



# Agenda Item #2

## Application 2026-33-CA

### DETAILS

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**Location:**

1621 Springhill Avenue

**Summary of Request:**

- Fenestration changes to include the replacement of 604 aluminum windows with vinyl windows to match design and placement of existing.
- Alterations to the primary entrance of 1621 Springhill Avenue (Building type 2).
- Lime-wash exterior brick on both buildings.

**Applicant (as applicable):**

Brock Shannon

**Property Owner:**

TDG Manchester, LLC

**Historic District:**

Old Dauphin Way

**Classification:**

Non-Contributing

**Summary of Analysis:**

- Proposed vinyl windows would match the lite-design, size, and placement of existing windows; however, vinyl is not an approved material for use in historic districts per the *Guidelines*.
- Alterations to the primary entrance of 1621 Springhill Avenue (Building type 2) follow the *Guidelines*.
- The request to lime-wash the unpainted brick is not in keeping with the *Guidelines*.

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## PROPERTY AND APPLICATION HISTORY

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

The buildings at 1575 (Building type 1) and 1621 (Building type 2) Springhill Avenue are two-story brick suburban garden apartment complexes with low pitched hipped roofs and 139 units between the two buildings. 1575 Springhill has one large enclosed interior courtyard and one large interior courtyard that is open on the north elevation. 1621 Springhill has two smaller enclosed interior courtyards that sit to the south of the large enclosed interior courtyard. The structures were built in 1963 and first appear on historic aerials in 1967. The massing and footprint have undergone minimal changes since construction.

According to Historic Development Department Records, this property has not appeared before the Architectural Review Board.

## SCOPE OF WORK

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### All Elevations:

1. Apply lime wash to exterior brick
  - a. Romabio Classico Limewash - Avorio White or similar.

### Fenestration Changes

1. Replace 604 non-standard sized windows with custom luxury vinyl windows to fit in the existing window openings.
  - a. Bedrooms: Single hung windows with mullions to match existing six-over-six lite-design
  - b. Bathroom and living rooms: single-slider to match design of existing.

### Entry alteration on north façade of 1621 Springhill (Building Type 2)

1. Remove existing wrought iron gate.
2. Construct new brick wall and pillars to flank entry to leasing office.
3. Install bronze metal Juliet awning over entryway
4. Repair and move existing fountain to be situated in front of the entryway.

## APPLICABLE STANDARDS

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- 5.1 Preserve the building’s original placement and orientation.
  - Maintain the original orientation of a building to the street and neighborhood.
  - Maintain a property such that the historic setting of a building remains intact.
  - Retain the pattern of front setbacks and building spacing that reflect those of adjacent historic structures.
  - Design alterations so that the resulting building placement does not alter these established patterns.
- 5.3 Preserve the key historic walls of a building.
  - Maintain significant historic facades in their original form.
  - Maintain historic façade elements.

- Pay special attention to maintaining the historic appearance of building walls of corner buildings.
- 5.5 Preserve and restore the visibility of original historic materials.
  - Do not cover or obscure original building materials.
- 5.20 Preserve the functional historic and decorative features of a historic window.
  - Where historic (wooden or metal) windows are intact and in repairable condition, retain and repair them to match the existing as per location, light configuration, detail and material.
  - Preserve historic window features, including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.
  - Repair, rather than replace, frames and sashes, wherever possible.
  - For repair of window components, epoxies and related products may serve as effective solutions to material deterioration and operational malfunction.
- 5.21 When historic windows are not in a repairable condition, match the replacement window design to the original.
  - In instances where there is a request to replace a building's windows, the new windows shall match the existing as per location, framing, and light configuration.
  - Use any salvageable window components on a primary elevation.
- 5.22 When a historic window is missing on a key character-defining wall, use a historically accurate replacement.
  - Historically accurate light patterns shall be employed. Use photographic, physical, and/or documentary evidence for the design.
  - A new window shall be installed in such a manner as to fit within the original window opening and match in depth and filling of the reveal. A reveal is the part of the side of a window opening that is between the outer surface of the wall and the window.
  - A doubled-paned or clad wood window may be considered as a replacement alternative only if the replacement matches the configuration, dimensions, and profiles of original windows.
  - For increased efficiency, storm windows can be installed. A storm window shall fit within the window reveal and avoid damaging window casings. Operable storm windows are encouraged.

#### ACCEPTABLE WINDOW MATERIALS

- Materials that are the same as the original, or that appear similar in texture, profile and finish to the original are acceptable. These often include:
  - Wood sash
  - Steel, if original to structure
  - Custom extruded aluminum
  - Aluminum clad wood
  - Windows approved by the National Park Service

#### UNACCEPTABLE WINDOW MATERIALS

- Materials that do not appear similar to the original in texture, profile and finish are unacceptable. These often include:
  - Vinyl
  - Mill-finished aluminum
  - Interior snap-in muntins (except when used in concert with exterior muntins and intervening dividers)
- 7.1 Preserve the key character-defining features of a historic commercial façade
- 7.7 Preserve and repair original materials on a historic commercial building whenever possible.
  - Do not paint over exposed brick.
  - Strive to preserve materials on the sides and rear of a historic commercial building where possible.
  - Brick is the most common façade material, but in some cases stucco has been applied to an original brick façade.
  - If brick repair is required, match the mortar color, consistency and strike to the original as closely as possible.
- 7.8 If replacement of some material is required, use a material that is similar to that of the original.
  - Use replacement mortar that is as soft as or softer than the original. Type O mortar is required for historic soft brick.
  - Use true stucco instead of an imitation material.
  - Do not use a rustic finish on masonry that will simulate aged masonry.
- 7.10 Preserve and repair doors and doorways of a historic commercial building.
  - Preserve historic doorways in their original location and configuration.
  - Retain original recessed entries and other key features defining a historic entrance.
  - Maintain an original doorway to emphasize the commercial entrance.
- 7.18 Preserve and repair an original detail or ornamentation on a historic commercial building.
  - Maintain the original space patterns and location of windows. Most display windows have a bulkhead below and a transom above.
  - Preserve the size and shape of an upper story window.
  - Consider maintaining a Carrara glass or glass block storefront if it has attained historic significance as an alteration.
- 7.19 If required, replace original historic windows to be compatible with the windows on the original historic building.
  - Use large panes of glass that fit the original opening for a display window. Where a display window is no longer required, the ARB will consider an alternative design.
  - Do not use opaque treatments for a window, including black plexiglass. Do not paint a window.
  - Do not use reflective mirror glass for a window.
  - Unless evidence exists from existing buildings or historic photographs, do not use a multi-pane design that divides the storefront window into smaller components.
  - Use a tempered glass window if required by the building code.

- Reopen an upper story window if it is blocked.
- If reopening an upper story window is not feasible, use a fixed shutter to define the original proportion of the window opening.

## STAFF ANALYSIS

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The application proposes renovations to the non-contributing structures, 1575 (Building type 1) and 1621 (Building type 2) Springhill Avenue which include applying limewash to the entirety of the exterior of the two structures; the replacement of 604 non-standard sized extruded aluminum windows with custom sized vinyl windows to match the design of existing; and the reconfiguration of the entry to 1621 Springhill (Building type 2).

The *Design Guidelines* instruct that the primary goal of any building treatment should be to “maintain the original orientation of a building to the street and neighborhood” (5.1). The application proposes altering the entrance to 1621 Springhill (building type 2) to more clearly identify the area as the primary entrance to the structure (7.10). To accomplish this, the applicant proposes to repair the existing fountain in kind, center it in front of the entrance to the leasing office on the north façade of 1621 Springhill (building type 2). The centered fountain would then be surrounded by a circular paved walkway that leads from the gated entrance to the building’s corridor that holds the leasing office. The plans to further identify this primary entrance with the new brick walls and pillars flanking the corridor would be in keeping with the *Guidelines’* call to emphasize the commercial entrance (7.10).

The *Guidelines* state that original windows should be preserved and restored where possible. If replacement is necessary, the replacement windows should match the historic fenestration in location, framing, and light configuration (5.20, 5.21). The application proposes removing all existing windows from all elevations and replacing them with custom vinyl windows to match the design of the existing windows and to fit into the existing window openings. The vinyl material proposed is not acceptable for use in Historic Districts as stated by the *Design Guidelines* (5.22). The applicant has expressed the desire to replace all windows with vinyl because of cost limitations; however, if the vinyl windows proposed are not approved, the applicant intends to repair the existing windows in-kind. When staff conducted a site-visit, the condition of the windows observed exhibited advanced deterioration. There were missing and broken panes of glass, plywood covering window openings, and pitted window frames (pictures demonstrating the condition of the windows are included in the report).

The layout of the two structures was done in such a way that five interior courtyards were created. Of the five, only the northern courtyard of 1575 Springhill Avenue (Building type 1) would be visible from the ROW. This means the other four courtyards could be considered interior space, outside the consideration of the Architectural Review Board.

The *Guidelines* dictate that key character-defining features of historic commercial facades should be preserved and that original materials should be preserved and repaired whenever possible and not covered or obscured (5.5, 7.1, 7.7). Specifically, the *Guidelines* state “do not paint over exposed brick”. The proposed project includes lime-washing all exterior brick white, which would not be compliant with this directive. Lime-wash would preserve the texture of the masonry construction, but as time

progresses, would be less reversible. As the chemical bond between the lime-wash and the porous brick ages, the ability to remove the lime-wash in the future becomes less possible. The applicant has stated that the proposed limewash is intended to update the image of the structure and add visual interest to the non-historic brick.



## Site Photos – 1621 Springhill Avenue



1. North façade of 1621 Springhill Avenue and existing fountain.



2. North façade of 1621 Springhill Avenue and primary entrance.



3. North façade of 1575 Springhill Avenue.



4. North façade of 1575 Springhill Avenue.



5. East façade of 1621 Springhill Avenue.



6. West façade of 1575 Springhill Avenue

Site Photos – 1621 Springhill Avenue



7. Window Detail.



8. Window Detail.



9. Window Detail.



10. Window Detail.



11. Window Detail.



12. Window Detail.



City of Mobile - Historic Development  
**Architectural Review Board Application**

5/6/2026

Date of Application

Date Received

1621 Spring Hill Avenue, Mobile, AL 36604

**Address of Property**

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

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

\$1,570,940

Fee Paid:  \$ \_\_\_\_\_ Check # \_\_\_\_\_

**Cost of Project (Required)**

<b>TDG Manchester, LLC</b>	[Redacted]	[Redacted]
<b>Owner Name</b>	<b>Phone</b>	<b>Email</b>
[Redacted]	[Redacted]	[Redacted]
<b>Address</b>		<b>35209</b>
		<b>Zip Code</b>

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

<b>Brock Shannon</b>	[Redacted]	[Redacted]
<b>Owner's Representative Name</b>	<b>Phone</b>	<b>Email</b>
[Redacted]	[Redacted]	[Redacted]
<b>Address</b>		<b>35209</b>
		<b>Zip Code</b>

Describe the Proposed Work:

Comprehensive exterior renovation of a 139-unit, non-contributing, 1963 multifamily building.

(1) Reconfigure entry to be ADA-accessible: new brick wall/columns w/ stone caps, Juliet awning refurbish & relocate existing cast iron fountain, new landscaping & hardscaping.

(2) Apply lime wash to entire brick envelope (Romabio Classico Limewash - Avorio White or sim

(3) Replace all 604 windows w/ bronze, custom-sized, flangeless, impact-rated luxury vinyl wind

Admin: 6' aluminum fence, parking mill/overlay, charcoal asphalt roof, bronze gutters, SW Urban

Detailed project docs located at:

[https://drive.google.com/drive/folders/1Nvv1C3V2aQiKX10F\\_S2a01aiHmMA3kjH?usp=sharing](https://drive.google.com/drive/folders/1Nvv1C3V2aQiKX10F_S2a01aiHmMA3kjH?usp=sharing)

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

Does the proposed work involve signage?  No  Yes

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

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

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

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

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

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

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

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

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

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

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: [www.BuildMobile.org](http://www.BuildMobile.org) | [historicdevelopment@cityofmobile.org](mailto:historicdevelopment@cityofmobile.org) | 251.208.7281

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

Revised August 2023

**NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA**

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

<p align="center"><b>NEW CONSTRUCTION, ADDITIONS, OR EXTENSIVE RENOVATION/REPAIR TO EXISTING STRUCTURES</b></p> <p><b>1. One large set and one 11 x 17 (reproducible) set of scaled drawings which shall include:</b></p> <p>a. <input checked="" type="checkbox"/> A complete site plan illustrating the proposed construction, its location, with dimensions, required setbacks, landscaping and other site amenities;</p> <p>b. <input checked="" type="checkbox"/> Floor plans, with dimensions, as they impact the exterior of the building, including existing plan and proposed plan;</p> <p>c. <input checked="" type="checkbox"/> Square footage of the original building with square footage of all additions including the proposed addition;</p> <p>d. <input checked="" type="checkbox"/> A drawing, with dimensions, of all affected exterior elevations;</p> <p>e. <input checked="" type="checkbox"/> Notes describing all exterior materials (i.e. walls, roof, trim, cornice, windows, etc.) Sample materials may be required in some cases (consult with staff);</p> <p>f. <input checked="" type="checkbox"/> Detailed drawings or photographs of all decorative architectural details (i.e. columns, balustrades, modillions, etc.);</p> <p>g. <input checked="" type="checkbox"/> Paint samples and plan keyed to location of each color. (See below)</p> <p><b>2. Photographs of the subject property to be worked on and surrounding buildings are required.</b></p> <p><input checked="" type="checkbox"/> Subject Property photographs</p> <p><input checked="" type="checkbox"/> Surrounding Buildings photographs</p>
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The Historic Development Office can provide sample plans for garages, carports, and outbuildings. These are generally acceptable for most domestic sites. Note: These are for design purposes only and are not suitable as construction drawings.

<p align="center"><b>FOR MINOR RENOVATION OR REPAIR TO EXISTING BUILDINGS</b></p> <p>For work which includes changes to the exterior of existing buildings, the following is required:</p> <p>1. <input checked="" type="checkbox"/> Elevation drawings with dimensions and material details</p> <p>2. <input checked="" type="checkbox"/> Floor plans</p> <p>3. <input checked="" type="checkbox"/> Photographs of each face of the building to be renovated with details of the areas of work.</p> <p align="center"><b>EXTERIOR PAINTING</b></p> <p>Period color schemes are encouraged. However, other colors may be acceptable. Submit name and color samples for:</p> <p><u>Sherwin-Williams / Romabio</u> _____ Manufacturer</p> <p><u>Romabio Classico Limewash, Avorio</u> _____ main body color</p> <p><u>SW Urbane Bronze (soffits &amp; fascia)</u> _____ trim or decorative features</p> <p><u>N/A</u> _____ porch deck</p> <p><u>SW Urbane Bronze (shutters)</u> _____ accent areas: lattice, shutters, etc.</p> <p><u>SW 3518 Hawthorne (dumpster end)</u> _____ other areas</p>
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FENCES, DRIVES AND GATES

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

SIGNAGE

Width of sign 4 feet 6 inches

Height of sign: 2 feet 4 inches

Single Face \_\_\_\_\_ Double Face

Height (from ground level to top of sign) 5 feet 8 inches

Height (from ground level to bottom of sign) 3 feet 4 inches

Total Square Footage of Signage: 11 square feet. (Both sides if double-faced)

General Description

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

How will sign be mounted:

Steel post mounted in brick column base with decorative corbels

Sign Materials (sample materials may be requested by the Review

Board): Brick, steel, and wood

Describe type of lighting to be used: External sconce lighting

Linear front footage of principle building: 194 feet 0 inches.

Square footage of Existing Signage: \_\_\_\_\_ feet \_\_\_\_\_ inches N/A

Include in Application:

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

Photographs of the building

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

**DEMOLITION APPLICATION**

Purchase Date: \_\_\_\_\_ Purchase Price: \_\_\_\_\_

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

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

What alternatives to demolition have you considered for this property?  
\_\_\_\_\_  
\_\_\_\_\_

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

If "Yes", what was your asking price? \_\_\_\_\_

How many offers did you receive? \_\_\_\_\_

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

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

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

What are the dates of these expenditures? \_\_\_\_\_

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

Performance Bond  Yes  No

Letter of Credit  Yes  No

Trust for completion of improvements  Yes  No

Other evidence of financial ability  Yes  No

Letter of commitment from a financial institution  Yes  No

**"In no event shall the Board entertain any application for the demolition or relocation of any Historic Property unless the applicant also presents at the same time the post-demolition or post-relocation plans for the site."  
Ordinance #44-084**

Buld Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: [www.BuldMobile.org](http://www.BuldMobile.org) | [historicdevelopment@cityofmobile.org](mailto:historicdevelopment@cityofmobile.org) | 251.208.7281  
Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Revised August 2023

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

SEE NEXT PAGE

### CONFLICTS WITH OTHER CITY DEPARTMENTS

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



Signature

5/6/2026

Date

SPRINGHILL AVENUE



MANCHESTER PARK APARTMENTS  
APRIL 29, 2025

**REICH**  
LANDSCAPE ARCHITECTS

RENDERED SITE PLAN  
SCALE: 1" = 50' - 0"



ARCHITECTURE & INTERIORS, LLC  
**FTTH DIMENSION**

ISSUE FOR PERMIT

**MANCHESTER PARK**  
 THE DOBBINS GROUP  
 1621 SPRINGHILL AVE  
 MOBILE AL 36604

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO: 1715-0011  
 SHEET NO: 4424  
 DATE: 08/20/14

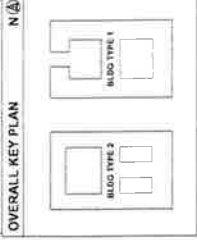
SHEET NAME  
**ARCHITECTURAL  
 SITE PLAN**

SHEET NO  
**AS.10**

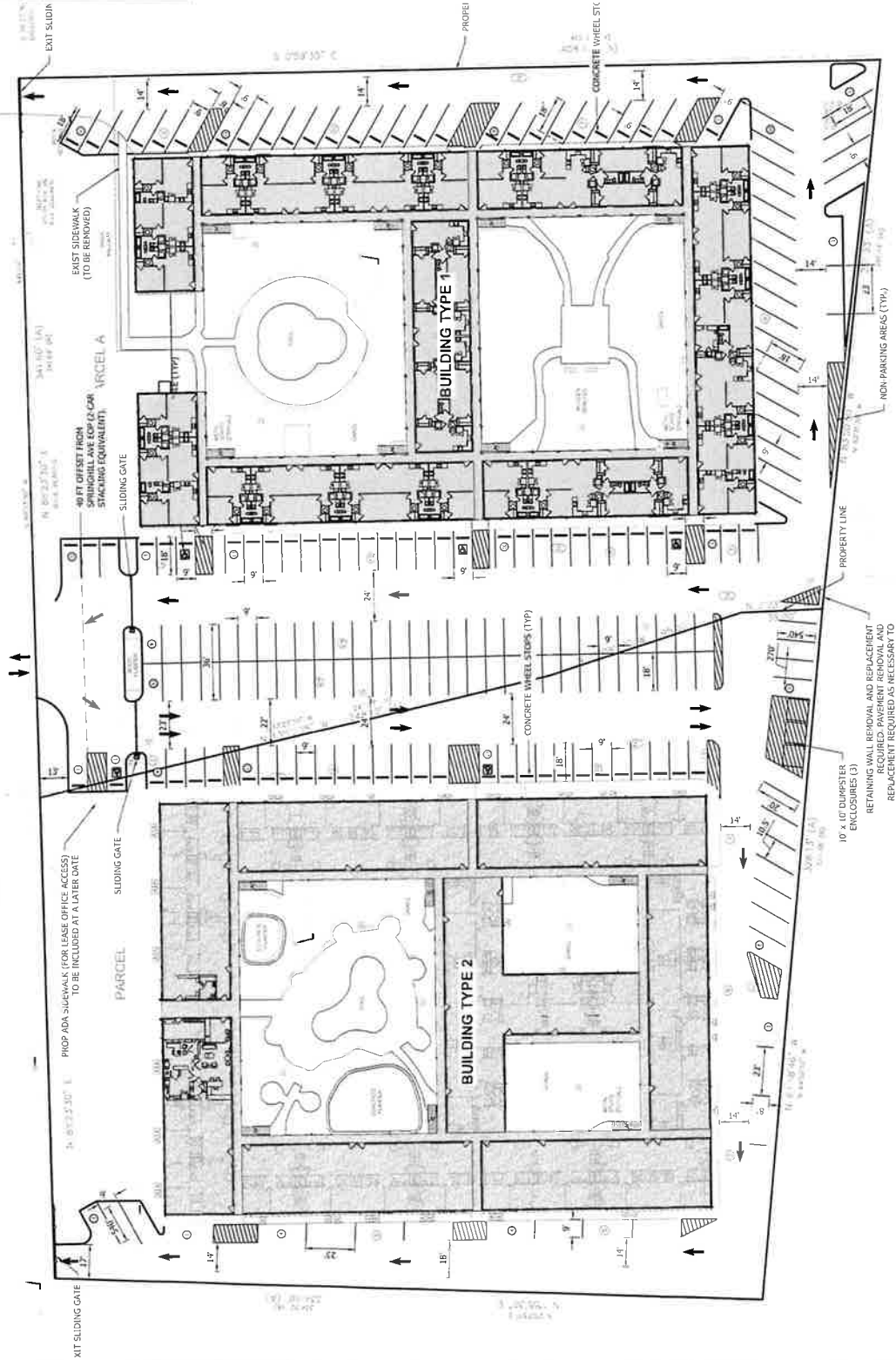
**SITE PLAN GENERAL NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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**OVERALL KEY PLAN**



**SPRINGHILL AVE**



**1** ARCHITECTURAL SITE PLAN



RENDERING & ARCHITECTURE  
**FIFTH DIMENSION**

ISSUE FOR PERMIT

**MANCHESTER PARK**  
THE DOBBINS GROUP  
1621 SPRINGHILL AVE  
MOBILE, AL 36604

**REVISIONS**  
DATE DESCRIPTION

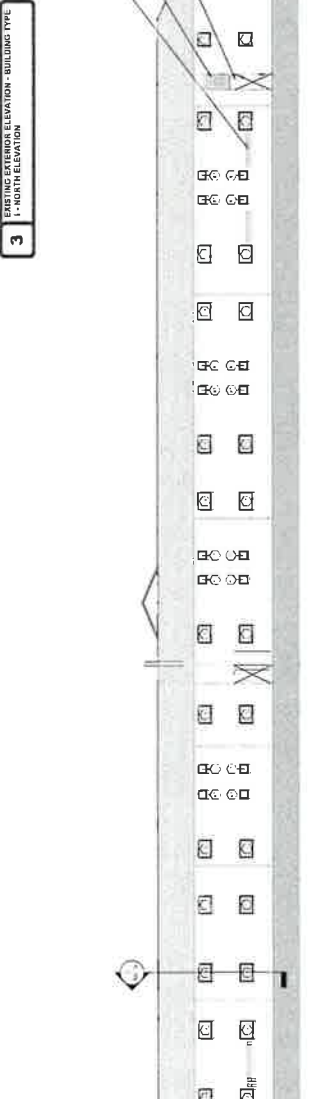
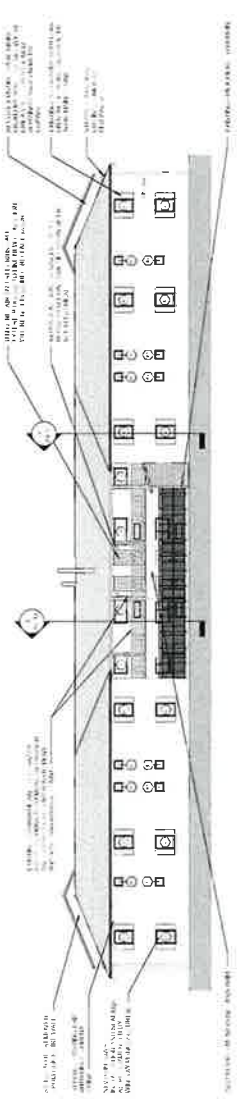
ISSUE NO: 25-24  
ISSUE DATE: 06/17/2020

SHEET NAME:  
**EXTERIOR ELEVATIONS - BUILDING TYPE 1**

SHEET NO:  
**A4.11**

**NOTES - ELEVATIONS**

- GENERAL**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2015 INTERNATIONAL BUILDING CODE (IBC).
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
  3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE (IPC).
  4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
  5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
  6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SWEET'S BUILDING MATERIALS AND METHODS OF CONSTRUCTION (SBC).
  7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL GREEN BUILDING CONSTRUCTION CODE (IGBC).
  8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDC).
  9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC).
  10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC).
  11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC).
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  16. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC).
  17. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC).
  18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC).
  19. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC).
  20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC).
- FINISHES**
1. EXTERIOR WALLS: BRICK, 8" COURSE, WITH 1/2" GROUT.
  2. EXTERIOR WALLS: BRICK, 8" COURSE, WITH 1/2" GROUT.
  3. EXTERIOR WALLS: BRICK, 8" COURSE, WITH 1/2" GROUT.
  4. EXTERIOR WALLS: BRICK, 8" COURSE, WITH 1/2" GROUT.
  5. EXTERIOR WALLS: BRICK, 8" COURSE, WITH 1/2" GROUT.
  6. EXTERIOR WALLS: BRICK, 8" COURSE, WITH 1/2" GROUT.
  7. EXTERIOR WALLS: BRICK, 8" COURSE, WITH 1/2" GROUT.
  8. EXTERIOR WALLS: BRICK, 8" COURSE, WITH 1/2" GROUT.
  9. EXTERIOR WALLS: BRICK, 8" COURSE, WITH 1/2" GROUT.
  10. EXTERIOR WALLS: BRICK, 8" COURSE, WITH 1/2" GROUT.
  11. EXTERIOR WALLS: BRICK, 8" COURSE, WITH 1/2" GROUT.
  12. EXTERIOR WALLS: BRICK, 8" COURSE, WITH 1/2" GROUT.
  13. EXTERIOR WALLS: BRICK, 8" COURSE, WITH 1/2" GROUT.
  14. EXTERIOR WALLS: BRICK, 8" COURSE, WITH 1/2" GROUT.
  15. EXTERIOR WALLS: BRICK, 8" COURSE, WITH 1/2" GROUT.
  16. EXTERIOR WALLS: BRICK, 8" COURSE, WITH 1/2" GROUT.
  17. EXTERIOR WALLS: BRICK, 8" COURSE, WITH 1/2" GROUT.
  18. EXTERIOR WALLS: BRICK, 8" COURSE, WITH 1/2" GROUT.
  19. EXTERIOR WALLS: BRICK, 8" COURSE, WITH 1/2" GROUT.
  20. EXTERIOR WALLS: BRICK, 8" COURSE, WITH 1/2" GROUT.





**FIFTH DIMENSION**  
ARCHITECTURE & INTERIORS, LLC

ISSUE FOR PERMIT

**MANCHESTER PARK**  
THE DOBBINS GROUP  
1621 SPRINGHILL AVE  
MOBILE, AL 36604

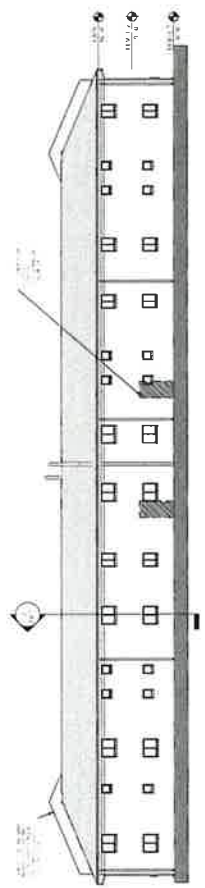
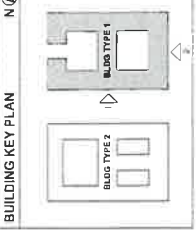
REVISIONS  
DATE DESCRIPTION

PROJECT NO: 1621-0001  
JOB NO: 1621-0001

SHEET NAME:  
EXTERIOR ELEVATIONS -  
BUILDING TYPE 1  
SHEET NO: **A4.12**

**NOTES - ELEVATIONS**

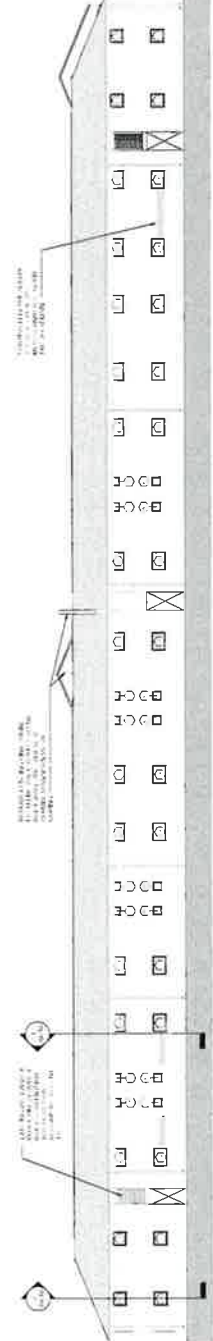
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 ALA. BLDG. CODE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 ALA. BLDG. CODE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 ALA. BLDG. CODE.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 ALA. BLDG. CODE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 ALA. BLDG. CODE.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 ALA. BLDG. CODE.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 ALA. BLDG. CODE.
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18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 ALA. BLDG. CODE.
19. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 ALA. BLDG. CODE.
20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 ALA. BLDG. CODE.



**4 EXTERIOR ELEVATION - BUILDING TYPE 1  
1 - WEST ELEVATION**



**3 EXTERIOR ELEVATION - BUILDING TYPE 1  
1 - SOUTH ELEVATION**



**2 EXTERIOR ELEVATION - BUILDING TYPE 1  
WEST ELEVATION**



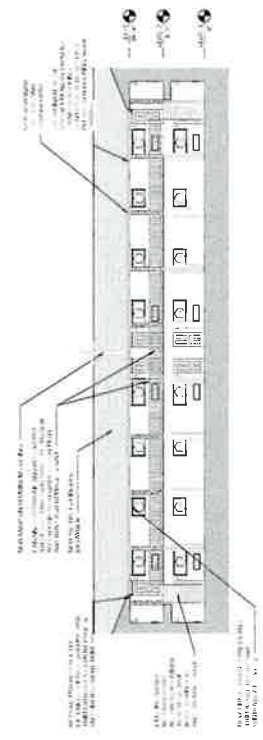
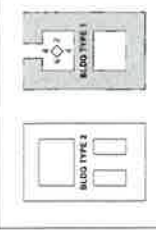
**1 EXTERIOR ELEVATION - BUILDING TYPE 1  
WEST ELEVATION**



**NOTES - ELEVATIONS**

1. ELEVATIONS SHALL BE SHOWN AS SHOWN UNLESS NOTED OTHERWISE.
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
3. ALL MATERIALS SHALL BE MATCHED TO THE EXISTING BUILDING MATERIALS.
4. ALL MATERIALS SHALL BE MATCHED TO THE EXISTING BUILDING MATERIALS.
5. ALL MATERIALS SHALL BE MATCHED TO THE EXISTING BUILDING MATERIALS.
6. ALL MATERIALS SHALL BE MATCHED TO THE EXISTING BUILDING MATERIALS.
7. ALL MATERIALS SHALL BE MATCHED TO THE EXISTING BUILDING MATERIALS.
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16. ALL MATERIALS SHALL BE MATCHED TO THE EXISTING BUILDING MATERIALS.
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18. ALL MATERIALS SHALL BE MATCHED TO THE EXISTING BUILDING MATERIALS.
19. ALL MATERIALS SHALL BE MATCHED TO THE EXISTING BUILDING MATERIALS.
20. ALL MATERIALS SHALL BE MATCHED TO THE EXISTING BUILDING MATERIALS.

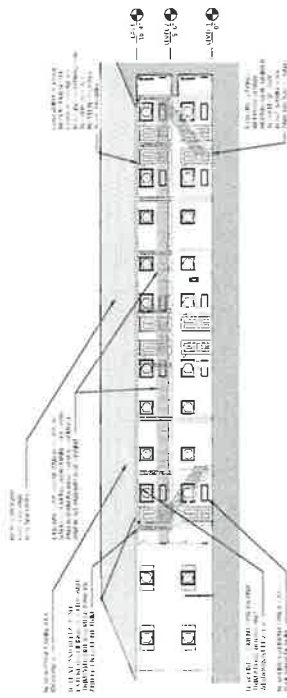
**BUILDING KEY PLAN**



**4 EXTERIOR ELEVATION - BUILDING TYPE 1 - COURTYARD 1 - NORTH ELEVATION**



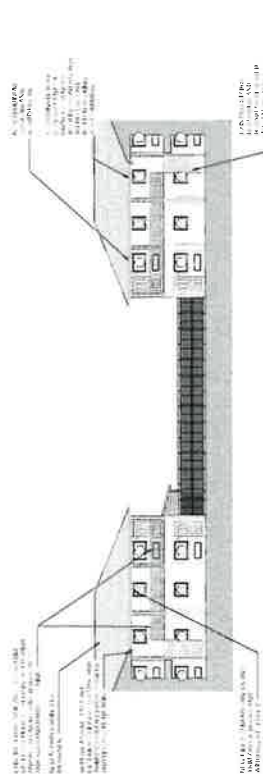
**3 EXTERIOR ELEVATION - BUILDING TYPE 1 - COURTYARD 1 - SOUTH ELEVATION**



**2 EXTERIOR ELEVATION - BUILDING TYPE 1 - COURTYARD 1 - WEST ELEVATION**



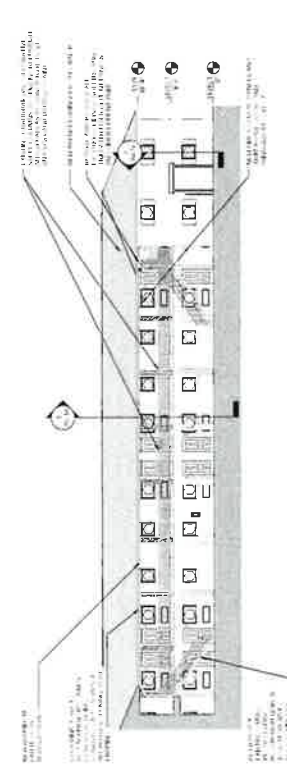
**1 EXTERIOR ELEVATION - BUILDING TYPE 1 - COURTYARD 1 - EAST ELEVATION**



**8 EXTERIOR ELEVATION - BUILDING TYPE 1 - COURTYARD 1 - SOUTH ELEVATION**



**7 EXTERIOR ELEVATION - BUILDING TYPE 1 - COURTYARD 1 - EAST ELEVATION**



**6 EXTERIOR ELEVATION - BUILDING TYPE 1 - COURTYARD 1 - WEST ELEVATION**



**5 EXTERIOR ELEVATION - BUILDING TYPE 1 - COURTYARD 1 - EAST ELEVATION**



THE FIFTH DIMENSION  
ARCHITECTS & ENGINEERS, LLC

ISSUE FOR PERMIT

MANCHESTER PARK  
THE DOBBINS GROUP  
1621 SPRINGHILL AVE  
MOBILE, AL 36604

REVISIONS  
DATE DESCRIPTION

PROJECT NO: 16-106-DAU  
SHEET NO: 001/000

SHEET MARK  
EXTERIOR ELEVATIONS -  
BUILDING TYPE 2

SHEET NO  
A4.21

NOTES - ELEVATIONS

- 1. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 2. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 3. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 4. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 5. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 6. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 7. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 8. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 9. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 10. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
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- 12. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 13. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 14. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 15. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 16. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 17. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 18. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 19. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 20. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.

UNIT CONVERSIONS

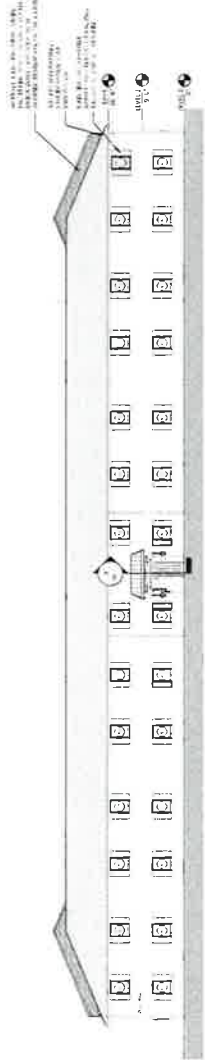
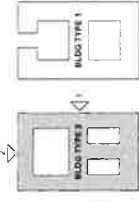
- 1. 1" = 16'-0" UNLESS NOTED OTHERWISE
- 2. 1/8" = 1'-0" UNLESS NOTED OTHERWISE
- 3. 1/16" = 1/2'-0" UNLESS NOTED OTHERWISE
- 4. 1/32" = 1/4'-0" UNLESS NOTED OTHERWISE
- 5. 1/64" = 1/8'-0" UNLESS NOTED OTHERWISE
- 6. 1/128" = 1/16'-0" UNLESS NOTED OTHERWISE
- 7. 1/256" = 1/32'-0" UNLESS NOTED OTHERWISE
- 8. 1/512" = 1/64'-0" UNLESS NOTED OTHERWISE
- 9. 1/1024" = 1/128'-0" UNLESS NOTED OTHERWISE
- 10. 1/2048" = 1/256'-0" UNLESS NOTED OTHERWISE
- 11. 1/4096" = 1/512'-0" UNLESS NOTED OTHERWISE
- 12. 1/8192" = 1/1024'-0" UNLESS NOTED OTHERWISE
- 13. 1/16384" = 1/2048'-0" UNLESS NOTED OTHERWISE
- 14. 1/32768" = 1/4096'-0" UNLESS NOTED OTHERWISE
- 15. 1/65536" = 1/8192'-0" UNLESS NOTED OTHERWISE
- 16. 1/131072" = 1/16384'-0" UNLESS NOTED OTHERWISE
- 17. 1/262144" = 1/32768'-0" UNLESS NOTED OTHERWISE
- 18. 1/524288" = 1/65536'-0" UNLESS NOTED OTHERWISE
- 19. 1/1048576" = 1/131072'-0" UNLESS NOTED OTHERWISE
- 20. 1/2097152" = 1/262144'-0" UNLESS NOTED OTHERWISE

WORK

- 1. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 2. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 3. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 4. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 5. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 6. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 7. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 8. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 9. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
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- 17. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 18. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 19. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 20. ELEVATIONS SHALL BE SHOWN TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.

BUILDING KEY PLAN

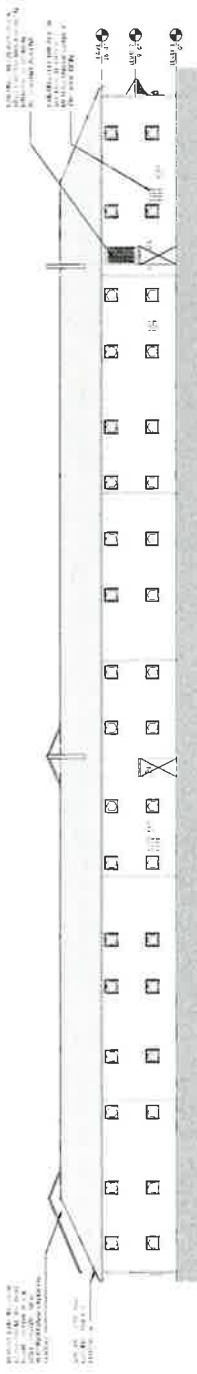
N



4 EXTERIOR ELEVATION - BUILDING TYPE 2  
ELEVATION



3 EXTERIOR ELEVATION - BUILDING TYPE 2  
ELEVATION



2 EXTERIOR ELEVATION - BUILDING TYPE 2 - EAST  
ELEVATION



1 EXTERIOR ELEVATION - BUILDING TYPE 2 - EAST  
ELEVATION



NO.	DATE	DESCRIPTION
1	10/15/2024	ISSUE FOR PERMIT

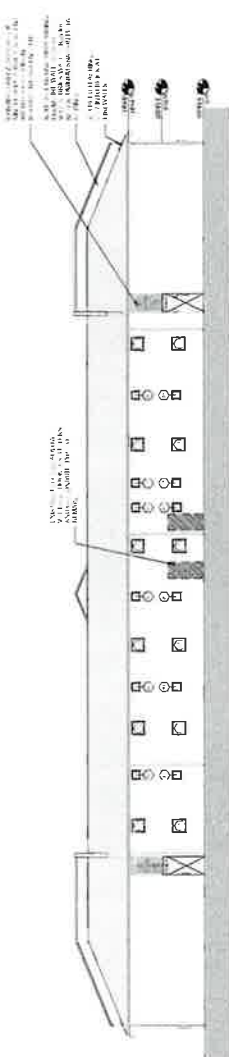
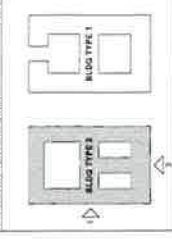
PROJECT NO: 24-004  
DATE: 10/15/2024

SHEET NAME: EXTERIOR ELEVATIONS - BUILDING TYPE 2  
SHEET NO: **A4.22**

**NOTES - ELEVATIONS**

- GENERAL**
1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY.
  2. ALL FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS. FINISHES NOT SHOWN ARE TO BE DETERMINED BY THE ARCHITECT.
  3. ALL MATERIALS ARE TO BE AS SHOWN ON THE DRAWINGS. MATERIALS NOT SHOWN ARE TO BE DETERMINED BY THE ARCHITECT.
  4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  6. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA MECHANICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  7. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA PLUMBING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  8. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA FIRE AND LIFE SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  9. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA ENERGY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  10. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA ENVIRONMENTAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  11. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA HEALTH AND SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  12. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA OCCUPANCY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  13. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA SIGNAGE CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  14. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA TRAVEL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  15. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA UTILITIES CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  16. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA WASTE MANAGEMENT CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  17. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA WATER SUPPLY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  18. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA WINDBURN CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  19. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA YARDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA ZONING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- INTERIOR FINISHES**
1. ALL INTERIOR FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS.
  2. ALL INTERIOR FINISHES NOT SHOWN ARE TO BE DETERMINED BY THE ARCHITECT.
  3. ALL INTERIOR FINISHES ARE TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  4. ALL INTERIOR FINISHES ARE TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  5. ALL INTERIOR FINISHES ARE TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA MECHANICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
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  10. ALL INTERIOR FINISHES ARE TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA HEALTH AND SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
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  15. ALL INTERIOR FINISHES ARE TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA WASTE MANAGEMENT CODE AND ALL APPLICABLE LOCAL ORDINANCES.
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  17. ALL INTERIOR FINISHES ARE TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA WINDBURN CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  18. ALL INTERIOR FINISHES ARE TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA YARDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  19. ALL INTERIOR FINISHES ARE TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA ZONING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- MARK**
1. ALL MARKS ARE TO BE AS SHOWN ON THE DRAWINGS.
  2. ALL MARKS NOT SHOWN ARE TO BE DETERMINED BY THE ARCHITECT.
  3. ALL MARKS ARE TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  4. ALL MARKS ARE TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
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  15. ALL MARKS ARE TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA WASTE MANAGEMENT CODE AND ALL APPLICABLE LOCAL ORDINANCES.
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  18. ALL MARKS ARE TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA YARDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  19. ALL MARKS ARE TO BE DONE IN ACCORDANCE WITH THE 2021 ALABAMA ZONING CODE AND ALL APPLICABLE LOCAL ORDINANCES.

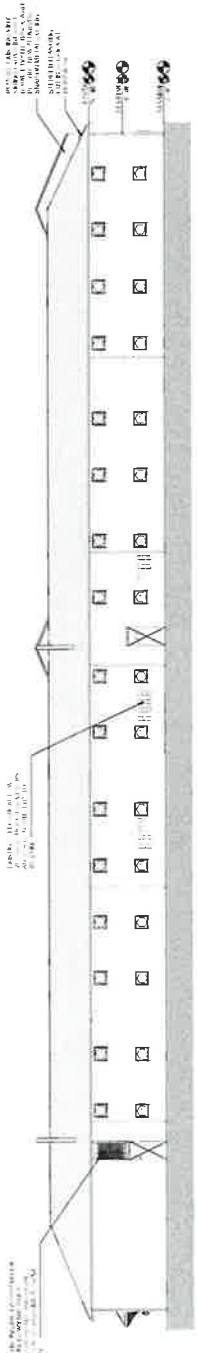
**BUILDING KEY PLAN**



**4** EXTERIOR ELEVATION - BUILDING TYPE 2 - SOUTH ELEVATION



**3** EXTERIOR ELEVATION - BUILDING TYPE 2 - SOUTH ELEVATION



**2** EXTERIOR ELEVATION - BUILDING TYPE 2 - WEST ELEVATION



**1** EXTERIOR ELEVATION - BUILDING TYPE 2 - WEST ELEVATION



FIFTH  
DIMENSION





**FIFTH DIMENSION**  
ARCHITECTURAL & INTERIOR DESIGN

ISSUE FOR PERMIT

**REICH**

**MANCHESTER PARK**

THE DOBBINS GROUP  
1621 SPRINGHILL AVE  
MOBILE, AL 36604

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO.	
SHEET NO.	

SHEET NAME  
SITE FURNISHINGS  
& MATERIALS PLAN

SHEET NO.  
**L1.01**



**02 KEYNOTE SCHEDULE**  
SCALE: NTS

CODE	DESCRIPTION	DETAIL
(01)	VEHICULAR ROLLING GATE (2 COLUMNS)	01L7/04
(02)	VEHICULAR ROLLING GATE (1 COLUMN)	02L7/04
(03)	KEYPAD COLUMN	03L7/04
(04)	PEDESTRIAN GATE	04L7/03
(05)	5 GATE	05L7/03
(06)	5 METAL FENCE	06L7/03
(07)	BRICK COLUMN	07L7/03
(08)	6 WOOD FENCE	08L7/03
(09)	DUMPSTER ENCLOSURE	09L7/03

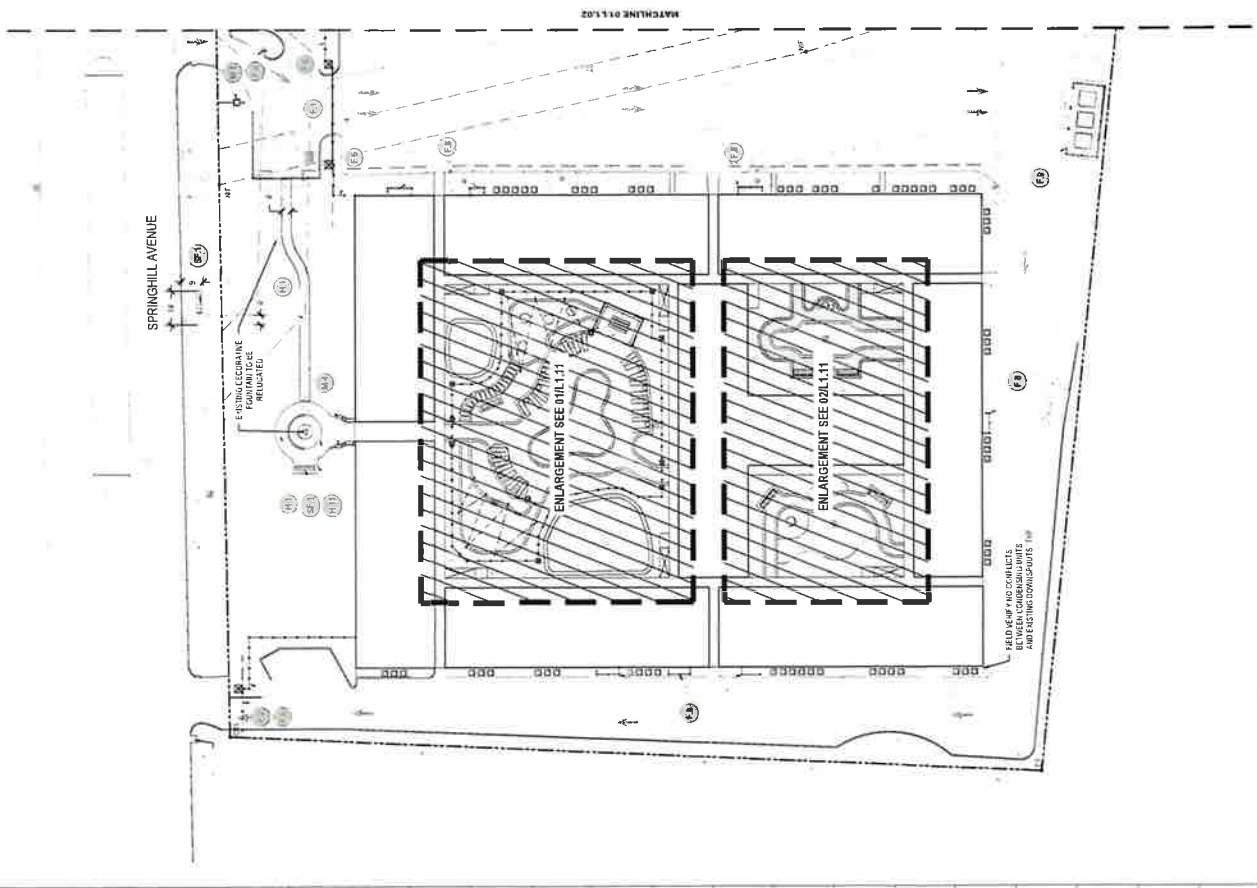
QTY	DETAIL
4	P4L7/00
47	P4L7/00
1	P5L7/00
7	P6A7/00
8	P7L7/00
5	P8L7/00
10	P9L7/00
3	P10L7/00
1	P11L7/00
1	P12L7/00
1	P13L7/00
8	P14L7/00
3	P15L7/00
7	P16L7/00

DESCRIPTION	DETAIL
MONUMENT SIGN	04L7/05
POOL LAMP	02L7/05
STRING LIGHTS	01L7/05
ENTRY WALLS	08L7/05

**03 HARDSCAPE SCHEDULE**  
SCALE: NTS

CODE	DESCRIPTION	DETAIL
(01)	STANDARD CONCRETE	01L7/02
(02)	CONCRETE W/ SANDK	02L7/00
(03)	CONCRETE W/ SANDER BANDING	03L7/00
(04)	POOL COPING	04L7/00
(05)	ARTIFICIAL TURF	05L7/02
(06)	BRICK PAVERS	06L7/02
(07)	BRICK PAVERS BANDING	07L7/02
(08)	PEA GRAVEL	08L7/02
(09)	CONCRETE PAVERS	09L7/02
(10)	DECOMPOSED GRANITE	10L7/02
(11)	BRICK BANDING AT CONCRETE	11L7/02



**01 LAYOUT PLAN A**  
SCALE: 1/8" = 1'-0"



# ROMABIO CLASSICO LIMEWASH

TRANSFORM  
YOUR BRICK WITH  
A BEAUTIFUL  
LIMEWASH FINISH



## CLASSICO LIMEWASH IS DIFFERENT THAN ANY OTHER PAINT OR PROCESS.

Whitewash brick exteriors are gorgeous, and have a charming, Old World feel. They have a freshly painted look, but because some of the brick remains exposed, the warmth and quality of the surface. In Europe, the name whitewash effect was created over hundreds of years of traditional lime wash application, but now you can achieve that look naturally and beautifully overnight.

Classico Lime Wash is aged like a fine wine, staked, and then specially formulated to be applied like traditional paint. Different than any other paint or white wash process, it is an authentic, slaked-lime plaster that can instantly be washed off to create the exposed brick look you want. Unlike acrylic paint or the German stucco technique using mortar, it is made to last on the exterior and holds its fresh, slight brush so it won't peel, chip, or flake off with high maintenance. Now you can transform your home to the look you want in an easy one coat application and wash off process.

## CLASSICO LIMEWASH IS SPECIALLY FORMULATED FOR INTERIOR & EXTERIOR BRICK, STONE, AND ANY ABSORBENT MASONRY SURFACES.

### Easy Application

Classico Lime Wash is a **one coat, easy process** with no need for an additional primer. You simply prime the masonry surface prior to painting, allowing you to prepare, clean, and paint your surface all on the same day. Results are best when applied with the Romabio Large Masonry Brush or you can use a traditional paint sprayer.

### Low Maintenance & Less Repairs

Because Classico Lime Wash is highly permeable and breathable, it adheres to the brick creating an extremely durable finish that will not peel, chip, or flake off. It will continue to patina over time and can last decades without having to repair or maintain the finish. Due to the high pH of the paint, it is naturally mold-resistant and has a high UV and fade resistance allowing the color to keep its depth and update over time.

### Removable for No Stress

Classico Lime Wash can be wiped or washed off immediately after application. With the use of a high force pressure washer, the entire application can easily be removed up to 3 days following the initial application. This allows you to test the product on the masonry surface and remove it if you want a different look. It can also easily be touched up because of the very fine finish, allowing for a low stress process.

## CLASSICO LIMEWASH IS AVAILABLE IN:

**1 QT.** (COVERS 120 SQ/FT)  
MAKES 1 1/2 CT AFTER DILUTION  
PERFECT FOR INTERIOR FIREPLACES!



**6.7 GAL.** (COVERS 300 SQ/FT)  
MAKES 1 - 1 1/2 GAL AFTER DILUTION

**4 GAL.** (COVERS 1600 SQ/FT)  
MAKES 6 - 8 GAL AFTER DILUTION

## TIPS FOR APPLICATION:

- Watch the how-to videos at [romabio.com/limewash](http://romabio.com/limewash) to see how to use it.
  - Check for absorbency on your masonry surface with water to see if it works up (absorbent), and absorb on directly on the surface (non-absorbent) and will not work.
  - Apply in temperatures 50 - 90 degrees. Do not apply if it will be below freezing for the next 2 nights after application.
  - Dilute with water 30-100% prior to application.
  - Paint will appear semi-transparent at first, but will dry completely in an opaque finish.
  - Start wash off process when paint is still wet, but not dripping, and begins turning opaque, usually 10-60 minutes after application depending on temperature and sunlight.
  - Clean up with soap and water and the organic ingredients will not harm lawn, plants, or trees.
  - After 3 - 4 hours of drying, rain will not affect the finish due to immediate calcification.
- To learn about all of Romabio masonry paints specially formulated for extreme durability, breathability, and beauty, visit [romabio.com/masonry](http://romabio.com/masonry).

## ROMABIO

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## INTRODUCING CLASSICO LIMEWASH COLOR PALETTE

Whitewashed brick, stone and other masonry lends itself to a lighter, white and neutral palette allowing your home, fireplace or other surfaces to have a modern, updated look that complements the warmth of the exposed brick. These colors were curated for all home types and bring a depth of life to all color ranges of brick.

### TIPS FOR CHOOSING A COLOR:

- The color of the brick is less important than the color of the roof, trim, and door.
- Choose a color in the same warm, cool, or mixed tonality to complement the home fireplace, or other colors of the room.
- Classico Linewash is an opaque, flat finish that will completely cover the brick and will not allow the brick color to bleed through.
- You decide how much to wash off to expose the brick or stone.
- Diluting the paint 50-75% with water will give you a thicker application for a more opaque look, while diluting it 100% will give you a thinner application.



## COOL TONES

If the roof is slate, gray shingles or the trim color is a cool white or cool light gray, choose a complementary cool tone, like Bianco White or a cool gray, like Nube Gray.

**BIANCO WHITE**  
RC-702



**NUBE GRAY**  
RC-704



**TROPEA BEIGE**  
RC-707



**RIPOSO BEIGE**  
RC-705

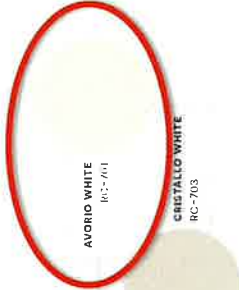


**TOSCANA BEIGE**  
RC-706

## MIXED TONES

If the trim and roof colors compete a little bit, one being slightly warm and one is slightly cool, choose the best neutral of all the colors: Avorio White and tie them together. Or, choose a neutral but slightly warmer Crystallo White and lean the color palette even so slightly to the warmer side.

**AVORIO WHITE**  
RC-701



**CRISTALLO WHITE**  
RC-703



**BIANCO WHITE**



**RIPOSO BEIGE**



**TROPEA BEIGE**



**AVORIO WHITE**

**ROMABIO**