



Agenda Item #4

Application 2026-37-CA

DETAILS

Location:

250 St Francis Street

Summary of Request:

Construct new hotel and establish two parking areas.

Applicant (as applicable):

Steve Stone

Property Owner:

Shree Kishan MOB, LLC

Historic District:

Lower Dauphin Commercial District

Classification:

Non-Contributing

Summary of Analysis:

- The massing and height of the structure help to anchor the edges of the historic district as now demolished commercial buildings once did
- The proposed building materials, as presented, are compatible with other historic buildings in Mobile's historic districts, but also differentiate the subject structure as non-historic, as directed by the *Guidelines*
- The design proposes to incorporate architectural elements and features that recall traditional building patterns in Mobile, however do not sufficiently accomplish 'breaking up' the excess massing directed by the *Guidelines*
- The proposed site improvements serve to segregate, differentiate, and shield different areas of the site

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PROPERTY AND APPLICATION HISTORY

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

The two large parcels have been host to numerous buildings and businesses as seen through the Sanborn Fire Insurance Maps. The 1881 Sanborn Map shows that the area around 250 St Francis featured a three-story commercial building called D.R. Dunlap Drug and Clothing. The 1881 Sanborn Map also shows that the proposed parking area north of the hotel once had a Synagogue, a Presbyterian Church, and several dwellings. The 1924 Sanborn Fire Insurance Map illustrates the increasing industrialization seen in Mobile during this period. The D.R. Dunlap store has been turned into a furniture factory; there is a three-story ice-cream factory at the corner of St. Michael and N Joachim; and an abundance of auto shops and garages can be seen on both sides of St. Michael Street. The updated 1955 Sanborn Map shows that the around 250 St. Francis is beginning to be cleared. There are fewer buildings on the block, primarily unnamed stores and a neon shop and dance studio in the place of the ice-cream factory and furniture factory. Historic aerials show that the area was primarily leveled between 1969 and 1980 with only one building present at the corner of St Michael and N Joachim. By 1985 the two lots have been cleared and are being used as parking lots.

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

SCOPE OF WORK

1. Construct a five-story brick and stucco-clad hotel on the block of St Francis, N. Joachim, and St. Michael Street.

- a. The building footprint will measure 128'11" along the St Francis (south) elevation; 185'4¼" along the N Joachim (east) elevation; and 66'5½" along the St Michael (north) elevation. There will be two primary entrances; one located on the east elevation facing N Joachim Street; and one on the west elevation facing the parking lot. Access to the parking lot is a 32'2¼" opening west end of the south elevation.
- b. The building will be approximately 60' high with a central tower with a parapet wall that adds an additional 4'9" in height. The first floor will be 15' in height; the floor-to-floor height for the second to fourth floors will be 10'; the fifth floor will be 11' in height.
- c. The first floor (base) of the building will be clad in a light tan brick (Brick A) laid in a running bond pattern with a brick rowlock layer approximately ¾ of the way up the wall and capped with a brick soldier lock pattern. The upper four stories will be clad in stucco with the tan (stucco A) on the St Francis and N Joachim Street elevations, and the gray stucco (stucco C) on the north and west elevations. The central parapet will be clad with dark gray brick (Brick B) in a rolling bond pattern with recessed sections with herringbone patterns on the east elevation.
- d. An open dining area will be located underneath the proposed tower on the southeast corner.
- e. The building will be constructed on grade.
- f. The window and door materials will be aluminum.
- g. The roof will be flat. There will be a rooftop pool and pool deck on the southwest section of the structure.
- h. The aluminum windows will be placed to line up vertically.
 - 1) Windows on the first floor of the north end of the east façade and east end of the north façade will be evenly spaced full height one-by-one windows with an aluminum and fabric awning above.
 - 2) Windows on the northwest, south, east, and west elevations of the second through fifth floors will be evenly spaced one-by-one full height above aluminum AC grilles.
 - 3) Windows on the north elevations at the west end of the second through the fifth floors will be one full height with two vertical mullions and one horizontal mullion.
 - 4) A column of single full height windows centrally located on the more eastern north elevation (section on St Michael Street frontage).

- 5) Southwest elevation will not feature any windows.
- i. Aluminum storefront doors will be placed on the east elevation (N Joachim) and west elevation (leading from the parking lot underneath the covered drop off area)

2. Site Improvements

- a. Pave existing parking lot north of Saint Michael Street.
- b. Create parking lot to the west of proposed hotel.
- c. Install 48" high prefinished aluminum fence to enclose the parking lot on St. Michael Street.
 - 1) Primary entrance on the south side of the parking lot on the St. Michael frontage with exits on N Joachim and N Jackson Street.
- b. Install dumpster on the northwest area of the attached hotel parking area.
 - 2) Dumpster will be within a 6' high enclosure constructed of Trex or other composite material.

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

1. **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:
 - i. Wood
 - ii. Vinyl-clad wood
 - iii. Aluminum-clad customized wood
 - iv. 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:
 - i. Mill finish metal windows
 - ii. Snap-in or artificial muntins
 - iii. Vinyl

2. **6.46** Design shutters and awnings to be compatible with the building.
 - Use a shutter that fits the reveal of a window opening precisely.
 - Use an awning that fits proportionately over the window or door opening with an appropriate overlap at the side.
 - Use an awning with a simple design and material.
 - Use an awning with a color that is compatible with the overall building's color scheme. Canvas is preferred.
3. **6.47** Design shutters and awnings to be compatible with the district.

- Use operable blinds or shutter units hung with hinges.
- When using artificial materials, use a blind or shutter unit that has a thickness, weight and design similar to wood. An artificial material shutter will be considered on a case-by-case basis.
- Use an operable shutter where feasible.
- Where a blind or shutter is fixed, hang them on a window casing in a manner to replicate an operable shutter.
- If a synthetic awning is used, use one with a textured surface. Do not use an awning with a smooth vinyl surface.

ACCEPTABLE SHUTTER AND AWNING MATERIALS

- Materials that are similar in character, texture and durability to those used on nearby historic buildings are acceptable. These often include:
 - i. Louvered or solid panel wood (shutter)
 - ii. Louvered or solid panel composite
 - iii. Fabric (awning)

UNACCEPTABLE SHUTTER AND AWNING MATERIALS

- Materials that are not similar in character, texture and durability to those used on nearby historic buildings are unacceptable. These often include:
 - i. Lightweight plastic (shutter)
 - ii. Metal (awning)

4. **7.0** In order to assure that historic resources are appreciated as authentic contributing buildings, it is important that new buildings be distinguishable from them. Therefore, new construction should appear as a product of its own time, while also being compatible with the historically significant features of the area...Building materials and finishes for new structures...should contribute to the visual continuity of the district and appear similar to those seen traditionally.
5. **7.30** Orient a new commercial building to be similar to that of nearby historic structures.
 - Place buildings in line with adjacent historic buildings in terms of relationship to the street. If a project is flanked by non-historic structures, refer to nearby historic structures.
 - Design side setbacks to be similar to those in adjacent historic buildings. If a project is flanked by non-historic structures refer to nearby historic structures.
 - Orient façades of new commercial buildings similarly to adjacent historic structures. In most cases, new commercial structures should be oriented to directly face the street.
 - Face primary building entries toward the public street.
 - Screen ancillary buildings or place them behind the primary building.
6. **7.34** Design a building to be compatible with massing and scale with historic structures in the district.
 - Design building massing to reflect massing of nearby historic structures.
 - Where the volume of new construction is larger than historic structures in the district, break down the massing into smaller components to increase compatibility.
 - Limit the height or the perceived height of buildings to be similar to heights of nearby historic structures.
 - Use vertical and horizontal articulation design techniques to reduce the apparent scale of a larger building mass.
 - Incorporate changes in color, texture and materials.
 - Use architectural details to create visual interest.
 - Use materials that help to convey scale in their proportion, detail and form.
7. **7.35** Design building massing and scale to maintain the visual continuity of the district.
 - Incorporate floor-to-floor heights that appear similar to those of traditional commercial buildings in Mobile.
 - Design a new structure to incorporate a traditional base, middle and cap.
8. **7.36** Maintain traditional spacing patterns created by the repetition of building widths along the street.

- Proportion a new façade to reflect the established range of traditional building widths seen in Mobile.
 - Where a structure must exceed a traditional building width, use changes in building configuration, articulation or design features such as materials, window design, façade height or decorative details to break the façade into modules that suggest traditional building widths.
9. **7.37** Design the massing and scale of new commercial construction to be compatible with historic commercial structures in the district.
- Design building massing to establish a consistent street wall similar to that of nearby or adjacent historic commercial buildings.
 - Where there is an established street wall height on a block, provide additional setbacks for floors above the established street wall height in order to maintain the perceived height of buildings along the street. Ensure that this treatment is permitted by base zoning.

COMMERCIAL CORRIDOR CONTEXT

- New commercial construction in the Commercial Corridor context should exhibit massing and scale that is similar to adjacent and nearby historic residential structures in the district. The design of massing and scale of buildings should also consider relationships to rear-adjacent historic residential structures.
10. **7.40** Maintain the distinction between the street level and upper floor on multi-story structures.
- Incorporate a high percentage of transparent glass into the first floor of the primary façade.
 - Design upper floors to appear more opaque than the street level.
 - Express the distinction in floor heights between street levels and upper levels through detailing, materials and fenestration. The presence of a belt course is an important feature in this relationship.
 - Do not use highly reflective or darkly tinted glass.
11. **7.41** Maintain the traditional spacing pattern created by upper story windows.
- Use traditional proportions of windows, individually or in groups.
 - Maintain the traditional placement of window headers and sills relative to cornices and belt courses.
12. **10.5** Visually connect the street and building.
13. **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)

14. **10.10** In commercial areas, consider using landscaping to screen and soften the appearance of surface parking areas. Use an internal and perimeter landscaping treatment to screen a fenced or walled parking area

STAFF ANALYSIS

The subject property is a vacant lot within the Lower Dauphin Commercial District. The application under review seeks approval for the construction of a five-floor hotel with associated parking lot to the north, on the other side of St. Michael Street. The proposed site does fall within the commercial corridor.

The *Guidelines* call for the design of new commercial structures to be compatible with Mobile's historic districts. One important element that determines compatibility is placement and orientation of the building. The *Guidelines* direct that newly constructed commercial structures be oriented on the lot in a similar way to those of nearby historic structures. Orientation includes its setback from the ROW, along with side setbacks. The placement of the structure does not conflict with the *Guidelines'* directions to "Place buildings in line with adjacent historic buildings in terms of relationship to the street" and "Design side setbacks to be similar to those in adjacent historic buildings." (7.30)

The proposed hotel would have two primary entrances. One primary entrance will be located on the east elevation facing N Joachim Street, which would align with the *Guidelines'* instruction that a new building's primary entries should be oriented toward a public street. (7.30) The second entrance will be on the west elevation facing the parking lot.

The *Guidelines* also discuss the importance of the massing and scale of a new structure for compatibility with the surrounding district. Here, the *Guidelines* direct that a new structure should be designed to "reflect massing of nearby structures"; and specifies that "where the volume of new construction is larger than historic structures in the district, break down the massing into smaller components to increase compatibility" with the use of vertical and horizontal expression, limiting the building's visual height, and integrating color, material, and texture variations (7.34-7.37). The proposed five-floor structure would be marginally taller than the surrounding commercial structures. The floor-to-floor fenestration, horizontal banding, and inclusion of a visual base, middle, and cap serve to establish a sense of human scale along the elevations and maintain continuity of the district. However, the proposed structure exceeds traditional building widths and heights. In this case, the *Guidelines* call for the incorporation of changes in configuration, height, and setbacks (especially for floors above established street wall height), and other decorative details to visually break up the excess.

The commercial massing of the proposed structure does fit within the context of the historic development along the street. Although the structure attempts to incorporate design features and variations along the elevations to create visual continuity and compatibility along the historic streetscape (7.34); it falls short of fully accomplishing the *Guidelines* directives regarding creating compatibility with massing and scale,

Example of nearby buildings with comparable massing include the Coastal Bank and Trust at 172 Saint Francis Street, 169 Dauphin Street, The Steeple at 251 St. Francis Street. The Hilton Garden Inn at 15 N Conception Street is an example of a new five-floor structure that has integrated design features to visually break up massing and scale.

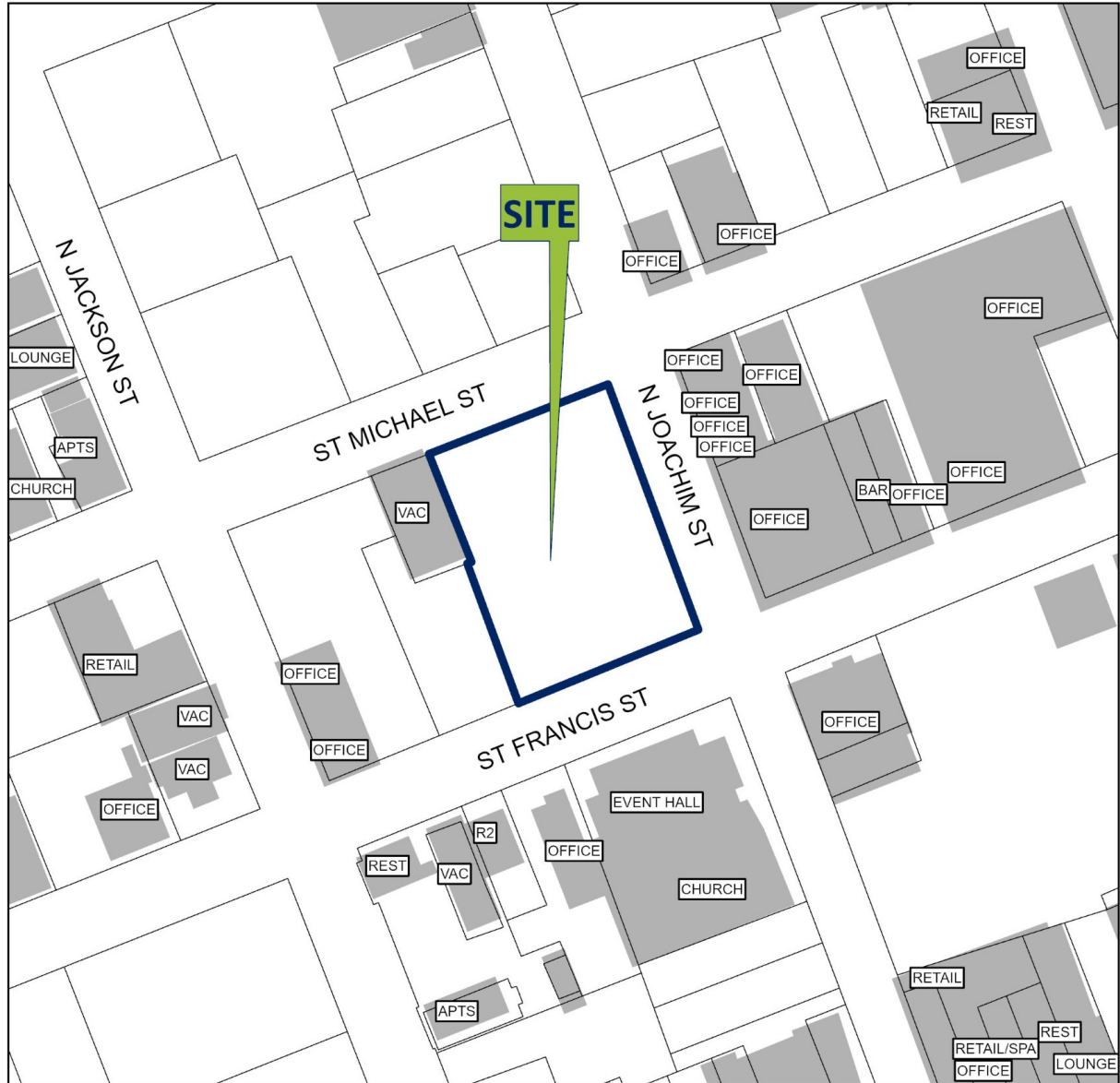
Regarding the fenestration, the proposed aluminum windows and doors are approved materials for use in historic districts (6.45). The rhythm of windows would be sympathetic to the surrounding historic structures and would be evenly dispersed across the two façade elevations facing Francis Street and N Joachim Street. Additionally, the windows on the first floor would be full length to match the height of the primary entry on the east façade. The first floor of the central tower will be open to a recessed outdoor dining area, separated from the street with planters. Fabric awnings with aluminum framing will be fitted above the first-floor windows and openings along the east and south façades, with the exception of the openings on the darker brick tower. The simple design of the awning and the materials selected are compatible with the building and district (6.46-6.47).

While new buildings in historic districts should be compatible with the surrounding district, it is critical that they not attempt to recreate historic structures but be distinguishable from them. As the *Guidelines* state, “new construction should appear as a product of its own time, while also being compatible with the historically significant features of the area.” (7.0) In that vein, building materials and finishes for new structures should be visually similar to those seen traditionally, but they need not match. The exterior colored brick and stucco of the proposed hotel are visually similar to traditional material used in commercial and institutional construction in Mobile.

The proposed site improvements include the implementation of a landscape plan which includes hardscaping, soft scaping, a dumpster with an enclosure, and parking to the west of the structure and north of St Michael Street.

The *Guidelines* direct that there should be a visual connection between the street and a building in a historic district (10.5). This is accomplished due to the building’s appropriate setbacks on the south and east elevations which provide continuity with the district and create an appropriate connection between the sidewalk and main entrance on the southeast corner. There will be two asphalt parking areas. One directly to the west of the proposed hotel with approximately fourteen (14) spaces and another parking area to include approximately sixty-six (66) spaces, located to the north of the building, across St Michael Street. The *Guidelines* instruct that the visual impact of parking should be minimized (10.7). The utilization and placement of the proposed landscaping accomplishes this by screening the primary parking areas. The proposed concrete and asphalt paving materials are approvable under the *Guidelines*. (10.7,10.10)

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER 4 DATE 6/17/2026
 APPLICANT Steve Stone on behalf of Shree Kishan MOB, LLC
 PROJECT Construct new hotel and establish two parking areas



Site Photos - 250 St Francis Street



1. View of proposed hotel site looking NW.



2. View of proposed hotel site looking SW.



4. View of St Michael Street parking area looking NW.



5. View of 251 St Francis, directly south of subject site.



5. View of 172 St. Francis, similar massing.



6. View of 169 Dauphin Street.

Site Photos - 250 St Francis Street



7. View of 15 N Conception Street (Hilton Garden Inn), looking S



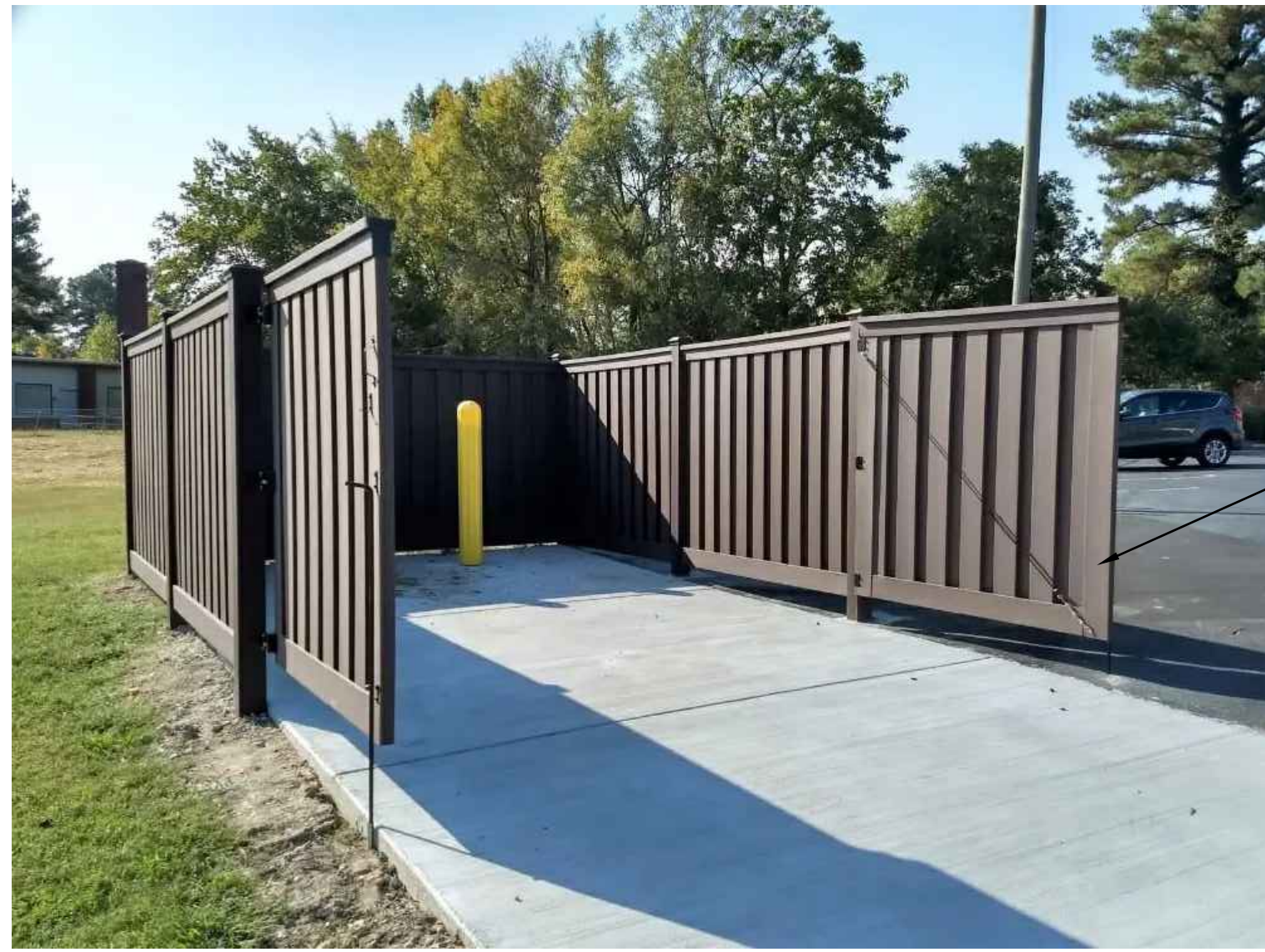
8. View 15 N Conception Street (Hilton Garden Inn), looking E.



9. View of 15 N Conception Street (Hilton Garden Inn), looking S.



10. View of 15 N Conception Street (Hilton Garden Inn) looking W.

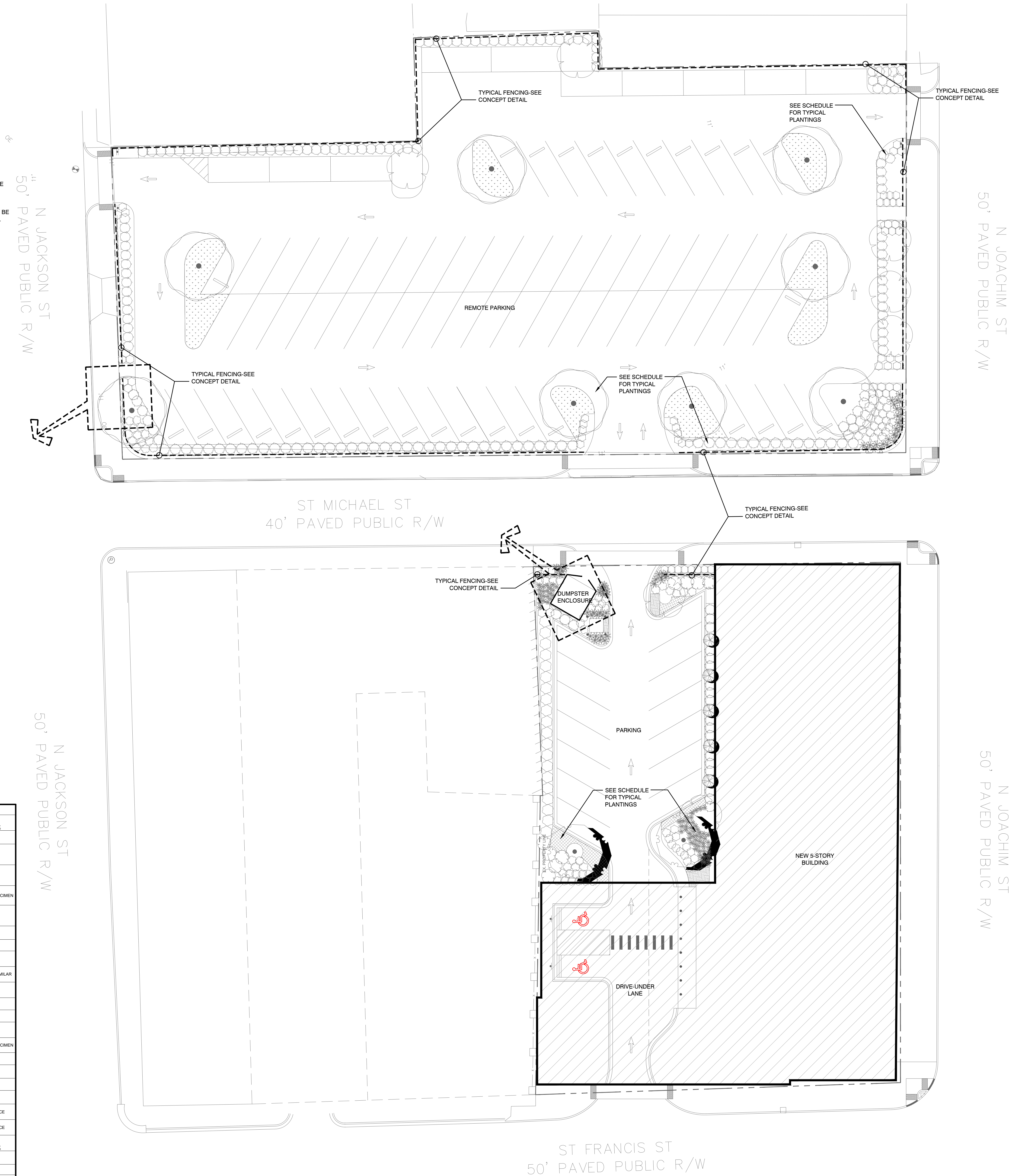


3 DUMPSTER ENCLOSURE BASIS-OF-DESIGN
N.T.S.



2 TYPICAL FENCING BASIS-OF-DESIGN
N.T.S.

PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	CONDITION	REMARKS
TREES							
	CA	8	Carpinus caroliniana / American Hornbeam	10' Min. Ht., 3" Caliper	B&B	Matching, Strong Central Leader	
	LI	2	Lagerstroemia indica / Crape Myrtle	8' Min. Ht., 2" Caliper	B&B	Matching, Strong Central Leader	
	LASS	5	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	15'-20' HT	B&B or Container		MATCHED SPECIMEN
	MVMG	7	Magnolia virginiana 'Moonglow' / Moonglow Sweetbay Magnolia	10' Min. Ht., 2" Caliper	B&B	Multi-trunk, Matching, Uniform Growth Habit	
SHRUBS							
	CAST	68	Aspidistra elatior / Cast Iron Plant	24" Min. Ht.	Container		
	AO	20	Azalea 'Autumn Lily' / Autumn Lily Encore Azalea	30" Min. Ht.	Container	Matching, Free of Weeds	
	CAMS	8	Camellia sasanqua 'Showa-no-sakae' / Showa-no-sakae Camellia	30" Min. Ht.	Container		OR EQUAL / SIMILAR
	DV	86	Dialium x 'Vintage Jade' / Vintage Jade Dialium	18" Min. Ht.	Container	Matching, Free of Weeds	
	GARD	75	Gardenia jasminoides 'Radicans' / Radicans Gardenia	24" HT, 24" SP	Container		
	HYD LIM	72	Hydrangea paniculata 'Limelight' / Limelight Panicle Hydrangea	30" Min. Ht.			
	IV	1	Ilex virginica / Virginia Sweetgale	24" Min. Ht.	Container	Matching, Free of weeds	
	LOR DWF	103	Loropetalum chinense 'Hakuro' / Jazz Handbell Dwarf White Fringe Flower	48" Height	Container		MATCHED SPECIMEN
	PA	7	Perovskia abrotanoides / Russian Sage	18" Min. Ht.	Container	Matching, Free of Weeds	
ORNAMENTAL GRASSES							
	MC	61	Muhlenbergia capillaris / Pink Muhly Grass	12" Min. Ht.	Container	Matching, Free of Weeds	
VINE AND CLIMBING							
	MRTV	66	Campsis x tagliabuana 'HOMR' / Madame Rose® Trumpet Vine	#1 Container	Container		TRAIN TO FENCE
	CLEM	17	Clematis paniculata / Sweet Autumn Clematis	#1 Container	Container		TRAIN TO FENCE
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	CONDITION	REMARKS
GROUND COVERS							
	AAJ REP	205 sf	Ajuga reptans / Carpet Bugle	Weed Free, Disease Free, Full Turf, Rolls or Squares	4" Pot., 10" o.c.		
	CT	1,600 sf	Cynodon dactylon 'TIF 419' / TIF 419 Bermudagrass	Sod	--	Sod, Free of Weeds, Peg in Place on Slopes 3:1 or Greater	
	RUBS	75 sf	Ruellia simplex / Mexican Petunia	Weed Free, Disease Free, Full Turf, Rolls or Squares	12" O.C.		



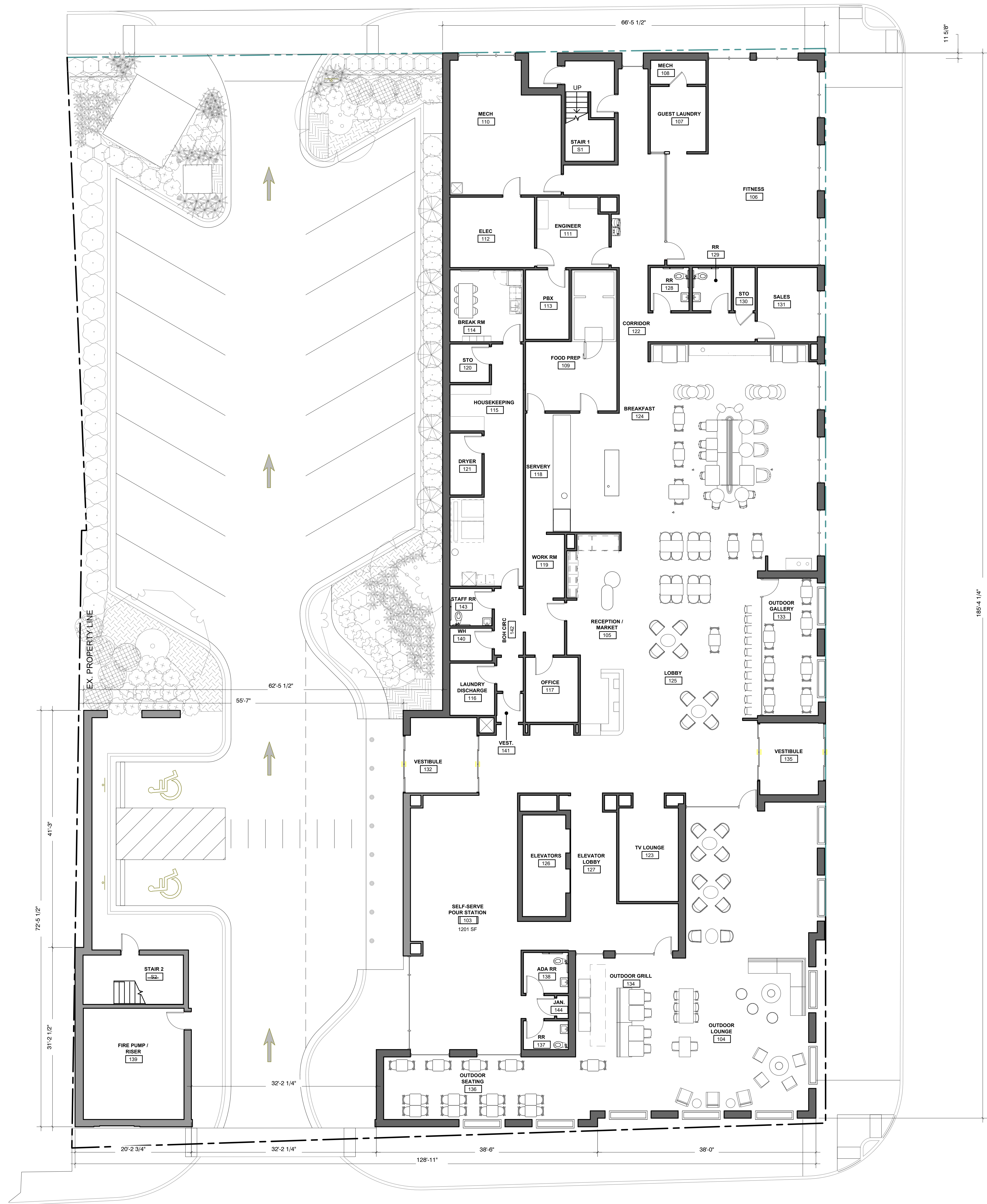
1 REFERENCE SITE PLAN
1/16"=1'-0"

HOME2 SUITES
250 ST. FRANCIS STREET
MOBILE | ALABAMA



ISSUES + REVISIONS
APPLICATION FOR CRC/ARB
05.11.26

REFERENCE SITE
PLAN



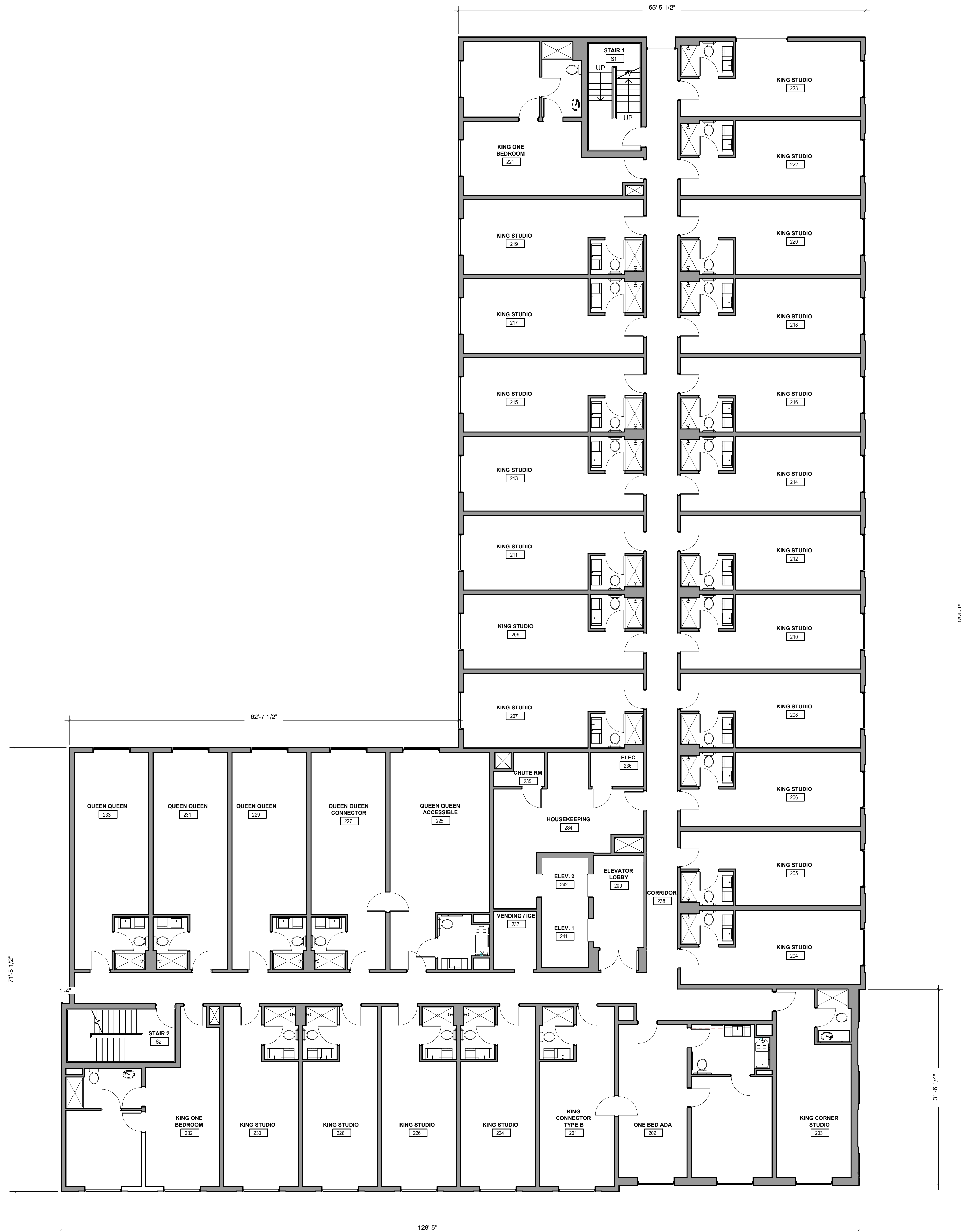
1 FIRST FLOOR PLAN
1/8"=1'-0"

HOME2 SUITES
250 ST. FRANCIS STREET
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FIRST FLOOR PLAN



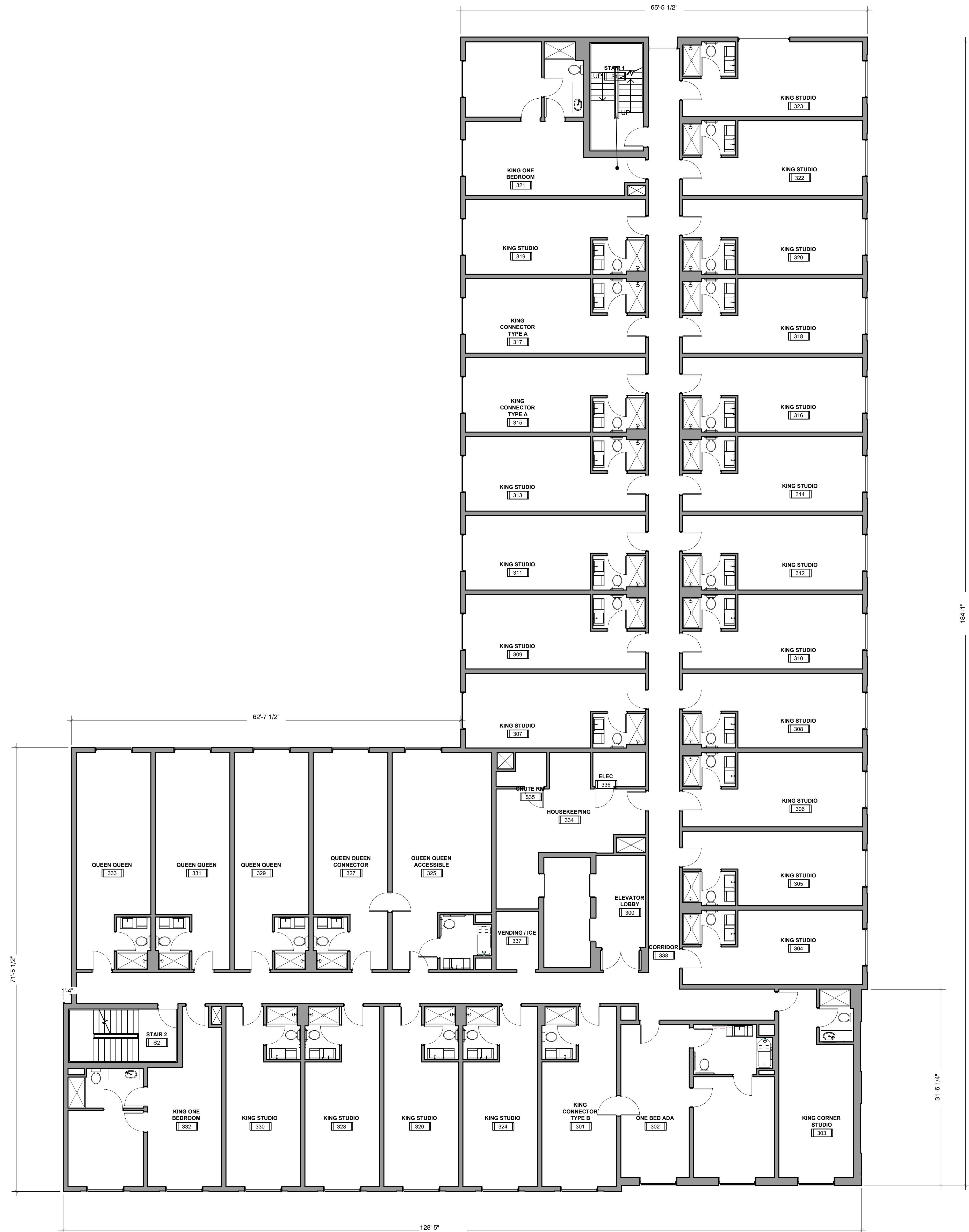
1 SECOND FLOOR PLAN
1/8" = 1'-0"

HOME2 SUITES
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SECOND FLOOR
PLAN



1 THIRD FLOOR PLAN
1/8" = 1'-0"

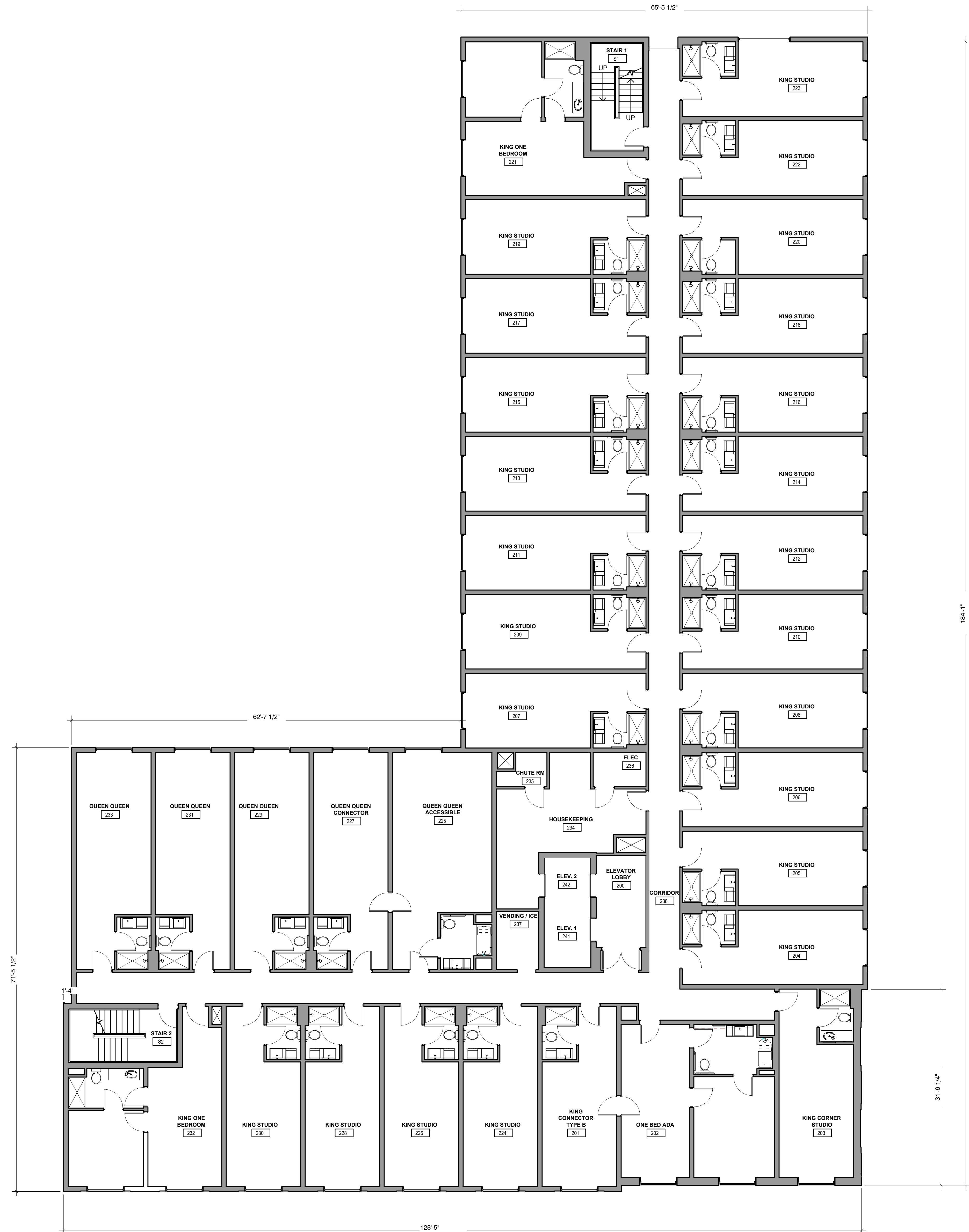
HOME2 SUITES
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THIRD FLOOR PLAN



1 FOURTH FLOOR PLAN
1/8" = 1'-0"

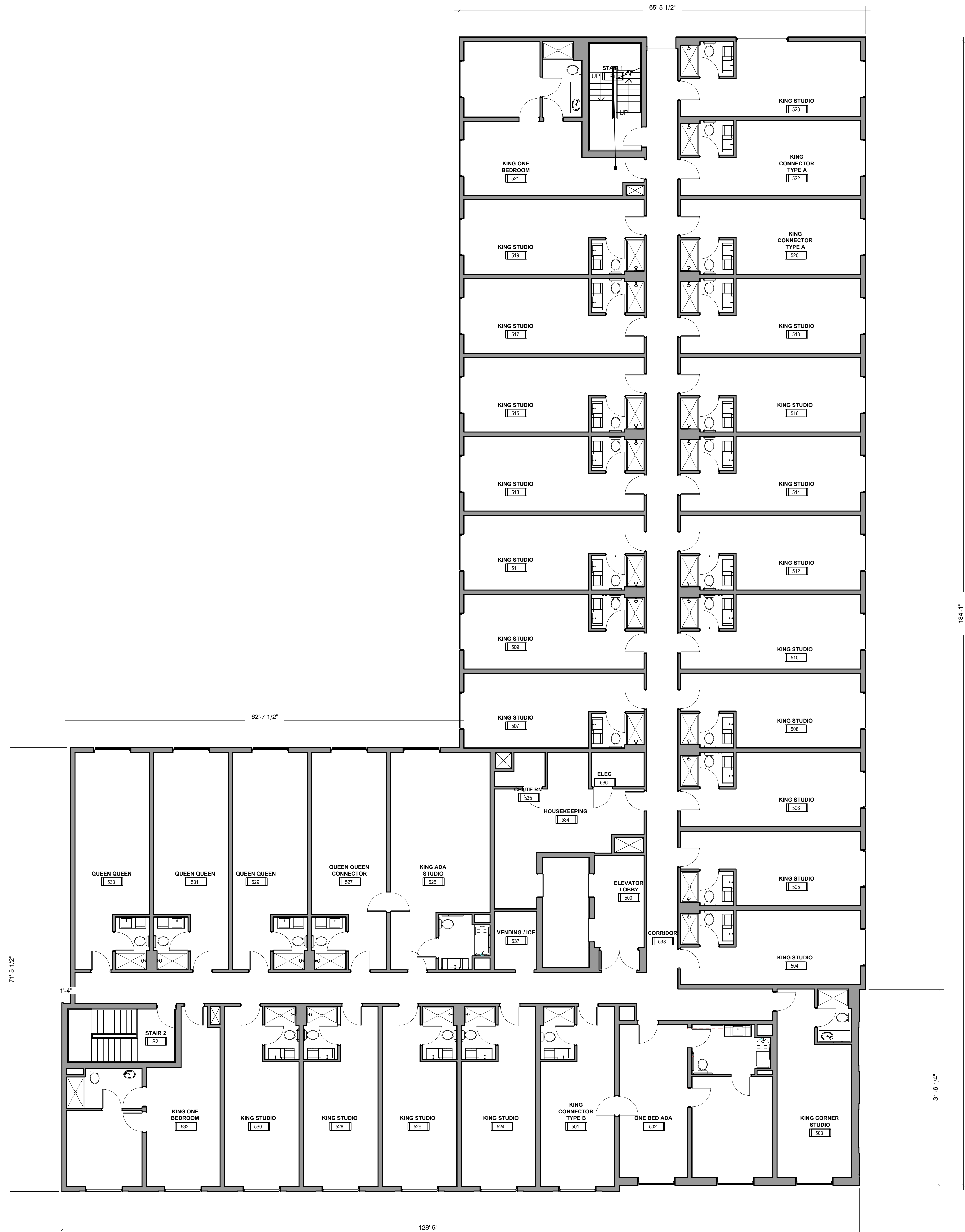
HOME2 SUITES
250 ST. FRANCIS STREET
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FOURTH FLOOR
PLAN



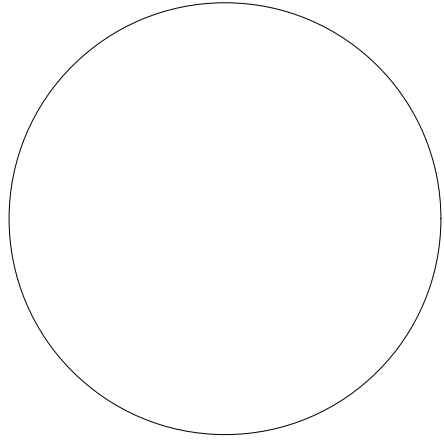
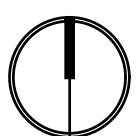
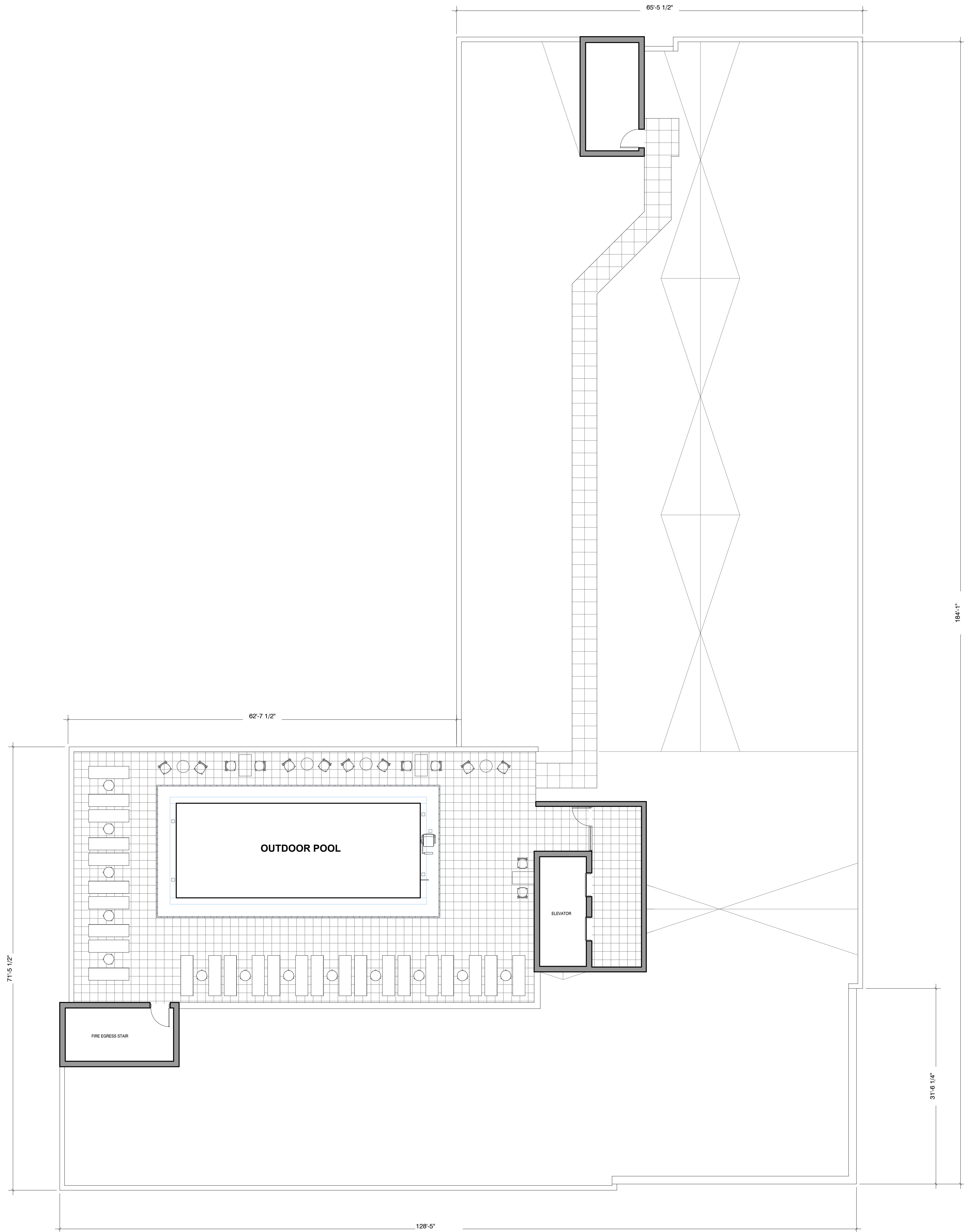
1 FIFTH FLOOR PLAN
1/8"=1'-0"

HOME2 SUITES
250 ST. FRANCIS STREET
MOBILE | ALABAMA



ISSUES + REVISIONS
APPLICATION FOR CRC/ARB

FIFTH FLOOR PLAN





HOME2 SUITES
250 ST. FRANCIS STREET
MOBILE | ALABAMA



ISSUES + REVISIONS
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05.11.26

EXTERIOR
ELEVATIONS

A2.2

ELEVATION KEYNOTES

① STUCCO COLOR "A"

② STUCCO COLOR "B" :
ACCENT

③ STUCCO COLOR "C"

④ STUCCO COLOR "D" :
SPANDREL ACCENT

⑨ METAL PLANTER

⑩ SIGNAGE (SEPARATE APPLICATION)

⑤ BRICK COLOR "A"

⑥ BRICK COLOR "B"

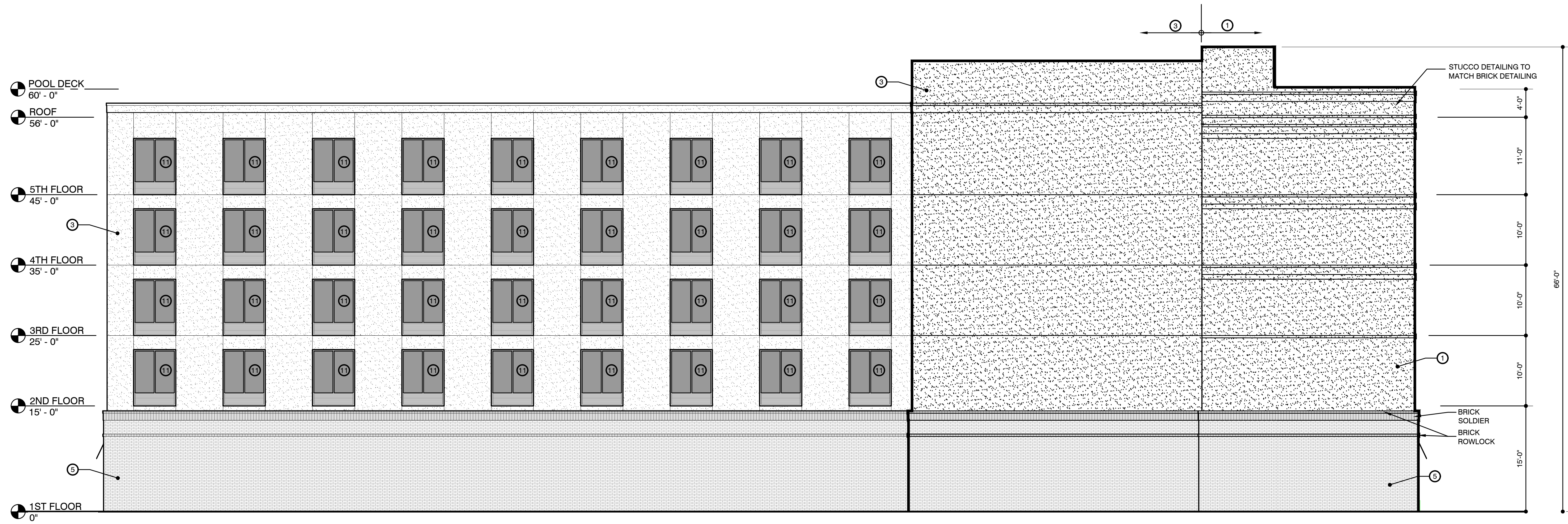
⑦ BRICK COLOR "B" (HERRINGBONE)

⑧ FABRIC AND ALUMINUM CANOPY

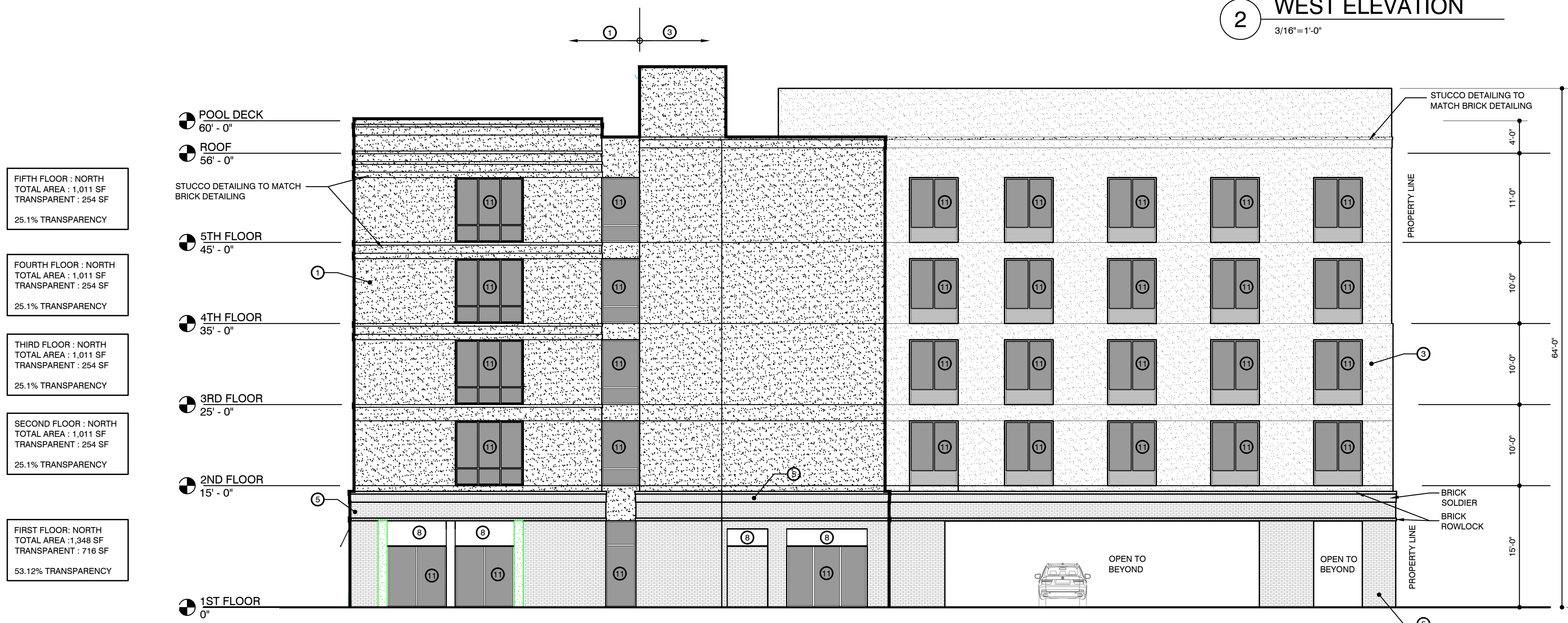
⑪ ALUM. STOREFRONT / PTAC GRILLE

⑫ ALUM. STOREFRONT DOOR

⑬ PAINTED HOLLOW METAL DOOR



2 WEST ELEVATION
3/16"=1'-0"



1 NORTH ELEVATION
3/16"=1'-0"

FIFTH FLOOR : NORTH TOTAL AREA : 1,011 SF TRANSPARENT : 254 SF 25.1% TRANSPARENCY
FOURTH FLOOR : NORTH TOTAL AREA : 1,011 SF TRANSPARENT : 254 SF 25.1% TRANSPARENCY
THIRD FLOOR : NORTH TOTAL AREA : 1,011 SF TRANSPARENT : 254 SF 25.1% TRANSPARENCY
SECOND FLOOR : NORTH TOTAL AREA : 1,011 SF TRANSPARENT : 254 SF 25.1% TRANSPARENCY
FIRST FLOOR : NORTH TOTAL AREA : 1,348 SF TRANSPARENT : 716 SF 53.12% TRANSPARENCY



HOME2 SUITES
250 ST. FRANCIS STREET
MOBILE | ALABAMA



ISSUES + REVISIONS
APPLICATION FOR CRC/ARB
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CONTEXT PHOTOS



ELEVATION KEYNOTES			
	1 STUCCO COLOR "1A"		5 BRICK COLOR "1A"
	2 STUCCO COLOR "1B" : ACCENT		6 BRICK COLOR "1B"
	3 STUCCO COLOR "1C"		7 BRICK COLOR "1B" (HERRINGBONE)
	4 STUCCO COLOR "1D" : SPANDREL ACCENT		8 FABRIC AND ALUMINUM CANOPY
	9 METAL PLANTER		11 ALUM. STOREFRONT / PTAC GRILLE
	10 SIGNAGE (SEPARATE APPLICATION)		12 ALUM. STOREFRONT DOOR
			13 PAINTED HOLLOW METAL DOOR

HOME2 SUITES

250 ST. FRANCIS STREET

MOBILE | ALABAMA



05.11.26

ISSUES + REVISIONS

APPLICATION FOR CRC/ARB

CONCEPT RENDERINGS

VIEW LOOKING NORTHWEST



VIEW LOOKING SOUTHWEST

ELEVATION KEYNOTES			
	1 STUCCO COLOR "A"		5 BRICK COLOR "A"
	2 STUCCO COLOR "B" : ACCENT		6 BRICK COLOR "B"
	3 STUCCO COLOR "C"		7 BRICK COLOR "B" (HERRINGBONE)
	4 STUCCO COLOR "D" : SPANDREL ACCENT		8 FABRIC AND ALUMINUM CANOPY
	9 METAL PLANTER		11 ALUM. STOREFRONT / PTAC GRILLE
	10 SIGNAGE (SEPARATE APPLICATION)		12 ALUM. STOREFRONT DOOR
			13 PAINTED HOLLOW METAL DOOR

HOME2 SUITES

250 ST. FRANCIS STREET

MOBILE | ALABAMA



ISSUES + REVISIONS

APPLICATION FOR CRC/ARB

05.11.26

CONCEPT
RENDERINGS



VIEW LOOKING SOUTHEAST

ELEVATION KEYNOTES			
	1 STUCCO COLOR "1A"		5 BRICK COLOR "1A"
	2 STUCCO COLOR "B" : ACCENT		6 BRICK COLOR "B"
	3 STUCCO COLOR "C"		7 BRICK COLOR "B" (HERRINGBONE)
	4 STUCCO COLOR "D" : SPANDREL ACCENT		8 FABRIC AND ALUMINUM CANOPY
	9 METAL PLANTER		11 ALUM. STOREFRONT / PTAC GRILLE
	10 SIGNAGE (SEPARATE APPLICATION)		12 ALUM. STOREFRONT DOOR
			13 PAINTED HOLLOW METAL DOOR

HOME2 SUITES

250 ST. FRANCIS STREET

MOBILE | ALABAMA

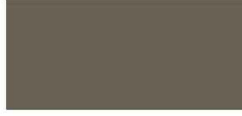
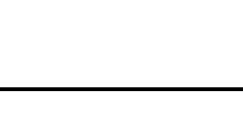


ISSUES + REVISIONS

APPLICATION FOR CRC/ARB

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CONCEPT
RENDERINGS

ELEVATION KEYNOTES			
	① STUCCO COLOR "1A"		⑤ BRICK COLOR "1A"
	② STUCCO COLOR "1B" : ACCENT		⑥ BRICK COLOR "1B"
	③ STUCCO COLOR "1C"		⑦ BRICK COLOR "1B" (HERRINGBONE)
	④ STUCCO COLOR "1D" : SPANDREL ACCENT		⑧ FABRIC AND ALUMINUM CANOPY
	⑨ METAL PLANTER		⑪ ALUM. STOREFRONT / PTAC GRILLE
	⑩ SIGNAGE (SEPARATE APPLICATION)		⑫ ALUM. STOREFRONT DOOR
			⑬ PAINTED HOLLOW METAL DOOR



VIEW LOOKING NORTHEAST