



## Agenda Item #1

### Application 2026-1-CA

#### DETAILS

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**Location:**

407 (409) Dauphin Street  
(Parcel # R022906400011097)

**Summary of Request:**

- Restore façade/storefront to the orientation seen in the photo from the 1940s'
- Construct two-story rear addition with associated fenestrations
- Construct front-gabled brick rooftop enclosure behind existing side gabled roof
- Construct brick half-wall along the roof of the addition

**Applicant (as applicable):**

Tom Townsend

**Property Owner:**

Tom Townsend

**Historic District:**

Lower Dauphin Commercial District

**Classification:**

Contributing

**Summary of Analysis:**

- The restoration of the storefront to the 1940s' photo is consistent with the *Guidelines*
- The rear addition and rooftop brick half wall would be situated behind the main structure and the side gabled roof

**Report Contents:**

Property and Application History.....	2
Scope of Work.....	2
Applicable Standards.....	4
Staff Analysis.....	5
Attachments.....	7

## PROPERTY AND APPLICATION HISTORY

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

The subject building is one of the Chighizola buildings that occupy S Franklin Street and Dauphin Street. The compound of buildings has a construction date of 1854 and displays a restrained Greek Revival architectural style. The subject building is a townhome that displays Greek Revival characteristics seen in the tooth like dentils on the cornice, double hung 6/6 true divided light windows, dormer, and massing.

The property first appears on the 1885 Sanborn Fire Insurance Map identified as 195 Dauphin Street. The structure was a two-story building that held a furniture retail and repair store. The rear (south) of the property had a two-story secondary structure connected by a small interior walkway. The secondary structure had an eastern facing porch. By the 1891 Sanborn map, little has changed except the address was changed to 409 Dauphin Street.

The first changes to the layout of the property appear on the 1904 Sanborn maps with a porch connecting the secondary structures of 409 (subject property) and 407 Dauphin. The structure remains listed as a furniture retailer.

The 1955 Sanborn Map shows the most significant changes to the property and the most similar to the current footprint. Sometime between the 1924 Sanborn and the 1955, the secondary structure had either been demolished or expanded to match the massing of the primary structure. This expanded rear addition is one-story and is connected to the main structure by a two-story pass through.

In September 2023, 407 Dauphin Street caught fire which hollowed out the structure leaving only the façade. 409 Dauphin (the subject property) sustained some damage as seen in photo 4, however maintained its existing massing.

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

## SCOPE OF WORK

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### Alterations to façade/north elevation

1. 1<sup>st</sup> Level (from east to west)
  - a. Install wood resident access door to match 1940s' photo
    - i. Dimensions will be approximately 3'0" W x 7'7" H
    - ii. Door will either be a reclaimed historic door or custom-made wood
  - b. Install a three-lite wood transom above residence access door
    - i. Dimensions will be approximately 3'0" W x 2'3" H
  - c. Install double doors to match 1940s' photo
    - i. Dimensions will be approximately 6'0" W x 7'7" H

- ii. Doors will either be reclaimed historic doors or custom-made wood doors
- d. Install two-lite wood transom above double door
  - i. Dimensions will be approximately 6' W x 2'3" H
- e. Install storefront wood window with 1/8" tempered glass
  - i. Dimensions will be approximately 5'8" W x 5'11" H
- f. Install a two-lite true divided lite wood transom above storefront window
  - i. Dimension will be approximately 5'8" W x 1'7" L
- g. Install wood bulkhead beneath shop display window to match 1940s' photo
  - i. Dimensions will be approximately 5'8" W x 2'2" H
- h. Repair cracks to the masonry band above the storefront
- 2. 2<sup>nd</sup> level (from east to west)
  - a. Repair, sand and repaint 3 existing 6/6 double-hung true-divided light windows
  - b. Repair and clean existing brick façade
  - c. Repair and clean 3' 4' W x 12" H masonry headers
- 3. 3<sup>rd</sup> Level (including existing gabled roof)
  - a. Reroof with new architectural "shake" laminate green shingles to match existing as closely as possible
  - b. Rebuild dormer with stucco finish
    - i. Install new 6/6 double hung true divided light wood window to fit in existing opening. Dimensions will be approximately 3'3" W x 6'4" H
  - c. Repoint and repair existing chimney using historic brick

**Alterations and repairs to existing south elevation (from west to east)**

- 1. Sand, prime and paint existing single-lite fixed steel windows
- 2. Clean, sand, prime, and paint existing fixed steel door
- 3. Install single lite new fixed steel window above door which will fit existing opening
- 4. Sand, prime and paint existing fixed steel window

**Construct a two-story addition above existing rear (south elevation) one-story projection**

- 1. The addition's width and depth will match the footprint of existing rear one-story projection. The 2<sup>nd</sup> level will measure 12' H and the 3<sup>rd</sup> level will measure 13' H.
- 2. Exterior walls on the south elevation will be clad in historic brick with matching white mortar
- 3. Exterior walls on west and east elevations will be new modular brick or densglass that will receive lathe and stucco (these elevations will not be visible after subsequent phases of development are completed)
- 4. A brick soldier course will top each floor level
- 5. Fenestration on south elevation of each level of addition will be uniform and will appear as follows (from west to east):  
One 3'0" W x 5'6" H double hung 6/6 true divided light wood window with one 3'8" W x 12" H masonry header above; one double 6'0" W x 5'6" H wood casement window, centered on the elevation; one 3' 0"W x 5'6" H double hung 6/6 true divided light wood window with one 3'8" W x 12" H masonry header above
- 6. A 10" W x 6" H overflow scupper will be centered above the 3<sup>rd</sup> level double casement window
- 7. A wall wash light will be located approximately two-thirds of the way along the elevation (from west to east).

**Construct a rooftop stairwell structure**

1. Stairwell will be located along the east elevation (behind the south ridge of the existing side gabled roof)
2. The dimension on the new structure will be 9'5" W x 13.7' D x 8'0" H
3. Exterior walls will be clad in historic/repurposed brick with matching white mortar
4. The structure will be topped by a front gabled roof clad in architectural shingles to match existing roof

**Construct a brick half-wall along the top of the east, south, and west elevations of rear addition**

1. Proposed half-wall will measure between 42" and 44" HA 4'0" W gate will be installed along the east elevation, s directly behind (to the south) the roof stairwell enclosure
2. The gate will allow access between the rooftops at 407 and 409 Dauphin
  - a. This will connect the roof tops of 407 and 409 Dauphin

## **APPLICABLE STANDARDS (*Design Review Guidelines for Mobile's Historic Districts*)**

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- 7.2 Repair an altered storefront to its original design.
  - Use historic photographs when determining the original character of a storefront design.
  - Where evidence does not exist, use a contemporary interpretation of a traditional storefront.
  - Consider retaining a non-original storefront where it has achieved historic importance as an option.
  - Do not remove a façade veneer if it may cause serious damage to the original historic materials underneath (i.e. historic brick).
  - In the Dauphin Street area of Downtown, a corner building may not require a water table on side walls.
- 7.5 Retain the original shape of the transom in a historic storefront.
  - Preserve the historic transom shape and configuration.
  - Add new glass if the original glass is missing.
  - Do not remove or enclose a transom.
  - If a transom must be blocked out, retain the original proportions.
- 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.
- 7.11 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.
- 7.25 Place and orient a rooftop addition to be subordinate to the main structure.
  - Where base zoning permits, locate a rooftop addition to be set back from the front exterior wall of the original building.
  - Orient a rooftop addition in the same direction as the original building and adjacent buildings.
  - Minimize the visibility of the rooftop addition from the street.
  - Do not place a rooftop building at the front of a historic commercial building.
- 7.26 Design the massing and scale of an addition to be subordinate to the main structure.
  - Use a compatible roof form and building volumes. An addition with a pitched roof form is inappropriate for a building with a flat roof.
  - For a rooftop addition, use similar floor heights as the original building.
- 7.27 Design additions with materials that are compatible with the materials on the original building.
  - Use new materials on an addition that appears similar in texture and finish to those of the original building.
- 7.28 Design the roof of an addition to be compatible with the original historic commercial building.
  - Use a roof pitch similar to that of the original.

## STAFF ANALYSIS

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The subject property is a contributing structure to the Lower Dauphin Commercial Historic District and has a construction date of 1854. A fire occurred in 2023 which resulted in the demolition of 407 Dauphin, the building immediately east of the subject property, leaving the brick façade as the only piece of the original structure. The fire also severely impacted the subject building. The project proposed addresses the resulting fire damage and provides a plan to redevelop the property that will have commercial and residential use.

### **Alteration to the façade/north elevation**

The *Guidelines* state to, “repair an altered storefront to its original design” (7.2). The subject project includes the restoration of the storefront to how it appeared in the 1940s. The historic photograph (image #6) being used to recreate this storefront shows the transoms configuration and shape which. The proposed façade alterations adhere to the *Guidelines* call to retain the original shape of the transoms in a historic storefront (7.5).

The project’s preservation of the character defining dormer and reapplication of stucco aligns with the *Guidelines’* direction to repair and preserve original materials (7.7 and 7.8). Additionally, all the existing

windows on the project (except the dormer window which appears to be recently replaced) will be refinished and reinstalled (7.10).

The *Guidelines* call to “replace a door in a fashion that is sensitive to the historic commercial character of the building” (7.11). This call is realized in the design of the main storefront entrance that is based on the 1940’s storefront photo. This return to a previous design is consistent with the *Guidelines*.

### **Two-story rear addition**

The proposed two-story addition on the rear (south) elevation projection would maintain the structure’s massing and would retain a subordinate status to the main structure (7.26). The existing projection is a one-story extension that was likely added sometime between 1924 and 1955. The proposed building materials for the addition would be compatible with those of the original building (7.27). Additionally, the incorporation of the brick soldier course and the masonry headers contribute to the compatibility of the design with the historic commercial district (7.28).

### **Roof additions/alterations**

The alterations to the existing roof line include the addition of a brick gabled stair enclosure, and a brick half-wall that along the top of the two-story addition on the east, south, and west elevations. Both the stair enclosure and the brick half-wall would sit behind the ridge of the existing side-gabled roof. The half-wall would not be visible from the pedestrian right of way. The brick stair enclosure would feature a front-facing gabled roof, perpendicular to the main structure’s side gabled roof. With a height of 8’, the enclosure may be somewhat visible from the pedestrian right of way (7.25).

## SITE LOCATION

### ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER 1

DATE 01/07/2026

APPLICANT Tom Townsend

PROJECT Restore facade/storefront to historic orientation; construct rear addition;  
construct rooftop additions



## Site Photos – 407 Dauphin Street



1. Front elevation (façade) facing south.



2. Façade 409 Dauphin St facing southeast.



5. East elevation of subject property.  
Location of two-story addition



4. Side view; location of addition. Evidence of fire damage.



5. Southeast elevation corner.



6. 407 and 409 Dauphin Street Façade 1940s'



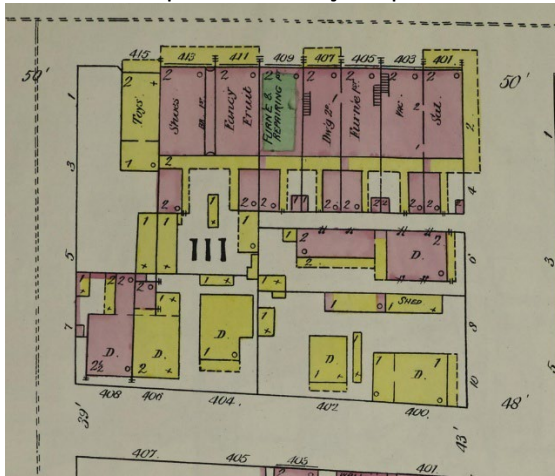
## Site Photos 407 Dauphin St



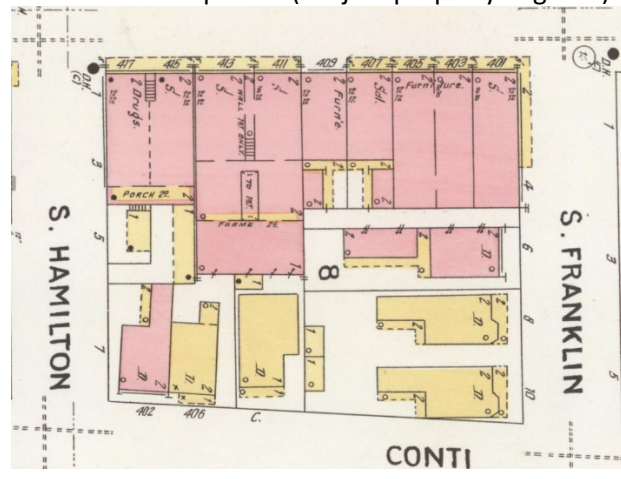
7. 407 Dauphin Street façade photo 1980



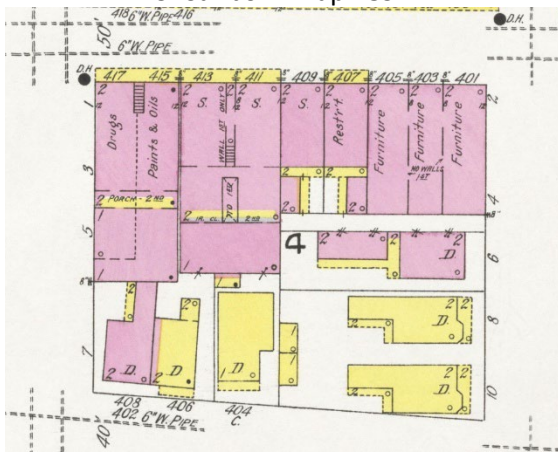
8. Sanborn Map 1885 (subject property in green)



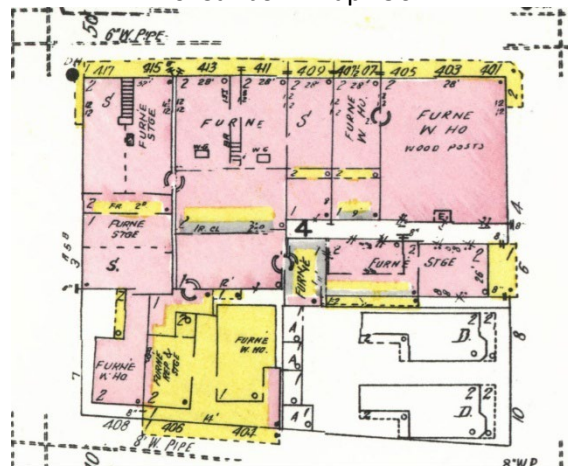
9. Sanborn Map 1891



10. Sanborn Map 1904



11. Sanborn Map 1924



12. Sanborn Map 1955



# Architectural Review Board Application

11/25/2025

Date of Application

Date Received

409 Dauphin Street

Address of Property

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

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

700000

Cost of Project (Required)

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

Tom Townsend

Owner Name

(251) 479-6533

Phone

ttowns61@bellsouth.net

Email

186 Williams Street, Mobile, AL

Address

36606

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.*

Owner's Representative Name

Phone

Email

Address

Zip Code

Describe the Proposed Work:

Repair damage from prior fire. Renovate ground floor to include offices. Repair 1st and 2nd floor residential areas while maintaining historic features, including fireplaces, transom doors, and spiral staircase. Extend 2nd floor south to alley. Install new stairway between 1st and 2nd floors.

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*.

### 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.

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Signature

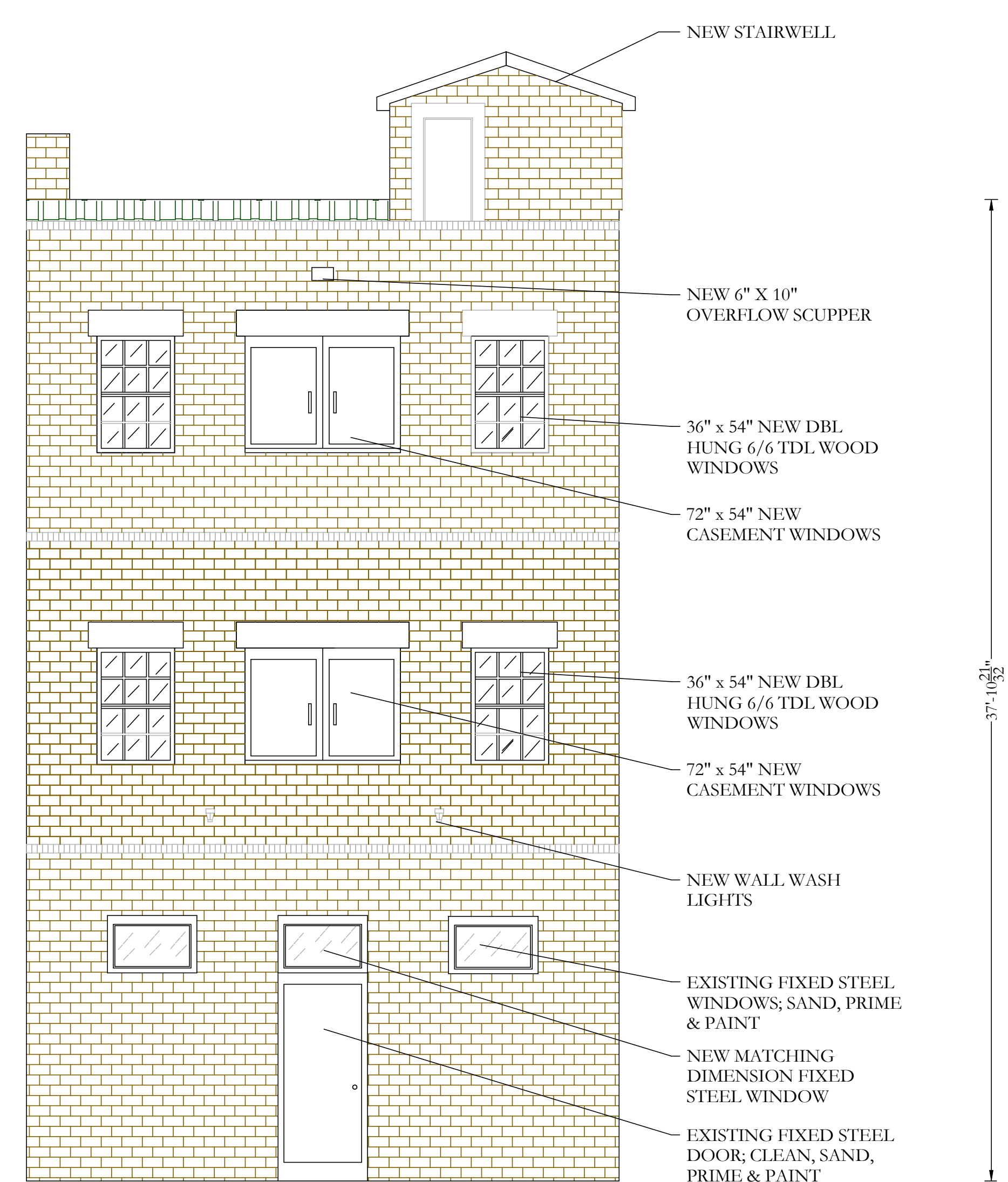
11/25/2025

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Date



NORTH ELEVATION (DAUPHIN STREET)



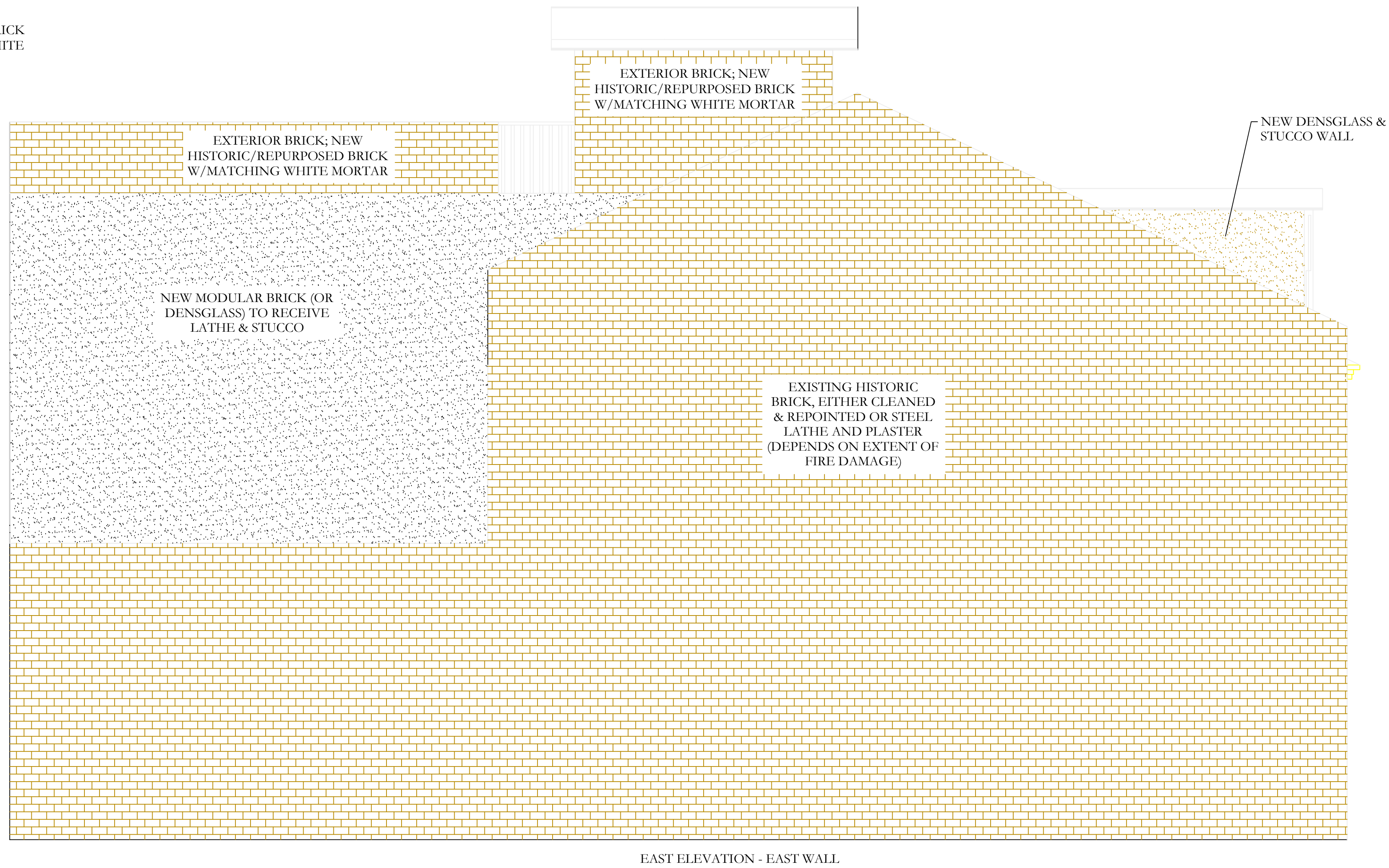
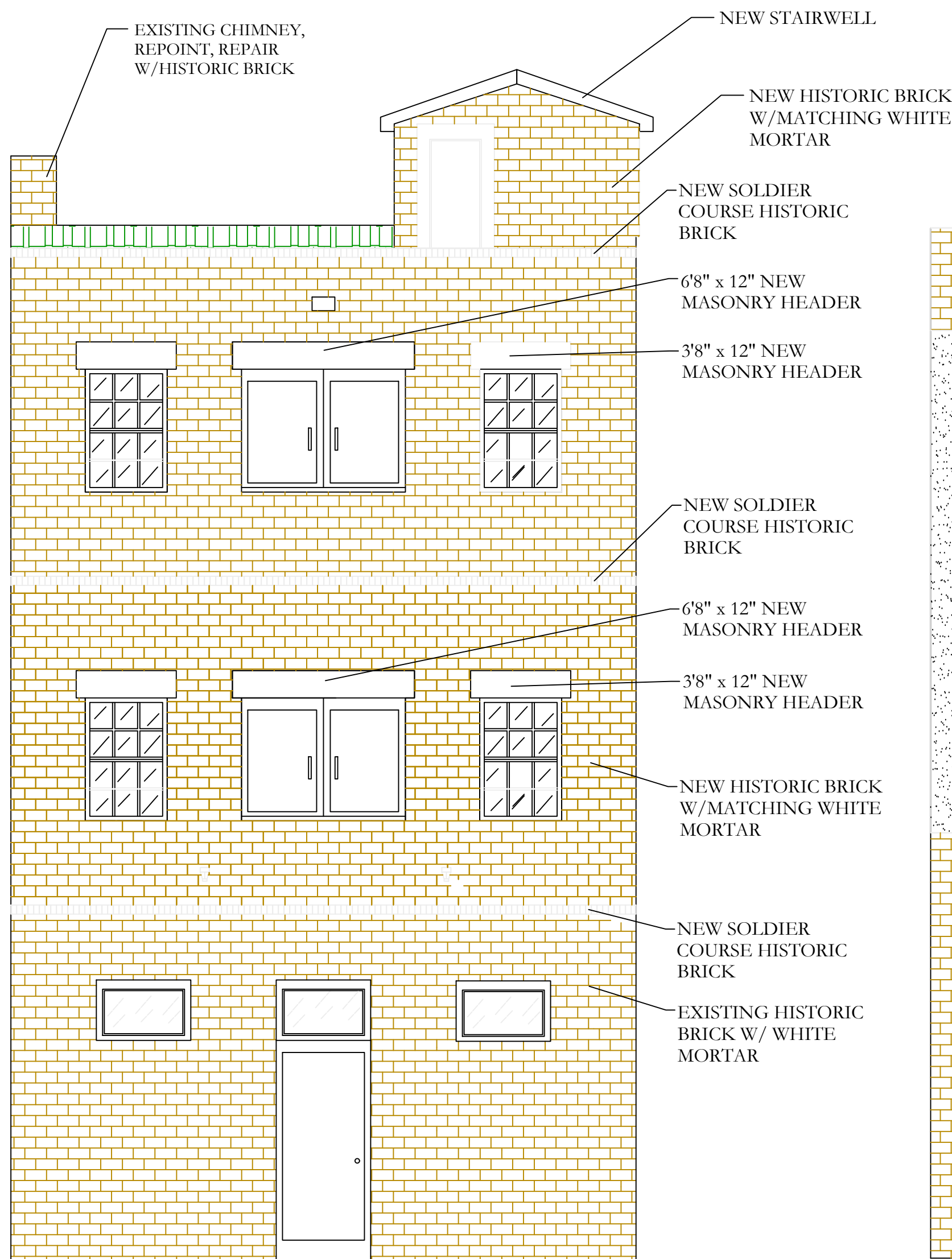
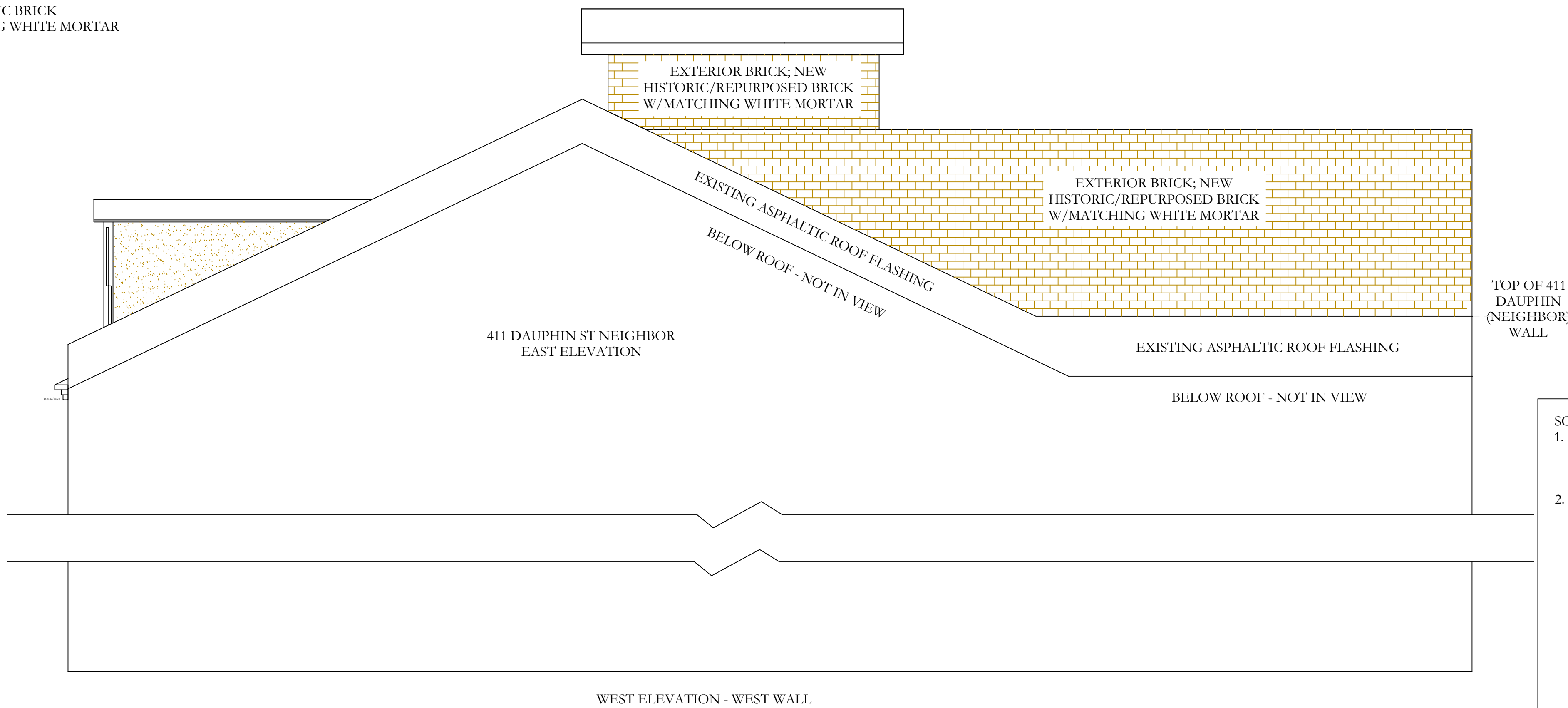
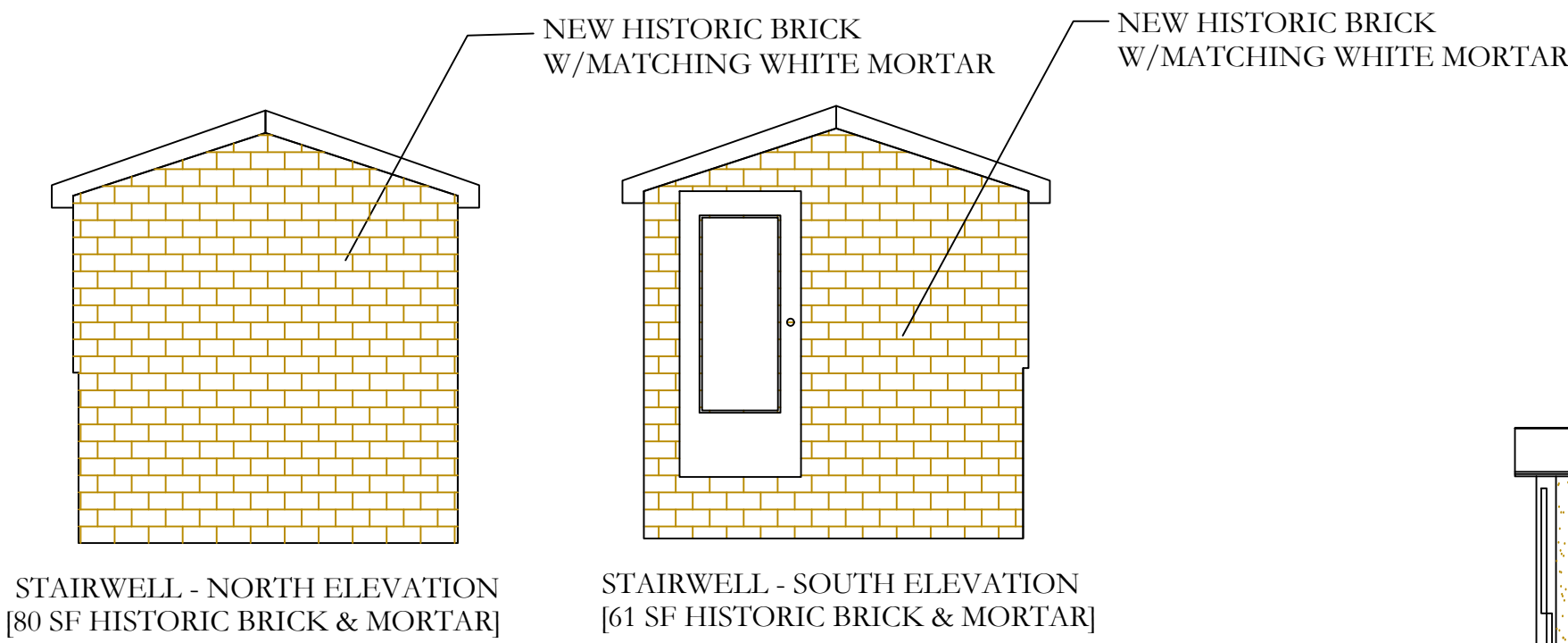
SOUTH ELEVATION (ALLEY)

409 DAUPHIN ST ELEVATIONS - HISTORIC FENESTRATION

409 DAUPHIN ST  
MOBILE, AL

DRAWN L.A.
CHECKED
DATE 12/22/2025
SCALE 1"=1'0"
SHEET SIZE ARCH D
JOB/PO #: N/A
SHEET A-203
REVISION: N/A
1 OF Y SHEETS



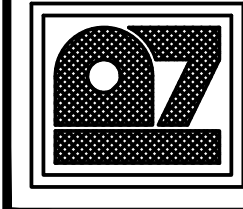


- SCOPE OF WORK;
1. ALL EXISTING INTERIOR HISTORIC BRICK TO REMAIN EXPOSED OR BE COVERED WITH STEEL LATH AND PLASTER.
  2. ALL EXISTING EXTERIOR HISTORIC BRICK TO REMAIN EXPOSED.
    - A. HISTORIC BRICK TO REMAIN EXPOSED; CLEAN & REPOINT.
    - B. HISTORIC BRICK FIRE DAMAGED; STEEL LATH & PLASTER.
    - C. NEW HISTORIC BRICK; REPURPOSED OR NEW HISTORIC BRICK WHERE EXPOSED.
    - D. WHERE NEW MODULAR BRICK IS TO BE INSTALLED IT SHALL BE COVERED W/ STEEL LATH & PLASTER.
- HISTORIC BRICK
1. 4.0" WIDTH X 2-1/2" HEIGHT X 9" LENGTH, "OLD MOBILE BRICK".
  2. 3/8" MORTAR JOINT WIDTH.
  3. "FREEDOM IVORY" MORTAR BY RILEY STUART
- MODULAR BRICK
1. 3-5/8" WIDTH X 2-1/4" HT X 9" LENGTH, "OLD MOBILE BRICK".
  2. 3/8" MORTAR JOINT WIDTH.
  3. TYPE "N" MORTAR
- PLASTER FINISH
1. STEEL LATH
  2. SCRATCH COAT
  3. BROWN COAT
  4. GYPSUM PLASTER

EXTERIOR HISTORIC FINISHES

**LIMITED SERVICE DRAWINGS**  
THE OWNER HAS SELECTED TO CONSTRUCT THIS BUILDING WITHOUT SUPERVISION & THE ENGINEER OR ARCHITECT ASSUMES RESPONSIBILITY FOR THE FINAL BUILDING. ALL DESIGN SPECIFICS ARE PROVIDED BY THE OWNER AND ARE IN COMPLIANCE WITH THE IBC LATEST EDITION.

**GULFWIDE ENGINEERING, LLC**  
PO BOX 57, MONTROSE, ALABAMA 36559  
(251) 209-1040 EMAIL: hjae2016@aol.com

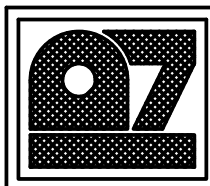


**CIGZOLA BUILDING RENOVATION**  
BUILDING RENOVATION & ADDITION  
409 DAUPHIN STREET, MOBILE, ALABAMA

APPROVAL:	
DATE: AUGUST 30, 2025	
DRAWN: JH	CHECKED:
REVISIONS:	
COMM. NO.	
SHEET NO.	
<b>A-108</b>	
OF TOTAL SHEETS	

THE OWNER HAS SELECTED TO  
CONSTRUCT THIS BUILDING  
WITHOUT SUPERVISION & THE  
ENGINEER OR ARCHITECT ASSUMES NO  
RESPONSIBILITY FOR THE FINAL  
BUILDING. ALL DESIGN SPECIFICS  
ARE PROVIDED BY THE OWNER  
AND ARE IN COMPLIANCE WITH  
THE IBC LATEST EDITION.

PO BOX 57, MONTROSE, ALABAMA 36559  
251) 209-1040 EMAIL: hja62016@aol.com



CIGIZOLA BUILDING RENOVATION  
BUILDING RENOVATION & ADDITION  
409 DAUPHIN STREET, MOBILE, ALABAMA

GROUND FLOOR PLAN

APPROVAL:

DATE: AUGUST 30, 2025

DRAWN:

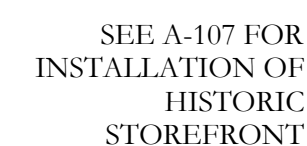
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REVISIONS:

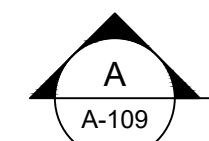
COMM. NO

SHEET NO.


**A-103**

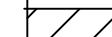


SCALE  $\frac{1}{4}"=1'-0"$



SCALE  $\frac{1}{4}"=1'-0"$

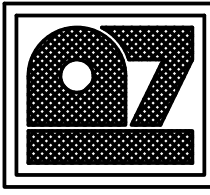
1. ALL INTERIOR WALL FRAMING 2X4 16" OC, EXTERIOR/  
PERIMETER WALLS 2X4 16" OC SEE SECTIONS & BELOW
- 

1 HR RATED WALL (UL305)  
2X4 16" OC W/  $\frac{5}{8}$ " TYPE X  
GYP BD EACH SIDE
- 

2 HR RATED WALL (UL302)  
2X4 16" OC W/ 2-  $\frac{5}{8}$ " TYPE X  
GYP BD INTERIOR-1/2"  
GYP SHEATHING  
EXTERIOR + BRICK

**LIMITED SERVICE DRAWINGS**  
THE OWNER HAS SELECTED TO CONSTRUCT THIS BUILDING WITHOUT SUPERVISION & THE ENGINEER OR ARCHITECT ASSUMES RESPONSIBILITY FOR THE FINAL BUILDING. ALL DESIGN SPECIFICATIONS ARE PROVIDED BY THE OWNER AND ARE IN COMPLIANCE WITH THE IBC LATEST EDITION.

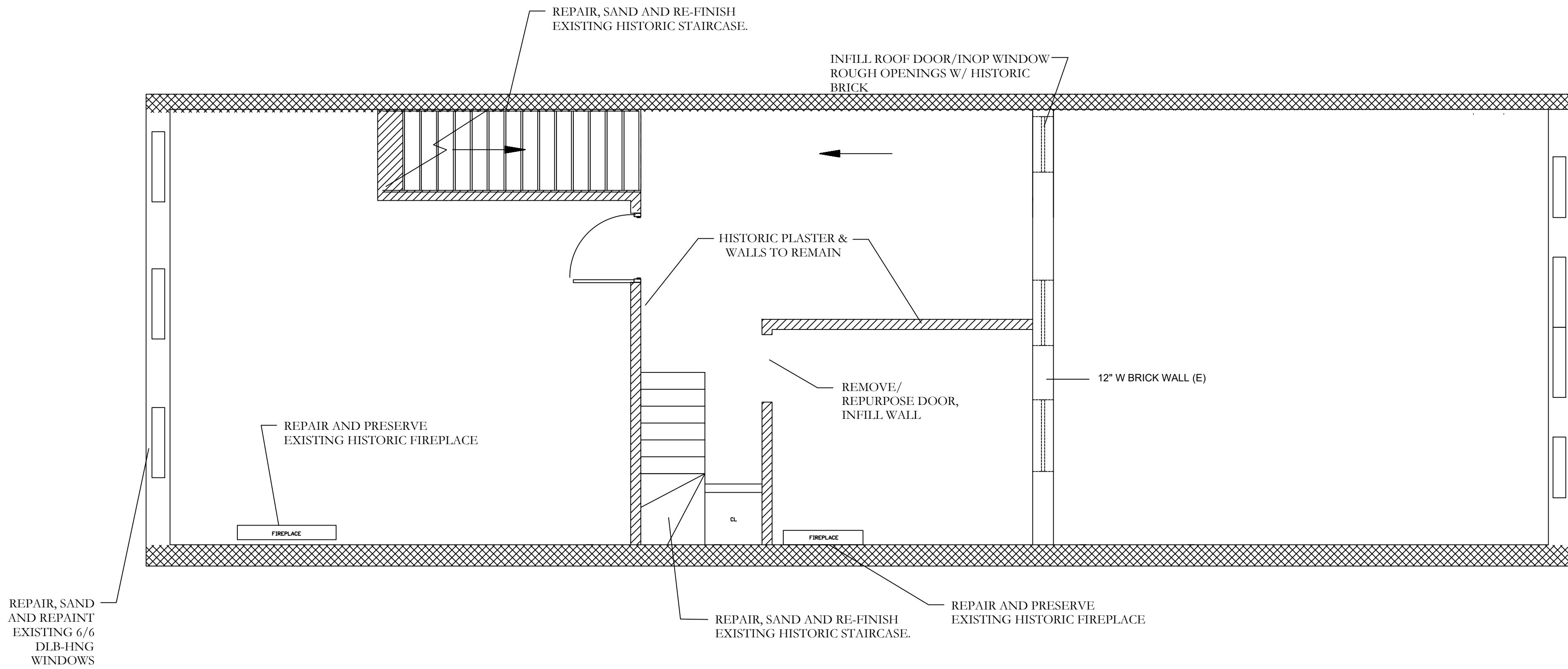
**GULFWIDE ENGINEERING, LLC**  
PO BOX 57, MONTROSE, ALABAMA 36559  
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CIGZOLA BUILDING RENOVATION  
BUILDING RENOVATION & ADDITION  
409 DAUPHIN STREET, MOBILE, ALABAMA

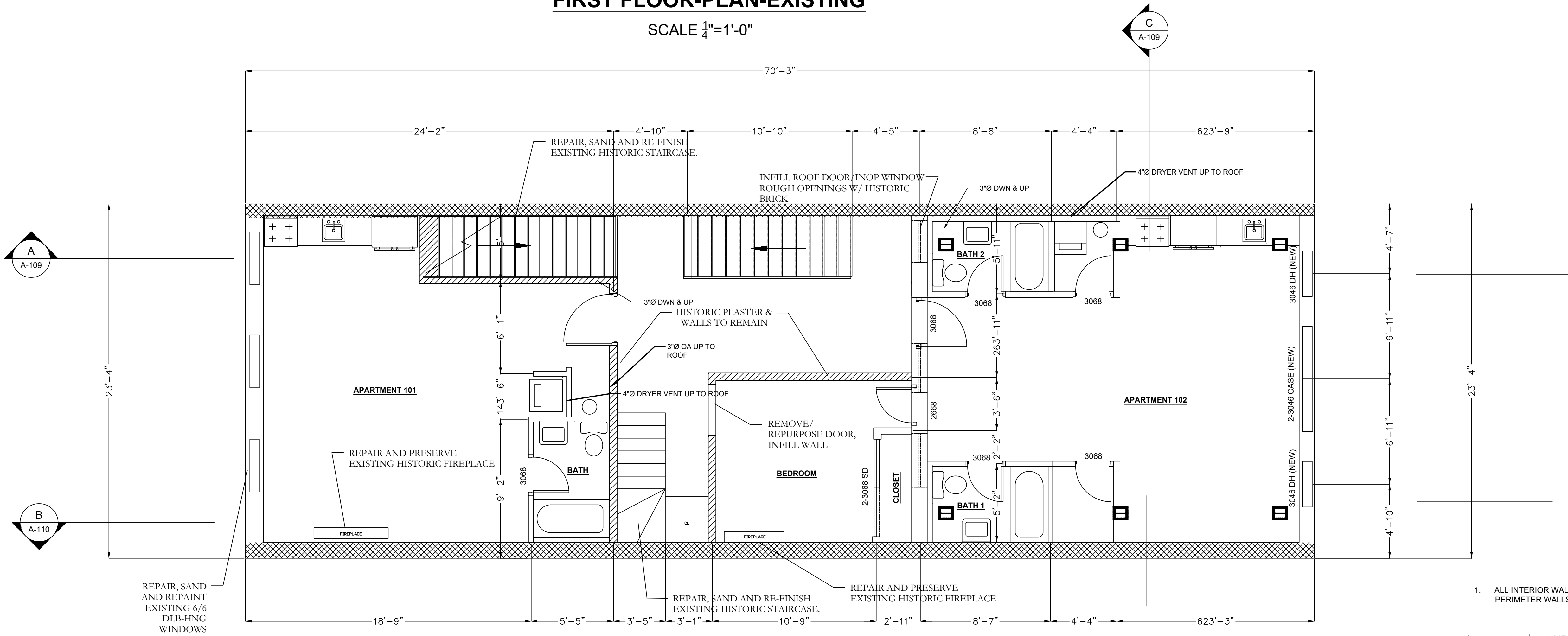
FIRST FLOOR PLAN

APPROVAL:	
DATE:	AUGUST 30, 2025
DRAWN:	JH
CHECKED:	
REVISIONS:	
COMM. NO.	
SHEET NO.	
<b>A-104</b>	
OF TOTAL SHEETS	



**FIRST FLOOR-PLAN-EXISTING**

SCALE 1/4"=1'-0"



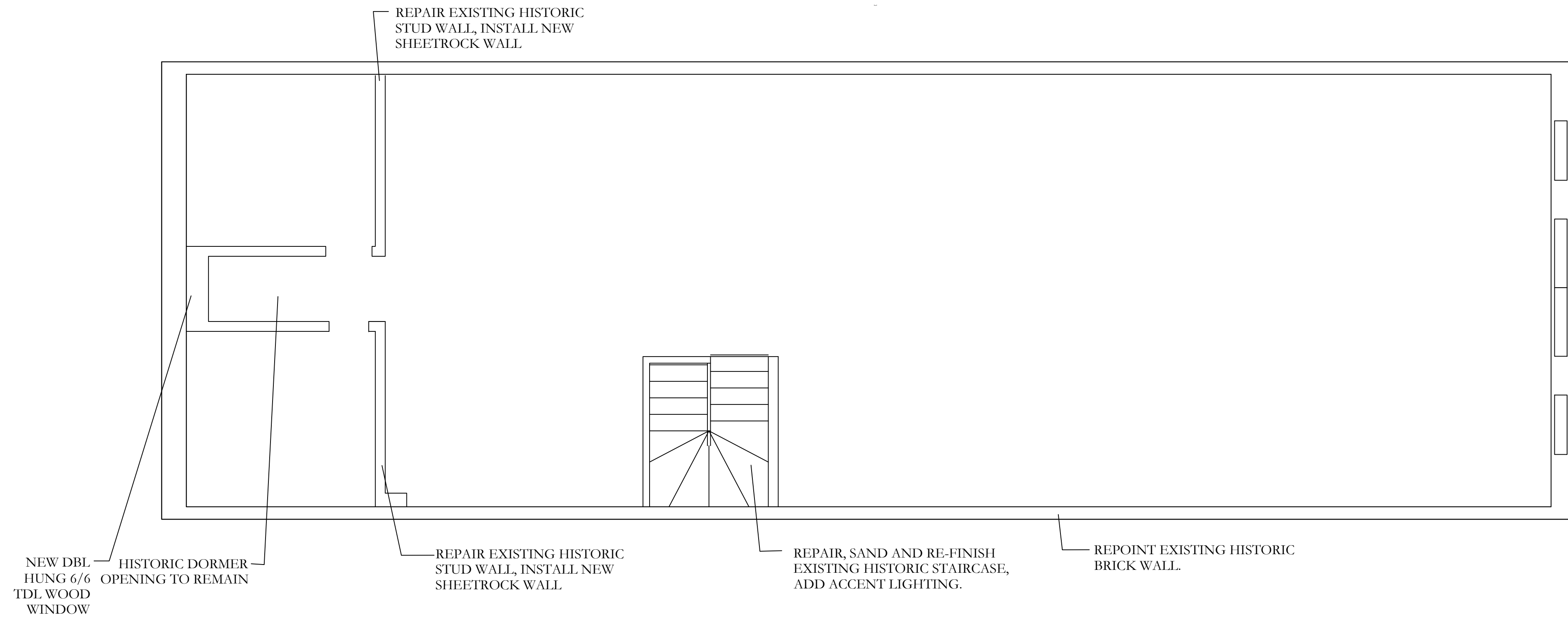
**FIRST FLOOR-PLAN-RENOVATION**

SCALE 1/4"=1'-0"

1. ALL INTERIOR WALL FRAMING 2X4 16" OC, EXTERIOR/ PERIMETER WALLS 2X6 16" OC SEE SECTIONS & BELOW.

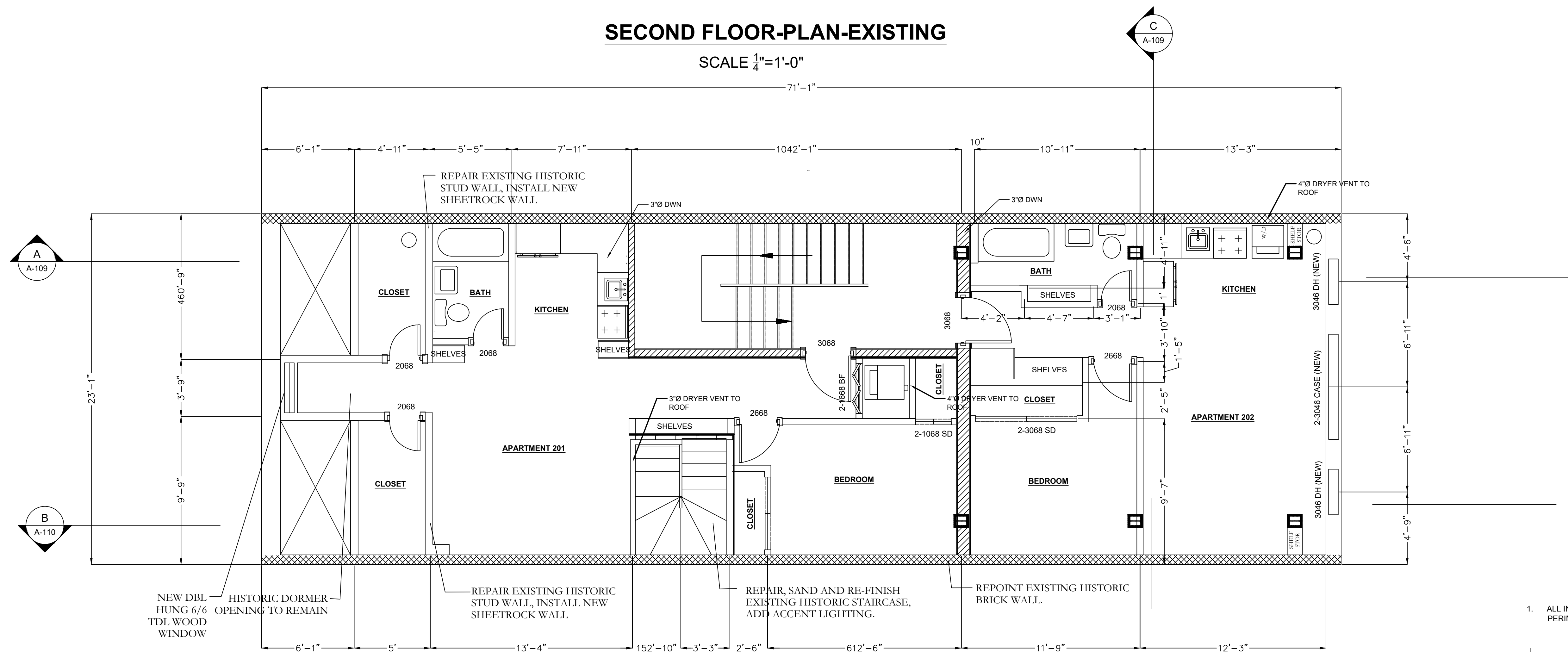
- 1 HR RATED WALL  
(UL305) 2X4 16" OC W/ 5/8" GYP BD EACH SIDE
- 2 HR RATED WALL (UL302)  
2X4 16" OC W/2- 5/8" TYPE X GYP BD INTERIOR-1/2" GYP SHEATHING EXTERIOR + BRICK





## SECOND FLOOR-PLAN-EXISTING

SCALE  $\frac{1}{4}$ "=1'-0"



## SECOND FLOOR-PLAN-RENOVATION

SCALE  $\frac{1}{4}$ "=1'-0"

1. ALL INTERIOR WALL FRAMING 2X4 16" OC, EXTERIOR/  
PERIMETER WALLS 2X4 16" OC SEE SECTIONS & BELOW

1 HR RATED WALL  
(UL305) 2X4 16" OC W/  $\frac{5}{8}$ "  
GYP BD EACH SIDE

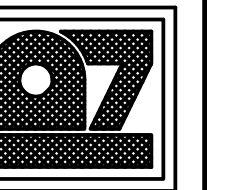
2 HR RATED WALL (UL302)  
2X4 16" OC W/2- $\frac{5}{8}$ " TYPE X  
GYP BD INTERIOR-5/8"  
GYP SHEATHING  
EXTERIOR + BRICK

### LIMITED SERVICE DRAWINGS

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SECOND FLOOR PLAN

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409 DAUPHIN STREET, MOBILE, ALABAMA

APPROVAL:

DATE: AUGUST 30, 2025

DRAWN: JH CHECKED:

REVISIONS:

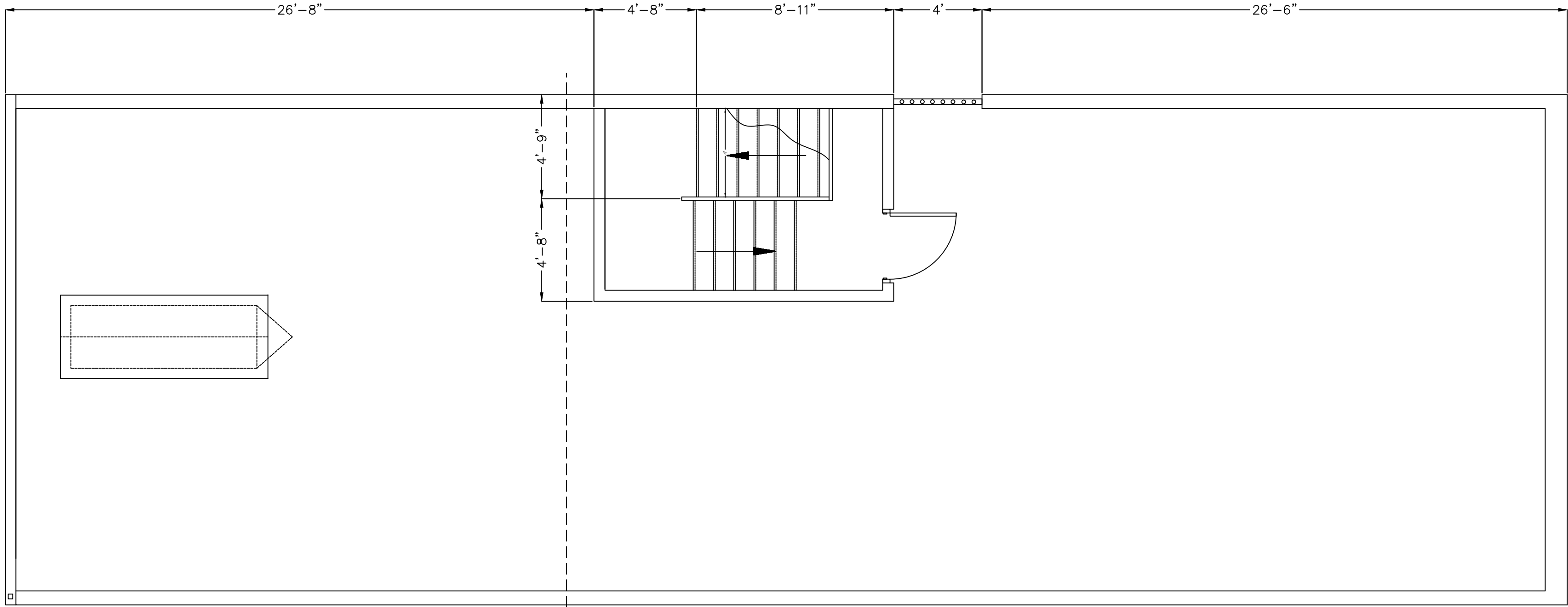
COMM. NO.

SHEET NO.

**A-105**

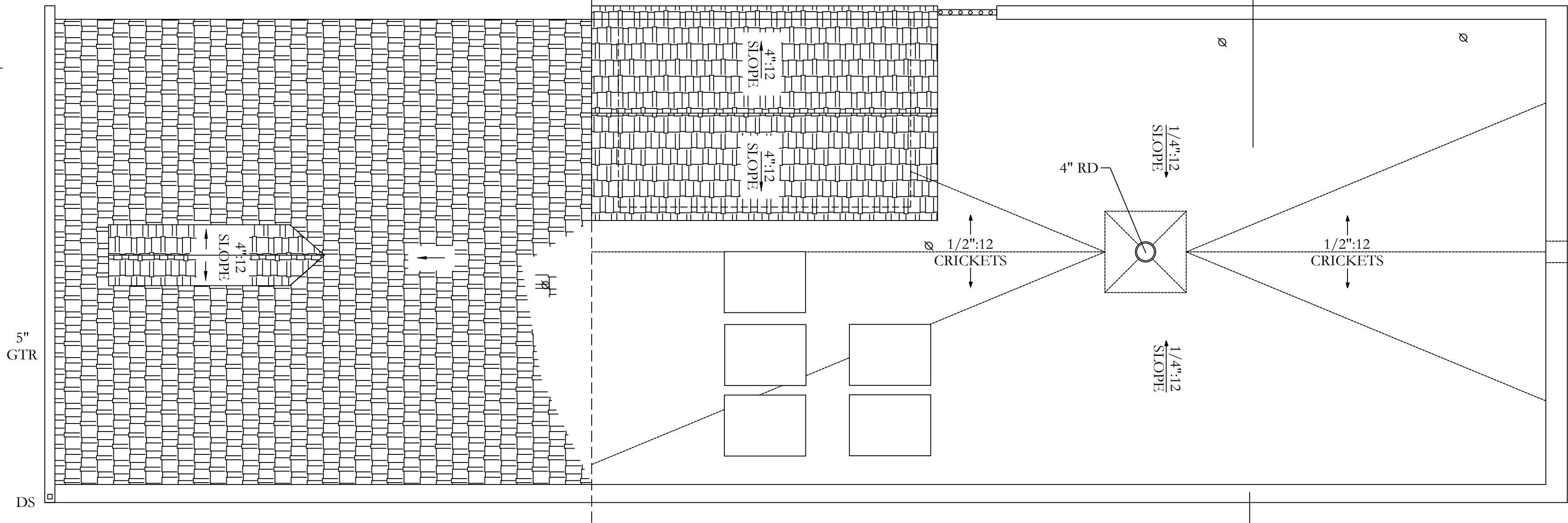
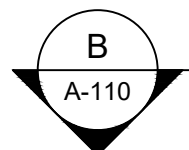
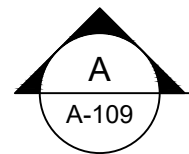
OF TOTAL SHEETS





ROOF STAIRWELL ENCLOSURE-PLAN

SCALE  $\frac{1}{4}"=1'-0"$



ROOF-PLAN

SCALE  $\frac{1}{4}"=1'-0"$

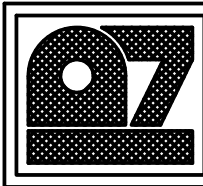
LIMITED SERVICE DRAWINGS

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CIGZOLA BUILDING RENOVATION  
BUILDING RENOVATION & ADDITION  
409 DAUPHIN STREET, MOBILE, ALABAMA

ROOF PLAN

APPROVAL:

DATE: AUGUST 30 2025

DRAWN: JH

CHECKED:

REVISIONS:

COMM. NO.

SHEET NO.

A-106

OF TOTAL SHEETS