



# CITY OF LEEDS, ALABAMA

## CONSTRUCTION VARIANCE BOARD AGENDA

1412 9TH ST, LEEDS, AL 35094

October 08, 2024 @ 5:00 PM

**CALL TO ORDER:**

**ROLL CALL:**

**DETERMINATION OF QUORUM:**

**APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):**

**OLD BUSINESS:**

**OTHER BUSINESS:**

- CV24-00004 - To determine whether the construction of the clubhouse for the Unali subdivision qualifies as residential and falls under the jurisdiction of the 2015 ICC International Residential Code (IRC) rather than the 2015 ICC International Building Code (IBC), the following considerations should be made: Definition of Residential Construction: According to the 2015 ICC IRC, residential construction pertains to buildings used as single-family or two-family dwellings, or townhouses, not more than three stories above grade in height. The IRC is intended for buildings that are primarily used for living purposes. Use and Occupancy Classification: The IBC typically governs commercial buildings, including those used for assembly, business, or other non-residential purposes. A clubhouse, depending on its design and intended use, may fall under the assembly occupancy (Group A) in the IBC if it is intended for large gatherings or recreational use. However, if the clubhouse is designed primarily to serve the residents of the subdivision and is considered an accessory structure to the residential properties, it may be categorized under the IRC. Purpose and Functionality of the Clubhouse: If the clubhouse serves as a communal space exclusively for the residents of the Unali subdivision and its primary use is aligned with activities similar to residential living (e.g., small gatherings, meetings, or recreational activities for the subdivision's residents), it could reasonably be classified as residential under the IRC. Code Applicability Based on Scope and Size: The size, scope, and intended usage of the structure are critical factors. Smaller buildings or accessory structures that do not exceed the thresholds established in the IBC for assembly occupancy may fall under the IRC if they are intended for private, residential-related use rather than public access. Conclusion: If the clubhouse in question is determined to be an accessory to the residential subdivision and its use is primarily for the benefit of the residents, the 2015 ICC IRC would likely govern its construction. On the other hand, if the building is intended for larger, public gatherings or activities that resemble commercial use, the 2015 ICC IBC may apply. In summary, the classification of the clubhouse as residential or non-residential depends on its primary function, occupancy, and relation to the subdivision. To allow for a residential designation and regulation under the 2015 ICC IRC, the clubhouse must primarily serve the residents and be considered an accessory to the residential properties at 9995 Unali Lane, Leeds, AL 35094, TPID:Part of 24 00 26 4 000 003.000 , Zoned: PCD, Planned Community Development.

**ADJOURNMENT:**

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In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 205-699-2585.

### **File Attachments for Item:**

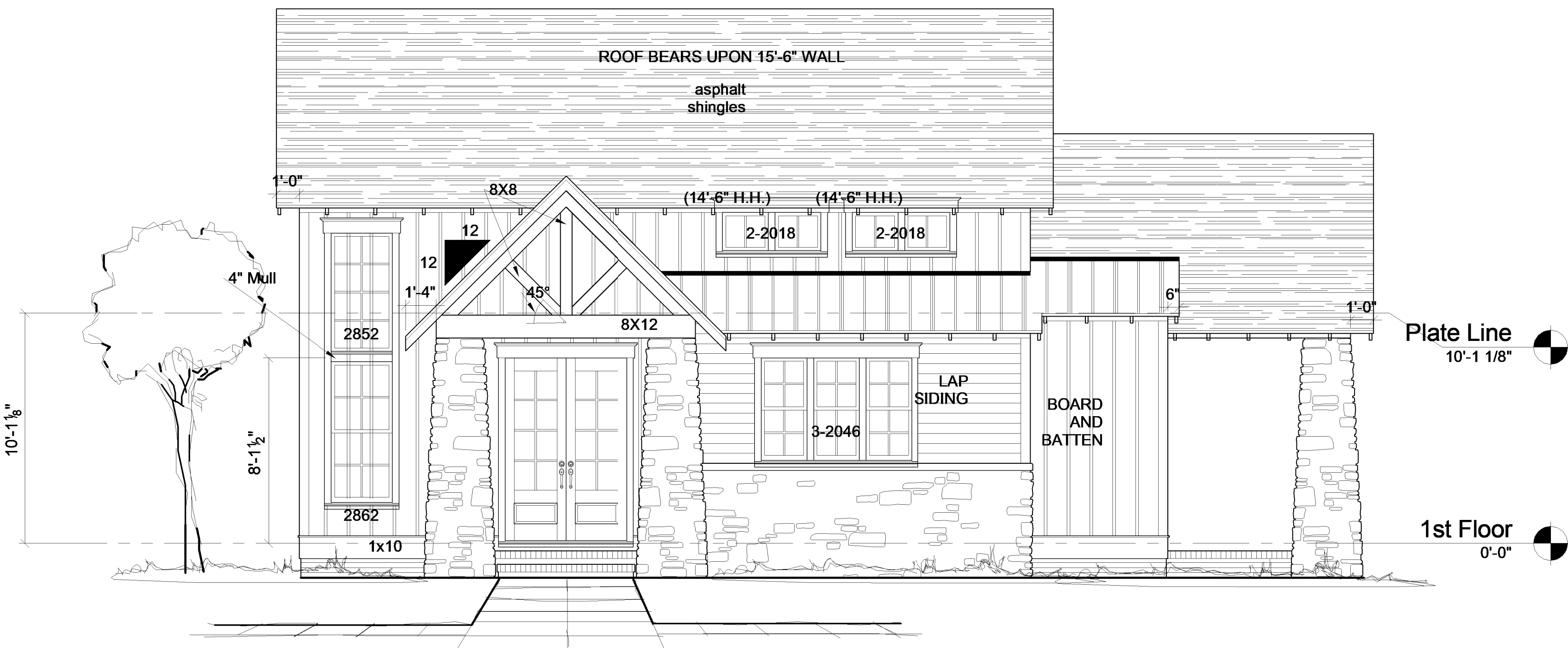
1. CV24-00004 - To determine whether the construction of the clubhouse for the Unali subdivision qualifies as residential and falls under the jurisdiction of the 2015 ICC International Residential Code (IRC) rather than the 2015 ICC International Building Code (IBC), the following considerations should be made: **Definition of Residential Construction:** According to the 2015 ICC IRC, residential construction pertains to buildings used as single-family or two-family dwellings, or townhouses, not more than three stories above grade in height. The IRC is intended for buildings that are primarily used for living purposes. **Use and Occupancy Classification:** The IBC typically governs commercial buildings, including those used for assembly, business, or other non-residential purposes. A clubhouse, depending on its design and intended use, may fall under the assembly occupancy (Group A) in the IBC if it is intended for large gatherings or recreational use. However, if the clubhouse is designed primarily to serve the residents of the subdivision and is considered an accessory structure to the residential properties, it may be categorized under the IRC. **Purpose and Functionality of the Clubhouse:** If the clubhouse serves as a communal space exclusively for the residents of the Unali subdivision and its primary use is aligned with activities similar to residential living (e.g., small gatherings, meetings, or recreational activities for the subdivision's residents), it could reasonably be classified as residential under the IRC. **Code Applicability Based on Scope and Size:** The size, scope, and intended usage of the structure are critical factors. Smaller buildings or accessory structures that do not exceed the thresholds established in the IBC for assembly occupancy may fall under the IRC if they are intended for private, residential-related use rather than public access. **Conclusion:** If the clubhouse in question is determined to be an accessory to the residential subdivision and its use is primarily for the benefit of the residents, the 2015 ICC IRC would likely govern its construction. On the other hand, if the building is intended for larger, public gatherings or activities that resemble commercial use, the 2015 ICC IBC may apply. In summary, the classification of the clubhouse as residential or non-residential depends on its primary function, occupancy, and relation to the subdivision. To allow for a residential designation and regulation under the 2015 ICC IRC, the clubhouse must primarily serve the residents and be considered an accessory to the residential properties at 9995 Unali Lane, Leeds, AL 35094, TPID:Part of 24 00 26 4 000 003.000 , Zoned: PCD, Planned Community Development.

ABOVE FINISHED FLOOR	A.F.F., AFF	FACE TO FACE	F/F	PLUMBING	PLBG.
ABOVE FINISHED GRADE	A.F.G., AFG	FEET, FOOT	FT	PLYWOOD	PLYWD.
ABRASIVE	ABR	FEET PER MINUTE	FPM	POLYVINYL CHLORIDE (PIPE)	PVC
ACCESS	ACC	FINISH, FINISHED	FIN.	PORCELAIN	PORC.
ACOUSTIC INSULATION	AC, INSUL	FIRE ALARM	F.A.	PORTABLE	PORT.
ACOUSTICAL TILE	ACT.	FIRE ALARM CONTROL PANEL	F.A.C.P.	POUNDS	LBS. or #
ADDITIONAL	ADDNL	FIRE DAMPER	F.D.	POUNDS PER LINEAL FOOT	PLF
ADJUSTABLE	ADJ	FIRE EXTINGUISHER & BRACKET	F.E.B.	POUNDS PER CUBIC FOOT	PCF
AIR CONDITIONING	A/C	FIRE EXTINGUISHER CABINET	F.E.C.	POUNDS PER SQUARE FOOT	PSF
AIR CONDITIONING UNIT	A.C.U., ACU	FIRE HYDRANT	F.H.	POUNDS PER SQUARE INCH	PSI
AIR HANDLING UNIT	A.H.U., AHU	FIRE RETARDANT/RESISTIVE	F.R.	POWER PANEL	P.P.
ALTERNATE	ALT.	FIRE PROOFING	FPRFG.	PRECAST	P/C
ALUMINUM	ALUM.	FLAT HEAD	F.H.	PREFABRICATED	PREFAB.
AMPERE	AMP., A	FLASHING	FLASH.	PRESSURE REDUCING VALVE	P.R.V.
ANCHOR, ANCHORAGE	ANCH.	FLOOR	FLR.	PRESSURE TREATED	PT
ANCHOR BOLTS	A.B.	FLOOR DRAIN	F.D.	PRIMARY	PRIM.
AND	&	FLOOR FINISH	FLR.FIN.	PROJECT, PROJECTION	PROJ.
ANODIZED	ANOD.	FOLDING	FLDG.	PROPERTY	PROP.
APPROVED	APPR.	FOOTING	FTG.	PUBLIC ADDRESS	P.A.
APPROXIMATE	APPROX.	FOUNDATION	FDN	QUANTITY	QTY.
ARCHITECT, ARCHITECTURAL	ARCH.	FRAME	FRM.	QUARRY TILE	Q.T.
ASPHALT	ASPH.	FURNISH, FURNISHED	FURN.	QUARTER	QTR.
ASPHALT TILE	ASPH. T.	FURRED, FURRING	FURR.		
ASSEMBLY	ASSY.				
AT	@	GALLON	GAL.	RADIUS	R.
ATTEM	ATTEM.	GALLONS PER HOUR	GPH.	RAILROAD	R.R.
AUTOMATIC	AUTO.	GALLONS PER MINUTE	GPM	RECEPTACLE	RECP.T.
AUXILIARY	AUX.	GALVANIZED	GALV.	RECESS	REC.
AVERAGE	AVG.	GALVANIZED IRON	G.I.	REDUCER	RED.
		GATE VALVE AND BOX	G.V. & B.	REFERENCE	RE., RE:
BACK TO BACK	B/B	GAUGE	GA.	REFLECTED, REFLECTIVE	REFL.
BASE CABINET	B. CAB.	GENERAL	GEN.	REGISTER	REG.
BASE PLATE	B. PL.	GLASS	GL.	REINFORCE, REINFORCING OR	REINF.
BATH TUB	B.T.	GLAZE OR GLAZING	GLZ	REINFORCEMENT	REINF.
BEAM	BM	GRADE	GR.	REQUIRED	REQD.
BEARING	BRG., BRNG	GRATING	GRAT.	RESILENT	RESIL.
BENCH MARK	B.M.	GROUND	GRD.	RESISTANT	RES.
BENT	BT	GROUT	GRT.	RETURN	RET.
BETWEEN	BET.	GYP SUM	GYP.	RETURN AIR	RA
BEVEL, BEVELED	BEV.	GYP SUM WALLBOARD	GWB	RETURN AIR DUCT	RAD
BITUMINOUS	BIT.			RETURN AIR FAN	RAF
BITUMINOUS WATERPROOFING	B.W.P.	HANDRAIL	H.R.	RETURN AIR GRILL	RAG
BLOCK	BLK.	HANDICAP	H.C.	REVISED, REVISION	REV.
BLOCKING	BLKG.	HARDWARE	HDWR.	REVOLUTIONS PER MINUTE	RPM
BOARD	BD.	HARDWOOD	HDWD.	RIGHT OF WAY	R.O.W.
BOTTOM	BT.	HEATER	HTR.	ROAD	RD
BOTTOM ELEVATION	B.E.	HEATING	HTG.	ROOF CONDUCTOR	R.C.
BRACKET	BRKT	HEIGHT	HT.	ROOF DRAIN	R.D.
BREAKER	BRKR	HIGH INTENSITY DISCHARGE	H.I.D.	ROOF SUMP	R.S.
BRICK	BRK	HIGH STRENGTH	H.S.	ROOF VENTILATION	R.V.
BRITISH THERMAL UNIT	BTU	HIGH STRENGTH BOLT	H.S.B.	ROOF EXHAUST FAN	R.E.F.
BRONZE	BRZ.	HIGHWAY	HWY.	ROOM	RFG
BUILDING	BLDG	HOLLOW CORE	HC	ROUGH OPENING	RM
BUILT-UP ROOFING	B.U.R.	HOLLOW METAL	H.M.		R.D.
BULK HEAD	BLKHD.	HORIZONTAL, HORIZONTALLY	HORIZ.	SANITARY NAPKIN DISPENSER	S.N.D.
		HORSEPOWER	HP	SCHEDULE	SCHED.
CABINET	CAB.	HOSE BIBB	H.B.	SECTION	SECT.
CAPACITY	CAP.	HOT WATER	HW	SERVICE SINK	S.SINK, S.S.
CARPETING	CARP.	HOT WATER RETURN	HWR	SHEET	SHT.
CAST IRON	C.I.	HOT WATER SUPPLY	HWS	SHEET METAL	SHT. MTL.
CAST IRON PIPE	C.I.P.	HYDRANT	HYD.	SHEET VINYL	S.V.
CATCH BASIN	C.B.			SHelf AND POLE	SAP
CEILING	CLG.	INCANDESCENT	INCAND.	SHOWER	SHWR.
CEILING DIFFUSER	C.D.	INCH	IN.	SIMILAR	SIM.
CEILING HEIGHT	CLG. HT.	INCLUDE, INCLUDING	INCL.	SINGLE	SGL.
CENTER	CTR.	INSIDE DIAMETER	I.D.	SINGLE HUNG	S.H.
CENTER LINE	CL	INSTALL, INSTALLATION	INSTL	SINK	SK
CENTER TO CENTER	C.C., C/C	INSULATE, INSULATION	INSUL.	SOAP DISPENSER	S.D.
CERAMIC TILE	CT.	INTERIOR	INT.	SOLID CORE	S.C.
CHANGE	CHG.	JANITOR CLOSET	J.C.	SOUTH	S
CIRCUIT	CIRC.	JOINT	JT	SOUND TRANSMISSION CLASS	STC
CLEAN OUT	CO.	JOIST	JST	SPEAKER	SPKR.
CLEAR	CLR.	JUNCTION BOX	JB	SPECIFICATIONS	SPEC.
COLD ROLLED	C.R.	KILOVOLT	KV	SPREAD	SPRD.
COLD WATER	CW	KILOVOLT AMPERE	KVA	SPRINKLER	SPKLR.
COLUMN/COLUMNS	COL./COLS.	KILOWATT	KW	SQUARE	SQ.
COMPANY	CO.	KIP (1000 lbs.)	K	SQUARE FEET (FOOT)	S.F.
CONCRETE	CONC.			STAGGERED	STAG.
CONCRETE MASONRY UNIT	CMU	LABEL	LBL	STAINLESS STEEL	S.S., SS.
CONDUIT, CONDITION,		LADDER	LAD.	STANDARD	STD
CONDENSATE, CONDUCTOR	COND.	LAMINATE, LAMINATED	LAM.	STEEL	STL
CONNECT, CONNECTION	CONN.	LAVATORY	LAV.	STEEL PLATE	STL. PL.
CONSTRUCTION	CONST.	LEFT HAND	L.H.	STORAGE	STOR.
CONTROL/CONSTRUCTION JOINT	C.J.	LENGTH	LGTH.	STREET	ST.
CONTRACTOR	CONTR.	LIGHT	LT.	STRUCTURAL	STRUCT.
CONTROL PANEL	C.P.	LIGHTING	LTG.	STRUCTURAL STEEL	S.STL.
CORNER GUARD	C.G.	LIGHTING DISTRIBUTION PANEL	L.D.P.	SUPPLY DIFFUSER	S.D.
CORRIDOR, CORRIGATED	CORR.	LIGHTING PANEL	L.P.	SUPPLY DUCT	S.D.
COUNTER	CNTR.	LIGHTWEIGHT	L.TWT.	SURF.	S.R.
COUNTERSINK (SUNK)	CTSK	LIVE LOAD	L.L.	SURF. REGISTER	S.THRU
CUBIC FEET (FOOT)	CU. FT.	LOOKER	LKR.	SUSPEND, SUSPENSION	SUSP.
CUBIC FEET PER MINUTE	CFM	LONG LEG HORIZONTAL	L.L.W.	SWITCH	SW.
CUBIC YARD	C.Y.	LONG LEG VERTICAL	L.L.V.	SYMBOL, SYMMETRICAL	SYM.
CULVERT	CULV.			SYSTEM	SYS
CYCLES	CY.	MAINTENANCE	MAINT.	TELEVISION	TV
CYLINDER	CYL.	MANUFACTURER	MFR.	TEMPERATURE	TEMP.
		MARBLE	MAR.	TEMPERED GLASS	TEMP. GL.
DAMPER	DMPR.	MASONRY	MAS.	THERMOSTAT	T.
DEAD LOAD	D.L.	MASONRY OPENING	M.O.	THK, THICKNESS	THK
DEPARTMENT	DEPT.	MATERIAL	MATL.	THOUSAND POUNDS	KIP or K
DETAIL	DET.	MAXIMUM	MAX.	THRESHOLD	THRES.
DIAGONAL	DIAG/	MECHANICAL	MECH.	THROUGH	T.HRU
DIAMETER	DIA.	MEDICINE CABINET	M.C.	TOILET PAPER DISPENSER	T.P.D.
DIFFUSER	DIFF.	METAL	MTL.	TOUNGE & GROOVE	T&G
DIMENSION	DM.	METAL CLAD	MTL. CL.	TOP AND BOTTOM	T&B
DISCONNECT	DISC.	MINIMUM	MIN.	TOP ELEVATION	T.E.
DISHWASHER	D.W.	MIRROR	MIR.	TOP OF BEAM	T.O.B.
DISPOSAL	DISP.	MISCELLANEOUS	MISC.	TOP OF CONCRETE	T.O.C.
DISTANCE	DIST.	MOTOR OPERATED DAMPER	MOD.	TOP OF STEEL	T/S, TDS
DISTRIBUTION PANEL	D.P.	MULDING	MLDG.	TREAD/THREADS	T
DIVIDER, DIVISION	DIV.	MOUNTED	MTD.	TYPICAL	TYP.
DOOR	DR	MULLION	MULL.	UNDERGROUND	U.G.
DOUBLE	DBL.			UNDERWRITERS	UL
DOUBLE HUNG	D.H.	NATURAL	NAT.	UNFINISHED	UNFN.
DOWEL	DWL	NEAR SIDE	N.S.	UNLESS OTHERWISE NOTED	U.O.N.
DOWN	DN	NECESSARY	NECY.	URINAL	UR.
DOWNSPOUT	D.S.	NEUTRAL	NEUT.	VENT	V.
DRAWER	DWR	NOISE REDUCTION COEFFICIENT	NRC	VENT THROUGH ROOF	VTR
DRAWING	DWG	NOMINAL	NOM.	VENTILATE, VENTILATED,	VENT.
DRINKING FOUNTAIN	D.F.	NORTH	N	VENTILATION	VENT.
DRYER	D	NOT IN CONTRACT	N.I.C.	VERTICAL, VERTICALLY	VCT.
		NOT TO SCALE	N.T.S.	VINYL COMPOSITION TILE	VCT
EACH	EA.	NUMBER	NO. or #	VITRIFIED CLAY PIPE	VCP
EACH FACE	E.F.			VOLUME	VOL.
EACH WAY	E.W.	ON CENTER	O.C.	VOLTS	V.
EAST	E	OPPOSITE	OPP.	WAINSCOT	WAINS.
ELASTOMERIC MEMBRANE		OPPOSITE HAND	OPP. HD.	WALL CABINET	W.CAB.
WATERPROOFING	ELAS.W.P.	OPTIONAL	OPTL	WASTE WATER/WATTS/WEST	W.
ELECTRIC, ELECTRICAL	ELEC.	OUNCE	OZ.	WATER CLOSET	W.C.
ELECTRICAL PANEL	E.P.	OUT TO OUT	O.O.	WATER HEATER	W/H, W.H.
ELEVATION	EL.	OUTSIDE DIAMETER	O.D.	WATERPROOFING	WP
ELEVATOR	ELEV.	OVERALL SIZE	O.A.S.	WEATHERPROOF	W.P.
EMERGENCY	EMERG.	OVERHEAD	OHD.	WEIGHT	WT.
ENCLOSURE	ENCL.	PAIR	PR	WELDED WIRE FABRIC	W.W.F.
ENGINEER	ENGR.	PANEL	PNL	WIDE FLANGE	W.F.
EQUAL	EOL.	PAPER TOWEL DISPENSER	P.T.D.	WIRE GLASS	W.GL.
EQUIPMENT	EQUIP.	PAPER TOWEL RECEPTACLE	P.T.R.	WITH	W/
EXCAVATED	E.F.	PAVEMENT	PVMT.	WITHOUT	W/O
EXHAUST FAN	E.F.	PAVING	PVG.	WOOD	WD.
EXISTING	EXIST.	PERFORATED	PERF.	WROUGHT IRON	W.I.
EXPANSION	EXP.	PHASE	PH.		
EXPANSION BOLT	EXP.B.	PLASTER	PLAS.		
EXPANSION JOINT	EXT.	PLASTIC LAMINATE	PL. LAM.		
EXTERIOR	EXT.	PLATE	PL.		
EXTRUDED	EXTR.				

ABBREVIATIONS



# A NEW CLUB HOUSE FOR UNALI TOWNES AT GRAND RIVER



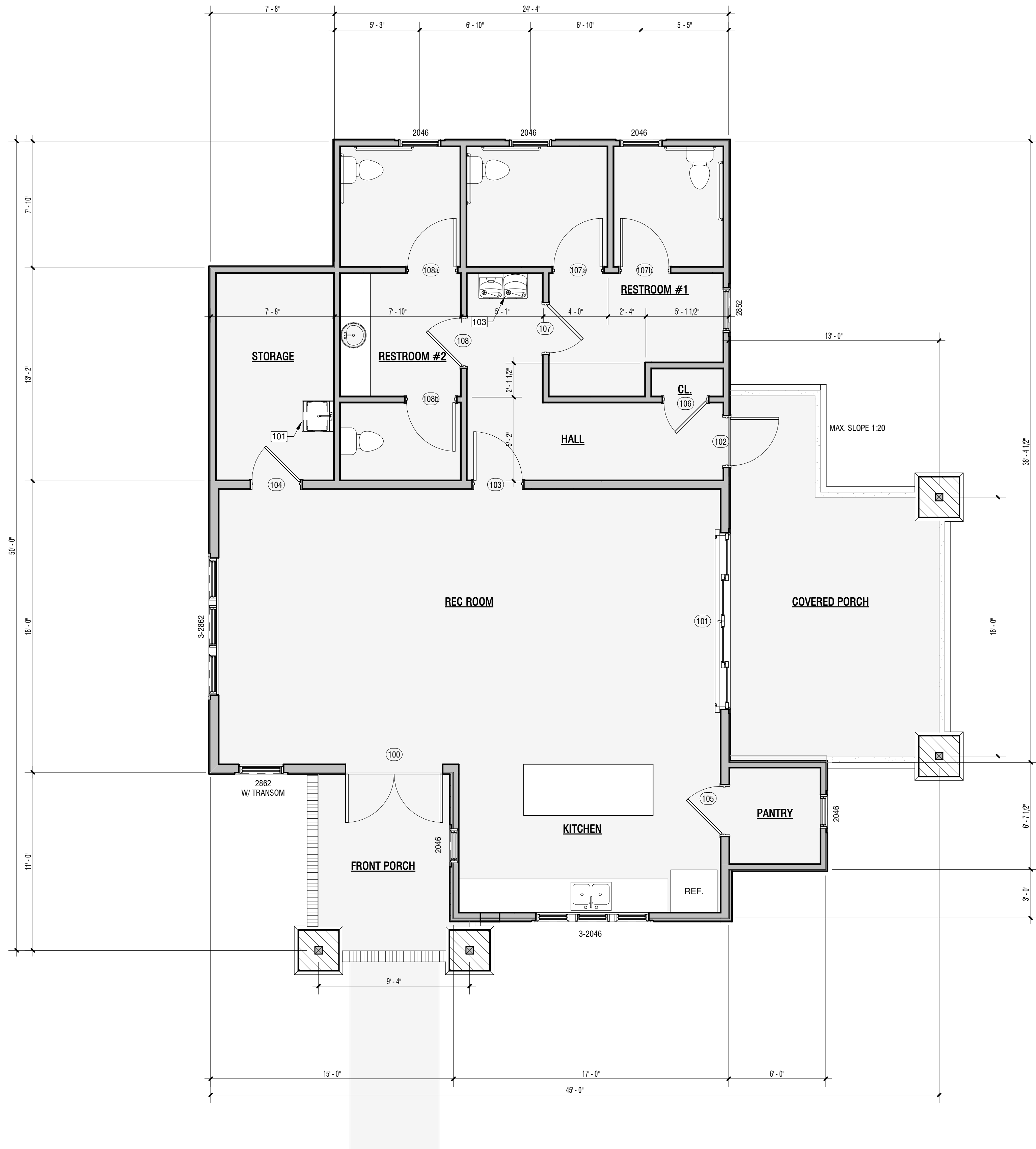
SHEET INDEX	
A-0 01	TITLE / INDEX
A-1 01	FLOOR PLAN
A-1 02	ROOF PLAN / LIFE SAFETY / FOUNDATION PLAN
A-1 03	REFLECTED CEILING PLAN / ELECTRICAL PLAN
A-2 01	EXTERIOR ELEVATIONS
A-3 01	BUILDING / WALL SECTIONS / DETAILS

Unali Townes at Grand River Clubhouse  
By Newcastle Homes  
Unali Lane, Leeds, AL

PERMIT

Project	24801
Date	8/30/24
Designed by	TLE
Drawn by	TLE
TITLE / INDEX	
A-0 01	
Scale	1/4" = 1'-0"





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

DOOR SCHEDULE				
NUMBER	SIZE		FINISH	COMMENTS
	WIDTH	HEIGHT		
100	6'-0"	6'-8"		
101	10'-11"	6'-8"		
102	3'-0"	6'-8"		
103	3'-0"	6'-8"		
104	3'-0"	6'-8"		
105	3'-0"	6'-8"		
106	2'-8"	6'-8"		
107	3'-0"	6'-8"		
107a	3'-0"	6'-8"		
107b	3'-0"	6'-8"		
108	3'-0"	6'-8"		
108a	3'-0"	6'-8"		
108b	3'-0"	6'-8"		

NOTES: ALL PAINTS AND FINISHES TO BE APPROVED BY OWNER

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE 2015 EDITION. REFERENCE TO OTHER STANDARD SPECIFICATIONS OR CODES SHALL MEAN THE LATEST STANDARD OR CODE ADOPTED AND PUBLISHED.
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT WORK OF ALL TRADES COMPLIES WITH THE 2015 INTERNATIONAL BUILDING CODE.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY THAT DIFFER OR INTERFERE WITH THOSE SHOWN ON THIS PLAN BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS SUPECEDE SCALE DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THE WORK OF ALL COMPLIES TO THE DRAWINGS AND DETAILS IN THESE PLANS.
- CONTRACTOR IS TO COORDINATE THE WORK OF ALL OTHER CONTRACTORS AND TRADES, WHETHER HIS OWN, OR THOSE OF ANY SEPARATE CONTRACT WITH THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE CLEANING AND REMOVAL OF ALL DEBRIS UNTIL PREMISES ARE ACCEPTED IN A CLEAN HABITABLE CONDITION BY THE OWNER.
- CONTRACTOR SHALL PROVIDE PROTECTION OF THE PREMISES DURING ALL PHASES OF CONSTRUCTION FOLLOWING BEST MANAGEMENT PRACTICES FOR PREVENTION OF EROSION AND PROTECTION OF TREES IN ACCORDANCE WITH THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL, AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS, JULY 2018.
- GENERAL CONTRACTOR SHALL PATCH AS REQUIRED AFTER ALL TRADES.

FLOOR PLAN KEYNOTES	
101	FLOOR MOUNTED WASHY MOP SINK, SEE PLUMBING.
103	HIGH-LOW WATER FOUNTAIN, SEE PLUMBING.

SYMBOL LEGEND

1

11

101

Level Name  
Elevation from FF

1  
A101

1  
A101

1  
A101

00  
A101  
00

00  
A101  
00

A101 00

CL

1

C XXXX  
W XXXX  
F XXXX  
B XXXX

WALL TYPE TAG

WINDOW TYPE TAG

DOOR TYPE TAG

ELEVATION LEVEL

DETAIL CALLOUT

BUILDING SECTION

WALL SECTION

INTERIOR ELEVATION

BUILDING ELEVATION

CENTERLINE

REVISION NUMBER

ROOM FINISH TAG  
CEILING FINISH  
WALL FINISH  
FLOOR FINISH  
BASE FINISH

Unali Townes at Grand River Clubhouse  
By Newcastle Homes  
Unali Lane, Leeds, AL

SQUAREARC  
ARCHITECTURE

SQUAREARC.COM 205.223.0331

STATE of ALABAMA  
REGISTERED ARCHITECT  
NO. 6535  
TRACEY L.  
ETHERIDGE

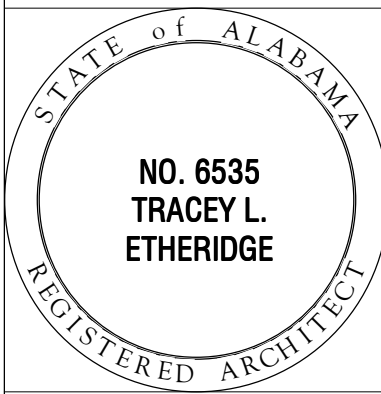
PERMIT

Project	24801
Date	8/30/24
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FLOOR PLAN

A-1 01

Scale 1/4" = 1'-0"



**Unali Townes at Grand River Clubhouse**  
**By Newcastle Homes**  
Unali Lane, Leeds, AL

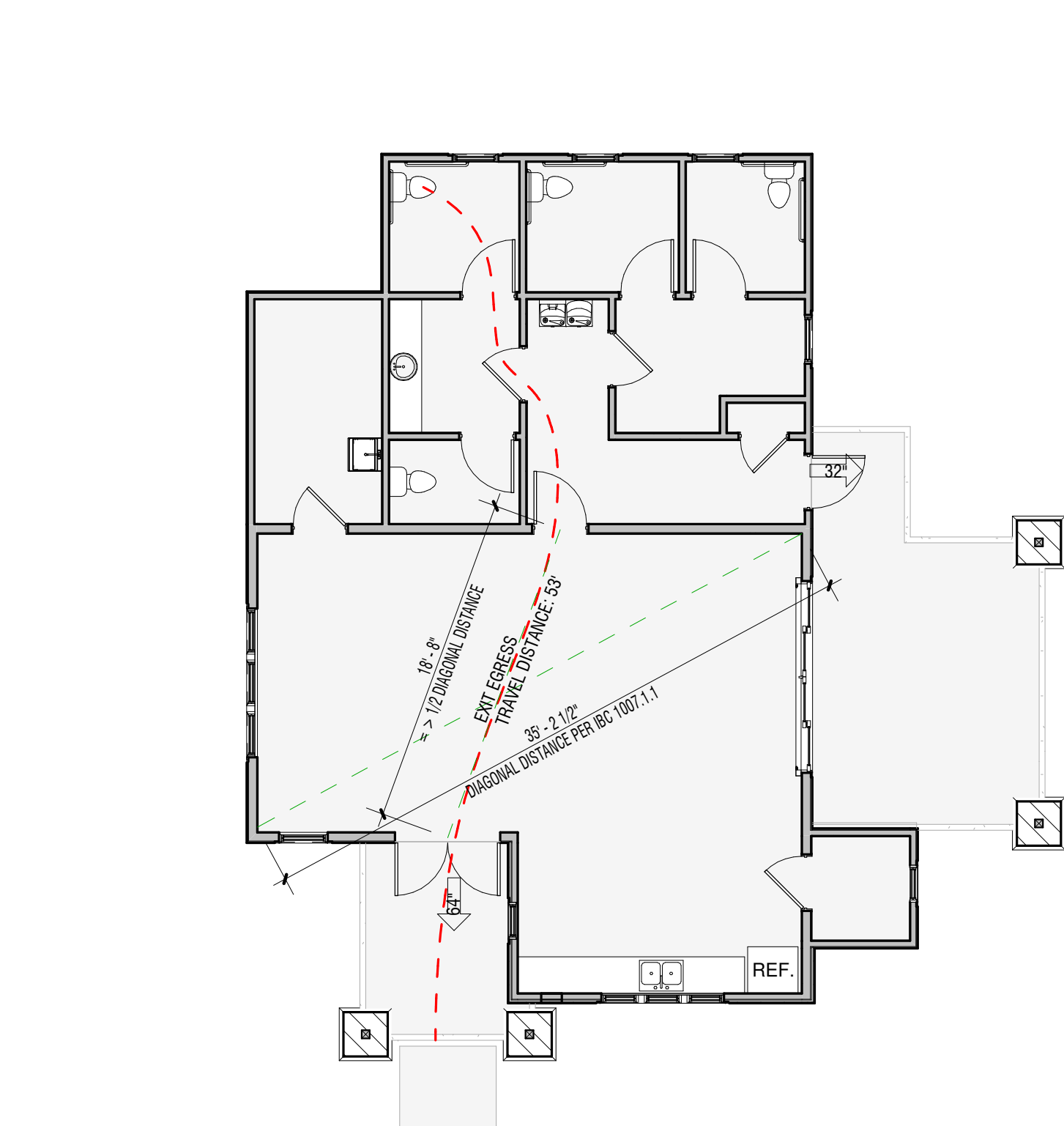
## PERMIT

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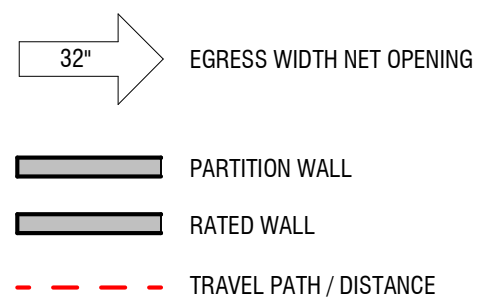
ROOF PLAN / LIFE SAFETY  
/ FOUNDATION PLAN

A-1 02

Scale	As indicated
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1) LIFE SAFETY PLAN  
1/8" = 1'-0"



LIFE SAFETY LEGEND  
1/4" = 1'-0"

## MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

2015 IBC - Table 1004.1.2

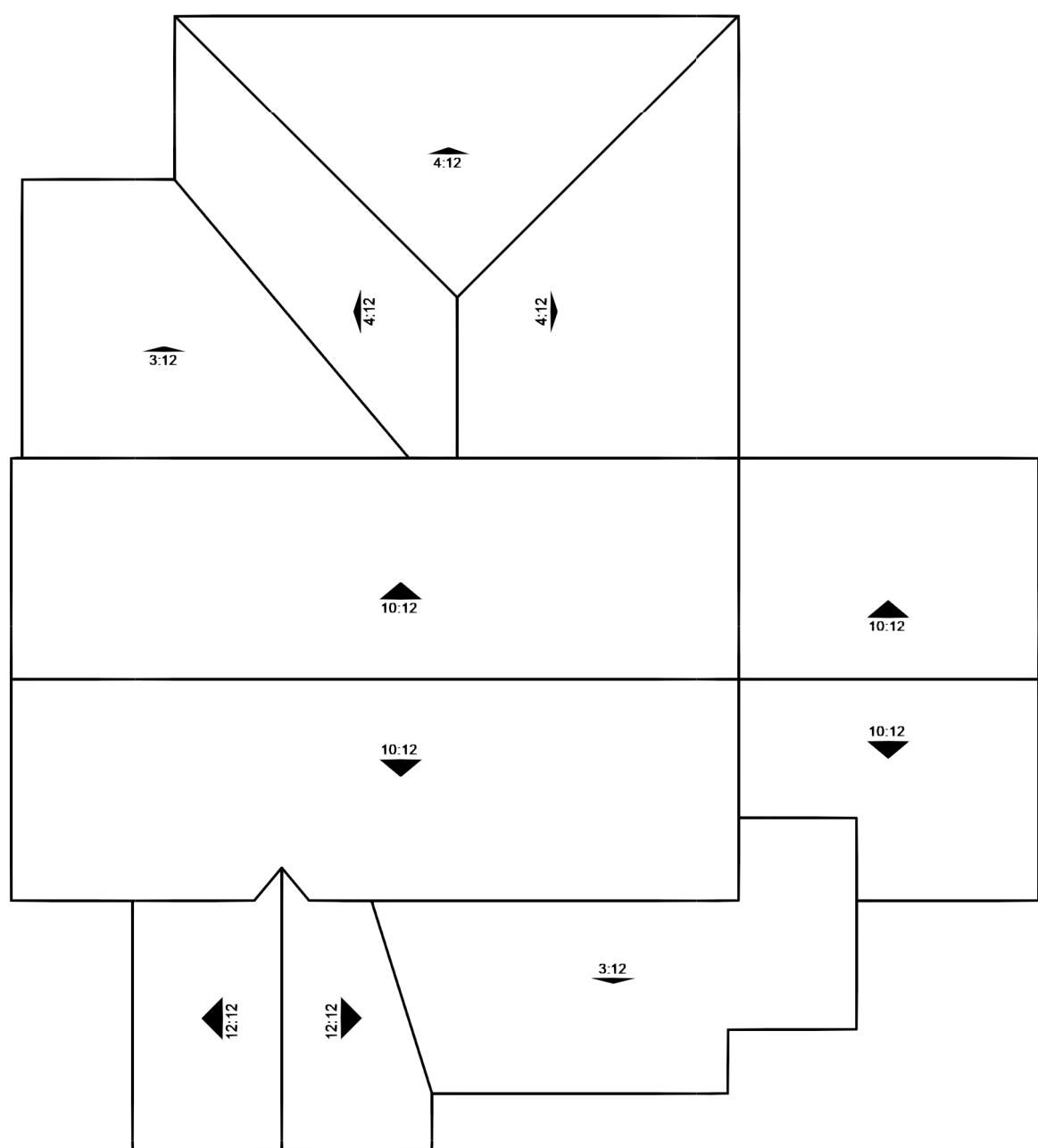
FUNCTION OF SPACE	FLOOR AREA IN SQ. FT. PER OCCUPANT
ASSEMBLY	5 NET (STANDING SPACE, CONCENTRATED)
SUPPORT AREAS	N/A

## LIFE SAFETY NOTES

1. FIRE EXTINGUISHER LOCATIONS AND TYPE SHALL BE VERIFIED WITH FIRE MARSHALL  
2. EXIT SIGNS SHALL BE ILLUMINATED AND CLEARLY VISIBLE ABOVE EXIT DOORS

## PROJECT CODE ANALYSIS

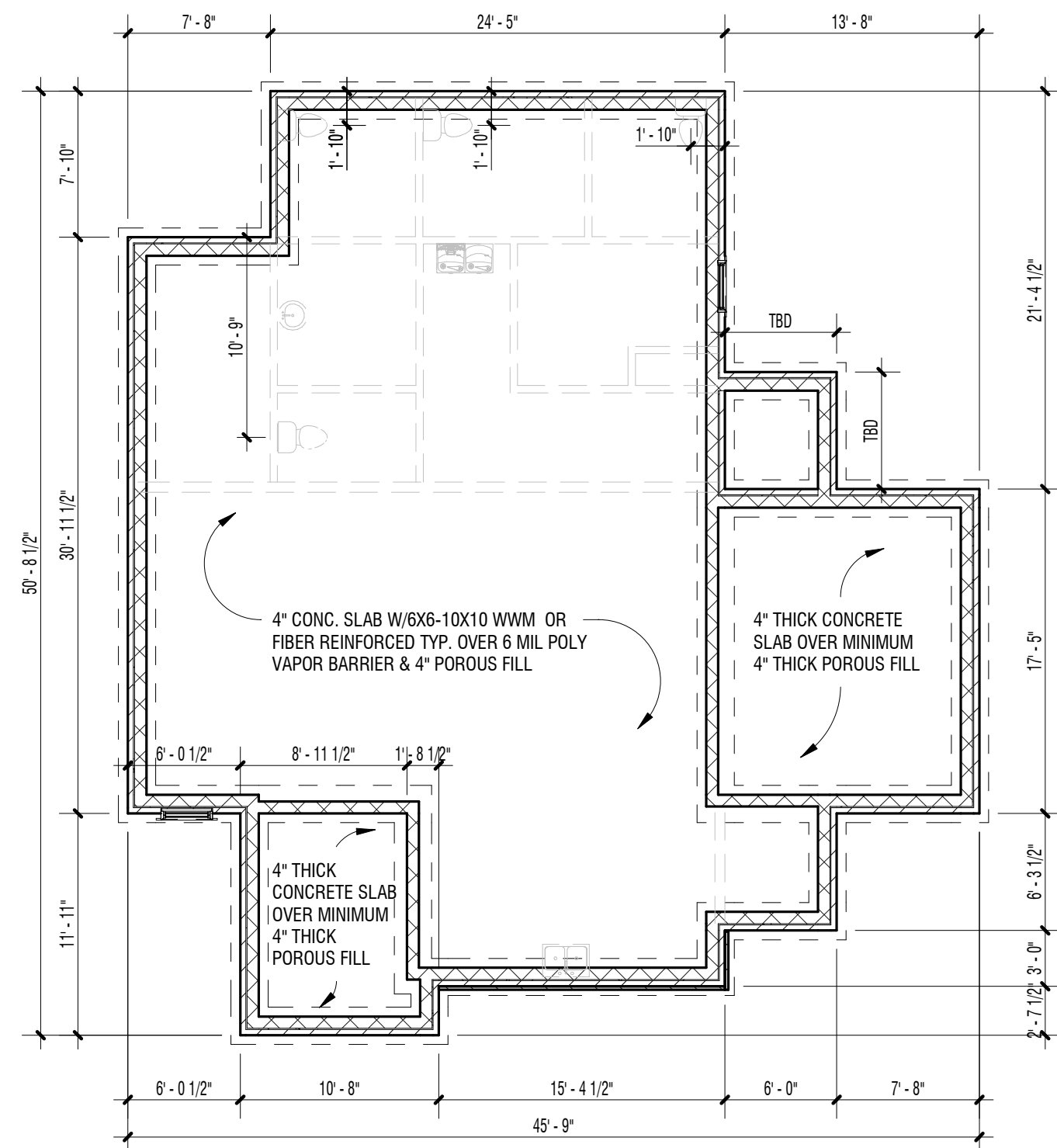
DESCRIPTION	PROJECT INFORMATION
PROJECT LOCATION	Leeds, Alabama
APPLICABLE CODES	2015 International Building Code 2015 International Plumbing Code 2015 National Electrical Code 2015 International Mechanical Code 2015 International Energy Conservation Code
OCCUPANCY CLASSIFICATION	ASSEMBLY A-3
FUNCTION OF SPACE Standing space (Rec room and Kitchen)	OCCUPANT LOAD 122
TOTAL OCCUPANT LOAD	<u>122</u>
CONSTRUCTION TYPE	V, not sprinklered (per IBC 903.2.1.3)
MAXIMUM HEIGHT BUILDING HEIGHT	40 feet 24 feet
MAXIMUM NUMBER OF STORIES NUMBER OF BUILDING STORIES	1 1
ALLOWABLE AREA TOTAL BUILDING AREA	6,000 square feet 1,390 square feet
FIRE RESISTANCE REQUIREMENTS	IBC TABLES 601 & 602 Type II B
Building Element Primary Structural Frame Bearing walls, interior Bearing walls, exterior Non-bearing walls & partitions, interior Non-bearing walls & partitions, exterior Floor construction Roof construction Exterior walls based on fire separation distance x < 5' 5' < x < 10' 10' < x < 30' x > 30'	Rating (hours) 0 0 0 0 0 0 0 1 1 0 0
EXITS  REQUIRED / PROVIDED  EXIT ACCESS TRAVEL DISTANCE MAXIMUM ALLOWED	2 / 2  200 feet



2) Site / Roof  
1/8" = 1'-0"

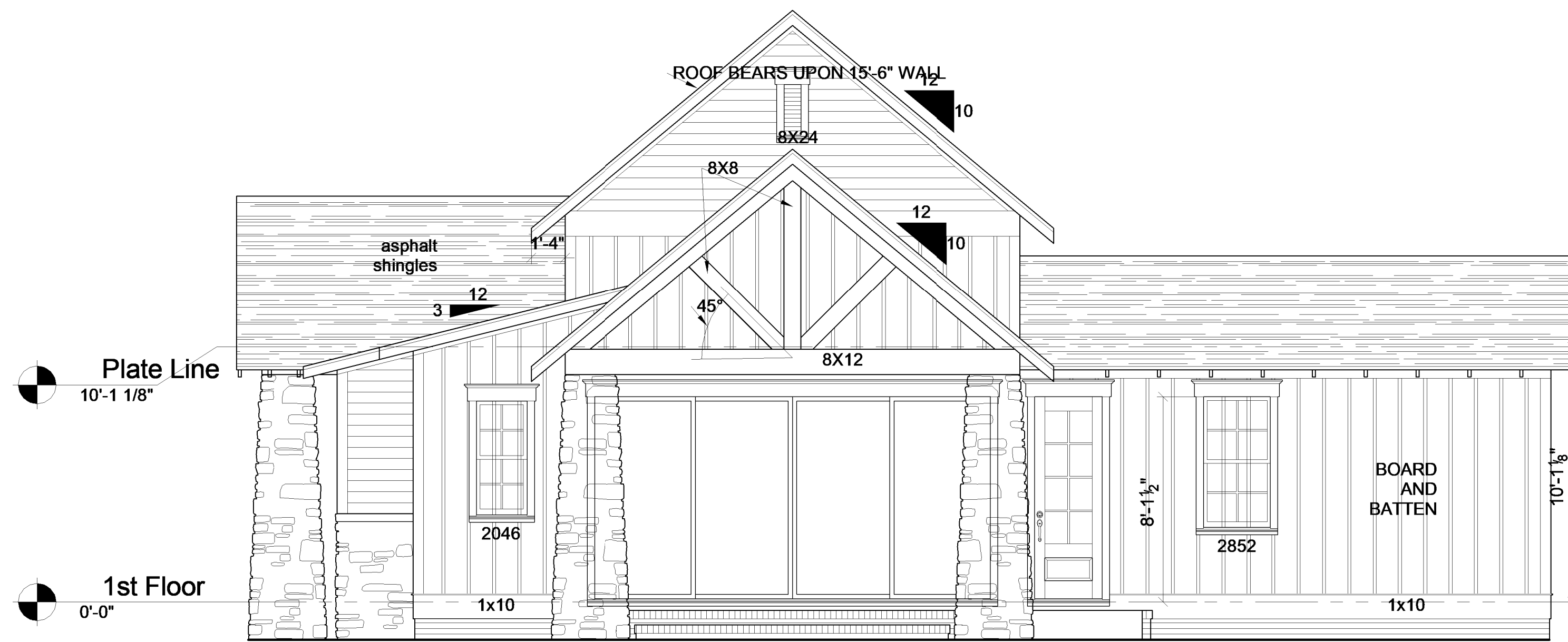
**FOUNDATION NOTES:**

1. SITE SHALL BE PREPARED BY CLEARING ALL VEGETATION, ROOTS, SOIL, AND DEBRIS.
2. SOIL FILL SHALL BE FREE OF ORGANIC MATTER AND DELETERIOUS MATERIAL. HAVE A LIQUID LIMIT OF LESS THAN 45, A PLASTICITY INDEX OF LESS THAN 20, AND A MINIMUM DRY DENSITY OF 105PCF
3. FILL SHALL BE PLACED IN 6 INCH LOOSE LIFTS WITH  $\pm 2$  PERCENT OF OPTIMUM MOISTURE CONTENT AND COMPACTED TO 98 PERCENT OF THE MAXIMUM DRY DENSITY VERIFIED BY STANDARD PROCTOR COMPACTION TESTS.
4. ALL FOUNDATIONS SHOULD BEAR ON UNDISTURBED ORIGINAL SOIL WITH A BEARING CAPACITY OF NOT LESS THAN 2,500 PSF.
5. ALL REINFORCING SHOULD BE PLACED ACCORDING TO THE FOLLOWING CODES AND STANDARDS: ACI 315 DETAILS AND DETAILING OF CONCRETE REINFORCING, CRSI MANUAL OF STANDARD PRACTICE.
6. PRODUCTS AND MATERIALS SHALL CONFORM TO THE FOLLOWING STANDARDS: ASTM A615, GRADE 60 REINFORCING BARS, ASTM A951 MASONRY JOINT REINFORCING, ASTM A153 JOINT REINFORCING GALVANIZING, ASTM C1116 FIBRILLATED MICROSYNTHETIC FIBER
7. ALL CONCRETE WORK SHALL CONFORM TO THE FOLLOWING CODES AND STANDARDS: ACI 301, 304, 305R, 306.1, 318
8. ALL CONCRETE SHALL BE NORMAL WEIGHT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
9. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4 INCHES.
10. ALL MASONRY WORK SHALL CONFORM TO TMS 602/ACI 530.1/ASCE 6, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, AND THE RECOMMENDATIONS CONTAINED IN THE TECHNICAL NOTES ON BRICK CONSTRUCTION PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.
11. PRODUCTS AND MATERIALS SHALL CONFORM TO THE FOLLOWING STANDARDS: CONCRETE MASONRY UNITS ASTM C90, CONCRETE BUILDING BRICK ASTM C55, MORTAR ASTM C270, TYPE M, GROUT ASTM C 476.
12. MASONRY TO BE LAID IN RUNNING BOND WITH VERTICAL JOINTS CENTERED ON UNITS ABOVE AND BELOW.
13. REINFORCE JOINTS AT 8 INCH SPACING BELOW GRADE/ A DN 16 INCHES ABOVE GRADE, GROUT ALL CELLS BELOW GRADE.
14. STRUCTURAL STEEL WORK SHALL COMPLY WITH THE FOLLOWING STANDARDS: AISC STEEL CONSTRUCTION MANUAL, CURRENT EDITION, UNILTEAS ASTM 36.

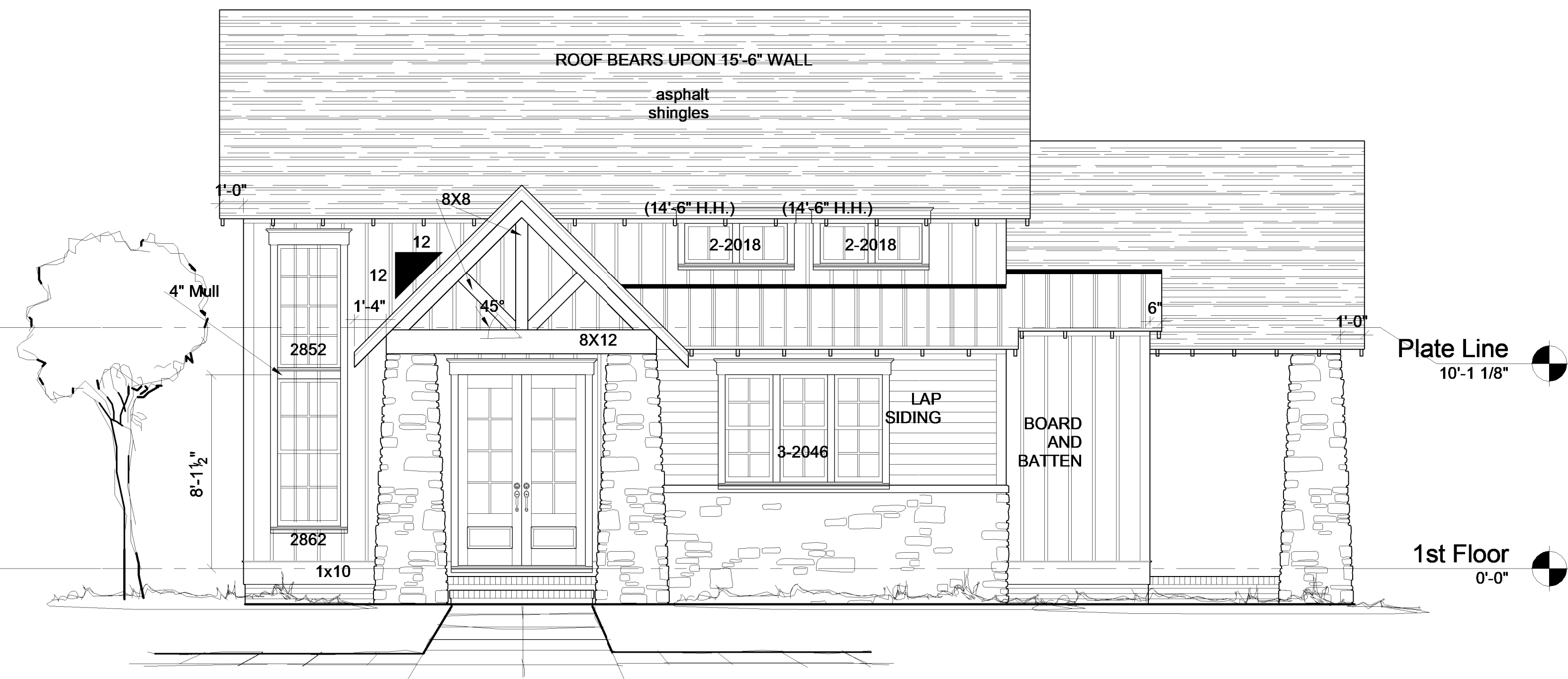


3) foundation plan  
1/8" = 1'-0"

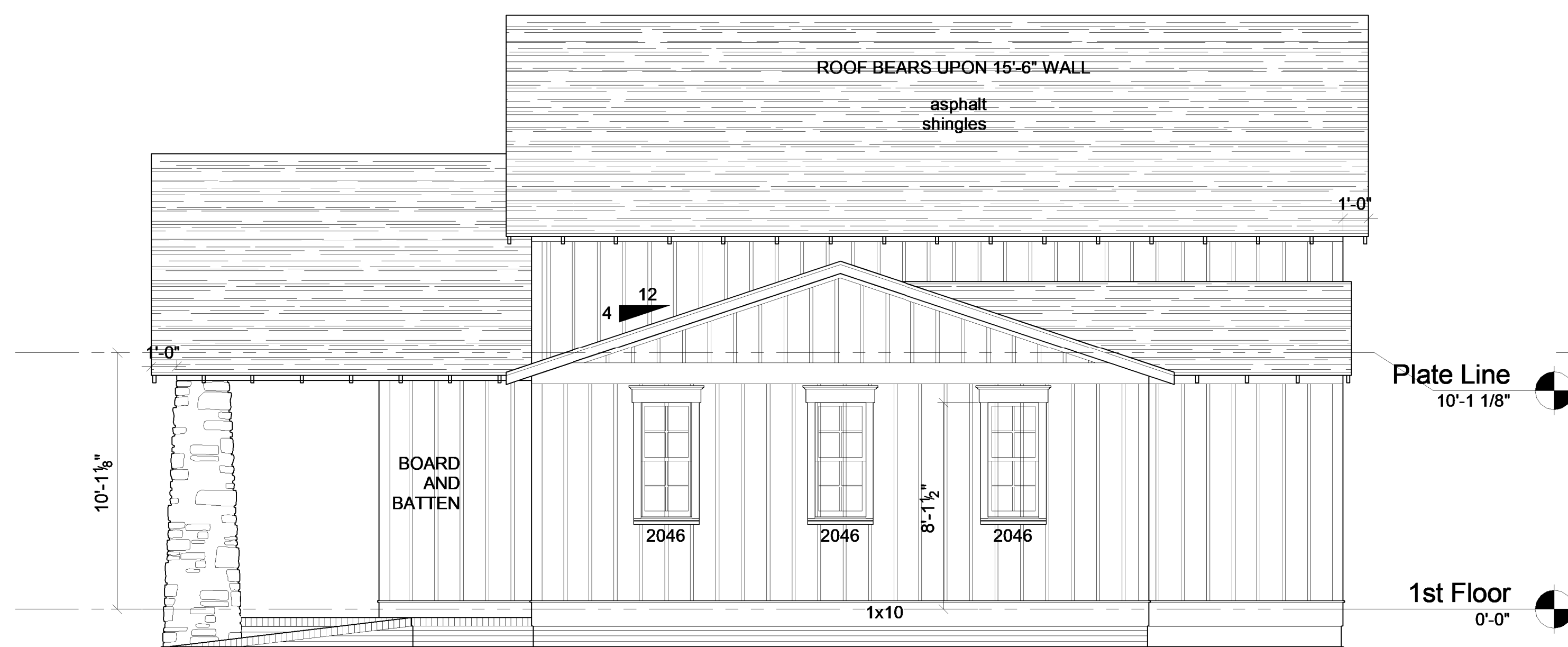




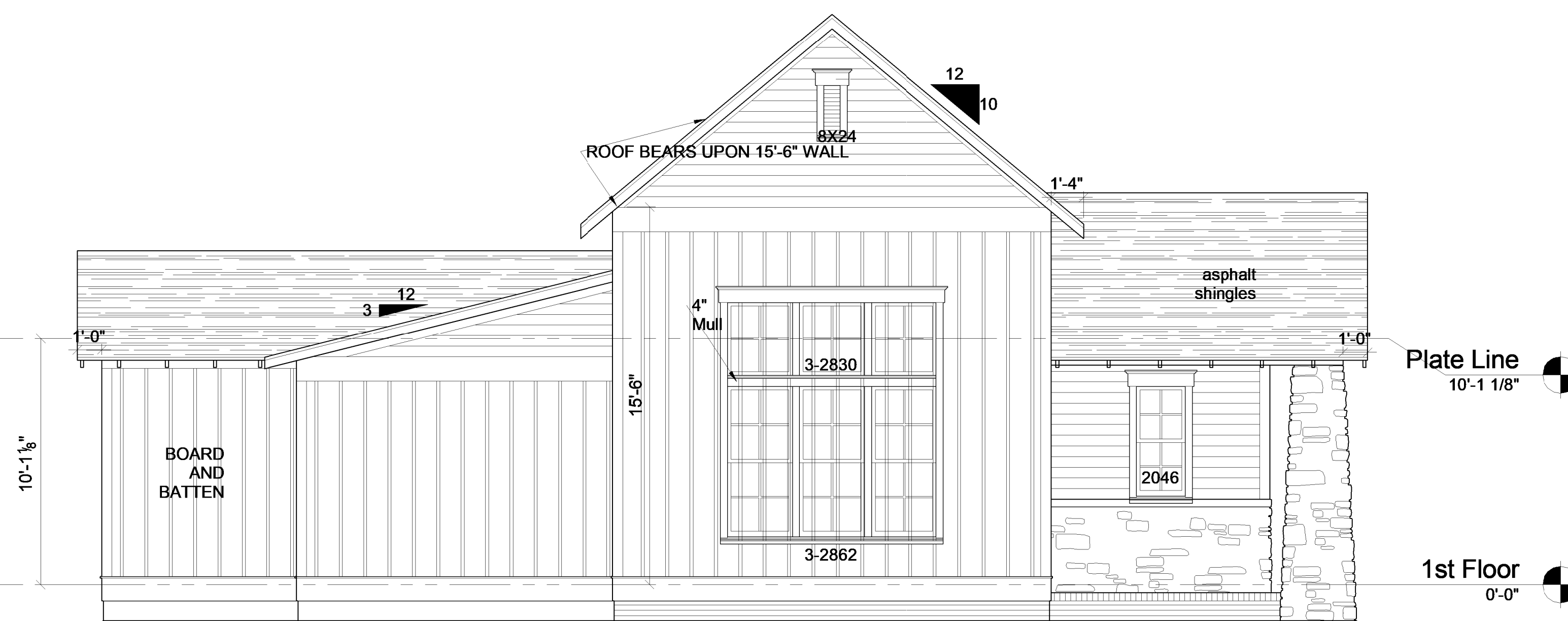
1 Right Side Elevation  
1/4" = 1'-0"



2 Front Elevation  
1/4" = 1'-0"



4 Rear Elevation  
1/4" = 1'-0"



3 Left Side Elevation  
1/4" = 1'-0"

# NOTICE OF PUBLIC HEARING

City of Leeds, Alabama  
Zoning Board of Adjustments

## APPLICATION

An application

To determine whether the construction of the clubhouse for the Unali subdivision qualifies as residential and falls under the jurisdiction of the 2015 ICC International Residential Code (IRC) rather than the 2015 ICC International Building Code (IBC), the following considerations should be made:

- 1. Definition of Residential Construction:** According to the 2015 ICC IRC, residential construction pertains to buildings used as single-family or two-family dwellings, or townhouses, not more than three stories above grade in height. The IRC is intended for buildings that are primarily used for living purposes.
- 2. Use and Occupancy Classification:** The IBC typically governs commercial buildings, including those used for assembly, business, or other non-residential purposes. A clubhouse, depending on its design and intended use, may fall under the assembly occupancy (Group A) in the IBC if it is intended for large gatherings or recreational use. However, if the clubhouse is designed primarily to serve the residents of the subdivision and is considered an accessory structure to the residential properties, it may be categorized under the IRC.
- 3. Purpose and Functionality of the Clubhouse:** If the clubhouse serves as a communal space exclusively for the residents of the Unali subdivision and its primary use is aligned with activities similar to residential living (e.g., small gatherings, meetings, or recreational activities for the subdivision's residents), it could reasonably be classified as residential under the IRC.
- 4. Code Applicability Based on Scope and Size:** The size, scope, and intended usage of the structure are critical factors. Smaller buildings or accessory structures that do not exceed the thresholds established in the IBC for assembly occupancy may fall under the IRC if they are intended for private, residential-related use rather than public access.
- 5. Conclusion:** If the clubhouse in question is determined to be an accessory to the residential subdivision and its use is primarily for the benefit of the residents, the 2015 ICC IRC would likely govern its construction. On the other hand, if the building is intended for larger, public gatherings or activities that resemble commercial use, the 2015 ICC IBC may apply.

In summary, the classification of the clubhouse as residential or non-residential depends on its primary function, occupancy, and relation to the subdivision. For a residential designation and regulation under the 2015 ICC IRC, the clubhouse must primarily serve the residents and be considered an accessory to the residential properties.

## Zoning Board of Adjustments

The Zoning Board of Adjustments is vested with the responsibility and authority of authorizing variances which will not be contrary to the public interest and where owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

<b>CASE #:</b>	CV24-000004
<b>APPLICANT NAME:</b>	NEWCASTLE DEVLEOPMENT LLC
<b>PROPERTY OWNER:</b>	NEWCASTLE DEVLEOPMENT LLC
<b>TAX PARCEL ID#S:</b>	Part of 24 00 26 4 000 003.000
<b>PROPERTY ADDRESS:</b>	9995 Unali LN; Leeds, AL 35094
<b>PROPERTY ZONING:</b>	[PermitVA:::10609:::102623]

**NOTICE IS HEREBY GIVEN** that the Board of Zoning Adjustments will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on:

Date: October 08, 2024  
Time: 5:00 p.m.  
Place: Leeds Annex Meeting Room  
1412 9th St  
Leeds, AL 35094



9

**Public Information:** Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

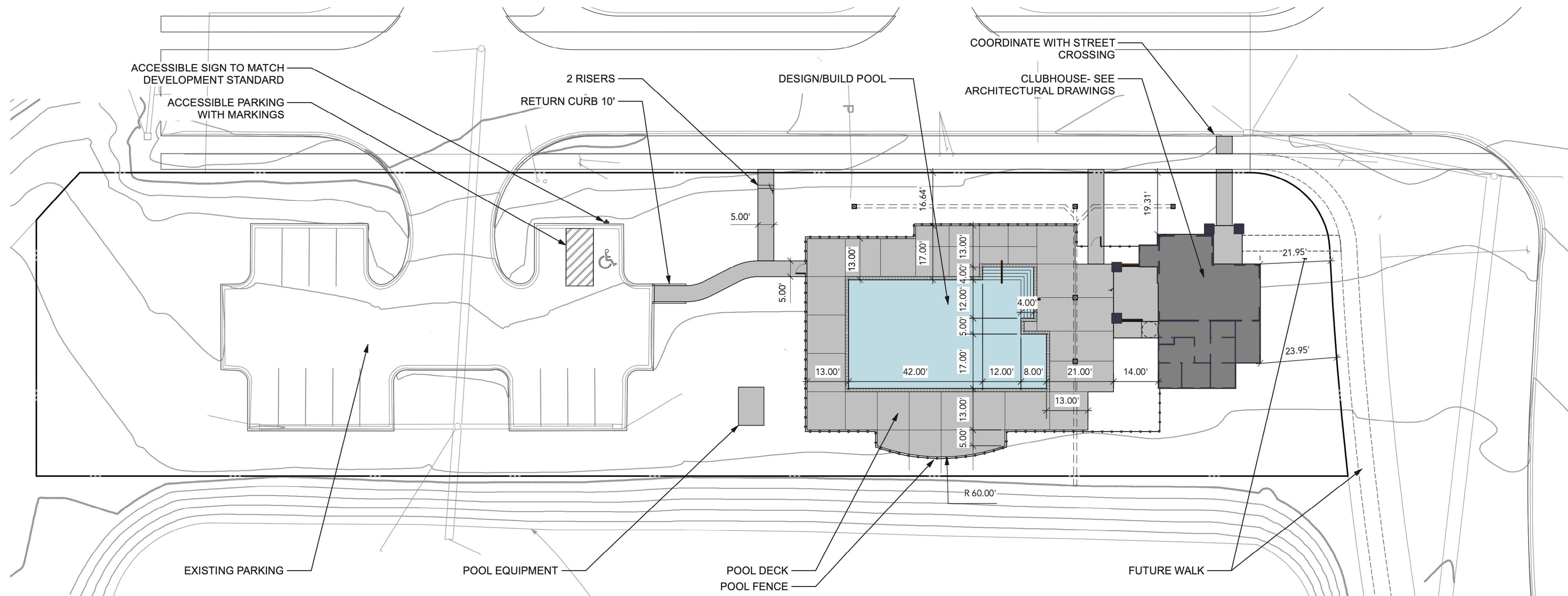
**Phone:** 205-699-0943

**E-mail:** [development@leedsalabama.gov](mailto:development@leedsalabama.gov)

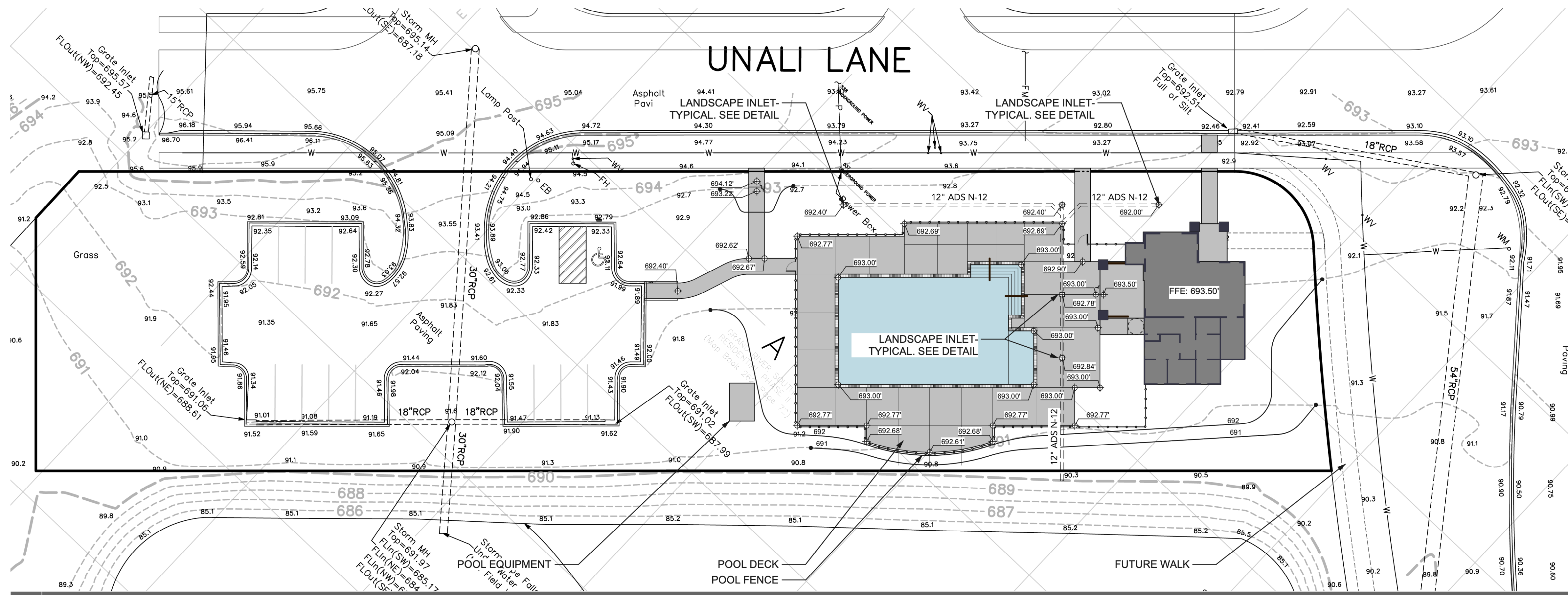
**Mailing Address:**

Leeds Zoning Board of Adjustments  
c/o Development Services  
1404 9th Street  
Leeds, AL 35094





1 Site Site Plan  
Scale: 1" = 20'-0"



2 Site Grading Plan  
Scale: 1" = 20'-0"



# Newcastle Homes Clubhouse at Unali Townes

Unali Lane, Leeds, Alabama

REVISIONS

DATE: 08.20.24  
SCALE: Scale  
PROJECT MANAGER:  
DRAWN: drp  
REVIEWED: drp  
PROJECT NO: 123456789  
SHEET TITLE:

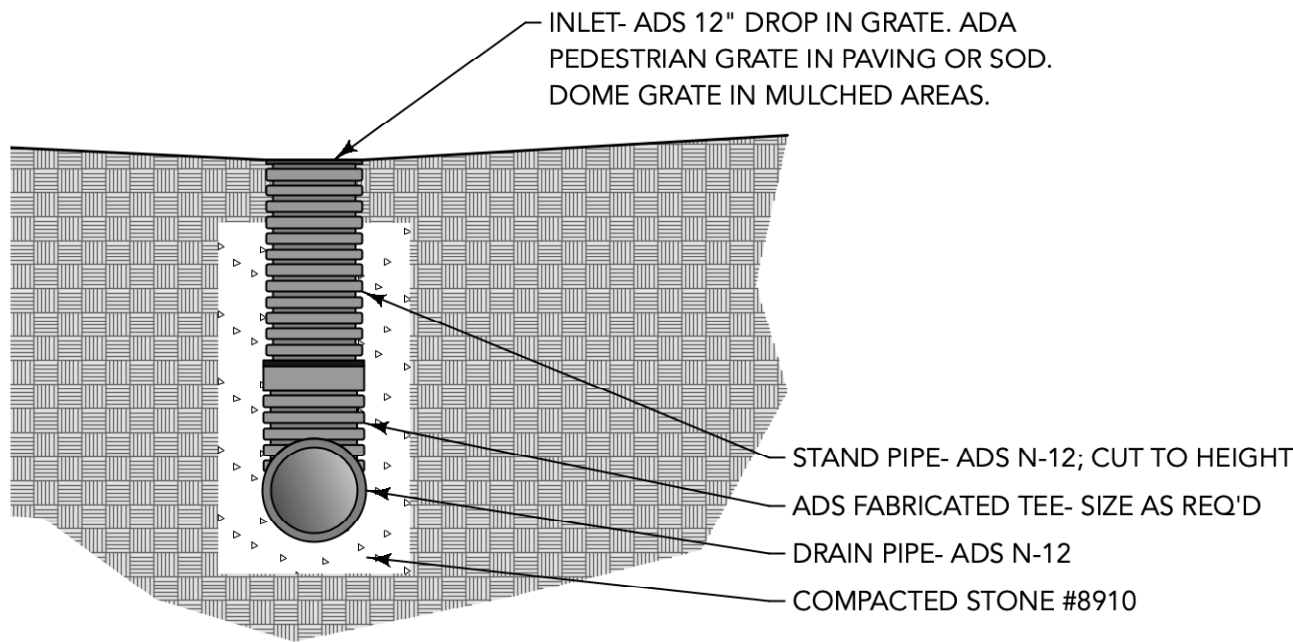
Site Plan

SHEET NUMBER:

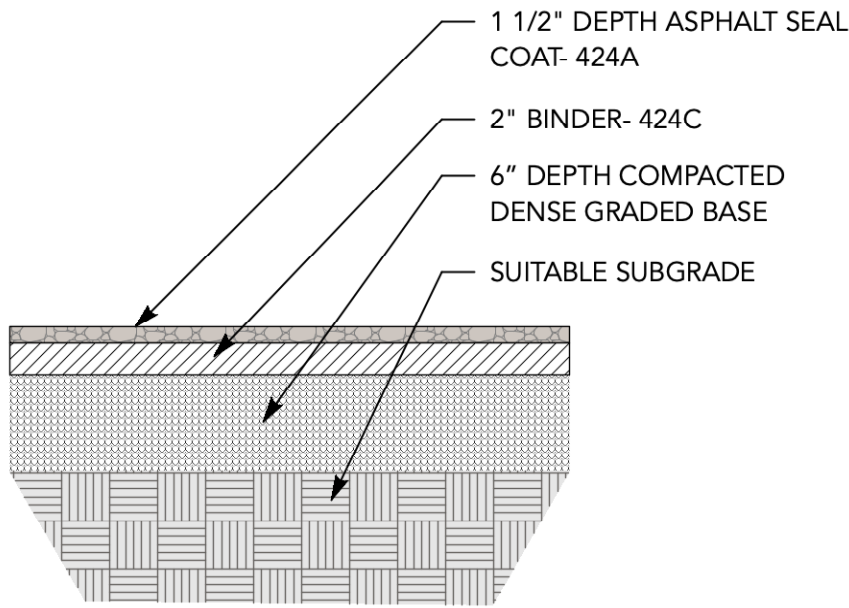
L1-00

SEQUENCE: 1 of 2

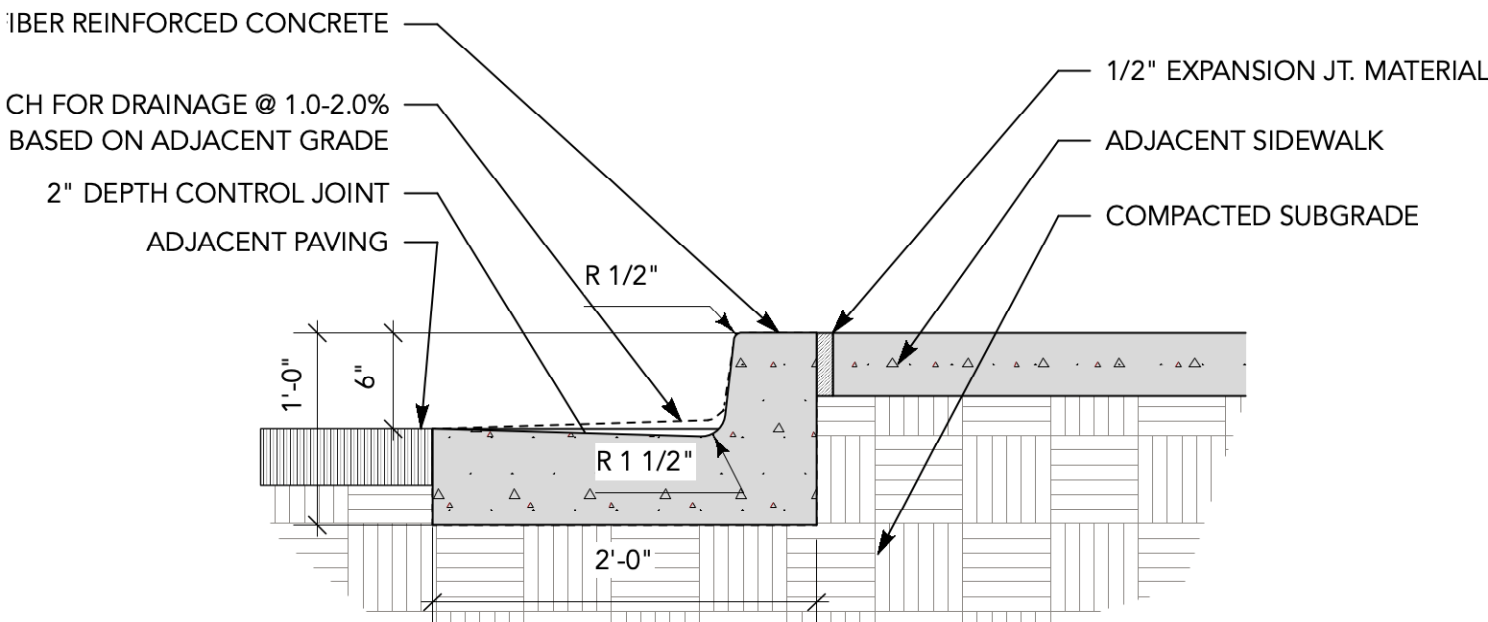




1 Landscape Inlet Detail  
Scale: 1/2" = 1'-0"

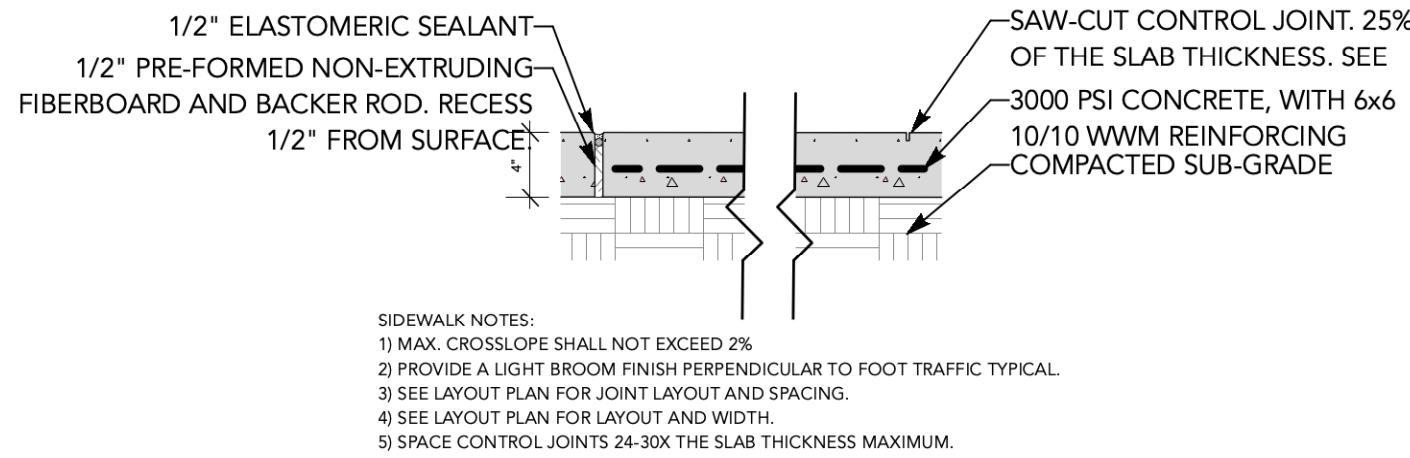


2 Asphalt Paving Detail  
Scale: 1" = 1'-0"

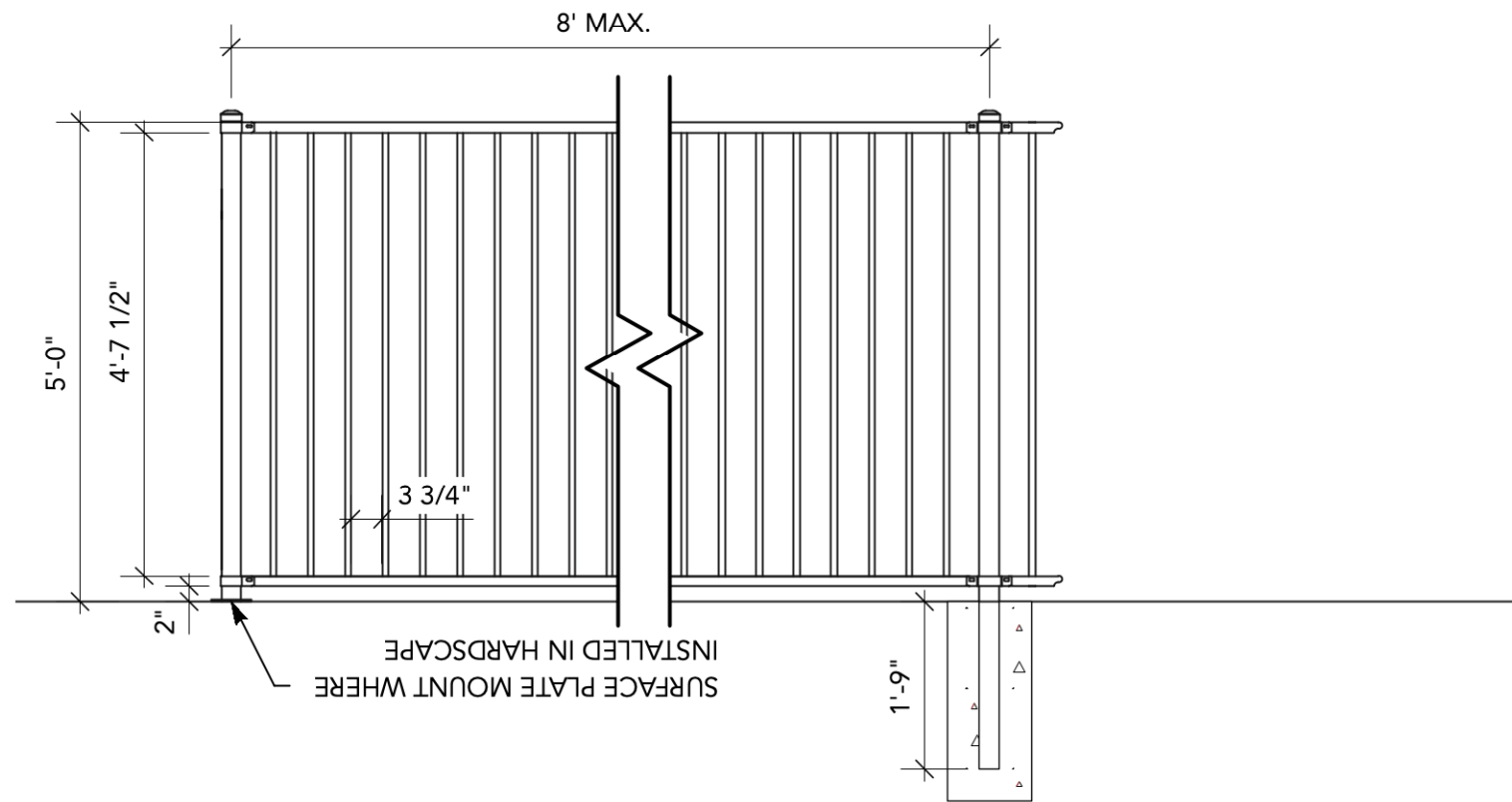


NOTE: PLACE SAW CUT CONTROL JOINTS AT 25' O.C., INSTALL EXPANSION JOINTS AT 100' O.C.

3 Curb and Gutter Detail  
Scale: 1" = 1'-0"



4 Concrete Slab Detail  
Scale: 1" = 1'-0"



5 Pool Fence Detail  
Scale: 1/2" = 1'-0"



# Newcastle Homes Clubhouse at Unali Townes

Unali Lane, Leeds, Alabama

REVISIONS

DATE: 08.20.24  
SCALE: Scale  
PROJECT MANAGER:  
DRAWN: drp  
REVIEWED: drp  
PROJECT NO.: 123456789  
SHEET TITLE :

Site Details

SHEET NUMBER:

L2-00

SEQUENCE: 2 of 2