Agenda Item #1
Application 2026-68-CA

DETAILS

Location:
413 and 417 Dauphin Street

Summary of Request:
Demolition of rear masonry additions and designated wood-frame walls

Applicant (as applicable):
John Ruzic

Property Owner:
Cheerful Credit, LLC.

Historic District:
Lower Dauphin Street

Classification:
Contributing

Summary of Analysis:

- The applicant seeks approval to demolish rear masonry additions to two contributing commercial buildings that have deteriorated over time.
- The applicant intends to submit rehabilitation and new construction plans at a later date.

Report Contents:

Property and Application History 2
Scope of Work 2
Applicable Standards 2
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PROPERTY AND APPLICATION HISTORY

Lower Dauphin Street Commercial Historic District was initially listed in the National Register in 1979 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of commerce and architecture. The district is significant for its unique character stemming from the high concentration of closely spaced two- and three-story brick buildings and as Mobile's nineteenth century commercial thoroughfare. The district boundaries were expanded in 1982, 1995, 1998, and 2019.

The property at 413 Dauphin Street is a two-story, masonry commercial building with Greek Revival influences constructed c. 1854 with significant alterations to the south (rear) elevation dating to between 1891 and 1904, as seen in the 1904 Sanborn maps. Wood frame structures associated with the building were replaced by a two-story masonry addition with a wood-frame south elevation and one-story masonry addition completely filling the parcel. The 1924 Sanborn map republished in 1955 shows the property at 413 Dauphin Street was altered with interior openings with standard iron doors to allow for interaction between multiple structures surrounding the building.

The property at 417 Dauphin Street is a two-story, masonry Colonial Revival style building constructed c. 1900 with significant alterations prior to 1925. Two wood frame structures associated with the building were replaced by a two-story masonry addition and were altered with interior opening with standard iron doors to allow for interaction between multiple structures surrounding the building.

According to Historic Development records, the property at 413 Dauphin Street has previously appeared 4 times before the Architectural Review Board. On May 5, 2000, the Board approved an application to re-roof with fiberglass shingles. On August 18, 2000, the Board approved an application to patch the roof and flashing with tar. On August 6, 2002, the Board approved an application to repaint the windows, bulkhead, doors, dividing beams, and columns. On July 22, 2005, the Board approved an application to repair the damaged roof with new materials to match existing material, profile, color, and dimension.

According to Historic Development records, the property at 417 Dauphin Street has previously appeared 2 times before the Architectural Review Board. On August 15, 2002, the Board approved an application to repaint the windows, bulkhead, doors, dividing beams, and columns. On January 18, 2005, the Board approved an application to remove, refurbish, and reinstall the Hoffman Furniture Neon sign.

SCOPE OF WORK

1. 413 Dauphin
    a. Demolish the south (rear) elevation masonry addition.
    b. Stabilize and protect the north façade.
    c. Stabilize and protect the east dividing wall between 413 Dauphin Street to 417 Dauphin Street.
    d. Stabilize and protect the west wall.
    e. Cover exposed original window and door openings for protection.
2. 417 Dauphin Street
    a. Demolish the one-story south (rear) elevation masonry addition.
    b. Stabilize and protect the north façade.
    c. Stabilize and protect the west dividing wall between 413 Dauphin Street to 417 Dauphin Street.
    d. Cover exposed original window and door openings for protection.

APPLICABLE STANDARDS

1. Consider the current significance of a structure previously determined to be historic.

- An analysis should be undertaken to determine if the historic structure retains its integrity. In some cases, a property previously identified as a contributing historic structure may no longer retain its integrity due to changes to the structure since the time it was originally determined to be historic.

2. Impact on the Street and District
    - Consider the impact of removing the historic structure relative to its context.
    - Consider whether the building is part of an ensemble of historic buildings that create a neighborhood.
3. Nature of Proposed Development
    - Consider the future utilization of the site.

STAFF ANALYSIS

Significance of the Structure

The *Guidelines* state that determining the significance of a property should be the initial step in considering a demolition application. The structures at 413 and 417 Dauphin Street are listed as contributing to the National Register District. Both commercial buildings underwent significant changes to the rear elevations with the most significant alteration to 413 Dauphin occurring between 1891 and 1904. While the most significate alteration to 417 Dauphin Street occurred between 1904 and 1925. These alterations are older than 50 years but the façades of the buildings, which retain most of the character defining features, will not be affected by the demolition.

Condition of the Structure

According to the *Guidelines*, "demolition may be more appropriate when a building is deteriorated or in poor condition." Due to poor maintenance and neglect of the buildings the rear additions/alteration have deteriorated over time.

Impact on the Street and District

The *Guidelines* state that whether the building in question is "one of the last remaining positive examples of its kind in the neighborhood, county, or region" should be factored into any decision involving the removal of a structure within a historic district. The styles expressed at 413 and 417 Dauphin Street are common within the local area.

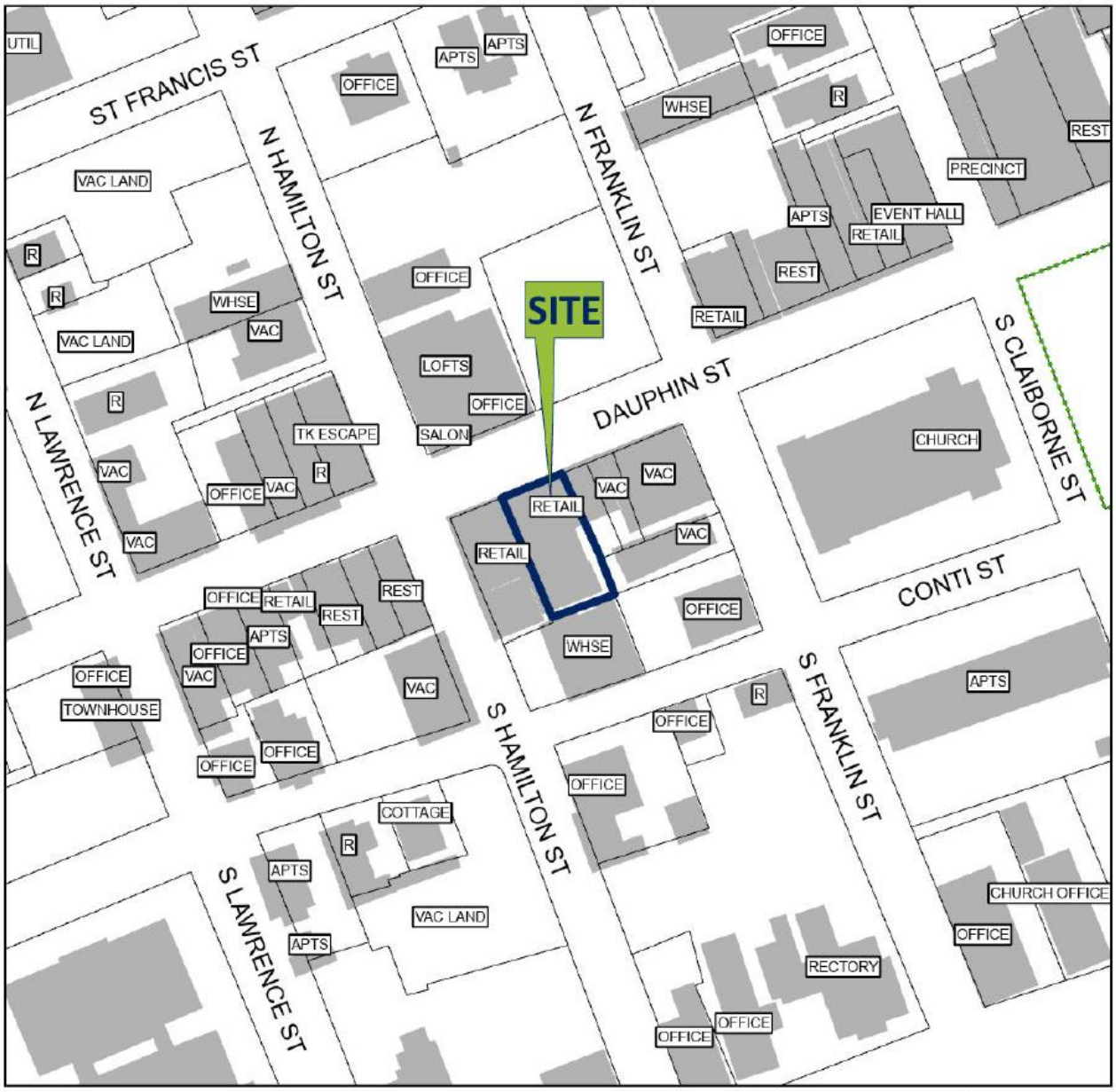
The *Guidelines* further instruct that the impact of a structure's demolition on surrounding structures, including neighboring properties, properties on the same block or across the street, or properties throughout the individual historic district should be considered. The proposed demolition would create more open space to the rear of the block occupied by 413 and 417 Dauphin while maintaining the existing density along Dauphin Street. Neighboring blocks also have this layout of more open space towards the rear of the block with dense number of structures facing the commercial throughfare of Dauphin Street. The deletion of these rear additions would not interrupt the rhythm of the streetscape.

Nature of proposed development at the origination property

The *Guidelines* instruct that the future use of a cleared site should be considered. The applicant intends to submit subsequent rehabilitation and new construction plans separately.

Site Location – 413 and 417 Dauphin

ARCHITECTURAL REVIEW BOARD
VICINITY MAP



APPLICATION NUMBER 1 DATE 11/4/2026

APPLICANT John Ruzic on behalf of Cheerful Credit, LLC

PROJECT Selective demolition of non-original rear masonry additions

N

NTS

Site Photos – 413 and 417 Dauphin



1. North façade and west elevation of 417 Dauphin, looking SE



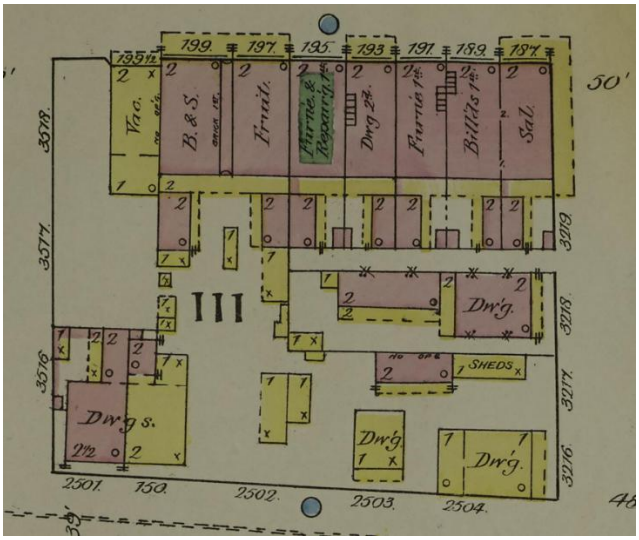
2. North façade of 413 Dauphin, looking SW



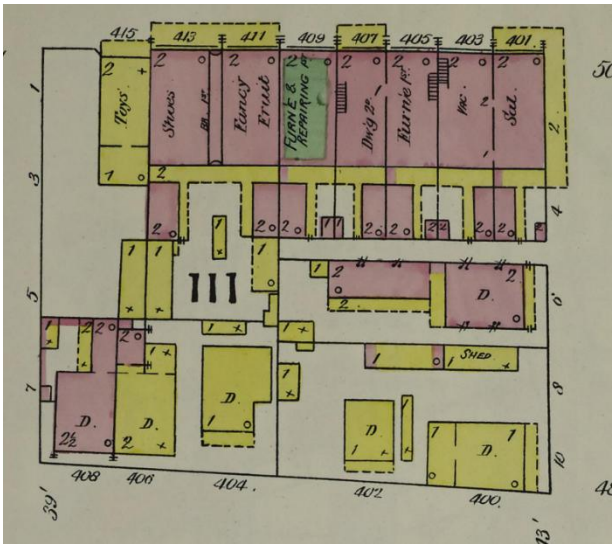
3. West and south elevation of 417 Dauphin, looking N



4. South and east elevation of 413 Dauphin, looking NW

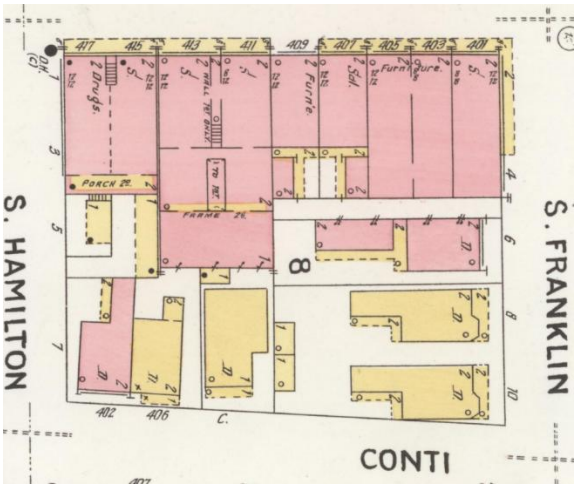


5. Properties shown on the 1885 Sanborn Fire Insurance Map

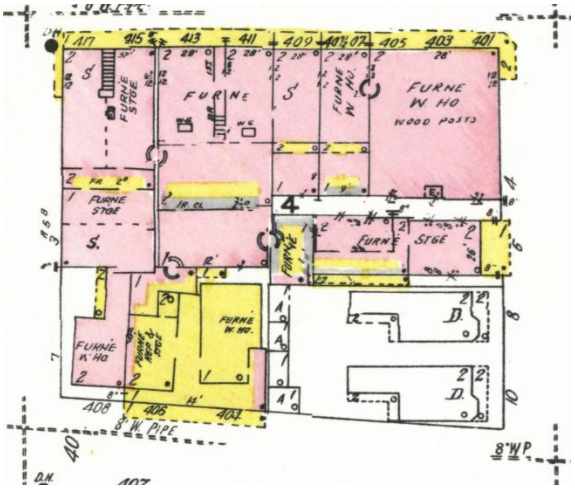


6. Properties shown on the 1891 Sanborn Fire Insurance Map

Site Photos – 413 and 417 Dauphin



7. Properties shown on the 1904 Sanborn Fire Insurance Map



8. Properties shown on the 1924 Sanborn Fire Insurance Map republished in 1955

Architectural Review Board Application
Date of Application: October 1, 2026
Address of Property: 413 and 417 Dauphin Street
Exhibit A – Description of Proposed Work

The proposed work includes selective demolition of rear masonry additions and designated wood-framed walls at 411–417 Dauphin Street, as shown on the accompanying drawings. Sanborn maps indicate that the masonry additions were constructed after the original Dauphin Street buildings. These additions are deteriorating and contributing to damage to the original buildings. Materials will be salvaged where practical for reuse in later redevelopment phases.

The Dauphin Street façades, principal historic building portions, and rear balconies and roof overhangs identified for retention will remain. Retained buildings will be protected and stabilized with the intention of restoring their form and appearance during the period of significance. Demolition will expose original door and window openings where possible. These openings will be temporarily covered, and exposed wall surfaces protected, until the final design is approved.

Subsequent rehabilitation and new construction will be submitted separately for review.

City of Mobile • Historic Development

Architectural Review Board Application

10/1/2026

Date of Application

Date Received

413 and 417 Dauphin Street

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.

$50,000

Fee Paid: ☐ $_____ Check # _____

Cost of Project (Required)

Cheerful Credit, LLC [redacted] [redacted]

Owner Name Phone Email

[redacted] [redacted]

Address Zip Code

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

John Ruzic [redacted] [redacted]

Owner's Representative Name Phone Email

[redacted] [redacted]

Address Zip Code

Describe the Proposed Work:

See Exhibit A - Description of Proposed Work

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.

DEMOLITION APPLICATION

Purchase Date: May 2025 Purchase Price: 1,350,000

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

Was the property occupied at time of purchase? Yes What was the property's condition? Poor - Unsafe for use

What alternatives to demolition have you considered for this property?

Re-use of the space was considered, but deemed impossible due to damage to masonry and existing roof system.

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

HISTORIC HOFFMAN

MOBILE, ALABAMA

OWNER AND SITE INFORMATION

CHEERFUL CREDIT,
JOHN RUZIC, REAL ESTATE DIRECTOR
251.533.2218
JOHN@PORCHLIGHTCOMMUNITIES.COM
550 SAINT MICHAEL STREET, SUITE A
MOBILE, AL 36602

SITE ADDRESS: 415 DAUPHIN STREET
MOBILE, ALABAMA 36602

PROJECT TEAM

ARCHITECTURAL DESIGN
MPC DESIGN STUDIO, LLC
MICHAEL CURTIS
PO BOX 8864, MOBILE, AL 36608
205.542.0655
michael@mpcurtis.com

CONSTRUCTION DOCUMENTS
TRANSVERSE BLDG CONCEPTS, LLC
MICHAEL HANN
22727 SE FIRWOOD RD. SANDY, OR 97055
971.998.5705
michael@transversebldg.com

CODE & GENERAL NOTES

-ALL WORK SHALL COMPLY WITH THE APPLICABLE BUILDING CODE AND MEET OR EXCEED THE STATE ENERGY CONSERVATION CONSTRUCTION CODE.

-ALL STRUCTURAL ELEMENTS SHOWN IN THESE CONSTRUCTION DOCUMENTS SHALL BE SUPERCEDED WHERE APPLICABLE BY FINAL ENGINEERING DRAWINGS.

-CONTRACTOR WILL BE RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCE AND SAFETY ISSUES IN REFERENCE TO THE CONSTRUCTION CONTRACT.

-THE PRESUMPTIVE LOAD BEARING CAPACITY PER GEOTECH REPORT, AND STRUCTURAL ENGINEER

-ALL PRE-ENGINEERED ROOF & FLOOR SYSTEMS AND THEIR BLOCKING / BRACING TO BE CERTIFIED BY THE MANUFACTURER.

-STRUCTURAL DESIGN LOADS:
PER ENGINEERING SHEETS

-ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MICHAEL CURTIS/TRANSVERSE BLDG CONCEPTS.

-ALL AREAS OF HABITABLE SPACE WILL BE PROVIDED WITH OPENINGS FOR EMERGENCY EGRESS OF 5 SQ. FT. AT FIRST FLOOR, 5.7 SQ. FT. AT SECOND FLOOR, AND SILLS WITHIN 44" OF FLOOR.

-BEAMS TO FOUNDATION POCKETS SHALL HAVE 1/2" CLEARANCE FROM CONCRETE - (1/2" AIRSPACE (3) SIDES W/ STEEL SHIMS).

-FIREBLOCKING SHALL BE INSTALLED PER APPLICABLE BUILDING CODE - FIREBLOCKING SHALL BE PROVIDED IN CONCEALED WALL AND STAIR SPACES AT THE FLOOR AND CEILING (ALSO 1/2" GYPSUM BOARD ON UNDERSIDE OF STAIRS IN ENCLOSED ACCESSIBLE SPACES). HORIZ. FURRED SPACES AT INTERVALS NOT EXCEEDING 10 FT., CONCEALED JOIST SPACES AT BEAMS AND BEARING WALLS.

-PROVIDE REQUIRED FLASHING TO MEET OR EXCEED ACCEPTABLE COMMON BUILDING PRACTICE AND APPLICABLE BUILDING CODE WHERE REQUIRED AND AT ROOF CHANGES, HORIZONTAL ABUTMENTS (PORCHES & DECKS), PROJECTIONS, VALLEYS, OPENINGS, ETC.

-PROVIDE RUST-INHIBITIVE PAINT TO STEEL COLUMNS EXCEPT FOR CORROSION RESISTANT OR TREATED STEEL PER APPLICABLE BUILDING CODE.

-STAIRWAYS PER APPLICABLE BUILDING CODE:

- CLOSED RISERS UNLESS NOTED OTHERWISE
- 6'-8" MINIMUM HEADROOM ABOVE NOSING
- PROVIDE HANDRAILS FOR (2) OR MORE RISERS, 1 1/4"-2" DIAMETER WITH 1 SIDE CONTINUOUS FROM TOP TO BOTTOM RISER, RETURN TO WALL OR NEWELL POST 36"+/- HEIGHT ABOVE NOSING w/ 1 1/2" CLEARANCE TO WALL OR OBSTRUCTION.
- OPEN SIDES OF STAIRS GREATER THAN 30" OF HEIGHT SHALL HAVE GUARDS AT 36" MINIMUM HEIGHT ABOVE NOSING

-RAILING OR RISER OPENINGS SHALL NOT PERMIT THE PASSING OF A 4" DIAMETER SPHERE. A 6" OPENING IS PERMITTED AT TRIANGULAR OPENINGS AT RISER, TREAD & BOTTOM RAIL SEE APPLICABLE BUILDING CODE.

-PORCHES, BALCONIES, AND RAISED FLOORS GREATER THAN 30" ABOVE FINISH FLOOR OR GRADE SHALL HAVE A HALF WALL OR RAIL GUARD 36" MINIMUM HEIGHT PER APPLICABLE BUILDING CODE.

-GUARD RAILS & HAND RAILS SHALL RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP PER APPLICABLE BUILDING CODE.

-ELECTRICAL AND PLUMBING LAYOUT SHALL MEET OR EXCEED LOCAL & NATIONAL CODES AND SHALL BE INSPECTED DURING CONSTRUCTION.

-SMOKE DETECTING ALARM DEVICES SHALL BE DIRECT WIRED AND SHALL CONFORM PER APPLICABLE BUILDING CODE.

-CARBON MONOXIDE DETECTORS (BATTERY OPERATED OR DIRECT WIRED) SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF BEDROOM(S) ON THE LOWEST FLOOR OF THE DWELLING UNIT.

-A PERMANENT "ENERGY STANDARDS CERTIFICATE" SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL LIST THE REQUIRED R-VALUES OF INSULATION INSTALLED AND THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.

ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES (E.G., ATTICS AND CRAWL SPACES) SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. ACCESS SHALL BE PROVIDED TO ALL EQUIPMENT WHICH PREVENTS DAMAGING OR COMPRESSING THE INSULATION.

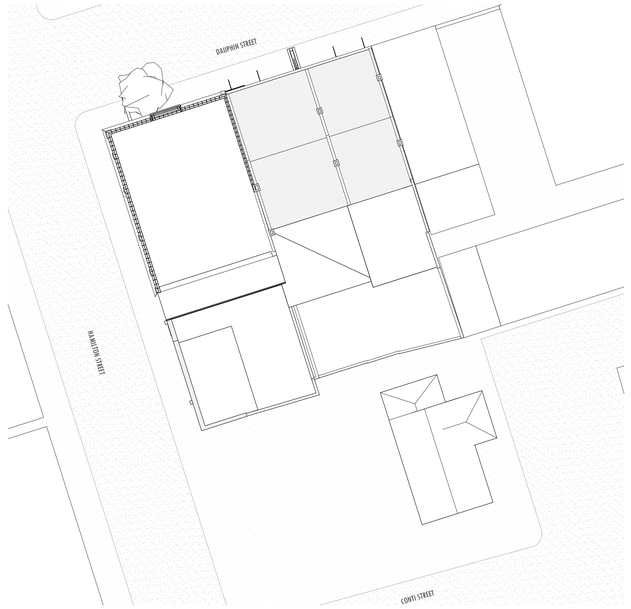
-ATTIC ACCESS OPENINGS SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SF AND HAVE A VERTICAL HEIGHT OF 30" OR GREATER. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22" BY 30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION.

-WHERE HORIZONTAL CONSTRUCTION IS USED TO SEPARATE THE GARAGE FROM THE LIVING SPACE OR ITS ATTIC, SUCH CONSTRUCTION SHALL BE PROTECTED WITH ONE LAYER OF 5/8" THICK TYPE-X GYPSUM BOARD. WHERE HORIZONTAL SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" THICK TYPE-X GYPSUM BOARD OR EQUIVALENT.

-ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.

DRAWING NUMBER / DRAWING NAME

A-1.0D	SITE PLAN DEMO
A-1.1D	FULL MAIN FLOOR PLAN DEMO
A-1.2D	NORTH MAIN FLOOR PLAN DEMO
A-1.3D	SOUTH MAIN FLOOR PLAN DEMO
A-1.4D	UPPER LEVEL FLOOR PLAN DEMO
A-3.0	EXTERIOR ELEVATIONS
A-3.1	EXTERIOR ELEVATIONS WEST
A-3.2	EXTERIOR ELEVATIONS EAST
T-1.0	TITLE SHEET



1 T-1.0 **EXISTING SITE PLAN**
1" = 20'-0"

N



MICHAEL PHILIP CURTIS

MPC DESIGN STUDIO, LLC
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AS - BUILT DOCUMENTS

HOFFMAN FURNITURE BUILDING

project phase:
DEMOLITION

415 DAUPHIN ST. MOBILE, AL
project number: 2502 09/24/2026

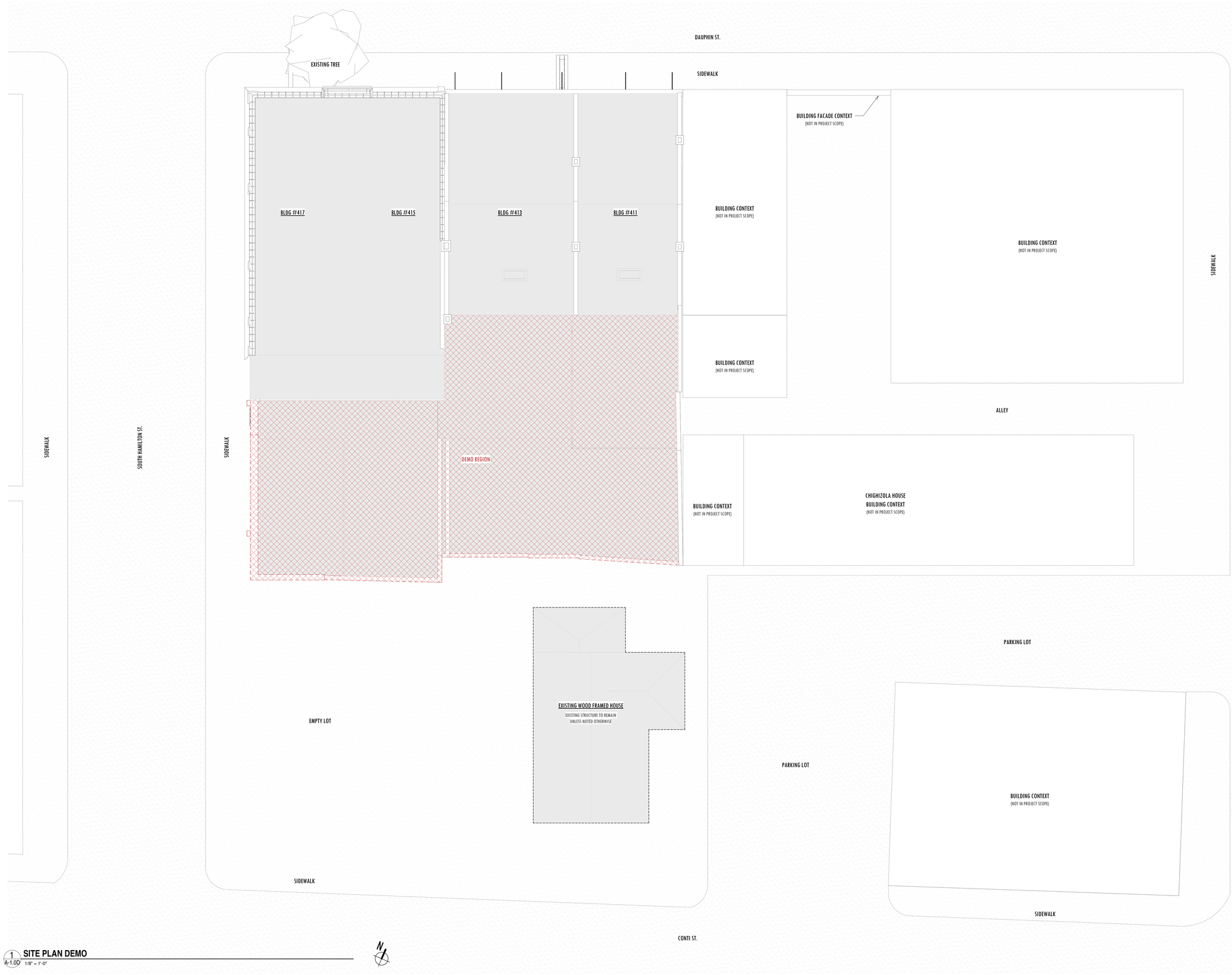
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REVISIONS

TITLE SHEET

T-1.0

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1 A-1.0D **SITE PLAN DEMO**
1/8" = 1'-0"

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AS - BUILT DOCUMENTS

HOFFMAN FURNITURE BUILDING

project phase:
DEMOLITION

415 DAUPHIN ST. MOBILE, AL
project number: 2502
09/24/2026

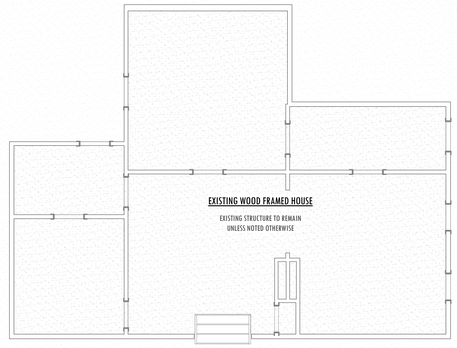
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REVISIONS

SITE PLAN DEMO

A-1.0D





ELEVATION - SOUTH, POST DEMOLITION
A-3.0

1 A-1.1D **FULL MAIN LEVEL FLOOR PLAN DEMO**
3/16" = 1'-0"

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AS - BUILT DOCUMENTS

HOFFMAN FURNITURE BUILDING

project phase:
DEMOLITION

415 DAUPHIN ST. MOBILE, AL
project number: 2502
09/24/2026

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REVISIONS

FULL MAIN FLOOR PLAN DEMO

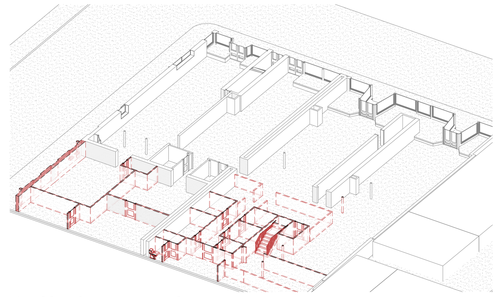
A-1.1D

DAUPHIN STREET

HAMILTON STREET



1 A-1.2D **MAIN LEVEL FLOOR PLAN DEMO**
1/4" = 1'-0"



2 A-1.2D **ISO - NORTH MAIN DEMO**

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AS - BUILT DOCUMENTS

HOFFMAN FURNITURE BUILDING

project phase:
DEMOLITION

415 DAUPHIN ST. MOBILE, AL
project number: 2502 09/24/2026

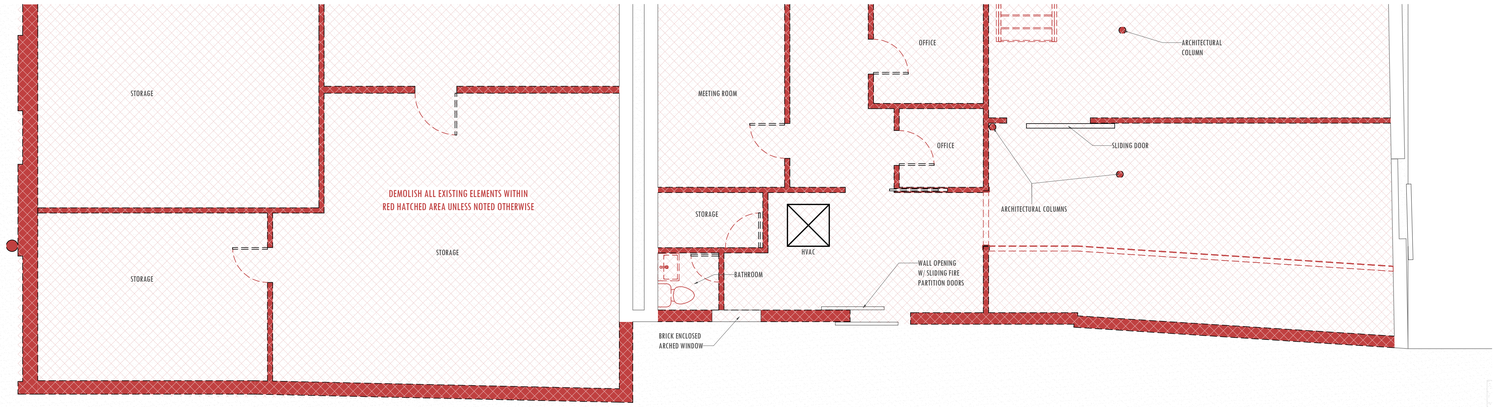
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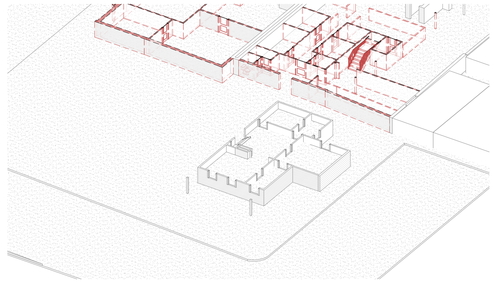
REVISIONS

NORTH MAIN FLOOR PLAN DEMO

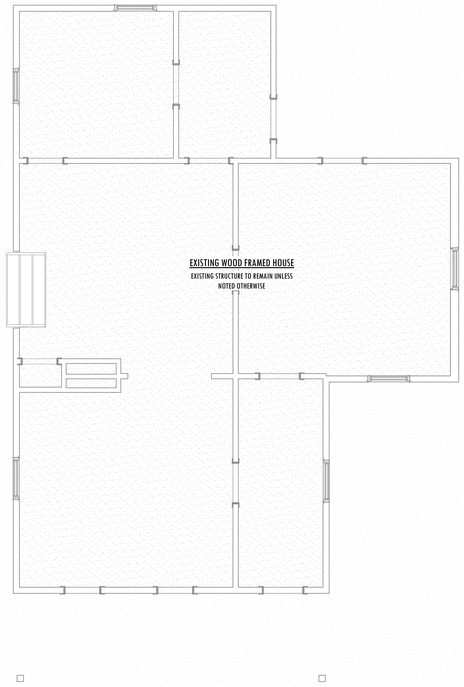
A-1.2D

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2 A-1.3D **ISO - SOUTH MAIN DEMO**



HAMILTON STREET

CONTI STREET

ELEVATION -
SOUTH, POST
2 DEMOLITION
A-3.0

1 A-1.3D **SOUTH MAIN LEVEL FLOOR PLAN DEMO**
1/4" = 1'-0"

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MICHAELPHILIPCURTIS.COM

AS - BUILT DOCUMENTS

HOFFMAN FURNITURE BUILDING

project phase:
DEMOLITION

415 DAUPHIN ST. MOBILE, AL
project number: 2502 09/24/2026

SHEET INDEX

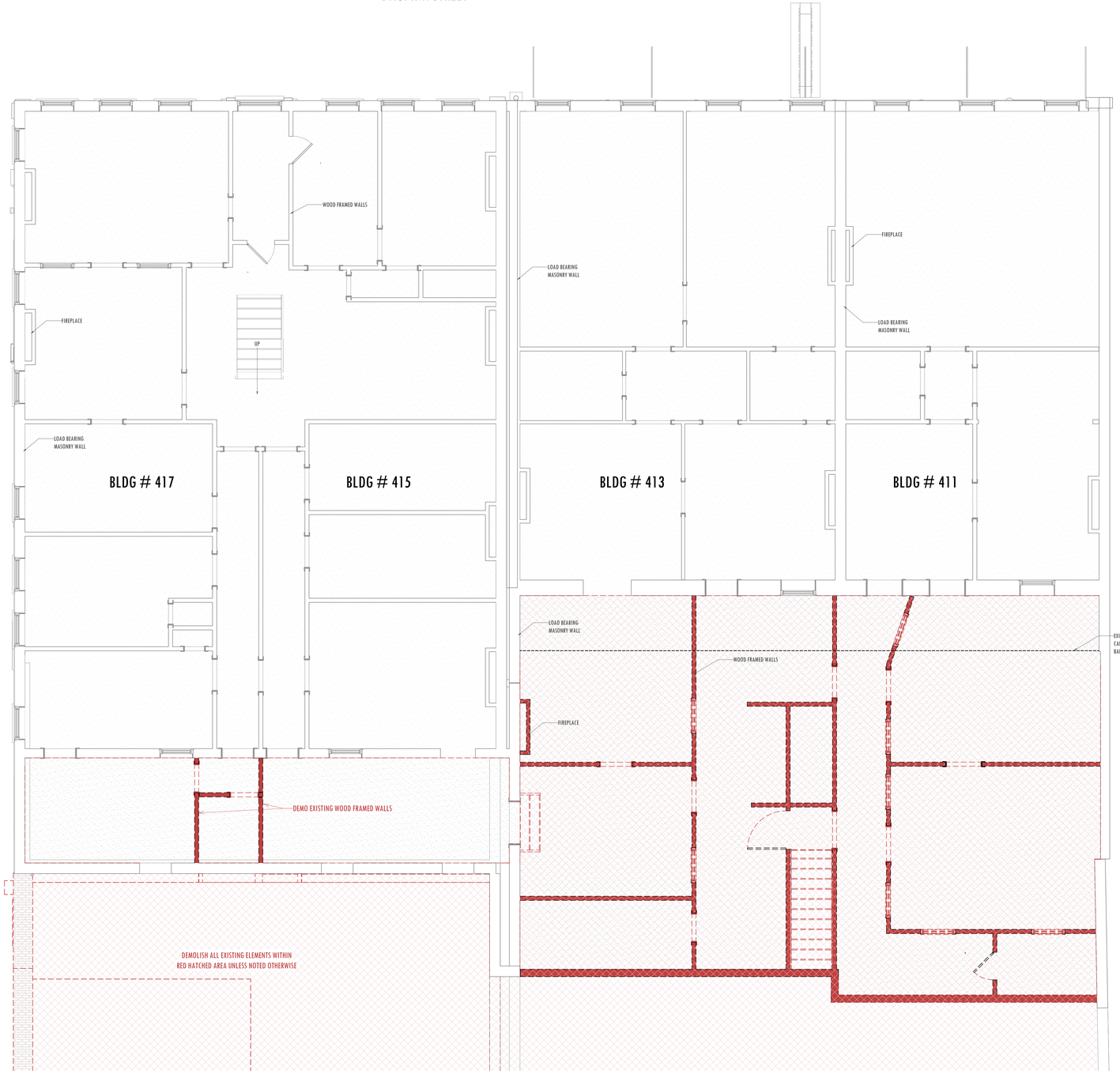
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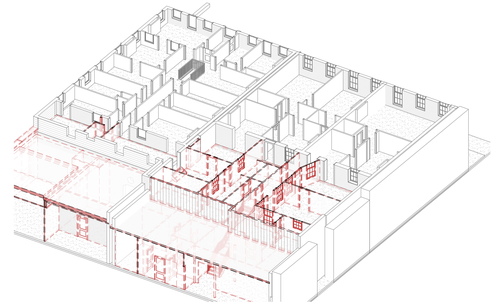
SOUTH MAIN FLOOR PLAN DEMO

A-1.3D

DAUPHIN STREET

HAMILTON STREET





2 A-1.4D ISO - SECOND LEVEL DEMO

3 A-1.4D UPPER LEVEL FLOOR PLAN DEMO
1/4" = 1'-0"

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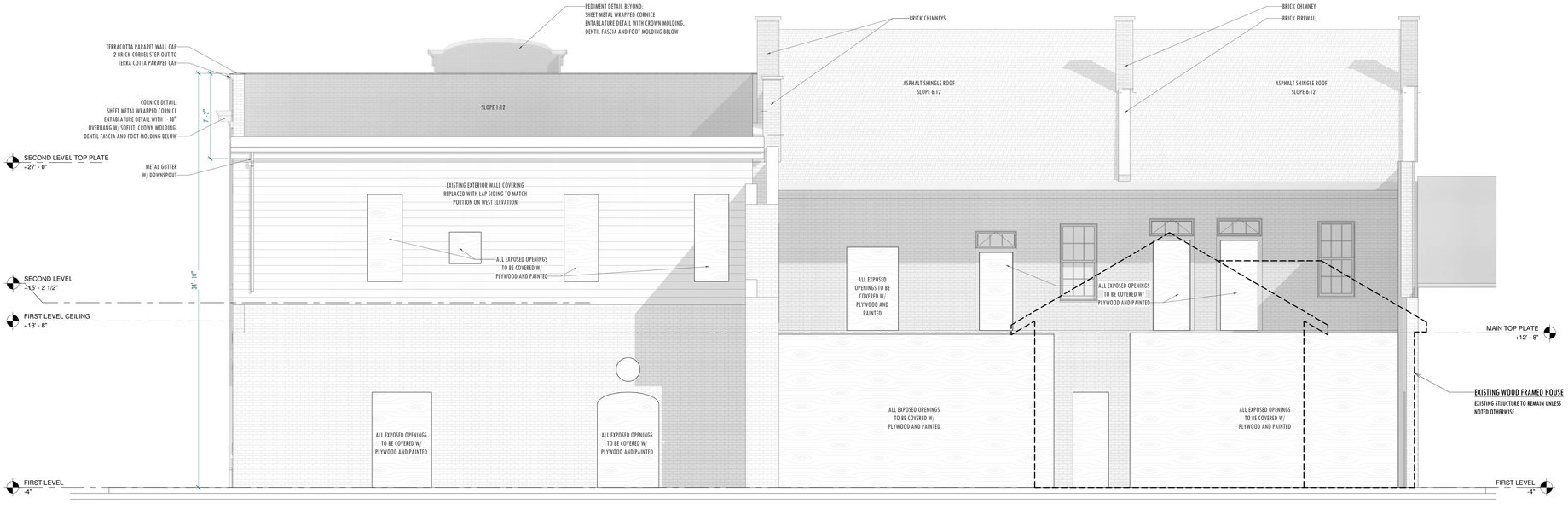
UPPER LEVEL FLOOR PLAN DEMO

A-1.4D



1 A-3.0 ELEVATION - NORTH

1/4" = 1'-0"



2 A-3.0 ELEVATION - SOUTH, POST DEMOLITION

1/4" = 1'-0"

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project phase:
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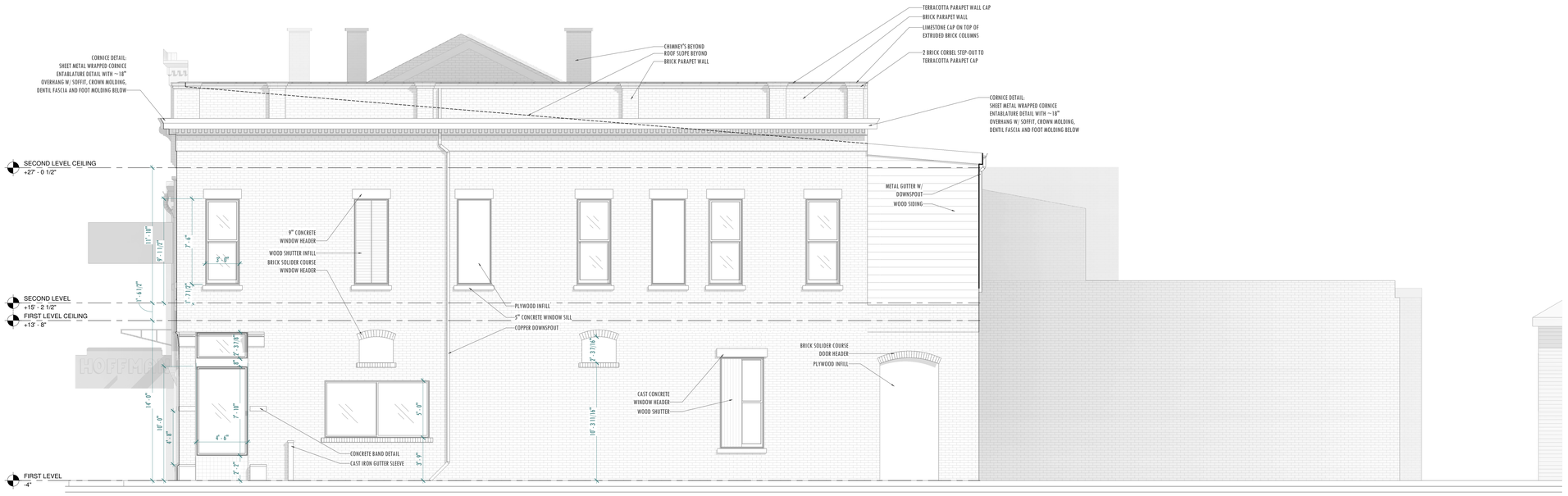
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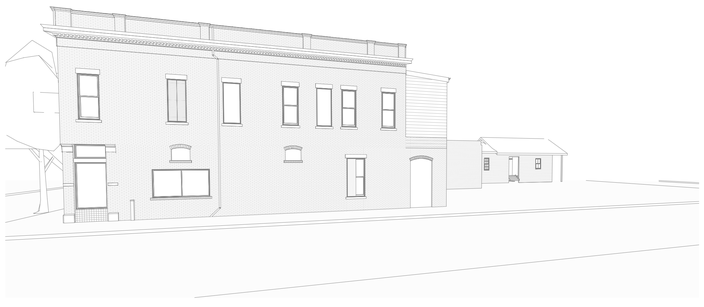
REVISIONS

EXTERIOR ELEVATIONS

A-3.0



1 A-3.1 **ELEVATION - WEST, POST DEMOLITION**
1/4" = 1'-0"



3 A-3.1 **NORTHEAST PERSPECTIVE, POST DEMOLITION**



4 A-3.1 **SOUTHEAST PERSPECTIVE, POST DEMOLITION**



2 A-3.1 **ELEVATION - WEST TO CONTI, POST DEMOLITION**
1/4" = 1'-0"

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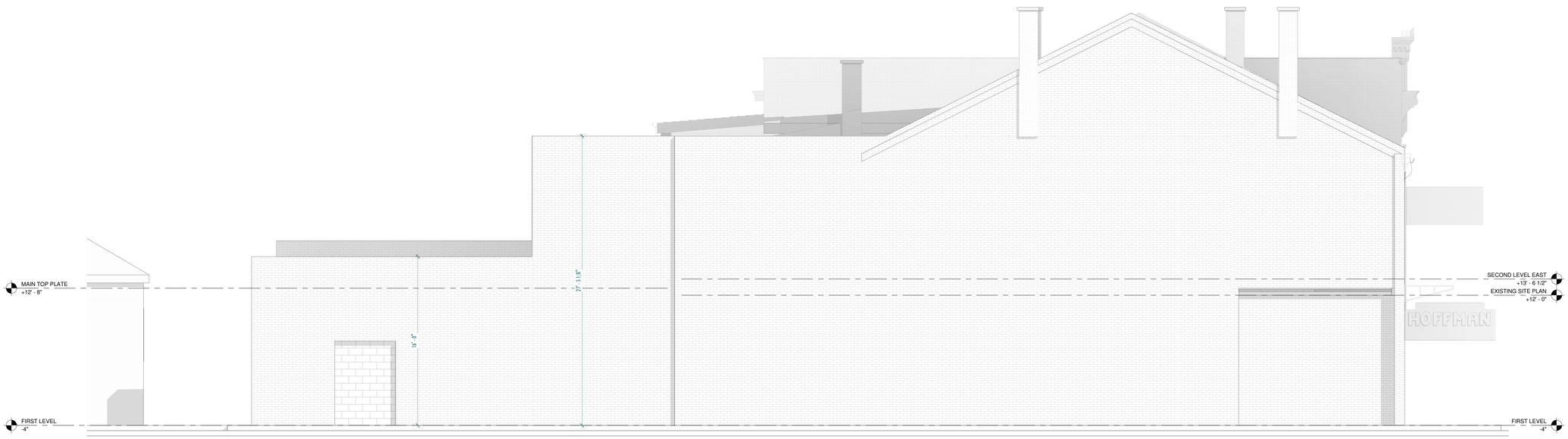
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REVISIONS

EXTERIOR ELEVATIONS WEST

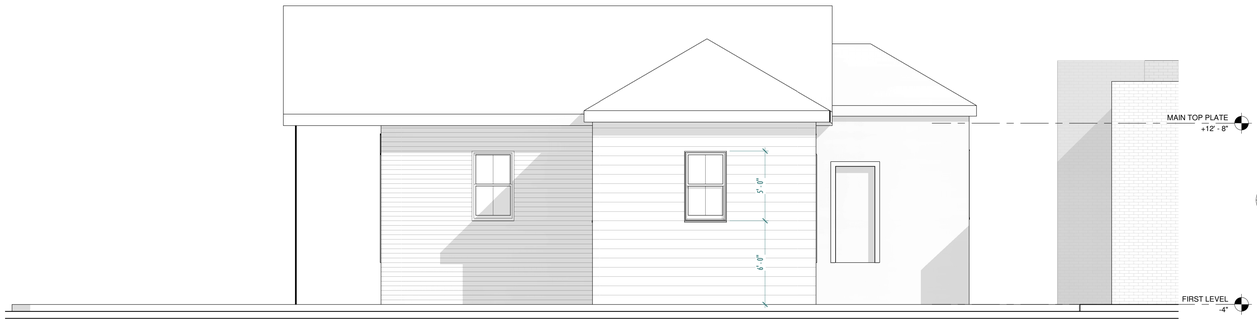
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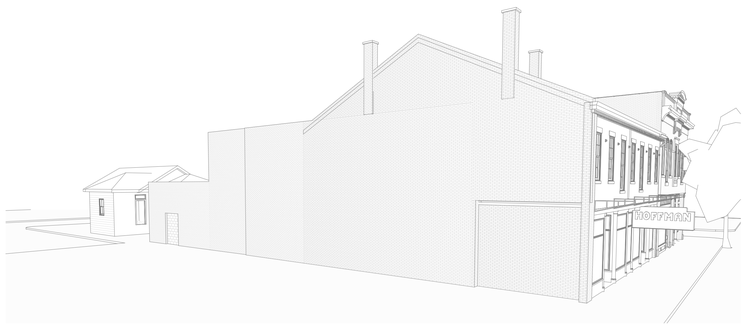
1 A-3.2 **ELEVATION - EAST, POST DEMOLITION**

1/4" = 1'-0"



2 A-3.2 **ELEVATION - EAST TO CONTI POST DEMOLITION**

1/4" = 1'-0"



3 A-3.2 **NORTHWEST PERSPECTIVE, POST DEMOLITION**



4 A-3.2 **SOUTHWEST PERSPECTIVE, POST DEMOLITION**

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REVISIONS

EXTERIOR ELEVATIONS EAST

A-3.2

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HISTORIC HOFFMAN

MOBILE, ALABAMA

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CODE & GENERAL NOTES

-ALL WORK SHALL COMPLY WITH THE APPLICABLE BUILDING CODE AND MEET OR EXCEED THE STATE ENERGY CONSERVATION CONSTRUCTION CODE.

-ALL STRUCTURAL ELEMENTS SHOWN IN THESE CONSTRUCTION DOCUMENTS SHALL BE SUPERCEDED WHERE APPLICABLE BY FINAL ENGINEERING DRAWINGS.

-CONTRACTOR WILL BE RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCE AND SAFETY ISSUES IN REFERENCE TO THE CONSTRUCTION CONTRACT.

-THE PRESUMPTIVE LOAD BEARING CAPACITY PER GEOTECH REPORT, AND STRUCTURAL ENGINEER

-ALL PRE-ENGINEERED ROOF & FLOOR SYSTEMS AND THEIR BLOCKING / BRACING TO BE CERTIFIED BY THE MANUFACTURER.

-STRUCTURAL DESIGN LOADS:
PER ENGINEERING SHEETS

-ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MICHAEL CURTIS/TRANSVERSE BLDG CONCEPTS.

-ALL AREAS OF HABITABLE SPACE WILL BE PROVIDED WITH OPENINGS FOR EMERGENCY EGRESS OF 5 SQ. FT. AT FIRST FLOOR, 5.7 SQ. FT. AT SECOND FLOOR, AND SILLS WITHIN 44" OF FLOOR.

-BEAMS TO FOUNDATION POCKETS SHALL HAVE 1/2" CLEARANCE FROM CONCRETE - (1/2" AIRSPACE (3) SIDES W/ STEEL SHIMS).

-FIREBLOCKING SHALL BE INSTALLED PER APPLICABLE BUILDING CODE - FIREBLOCKING SHALL BE PROVIDED IN CONCEALED WALL AND STAIR SPACES AT THE FLOOR AND CEILING (ALSO 1/2" GYPSUM BOARD ON UNDERSIDE OF STAIRS IN ENCLOSED ACCESSIBLE SPACES). HORIZ. FURRED SPACES AT INTERVALS NOT EXCEEDING 10 FT., CONCEALED JOIST SPACES AT BEAMS AND BEARING WALLS.

-PROVIDE REQUIRED FLASHING TO MEET OR EXCEED ACCEPTABLE COMMON BUILDING PRACTICE AND APPLICABLE BUILDING CODE WHERE REQUIRED AND AT ROOF CHANGES, HORIZONTAL ABUTMENTS (PORCHES & DECKS), PROJECTIONS, VALLEYS, OPENINGS, ETC.

-PROVIDE RUST-INHIBITIVE PAINT TO STEEL COLUMNS EXCEPT FOR CORROSION RESISTANT OR TREATED STEEL PER APPLICABLE BUILDING CODE.

-STAIRWAYS PER APPLICABLE BUILDING CODE:

- CLOSED RISERS UNLESS NOTED OTHERWISE
- 6'-8" MINIMUM HEADROOM ABOVE NOSING
- PROVIDE HANDRAILS FOR (2) OR MORE RISERS, 1 1/4"-2" DIAMETER WITH 1 SIDE CONTINUOUS FROM TOP TO BOTTOM RISER, RETURN TO WALL OR NEWELL POST 36"+/- HEIGHT ABOVE NOSING w/ 1 1/2" CLEARANCE TO WALL OR OBSTRUCTION.
- OPEN SIDES OF STAIRS GREATER THAN 30" OF HEIGHT SHALL HAVE GUARDS AT 36" MINIMUM HEIGHT ABOVE NOSING

-RAILING OR RISER OPENINGS SHALL NOT PERMIT THE PASSING OF A 4" DIAMETER SPHERE. A 6" OPENING IS PERMITTED AT TRIANGULAR OPENINGS AT RISER, TREAD & BOTTOM RAIL SEE APPLICABLE BUILDING CODE.

-PORCHES, BALCONIES, AND RAISED FLOORS GREATER THAN 30" ABOVE FINISH FLOOR OR GRADE SHALL HAVE A HALF WALL OR RAIL GUARD 36" MINIMUM HEIGHT PER APPLICABLE BUILDING CODE.

-GUARD RAILS & HAND RAILS SHALL RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP PER APPLICABLE BUILDING CODE.

-ELECTRICAL AND PLUMBING LAYOUT SHALL MEET OR EXCEED LOCAL & NATIONAL CODES AND SHALL BE INSPECTED DURING CONSTRUCTION.

-SMOKE DETECTING ALARM DEVICES SHALL BE DIRECT WIRED AND SHALL CONFORM PER APPLICABLE BUILDING CODE.

-CARBON MONOXIDE DETECTORS (BATTERY OPERATED OR DIRECT WIRED) SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF BEDROOM(S) ON THE LOWEST FLOOR OF THE DWELLING UNIT.

-A PERMANENT "ENERGY STANDARDS CERTIFICATE" SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL LIST THE REQUIRED R-VALUES OF INSULATION INSTALLED AND THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.

ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES (E.G., ATTICS AND CRAWL SPACES) SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. ACCESS SHALL BE PROVIDED TO ALL EQUIPMENT WHICH PREVENTS DAMAGING OR COMPRESSING THE INSULATION.

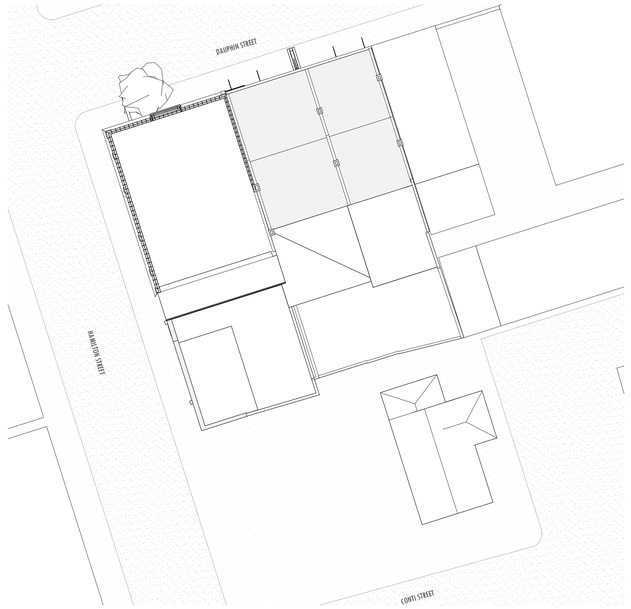
-ATTIC ACCESS OPENINGS SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SF AND HAVE A VERTICAL HEIGHT OF 30" OR GREATER. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22" BY 30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION.

-WHERE HORIZONTAL CONSTRUCTION IS USED TO SEPARATE THE GARAGE FROM THE LIVING SPACE OR ITS ATTIC, SUCH CONSTRUCTION SHALL BE PROTECTED WITH ONE LAYER OF 5/8" THICK TYPE-X GYPSUM BOARD. WHERE HORIZONTAL SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" THICK TYPE-X GYPSUM BOARD OR EQUIVALENT.

-ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.

DRAWING NUMBER / DRAWING NAME

A-1.0D	SITE PLAN DEMO
A-1.1D	FULL MAIN FLOOR PLAN DEMO
A-1.2D	NORTH MAIN FLOOR PLAN DEMO
A-1.3D	SOUTH MAIN FLOOR PLAN DEMO
A-1.4D	UPPER LEVEL FLOOR PLAN DEMO
A-3.0	EXTERIOR ELEVATIONS
A-3.1	EXTERIOR ELEVATIONS WEST
A-3.2	EXTERIOR ELEVATIONS EAST
T-1.0	TITLE SHEET



1 T-1.0 **EXISTING SITE PLAN**
1" = 20'-0"

N



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AS - BUILT DOCUMENTS

HOFFMAN FURNITURE BUILDING

project phase:
DEMOLITION

415 DAUPHIN ST. MOBILE, AL
project number: 2502 09/24/2026

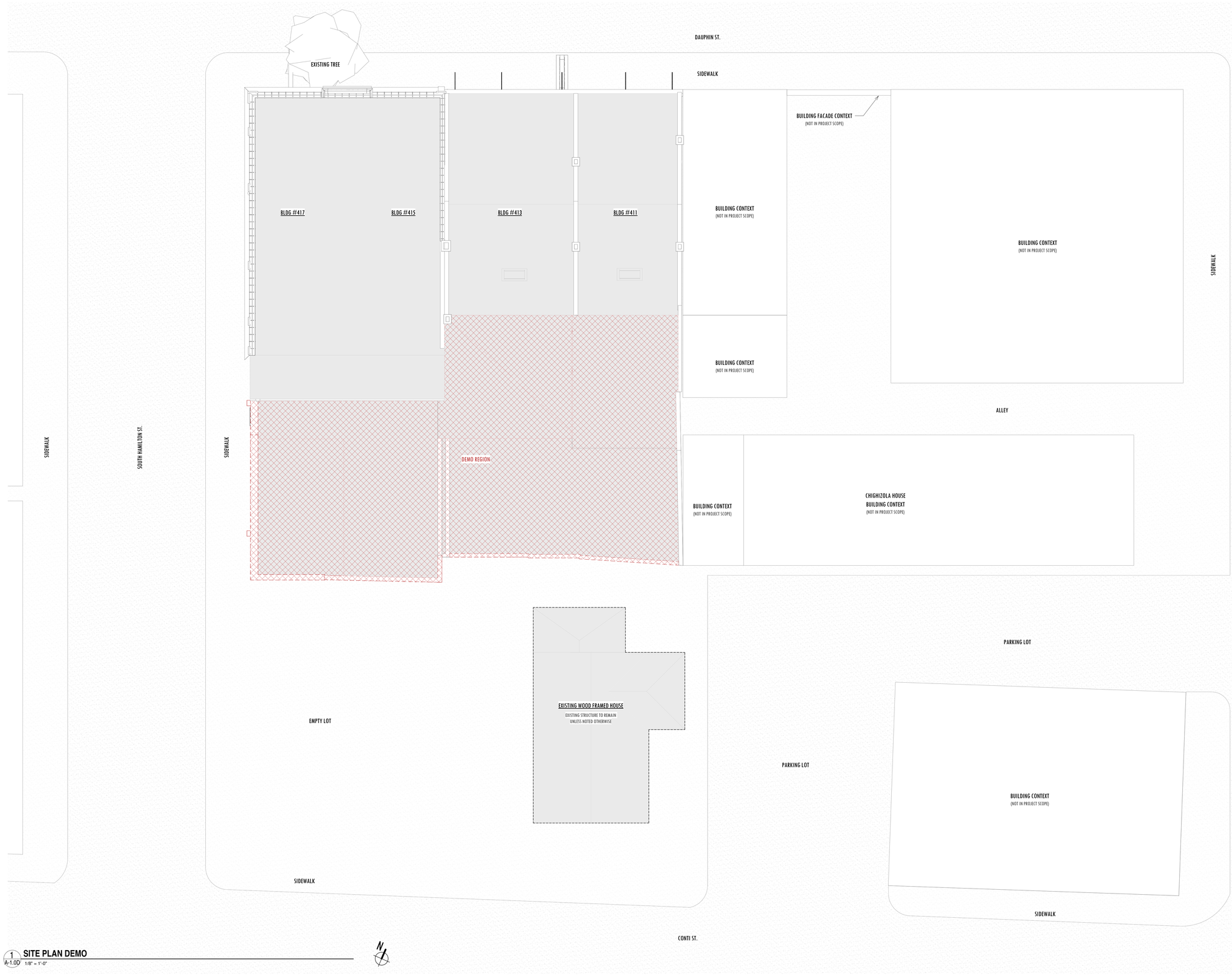
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REVISIONS

TITLE SHEET

T-1.0

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1 A-1.0D **SITE PLAN DEMO**
1/8" = 1'-0"

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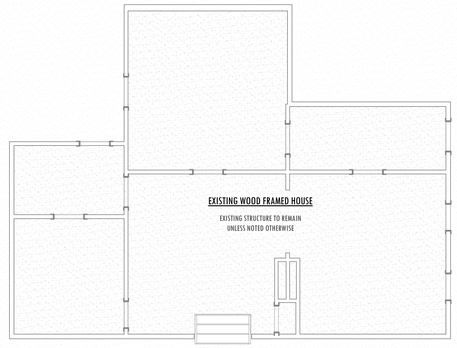
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REVISIONS

SITE PLAN DEMO

A-1.0D





ELEVATION - SOUTH, POST DEMOLITION
A-3.0

1 A-1.1D **FULL MAIN LEVEL FLOOR PLAN DEMO**
3/16" = 1'-0"

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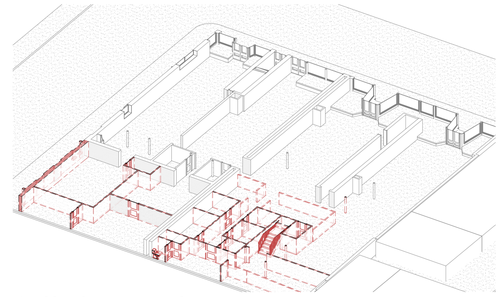
FULL MAIN FLOOR PLAN DEMO

A-1.1D

DAUPHIN STREET

HAMILTON STREET





2 A-1.2D **ISO - NORTH MAIN DEMO**

1 A-1.2D **MAIN LEVEL FLOOR PLAN DEMO**
1/4" = 1'-0"

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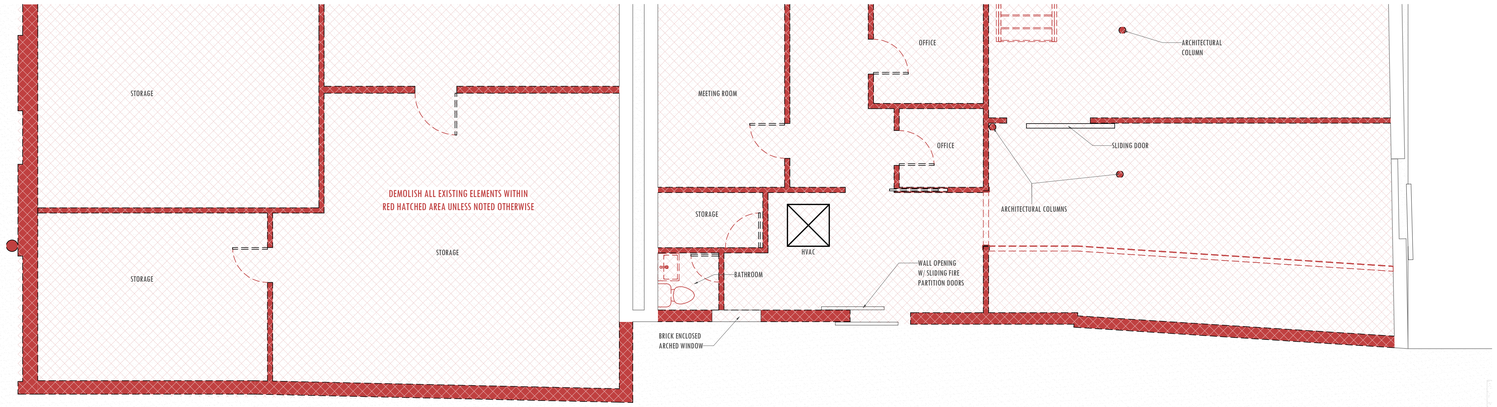
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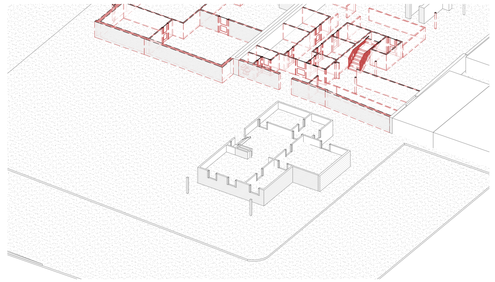
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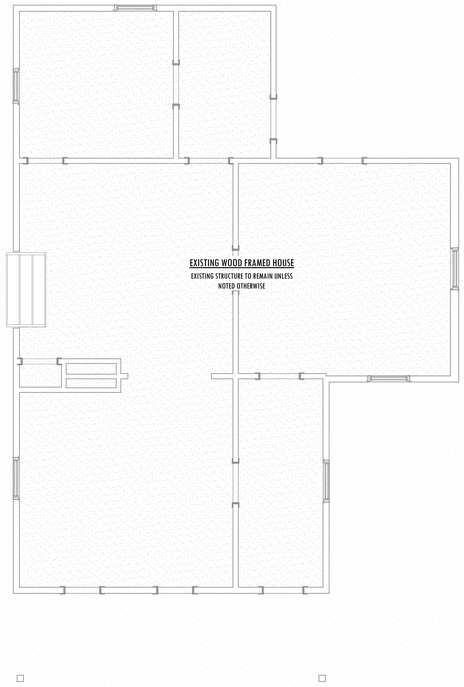
NORTH MAIN FLOOR PLAN DEMO

A-1.2D





2 A-1.3D **ISO - SOUTH MAIN DEMO**



HAMILTON STREET

CONTI STREET

ELEVATION -
SOUTH, POST
2 DEMOLITION
A-3.0

1 A-1.3D **SOUTH MAIN LEVEL FLOOR PLAN DEMO**
1/4" = 1'-0"

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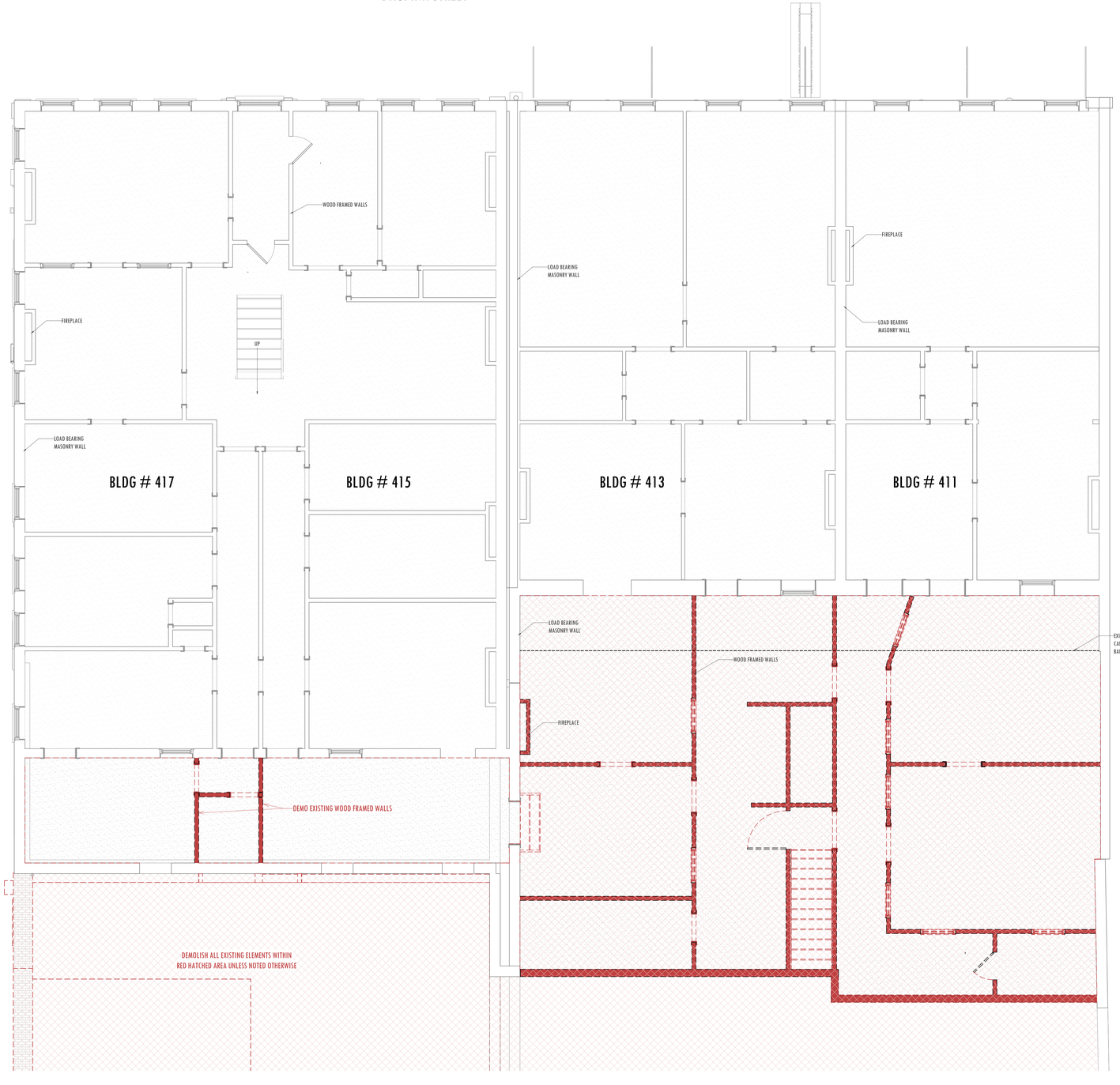
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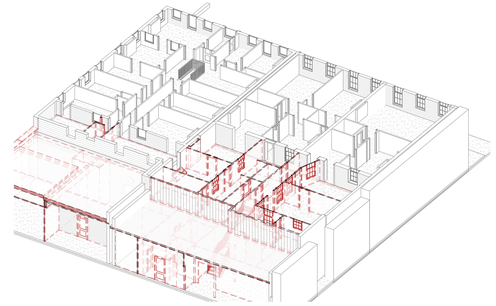
SOUTH MAIN FLOOR PLAN DEMO

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HAMILTON STREET





2 A-1.4D ISO - SECOND LEVEL DEMO

3 A-1.4D UPPER LEVEL FLOOR PLAN DEMO
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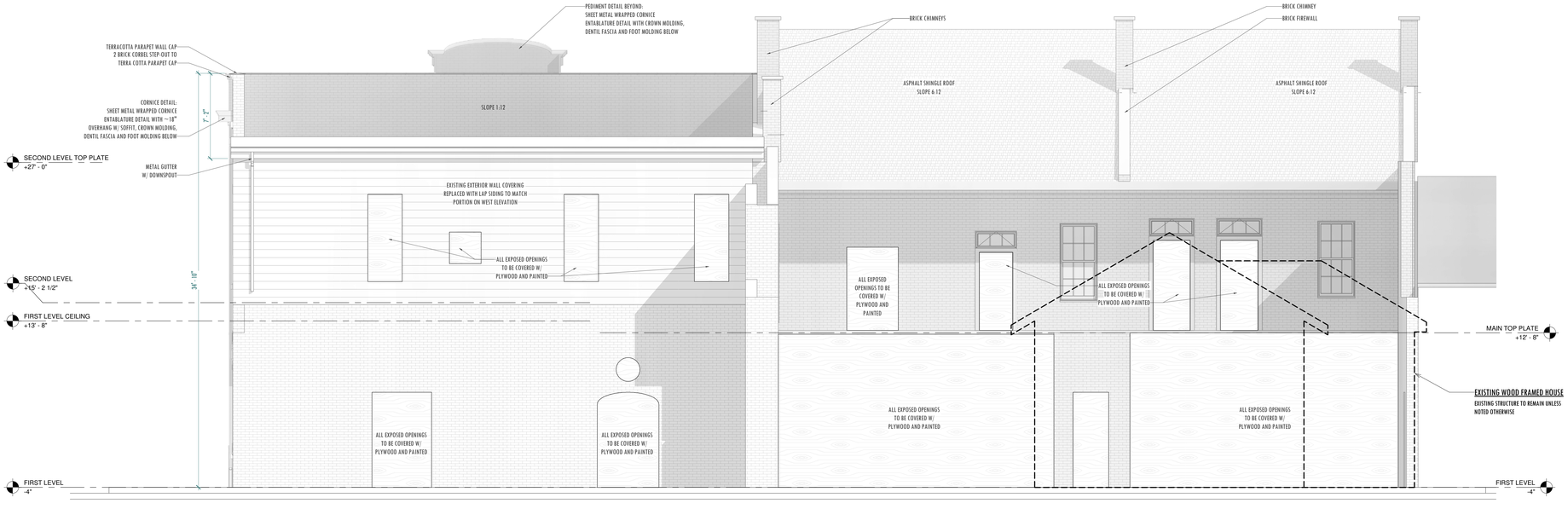
UPPER LEVEL FLOOR PLAN DEMO

A-1.4D



1 A-3.0 ELEVATION - NORTH

1/4" = 1'-0"



2 A-3.0 ELEVATION - SOUTH, POST DEMOLITION

1/4" = 1'-0"

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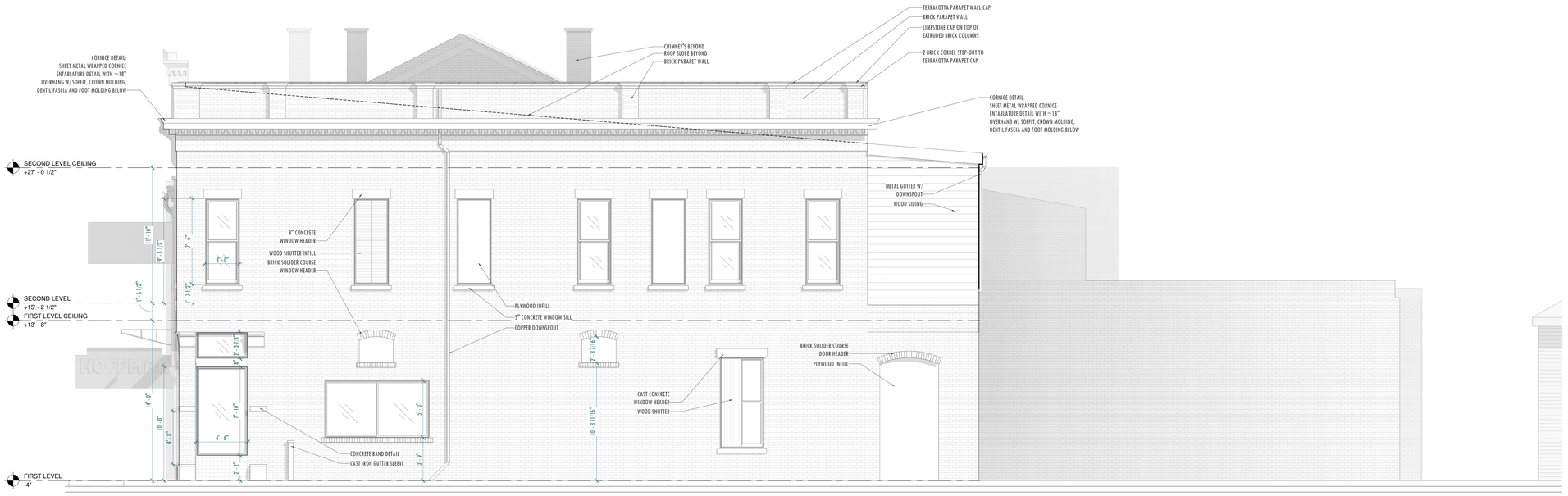
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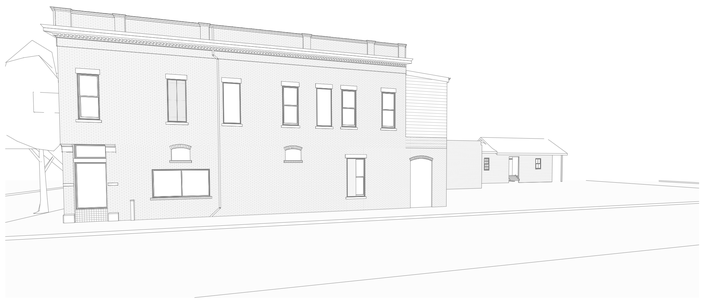
REVISIONS

EXTERIOR ELEVATIONS

A-3.0



1 A-3.1 **ELEVATION - WEST, POST DEMOLITION**
1/4" = 1'-0"



3 A-3.1 **NORTHEAST PERSPECTIVE, POST DEMOLITION**



4 A-3.1 **SOUTHEAST PERSPECTIVE, POST DEMOLITION**



2 A-3.1 **ELEVATION - WEST TO CONTI, POST DEMOLITION**
1/4" = 1'-0"

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AS - BUILT DOCUMENTS

HOFFMAN FURNITURE BUILDING

project phase:
DEMOLITION

415 DAUPHIN ST. MOBILE, AL
project number: 2502 09/24/2026

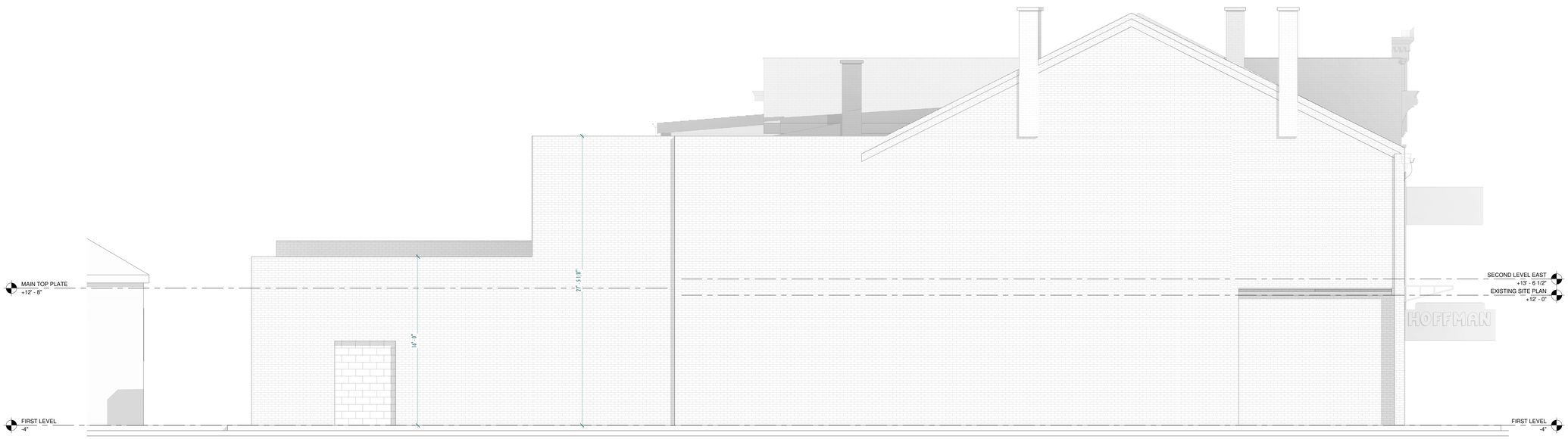
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REVISIONS

EXTERIOR ELEVATIONS WEST

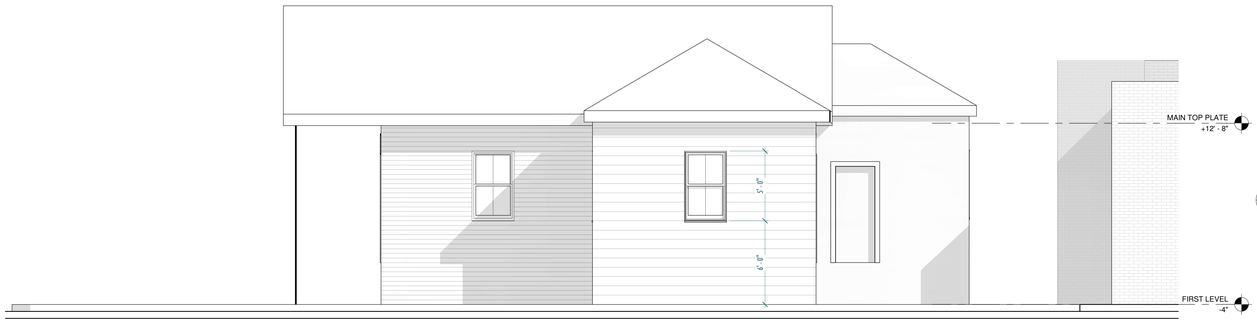
A-3.1

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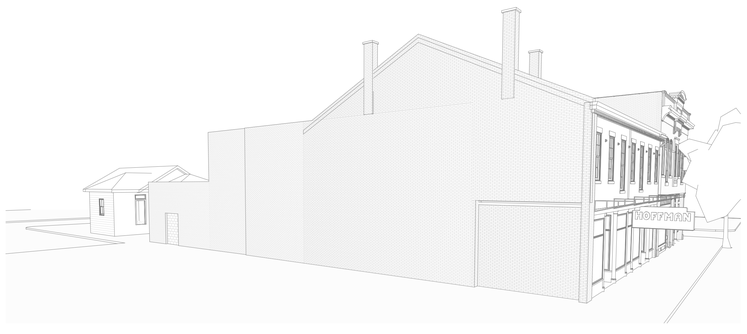
1 A-3.2 **ELEVATION - EAST, POST DEMOLITION**

1/4" = 1'-0"



2 A-3.2 **ELEVATION - EAST TO CONTI POST DEMOLITION**

1/4" = 1'-0"



3 A-3.2 **NORTHWEST PERSPECTIVE, POST DEMOLITION**



4 A-3.2 **SOUTHWEST PERSPECTIVE, POST DEMOLITION**

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EXTERIOR ELEVATIONS EAST

A-3.2

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