Architectural Review Board
May 15, 2024

Agenda Item #5

Application 2024-24-CA

DETAILS

Location:
406 Wisconsin Avenue

Summary of Request:
Demolish existing one-story frame single-family residence.
New Construction: Construct one-story frame single-family residence.

Applicant (as applicable):
Baumgardner House Raising, LLC/ BHL Federal

Property Owner:
Essie Etheridge

Historic District:
Leinkauf

Classification:
Contributing

Summary of Analysis:

- The existing house at 406 Wisconsin is a contributing structure to the district.
- The extant structure does not appear to be structurally compromised.
- The proposed new construction is of similar size and form of the existing.
- The proposed new construction design incorporates elements that echo those of the original structure.
- The materials proposed for the new structure are compliant with the Design Guidelines for new construction.

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PROPERTY AND APPLICATION HISTORY

Leinkauf Historic District was initially listed in the National Register in 1987 under Criteria A and C for significant architecture and community planning; the district was expanded in 2009. The neighborhood was settled in the early 20th century as a streetcar suburb adjacent to Government Street and surrounding Leinkauf School (1904). Housing forms and styles in the district reflect the range of styles and forms popular from 1900 through 1955.

The property at 406 Wisconsin Avenue is a single-story wood-frame bungalow with a jerkinhead roof and a full-width porch across its primary (east) elevation. This section of Wisconsin Avenue was first platted in 1922, and Wisconsin Avenue is not listed in City Directories prior to 1924. The 1924 City Directory lists Edward Balzli as residing at 406 Wisconsin Avenue, and the 1925 Sanborn Fire Insurance Map shows a property with a similar footprint to the extant residence in the same location. An estimated construction date of 1924 is therefore appropriate for the residence. Stylistic evidence further supports a construction date of 1924, given the heavy square porch columns, exposed rafter ends, and the paired three-over-one windows, all of which are typical of modest dwellings of the early 1920s.

According to MHDC files, this property has never appeared before the Architectural Review Board (ARB).

SCOPE OF WORK

1. Demolish existing house.
2. Construct a single family one-story residence.
    a. The new structure would be oriented on the lot such that the front setback from the ROW on Wisconsin Avenue would measure 25’-2”. Side yard setbacks on the north and south would measure 7’-2” and 14’-0” respectively.
    b. The proposed one-story, three-bay dwelling would be rectangular in shape and would measure approximately 28’-10” wide by 44’-0” wide for a total of 1271 sf.
    c. The structure would be topped by a hipped roof with a projecting bay on the front elevation also topped by a hipped roof. The roof structure would be clad in architectural shingles.
    d. The house would sit on a 1’-6” high foundation of brick piers. Recessed wood lattice panels wood be used for infill on the north, south, and west elevations. Recessed brick infill would be installed across the east (front) elevation.
    e. Fenestration would be comprised of 13 one-over-one vinyl clad wood windows, and two steel paneled entry doors.
    f. Plate height from the finished floor would measure 9’-0”, with a roof ridge height of 16’-8 ½“.
    g. The house would be clad in fiber cement siding and trim.
    h. A front porch would span the southern half of the east façade. It would measure 14’-7” wide by 5’-8” deep and be supported by two (2) wood battered columns sitting on brick plinths. A brick knee wall would enclose the porch. Approximately five (5) brick steps would access the front porch on its north end. Wood handrails and brick cheek walls would flank either side of the steps. The northern half of the façade would project slightly forward of the front porch by 1’-1” and would measure 14’-2” wide.
    i. A small 5’-0” by 5’-0” rear recessed stoop would be located on the west (rear) elevation between approximately ½ and ⅔ along the elevation (from north to south). The porch would access a rear entry door which would measure 3’-0” wide by 6’-8” high.
    j. Elevations would appear as follows:
    <u>East façade</u> (from south to north)
    Column; pair of one-over-one windows measuring 3’-0” wide by 5’-0” high; column; paneled door; corner board; pair of one-over-one windows measuring 3’-0” wide by 5’-0” high, centered on the projection; corner board
    <u>West elevation</u> (from north to south)
    Corner board; corner board; paneled door; corner board; one (1) one-over-one window measuring 3’-0” wide by 3’-0” high; corner board

North elevation (from east to west)
Side profile of brick cheek wall and wood handrail; corner board one (1) one-over-one window measuring 3’-0” wide by 5’-0” high; one pair of one-over-one windows measuring 3’-0” wide by 5’-0” high; one (1) one-over-one window measuring 3’-0” wide by 3’-0” high, somewhat regularly dispersed across the elevation; corner board
South elevation (from west to east)
Corner board; one pair of one-over-one windows measuring 3’-0” wide by 5’-0” high; one pair of one-over-one windows measuring 3’-0” wide by 5’-0” high, both regularly dispersed across the east half of the elevation; corner board; brick knee wall; brick plinth and wood column; side profile of brick cheek wall and wood handrail

3. Site improvements would include the following:
    - A 4’-0” wide walkway would connect the sidewalk to the front porch steps. Just before the front porch steps, the walkway would widen to create a 5’-0” by 5’-0” concrete pad.
    - Likewise, a 5’-0” by 5’-0” concrete pad would also be installed at the base of the rear porch steps.
    - A 9’-0” wide concrete driveway would replace the existing driveway on the south end of the lot. The driveway would widen to 12’-0” to match the width of the driveway apron.

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

1. **12.0** Demolition Guidelines
    - Consider the current significance of a structure previously determined to be historic.
    - Consider the condition of the structure in question. Demolition may be more appropriate when a building is deteriorated or in poor condition.
    - Consider whether the building is one of the last remaining positive examples of its kind in the neighborhood, county, or region.
    - Consider the impact that demolition will have on surrounding structures, including neighboring properties, properties on the same block or across the street or properties throughout the individual historic district.
    - Consider whether the building is part of an ensemble of historic buildings that create a neighborhood.
    - Consider the future utilization of the site.
    - If a development is proposed to replace a demolished historic structure, determine that the proposed replacement structure is consistent with the guidelines for new construction in historic districts.
2. **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.
3. **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.
4. **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.
5. **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. **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
7. **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
8. **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

9. **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.
10. **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.
11. **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

12. **6.44** Use details and ornamentation that help new construction integrate with the historic buildings in the district.
    - Use a decorative detail in a manner similar to those on nearby historic buildings. A modern interpretation of a historic detail or decoration is encouraged.
    - Do not use a decorative detail that overpowers or negatively impacts nearby historic buildings.
13. **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
14. **10.5** Visually connect the street and building.
    - Maintain or install a walkway leading directly from the sidewalk to the main building entry.
15. **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)

16. **10.10** Provide a landscaped front yard for a residential property in a historic district.
    - Maintain a predominant appearance of a planted front yard/lawn.
    - Minimize paved areas in a front yard.
    - Consider using decorative modular pavers, grass and cellular paving systems in order to minimize the impact of hard surface paving where grass or other plant materials are not used.
    - In commercial areas, consider using landscaping to screen and soften the appearance of surface parking areas. Use an internal and perimeter landscaping treatment to screen a fenced or walled parking area.
    - Do not use landscaping to hide a design feature that is inconsistent with these Design Review Guidelines.

STAFF ANALYSIS

The application proposes the demolition of the structure at 406 Wisconsin and the subsequent construction of a new one-story single family residence.

The *Guidelines* state that when demolition is contemplated, the current significance of the structure should be considered. The subject house is considered a contributing property in the locally-only designated portion of Leinkauf Historic District. The one-story wood-frame bungalow represents a style which became widely popular in Mobile in the early twentieth century, after the First World War. The flexible plan, wide porches, protective overhangs, and simple decoration made this style easy to build and affordable for the up-and-coming middle class. The modest interpretation of the Craftsman style at 406 Wisconsin is a character-defining feature of Mobile's built heritage, and variations of it can be seen throughout the city's historic districts. Elements such as the square porch columns, masonry knee and cheek walls, exposed rafters, and three-over-one windows serve to define this house as an example of the vernacular interpretation of Craftsman style architecture in Mobile.

Per the *Guidelines*, "the condition of the structure in question" should be considered. "Demolition may be more appropriate when a building is deteriorated or in poor condition." In the case of the subject property the building has sustained some superficial deterioration including areas of rotten or missing siding, along with damaged roof rafters and mortar corrosion between brick courses on foundation piers. There is some visual evidence of sunken piers signifying settling of the structure over time, which is common for historic homes in this region. A structural assessment report was submitted with the application which notes areas of deficiencies. The noted items in the report are typical of an aging building and do not indicate that the building cannot be rehabilitated or that it is a public hazard.

Whether the building in question is "one of the last remaining positive examples of its kind in the neighborhood, county or region" should be factored into any decision to allow or disallow demolition in a historic district. As stated above, the Craftsman style was enthusiastically embraced in Mobile during the early 20th century, as the simple design and the climate was well suited to this architectural trend and to Mobile's post-war growth. The 1956 Sanborn map reveals that after the subdivision of this section of Wisconsin Street in 1922, nineteen single-family homes were built along both sides of the street between Eslava Street on the north and Ohio Street to the south. Almost all of these residences denote a form very similar to 406 Wisconsin. All of the homes are extant, with very little modifications, with the exception of 405 Wisconsin, which was replaced with a new home around 1990. The demolition of the historic home at 406 Wisconsin would diminish the integrity of this minimally altered example of pre-World War II planned development in the Leinkauf Historic District.

Another consideration directed by the *Guidelines* is the impact that a demolition would have on surrounding structures. In this case, the applicant has submitted plans for the construction of a new single-family residence. The plans are analyzed against the *Guidelines* below. (12.0)

The *Design Review Guidelines* provide directives for new construction within Mobile's historic districts. Front yard setbacks of a new residential structure should fall within the range established on the street. The new structure proposed for 406 Wisconsin would sit similarly on the lot as the existing house and the, With a proposed front setback of 25'-2" and side yard setbacks of 7'-2" and 14'-0", the proposed structure would sit similarly on the lot as the existing historic house and would also fall within the established range that occurs on surrounding lots. (6.34, 6.35)

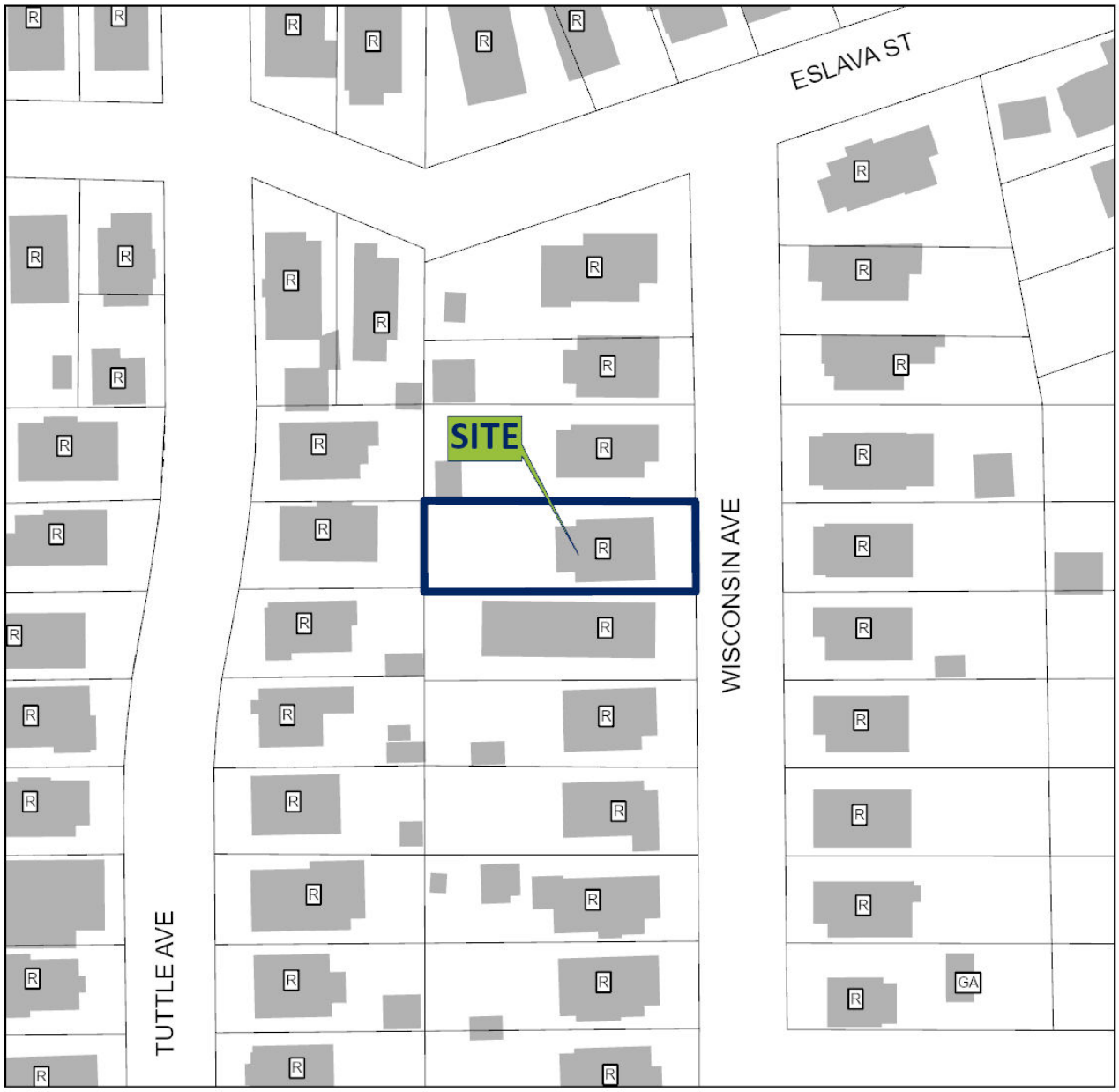
The historic structures in the immediate vicinity of the subject property vary slightly in size and details, but are fairly consistently one-story structures, rectangular in shape, some with off-set front or side projections. The proposed design for the subject lot is somewhat consistent in massing, proportions, and height with neighboring historic structures. It does lack offset side walls along the elevations expressed on many of the surrounding buildings which create a pattern of projections and recesses. The contributing buildings in its immediate vicinity sit on raised foundations which appear to be comparable in height to that proposed for the subject project. The intended use of masonry piers and lattice infill is likewise compatible with the historic neighborhood. (6.36,6.37, 6.43).

The street on which the subject property is located, along with immediate cross streets, are predominately populated with one-story gable or hipped roof bungalows of three or four bays, sitting on raised foundations and comprised of full or half-width front porches and restrained Craftsman style detailing such as exposed rafters, square columns, decorative brick detailing, and masonry knee walls. The majority of these residences possess long side elevations, many with occasional projections and recesses, and varying fenestration patterns. Proposed features of the three-bay, one-story bungalow-like design such as the hipped roof, front porch, projecting front bay, and foundation design would uphold conventions of the district, and assimilate the proposed new construction with neighboring historic buildings, as the *Guidelines* advise. The proposed materials of fiber cement siding, wood, and shingles are acceptable building materials within Mobile's historic districts, which respect the traditional building materials observable on nearby historic structures and throughout the historic district. The applicant has stated that the front and rear paneled entry doors would be of steel construction. Vinyl clad wood, proposed for the windows, is an approved material for new construction under the *Guidelines*. A three-over-one light configuration would be more appropriate than the proposed one-over-one pattern. The solid-to-void ratios along the side and rear elevations are not entirely compatible with those of nearby historic structures. Expanses of blank walls such as those seen on the south and west elevations in the submitted plans are not present on historic bungalows in the neighborhood. (6.38 - 6.42, 6.44, 6.45).

The proposed installation of a concrete walkway connecting the existing sidewalk to the façade is a practice directed by the *Guidelines*. However, the 5' x 5' concrete pad proposed for the west end of the walkway is not a common feature seen at surrounding historic properties. The replacement of the existing driveway appropriately provides parking to the side and rear of the site, as called for in the *Guidelines*. (10.5, 10.7)

Site Location – 406 Wisconsin Avenue

ARCHITECTURAL REVIEW BOARD
VICINITY MAP



APPLICATION NUMBER 5 DATE 5/15/2024

APPLICANT Baumgardner House Raising [sic], LLC/ BHL Federal on behalf of Essie Etheridge

PROJECT Demolish existing residence. Construct one-story frame single-family residence

N

NTS

Site Photos - Submitted by applicant - 406 Wisconsin Avenue

1. View of property, looking northwest

2. View of property, looking southwest

3. View of north elevation

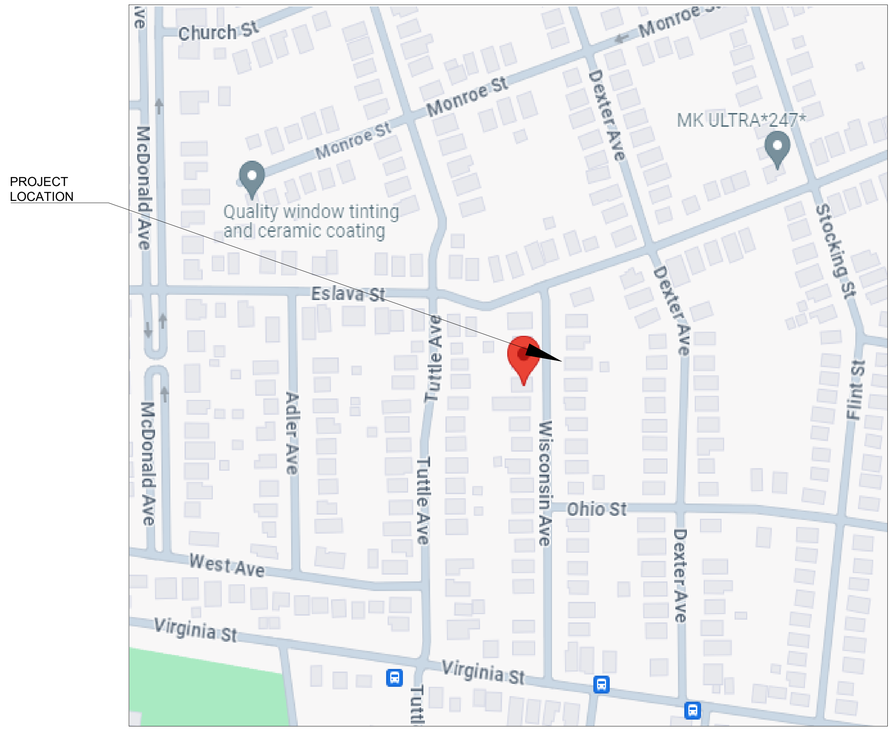
4. View of south elevation

5. View of rear elevation

6. View of Wisconsin Street, looking east

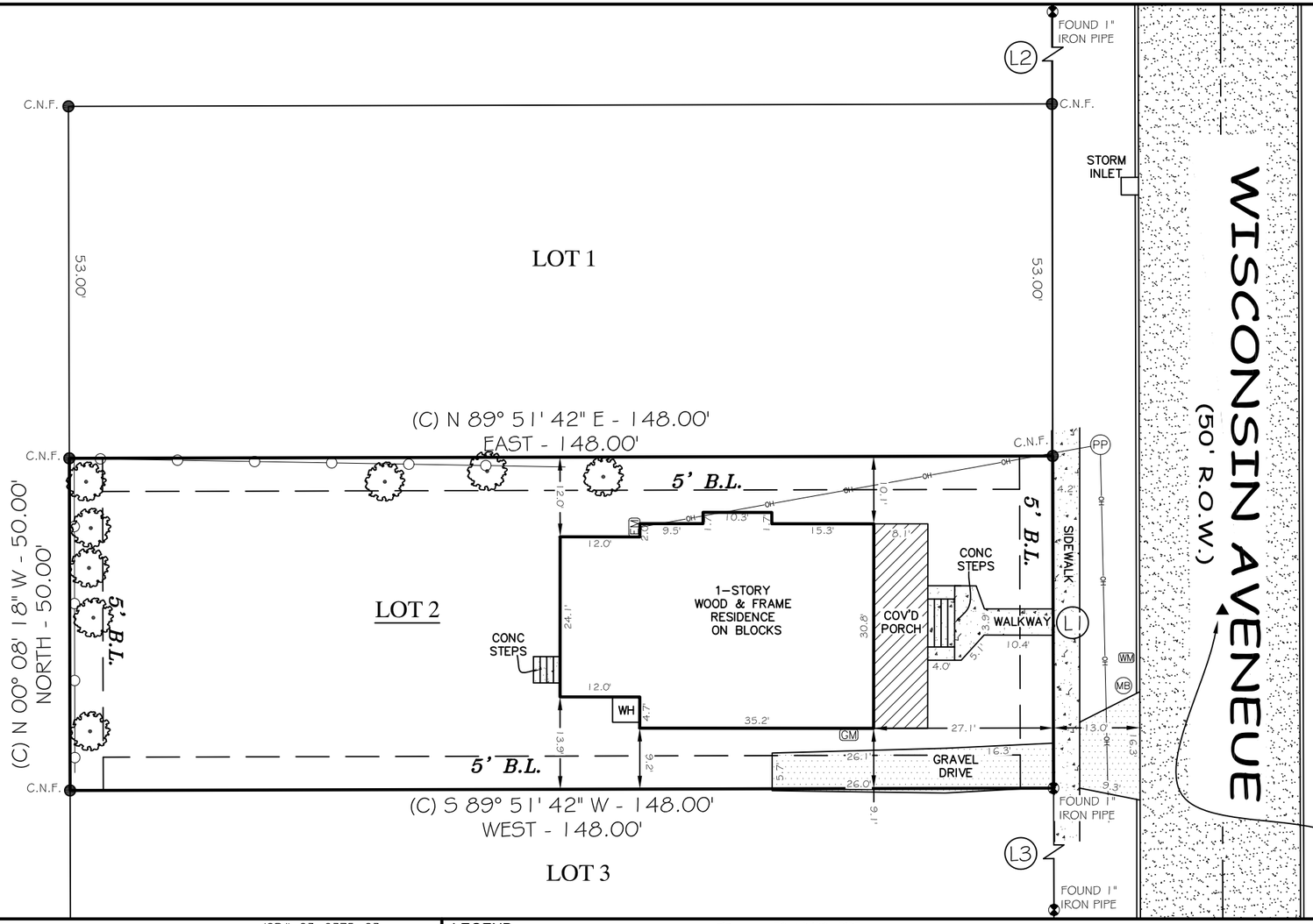
HOME RECOVEREY ALABAMA PROGRAM

406 Wisconsin Avenue, Mobile, Alabama 36604



COBALT
ENGINEERING AND INSPECTIONS, LLC
PE REG. # 51648 | TBPLS REG. #

SPECIAL PURPOSE SURVEY - PERMITTING



LINE TABLE			
(C)(P)	#	BEARING	DISTANCE
(C)	L1	S 00° 08' 18" E	50.00'
(P)	L1	SOUTH	50.00'
(C)	L2	N 00° 01' 05" W	103.05'
(C)	L3	S 00° 15' 45" E	99.98'

TBM NO. 1
PK NAIL
ELEV=28.95'

SCALE: 1" = 20'

LEGAL DESCRIPTION:

JOB# 23-0375-23
DRAWN BY C.E.G.

LOT 2, OF HOWELL'S ADDITION, IN MOBILE, MOBILE COUNTY, ALABAMA, ACCORDING TO THE MAP THEREOF AS RECORDED IN DEED BOOK 156, PAGE 398, OF THE PROBATE RECORDS OF MOBILE COUNTY, ALABAMA.

PREPARED EXCLUSIVELY FOR: BHL FEDERAL
PROPERTY LOCATED AT: 406 WISCONSIN AVE.
INSIDE THE CITY LIMITS OF MOBILE, ALABAMA.

DEED DOCUMENT NO.: BK. 4133, PG. 1435
TAX PARCEL ID: 2910272002016

FLOOD INFORMATION:

PANEL NUMBER: 01097C0562 DATE OF FIRM: 06-05-2020
SUFFIX: L BASE FLOOD ELEVATION: N/A
FIRM ZONE: X-UNSHADED COMMUNITY NUMBER: 015007

COBALT
ENGINEERING AND INSPECTIONS, LLC
ABELS REG. #: LSCA50236
12005 DELANY ROAD, LA MARQUE, TX 77568 409-354-5925

SURVEYOR'S NOTES:

1. NO ABSTRACT OF THE TITLE WAS FURNISHED TO SURVEYOR. ALL RECORD DATA USED IS NOTED HEREON
2. NO DATA OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WAS REQUESTED OR SURVEYED.
3. THERE MAY BE ADDITIONAL DOCUMENTS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON.
5. ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED
6. THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT
7. THIS DRAWING IS PROPERTY OF COBALT ENGINEERING & INSPECTIONS, LLC AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT
8. ANY ELEVATION DATA SHOWN HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM, (N.A.V.D.), OF 1988.
9. BENCHMARK USED: TBM ON CENTERLINE. ESTABLISHED BY GPS N.A.V.D. 1988
10. COORDINATES & BEARINGS SHOWN IN STATE PLANE COORDINATES NAD 1983 ALABAMA WEST ZONE.
11. BASIS OF BEARINGS BASED ON GRID NORTH NAD 1983 ALABAMA WEST ZONE.
12. THIS SURVEY IS VALID IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.
13. IF SHOWN , TBM AND OR SPOT ELEVATIONS SHOWN HEREON ARE BASED ON TOPNET LIVE - RTK + SOUTHEAST.(NAVD88)

LEGEND

A	=	ARC
AC	=	ACRES
A/C	=	AIR CONDITIONER
BLDG.	=	BUILDING
B.L.	=	BUILDING LINE
(C)	=	CALCULATED
CB	=	CATCH BASIN
CBS	=	CONCRETE, BLOCK, STUCCO
CH	=	CHORD
CH BR	=	CHORD BEARING
C & G	=	CURB AND GUTTER
CLF	=	CHAIN LINK FENCE
CLR	=	CLEAR
C.N.F.	=	SEARCHED COULD NOT FIND
CONC	=	CONCRETE
CP	=	CONCRETE POST
°	=	DEGREE
Δ	=	DELTA
E	=	EAST
EB	=	ENGINEERING BUSINESS No.
ELEV	=	ELEVATION
ELECT	=	ELECTRIC
ENC	=	ENCROACHMENT
EP	=	EDGE OF PAVEMENT
ESMT	=	EASEMENT
FIP	=	FOUND IRON PIPE
FND	=	FOUND
GNSS	=	GLOBAL SATELLITE NAVIGATION
I.P.	=	IRON PIPE
L	=	LENGTH
LB	=	SURVEYOR BUSINESS No.
(M)	=	MEASURED
MH	=	MANHOLE
N	=	NORTH
NO	=	NUMBER
N & D	=	NAIL AND DISK
NO ID.	=	NO IDENTIFICATION NUMBER
N.T.S.	=	NOT TO SCALE
OBV	=	OBSERVED ANGLE
O/E	=	OVERHEAD ELECTRIC
ORB	=	OFFICIAL RECORDS BOOK
'	=	MINUTE OR FEET
"	=	SECOND OR INCH
(P)	=	PLAT
PAV	=	PAVEMENT
PB	=	PLAT BOOK =FOUND MONUMENT
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
PCC	=	POINT OF COMPOUND CURVE
PC	=	POINT OF CURVATURE
PG	=	PAGE
PL	=	PLANTER
PLS	=	PROFFESIONAL LAND SURVEYOR
PLSS	=	PUBLIC LAND SURVEY SYSTEM
PI	=	POINT OF INTERSECTION
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCE
PT	=	POINT OF TERMINATION
PRC	=	POINT OF REVERSE CURVE
PSM	=	PROFFESIONAL SURVEYOR & MAPPER
R	=	RADIUS OR RECORD OR RANGE
(R)	=	RECORD REFERENCE
REG	=	REGULAR
RLS	=	REGISTERED LAND SURVEYOR
R.O.W.	=	RIGHT OF WAY
S	=	SOUTH
SEC	=	SECTION
STA	=	STATION
T	=	TANGENT OR TOWNSHIP
SS	=	SANITARY SEWER
SF	=	SQUARE FEET
W	=	WEST
W/	=	WITH
WF	=	WOOD FENCE
WH	=	WATER HEATER
WV	=	WATER VALVE
±	=	MORE OR LESS

(SAN) SANITARY MANHOLE(SAN.M.H.)
(STM) STORM MANHOLE(S.M.H.)

(CB) COMMUNICATIONS BOX(CB)
(EB) ELECTRIC BOX(EB)
(MB) MAIL BOX(MB)
(WM) WATER METER(WM)
X SPOT ELEVATION(SE)
(FH) FIRE HYDRANT(FH)
(LP) LIGHT POLE(LP)
(CO) CLEAN OUT(CO)
(PP) POWER POLE(PP)
(UP) UTILITY POLE(UP)
(EM) ELECTRIC METER(EM)
(GM) GAS METER(GM)
X WOOD FENCE
CHAIN-LINK
IRON FENCE
PIPELINE
BUILDING LINE
EASEMENT LINE
OH OVERHEAD POWER

ASPHALT | COVERED | WOOD DECK
CONCRETE | GRAVEL

(WW) WATER WELL(WW)
(TP) TRAFFIC SIGNAL POLE(TSP)
WV WATER VALVE(WV)
PV PRESSURE VALVE(PV)

SPECIAL PURPOSE SURVEY - PERMITTING
THIS IS NOT A PROPERTY BOUNDARY SURVEY

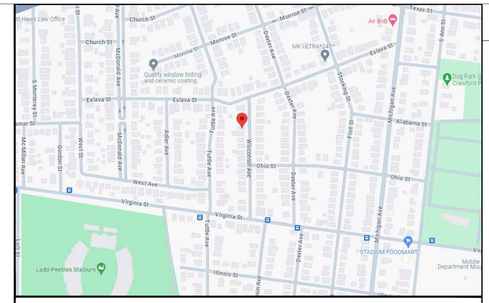
I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

ALABAMA LICENSED No. 50467 PROFESSIONAL LAND SURVEYOR HOWARD TURNER

Howard Turner — SIGNATURE
01/05/24 — DATE

NOTE:

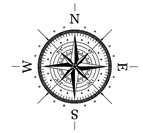
ANY EXISTING SIDEWALK PANELS THAT ARE BROKEN, DAMAGED, OR CAUSE A TRIP HAZARD SHALL BE REPLACED AND CONSTRUCTED ACCORDING TO CITY OF MOBILE STANDARD DRAWING 12, WITH 5" THICKNESS IN THE DRIVEWAY. THE DETERMINATION OF THIS CONDITION IS ULTIMATELY THE DECISION OF THE CITY.



VICINITY MAP

IMPERVIOUS SQUARE FOOTAGE

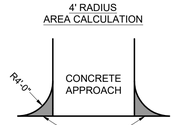
PROPOSED SQUARE FOOTAGE	
LOT AREA	7,400 SQFT
PROPOSED 1ST FLOOR	1,187 SQFT
REAR PORCH	25 SQFT
FRONT PORCH	54 SQFT
CONCRETE PAD	59 SQFT
PARKING PAD	180 SQFT
CONCRETE DRIVEWAY	250.2 SQFT
CONCRETE WALKWAY	80.4 SQFT
TOTAL COVERED	1,835.6 SQFT
APPROXIMATE LAND TABULATION	
LOT AREA	7,400 SQFT
TOTAL COVERED AREA	1,835.6 SQFT
IMPERVIOUS PERCENTAGE	24.81 %



SCALE: 3/32" = 1'-0"

LEGAL DESCRIPTION:
LOT 2, OF HOWELL'S ADDITION, IN MOBILE, MOBILE COUNTY, ALABAMA, ACCORDING TO THE MAP THEREOF AS RECORDED IN DEED BOOK 156, PAGE 398, OF THE PROBATE RECORDS OF MOBILE COUNTY, ALABAMA.

4' RADIUS
AREA CALCULATION

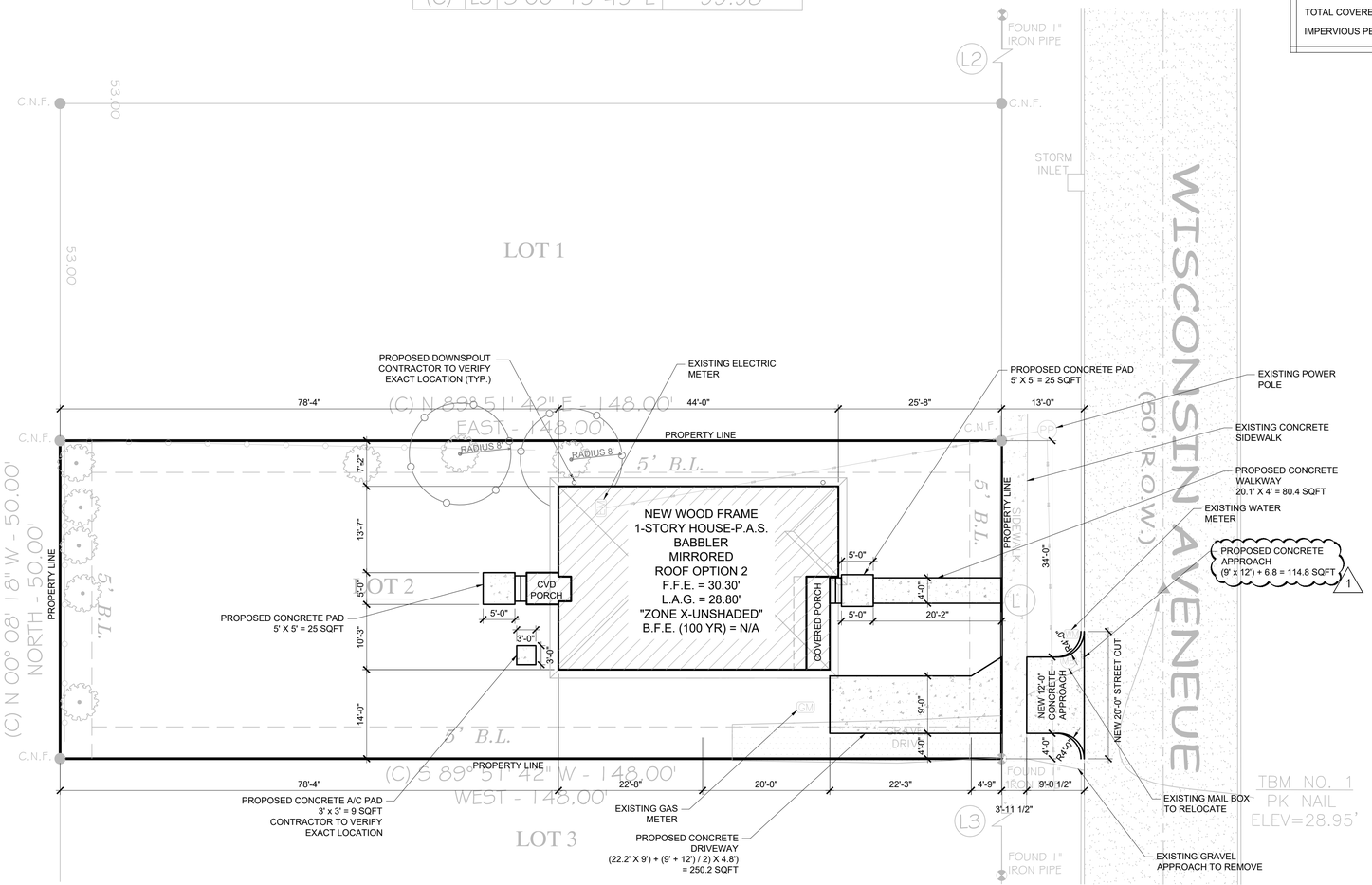


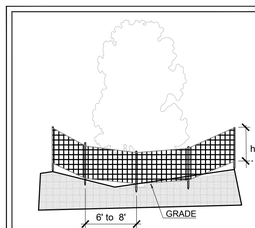
π*4² = 50.3
50.3 ÷ 4 = 12.6
(4 x 4) - 12.6 = 3.4
3.4 x Z = 6.8 SQFT

PROPOSED CONCRETE

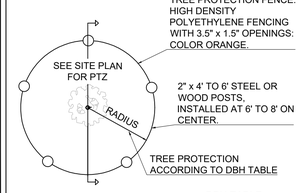
CONCRETE PAD	59 SQFT
APPROACH	114.8 SQFT
PARKING PAD	180 SQFT
DRIVEWAY	250.2 SQFT
WALKWAY	80.4 SQFT
TOTAL	684.4 SQFT

LINE TABLE			
(C)(P)	#	BEARING	DISTANCE
(C)	L1	S 00° 08' 18" E	50.00'
(P)	L1	SOUTH	50.00'
(C)	L2	N 00° 01' 05" W	103.05'
(C)	L3	S 00° 15' 45" E	99.98'





01 FENCE SECTION



DBH TABLE

DBH	MINIMUM RADIUS
TREE < 24" DBH	8 FOOT
TREE >= 24" DBH	10 FOOT

02 PLAN VIEW

TREE PROTECTION PLAN
N.T.S.

LEGEND

GAS METER(GM)	CMP = CORRUGATED METAL PIPE
GAS VALVE(GV)	RCP = REINFORCED CONCRETE PIPE
FIRE HYDRANT(FH)	PVC = POLYVINYL CHLORIDE PIPE
WATER METER(WM)	CPP = CORRUGATED PLASTIC PIPE
WATER VALVE(WV)	S.S.E.= SANITARY SEWER EASEMENT
GRATE INLET(GI)	STM.S.E. = STORM SEWER EASEMENT
SANITARY MANHOLE(SAN.M.H.)	A.E. = AERIAL EASEMENT
STORM MANHOLE(S.M.H.)	B.C. = BACK OF CURB
PRESSURE VALVE(PV)	B.L. = BUILDING LINE
LIGHT POLE(LP)	C = CENTER POINT
WATER WELL(WW)	D.E. = DRAINAGE EASEMENT
TRAFFIC SIGNAL POLE(TSP)	F.F.E. = FINISH FLOOR ELEV.
CLEAN OUT(CO)	G.U.L. = GUTTER
BURIED CABLE MARKER(BCM)	I.P. = IRON PIPE
POWER POLE(PP)	I.R. = IRON ROD
UTILITY POLE(UP)	R.O.W. = RIGHT-OF-WAY
SERVICE POLE(SP)	T.B.M. = TEMPORARY BENCHMARK
ELECTRIC BOX(EB)	U.E. = UTILITY EASEMENT
ELECTRIC METER(EM)	W.L.E. = WATER LINE EASEMENT
SPOT ELEVATION(SE)	T.P.Z. = TREE PROTECTION ZONE
ELECTRIC SHUTOFF	D.B.H. = DIAMETERAT BREAST HEIGHT
KNOX BOX	WOOD FENCE
	CHAIN-LINK
	IRON FENCE
	PIPELINE
	BUILDING LINE
	EASEMENT LINE
	OVERHEAD POWER
	TREE PROTECTION FENCE
ASPHALT	COVERED
CONCRETE	GRAVEL
WOOD DECK	
EXISTING TREE	PROPOSED TREE
	HIGH BANK

B.F.E. - BASE FLOOD ELEVATION (100 YEAR)
D.F.E. - DESIGNATED FLOOD ELEVATION (500 YEAR)
F.F.E. - FINISHED FLOOR ELEVATION
P.A.S.- PILING AND STRINGER
S.O.G.- SLAB ON GRADE
H.A.G.- HIGHEST ADJACENT GRADE
L.A.G.- LOWEST ADJACENT GRADE

NOTES

1. THE FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 0'-6" ABOVE GRADE, OR 2'-0" ABOVE B.F.E. (IF WITHIN THE 1% ANNUAL FLOODPLAIN), WHICHEVER IS GREATEST.
2. THE FINISHED GRADE AT HOUSE FOUNDATION SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AND SHALL START A MINIMUM OF 6" BELOW FINISHED FLOOR OF SLAB OR MINIMUM 6" BELOW PIER FOOTINGS FOR ELEVATED FLOOR.
3. GRADING BELOW ELEVATED FLOOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE FOOTPRINT AND PREVENT POOLING UNDER HOUSE.
4. NO BUILD LINES OR EASEMENTS SHOWN ON PLAT BEYOND THE R.O.W.
5. FINISHED CONSTRUCTION GRADING PATTERN SHALL CONVEY WATER RUN-OFF AWAY FROM ADJACENT PROPERTIES.
6. GUTTERS AND DOWNSPOUTS:
   - PLAIN HALF ROUND: 6" WIDE AND 4" DIAMETER DOWNSPOUT, MINIMUM 22 GAUGE GALVANIZED STEEL, OR ALUMINUM PREFINISHED.
   - STANDARD K-STYLE: 6" WIDE AND 4"x5" DOWNSPOUT, MINIMUM 22-GAUGE GALVANIZED STEEL, OR ALUMINUM PREFINISHED.
   - PROVIDE SPLASH BLOCK AT EACH DOWNSPOUT OR CONTROL ALL RUN OFF AND EROSION.
7. NO GROUND DISTURBANCE, GRADING, TRENCHING, CONSTRUCTION ACTIVITIES OR STRUCTURAL DEVELOPMENT SHALL OCCUR WITHIN THE TREE PROTECTION ZONE (TPZ).
8. SOIL SHALL BE TILLED OR NEW SOIL SHALL BE ADDED DOWN 6" FOR NEW PLANTS OR 12" FOR NEW TREES.
9. PROVIDE TREE PROTECTION FENCE WITH HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" x 1.5" OPENINGS, COLOR ORANGE. ATTACH TO STEEL OR WOOD POSTS INSTALLED AT 6' – 8' ON CENTER, WITH 2' x 4' TO 6' POSTS OR APPROVED EQUAL WHEN REQUIRED.

Revisions:

#	DATE	DESCRIPTION OF CHANGE
0	04/26/2024	ISSUED FOR APPROVAL
1	03/29/2024	REVISED THE APPROACH AND PARKING

ALABAMA LICENSED
No. 51648
PROFESSIONAL
ENGINEER
CURTIS HAMPTON

01/29/2024

NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

COBALT
ENGINEERING AND INSPECTIONS, LLC
phone: 409-354-5925 email: info@cobalt-engineering.com

CLIENT:
BHL FEDERAL

PROJECT LOCATION OR ADDRESS:
406 WISCONSIN AVE. MOBILE, AL 36604

SITE PLAN

DRAWN BY:	G.T.	CHECKED BY:	CCH
PROJECT #:	23-0375-23	SCALE:	3/32" = 1'-0"
DATE:	04/26/2024	23-0375-HRAP-BAB-PAS- C-1.00	

ARCHITECTURAL SYMBOLS

NORTH ARROW

EXTERIOR ELEVATION SYMBOL

1 DOOR TAG

X KEY NOTE TAG

A WINDOW TAG

EXAMPLE:
19-0000-COH-ACA-SOG-A-1.00
XX-XXXX-XXX -XXX -XXX -X -X.XX

YEAR
COBALT PROJ. NO.
PROGRAM
FLOOR PLAN STYLE
FOUNDATION TYPE
DISCIPLINE
SHEET NO.

LEGEND

PROGRAMS:
HRAP HOME RECOVERY ALABAMA PROGRAM

FOUNDATION TYPES
SOG : SLAB ON GRADE
PAS : PILINGS & STRINGERS

FLOOR PLAN STYLES
ASH ASH
BAB BABBLER
CDR CEDAR
HKB HACKBERRY
HZL HAZEL
LSP LONGSPUR
MGN MAGNOLIA
MBY MULBERRY
SCR SCARLET

DISCIPLINE
C CIVIL AND SITE
A ARCHITECTURAL
F FOUNDATION
S STRUCTURAL
M MECHANICAL
E ELECTRICAL
P PLUMBING

CODE ANALYSIS - CITY OF MOBILE

THIS PROJECT SHALL COMPLY WITH THE:

2021 IBC	INTERNATIONAL BUILDING CODE
2021 IRC	INTERNATIONAL RESIDENTIAL CODE
2015 IECC	INTERNATIONAL ENERGY CONSERVATION CODE
2021 IMC	INTERNATIONAL MECHANICAL CODE
2020 NEC	NATIONAL ELECTRICAL CODE
2021 IPC	INTERNATIONAL PLUMBING CODE
2021 IFC	INTERNATIONAL FIRE CODE

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR MAKING SURE ALL SPECIAL INSPECTIONS REQUIRED IN IRC AND IS COMPLETED AND PROVIDE THE LOCAL MUNICIPALITY WITH THE INSPECTION AGENCY, CONTACT INFORMATION AND SPECIAL INSPECTION PERFORMED.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING CONSTRUCTION ADHERES TO FEMA FLOOD PLAIN, LOCAL MUNICIPALITY, (FFE) FINISHED FLOOR ELEVATION REQUIREMENTS AND/OR DISASTER RECOVERY CONSTRUCTION GUIDELINES.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL MINICIPALITY CODE REQUIREMENTS AND/OR DISASTER RECOVERY CONSTRUCTION GUIDELINES.
4. CONTRACTOR SHALL UNDERSTAND THAT THE WORK SPECIFIED HEREIN AND SHOWN ON THE DRAWINGS SHALL BE A FINISHED AND WORKING JOB AS AGREED UPON IN THE CONSTRUCTION AGREEMENT BETWEEN THE APPLICANT AND THE CONTRACTOR. ALL WORK SHALL COMPLY WITH CURRENT FEDERAL, STATE, LOCAL BUILDING CODES/ORDINANCES, AND STATE OF ALABAMA PROGRAM REQUIREMENTS.
5. ADDENDA AND CHANGE ORDERS TO DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE OVER THE ORIGINAL CONSTRUCTION DOCUMENTS. SHOULD THERE BE A CONFLICT BETWEEN ANY OF THE CONSTRUCTION DOCUMENTS, THE MOST STRINGENT OF THE CONFLICTING REQUIREMENTS WILL APPLY. CONTRACTOR WILL CONSULT WITH PROGRAM VENDOR WHEN CONFLICTS ARISE.
6. CONTRACTOR IS TO SECURE AND PAY FOR ALL PERMITS AND FILE ALL REQUIRED DRAWINGS, SPECIFICATIONS AND CERTIFICATIONS WITH THE AUTHORITY HAVING JURISDICTION.
7. CONTRACTOR TO SECURE AND PAY FOR ALL INSPECTIONS REQUIRED FOR INDEPENDENT INSPECTION PROCESS WHEN THERE IS NO LOCAL AUTHORITY HAVING JURISDICTION. HRAP WILL REQUIRE A CERTIFICATE OF COMPLETION WHEN THERE IS NO AHJ BY A LICENSED INDEPENDENT INSPECTOR.
8. WHEN REQUIRED CONTRACTOR SHALL BUILD TO FORTIFIED STANDARDS SET BY THE CITY AND/OR COUNTY AGENCY HAVING JURISDICTION.
9. CONTRACTOR SHALL PROVIDE AN ACCESSIBLE ROUTE, RAMP, OR WHERE NOT POSSIBLE, A WHEELCHAIR LIFT MEETING ADA REQUIREMENTS TO PROVIDE ACCESS TO ONE (1) ACCESSIBLE EXTERIOR DOOR ENTRANCE WHERE REQUIRED BY THE PROGRAM. IF THE APPLICANT HAS AN APPROVED VERIFICATION OF DISABILITY FORM AND REQUESTED THE NO STEP ENTRANCE.
10. ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS OTHERWISE NOTED.
11. DO NOT SCALE DRAWING. FOLLOW DIMENSIONS ONLY.
12. WINDOW SIZES INDICATED ON PLANS ARE APPROXIMATE ROUGH OPENING.
13. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
14. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR, OR LOCATED WITHIN 60" OF SHOWERS SHALL BE TEMPERED.
15. THE GENERAL CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND THE OWNER FOR THE USE OF PREMISES, ACCESS TO THE PROJECT SITE AND TRASH REMOVAL.
16. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES, SHALL CHECK ALL DIMENSIONS AND COORDINATE THE DOCUMENTS WITH CONDITIONS AT THE JOB SITE.
17. THE DOCUMENTS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION.
18. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. DIMENSIONS WHICH MUST BE CONFIRMED AND COORDINATED AT THE JOB SITE. FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION. COORDINATING THE WORK OF ALL OTHER TRADES. AND THE SATISFACTORY PERFORMANCE OF THE SUBCONTRACTORS.
19. WATERLINES RUNNING THROUGH UNCONDITIONED SPACES SHALL BE INSULATED.
20. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW.
21. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
22. PROVIDE COMBUSTION AIR VENTS WITH SCREEN AND BACK DAMPER FOR ANY APPLIANCE WITH AN OPEN FLAME.
23. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYP. BOARD. RESTROOM WALLS SHALL BE SMOOTH, HARD, AND NONABSORBENT TO A MIN. HT. OF 48" WITHIN 2'-0" OF A TOILET.
24. ALL WINDOWS AND GLAZING VALUES FOR NFRC RATED U AND SHGC TO MEET MINIMUM REQUIREMENTS AS STATED PER ICC, CLIMATE ZONE, AND ENERGY CALCULATION.
25. ATTIC TO HAVE MINIMUM R-38 INSULATION. CONSULT ENERGY CALCULATION FOR REQUIRED R-VALUE.
26. NOTE: ALL VALUES ARE PUT FORTH AS A MINIMUM. THE STRICTER VALUE FOUND AMONG THE ENERGY CALCULATION, GREEN CHECKLIST, AND/OR HVAC CALCULATION SHALL BE USED.

GENERAL CONDITIONS

1. CONTRACTOR SHALL CARRY WORKERS COMPENSATION INSURANCE, LIABILITY INSURANCE, AND BUILDER'S RISK INSURANCE, IN THE AMOUNT CONTRACTUALLY SPECIFIED, ON EACH INDIVIDUAL PROJECT.
2. MATERIAL STANDARDS SHALL CONFORM TO HUD REQUIREMENTS OR AS SPECIFIED BY PROGRAM PLANS, WHICHEVER IS GREATER.
3. THIS HOME WILL BE SUBJECT TO A MINIMUM OF TWO SEPARATE INSPECTIONS (ONE AT INSULATION BEFORE DRYWALL AND ONE WHEN HOME IS READY FOR FINAL BUILDING INSPECTION) BY RATING COMPANY
4. THIS HOME SHALL BE ENERGY STAR QUALIFIED AND NGBS GREEN HOME CERTIFIED TO COMPLY WITH PROGRAM REQUIREMENTS
5. CONTRACTOR IS RESPONSIBLE FOR MEETING ALL ENERGY STAR, NGBS GREEN HOME CERTIFICATIONS AND OTHER PROGRAM REQUIREMENTS.
6. THE ARCHITECTURAL PLANS STATE MINIMUMS AS REQUIRED BY CODE. ANY VARIATION THAT SURPASSES MINIMUM REQUIREMENTS IS PERMISSIBLE.
7. CONTRACTOR SHALL MAINTAIN PHOTOGRAPHIC RECORD OF ALL STAGES OF CONSTRUCTION TO INCLUDE THOSE STAGES NECESSARY TO ACHIEVE ANY CERTIFICATIONS.
8. CONTRACTOR WILL PROVIDE TEMPORARY POWER, WATER, AND PORTABLE TOILET. INCLUDING INSTALLATION OF TEMPORARY POWER POLE, SERVICE FOR TEMPORARY WATER, MAINTENANCE AND DELIVERY OF PORTABLE TOILET UNTIL REMOVAL, AND ALL ASSOCIATED CHARGES FOR SAME.
9. CONTRACTOR IS RESPONSIBLE FOR SECURITY OF SITE AND STORAGE OF MATERIALS FROM WEATHER, THEFT, VANDALISM, AND THE LIKE. PROGRAM IS NOT RESPONSIBLE FOR ANY EXPENSES OR COSTS INCURRED AS A RESULT OF THE AFOREMENTIONED EVENTS.
10. ALL MATERIALS MUST BE IN NEW AND UNUSED CONDITION. REPURPOSING PREVIOUSLY INSTALLED MATERIALS IS NOT ALLOWABLE.
11. ALL MANUFACTURER INSTALLATION INSTRUCTIONS SHALL BE ADHERED TO. FASTENERS AND INSTALLATION METHODS USED MUST BE AS PER MANUFACTURER INSTRUCTIONS.
12. ALL SPECIFICATION SHEETS AND ASSOCIATED WARRANTY DOCUMENTATION (APPLIANCES, MECHANICAL UTILITIES, HARDWARE, ETC.) WILL BE PLACED INTO A BINDER AND GIVEN TO THE APPLICANT NO LATER THAN AT THE TIME OF THE FINAL INSPECTION.
13. FINISHES SHALL BE SELECTED BY THE APPLICANT BEFORE CONSTRUCTION START OR ITEM INSTALLATION. CONTRACTORS MAY NOT DEVIATE FROM THE SCOPE OF WORK WITHOUT PRIOR DISCUSSION WITH AND WRITTEN, SIGNED APPROVAL FROM THE PROGRAM FIRST AND THEN THE APPLICANT. SELECTION DOCUMENT MUST BE UPLOADED TO SYSTEM OF RECORD.
14. ALL WORK WILL BE PERFORMED IN A PROFESSIONAL AND WORKMANLIKE MANNER AND IN CONFORMANCE WITH MANUFACTURER REQUIREMENTS. SEAMS, JOINTS, MITERS, ETC. WILL BE TIGHT AND COSMETICALLY CORRECT. SPLITS, GAPS, CHIPS, ETC. ARE NOT ALLOWABLE. TRIM-OUTS AND FINISH ELEMENTS SHALL BE OF THE SAME COLOR AND/OR TYPE. EXAMPLE: WHITE RECEPTACLES WITH WHITE COVER PLATES, NICKEL DOOR HINGES WITH NICKEL DOORKNOBS.

CONCRETE

1. CONSTRUCT FORMS TO THE EXACT SIZES, SHAPES, LINES AND DIMENSIONS SHOWN, AND AS REQUIRED TO OBTAIN ACCURATE ALIGNMENT, LOCATION AND GRADES. PROVIDE FOR OPENINGS, BLOCKING, INSERTS AND OTHER FEATURES REQUIRED FOR THE WORK.
2. THOROUGHLY CLEAN FORMS AND ADJACENT SURFACES TO RECEIVE CONCRETE. REMOVE CHIPS, WOOD, SAWDUST, DIRT OR OTHER DEBRIS JUST BEFORE CONCRETE IS TO BE PLACED.
3. REFER TO STRUCTURAL DRAWINGS FOR EXACT SPECIFICATIONS AND COMPLY WITH THE SPECIFIED CODES AND STANDARDS.
4. CLEAN REINFORCEMENT TO BE FREE FROM LOOSE RUST, MILL SCALE, EARTH, ICE, AND OTHER MATERIALS THAT REDUCE OR DESTROY BOND WITH THE CONCRETE.
5. ACCURATELY POSITION, SUPPORT AND SECURE REINFORCEMENT AGAINST DISPLACEMENT BY FORMWORK, CONSTRUCTION, OR CONCRETE PLACEMENT OPERATIONS. LOCATE AND SUPPORT REINFORCING BY METAL CHAIRS, RUNNERS, BOLSTERS, SPACERS, AND HANGERS AS REQUIRED.
6. ARRANGE, SPACE, AND ACCURATELY TIE BARS AND BAR SUPPORTS TOGETHER WITH 16-GAUGE WIRE TO HOLD REINFORCEMENT ACCURATELY IN POSITION DURING CONCRETE PLACEMENT OPERATIONS.
7. CONCRETE USED FOR BUILDING SLABS SHALL BE 3,000 PSI 28-DAY COMPRESSIVE STRENGTH WITH A 5 ½ IN. MAXIMUM AND 3 IN. MINIMUM SLUMP. REFER TO STRUCTURAL DRAWINGS FOR EXACT SPECIFICATIONS AND INSTALLATION REQUIREMENTS.
8. ALL CONCRETE IS TO BE POURED WHEN THE TEMPERATURE IS AT FORTY DEGREES FAHRENHEIT (40 F) OR ABOVE AND RISING. IF THE SURFACE TEMPERATURE IS OVER NINETY DEGREES FAHRENHEIT (90 F) STEPS TO COOL THE SURFACE SUCH AS WATERING WILL BE TAKEN AS REQUIRED. REFER TO STRUCTURAL DRAWINGS FOR EXACT SPECIFICATIONS AND ADDITIONAL INSTALLATION REQUIREMENTS.
9. ALL CONCRETE SLAB ON GRADE FOUNDATIONS SHALL BE PLACED MONOLITHICALLY AND BE A MINIMUM OF 4 INCHES THICK. TOP OF SLAB PLACED ON GRADE MUST BE A MINIMUM OF 6 INCHES ABOVE SURROUNDING SOIL LEVEL AFTER FINAL GRADE. REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATIONS.
10. DEPOSIT CONCRETE CONTINUOUSLY OR IN LAYERS OF SUCH THICKNESS THAT NO CONCRETE WILL BE PLACED ON CONCRETE THAT HAS HARDENED SUFFICIENTLY TO CAUSE THE FORMATION OF SEAMS OR PLANES OF WEAKNESS WITHIN THE SECTION. IF A SECTION CANNOT BE PLACED CONTINUOUSLY, PROVIDE CONSTRUCTION JOINTS.
11. PLACING CONCRETE IN FORMS. DEPOSIT CONCRETE IN FORMS IN HORIZONTAL LAYERS IN A MANNER TO AVOID INCLINED CONSTRUCTION JOINTS. CONSOLIDATE ALL CONCRETE PLACED IN FORMS BY MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND-SPADING, RODDING OR TAMPING. MAINTAIN REINFORCING STEEL IN PROPER POSITION CONTINUOUSLY DURING CONCRETE PLACEMENT OPERATIONS.
12. FLOAT FINISH. APPLY FLOAT FINISH TO MONOLITHIC SLAB SURFACES THAT ARE TO RECEIVE TROWEL FINISH OR OTHER FINISHES. CONSOLIDATE THE SURFACE WITH POWER-DRIVEN FLOATS, BY HAND-FLOATING IF THE AREA IS SMALL OR INACCESSIBLE TO POWER UNITS. CHECK AND LEVEL THE SURFACES PLANE ON THE SURFACE TO A TOLERANCE NOT EXCEEDING 1/4 IN. IN 10 FT. WHEN TESTED WITH A 10 FT. STRAIGHT EDGE PLACED IN THE SURFACE AT NOT LESS THAN 2 DIFFERENT ANGLES. CUT DOWN HIGH SPOTS AND FILL ALL LOW SPOTS. UNIFORMLY SLOPE SURFACES TO DRAINS. IMMEDIATELY AFTER LEVELING, RE-FLOAT THE SURFACE TO A UNIFORMLY SMOOTH, GRANULAR SURFACE.
13. TROWEL FINISH. APPLY TROWEL FINISH TO MONOLITHIC SLAB SURFACES THAT ARE TO BE EXPOSED TO VIEW. AFTER FLOATING, BEGIN THE FIRST TROWEL FINISH OPERATION USING A POWER-DRIVEN TROWEL. CONSOLIDATE THE CONCRETE SURFACE BY FINAL HAND TROWELING WITH A SURFACE PLANE TOLERANCE NOT EXCEEDING 1/8 IN. IN 10 FT. WHEN TESTED WITH A 10 FT. STRAIGHT EDGE. GRIND SMOOTH SURFACE DEFECTS WHICH WOULD TELEGRAPH THROUGH APPLIED FLOORING SYSTEM.
14. BROOM FINISH. FINISHES THAT ARE EXPOSED AND SUBJECT TO FOOT TRAFFIC SHALL RECEIVE A BROOM FINISH WITH A TEXTURE OF PLUS OR MINUS 1/16 IN. OR AS DESIGNATED IN THE STRUCTURAL DRAWINGS.
15. FLOOR SLAB DAMP-PROOFING MEMBRANE (VAPOR BARRIER) SHALL BE 6 MIL. POLYETHYLENE FILM, UNLESS OTHERWISE NOTED, "VISQUEEN" OR EQUAL, INSTALLED OVERFILL AT FLOOR SLAB OF ENCLOSED BUILDING AREA LOCATIONS. LAP MINIMUM 24 IN. WITH TOP LAP IN THE DIRECTION OF SPREADING CONCRETE. EXTEND VAPOR BARRIER INTO BEAM TRENCHES 6 IN. BELOW HAUNCH.
16. PRIOR TO PLACING CONCRETE, INSPECT VAPOR BARRIER TO ENSURE THERE ARE NO HOLES OR TEARS.

WOODS, PLASTICS, AND COMPOSITES

1. ALL WORK SHALL BE ERECTED PLUMB, TRUE AND IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS. WORK SHALL COMPLY WITH ALL STRUCTURAL DRAWINGS, NOTES, AND SPECIFICATIONS. EXCESSIVELY SCUFFED, SCRATCHED, DENTED OR OTHERWISE DAMAGED WOOD MUST BE REPLACED. ALL FRAMING WORK TO CONFORM TO LOCAL BUILDING CODES AND ENGINEERING REQUIREMENTS.
2. CONFORM TO THE LATEST GRADING RULES OF THE LUMBER MANUFACTURERS ASSOCIATION UNDER WHOSE RULES THE LUMBER WAS PRODUCED.
3. SILL OR BASE PLATES IN CONTACT WITH CONCRETE FOUNDATIONS, EXPOSED TO EXTERIOR CONDITIONS, OR WITHIN 18" OF GROUND LEVEL SHALL BE ACQ TREATED. FOR A PIER AND BEAM, OR WOOD PILING FOUNDATION, ALL LUMBER BELOW THE FLOOR JOISTS SHALL BE TREATED. ALL STAIRS AND DECKS SHALL BE TREATED. ALL TREATED WOOD TO BE MARKED AMERICAN WOOD PROTECTION ASSOCIATION (A.W.P.A. AND STAMP) OR WESTERN WOOD PRESERVERS INSTITUTE (W.W.P.I. AND STAMP). MARK SHALL BE VISIBLE WHEN INSTALLED. ONLY HOT DIPPED GALVANIZED OR STAINLESS-STEEL FASTENERS APPROVED FOR USE WITH ACQ TREATED LUMBER SHALL BE USED. NO ALUMINUM MATERIALS SHALL BE USED IN DIRECT CONTACT WITH ACQ TREATED WOOD.
4. CARPENTRY SHALL INCLUDE ALL ROUGH AND DRESSED LUMBER AND ALL WORK IN CONNECTION WITH MATERIAL INSTALLATION. THE CONTRACTOR SHALL DO ALL CUTTING AND FRAMING AS REQUIRED BY ANY OTHER TRADE FOR THE COMPLETION OF CONSTRUCTION. ALL WORK SHALL BE DONE ACCURATELY, NEATLY AND SECURELY FITTED IN THE MOST WORKMANLIKE MANNER IN ACCORDANCE WITH THE WORKING DRAWINGS. ALL FRAMING TO BE PER DRAWINGS. FRAMING TO INCLUDE ANY FURRING OR "CUT-OUTS" NECESSARY FOR INSTALLATION OF AIR CONDITIONING AND OTHER MEP SYSTEMS.
5. LUMBER SHALL BE CLASSIFIED, AND GRADE MARKED TO THE CODES AND REQUIREMENTS OF THE MANUFACTURER'S ASSOCIATIONS OR RESIDENTIAL STANDARDS OF THE PARTICULAR REGION. LUMBER SHALL BE LIVE STOCK, THOROUGHLY SEASONED, AND WELL MANUFACTURED. MATERIALS GENERALLY SHALL BE FREE FROM WARP THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING. REFERENCE STRUCTURAL NOTES FOR ALL STRUCTURAL WOOD MEMBER REQUIREMENTS.
6. ALL PLYWOOD WHICH HAS ANY EDGE OR SURFACE PERMANENTLY EXPOSED TO THE ELEMENTS SHALL BE EXTERIOR TYPE. PLYWOOD MANUFACTURED OR ORIGINATING IN CHINA SHALL NOT BE USED.
   a) EXTERIOR SHEAR WALL SHEATHING SHALL BE APA EXPOSURE 1 RATED CDX PLYWOOD OR OSB. ALL OTHER WALL SHEATHING SHALL BE CDX PLYWOOD OR OSB OR EQUIVALENT ZIP SYSTEM. REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATIONS AND INSTALLATION REQUIREMENTS.
   b) ALL ROOF SHEATHING TO BE CDX PLYWOOD OR OSB OR EQUIVALENT ZIP SYSTEM. SHEATHING WITH RADIANT BARRIER TO MEET APA EXPOSURE 1 RATING. REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATIONS AND INSTALLATION REQUIREMENTS.
   c) FLOOR SHEATHING SHALL BE 3/4" THICK PLYWOOD SHEATHING TO MEET APA EXPOSURE 1 RATED PLYWOOD. GLUED AND SCREWED; REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATIONS AND ADDITIONAL INSTALLATION REQUIREMENTS.
7. ALL CLIPS, STRAPS, HANGERS, HOLD-DOWNS, FASTENERS, AND ASSOCIATED DEVICES SHALL BE GALVANIZED, AS MANUFACTURED BY SIMPSON STRONG-TIE CO. INC OR OTHER APPROVED MANUFACTURES. INSTALL PER MANUFACTURERS SPECIFICATIONS.
8. ALL BEAMS SHALL BE MADE UP OF A NUMBER OF 2X JOISTS OR ENGINEER-SPECIFIED ANTHONY POWER BEAM, OR EQUIVALENT.
9. LATERALLY SUPPORT AT ENDS AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF JOISTS ARE NAILED TO A HEADER, BAND, RIM JOIST, OR ADJOINING STUD. SOLID BLOCKING SHALL BE NO LESS THAN 1 1/2" THICKNESS AND SHALL MATCH THE DEPTH OF THE JOISTS.
10. INSTALL JOIST HANGERS AT EACH END OF EACH CEILING JOIST WHERE REQUIRED. VERIFY LIGHT FIXTURE CENTERLINE LOCATIONS AND JOIST/TRUSS PLACEMENT PRIOR TO INSTALLATION.
11. BRIDGING MUST BE #2 SOUTHERN YELLOW PINE OR FIR, GRADED AND STAMPED (FIR TO BE USED IN NON-LOAD BEARING AREAS ONLY). REFER TO STRUCTURAL DRAWINGS.
12. PREMANUFACTURED WOOD OPEN WEB FLOOR JOISTS ABLE TO SUPPORT CODE-REQUIRED LIVE AND DEAD LOADS. PROVIDE AS INDICATED ON DRAWINGS. SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF ALABAMA FOR REVIEW AND APPROVAL. SEE STRUCTURAL FOR ADDITIONAL REQUIREMENTS.
13. REMOVE ALL UNUSED WOOD, INCLUDING FORM LUMBER, SCRAP LUMBER, SHAVINGS AND SAWDUST IN CONTACT WITH THE GROUND. LEAVE NO WOOD BURIED IN FILL OR BACKFILL.

EXTERIOR FINISH CARPENTRY

1. GENERAL: USE GALVANIZED, STAINLESS STEEL OR TREATED NAILS AS REQUIRED. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
2. FIBER CEMENT SIDING AND TRIM: MANUFACTURED BY JAMES HARDIE OR EQUIVALENT; TO BE CONCEALED NAILED INSTALLATION, UNLESS NOTED OTHERWISE; IN COMPLIANCE WITH STRUCTURAL DESIGN PRESSURE REQUIREMENTS, WHERE REQUIRED. SHALL INCLUDE ALL REQUIRED ACCESSORIES FOR A COMPLETE INSTALLATION.
3. EXTERIOR MATERIALS:
   a) FASCIA BOARDS AND TRIM: 'HZ10' HARDIE TRIM, TEXTURED FINISH, PRE-PRIMED. SMOOTH FINISH MAY BE SUBSTITUTED IF TEXTURED FINISH IS UNAVAILABLE.
   b) LAP SIDING: 'HZ10' HARDIE PLANK, 8 1/4", PRE-PRIMED. SMOOTH FINISH MAY BE SUBSTITUTED IF TEXTURED FINISH IS UNAVAILABLE
   c) SOFFIT: 'HZ10' HARDIE SOFFIT, CONTINUOUS, VENTED, PRE-PRIMED. SMOOTH FINISH MAY BE SUBSTITUTED IF TEXTURED FINISH IS UNAVAILABLE. PROVIDE METAL SCREEN AT SOFFIT OPENINGS.
   d) BOARD AND BATTEN PANELS (OPTION): 'HZ10" HARDIE PANEL VERTICAL SIDING WITH 'HZ10' HARDIE TRIM BATTENS, SMOOTH OR TEXTURED FINISH, PRE-PRIMED.
   e) SHAKES AT PORCH GABLE (OPTION): 'HZ10' HARDIESHINGLE STAGGERED EDGE SHINGLES, PRE-PRIMED.
   f) PORCH SOFFIT: 'HZ10' HARDIEPANEL, SMOOTH OR TEXTURED FINISH, PRE-PRIMED.
4. TRIM AND DECORATIVE MILLWORK SHALL BE INSTALLED IN COMPLIANCE WITH LOCAL REQUIREMENTS; SHALL INCLUDE ALL REQUIRED FASTENERS AND ACCESSORIES FOR COMPLETE INSTALLATION.
5. COLUMN WRAP SHALL BE PREFABRICATED; DESIGN, AS INDICATED ON DRAWINGS.
6. LOUVER / GABLE VENT SHALL BE DESIGNED AS INDICATED ON DRAWINGS; PROVIDE METAL SCREENING AT OPENINGS.

INTERIOR FINISH CARPENTRY

1. PROVIDE WEATHER PROTECTION FOR ALL MILLWORK DELIVERED TO THE JOB.
2. INSPECT FINISH MATERIALS (TRIM, DOORS, ETC.) TO ENSURE THAT NO SUB-GRADE, DEFECTIVE OR MACHINE MARKED PIECES ARE INSTALLED. USE ONE PIECE FOR LENGTH WHEREVER POSSIBLE.
3. WINDOW STOOL AND APRON ARE TO BE 3/4" THICK WHITE PINE STOOL WITH GYPSUM BOARD JAMB; CASING. TO BE PAINTED TO MATCH DOOR WOOD TRIM.
4. CLOSETS ARE TO HAVE 1 1/2" DIAMETER WOOD RODS, 3/4" THICK WOOD SHELVING WITH 3 4"X1 12" SOLID WOOD EDGE BANDING, TO BE PAINTED.
5. LAUNDRY ROOM IS TO HAVE ONE ROW OF 3/4" THICK WOOD SHELVING WITH 3 4"X1 12" SOLID WOOD EDGE BANDING ABOVE WASHER/DRYER PER INTERIOR ELEVATIONS, TO BE PAINTED.
6. PANTRY TO HAVE FIVE (5) 3/4" THICK WOOD SHELVING WITH 3 4"X1 12" SOLID WOOD EDGE BANDING, TO BE PAINTED. ADD ADDITIONAL SUPPORT AS NEEDED.
7. ALL BATHROOM CABINETS AND DOORS TO BE FACE FRAME TYPE PLYWOOD / SOLID WOOD, PRE- FINISHED OR APPROVED EQUIVALENT. COLOR TO BE PER PRE-SELECTED FINISH SCHEDULE.
8. ALL KITCHEN CABINETS AND DOORS TO BE FACE FRAME TYPE PLYWOOD / SOLID WOOD, PRE- FINISHED OR APPROVED EQUIVALENT. COLOR TO BE SELECTED BY OWNER FROM PRE-SELECTED FINISH SCHEMES.
   NOTE: NO PARTICLE BOARD SHALL BE EXPOSED TO THE ATMOSPHERE*
9. NO NAIL OR SCREW HOLES OR OTHER FASTENING SHALL BE VISIBLE ON THE EXTERIOR.
10. TOE BASES TO BE 3 1/2" HIGH, 3" DEEP.
11. THE CABINET FABRICATOR AND GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED APPLIANCE "CUT-OUTS" TAKEN FROM THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND TEMPLATES, AS SELECTED.
12. CABINET HINGES ARE TO BE 1/2" OVERLAY CONCEALED HINGES. PROVIDED BY MANUFACTURER, POLISHED OR BRUSHED CHROME FINISH.
13. DOOR CATCHES ARE TO BE POLISHED OR BRUSHED CHROME FINISH AS PROVIDED BY MANUFACTURER
14. KITCHEN COUNTERTOPS ARE TO BE PLASTIC LAMINATE, MATTE FINISH BY FORMICA OR EQUAL COUNTER, ADHERED TO 3/4" PARTICLE BOARD SUBSTRATE MADE WITH EXTERIOR GLUE AND BINDERS CONTAINING NO UREA FORMALDEHYDE. WITH 4" HIGH INTEGRAL BACKSPLASH WITH ROLL EDGE. SIDE SPLASH AS REQUIRED. ALL LAMINATE TO BE HANDLED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. WATERPROOF AROUND SINK CUT OUT PERIMETER TOP, EDGE, AND BOTTOM. CONTRACTOR TO PROVIDE OWNER WITH PRE- SELECTED COLOR SAMPLES FOR COLOR SELECTION.
15. BATHROOM VANITY IS TO BE WITH INTEGRAL SINK, 1/2" THICK SOLID POLYMER MATERIAL ADHESIVELY JOINED WITH INCONSPICUOUS SEAMS; STANDARD EDGE DETAILS WITH INTEGRAL BOWL. PROVIDE COVED BACKSPLASH AND SIDE SPLASHES.

THERMAL AND MOISTURE PROTECTION

1. MATERIALS: ONE PART 100% LIQUID POLYMER, POLYSULFIDE OR ACRYLIC BASE COMPOUND, NON-SAGGING, NON- STAINING, GUN CONSISTENCY. ROD STOCK BACKUP SHALL BE FLEXIBLE, CLOSED CELL, EXPANDED POLYETHYLENE ROUND RODDING 1-1/3 TIMES THE JOINT WIDTH IN DIAMETER CONFORMING TO FEDERAL SPECIFICATIONS HH-F-341, TYPE 1, CLASS A AND B. COLOR TO BE MANUFACTURER'S STANDARD AND CHEMICALLY COMPATIBLE WITH SUBSTRATE PER MANUFACTURER'S RECOMMENDATION. SEALANT TO HAVE A MINIMUM 20-YEAR WARRANTY.
2. LOCATION: PROVIDE SEALANT AT ALL JOINTS AND RECESSES IN EXTERIOR AND INTERIOR CONSTRUCTION WHERE REQUIRED TO PREVENT INFILTRATION OF WATER, MOISTURE, AIR, SOUND, AND LIGHT. PLACE CONTINUOUS BEAD OF ACOUSTICAL SEALANT BETWEEN EXTERIOR SILL PLATE AND FLOOR.
3. APPLICATION: BEFORE APPLYING SEALANTS, ALL SURFACES SHALL BE ABSOLUTELY CLEAN OF DIRT, GREASE, LOOSE MATERIAL, AND FOREIGN MATTER. APPLY PRIMERS AND SEALANTS IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS. ALL SEALANTS IN EXPOSED OR VISIBLE LOCATIONS TO BE TOOLED SMOOTH AS RECOMMENDED BY SEALANT MANUFACTURER. ALL WINDOW TOPS, SIDES AND BOTTOMS OF DOOR THRESHOLDS TO HAVE FULL BED OF SEALANT. COMPLETE SEALANT INSTALLATION BEFORE THE FINAL COAT OF PAINT IS APPLIED.
4. ALL BUILDING INSULATION TO HAVE A FLAME-SPREAD RATING OF 25 AND A SMOKE-DEVELOPED RATING OF 50.
5. FOR ROOFS AND CEILINGS USE FORMALDEHYDE FREE, R-38 MINIMUM BORATE TREATED CELLULOSE OR R-38 MINIMUM FIBERGLASS BLOW-IN, SPRAY FOAM OR BLOW-IN MINERAL WOOL INSULATION MATERIAL, ASTM E-84, CLASS A, NON-COMBUSTIBLE. PROVIDE INSULATION BAFFLES AT ROOF TO ACCOMMODATE VENTING. ATTIC INSULATION CARD AND ATTIC RULERS SHOULD BE ON SITE. CONSULT ENERGY CALCULATION FOR REQUIRED R-VALUE.
6. FOR EXTERIOR WALLS, INSULATE USING IRC APPROVED INSULATION WITH MINIMUM R-VALUE BY CLIMATE ZONE. CONSULT ENERGY CALCULATION FOR REQUIRED R-VALUE.
   CLIMATE ZONE II: R-13 MIN.
   CLIMATE ZONE III: R-19 MIN.
7. WHEN HOUSE IS ELEVATED, FOR UNDERFLOOR USE FORMALDEHYDE FREE, UNFACED, R-19 FIBERGLASS, SPRAY FOAM OR MINERAL WOOL BATT INSULATION MATERIAL, ASTM E-84, CLASS A, NON-COMBUSTIBLE.
8. ALL VOIDS AROUND WINDOWS, EXTERIOR DOORS, AND WALL PENETRATIONS ARE TO BE FILLED WITH HIGH-DENSITY FOAMED- IN-PLACE THERMAL INSULATION, AND CAULKED, SEALED OR GASKETED AS NEEDED WHEN IN CONTACT WITH DRYWALL. DO NOT USE PRODUCTS CONTAINING UREA FORMALDEHYDE.
9. USE BAFFLES AROUND ALL HEAT SOURCES AND AT THE PLYWOOD DECK BETWEEN THE JOISTS.
10. ALL MATERIALS THAT WILL BE COVERED MUST BE AT OR BELOW 19% MOISTURE CONTENT BEFORE BEING COVERED UP

ROOFS

1. SHINGLE ROOF:
   a. 30-YEAR ELK, CELOTEX OR GAF OR COMPARABLE ALTERNATE COMPOSITION ARCHITECTURAL SHINGLES, FIBERGLASS-BASED ASPHALT SHINGLES, ASTM D3161, CLASS F WITH TYPE I - SELF SEALING; UL RATING OF A AND WIND RESISTANCE LABEL TO MEET DESIGNATED STRUCTURAL WIND DESIGN PRESSURES; 220 MINIMUM LB. / SQUARE; SQUARE TYPE; INSTALLED PER MANUFACTURER'S DETAILS.
   b. ALL VALLEYS TO BE WOVEN OR CLOSED-CUT TO COMPLY WITH WINDSTORM GUIDELINES AND PER MANUFACTURER'S RECOMMENDATIONS.
   c. NAIL THE ROOF DECK WITH 8D RING-SHANK NAILS. 8D RING-SHANK NAILS MUST BE AT LEAST 0.113-IN. DIAMETER AND 2-3/8-IN. LONG. DOCUMENTATION: PHOTOGRAPH THE FASTENER PACKAGE OR THE NAILS PRIOR TO INSTALLATION.
   d. INSTALL ICE AND WATER SHIELD UNDERLAYMENT TO ALL ROOF SHEATHING. INSTALL UNDERLAYMENT TO MANUFACTURER SPECIFICATION. DOCUMENTATION: PHOTOGRAPH THE COMPLETED INSTALLATION
   e. INSTALL DRIP EDGE OVER THE UNDERLAYMENT AT RAKES AND EAVES AND FASTEN AT 4 IN. O.C. STAGGERED. DOCUMENTATION: NONE NEEDED, WILL BE CERTIFIED AT THE FINAL INSPECTION
2. WARRANTY: CONTRACTOR WARRANTY SHALL INCLUDE ALL MATERIALS AND LABOR TO REPAIR ANY DEFECTS OR LEAKS THAT DEVELOP AND REPAIR OR MAKE GOOD ANY DAMAGE CAUSED BY LEAKS AND ROOF REPAIRS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION. MANUFACTURER'S WARRANTY SHALL BE 30 YEAR "NO DOLLAR LIMIT" WARRANTY.
3. MATERIALS: SHEET METAL SHALL BE 26-GAUGE UNLESS NOTED OTHERWISE AK STEEL ZINCGRIP STEEL, OR EQUAL. SEAMS SHALL BE LOCKED AND SOLDERED WITH 50% PIG LEAD WITH NON-CORROSIVE FLUX. JOINTS SHALL BE LAPPED 6" AND BEDDED IN PLASTIC ROOFER'S CEMENT FS-SS-C-153. FASTENERS IN CONTACT WITH GALVANIZED IRON SHALL BE GALVANIZED, OR CADMIUM PLATED STEEL SCREWS, OR GALVANIZED OR CADMIUM PLATED STRONG-HOLD TYPE NAILS. ALL SHEET METAL WORK SHALL CONFORM TO SMACNA. SHEET METAL FLASHING REQUIRED AT ALL ROOF EDGE, VALLEYS, TIE- INS, CRICKETS, WALL/ROOF INTERSECTIONS, AND ALL EXTERIOR DOORS AND WINDOW HEADS.
4. SHEET METAL FOR ROOFS, WINDOWS, AND GUTTERS
   1. ROOF EDGE FLASHING AND DRIP EDGES: ANGLED. 28-GAUGE GALVANIZED STEEL;
   2. ROOF VALLEYS AND TIE-INS: 26-GAUGE GALVANIZED STEEL.
   3. WINDOWS AND DOORS: Z-BAR FLASHING OR EQUIVALENT INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
   4. GUTTERS AND DOWNSPOUTS:
      a) PLAIN HALF-ROUND: 6" WIDE AND 4" DIAMETER DOWNSPOUT, MINIMUM. 22-GAUGE GALVANIZED STEEL, OR ALUMINUM PREFINISHED.
      b) STANDARD K-STYLE: 6" WIDE AND 4" X 5" DOWNSPOUT, MINIMUM. 22-GAUGE GALVANIZED STEEL, OR ALUMINUM PREFINISHED.
      c) PROVIDE SPLASH BLOCK AT EACH DOWNSPOUT OR CONTROL ALL RUN OFF AND EROSION.
5. RIDGE VENTS AND OTHER ROOF VENTS; NON-COMBUSTIBLE CONSTRUCTION; INSTALL 1/8" METAL SCREEN AT ALL VENT OPENINGS; MUST MEET STRUCTURAL REQUIREMENTS. RIDGE VENTS ARE TO BE SHINGLE OVER TYPE.
6. ROOF UNDERLAYMENT OF THE SEALED ROOF DECK TO MEET THE MINIMUM REQUIREMENTS OF GOVERNING JURISDITION.

DRAWING LIST

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Revisions:

#	DATE	DESCRIPTION OF CHANGE
0	04/26/2024	ISSUED FOR APPROVAL

ALABAMA LICENSED No. 51648 PROFESSIONAL ENGINEER CURTIS HAMPTON
04/26/2024

NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

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BHL FEDERAL

PROJECT LOCATION OR ADDRESS:
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GENERAL NOTES

DRAWN BY: GB		CHECKED BY: CCH	
PROJECT #:	23-0375-23	SCALE:	N.T.S.
DATE:	04/26/2024	23-0375-HRAP-BAB-PAS-	GN-0.00

DOORS AND WINDOWS

1. ALL DOORS AND WINDOWS SHALL BE INSPECTED TO ENSURE THAT THEY ARE SQUARE, PLUMB, AND ACCURATE BEFORE INSTALLATION AND COMPLY WITH SIZE, THICKNESS, AND DESIGN AS SHOWN IN THE CONSTRUCTION DOCUMENTS AND SCHEDULES AND MEET LOCAL CODES. ALL SCHEDULED DOORS SHALL BE INSTALLED TO BE PLUMB, LEVEL, AND SQUARE AND OPERATE FREELY, BUT NOT LOOSELY, AND SHALL BE ADJUSTED TO FUNCTION PROPERLY. DOORS SHALL BE FREE FROM RATTLING WHEN IN LATCHED POSITION.

2. ALL WOOD DOORS AND WINDOW SHALL CONFORM TO STANDARDS SET BY AWI (ARCHITECTURAL WOODWORK INSTITUTE) AND NWMA (NATIONAL WOODWORK MANUFACTURER'S ASSOCIATION). PROVIDE ONE-YEAR MINIMUM GUARANTEE AGAINST ALL DEFECTS.

3. SCHEDULE: REFERENCE DOOR SCHEDULE ON PLANS FOR SIZES, TYPES, LOCATIONS, ETC.

4. ALL EXTERIOR DOORS MUST BE FABRICATED AND INSTALLED TO MEET THE ENGINEERED DESIGN AND ENERGY STAR PER CLIMATE ZONE.

5. VERIFY WITH LOCAL CODE AND ORDINANCES AND PROVIDE "IMPACT" RESISTANT EXTERIOR DOORS, WHERE REQUIRED BY CODE.

6. INTERIOR DOORS ARE TO BE 6 PANEL OR MATCHING THROUGHOUT HOME.

7. INSTALL LOUVER DOOR WHERE REQUIRED BY CODE FOR VENTILATION.

8. PROVIDE WEATHER STRIPPING ON ALL EXTERIOR DOORS.

9. AT LEAST ONE EXTERIOR DOOR SHALL HAVE ALUMINUM, 2-PIECE INTERLOCKING THRESHOLD TO MEET ADA REQUIREMENTS. WHEN THE APPLICANT HAS VERIFICATION OF DISABILITY FORM, WITH NO STEP ENTRANCE SELECTED.

10. CONTRACTOR SHALL COMPLETELY INSTALL FINISH HARDWARE AS REQUIRED, WITHOUT DAMAGING CABINETRY AND DOOR FINISHES AND IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

11. CONTRACTOR WILL BE RESPONSIBLE FOR ALL HARDWARE DELIVERED TO THE JOB SITE. HARDWARE MUST ALWAYS BE PROTECTED FROM DAMAGE PRIOR TO AND AFTER INSTALLATION.

12. EXTERIOR HARDWARE: ALL EXTERIOR DOOR HARDWARE SHALL COMPLY WITH LOCAL CODE. INCLUDE DOOR LOCKS, HINGES, DOOR STOPS, WEATHER-STRIP, AND THRESHOLD. PROVIDE COMPRESSIBLE DOOR SEALS WITH RUBBER BOTTOM GASKET WHERE SOUND MITIGATION IS REQUIRED.

13. INTERIOR HARDWARE: INCLUDE DOOR LOCKS, HINGES AND DOOR STOPS. BRUSHED CHROME FINISH. BEDROOMS AND BATHROOMS TO HAVE PRIVACY LOCKSETS. ALL OTHER DOORS SHALL HAVE PASSAGE LOCKSETS.

14. INSTALL LEVER TYPE DOOR HANDLES ON ALL DOORS.

15. ALL ENTRANCE LOCKSETS TO BE KEYED ALIKE (INCLUDING DEADBOLTS) PROVIDE MINIMUM TWO KEYS TOTAL.

16. ALL WINDOWS MUST BE FABRICATED AND INSTALLED TO MEET THE ENGINEERED DESIGN PRESSURES. REFER TO STRUCTURAL DRAWINGS. INSTALLATION SHALL BE ACCORDING TO DETAILS AND MANUFACTURER'S RECOMMENDATIONS TO ASSURE A WEATHER-TIGHT FIT. ALL FRAMES WILL BE INSTALLED PLUMB, LEVEL AND SQUARE TO ENSURE PROPER FUNCTIONING WITH REGARD TO SLIDING, LOCKING AND WEATHERING. REFERENCE WINDOW SCHEDULE ON PLANS FOR SIZES, LOCATIONS, ETC. IF THERE ARE DISCREPANCIES BETWEEN THE PLANS AND SPECIFICATIONS, THE SPECIFICATIONS WILL RULE.

17. VERIFY LOCAL CODE AND ORDINANCES AND PROVIDE "IMPACT" RESISTANT WINDOWS, WHERE REQUIRED BY CODE.

18. SINGLE HUNG, OPERABLE TYPE VINYL WINDOWS, INSULATED FRAME WITH FACTORY GLAZED, LOW-E INSULATED GLASS UNITS COMPRISED OF 2 LAYERS OF GLASS - PROVIDE IMPACT RESISTANT GLASS WHERE REQUIRED BY CODE. WINDOWS SHALL BE ENERGY STAR RATED FOR THE PROPER CLIMATE ZONE.

19. EACH OPEN AREA OF OPERABLE WINDOWS MUST BE SUPPLIED WITH REMOVABLE SCREENS COVERING THE OPERABLE AREA. SCREEN MATERIAL IS NOT TO BE LESS THAN 8-8X16 MESH PER INCH.

20. ALL OPERABLE WINDOWS MUST HAVE A SECURITY DEVICE/LOCK.

FINISHES

1. CEILINGS ARE TO BE 1/2" THICK, ANSI/ASTM C30, PAINTED GYPSUM BOARD WITH TAPE AND ACCESSORIES REQUIRED FOR COMPLETE INSTALLATION.

2. WALLS ARE TO BE 1/2" THICK ANSI/ASTM C30, PAINTED GYPSUM BOARD WITH TAPE AND ACCESSORIES. (BATHROOM WALL SHALL BE REINFORCED WITH SOLID 2X12 LUMBER FOR POTENTIAL INSTALLATION OF GRAB BARS. REFER TO FLOOR PLANS FOR REINFORCED WALL LOCATIONS.).

3. MAXIMUM VARIATION OF FINISHED GYPSUM BOARD SURFACE FROM TRUE FLATNESS OF 1/4 INCH (6.35 MM) IN 4 FEET (1219 MM) IN ANY DIRECTION.

4. BATHROOMS, KITCHEN, WASHER / DRYER CLOSET (ALL WET AREAS), USE MOISTURE RESISTANT GYPSUM BOARD, ANSI/ASTM C630.

5. CORNER AND EDGE BEADS IS TO BE USG OR APPROVED EQUAL; QUARTER ROUND OR 90-DEGREE CORNER BEAD;

6. TAPE AND JOINT CEMENT TO BE USG OR APPROVED EQUAL.

FLOORING

1. CARPET AND PAD IS TO BE 28 OZ. / SQ.YD. WITH PAD TO BE 6 LB. / CU.FT. MINIMUM WITH ALL REQUIRED ACCESSORIES. COLOR PRE-SELECTED AS INDICATED ON MATERIAL SELECTION SHEET.TEST

2. VINYL PLANK IS TO BE ARMSTRONG "LUXEPLANK" OR MANNINGTON "NATURE'S PATH"; 1/8" THICK X 36" LENGTH PLANK TILE, OR EQUAL. COLOR PRE-SELECTED AS INDICATED ON MATERIAL SELECTION SHEET.

3. PROVIDE STANDARD 1" SLOPED VINYL TRANSITION STRIP OR REDUCER BETWEEN ALL DISSIMILAR FLOORING MATERIALS (AVOID THE BULL-NOSED STYLE AND ANY THAT HAS ABRUPT CHANGE OF LEVEL).

PAINT AND COATINGS

4. ALL PAINTS, COATINGS, AND FINISHES ARE TO BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND CARRY A MANUFACTURER'S WARRANTY.

5. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL MAKE CERTAIN THAT THE SURFACE TO BE COVERED IS IN PROPER CONDITION TO RECEIVE THE FINISH SPECIFIED. THE COVERAGE OF THE SURFACE SHALL BE HELD TO DENOTE THE ACCEPTANCE OF THE SURFACE.

6. CEILINGS SHALL BE FLAT WHITE OR OFF-WHITE PAINT COLOR.

7. ALL INTERIOR SPACES ARE TO BE PRIMED AND PAINTED AS SCHEDULED. INTERIOR PAINTING WILL NOT EXCEED A TOTAL OF THREE PAINT COLORS; ONE WALL COLOR, ONE CEILING COLOR, AND ONE TRIM COLOR. COLORS TO BE SELECTED FROM PRE-SELECTED COLOR SCHEMES.

8. EXTERIOR SURFACES TO BE PRIMED AND RECEIVE MINIMUM OF TWO TOP COATS OF PAINT. COLORS TO BE SELECTED FROM PRE-SELECTED COLOR SCHEMES.

9. MATERIAL: ALL PAINT, PRIMER, ENAMEL, STAIN, SHELLAC, VARNISH, FILLER, AND THINNERS SHALL BE MANUFACTURED BY SHERWIN WILLIAMS, MONARCH, PPG PITTSBURGH OR APPROVED EQUAL.

l. EXTERIOR PAINT:

a. FIBER CEMENT SIDING AND TRIM: PRIME - 1 COAT ON ALL SURFACES, EQUAL TO SHERWIN WILLIAMS PROBLOCK (LATEX) B51W20 AT 4 MILS WET; 1.4 MILS DRY. PRIMER IS NOT NECESSARY ON PAINT-READY HARDIPLANK; FINISH - 2 COATS EQUAL TO SHERWIN WILLIAMS A-100 LATEX SATIN A82W151 AT 4 MILS WET; 1.5 MILS DRY PER COAT.

b. WOOD:

i. PAINTED: PRIME - 1 COAT EQUAL TO SHERWIN WILLIAMS PROBLOCK (LATEX) B51W20 AT 4 MILS WET;
1.4 MILS DRY. FINISH - 2 COATS EQUAL TO SHERWIN WILLIAMS A-100 LATEX SATIN A82W151 AT 4 MILS WET; 1.5 MILS DRY PER COAT.

ii. STAINED: EQUAL TO SHERWIN WILLIAMS DECK SCAPES EXTERIOR ACRYLIC LATEX SOLID DECK STAIN. COMPLY WITH MANUFACTURER'S DIRECTIONS.

iii. TREATED WOOD SHALL BE ALLOWED TO DRY SUFFICIENTLY TO ALLOW PAINT OR STAIN APPLICATION.

c. PLYWOOD: PRIME - 1 COAT ON ALL SURFACES, EQUAL TO SHERWIN WILLIAMS PROBLOCK (LATEX) B51W20 AT 4 MILS WET; 1.4 MILS DRY. FINISH - 2 COATS EQUAL TO SHERWIN WILLIAMS A-100 LATEX SATIN A82W151 AT 4 MILS WET; 1.5 MILS DRY PER COAT.

d. SOFFIT BOARD: SEE FIBER CEMENT FINISH ABOVE. FINISH COATS SHALL BE SPRAY APPLIED ON PERFORATED SOFFIT BOARDS.

e. A COLOR PALETTE CONSISTING OF THREE (3) COLORS AND WILL BE USED ON EXTERIOR, FOR SIDING, TRIM, DOORS AND OTHER COMPONENTS. COLORS WILL BE SELECTED BY OWNER FROM PRE-SELECTED COLOR PALETTES PROVIDED BY GENERAL CONTRACTOR.

l. INTERIOR PAINT:

a. GYPSUM WALL BOARD: PRIMER - 1 COAT EQUAL TO SHERWIN WILLIAMS PROBLOCK (LATEX) B51W20 AT 4 MILS WET; 1.4 MILS DRY. FINISH - 2 COATS EQUAL TO SHERWIN WILLIAMS PROMAR 200 ZERO VOC B30W2651 AT MILS WET; 1.6 MILS DRY PER COAT, FLAT FINISH.

b. WOOD: PRIMER - 1 COAT EQUAL TO SHERWIN WILLIAMS PROBLOCK (LATEX) B51W20 AT 4 MILS WET;
1.4 MILS DRY. FINISH - 2 COATS EQUAL TO SHERWIN WILLIAMS SOLOGLOSS B21WJ8651 AT 4 MILS WET; 1.4 MILS DRY PER COAT, SEMI-GLOSS FINISH.

c. INTERIOR DOORS AND TRIM: SEE WOOD FINISH ABOVE, SEMI-GLOSS FINISH.

d. METAL: PRIMER - 1 COAT EQUAL TO SHERWIN WILLIAMS PROCRYL B66W310 AT 7 MILS WET; 3 MILS DRY. FINISH - 2 COATS EQUAL TO SHERWIN WILLIAMS ZERO VOC ACRYLIC B66W611 AT 9 MILS WET; 3 MILS DRY PER COAT.

e. A COLOR PALETTE CONSISTING OF TWO (2) COLORS WILL BE USED ON INTERIOR, FOR WALLS, TRIM AND OTHER COMPONENTS. COLORS WILL BE SELECTED BY OWNER FROM PRE-SELECTED COLOR PALETTES PROVIDED BY GENERAL CONTRACTOR.

SPECIALTIES

1. BATHROOM ACCESSORIES SHALL BE ASI, AMERICAN STANDARD OR OTHER APPROVED. ALL BATHROOM ACCESSORIES SHALL BE SUPPLIED BY ONE MANUFACTURER.

2. TOWEL BARS, TWO (2), 18" LONG, AND ONE (1) TOWEL RING BRUSHED CHROME FINISH;

3. TOILET TISSUE HOLDER, SINGLE ROLL, BRUSHED CHROME FINISH;

4. MIRROR, SIZE AS INDICATED ON DRAWINGS;

5. TUB/SHOWER ENCLOSURE: INSTALL NEW WHITE FIBERGLASS SHOWER/TUB ENCLOSURE ABLE TO RECEIVE APPROVED GRAB BARS AS INDICATED ON PLANS. INCLUDE NEW RAMP OVERFLOW AND DRAIN WITH STOP VALVE AND WATER CONNECTIONS. VALVE MUST BE WASHERLESS AND HIGH-QUALITY CHROME-PLATED BRASS UNIT WITH SINGLE CONTROL, LEVER TYPE PLUMBING FIXTURE HANDLES. INSTALL PLUMBING PIPE ACCESS. PROVIDE SHOWER CURTAIN ROD, BRUSHED CHROME FINISH.

6. GRAB BARS: PROVIDE (WHEN REQUIRED), COMPLIANT GRAB BARS AT ACCESSIBLE TUB AND TOILET, AS INDICATED ON DRAWINGS. BRUSHED CHROME FINISH.

a. FOR RA-1 CONDITION, PROVIDE COMPLIANT GRAB BARS AND COMFORT HEIGHT TOILET:

b. FOR RA-2 CONDITION PROVIDE COMPLIANT TUB WITH SEAT, GRAB BARS FOR TUB AND COMFORT HEIGHT TOILET, ALONG WITH HAND-HELD SHOWER WAND.

c. FOR RA-3 CONDITION, PROVIDE COMPLIANT ROLL-IN SHOWER WITH FOLD DOWN SEAT, GRAB BARS FOR SHOWER AND COMFORT HEIGHT TOILET ALONG WITH HAND-HELD SHOWER WAND.

7. SINK FAUCET WITH AERATOR SHOULD BE WATERSENSE LABELED (1.5 GALLONS PER MINUTE); CHROME OR BRUSHED CHROME FINISH.

8. TOILETS SHOULD BE WATERSENSE LABELED (1.28 GALLONS PER FLUSH), ELONGATED; 17"-19" FLOOR TO BOWL RIM HEIGHT, INCLUDING THE SEAT; CHROME OR BRUSHED CHROME FINISH HANDLE.

9. SHOWERHEADS TO BE WATERSENSE LABELED (1.8 GALLONS PER MINUTE AT 80 PSI. CHROME OR BRUSHED CHROME FINISH.

10. STACK REQUIRED. EVERY BUILDING SHALL HAVE AT LEAST ONE STACK THE SIZE OF WHICH IS NOT LESS THAN 3 INCHES (76MM) IN DIAMETER. SUCH STACK SHALL RUN UNDIMINISHED IN SIZE AND AS DIRECTLY AS POSSIBLE FROM THE BUILDING DRAIN THROUGH TO THE OPEN AIR OR TO A VENT HEADER THAT EXTENDS TO THE OPEN AIR.

EQUIPMENT

1. ALL EQUIPMENT SHALL BE ENERGY STAR RATED. EQUIPMENT ITEMS TO BE PROVIDED ACCORDING TO THE FOLLOWING SELECTION LIST (RESIDENTIAL RANGES ARE NOT AVAILABLE AS ENERGY STAR):

a. RANGE: 30" ELECTRICAL RANGE WITH SMOOTH OR COIL TOPS.

b. MICROWAVE UNIT: WITH INTEGRAL EXHAUST FAN AND LIGHT; EXHAUST TO EXTERIOR.

c. REFRIGERATOR: 18 CUBIC FOOT MINIMUM SIZE UNIT WITH AN ICE-MAKER.

d. SINK: 2 EQUAL SIZED COMPARTMENTS, 22" X 33", 6" DEEP MINIMUM, STAINLESS STEEL FINISH.

e. DISHWASHER AND GARBAGE DISPOSAL: INSTALL 24" BUILT-IN, MULTI-STAGE DISHWASHER; 1/2-HP CONTINUOUS FEED GARBAGE DISPOSAL.

2. PROVIDE HOOK-UP AND VENTING FOR ELECTRIC CLOTHES WASHER AND DRYER. DRYER EXHAUST DUCT TERMINATIONS SHALL BE IN ACCORDANCE WITH THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. WHERE THE MANUFACTURER'S INSTRUCTIONS DO NOT SPECIFY A TERMINATION LOCATION, THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET (914 MM) IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS, INCLUDING OPENINGS IN VENTILATED SOFFITS. DRYER EXHAUST VENT CONNECTION SHALL BE TO EXTERIOR. CLOTHES WASHER AND DRYER ARE NOT IN THE CONTRACT, NOT TO BE SUPPLIED.

3. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR AND CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL PLUMBING CODE, CITY, COUNTY, AND STATE PLUMBING AND HEALTH CODES AND/OR LOCAL ORDINANCES, MOST RECENT EDITION.

4. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND FILE ALL NECESSARY DRAWINGS WITH THE CITY AND/OR COUNTY AGENCY HAVING JURISDICTION.

5. SOIL WASTE AND VENT PIPING SHALL BE SCHEDULE 40 PVC AS REQUIRED BY CODE. ALL WATER PIPING (BOTH HOT AND COLD) SHALL BE **PEX** (OR APPROVED EQUAL) AND SHALL BE SIZED AND INSTALLED SO THAT NO RUNNING WATER NOISE IS AUDIBLE IN PIPING SYSTEM. ALL HOT AND COLD-WATER PIPING SHALL BE INSTALLED INSIDE OF BUILDING INSULATION TO PREVENT FREEZING. WHERE THIS IS NOT PRACTICAL, PIPING IS TO BE INSULATED - MINIMUM R-3.5. SWING JOINTS, EXPANSION LOOPS, AND OFFSETS SHALL BE PROVIDED AS NECESSARY TO ALLOW FOR EXPANSION OF PIPING.

6. WHERE EXISTING NATURAL GAS SERVICE EXISTS, UTILITY COMPANY SHALL REMOVE GAS METER AND GAS LINE(S) TO EDGE OF PROPERTY AND CAP SERVICE.

7. PROVIDE HEAVY BRASS HOSE-BIBS WITH INSULATED CUT-OFFS, MOUNT WITH HANDLES 4" FROM WALL IN LOCATIONS AS SHOWN AND NOTED ON DOCUMENTS. DO NOT LOCATE HOSE BIB ON FRONT ELEVATION OF HOUSE.

8. PROVIDE ESCUTCHEONS FOR EXPOSED PIPING PASSING THROUGH FLOORS, WALLS, PARTITIONS, AND CEILINGS. POLISHED, OR BRUSHED CHROME FINISH.

9. CONTRACTOR SHALL FURNISH AND INSTALL ALL PLUMBING FIXTURES REQUIRED INCLUDING ALL ITEMS SUCH AS TRAPS, SUPPLY TUBING, STOP AND BASIN COCKS, ETC. ALL FIXTURES SHALL BE FURNISHED AND INSTALLED WITHOUT DAMAGE OR REPLACED IN CASE OF DAMAGE.

10. ONE 40 GALLON ELECTRIC WATER HEATER - GLASS LINED, QUICK RECOVERY, WITH A MINIMUM FIVE (5) YEAR WARRANTY. PROVIDE 2-1/2" GALVANIZED, PLASTIC, OR EQUAL DRAIN PAN. ENERGY STAR RATED; MINIMUM 0.95 EF (ELECTRIC).

11. SINKS, LAVATORIES, WATER CLOSETS, BATHTUBS, STALL SHOWERS (WHERE REQUIRED), SHOWER HEADS, FITTINGS, TRIM. INSTALL LEVER TYPE PLUMBING FIXTURE HANDLES. BRUSHED CHROME FINISH ACCESSORIES.

12. BATHTUBS TO BE FIBERGLASS PRE-FABRICATED TUB (30" X 60") OR SHOWER (WHERE REQUIRED), AS INDICATED ON DRAWINGS.

HEATING VENTILATING AND AIR CONDITIONING

1. ALL WORK SHALL BE PERFORMED BY A LICENSED HVAC CONTRACTOR AND CONFORM TO REQUIREMENTS OF ALL APPLICABLE CODES AND ORDINANCES.

2. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND FILE ALL NECESSARY DRAWINGS WITH THE CITY AND/OR COUNTY AGENCY HAVING JURISDICTION.

3. LOCATIONS OF OUTLETS WILL BE COORDINATED WITH LIGHTS AND STRUCTURE ON THE BASIS OF CURRENT NEC CODES ADOPTED IN ALABAMA.

4. PROVIDE PROGRAMMABLE THERMOSTAT.

5. BALANCE SYSTEM AND TEST PERFORMANCE AND OPERATION OF ALL EQUIPMENT AND MAKE ADJUSTMENTS OR CORRECTIONS REQUIRED FOR PROPER OPERATION.

6. FURNISH AND INSTALL LOW VOLTAGE CONTROL WIRING AND HIGH VOLTAGE WIRING, INCLUDING CONNECTIONS TO EQUIPMENT.

7. STANDARD ONE (1) YEAR GUARANTEE FOR PARTS AND LABOR. IN ADDITION, FURNISH A MINIMUM OF FIVE (5) YEAR MANUFACTURER'S WARRANTY FOR COMPRESSOR, CONDENSER COIL, AND HEAT EXCHANGER.

8. INSULATE RETURN AIR DUCTS WITH SOUND ATTENUATING MATERIAL.

9. REFRIGERANT PIPING TO BE COPPER. PRIMARY CONDENSATE DRAIN TO BE PVC. RUN PRIMARY DRAIN TO NEAREST ACTIVE TRAP OF PLUMBING FIXTURE. IF NO ACTIVE TRAP IS NEARBY, THEN LINE WILL BE RUN TO HUB DRAIN WITH A TRAP PRIMER. AUXILIARY DRAIN PIPING TO BE 1" PLASTIC. PROVIDE 2" DEEP DRAIN PAN UNDER EQUIPMENT WITH AUTO CUT OFF FLOAT SWITCH.

10. ALL EQUIPMENT SHALL BE SET ON SUITABLE FOUNDATIONS AND SHALL HAVE VIBRATION ISOLATION TO PREVENT NOISE. EQUIPMENT INSTALLED OUTSIDE SHALL BE SET ON PADS AT BASE FLOOD ELEVATION OR IN ACCORDANCE WITH LOCAL REQUIREMENTS. ALL EQUIPMENT SHALL HAVE MOTOR STARTERS.

11. A COMPLETE CHARGE OF REFRIGERANT AND OIL SHALL BE MAINTAINED THROUGHOUT THE WARRANTY PERIOD.

12. AFTER THE SYSTEM HAS BEEN COMPLETELY INSTALLED, PROVIDE NECESSARY TESTING, ADJUSTING, AND OPERATING TO PLACE THE SYSTEM IN SATISFACTORY OPERATING CONDITION. AFTER FINAL INSPECTION AND APPROVAL, THE SYSTEM SHALL BE GUARANTEED AGAINST DEFECTIVE WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR.

13. EXTERIOR A/C COMPRESSOR UNIT SHALL BE STRAPPED OR BOLTED TO A PERMANENT SUPPORT PLATFORM IN ACCORDANCE WITH LOCAL REQUIREMENTS.

14. AIR-CONDITIONING UNITS AND ELECTRIC HEAT PUMP SHALL BE SIZED AND HAVE AN EFFICIENCY RATING IN ACCORDANCE TO MINIMUM IECC CODE REQUIREMENTS AND APPROVED ENERGY RATING CALCULATIONS.

15. MECHANICAL VENTILATION NEEDS TO BE PROVIDED BY A TIMER-CONTROLLED LAUNDRY ROOM OR BATH FAN WITH A MAKEUP AIR SUPPLY. A CONTROLLED BALANCED MECHANICAL VENTILATION IS REQUIRED. SEE OPTIONS AS NOTED IN THE 2020 NGBS CERTIFIED SCORING PATHWAY SECTION 1205.8.

16. THE MINIMUM INSULATION VALUE FOR SUPPLY DUCTWORK IS R-6 IN SEMI-CONDITIONED SPACE AND R-8 IN UNCONDITIONED SPACE TO COMPLY WITH THE INTERNATIONAL ENERGY CONSERVATION CODE.

17. DUCT MATERIAL:

a. SUPPLY: FLEX DUCT. MINIMUM R-6 INSULATION WRAP MIN.

b. RETURN: FRAMED PLENUM. FLEX DUCT.

c. REGISTERS: PREFINISHED METAL, OPPOSED BLADE, WHITE.

d. INSULATION: AS REQUIRED BY INTERNATIONAL ENERGY CODE, MOST RECENT ADOPTED EDITION.

17. ALL HVAC DUCT WORK SHALL BE TAPED AND SEALED WITH MASTIC

18. EXHAUST FAN: PROVIDE EXHAUST FAN/LIGHT/HEAT COMBINATION ADEQUATE FOR ROOM SIZE PER MANUFACTURER'S RECOMMENDATION. USE NU-TONE OR EQUAL SUBSTITUTE APPROVED BY DESIGNER AND MEETING LOCAL REQUIREMENTS. FAN SHALL HAVE CFM CAPACITY AS EVALUATED BY LOCAL REQUIREMENTS AND BE ENERGY STAR RATED. EXHAUST THROUGH ROOF OR SOFFIT EXCEPT ON TWO-STORY HOUSE EXHAUST THROUGH WALL.

19. MINIMUM MERV 8 FILTERS MUST BE INSTALLED

ELECTRICAL

1. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND CONFORM TO REQUIREMENTS OF NATIONAL ELECTRICAL CODES, STATE AND LOCAL CODES AND ORDINANCES AND ARCHITECTURAL STANDARDS.

2. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND FILE ALL NECESSARY DRAWINGS WITH THE CITY AND/OR COUNTY AGENCY HAVING JURISDICTION.

3. CONTRACTOR SHALL SIZE ALL CONDUCTORS, FUSES, AND SWITCHES AS REQUIRED BY LOADS AND PROVIDE SPACE FOR TWO ADDITIONAL CIRCUITS. LABEL ALL CIRCUITS IN THE PANEL BOX.

4. ALL 220-VOLT CIRCUITS SHALL BE COPPER. ALL SWITCH LEGS AND 110-VOLT BRANCH CIRCUITS SHALL BE COPPER, G.E. MULTI-CONDUCTOR, NON-METALLIC "ROMEX," OR EQUAL. ALL JOINTS SHALL BE CODE APPROVED. CIRCUIT VOLTAGE DROP SHALL CONFORM TO APPLICABLE CODES.

5. **NO ALUMINUM WIRING SHALL BE USED BEYOND THE PANEL (INTERIOR BRANCH CIRCUITS OR SWITCH LEGS)**

6. ALUMINUM WIRING MAY **ONLY** BE USED FROM THE METER TO THE SERVICE PANEL

7. PROVIDE SEPARATE CIRCUITS FOR REFRIGERATOR, DISHWASHER W/ GFCI, RANGE, AND MICROWAVE OVEN/VENT.

8. PROVIDE MAIN POWER DISCONNECT SWITCH INSTALLED AS REQUIRED BY CODE.

9. PROVIDE INTERIOR BREAKER PANEL ENCLOSURE WITH DOOR AND LATCH AND, WHERE REQUIRED BY CODE, PROVIDE WITH A MAIN BREAKER. ENCLOSURE SHALL BE LOCATED 48" ABOVE THE FINISH FLOOR (MAXIMUM) TO THE CENTERLINE OF THE HIGHEST BREAKER.

10. INSTALL GFCI DEVICE WITHIN 72" OF ANY WATER SOURCE AS SPECIFIED IN CURRENT IRC, TO INCLUDE DISHWASHER AND WASHER.

11. GFCI RECEPTACLES SHALL BE LABELED IN ACCORDANCE WITH NEC 406.3.

12. ALL SWITCH PLATES ARE TO BE WHITE FACEPLATES, HIGHEST CONTROL NO HIGHER THAN 48" AFF, EXCEPT AS NOTED IN DOCUMENTS. SWITCH PLATES SHOULD BE SET AS CLOSE TO DOOR FRAME AS PRACTICAL.

13. ALL CONVENIENCE PLATES ARE TO BE WHITE FACEPLATES, EXCEPT AS NOTED IN DOCUMENTS.

14. ALL DUPLEX OUTLETS TO BE INSTALLED SUCH THAT THE LOWEST OPERABLE PART IS NO LOWER THAN 15" AFF, EXCEPT AS NOTED IN DOCUMENTS. COLOR TO MATCH FACEPLATES.

15. FIXTURES ARE TO BE ENERGY STAR RATED; BRUSHED NICKEL FINISH, UNLESS NOTED OTHERWISE. REFER TO ELECTRICAL LEGEND FOR REQUIRED FIXTURES DESCRIPTION. CEILING FANS WITH LIGHT KITS REQUIRED IN BEDROOMS AND LIVING ROOMS.

16. TYPICAL WALL SWITCH TO BE PROVIDED. COLOR TO MATCH FACEPLATES.

17. FOR TELEVISIONS PROVIDE RG-6 SHIELDED CABLES. PROVIDE FACEPLATE; COLOR TO MATCH TYPICAL FACEPLATES.

18. FOR TELEPHONES PROVIDE CAT-5 WIRING. PROVIDE FACEPLATE; COLOR TO MATCH TYPICAL FACEPLATES.

19. PROVIDE SMOKE DETECTOR ALARM WHERE REQUIRED BY CODE. PRODUCT OF GENTEX # GN-303 SERIES OR OTHER APPROVED. ALARM DEVICES SHALL BE INTERCONNECTED AND HARDWIRED 120VAC WITH 9VDC OR 10YR BATTERY BACK-UP AND IN COMPLIANCE WITH UL 217, UL 2034 LISTING AND NFPA 72. DEVICE SHALL BE INSTALLED PER GOVERNING AUTHORITY BUILDING CODES.

e. NOTE: IF HOUSE IS OCCUPIED BY A PERSON(S) WITH AUDIO/ VISUAL IMPAIRMENT, PROVIDE SMOKE DETECTOR/ ALARM WITH 90DB HORN AND FLASHING STROBE LIGHT - GENTEX # 7109-CS-C OR OTHER APPROVED. ALARM DEVICES SHALL BE INTERCONNECTED AND HARDWIRED 120VAC WITH 9VDC OR 10YR BATTERY BACK-UP AND IN COMPLIANCE WITH UL 217, UL 2034 LISTING. DEVISE SHALL BE INSTALLED PER GOVERNING AUTHORITY BUILDING CODES AND NFPA 72.

20. COMBINATION SMOKE DETECTOR / CARBON MONOXIDE DETECTOR ALARM: PROVIDE WHERE CARBON MONOXIDE DETECTORS ARE REQUIRED BY CODE. PRODUCT OF GENTEX # GN-503 SERIES OR OTHER APPROVED. ALARM DEVICES SHALL BE INTERCONNECTED AND HARDWIRED 120VAC WITH 9VDC OR 10YR BATTERY BACK-UP AND IN COMPLIANCE WITH UL 217, UL 2034 LISTING AND NFPA 72. DEVICE SHALL BE INSTALLED PER GOVERNING AUTHORITY BUILDING CODES.

21. CONTRACTOR SHALL BE RESPONSIBLE FOR FEES ASSOCIATED WITH DISCONNECTING AND RECONNECTING UTILITIES. THIS DOES NOT INCLUDE ACCOUNT SET UP DEPOSIT.

22. 95% HIGH EFFICACY LIGHTING REQUIRED

Revisions:

#	DATE	DESCRIPTION OF CHANGE
0	04/26/2024	ISSUED FOR APPROVAL

ALABAMA LICENSED No. 51648 PROFESSIONAL ENGINEER CURTIS HAMPTON

04/24/2024

NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

COBALT
ENGINEERING AND INSPECTIONS, LLC
phone: 409-354-5925 email: info@cobalt-engineering.com

CLIENT:
BHL FEDERAL

PROJECT LOCATION OR ADDRESS:
406 WISCONSIN AVE. MOBILE, AL 36604

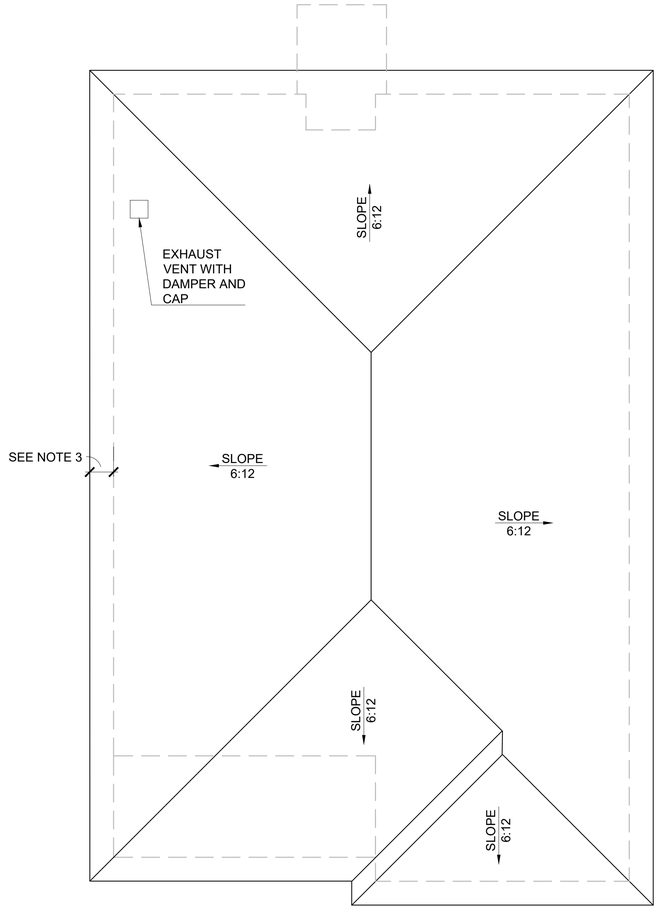
GENERAL NOTES

DRAWN BY:	GB	CHECKED BY:	CCH
PROJECT #:	23-0375-23	SCALE:	N.T.S.
DATE:	04/26/2024	23-0375-HRAP-BAB-PAS-	GN-0.10

DOOR SCHEDULE			
MARK	QTY	DESCRIPTIONS	REMARKS
01	1	3'-0" X 6'-8"	EXTERIOR
02	1	3'-0" X 6'-8"	EXTERIOR
03	6	3'-0" X 6'-8"	INTERIOR
04	1	2'-0" X 6'-8"	INTERIOR
05	1	(2) 2'-0" X 6'-8"	DOUBLE DOORS
06	1	30" X 54" ATTIC ACCESS	350 POUND LADDER RATING
07	1	2'-8" X 6'-8"	VENTED

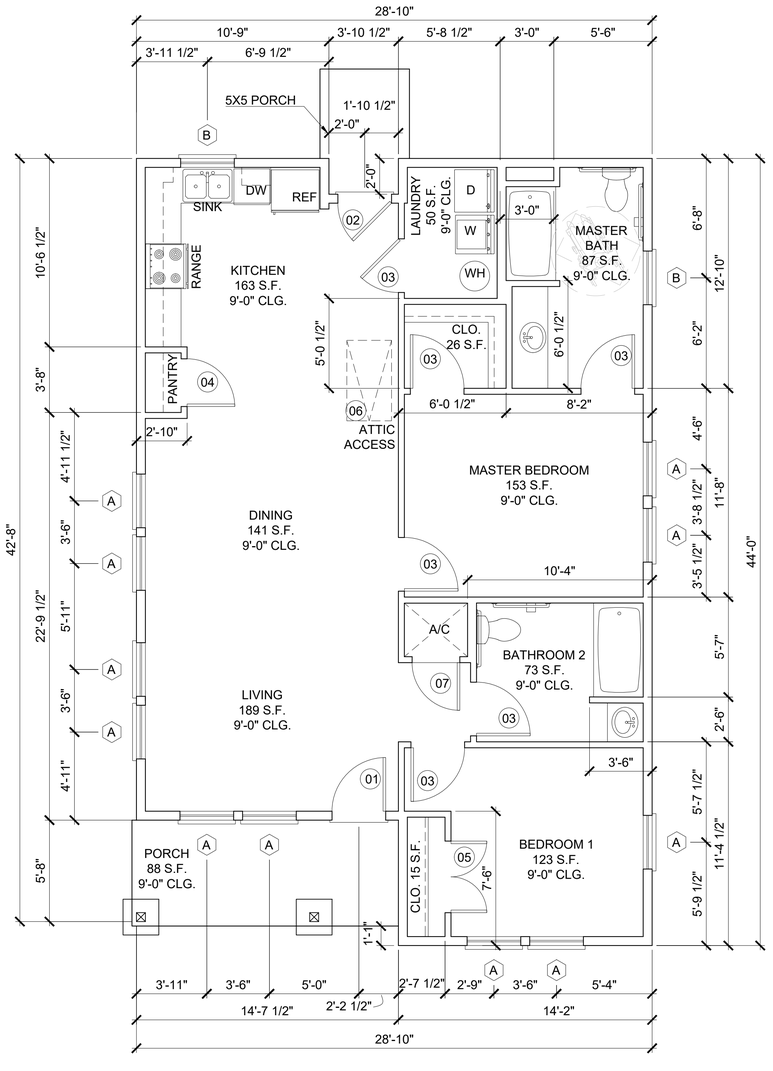
WINDOW SCHEDULE				
MARK	QTY	DESCRIPTIONS	REMARKS	MATERIAL
A	11	3'-0" X 5'-0"	SINGLE HUNG	VINYL-CLAD WOOD
B	2	3'-0" X 3'-0"	SINGLE HUNG	VINYL-CLAD WOOD

SQUARE FOOTAGE CALCULATIONS		
LOCATION	SQUARE FOOTAGE	REMARKS
FLOOR PLAN	1,158 S.F.	
FRONT PORCH	88 S.F.	
REAR PORCH	25 S.F.	



01 ROOF PLAN (MIRRORED)

OPTION 2



02 FLOOR PLAN (MIRRORED)

OPTION 2

NOTES

1. WHEN REQUIRED SEE SHEET C-1.00 FOR LAYOUT AND LOCATION OF RAMP AND STAIRS
2. WHEN REQUIRED SEE SHEET SD-4.00 FOR RAMP AND STAIR DETAILS
3. ROOF OVERHANG SHALL BE A MINIMUM OF 18 INCHES (INCLUDING GUTTERS) BEYOND THE OUTTER MOST PORTION IF ANY EXTERIOR VENEER. CONTRACTOR TO ADJUST RAFTER TAILS AS REQUIRED.
4. WINDOWS USED FOR EGRESS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 S.F. WITH A MINIMUM HEIGHT OF 24" AND A MINIMUM WIDTH OF 20" PER THE INTERNATIONAL RESIDENTIAL CODE.
5. PLAIN HALF-ROUND 6" WIDE AND 4" DIAMETER DOWNSPOUT, MINIMUM 22-GAUGE GALVANIZED STEEL, PREFINISHED. OR STANDARD K-STYLE 6" WIDE AND 4"X5" DOWNSPOUT, MINIMUM 22-GAUGE GALVANIZED STEEL, PREFINISHED.
6. ALL DOWNSPOUTS TO HAVE SPLASH BLOCK.
7. SMART VENT (1540-510) FLOOD VENTS ARE REQUIRED WHEN ENCLOSED SPACE IS BELOW B.F.E. IN AN "A" FLOOD ZONE.
8. FEMA APPROVED BREAKAWAY WALLS OR LOUVERS ARE REQUIRED WHEN ENCLOSED SPACE IS BELOW B.F.E. IN A "V" FLOOD ZONE.
9. ALL MATERIALS BELOW BFE AND/OR DFE SHALL BE FLOOD RESISTANT MATERIAL INCLUDING, BUT NOT LIMITED TO TREATED FRAMING MATERIAL. SEE FEMA TECHNICAL BULLETIN 2, FLOOD DAMAGE RESISTANT MATERIALS REQUIREMENTS (2008).
10. RAIN DIVERTER STRIP IS REQUIRED OVER A/C UNIT AND ENTRANCES.
11. ATTIC ACCESS TO HAVE A PULL DOWN STAIRWAY WITH A MINIMUM WIDTH OF 22".
12. BUILDER SHALL EXERCISE JUDGEMENT IN PLACEMENT OF EXTERNAL LIGHTING FOR RAMP CONNECTED TO A SINGLE SWITCH LOCATED AT EITHER THE FRONT OR THE BACK DOOR.

Revisions:

#	DATE	DESCRIPTION OF CHANGE
0	04/26/2024	ISSUED FOR APPROVAL

L.B.A.M. LICENSED No. 51648 PROFESSIONAL ENGINEER CURTIS HAMPTON

04/26/2024

NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

COBALT
ENGINEERING AND INSPECTIONS, LLC
phone: 409-354-5925 email: info@cobalt-engineering.com

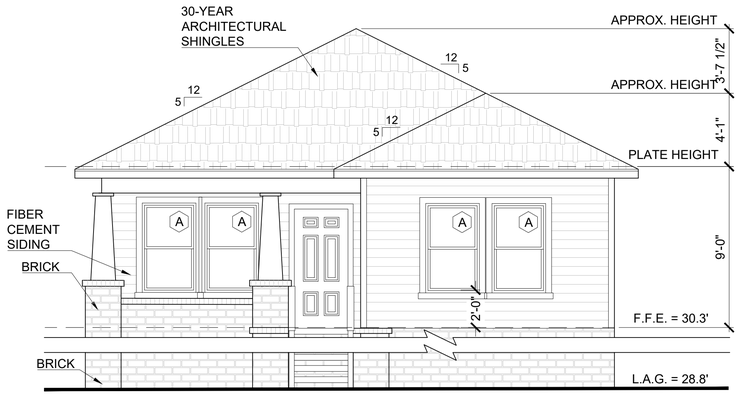
CLIENT:
BHL FEDERAL

PROJECT LOCATION OR ADDRESS:
406 WISCONSIN AVE. MOBILE, AL 36604

BABBLER
FLOOR PLAN - ROOF PLAN
OPTION 2 (MIRRORED)

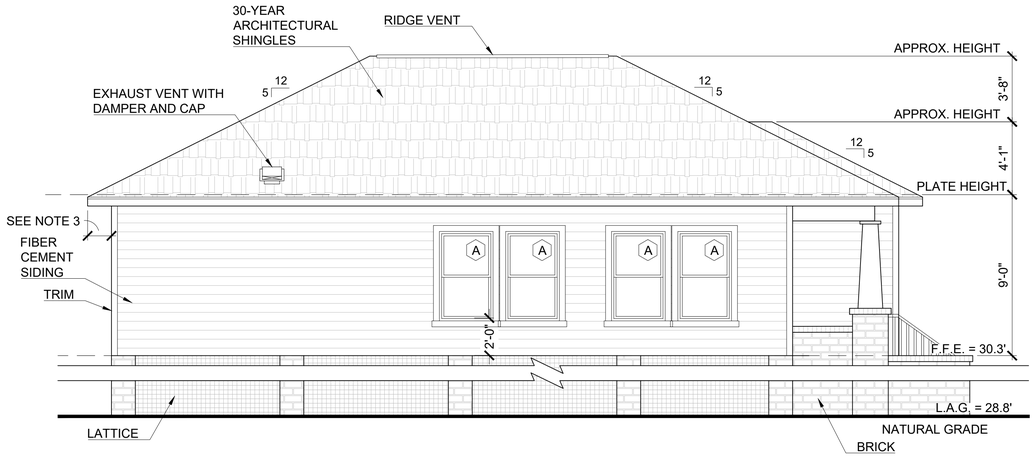
DRAWN BY:	GB	CHECKED BY:	CCH
PROJECT #:	23-0375-23	SCALE:	1/4" = 1'-0"
DATE:	04/26/2024	23-0375-HRAP-BAB-PAS-	A-1.00

ATTIC VENTILATION CALCULATION	
AREA	SQUARE FOOTAGE
TOTAL AREA	1,248 S.F.
TOTAL REQUIRED VENTED AREA (1/150)	8.32 S.F.
REQUIRED RIDGE (HIP) VENTILATION	4.16
REQUIRED SOFFIT VENTILATION	4.16



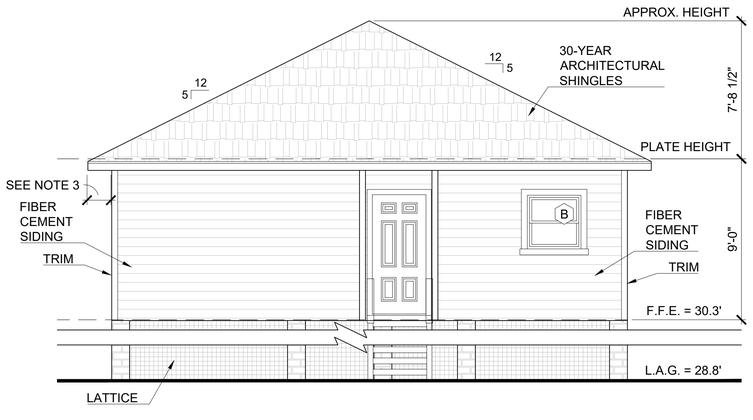
01 FRONT ELEVATION (MIRRORED)

OPTION 2



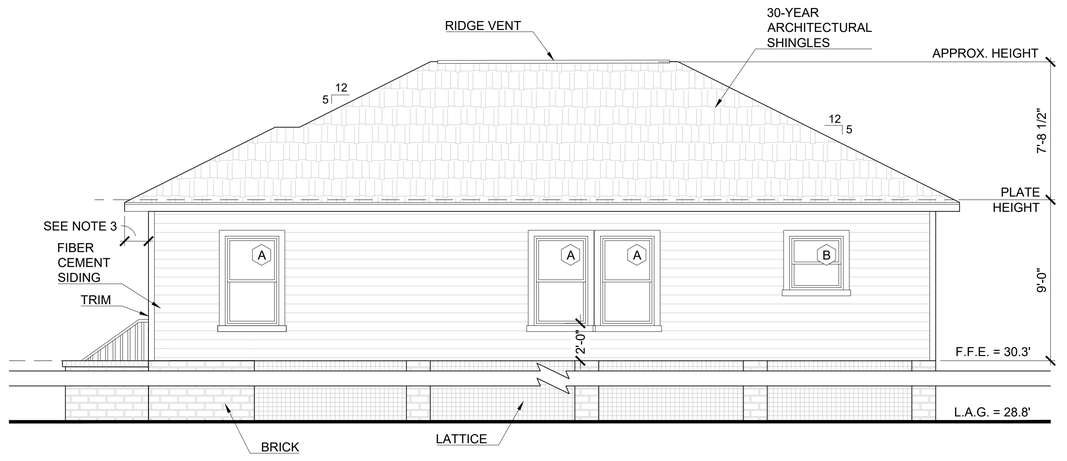
02 LEFT ELEVATION (MIRRORED)

OPTION 2



03 REAR ELEVATION (MIRRORED)

OPTION 2



04 RIGHT ELEVATION (MIRRORED)

OPTION 2

NOTES

1. WHEN REQUIRED SEE SHEET C-1.00 FOR LAYOUT AND LOCATION OF RAMP AND STAIRS
2. WHEN REQUIRED SEE SHEET SD-4.00 FOR RAMP AND STAIR DETAILS
3. ROOF OVERHANG SHALL BE A MINIMUM OF 18 INCHES (INCLUDING GUTTERS) BEYOND THE OUTTER MOST PORTION IF ANY EXTERIOR VENEER. CONTRACTOR TO ADJUST RAFTER TAILS AS REQUIRED.
4. WINDOWS USED FOR EGRESS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 S.F. WITH A MINIMUM HEIGHT OF 24" AND A MINIMUM WIDTH OF 20" PER THE INTERNATIONAL RESIDENTIAL CODE.
5. PLAIN HALF-ROUND 6" WIDE AND 4" DIAMETER DOWNSPOUT, MINIMUM 22-GAUGE GALVANIZED STEEL, PREFINISHED. OR STANDARD K-STYLE 6" WIDE AND 4"X5" DOWNSPOUT, MINIMUM 22-GAUGE GALVANIZED STEEL, PREFINISHED.
6. ALL DOWNSPOUTS TO HAVE SPLASH BLOCK.
7. SMART VENT (1540-510) FLOOD VENTS ARE REQUIRED WHEN ENCLOSED SPACE IS BELOW B.F.E. IN AN "A" FLOOD ZONE.
8. FEMA APPROVED BREAKAWAY WALLS OR LOUVERS ARE REQUIRED WHEN ENCLOSED SPACE IS BELOW B.F.E. IN A "V" FLOOD ZONE.
9. ALL MATERIALS BELOW BFE AND/OR DFE SHALL BE FLOOD RESISTANT MATERIAL INCLUDING, BUT NOT LIMITED TO TREATED FRAMING MATERIAL. SEE FEMA TECHNICAL BULLETIN 2, FLOOD DAMAGE RESISTANT MATERIALS REQUIREMENTS (2008).
10. RAIN DIVERTER STRIP IS REQUIRED OVER A/C UNIT AND ENTRANCES.
11. ATTIC ACCESS TO HAVE A PULL DOWN STAIRWAY WITH A MINIMUM WIDTH OF 22".
12. BUILDER SHALL EXERCISE JUDGEMENT IN PLACEMENT OF EXTERNAL LIGHTING FOR RAMP CONNECTED TO A SINGLE SWITCH LOCATED AT EITHER THE FRONT OR THE BACK DOOR.

Revisions:

#	DATE	DESCRIPTION OF CHANGE
0	04/26/2024	ISSUED FOR APPROVAL

ALABAMA LICENSED
No. 51648
PROFESSIONAL
ENGINEER
CURTIS HAMPTON
04/24/2024

NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

COBALT
ENGINEERING AND INSPECTIONS, LLC
phone: 409-354-5925 email: info@cobalt-engineering.com

CLIENT:
BHL FEDERAL

PROJECT LOCATION OR ADDRESS:
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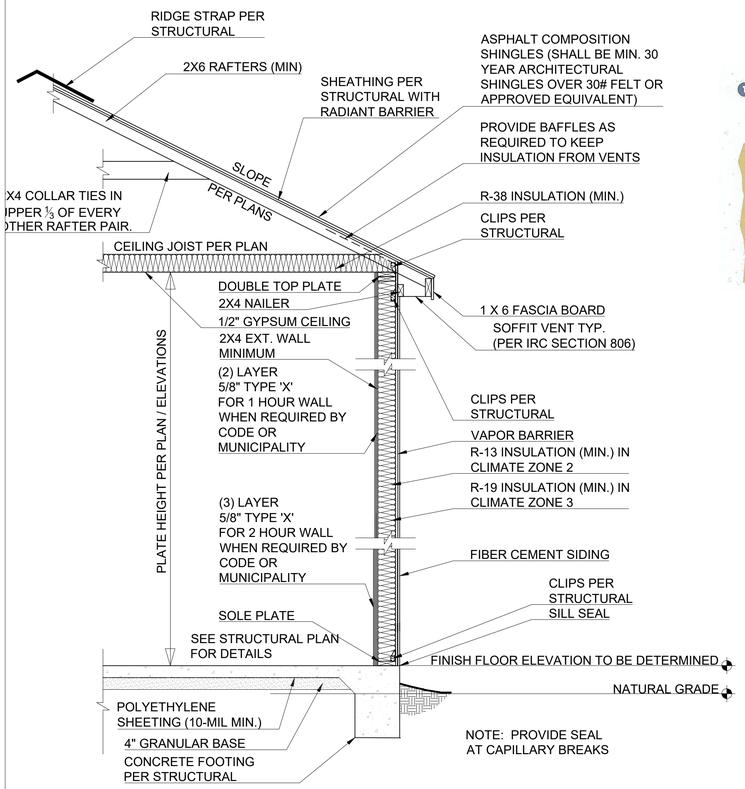
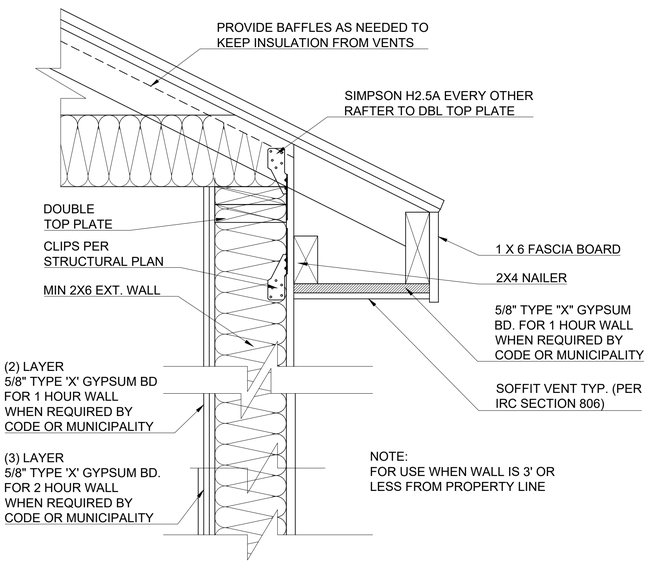
BABBLER
EXTERIOR ELEVATIONS
OPTION 2 (MIRRORED)

DRAWN BY:	GB	CHECKED BY:	CCH
PROJECT #:	23-0375-23	SCALE:	1/4" = 1'-0"
DATE:	04/26/2024	23-0375-HRAP-BAB-PAS-	A-2.00



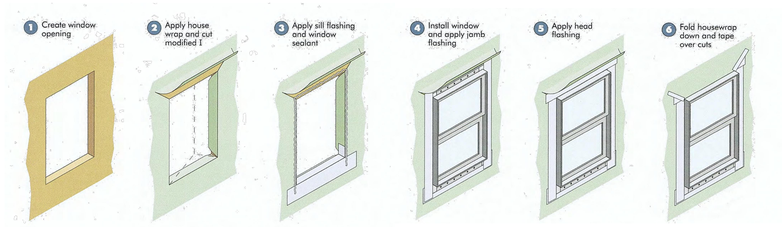
01 WALL SECTION

N.T.S.



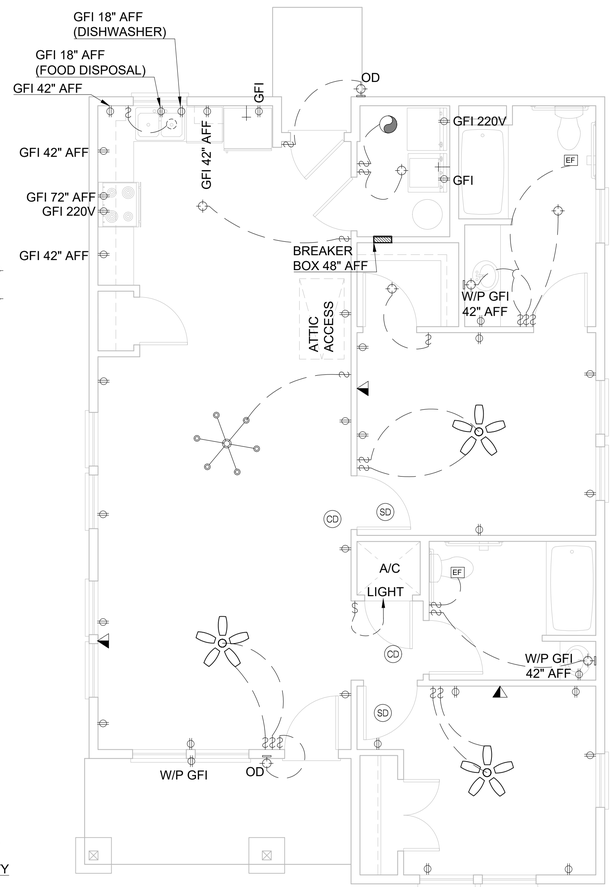
02 FIRE RATED WALL DETAIL

SCALE N.T.S.



03 WINDOW FLASHING DETAIL

ALL OPTIONS



04 ELECTRICAL PLAN (MIRRORED)

ALL OPTIONS

LEGEND

- CEILING FAN W/ LIGHT KIT
- SURFACE MOUNTED LIGHT FIXTURE
- EF — 55 CFM EXHAUST FAN / LIGHT
- OD — OUTDOOR SCONCE
- $ — SWITCH
- STANDARD DUPLEX RECEPTACLE
- 220 — 220V RECEPTACLE
- GFI — RECEPTACLE WITH GROUND FAULT INTERCEPT
- WP GFI — WATERPROOF WITH GROUND FAULT INTERCEPT
- OH — OVERHEAD RECEPTACLE
- RECESSED CAN LIGHT
- SD — SMOKE DETECTOR
- CD — COMBO SMOKE / CARBON MONOXIDE DETECTOR
- CHANDELIER
- TV / PHONE JACK
- HOT / COLD WATER SUPPLY
- HB — HOSE BIB
- EXHAUST VENT

NOTES

1. MAIN PANEL TO HAVE A MAIN BREAKER/DISCONNECT AND SURGE PROTECTOR
2. 110V RECEPTACLE TO BE WITHIN 25' OF EXTERIOR AIR COMPRESSOR

Revisions:

#	DATE	DESCRIPTION OF CHANGE
0	04/26/2024	ISSUED FOR APPROVAL

ALABAMA LICENSED No. 51648 PROFESSIONAL ENGINEER CURTIS HAMPTON

04/26/2024

NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

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BABBLER
ELECTRICAL PLAN AND SECTIONS
ALL OPTIONS (MIRRORED)

DRAWN BY:	GB	CHECKED BY:	CCH
PROJECT #:	23-0375-23	SCALE:	N.T.S.
DATE:	04/26/2024	23-0375-HRAP-BAB-PAS-	A-3.00