



Agenda Item #4

Application 2026-51-CA

DETAILS

Location:

310-318 Dauphin Street

Summary of Request:

Replace non-original storefronts, windows, and doors; remove non-original façade panels and replace with thin brick veneer; install new lighting

Applicant (as applicable):

Robert Maurin

Property Owner:

Devin Nobles

Historic District:

Lower Dauphin Commercial District

Classification:

Contributing (310 Dauphin)

Non-Contributing (316-318 Dauphin)

Summary of Analysis:

- Proposed alterations at 310 Dauphin Street would introduce a five-bay storefront that is inconsistent with the existing four-bay facade and with historic photographs.
- The proposed thin brick veneer, which would imitate historic salvaged brick, is non-compliant.
- Storefront alterations at 316-318 Dauphin Street would have minimal impact on the non-contributing structure.

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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 contributing structure at 310 Dauphin Street was constructed in 1908. Sometime after 1956, a secondary façade of aluminum panels was installed over the original brick façade, encasing the original windows, mansard roof, and dormers. In 1996, the aluminum façade was removed to reveal the original façade and roofline. Much of the façade was stuccoed at this time to cover portions of the brick façade deemed too damaged for patching or repair. The existing cast-iron gallery was constructed in 2002. The second-floor windows were replaced with wood French doors in 2009.

The non-contributing structure at 316 and 318 Dauphin Street dates to after 1956. Sanborn Maps show that two-story brick stores occupied this portion of the block from 1885 to 1956. It is possible that the one-story structure is a remnant of these earlier structures. However, the removal of the entire upper story and original storefronts would constitute such a significant alteration that a new date of construction would be warranted. The building is currently clad in the same aluminum panels that were removed from 310 Dauphin in 1996. The existing storefront assemblies date from 2002.

According to Historic Development Department Records, this property has appeared 6 times previously before the Architectural Review Board. In 2008, the Board approved an application to construct a rear entrance vestibule. The Board approved the construction of the existing gallery across the façade of 208 and 310 Dauphin Street in 2002. In 1996, the Board approved removal of the c. 1960 metal panels from 308 and 310 Dauphin. At this time, the Board also approved adding stucco to the original façade due to the poor condition of the brickwork after removal of the aluminum cladding. In 1990, the Board approved other façade repairs and exterior painting. The Board approved applications for new signage in 2009 and 1999.

SCOPE OF WORK

Façade alterations at 310 Dauphin Street

1. Demolish non-original storefront assembly, entry doors, and portion of exterior wall.
2. Reconstruct storefront to be flush with façade wall above, instead of being angled inward.
 - a. Extend partition wall between 310 and 316 Dauphin outward so that it aligns with the existing façade wall.
 - b. Construct new flat storefront in line with façade.
3. Install new windows and entry doors per submitted plans.
 - a. Install two sets of double-leaf 8-light doors: one centered on the façade and one in the west end bay.
 - i. Centered door to have a large two-light transom window with horizontal divider. Upper light of transom to have rectangular base with curvilinear top.
 - ii. West door to have an arched stained-glass transom with molded upper trim piece.

- b. Install two large storefront windows on either side of centered door.
 - i. Storefront windows to feature 4 large vertical plate-glass lights over a paneled bulkhead. Multi-light transom to have rectangular base with curvilinear top, mirroring the same detail on the centered door.
- c. Install one smaller storefront window in east end bay.
 - i. Storefront window to feature 2 large vertical plate-glass lights over a paneled bulkhead. Multi-light transom to have rectangular base with curvilinear top, mirroring the same detail on the centered door.
- d. Rebuild portions of wall as necessary. Stucco to match existing.
- e. Provide new wall lamps on either side of each set of doors.
 - i. Manufacturer: TWTCC
 - ii. Type: European Style Outdoor Wall Lamp
 - iii. Material: Aluminum and glass
- 4. Remove and replace non-original doors on second story with new multi-light aluminum-clad wood doors.
 - a. Each door to have four lights arranged vertically.
 - b. Existing transoms to remain.
- 5. Provide new wall lamps on either side of each set of

Façade alterations at 316-318 Dauphin Street.

- 1. Remove non-original storefront assemblies.
- 2. Install new storefront assemblies, maintaining the existing masonry bulkhead.
 - a. At 316 Dauphin, install one set of double-leaf full-light doors in west end bay.
 - b. Install window wall with six vertical plate-glass lights to east of door.
 - i. Window wall to measure 31'10-1/2" wide.
 - c. At 318 Dauphin, center one set of double-leaf full-light doors.
 - i. Two-light storefront windows to flank doors on either side.
- 3. Remove existing aluminum façade panels. Reskin building in thin brick veneer.
 - a. Manufacturer: Old Mill Thin Brick Systems
 - b. Color/Model: Seaside

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

- 7.02** Repair an altered storefront to its original design.
 - » Use historic photographs when determining the original character of a store-front 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).
- 7.03** Retain an original bulkhead as a decorative panel.
 - » Retain the bulkhead below the display window.

- » If the original bulkhead is covered with another material, consider exposing the original design.
- » If the original bulkhead is missing, develop a sympathetic replacement design that is similar in profile, texture and durability to the original.
- 7.05** 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.
- 7.06** Replace a historic storefront to be consistent with the historic location.
 - » Locate a new storefront in the same plane as it was historically.
 - » Do not recess or project a replacement storefront from the front façade.
- 7.08** 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 re-placement.
 - » 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.
- 7.18** Preserve and repair an original detail or ornamentation on a historic commercial building.
 - » Maintain the original space patterns and location of windows. Most display windows have a bulkhead below and a transom above.
 - » Preserve the size and shape of an upper story window.
 - » Consider maintaining a Carrara glass or glass block storefront if it has attained historic significance as an alteration.
- 7.19** If required, replace original historic windows to be compatible with the windows on the original historic building.
 - » Use large panes of glass that fit the original opening for a display window.
 - » Where a display window is no longer required, the ARB will consider an alternative design.
 - » Do not use opaque treatments for a window, including black plexiglass. Do not paint a window.
 - » Do not use reflective mirror glass for a window.
 - » Unless evidence exists from existing buildings or historic photographs, do not use a multi-pane design that divides the storefront window into smaller components.
 - » Use a tempered glass window if required by the building code.
 - » Reopen an upper story window if it is blocked.
 - » If reopening an upper story window is not feasible, use a fixed shutter to de-fine the original proportion of the window opening.

STAFF ANALYSIS

The property under review is located within the Lower Dauphin Street Commercial District. The two-story structure at 310 Dauphin Street is listed as contributing, while the adjacent one-story structure at 316-318 Dauphin Street is listed as non-contributing.

310 Dauphin Street

The application proposes removing and reconstructing the existing storefront at 310 Dauphin Street. The existing recessed storefront would be removed and a new storefront constructed flush with the building façade. This new façade would be divided into five bays. The center and east end bays would each feature a set of double doors with arched transoms. The remaining three bays would feature storefront windows with multilight transoms above.

The *Guidelines* support alterations that return a non-original storefront to its historic appearance, provided the non-original storefront has not attained historic importance in its own right. The *Guidelines* specify that, where photographic or other evidence exists, storefronts should be returned to their original configuration. Where sufficient evidence is lacking, the *Guidelines* does support replacing a non-original storefront with a “contemporary interpretation of a traditional storefront” (7.02).

The existing storefront at 310 Dauphin Street is not original and likely dates to the late 1950s or 1960s. While it is old enough to be considered historic in its own right, it lost much of its historic context and architectural integrity when the c. 1960 modular façade was removed in 1996. The *Guidelines* would therefore support either returning the storefront to its original design or introducing a contemporary storefront. In this particular case, there is sufficient photographic evidence to determine the original configuration of the first-floor storefronts. The proposed design, however, would create a contemporary interpretation of a storefront. While the *Guidelines* allow both approaches, the *Guidelines* express a clear preference for a more faithful historic recreation when evidence allows.

Two historic photographs – one dated to c. 1920 and the other to c. 1930 – show that the first floor was divided into four bays that aligned vertically with the four bays of the second and third floors. The first and third bays from the west were both storefronts with recessed entry doors centered within the bay. Angled display windows with large plate glass windows flanked each entry door. The second bay from the west was a single recessed door, which likely led to an interior stairwell for the residential apartments on the second and third floors. In the earlier photo, the east end bay was a large arched carriage or car entrance with arched paneled doors. By the late 1920s, this carriage entrance had been modified as a small flush storefront, as seen in the c. 1930 photograph.

The application proposes creating a flush street-level façade divided into five bays. These bays do not align with the established window drops above and do not reflect the historic storefront configuration. The proposed arched transoms do echo the arches of the original carriage entrance and the second-floor window alcoves. However, the arch of the transoms is much shallower than these and photographs demonstrate that the original storefronts were rectilinear and not arched.

The multi-light entry doors do not comply with the *Guidelines'* stricture against introducing multi-pane doors and windows where they did not previously exist. Specifically, the *Guidelines* discourages the use of multi-light windows and doors unless drawing on evidence from "existing buildings or historic photographs" (7.19). Historic photographs of the range of buildings from 310 to 316 Dauphin Street show two door types. One is a light-over-panel wood door. The c. 1920 photograph shows this door type at the entrance to the apartment stair. The other type is a full-light wood door. The c. 1930 photograph shows this door type at the storefront entrances to 314 and 316 Dauphin Street. The storefront entry doors at 310 Dauphin Street are not visible in either photograph, but it is likely they would have been similar to the full-light storefront doors at 314 and 316 Dauphin Street. Both photographs do provide evidence of multi-light transoms at the visible storefronts. However, these transoms are rectangular and not arched.

The application also proposes replacing the existing non-original French doors at the second-story gallery. These doors are not original to the structure, which original featured 12-over-2 single-hung windows. The current French doors date to 2009. The proposed replacement doors would be slightly more historically appropriate. The large vertically stacked lights are similar to French doors seen in a c. 1930 photograph of 312-316 Dauphin Street. However, two full-light French doors would more closely replicate the two-lite sash windows that were original to 310 Dauphin Street.

316-318 Dauphin Street

The application proposes replacing all existing storefronts. The new storefronts would be recessed and slanted inward along the same angle as the existing storefronts. The application also proposes removal of the non-original synthetic siding on 316-318 and installing a thin-brick veneer.

316 and 318 Dauphin Street are both listed as non-contributing due to the significant alterations made to these buildings in the 1950s or 1960s. These alterations are now approaching 70 years old and could be viewed as historic. However, the most significant aspect of these c. 1960 alterations – the 3-story Zoghby Downtown Shopping Center façade – was removed in 1996. The remaining façade on 316 and 318 has therefore lost much of its context. It is doubtful that the National Park Service would accept shifting the designation of this building from non-contributing to contributing, given its history of alterations. In this case, the *Guidelines* would support either maintaining the existing storefront or creating a contemporary interpretation of a traditional storefront. The proposed design follows the latter approach.

The proposed storefront design would slightly alter the location of doors and the width and placement of plate glass windows. However, it maintains the existing masonry bulkhead, in compliance with the *Guidelines* (7.03). The proposed design does not include a transom, but as the existing building also does not feature a transom, this alteration would not constitute material change to the building or the district.

While the proposed thin brick veneer is an approvable cladding material, the proposed brick color and texture may violate the Guideline stricture against using a "rustic finish on masonry that will simulate

aged masonry” (7.08). The Old Mill Thin Brick pattern “Seaside” imitates the varied colors and textures of salvaged historic brick. A more uniform selection would be more appropriate, according to the *Guidelines*.

Site Location – 310-318 Dauphin Street

**ARCHITECTURAL REVIEW BOARD
VICINITY MAP**

APPLICATION NUMBER 4 DATE 9/16/2026

APPLICANT Robert Maurin on behalf of Devin Nobles

PROJECT Facade improvements, alterations

N
NTS

Site Photos – 310 Dauphin Street



1. South façade of 310 Dauphin, looking N



2. South façade of 310 Dauphin, looking NW



3. 310 Dauphin, existing recessed storefront, looking W



4. 310 Dauphin, existing recessed storefront, looking E



5. 310 Dauphin, existing stucco façade wall



6. 310 Dauphin, detail of molding over original carriage entrance

Site Photos – 316-318 Dauphin Street



7. South façade of 316-318 Dauphin, looking NE



8. South façade of 316-318 Dauphin, looking N



9. 316-318 Dauphin, existing recessed storefront, looking E



10. 316-318 Dauphin, possible original (c. 1960) doors



11. 316-318 Dauphin, non-original storefront doors



12. 316-318 Dauphin, displacement and previous repairs of existing aluminum cladding

Historic Images – 310-318 Dauphin Street



13. 310 Dauphin, c. 1920



14. 310 Dauphin, c. 1930



15. 316-318 Dauphin, c. 1930



16. 310 Dauphin, undated



17. 310-318 Dauphin, undated



18. 310-320 Dauphin, 1994



Architectural Review Board Application

08/18/26

Date of Application

Date Received

318, 316 & 310 Dauphin Street - Facade Improvements

Address of PropertyDoes 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.

\$50,000.00

Fee Paid: ☐ \$ _____ Check # _____**Cost of Project (Required)**

Devin Nobles

251-591-3777

devin@nghclh.com

Owner Name

Phone

Email

310 Dauphin Street, Mobile, AL

36602

Address

Zip Code

If Owner is a legal entity such as a corporation, limited liability company, limited liability, partnership or similar, you should attach a copy of the formation documents for the Owner, showing the date of formation and that such have been filed and accepted by the Secretary of State.

Robert Maurin

850-485-4803

robert@maurinarch.com

Owner's Representative Name

Phone

Email

601 St. Anthony Street

36603

Address

Zip Code

Describe the Proposed Work:

Facade Improvements for (3) adjacent buildings: Replace existing stucco with brick veneer (318 & 316 only), Replace existing storefront window and entry assemblies complete on ground level facades (318,316 & 310), Replace all gallery dbl doors on the second level with new french doors (transoms to remain, 310 only), Upgrade and add new lighting on all facades. Paint existing gallery & spiral stair (310 only, stair not yet shown on drawing).

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**

Proposed tenant signage to be submitted under separate application in the future.

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

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

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

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Revised August 2023

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.

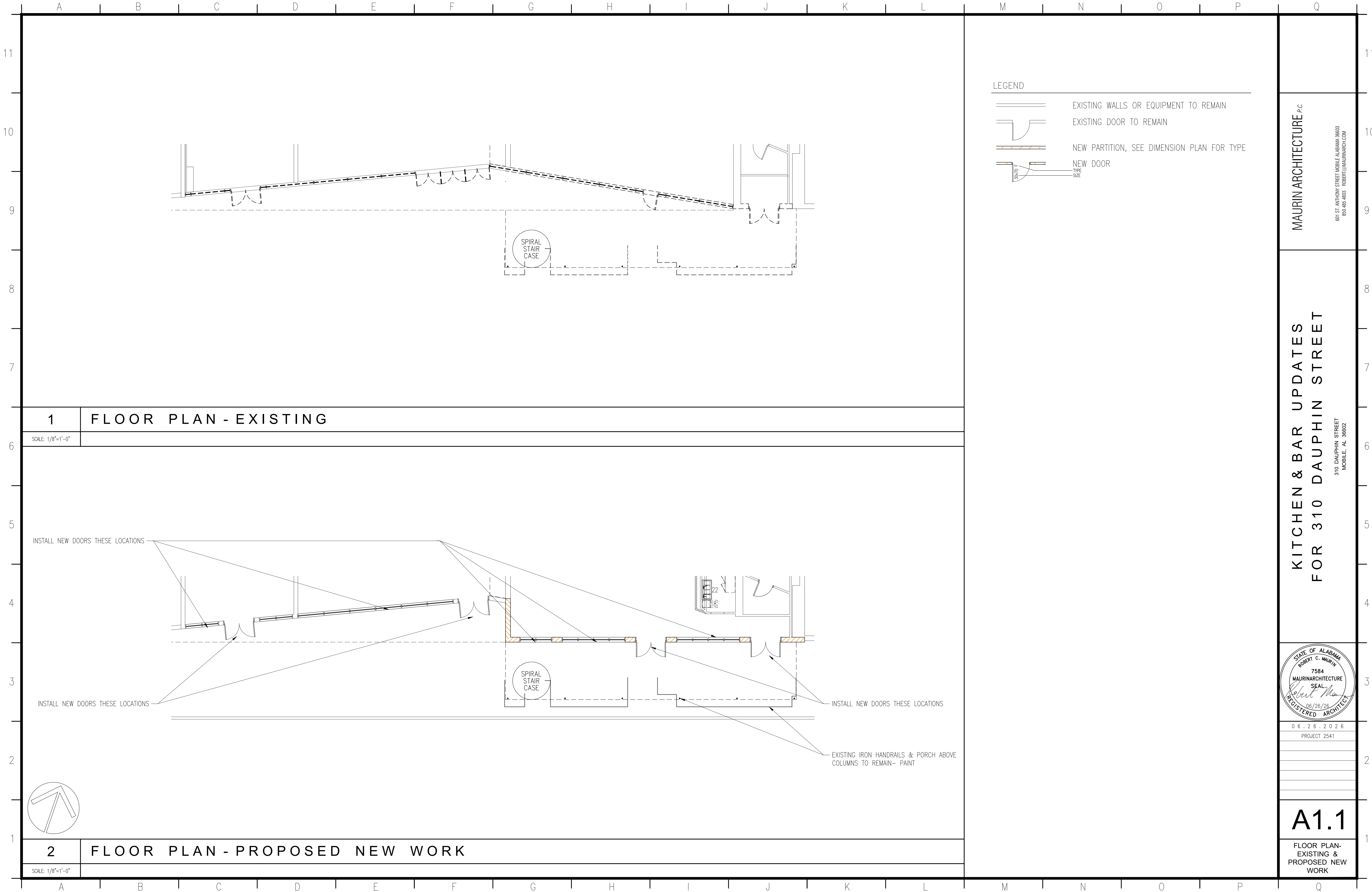
Robert Maurin



Signature

08/18/26

Date



1 FLOOR PLAN - EXISTING

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

INSTALL NEW DOORS THESE LOCATIONS

INSTALL NEW DOORS THESE LOCATIONS

SPIRAL
STAIR
CASE

SPIRAL
STAIR
CASE

INSTALL NEW DOORS THESE LOCATIONS

EXISTING IRON HANDRAILS & PORCH ABOVE
COLUMNS TO REMAIN- PAINT

LEGEND

- EXISTING WALLS OR EQUIPMENT TO REMAIN
- EXISTING DOOR TO REMAIN
- NEW PARTITION, SEE DIMENSION PLAN FOR TYPE
- NEW DOOR

MAURINARCHITECTURE, LLC

601 ST. ANTHONY STREET MOBILE ALABAMA 36603
850.485.4803 ROBERT@MAURINARCH.COM

KITCHEN & BAR UPDATES
FOR 310 DAUPHIN STREET

310 DAUPHIN STREET
MOBILE, AL 36602

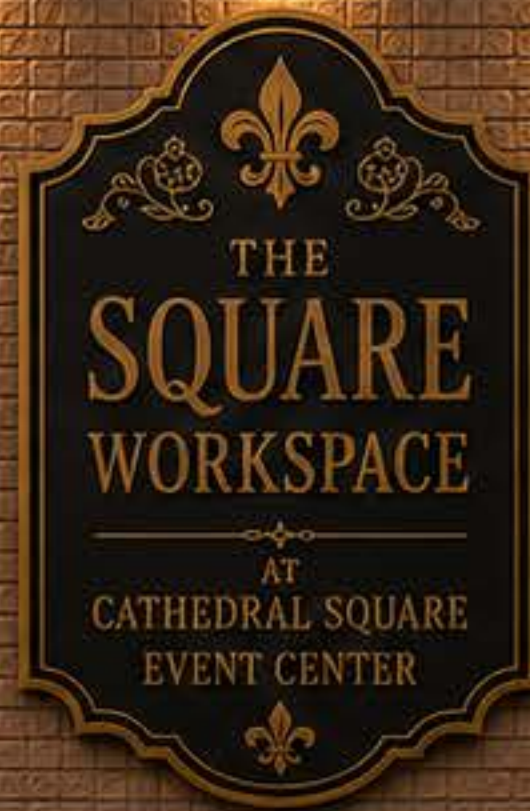


06.26.2026
PROJECT 2541

A1.1

FLOOR PLAN-
EXISTING &
PROPOSED NEW
WORK





318

THE
SQUARE
WORKSPACE





316



SUGO

Sugo

ITALIAN STEAKHOUSE

Sugo

Sugo

Sugo
COMING SOON!
Coming Soon!

STATE LAW



TO WITHIN CROSSWALK



13.78in/35cm

5.91in/15cm





LED Cylinder Wall Lamp

User Manual

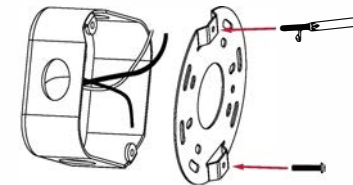
01 / WARNING

1. PLEASE READ THE PRODUCT SPECIFICATIONS CAREFULLY AND MAKE SURE THE ENVIRONMENT OF USAGE MEETS WHAT THE PRODUCT REQUIRES.
2. PLEASE DO NOT COVER ANYTHING ON THE LAMP TO AVOID HIGH TEMPERATURES.
3. PLEASE DO NOT PUT THIS PRODUCT IN WATER.
4. PLEASE keep this product away from fires, high temperature environments or corrosive gas which may shorten its service life.
5. PLEASE disconnect the power when installing or overhauling this lamp to avoid any risk of injury.
6. The installation and maintenance of this lamp MUST be performed by professionals.

————— 1 —————

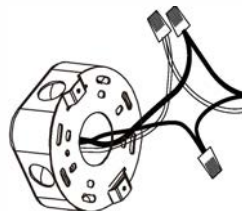
02 / INSTALLATION

1. Open the package, take the lamp out, and make sure the LED lamp to be intact without damage.
2. Install the circular mounting plate to the junction box (not included) with the mounting screws by using a screwdriver (not included). Make sure that the internal wires from the junction box (not included) are pulled through the center hole of the mounting plate.



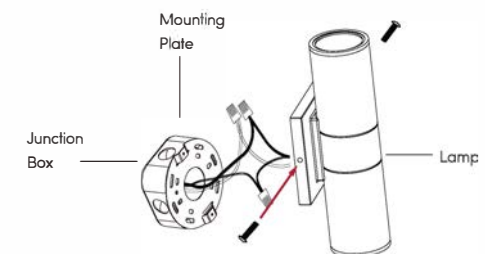
————— 2 —————

3. Take out the wire connectors from the attached bag. Connect the input wires from the lamp to the internal wires from the junction box (not included) to power the lamp. Make sure that the wires are connected correctly; black to black; white to white; ground to ground.



4. Use a screwdriver (not included) to screw in the screws to fix the lamp to the mounting plate and make sure that it's perfectly fixed. Make sure that the wires are not pinched between the mounting plate and the lamp.

————— 3 —————



03 / WARRANTY

LeonLite warrants that this product is free from defects in materials and workmanship for a period of 3 years from the day of purchase. This warranty does not apply if the product has been damaged through misuse, abuse, accident, modifications, alterations, neglect or mishandling.

————— 4 —————

LEONLITE 4-Pack 12 Inch 3000K LED Cylinder Up Down Wall Light Outdoor | 120-277V, Dimmable, Waterproof, Wall Sconce, Exterior Front Door Porch Light, Aluminum, ETL Listed

[Features & Specs](#) 12 inches

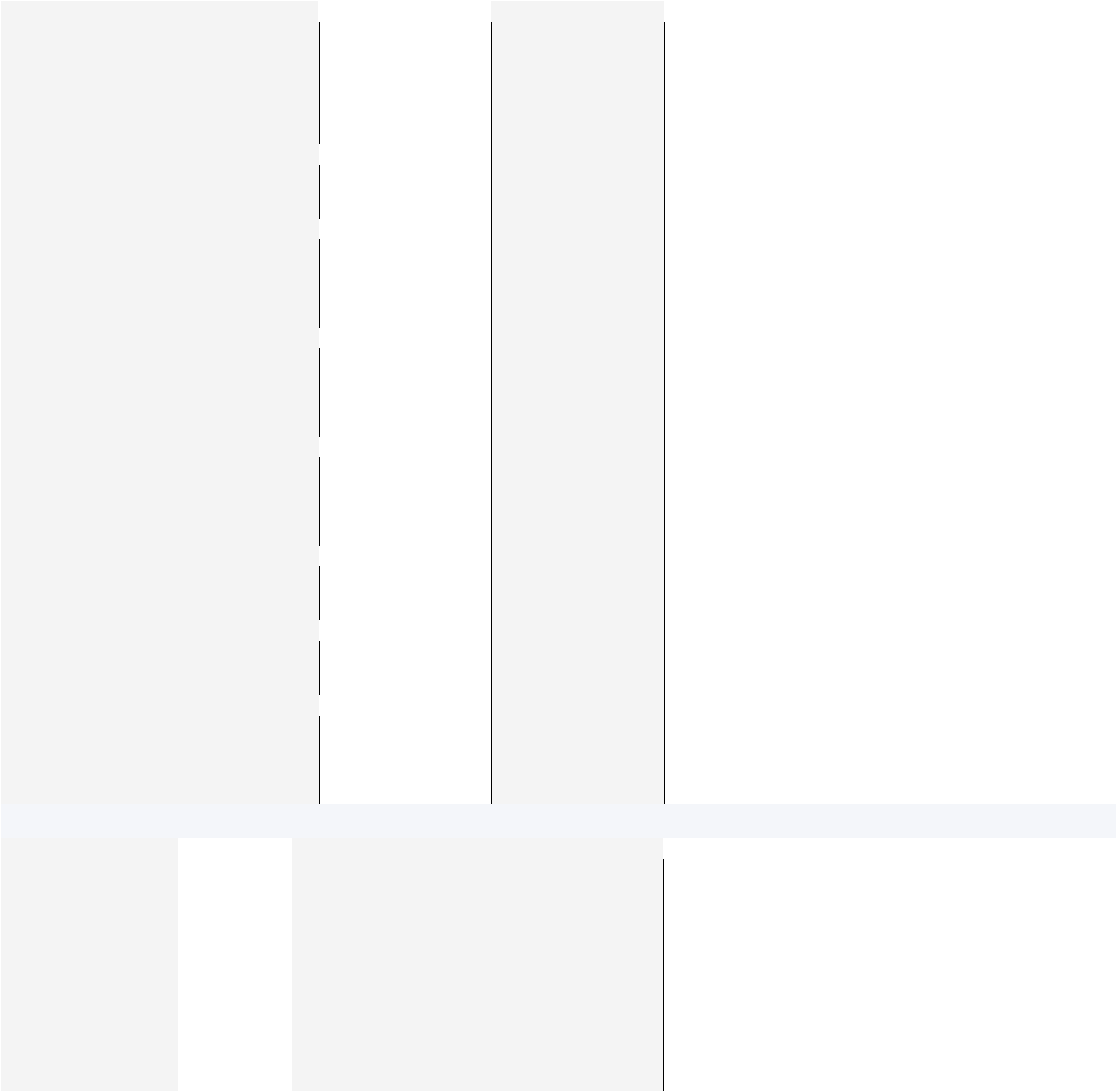
Room Type	Entryway, Garage
-----------	------------------

Light Color	3000K warm white
Lighting Method	Uplight & Downlight
Wattage	22 watts
Controller Type	Push Button
Water Resistance Level	Waterproof
Brightness	1800 lm
Efficiency	High Efficiency
Mounting Type	Wall Mount
Fixture Type	Non Removable
Color Temperature	3000 Kelvin
Light Output Maximum	1800 lumens

Maxxima Black 6-in 1100 -Lumens Switchable white Round Dimmable LED Wet rated Recessed Downlight

This 6-

Easy and Reliable Installation - Installs into most 5” and 6” ceiling cans with lever tension spring clips, foam gasket included for air-tight application 120VAC, ETL Listed and Title 20 Compliant, with a 3 year warranty for peace of mind and reliable installation



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**Choose weather-resistant Hardie® fiber cement siding.**[Shop Now](#)[Building Supplies](#) / [Siding & Stone Veneer](#) / [Brick Veneer](#)[Ask Mylow](#)

Feedback



Old Mill Thin Brick Systems Brickwebb 10.5-in x 28-in Seaside Brick Veneer Brick veneer 7 Square feet

[Shop Old Mill Thin Brick Systems](#)**\$120.33**



Ask Mylow

 **Ask Mylow** Mylow is an AI virtual assistant. [More Information](#)

Can I use this outdoors?

What tools are needed for installation?

How many panels are included?

Is it durable for exterior use?

What is the warranty period?

 Ask Something Else

Old Mill Thin Brick Systems Brickwebb 10.5-in x 28-in Seaside Brick Veneer Brick veneer 7 Square feet

[Shop Old Mill Thin Brick Systems](#)

☆☆☆☆☆ 0 

\$120.33

Old Mill Thin Brick Systems Brickwebb 10.5-in x 28-in Seaside Brick Veneer Brick veneer 7 Square feet

Item #6252117 | Model #BW-370050CS



**Severe Weather 1-in x 4-in x 12-ft Appearance Southern yellow pine Above ground
Pressure Treated Lumber (Recommended for Deck Boards)**

- Appearance grade southern yellow pine
- Above Ground
- Actual: 0.75-in x 3.5-in x 12-ft
- Treated for protection against fungal decay, rot and termites
- Treatment meets AWPA (American Wood Protection Association) standards
- Limited lifetime warranty that protects against rot, decay, and wood ingesting insects
- Ideal choice for decks, gazebos and other above ground exterior projects
- Can be primed and painted or stained
- Hot-dip galvanized fasteners are recommended



Wall Mounted Light European Style Aluminum Outdoor Wall Lamp Antique Rustic Waterproof LED E27 1-Light Glass Lampshade Wall Light Sconce for Corridor Patio Hallway Garden Reading Li

Features & Specs

Room Type	Patio
Other Special Features of the Product	Waterproof
Control Method	App
Number of Light Sources	1
Mounting Type	Wall Mount
Fixture Type	Non Removable

Item details

Brand Name	TWTCC
Manufacturer	TWTCC
Manufacturer Part Number	TWTCC-0820
ASIN	B09VBBVSNP

Harbor Breeze

COPPERLEAF

Indoor/Covered Outdoor Ceiling Fan with Light

Matte Black Finish
Damp Rated

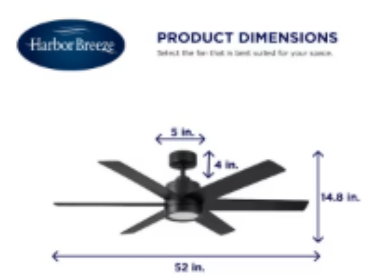
Limited Lifetime Warranty

52 in

INDOOR/OUTDOOR

2 MOUNTING OPTIONS

REMOTE CONTROL



KNOW YOUR ROOM SIZE

70 in	62 in	52 in	44 in	42 in
IDEAL FOR OVER 400 SQ FT	IDEAL FOR OVER 400 SQ FT	IDEAL FOR UP TO 400 SQ FT	IDEAL FOR UP TO 300 SQ FT	IDEAL FOR UP TO 100 SQ FT

COUNTERCLOCKWISE SUMMER

CLOCKWISE WINTER

REVERSIBLE MOTOR
Cool Air in Summer | Warm in Winter

5 Speed Settings
Light On/Off and Dimming
5 CCT color select

Remote control included allows dimming of 20w LED light with "Temperature Select" ranging from 2700k to 6500k.

CUSTOM WHITE SPECTRUM
Adjust color temperature using remote control