



## Agenda Item #6 Application 2026-19-CA

### DETAILS

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**Location:**

1557 Eslava Street

**Summary of Request:**

After-the-fact alterations to footprint, exterior walls, and building footprint

**Applicant (as applicable):**

John Stephens

**Property Owner:**

same

**Historic District:**

Leinkauf

**Classification:**

Non-Contributing

**Summary of Analysis:**

- The condition of the original windows (now removed) is unknown, as the work was performed without an issued COA or building permit.
- The window material (vinyl) does not conform to the *Guidelines*.
- The removal of the siding on the W, S, and E elevations was done without a COA and is counter to the *Guidelines*.

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## PROPERTY AND APPLICATION HISTORY

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Leinkauf Historic District was initially listed in the National Register in 1987 under Criteria A and C for significant architecture and community planning; the district was expanded in 2009. The neighborhood was settled in the early 20<sup>th</sup> century as a streetcar suburb adjacent to Government Street and surrounding Leinkauf School (1904). Housing forms and styles in the district reflect the range of styles and forms popular from 1900 through 1955.

The property at 1557 Eslava Street is a non-contributing duplex that was constructed around 1924 and first appears on the Sanborn Fire Insurance Map in 1925. This original iteration was a single-family residence that featured a prominent front porch and two rear porches. The updated 1956 Sanborn Map shows that the residence has now been sub-divided into a duplex and the front porch on the north facade appears to have been enclosed. This is also where the bay windows appear on the west and east elevations. The 1956 Sanborn Map is also when the rear protrusions appear where portions of the porch were enclosed. These modifications show the changes that the building has undergone.

According to Historic Development records, this property has never appeared before the Architectural Review Board (ARB).

## SCOPE OF WORK

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### After the fact exterior repair and alteration work

1. Construct a front porch to include the two non-contiguous porches that sit to either side of the main entrances on the north façade.
2. Remove all existing vinyl windows to repair framing and water intrusion issues and reinstall windows in the repaired openings.
3. Install two fixed double pane vinyl windows on north elevation that will each measure 4'0" W x 3'0" H.
4. Replace existing exterior siding with fiber cement lap siding to match existing appearance.

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

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1. **5.4** Preserve original building materials.
  - Repair deteriorated building materials by patching, piecing-in, consolidating or otherwise reinforcing the materials.
  - Remove only those materials which are deteriorated and beyond reasonable repair.
2. **5.6** Use original materials to replace damaged materials on primary surfaces where possible.
  - Use original materials to replace damaged building materials on a primary façade if possible. If the original material is wood clapboard, for example, then the replacement material should be a material that matches the original in finish, size and the amount of exposed lap. If the original material is not available from the site, use a replacement material that is visually comparable with the original material.
  - Replace only the amount of material required. If a few boards are damaged beyond repair, for example, then only they should be replaced, rather than the entire wall.
  - Do not replace building materials on the primary façade, such as wood siding and masonry, with alternative or imitation materials unless it cannot be avoided.
  - Wholesale replacement of exterior finishes is generally not allowed.
3. **5.7** When replacing materials on a non-primary façade or elevation, match the original material in composition, scale and finish.
  - Use original materials to replace damaged materials on a non-primary façade when possible.
  - The ARB will consider the use of green building materials, such as those made with renewable and local resources to replace damaged materials on a non-primary façade if they do not impact the integrity of the building or its key features.
  - Use alternative or imitation materials that match the style and detail of the original material to

replace damaged non-primary building materials.

- Replace exterior finishes to match original in profile, dimension and materials.
4. **5.21** When historic windows are not in a repairable condition, match the replacement window design to the original.
- In instances where there is a request to replace a building's windows, the new windows shall match the existing as per location, framing, and light configuration.
  - Use any salvageable window components on a primary elevation.

5. **5.22**

**ACCEPTABLE WINDOW MATERIALS**

Materials that are the same as the original, or that appear similar in texture, profile and finish to the original are acceptable. These often include:

- Wood sash
- Steel, if original to structure
- Custom extruded aluminum
- Aluminum clad wood
- Windows approved by the National Park Service

**UNACCEPTABLE WINDOW MATERIALS** Materials that do not appear similar to the original in texture, profile and finish are unacceptable. These often include:

- Vinyl
- Mill-finished aluminum
- Interior snap-in muntins (except when used in concert with exterior muntins and intervening dividers)

6. **6.6** If replacement is required, design it to reflect the time period of the historic structure.
- Replace a historic porch element to match the original.
  - Use replacement materials and elements that are appropriate to the style, texture, finish, composition, and proportion of the historic structure.
  - Match the balustrade of a house to the design and materials of the porch.
  - Do not completely replace an entire porch or element unless absolutely necessary. Only replace the element or portion of an element that requires replacement.
7. **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
8. **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.

## STAFF ANALYSIS

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The house at 1557 Eslava Street is a non-contributing resource within the Leinkauf Historic District. The application under review seeks after-the-fact approval for porch addition, siding replacement, window replacement, and window frame repair.

In January 2026, the Historic Development office received a 311-call reporting that the windows at the subject property were being replaced without the issuance of a COA. Upon visiting the property, staff discovered that, in addition to window removal, the siding had been removed revealing new plywood and moisture barrier wrapping. The work in question was not authorized by a building permit. A Stop Work Order was issued, and the homeowner was instructed to apply for a COA.

The *Guidelines* state to, “replace exterior finishes to match original in profile, dimension and materials” (5.7). The removed siding material and profile is unknown as it was removed prior to the 311-call. The *Guidelines* also say that “wholesale replacement of exterior finishes is generally not allowed” (5.6). Though the proposed material, fiber cement boar, is an approvable material for use on non-primary elevations.

The *Guidelines* also instruct that unrepairable historic windows should only be replaced with windows that match the design of the originals (5.21), and historic materials in general, should match the original in profile, dimension, and material. (5.19) “In instances where there is a request to replace a building’s windows, the new windows shall match the existing as per location, framing, and light configuration.” Vinyl windows are expressly considered unacceptable in Mobile’s historic districts (5.22). According to listing photos posted online in November 2025, some or all the removed vinyl windows were extant in the structure prior to the current owner’s purchase of the property. The windows shown in the photos never received a COA.

Additionally, the photos from the 2025 property listing show the north façade without the shed roof and gable projection and without the unconnected porches. The *Guidelines* instruct to “replace a historic porch element to match the original” (6.6). The original porch is still existing; it is the enclosed area with the brick columns and fixed picture windows on the north façade. The new porch is a departure from the original in both material and proportion. The *Guidelines* also state that the porch should be designed to be compatible with the neighborhood (6.42). The centered gable with the shed roof projections of the new porch is a unique feature that is not seen on the surrounding homes. There has not been a submitted elevation drawing or plan that shows what the finishes will be for the porch. The current appearance of the elevated portion of the porch does not comply with the *Guideline* to not use raw concrete block or exposed slabs (6.43).



## Site Photos – 1557 Eslava Street



1. North elevation (façade)



2. View of non-contiguous front porch looking SE.



3. View of east portion of the porch, looking E.



4. View of west portion of the porch, looking W



5. View of west projection looking S.



6. View of west projection, looking SW.

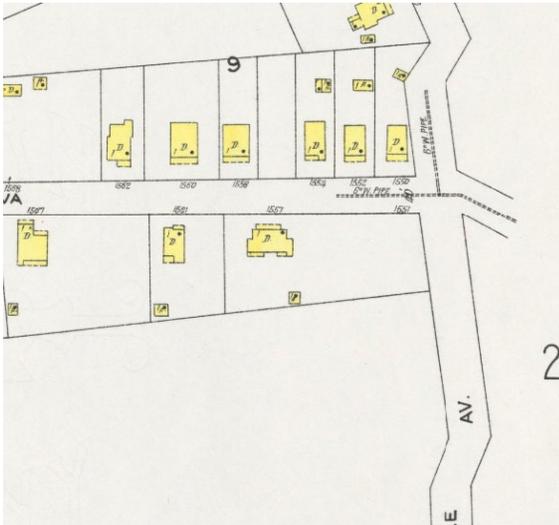
## Site Photos – 1557 Eslava Street



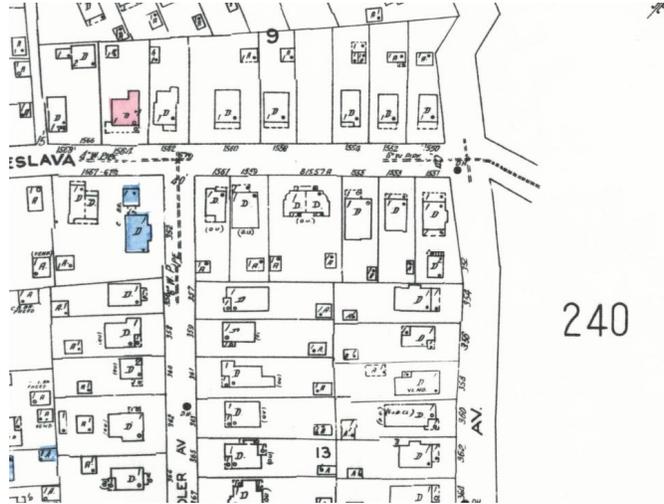
7. View of south (rear) elevation, looking N.



8. View of east elevation, looking NW.



9. Sanborn Map 1925



10. Sanborn Map from 1956



9. View of north façade from 2025 Realty.com listing.



City of Mobile • Historic Development  
**Architectural Review Board Application**

02-02-2026

Date of Application

Date Received

1557 Eslava St A-B, Mobile AL 36604

**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.

\$15,000.00

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

**Cost of Project (Required)**

<b>Stephens Property Group LLC</b>		
Owner Name	Phone	Email
		36545
Address		Zip Code
<i>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.</i>		

<b>John Stephens</b>		
Owner's Representative Name	Phone	Email
		36604
Address		Zip Code

**Describe the Proposed Work:**

After-the-fact exterior repair and alteration work to an existing residential duplex located within the Leinkauf Historic District. Scope includes repair of an existing front porch within the original building footprint; repair and replacement of existing exterior siding with fiber cement lap siding (Hardie Plank) to match existing appearance; correction and reinstallation of existing vinyl windows; and repair and modification of existing front bay window openings to improve weather protection and energy efficiency. Bay window work includes limited reframing within the existing opening, infilling a portion with masonry to match surrounding materials, and installation of a smaller, fixed (non-operable), appropriately scaled double-pane glass unit.

No increase in building footprint, height, or overall massing is proposed. All work is intended to correct existing conditions, prevent further water intrusion, and maintain the exterior character of the structure.

Does the work involve demolition of a structure?  No  Yes Please fill out demolition portion of application.

Does the proposed work involve signage?  No  Yes

Will the proposed work require the removal of any trees from the site?  No  Yes

If yes, attach a detailed site plan showing all trees and landscaping that will be removed and contact the Urban Forester at 208-7091 for Tree Permitting Requirements.

**REQUIRED PLANS:** If plans are required for the project, please attach the following:

- Attach two (2) sets of plans: one large scale set and one 11"x17" reproducible set,
- Also attach one set of photographs to the application.
- If available, electronic plans should also be submitted as a TIFF or PDF.
- A \$15 or \$5.00 application fee is due upon filing. Check should be made out to the City of Mobile.

**Refer to the following checklist for requirements for specific work items to be performed.** Refer to the Design Review Guidelines for Mobile's Historic Districts (<https://www.buildmobile.org/architectural-review-board/> ). Staff is available to assist with application preparation. For large projects, such as new construction or substantial additions or renovations, consultation with staff is strongly encouraged. Applications are reviewed in the order in which they are received, and if review by the Architectural Review Board is required, an application will be placed on the next available agenda. Any incomplete applications may be held until all information is submitted.

**Staff Reports:** The Historic Development Staff will review your application and generate a report that will be sent to you, along with the meeting agenda, via e-mail approximately one week before the meeting. The meeting agenda may be found at <https://www.buildmobile.org/architectural-review-board/>. Please examine these and be prepared to discuss any issues at the Board meetings. Questions before the meeting should be addressed to the staff of the Historic Development Department.

**Alterations to Approved Plans:** A new application must be submitted for changes to the approved plan. Minor alterations may be approvable by staff.

**Historic Markers:** The Architectural Review Board examines applications based on its adopted guidelines for historic preservation. These are based on a minimal standard set by the City of Mobile and the State. Historic markers are awarded by the Mobile Historic Development Commission based on a higher standard of review. Approval by the ARB does not guarantee approval for a historic marker. If the desire is to qualify for a marker, please inform the Board and it will attempt to guide you toward the higher goal.

**Conflicts of Interest:** ARB members sit as a quasi-judicial body. All its deliberations must be made in an open meeting. It is illegal for a Board member to discuss an application outside of a meeting with anyone but staff. Conflicts of interest, if any, will be disclosed at the meeting.

**Public Notice:** A sign will be placed in a conspicuous location on the property prior to the Review Board meeting to notify surrounding property owners of a pending application. Attendance at the meeting is strongly advised in order for the applicant to respond to any questions.

**NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA**

**Use the Following Checklist to Ensure a Complete Application  
Complete each box that applies:**

**NEW CONSTRUCTION, ADDITIONS, OR EXTENSIVE RENOVATION/REPAIR TO EXISTING STRUCTURES**

- 1. One large set and one 11 x 17 (reproducible) set of scaled drawings which shall include:**
  - a.  A complete site plan illustrating the proposed construction, its location, with dimensions, required setbacks, landscaping and other site amenities;
  - b.  Floor plans, with dimensions, as they impact the exterior of the building, including existing plan and proposed plan;
  - c.  Square footage of the original building with square footage of all additions including the proposed addition;
  - d.  A drawing, with dimensions, of all affected exterior elevations;
  - e.  Notes describing all exterior materials (i.e. walls, roof, trim, cornice, windows, etc.) Sample materials may be required in some cases (consult with staff);
  - f.  Detailed drawings or photographs of all decorative architectural details (i.e. columns, balustrades, modillions, etc.);
  - g.  Paint samples and plan keyed to location of each color. (See below)
- 2. Photographs of the subject property to be worked on and surrounding buildings are required.**
  - Subject Property photographs
  - Surrounding Buildings photographs

The Historic Development Office can provide sample plans for garages, carports, and outbuildings. These are generally acceptable for most domestic sites. Note: These are for design purposes only and are not suitable as construction drawings.

**FOR MINOR RENOVATION OR REPAIR TO EXISTING BUILDINGS**

For work which includes changes to the exterior of existing buildings, the following is required:

1.  Elevation drawings with dimensions and material details
2.  Floor plans
3.  Photographs of each face of the building to be renovated with details of the areas of work.

**EXTERIOR PAINTING**

Period color schemes are encouraged. However, other colors may be acceptable. Submit name and color samples for:

<u>James Hardie (prefinished)</u>	Manufacturer
<u>White</u>	main body color
<u>White</u>	trim or decorative features
<u>Natural wood / painted to match existing.</u>	porch deck
<u>None proposed</u>	accent areas: lattice, shutters, etc.
<u>None</u>	other areas

**Build Mobile, PO Box 1827, Mobile, Alabama 36633**

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

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

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.

  
Signature

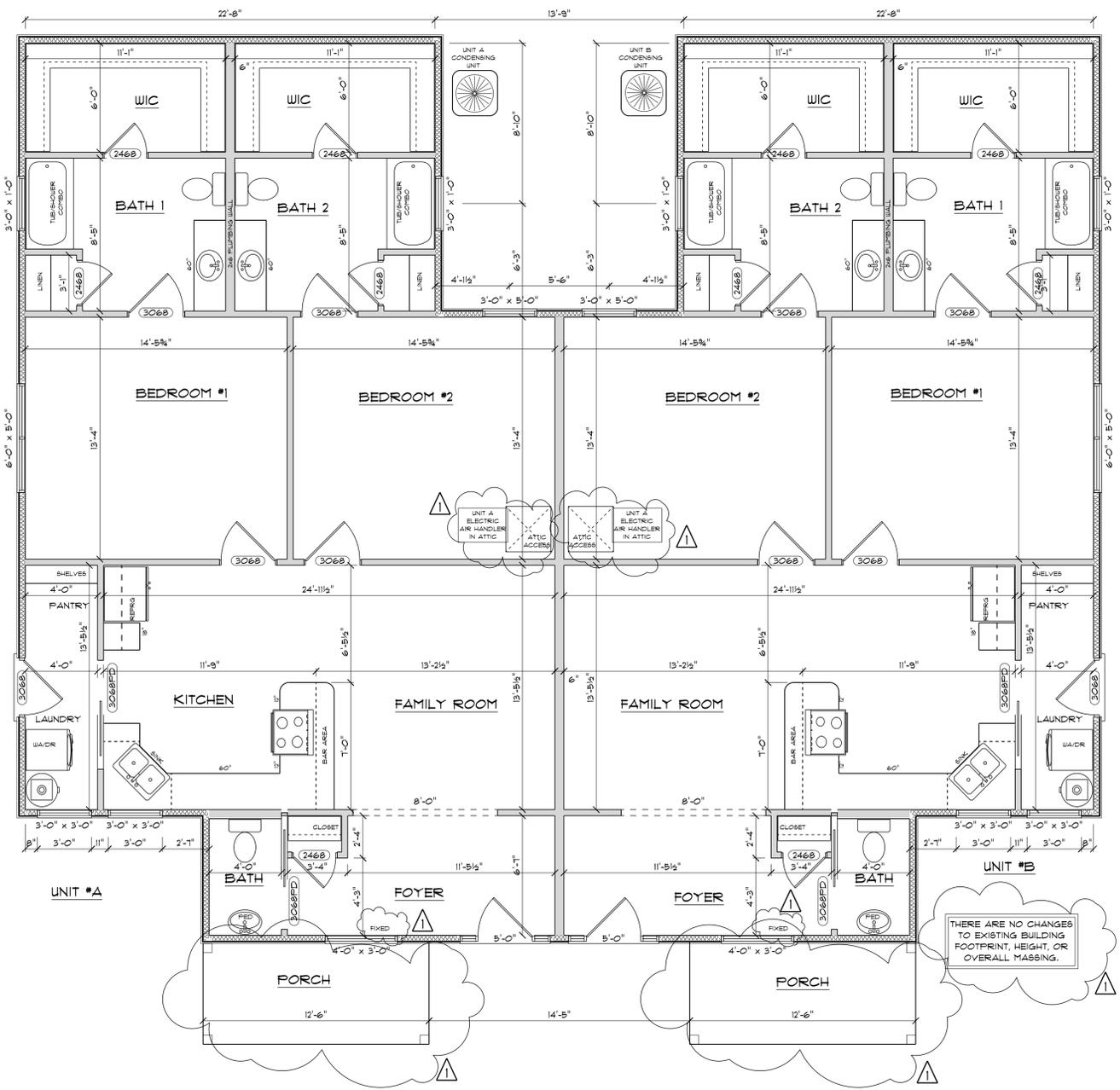
02-02-2026

Date

THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN PERMISSION AND CONSENT OF THE DESIGNER.

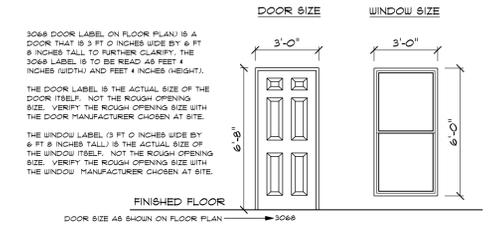
"COPYRIGHT NOTE" ALL RIGHTS RESERVED

**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

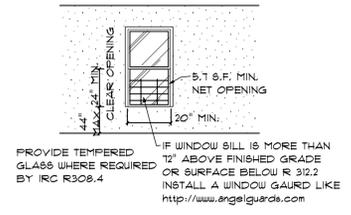


AREA SCHEDULE	
NAME	AREA
Unit #A	1308 sq. ft.
Unit #B	1308 sq. ft.
Front Porch	- sq. ft.
<b>Total Under Roof</b>	<b>2616 sq. ft.</b>

ALL HABITABLE SPACES ARE SERVED BY A PERMANENTLY INSTALLED ELECTRIC HVAC SYSTEM IN COMPLIANCE W/ IMC 309.1 WITH FINAL MECHANICAL DESIGN TO BE PROVIDED UNDER A SEPARATE MECHANICAL PERMIT



**2 OPENING SIZES**  
SCALE: N.T.S.



**3 MINIMUM EGRESS OPENING SIZE**  
SCALE: N.T.S.

**DO NOT SCALE DRAWINGS**

**BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS AND SPECS BEFORE CONSTRUCTION BEGINS. BUILDING TO BE BUILT PER LOCAL CODE REQUIREMENTS**

**CODE COMMENTS: 2 FEB 26**

1557 ESLAVA STREET  
MOBILE, AL  
MAIN FLOOR PLAN

CLIENT NAME: JOHN STEPHENS  
JOB NO.: T25-118  
DATE ISSUED: 29 DEC 25  
DATE PLOTTED: 2/2/2026  
DRAWN BY: Ronnie Toomey  
SHEET No.: **A-1**  
1 OF 2

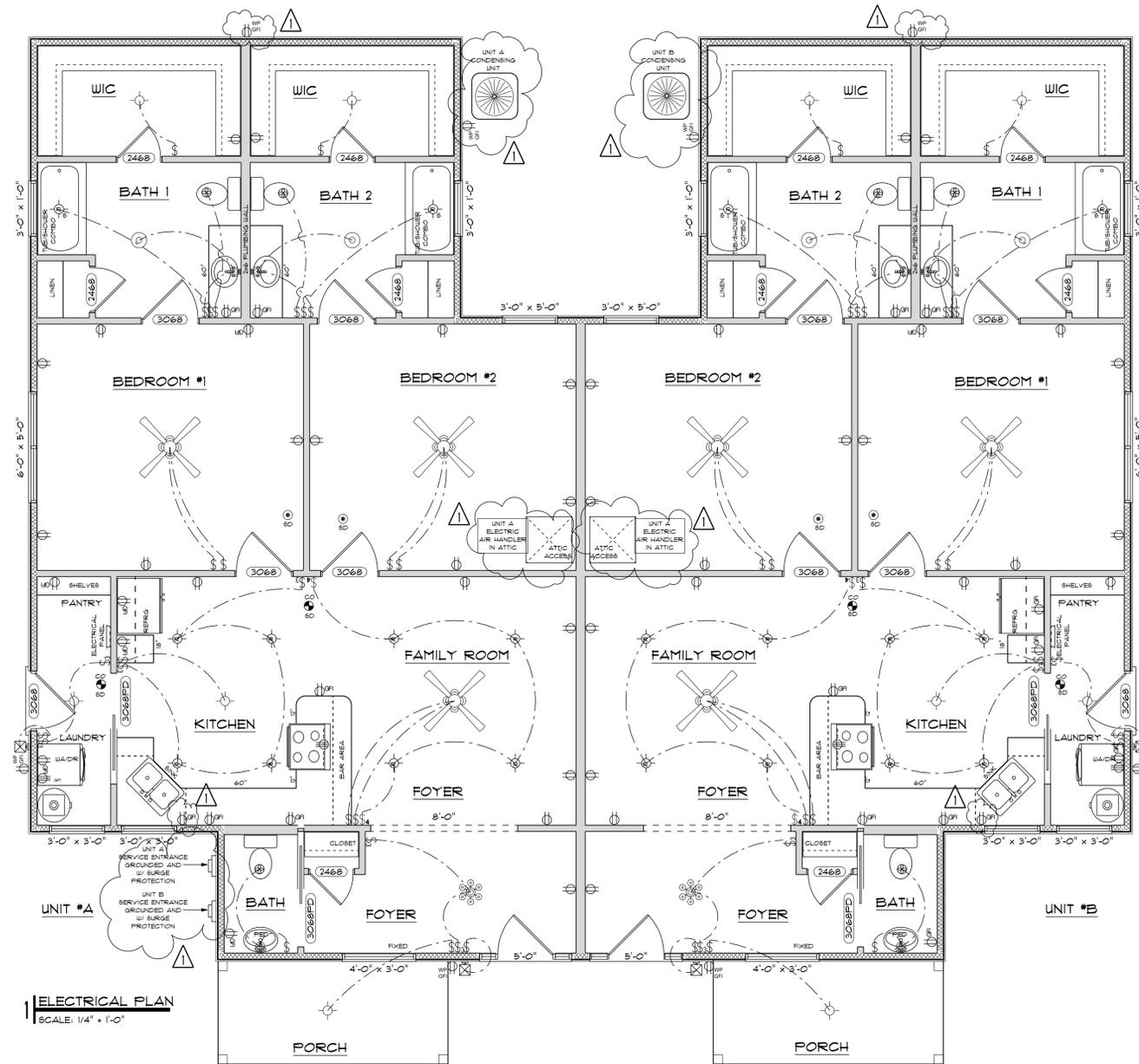
Proverbs 16:3  
"Commit your actions to the Lord, and your plans will succeed."

**RDT designs**  
RESIDENTIAL DESIGN & DRAFTING

**RDT DESIGNS**  
**RONNIE TOOMEY**  
Phone: 251-802-9400  
rtdesigns327@gmail.com

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER STATE AND LOCAL CODES VARY. WHERE APPROPRIATE, THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES. DO NOT SCALE DRAWINGS. USE ONLY THE PRINTED DIMENSIONS, VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS. ALL DIMENSIONS ARE TAKEN FROM TOUGH STUDIOS OF ADMINISTRATION OF EITHER 3/4" (2x4 STUDS), 3/8" (2x6 STUDS), OR TO THE OUTSIDE OF MASONRY, ELECTRICAL AND MECHANICAL REQUIREMENTS AND CLEARANCES. CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF BEARING LOCATIONS. CONTRACTOR SHALL VERIFY ALL BEAM AND HEADER SIZES FOR CODE COMPLIANCE.

- 2015 IECC  
ENEGY CODE:
1. ALL GLAZED OPENINGS SHALL HAVE A MAX. U FACTOR OF 0.35
  2. ALL GLAZED OPENINGS SHALL HAVE A MAX. SHGC OF 0.21.
  3. ATTIC INSULATION SHALL BE A MIN. R-30.
  4. WALL AND FLOOR INSULATION SHALL BE A MIN. OF R-13.
  5. SEMI-CONDITIONED ATTICS-WHERE TABLE R402.1.2 REQUIRES R-30, AN AIR IMPERMEABLE INSULATION INSTALLED TO THE ROOF DECK WITH R-VAULE OF R-20 SHALL BE DEEMED EQUIVALENT TO THE PROVISIONS IN R402.2.2.
  6. A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
  7. THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL HAVE INSULATION APPLIED AND ALL GAPS IN THE BARRIER SHALL BE SEALED.
  8. ACCESS DOORS AND HATCHES FROM CONDITIONED SPACES TO UNCONDITIONED AND CRAWL SPACES SHALL BE WEATHER STRIPPED AND INSULATED TO A LEVEL IN ACCORDANCE WITH THE FOLLOWING INSULATION VALUES:
    - A. HINGED VERTICAL DOORS SHALL HAVE A MAX. U-FACTOR OF U-0.20(R-5 MIN.)
    - B. HATCHES/SCUTTLE HOLE COVERS SHALL HAVE A MAX. U-FACTOR OF U-0.05(R-19 MIN.)
    - C. FULL DOWN STAIRS SHALL HAVE A MAX. U-FACTOR OF U-0.20 WITH A MIN. OF 15% OF THE PANEL AREA HAVING (R-5 MIN.) INSULATION. ACCESS SHALL BE PROVIDED TO ATTIC-LOCATED MECHANICAL EQUIP. WITHOUT DAMAGE TO OR COMPRESSION OF, CEILING INSULATION. A WOOD FRAMED OR EQUIVALENT BAFFLE OR RETAINER IS REQ. TO BE PROVIDED LOOSE-FILL INSULATION IS INSTALLED.
  9. THE JUNCTION OF THE TOP PLATE AND TOP OF WALLS SHALL BE SEALED.
  10. RIM JOIST SHALL BE INSTALLED AND INCLUDE THE AIR BARRIER.
  11. EAVE BAFFLE-FOR AIR-PERMEABLE INSULATIONS IN VENTED ATTICS. A BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS.
  12. EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED.
  13. DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFT OPENINGS TO THE EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
  14. HVAC REGISTER BOOTS THAT PENETRATE THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.
  15. BUILDING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
  16. ALL SUPPLY AND RETURN DUCTS IN AN UNCONDITIONED SPACE SHALL BE INSULATED TO A MIN. R-8.
  17. ALL SUPPLY AND RETURN DUCTS IN AN SEMI CONDITIONED SPACE SHALL BE INSULATED TO A MIN. R-6.
  18. DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE TO MEET SECTIONS R403.3.3 AND R403.3.4. EXCEPTION: A DUCT AIR LEAKAGE TEST SHALL NOT BE REQ. WHERE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING ENVELOPE.
  19. MECHANICAL SYSTEM PIPING (REFRIGERANT LINE) CAPABLE OF CARRYING FLUIDS ABOVE 105 FAHRENHEIT OF BELOW 55 DEGREES FAHRENHEIT SHALL BE INSULATED TO A MIN. R-3 SUCTION LINES ONLY. PIPING INSULATION SHALL BE PROTECTED FROM DAMAGE INCLUDING ENVIRONMENTAL DAMAGE.
  20. MECHANICAL VENTILATION-THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQ. 2012 IRC, AS APPLICABLE, OR WITH OTHER APPROVED VENTILATION. OUTDOOR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
  21. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VEIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 5 AIR CHANGES PER HOUSE. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR SHALL BE EMAILED TO [inspections@mobilecounty.net](mailto:inspections@mobilecounty.net) and (1) COPY POSTED IN HEATER CLOSET OR FULL DOWN STAIRWAY.
  22. A MIN. OF 15% OF LAMPS IN PERMANENTLY INSTALLED LIGHTS SHALL BE LISTED AS HIGH EFFICIENCY.
  23. RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE DRYWALL.
  24. AN AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION OR AIR SEALED BOX SHALL BE INSTALLED.
  25. NEW WOOD BURNING FIREPLACES SHALL HAVE TIGHT FITTING FLUE DAMPER OR DOOR AND COMBUSTION AIR.
  26. INSULATION CERTIFICATE SHALL BE POSTED IN HEATER CLOSET OR FLULL DOWN STAIRWAY.
  27. COMPLIANCE CERTIFICATE-A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED IN HEATER CLOSET OR PULL DOWN STAIRWAY AND LIST THE REQ. OF SECTION R401.3.



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan w/ light kit	6	
chandelier	2	
exterior light	4	
ceiling light	4	
vanity light	6	
electrical panel	2	
service panel	2	
Outlet gfi w/ waterproof cover	4	
dryer outlet 220v	2	
fan	6	
light	8	
outlet	38	
outlet gfi	20	
recessed light	16	
recessed light - Sealed	4	
smoke/co detector	4	
smoke detector	4	
stove outlet 220v	2	
switch	36	
switch 3 way	12	
switch 4 way	4	

- ELECTRICAL NOTES:
1. ALL ELECTRICAL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE STRICTEST REQUIREMENTS OF THE LOCAL GOVERNING CODES INCLUDING THE NEC, NFPA, AND THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
  2. THE ELECTRICAL LAYOUT INDICATED IS PRELIMINARY AND SHALL BE CONFIRMED TO MEET THE REQUIREMENTS OF THE HOME OWNER AND BUILDER AND TO MEET ALL REQUIREMENTS OF THE LOCAL GOVERNING CODES. ANY CHANGES TO THE PRELIMINARY LAYOUT MUST BE IN STRICT COMPLIANCE WITH THE STRICTEST REQUIREMENTS OF THE LOCAL GOVERNING CODES.
  3. ALL LIGHTING (EXTERIOR AND INTERIOR) TO MEET AND BE INSTALLED TO ALL ENERGY STAR REQUIREMENTS OF THE LOCAL GOVERNING CODES.
  4. SMOKE DETECTORS TO BE HARDWIRED INTERCONNECTED + HAVE MONITORED BATTERY BACKUP.

CODE COMMENTS: 2 FEB 26

1557 ESLAVA STREET

MOBILE, AL

ELECTRICAL PLAN

CLIENT NAME:  
JOHN STEPHENS

JOB NO. :  
T25-118

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Proverbs 16:3  
"Commit your actions to the Lord, and your plans will succeed."

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