



## Agenda Item #4

### Application 2024-03-CA

#### DETAILS

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**Location:**

916 Church Street

**Summary of Request:**

New Construction: seven two-story single-family residences

**Applicant (as applicable):**

Corte Development, Inc.

**Property Owner:**

RGH Oakleigh LLC

**Historic District:**

Oakleigh Garden

**Classification:**

Vacant

**Summary of Analysis:**

- In regard to placement, mass, and size, the proposed new construction is compatible with the existing patterns and conventions seen in the immediate vicinity.
- The form of the proposed buildings is more akin to those seen in other cities and historic districts. However, other proposed building elements are compatible with those seen on nearby historic buildings and further afield.
- The proposed building materials are compatible with the historic character of the district.
- This application was granted conceptual approval in February 2024, with the caveat that the applicant, after meeting with a Design Review Committee would submit finalized plans to the ARB for final review.
- An addendum has been included in this report, detailing the outcome of the Design Review Committee and the applicant’s resubmission.

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## PROPERTY AND APPLICATION HISTORY

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

The lot at 916 Church Street is currently vacant. The large lot was created by the combination of four previously residential lots. The 1878 Hopkins map shows three structures on three lots, one being a large center lot, spread across the site. The large center lot belonged to "Dr. Carter." The southwest corner lot was occupied by a large west-facing building with two rear wings. By the time of the 1891 Sanborn map, the southwest corner had been redeveloped with a frame house facing Church Street, and a smaller frame house had been constructed between the corner house and Dr. Carter's property. The 1904 Sanborn shows the two houses on either side of Dr. Carter's property had been expanded to the north; the footprints of the buildings on all four lots remained the same through the 1956 Sanborn map. However, two of the four houses had been demolished by the 1980 aerial photograph.

According to MHDC files, this property appeared four times before the Architectural Review Board (ARB). In August 1985, the ARB approved the creation of a parking lot on the site. In January 2021, approval in concept was granted for the first phase of a 14-unit, multi-family residential development. In February 2023, a COA was granted for the construction of nine two-story single-family residences. In January 2024, an application for new construction of seven single family homes was given conceptual approval.

## SCOPE OF WORK

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1. Construct seven two-story frame single family dwellings, ranging from approximately 4352 to 4464 square feet.
  - a. The property would be divided into seven lots running north to south, all fronting Church Street.
  - b. Four house plans are proposed: Royale, St. Francis, Oakleigh 4, and Oakleigh 5. All four plans would consist of rectangular, hip-roofed structures sheathed in fiber cement lap siding.
  - c. All units would face Church Street (south). With the exception of Lot 7 (easternmost), each structure would sit close to the east lot line. The front yard setbacks would measure 25'-2 ½", with a side yard setback on the west side of approximately 10'-0".
  - d. All windows would be Anderson 400 series double-hung vinyl clad wood.
  - e. The front entry doors would be fiberglass. Door surrounds would be fiber cement board.
  - f. All trim, including corner boards, soffits, fascia boards, etc. would be of fiber cement board.
  - g. Brackets supporting the shed roof stoops would be of pressure treated wood.
  - h. Front porch steps would be either of cement or brick.
  - i. Side stoop steps would be of pressure treated wood.
  - j. The houses would rest upon continuous brick foundations approximately 2'-8" above grade.
  - k. The roofs would be clad in metal.
2. The proposed Royale model would simulate a shotgun type house with a camelback.
  - a. The footprint would measure approximately 18'-0" wide by 52'-8" deep, and the building would be approximately 30'-5" tall. The first floor would have a 10'-0" ceiling height, and the second floor would have a 9'-0" ceiling height.
  - b. The front elevation would consist of a one-story forward block with a two-story camelback located approximately 16' behind.
    - 1) A front porch would span the width of the one-story forward block. The porch would be sheltered by a shed roof surmounted by a gable. The porch roof

- would appear to be supported by four (4) 10"x10" boxed columns of fiber cement board.
- 2) The front porch would rest upon a continuous brick foundation and be accessed via three cement steps.
  - 3) The front porch would be lit by a single 21"x12" Faubourg hanging copper gas lantern.
  - 4) The fenestration on the first floor would be as follows, from left to right: two (2) full-height two-over-two windows flanked by louvered shutters; one paneled door with transom.
- c. The "right" side elevation would consist of the one-story block at its left end and the two-story rear block at its center and right end.
    - 1) The first floor would appear as follows, from left to right: the "right" side of the front porch; stoop with pane-and-panel door sheltered by shed roof sheathed in standing-seam metal; two two-over-two windows; a single round, fixed window with four (4) lites; a pair of two-over-two windows; and a bump-out storage room advancing 4', sheltered by a shed roof covered with standing-seam metal, and accessed by a paneled door.
    - 2) Fenestration on the second floor would consist of three (3) two-over-two windows clustered towards the front of the house.
  - d. The rear of the house would include no fenestration on the first floor. The second floor would have a pair of two-over-two windows at the center of the elevation,
  - e. The "left" side elevation would have four upper wall, single-lite windows on the second floor and no fenestration on the first floor.
3. The St. Francis model would emulate a side-hall townhouse.
    - a. The footprint would measure approximately 18' wide by 52'-8" deep, and the building would be approximately 30'-5" tall. The first floor would have a 10' ceiling height, and the second floor would have a 9' ceiling height.
    - b. The front elevation would consist of a double gallery, full-width porch beneath an integral roof. Both levels of the porch would be supported by four (4) 6"x6" boxed columns of fiber cement board.
      - 1) The front porch would rest upon a continuous brick foundation and be accessed via three cement steps.
      - 2) The fenestration on the first floor would be as follows, from left to right: two (2) full-height two-over-two windows flanked by louvered shutters, one paneled door.
      - 3) The front porch would be lit by a single 21"x12" Faubourg hanging copper gas lantern.
      - 4) The fenestration on the second floor would match the first floor.
    - c. "Right" side elevation:
      - 1) The first floor would appear as follows, from left to right: the "right" side of the front porch; stoop with pane-and-panel door sheltered by shed roof sheathed in standing-seam metal; two (2) two-over-two windows; a single round, fixed window with four (4) lights; a pair of two-over-two windows, and a bump-out storage room advancing 4', sheltered by a shed roof covered with standing-seam metal, and accessed by a paneled door.
      - 2) Fenestration on the second floor would consist of three (3) two-over-two windows centered on the elevation.
    - d. The rear of the house would include no fenestration on the first floor. The second floor would have a pair of two-over-two windows at the center of the elevation
    - e. The "left" side elevation would have five upper wall, single-light windows dispersed across the elevation on the second floor and no fenestration on the first floor.
  4. The Oakleigh 4 model would emulate a side-hall townhouse.
    - f. The footprint would measure approximately 18'-0' wide by 88'-0" deep (including the garage), and the building would be approximately 30'-5" tall. The first floor would have a 10'-0" ceiling height, and the second floor would have a 9'-0" ceiling height.
      - a. An optional attached garage measuring 22'-8" wide by 24'-3" deep would project from the rear.
      - b. A side porch measuring 4'-8" wide by 29'-9" deep would project from the "left" side elevation, which would begin 33'-0" back from the front plane of the building and extend to the north end of the

- dwelling elevation. The porch would be topped by a hip roof and supported by four turned columns, each with capital and base.
- c. The front elevation would consist of a double gallery, full-width porch beneath an integral roof. Both levels of the porch would be supported by four (4) 6" x 6" boxed columns of fiber cement board.
    - 1) The front porch would rest upon a continuous brick foundation and be accessed via three brick steps.
    - 2) The fenestration on the first floor would be as follows, from left to right, inclusive of optional garage: two (2) paneled doors; two (2) full height fixed eight-lite windows flanked by louvered shutters (material not specified).
    - 3) The fenestration on the second floor would be as follows, from left to right: one (1) paneled door; two (2) full height four-over-four windows flanked by louvered shutters.
  - d. The "right" side elevation, from left to right, would consist of the "right" side of the front porch; five upper wall, single-lite windows dispersed across the elevation on the second floor, with no fenestration on the first floor; the blank right side wall of the garage.
  - e. The rear elevation would consist of a fiberglass overhead garage door centered on the elevation.
  - f. The "left" side elevation would appear as follows:
    - 1) The first floor from left to right: the blank left side wall of the garage; porch column; a pair of two-over-two windows; a porch column; one two-lite fixed window; a porch column; a pane-and-panel door; a porch column; two pairs of two-over-two windows; "left" side of the front porch.
    - 2) The second floor from left to right: a pair of two-over-two windows; a single two-over-two window; two pairs of two-over-two windows; the "left" side of the front porch.
5. The Oakleigh 5 model would emulate a shotgun type house with camelback.
- a. The footprint would measure approximately 18'-0" wide by 88'-0" deep (including the garage), and the building would be approximately 30'-5" tall. The first floor would have a 10'-0" ceiling height, and the second floor would have a 9'-0" ceiling height.
  - b. An optional attached garage measuring 22'-8" wide by 24'-3" deep would project from the rear.
  - c. A side porch measuring 4'-8" wide by 29'-9" deep would project from the "left" side elevation, which would begin 33'-0" back from the front plane of the building and extend to the north end of the dwelling elevation. The porch would be topped by a hip roof and supported by four turned posts, each with capital and base.
  - d. The front elevation would consist of a one-story forward block with a two-story camelback located approximately 16' behind.
    - 1) A front porch would span the width of the one-story forward block. The porch would be sheltered by a hipped roof which would appear to be supported by four (4) boxed columns of fiber cement board.
    - 2) The front porch would rest upon a continuous brick foundation and be accessed via three brick steps.
    - 3) The fenestration on the first floor would be as follows, from left to right, inclusive of optional garage: one paneled door; one paneled door with transom; two (2) full-height eight-light fixed windows flanked by louvered shutters (material not specified).
    - 4) There is no fenestration proposed for the front elevation of the second floor.
  - e. The "right" side elevation would consist of the one-story block at its left end, the two-story rear block at its center, and the attached garage on the right end. The elevation would appear as follows:
    - 1) The first floor, from left to right: the "right" side of the front porch; no fenestration proposed for this elevation.
    - 2) Fenestration on the second floor would consist of four upper-wall, single-lite windows regularly spaced across the 'camelback' portion of the elevation.
  - f. The rear elevation would consist of a fiberglass overhead garage door centered on the elevation.
  - g. The "left" side elevation would consist of the attached garage at its left end, the two-story rear block at its center, and the one-story block at its right end. The elevation would appear as follows:

- 1) The first floor from left to right: the blank left side wall of the garage; porch post; a pair of two-over-two windows; a porch post; one two-lite fixed window; a porch post ; a pane-and-panel door; a porch post; two pairs of two-over-two windows; the “left” side of the front porch.
  - 2) The second floor from left to right: a pair of two-over-two windows; a single two-over-two window; a blind window simulating a pair of shuttered windows; a pair of two-over-two windows.
6. Optional rear garage
    - a. An optional rear attached two-car garage is proposed for all house models but would not be available for lot 7 due to space constraints.
    - b. The attached garage would measure 22’-8” wide by 24’-0” deep.
  7. Site Improvements
    - a. A 10’-0” driveway is proposed which would access Marine Street and provide access to the rear of the dwellings.
    - b. A white picket fence is proposed to run in between each home.

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

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1. **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.
2. **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.
3. **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.
4. **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.
5. **6.38** Design exterior building walls to reflect traditional development patterns of nearby historic buildings.
  - Use a ratio of solid to void that is similar in proportion to those of nearby historic buildings.
  - Reflect the rhythm of windows and doors in a similar fashion on all exterior building walls. The ARB will consider all building walls; however, building walls facing streets may face increased scrutiny.
  - Use steps and balustrades in a similar fashion as nearby historic structures.
  - Design building elements on exterior building walls to be compatible with those on nearby historic buildings. These elements include, but are not limited to: • Balconies • Chimneys • Dormers
6. **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

7. **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

8. **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.
9. **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.
10. **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

11. **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.
12. **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

#### 13. **10.2** Design a fence to be compatible with the architectural style of the house and existing fences in the neighborhood.

- Install a painted wood picket fence.
- Install a simple wood or wire fence. Heights of wooden picket fences are ordinarily restricted to 36". Consideration for up to 48," depending on the location of the fence, shall be given. A variance might be required. Staff can advise and assist applicants with regard to a variance. If combined with a wall, the total vertical dimension of the wall and fence collectively should not exceed 36," or in some cases 48".
- For surface parking areas associated with commercial uses, size a perimeter parking area fence to not exceed 48" in height.
- Install a cast-iron or other metal fence not exceeding 48" in height if located in the front yard.
- Install a fence that uses alternative materials that have a very similar look and feel to wood, proven durability, matte finish and an accurate scale and proportion of components.
- Face the finished side of a fence toward the public right-of-way.
- Based on the chosen fence material, use proportions, heights, elements and levels of opacity similar to those of similar material and style seen in the historic district.

#### REAR AND NON-CORNER SIDE FENCES (LOCATED BEHIND THE FRONT BUILDING PLANE)

- Design a fence located behind the front building plane to not exceed 72" in height. If the subject property abuts a multi-family residential or commercial property, a fence up to 96" will be considered.
- An alternative fence material with proven durability, matte finish and an accurate scale and proportion of components is acceptable. A simple wood-and-wire fence is acceptable provided it is appropriate to the style of the house.

#### 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

This application concerns the new construction of seven (7) single-family residences at 916 Church Street, located on the northeast corner of Church Street and Marine Street. Several items are taken into account for new construction residences including placement, mass, scale, and building components.

With regard to placement, two components are taken into account – setback from the street and distance between buildings. The *“Design Review Guidelines for New Residential Construction in Mobile’s Historic Districts”* state that new buildings should be responsive to and maintain the alignment of traditional façade lines, as well as the rhythm of side and rear setbacks. (6.34, 6.35) The property under review, a corner lot, is in the vicinity of contributing buildings. In accordance with *Design Guidelines*, the setbacks reflect the historical character of the contributing aspects of the built landscape. The proposed placement of front planes approximately 25’-0” from the Church Street right-of-way (ROW) negotiates the placement of the buildings located within 150’ of the site, which are located between 0’ and 35’ from the ROW. The driveway and interior parking would be respectful of traditional placement patterns.

The *Design Review Guidelines* state that mass - the relationship of the parts of the larger whole comprising a building - for new construction should be in keeping with arrangement and proportion of surrounding historic residences. (6.36) The proposed residences adopt the massing of shotguns and townhouses in a neighborhood that includes one- and two-story single-family residences and apartment buildings and single-story commercial buildings. Hipped roofs would top the buildings. The outward massing of the buildings, rectangular blocks, is similar to massing found in the neighborhood. (6.40) The height of the foundations is similar to the foundation heights of nearby historic structures. The massing of the structures, the first floors being approximately 10’ ceilings below a 9’ second story height, is compatible with the architectural context of the contributing landscape in which they would be situated. (6.37)

Scale refers to a building’s size in relationship to other buildings. The *“Design Review Guidelines for New Residential Construction”* state that new construction should be in scale with nearby historic buildings. (6.37) The residence across the street to the south facing Church Street is one and one-half stories high on a raised

foundation. It sits adjacent to a larger two and one-half dwelling. The house adjacent to the east of the subject property, facing Church Street, is one-story in height with a full-width front porch and side projection, also with a front porch. As mentioned in the preceding paragraph addressing massing, the height of the ceilings and pitches of the roofs combine to form a whole that would be compatible with surrounding architectural landscape.

With regard to building components, the *Guidelines* call for responsiveness to traditional design patterns. (6.44) The camelback shotgun house is more familiar to residents of New Orleans than Oakleigh Garden in Mobile, and the narrow townhouse is similarly referential of that city. The simple paneled doors employed for the front entrances reflect doors seen on residences in the district. The use of two-over-two sashes is compatible with the district and are typical for both the shotgun and townhouse form. (6.41, 6.45) The wall treatments are visually compatible with the surrounding architectural and historical context. (6.38, 6.39) The proposed window spacing on the façades (fronts) mimic traditional solid-to-void ratios; however, the fenestration patterns on some of the sides and rear elevations of all four models are atypical. (6.45) The use of a raised, continuous brick foundation is also a convention prevalent on surrounding historic buildings. (6.43). The design of the full-width front porch also contributes to the new construction's responsiveness to the surrounding historic construction practices. (6.42)

The building materials appear to blend with those employed in the past and in immediate surroundings (6.39, 6.41, 6.45) It is unclear what material is proposed for the louvered shutters.

The application states that white picket fences are to be installed between the dwellings. However, no drawings, measurements or material descriptions of the proposed fencing were submitted with the application. (10.2)

The *Guidelines* instruct that the new buildings should be visually connected to the street via a walkway leading directly from the sidewalk to the main building entry. Likewise, a landscaped front yard must be installed which associates with the character of that seen in the district. (10.5, 10.10) The application proposes no connecting element between the buildings and street, nor does it provide a landscaping plan.

The application states that a 10'-0" wide driveway accessing Marine Street will provide access to the rear of the homes, and that, in addition to the two-car garage option, there would be a minimum of two (2) parking spaces to the rear of the structures. Therefore, parking for the houses would be at the interior of the property, in accordance with the *Guidelines*, which state, "*Minimize the visual impact of parking. Locate a parking area to the rear or to the side of a site whenever possible.*" (10.7) However, no drawings or material description of the driveway or parking spaces were submitted with the application.

A single elevation and façade drawing intended for Lot 1 (on the corner of Marine Street and Church Street) were submitted with the application. However, this plan was incomplete, and the two drawings make it difficult to decipher specific design plans.

## AMENDMENT TO STAFF REPORT

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On January 17, 2024, the ARB voted to grant this application conceptual approval (in particular for type and placement of the building), with the caveat that a Design Review Committee be formed to work with the applicant to finalize details lacking in the current application and that the applicant would then present these more detailed plans to the Board for final approval and issuance of a COA.

On February 22<sup>nd</sup>, a Design Review Committee consisting of Board members Mr. Blackwell and Ms. Roselius and architectural historians from the Historic Development Meredith Wilson and Annie Allen, met with Mr. Corte to discuss details needed to finalize the application.

1. Below is a list of items requested of Mr. Corte by the Design Review Committee and subsequent information regarding what was included in the resubmission to the Historic Development office:
  - Updated elevation and floor plan drawings (specifically including dummy windows on side walls)

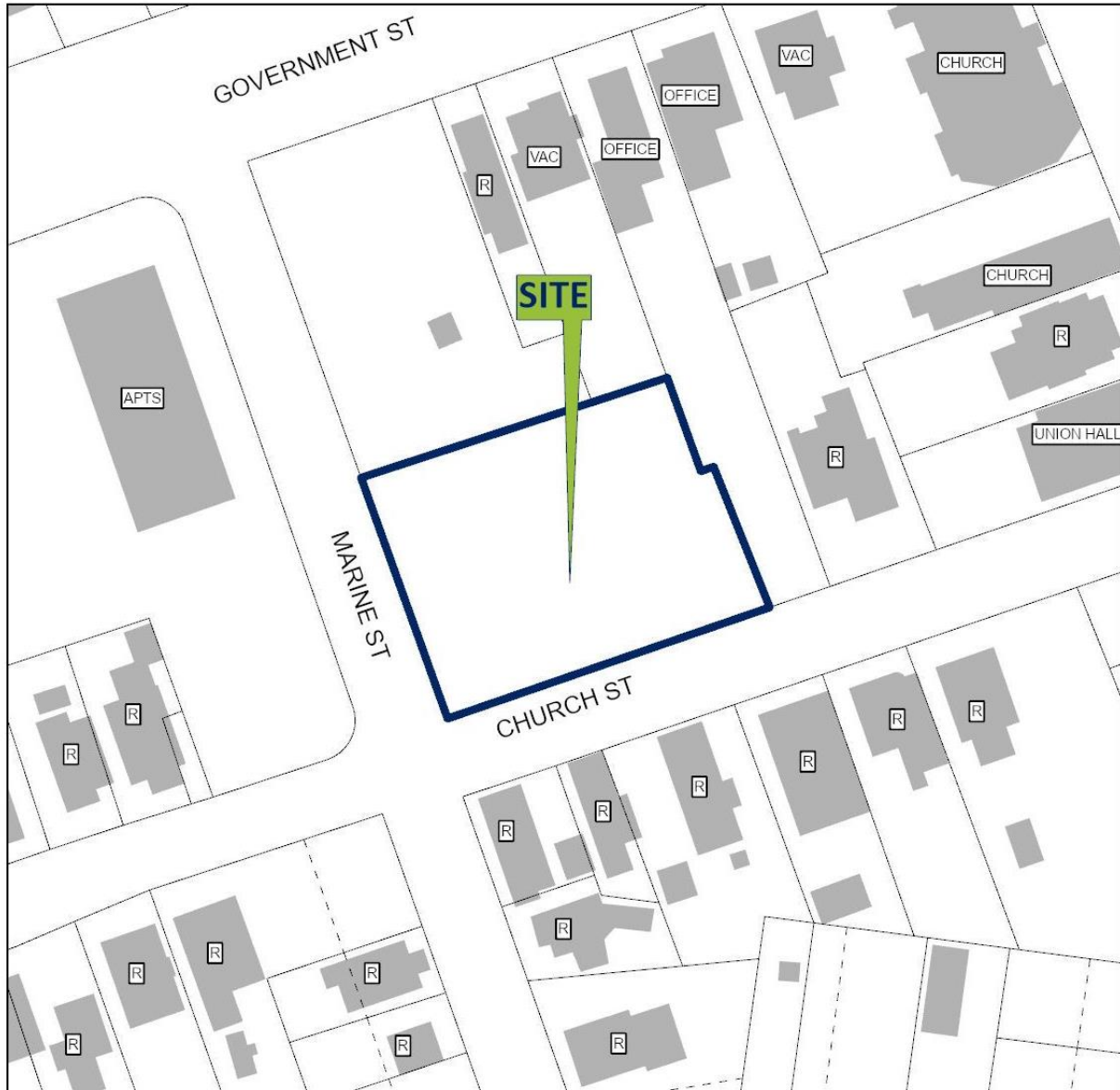
Elevation drawings for all models are included.  
No floorplans were included in the resubmission


- Landscape plan to include fencing scheme and elevations  
An updated landscape plan which includes fencing scheme and details for proposed picket fence is included.
- Door and window specifications  
Windows would be two-over-two Plygem Mira metal clad wood in white.  
A manufacturer's cut sheet is included.  
Dimensions are unknown.
- Roof material  
The roofs would be a Classic Rib metal roof.  
Manufacturer's cutsheet is included.
- Paint color options to create color scheme selection for homeowners  
A selection of colors from Mobile Paint BLP's Historic Mobile Collection is included.  
Regarding color schemes for the homes, the applicant intends to submit colors for Staff level approval, noting that the color selections will be chosen from the approved Mobile Paints BLP color chart. Beyond the color chart, white will be an option, as well as lighter shades of the BLP selections.

2. Additionally, the applicant also provided flyers for the Oakleigh, Bienville, St. Francis, and Royale plans; a spec sheet for a gas lantern proposed for the front porches, and the following information regarding materials, dimensions, and design:
  - Exterior doors – fiberglass, two panel, painted or wood, two panel, stained
  - Exterior lights – recessed lights in porch ceilings with copper lantern hanging from ceiling (see attached spec sheet)
  - Columns - will be 10" square with 1x10 bases and capitals
  - The porch rail pickets on Lot 6 will be simple 2"x2" spindles painted white as shown on **Plan Flyer Oakleigh**
  - The porch rail pickets on Lot 1 will be simple 2"x2" spindles with "X's" painted white as shown on **Plan Flyer Oakleigh with side porch**
  - Lot 3 will have columns but not porch rails and will be **Plan Flyer Bienville**
  - Lot 7 will have brackets but not porch rails and will be **Plan Flyer Royale**
  - The other lots will be submitted as the purchasers select their homes.

Site Location – 916 Church Street

ARCHITECTURAL REVIEW BOARD  
VICINITY MAP



APPLICATION NUMBER <u>4</u> DATE <u>5/1/2024</u>	
APPLICANT <u>Corte Development, Inc.</u>	
PROJECT <u>New Construction: seven two-story single-family residences</u>	

## Site Photos – 916 Church Street



1. Lot at 916 Church, looking south towards Church Street.



2. Lot, looking west, towards Marine Street.



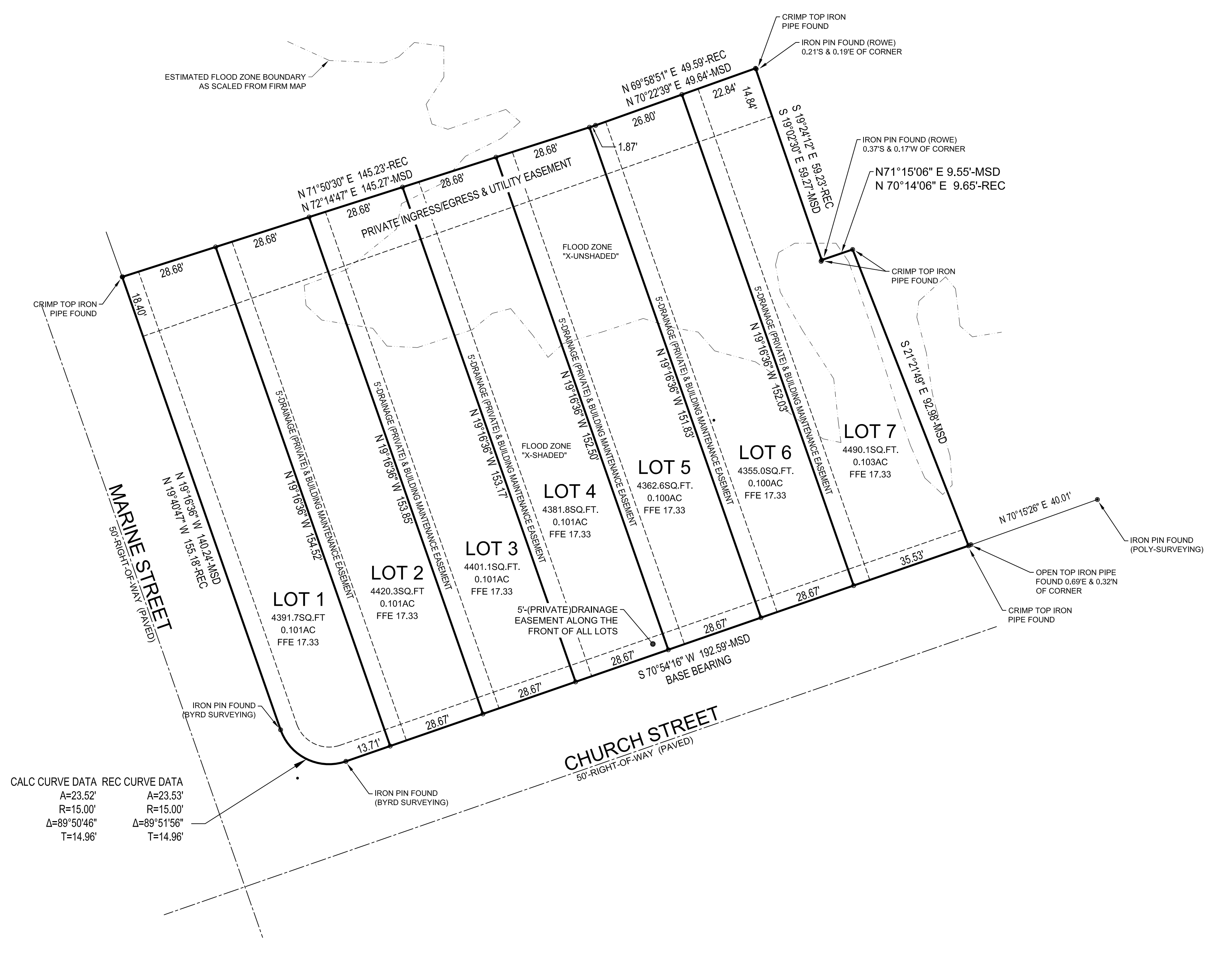
3. Northwest corner of lot, looking southeast.



4. Northeast corner of lot, looking southwest.

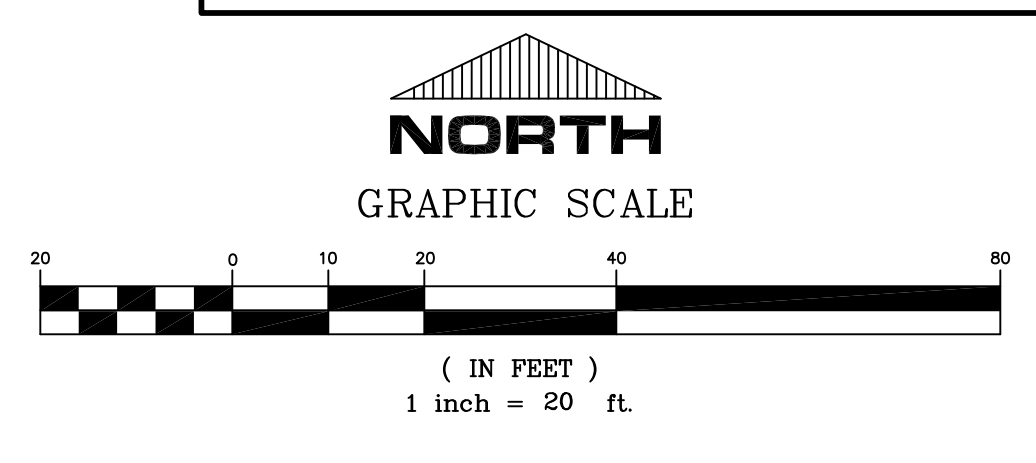
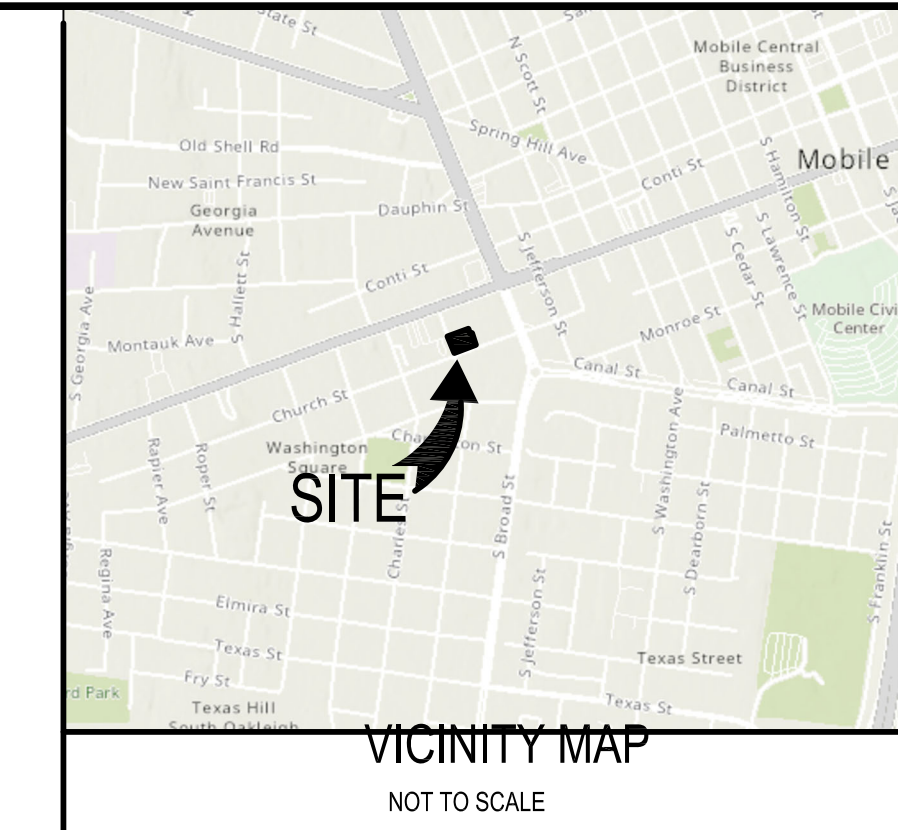


5. Northwest corner of lot, near existing curb cut.



**CALC CURVE DATA**  
 A=23.52'  
 R=15.00'  
 Δ=89°50'46"  
 T=14.96'  
**REC CURVE DATA**  
 A=23.53'  
 R=15.00'  
 Δ=89°51'56"  
 T=14.96'

- SURVEYOR'S NOTES:**
- SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS AND OTHER SURVEY FIRMS AND INFORMATION FURNISHED BY CLIENT.
  - ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
  - WHERE A PLUMBING DRAINAGE SYSTEM MAY BE SUBJECT TO BACKFLOW OF SEWAGE BELOW THE LEVEL OF THE NEAREST UPSTREAM MANHOLE COVER, SUITABLE PROVISIONS SHALL BE MADE TO PREVENT ITS OVERFLOW IN THE BUILDING. IT SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY TO INSTALL AND MAINTAIN SUITABLE DEVICES IN ACCORDANCE WITH THE LOCAL PLUMBING CODE.
  - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE LOCATION OF OR THE EXTENT OF ANY POSSIBLE ENCROACHMENTS BENEATH THE SURFACE OF THE PROPERTY SHOWN HEREON, UNLESS SHOWN HEREON.
  - ANY FLOOD ZONES GIVEN OR SHOWN ON THE FACE OF THIS PLAT ARE SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS.(SCALED ONLY)
  - SURVEYOR NOT RESPONSIBLE FOR CHANGES MADE TO FENCE LINES. IMPROVEMENT LOCATIONS OF ANY KIND WHICH CHANGE AFTER THE DATE GIVEN HEREON ABOVE FOR FIELD WORK PERFORMED.
  - BOUNDARY CORNER MARKERS SHOWN HEREON, SET OR FOUND, HAVE BEEN GUARDED WITH WOOD STAKES. ALL OTHER MARKS FOUND ARE ACCESSORY OR CONTROL POINTS AND SHOULD NOT BE USED FOR FENCING, ETC.
  - TOTAL ACREAGE IS 30,776.28SF (0.71 ACRES), MORE OR LESS.
  - SMALLEST LOT SIZE IS 4352.25Q.FT (0.099 ACRES).
  - UNLESS OTHERWISE NOTED, ALL CORNERS WERE SET WITH IRON PINS AND CAPS(CARRIER 24327PLS.).
  - TOTAL NUMBER OF LOTS - 7.
  - FRONT BUILDING SETBACK LINES NOTED ON PLAT.
  - THE TOTAL SITE COVERAGE BY ALL STRUCTURES ON ANY LOT SHALL BE NO GREATER THAN 75% OF THE NET PROPERTY AREA.
  - AS SHOWN THE 1984 AERIAL PHOTO (29-477) LOTS 1-7 AND COMMON AREA WILL RECEIVE HISTORICAL CREDIT OF EXISTING (1984) IMPERVIOUS AREA TOWARDS STORMWATER DETENTION REQUIREMENT PER MOBILE CITY CODE, CHAPTER 17, STORM WATER MANAGEMENT AND FLOOD CONTROL AS FOLLOWS: LOTS 1-7 - 27,200SF.
  - A LAND DISTURBANCE PERMIT WILL BE REQUIRED FOR ANY LAND DISTURBING ACTIVITY IN ACCORDANCE WITH MOBILE CITY CODE, CHAPTER 17, STORM WATER MANAGEMENT AND FLOOD CONTROL: THE CITY OF MOBILE, ALABAMA FLOOD PLAIN MANAGEMENT PLAN (1984); AND THE RULES FOR EROSION AND SEDIMENTATION CONTROL AND STORM WATER RUNOFF CONTROL.
  - THE APPROVAL OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL AGENCIES (INCLUDING ALL STORM WATER RUNOFF, WETLAND AND FLOODPLAIN REQUIREMENTS) WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.
  - A SIDEWALK IS REQUIRED TO BE CONSTRUCTED, AND/OR REPAIRED, ALONG THE FRONTAGE OF EACH LOT, OR PARCEL, AT TIME OF NEW DEVELOPMENT OR CONSTRUCTION, UNLESS A SIDEWALK WAIVER IS APPROVED.
  - ALL EXISTING AND PROPOSED DETENTION FACILITIES, COMMON AREAS, AND WETLANDS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S), AND NOT THE RESPONSIBILITY OF THE CITY OF MOBILE.
  - ALL EASEMENTS SHALL REMAIN IN EFFECT UNTIL VACATED THROUGH THE PROPER VACATION PROCESS.
  - DRIVEWAY NUMBER, SIZE, LOCATION AND DESIGN TO BE APPROVED BY TRAFFIC ENGINEERING AND CONFORM TO AASHTO STANDARDS. ANY REQUIRED ON-SITE PARKING, INCLUDING ADA HANDICAP SPACES, SHALL MEET THE MINIMUM STANDARDS AS DEFINED IN ARTICLE 3, SECTION 64-3-12 OF THE CITY'S UNIFIED DEVELOPMENT CODE.
  - IMPROVEMENTS NOT LOCATED BY THIS SURVEY, OTHER THAN SHOWN.
  - THE SITE SHALL COMPLY WITH THE PROVISIONS OF THE HISTORIC DISTRICT OVERLAY (HDO) IN ARTICLE 14 OF THE UDC, INCLUDING THE FRONT YARD DIMENSIONAL STANDARDS FOR LOTS IN THE HDO.
  - NO STRUCTURE MAY BE CONSTRUCTED OR PLACED WITHIN ANY EASEMENT WITHOUT THE PERMISSION OF THE EASEMENT HOLDER.
  - AVERAGE WEIGHTED "C" FOR EACH LOT IS 0.60.



**SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED**

STATE OF ALABAMA  
COUNTY OF MOBILE

I, D. SCOTT CARRIER, A REGISTERED LAND SURVEYOR OF MOBILE COUNTY, ALABAMA HEREBY STATE THAT I HAVE SURVEYED THE PROPERTY OF De Tonti Place, LLC, SITUATED IN MOBILE COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION:**

LOT 1 HANK REARDEN SUBDIVISION, AS RECORDED ON INSTRUMENT 2020066111, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND EASEMENT AND ITS NUMBER AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS GIVING THE BEARINGS, LENGTH, WIDTH AND NAMES OF THE STREET, SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THUS (O) AS HEREON SHOWN.

I FURTHER STATE THAT WE HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 01097C0566 L, DATED JUNE 5, 2020 AND FOUND THAT THE ABOVE DESCRIBED PROPERTY LIES IN ZONES "X-SHADED" AND "X-UNSHADED".

WITNESS MY HAND THIS THE 15TH DAY OF FEBRUARY, 2024.

D. SCOTT CARRIER, P.L.S.  
ALA. REG. NO. 24327

APPROVED:

MOBILE CITY PLANNING COMMISSION

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER'S CERTIFICATE OF ACCEPTANCE**

STATE OF ALABAMA  
COUNTY OF BALDWIN

THIS IS TO CERTIFY I, WENDY BUTLER, AS PRESIDENT OF CAPITAL 8 VENTURES INC, AN ALABAMA CORPORATION, ACTING IN ITS CAPACITY AS A MEMBER OF DE TONTI PLACE, LLC, AN ALABAMA LIMITED LIABILITY COMPANY AND WITH FULL AUTHORITY, HEREBY CERTIFY THAT I AM PART OWNER OF THE WITHIN PLATTED AND DESCRIBED LANDS AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
WENDY BUTLER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT WENDY BUTLER, WHOSE NAME AS PRESIDENT OF CAPITAL 8 VENTURES INC, AN ALABAMA CORPORATION, ACTING IN ITS CAPACITY AS A MEMBER OF DE TONTI PLACE, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, SHE, AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CAPITAL 8 VENTURES, INC., AN ALABAMA CORPORATION, ACTING IN ITS CAPACITY AS A MEMBER OF DE TONTI PLACE, LLC, AN ALABAMA LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC

**OWNER'S CERTIFICATE OF ACCEPTANCE**

STATE OF ALABAMA  
COUNTY OF BALDWIN

THIS IS TO CERTIFY I, ALBERT CORTE, III, AS PRESIDENT OF CORTE DEVELOPMENT, INC, AN ALABAMA CORPORATION, ACTING IN ITS CAPACITY AS A MEMBER OF DE TONTI PLACE, LLC, AN ALABAMA LIMITED LIABILITY COMPANY AND WITH FULL AUTHORITY, HEREBY CERTIFY THAT I AM PART OWNER OF THE WITHIN PLATTED AND DESCRIBED LANDS AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
ALBERT CORTE, III, PRESIDENT

ACKNOWLEDGEMENT

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT ALBERT CORTE, III, WHOSE NAME AS PRESIDENT OF CORTE DEVELOPMENT, INC, AN ALABAMA CORPORATION, ACTING IN ITS CAPACITY AS A MEMBER OF DE TONTI PLACE, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, SHE, AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORTE DEVELOPMENT, INC., AN ALABAMA CORPORATION, ACTING IN ITS CAPACITY AS A MEMBER OF DE TONTI PLACE, LLC, AN ALABAMA LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC

**LIEN HOLDER'S CERTIFICATE OF ACCEPTANCE**

STATE OF ALABAMA  
COUNTY OF BALDWIN

THIS IS TO CERTIFY RGH OAKLEIGH, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, ACTING IN ITS CAPACITY AS LIEN HOLDER, AND WITH FULL AUTHORITY, HEREBY CERTIFY THAT RGH OAKLEIGH, LLC IS THE LIEN HOLDER OF THE WITHIN PLATTED AND DESCRIBED LANDS AND THAT THE LLC APPROVES OF THE PROPERTY TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
STEPHEN P. HOWLE, OPERATING MANAGER

ACKNOWLEDGEMENT

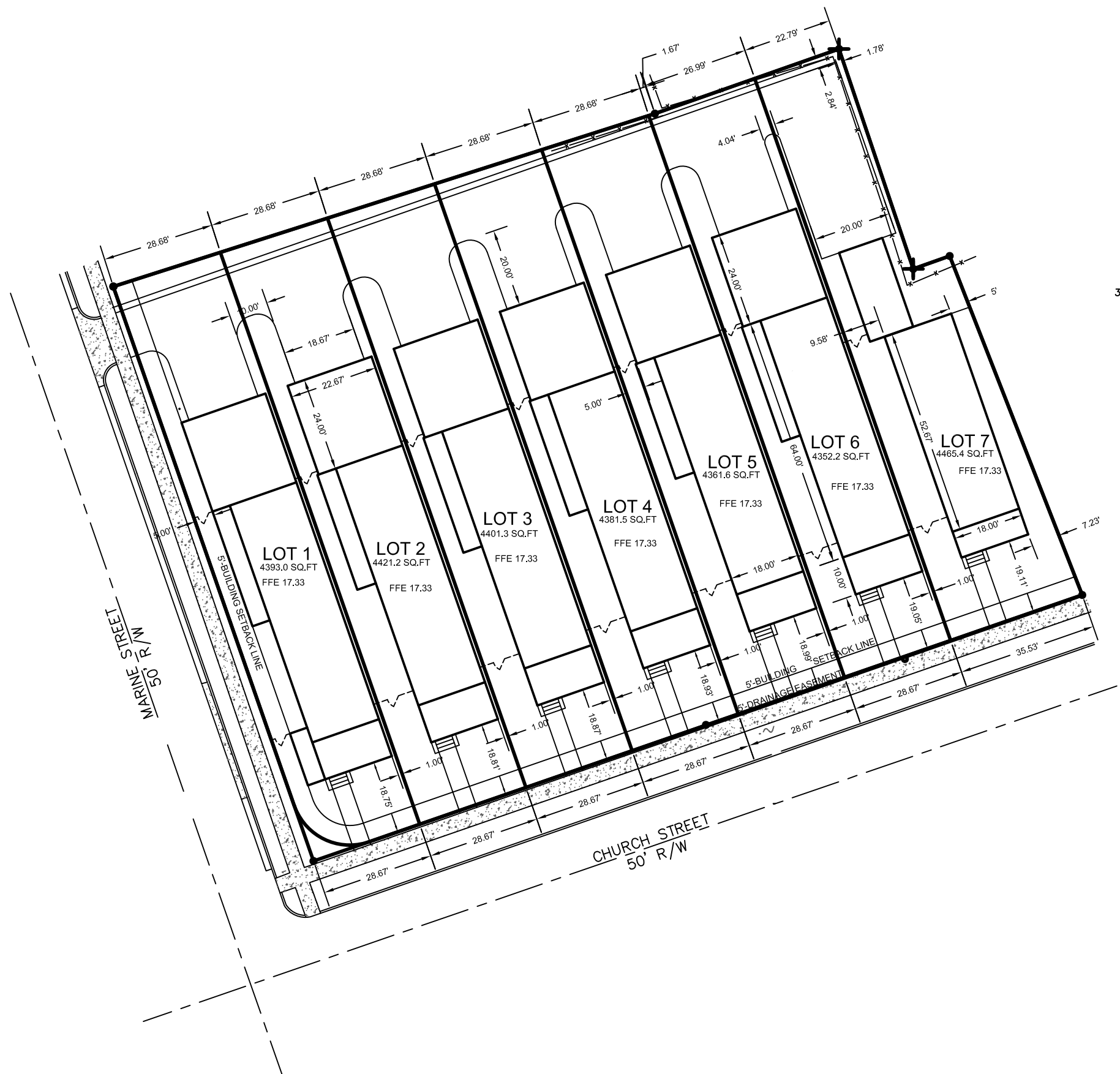
STATE OF ALABAMA  
COUNTY OF BALDWIN

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT STEPHEN P. HOWLE, WHOSE NAME AS OPERATING MANAGER OF RGH OAKLEIGH, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, ACTING IN ITS CAPACITY AS LIEN HOLDER OF THE SUBJECT PROPERTY, IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, HE, AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID RGH OAKLEIGH, LLC, AN ALABAMA LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC

<b>D. SCOTT CARRIER-P.L.S.</b> <b>PROFESSIONAL LAND SURVEYING</b> 13890 WHITE ROAD SILVERHILL, ALABAMA 36576 251/689-9693 EMAIL: carriersurveying@gmail.com		<b>The Residences at Oakleigh</b> FINAL SUBDIVISION PLAT	
SCALE: 1" = 20'	JOB NO. 23-029	DATE: 2/13/24	FIELD DATE: 2/24



  
**NORTH**  
 GRAPHIC SCALE



( IN FEET )  
 1 inch = 30 ft.

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THE RESIDENCES

*At Oakleigh*

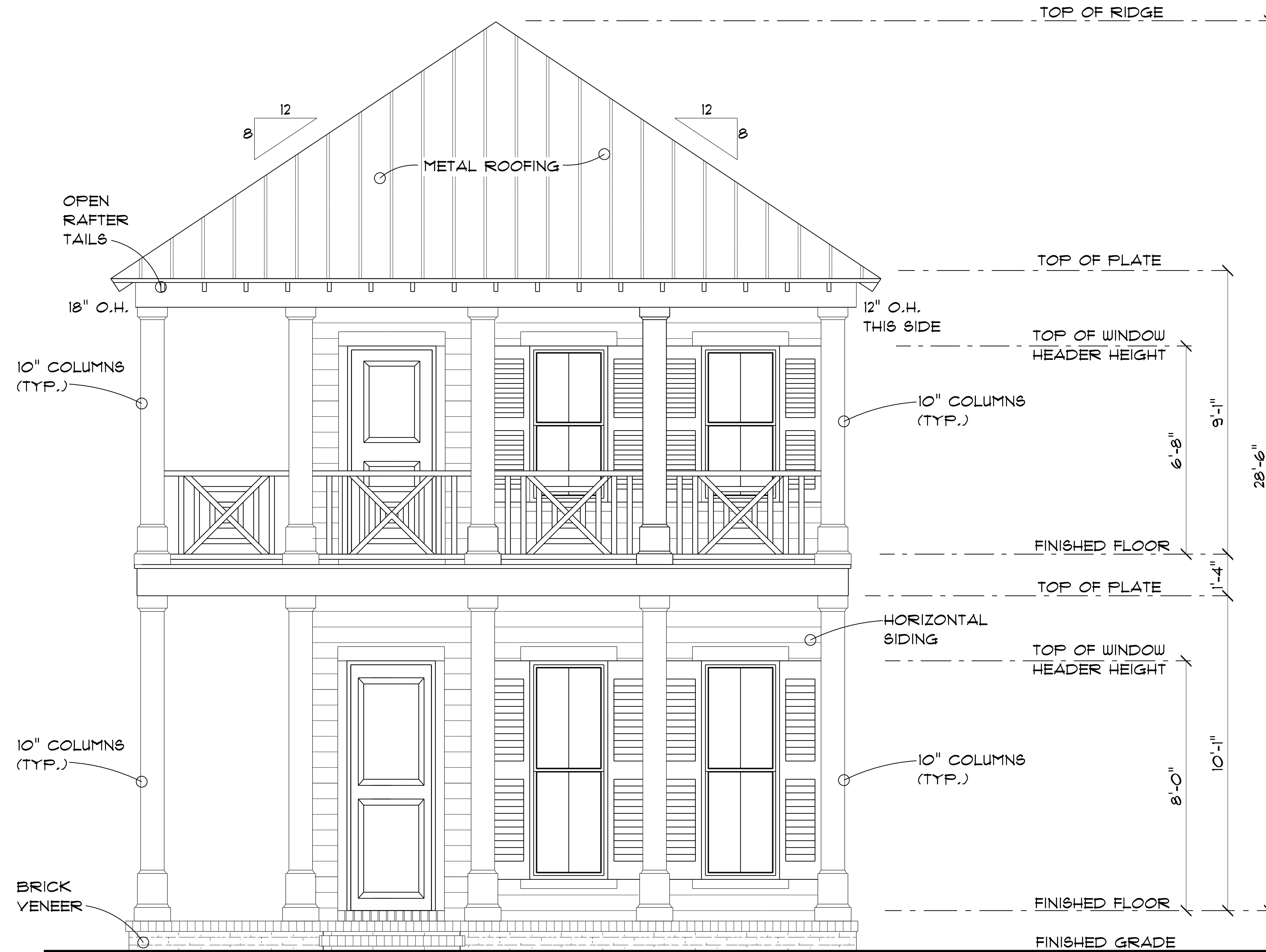
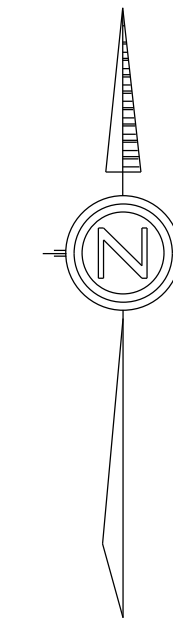
# Lot #1 The Residences At Oakleigh

916 Church Street, Mobile, Al. 33603

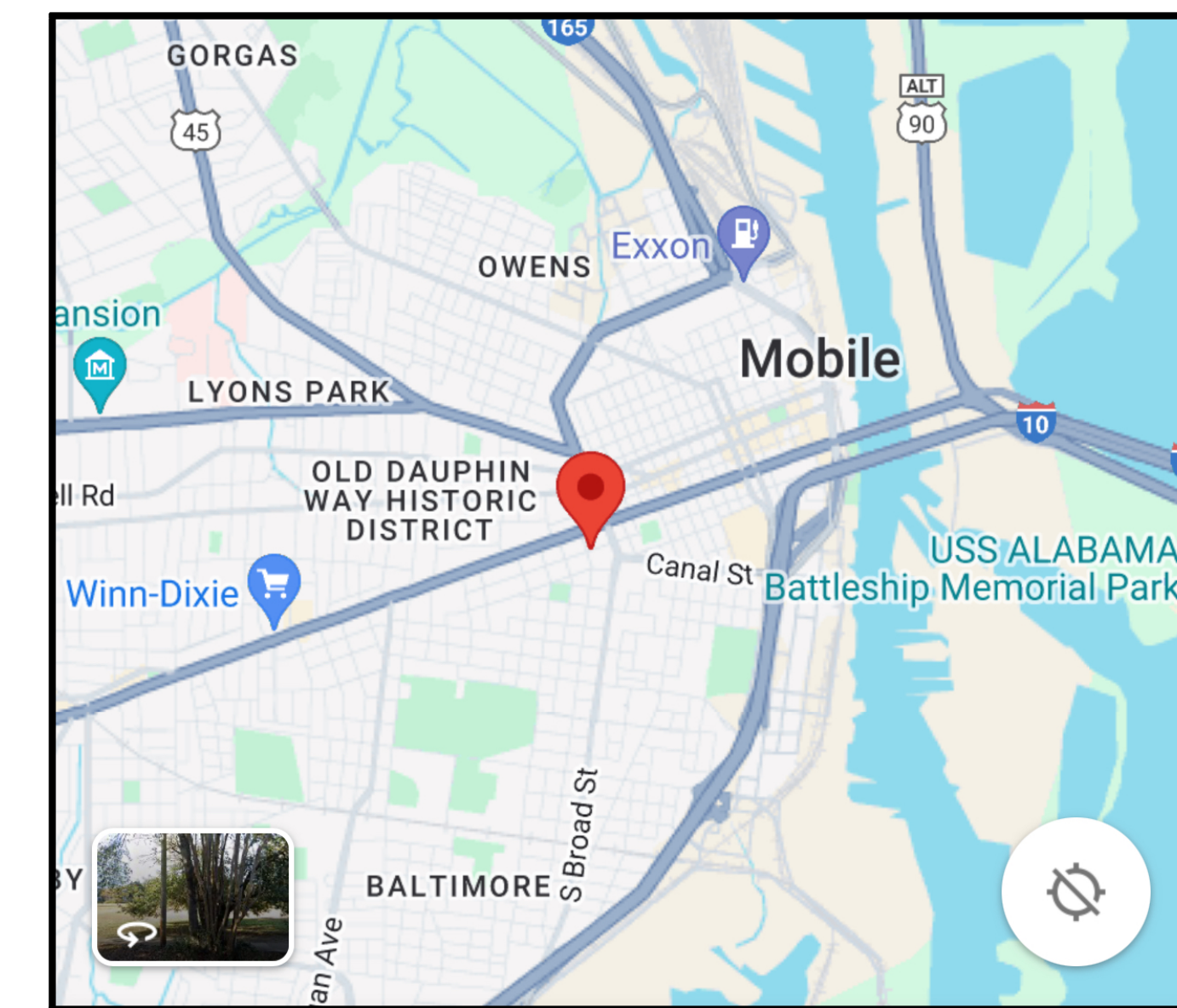
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY GARY S. BISHOP, P.E. USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



CONTACT  
TRAE CORTE  
251-151-7273  
TCORTE@BELLOUTH.NET  
TRAE CORTE RETAINS  
COPYRIGHT OF PLANS.



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



2 VICINITY MAP  
SCALE: N.T.S.

## TABLE OF CONTENTS

TITLE	SITE PLAN
A-1	MAIN FLOOR & 2ND FLOOR PLAN
A-2	ELEVATIONS
A-3	FOUNDATION
A-4	FRAMING PLANS
A-5	ELECTRICAL
S-1	STRUCTURAL
S-2	STRUCTURAL
S-3	STRUCTURAL
S-4	STRUCTURAL
S-5	STRUCTURAL
S-6	STRUCTURAL

3 TABLE OF CONTENTS  
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PAGE DESCRIPTION: SITE PLAN

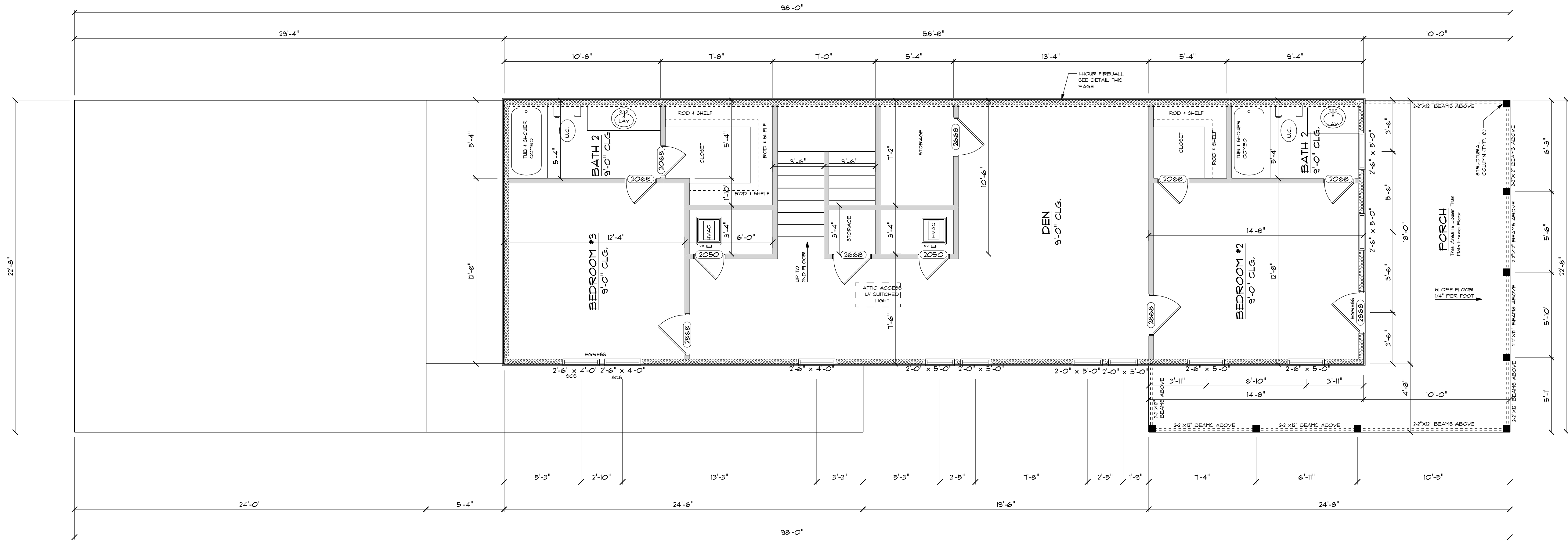
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DRAWN BY: B.L.S.  
SHEET NUMBER: TITLE PAGE  
SCALE: 1/8" = 1'-0"  
DATE: 2/8/2024  
JOB NO: 24-0005

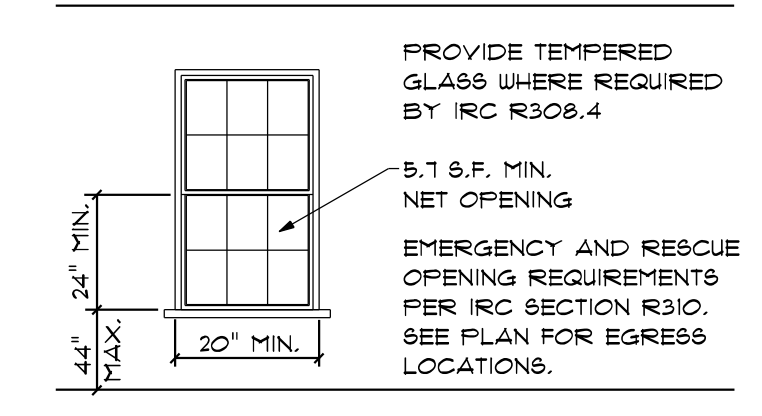
EASTERN SHORE  
CUSTOM HOMES LLC

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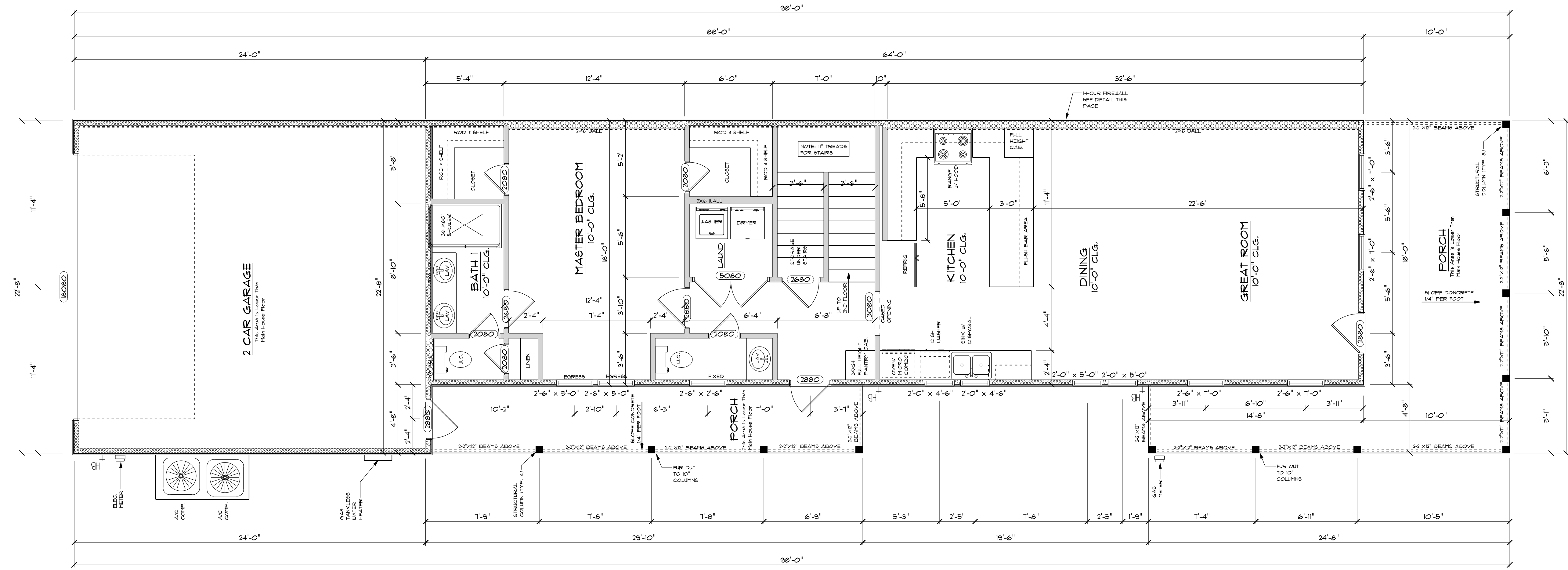
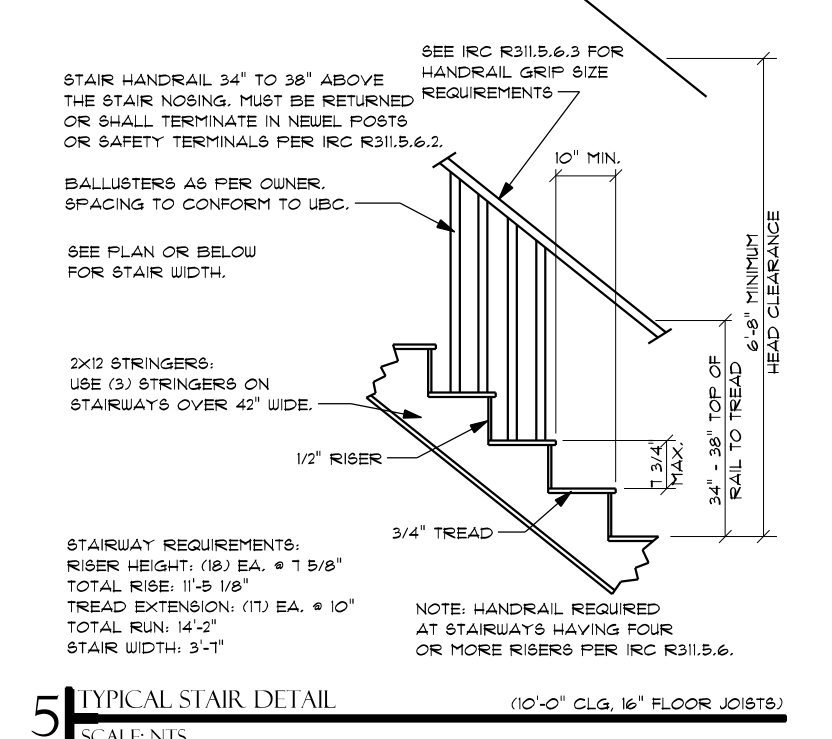


**2** 2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

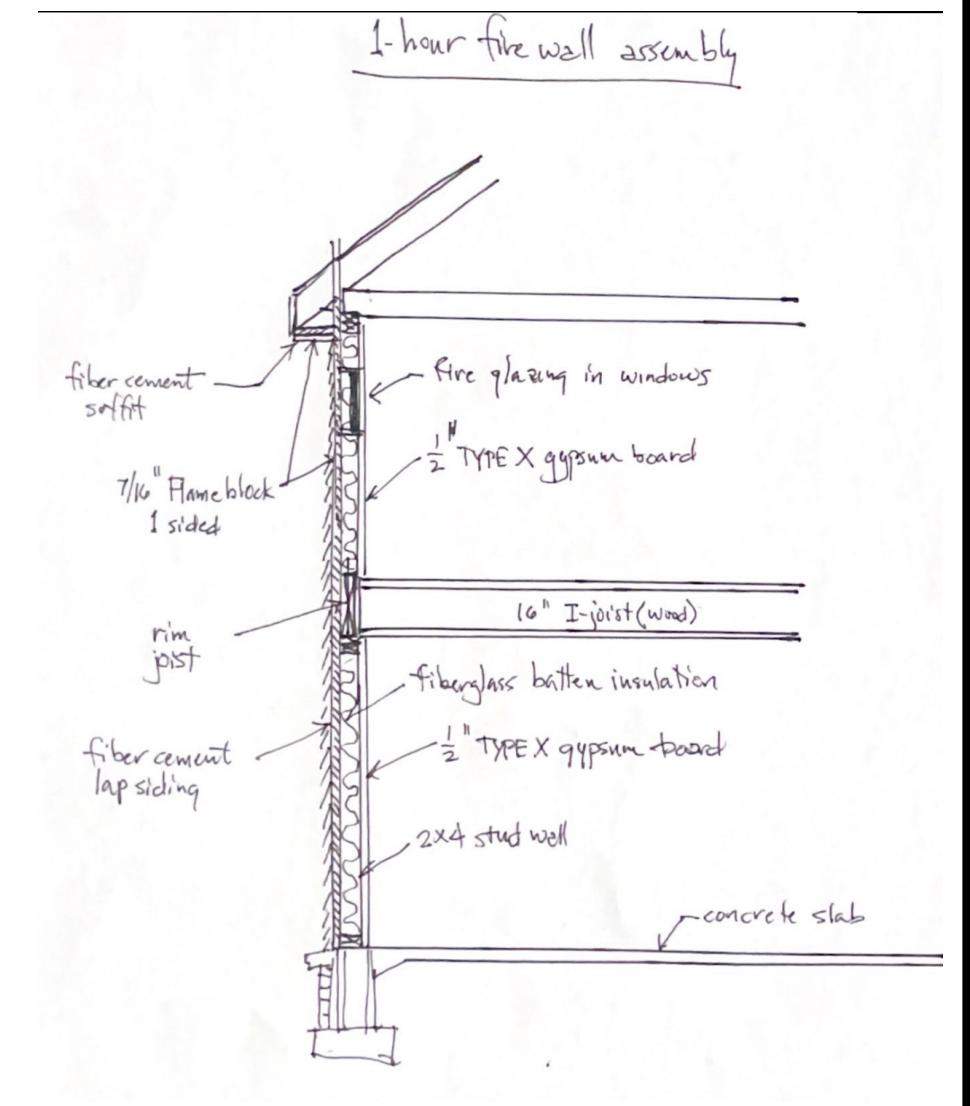


NAME	AREA
Main Floor Living	1152 sq. ft.
2nd Floor Living	1056 sq. ft.
Total Living Area	2208 sq. ft.
Main Floor Front Porch	294 sq. ft.
2nd Floor Front Porch	294 sq. ft.
Main Floor Side Porch	139 sq. ft.
2-Car Garage	544 sq. ft.
Total Under Roof	3479 sq. ft.

**4** SQUARE FOOTAGES  
SCALE: NTS



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



CONTACT  
TRAE CORTE  
251-751-2223  
TCORTE@BELLSOUTH.NET  
TRAE CORTE RETAINS  
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**PAGE DESCRIPTION: MAIN FLOOR PLAN & 2ND FLOOR PLAN**

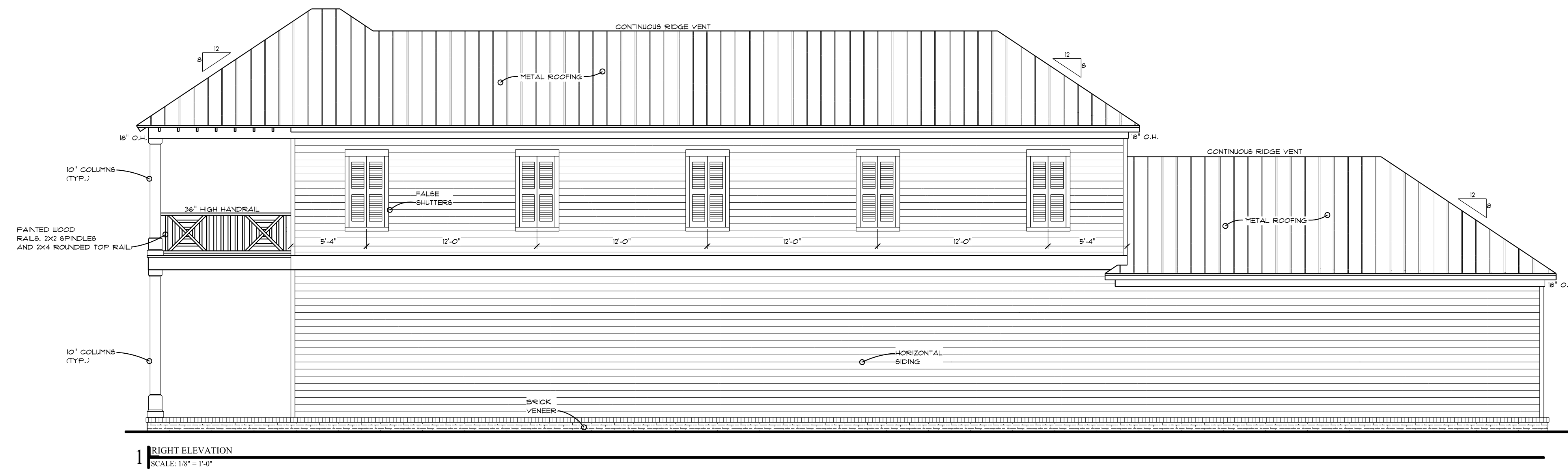
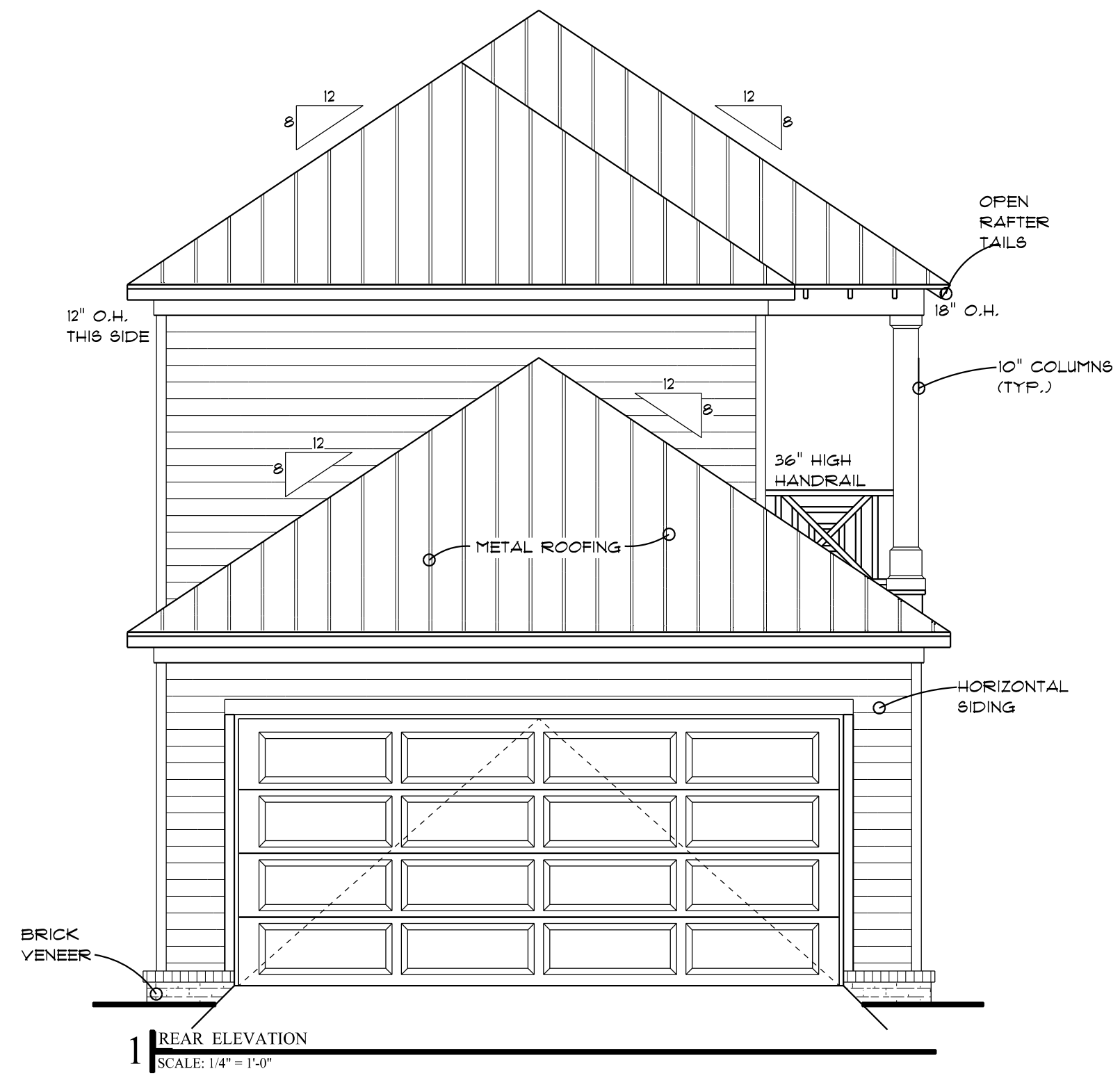
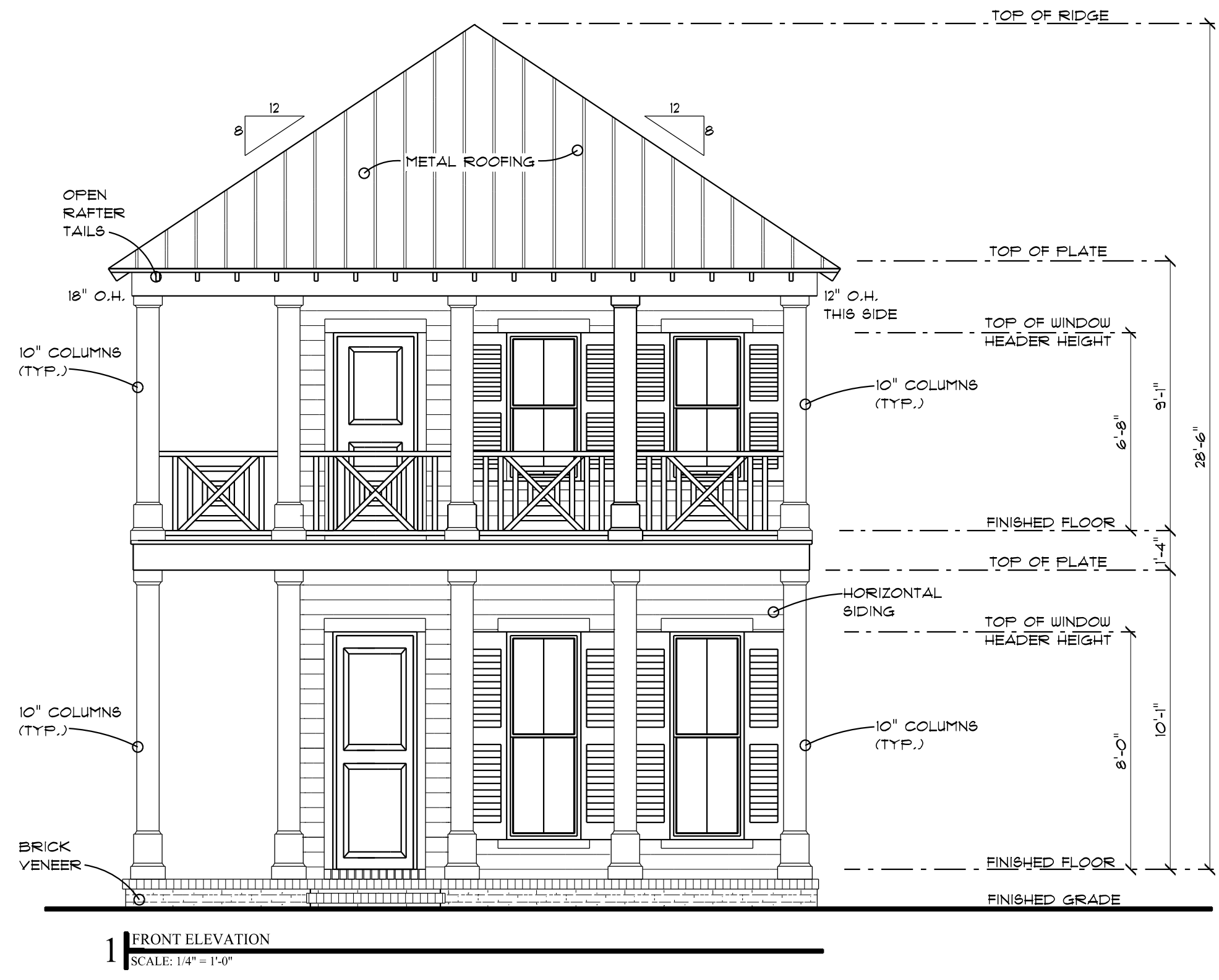
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DRAWN BY: B.L.S.  
SHEET NUMBER: A-1  
SCALE: 1/4" = 1'-0"  
DATE: 2/19/2024  
JOB NO: 24-0008

**EASTERN SHORE CUSTOM HOMES LLC**



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CONTACT  
TRAE CORTE  
251-761-2223  
TCORTE@BELL-SOUTH.NET  
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DRAWN BY: B.L.S.  
SHEET NUMBER: A-2  
SCALE: 1/4"=1'-0"  
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EASTERN SHORE  
CUSTOM HOMES LLC



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TRAE CORTE.



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# THE RESIDENCES *At Oakleigh*

A NEW LUXURY RESIDENTIAL DEVELOPMENT  
NESTLED IN THE HEART OF THE HISTORICAL  
OAKLEIGH GARDEN DISTRICT

*Luxe Leisure*

*Mobile AL*



FIRST FLOOR

SECOND FLOOR

## OAKLEIGH

### Lot 1 - side porch

First Floor	1,152 SF
Second Floor	1,056 SF
<b>TOTAL</b>	<b>2,208 SF</b>

- 10 ft Front Porch
- Two Parking Spaces
- 10 ft Ceilings 1st Floor
- 9 ft Ceilings 2nd Floor
- Courtyard

- Garage (optional upgrade)
- Fireplace (optional upgrade)

THIS PLAN HAS BEEN PREPARED FOR GENERAL ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE TO SCALE. ALL ILLUSTRATIONS HEREON, INCLUDING PLAN, DIMENSIONS AND SQUARE FOOTAGE ARE CONCEPTUAL AND SUBJECT TO PARTIAL OR TOTAL MODIFICATION OR MAY NOT BE BUILT AT ALL. NO PURCHASER SHOULD RELY ON THIS PLAN IN MAKING A DECISION TO PURCHASE PROPERTY; THE PURCHASE AGREEMENT, CONSTRUCTION DRAWINGS, RECORDED SUBDIVISION PLAT, OTHER DOCUMENTATION AND ALL MATTERS OF RECORD MUST BE RELIED UPON.

PLANS ARE COPYRIGHTED BY TRAE CORTE AND WENDY BUTLER.



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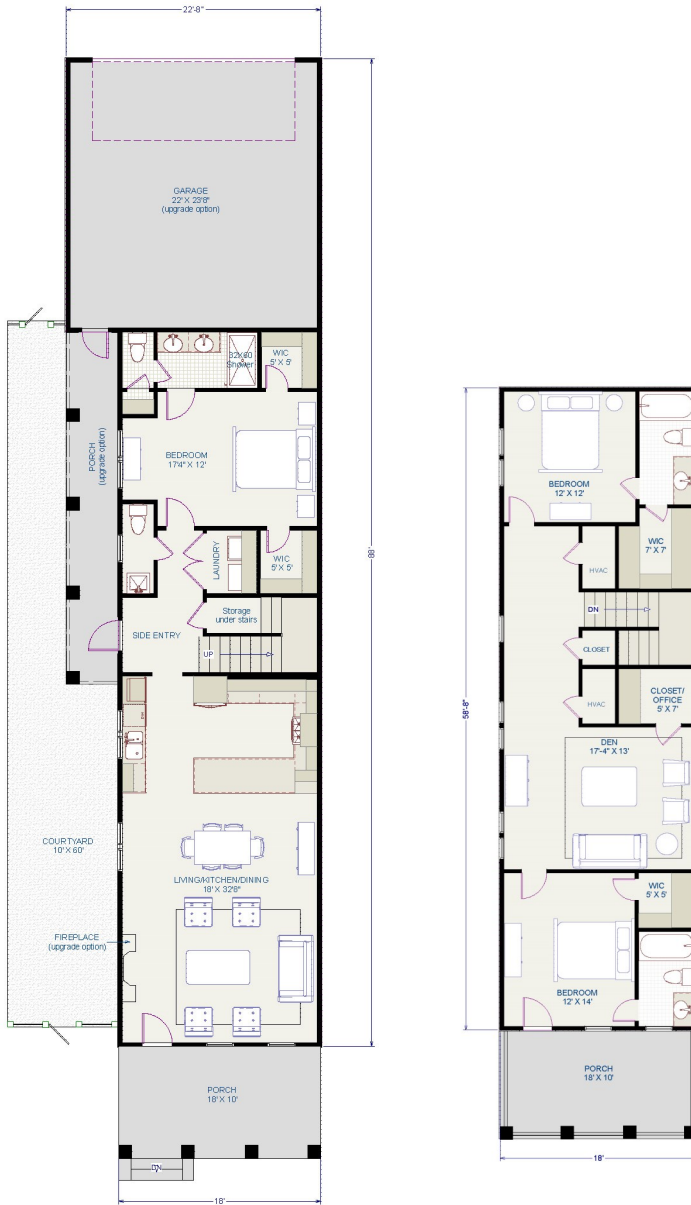
# THE RESIDENCES

## *At Oakleigh*

A NEW LUXURY RESIDENTIAL DEVELOPMENT  
NESTLED IN THE HEART OF THE HISTORICAL  
OAKLEIGH GARDEN DISTRICT

*Luxe Leisure*

*Mobile AL*



FIRST FLOOR

SECOND FLOOR

# OAKLEIGH

3 BED, 3.5 BATH

First Floor	1,152 SF
Second Floor	1,056 SF
<b>TOTAL</b>	<b>2,208 SF</b>

- 10 ft Front Porch
- Two Parking Spaces
- 10 ft Ceilings 1st Floor
- 9 ft Ceilings 2nd Floor
- Courtyard

- Garage (optional upgrade)
- Fireplace (optional upgrade)

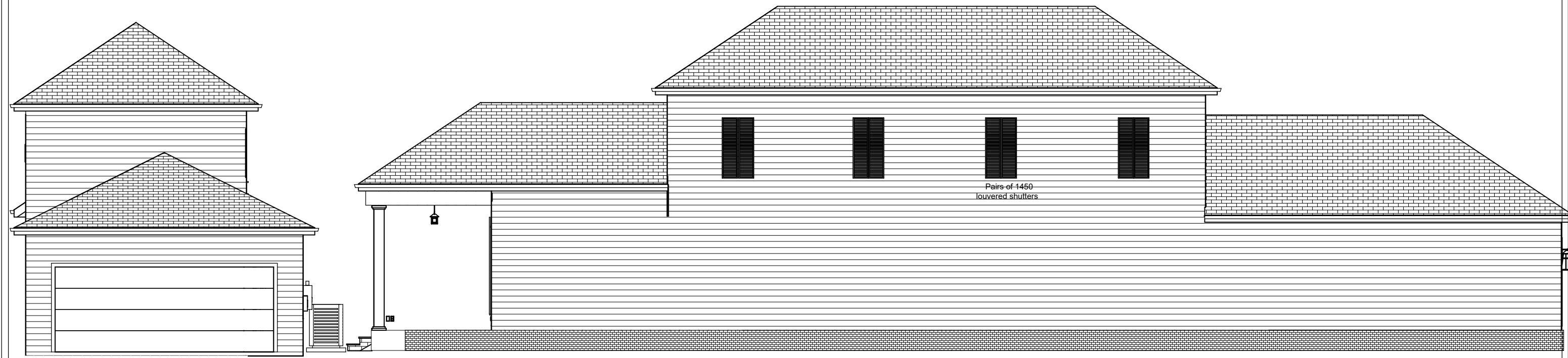
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PLANS ARE COPYRIGHTED BY TRAE CORTE AND WENDY BUTLER.



Pair of 2050  
louvered shutters

11'-6"  
9"



Pairs of 1450  
louvered shutters

DRAWINGS PROVIDED BY:  
**Corte & Butler  
Home Design**

PROJECT DESCRIPTION:  
**THE RESIDENCES  
at OAKLEIGH**

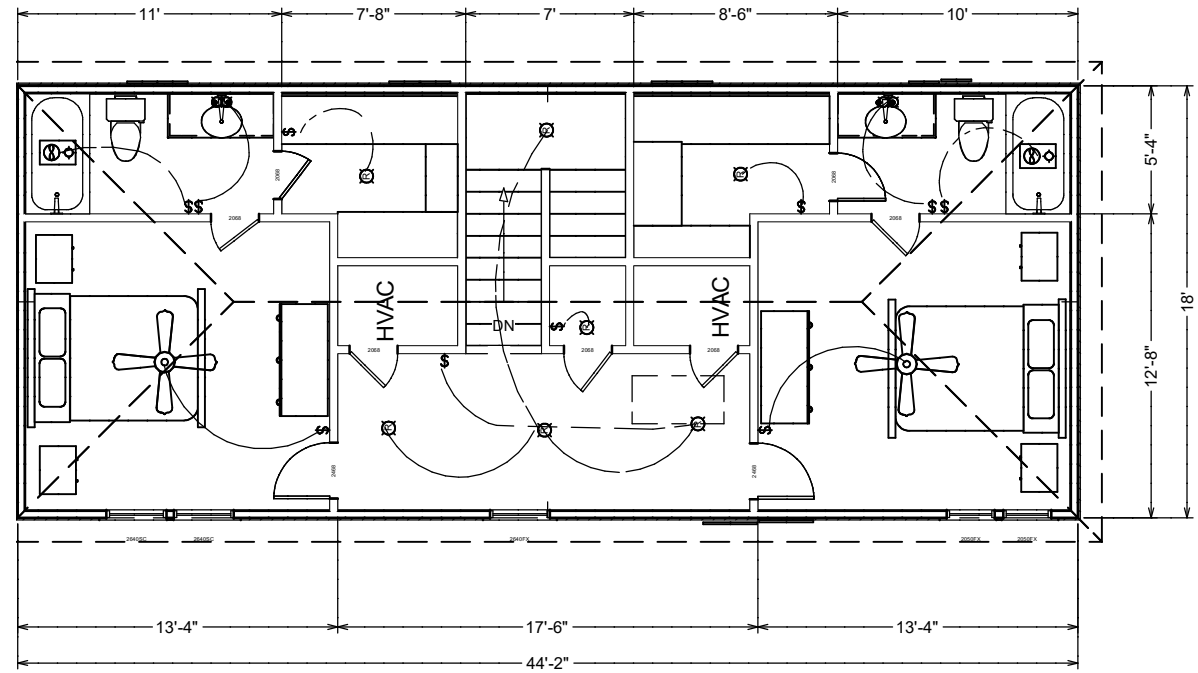
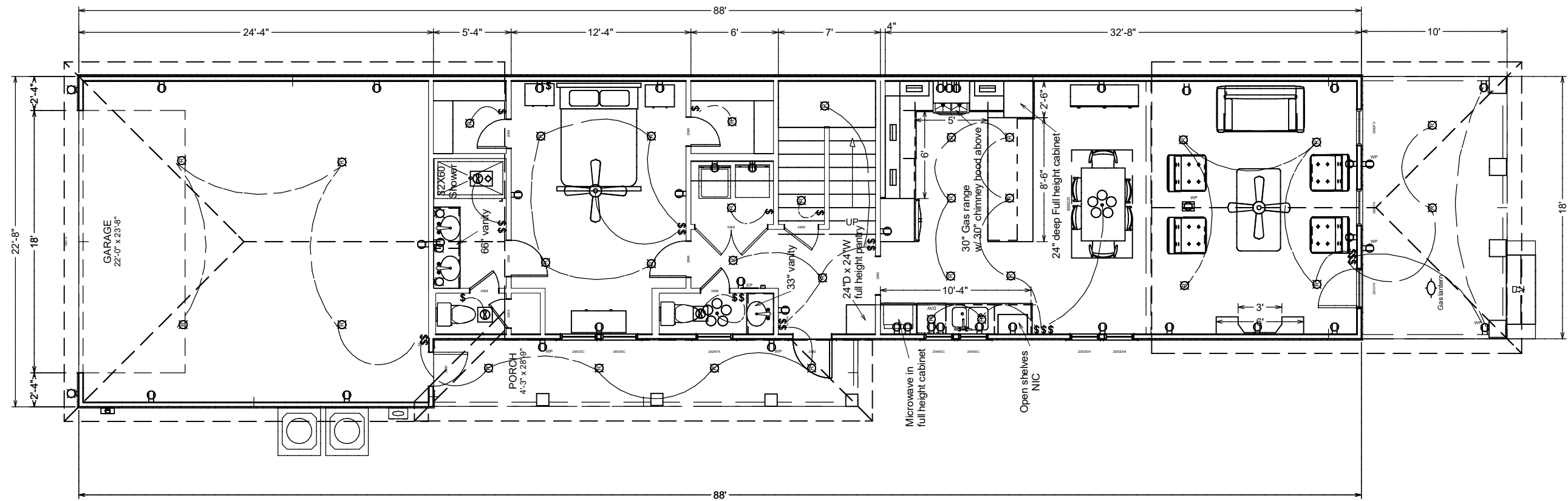
SHEET TITLE:  
Lot 3 - Bienville plan

NO.	DESCRIPTION	BY	DATE

SCALE:  
1/4" = 1 ft

DATE:  
DATE

**1**



DRAWINGS PROVIDED BY:  
Corte & Butler  
Home Plans

THE RESIDENCES  
at OAKLIEGH

SHEET TITLE:  
Lot 3 - Bienville plan

NO.	DESCRIPTION	BY	DATE

SCALE:

DATE:

1



ES  
TD

20  
24

# THE RESIDENCES *At Oakleigh*

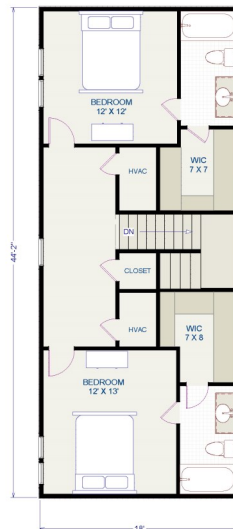
A NEW LUXURY RESIDENTIAL DEVELOPMENT  
NESTLED IN THE HEART OF THE HISTORICAL  
OAKLEIGH GARDEN DISTRICT

*Luxe Leisure*

*Mobile AL*



FIRST FLOOR



SECOND FLOOR

## BIENVILLE

3 BED, 3.5 BATH

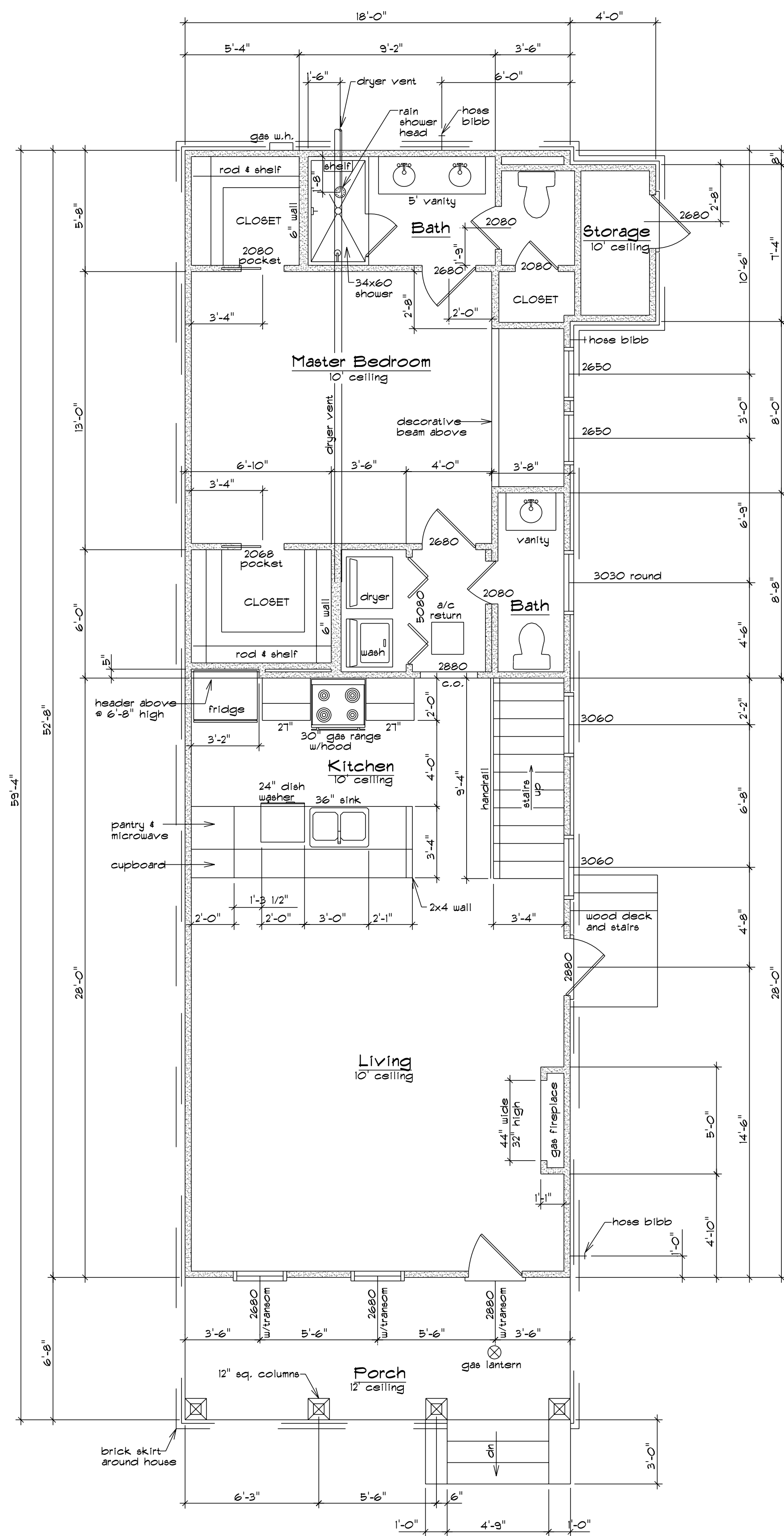
First Floor	1,152 SF
Second Floor	795 SF
<b>TOTAL</b>	<b>1,947 SF</b>

- 10 ft Front Porch
- Two Parking Spaces
- 10 ft Ceilings 1st Floor
- 9 ft Ceilings 2nd Floor
- Courtyard

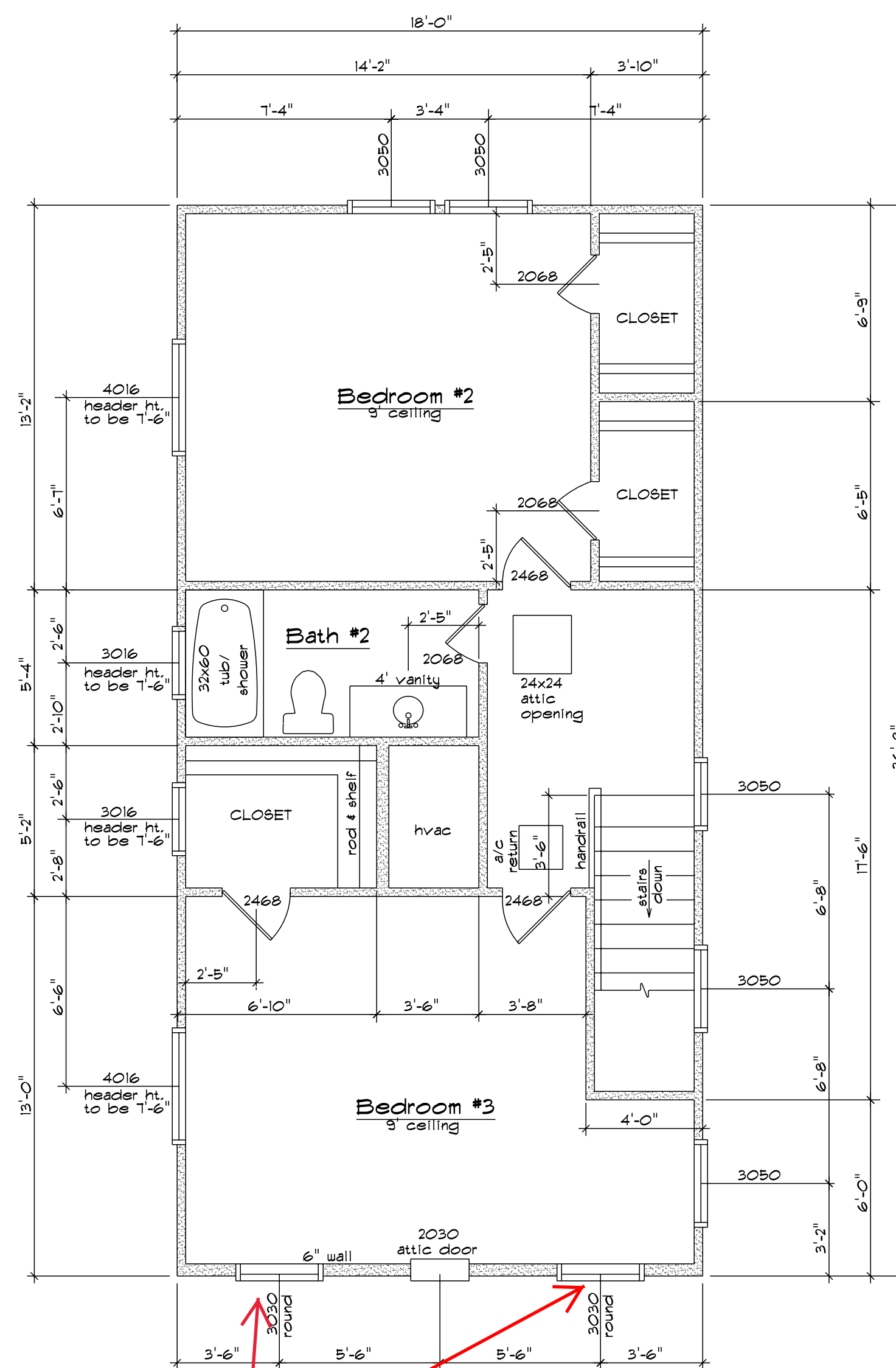
- Garage (optional upgrade)
- Fireplace (optional upgrade)

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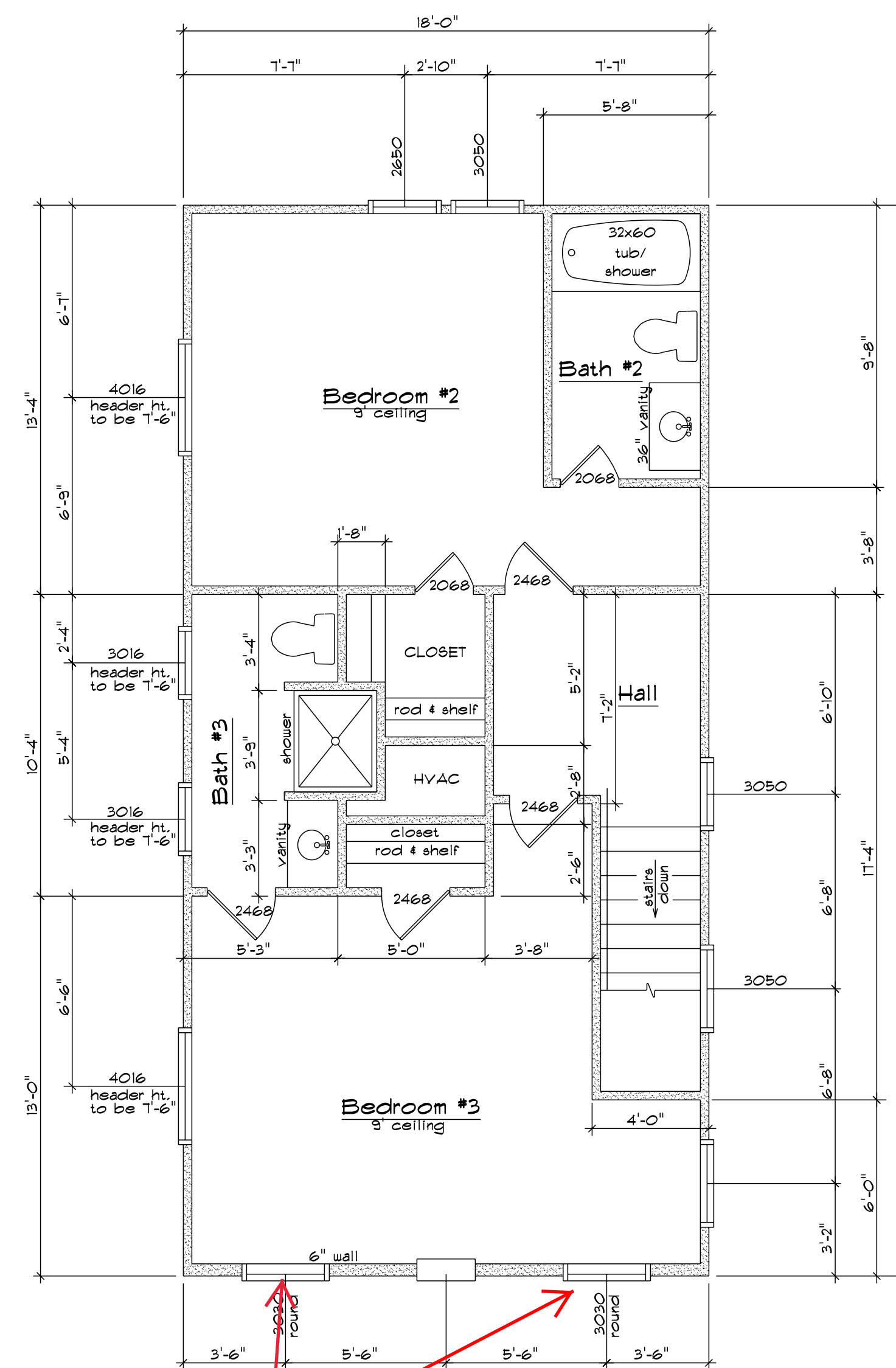


**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

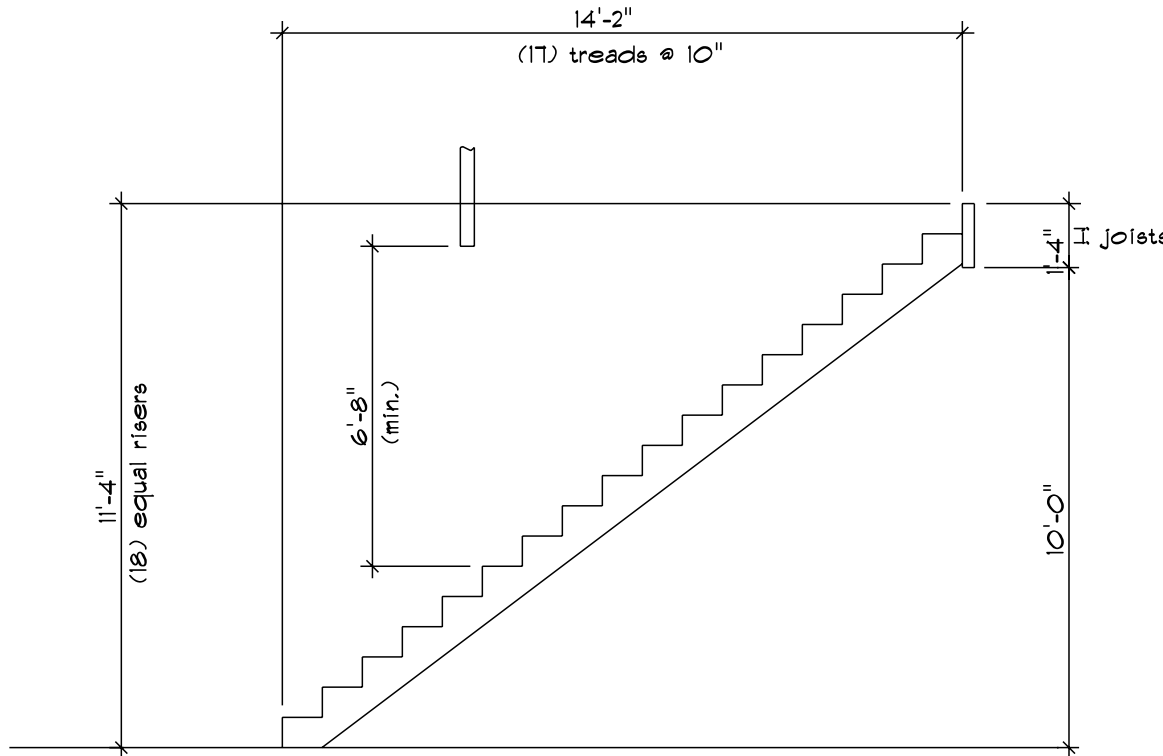


**SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

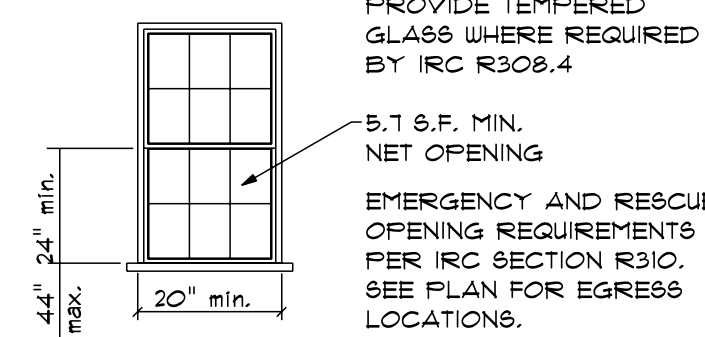
Two round windows deleted.



Two round windows deleted.



**STAIR SECTION**  
SCALE: 1/4"=1'-0"



**Minimum Egress Detail**

NAME	AREA
1st floor living	952 sq. ft.
2nd floor living	660 sq. ft.
Total Living Area	1,612 sq. ft.
Front Porch	120 sq. ft.
Storage	25 sq. ft.
Total Under Roof	1,757 sq. ft.

**Square Footage**

NOTE: DOOR ROUGH OPENINGS TO BE 7 1/2" MIN. FROM WALLS

*Corte & Gavras*  
**H O M E P L A N S**  
corteandgavras.com  
orders@corteandgavras.com  
p.o. box 1224 - fairhope, AL 36533 (251)-751-2223

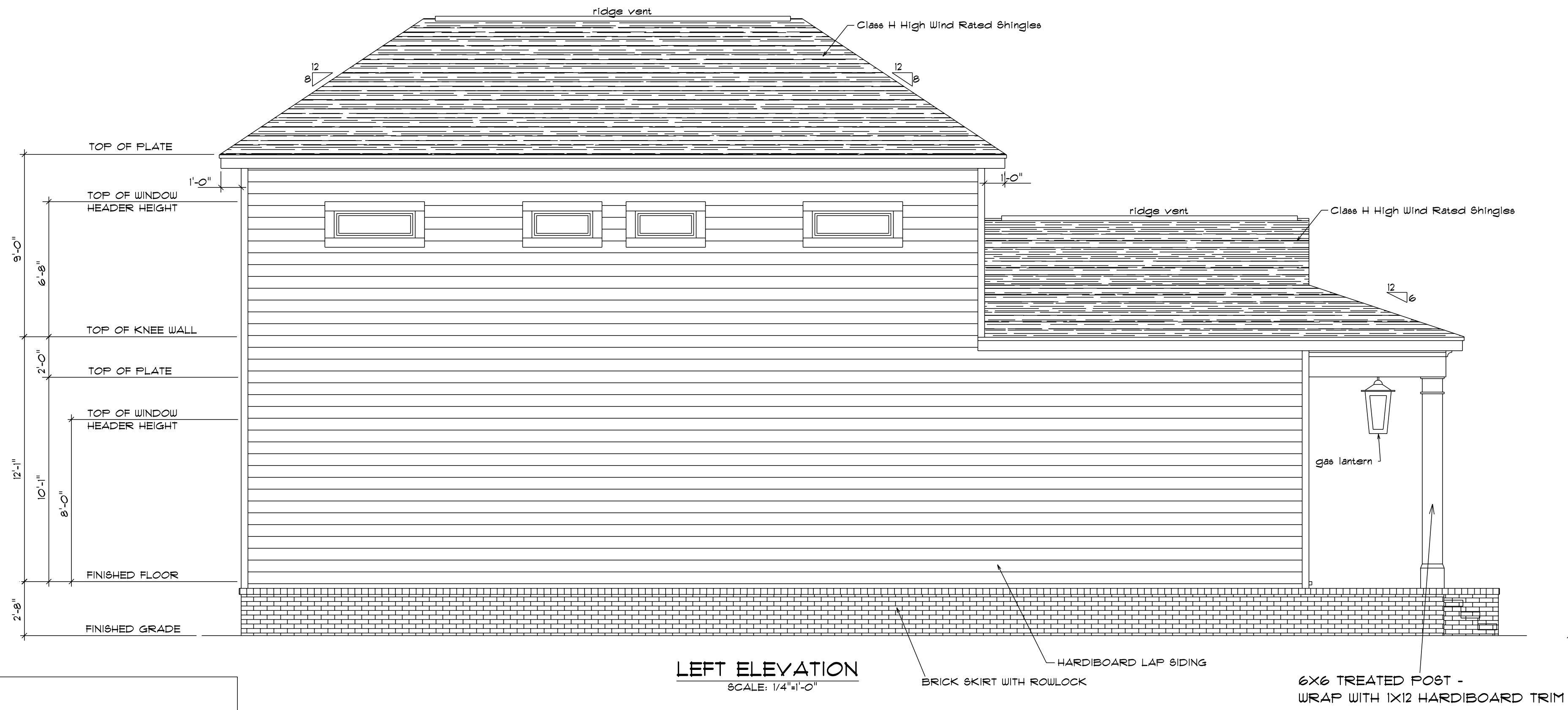
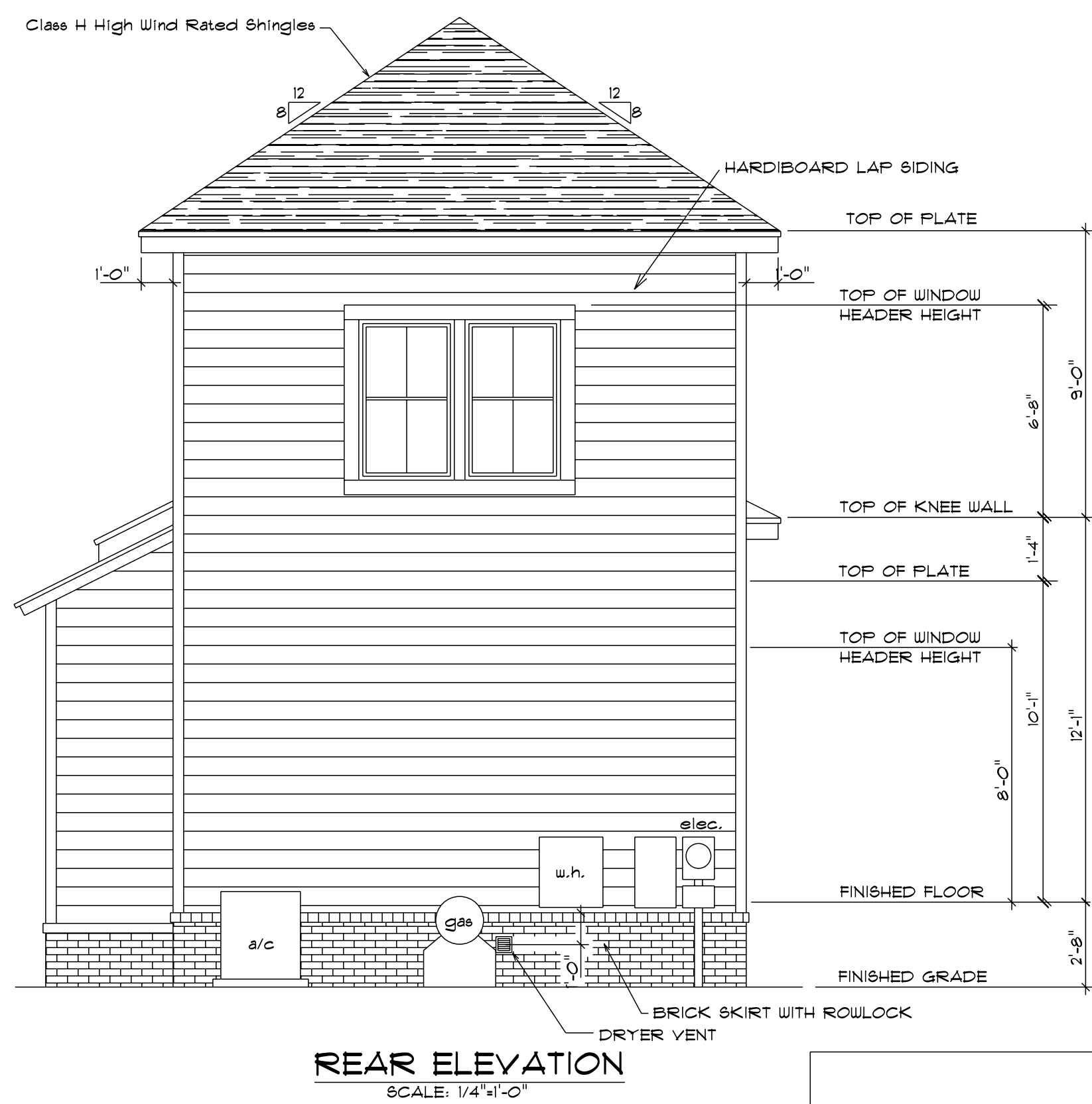
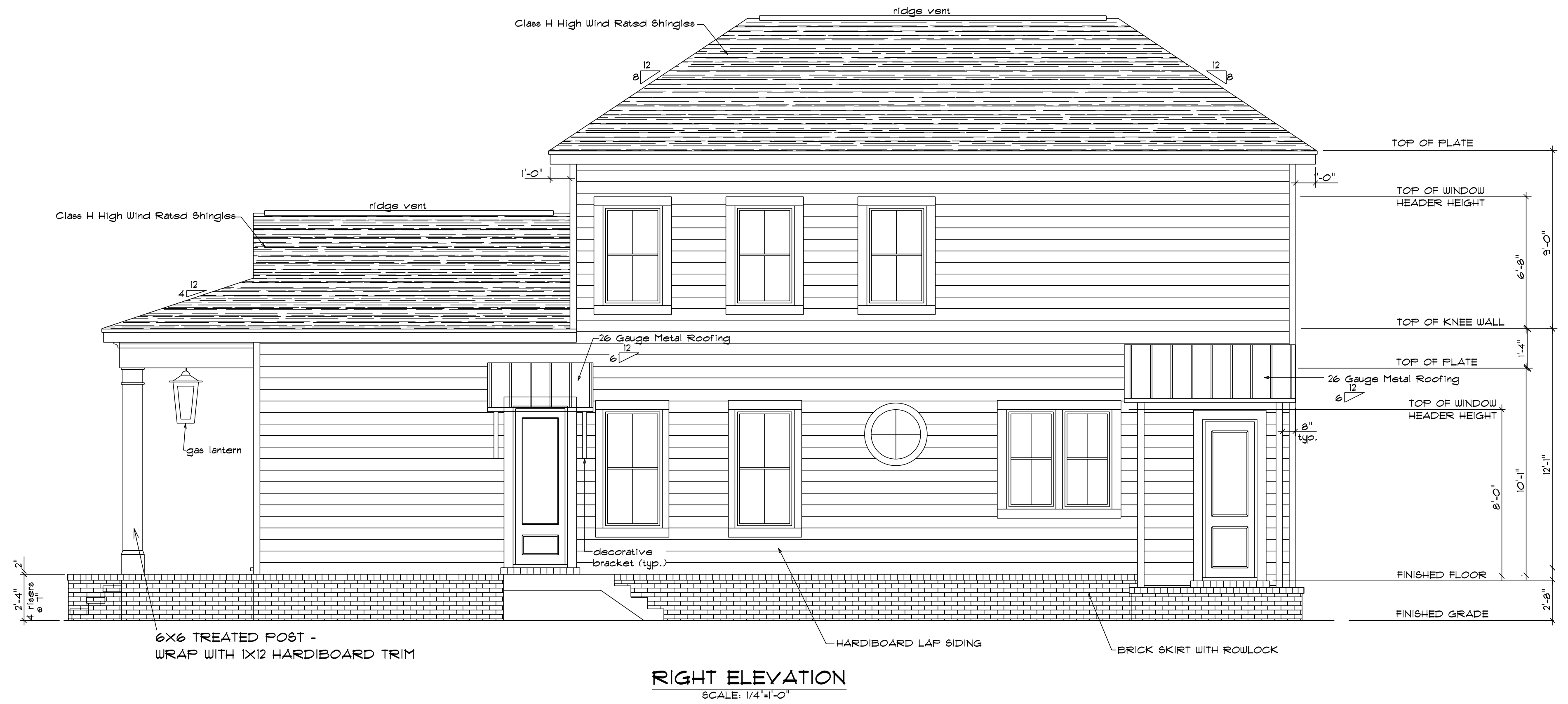
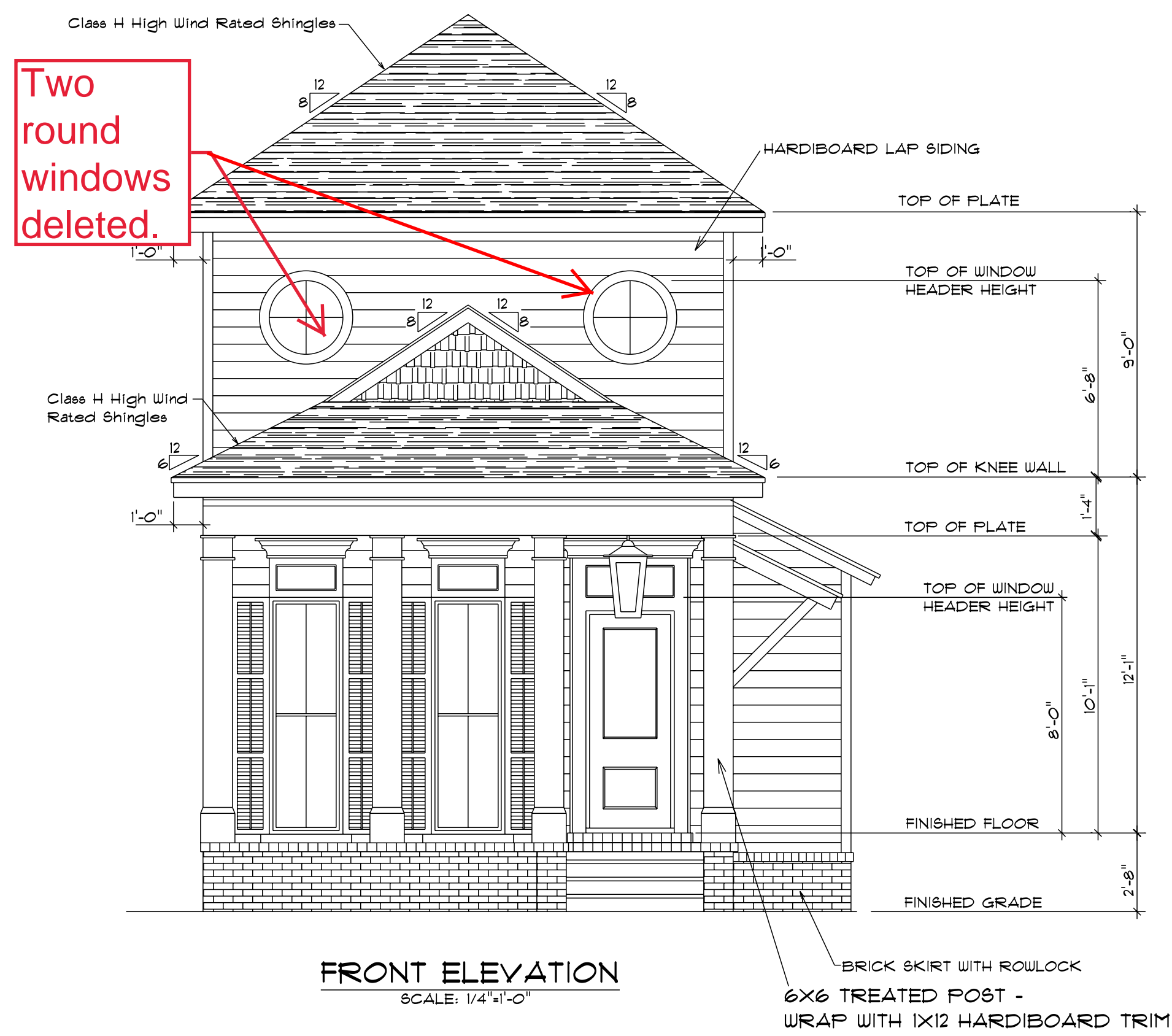
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**Royale**  
**Floor Plan**

Sheet  
**A-1**







- EXTERIOR ELEVATION NOTES:**
1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES PRIOR TO CONSTRUCTION.
  2. PROVIDE STEPS AS PER CODE.
  3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
  4. ALL FINISH MATERIAL TO BE VERIFIED BY CONTRACTOR.
  5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
  6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQUIRED BY CURRENT CODES.

EXPOSURE B CATEGORY  
ALL WINDOW AND EXTERIOR DOOR OPENINGS TO BE IMPACT RATED OR PROVIDE APPROVED IMPACT RESISTANT COVERINGS

SHINGLE ROOF COVERING MUST BE CLASS H HIGH WIND RATED 160 MPH ULTIMATE

ROOF MOUNTED VENTS INCLUDING BUT NOT LIMITED TO RIDGE VENTS AND TURBINES MUST BE FLORIDA BUILDING CODE TAB 100(A) APPROVED



*Corte & Gavras*  
**H O M E P L A N S**  
 corteandgavrashomeplans.com  
 orders@corteandgavrashomeplans.com  
 p.o. box 1224 - fairhope, AL 36533 (251)-151-2223

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**Royale Elevations**

Sheet  
**A-2**



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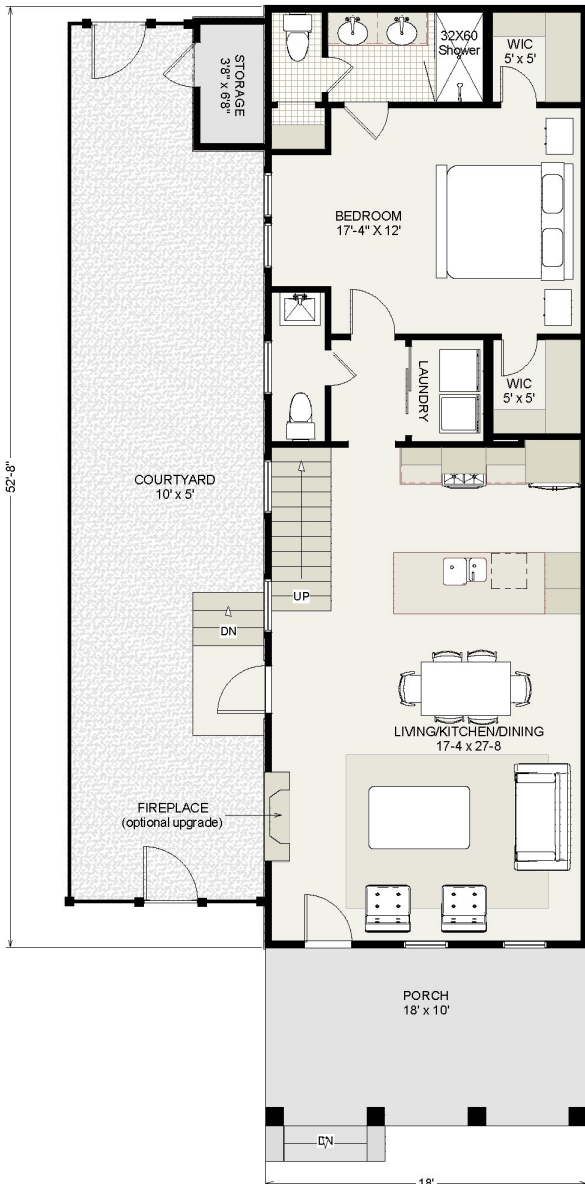
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24

# THE RESIDENCES *At Oakleigh*

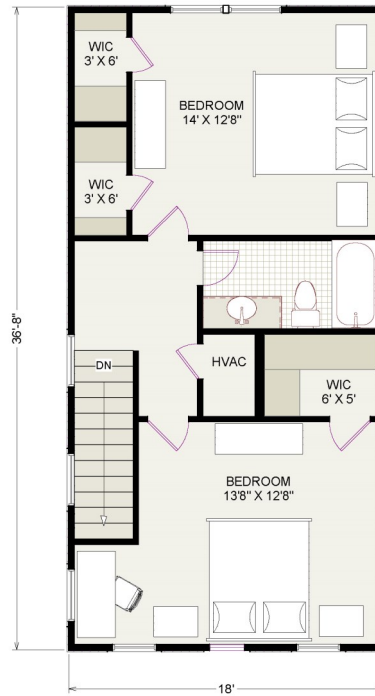
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OAKLEIGH GARDEN DISTRICT

*Luxe Leisure*

*Mobile AL*



FIRST FLOOR



SECOND FLOOR

## ROYALE

3 BED 2.5 BATH

First Floor	948 SF
Second Floor	660 SF
<b>TOTAL</b>	<b>1,608 SF</b>

10 ft Front Porch  
Two Parking Spaces  
10 ft Ceilings 1st Floor  
9 ft Ceilings 2nd Floor  
Courtyard

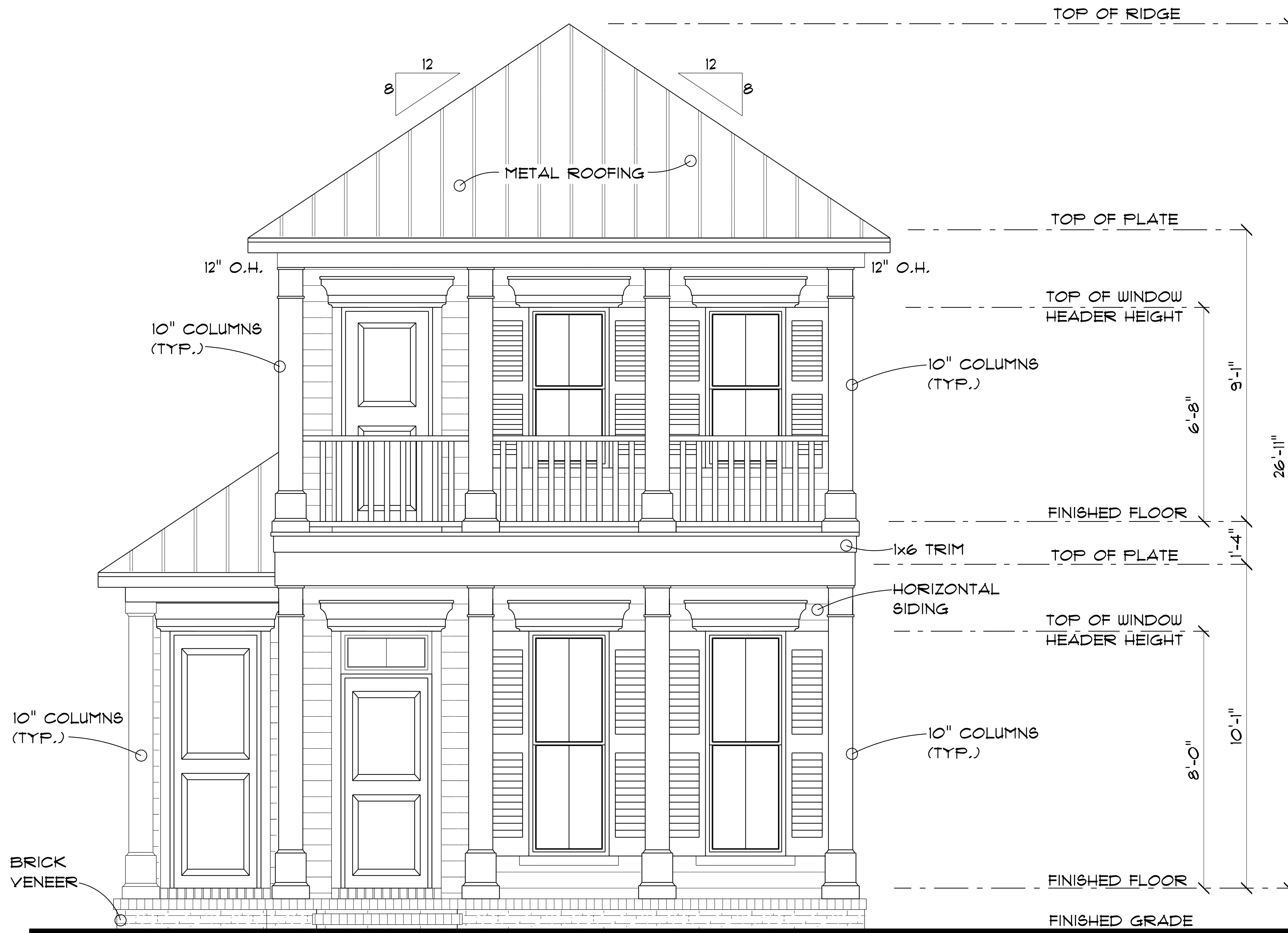
Garage (optional upgrade)  
Fireplace (optional upgrade)

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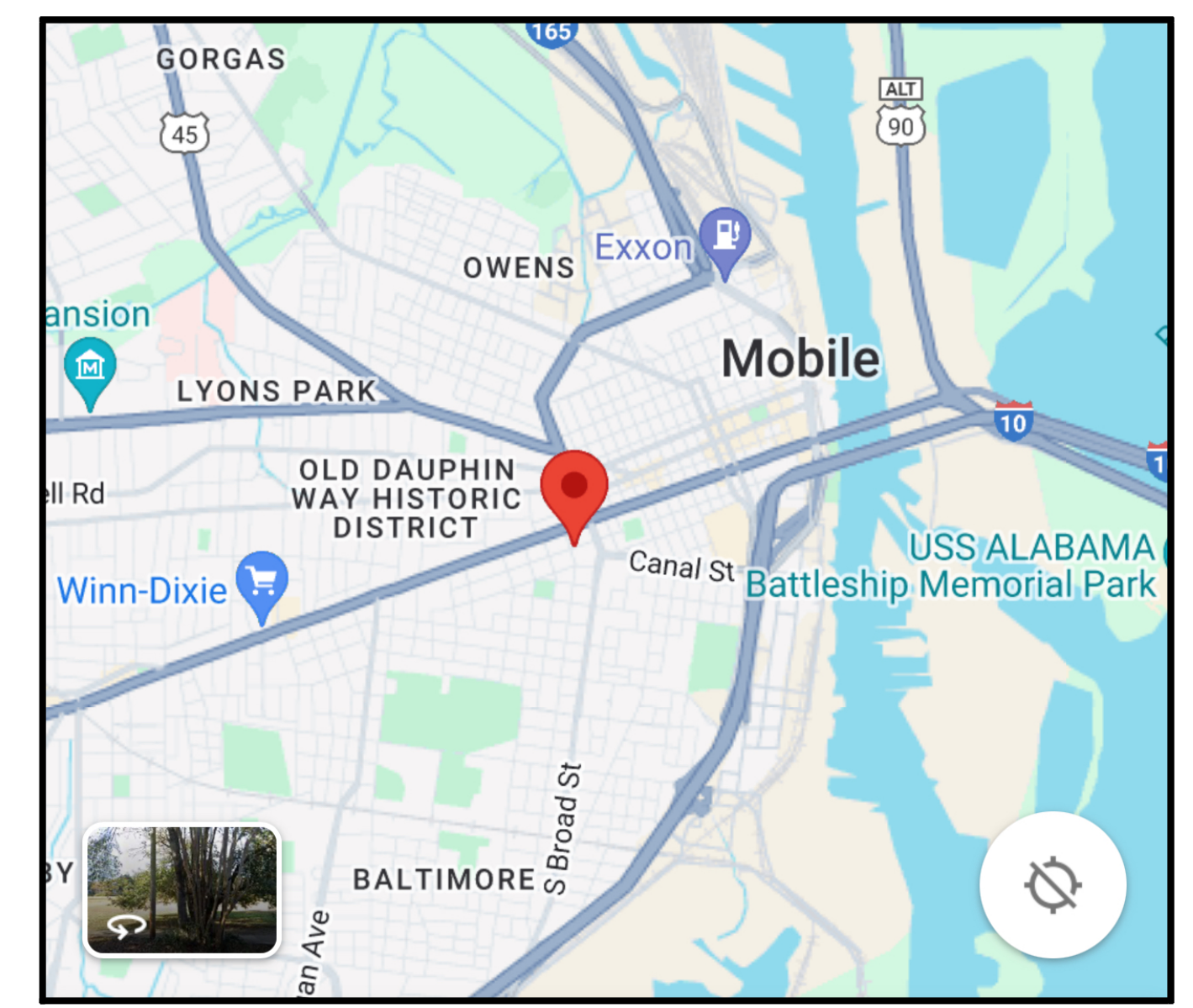
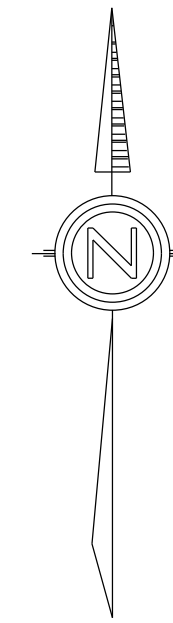
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# Lot #2 The Residences At Oakleigh

916 Church Street, Mobile, Al. 33603



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



**2** VICINITY MAP  
SCALE: N.T.S.

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

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CONTACT  
TRAE CORTE  
251-151-7223  
TCORTE@BELLSOUTH.NET  
TRAE CORTE RETAINS  
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**PAGE DESCRIPTION: SITE PLAN**  
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DRAWN BY: B.L.S.  
SHEET NUMBER: TITLE PAGE  
SCALE: 1/8"=1'-0"  
DATE: 2/8/2024  
JOB NO: 24-0005

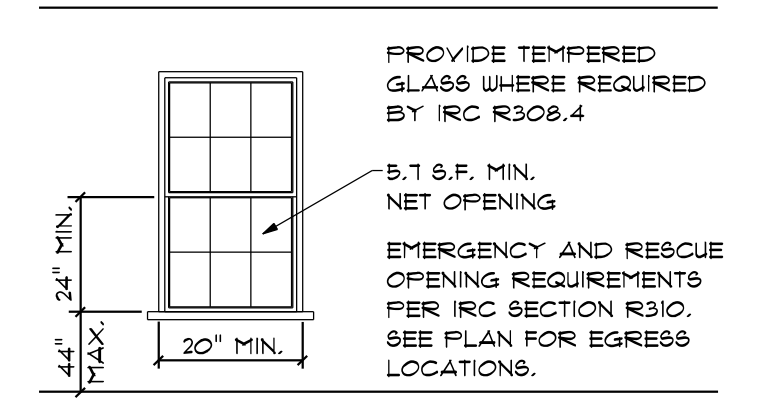
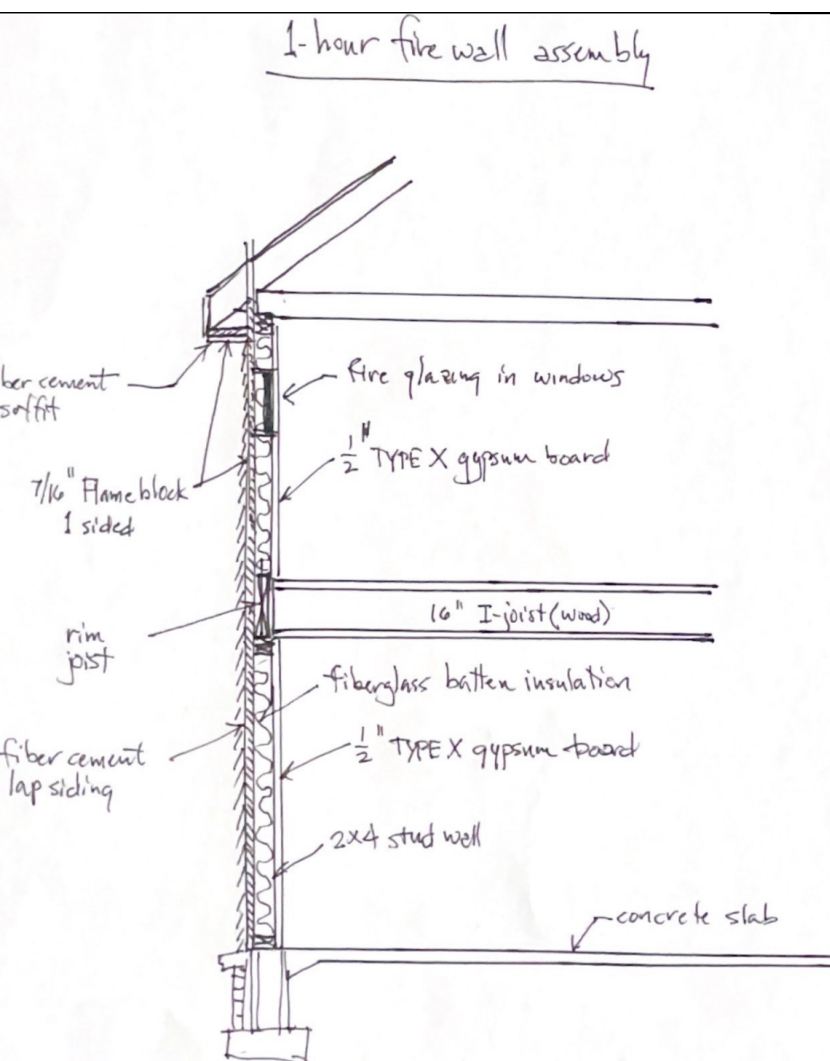
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CUSTOM HOMES LLC**

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

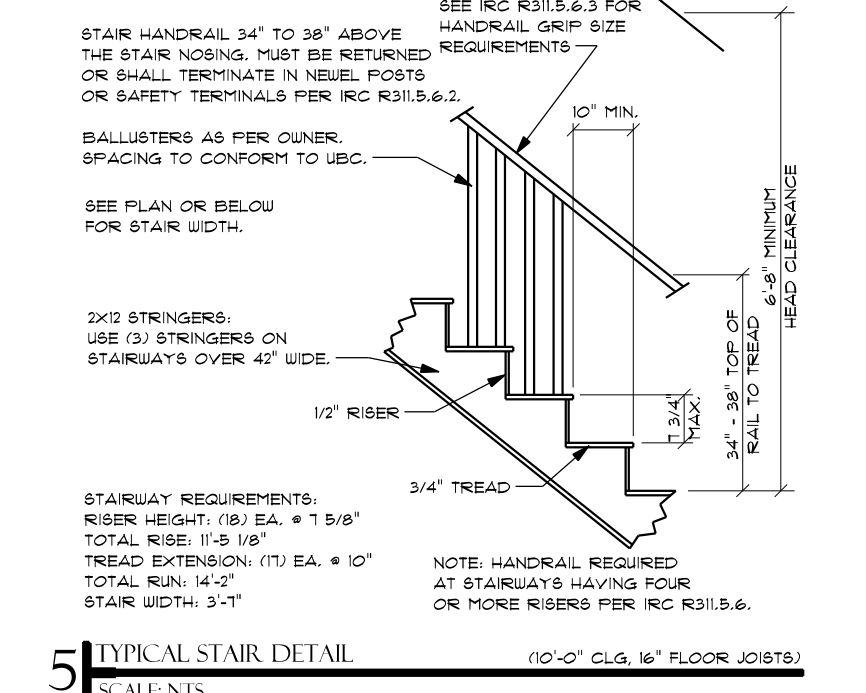
2 2ND FLOOR PLAN  
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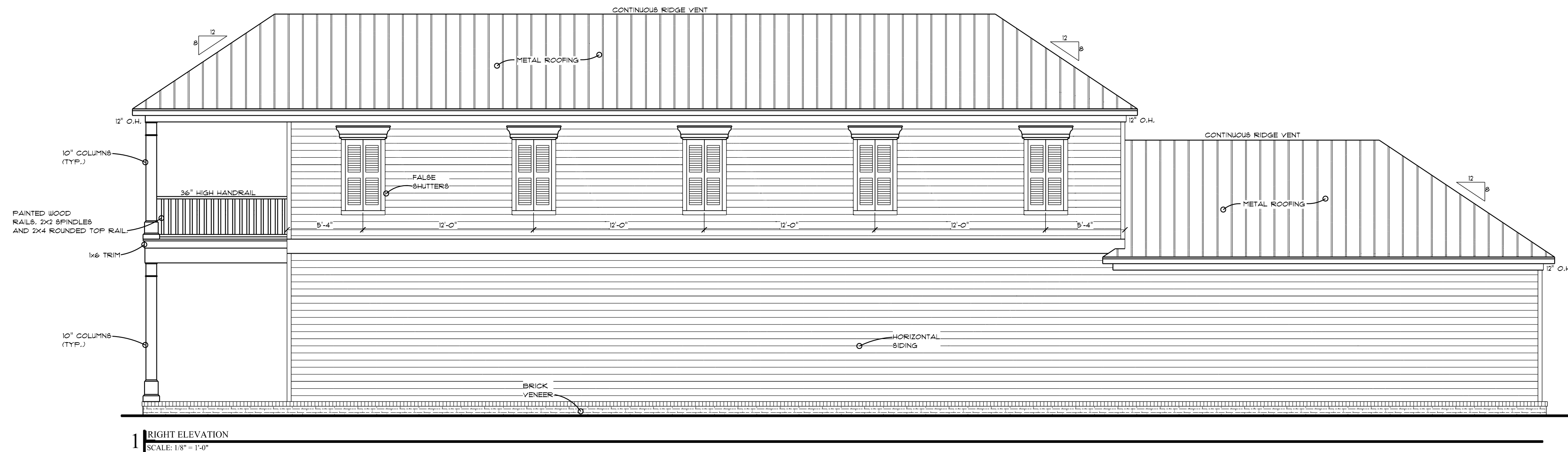
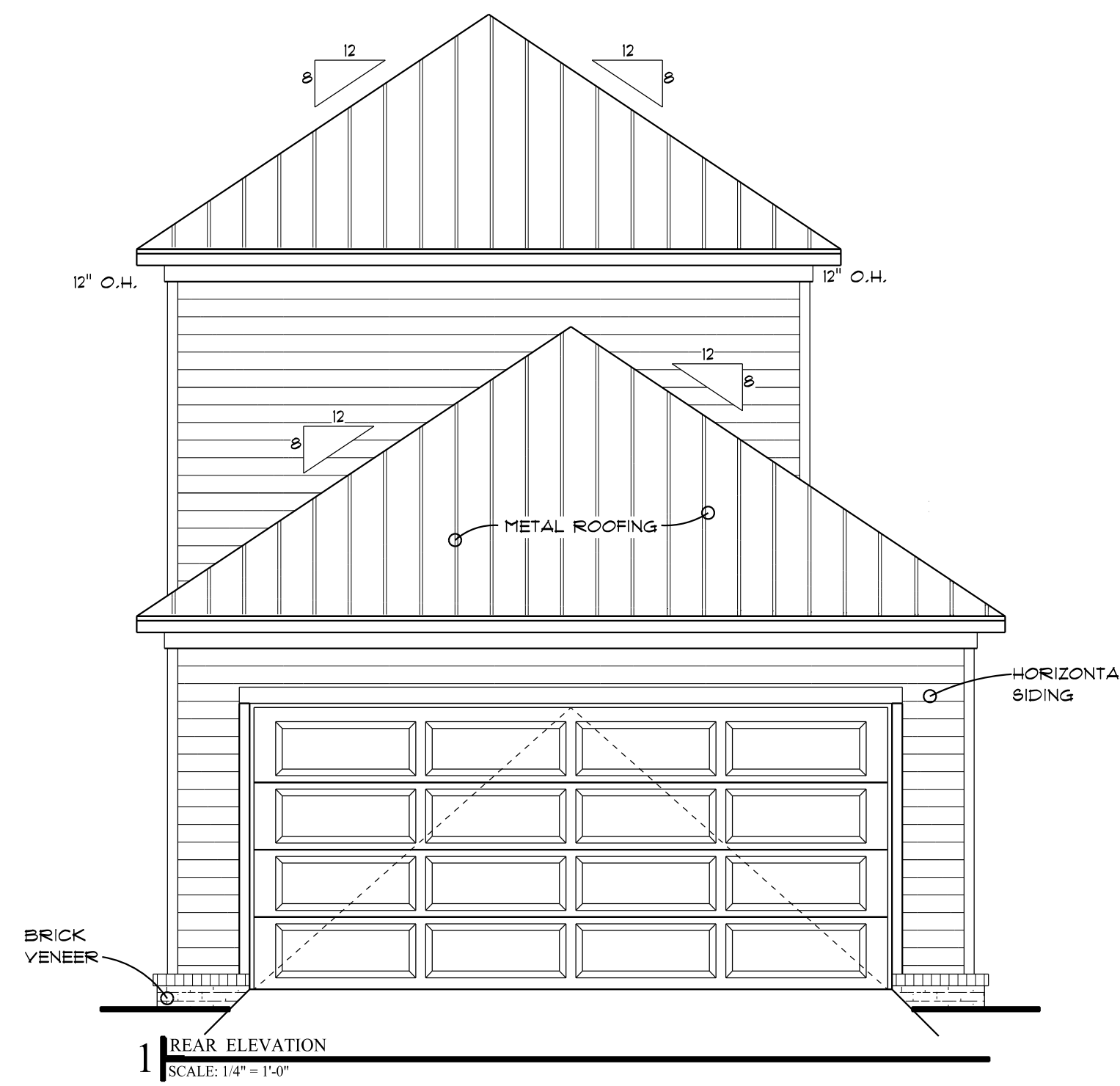
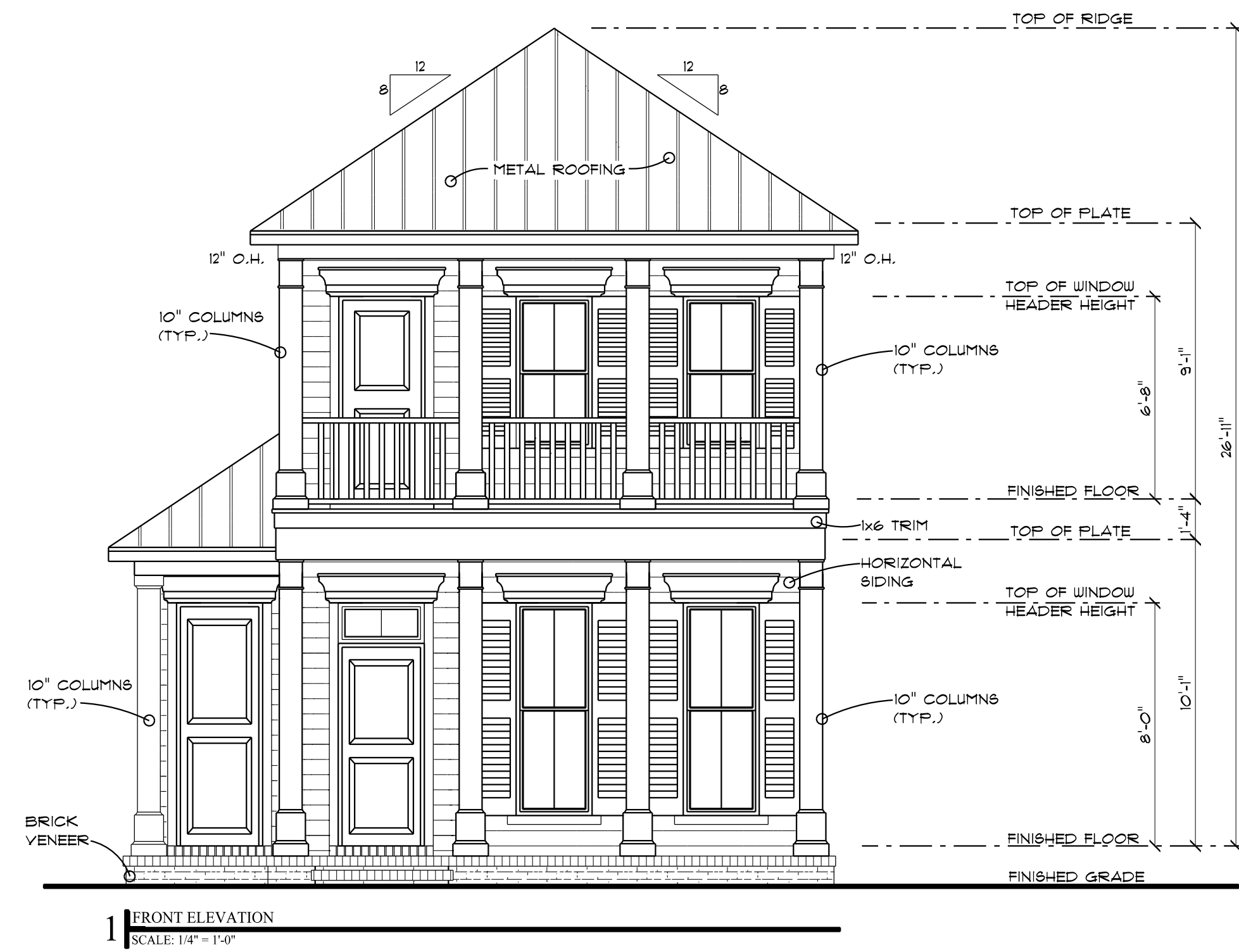
3 Minimum egress DETAIL  
SCALE: N76

NAME	AREA
Main Floor Living	1152 sq ft.
2nd Floor Living	1056 sq ft.
Total Living Area	2208 sq ft.
Main Floor Front Porch	180 sq ft.
2nd Floor Front Porch	180 sq ft.
Main Floor Side Porch	139 sq ft.
2-Car Garage	544 sq ft.
Total Under Roof	3251 sq ft.

4 SQUARE FOOTAGES  
SCALE: NTS



5 TYPICAL STAIR DETAIL  
SCALE: NTS



CONTACT  
TRAE CORTE  
251-151-223  
TCORTE@BELL-SOUTH.NET  
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DRAWN BY: B.L.S.  
SHEET NUMBER: A-2  
SCALE: 1/4" = 1'-0"  
DATE: 4/1/2024  
JOB NO: 24-0019

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# THE RESIDENCES *At Oakleigh*

A NEW LUXURY RESIDENTIAL DEVELOPMENT  
NESTLED IN THE HEART OF THE HISTORICAL  
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*Luxe Leisure*

*Mobile AL*



FIRST FLOOR

SECOND FLOOR

## ST FRANCIS

3 BED 3.5 BATH

First Floor	948 SF
Second Floor	948 SF
<b>TOTAL</b>	<b>1,896 SF</b>

- 10 ft Front Porch
- Two Parking Spaces
- 10 ft Ceilings 1st Floor
- 9 ft Ceilings 2nd Floor
- Courtyard

- Garage (optional upgrade)
- Fireplace (optional upgrade)

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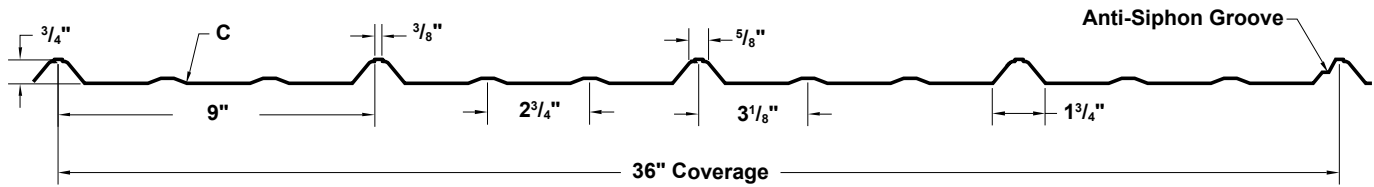
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# CLASSIC RIB® PANEL OVERVIEW

## PANEL PROFILE



## SLOPE

The minimum recommended slope for any Classic Rib roofing panel is 3:12.

## SUBSTRATE

Classic Rib is designed to be utilized over open structural framing, but can easily be used with a solid substrate. The recommended substrate is 5/8" plywood with a 30 pound felt moisture barrier. To avoid panel distortion, use a properly aligned and uniform substructure.

## COVERAGE

Classic Rib panels are available in a 36" width with a 3/4" rib height.

## LENGTH

Lengths under 5'-0" are available with some cutting restrictions. Maximum recommended panel length is 45'-0". Longer panels require additional consideration in packaging, shipping, and erection. Please consult your Metal Sales branch for recommendations (see PGI-2 and PGI-3 for locations).

## AVAILABILITY

Classic Rib panels are available in 29, 26, and 24 gauge optional. Minimum quantity may apply.

## APPLICATION

Commercial and Industrial panel.

## PERFORMANCE TEST

UL 2218, UL 790, Texas Department of Insurance, Cantilever Diaphragm.

## FASTENING SYSTEM

Direct Fasten (Exposed)

## FASTENERS

The fastener selection guide should be consulted for choosing proper fasteners for specific applications. Quantity and type of fastener must meet necessary loading and code requirements (see PGI-12-14).

## MATERIALS

Steel grade 50 per ASTM A-792  
Steel grade 80 per ASTM A-792 or per ASTM A-653

## FINISH

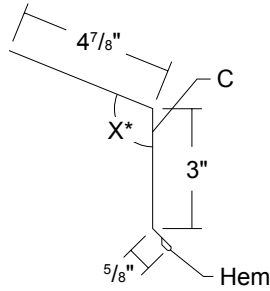
- ▶ \*Acrylic Coated Galvalume® (ACG) / ASTM A-792 - AZ55
- ▶ Prepainted Galvalume / ASTM A-792 - AZ50
- ▶ MS Colorfast45®
- ▶ \*\*Fluorocarbon (PVDF)

\* Differential appearance of Acrylic Coated Galvalume roofing materials is not a cause for rejection.

\*\* Meets both Kynar 500 and Hylar 5000 specifications.

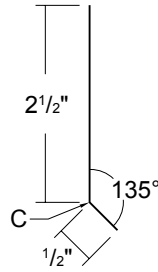


**EAVE (DIRECT FASTEN)**



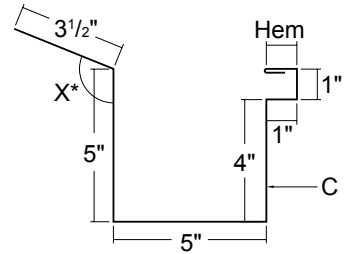
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**CLEAT**



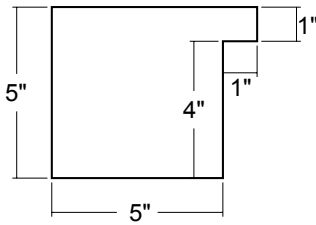
Length 10'-2"

**BOX GUTTER**

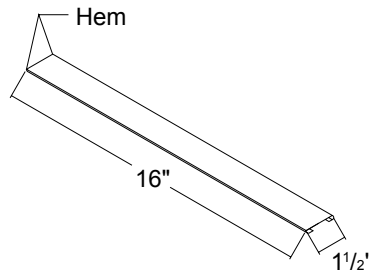


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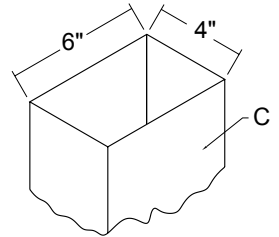
**BOX GUTTER END**



**UNIVERSAL GUTTER/ DOWNSPOUT STRAP**

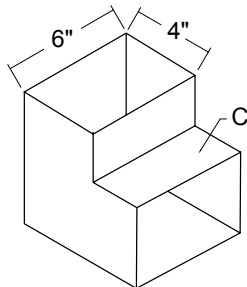


**DOWNSPOUT 6" x 4"**



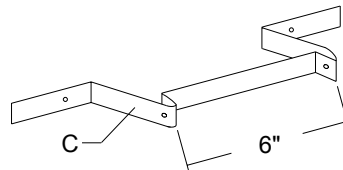
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(Also available 4" x 3 1/2")

**95° ELBOW 6" x 4"**



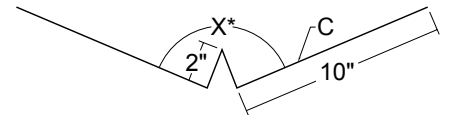
(Also available 4" x 3 1/2")

**DOWNSPOUT BRACKET**



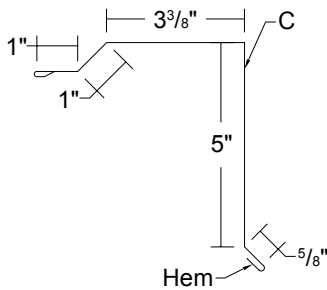
(Also available 4")

**VALLEY**



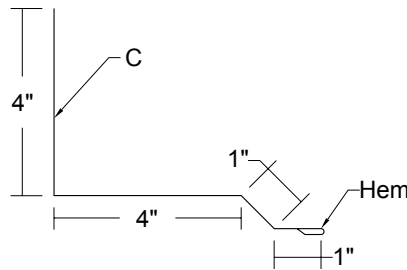
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**CLASSIC RIB RAKE**



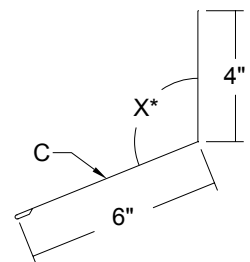
Length 10'-2", 20'-3"

**RAKEWALL**



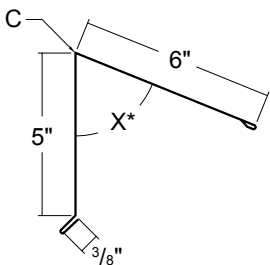
Length 10'-2"

**PITCH BREAK**



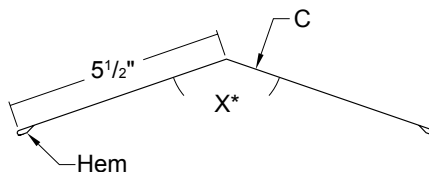
Length 10'-2" - \*Specify Slope Angle

**PEAK**



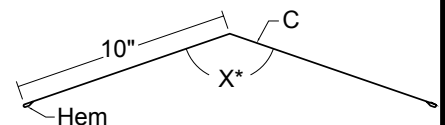
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**11" RIDGE/HIP COVER**



Length 10'-2", 20'-3" - \*Specify Slope Angle

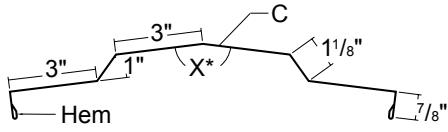
**20" RIDGE/HIP COVER**



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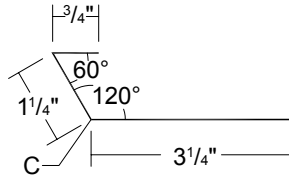
# CLASSIC RIB® FLASHING PROFILES (CONT.)

## VENTED RIDGE COVER



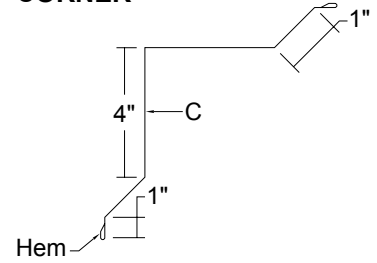
Length 10'-2", 20'-3" - \*Specify Slope Angle

## VENT DRIP



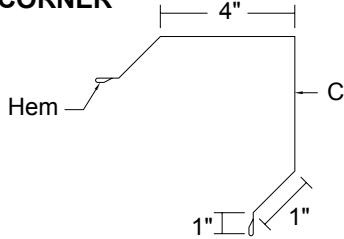
Length 10'-2"

## CLASSIC RIB INSIDE CORNER



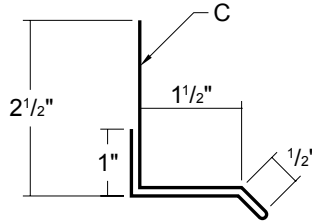
Length 10'-2", 14'-2", 20'-3"

## CLASSIC RIB OUTSIDE CORNER



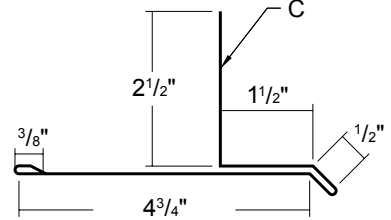
Length 10'-2", 14'-2", 20'-3"

## 1.5" SILL/HEAD



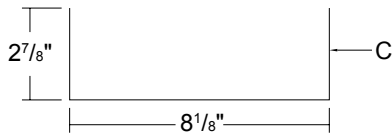
Length 10'-2"

## 1.5" SILL TO SOFFIT



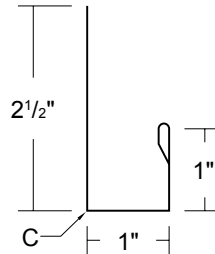
Length 10'-2"

## HEAD JAMB COVER



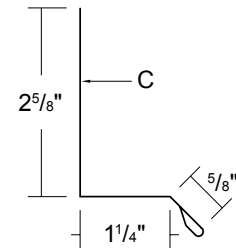
Length 10'-2", 14'-2"

## CLASSIC RIB JAMB



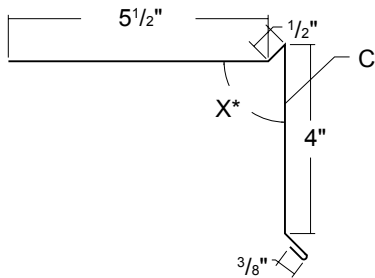
Length 10'-2"

## 1.25" BASE



Length 10'-2"

## GRAVEL STOP



Length 10'-2"

C- Indicates color side of flashing.

**CLASSIC RIB CLOSURES**



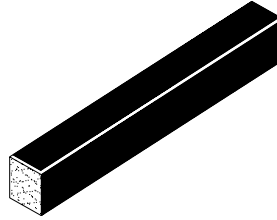
Outside Closure



Inside Closure

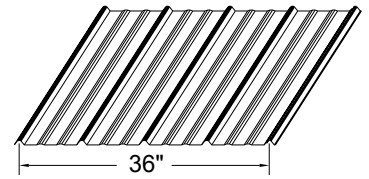
Polyethylene Foam

**UNIVERSAL CLOSURE**



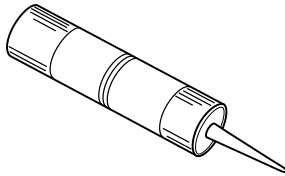
1" x 1 1/2" x 50' Polyethylene Foam  
1" x 1 1/2" x 10' Polyethylene Foam

**CLASSIC RIB LIGHT TRANSMITTING PANEL**



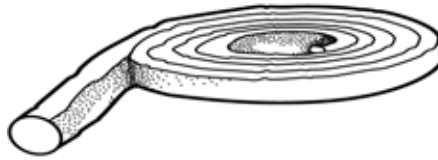
8 Ounce Fiberglass  
Available In 10' and 12' Panels

**TUBE SEALANT**



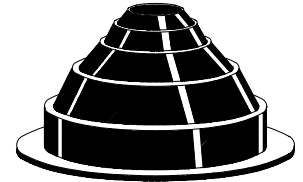
10.3 oz. Cartridge  
Urethane

**TAPE SEALANT**



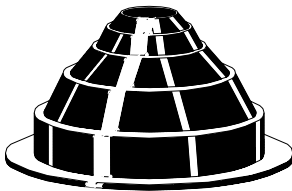
3/8" X 3/32" X 50'  
Single Bead  
Butyl - Gray

**RUBBER ROOF JACK**



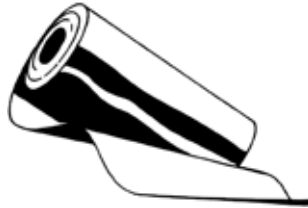
MINI (1/4" to 1 1/8" O.D. Pipe)  
#2 (1 3/4" to 3" O.D. Pipe)  
#4 (3" to 6" O.D. Pipe)  
#6 (6" to 9" O.D. Pipe)  
#8 (7" to 13" O.D. Pipe)

**RETRO ROOF JACK**



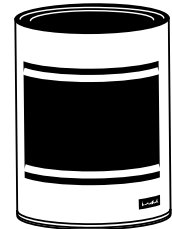
#801<sub>RETRO</sub> (3/4" to 2 3/4" O.D. Pipe)  
#802<sub>RETRO</sub> (2" to 7 1/4" O.D. Pipe)  
#803<sub>RETRO</sub> (3 1/4" to 10" O.D. Pipe)

**RUBBER ROOF FLASH KIT**



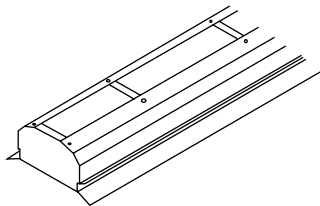
12" x 50'-0" Flash Kit  
18" x 50'-0" Flash Kit

**TOUCH-UP PAINT**



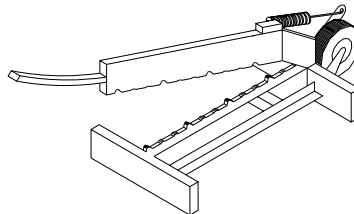
Available in pints  
PVDF / MS Colorfast45

**CONTINUOUS RIDGE VENT**

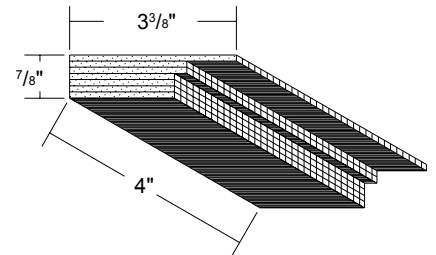


9" x 10', 12" x 10'

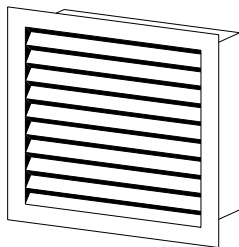
**CLASSIC RIB PANEL SHEAR**



**VENT MATERIAL**

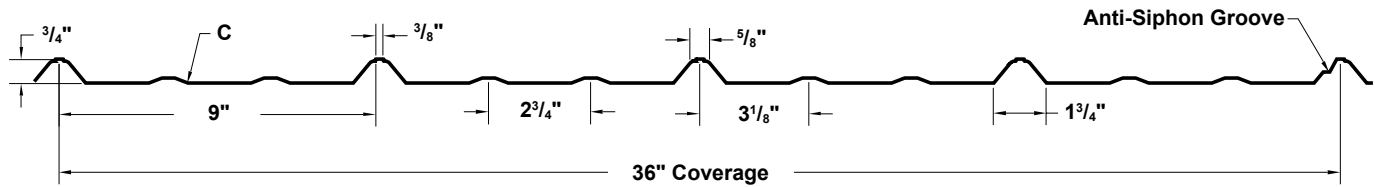


**LOUVRE WITH SCREEN**



3' x 3' or 3' x 4'

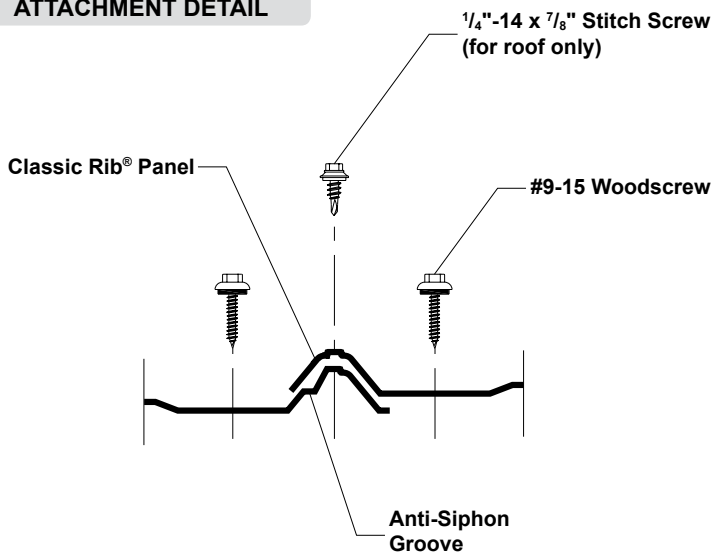
# CLASSIC RIB® SECTION PROPERTIES AND GENERAL INFORMATION



SECTION PROPERTIES								ALLOWABLE UNIFORM LOADS PSF (3 or More Equal Spans)											
Ga.	Width (in.)	Yield KSI	Weight PSF	Top in Compression		Bottom in Compression		Inward Load				Outward Load							
				Ixx In <sup>4</sup> /ft	Sxx In <sup>3</sup> /ft	Ixx In <sup>4</sup> /ft	Sxx In <sup>3</sup> /ft	1.5'	2'	2.5'	3'	3.5'	4'	1.5'	2'	2.5'	3'	3.5'	4'
29	36"	80	0.62	0.0100	0.0151	0.0053	0.0118	142	81	52	36	27	21	179	103	66	46	34	26
26	36"	80	0.86	0.0123	0.0190	0.0080	0.0151	182	104	67	47	34	26	225	129	84	58	43	33

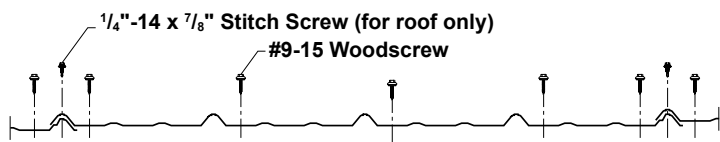
- Theoretical section properties have been calculated per AISI 2001. "Specifications for the Design of Cold-formed Steel Structural Members." Ixx and Sxx are effective section properties for deflection and bending.
- Allowable load is calculated in accordance with AISI 2001 specifications considering bending, shear, combined bending and shear and deflection. Allowable load considers the worst case of 3 and 4 equal span conditions. Allowable load does not address web crippling or fasteners/support connection and panel weight is not considered.
- Deflection consideration is limited by a maximum deflection ratio of L/180 of span.
- Allowable loads do not include a 1/3 stress increase in uplift.
- Diaphragm Capacity** - 296 plf average Ultimate Shear Strength using the above fastening pattern on 2x supports located 2' on center per ASTM E 455-04

## ATTACHMENT DETAIL

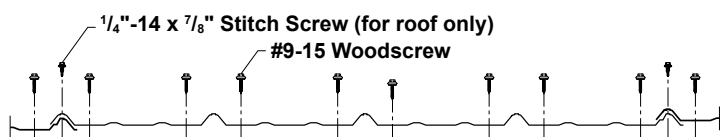


## FASTENING PATTERN

### Field of Panel



### Ends of Panel



## GENERAL INFORMATION

### ► Slope

The minimum recommended slope for Classic Rib® roof panel is 3:12.

### ► Substructure

Classic Rib® is designed to be utilized over open structural framing, or a solid substrate. To avoid panel distortion, use a properly aligned and uniform substructure.

### ► Coverage

Classic Rib® panels are available in a 3/4" rib height with a coverage width of 36".

### ► Length

Minimum factory cut length is 5'-0". Maximum recommended panel length is 45'-0". Longer panels require additional consideration in packaging, shipping, and erection. Please consult Metal Sales for recommendations.

### ► Fasteners

The fastener selection guide should be consulted for choosing the proper fastener for specific applications. Quantity and type of fastener must meet necessary loading and code requirements.

*NOTE: All panels are subject to surface distortion due to improperly applied fasteners. Overdriven fasteners will cause stress and induce oil canning across the face of the panel at or near the point of attachment.*


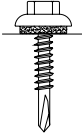
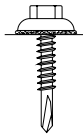
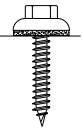
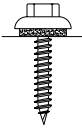
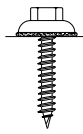
### ► Availability

Finishes: Acrylic Coated Galvalume® or MS Colorfast45®  
Gauge: 26ga and 29ga standard

## FASTENER INSTALLATION TECHNIQUE

**Recommended Tool Type** - Use depth locating nose or adjustable clutch on screw gun to prevent overdrilling and strip out. **Do not use impact tools or runners.**

**Seating the washer** - Apply sufficient torque to seat the washer - do not overdrive the fastener.

	<b>CORRECT</b> Sealing material slightly visible at edge of metal washer. Assembly is watertight.	<b>TOO LOOSE</b> Sealing material is not visible; not enough compression to seal properly.	<b>TOO TIGHT</b> Metal washer deformed; sealing material pressed beyond washer edge.
SELF DRILLER			
WOODSCREW			

**To prevent wobbling** - Make sure fastener head is completely engaged in the socket. If the head does not go all the way in the socket - tap the magnet deeper into the socket to allow full head engagement. Metal chips will build up from drilling and should be removed from time to time.

**Protect drill point** - Push only hard enough on the screw gun to engage clutch. This prevents excess friction and burn out of the drill point. Correct pressure will allow screw to drill and tap without binding.

**Drilling through sheet and insulation** - Ease up on pressure when drilling through insulation to avoid striking the purlin or girt with the point - apply more pressure after drill point contacts purlin or girt.

**Drilling through purlin overlaps** - Drilling through lapped purlins requires extra care. Excessive voids between purlins sometimes damages drill points and two self-drillers might be necessary to complete the operation. It is sometimes advantageous to predrill.

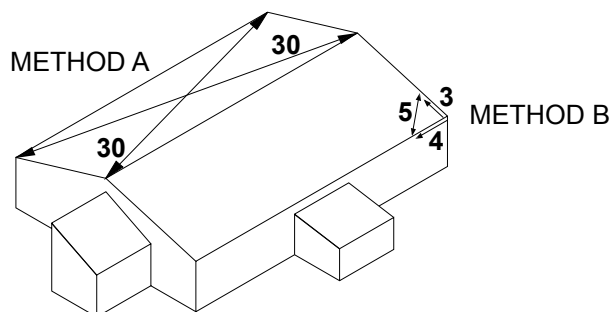
## CONDITION OF SUBSTRUCTURE

Whether over solid substrate or open structural framing, panel distortion may occur if not applied over properly aligned and uniform substructure.

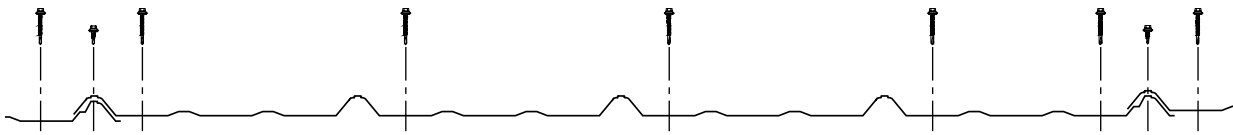
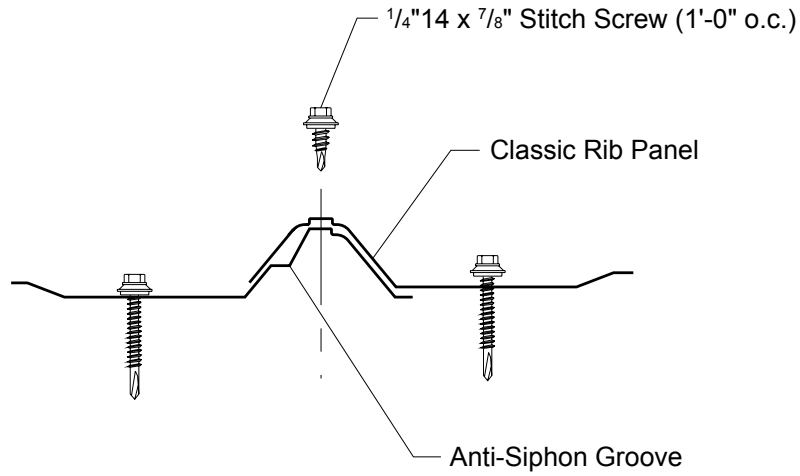
The installer should check the roof deck for squareness before installing Classic Rib panels. Several methods can be used to verify squareness of the structure for proper installation of the panels.

**METHOD "A"** - One method for checking the roof for squareness is to measure diagonally across one slope of the roof from similar points at the ridge and eave and obtain the same dimension.

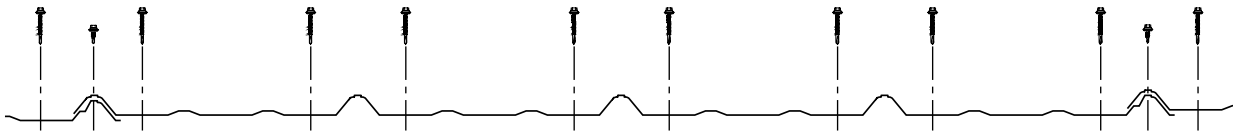
**METHOD "B"** - The 3-4-5 triangle system may also be used. To use this system measure a point from the corner along the edge of the roof at a module of three (3). Measure a point from the same corner along another edge at a module of four (4). Then by measuring diagonally between the two points established, the dimension should be exactly a module of five (5) to have a square corner. Multiple uses of this system may be required to determine building squareness. If the endwall cannot be made square, the roof system cannot be installed as shown in these instructions.



**CLASSIC RIB FASTENING PATTERN**



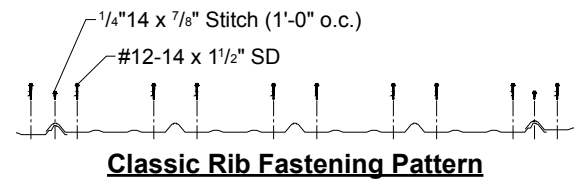
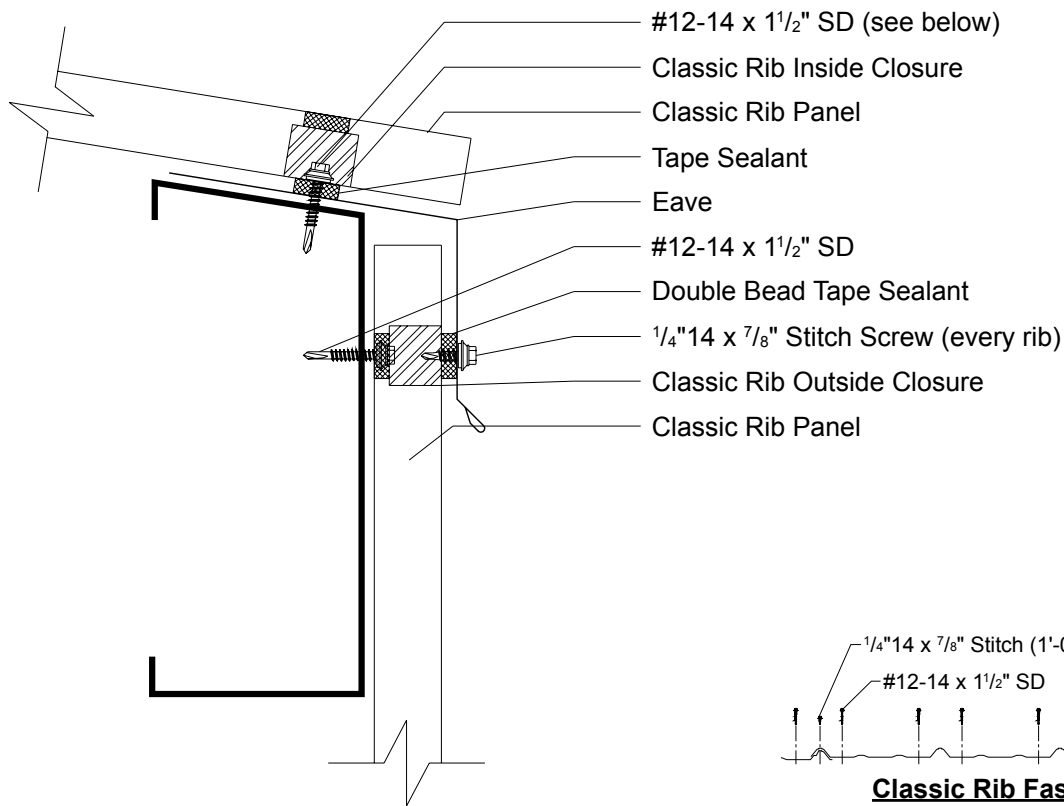
**Classic Rib Fastening Pattern - Interior**



**Classic Rib Fastening Pattern - Ends**

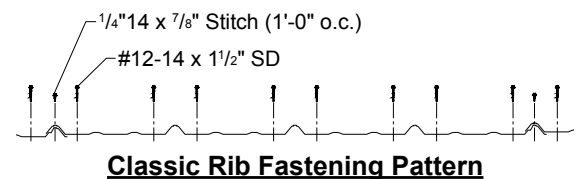
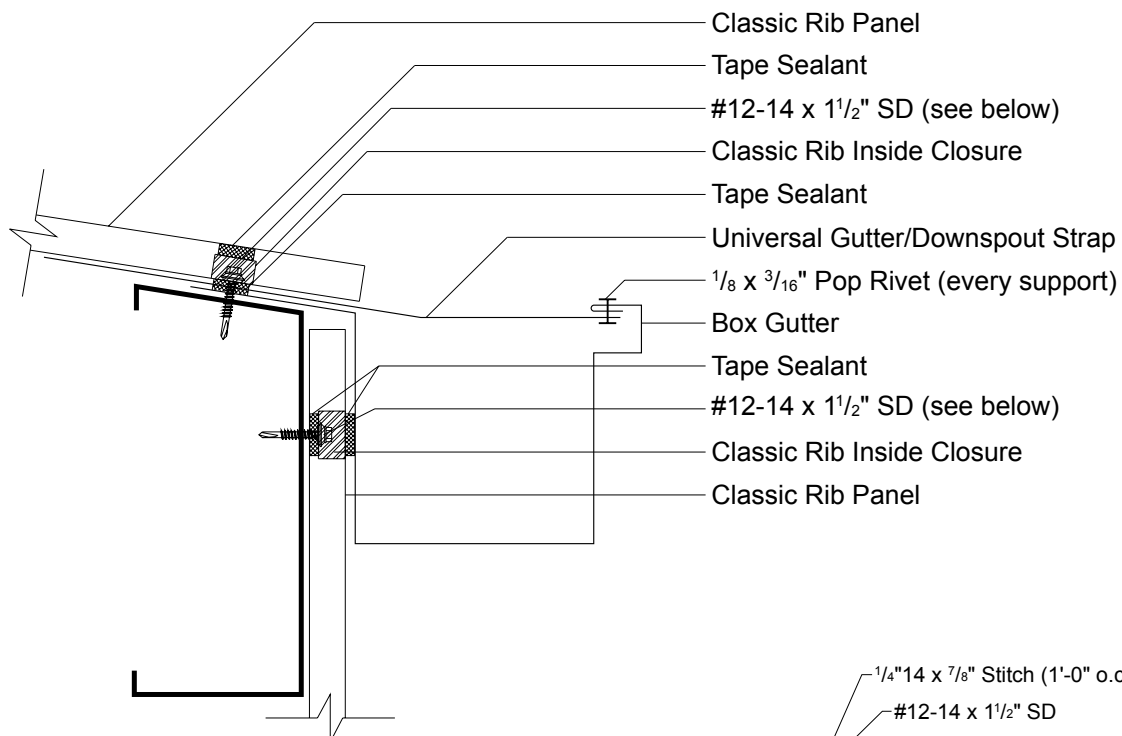
# CLASSIC RIB® EAVE DETAIL

3:12 Slope  
Minimum



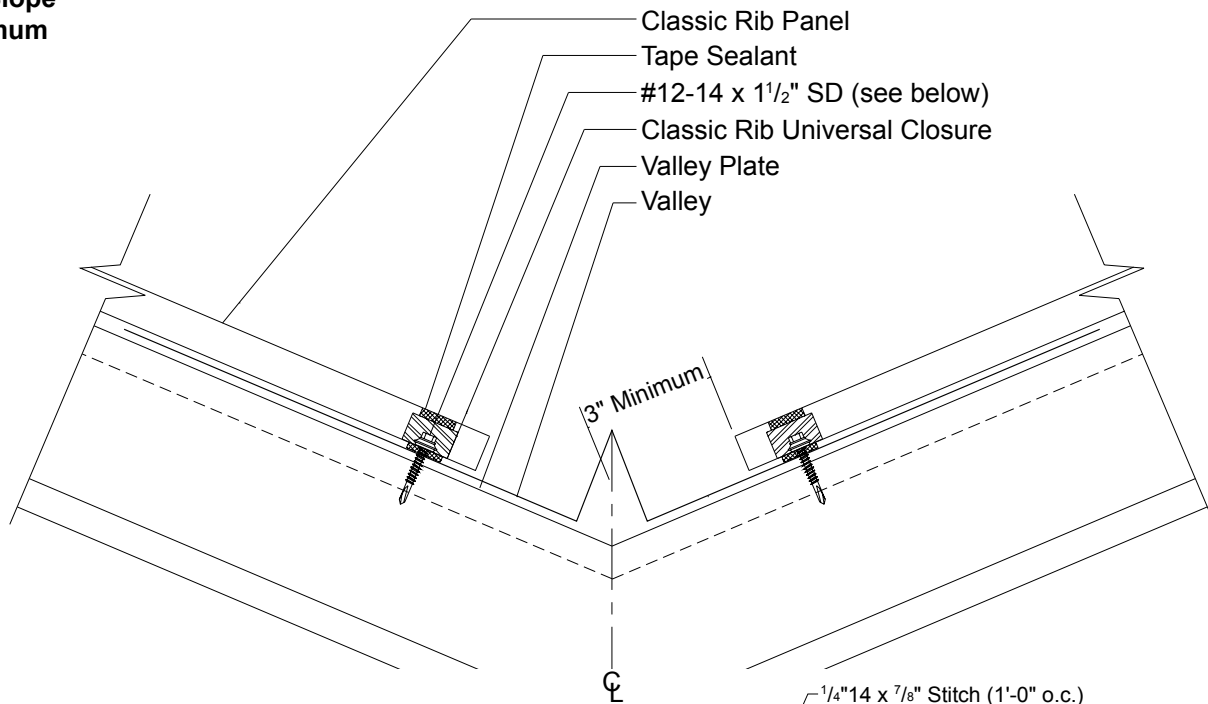
# CLASSIC RIB BOX GUTTER DETAIL

3:12 Slope  
Minimum



# CLASSIC RIB® VALLEY DETAIL

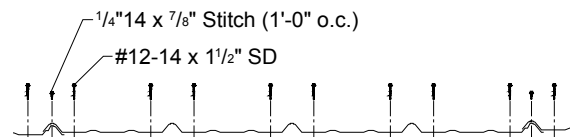
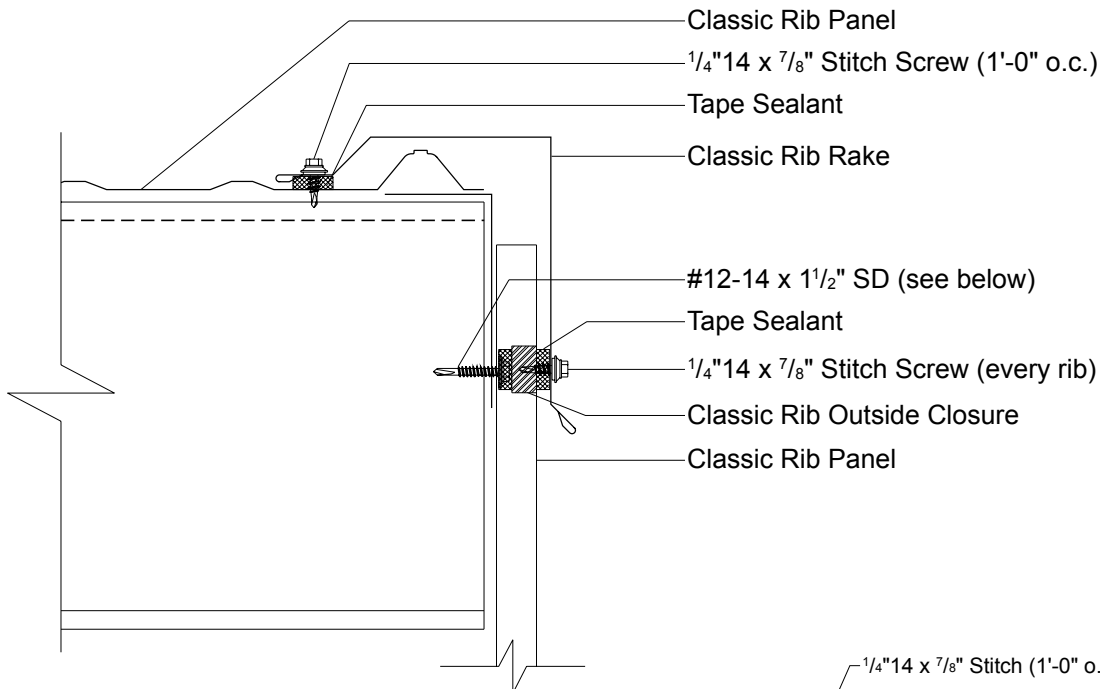
3:12 Slope  
Minimum



**Classic Rib Fastening Pattern**

# CLASSIC RIB® RAKE DETAIL

3:12 Slope  
Minimum

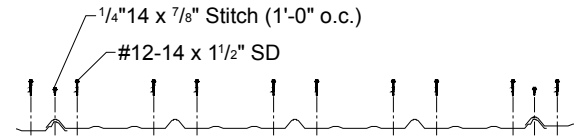
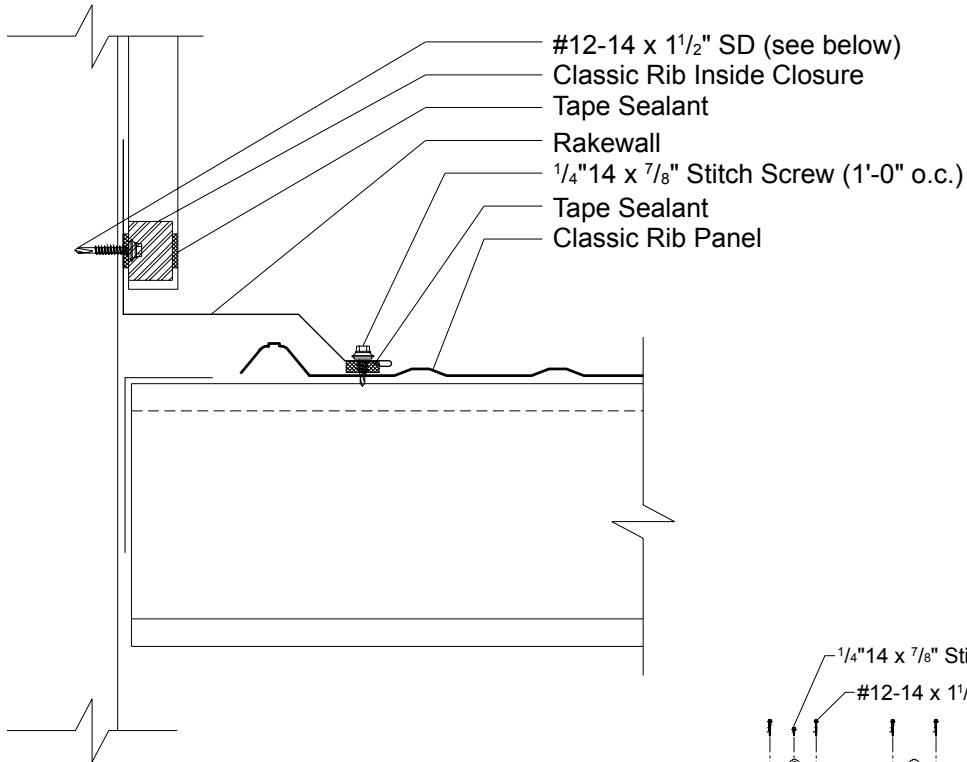


**Classic Rib Fastening Pattern**



# CLASSIC RIB® RAKEWALL DETAIL

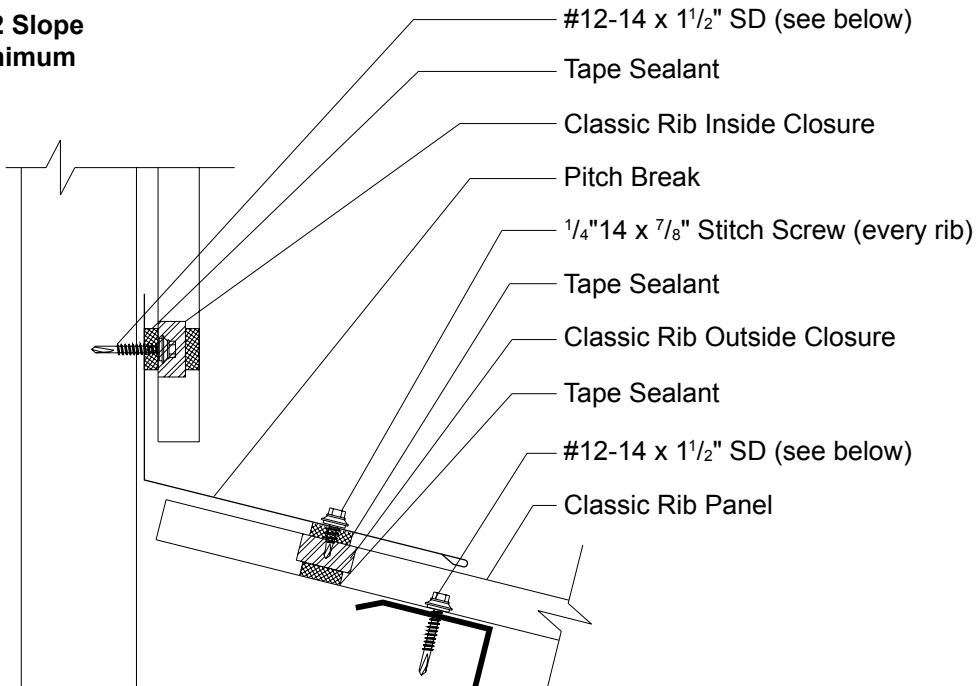
3:12 Slope  
Minimum



**Classic Rib Fastening Pattern**

# CLASSIC RIB ENDWALL DETAIL

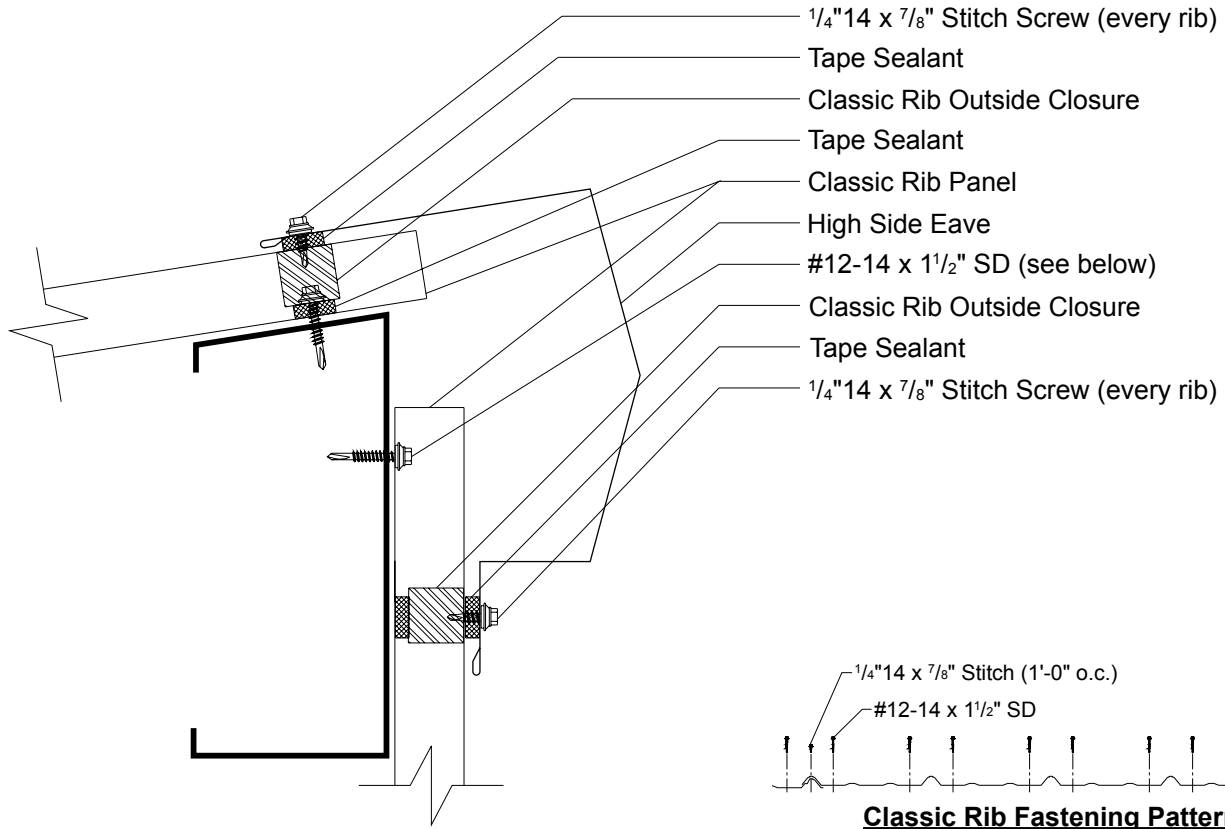
3:12 Slope  
Minimum



**Classic Rib Fastening Pattern**

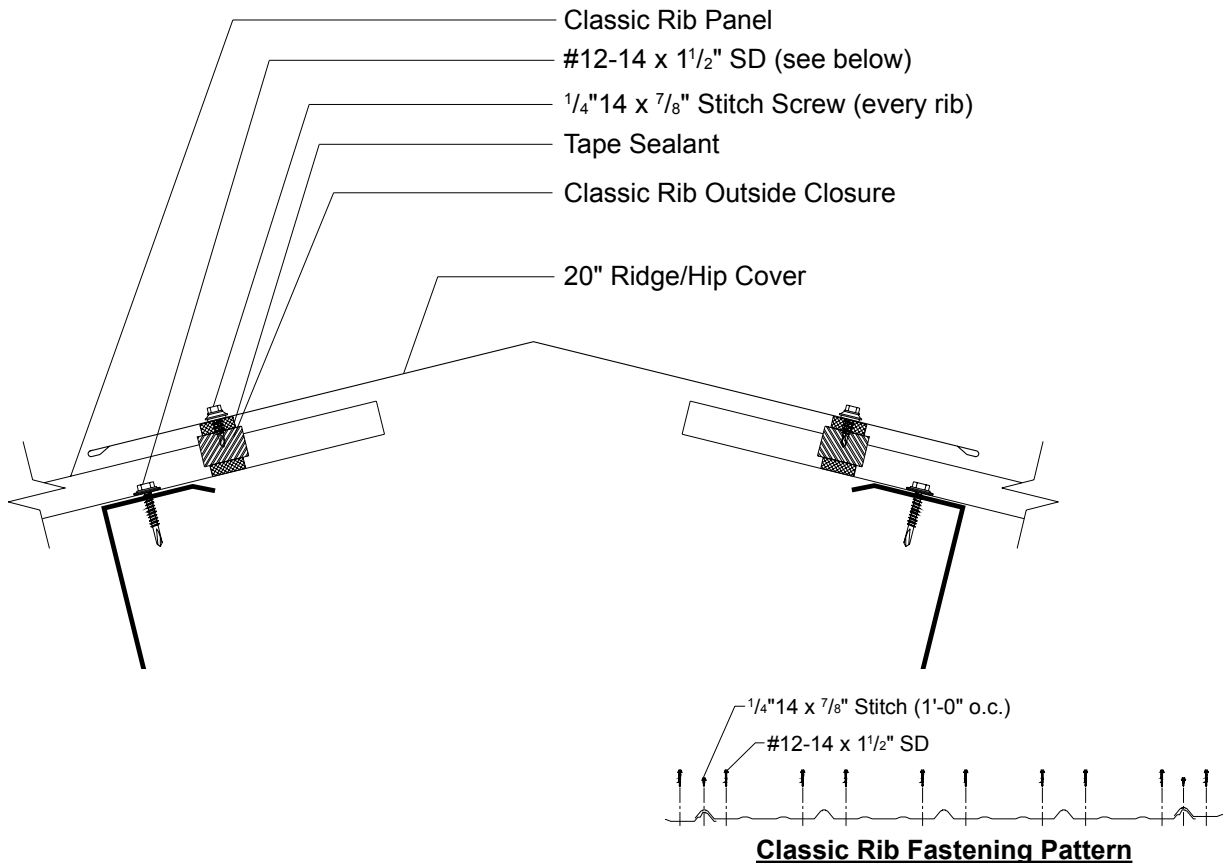
# CLASSIC RIB® HIGH SIDE EAVE DETAIL

3:12 Slope  
Minimum



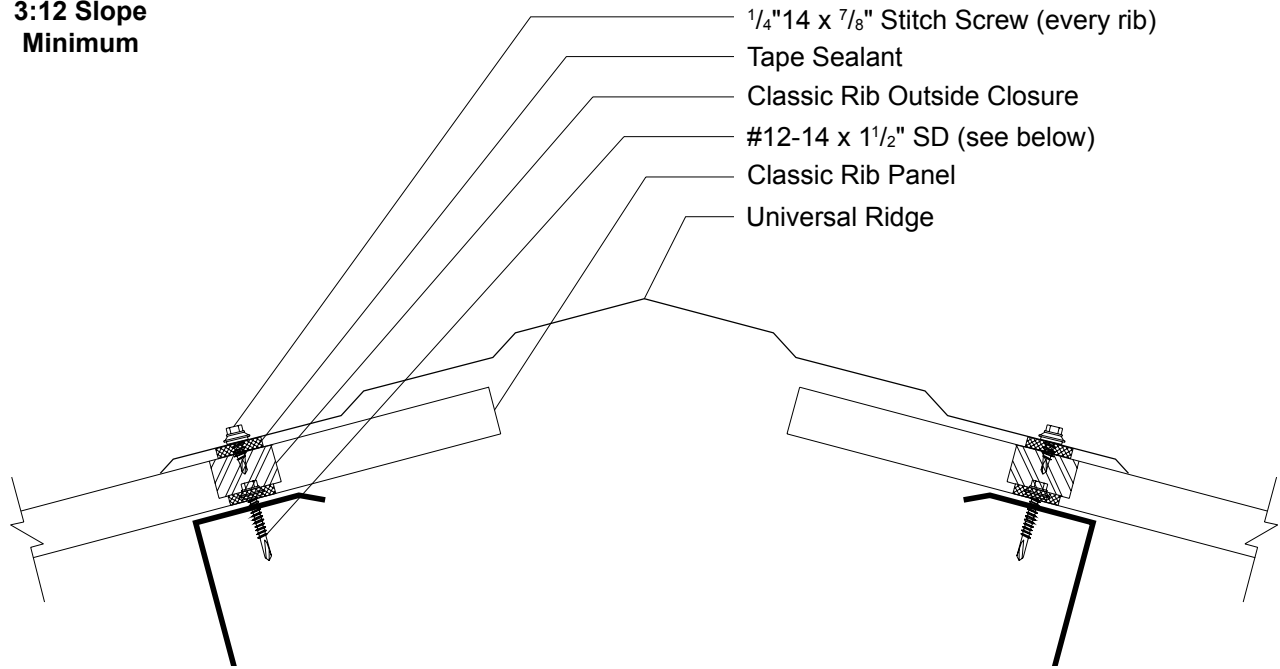
# CLASSIC RIB 20" RIDGE/HIP DETAIL

3:12 Slope  
Minimum

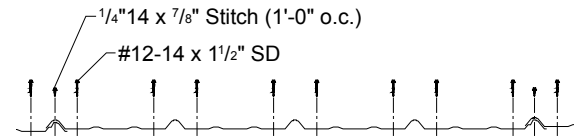


# CLASSIC RIB® RIDGE DETAIL

3:12 Slope  
Minimum



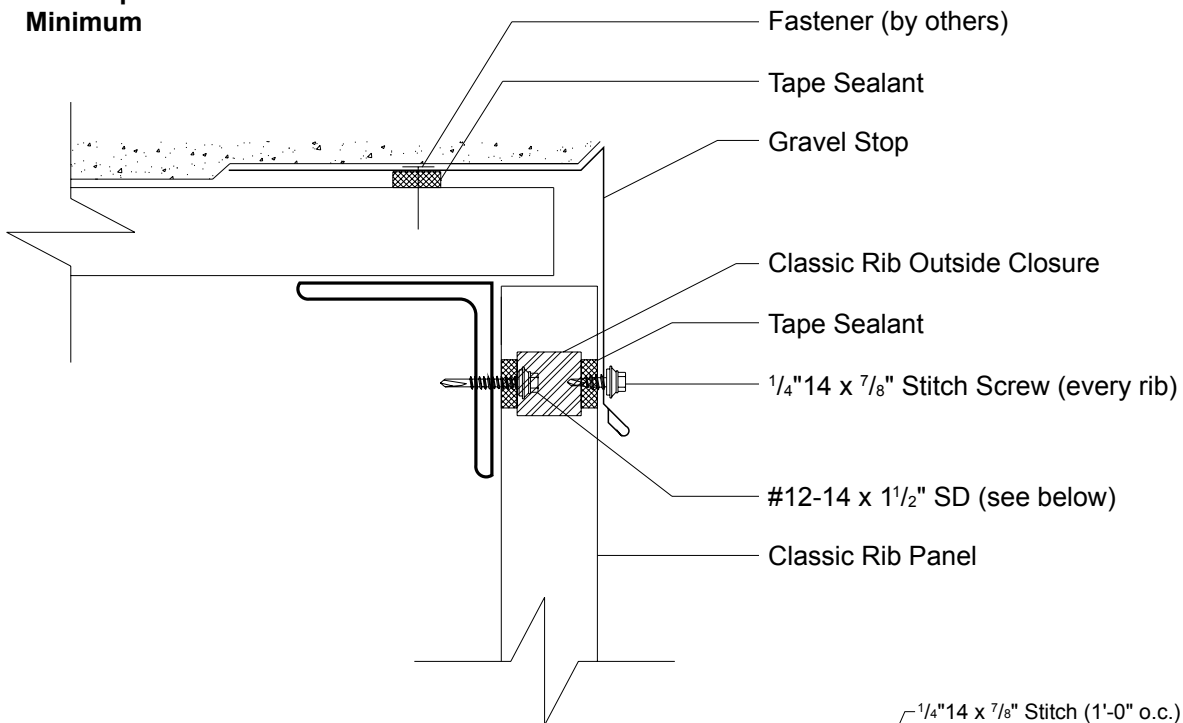
- 1/4"14 x 7/8" Stitch Screw (every rib)
- Tape Sealant
- Classic Rib Outside Closure
- #12-14 x 1 1/2" SD (see below)
- Classic Rib Panel
- Universal Ridge



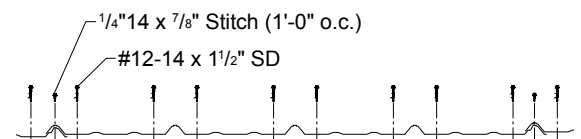
**Classic Rib Fastening Pattern**

# CLASSIC RIB GRAVEL STOP DETAIL

3:12 Slope  
Minimum

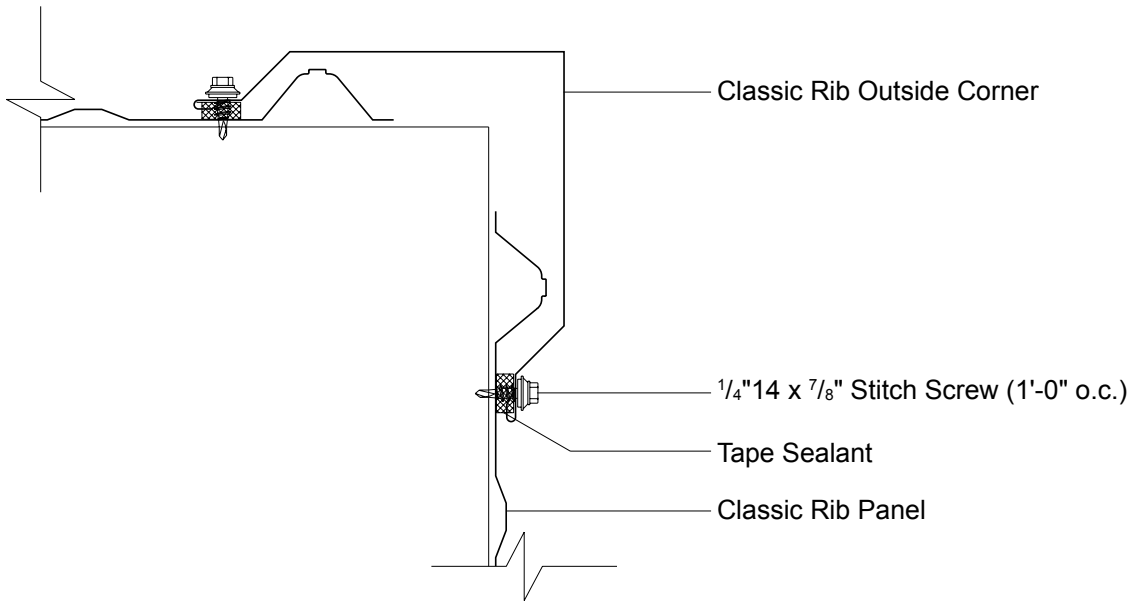


- Fastener (by others)
- Tape Sealant
- Gravel Stop
- Classic Rib Outside Closure
- Tape Sealant
- 1/4"14 x 7/8" Stitch Screw (every rib)
- #12-14 x 1 1/2" SD (see below)
- Classic Rib Panel

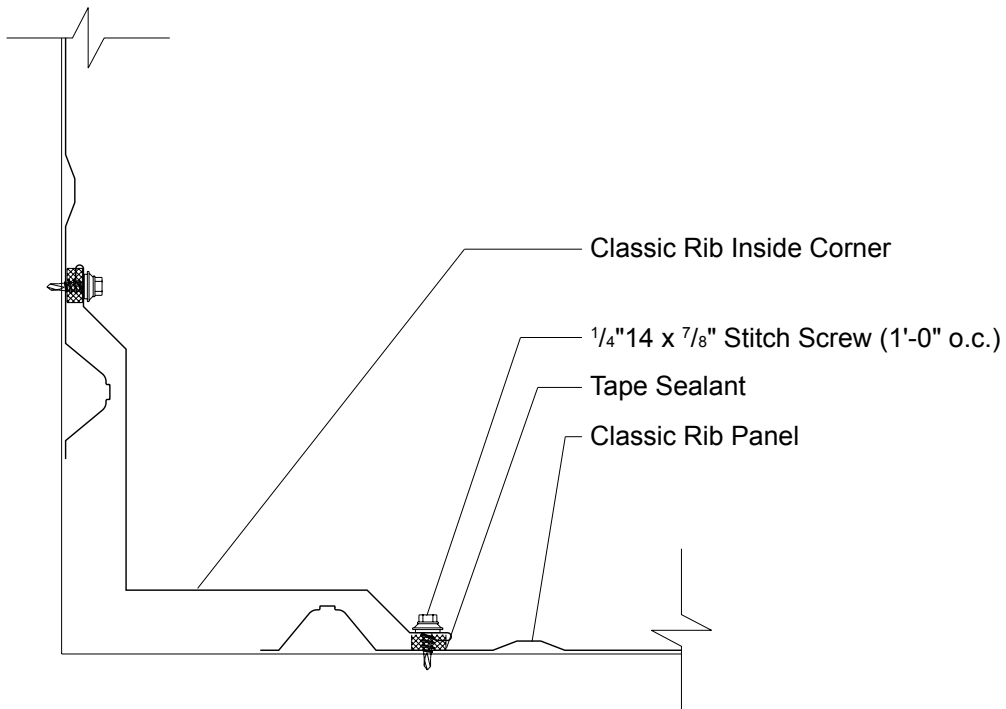


**Classic Rib Fastening Pattern**

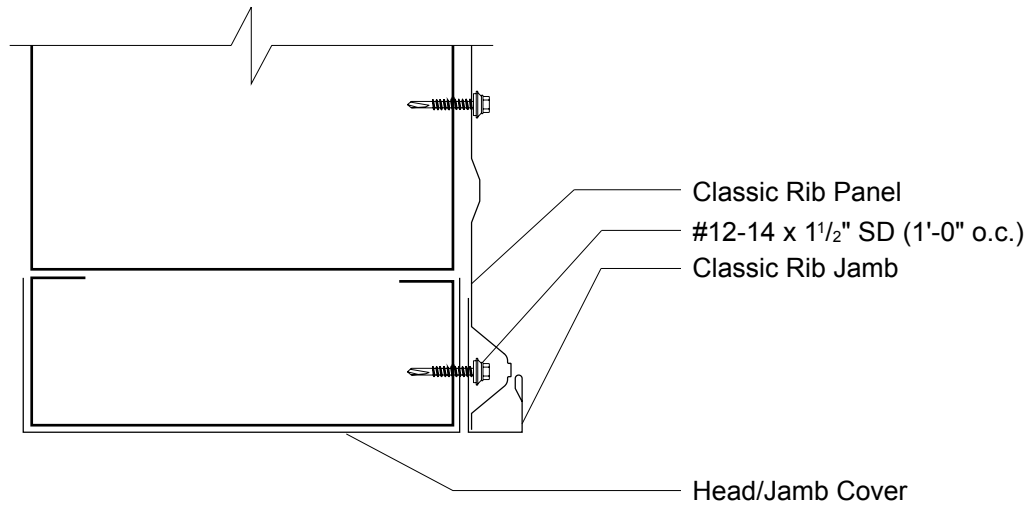
**CLASSIC RIB®** OUTSIDE CORNER DETAIL



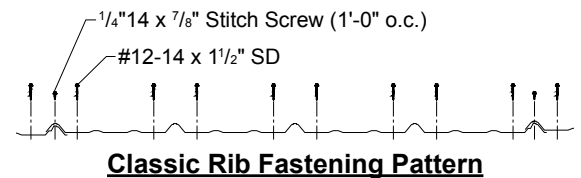
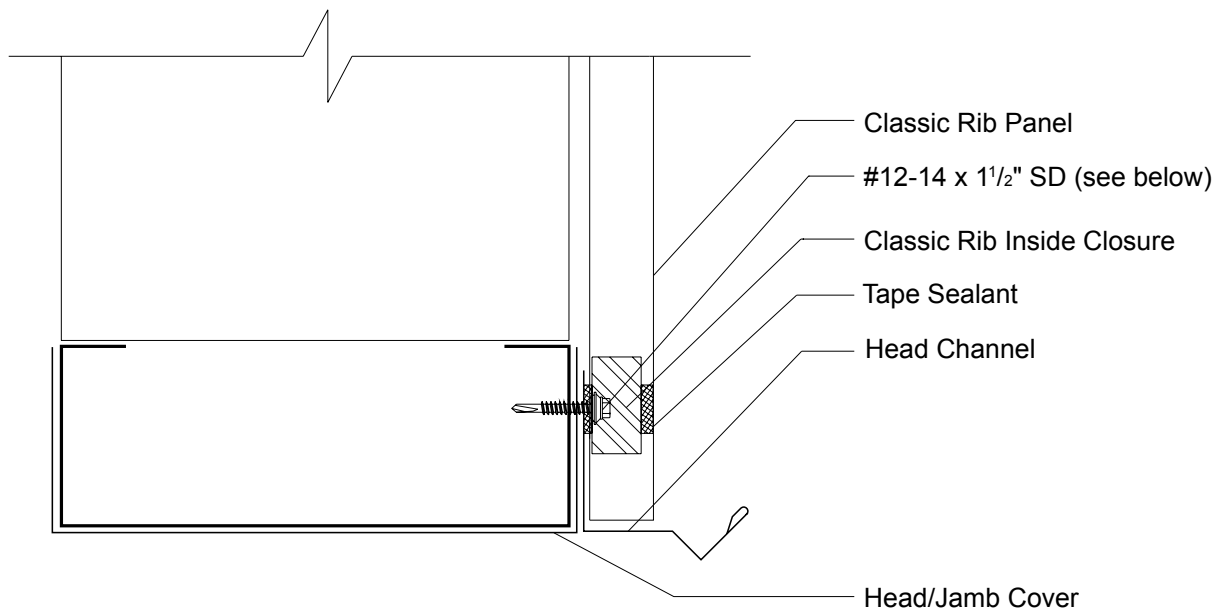
**CLASSIC RIB** INSIDE CORNER DETAIL



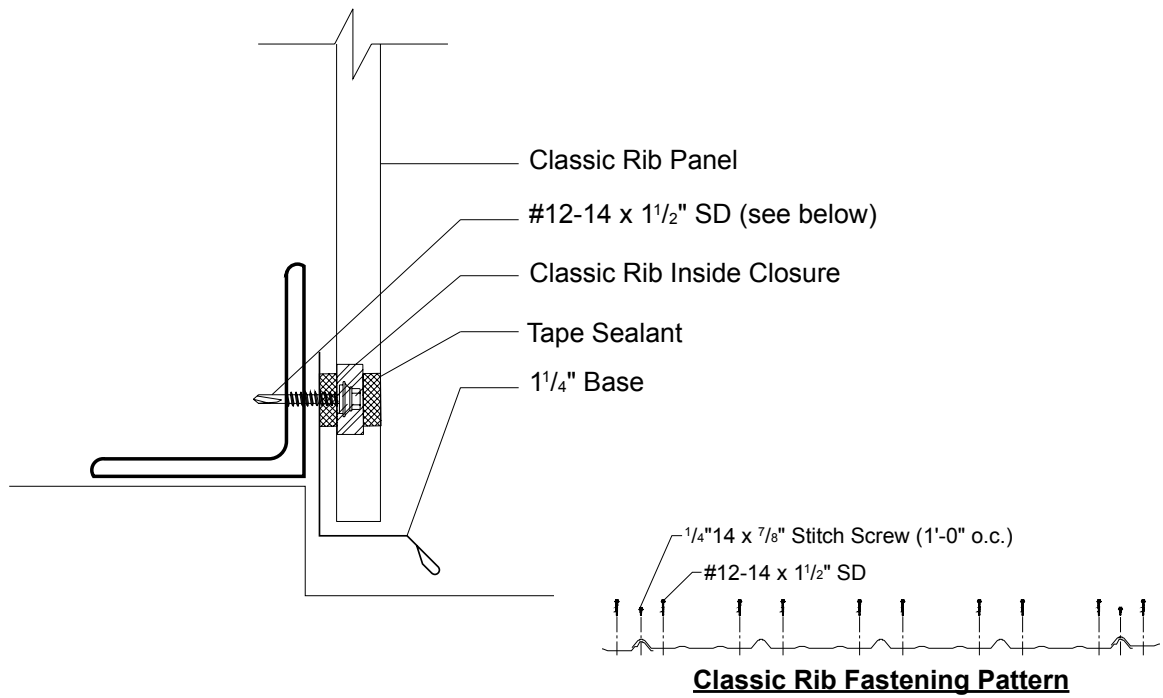
**CLASSIC RIB® JAMB DETAIL**



**CLASSIC RIB HEAD DETAIL**

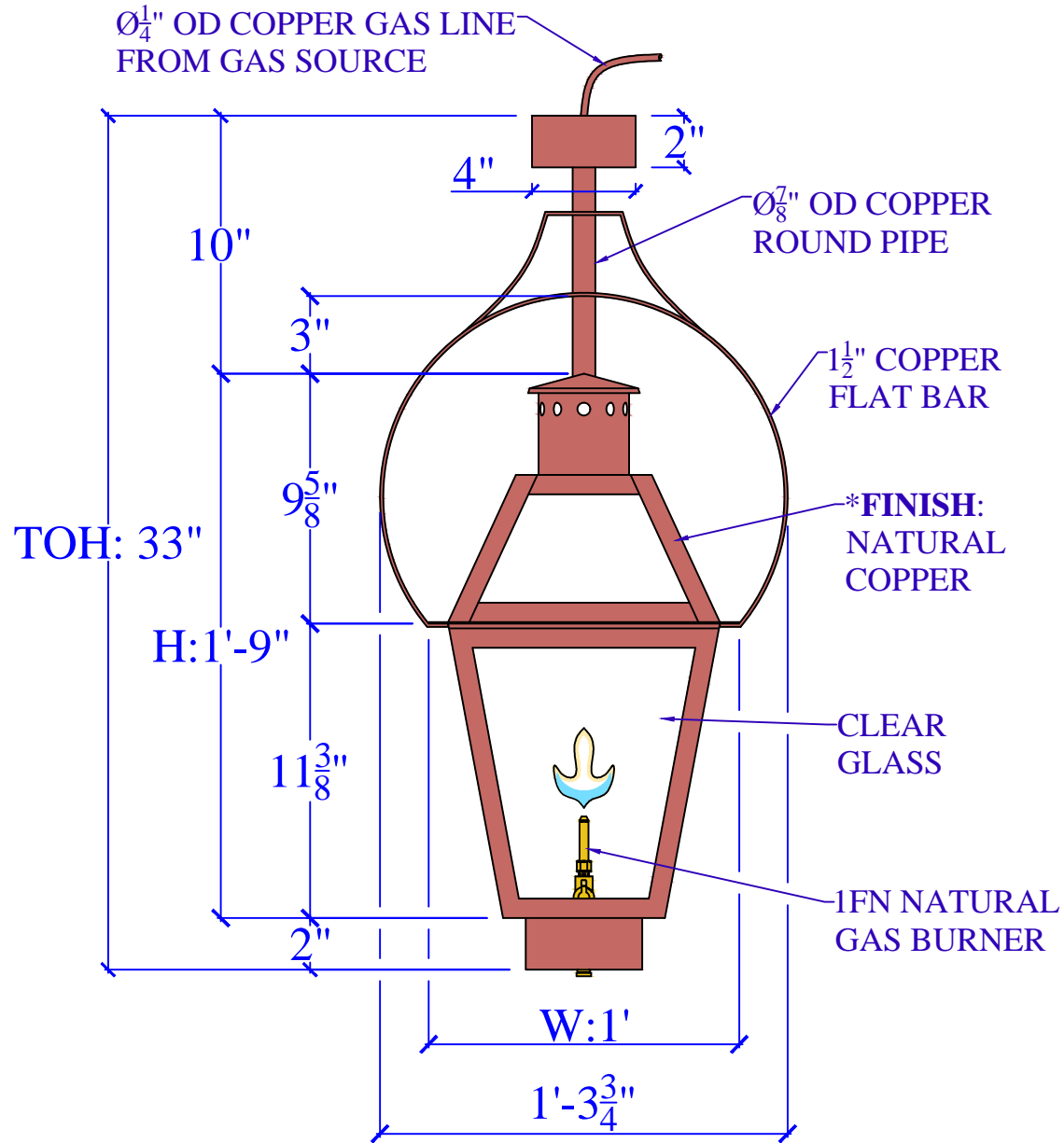


# CLASSIC RIB® BASE DETAIL



## CLASSIC RIB NOTES

**QTY: 1  
(LOT 6)**



**JOHNSTONE BAY, INC. (JB)**

1800 EAST I-65 SERVICE RD. N. PHONE: (251) 478-0072 FAX: (251) 471-5945 MOBILE, ALABAMA 36617  
 WWW.CHARLESTONLIGHTING.COM WWW.FAUBOURGLIGHTING.COM WWW.CHARLESTONGASLIGHT.COM

**SPECIFICATION SHEET**

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LIGHT:	FAUBOURG - H21" W12" - 1FN	DATE:	APP.BY:	J.D.
BRACKET:	TOH 33" - HYM - DETONTI PLACE		REV.	



## DOUBLE HUNG

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





# DOUBLE HUNG

plygem.com/windows-doors



## STANDARD EXTERIOR OPTIONS



Additional Signature and Radiance color options available ranging from dark bold hues to vibrant metallics.

## PERFORMANCE

NFRC THERMAL PERFORMANCE				
	R Value	NFRC CERTIFIED		
		U Factor	SHGC	VT
<b>WITH WARM EDGE</b>				
3/4" Low-E	2.78	0.36	0.29	0.51
3/4" Low-E <sup>SC</sup>	2.70	0.37	0.21	0.40
3/4" Low-E2+	3.13	0.32	0.28	0.49
3/4" HP	2.70	0.37	0.28	0.51
3/4" HP <sup>SC</sup>	3.03	0.33	0.21	0.40
3/4" HP <sup>PS</sup>	2.94	0.34	0.42	0.51
3/4" HP2+	3.33	0.30	0.27	0.49
3/4" HP <sup>SC</sup> 2+	3.33	0.30	0.20	0.39
3/4" HP <sup>PS</sup> 2+	N/A			
<b>WITH WARM EDGE*</b>				
3/4" Low-E	2.86	0.35	0.29	0.51
3/4" Low-E <sup>SC</sup>	2.86	0.35	0.21	0.40
3/4" Low-E2+	3.23	0.31	0.28	0.49
3/4" HP	3.13	0.32	0.28	0.51
3/4" HP <sup>SC</sup>	3.13	0.32	0.21	0.40
3/4" HP <sup>PS</sup>	3.13	0.32	0.42	0.51
3/4" HP2+	3.45	0.29	0.27	0.49
3/4" HP2+ <sup>SC</sup>	3.45	0.29	0.20	0.39
3/4" HP2+ <sup>PS</sup>	N/A			

All units rated in accordance with NFRC 100/200 standards by a NAMI Accredited lab. Performance values reflect the performance of units tested with the following configuration: 3/4" IGU, 3mm glass, no grilles and Warm Edge spacer system.

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

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

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



## STANDARD FEATURES

- Tilt-in sash design for easy cleaning from the safety of inside your home
- Sash interlock provides superior structural performance
- Stepped jambliner design for superior structural performance while maximizing available daylight opening
- Three-piece jambliner allows for different interior and exterior jambliner colors
- 6/4 sash construction for historically accurate wood window look
- 4 1/16" jambs made of clear wood eliminate extensive drywall work
- Sash and interior made with select clear wood; ready for paint or stain to match any interior décor (also available in primed or prefinished in white, black and off-white)
- Integral face groove allows for easy mulling and exterior accessory application
- Pre-punched nailing fin for simple installation
- AAMA 2604 paint finish provides superior resistance to chalking and fading
- Energy-efficient Warm Edge insulating HP glass reduces energy costs while reducing fabric fading
- Vacuum-treated, solid wood components resist damage from water and fungus
- Durable .050 extruded aluminum cladding on all exterior frame surfaces resists dings and dents while providing structural integrity

## OPTIONS

### GLASS OPTIONS:

HP<sup>SC</sup>, HP2+, HP2+<sup>SC</sup>, HP<sup>PS</sup>, HP2+<sup>PS</sup>, (Low-E, Low-E<sup>SC</sup>, and Low-E2+ for high altitude applications), Warm Edge+, tinted, tempered, obscure, laminated and black spandrel

### GRILLE OPTIONS:

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

### EXTERIOR CASING:

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

### EXTENSION JAMBS:

Custom from 4 1/16" to 8 1/16" in prefinished white, prefinished black, prefinished off-white, primed or natural "clear" wood

### HARDWARE FINISHES:

White, taupe, beige, bright brass, black antique brass, satin nickel and oil rubbed bronze

### PRODUCT CONFIGURATION:

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



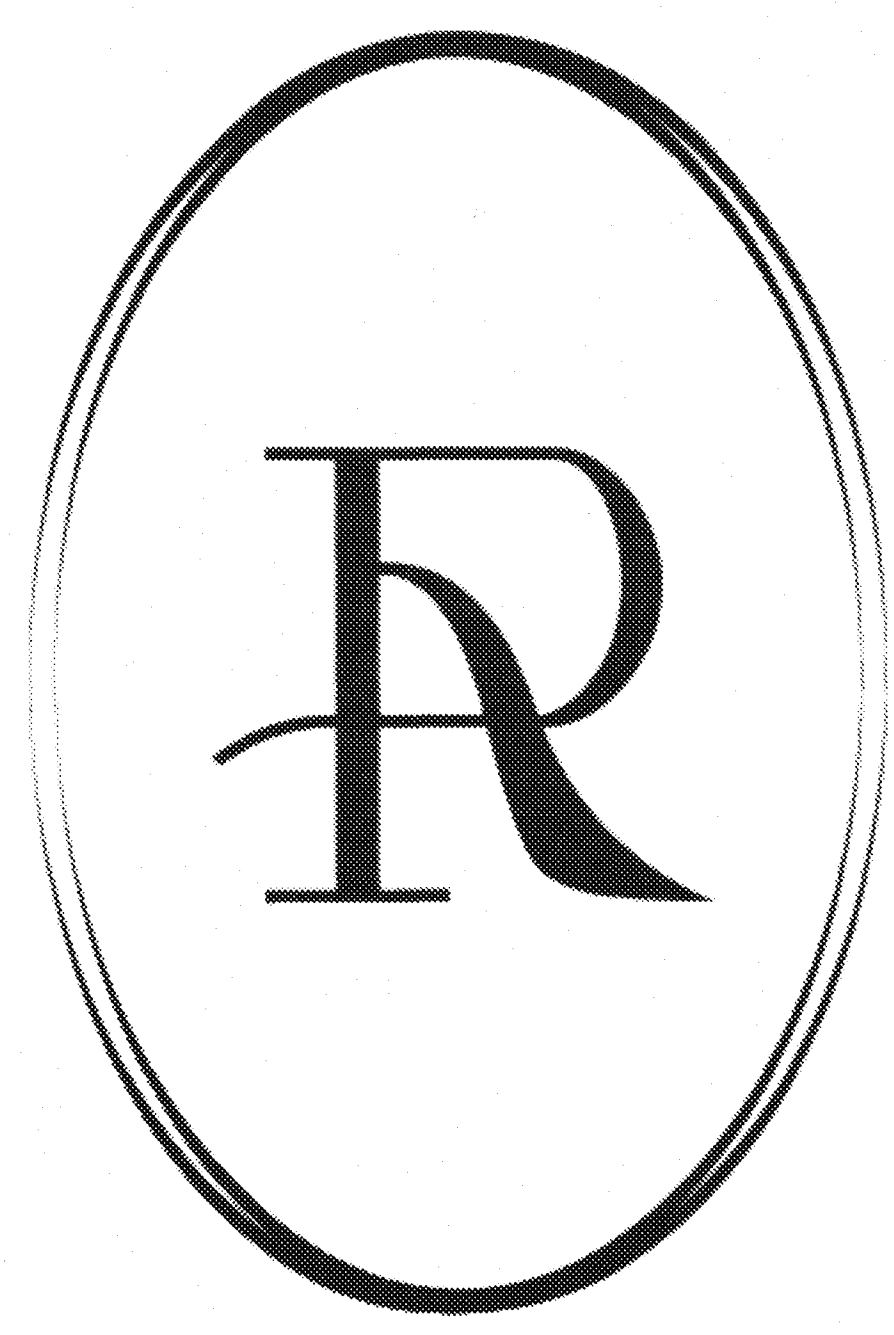
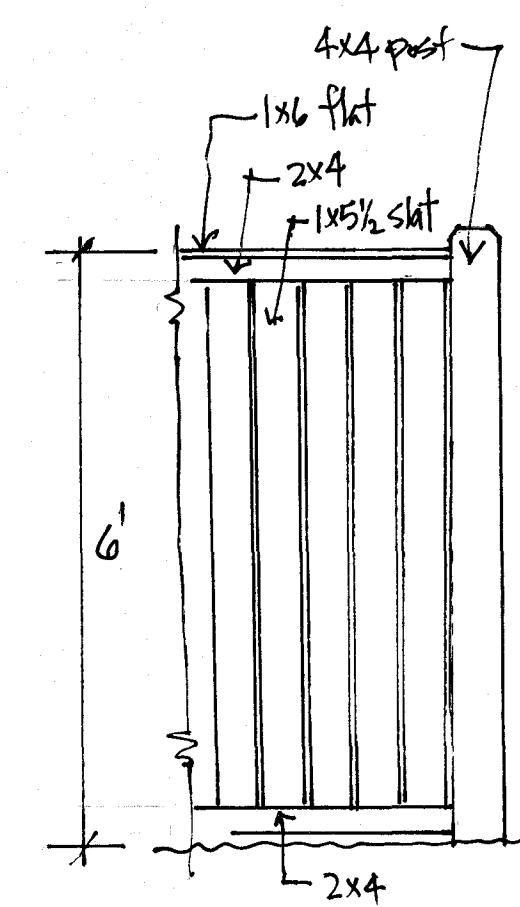
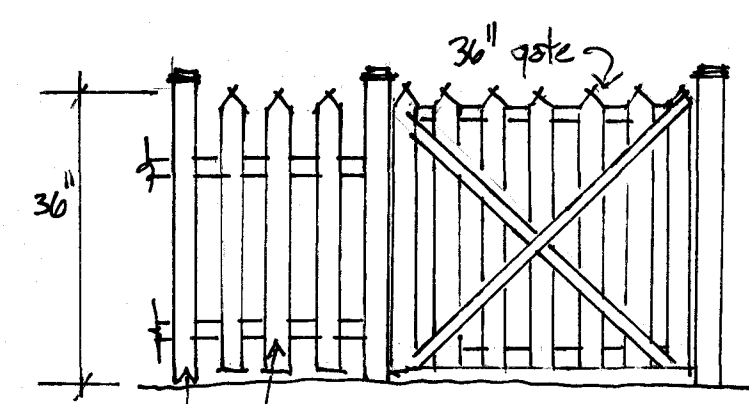
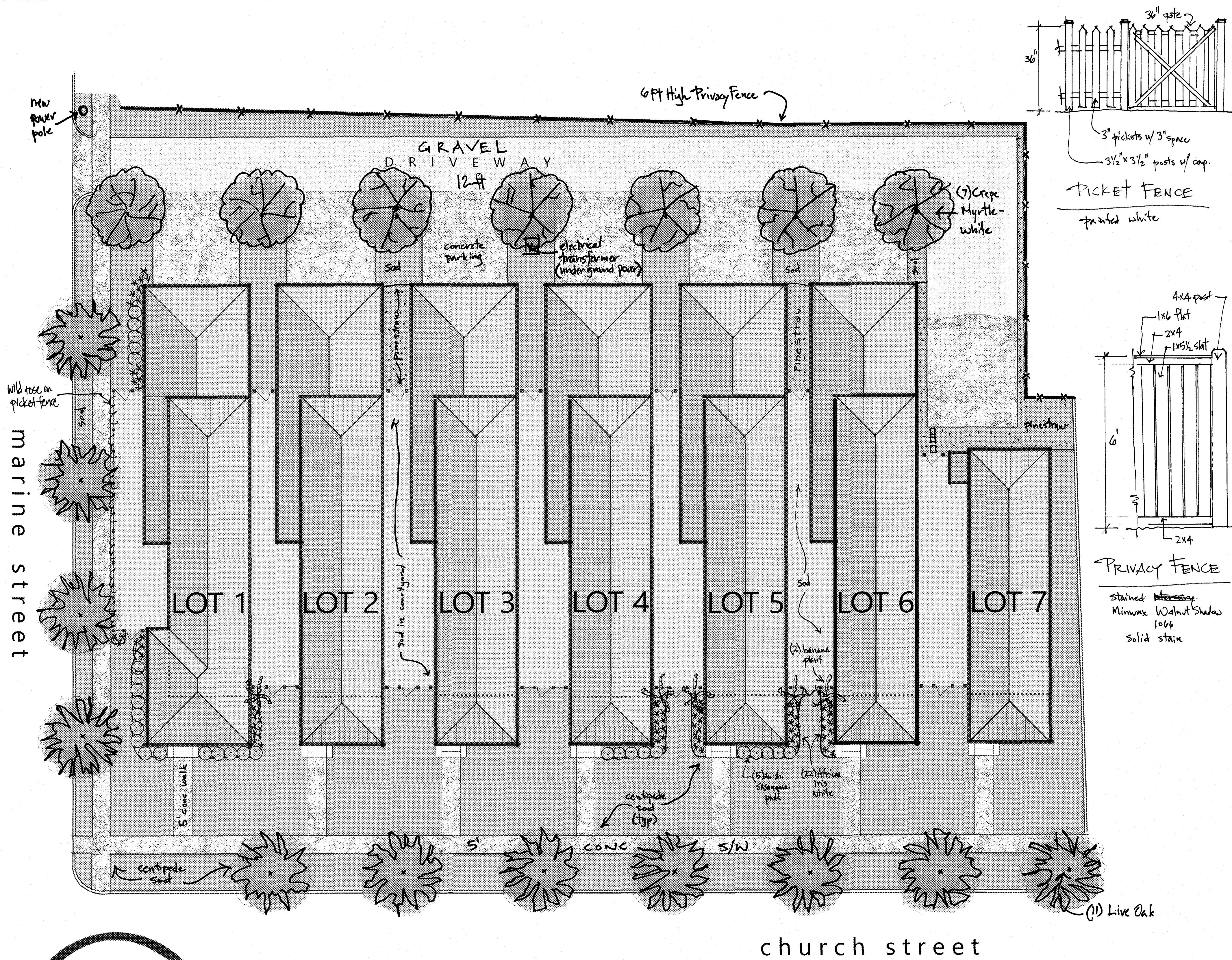
1. Most units are rated LC50 straight out of the box.

2. HP glass combines Low-E with argon gas fill for high performance.

3. Optional Warm Edge+ spacer upgrade for enhanced performance.

4. Optional Impact Rated units are available in select sizes and configurations.





# THE RESIDENCES

## At Oakleigh

THIS SITE PLAN HAS BEEN PREPARED FOR GENERAL ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE TO SCALE. ALL ILLUSTRATIONS HEREON, INCLUDING LOT LAYOUT, STREETS AND LANDSCAPING ARE CONCEPTUAL AND SUBJECT TO PARTIAL OR TOTAL MODIFICATION OR MAY NOT BE DEVELOPED AT ALL. NO PURCHASER SHOULD RELY ON THIS SITE PLAN IN MAKING A DECISION TO PURCHASE PROPERTY; PURCHASE AGREEMENT, RECORDED SUBDIVISION PLAT, OTHER DOCUMENTATION AND ALL MATTERS OF RECORD MUST BE RELIED UPON.

