



Architectural Review Board
March 4, 2026

Agenda Item #4

Application 2026-17-CA

DETAILS

Location:

108 Ryan Avenue

Summary of Request:

- Construct addition on southeast corner of home.
- Construct covered porch on east elevation.
- Roof for addition and covered porch will have a hipped roof.

Applicant (as applicable):

Ben Cummings

Property Owner:

Richard and Carolyn Jeffers

Historic District:

Ashland Place

Classification:

Contributing

Summary of Analysis:

- The proposed addition is in conformance with the *Guidelines'* standards for compatibility in placement, massing, scale, and materials.
- The light configuration of new windows differs from the existing.

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PROPERTY AND APPLICATION HISTORY

Ashland Place Historic District was listed in the National Register in 1987 under Criteria A (community planning) and C (architectural significance). The neighborhood initially was platted in 1907 and centered around land once occupied by the Augusta Evans Wilson homestead. The neighborhood was an early streetcar suburb along the Springhill Avenue trolley line. The district is significant for its concentration of architectural types and styles popular between 1900 and 1955, including Georgian and Federal Revivals, Colonial and Classical Revivals, Craftsman, Mission Revival, and Tudor Revival.

The property at 108 Ryan Avenue is a circa 1928 two-story home that expresses Spanish Revival influences. These influences are seen in the low-pitch hipped roof, the arched entry on the west façade, the stucco wall surface, and the arches above the 1st floor balconies on the west façade. The home first appears on the updated 1956 Sanborn Fire Insurance Map and shows that the massing has changed little since then.

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

SCOPE OF WORK

Construct addition on southeast corner of home measuring 12'0" W x 20'1" D.

1. Two windows located on the east elevation will be removed to accommodate the kitchen addition.
2. Finished floor height will match existing.
3. Addition will be clad in a painted brick veneer
4. South elevation of addition will read as follows (from west to east): Two consistently spaced 1'8" W x 4'4" H aluminum-clad one-over-one double hung windows; below the windows just above grade there will be three evenly spaced foundation vents.
5. East elevation of addition will read as follows (from south to north): 2'8" W x 4'4" H aluminum-clad casement window.

Construct covered porch on east elevation that measuring 25'4" W x 12'8" D.

1. Remove existing utility room, patio, and stairs on east elevation.
2. Finished floor height to match existing.
 - a. Flooring will be quarry tile with concrete border
3. Foundation infill will be true stucco finish over CMU.
4. Porch will be supported by 4 wood columns on east side and 2 wood pilasters on west side.
 - a. Columns and pilasters will match the columns on the existing sunroom.
 - b. Copper insect screening on wood framing will infill between the columns.
 - c. A wood paneled door with insect screen measuring 2'4" W x 7'0" H will be located on the south elevation of screened-in porch.
 - d. A pair of wood paneled doors with insect screen measuring 4'8" W x 7'0" H located on the east elevation of screened-in porch.
5. The covered porch will be accessed by a set of brick steps measuring 7'4" W, which will be centered on the east elevation. The steps will be flanked by metal handrails.
6. An uncovered grilling porch measuring 6'0" W x 7'4" D will be constructed on the south side of the covered porch. The grilling porch will be accessed by a set of 3 brick steps measuring 3'8" W with adjacent single metal handrail.

Fenestration changes to existing east elevation.

East elevation of existing house (east end wall) will read as follows (from south to north): 4'0" W x 7'0" H pair of stile and rail wood 12 x 12 true-divided-lite doors; 2'8" W x 4'4" H aluminum clad casement window.

Roofing for addition and covered porch

Addition and covered porch will have a hipped TPO membrane roof with a 12/2 pitch and exposed rafter tails to match existing sunroom.

Site improvements

Install new concrete patio measuring 22'0" W x 15'0" D will be located adjacent to the new covered porch.

APPLICABLE STANDARDS

- 5.16 Use a screen door that is visually compatible with the period and style of the building.
 - Use wood screen doors that are backed with screening.
 - Metal storm or metal screen doors should have an appearance similar to painted wood (not unfinished metal).
- 6.9 Place an addition so that it is subordinate to the historic residential structure.
 - Place and design an addition to the rear or side of the historic building wherever possible.
 - Place a vertical addition in the rear so it is not visible from the street.
- 6.10 Design an addition to be compatible in massing and scale with the original historic structure.
 - Design the massing of an addition to appear subordinate to the historic building.
 - Where feasible, use a lower-scale connecting element to join an addition to a historic structure.
 - Where possible, match the foundation and floor heights of an addition to those of the historic building.
- 6.11 Design the exterior walls of an addition to be compatible in scale and rhythm with the original historic structure.
 - Design the height of an addition to be proportionate with the historic building, paying particular attention to the foundation and other horizontal elements.
 - Design the addition to express floor heights on the exterior of the addition in a fashion that reflects floor heights of the original historic building.
- 6.12 Clearly differentiate the exterior walls of an addition from the original historic structure.
 - Use a physical break or setback from the original exterior wall to visually separate the old from new.
 - Use an alteration in the roofline to create a visual break between the original and new, but ensure that the pitches generally match.
- 6.13 Use exterior materials and finishes that are comparable to those of the original historic residential structure in profile, dimension and composition. Modern building materials will be evaluated for appropriateness or compatibility with the original historic structure on an individual basis, with the objective of ensuring the materials are similar in their profile, dimension, and composition to those of the original historic structure.

- Utilize an alternative material for siding as necessary, such as cement-based fiber board, provided that it matches the siding of the historic building in profile, character and finish.
- Use a material with proven durability.
- Use a material with a similar appearance in profile, texture and composition to those on the original building.
- Choose a color and finish that matches or blends with those of the historic building.
- Do not use a material with a composition that will impair the structural integrity and visual character of the building.
- Do not use a faux stucco application.
- 6.14 Design a roof of an addition to be compatible with the existing historic building.
 - Design a roof shape, pitch, material and level of complexity to be similar to those of the existing historic building.
 - Incorporate overhanging exposed rafters, soffits, cornices, fascias, frieze boards, moldings or other elements into an addition that are generally similar to those of the historic building.
 - Use a roofing material for an addition that matches or is compatible with the original historic building and the district.
- 6.15 Design roofs such that the addition remains subordinate to the existing historic buildings in the district.
 - Where possible, locate a dormer or skylight on a new addition in an inconspicuous location.
 - In most cases, match a roof and window on a dormer to those of the original building.
- 6.19 Design piers, foundations and foundation infill on a new addition to be compatible with those on the historic building.
 - Match the foundation of an addition to that of the original.
 - Use a material that is similar to that of the historic foundation.
 - Match foundation height to that of the original historic building.
 - Use pier foundations if feasible and if consistent with the original building.
 - Do not use raw concrete block or wood posts on a foundation.
- 6.20 Use details that are similar in character to those on the historic structure.
 - Match a detail on an addition to match the original historic structure in profile, dimension and material.
 - Use ornamentation on an addition that is less elaborate than that on the original structure.
 - Use a material for details on an addition that match those of the original in quality and feel.
 - Match the proportions of details on an addition to match the proportions used on the original historic structure.
- 6.21 Design a window on an addition to be compatible with the original historic building.
 - Size, place and space a window for an addition to be in character with the original historic building.
 - If an aluminum window is used, use dimensions that are similar to the original windows of the house. An extruded custom aluminum window approved by the NPS or an aluminum clad wood window may be used, provided it has a profile, dimension and durability similar to a window in the historic building.
- 6.42 Design a porch to be compatible with the neighborhood.

- Include a front porch as part of new construction if it is contextual and feasible.
- When designing a porch, consider porch location, proportion, rhythm, roof form, supports, steps, balustrades and ornamentation relative to the main building and porches in the district.
- Design the elements of a porch to be at a scale proportional to the main building.
- Where a rhythm of porches exists on a street or block, design a porch that continues this historic rhythm.
- Design a rear or side porch that is visible from the public right-of-way to be subordinate in character to the front porch
- 6.43 Design piers, a foundation and foundation infill to be compatible with those of nearby historic properties.
 - Use raised, pier foundations.
 - If raised foundations are not feasible, use a simulated raised foundation.
 - Do not use slab-on-grade construction. This is not appropriate for Mobile’s historic neighborhoods. If a raised slab is required, use water tables, exaggerated bases, faux piers or other methods to simulate a raised foundation.
 - Do not use raw concrete block or exposed slabs.
 - If foundation infill must be used, ensure that it is compatible with the neighborhood.
 - If solid infill is used, recess it and screen it with landscaping.
 - If lattice is used, hang it below the floor framing and between the piers. Finish it with trim.
 - Do not secure lattice to the face of the building or foundation.
 - Do not use landscaping to disguise inappropriate foundation design.

ACCEPTABLE FOUNDATION MATERIALS

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

UNACCEPTABLE FOUNDATION MATERIALS

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

STAFF ANALYSIS

The subject property is a contributing structure to the Ashland Place Historic District. The application under review includes constructing an addition that will measure 12'0" W x 20'1" D on the southeast corner of the existing residence, behind the existing sunroom; a covered porch on the east elevation that will measure 25'4" W x 12'8" D, and the installation of a small grilling porch and larger concrete patio.

The *Guidelines* call for an addition to an existing historic structure to be subordinate to and compatible with the main structure in placement, massing, scale and rhythm. The proposed addition sits behind the existing sunroom and to the side of the main massing of the residence. Additionally, the size of the addition would be subordinate to the existing structure and would echo some design elements seen on the main dwelling. The addition would retain the rhythm of the existing structure, while also differentiating new construction from the historic structure. This continued rhythm is seen with the continuation of exposed rafter tails along the roof line extending from the sunroom to the addition. (6.9–6.11). The *Guidelines* state to, "use a material with a similar appearance in profile texture and composition to those on the original building" (6.13). The use of the brick veneer clearly differentiates the addition from the existing while maintaining the masonry appearance established by the use of stucco on the existing residence (6.12).

The *Guidelines* say to design the roof of an addition to be compatible with the existing historic building and subordinate to the historic building in the historic district (6.12-6.15). The low pitch hipped roof that will extend from portions of the existing residence over the covered porch and addition would be in compliance.

The use of brick veneer extending to grade would imitate the existing structure as called for in the *Guidelines* (6.19). Additionally, the replication of columns from the existing sunroom for use on the covered porch would incorporate details similar in character to those on the historic structure (6.20). The aluminum-clad windows proposed are an approvable material for use in historic districts (6.21); however, they differ in light configuration from the six-over-one or three-over-one windows seen throughout the rest of the home.

The proposed covered porch would be on the rear elevation, situated behind the existing residence (6.42). The porch would feature stucco finish over CMU that would serve as the foundation infill, this would also match the applique of the existing structure (6.43).

Site Location – 108 Ryan Avenue



Site Photos – 108 Ryan Avenue



1. West elevation (façade) looking E.



2. Northwest profile of existing structure.



3. Southwest profile of existing structure.



4. Example of existing screen door on north elevation.



5. East elevation and location of the addition.



6. East elevation and location addition.



Architectural Review Board Application

FEB. 3, 2026

Date of Application

Date Received

108 RYAN AVE. 36607

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.

\$ 375,000

Cost of Project (Required)

Fee Paid: \$

Check #

RICHARD & CAROLYN JEFFERS

Owner Name

Phone

Email

36607

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.

BEN CUMMINGS

Owner's Representative Name

Phone

Email

36606

Zip Code

Describe the Proposed Work:

ADD NEW KITCHEN & REAR PORCH

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.

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | historicdevelopment@cityofmobile.org | 251.208.7281

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Revised August 2023

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

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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."

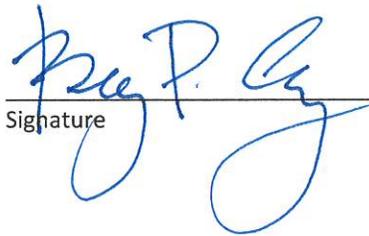
Ordinance #44-084

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



Date

Build Mobile, PO Box 1827, Mobile, Alabama 36633

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Revised August 2023



DRAFT
NOT FOR CONSTRUCTION
DRAFT

ADDITION to the HOME of
RICHARD and CAROLYN JEFFERS
108 RYAN AVENUE
MOBILE, ALABAMA 36607

THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY MANNER WITHOUT THE PERMISSION OF THE ARCHITECT.

REVISIONS	
MARK	DATE

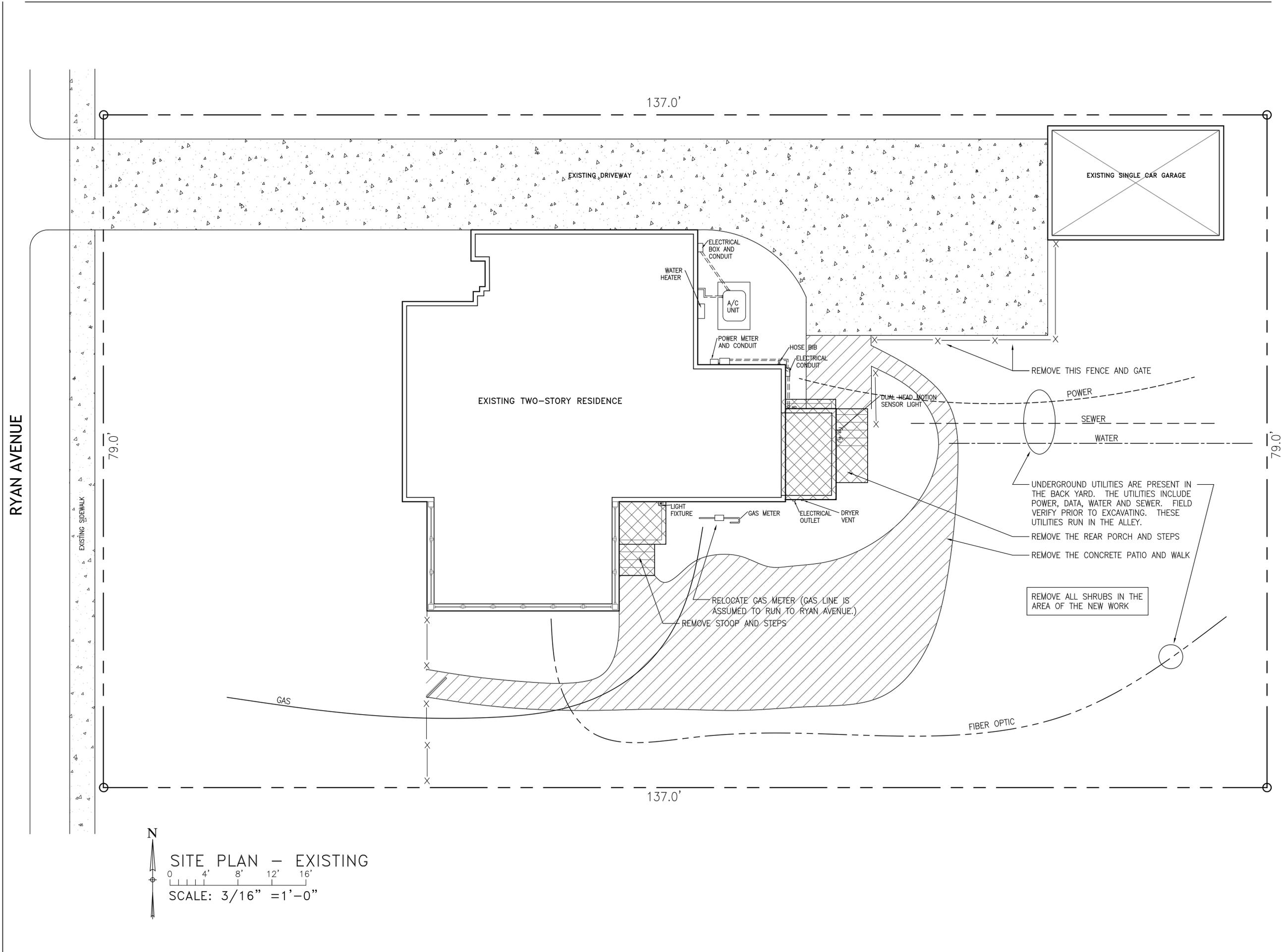
SHEET NAME
SITE PLAN - EXISTING

PROJECT NO. 2020-26

DATE 2026

SHEET NO.

A0.1



SITE PLAN - EXISTING

0 4' 8' 12' 16'

SCALE: 3/16" = 1'-0"

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DRAFT

ADDITION to the HOME of
RICHARD and CAROLYN JEFFERS
108 RYAN AVENUE
MOBILE, ALABAMA 36607

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REVISIONS	
MARK	DATE

SHEET NAME
SITE PLAN - NEW WORK

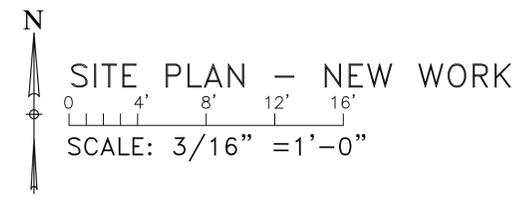
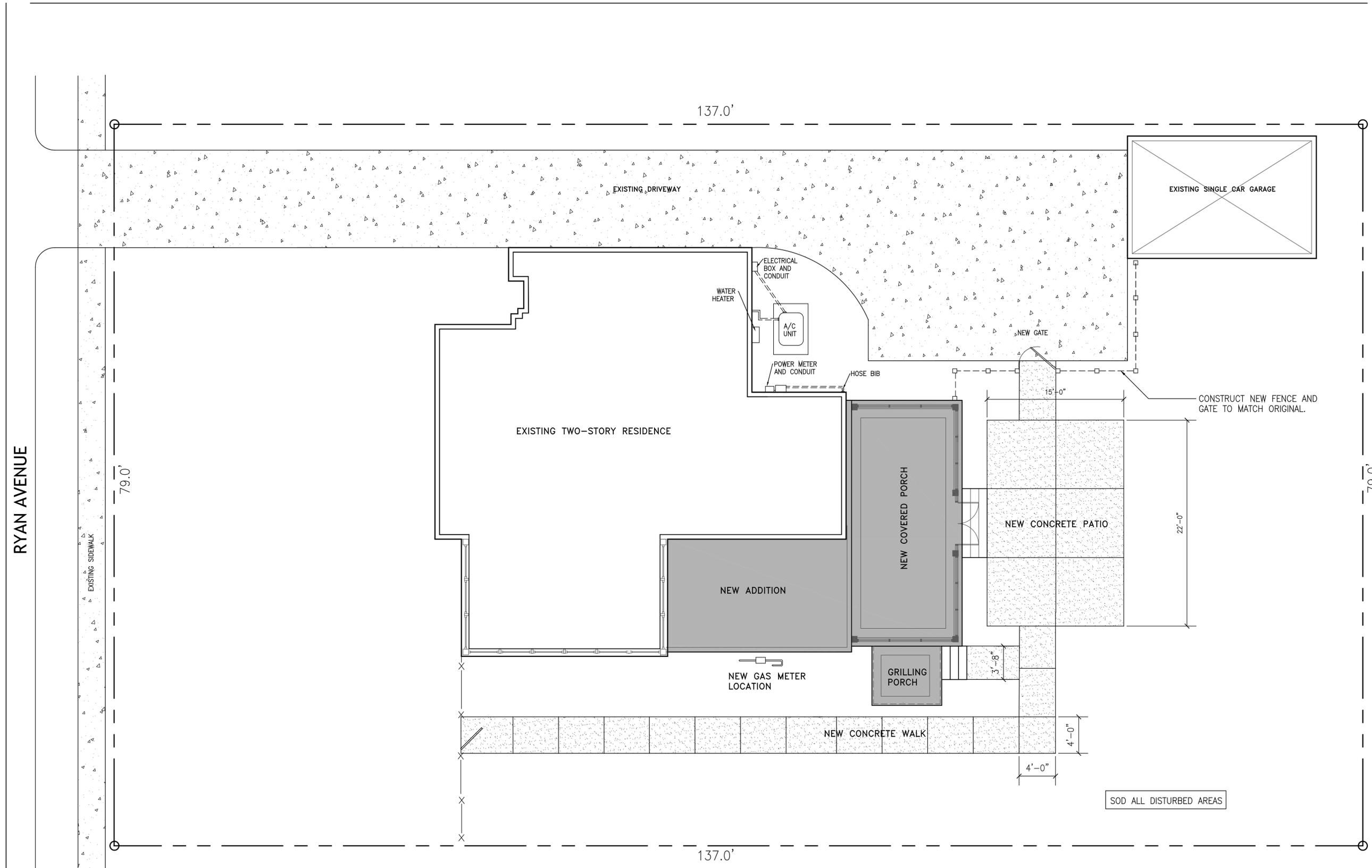
PROJECT NO. 2020-26

DATE 2026

SHEET NO.

A0.2

FULL SCALE SHEET IS 22" x 34"
HALF SCALE SHEET IS 11" x 17"



SITE COVERAGE	
PRE-CONSTRUCTION:	4354.80 SQUARE FEET
POST-CONSTRUCTION:	4662.40 SQUARE FEET
TOTAL ADDITIONAL IMPERVIOUS AREA:	307.60 SQUARE FEET

DEMOLITION NOTES

- D1 REMOVE WINDOW UNIT AND DISCARD. ALTER THE ROUGH OPENING FOR NEW WINDOW LOCATION AND SIZE.
- D2 REMOVE CABINET DOORS AND RECESSED CABINETS. OPENING IN WALL TO BE CLOSED UP.
- D3 REMOVE WALL AND ARCHED OPENING.
- D4 REMOVE DOOR AND FRAME AND DISCARD. ALTER THE ROUGH OPENING FOR NEW DOOR.
- D5 REMOVE EXISTING APPLIANCES – STORE AS DIRECTED BY OWNER.
- D6 REMOVE EXISTING BASE AND WALL CABINETS.
- D7 REMOVE WINDOW. REMOVE WALL BELOW WINDOW. MASONRY JAMB AND HEAD TO REMAIN. NEW CASED OPENING TO BE CONSTRUCTED IN THIS LOCATION
- D8 DOOR AND WINDOW OPENING LOCATIONS AND SIZES CHANGE. SHORE UP CEILING AND ROOF THEN DEMO THIS WALL AND RECONSTRUCT WALL WITH NEW MASONRY. SEE REVISED PLAN FOR NEW ROUGH OPENING LOCATIONS.
- D9 REMOVE GLASS WITHIN FRAME. SEE REVISED DRAWINGS FOR ALTERATIONS TO THIS WALL
- D10 REMOVE GLASS WITHIN FRAME. REMOVE FRAMING AT SILL. ALTER THIS TO BECOME A CASED OPENING. SEE INTERIOR ELEVATIONS.
- D11 REMOVE A/C VENT. ALTER DUCT AS REQUIRED TO MOVE VENT TO NEW LOCATION. SEE REVISED PLAN FOR NEW LOCATION.
- D12 IN THE AREA THAT IS TO BE ALTERED, REMOVE WOOD FLOOR FINISH TO EXPOSE SUBFLOOR.
- D13 IN THE AREA THAT IS TO BE ALTERED, REMOVE PLASTER FINISH FROM WALLS AND CEILINGS TO EXPOSED STRUCTURE.
- D14 IN THE AREA THAT IS TO BE ALTERED, REMOVE ALL ELECTRICAL CIRCUITS AND DEVICES BACK TO SOURCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, LIGHTS, SWITCHES, RECEPTACLES, AND WIRING.
- D15 IN THE AREA THAT IS TO BE ALTERED, ALTER PLUMBING SUPPLY AND DRAIN LINES AS NEEDED FOR THE NEW FIXTURE LAYOUT.
- D16 IN THE AREA THAT IS TO BE ALTERED, ALTER GAS LINES AS NEEDED FOR THE NEW GAS APPLIANCES.
- D17 IN THE AREA THAT IS TO BE ALTERED, RELOCATE FLOOR SUPPLY GRILLS AND ALTER DUCTS AS REQUIRED FOR THE NEW LAYOUT.
- D18 REMOVE THE VENT EXHAUST FAN AND DUCT.
- D19 REMOVE LANDING AND STEPS AND FOUNDATION.
- D20 REMOVE CONDUIT IN STORAGE ROOM
- D21 RELOCATE GAS METER AND ASSOCIATED PIPING. SEE REVISED PLAN FOR NEW METER LOCATION. RE-ROUTE GAS PIPING AS REQUIRED.
- D22 REMOVE ALL OF THE REAR PORCH. THIS SHALL INCLUDE THE LITTLE STORAGE AREA UNDER A PORTION OF THE PORCH.
- D23 REMOVE THIS DOOR FROM THE FRAME. FRAME TO REMAIN. REMOVE ALL OF THE HARDWARE. SAVE THE DOOR FOR RE-USE.
- D24 REMOVE THE DOOR FROM THE FRAME. ALTER THE FRAME AS NECESSARY TO RECEIVE A DIFFERENT DOOR. THE CASING INSIDE THE DINING ROOM IS TO REMAIN. THE SALVAGED DOOR FROM THE KITCHEN SHALL BE RELOCATED TO HERE.
- D25 EXISTING POWER PANEL IS LOCATED HERE. REMOVE THIS PANEL. SEE NEW WORK PLAN FOR LOCATION OF NEW POWER PANEL. RELOCATE EXISTING CIRCUITS TO NEW PANEL LOCATION.

CONSTRUCTION NOTES

- C1 EXISTING FRAME TO REMAIN. AT AREA WHERE GLASS WAS REMOVED, INFILL WITH SMOOTH PLYWOOD. PROVIDE ADDITIONAL TRIM AROUND PLYWOOD AS NEEDED. RE-PAINT FRAME AND PLYWOOD TO MATCH EXISTING.
- C2 ALL NEW INTERIOR WALL FINISH TO BE 5/8" THICK GYPSUM WALL BOARD THROUGHOUT NEW ADDITION AND REMODELED AREA. PRIME AND PAINT.
- C3 INFILL THE WALL AT THE REMOVED DOOR AND WINDOW IN WITH NEW SOLID BRICK MASONRY.
- C4 RELOCATE GAS METER AND ASSOCIATED PIPING TO HERE.
- C5 ALTER THIS WINDOW TO BECOME A NEW CASED OPENING. SEE INTERIOR ELEVATIONS.
- C6 NEW BRICK STEPS
- C7 WOOD FRAMING AND COPPER INSECT SCREEN.
- C8 QUARRY TILE FLOORING WITH CONCRETE BORDER
- C9 ALL APPLIANCES TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR.
- C10 CONSTRUCT SHALLOW CLOSET HERE WITH SHALLOW SHELVES FOR CANS AND SPICES. POWER PANEL TO BE PLACED INSIDE THIS CLOSET. SHELVES SHALL NOT BLOCK THE PANEL.
- C11 POT FILLER
- C12 FUR OUT EXISTING WALLS WITH 1x4 VERTICAL WOOD FURRING STRIPS – THEN INSTALL NEW WALL FINISH.
- C13 INSTALL SALVAGED DOOR INTO EXISTING FRAME. ALTER DOOR AS NEEDED TO FIT FRAME. DOOR SHALL HAVE STANDARD HINGES AND PASSAGE LOCKSET.
- C14 CONSTRUCT CHINA CLOSET IN THIS LOCATION. PROVIDE ADJUSTABLE SHELVES. FRAME BACK WALL OF PANTRY SO THAT THIS CLOSET CAN PROVIDE 14 INCH DEEP SHELVES.
- C15 NEW IRON RAILING. MATCH EXISTING IRON RAIL AT OTHER LOCATIONS ON THE HOUSE.



CUMMINGS ARCHITECTURE
CORP

One Houston Street
Mobile, Alabama 36606
TEL 251.433.9600

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ADDITION to the HOME of
RICHARD and CAROLYN JEFFERS
108 RYAN AVENUE
MOBILE, ALABAMA 36607

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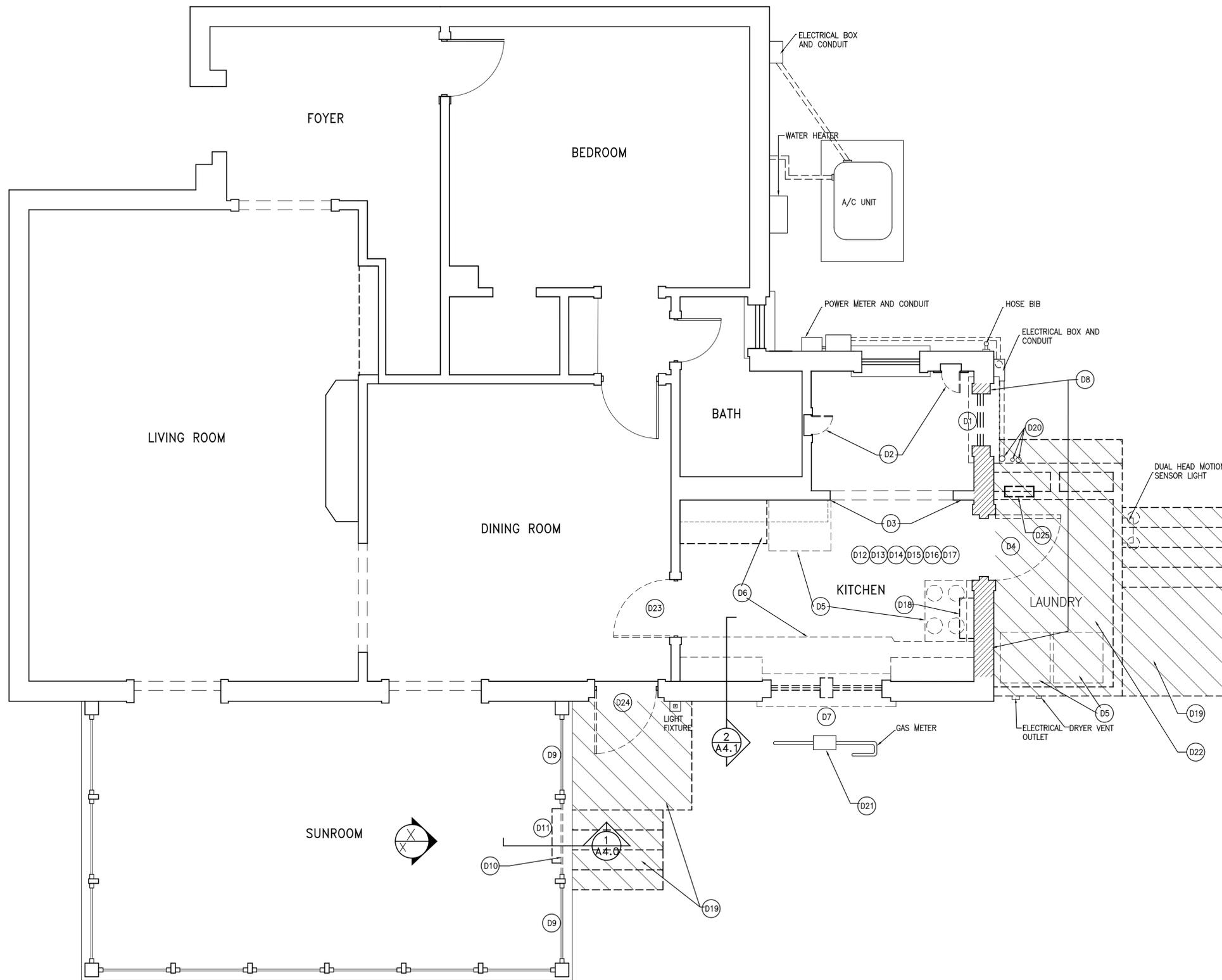
REVISIONS	
MARK	DATE

SHEET NAME
NOTES

PROJECT NO. 2020-26
DATE 2026
SHEET NO.

A1.0

FULL SCALE SHEET IS 22" x 34"
HALF SCALE SHEET IS 11" x 17"



FLOOR PLAN - EXISTING
 0 6" 1' 2' 4' 6' 8'
 SCALE: 3/8" = 1'-0"

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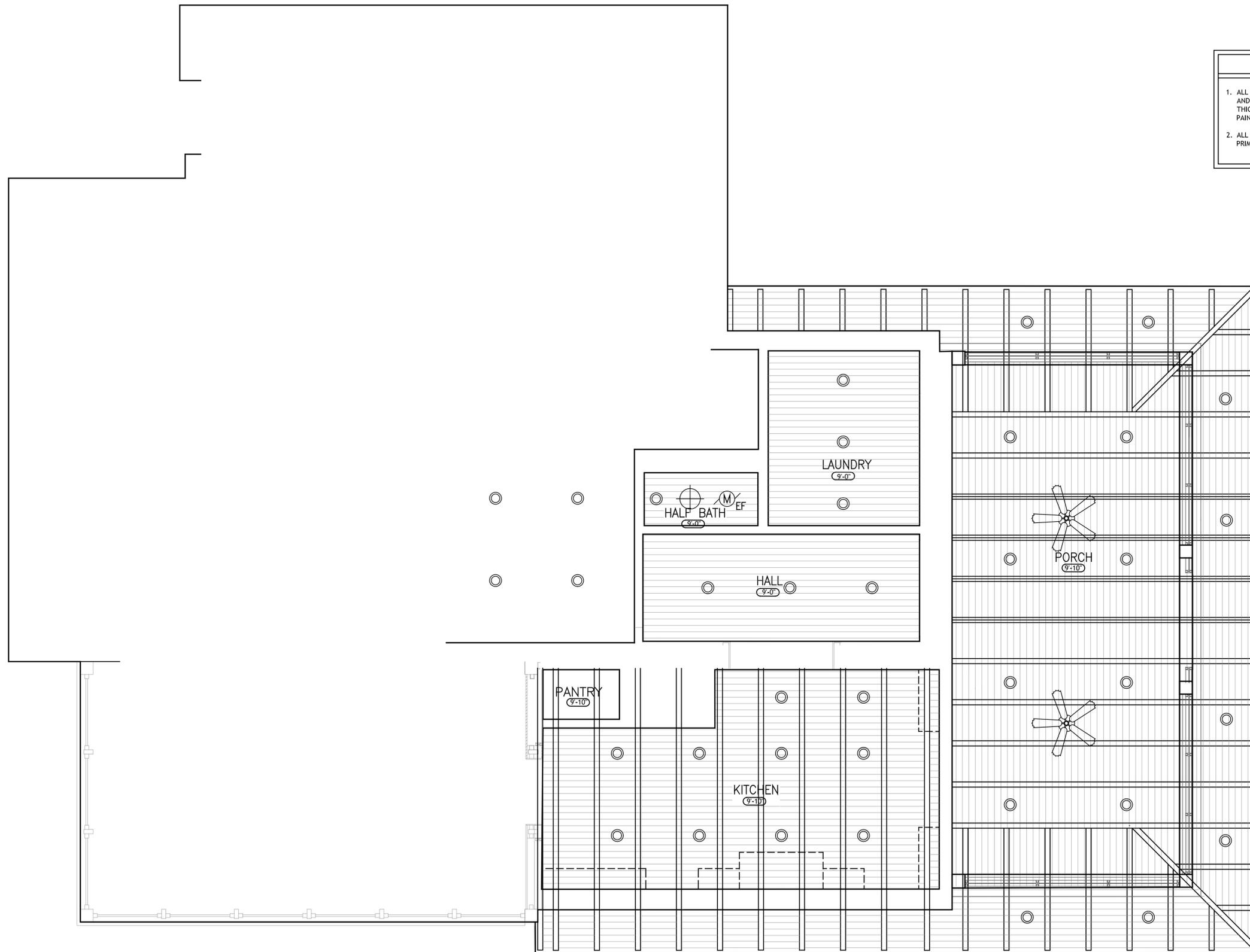
SHEET NAME
FLOOR PLAN - EXISTING

PROJECT NO. 2020-26

DATE 2026

SHEET NO.

A1.1



GENERAL NOTES

1. ALL CEILING MATERIAL IN THE ADDITION AND AREA OF REMODEL SHALL BE 3/4" THICK WOOD T&G V-JOINT - PRIME AND PAINT.
2. ALL EXPOSED JOISTS/RAFTERS SHALL BE PRIMED AND PAINTED.

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REVISIONS	
MARK	DATE

SHEET NAME
REFLECTED CEILING PLAN

PROJECT NO. 2020-26
DATE 2026
SHEET NO.

A1.3

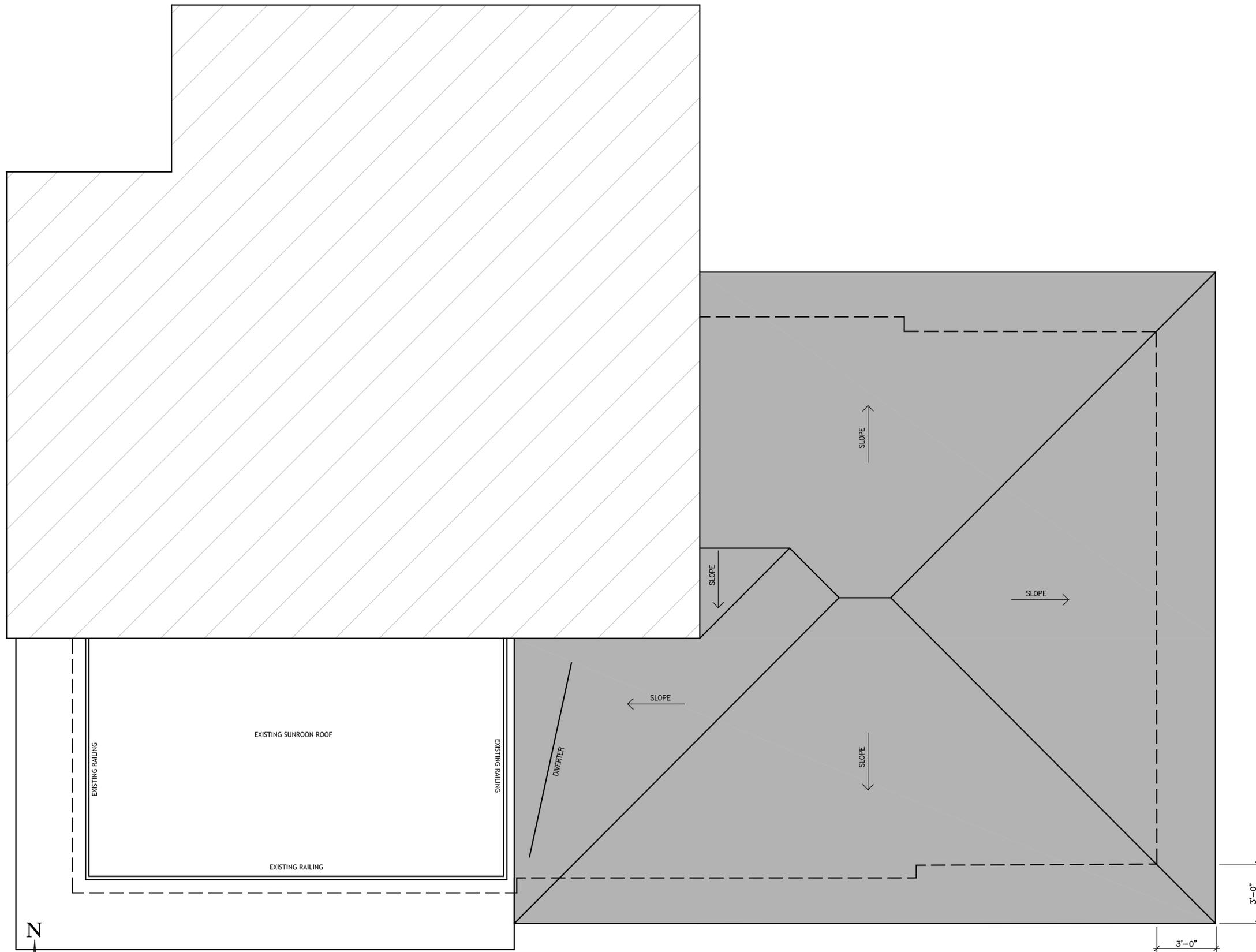
FULL SCALE SHEET IS 22" x 34"
HALF SCALE SHEET IS 11" x 17"

N

REFLECTED CEILING PLAN

0 6" 1' 2' 4' 6' 8'

SCALE: 3/8" = 1'-0"



ROOF PLAN - NEW WORK
 0' 6" 1' 2' 4' 6' 8'
 SCALE: 3/8" = 1'-0"

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SHEET NAME
ROOF PLAN
- NEW WORK

PROJECT NO. 2020-26

DATE 2026

SHEET NO.

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REVISIONS	MARK	DATE

SHEET NAME

EXTERIOR ELEVATIONS

PROJECT NO. 2020-26

DATE 2026

SHEET NO.

A2.1

FULL SCALE SHEET IS 22" x 34"
HALF SCALE SHEET IS 11" x 17"



WEST ELEVATION - EXISTING
0 6" 1' 2' 4' 6' 8'
SCALE: 3/8" = 1'-0"



WEST ELEVATION - NEW WORK
0 6" 1' 2' 4' 6' 8'
SCALE: 3/8" = 1'-0"

- T.P.O. MEMBRANE ROOF
- WOOD EAVE WITH EXPOSED RAFTER TAILS. CONSTRUCT TO MATCH THAT ON THE EXISTING SUNROOM ROOF.
- WOOD BEAM AND TRIM
- WOOD COLUMN - MATCH THOSE AT THE SUNROOM.
- COPPER INSECT SCREENING ON WOOD FRAMING.
- SCREEN DOOR
- METAL HANDRAIL
- ESPALIER - FASTEN STAINLESS STEEL WIRE TO WALL AS SHOWN
- BRICK VENEER - PAINT
- FOUNDATION VENT
- CONCRETE BORDER AT PORCH FLOOR - PAINT
- STUCCO FINISH OVER C.M.U.
- METAL HANDRAIL
- BRICK STEPS

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EXTERIOR ELEVATIONS

PROJECT NO. 2020-26

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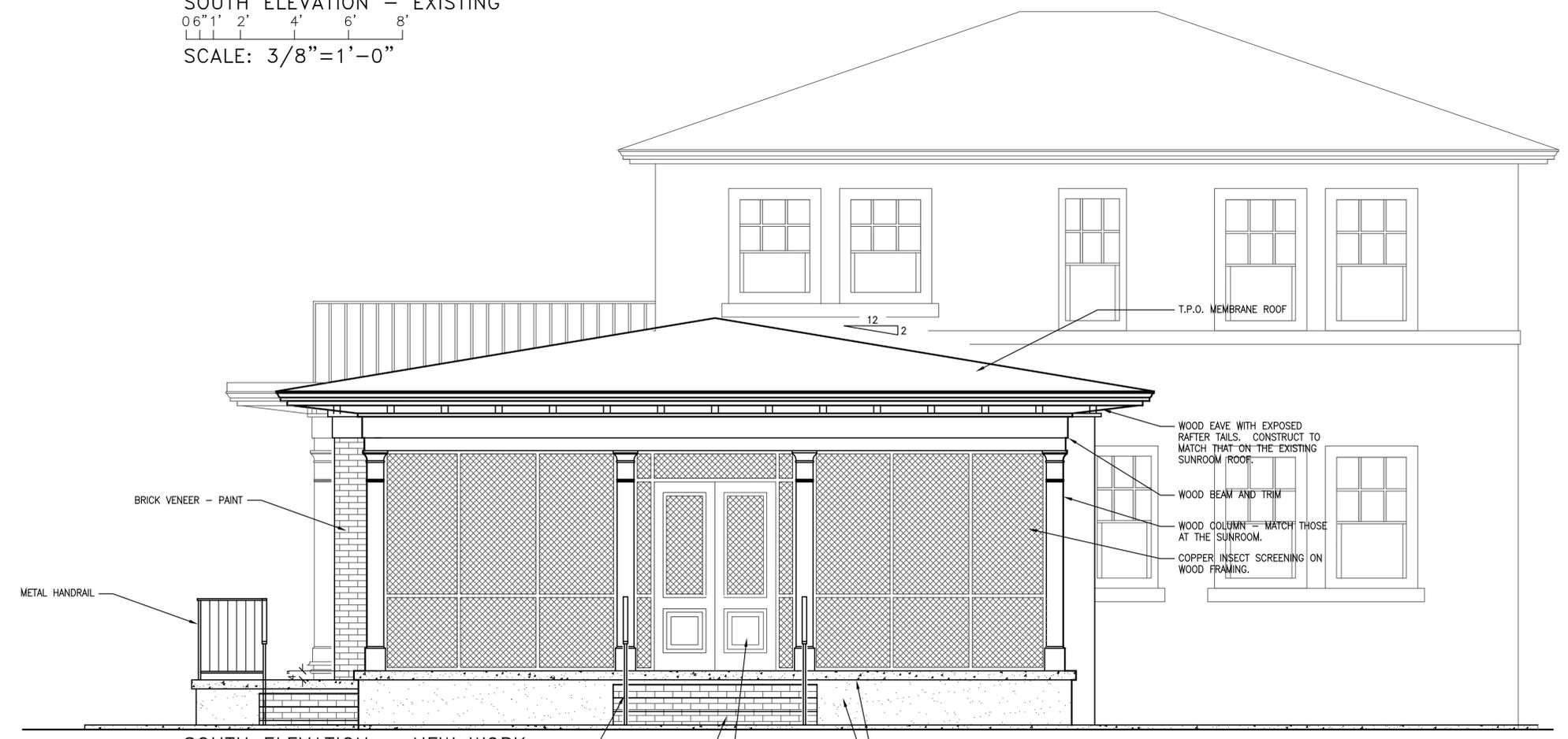
SHEET NO.

A2.2

FULL SCALE SHEET IS 22" x 34"
HALF SCALE SHEET IS 11" x 17"



SOUTH ELEVATION - EXISTING
0 6" 1' 2' 4' 6' 8'
SCALE: 3/8" = 1' - 0"



SOUTH ELEVATION - NEW WORK
0 6" 1' 2' 4' 6' 8'
SCALE: 3/8" = 1' - 0"

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SHEET NAME

EXTERIOR ELEVATIONS

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DATE 2026

SHEET NO.

A2.3

FULL SCALE SHEET IS 22" x 34"
HALF SCALE SHEET IS 11" x 17"

