Agenda Item #3
Application 2026-70-CA

DETAILS

Location:
1301/1305/1309 Dauphin Street

Summary of Request:
Construct a new student residence hall and gymnasium/classroom building

Applicant (as applicable):
Williams Blackstock Architects

Property Owner:
Alabama School of Math and Science

Historic District:
Old Dauphin Way

Classification:
Vacant Lot

Summary of Analysis:

- The placement of the proposed building is compliant with the *Guidelines* for institutional buildings.
- The proposed size is within keeping of neighboring institutional structures but is not within keeping of neighboring residential dwellings.
- The *Guidelines* do not approve the use of metal siding.

Report Contents:

Property and Application History 2
Scope of Work 2
Applicable Standards 3
Staff Analysis 4
Attachments
..... 11

PROPERTY AND APPLICATION HISTORY

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

The property proposed for development is vacant and was formally three separate parcels. The 1904 Sanborn map shows a two-story frame dwelling with a two-story, two-sided wrap around porch on the façade and a one-story porch on the east elevation of the rear ell' with a one-story frame accessory structure located to the rear of the parcel (listed as 951 Dauphin). The parcel listed at 955 Dauphin includes a one-story frame dwelling with a semi-octagonal bay on the northeast corner, a partial-width porch on the façade, and a one-story porch on the rear, along with a one-story frame accessory structure located to the rear. 957 Dauphin consists of a one-story frame dwelling with a semi-octagonal bay on the northeast corner, a partial-width porch on the façade, and a one-story porch which intersects the rear with a one-story, along with a frame accessory structure to the rear.

The 1925 Sanborn map shows the dwelling and accessory structure at 951 Dauphin were razed and a new one-story frame accessory structure constructed. The street number was changed to 1301 Dauphin Street. A two-story frame structure with a full-width porch on the front and a one-story frame garage is listed as 1305 Dauphin. The dwelling at 955 Dauphin remains relatively the same with a two-story frame addition depicted on the rear and a one-story frame garage added. The street number was changed to 1307 Dauphin Street. The dwelling at 957 Dauphin remains relatively the same with alterations to the rear and a one-story frame garage added. The street number was changed to 1309 Dauphin Street.

The 1925 Sanborn map republished in 1956 depicts a one-story masonry store with a multi-sided wrap around porch. A one-story frame structure with street number 1303 Dauphin is newly depicted. The dwelling at 1305 Dauphin is accompanied by a second one-story frame accessory structure while, 1307 Dauphin and 1309 Dauphin remained the same.

The property at 1301 Dauphin Street has previously appeared twice before the Architectural Review Board. On September 14, 1994, the Board approved the demolition of a small concrete structure. On April 22, 2021, the Board approved the installation of a metal cell phone pole on a private easement.

SCOPE OF WORK

1. Construct a 3-story residence hall and gymnasium/classroom building
    a. Setbacks
        1) Front (South): 42'-8" (from Dauphin Street ROW)
        2) East side: 78'-0"
        3) West side: 78'-0"
    b. Overall dimensions: approximately 345'-8" wide by 138'-11" deep.
    c. Foundation
        1) The proposed foundation will be deep auger cast piles and a framed concrete slab. The final design of the foundation is still to be completed
    d. Wall cladding
        1) Brick veneer, metal panel screen, and prefinished metal panels
    e. Ceiling heights
        1) First Floor: 12'-0"
        2) Second Floor: 10'-8"

3) Third Floor: 10’-8”

f. Windows:
   1) Material: Aluminum (Storefront Window System) and Aluminum (Curtainwall Window System)
   2) Type: fixed
   3) Light Configurations: multi-light

g. Exterior doors:
   1) Material: Aluminum
   2) Finish: painted
   3) Configuration: full-light and panel

h. Roof:
   1) A slightly pitched roof will shelter the gymnasium with a low slope roof extending from the east, south, and west sides. All roofs will be constructed from single-ply TPO system, on coverboard with tapered insulation on a metal roof deck.

i. North Façade
   1) Due to the façade being symmetrical the bays are explained by cladding material and extend outward from the center.
      i) The first bay is clad in precast concrete panels pierced by five, three-story arched windows.
      ii) The second bays are clad in brick veneer and are devoid of fenestration.
      iii) The third bays are clad in metal panel siding pierced by a ribbon of three windows on each story.
      iv) The fourth bays are clad in brick veneer siding pierced by five paired windows on each story. Below the second and third story windows are metal siding panels.
      v) The fifth bays are clad in metal siding pierced by a ribbon of three windows with transom on each story. A perforated metal panel screen wall with a two-story arch cutout encloses just over two stories of the bay.

j. East Elevation
   1) The bays are explained by cladding material and north to south (right to left).
      i) The first bay is clad in brick veneer pierced by a single-leaf entry on the first story.
      ii) The second bay is clad in metal siding pierced by a ribbon of windows with transoms on each story. A perforated metal panel screen wall with three two-story arch cutouts encloses just over two stories of the bay flanked by brick veneer and devoid of fenestration.
      iii) The third bay is clad in brick veneer siding pierced by a paired window and single-leaf entry on the first story and a paired window on second and third story. Below the second and third story windows are metal siding panels.
      iv) The fourth bay is clad in clad in metal siding pierced by a ribbon of windows on the first and second story. The third story is pierced by a ribbon of windows with transoms.
      v) The fourth bay is clad in clad in metal siding pierced by a ribbon of windows on the first and second story. The third story is pierced by a ribbon of windows with transoms.

k. South (Rear) Elevation
   1) Due to the elevation being asymmetrical the bays are explained by cladding material and east to west (right to left).
      i) The first bay is clad in metal siding pierced by a ribbon of three windows with transom on each story. A perforated metal panel screen wall with a two-story arch cutout encloses just over two stories of the bay.

ii) The second bay is clad in brick veneer siding pierced by five paired windows on each story. Below the second and third story windows are metal siding panels. Below the second and third story windows are metal siding panels.

iii) The third bay is clad in clad in metal siding pierced by a ribbon of windows on the first and second story. The third story is pierced by a ribbon of windows with transoms.

iv) The fourth bay's first story is pierced by an off-center double-leaf and single-leaf entry within multi-light full-story windows. The second and third stories are clad in brick veneer siding pierced by five paired windows. Below the second and third story windows are metal siding panels.

v) The fifth bay is predominantly clad in brick veneer devoid of fenestration. A section of the second and third story clad in metal siding pierced by a ribbon of windows on each story.

vi) The sixth bay is clad in brick veneer siding pierced by five paired windows on each story. Below the second and third story windows are metal siding panels. A metal louver screen wall covers the last paired window of the first story.

vii) The first bay is clad in metal siding pierced by a ribbon of three windows with transom on each story. A perforated metal panel screen wall with a two-story arch cutout encloses just over two stories of the bay. A metal louver screen wall covers the first story.

l. West Elevation

1) The bays are explained by cladding material and north to south (left to right).

i) The first bay is clad in brick veneer pierced by a single-leaf entry on the first story.

ii) The second bay is clad in metal siding pierced by a ribbon of windows with transoms on each story. A perforated metal panel screen wall with three two-story arch cutouts encloses just over two stories of the bay and is flanked by brick veneer pierced by a double-leaf entry sheltered behind a metal louver screen wall.

iii) The third bay is clad in brick veneer siding pierced by a single-leaf entry on the first story and a paired window on second and third story. Below the second and third story windows are metal siding panels.

iv) The fourth bay is clad in clad in metal siding pierced by a ribbon of windows on the second and third story.

v) The lower one-third of the fifth bay is clad in brick veneer and is pierced by a double-leaf entry. The upper two-thirds of the bay in clad in metal panels and devoid of fenestration.

APPLICABLE STANDARDS

- 6.34 Maintain the visual line created by the fronts of buildings along a street.
  - » Where front yard setbacks are uniform, place a new structure in general alignment with its neighbors.
  - » Where front yard setbacks vary, place a new structure within the established range of front yard setbacks on a block.
- 6.35 Maintain the side yard spacing pattern on the block.
  - » Locate a structure to preserve the side yard spacing pattern on the block as seen from the street.
  - » Provide sufficient side setbacks for property maintenance.
  - » Provide sufficient side setbacks to allow needed parking to occur behind the front wall of the house.

- 6.36 Design the massing of new construction to appear similar to that of historic buildings in the district.
  - » Choose the massing and shape of the new structure to maintain a rhythm of massing along the street.
  - » Match the proportions of the front elevations of a new structure with those in the surrounding district.
- 6.37 Design the scale of new construction to appear similar to that of historic buildings in the district.
  - » Use a building height in front that is compatible with adjacent contributing properties.
  - » Size foundation and floor heights to appear similar to those of nearby historic buildings
  - » Match the scale of a porch to the main building and reflect the scale of porches of nearby historic buildings
- 6.38 Design exterior building walls to reflect traditional development patterns of nearby historic buildings.
  - » Use a ratio of solid to void that is similar in proportion to those of nearby historic buildings.
  - » Reflect the rhythm of windows and doors in a similar fashion on all exterior building walls. The ARB will consider all building walls; however, building walls facing streets may face increased scrutiny.
  - » Use steps and balustrades in a similar fashion to nearby historic structures.
  - » Design building elements on exterior building walls to be compatible with those on nearby historic buildings. These elements include, but are not limited to:
    - Balconies
    - Chimneys
    - Dormers
- 6.39 Use exterior materials and finishes that complement the character of the surrounding district.
  - » Use material, ornamentation or a color scheme that blends with the historic district rather than making the building stand out.
  - » If an alternative material is used that represents an evolution of a traditional material, suggest the finish of the original historic material from which it evolved.
  - » Use a material with proven durability in the Mobile climate and that is similar in scale, character and finish to those used on nearby historic buildings.

  ACCEPTABLE MATERIALS
  - » Materials that are compatible in character, scale and finish to those used on nearby historic buildings are acceptable. These often include:
    - Stucco
    - Brick
    - Stone
    - Wood (lap siding, shingles, board and batten)
    - Concrete siding
    - Cement fiber board siding
    - Skim stucco coat

  UNACCEPTABLE MATERIALS
  - » Materials that are incompatible in character, scale and finish to those used on nearby historic buildings are unacceptable. These often include:
    - Metal siding
    - Vinyl siding
    - Unfinished concrete block
    - Plywood
    - Masonite
    - Vinyl coatings
    - Ceramic coatings
    - Exterior insulation and finishing system (EIFS) wall systems
- 6.40 Design a roof on new construction to be compatible with those on adjacent historic buildings.

» Design the roof shape, height, pitch and overall complexity to be similar to those on nearby historic buildings.
» Use materials that appear similar in character, scale, texture and color range to those on nearby historic buildings.
» New materials that have proven durability may be used.

ACCEPTABLE ROOF MATERIALS

» Materials that are similar in character, scale, texture and color range to those used on nearby historic buildings are acceptable. These often include:
  - Asphalt dimensional or multi-tab shingles
  - Wood shake or shingle
  - Standing seam metal
  - Metal shingles
  - 5-V crimp metal
  - Clay tile
  - Imitation clay tile or slate

- 6.41 Design a new door and doorway on new construction to be compatible with the historic district.
  » Place and size a door to establish a solid-to-void ratio similar to that of nearby historic buildings.
  » Place a door in a fashion that contributes to the traditional rhythm of the district as seen in nearby historic buildings.
  » Incorporate a door casement and trim similar to those seen on nearby historic buildings.
  » Place and size a special feature, including a transom, sidelight or decorative framing element, to complement those seen in nearby historic buildings.
  » Use a door material that blends well with surrounding historic buildings. Wood is preferred. Paneled doors with or without glass are generally appropriate.
- 6.42 Design a porch to be compatible with the neighborhood.
  » Include a front porch as part of new construction if it is contextual and feasible.
  » When designing a porch, consider porch location, proportion, rhythm, roof form, supports, steps, balustrades and ornamentation relative to the main building and porches in the district.
  » Design the elements of a porch to be at a scale proportional to the main building.
  » Where a rhythm of porches exists on a street or block, design a porch that continues this historic rhythm.
  » Design a rear or side porch that is visible from the public right-of-way to be subordinate in character to the front porch.
- 6.43 Design piers, a foundation and foundation infill to be compatible with those of nearby historic properties.
  » Use raised, pier foundations.
  » If raised foundations are not feasible, use a simulated raised foundation.
  » Do not use slab-on-grade construction. This is not appropriate for Mobile's historic neighborhoods. If a raised slab is required, use water tables, exaggerated bases, faux piers or other methods to simulate a raised foundation.
  » Do not use raw concrete block or exposed slabs.
  » If foundation infill must be used, ensure that it is compatible with the neighborhood.
  » If solid infill is used, recess it and screen it with landscaping.
  » If lattice is used, hang it below the floor framing and between the piers. Finish it with trim.
  » Do not secure lattice to the face of the building or foundation.
  » Do not use landscaping to disguise inappropriate foundation design.

  ACCEPTABLE FOUNDATION MATERIALS

  » Materials that are similar in character, texture and durability to those used on nearby historic buildings are acceptable. These often include:
    - Brick piers
    - Brick infill
    - Wood (vertical pickets)

- Framed lattice infill

UNACCEPTABLE FOUNDATION MATERIALS

» Materials that are not similar in character, texture and durability to those used on nearby historic buildings are unacceptable. These often include:
  - Mineral board panels
  - Concrete block infill
  - Metal infill
  - Plywood panel infill
  - Plastic sheeting infill
  - Vinyl sheeting infill

- 6.45 Locate and design windows to be compatible with those in the district.
  - » Locate and size a window to create a solid-to-void ratio similar to the ratios seen on nearby historic buildings.
  - » Locate a window to create a traditional rhythm and a proportion of openings similar to that seen in nearby historic buildings.
  - » Use a traditional window casement and trim similar to those seen in nearby historic buildings.
  - » Place a window to match the height of the front doorway.
  - » Place a window so that there is proportionate space between the window and the floor level.
  - » Do not place a window to directly abut the fascia of a building.
  - » Use a window material that is compatible with other building materials.
  - » Do not use a reflective or tinted glass window.
  - » Use a 1/1 window instead of window with false muntins. A double paned window may be acceptable if the interior dividers and dimensional muntins are used on multi-light windows. A double paned 1/1 window is acceptable.
  - » Do not use false, interior muntins except as stated above.
  - » Recess window openings on masonry buildings.
  - » Use a window opening with a raised surround on a wood frame building.

  ACCEPTABLE WINDOW MATERIALS
  - » Materials that are similar in character, profile, finish and durability to those used on nearby historic buildings are acceptable. These often include:
    - Wood
    - Vinyl-clad wood
    - Aluminum-clad customized wood
    - Extruded Aluminum

  UNACCEPTABLE WINDOW MATERIALS
  - » Materials that are not similar in character, profile, finish and durability to those used on nearby historic buildings are unacceptable. These often include:
    - Mill finish metal windows
    - Snap-in or artificial muntins
    - Vinyl

- 8.1 Design a new institutional building or group of buildings to be com-patible with the surrounding district, but differentiate it appropriately.
  - » Place an institutional building more flexibly than the pattern seen in surrounding historic structures.
  - » Where buildings are set back, use the additional setback area for a landscaped open space, public gathering area and/or pedestrian entry element.
  - » If the massing and scale of an institutional building is significantly larger than surrounding structures, set it back from the street to prevent a looming presence. This is particularly important for an institutional structure in a residential context.
  - » Orient the primary entrance to an institutional building toward the public street. A secondary entrance may be provided from a parking area or another service location as needed.
  - » Screen a surface parking lot from the public right-of-way wherever possible.

- 10.5 Visually connect the street and building.
  - » Maintain or install a walkway leading directly from the sidewalk to the main building entry.
- 10.7 Minimize the visual impact of parking.
  - » Locate a parking area at the rear or to the side of a site whenever possible.
  - » Use landscaping to screen a parking area.
  - » Minimize the widths of a paved area or a curb cut.
  - » If a curb cut is no longer in use, repair the curb. In some areas, granite curbs may be required.
  - » Do not use paving in the front yard for a parking area. Paving stones might be acceptable in certain instances.
  - » Do not create a new driveway or garage that opens onto a primary street.

  ACCEPTABLE WALK AND PAVING MATERIALS
  - » Materials that have a similar character, durability and level of detail to walks and paved areas associated with historic properties in the district are acceptable. These often include:
  - » Gravel or crushed stone
  - » Shell
  - » Brick
  - » Cobblestone
  - » Grasspave or grasscrete (mix of grass and hard surface paving material that provides a solid surface)

STAFF ANALYSIS

The property under review is a vacant lot parcel located in the Old Dauphin Way. The application proposes approval to construct a 3-story residence hall and gymnasium/classroom building at 1301 Dauphin Street. The proposed design complies with the *Guidelines* in terms of orientation, size, massing, style, and site considerations. While the *Guidelines* explicitly state that metal siding is not appropriate material for exterior siding.

The *Guidelines* direct that new construction should be compatible with adjacent contributing properties and the district as a whole without trying to copy a single historic building or architectural style. To achieve this, the *Guidelines* focus primarily on building placement, orientation, scale, massing, and materials. The overall style and detailing of a building are of the least concern, though these too should be compatible with adjacent contributing properties and the district as a whole.

It should be noted that the guidelines for institutional buildings are ineffective and provide minimal guidance with the main focus being the placement and orientation of the building. The lack of guidance forces the use of residential guidelines for siding materials, windows, and doors. Tho these residential guidelines do assist with creating a balance for newly constructed residential buildings and historic residential buildings within a historic district. The residential guidelines limit the appropriateness of an institutional building within a historic district and should not be the main factor when deciding appropriate siding materials, windows, and doors.

Placement and Orientation

The spatial relationship of the property to its nearest neighbors is the most crucial aspect of the design, with an emphasis placed on front and side setbacks and orientation to the public right-of-way. New buildings should have front and side setbacks that fall within the range already established by adjacent contributing structures. A deviation from this established pattern may be appropriate if it mitigates another undesirable site condition, such as a wider side setback that allows parking to be placed at the rear rather than the front of a property and institutional buildings are given more flexibility on placement (6.35, 8.1).

The proposed front setback of 42'8" is within the established front setback range for nearby contributing structures, which varies between 30'0" and 50'0" with some dwellings falling outside the range. This is in keeping within the *Guidelines* because the proposed structure is setback from the street to prevent a looming presence while also being within the range of nearby contributing structures.

The proposed side setbacks of 78'0" and 78'0" are not in keeping with the established range of side setbacks, which is 2'0" to 7'0" feet for nearby contributing properties. The side setback does allow for the proposed design to prevent a looming presence on the residential dwellings to the west and is in keeping with side setbacks of other institutional buildings within the near vicinity, for example McGill-Toolen Catholic High School.

Size and Massing

After placement and orientation, it is most important to consider the overall size and massing of a new building. This includes the overall building footprint and height as well as the complexity of the building shape, relative proportions of building elements, and the pattern and placement of window and door openings. New buildings should be of a comparable size and mass to their neighbors (6.36, 6.37). For buildings that are larger than their neighbors, the Board may consider design strategies that mitigate any disparity when viewed from the public right-of-way (p. 70). In addition to overall size, the Board should also consider the overall massing of the structure – that is, how simple or complex the geometry of the structure is, and the relative volumes of major building component, such as wall planes, roofs, and porches. In general, these aspects of the building's massing should be comparable to what is seen on nearby adjacent contributing properties. The solid-to-void ratio – that is, the ratio of solid wall space to window and door openings – should also be comparable to that of adjacent contributing properties and the district (6.36, 6.38, 6.40, 6.42).

The proposed building will be a three-story tall structure containing a gymnasium, classrooms, and a residence hall. Most residential dwellings along Dauphin Street and N Ann Street are between one-story and two-story. However, there are two Institutional buildings, the main building of ASMS and the Central Presbyterian Church, which are three-stories or have roofs that extend past the overall size of residential dwellings. The proposed structure is in keeping with these Institutional buildings.

The massing of the proposed design is similar to its neighbors in that the Institutional building is roughly rectangular in plan, but the long axis runs parallel to the street. Most neighboring contributing structures are rectangular or irregular in plan with their short axis running parallel to the street. The massing of the north façade (facing Dauphin Street) is broken up through the use of different material and recessed plans to create the illusion of different structures rather than one large plane.

Materials

After its spatial relationship to its neighbors, the materials used in the construction of a new building are of the utmost concern. The *Guidelines* provide lists of materials that are appropriate and inappropriate for new construction. In general, those materials listed as "inappropriate" should not be allowed in new construction. The use of alternative materials – that is, modern materials not explicitly approved by the *Guidelines* – may be appropriate, provided that the new materials are visually compatible with the district and demonstrate proven durability in Mobile's climate (p. 24-25).

The proposed materials listed as appropriate by the *Guidelines* include brick veneer, concrete siding, metal window sashes, and metal doors. The metal windows are compatible with the surrounding institutional buildings, while the metal doors are compatible with 1302 Dauphin Street. The proposed materials which are listed as inappropriate by the *Guidelines* include metal siding. Much of the metal panel siding will be used as accents for fenestration. Large sections of siding will consist of metal louver or perforated metal panels. Breaking up the metal will not overpower the brick veneer and concrete panel siding. Metal siding used on the north façade breaks up the size and mass of the building to prevent the proposed design from visually looming over the surrounding structures. The metal canopy will be located on the south (rear) elevation with minimal visibility from the ROW.

Style and Details

Architectural style and details should only be considered after a design is shown to comply with the more pressing design characteristics discussed above. In general, the *Guidelines* are lenient on what style or degree of detailing is appropriate for new construction. The *Guidelines* state that contemporary design styles are appropriate within the local historic districts, provided the new construction does not detract from nearby contributing properties (P. 28). The *Guidelines* also allow for more traditional design styles while discouraging designs that replicate a historic building or style (p. 66-67).

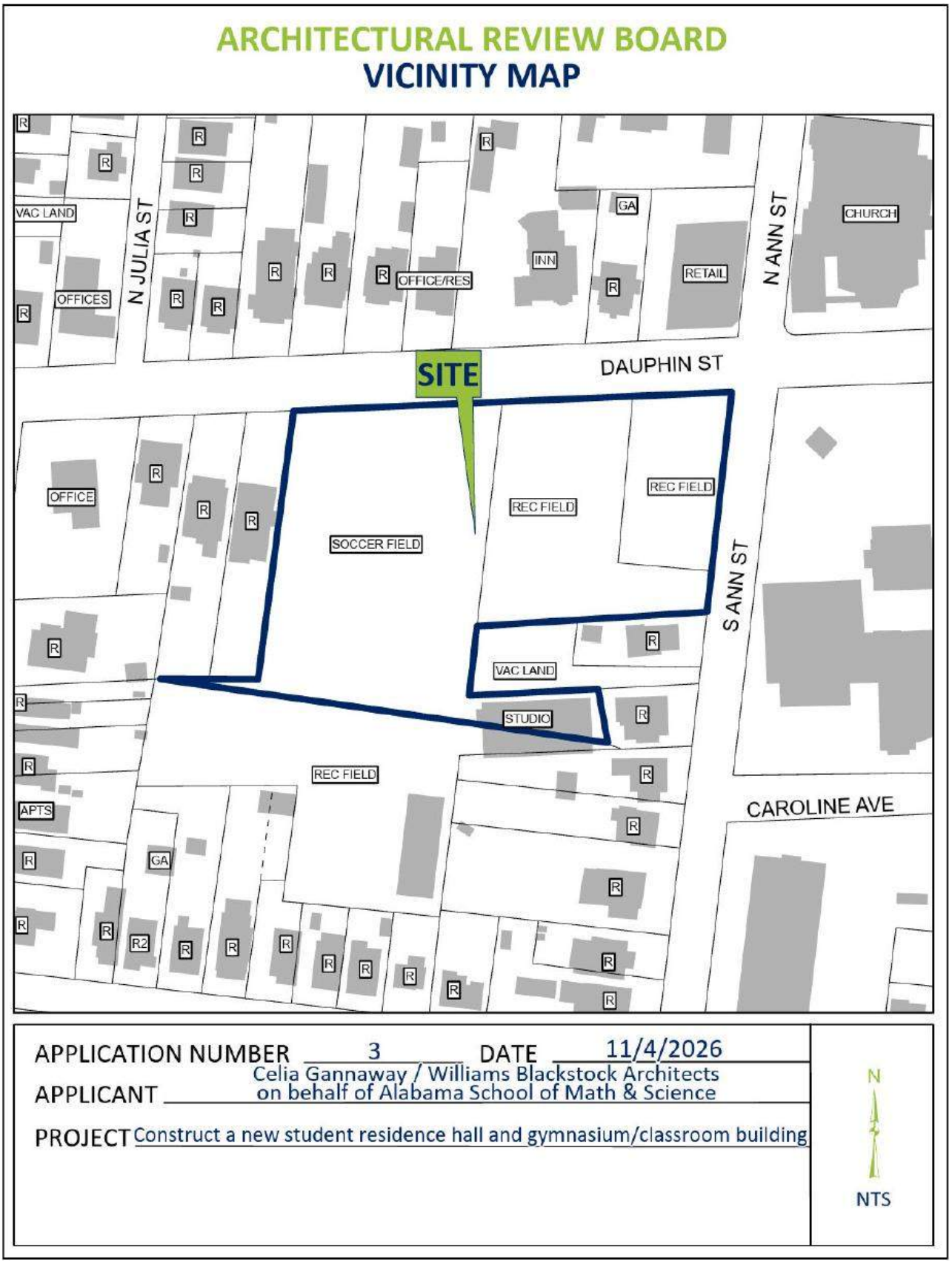
Although there are few structures of contemporary design near the subject property, the modern style of the proposed design does not detract from the existing surroundings of Folk Victorian, Colonial Revival, and Neoclassical structures. Furthermore, the proposed design uses details, such as the elongated arched windows to further blend with the surrounding historic structures.

Site Considerations

The *Guidelines* aim to limit the visual impact of parking on the public right-of-way and to encourage connection between buildings and the pedestrian realm. To this end, the *Guidelines* state that parking should be located at the rear or side of a site whenever possible. Landscaping may be used to screen parking that is visible from the public right-of-way. The *Guidelines* advise against using paving in the front yard for a parking area (10.7). The *Guidelines* also direct that a walkway should connect the main building entry to the public sidewalk (10.5).

The parking areas are located south of the proposed structure and the visual impact of parking from the public right-of-way is limited due to existing residential structures and screening from landscape features, in keeping with the *Guidelines.* A paved drive with gate connects the parking areas and east elevation entries to the public sidewalk.

Site Location – 1301 Dauphin Street



Site Photos – 1301 Dauphin Street



1. View of lot, looking SE



2. View of lot, looking SW (provided by applicant)



3. View of lot, looking N



4. View of lot, looking NW



5. Overview of S Ann Street, looking S



6. Overview of Dauphin Street, looking E

Site Photos – 1301 Dauphin Street



7. Overview of N Ann Street, looking N



8. Overview of Dauphin Street, looking W



9. 8 S Ann Street, looking SW



10. 12 S Ann Street, looking SW



11. 1304 Dauphin Street, looking N



12. 1319 Dauphin Street, looking S

Site Photos – 1301 Dauphin Street



13. 1321 Dauphin Street, looking S



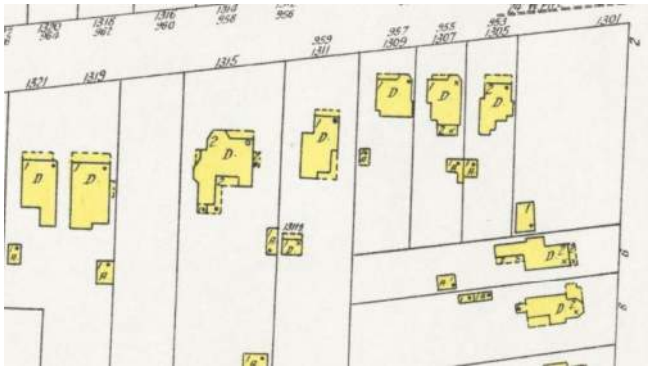
14. Alabama School of Mathematics and Science, looking S (provided by applicant)



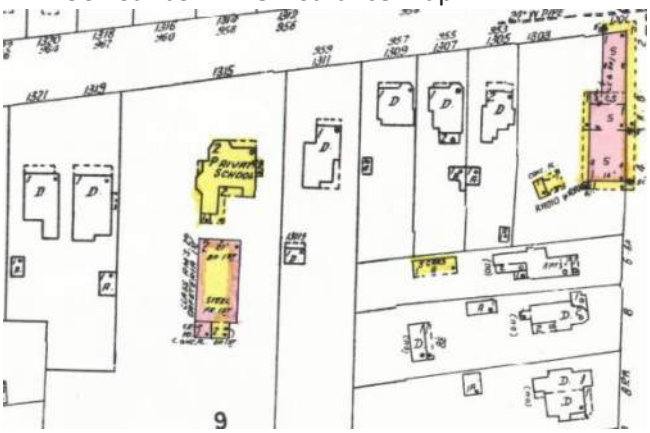
15. Alabama School of Mathematics and Science, looking S (provided by applicant)



16. Dwellings from 951 to 956 Dauphin Street on the 1904 Sanborn Fire Insurance Map



17. Dwellings from 1301 to 1315 Dauphin Street and 2 S Ann Street on the 1925 Sanborn Fire Insurance Map



18. Dwellings from 1301 to 1315 Dauphin Street and 2 S Ann Street on the 1925 Sanborn Fire Insurance Map republished in 1956

City of Mobile • Historic Development

Architectural Review Board Application

October 7, 2026

Date of Application

Date Received

Parcel 169: 2 N Ann St, Parcel 178: 1305 Dauphin St, Parcel 177: 1311 Dauphin St, Mobile, AL 36604, United States

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.

Approximately $25,000,000.00

Cost of Project (Required)

Fee Paid: ■ $15 Check # 13756

Alabama School of Math & Science - John Hoyle, President | [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.

Williams Blackstock Architects - Celia Gannaway, AIA | [redacted] | [redacted]

Owner's Representative Name | Phone | Email

[redacted] | [redacted]

Address | Zip Code

Describe the Proposed Work:

A new student residence hall and gymnasium/classroom building on the existing property owned by Alabama School of Mathematics and Sciences bounded by Dauphin Street and St. Ann Street. The gymnasium will provide a competition court for basketball and volleyball with seating for 450 students. The housing portion will provide approximately 130 student beds. A new parking lot and site improvements will be included.

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

Does the proposed work involve signage? ◉ **No** ○ **Yes**

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

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

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

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

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

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

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

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

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

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

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

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

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

1. One large set and one 11 x 17 (reproducible) set of scaled drawings which shall include:

a. X A complete site plan illustrating the proposed construction, its location, with dimensions, required setbacks, landscaping and other site amenities;

b. X Floor plans, with dimensions, as they impact the exterior of the building, including existing plan and proposed plan;

c. X Square footage of the original building with square footage of all additions including the proposed addition;

d. X A drawing, with dimensions, of all affected exterior elevations;

e. X Notes describing all exterior materials (i.e. walls, roof, trim, cornice, windows, etc.) Sample materials may be required in some cases (consult with staff);

f. N/A Detailed drawings or photographs of all decorative architectural details (i.e. columns, balustrades, modillions, etc.);

g. N/A Paint samples and plan keyed to location of each color. (See below)

2. Photographs of the subject property to be worked on and surrounding buildings are required.

X Subject Property photographs

X Surrounding Buildings photographs

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

FOR MINOR RENOVATION OR REPAIR TO EXISTING BUILDINGS

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

1. ____ Elevation drawings with dimensions and material details

2. ____ Floor plans

3. ____ Photographs of each face of the building to be renovated with details of the areas of work.

EXTERIOR PAINTING

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

_____ Manufacturer

_____ main body color

_____ trim or decorative features

_____ porch deck

_____ accent areas: lattice, shutters, etc.

_____ other areas

FENCES, DRIVES AND GATES

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

SIGNAGE

Width of sign _____feet_____inches Height of sign:_____feet_____inches

Single Face_____ Double Face_____

Height (from ground level to top of sign) _____feet_____inches

Height (from ground level to bottom of sign)_____feet_____inches

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

General Description

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

How will sign be mounted:

_____

Sign Materials (sample materials may be requested by the Review

Board):_____

Describe type of lighting to be used: _____

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

Square footage of Existing Signage: _____feet _____inches N/A_____

Include in Application:

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

_____ Photographs of the building

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

DEMOLITION APPLICATION

Purchase Date: _____ Purchase Price: _____

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

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

_____

What alternatives to demolition have you considered for this property?

_____

_____

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

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

How many offers did you receive? _____

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

_____

_____

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

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

What are the dates of these expenditures? _____

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

Performance Bond ○ Yes ○ No Letter of Credit ○ Yes ○ No

Trust for completion of improvements ○ Yes ○ No Other evidence of financial ability ○ Yes ○ No

Letter of commitment from a financial institution ○ Yes ○ No

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

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

CONFLICTS WITH OTHER CITY DEPARTMENTS

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

[redacted]

Signature

2026.10.07

Date

DAUPHIN STREET
66' R/W

S JULIA STREET
50' R/W

S ANN STREET
50' R/W

N 87°37'07" E 496.57'

N 87°37'07" E 299.23'

124.30'

174.93'

RECOV. 5/8" REBAR

RECOV. R/R SPIKE

OAK TREE ON CORNER

RECOV. 5/8" REBAR ON LINE 11.4' S

P.O.B. SET "X" IN CONCRETE

TOP=28.77' INLET IS FULL OF DEBRIS, NO PIPES OBSERVABLE

ADA MAT (TYP.)

SET ROD & CAP (ROWE) N: 250391.71 E: 1790645.50 ELEV. 29.89'

TOP=28.33' INV=25.31' (W) INV=25.50' (E)

TOP=28.36' INV=25.48' (NE)

TOP=28.45' INV=26.38' (NW) INV=26.87' (NE)

TOP=31.31' INV.=25.59'

WHEEL STOP (TYP.)

GRAVEL PARKING

ASPHALT DRIVE/PARKING

TOP=29.88' INV.=27.18'

TOP=29.70' INV.=27.80'

BOLT ON TH N: 250177.37 E: 1790375.86 ELEV. 32.23'

TOP=29.78' INV.=26.66'

WATER SERVICE VAULT

S 06°31'25" W 246.27'

S 86°52'23" W 265.26' (ACT)
265.93' (REC)

RECOV. REBAR

BUILDINGS

DEED BK 572, PG 108

BUILDING

DEED BK 594, PG 779

RECOV. IRON (OPEN TOP)

S 06°31'25" W 17.41'

SET "X" IN CONCRETE

S 06°24'48" W 77.12'

RECOV. ½" IRON (OPEN TOP) 0.7' N & 0.3' W

RECOV. IRON PIPE

N 87°33'08" E 152.57'

RECOV. REBAR

WOOD

61'x123' BUILDING

TOP=28.65' INLET IS FULL OF DEBRIS, NO PIPES OBSERVABLE

S 03°31'28" E 78.28'

RECOV. REBAR

S 87°29'15" W 166.29'

INSTRUMENT #2021000188

TOP=30.84' INV.=27.77' WEIR=29.90'

INSTRUMENT #2023029657

32'x115' BUILDING

S 06°26'39" W 177.55'

INSTRUMENT #20200040649

"BELLSOUTH" ACCESS MANHOLE

ADA MAT (TYP.)

TOP=30.19' INV.=26.90'

TOP=30.41' INV.=27.16'

RP BK 6135, PG 1269

BUILDING

N 06°48'36" E 295.85' (ACT)
296.42' (REC)

RECOV. OLD ½" IRON

S 84°23'08" E 112.04' (ACT)
111.9' (REC)

TENNIS COURT

N 06°29'38" E 139.52' (ACT)
138.2' (REC)

CHAIN LINK

CHAIN LINK

SEE SHEET 2 FOR TREE DRIPLINES

MOUND

N 89°10'00" W 171.70'

RECOV. IRON (CRIMP TOP)

SET ROD & CAP (ROWE) N: 249965.60 E: 1790174.91 ELEV. 31.58'

N 06°29'50" E 132.37' (ACT)
134.9' (REC)

WOOD

N 84°59'20" W 172.18' (ACT)
172.0' (REC)

RECOV. OLD ROUND LOG POST

BLOCK 1, DAVIS OATES SUBDIVISION
DEED BK 156, PG 452–453

WOOD

WOOD

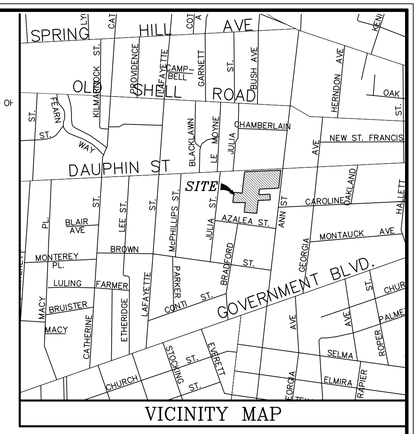
LEGEND

P.O.B.	POINT OF BEGINNING
(REC)	RECORD
(ACT)	ACTUAL
G	GUM
U	UNSPECIFIED
MG	MAGNOLIA
P	POPCORN
CM	CREPE MYRTLE
PL	PALM
O	OAK
SY	SYCAMORE
— — —	RIGHT-OF-WAY-LINE
— · —	CENTER LINE
	WHEEL STOP
•	BOLLARD
PP	POWER POLE
LP	LIGHT POLE
G	GUY WIRE
OHP	OVERHEAD POWER LINE
D	STORMDRAIN MANHOLE
GM	GAS METER
WM	WATER METER
BM	TEMPORARY BENCH MARK
CV	CABLE VAULT
FH	FIRE HYDRANT
	FORESHORTENED LINE
CO	CLEANOUT
	SIGN
270	GROUND CONTOUR
TP	TELEPHONE PEDESTAL
PM	POWER METER
	PAD MOUNTED TRANSFORMER
WV	WATER VALVE
CB	CABLE TELEVISION BOX
	GRATE INLET
SS	SEWER LINE
W	WATER LINE
UPL	UNDERGROUND POWER LINE
GAS	GAS LINE
	TREE DRIP LINE
	STRIPING
	CONCRETE
	GRAVEL

N

30 0 30 60

SCALE: 1" = 30'



VICINITY MAP

NOTES:

1.) Bearing Basis: Referenced to Alabama State Plane Coordinate System West Zone (102) NAD 83(2011) established by RTK GPS utilizing ALDOT Network as a continuously operating reference station.

2.) Type of Survey: Boundary & Topographic Survey

3.) Field Date(s): July 1–2, 2026

4.) All corners are set rod & cap (ROWE) unless otherwise noted.

5.) This drawing does not reflect an easement or title search by the surveyor. Easements or Claims of easements may exist.

6.) Setback lines shown on this plat (if any) are taken from the recorded plat of the subdivision. Setback lines established by statute, ordinances or restrictive covenants are not shown.

7.) Elevations on this plat are referenced to NAVD 88, established by RTK GPS utilizing ALDOT Net as a continuously operating reference station.

8.) Underground utilities shown were located by Alabama 811. (Ticket No. 261870602)

LEGAL DESCRIPTION

STATE OF ALABAMA)
COUNTY OF MOBILE)

Beginning at the Southwest intersection of Dauphin Street and South Ann Street in the City of Mobile, Alabama, run South 06°–31'–25" West, along the West right–of–way line of said South Ann Street (50 foot right–of–way), a distance of 246.27 feet to a point on the North line of property conveyed by instrument recorded in Deed Book 594, Page 779, Probate Court Records, Mobile County, Alabama; thence South 86°–52'–23" West, along the North line of said property and along the North line of property conveyed by instrument recorded in Deed Book 572, Page 108, said Probate Records, a distance of 265.26 feet; thence South 06°–24'–48" West and along the West line of said property, 77.12 feet; thence North 87°–33'–08" East and along the South line of said property, 152.57 feet; thence South 03°–31'–28" East, 78.28 feet to a point on the North line of property conveyed by Instrument No. 2021000188, said Probate Records; thence South 87°–29'–15" West and along the North line of said property, 166.29 feet; thence South 06°–26'–39" West and along the West line of property conveyed by Instrument Numbers 2023029657 and 20200040649, said Probate Records, a distance of 177.55 feet; thence North 84°–59'–20" West and along the North line of Block 1, Davis Oates Subdivision, as recorded on Deed Book 156, Pages 452–453, said Probate Records, a distance of 172.18 feet; thence North 06°–29'–50" East, 132.37 feet; thence North 89°–10'–10" West, 171.70 feet; thence North 06°–29'–36" East, 139.52 feet; thence South 84°–23'–08" East, 112.04 feet to a point on the East line of property conveyed by instrument recorded in Real Property Book 6135, Page 1269, said Probate Records; thence North 06°–48'–36" East and along the East line of said property, 295.85 feet to a point on the South right–of–way line of Dauphin Street (66 foot right–of–way); thence North 87°–37'–07" East and along said South right–of–way line 496.57 feet to the Point of Beginning.

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

This is to state that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map No. 0109700562 L, and dated June 5, 2020, and found that the above described property now is located in Flood Hazard Area "X" (shaded) as determined by graphic scaling.

ALABAMA LICENSED No. 29983 PROFESSIONAL LAND SURVEYOR CECIL T. HUDSON

Cecil T. Hudson, PLS
Alabama Licensed Professional
Land Surveyor No. 29983–S
Prints not valid unless
they bear an original seal

Date: July 2, 2026

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ZEKE–TRICE, LLC
Dba: ROWE ENGINEERING & SURVEYING

REVISIONS:

BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR
Alabama School of Math And Science

ROWE
ENGINEERING & SURVEYING
CONSULTING ENGINEERS
3502 LAUGHLIN DR • SUITE B • MOBILE, AL 36693
PHONE 251–666–2766 • FAX 251–660–1040

DRAWING: 53952–TOPO–JMA.dwg	JOB: 53952	PLAT DATE:	SCALE:	SHEET NO.
DRAWN BY: JMA	FB: 2142/73–75	July 21, 2026	1" = 30'	1 OF 2
CHECKED BY: CTH				

Y:\JOB\539\53952 – AL School of Math & Science – ASMS West Campus Project\3Drawing Files\53952–TOPO–JMA.dwg

DAUPHIN STREET
66' R/W

S JULIA STREET
50' R/W

S ANN STREET
50' R/W

N 87°37'07" E 496.57'

N 87°37'07" E 299.23'

124.30'

174.93'

RECOV. 5/8" REBAR

S 06°31'25" W 246.27'

N 06°48'36" E 295.85' (ACT)
296.42' (REC)

DRIPLINES OF EXISTING TREES ALONG DAUPHIN STREET TO REMAIN

DRIPLINE (TYP.)

DRIPLINES OF EXISTING TREES ALONG DAUPHIN STREET TO REMAIN

REMOVE EXISTING TREE

REMOVE EXISTING TREE

RP BK 6135, PG 1269

S 86°52'23" W 265.26' (ACT)
265.93' (REC)

DEED BK 572, PG 108

DEED BK 594, PG 779

S 06°24'48" W
77.12'

S 06°31'25" W 67.83'

S 06°31'25" W
17.41'

N 87°33'08" E 152.57'

S 03°31'28" E 78.28'

S 84°23'08" E 112.04' (ACT)
111.9' (REC)

N 06°29'38" E 139.52' (ACT)
139.2' (REC)

DRIPLINE (TYP.)

S 87°29'15" W 166.29'

INSTRUMENT #2021000188

INSTRUMENT #2023029657

N 89°10'00" W 171.70'

N 06°29'50" E 132.37' (ACT)
131.4' (REC)

S 06°26'39" W 177.55'

INSTRUMENT #20200040649

N 84°59'20" W 172.18' (ACT)
172.0' (REC)

BLOCK 1, DAVIS OATES SUBDIVISION
DEED BK 156, PG 452-453

LEGEND

P.O.B.	POINT OF BEGINNING
(REC)	RECORD
(ACT)	ACTUAL
G	GUM
U	UNSPECIFIED
MG	MAGNOLIA
P	POPCORN
CM	CREPE MYRTLE
PL	PALM
O	OAK
SY	SYCAMORE
	RIGHT-OF-WAY-LINE
	CENTER LINE
	WHEEL STOP
	BOLLARD
PP	POWER POLE
LP	LIGHT POLE
G	GUY WIRE
OHP	OVERHEAD POWER LINE
	STORMDRAIN MANHOLE
	GAS METER
	WATER METER
	TEMPORARY BENCH MARK
CV	CABLE VAULT
FH	FIRE HYDRANT
	FORESHORTENED LINE
CO	CLEANOUT
	SIGN
270	GROUND CONTOUR
TP	TELEPHONE PEDESTAL
PM	POWER METER
	PAD MOUNTED TRANSFORMER
WV	WATER VALVE
CB	CABLE TELEVISION BOX
	GRATE INLET
SS	SEWER LINE
W	WATER LINE
UPL	UNDERGROUND POWER LINE
GAS	GAS LINE
	TREE DRIP LINE
	STRIPING
	CONCRETE
	GRAVEL

N

30 0 30 60
SCALE: 1" = 30'

REVISIONS:

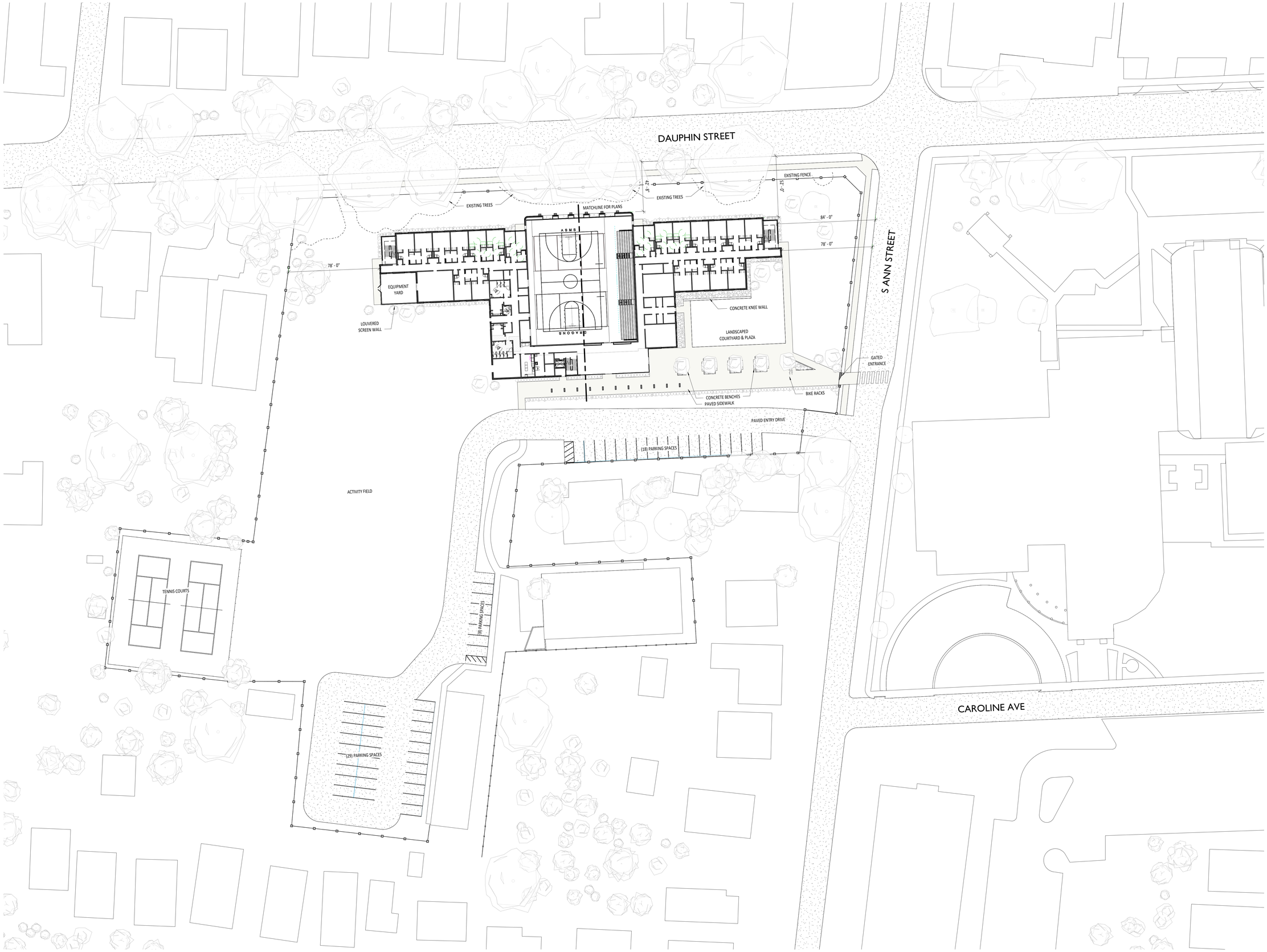
BOUNDARY & TOPOGRAPHIC SURVEY

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Dba: ROWE ENGINEERING & SURVEYING

DRAWING: 53952-TOPO-JMA.dwg	JOB: 53952	PLAT DATE:	SCALE:	SHEET NO.
DRAWN BY: JMA	FB: 2142/73-75	July 21, 2026	1" = 30'	2 OF 2
CHECKED BY: CTH				



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

N

NOT FOR CONSTRUCTION

ASMS HOUSING & GYMNASIUM
DESIGN DEVELOPMENT

ALABAMA SCHOOL OF MATHEMATICS AND SCIENCE
1255 DAUPHIN ST, MOBILE, AL 36604
26-028

KEY PLAN :

ARCHITECT OF RECORD :

WILLIAMS BLACKSTOCK ARCHITECTS

2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

ISSUE DATE:

10.07.2026

REVISIONS :

NO.	DATE	DESCRIPTION

PROJECT NUMBER:

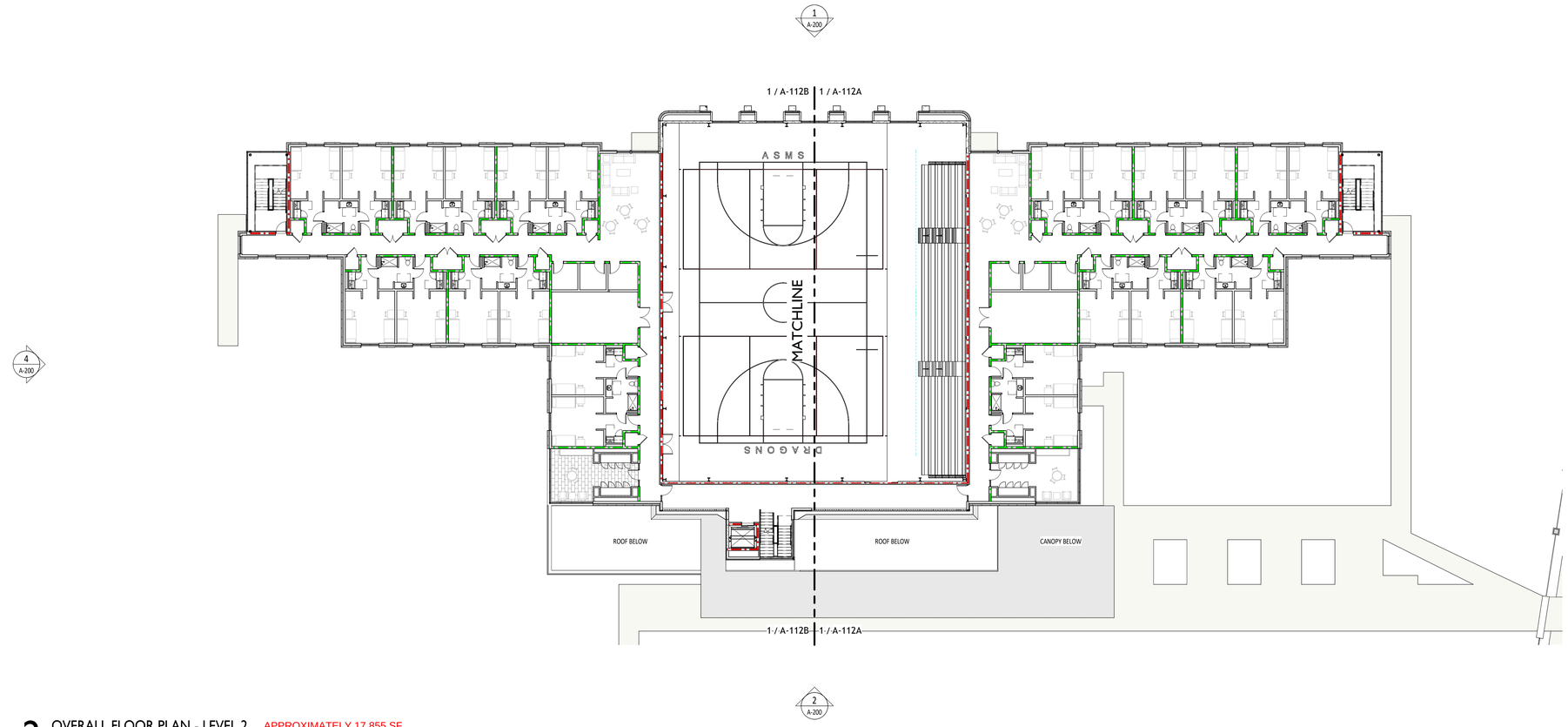
26-028

DRAWING TITLE:

ARCHITECTURAL SITE PLAN

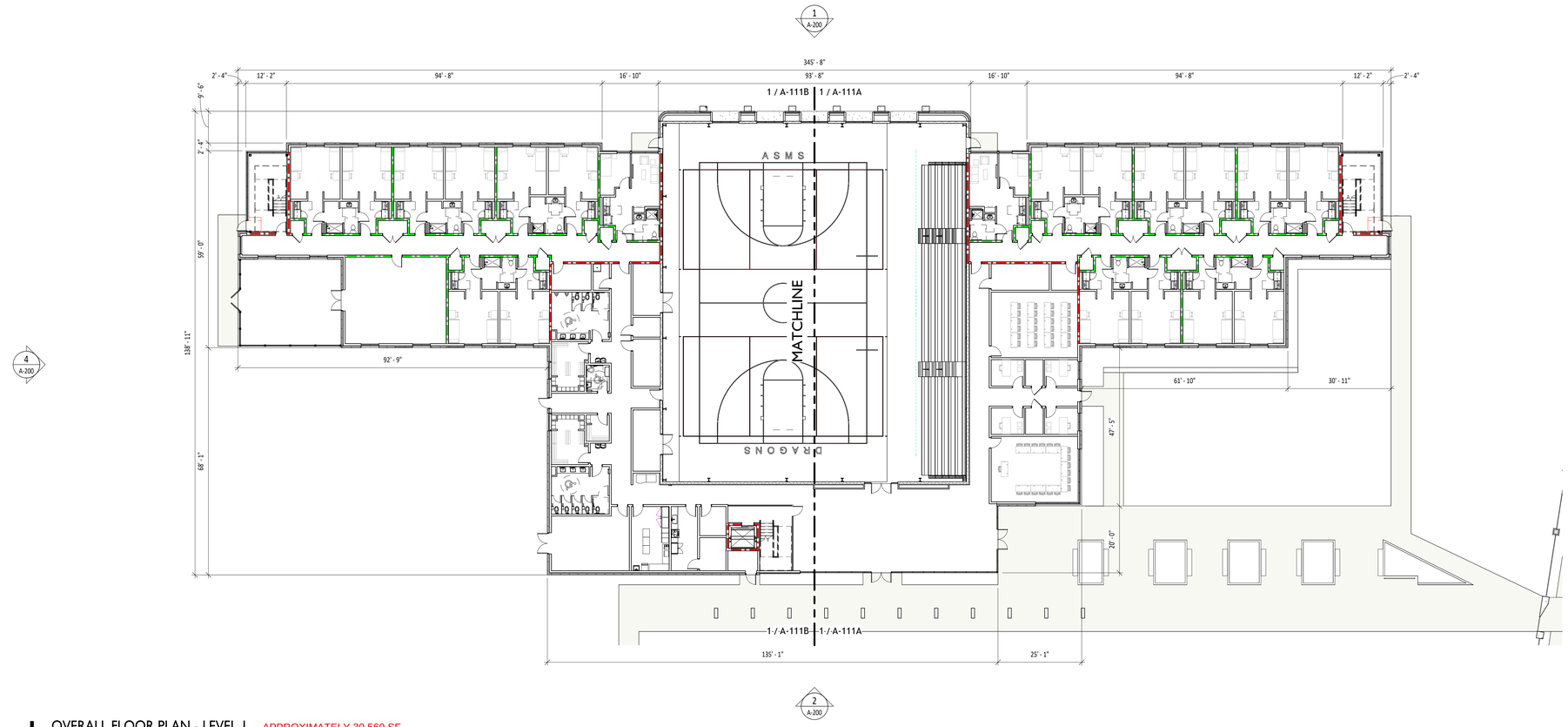
SHEET NUMBER:

A-100



2 OVERALL FLOOR PLAN - LEVEL 2 APPROXIMATELY 17,855 SF

SCALE: 1/16" = 1'-0"



1 OVERALL FLOOR PLAN - LEVEL 1 APPROXIMATELY 30,560 SF

SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

ASMS HOUSING & GYMNASIUM
DESIGN DEVELOPMENT

ALABAMA SCHOOL OF MATHEMATICS AND SCIENCE
1255 DAUPHIN ST, MOBILE, AL 36604
26-028

KEY PLAN :

ARCHITECT OF RECORD :

WILLIAMS BLACKSTOCK ARCHITECTS

2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

ISSUE DATE:

10.07.2026

REVISIONS :

NO.	DATE	DESCRIPTION

PROJECT NUMBER:

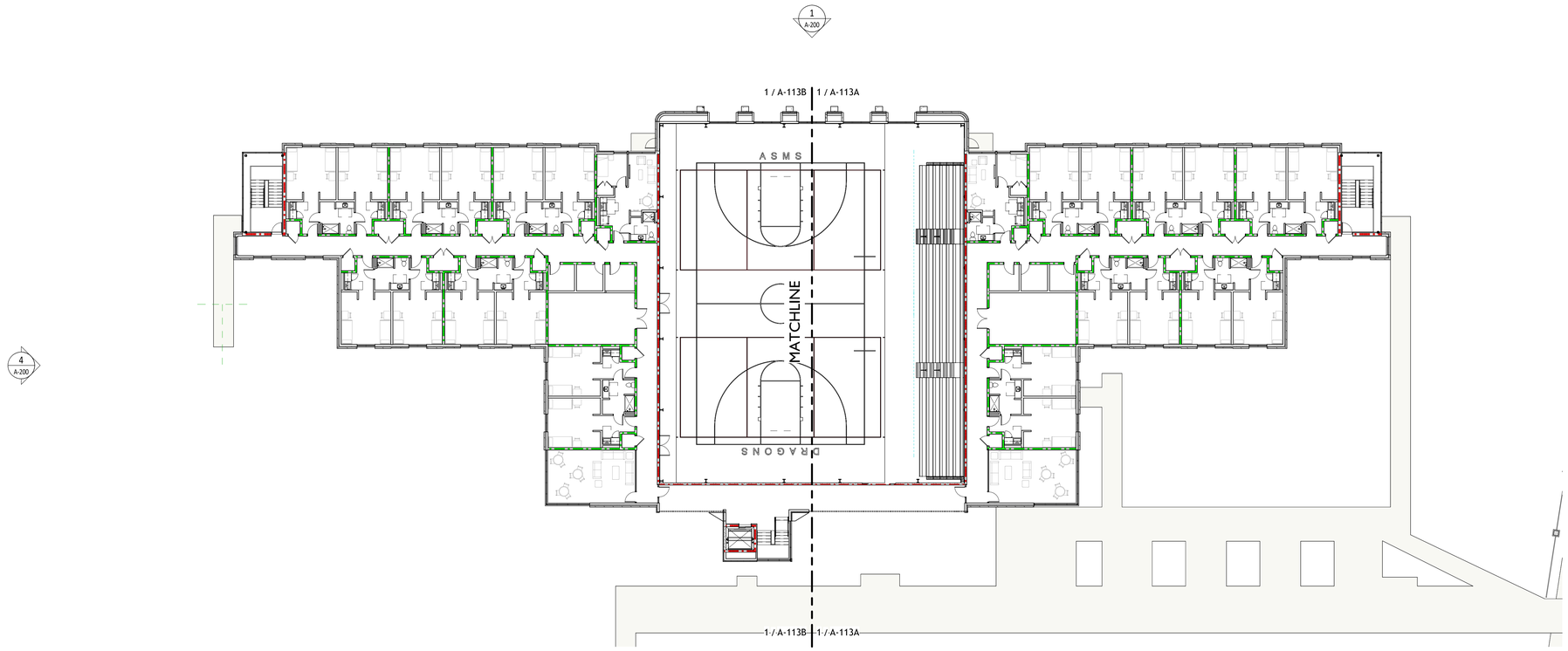
26-028

DRAWING TITLE:

OVERALL FLOOR PLANS - LEVEL 1 & 2

SHEET NUMBER:

A-101



OVERALL FLOOR PLAN - LEVEL 3 APPROXIMATELY 17,855 SF

SCALE: 1/16" = 1'-0"

N

NOT FOR CONSTRUCTION

ASMS HOUSING & GYMNASIUM

DESIGN DEVELOPMENT

ALABAMA SCHOOL OF MATHEMATICS AND SCIENCE
1255 DAUPHIN ST, MOBILE, AL 36604
26-028

KEY PLAN :

ARCHITECT OF RECORD :

WILLIAMS BLACKSTOCK ARCHITECTS

2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

ISSUE DATE:

10.07.2026

REVISIONS :

NO.	DATE	DESCRIPTION

PROJECT NUMBER:

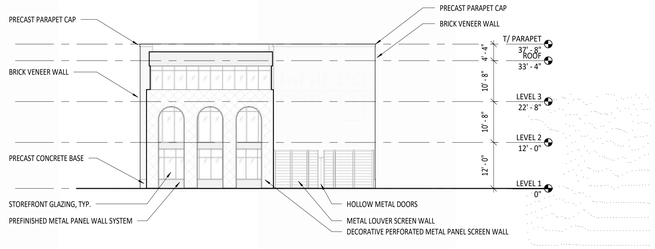
26-028

DRAWING TITLE:

OVERALL FLOOR PLANS - LEVEL 3

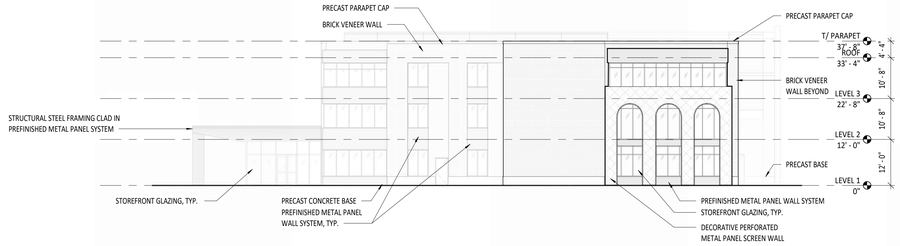
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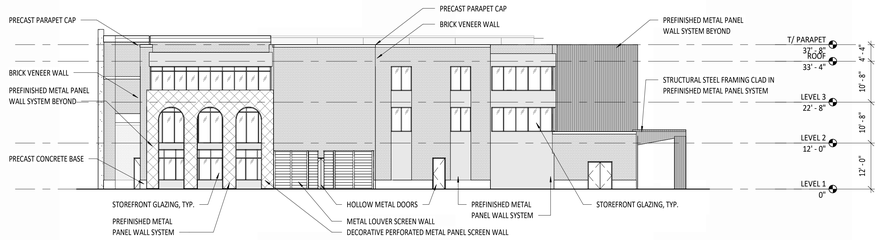
6 WEST ELEVATION - ENLARGED

SCALE: 1/16" = 1'-0" REF: 1 /A-101



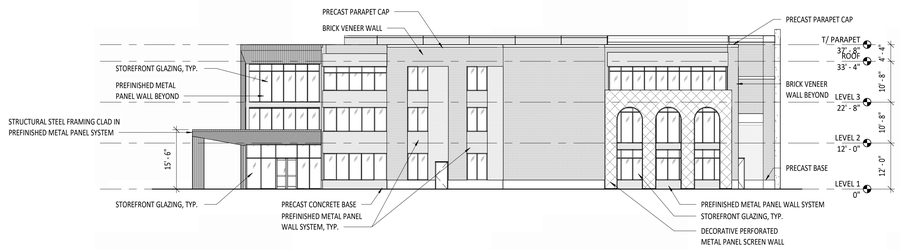
5 EAST ELEVATION - ENLARGED

SCALE: 1/16" = 1'-0" REF: 1 /A-101



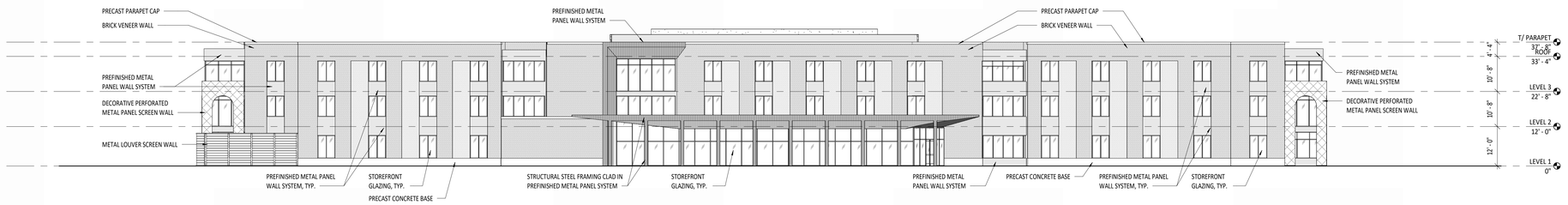
4 WEST ELEVATION - OVERALL

SCALE: 1/16" = 1'-0" REF: 1 /A-101



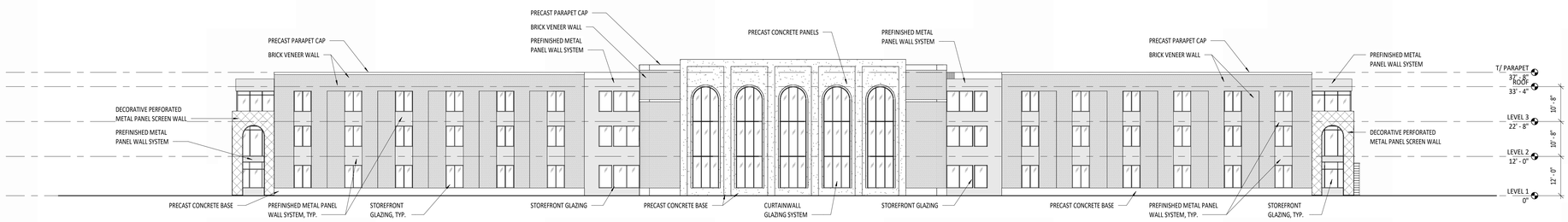
3 EAST ELEVATION - OVERALL

SCALE: 1/16" = 1'-0" REF: 1 /A-101



2 SOUTH ELEVATION - OVERALL

SCALE: 1/16" = 1'-0" REF: 1 /A-101



1 NORTH ELEVATION - OVERALL

SCALE: 1/16" = 1'-0" REF: 1 /A-101

NOT FOR CONSTRUCTION

ASMS HOUSING & GYMNASIUM

DESIGN DEVELOPMENT

ALABAMA SCHOOL OF MATHEMATICS AND SCIENCE
1255 DAUPHIN ST, MOBILE, AL 36604
26-028

KEY PLAN :

ARCHITECT OF RECORD :

WILLIAMS BLACKSTOCK ARCHITECTS

2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

ISSUE DATE:

10.07.2026

REVISIONS :

NO.	DATE	DESCRIPTION

PROJECT NUMBER:

26-028

DRAWING TITLE:

OVERALL EXTERIOR ELEVATIONS

SHEET NUMBER:

A-200

DAUPHIN STREET
66' R/W

S JULIA STREET
50' R/W

S ANN STREET
50' R/W

N 87°37'07" E 496.57'

N 87°37'07" E 299.23'

124.30'

174.93'

RECOV. 3/8" REBAR

S 84°23'08" E 112.04' (ACT)
111.9' (REC)

N 06°48'36" E 235.85' (ACT)
236.43' (REC)

S 06°31'25" W 246.27'

S 86°52'23" W 265.26' (ACT)
265.93' (REC)

S 06°24'48" W
77.12'

S 06°31'25" W
17.41'

N 87°33'08" E 152.57'

S 03°31'28" E 78.28'

S 87°29'15" W 166.29'

S 06°26'39" W 177.35'

N 84°59'20" W 172.18' (ACT)
172.0' (REC)

N 89°10'00" W 171.70'

N 06°29'36" E 139.52' (ACT)
139.3' (REC)

N 06°29'50" E 132.37' (ACT)
132.49' (REC)

DRIPLINES OF EXISTING TREES ALONG DAUPHIN STREET TO REMAIN

DRIPLINES OF EXISTING TREES ALONG DAUPHIN STREET TO REMAIN

REMOVE EXISTING TREE

REMOVE EXISTING TREE

DRIPLINE (TYP.)

DRIPLINE (TYP.)

RP BK 6135, PG 1269

DEED BK 572, PG 108

DEED BK 594, PG 779

INSTRUMENT #2021000188

INSTRUMENT #2023029657

INSTRUMENT #20200040649

BLOCK 1, DAVIS OATES SUBDIVISION
DEED BK 156, PG 452-453

LEGEND

P.O.B.	POINT OF BEGINNING
(REC)	RECORD
(ACT)	ACTUAL
G	GUM
U	UNSPECIFIED
MG	MAGNOLIA
P	POPCORN
CM	CREPE MYRTLE
PL	PALM
O	OAK
SY	SYCAMORE
	RIGHT-OF-WAY-LINE
	CENTER LINE
	WHEEL STOP
	BOLLARD
PP	POWER POLE
LP	LIGHT POLE
G	GUY WIRE
OHP	OVERHEAD POWER LINE
	STORMDRAIN MANHOLE
	GAS METER
	WATER METER
	TEMPORARY BENCH MARK
CV	CABLE VAULT
FH	FIRE HYDRANT
	FORESHORTENED LINE
CO	CLEANOUT
	SIGN
270	GROUND CONTOUR
TP	TELEPHONE PEDESTAL
PM	POWER METER
	PAD MOUNTED TRANSFORMER
WV	WATER VALVE
CB	CABLE TELEVISION BOX
	GRATE INLET
SS	SEWER LINE
W	WATER LINE
UPL	UNDERGROUND POWER LINE
GAS	GAS LINE
	TREE DRIP LINE
	STRIPING
	CONCRETE
	GRAVEL

N

SCALE: 1" = 30'

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ROWE-TROSS, LLC
Dba: ROWE ENGINEERING & SURVEYING

REVISIONS:	BOUNDARY & TOPOGRAPHIC SURVEY
	PREPARED FOR: Alabama School of Math And Science

ROWE
ENGINEERING & SURVEYING
CONSULTING ENGINEERS
3502 LAUCHLIN DR • SUITE B • MOBILE, AL 36693
PHONE 251-666-2766 • FAX 251-660-1040

DRAWING: 53952-TOPO-JMA.dwg DRAWN BY: JMA CHECKED BY: CTH	JOB: 53952 FB: 2142/73-75	PLAT DATE: July 21, 2026	SCALE: 1" = 30'	SHEET NO. 2 OF 2

Y:\01\539\53952 - AL School of Math & Science - ASMS West Campus Project\3Drawing Files\53952-TOPO-JMA.dwg

ASMS HOUSING & GYMNASIUM

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26-028

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2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

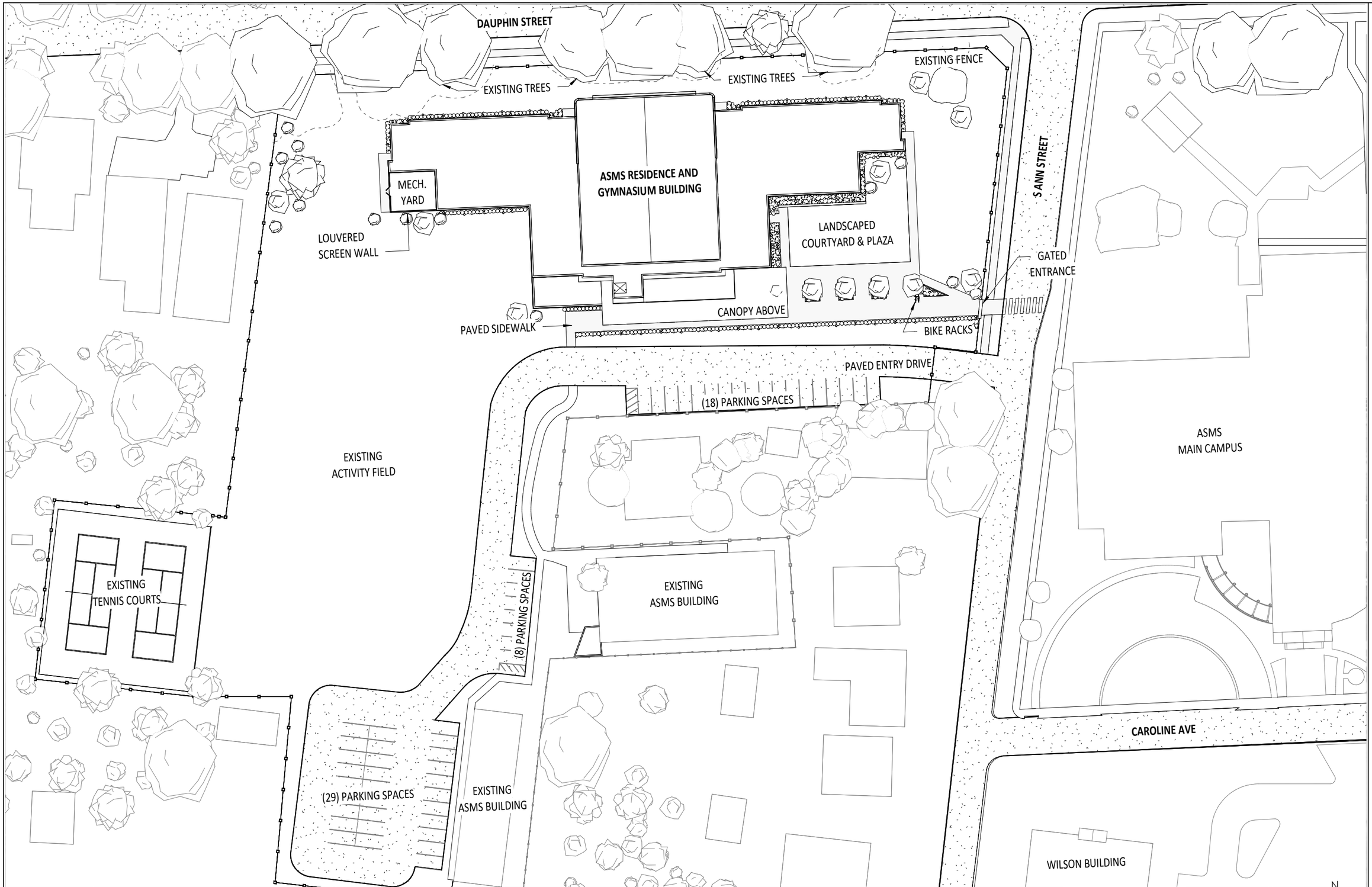
REVISIONS :

PROJECT NUMBER :
26-028

DRAWING TITLE :
SITE SURVEY
NOT TO SCALE

DATE :
10.07.2026

SHEET NUMBER:
000



OVERALL SITE PLAN

SCALE: 1" = 60'-0"

ASMS HOUSING & GYMNASIUM

ALABAMA SCHOOL OF MATHEMATICS AND SCIENCE
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26-028

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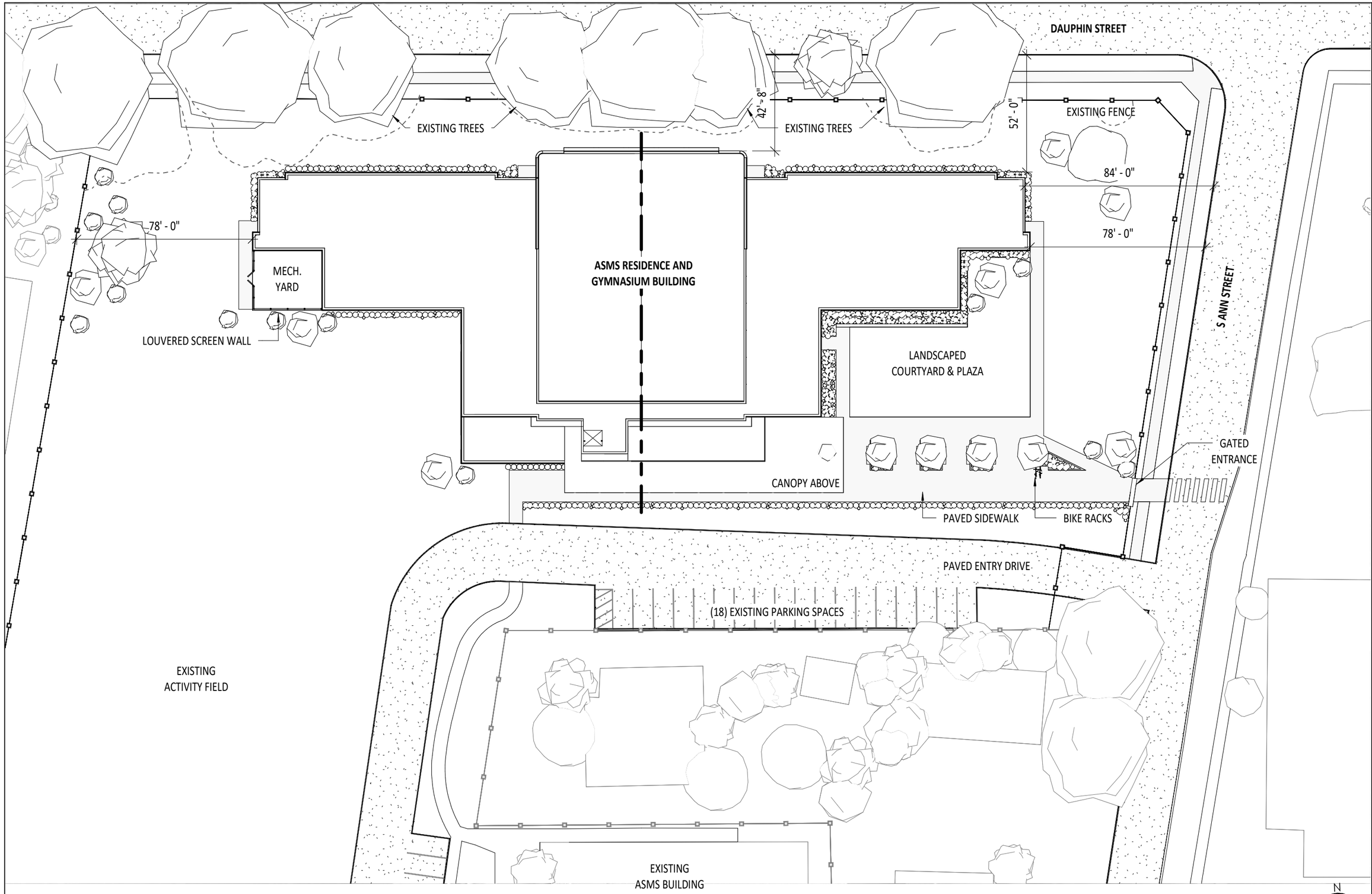
REVISIONS :

PROJECT NUMBER :
26-028

DRAWING TITLE :
OVERALL SITE PLAN

DATE :
10.07.2026

SHEET NUMBER:
001



ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'-0"

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26-028

WILLIAMS BLACKSTOCK ARCHITECTS

2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

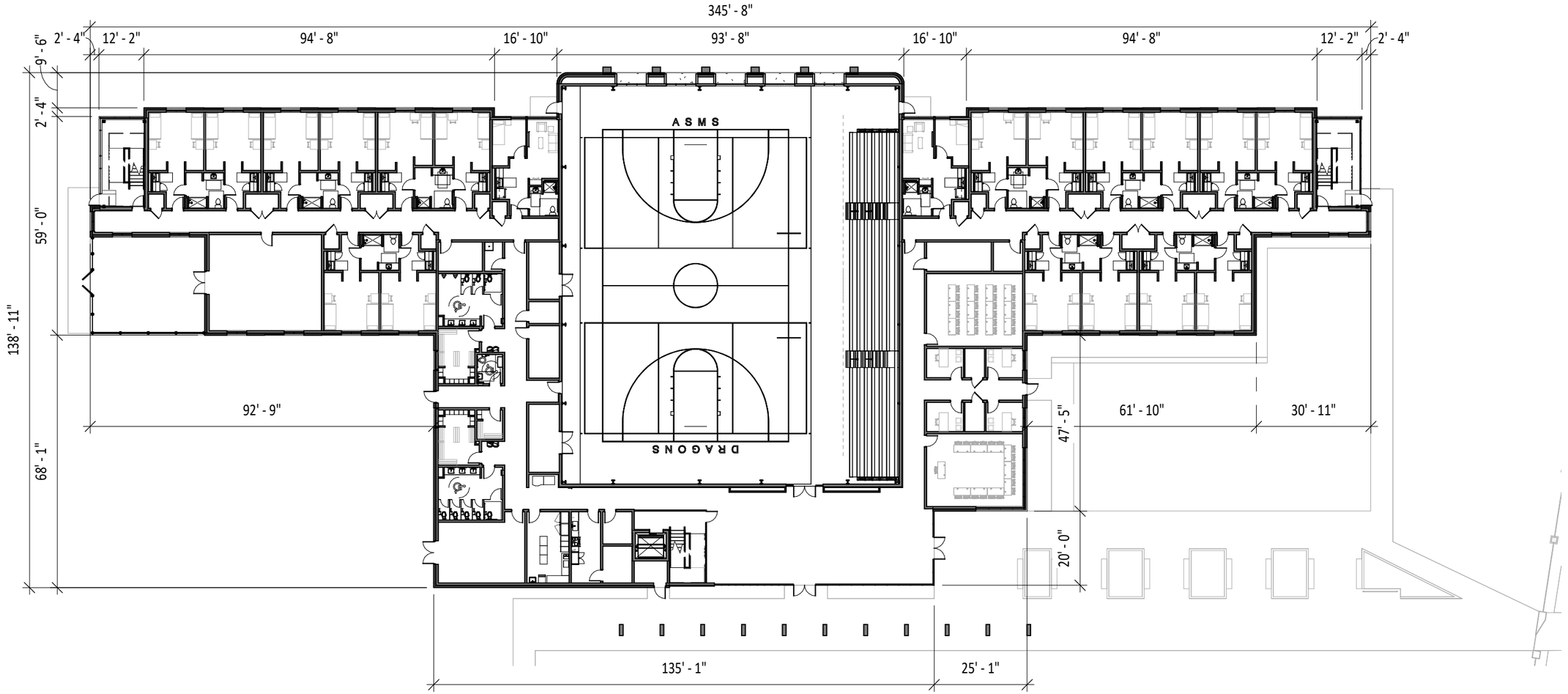
REVISIONS :

PROJECT NUMBER :
26-028

DRAWING TITLE :
ARCHITECTURAL SITE PLAN

DATE :
10.07.2026

SHEET NUMBER:
002



LEVEL 1 - FLOOR PLAN

SCALE: 1" = 30'-0"

APPROXIMATELY 30,560 SF

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26-028

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2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

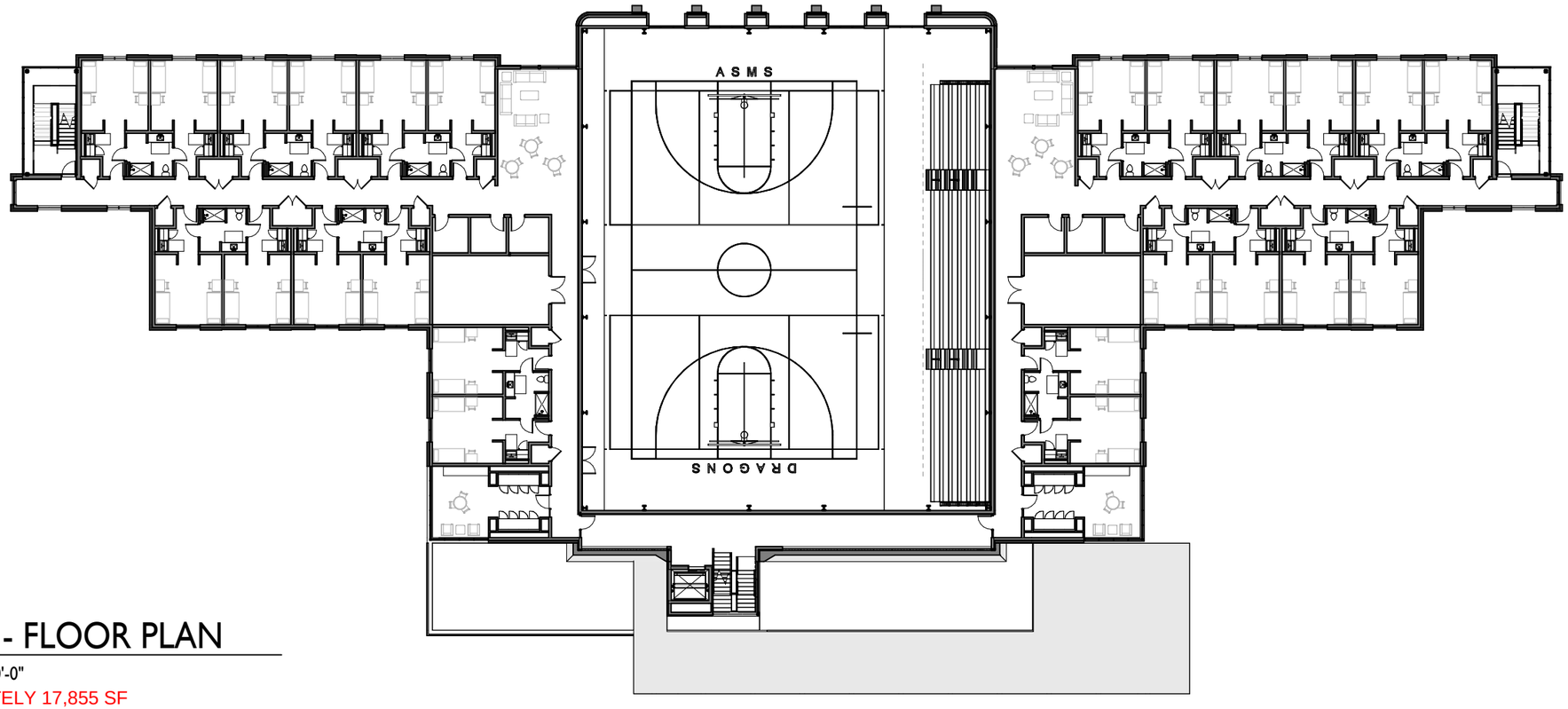
REVISIONS :

PROJECT NUMBER :
26-028

DRAWING TITLE :
FLOOR PLAN - LEVEL 1

DATE :
10.07.2026

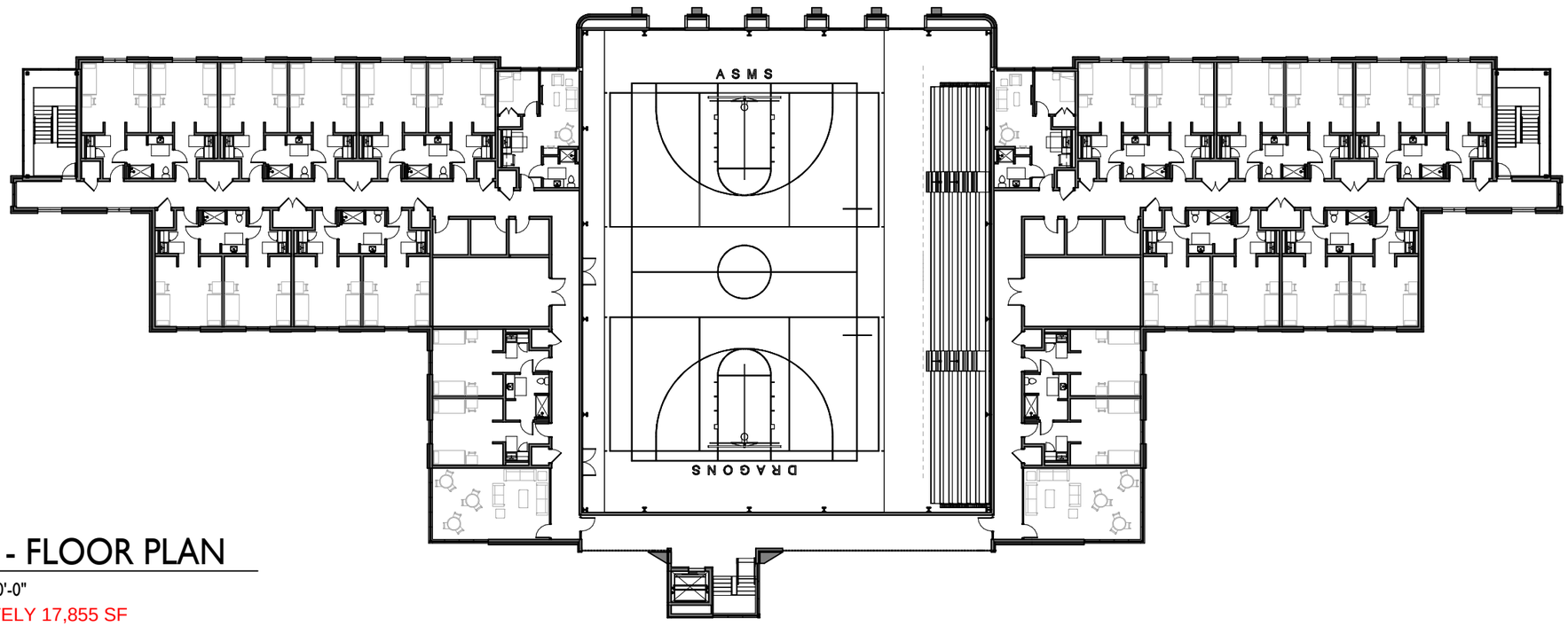
SHEET NUMBER:
003



2 LEVEL 2 - FLOOR PLAN

SCALE: 1" = 30'-0"

APPROXIMATELY 17,855 SF



3 LEVEL 3 - FLOOR PLAN

SCALE: 1" = 30'-0"

APPROXIMATELY 17,855 SF

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WILLIAMS BLACKSTOCK ARCHITECTS
2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

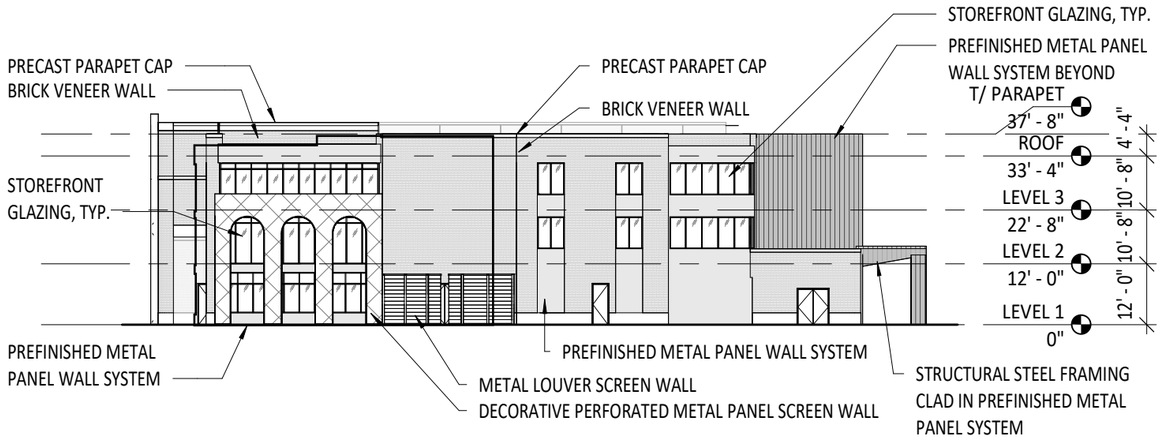
REVISIONS :

PROJECT NUMBER :
26-028

DRAWING TITLE :
FLOOR PLAN - LEVEL 2 & 3

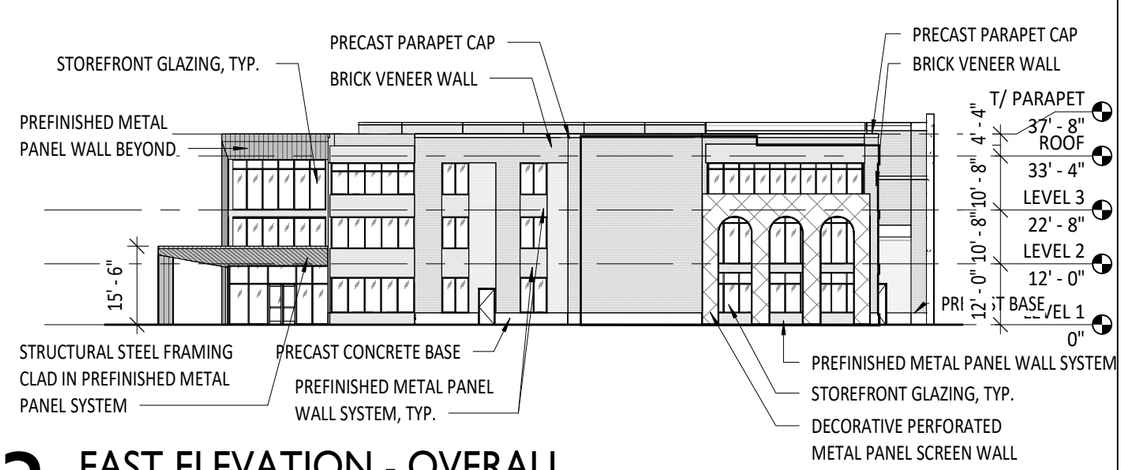
DATE :
10.07.2026

SHEET NUMBER:
004



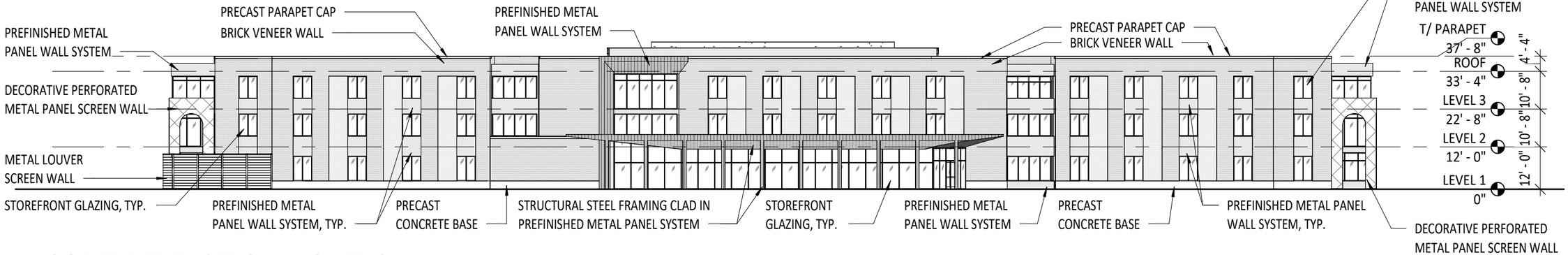
4 WEST ELEVATION - OVERALL

SCALE: 1" = 30'-0" REF: 1 /A-101



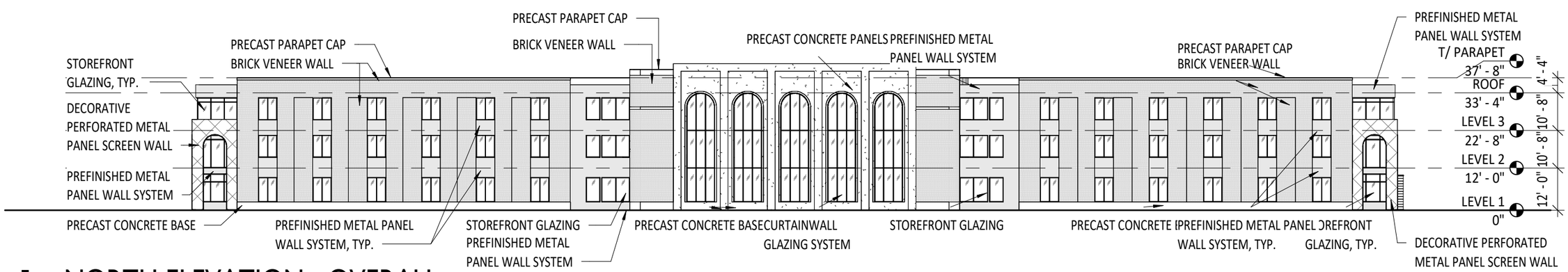
3 EAST ELEVATION - OVERALL

SCALE: 1" = 30'-0" REF: 1 /A-101



2 SOUTH ELEVATION - OVERALL

SCALE: 1" = 30'-0" REF: 1 /A-101



1 NORTH ELEVATION - OVERALL

SCALE: 1" = 30'-0" REF: 1 /A-101

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REVISIONS :

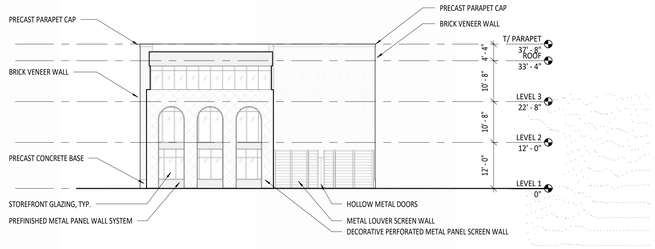
PROJECT NUMBER :
26-028

DRAWING TITLE :
EXTERIOR ELEVATIONS

DATE :
10.07.2026

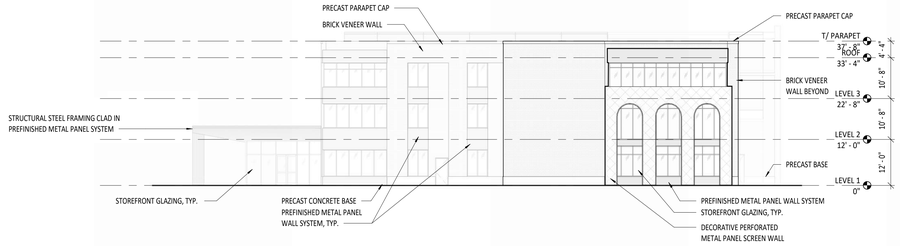
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NOT FOR CONSTRUCTION



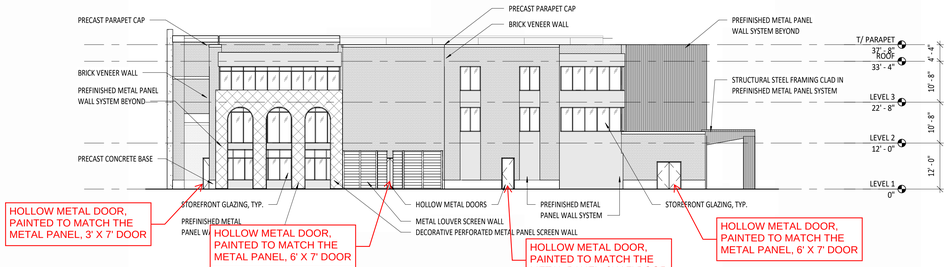
6 WEST ELEVATION - ENLARGED

SCALE: 1/16" = 1'-0" REF: 1 /A-101



5 EAST ELEVATION - ENLARGED

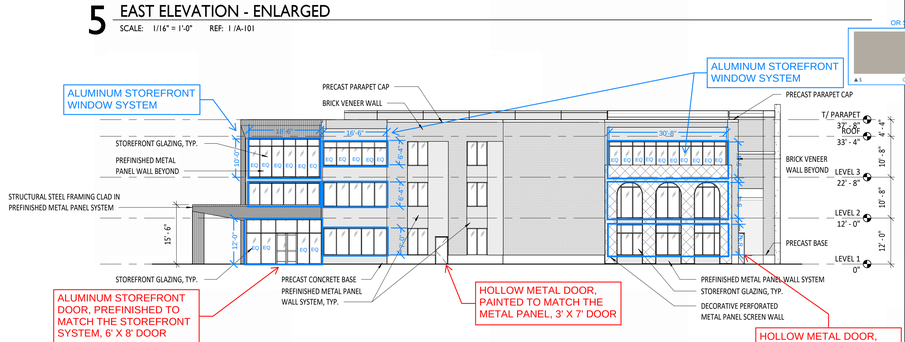
SCALE: 1/16" = 1'-0" REF: 1 /A-101



4 WEST ELEVATION - OVERALL

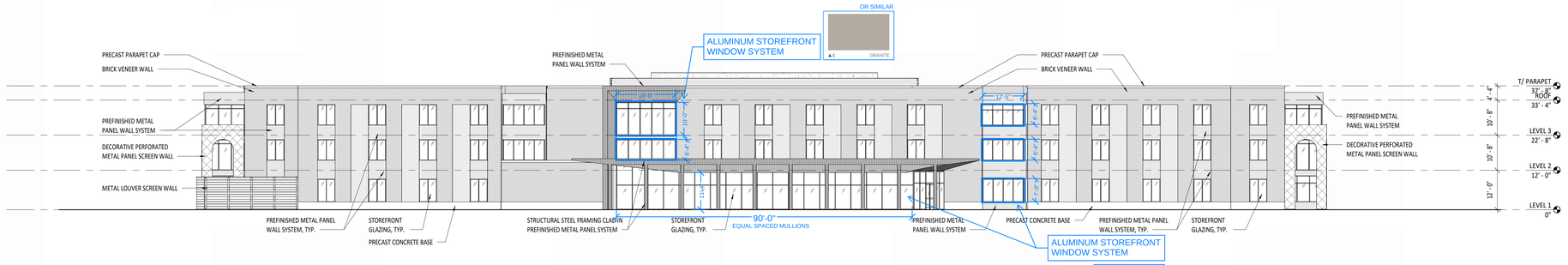
SCALE: 1/16" = 1'-0" REF: 1 /A-101

SIM TO EAST ELEVATION



3 EAST ELEVATION - OVERALL

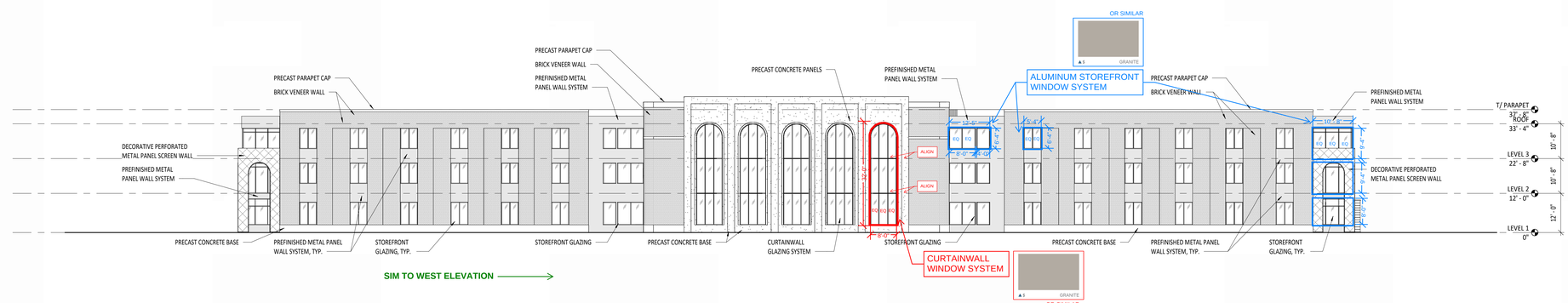
SCALE: 1/16" = 1'-0" REF: 1 /A-101



2 SOUTH ELEVATION - OVERALL

SCALE: 1/16" = 1'-0" REF: 1 /A-101

RESIDENCE WINGS SIM TO NORTH ELEVATION



SIM TO WEST ELEVATION

1 NORTH ELEVATION - OVERALL

SCALE: 1/16" = 1'-0" REF: 1 /A-101

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DESIGN DEVELOPMENT

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ISSUE DATE:

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REVISIONS :

NO.	DATE	DESCRIPTION

PROJECT NUMBER:

26-028

DRAWING TITLE:

OVERALL EXTERIOR ELEVATIONS

SHEET NUMBER:

A-200




























Cotton Opera


NO
TRESPASSING


SCHOOL
SPEED
LIMIT
15
WHEN
CHILDREN
ARE PRESENT




Welcome
PARKING
LOT
B








ALABAMA SCHOOL OF
MATHEMATICS & SCIENCE
#1
IN ALABAMA




A


ALABAMA SCHOOL OF MATHEMATICS AND S

