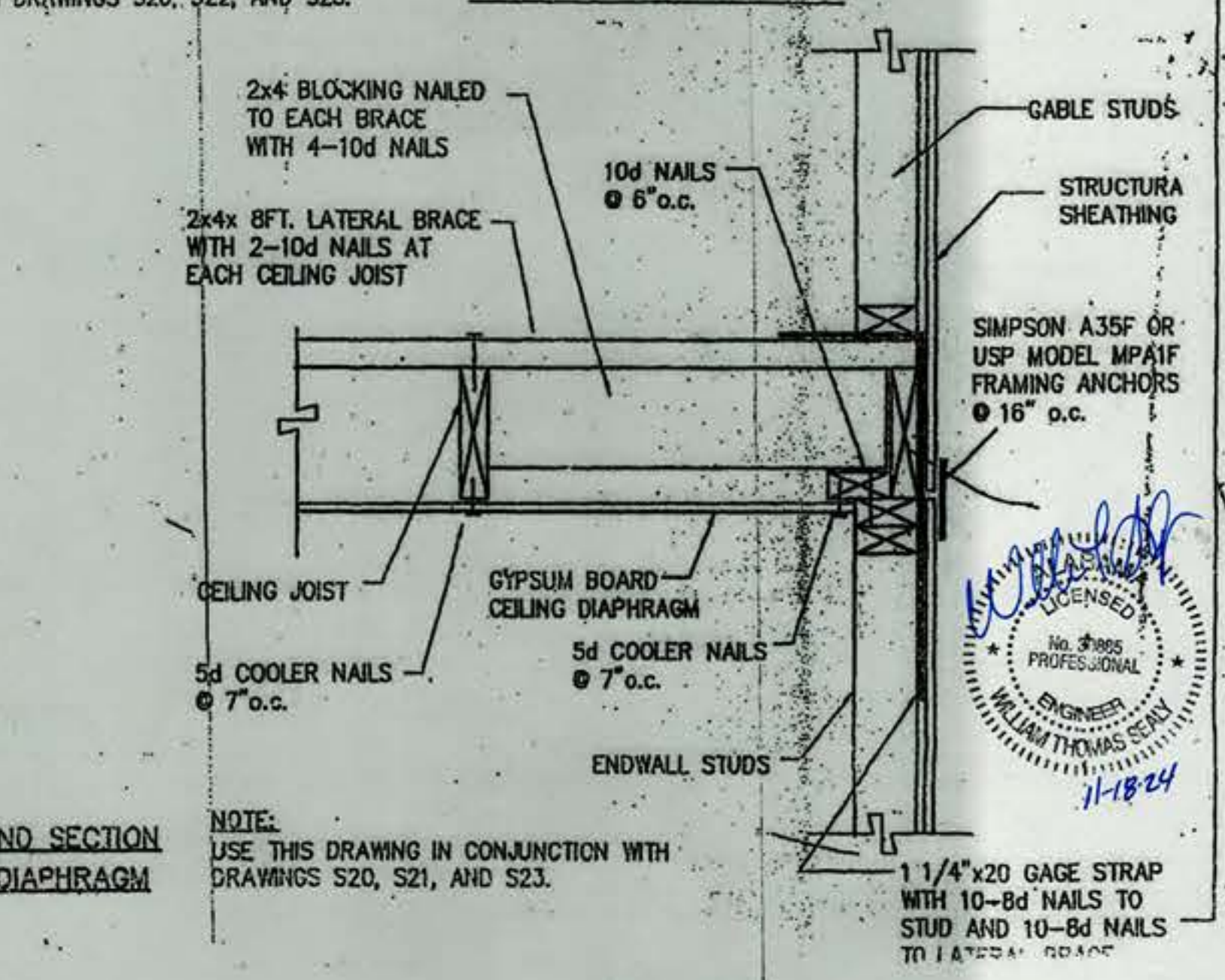
S19 TYPICAL RIDGE FRAMING

NOTES:
1. CONTRACTOR HAS THE OPTION TO USE 1 1/4" x 20 GA. METAL STRAP ANCHORS AT EACH SET OF RAFTERS IN LIEU OF THE 2x4 WIND COLLARS NOTED. FASTEN STRAP WITH 6-8d NAILS AT EACH SIDE OF RIDGE INTO OPPOSING RAFTERS.
2. WHEN STRAPS ARE USED, 2x4 WIND COLLARS NOTED IN DETAIL SHALL BE SPACED AT 6 FEET ON CENTER MAXIMUM. (Every 3rd rafter).



S20 TYPICAL GABLE ENDWALL ISOMETRIC GYPSUM BOARD CEILING DIAPHRAGM

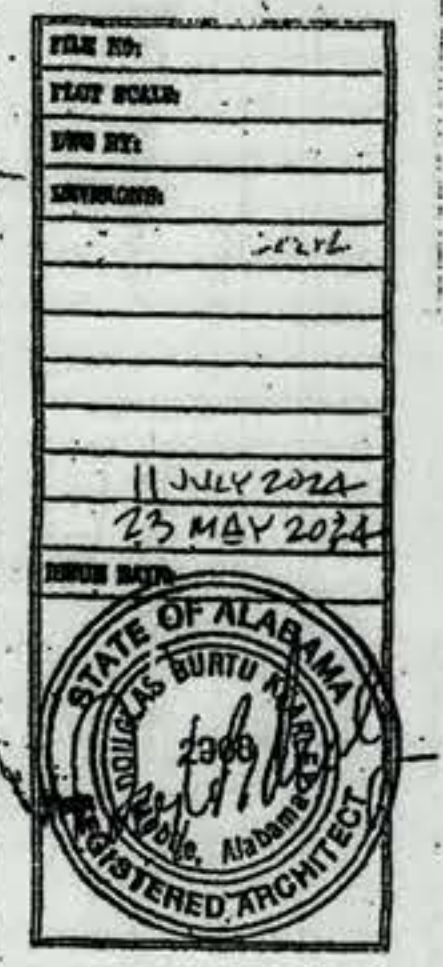
Adopted Codes effective January 7, 2023:
• 2021 IBC Local Amendment Effective January 7, 2023
• 2021 IRC Local Amendment Effective January 7, 2023
• 2021 IFGC Local Amendment Effective January 7, 2023
• 2021 IFGC Local Amendment Effective January 7, 2023
• 2021 IFGC Local Amendment Effective January 7, 2023
• 2021 IFGC Local Amendment Effective January 7, 2023
• 2021 IFGC Local Amendment Effective January 7, 2023
• 2021 IFGC Local Amendment Effective January 7, 2023
• 2021 IFGC Local Amendment Effective January 7, 2023



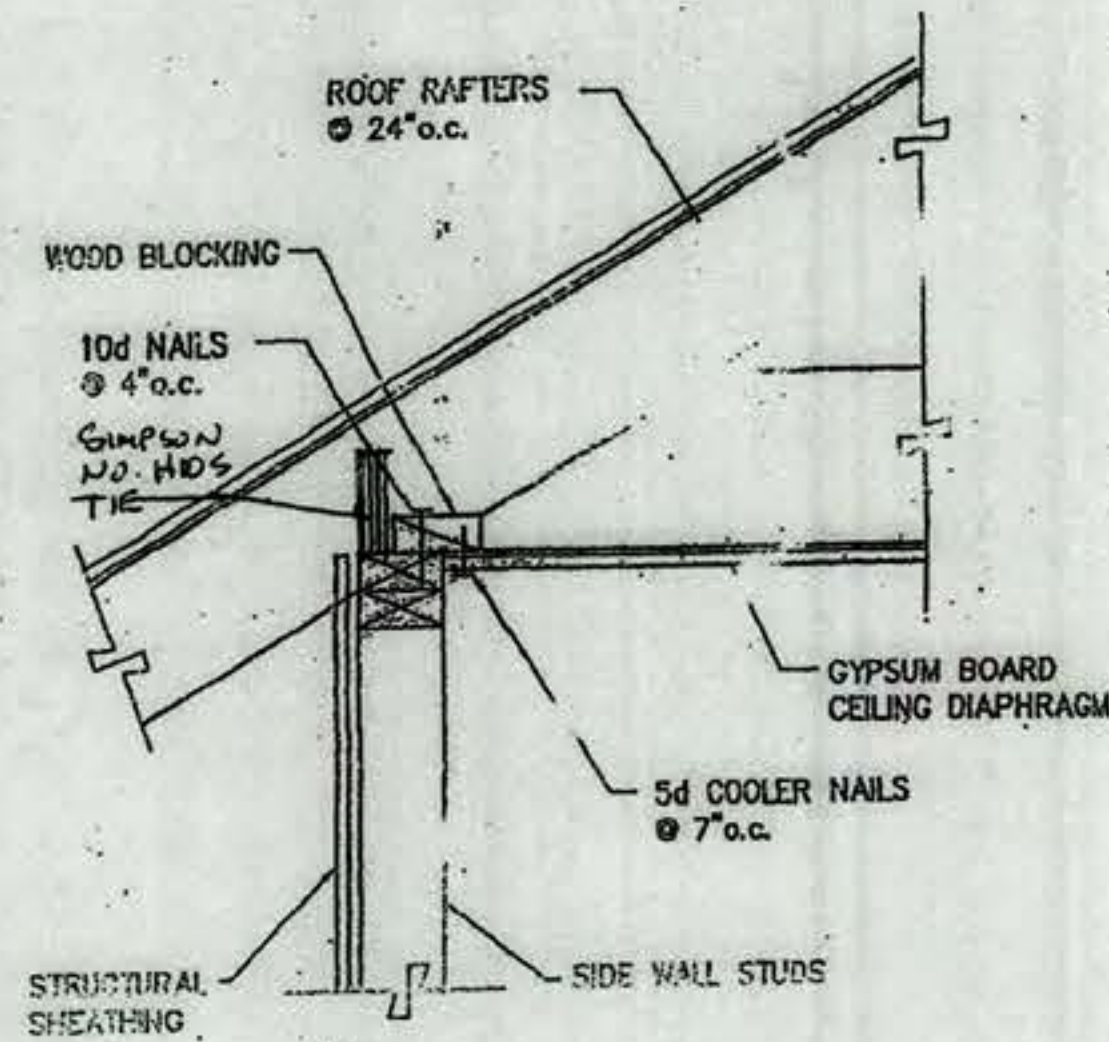
S23 TYPICAL GABLE END SECTION GYPSUM CEILING DIAPHRAGM

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Renovation and addition to
1159 Old Shell Road
Mobile, Alabama 36604

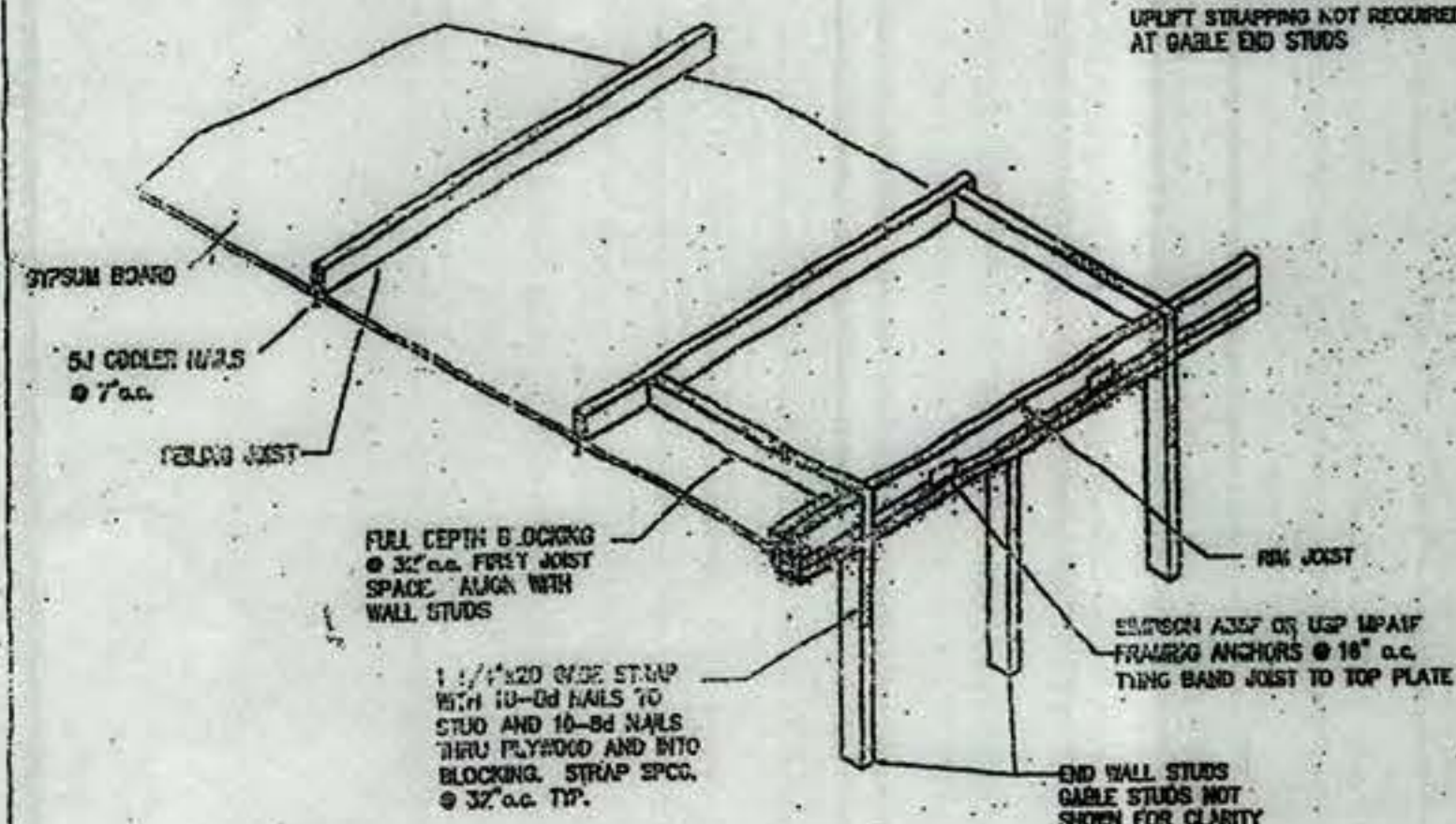


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NOTE:
USE THIS DRAWING IN CONJUNCTION WITH
DRAWINGS S24, S25, AND S27.

TYPICAL SIDEWALL SECTION @ GYPSUM CEILING DIAPHRAGM

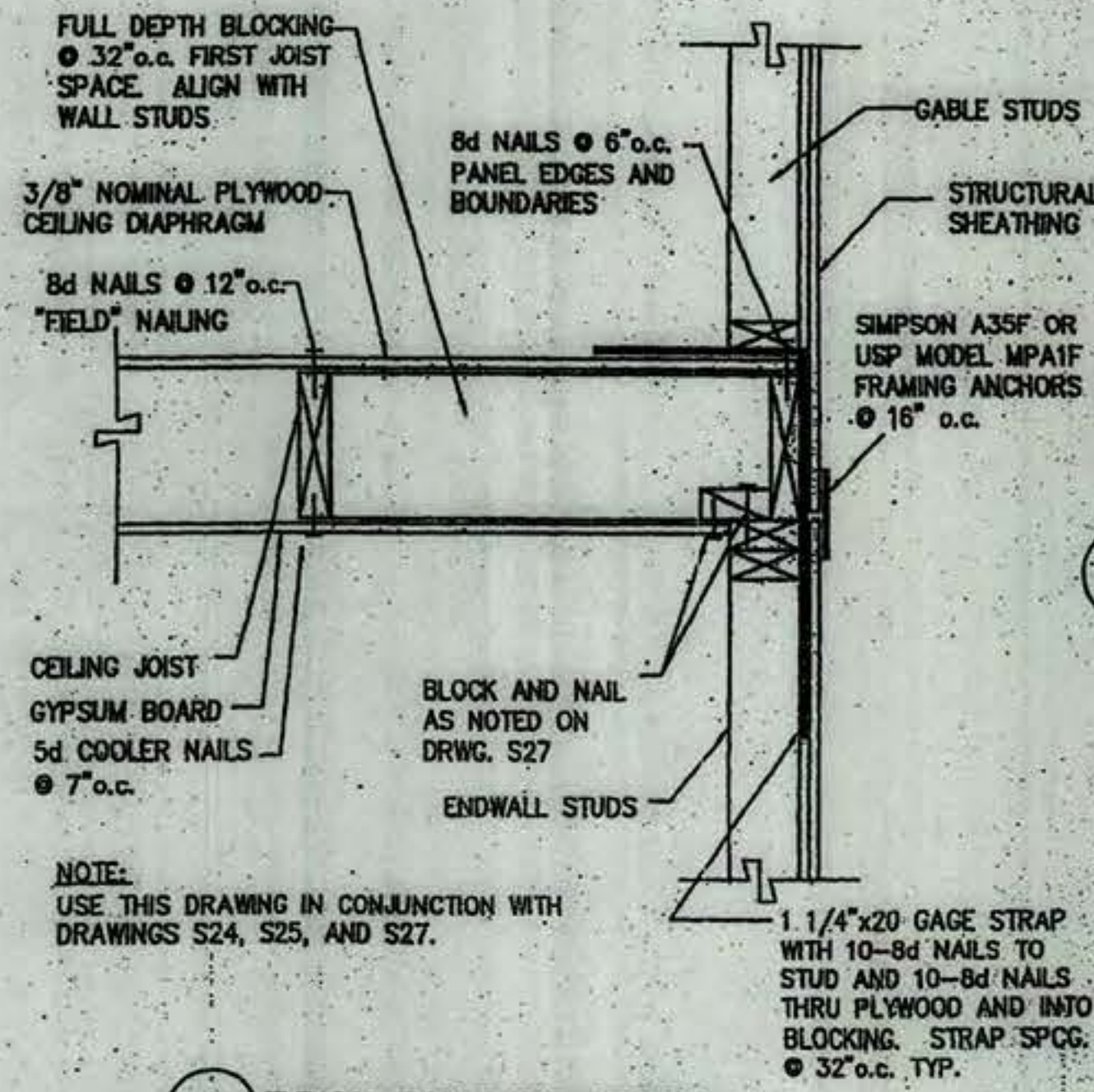


NOTE:
USE THIS DRAWING IN CONJUNCTION WITH
DRAWINGS S24, S25, AND S27.

TYPICAL GABLE END SECTION @ GYPSUM CEILING DIAPHRAGM

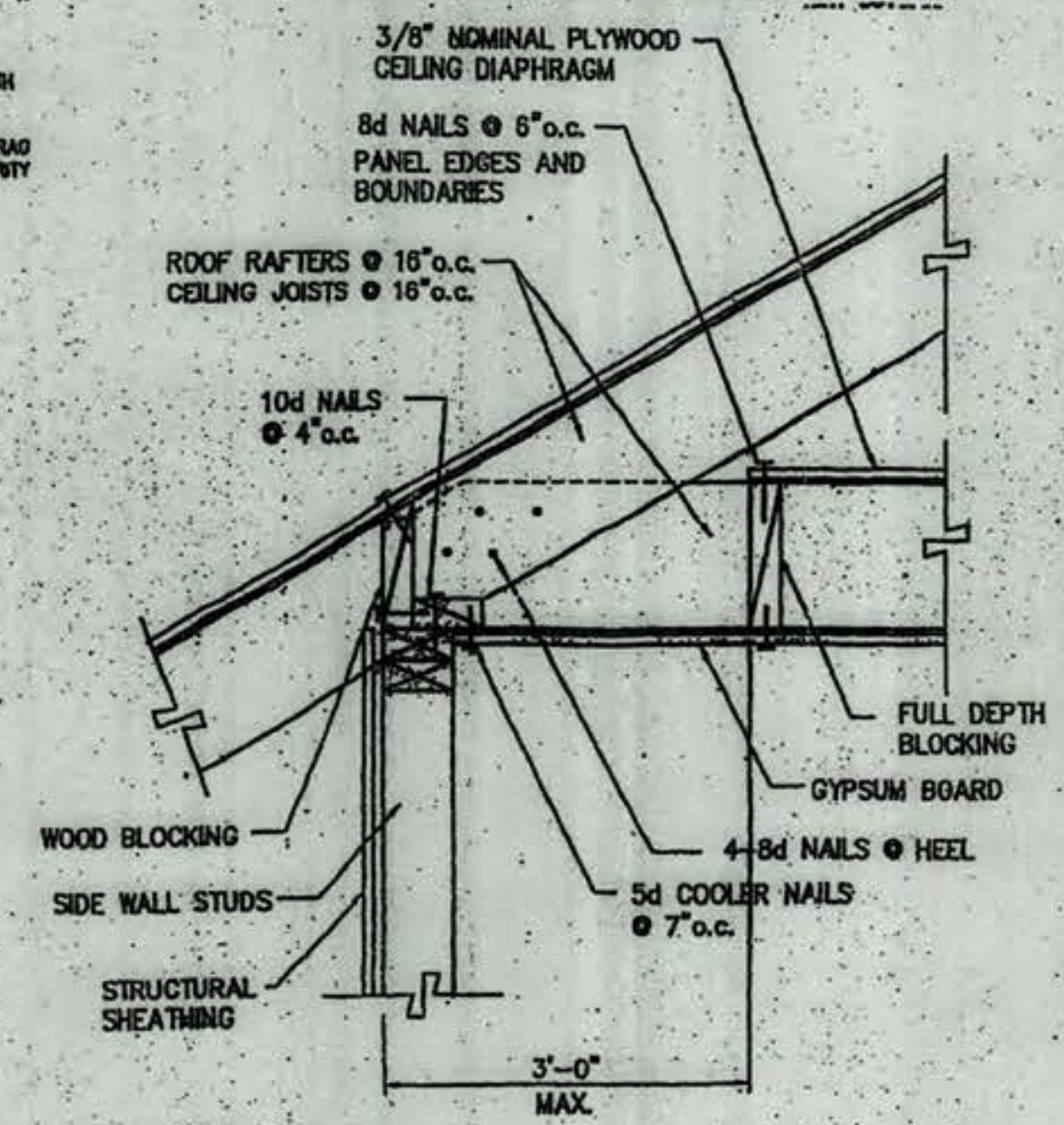
PLYWOOD CEILING DIAPHRAGM NOTES:

- PLYWOOD CEILING DIAPHRAGMS SHALL BE OF THE MINIMUM LENGTH INDICATED BELOW BASED ON THE WIDTH OF THE GABLE END.
- | TOTAL GABLE WIDTH | 3/8\" PLYWOOD DIAPHRAGM LENGTH |
|-------------------|--------------------------------|
| 32 FEET OR LESS | 12 FEET |
| OVER 32 FEET | SEE NOTE #4 |
- PLYWOOD DIAPHRAGMS SHALL BE CONSTRUCTED WITH 3/8\" NOMINAL PLYWOOD SHEATHING APPLIED DIRECTLY TO THE TOP OF THE CEILING FRAMING. FASTEN PLYWOOD SHEATHING INTO FRAMING WITH 8d COMMON NAILS @ 8\" o.c. ALONG ALL PANEL EDGES AND BOUNDARIES WITH \"FIELD\" NAILING AT 12\" o.c.
 - FOR GUN NAILING APPLICATIONS, FASTEN PLYWOOD SHEATHING INTO FRAMING WITH 2 3/8\" x 0.113\" GUN NAILS AT 4\" o.c. AT ALL PANEL EDGES AND BOUNDARIES WITH \"FIELD\" NAILING AT 8\" o.c.
 - WHERE PLYWOOD CEILING DIAPHRAGMS ARE UTILIZED, ALL ROOF RAFTERS (AND CEILING JOISTS) WITHIN THE DIAPHRAGM AREA SHALL BE SPACED @ 16\" o.c. BEYOND THE DIAPHRAGM LENGTH, THE ROOF RAFTERS MAY BE SPACED AT 24\" o.c. AS SPECIFIED ELSEWHERE IN THESE STANDARDS.
 - WHERE GABLE WIDTHS EXCEED THE WIDTHS NOTED, PLYWOOD CEILING DIAPHRAGM LENGTHS AND RELATED REQUIREMENTS SHALL BE DETERMINED ACCORDING TO SSTD 10-99, WOOD FRAMED CONSTRUCTION MANUAL, OR BASED ON ENGINEERING PRINCIPALS.
 - USE THIS DRAWING IN CONJUNCTION WITH DRAWINGS S24, S26, AND S27.



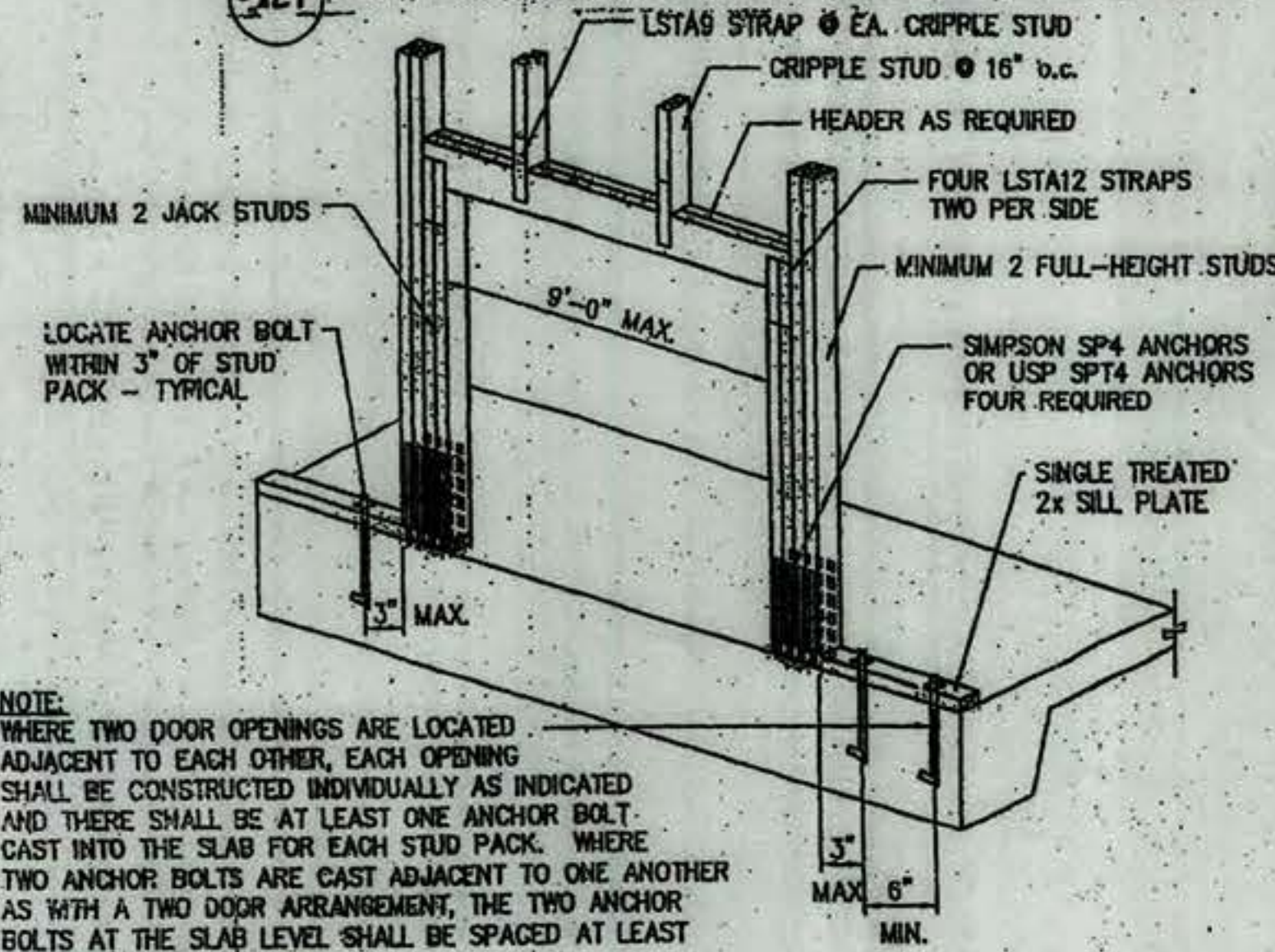
NOTE:
USE THIS DRAWING IN CONJUNCTION WITH
DRAWINGS S24, S25, AND S27.

TYPICAL GABLE END SECTION @ PLYWOOD CEILING DIAPHRAGM



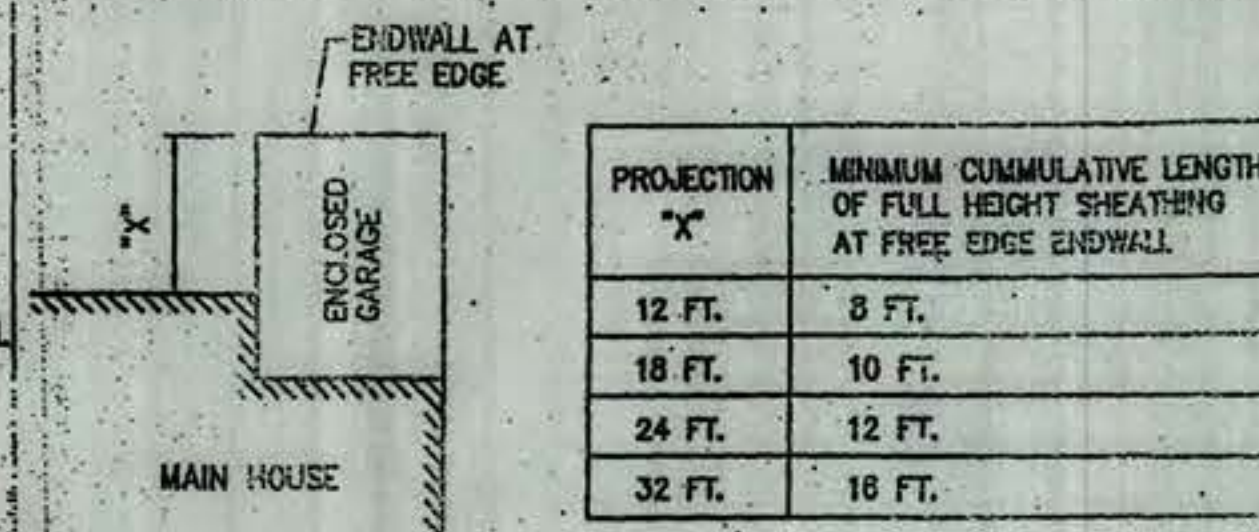
NOTE:
USE THIS DRAWING IN CONJUNCTION WITH
DRAWINGS S24, S25, AND S26.

TYPICAL SIDEWALL SECTION @ PLYWOOD CEILING DIAPHRAGM



NOTE:
WHERE TWO DOOR OPENINGS ARE LOCATED ADJACENT TO EACH OTHER, EACH OPENING SHALL BE CONSTRUCTED INDIVIDUALLY AS INDICATED AND THERE SHALL BE AT LEAST ONE ANCHOR BOLT CAST INTO THE SLAB FOR EACH STUD PACK. WHERE TWO ANCHOR BOLTS ARE CAST ADJACENT TO ONE ANOTHER AS WITH A TWO DOOR ARRANGEMENT, THE TWO ANCHOR BOLTS AT THE SLAB LEVEL SHALL BE SPACED AT LEAST 6 INCHES APART MINIMUM.

TYPICAL GARAGE DOOR OPENING DETAIL



\"X\" = PROJECTED LENGTH OF GARAGE FROM MAIN STRUCTURE

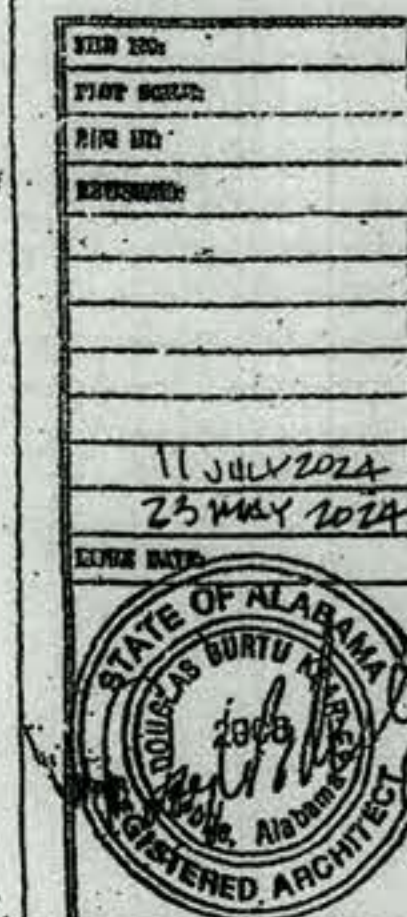
TYPICAL SCHEMATIC PLAN OF ENCLOSED GARAGE

NOTES

- MAXIMUM GARAGE DOOR OPENING WIDTH = 9'-0"
- GARAGE DOORS MAY BE LOCATED IN ANY WALL PROVIDED THE MINIMUM SHEATHING REQUIREMENTS ARE MET.
- WHERE GARAGE PROJECTS BEYOND THE MAIN HOUSE STRUCTURE IN TWO DIRECTIONS, DIMENSION \"X\" AND RELATED SHEATHING REQUIREMENTS SHALL BE COMPUTED FOR EACH OF THE TWO PROJECTED DIRECTIONS.
- IT SHALL NOT BE NECESSARY TO ADD THE SQUARE FOOTAGE OF THE GARAGE TO THE ENCLOSED PORTION OF THE MAIN HOUSE, PROVIDED THE WALLS COMMON TO THE HOUSE AND GARAGE ARE CONSTRUCTED IN ACCORDANCE WITH THIS STANDARD AS IF THE GARAGE STRUCTURE WAS NOT PRESENT.
- CUMULATIVE LENGTH IS OVERALL WALL LENGTH MINUS THE SUM OF ALL OPENING WIDTHS.

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Mobile, Alabama 36604



RCD-3
9/2/9

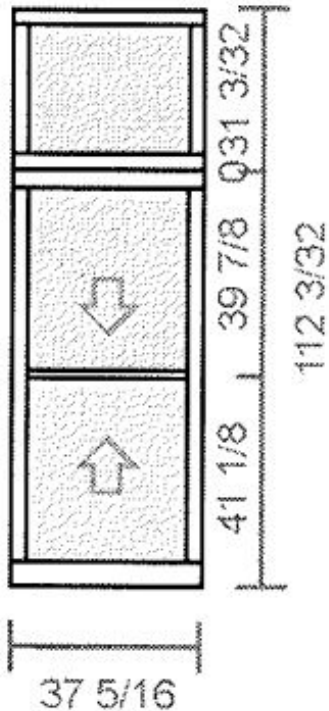
1159 Old Shell Road

COA Application Items

1818 Design, LLC

For questions, call 228-216-5510.

Viewed from Outside



- 10 WOOD 200 TRANSOM WINDOW OSF (CUSTOM 37 5/16 x 31 3/32) (ISJ 36 x 29 19/32 , ExtCase 40 x 32 31/32) IG ANN CLR, 1 LITE PAINT GRADE EG EXT/PAINT GRADE INT, 4-9/16" JAMB, 180 BRICKMOULD, STD SILL NOSING
 - 20 WOOD 200 DOUBLE HUNG OSF 3066(37 5/16 x 81) (ISJ 36 x 78 , ExtCase 40 x 82 1/4) IG ANN CLR, 1/1 PAINT GRADE EG EXT/PAINT GRADE, WHT HRDWR, 4-9/16" JAMB, 180 BRICKMOULD, STD SILL NOSING
 - 30 HORIZONTAL MULL 37 5/16, 0" AIRSPACE
- OA ISJ = 36 x 109**

The windows above are reflected on the next three slides.



North Elevation, Left Window– Replace window





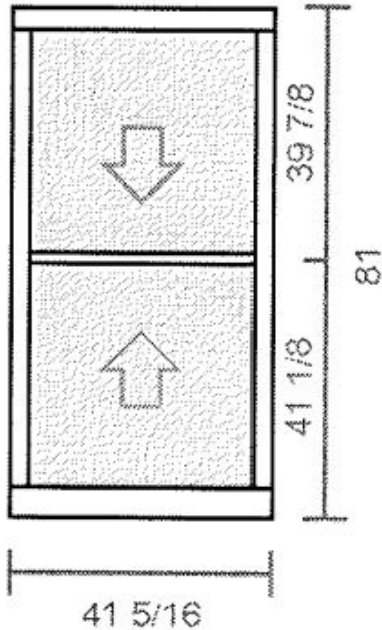
North Elevation, Middle Window– Replace window



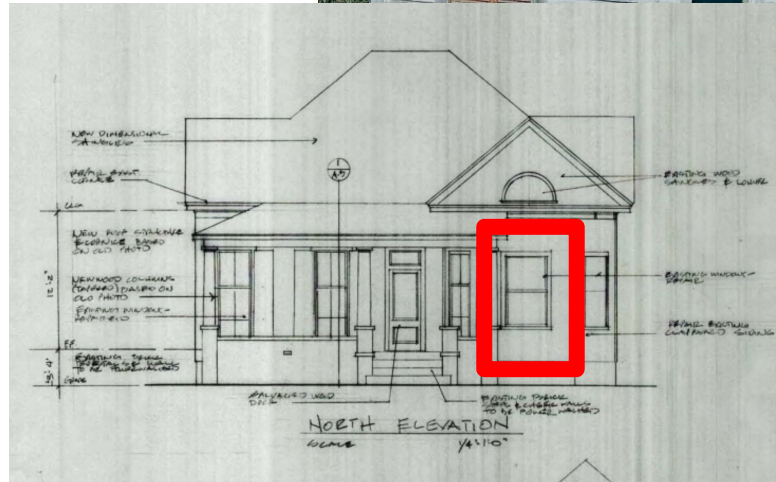
North Elevation, Right Window– Replace window



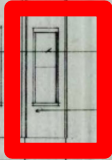
Viewed from Outside



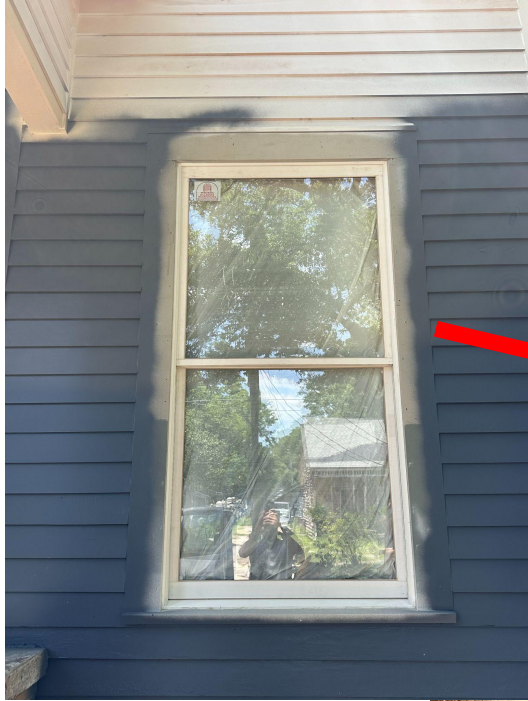
50 WOOD 200 DOUBLE HUNG OSF 3466(41 5/16 x 81) (ISJ 40 x 78 , ExtCase 44 x 82 1/4) IG ANN CLR, 1/1 PAINT GRADE EG EXT/PAINT GRADE, WHT HRDWR, 4-9/16" JAMB, 180 BRICKMOULD, STD SILL NOSING



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40 WOOD 200 DOUBLE HUNG OSF 3066(37 5/16 x 81) (ISJ 36 x 78 , ExtCase 40 x 82
1/4) IG ANN CLR, 1/1 PAINT GRADE EG EXT/PAINT GRADE, WHT HRDWR, 4-9/16"
JAMB, 180 BRICKMOULD, STD SILL NOSING



Original porch at time of purchase



[illegible]

Current Columns and window trim

Columns and window trim replaced using fiber cement/hardie board material.

Because this house was not an original craftsman-style build and there was no existing porch at the time of purchase, when the porch was rebuilt, we made the decision to go back with straight columns rather than a slight taper.

