



Architectural Review Board  
November 19, 2025

## Agenda Item #6

### Application 2025-52-CA

#### DETAILS

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**Location:**

555 Government Street

**Summary of Request:**

Alterations to existing fenestration, construction of new metal galleries, and paint all exterior brickwork white

**Applicant (as applicable):**

Paul Davis

**Property Owner:**

Varsha Patel

**Historic District:**

Church Street East

**Classification:**

Non-Contributing

**Summary of Analysis:**

- Painting exterior brick is not in compliance with the *Guidelines*.
- Keeping trim, gable, and gable vents which maintain aspects of historic façade.
- Remove and install new windows and doors on north elevation (façade).
- Keeping interior courtyard windows and railing the same.

**Report Contents:**

Property and Application History .....	2
Scope of Work.....	3
Applicable Standards.....	3
Staff Analysis.....	6
Attachments.....	8

## PROPERTY AND APPLICATION HISTORY

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Church Street East Historic District was initially listed in the National Register in 1971 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of architecture, education, and urban planning. The district is significant for its concentration of multiple 19th century architectural styles and because it encompasses the site of Mobile in the early 1700s. The district boundaries were expanded in 1984 and 2005.

The building at 555 Government street is a concrete-block commercial building faced with brick. The building is primarily a two-story U-shaped motor court hotel with a later one-story wing partially closing off the entrance to the central parking area. The building is typical of the mid-20<sup>th</sup> Century Colonial Revival style that grew out of increasing national feelings of nostalgia and patriotism during and immediately after World War II. The red facing brick, half-pedimented gable ends, classical entablature, and multi-lite sash and picture windows are highly indicative of the Colonial Revival style.

first appears in the 1941 City Directory as Terry Moore Apartments. Based on the numbering of the apartment units from 9 to 18, it appears that the complex was only partially completed at this time. On the 1955 Sanborn Map, it appears as a 35-unit motel called the Downtown Hotel Court. At the time, the property consisted of two two-story concrete-block buildings faced with brick. The buildings ran parallel to Cedar Street with a motor court between them. Each building featured a two-story gallery overlooking the central motor court. The single-story north and two-story wings did not exist at this time. Post cards dating to about 1958 and 1960 show a U-shaped structure with the iconic Colonial Revival north gable ends and the two-story south wing completed. Two construction dates are therefore appropriate: c. 1940 for the principal east and west wings, and c. 1958 for the south wing.

Survey photos indicate that the one-story north wing was constructed prior to 1979. Sometime between 1979 and 1993, the gable end entryways were infilled with brick and the picture windows on the eastern gable end were shortened. The picture windows at the western gable end are in their original configuration. In 2025, a commercial vehicle collided with the canopy over the vehicular entrance at the west end of the north wing. Significant structural damage resulted in the emergency removal of the canopy.

The building at 555 Government Street would not have met the 50-year benchmark required to mark it as contributing when the Church Street Historic District was first nominated in 1971, expanded in 1985, or updated in 2007. If the district were resurveyed today, the structure would meet the age requirement. As a largely intact example of mid-20<sup>th</sup> Century the Colonial Revival style, and one of Mobile's last surviving motor court hotels, it is staff's opinion that the structure would be considered contributing to the historic district today.

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

## SCOPE OF WORK

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### All Elevations:

1. Paint all exterior brick and existing trim white.

### North (Primary) Façade:

1. Remove all 12 existing windows on north elevation. Remove 2 existing faux door surrounds and one existing blind door where previous openings have been infilled.
2. Install 8 sets of storefront windows on the first-floor level of the north façade.
  - a. All window frames to be aluminum with dark bronze anodized finish.
  - b. Each of the two-story gable ends flanking the middle breezeway will feature a single tripartite storefront window at approximately the same location as the existing windows.
    - i. Windows to be tripartite storefront measuring 8'-6" in height and 6'-0" in width.
    - ii. The western window on the east gable end will feature faux spandrel glass to accommodate an interior laundry room space.
  - c. Windows along the single-story infill of the original breezeway to be two-lite storefront windows in approximately the same location as the existing windows and door.
    - i. Windows to be two-light storefront measuring 8'-6" in height and 4'-0" in width.
3. Install 6 sets of storefront windows and 4 full-lite doors on the second floors of the two end bays flanking the central breezeway.
  - a. At each gable end, windows and doors to be configured to create the appearance of continuous storefront. Doors and windows will alternate.
  - b. The center window at each gable end will feature faux spandrel glass to accommodate an interior dividing wall.
4. Install two metal galleries with balconies above at the two gable ends.
  - a. A single 5" round metal column will support the gallery at either end.
    - i. Columns will have an articulated capital and base that appear to reference galleries on commercial buildings from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.
  - b. Each balcony will feature composite decking behind a painted metal fascia.
  - c. Each balcony will feature metal cable railings with a dark bronze finish.
5. Remove the brick parapet wall above the wood entablature on the one-story north wing. Install cable railings with a dark bronze finish across a new roof deck.
6. Paint all exterior brick and existing trim white.

### West Elevation

1. Remove two existing windows from the west elevation of the west gable end. Remove existing faux door.
2. Infill resulting openings with brick.
3. Paint all exterior brick and existing trim white.

## APPLICABLE STANDARDS

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- 5.1 Preserve the building's original placement and orientation.
  - Maintain the original orientation of a building to the street and neighborhood.
  - Maintain a property such that the historic setting of a building remains intact.

- Retain the pattern of front setbacks and building spacing that reflect those of adjacent historic structures.
  - Design alterations so that the resulting building placement does not alter these established patterns.
- 5.3 Preserve the key historic walls of a building.
  - Maintain significant historic facades in their original form.
  - Maintain historic façade elements.
  - Pay special attention to maintaining the historic appearance of building walls of corner buildings.
- 5.5 Preserve and restore the visibility of original historic materials.
  - Do not cover or obscure original building materials.
- 5.14 Preserve the decorative and functional features of a primary door.
  - Original doors and openings, including their dimensions, should be retained along with any moldings, transoms or sidelights.
  - Maintain the original position and proportions of a historically significant door.
- 5.15 Repair or replace a damaged historic door to maintain its general historic appearance.
  - Replacements should reflect the age and style of the building.
  - Use materials that are visually comparable to that of the original.
  - Do not use solid core or flush doors.
- 5.20 Preserve the functional historic and decorative features of a historic window.
  - Where historic (wooden or metal) windows are intact and in repairable condition, retain and repair them to match the existing as per location, light configuration, detail and material.
  - Preserve historic window features, including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.
  - Repair, rather than replace, frames and sashes, wherever possible.
  - For repair of window components, epoxies and related products may serve as effective solutions to material deterioration and operational malfunction.
- 5.21 When historic windows are not in a repairable condition, match the replacement window design to the original.
  - In instances where there is a request to replace a building's windows, the new windows shall match the existing as per location, framing, and light configuration.
  - Use any salvageable window components on a primary elevation.
- 7.1 Preserve the key character-defining features of a historic commercial façade
- 7.7 Preserve and repair original materials on a historic commercial building whenever possible.
  - Do not paint over exposed brick.
  - Strive to preserve materials on the sides and rear of a historic commercial building where possible.
  - Brick is the most common façade material, but in some cases stucco has been applied to an original brick façade.

- If brick repair is required, match the mortar color, consistency and strike to the original as closely as possible.
- 7.8 If replacement of some material is required, use a material that is similar to that of the original.
  - Use replacement mortar that is as soft as or softer than the original. Type O mortar is required for historic soft brick.
  - Use true stucco instead of an imitation material.
  - Do not use a rustic finish on masonry that will simulate aged masonry.
- 7.10 Preserve and repair doors and doorways of a historic commercial building.
  - Preserve historic doorways in their original location and configuration.
  - Retain original recessed entries and other key features defining a historic entrance.
  - Maintain an original doorway to emphasize the commercial entrance.
- 7.11 If necessary, replace a door in a fashion that is sensitive to the historic commercial character of the building.
  - Use doors with high proportions of transparent glass.
  - If a modern doorway is created, use metal with anodized or painted finish or varnished or painted wood.
  - If a doorway was originally recessed, use a recessed doorway for the replacement.
  - Consider using a transom in a replacement storefront where appropriate.
  - Design a replacement doorway to emphasize the commercial entrance.
  - Do not use a residential door for a commercial building.
- 7.14 Where replacement of a balcony or gallery is required, replace it in a fashion that preserves the key character-defining features of a historic building.
  - Replace a historic balcony or gallery where documentation exists of its previous existence.
  - Design a replacement balcony or gallery to reflect the design of the original building. The ARB will consider modern balconies.
- 7.18 Preserve and repair an original detail or ornamentation on a historic commercial building.
  - Maintain the original space patterns and location of windows. Most display windows have a bulkhead below and a transom above.
  - Preserve the size and shape of an upper story window.
  - Consider maintaining a Carrara glass or glass block storefront if it has attained historic significance as an alteration.
- 7.19 If required, replace original historic windows to be compatible with the windows on the original historic building.
  - Use large panes of glass that fit the original opening for a display window. Where a display window is no longer required, the ARB will consider an alternative design.
  - Do not use opaque treatments for a window, including black plexiglass. Do not paint a window.
  - Do not use reflective mirror glass for a window.

- Unless evidence exists from existing buildings or historic photographs, do not use a multi-pane design that divides the storefront window into smaller components.
- Use a tempered glass window if required by the building code.
- Reopen an upper story window if it is blocked.
- If reopening an upper story window is not feasible, use a fixed shutter to define the original proportion of the window opening.

## STAFF ANALYSIS

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The application seeks to make significant changes to the fenestration of the north wing and gable ends. This will include removing all existing windows and doors and replacing them with aluminum and glass doors and storefront windows. Two metal galleries would be constructed across the two north gable ends. The project would also involve removal of the brick parapet over the one-story north wing to create a rooftop deck. Both the galleries and the rooftop deck would feature horizontal wire railings. Two window openings and doorway on the west elevation will be removed and infilled with brick. The application also proposes painting all exterior brick white.

The first of the Design Guidelines instruct that the primary goal of any building treatment should be to “maintain the original orientation of a building to the street and neighborhood.” The application proposes removing the one remaining door on the north facade of the one-story wing as well as framing around the infilled entryways on the two gable ends. This would remove any suggestion of a primary façade entryway, essentially altering how the building interacts with the public right-of-way along Government Street. Moreover, the Guidelines dictate that the “the decorative and functional features of a primary door” should be preserved. Even in new commercial construction in the historic districts, the Guidelines require that primary building entries be oriented toward the public street (7.31). The proposed removal of all existing primary entryways on the primary façade with no provision for new entryways does not comply with these directives.

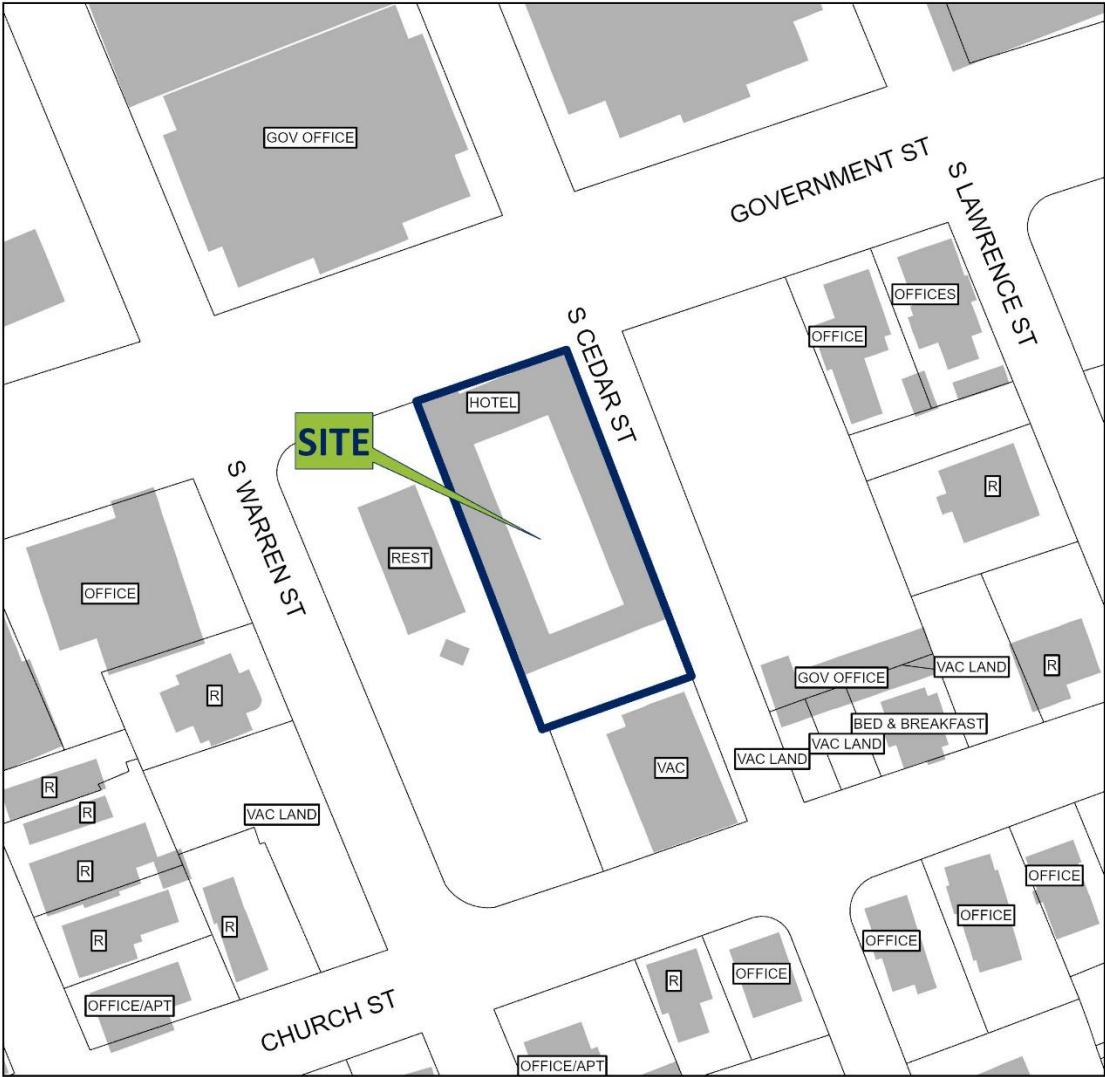

The Guidelines state that original windows should be preserved and restored where possible. If replacement is necessary, the replacement windows should match the historic fenestration in location, framing, and light configuration (5.20, 5.21). The application proposes removing all existing windows from the principal façade and replacing them with aluminum-and-glass store front that are significantly larger than the existing windows. The proposed plate-glass windows would lack the characteristic moldings of the original and would be at odds with the Colonial Revival moldings and entablature that would be retained elsewhere on the building. The application also proposes removing two original windows from the west elevation and infilling the openings with brick. This comparatively minor alteration would be less disruptive to the character of the building, as it is located on a secondary elevation. However, this portion of the west elevation is still easily visible from Government Street.

The Guidelines allow for adding galleries and balconies to existing building as long as they reflect the design of the original building and retain visibility of the cornice from the public right-of-way (7.14, 7.15)

While the proposed galleries would retain visibility of the cornice, they would require removing the molded entablature over first-floor windows on the north gable ends. The simple design of the proposed gallery columns is traditional enough to blend with the Colonial Revival details of the property. The contemporary horizontal balcony railings would be a stylistic departure from the building as a whole and specifically the decorative iron galleries that overlook the central motor court.

The *Guidelines* dictate that key character-defining features of historic commercial facades should be preserved and that original materials should be preserved and repaired whenever possible (7.1, 7.7). Specifically, the Guidelines state “do not paint over exposed brick”. The proposed project includes painting all exterior brick white, which would not be compliant with this directive. Moreover, painting the red facing brick would remove a significant character defining feature of the mid-20<sup>th</sup> Century Colonial Revival style. Moreover, since the structure is of load-bearing concrete block constructed in the 1940s, it cannot be assumed that there is a vertical wall cavity between the facing brick and the masonry behind. If the entire wall is through-body masonry, any moisture that enters the wall system will need to evaporate through the face of the brick. If painting is allowed, it is recommended that the applicant use an appropriate vapor permeable paint or stain to prevent moisture being trapped in the wall, which could cause significant material damage over time.

## Site Location – 555 Government Street

ARCHITECTURAL REVIEW BOARD VICINITY MAP	
	
APPLICATION NUMBER <u>6</u> DATE <u>11/19/2025</u>	
APPLICANT <u>Paul Davis/PCDA</u>	
PROJECT <u>Alterations to the façade including a new storefront, windows, balcony, and roof deck</u>	
 NTS	



## Site Photos – 555 Government Street



1. North primary façade, looking S



2. East elevation, looking SW



3. East gable end, facing W



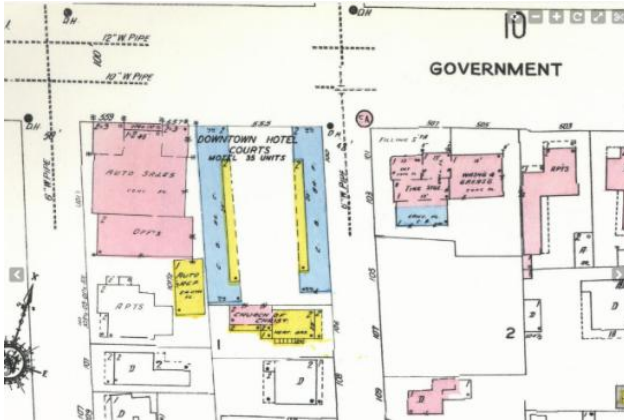
4. One-story north wing, facing S



5. Decorative iron galleries overlooking interior motor court, facing SW



6. W gable end, looking SE



7. 1955 Sanborn Fire Insurance Map



8. Interior courtyard, c. 1958.



9. North gable ends, c. 1960.



10. Eastern gable end, 1979





City of Mobile • Historic Development

## Architectural Review Board Application

10/10/2025

Date of Application

Date Received

555 Government Street, Mobile, AL 36602

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.

TBD

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

Cost of Project (Required)

Pink Inc.

(251) 654-2046

shahil0526@gmail.com

Owner Name

Phone

Email

555 Government Street, Mobile, AL

36602

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.*

PCDA

(251) 432-3480

paul@pcda.net

Owner's Representative Name

Phone

Email

756 Saint Louis Street, Mobile, AL

36602

Address

Zip Code

Describe the Proposed Work:

Proposed exterior and partial interior renovation of existing Budget Inn Hotel. Exterior renovations would be focused on the principal façade, to include new storefront windows, new sidewalk, new balconies, and new roof deck. Other exterior work would include painting the entire exterior white with white trim and dark bronze accents, as well as replacing existing asphalt shingle roofing. Interior renovations would include creating a new larger lobby, new manager's suite, new laundry room, and a new guest suite on the first floor.

Build Mobile, PO Box 1827, Mobile, Alabama 36633

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Revised August 2023

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. ☐ A complete site plan illustrating the proposed construction, its location, with dimensions, required setbacks, landscaping and other site amenities;
  - b. ☐ Floor plans, with dimensions, as they impact the exterior of the building, including existing plan and proposed plan;
  - c. ☐ Square footage of the original building with square footage of all additions including the proposed addition;
  - d. ☐ A drawing, with dimensions, of all affected exterior elevations;
  - e. ☐ 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. ☐ Detailed drawings or photographs of all decorative architectural details (i.e. columns, balustrades, modillions, etc.);
  - g. ☐ 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.**
  - ☐ Subject Property photographs
  - ☐ 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*.

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### 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**

Build Mobile, PO Box 1827, Mobile, Alabama 36633

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

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

SEE NEXT PAGE

#### CONFLICTS WITH OTHER CITY DEPARTMENTS

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



Signature

10/10/2025

Date



BUILDING CODE SUMMARY  
FOR ALL COMMERCIAL PROJECTS

1. GENERAL INFORMATION

Name of Project BUDGET INN  
Address PCDA Architecture 756 Saint Louis Street 36602  
Proposed Use HOTEL LOBBY

Owner \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-Mail \_\_\_\_\_

Authorized Agent Paul Davis  
Address PCDA Architecture 756 Saint Louis Street 36602  
Phone 1-251-432-3480 Fax N/A E-Mail paul@pcda.net

Contractor \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ State License No. \_\_\_\_\_

2. LEAD DESIGN PROFESSIONAL

Designer	Name	License#	Phone
Architectural	PAUL DAVIS	4150	251-432-3480
Civil			
Electrical			
Fire Alarm			
Plumbing			
Mechanical			
Sprinkler-Standpipe			
Structural			

Letter of Supervision Provided yes ☒ X no ☐

**2.1 SPECIAL INSPECTION - IBC SECTION 1704**  
Building Permit Requirements: The permit applicant shall submit a statement of Special Inspections prepared by the Registered Design Professional in charge and in accordance with IBC Section 107.1. As a condition for permit issuance, this statement shall include a list of materials and work requiring special inspections by this section, 1704.3,the inspections to be performed, list of individuals, approved agencies and firms intended to be intended to be retained for conducting such inspections.

Yes ☐ No ☒ X  
If No, explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2.2 STATEMENT OF SPECIAL INSPECTIONS

Project Name \_\_\_\_\_  
Project Address \_\_\_\_\_  
Permit Number \_\_\_\_\_  
Permit Applicant \_\_\_\_\_  
Permit Applicant Address \_\_\_\_\_  
Owner \_\_\_\_\_  
Owner Address \_\_\_\_\_

Registered Design Professionals:

Architect: \_\_\_\_\_  
Geotechnical Engineer: \_\_\_\_\_  
Structural Engineer: \_\_\_\_\_  
Mechanical Engineer: \_\_\_\_\_  
Electrical Engineer: \_\_\_\_\_

A Statement of Special Inspections shall be submitted as a condition for the issuance of a permit in accordance with the International Building Code, Chapter 17. The Statement of Special Inspection shall include a Schedule of Special Inspection for the above-referenced project, as well as identify the individuals, agencies, or firms intended for conducting the Special Inspections.

The Special Inspector (s) shall keep records of all inspections and shall furnish interim inspection reports to the building official and to the registered design professional in responsible charge and at a frequency agreed upon by the permit applicant and building official prior to the start of work. Discrepancies shall be brought to the immediate attention of the contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the building official and the registered design professional in charge prior to the completion of that phase of the work. A Final Report of Final Inspections documenting required Special Inspections and correction of any discrepancies noted in the inspections shall be submitted by each agent at the completion of that phase of work.

The minimum frequency of interim report submittals shall be not less than:  
☐ Monthly Schedule ☒ Bi-Monthly ☐ Upon Completion ☐ Per Attached

The Special Inspection Program does not relieve the Contractor of the responsibility to comply with the Contract Documents. Jobsite safety, means and methods of construction are solely the responsibility of the Contractor.

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_  
Building Official Signature \_\_\_\_\_ Date \_\_\_\_\_

2.3 SCHEDULE OF SPECIAL INSPECTIONS

SPECIAL INSPECTIONS SCHEDULE						
CODE SECTION	SPECIAL INSPECTOR	INSPECTION	REQUIRED		CONTINUOUS	PERIODIC
			YES	NO		
1705.2		STEEL CONSTRUCTION	X			
1705.3		CONCRETE CONSTRUCTION	X			
1705.4		MASONRY CONSTRUCTION	X			
1705.5		WOOD CONSTRUCTION	X			
1705.6		SOILS	X			
1705.7		DRIVEN DEEP FOUNDATIONS	X			
1705.8		CAST-IN-PLACE DEEP FOUNDATIONS	X			
1705.9		HELICAL PILE FOUNDATIONS	X			
1705.10		WIND RESISTANCE	X			
1705.11		SEISMIC RESISTANCE	X			
1705.12		TESTING & QUALIFICATION FOR SEISMIC RESISTANCE	X			
1705.13		SPRAYED FIRE RESISTANT MATERIALS	X			
1705.14		MASTIC AND INTUMESCENT FIRE RESISTANT COATINGS	X			

SPECIAL INSPECTIONS SCHEDULE						
CODE SECTION	SPECIAL INSPECTOR	INSPECTION	REQUIRED		CONTINUOUS	PERIODIC
			YES	NO		
1705.15		EXTERIOR INSULATION & FINISH SYSTEMS		X		
1705.16		FIRE RESISTANT PENETRATIONS & JOINTS		X		
1705.17		SMOKE CONTROL		X		

3. GENERAL CODE DATA

3.1 Building and Fire Codes used in design (Check all that apply)

☒ 2021 International Building Code ☒ 2012 International Plumbing Code  
☒ 2020 National Electric Code ☒ 2017 ICC/ANSI A 117.1  
☒ 2021 International Mechanical Code ☒ 2021 International Fire Code  
☒ 2021 International Residential Code ☒ 2021 International Existing Building Code  
☒ ASHRAE 90.1 ☒ 2021 International Energy Conservation

3.2 Construction Description

☐ New Construction ☐ Renovation (Existing Bldg.)  
☐ Tenant Build-Out ☒ Alteration ☐ Addition ☐ Change of Occupancy

Scope of Work-Building:

Renovate Lobby suite and create tenant space and balconies.

Scope of Work-Electrical:

renovated areas to receive new lights and power.

Scope of Work-Mechanical:

HVAC for renovated area

Scope of Work-Plumbing:

New toilet and coffee bar

Scope of Work-Energy Conservation:

Review ComCheck

Scope of Work-Fire:

3.3 Existing Buildings

The building will remain in operation during construction. ☒ Yes ☐ No

If yes, add provisions for rigid safety barriers and dust barriers to protect the public during construction in accordance with the applicable provisions of IBC chapter 33. Yellow safety tape not acceptable.

3.4 Renovations

Is the work in this building or space a change of occupancy? ☐ Yes ☒ No

3.5 Historic Buildings

This building is a Historic Building. ☐ Yes ☒ No

3.6 Compliance Alternatives-(IBC Section 3412)

Provide building evaluations when existing building does not meet current codes and renovations will not meet all requirements of current building code. Provide evaluation of existing building and a second evaluation reflecting those design features chosen by the Architect/Engineer to give the building a positive score for fire safety, means of egress, and general safety. Call Chief Building Inspector if you are not sure whether evaluation is required or not. Include Summary Sheet (Tables in 3412) on drawings including applicable calculations.

4. BUILDING DATA

Construction Type ☐ IA ☐ IB ☐ IIA ☐ IIB ☐ IIIA  
☒ IIBB ☐ IV ☐ VA ☐ VB

Mixed Construction ☒ No ☐ Yes Types B

Sprinklers ☒ No ☐ Yes Partial

System Type 13 13R 13D

Standpipes ☒ No ☐ Yes ☐ Wet ☐ Dry Class ☐ Combined (IBC 507) \_\_\_\_\_

Building Height: 23 Feet 2 Number of Stories ☐ Unlimited (IBC 507) \_\_\_\_\_

Mezzanine: ☒ No ☐ Yes

High Rise ☒ No ☐ Yes

Atrium ☒ No ☐ Yes

Basement ☒ No ☐ Yes

5. OCCUPANCY CLASSIFICATION

☐ Assembly 303 ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5

☐ Business 304

☐ Education 305

☐ Factory Industrial 306 ☐ F-1 ☐ F-2

☐ High-Hazard 307 ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5

☐ Institutional 308 ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4 ☐ Condition

☐ Mercantile 309

☒ Residential 310 ☒ R-1 ☐ R-2 ☐ R-3 ☐ R-4

☐ Storage 311 ☐ S-1 ☐ S-2 ☐ High-piled

☐ Utility and Miscellaneous 312

☐ Parking Garage 406.2 ☐ Open 406.3 ☐ Enclosed 406.4 ☐ Repair 406.6

5.1 Occupant Load

Lobby = 40  
Occupant Load/Occupancy Type= R-1 Total Apartment = 3

Note: Include occupant load calculations for the following types of projects: assembly, education, institutional, large complex projects, mixed occupancies, multi-story projects.

5.2 Special Occupancy: 406 and 509

☐ Parking Garage 406.2 ☐ Open 406.3 ☐ Enclosed 406.4 ☐ Repair 406.6

☐ S-2 Enclosed Parking Garage w/ S-2 open parking above

☐ Parking Beneath R 510.4 ☐ R-1 ☐ R-2 Construction Type ☐ II A ☐ III A

☐ Open parking beneath A, I, B, M and R 510.7

☐ S-2 enclosed parking with A, B, M or R

5.3 Mixed Occupancy ☐ No ☒ Yes Separation 0 Hr.

Exception

Identify whether you are using the provisions of non-separated uses or separated uses by placing an "x" below by your design choice.

☐ Non-Separated Mixed Occupancy (508.3)

The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.

☐ Separated Mixed Occupancy (508.4)

Each portion of the building shall be individually classified as to use and shall be completely separated from adjacent areas by fire barrier walls or horizontal assemblies or both having a fire-resistance rating determined in accordance with Table 508.4 for the uses being Separated. For each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

☐ Incidental Use Areas (Table 508.2.5)  
Actual Area of Occupancy A + Actual Area of Occupancy B  
Allowable Area of Occupancy A Allowable Area of Occupancy B  $\leq$  1

6. ALLOWABLE BUILDING AREAS AND HEIGHT (TABLE 503)

6.1 Allowable Area

Allowable Area 16,000 Sq. Ft.

Actual Area 7823 Sq. Ft.

Attach area increase calculations per section 506, if applicable. For unlimited areas, provide applicable paragraph number in section 507 \_\_\_\_\_.

6.2 Allowable Height

Allowable height 55 Ft.

Allowable no. of stories 4

Actual building height 20 Ft.

Actual no. of stories 2

7. FIRE PROTECTION REQUIREMENTS

7.1 Building Element (Table 601)

	Req'd Rating	UL No.*
Structural Frame,		
Including columns, girders, trusses	<u>0</u>	_____
Bearing Walls		
Exterior	<u>2</u>	_____
Interior	<u>0</u>	_____
Non-Bearing walls and partitions		
Exterior	<u>0</u>	_____
Interior	<u>0</u>	_____
Floor Construction		
(including supporting beams and joists)	<u>0</u>	_____
Roof Construction		
(including supporting beams and joists)	<u>0</u>	_____
Sprinklers	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Partial	_____
System Type	<u>13</u> <u>13R</u> <u>13D</u>	_____
Standpipes	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wet <input type="checkbox"/> Dry Class	_____
Fire/Smoke Alarm	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____

7.2 Fire Rated Elements

Fire Element	Required	UL* Hourly Rating	Number
Interior Walls			
Bearing	<u>0</u>	_____	_____
Non-bearing	<u>0</u>	_____	_____
Ceiling-Floors	<u>0</u>	_____	_____
Beams	<u>0</u>	_____	_____
Columns	<u>0</u>	_____	_____
Ceiling-Roofs	<u>0</u>	_____	_____
Shafts-Exit	<u>0</u>	_____	_____
Shafts-Other	<u>0</u>	_____	_____
Corridor Separation	<u>0</u>	_____	_____
Occupancy Separation	<u>0</u>	_____	_____
Party/Fire Wall			
Separation:	<u>0</u>	_____	_____
Smoke Barrier			
Separation:	<u>0</u>	_____	_____
Tenant Separations:	<u>0</u>	_____	_____

\* Or other approved agencies

FOOTNOTES

- All fire rated walls shall be identified on plans by hatching, shading, etc.; show legend.
- Identify code section when using any special exceptions, etc. Reproduce full UL or other approved agencies details or reproductions of rated assemblies/penetrations on the drawings.

7.3 Draftstopping

Draftstopping in floor (718.3) ☒ Yes ☐ No

Draftstopping in attic (718.4) ☒ Yes ☐ No

7.4 Distance to Property Line from Exterior Wall (Table 602)

(Site Plan/Reference Plan required)

Fire separation distance 0 Ft Fire resistance rating 0 Hrs

7.5 Life Safety Systems

Emergency lighting: ☐ No ☒ Yes

Exit signs: ☐ No ☒ Yes

Fire alarm: ☒ No ☐ Yes

Smoke detection systems: ☒ No ☐ Yes

8. EXIT REQUIREMENTS

8.1 Exit Access

No. of exits required 1

No. of exits furnished 2

8.2 Means of egress width (1005)

Units of exit required 38 Inches

Units of exit furnished 36 Inches

Stair width units required — Inches

Stair width units provided — Inches

8.3 Diagonal Rule (1015.1)

Meets 1015.2.1 ☒ Yes ☐ No

8.4 Travel Distance

Allowable travel distance 75 Ft

Actual travel distance (maximum) — Ft

8.5 Spaces with one means of egress (1015)

For buildings with one means of egress, I have checked the occupant load and the common path of travel against the requirements IBC 1015.

☒ Yes ☐ No

9. LIFE SAFETY PLAN

Provided ☒ Yes ☐ No (If Yes, drawing no.)

LSP1

10. ACCESSIBILITY (CHAPTER 11)

Design conforms to IBC Chapter 11 ICC A117.1-2017 ☒ Yes ☐ No

If no, explain condition that will not allow building to be accessible.

10.1 ACCESSIBILITY PARKING

Total Parking Spaces —

Total Accessible Parking Spaces —

Total Accessible Van Parking Spaces 0

11. DESIGN LOADS

Ultimate Design Wind Speed Maps in accordance with 11609 Or ASCE 7-10

Risk Cat. I-145 mph Risk Cat. II-159 mph ☐ (I,II,III,IV)

Classification of Building Category/Use Group \_\_\_\_\_ (I, II, III, IV)

Live Load Roof \_\_\_\_\_ PSF  
Attic \_\_\_\_\_ PSF  
Mezzanine \_\_\_\_\_ PSF  
Floor \_\_\_\_\_ PSF

Wind Load: Basic speed \_\_\_\_\_ MPH (3-second gust, ASCE-7-98 Edition)

Exposure \_\_\_\_\_ Importance Factor \_\_\_\_\_

Internal Pressure Coefficient \_\_\_\_\_

Components & Cladding \_\_\_\_\_

Building will be designed as ☐ Enclosed building ☐ Unenclosed building

Wind Borne Debris Region (1609.1.2)

This building will use impact resistant glass per 1609.1.2. ☒ Yes ☐ No

This building will use wood structural panels per exception 1609.1.2. ☐ Yes ☒ No

This building will use shutters. ☐ Yes ☒ No

Load-Bearing Values of Soils (1610)

Allowable Soil Bearing \_\_\_\_\_ Pounds / Sq. Ft.

Soil report ☐ Yes ☐ No

Earthquake Design (1613)

Seismic Design Load Controls ☐ Yes ☒ No

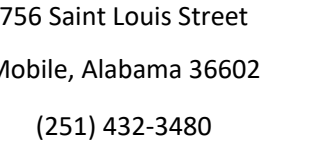
If seismic design controls, furnish data required in 1603.1.5.

12. SPECIAL DETAILED REQUIREMENTS

I have reviewed the special detail requirements in Chapter 4 as indicated below and incorporated the provisions into my design.

REQUIREMENT	APPLICABLE (YES OR N/A)
402 Covered mall building	<u>N/A</u>
403 High rise buildings	<u>N/A</u>
404 Atriums	<u>N/A</u>
405 Under ground buildings	<u>N/A</u>
406 Motor-vehicle related occupancies	<u>N/A</u>
407 Group I-2	<u>N/A</u>
408 Group I-3	<u>N/A</u>
409 Motion picture projection rooms	<u>N/A</u>
410 Stages & platforms	<u>N/A</u>
411 Special amusement buildings	<u>N/A</u>
412 Aircraft related occupancies	<u>N/A</u>
413 Combustible storage	<u>N/A</u>
414 Hazardous materials	<u>N/A</u>
415 Groups H-1, H-2, H-3, H-4, & H-5	<u>N/A</u>
416 Application of flammable finishes	<u>N/A</u>
417 Drying rooms	<u>N/A</u>
418 Organic coatings	<u>N/A</u>





555 Government Street  
Mobile, AL 36602

REV	DATE	BY	DESCRIPTION	CHK	ENGR	APPROV
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# ARCHITECTURAL SITE PLAN

Product Number:  
24-65

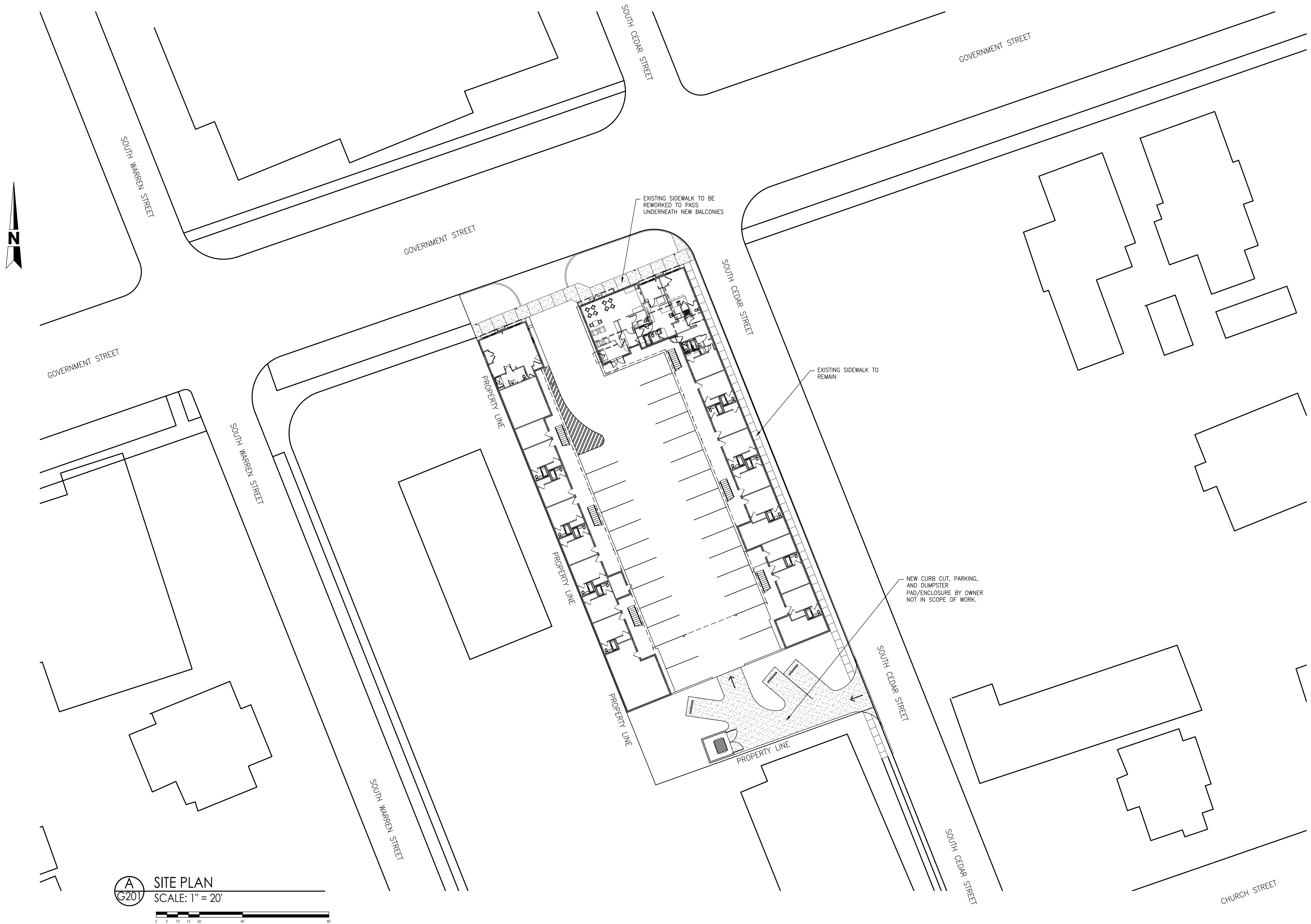
January 14th, 2025

By: \_\_\_\_\_

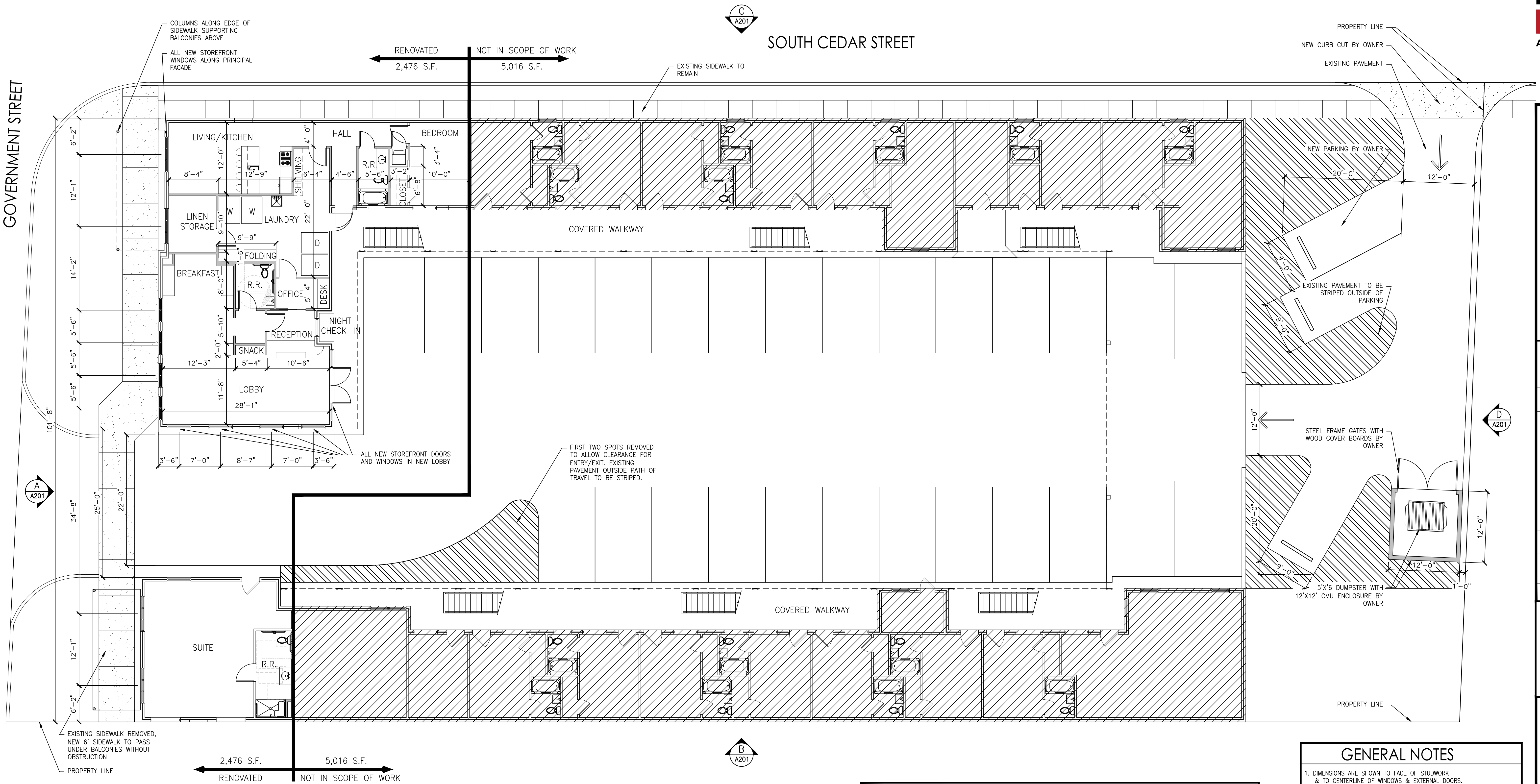
ked By:

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G201



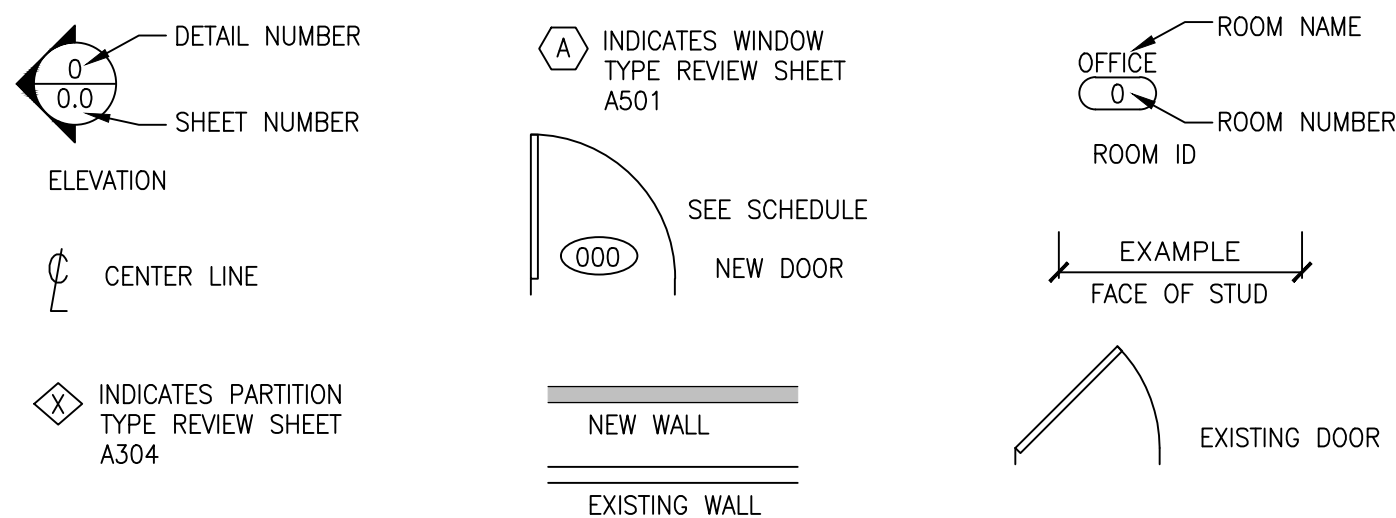




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A101

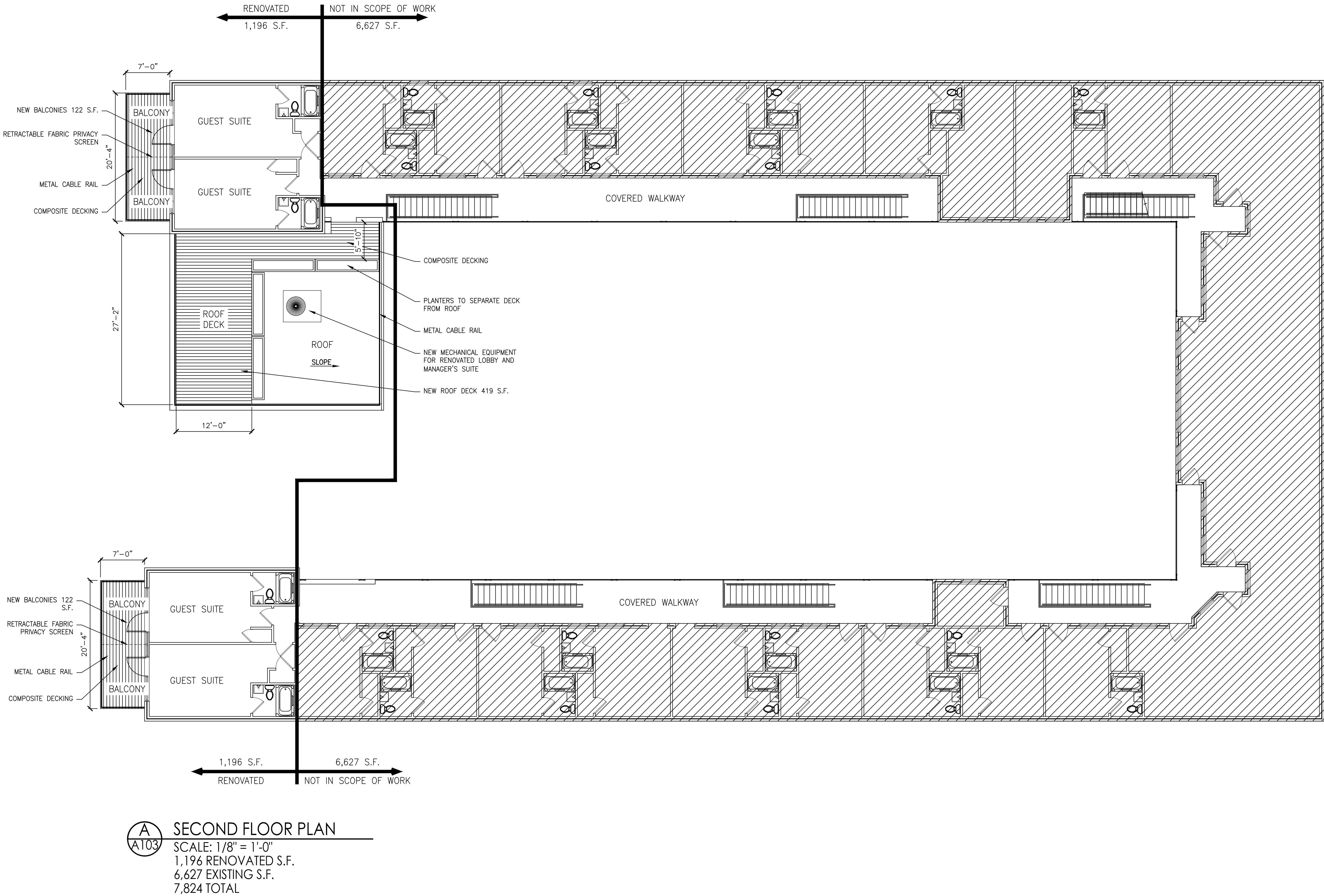
**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
2,476 RENOVATED S.F.  
5,016 EXISTING S.F.  
7,492 TOTAL

### PLAN LEGEND



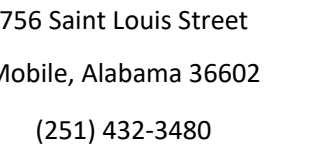
### GENERAL NOTES

- DIMENSIONS ARE SHOWN TO FACE OF STUDWORK & TO CENTERLINE OF WINDOWS & EXTERNAL DOORS.
- ANY CHANGE IN LOCATION OF INTERIOR WALLS TO BE CONFIRMED WITH ARCHITECT BEFORE PROCEEDING.
- ALL MATERIALS, FIXTURES, ETC. SHALL BE NEW UNLESS OTHERWISE SPECIFIED. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- PROVIDE BLOCKING AS REQUIRED AT TOILETS AND SHOWER FOR GRAB BARS, TOWEL BARS AND ALL WALL HUNG ITEMS INCLUDING MIRRORS AND TELEVISIONS.
- STUD WALLS TALLER THAN 10' SHALL HAVE HORIZONTAL BRIDGING.
- INSTALL 4" THICK SOUND-ATTENUATION BLANKETS IN ALL WALLS.
- ALL PLUMBING FIXTURES, TOILET ACCESSORIES AND BUILDING FACILITIES SHALL MEET THE ADA ACT.
- REVIEW SHEET A401 (ENLARGED FLOOR PLANS) FOR ADDITIONAL INFORMATION.
- ALL FURR-OUTS AT WALLS SHALL NOT COMPROMISE CABINETRY OR ADA SPACES.



Alterations to Budget Inn 555 Government Street Mobile, AL 36602				
FOR REVIEW				
REV	DATE	BY	DESCRIPTION	CHK ENGR APPR
Sheet Title: SECOND FLOOR PLAN				
Project Number: 2024-65				
Date: January 14th, 2025				
Drawn By: JCB				
Checked By: PCD				
Sheet No. A103				





FOR REVIEW

Sheet Title:

EXTERIOR ELEVATIONS

Product Number:  
24-65

January 14th, 2025

By:

ked By:

t No.

A201

