

**MOBILE TREE COMMISSION
STAFF REPORT****Date: March 20, 2018****APPLICANT NAME**

Paul Davis

LOCATION10 St Emanuel St
(West side of St Emanuel St, 120' ± South of Dauphin St)**REQUEST**

Remove Two Chinese Elms

**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

T-5.2

HEALTH OF TREE

The trees appear to be moderately healthy at best, but due to the girdling roots and their location in the sidewalk, they will further decline in health and continue to damage infrastructure.

**CONTRIBUTING
FACTORS**

The applicant proposes to add a gallery to the front of the building, necessitating removal of the trees to permit the proposed construction

**ENGINEERING
COMMENTS**

None

**TRAFFIC ENGINEERING
COMMENTS**

None

**URBAN FORESTRY
COMMENTS**

Both trees have numerous large diameter stem girdling roots that have adversely affected their health. Urban Forestry recommends removal.

**PLANNING
COMMENTS**

The proposal complies with the DDD code, and has been reviewed and approved by the CRC, subject to approval by the Tree Commission.

MAWSS

N/A

ANALYSIS

The applicant is requesting approval to allow the removal of two chinese elms (6" and 10.5" dbh). As referenced above, the applicant is proposing the construction of a gallery across the front of the building, and extending to 2' from the edge of curb.

In addition to the removal of the trees as requested, at least one street light will have to be removed or relocated.

Also as referenced above, the trees may appear moderately healthy at best, they have in most likelihood reached their maximum potential and will soon begin to decline in health. In addition to the girdling roots as noted by Urban Forestry, the 10.5" tree appears to be girdled by and has begun lifting the tree grate.

While the proposed gallery may not have been an original feature of the building, the proposal has been reviewed and approved by both the Architectural Review Board and the Consolidated Review Committee – subject to approval by the Tree Commission for the removal of the trees.

The Tree Commission's policy of a two for one replacement for the removal of healthy trees is not appropriate in this case because the trees have reached their maximum potential, both have girdling roots, the larger tree appears to be girdled by and has begun lifting the tree grate, and the trees are not appropriate for their location.

RECOMMENDATION
APPROVAL

Based on the preceding, this request is recommended for



CITY OF MOBILE
MOBILE TREE COMMISSION

Application No. 1
Date: February 20th 2018

1. Applicant:

Name: Paul Davis
Address: 61 Saint Joseph Street Suite 902
Mobile, AL. Zip Code: 36602
E-mail: paul@pcda.net
Telephone Number: (251) 432-3480

2. Owner (if different from applicant):

Name: Kelly Arceneaux
Address: PO Box 9021
Mobile, AL. Zip Code: 36691
E-mail: kelly_ads@bellsouth.net
Telephone Number: (251) 583-1747

3. Location of Tree: 10 Saint Emanuel Street, Mobile, AL. City Council District: 2

4. Type of Tree: Chinese Elm Trim: Remove: X

5. Approximate Diameter four (4) feet from the ground: 6" Height: 24'

6. Reason for Removal or Trimming as Requested: A gallery addition to the existing hisorical structure
is planned.

Paul Davis

Applicant

Kelly Arceneaux
Kelly Arceneaux (Feb 20, 2018)

Owner – if different from applicant

*Application Fee - None

*Applicant or Agent must be present at meeting to represent request.

*All supporting information (photos, location plan, names and addresses of the applicant, property owner, adjacent property owners and directly across the street - on mailing labels, along with postage fee and \$1.00 notification fee for each) must be submitted with the application (Two Copies) by filing date.

If approved, work shall be performed by a licensed & bonded Arborist. Bond must be on file with the Planning Department. Permit to be obtained from Planning Department after appeal period expires with no appeal.

Appeals must be made in writing to the Mobile City Council within 15 days of the decision.

*Major projects involving multiple trees may be held over until the next month's agenda due to the time required to investigate

Telephone: 251/208-5895

Fax: 251/208-5896

e-mail: Planning@cityofmobile.org



CITY OF MOBILE
MOBILE TREE COMMISSION

Application No. 2
Date: February 20th 2018

1. Applicant:

Name: Paul Davis
Address: 61 Saint Joseph Street Suite 902
Mobile, AL. Zip Code: 36602
E-mail: paul@pcda.net
Telephone Number: (251) 432-3480

2. Owner (if different from applicant):

Name: Kelly Arceneaux
Address: PO Box 9021
Mobile, AL. Zip Code: 36691
E-mail: kelly_ads@bellsouth.net
Telephone Number: (251) 583-1747

3. Location of Tree: 98 Saint Emanuel Street, Mobile, AL. City Council District: 2
4. Type of Tree: Chinese Elm Trim: Remove: X
5. Approximate Diameter four (4) feet from the ground: 10.5" Height: 30'
6. Reason for Removal or Trimming as Requested: A gallery addition to the existing historical structure
is planned.

Paul Davis
Applicant

Kelly Arceneaux
Blake Arceneaux (Feb 20, 2018)
Owner – if different from applicant

*Application Fee - None

*Applicant or Agent must be present at meeting to represent request.

*All supporting information (photos, location plan, names and addresses of the applicant, property owner, adjacent property owners and directly across the street - on mailing labels, along with postage fee and \$1.00 notification fee for each) must be submitted with the application (Two Copies) by filing date.

If approved, work shall be performed by a licensed & bonded Arborist. Bond must be on file with the Planning Department. Permit to be obtained from Planning Department after appeal period expires with no appeal.

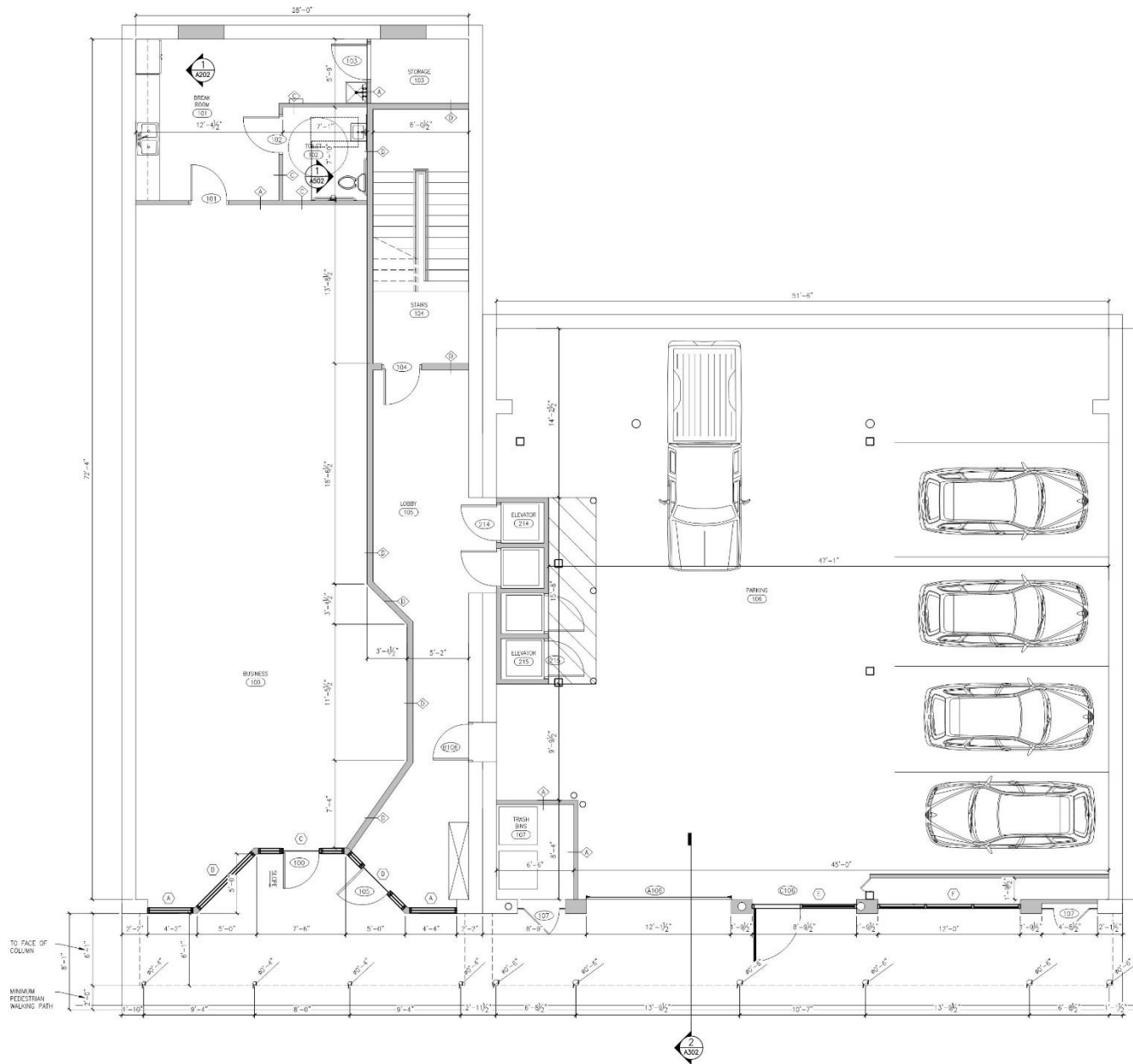
Appeals must be made in writing to the Mobile City Council within 15 days of the decision.

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Telephone: 251/208-5895

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A101

FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 BUSINESS HEATED AND COOLED 1,432 SF
 GARAGE 2,472 SF
 STAIR, LOBBY, ELEVATOR 596 SF

LEGEND

- (A) WINDOW TYPES REVIEW SHEET A501
- (A) INDICATES PARTITION TYPE REVIEW SHEET A302
- (A) SEE SCHEDULE
- (A) NEW DOOR
- (A) DETAIL NUMBER
- (A) SHEET NUMBER
- (A) ELEVATION
- (A) ROOM NAME
- (A) ROOM NUMBER
- (A) ROOM ID
- (A) NEW WALL
- (A) CMU WALL
- (A) EXAMPLE
- (A) FACE OF STUD

GENERAL NOTES

1. DIMENSIONS ARE SHOWN TO FACE OF STUDWORK.
2. TO CENTERLINE OF WINDOWS & EXTERNAL DOORS.
3. ANY CHANGE IN LOCATION OF INTERIOR WALLS TO BE CONFIRMED WITH ARCHITECT BEFORE PROCEEDING.
4. ALL MATERIALS, FIXTURES, ETC. SHALL BE NEW UNLESS OTHERWISE SPECIFIED. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
5. PROVIDE BLOCCING AS REQUIRED AT TOILETS AND SHOWER FOR GRAB BARS, TOWEL BARS AND ALL WALL HUNG ITEMS INCLUDING MIRRORS AND TELEVISIONS.
6. STUD WALLS TALLER THAN 10' SHALL HAVE HORIZONTAL BRIDGING AS RECOMMENDED BY STUD MANUFACTURE.
7. INSTALL 4" THICK SOUND-ATTENUATION BLANKETS IN ALL WALLS ADJACENT TOILETS AND OFFICE FLOOR TO CEILING.
8. ALL PLUMBING FIXTURES, TOILET ACCESSORIES AND BUILDING FACILITIES SHALL MEET THE ADA ACT.
9. FOR ADDITIONAL INFORMATION REVIEW ENLARGED FLOOR PLANS.



THE LOFTS
 10TH SAINT EMANUEL STREET
 Mobile, Alabama 36602

NOT FOR CONSTRUCTION

Sheet Title
 FIRST FLOOR PLAN

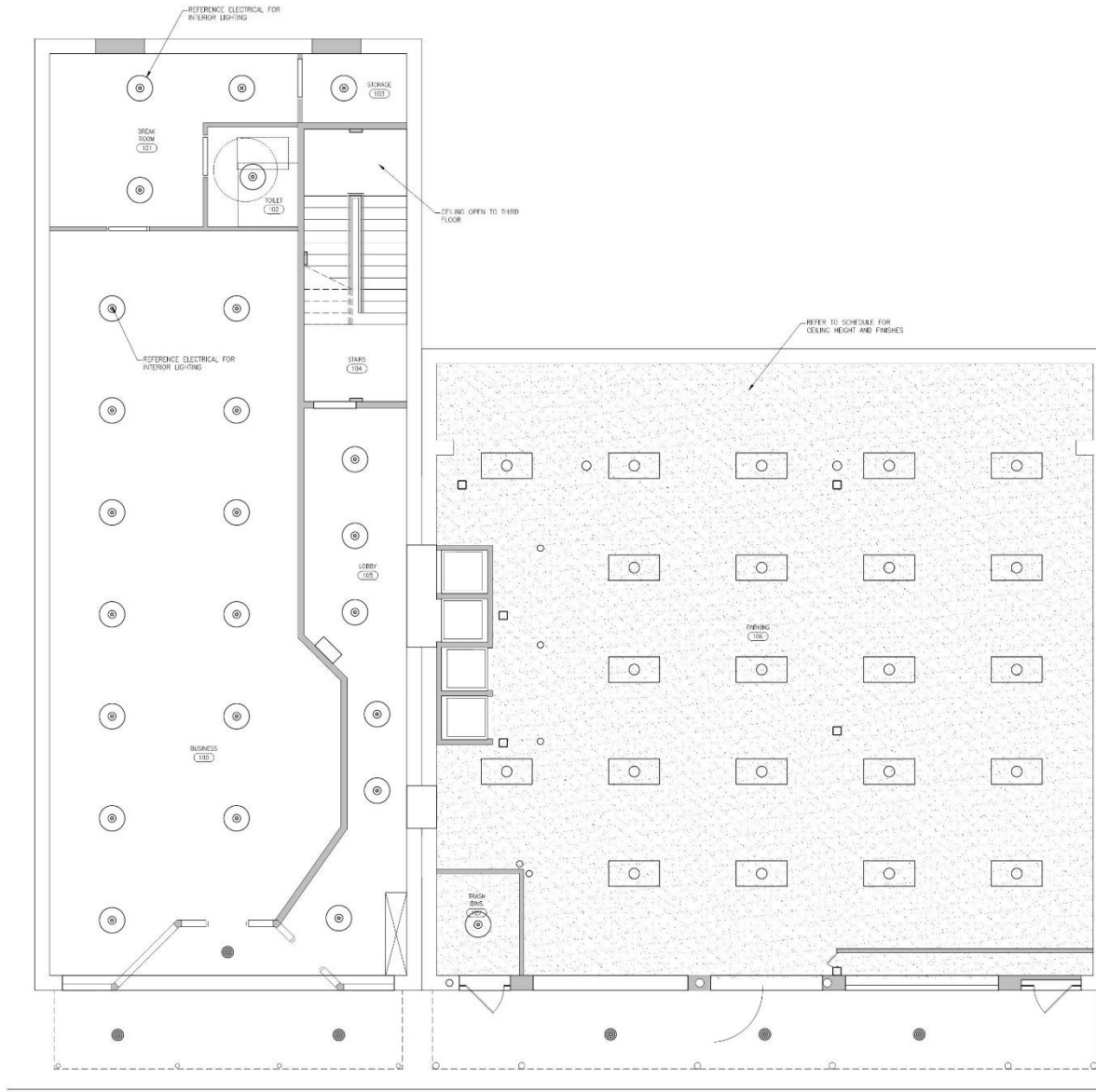
Project Number
 2017-26

Date
 February 14th, 2018

Drawn by
 ALE

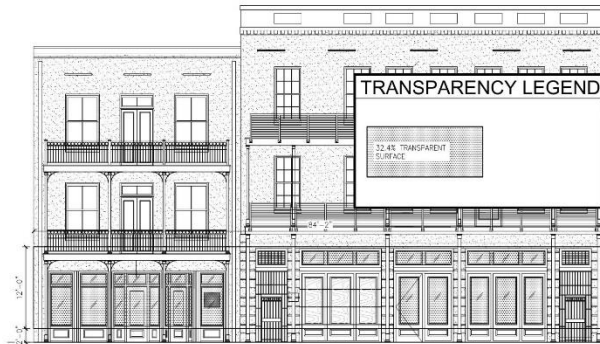
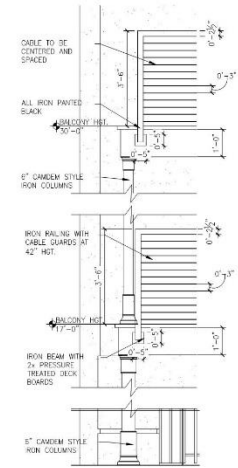
Checked by
 PCD

Sheet No.
A101



LEGEND	
	EXTERIOR CEILING FAN
	TRACK LIGHTING
	FAN LIGHT
	FIRE ALARM
	VENTILATION FAN
	GROUND FAULT PLUG
	WATER PROOF PLUG
	FLOOR PLUG
	TYPICAL RECTANGLE
	TYPICAL SWITCH
	CEILING LIGHT
	WALL MOUNT LIGHT
	SET ELECTRICAL
	CABLE OUTLET
	GARBAGE DISPOSAL
	2x4 FLUORESCENT LIGHT FIXTURE (LED)
	2x2 FLUORESCENT LIGHT FIXTURE (LED)
	2x4 HANGING LIGHT FIXTURE (LED)
	AIR DIFFUSER
	AIR RETURN
	INDICATES EXPOSED TO STRUCTURE (SPRAY CLEAR COAT FIRE RETARDANT)
	FINISH GYP BD.
GENERAL NOTES	
<ol style="list-style-type: none"> 1. DIMENSIONS ARE SHOWN TO FACE OF STUDWORK. 2. ANY CHANGE IN LOCATION OF WINDOWS & EXTERIOR DOORS. 3. ALL MATERIALS, FIXTURES, ETC. SHALL BE NEW UNLESS OTHERWISE SPECIFIED. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. 4. PROVIDE BLOCKING AS REQUIRED AT TOILETS AND SHOWER FOR GRAB BARS, TOWEL BARS AND ALL WALL HUNG ITEMS INCLUDING MIRRORS AND TELEVISIONS. 5. STUD WALLS HIGHER THAN 10' SHALL HAVE HORIZONTAL BRACING AS RECOMMENDED BY STUD MANUFACTURE. 6. INSTALL 4" THICK SOUND-ATTENUATION BLANKETS IN ALL WALLS AROUND TOILETS AND OFFICE FLOOR TO CEILING. 7. ALL PLUMBING FIXTURES, TOILET ACCESSORIES AND BUILDING FIXTURES SHALL MEET THE ADA ACT. 	

A104 FIRST FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"

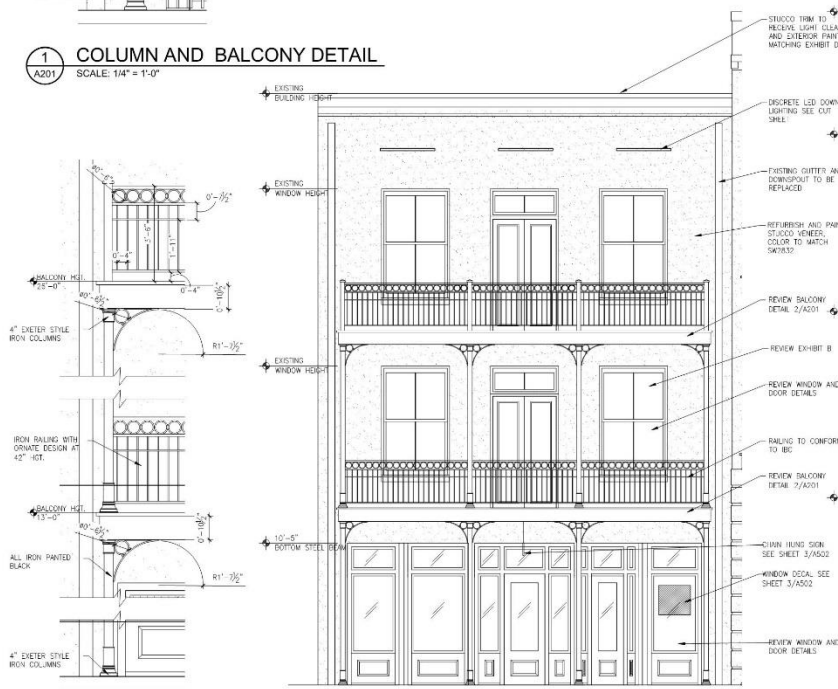


C FRONTAGE TRANSPARENCY DIAGRAM
SCALE: 1/8" = 1'-0"



B OVERALL BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

1 COLUMN AND BALCONY DETAIL
SCALE: 1/4" = 1'-0"

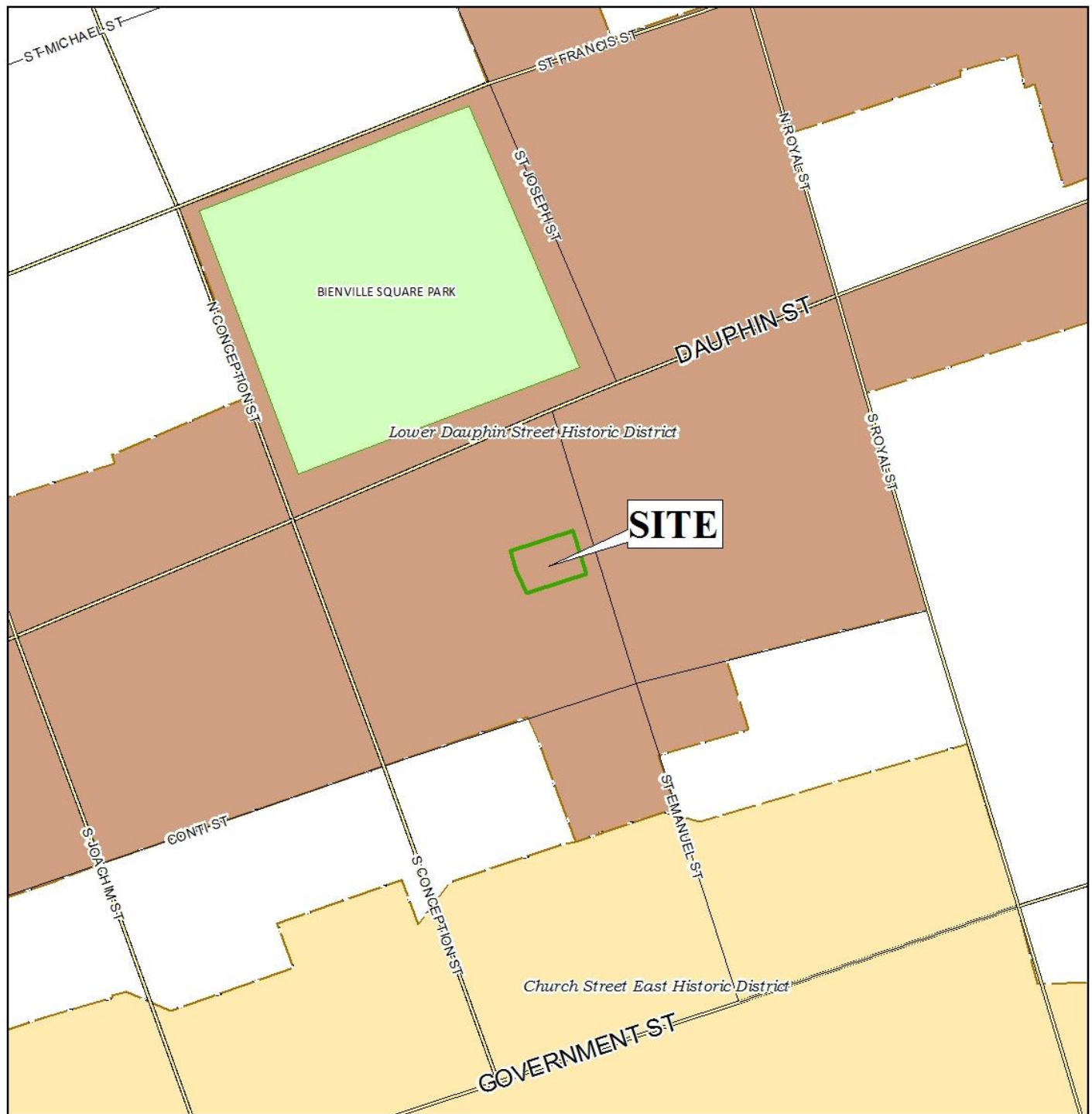


2 COLUMN AND BALCONY DETAIL
SCALE: 1/4" = 1'-0"



A FRONT EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

MOBILE TREE COMMISSION LOCATOR MAP



Application MTC-016292-2018 Date March 20, 2018

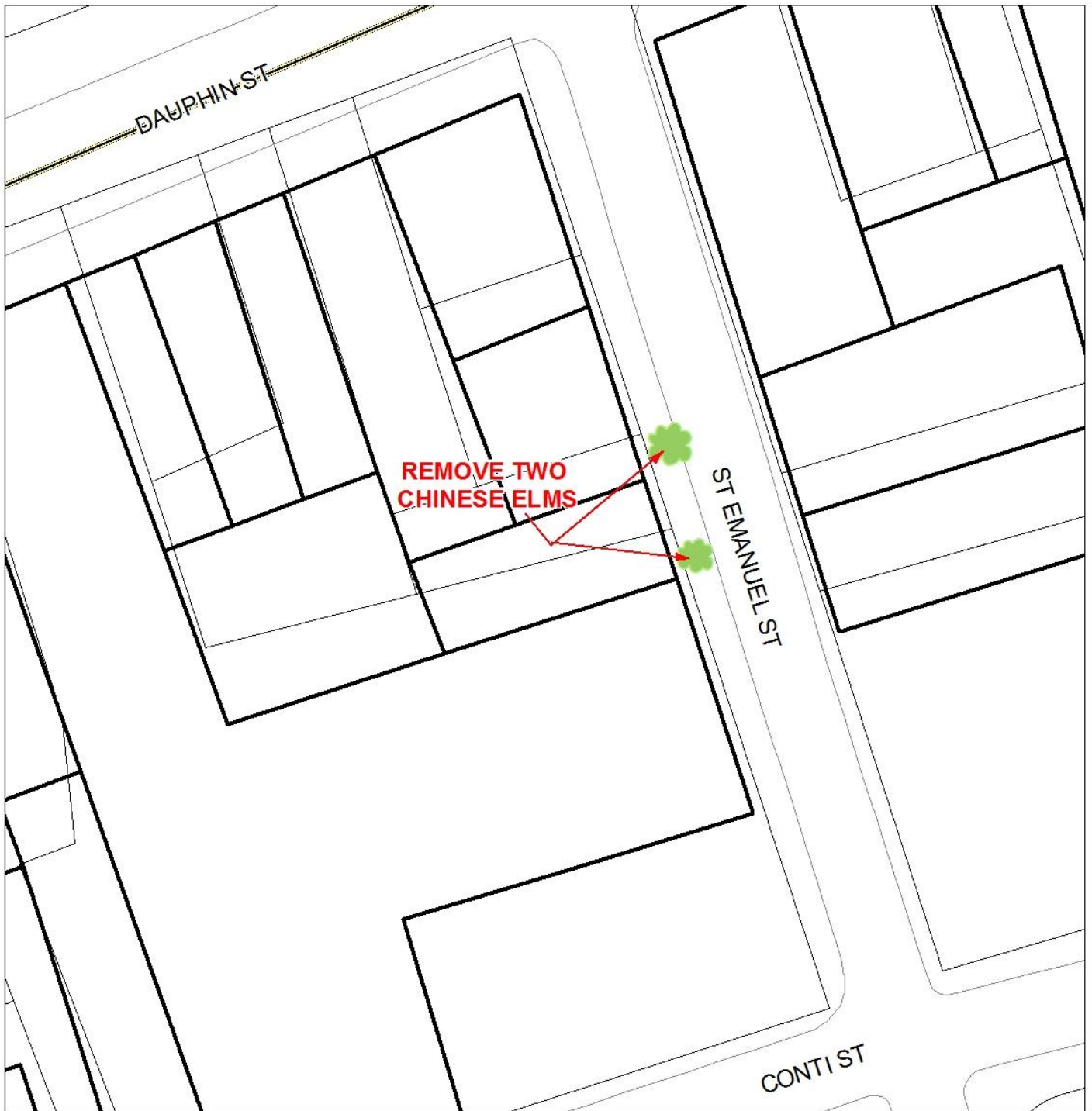
Location 10 St Emanuel St

Request Remove two Chinese Elms

1 inch = 167 feet



MOBILE TREE COMMISSION VICINITY MAP



Application MTC-016292-2018 Date March 20, 2018

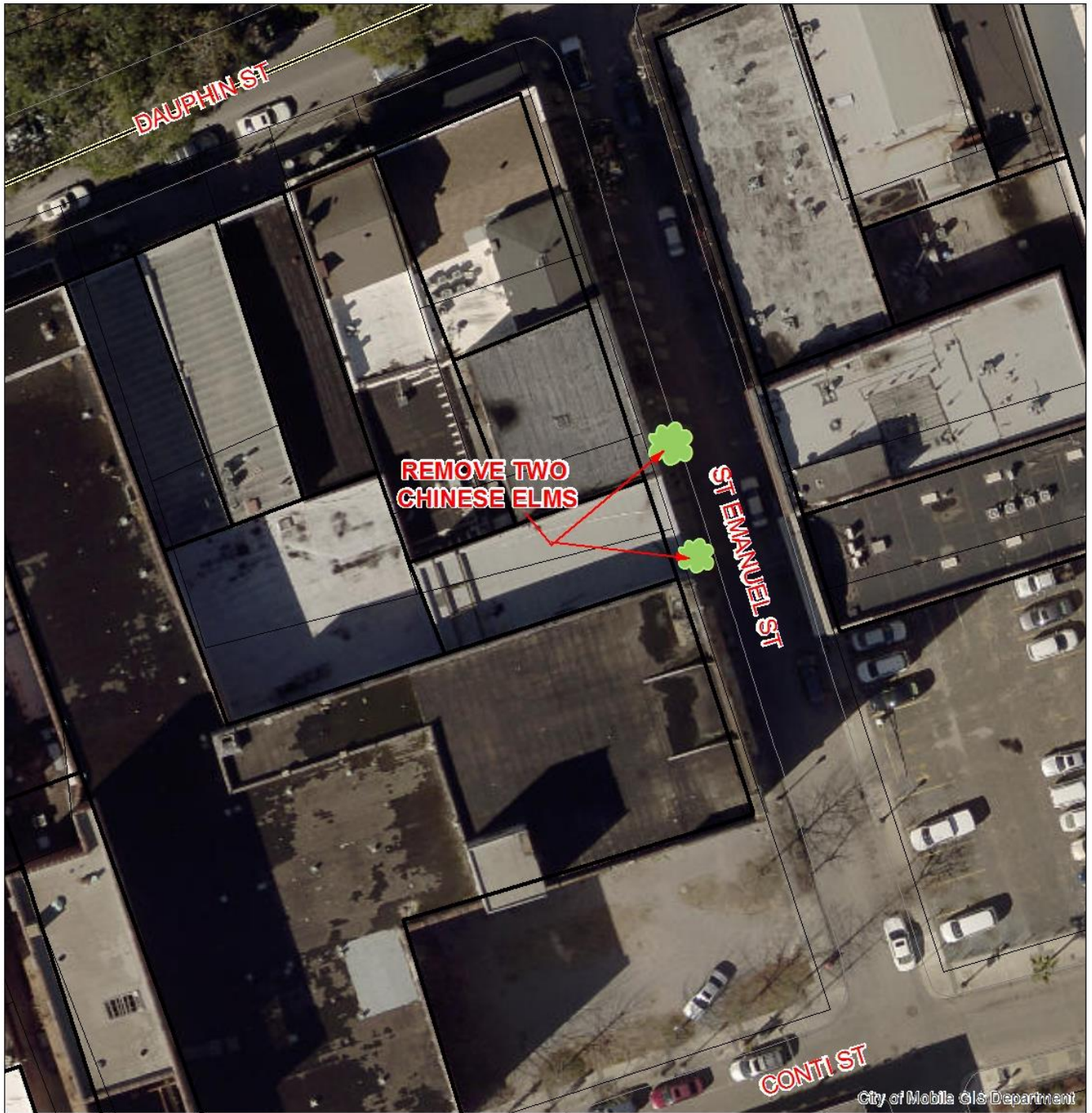
Location 10 St Emanuel St

Request Remove two Chinese Elms

1 inch = 42 feet



MOBILE TREE COMMISSION VICINITY MAP



Application MTC-016292-2018 Date March 20, 2018

Location 10 St Emanuel St

Request Remove two Chinese Elms

1 inch = 42 feet





