



Agenda Item #3

Certified Record 2025-45-CA

DETAILS

Location:

60 Fearnway Street

Summary of Request:

construct a new garage structure

Applicant (as applicable):

John King

Property Owner:

John and Bradley King

Historic District:

Old Dauphin Way

Classification:

Contributing

Summary of Analysis:

- The existing garage was built in the late twentieth century and does not contribute to the historic integrity of the property.
- The proposed new garage would be located to the rear of the main residence.
- The scale of the proposed structure is larger than typical historic accessory structures yet is compatible with the existing structure.
- All materials comply with the Guidelines.

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PROPERTY AND APPLICATION HISTORY

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

The property at 60 Fearnway Street is a c. 1910 frame bungalow designed by C.L. Hutchinson Sr. for Mr. G. Russell Hollinger. Originally a one-story rectangular structure with a projecting west gable and a wide single bay porch, the dwelling received a rear second story addition in 2020.

The property has never appeared before the Architectural Review Board (ARB).

SCOPE OF WORK

1. Construct new enclosed garage structure.
 - a. The proposed structure would be located to the east (rear) of the main structure. It would measure 24'-0" wide by 42'-0" deep. Side setbacks would measure 1'-6" off the north property line, and 25'-1" off of the south property line.
 - b. The height of the enclosed garage from grade to ridge would measure 21'-2 3/6" high. The side walls would measure 9'-11", with a roof height of 10'-11 3/8".
 - c. The garage would rest on a concrete slab foundation.
 - d. The garage structure would be covered by a gable roof and clad in architectural shingles to match the existing dwelling.
 - e. The walls would be clad in cementitious siding with a profile matching that on the original dwelling.
 - f. Three gabled dormers would project from the south slope of the roof.
 - g. Elevations would appear as follows:

South elevation – Three steel paneled overhead garage doors would be equally spaced across the elevation. Doors would measure 12'-0" W by 8'-0" H.

North elevation- No fenestration is proposed for this elevation.

East elevation – One six-over-six window would be centered on the gable. The window would measure 3'-0" W by 5'-0" H.

West elevation – One six-over-six window would be centered on the gable. The window would measure 3'-0" W by 5'-0" H; One pane-and-panel door measuring 3'-0" W by 6'-8" H would be located on the south end of the elevation.
 - h. All windows would be aluminum-clad wood.

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

1. **9.1** Design an accessory structure to be subordinate in scale to that of the primary structure.
 - If a proposed accessory structure is larger than the size of typical historic accessory structures in the district, break up the mass of the larger structure into smaller modules that reflect traditional accessory structures.
2. **9.2** Locate a new accessory structure in line with other visible accessory structures in the district.
 - These are traditionally located at the rear of a lot.

ACCEPTABLE ACCESSORY STRUCTURE MATERIALS Materials that are compatible with the historic district in scale and character are acceptable.

These often include:

- » Wood frame
- » Masonry
- » Cement-based fiber siding

- » Installations (Pre-made store-bought sheds, provided they are minimally visible from public areas)

UNACCEPTABLE ACCESSORY STRUCTURE MATERIALS Materials that are not compatible with the historic district in scale and character are unacceptable.

These often include:

- » Metal (except for a greenhouse)
- » Plastic (except for a greenhouse)
- » Fiberglass (except for a greenhouse)

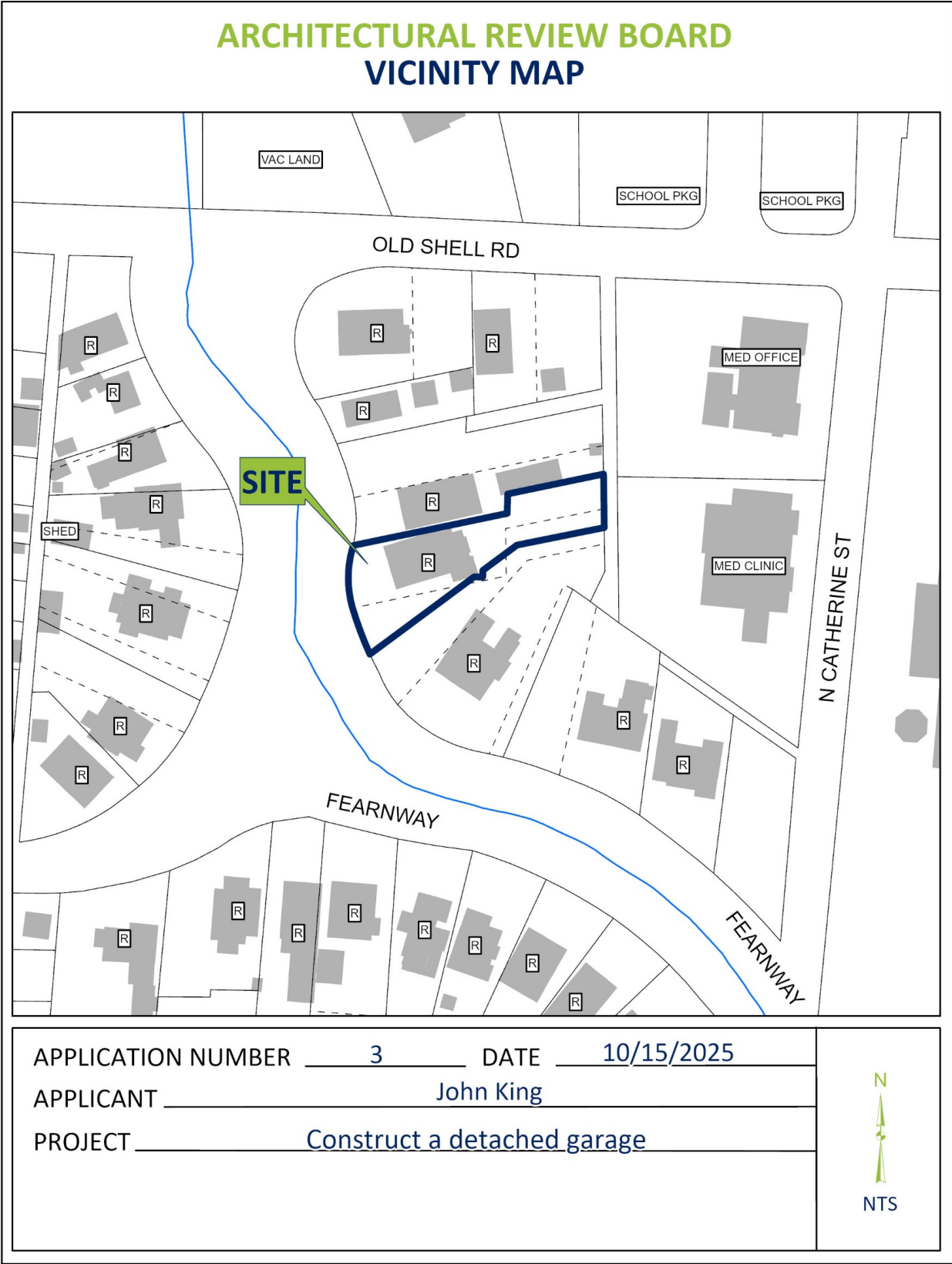
STAFF ANALYSIS

The dwelling at 60 Fearnway is a contributing resource to the Old Dauphin Way Historic District. The application under review seeks approval to construct a new freestanding garage.

The *Guidelines* require new accessory structures to be subordinate in scale to that of the primary structure. At approximately 21'-0", the height of the proposed building is taller than most one-story accessory structures. The rear portion of the main residence has been raised to a full two-story height and measures over 24'-0" high, making the proposed garage comparable in height. The existing dwelling measures 3266sf compared to the proposed garage's smaller footprint of 1008sf. Although the proposed garage structure expresses a somewhat larger footprint than typical historic accessory structures in the surrounding area, the structure would sit at a considerable distance from the dwelling. As such its massing does not appear out of place on the large lot. (9.1)

Accessory structures should be placed behind or to the side of the primary structure on a property and be composed of materials that are compatible with the primary structure and the district. The proposed structure would be placed to the rear the existing house, in accordance with the *Guidelines*. The structure would employ materials considered approvable under the *Guidelines*. (9.2)

SITE LOCATION – 60 FEARNWAY STREET



SITE PHOTOS – 60 FEARNWAY STREET



1. View of property, looking NE



2. View of property, looking W



3. View of property, looking W



City of Mobile · Historic Development
Architectural Review Board Application

09-09-2025

Date of Application

Date Received

60 Fearnway St Mobile AL 36604

Address of Property

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

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

\$40,000.00

Fee Paid: ☐ \$ _____ Check # _____

Cost of Project (Required)

John & Bradley King

Owner Name

Phone

jking@donagheymechanical.com

Email

60 Fearnway St Mobile AL

36604

Address

Zip Code

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

John King

Owner's Representative Name

Phone

jking@donagheymechanical.com

Email

60 Fearnway St Mobile AL

36604

Address

Zip Code

Describe the Proposed Work:

Construct a non-dwelling detached garage.

Build Mobile, PO Box 1827, Mobile, Alabama 36633

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

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

Revised August 2023

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

Does the proposed work involve signage? ☒ No ☐ Yes

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

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

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

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

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

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

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

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

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

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

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

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

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

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

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

FOR MINOR RENOVATION OR REPAIR TO EXISTING BUILDINGS

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

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

EXTERIOR PAINTING

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

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

FENCES, DRIVES AND GATES

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

SIGNAGE

Width of sign ____ feet ____ inches

Height of sign: ____ feet ____ inches

Single Face ____ Double Face ____

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

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

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

General Description

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

How will sign be mounted:

Sign Materials (sample materials may be requested by the Review Board): _____

Describe type of lighting to be used: _____

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

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

Include in Application:

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

____ Photographs of the building

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

DEMOLITION APPLICATION

Purchase Date: _____ Purchase Price: _____

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

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

What alternatives to demolition have you considered for this property? _____

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

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

How many offers did you receive? _____

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

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

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

What are the dates of these expenditures? _____

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

Performance Bond ☐ Yes ☐ No

Letter of Credit ☐ Yes ☐ No

Trust for completion of improvements ☐ Yes ☐ No

Other evidence of financial ability ☐ Yes ☐ No

Letter of commitment from a financial institution ☐ Yes ☐ No

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

Ordinance #44-084

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

CONFLICTS WITH OTHER CITY DEPARTMENTS

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


Signature

09/09/25
Date

King Garage

60 Fearnway St, Mobile, AL 36604

INDEX OF DRAWINGS	
A1	Cover Page
A2	Floor Plans
A3	Roof & Framing Plans
A4	Exterior Elevations & Cross Section
D1	Details

GENERAL NOTES

GENERAL
Work performed shall comply with these general notes unless otherwise noted on plans. The work shall comply with all applicable local and state codes, ordinances, regulations and amendments and all other authorities having jurisdiction.

All conditions and dimensions shown on the plans shall be verified by the contractor. Any discrepancies that require clarification or revisions shall be brought to the attention of the designer before commencing with the work. Ryan Moe Home Design (RHMHD) is the owner and affiliates are not responsible for any loss resulting from an error or omission on these plans.

Contractor shall provide the requirements of all detail callouts denoted as "TYPICAL" or "TYP." at specific noted conditions and at all key conditions throughout the project, unless otherwise noted. All details on detail sheets titled as "TYPICAL" and not directly referenced on plans shall be incorporated at occur on locations throughout the project. Requirements of details not denoted or titled as "TYPICAL" or "TYP." shall be provided at the specific location shown on the plan and adjacent areas as applicable. Requirements of details denoted as "S.M.L.R." or "S.M." shall be provided with differences as indicated or implied on referenced details and plans.

Details may be depicted diagrammatically. For example, roof pitches, floor/roof wall thickness, framing members, etc., may differ in scale from actual proposed conditions. Details shall be understood in context with other drawings conveying structural and architectural design intent. Dimensions and notes shall take preference over the scaling of the drawing. It is recommended that contractors/subcontractors do not scale dimensions from the drawings but use the written dimensions noted.

Where conflicting information exists between these plans and other referenced requirements, the more stringent requirement shall apply unless otherwise approved.

Contractor shall be responsible for providing adequate structural support of construction on loads during all phases of construction, including but not limited to foundation backfill, bracing of wall framing to resist construction floor loads and lateral building loading, bracing of trusses during installation and subsequent construction on loading, and other conditions as dictated by the contractor's construction practice.

On site verification of all dimensions and conditions shall be the responsibility of the contractor and subcontractors. The contractor shall compare and coordinate all drawings prior to construction and when in the opinion of the contractor a discrepancy or error exists, he shall promptly report it to the designer for proper adjustment before proceeding with the work.

All work shall comply with the manufacturer's or fabricator's instructions or recommendations for the preparation of substrates and installation and use of material. Manufacturer's installation instructions/specifications shall be available on the jobsite at the time of inspection.

STEWORK

These drawings do not cover site work, excavation, grading and landscaping.

EXCAVATION

Shall be sufficient to provide full design dimensions or to allow for form and as required.

BACKFILL AND COMPACTON

Use clean material containing no organic material, trash, muck, roots, logs, stumps, concrete, asphalt or other deleterious substances. Do not backfill against masonry walls until superstructure is in place or adequate bracing is provided. Prior to placing fill, the existing surface shall be cleared of all refuse or organic materials. Equivalent fluid pressure of soil backfill not to exceed 30 P.C.F., uniform class SM or better.

FOUNDATIONS

Soil bearing value assumed to be 1,500 PSF minimum unless otherwise noted on drawings. Builder to be notified immediately should bearing capacity of less than 1,500 psf or high water table be encountered. Foundation walls of masonry and concrete are to be constructed as per plan and in accordance with the applicable building codes.

CONCRETE

CONCRETE SHALL REACH THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH OF (28 days psi) UNLESS NOTED OTHERWISE:

Basement walls, foundations and other concrete not exposed to the weather: 2500psi

Basement slabs and interior slabs on grade, except garage floor slabs: 2500psi

Basement walls, foundations on walls, exterior walls and other vertical concrete work exposed to the weather: 2500psi

Porches, carport slabs and steps exposed to the weather and garage floor slabs: 2500psi

All concrete to be poured in accordance with AC 318 specifications.

REINFORCING RODS

Shall conform to ASTM A 615 grade 60. WWF shall conform to ASTM A 185

STEEL

All metal anchors, fasteners, joist hangers, etc., to be galvanized. All structural steel to conform to ASTM 36. Pipe to be A53. Tube to be A500 of A501. Detailing to be in accordance with AISC structural steel detailing manual. Connections shall be capable of supporting an allowable uniform load stress of 24 ksi. Steel columns and bases to be given a shop coat of rust inhibitive paint or equivalent. Bottom of steel columns shall be anchored in concrete.

LUMBER EXPOSED TO WEATHER

All exposed exterior lumber or lumber in contact with masonry or concrete shall be pressure preserved and treated and bear quality mark of approved inspection agency. And comply with the requirements of the American Lumber Standard Committee Treated Wood Program. Provide fire retardant sheathing and lumber where indicated on drawings. All wood shall be a minimum of 8" above finish grade or pressure preserved and treated less than 8" above finish grade.

MAXIMUM MOISTURE CONTENT

Lumber shall be 19% maximum in dried in accordance with AWPA standards.

PLYWOOD & OSB

Plywood & OSB, used structurally, shall meet the performance standards and all other requirements of applicable commercial standards for the type, grade and species of plywood and shall be so identified by an approved testing agency.

FLASHING

Flash and counter flash at roof and wall intersections, valleys, or eaves and saddles, and sidewalls per code. Flashing at vent pipes, soil stacks, vertical front walls to be applied in accordance with manufacturer's printed instructions. Flashing material to be minimum .019 corrosion resistant metal, mineral surfaced roll roofing, or approved equal.

Flash all exterior openings and all building corners as required. Flash and caulk wood beams and other projections through exterior walls and roof surfaces.

CAULKING

Fill all joints of different materials and all penetrations as required.

ALL OPERABLE WINDOWS

All operable windows shall have noncorrosive screens and sash locks. Screens are provided to prevent the entry of insects and are not intended to prevent children from falling out of open windows. Windows having the lowest part of the clear opening less than 24" above finished floor and more than 72" above finished grade shall: (1) be allowed to open to such a distance such that a sphere of 4" cannot pass through, or (2) shall be provided with guards complying with ASTM F 2090, or (3) provided with window opening control devices that comply with ASTM F 2090.

WEATHERPROOFING

All sliding swinging doors and window openings to the exterior shall be fully weatherstripped, caulked, gasketed or otherwise treated to minimize infiltration. Doors and windows shall meet air infiltration and other performance factors as required by code.

HEADERS

All headers over 48" in length to have a minimum (2) jack studs at each end.

STRENGTH OF FRAMING MATERIALS

All framing lumber shall be AF&PA/NDS (or other approved agency) rated lumber of the following (or as noted on plans):

Joists and rafters shall be southern pine, grade 2 or better.

Wood studs and posts shall be SPF stud grade or better

Headers shall be #2 Douglas fir or #1 Southern Pine, #1 Hem fir or #1 SPF

LVL beams shall have the following minimum properties:

Bending stress "Fb" = 2600 PS

Horizontal shear "Fv" = 285 PS

Compress on perpendicular to grain "Fc" = 750 PS

Compress on parallel to grain "Fc" = 2510 PS

Modulus of elasticity "E" = 2,000,000 PS

NAILING SCHEDULE (WCFM TABLE 3.1)*

JOINT DESCRIPTION	COMMON NAILS	BOX NAILS	NAIL SPACING
ROOF FRAMING			
BLOCKING TO RAFTER (TOE NAIL)	2 8d	2 10d	EACH END
RIM BOARD TO RAFTER (END NAIL)	2 16d	3 16d	EACH END
WALL FRAMING			
TOP PLATES AT INTERSECTIONS (FACE NAIL)	4 16d	5 16d	AT JOINTS
STUD TO STUD (FACE NAIL)	2 16d	2 16d	24" O.C.
HEADER TO HEADER (FACE NAIL)	1 16d	1 16d	16" O.C. ALONG EDGES
FLOOR FRAMING			
JOIST TO SILL TOP PLATE OR GIRDER (TOE NAIL)	4 8d	4 10d	PER JOIST
BLOCKING TO JOIST (TOE NAIL)	2 8d	2 10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE NAIL)	3 16d	4 16d	EACH BLOCK
LEDGER STRIP TO BEAM OR GIRDER (FACE NAIL)	3 16d	4 16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE NAIL)	3 8d	3 10d	PER JOIST
BAND JOIST TO JOIST (END NAIL)	3 16d	4 16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE NAIL)	2 16d	3 16d	PER FOOT
ROOF SHEATHING			
RAFTERS OR TRUSSES SPACED UP TO 16" O.C.	8d	10d	6" EDGE / 6" FELD
RAFTERS OR TRUSSES SPACED OVER 16" O.C.	8d	10d	4" EDGE / 4" FELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/O GABLE OVERHANG	8d	10d	4" EDGE / 4" FELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/ STRUCTURAL OUTLOOKERS	8d	10d	4" EDGE / 4" FELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/ LOOKOUT BLOCKS	8d	10d	3" EDGE / 3" FELD
CEILING SHEATHING			
GYPSUM WALLBOARD	5d coolers		7" EDGE / 10" FELD
WALL SHEATHING			
STUDS SPACED UP TO 16" O.C.	8d	10d	SEE WALL FRAMING DET
STUDS SPACED OVER 16" O.C.	8d	10d	SEE WALL FRAMING DET
25/32" FIBERBOARD PANELS	8d		
1/2" GYPSUM WALLBOARD	5d coolers		7" EDGE / 10" FELD
FLOOR SHEATHING			
1" OR LESS	8d	10d	6" EDGE / 12" FELD
GREATER THAN 1"		10d	6" EDGE / 6" FELD
USE THIS SCHEDULE FOR FASTENERS NOT SPECIFIED ELSEWHERE ON THE PLANS			

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES

2018 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS

THE AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) Wood Frame Construction Manual / Guide to Wood Construction in High Wind Areas for One and Two Family Dwellings 130 mph Exposure B

DESIGN LOADS:

STRUCTURAL	
ATTACHED STORAGE	10psf
ATTACHED STORAGE	20psf
HABITABLE ATTACHED	30psf
BALCONIES & DECKS	40psf
INTERIOR ROOMS	40psf
STAIRS	40psf
ASSUMED SOIL BEARING CAPACITY	1500psf

CLIMATE & GEOGRAPHIC DESIGN CRITERIA (TABLE R301.2(1))*	
ROOF LIVE LOAD*	20psf
GROUND SNOW LOAD*	0psf
ULTIMATE WIND SPEED (Vult)*	160mph
WIND EXPOSURE CATEGORY*	B
SEISMIC DESIGN CATEGORY*	A
WEATHERING*	NEGLIGIBLE
FROST LINE DEPTH*	12"

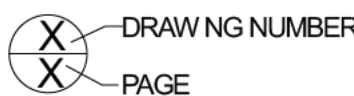
*Verify all climate and geographic design criteria with local building official

ABBREVIATIONS

AFF	ABOVE FIRST FLOOR
AT	ARCH TOP WINDOW
AWN	AWNING WINDOW
BD	BOARD
CLG	CELLING
CM	CASEMENT WINDOW
COL	COLUMN
CT	CIRCLE TOP WINDOW
DBO	DETERMINED BY OWNER
DH	DOUBLE HUNG WINDOW
DR	DOOR
GL	GLAZING WINDOW
HDR	HEADER
HGT	HEIGHT
LVL	LAMINATED VENEER LUMBER
O/C	ON CENTER
O/H DR	OVERHEAD DOOR
RCH	ROUGH CEILING HEIGHT
SL	SEAL HEIGHT
(T)	PRESSURE TREATED OR NATURALLY RESISTANT TO DECAY
TOW	TOP OF WINDOW
TEMP GL	TEMPERED GLASS
TR	TRANSOM WINDOW
UNO	UNLESS NOTED OTHERWISE
WDW	WINDOW

DRAWING KEY:

SECTION INDICATOR

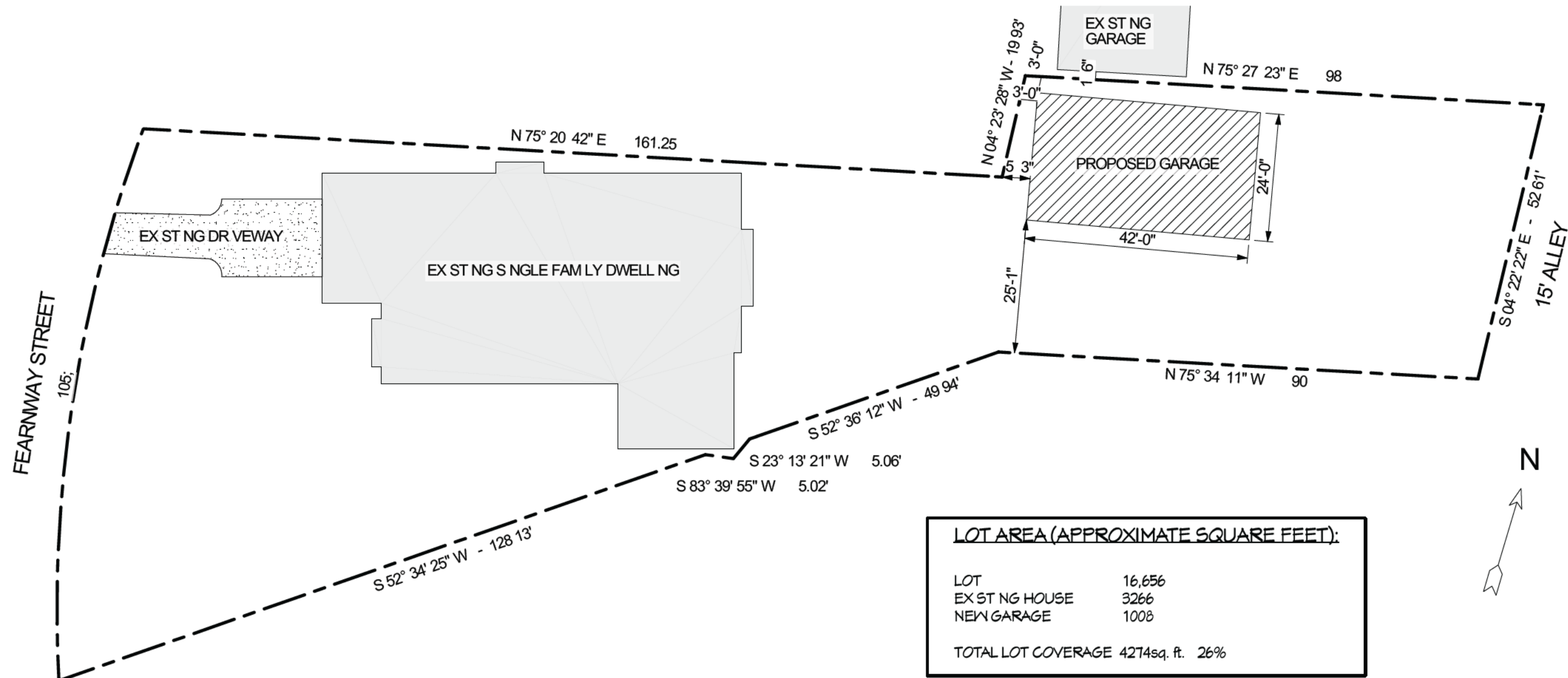
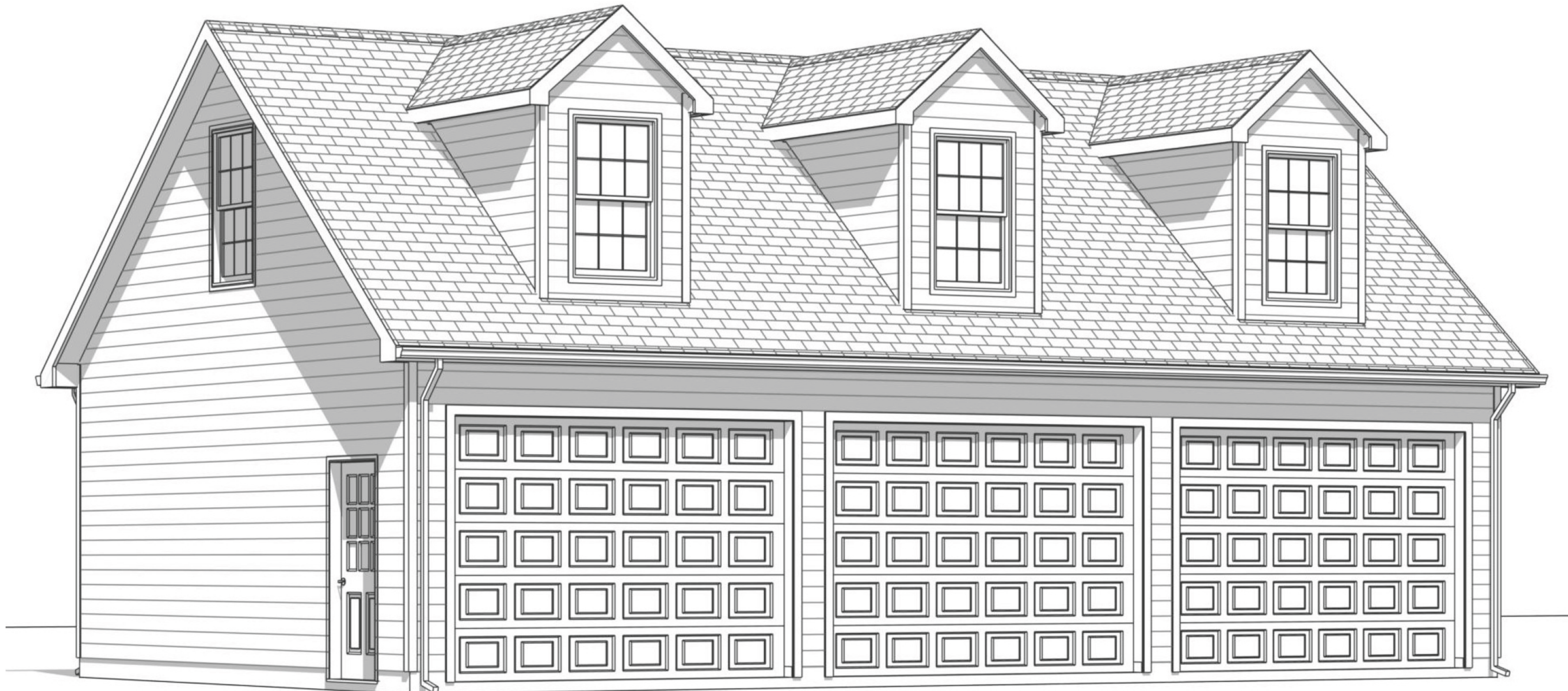


DOOR & WINDOW SIZES (SINGLE)

WIDTH (FEET) - HEIGHT (INCHES)
WIDTH (INCHES) - HEIGHT (FEET)

EXAMPLE 1: 6'08" x 6'0" WIDE x 6'8" HIGH

EXAMPLE 2: 3'0" x 3'0" WIDE x 5'0" HIGH



LOT AREA (APPROXIMATE SQUARE FEET):

LOT	16,656
EXISTING HOUSE	3,266
NEW GARAGE	1,000
TOTAL LOT COVERAGE	4,274 sq. ft. 26%

TO PRINT TO SCALE: DRAWING SHALL BE PRINTED ON ARCH D (24" x 36") SIZED PAPER

DRAWINGS PROPERLY PRINTED TO SCALE: EACH BOX MEASURES ONE INCH BY ONE INCH

ALL OTHER PAGES WILL HAVE MARKS IN THE CORNER SPACED ONE INCH APART.

Ryan Moe Home Design

www.RyanMoe.com

King Garage

60 Fearnway St, Mobile, AL 36604

© 2025 RYAN MOE HOME DESIGN - SEE PAGE 1 FOR GENERAL NOTES AND DISCLAIMERS

COVER PAGE

REVISIONS

DRAWN BY

RDM

PROJECT#

44776

ISSUE DATE

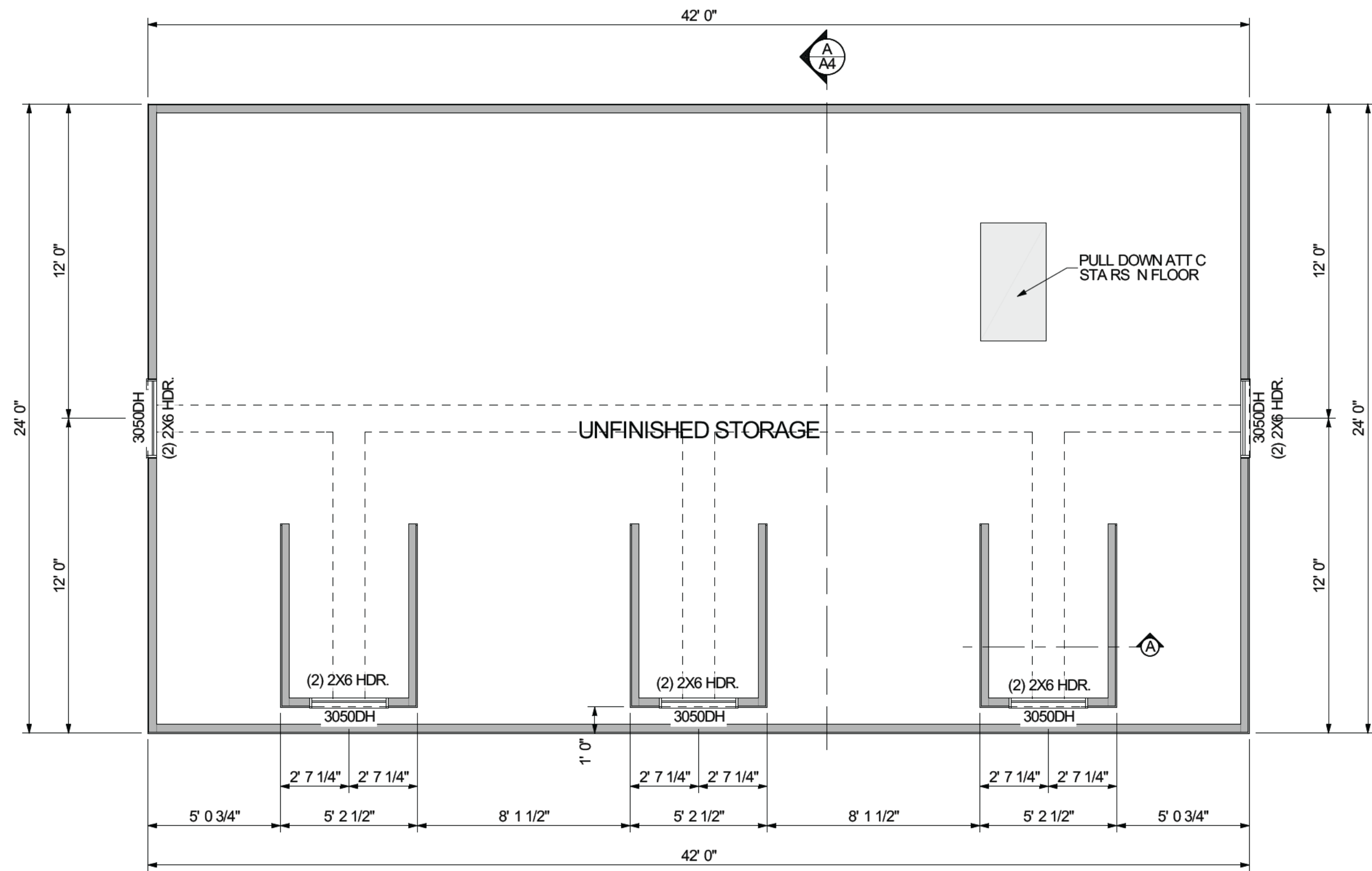
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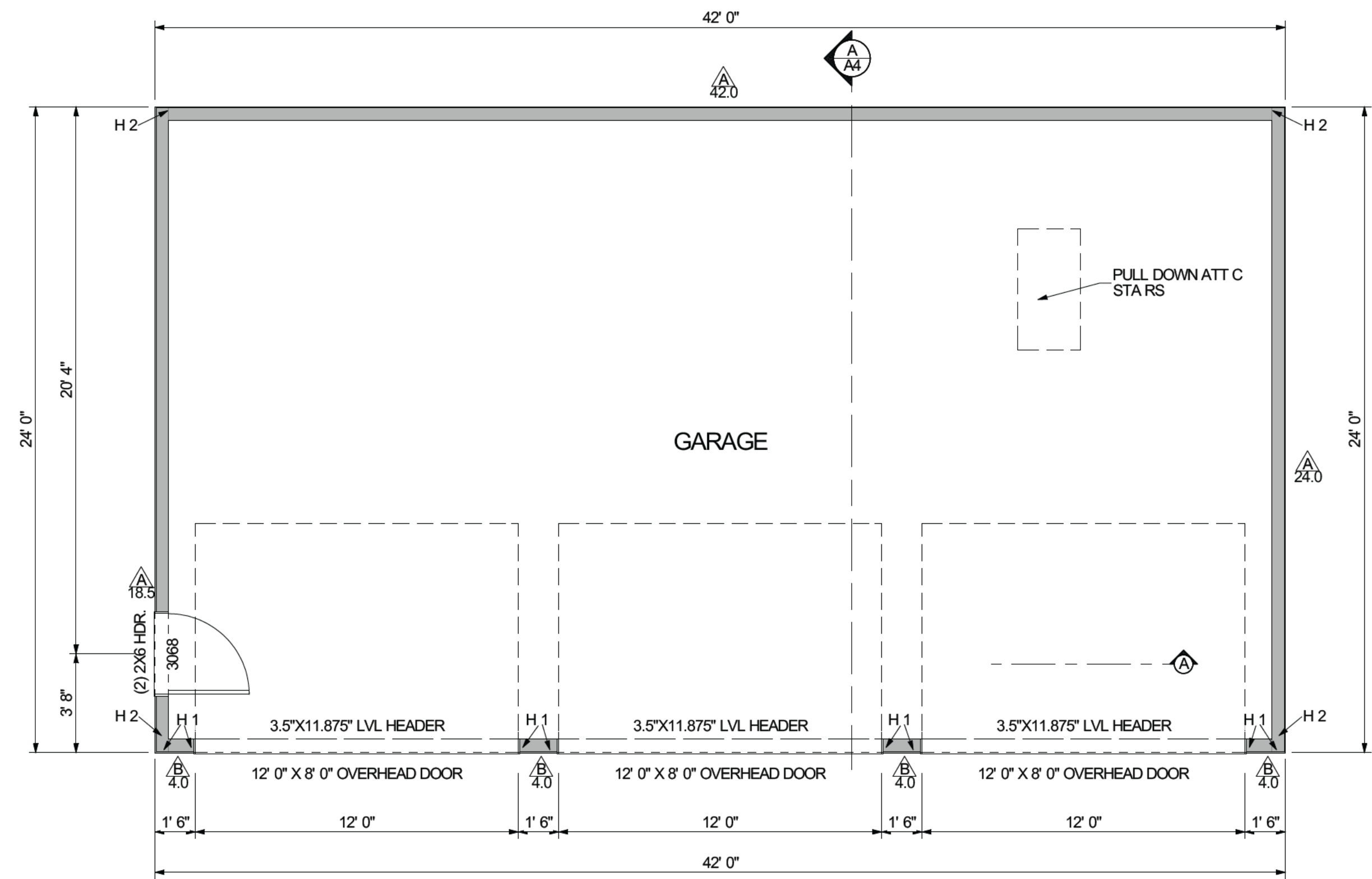
1 OF 5

SHEET NO

A1



ATTIC FLOOR PLAN
SCALE: 1/4" = 1' 0"



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

WALL BRACING KEY	
	BRACING METHOD (SEE 10.5)
	LENGTH OF QUALIFIED BRACING PER TABLE R602.10.5

HOLD-DOWN SCHEDULE				
MARK	MODEL	ANCHOR BOLT	POST/STUD FASTENERS	M/N WD MEMBER THICKNESS
H 1	STD14	N/A	24 16d S NIKERS	3"
H 2	HD9B	7/8" D A.	(3) 7/8" BOLTS	3" X 4 1/2"
ALLOWABLE TENS ON LOADS (160)				
3500*				
8430				

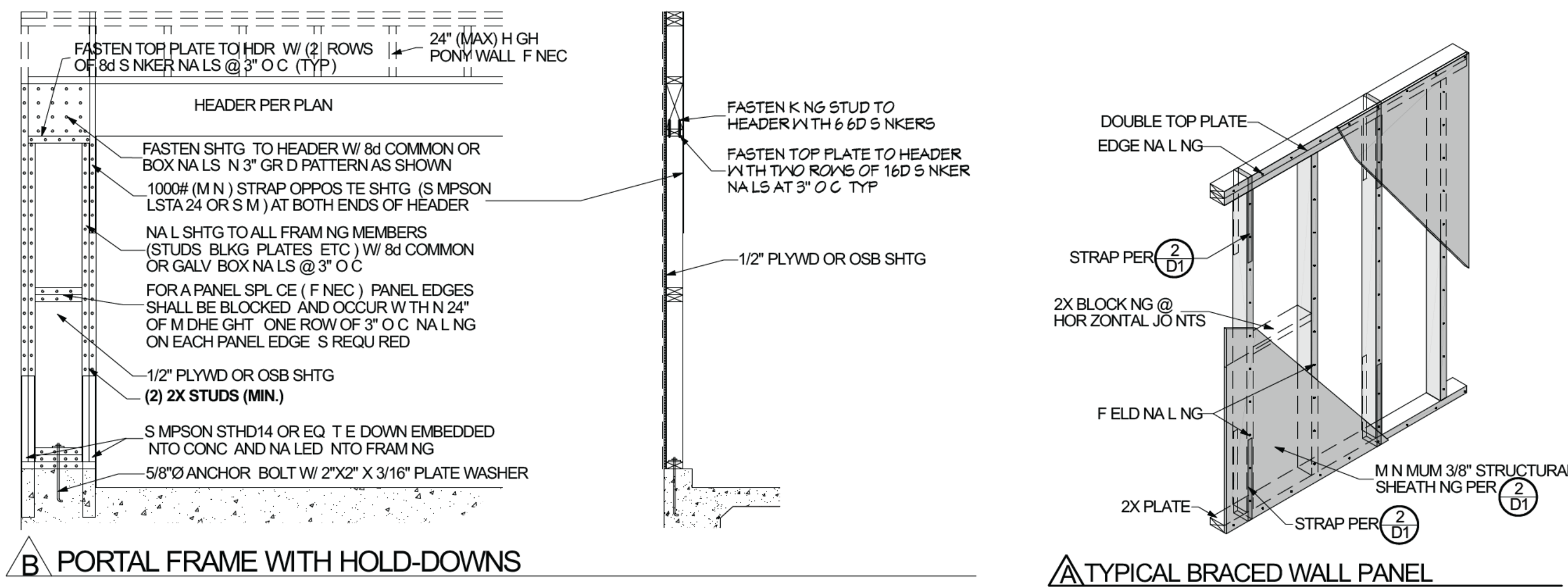
HOLD DOWNS ARE SPECIFIED AS "SIMPSON STRONGTIE" OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS

*SIMPSON STD14 MEETS THE HOLD DOWN REQUIREMENTS FOR THE PORTAL FRAME DETAIL PER R602.10.6.2

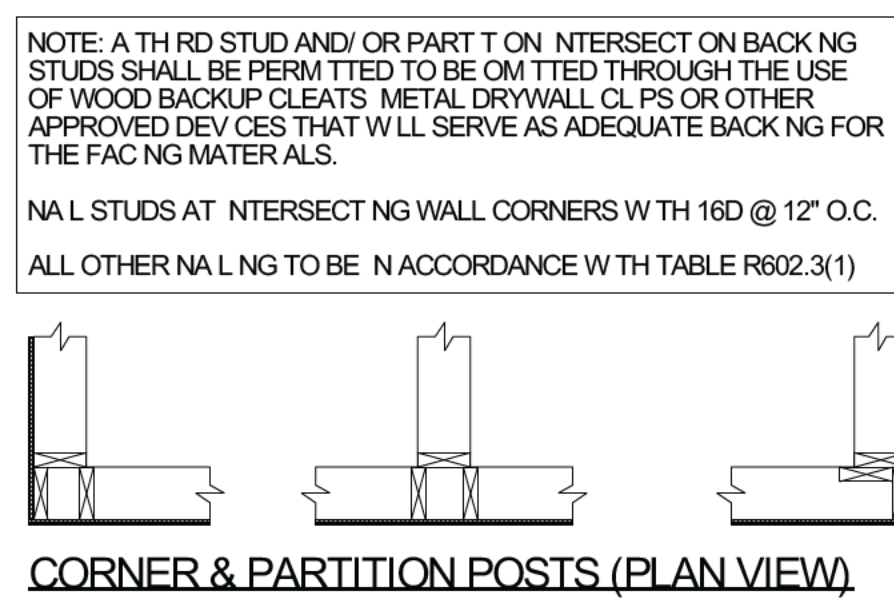
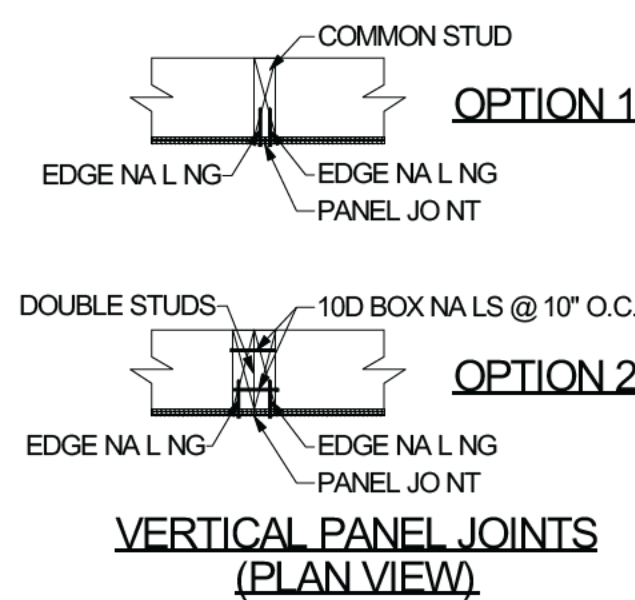
AMOUNT OF FULL-HEIGHT SHEATHED WALL SEGMENTS			
WALL	WALL LENGTH	F. H. SHTG. LENGTH	PERCENTAGE
FRONT*	42'	16"	38%
REAR	42'	42'	100%
LEFT	24'	18.5'	77%
RIGHT	24'	24'	100%

42'X24' BUILDING ASPECT RATIO: 1.75

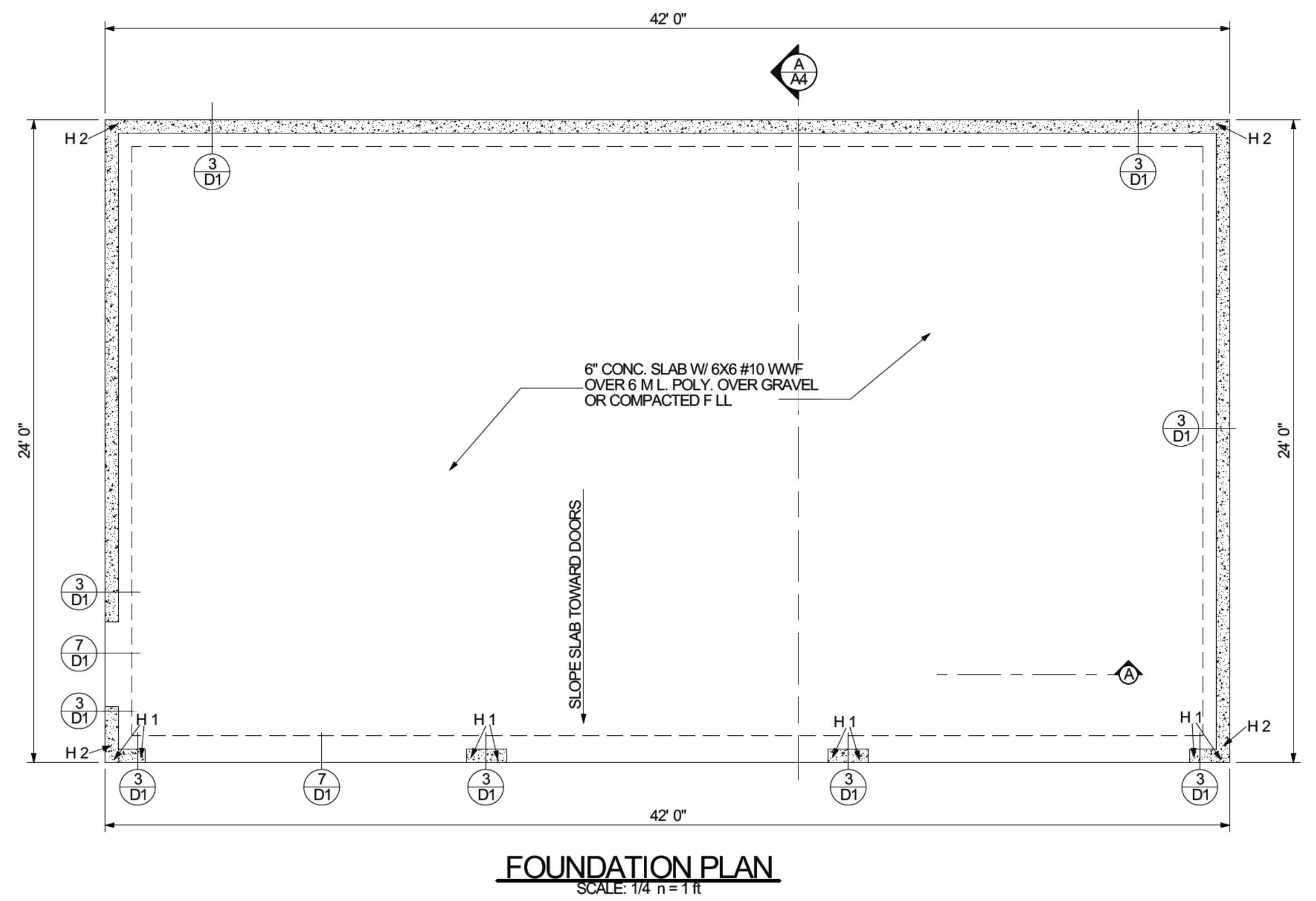
*FRONT WALL SUBSTITUTING PORTAL FRAMES WITH HOLD DOWNS, (PFH) WHICH ARE EQUIVALENT TO 4' OF FULL HEIGHT WALL SHEATHING EACH PER TABLE R602.10.5



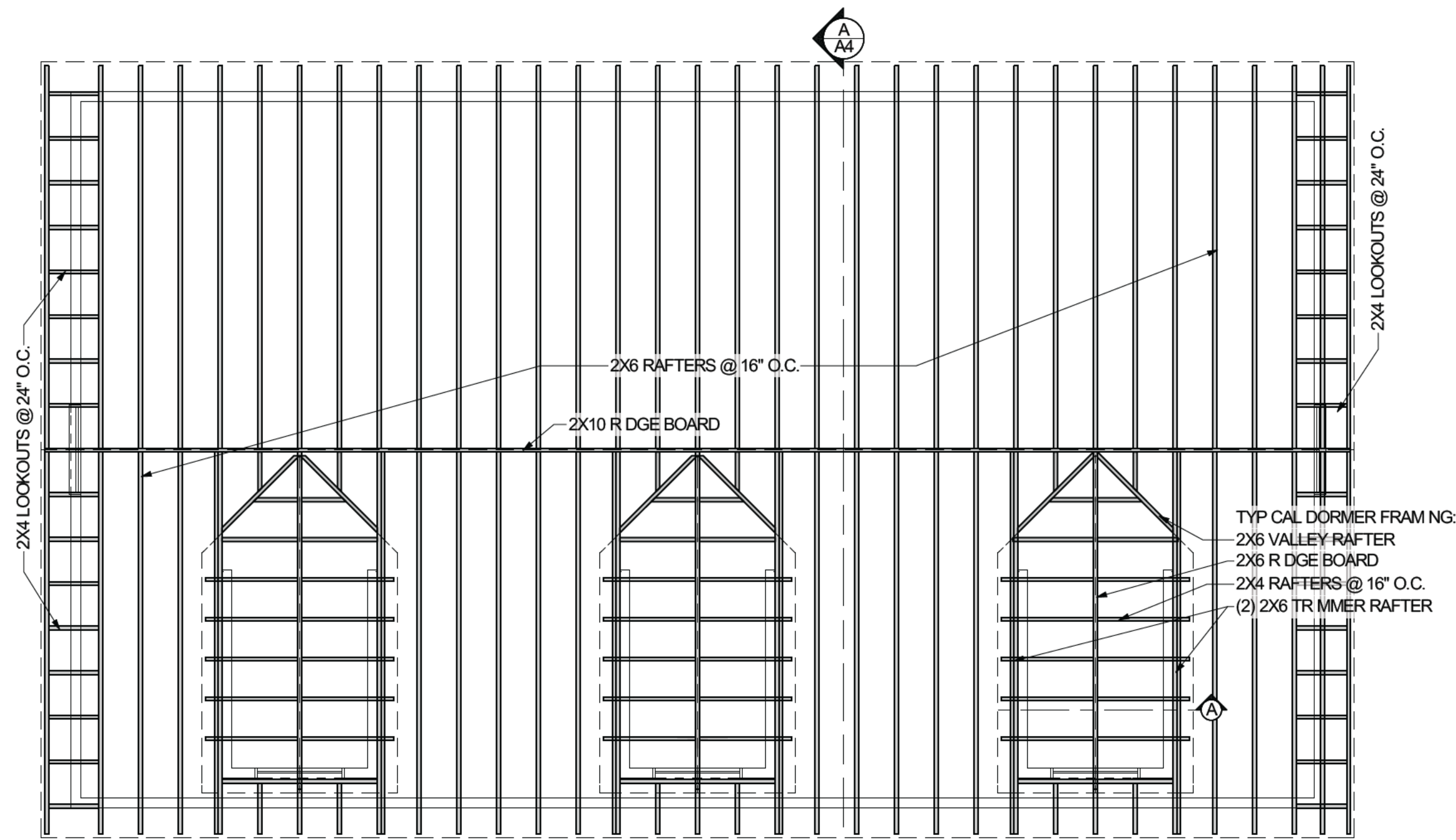
BRACED WALL PANEL SCHEDULE				
MARK	METHOD	MATERIAL	EDGE NAILING	FIELD NAILING
	WSP	PLYWD. OR OSB SHTG.	8D @ 6" O.C.	8D @ 6" O.C.
	PFH	PLYWD. OR OSB SHTG.	8D @ 3" O.C.	8D @ 3" O.C.



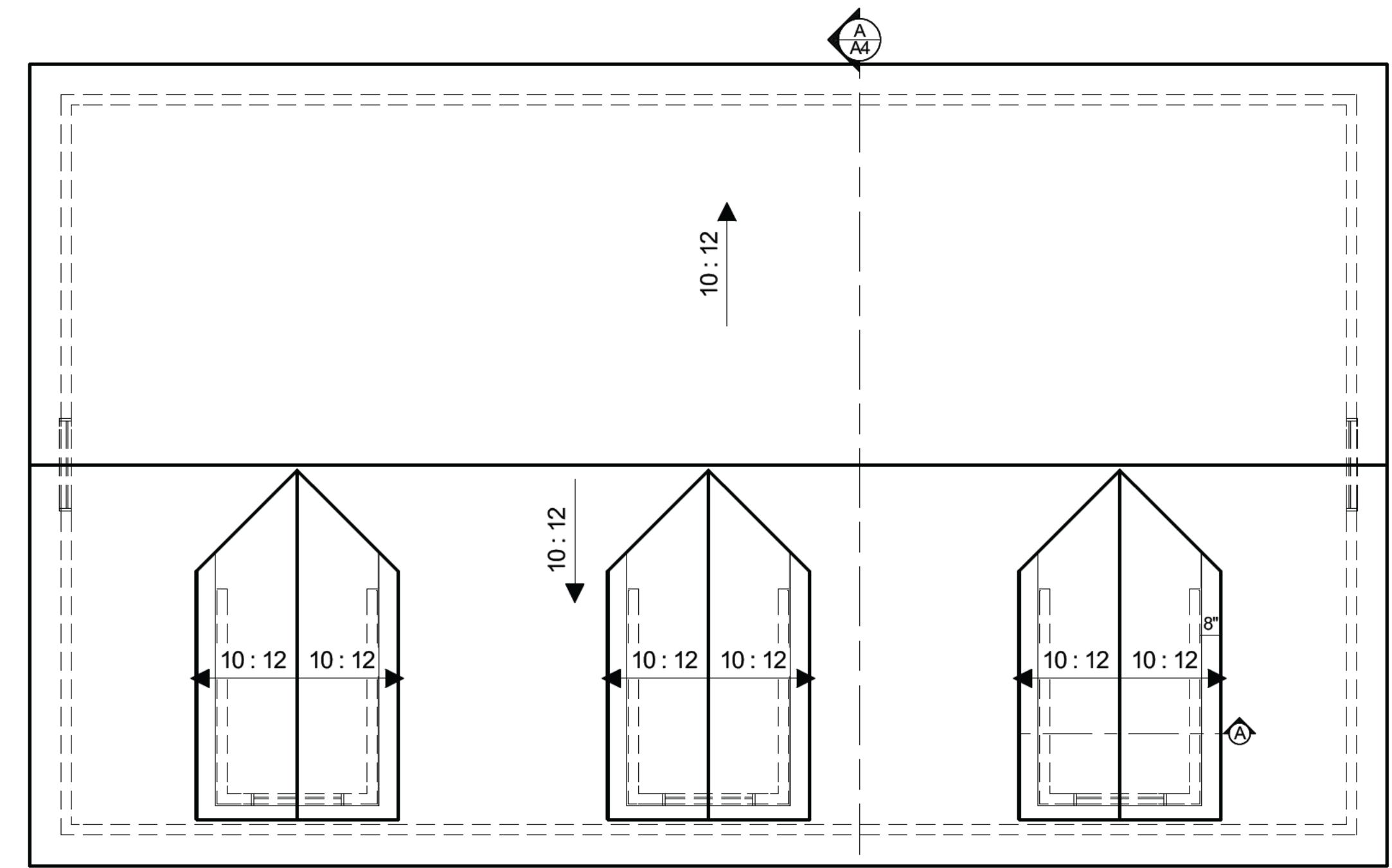
BRACED WALL PANELS & SHEATHING
SCALE: NTS



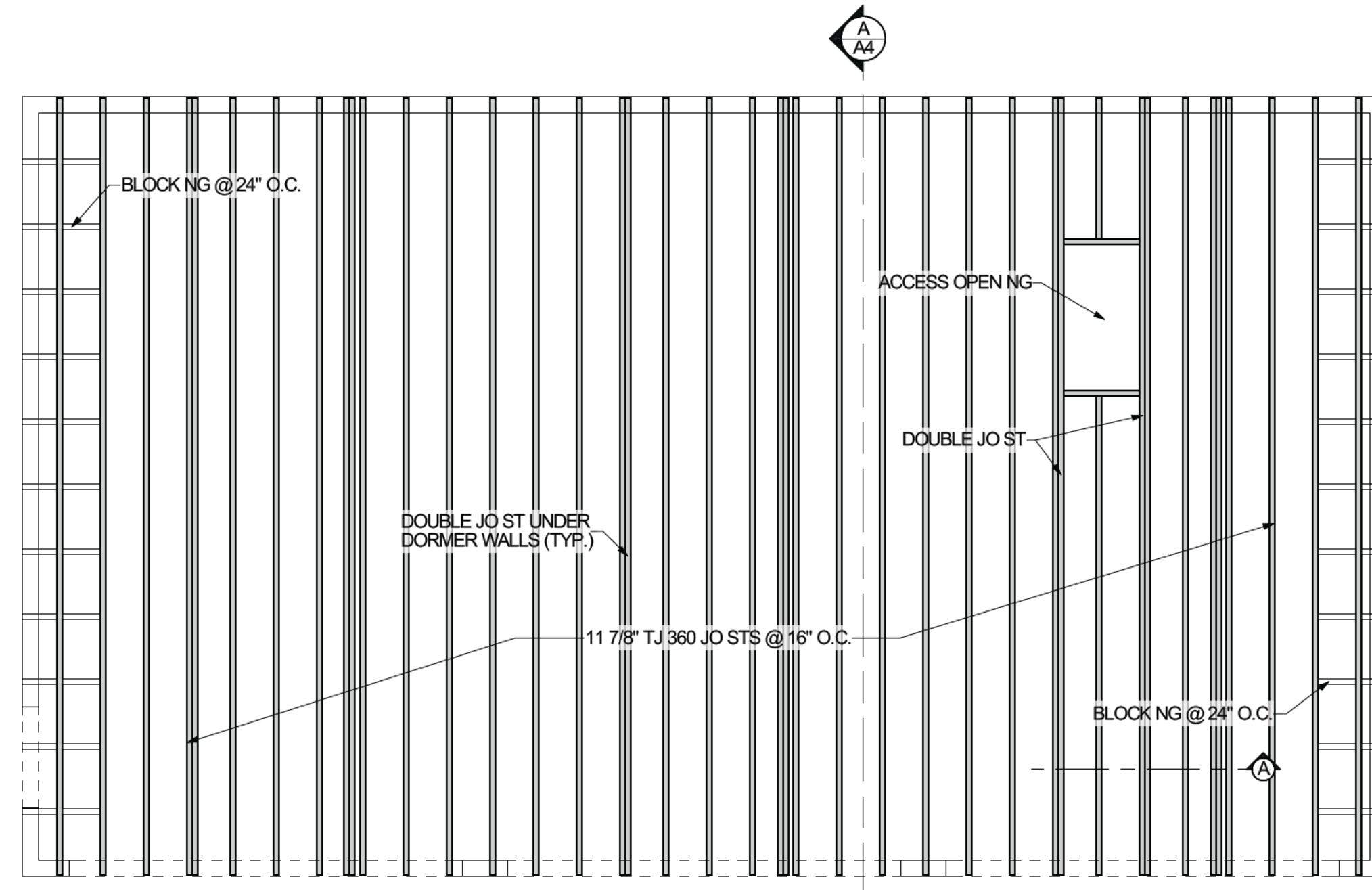
FOUNDATION PLAN
SCALE: 1/4" = 1' 0"



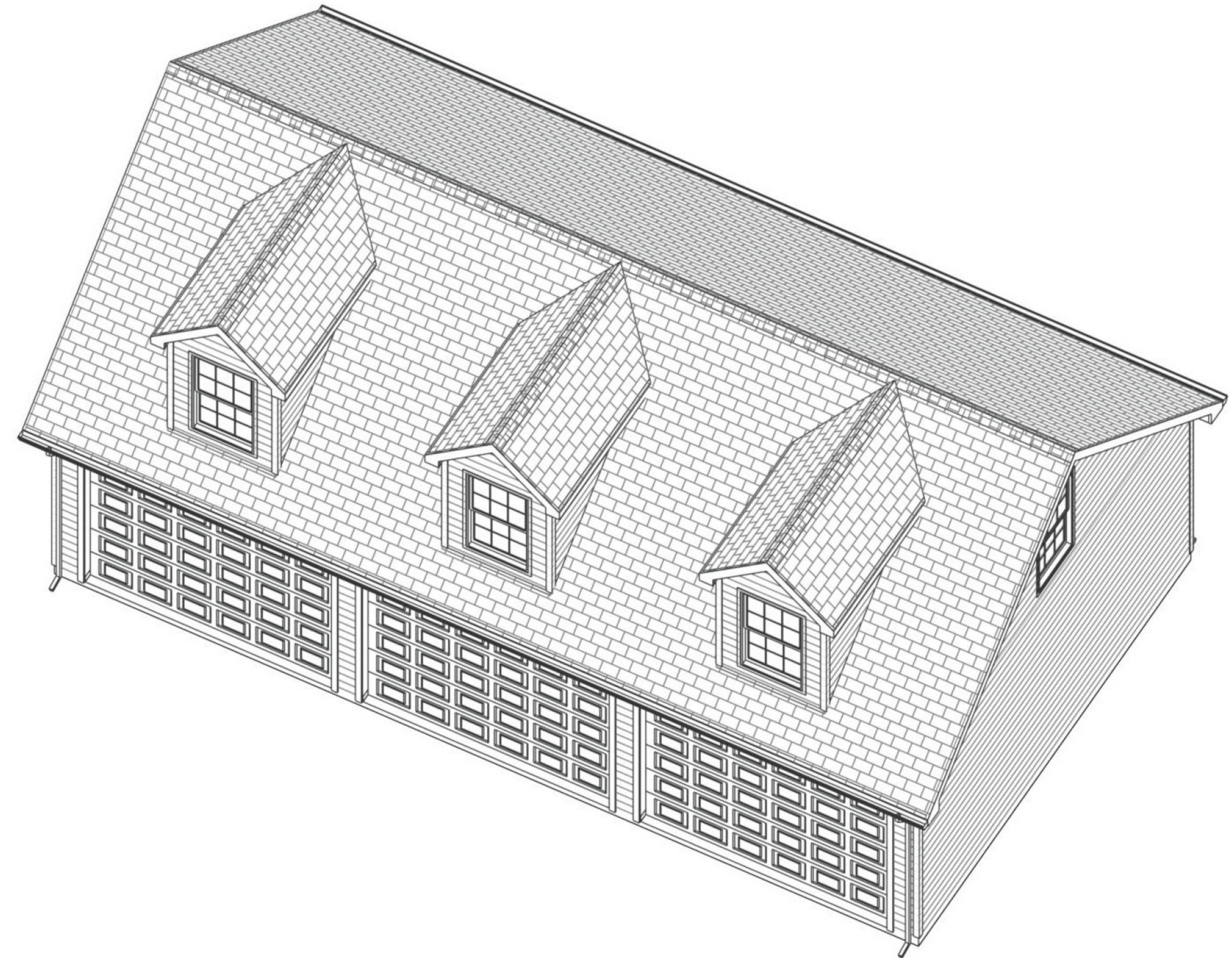
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

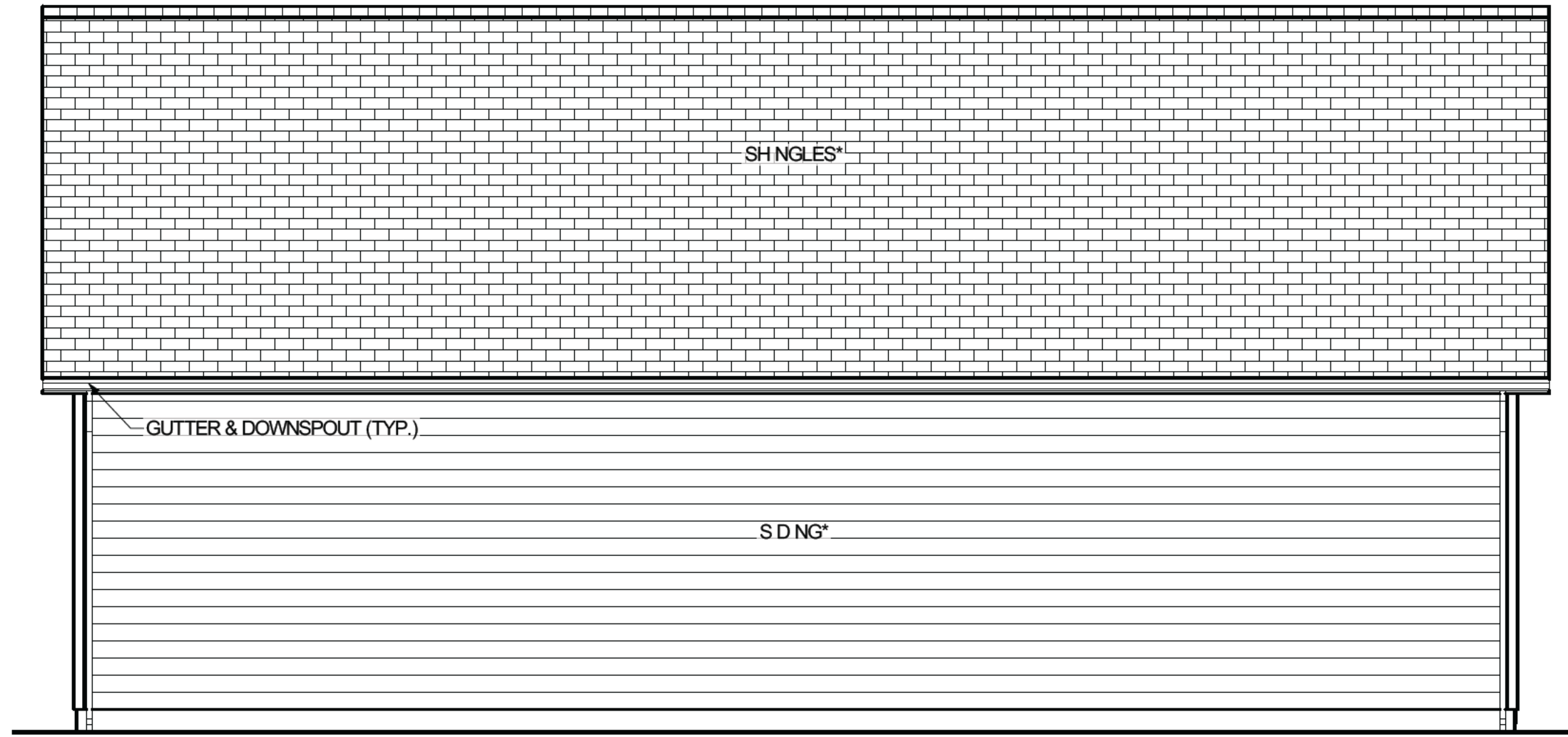


ROOF PLAN
SCALE: 1/4" = 1'-0"

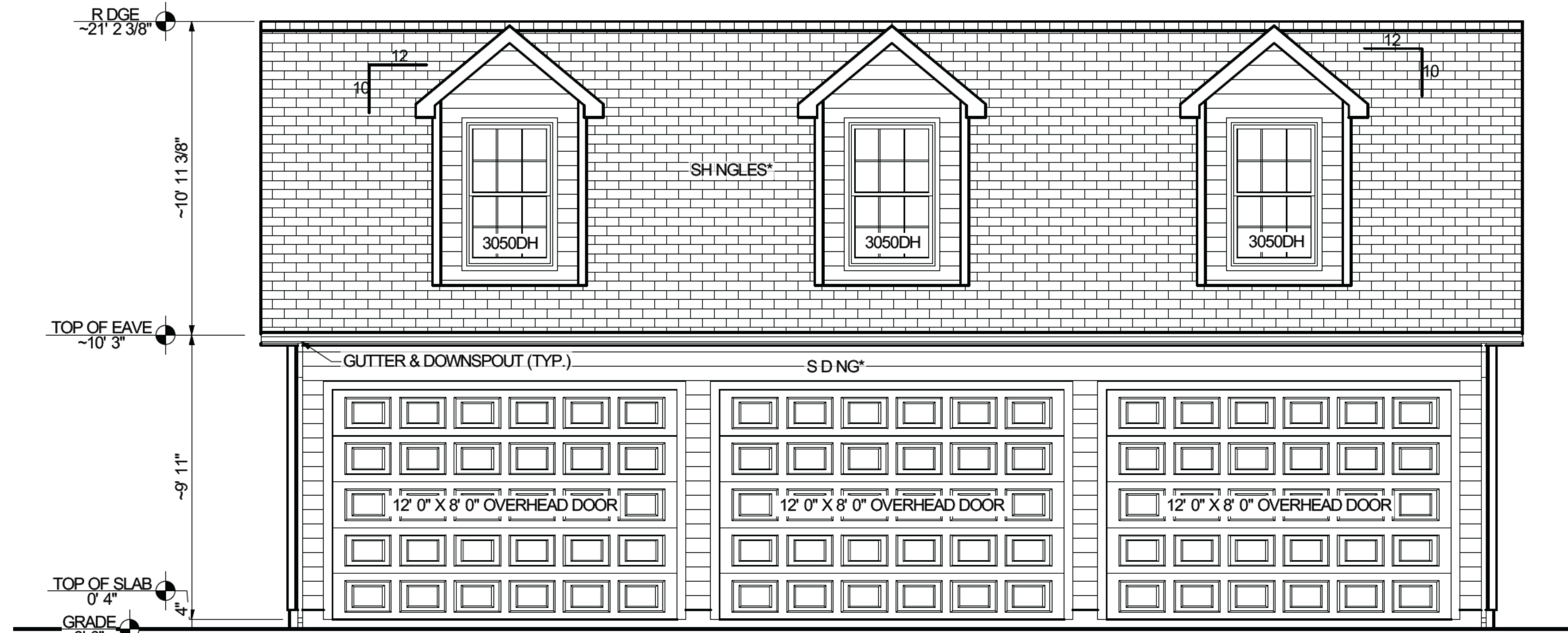


FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



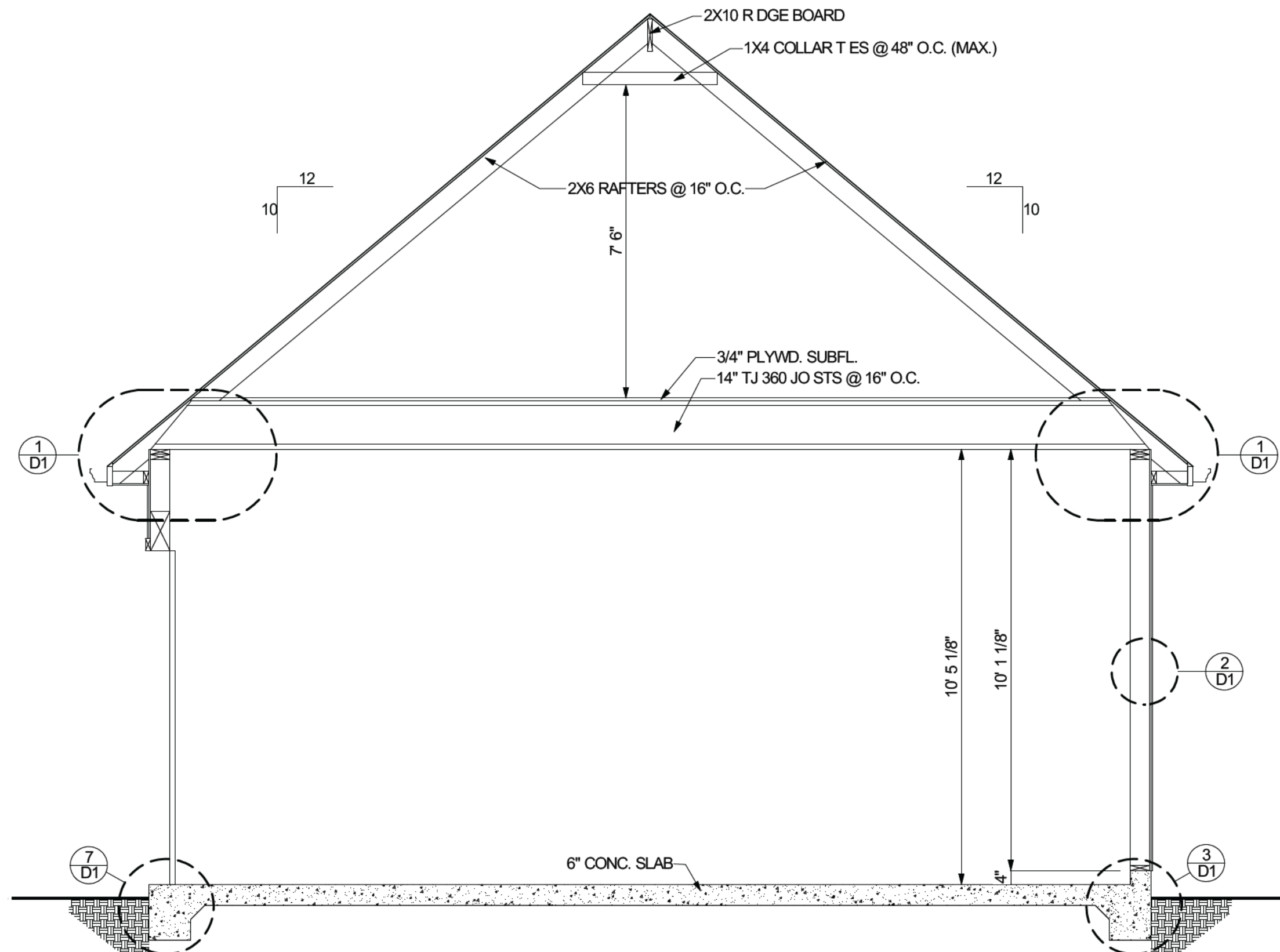


REAR ELEVATION
SCALE: 1/4" = 1 ft

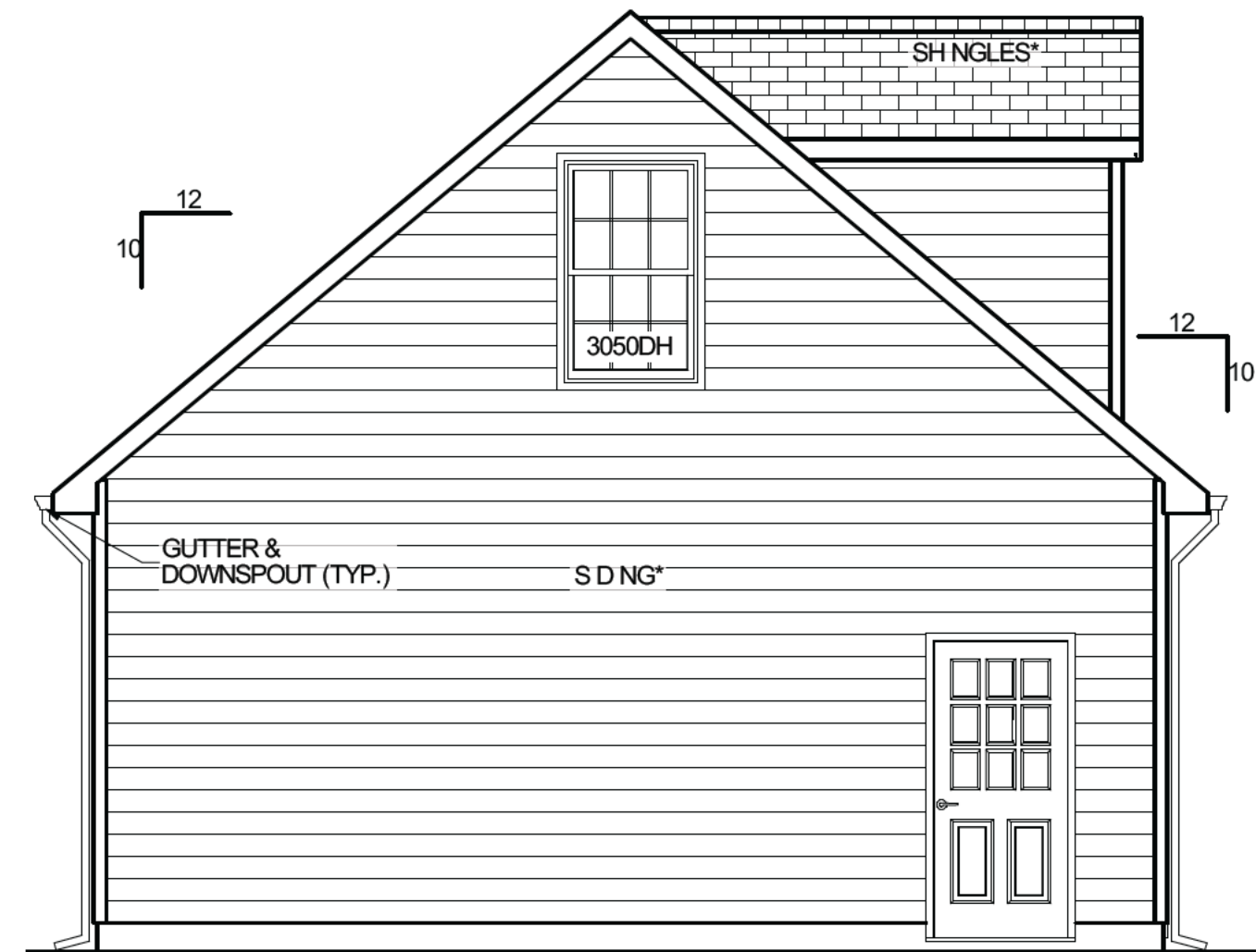


FRONT ELEVATION
SCALE: 1/4" = 1 ft

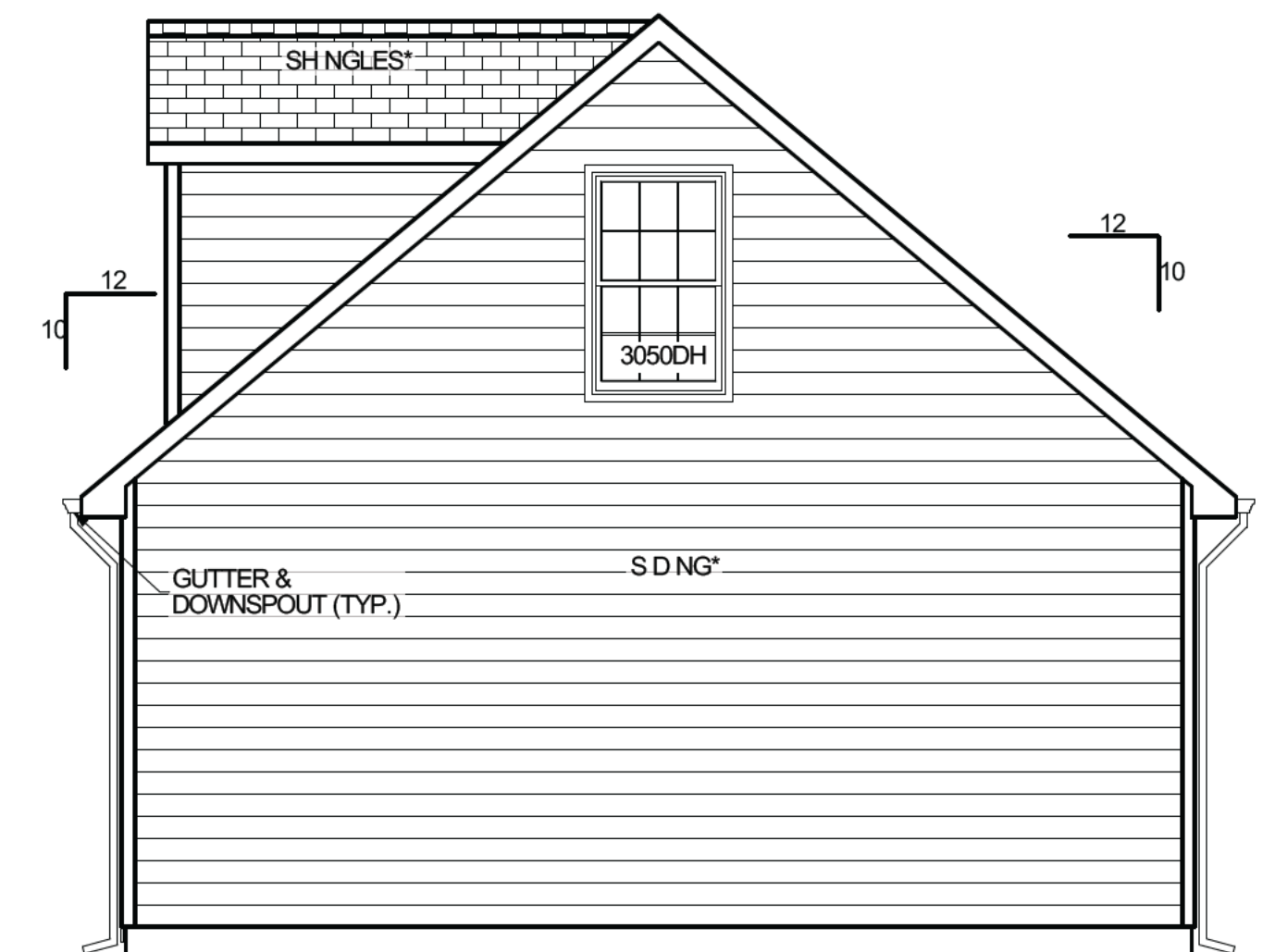
*EXTERIOR FINISHES, SIDING, ROOFING, TRIM, ETC. TO MATCH EXISTING HOUSE



CROSS SECTION
Scale: 3/8" = 1 ft



LEFT ELEVATION
SCALE: 1/4" = 1 ft



RIGHT ELEVATION
SCALE: 1/4" = 1 ft

ELEVATIONS & CROSS SECTIONS ARE DERIVED FROM A 3D MODEL OF THE PLAN WHICH MAY INCLUDE UNNECESSARY LINES AND MINOR DISCREPANCIES. PLEASE REFER TO FLOOR PLANS AND NOTED DETAILS.

