



Sherry Sullivan  
Mayor

Council Members

Andrea F. Booth  
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Jimmy Conyers  
Joshua N. Gammon  
Jay Robinson

Lisa A. Hanks, MMC  
City Clerk

Kimberly Creech  
City Treasurer

# Fairhope Board of Adjustments Agenda

April 21, 2026 – 5:00 PM

## 1. CALL TO ORDER

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Anil Vira, Chairman  
Frank Lamia, Vice Chairman  
Bryan Flowers

Ryan Baker  
Donna Cook  
Hunter Simmons, Secretary (interim)

## 2. APPROVAL OF MINUTES

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- February 23, 2026

## 3. OLD/NEW BUSINESS

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### OLD BUSINESS

None

### NEW BUSINESS

- A. Appointment of Board of Adjustments Secretary
- B. **BOA 26.03** Public hearing to consider the request of the Owner, Lucinda Chappelle, for a Building Height Variance on property zoned R-2, Medium Density Single-Family Residential District. The property is located at 210 Gayfer Court and is 0.72± acres. **PPIN#: 22366**
- C. **BOA 26.04** Public hearing to consider the request of Murphy Oil USA, Inc., on behalf of the Owner, RW Battles, LLC, for a Special Exception to allow construction of an Automobile Service Station on property zoned B-2, General Business District. The property is located at 18186 Wright Blvd and is 1.13± acres. **PPIN#: 391372**
- D. **BOA 26.05** Public hearing to consider the request of Murphy Oil USA, Inc., on behalf of the Owner, Corte Cave/Mitchell 1, LLC, for a Special Exception to allow construction of an Automobile Service Station on property zoned B-2, General Business District. The property is located at the northwest corner of the intersection of State Hwy 181 and 104 and is 1.18± acres. **PPIN#: 626309**

## 4. ADJOURN

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# Fairhope Board of Adjustment Minutes

February 23, 2026 – 5:00 PM

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## ADMINISTRATIVE

The Board of Adjustments met Monday, February 23, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present:

X	Anil Vira, Chairman	X	Cathy Slagle
X	Frank Lamia, Vice Chairman	X	Donna Cook
X	Hunter Simmons, Secretary(interim)	X	Ryan Baker
	Bryan Flowers		David Martin

Staff: Hunter Simmons, Planning and Zoning Director; Payton Rogers, Planning and Zoning Manager, and Janine Saykes Code Enforcement

Chairman Vira called the meeting to order at 5:00 PM.

## APPROVAL OF MINUTES

- Approval of the Minutes – January 22, 2026

Frank Lamia made a motion to approve minutes from the January 22, 2026, meeting.

Ryan Baker seconded the motion and the motion carried unanimously with the following vote:

AYE: Anil Vira, Frank Lamia, Cathy Slagle, Donna Cook, and Ryan Baker.

NAY: None

ABSTAIN: None

## OLD BUSINESS

None

## NEW BUSINESS

- A. BOA 26.01** Public hearing to consider the request of the Owner, Karen Rice, for a 15-foot Front Yard Setback Variance on property zoned R-1, Low Density Single-Family Residential District. The property is located at 11 Greenbrier Lane and is 0.38± acres. **PPIN#: 113535**

Payton Rogers, Planning and Zoning Manager, presented the above request made by the Applicant. Mr. Rogers shared the aerial and zoning maps.

Staff recommends Denial of BOA 26.01 – 210 Greenbrier Lane request for a 15-foot Front Yard Setback Variance.

Chairman Vira asked the Applicant if she would like to speak.

The Applicant, Karen Rice, 219 Saddle Lake Drive, Alabaster, Alabama, shared additional materials with the members. She stated that on the maps she distributed, with the curve of the cul-de-sac, her house would be even with the next-door neighbor, with the 15-foot Variance.

Ryan Baker asked why the Applicant is asking for twenty-five (25) feet when thirty (30) feet would work. The Applicant was told she would need a wider driveway. The HOA doesn't allow a front facing garage. She also prefers to build a one-story house.

Cathy Slagle asked when the Applicant purchased the lot. The Applicant said in June last year. Ms. Slagle asked if she knew of the gully. She replied yes. Ms. Slagle asked if the wall of the gully is secure and the Applicant responded, yes as far as she knows. Ms. Slagle asked if it fills up with water. The Applicant stated it does not.

Hunter Simmons, Planning and Zoning Director, stated the gully is a concern.

Anil Vira asked if building closer to the cul-de-sac would help with the gully problem? Mr. Simmons stated that we are not approving a Site Plan within this Variance. Mr. Vira asked if the Board could add stipulations regarding the closeness to the gully. Mr. Simmons stated we would need to see results of soil and geotech testing to determine how far away you need to be from the gully. Mr. Simmons stated we are not spending money on tests until we have a Variance. The Applicant said she has not spent money on Engineers. She would like to be approved for the Variance first.

Frank Lamia asked if the Applicant tried to get a different footprint that fits within the Setback and doesn't interfere with the gully. The Applicant said the placement of this plan should be within the setback.

Mr. Vira asked if the Applicant pushed the house back would she need a Variance. Mr. Rogers said the house would be pushed into the gully. A smaller floor plan would be necessary to adhere to the forty (40) foot required Setback.

Mr. Lamia asked again if the Applicant could find another footprint that would fit the required Setback. The Applicant said she has been looking and has not found a one story to fit.

Mr. Simmons asked if there are size requirements in the neighborhood. The Applicant said a one-story minimum is 2200 square feet, and a two-story minimum is 1200 square feet on the first floor.

Chairman Vira opened the public hearing at 5:22.

Jerald Harshberger, 9 Greenbriar Lane, Fairhope, AL 36532: Mr. Harshberger stated his lot is directly north of the lot being discussed. There are significant restrictions within our Homeowners and Covenants, and garages are not allowed to be seen from the street. That would bring the driveway closer to my property. There are trees there that have been growing for thirty (30) years and are now encroaching on the property line where her driveway would need to be. Secondly, the gully is partly on his property. Fifteen years ago, Mr. Harshberger planted ground cover to preserve the soil. There are water oaks leaning into the gully, and some have already fallen in. Putting a house this size will encroach on the sensitive gully edge and you will lose trees.

The gully will get bigger and if it extends to his property, it exposes another issue. He is disappointed that the lot was sold.

Leroy Sloan, 20 Greenbrier Lane, Fairhope, AL 36532: Mr. Sloan stated his concern is the house being built may not fit into the neighborhood. It is Mr. Sloan's opinion that de-treeing the lot will lose three (3) to five (5) feet of the gully. The gully is much wider, deeper, and more severe than it looks in the diagram. Mr. Sloan's suggestion would be to build a bridge across the gully and build on the backside of the lot or fill in the gully.

Mr. Vira asked if you could fill in the gully. Mr. Simmons stated it is very unlikely and we would need studies done to find out.

Mr. Vira stated that this would also affect adjoining properties.

Mr. Simmons stated before anything else could be discussed, we would need an Engineer to look at the property and that would be expensive.

Mr. Baker asked if the city has regulations to require a drainage study, and specific Ordinances to prevent anyone from filling in a gully. Mr. Simmons said no, but they are working on a Steep Slope Ordinance. The gullies are determined by FEMA and have federal guidelines.

Chairman Vira asks if anyone else from the public would like to speak.

David Tacon 415 Fairwood Blvd., Fairhope, AL 36532: Mr. Tacon has a piece of property on Ashley Drive which is on this same gully. He supports Miss Rice's application. There are multiple homes built on Fairwood Drive that are on a gully and have no problems. Mr. Tacon stated that a Variance on the gully has been approved before.

The Applicant asked why removing trees close to the gully would make the gully bigger. Mr. Sloan answered because of the erosion. Mr. Baker also stated the roots are holding the soil in place. The Applicant stated she would remove as few trees as possible.

Chairman Vira closed the public hearing at 5:35.

Mr. Vira asked Board members if there was any further discussion.

Donna Cook asked what the Setbacks are next door. Mr. Rogers stated the property should be compliant with the standard 40-foot front yard Setback.

Mr. Vira asked about a nearby property that had a Variance approved. Mr. Rogers said it is lot 1 of Greenbriar, which is southeast to the subject lot. It is on 95 Blue Island Avenue and it was approved for a 15-foot front yard Setback Variance.

Mr. Baker stated he did not understand why Staff cannot recommend approval. Mr. Simmons stated the closeness to gully is the concern.

Mr. Baker said the gully is creating a new drainage easement which creates property loss. Isn't it technically a hardship based on topography? Mr. Simmons stated if the plan had more room

away from the edge of the gully, we would be more supportive. A different plan would work, so it is not a hardship.

Mr. Baker asked for clarification regarding sliding the house forward, creating separation from the gully. Mr. Simmons replied that we can't say how close you can be to the gully without a geotech study.

Mr. Lamia asked if this is looked at during the building permit process. Mr. Simmons said yes, it is. A new topographical survey would also need done. Mr. Lamia stated the gully might not be where the photo shows it is.

Mr. Vira asked how far away we need to be from the gully. Mr. Simmons and Mr. Rogers both stated they don't have the expertise to answer that question.

Mr. Rogers said the Board could recommend approval on condition that an Engineer would certify a safety standard. But we need a geotech report for that answer.

Mr. Vira asks if the Board can table this. Mr. Simmons says yes and you can ask the Applicant to have reports done to see how close you can get to the gully.

Mr. Vira and Mr. Lamia discussed the cost of surveys and geotech reports, and Mr. Baker estimated the cost to be a few thousand dollars. Mr. Vira asked if the Applicant would need this for the building process. Mr. Simmons said yes.

Mr. Baker asked if Fairhope has any Ordinances that require a topography or geotechnical studies. Mr. Simmons said yes, when warranted.

Mr. Simmons stated that without additional reports, we can't answer questions regarding closeness to the gully, and that is why we must recommend denial. This is a critical piece of information that we need before providing an answer. Mr. Baker agreed.

Ms. Slagle asked if the Variance is denied, can the Applicant find a footprint that would fit in the 40-foot Setback and come back. Mr. Baker said that if the Variance is denied, the Applicant can't return for a year. There was a long discussion on what time frame was allowed. Mr. Rogers said he will check on resubmission.

Ms. Cook asked if you could ask for seven (7) feet administratively. Mr. Simmons stated only to save trees.

Mr. Rogers said limitations on resubmission from Article II, Section C states that *an application for the same parcel of land shall not be submitted within 365 days of final decision of the Board. Any application may be withdrawn without prejudice prior to the opening of the hearing by the Board. A request to withdraw an application shall be submitted to the Director in writing.*

Mr. Rogers said if the Variance is denied, the Applicant cannot return with another request for 365 days. And for the record, if you choose to table it, please provide a specific number of months to come back, and provide an end date for us.

The Applicant said if she could be approved for a 15-foot Variance she will change her floor plan.

The Applicant asked if the main reason for the meeting is the Variance or is it everything. Mr. Rogers stated it is the 15-foot front yard Variance, but it will affect your floor plan. The Applicant said she will work on the floor plan.

Mr. Lamia asked if her plan could change to stay within the 40-foot front yard Setback. The Applicant said no, she doesn't think so.

Mr. Simmons stated that we can't grant a Variance just to have a one-story home.

Mr. Rogers asked the Applicant if her surveyor performed this survey. The Applicant stated that it was an old survey. Patrick, an Engineer, Architect placed the house and was going to build on the lot. Mr. Rogers stated we don't know where the topography came from.

The Applicant understands that you can't grant a Variance without having more information.

Ryan Baker made a motion to Table BOA 26.01 for up to six (6) months with Staff recommendations.

1. Provision of a topographical survey illustrating current topography as well as the top of bank for the existing gully on site; and
2. Provision of geo-technical reporting for the subject site detailing an appropriate distance (if any) from the top of bluff that a proposed dwelling would need to be located.

Anil Vira seconded the motion and the motion carried unanimously with the following vote:

AYE: Anil Vira, Donna Cook, Frank Lamia, Ryan Baker and Cathy Slagle.

NAY: None

ABSTAIN: None

## **ADJOURNMENT**

Ryan Baker made a motion to adjourn.

The motion carried unanimously with the following vote:

AYE: Anil Vira, Donna Cook, Frank Lamia, Ryan Baker and Cathy Slagle.

NAY: None

ABSTAIN: None

Adjourned at 6:06 p.m.

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Anil Vira, Chairman

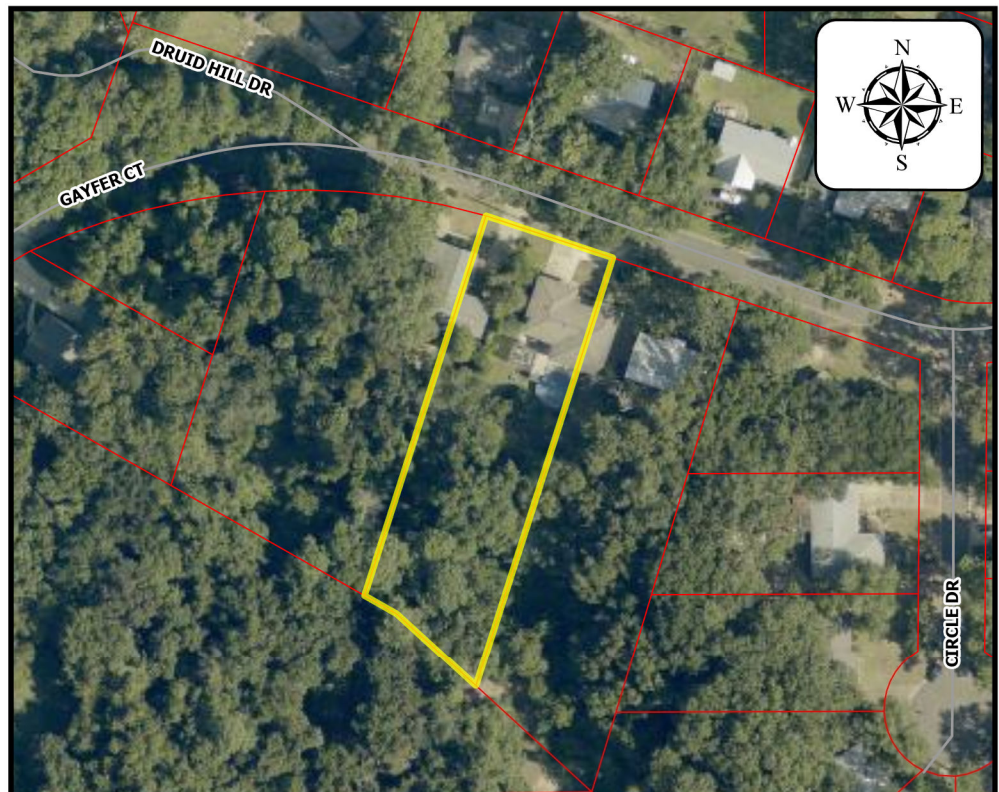
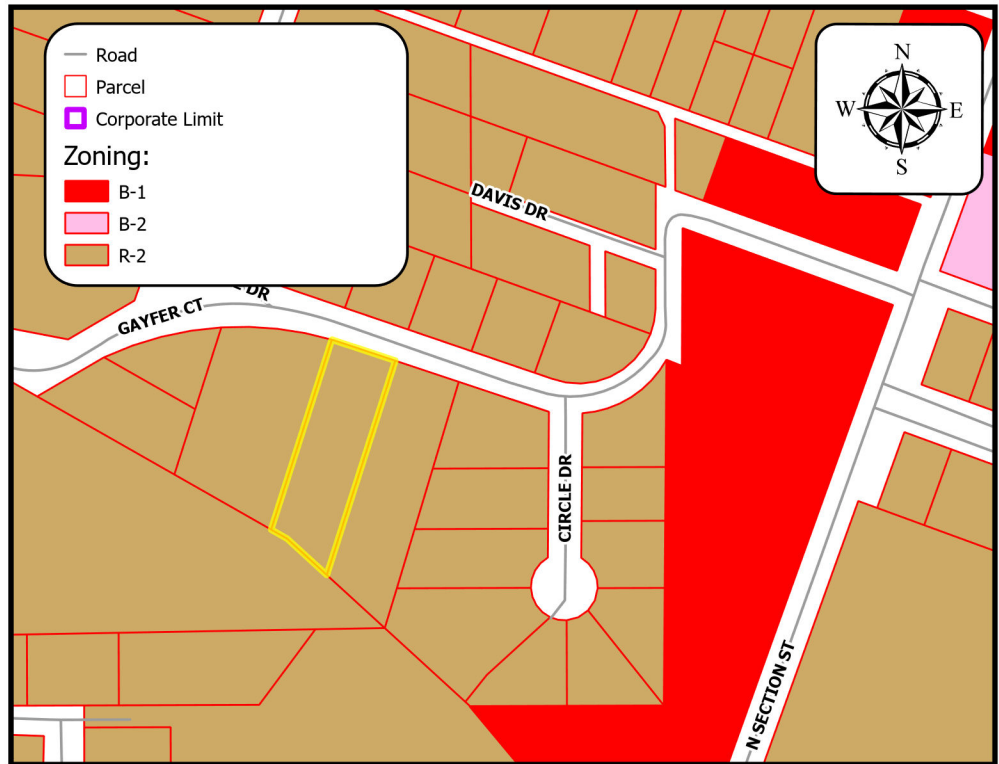
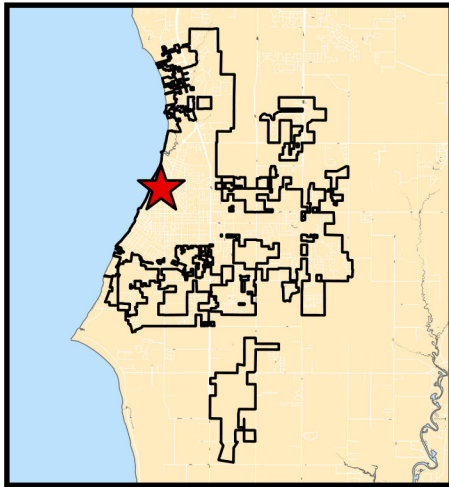
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Hunter Simmons, Interim Secretary

# City of Fairhope Board of Adjustments April 21, 2026



## BOA 26.03 - 210 Gayfer Court



<b>Project Name:</b>	210 Gayfer Court
<b>Site Data:</b>	0.72 acres
<b>Project Type:</b>	Building Height Variance
<b>Jurisdiction:</b>	Fairhope Planning Jurisdiction
<b>Zoning District:</b>	R-2, Medium Density Single-Family Residential District
<b>PPIN Number:</b>	22366
<b>General Location:</b>	Gayfer Court between Section Street and Mobile Bay
<b>Surveyor of Record:</b>	N/A
<b>Engineer of Record:</b>	N/A
<b>Owner / Developer:</b>	Lucinda Chappelle
<b>School District:</b>	Fairhope Elementary School Fairhope Middle and High Schools
<b>Prepared by:</b>	Payton Rogers

## SUMMARY OF REQUEST

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Public hearing to consider the request of the Owner, Lucinda Chappelle, for a Building Height Variance on property zoned R-2, Medium Density Single-Family Residential District. The property is located at 210 Gayfer Court and is 0.72± acres.

## SITE HISTORY

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There have been no other Board of Adjustment or Planning Commission applications associated with this site.

## STAFF COMMENTS

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The applicant requests a Building Height Variance to allow renovation of an existing single-family home with a maximum building height exceeding limits set by the City of Fairhope Zoning Ordinance. The proposal includes using an alternative method for measuring building height.

According to Article III.C. Table 3-2, structures in R-2 Medium Density Single-Family Residential Districts are limited to 30 feet in height. Article IX defines building height measurement as, “the distance from a lot’s average natural elevation to the roof’s mean point”, a standard adopted in 2017.

The subject site, developed in 1970, currently has a one-story, 2,562± SF dwelling with a pool, deck, and pergola. The applicant plans to expand it into a 1.5-story, 5,344± SF dwelling. It should be noted that prior to 1988 the city used a different building height definition detailed below:

*Building, Height: The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to...the mean height between eaves and ridge for gable, hip and gambrel roofs.*

The existing dwelling, built in compliance with height standards at the time of development in 1970, is a legal non-conforming structure. Renovations or additions are subject to Article VII of the Zoning Ordinance, which requires compliance with current regulations for all new work. Hence this application.

As previously mentioned, the current definition of Building Height requires that the topography for the entire property be taken into consideration when determining where to begin measuring building height from. This is an important distinction for the subject site because a large gulley is located within the rear 150± feet of the property and ranges in depth from 5 feet at its bottom to 53 feet at top-of-bluff. Due to this substantial elevation change, to enforce the current definition as written would require the applicant to begin measuring their building height from the 23-foot contour line shown on the submitted topographical survey (see exhibit). The applicant would then calculate their maximum building height by adding the 30 feet allowed by the R-2 zoning district. Doing so means that in order to remain compliant with current height standards the mean roof height of any structure built on site cannot be any higher than 30 feet above the 23-foot contour line. Put another way, the mean roof height of any structure cannot be taller than the 53-foot contour line also shown on the topographical survey. It’s important to note that the entirety of the existing dwelling is above the 53-foot contour line, making it legal non-conforming and therefore unable to be expanded upon through renovations and/or additions.

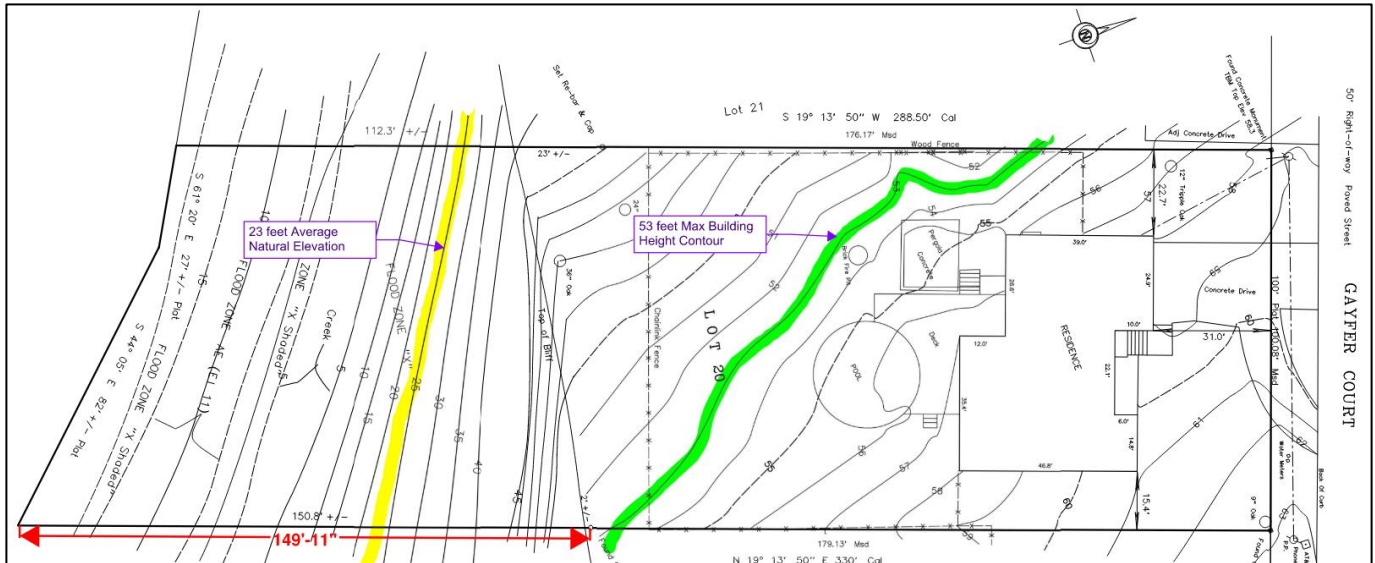


Figure 1: Existing Site Plan Illustrating Current Building Height Contours

If the site were undeveloped, only about 16% would be buildable under current Building Height standards due to the gully. An applicant could either build above the "top-of-bluff" but below the 53-foot contour line or fill the bluff to develop the lower third of the site; both options pose safety and environmental concerns.

The applicant's full narrative and justification is in the application packet. Since their initial submission, they have revised their request: now, they propose measuring Building Height from the finished grade at the front façade to the mean roof height.

Staff acknowledges that calculating Building Height on the subject site is challenging under current standards. Furthermore, this challenge is not unique to this property. There are numerous developed lots throughout the City which share some of the same characteristics as the subject site. Recognizing the need for a permanent solution, the Planning Department has proposed an amendment to the Zoning Ordinance addressing building height issues; this amendment is pending before the Planning Commission.

While a Variance may be necessary to address building height at this site, staff does not support adopting a unique definition solely for this property. This approach could lead to further non-conformities with upcoming Zoning Ordinance changes and complicate future site development. As an alternative to the request, staff suggests keeping the current definition but changing the land on which the definition is applied; by allowing Building Height to be measured beginning from the average natural elevation of the northern portion of the lot above the top-of-bluff line illustrated on the submitted boundary survey.

If approved per staff recommendation, the 51-foot contour line would be considered the "new" average natural elevation of the lot (see exhibit). The applicant would then be able to calculate their maximum building height by adding the 30 feet allowed by the R-2 zoning district. Meaning that in order to remain compliant with Building Height on the subject site the mean roof height of any structure cannot be any higher than 30 feet above the 51-foot contour line shown on the submitted topographical survey. As such, if approved, the addition proposed by the applicant in the submitted architectural plans would be compliant with building height as defined by staff recommendation.

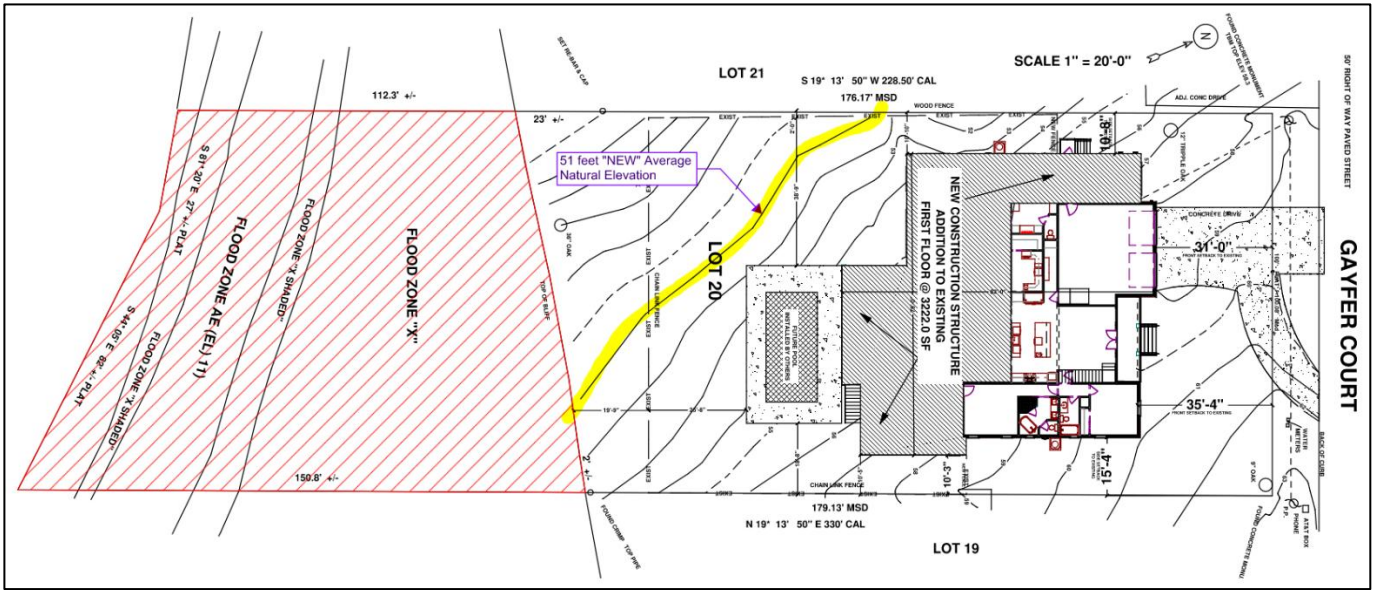


Figure 2: Building Height per Staff Recommendation

**Citizen Comments**

During the public comment period Staff received comments from one (1) couple who own property directly adjacent to the subject site at 204 Gayfer Court. Their primary concern is the potential loss of sunlight shining on their property due to any shadow that the proposed dwelling may cast.

It should be noted that there is an existing line of trees along the shared property line between the subject site and 204 Gayfer Court which currently shields direct sunlight from being cast onto the citizens’ property (see exhibits). Staff has not been provided with any information which may suggest the proposed building would add to or detract from the amount of sunlight shining onto 204 Gayfer Court.

The aforementioned public comment can be found in their entirety within the application package.

## VARIANCE CONSIDERATIONS

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### Standards of Review:

Variances are not intended to be granted frequently. The applicant must clearly show the Board that the request is due to very unusual characteristics of the property and that it satisfies the variance standards. What constitutes extraordinary and exceptional conditions and unnecessary hardship is a matter to be determined from the facts and circumstances of each application.

Article II Section C.3.e(1) of the City of Fairhope Zoning Ordinance states that the Board of Adjustments may grant a Variance if:

- (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;
- (b) The application of the ordinance to this particular piece of property would create an unnecessary hardship. Personal financial hardship is not a justification for a variance;
- (c) Such conditions are peculiar to the particular piece of property involved; and
- (d) Relief, if granted, would not cause substantial detriment to the public good and impair the purpose and intent of this ordinance; provided however, that no variance may be granted for a use of land or building or structure that is prohibited by this ordinance.

## CONCLUSION AND RECOMMENDATION

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The Applicant **has provided evidence** of extraordinary and/or exceptional conditions which may create unnecessary hardship on the land such that a Variance may be necessary for the reasonable use of the property. Applying the standard requirements of the Zoning Ordinance to the subject site **would create** unnecessary hardships as the site cannot be improved upon as is without the need for a Variance. Topographical challenges presented by this application **are not peculiar** to subject site. If approved, the Variance request **would not** appear to cause substantial detriment to the public good as it would allow development on a scale similar to what was allowed when the neighborhood was originally being developed.

Staff acknowledges that calculating Building Height on the subject site is challenging under current standards. Furthermore, this challenge is not unique to this property. There are numerous developed lots throughout the City which share some of the same characteristics as the subject site. Recognizing the need for a permanent solution, the Planning Department has proposed an amendment to the Zoning Ordinance addressing building height issues; this amendment is pending before the Planning Commission.

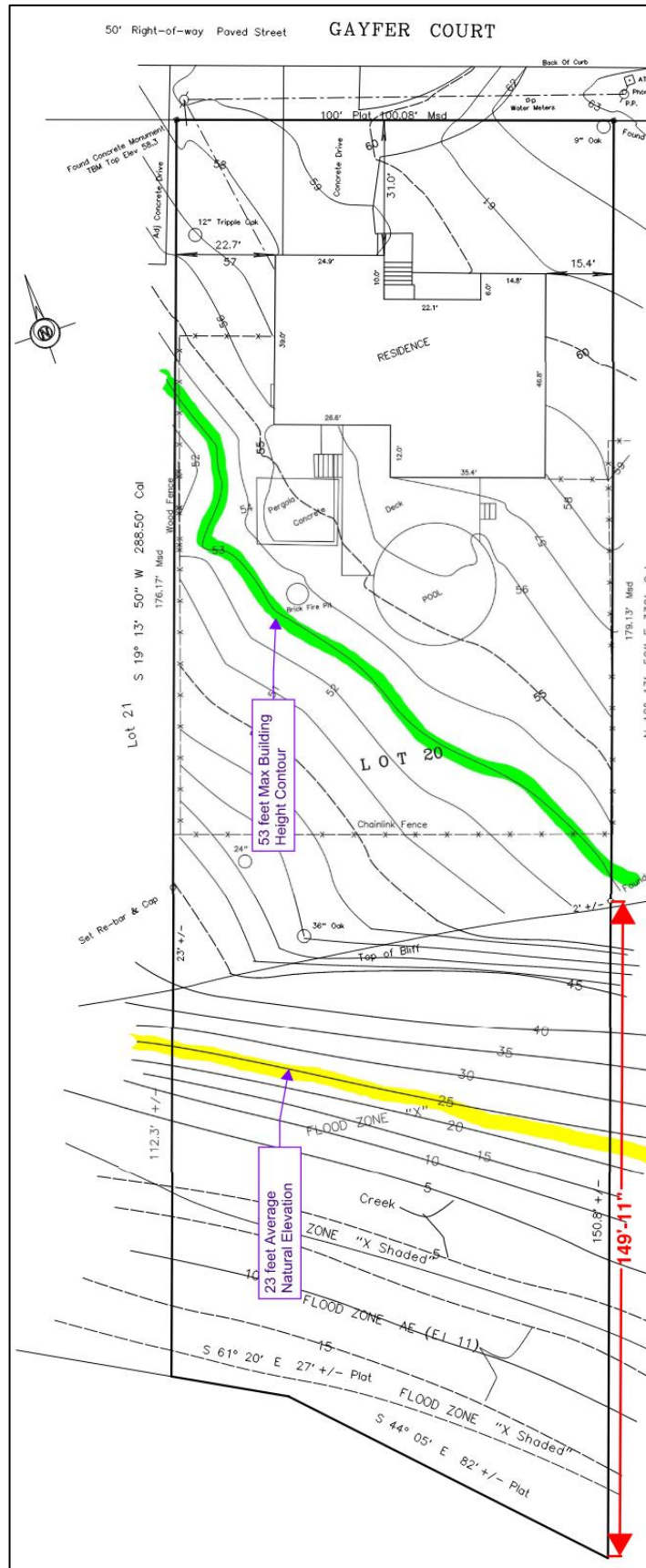
While a Variance may be necessary to address building height at this site, staff does not support adopting a unique definition solely for this property. This approach could lead to further non-conformities with upcoming Zoning Ordinance changes and complicate future site development. As an alternative to the request, staff suggests keeping the current definition but changing the land on which the definition is applied; by allowing Building Height to be measured beginning from the average natural elevation of the northern portion of the lot above the top-of-bluff line illustrated on the submitted boundary survey.

### Recommendation:

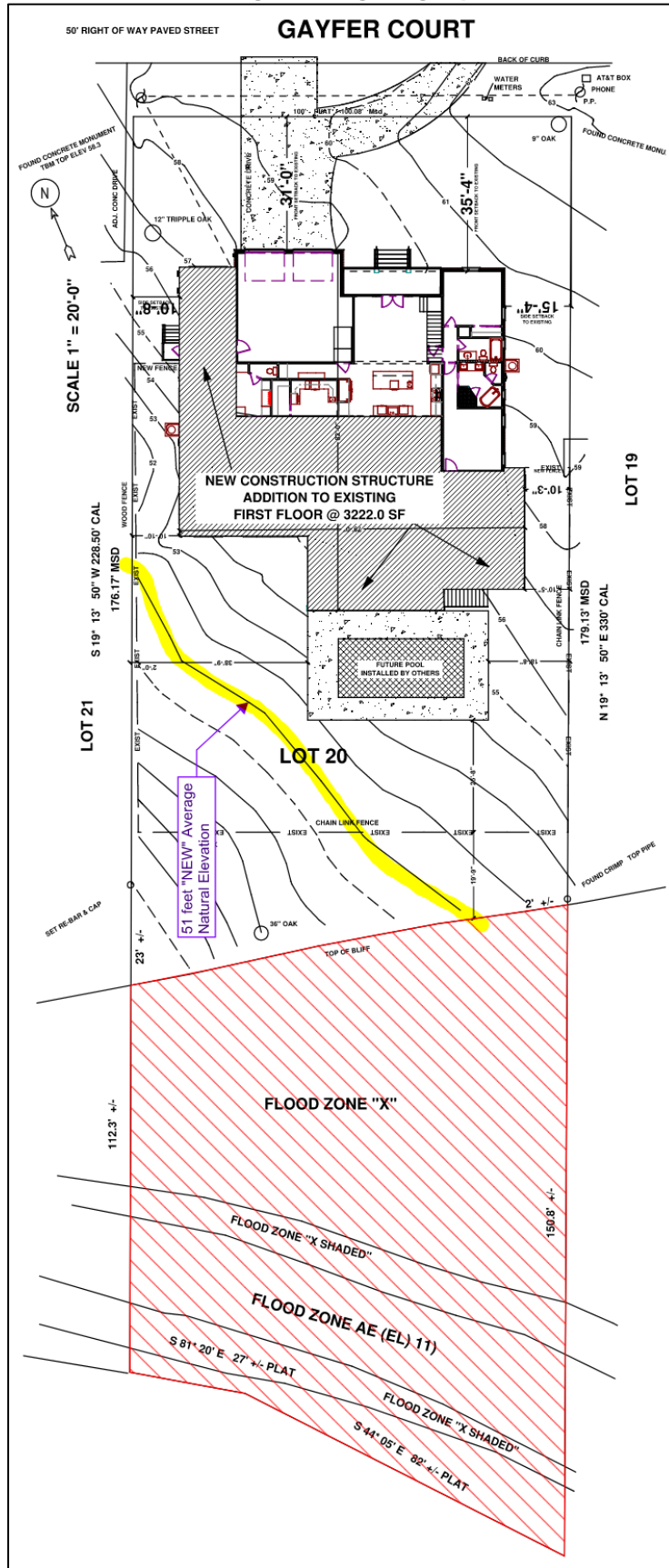
Based on the preceding, Staff recommends **DENIAL** of the site-specific building height definition as proposed.

Instead, Staff recommends **APPROVAL** of a Building Height Variance to allow Building Height to be measured beginning from the average natural elevation of the northern portion of the lot above the top-of-bluff line illustrated on the submitted boundary survey.

Existing Site Plan Illustrating Current Building Height Contours

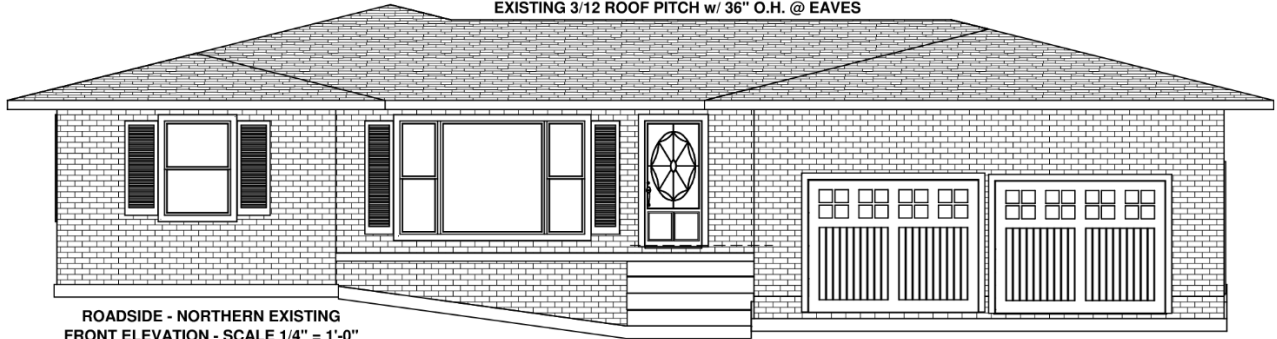


Proposed Site Plan Illustrating Building Height per Staff Recommendation

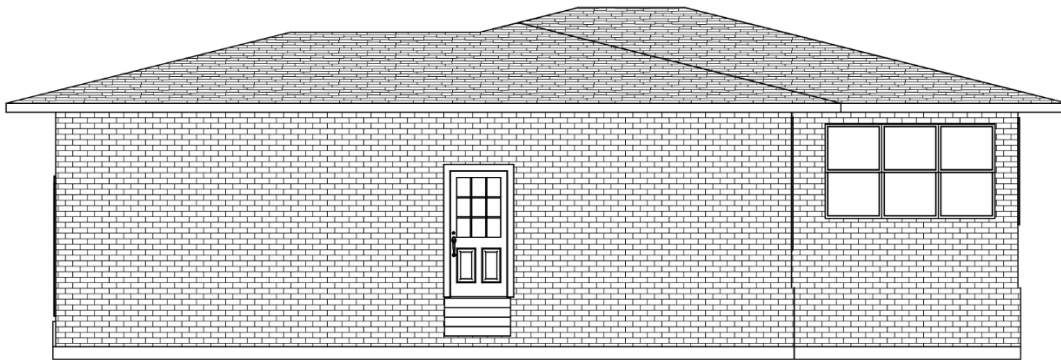


**Existing Dwelling Elevations**

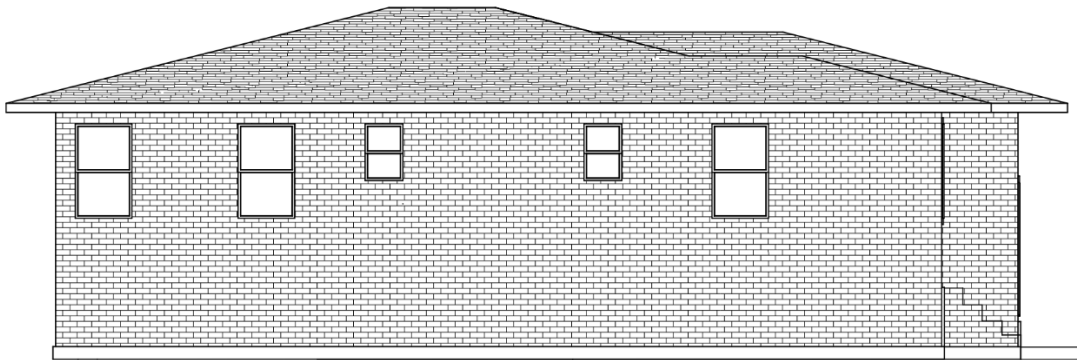
EXISTING 3/12 ROOF PITCH w/ 36" O.H. @ EAVES



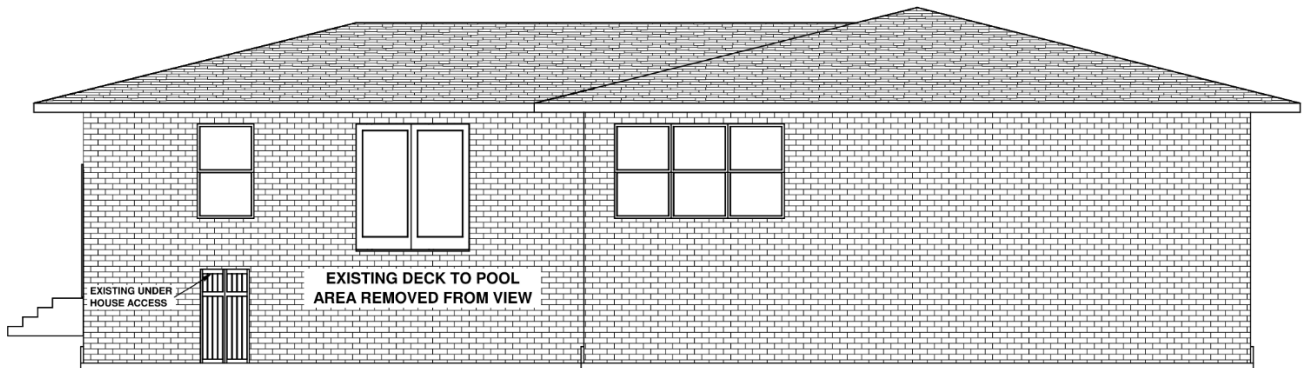
ROADSIDE - NORTHERN EXISTING  
FRONT ELEVATION - SCALE 1/4" = 1'-0"



RIGHT/ EASTERN EXISTING EXTERIOR ELEVATION - SCALE 1/4" = 1'-0"

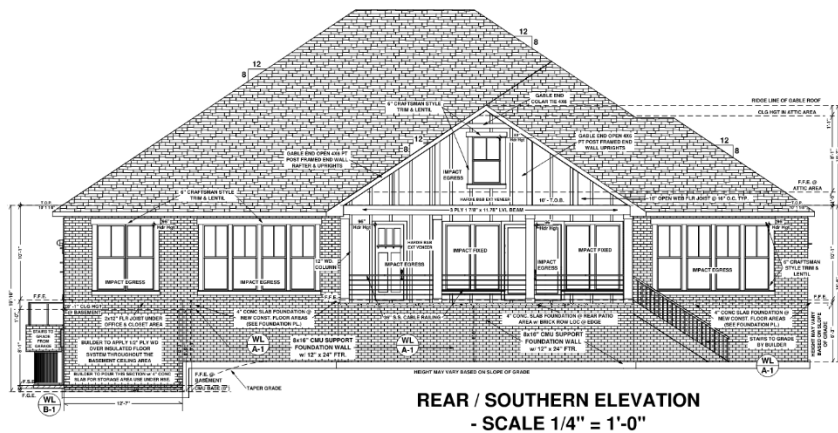
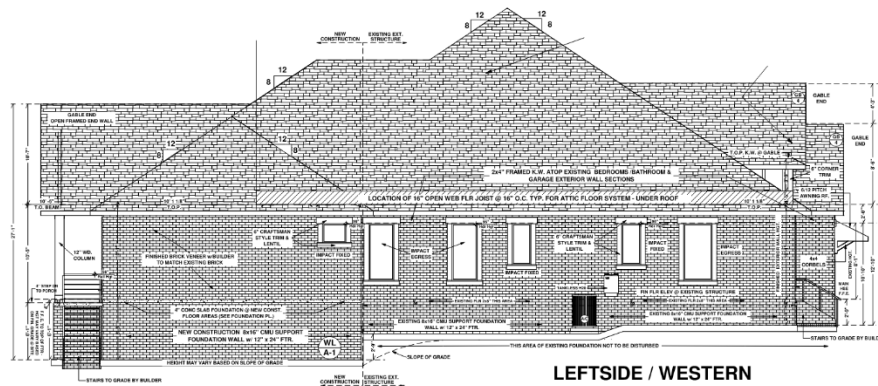
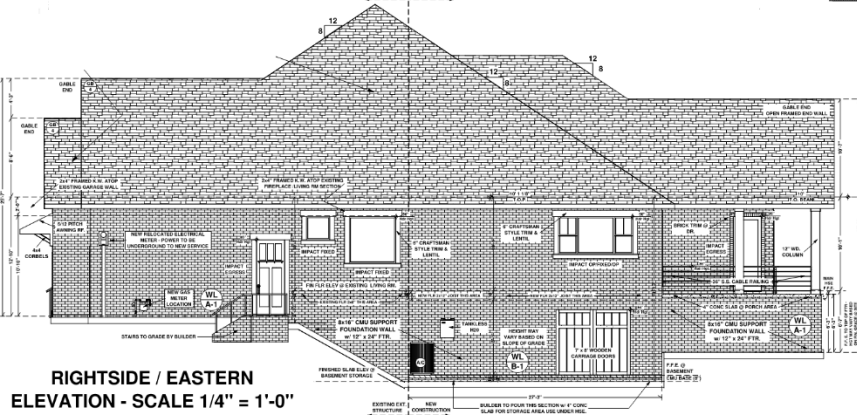
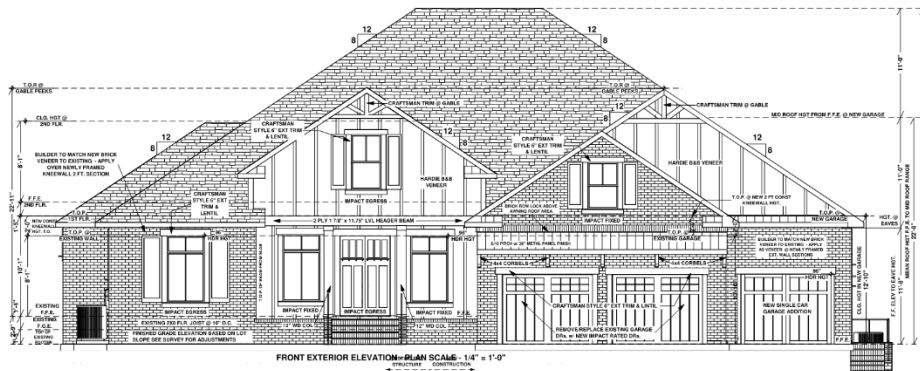


LEFT / WESTERN EXISTING EXTERIOR ELEVATION - SCALE 1/4" = 1'-0"



REAR / SOUTHERN EXISTING EXTERIOR ELEVATION - SCALE 1/4" = 1'-0"

Proposed Renovation Elevations



**EXHIBITS**

**BOA 26.03 – 210 Gayfer Court**

April 21, 2026

**Existing Shared Tree Line Between 210 & 204 Gayfer Court**





**APPLICATION FOR BOARD OF ADJUSTMENTS**

Application Type:     Administrative Appeal     Special Exception     Variance

<b>Property Owner / Leaseholder Information</b>			
Name: <u>Lucinda S. Chappelle</u>	Phone Number: <u>334-398-3642</u>		
Street Address: <u>210 Gayfer Court</u>	Email: <u>lucindachappelle@gmail.com</u>		
City: <u>Fairhope</u>	State: <u>AL</u>	Zip: <u>36532</u>	

<b>Applicant / Agent Information</b>			
If different from above. Notarized letter from property owner is required if an agent is used for representation.			
Name: _____	Phone Number: _____		
Street Address: _____			
City: _____	State: _____	Zip: _____	

Site Plan with Existing Conditions Attached:     YES     NO

Site Plan with Proposed Conditions Attached:     YES     NO

Variance Request Information Complete:     YES     NO

Names and Address of all Real Property Owners within 300 Feet of Above Described Property Attached:     YES     NO

<b>Applications for Administrative Appeal or Special Exception:</b>
Please attach as a separate sheet(s) information regarding the administrative decision made or information regarding the use seeking approval. Please feel free to be as specific or as general as you wish in your description. This information will be provided to the Board before the actual meeting date. It is to your benefit to explain as much as possible your position or proposal.

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. \*If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Lucinda S. Chappelle  
Property Owner/Leaseholder Printed Name

*LS Chappelle*  
Signature

March 9, 2026  
Date

\_\_\_\_\_  
Fairhope Single Tax Corp. (If Applicable)



**VARIANCE REQUEST INFORMATION**

**What characteristics of the property prevent / preclude its development?:**

- |                                      |   |  |
|--------------------------------------|---|--|
| <input type="checkbox"/> Too Narrow  | <input checked="" type="checkbox"/> Elevation | <input type="checkbox"/> Soil            |
| <input type="checkbox"/> Too Small   | <input checked="" type="checkbox"/> Slope     | <input type="checkbox"/> Subsurface      |
| <input type="checkbox"/> Too Shallow | <input type="checkbox"/> Shape                | <input type="checkbox"/> Other (specify) |

**Describe the indicated conditions:** The existing home was built in 1970, when allowable building height for this R2, 99' wide, lot, was measured from the ~62' high grade at the front of the building to the highest point of the roof. In or about 2018, Fairhope re-defined allowable building height to be measured from "the average natural elevation of the lot to the mean point of the roof of the building".

**How do the above indicated characteristics preclude reasonable use of your land? \_**

The 2018 re-defined allowable building height calculation language creates an unnecessary hardship when applied to the lot. The lot has a gentle sloping grade, from ~ 62' height at the street front, and runs South ~195', gradually reaching a height of ~ 47' at the top of the bluff overlooking the Big Mouth Gully at the rear of the property, and then runs an additional ~93' including down into the Big Mouth Gully which descends into a low height of ~5' at the bottom of the gully, and up and past the opposing bluff. When the 2018 revised allowed building height language is applied, the significant change in topography of the lot past the ~47' height bluff creates a hardship in precluding expansion of the existing house.

**What type of variance are you requesting (be as specific as possible)?**

Seeking a variance to Article III C.1. Table 3-2 Building Height Maximum Limit and the Building Height Definition to use the measurement from the average elevation of the finished grade where the outside primary perimeter corners of the principal structure at the front elevation meet the finished grade to the mean point of the roof of the building.

**Hardship (taken from Code of Alabama 1975 Section 11-52-80):**

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done."

BOA Fee Calculation:		
	Residential	Commercial
Filing Fee:	\$100	\$500
Publication:	\$20	\$20
<b>TOTAL:</b>	<b>\$ 120</b>	

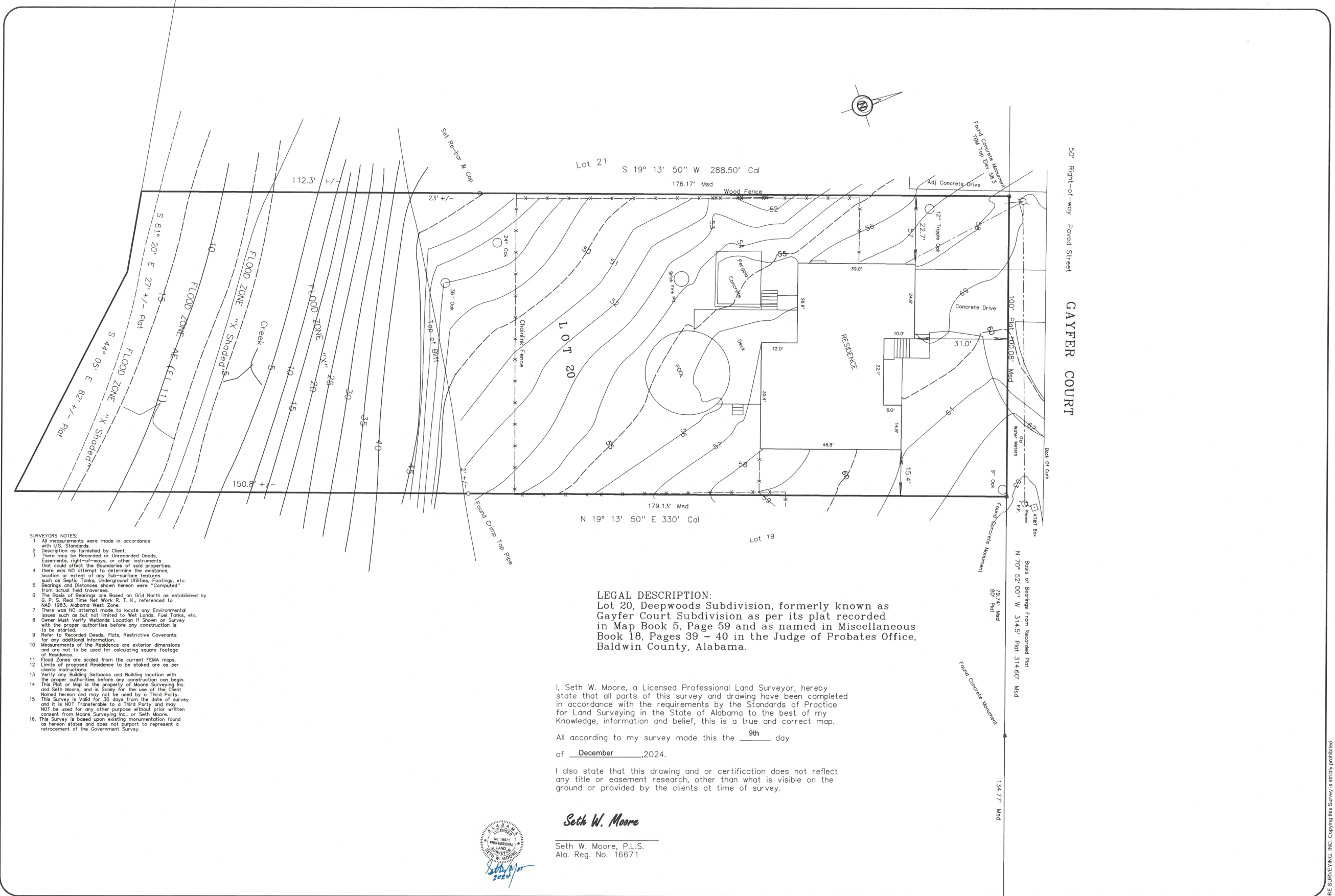
I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. \*If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

\_\_\_\_\_  
Lucinda S.Chappelle  
Property Owner/Leaseholder Printed Name

\_\_\_\_\_  
*Lucinda S. Chappelle*  
Signature

\_\_\_\_\_  
March 9, 2026  
Date

\_\_\_\_\_  
Fairhope Single Tax Corp. (If Applicable)



- SURVEYOR'S NOTES:**
- All measurements were made in accordance with U.S. Standards.
  - Description as furnished by Client.
  - There may be Recorded or Unrecorded Deeds, Easements, right-of-ways, or other instruments that could affect the Boundaries of said properties.
  - There was NO attempt to determine the existence, location or extent of any sub-surface features such as Septic Tanks, Underground Utilities, Footings, etc.
  - Bearings and Distances shown hereon were "Computed" from actual field traverses.
  - The Basis of Bearings are Based on Grid North as established by G.P.S. Real Time Net Work R. T. K., referenced to NAD 1983, Alabama West Zone.
  - There was NO attempt made to locate any Environmental issues such as but not limited to Wet Lands, Fuel Tanks, etc.
  - Owner Must Verify Wetlands Location if Shown on Survey with the proper authorities before any construction is to be started.
  - Refer to Recorded Deeds, Plats, Restrictive Covenants for any additional information.
  - Measurements of the Residence are exterior dimensions and are not to be used for calculating square footage of Residence.
  - Flood Zones are scaled from the current FEMA maps.
  - Limits of proposed Residence to be staked are as per clients instructions.
  - Verify any Building Setbacks and Building location with the proper authorities before any construction can begin.
  - This Plat or Map is the property of Moore Surveying Inc. and Seth Moore, and is Solely for the use of the Client Named hereon and may not be used by a Third Party.
  - This Survey is Valid for 30 days from the date of survey and it is NOT Transferable to a Third Party and may NOT be used for any other purpose without prior written consent from Moore Surveying Inc. or Seth Moore.
  - This Survey is based upon existing monumentation found as hereon states and does not purport to represent a retracement of the Government Survey.

**LEGAL DESCRIPTION:**  
 Lot 20, Deepwoods Subdivision, formerly known as Gayfer Court Subdivision as per its plat recorded in Map Book 5, Page 59 and as named in Miscellaneous Book 18, Pages 39 - 40 in the Judge of Probates Office, Baldwin County, Alabama.

I, Seth W. Moore, a Licensed Professional Land Surveyor, hereby state that all parts of this survey and drawing have been completed in accordance with the requirements by the Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge, information and belief, this is a true and correct map.

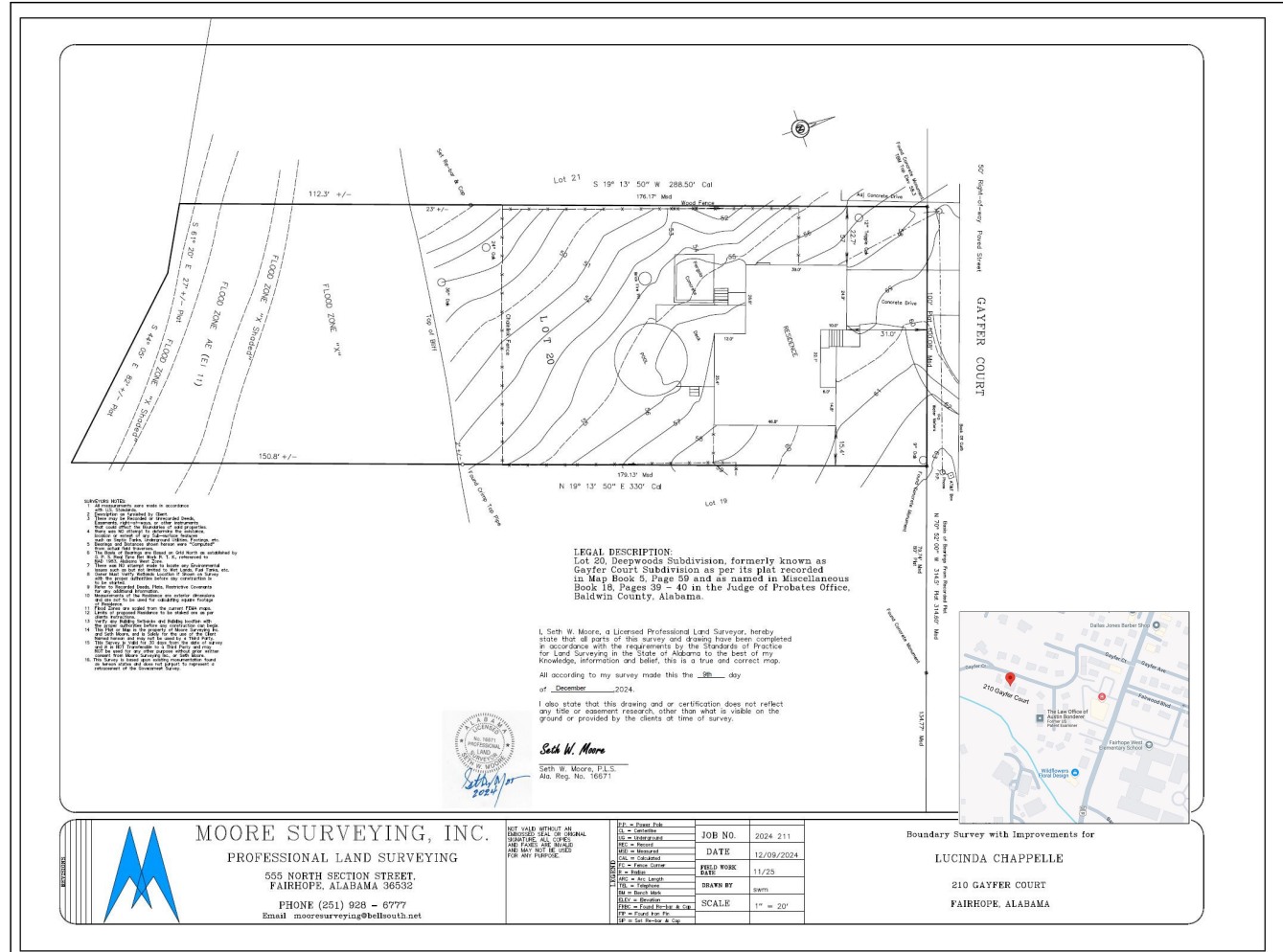
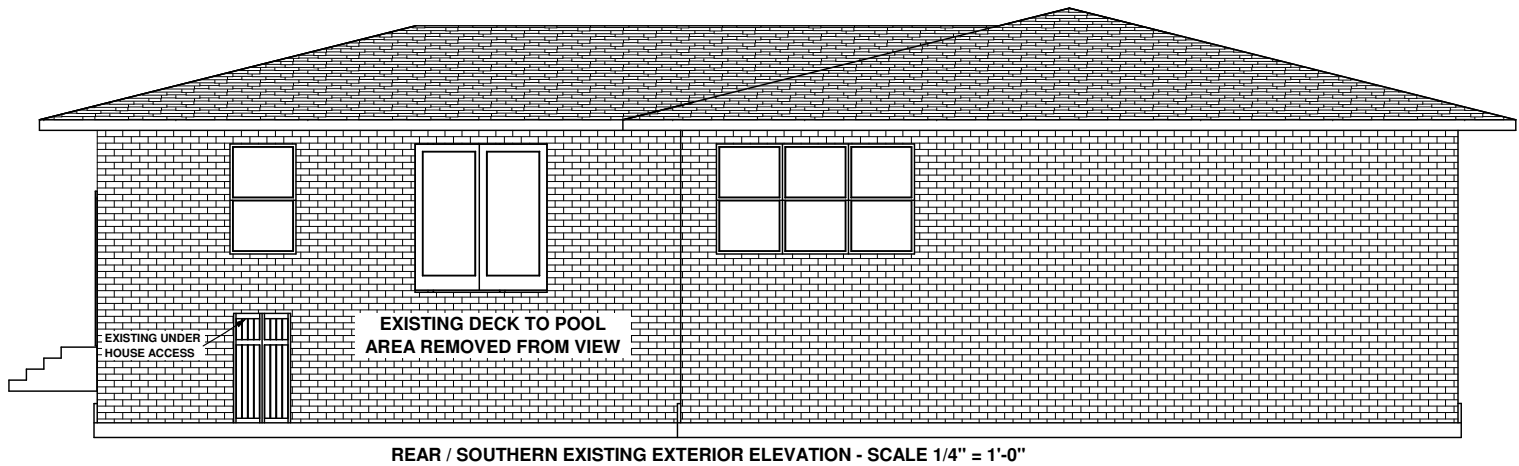
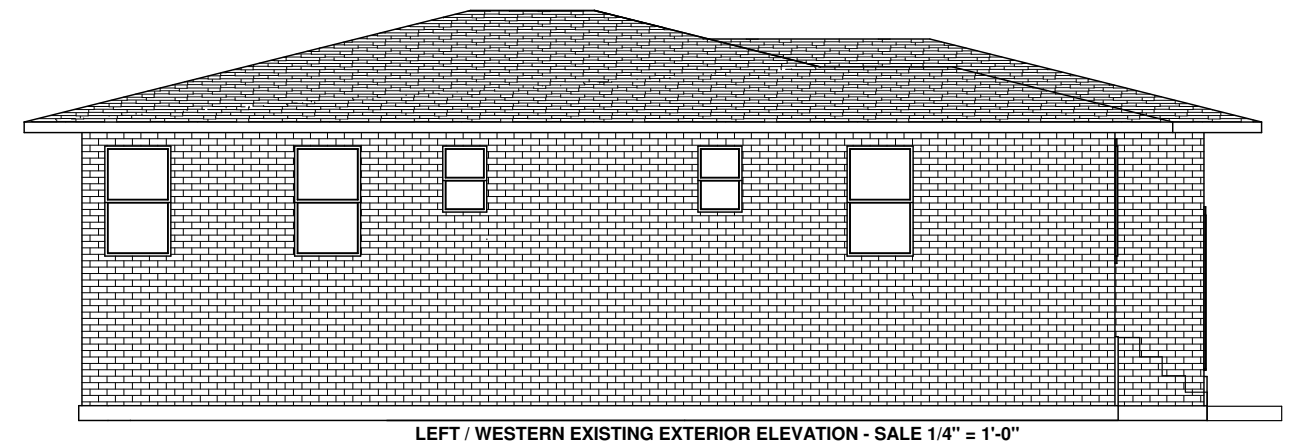
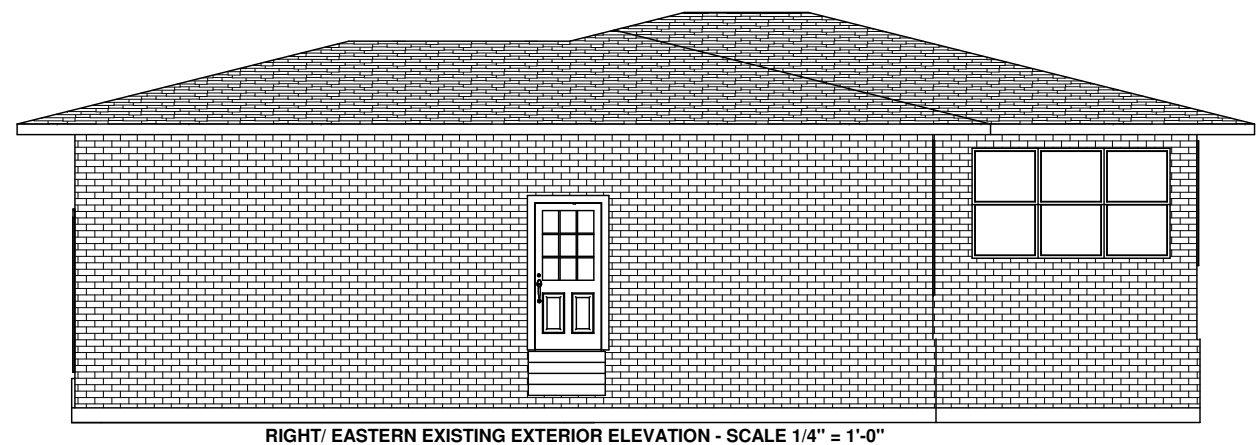
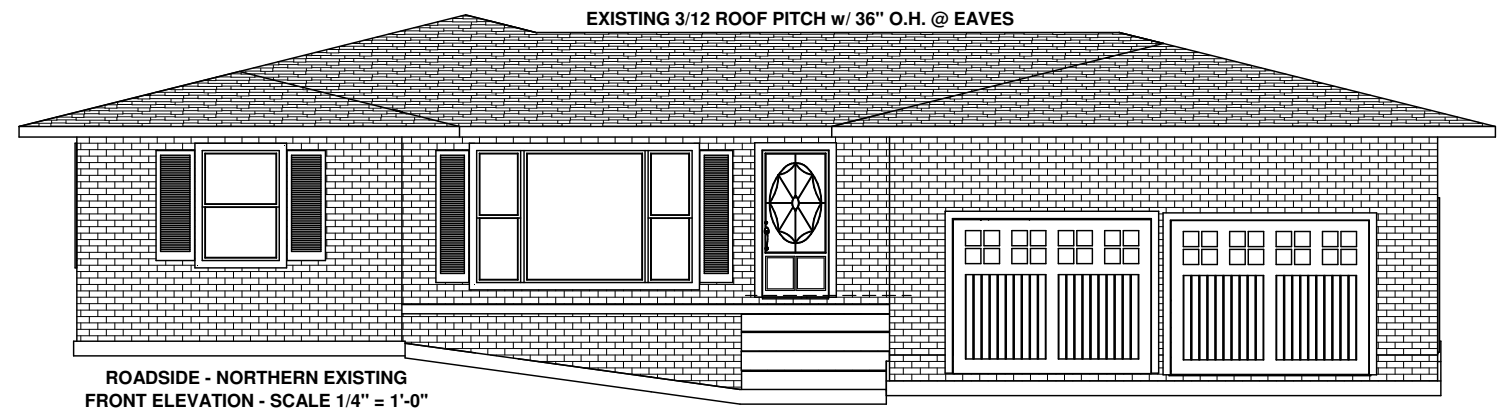
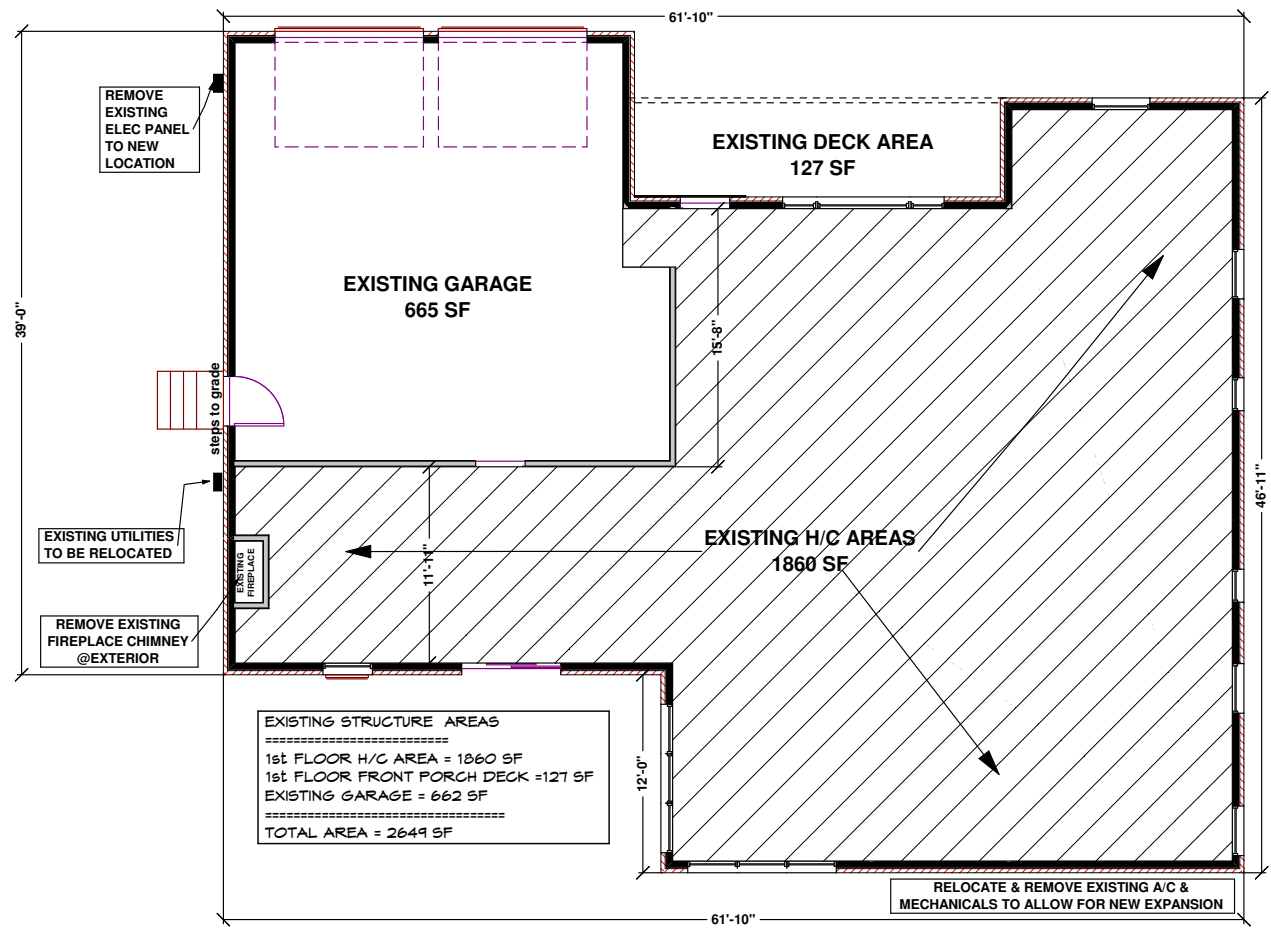
All according to my survey made this the 9th day of December, 2024.

I also state that this drawing or certification does not reflect any title or easement research, other than what is visible on the ground or provided by the clients at time of survey.



*Seth W. Moore*  
 Seth W. Moore, P.L.S.  
 Ala. Reg. No. 16671

<p><b>MOORE SURVEYING, INC.</b>          PROFESSIONAL LAND SURVEYING          555 NORTH SECTION STREET,          FAIRHOPE, ALABAMA 36532          PHONE (251) 928 - 6777          Email mooresurveying@bellsouth.net</p>	<p>NOT VALID WITHOUT AN EMBOSSED SEAL OR ORIGINAL SIGNATURE, ALL COPIES AND FAXES ARE INVALID AND MAY NOT BE USED FOR ANY PURPOSE.</p>	<p>LEGEND</p> <ul style="list-style-type: none"> <li>P.P. = Power Pole</li> <li>CL = Centerline</li> <li>UG = Underground</li> <li>REC = Record</li> <li>MSD = Measured</li> <li>CAL = Calculated</li> <li>FC = Fence Corner</li> <li>R = Radius</li> <li>ARC = Arc Length</li> <li>TEL = Telephone</li> <li>BM = Bench Mark</li> <li>ELEV = Elevation</li> <li>FRBC = Found Re-bar &amp; Cap</li> <li>FIP = Found Iron Pin</li> <li>SP = Set Re-bar &amp; Cap</li> </ul>	<p>JOB NO. 2024 211</p> <p>DATE 12/09/2024</p> <p>FIELD WORK DATE 11/25</p> <p>DRAWN BY swm</p> <p>SCALE 1" = 20'</p> <p>Revision 1/22/2026</p>	<p>Boundary Survey with Improvements for</p> <p><b>LUCINDA CHAPPELLE</b></p> <p>210 GAYFER COURT          FAIRHOPE, ALABAMA</p>
		<p>REVISIONS</p>	<p>This Survey is copyright © 2024 MOORE SURVEYING, INC. Copying this Survey is strictly prohibited.</p>	



Larry M. Oliver Enterprises Inc.  
 7228 Oakbar Drive South  
 Mobile, AL 36619

Larry M. Oliver is a Licensed Professional Engineer in the State of Alabama. He is a member of the Alabama Society of Professional Engineers and the Alabama Engineering Council. He has been a member of the Alabama Society of Professional Engineers since 1985 and is a past president of the Alabama Society of Professional Engineers. He has been a member of the Alabama Engineering Council since 1995 and is a past president of the Alabama Engineering Council. He has been a member of the Alabama Society of Professional Engineers since 1985 and is a past president of the Alabama Society of Professional Engineers. He has been a member of the Alabama Engineering Council since 1995 and is a past president of the Alabama Engineering Council.

Existing Structure Elevations & Survey - Loc. @ 210 Gayfer Ct.

CONTRACTOR: STEVE JONES CONTRACTOR  
 PROJECT: REMODEL SINGLE FAMILY RES.  
 CLIENT: LUCINDA & CHIP CHAPPELLE  
 LOCATION: FAIRHOPE, AL  
 PHYSICAL ADDRESS: 210 GAYFER CT.  
 PERMIT JURISDICTION: CITY OF FAIRHOPE  
 FLOOD ZONE: "X"

Building Code: IRC2018  
 Flood Zone: FIRM - X  
 Finish Floor Elevation:  
 Min. 38" A.C.I.R.V.  
 Mean Roof Height:  
 Base Sd Elev: 24" A.F.C. (Varies)  
 Design Wind Speed: 120 mph  
 ASD - ASCE 7-10  
 Minimum: ASCE 2-16  
 Req. Glazing & Door Design  
 Pressures: 50" w.p.f.  
 All Doors and Glazing Installed  
 shall be Impact Rated

PRINT DATES  
 PRELIM. REVIEW - 09/16/25  
 PRELIM. REVIEW - 09/17/25  
 PRELIM. REVIEW - 10/07/25  
 PRELIM. REVIEW - 11/04/25  
 FINAL REVIEW - 12/04/25  
 FINAL PRINT - 12/09/25

Page # 1 of 1  
 DESIGN DRAWN BY  
 Kirk A. Thomas



**STRUCTURAL NOTES:**

**DESIGN LOADS:**

1. BUILDING CODES  
 1.1 2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS  
 1.2 MINIMUM DESIGN LOADS FOR BUILDING AND STRUCTURE, ASCE 7-16

2. ROOF LOADS:  
 2.1 DEAD LOADS 15 PSF  
 2.2 LIVE LOADS 20 PSF

3. FLOOR LOADS:  
 3.1 ATTIC DEAD LOAD 10 PSF  
 3.2 TYPICAL FLOOR DEAD LOAD 12 PSF  
 3.3 LIVE LOADS  
 3.3.1 ROOMS OTHER THAN SLEEPING ROOMS 40 PSF  
 3.3.2 SLEEPING ROOMS 30 PSF  
 3.3.3 STAIRS AND DECKS 40 PSF  
 3.3.4 BALCONIES 80 PSF  
 3.3.5 CART STORAGE 100 PSF

4. WINDLOAD DATA:  
 4.1 BASIC WIND SPEED (3 SEC GUST) 130/160 MPH  
 4.2 WIND IMPORTANCE FACTOR 1.00  
 4.3 EXPOSURE CATEGORY (B)  
 4.4 BUILDING CATEGORY (R)

This Residential structure has been engineered to a minimum of 140/160 MPH, 3 second gust, per IRC 2018 Req. All full-depth and/or concealed areas greater than 500 square feet must be developed.

Plywood or OSB must be used on the underside of any open porches prior to application of the siding or other covering. Minimum of 1 hour resistive rated construction between exterior walls and roof/garage wall separation by no less than 1/2" Gypsum board. Garage ceiling shall also be finished @ no less than 1/2" gypsum board for a min. 1 hr rating. Doors shall have a min. 20 min rating. (Garage Area to Residential living space)

All walls with plumbing vent and drainage lines must be 2"x8" to meet IRC 2018 cutting and notching requirements.

Exterior Finished Veneer shall be no less than 8' above the finished grade lot elevation, and placed so as not to be covered or concealed by any landscaping that may be done.

1. ALL HEADERS AT EXT. WALLS SHALL BE WITHIN 2018 HEADER TABLE REQ. w/ 1/2" PL W/VD FLITCH PLT. U.O.N. USE CODE REQ. TO DETERMINE SIZE APPROPRIATE WITH OPENINGS

2. TRIPLE STUDS AT ALL OPENINGS LARGER THAN 6'-0". ALL BEAM BEARING SUPPORT ENDS (Note: Window & Door Strapping detail.)

3. BUILDER SHALL PROVIDE STRONGBACK TO ALL CONVENTIONAL FRAMED CEILING SPANS OVER 10'-0".

4. BUILDER TO PROVIDE SOLID BLOCKING BETWEEN FLR., ALL OPEN WEB FLOOR JOIST, AND DECK JOIST AT MID SPAN, NO MORE THAN 48" O.C. BLOCKING.

5. PROVIDE DBL. OPEN WEB FLOOR JOIST AT PARALLEL WALLS.

6. MANUFACTURED FLOOR ROOF TRUSSES WHEN USED SHALL BE DESIGNED FOR PROPER LOAD BEARING AND CERTIFIED BY A REGISTERED ENGINEER FROM THE TRUSS MANUFACTURER.

7. INSTALL PER TRUSS LAYOUT & BRACE AT ALL BEARING POINTS REQ. BY MANUFACTURER.

8. CONTRACTOR SHALL VERIFY WITH OWNER THE SIZE, TYPE AND LOCATION OF ALL PLUMBING FIXTURES PRIOR TO CONSTRUCTION.

9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK AND CONSTRUCTION MEETS OR EXCEEDS ALL CURRENT STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS, ETC.

10. THERE ARE NO WARRANTIES FOR A SPECIFIC USE EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.

11. STRUCTURE IS REQUIRED TO HAVE A FIRE SUPPRESSION SYSTEM (SPRINKLER SYSTEM) INSTALLED PER IRC - 2018 907.5.1.1. BUILDER AND OWNER TO VERIFY WITH INSPECTOR - AND LOCAL CODE REQUIREMENTS PRIOR TO PERMITTING. INSTALL PER MANUFACTURERS REQ. PER CODE ORDNANCE NUMBER OF HEADS PER ROOMS OF REQ. PER SECTION 903.1 OF THE 2018 IRC REQUIREMENTS.

12. THE FINISHED FLOOR ELEV. OF ANY ENCLOSED AREA OR STAIRWELL MUST BE A MINIMUM OF ONE (1) FOOT ABOVE THE CENTERLINE OF THE ADJACENT STREET.

13. THE RIGHT OF WAY OF THIS PROPERTY MUST BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

**Additional requirements:**

1. If this structure is located in a high corrosive zone, all directly exposed metal connectors must be stainless steel.

2. Where required on open sides of stairs or balconies, guards shall be minimum 36" in height per R311.7.3, R311.8.3, R311.7.3.3, R312.1.1 and intermediate rails shall not allow the passage of a 4" diameter sphere per R312.1.3

3. In dwelling units, where the opening of an operable window is located more than 72" above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum 34" above the finished floor elevation in which the window is located.

4. Operable sections of windows shall not permit openings that allow passage of a 4" diameter sphere where such openings are located within 24" of the finished floor. (see ext. R312.2.1)

5. Every sleeping room shall have at least one operable emergency escape and rescue opening complying with IRC 2018 Section R310.2.1-R310.2.2. Clear net opening of 5.7 sq. ft. clear opening having a minimum opening height of 24" and minimum opening width of 22" clear. To comply to a min. of 24" A.F.F. area to bottom of window sill.

6. Enclosed areas below design floor elevation must be used solely for parking, building access, or storage and be provided with flood openings to comply with R322.2.2.

7. Building materials used below the design floor elevation must be flood-resistant materials that comply with R322.1.6.

8. Minimum R 15 insulation is required in walls, R 38 in ceiling.

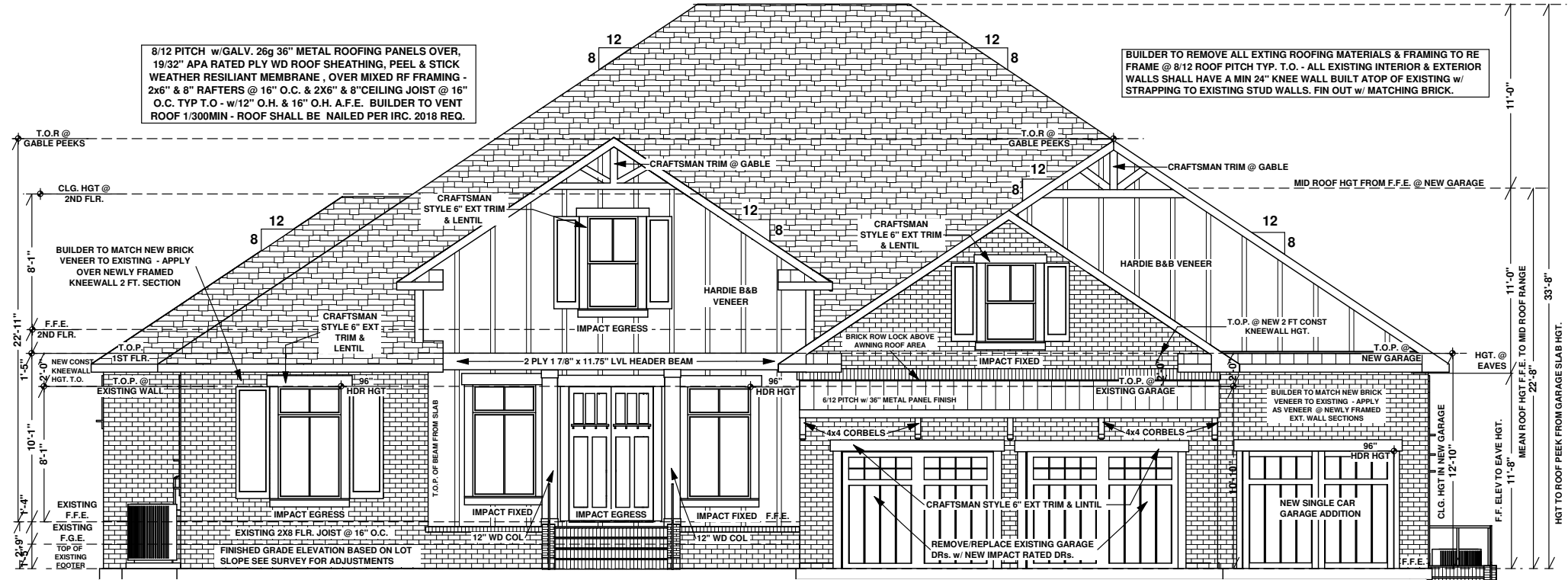
9. IRC 2018 Section R311.7.2 requires a landing for a 1/2" of vertical rise on stairs.

10. A GFCI service outlet is required within 25' of HVAC equipment per IRC 2018 E3901.12.

11. All exhaust must exit the structure completely.

12. Mechanical closets must be 12" larger than the unit installed and a minimum clearance of 3" from the walls.

13. If the attic has storage located in it, a thermal barrier is required to separate the attic space from the foam insulation per IRC 2018 section R315.5.3 of the IRC.



**MIXED EXTERIOR : ORIGINAL BRICK VENEER OVER EXISTING STRUCTURE w/ HARDIE B&B VEN. @ PORCH & GABLES OVER 2x4\"/>**

**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

FLOOD HAZARDS	SUBJECT TO DAMAGE FROM				DECAY
	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	MEAN ANNUAL TEMP	TERMITE	
FIRM	130/160 mph 3 sec gust	0-A	65°	VERY HEAVY	MOD. TO SEVERE
WINTER DESIGN TEMP	ICE SHEILD UNDER-LAYMENT REQUIRED	GROUND SNOW LOAD	AIR FREEZING INDEX	FROST LINE DEPTH	WEATHERING
32*	NO	ZERO	0-1000	12" BFL	NEGLEGIBLE

STRUCTURE CRITERIA FOR DESIGN							
DESIGN CODE REQ. IRC -2018 - IBC 2018	1 STORY RESIDENTIAL WOOD FRAME STRUCTURE ON 4" MONOLITHIC SLAB					FOR UPLIFT CALS	
WIND EXPOSURE	WIND SPEED (MPH)	FLOOD ZONE	DESIGN PRESSURE RATING FOR OPENINGS	GUST EFFECT FACTOR	BUILDING CATEGORY	TOP CHORD DEAD LOAD	
B	130/160 3 Sec gust	X	DP50	0.85	II	3	
IMPORTANCE FACTOR	ROOF LIVE LOAD	ROOF DEAD LOAD	CEILING DEAD LOAD	FLR. SYSTEM LIVE/DEAD LOAD	ATTIC STORAGE	CONTINUOUS LOAD PATH METHOD	BOTTOM CHORD DEAD LOAD
1.0	25.0	15.0	10.0	40 /20	Per R301.5	ANCHOR BOLTS & STRAPS	3

NEW REMODELED STRUCTURE AREAS	COMMON AREAS
H/C FIRST FLOOR: 3772 SF	FRONT COVERED PORCH = 133 SF
H/C SECOND FLOOR: 1465 SF	3 CAR GARAGE = 943 SF
TOTAL H/C LIVING AREA = 5237 SF	REAR COVERED PORCH AREA = 645 SF
	BASEMENT STORAGE AREA = 328 SF
	TOTAL COMMON AREAS = 2049 SF
	TOTAL AREA DESIGNED = 7286 SF



*New Home Renovations to Existing Structure  
 for Lucinda & Chip Chappelle  
 Located @ 210 Gayfer Court  
 Fairhope, Al. 36532*

**Larry M. Oliver Enterprises Inc.**  
 7228 Oakbriar Drive South  
 Mobile, AL 36619

**NEW REMODEL EXTERIOR ELEVATIONS  
 w/ EXTERIOR NOTES AND DETAILS**

DESIGN: CONCEPTS BY L.A.T. DESIGN INC. THESE DRAWINGS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM UNLESS APPROVED BY THE ARCHITECT. ANY REPRODUCTION OR COPIING WITHOUT THE ARCHITECT'S WRITTEN PERMISSION IS STRICTLY PROHIBITED. L.A.T. DESIGN INC. IS NOT LIABLE FOR ERRORS OR OMISSIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO ANY OTHER SERVICES PROVIDED BY OTHER PROFESSIONALS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO ANY OTHER SERVICES PROVIDED BY OTHER PROFESSIONALS.

**CONTRACTOR: STEVE JONES CONTRACTOR**  
**PROJECT: REMODEL SINGLE FAMILY RES.**  
**CLIENT: LUCINDA & CHIP CHAPPELLE**  
**LOCATION: FAIRHOPE, AL**  
**PHYSICAL ADDRESS: 210 GAYFER CT.**  
**PERMIT JURISDICTION: FAIRHOPE**  
**CITY OF FAIRHOPE**  
**FLOOD ZONE: "X"**

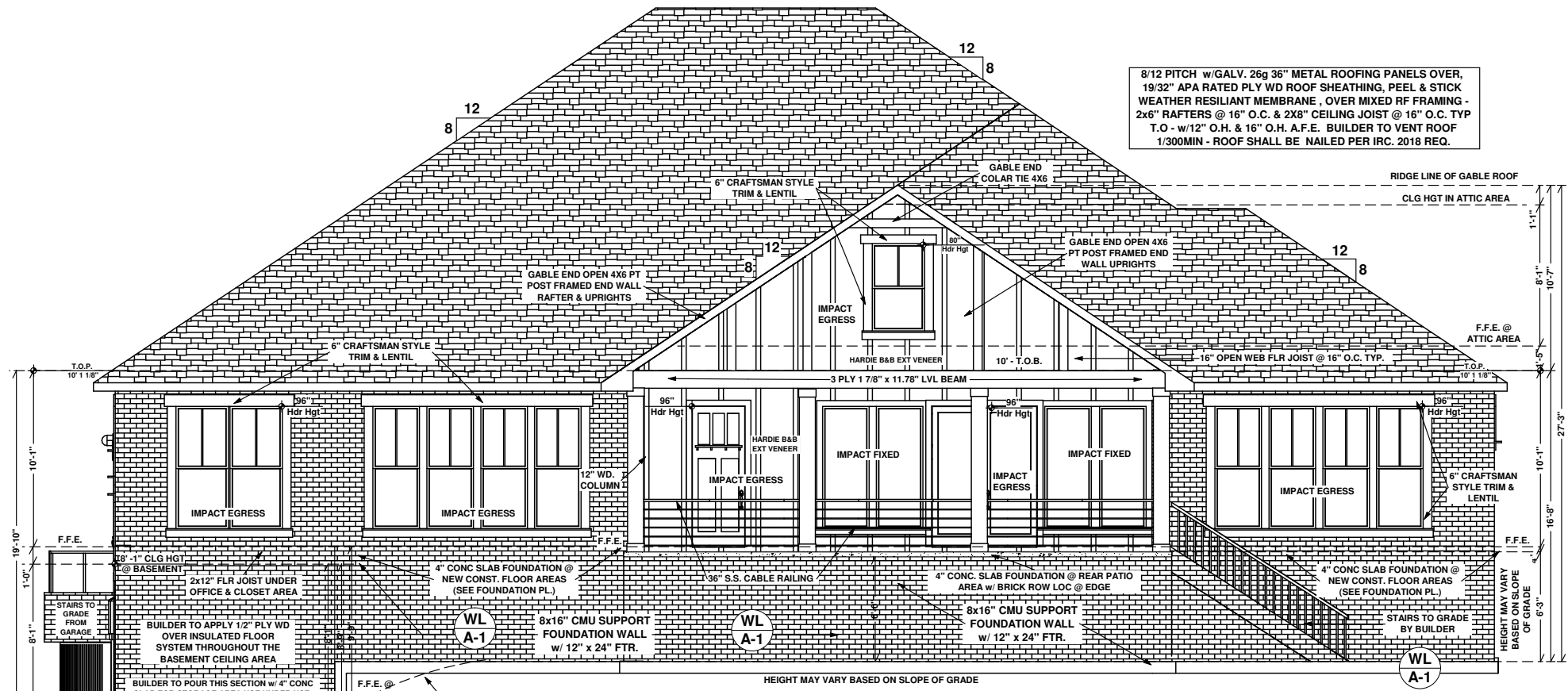
Building Code: IRC2018  
 Flood Zone: FIRM - X  
 Fresh Foot Elevation: Min. 38" A.C.I.R.V.  
 Mean Roof Height:  
 Base Slab Elev: 24" A.F.F.C. (Varies)  
 Design Wind Speed: 130 mph  
 ASD - ASCE 7-10  
 Design Wind Speed: 160 MPH  
 Ultimate ASCE 2.0  
 Reg. Glazing & Door Design  
 Provisions (DP) 501  
 All Doors and Glazing Installed shall be Impact Rated

**PRINT DATES**  
 PRELIM. REVIEW - 09/16/25  
 PRELIM. REVIEW - 09/17/25  
 PRELIM. REVIEW - 10/07/25  
 PRELIM. REVIEW - 11/04/25  
 FINAL REVIEW - 12/04/25  
 FINAL PRINT - 12/09/25  
 Page # 1 of 3  
 DESIGN DRAWING BY  
 Kirk A. Thomas

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SECTION	GOLD FORTIFICATION REQUIREMENTS	MEETS FORTIFIED REQUIREMENTS
ROOF COVERING	SHINGLE ATTACHMENT: Shingle shall be installed using 6 fasteners required by the manufacturer for highwind fastening, which ever is greater. Attachment at eaves, rakes, valleys, gable ends and starter strips at all intersections, eaves, valleys, and gable ends shall be set in a min. 8" wide strip of flashing cement. Maximum thickness of flashing cement shall be 1/8". Shingles shall not extend more than 1/4" beyond the drip edge.	NO
	METAL PANELS: Metal panel roofing systems and their attachment shall be installed in accordance with the manufacturers installation instructions and shall provide uplift resistance equal to or greater than the designed uplift pressure for this roof based on the site design, wind speed and exposure category. The Metal Panels shall be installed over continuous decking and one of the acceptable sealed roof deck option.	YES
SEALED ROOF DECKING	A sealed roof deck is required for all new construction and re-roofing applications by one of the following methods.	
	1. Installation of a Peel & Stick membrane over the entire roof deck. The entire roof deck shall be covered with a full layer of self adhering polymer modified bitumen ("Peel & Stick") Meeting ASTM D1970 requirements. In applications where membrane adhesion to OSB is marginal, apply a primer to the OSB panels to insure a proper attachment of the self-adhering membrane to the sheathing. A bond break, such as a 15-pound ASTM D226 - Type - 1 underlayment, is to be installed between the "Peel & Stick" membrane and asphalt shingles, metal roof panel, or other roof covering that would otherwise adhere to a degreased future re-roofing would be severely complicated.	YES
	2. Installation of a minimum 4" wide self-adhering polymer modified bitumen flashing "Peel & Stick" installed of all wood roof panel seams, covered by compliant underlayment over entire roof. In applications where membrane adhesion to OSB is marginal, apply a primer apply a primer to the OSB panels to ensure the proper attachment of the self-adhering membrane to the sheathing.	YES
	3. Installation of a high tear strength synthetic roof underlayment: Application of a reinforced synthetic roof underlayment which has an ICC approval as an alternate to ASTM D226 Type 11 felt paper. The synthetic underlayment must have minimum tear strength of 20 lbs. per ASTM D1970 or ASTM D4533. This underlayment must be attached using annular ring or deformed shank roofing fasteners center in the field or a more stringent fastener schedule if required by the manufacturer for high wind installations. The minimum horizontal overlap between rolls is 2 inches and the minimum overlap at the ends of rolls is 6-inches. All underlayment seams should be sealed with a compatible adhesive or tape provided the overlap/horizontal seams is at least 18 inches. Vertical underlayment seams should always be sealed.	YES
ALUMINUM OR VINYL SOFFITS	Soffits to be covered with Aluminum or Vinyl shall first be sheathed with 7/16 OSB or Plywood connected to framing designed to resist ASCE 7-10 adjacent components and cadding wall pressures. The wall sheathing may be installed with a continuous vent gap up to 2 inches wide. Soffits in the gable shall not be vented.	NO
ROOF DECKING ATTACHMENT	Roof decks shall be attached in accordance with the approved plans but no greater than 6 inches on center along panel edges and in the field for zone 1 AND no greater than 4 inches on center along panel edges and in the field for zones 2 & 3 using minimum 8d (8.113" x 2-3/8") irregular shank (i.e. ring shank or spiral) nails with full round heads. Staples are not permitted for fastening of this roof decking. For definitions of zones 1, 2, & 3 refer to figure 207 (2) Roof Sheathing Nailing Zones in ICC 600-2008	YES
ATTIC VENTILATION	Shall be Corrosion resistant Roof-mounted vents. Vents must be high-wind rated attached per manufacturers req. All Soffits vents resist water intrusion. Gable overhangs and vents shall be properly braced as per req. - All Gables over 4' tall must be constructed as sheer walls with structural sheathing - Apply 7/16" APA rated Ply Wd each side - nailed @ 4" o.c. typ. Gable end vents shall be protected against water intrusion.	YES
ROOF VENTILATION	Roof ventilation shall be designed for the applicable windload; ridge and off ridge vents shall be tested in accordance with TAS 100 (A) for high wind and be labeled for verification of compliance. All roof ventilation shall be anchored in accordance with the manufacturer's installation instructions for the appropriate wind load. Gable vents and power vents are not permitted. Vented soffits are not allowed along gable slopes. However if gable vents are desired for Architectural purposes, they shall be non-functional, for decorative purposes only.	YES
CHIMNEY CHASES	Wood framed chimney chases shall be structurally connected to the roof and ceiling framing. The chimney chase shall be detailed in the approved plans and be designed to resist applicable loads specified in ASCE 7-10	YES
CONTINUOUS LOAD PATH	Structure Meets the requirements for Roof to Wall Connection Structure Meets the requirements for Wall to Floor Connection Structure Meets the requirements for Floor to Foundation Connection	YES
WINDOW & DOOR OPENINGS	Window & Door openings in all Exterior wall sections Meet the requirements to have adequate design pressure ratings. (see Manufacturers label attached to installed units - not to be removed until after inspection) All window & door units must meet impact-protection with an approved system	YES
PORCHES & CARPORTS	Structure Meets the requirements for Roof connected to beam to resist uplift Structure Meets the requirements for Beam connected to column to resist uplift Structure Meets the requirements for Column anchored to structure to resist uplift	YES



**REAR / SOUTHERN ELEVATION**  
- SCALE 1/4" = 1'-0"

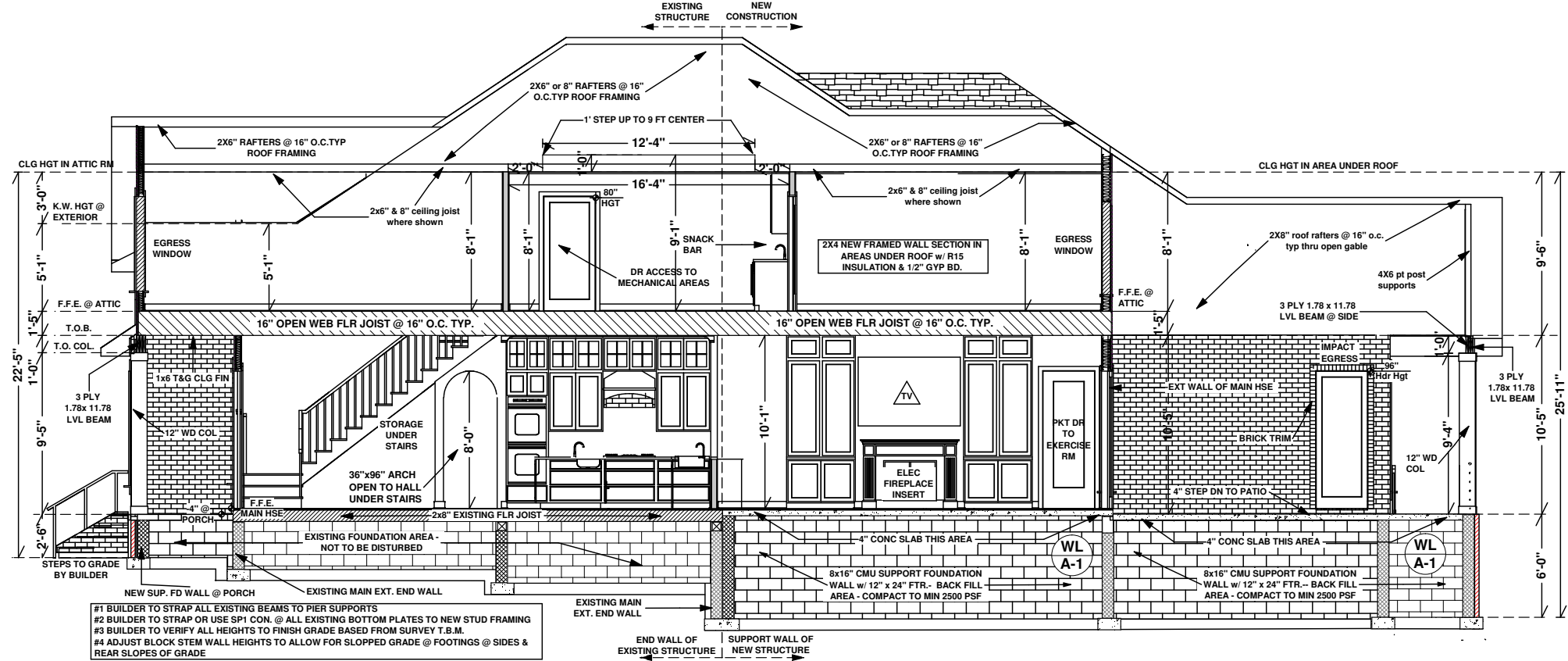
**Structural Requirements:**  
This Residential structure has been engineered to a minimum of 130/160 MPH, 3 second gust. Per IRC2018 Req. All fur-downs and/or concealed areas greater than 500 square feet must be draft-stopped. Plywood or OSB must be used on the underside of any open porches prior to application of the siding or other covering. Minimum of 1 hour resistive rated construction between garage and Living area spaces. All walls with plumbing vent and drainage lines must be 2"x6" to meet IRC 2018 cutting and notching requirements. Weep holes in brickwork must be at least 1 course above finished floor elevation (FFE) and placed so as not to be covered or concealed by any landscaping that may be done.

**Roof Requirements:**  
26g Galvalume Metal Roofing Panels shall be installed according to the manufacturer recommended listed installation instructions for High Wind areas (130/160 mph ASTM E189 Class 4) with #14-10 x 1 1/2" type A Hex Head w/separate 5/8 O.D. steel washer & bonded neoprene washer @ 3'-0" o.c. along the length & 4 same type fasteners across the middle adjacent to the rib. Roof underlayment shall be installed per Manufacturer's Installation Instructions but, shall not be fastened with staples. Roof decking shall be nailed in accordance with the engineered drawings but no greater than 4 inches OC both edge and field within the 4 foot roof edge zone and maximum 6 inches OC edge and field all other locations. Decking shall be fastened with minimum 5d full round head ring shank nails. Staples will not be permitted. Roof decking shall be "sealed". All sheathing seams shall be taped with minimum 4 inch Peel and Stick tape meeting ASTM D1970, or spray polyurethane closed cell foam adhesive (meeting ASTM D1622) shall be applied over all joints between sheathing and along all intersections between roof sheathing and all roof framing members. Other equal or greater methods may be approved by the Building Official. All aluminum and vinyl Soffit covering shall be attached to minimum 7/16 OSB or plywood or minimum 2 X 2 wood supports equally spaced but not greater than 12 inches OC. If shown in plans as material of use.

**Energy Code:**  
Building cavities shall not be used as ducts or plenums. Programmable thermostat shall be used where the primary system is a forced-air furnace. All supply and return ducts not completely inside the building thermal envelope shall be insulated to a minimum of R-6. Mechanical system piping (Freeon line) capable of carrying fluids above 105°F or below 55°F shall be insulated to a minimum of R-3. Piping insulation shall be protected from damage including environmental damage. A minimum of 75% of lamps in permanently installed lights shall be of high efficacy. All holes on interior and exterior wall top plates shall be sealed. All holes and spaces around plumbing pipes, electrical, and mechanical penetrating interior or exterior wall top plates shall be sealed. All wall windows must have a U factor of .40 and a SHGC of .25. Attic insulation must be a minimum of R-38. Wall insulation must be a minimum of R-13.15. Floor insulation must be a minimum of R-19/21.

**Plumbing Requirement:**  
Open trenches that show all fittings and slope of sewer and other in ground piping are required during rough-in inspections prior to pouring of slabs. Topout inspections require that water be in all PVC piping to either the level of the washer/dryer box or single houses, or at a height of 1' above a sink drain line at the top floor of multiple story buildings. Use of in-line venting devices is not allowed in lieu of properly installed venting systems; any exception must be approved by the Building Department. Schedule 40 pipe is required for all sewer lines from the building to the sewer. Contractors cannot tie a sewer line directly into a manhole without first obtaining an inspection and permission from either the City Water and Sewer Department or the Building Department. In addition the tie in must be core drilled so as to limit the amount of debris introduced into the sewer line and both sides of the penetration must be grouted. Donut Rings (rubber gaskets) cannot be used to connect the building sewer line to the main in lieu of properly sized PVC fittings and reducers. Sepsic tanks require a signed release from the Baldwin County Health Department. Sewer lines and water supply lines running from the road to the house MUST HAVE either 5' of horizontal separation or 12" of vertical separation if they are in the same trench. All slip joint fittings must have an access panel for servicing. All Jacuzzi tubs must have an access panel large enough to reach and remove the motor. All installations of Grinder Pumps require the master plumber to complete and sign the "Grinder Pump Installation" Form and submit to the Building Department.

**Mechanical Requirements:**  
Water heaters (both electric and gas) if located in garages that are in the direct path of the garage door must be protected by enclosure, elevation, bollards, or some other reasonable measure to protect the unit from vehicle damage. Blocking placed underneath the HVAC condenser to elevate it in the auxiliary pan must be compatible to material in contact with and of decay resistant material (brick, plastic, etc). HVAC equipment must be provided with an auxiliary float switch in the pan or on the unit that will stop the unit in the case of blockage of the primary drain line. Any HVAC equipment with internal float switches installed must have manufacturer's information available for review by the Building Inspector and must have a label stating the installation clearly visible. Attic mounted mechanical equipment (HVAC, water heaters, etc.) shall not be mounted more than 20' from the attic access point, shall have a clear walkway at least 24" wide from the access to the equipment panel, and shall have a level working platform extending at least 30" from the edge of the equipment. Also see energy and electrical supplements.



**CT A 1.5 SECTION CUT THRU CENTER FACING TO EASTERN ELEVATION - SCALE 1/4" = 1'-0"**

**Larry M. Oliver Enterprises Inc.**  
7228 Oakbar Drive South  
Mobile, AL 36619

**CONTRACTOR: STEVE JONES CONTRACTOR**  
PROJECT: REMODEL SINGLE FAMILY RES.  
CLIENT: LUCINDA & CHIP CHAPPELLE  
LOCATION: FAIRHOPE, AL.  
PHYSICAL ADDRESS: 210 GAYTER CT.  
CITY OF FAIRHOPE  
PERMIT JURISDICTION:  
FLOOD ZONE: "X"

**PRINT DATES**  
PRELIM. REVIEW - 09/16/25  
PRELIM. REVIEW - 10/07/25  
PRELIM. REVIEW - 11/04/25  
FINAL REVIEW - 12/04/25  
FINAL PRINT - 12/09/25

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Kirk A. Thomas

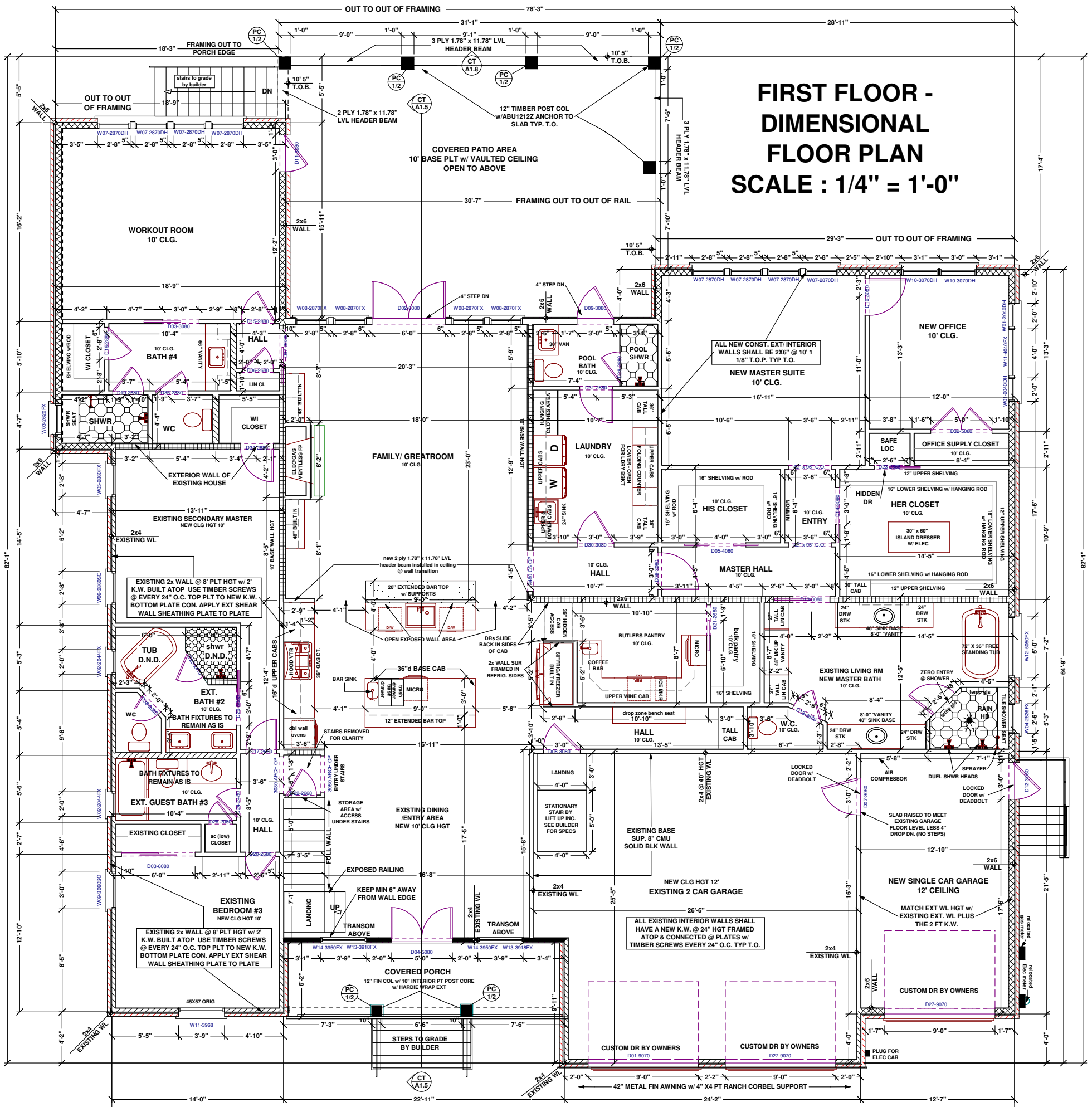
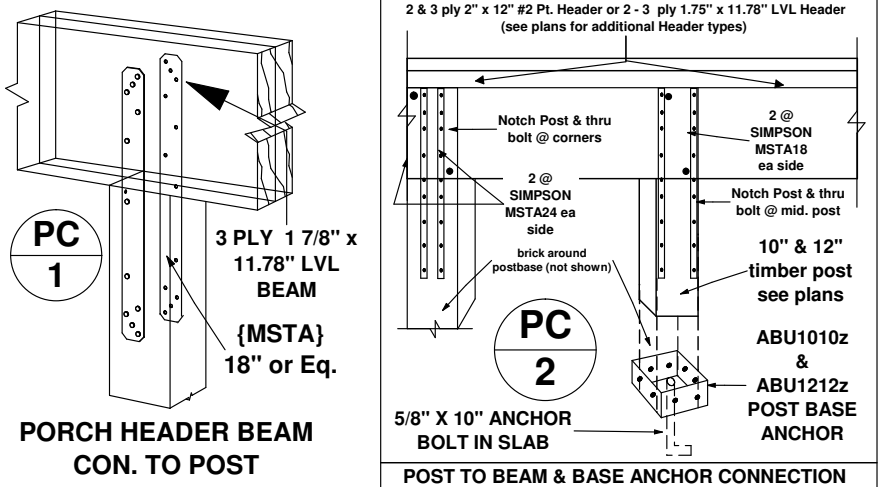
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**WINDOW INSTALLATION RESPONSIBILITY - 2018 IRC SECTIONS - 308 - 310 - 311 TO INCLUDE SUB SEC.**

IT IS THE RESPONSIBILITY OF THE BUILDER/OWNER TO VERIFY THAT ALL DOOR & WINDOW GLASS AREAS COMPLY TO SECTION R-308.4 OF THE IRC 2018 GLAZING CODE RESTRICTIONS ARTICLES 1-9 INCLUDING THE EXCEPTIONS NOTES. ALL WINDOW PROTECTION MUST COMPLY WITH IRC SECTION R301.2.1.2 COMPONENTS AND CLADDING PRESSURE ZONES TO INCLUDE THE EXCEPTION NOTES & TABLES REFERENCED THEREIN. BUILDER/OWNER MUST FURNISH WINDOW DATA TO BUILDING DEPT. TO VERIFY COMPLIANCE WITHIN IRC 2018 WINDOW GUIDELINES. ALL WINDOWS MUST MEET MIN DPI 50 RATING, IMPACT RATED WINDOWS SHALL BE INSTALLED IN THIS RESIDENCE MEETING THE 130/160 MPH REQ OR PER LOCAL CODE ORD. ALL WINDOWS SHALL BE IMPACT RATED OR BUILDER MUST PROVIDE PROTECTIVE COVERING WITHIN CODE REQ. OPTION: (OPENER APPROVED HURRICANE TYPE PROTECTION SECURED TO STRUCTURE. ROLL DOWN SHUTTERS or 3M KEVLAR SCREEN MAY BE USED INSTEAD OF IMPACT RATED WINDOWS. INFORMATION MUST BE PROVIDED BY BUILDER DURING CONST. OR UPON INSPECTION.) NOTE: Windows shown, must be impact rated, and must provide 5.7 SF clear opening in sleeping rooms. All sleeping room windows per Schedules are sized @ MIN. 3.0-6.0 provides a min. opening of the bottom sash @ 8.25 sf. All others are to provide an egress of a min. 36" x 80" door or larger existing to the outside of the Ext. All windows within 2'-0" of a door must be Tempered completely. Window Fall Protection: Window openings control devices meeting ASTM2099 must be installed on all Windows that have an opening less than 24in from the finish floor and the opening is 72in above the exterior grade. (R312.2)

NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	DESCRIPTION
D01	1	1	9070	108X84"	GARAGE DR - BY OWNER
D02	1	1	6080 L/R EX	36X96X1 3/4" L/R EX	FRENCH DR GLASS IMPACT
D03	1	1	6080 IN	72X96" IN	CLOSET - POCKET PANEL DOOR
D04	1	1	5080 L/R EX	30X96X1 3/4" L/R EX	FRONT DR. - CRAFTSMAN ENTRY DOOR
D05	1	1	4080 DBL	24X96X1 3/8" DBL	HIS CLOSET - DBL POCKET PANEL DOOR
D06	1	1	3080 R IN	36X96X1 3/8" R IN	PANEL DOOR
D07	1	1	3080 R EX	36X96X1 3/4" R EX	GARAGE EXIT DR - PANEL TYPE
D08	1	1	3080 R EX	36X96X1 3/4" R EX	HSE TO GARAGE ENTRY PANEL DOOR
D09	1	1	3080 R EX	36X96X1 3/4" R EX	POOL BATH - CRAFTSMAN ENTRY DR IMPACT
D10	1	1	3080 L IN	36X96X1 3/8" L IN	OFFICE ENTRY - PANEL DOOR
D11	1	1	3080 L EX	36X96X1 3/4" L EX	EXERCISE EXIT DR - IMPACT GLS
D12	1	1	3080 L EX	36X96X1 3/4" L EX	S.C.GARAGE - CRAFTSMAN EXIT DOOR
D13	1	1	3080	36X96X1 3/8"	MASTER BATH ENTRY POCKET-PANEL
D14	1	1	3080	36X96X1 3/8"	HER CLOSET - POCKET PANEL DOOR
D15	1	1	2880 R IN	32X96X1 3/8" R IN	EXERCISE RM - ENTRY PANEL DOOR
D16	1	1	2880 L IN	32X96X1 3/8" L IN	EXERCISE CLOSET - PANEL DOOR
D17	1	1	2680 R IN	30X96X1 3/8" R IN	SEC MASTER ENTRY - PANEL DOOR
D18	1	1	2680 R IN	30 X 116X96X1 3/8" R IN	MASTER W.C. - PANEL DOOR
D19	1	1	2680 L IN	30X96X1 3/8" L IN	EXERCISE SHOWER - TEMP GLS
D20	1	1	2680 L IN	30X96X1 3/8" L IN	EXISTING BED RM - ENTRY PANEL DOOR
D21	1	1	2680	30X96X1 3/8"	BULK PANTRY - POCKET PANEL DOOR
D22	1	1	2668 L IN	30X80X1 3/8" L IN	PANEL DOOR - UNDER STAIRS
D23	1	1	2668	30X80X1 3/8"	SAFE RM - POCKET PANEL DOOR
D24	1	1	2480 L IN	28X96X1 3/8" L IN	EXISTING BATH #3 - ENTRY PANEL DR
D25	1	1	2470 R IN	28X84X1 3/8" R IN	EXISTING SHOWER DR - TEMP GLS
D26	1	1	2080 R IN	24X96X1 3/8" R IN	BATH #3 LINEN CL - PANEL DOOR
D27	2	1	9070	108X84"	GARAGE DR BY OWNERS
D28	1	1	2680 L IN	30X96X1 3/8" L IN	POOL SHOWER - TEMP GLS SHOWER DR
D29	1	1	3080	36X96X1 3/8"	EXISTING BATH #2 POCKET PANEL DOOR
D30	1	1	3080 R IN	36X96X1 3/8" R IN	LAUNDRY RM - PANEL DOOR
D31	1	1	2880 L IN	32X96X1 3/8" L IN	LAUNDRY RM - PANEL DOOR
D32	1	1	5080 L/R IN	30X96X1 3/8" L/R IN	OFFICE CLOSET - DBL. PANEL DR
D33	1	1	3080	36X96X1 3/8"	EXERCISE RM - POCKET PANEL DOOR
D34	1	1	2880 L IN	32X96X1 3/8" L IN	SEC. MASTER CLOSET - PANEL DOOR
D35	1	1	2880 L IN	32X96X1 3/8" L IN	EXERCISE RM WC - PANEL DR
D36	1	1	2680 L IN	30X96X1 3/8" L IN	LINEN CL - PANEL DOOR
D37	1	1	3080	36X96X1 3/8"	LR - HALL - PRIVACY POCKET PANEL DOOR
D38	1	1	2080 R IN	24X96X1 3/8" R IN	EXISTING BATH #2 - WC PANEL DOOR

NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	DESCRIPTION
W01	2	1	2040DH	24"X48"DH	DOUBLE HUNG
W02	2	1	2044FX	24"X52"FX	FIXED GLASS
W03	1	1	2620FX	30"X24"FX	FIXED GLASS
W04	1	1	2626FX	30"X30"FX	FIXED GLASS
W05	1	1	2860FX	32"X72"FX	FIXED GLASS
W06	1	1	2860SC	32"X72"SC	SNGL CASEMENT-HR
W07	8	1	2870DH	32"X84"DH	DOUBLE HUNG
W08	4	1	2870FX	32"X84"FX	FIXED GLASS
W09	1	1	3060SC	36"X72"SC	SNGL CASEMENT-HR
W10	2	1	3070DH	36"X84"DH	DOUBLE HUNG
W11	1	1	4040FX	48"X48"FX	FIXED GLASS
W12	1	1	5050FX	60"X60"FX	FIXED GLASS
W13	2	1	3918FX	45"X20"FX	FIXED GLASS - TRANSOM
W14	2	1	3950FX	45"X60"FX	FIXED GLASS



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

**CONTRACTOR: STEVE JONES CONTRACTOR**  
**PROJECT: REMODEL & SINGLE FAMILY RES.**  
**LOCATION: FAIRHOPE, AL.**  
**PHYSICAL ADDRESS: 210 GAYTER CT.**  
**CITY OF FAIRHOPE**  
**PERMIT JURISDICTION:**  
**FLOOR ZONE: "X"**

**Building Code: IRC2018**  
**Flood Zone: FIRM - X**  
**Design Wind Speed: 130 mph**  
**Design Wind Speed: 160 MPH**  
**Ultimate ASCE 7-10**  
**Reg. Glazing & Door Design**  
**Pressure (PSF): 50 psf**  
**All Doors and Glazing Installed**  
**shall be Impact Rated**

**PRINT DATES**  
 PRELIM. REVIEW - 09/16/25  
 PRELIM. REVIEW - 10/07/25  
 PRELIM. REVIEW - 11/04/25  
 FINAL REVIEW - 12/04/25  
 FINAL PRINT - 12/09/25

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**DESIGN DRAWN BY Kirk A. Thomas**

**WINDOW INSTALLATION RESPONSIBILITY - 2018 IRC SECTIONS - 308 - 310 - 311 TO INCLUDE SUB SEC.**

IT IS THE RESPONSIBILITY OF THE BUILDER/OWNER TO VERIFY THAT ALL DOOR & WINDOW GLASS AREAS COMPLY TO SECTION R-308.4 OF THE IRC 2018 GLAZING CODE RESTRICTIONS ARTICLES 1-9 INCLUDING THE EXCEPTIONS NOTES. ALL WINDOW PROTECTION MUST COMPLY WITH IRC SECTION R301.2.1.2 COMPONENTS AND CLADDING PRESSURE ZONES TO INCLUDE THE EXCEPTION NOTES & TABLES REFERENCED THEREIN. BUILDER/OWNER MUST FURNISH WINDOW DATA TO BUILDING DEPT. TO VERIFY COMPLIANCE WITHIN IRC 2018 WINDOW GUIDELINES. ALL WINDOWS MUST MEET MIN DPI 50 RATING, IMPACT RATED WINDOWS SHALL BE INSTALLED IN THIS RESIDENCE MEETING THE 130/160 MPH REQ OR PER LOCAL CODE ORD. ALL WINDOWS SHALL BE IMPACT RATED OR BUILDER MUST PROVIDE PROTECTIVE COVERING WITHIN CODE REQ. OPTION: ( OPERABLE APPROVED HURRICANE TYPE PROTECTION SECURED TO STRUCTURE, ROLL DOWN SHUTTERS or 3M KEVLAR SCREEN MAY BE USED INSTEAD OF IMPACT RATED WINDOWS. INFORMATION MUST BE PROVIDED BY BUILDER DURING CONST. OR UPON INSPECTION ) NOTE: Windows shown, may be impact rated, and must provide 5.7 SF clear opening in sleeping rooms. All sleeping room Windows per Schedules are sized @ MIN. 3/0-6/0 provides a min. opening of the bottom sash @ 8.25 sf. All others are to provide an egress of a min. 36" x 80" door or larger exiting to the outside of the Ext. All windows within 2'-0" of a door must be Tempered completely. Window Fall Protection: Window openings control devices meeting ASTM2090 must be installed on all Windows that have an opening less than 24in from the finish floor and the opening is 72in above the exterior grade. (R312.2)

SECOND FLOOR - INTERIOR DOOR SCHEDULE					
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	DESCRIPTION
D01	1	2	2868	32X80X1 3/8"	BR #4 - BATH ENTRY - PANEL DR
D02	1	2	2868 L IN	32X80X1 3/4" L IN	GUEST BATH - ENTRY DR. PANEL
D03	1	2	2868 L IN	32X80X1 3/8" L IN	CHIPS OFFICE - ENTRY PANEL DOOR
D04	1	2	2868 R IN	32X80X1 3/8" R IN	BR #4 CLOSET - PANEL DOOR
D05	1	2	2880 L IN	32X96X1 3/8" L IN	OFFICE CL - PANEL DOOR
D06	1	2	3068 L EX	36X80X1 3/4" L EX	ATTIC MECHANICAL ENTRY DR. -PANEL
D07	1	2	2868 R EX	32X80X1 3/4" R EX	ATTIC MECHANICAL ACCESS -PANEL DR
D08	1	2	2868 R IN	32X80X1 3/8" R IN	BR #4 ENTRY - PANEL DOOR

SECOND FLOOR - IMPACT RATED GLASS - EGRESS WINDOW SCHEDULE					
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	DESCRIPTION
W01	1	2	3048SH	36"X56"SH	SINGLE HUNG
W02	1	2	3050SC	36"X60"SC	SNGL CASEMENT-HR
W03	1	2	3056SH	36"X66"SH	SINGLE HUNG

HEADER SPAN (FT)	MIN. HEADER SIZE
2 - 3 FT	2 - 2X6
4 - 5 FT	2 - 2X8
6 - 7 FT	2 - 2X10
8 - 9 FT	3 - 2X12
10' - 14'	2 - 1.75" x 1.78" - LVL VERIFY w/ PLANS
15' - 18'+	3 - 1.75" x 1.78" - LVL VERIFY w/ PLANS

SINGLE UNIT OPENING NOT SEPARATED BY STUDS	NUMBER OF JACK STUDS	NUMBER OF FULL HEIGHT STUDS
UP TO 4'	1	2
4' TO 8'	2	2
8' TO 18'	3	3

**(IRC- 2018 - SECTION R602.7) Openings in Exterior Walls:**

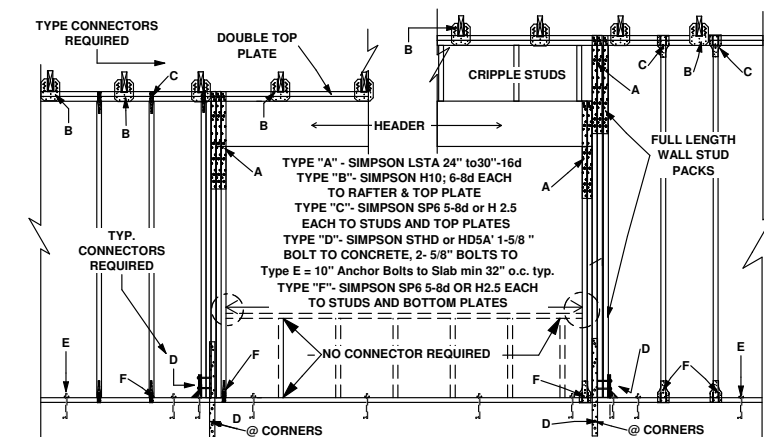
SEE TABLE R602.7.5 Headers: Headers shall be provided over each opening in exterior -bearing walls. The spans in Table are permitted to be used for one- and two-family dwellings. Headers for other buildings shall be designed in accordance with Section R602.4: R602.3.4 Item 1 or 2. Headers shall be of two pieces of nominal 2 - Inch lumber use on edge as permitted by the Reference Table and nailed together in accordance with Table R602.3 (1) or of solid lumber of equivalent size.

Single or Double Jack Studs Number applied as per size of wall framing  
130mph to 150 mph (2x4 walls = 2 + trimmer - 2x6" walls = 1 + trimmer.)

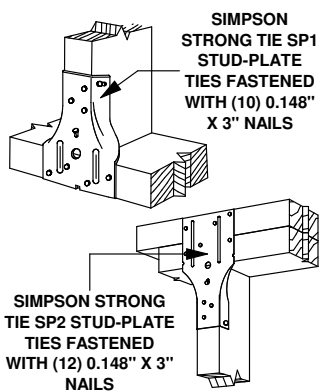
Exception: 160 mph High Wind prone areas will require an additional stud and trimmer per side of opening strapped accordingly.(2x4 walls = 3 + 2 trimmer - 2x6" walls = 2 +2 trimmer.) U.O.N.

**GENERAL FRAMING NOTES:**

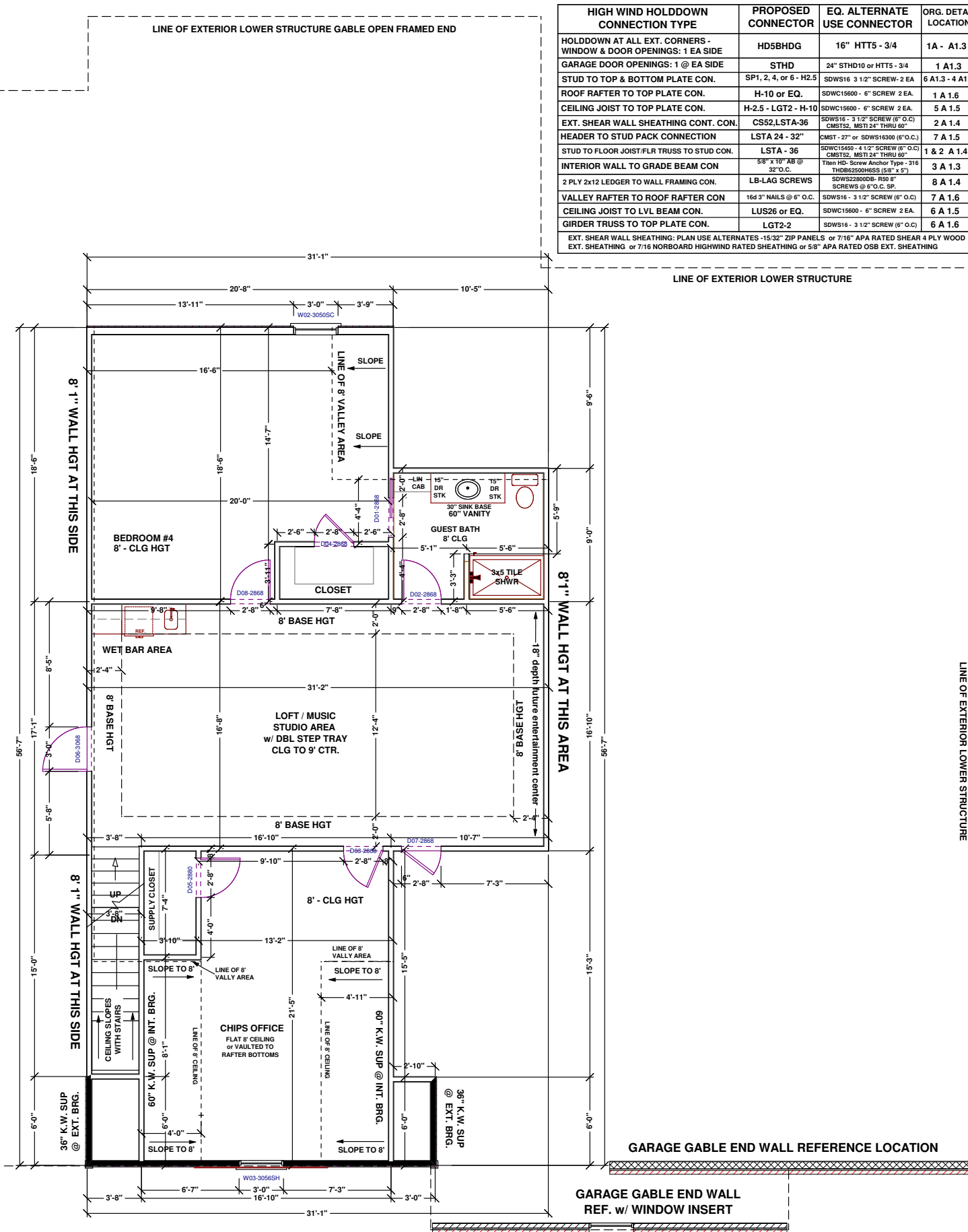
- ALL WOOD HEADERS AND BEAMS SHALL BE SYP #2 (OR BETTER) U.N.O.
- ALL INTERIOR HEADERS SHALL BE AS NOTED PER CHART. U.O.N.
- FASTENING ALL DOUBLE HEADERS TOGETHER WITH 2 ROWS OF 16D NAILS @ 16" O.C. OR THRU-BOLTED (ALONG EA. EDGE - STAGGERED) FASTEN TRIPLE HDRS.W/2 ROWS EA. SIDE U.N.O.
- FASTEN ALL DOUBLE LVLS TOGETHER WITH 2 ROWS OF 16D NAILS @ 12" O.C. (ALONG EA. EDGE - STAGGERED) FASTEN TRIPLE LVLS w/ 1/2" M.B. U.N.O. @ 18" O.C. TO STAGGERED U.N.O
- PROVIDE DOUBLE STUDS MIN. AT EACH SIDE OF ANY OPENING AND TRIPLE STUDS MIN. AT ALL CORNERS. U.N.O.



**7** OPTIONAL CONTINUOUS CONNECTION DETAIL : STRAPPING DIAGRA  
A1.6 USE THIS IN LUE OF GO BOLTS WHERE NECESSARY 1/2" = 1'-0"



**1** TOP PLATE AND BASE PLATE CON.  
A1.7 APPLY TO ALL NEW CONST. CON.



**SECOND FLOOR - FLOOR PLAN - ATTIC UNDER ROOF AREA**  
**SCALE : 1/4" = 1'-0"**

HIGH WIND HOLDDOWN CONNECTION TYPE	PROPOSED CONNECTOR	EQ. ALTERNATE USE CONNECTOR	ORG. DETAIL LOCATION
HOLDDOWN AT ALL EXT. CORNERS - WINDOW & DOOR OPENINGS: 1 EA SIDE	HD5BHDG	16" HTT5 - 3/4	1A - A1.3
GARAGE DOOR OPENINGS: 1 @ EA SIDE	STHD	24" STHD10 or HTT5 - 3/4	1 A1.3
STUD TO TOP & BOTTOM PLATE CON.	SP1, 2, 4, or 6 - H2.5	SDWS16 3 1/2" SCREW - 2 EA	6 A1.3 - 4 A1.6
ROOF RAFTER TO TOP PLATE CON.	H-10 or EQ.	SDWC15600 - 6" SCREW 2 EA.	1 A 1.6
CEILING JOIST TO TOP PLATE CON.	H-2.5 - LGT2 - H-10	SDWC15600 - 6" SCREW 2 EA.	5 A 1.5
EXT. SHEAR WALL SHEATHING CONT. CON.	CS52,LSTA-36	SDWS16 - 3 1/2" SCREW (6" O.C.) CMST52, METI 24" THRU 60"	2 A 1.4
HEADER TO STUD PACK CONNECTION	LSTA 24 - 32"	CMST - 27" or SDWS16300 (6" O.C.)	7 A 1.5
STUD TO FLOOR JOIST/FLR TRUSS TO STUD CON.	LSTA - 36	SDWC15450 - 4 1/2" SCREW (6" O.C.) CMST52, METI 24" THRU 60"	1 & 2 A 1.4
INTERIOR WALL TO GRADE BEAM CON	58" x 10" AB @ 32" O.C.	Titon HD-Screw Anchor Type -316 TH082500H6SS (5/8" x 5")	3 A 1.3
2 PLY 2x12 LEDGER TO WALL FRAMING CON.	LB-LAG SCREWS	SDWS220008 - R80 8" SCREWS @ 6" O.C. SP.	8 A 1.4
VALLEY RAFTER TO ROOF RAFTER CON.	16d 3" NAILS @ 6" O.C.	SDWS16 - 3 1/2" SCREW (6" O.C.)	7 A 1.6
CEILING JOIST TO LVL BEAM CON.	LUS26 or EQ.	SDWC15600 - 6" SCREW 2 EA.	6 A 1.5
GIRDER TRUSS TO TOP PLATE CON.	LGT2-2	SDWS16 - 3 1/2" SCREW (6" O.C.)	6 A 1.6

EXT. SHEAR WALL SHEATHING: PLAN USE ALTERNATES -1532" ZIP PANELS or 7/16" APA RATED SHEAR 4 PLY WOOD EXT. SHEATHING or 7/16" NORBOARD HIGHWIND RATED SHEATHING or 5/8" APA RATED OSB EXT. SHEATHING

**LARRY M. OLIVER ENTERPRISES INC.**  
7228 Oakblair Drive South  
Mobile, AL 36619

**NEW REMODEL DIMENSIONAL 2ND FLOOR PLAN w/ NOTES & W/D SCHEDULES**

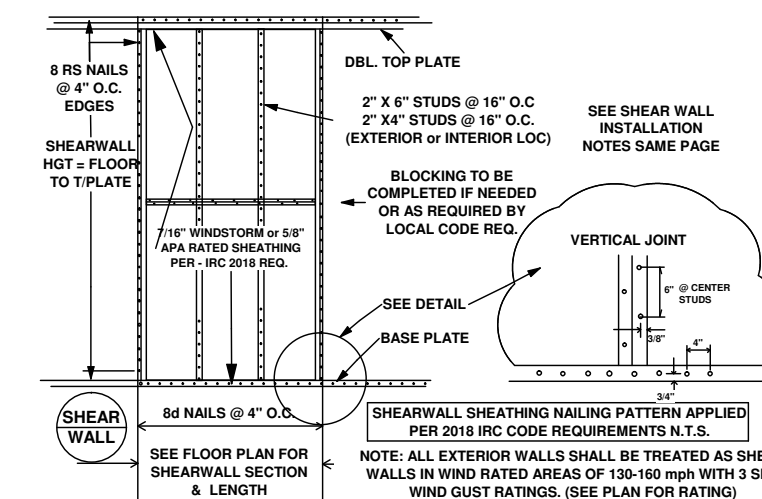
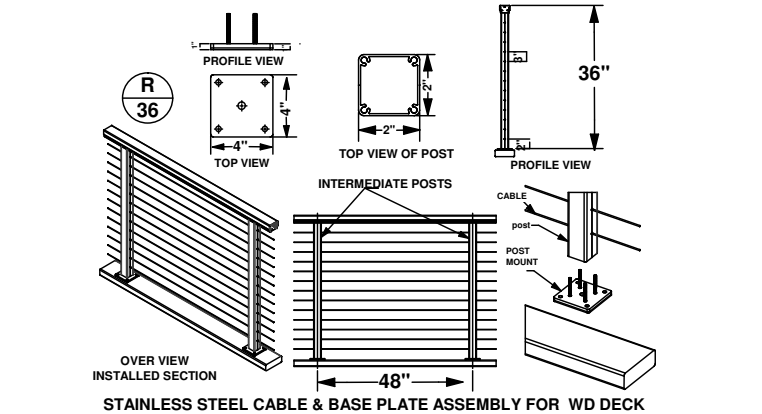
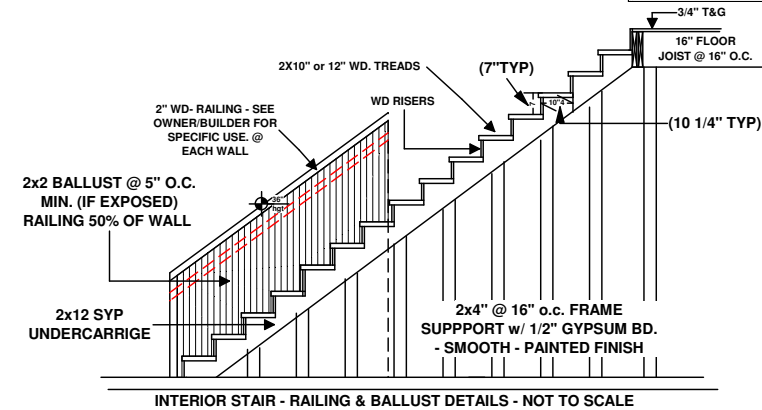
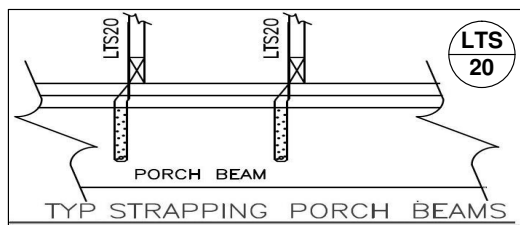
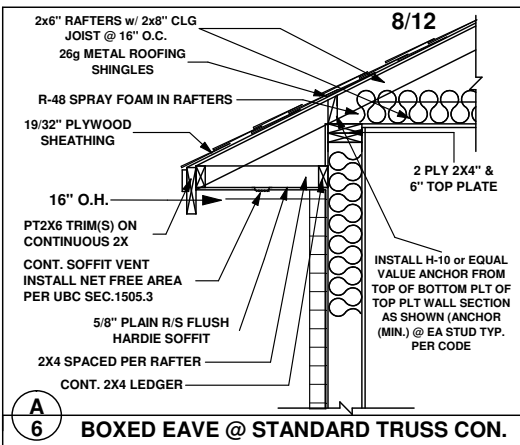
CONTRACTOR: STEVE JONES CONTRACTOR  
PROJECT: REMODEL SINGLE FAMILY RES.  
CLIENT: LUCINDA & CHIP CHAPPELLE  
LOCATION: FAIRHOPE, AL.  
PHYSICAL ADDRESS: 210 GAYTER CT.  
CITY OF FAIRHOPE  
PERMIT JURISDICTION:  
BASE @ 14" = 1'-0"  
PLAN SCALE:  
ON PER DETAIL (NOT SPECIFIED)  
FLOOD ZONE: "X"Building Code: IRC2018  
Flood Zone: FIRM - X  
Finish Floor Elevation:  
Min. 3" A.C.I. RW.  
Mean Roof Height:  
Base Sd Wind Elev: 24" A.F.C. (Varies)  
Design Wind Speed: 130 mph  
ASD - ASCE 7-10  
Design Wind Speed: 160 MPH  
Ultimate ASCE 7-10  
Req. Glazing & Door Design  
Pressure 50% SF  
All Doors and Glazing Installed  
shall be Impact Rated

**PRINT DATES**  
PRELIM. REVIEW -09/16/25  
PRELIM. REVIEW -09/17/25  
PRELIM. REVIEW -10/07/25  
PRELIM. REVIEW -11/04/25  
FINAL REVIEW -12/04/25  
FINAL PRINT -12/09/25

Page # **A 1.7**  
DESIGN DRAWN BY  
**Kirk A. Thomas**

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NAILING SCHEDULE			
JOINT DESCRIPTION	# of Common Nails	# of Box Nails	Nail Spacing
<b>ROOF FRAMING</b>			
Blocking to Rafter (Toe-nailed)	2-8d	2-10d	each end
Rim Board to Rafter (End-nailed)	2-16d	3-16d	each end
Rafter or roof truss to plate (Toe-nailed)	3-16d	3-16d	2 toe nails on 1 side (1 on other per rafter)
<b>WALL FRAMING</b>			
Top Plates at Intersections (Face-nailed)	4-16d	5-16d	at joints
Stud to Stud (Face-nailed)	16d	16d	24" o.c.
Header to Header (Face-nailed)	16d	16d	16" o.c. along edges
Built up studs (Face-nailed)	10d	10d	24" o.c.
Abutting studs @ intersecting wall corners (Face-nailed)	16d	16d	12" o.c.
Built up header, two pieces w/ 1/2" spacer	16d	16d	16" o.c. along edges
<b>FLOOR FRAMING</b>			
Joist to Sill, Top Plate or Girder (Toe-nailed)	4-8d	4-10d	per joist
Blocking to Joist (Toe-nailed)	2-8d	2-10d	each end
Blocking to Sill or Top Plate (Toe-nailed)	3-16d	4-16d	each block
Ledger strip to Beam or Girder (Face-nailed)	3-16d	4-16d	each joist
Joist on Ledger to Beam (Toe-nailed)	3-8d	3-10d	per joist
Band Joist to Joist (End-nailed)	3-16d	4-16d	per joist
Band Joist to Sill or Top Plate (Toe-nailed)	3-16d	3-16d	per foot
Rim joist to top plate (Toe-nailed)	8d	8d	6" o.c.
Rim joist or blocking to sill plate (Toe-nailed)	2-8d	2-8d	—
1" x 6" subfloor or less to each joist (Face-nailed)	2-8d	2-8d	—
<b>ROOF SHEATHING</b>			
IRREGULAR SHANK NAILS REQUIRED			
Wood Structural Panels	8d	10d	6" edge/6" field
rafters or trusses spaced up to 16" o.c.	8d	10d	4" edge/4" field
rafters or trusses spaced over 16" o.c.	8d	10d	4" edge/4" field
gable endwall rake or rake truss w/ gable overhang	8d	10d	4" edge/4" field
gable endwall rake or rake truss w/ structural outlookers	8d	10d	4" edge/4" field
gable endwall rake or rake truss w/ lookout blocks	8d	8d	3" edge/3" field
<b>CEILING SHEATHING</b>			
Gypsum Wallboard	5d coolers	-	7" edge/10" field
<b>WALL SHEATHING</b>			
IRREGULAR SHANK NAILS REQUIRED			
Wood Structural Panels	8d	10d	6" edge/6" field
studs spaced up to 16" o.c.	8d	10d	6" edge/6" field
studs spaced over 16" o.c.	8d	10d	3" edge/6" field
25/32" Fiberglass Panels	8d	-	3" edge/6" field
1/2" Gypsum Wallboard	5d coolers	-	7" edge/10" field
<b>FLOOR SHEATHING</b>			
Wood Structural Panels	8d	10d	6" edge/12" field
1" or less	8d	10d	6" edge/6" field
greater than 1"	10d	16d	6" edge/6" field



**SHEARWALL SHEATHING:**

#1 - NORBOARD - HIGH WIND RESISTANCE ENGINEERED SHEATHING SHALL BE USED AS STRUCTURAL PANELS FOR SHEAR WALL APPLICATIONS USED ON ALL EXTERIOR AND INTERIOR SHEAR REQUIRED WALL SECTIONS. THIS MAY BE USED IN LIEU OF STRAPPING. (SEE SPECIAL NOTE.)

#2 - ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.

2a. OVERLAPPING OF FLOOR CONNECTIONS AT EXTERIOR WALL MIN 50% OF EACH FOR COVERAGE AT THE JOINT. NAIL PER REQUIREMENTS IN SPECIAL NOTE.

#3 - SHEATHING MUST BE ATTACHED TO THE TOP MEMBER OF THE DOUBLE TOP PLATES.

#4 - ALL NAILS SHALL BE COMMON OR HOT DIPPED GALVANIZED BOXED NAILS.

#5 - THE ALLOWABLE SHEAR CAPACITY OF SHEARWALL SEGMENTS SHEATHED WITH A COMBINATION OF WOOD STRUCTURAL PANELS AND GYPSUM WALL BOARD ON OPPOSITE SIDES SHALL EQUAL THE SUM OF THE SHEAR CAPACITIES OF EACH SIDE SEPERATELY PROVIDED THE WALL IS CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING PHYSICAL LIMITATIONS:

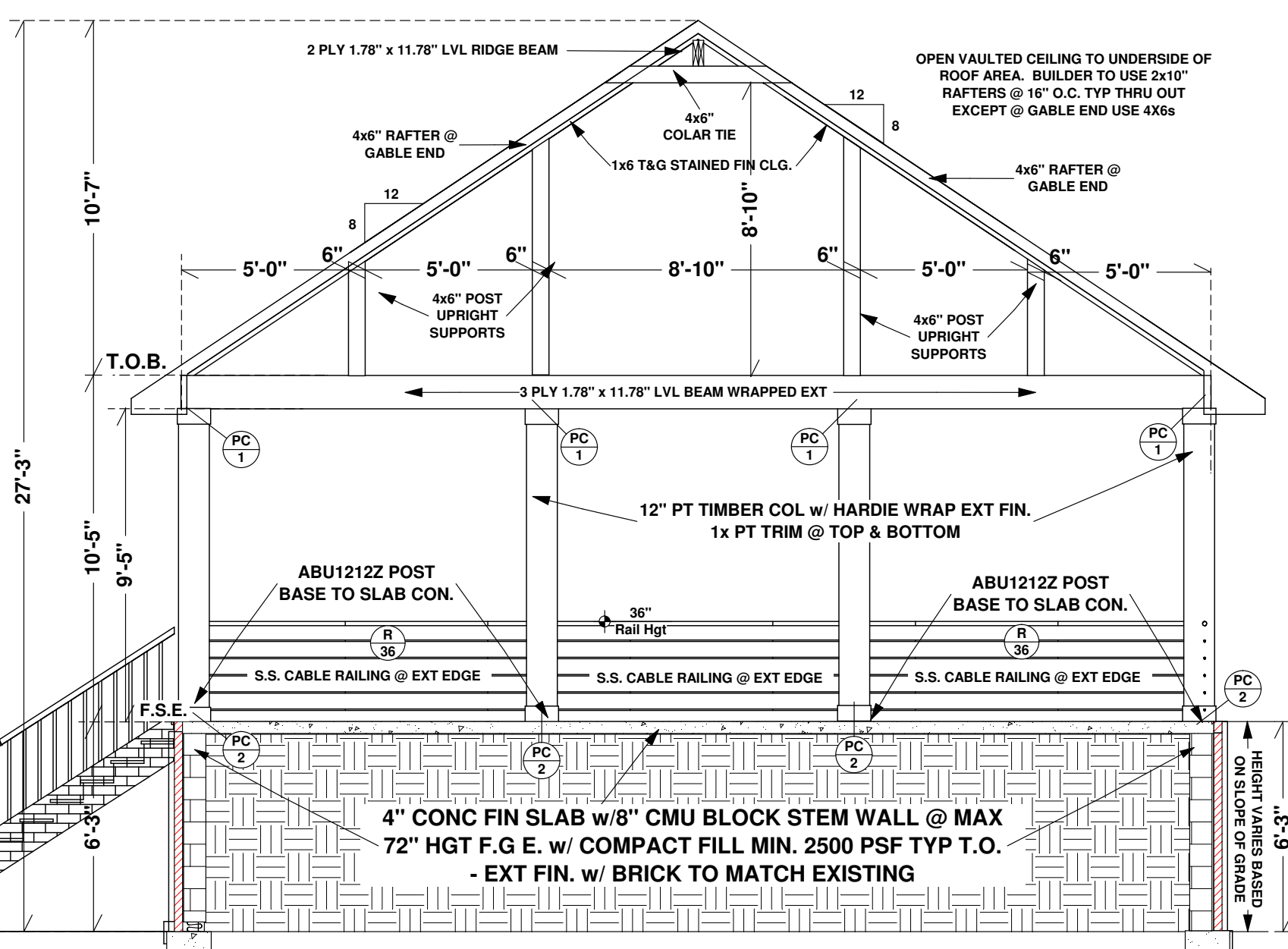
A: FOR TYPE I WALLS, THE MIN. LENGTH OF A SHEARWALL SEGMENT SHALL BE 50% IF ITS HEIGHT.

B: FOR TYPE II WALLS, THE MIN. LENGTH OF FULL HEIGHT SHEATHING SHALL BE 50% OF ITS HEIGHT.

SPECIAL NOTE:

The use of Norboard wood structural panels, are required to resist lateral loads and normal wind load requirements of the IRC 2018 (Sections 6.4.2.2 of ASCE-7-16) or (R301.2.1, ) additional wind up lift resistance from the panel can be achieved by providing additional nails to the shear nailing at the top and bottom of the panel. These additional nails are used to transfer the uplift forces from the top plate to the panel, from the panel to panel at splice locations (if present) and from panel to sill plate at the foundation or floor level connection, effectively eliminating the need for uplift straps at these locations. uplift straps may still be required around window and door openings in exterior walls to transfer the wind uplift loads acting on the header to the foundation or floor level connection.

- CONSTRUCTION NOTES:**
- 1) THE FINISHED FLOOR ELEVATION SHALL BE AS REQUIRED BY CODES, AND TO PROVIDE THE PROPER ELEVATION FOR APPLICABLE FLOOD ZONES.
  - 2) THE FINISHED FLOOR ELEVATION SHALL BE DETERMINED BY A REGISTERED ENGINEER OR LAND SURVEYOR.
  - 3) FACE DIMENSIONS ARE TO OUTSIDE EDGE OF STUD WALL FRAMING UNLESS OTHERWISE NOTED.
  - 4) ALLOWABLE SOIL BEARING CAPACITY TO BE 1500 PSF MIN.
  - 5) CONCRETE SHALL DEVELOP 3000 PSF MI. COMPRESSIVE STRENGTH IN 28 DAYS.
  - 6) ALL FOOTINGS SHALL EXTEND 12" MIN. INTO COMPACTED SAND.
  - 7) CONTRACTOR SHALL VERIFY FOOTING SIZE w/ SITE AND SOIL CONDITIONS PRIOR TO CONSTRUCTION.
  - 8) STEP ALL PORCHES AND DECKS DOWN MIN. 4" FROM THE FINISHED FLOOR ELEVATION.
  - 9) VERIFY LOCATION OF PLUMBING FIXTURES, CONDUITS, AND ALL ITEMS EMBEDDED IN CONCRETE.
  - 10) PROVIDE AND INSTALL ALL STEEL REINFORCING BARS, DOWELS, TIES, AND OTHER ITEMS EMBEDDED IN CONCRETE.
  - 11) UNDERSLAB VAPOR BARRIER SHALL BE 6 MIL. POLYETHYLENE MEMBRANE, OR EQUAL, LAP AS REQUIRED AT JOINTS AND SEAL.
  - 12) THE GARAGE DOOR TO HOUSE MUST BE SELF-CLOSING, AND EITHER A 20 MINUTE FIRE RATED DOOR, A 1 3/8" SOLID WOOD DOOR, OR SOLID OR HONEYCOMB STEEL DOOR PER R302.5.1, IF SHOWN ON PLANS.
  - 13) THE GARAGE OR ENTRY AREA BELOW MAIN STRUCTURE SHALL BE SEPARATED FROM THE HOUSE AND ATTIC OR FLOOR LOCATED ABOVE BY NOT LESS THAN 1/2" GYPSUM BOARD PER SECTION R302.6 2018 IRC.
  - 14) IMPACT RATED WINDOWS AND DOORS MAY BE REQUIRED FOR THIS STRUCTURE - PROVIDED BY OWNER WINDBORNE DEBRIS PROTECTION DETAILS FOR GLAZED OPENINGS - INCLUDING DESIGN/ KEVLAR CLOTH, PROTECTION IF DESIRED USE. ALSO PROVIDED PRESSURE RATINGS, AND OPENING PROTECTION IMPACT RATING PER COASTAL SUPPLIEMENTS. (OWNER PROVIDED WINDOW STICKER INFORMATION AND INSTALLATION DOCUMENTS)
  - 15) OWNER AND CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
  - 16) AN ONSITE INVESTIGATION WAS PERFORMED BY THE DESIGNER & ENGINEER, ALL SITE INFORMATION WAS PROVIDED BY OWNER.



**CT A 1.8 REAR / SOUTHERN ELEVATION PATIO GABLE END WALL DETAIL - SCALE 1/2" = 1'-0"**

**BUILDING CODE REQUIREMENTS:**

1. All work, materials and installation shall be in strict accordance with all ordinances, State and Local Building codes, OSHA Regulations, and 2018 IRC. the current National Electric 2017, to include IRC 2018 Electrical sections IRC-E309.1.2.1-E3901.4, E309.1.10, Building code for reinforcing Concrete (See Structural) Building code for Masonary Structures (See Structural) The wood framed Construction Manual, Current Edition, & the APA Plywood Design Specifications Manual, Current Edition.
2. See Signed and Sealed Plan drawings for all Structural Requirements.
3. The Mechanical, Electrical and Plumbing Sub- Contractors are responsible for compliance w/ all respective codes affecting thier trade. Any MPE data on these plans are for placement only & have not been Engineered by the Engineer of Record or reviewed against the applicable code.

**DOOR & WINDOW NOTES:**

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL DOORS & WINDOWS.
2. ALL EXTERIOR DOORS TO BE CONSTRUCTED AS ALUMINUM CLAD WOOD, WITH WOOD JAMBS & EXTERIOR THRESHOLDS WOOD TO BE SPANISH CEDAR OR MAHOGANY.
3. ALL EXTERIOR DOORS WITH GLASS TO BE IN CONFIGURATION SHOWN WITH IMPACT RATED INSULATED, TEMPERED & LOW - E CLEAR GLAZING & AS REQUIRED BY CODES.
4. ALL WINDOWS TO BE PRE-FINISHED ALUMINUM OR VINYL CLAD EXTERIOR WITH WOOD INTERIOR. EXTERIOR COLOR TO BE SELECTED BY OWNERS.
5. ALL WINDOWS TO BE IN CONFIGURATION SHOWN WITH IMPACT RATED (INSULATED, TEMPERED & LOW - E CLEAR) GLAZING AS REQUIRED BY CODES.
6. ALL WINDOW DIMENSIONS SHOWN ARE FOR CLEAR OPENINGS AND NOT THE REQUIRED ROUGH OPENING REQUIREMENT FOR FRAMING REFER TO MANUFACTURERS DRAWINGS FOR ROUGH OPENING DIMENSIONS FOR FRAMING WINDOW OPENINGS.
7. WINDOW SIZES ARE NON SPECIFIC TO A MANUFACTURER . CONTRACTOR TO PRICE CLOSEST SIZE PROVIDED BY PURCHASING MANUFACTURER STANDARD DIMENSIONS. ANY DEVIATION IN SIZE NOT SHOWN ON DRAWINGS MUST BE SAME OR LARGER BY A MIN OF 2" IN HEIGHT AND WIDTH OR APPROVED BY OWNERS AS A REPLACEMENT OF ORIGINAL SHOWN IN PLANS.
8. MULTIPLE WINDOW CONFIGURATIONS ARE TO BE FACTORY MULLED WHERE POSSIBLE. EXCEPTION - BUILDER TO SHALL SPACE A MIN. 2 @ 2x STUD SEPARATIONS BETWEEN EACH WINDOW SECTION.
9. OWNERS OPTION: HURRICANE PROTECTION TO BE PROVIDED TO EACH DOOR & WINDOW IN LIEU OF IMPACT GLAZING: PLYWOOD CUT TO FIT EACH OPENING LABELLED ACCORDINGLY & STORED ON SITE. PROVIDE PRICING DEDUCT FOR IMPACT RATED GLASS, AS REQUIRED BY LOCAL CODES.
10. SEE FLOOR PLANS FOR ALL OPERABLE WINDOW LOCATIONS.
11. ALL INTERIOR GLAZING IN BATHROOMS & SHOWERS TO BE TEMPERED AS REQUIRED BY CODES.

**Larry M. Oliver Enterprises Inc.**  
 7228 Oakbar Drive South  
 Mobile, AL 36619

**CONTRACTOR: STEVE JONES CONTRACTOR**  
 CLIENT: REMODEL & CHIP CHAPPELLE  
 PROJECT: LUCINDA & CHIP CHAPPELLE  
 LOCATION: FAIRHOPE, AL.  
 PHYSICAL ADDRESS: 210 GAYTER CT.  
 CITY OF FAIRHOPE  
 PERMIT JURISDICTION:  
 PLAN SCALE:  
 BASE @ 1/4" = 1'-0"  
 FLOOR SCALE:  
 ON PER DETAIL (NOT SPECIFIED)

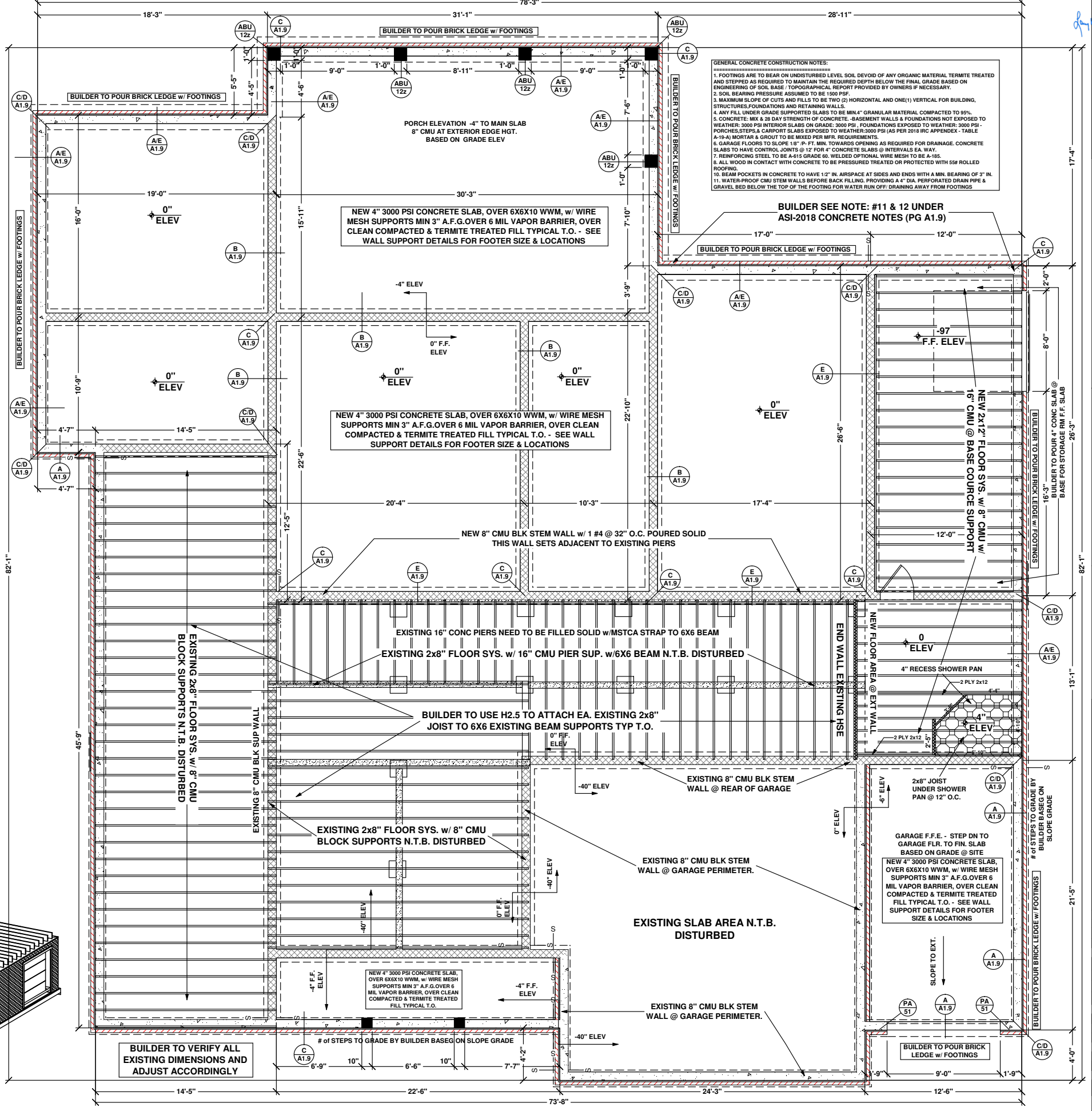
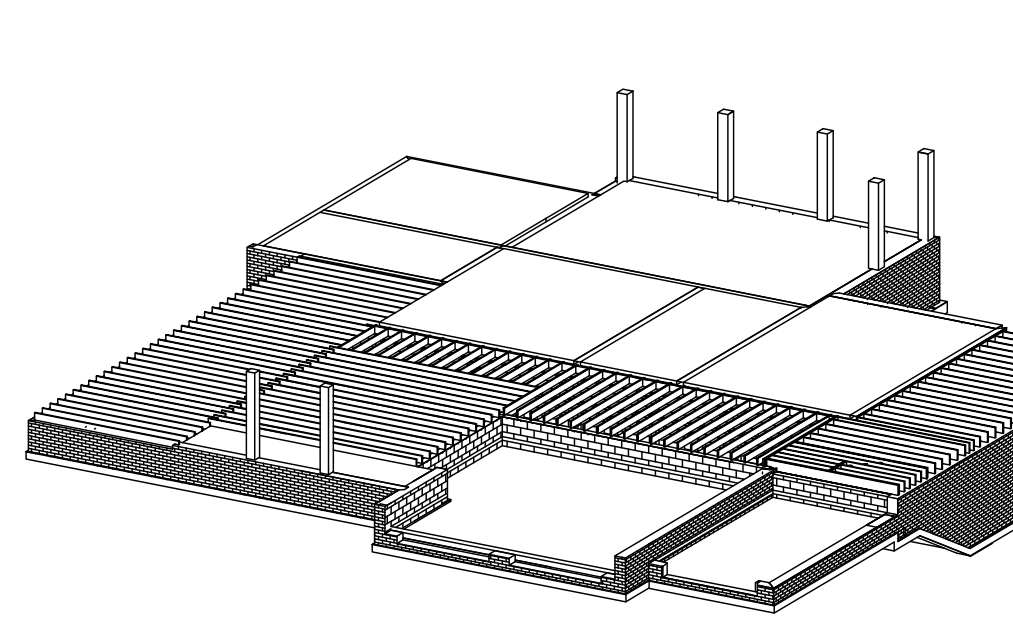
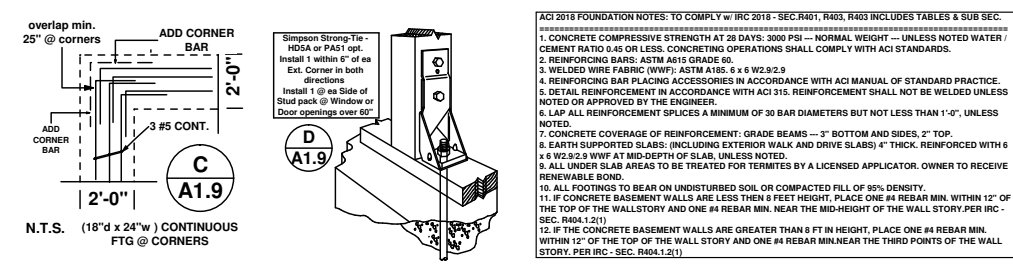
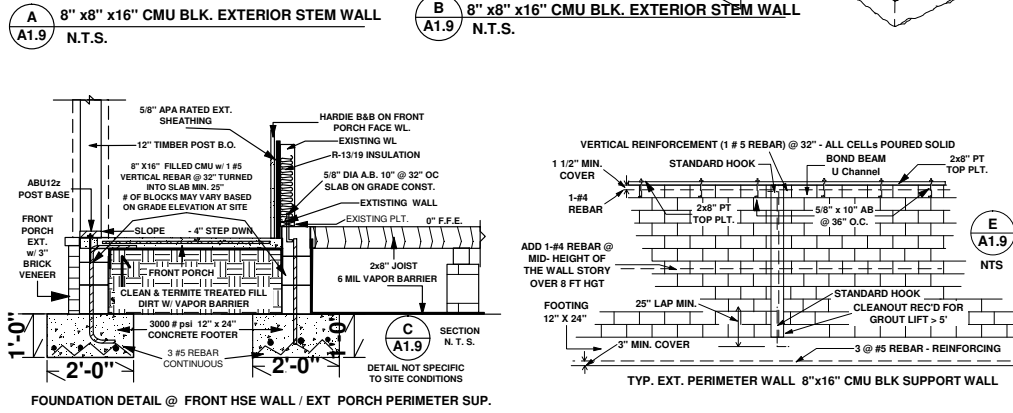
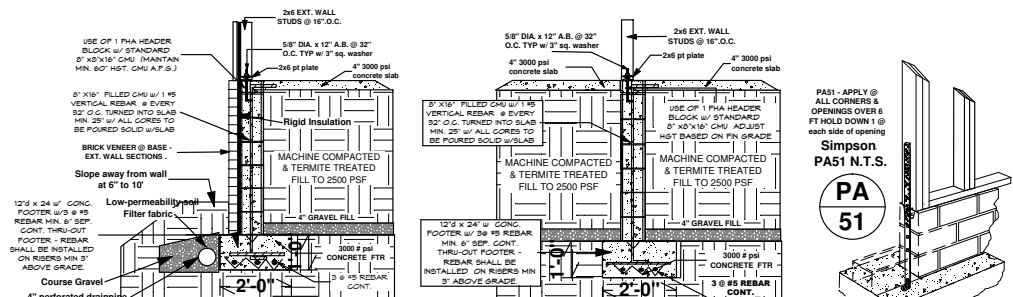
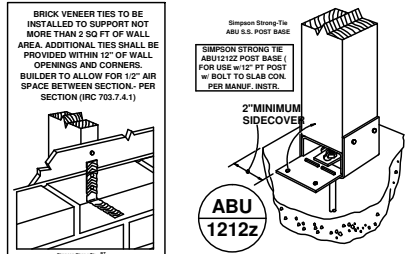
**Building Code: IRC2018**  
**Flood Zone: FIRM - X**  
**Design Wind Speed: 130 mph**  
**ASD - ASCE 7-10**  
**Design Wind Speed: 160 mph**  
**Ultimate - ASCE 7-10**  
**Req. Glazing & Door Design**  
**Pressure (PSF) 150**  
**All Doors and Glazing Installed**  
**shall be Impact Rated**

**PRINT DATES**  
 PRELIM. REVIEW - 09/16/25  
 PRELIM. REVIEW - 09/17/25  
 PRELIM. REVIEW - 10/07/25  
 PRELIM. REVIEW - 11/04/25  
 FINAL REVIEW - 12/04/25  
 FINAL PRINT - 12/09/25

**Page # 1.8**  
**DESIGN DRAWING BY**  
**Kirk A. Thomas**

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**GOLD FORTIFICATION FOUNDATION ANCHOR REQ:**  
 Anchor floor system and exterior walls to foundation using 5/8-in-diameter anchor bolts with 3-in. x 3-in. x 1/4-in-thick plate washers using the appropriate spacing described below:  
 For slab-on-grade, 24-in. spacing of anchor bolts and within 12 in. of the end of plate.  
 For raised floor foundation including stem-wall foundations:  
 1. 72-in. spacing along exterior walls in long direction of building  
 2. 56-in. spacing for a two-story structure along exterior walls in long direction of building  
 3. 32-in. spacing for a one-story structure along exterior walls (and interior shear walls if present) in short direction (across width) of building  
 b. 24-in. spacing for a two-story structure along exterior walls (and interior shear walls if present) in short direction (across width) of building



**FOUNDATION TO BE CONSTRUCTED AS:** 8" CMU BLOCK STEM WALL "WHERE NOTED" W/ 4" 3000 PSF CONCRETE SLAB, OVER 6.6.10. WWM, W/ WIRE MESH SUPPORTS MIN 3" A.F.G. OVER 6 MIL VAPOR BARRIER, OVER CLEAN COMPACTED 2500 PSF & TERMITED TREATED FILL. TYPICAL THROUGHOUT 12" d x 24" W/ FOOTINGS TO BE AS NOTED IN SPECIFIC DETAILS PER WALL SECTION SUPPORTED W/ 3 #5 REBAR INSERTS ON RISERS TYP. - BUILDER TO TURN W.W.M INTO ALL FOOTINGS. BUILDER TO INSTALL 1 #5 REBAR EVERY 32" IN CMU CELLS TURNED INTO SLAB MIN 25" ALL CELLS & POURED SOLID. INTERIOR SUPPORT FOOTINGS SHALL REFLECT (DETAIL PG. A1.9) GRADE BEAMS WHERE NOTED. MAIN HSE FOOTINGS SHALL BE A MIN. 12" d x 24" W/ FINISHED SLAB ELEV. BASED ON FINISHED GRADE @ SITE. INSTALL 5/8" x 10" "J" TYPE ANCHOR BOLTS EVERY 32" O.C. THRU-OUT SLAB EXT. OFFSET DOOR LOCATIONS. SLOPE ALL PORCH SLABS TO EXT. FOR RUN OFF. BASEMENT STORAGE RM TO START WITH A 8" x 12" x 16" BASE COURSE OF CMU WHERE WALL SECTIONS HEIGHT EXCEED 6 FT. BASED ON GRADE ELEV.

**Larry M. Oliver Enterprises Inc.**  
 7228 Oakbriar Drive South  
 Mobile, AL 36619  
 (205) 833-1111

**NEW FOUNDATION PLAN W/ NOTES & DETAILS**

**CONTRACTOR: STEVE JONES CONTRACTOR**  
**CLIENT: REMONDA & CHIP CHAPPELLE**  
**LOCATION: FAIRHOPE, AL**  
**PHYSICAL ADDRESS: 210 GAYTER CT.**  
**CITY OF FAIRHOPE**  
**PERMIT JURISDICTION: 210 GAYTER CT.**  
**BASE @ 14" = 1'-0" SCALE: 1/4" = 1'-0" (AS NOTED)**  
**FLOOR ZONE: "X"**

**Building Code: IRC2018**  
**Flood Zone: FIRM - X**  
**Design Wind Speed: 130 mph**  
**Design Wind Speed: 160 MPH**  
**Reg. Glazing & Door Design Pressure: 20" S.F.P.S.I.**  
**All Doors and Glazing Installed shall be Impact Rated**

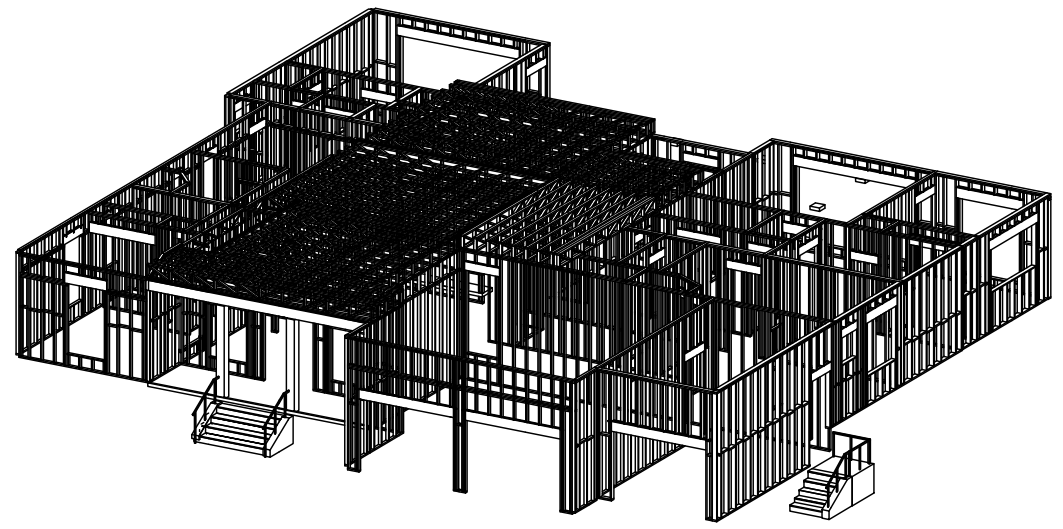
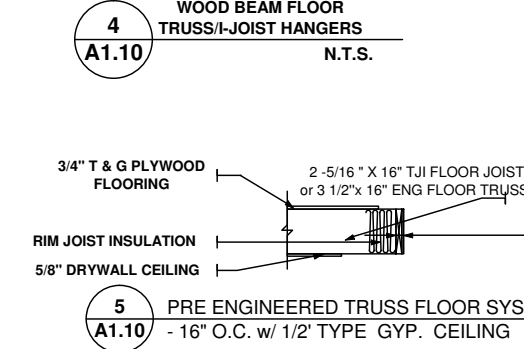
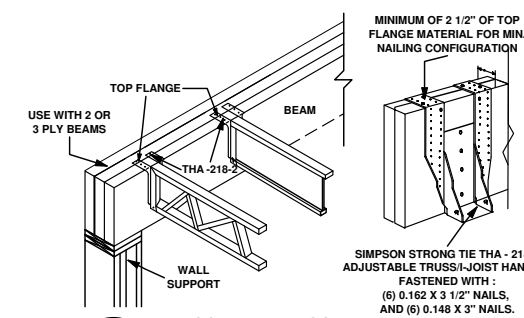
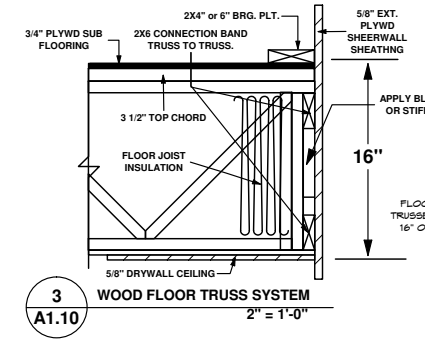
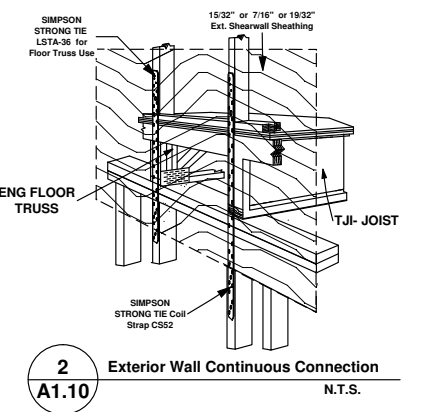
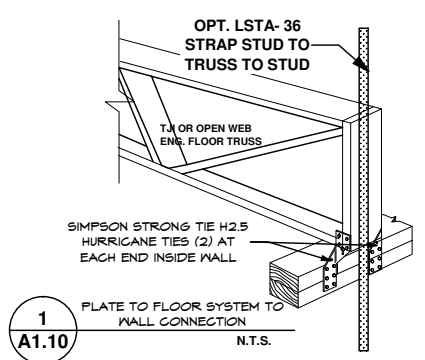
**PRINT DATES**  
 PRELIM. REVIEW - 09/16/25  
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 FINAL REVIEW - 12/04/25  
 FINAL PRINT - 12/09/25

**Page # A1.9**  
**DESIGN DRAWN BY Kirk A. Thomas**

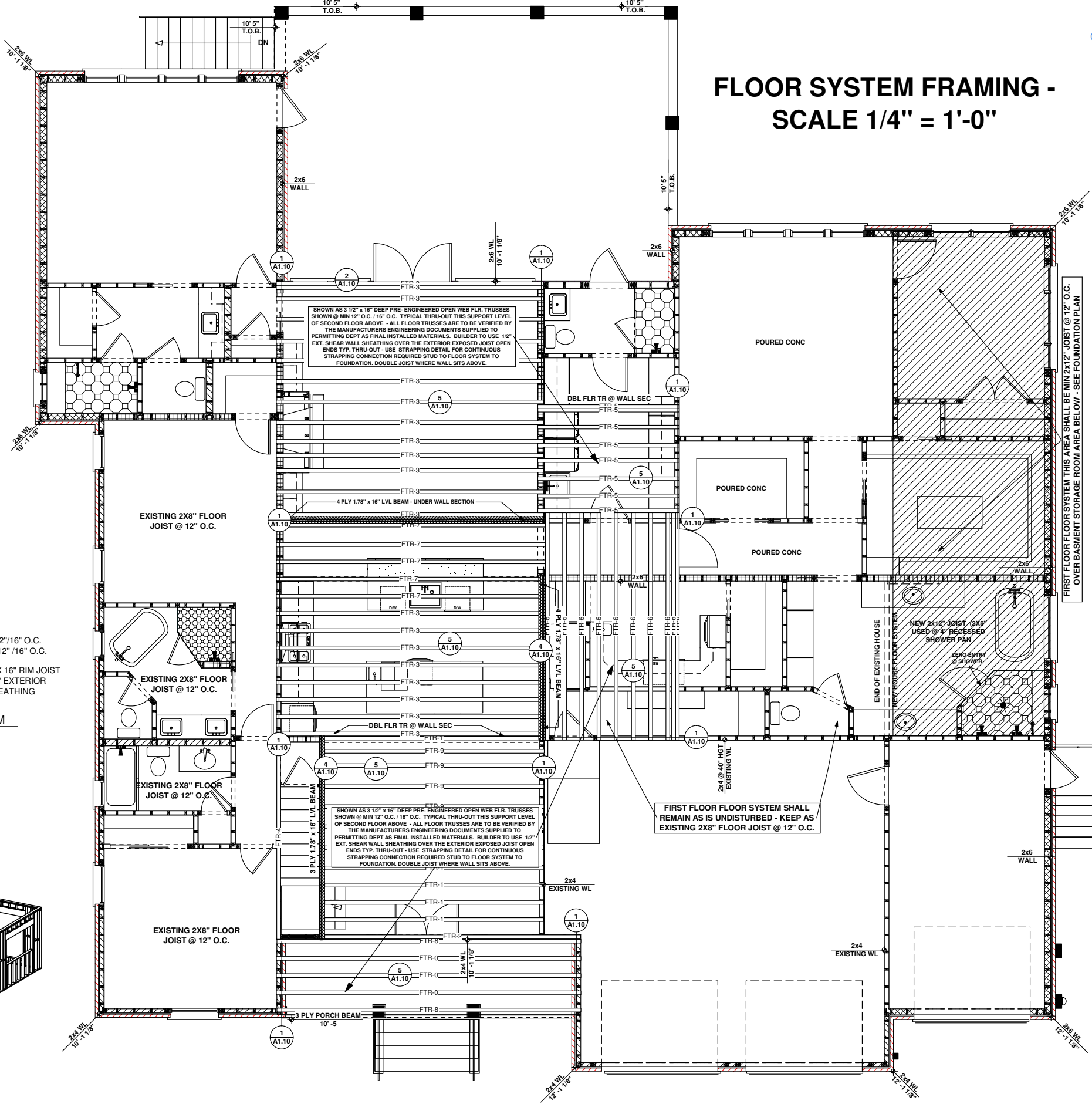
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# FLOOR SYSTEM FRAMING - SCALE 1/4" = 1'-0"

- FLOOR TRUSS / TJI - JOIST NOTES:**
1. ALL TJI FLOOR JOIST SHOWN IN PLANS ARE FOR DIAGRAMATIC AND PERSPECTIVE USE ONLY AS 3-D AND ARCHITECTURAL VIEW REPRESENTATION.
  2. ALL TJI FLOOR JOIST SHALL BE ENGINEERED BY MANUFACTURER BASED ON JOIST HEIGHT, SPAN, SPACING, FLOOR LOADS, WEIGHT DISTRIBUTION AND SUBMITTALS SIGNED AND SEALED BY MANUFACTURER'S ENGINEER.
  3. CONTRACTOR AND BUILDING PERMIT OFFICIAL SHALL REFER TO MANUFACTURER'S ENGINEERING DOCUMENTS AND NOT TO PLANS FOR INSTALLATION, BRACING AND HOLD DOWN REQUIREMENTS, MANUFACTURER HAS DESIGN AND FABRICATION JURISDICTIONAL ENGINEERING RIGHTS AND LIABILITY OVER INFORMATION SHOWN IN PLANS AND OVER PROJECT ENGINEER.
  4. ALL JOIST CONNECTIONS TO SUPPORTS SHALL BE SPECIFIED BY THE FLOOR SYSTEM MANUFACTURER'S ENGINEER.
  5. SUB-FLOORING SHALL BE SCREWED AND GLUED TO THE FLOOR JOIST PER IRC-2018 REQUIREMENTS.
  6. FLOOR SYSTEM NAILING AT END BEARING - 2 EACH 10D (3" LONG) OR 12D (3 1/4" LONG) BOX NAILS (ONE ON EACH SIDE) 1 1/2" MINIMUM FROM END.
  7. FLOOR SYSTEM NAILING AT INTERMEDIATE BEARING - 2 EACH 10D (3" LONG) OR 12D (3 1/4" LONG) BOX NAILS (TWO ON EACH SIDE) 1 1/2" MINIMUM FROM END.
  8. FLOOR SYSTEM MINIMUM BEARING LENGTH - END SUPPORT - 1 3/4", INTERMEDIATE SUPPORT - 3 1/2" BEARING.
  9. FLOOR SYSTEM BRACING MUST COMPLY TO CODE REQUIREMENTS AND SHALL BE CARRIED TO THE FOUNDATION.
  10. IF SIDES OF HANGER DO NOT LATERALLY SUPPORT THE FLOOR SYSTEM TOP FLANGE OR WHEN USING SIMPSON JOIST HANGERTYPE THA-218-2, APPLY A 2X TYPE STIFFENER AS REQUIRED BY DOCUMENTS.
  11. FLOOR SYTEM HANGER NAILING: FOR THA-218-2 (10D X 1 1/2" LONG) FOR MIT46 (10D X 1 1/2" LONG) NAILS. PLACE NAILS IN ALL HOLES. FOR FLOOR JOIST HEADERS USE TOP FLANGE HANGERS WITH (10D X 3" LONG COMMON NAILS).



## FLOOR SYSTEM FRAMING OVERVIEW - SCALE 1/8" = 1'-0"



THIS IS A PERSPECTIVE OVERVIEW OF THE PRE-ENGINEERED TYPE FLOOR SYSTEMS APPROVED FOR USE BY THE ENGINEER OF RECORD. SHOWN FOR THE USE OF 3-D ARCHITECTURAL PURPOSES AND NOT THAT OF THE ACTUAL MANUFACTURER'S FINAL DESIGNED FLOOR SYSTEM PER THE ENGINEERED DOCUMENTS SUBMITTED TO THE BUILDING OFFICIALS - PLEASE REFER ALL INSTALLED FLOOR SYSTEM MEMBERS TO THE INFORMATION PROVIDED BY TRUSS MANUFACTURER'S DOCUMENTATION AND NOT THAT OF THESE PLANS AS FINAL INSTALLED INFORMATION.

Larry M. Oliver Enterprises Inc.  
7228 Oakbriar Drive South  
Mobile, AL 36619

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH THE CODE REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

**FLOOR TRUSS PLAN LAYOUT FOR 2ND FLOOR PLAN SUPPORT W/ OVERVIEW, NOTES & DETAILS**

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

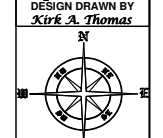


CONTRACTOR: STEVE JONES CONTRACTOR  
PROJECT: REMODEL SINGLE FAMILY RES.  
CLIENT: LUCINDA & CHIP CHAPPELLE  
LOCATION: FAIRHOPE, AL  
PHYSICAL ADDRESS: 210 GAYTER CT.  
CITY OF FAIRHOPE  
PERMIT JURISDICTION:  
Building Code: IRC2018  
Flood Zone: FIRM - X  
Frost Footing:  
Min. 36" A.C.I. RW  
Mean Roof Height:  
Base Slab Elev: 24" A.F.C. (Varies)  
Design Wind Speed: 130 mph  
ASD - ASCE 7-10  
Design Wind Speed: 160 MPH  
Ultimate - ASCE 7-10  
Req. Glazing & Door Design  
Pressures (DPL): 50 psf  
All Doors and Glazing Installed  
shall be Impact Rated

**PRINT DATES**

PRELIM. REVIEW - 09/16/25  
PRELIM. REVIEW - 09/17/25  
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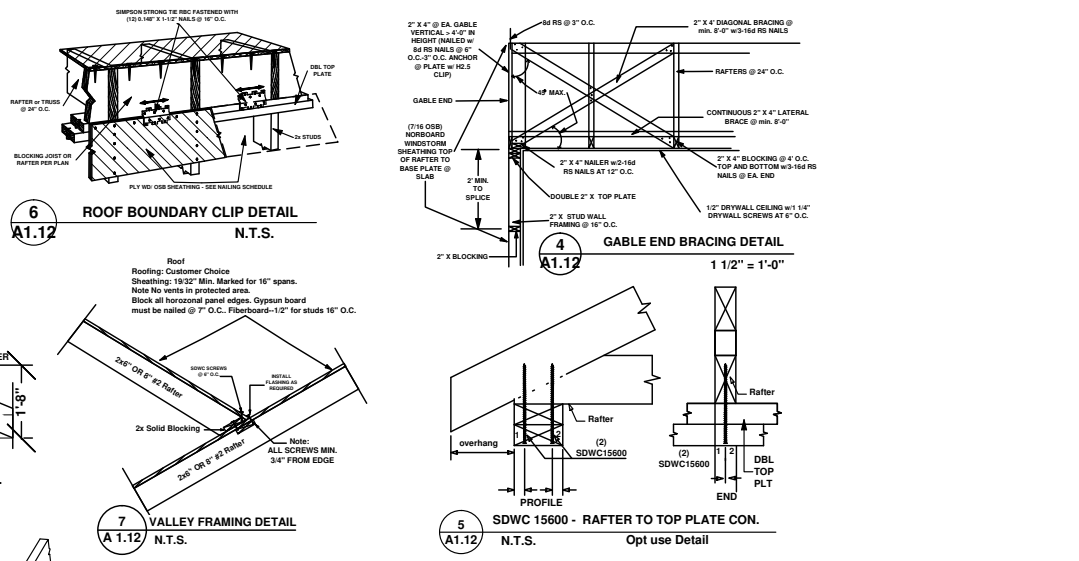
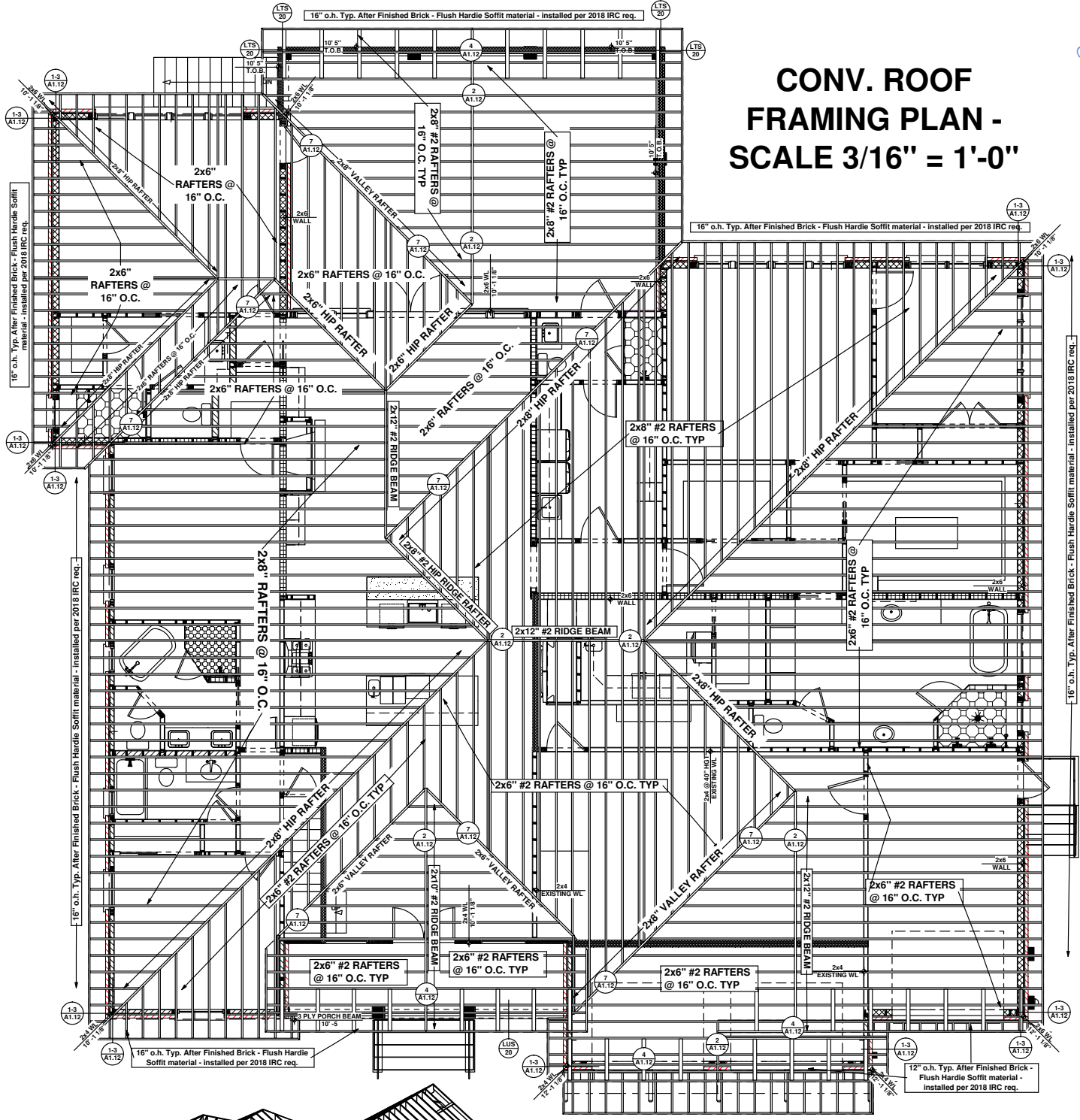
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DESIGN DRAWN BY  
**Kirk A. Thomas**





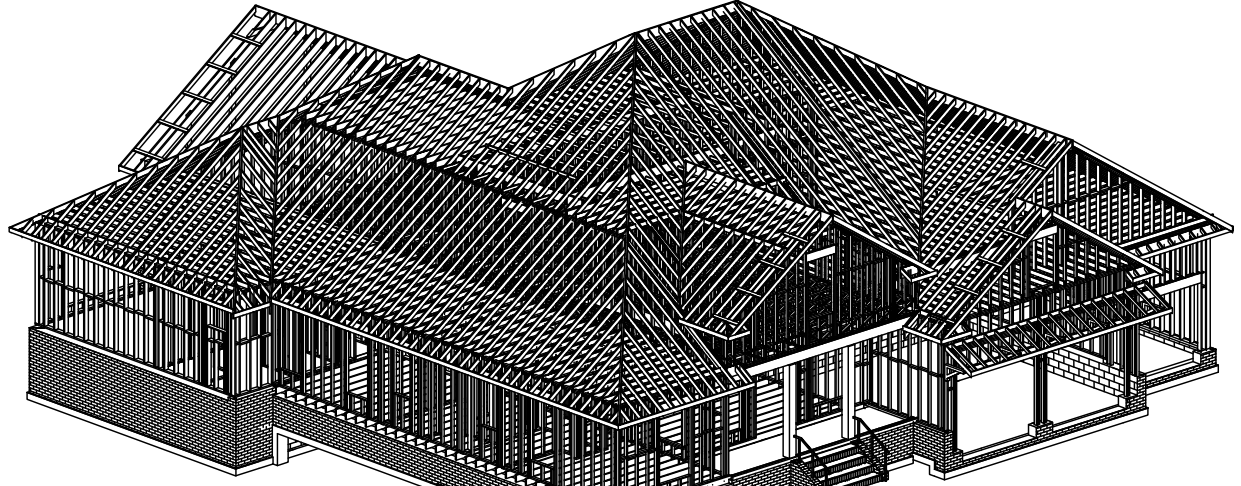
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# CONV. ROOF FRAMING PLAN - SCALE 3/16" = 1'-0"

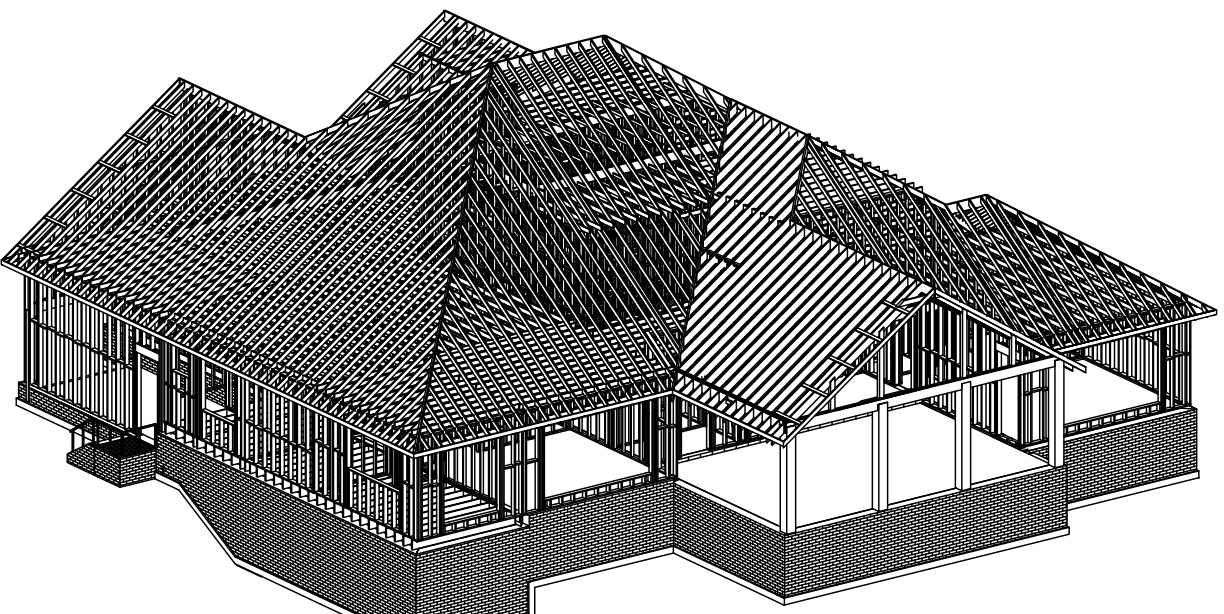


**ROOF FRAMING NOTES:**

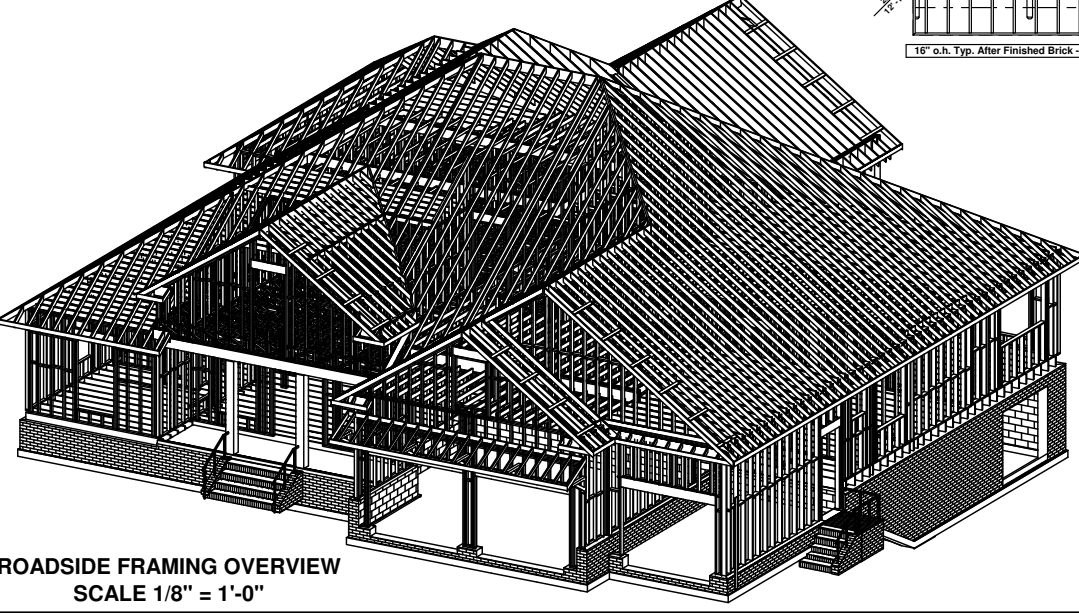
- 1: APPLY 2x6 COLAR TIES TO ALL 2x6" & 8" & 10" RAFTER FRAMING MEMBERS IN MAIN BODY CENTER STRUCTURE MIN. 24" BELOW RIDGE BEAM TO MAINTAIN PROPER CEILING HGT IN ATTIC RM. @ 8" - 11"
- 2: APPLY 2x6 COLAR TIES TO ALL RAFTER FRAMING MEMBERS IN ATTIC RM. ROOF STRUCTURE 24" BELOW RIDGE BEAM IN VAULTED PATIO CEILING.
- 3: APPLY 2x6 PURLINS w/ 2x6 syp VERTICAL SUPPORTS w/ (T-TYPE) BACKERS TO BEARING WALL EVERY 10' O.C. ON SPANS OVER 16' IN LENGTH OF RUN. IF PLATE SUPPORT IS NOT AVAILABLE APPLY (K-TYPE) FRAMING TO LATERAL FRAMING MEMBER DIRECTIONAL TO NEAREST BEARING WALL SECTION.
- 4: ALL OUT-LOOKERS TO BE 2x4 SYP MIN. UNLESS NOTED OTHERWISE.
- 5: ALL RAFTERS TO PLATE CONNECTIONS MUST MAINTAIN STANDARD UPLIFT REQUIREMENTS WITH MIN. (H-10) RAFTER TO TOP PLATE & H2.5 CLIP CEILING JOIST TO TOP PLATE - FILL ALL NAIL HOLES w/ #10 D NAILS or SCREWS AS NOTED IN ALTERNATE DETAIL.)



RIGHT REAR FRAMING OVERVIEW SCALE 1/8" = 1'-0"



REAR FRAMING OVERVIEW SCALE 1/8" = 1'-0"



ROADSIDE FRAMING OVERVIEW SCALE 1/8" = 1'-0"

CEILING'S THIS FLOOR LEVEL SHALL BE MIN. 10'-1 1/8" FINISHED CLG. HGT TYP TO TOP OF PLATE - REFER TO BEARING AT EXTERIOR WALLS. (SEE FRAMING VIEWS)

ROOF FRAMING PLAN SHALL BE 2x6" & 2x8" #2 RAFTERS @ 16" O.C. TYP THROUGHOUT W/ 16" O.H. TYP. T.O. - HIP RIDGE RAFTERS SHALL BE MIN 2x6", 10" & 12" HIP RIDGE BEAMS - MAIN ROOF PITCH @ 8:12 - REAR GABLE ROOF @ 8:12 PITCH. ALL RAFTERS SHALL BE ATTACHED TO DBL TOP PLATE w/ MIN SIMPSON H-10 OR EQUIVALENT TYPE CONNECTOR. BRACE PER REQ. SEE DETAIL USE DETAIL (S-A112 IN L&U OF H-10) APPLY DETAIL (S-A112) TO ALL EXTERIOR WALL SECTIONS TO SHEATHING CONNECTIONS WHERE 2 FT KNEE WALL WAS CONSTRUCTED.)

**CONVENTIONAL FRAMED ROOF PLAN W/ NOTES & DETAILS**

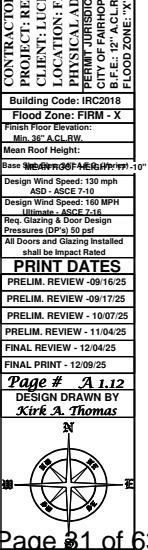
CONTRACTOR: STEVE JONES CONTRACTOR  
 PROJECT: LUCINDA & CHIP CHAPPELLE  
 LOCATION: FAIRHOPE, AL  
 PHYSICAL ADDRESS: 210 GAYTER CT.  
 PERMIT JURISDICTION: CITY OF FAIRHOPE  
 PLAN SCALE: 3/16" = 1'-0"  
 BASE @ 1/4" = 1'-0"  
 ON PER DETAIL (NOT SPECIFIED)  
 FLOOD ZONE: "X"
 Building Code: IRC2018  
 Flood Zone: FIRM - X  
 Frost Height: Min. 36" A.C.I.R.V.  
 Mean Roof Height: 10'-0"

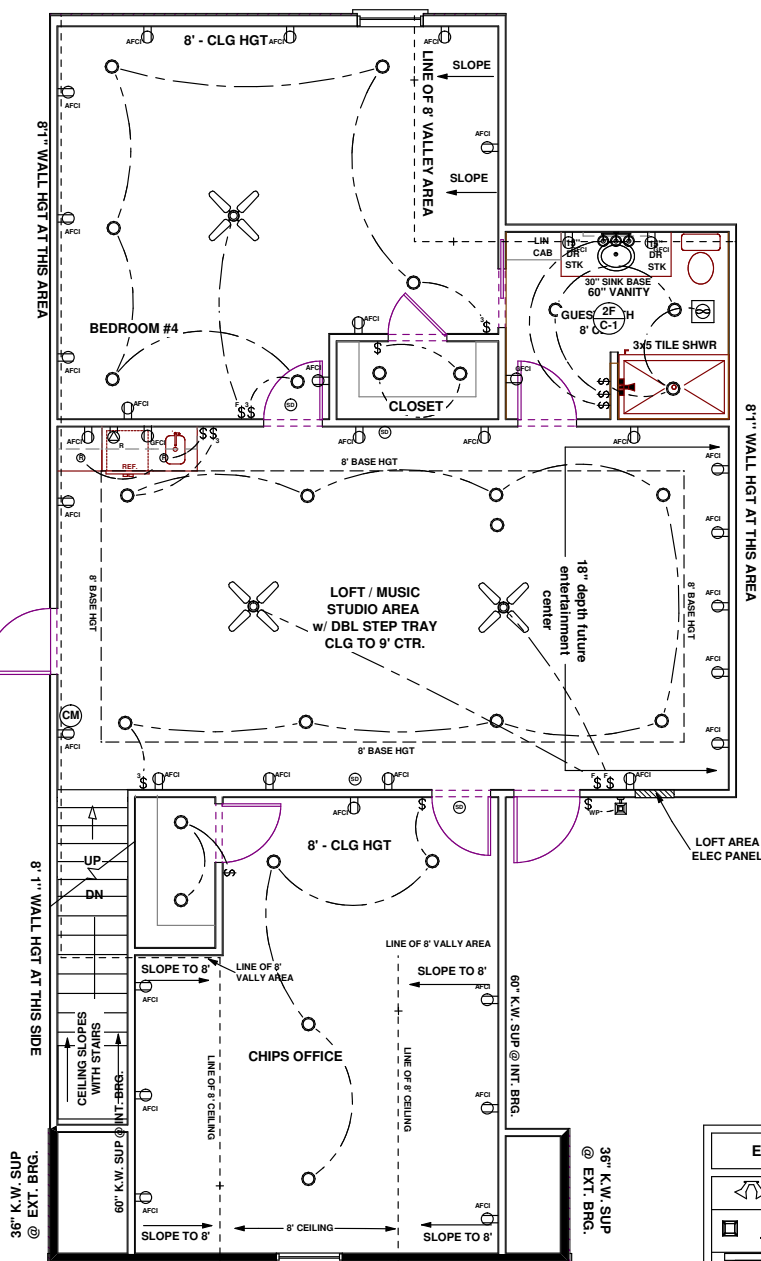
Design Wind Speed: 120 mph  
 ASD - ASCE 7-10  
 Design Wind Speed: 160 MPH  
 Ultimate ASCE 2.4  
 Reg. Glazing & Door Design  
 Pressures (CP) 10 psf  
 All Doors and Glazing Installed  
 shall be Impact Rated

**PRINT DATES**

PRELIM. REVIEW - 09/16/25  
 PRELIM. REVIEW - 10/07/25  
 PRELIM. REVIEW - 11/04/25  
 FINAL REVIEW - 12/04/25  
 FINAL PRINT - 12/09/25

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**SECOND FLOOR ELECTRICAL & LIGHTING PLAN - SCALE 1/4" = 1'-0"**

NOTE ALL ELECTRICAL ITEMS INSTALLED IN THIS STRUCTURE MUST COMPLY WITH NEC 2017 CODES OR LATEST ADOPTED LOCAL ELECTRICAL CODE STANDARDS FOR WHICH IT IS PERMITTED IRC-2018.

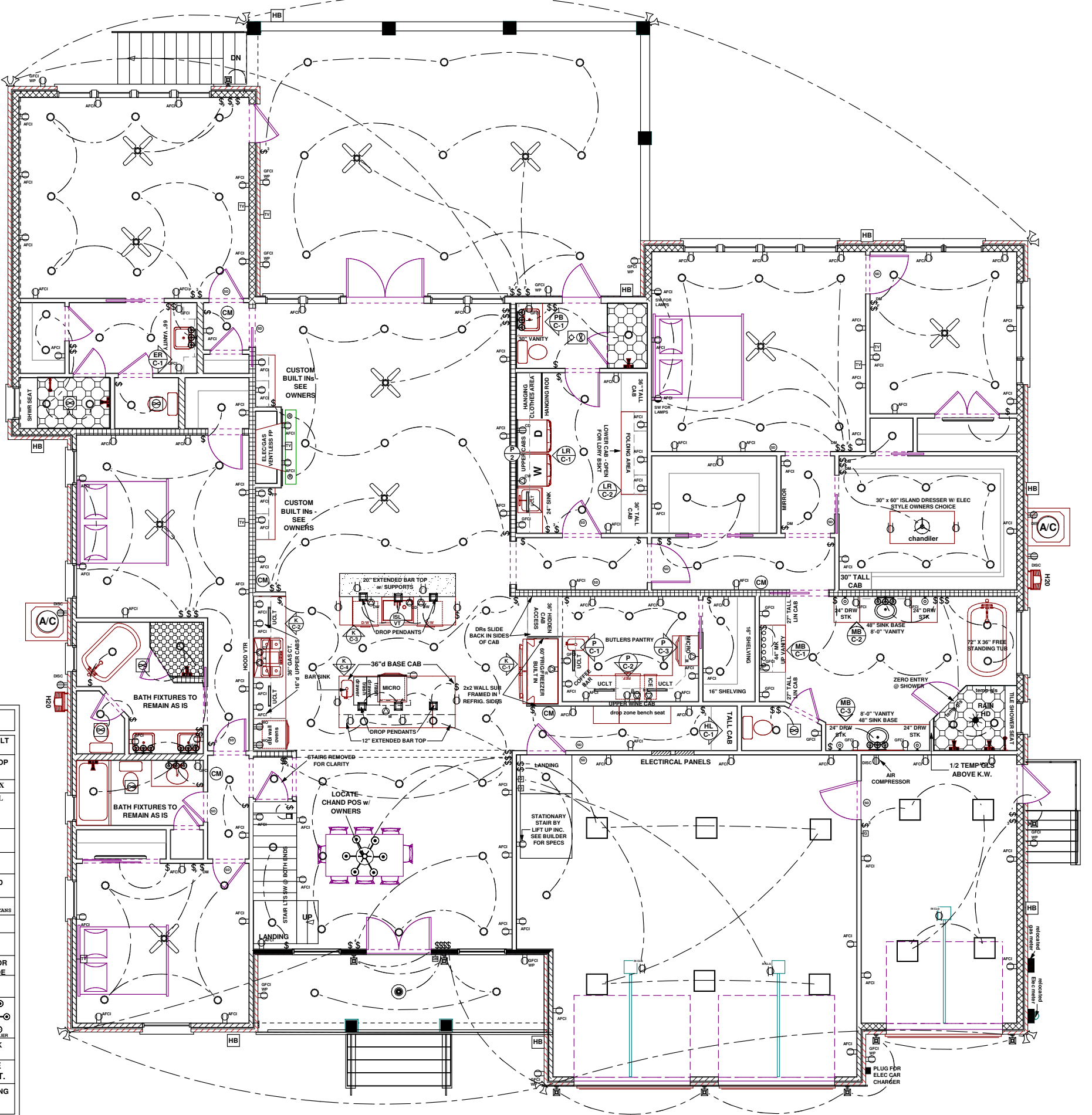
NOTE: OUTLETS IN KITCHEN/BATH WET AREAS SHALL BE GFCI IN ACCORDANCE WITH CODE. ALL ROOMS WILL BE SUPPLIED WITH SMOKE DETECTORS HARD WIRE w/ BATTERY BACK UP. CARBON MONOXIDE DETECTORS INSTALLED IN AREAS WHERE GAS FIRE PLACES ARE WITHIN THE INTERIOR OF A RESIDENCE OR GAS APPLIANCES ARE PRESENT. ALL EXTERIOR LIGHTING TO BE CHOSEN BY OWNERS w/ ELECTRICAL CONTRACTOR TO VERIFY PLACEMENT OF LIGHTING IN RELATION TO A NO CONFLICT ZONE FOR ADJACENT HOME OWNERS, WILDLIFE, OR HABITATS.

NOTE: ALL ELECTRICAL T.V. / COMPUTER- DSL / & PHONE OUTLETS IN RESIDENCE TO BE INSTALLED IN ACCORDANCE NEC CODE REQ - VERIFY LOCATIONS WITH OWNERS PRIOR TO INSTALLATION. (LOCATE FLOOR OUTLETS WITH OWNERS IF REQ.) OWNER'S MAY CHANGE LIGHTING TYPES, (INT. OR EXT.) ALL LIGHTING SYMBOLS USED ON PLANS ARE GENERAL USE ITEMS AND UNDER NO CIRCUMSTANCE PROMOTES THE USE OF SPECIFIC ITEMS. OWNER HAS COMPLETE CHOICE OF INSTALLED ELECTRICAL ITEMS.

Note: Electrician to prewire all ceiling fans for remote control use. If switch is needed please provide- Additional switch not shown on plans. U.O.N. ELECTRICAL CONTRACTOR TO DO WALK THRU w/ OWNERS PRIOR TO INSTALLATION OF ELECTRICAL MATERIALS, VERIFY LOC OF ALL SWITCHES, TV, PH, OUTLET LOC.

ELECTRICAL LEGEND	
	= EXTERIOR FLOOD LT w/ SWITCH
	= CEILING LIGHT/DROP PENDENT
	= ELEC. PANEL BOX
	= 110 V RECEPTICAL
	= 110V GFCI REC.
	= SWITCHES
	= 220 V RECEPTICAL
	= EXHAUST FAN w/ HEAT LAMP-LT
	= CEILING MOUNTED LIGHT FIXTURE
	= RECESSED CAN LIGHT
	= SOFFIT LIGHT & PORCH CANS
	= WALL LIGHT
	= BATH RM. SINK
	= PHONE/INTERNET JACK
	= SMOKE DETECTOR
	= CARBON MONOXIDE
	= T.V. JACKS
	= PADDLE FAN w/ LIGHT KIT
	= PROVIDE SEPARATE SWITCHES FAN/LIGHT
	= 24" CLOSET BACK LIGHTING
	= WALL SCONCE EXT. COACH LT.
	= UNDER CAB LIGHTING
	= SPECIAL ITEMS

NOTE: QUANTITIES AND LOCATIONS OF ALL T.V. & TELEPHONE JACKS TO BE DETERMINED BY OWNERS



**FIRST FLOOR ELECTRICAL & LIGHTING PLAN - SCALE 1/4" = 1'-0"**

**Larry M. Oliver Enterprises Inc.**  
7228 Oakbriar Drive South  
Mobile, AL 36619

**CONTRACTOR: STEVE JONES CONTRACTOR**  
PROJECT: REMODEL SINGLE FAMILY RES.  
CLIENT: LUCINDA & CHIP CHAPPELLE  
LOCATION: FAIRHOPE, AL  
PHYSICAL ADDRESS: 210 GAYTER CT.  
CITY OF FAIRHOPE  
PERMIT JURISDICTION:  
FLOOR ZONE: "X"

**Building Code: IRC2018**  
Flood Zone: FIRM - X  
Finish Floor Elevation:  
Min. 38' A.C.I. RW  
Mean Roof Height:  
Base Snd Elev: 24' A.F.C. (Var) 99' 10"  
Design Wind Speed: 120 mph  
ASD - ASCE 7-10  
Design Wind Speed: 160 MPH  
Ultimate - ASCE 7-10  
Req. Glazing & Door Design  
Pressures (DP) 50 psf  
All Doors and Glazing Installed  
shall be Impact Rated

**PRINT DATES**  
PRELIM. REVIEW - 09/16/25  
PRELIM. REVIEW - 10/07/25  
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FINAL PRINT - 12/09/25

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Kirk A. Thomas

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**2018 ENERGY - HVAC - TESTING, LIGHTING & INSULATION REQ.:**

**R402.4.1.2 (N1102.4.1.2) Testing (Mandatory).**  
The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding 5 air changes per hour. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 Pascals). Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.  
During Testing:  
1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weather stripping or other infiltration control measures;  
2. Dampers including exhaust, intake, make up air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures;  
3. Interior doors, if installed at the time of the test, shall be open;  
4. Interior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed;  
5. Heating and cooling systems, if installed at the time of the test, shall be turned off and shall be fully open.  
6. Supply and return registers, if installed at the time of the test, shall be fully open.  
7. HVAC Contractor will be required to provide dampers where Outdoor units are installed and outdoor air is to be provided to the structure. Piling Homes: Units are to be placed on a platform above the min 10'-0" parking area and not to protrude over the min property set back requirements.  
8. Blower door test is required prior to final inspection.

**R402.4.5 (N1102.4.5) Recessed lighting.**  
Recessed luminaires installed in the building thermal envelope shall be installed sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E 283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaires shall be sealed with a gasket or caulking between the housing and the interior wall or ceiling covering.

**R404.1 (N1104.1) Lighting Equipment (Mandatory)**  
Not less than 75 percent of the lamps in permanently installed lighting fixtures at the time of inspection shall be high-efficacy lamps or not less than 75 percent of the permanently installed lighting fixtures shall contain only high efficacy lamps.

**Spray Foam Insulation vs Batt Insulation:**  
Spray foam is an optional use of materials. Plans show a use of Batt or Spray Foam. If Spray foam is used a barrier of 1/2" Gypsum board will be installed where spray foam is to be used @ interior wall separations. All new exterior walls shall have spray foam insulation along with Rafter areas in attic. Optional batts may be used in between floor truss to lower ceiling separations.

**ELECTRICAL NOTES**

1. ALL UTILITIES ARE REQUIRED TO BE INSTALLED UNDERGROUND. ALL RACEWAYS UNDERGROUND SHALL BE #14 AWG, EXCLUDING CONTROL WIRING. U.O.N. ALL CONDUCTORS SHALL BE COPPER WITH HW INSULATION (ROMEX IS ACPY, WHERE CODE ALLOWS).  
2. SEWER CONNECTION AND GRINDER PUMP INSTALLATION MUST BE COMPLETED, INSPECTED AND RELEASED BY THE SEWER DEPT PRIOR TO CONNECTION OF POWER TO THE UNIT.  
3. EMERGENCY EQUIPMENT GFCI OUTLET FOR DISHWASHER TO GO IN INTERIOR CABINET AT SINK.  
4. ALL ELECTRICAL WORK SHALL BE IN STRICT ACCORDANCE WITH THE MOST RECENTLY ADOPTED NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES.  
5. PROVIDE INSULATED CEILING KITS FOR RECESSED LIGHTS AT ALL LOCATIONS WHERE INSULATION IS USED. PROVIDE FIXTURES SUITABLE FOR DAMP LOCATIONS AT EXTERIOR LOCATIONS. ALL EXTERIOR FIXTURES SHALL HAVE LENSES.  
6. ALL OUTLETS INSTALLED IN BEDROOMS TO BE PROTECTED BY A COMBINATION TYPE OR BRACKET FEEDER TYPE ARC-FAULT CIRCUIT INTERRUPTER TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.  
7. SEE OWNER FOR ALL FIXTURE TYPES AND STYLES.  
8. COORDINATE ALL SWITCH LOCATIONS AND REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION.  
9. COORDINATE LOCATION OF ANY SECURITY SYSTEMS WITH OWNER.  
10. COORDINATE LOCATION OF ALL PREWIRING (CATV, PHONE, SURROUND SOUND, INTERCOM ETC.) WITH OWNER.  
11. RECEPTACLES WITHIN 6' OF ALL SINKS SHALL BE GFCI PROTECTED.  
12. EXTERIOR RECEPTACLES & LIGHTING FIXTURES SHALL BE GFCI PROTECTED IN WEATHER PROOF ENCLOSURES.  
13. SMOKE DETECTOR SHALL BE HARD WIRED WITH BATTERY BACKUP AND INSTALLED AT LOCATIONS AS REQUIRED BY CODE. CARBON MONOXIDE DET. TO BE INSTALLED W/ WIRE TO MAIN PANEL, w/ BATTERY BACK UP IN LOCATIONS AS REQ. BY CODE.  
14. PREWIRE FOR SEPARATE SWITCHES TO CEILING FAN AND LIGHT.  
15. CLOTHES DRYER EXHAUST IS LIMITED TO A DEVELOPED LENGTH OF 35' AND MUST TERMINATE TO THE OUTDOORS.  
16. ALL RECEPTACLES SHALL BE LISTED UNLESS THE EXCEPTED BY SALES. 14.  
17. ALL 120V BRANCH CIRCUITS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER UNLESS EXCEPTED BY E3902.13  
18. A MINIMUM OF TWO GROUNDING ELECTRODES ARE REQUIRED UNLESS THE RESISTANCE IS VERIFIED AS BEING TWENTY FIVE (25) OHMS OR LESS.  
19. ALL DIRECTLY EXPOSED METAL CONNECTORS MUST BE STAINLESS STEEL. (REQ. FOR ALL HIGH CORROSIVE ZONES).  
20. ELECTRICIAN WILL LOCATE ELECTRICAL PANELS AND WATER HEATERS PER IRC2018 REQUIREMENTS.  
21. VERIFY LOCATION DURING 4-WAY INSPECTION. ELICIT CONTRACTOR TO SIZE AND VERIFY ALL SERVICES TO UNITS AND MAIN SERVICES.  
22. PER E3906.1 - ONE RECEPTACLE SHALL BE PLACED AT EACH LAVATORY BASIN AS GFCI TYPE.  
23. BATHROOMS: EXHAUST FANS SHALL BE INSTALLED IN ALL TOILET AREA AND TUB-SHOWER AREAS.  
24. KITCHEN: SPACING FOR COUNTERTOP RECEPTACLES PER SECTION E 3901.4.1 (NO POINT ALONG WALL MORE THAN 24" TO A RECEPTACLE, ISLAND AND PENINSULAR COUNTERTOPS 24" OR GREATER).  
25. CONTRACTOR WILL VERIFY LOCATION OF T.V., PHONE, & CAT 7 INTERNET JACKS WITH ELECTRICIAN.  
26. H.V.A.C. CONTRACTOR WILL VERIFY & LOCATE DIFFUSERS & RETURNS PER CODE REQ. PROVIDE CERTIFICATION ON DUCT WORK LEAKAGE TESTING. PROVIDE CERTIFICATION ON BLOWER DOOR TESTING.  
27. INTERIOR HVAC RETURN UNIT TO BE INSTALLED PER MANUFACTURER FOR AREA RECOMMENDED BY HVAC CONTRACTOR - PROVIDE DRAIN TO EXT. THROUGH SOFFIT AREA IF INSTALLED IN ATTIC AREAS.

**PLUMBING NOTES:**

1. On Demand Water heater - Shall be Either Electric/gas min 50 gal capacity with 4.5 kW. Hot water transfer piping shall be insulated to a min. R-8.  
2. Water heater #1 to be installed outside of each left & right elevation walls as shown. Water heater shall be provided with an approved, self closing pressure relief valve. Discharge from the relief valve shall be indirectly connected to the drainage system, & attached to wall with stripping as per IRC-2018 plumbing code and or Local req.  
3. Cold water service to residential structure shall be a 1" line with a 3/4" line to each unit.  
4. Plumber to install exterior hose bibbs in locations designated per owners request. Each HB shall be 1/2" non-freeze units.  
5. Gas piping systems shall comply with the IRC 2018 plumbing code and or Local req. The contractor responsible for construction shall call in for all 4-way inspections. Top up plumbing inspection shall be performed with Electrical, HVAC, and Framing inspection.  
6. All installation and materials shall comply with applicable codes for the IRC 2018 Plumbing code and or Local req. The contractor responsible for construction shall call in for all 4-way inspections. Top up plumbing inspection shall be performed with Electrical, HVAC, and Framing inspection.  
7. Shower water valves shall be balanced pressure balanced valves with maximum water temp of 110 degrees.  
8. All bath tubs and showers shall be connected to the drain waste and vent system at time of top out inspection.  
9. Exception: Whirlpool and Garden tubs may be installed after top out inspection. The trap servicing the whirlpool and garden tub shall be installed at the time of inspection. Please refer to installation of plumbing fixtures to your Plumbing Contractor, Plumbing plans are not prepared by this firm. Refer all installation requirements to the IRC 2018 Plumbing & Gas Codes latest adopted edition or Local code req.  
10. Where quick closing automatic valves (dishwasher/washing machines) are connected to the water system, hammer arresters are required.  
11. Water shut off valves shall be installed at each fixture, sillcock or appliance.  
12. Provide a thermal expansion tank on the cold water line with a pressure reducing valve (install per manufacturers recommendations)  
13. Cleanouts shall be provided in horizontal drains and building sewers at max. 100 foot apart and changes of direction greater than 45 degrees.  
14. Provide a double backflow device on the water service to each unit.  
15. Plumbing contractor shall provide trap seal prime drains for all floor drains and tub drains.  
16. Bat supply piping shall be inspected at working water pressure, minimum pressure shall be 50 lbs.  
17. Potable water supply at working pressure shall be connected to supply piping at time of inspection.

**IRC 2018 - PLUMBING NOTES**

1. Bat supply piping shall be inspected at working water pressure, minimum pressure shall be 50 lbs.  
2. Potable water supply at working pressure shall be connected to supply piping at time of inspection.  
3. Top up plumbing inspection shall be performed with Electrical, HVAC, and Framing inspection.  
4. The contractor responsible for construction shall call in for all 4-way inspections.  
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Exception: Whirlpool and Garden tubs may be installed after top out inspection. The trap servicing the whirlpool and garden tub shall be installed at the time of inspection.

**ENERGY EFFICIENCY REQUIREMENTS**

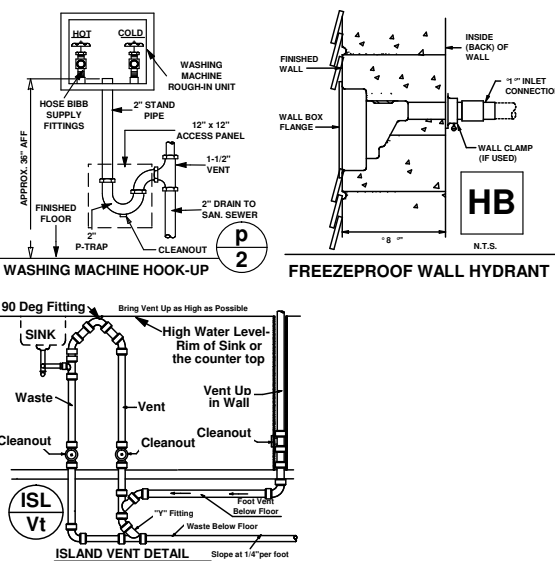
1. ALL EXTERIOR JOINTS & CRACKS ARE TO BE CAULKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED.  
2. ALL OPENINGS IN THE AIR BARRIER BETWEEN CONDITIONED & UNCONDITIONED SPACE MUST BE SEALED, INCLUDING SEALING BETWEEN WINDOW/DOORS & THEIR ROUGH OPENINGS, THE CONNECTION BETWEEN WALLS & SLABS & THE CONNECTION BETWEEN WALLS & FLOOR OR ROOF SYSTEMS. ALL LIGHTING RECESSED INTO INSULATION SPACE SHALL BE TYPE IC WITH NO PENETRATIONS.  
3. EXTERIOR WINDOWS & DOORS SHALL BE RATED TO ALLOW A PENETRATION OF A MAXIMUM 0.3 CFM SF OF DOOR AREA. ALL GLAZING IN EXTERIOR DOORS AND WINDOWS SHALL BE DOUBLE PANELED. ALL WINDOWS SHALL HAVE A MAXIMUM SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.3. EXTERIOR DOORS & WINDOWS SHALL COMPLY WITH THE CRITERIA IN THE ENERGY CALCULATIONS FOR THIS PROJECT WHICH ACCOMPANY THESE DRAWINGS, OR MAY BE COMPLETED BY OTHER AND SUBMITTED FOR APPROVAL.  
4. EXHAUST FANS VENTED TO UNCONDITIONED SPACES SHALL HAVE DAMPERS, EXCEPT FOR COMBUSTION DEVICES WITH INTEGRAL EXHAUST DUCTWORK. COMBUSTION SPACE & WATER HEATING SYSTEMS MUST BE PROVIDED WITH OUTSIDE COMBUSTION AIR, EXCEPT FOR DIRECT-VENT APPLIANCES.  
5. FOR WATER HEATERS, (IF SHOWN IN DRAWINGS) A CLEARLY MARKED BREAKER (FOR ELECTRICAL MODELS) SHALL BE PROVIDED. FOR A CLEARLY MARKED BREAKER MODELS SHALL BE PROVIDED. FOR AN EXTERNAL OR BUILT IN HEAT TRAP IS REQUIRED IN ALL WATER HEATERS. INSULATION IS REQUIRED ON HOT WATER CIRCULATING SYSTEMS (INCLUDING HEAT RECOVERY UNITS), SHOWER HEADS MUST HAVE FLOW RESTRICTORS THAT REDUCE THE FLOW TO A MAXIMUM OF 2.5 GAL PER MINUTE AT A PRESSURE OF 80 PSI.  
6. ALL DUCTS, FITTINGS, MECHANICAL EQUIPMENT & PLENUM CHAMBERS SHALL BE MECHANICALLY ATTACHED, SEALED, INSULATED & INSTALLED IN ACCORDANCE WITH THE 2024 IRC/ 2024 IMC OR 2018 IRC REQUIREMENTS.  
7. INSULATION IN THE EXTERIOR ENVELOPE SHALL BE AS FOLLOWS:  
ROOF: SHALL MEET A MIN OF R-38 RATING AS BATT TYPE OR CLOSED CELL SPRAY FOAM INSULATION.  
EXTERIOR WALLS: 2X6 - MIN. (R-21) 2X4 MIN. (R-13)  
EXPOSED FLOORS IF REFERENCED IN PLANS - ABOVE CONDITIONS @ MIN. (R-19) OR NON-CONDITIONED SPACES @ MIN. (R-38)

**SMOKE ALARMS & CARBON MONOXIDE DETECTORS - PURSUANT TO IRC - 2018 Section (R315 & R314.3)**

**SMOKE ALARMS: NFPA 72**  
SMOKE ALARM INSTALLATION AREAS SHALL BE:  
A.) Single and multiple-station smoke alarm shall be installed in the following locations:  
1. Each sleeping room  
2. Outside of each sleeping area in the immediate vicinity of the bedrooms.  
3. 1 ft horizontally from the door or opening of a bedroom or shower.  
4. One to be installed on each additional story of the dwelling, including habitable Attics, Basements & Cellars but not including crawl spaces or any uninhabitable areas. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.  
B.) Smoke alarms shall be interconnected as indicated in Section R314.3  
C.) The power source for smoke alarms and carbon monoxide detectors shall comply with Section R317.2.

**CARBON MONOXIDE ALARMS: PURSUANT TO IRC 2018 (R315)**  
CARBON MONOXIDE ALARM INSTALLATION AREAS SHALL BE:  
A. Must be installed outside of each separate sleeping area in the immediate vicinity of bedrooms.  
B. For new construction, carbon monoxide alarms must be provided in dwelling units that contain:  
B1. Contain a fuel - fired appliance.  
B2. Have an attached garage with an opening that communicates with the dwelling unit.  
C. Any Alterations, Interior Repairs, Repairs or New Additions that require a permit must comply with new construction requirements.

**THIS STRUCTURE UNDER IRC-2018 50 FT MIN REQUIREMENTS IS REQUIRED TO HAVE A FIRE SUPPRESSION SYSTEM INSTALLED IN RESIDENTIAL STRUCTURES OVER 5000 SQ FT.**



**Electrical Notes:**

- Verify all fixture types and mounting locations with the owner prior to installation of electrical boxes and switches or placing fixtures at rough-in stage.
- Allow 6" clear for all window and door trim from all wall mounted electrical panels.
- Maintain N.E.C. minimum clearances in front of all safety switches and panels.
- Contractor shall verify and coordinate all mounting heights of devices mounted in or above casework with the specific equipment to be used by the Owner.
- Contractor shall verify all equipment types and locations with the owner and the circuit requirements for all mechanical and kitchen equipment and other appliances, motors, etc. Provide dimmer control slide types as directed by owner. Provide typed directory cards at each panel.
- Switches and dimmers shall be "rocker type switch with slide type dimmer."
- Coordinate all metering and service devices with local utilities.
- Provide and coordinate connections and power for low voltage landscape lighting system and motorized attic vents as may be used by the owner.

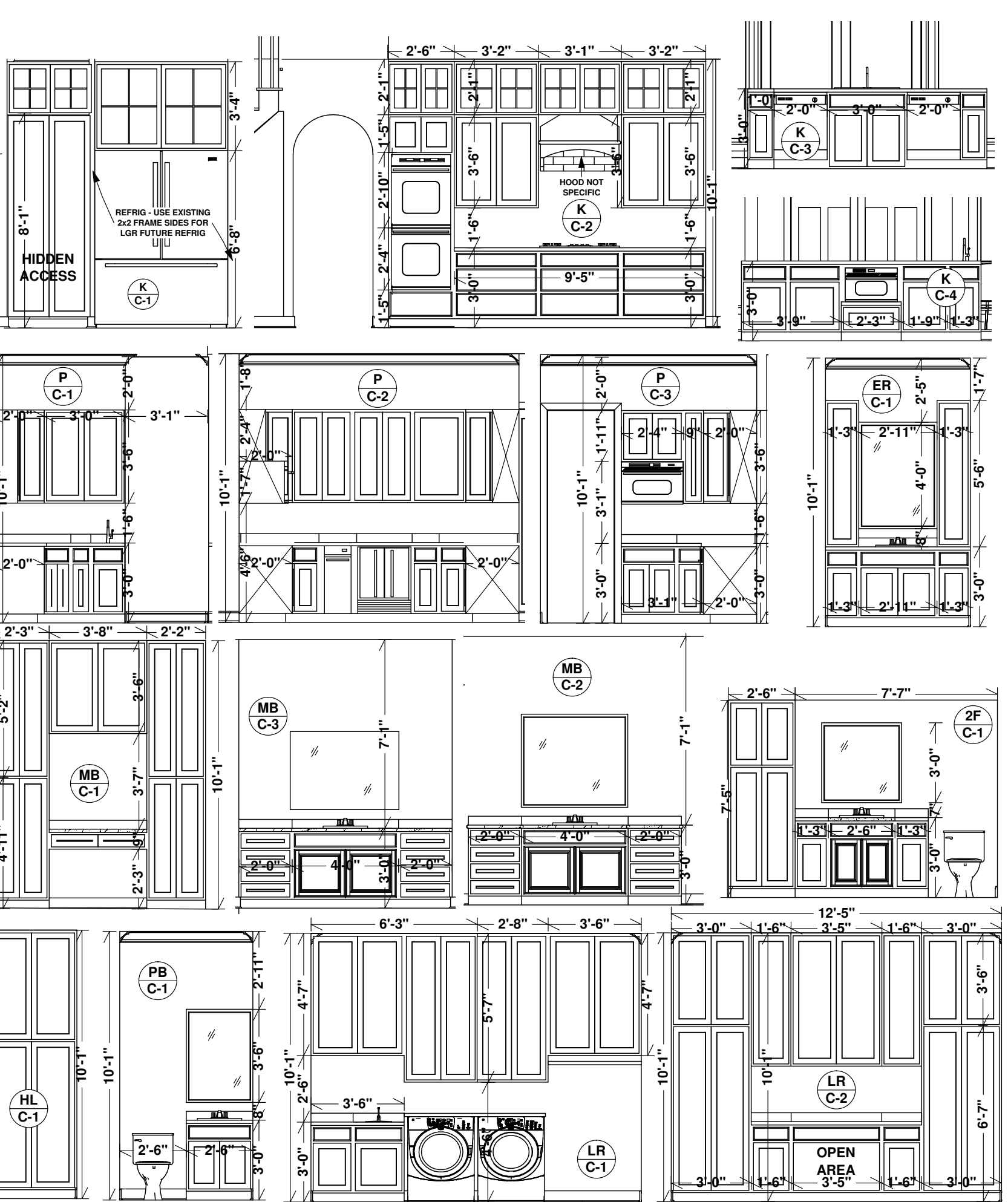
COMPONENT	CRITERIA
Air barrier and thermal barrier	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. Air-permeable insulation shall not be used as a sealing material. The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stair or knee wall doors to unconditioned attic space.
Ceiling/attic	Corners and headers shall be insulated and the junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Knee walls shall be sealed. Common walls between dwelling units.
Walls	Where provided in lieu of floor insulation, insulation shall be permanently attached to the crawlspace walls. Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped. The air barrier shall be installed at any exposed edge of insulation.
Windows, skylights and doors	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed. Baths in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Rim joints	Rim joints shall be insulated and include the air barrier.
Floors	Insulation shall be installed to maintain permanent contact with underside of subfloor decking. The air barrier shall be installed at any exposed edge of insulation.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be air tight, IC rated, and sealed to the drywall.
Plumbing and wiring	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Showertub on exterior walls	Exterior walls and showers shall be connected to drain waste and vent system at the exterior wall. The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.
Electrical/phone box on exterior walls	HVAC register boots that penetrate building thermal envelope shall be sealed to the sub-floor or drywall.
HVAC register boots	An air barrier shall be installed on fireplace walls. Fireplaces shall have gasketed doors.
Fireplace	

**2018 ENERGY CODE COMPLIANCE REQ.**

1. At the time of rough-in inspection, Seal and Seal aluminum backed tape or other approved material shall be applied to all edges of all windows to prevent air exchange.  
a. All holes on interior and exterior wall top plates shall be sealed.  
b. Space around plumbing pipes penetrating interior or exterior wall top plates shall be sealed with caulking or expandable foam.  
c. Doors shall be caulked or latex foamed from the inside between frame and rough opening.  
d. All holes interior and exterior wall top plates shall be sealed with caulking or expandable foam.  
e. Space around plumbing pipes penetrating interior or exterior wall top plates shall be sealed with caulking or expandable foam.  
2. Builder to comply with 2018 Energy code compliance requirements, per submitted documents along with plans see owners for copy. Additional items included in submitted documents will be met by builder during construction of the residence.  
3. Building cavities shall not be air ducts or plenums.  
4. Programmable thermostat shall be used where the primary system is a forced-air furnace.  
5. All supply and return ducts not completely inside the building thermal envelope shall be insulated to a minimum of R-6.  
6. Mechanical system piping (Freon line) capable of carrying fluids above 100°F or below 50°F shall be insulated to a minimum of R-6. Piping insulation shall be protected from damage including environmental damage.  
7. A minimum of 75% of lamps in permanently installed lights shall be of high efficacy.  
8. All windows must have a U-factor of 0.30, and a SHGC Range from 0.1 and a U-factor Range of 0.20 - 0.30  
9. All doors must maintain a min. SHGC Range from 0.1 and a U-factor Range of 0.10 - 0.20  
10. Attic insulation must be a minimum of R-38. Wall insulation must be a minimum of R-15. Floor insulation must be a minimum of R-19.  
11. All holes on interior and exterior wall top plates shall be sealed.  
12. All holes and spaces around plumbing pipes, electrical, and mechanical penetrating interior or exterior wall top plates shall be sealed.  
13. Dwelling units shall be tested and verified as having an air leakage rate of not exceeding 5 ACH when conducted with a blower door at a pressure of 0.2 inches w.g. or by visual inspection when the items listed above and in Table N1104.1.1 are met and field verified.

**INSULATION REQ.**

- All 6" exterior walls must achieve a min. R-21 Insulation between cavities of exterior wall studs where located, or a min R-19 must be achieved with the use of spray foam, fiberglass, blown, or wool batt type insulation installed.
- All 4" interior walls must achieve a minimum R-15 Insulation between cavities of exterior wall studs where located, or a min R-15 must be achieved with the use of spray foam, fiberglass, blown, or wool batt type insulation installed.
- All attic ceiling areas must achieve a min. R-38 or better foam insulation between cavities of exterior wall studs where located, or a min R-38 or better must be achieved with the use of fiberglass, blown, wool batt type insulation installed.
- All vaulted ceilings must achieve a min. R-38 Foam, or blanket insulation-allow for 1/2" min. airspace between underside of sheathing to insulation face, batts must be installed full down to warm side.
- All floors must achieve a min. R-19 or better: foam, batts, or roll back insulation between joists. If applicable to plan design.
- Perimeter concrete walls to be protected with a min. R-6 rigid fiberboard insulation from top of concrete wall to not less than 2" below grade.
- All exterior doors other than main entry doors, must be insulated to a Uv value of 0.20.
- The main entry door Uv value may not exceed 0.54.
- Heating ducts to be insulated with a min. R-8.
- Windows shall be required to have a Uv=0.25 value and Uv=0.50 for skylights.
- Flat ceiling shall meet the min. R-38 rating, when applicable, within conditioned air space.



THE INTERIOR DRAWINGS SHOWN ARE PERSPECTIVE VIEWS ONLY AND IN NO WAY REPRESENT THE STYLE, TYPE, OR CHOICE OF MATERIALS SHOWN, NOR ARE THEY THE FINAL APPLICATIONS TO BE INSTALLED. PLEASE REFER ALL CHOICES TO THE OWNERS FOR THEIR APPROVAL OF SPECIFICATIONS OF MATERIALS TO BE FINAL AS INSTALLED ITEMS.

**Larry M. Oliver Enterprises Inc.**  
7228 Oakbar Drive South  
Mobile, AL 36619

**CONTRACTOR: STEVE JONES CONTRACTOR**  
PROJECT: REMODEL SINGLE FAMILY RES.  
CLIENT: LUCINDA & CHIP CHAPPELLE  
LOCATION: FAIRHOPE, AL.  
PHYSICAL ADDRESS: 210 GAYTER CT.  
CITY OF FAIRHOPE  
PERMIT JURISDICTION:  
BASE @ 1/4" = 1'-0" PLAN  
BASE @ 1/4" = 1'-0" ELEVATION  
ON PER DETAIL (NOT SPECIFIC)

**PRINT DATES**  
PRELIM. REVIEW - 09/16/25  
PRELIM. REVIEW - 10/07/25  
PRELIM. REVIEW - 11/04/25  
FINAL REVIEW - 12/04/25  
FINAL PRINT - 12/30/25

**Page # A.114**  
DESIGN DRAWING  
Kirk A. Thomas

GENERAL NOTES

- 1. ALL DESIGN (INCLUDING WIND LOADS) AND CONSTRUCTION SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, LOCAL CODES, ORDINANCES, AND AMENDMENTS. THE DESIGN CRITERIA FOR ALL CONSTRUCTION SHALL COMPLY FULLY WITH THE CODE.
2. APPLICABILITY OF THESE HURRICAN RESISTANT RESIDENTIAL STANDARDS SHALL BE LIMITED TO THE FOLLOWING CONDITIONS: BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE (IBC) 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 INTERNATIONAL MECHANICAL CODE (IMC) 2018 INTERNATIONAL PLUMBING CODE (IPC) 2017 NATIONAL ELECTRIC CODE

DESIGN LOADS:

Table with 2 columns: LIVE LOADS, DEAD LOADS. Rows include Attics with/without storage, Decks, Floors, Roofs, Stairs, Garage floors, Floors, Roof with various PSF values.

WIND LOAD: THE FOLLOWING LOAD CRITERIA AND FACTORS HAVE BEEN USED IN THE DESIGN OF THIS STRUCTURE:

Table with 2 columns: WIND CODE, BASIC WIND SPEED - ULTIMATE, IMPORTANCE FACTOR, EXPOSURE CATEGORY, BUILDING CATEGORY. Values include ASCE 7-16, 160 MPH, 1, B, II.

Table with 2 columns: INSULATION FLOOR SYSTEMS (ALL), ATTIC FLOOR, CEILING, WALLS, FURNACE DUCTS. Values include R19, R38, R38 Blown Insulation, R15 (2X4) R21 (2X6), R8 (UNHEATED SPACE).

- 4. CONTRACTOR AND OWNER SHALL VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION. IN CASE OF DISCREPANCY, NOTIFY DESIGNER AND ENGINEER OF RECORD PRIOR TO PROCEEDING.
5. AT CONSTRUCTION ISSUE, THESE DRAWINGS AND DETAILS REPRESENT COMPONENTS IN THEIR FINAL AND FINISHED STATE FOR CONSTRUCTION. TEMPORARY BRACING METHODS, SAFETY PRECAUTIONS, AND MECHANICAL REQUIREMENTS USED TO ERECT COMPONENTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR PERFORMING WORK.
6. THE DETAILS AND SPECIFICATIONS PROVIDED ARE AN OUTLINE OF MINIMUM MATERIAL REQUIREMENTS AND THEIR APPLICATION. MANUFACTURER SPECIFICATIONS AND LOCAL CODE REQUIREMENTS, WHEN IN EXCESS OF MINIMUM SPECIFICATION, SHALL CONTROL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND SUBMIT ALL SHOP DRAWINGS AND REPORT ALL DISCREPANCIES TO THE DESIGNER AND ENGINEER OF RECORD OR OWNER PRIOR TO CONTINUATION OF CONSTRUCTION.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE AND ORGANIZED JOB SITE. THE DESIGNER AND ENGINEER OF RECORD SHALL ASSUME NO LIABILITY IN REGARD TO SAFETY.
8. IF UNFORSEEN CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY CONSULT THE DESIGNER AND ENGINEER OF RECORD.
9. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, AND TEMPORARY SUPPORTS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE STRUCTURE AND FOUNDATION ARE DESIGNED FOR A COMPLETED CONDITION ONLY AND THEREFORE REQUIRES ADDITIONAL SUPPORT TO MAINTAIN STABILITY PRIOR TO COMPLETION.
10. AS A MINIMUM, ALL CONCRETE OR MASONRY FOOTERS TO COMPLY WITH MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTERS OF THE CURRENTLY ADOPTED IRC UNLESS OTHERWISE NOTED.
11. INSTALL FULL DEPTH BLOCK (MATCH RAFTER DEPTH) @ 48" O.C. IN FIRST TWO FRAMING SPACES OF ROOF SYSTEM AT ALL GABLE ENDS OF ROOF. INSTALL BLOCKING AT PANEL EDGES OF ROOF DECKS AND FASTEN WITH 8D COMMON NAILS @ 6" O.C. INTO BLOCKING.
12. INSTALL FULL DEPTH BLOCK (MATCH JOIST DEPTH) @ 24" O.C. IN FIRST TWO FRAMING SPACES OF CEILING JOIST WHERE CEILING JOIST RUN PARALLEL TO EXTERIOR WALL. INSTALL FULL DEPTH BLOCKING AND FASTEN AS NOTED IN FASTENER SCHEDULE UNLESS OTHERWISE NOTED.

ROOF COVERING NOTES:

- 1. ROOF DECK SHALL BE MINIMUM 7/16" OSB OR 1/2" CDX PLYWOOD ATTACHED PER REQUIREMENT SHOWN OF FASTENER SCHEDULE. INSTALL SIMPSON PSC CLIPS OR USP MODEL PC SHEATHING CLIPS AT ALL UNSUPPORTED EDGES OF ROOF DECK (TWO PER SPAN).
2. ENTIRE ROOF DECK SHALL BE COVERED WITH A FULL LAYER OF SELF-ADHERING POLYMER MODIFIED BITUMEN MEMBRANE (PEEL AND SEAL) MEETING ASTM D1970 REQUIREMENTS FOR PLYWOOD OR OSB ROOF DECKING OR ALL DECKING SEAMS TO BE SEALED WITH 4" PEEL & SEAL WITH TEAR RESISTANT UNDERLAYMENT APPLIED TO DECKING PER MANUFACTURER'S INSTRUCTIONS.

GENERAL NOTES (CONTINUED)

- 13. THE AREA OF THE FLOOR FOR GARAGES AND/OR CARPORTS USED FOR PARKING AUTOMOBILES OR VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
14. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS NOT TO CREATE A HAZARD. LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
15. EXTERIOR FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE WATERPROOFED WITH A MEMBRANE EXTENDING FROM THE TOP OF THE FOOTING TO FINISH GRADE. THE MEMBRANE SHALL CONSIST OF 2-PLY HOT MOPPED FELTS, 55 POUND ROLL ROOFING, 6 MIL POLYVINYL CHLORIDE, 6 MIL POLYETHYLENE OR 40 MIL POLYMER-MODIFIED ASPHALT. THE JOINTS IN THE MEMBRANE SHALL BE LAPPED OR SEALED WITH AN ADHESIVE COMPATIBLE WITH THE MEMBRANE MATERIAL.
16. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT WIRE MESH, WITH 1/8" MINIMUM TO 1/4" MAXIMUM OPENINGS.
17. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300 PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

TIMBER NOTES:

- 1. UNLESS OTHERWISE NOTED, ALL LUMBER SHALL BE SOUTHERN YELLOW PINE #2 GRADE OR BETTER WITH A MAXIMUM MOISTURE COUNT OF 19%.
2. WOOD FRAMING AND COLUMNS 5"x5" AND LARGER SHALL BE #1 STRESS RATED SOUTHERN YELLOW PINE OR EQUIVALENT WITH THE MINIMUM FOLLOWING PROPERTIES: Fb = 1350 psi Ft = 900 psi Fv = 90 psi Fc = 375 psi Fdl = 825 psi E = 1,500,000 psi
3. ALL TIMBER WALL FRAMING SHALL BE AS FOLLOWS: 2x4 WALL STUD AND PLATES SPRUCE PINE SHALL BE NO. 3 GRADE OR BETTER STUD GRADE MATERIAL WITH THE MINIMUM FOLLOWING PROPERTIES: Fb = 675 PSI Ft = 350 PSI Fv = 70 PSI Fc = 425 PSI Fdl = 726 PSI E = 1,200,000 PSI
4. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. ALL LUMBER EXPOSED TO EXTERIOR ENVIRONMENTAL CONDITIONS SHALL BE PRESSURE TREATED.
5. ALL ENGINEERED WOOD BEAMS SHALL BE SIZED, MANUFACTURED, INSTALLED, AND BRACED TO COMPLY WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. LAMINATED VENEER LUMBER BEAMS SHALL HAVE THE FOLLOWING MINIMUM DESIGN PROPERTIES/CONDITIONS: Fb = 3100 psi Fv = 290 psi Fc = 750 psi Fdl = 3000 psi E = 2,000,000 psi
7. ALL BUILT-UP STUD PACKS, BEAMS, AND JOISTS SHALL BE NAILED IN STRICT ACCORDANCE WITH AF&PA'S (AMERICAN FOREST AND PAPER ASSOCIATION) AND THE NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION.
8. MULTIPLE PLIES SHALL BE NAILED TOGETHER WITH TWO ROWS OF 20d NAILS -ONE ROW NEAR THE TOP EDGE AND ANOTHER AT THE BOTTOM. NAILS IN EACH ROW SHALL NOT EXCEED 12" APART. END JOINTS OF THE NAILED LUMBER SHALL OCCUR OVER THE SUPPORTING STUD PACK (COLUMN).
9. ALL BOLTS, NAILS, JOIST HANGERS, CLIPS, STRAPS, ETC. IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
10. ALL CONNECTIONS AND HARDWARE SHALL BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SIZE, QUANTITY, NUMBER, AND LOCATIONS OF FASTENERS SHALL CONFORM TO THE MANUFACTURER'S PUBLISHED LITERATURE.

FOUNDATION NOTES:

- 1. A GEOTECHNICAL EVALUATION OF THE SUITABILITY OF THE EXISTING LOAD BEARING SOILS HAS NOT BEEN PERFORMED FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONSULT A GEOTECHNICAL ENGINEER AND PROPERLY PREPARE THE SOIL FOR THE FOUNDATION DESIGN LOADING.
2. FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 2500 PSF. A QUALIFIED REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER SHALL BE RETAINED TO VERIFY SOIL BEARING CONDITIONS PRIOR TO CONSTRUCTION.
3. THE REGISTERED GEOTECHNICAL ENGINEER OF RECORD SHALL BE RETAINED DURING CONSTRUCTION TO INSPECT FOUNDATION EXCAVATION, INSPECT AND MONITOR PLACEMENT OF PILINGS AND COMPACTED FILL, AND TO MONITOR PROOF ROLLING OPERATIONS, AS REQUIRED.
4. SHOULD RECOMMENDATIONS OF GEOTECHNICAL ENGINEER DIFFER FROM THOSE OUTLINED ABOVE, IMMEDIATELY NOTIFY DESIGNER AND ENGINEER OF RECORD PRIOR TO PROCEEDING.

CONCRETE NOTES:

- 1. ALL CONCRETE AND REINFORCING STEEL SHALL FOLLOW THE PRACTICES AND STANDARDS DESCRIBED IN THE EDITION IN EFFECT OF THE AMERICAN CONCRETE INSTITUTE (ACI) 318 STANDARD "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
2. ALL CONCRETE SHALL CONFORM TO ASTM C-94, LATEST EDITION, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @28 DAY CURE. CONCRETE PLACES WITHIN A CMU WALL SHALL CONTAIN PEA GRAVEL AGGREGATE:
3. ALL PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR TYPE II.
4. ALL AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33.
5. SLUMP SHALL BE FROM 5-6 INCHES MAXIMUM WITH A WATER-CEMENT RATIO LESS THAN .55. THE USE OF A SUPERPLASTICIZER IS APPROVED FOR POURING OF WALLS.
6. ALL WELDED WIRE FABRIC REINFORCEMENT STEEL SHALL CONFORM TO ASTM A185.
7. ALL REINFORCING SHALL BE DETAILED, FABRICATED, AND PLACED PER CRSI AND ACI STANDARDS, INCLUDING CONCRETE CORNER AND BAR SUPPORTS. LAP BAR AT ALL SPLICES, INCLUDING CORNER BARS AND DOWELS, IN ACCORDANCE WITH SPLICE SCHEDULE OR IN LIEU THEREOF 40 BAR DIAMETERS. LAP WELDED WIRE MESH FABRIC 6" OR ONE FULL MESH, WHICHEVER IS GREATER.
8. CONCRETE COVER OVER REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION AF ACI 318, UNLESS NOTED OTHERWISE: BELOW GRADE (UNFORMED): 3" BELOW GRADE FORMED: 2" WALLS AND SLABS: 1 1/2"
9. ALL CMU BLOCK SHALL BE CONSTRUCTED IN RUNNING BOND AND SHALL HAVE HORIZONTAL WIRE REINFORCEMENT EVERY OTHER COURSE. CONCRETE WITHIN CMU BLOCK SHALL CONTAIN PEA GRAVEL.
10. ALL MORTAR SHALL BE PORTLAND CEMENT TYPE S.
11. VERTICAL AND HORIZONTAL REINFORCEMENT IS TO BE CONTINUOUS AND LAPPED A MINIMUM OF 48 BAR DIAMETERS.
12. ALL ANCHOR BOLT MATERIAL SHALL BE ASTM F1554 UNLESS NOTED OTHERWISE.

WIND BORNE DEBRIS PROTECTION

- 1. WINDOWS IN BUILDING LOCATED IN WIND BORNE DEBTIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND BORNE DEBRIS.
2. ALL WINDOWS AND DOORS SHALL BE DESIGNED CAPABLE OF RESISTING A WIND LOAD OF 130 MPH, 3 SECOND GUST.
3. GLAZING IN RESIDENCES REQUIRING PROTECTION SHALL BE PROTECTED WITH AN IMPACT PROTECTIVE SYSTEM OR SHALL BE IMPACT RESISTANT WINDOWS.
4. GLAZED OPENINGS PROTECTION FOR WIND BORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886.

ATTIC ACCESS

- 1. ATTIC ACCESS SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30 INCH MINIMUM UNOBSTRUCTED HEADROOM AT THE ATTIC SPACE SHALL BE PROVIDED AT POINT ABOVE THE ACCESS OPENING.
2. FOR ATTICS WITH ABOVE CEILING PLUMBING OR MECHANICAL EQUIPMENT, A FIXED LADDER OR INDUSTRIAL GRADE DISAPPEARING STAIRWAY SHALL BE PROVIDED.

TRUSS NOTES:

- 1. ALL WOOD TRUSSES TO BE DESIGNED AND MANUFACTURED BY A TRUSS SUPPLIER WHO IS A MEMBER OF THE TRUSS PLATE INSTITUTE OR WHO USES METAL PLATES FROM A MANUFACTURER WHO IS A MEMBER.
2. ALL BRACING, QUALITY CONTROL, AND ERECTION OF TRUSSES SHALL CONFORM TO THE TRUSS MANUFACTURER'S GUIDELINES AND SPECIFICATIONS AS STATED ON THE TRUSS SHOP DRAWINGS.
3. TRUSS SHOP DRAWING SUBMITTAL SHALL BE SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF THE PROJECT'S LOCATION.
4. SHOP DRAWINGS TO INCLUDE PLAN SHOWING LAYOUT OF TRUSSES, DETAILS OF TRUSSES, BRACING, AND ANY OTHER INFORMATION REQUIRED TO COMPLETE THE TRUSS INSTALLATION FOR THE PROJECT.
5. PROVIDE HEADERS AS DETERMINED BY ACCEPTABLE ENGINEERING DESIGN STANDARDS AT AREAS WHERE THE TRUSSES REQUIRE HEADERS TO ADJACENT TRUSSES.
6. TRUSS DESIGNER SHALL BE RESPONSIBLE FOR VERIFYING ALL REQUIRED MEASUREMENTS FROM THE PLANS BEFORE COMPLETION OF TRUSS DRAWINGS. DRAWINGS MUST BE APPROVED BY OWNER PRIOR TO START OF CONSTRUCTION OF TRUSSES.
7. TRUSS MANUFACTUER IS RESPONSIBLE FOR DESIGN OF BRACINGS OF TRUSSES AND UPLIFT CONNECTIONS.

TYPICAL CONNECTOR SUMMARY

- 1. CONNECTOR REFERENCED NUMBERS ARE SIMPSON STRONG-TIE COMPANY OR UNITED STEEL PRODUCTS (USP) LUMBER CONNECTORS.
2. ALL CONNECTORS AND HARDWARE SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SIZE, QUANTITY, AND LOCATION OF ALL NAILS AND FASTENERS SHALL CONFORM TO THE MANUFACTURER'S PUBLISHED LITERATURE.
3. SIMPSON SPH4 / SPH6 OR USP SPTH4 / SPTH6 AT BOTTOM AND TOP OF EXTERIOR STUDS @32" O.C. UNLESS OTHERWISE NOTED.
4. FRONT AND REAR PORCHES - PORCH COLUMNS (6"x6" OR 8"x8") SHALL BE ANCHORED THE BEAM WITH SIMPSON STRONG-TIE PC66 B(6") OR PC88 (8") OR EQUIVALENT USING 10 - 16D NAILS (6") - 12 - 16D NAILS (8") UNLESS OTHERWISE NOTED. THE COLUMN SHALL BE ANCHORED TO THE CONCRETE USING SIMPSON 6x6 OR 8x8 POST BASE WITH 5/8" ANCHOR BOLT, MINIMUM 7" EMBEDMENT.
5. GARAGE DOOR SHALL BE DESIGNED BY MANUFACTURER FOR DESIGN WIND REQUIREMENTS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
6. ALL PHASES OF THE WORK SHALL CONFORM TO THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LATEST ADOPTED CODE OF THE INTERNATIONAL RESIDENTIAL CODE AND ITS RELATED REFERENCES.
7. THE REQUIREMENTS OF THE CURRENTLY ADOPTED BUILDING CODE AND ITS FASTENER SCHEDULE TABLE FOR STRUCTURAL MEMBERS SHALL BE STRICTLY ADHERED TO FOR THE NAILING OF ALL WOOD FRAMING CONSTRUCTION.

PLUMBING, HVAC, AND ELECTRICAL NOTES:

- 1. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE (IPC) 2018 EDITION AND ITS RELATED REFERENCES.
2. ALL HVAC WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE (IMC) 2018 EDITION AND ITS RELATED REFERENCES.
3. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL ELECTRICAL CODE (IEC) 2017 EDITION AND 2018 ENERGY CODE AND THEIR RELATED REFERENCES.

PRE-ENGINEERED FLOOR JOISTS, GIRDERS, AND BEAM NOTES

- 1. FLOOR JOIST, GIRDERS, I-JOIST, LVL BEAMS, AND BEAMS NOT CALLED OUT SHALL BE ENGINEERED AND MANUFACTURED BY OTHERS.
2. SUB-FLOOR MUST BE GLUED AND NAILED TO FLOOR JOISTS.
3. THE MANUFACTURER MUST BE CONSULTED REGARDING ALL POINTS OF BEARING OF THE JOISTS AND POINTS OF LOADS ON THE JOISTS.
4. JOIST CONNECTIONS TO SUPPORTS SHALL BE SPECIFIED BY JOIST MANUFACTURER. CONNECTION SHALL BE DESIGNED TO CARRY THE JOIST'S SHEAR CAPACITY. THE SUPPORT MEMBER SHALL BE CONSIDERED IN THE CONNECTION DESIGN. THE SUPPORT MEMBER SHALL NOT BE OVER-STRESSED IN THE CONNECTION DESIGN. THE SUPPORT MEMBER SHALL NOT BE OVERSTRESSED AT THE JOIST CONNECTION.
5. THE CONTRACTOR/OWNER SHALL SUBMIT CALCULATIONS AND SHOP DRAWINGS FROM THE FLOOR JOIST MANUFACTURER THE THE DESIGNER AND ENGINEER OF RECORD FOR REVIEW. THE SUBMITTED CALCULATIONS AND SHOP DRAWINGS SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER. THE ENGINEER REVIEW DOES NOT RELIEVE THE CONTRACTOR/JOIST MANUFACTURER OF ANY RESPONSIBILITY IN COMPLETING THE DESIGN, MANUFACTURE, AND INSTALLATION OF FLOOR JOISTS WHICH ARE ADEQUATE FOR THIS APPLICATION.

ENERGY

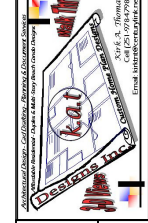
- 1. BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND PIPES AND WIRES OR BE PLACED BEHIND PIPING & WIRING. INSULATION TO BE STAPLED TO FACE OF STUD.
2. AIR PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
3. SPACE BETWEEN WINDOWS AND DOORS TO BE SEALED. CORNERS, HEADERS, AND SILL PLATES TO BE SEALED.
4. RIM JOISTS TO BE INSULATED.
5. A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE.
6. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED (TAPED).
7. PROGRAMMABLE THERMOSTAT IS REQUIRED.
8. A MINIMUM OF 75% LIGHTS USED SHALL BE HIGH EFFICACY.
9. RECESSED LIGHT FIXTURES SHALL BE SEALED TO BE AIRTIGHT.
10. MINIMUM U-FACTOR: 40. MINIMUM SHGC: 0.25.
11. PEEL & SEAL ALUMINUM BACKED TAPE REQUIRED TO BE APPLIED TO ALL EDGES OF WINDOWS.

Handwritten signature/initials.

Larry M. Oliver Enterprises Inc. 7228 Oakblair Drive South Mobile, AL 36619

By the terms of my knowledge these plans are drawn to comply with the code requirements for the jurisdiction in which they are to be used. I am a duly licensed Professional Engineer in the State of Alabama and I am not providing any warranty, express or implied, for the use of these plans. The user of these plans shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. I am not responsible for any errors or omissions in these plans. I am not responsible for any damage or injury resulting from the use of these plans. I am not responsible for any delay or interruption of work resulting from the use of these plans. I am not responsible for any cost or expense incurred by the user of these plans. I am not responsible for any liability incurred by the user of these plans. I am not responsible for any other matter whatsoever.

ENGINEERING NOTES: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE APPROVED BY THE DESIGNER AND ENGINEER OF RECORD. ANY CHANGES TO THESE DRAWINGS MUST BE APPROVED BY THE DESIGNER AND ENGINEER OF RECORD. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. I AM NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE USE OF THESE DRAWINGS. I AM NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THESE DRAWINGS. I AM NOT RESPONSIBLE FOR ANY DELAY OR INTERRUPTION OF WORK RESULTING FROM THE USE OF THESE DRAWINGS. I AM NOT RESPONSIBLE FOR ANY COST OR EXPENSE INCURRED BY THE USER OF THESE DRAWINGS. I AM NOT RESPONSIBLE FOR ANY LIABILITY INCURRED BY THE USER OF THESE DRAWINGS. I AM NOT RESPONSIBLE FOR ANY OTHER MATTER WHATSOEVER.



CONTRACTOR: STEVE JONES CONTRACTOR PROJECT: REMODEL SINGLE FAMILY RES. CLIENT: LUCINDA & CHIP CHAPPELLE LOCATION: FAIRHOPE, AL PHYSICAL ADDRESS: 210 GAYTER CT. PERMIT JURISDICTION: CITY OF FAIRHOPE PLAN SCALE: 1/8" = 1'-0" (LVL AND I-JOIST PER PLAN) BASE @ 1/4" = 1'-0" (LVL AND I-JOIST PER PLAN) FLOOD ZONE: "X"

Building Code: IRC2018 Flood Zone: FIRM - X Frost Foot Elevation: Min. 3' A.C.I. RW. Mean Roof Height: Base Sd Elev: 24' A.F.G. (Varies) Design Wind Speed: 130 mph ASD - ASCE 7-10 Design Wind Speed: 160 MPH Ultimate ASCE 7-10 Req. Glazing & Door Design Pressure (DP) 50 psf All Doors and Glazing Installed shall be Impact Rated

PRINT DATES PRELIM. REVIEW - 09/16/25 PRELIM. REVIEW - 09/17/25 PRELIM. REVIEW - 10/07/25 PRELIM. REVIEW - 11/04/25 FINAL REVIEW - 12/04/25 FINAL PRINT - 12/09/25

Page # 115 DESIGN DRAWN BY Kirk A. Thomas



Eric Kazan  
Reply to BOA 26.03  
Apr 11, 2026 at 5:36:10 AM  
Lyn Kazan

Dear City of Fairhope Planning and Zoning Department,

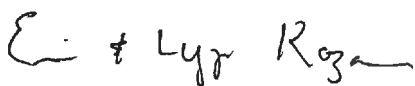
Re: PPIN #22366

My wife and I, Eric and Lyn Kazan of 204 Gayfer Ct, Fairhope, AL 36532, received the Building Height Variance letter dated April 3, 2026. We are the owners of the home directly west of the subject property.

We are writing to inquire how this height variance request will affect our property. Our primary concern is the potential loss of sunlight on the east side of our home. Specifically, we would like to know if the proposed height increase will be located toward the southern end of the 210 Gayfer Ct property, closer to Big Mouth Gully, or if it will impact the area directly adjacent to our house.

Thank you for your assistance in clarifying these details.

Best regards,

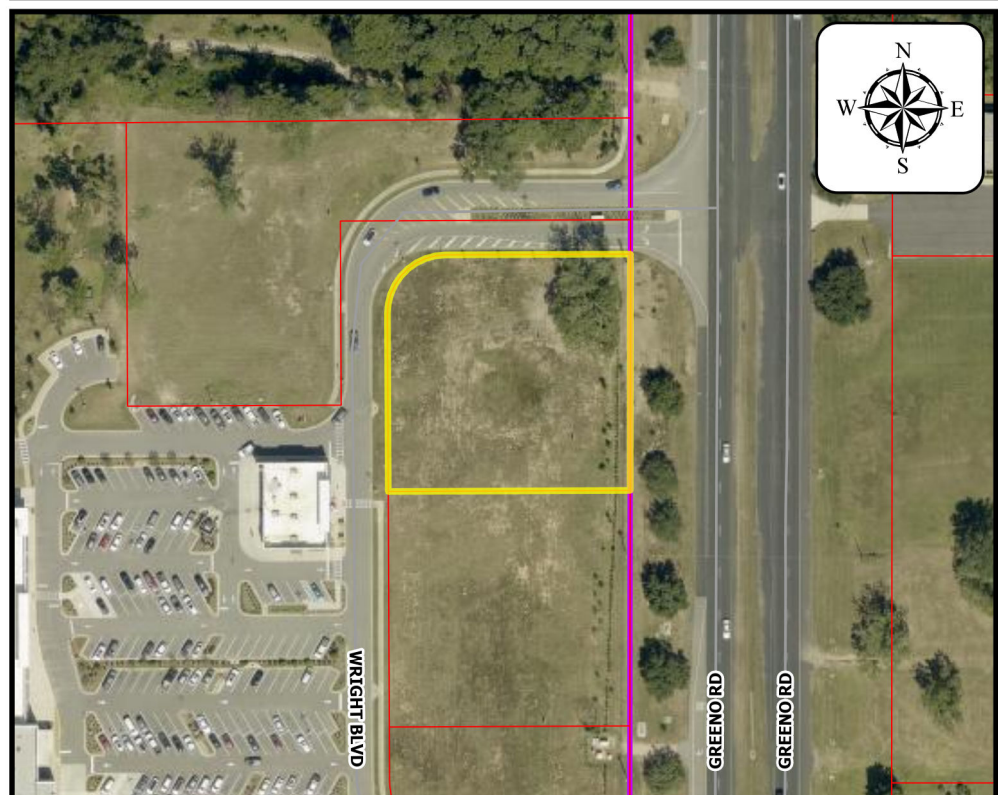
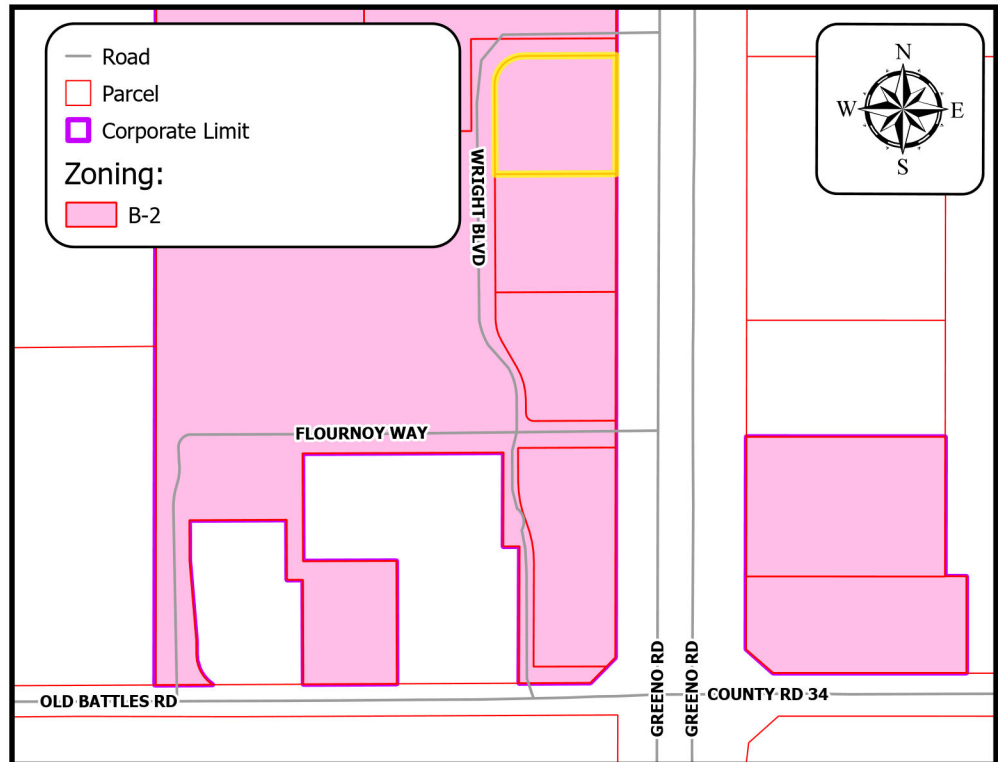
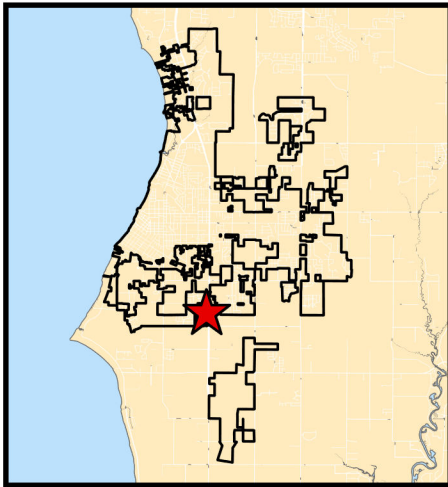


Eric & Lyn Kazan

# City of Fairhope Board of Adjustments April 21, 2026



## BOA 26.04 - 18186 Wright Blvd (Murphy USA)



<b><u>Project Name:</u></b>	18186 Wright Blvd (Murphy USA)
<b><u>Site Data:</u></b>	1.13 acres
<b><u>Project Type:</u></b>	Special exception to allow construction of an automobile service station
<b><u>Jurisdiction:</u></b>	Fairhope Planning Jurisdiction
<b><u>Zoning District:</u></b>	B-2, General Business District
<b><u>PPIN Number:</u></b>	391372
<b><u>General Location:</u></b>	Northwest of the intersection of Greeno and County Road 34
<b><u>Surveyor of Record:</u></b>	N/A
<b><u>Engineer of Record:</u></b>	N/A
<b><u>Owner / Developer:</u></b>	RW Battles, LLC
<b><u>School District:</u></b>	Fairhope Elementary School Fairhope Middle and High Schools
<b><u>Prepared by:</u></b>	Name: Michelle Melton-Null

## SUMMARY OF REQUEST

---

Public hearing to consider the request of Murphy Oil USA, Inc., on behalf of the Owner, RW Battles, LLC, for a Special Exception to allow construction of an automobile service station on property zoned B-2, General Business District. The property is located at 18186 Wright Blvd and is 1.13± acres.

## SITE HISTORY

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On February 1, 2021, SD 21.09, a 16-unit MOP was approved for this entire site (Shoppes at Point Clear) by the Fairhope Planning Commission. At the time, the site was unzoned within the county and located within the Fairhope Planning Jurisdiction. Thus, LND21-000064 was issued on May 25, 2021, for the entire site.

At its August 1, 2022, meeting the Fairhope Planning Commission unanimously approved ZC 22.09, for Conditional Annexation to B-2, General Business District. Subsequently, Resolution No. 4614-22 “Project Development Agreement between City and RW Battles, LLC” was accepted by the City Council on November 14, 2022, and Ordinance No. 1765 was signed on December 12, 2022, annexing the greater site into city limits.

On May 1, 2023, the final MOP was approved by the Planning Commission (SD 23.15).

A mandatory Site Plan Review is required for the proposed development due to the amount of impervious surfacing being proposed and will follow this application.

## STAFF COMMENTS

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Automobile Service Stations within B-2 zoned districts are “permitted only on appeal and subject to special conditions” in the Zoning Ordinance, hence this application.

Article III.A. of the Zoning Ordinance defines B-2 districts as follows:

***B-2, General Business District:*** *This district is intended to provide opportunity for activities causing noise and heavy traffic, not considered compatible in the more restrictive business district. These uses also serve a regional as well as a local market and require location in proximity to major transportation routes. Recreational vehicle parks, very light production and processing activities are included.*

Article II, Section A(4)(d)(2) describes the duty and power of the BOA that is applicable to this case.

*“Special Exceptions - To hear and decide special exceptions to the terms of this ordinance upon which the board is required to pass under this ordinance.”*

Although the criteria detailed in Article II Section C.3.e(2) of the Zoning Ordinance controls the review of this request for Special Exception, a conceptual site plan was submitted to staff along with the application, and as such, staff has prepared the following general comments regarding the proposed site plan. It should be noted, however, that a complete review of the proposed site plan will be included as part of the mandatory Site Plan Review submitted to Planning Commission and City Council.

Full compliance with the Tree and Landscape Ordinance shall be required for this development. The applicant has identified two (2) large heritage oak trees they intend to preserve. A complete Tree and Landscape Plan and Tree Preservation Plan will need to be approved by the City Horticulturist as part of the Site Plan Review process.

There are 11 parking spaces proposed for the 2,824± SF building with 16 spaces under the fuel canopy provided by the eight (8) fuel pumps. The number of parking spaces is compliant with the Zoning Ordinance; however, at least one (1) space is required to utilize a pervious surface.

The site plan illustrates a compliant turning radius for fuel trucks.

The site plan did not provide the proposed building height nor the height of the canopy over the fueling stations. The Final Plat (Instrument No. 2133748) has 35' as the maximum building height on the Development Site Data Table. The setbacks match those on the recorded Final Plat.

All signage shall conform to the Sign Ordinance and any other applicable rules and regulations. Currently, there is an 8ft monument sign proposed in conformance with the Sign Ordinance. Cumulative branding contributes to maximum amount of signage allowed on the site.

Applicant has a 10ft sidewalk easement in place on the eastern property line facing U.S. Hwy 98 (Greeno Rd).

**Citizen Comments**

During the public comment period staff did not receive any citizen comments.

## VARIANCE CONSIDERATIONS

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### Standards of Review:

Article II Section C.3.e(2) of the City of Fairhope Zoning Ordinance states that any other application (i.e. Administrative Appeal or Special Exception) shall be reviewed by the Board of Adjustments under the following criteria:

- 1) Compliance with the Comprehensive Plan;
- 2) Compliance with any other approved planning document;
- 3) Compliance with the standards, goals, and intent of this ordinance;
- 4) The character of the surrounding property, including any pending development activity;
- 5) Adequacy of public infrastructure to support the proposed development;
- 6) Impacts on natural resources, including existing conditions and ongoing post-development conditions;
- 7) Compliance with other laws and regulations of the City;
- 8) Compliance with other applicable laws and regulations of other jurisdictions;
- 9) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values; and
- 10) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values.
- 11) Overall benefit to the community;
- 12) Compliance with sound planning principles;
- 13) Compliance with the terms and conditions of any zoning approval; and
- 14) Any other matter relating to the health, safety, and welfare of the community.

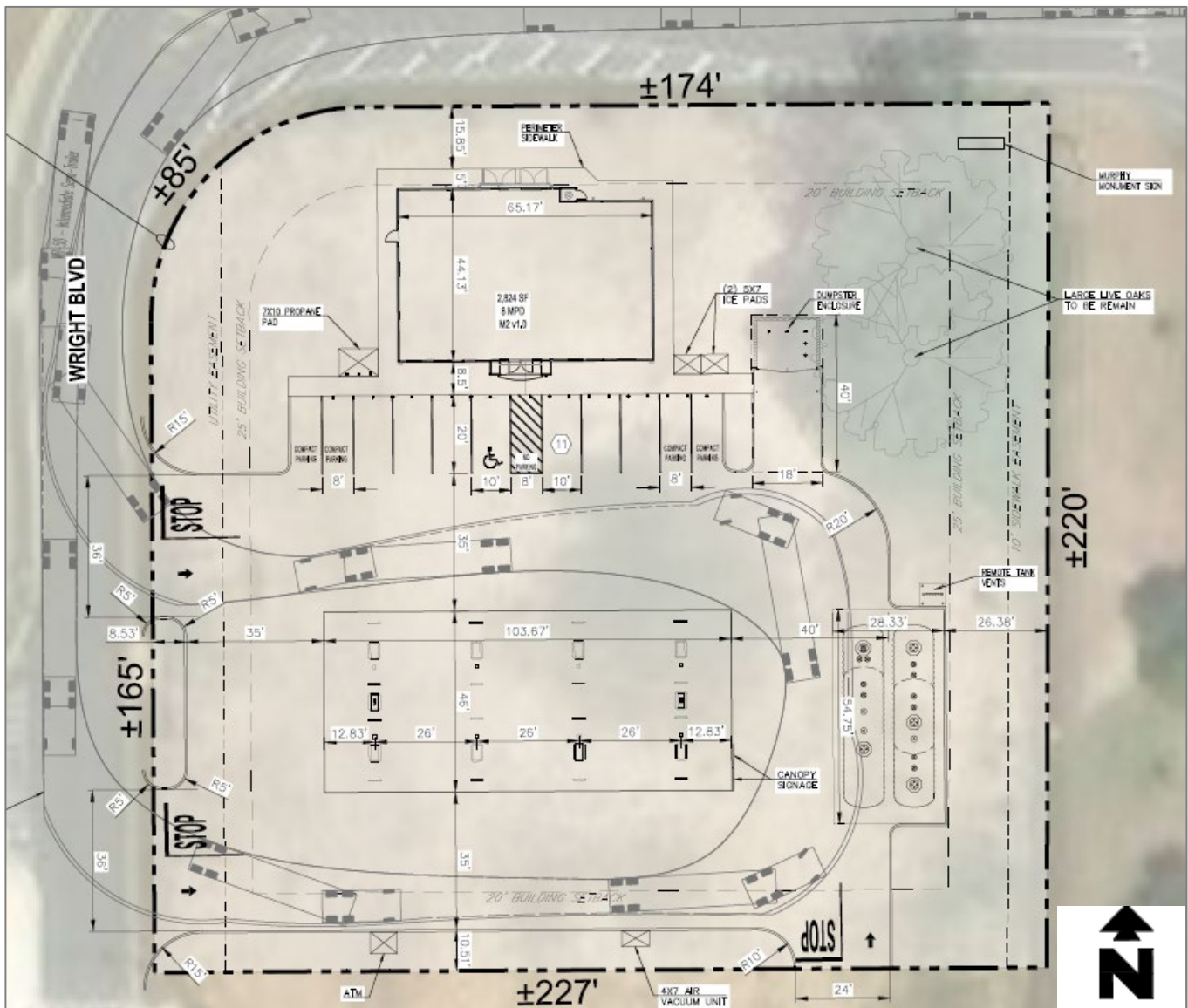
### Recommendation:

Based on the preceding, Staff recommends **Approval** of BOA 26.04 Murphy Oil USA, 18186 Wright Blvd Special Exception to allow an automobile service station in a B-2, General Business District.

**Excerpt from Table 3-2: Dimension Table – Lots and Principle Structure**

Dimension District or Use	Min. Lot Area / Allowed Units Per Acre (UPA)	Min. Lot Width	Front Setback	Rear Setback	Side Setback	Street Side Setback	Max. Total Lot Coverage by All Structures	Max. Height
B-1	None/-	none	20' <sup>d</sup>	20'	none <sup>e</sup>			30' <sup>l</sup>
B-2	None/-	none	20' <sup>d</sup>	none <sup>f</sup>	none <sup>e</sup>			30' <sup>l</sup>
B-3a	7,500 s.f./-	60'	30'	35'	10'		30%	30' <sup>l</sup>
B-3b	7,500 s.f./-	60'	20'	20'	none <sup>e</sup>		none	30' <sup>l</sup>
B-4	None/-	none	20'	20'	10'			30' <sup>l</sup>

**Conceptual Site Plan**



**Excerpt from Table 3-1 Use Table**

Zoning Districts	B-1	B-2
<b>Use Categories / Specific Uses</b>		
<b>Dwelling</b>		
Single-Family	●	●
Two-family	●	●
Townhouse	☉	☉
Patio Home		
Multiple-family / Apartment		
Manufactured Home		
Mixed-use	●	●
Accessory Dwelling	☉	☉
Estate		
<b>Civic</b>		
Elementary School	●	●
Secondary School	●	●
Education Facility	●	●
Library	●	●
Place of Worship		
Cemetery	○	○
Hospital	○	○
Public Open Space	●	●
Common Open Space	●	●
Community Center or Club	○	○
Public Utility	○	○
<b>Office</b>		
General	●	●
Professional	●	●
Home Occupation	☉	☉
<b>Retail</b>		
Grocery	●	●
Convenience Store	☉	☉
General Merchandise	●	●
Shopping Center		●
Automobile Service Station	○	○
Outdoor Sales Limited		○
Outdoor Sales Lot		○
Garden Center		○

Zoning Districts	B-1	B-2
<b>Use Categories / Specific Uses</b>		
<b>Service</b>		
Convalescent or Nursing Home	○	○
Clinic	○	○
Outdoor Recreation Facility		○
Day Care	○	○
General Personal Services	●	●
Mortuary or Funeral Home		○
Automobile Repair		●
Indoor Recreation	●	●
Dry Cleaner / Laundry	●	○
Personal Storage		○
Bed & Breakfast		
Hotel / Motel		○
Boarding House or Dormitory		
Recreational Vehicle Park		☉
Restaurant	○	●
Bar		●
Entertainment Venue		●
Marina		
Kennel or Animal Hospital		○
Warehouse		
Junk Yard or Salvage Yard		
<b>Manufacturing</b>		
Limited		○
Light		
General		
Food Processing		
<b>Rural</b>		
Agriculture		
Rural Market		
Plant Nursery		

● = Allowed By-Right	☉ = Special Conditions	○ = On Appeal
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APPLICATION FOR BOARD OF ADJUSTMENTS

Application Type: [X] Administrative Appeal [X] Special Exception [ ] Variance

Property Owner / Leaseholder Information
Name: RW Battles, LLC Phone Number: (706)326-2053
Street Address: 2520 Wynnton Rd.
City: Columbus State: Georgia Zip: 31906

Applicant / Agent Information
If different from above.
Notarized letter from property owner is required if an agent is used for representation.
Name: Murphy Oil USA, Inc. Phone Number: (318) 206-3838
Street Address: 200 Peach Street
City: EL Dorado State: Arkansas Zip: 71731

Site Plan with Existing Conditions Attached: YES NO
Site Plan with Proposed Conditions Attached: YES NO
Variance Request Information Complete: YES NO
Names and Address of all Real Property Owners within 300 Feet of Above Described Property Attached: YES NO

Applications for Administrative Appeal or Special Exception:
Please attach as a separate sheet(s) information regarding the administrative decision made or information regarding the use seeking approval. Please feel free to be as specific or as general as you wish in your description. This information will be provided to the Board before the actual meeting date. It is to your benefit to explain as much as possible your position or proposal.

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. \*If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

MARTIN FLOURNOY
Property Owner/Leaseholder Printed Name

[Handwritten Signature]
Signature

3/5/2026
Date

Fairhope Single Tax Corp. (If Applicable)



**Authorization Letter**

To Whom it May Concern:

I, RW Battles, LLC, hereby authorize  
*Owner of Record*

Chase de la Houssaye & Derek Brown of Murphy Oil USA, Inc.  
*Authorized Agent                      Company*

-and-

Wesley Miller of RAM Engineering, LLC  
*Authorized Agent      Company*

to represent me and to act on my behalf in regard to the application for

Murphy USA.  
*Name of Development/Application*

Sincerely,  
 3/5/2026  
*Owner of Record Signature                      Date*

MARTIN B. FLOURNOY *Member/Manager*  
*Owner of Record Name (Print)*

March 09, 2026

To: Hunter Simmons, Director of Planning  
City of Fairhope  
PO Box 429  
Fairhope, AL 36533

Re: Murphy USA # 25211  
18186 Wright Blvd  
Fairhope, Alabama  
RAM Project No. 2025.064  
**BOA Application**

Dear Mr. Simmons,

On behalf of Murphy Oil USA, Inc., we are submitting a Board of Adjustments & Appeals (BOA) application for the above-mentioned project. We request that this item be placed on the April 20, 2026 BOA agenda for consideration.

This request is being made to allow for the use of an automobile service station in the current B-2 zoning as required by Table 3-1, Article III of the City of Fairhope Zoning Ordinance.

The proposed use of the site is a 2,800 square foot convenience store with eight fuel islands under canopy. This use meets the definition of a "automobile service station", and as such requires BOA approval.

Enclosed herewith are the following:

- Board of Adjustments & Appeals application
- Property owner authorization letter
- Site topographic and boundary survey
- Conceptual site plan
- Map of adjacent properties with zoning
- Names and addresses of property owners within 300 ft

Please let us know if you have any questions or require further information.

Sincerely,

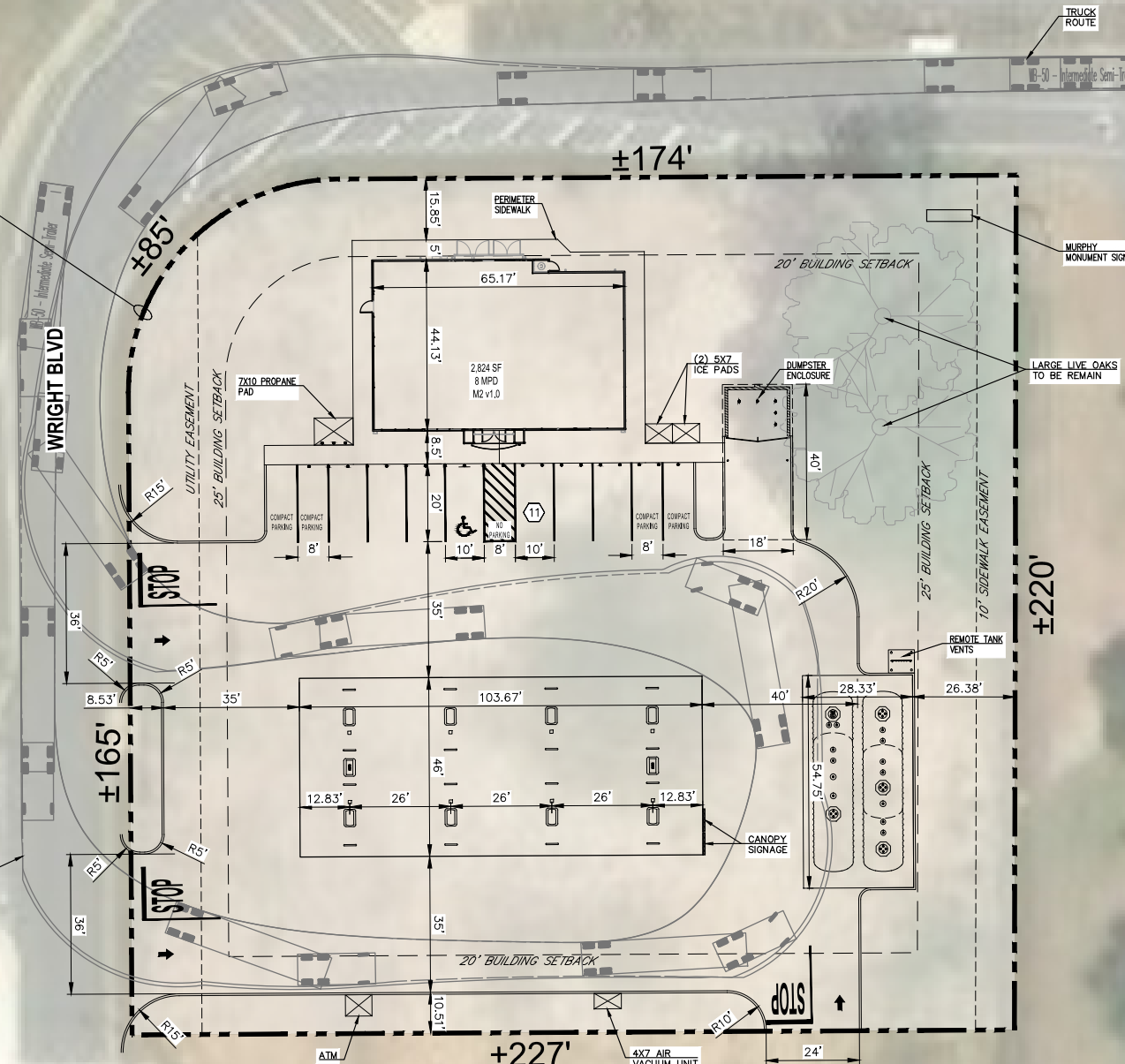


Wesley D. Miller, PE, PLS  
RAM Engineering, LLC

Enclosures: As listed herein  
Cc: N/A

**PARCEL AREA**

LOT "A"  
49,508± SQ. FT.  
1.14± ACRES

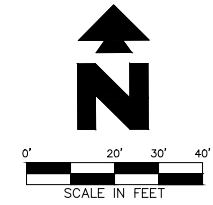


RETAIL SHOPPING CENTER

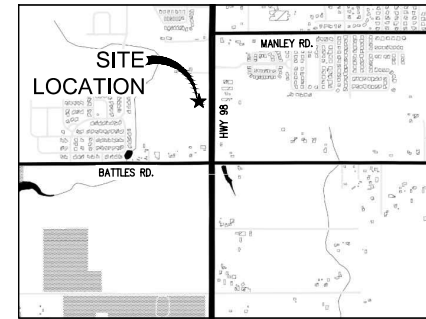
LOT "B"

PUBLIC PARKING

**8 MPD (STACK)**



PARCEL DATA		
	S.F.	ACRES
MURPHY PARCEL	± 49,508	± 1.14
GREENSPACE PROVIDED	39%	
REQUIRED PARKING	11 SPACES (4 SP. FOR 1st 400 S.F. THEN 1 SP. / 400 AFTER) 30%-40% MUST BE COMPACT CAR STALLS (8'W)	
PARKING SPACES PROVIDED	11 (+ 16 UNDER CANOPY)	
ZONING	B-2 (GENERAL BUSINESS DISTRICT)	
SETBACKS	*PER ALTA SURVEY PROVIDED BY CLIENT	
FRONT (US HWY 98)	*25'	
SIDES	*20'	
REAR (WRIGHT BLVD.)	*25'	
SIGNAGE	8' HEIGHT MAX ½ S.F./L.F. BUILDING FACE	
DRIVEWAY SLOPE	2%+ (EXISTING/PROPOSED)	



VICINITY MAP  
N.T.S.

PAVEMENT QUANTITIES	
	S.F.
PARKING	± 23,018
DRIVEWAYS (INSIDE R/W)	± 257
SIDEWALKS	± 1,666
DUMPSTER PAD	± 720
TANK PAD	± 1,551

REVISION	DATE	DESCRIPTION
REV-0	12/8/2025	8 MPD (STACK)
REV-1	1/19/2026	8 MPD (STACK) SITE FACING NORTH
REV-2	1/19/2026	8 MPD (STACK) SITE FACING SOUTH
REV-2	2/27/2026	8 MPD (STACK) SITE FACING SOUTH, ADJUST CANOPY SIGNAGE

SHEET NO.  
**CSP**

BASED ON ALTA SURVEY  
BY: WATTIER SURVEYING, INC.  
DATED 04/27/2023

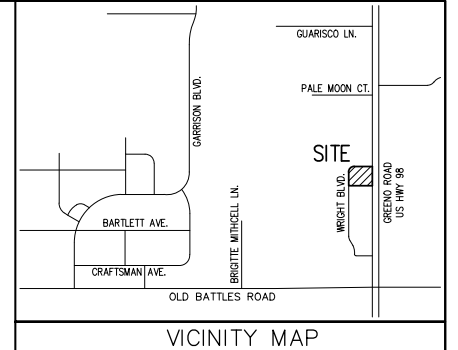
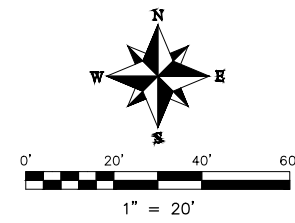
CONCEPTUAL SITE PLAN  
MURPHY USA (NTI)  
18186 WRIGHT BLVD.  
FAIRHOPE ALABAMA

CONTACT: WESLEY MILLER  
RAM ENGINEERING, LLC  
P.O. BOX 11696  
ALEXANDRIA, LA 71315  
(318) 206-3838



MURPHY OIL USA, INC.  
200 PEACH STREET  
EL DORADO, AR 71730

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	54.50'	85.61'	S44°56'14"W	77.07'



**LEGEND**

- (R) RECORD BEARING OR DISTANCE
- (A) ACTUAL BEARING OR DISTANCE
- BR702 PROPERTY CORNER
- △ T2 SURVEY CONTROL POINT
- BSL BUILDING SETBACK LINE
- UP WANCHOR UTILITY POLE W/ANCHOR
- PP LIGHT POLE
- SL SITE LIGHTING
- ET ELECTRIC TRANSFORMER/VAULT
- FH FIRE HYDRANT
- WV WATER VALVE
- WM WATER METER
- ICV IRRIGATION CONTROL VALVE
- CV COMMUNICATION VAULT
- CP COMMUNICATION PEDESTAL
- SD STORM DRAIN MANHOLE
- SM SANITARY SEWER MANHOLE
- SV SANITARY SEWER VALVE
- STOP SIGN
- OHU OVERHEAD UTILITIES LINE
- 8" W PVC 8" PVC WATER LINE
- 8" W DI 8" DUCTILE IRON WATER LINE
- 8" SS 8" PVC SANITARY SEWER LINE
- 6" SS 6" PVC SANITARY SEWER LINE
- NG NATURAL GAS LINE
- UGC UNDERGROUND COMMUNICATION
- SDR STORM DRAIN PIPE
- AE ACCESS EASEMENT
- HR HEDGE ROW
- TL TREE DRIP LINE
- OT LINE OAK TREE
- PT PINE TREE

**CONTROL POINT/PROPERTY CORNER DATA**

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
T1	178,400.09	1,846,730.55	100.03	CAPPED REBAR (WATTIER) (CONTROL)
T2	178,333.39	1,846,479.28	92.69	CAPPED REBAR (WATTIER) (CONTROL)
T3	178,579.60	1,846,454.90	94.46	CAPPED REBAR (WATTIER) (CONTROL)
T4	178,610.51	1,846,736.24	98.70	CAPPED REBAR (WATTIER) (CONTROL)
T1511	178,576.50	1,846,535.77	---	CAPPED REBAR (WATTIER)
T1512	178,576.70	1,846,710.06	---	CAPPED REBAR (WATTIER)
T1513	178,356.70	1,846,708.59	---	CAPPED REBAR (WATTIER)
T1514	178,356.45	1,846,481.51	---	CAPPED REBAR (WATTIER)
T1515	178,521.95	1,846,481.33	---	CAPPED REBAR (WATTIER)

**NOTES**

- THE PROPERTY DESCRIBED HEREON IS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 01097C0757 M, DATED 04/19/2019, AND IS SHOWN TO BE IN FLOOD ZONE "X-UNSHADED".
- THIS SURVEY DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS READILY VISIBLE ON THE SURFACE OR PROVIDED BY THE CLIENT.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED ON-SITE VIA STATIC GPS OBSERVATIONS THAT WERE PROCESSED WITH OPUS.
- HORIZONTAL COORDINATES SHOWN HEREON ARE REFERENCED TO STATE PLANE COORDINATES, ALABAMA WEST ZONE, NAD 83, U.S. SURVEY FOOT, AND WERE ESTABLISHED ON-SITE VIA STATIC GPS OBSERVATIONS THAT WERE PROCESSED WITH OPUS.
- DISTANCES SHOWN HEREON ARE STATE PLANE COORDINATE GRID DISTANCES. SCALE FACTOR 0.99995027.
- BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE GRID BEARINGS. CONVERGENCE ANGLE FROM GRID NORTH TO GEODETIC NORTH IS -00° 11' 45" AT N 178,756.18, E 1,846,901.705.
- UNDERGROUND UTILITIES SHOWN HEREON WERE ESTABLISHED BY FIELD MEASUREMENTS OF MARKINGS PLACED ON THE GROUND BY VARIOUS UTILITY COMPANIES IN RESPONSE TO LINE LOCATE TICKET NUMBER 260201001 & 260201010 OR AS SHOWN ON AS-BUILT DRAWINGS PROVIDED BY UTILITY COMPANIES.

**LEGAL DESCRIPTION**

STATE OF ALABAMA  
 COUNTY OF BALDWIN  
 LOT "A", RESUBDIVISION OF LOTS 1, 2, 3 & 4, RW BATTLES LLC REPLAT, AMENDED PLAT, AS RECORDED IN SLIDE NUMBER 2877-A OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

**SURVEYOR CERTIFICATION**

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

*Mark A. Wattier*  
 MARK A. WATTIER, PLS  
 ALABAMA REGISTRATION NO. 20364

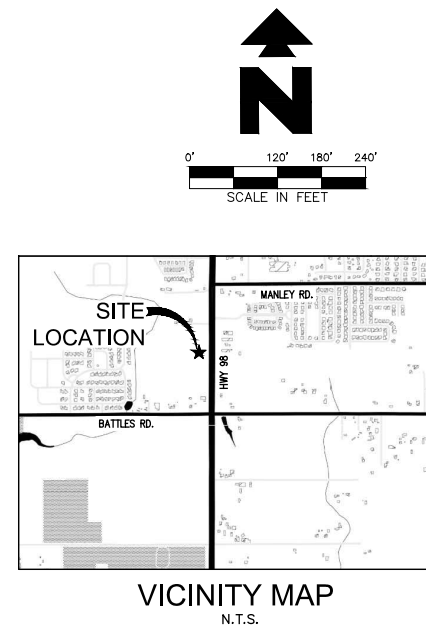


FEBRUARY 24, 2026

**WATTIER SURVEYING, INC.**  
 PROFESSIONAL LAND SURVEYORS

4318 Downtowner Loop N., Suite H  
 Mobile, Alabama 36609 251-342-2640

SURVEY TYPE: BOUNDARY & TOPOGRAPHIC SURVEY	INFORMATION SOURCE:
BEARING REFERENCE: STATE PLANE GRID, NAD 83, AL WEST ZONE, U.S. SURVEY FOOT	
J.O. NO. 26-0105 COMP. FILE 2664, DWG. NO. 65-2E-29-SUBD, DATE OF LAST FIELD WORK 02/24/2026, CLIENT RAM ENGINEERING, LLC	



PRELIMINARY DOCUMENT  
RAM ENGINEERING, LLC (ECAS1082)  
WESLEY MILLER, PE (PE 37417-E)



CONTACT: WESLEY MILLER  
RAM ENGINEERING, LLC  
P.O. BOX 11696  
ALEXANDRIA, LA 71315  
(318) 206-3838

**MURPHY OIL USA, INC.**  
**MURPHY USA**  
200 PEACH STREET  
EL DORADO, AR 71730

REV-0  
DATE 12/10/2025  
JNS PRN WDM JNS WDM JNS  
DES PM PM DES PM DES  
DRW  
**ZONING MAP**  
MURPHY USA (NTI)  
18186 WRIGHT BLVD.  
FAIRHOPE ALABAMA

SHEET NO.

# Publix.

## Fairhope, AL

U.S. HWY 98 & OLD BATTLES RD

### SD 23.15 PUBLIX AT POINT CLEAR MULTIPLE OCCUPANCY PROJECT

JANUARY 2024

2133748  
BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed: 07/03/2024 01:57 PM  
TOTAL \$40.00 2 Pages  
SLIDE 0002950 - E

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

THIS IS TO CERTIFY THAT RW BATTLE, LLC IS THE OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, AND THAT THE SAME HAS CAUSED SAID LAND 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, AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS 21st DAY OF February, 2024.

*Marcos M. Monter*  
OWNER  
*Marcos M. Monter*  
TITLE

**CERTIFICATION BY NOTARY PUBLIC**

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, Jane M. Russell, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, HEREBY CERTIFY THAT Marcos M. Monter, WHOSE NAME AS Marcos M. Monter OF RW BATTLE, LLC, 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, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 21st DAY OF February, 2024.

*Jane M. Russell*  
NOTARY PUBLIC



**ENGINEER'S CERTIFICATE**

STATE OF ALABAMA  
COUNTY OF BALDWIN

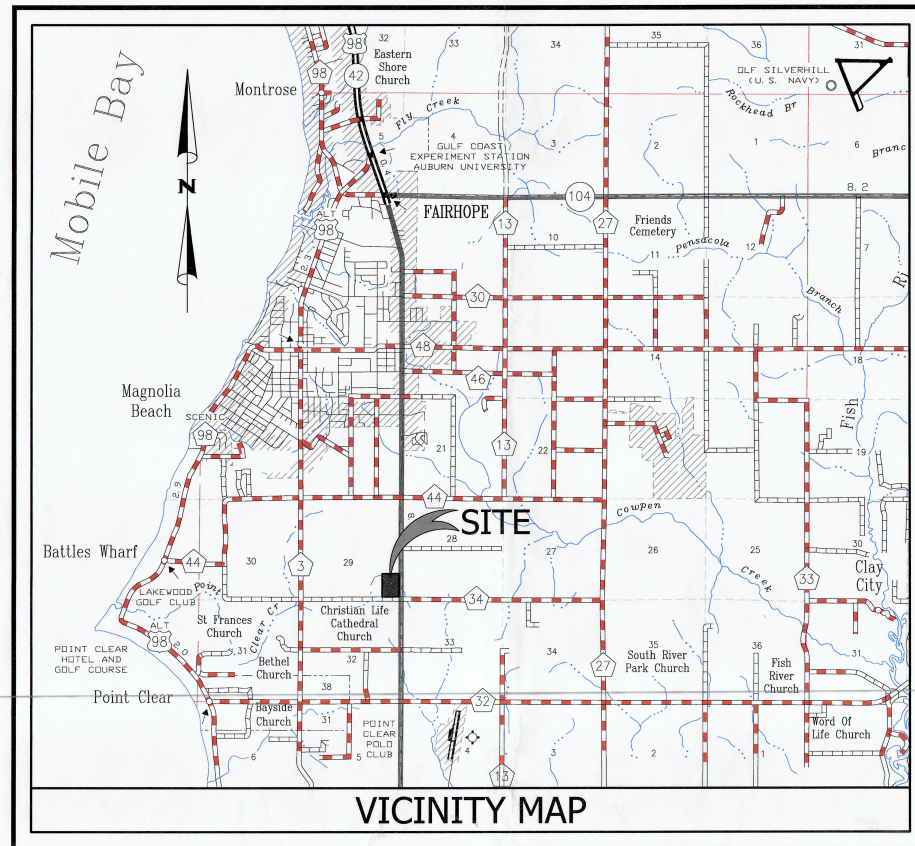
I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF ALABAMA HOLDING CERTIFICATE NUMBER 25748, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPALS OF GOOD ENGINEERING PRACTICE. I FURTHER CERTIFY THAT I HAVE OBSERVED THE CONSTRUCTION OF THE WITHIN IMPROVEMENTS, THAT THE SAME CONFORMS TO MY DESIGN, THAT THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED AND THAT SAID IMPROVEMENTS ARE HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF FAIRHOPE, ALABAMA.

PROJECT ENGINEER

*Wade Mitchell*

DATE

PUBLIX AT POINT CLEAR, PLANS WHICH ARE CERTIFIED CONSIST OF PAGE C3, C6, AND C11, EACH OF WHICH BEARS BY SEAL AND SIGNATURE.



NOT TO SCALE

UTILITY INFORMATION	
CONTRACTOR SHALL HAVE ALL EXISTING BURIED UTILITIES "LINE SPOTTED" BY CALLING 1-800-292-8925 (ALABAMA ONE-CALL) OR BY CONTACTING LOCAL UTILITY COMPANIES	
WATER/SEWER/GAS:	FAIRHOPE PUBLIC UTILITIES 555 S SECTION ST, FAIRHOPE, AL 36532 JASON LANGLEY (WATER/SEWER), TERRY HOLMAN (GAS) (251) 628-2138
ELECTRICAL:	RIVIERA UTILITIES 413 E LAUREL AVE FOLEY, AL 36536 SCOTT SLIGH (251) 943-5001
TELEPHONE:	AT&T - BELL SOUTH TELECOMMUNICATIONS, LLC 2155 OLD SHELL RD, MOBILE, AL 36607 WADE MITCHELL (251) 471-8381



**CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE PLANNING COMMISSION**

APPROVED BY THE CITY OF FAIRHOPE PLANNING COMMISSION, BY APPROVAL OF THIS SUBDIVISION PLAT THE PLANNING COMMISSION OF THE CITY OF FAIRHOPE ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THE PLAT, AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

*Cindy Anderson*  
SECRETARY  
DATE: 01/21/2024

**CERTIFICATE OF APPROVAL BY FAIRHOPE PUBLIC UTILITIES WATER AND SEWER DEPARTMENT:**

THE UNDERSIGNED, AS AUTHORIZED BY FAIRHOPE PUBLIC UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 21st DAY OF February, 2024.

*Wade Mitchell*  
AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF APPROVAL BY FAIRHOPE PUBLIC UTILITIES GAS DEPARTMENT:**

THE UNDERSIGNED, AS AUTHORIZED BY FAIRHOPE PUBLIC UTILITIES GAS DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 21st DAY OF February, 2024.

*Wade Mitchell*  
AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES:**

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 21st DAY OF February, 2024.

*Scott Sligh*  
AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF APPROVAL BY AT&T:**

THE UNDERSIGNED, AS AUTHORIZED BY AT&T, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 20th DAY OF February, 2024.

*Wade Mitchell*  
AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF APPROVAL BY E-911 GIS/ADDRESSING:**

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE MAP WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 21st DAY OF February, 2024.

*Amantha Roberts*  
AUTHORIZED REPRESENTATIVE



Jinright & Associates Development Engineers  
208 Casso Road North, Fairhope, Alabama 36532  
P.O. Box 1929, Fairhope, Alabama 36533  
Phone: (251) 928-5443 Fax: (251) 928-5665  
jadengineers.com (AL) CA-3157-E



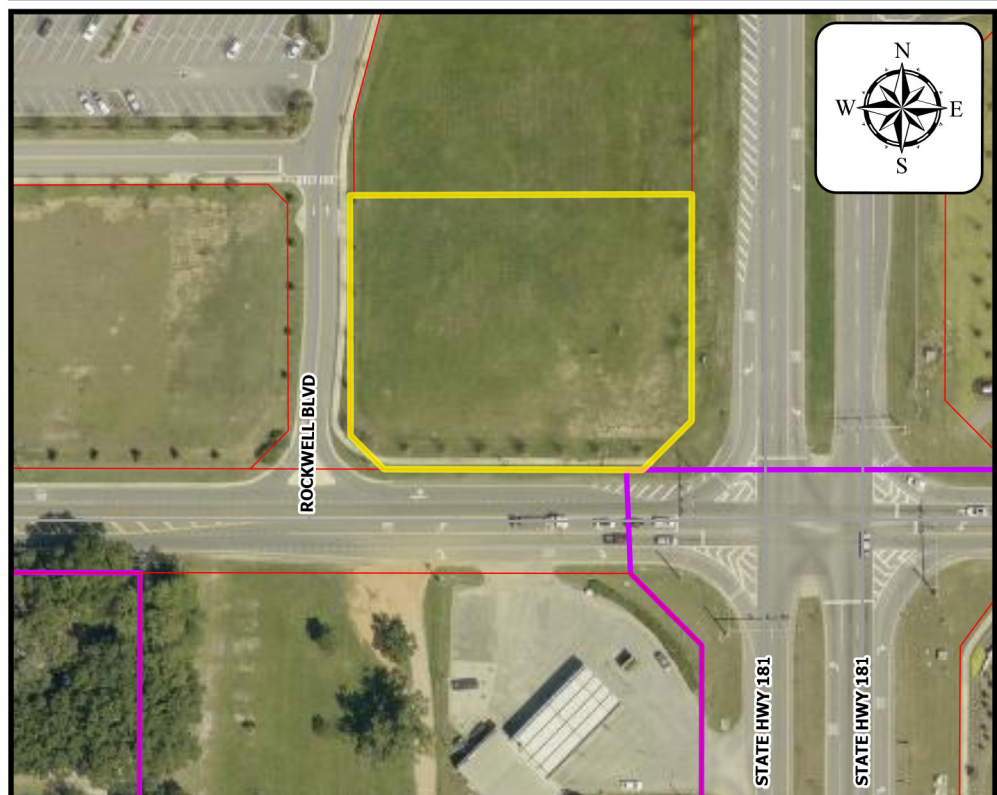
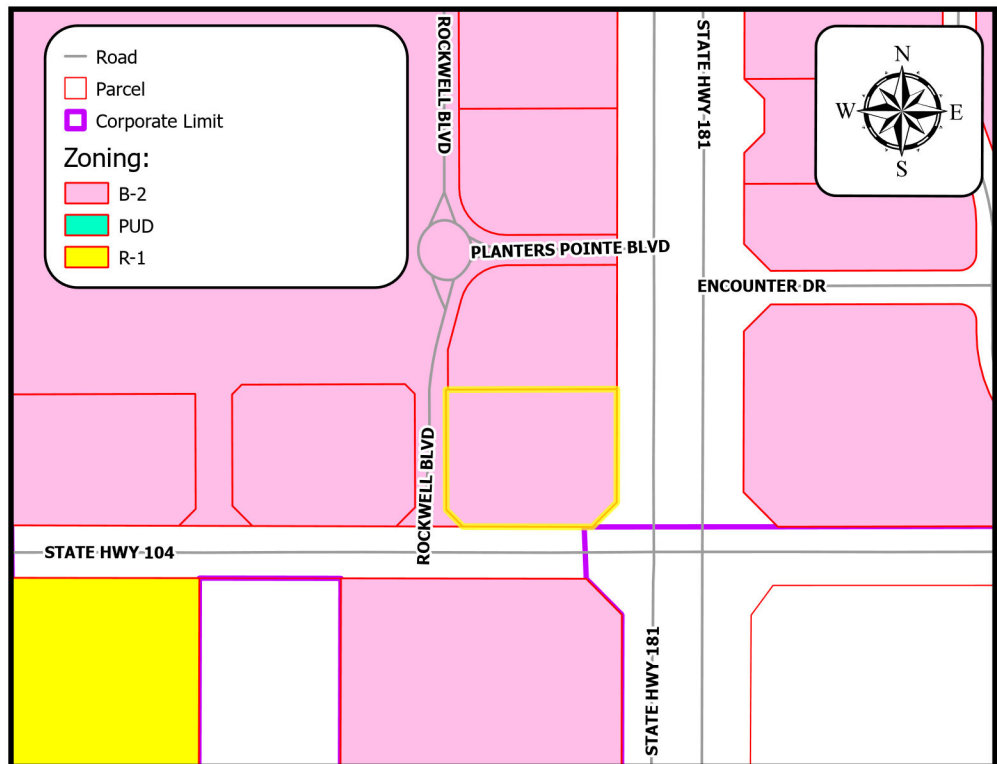
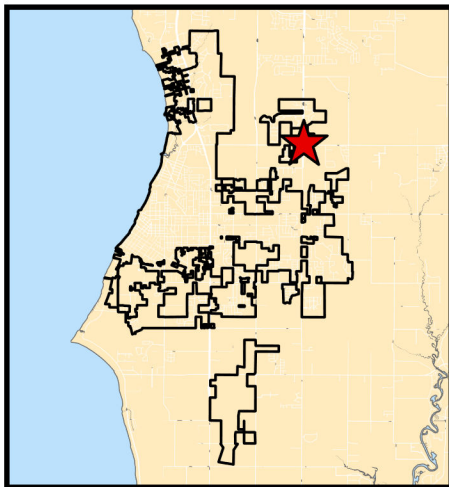
PUBLIX AT POINT CLEAR  
RW BATTLES, LLC



# City of Fairhope Board of Adjustments April 21, 2026



## BOA 26.05 - HWY 181 & 104 Murphy USA



**Project Name:**

HWY 181 & 104 Murphy USA

**Site Data:**

1.18 acres

**Project Type:**

Special exception to allow construction of an automobile service station

**Jurisdiction:**

Fairhope Planning Jurisdiction

**Zoning District:**

B-2, General Business District

**PPIN Number:**

626309

**General Location:**

Northwest of the intersection of State Highway 181 and 104

**Surveyor of Record:**

N/A

**Engineer of Record:**

N/A

**Owner / Developer:**

Corte Cave/Mitchell 1, LLC

**School District:**

Fairhope Elementary School  
Fairhope Middle and High Schools

**Prepared by:**

Name : Michelle Melton-Null

## SUMMARY OF REQUEST

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Public hearing to consider the request of Murphy Oil USA, Inc., on behalf of the Owner, Corte Cave/Mitchell 1, LLC, for a Special Exception to allow construction of an automobile service station on property zoned B-2, General Business District. The property is located at the northwest corner of the intersection of State Hwy 181 and 104 and is 1.18± acres.

## SITE HISTORY

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The larger Planter’s Pointe development property received preliminary Multiple Occupancy Project (MOP) approval in November 2020 (SD 20.34) whilst in Baldwin County and within Fairhope’s Planning Jurisdiction. Preliminary Plat approval of the 9-lot subdivision (Re-subdivision of Lot 2) was granted November 2021 (SD 21.48).

The property conditionally annexed into the City in December 22, 2021, via Ordinance 1737.

A 12-month extension was granted at the October 2, 2023, Planning Commission meeting. Final Plat approval of the 9-unit MOP was granted on December 4, 2023 (SD 23.32).

A mandatory Site Plan Review will follow the current BOA case.

## STAFF COMMENTS

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Automobile Service Stations within B-2 zoned districts are “permitted only on appeal and subject to special conditions” in the Zoning Ordinance, hence this application.

Article III.A. of the Zoning Ordinance defines B-2 districts as follows:

**B-2, General Business District:** *This district is intended to provide opportunity for activities causing noise and heavy traffic, not considered compatible in the more restrictive business district. These uses also serve a regional as well as a local market and require location in proximity to major transportation routes. Recreational vehicle parks, very light production and processing activities are included.*

Article II, Section A(4)(d)(2) describes the duty and power of the BOA that is applicable to this case.

*“Special Exceptions - To hear and decide special exceptions to the terms of this ordinance upon which the board is required to pass under this ordinance.”*

Although the criteria detailed in Article II Section C.3.e(2) of the Zoning Ordinance controls the review of this request for Special Exception, a conceptual site plan was submitted to staff along with the application, and as such, staff has prepared the following general comments regarding the proposed site plan. A complete review of the proposed site plan will be included as part of the mandatory Site Plan Review submitted to Planning Commission and City Council.

There are 11 parking spaces proposed for the 2,824± SF building with 16 spaces under the fuel canopy provided by the eight (8) fuel pumps. The number of parking spaces is compliant with the Zoning Ordinance; however, at least one (1) space is required to utilize a pervious surface.

The site plan illustrates a compliant turning radius for fuel trucks.

The site plan did not provide the proposed building height nor the height of the canopy over the fueling stations. The Final Plat (Instrument No. 2132202) does not state a specific height for a building on Lot 4; however, B-2 districts require a maximum height of 30 feet. The setbacks match those on the recorded Final Plat.

All signage shall conform to the Sign Ordinance and any other applicable rules and regulations. Currently, there is an 8ft monument sign proposed in conformance with the Sign Ordinance. Cumulative branding contributes to maximum amount of signage allowed on the site.

Applicant has a 15ft sidewalk easement in place on the eastern property line facing AL Hwy 181 that meets an existing sidewalk along AL Hwy 104.

Staff has concerns regarding the location of the proposed dumpster and its screening, given its proximity to a primary entrance to the development. Although the Zoning Ordinance does not mandate alternative placement for the dumpster within the lot, staff recommends that the applicant consider other interior locations prior to submitting an application for Site Plan Review.

Similarly, staff has reservations about the quantity and separation of outdoor servicing activities—such as ice pads, ATMs, and propane pads—as well as their positioning away from the proposed building. It is also important to note that Article IV.B.2.a of the Zoning Ordinance stipulates that these activities must be screened from public view. The current plans do not reflect this requirement, and appropriate revisions will need to be made before proceeding with Site Plan Review.

**Citizen Comments**

During the public comment period staff did not receive any citizen comments.

## VARIANCE CONSIDERATIONS

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### Standards of Review:

Article II Section C.3.e(2) of the City of Fairhope Zoning Ordinance states that any other application (i.e. Administrative Appeal or Special Exception) shall be reviewed by the Board of Adjustments under the following criteria:

- 1) Compliance with the Comprehensive Plan;
- 2) Compliance with any other approved planning document;
- 3) Compliance with the standards, goals, and intent of this ordinance;
- 4) The character of the surrounding property, including any pending development activity;
- 5) Adequacy of public infrastructure to support the proposed development;
- 6) Impacts on natural resources, including existing conditions and ongoing post-development conditions;
- 7) Compliance with other laws and regulations of the City;
- 8) Compliance with other applicable laws and regulations of other jurisdictions;
- 9) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values; and
- 10) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values.
- 11) Overall benefit to the community;
- 12) Compliance with sound planning principles;
- 13) Compliance with the terms and conditions of any zoning approval; and
- 14) Any other matter relating to the health, safety, and welfare of the community.

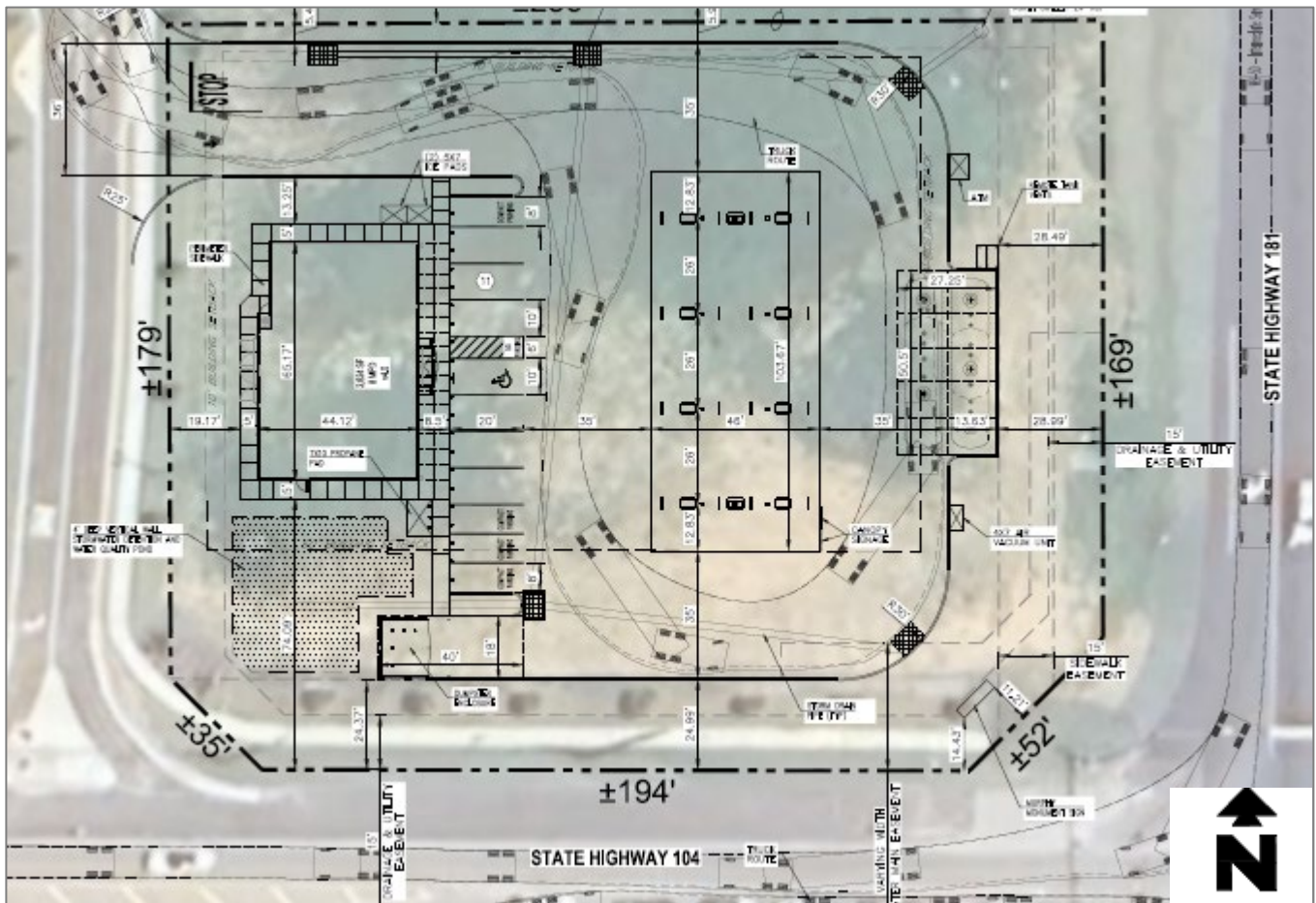
### Recommendation:

Based on the preceding, Staff recommends **Approval** of BOA 26.05 Murphy Oil USA, Planter’s Pointe Special Exception to allow an automobile service station in a B-2, General Business District.

**Excerpt from Table 3-2: Dimension Table – Lots and Principle Structure**

Dimension District or Use	Min. Lot Area / Allowed Units Per Acre (UPA)	Min. Lot Width	Front Setback	Rear Setback	Side Setback	Street Side Setback	Max. Total Lot Coverage by All Structures	Max. Height
B-1	None/ -	none	20' <sup>d</sup>	20'	none <sup>e</sup>			30' <sup>l</sup>
B-2	None/ -	none	20' <sup>d</sup>	none <sup>f</sup>	none <sup>e</sup>			30' <sup>l</sup>
B-3a	7,500 s.f./ -	60'	30'	35'	10'		30%	30' <sup>l</sup>
B-3b	7,500 s.f./ -	60'	20'	20'	none <sup>e</sup>		none	30' <sup>l</sup>
B-4	None/ -	none	20'	20'	10'			30' <sup>l</sup>

**Conceptual Site Plan**



**Excerpt from Table 3-1 Use Table**

Zoning Districts	B-1	B-2
<b>Use Categories / Specific Uses</b>		
<b>Dwelling</b>		
Single-Family	●	●
Two-family	●	●
Townhouse	∅	∅
Patio Home		
Multiple-family / Apartment		
Manufactured Home		
Mixed-use	●	●
Accessory Dwelling	∅	∅
Estate		
<b>Civic</b>		
Elementary School	●	●
Secondary School	●	●
Education Facility	●	●
Library	●	●
Place of Worship		
Cemetery	○	○
Hospital	○	○
Public Open Space	●	●
Common Open Space	●	●
Community Center or Club	○	○
Public Utility	○	○
<b>Office</b>		
General	●	●
Professional	●	●
Home Occupation	∅	∅
<b>Retail</b>		
Grocery	●	●
Convenience Store	∅	∅
General Merchandise	●	●
Shopping Center		●
Automobile Service Station	○	○
Outdoor Sales Limited		○
Outdoor Sales Lot		○
Garden Center		○

Zoning Districts	B-1	B-2
<b>Use Categories / Specific Uses</b>		
<b>Service</b>		
Convalescent or Nursing Home	○	○
Clinic	○	○
Outdoor Recreation Facility		○
Day Care	○	○
General Personal Services	●	●
Mortuary or Funeral Home		○
Automobile Repair		●
Indoor Recreation	●	●
Dry Cleaner / Laundry	●	○
Personal Storage		○
Bed & Breakfast		
Hotel / Motel		○
Boarding House or Dormitory		
Recreational Vehicle Park		∅
Restaurant	○	●
Bar		●
Entertainment Venue		●
Marina		
Kennel or Animal Hospital		○
Warehouse		
Junk Yard or Salvage Yard		
<b>Manufacturing</b>		
Limited		○
Light		
General		
Food Processing		
<b>Rural</b>		
Agriculture		
Rural Market		
Plant Nursery		

● = Allowed By-Right	∅ = Special Conditions	○ = On Appeal
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**APPLICATION FOR BOARD OF ADJUSTMENTS**

Application Type:  Administrative Appeal  Special Exception  Variance

**Property Owner / Leaseholder Information**

Name: CORTE, CAVE/MITCHELL 1, L L C Phone Number: 251-421-2641  
Street Address: P.O. Box 81322  
City: Mobile State: AL Zip: 36680

**Applicant / Agent Information**

*If different from above.*

*Notarized letter from property owner is required if an agent is used for representation.*

Name: Murphy Oil USA, Inc. Phone Number: (318) 206-3838  
Street Address: 200 Peach Street  
City: EL Dorado State: Arkansas Zip: 71731

Site Plan with Existing Conditions Attached:  YES  NO  
Site Plan with Proposed Conditions Attached:  YES  NO  
Variance Request Information Complete: YES  NO  
Names and Address of all Real Property Owners within 300 Feet of Above Described Property Attached:  YES  NO

**Applications for Administrative Appeal or Special Exception:**

Please attach as a separate sheet(s) information regarding the administrative decision made or information regarding the use seeking approval. Please feel free to be as specific or as general as you wish in your description. This information will be provided to the Board before the actual meeting date. It is to your benefit to explain as much as possible your position or proposal.

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. \*If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

CORTE CAVE/MITCHELL 1, LLC  
Property Owner/Leaseholder Printed Name

[Signature]  
Signature

3/5/2026  
Date

Fairhope Single Tax Corp. (If Applicable)



**Authorization Letter**

To Whom it May Concern:

I, CORTE, CAVE/MITCHELL 1, LLC, hereby authorize  
*Owner of Record*

Chase de la Houssaye & Derek Brown of Murphy Oil USA, Inc.  
*Authorized Agent* *Company*


-and-

Wesley Miller of RAM Engineering, LLC  
*Authorized Agent* *Company*

to represent me and to act on my behalf in regard to the application for

Murphy USA.  
*Name of Development/Application*

Sincerely,

 3/5/2026  
*Owner of Record Signature* *Date*

CORTE, CAVE/MITCHELL 1, LLC  
*Owner of Record Name (Print)*

March 09, 2026

To: Hunter Simmons, Director of Planning  
City of Fairhope  
PO Box 429  
Fairhope, AL 36533

Re: Murphy USA # 24218  
Hwy 181 & Hwy 104  
Fairhope, Alabama  
RAM Project No. 2025.002  
**BOA Application**

Dear Mr. Simmons,

On behalf of Murphy Oil USA, Inc., we are submitting a Board of Adjustments & Appeals (BOA) application for the above-mentioned project. We request that this item be placed on the April 20, 2026 BOA agenda for consideration.

This request is being made to allow for the use of an automobile service station in the current B-2 zoning as required by Table 3-1, Article III of the City of Fairhope Zoning Ordinance.

The proposed use of the site is a 2,800 square foot convenience store with eight fuel islands under canopy. This use meets the definition of a “automobile service station”, and as such requires BOA approval.

Enclosed herewith are the following:

- Board of Adjustments & Appeals application
- Property owner authorization letter
- Site topographic and boundary survey
- Conceptual site plan
- Map of adjacent properties with zoning
- Names and addresses of property owners within 300 ft

Please let us know if you have any questions or require further information.

Sincerely,



Wesley D. Miller, PE, PLS  
RAM Engineering, LLC

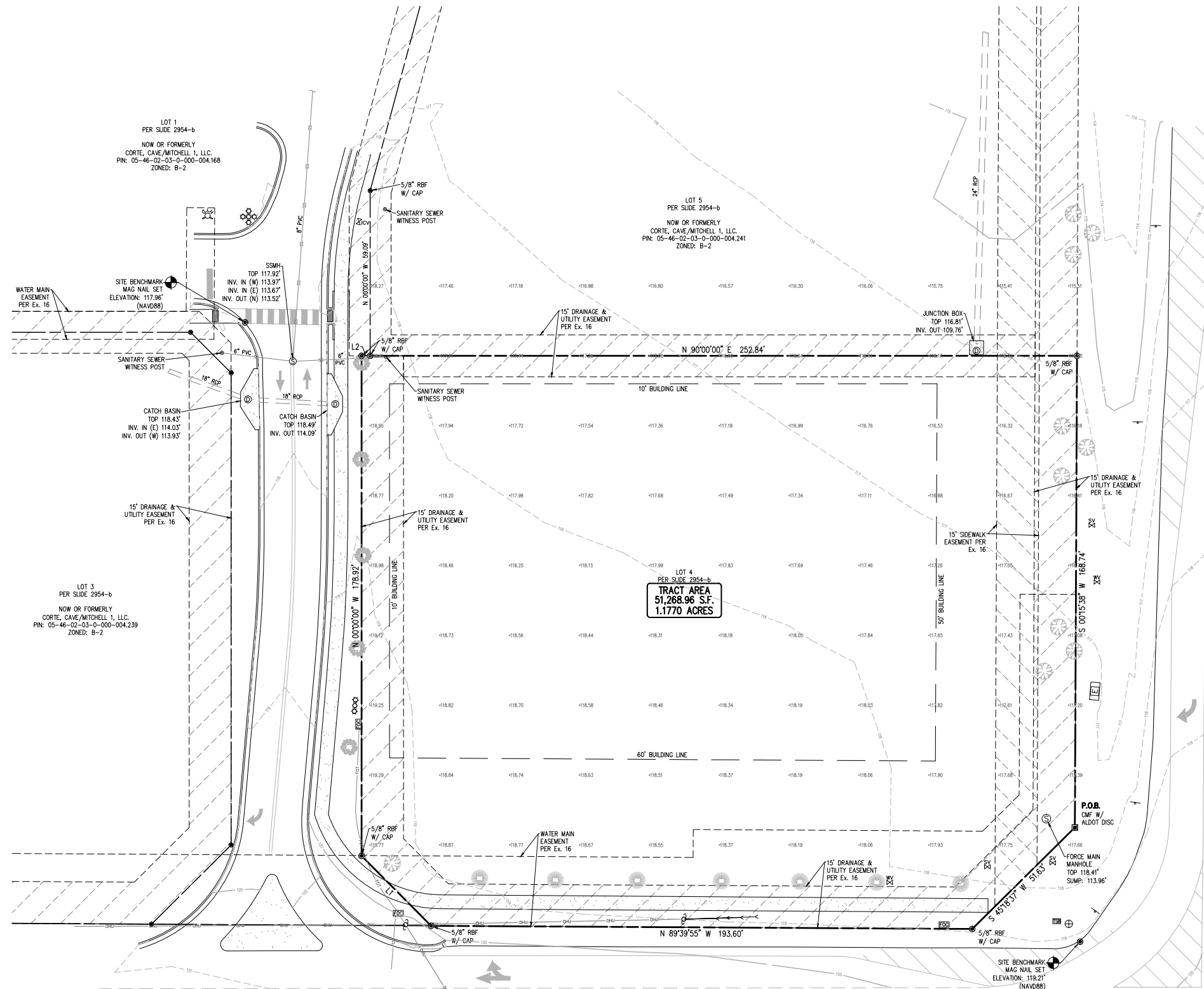
Enclosures: As listed herein  
Cc: N/A



**LEGEND**

- EXISTING BUILDING
- LAND LOT LINE (LLL)
- PROPERTY LINE
- UTILITY POLE (UP), OVERHEAD LINES & GUY
- TREE LINE
- SANITARY SEWER MANHOLE (SSMH)
- FIBER OPTIC CABLE
- SANITARY CLEAN-OUT (SCO)
- SANITARY SEWER STUB OUT
- TELEPHONE MANHOLE/PEDESTAL
- STORM DRAIN PIPE WITH HEADWALL
- DOUBLE-WING CATCH BASIN
- SINGLE-WING CATCH BASIN
- JUNCTION BOX (JB)
- DROP OR CURB INLET (DI OR CI)
- FENCE
- DRAINAGE DITCH OR SWALE
- EXISTING 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING GRADE SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- RECORDED DATA
- PARKING SPACE COUNT
- LIGHT POLE (LP)
- ELECTRICAL TRANSFORMER BOX
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- WATER STUB OUT
- WATER METER
- GAS METER
- ELECTRIC METER
- WELL
- MONITORING WELL
- POST INDICATOR VALVE
- MAILBOX
- STREET SIGN
- ELECTRICAL STUB OUT
- UNKNOWN UTILITY STUB OUT
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- FIRE DEPT. CONNECTION
- FIBER OPTIC BOX
- BACKFLOW PREVENTER
- IRRIGATION CONTROL VALVE
- DRAINAGE MARKHOLE
- RIGHT-OF-WAY
- REBAR PIN FOUND
- OPEN TOP PIPE FOUND
- CRIMP TOP PIPE FOUND
- CONCRETE MONUMENT FOUND
- BRASS DISK FOUND
- AXLE FOUND
- REBAR PIN SET
- CORRUGATED METAL PIPE
- REINFORCED CONC. PIPE
- HIGH-DENSITY POLYETHYLENE PIPE
- DUCTILE IRON PIPE
- POLYVINYL CHLORIDE PIPE

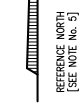
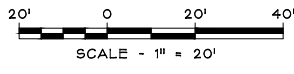
(N 471327°E)



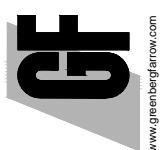
LINE	BEARING	DISTANCE
L1	N 44°49'57" W	35.25'
L2	N 90°00'00" E	3.08'

STATE HIGHWAY 104  
80' PUBLIC RIGHT-OF-WAY

STATE HIGHWAY 81  
VARIABLE PUBLIC RIGHT-OF-WAY



**GreenbergFarrow**  
1230 Peachtree St. NW, Suite 2900  
Atlanta, GA 30309  
Phone: (770) 422-8181  
Fax: (770) 422-8101



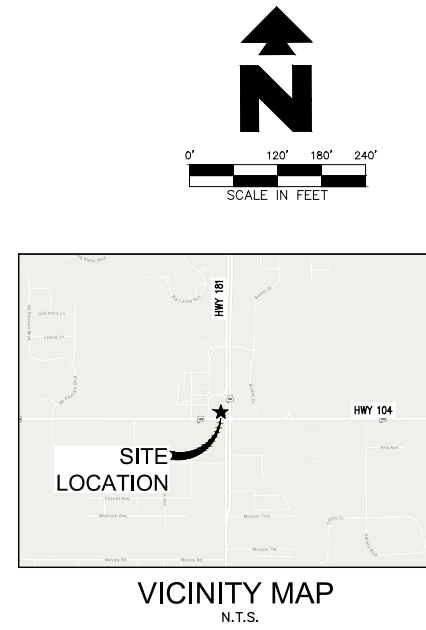
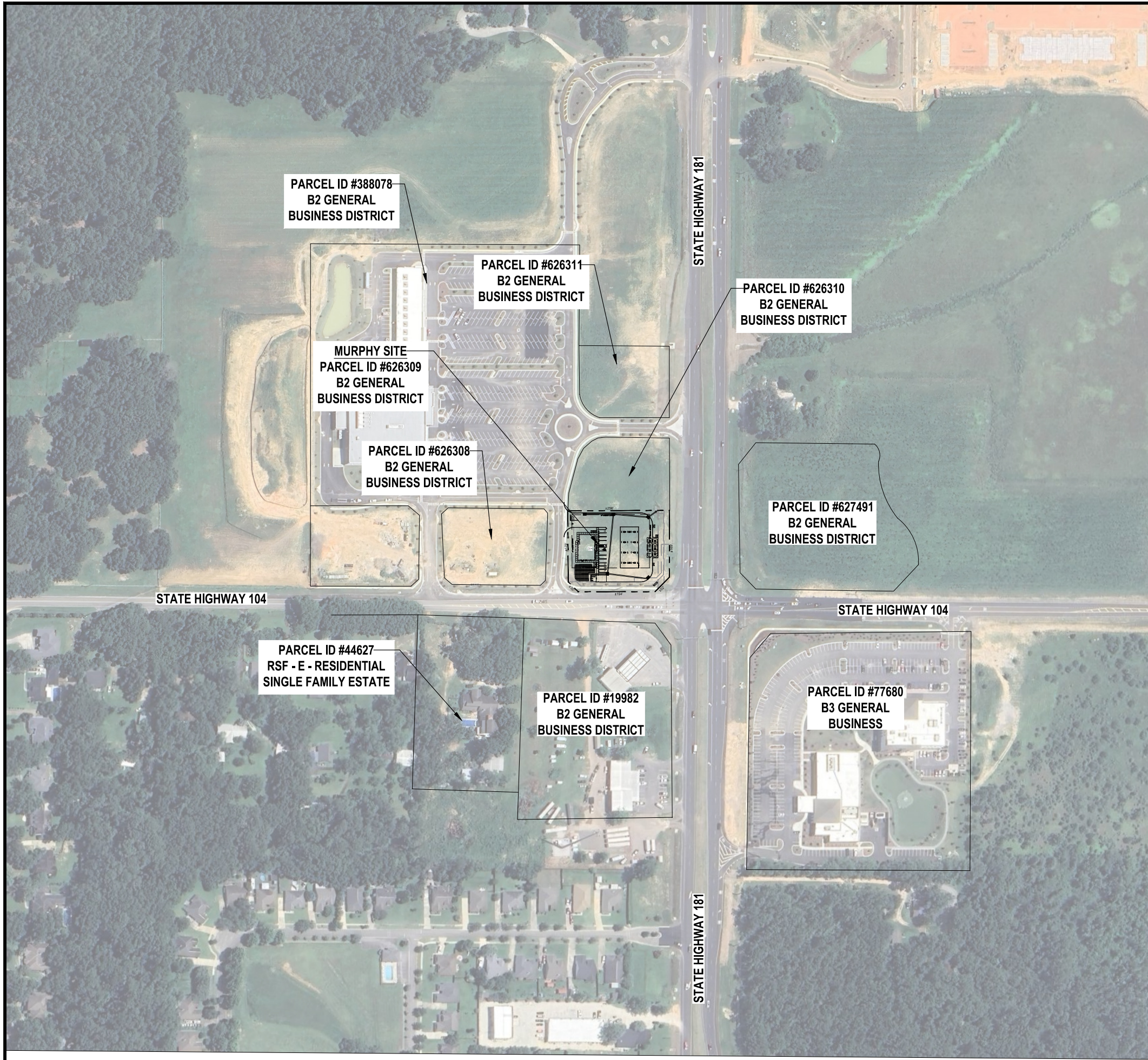
DRAWING SCALE:	1" = 20' FT.	
FIELDWORK DATE:	06-18-25	
RELEASE DATE:	07-03-25	
DESIGNED BY:	DAF	
DRAWN BY:	PCG	
CHECKED BY:	REVISIONS	
NO.	DATE	DESCRIPTION
1		1.07-29-25 UPDATED COMMITMENT
2		
3		
4		

1.1770 ACRES  
STATE HIGHWAY 104 & STATE HIGHWAY 161  
FARHOPE, BALDWIN COUNTY, ALABAMA 36522  
SECT. 3, TWN 6 S, RANGE 2 E

ALTA/NSPS LAND TITLE SURVEY  
FOR  
**MURPHY OIL USA, INC. AND  
FIDELITY NATIONAL TITLE INSURANCE COMPANY**

PROJECT NO.  
**25-132-0**  
DRAWING FILE:  
25-132-0 Survey.dwg  
SHEET NO.

**S-1**  
1 OF 2



**SHEET NO.**

**ZONING MAP**  
 MURPHY USA (NTI)  
 HWY 181 / HWY 104  
 FAIRHOPE ALABAMA

REV-0	DATE	WDM	PRN	WDM	JNS	JNS	JNS	JNS
	3/5/2026							
								DRW

PRELIMINARY DOCUMENT  
 RAM ENGINEERING, LLC (ECAS1082)  
 WESLEY MILLER, PE (PE 37417-E)

**RAM**  
 ENGINEERING & SURVEYING

CONTACT: WESLEY MILLER  
 RAM ENGINEERING, LLC  
 P.O. BOX 11696  
 ALEXANDRIA, LA 71315  
 (318) 206-3838

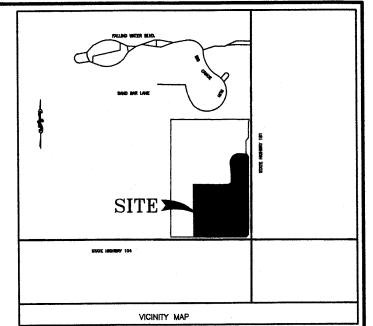
**MURPHY OIL USA, INC.**  
 200 PEACH STREET  
 EL DORADO, AR 71730

**MURPHY USA**

# Planters Pointe Subdivision

(RE-SUB LOT 2, NW CORNER HWY181-HWY104 SUBDIVISION)

2132202  
BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed/cert. 06/27/2024 09:07 AM  
TOTAL \$40.00 2 Pages  
SLIDE 0002954-b



**OWNERS:**

CORTE, CAVE/MITCHELL I, LLC  
22533 STATE HIGHWAY 181  
FAIRHOPE, ALABAMA 36532

**SITE DATA:**

TAX PARCEL NUMBER  
05-46-02-03-0-000-004.168

SMALLEST LOT  
LOT 8 = 43,224 SQ. FT. = 0.99± ACRES

LARGEST LOT  
LOT 1 = 476,934.65 SQ. FT. = 10.95± ACRES

TOTAL ACREAGE ON SITE = 21.24± ACRES  
TOTAL LOTS = 9

**ZONE:**

CITY OF FAIRHOPE  
B-2 GENERAL BUSINESS DISTRICT

**SETBACKS:**

PER THE CODE OF ALABAMA 1975, TITLE 45 LOCAL LAWS  
CHAPTER 2, BALDWIN COUNTY, ARTICLE 26 ZONING  
AND PLANNING, PART 1 CONSTRUCTION SETBACKS  
SECTION 45-2-260 REGULATION OF SETBACKS  
THE SETBACK LINES ALONG BOTH ARE MEASURED  
FROM THE CENTERLINE OF THE RIGHT-OF-WAY  
AS BEING 100 FEET, ALL OTHER AS SHOWN

**SURVEYOR:**

THOMPSON ENGINEERING  
JOHNNY E. HOLLEY, P.L.S.  
ALABAMA LICENSE NUMBER 23660

**Curve Table**

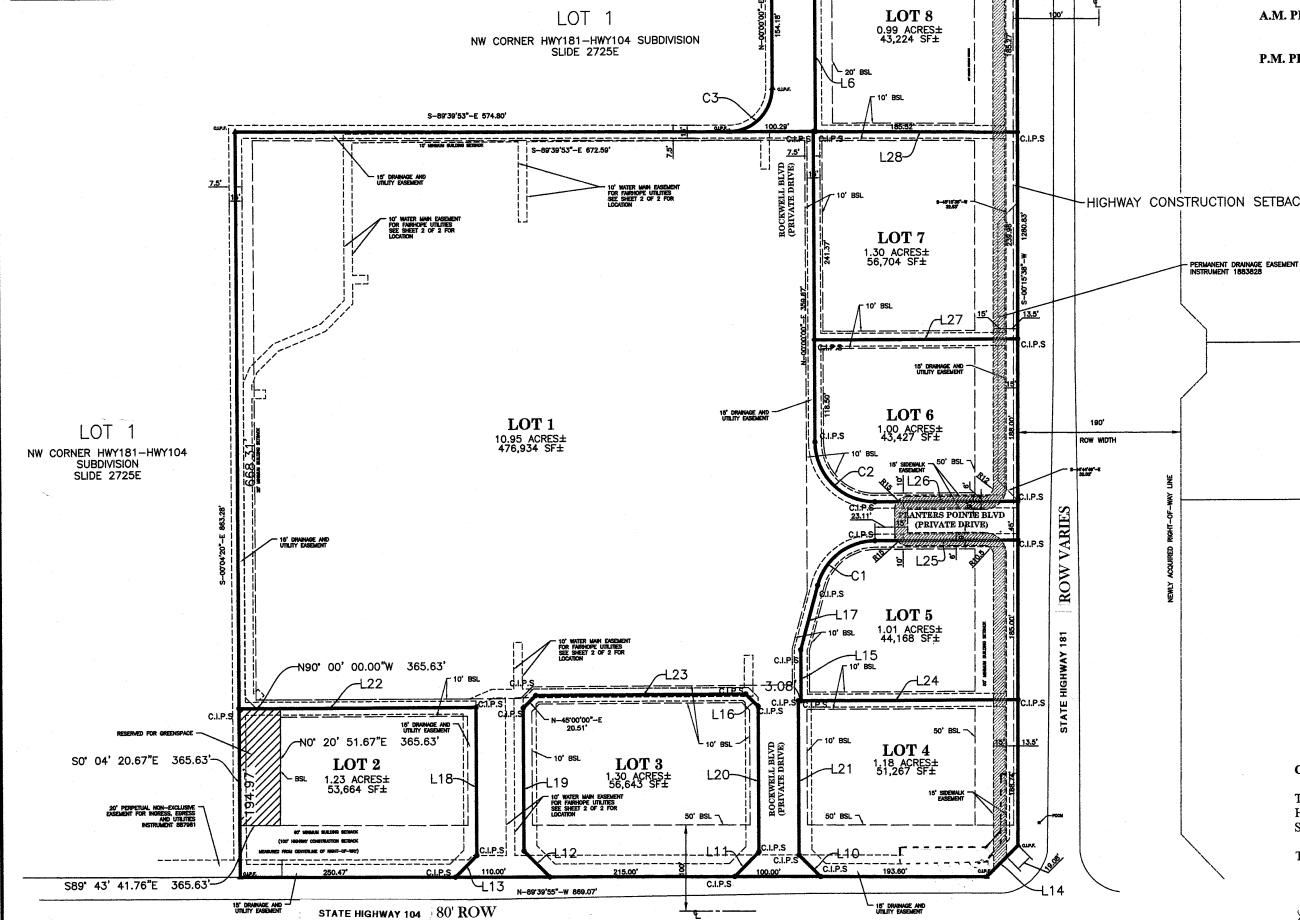
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	109.17	69.50	90.00	S45°00'00"E	98.29
C1	90.82	69.50	74.87	S52°33'46"W	84.50
C6	145.85	187.00	44.69	S22°20'40"W	142.19
C7	36.73	313.00	6.72	N41°19'36"E	36.71
C8	79.92	88.00	52.04	S63°58'56"W	77.20
C9	20.47	175.00	6.70	S86°38'58"E	20.45
C4	10.46	87.00	6.89	N3°26'37"W	10.45
C3	78.83	50.00	90.34	N45°10'03"E	70.92
C5	271.19	150.00	103.59	S44°54'29"W	235.73

**Line Table**

Line #	Length	Direction
L6	184.95	N0°00'00"E
L7	38.28	N0°00'00"W
L8	89.75	N90°00'00"E
L9	85.53	N90°00'00"E
L10	35.25	S44°49'57"E
L11	40.16	N45°10'03"E
L12	42.34	S44°49'57"E
L13	35.46	N45°10'03"E
L14	51.63	S45°18'37"W
L15	59.09	S0°00'00"E

Line #	Length	Direction
L16	20.51	N45°00'00"W
L17	77.22	S15°07'31"W
L18	171.43	N0°00'00"E
L19	165.96	S0°00'00"E
L20	168.94	N0°00'00"E
L21	178.92	S0°00'00"E
L22	275.85	N90°00'00"W
L23	244.33	N90°00'00"W
L24	252.84	N90°00'00"W
L25	166.44	N90°00'00"W

Line #	Length	Direction
L26	166.58	N90°00'00"E
L27	236.94	N90°00'00"W
L28	238.02	S89°39'39"E
L29	236.37	S89°44'22"E



**LEGEND**

- ▲ CLIPPED IRON PIN FOUND
- OPEN TOP IRON PIN FOUND
- ▲ CRIMPED TOP IRON PIN FOUND
- REBAR FOUND
- CONCRETE MONUMENT FOUND
- AXLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- OVERHEAD ELECTRIC LINES
- POWER POLE
- ACTUAL MEASURE
- RECORDED MEASURE
- SIGN
- FIBER OPTIC CABLE MARKER

**DESIGN TRAFFIC TRIP GENERATION ESTIMATES:**

A.M. PEAK: 395 ENTERING  
302 EXITING

P.M. PEAK: 573 ENTERING  
559 EXITING

- SUBDIVISION NOTES:**
- A MINIMUM 15 FOOT DRAINAGE AND UTILITY EASEMENT (AS REQUIRED BY UTILITIES) SHALL BE ALONG EACH SIDE AND/OR REAR LOT LINE.
  - ALL DRAINAGE EASEMENTS ARE PRIVATE AND CITY OF FAIRHOPE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID DRAINAGE EASEMENTS.
  - LOT 1 SHALL ADHERE TO THE REQUIREMENTS OF THE APPROVED CITY OF FAIRHOPE MULTI-OCCUPANCY PROJECT (MOP) FOR LOT 2, NW CORNER OF HWY 181-HWY 104 SUBDIVISION AS RECORDED ON SLIDE 0002725-E AT THE OFFICE OF THE JUDGE OF PROBATE BALDWIN COUNTY, ALABAMA.
  - ALL LOTS SHALL BE RESPONSIBLE FOR PROVIDING NECESSARY STORM DRAINAGE IMPROVEMENTS TO CONTROL ALL POST-DEVELOPED STORMWATER RUNOFF AND SHALL BE SELF SUFFICIENT.
  - ALL PRIVATE UTILITIES, DRIVES AND LANDSCAPE IMPROVEMENTS MAINTENANCE AND REPAIR ARE NOT THE RESPONSIBILITY OF THE CITY OF FAIRHOPE AND SHALL BE THE RESPONSIBILITY OF LOT 1.
  - A MANDATORY SITE PLAN REVIEW IS REQUIRED PRIOR TO THE DEVELOPMENT OF ANY LOT.
  - EACH DEVELOPMENT ON LOTS 2 THROUGH 9 SHALL SUPPLY A LETTER FROM A REGISTERED ENGINEER THAT PROVIDES THE CUMULATIVE TRIP GENERATION AT PEAK HOURS TO VERIFY ESTIMATES ARE NOT EXCEEDED.

- NOTES:**
- Type of Survey: Boundary. No improvements were located except those shown hereon.
  - Bearing Basis: All bearings and distances are based on and referenced to Alabama West State Plane Coordinates established by RTK GPS dial up to Continuous Operating Reference Station at the tunnel. The actual bearings and distance were field measured.
  - Field Dates: January 9 and 11, 2017
  - Street Address: N/A
  - No attempt was made by the Surveyor to locate underground improvements or environmentally sensitive conditions.
  - This property may be subject to County and City regulations in regards to setbacks, easements and building codes.
  - This survey done without the benefit of a Title Search.
  - I have consulted the FEMA Flood Insurance Rate Map Community Panel No. 01003C 0661 M, dated April 19, 2019 and found, by graphic plotting only, that said map shows the above described property is found in Zone "X" (Unshaded). The above statement is for information only, and this Surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this Surveyor's opinion of the probability of flooding.

**ENGINEER'S CERTIFICATION**

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF ALABAMA HOLDING CERTIFICATE NUMBER 25751, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPALS OF GOOD ENGINEERING PRACTICE. I FURTHER CERTIFY THAT I HAVE OBSERVED THE CONSTRUCTION OF THE WITHIN IMPROVEMENTS, THAT THE SAME CONFORMS TO MY DESIGN, THAT THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED AND THAT SAID IMPROVEMENTS ARE HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF FAIRHOPE, ALABAMA.

*John E. Holley*  
PROJECT ENGINEER  
April 2, 2024  
DATE

PLANTERS POINTE SHOPPING CENTER  
NAME OF PROJECT TO WHICH THE CERTIFICATE APPLIES  
PLANS WHICH ARE CERTIFIED CONSIST OF PAGE G100 THRU C743, EACH OF WHICH BEARS MY SEAL AND SIGNATURE.

**CERTIFICATE OF APPROVAL OF THE CITY OF FAIRHOPE PLANNING COMMISSION**  
THE UNDERSIGNED AS AUTHORIZED BY THE CITY OF FAIRHOPE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY.  
THIS 27<sup>th</sup> DAY OF June, 2024

*Candi Roudreau*  
AUTHORIZED SIGNATURE

**CERTIFICATE OF APPROVAL BY AT&T - TELEPHONE/COMMUNICATIONS**  
THE UNDERSIGNED AS AUTHORIZED BY AT&T HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY.  
THIS 20<sup>th</sup> DAY OF March, 2024

*Calvin Pettit*  
AUTHORIZED SIGNATURE

**CERTIFICATE OF APPROVAL BY FAIRHOPE UTILITIES - GAS**  
THE UNDERSIGNED AS AUTHORIZED BY FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY.  
THIS 3<sup>rd</sup> DAY OF April, 2024

*W. B. Smith*  
AUTHORIZED SIGNATURE

**CERTIFICATE OF APPROVAL BY FAIRHOPE UTILITIES - SEWER & WATER**  
THE UNDERSIGNED AS AUTHORIZED BY FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY.  
THIS 20<sup>th</sup> DAY OF June, 2024

*John E. Holley*  
AUTHORIZED SIGNATURE

**CERTIFICATE OF APPROVAL BY BALDWIN COUNTY 911**  
THE UNDERSIGNED AS AUTHORIZED BY BALDWIN COUNTY 911 HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY.  
THIS 1<sup>st</sup> DAY OF April, 2024

*Samantha Roberts*  
AUTHORIZED SIGNATURE

**CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES**  
THE UNDERSIGNED AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY.  
THIS 30<sup>th</sup> DAY OF March, 2024

*John E. Holley*  
AUTHORIZED SIGNATURE

**OWNER'S CERTIFICATION**

I, CORTE, CAVE/MITCHELL I, LLC, HEREBY STATE AS OWNER OF THE WITHIN DESCRIBED LANDS AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE PURPOSES HEREIN SET FORTH.

THIS 20<sup>th</sup> DAY OF March, 2024  
*Corte Cave*  
AUTHORIZED SIGNATURE

**CERTIFICATE BY NOTARY PUBLIC**

I, Jennifer L Shires, A NOTARY PUBLIC IN AND FOR THE COUNTY OF MOBILE IN THE STATE OF ALABAMA, DO CERTIFY THAT WHOSE NAME IS SUBSCRIBED TO THE CERTIFICATE OF OWNERSHIP AND DEDICATED, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE THEY SIGNED AND DELIVERED SAID INSTRUMENT FREE AND VOLUNTARY FOR THE USES AND PURPOSE HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS THE 20<sup>th</sup> DAY OF March, 2024  
*Jennifer L Shires*  
NOTARY PUBLIC



**Description:**

Lot 2, NW Corner Hwy 181-Hwy 104 Subdivision, as recorded on Slide No. 2725-E in the office of the Judge of Probate Baldwin County, Alabama

I state that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

*Johnny E. Holley*  
Johnny E. Holley, P.L.S.  
Alabama License Number 23660

MARCH 1, 2024  
Date

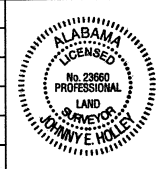
**FINAL PLAT SHEET 1 OF 2**

**PLANTERS POINTE SUBDIVISION,  
RE-SUB LOT 2, NW CORNER  
HWY181-HWY104 SUBDIVISION**

**SECTION 3, T6S, R2E  
BALDWIN COUNTY, ALABAMA**

THIS DRAWING REPRESENTS DESIGNS PREPARED BY THOMPSON ENGINEERING FOR SPECIFIC USE ON THIS PROJECT AND IS NOT TO BE COPIED, REPRODUCED, OR ALTERED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE THOMPSON ENGINEERING REPRESENTATIVE AUTHORIZED TO APPROVE THIS USE. UNAUTHORIZED USE IS SUBJECT TO LEGAL ACTION UNDER STATE AND FEDERAL LAW.

REVISION NO.	DESCRIPTION	DATE	BY:



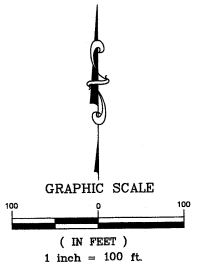
**L.W. CAVE REAL ESTATE**

2970 COTTAGE HILL RD., STE. 190  
MOBILE, ALABAMA 36608

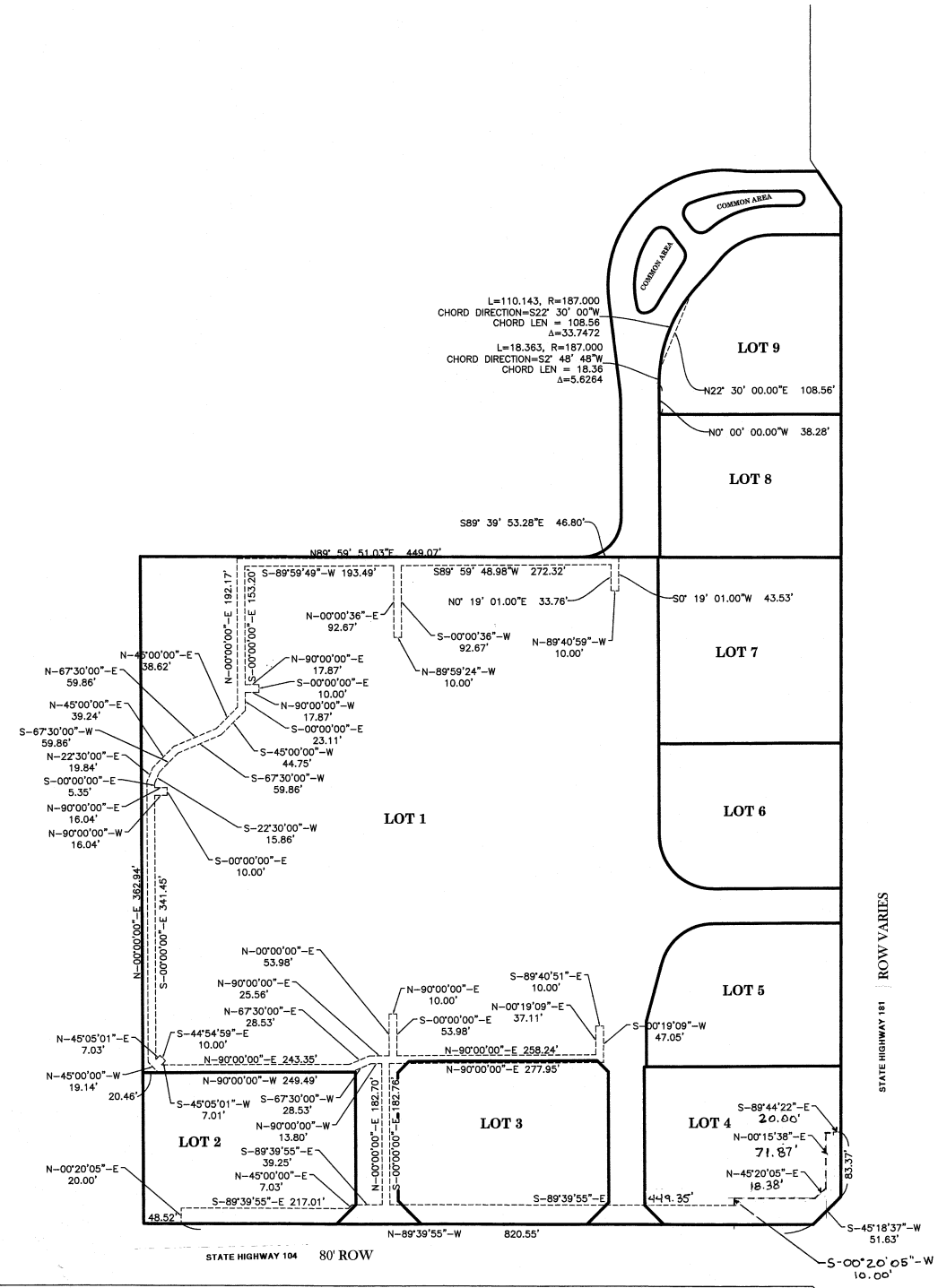
thompson ENGINEERING  
TEL: (251) 868-2443  
FAX: (251) 868-8422

SCALE: 1" = 100'  
DRAWN BY: JEH  
APPROVED BY: DBB  
DATE: MARCH 1, 2024  
JOB NO.: 19-1101-0224

DRAWING NO. re-sub lot 2 nw corner 181-104.dwg



2132202  
BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed/cert. 06/27/2024 09:07 AM  
TOTAL \$40.00 2 Pages  
SLIDE 0002954-c



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REVISION NO.	DESCRIPTION	DATE	BY:



**L.W. CAVE REAL ESTATE**

ENGINEERING

2870 COTTAGE HILL RD., STE. 190  
MOBILE, ALABAMA 36608

TEL: (251) 866-2443  
FAX: (251) 866-5422

SCALE: 1" = 100'  
DRAWN BY: JEH  
APPROVED BY: DBB  
DATE: MARCH 1, 2024

**FINAL PLAT SHEET 2 OF 2**  
**PLANTERS POINTE SUBDIVISION,**  
**RE-SUB LOT 2, NW CORNER**  
**HWY181-HWY104 SUBDIVISION**

**SECTION 3, T6S, R2E**  
**BALDWIN COUNTY, ALABAMA**

DRAWING NO.: re-subd lot 2 nw corner 181-104.dwg