



**City of Fairhope
Planning Commission Agenda
5:00 PM
Council Chambers
October 7, 2024**

Sherry Sullivan
Mayor

Council Members

Kevin G. Boone

Jack Burrell, ACMO

Jimmy Conyers

Corey Martin

Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

1. Call to Order
2. Approval of Minutes
 - September 5, 2024
3. Old/New Business
 - Election of Officers
 - Approval of 2025 Meeting Schedule
 - Comprehensive Plan Discussion
4. Consideration of Agenda Items

A. UR 24.09 Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately 14,770 LF of buried fiber cable at 202 N. Summit Street.

B. UR 24.10 Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately 27,968 LF of buried fiber cable at 818 Fairhope Avenue.

C. UR 24.11 Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately 3,172 LF of buried fiber cable at 9051 Feather Trail.

D. UR 24.12 Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately 4,837 LF of buried fiber cable at 102 Majors Run.

E. UR 24.13 Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately 9,533 LF of buried fiber cable at 8933 Nichols Avenue

161 North Section Street

P.O. Drawer 429

Fairhope, Alabama 36533

251-928-2136

251-928-6776 Fax

www.fairhopeal.gov

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F. UR 24.14 Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately 4,777 LF of buried fiber cable at 120 Stratford Street.

G. SR 24.03 Request of the Applicant, Jade Consulting, LLC on behalf of the Owner, Encounter Development, LLC, for Site Plan Approval of Sherwin Williams. The property is approximately 0.894 acres and is zoned B-2 – General Business District. The property is located on the northeast corner of State Highway 181 and State Highway 104. **PPIN #: 108453**

H. SR 24.04 Request of the Applicant, S.E. Civil on behalf of the Owner, FST Fargason, Peter, for Site Plan Approval of Aubergine. The property is approximately 0.10 acres and is zoned B-2 – General Business District. The property is located at 315 De La Mare Avenue #A. **PPIN #: 68209**

I. SD 24.22 Public hearing to consider the request of the Applicant, S.E. Civil, on behalf of the Owner, FST Fargason, Peter, for preliminary plat approval of Aubergine, a 4-unit multiple occupancy project. The property is zoned B-2, General Business District. The property is approximately 0.10 acres and is located at 315 De La Mare Avenue #A. **PPIN #: 68209**

J. SD 24.21 Public hearing to consider the request of the City of Fairhope's Planning and Zoning Department to accept Resolution 2024-01 for various proposed amendments to Article IV of the City of Fairhope's Subdivision Regulations.

K. ZC 24.06 Public hearing to consider the request of the Applicant, S.E. Civil, on behalf of the Owner, 181 Fairhope Ave 2023, LLC, to rezone property from PUD, Planned Unit Development to PUD, Planned Unit Development – Mixed Use, to be known as Eastlake Village. The property is approximately 75.73 acres and is located at 20741 State Highway 181. **PPINS #: 236701, 24160, 316793**

5. Adjourn

161 North Section Street

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The Planning Commission met Thursday, September 5, 2024, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Lee Turner; Harry Kohler; John Worsham; Hollie MacKellar; Paul Fontenot; Clarice Hall-Black; Hunter Simmons, Planning and Zoning Director; Mike Jeffries, Development Services Manager; Michelle Melton, Planner; Chris Williams, City Attorney; and Cindy Beaudreau, Planning Clerk.

Absent: Jay Robinson, Erik Cortinas and Rebecca Bryant

Chairman Turner called the meeting to order at 5:04 PM.

Approval of the Minutes August 5, 2024:

John Worsham made a motion to approve the minutes from August 5, 2024.

Hollie MacKellar seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Harry Kohler; John Worsham; Hollie MacKellar; Paul Fontenot; Clarice Hall-Black
NAY: None.

Chairman Turner stated the need to recuse himself from ZC 24.02 due to owning a rental house near the property. Chairman Turner announced that item C on the agenda would be presented first.

C. ZC 24.08 Public hearing to consider the request from the City of Fairhope Planning and Zoning Department, for various proposed amendments to the City of Fairhope's Zoning Ordinance.

Hunter Simmons, Planning Director, updated the Planning Commission that staff along with John Worsham attended the Parking Authority meeting. Mr. Simmons suggested reviving the Ad Hoc Parking Committee with members of the Planning Commission, the Board of Adjustments and downtown stakeholders. Mr. Simmons recommended tabling the motion until staff is ready to bring it back to the Planning Commission.

John Worsham made a motion to table ZC 24.08, until staff brings back to the Planning Commission.

Hollie MacKellar seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Harry Kohler; John Worsham; Hollie MacKellar; Paul Fontenot; Clarice Hall-Black
NAY: None.

Mr. Simmons stated the need to choose another Chairperson for when Chairperson Turner recuses himself during ZC 24.02. Hollie MacKellar made a motion to appoint John Worsham as the Chairperson during that time.

Old/New Business

- **SD 22.18** Greenfields Subdivision - Request of the Applicant, SE Civil, for an extension of one year for Preliminary Plat.

Summary: Hunter Simmons, Planning Director, Request of the Applicant, SE Civil, for an extension of one year for Preliminary Plat. Staff is in support of this request.

Staff recommends approval of SD 22.18 extension.

Clarice Hall-Black made a motion to approve the extension of SD 22.18.

John Worsham seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Harry Kohler; John Worsham; Hollie MacKellar; Paul Fontenot; Clarice Hall-Black
NAY: None.

- **SD 21.41** Aldi Subdivision – Request of FST Aldi, Inc. of Alabama, for an additional one-year extension for Final Approval of Aldi Subdivision, a 5-unit Multiple Occupancy Project.

Summary: Hunter Simmons, Planning Director, presented the Request of FST Aldi, Inc. of Alabama, for an additional one-year extension for Final Approval of Aldi Subdivision, a 5-unit Multiple Occupancy Project. Staff is in support of this request.

Staff recommends approval of SD 21.41 extension.

John Worsham made a motion to approve the extension of SD 21.41.

Harry Kohler seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Harry Kohler; John Worsham; Hollie MacKellar; Paul Fontenot; Clarice Hall-Black
NAY: None.

Mr. Simmons stated that the draft Comprehensive Plan will be on the Planning Commission agenda in October and that comments should be sent to the Planning Department.

Consideration of Agenda Items:

A. SD 24.19 Public hearing to consider the request of the Applicant, Sawgrass Consulting, LLC on behalf of the Owner, FST Rockwell, LLC for preliminary plat approval of Resubdivision of Lot 1 - Rockwell Place, a 10-lot major subdivision. The property is zoned B-2, General Business District. The property is approximately 11.70 acres and is located on the east side of State Highway 181, south of the Harvest Green East Subdivision and across from The Waters Subdivision. **PPIN #625448**

Summary: Mike Jeffries, Development Services Manager, presented the request of the Applicant, Sawgrass Consulting, LLC on behalf of the Owner, FST Rockwell, LLC for preliminary plat approval of Resubdivision of Lot 1 - Rockwell Place, a 10-lot major subdivision. Mr. Jeffries shared the zoning and aerial maps.

Staff recommends approval of SD 24.19 with the following condition:

1. Review and approval of a revised Landscape Plan.

Chairman Turner asked if there was a connection to Highway 181. Mr. Jeffries stated that there is not a connection to Highway 181. Mr. Jeffries shared the Greenspace Plan showing lots 1-7 having access to Bushel Drive only allowing a future connection with ALDOT approval to connect lot 8 and 9 to Highway 181. All other connections will be internal on Bushel Drive. Mr. Turner asked if the buildings will be double sided. Mr. Jeffries stated that the plan will come through Site Plan review before any building permits are released and come before the Planning Commission and City Council. Mr. Turner asked about the swales and how they look like they go across lot lines and if they will be memorialized. Mr. Jeffries replied they will be incorporated into the O&M plan.

Hollie MacKellar asked if they will be dry or wet ponds. Mr. Jeffries stated they will be dry. Ms. MacKellar asked if there are landscape requirements. Mr. Jeffries stated that it depends on the LID and how it is created. Mr. Simmons shared some landscaping that would work in that environment.

Chairman Turner opened the public hearing at 5:25pm. Having no one present to speak the public hearing was closed at 5:25pm.

Tim Lawley, Sawgrass Consulting, clarified that the ponds are 5:1 so they are more gentle slopes which will be walkable when they are dry. Mr. Lawley asked for clarification of the landscape plan. Mr. Jeffries does not support each individual creating their own landscape plan. Mr. Jeffries would like an approved landscape plan at the time of Site Plan review. A downside would be if any lot sits empty, then some areas will be landscaped, and some will not or a difference in growth among the plants. Mr. Turner stated that it could be difficult to not landscape the areas from the beginning due to different growth patterns. Mr. Lawley stated that they do not have the capacity to irrigate the entire site. Paul Fontenot stated that, to be consistent, all of the landscaping should be installed at the same time. Hollie MacKellar believes that the front buffer should be completed, then phased throughout.

Mr. Simmons stated that the Tree Ordinance has certain requirements and asked Mr. Fontenot what type of embankment plantings would he recommend. Mr. Fontenot suggested stabilizing the swales with native or wetland plants which would require temporary irrigation for a couple of years and the new owner could provide the permanent irrigation system.

John Worsham made a motion to approve SD 24.19, with staff conditions along with a revised landscape plan with landscaping swales and drainage systems.

Clarice Hall-Black seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Harry Kohler; John Worsham; Hollie MacKellar; Paul Fontenot; Clarice Hall-Black
NAY: None.

Chairman Turner recused himself and John Worsham took over as the Chairperson.

B. ZC 24.02 Public hearing to consider the request of the Applicant, SCorUSA, LLC, acting on behalf of the Owner, Steven W. Corbett, to rezone property from B-2, General Business District to a PUD, Planned Unit Development, to be known as Legends at Point Clear. The property is approximately 13.27 acres and is located at 18323 Greeno Road. **PPINS #: 39376, 210314**

Summary: Hunter Simmons, Planning and Zoning Director, presented the request of the Applicant, SCorUSA, LLC, acting on behalf of the Owner, Steven W. Corbett, to rezone property from B-2, General Business District to a PUD, Planned Unit Development, to be known as Legends at Point Clear. Mr. Simmons shared the zoning map, aerial map and site plan. The PUD site plan shows what every building will be along with the elevations. The Comprehensive Plan shows the different nodes and where the center of development should be for the City of Fairhope. There are areas where dense housing types should be. With the development of the Publix shopping center to the south, the intersection of Greeno Road and Old Battles Road is contemplated as a new node, or Suburban Mixed-Use node, within the currently proposed Comprehensive Plan. This PUD contains two one-story buildings with a plaza in the front, two commercial buildings with one-story residential above them and four apartment buildings. A question was received about how large the buffer is. Mr. Simmons shared the Greenspace plan showing a 100' stream buffer included within a 3.10-acre undisturbed area. Mr. Simmons shared the list of allowable commercial uses that the owner has proposed. Mr. Simmons stated that connectivity between neighborhoods is required. The only exception to the connectivity requirement is if there are natural features that are being protected. Sidewalks, biking and low speed vehicles can be used for connectivity from Old Battles Village. Mr. Simmons explained the sizes of the buffer to the north of the project. Mr. Simmons shared the parking variations for this PUD along with the building renderings and elevations. Mr. Simmons explained how building height is determined.

Staff originally recommended denial of ZC 24.02 due to the building height. The Applicant revised the plans to reduce the height of the buildings to 35', for buildings 3-6, which changed staff recommendation to approve ZC 24.02 for recommendation to City Council with the following conditions:

1. Re-plat to combine the two lots.
2. Regarding the Allowable Commercial Uses as shown on the Site Data Table; staff recommends the following changes to the allowed use table:
 - Add to the prohibited list of uses:
 - o Personal storage
 - o No uses within the Dwelling category shall be allowed in the commercial spaces
 - o Hotel/Motel
 - o Bed & Breakfast
 - o Boarding House or Dormitory
 - Remove from prohibited list of uses:
 - o Outdoor Sales Limited
3. Ownership and maintenance of roads, sidewalks, and landscape will be clarified with the MOP or with a Development Agreement.
4. Phase Plan that prevents all the multi-family residential buildings without commercial units.
5. Applicant will place further use restrictions on the units facing the plaza.
6. Ensure buildings are under the height limit of 35'.
7. "Drainage Easement" shall be renamed "Stream Buffer".

Mr. Simmons reviewed the four choices that the Planning Commission has regarding this project.

John Worsham confirmed that staff recommends approval to the City Council with the listed conditions. Mr. Simmons confirmed that if the Applicant stays within the building height requirements, then staff recommends approval with the conditions.

Paul Marcinko, Jade Consulting, stated that he appreciated Mr. Simmons' explanation of the project. Mr. Marcinko believes that the project aligns with the Comprehensive Plan. Mr. Worsham asked if there were any comments on building height. Ryan Baker, Walcott Adams, stated that meeting the building height is not an easy solution. Since this is a PUD, three stories are allowed and building heights are able to be adjusted. Mr. Simmons stated that the Village district standards require three types of housing required. This PUD has two types of housing. Mr. Simmons does not want to create an exception to the rules. Mr. Baker shared how the elevations change based on the natural grade of the land and will step the buildings to try to meet and comply with the 35' building requirement. Mr. Baker stated that they are working to meet the character and feel of Point Clear and the Grand Hotel. Mr. Simmons stated that procedurally stepping the buildings could work but will look at the footprint of each building again during Site Plan review.

Hollie MacKellar asked what material will be used for access to Old Battles Village. Paul Marcinko stated that the trail will be a wooden boardwalk wide enough for a golf cart, along with an asphalt or concrete connection to the dog park. Ms. MacKellar asked if there will be access to the Publix plaza by the Mexican restaurant. Mr. Marcinko replied yes and showed where the access will be.

Chairman Worsham opened the public hearing at 6:18pm and noted that there were a number of people in attendance. Mr. Worsham requested that if a comment had been made, not to reiterate it and asked everyone who spoke list their name and address.

Gary Gover, 300 Lincoln Street, asked about the use of terms for the pathways, and are the specifications or design requirements available for review this evening. Mr. Gover is concerned with the vagueness of the proposed materials. Mr. Simmons stated that this is a zoning request, and an MOP or subdivision request will come in the future when the specifications and design requirements are reviewed. The project will come back to the Planning Commission again for final plat approval. Mr. Gover is also concerned about the maintenance of the multimodal paths. Mr. Simmons stated that the maintenance will be handled during the MOP and a PUD is required to have a development agreement. The owner of this property will be maintaining it into perpetuity.

Greg Marx, 655 McArthur Lane, is concerned with the runoff due to the creek bed behind his house. Mr. Simmons stated that there is a pond on site that will handle any water from the parking lot. He is also concerned with access to Old Battles Village. Mr. Worsham stated that is because it is in the regulations and the city maintains the roads. Mr. Simmons added that those are public roads. Mr. Marx asked about the ability to become a gated community. Mr. Simmons stated that they would not be able to be a gated community. Mr. Simmons explained the definitions of creek beds and defined banks.

Danielle Ingram, 659 McArthur Lane, is concerned about packages and mail going missing and if the City or the apartment complex will be responsible for the liability. Chris Williams stated that a hypothetical will not be addressed. Ms. Ingram also shared her concern about the strain on the water and electrical systems, schools, safety and traffic. Mr. Simmons shared how the Huntington Woods community was concerned when Old Battles Village was built. The applicant was required to have an environmental study by a licensed evaluator and the City also hired an additional licensed evaluator that confirmed the environmental assessment. Ms. Ingram requested the name of the third party. Mr. Simmons stated that if it is not in the staff report, she could send an e-mail to the Planning Department to request it.

Cassie Bates, 450C Government Street, Mobile, requested that a wetland delineation plan with overlay be provided to the public. Ms. Bates shared that there are hydric soils and beauty berry bushes on site which are indicative of wetlands. The Fish and Wildlife wetland map shows that wetlands exist east of the creek. Ms. Bates recommends that the wetland buffer be placed in a conservation easement to formally protect it. Ms. Bates does not advocate for a paved road over the creek to create connectivity to Old Battles Village. Ms. Bates is concerned about the little amount of wooded area and how that will affect storm water erosion and requested that the rezoning be denied until her concerns are addressed. Mr. Simmons responded that there were two assessments done, one by EcoSolutions and another by Wetlands Resources Environmental Consulting. There is no map because there are no wetlands based on these reports. The soil maps are a broad national map. The City has attempted to have a conservation easement. Many of the conservation groups will not put them into conservation easements mainly because of a residential area due to them becoming a policing issue.

Treasure Adams, 450C Government Street, Mobile, would like to have the schematics of the plan more easily accessible to the public. Mr. Simmons stated that all of the plans are on the website.

Mary Gallagher, 617 Sharpsburg Avenue, asked why it is appropriate for apartments to go in. Ms. Gallagher opposes them in this spot. She believes that there could be townhomes that are owned.

Jan Henson, 577 Muscat Avenue, states that she has a beautiful neighborhood and does not believe the zoning should be for apartments.

Amanda Cushman, 7878A Pale Moon Court, shared where her property is on the site plan. Ms. Cushman stated that this is not a dry creek bed and that they kayak on it. They have placed dead oak trees in that creek bed and the trees get washed away when there is heavy rain. She does not believe a boardwalk is feasible in that area. Ms. Cushman is also concerned with the wildlife in that area along with the buffer zone and how many of the trees have been marked for clearing. Mr. Simmons stated that when a subdivision case is received, staff has a chance to review any trees that are proposed for clearing. Mr. Simmons also explained the three different types of buffer zones and the process of reviewing subdivision cases. Ms. Cushman shared the three different directions that the water comes from and is concerned about flooding. Mr. Worsham stated that a study of the water flow must be done in accordance with the subdivision regulations.

Karie and Peter Talke, 663 McArthur Lane, are concerned with how the project will affect property values. Ms. Talke shared a printout of the wetlands near the project and is concerned with flooding. Ms. Talke asked if someone would be able to walk into her backyard and asked what the depth of the wooded area is. Mr. Worsham stated this will be addressed in the subdivision review and that the buffer on the western side is roughly 275' from the buildings to her subdivision. Ms. Talke asked when it would be appropriate to ask these questions. Chris Williams shared the procedures that the zoning for the PUD is being heard at this meeting. The Planning Commission will then make a recommendation to the City Council where another public hearing will be held. If it is approved, the next stage is application for a multiple occupancy project and at that point the developer, with their engineer, submit certified plans stamped by the various engineers that will again come before the Planning Commission with a public hearing. All of the information will be published on the website prior to these meetings. Mr. Simmons added that when the subdivision happens, because of the unique situation in Old Battles Village, there is a 30' common area between Old Battles Village and the proposed PUD. Letters will be sent out to adjacent property owners which will include the owner of Old Battles Village common area per the

County's tax records. Mr. Talke stated that he would like this plan vetoed and asked how people get from Publix to Greeno Road. Mr. Simmons stated that there are two entrances on Greeno Road. Mr. Worsham added that the entrances were chosen by ALDOT. Mr. Talke is concerned about the traffic getting onto Greeno Road heading north. Mr. Worsham reiterated that this project will require a traffic study.

The public hearing was closed at 7:15pm.

Mr. Simmons asked the Engineer if he could share where they are not removing the trees. Paul Marcinko shared the stream bank running through the project which will not be impacted at all, and the area will remain wooded. The area to the west will not be disturbed except for the boardwalk being built. The trees will be removed where the pond will be placed.

Chris Williams stated that whether the Planning Commission approves or denies the rezoning, it will still go to the City Council to be heard.

Hollie MacKellar made a motion to deny the request due to the impact on the welfare of the community.

There was not a second, so the motion did not pass.

Harry Kohler made a motion to recommend ZC 24.02 to the City Council with staff recommendations.

Clarice Hall-Black seconded the motion and the motion carried with the following vote:

AYE: Harry Kohler; John Worsham; Paul Fontenot; Clarice Hall-Black

NAY: Hollie MacKellar

Adjournment

Clarice Hall-Black made a motion to adjourn.

AYE: Harry Kohler; John Worsham; Hollie MacKellar; Paul Fontenot; Clarice Hall-Black

NAY: None.

Adjourned at 7:23pm.

Lee Turner, Chairman

Cindy Beaudreau, Secretary

FAIRHOPE PLANNING COMMISSION DEADLINES 2025

AGENDA IS SUBJECT TO CHANGE BY PLANNING COMMISSION

Meeting Date, 5:00 PM

Submittal Deadline, 9:00 AM

Monday, January 6, 2025

Tuesday, November 26, 2024

Monday, February 3, 2025

Monday, December 23, 2024
*Moved due to Christmas Holiday

Monday, March 3, 2025

Tuesday, January 28, 2025

Monday, April 7, 2025

Tuesday, February 25, 2025

Monday, May 5, 2025

Tuesday, March 25, 2025

Monday, June 2, 2025

Tuesday, April 29, 2025

Monday, July 7, 2025

Tuesday, May 27, 2025

Monday, August 4, 2025

Tuesday, June 24, 2025

Thursday, September 4, 2025
*Moved due to Labor Day Holiday

Tuesday, July 29, 2025

Monday, October 6, 2025

Tuesday, August 26, 2025

Thursday, November 6, 2025
*Moved due to City Council Organizational Meeting

Tuesday, September 23, 2025

Monday, December 1, 2025

Tuesday, October 28, 2025

Monday, January 5, 2026

Monday, November 24, 2025
*Moved due to Thanksgiving Holiday

PLANNING COMMISSION MEETINGS ARE HELD IN THE COUNCIL CHAMBERS, FAIRHOPE MUNICIPAL COMPLEX AT 161 N. SECTION STREET.

IT IS THE RESPONSIBILITY OF THE APPLICANT TO SEE THAT ALL SUBMITTALS ARE MADE IN A COMPLETE AND TIMELY SEQUENCE, AND TO HAVE THE CASE PRESENTED BEFORE THE COMMISSION AT SCHEDULED MEETINGS.

****INCOMPLETE SUBMITTALS WILL NOT BE PLACED ON THE AGENDA.****



This digital package has been condensed for size and some documents may not contain all the original pages. All submittals were reviewed in full by staff in preparation for the reports prepared for the Planning Commission.

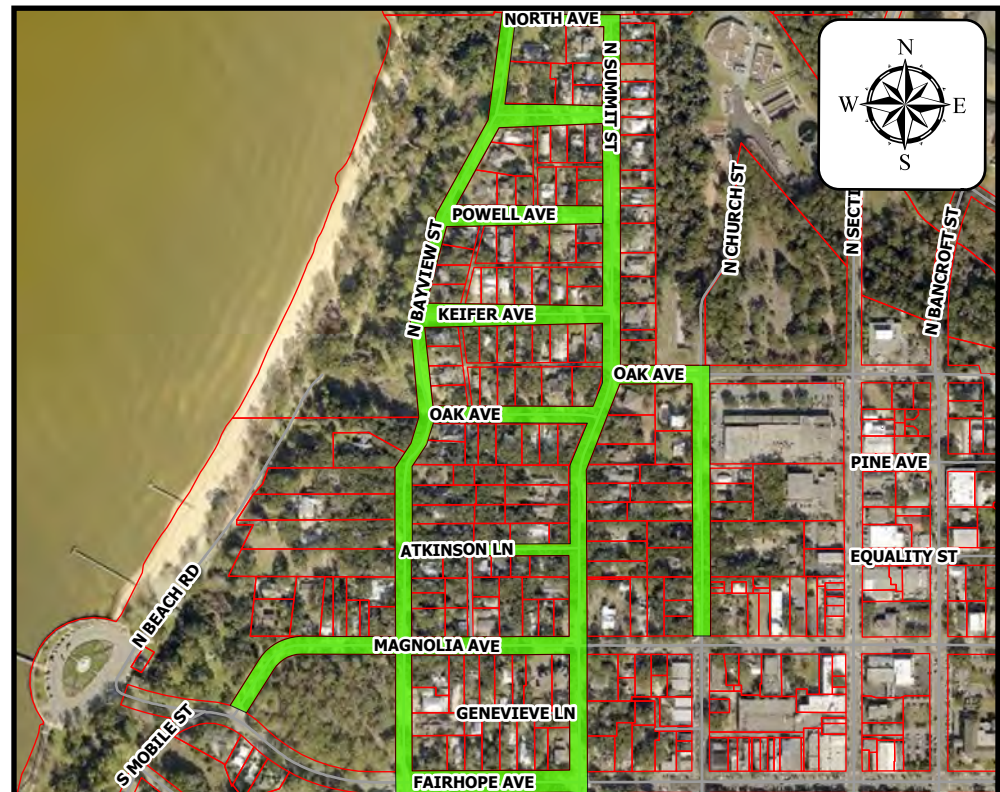
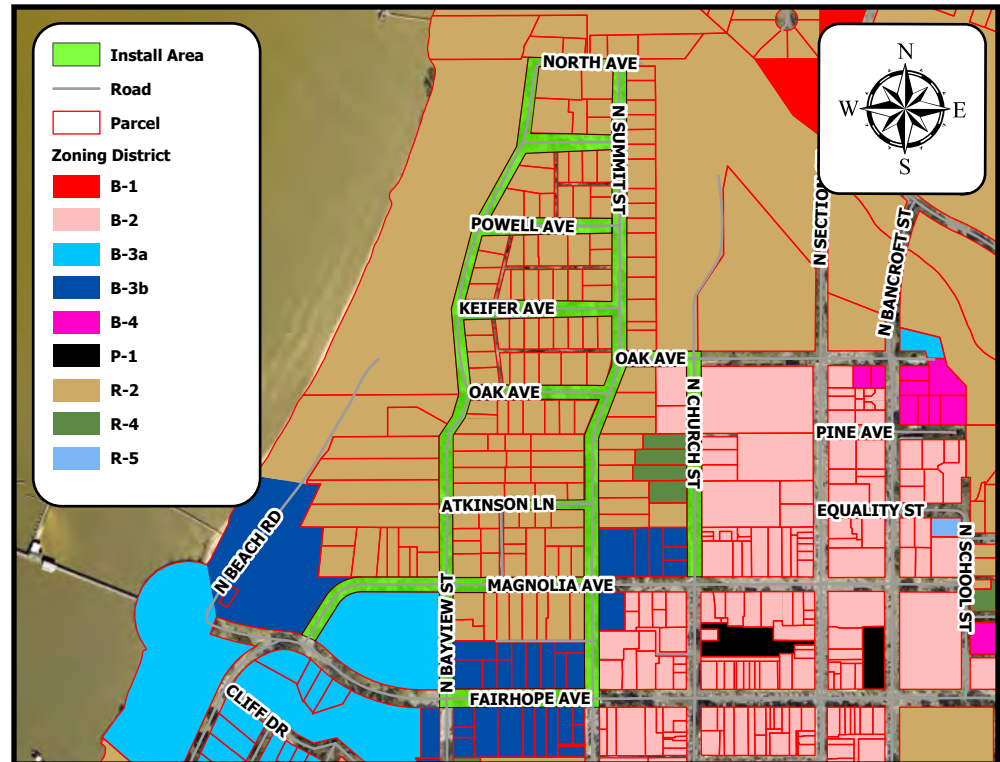
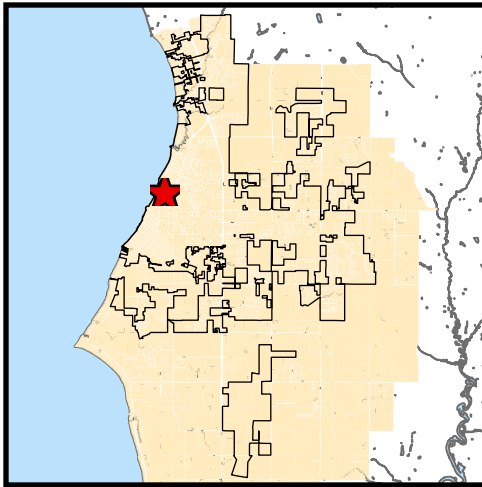
City of Fairhope

Planning Commission

October 07, 2024



UR 24.09 - 202 N Summit Street (C-Spire)



Project Name:

202 N Summit Street (C-Spire)

Site Data:

14,770 Linear Feet

Project Type:

Installation of Buried Fiber Cable

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

R-2

PPIN Number:

N/A

General Location:

North Avenue, traveling South to
Fairhope Avenue

Surveyor of Record:

C-Spire

Engineer of Record:

C-Spire

Owner / Developer:

C-Spire

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Chris Ambron

Summary of Request: Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately **14,770 ft directional bore buried fiber** along routes outlined on the below location map.



1. Citizen Communication & Notification

- Provide Door Hangers at preconstruction meetings which shall be approved prior to distribution and work.
- Use of portable A-frame style signage at the entrance and exit of work sites.
- Applicant shall dedicate a Point of Contact to answer citizens questions.

2. Permitting, Locating & Phasing

- Subsurface Utility Engineering may be required for sensitive locations within the city as required by the ROW supervisor.
- An additional right-of-way permit may be required for the potholing procedures needed for SUE.
- A traffic control plan shall be submitted with all permits that affect the flow of traffic.
- No work shall begin until a ROW permit is issued by the City of Fairhope Building Department. Permit not valid until approved and paid for on Citizen Serve online portal.
- The City's ROW inspector is to be notified 24 hours prior to any activity within the ROW. The prior notice applied to all activity within the ROW including but not limited to trenching, boring, concrete placement.
- Hand holes/boxes shall not be allowed to be installed in sidewalks. The applicant shall review the sidewalk plan to determine if there are any conflicts. The applicant shall coordinate with the ROW inspector to resolve any conflicts.
- The applicant shall contact Alabama One Call 811 to locate all existing utilities in the ROW (750 LF maximum daily allocation for COF utility locates per day).
- A phasing plan must be submitted with the permit to alleviate confusion for locating.
- A pre-construction meeting shall be held with the City prior to issuance of any permits.

3. Construction

- A minimum horizontal clearance (separation) of 36" must be maintained from water, sewer, gas, stormwater, and other city utility infrastructure.
- A minimum depth for all telecommunication lines shall be 30".
- Conduit shall match the 811-color code for communication, electric, gas etc. No blue/blue striped conduit is to be used for telecommunications.
- The contractor responsible for *excavating inside right of way will be required to provide video documentation of the integrity of any sanitary sewer line (including laterals) within 3 feet of work being performed. This can be videoed prior to work being performed if locations, including depths, are clearly established by contractor, and said work is not within 3 ft of sewer mains or laterals within right of way. This does not apply to laterals on private property not "publicly maintained" (Private infrastructure).
- Water, sewer, and gas mains/services must be potholed prior to bore/missile crossings. If street cuts are necessary please contact Right of Way inspector for restoration.
- If sidewalk panels need to be removed, the subgrade must be compacted to the satisfaction of the ROW inspector. Cold patch asphalt shall be used as a temporary walking surface until the permanent repair can be done.
- Sidewalk panels shall be a minimum of 4000 psi and be inspected within 24 hours of pouring concrete. Anything over one sidewalk panel shall be poured via concrete truck (no bag mix allowed).

4. Horticultural

- Handholes shall not be located within driplines of trees within City property, to include the right of ways, without explicit written permission from the City Horticulturalist.
- Any proposed trenching shall not be within the dripline of trees.
- If within tree dripline, consult the City of Fairhope Horticulturist prior to earth work.
- Trees shall not be negatively impacted.
- Consultation with the City's horticulturalist, to determine if the required depth of bore must be increased so that no trees are impacted by the project. The contractor is responsible for any damaged trees.
- Any work done within the critical root zone shall be done to meet or exceed Internal Society Arboriculture (ISA) standards.
- All roots to be removed shall be severed cleanly at the perimeter of the protected radius.
- Protective barriers shall be used for all trees, barricades shall be erected a minimum of 20' from the trunk.

5. Erosion Control

- Any ROW cuts shall be stabilized (covered) at the end of each day & disturbed areas shall be re-vegetated with sod within ten (10) days of completion of the project. Sod shall be watered to ensure survival.
- Any excess soil shall be removed and disposed of properly. Dumping on private property without approval will not be tolerated.
- Mulch / seed shall only be acceptable as temporary cover.
- Inlets shall be protected. BMPs shall be placed at all affected storm inlets.
- If the site is within 100' of a critical area (wetland, etc.), red soil/clay shall not be allowed as fill material, per the City's Red Clay/Soil Ordinance.
- BMPs shall be installed at boring sites and trench locations.
- Ground conditions in the ROW's shall be returned to original preconstruction condition(s) or better.
- No open trenches shall be allowed. Directional boring shall be used in sensitive areas, such as under roads, in proximity to trees, on finished lots, etc.

6. Project Completion, Punch List Walk, & As Built

- The applicant shall provide as-built drawings of all installed lines depicting depths.
- Damage to any City's infrastructure (storm, sewer, water, ditches etc. shall be the responsibility of the permittee to repair to city standards at no cost to the city.
- Any damage that occurs needs to be reported to the city as soon as possible.
- Pedestals shall be placed in a manner as to avoid obstructing visibility of motorists and to allow vehicles to exit the roadway during an emergency.

7. Staff Recommendation

- The proposed utility construction falls within the corporate limits of the City of Fairhope. Any portions of the project affecting public right-of-way (ROW) maintained by Baldwin County or the Alabama Department of Transportation (ALDOT) shall require permits through the respective agency.
 - This site shall comply with all State, Federal and local requirements, including, but not limited to the following City of Fairhope Ordinances:
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 5. Provide draft door hanger for approval at time of pre-construction.
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 8. Ensure enough space for proposed work is available within existing easement, if not applicant is responsible for either expanding existing easement or acquiring an additional easement.
 9. Applicant shall contact Alabama One Call to locate all existing utilities (1000ft max per day).
 10. Utilities boxes shall be concentrated near existing boxes.

For permitting purposes, applicants shall provide subsurface utility engineering quality-level C, unless otherwise required by the Fairhope Building Department.

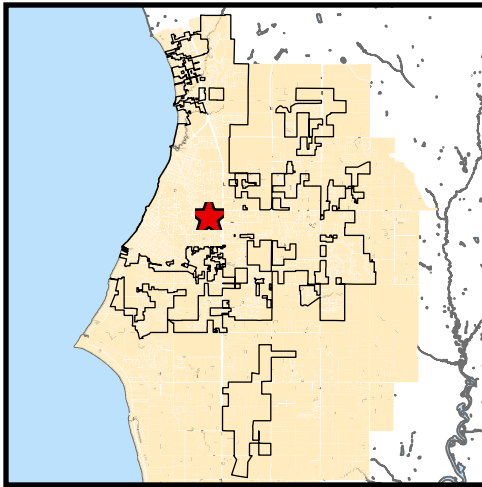
City of Fairhope

Planning Commission

October 07, 2024



UR 24.10 - 818 Fairhope Avenue (C-Spire)



Project Name:

818 Fairhope Avenue (C-Spire)

Site Data:

27,968 Linear Feet

Project Type:

Installation of Buried Fiber Cable

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

R-2

PPIN Number:

N/A

General Location:

School Street, traveling East towards
Greeno Road, along Fairhope & Morphy

Surveyor of Record:

C-Spire

Engineer of Record:

C-Spire

Owner / Developer:

C-Spire

School District:

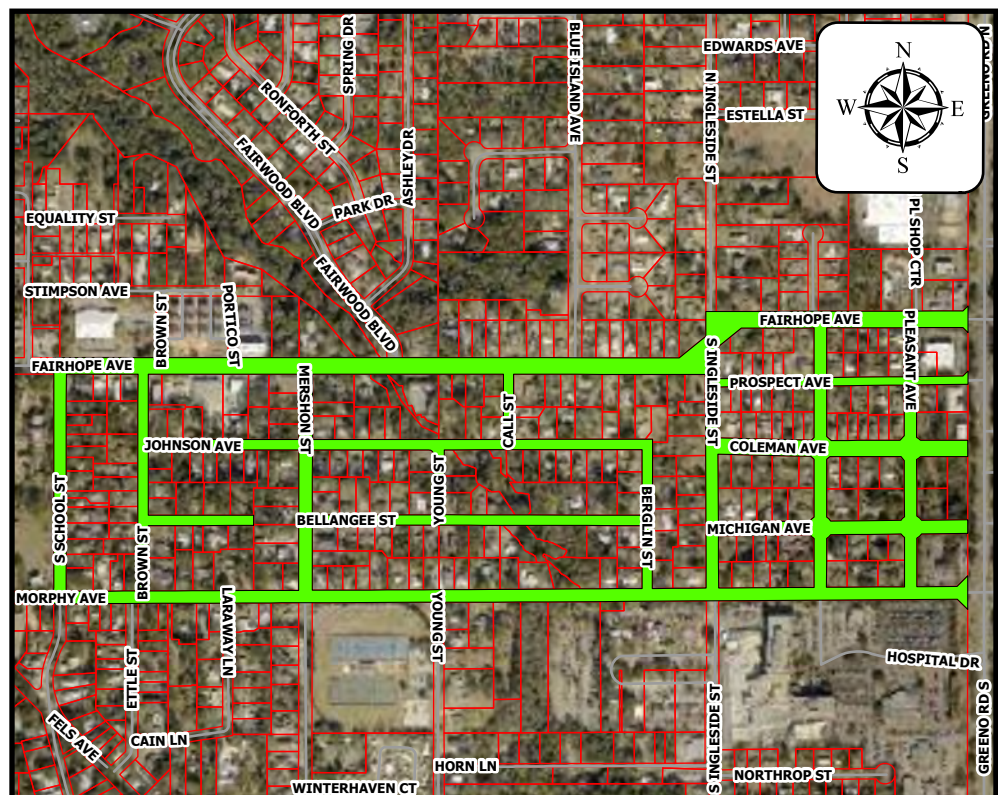
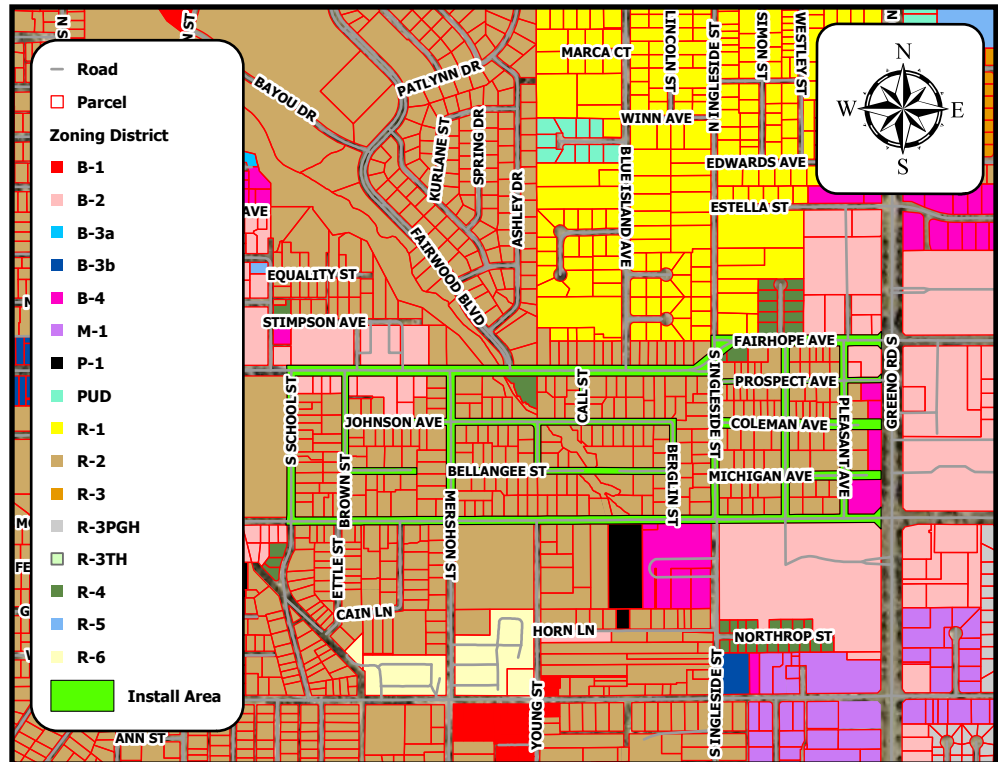
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

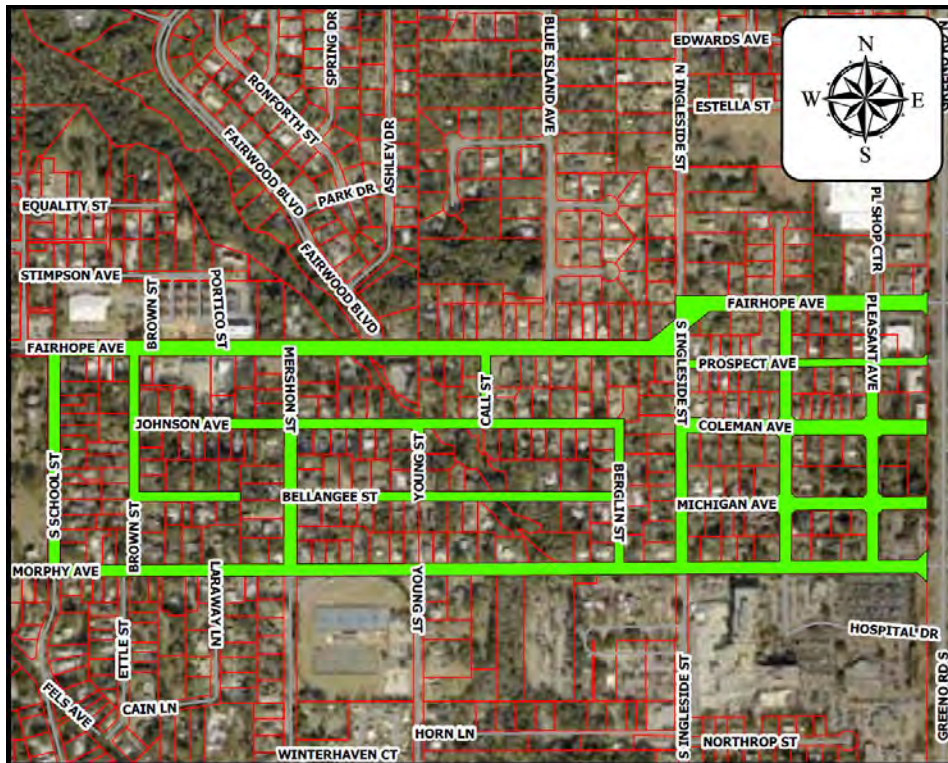
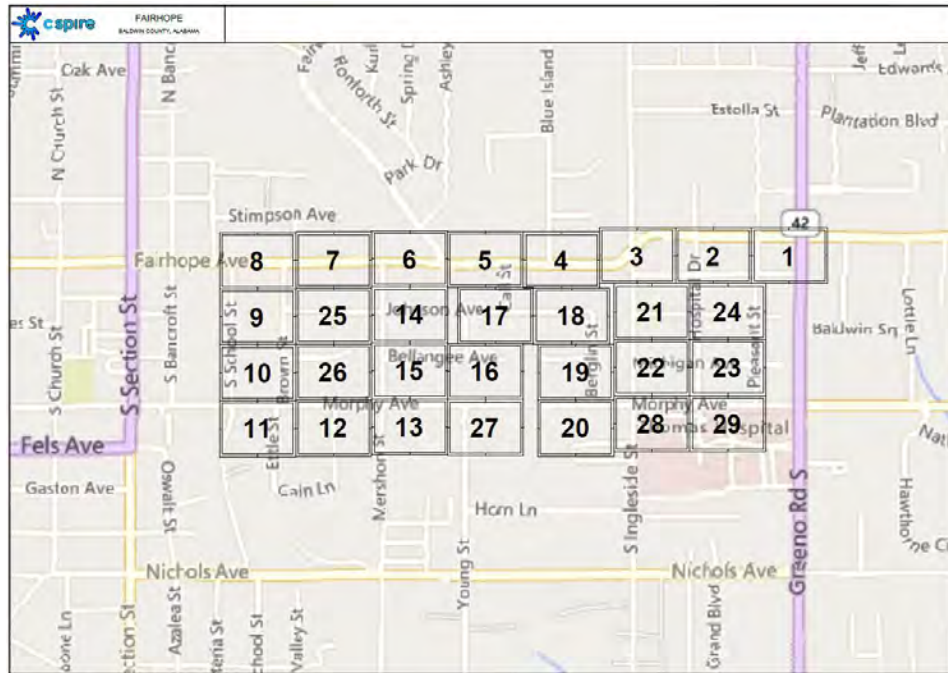
Approved w/ Conditions

Prepared by:

Chris Ambron



Summary of Request: Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately **27,968 ft directional bore buried fiber** along routes outlined on the below location map.



1. Citizen Communication & Notification

- Provide Door Hangers at preconstruction meetings which shall be approved prior to distribution and work.
- Use of portable A-frame style signage at the entrance and exit of work sites.
- Applicant shall dedicate a Point of Contact to answer citizens questions.

2. Permitting, Locating & Phasing

- Subsurface Utility Engineering may be required for sensitive locations within the city as required by the ROW supervisor.
- An additional right-of-way permit may be required for the potholing procedures needed for SUE.
- A traffic control plan shall be submitted with all permits that affect the flow of traffic.
- No work shall begin until a ROW permit is issued by the City of Fairhope Building Department. Permit not valid until approved and paid for on Citizen Serve online portal.
- The City's ROW inspector is to be notified 24 hours prior to any activity within the ROW. The prior notice applied to all activity within the ROW including but not limited to trenching, boring, concrete placement.
- Hand holes/boxes shall not be allowed to be installed in sidewalks. The applicant shall review the sidewalk plan to determine if there are any conflicts. The applicant shall coordinate with the ROW inspector to resolve any conflicts.
- The applicant shall contact Alabama One Call 811 to locate all existing utilities in the ROW (750 LF maximum daily allocation for COF utility locates per day).
- A phasing plan must be submitted with the permit to alleviate confusion for locating.
- A pre-construction meeting shall be held with the City prior to issuance of any permits.

3. Construction

- A minimum horizontal clearance (separation) of 36" must be maintained from water, sewer, gas, stormwater, and other city utility infrastructure.
- A minimum depth for all telecommunication lines shall be 30".
- Conduit shall match the 811-color code for communication, electric, gas etc. No blue/blue striped conduit is to be used for telecommunications.
- The contractor responsible for *excavating inside right of way will be required to provide video documentation of the integrity of any sanitary sewer line (including laterals) within 3 feet of work being performed. This can be videoed prior to work being performed if locations, including depths, are clearly established by contractor, and said work is not within 3 ft of sewer mains or laterals within right of way. This does not apply to laterals on private property not "publicly maintained" (Private infrastructure).
- Water, sewer, and gas mains/services must be potholed prior to bore/missile crossings. If street cuts are necessary please contact Right of Way inspector for restoration.
- If sidewalk panels need to be removed, the subgrade must be compacted to the satisfaction of the ROW inspector. Cold patch asphalt shall be used as a temporary walking surface until the permanent repair can be done.
- Sidewalk panels shall be a minimum of 4000 psi and be inspected within 24 hours of pouring concrete. Anything over one sidewalk panel shall be poured via concrete truck (no bag mix allowed).

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- Handholes shall not be located within driplines of trees within City property, to include the right of ways, without explicit written permission from the City Horticulturalist.
- Any proposed trenching shall not be within the dripline of trees.
- If within tree dripline, consult the City of Fairhope Horticulturist prior to earth work.
- Trees shall not be negatively impacted.
- Consultation with the City's horticulturalist, to determine if the required depth of bore must be increased so that no trees are impacted by the project. The contractor is responsible for any damaged trees.
- Any work done within the critical root zone shall be done to meet or exceed Internal Society Arboriculture (ISA) standards.
- All roots to be removed shall be severed cleanly at the perimeter of the protected radius.
- Protective barriers shall be used for all trees, barricades shall be erected a minimum of 20' from the trunk.

5. Erosion Control

- Any ROW cuts shall be stabilized (covered) at the end of each day & disturbed areas shall be re-vegetated with sod within ten (10) days of completion of the project. Sod shall be watered to ensure survival.
- Any excess soil shall be removed and disposed of properly. Dumping on private property without approval will not be tolerated.
- Mulch / seed shall only be acceptable as temporary cover.
- Inlets shall be protected. BMPs shall be placed at all affected storm inlets.
- If the site is within 100' of a critical area (wetland, etc.), red soil/clay shall not be allowed as fill material, per the City's Red Clay/Soil Ordinance.
- BMPs shall be installed at boring sites and trench locations.
- Ground conditions in the ROW's shall be returned to original preconstruction condition(s) or better.
- No open trenches shall be allowed. Directional boring shall be used in sensitive areas, such as under roads, in proximity to trees, on finished lots, etc.

6. Project Completion, Punch List Walk, & As Built

- The applicant shall provide as-built drawings of all installed lines depicting depths.
- Damage to any City's infrastructure (storm, sewer, water, ditches etc. shall be the responsibility of the permittee to repair to city standards at no cost to the city.
- Any damage that occurs needs to be reported to the city as soon as possible.
- Pedestals shall be placed in a manner as to avoid obstructing visibility of motorists and to allow vehicles to exit the roadway during an emergency.

7. Staff Recommendation

- The proposed utility construction falls within the corporate limits of the City of Fairhope. Any portions of the project affecting public right-of-way (ROW) maintained by Baldwin County or the Alabama Department of Transportation (ALDOT) shall require permits through the respective agency.
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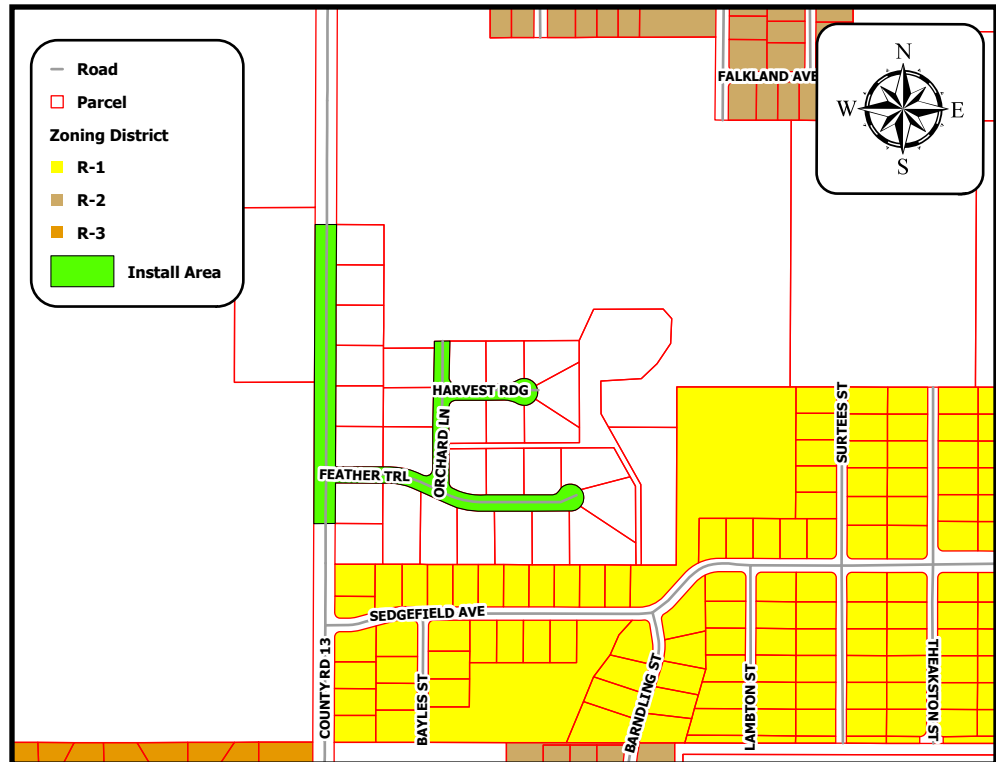
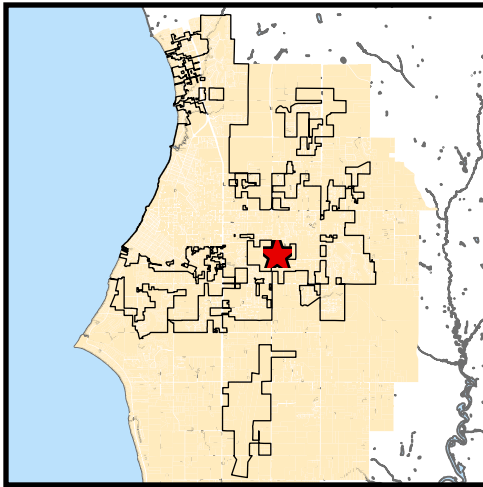
City of Fairhope

Planning Commission

October 07, 2024



UR 24.11 - 9051 Feather Trail (C-Spire)

**Project Name:**

9051 Feather Trail (C-Spire)

Site Data:

3,172 Linear Feet

Project Type:

Installation of Buried Fiber Cable

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

N/A

PPIN Number:

N/A

General Location:

School Street, traveling East towards
Greeno Road, along Fairhope & Morphy

Surveyor of Record:

C-Spire

Engineer of Record:

C-Spire

Owner / Developer:

C-Spire

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

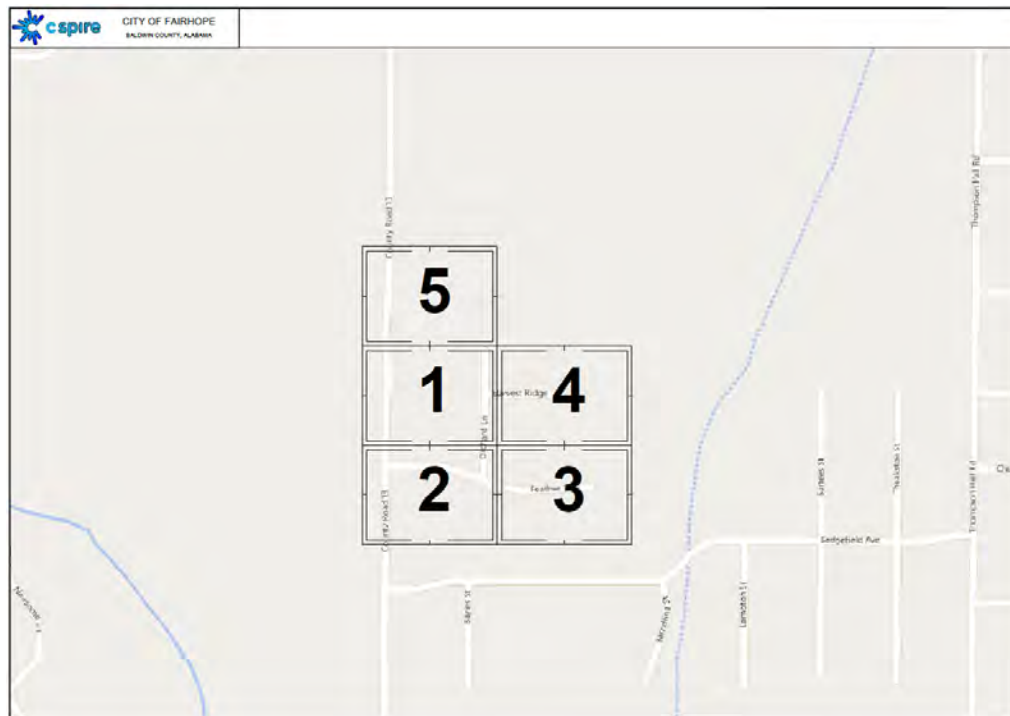
Prepared by:

Chris Ambron



Summary of Request: Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately **3,172 ft directional bore buried fiber** along routes outlined on the below location map.

Only permitting the section of the project which lies within the City of Fairhope maintained portion of County Road 13 Right of Way. Additional permitting via Baldwin County will be required.



1. Citizen Communication & Notification

- Provide Door Hangers at preconstruction meetings which shall be approved prior to distribution and work.
- Use of portable A-frame style signage at the entrance and exit of work sites.
- Applicant shall dedicate a Point of Contact to answer citizens questions.

2. Permitting, Locating & Phasing

- Subsurface Utility Engineering may be required for sensitive locations within the city as required by the ROW supervisor.
- An additional right-of-way permit may be required for the potholing procedures needed for SUE.
- A traffic control plan shall be submitted with all permits that affect the flow of traffic.
- No work shall begin until a ROW permit is issued by the City of Fairhope Building Department. Permit not valid until approved and paid for on Citizen Serve online portal.
- The City's ROW inspector is to be notified 24 hours prior to any activity within the ROW. The prior notice applied to all activity within the ROW including but not limited to trenching, boring, concrete placement.
- Hand holes/boxes shall not be allowed to be installed in sidewalks. The applicant shall review the sidewalk plan to determine if there are any conflicts. The applicant shall coordinate with the ROW inspector to resolve any conflicts.
- The applicant shall contact Alabama One Call 811 to locate all existing utilities in the ROW (750 LF maximum daily allocation for COF utility locates per day).
- A phasing plan must be submitted with the permit to alleviate confusion for locating.
- A pre-construction meeting shall be held with the City prior to issuance of any permits.

3. Construction

- A minimum horizontal clearance (separation) of 36" must be maintained from water, sewer, gas, stormwater, and other city utility infrastructure.
- A minimum depth for all telecommunication lines shall be 30".
- Conduit shall match the 811-color code for communication, electric, gas etc. No blue/blue striped conduit is to be used for telecommunications.
- The contractor responsible for *excavating inside right of way will be required to provide video documentation of the integrity of any sanitary sewer line (including laterals) within 3 feet of work being performed. This can be videoed prior to work being performed if locations, including depths, are clearly established by contractor, and said work is not within 3 ft of sewer mains or laterals within right of way. This does not apply to laterals on private property not "publicly maintained" (Private infrastructure).
- Water, sewer, and gas mains/services must be potholed prior to bore/missile crossings. If street cuts are necessary please contact Right of Way inspector for restoration.
- If sidewalk panels need to be removed, the subgrade must be compacted to the satisfaction of the ROW inspector. Cold patch asphalt shall be used as a temporary walking surface until the permanent repair can be done.

- Sidewalk panels shall be a minimum of 4000 psi and be inspected within 24 hours of pouring concrete. Anything over one sidewalk panel shall be poured via concrete truck (no bag mix allowed).

4. Horticultural

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- Trees shall not be negatively impacted.
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- Any work done within the critical root zone shall be done to meet or exceed Internal Society Arboriculture (ISA) standards.
- All roots to be removed shall be severed cleanly at the perimeter of the protected radius.
- Protective barriers shall be used for all trees, barricades shall be erected a minimum of 20' from the trunk.

5. Erosion Control

- Any ROW cuts shall be stabilized (covered) at the end of each day & disturbed areas shall be re-vegetated with sod within ten (10) days of completion of the project. Sod shall be watered to ensure survival.
- Any excess soil shall be removed and disposed of properly. Dumping on private property without approval will not be tolerated.
- Mulch / seed shall only be acceptable as temporary cover.
- Inlets shall be protected. BMPs shall be placed at all affected storm inlets.
- If the site is within 100' of a critical area (wetland, etc.), red soil/clay shall not be allowed as fill material, per the City's Red Clay/Soil Ordinance.
- BMPs shall be installed at boring sites and trench locations.
- Ground conditions in the ROW's shall be returned to original preconstruction condition(s) or better.
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6. Project Completion, Punch List Walk, & As Built

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7. Staff Recommendation

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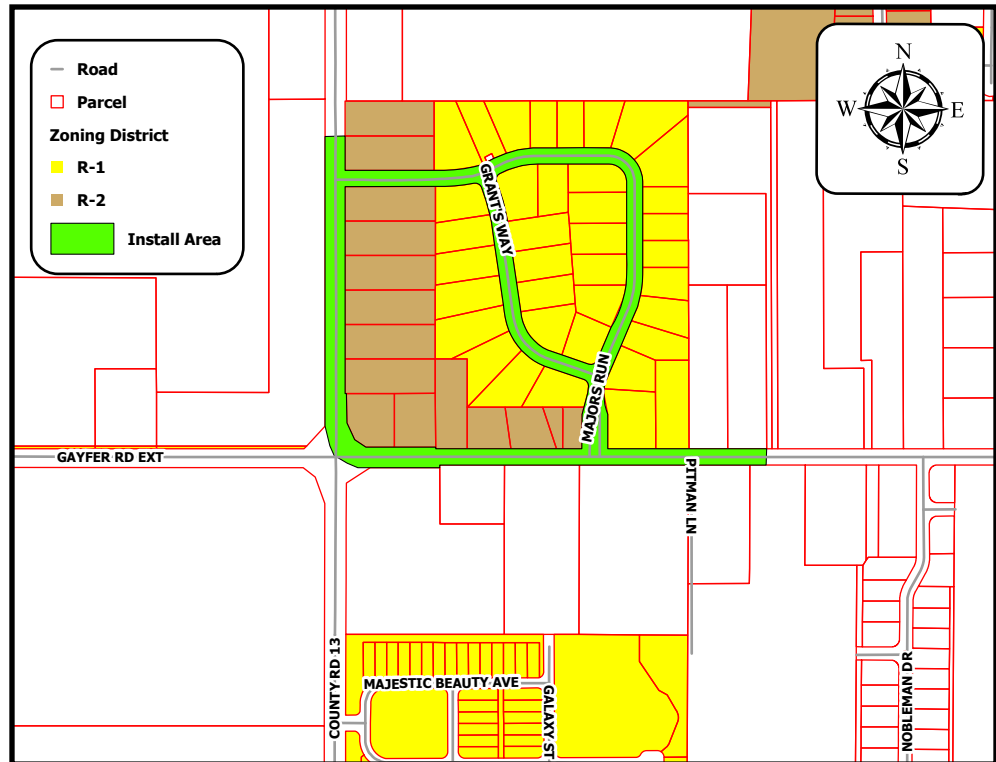
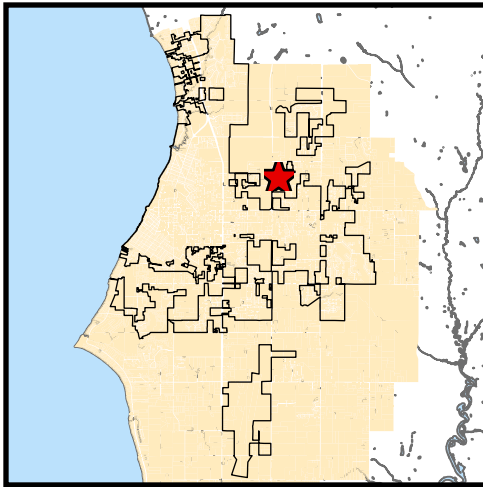
City of Fairhope

Planning Commission

October 07, 2024



UR 24.12 - 102 Majors Run (C-Spire)



Project Name:

102 Majors Run (C-Spire)

Site Data:

4,837 Linear Feet

Project Type:

Installation of Buried Fiber Cable

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

R-1

PPIN Number:

N/A

General Location:

East side of County Road 13, North side of Gayfer Road Ext.

Surveyor of Record:

C-Spire

Engineer of Record:

C-Spire

Owner / Developer:

C-Spire

School District:

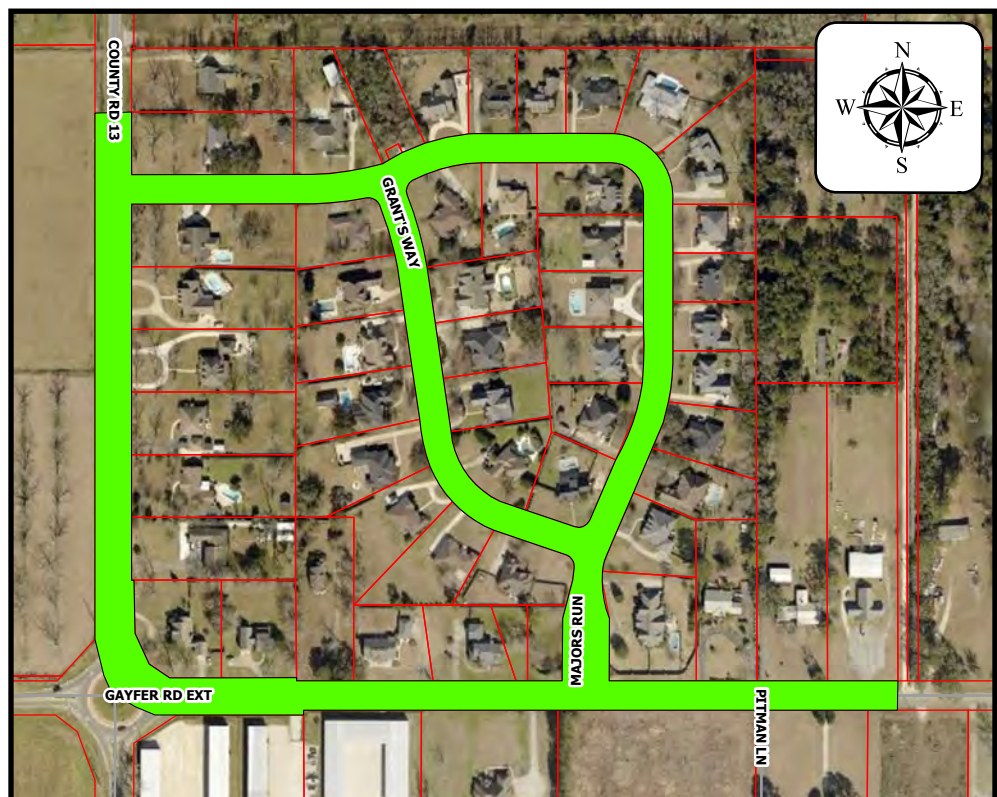
Fairhope Elementary School
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Recommendation:

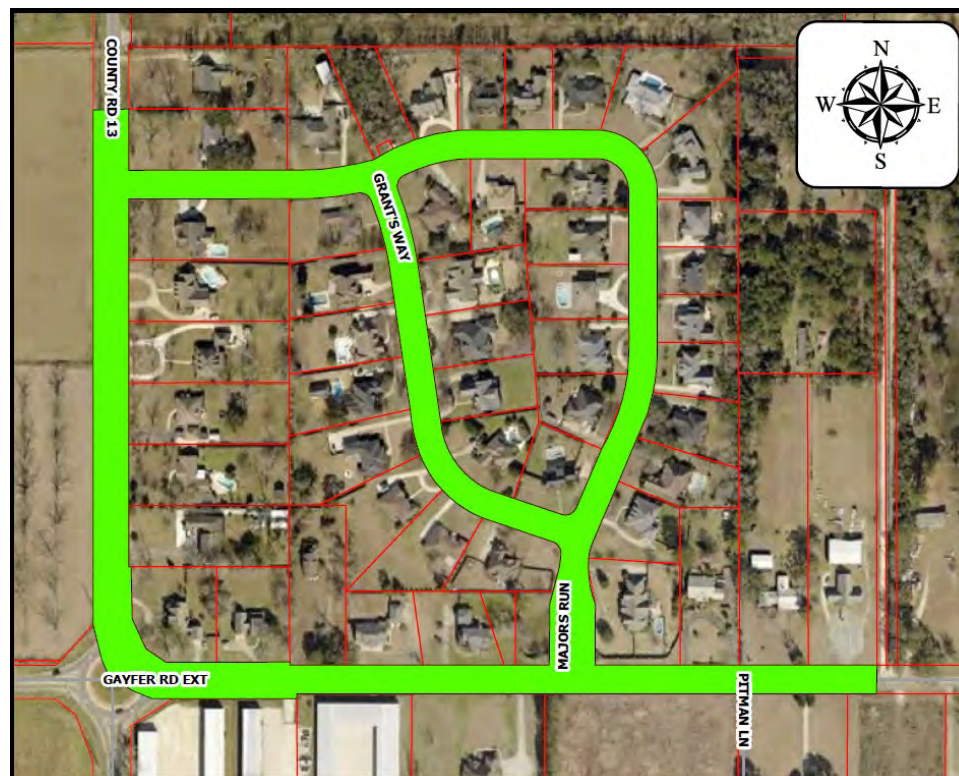
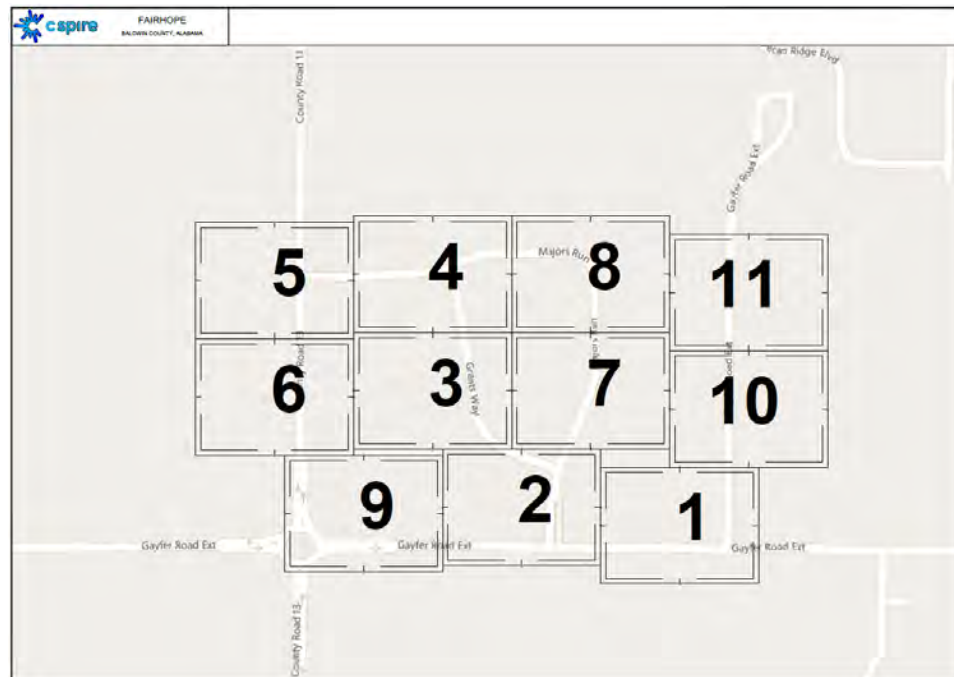
Approved w/ Conditions

Prepared by:

Chris Ambron



Summary of Request: Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately **4,837 ft directional bore buried fiber** along routes outlined on the below location map.



1. Citizen Communication & Notification

- Provide Door Hangers at preconstruction meetings which shall be approved prior to distribution and work.
- Use of portable A-frame style signage at the entrance and exit of work sites.
- Applicant shall dedicate a Point of Contact to answer citizens questions.

2. Permitting, Locating & Phasing

- Subsurface Utility Engineering may be required for sensitive locations within the city as required by the ROW supervisor.
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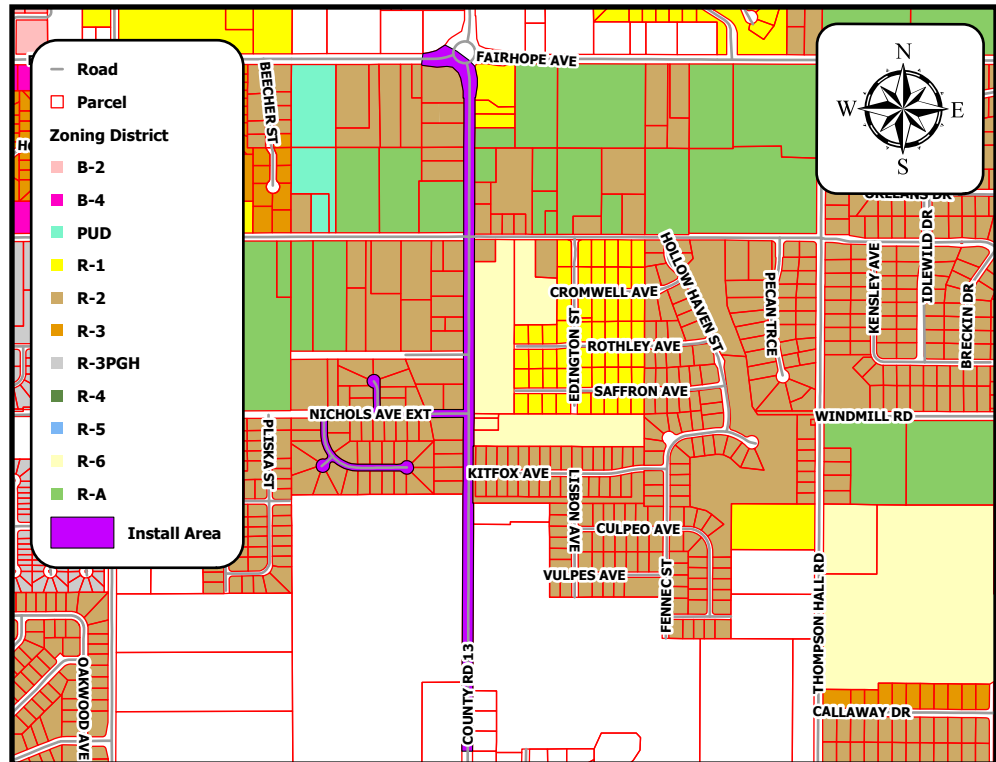
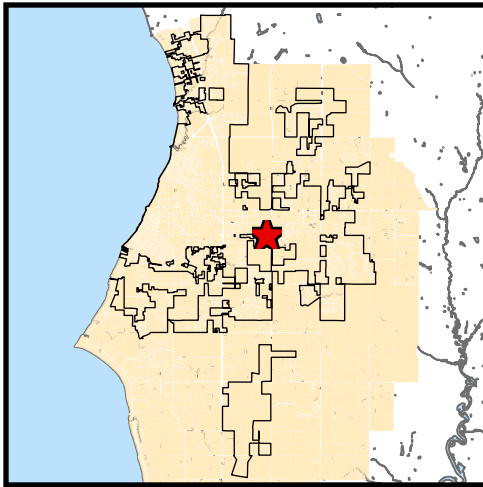
City of Fairhope

Planning Commission

October 07, 2024



UR 24.13 - 8933 Nichols Avenue (C-Spire)



Project Name:

8933 Nichols Avenue (C-Spire)

Site Data:

9,533 Linear Feet

Project Type:

Installation of Buried Fiber Cable

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

R-2

PPIN Number:

N/A

General Location:

County Road 13, south of Fairhope Ave
and Nichols Ave Ext.

Surveyor of Record:

C-Spire

Engineer of Record:

C-Spire

Owner / Developer:

C-Spire

School District:

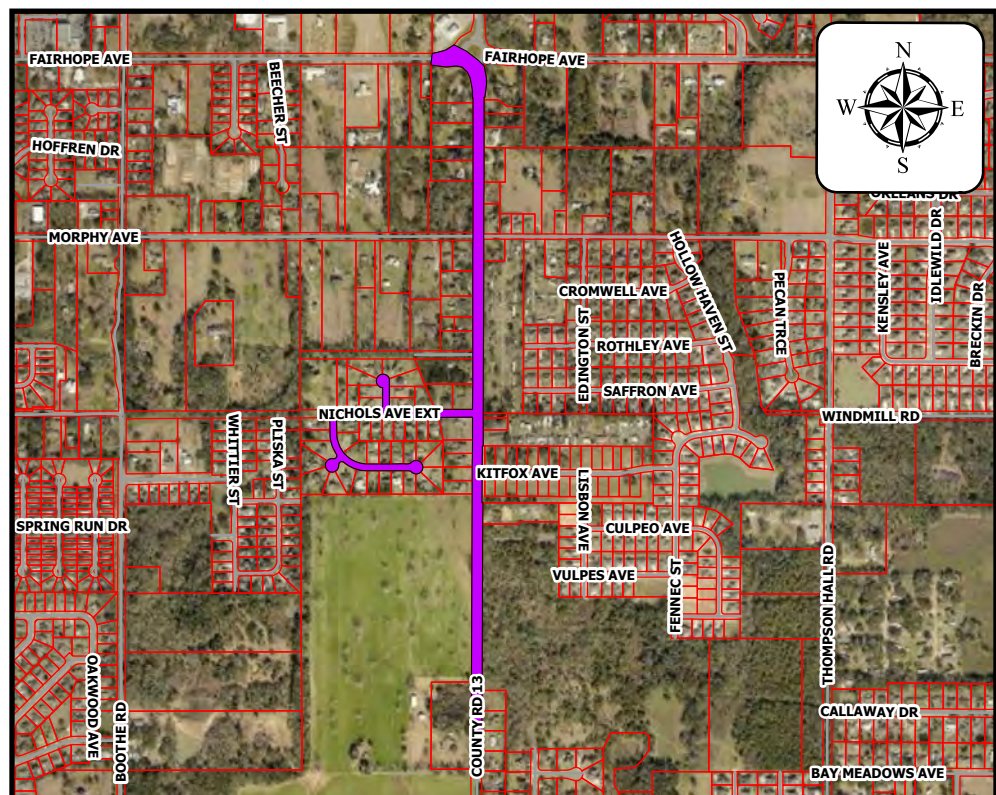
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

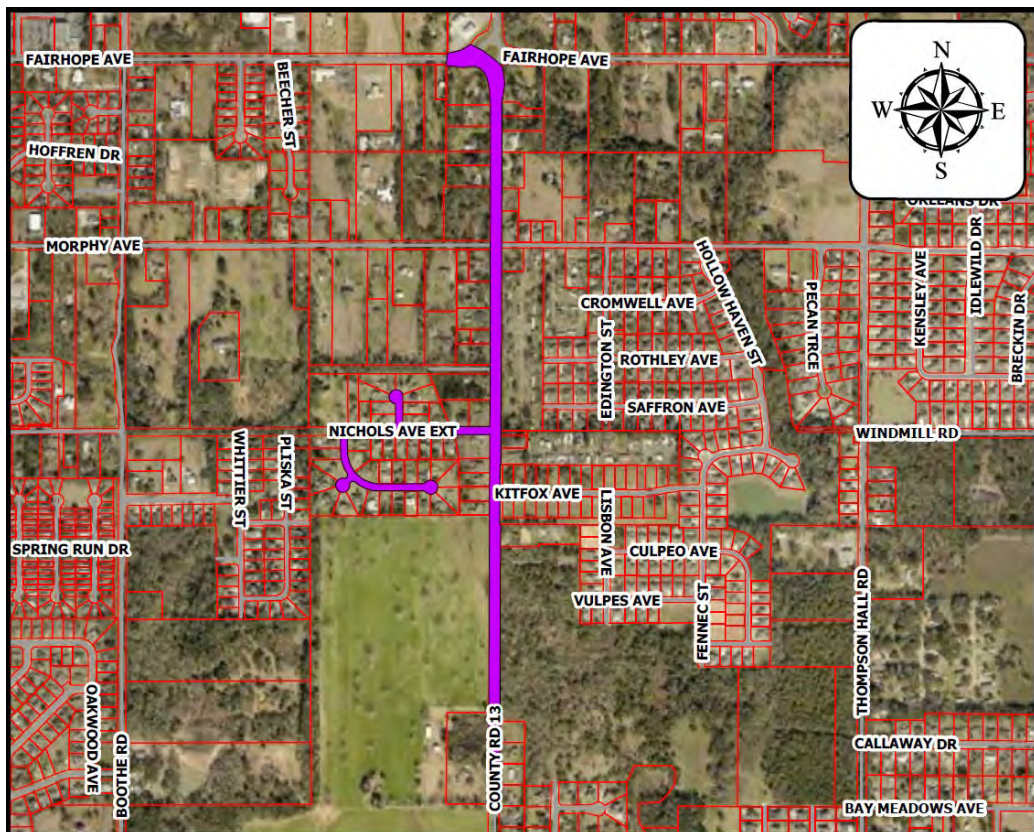
Approved w/ Conditions

Prepared by:

Chris Ambron



Summary of Request: Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately **9,553 ft directional bore buried fiber** along routes outlined on the below location map.



1. Citizen Communication & Notification

- Provide Door Hangers at preconstruction meetings which shall be approved prior to distribution and work.
- Use of portable A-frame style signage at the entrance and exit of work sites.
- Applicant shall dedicate a Point of Contact to answer citizens questions.

2. Permitting, Locating & Phasing

- Subsurface Utility Engineering may be required for sensitive locations within the city as required by the ROW supervisor.
- An additional right-of-way permit may be required for the potholing procedures needed for SUE.
- A traffic control plan shall be submitted with all permits that affect the flow of traffic.
- No work shall begin until a ROW permit is issued by the City of Fairhope Building Department. Permit not valid until approved and paid for on Citizen Serve online portal.
- The City's ROW inspector is to be notified 24 hours prior to any activity within the ROW. The prior notice applied to all activity within the ROW including but not limited to trenching, boring, concrete placement.
- Hand holes/boxes shall not be allowed to be installed in sidewalks. The applicant shall review the sidewalk plan to determine if there are any conflicts. The applicant shall coordinate with the ROW inspector to resolve any conflicts.
- The applicant shall contact Alabama One Call 811 to locate all existing utilities in the ROW (750 LF maximum daily allocation for COF utility locates per day).
- A phasing plan must be submitted with the permit to alleviate confusion for locating.
- A pre-construction meeting shall be held with the City prior to issuance of any permits.

3. Construction

- A minimum horizontal clearance (separation) of 36" must be maintained from water, sewer, gas, stormwater, and other city utility infrastructure.
- A minimum depth for all telecommunication lines shall be 30".
- Conduit shall match the 811-color code for communication, electric, gas etc. No blue/blue striped conduit is to be used for telecommunications.
- The contractor responsible for *excavating inside right of way will be required to provide video documentation of the integrity of any sanitary sewer line (including laterals) within 3 feet of work being performed. This can be videoed prior to work being performed if locations, including depths, are clearly established by contractor, and said work is not within 3 ft of sewer mains or laterals within right of way. This does not apply to laterals on private property not "publicly maintained" (Private infrastructure).
- Water, sewer, and gas mains/services must be potholed prior to bore/missile crossings. If street cuts are necessary please contact Right of Way inspector for restoration.
- If sidewalk panels need to be removed, the subgrade must be compacted to the satisfaction of the ROW inspector. Cold patch asphalt shall be used as a temporary walking surface until the permanent repair can be done.
- Sidewalk panels shall be a minimum of 4000 psi and be inspected within 24 hours of pouring concrete. Anything over one sidewalk panel shall be poured via concrete truck (no bag mix allowed).

4. Horticultural

- Handholes shall not be located within driplines of trees within City property, to include the right of ways, without explicit written permission from the City Horticulturalist.
- Any proposed trenching shall not be within the dripline of trees.
- If within tree dripline, consult the City of Fairhope Horticulturist prior to earth work.
- Trees shall not be negatively impacted.
- Consultation with the City's horticulturalist, to determine if the required depth of bore must be increased so that no trees are impacted by the project. The contractor is responsible for any damaged trees.
- Any work done within the critical root zone shall be done to meet or exceed Internal Society Arboriculture (ISA) standards.
- All roots to be removed shall be severed cleanly at the perimeter of the protected radius.
- Protective barriers shall be used for all trees, barricades shall be erected a minimum of 20' from the trunk.

5. Erosion Control

- Any ROW cuts shall be stabilized (covered) at the end of each day & disturbed areas shall be re-vegetated with sod within ten (10) days of completion of the project. Sod shall be watered to ensure survival.
- Any excess soil shall be removed and disposed of properly. Dumping on private property without approval will not be tolerated.
- Mulch / seed shall only be acceptable as temporary cover.
- Inlets shall be protected. BMPs shall be placed at all affected storm inlets.
- If the site is within 100' of a critical area (wetland, etc.), red soil/clay shall not be allowed as fill material, per the City's Red Clay/Soil Ordinance.
- BMPs shall be installed at boring sites and trench locations.
- Ground conditions in the ROW's shall be returned to original preconstruction condition(s) or better.
- No open trenches shall be allowed. Directional boring shall be used in sensitive areas, such as under roads, in proximity to trees, on finished lots, etc.

6. Project Completion, Punch List Walk, & As Built

- The applicant shall provide as-built drawings of all installed lines depicting depths.
- Damage to any City's infrastructure (storm, sewer, water, ditches etc. shall be the responsibility of the permittee to repair to city standards at no cost to the city.
- Any damage that occurs needs to be reported to the city as soon as possible.
- Pedestals shall be placed in a manner as to avoid obstructing visibility of motorists and to allow vehicles to exit the roadway during an emergency.

7. Staff Recommendation

- The proposed utility construction falls within the corporate limits of the City of Fairhope. Any portions of the project affecting public right-of-way (ROW) maintained by Baldwin County or the Alabama Department of Transportation (ALDOT) shall require permits through the respective agency.
 - This site shall comply with all State, Federal and local requirements, including, but not limited to the following City of Fairhope Ordinances:
 - i. City of Fairhope Wetland Ordinance (#1370), which regulates activity within 20' of wetlands.
 - ii. City of Fairhope Red Soil & Clay Ordinance (#1423), which prohibits the use of red soil / clay within 100' of critical areas.
 - iii. City of Fairhope Erosion and Sediment Control Ordinance (#1398).
 - iv. Chapter 19 Article VI: ROW Construction and Administration, Ordinance (1754)
 - v. City of Fairhope Tree and Landscape Ordinance (#1444)
 - Staff Recommendation: **Approval with Conditions of UR 24.13**
1. A pre-construction meeting shall be held with the City prior to issuance of any permits.
 2. Consultation with the City's horticulturalist, to determine if the required depth of bore must be increased so that no trees are impacted by the project. **The contractor is responsible for any damaged trees.**
 3. At all street crossing locations, conduct potholing to determine exact location and elevation of existing utilities. Reflect the exact elevation of utilities and GPS coordinates of the pothole locations on a set of as-built drawings.
 - a. An additional right-of-way permit may be required for the potholing procedures.
 4. Follow-up activities below required by staff and the applicant:
 - a. **Upon satisfactory review and approval by ROW Construction Inspector, as-builts will be submitted to the GIS technician for inclusion in GIS utility maps.**
 5. Provide draft door hanger for approval at time of pre-construction.
 6. **Approved door hangers shall be in place no later than 7 days prior to construction.**
 7. Provide a Traffic Control Plan to ROW Inspector prior to commencement of any work.
 8. Ensure enough space for proposed work is available within existing easement, if not applicant is responsible for either expanding existing easement or acquiring an additional easement.
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 10. Utilities boxes shall be concentrated near existing boxes.

For permitting purposes, applicants shall provide subsurface utility engineering quality-level C, unless otherwise required by the Fairhope Building Department.

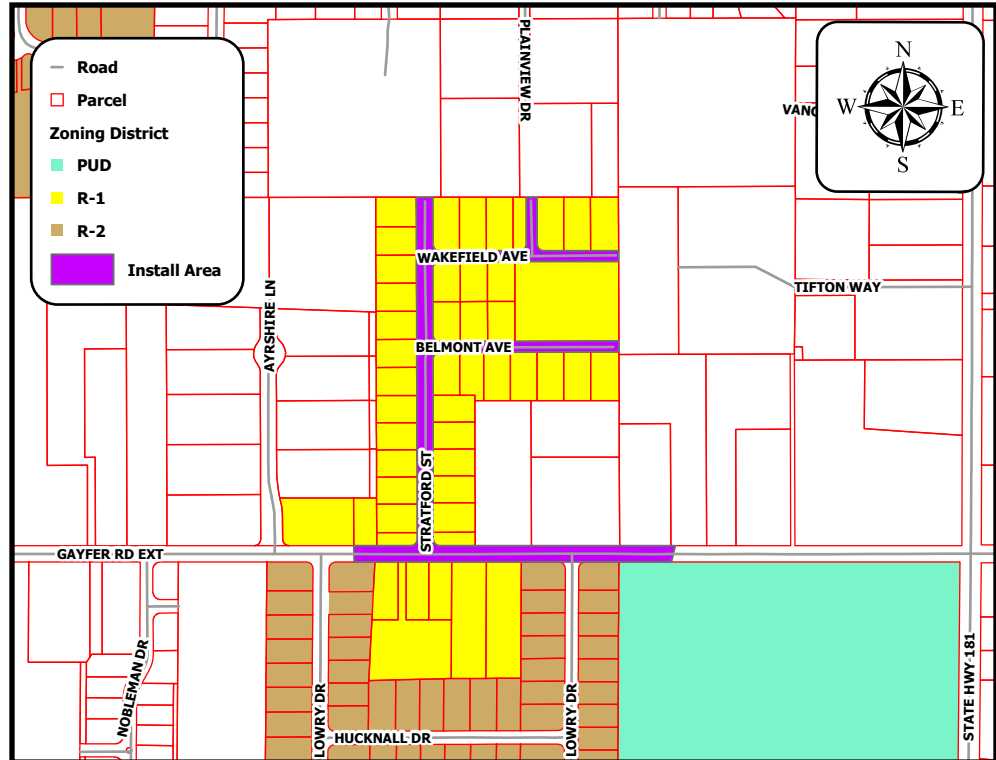
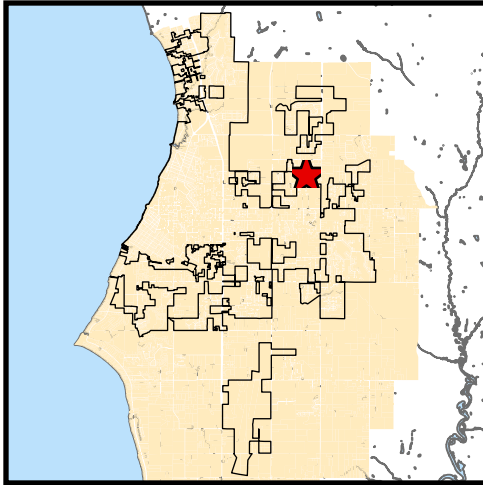
City of Fairhope

Planning Commission

October 07, 2024



UR 24.14 - 102 Stratford Street (C-Spire)



Project Name:

102 Stratford Street (C-Spire)

Site Data:

4,777 Linear Feet

Project Type:

Installation of Buried Fiber Cable

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

R-1

PPIN Number:

N/A

General Location:

West side of State HWY 181, North of
Gayfer Road Ext.

Surveyor of Record:

C-Spire

Engineer of Record:

C-Spire

Owner / Developer:

C-Spire

School District:

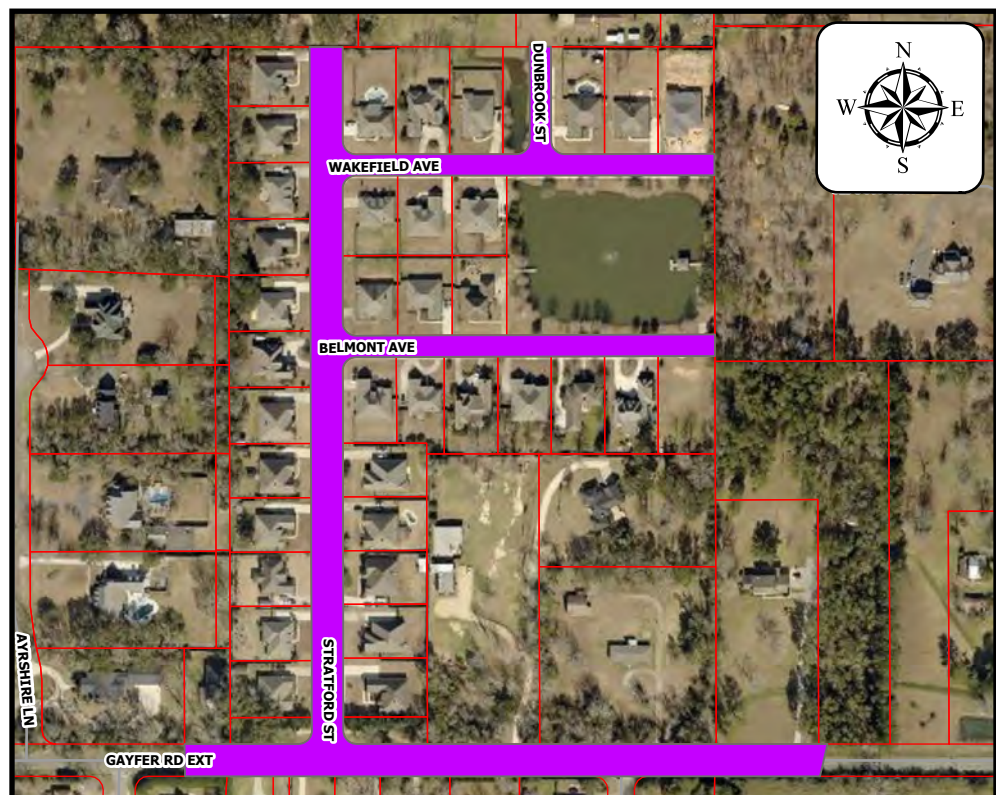
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

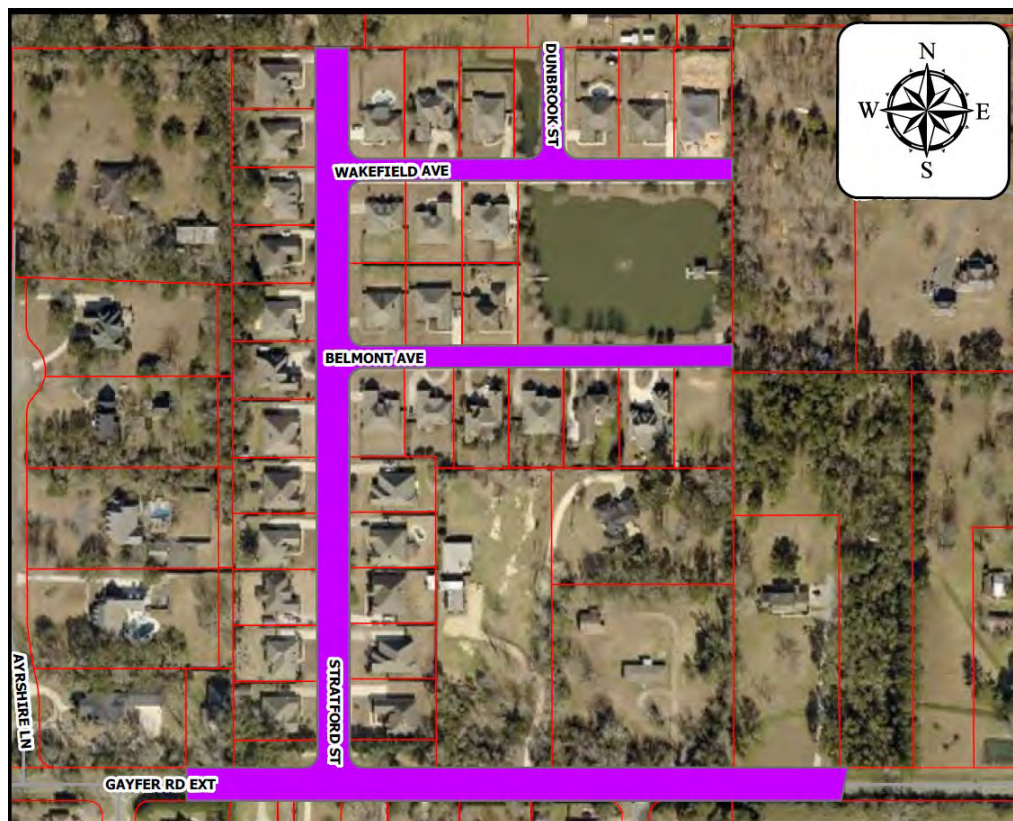
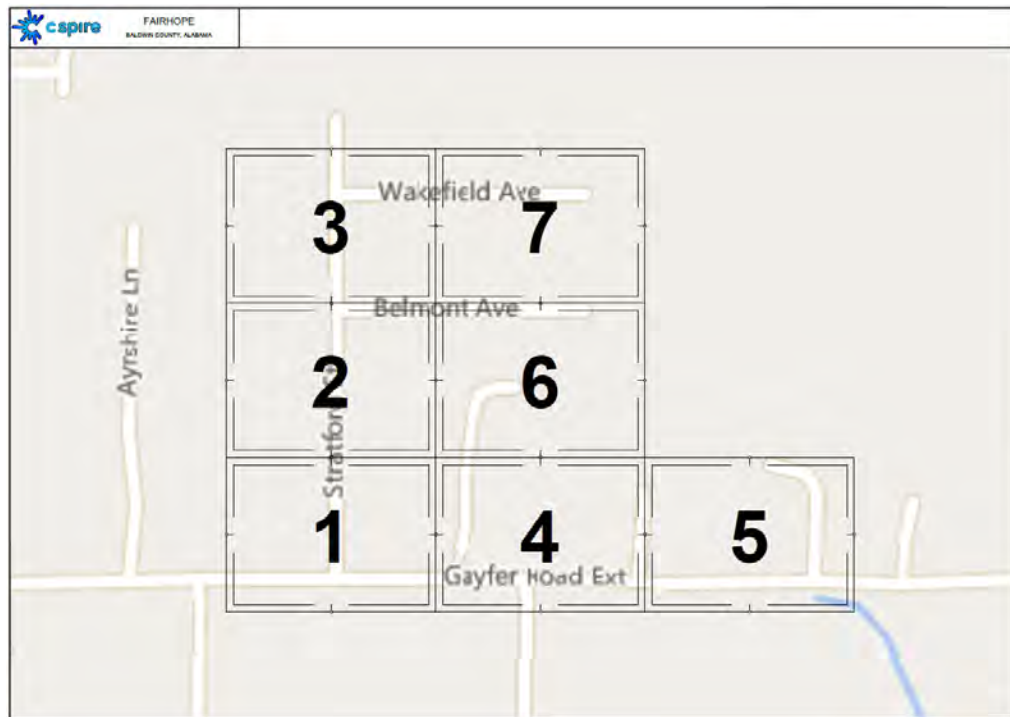
Approved w/ Conditions

Prepared by:

Chris Ambron



Summary of Request: Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately **4,777 ft directional bore buried fiber** along routes outlined on the below location map.



1. Citizen Communication & Notification

- Provide Door Hangers at preconstruction meetings which shall be approved prior to distribution and work.
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 - iii. City of Fairhope Erosion and Sediment Control Ordinance (#1398).
 - iv. Chapter 19 Article VI: ROW Construction and Administration, Ordinance (1754)
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 - Staff Recommendation: **Approval with Conditions of UR 24.14**
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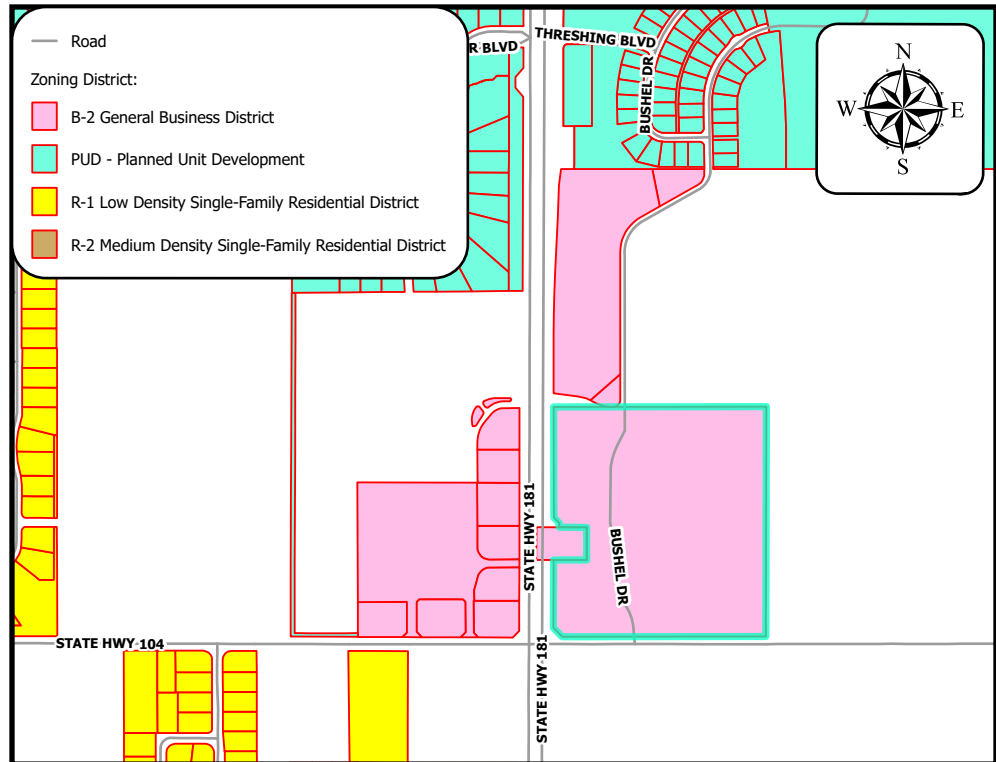
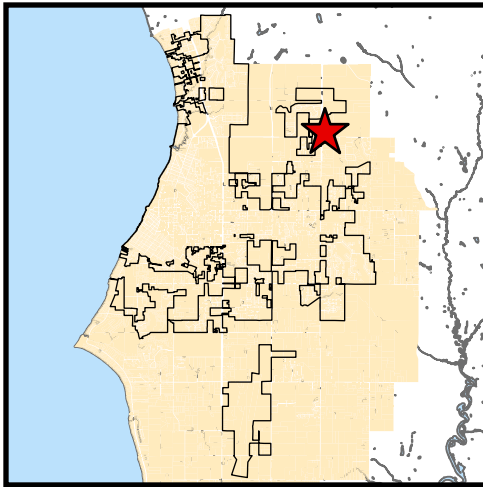
City of Fairhope

Planning Commission

October 07, 2024



SR 24.03 - Sherwin Williams



Project Name:

Sherwin Williams

Site Data:

0.894 acres

Project Type:

Site Plan Approval

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

B-2

PPIN Number:

108453

General Location:

East side of State HWY 181, North side
of State HWY 104

Surveyor of Record:

Jade Consulting, LLC

Engineer of Record:

Jade Consulting, LLC

Owner / Developer:

Encounter Development, LLC

School District:

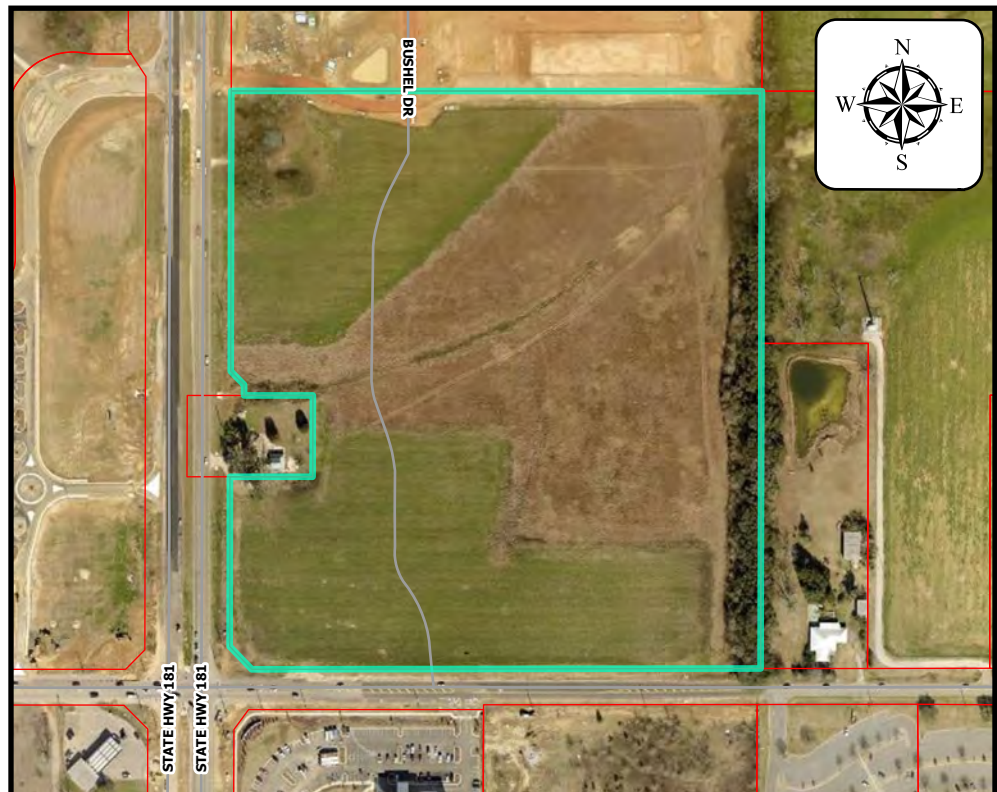
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Michelle Melton





APPLICATION FOR SITE PLAN APPROVAL

Application Type: ☒ Site Plan
Attachments: ☒ Articles of Incorporation or List all associated investors
Date of Application: 8/20/24

Property Owner / Leaseholder Information

Name of Property Owner: Encounter Development, LLC Phone Number: 251-599-3240
Address of Property Owner: 3262 Old Shell Rd, Ste. C-1
City: Mobile State: AL Zip: 36607

Proposed Site Plan Name: Sherwin Williams
Site Acreage: .894 Sq. Footage: 4,081
Parcel No: 05-46-01-02-0-000-001.510 (Lot 5) Current Zoning: B-2

Authorized Agent Information

Name of Authorized Agent: JADE Consulting, LLC Phone Number: 251-928-3443
Address: 208 N. Greeno Rd., Ste. G
City: Fairhope State: AL Zip: 36532
Contact Person: Perry C. "Trey" Jinright, III, PE

Engineer/Architect Information

Name of Firm: JADE Consulting, LLC Phone Number: 251-928-3443
Address: 208 N. Greeno Rd., Ste. c
City: Fairhope State: AL Zip: 36532
Contact Person: Perry C. "Trey" Jinright, III, PE

I certify that I am the property owner/leaseholder of the above described property and hereby submit this site plan to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Scott Delaney
Property Owner / Leaseholder Printed Name
8-14-2024
Date

Signature

Lee Turner, President of FSTC
Fairhope Single Tax Corp. (If Applicable)



Site Plan Review Application Checklist*

*This checklist is intended for convenience purposes only.

Refer to the City of Fairhope Zoning Ordinance and other applicable City Ordinances for additional requirements.

- 2 copies of the Site Plan
- 2 sets of Construction Plans
- 1 copy of the Site Plan in PDF format on disk
- Site Plan Review Application with Articles of Incorporation attached
- Overall Site Plan
- Curb Cut Locations
- Dumpster Location and Screening
- Grading and Drainage Plans
- BMP Plan
- A Topographic and Boundary Survey
- Pedestrian Circulation Plan
- Building Elevations indicating exterior construction materials
- Legal Description and Property Map
- Landscape Plan, including tree preservation plan (Existing and Proposed Contours shall be on the Landscape Plan)
- All landscape plans shall be in compliance with Ordinance No. 1223 – Tree Ordinance.
- 20% of the total property (not including the right of way) shall be landscaped
- A 20' landscaped buffer is required where commercial/industrial abuts residential
- A Site Lighting Plan indicating light locations, mounting height, wattages and fixture types
- A Site Data Table including but not limited to:
 - Current Zoning
 - Lot Size
 - Proposed Building Height
 - Total Gross Floor Area
 - Proposed Building Coverage
 - Percentage of Impervious Area, excluding the Building
 - Percentage of Proposed Landscaping (60% of the required plant materials shall be located between the building walls and public streets)

- Proposed number of parking spaces/ required number of parking spaces
- Percentage of proposed Green-space

Aerial Photograph with Site Plan and topographic lines overlaid

Utility Plans

Loading/unloading space (if applicable)

Drive-up window locations (if applicable)

Total number of Proposed Buildings, Proposed Uses and the Square Footages of each

Phasing Schedule for Projects being developed over an extended period of time

Location, materials, and elevations of any and all fences and/or walls.

Location of mechanical equipment (mechanical equipment shall be screened)

Flow Modeling

Plans submitted shall include but not be limited to:

- Name of Project
- Date of preparation, including all revision dates
- Appropriate Scale
- North Arrow
- Preparer's Name, Phone Number and Fax Number
- Name of Owner

Compliance with the City's Comprehensive Plan and the standards, goals and intent of the Fairhope Zoning Ordinance

All signage requires a sign permit

All Applicable Outside Agency Permits (e.g. ALDOT, ADEM, COE, etc.)

Please note that this document only applies to properties within the City of Fairhope.

NOTARIZED AUTHORIZATION OF OWNER

I/We, Scott Delaney as the sole or joint fee simple title holder(s) of the property described as parcels 05-46-01-02-0-000-001.509 & 05-46-01-02-0-000-001.510 in the City of Fairhope, County of Baldwin, State of Alabama, authorize JADE Consulting, LLC and/or their consultants to act as our agent to seek City, County or state PUD, Rezone, subdivision, Site Plan/Development, Variance, DOT & DEP approvals, and/or all regulatory approvals in connection therewith, on the above referenced property.

Company: Encounter Development LLC

By: 
As Its: Partner
Address: 3262 Old Shell Road, STE C-1
Mobile, AL 36607

Phone: (251) 599-3240 Fax: _____
Email: scottd@delaneyinc.net

STATE OF Alabama
COUNTY OF Mobile

The forgoing instrument was acknowledged before me this 14th day of August, 2024 by Scott Delaney as its Owner, who is personally known to me or who has produced Driver's License (type of ID) as identification and who did not take an oath.

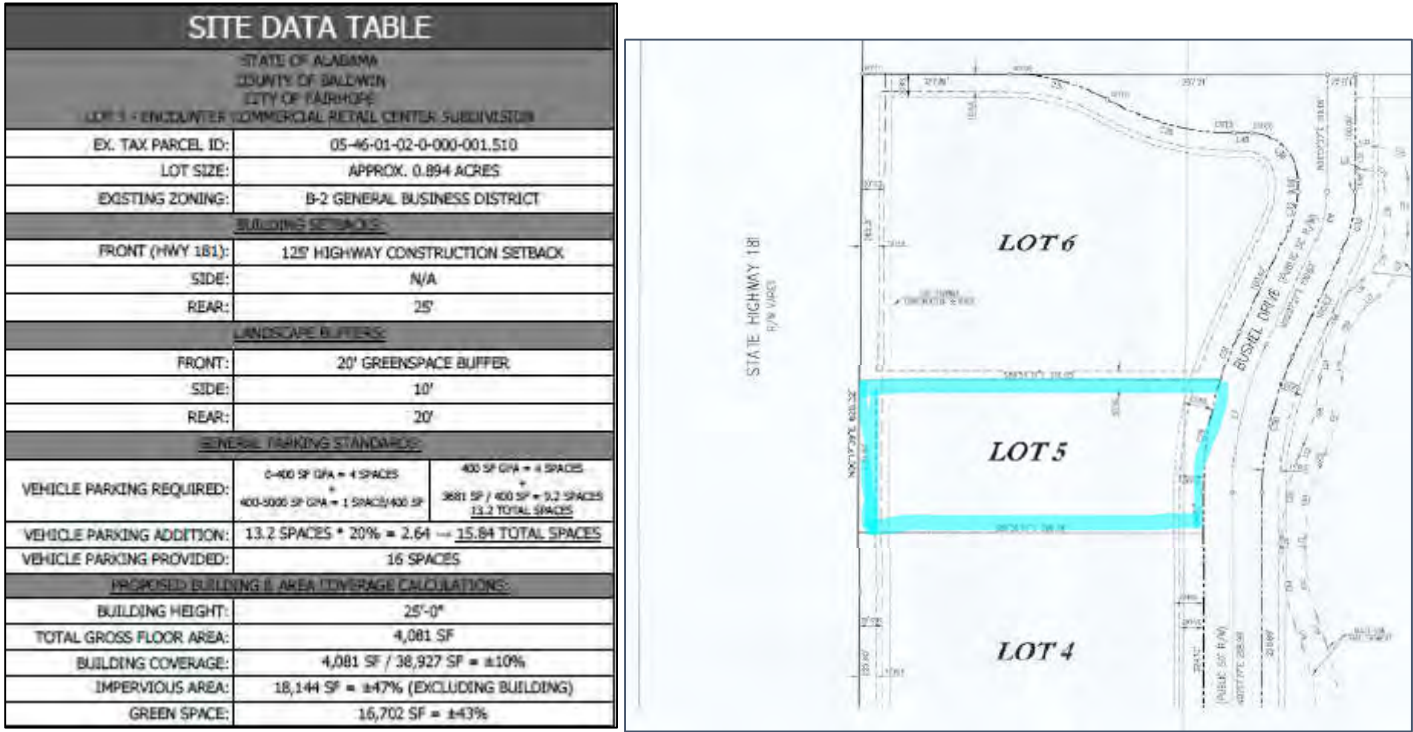


Mary Herndon Nordmann
NOTARY PUBLIC – STATE OF Alabama
Mary Herndon Nordmann
NAME OF NOTARY – TYPED OR PRINTED

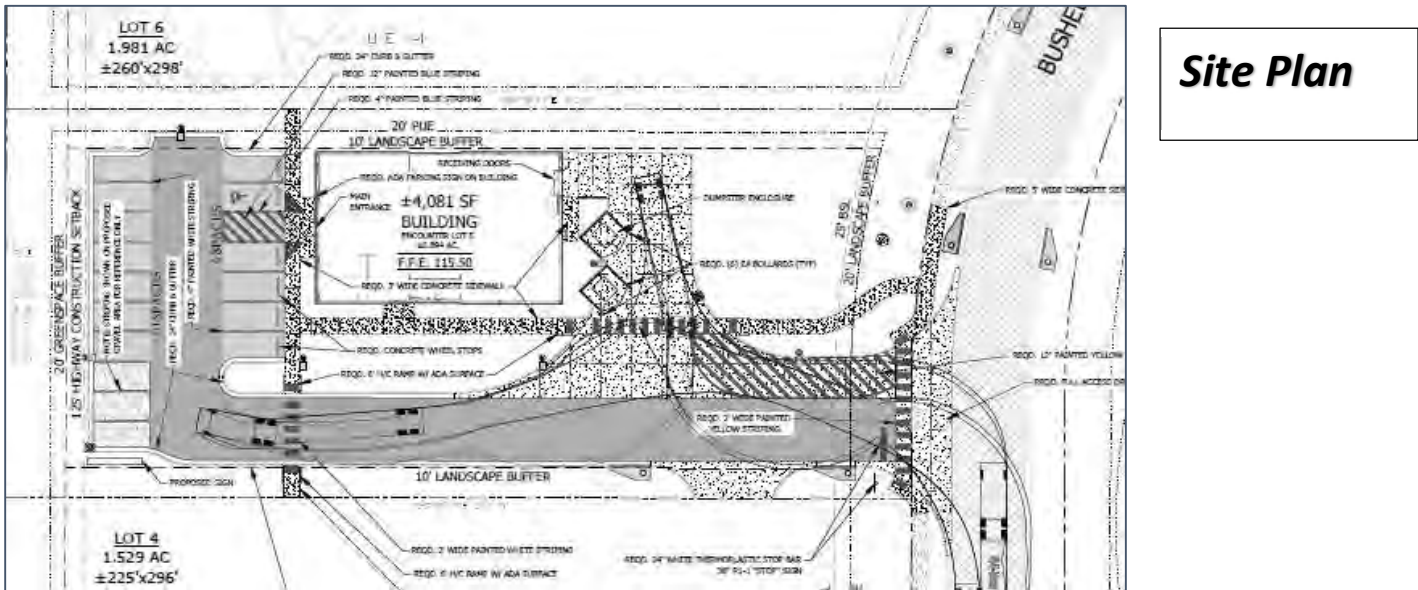
COMMISSION NO: _____

Summary of Request:

Request of Applicant, JADE Consulting, LLC (“JADE”), on behalf of owner, Encounter Development, LLC, for Site Plan Approval of Sherwin Willimas on Lot 5 of the Encounter Commercial Retail Center on the northeast corner of the Alabama Highways 104 and 181 intersection. Trey Jinright, III, PE, is the authorized agent and engineer for the project. The subject property is less than an acre (0.894) and is zoned B-2. The proposed building is 4,081sf.



Setbacks: Setbacks for this development vary. B-2 requires only a 20ft front setback according to Table 3-2. The front of Lot 5 faces AL Hwy 181, which has a 125ft highway construction setback. The other setback is a 25ft rear setback facing Bushel Drive.



Building: Building height for the one-story structure is estimated at 25ft. The 4,081sf building takes up 10% of Lot 5. Proposed use is a national chain paint store. Complete build-out information and details are provided as attachments as well as the elevations. West (front) elevations are shown in Figure 1. Materials for the building are brick/stucco with possible stone accents in the front.

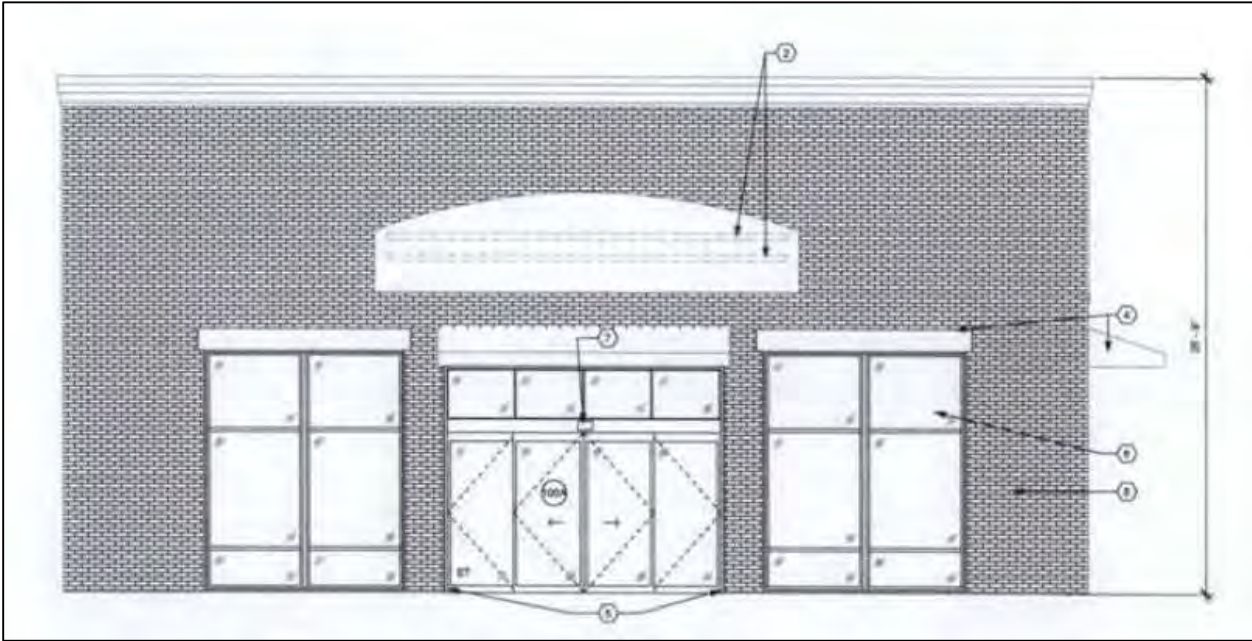


Figure 1. Architectural Elevations

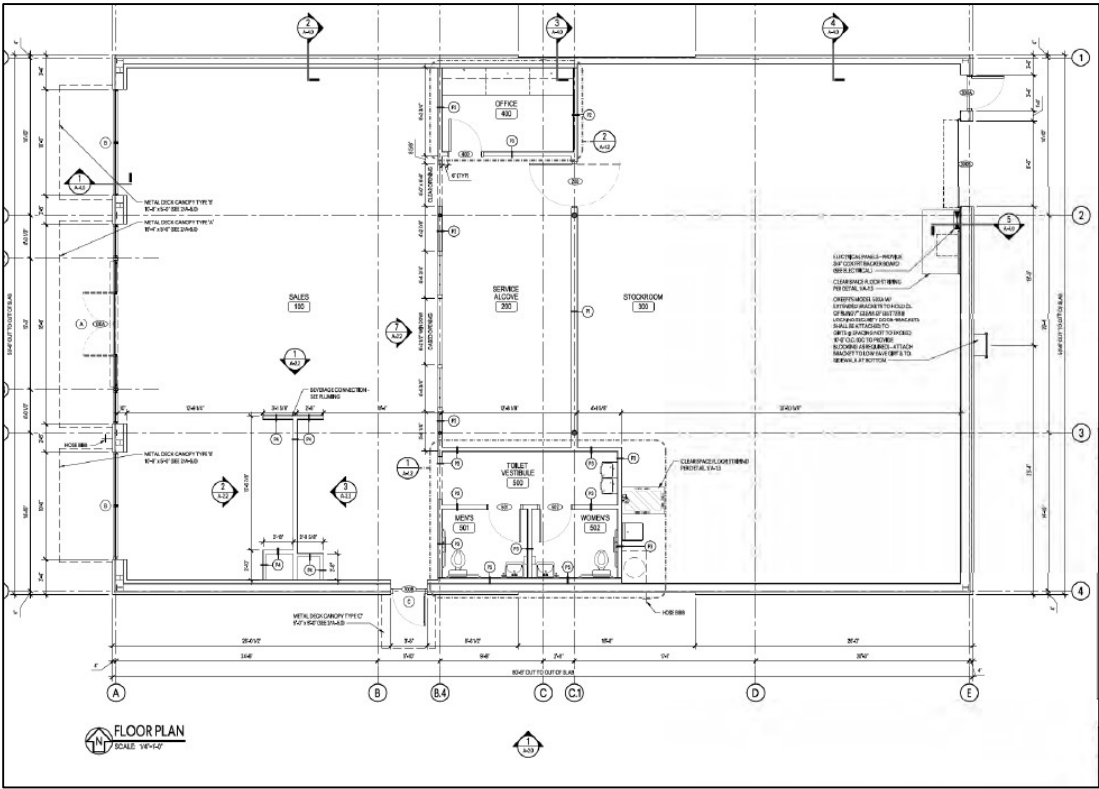


Figure 2. Floor Plan

Landscaping Plan: The landscaping plan has been reviewed and approved. Applicant is subbing bald cypress with crepe myrtles per City Horticulturist and adding vegetation at the curve entrance from Bushel Drive. Additional trees have been added around the sign in the southwest corner of the lot. There is additional landscaping along AL Hwy 181 for the parking lot buffer. A 10ft landscape buffer is required at the front of the lot per the Landscape and Tree Ordinance. Lot 5 has 20ft of landscaping fronting AL Hwy 181. There is also a 20ft landscape buffer along Bushel Drive. Ten-foot landscape buffers separate Lot 5 from Lots 4 and 6.

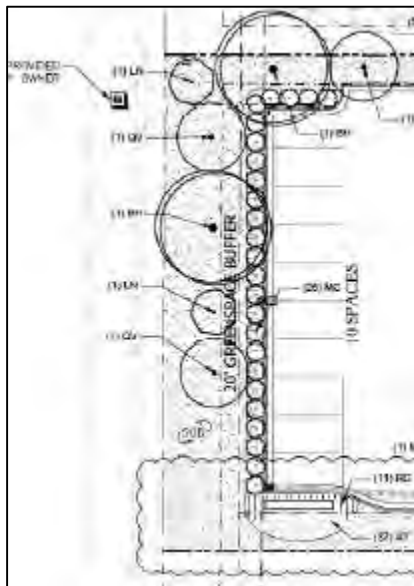
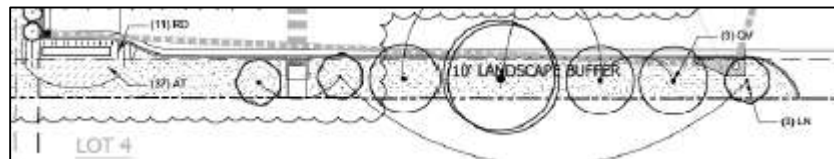
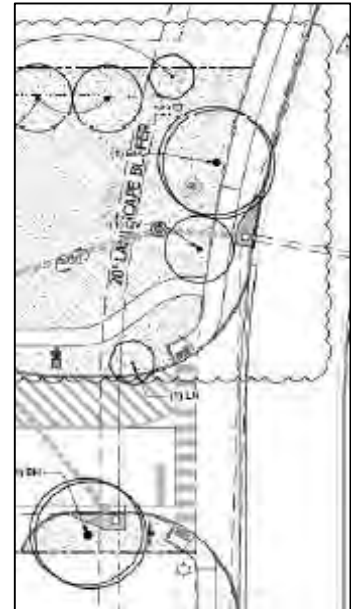


Figure 3: Landscape Buffers

← AL Hwy 181 frontage.

Bushel Drive frontage. →

Buffers separating lots



Parking: The original plan had surplus parking with 23 spaces. Thirteen (13) spaces are required per Table 4-3 Parking Schedule. Twenty percent (20%) overage is allowed, which makes 16 spaces with the three (3) spaces beyond the required amount being permeable. Parking meets the requirements of Zoning Ordinance, as well as the perimeter landscape screening requirements of the Tree Ordinance.



Three (3) surplus parking spaces are gravel (permeable surface).

Sidewalks: This Site Plan includes interior sidewalks on the site that connect to the adjacent lots and a sidewalk on Bushel Drive.

Locations, intensity, and heights of exterior lights: A photometric plan was submitted and is included as an attachment. The first draft had light poles that were too high at 25ft; whereas, parking lots with 50 or fewer spaces shall have light poles that do not exceed 10ft overall height pursuant to Article IV, Section B(3) of the Zoning Ordinance. Applicant has modified the lighting to satisfy the ordinance.

Mechanical equipment: Mechanical equipment has been finalized and all appear on the Site Plan.

Dumpster location and screening: Garbage is collected in two (2) commercial dumpsters located in the delivery area of the lot. The dumpsters are surrounded by bollards, wood fencing, and plantings (red cedar and sweet virburnum).

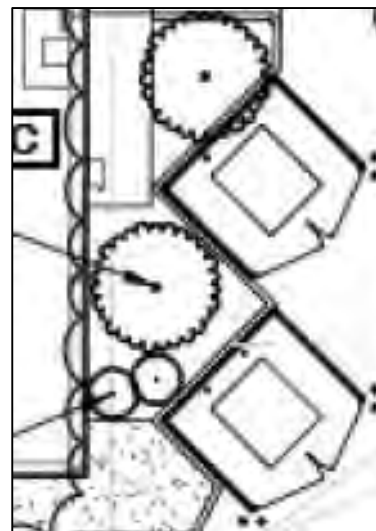
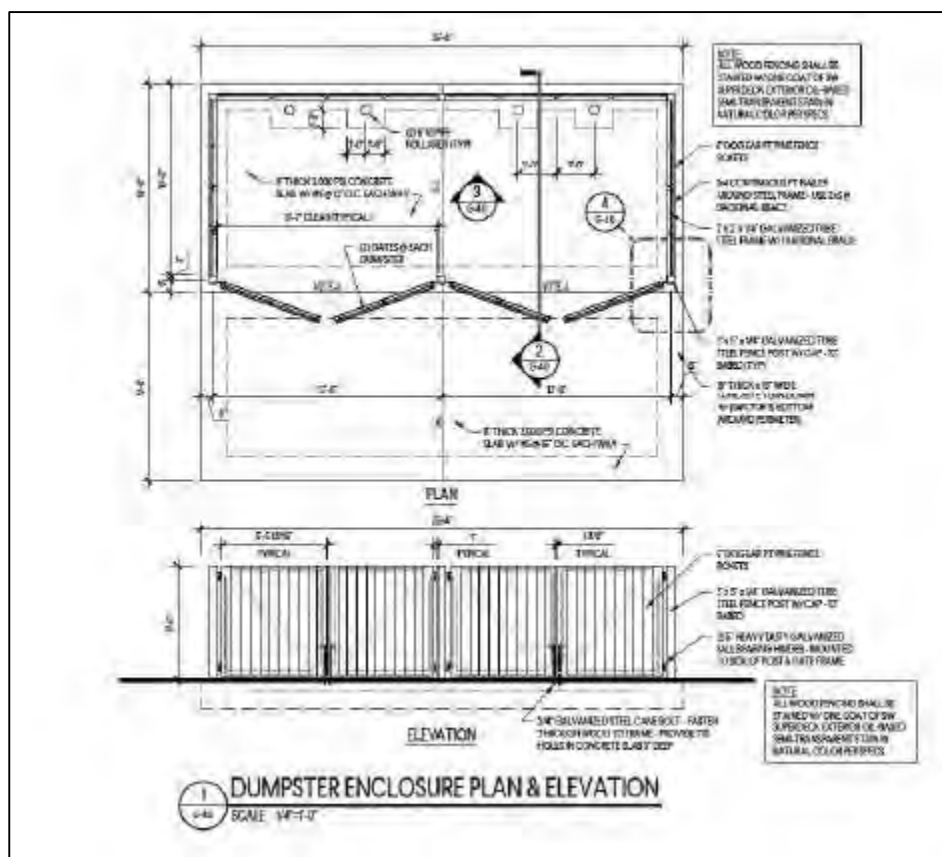


Figure 4: Dumpster Details

Storm water: Drainage has been accounted for the entire Encounter Commercial Retail Center in SD 24.13; thus, there are not retention/detention facilities on individual lots. There is a large retention pond within Lot 12 of the Encounter development where drainage from most of the lots is directed.

Location and size of all signage: A sign plan was submitted, and it conforms to the Sign Ordinance.

Erosion control: An Erosion Control plan was submitted with the application and is acceptable.

Utilities: A utility plan was submitted and has been reviewed and approved by the appropriate providers.

ADA Requirements: ADA requirements have been met.

Traffic: A thorough traffic study was conducted for the entire Encounter development and the road infrastructure was designed in accordance with the recommendations from the traffic study. The Cover Sheet for the subject property has the speed limit posted as 30 mph; however, the speed limit within the commercial retail center is actually 20 mph, which is consistent with the residential developments to the north.

The Final Plat for the Encounter Commercial Retail Center limited turnouts for the lots. Lots 2-6 have a maximum of three (3) turnouts to Bushel Drive; this will be the first for that block of lots. Shared driveways are encouraged and will be required as build-out continues.

Article II, Section C.2.d. (Site Plan Review Criteria)

Criteria – The application shall be reviewed based on the following criteria:

- (1) Compliance with the Comprehensive Plan; **The previous Comprehensive Plan put a Commercial Node at the AL Hwys 181 and 104 intersection. The Encounter Commercial Retail Center is located in a newly recognized Suburban Mixed-Use Center in the proposed Comprehensive Plan.**
- (2) Compliance with any other approved planning documents; **Meets**
- (3) Compliance with the standards, goals, and intent of this ordinance and applicable zoning districts; **Meets**
- (4) Compliance with other laws and regulations of the City; **Meets**
- (5) Compliance with other applicable laws and regulations of other jurisdictions; **Meets**
- (6) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values; **Meets. All four (4) corners of the intersection are commercial and occupied. Lot 5 is between other lots in the commercial development that will have like impacts on each other.**
- (7) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values; **Property is zoned B-2. The larger development site does abut to conflicting uses. There is a residential district directly to the north of the development NOT Lot 5. Proper buffers are included in the plans to mitigate the conflicting land uses.**
- (8) Overall benefit to the community; **Meets. There are a lot of residential units being built in the immediate surrounding area, especially to the north. A commercial retail center with a variety of retail/restaurant/commercial units will be a benefit to the residential subdivisions.**
- (9) Compliance with sound planning principles; **Meets. The general location has been designated a commercial node in the past and future comprehensive plans. Connectivity with other developments has been included.**
- (10) Compliance with the terms and conditions of any zoning approval; **Meets**
- (11) Any other matter relating to the health, safety, and welfare of the community; **Nothing noted**
- (12) Property boundaries with dimensions and setback lines; **Meets**
- (13) Location of proposed buildings and structures indicating sizes in square feet; **Meets**
- (14) Data to show percentage of lot covered with existing and proposed buildings; **Meets**
- (15) Elevations indicating exterior materials;
Front, side, and rear elevations were provided with the building materials (inside and out).
- (16) The locations, intensity, and height of exterior lights; **Meets**
- (17) The locations of mechanical equipment; **All relevant requirements are met.**
- (18) Outside storage and/or display; **Meets**
- (19) Drive-up window locations (must be away from residential uses/districts and not in front of building);
n/a

(20) Curb-cut detail and location(s);

Provided.

(21) Parking, loading, and maneuvering areas;

Meets. Loading area was reduced per staff recommendation.

(22) Landscaping plan in accordance with the City Landscape Ordinance; **Meets**

(23) Location, materials, and elevation of any and all fences and/or walls; **n/a**

(24) Dumpster location and screening; and

Meets

(25) Location and size of all signage. **A signage plan was submitted and has been approved in accordance with the sign regulations.**

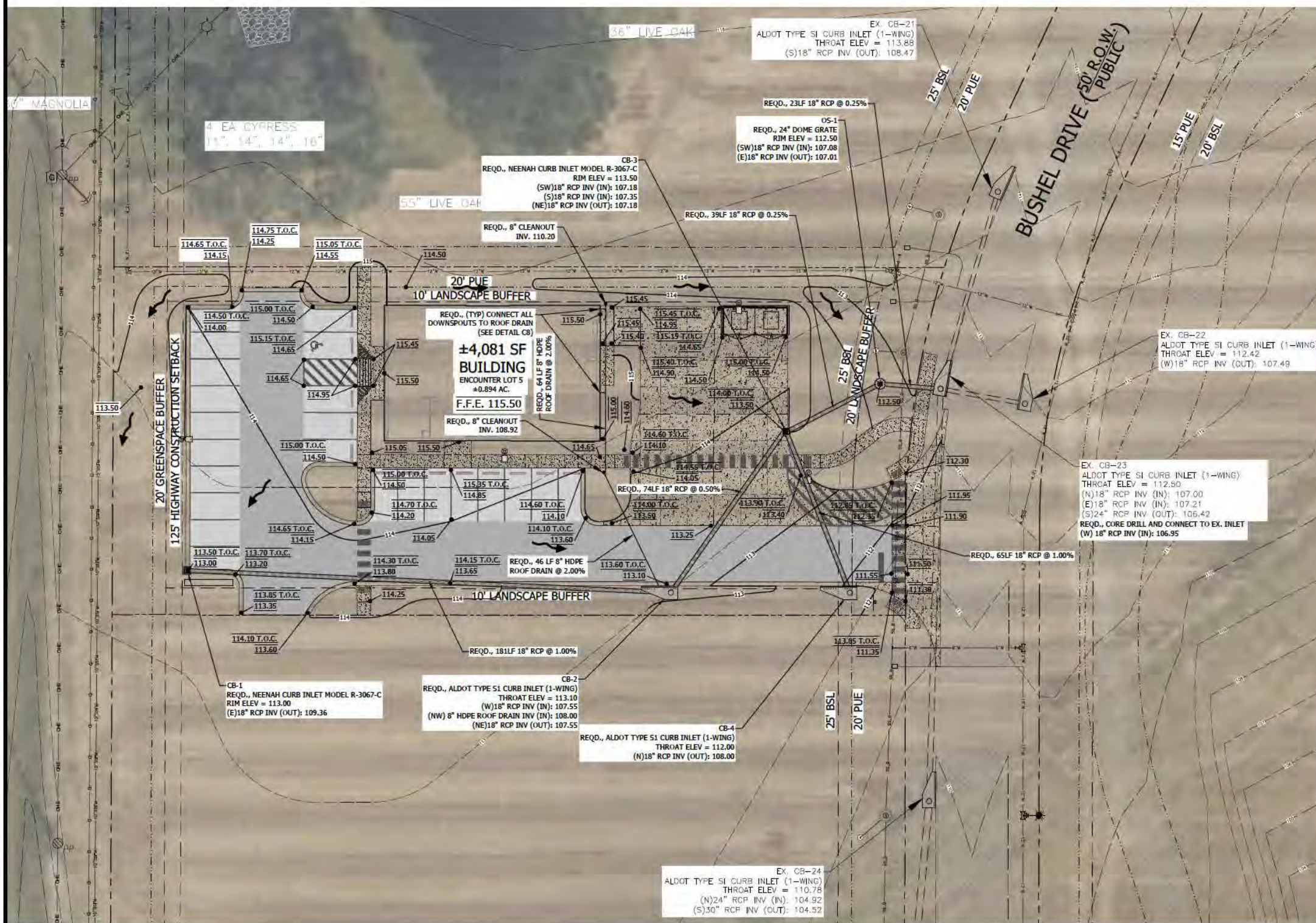
Recommendation:

Staff recommends **approval** of case SR 24.03 Sherwin Williams on Lot 5 in the Encounter Commercial Retail Center.

1. EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE BUILDING INDICATED IN THESE DRAWINGS MATCHES THE ARCHITECT'S LATEST BUILDING AND FOUNDATION PLAN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE AGREEMENT BETWEEN THE BUILDING FOOT PRINT SHOWN IN THESE PLANS AND THE ARCHITECT'S BUILDING FOOTPRINT AND FOUNDATION PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ANY EXISTING SLOPES AND INFRASTRUCTURES ON THE SITE (I.E. PONDS, INLETS, ETC.).
3. CONTRACTOR TO VIDEO ALL EXISTING SEWER AND DRAIN LINES TO ENSURE THEY ARE CLEAR AND IN PROPER WORKING ORDER. PROVIDE VIDEO TO THE OWNER.
4. AFTER THE STORM DRAIN SYSTEM IS COMPLETED THE CONTRACTOR SHALL VIDEO THE SYSTEM AND SUBMIT VIDEO TO THE OWNER FOR REVIEW.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.
6. ALL EARTHWORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH GEOTECHNICAL RECOMMENDATIONS.
7. ALL CONDUIT LOCATIONS FOR POWER, TELEPHONE, AND CABLE SHALL BE COORDINATED WITH ARCHITECTURAL PLANS AND LOCAL UTILITY PROVIDERS.

1. FOR ALL CURB INLETS, THE THROAT ELEVATION CALLED OUT ON THE PLANS IS THE ACTUAL GUTTER FLOW LINE ELEVATION.
2. MANHOLE STEPS SHALL BE PROVIDED FOR ALL STRUCTURES OVER 4' DEEP. STEPS MUST BE EASILY ACCESSIBLE FROM MANHOLE ACCESS.
3. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY OF ALL STORM NETWORK STRUCTURE ELEVATIONS AND PIPE INVERTS.

CONTRACTOR TO REVIEW SPOT ELEVATIONS IMMEDIATELY SURROUNDING BUILDING AT THE TIME OF FOOTING PREPARATION. CONTRACTOR TO ENSURE STRUCTURAL DETAILS MATCH CIVIL DESIGN AND ACCOUNT FOR ELEVATIONS TO ENSURE NO CONFLICT WITH FOOTING DEPTHS. CONTRACTOR TO INFORM ENGINEERS AND OWNER OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND ENSURE RESOLUTION BEFORE SCHEDULING FOOTINGS TO BE POURED.



	BENCHMARK
	CONCRETE MONUMENT FOUND
	CAPPED ROD FOUND
	CAPPED ROD SET
	RIGHT-OF-WAY
	CENTERLINE
	EXIST. OVERHEAD UTILITY AND UTILITY POLE
	EXIST. GUY WIRE AND UTILITY POLE
	EXIST. WATER LINE
	EXIST. SANITARY SEWER LINE
	EXIST. GAS LINE
	EXIST. UNDER GROUND CABLE LINE
	EXIST. UNDERGROUND ELECTRIC LINE
	EXIST. PIPE
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT LINE
	PROPOSED SETBACK LINE
	PROPOSED 24" CONCRETE CURB & GUTTER
	EXIST. POWER POLE
	EXIST. ELECTRICAL METER
	EXIST. LIGHT POLE
	EXIST. ELECTRICAL BOX
	EXIST. WATER METER
	EXIST. WATER VALVE
	EXIST. FIRE HYDRANT
	EXIST. SANITARY SEWER MANHOLE
	EXIST. SANITARY SEWER SERVICE
	EXIST. GAS VALVE
	EXIST. GAS LINE METER
	EXIST. GAS LINE MARKER
	EXIST. GAS LINE VENT
	EXIST. COMMUNICATIONS VAULT
	EXIST. COMMUNICATIONS MARKER
	EXIST. STORM SEWER MANHOLE
	EXIST. ASPHALT PAVING
	EXIST. CONCRETE
	EXIST. GRAVEL
	PROPOSED STANDARD DUTY ASPHALT
	PROPOSED MEDIUM DUTY ASPHALT
	PROPOSED LIGHT DUTY CONCRETE (BROOM FINISH)
	PROPOSED HEAVY DUTY CONCRETE (BROOM FINISH)
	EXIST. 1 FOOT CONTOUR
	EXIST. 5 FOOT CONTOUR
	EXIST. GRADE SPOT ELEVATION
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	FINISHED GRADE ELEVATION (TOP OF CURB)
	FINISHED GRADE ELEVATION
	DRAINAGE DIRECTION

Wattier Surveying, Inc.
Professional Land Surveyors
4318 Downtowner Loop N., Suite H
Mobile, Alabama 36609 251-342-2640



JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS

September 11, 2024

Ms. Michelle Melton
City of Fairhope
451 Pecan Ave Suite 200,
Fairhope, AL 36532

RE: Sherwin Williams – Lot 5
JADE No.: ENCOUNTER – 23-1875
Application No. SR 24.03

Dear Ms. Melton:

We respectfully submit on behalf of our client our 1st response to comments dated June 20, 2024. Enclosed are revised plans referenced in our responses. Listed below in bold italic are our responses to the review comments:

1. Per Jamie Rollins (Jamie.rollins@fairhopeal.gov) the Bushel Drive side public ROW at the curve and by the dumpster needs more vegetation; more vegetation around the sign at AL Hwy 181. The intent of the ordinance is to minimize signage seen from roadways. He also suggested subbing bald cypress with an understory tree species because need another understory tree and bald cypress will wreak havoc on sidewalk(s).

Response: The code Sec. 20.5-4.(e) required the overstory tree along the perimeter. However, based on the comments we changed Bald Cypress to understory tree Crape Myrtle. We added Sweet Viburnum screen around the dumpsters. Also added shrubs at the right side of the delivery area to screen it from the public road. Added additional plantings around the sign.

2. Article IV, Section B(3) of Zoning Ordinance states that parking lots with 50 or fewer spaces... shall have light poles that do not exceed 10 feet overall height. The proposed plan has 23 ft poles with a 2 ft base.

Parking Lot/Open Area Lighting

Parking lots with 50 or fewer spaces and open area requiring lighting for general purposes shall have light poles that do not exceed 10 feet overall height. Parking lots having more than 50 spaces shall have light poles that do not exceed 20 feet overall height. Luminaries of a sharp cut off design to shield light source above 72 degrees from vertical and providing 1.0 average maintained foot-candles with the following uniformity ratios: 3:1 average/minimum* (.33 FC minimum), 12:1 maximum/ minimum* (4.0 FC maximum) are required in all cases. Public facilities such as lighted ball fields are excluded. A photometric grid shall be furnished by developer at time of building permit application.

*maximum or minimum foot-candle level at any point lighted area.

Response: G6.0 Photometric Plan has been revised to adhere to these requirements.

3. There are too many parking spaces at 23 spaces. Thirteen are required and the maximum plus the allotted 20% overage rounds up to 16 spaces. Moreover, anything over the amount allowed in Table 4-

3 needs to be pervious. Also, there are LID requirements for parking lots containing 12 or more parking spaces. Article IV, Section 8(6).

Response: *Please see Site Plan. We have reduced parking to 16 to conform to the maximum allowable and the plans accomplish the LID requirements. We are proposing the additional 3 spaces to be gravel.*

4. Rework the delivery area because it seems excessive.

Response: *The delivery area has been reduced in the resubmitted plans.*

5. On the Site Data Table please change "Parcel" to "Lot" regarding size since subject property is Lot 5.

Response: *The Site Data Table has been updated on the Cover Sheet and Site Plan.*

6. Signage: Please confirm with Christina LeJeune (christina.lejeune@farihopeal.gov or 251.990.0206) the allowed signage. Typically, national chains desire more signage than is allowed.

Response: *Ms. LeJeune confirmed in email correspondence dated 9/6/24 that the initially proposed signage is compliant.*

Respectfully,

JADE CONSULTING, LLC



Thomas Luce
Project Manager

Enclosure
TL\sr



PARTITION TYPE LEGEND

- ### FLOOR PLAN LEGEND

A	STOREFRONT TYPE (REFER TO SHEET A-3.0)
500	DOOR NUMBER (REFER TO SHEET A-3.1)

ISSUE	DATE
18 PERMIT	9-9-2024

[illegible]

A NEW RETAIL STORE FOR
SHERWIN-WILLIAMS.
FAIRHOPE, ALABAMA



~~8-9-2024~~

FLOOR PLAN

A-1.0

A	ARCHITECTURAL	DM	DIMENSION	FT	FOOT, FEET	MEP	MECHANICAL	REQ	REQUIRED
ANCH	ANCHOR BOLT	DS	DISPENSER	FLUR	FLOOR FLOOR	MEP	METAL	RES	RESIDENT FLOORING
ACC	ACQUITTAL CEILING	DN	DOWN	PV	PURPLE VERDY		PLUMBING	RM	ROOM
ABF	ABOVE FINISH FLOOR	DO	DOOR OPENING	G	GRADE	MFR	MANUFACTURER	RM	ROOM OPENING
ACQ	ACQUISITION	DO	DOOR	GA	GAUGE	MFR	MATERIAL	SC	SCHEDULE
ADJ	ADJUST	DR	DRAWING	GALV	GALVANIZED	MR	MIRROR	SCHED	SCHEDULE
AL	ALUMINUM	DWR	DRAWER	GB	GRAB BAR	MISC	MISCELLANEOUS	SD	SHOULDER DETECTOR
ALT	ALTERNATE	E	EXITING	OC	OVERHEAD CONTRACTOR	M	MASONRY OPENING	SD	SCHEDULE
AP	ACCESS PANEL	EACH	EACH	PL	PLUMB	MUL	MULCH	SF	SQUARE FEET
APPROX	APPROXIMATE	EXT	EXTERIOR	GRND	GROUND	MUL	MULCH	SH	SHIELD
ARCH	ARCHITECTURAL	EFS	EXTERIOR FINISH SYSTEM	DAS	DIPSAN WALLBOARD	NED	NEEDLINE	SM	SIMILAR
AS	ASBESTOS	EXP	EXPANSION JOINT	SI	SIDE	NOT IN CONTRACT		SPEC	SPECIFICATION
BLDG	BUILDING	ELEV	ELEVATION	HB	HOUSE BOMB	NO	NUMBER	SM	SQUARE
BK	BLOCK	ELEC	ELECTRIC, ELECTRICAL	HC	HANDICAPPED	NC	NORMAL	SS	STAINLESS STEEL
BLDG	BUILDING	EMERGENCY	EMERGENCY	HEAD	HEAD	NOT IN CONTRACT		STD	STANDARD
BLM	BLIND	ENCL	ENCLOSURE	HOMG	HARDWOOD	DN	DOWN	STL	STEEL
BO	BOTTOM OF	EQ	EQUAL	HOWR	HOWARD	OC	OUTSIDE DIAMETER	STOR	STORAGE
BOF	BOTTOM	EQUIP	EQUIPMENT	HCN	HOLLOW METAL	QPC	TENANT FURNISHED	STRUCT	STRUCTURAL
CAB	CABINET	EXA	EXHAUST	HCN	HOLLOW METAL	CONTRACTOR OR INSTALLED		STR	STRUCTURE
CER	CERAMIC	EXP	EXPANSION, EXPOSED	HR	HORIZONTAL	DFCR	TENANT FURNISHED	T	TEMPERED GLASS
CJ	CONTROL JOINT	EXT	EXTERIOR	HO	HOUR	REPORT	TENANT FURNISHED	TEL	TELEPHONE
CL	CLINET	FA	FIRE ALARM	HNAC	HEATING VENTILATING AIR	OPNG	OPENING	TOP	TOP OF
CLDG	CLADDING	FO	FLOOR DRAIN		CONDITIONING	OPP	OPPOSITE	TOP	TOP OF
CLNG	CEILING	FDN	FOUNDATION	IO	INSIDE DIAMETER	P	PART	TY	TYPICAL
CLR	CLEAR	FE	FIRE EXTINGUISHER	IN	INCH	P	PLATE	TYPE	TYPICAL
CMU	CONCRETE MASONRY UNIT	FINISH	FINISH	INSUL	INSULATION	PLM	PLASTIC LAMINATE	UN	UNLESS OTHERWISE
COL	COLUMN	FIXT	FIXTURE	INT	INTERIOR	PWYO	PLYWOOD		NOTED
CONC	CONCRETE	FLR	FLOOR	JAN	JANITOR	PNL	PANEL, PANELBOARD	VCT	VINYL COMPOSITION
COND	CONDITION	FLASH	FLASHING	JOINT	JOINT	PAIR	PAIR		
CONSTR	CONSTRUCTION	FLUR	FLOORING	JOINT	JOINT	PROJ	PROJECT	VERT	VERTICAL
CONT	CONTINUOUS	FOC	FACE OF CONCRETE	RF	ROCK PLATE	PROP	PROPERTY	VERT	VERTICAL
CONTR	CONTRACTOR	FOR	FACE OF FINISH	LAM	LAMINATE LAMINATES	POWER	POWER	VERT	VERTICAL
CONR	CONCRETE	FOR	FACE OF FINISH	LAV	LAVATORY	QTY	QUANTITY	W	WITHOUT
CTR	CENTER	FOW	FACE OF WALL	L	LIGHT	R	RIBBON	WC	WATER CLOSET
CL	CENTER LINE	FR	FIRE RATED RETARDANT	MACH	MACHINE	RAD	RADIUS	WO	WOOD
DET, DTL	DETAIL	FRF	FIBERGLASS REINFORCED POLYESTER FIBER	MATL	MATERIAL	WATER	WATER DRAIN	W	WATERPROOF
DN	DOWN	FRF	FIRE RETARDANT TREATED WOOD	PANEL	PANEL	MAX	MAXIMUM	WT	WEIGHT
DFH	DIFFUSER					MECH	MECHANICAL	REFL	REFLECTED

ITEM	FURNISHED BY INSTALLED BY			
	GC	SHW	GC	SHW
CEILING				
ACOUSTIC CEILING TILES	x		x	
DOORS AND HARDWARE				
CORERS / KEYS	x		x	
EXTERIOR DOOR / FRAME / HARDWARE	x		x	
INTERIOR DOOR / FRAME / HARDWARE	x		x	
STOCKROOM DOORS / FRAME / HARDWARE	x		x	
ELECTRICAL				
ELECTRICAL SYSTEM - MAIN PANEL	x		x	
ELECTRICAL SYSTEM - SUB PANEL (S)	x		x	
LOW VOLTAGE CIRCUIT	x		x	
LOW VOLTAGE WIRING		x		x
FURNITURE				
ACCOUNT/ENTER		x		x
COLOR SELECTOR		x		x
DATA CABINET		x		x
HAND STICK		x		x
MANUAL TALKER		x		x
WASH LINE - WALL UNIT/END UNIT		x		x
MIXERS (1 GALLON AND 3 GALLON)		x		x
TINT COUNTER		x		x
FLOORING				
CERAMIC TILES	x		x	
LUXURY VINYL PLANK		x		x
SEALD CONCRETE	x		x	
WALL BASE		x		x
FURNITURE				
FILE CABINETS		x		x
FREE EXTENSION(S)	x		x	
MANAGER / OFFICE CHAIRS		x		x
TOILET FIXTURES		x		x
LIGHTING FIXTURES - EXTERIOR		x		x
LIGHTING FIXTURES - EXTERIOR	x		x	
LIGHTING FIXTURES - INTERIOR		x		x
LIGHTING FIXTURES - PARKING LOT	x		x	
MILKBORE				
ADA PCR COUNTER		x		x
COPPER COUNTER		x		x
EXHOWN MOLDING	x		x	
OFFICE COUNTER/ TOP SHELVING & 2 DRAWER FILE CABINET	x		x	
MISCELLANEOUS				
EXTERIOR BRANDE		x		x
EXTERIOR BRANDE FLOORING	x		x	
WIRE ALARM SYSTEM PANE SPRINKLERS (IF REQUIRED)	x		x	
FMAC SYSTEM - DISTRIBUTION	x		x	
FMAC SYSTEM - UNIT		x		x
WATER COOLER (IF NO DRINKING FOUNTAIN)		x		x
PAINT				
EXTERIOR PAINT FINISH	x		x	
INTERIOR PAINT FINISH		x		x
PARTICLES				
ACCESS PANELS	x		x	
FRAMING AND LUMBER/PANELS	x		x	
INSULATION				
PLUMBING FIXTURES				
TVT KASH STATION	x		x	
LAVATORY		x		x
STAINLESS STEEL UTILITY SINK	x		x	
WATER CLOSET		x		x
WATER FOUNTAIN	x		x	
STOCKROOM				
SECURITY FILM (IF USED)	x		x	
STOCKROOM SYSTEM WITH GLAZING	x		x	
PRICING FILM (IF USED)		x		x
MILKBORE TREATMENT/SHADES		x		x
TOILET ROOM FIXTURES & ACCESSORIES				
AUTOMATIC HAND DRYER	x		x	
GRAB BARS	x		x	
MIRROR	x		x	
TOILET PAPER HOLDER	x		x	

CLIENT (TENANT):
THE SHERMAN WILLIAMS COMPANY
2800 CENTURY PARKWAY NE, SUITE 1000
ATLANTA, GA 30346

CONSTRUCTION PROJECT MANAGER:
NAME
ADDRESS
CITY, STATE ZIP
PHONE
EMAIL

LANDLORD CONTACT:
LANDLORD CONTACT NAME
LANDLORD COMPANY
ADDRESS
CITY, STATE ZIP
PHONE
EMAIL

ARCHITECT OF RECORD:
ARCHITECT CONTACT
COMPANY NAME
ADDRESS
CITY, STATE ZIP
PHONE
EMAIL

MEP ENGINEER OF RECORD:
ENGINEER CONTACT
COMPANY NAME
ADDRESS
CITY, STATE ZIP
PHONE
EMAIL

STRUCTURAL ENGINEER OF RECORD:
ENGINEER CONTACT
COMPANY NAME
ADDRESS
CITY, STATE ZIP
PHONE
EMAIL

	NORTH ARROW		ROOM TAG
	EXTERIOR ELEVATION		DOOR TAG
	INTERIOR ELEVATION		WINDOW TAG
	SECTION CALLOUT		ELEVATION TAG
	DETAIL CALLOUT		REVISION CLOUD
	REVISION TAG		DATUM POINT
	WALL LABELING KEY		KEY NOTE
			WALL BLOCKING

PROJECT DESCRIPTION:	TENTH IMPROVEMENT - INTERIOR																																
CLASS:	COMMERCIAL																																
REFERENCE CODES:	UPDATE SECTION 22 SECTION 22 - PLUMBING																																
2017 INTERNATIONAL BUILDING CODE																																	
2017 INTERNATIONAL PLUMBING CODE																																	
2017 INTERNATIONAL MECHANICAL CODE																																	
2017 INTERNATIONAL FUEL GAS CODE																																	
2017 INTERNATIONAL CODE FOR PREVENTION																																	
2017 INTERNATIONAL ELECTRICAL JOURNALLON CODE																																	
2017 INTERNATIONAL BUILDING CODE ACCESSIBILITY																																	
2014 NATIONAL ELECTRICAL CODE (NFPA 70)																																	
ACCESSIBILITY:	CURRENT ACCESSIBILITY CODE:																																
OCCUPANCY:	ENTER OCCUPANCY TYPE HERE:																																
CONSTRUCTION TYPE:	ENTER CONSTRUCTION TYPE HERE:																																
LEASABLE SQ. FT.	4000 SF																																
GROSS SQ. FT.	4000 SF																																
OCCUPANT LOAD:	<table border="0"> <tr> <td>MALES</td> <td>1000</td> <td>=</td> <td>50</td> <td>=</td> <td>2</td> </tr> <tr> <td>STOCK ROOM</td> <td>1440</td> <td>=</td> <td>288</td> <td>=</td> <td>1</td> </tr> <tr> <td>OFFICE</td> <td>500</td> <td>=</td> <td>100</td> <td>=</td> <td>0</td> </tr> <tr> <td>LANDSCAPED AREA</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TOTAL OCCUPANTS:</td> <td></td> <td></td> <td></td> <td></td> <td>3</td> </tr> </table>	MALES	1000	=	50	=	2	STOCK ROOM	1440	=	288	=	1	OFFICE	500	=	100	=	0	LANDSCAPED AREA						TOTAL OCCUPANTS:					3		
MALES	1000	=	50	=	2																												
STOCK ROOM	1440	=	288	=	1																												
OFFICE	500	=	100	=	0																												
LANDSCAPED AREA																																	
TOTAL OCCUPANTS:					3																												
FEES:	EXITS REQUIRED = 2 EXITS PROVIDED = 4 SPRINKLER WITH PERSONS 55 AND AUTOMATIC SPRINKLER SYSTEM 55 > 50 OCCUPANCY = 55 & 50A < 100 REQUIRED																																
	MAXIMUM TRAVEL DISTANCE = 50' < 75' 2ND MAX. AND AUTOMATIC SPRINKLER SYSTEM 2ND MAX. (WITH AUTOMATIC SPRINKLER SYSTEM) 75' MAX. WITH ONE EXIT																																

MIN Number of Plumbing Fixtures:

Occupant Load : 33 Men 17 Women 13

2017 INTERNATIONAL PLUMBING CODE:

	Men	Women
Water Closets	1 Per 500 Occupants	1 Per 500 Occupants
Lavatories	1 Per 750 Occupants	1 Per 750 Occupants
Urinals	N/A	N/A

Fixture	Men REQ'D PROVIDED	Women REQ'D PROVIDED
Water Closets	1 2	1 1
Urinals	0 0	0 0
Lavatories	1 1	1 1
	REQ'D PROVIDED	
Drinking Fountains	1	1
Service Sinks	0	1

SEPARATE FACILITIES SHALL NOT BE REQUIRED IN MERCANTILE OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD 100 OR LESS

SHEET	SHEET NAME	REV	REVISION	REVISION 1	REVISION 2	REVISION 3
GENERAL						
G-001	COVER					
G-004	KEY, VICINITY AND LIFE SAFETY PLANS					
G-009	ADA REFERENCES					
G-006	GENERAL NOTES					
G-006.1	GENERAL NOTES					
G-007	GENERAL NOTES					
ARCHITECTURE						
A-101	FLOOR PLAN					
A-102	POUR/RE PLAN					
A-102.1	POUR/RE PLAN OPTIONS					
A-103	FINISH PLAN					
A-103.1	FINISH SCHEDULE					
A-104.1	REFLECTED CEILING PLAN (PREFERRED OPEN PLAN CONCEPT)					
A-104.2	REFLECTED CEILING PLAN (WHEN OPEN CONCEPT NOT POSSIBLE)					
A-201	INTERIOR ELEVATIONS					
A-202	INTERIOR ELEVATIONS					
A-203	INTERIOR ELEVATIONS					
A-304.1	EXTERIOR ELEVATIONS					
A-304.2	EXTERIOR ELEVATIONS					
A-401	ENLARGED PLAN/SECTION					
A-501	CONSTRUCTION DETAILS					
A-601	CONSTRUCTION DETAILS					
A-701	FLOOR AND BASE DETAILS					
A-804	TANK/LI OPTIONS					
A-901	DOOR DETAILS					
A-902	WINDOW DETAILS					
A-903	DOOR SCHEDULE					
PLUMBING						
P-001	PLUMBING NOTES					

5-301	MECHANICAL DETAILS				
ELECTRICAL					
5-401	ELECTRICAL NOTES				
5-101	ELECTRICAL DESIGN PLAN				
5-102	OPEN CEILING LIGHTING DESIGN PLAN				
5-112	ACCT CEILING LIGHTING DESIGN PLAN				
5-201	PANEL BOARD SCHEDULES				
5-401	ENERGY COMPLIANCE DOCUMENTS				

GENERAL SECTION - FLOOR FINISHES DEFERRED SUBMITTALS: SCOPE OF WORK GENERAL SECTION - WALLS AND PARTITION SYSTEMS & CEILING	TENANT IMPROVEMENT ADDRESS CITY, STATE ZIP NOTE: CONTACT PHOTO TO BE PLACED HERE NOTE: REAL LOCATION <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">No.</th> <th style="width: 60%;">Description</th> <th style="width: 30%;">Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">PROJECT NUMBER</td> <td style="width: 40%;">EHXXXXXX</td> </tr> <tr> <td>DATE</td> <td>08/30/2020</td> </tr> <tr> <td>DRAWN BY</td> <td>JCCX</td> </tr> <tr> <td>CHECKED BY</td> <td>JCCX</td> </tr> </table> SHEET NAME COVER (SHEET #) G-001	No.	Description	Date																									PROJECT NUMBER	EHXXXXXX	DATE	08/30/2020	DRAWN BY	JCCX	CHECKED BY	JCCX
No.	Description	Date																																		
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TENANT IMPROVEMENT
ADDRESS
CITY, STATE ZIP

Source: Constructed with data from the 2000 Census.

REUTERS: TRADING & DATA SYSTEMS

[illegible]

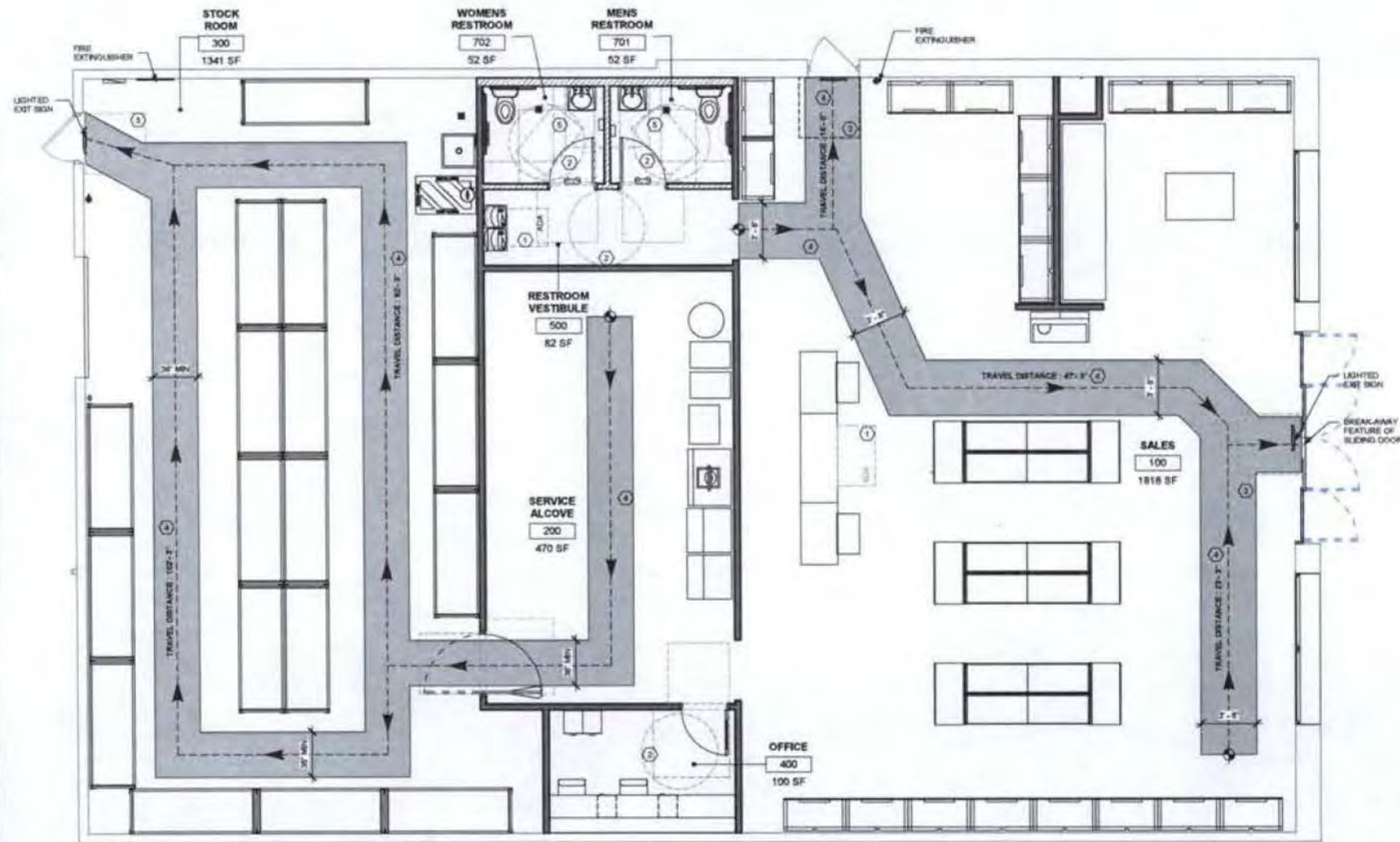
PROJECY NUMBER	ENW/XXX
DATE	XX/XX/2020
COMPUTER ID	XXX
CHASSIS ID	XXX

2004年10月 第10期

COVER

TABLE 1. Continued

G-001



1 LIFE SAFETY & ACCESSIBILITY PLAN
Scale: 1/4" = 1'-0"

LEGEND:

- ← TRAVEL DISTANCE (MIN. 36" WIDE IN BOH AND MIN. 48" WIDE IN FOH)
- ADA
- CLEAR FLOOR SPACE FOR ACCESSIBILITY
- LIGHTED EXIT SIGN (SEE REFLECTED CEILING PLAN)

GENERAL NOTES:

- A. ACCESSIBLE ROUTE OF TRAVEL SLOPES NOT TO EXCEED RUNNING SLOPE OF 1:20 (5.0%) MAXIMUM CROSS SLOPE OF 1:60 (1.67%).
- B. SEE SHEET G-005 FOR ACCESSIBILITY REFERENCES.
- C. PROVIDE ADDITIONAL EXIT SIGNS AND FIRE EXTINGUISHERS IN TYPE, NUMBER, AND LOCATION AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
- D. INTERIOR WALL AND FINISHES SHALL BE CLASS C WITH A FLAME SPREAD RATING LESS THAN 200 AND SMOKE DEVELOPED LESS THAN 450.
- E. FLOOR FINISH IN THE EXIT PATH OF ALL COMMON AREAS SHALL MEET CLASS A REQUIREMENTS.

SHEET NOTES:

1. 30" X 48" CLEAR FOR WHEELCHAIR ACCESS.
2. 60" DIAMETER CLEAR FOR WHEELCHAIR ACCESS.
3. ALL THRESHOLDS TO BE ADA COMPLIANT PER ALL APPLICABLE CODES.
4. BARRIER FREE PATH OF TRAVEL.
5. SINKS AND LAVATORIES TO BE 2'-10" AFF AND 30" X 48" CLEAR FOR WHEELCHAIR ACCESSIBILITY.



TENANT IMPROVEMENT
ADDRESS
CITY, STATE ZIP

NOTE: COMPANY INFO TO BE PLACED HERE.

NOTE: SEAL LOCATION

No.	Description	Date

PROJECT NUMBER SHWXXXX
DATE XX/XX/2020
DRAWN BY PLT
CHECKED BY BR

SHEET NAME
KEY, VICINITY AND LIFE
SAFETY PLANS

SHEET #

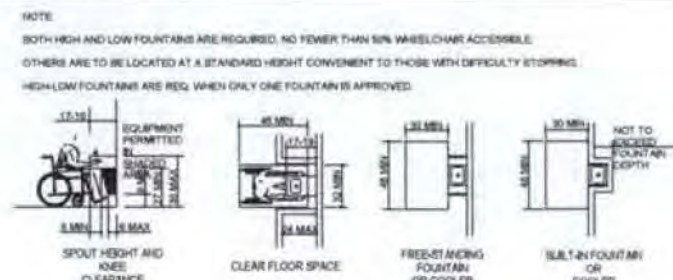
G-004

MOUNTING HEIGHTS

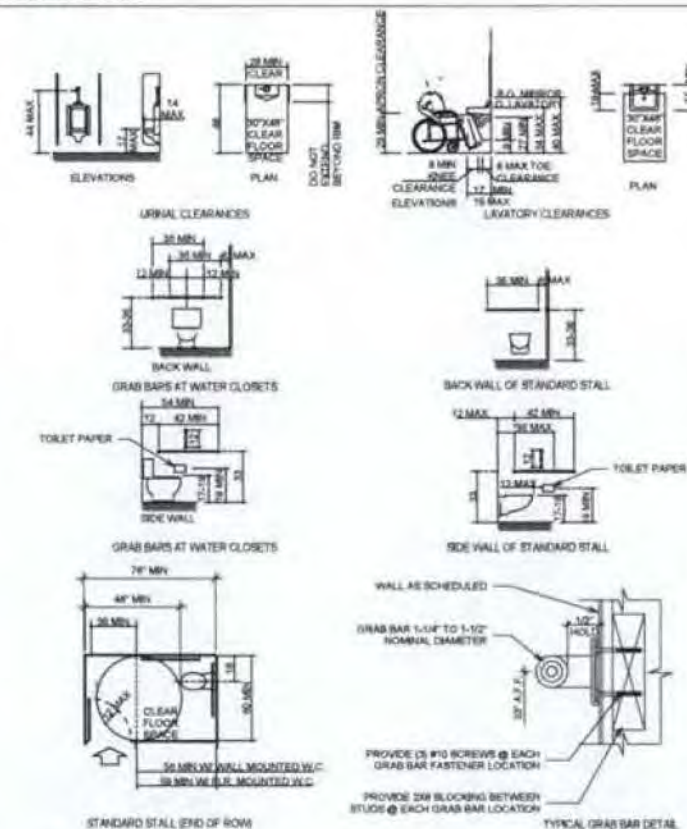
CHECK STAND NOTES

IN EXISTING BUILDINGS, AT LEAST ONE CHECKOUT AISLE SHALL BE ACCESSIBLE IN FACILITIES WITH LESS THAN 5,000 SQ FT OF SELLING SPACE. IN FACILITIES OF 5,000 SQ FT OR MORE OF SELLING SPACE, AT LEAST ONE OF EACH DESIGN OF CHECKOUT AISLE SHALL BE MADE ACCESSIBLE WHEN ALTERED UNTIL THE NUMBER OF ACCESSIBLE CHECKOUT AISLES OF EACH DESIGN EQUALS THE NUMBER REQUIRED IN NEW CONSTRUCTION.

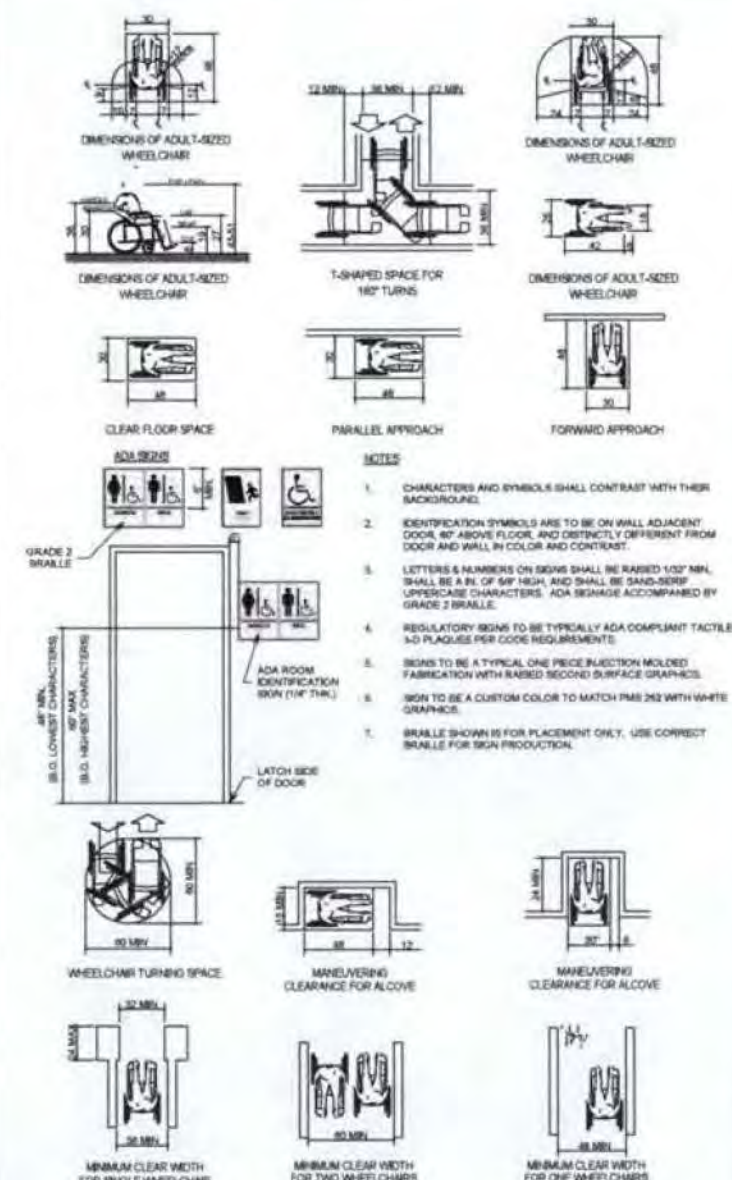
HANDICAPPED ACCESSIBILITY NOTES



DRINKING FOUNTAINS



TOILET ROOMS



SPACE ALLOWANCES



TENANT IMPROVEMENT
ADDRESS
CITY, STATE ZIP

NOTE: COMPANY INFO TO BE PLACED HERE

NOTE: SEAL LOCATION

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PROJECT NUMBER	SHW/XXXX
DATE	XX/XX/2020
DRAWN BY	PLT
CHECKED BY	BR

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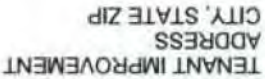
ADA REFERENCES

204-457-3171 •

G-005

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30. GL SHALL CONSULT WITH TENANT CONSTRUCTION/CONTRACTOR MANAGER TO RESOLVE ANY CHANGES, OBSTRUCTIONS OR GL DISCREPANCIES PRIOR TO MOVING OR CONSTRUCTION.
31. GENERAL CONTRACTOR TO PROVIDE FIRESTOPPERS AT ALL PENETRATIONS AT RATED FLOORS AND WALLS AS REQUIRED.
32. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO AND AFTER DEMOLITION, CONSTRUCTION AND REPAIRS TO ALL EXISTING AND NEW CONSTRUCTION.
33. CONTRACTOR TO DO NOT VIOLATE GENERAL CONTRACTOR'S ACCEPTANCE OF SUCH CONDITIONS.
34. PAINT ALL EXPOSED PIPES WITH ASF APPROVED PAINT.
35. ALL EQUIPMENT AND FINISHES TO BE NEW APPROVED AS REQUIRED BY CODE.
36. ALL FINISHES MUST HAVE REQUIRED FLAME AND SMOKE SPREAD RATINGS AS PER LOCAL CODE.
37. ESTABLISHMENT SHALL COMPLY WITH FEDERAL AND STATE INCLUDING LATEST AND ALL LOCAL LAWS/HABING JURISDICTION IN THE PROJECT LOCATION. REFER TO HANDBOOK ACCESSIBLE DRAWINGS FOR COMPLIANCE.



NOTE: COMPANY INFO TO BE PLACED HERE.

MAPLE SEAL LOCATION

[illegible]

G-006

collegiate tennis players for effective tennis

CONSTRUCTION NOTES

1. MILLWORK CONTRACTOR SHALL REVIEW ALL DWGS AND DETAILS FOR ALL MILLWORK.
2. MILLWORKER SHALL FIELD MEASURE EXACT FINISHED LOCATION OF ALL MILLWORK AND ELECTRICAL RECEPTACLES AT THE JOBSITE PRIOR TO FABRICATION OF ANY MILLWORK. THE TENANT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS FOR RESOLUTION.
3. THE DRYWALL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER TRADES. WHERE DRYWALL CONSTRUCTION IS IN CONFLICT WITH DUCTWORK, PLUMBING LINES, ETC., THIS CONTRACTOR SHALL PROVIDE ALL NECESSARY BRIDGES AND BRACING REQUIRED TO SECURE DRYWALL AND TO MAINTAIN FIRE OR SOUND RATINGS WHERE REQUIRED.
4. WHERE EXISTING FIREPROOFING HAS BEEN REMOVED AT COLUMNS, BEAMS, ROOF/FLOOR DECKS OR ANY OTHER SURFACE NEW FIREPROOFING SHALL BE INSTALLED TO COMPLY WITH THE REQUIRED FIRE RATING. GENERAL CONTRACTOR IS TO VERIFY THIS CONDITION IN THE FIELD.
5. UNLESS OTHERWISE NOTED, ALL DIMENSIONS FOR PARTITIONS ARE FROM FINISH SURFACE TO FINISH SURFACE OR FROM FINISH SURFACE TO WINDOW MULLION.
6. ALL GYPSUM WALLBOARD PARTITIONS SHALL BE ERECTED AS SHOWN ON THE PLANS, DETAILS OR AS CALLED FOR IN THE SPECIFICATIONS (NOTES). ALL GYPSUM WALLBOARD PARTITION JOINTS SHALL BE LOCATED SO THAT PANELS EDGES FALL ON ALTERNATE STUDS. ALL JOINTS SHALL BE TAPED, SPACKLED AND FINISHED AS PER THE GYPSUM ASSOCIATION LATEST GUIDELINES TO RECEIVE NEW WALL TREATMENT AND FINISHES.
7. GYPSUM WALLBOARD SHALL BE FURNISHED AND INSTALLED IN THE LONGEST AVAILABLE LENGTHS SO THE WALLBOARD PANELS SHALL EXTEND VERTICALLY IN ONE PIECE FROM FLOOR TO CEILING AND/OR SLAB, BEAMS OR DECKS ABOVE, AS REQUIRED. ALL GYPSUM WALLBOARD SHALL BE INSTALLED TO THE LATEST GUIDELINES OF THE GYPSUM ASSOCIATION.
8. WALLS SHOWN ALIGNED WITH THE BASE BUILDING CORE STRUCTURE SHALL BE FLUSH AND SMOOTH WITH BASE BUILDING STRUCTURE AND SHALL BYPASS FACE OF COLUMNS OR MASONRY PARTITIONS WITH (1) LAYER OF 5/8" GYPSUM WALLBOARD UNLESS NOTED OTHERWISE.
9. ALL DOORS IN DRYWALL OR MASONRY PARTITION SHALL BE SET 4" FROM OUTSIDE EDGE OF BLOCK TO IMMEDIATE ADJACENT WALL, UNLESS OTHERWISE NOTED.
10. WHERE INDICATED ON THE CONSTRUCTION PLAN, THE DRYWALL CONTRACTOR SHALL INSTALL CONTINUOUS FULL HEIGHT ACOUSTICAL INSULATION BARRIERS BETWEEN THE STUDS UP TO THE BOTTOM OF THE STRUCTURE ABOVE LEAVING NO VOIDS OR SPACES.
11. THE CONTRACTOR SHALL APPLY AT LEAST TWO CONTINUOUS 1/4" DIAMETER CAULKING BEADS AT THE FLOOR AND CEILING CHANNEL RUNNERS AND ABUTTING CONSTRUCTION PRIOR TO THE INSTALLATION OF THE GYPSUM BOARD PANELS.
12. THE GENERAL CONTRACTOR SHALL PROVIDE SUFFICIENT FRAMING FOR ALL WALL OPENINGS FOR DUCTWORK, RETURN AIR OPENINGS, ACCESS PANELS AND GRILLE OPENINGS ABOVE AND BELOW HUNG CEILINGS. THERE ARE TO BE COORDINATED WITH H.V.A.C. ENGINEERING DRAWINGS AND THE GENERAL CONTRACTOR'S MECHANICAL CONTRACTOR'S SHOP DRAWINGS. ALL SPACES OR GAPS SHALL BE PROPERLY SEALED FOR SOUNDPROOFING AND VIBRATION.
13. PROVIDE ALL NECESSARY CUT OUT FOR THE INSTALLATION OF ELECTRICAL OUTLETS, SWITCHES AND OTHER ELECTRICAL AND/OR MECHANICAL DEVICES.
14. AT ALL POINTS WHERE PARTITION INTERSECTS WINDOW MULLION, THE CONTRACTOR SHALL PROVIDE SOUND BARRIER CONSTRUCTION AND A SOUNDPROOF FILLER INSTALLED WITHIN THE CONNECTOR ENCLOSURE THAT SHALL HAVE AN ACOUSTICAL PERFORMANCE BETWEEN CONTINUOUS PERIMETER SPACES THAT IS APPROPRIATE FOR THE DRYWALL PARTITION AND CEILING CONSTRUCTION.
15. ALL PARTITIONS MEETING PERIMETER WINDOW WALL TO BE CENTERED ON MULLION, UNLESS OTHERWISE NOTED.
16. CONTRACTOR TO INCLUDE COATS FOR FLASH PATCHING OF SLAB AND/OR CUTTING OF DOORS OR FRAMES ETC. TO ALLOW TRUE LEVEL AND STRAIGHT INSTALLATION OF ALL DOORS, FRAMES AND OTHER FIXED ITEMS AND FINISHES.
17. ALL DIMENSIONS NOTED ARE TO BE MAINTAINED WITHIN CBS TOLERANCES. ANY DISCREPANCIES MUST BE IMMEDIATELY IDENTIFIED AND REPORTED TO THE CONSTRUCTION PROJECT MANAGER FOR FIELD ADJUSTMENT PRIOR TO PERMANENT WORK OR INSTALLATION.
18. ALL DRYWALL PARTITIONS IN BATHROOMS AND/OR WALLS RECEIVING TILE SHALL HAVE MOISTURE RESISTANT GYPSUM BOARD ON WET SIDE.
19. CONTRACTOR TO PROVIDE FLOOR MOUNTED ANCHOR SUPPORTS INDUSTRY STANDARD 1/4" BENT STEEL PLATE, SECURE TO FLOOR IN LOW HEIGHT DRYWALL PARTITIONS AT ALL UNSUPPORTED ENDS GREATER THAN 7'-0" FROM A 90 DEGREE CONNECTION WITH ADJACENT PARTITION OR COLUMN.
20. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL BLOCKING AND BRACINGS AS REQUIRED FOR THE INSTALLATION OF WINDOW BLINDS, DRAPERIES AND CURTAINS USING FIRE RESISTANT WOOD.
21. CONTRACTOR TO FURNISH AND INSTALL ALL PLUMBING FIXTURES, PRIORITY APPLIANCES AND ACCESSORIES IN TOILET ROOMS. SEE DETAILS FOR LOCATIONS AND SPECIFICATIONS.

GENERAL

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL FINISHED FLOORING WALL COVERING THROUGHOUT THE DURATION OF CONSTRUCTION INCLUDING MILLWORK & FURNITURE.
2. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY EXPOSED SURFACE NOT HAVING A FINISH SPECIFIED BEFORE SUBMITTING FINISH BID.
3. ALL MATERIALS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
4. THE CONTRACTOR SHALL RESERVE/ORDER SPECIFIED MATERIALS TO AVOID DELAYS. THE WORK INCLUDED UNDER THIS TRADE HEADING CONSISTS, IN GENERAL, OF THE PROVISION OF ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO EXECUTE AND COMPLETE ALL ITEMS OF "FINISHING" OF EVERY DESCRIPTION, WHERE AND AS SHOWN OR INDICATED IN THE DRAWINGS, AND AS SPECIFIED UNDER THE VARIOUS SUBHEADINGS OF THE TRADE SPECIFICATION, ALSO ALL INCIDENTAL ITEMS TO EFFECT A COMPLETE AND FINISHED JOB, EVEN THOUGH SUCH ITEMS ARE NOT SHOWN OR PARTICULARLY MENTIONED HEREIN.
5. THE CONTRACTOR SHALL PROVIDE 10% ATTIC STOCK OF ALL TYPES OF FINISHES (FLOORING AND CEILING TILES SPECIFIED WITHIN THE CONSTRUCTION DOCUMENTS) TO THE CLIENT UPON COMPLETION OF THE PROJECT PUNCH LIST.

FLOOR

1. RECOMMENDED PROCEDURES FOR INSTALLATION FURNISHED BY THE FLOORING MANUFACTURER SHALL BE CLOSELY FOLLOWED. UNSATISFACTORY INSTALLATION, RESULTING FROM WORK PERFORMED NOT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS MAY RESULT IN REMOVAL AND REPLACING OF FLOORING AT THE EXPENSE OF THE FLOORING CONTRACTOR.
2. THE CONTRACTOR SHALL FURNISH THE TENANT COMPLETE INFORMATION FOR CLEANING AND MAINTAINING THEIR WORK. SUCH INFORMATION SHALL INCLUDE WHEN MATERIALS AND PROCEDURES SHALL BE USED TO CLEAN EACH TYPE OF FLOORING FINISH.
3. THE CONTRACTOR SHALL PROVIDE EVIDENCE THAT ALL MATERIALS AND INSTALLATIONS MEET WITH REQUIREMENTS AS DESCRIBED UNDER SAMPLES AND TESTING FOR FLAME, PROOFING AND SMOKE DENSITY.
4. WHERE FLOORING TRANSITIONS OCCUR IN DOORWAYS, LOCATE TRANSITION UNDER CENTER OF DOOR.
5. CLEANUP IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EXCESS MATERIAL, INCLUDING FLOORING AND OTHER TENANT VENDOR MATERIALS (EXCLUDING ATTIC STOCK), SHALL BE REMOVED FROM SITE AND ALL AREAS LEFT IN A STATE READY FOR OCCUPANCY BY TENANT.
6. CONTRACTOR TO PROVIDE AND INSTALL ALL METAL ANGLES AND/OR REDUCING SADDLES FOR A SMOOTH TRANSITION AT ALL FLOORING MATERIALS. SEE FINISH DETAILS FOR MORE INFORMATION.
7. CONTRACTOR SHALL CHECK ALL DIMENSIONS IN FIELD PRIOR TO SUBMITTING THEIR PROPOSAL.
8. FINISH ALL CLOSETS WITH BASE FLOORING BASE AND WALL FINISH AS ADJACENT AREA, UNLESS OTHERWISE NOTED.
9. ALL ADJOINING FLOOR SURFACES WHERE THERE IS A CHANGE IN FLOOR SURFACE MATERIAL SHALL BE BUILT UP SO FINISHED FLOORS ARE LEVEL AND EVEN. CONTRACTOR IS TO FLASH-PATCH ALL UNEVEN FLOOR CONDITIONS, FILL DEPRESSIONS, REMOVE ALL PROJECTIONS, ELECTRICAL CAPE, ETC. TO PROVIDE AN EVEN FLOOR.

WALL

1. UNLESS OTHERWISE SPECIFIED, ALL AREAS ARE TO BE PAINTED IN ACCORDANCE WITH FINISH PLANS AND SPECIFICATIONS.
2. WALL SHALL INCLUDE SURFACES FROM FLOOR TO CEILING, INCLUDING FASCIAS, JAMBES, BUCKLS, REVEALS, RETURNS, LIGHT COVERS AND ALL OTHER VERTICAL SURFACES.
3. CEILINGS FOR PAINT SHALL INCLUDE THE GENERAL SURFACE OF THE CEILING (INCLUDING LUMINOUS PLENUM BECS) AND SOFFITS, BROWLS, ETC.
4. PRIOR TO PAINTING, THE CONTRACTOR SHALL REMOVE OR PROTECT ALL FINISHED SURFACES, HARDWARE, SWITCH AND OUTLET PLATES, ETC., REPLACING AND UNCOVERING THE SAME WHEN PAINTING HAS BEEN COMPLETED.
5. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE PROPER PROTECTION AGAINST DAMAGE TO FURNITURE, ADJACENT FINISHED WORK, AND FLOORING.
6. ALL SURFACES TO BE PAINTED TO HAVE A TRUE, SMOOTH, LEVEL FINISH AND SHALL BE CLEANED FREE FROM ALL GRIT, GREASE, DIRT AND LOOSE MATERIAL AND ALL SCRATCHES, CRACKS, OPEN JOINTS, HOLES AND OTHER DEFECTS. SHALL BE PROPERLY CUT-OUT SPACKLED, BE BRUGHT TO A SMOOTH EVEN FINISH AND GIVEN A PRIME COAT AS SPECIFIED FOR THE AFFECTED WORK. PLASTER WORK SHALL BE CLEANED WITH STEEL WOOL AND PRIMED. RUSTED SURFACES SHALL BE CLEANED DOWN TO BARE MATERIAL WITH STEEL WOOL OR EMERY CLOTH AND PRIMED.
7. ALL WORKMANSHIP WHICH IS NOT JUDGED TO BE FIRST QUALITY BY THE TENANT WILL NOT BE ACCEPTED.
8. WHERE WOOD SURFACES ARE TO BE PAINTED, WOOD IS TO BE PROPERLY SEALED, SANDED AND PRIMED BEFORE FINISH COATS OF PAINT ARE APPLIED UNLESS OTHERWISE NOTED.
9. ALL METAL ENCLOSURES, WOOD SHELVING AND PAINTED DOORS SHALL HAVE SEMI-GLOSS FINISH. ALL BLACK, METAL ENCLOSURES, TRIM AND WOOD SHELVING SHALL BE PAINTED THE SAME COLOR AS IN WHICH THEY OCCUR, UNLESS OTHERWISE NOTED.
10. ALL WORK SHALL HAVE ONE (1) PRIME COAT AND TWO (2) FINISH COATS OF PAINT UNLESS OTHERWISE NOTED.
11. ALL MATERIALS SHALL BE SPREAD WITH CARE TO A UNIFORM AND PROPER FILM THICKNESS, WITHOUT RUNS, SAGS, CRAWLS OR OTHER DEFECTS. ALL PAINTING SHALL BE APPLIED IN MANNER SO AS TO SHOW A MINIMUM OF BRUSH WORK. ALL FINISHED SURFACES SHALL BE OF A UNIFORM SHEEN, COLOR AND TEXTURE.
12. THE CONTRACTOR SHALL, UPON COMPLETION, REMOVE ALL ADHESIVE AND PAINT FROM WHERE IT WAS SPILLED, SPLASHED OR SPATTERED ON SURFACES, INCLUDING LIGHT FIXTURES, DIFFUSERS AND REGISTERS, SLAB FITTINGS, ETC., AND SHALL LEAVE ALL SURFACES FREE OF DAMAGED SPOTS AND/OR SPATTERS. HE SHALL REMOVE ALL ELECTRICAL SWITCH PLATES AND OUTLET PLATES, SURFACE HARDWARE, ETC. BEFORE PAINTING, PROTECTING AND REPLACING SAME WHEN PAINTING HAS BEEN COMPLETED. ANY WORK WHICH CAN NOT BE CLEANED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
13. THE CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK BY ALL TRADES (INCLUDING TELEPHONE INSTALLATION, FLOORING, ETC.) AND SHALL "TOUCH-UP" ALL NECESSARY PAINTING AND/OR PATCHING.
14. THE GENERAL CONTRACTOR SHALL PAINT THE UNDERSIDE OF SOFFITS TO MATCH ADJACENT CEILINGS WITH A FLAT FINISH PAINT, UNLESS OTHERWISE NOTED.
15. ALL SOFFIT FACES SHALL RECEIVE THE SAME FINISH AS ADJACENT WALLS, UNLESS OTHERWISE NOTED.
16. FINISH ALL FASCIAS TO MATCH ADJACENT WALLS, UNLESS OTHERWISE NOTED.
17. CONTRACTOR MUST REFER TO ALL ELEVATIONS AND DETAILS FOR CLARIFICATION OF FINISHES ON WALLS AND WOODWORK ITEMS.

FIRE AUTHORITY NOTES

1. FINAL INSPECTION BY FIRE DEPARTMENT IS REQUIRED - SCHEDULE 72 HOURS IN ADVANCE.
2. THE PROJECT ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER LOCAL FIRE DEPARTMENT STANDARDS.
3. FIRE SPRINKLER SYSTEMS (IF APPLICABLE) SHALL MEET STATE & LOCAL FIRE CODES AND BE PROVIDED TO PROTECT ENTIRE BUILDING INCLUDING PROJECTIONS OVER 4'-0".
4. FIRE SPRINKLER SYSTEMS AND ALL CONTROL VALVES, INCLUDING EXTERIOR SHALL BE SUPERVISED BY A U.L. LISTED CENTRAL ALARM STATION OR PER STATE & LOCAL FIRE CODES.
5. ELECTRICAL SUBCONTRACTORS TO INSTALL WIRING FOR FIRE SPRINKLER, ALARM BELL AND TELEPHONE WIRING AS REQUIRED BY FIRE DEPARTMENT.
6. INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH STATE & LOCAL FIRE CODES.
7. COMPLETE PLANS AND SPECIFICATIONS FOR ALL FIXED FIRE PROTECTION EQUIPMENT INCLUDING AUTOMATIC SPRINKLERS AND OTHER FIRE-PROTECTION SYSTEMS, SHALL BE SUBMITTED BY INSTALLING CONTRACTOR, SUCH PLANS SHALL BE APPROVED BY LOCAL FIRE AUTHORITY PRIOR TO INSTALLATION.
8. LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH STATE & LOCAL FIRE CODES AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR. VERIFY QUANTITY & EXACT LOCATION FROM FIRE DEPARTMENT PRIOR TO ORDERING.
9. AT LEAST ONE (1) FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A:10B-C (FOR OFFICE) OR 15-A:100B-C (FOR WAREHOUSE) SHALL BE PROVIDED WITHIN 75'-0" MINIMUM TRAVEL DISTANCE FOR EACH 1,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR.
10. A LETTER OF INTENDED USE MAY BE REQUIRED BY THE FIRE INSPECTOR.
11. ALL REQUIRED FIRE DOORS SHALL BEAR A LABEL FROM A RECOGNIZED AGENCY SHOWING THE SPECIFIC RATING.
12. EXIT SIGNS AND ILLUMINATION SHALL CONFORM TO ALL APPLICABLE BUILDING AND FIRE CODES.
13. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.



TENANT IMPROVEMENT
ADDRESS
CITY, STATE ZIP

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NOTE: REAL LOCATION

No.	Description	Date

PROJECT NUMBER	SHWXXXX
DATE	XX/XX/2020
DRAWN BY	Author
CHECKED BY	Checker

SHEET NAME:
GENERAL NOTES

SHEET #
G-007

WALL BLOCKING KEY

SYMBOL	ITEM	WEIGHT	HEIGHT	APPROXIMATE WIDTH
1	Data Cabinet	100 LB	5'-0" to 5'-4"	See Plan
2	Battery Charger Circuit	200 LB	7'-0" to 7'-2"	See Plan
3	Television	200 LB	5'-0" to 5'-4"	Install 4" x 8" x 5/8" Plywood in Front For Television
4	Restroom Hand Dryer	200 LB	7'-0" to 7'-4"	2'-0" Behind Sink
5	Restroom Hand Dryer	200 LB	5'-0" to 5'-4"	2'-0" Behind 1'-0" From Wall Corner/Side Plan
6	Restroom Grab Bars	200 LB	2'-4" to 3'-0"	5'-0" Around WC
7	Wall Fixtures	200 LB	6'-10"	Length of Fixture

- See interior elevations for exact locations.

WALL CONSTRUCTION SCHEDULE

WALL LABELING KEY:	INTERIOR SHEATHING
	WALL STUD
	INTERIOR MOOPERS

LEGEND

	FULL HEIGHT WALL
	PARTITION WALL UP TO 6'-0" AFF
	PARTITION WALL UP TO 6' ABOVE CEILING
	DEMISING EXTERIOR WALL
	WALL BLOCKING CALL OUT

WALL STUD

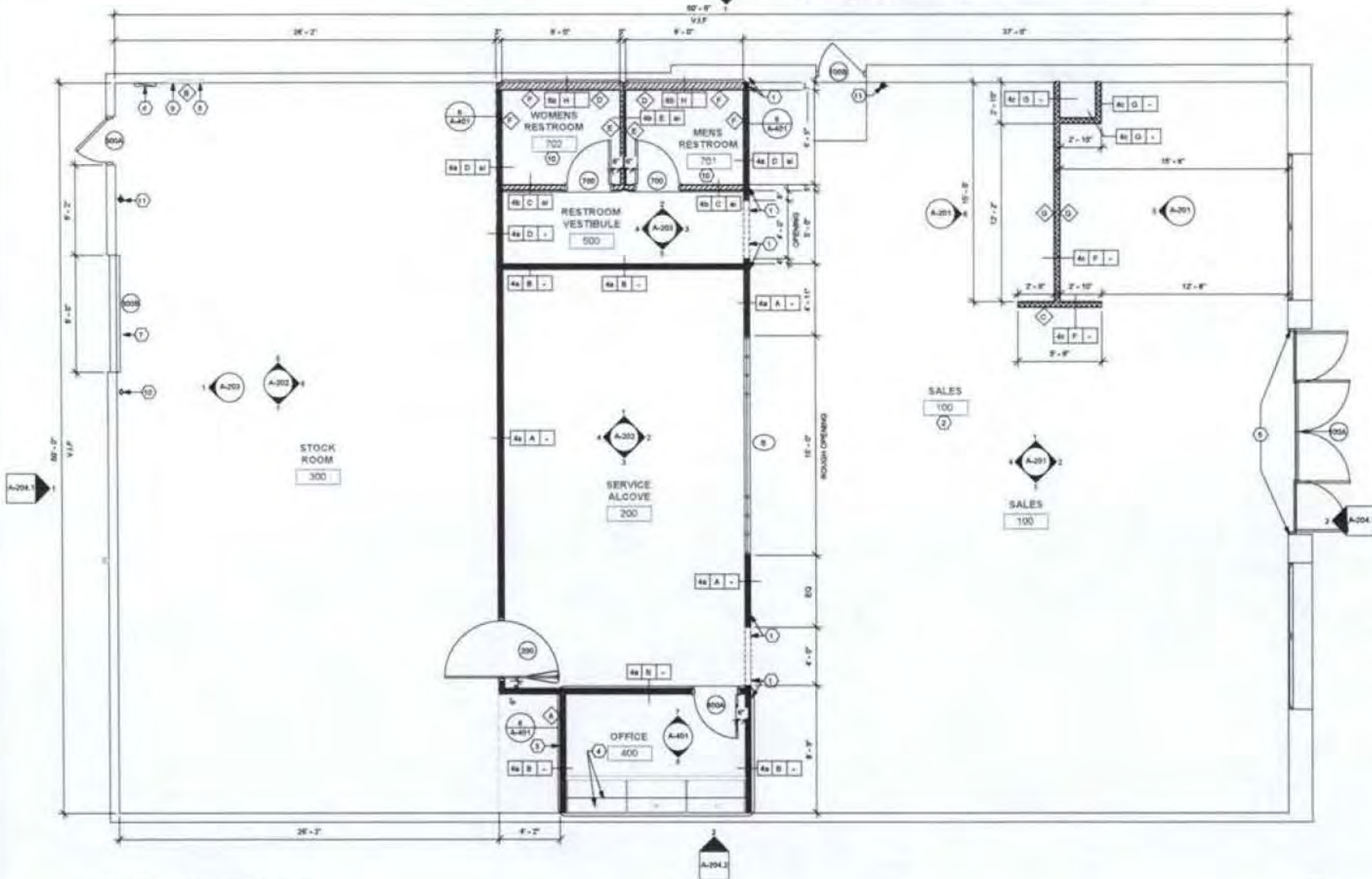
- 4a 3 5/8" 20 GA STUDS AT 16" O.C. (FULL HEIGHT)
 - 4b 3 5/8" 20 GA STUDS AT 16" O.C. (TERMINATE 6" ABOVE CEILING). PROVIDE 45 DEGREE METAL STUD BRACING AT 48" O.C. FROM TOP OF STUD WALL TO STRUCTURE ABOVE.
 - 4c 3 5/8" 20 GA STUDS AT 16" O.C. (9'-0" AFF)
 - 4d 3 5/8" 20 GA STUDS AT 16" O.C. (TERMINATE 6" ABOVE CEILING). PROVIDE 45 DEGREE METAL STUD BRACING AT 48" O.C. FROM STUD WALL TO STRUCTURE ABOVE.
- ### INTERIOR SHEATHING
- A BOTH SIDES TYPE "X" GYP. BOARD (BOTH SIDES UP TO STRUCTURE)
 - B BOTH SIDES TYPE "X" GYP. BOARD (ONE SIDE TERMINATE 6" ABOVE CEILING AND OTHER SIDE UP TO STRUCTURE)
 - C ONE SIDE 5/8" MOISTURE RESISTANCE GYP. BOARD AND OTHER SIDE TYPE "X" GYP. BOARD (BOTH SIDES TERMINATE 6" ABOVE CEILING)
 - D ONE SIDE 5/8" MOISTURE RESISTANCE GYP. BOARD (TERMINATE 6" ABOVE CEILING) AND OTHER SIDE TYPE "X" GYP. BOARD (UP TO STRUCTURE)
 - E BOTH SIDES 5/8" MOISTURE RESISTANCE GYP. BOARD (BOTH SIDES TERMINATE 6" ABOVE CEILING)
 - F BOTH SIDES TYPE "X" GYP. BOARD (BOTH SIDES TERMINATE @ 9'-0" AFF)
 - G ONE SIDE TYPE "X" GYP. BOARD (TERMINATE @ 9'-0" AFF)
 - H ONE SIDE 5/8" MOISTURE RESISTANCE GYP. BOARD (TERMINATE 6" ABOVE CEILING)
- ### INTERIOR MOOPERS
- 5a Acoustic Insulation (Full Height)

FLOOR PLAN GENERAL NOTES

- A. G.C. SHALL COORDINATE, SUPPLY AND INSTALL ANY BLOCKING (FIRE RATED AS REQUIRED FOR THE SECURITY, MILLWORK, FURNITURE INSTALLER OR OTHER VENDORS OR SUB-CONTRACTORS).
- B. G.C. TO COORDINATE ALL WOOD GROUND, STEEL SUPPORTS AND ANY OTHER ITEM THAT IS EMBEDDED INTO THE DRYWALL PARTITIONS OR ENCLOSURES WHICH RELATES TO HIS WORK OR THE WORK OF ANY OTHER CONTRACTORS. ALL WOOD GROUND, BRIDGING, BRACING, FRAMING ETC., SHALL BE FIRE-RETARDANT AS CALLED FOR BY THE BUILDING CODE.
- C. ALL DIMENSIONS ARE TO FINISHED SURFACES UNLESS OTHERWISE NOTED.
- D. DO NOT SCALE DRAWINGS. IF REQUIRED DIMENSIONS ARE NOT INDICATED, THE G.C. SHALL NOTIFY ARCHITECT FOR RESOLUTION.
- E. VERIFY ALL SITE CONDITIONS AND NOTIFY THE TENANT AND THE ARCHITECT OF ANY DISCREPANCIES IN THE PLANS. NOTIFICATION SHALL BE IN WRITING.
- F. THE G.C. SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER TRADES. VERIFY DRYWALL CONSTRUCTION IS IN CONFLICT WITH DUCTWORK, PLUMBING LINES, ETC. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRIDGING AND BRACING REQUIRED TO SECURE DRYWALL AND TO MAINTAIN FIRE OR SOUND RATING WHERE REQUIRED.
- G. ALL GYPSUM WALLBOARD PARTITION JOINTS SHALL BE LOCATED SO THAT PANELS EDGES FALL ON ALTERNATE STUDS. ALL JOINTS SHALL BE TAPED, SPACKLED AND FINISHED AS PER THE GYPSUM ASSOCIATION LATEST GUIDELINES. TO RECEIVE NEW WALL TREATMENT AND FINISHES.
- H. WALLS SHOWN ALIGNED WITH THE BASE BUILDING CORE STRUCTURE SHALL BE FLUSH AND SMOOTH WITH BASE BUILDING STRUCTURE AND SHALL BYPASS FACE OF COLUMN OR MASONRY PARTITIONS WITH (1) LAYER OF 5/8" GYPSUM WALLBOARD UNLESS NOTED OTHERWISE.
- I. ALL DOORS IN DRYWALL OR MASONRY PARTITION SHALL BE SET 4" FROM OUTSIDE EDGE OF BUCK TO IMMEDIATE ADJACENT WALL, UNLESS OTHERWISE NOTED.
- J. THE CONTRACTOR SHALL APPLY AT LEAST TWO CONTINUOUS 1/4" DIAMETER CAULKING BEADS AT THE FLOOR AND CEILING CHANNEL RUNNERS AND ADJUTING CONSTRUCTION PRIOR TO THE INSTALLATION OF THE GYPSUM BOARD PANELS.
- K. PROVIDE SUFFICIENT FRAMING FOR ALL WALL OPENINGS FOR DUCTWORK, RETURN AIR OPENINGS, ACCESS PANELS AND DRILL OPENINGS ABOVE AND BELOW HANG CEILING. THESE ARE TO BE COORDINATED WITH M.V.A.C. ENGINEERING DRAWINGS AND THE G.C.'S MECHANICAL CONTRACTORS SHOP DRAWINGS. ALL SPACES OR GAPS SHALL BE PROPERLY SEALED FOR SOUNDPROOFING AND VIBRATION.
- L. PROVIDE ALL NECESSARY CUT OUT FOR THE INSTALLATION OF ELECTRICAL OUTLETS, SWITCHES AND OTHER ELECTRICAL AND/OR MECHANICAL DEVICES.

FLOOR PLAN KEY NOTES

1. ALIGN FACE OF WALL TO ADJOINING.
2. PROVIDE GYPSUM BOARD CONTROL JOINTS AS REQUIRED. 90-4" MAX.
3. INSTALL 2X4 X 3/4" 3 5/8" PLYWOOD ON WALL FOR COMPUTER HARDWARE. TOP OF BOARD AT 8'-0" AFF. PAINT TO MATCH WALLS.
4. PROVIDE SHELVES & COUNTERTOP WITH GRAMMETS. SEE 31A-002.
5. AUTOMATIC SLIDING ENTRANCE DOORS.
6. LOCATION OF ELECTRICAL PANEL. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
7. NEW ROLLING OVERHEAD DOOR.
8. 4X4 X 3/4" 3 5/8" PLYWOOD FOR BATTERY CHARGER CIRCUIT OR OUTLET. BOTTOM OF BOARD AT 3' AFF. PAINT TO MATCH WALLS.
9. LOCATION OF PHONE AND DEMARC.
10. STANDARD BLOCKING IN RESTROOMS FOR FIXTURES & GRAB BARS.
11. DRAWING STORAGE TUBE. SEE DETAIL: 11A-502.
12. FIRE EXTINGUISHER.



1 CONSTRUCTION FLOOR PLAN
Scale: 3/8" = 1'-0"



TENANT IMPROVEMENT
ADDRESS
CITY, STATE, ZIP

NOTE: COMPANY INFO TO BE PLACED HERE

NOTE: REAL LOCATION

No.	Description	Date

PROJECT NUMBER	SHWXXXX
DATE	3/30/2020
DRAWN BY	PLT
CHECKED BY	BR

SHEET NAME

FLOOR PLAN

SHEET #

A-101



TENANT IMPROVEMENT
ADDRESS
CITY, STATE ZIP

NOTE: EQUIPMENT SHOWN TO BE IN EXISTENCE

NOTE: SEE ALLOCATION

No.	Description	Date

PROJECT NUMBER	304000000
DATE	10/10/2020
DRAWN BY	PLT
CHECKED BY	BR

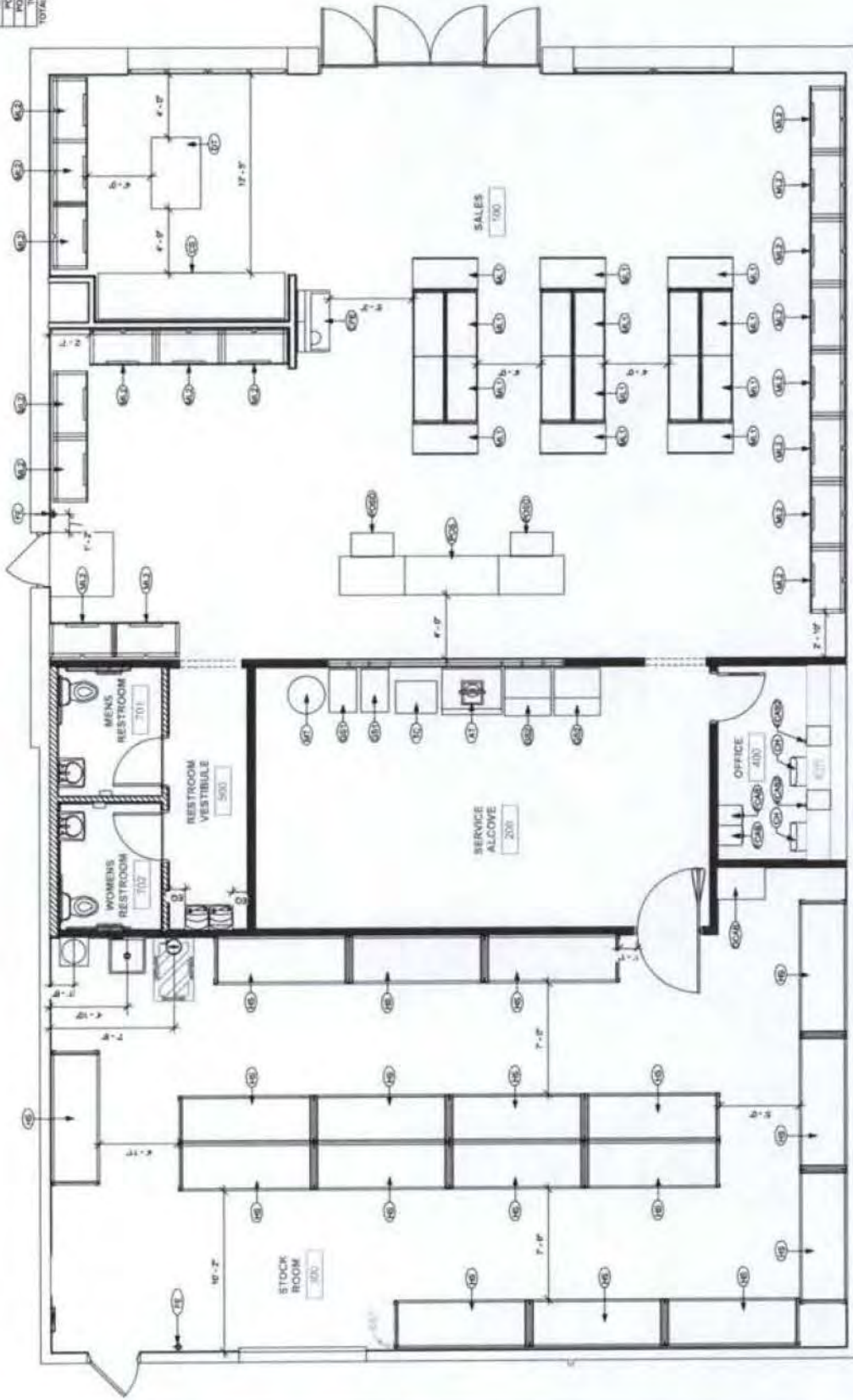
FIXTURE PLAN

A-102

FIXTURE PLAN GENERAL NOTES

A. FIXTURES AND EQUIPMENT TO BE PROVIDED AND INSTALLED PER REQUIREMENTS BY SCHEDULE ON THESE PLANS. COMPLETE INFORMATION TO BE PROVIDED BY SHERWIN WILLIAMS PRIOR TO INSTALLATION.

SYMBOL	QUANTITY	DESCRIPTION	COMMENTS
AT	1	ACCOUNTING	FURNISHED AND INSTALLED BY SHERWIN WILLIAMS
CE	1	COFFEE COUNTER	FURNISHED AND INSTALLED BY SHERWIN WILLIAMS
CH	1	MANAGER'S OFFICE CHAIR	FURNISHED AND INSTALLED BY SHERWIN WILLIAMS
CL	1	CLIP SELECTOR	FURNISHED AND INSTALLED BY SHERWIN WILLIAMS
CO	1	COFFEE	FURNISHED AND INSTALLED BY SHERWIN WILLIAMS
CT	1	CLIP SELECTOR	FURNISHED AND INSTALLED BY SHERWIN WILLIAMS
FL	1	FILE CABINET	FURNISHED AND INSTALLED BY SHERWIN WILLIAMS
FO	1	FILE CABINET	FURNISHED AND INSTALLED BY SHERWIN WILLIAMS
FR	1	FILE CABINET	FURNISHED AND INSTALLED BY SHERWIN WILLIAMS
GR	1	GRINDER	FURNISHED AND INSTALLED BY SHERWIN WILLIAMS
HA	1	HAND SHOWER	FURNISHED AND INSTALLED BY SHERWIN WILLIAMS
HS	1	HAND SHOWER	FURNISHED AND INSTALLED BY SHERWIN WILLIAMS
IS	1	ISLAND STOVE - 12" WIDE	FURNISHED AND INSTALLED BY SHERWIN WILLIAMS
MA	1	MAINTENANCE	FURNISHED AND INSTALLED BY SHERWIN WILLIAMS
MT	1	MATERIAL	FURNISHED AND INSTALLED BY SHERWIN WILLIAMS
PO	1	POS COUNTER	FURNISHED AND INSTALLED BY SHERWIN WILLIAMS
POSD	1	POS DISPLAY SHELVES	FURNISHED AND INSTALLED BY SHERWIN WILLIAMS
TC	1	TENANT COUNTER	FURNISHED AND INSTALLED BY SHERWIN WILLIAMS
TOTAL	19		



1 FIXTURE PLAN



TENANT IMPROVEMENT
ADDRESS
CITY, STATE ZIP

NOTE: COMPANY INFO TO BE PLACED HERE

NOTE: SEAL LOCATION

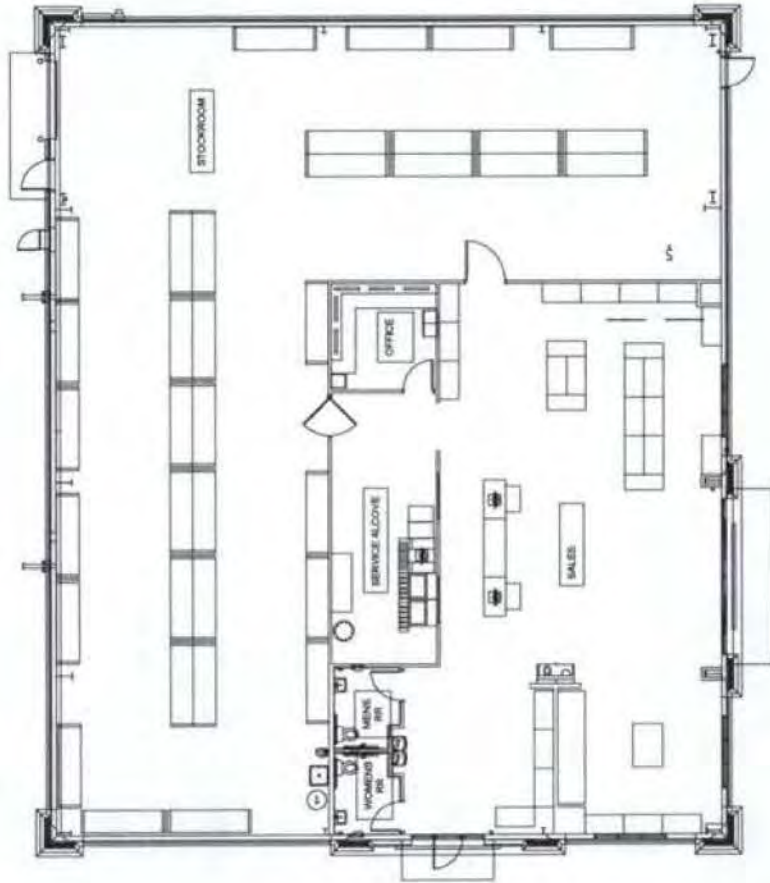
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PROJECT NUMBER	SHXXXXX
DATE	XX/XX/2020
DRAWN BY	Author
CHECKED BY	Checker

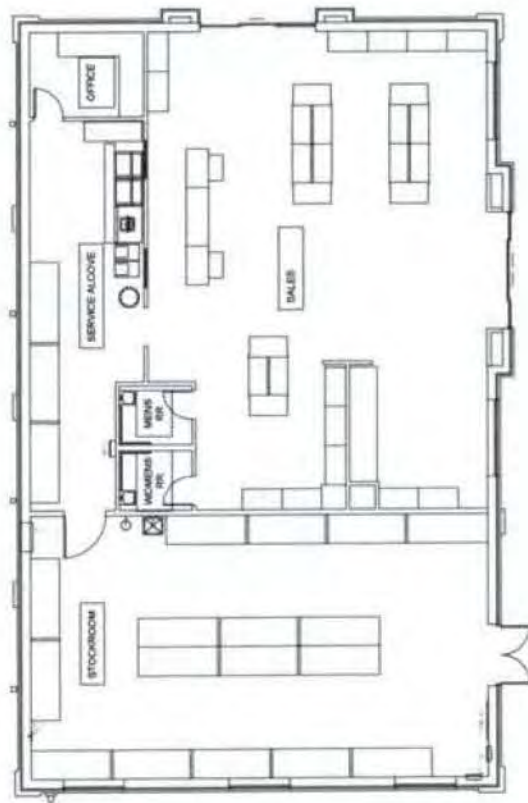
SHEET NAME

FIXTURE PLAN OPTIONS

A-102.1



② FIXTURE PLAN OPTION B
Scale: 1/8" = 1'-0"



① FIXTURE PLAN OPTION A
Scale: 1/8" = 1'-0"

CEILING TREATMENT SCHEDULE OPTION 1			
MARK	AREA	DESCRIPTION	COMMENTS
ACT-1	750 SF	ACOUSTIC CEILING TILE 24" x 24"	ARMITRONICS FINE PEBBLED LAY-IN TILE WITH PRELINE METAL 15/16" EXPOSED TIS - GRID

NOTE: COLOR OF GRID AND TILE TO BE WHITE.
FOR DRY WALL CEILING, PAINT W/ EMERALD FLAT EXTRA WHITE K35W0051

CEILING PLAN NOTES

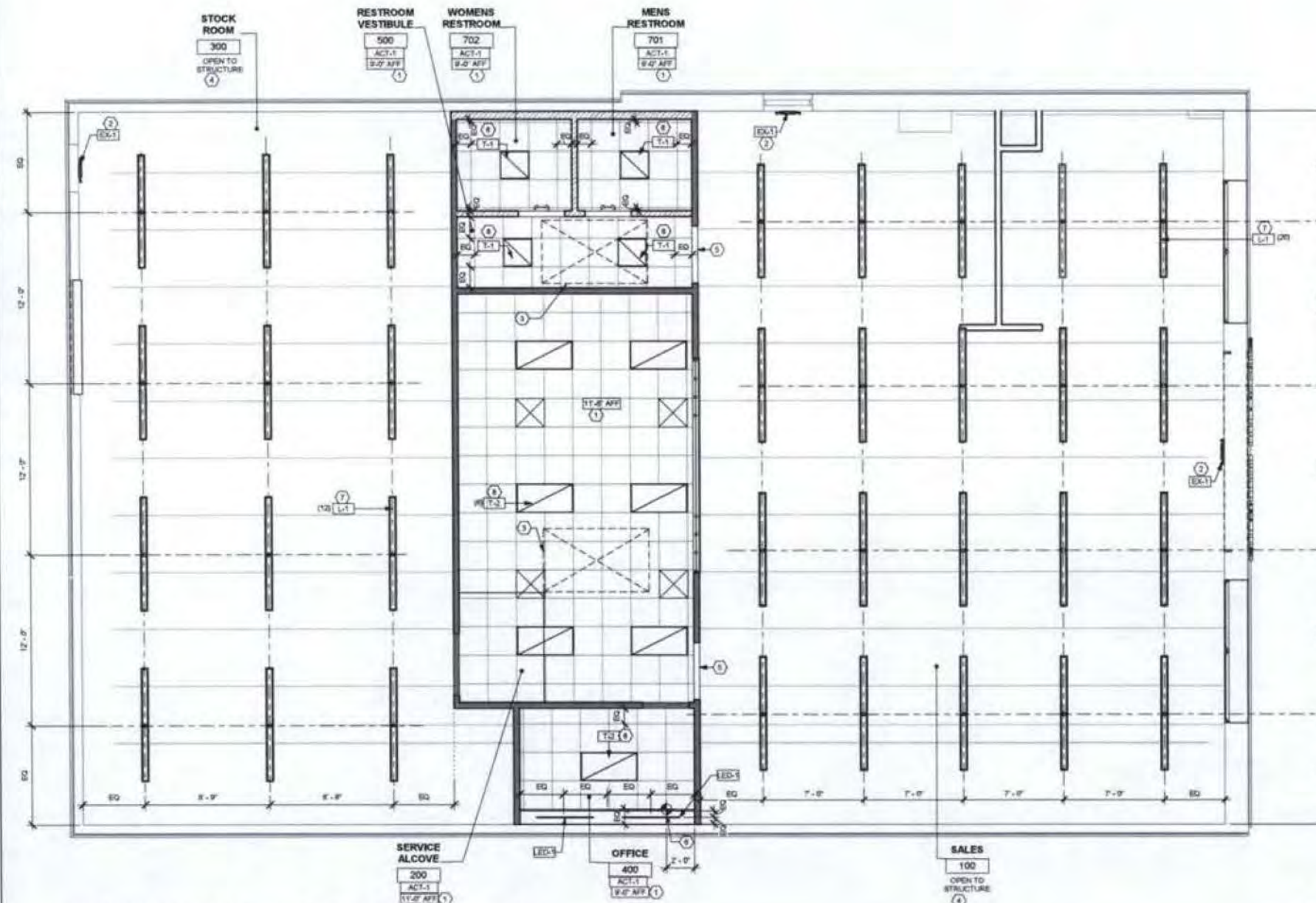
- PROVIDE GROMMET AT ALL CEILING PENETRATIONS FOR FIXTURES OR SUPPORTS.
- DIFFUSERS AND RETURNS IN ALL ACOUSTICAL CEILING TILE CENTER.
- CENTER EMERGENCY/EXIT LIGHTS ABOVE DOORS.
- REFER TO LIGHTING PLAN FOR LIGHTING DESIGN AND LAYOUT.
- REFER TO MECHANICAL PLAN FOR DIFFUSER LOCATIONS.

CEILING PLAN KEY NOTES

- 2' X 2' ACT CEILING TILE PER SCHEDULE
- EXIT/EMERGENCY LIGHT
- RTU
- STOCKROOM AND SALES ARE OPEN TO DECK
- HEADER AT 8'-0"
- TILE START POINT
- LED LINEAR LIGHT
- TROFFER LIGHT

LIGHTING LEGEND

	IF PENDANT MOUNTED LED STRIP
	EMERGENCY/EXIT SIGN COMBO
	EMERGENCY LIGHT
	TROFFER - 2X4
	TROFFER - 2X2
	HVAC SUPPLY DIFFUSER
	HVAC RETURN DIFFUSER



1 REFLECTED CEILING PLAN (PREFERRED OPEN PLAN CONCEPT)
Scale: 1/8" = 1'-0"



TENANT IMPROVEMENT
ADDRESS
CITY, STATE ZIP

NOTE: COMPANY INFO TO BE PLACED HERE.

NOTE: SEAL LOCATION

No.	Description	Date

PROJECT NUMBER SHWXXXX
DATE XX/XX/2020
DRAWN BY PLT
CHECKED BY DR

SHEET NAME
REFLECTED CEILING PLAN
(PREFERRED OPEN PLAN
CONCEPT)

SHEET #

A-104.1

CEILING TREATMENT SCHEDULE OPTION 2			
MARK	AREA	DESCRIPTION	COMMENTS
ACT-1	4192 SF	ACOUSTIC CEILING TILE 24 x 24H	ARMSTRONG FINE FIGURED LAYAN TILE WITH PRELIME METAL 15/16" EXPOSED TEE - GRID

NOTE: COLOR OF GRID AND TILE TO BE WHITE.
FOR DRY WALL CEILING'S PAINT IN EMERALD FLAT EXTRA WHITE K03W00351

CEILING PLAN NOTES

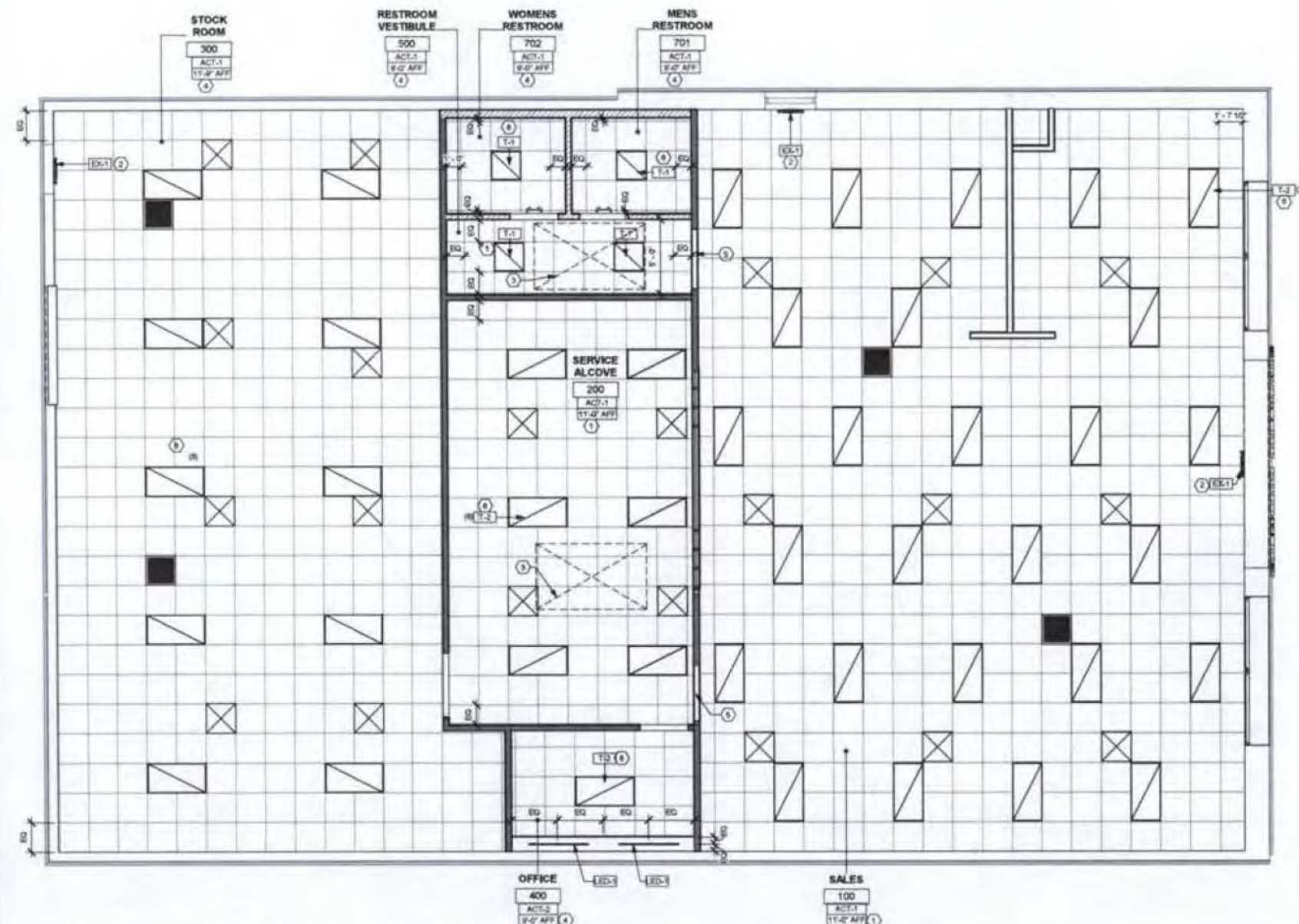
- PROVIDE GROMMET AT ALL CEILING PENETRATIONS FOR FIXTURES OR SUPPORTS.
- DIFFUSERS AND RETURNS IN ALL ACOUSTICAL CEILING TILE TO BE CENTERED IN TILE, TYPICAL.
- CENTER EMERGENCY LIGHTS ABOVE DOORS, UCR.
- REFER LIGHTING PLAN FOR LIGHTING DESIGN AND LAYOUT.
- REFER MECHANICAL PLAN FOR DIFFUSER LOCATIONS.
- REFER ELECTRICAL DRAWINGS FOR FIRE ALARMS SMOKE DETECTOR/SECURITY DEVICES.

CEILING PLAN KEY NOTES

- HVAC DIFFUSERS, SEE MECHANICAL DRAWINGS.
- EXIT EMERGENCY LIGHT.
- LOCATION OF RTU.
- 2 X 2 ACT CEILING TILE PER SCHEDULE.
- HEADER AT 8'-0".
- TROFFER LIGHT.
- TILE START POINT.

LIGHTING LEGEND

	IF PENDANT MOUNTED LED STRIP
	EMERGENCY EXIT SIGN COMBO
	EMERGENCY LIGHT
	TROFFER - 2X4
	TROFFER - 2X2
	HVAC SUPPLY DIFFUSER
	HVAC RETURN DIFFUSER



1 REFLECTED CEILING PLAN (WHEN OPEN CONCEPT NOT POSSIBLE)



TENANT IMPROVEMENT
ADDRESS
CITY, STATE ZIP

NOTE: COMPANY INFO TO BE PLACED HERE.

NOTE: SEAL LOCATION

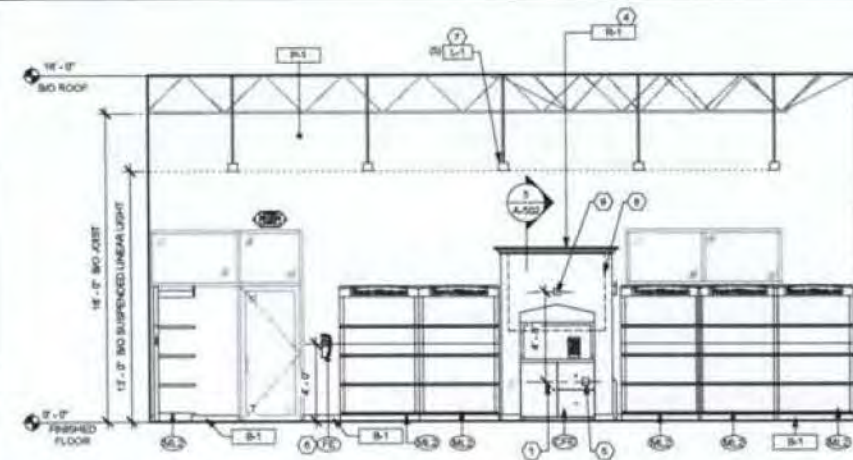
No.	Description	Date

PROJECT NUMBER: SHWXXXX
DATE: XX/XX/2020
DRAWN BY: PLT
CHECKED BY: DR

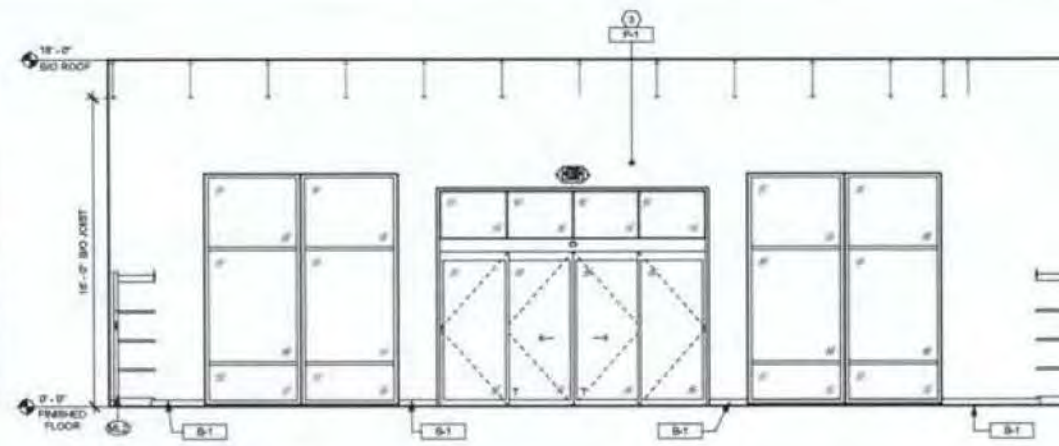
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REFLECTED CEILING PLAN
(WHEN OPEN CONCEPT NOT
POSSIBLE)

SHEET #

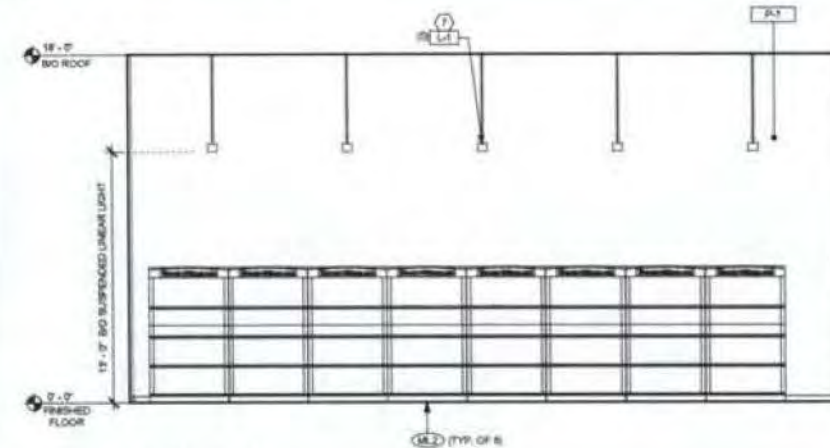
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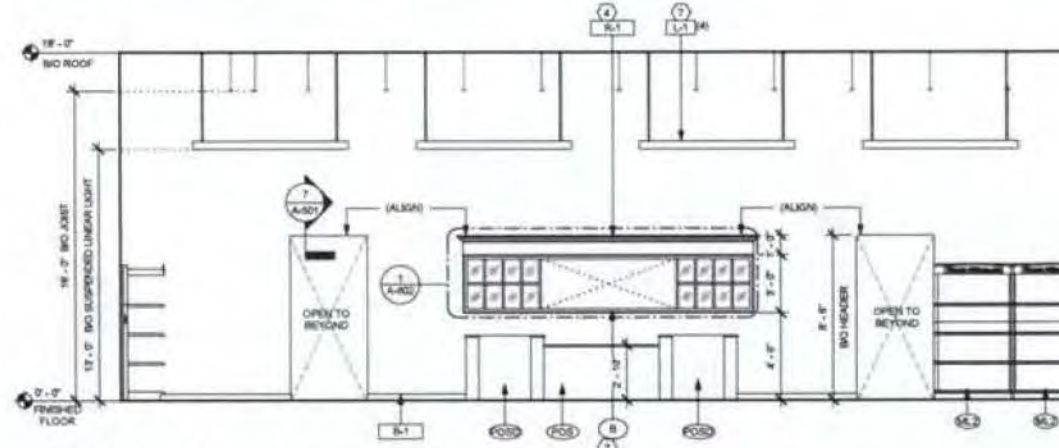
1 SALES ROOM - NORTH
14' x 14'



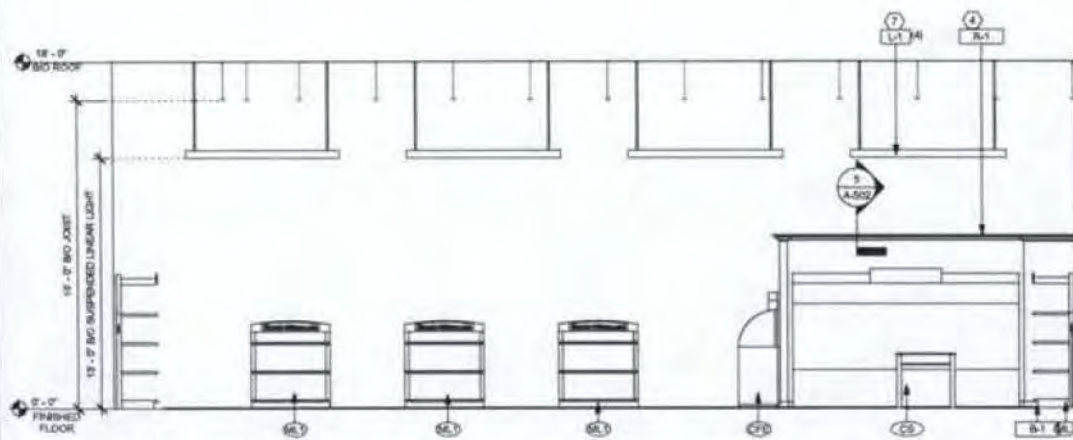
2 SALES ROOM - EAST
14' x 14'



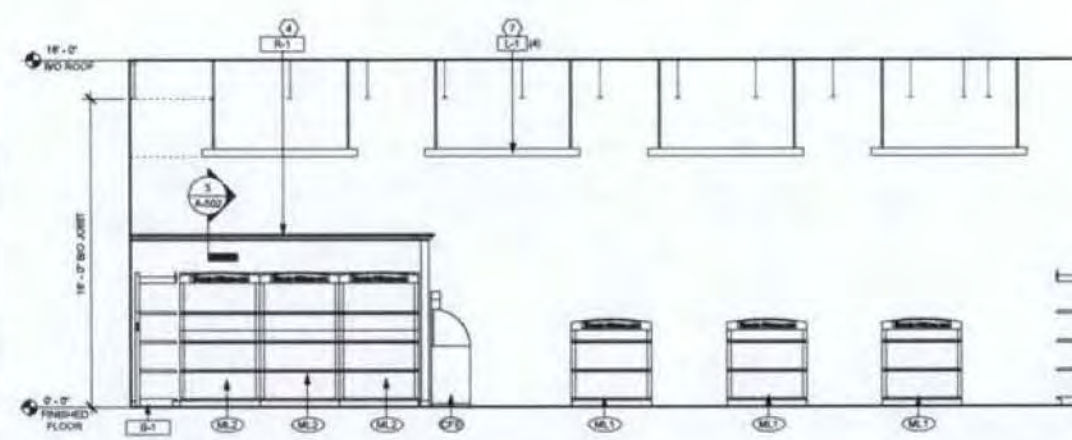
3 SALES ROOM - SOUTH
14' x 14'



4 SALES ROOM - WEST
14' x 14'



5 T-WALL - WEST
14' x 14'



6 T-WALL - NORTH
14' x 14'

INTERIOR ELEVATION KEY NOTES

1. QUAD RECEPTACLE, REFER TO ELECTRICAL.
2. TINT WINDOW.
3. LOCATION OF ALL EXISTING EMERGENCY LIGHTS FOR REFERENCE ONLY, GO TO VERIFY WITH LOCAL FIRE MARSHAL PRIOR TO INSTALLATION.
4. WOOD MOULDING AT TOP OF T-WALL/TINT WINDOW.
5. RECESSED BOX FOR WATER LINE, SEE 411-201.
6. FIRE EXTINGUISHER AS PER FIRE INSPECTOR.
7. LED LINEAR LIGHT AS INDICATED.
8. 4" X 8" X 5/8" PLYWOOD BLOCKING FOR TELEVISION.
9. RECESSED OUTLET BOX FOR TELEVISION, REFER ELECTRICAL.



TENANT IMPROVEMENT
ADDRESS
CITY, STATE ZIP

NOTE: COMPANY INFO TO BE PLACED HERE.

NOTE: SEAL LOCATION

No.	Description	Date

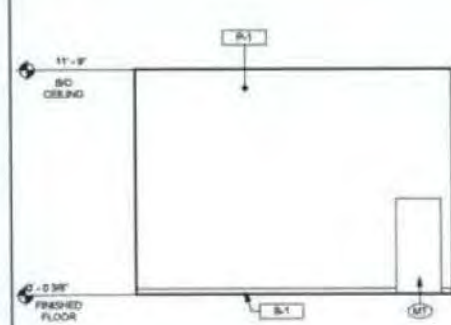
PROJECT NUMBER SHWXXXX
DATE XX/XX/2020
DRAWN BY PLT
CHECKED BY BR

SHEET NAME
INTERIOR ELEVATIONS

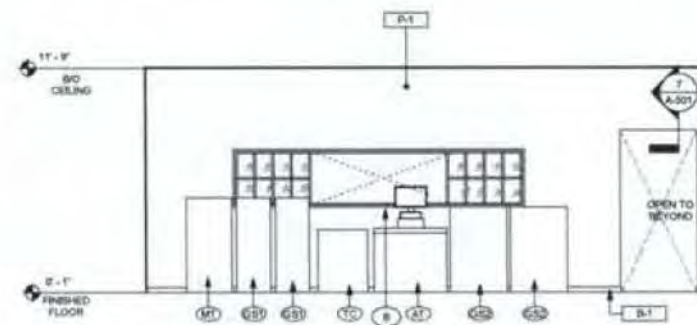
SHEET #

A-201

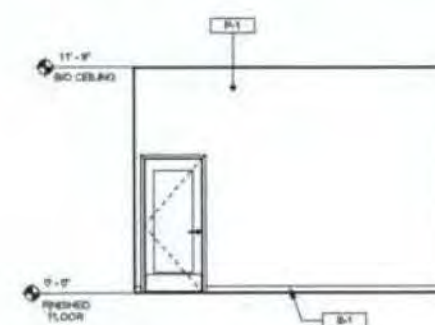
NOTE: SEE FINISH PLAN FOR PAINT SCHEDULE



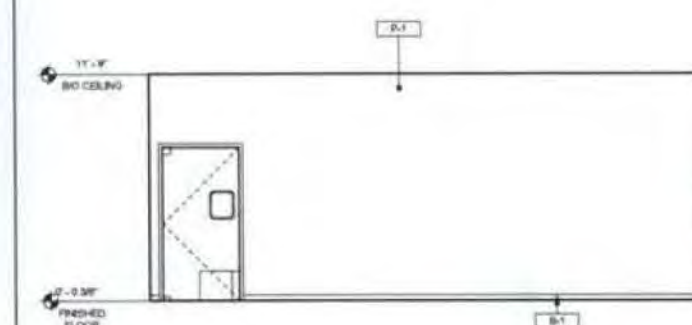
1 SERVICE ALCOVE - NORTH
Scale: 1/8" = 1'-0"



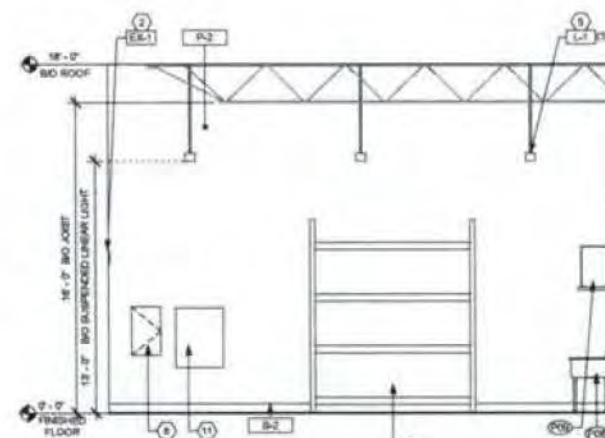
2 SERVICE ALCOVE - EAST
Scale: 1/8" = 1'-0"



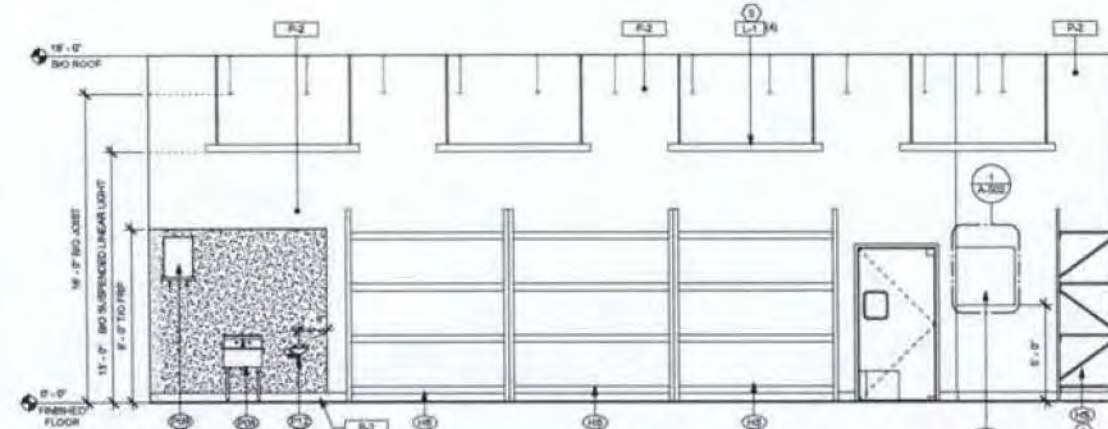
3 SERVICE ALCOVE - SOUTH
Scale: 1/8" = 1'-0"



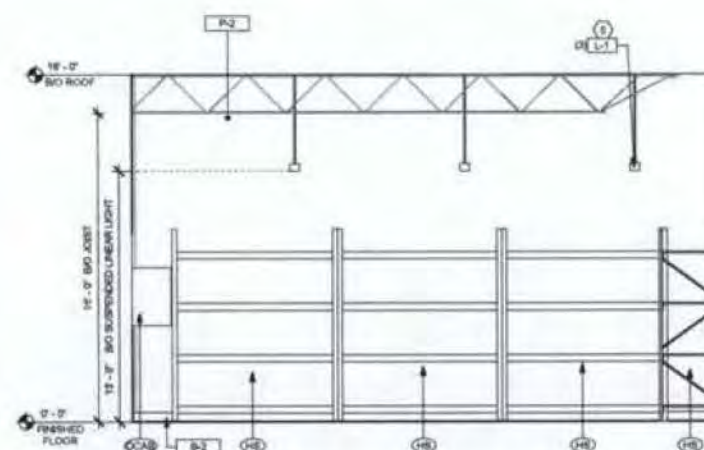
4 SERVICE ALCOVE - WEST
Scale: 1/8" = 1'-0"



5 STOCKROOM - NORTH
Scale: 1/8" = 1'-0"



6 STOCKROOM - WEST
Scale: 1/8" = 1'-0"



7 STOCKROOM - SOUTH
Scale: 1/8" = 1'-0"

INTERIOR ELEVATION KEY NOTES

1. TINT WINDOW
2. EXIT EMERGENCY LIGHTS FOR REFERENCE ONLY. THESE MAY VARY BY TYPE AND LOCATION PER JURISDICTION FIRE MARSHALL INSTRUCTION
3. FIRE EXTINGUISHER LOCATION TO BE VERIFIED WITH THE FIRE MARSHALL
4. WATER HEATER
5. LED LINEAR LIGHT
6. STAINLESS STEEL UTILITY SINK
7. EYE WASH
8. RECESSED ELECTRICAL PANEL. REFER TO ELECTRICAL SHEETS FOR MORE INFORMATION
9. HAND STACK SHOWN AT 12' HIGH COORDINATE WITH SHERWIN WILLIAMS FOR VARIATION IN HEIGHT PER SITE CONDITIONS AND JURISDICTION RESTRICTIONS
10. DATA CABINET
11. PHONE BOARD AND DEMARC LOCATION. REFER ELECTRICAL

LEGEND



TENANT IMPROVEMENT
ADDRESS
CITY, STATE ZIP

NOTE: COMPANY INFO TO BE PLACED HERE

NOTE: REAL LOCATION

No.	Description	Date

PROJECT NUMBER SHWXXXX

DATE XX/XX/2020

DRAWN BY PLT

CHECKED BY BR

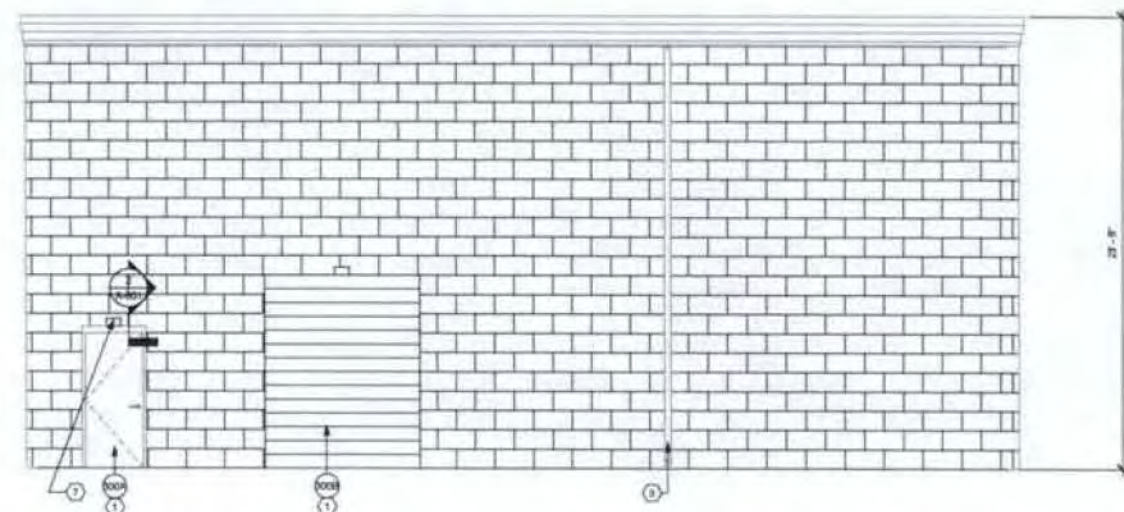
SHEET NAME

INTERIOR ELEVATIONS

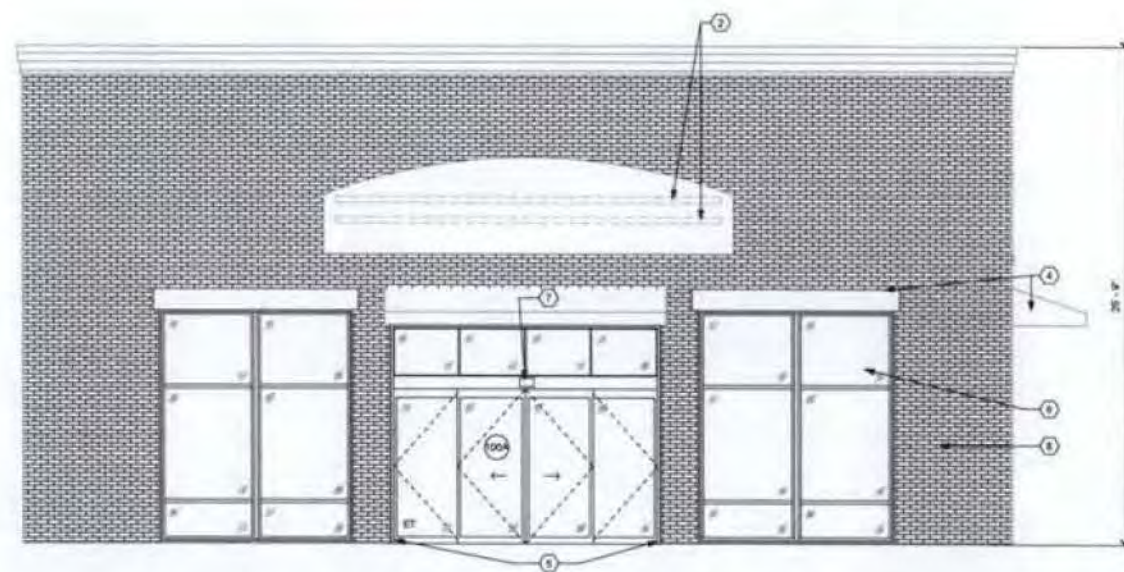
SHEET #

A-202





1 PROPOSED ELEVATION - REAR
Scale: 1/4" = 1'-0"



2 PROPOSED ELEVATION - FRONT
Scale: 1/4" = 1'-0"

ELEVATION KEY NOTES

1. PROVIDE SERVICE DOOR
2. PROVIDE WOOD BLOCKING FOR MOUNTING SEAL
3. DOWNSPOUT
4. AWNING
5. AUTOMATIC SLIDING DOOR WITH SEALS AND TRANSOM
6. FIXED WINDOWS
7. EXRESS LIGHTING
8. BRICK STUCCO FINISH WITH OPTIONAL STONE ACCENT ACROSS FRONT



TENANT IMPROVEMENT
ADDRESS
CITY, STATE ZIP

NOTE: COMPANY INFO TO BE PLACED HERE

NOTE: SEAL LOCATION

No.	Description	Date

PROJECT NUMBER SHWXXXX

DATE XX/XX/2020

DRAWN BY PLT

CHECKED BY BR

SHEET NAME

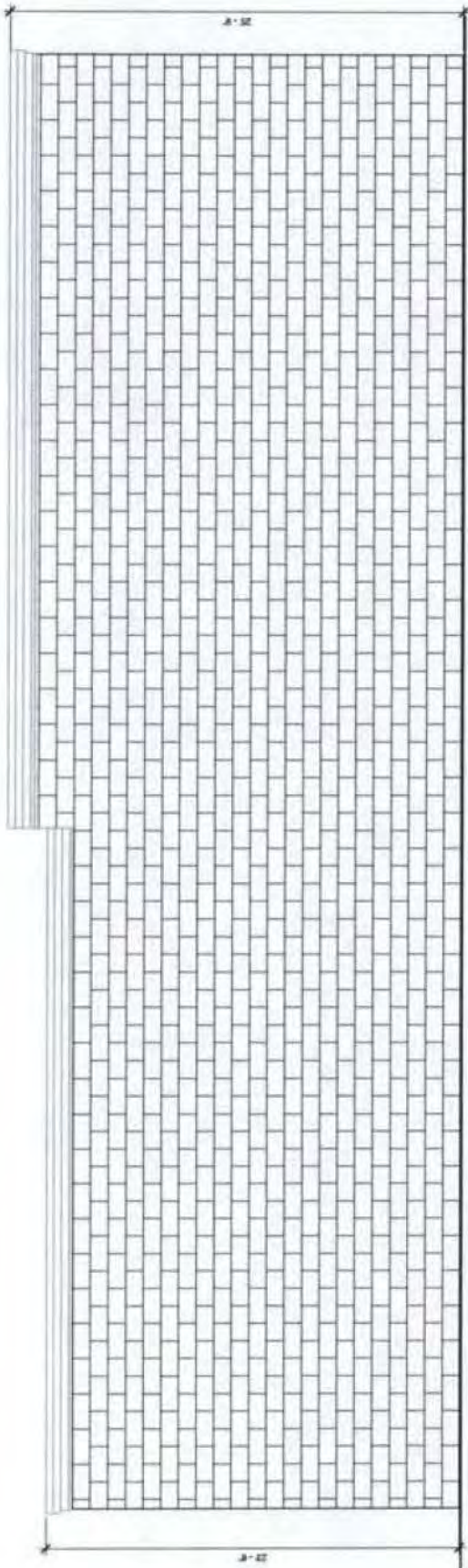
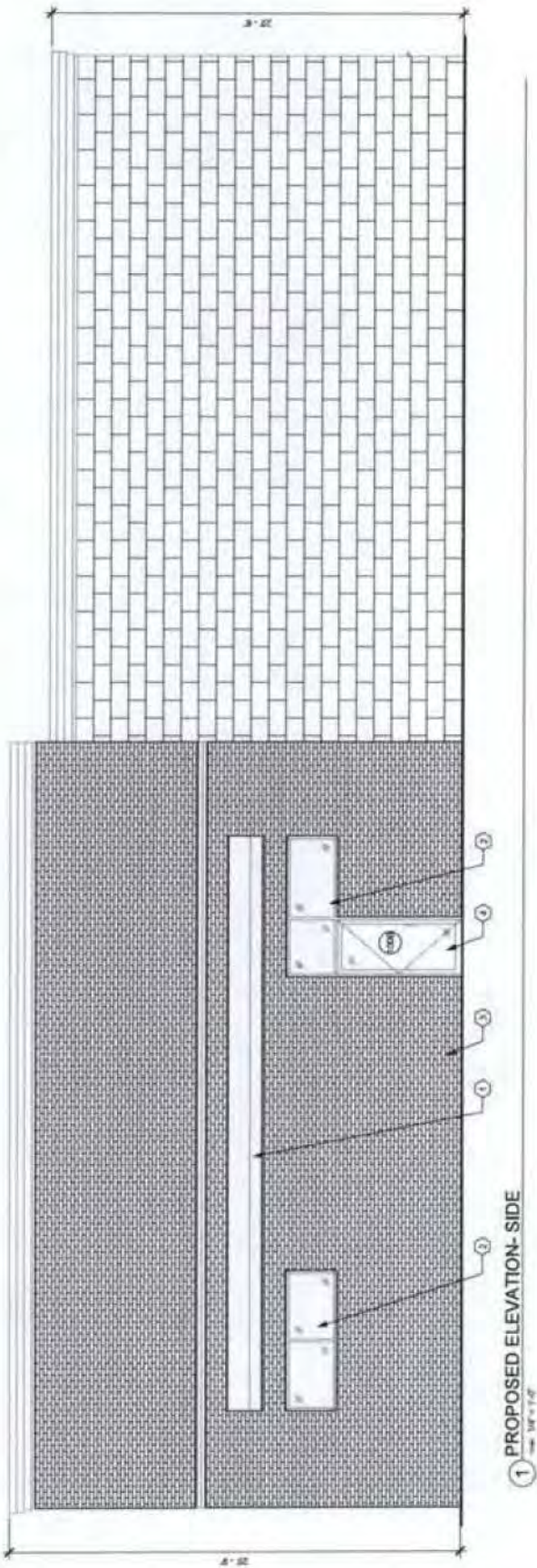
EXTERIOR ELEVATIONS

SHEET #

A-204.1

ELEVATION KEY NOTES

- 1. FINISH
- 2. FIXED WINDOW/STONEFRONT
- 3. BRICK STUCCO FINISH WITH OPTIONAL STONE ACCENT
- 4. SIDE ENTRY STONEFRONT DOOR



TENANT IMPROVEMENT
ADDRESS
CITY, STATE ZIP

NOTE: COMPANY INFO TO BE PLACED HERE.

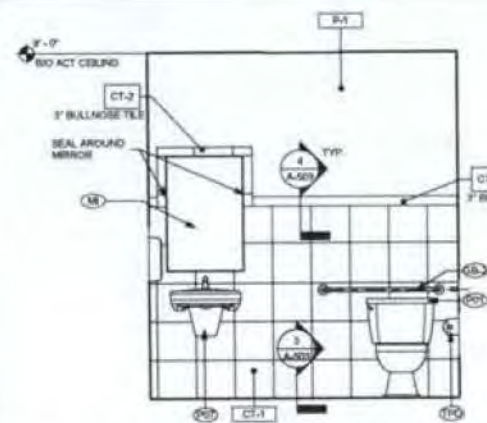
NOTE: REAL LOCATION

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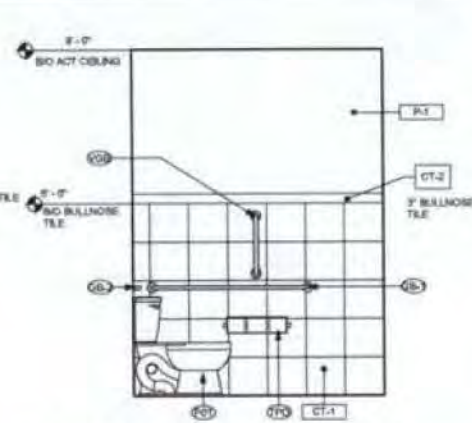
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DATE	X/200X/2020
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CHECKED BY	Checker
SHEET NAME	

EXTERIOR ELEVATIONS

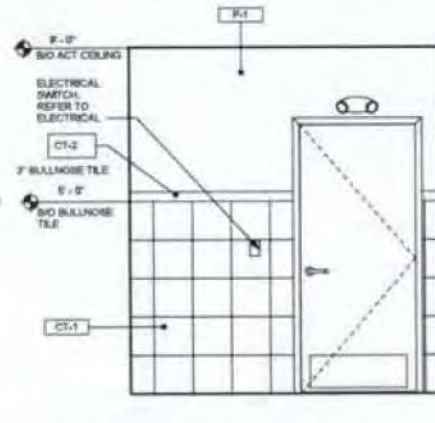
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A-204.2



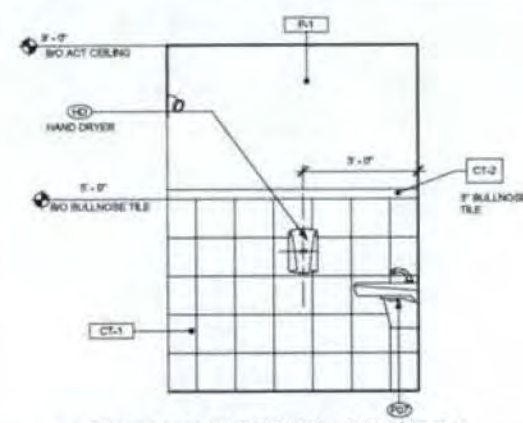
2 RESTROOM ELEVATION - NORTH (TYP.)
Scale: 1/2" = 1'-0"



3 RESTROOM ELEVATION - EAST (TYP.)
Scale: 1/2" = 1'-0"

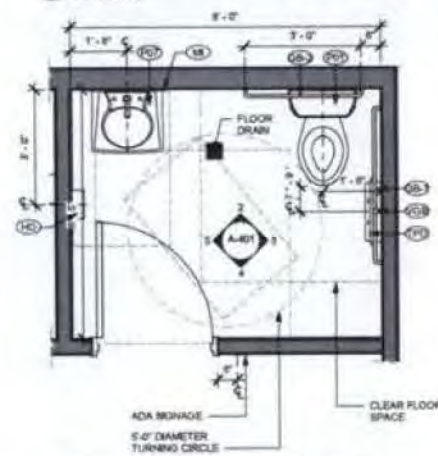


4 RESTROOM ELEVATION - SOUTH (TYP.)
Scale: 1/2" = 1'-0"

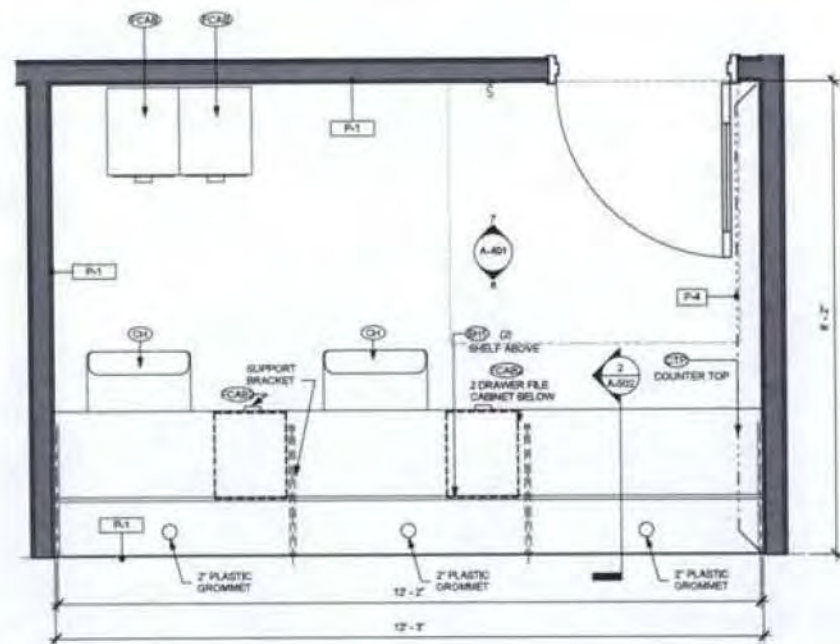


5 RESTROOM ELEVATION - WEST (TYP.)
Scale: 1/2" = 1'-0"

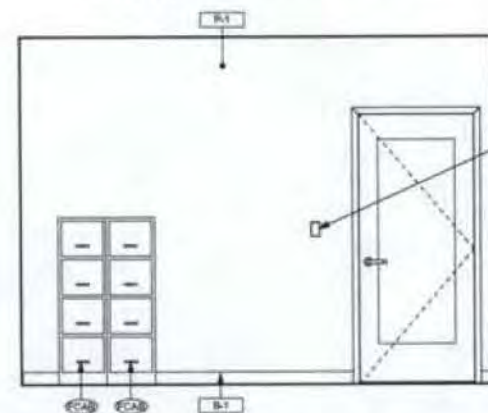
SYMBOL	QUANTITY	DESCRIPTION	COMMENTS
GB-1	2	GRAB BAR - 48" x 1.25" DIA	1 1/2" DIAMETER GRAB BAR
GB-2	2	GRAB BAR - 36" x 1.25" DIA	1 1/2" DIAMETER GRAB BAR
HD	2	Hand Dryer	18" - 24" x 18" - STAINLESS STEEL
M	2	MIRROR - 24" x 36" x 3/16"	1/2" x 3/16" x 3/16"
TPH	2	DOUBLE POST LOCKING TOILET PAPER HOLDER	MODEL NO. TP-3204300645
VGB	2	VERTICAL GRAB BAR - 48" x 1.25" DIA	1 1/2" DIAMETER GRAB BAR



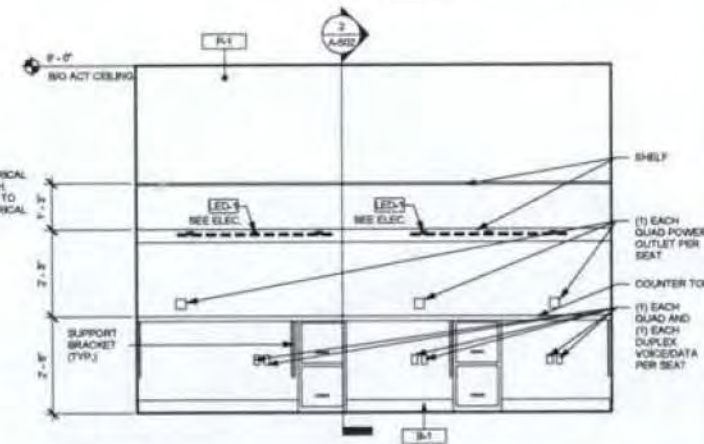
1 ENLARGED RESTROOM PLAN
Scale: 1/2" = 1'-0"



6 OFFICE PLAN
Scale: 3/4" = 1'-0"



7 OFFICE ELEVATION - NORTH
Scale: 1/2" = 1'-0"



8 OFFICE ELEVATION - SOUTH
Scale: 1/2" = 1'-0"



TENANT IMPROVEMENT
ADDRESS
CITY, STATE ZIP

NOTE: COMPANY INFO TO BE PLACED HERE.

NOTE: SEAL LOCATION

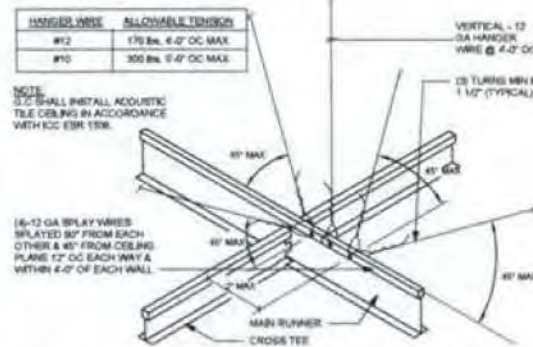
No.	Description	Date

PROJECT NUMBER SHWXXXX
DATE XX/XX/2020
DRAWN BY PLT
CHECKED BY BR

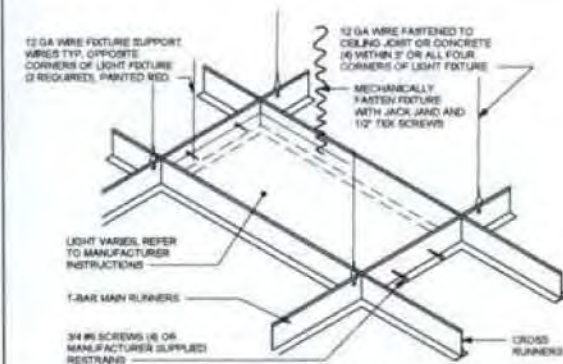
SHEET NAME
ENLARGED
PLANS/ELEVATIONS

SHEET #

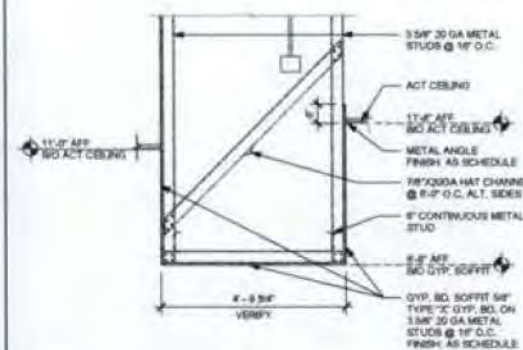
A-401



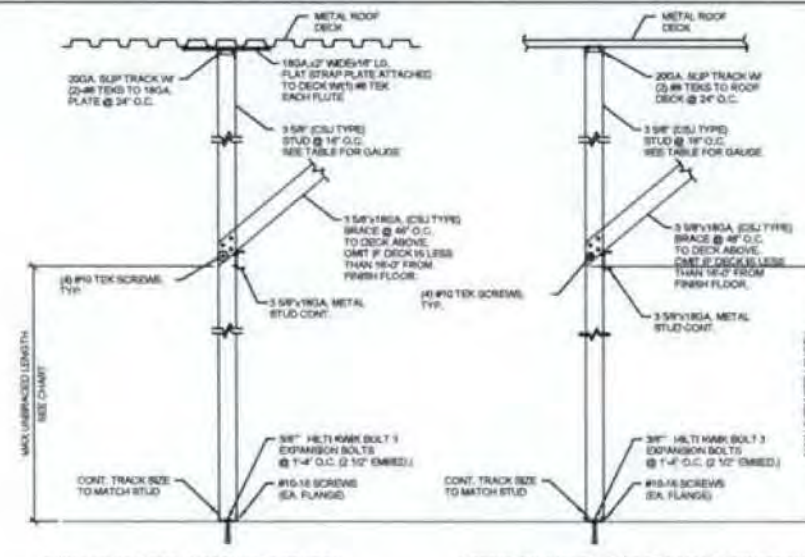
1 SUSPENDED CEILING DETAIL
Scale: 1" = 1'-0"



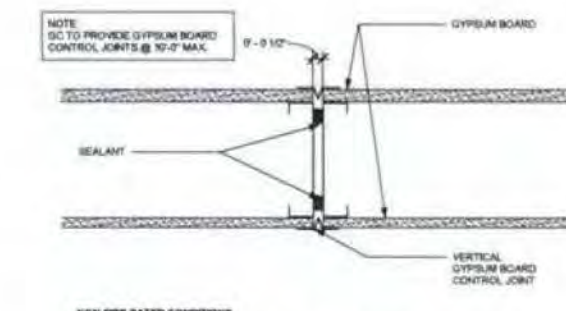
4 LIGHTING FIXTURE SUPPORT DETAIL
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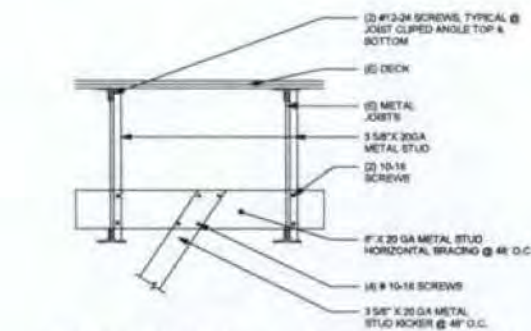
7 SOFFIT CONSTRUCTION DETAIL
Scale: 1/2" = 1'-0"



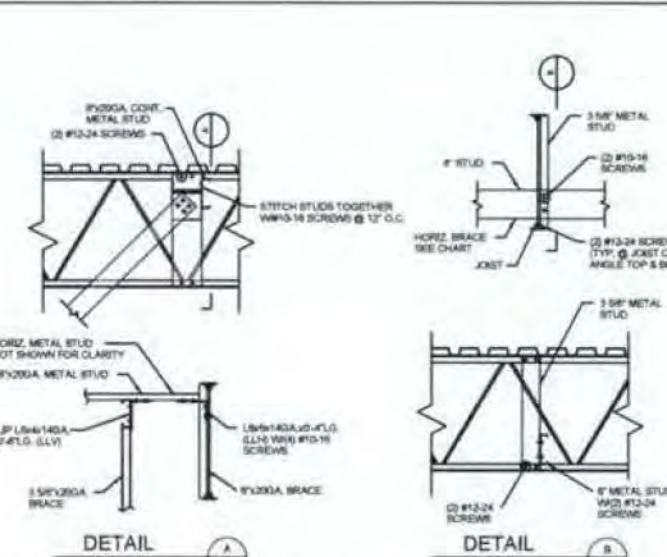
2 NEW PARTITION WALL TO STRUCTURE (STEEL)
Scale: 3/4" = 1'-0"



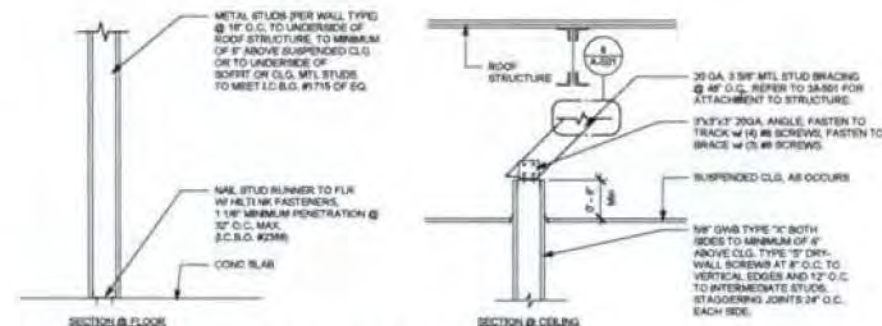
5 GYPSUM BOARD CONTROL JOINT
Scale: 3/4" = 1'-0"



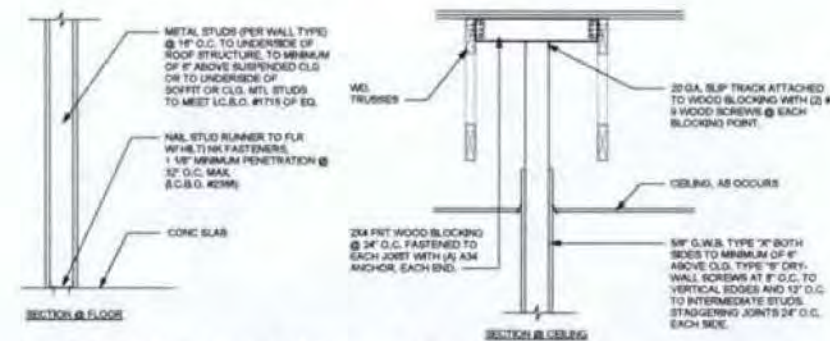
8 DETAIL AT KICKER ATTACHMENT TO STRUCTURE (STEEL)
Scale: 1" = 1'-0"



3 BRACING ATTACHMENT DETAILS (STEEL)
Scale: 3/4" = 1'-0"



6 NEW PARTITION WALL 6" ABOVE CEILING (STEEL)
Scale: 1" = 1'-0"



9 NEW PARTITION TO WALL STRUCTURE (WOOD)
Scale: 1" = 1'-0"



TENANT IMPROVEMENT
ADDRESS
CITY, STATE ZIP

NOTE: COMPANY INFO TO BE PLACED HERE.

NOTE: SEAL LOCATION

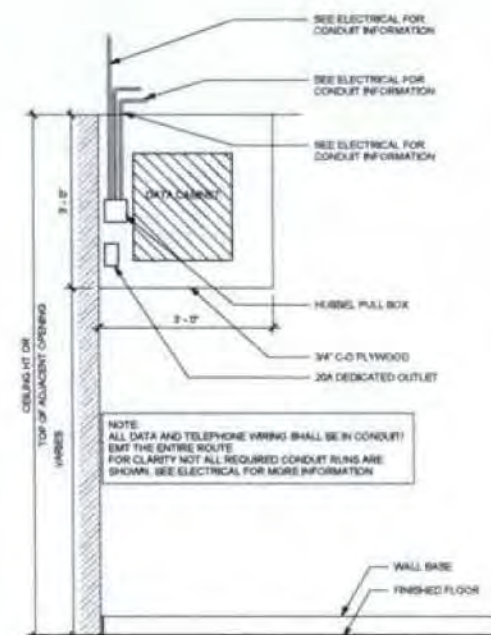
No.	Description	Date

PROJECT NUMBER SHWXXXX
DATE XX/XX/2020
DRAWN BY PLT
CHECKED BY BR

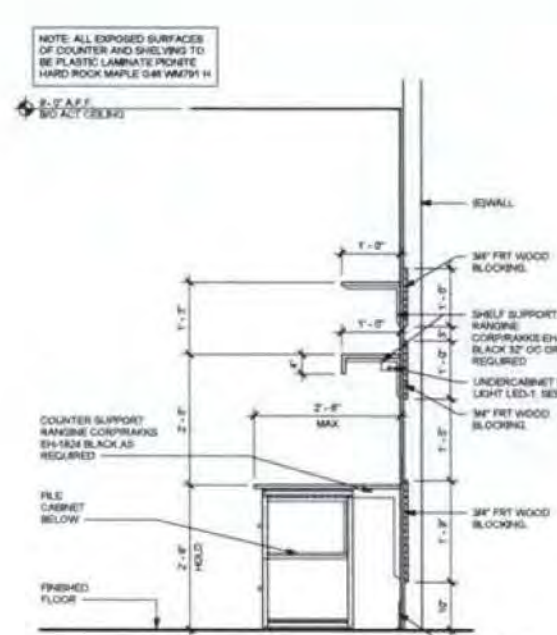
SHEET NAME
CONSTRUCTION DETAILS

SHEET #

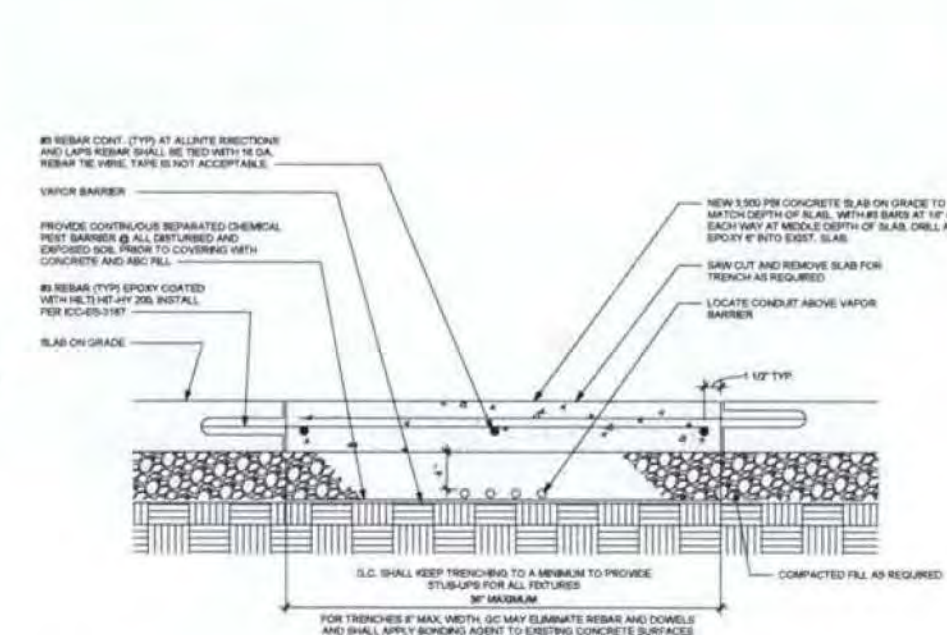
A-501



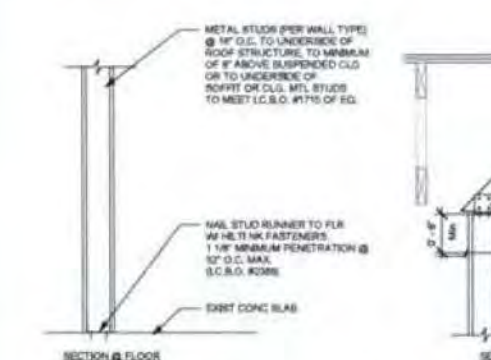
1 DATA SWITCH BOARD
Scale: 3/4" = 1'-0"



2 COUNTER SECTION
Scale: 3/4" = 1'-0"



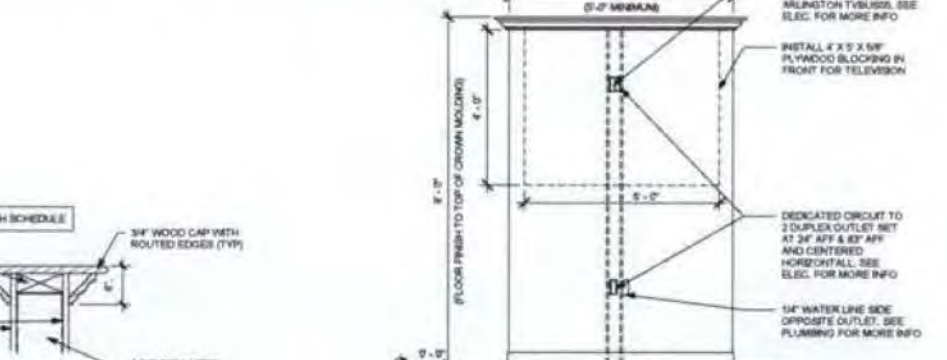
3 SLAB INFILL AT SUPPLY/WASTE (TRENCH)
Scale: 3/4" = 1'-0"



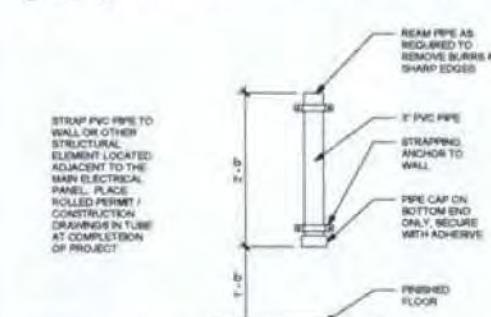
4 NEW PARTITION WALL 6" ABOVE CEILING (WOOD)
Scale: 1" = 1'-0"



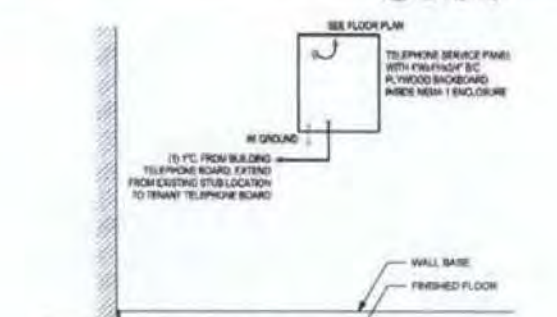
5 CROWN MOLDING AT T-WALL
Scale: 1 1/2" = 1'-0"



6 T-WALL TYPICAL DETAIL
Scale: 1/2" = 1'-0"



7 DRAWING STORAGE
Scale: 1" = 1'-0"



8 TELECOMMUNICATION BD
Scale: 1" = 1'-0"



TENANT IMPROVEMENT
ADDRESS
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NOTE: REAL LOCATION

No.	Description	Date

PROJECT NUMBER SHW0000X

DATE XX/XX/2020

DRAWN BY PLT

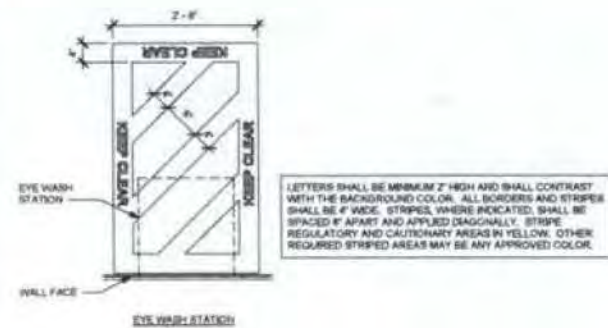
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SHEET NAME

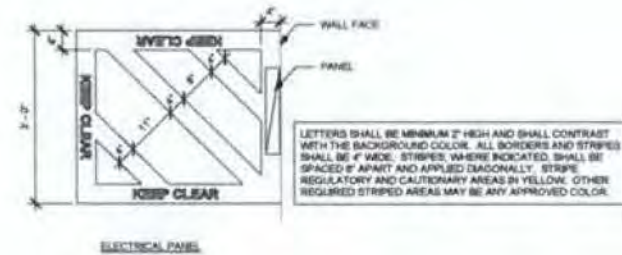
CONSTRUCTION DETAILS

SHEET #

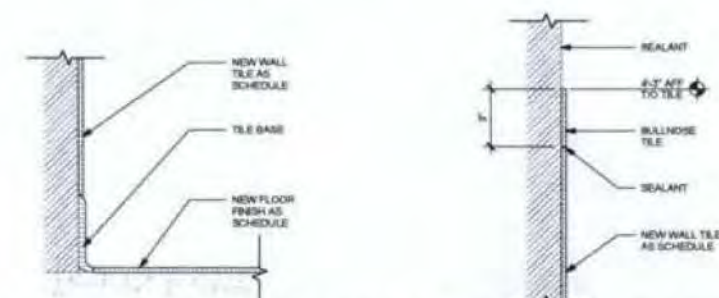
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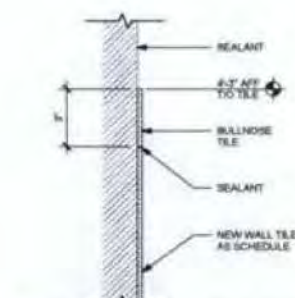
1 TYPICAL FLOOR STRIPING DETAILS (EYE WASH STATION)
Scale: 3/4" = 1'-0"



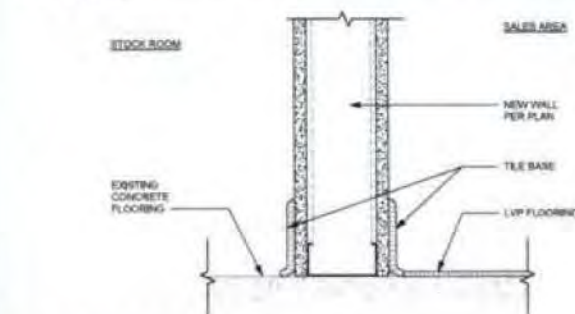
2 TYPICAL FLOOR STRIPING DETAILS (ELECTRICAL PANEL)
Scale: 3/4" = 1'-0"



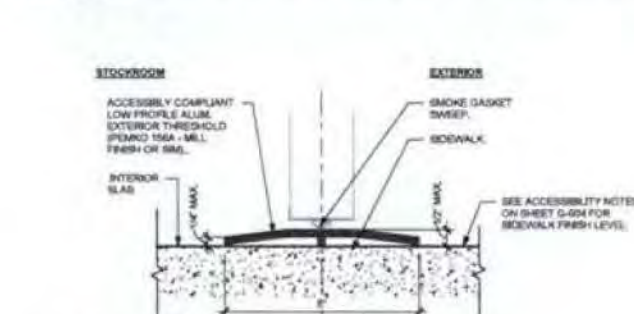
3 TRANSITION - FLOOR TILE TO WALL TILE
Scale: 3/4" = 1'-0"



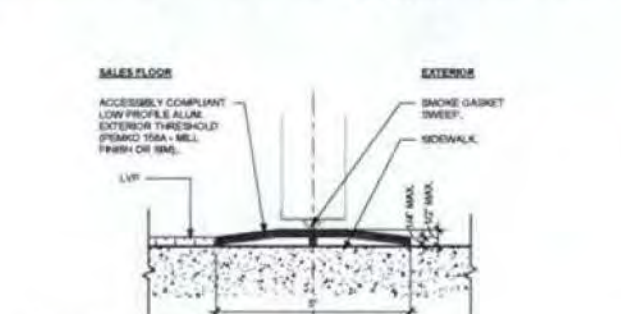
4 TRANSITION - WALL TILE TO WALL TILE
Scale: 3/4" = 1'-0"



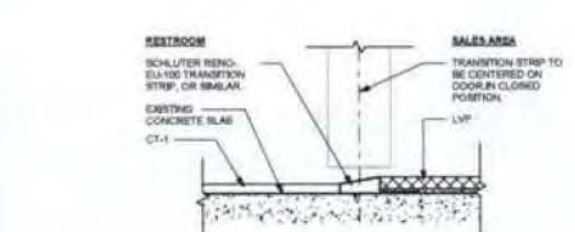
5 BASE TILE DETAIL
Scale: 3/4" = 1'-0"



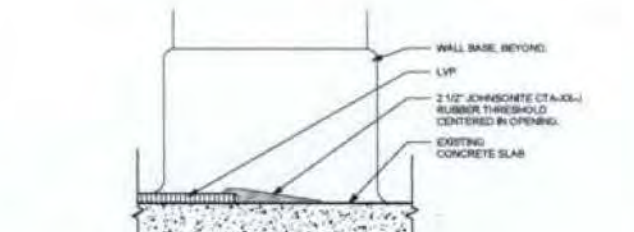
6 TRANSITION - CONCRETE - SIDEWALK
Scale: 3/4" = 1'-0"
NOTE: TRANSITION AT OVERHEAD DOOR TO BE FLUSH WITH FLOOR FINISH



7 TRANSITION - LVP TO SIDEWALK
Scale: 3/4" = 1'-0"



8 TRANSITION - LVP TO TILE
Scale: 3/4" = 1'-0"



9 TRANSITION - LVP TO CONC. SLAB
Scale: 3/4" = 1'-0"



TENANT IMPROVEMENT
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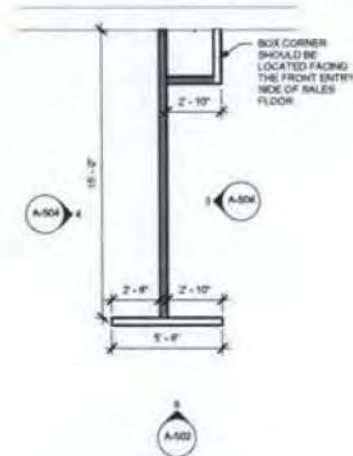
NOTE: SEAL LOCATION

No.	Description	Date

PROJECT NUMBER SHW000X
DATE XX/XX/2020
DRAWN BY PLT
CHECKED BY BR

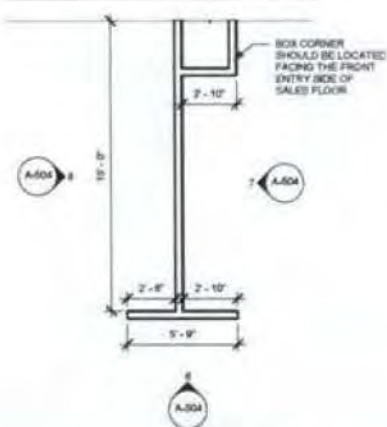
SHEET NAME
FLOOR AND BASE DETAILS

SHEET #
A-503



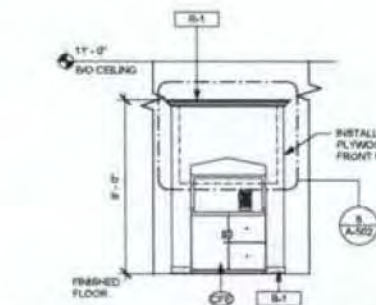
1 T-WALL PLAN OPT #1

Partial height wall with crown molding. Applies to sales floor with no ceiling or a ceiling higher than 10'

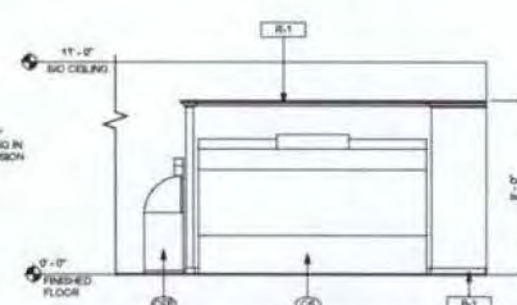


5 T-WALL PLAN OPT #2

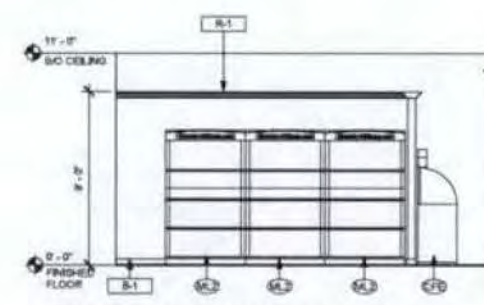
Full height wall with no crown molding. Applies to sales floor with a ceiling 10' or lower



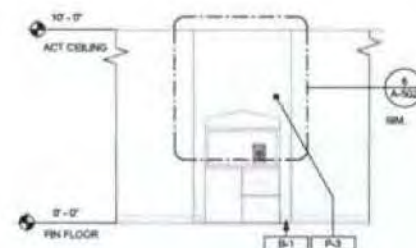
2 T-WALL SIDE ELEVATION OPT #1



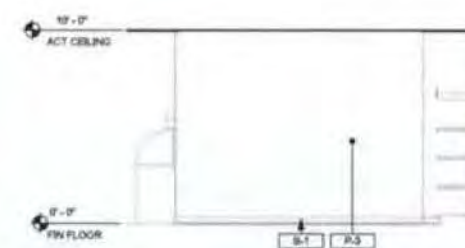
3 T-WALL FRONT ELEVATION OPT #1



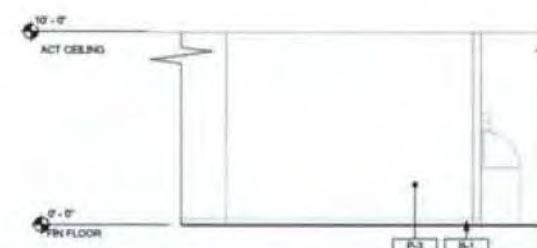
4 T-WALL REAR ELEVATION OPT #1



6 T-WALL SIDE ELEVATION OPT #2



7 T-WALL FRONT ELEVATION OPT #2



8 T-WALL REAR ELEVATION OPT #2



TENANT IMPROVEMENT
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No.	Description	Date

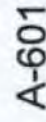
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DATE: 10/20/2020
DRAWN BY: Author
CHECKED BY: Checker

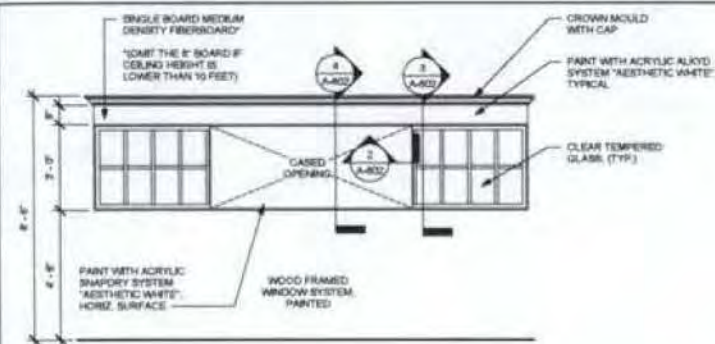
SHEET NAME

T-WALL OPTIONS

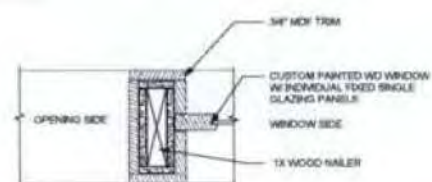
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A-504

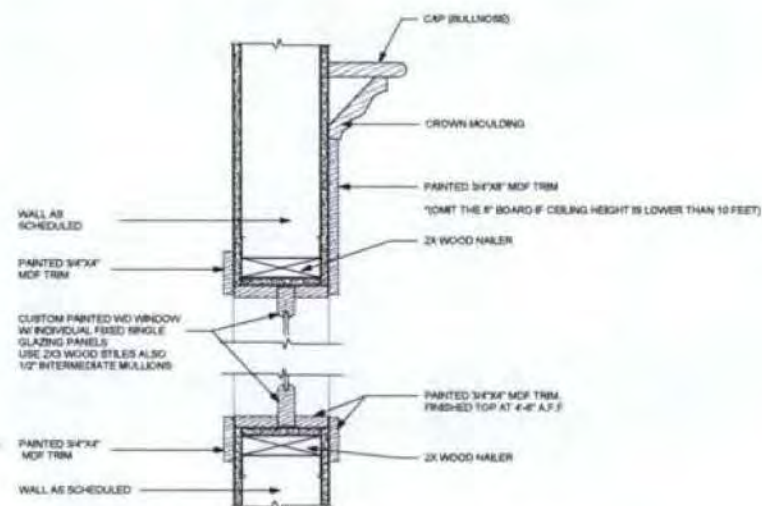




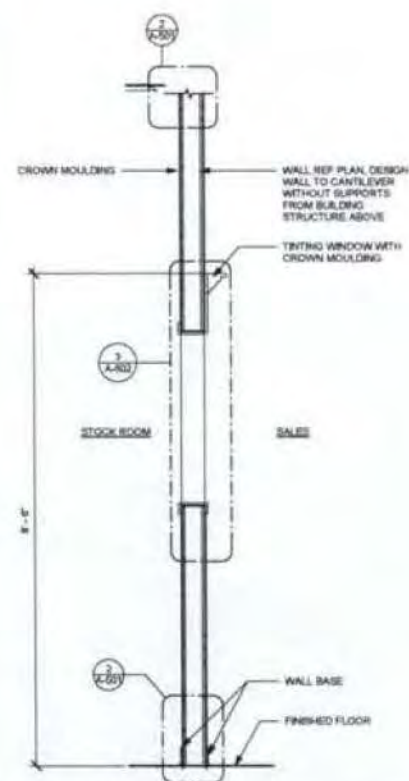
1 WINDOW TYPE
Scale: 3/8" = 1'-0"



2 WINDOW DETAIL AT OPENING
Scale: 3/8" = 1'-0"



3 WINDOW DETAIL
Scale: 3/8" = 1'-0"



4 WALL SECTION
Scale: 3/8" = 1'-0"



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PROJECT NUMBER SHW000X
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DRAWN BY PLT
CHECKED BY BR

SHEET NAME

WINDOW DETAILS

SHEET #

A-602

WASTE & WATER SERVICES CALCULATIONS							
EQUIPMENT	QTY	WASTE		COLD SUPPLY		HOT SUPPLY	
		DFU	TOT	WSFU	TOT	WSFU	TOT
DRINKING FOUNTAIN	1	0.25	0.25	0.50	0.50		
SERVICE SINK	1	2.00	2.00	3.25	2.25	2.25	2.25
EMERGENCY FLOOR DRAIN	1	0.00	0.00				
WATER CLOSET (TANK)	2	4.00	8.00	6.00	10.00		WITH PRESSURE ASSIST
LAVATORY	2	1.00	2.00	1.50	3.00	1.50	3.00
EYE WASH	2	3.00	6.00	3.00	6.00	3.00	6.00
TOTALS			18.25		21.75		11.25

ELECTRIC WATER HEATER	
TAG	P09
GALLON CAPACITY	20
VOLTAGE/PHASE	120/1
WATTAGE	1600
NO. OF ELEMENTS	1
GPM RECOVERY @ 10"	8
MANUFACTURER	LOCHMANN
MODEL	JRC02008

ELECTRIC POU WATER HEATER	
TAG	P13
ENERGY FACTOR	0.98
VOLTAGE/PHASE	208/1
WATTAGE	8000
GPM RECOVERY @ 10"	3.5
MANUFACTURER	BRADLEY KELTECH
MODEL	HU0202MD-A1-54C36-LJ5

POINT OF USE TANKLESS WATER HEATER
FOR EYE WASH WHEN DOMESTIC WATER
TEMPERATURE IS BELOW 60°F.

WATER HEATER SIZING CALCULATION AS REQUIRED

NEW EQUIPMENT & PLUMBING FIXTURE SCHEDULE

DESIGN ID	COUNT	DESCRIPTION	RESP.	SERVES	W	WV	V	DW	HW	TW	COMMENTS
TOILET											
P01	2	TOILET - TANK EFFICIENT SINGLE FLUSH: 1.6GPF	QC	-	3"	-	3"	-	-	-	KOHLER MODEL K-3516, FINISH WHITE GLAZED, MODEL K-4650 SEAT, 1.6GPF, PRESSURE ASSIST
FAUCET											
P05	2	FAUCET - LAVATORY	S-W	P07	-	-	-	1/2"	-	1/2"	AMERICAN STANDARD RELIANT, 0.5 GPM, OFFSET TRAP WITH INSULATED TRAP WRAP KEY 800R BY BROCAR
P06	1	FAUCET - WALL MOUNT 8" ADJUSTABLE	S-W	P08	-	-	-	1/2"	1/2"	-	FISHER 3251 W/ 8" SWING SPOUT, (2) 3/4" SUPPLY LINES, ASSE 1001 AVE
P10	1	RECESSED BOX IN WALL 8"x8"x4"	S-W	-	-	-	-	1/2"	-	-	GATEY 38145 1/4" TURN OUTLET BOX WITH COPPER SWEAT MR VALVE AND WATER HAMMER ARRESTOR, ASSE 1022 DOUBLE CHECK VALVE WITH ATMOSPHERIC VENT (FEMALE CONNECTOR) IN SUPPLY LINE
SINK											
P07	2	SINK - RESTROOM LAVATORY	S-W	P05	2"	-	1-1/2"	-	-	-	AMERICAN STANDARD LUCERNE, WALL MOUNTED, ADA COMPLIANT
P08	1	SINK - UTILITY - 24X24X14IN	S-W	P06	3"	-	2"	-	-	-	ELKAY SSB124 W/ LK251 STAINLESS STEEL LEGS
EQUIPMENT											
P09	1	WATER HEATER - 20 GALLON ELECTRIC	S-W	-	-	1-1/2"	-	-	3/4"	-	SEE TABLE THIS SHEET
P11	1	DRINKING FOUNTAIN - LH BALANCE ADA COMPLIANT WITH WATER BOTTLE FILLER	S-W	-	1-1/2"	-	1"	1/2"	-	-	ELKAY LYRICORNTLWOLX 60PM BARBER FREE WITH FRONT PUSH BAR, 62425 BOTTLE FILLER, COMPLIANCE: ADA & ICC A117.1, ASME A112.18.3, NSFPI, NSF 372, AND UK 388
P12	2	EYE WASH - WALL-MOUNT HALO: 3.0 GPM MINIMUM	S-W	-	1-1/2"	-	1"	1/2"	-	-	BRADLEY 519-2248FT WITH NAVIGATOR 519-2090 EF78 EMERGENCY THERMOSTATIC MIXING VALVE
P13	1	POINT OF USE TANKLESS WATER HEATER - EYE WASH	S-W	P12	-	3/4"	-	3/4"	-	3/4"	SEE TABLE THIS SHEET
P14	1	HOT WATER RECIRCULATION PUMP	S-W	-	-	-	-	1/2"	-	-	BELL & GOSSETT MODEL 5003RC, 1/2" 3/4" WET ROTOR TYPE IN-LINE PUMP WITH 50PM CAPACITY
DRAIN											
P15	1	FLOOR DRAIN - 6" ROUND	S-W	-	3"	-	2"	-	-	-	ZURN ZM156

LISTED EQUIPMENT & PLUMBING FIXTURES MAY BE SUBSTITUTED WITH EQUAL APPROVED BY TENANT.



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No.	Description	Date

PROJECT NUMBER	01900000
DATE	XX/XX/2020
DRAWN BY	XX
CHECKED BY	XX

SHEET NAME

PLUMBING SCHEDULES

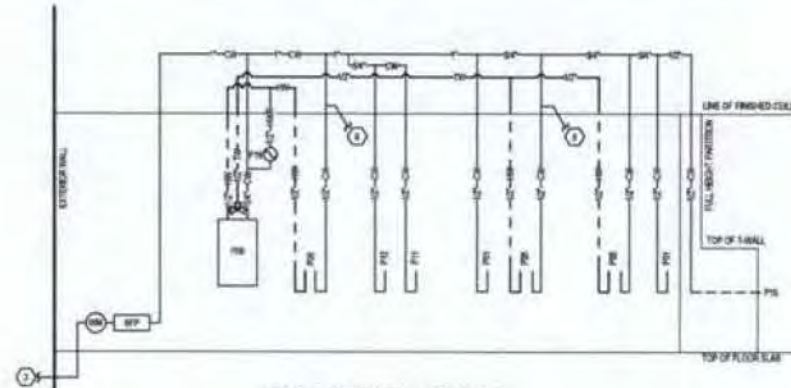
SHEET #

P-002

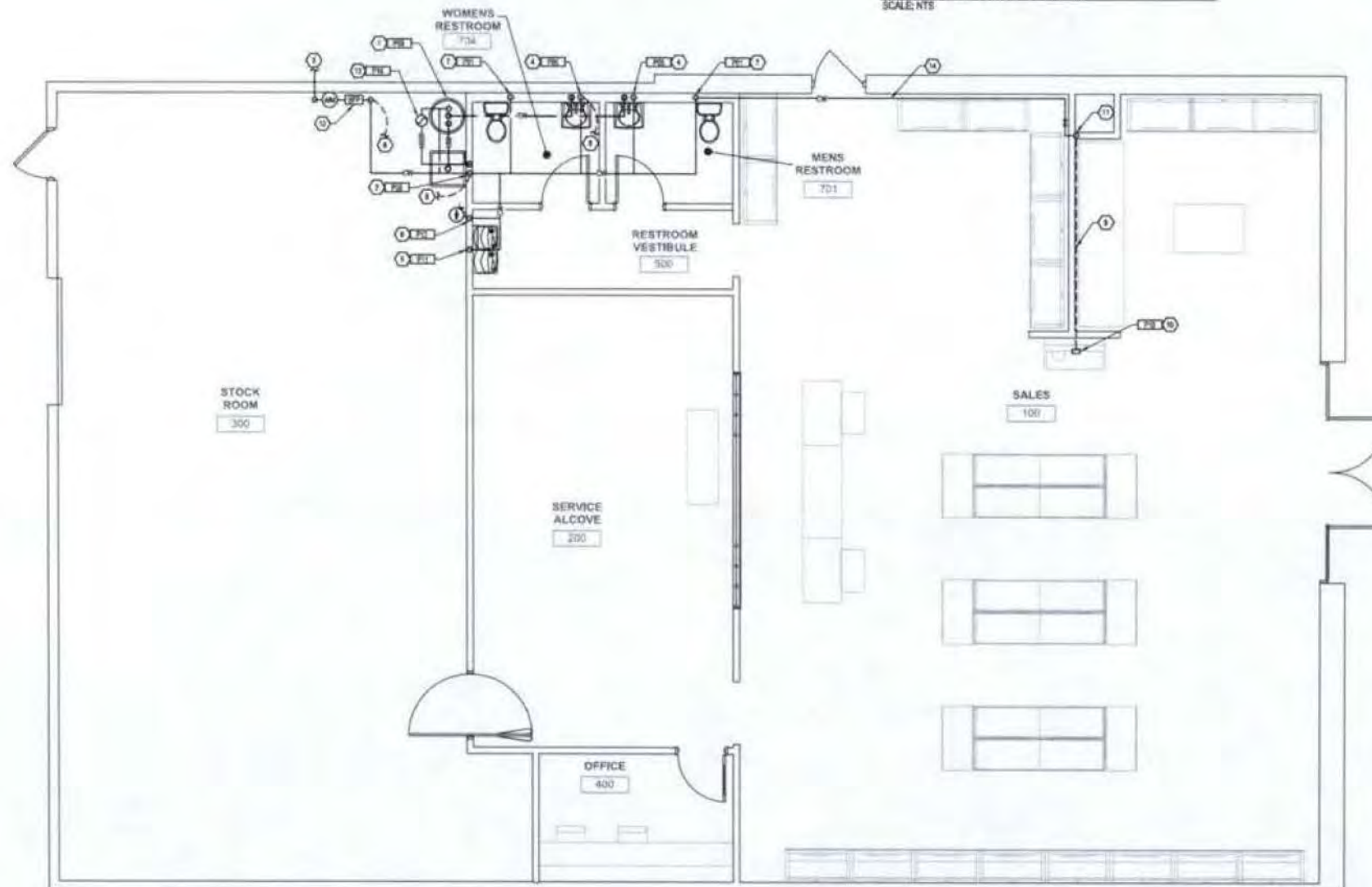
PROVIDE EMERGENCY EYE WASH STATION IN STORAGE ROOM. TENANT EMPLOYEES SHALL BE ABLE TO REACH AN EYE WASH STATION WITHIN 10 SECONDS. (OSHA)

TRAP PRIMERS REQUIRED FOR ALL FLOOR DRAINS NOT RECEIVING INTERMITTENT FLOWS. LOCATE TRAP PRIMER IN CEILING AND PROVIDE ACCESS PANEL FOR TRAP PRIMER SERVICE.

WATER SERVICE ENTRY SHALL BE LOCATED ON NEAREST WALL TO WATER HEATER, BELOW FINISHED CEILING, AND WITHIN 5'-0" OF FINISHED FLOOR OR AHJ REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE.



DOMESTIC WATER SCHEMATIC
SCALE: NTS



DOMESTIC WATER PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- PROVIDE A COMPLETE AND OPERATING SYSTEM. ALL ITEMS ARE NOT NECESSARILY SHOWN.
- PLUMBING CONTRACTOR RESPONSIBLE FOR SETS INVESTIGATION PRIOR TO START OF WORK TO REVEAL FULL WORK SCOPE.
- COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTION TO ALL PLUMBING EQUIPMENT.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.

KEYED NOTES:

- PIPE 3/4" COLD WATER TO WATER HEATER AND 1/2" COLD WATER TO ASSE 1019 THERMOSTATIC MIXING VALVE. PIPE 3/4" HOT WATER AND 1/2" TEMPERED WATER FROM WATER HEATER. WATER HEATER AS SPECIFIED ON SHEET P-01. SEE DETAIL SHEET P-01.
- 1/2" HOT WATER AND 1/2" COLD WATER TO FAUCET WITH ASSE 1001 ATMOSPHERIC VACUUM BREAKER AT UTILITY SINK. CAULK AND SEAL BACK OF SINK TO WALL.
- 1" DOMESTIC WATER LINE FROM SETS DOMESTIC COLD WATER SUPPLY TO TENANT SPACE. FIELD VERIFY REQUIREMENTS.
- 1/2" COLD WATER AND 1/2" TEMPERED WATER TO LAVATORY FAUCET.
- 1/2" COLD WATER TO DRINKING FOUNTAIN. SEE ARCHITECTURAL PLANS FOR WATER FOUNTAIN LOCATIONS.
- 1/2" COLD WATER TO 1/2" 2WAY OPEN EYE WASH VALVE AT EYE WASH STATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. VERIFY WITH WATER SUPPLIER INCOMING WATER TEMPERATURE IS ABOVE 80°F YEAR ROUND. PROVIDE P13 POINT OF USE WATER HEATER ABOVE EYE WASH STATION IF INCOMING WATER TEMPERATURE IS BELOW 80°F. POINT OF USE WATER HEATER SHALL SUPPLY. SEE DETAIL SHEET P-01.
- 1/2" COLD WATER TO WATER CLOSET. FLUSH LEVER SHALL BE LOCATED ON THE TANK OPPOSITE THE NEAREST PARALLEL WALL. PROVIDE WATER HAMMER ARRESTOR IN SUPPLY LINE. SEE DETAIL SHEET P-01.
- 1/2" COLD WATER TO TRAP PRIMER. SEE DETAIL P-01. TRAP PRIMER TO SERVE FLOOR DRAIN. TRAP PRIMER MAY SERVE MAXIMUM TWO FLOOR DRAIN TRAPS.
- 1/2" COLD WATER DOWN IN WALL TO 3/4" RPT AND ROUTE HORIZONTALLY THROUGH T-WALL. PROVIDE 18 GAUGE SHIELD PLATE ALONG LENGTH OF VERTICAL AND HORIZONTAL PIPING RUN THROUGH T-WALL. PROVIDE FULL SIZE SHUT OFF VALVE IN OVERHEAD. COLD WATER PIPING WITHIN T-WALL SHALL NOT BE VISIBLE FROM SALES AREA.
- 1/2" COLD WATER WITH ASSE 1002 DOUBLE CHECK VALVE WITH ATMOSPHERE VENT TO WATER OUTLET BOX MOUNTED BELOW COUNTER TOP LEVEL. PROVIDE ACCESS TO BACKFLOW PREVENTER WITHIN CABINETRY. WATER OUTLET BOX SHALL SERVE PLUMB COPPER BRASS. SEE DETAIL SHEET P-01.
- PROVIDE P14 SIZE LEAD FREE QUARTER TURN BALL SHUT OFF VALVE IN OVERHEAD.
- WATER METER AND BACKFLOW PREVENTER BY LANCOLD. FIELD VERIFY EXACT LOCATION, SIZE, CONDITION, FLOW, AND PRESSURE. ROUTE COLD WATER SUPPLY UP ALONG WALL TO OVERHEAD. PROVIDE PIPE SUPPORTS AND HANGERS AS REQUIRED.
- 1/2" HOT WATER REDCIRCULATION LINE TO HOT WATER REDCIRCULATION PUMP. SEE DETAIL SHEET P-01. CONNECT HOT WATER REDCIRCULATION LINE TO SUPPLY PIPE AT FURTHEST FUTURE RECCING HOT WATER FROM WATER HEATER.
- ROUTE COLD WATER PIPE TO T-WALL WITHIN WALL ALONG PERIMETER OF SPACE.



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DATE XX/XX/2020

DRAWN BY XX

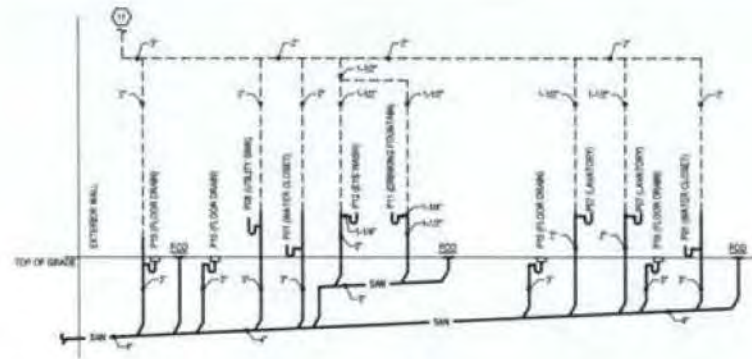
CHECKED BY XX

SHEET NAME

PLUMBING SUPPLY PLAN

SHEET #

P-101



SANITARY WASTE SCHEMATIC
SCALE: NTS

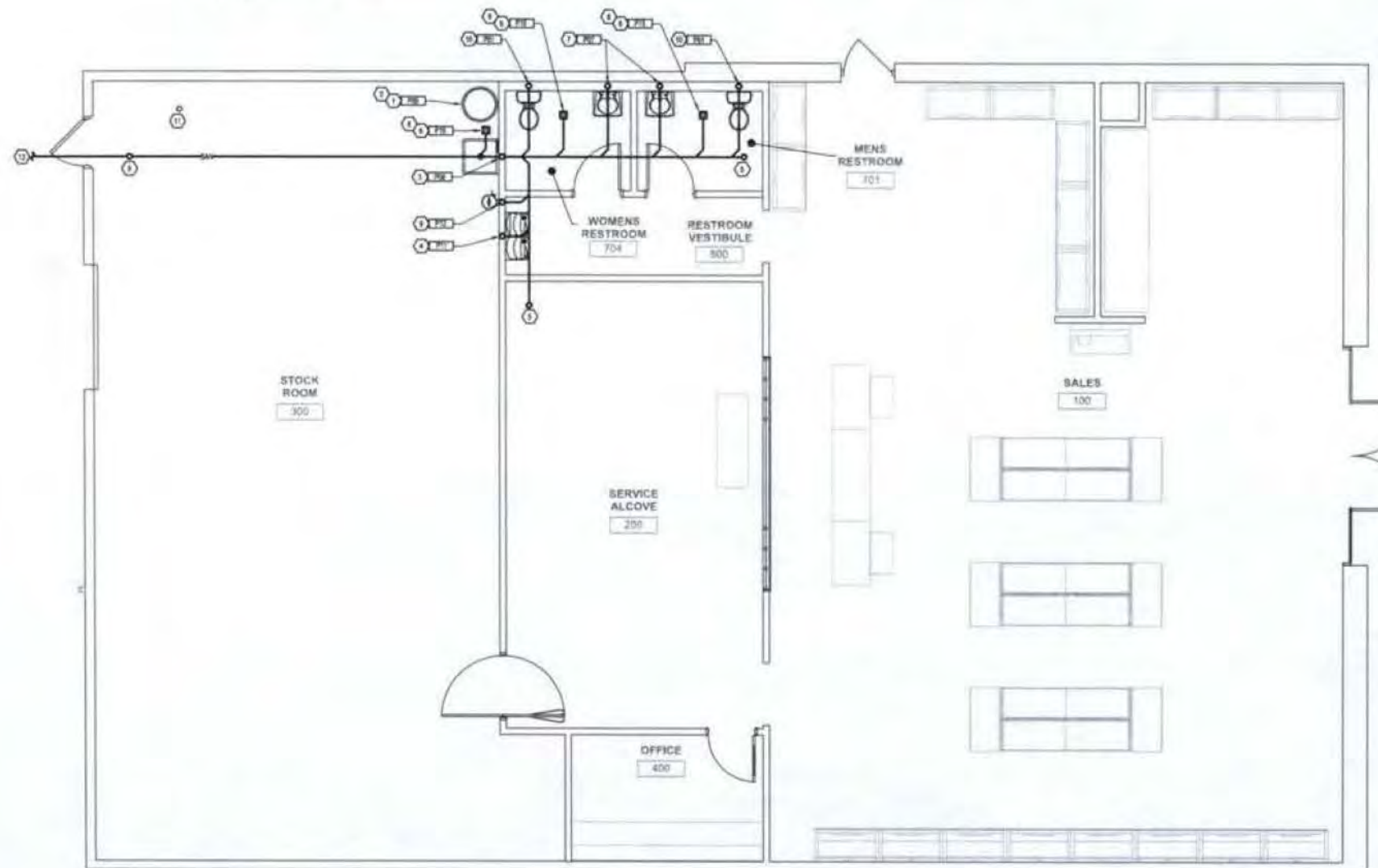
PROVIDE FLOOR DRAIN IN EACH RESTROOM. DO NOT PROVIDE FLOOR DRAINS WITHIN STAGING AREA.

FLOOR DRAINS WITHIN RESTROOMS SHALL BE LOCATED BETWEEN LAVATORY AND WATER CLOSET.

WATER HEATER SHALL INDIRECT DRAIN TO FLOOR DRAIN ADJACENT TO UTILITY SINK.

PROVIDE 16 GAUGE METAL SHEET ALONG FULL LENGTH OF PIPING, EXTENDING 3" FROM THE CENTERLINE OF PIPING, FOR PIPING LOCATED WITHIN WALLS UNDER 4" THICK.

LOCATE FLOOR CLEANOUTS WITH A MINIMUM CLEARANCE OF 18" FROM ADJACENT VERTICAL SURFACES. CLEANOUT TO BE LOCATED WITH A MAXIMUM SPACING OF 50 FEET OF HORIZONTAL PIPING.



SANITARY WASTE PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- PROVIDE A COMPLETE AND OPERATING SYSTEM. ALL ITEMS ARE NOT NECESSARILY SHOWN.
- PLUMBING CONTRACTOR RESPONSIBLE FOR SITE INVESTIGATION PRIOR TO START OF WORK TO REVEAL FULL WORK SCOPE.
- COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTION TO ALL PLUMBING EQUIPMENT.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.

KEYED NOTES:

- 3/4" INDIRECT DRAIN FROM TEMPERATURE & PRESSURE RELIEF VALVE ON WATER HEATER TO FLOOR, MAINTAIN 2" AIR GAP ABOVE FINISHED FLOOR.
- 1" INDIRECT DRAIN FROM WATER HEATER DRAIN PAN TO FLOOR, MAINTAIN 2" AIR GAP ABOVE FINISHED FLOOR.
- 2" WASTE AND 2" VENT FROM UTILITY SINK.
- 1/4" DRAIN FROM WATER COOLER TO 1/2" WASTE LINE WITH 1" VENT PIPE.
- FLOOR CLEANOUT TO MATCH DRAIN LINE SIZE.
- 2" WASTE FROM FLOOR DRAIN.
- 2" WASTE WITH 1/2" VENT FROM LAVATORY. PROVIDE ADA COMPLIANT METALLIC PROTECTION ON EXPOSED PIPES BELOW LAVATORY.
- 1/2" COLD WATER FROM TRAP PRIMER TO FLOOR DRAIN. SEE SHEET P-101 FOR LOCATION. SEE DETAIL SHEET P-101.
- 1/4" DRAIN FROM EYE WASH STATION TO 2" WASTE LINE WITH 1/2" VENT PIPE.
- 2" WASTE WITH 2" VENT FROM WATER CLOSET. PROVIDE PLUMB TANK WITH LEVER POSITIONED ON THE OPEN SIDE OF THE WATER CLOSET.
- 2" VENT THRU ROOF. MAINTAIN MINIMUM 18" FEET CLEARANCE FROM ALL FRESH AIR INTAKES. COORDINATE FINAL LOCATION WITH GC, BUILDING OWNER, AND OTHER TRADES AS REQUIRED.
- CONNECT NEW SANITARY PIPING TO EXISTING SANITARY MAIN SERVING THE TENANT SPACE. FIELD VERIFY PIPE CONCENTRIC LOCATION, INVERT, AND DIRECTION OF FLOW. IMMEDIATELY REPORT DISCREPANCIES TO GC AND S-44 CONSTRUCTION MANAGER.
- ROUTE 2" VENT PIPE UP WITHIN WALL.



TENANT IMPROVEMENT
ADDRESS
CITY, STATE, ZIP

NOTE: COMPANY INFO TO BE PLACED HERE.

NOTE: SEAL LOCATION

No.	Description	Date

PROJECT NUMBER: SHW0000

DATE: 02/01/2020

DRAWN BY: XX

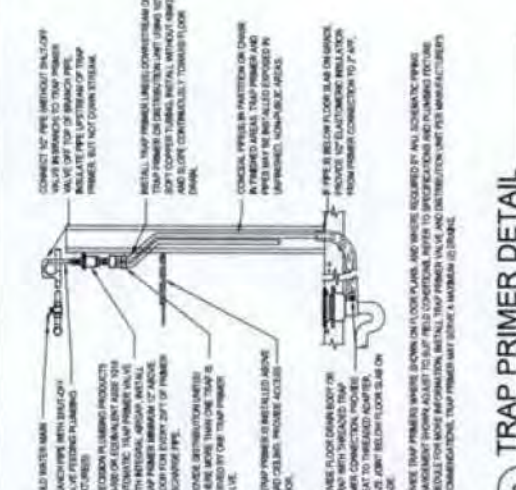
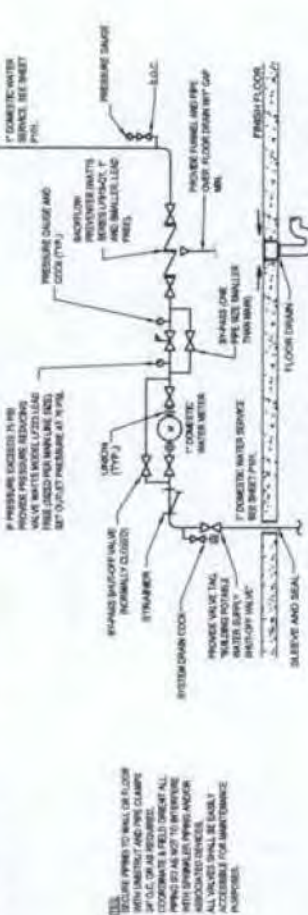
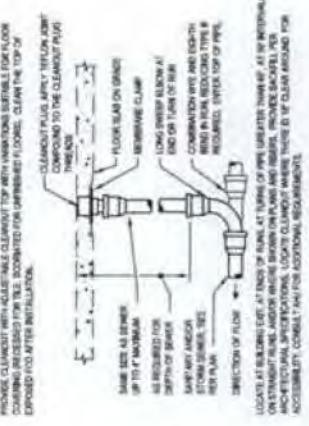
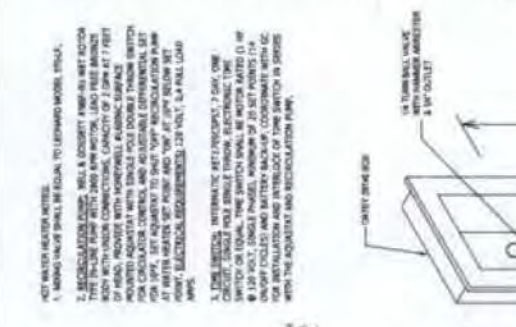
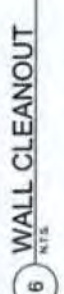
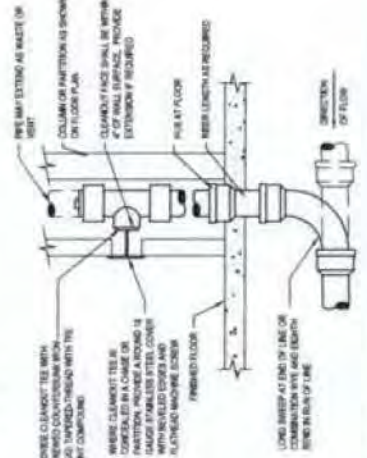
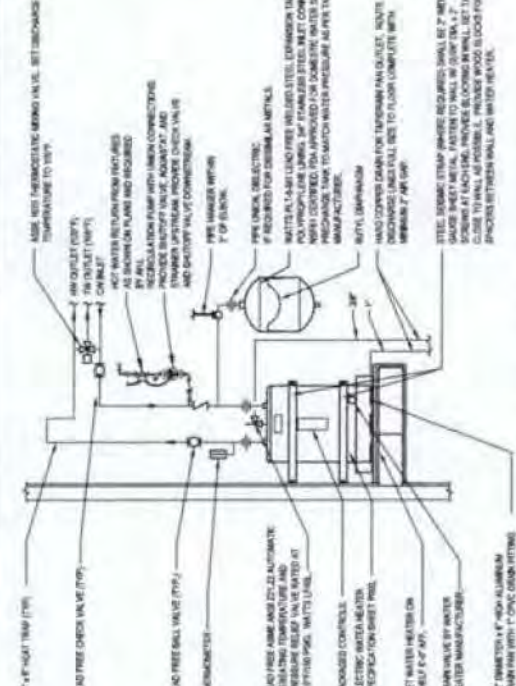
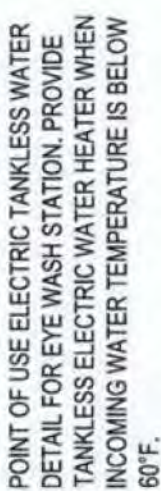
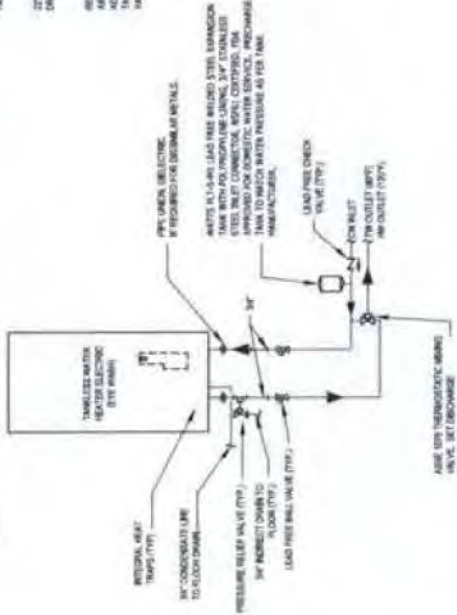
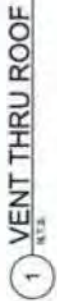
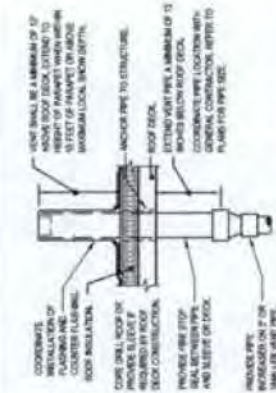
CHECKED BY: XX

SHEET NAME:

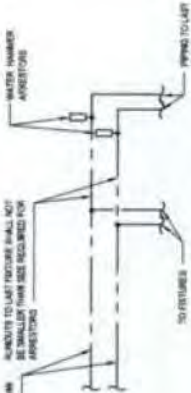
PLUMBING WASTE PLAN

SHEET #

P-102

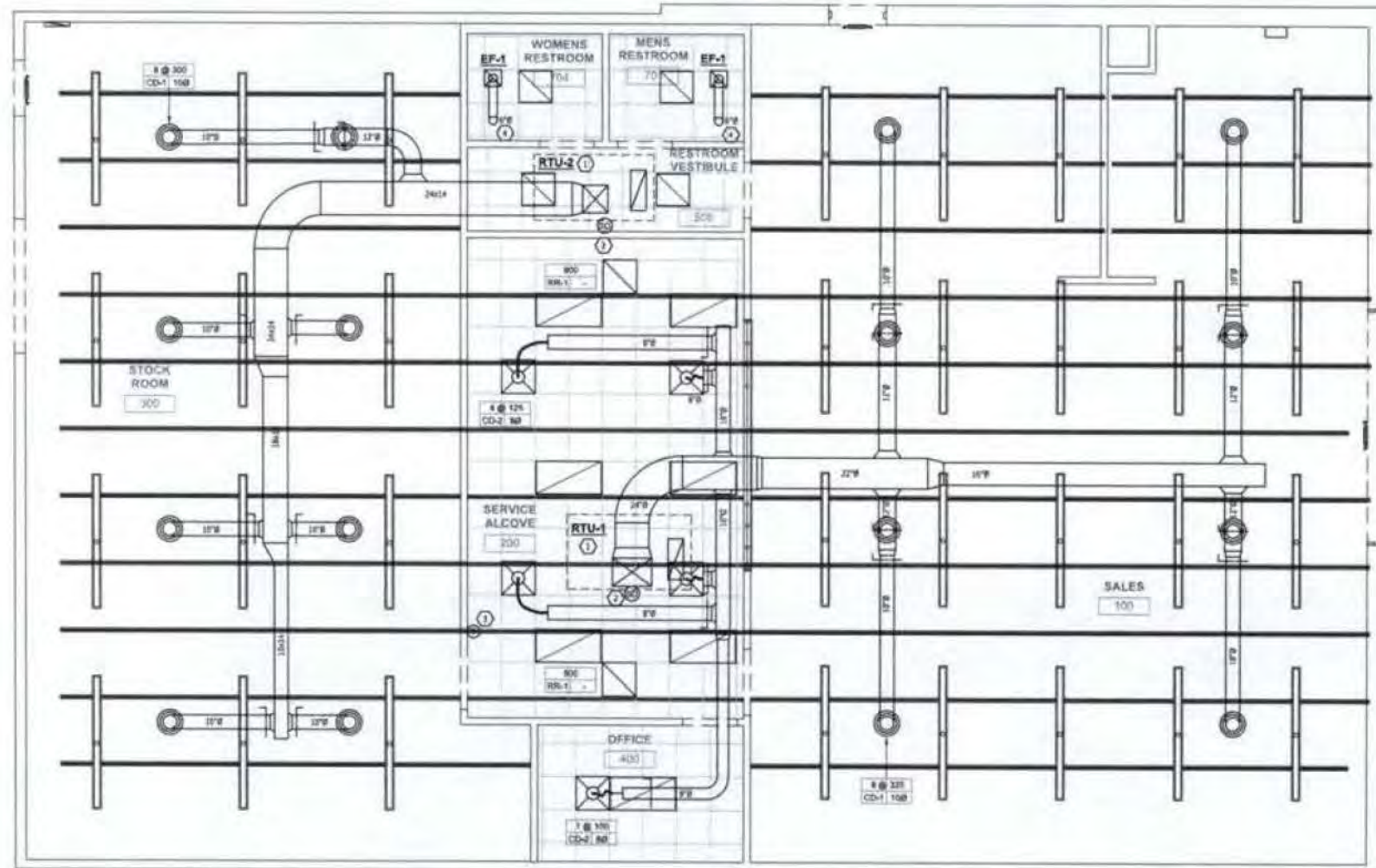


WATER HAMMER ARRESTOR SIZING CHART		
PIPE SIZE, INCH NOMINAL	PIPE SIZE INCH NOMINAL	CONNECTION TO SUPPLY LINE
1/2"	A	10"
3/4"	B	1"
1"	C	1"
1 1/2"	D	1 1/2"
2"	E	1 1/2"
2 1/2"	F	2"



Notes for use of this prototype plan: (Delete or freeze these instructions prior to plotting)

1. Return should be plenum. Use transfer grilles between sales space and service alcove, or between service alcove and stock room if there is a door between.
2. Size all RTUs and supply air using an industry accepted and code compliant load calculation method. HVAC equipment sizes shown is a prototypical representation of the client's HVAC concept and will vary by store location.
3. Confirm with client whether RTUs or split systems should be used and coordinate systems with all parties as applicable.
4. Diffuser selection should coordinate with the architectural layout. Round diffusers will not be able to be used in all situations.
5. Coordinate ductwork with structural as required.
6. Preferred exhaust fan is cabinet fan with roof jack exhaust. Sidewall exhaust is an acceptable alternate when available. Confirm with client type of exhaust system to be used as required.
7. Use 0.1" SP loss/100 Ft for duct sizing. Do not use flex duct in open ceiling areas or areas visible to customer. Flex duct may be used above drop ceilings. Limit runs to 5 feet or less with change in direction.
8. All elbows, bends, and junctions will be solid wall duct.



MECHANICAL OPEN CEILING PLAN (PREFERRED OPEN CONCEPT)
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- A. OBTAIN MANUFACTURER'S DATA ON ALL EQUIPMENT. THE DIMENSIONS OF WHICH MAY AFFECT INSTALLATION. USE THIS DATA TO COORDINATE PROPER SERVICE CHARACTERISTICS, ENTRY LOCATIONS, ETC., AND TO INSURE MINIMUM CLEARANCES ARE MAINTAINED.
- B. WALLS, CEILING, EQUIPMENT, ETC., DAMAGED BY THE CONTRACTOR IN CONSTRUCTION OF THIS PROJECT SHALL BE REPAIRED, RESTORED AND/OR REPLACED BY THE CONTRACTOR TO ITS ORIGINAL CONDITION, OR TO PERFORM ITS INTENDED FUNCTION AT NO ADDITIONAL COST TO OWNER.
- C. EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BID.
- D. BRANCH TAP SIZES SHALL BE EQUAL TO DIFFUSER CONNECTION SIZE. SEE DIFFUSER SCHEDULE.
- E. ACUTE CONDENSATE AND SECONDARY DRAIN PIPING LINES TO AS REQUIRED BY THE AHU.
- F. PROVIDE TEMPORARY THERMOSTAT TO BE REPLACED BY OTHERS WITH TENANTS ENERGY MONITORING THERMOSTAT. 1 DAY PROGRAMMABLE WITH REMOTE MONITORING CAPABILITY.
- G. EXPOSED DUCTWORK IN CONDITIONED AREA DOES NOT NEED TO BE INSULATED.
- H. PROVIDE SPIRAL WALL, ROUND DUCT WITHIN SALES AREA.

KEYED NOTES:

1. FURNISH ROOFTOP UNIT AND INSTALL PER DETAIL SHEET M-101.
2. PROVIDE SMOKE DETECTOR IN SUPPLY OR RETURN DUCT AS REQUIRED BY AHU.
3. THERMOSTAT LOCATION SHALL BE VERIFIED BY THE TENANT IN THE FIELD. LOCATE IN AN AREA PRIMARILY ACCESSIBLE BY TENANT STAFF AND IN A PLACE WHICH DOES NOT INTERFERE WITH OTHER FEATURES. PROVIDE TEMPORARY THERMOSTAT ONLY. TENANT OWNER WILL PROVIDE ENERGY MANAGEMENT THERMOSTAT AT THE CONCLUSION OF CONSTRUCTION.
4. EXHAUST FAN SHALL BE TERMINATED THROUGH ROOF OR OUTSIDE WALL.

HVAC LEGEND:

- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- EXHAUST AIR GRILLE
- RIGID DUCTWORK (WIDTH/DEPTH (DW))
- - - FLEX DUCTWORK (DIAMETER)
- ⌋ ELBOW WITH TURNING VANES
- ⌋ MANUAL VOLUME DAMPER
- ⊙ DUCT MOUNTED SMOKE DETECTOR
- ① THERMOSTAT



TENANT IMPROVEMENT
ADDRESS
CITY, STATE, ZIP

NOTE: COMPANY INFO TO BE PLACED HERE.

NOTE: SEAL LOCATION

No.	Description	Date

PROJECT NUMBER SHW0000

DATE XX/XX/2020

DRAWN BY XX

CHECKED BY XX

SHEET NAME
MECHANICAL OPEN CEILING
PLAN (PREFERRED OPEN)
(CONCEPT)

SHEET #

M-101.1

Notes for use of this prototype plan: (Delete or freeze these instructions prior to plotting)

1. Return should be plenum. Use transfer grilles between sales space and service alcove, or between service alcove and stock room if there is a door between.
2. Size all RTUs and supply air using an industry accepted and code compliant load calculation method. HVAC equipment sizes shown is a prototypical representation of the client's HVAC concept and will vary by store location.
3. Confirm with client whether RTUs or split systems should be used and coordinate systems with all parties as applicable.
4. Diffuser selection should coordinate with the architectural layout. Round diffusers will not be able to be used in all situations.
5. Coordinate ductwork with structural as required.
6. Preferred exhaust fan is cabinet fan with roof jack exhaust. Sidewall exhaust is an acceptable alternate when available. Confirm with client type of exhaust system to be used as required.
7. Use 0.1" SP loss/100 Ft for duct sizing. Do not use flex duct in open ceiling areas or areas visible to customer. Flex duct may be used above drop ceilings. Limit runs to 5 feet or less with change in direction.
8. All elbows, bends, and junctions will be solid wall duct.

GENERAL NOTES:

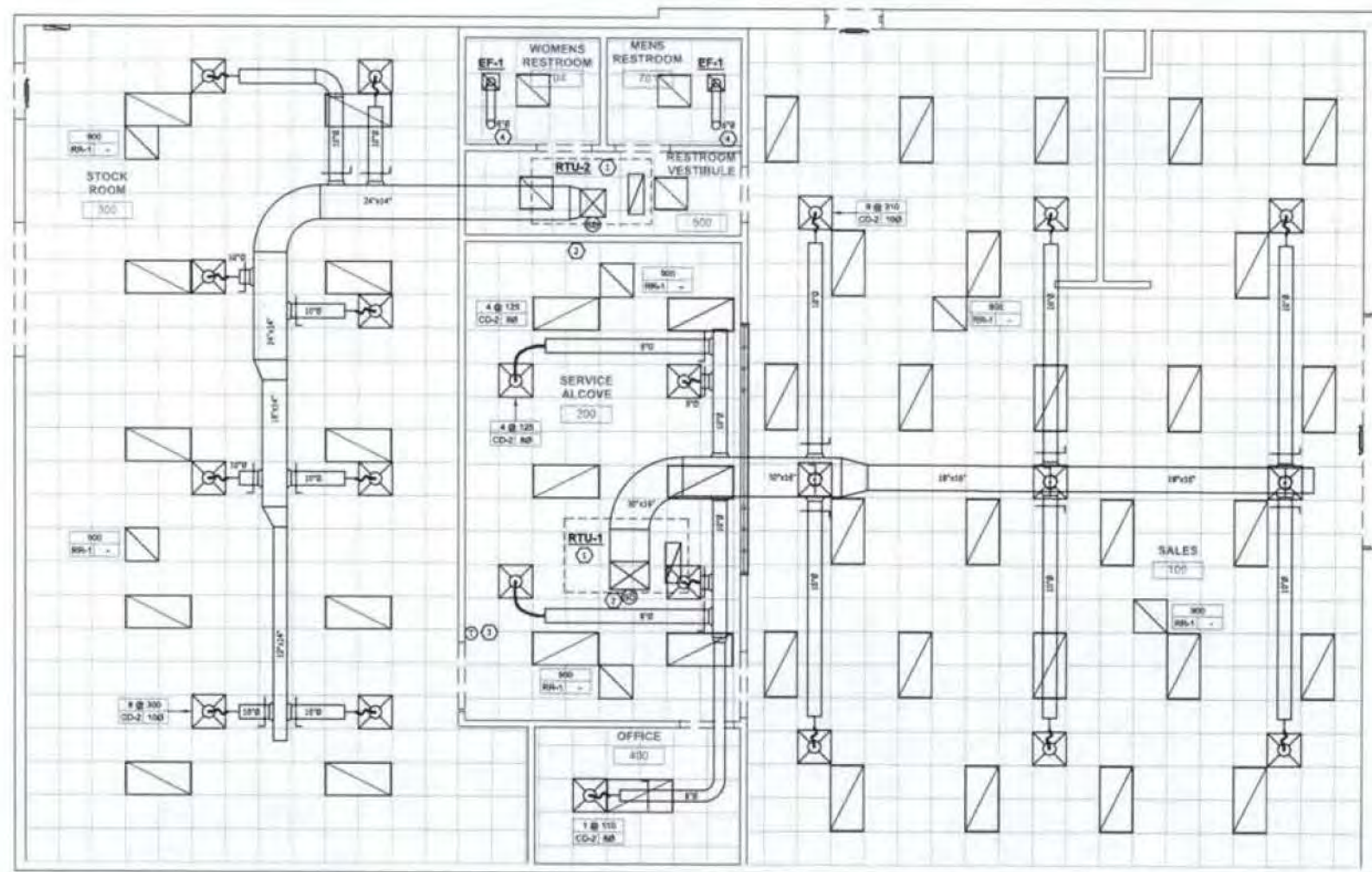
- A. OBTAIN MANUFACTURER'S DATA ON ALL EQUIPMENT. THE DIMENSIONS OF WHICH MAY AFFECT INSTALLATION. USE THIS DATA TO COORDINATE PROPER SERVICE CHARACTERISTICS, ENTRY LOCATIONS, ETC., AND TO INSURE MINIMUM CLEARANCES ARE MAINTAINED.
- B. WALLS, CEILINGS, EQUIPMENT, ETC., DAMAGED BY THE CONTRACTOR IN CONSTRUCTION OF THIS PROJECT SHALL BE REPAIRED, RESTORED AND/OR REPLACED BY THE CONTRACTOR TO ITS ORIGINAL CONDITION, OR TO PERFORM ITS INTENDED FUNCTION, AT NO ADDITIONAL COST TO TENANT.
- C. ALL CONDITIONS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BID.
- D. BRANCH TAP SIZES SHALL BE EQUAL TO DIFFUSER CONNECTION SIZE, SEE DIFFUSER SCHEDULE.
- E. ROUTE CONDENSATE AND SECONDARY DRAIN PIPING LINES TO AS REQUIRED BY THE AUI.
- F. PROVIDE TEMPORARY THERMOSTAT TO BE REPLACED BY OTHERS WITH TENANTS' ENERGY MONITORING THERMOSTAT, 7 DAY PROGRAMMABLE WITH REMOTE MONITORING CAPABILITY.
- G. EXPOSED DUCTWORK IN CONDITIONED AREA DOES NOT NEED TO BE INSULATED.

KEYED NOTES: ①

1. FURNISH ROOFTOP UNIT AND INSTALL PER DETAIL SHEET M01.
2. PROVIDE SMOKE DETECTOR IN SUPPLY OR RETURN DUCT AS REQUIRED BY AUI.
3. THERMOSTAT LOCATION SHALL BE VERIFIED BY THE TENANT IN THE FIELD. LOCATE IN AN AREA PRIMARILY ACCESSIBLE BY TENANT STAFF AND IN A PLACE WHICH DOES NOT INTERFERE WITH OTHER FEATURES. PROVIDE TEMPORARY THERMOSTAT ONLY. TENANT WILL PROVIDE ENERGY MANAGEMENT THERMOSTAT AT THE CONCLUSION OF CONSTRUCTION.
4. EXHAUST FAN SHALL BE TERMINATED THROUGH ROOF OR OUTSIDE WALL.

HVAC LEGEND:

- ☒ SUPPLY DIFFUSER
- ☒ RETURN AIR GRILLE
- ☒ EXHAUST AIR GRILLE
- ▬ RIGID DUCTWORK (WIDTH/DEPTH)
- ▬ FLEX DUCTWORK (DIAMETER)
- ⌋ ELBOW WITH TURNING VANES
- ▬ MANUAL VOLUME DAMPER
- ⊙ DUCT MOUNTED SMOKE DETECTOR
- ① THERMOSTAT



MECHANICAL REFLECTED CEILING PLAN (WHEN OPEN CONCEPT NOT POSSIBLE)
SCALE: 1/4\" = 1'-0"



TENANT IMPROVEMENT
ADDRESS
CITY, STATE, ZIP

NOTE: COMPANY INFO TO BE PLACED HERE.

NOTE: SEAL LOCATION

No.	Description	Date

PROJECT NUMBER: 0191000X

DATE: 10/05/2020

DRAWN BY: JX

CHECKED BY: JX

SHEET NAME:
MECHANICAL REFLECTED
CEILING PLAN (WHEN OPEN)
(CONCEPT NOT POSSIBLE)

SHEET #

M-101.2

GENERAL NOTES	HVAC SYSTEM NOTES	FIELD VERIFY ALL CONDITIONS
1. ALL ROOF WORK IS TO BE DONE BY A LANDLORD'S ROOFING CONTRACTOR AND AT THE TENANT'S EXPENSE. 2. ALL DUCTWORK SHALL BE GALVANIZED SHEET METAL PER SMACNA STANDARDS. NO DUCTBOARD PERMITTED. 3. ALL SUPPLY DUCT WORK SHALL BE INSULATED WITH ENERGY CODE MINIMUM INSULATION FOR INTERIOR DUCTWORK AND A MINIMUM R-8 INSULATION FOR EXTERIOR DUCTWORK PER IECC. DUCTWORK IN EXPOSED CEILING AREA DOES NOT NEED TO BE INSULATED. 4. PROVIDE INSULATED FLEXIBLE DUCT CONNECTIONS TO DIFFUSERS. FLEX DUCT LENGTH NOT TO EXCEED 5 FT. 5. VERIFY THE EXACT MOUNTING FRAME REQUIRED FOR EACH DIFFUSER. 6. PROVIDE ALL MANUAL BALANCE DAMPERS REQUIRED TO BALANCE THE ENTIRE SYSTEM. 7. RESTROOM DOORS SHALL BE UNDERCUT A MINIMUM 1". 8. PROVIDE AND SIZE CONDENSATE LINES AS REQUIRED, ROUTE TO NEAREST ROOF DRAIN WHERE PERMITTED OR AS REQUIRED BY AHJ. 9. MODIFY THE SPRINKLER SYSTEM, AS APPLICABLE, TO ACCOMMODATE NEW FLOOR PLAN LAYOUT PER NFPA 13. REPLACE SPRINKLER HEADS AS REQUIRED. ALL HEADS IN THE SALES AREA ARE TO BE CONCEALED PENDANT TYPE. NONSALES AREAS ARE TO BE PENDANT TYPE. CONTACT LANDLORD FOR ADDITIONAL REQUIREMENTS AND A LIST OF APPROVED FIRE PROTECTION CONTRACTORS. 10. REPLACE FILTERS PRIOR TO TURNOVER. 11. PROVIDE RFRPFO TO PJA & ARCHITECT FOR ALL DISCREPANCIES PRIOR TO COMMENCING WORK. 12. ALL CONTRACTORS WILL TO PROVIDE REDLINE COPY OF CONSTRUCTION DOCUMENTS OF ALL DEVIATIONS FROM THE PLANS AND PROVIDE A COMPLETE TEST & BALANCE REPORT AS REQUIRED.	CONTRACTOR WILL PROVIDE THE FOLLOWING (BUT NOT LIMITED TO): 1. THE COMPLETE LUBRICATION OF ALL SHAFTS AND BEARINGS THAT HAVE LUBRICATION BERTS. 2. THE REPLACEMENT OF ALL BELT, HOSES AND FAN/COMPRESSOR COATED ITEMS THAT ARE SUBJECT TO WEAR AS REQUIRED. 3. REPLACE FILTERS AS REQUIRED. 4. CHECK LUBRICATION OF THE INDOOR MOTORS, OUTDOOR MOTORS, AND COMPRESSORS. 5. TURN UNIT POWER OFF - ENSURE ALL ALL ELECTRICAL CONNECTIONS, CONTRACTORS, ETC. ARE TIGHT. 6. EXAMINE AND REPAIR ALL ELECTRICAL WIRING, CONTROLS, STARTERS, RELAYS, CAPACITORS AND LINE VIBES THAT TEND TO DEGRADE OVER TIME OR BECOME NON-OPERATIONAL. THIS INCLUDES SMOKE DETECTORS. 7. CHECK REFRIGERANT CHARGE (GAUGES OR RETURN/SUPPLY TEMPERATURE VARIANCE). 8. CHECK POWER EXHAUST FAN AND RESTROOM FAN MOTORS. 9. ENSURE DRAIN PAN AND DRAIN LINES ARE CLEAN AND FREE OF BLOCKAGE. 10. DISABE ALL FETTINGS. 11. CLEAN EVAPORATOR AND CONDENSER COILS THE STRAIGHTENING/COMING OF ALL LINES & PINS. 12. VERIFY ANY WORK PERFORMED BY OTHER PARTIES PRIOR TO THE COMMENCEMENT OF WORK ORDER CONTAINED WITHIN THESE DOCUMENTS PRIOR TO BE IF APPLICABLE. 13. ALL FINDINGS AND VALUES TO BE NOTED AND PROVIDED TO TENANT'S CONSTRUCTION REPRESENTATIVE.	DESIGN DRAWINGS ARE DIAGNOSTIC. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BEGGIN OR AWARD OF CONTRACT TO INSPECT FIELD CONDITIONS. CONTRACT SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR FIELD ADJUSTMENTS DUE TO EXISTING CONDITIONS. WHERE CONDITIONS EXIST THAT PREVENT COMPLETION OF WORK, CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD. THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR TENANT PRIOR TO BEGGIN FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN THE ALL COSTS TO MEET THE DESIGN INTENT. CLARIFICATIONS MADE BY THE ARCHITECT, ENGINEER OR TENANT AFTER BEGGIN WILL BE FINAL AND SHALL BE IMPLEMENTED AT CONTRACTOR'S COST. BEGGIN CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BID THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES. THE PLANS AND SPECIFICATIONS NOT WITHSTANDING, THE CONTRACTOR SHALL ALERT ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.

WHEN REQUIRED, IT IS THE OWNER'S RESPONSIBILITY TO CONTRACT WITH A COMMISSIONING AUTHORITY TO COMPLY WITH LOCAL CODES.

ROOFTOP AC UNIT SCHEDULE														
UNIT NO.	SUPPLY CFM	O.A. CFM	TOTAL COOLING (TONS)	SENSEBLE COOLING (MBH)	ELEC HEAT (KW)	ELEC COOLING (MBH)	HEAT EXCHG (BTU)	CONDENSING AIR CONDITONS	EXT. S.P. S.C.	FAN HP	VOL T/PH	MCA	MOOP	EER
RTU-1	3,400	480	8.5	19.7	13	31	40	37	90	23	2500	40	90	11.2
RTU-2	3,400	480	8	17.8	10	31	40	37	90	23	2500	40	90	11.2

- NOTES:
1. UNITS SHALL BE FURNISHED WITH MERV 8 OR MINIMUM AHJ RATING, REPLACEABLE MEDIA FILTERS.
2. PROVIDE DRY-BULB ECONOMIZER WITH BAROMETRIC RELIEF DAMPER.
3. PROVIDE POWER EXHAUST.
4. EXTEND FULL SIZE CONDENSATE DRAIN LINE TO ROOF GUTTER.
5. PROVIDE SMOKE DETECTOR IN SUPPLY AIR DUCT DROPS.
6. MANUFACTURER'S STANDARD 14" HIGH FULL UNIT CURB TO MATCH ROOF SLOPE.
7. UNITS SHALL HAVE FACTORY MOTORIZED OUTSIDE AIR DAMPER WITH MOOD.
8. INTEGRAL DISCONNECT SWITCH.
9. PROVIDE HAS GUARD OVER COILS WITHIN AREAS PRONE TO REVERSE HAIL.
10. PROVIDE SEA SPRAY PROTECTION WHEN STORE IS LOCATED WITHIN A COSTAL AREA AFFECTED BY SALT WATER.

EXHAUST FAN SCHEDULE												
UNIT NO.	TYPE	CFM	S.P.	SONES	WATTS	VOLTS	PH	FAN RPM	TP SPEED	MANUFACTURER	MODEL	CONTROL
EF-1	CABINET	100	0.25	0.7	21	120	1	1100	-	GREENHECK	SP-A125	-

- NOTES:
1. INTERLOCK EXHAUST FAN TO RUN WHENEVER STORE IS OPEN.
2. TERMINATE IN ROOF JACK WITH VENT CAP OR WALL CAP WITH BROSSCREEN, FURNISH BACKDRAFT DAMPER.

AIR DISTRIBUTION DEVICES			
TYPE	DESCRIPTION	FINISH	TITUS MODEL NO. OR AS NOTED
CD-1	ROUND CEILING SUPPLY DIFFUSER	WHITE	TMR
CD-2	CEILING SUPPLY DIFFUSER	WHITE	TDC
SD-1	SUPPLY DIFFUSER	WHITE	SD1FL
RS-1	RETURN/EXHAUST GRILLE	WHITE	RS0RL

- NOTES:
1. COORDINATE MOUNTING TYPES WITH ARCHITECTURAL CEILING AND WALL TYPES.
2. SEE NECK OR PANEL SIZES ON PLANS.
3. VOLUME CONTROL FOR SUPPLY DIFFUSERS SHALL BE IN BRANCH DUCT AND SHALL ONLY BE INSTALLED IN AIR DEVICES IF BRANCH IS LOCATED ABOVE AN INACCESSIBLE CEILING.

VENTILATION SCHEDULE											
ROOM NAME	AREA SQ.FT.	OCCUPANTS PER 1000 SQ.FT.	OCCUPANT LOAD	O.A. PER PERSON CFM	OCCUPANT O.A. CFM	O.A. CFM PER SQ. FT.	AREA O.A. CFM	BASE O.A. REQUIRED (CFM)	VENT EFF.	TOTAL O.A. REQUIRED (CFM)	SERVED BY
RETAIL	1915	15	29	7.5	218	0.12	230	446	0.8	540	RTU-1
SERVICE ALCOVE	490	5	2	5	10	0.06	29	36	0.8	50	RTU-1
STOCKROOM	1346	-	-	-	-	0.12	88	39	0.8	125	RTU-2
OFFICE	110	5	2	5	10	0.06	7	29	0.8	38	RTU-1
HR CORRD	229	-	-	-	-	0.06	13	13	0.8	20	RTU-1
TOTAL = 638								TOTAL = 790			

- NOTE: 5. SET OUTSIDE AIR AS CALLED OUT ON THE RTU SCHEDULE.

- INSTRUCTIONS FOR USE OF THIS PROTOTYPE DRAWING:
1. INCLUDE OTHER SCHEDULES AS NECESSARY. IF RTU IS PROVIDED BY OWNER, INCLUDE THE SCHEDULE BUT NOTE THAT THE RTU IS EXISTING. THIS APPLIES TO OTHER OWNER PROVIDED EQUIPMENT.
2. THESE ARE SAMPLE SCHEDULES PROVIDED TO INDICATE THE TYPE OF INFORMATION TO INCLUDE. INCLUDE AN HVAC LOAD CALCULATION SUMMARY SHEET. SIZE ALL HVAC PER LOAD CALCULATION. DO NOT OVERSIZE HVAC GREATER THAN 10% OR AS REQUIRED BY AHJ, WHICHEVER IS MORE RESTRICTIVE.
4. ALWAYS INCLUDE GENERAL NOTES. ABOVE. INCLUDE OTHER JOB SPECIFIC NOTES AT THE TOP OF THIS PAGE AS REQUIRED.



TENANT IMPROVEMENT
ADDRESS
CITY, STATE, ZIP

NOTE: COMPANY INFO TO BE PLACED HERE.

NOTE: SEAL LOCATION

No.	Description	Date

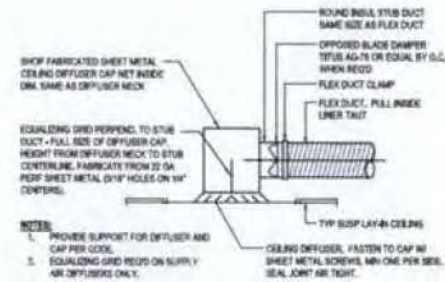
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DATE XX/XX/2020
DRAWN BY JX
CHECKED BY JX

SHEET NAME

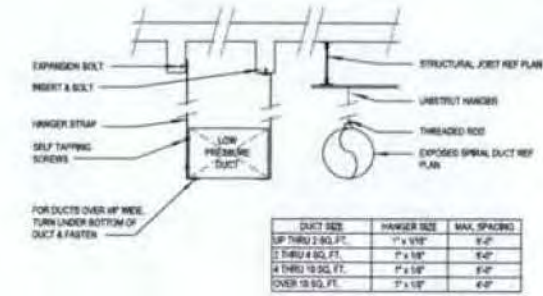
MECHANICAL SCHEDULES

SHEET #

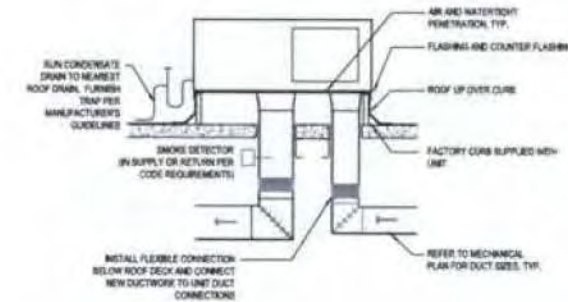
M-102



1 LAY IN DIFFUSER
N.T.S.



2 DUCT HANGING DETAIL
N.T.S.



6 RTU DETAIL
N.T.S.

FURNISH ADDITIONAL DETAILS AS NECESSARY
FURNISH INSTALLATION DETAIL OF HVAC EQUIPMENT



TENANT IMPROVEMENT
ADDRESS
CITY, STATE, ZIP

NOTE: COMPANY INFO TO BE PLACED HERE.

NOTE: SEAL LOCATION

No.	Description	Date

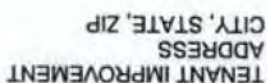
PROJECT NUMBER 3444XXXX
DATE XXXX/XX/XX
DRAWN BY XX
CHECKED BY XX

SHEET NAME

MECHANICAL DETAILS

SHEET #

M-501



NOTE: COMPANY INFO TO BE PLACED HERE.

NOTE: SEALS, LOCATION

[illegible]

PROJECT NUMBER	SPANBOOK
DATE	30/06/2020
MADE BY	JOE
CHECKED BY	JOE

ELECTRICAL DESIGN
PLAN

0.000000

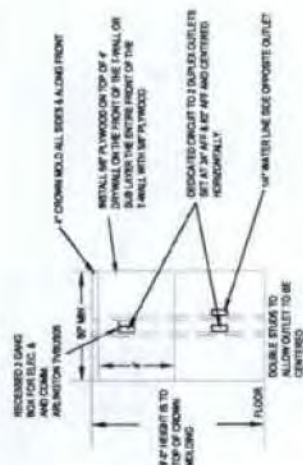
E-101

GENERAL NOTES

- [illegible]

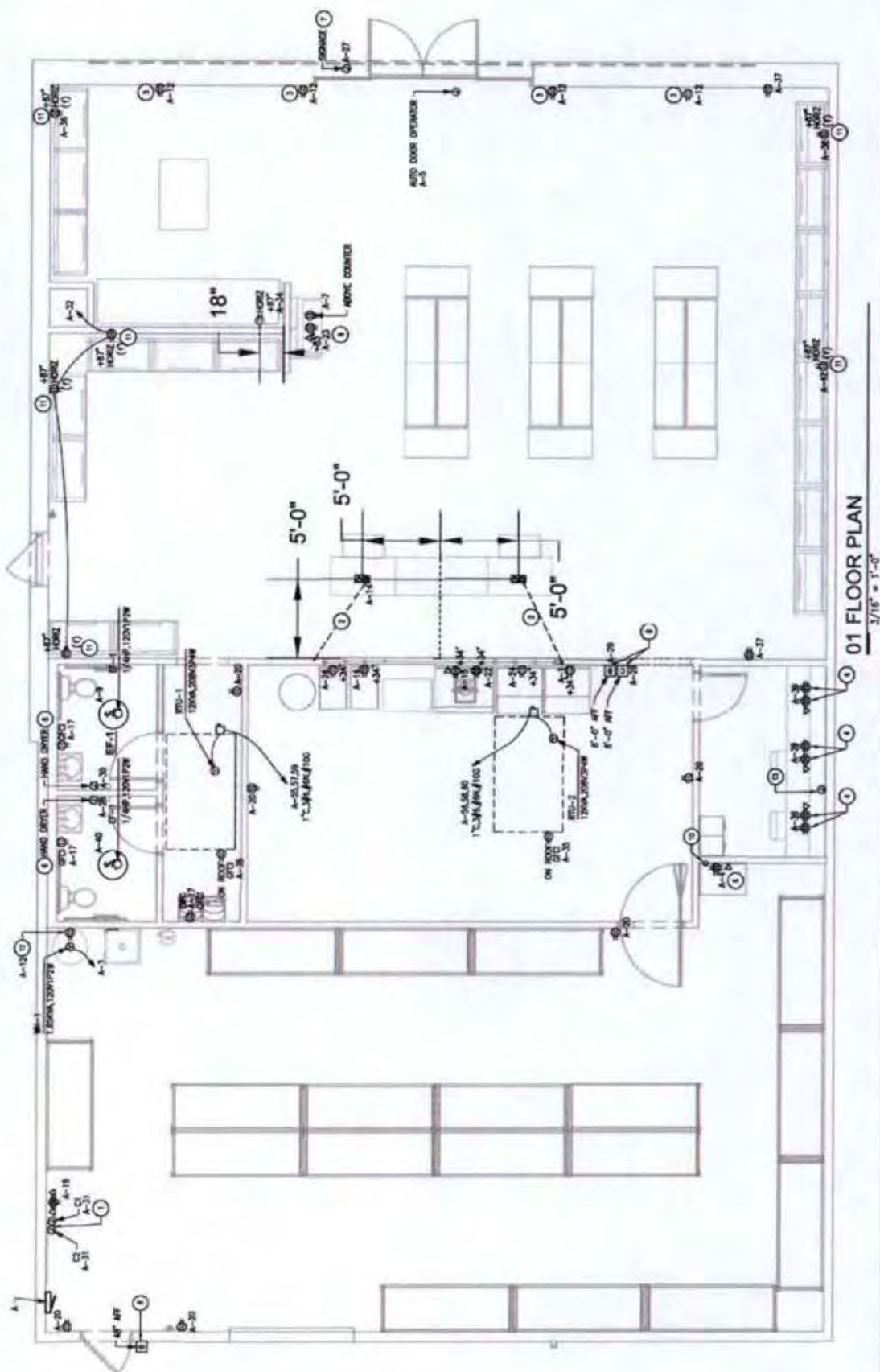
KEY NOTES

- [illegible]



NOTE: TERMINATE 1/2" WATER LINE IN
SHUTOFF VALVE IN CLOSET AND RECESSED

002 T-WALL DETAIL



2	\$	1	\$
2	\$	1	\$
3	\$		

NO SCALE

LIGHT FIXTURE SCHEDULE

11/10/2015


$$1/80^{\circ} = 1/20^{\circ}$$

- A. ALL CONDUCTORS SHALL BE 600V COPPER, INSTALLED IN RACEWAY.
- B. MINIMUM BRANCH CIRCUIT SHALL BE #12 THHN CONDUCTOR IN #2 CONDUIT.
- C. PROVIDE TYPED WRITTEN PANEL DIRECTORY.
- D. ALL EMERGENCY EGRESS AND EXIT LIGHTING SHALL BE CONNECTED TO THE LOCAL LIGHTING CIRCUIT AREA OF ANY ENTRANCE.
- E. PROVIDE GROUND MAT AT ALL CEILING PENETRATIONS FOR FUTURE SUPPORTS.
- F. CENTER EMERGENCY LIGHTS ABOVE DOORS, UNLESS OTHERWISE NOTED.

1. SWITCH BANK @ 12" AFF. SHEET CONTROL DRYAL THIS SHEET FOR ADDITIONAL INFORMATION ON LIGHTING CONTACTOR.
2. LUMINAIRE SHALL BE WIRRED AHEAD OF ANY SWITCHING INCLUDING CONTACTOR FOR 247 OPERATIONS FOR NORMAL CORRESS LIGHTING, PROVIDE EMERGENCY BACKUP OPTION FOR FEATURES LABELED N.C.
3. LIGHTS IN THIS ROOM TO BE CONTROLLED BY WALL MOUNTED OCCUPANCY SENSOR.

NOTE: COMPANY INFO TO BE PLACED HERE

NOTE: SERIAL LOCATION

[illegible]

PROJECT NUMBER	SHW0000
DATE	10/09/2010
DRAWN BY	JK
CHECKED BY	JK

OPEN CEILING
LIGHTING DESIGN
PLAN

0-00000-0

E-102

a - 1/2 SALES FLOOR LIGHTS
b - 1/2 SALES FLOOR LIGHTS
c - STOCKROOM LIGHTS
f - SALES FLOOR OUTLETS
T - 2 HOUR TIMED OVERRIDE SWITCH

\$ ^a	\$ ^b	\$ ^c
\$ ^f	\$ ^T	

02 SWITCHBANK DETAIL

NO SCALE

LIGHT FIXTURE SCHEDULE

TAG	DESCRIPTION	MODEL	PURNISHED BY	WATTS	LAMP
EX-1	EMERGENCY EXIT SIGN	TOP LIGHTING #LED20784	SHW	5	LED
L-1	LINEAR - RPT LED LINKED DECORATIVE STRIP	GE ALBEDO LED #ALV2-5-8T NL PROVIDE BATTERY BACKUP OPTION	SHW	25	(1) INTEGRATED LED
L-2	LED EMERGENCY LIGHT - DOUBLE - WHITE	TOP LIGHTING #LED96L	SHW	5	
LED-1	UNDER CABINET LED STRIP LIGHT	3MNO #PULSED10	SHW	11	(1) INTEGRATED LED
T-1	TROOPER - LED RECESSED - 2' X 2'	GE #LVT228043RM_VOLTAIR NL PROVIDE EMERGENCY LIGHT OPTION	SHW	29	(1) 29W LED
T-2	TROOPER - LED RECESSED - 2' X 4'	GE #LVT248043RM_VOLTAIR NL PROVIDE EMERGENCY LIGHT OPTION	SHW	33.5	(1) 33.5W LED

03 LUMINAIRE SCHEDULE

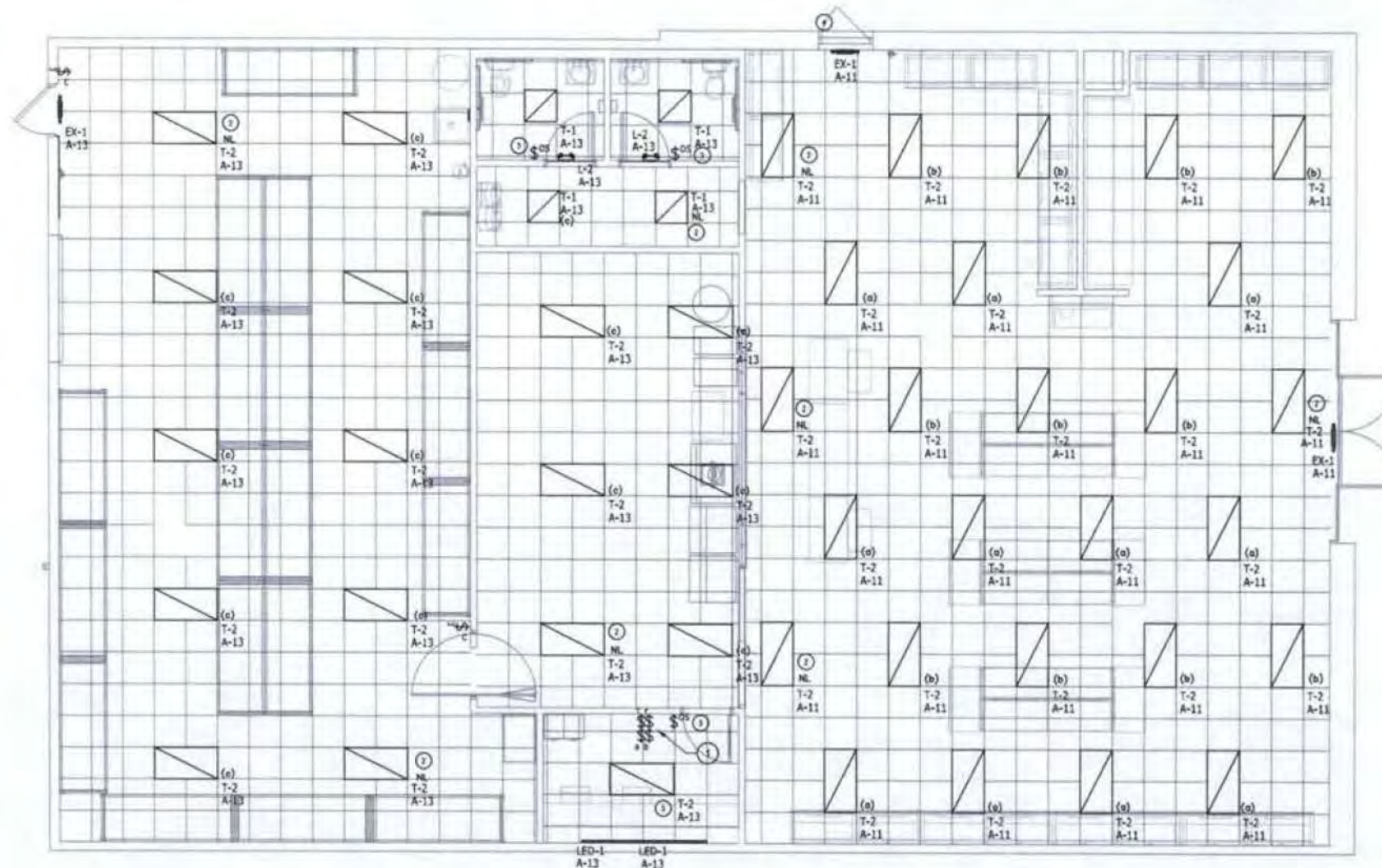
NO SCALE

GENERAL NOTES

- ALL CONDUCTORS SHALL BE 800V COPPER, INSTALLED IN RACEWAY.
- MINIMUM BRANCH CIRCUIT SHALL BE #12 THIN CONDUCTORS IN F CONDUIT.
- PROVIDE TYPED WRITTEN PANEL DIRECTORY.
- ALL EMERGENCY EGRESS AND EXIT LIGHTING SHALL BE CONNECTED TO THE LOCAL LIGHTING CIRCUIT, AHEAD OF ANY SWITCHING.
- PROVIDE GROMMET AT ALL CEILING PENETRATIONS FOR FIXTURES/SUPPORTS.
- CENTER EMERGENCY/EXIT LIGHTS ABOVE DOORS, UNLESS OTHERWISE NOTED.

KEY NOTES

- SWITCH BANK @ 47' AFF. SHEET CONTROL, DETAIL THIS SHEET FOR ADDITIONAL INFORMATION ON LIGHTING CONTACTOR.
- LUMINAIRE SHALL BE WIRED AHEAD OF ANY SWITCHING (INCLUDING CONTACTOR FOR 24/7 OPERATION) FOR NORMAL EGRESS LIGHTING. PROVIDE EMERGENCY BACKUP OPTION FOR FIXTURES LABELED NL.
- LIGHTS IN THIS ROOM TO BE CONTROLLED BY WALL MOUNTED OCCUPANCY SENSOR.



01 LIGHTING PLAN

1/4\" = 1'-0"



TENANT IMPROVEMENT
ADDRESS
CITY, STATE, ZIP

NOTE: COMPANY INFO TO BE PLACED HERE.

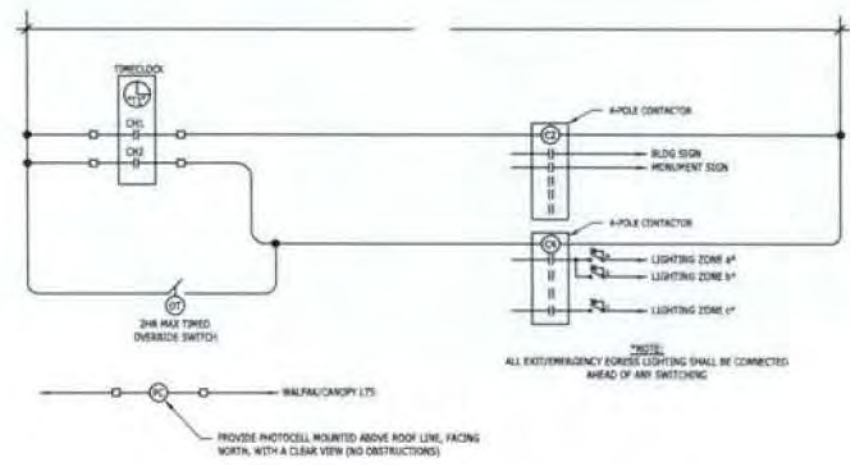
NOTE: SEAL LOCATION

No.	Description	Date

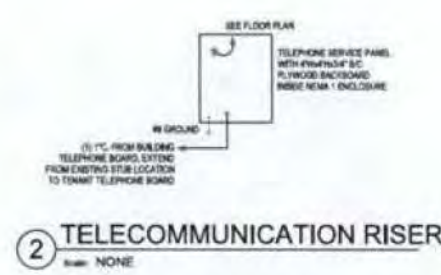
PROJECT NUMBER	SHAW000
DATE	XX/XX/2020
DRAWN BY	XX
CHECKED BY	XX

SHEET NAME
ACT CEILING LIGHTING DESIGN PLAN

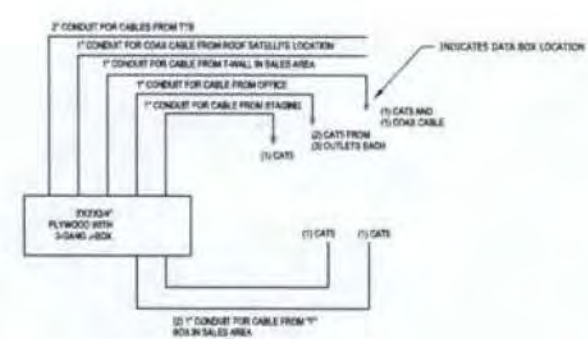
SHEET #
E-112



4 LIGHTING CONTROL SCHEMATIC
Scale: NONE



2 TELECOMMUNICATION RISER
Scale: NONE



3 DATA-BOARD DETAIL
Scale: NONE

5 RISER DIAGRAM
Scale: NONE
NOTE: ADD RISER DIAGRAM AS PER PROJECT

ROOM MOUNTING SURFACE REQ FROM UTILITY		VOLTS - SERVICE OF 480						KVA - 2000						
		BUS APPS			200			KVA BOX			200			
		NEUTRAL			100%			LUGS			STANDARD			
EXT #	CONDUIT DESCRIPTION	A	B	C	EXT #	CONDUIT DESCRIPTION	A	B	C	EXT #	CONDUIT DESCRIPTION	A	B	C
1	1 GALLON REFR	0.10			20	200	0.10			21	200	0.10		
2	200	0.10			21	200	0.10			22	200	0.10		
3	300	0.10			22	200	0.10			23	200	0.10		
4	400	0.10			23	200	0.10			24	200	0.10		
5	500	0.10			24	200	0.10			25	200	0.10		
6	600	0.10			25	200	0.10			26	200	0.10		
7	700	0.10			26	200	0.10			27	200	0.10		
8	800	0.10			27	200	0.10			28	200	0.10		
9	900	0.10			28	200	0.10			29	200	0.10		
10	1000	0.10			29	200	0.10			30	200	0.10		
11	1100	0.10			30	200	0.10			31	200	0.10		
12	1200	0.10			31	200	0.10			32	200	0.10		
13	1300	0.10			32	200	0.10			33	200	0.10		
14	1400	0.10			33	200	0.10			34	200	0.10		
15	1500	0.10			34	200	0.10			35	200	0.10		
16	1600	0.10			35	200	0.10			36	200	0.10		
17	1700	0.10			36	200	0.10			37	200	0.10		
18	1800	0.10			37	200	0.10			38	200	0.10		
19	1900	0.10			38	200	0.10			39	200	0.10		
20	2000	0.10			39	200	0.10			40	200	0.10		
21	2100	0.10			40	200	0.10			41	200	0.10		
22	2200	0.10			41	200	0.10			42	200	0.10		
23	2300	0.10			42	200	0.10			43	200	0.10		
24	2400	0.10			43	200	0.10			44	200	0.10		
25	2500	0.10			44	200	0.10			45	200	0.10		
26	2600	0.10			45	200	0.10			46	200	0.10		
27	2700	0.10			46	200	0.10			47	200	0.10		
28	2800	0.10			47	200	0.10			48	200	0.10		
29	2900	0.10			48	200	0.10			49	200	0.10		
30	3000	0.10			49	200	0.10			50	200	0.10		
31	3100	0.10			50	200	0.10			51	200	0.10		
32	3200	0.10			51	200	0.10			52	200	0.10		
33	3300	0.10			52	200	0.10			53	200	0.10		
34	3400	0.10			53	200	0.10			54	200	0.10		
35	3500	0.10			54	200	0.10			55	200	0.10		
36	3600	0.10			55	200	0.10			56	200	0.10		
37	3700	0.10			56	200	0.10			57	200	0.10		
38	3800	0.10			57	200	0.10			58	200	0.10		
39	3900	0.10			58	200	0.10			59	200	0.10		
40	4000	0.10			59	200	0.10			60	200	0.10		
41	4100	0.10			60	200	0.10			61	200	0.10		
42	4200	0.10			61	200	0.10			62	200	0.10		
43	4300	0.10			62	200	0.10			63	200	0.10		
44	4400	0.10			63	200	0.10			64	200	0.10		
45	4500	0.10			64	200	0.10			65	200	0.10		
46	4600	0.10			65	200	0.10			66	200	0.10		
47	4700	0.10			66	200	0.10			67	200	0.10		
48	4800	0.10			67	200	0.10			68	200	0.10		
49	4900	0.10			68	200	0.10			69	200	0.10		
50	5000	0.10			69	200	0.10			70	200	0.10		
51	5100	0.10			70	200	0.10			71	200	0.10		
52	5200	0.10			71	200	0.10			72	200	0.10		
53	5300	0.10			72	200	0.10			73	200	0.10		
54	5400	0.10			73	200	0.10			74	200	0.10		
55	5500	0.10			74	200	0.10			75	200	0.10		
56	5600	0.10			75	200	0.10			76	200	0.10		
57	5700	0.10			76	200	0.10			77	200	0.10		
58	5800	0.10			77	200	0.10			78	200	0.10		
59	5900	0.10			78	200	0.10			79	200	0.10		
60	6000	0.10			79	200	0.10			80	200	0.10		
61	6100	0.10			80	200	0.10			81	200	0.10		
62	6200	0.10			81	200	0.10			82	200	0.10		
63	6300	0.10			82	200	0.10			83	200	0.10		
64	6400	0.10			83	200	0.10			84	200	0.10		
65	6500	0.10			84	200	0.10			85	200	0.10		
66	6600	0.10			85	200	0.10			86	200	0.10		
67	6700	0.10			86	200	0.10			87	200	0.10		
68	6800	0.10			87	200	0.10			88	200	0.10		
69	6900	0.10			88	200	0.10			89	200	0.10		
70	7000	0.10			89	200	0.10			90	200	0.10		
71	7100	0.10			90	200	0.10			91	200	0.10		
72	7200	0.10			91	200	0.10			92	200	0.10		
73	7300	0.10			92	200	0.10			93	200	0.10		
74	7400	0.10			93	200	0.10			94	200	0.10		
75	7500	0.10			94	200	0.10			95	200	0.10		
76	7600	0.10			95	200	0.10			96	200	0.10		
77	7700	0.10			96	200	0.10			97	200	0.10		
78	7800	0.10			97	200	0.10			98	200	0.10		
79	7900	0.10			98	200	0.10			99	200	0.10		
80	8000	0.10			99	200	0.10			100	200	0.10		
81	8100	0.10			100	200	0.10			101	200	0.10		
82	8200	0.10			101	200	0.10			102	200	0.10		
83	8300	0.10			102	200	0.10			103	200	0.10		
84	8400	0.10			103	200	0.10			104	200	0.10		
85	8500	0.10			104	200	0.10			105	200	0.10		
86	8600	0.10			1									

LOAD TYPE	CONSL YRS	DEMAND YRS	LOAD TYPE	CONSL YRS	DEMAND YRS
LIGHTING	4.24	3.1 (121%)	CONTINUOUS	0	0 (121%)
LARGEST MOTOR	1.2	1.1 (112%)	HEATING	25.7	25.7 (100%)
OTHER MOTORS	2.88	3.58 (124%)	NONCONTINUOUS	3.8	3.8 (100%)
RECEPTACLS	15.6	15.3 (98%-10)	KITCHEN EQUIP	0	0 (N/A)
			NONKITCHEN-EQUIP	0	0 (N/A)
			TOTAL KVA	46.8	55.4
			TOTAL BALANCED DEMAND APPRS	141	

NOTES:
* - Controlled through contacts
** - Existing installation to remain

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT	NATIVE	
TREES								
	BH	5	BETULA NIGRA / RIVER BIRCH FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	2" CAL	10'	MINL 3 TRUNKS	
	RC	2	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR FULL TO GROUND	B&B OR CONT	1.5" CAL	8'	△	
	LN	11	LAGERSTROEMIA INDICA 'NATCHEZ' / 'NATCHEZ' CRAPE MYRTLE STANDARD TRUNK; FULL HEAD	B&B OR CONT	1.5" CAL	8'		
	MA	2	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA 3 TRUNKS; FULL HEAD	B&B OR CONT	1.5" CAL	8'		
	QV	11	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	2" CAL	10'		
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT	W	NATIVE	SPACING
SHRUBS								
	MC	37	MYRTICA CERIFERA / COMMON WAX MYRTLE SHRUB FORM, FULL TO GROUND	3 GAL	48"			60" o.c.
	SB	2	VIBURNUM ODORATISSIMUM / SWEET VIBURNUM FULL FORM	7 GAL	48"			48" o.c.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT	NATIVE	SPACING	
GROUND COVERS								
	AT	37	AMSONIA TABERNAEMONTANA / EASTERN BLUESTAR	1 GAL			24" o.c.	
	RD	11	ROSA X 'MEIGALPIO' / RED DRIFT ROSE	1 GAL			30" o.c.	
SOD/SEED								
	SOD	15,254 SF	CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS	SOD				

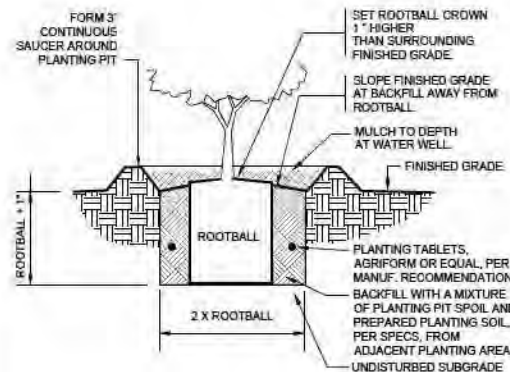
800-292-8525
#DIG (Cellular)
Dig Safely. **Alabama 1Call**

- GENERAL CONDITIONS**
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
 - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
 - ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.
- LANDSCAPE AREA SOIL PREPARATION**
- SOIL SHALL BE AMENDED BY THE ADDITION OF COMPOST AND FERTILIZER. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOD AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
 - INCORPORATE COMPOST UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOD AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G. LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS NECESSARY.
 - RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
 - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - WATER THOROUGHLY AFTER PLANTING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANTING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.
- PLANT MATERIAL AND PLANTING**
- PLANT QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR, AND ARE NOT ABSOLUTE. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
 - ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER OR LANDSCAPE ARCHITECT AT THE JOB SITE.
 - PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSEYMEN, INC. UNLESS NOTED SPECIFICALLY, ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
 - FRONT ROW OF SHRUBS SHALL BE PLANTED FROM CENTER OF PLANT A MINIMUM OF 24" BEHIND BED LINE @ LAWNS OR WALKS AND A MINIMUM OF 36" BACK OF CURB @ PARKING SPACES.
 - NO PRUNING SHOULD BE PERFORMED DURING FIRST GROWING SEASON EXCEPT FOR REMOVING DAMAGED OR DEAD GROWTH. WOUND PAINT IS NOT RECOMMENDED FOR ANY CUTS.
 - ALL PLANTING AREAS, TREE PITS, AND OTHER AREAS INDICATED ON PLANS SHALL BE MULCHED WITH A SETTLED LAYER OF THE INDICATED MULCH:
 - ☐ 3" DEPTH PINE BARK
 - ☐ 4" DEPTH SHREDDED HARDWOOD MULCH
 - ☒ 3" DEPTH LONGLEAF PINESTRAW, SETTLED
 - TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING AREAS AND LAWN, UNLESS NOTED OTHERWISE.
 - TREE STAKING SHALL BE PROVIDED TO KEEP TREES PLUMB AND PROTECTED FROM EXCESSIVE WINDS. ALL TREE-STAKING APPARATUS SHALL BE REMOVED AT THE END OF THE ONE-YEAR WARRANTY PERIOD.
 - ONE YEAR OF LANDSCAPE MAINTENANCE FROM SUBSTANTIAL COMPLETION SHALL BE INCLUDED AS AN (OPTIONAL BID) ITEM TO THE OWNER.

5 GENERAL PLANTING NOTES

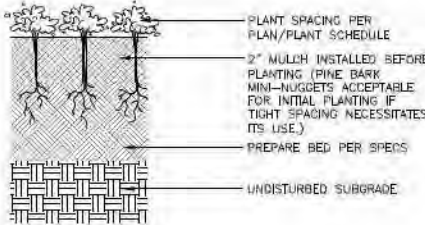
1" = 1"

329398-05



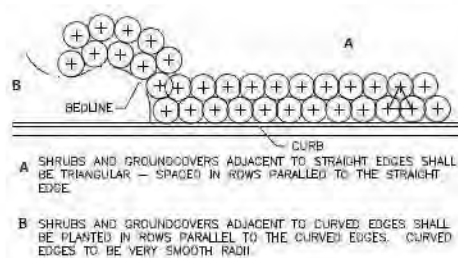
1 SHRUB PLANTING
1" = 1'-0"

329333-13-01



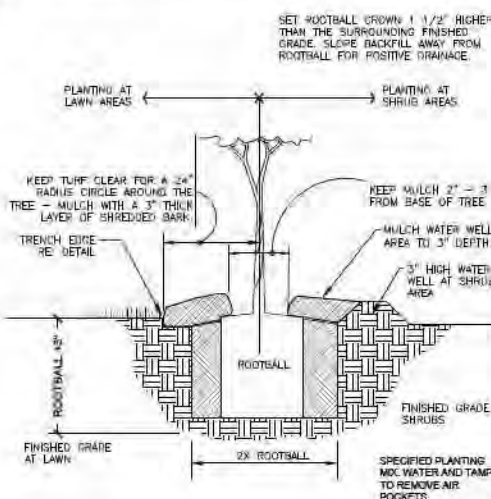
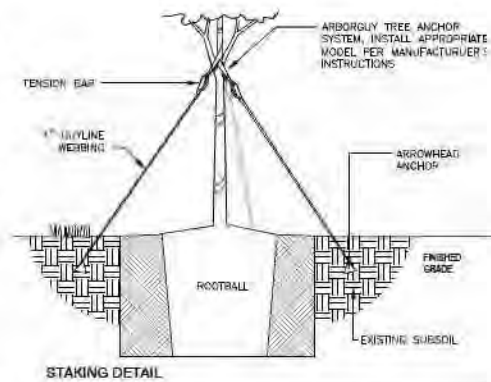
2 GROUND COVER PLANTING
3" = 1'-0"

329313-01



3 TYPICAL PLANT SPACING
NOT TO SCALE

329399-04



4 TREE PLANTING - GUY STRAP
1" = 1'-0"

329343-26-02

GMC

GOODWYN MILLS CAWOOD
11 NORTH WATER STREET, SUITE 19290
MOBILE, AL 36602
T 251-460-4006
GMCNETWORK.COM

ISSUE DATE

ISSUED BIDS & PERMIT 8-9-2024

A NEW RETAIL STORE FOR
SHERWIN-WILLIAMS
FAIRHOPE, ALABAMA
TENANT BUILDOUT UNDER SEPARATE PERMIT

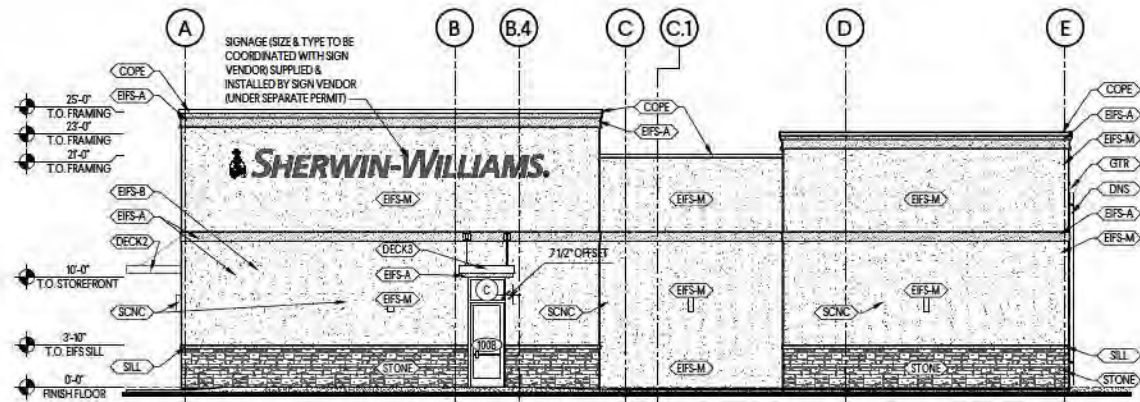


8-9-2024

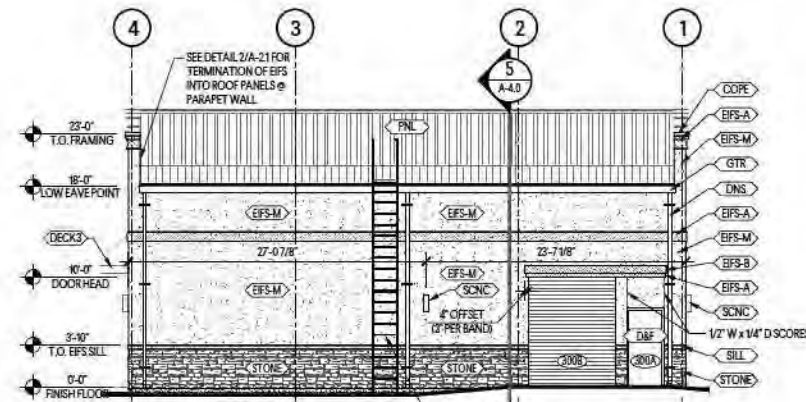
LANDSCAPE PLANTING DETAILS
LP500

GMC Project # AMOB240027

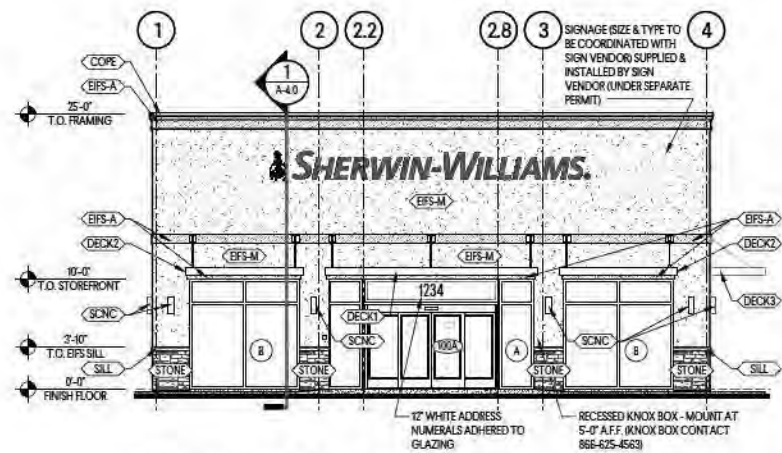
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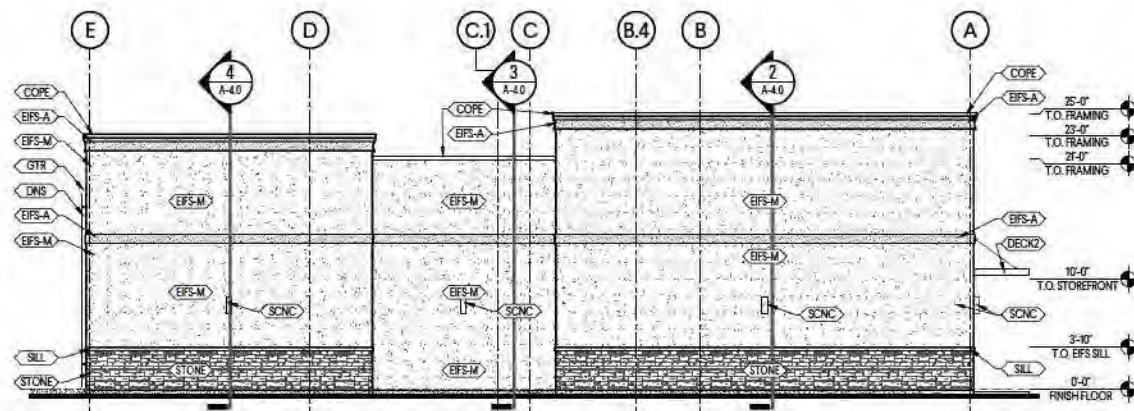
1 SOUTH ELEVATION
A-2.0 SCALE: 1/8"=1'-0"



2 EAST ELEVATION
A-2.0 SCALE: 1/8"=1'-0"



3 WEST ELEVATION
A-2.0 SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
A-2.0 SCALE: 1/8"=1'-0"

ELEVATION LEGEND

KEYNOTE	HATCH	DESCRIPTION	COLOR
STONE		PROVIA RIDGE CUT MANUFACTURED STONE VENEER	PROVIA-YOSEMITE
EPS-M		EPS - MAIN COLOR (FINISH - PRODUCT STO 310)	STO SW 'BELIEVABLE BUFF SW6120
EPS-A		EPS - ACCENT COLOR (FINISH - PRODUCT STO 310)	STO SW 'CREAMY SW7012
EPS-B		EPS - BAND COLOR (FINISH - PRODUCT STO 310)	STO SW 'URBANE BRONZE SW7048
PNL		1 1/4" 26 GAUGE MBCI PBR 36" METAL BACK PANEL (PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - LIGHT STONE
SILL		1 1/2" x 4" EPS SILL W/ BEVEL - SEE 7/A-2.1	STO SW 'DAPPER TAN SW6144
COPE		24 GAUGE METAL COPING (PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - BURNISHED SLATE
DNS	N/A	METAL DOWNSPOUT (SIZED & PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - BURNISHED SLATE
GTR	N/A	METAL GUTTER (SIZED & PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - BURNISHED SLATE
DECK1	N/A	METAL DECK CANOPY TYPE 'A' - 19'-4" x 5'-0" (SEE 2/A-5.0)	SHERWIN WILLIAMS 'URBANE BRONZE SW7048
DECK2	N/A	METAL DECK CANOPY TYPE 'B' - 10'-8" x 5'-0" (SEE 2/A-5.0)	SHERWIN WILLIAMS 'URBANE BRONZE SW7048
DECK3	N/A	METAL DECK CANOPY TYPE 'C' - 5'-0" x 5'-0" (SEE 2/A-5.0)	SHERWIN WILLIAMS 'URBANE BRONZE SW7048
SCNC		6" WALL MOUNTED CYLINDER LED @ 7'-7" A.F.F. (SEE ELECTRICAL)	DARK BRONZE
D&F	N/A	STEEL DOOR & HOLLOW METAL FRAME	SHERWIN WILLIAMS 'BELIEVABLE BUFF SW6120
A		STOREFRONT TYPE (REFER TO SHEET A-3.0)	
380		DOOR NUMBER (REFER TO SHEET A-3.0)	
PAINTING NOTES:			
(2) COATS OF S-W METALTEX ACRYLIC SEMI-GLOSS (B42 SERIES)			
METAL - (LINTELS)			
METAL - (D&F)			
(1) COAT, IF NOT FACTORY PRIMED, USE STEEL - KEM KROMIK PRIMER ALUM-DTM WASH PRIMER (INDUSTRIAL ENAMEL B54)			

GMC

GOODWIN MILLS CAWOOD
11 NORTH WATER STREET, SUITE 19790
MOBILE, AL 36602
T 251-460-4006
GMCNETWORK.COM

ISSUE DATE

ISSUED FOR BIDS & PERMIT 08-2024

REVISION #1 11-22-2022



SHERWIN-WILLIAMS®

A COMMERCIAL DEVELOPMENT

FAIRHOPE, AL

BUSHEL DR

GRADE, DRAIN, BASE AND PAVE
WATER DISTRIBUTION
SEWAGE COLLECTION SYSTEM

SEPTEMBER 2024

LEGAL DESCRIPTION

(LOT 5 - ENCOUNTER COMMERCIAL RETAIL CENTER SUBDIVISION):

STATE OF ALABAMA
COUNTY OF BALDWIN

COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°-54'-01" WEST A DISTANCE OF 1,190.55 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 181 (VARIABLE R/W); THENCE RUN SOUTH 00°-17'-39" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 265.31 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN SOUTH 89°-56'-17" EAST A DISTANCE OF 310.05 FEET; THENCE RUN SOUTHWARDLY ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 17°-01'-24", A RADIUS OF 325.00 FEET, A CHORD BEARING OF SOUTH 08°-38'-09" WEST, AND A CHORD LENGTH OF 96.21 FEET) AN ARC DISTANCE OF 96.56 FEET; THENCE RUN SOUTH 00°-07'-27" WEST A DISTANCE OF 34.87 FEET; THENCE RUN NORTH 89°-56'-17" WEST A DISTANCE OF 296.19 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 181; THENCE RUN NORTH 00°-17'-39" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 0.89 ACRE, MORE OR LESS.

INDEX TO SHEETS:

SHEET	DESCRIPTION
C0	COVER SHEET
C1	EXISTING CONDITIONS/DEMOLITION PLAN
C2	SITE PLAN
C3	GEOMETRIC LAYOUT & UTILITY PLAN
C4	GRADING & DRAINAGE PLAN
C5	CIVIL CONSTRUCTION NOTES
C6-C8	CIVIL CONSTRUCTION DETAILS (1-3)
C9	EROSION CONTROL PLAN
C10	EROSION CONTROL DETAILS

SITE DATA TABLE

STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FAIRHOPE LOT 5 - ENCOUNTER COMMERCIAL RETAIL CENTER SUBDIVISION		
EX. TAX PARCEL ID:	05-46-01-02-0-000-001.510	
LOT SIZE:	APPROX. 0.894 ACRES	
EXISTING ZONING:	B-2 GENERAL BUSINESS DISTRICT	
BUILDING SETBACKS:		
FRONT (HWY 181):	125' HIGHWAY CONSTRUCTION SETBACK	
SIDE:	N/A	
REAR:	25'	
LANDSCAPE BUFFERS:		
FRONT:	20' GREENSPACE BUFFER	
SIDE:	10'	
REAR:	20'	
GENERAL PARKING STANDARDS:		
VEHICLE PARKING REQUIRED:	0-400 SF GFA = 4 SPACES 400-5000 SF GFA = 1 SPACE/400 SF	400 SF GFA = 4 SPACES + 3681 SF / 400 SF = 9.2 SPACES 13.2 TOTAL SPACES
VEHICLE PARKING ADDITION:	13.2 SPACES * 20% = 2.64 → 15.84 TOTAL SPACES	
VEHICLE PARKING PROVIDED:	16 SPACES	
PROPOSED BUILDING & AREA COVERAGE CALCULATIONS:		
BUILDING HEIGHT:	25'-0"	
TOTAL GROSS FLOOR AREA:	4,081 SF	
BUILDING COVERAGE:	4,081 SF / 38,927 SF = ±10%	
IMPERVIOUS AREA:	18,144 SF = ±47% (EXCLUDING BUILDING)	
GREEN SPACE:	16,702 SF = ±43%	

SPEED
LIMIT
55

POSTED SPEED LIMIT
AL-181 & AL-104

SPEED
LIMIT
30

POSTED SPEED LIMIT
ENCOUNTER DRIVE, BUSHEL DRIVE, & HIDDEN GLEN
(R2-1)

PREPARED FOR:

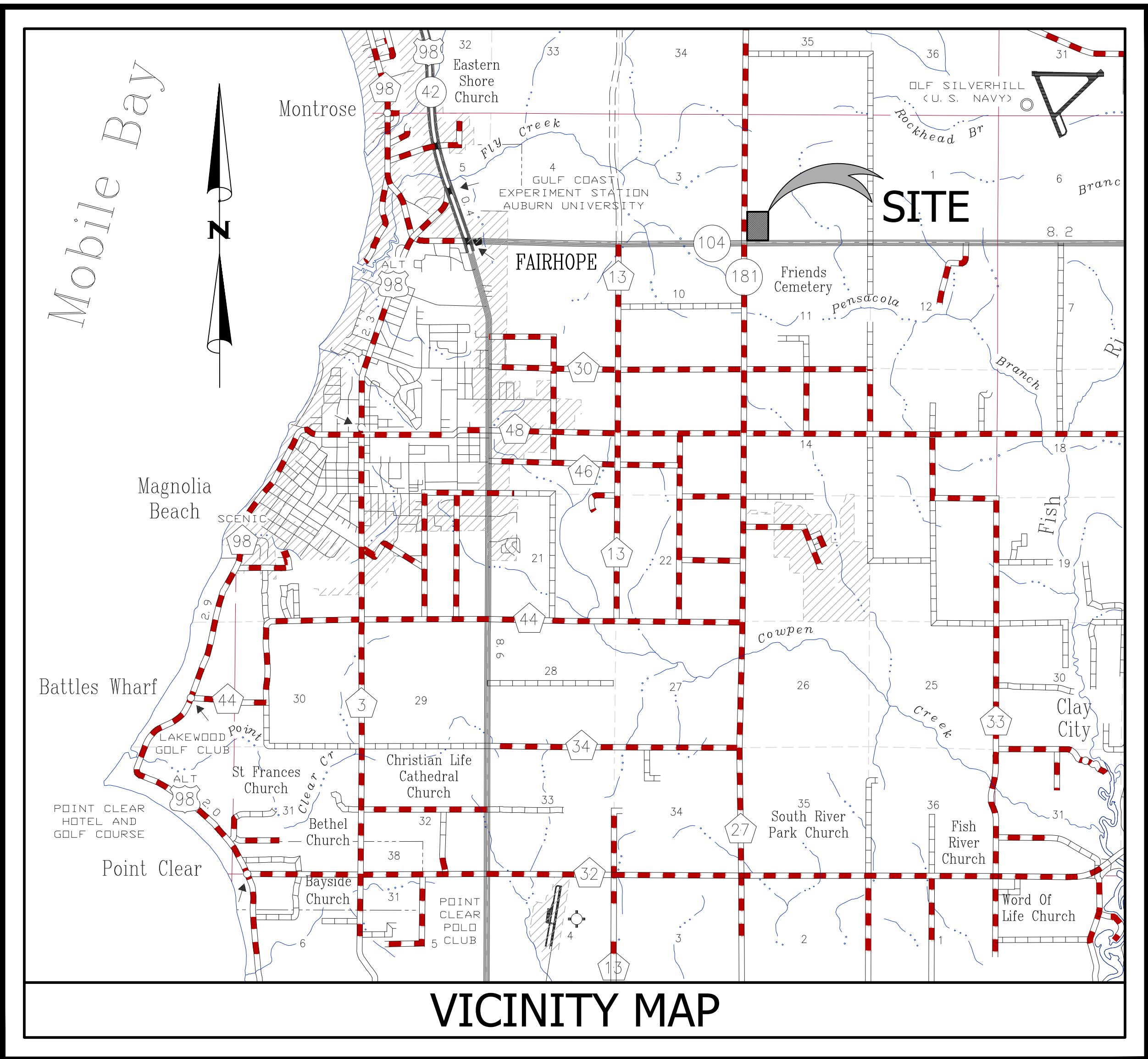
ENCOUNTER DEVELOPMENT, LLC
3262 OLD SHELL ROAD (STE C-1)
MOBILE, AL 36607
SCOTT DELANEY
251-599-3240

NOTE:

NO CONSTRUCTION AND/OR LAND DISTURBANCE, EXCEPT THOSE NECESSARY TO INSTALL THE BMP'S, SHALL BEGIN ON THIS PROJECT UNTIL THE BMP PLAN HAS BEEN INSTALLED AND APPROVED BY THE CITY/COUNTY.

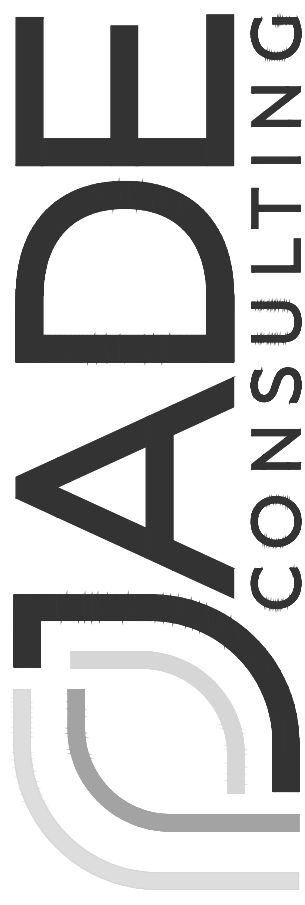
UTILITY INFORMATION

CONTRACTOR SHALL HAVE ALL EXISTING BURIED UTILITIES "LINE SPOTTED" BY CALLING 1-800-292-8925 (ALABAMA ONE-CALL) OR BY CONTACTING LOCAL UTILITY COMPANIES	
WATER/GAS:	FAIRHOPE PUBLIC UTILITIES 555 S SECTION ST, FAIRHOPE, AL 36532 DARYL MOREFIELD (WATER), WES BOYETT (GAS) (251) 928-2136
SEWER:	FAIRHOPE PUBLIC UTILITIES 555 S SECTION ST, FAIRHOPE, AL 36532 DARYL MOREFIELD (251) 928-2136 BALDWIN COUNTY SEWER SERVICE 14747 UNDERWOOD RD, SUMMERDALE, AL 36580 ANGELA FOLEY (251) 971-3022
ELECTRICAL:	RIVIERA UTILITIES 413 E LAUREL AVE, FOLEY, AL 36536 SCOTT SLIGH (251) 943-5001
TELEPHONE:	AT&T - BELL SOUTH TELECOMMUNICATIONS, LLC 2155 OLD SHELL RD, MOBILE, AL 36607 WADE MITCHELL (251) 471-8361

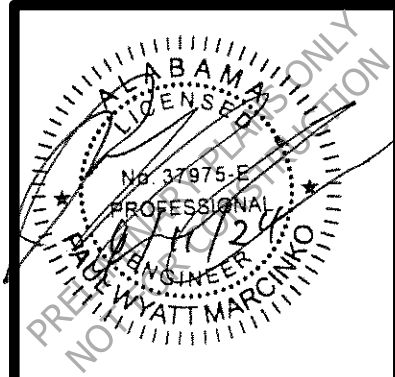


VICINITY MAP

NOT TO SCALE



208 Green Rd. North, Ste. C
Fairhope, Alabama 36532
P.O. Box 1929
Fairhope, Alabama 36533
Phone: (251) 928-3443
jadeengineers.com
(AL) CA-3157-E



NO.	REVISION	DATE	APPR.
2.	CITY RESUBMITTAL	9/11/24	
1.	CITY SUBMITTAL	8/19/24	

COVER SHEET
SHERWIN-WILLIAMS.
ENCOUNTER DEVELOPMENT, LLC

JOB NO: 23-1875.20
SCALE: N/A
DATE: SEPT 2024
DRAFTER: CBE/TVML
SHEET:

C0

NOTES:

1. ALL NEW WORK SHOWN IN THESE PLANS SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL BUILDING AND UTILITY INSTALLATION CODES.
2. NO WORK SHALL COMMENCE, INCLUDING DEMOLITION, UNTIL ALL APPLICABLE EROSION CONTROL MEASURES HAVE BEEN INSTALLED, INSPECTED BY THE PROJECT ENGINEER, AND APPROVED.
3. EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY CLEARING OR EARTHWORK OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL PERMANENT GROUND COVER IS ESTABLISHED IN ALL DISTURBED AREAS.

DEMOLITION NOTE:

1. ALL DEMOLITION TO BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
2. CLEAR AND GRUB ALL AREAS WITHIN POND AND ROADWAY FOOTPRINTS.

UTILITY INFORMATION	
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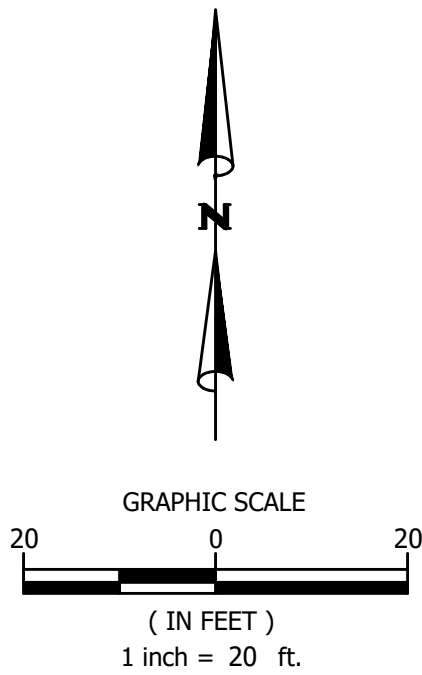
EXISTING UTILITIES DISCLAIMER:

EXISTING UTILITIES INDICATED ON THESE PLANS ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS REQUIRED TO VERIFY LOCATION, BURY DEPTH, SIZE AND MATERIAL TYPE PRIOR TO ANY UTILITY IMPROVEMENTS. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES THAT ARE FOUND.



FLOOD ZONE NOTE:

ACCORDING TO THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 01003C0661 M, DATED APRIL 19, 2019, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FLOOD HAZARD AREAS "X-UNSHADED" AS DETERMINED BY GRAPHIC SCALING.



LEGEND

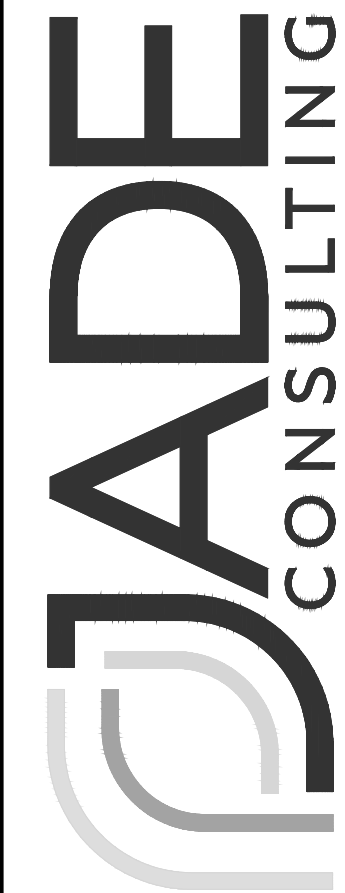
	BENCHMARK
	CONCRETE MONUMENT FOUND
	CAPPED ROD FOUND
	CAPPED ROD SET
	RIGHT-OF-WAY
	CENTERLINE
	EXIST. PROPERTY LINE
	PROPERTY LINE (ADJACENT)
	EXIST. EASEMENT LINE
	EXIST. OVERHEAD UTILITY AND UTILITY POLE
	EXIST. GUY WIRE AND UTILITY POLE
	EXIST. WATER LINE
	EXIST. SANITARY SEWER FORCE MAIN
	EXIST. GAS LINE
	EXIST. UNDERGROUND CABLE LINE
	EXIST. UNDERGROUND ELECTRIC LINE
	EXIST. PIPE
	EXIST. 1 FOOT CONTOUR
	EXIST. 5 FOOT CONTOUR
	EXIST. GRADE SPOT ELEVATION
	EXIST. POWER POLE
	EXIST. ELECTRICAL METER
	EXIST. ELECTRICAL BOX
	EXIST. WATER METER
	EXIST. WATER VALVE
	EXIST. FIRE HYDRANT
	EXIST. SANITARY SEWER SERVICE
	EXIST. SANITARY SEWER MANHOLE
	EXIST. GAS VALVE
	EXIST. GAS LINE METER
	EXIST. GAS LINE MARKER
	EXIST. GAS LINE VENT
	EXIST. COMMUNICATIONS VAULT
	EXIST. COMMUNICATIONS MARKER
	EXIST. STORM SEWER MANHOLE
	EXIST. ASPHALT PAVING
	EXIST. CONCRETE
	EXIST. GRAVEL
	TO BE REMOVED
	TO BE REMOVED

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C29	17°01'24"	325.00'	96.56'	N08°38'09"E	96.21'

SURVEY PROVIDED BY:

Wattier Surveying, Inc.
Professional Land Surveyors
4318 Downtowner Loop N., Suite H
Mobile, Alabama 36609
251-342-2640



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P.O. Box 1929
Fairhope, Alabama 36533
Phone: (251) 928-3443
jadengineers.com
(AL) CA-3157-E



NO.	REVISION	DATE	APPR.
2.	CITY RESUBMITTAL	9/11/24	
1.	CITY SUBMITTAL	8/19/24	

EXISTING CONDITIONS/DEMOLITION PLAN
SHERWIN-WILLIAMS.
ENCOUNTER DEVELOPMENT, LLC

JOB NO: 23-1875.20
SCALE: 1" = 20'
DATE: SEPT 2024
DRAFTER: CBE/TVML
SHEET:

NOTES TO CONTRACTOR:

1. EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE BUILDING INDICATED IN THESE DRAWINGS MATCHES THE ARCHITECTS LATEST BUILDING AND FOUNDATION PLAN. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONFIRM THE AGREEMENT BETWEEN THE BUILDING FOOT PRINT SHOWN IN THESE PLANS AND THE ARCHITECTS BUILDING FOOTPRINT AND FOUNDATION PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ANY EXISTING SLOPES AND INFRASTRUCTURES ON THE SITE (I.E. PONDS, INLETS, ETC.).
3. CONTRACTOR TO VIDEO ALL EXISTING SEWER AND DRAIN LINES TO ENSURE THEY ARE CLEAR AND IN PROPER WORKING ORDER. PROVIDE VIDEO TO THE OWNER.
4. AFTER THE STORM DRAIN SYSTEM IS COMPLETED THE CONTRACTOR SHALL VIDEO THE SYSTEM AND SUBMIT VIDEO TO THE OWNER FOR REVIEW.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.
6. ALL EARTHWORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH GEOTECHNICAL RECOMMENDATIONS.
7. ALL CONDUIT LOCATIONS FOR POWER, TELEPHONE, AND CABLE SHALL BE COORDINATED WITH ARCHITECTURAL PLANS AND LOCAL UTILITY PROVIDERS.

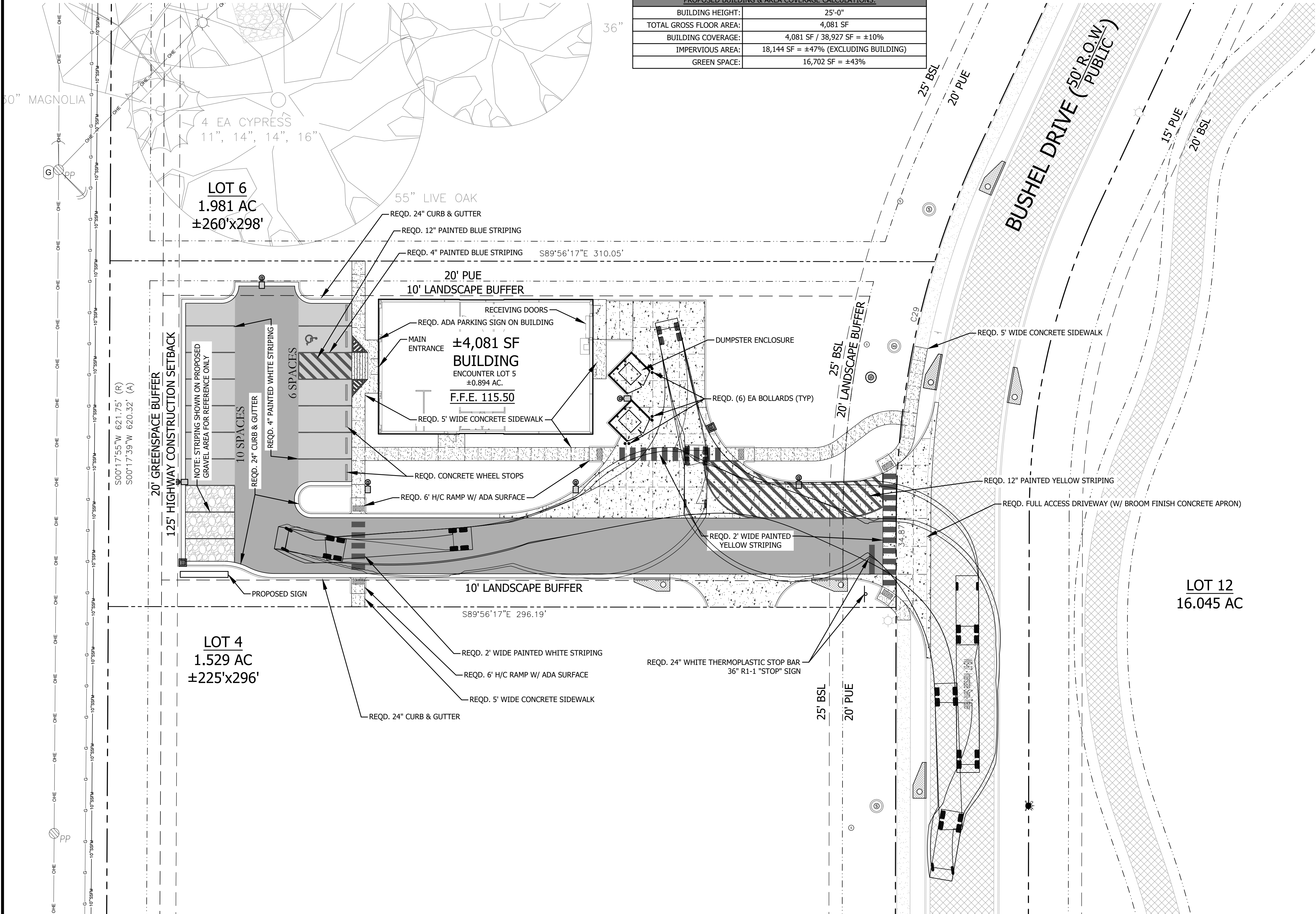
PROPOSED JOINT LAYOUT:

- PROPOSED CONTRACTION JOINT
----- PROPOSED EXPANSION JOINT

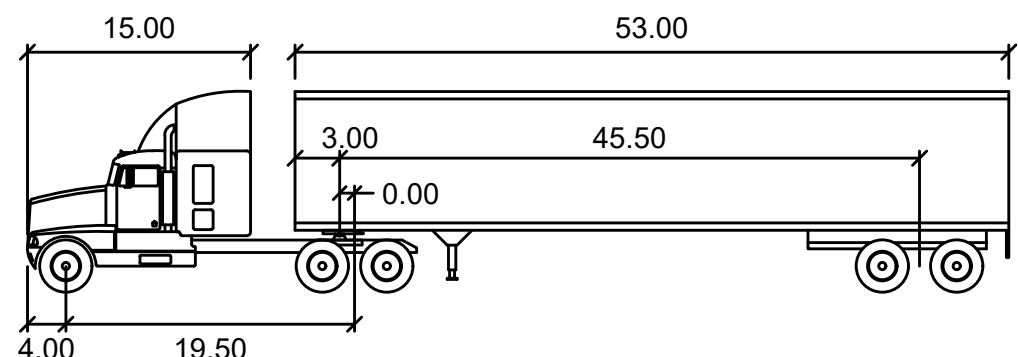
PARKING STRIPING NOTE:

PARKING STRIPES ON CONCRETE SHOULD ALWAYS BE YELLOW AND PARKING STRIPES ON ASPHALT SHOULD ALWAYS BE WHITE UNLESS OTHERWISE SPECIFIED IN THE CONSTRUCTION DOCUMENTS.

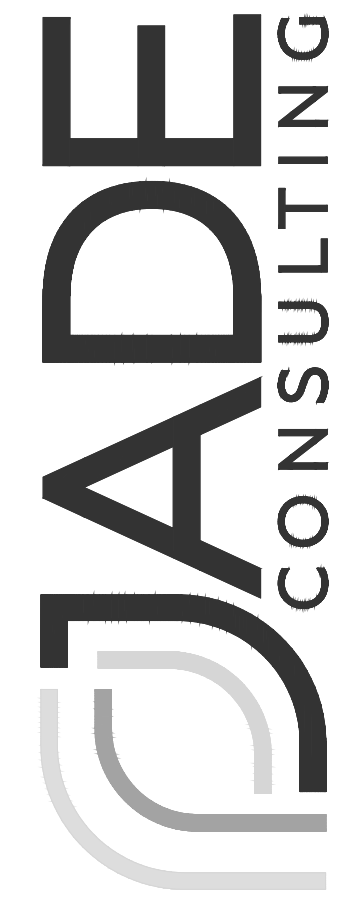
SITE DATA TABLE		
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LANDSCAPE BUFFERS:		
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IMPERVIOUS AREA:	18,144 SF = ±47% (EXCLUDING BUILDING)	
GREEN SPACE:	16,702 SF = ±43%	



LEGEND	
	BENCHMARK
	CONCRETE MONUMENT FOUND
	CAPPED ROD FOUND
	CAPPED ROD SET
	RIGHT-OF-WAY
	CENTERLINE
	EXIST. OVERHEAD UTILITY AND UTILITY POLE
	EXIST. GUY WIRE AND UTILITY POLE
	EXIST. WATER LINE
	EXIST. SANITARY SEWER LINE
	EXIST. GAS LINE
	EXIST. UNDER GROUND CABLE LINE
	EXIST. UNDERGROUND ELECTRIC LINE
	EXIST. PIPE
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT LINE
	PROPOSED SETBACK LINE
	PROPOSED 24" CONCRETE CURB & GUTTER
	EXIST. POWER POLE
	EXIST. ELECTRICAL METER
	EXIST. LIGHT POLE
	EXIST. ELECTRICAL BOX
	EXIST. WATER METER
	EXIST. WATER VALVE
	EXIST. FIRE HYDRANT
	EXIST. SANITARY SEWER MANHOLE
	EXIST. SANITARY SEWER SERVICE
	EXIST. GAS VALVE
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	EXIST. GAS LINE MARKER
	EXIST. GAS LINE VENT
	EXIST. COMMUNICATIONS VAULT
	EXIST. COMMUNICATIONS MARKER
	EXIST. STORM SEWER MANHOLE
	EXIST. ASPHALT PAVING
	EXIST. CONCRETE
	PROPOSED GRAVEL
	PROPOSED STANDARD DUTY ASPHALT
	PROPOSED MEDIUM DUTY ASPHALT
	PROPOSED LIGHT DUTY CONCRETE (BROOM FINISH)
	PROPOSED HEAVY DUTY CONCRETE (BROOM FINISH)



WB-67	feet	
Tractor Width	: 8.00	Lock to Lock Time : 6.0
Trailer Width	: 8.50	Steering Angle : 28.4
Tractor Track	: 8.00	Articulating Angle : 75.0
Trailer Track	: 8.50	



208 Greeno Rd. North, Ste. C
Fairhope, Alabama 36532
P.O. Box 1929
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Phone: (251) 928-3443
jadengineers.com
(AL) CA-3157-E



NO.	REVISION	DATE	APPR.
2.	CITY RESUBMITTAL	9/11/24	
1.	CITY SUBMITTAL	8/19/24	

SITE PLAN
SHERWIN-WILLIAMS.
ENCOUNTER DEVELOPMENT, LLC

JOB NO: 23-1875.20
SCALE: 1" = 20'
DATE: SEPT 2024
DRAFTER: CBE/TVML
SHEET: C2

NOTES TO CONTRACTOR:

1. EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE BUILDING INDICATED IN THESE DRAWINGS MATCHES THE ARCHITECTS LATEST BUILDING AND FOUNDATION PLAN. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONFIRM THE AGREEMENT BETWEEN THE BUILDING FOOT PRINT SHOWN IN THESE PLANS AND THE ARCHITECTS BUILDING FOOTPRINT AND FOUNDATION PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
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5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.
6. ALL EARTHWORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH GEOTECHNICAL RECOMMENDATIONS.
7. ALL CONDUIT LOCATIONS FOR POWER, TELEPHONE, AND CABLE SHALL BE COORDINATED WITH ARCHITECTURAL PLANS AND LOCAL UTILITY PROVIDERS.

PROPOSED JOINT LAYOUT:

- PROPOSED CONTRACTION/SAWCUT JOINT
- - - - - PROPOSED EXPANSION JOINT

DIMENSION NOTE:

DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

UTILITY NOTE:

CONTRACTOR TO STUB OUT UTILITIES TO WITHIN 5' OF BUILDING. COORDINATE WITH PLUMBING PLANS FOR CONNECTION.

EXISTING UTILITIES DISCLAIMER:

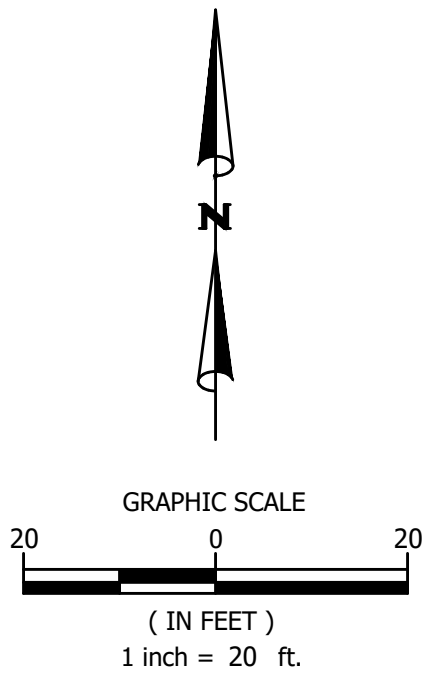
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UTILITY INFORMATION

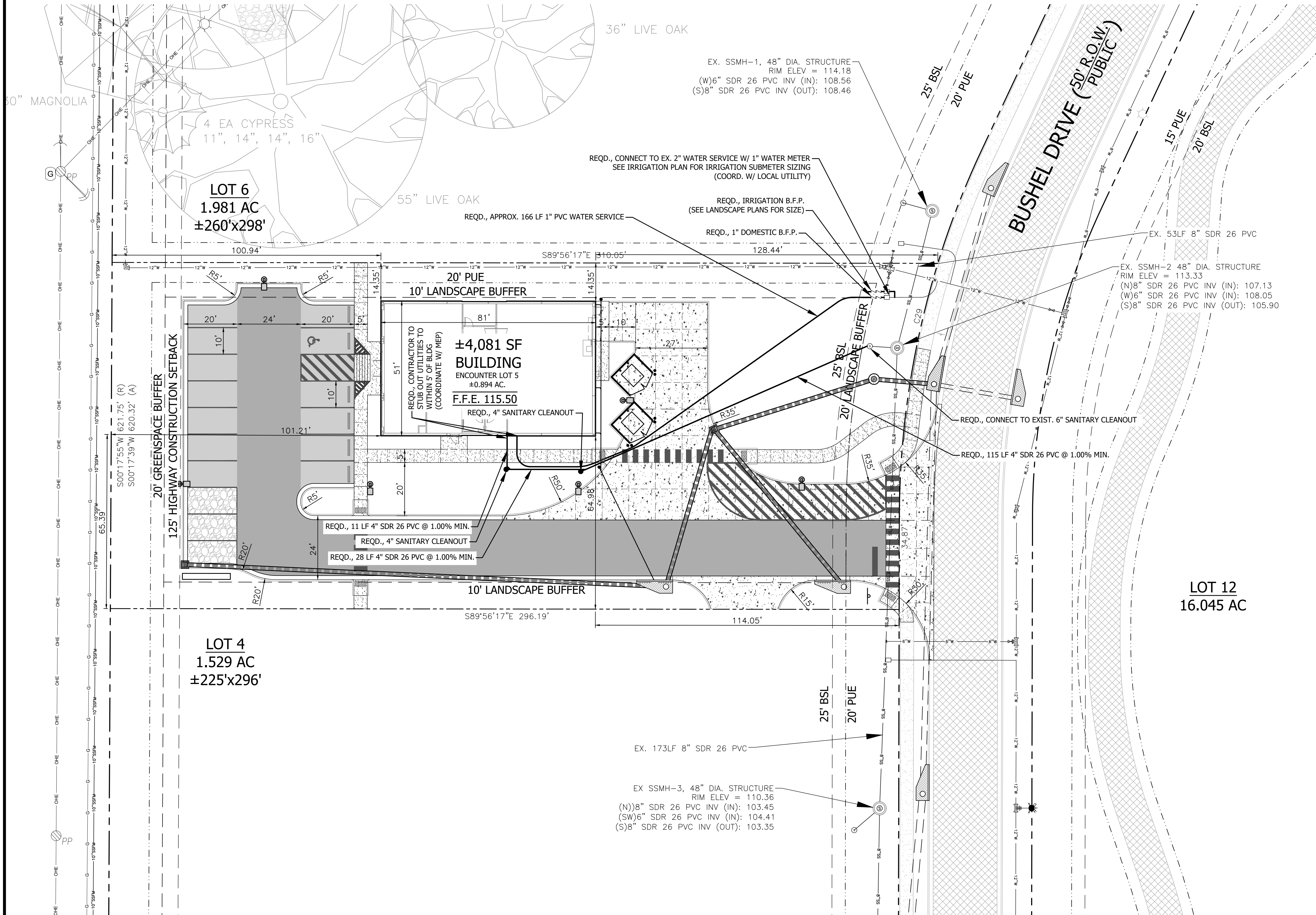
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TELEPHONE:	AT&T - BELL SOUTH TELECOMMUNICATIONS, LLC 2155 OLD SHELL RD, MOBILE, AL 36607 WADE MITCHELL (251) 471-8361



LEGEND

	BENCHMARK
	CONCRETE MONUMENT FOUND
	CAPPED ROD FOUND
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	EXIST. OVERHEAD UTILITY AND UTILITY POLE
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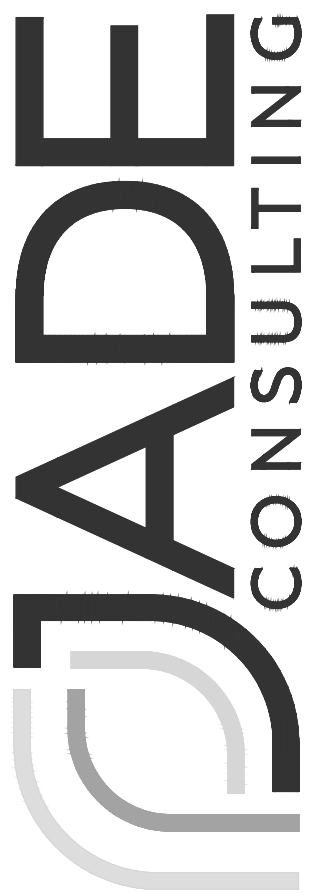


CURVE DATA

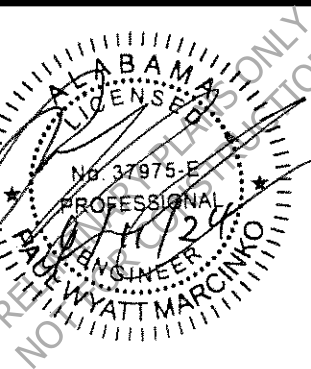
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NO.	REVISION	DATE	APPR.
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1.	CITY SUBMITTAL	8/19/24	

GEOMETRIC LAYOUT & UTILITY PLAN
SHERWIN-WILLIAMS.
ENCOUNTER DEVELOPMENT, LLC

JOB NO: 23-1875.20
SCALE: 1" = 20'
DATE: SEPT 2024
DRAFTER: CBE/TVML
SHEET:

NOTES TO CONTRACTOR:

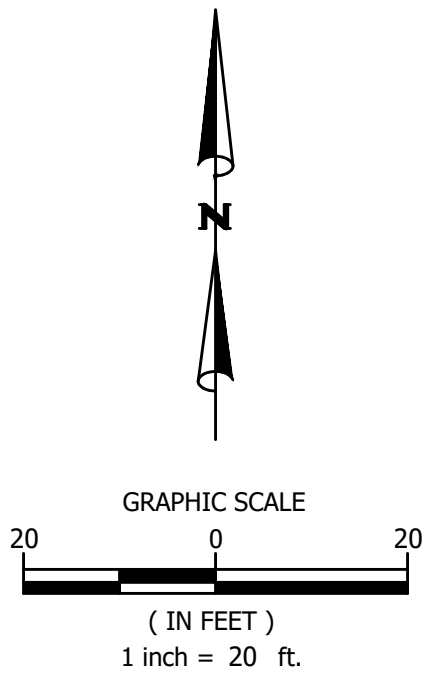
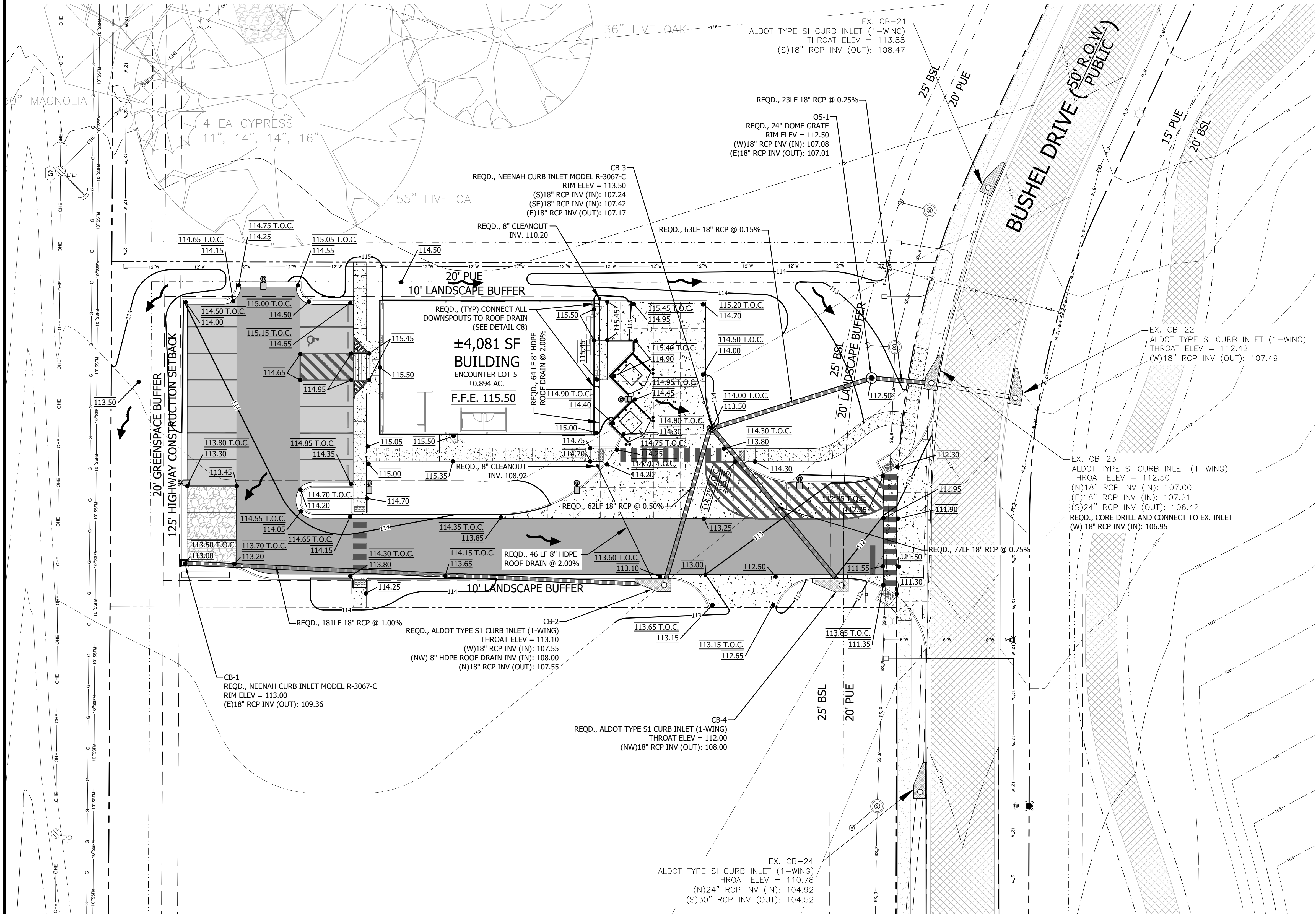
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5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.
6. ALL EARTHWORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH GEOTECHNICAL RECOMMENDATIONS.
7. ALL CONDUIT LOCATIONS FOR POWER, TELEPHONE, AND CABLE SHALL BE COORDINATED WITH ARCHITECTURAL PLANS AND LOCAL UTILITY PROVIDERS.

DRAINAGE NOTE:

1. FOR ALL CURB INLETS, THE THROAT ELEVATION CALLED OUT ON THE PLANS IS THE ACTUAL GUTTER FLOW LINE ELEVATION.
2. MANHOLE STEPS SHALL BE PROVIDED FOR ALL STRUCTURES OVER 4' DEEP. STEPS MUST BE EASILY ACCESSIBLE FROM MANHOLE ACCESS.
3. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY OF ALL STORM NETWORK STRUCTURE ELEVATIONS AND PIPE INVERTS.

FOUNDATION FOOTING NOTE:

CONTRACTOR TO REVIEW SPOT ELEVATIONS IMMEDIATELY SURROUNDING BUILDING AT THE TIME OF FOOTING PREPARATION. CONTRACTOR TO ENSURE STRUCTURAL DETAILS MATCH CIVIL DESIGN AND ACCOUNT FOR ELEVATIONS TO ENSURE NO CONFLICT WITH FOOTING DEPTHS. CONTRACTOR TO INFORM ENGINEERS AND OWNER OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND ENSURE RESOLUTION BEFORE SCHEDULING FOOTINGS TO BE POURED.



LEGEND

- BENCHMARK
- CONCRETE MONUMENT FOUND
- CAPPED ROD FOUND
- CAPPED ROD SET
- RIGHT-OF-WAY
- CENTERLINE
- EXIST. OVERHEAD UTILITY AND UTILITY POLE
- EXIST. GUY WIRE AND UTILITY POLE
- EXIST. WATER LINE
- EXIST. SANITARY SEWER LINE
- EXIST. GAS LINE
- EXIST. UNDER GROUND CABLE LINE
- EXIST. UNDERGROUND ELECTRIC LINE
- EXIST. PIPE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE
-

SURVEY PROVIDED BY:

Wattier Surveying, Inc.
Professional Land Surveyors
4318 Downtowner Loop N., Suite H
Mobile, Alabama 36609
251-342-2640

NO.	REVISION	DATE	APPR.
2.	CITY RESUBMITTAL	9/11/24	
1.	CITY SUBMITTAL	8/19/24	

PROJECT NOTES:

SITE NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL STATE, LOCAL AND FEDERAL LAWS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL OF THESE LAWS AND REGULATIONS HAVE BEEN MET.
2. THE CONTRACTOR SHALL NOTIFY JADE CONSULTING'S RESPECTIVE TESTING COMPANY AND ANY LOCAL JURISDICTIONAL INSPECTOR FOR APPROVAL 48 HOURS BEFORE THE BEGINNING OF ANY SUBSEQUENT PHASE OF CONSTRUCTION.
3. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS DISCOVERED IN THE PLANS.
4. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE ONE-CALL LINE LOCATE CENTER FOR THE MARKING OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RENEW CONFORMATION NUMBERS AS OFTEN AS REQUIRED DURING THE DURATION OF THE PROJECT. THE CURRENT CONFIRMATION NUMBER SHALL BE ON PROJECT SITES AT ALL TIMES.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ANY AND ALL EXISTING UNDERGROUND UTILITIES AND TO TAKE WHATEVER STEPS ARE NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING FACILITIES ON THESE PLANS. HOWEVER, THIS INFORMATION IS SHOWN FOR THE CONTRACTORS CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF UTILITIES SHOWN OR NOT SHOWN. THE CONTRACTOR IS TO CONTACT THE UTILITY COMPANIES FOR EXACT LOCATION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING INFRASTRUCTURE.
7. ALL WATER CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO **THE LATEST EDITION OF THE 'STANDARDS AND SPECIFICATIONS' OF FAIRHOPE PUBLIC UTILITIES.**
8. ALL SEWER CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO **THE LATEST EDITION OF THE 'STANDARDS AND SPECIFICATIONS' OF FAIRHOPE PUBLIC UTILITIES.**
9. ALL MANHOLES WITHIN THE 100 YEAR FLOOD PLAIN SHALL BE CONSTRUCTED THREE (3) FEET ABOVE GRADE.
10. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY MEASURES TO ENSURE THAT THE PROJECT IS OSHA COMPLIANT.
11. THE CONTRACTOR SHALL EXPLORE EXISTING STRUCTURES, UTILITIES AND PIPING SO THAT ANY REQUIRED ADJUSTMENT MAY BE MADE.
12. ANY EXCESS MATERIAL FROM CONSTRUCTION ACTIVITIES SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND INVERTS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK ITEM. THE PROJECT ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
14. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH ALL RESPECTIVE UTILITY PROVIDERS AND AUTHORITIES. PROPER NOTICE SHALL BE GIVEN PRIOR TO ANY WORK STARTING.
15. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BEDDING AND HAUNCHING FOR ALL IMPROVEMENTS.
16. CONTRACTOR SHALL REPLACE ANY FAULTY OR IMPROPERLY INSTALLED IMPROVEMENTS AT THEIR EXPENSE.
17. THE CONTRACTOR SHALL EMPLOY A LAND SURVEYOR REGISTERED IN THE STATE OF ALABAMA TO RESET ANY PROPERTY MARKERS DAMAGED DURING CONSTRUCTION AT THEIR EXPENSE.
18. ALL PRESSURE PIPE FITTINGS, WATER AND SEWER SHALL BE DUCTILE IRON.
19. CONTRACTOR SHALL NOT DEVIATE FROM PLANS WITHOUT PROPER CONSENT.
20. NO SEPARATE PAY ITEM FOR REMOVAL OF ASPHALT, CONCRETE, PIPE, INLETS, ETC. WORK TO BE CONSIDERED A SUBSIDIARY ITEM OF CLEARING AND GRUBBING.
21. CONTRACTOR SHALL STRICTLY FOLLOW THE LOCAL AUTHORITIES AND/OR GEOTECHNICAL REPORTS FOR ALL GRADING, BACKFILLING, AND PAVING REQUIREMENTS. ALL RESPECTIVE TASKS SHALL BE APPROVED BY RESPONSIBLE INSPECTOR PRIOR TO ACCEPTANCE.
22. THE CONTRACTOR WILL ENSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED, REMOVED OR REGRADED AS REQUIRED BY THE ENGINEER.
23. ALL GRAVITY PIPES SHALL BE LAID ON SMOOTH CONTINUOUS GRADES WITH NO DETECTABLE BENDS AT JOINTS.
24. ALL STORM DRAINAGE INLET STRUCTURES SHALL HAVE A NEENAH CAST IRON FRAME AND COVER, OR APPROVED EQUAL, FOR ACCESS.
25. SOIL TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. THE SOILS ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ADEQUATE NOTICE TO SOILS ENGINEER FOR THE REQUIRED TESTING OF THE PROJECT.
26. THE CONTRACTOR SHALL PROVIDE ANY EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTORS RESPONSIBILITY.

SEDIMENT CONTROL & STORMWATER MANAGEMENT NOTES:

1. ALL EROSION CONTROL PROCEDURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "ALABAMA HANDBOOK FOR EROSION CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS".
2. ALL BEST MANAGEMENT PRACTICES (BMP) PROCEDURES SHALL BE IN PLACE AND INSPECTED PRIOR TO ANY LAND DISTURBING ACTIVITY.
3. ALL DISTURBED AREAS SHALL BE TEMPORARILY GRASSED AND MULCHED IF THEY WILL BE LEFT UNATTENDED FOR 13 DAYS.
4. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE PROJECT ENGINEER AND/OR LOCAL JURISDICTIONAL INSPECTOR.
5. CONSTRUCTION ENTRANCE/EXIT PADS SHALL BE INSTALLED BY THE CONTRACTOR AT CONSTRUCTION ACCESS POINTS PRIOR TO LAND DISTURBANCE AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT. (NO DIRECT PAYMENT)
6. THE APPROVED BEST MANAGEMENT PRACTICES PLAN SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBING ACTIVITY HAS BEGUN.
7. SILT FENCE AND/OR EROSION CONTROL NETTING SHALL BE PLACED ALONG THE DOWNSTREAM SIDE OF ALL PROPOSED FILL CONSTRUCTION.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION.
9. WHEN REQUIRED CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY AND RAIN EVENT TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. CONTRACTOR SHALL PROPERLY MAINTAIN ALL BMP'S IN ACCORDANCE WITH THE "HANDBOOK".
10. CONTRACTOR SHALL IMMEDIATELY REPAIR AND/OR REPLACE ANY DAMAGED OR IMPROPERLY FUNCTIONING BMP.
11. ANY SILT IN THE DETENTION POND SHALL BE REMOVED AS DIRECTED BY THE PROJECT ENGINEER OR LOCAL AUTHORITY. THE DETENTION POND SHALL ALSO BE REGRADED TO FINAL DESIGN PRIOR TO FINAL ACCEPTANCE OF PROJECT. THERE IS NO DIRECT PAYMENT FOR THIS ACTIVITY.
12. ALL DISTURBED AREAS MUST BE PERMANENTLY STABILIZED IN ACCORDANCE WITH THE HANDBOOK PRIOR TO FINAL ACCEPTANCE.
13. CONTRACTOR SHALL ROUTINELY CLEAN OUT ANY SILT ACCUMULATION FROM THE PROJECTS DRAINAGE STRUCTURES AS REQUIRED BY PROJECT ENGINEER AND/OR LOCAL AUTHORITY.
14. CONTRACTOR IS SOLELY RESPONSIBLE FOR SEDIMENT CONTROL AND STORMWATER MANAGEMENT FOR PROJECT. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER IMMEDIATELY OF ANY FAILING BMP.

CONSTRUCTION PHASE SEQUENCE:

PHASE ONE

- INSTALL CONSTRUCTION ENTRANCE/EXIT
- CLEAR AREA REQUIRED FOR SILT FENCE PLACEMENT
- INSTALL SILT FENCE (SBA)

PHASE TWO

- WATTLES, INLET, AND OUTLET PROTECTION TO BE INSTALLED

PHASE THREE

- DEMOLITION AND REMOVAL OF DEMO DEBRIS
- CLEAR/GRUB REMAINING SITE AREAS

PHASE FOUR

- INSTALL STORM DRAINAGE MEASURES
- GRADE SITE TO ROUGH GRADES

PHASE FIVE

- CONSTRUCT UTILITIES (WATER, SEWER)
- BUILDING CONSTRUCTION BEGINS

PHASE SIX

- CONSTRUCT ROADS (PAVING, CURB AND GUTTER, SIDEWALKS)
- BUILDING CONSTRUCTION CONTINUES

PHASE SEVEN

- BUILDING CONSTRUCTION COMPLETED
- STABILIZE DISTURBED AREAS WITH SOLID SOD
- INSTALL PERMANENT LANDSCAPING

PHASE EIGHT

- REMOVE BMP MEASURES

PHASE NINE

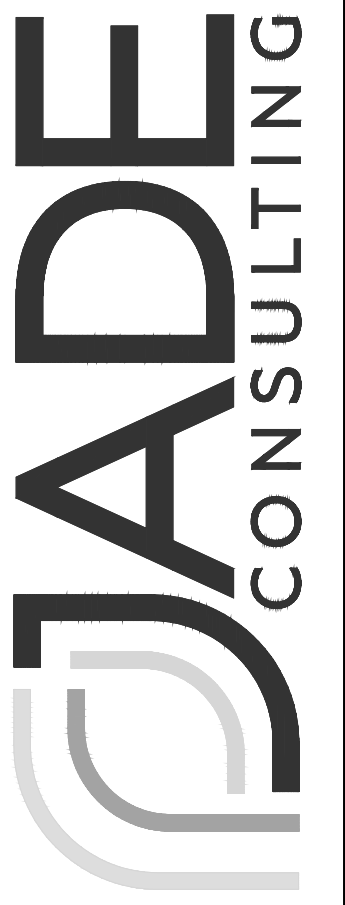
- REMOVE SILT FENCE
- PROJECT COMPLETE & FINAL INSPECTION

PARKING STRIPING NOTE:

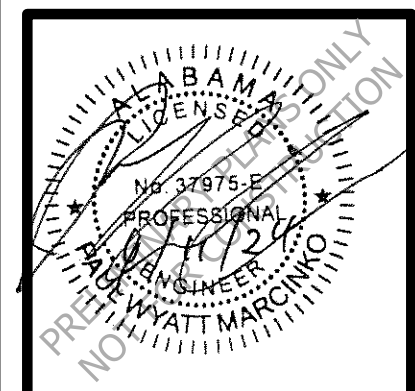
PARKING STRIPES ON CONCRETE SHOULD ALWAYS BE YELLOW AND PARKING STRIPES ON ASPHALT SHOULD ALWAYS BE WHITE UNLESS OTHERWISE SPECIFIED IN THE CONSTRUCTION DOCUMENTS.

TRAFFIC CONTROL NOTES:

1. ALL TRAFFIC CONTROL SHALL COMPLY WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. ALL TRAFFIC PLANS SHALL BE COORDINATED WITH THE CITY OF FAIRHOPE PUBLIC WORKS DEPARTMENT AND ALDOT.
3. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS MAY BE NECESSARY AS PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PART IV. THESE DEVICES SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION. **NO SEPARATE PAYMENT WILL BE MADE FOR TRAFFIC CONTROL REQUIREMENTS.**
4. ALL TEMPORARY TRAFFIC CONTROL SHALL COMPLY WITH PART VI OF THE MUTCD LATEST EDITION.



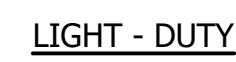
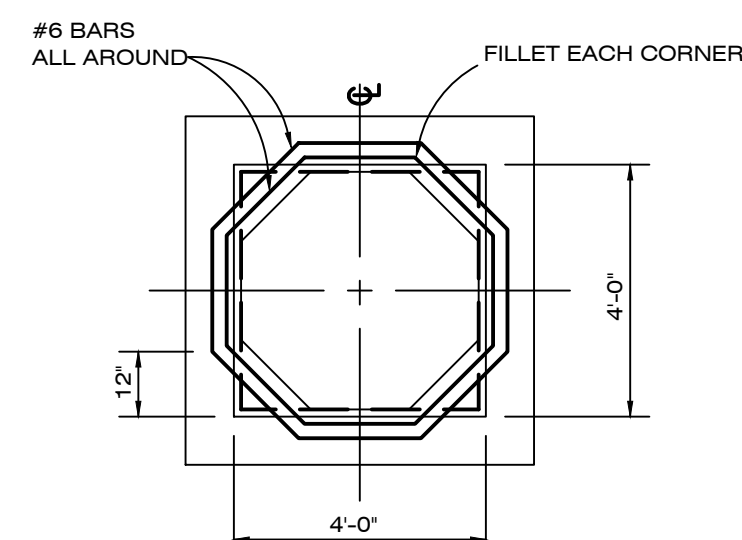
208 Greeno Rd. North, Ste. C
Fairhope, Alabama 36532
P.O. Box 1929
Fairhope, Alabama 36533
Phone: (251) 928-3443
jadengineers.com
(AL) CA-3157-E

[illegible]

CIVIL CONSTRUCTION NOTES
SHERWIN-WILLIAMS.
ENCOUNTER DEVELOPMENT, LLC

JOB NO: 23-1875.20
SCALE: NTS
DATE: SEPT 2024
DRAFTER: CBE/TVML
SHEET:

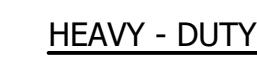
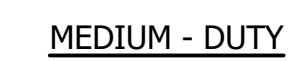
C5



ALL GRADING AND PAVING SHALL CONFORM
WITH GEOTECH REPORT PROVIDED BY
"GEOCON ENGINEERING & MATERIALS
TESTING" DATED AUGUST 8, 2024.

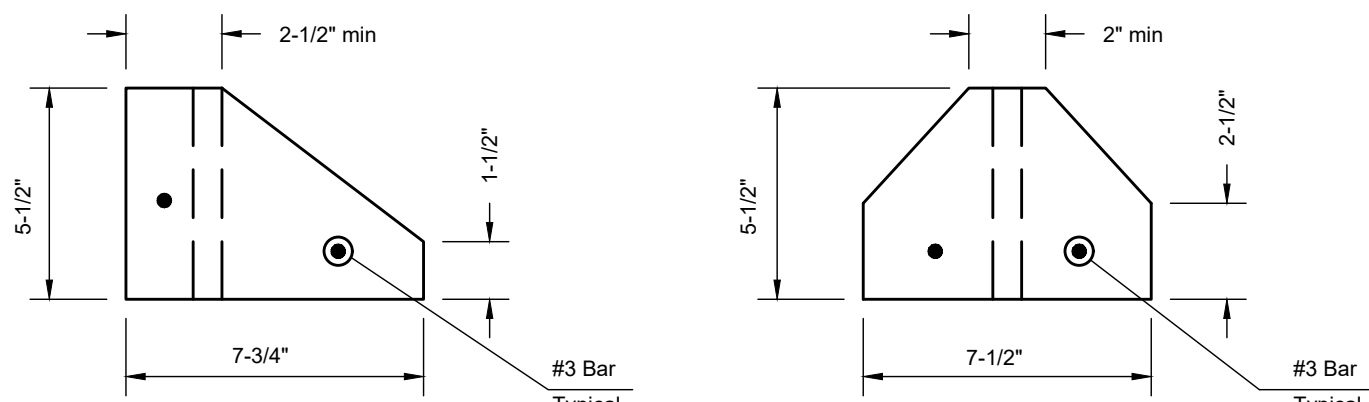
ALL GRADING AND PAVING SHALL CONFORM WITH GEOTECH REPORT PROVIDED BY "GEOCON ENGINEERING & MATERIALS TESTING" DATED AUGUST 8, 2024.

REFER TO GEOTECH REPORT FOR DETAILS ON ALL
CONCRETE CONSTRUCTION AND EXPANSION JOINTS



1. CURB TO BE PLACED BY SLIP FORM METHOD OR APPROVED EQUAL.
2. TRAVERSE JOINTS TO BE FORMED IN CONCRETE INTEGRAL CURB JOINTS TO BE PLACED AT 50' INTERVALS, ADDITIONALLY EXPANSION JOINTS TO BE PROVIDED AT ALL CURB PCS, PTS, AND AROUND ALL STRUCTURES.
3. CONTRACTOR JOINTS TO BE PLACED AT 10' INTERVALS AND EXPANSION JOINTS TO BE PLACED AT 50' INTERVALS.
4. GRADING AND SOD PLACEMENT SHALL BE INSTALLED TO ENSURE POSITIVE SURFACE WATER DRAINAGE OVER TOP OF CURB.
5. EXPANSION JOINTS: USE PREMOULDED EXPANSION JOINT FILLER CONFORMING TO ASTM D1751 OR D1752 (OR APPROVED EQUAL).

NTS



NOTES: - CONCRETE TO BE 3,000 PSI WITH FIBER MESH REINFORCING.
- TO BE INSTALLED 2' FROM FACE OF WALK.

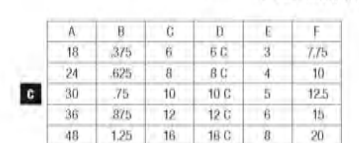
NTS



NTS



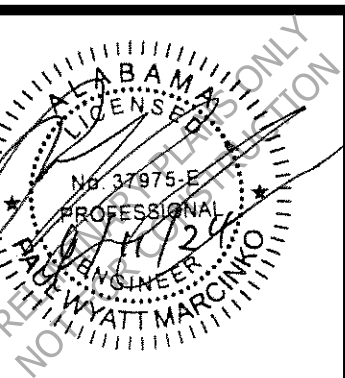
NTS



COLORS: LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - RED (RETROREFLECTIVE)

1-1

STOP SIGN

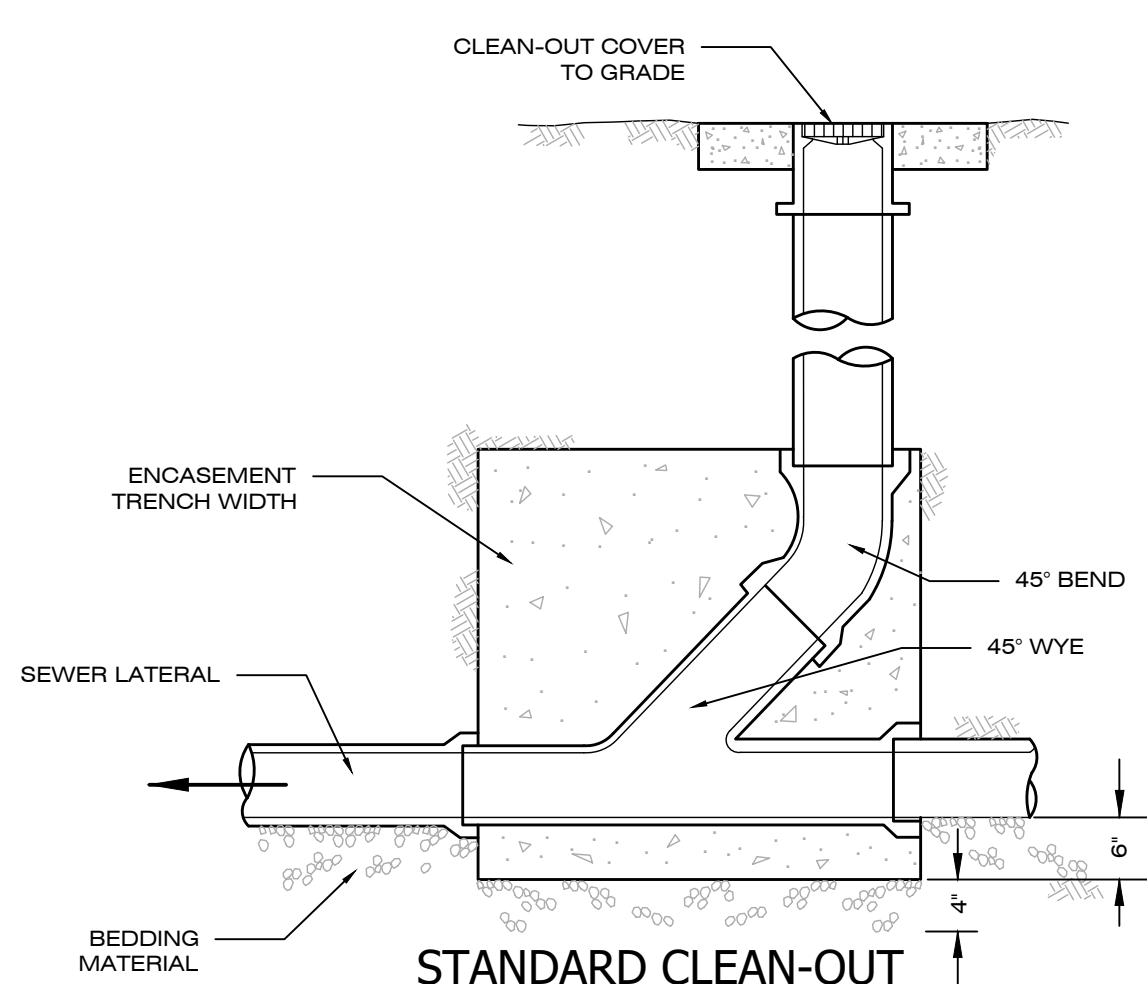


2.		CITY RESUBMITTAL		9/11/24	
1.		CITY SUBMITTAL		8/19/24	
NO.		REVISION		DATE	APPR.

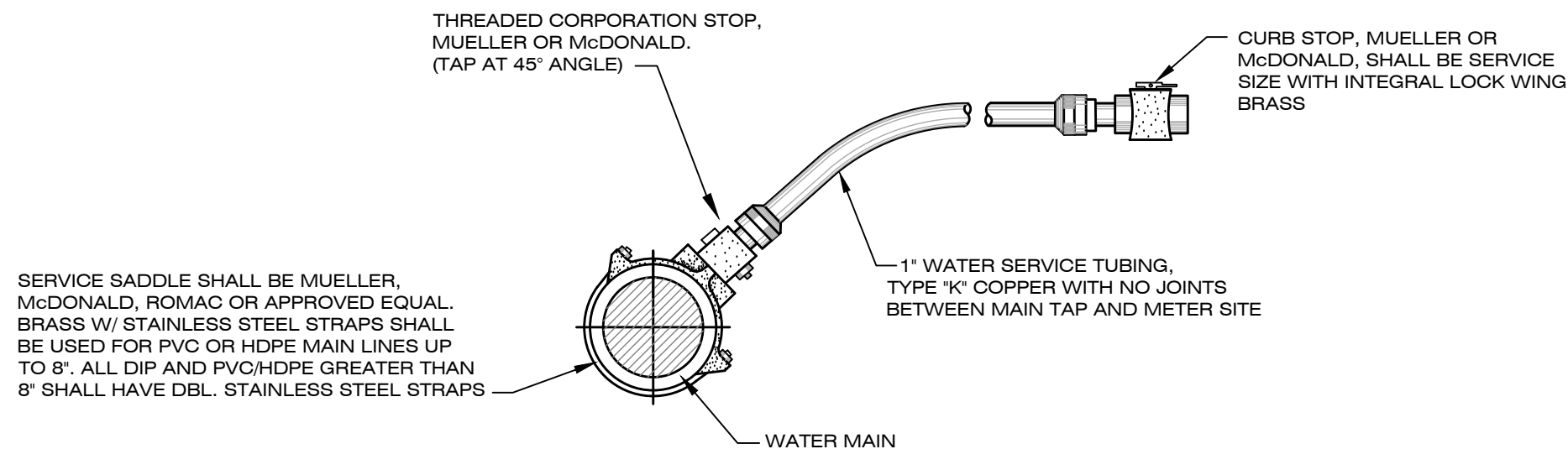
 **SHERWIN-WILLIAMS.**
ENCOUNTER DEVELOPMENT, LLC

OB NO:	23-1875.20
SCALE:	NTS
DATE:	SEPT 2024
RAFTER:	CBE/TVML
SHEET:	

C6



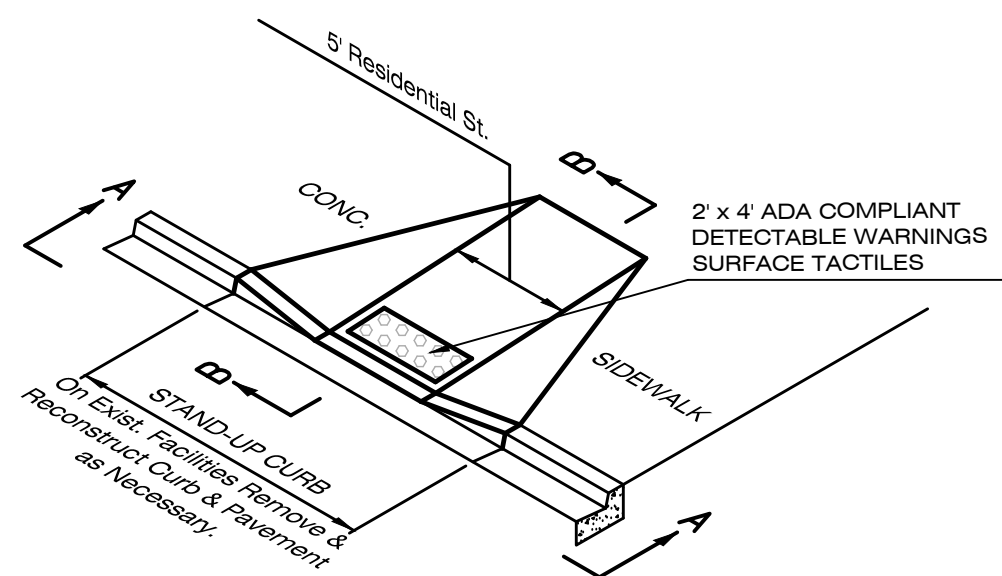
- NOTES:
- CLEAN-OUT PIPE SIZE SHALL MATCH EXISTING LATERAL.
 - NEW SEWER LATERALS AND CLEAN-OUTS SHALL BE 6-INCH.
 - ENTIRE WYE SECTION TO BE ENCASED IN CONTROLLED LOW STRENGTH MATERIAL OR GRANULAR FILL.



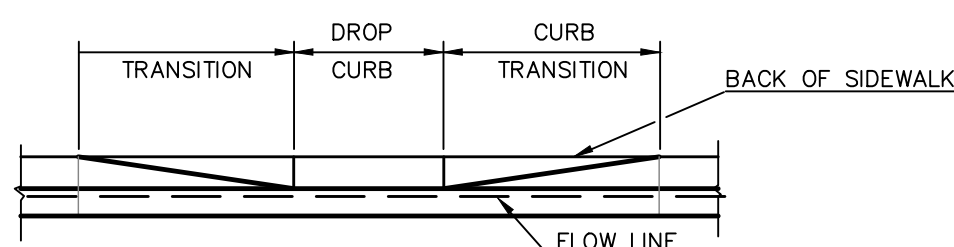
- NOTES:
- DRIVEWAYS SHALL NOT BE BUILT OVER METERS.
 - ALL LINES SHALL BE CHLORINATED AND PRESSURE TESTED IN COMPLETE ACCORDANCE WITH LOCAL UTILITIES SPECIFICATIONS AND REQUIREMENTS. AFTER SUCCESSFUL COMPLETION OF THE TESTING AND CHLORINATION, THE PRESSURE SHALL REMAIN ON THE SYSTEM AT ALL TIMES.
 - FIVE(5) FT. SEPARATION REQUIRED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES.
 - SADDLE IS REQUIRED FOR ALL SERVICE CONNECTIONS TO MAINS
 - MINIMUM DISTANCE BETWEEN SERVICE TAPS TO BE NOT LESS THAN 36".
 - METER BOX SHALL BE BLACK PVC WITH HINGED CAST IRON METER READER LID.

WATER SERVICE CONNECTION DETAIL

OR AS REQUIRED BY LOCAL UTILITY AUTHORITY



ISOMETRIC VIEW

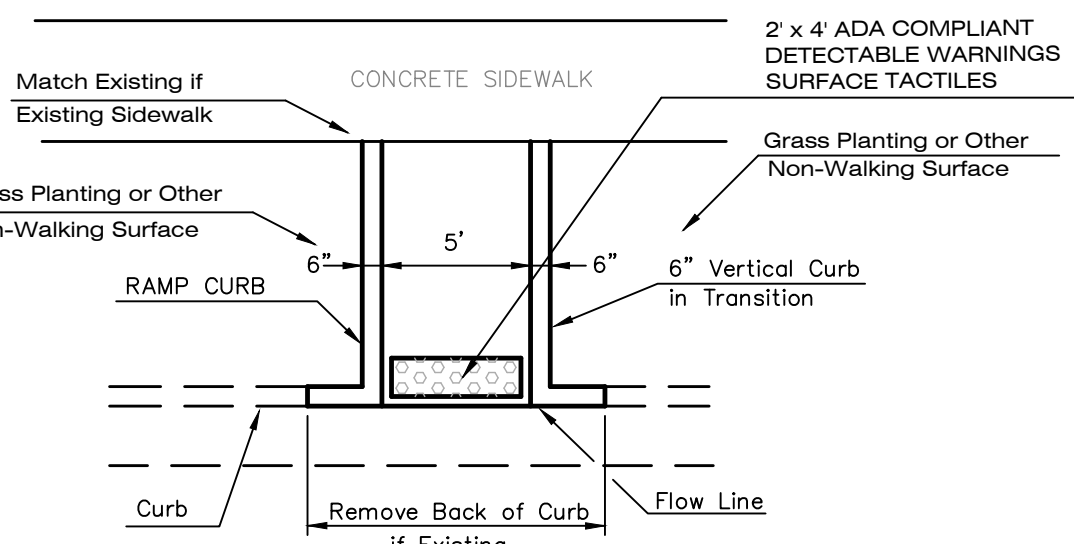


ELEVATION A-A

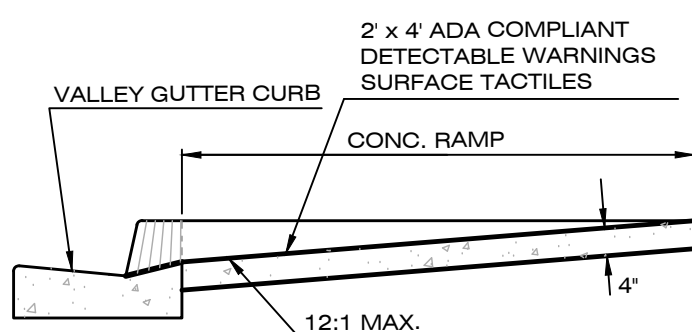
- NOTES:
- RAMPS ARE DESIGNED TO THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT.

CONCRETE SIDEWALK CURB CUT RAMPS FOR PHYSICALLY HANDICAPPED

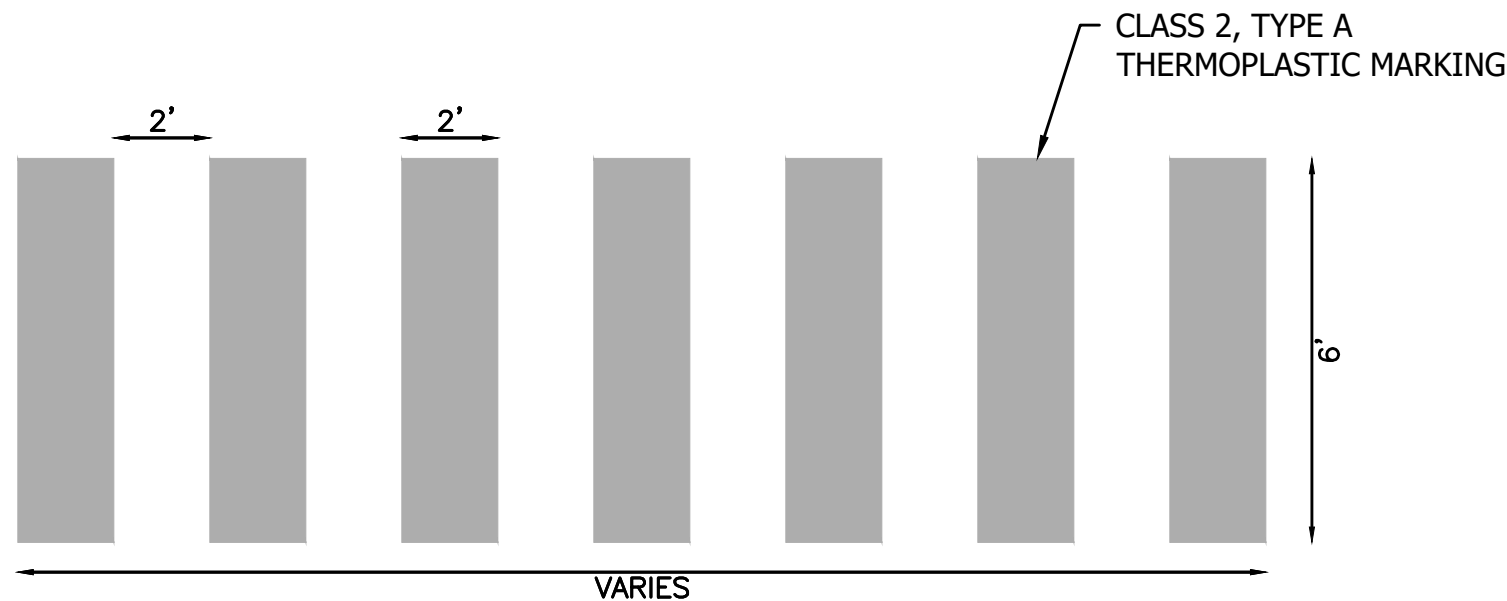
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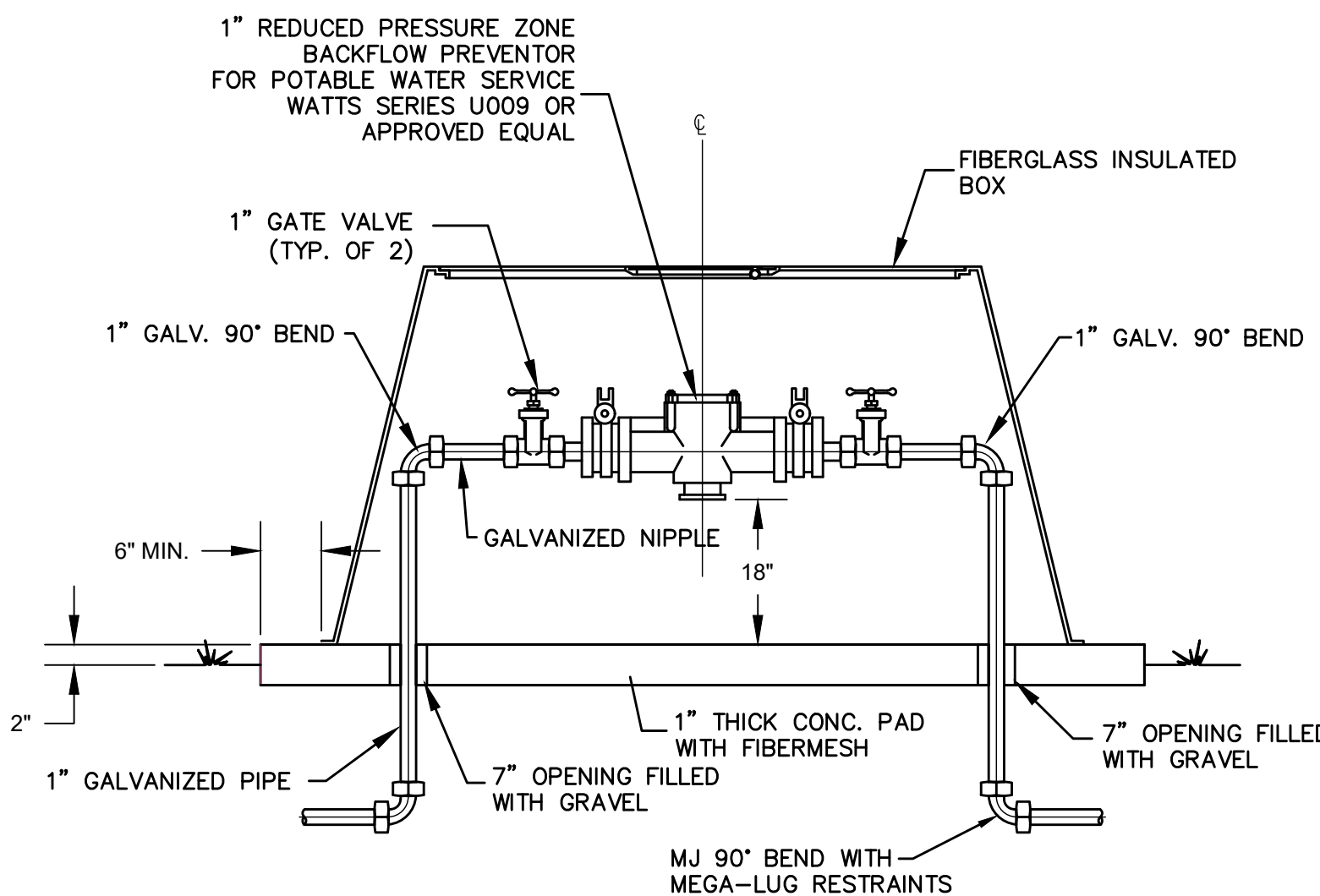
RETURNED CURB RAMPS



SECTION B-B



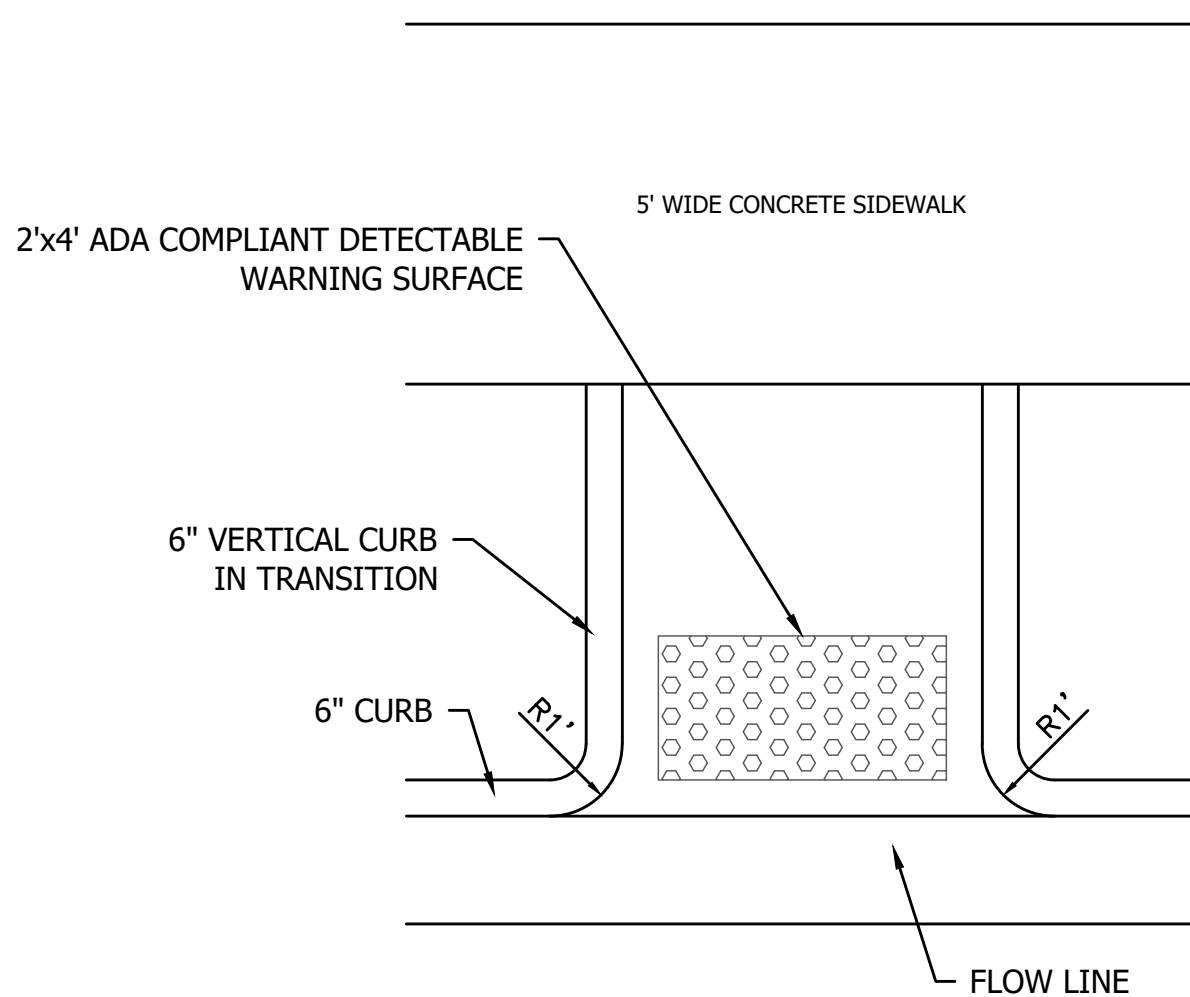
CROSSWALK MARKING DETAIL



- NOTE:
- CONCRETE PAD SHALL BE 6" LARGER THAN FOOTPRINT OF INSULATED BOX. INSULATION WILL BE PROVIDED FOR BACKFLOW PREVENTOR FOR FREEZE PROTECTION.

1" BACKFLOW PREVENTER

NTS

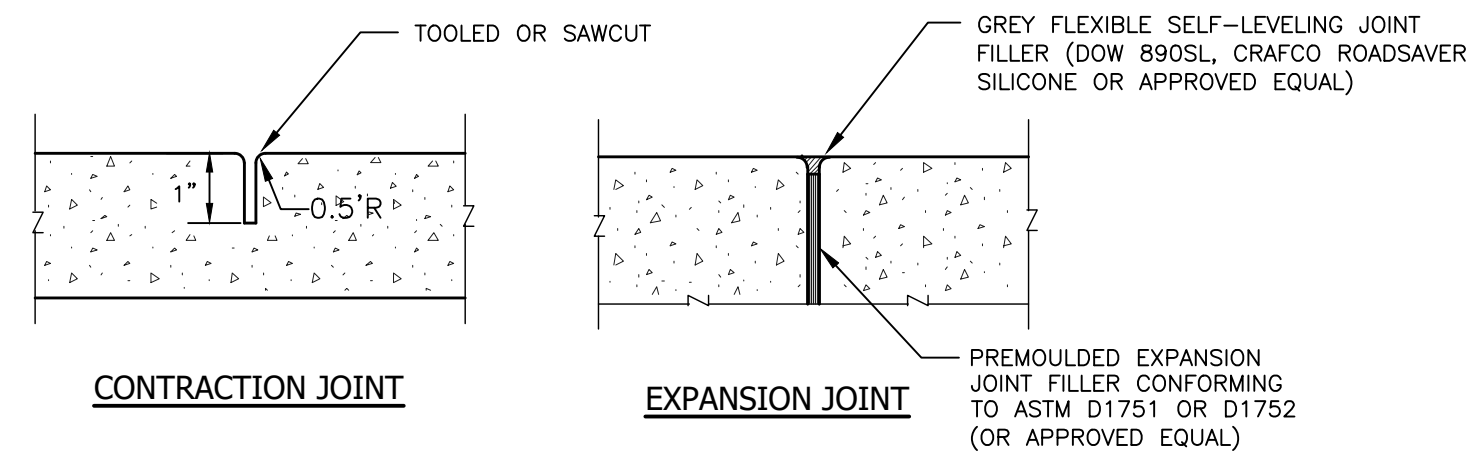


CONCRETE CURB RAMP DETAIL FOR SIDEWALK

NTS

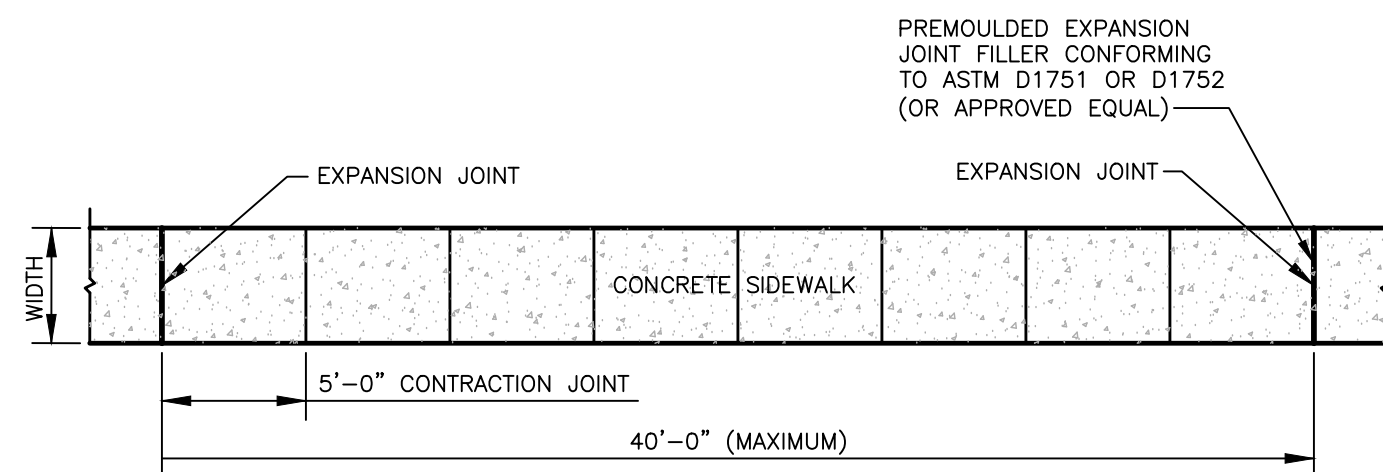
ADA SURFACE NOTES:

- DETECTABLE WARNING SURFACE TO BE WET-SET. NO BOLT ON OR GLUE ON SURFACES ALLOWED.
- DETECTABLE WARNING SURFACE COLOR TO BE COLONIAL RED - FED 20109, TYPICAL.



CONCRETE SIDEWALK JOINT DETAILS

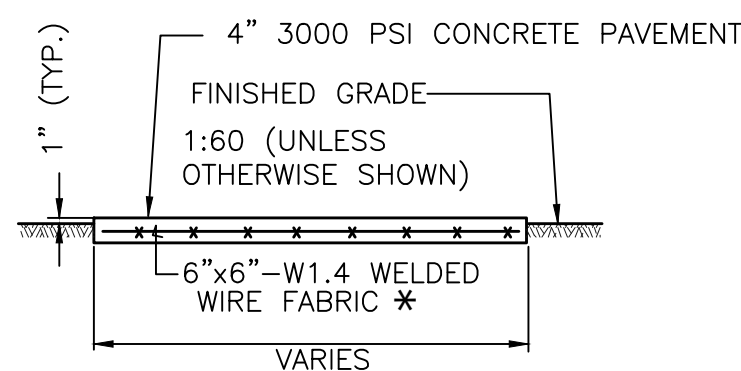
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PLAN

TYPICAL SIDEWALK JOINT DETAILS

NTS

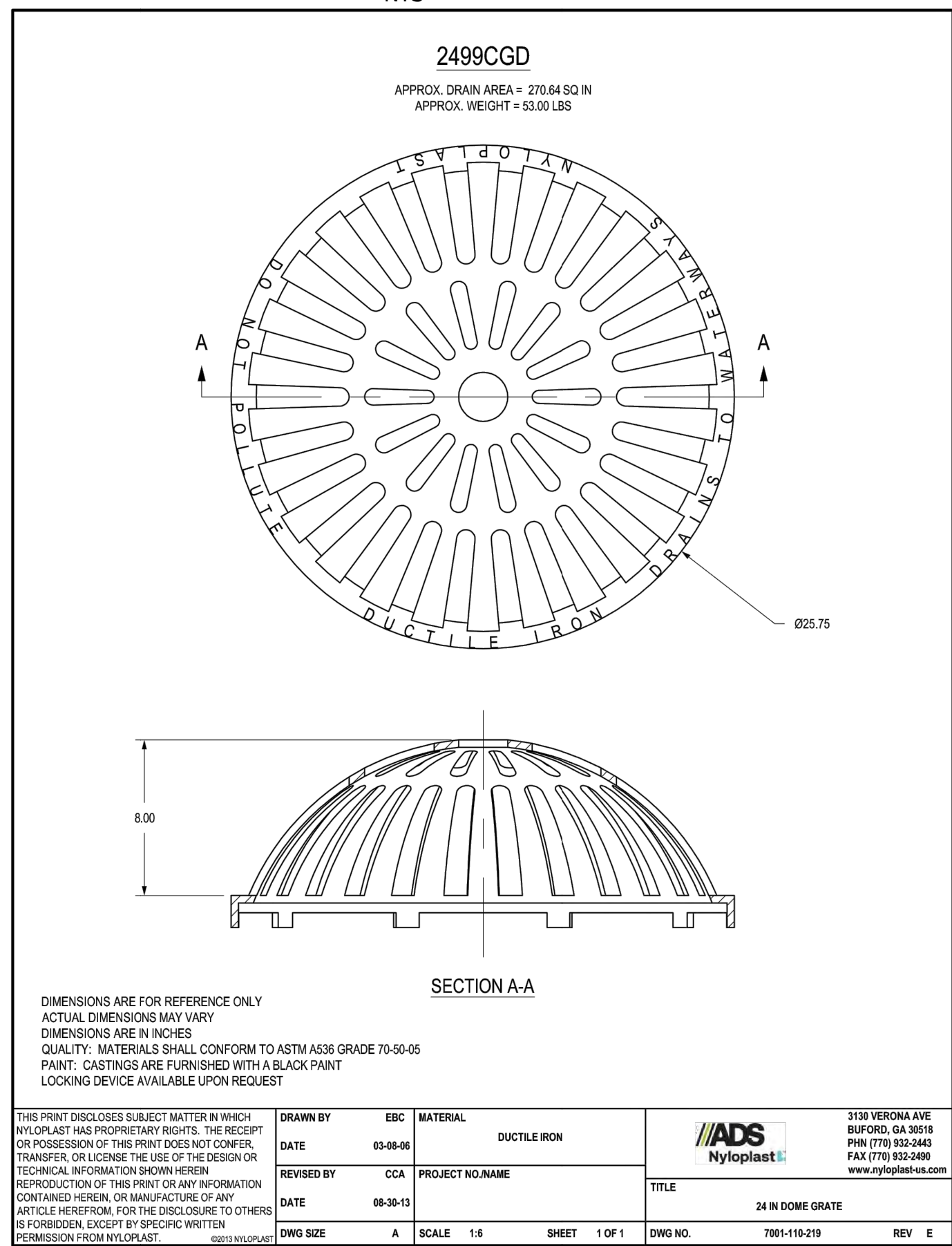


- * MAY USE FIBER MESH CONCRETE AS ACCEPTABLE ALTERNATIVE (1-1/2 LBS. FIBER MESH PER CU. YD.)

CONCRETE WALK SECTION

TYPICAL CONCRETE WALK DETAILS

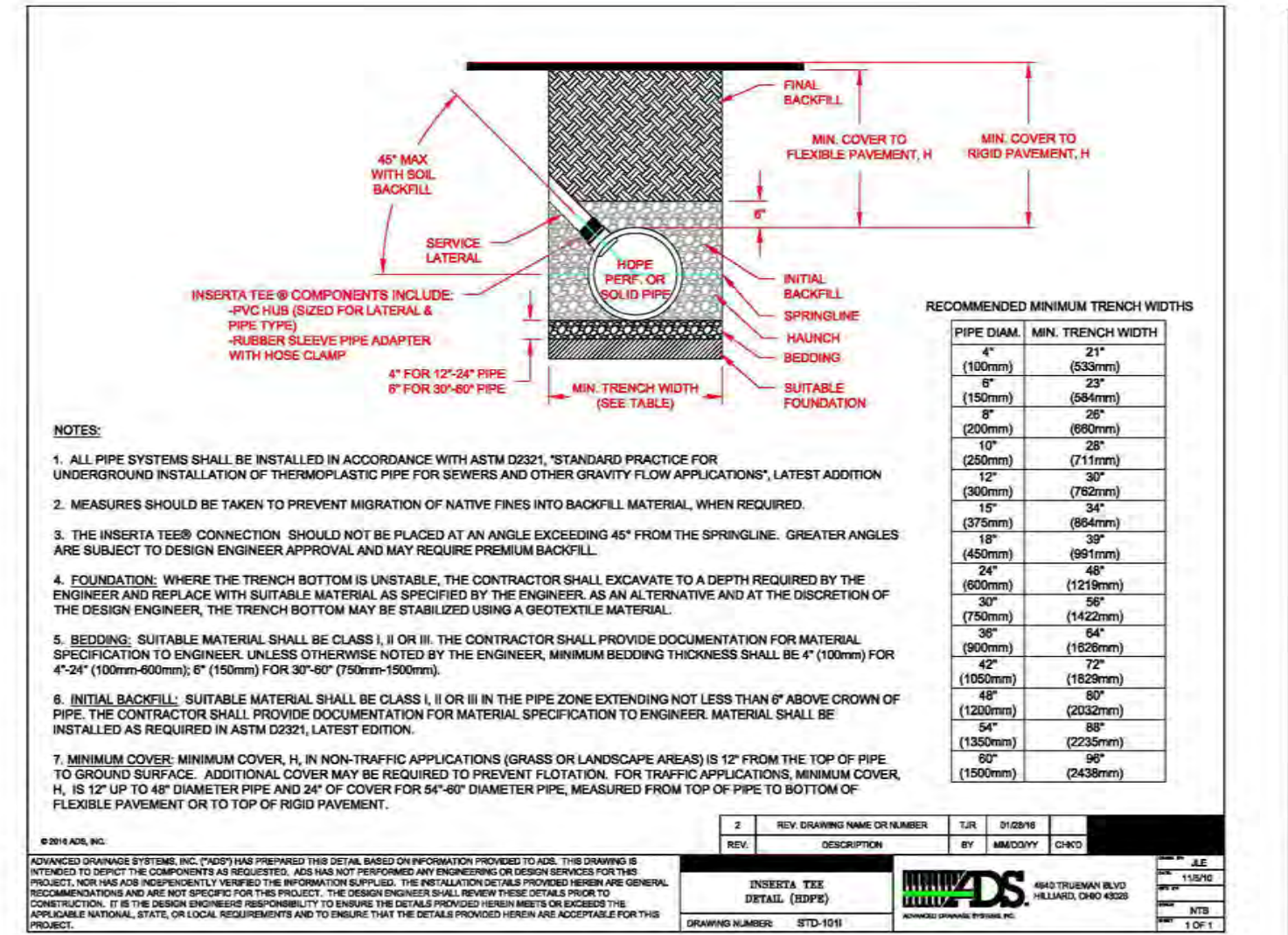
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DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY. DIMENSIONS ARE IN INCHES. QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05. PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT. LOCKING DEVICE AVAILABLE UPON REQUEST.

DESIGNED BY	DATE	03-28-24	BY	DATE	03-28-24	PROJECT NO.	24 IN DUCTILE IRON	REV	E
DATE	03-28-24	PROJECT NO.	24 IN DUCTILE IRON	REV	E	DATE	03-28-24	PROJECT NO.	24 IN DUCTILE IRON
DATE	03-28-24	PROJECT NO.	24 IN DUCTILE IRON	REV	E	DATE	03-28-24	PROJECT NO.	24 IN DUCTILE IRON
DATE	03-28-24	PROJECT NO.	24 IN DUCTILE IRON	REV	E	DATE	03-28-24	PROJECT NO.	24 IN DUCTILE IRON

NO.	REVISION	DATE	APPR.
2.	CITY RESUBMITTAL	9/11/24	
1.	CITY SUBMITTAL	8/19/24	



EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST ADEM STANDARDS.
2. ALL AREAS LEFT UNATTENDED FOR LONGER THAN 13 DAYS SHALL BE COVERED WITH SEASONAL TEMPORARY SEEDING AND MULCHING.
3. ALL SLOPES SHALL BE TRACKED PERPENDICULAR TO THE SLOPE.
4. NO WORK SHALL COMMENCE UNTIL ALL APPLICABLE EROSION CONTROL MEASURES HAVE BEEN INSTALLED, INSPECTED BY THE PROJECT ENGINEER, AND APPROVED.
5. STORMWATER DETENTION POND OR SEDIMENT BASIN SHALL BE CONSTRUCTED, INSPECTED, AND APPROVED PRIOR TO WORK ON ANY OTHER TASK, UNLESS OTHERWISE APPROVED BY THE PROJECT ENGINEER.
6. ALL DISTURBED AREAS WILL BE PROPERLY STABILIZED. CONTRACTOR TO COORDINATE WITH LANDSCAPE PLAN FOR FINAL PLANTING REQUIREMENTS.
7. 4" MIN TOPSOIL TO BE SPREAD ACROSS DISTURBED SURFACES ONCE FINAL GRADING HAS BEEN ESTABLISHED. CONTRACTOR TO PROVIDE SEED/SOD AS PER EROSION CONTROL PLAN AND STABILIZE DISTURBED AREAS PER ADEM REQUIREMENTS.
8. BMP'S SHALL BE CLEANED OUT WHEN THEY REACH $\frac{1}{2}$ FULL.
9. INACTIVE PROJECTS (MORE THAN 7 DAYS) SHALL BE MULCHED IF INACTIVE FOR LESS THAN 60 DAYS. IF PROJECT TO REMAIN INACTIVE FOR MORE THAN 60 DAYS, PROJECT SHALL BE SEEDED AND MULCHED.
10. CONTRACTOR SHALL USE ALL MEANS NECESSARY TO MINIMIZE DUST GENERATION DUE TO CONSTRUCTION ACTIVITIES.

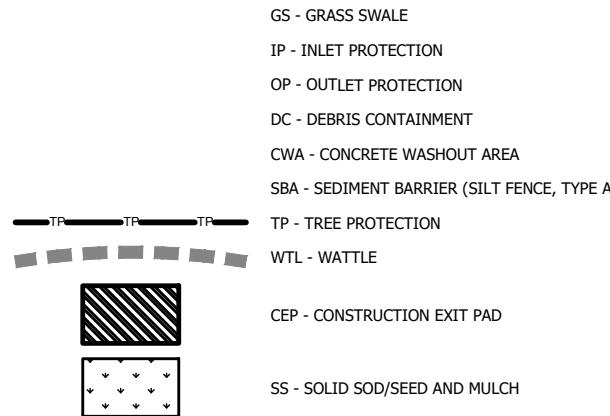
SITE CONSTRUCTION DEBRIS DISPOSAL NOTE:

A DUMPSTER OF SUITABLE SIZE SHALL BE ON-SITE DURING ALL PHASES OF CONSTRUCTION ACTIVITIES AND EMPTIED AT A SUITABLE PERMITTED DISPOSAL SITE AND REPLACED AS NEEDED THROUGHOUT THE DURATION OF THE PROJECT. ALL DISPOSAL SHALL MEET ALL LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS.

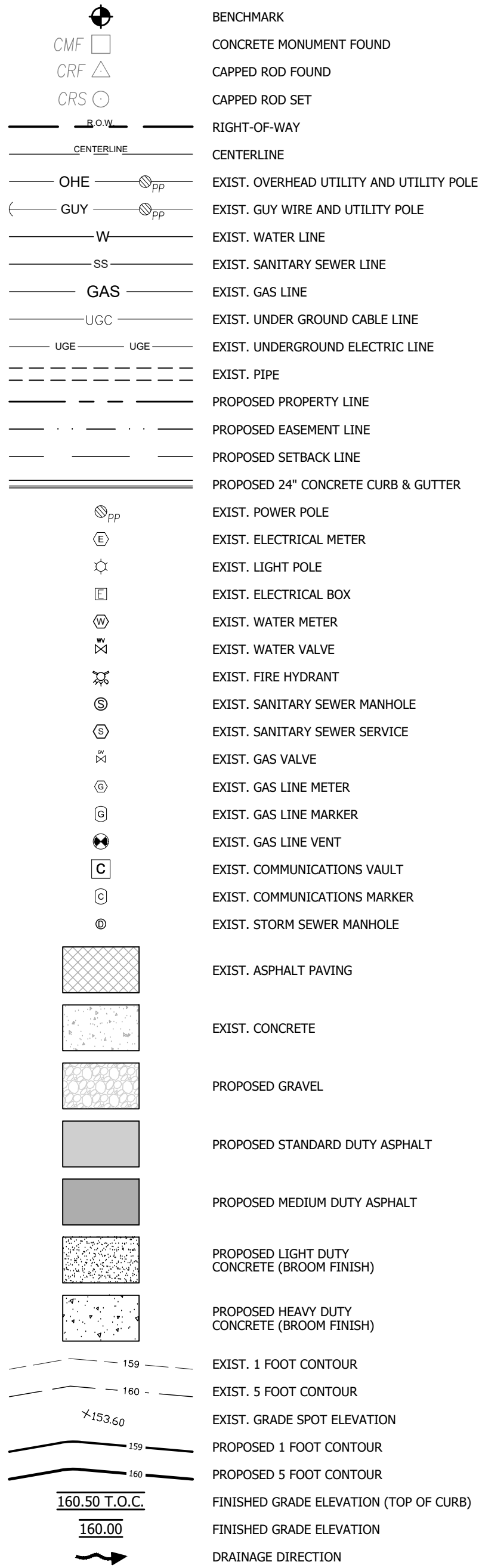
RAINFALL INSPECTION NOTE:

ALL EROSION CONTROLS SHALL BE INSPECTED BY A QUALIFIED PERSON WITHIN 24 HOURS OF A RAINFALL EVENT OF 3/4 INCH OR GREATER AND REPAIRED AS NEEDED.

EROSION CONTROL LEGEND



LEGEND



CONSTRUCTION PHASE SEQUENCE:

PHASE ONE

- INSTALL CONSTRUCTION ENTRANCE/EXIT
- CLEAR AREA REQUIRED FOR SILT FENCE PLACEMENT
- INSTALL SILT FENCE (SBA)

PHASE TWO

- WATTLES, INLET, AND OUTLET PROTECTION TO BE INSTALLED

PHASE THREE

- DEMOLITION AND REMOVAL OF DEMO DEBRIS
- CLEAR/GRUB REMAINING SITE AREAS

PHASE FOUR

- INSTALL STORM DRAINAGE MEASURES
- GRADE SITE TO ROUGH GRADES

PHASE FIVE

- CONSTRUCT UTILITIES (WATER, SEWER)
- BUILDING CONSTRUCTION BEGINS

PHASE SIX

- CONSTRUCT ROADS (PAVING, CURB AND GUTTER, SIDEWALKS)
- BUILDING CONSTRUCTION CONTINUES

PHASE SEVEN

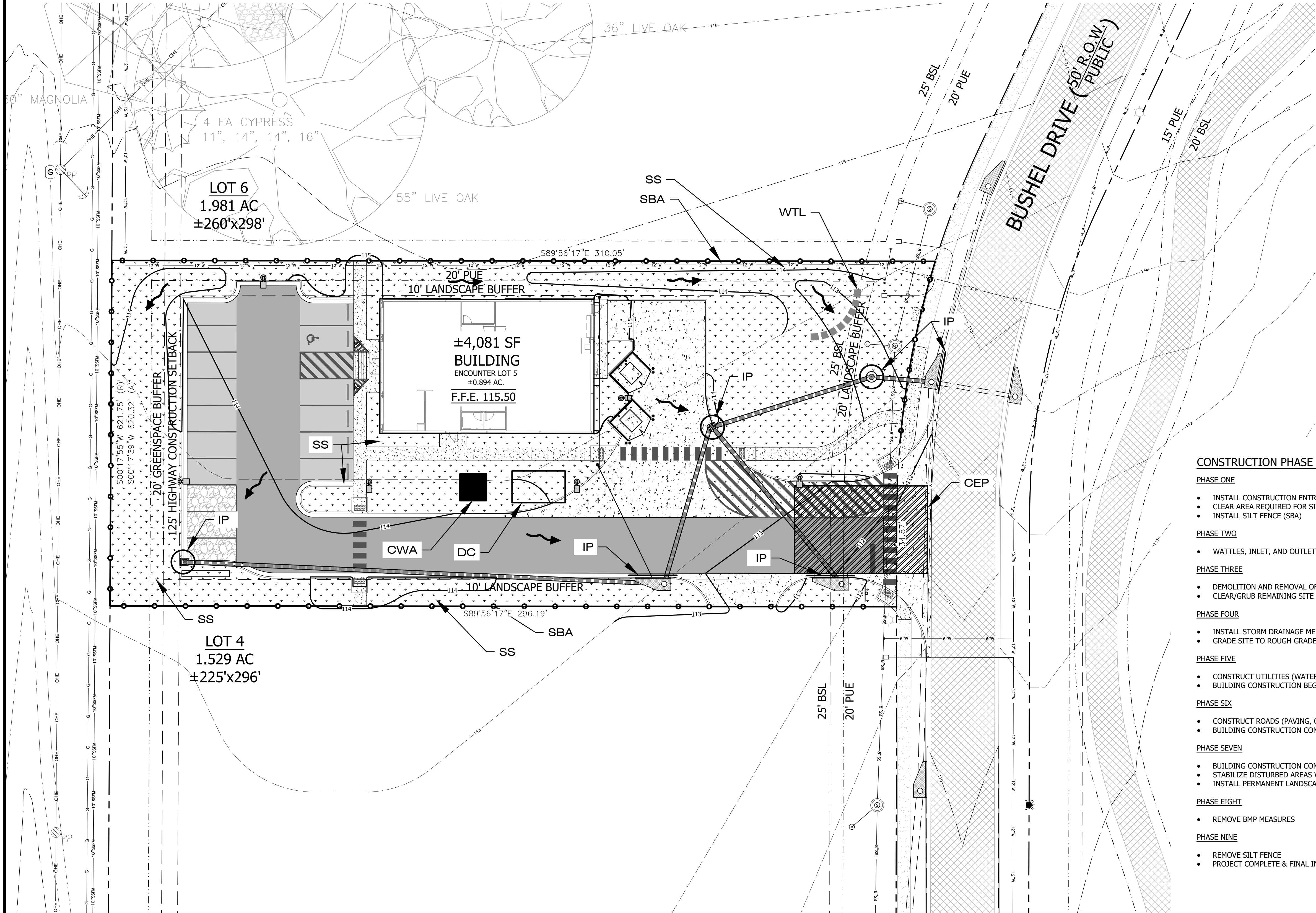
- BUILDING CONSTRUCTION COMPLETED
- STABILIZE DISTURBED AREAS WITH SOLID SOD
- INSTALL PERMANENT LANDSCAPING

PHASE EIGHT

- REMOVE BMP MEASURES

PHASE NINE

- REMOVE SILT FENCE
- PROJECT COMPLETE & FINAL INSPECTION



NO.	REVISION	DATE	APPR.
2.	CITY RESUBMITTAL	9/11/24	
1.	CITY SUBMITTAL	8/19/24	

NTS

NTS

Specifications	Type A
Tensile Strength (Lbs. Min./ASTM D-4632)	Warp – 260 Fill – 100
Elongation (% Max.) (ASTM D-4632)	40
AOS (Apparent Opening Size) (Max. Sieve Size) (ASTM D-4751)	no.30
Flow Rate (Gal/Min/Sq. Ft.) (GDT-87)	70
Ultraviolet Stability ² (ASTM D-4632 after 300 hours weathering in accordance with ASTM D-4355)	80
Bursting Strength (PSI Min.) (ASTM D-3786 Diaphragm Bursting Strength Tester)	175
Minimum Fabric Width (Inches)	36

² Minimum roll average of 5 specimens.
Percent of required initial minimum tensile strength.

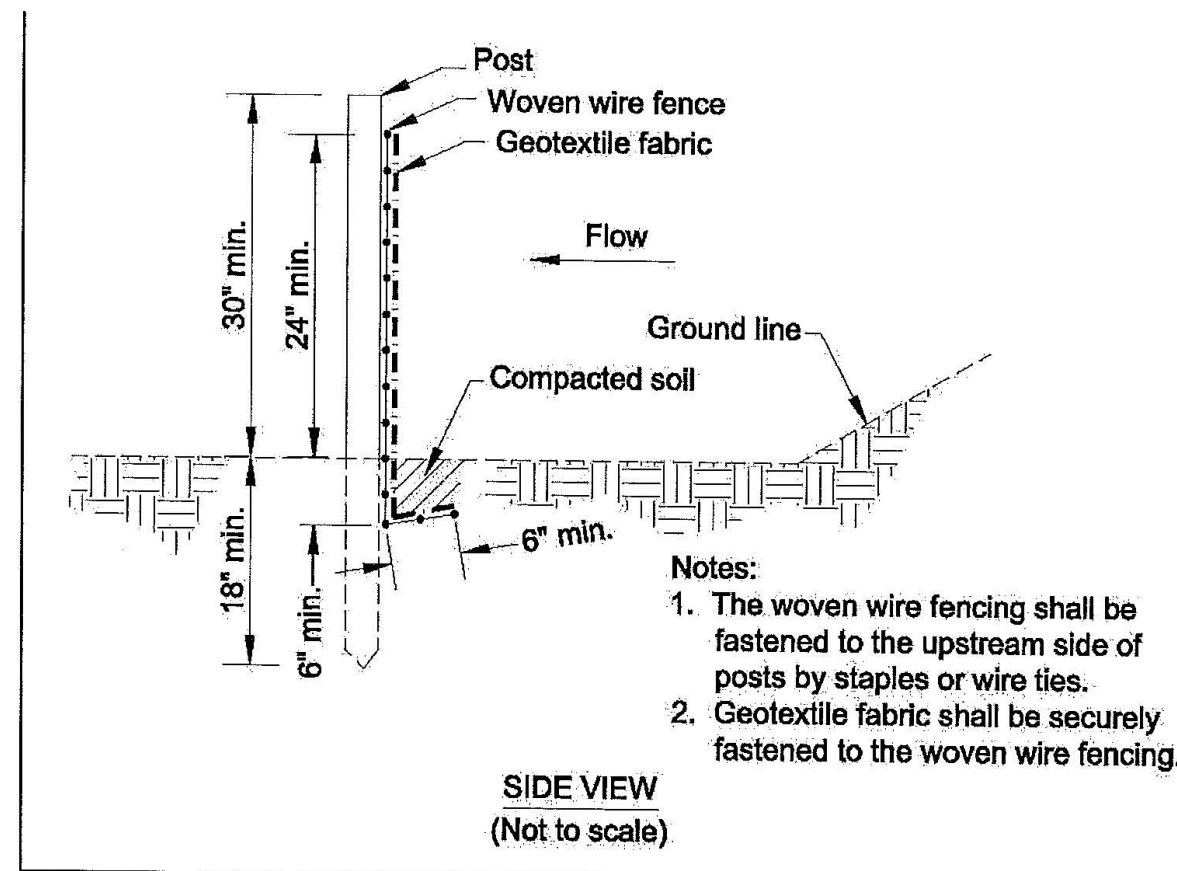
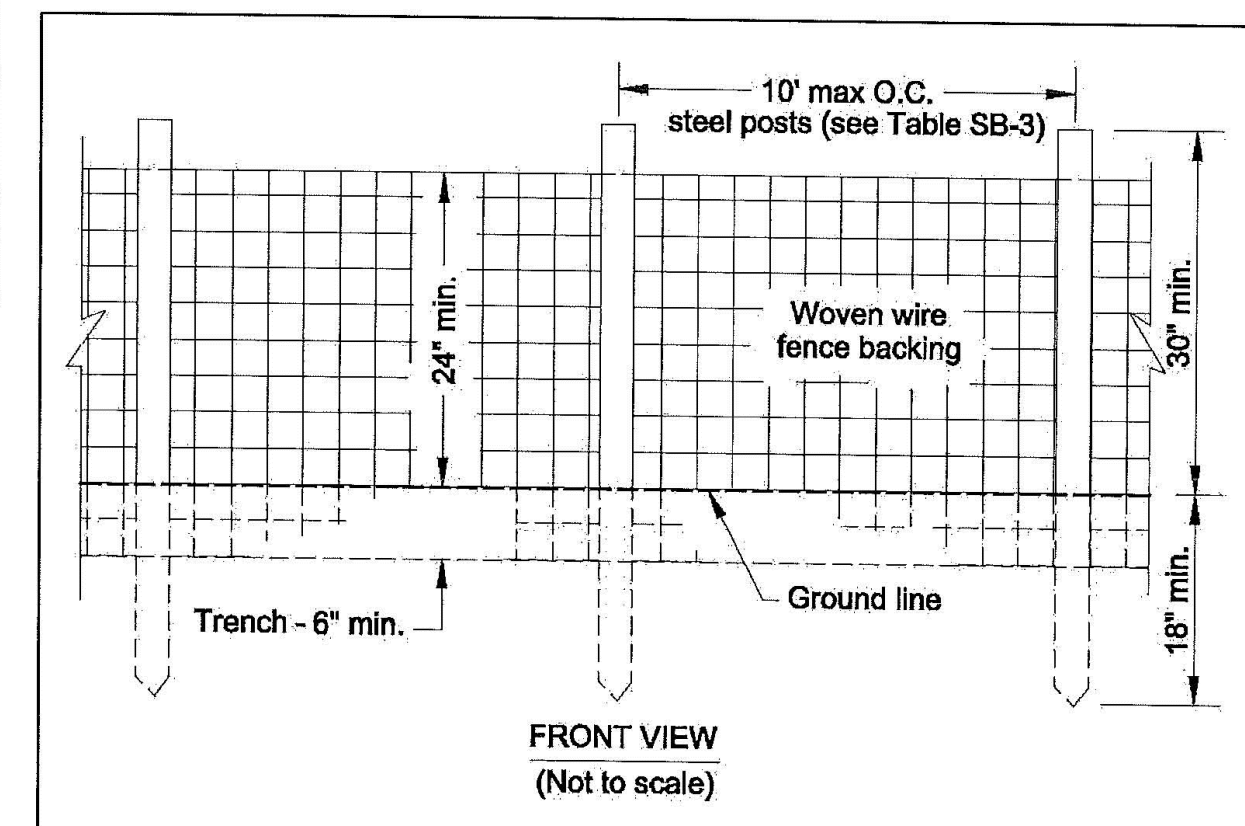


Figure SB-1 Silt Fence-Type A

- (1) For fabric material requirements see Table SB-1
(2) For post material requirements see Tables SB-3 and SB-4

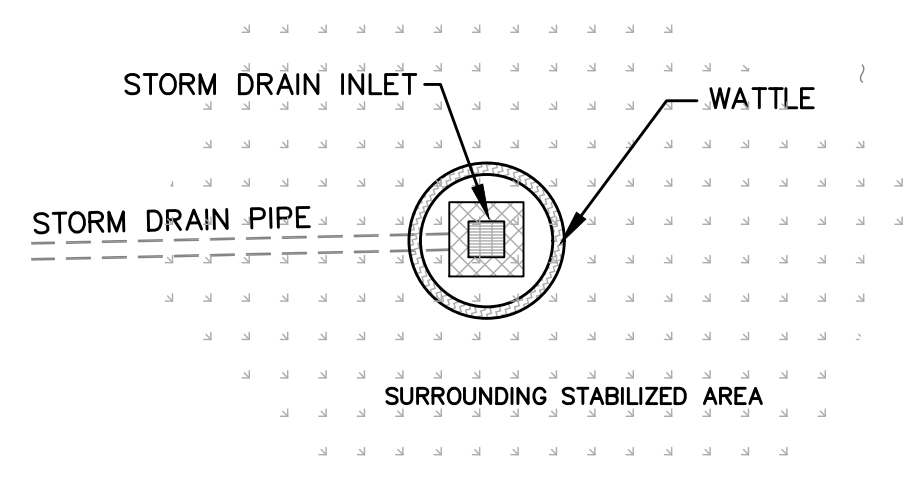


GENERAL NOTES

1. TYPE "A" SILT FENCE SHALL BE USED IN AREAS OF CONCENTRATED FLOW.
2. SILT FENCES ARE TEMPORARY EROSION CONTROL ITEMS THAT SHALL BE ERRECTED OPPOSITE ERODIBLE AREAS SUCH AS NEWLY GRADED FILL SLOPES AND ADJACENT TO STREAMS AND CHANNELS.
3. SILT FENCE SHOULD BE PLACED WELL INSIDE PROPERTY BOUNDARY AND ALONG EDGE OF CLEARING LIMITS. THIS WILL ALLOW ROOM FOR A BACK-UP FENCE IF FIRST BECOMES FULL. SILT FENCES SHALL BE IN PLACE PRIOR TO ANY CONSTRUCTION OPERATION.
4. WHEREVER POSSIBLE, SILT FENCES SHALL BE CONSTRUCTED ACROSS A FLAT AREA IN THE SHAPE OF A HORSESHOE. THIS AIDS IN PONDING OF RUNOFF AND FACILITATES SEDIMENTATION.
5. AFTER THE CONSTRUCTION AREA IS STABILIZED AND EROSION ACTIVITY CURTAILED, SILT FENCES SHALL BE REMOVED.
6. RING FASTENERS USED TO SECURE GEOTEXTILES TO WOVEN WIRE SHALL BE 13 GA. (AMERICAN).
7. IF WOOD POSTS ARE USED, STAPLES FOR SECURING WOVEN WIRE TO POSTS SHALL BE NINE (9) GAUGE, GALVANIZED, 1 1/2" LONG, FIVE (5) PER POST @ APPROXIMATELY 1"-0" ON CENTER.
8. WOVEN WIRE TO BE 12 1/2 GAUGE (MINIMUM).

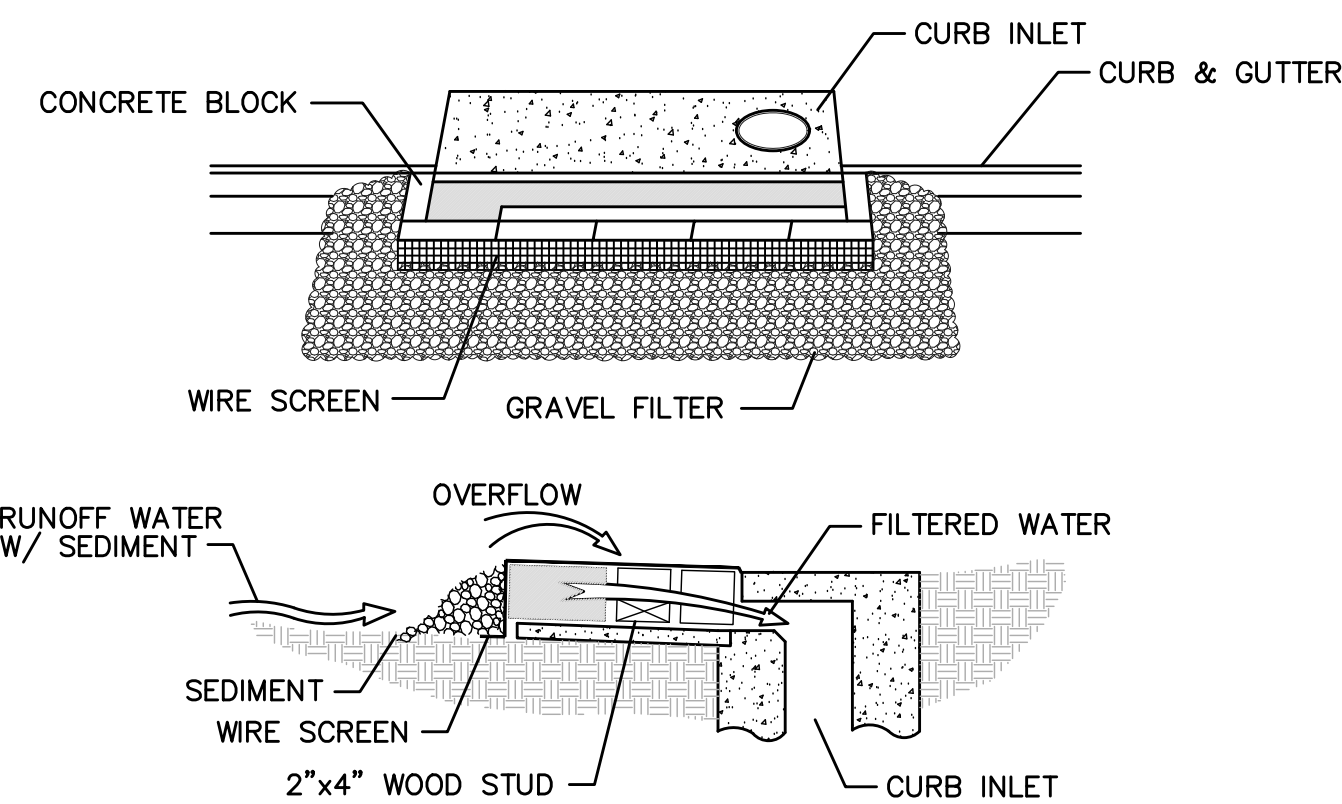
SPECIFICATIONS

CURRENT ALABAMA DEPARTMENT OF TRANSPORTATION
AND THE ALABAMA HANDBOOK FOR EROSION CONTROL,
SEDIMENT CONTROL AND STORMWATER MANAGEMENT
ON CONSTRUCTION SITES AND URBAN AREAS



TYPICAL INLET EROSION CONTROL

NTS



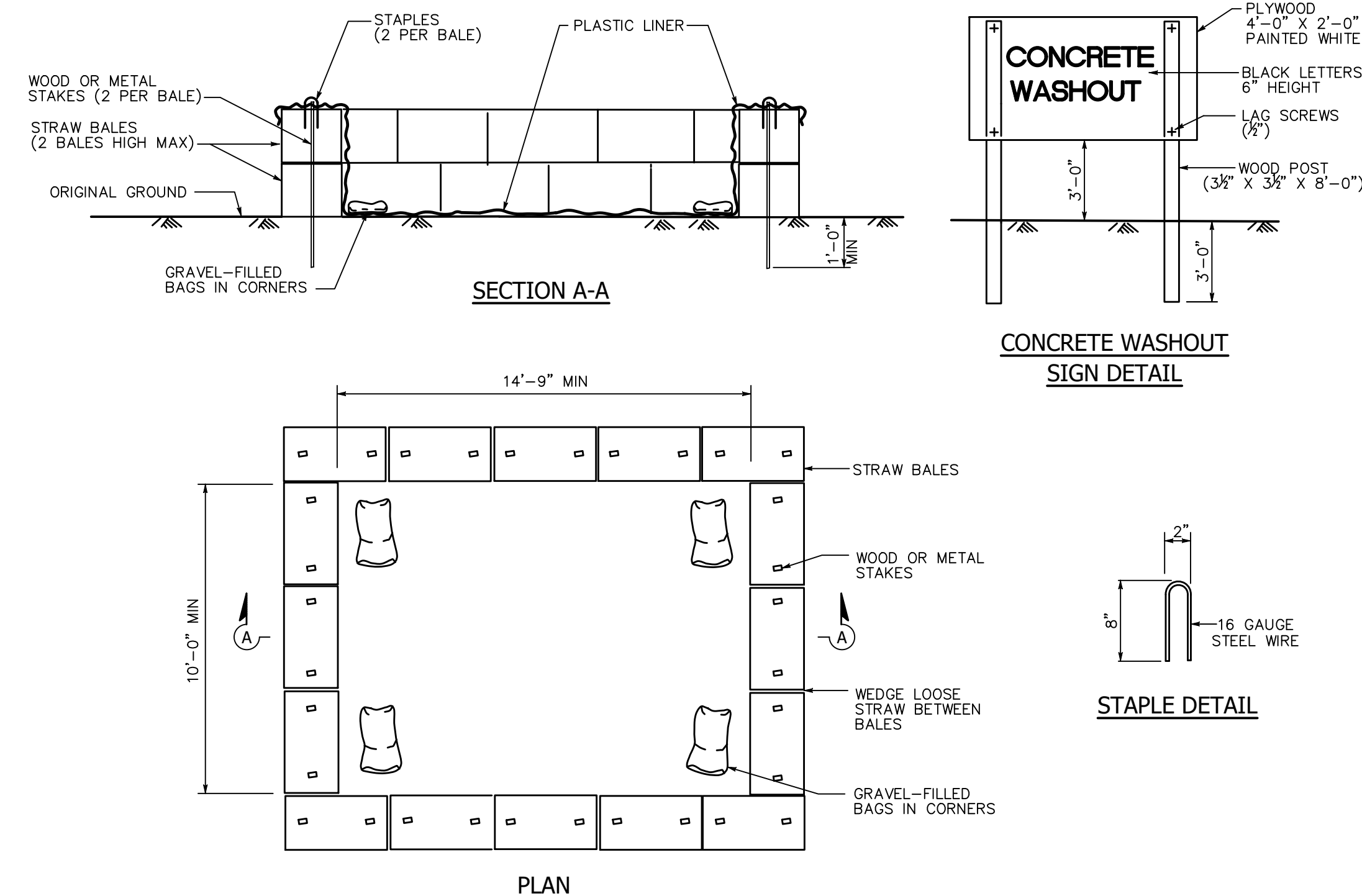
BLOCK & GRAVEL CURB INLET SEDIMENT FILTER

SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE AN OVERFLOW CAPABILITY IS NECESSARY TO PREVENT EXCESSIVE PONDING IN FRONT OF THE STRUCTURE.

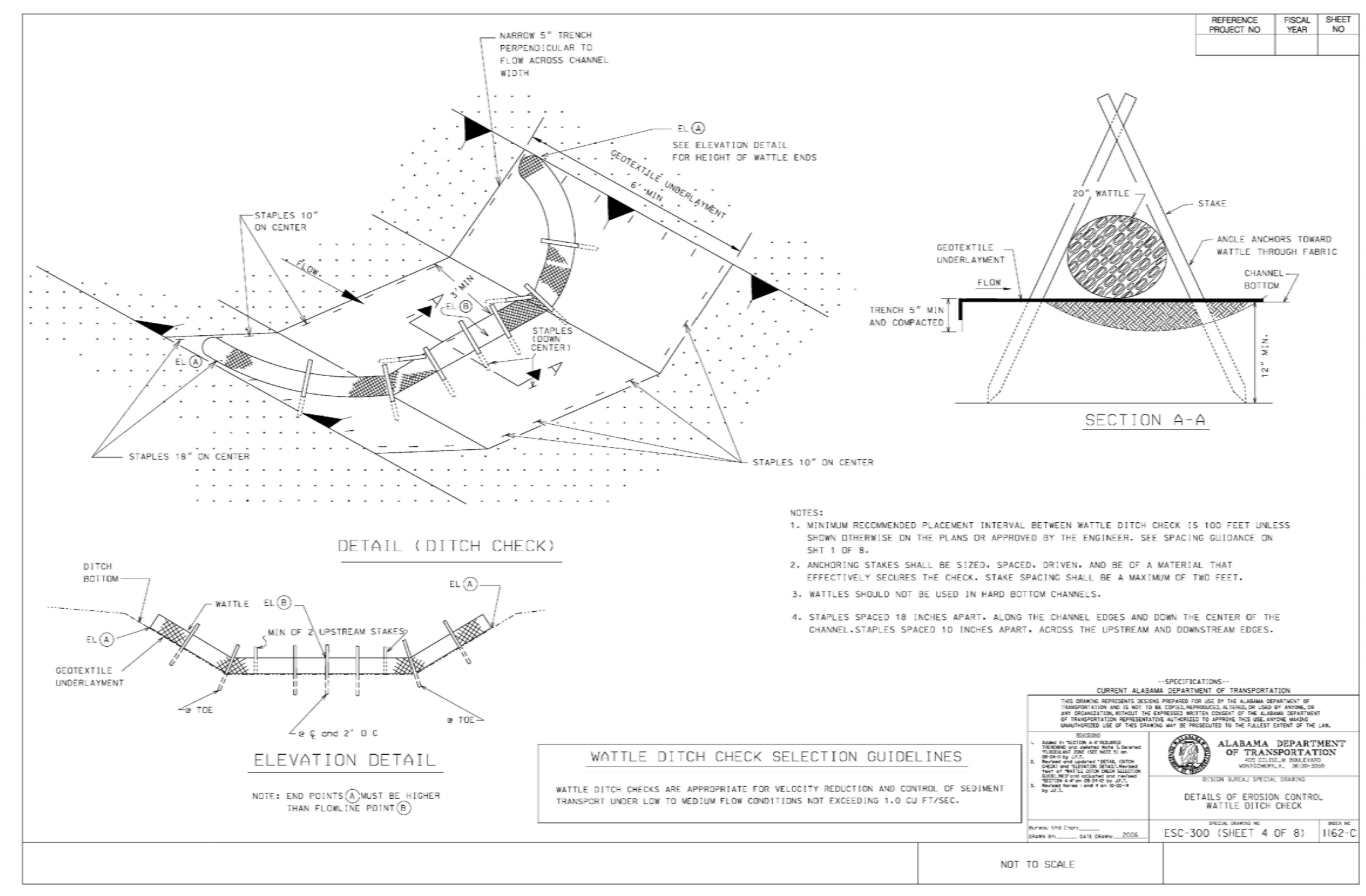
MAINTENANCE

- 1) THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- 2) SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1" THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- 3) STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.



TEMPORARY CONCRETE WASHOUT FACILITY

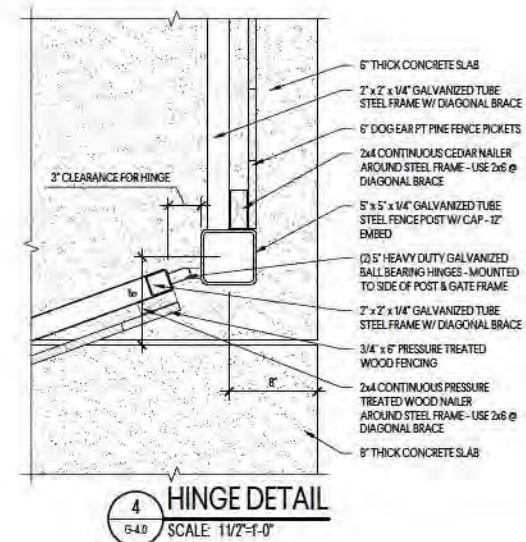
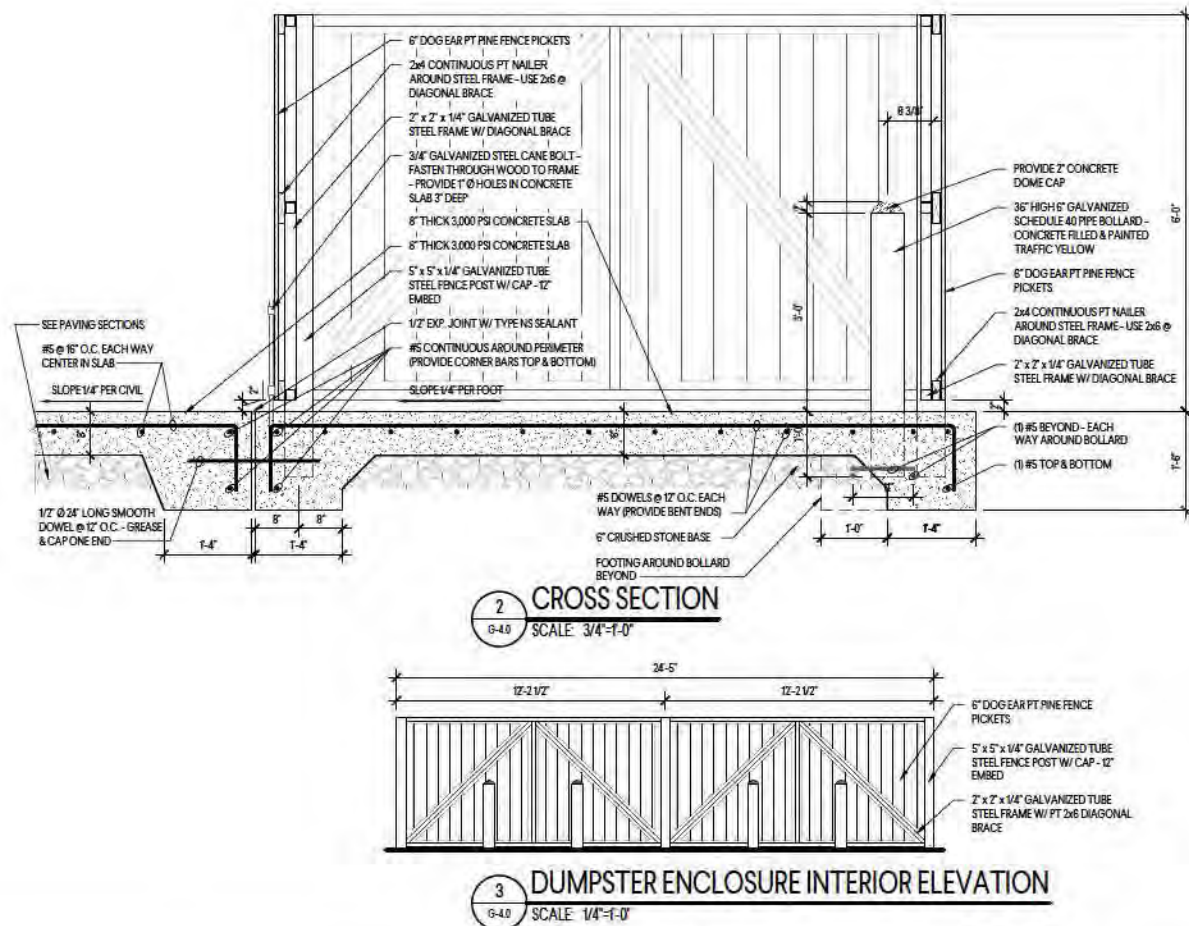
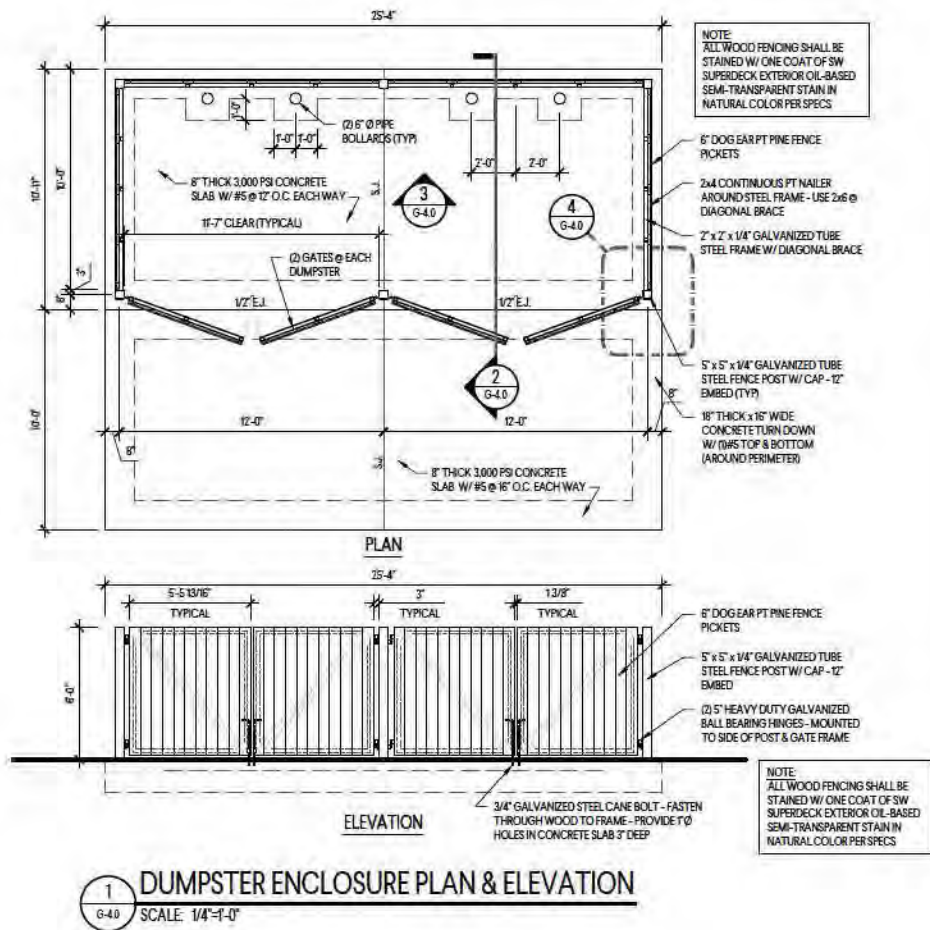
(ON GRADE)



WATTLES

SLOPE STABILIZATION INSTALLATION DETAIL

LAST SAVED/UNLOADED/PRINTED BY: BENJAMIN PHILLIPS 8/12/2024 12:03PM 43: Mobile-2024_100-1AMOB240027 - Fairhope, AL Sherwin-Williams G-4.0 Dumpster Enclosure Plans & Sections.dwg



A NEW RETAIL STORE FOR
SHERWIN-WILLIAMS.
FAIRHOPE, ALABAMA



DUMPSTER
ENCLOSURE PLAN
& SECTIONS

G-4.0

ISSUE DATE

ISSUED FOR BIDS & PERMIT 8-5-2024

DRAWN BY: BPP

CHECKED BY: MMA

GOODWYN MILLS CAWOOD
11 NORTH WATER STREET, SUITE 19290
MOBILE, AL 36602
T 251-460-4006
GMCNETWORK.COM

GMC

GMC Project # AMOB240027



December 19, 2022

Sherry Sullivan
Mayor

Council Members:

Kevin G. Boone
Jay Robinson
Jack Burrell, ACOMO
Jimmy Conyers
Corey Martin

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
Treasurer

Jade Consulting, LLC
208 North Green Rd, Suite C
Fairhope, AL 36532

RE: Proposed Commercial Development at AL Hwy 181 & AL Hwy 104

Water, Sewer and Gas are available with Fairhope Public Utilities. Aid to construction will be determined upon approval of the final utility plans.

Jason Langley
Water/Wastewater Superintendent

Jeremy Little
Gas Superintendent

161 North Section St.
PO Drawer 429
Fairhope, AL 36533

251-928-2136 (p)
251-928-6776 (f)
www.fairhopeal.gov



RIVIERA UTILITIES

413 East Laurel Avenue - Foley, AL 36535
Phone (251) 943-5001

12/16/2022

Sherry Ruth
JADE Consulting, LLC
208 North Greeno Road, Suite C
Fairhope, AL 36532

RE: WAWA Food Mart – State Highway 181 and 104

This letter is to confirm that based on the site plan received; Riviera Utilities is able to provide electric service to the proposed WAWA Food Mart – State Highway 181 and 104 in Fairhope, AL.

Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines. Please ensure all property plats reflect the easements.

Upon final design, Riviera Utilities will provide estimates for service fees and system installation requirements to meet all Riviera specifications. Please contact the following Riviera employees concerning costs and requirements.

Name	Department	Email
Scott Sligh	Electric	ssligh@rivierautilities.com

If you have any questions or comments, contact Riviera Utilities at 251-943-5001.

Thank you,

James Wallace



AT&T Alabama
2155 Old Shell Rd
Mobile, AL 36607
www.att.com

T: 251.471.8361
F: 251.471.0410
w.mitchell@att.com

December 16, 2022

Sherry Ruth
Jade Consulting, LLC

RE: Service Availability – WAWA Food Mart – State Hwy 181 & AL Hwy 104

Dear Ms. Ruth,

This letter is in response to your request for information on the availability of service at the above location by AT&T.

This letter acknowledges that the above referenced property is located in an area served by AT&T. Any service arrangements for this location will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to this location.

Please contact me at the phone number included in this letter with any questions.

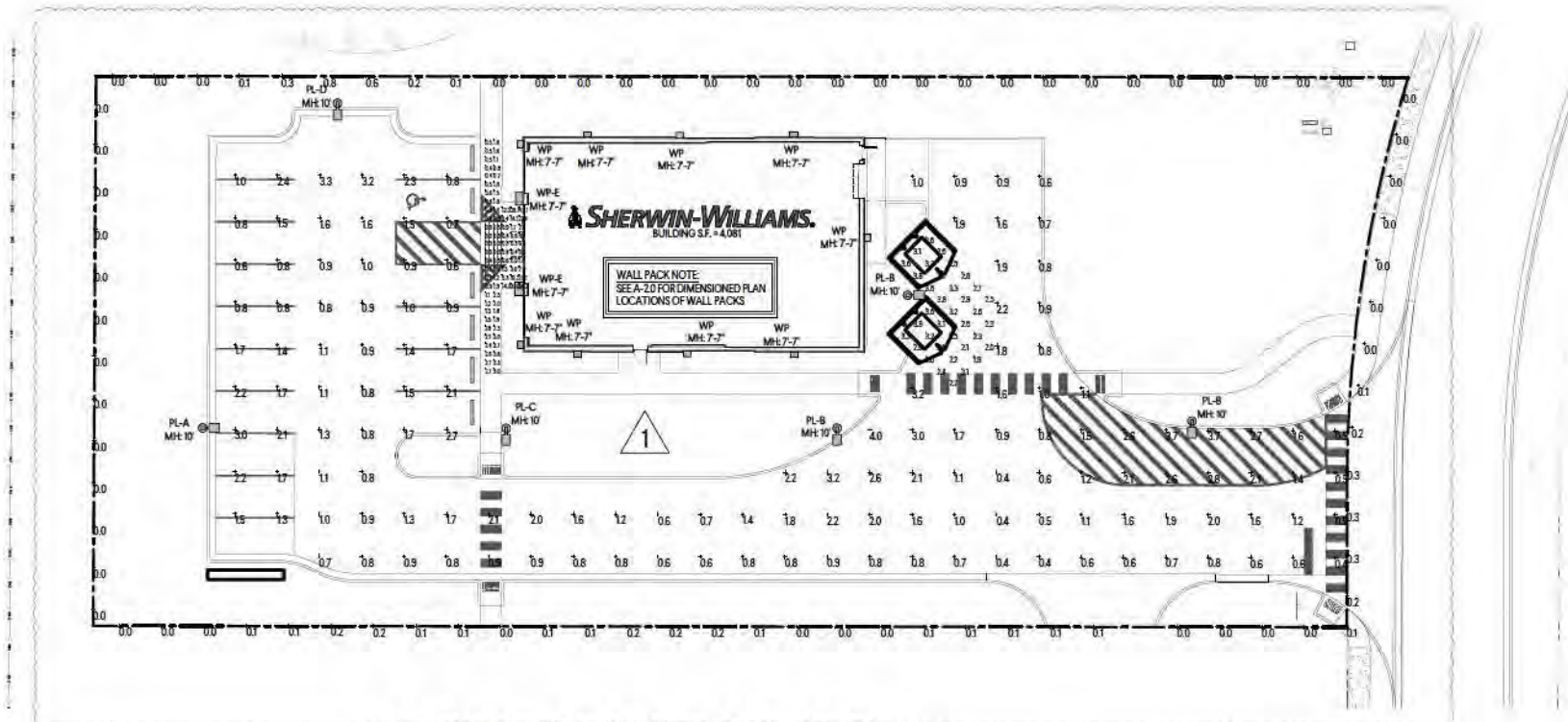
Thank you for contacting AT&T.

Sincerely,

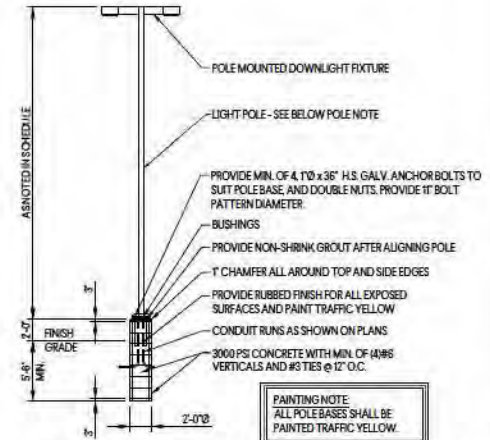
A handwritten signature in black ink, appearing to read "Wade Mitchell".

Wade Mitchell
Manager, OSP Planning and Design
AT&T Alabama
2155 Old Shell Rd
Mobile, Alabama 36607
Gulf District/ Mobile Office

LAST SAVE/DESIGN/PRINTED BY: EDC/EDS/NA/TH/10/10/2024 9:18:21 AM S:\Mobile\0026_Lobos\A\MOB240027 - Fairhope, AL Sherwin-Williams\G-6.0 Site Photometrics Plan.dwg



SITE LIGHTING & PHOTOMETRICS PLAN
SCALE: 1" = 20'



POLE MOUNTED DOWNLIGHT FIXTURE
SCALE: 1/8" = 1'-0"

POLE NOTE:
8' POLE ONLY SONOTUBE

CALCULATION SUMMARY							
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
DUMPSTER	ILLUMINANCE	FC	2.8	3.8	1.8	1.5	2.0
STOREFRONT	ILLUMINANCE	FC	4.4	5.7	0.3	14.5	189.0
PARKING LOT	ILLUMINANCE	FC	1.5	3.3	0.5	2.4	5.5
LIGHT TRESPASS - PROPERTY LINE	ILLUMINANCE	FC	0.1	0.8	0.0	N/A	N/A

LUMINAIRE SCHEDULE							
SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION	LLF	LUMENS / LAMP	TOTAL WATTS / WATTS / FXT.
□	9	WP	SINGLE WM	LTH # LCSS 40LM 35K MVOLT W G4 80CRI ZT HN CD	0.890	N.A.	361.26 40.14
□	2	WP-E	SINGLE WM	LTH # LCSS 40LM 35K MVOLT W G4 80CRI ZT HN CD-HBR	0.890	N.A.	80.28 40.14
⊗	1	PL-D	SINGLE	LTH # DSX1 LED P140K 80CRI TFTM HS-RTA-10-6E-DM9-F-8-C-COLOR	0.890	N.A.	50.902 50.9015
⊗	1	PL-C	SINGLE	LTH # DSX1 LED P240K 80CRI TSW-HTA-10-6E-DM9-F-8-C-COLOR	0.890	N.A.	67.79 67.79
⊗	1	PL-A	SINGLE	LTH # DSX1 LED P140K 80CRI TSW-HS-RTA-10-6E-DM9-F-8-C-COLOR	0.890	N.A.	50.902 50.9015
⊗	3	PL-B	SINGLE	LTH # DSX1 LED P240K 80CRI TSW-HS-RTA-10-6E-DM9-F-8-C-COLOR	0.890	N.A.	203.376 67.7927

GENERAL NOTE:
ALL FIXTURES MUST BE EQUAL IN MATERIAL QUALITY, WARRANTY, PHOTOMETRICS, SIZE, AND FINISH. ALL FIXTURES CONSIDERED EQUAL MUST BE SUBMITTED TO THE ARCHITECT/ENGINEER DURING THE SHOP DRAWING PROCESS. A PHOTOMETRIC CONFIRMATION, WITH A POINT BY POINT LAYOUT MUST ACCOMPANY THE SUBMITTAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FIXTURES TO THE ENGINEERS AND ARCHITECTS SATISFACTION. THE SPECIFIER WILL REVIEW SUBMITTALS ONE TIME. IF REJECTED, THE CONTRACTOR SHALL SUPPLY ALL FIXTURES AS SPECIFIED.

ORDERING NOTE:
PRICING FOR LIGHTING SPECIFIED CAN BE OBTAINED BY CONTACTING CHRISTINA CAHALEY AT AMA LIGHTING
ccahaley@amalighting.com
251-460-4332

**SITE
PHOTOMETRICS
PLAN**

G-6.0

A NEW RETAIL STORE FOR
SHERWIN-WILLIAMS.
FAIRHOPE, ALABAMA

GMC Project # AMOB240027

ISSUE | DATE

GOODWYN MILLS CAWOOD
11 NORTH WATER STREET, SUITE 19290
MOBILE, AL 36602
T 251-460-4006
GMCNETWORK.COM

ISSUED FOR BIDS & PERMIT 12-9-2024

REVISION #1 08/01/2024

REVISION #2 08/01/2024

REVISION #3 08/01/2024

REVISION #4 08/01/2024

DRAWN BY: BPP

CHECKED BY: MMA

GMC

2141670

BALDWIN COUNTY, ALABAMA
PARRY D. DAVIS, JR., PREPARED AUG 6
FILED/RECORDED 08/16/2024 02:34 PM
TOTAL \$55.00 3 Pages
GLIDE 0002963-B



POINT OF BEGINNING
N.E. CORNER OF THE S.W. 1/4
OF THE S.W. 1/4 SECTION 2,
T-6-S, R-2-E

4"x4" CONCRETE MONUMENT
ELEVATION=100.67 NAVL86

STATE HIGHWAY 181
R/W VINES

LOT 6

LOT 5

LOT 4

LOT 12

BUSHEL DRIVE (PUBLIC 50' R/W)

(PUBLIC 50' R/W)

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	18°03'00"	300.00	52.56	S84°56'17"E	52.29
C2	18°03'00"	300.00	52.56	S84°56'17"E	52.29
C3	30°03'00"	200.00	104.72	N14°56'08"W	103.53
C4	30°03'00"	200.00	104.93	N14°54'21"W	103.73
C5	20°03'00"	200.00	68.81	N09°52'33"W	68.48
C6	20°03'00"	250.00	87.77	N09°52'33"W	86.82
C7	22°03'00"	300.00	130.90	N12°37'27"E	129.06
C8	22°03'00"	100.00	43.83	N17°37'27"E	43.23
C9	14°59'51"	300.00	76.33	N07°33'43"E	76.30
C10	15°03'00"	200.00	52.36	N07°33'43"E	52.21
C11	90°03'44"	25.00	39.50	S44°54'25"W	35.37
C12	89°58'16"	25.00	39.24	N45°05'35"E	35.31
C13	90°03'44"	25.00	39.50	N44°54'25"W	35.37
C14	89°58'16"	25.00	39.24	N45°05'35"E	35.34
C15	10°03'00"	275.00	48.00	S84°56'17"E	47.94
C16	10°03'00"	275.00	48.00	S84°56'17"E	47.94
C17	10°03'00"	275.00	48.00	S84°56'17"E	47.94
C18	10°03'00"	275.00	48.00	S84°56'17"E	47.94
C19	90°03'00"	25.00	39.27	S44°56'17"E	35.36
C20	90°03'00"	25.00	39.27	S44°56'17"E	35.36
C21	25°47'03"	175.00	76.75	N17°02'37"W	76.09
C22	26°26'52"	225.00	103.86	N16°42'42"W	102.94
C23	30°03'00"	225.00	118.04	N14°54'21"W	116.69
C24	30°03'00"	175.00	91.81	N14°54'21"W	90.75
C25	20°03'00"	175.00	61.09	N09°52'33"W	60.78
C26	20°03'00"	225.00	76.54	N09°52'33"W	76.14
C27	20°03'00"	275.00	86.09	N09°52'33"W	85.61
C28	20°03'00"	225.00	76.54	N09°52'33"W	76.14
C29	17°01'24"	325.00	96.56	N08°38'09"E	96.21
C30	25°03'00"	275.00	119.39	N12°37'27"E	119.04
C31	07°58'56"	325.00	46.35	N21°08'09"E	45.21
C32	25°03'00"	75.00	22.72	N12°37'27"E	22.47
C33	25°03'00"	125.00	54.54	N12°37'27"E	54.11
C34	29°03'04"	175.00	66.83	S75°22'04"E	65.91
C35	29°03'04"	225.00	114.31	S75°20'37"E	113.08
C36	89°23'59"	40.00	62.41	S44°59'05"E	52.27
C37	14°59'51"	275.00	71.98	N07°33'43"E	71.78
C38	14°59'51"	325.00	85.07	N07°33'43"E	84.83
C39	15°03'00"	175.00	45.81	N07°33'43"E	45.68
C40	15°03'00"	225.00	58.90	N07°33'43"E	58.73
C41	6°34'29"	43.00	52.66	N77°01'21"E	50.16

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C42	81°34'29"	79.00	31.13	N77°01'21"E	29.69
C43	23°42'06"	195.00	81.08	S84°52'20"E	80.50
C44	23°42'06"	210.00	89.38	S84°52'20"E	88.72
C45	11°52'34"	630.00	181.21	N89°52'46"E	180.35
C46	11°52'34"	610.00	163.18	N89°52'46"E	162.31
C47	38°28'33"	96.00	54.47	N76°24'47"E	53.26
C48	38°28'33"	116.00	77.90	N76°24'47"E	76.44
C49	01°53'30"	175.00	5.75	N65°05'36"W	5.75
C50	06°33'20"	175.00	20.02	N69°18'46"W	20.01
C51	---	---	---	---	---
C52	32°17'32"	244.47	85.12	N18°14'40"W	84.82
C53	30°03'35"	150.00	51.84	N14°54'21"W	50.91
C54	10°03'00"	136.00	27.23	N65°07'27"E	27.19
C55	10°03'00"	136.00	27.23	N65°07'27"E	27.19
C56	30°03'00"	116.00	50.74	N04°52'33"W	50.65
C57	30°03'00"	136.00	71.21	N04°52'33"W	70.40
C58	10°29'56"	176.00	33.66	N04°57'36"W	32.58
C59	20°29'56"	136.00	104.33	N04°52'33"W	103.10
C60	29°49'14"	256.00	136.44	N04°57'14"W	136.89
C61	29°49'14"	246.00	126.03	N04°57'14"W	126.59
C62	9°09'16"	204.00	36.78	N09°32'12"W	36.47
C63	9°09'16"	184.00	32.05	N09°32'12"W	31.76
C64	23°13'27"	156.00	63.23	N11°44'10"E	62.60
C65	23°13'27"	176.00	71.34	N11°44'10"E	70.85
C66	19°32'46"	176.00	60.04	N13°34'30"E	59.75
C67	19°32'46"	136.00	46.86	N13°34'30"E	46.54
C68	44°02'55"	76.00	38.83	N25°58'34"E	37.17
C69	44°02'55"	96.00	43.35	N25°58'34"E	42.27
C70	48°01'35"	56.00	46.84	N24°08'14"E	45.58
C71	48°01'35"	76.00	53.70	N24°08'14"E	51.85
C72	80°00'00"	28.00	41.98	N44°52'33"W	39.60
C73	80°00'00"	16.00	28.13	N44°52'33"W	22.63
C74	10°00'00"	392.00	39.68	S84°56'17"E	39.61
C75	10°00'00"	256.00	45.03	S84°56'17"E	44.97
C76	08°19'58"	96.00	14.90	N85°38'14"E	14.78
C77	17°38'55"	516.00	156.00	S89°56'17"E	158.46
C78	15°01'31"	496.00	130.01	S89°56'17"E	129.70
C79	08°49'58"	96.00	14.90	S85°31'19"E	14.78
C80	01°55'21"	275.00	9.23	S90°50'14"E	9.23
C81	21°32'39"	84.00	31.56	N67°56'49"E	31.40
C82	21°32'39"	104.00	39.11	N67°56'49"E	38.88
C83	22°43'57"	225.00	99.27	N18°54'10"W	99.10

LINE DATA

LINE	BEARING	DISTANCE
L1	N45°14'00"E	3.04
L2	N45°14'00"E	3.04
L3	N5°10'30"E	12.07
L4	N5°10'30"E	12.07
L5	N78°43'09"E	7.30
L6	N78°43'09"E	6.70
L7	N78°43'09"E	18.08
L8	N28°58'08"W	39.27
L9	N00°07'27"E	30.77
L10	N89°52'33"W	48.30
L11	S89°52'33"E	3.00
L12	N00°07'27"E	26.16
L13	N00°07'27"E	34.16
L14	N19°52'33"W	9.28
L15	N19°52'33"W	9.28
L16	N103°23'E	22.54
L17	N103°23'E	22.54
L18	N19°15'15"W	26.41
L19	N19°15'15"W	20.41
L20	N00°07'27"E	8.50
L21	N00°07'27"E	8.50
L22	N23°20'53"E	10.46
L23	N23°20'53"E	10.46
L24	N03°48'07"E	22.84
L25	N03°48'07"E	22.84
L26	N48°08'02"E	14.37
L27	N48°08'02"E	14.37
L28	N00°07'27"E	38.75

LINE DATA

LINE	BEARING	DISTANCE
L29	N00°07'27"E	46.70
L30	N89°52'33"W	17.02
L31	N89°52'33"W	9.00
L32	S60°27'33"W	23.00
L33	S60°27'33"W	31.00
L34	S62°27'33"W	30.28
L35	N00°14'31"E	7.75
L36	S00°00'00"E	20.15
L37	S00°00'00"E	18.65
L38	N89°54'01"W	20.00
L39	S89°54'01"E	75.63
L40	S79°26'17"E	62.68
L41	S89°56'17"E	91.98
L42	S89°56'17"E	211.88
L43	N10°07'27"E	14.10
L44	N10°07'27"E	14.10
L45	N43°49'54"W	37.21
L46	N43°45'54"W	20.00
L47	N43°45'54"W	14.45
L48	S89°53'51"E	15.07
L49	N89°54'01"W	36.75
L50	S35°05'59"W	12.21
L51	S00°05'59"W	18.07
L52	N89°54'01"W	30.07
L53	N00°05'59"E	18.07
L54	S89°54'01"E	11.09
L55	N33°05'59"E	12.21
L56	S89°54'01"E	18.31

NOTES:

- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
- A PROPERTY OWNERS ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUEBLY ADOPTED RIGHT-OF-WAY.
- STORM WATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY OR THE CITY OF FAIRHOPE TO MAINTAIN.
- THERE IS A DEDICATED DRAINAGE, UTILITY, AND MAINTENANCE EASEMENT OVER THE ENTIRETY OF COMMON AREAS 1 AND 2.
- CAPPED REBARS (WATTIER) HAVE BEEN SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE PROPERTY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE, IF APPLICABLE, AND ENERGY COSTS OF THE STREET LIGHTS.
- EACH LOT SHALL REQUIRE A MANDATORY SITE PLAN REVIEW.
- EACH LOT SHALL PROVIDE THE PROJECTED DRP GENERATION DURING THE SITE PLAN REVIEW.
- NO DIRECT ACCESS FROM ANY LOT WITHIN THIS PLAT SHALL BE ALLOWED TO ADJACENT HIGHWAY 10A OR ADJACENT HIGHWAY 181. ALL LOTS SHALL ACCESS VIA ENCOUNTER DRIVE, BUSHEL DRIVE, OR HIDDEN GLEN.
- REFER TO THE JULY 2024 PLANNING COMMISSION MINUTES CASE NO. 24-13 FOR ADDITIONAL ROAD OUT REQUIREMENTS.



LEGEND

CRF(1)	CAPPED REBAR FOUND (WATTIER)
CRF(2)	CAPPED REBAR FOUND (MOORE)
CRF(3)	CAPPED REBAR FOUND (DEMBERRY)
CM(1)	4"x4" CONCRETE MONUMENT FOUND
CM(2)	6"x6" CONCRETE MONUMENT FOUND
SEL	SETBACK LINE
GSB	GREEN SPACE BUFFER
CUFE	CITY OF FAIRHOPE UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT

ENCOUNTER COMMERCIAL RETAIL CENTER
SUBDIVISION
PLAT OF SUBDIVISION

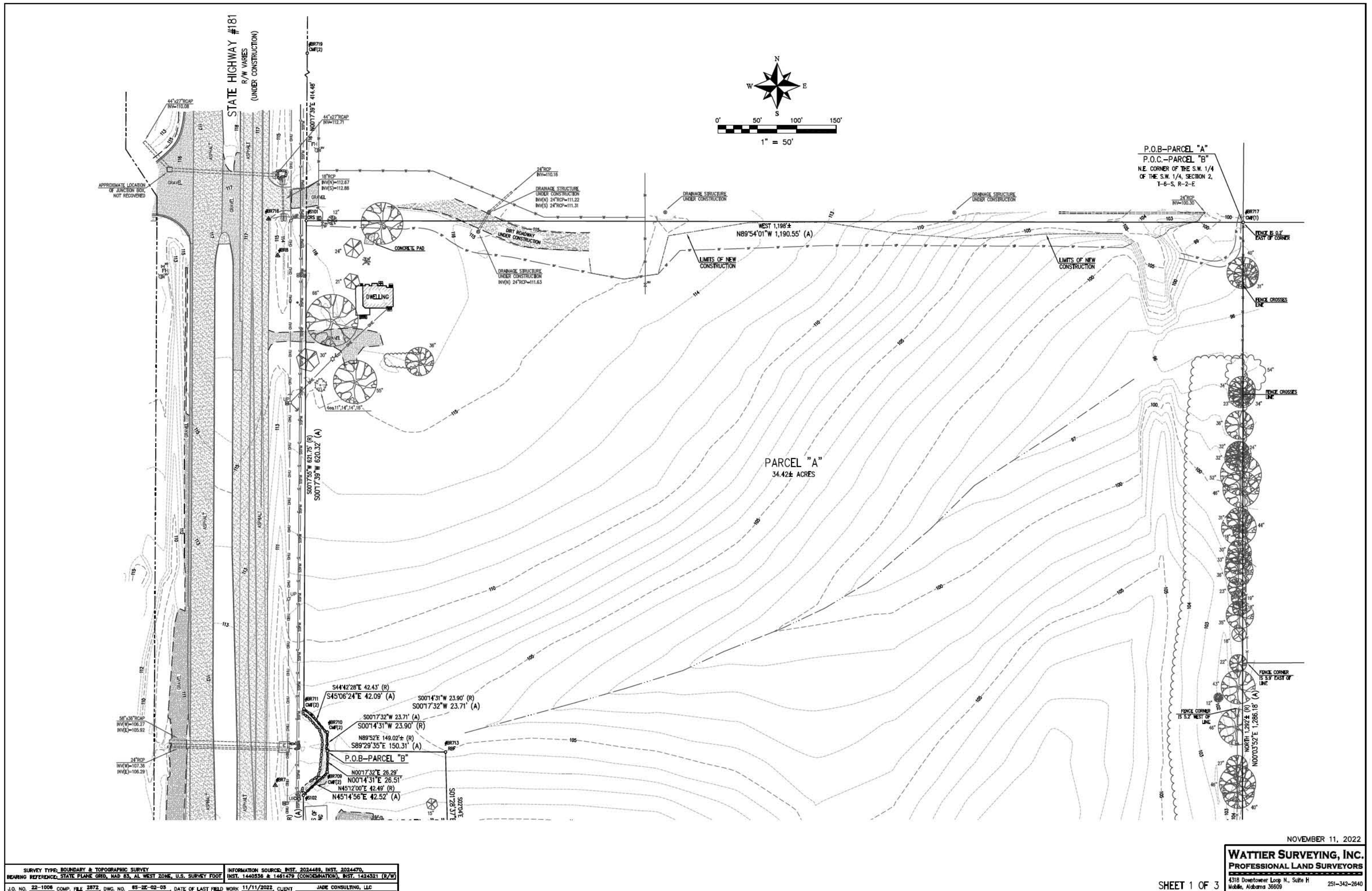
JUNE 10, 2024

WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

4318 Dowlow Loop N., Suite 11
Mobile, Alabama 36609

SHEET 2 OF 3

214-362-2640



City of Fairhope

Planning Commission

October 07, 2024



SR 24.04 - Aubergine



Project Name:

Aubergine

Site Data:

0.10 acres

Project Type:

Site Plan Approval

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

B-2

PPIN Number:

68209

General Location:

West side of South Section Street,
North side of De La Mare Avenue

Surveyor of Record:

S.E. Civil

Engineer of Record:

S.E. Civil

Owner / Developer:

FST Farguson, Peter

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Michelle Melton





APPLICATION FOR SITE PLAN APPROVAL

Application Type: ☒ Site Plan
Attachments: ☒ Articles of Incorporation or List all associated investors

Date of Application: 8/20/24

Property Owner / Leaseholder Information

Name of Property Owner: FST FARGUSON, PETER Phone Number: _____
Address of Property Owner: 256 GEORGE STREET
City: FAIRHOPE State: AL Zip: 36532

Proposed Site Plan Name: AUBERGINE
Site Acreage: 0.10 Sq. Footage: 4,500
Parcel No: 05-46-03-37-0-602-002.518 Current Zoning: B-2 GENERAL BUSINES

Authorized Agent Information

Name of Authorized Agent: AARON COLLINS Phone Number: 251-990-6566
Address: 9969 WINDMILL ROAD
City: FAIRHOPE State: AL Zip: 36532
Contact Person: AARON COLLINS

Engineer/Architect Information

Name of Firm: S.E. CIVIL Phone Number: 251-990-6566
Address: 9969 WINDMILL ROAD
City: FAIRHOPE State: AL Zip: 36532
Contact Person: LARRY SMITH

I certify that I am the property owner/leaseholder of the above described property and hereby submit this site plan to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Aaron Collins (As Agent)
Property Owner/Leaseholder Printed Name

August 15, 2024
Date

Signature

Lee Turner
Fairhope Single Tax Corp. (If Applicable)

Lee Turner, President
of FSTC

**ARTICLES OF ORGANIZATION
OF
FARGASON PROPERTIES, L.L.C.,
AN ALABAMA LIMITED LIABILITY COMPANY**

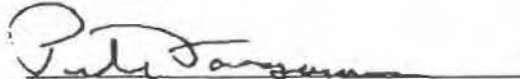
The undersigned, for the purpose of forming a limited liability company under Ala. Code 1975, §10-12-1 et seq. as amended (the "Alabama Limited Liability Company Act") files the following Articles of Organization in the Office of the Judge of Probate of Baldwin County, Alabama and affirms that the facts stated in these Articles of Organization are true and correct:

1. **Name.** The name of the limited liability company is Fargason Properties, L.L.C. (the "Company").
2. **Duration.** The period of duration of the Company shall be perpetual, unless the Company is dissolved and the affairs of the Company are wound up in accordance with the Alabama Limited Liability Company Act.
3. **Purpose.** The purposes for which the Company is formed are:
 - A. To acquire by purchase, exchange, lease, hire or otherwise, real property of every kind, character and description whatever, wherever located, and interests of all kinds in real property; and to hold, own, develop, improve, manage, operate, let as lessor or sublessor, and mortgage such property; to sell and exchange said property and interests in said property; and to obtain, use, dispose of and deal in and with such property in every other manner, either alone or in conjunction with others, as partners, joint venturers or otherwise.
 - B. The Company is organized with a general business purpose and may transact any other lawful business or activity for which Limited Liability Companies may be organized pursuant to the Alabama Limited Liability Company Act.
4. **Registered Agent and Office.** The location and mailing address of the initial registered office of the Company is 5440 Battles Wharf Drive, Fairhope, Alabama 36532. The name of the initial registered agent of the Company at that address is Peter R. Fargason.
5. **Initial Member.** The name and mailing address of the sole Member of the Company is:

Peter R. Fargason
5440 Battles Wharf Drive
Fairhope, Alabama 36532
6. **Additional Members.** Additional Members may be admitted but only upon the unanimous written consent of the then existing Member or Members.
7. **Continuation of Business.** Upon occurrence of an event of dissociation of a Member in the Company, the remaining Member or Members of the Company shall have the right to continue the business of the Company; provided that (i) there is at least one remaining Member, and (ii) the legal existence of the Company is continued by the unanimous written consent of all remaining Members within ninety days after the occurrence of the event of dissociation.
8. **Management.** Management of the Company shall be vested in the Member of the Company.
9. **No Liability.** The Member of the Company shall have no liability for any debt, obligation or liability of the Company, as provided in the Alabama Limited Liability Company Act.

686309

The undersigned, constituting the sole Member of the Company named in these Articles of Organization in accordance with the Alabama Limited Liability Company Act, executed these Articles of Organization this 8th day of October, 2002.

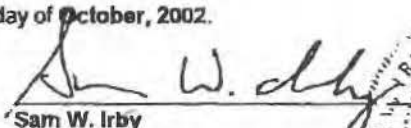
 (Seal)
Peter R. Fargason

STATE OF ALABAMA :

COUNTY OF BALDWIN :

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Peter R. Fargason, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 8th day of October, 2002.


Sam W. Irby
Notary Public
My Commission Expires: April 24, 2004



THIS INSTRUMENT PREPARED BY:

Sam W. Irby
Irby & Heard, P.C.
Attorneys at Law
317 Magnolia Avenue
Post Office Box 1031
Fairhope, Alabama 36533
(251) 928-4555

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State of Alabama, Baldwin County
I certify this instrument was filed
and taxes collected on:

2002 October - 8 1:59PM

Instrument Number 686309 Pages 2
Recording 35.00 Mortgage
Deed Min tax
Index DP 1.00
Archive 3.00
Adrian T. Johns, Judge of Probate



Agent Authorization Form

To Whom It May Concern:

S E CIVIL, LLC is hereby authorized to act as my agent in representing me before the City of Fairhope Planning Commission and City Council on all submittals related to:
The Property located at 315 De La Mare, Fairhope Al.

Sincerely,

OWNER: James R Fargason
Authorized as Member/ Signatory (Print Name)

FST FARGASON, PETER ROBINSON TRUSTEE OF THE PETER ROBINSON
FARGASON & ANN BAXTER FARGASON JOINT REVOCABLE LIVING TRUST DATED
DECEMBER 13, 2023, AND ANY AMENDMENTS THERETO

Signature

Date

August 17, 2024

Summary of Request:

Request of Applicant, Peter Farguson and Fairhope Single Tax Corporation, for Site Plan Approval of the Aubergine building located at 315 De La Mare Avenue. Aaron Collins of S.E. Civil is the authorized agent for the project. Larry Smith is the engineer of record. The subject property is zoned B-2 and within the Central Business District (“CBD”). The proposed plan adds two (2) residential units with the addition of a second floor. The ground floor is currently one (1) retail space that will become two (2) retail units.



Figure 1: Existing Condition of Structure. Google Street View last visited on September 19, 2024.



Figure 2: Rendering with second story addition.

Setbacks: B-2 requires only a 20ft front setback according to Table 3-2. The CBD mostly eliminates any other setbacks and encourages non-residential buildings to be built at the right-of-way line. However, this is an existing building with an existing front setback that is not changing with this addition.

Building: Building height for the two-story structure is 34.8 ft. Building materials are the same as the existing structure (brick). The second floor will be two (2) residential units with separate balconies facing De La Mare Avenue and a large back deck with two (2) unseparated roof gardens. Original plans submitted had the balconies hanging over the ROW more that the allotted four (4) feet per the ROW Ordinance (No. 1754). Resubmitted plans corrected this overage. The second story structure does not take up the entire footprint of the ground floor providing room for the aforementioned roof gardens. Complete tenant improvements are in the case packet. As are the elevations.

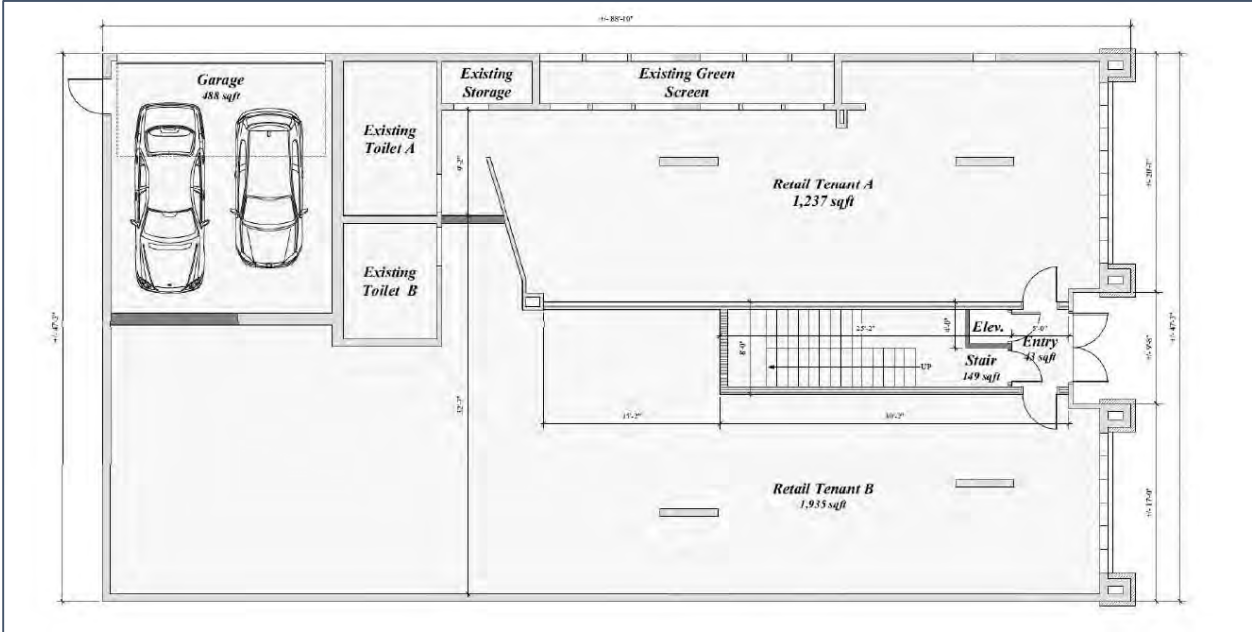


Figure 3: First Floor Plan



Figure 4: Second Floor Plan

Parking: Dwelling units must provide parking in the CBD. There are two (2) dwelling units upstairs and two (2) parking spaces are provided in a garage that is accessed from the private alley and by a man door in the rear of the building. The adjacent property owner and FST are amenable to using the private side alley (FST owned) and providing a 3 ft easement in the rear for the man door from the garage. (Bethea). Applicant also provided turning radii for large and standard size vehicles.

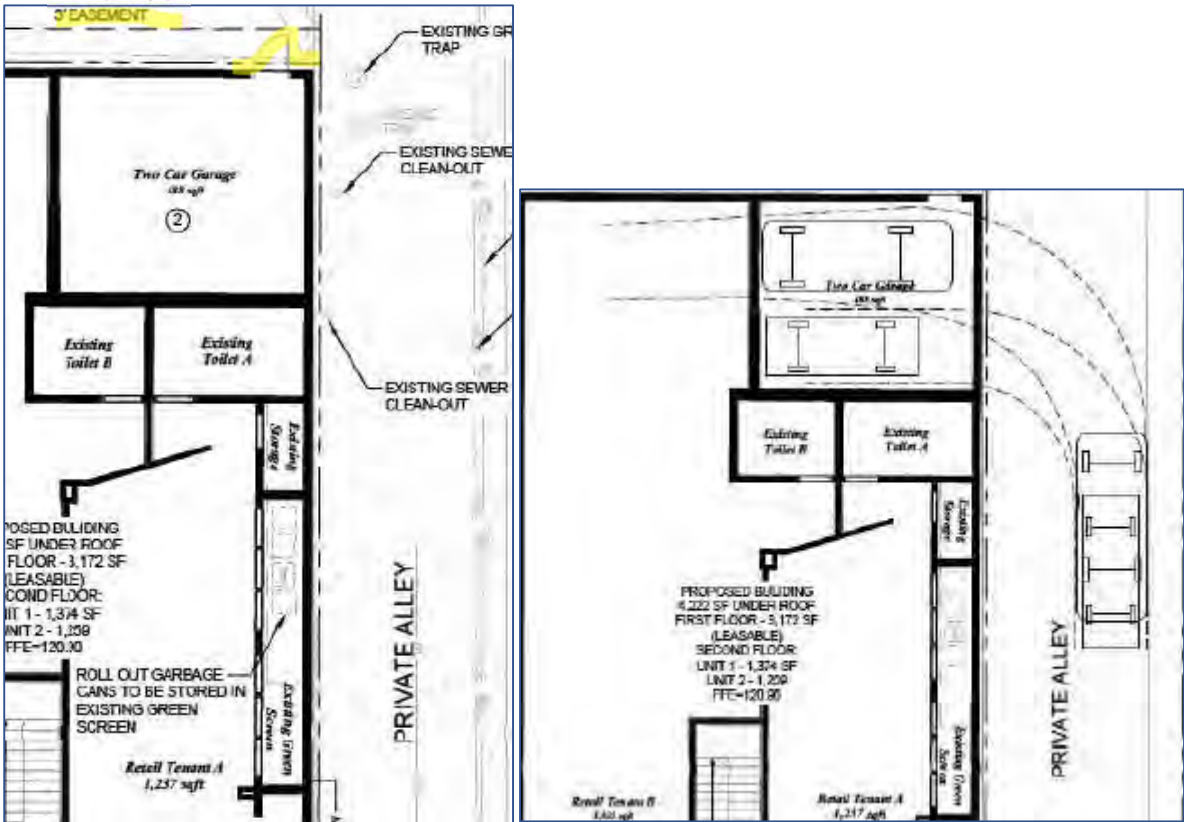


Figure 5: Two (2) car garage and turning radii.

Sidewalks: The existing sidewalk will remain. Any damage made to sidewalk, curb, and/or road during construction shall be remedied. A proposed road cut will follow the fee schedule in the ROW Ordinance.

Locations, intensity, and heights of exterior lights: A photometric plan was not submitted because there will not be any additional lighting. The existing lanterns at the ground level are to remain.

Mechanical equipment: HVAC equipment will be mounted on the single-story rooftop and screened by building from the ROW. See note on Sheet C01.

Dumpster location and screening: Garbage is city roll out bins stored in an existing green screen on alley side.



Figure 6: Garbage and additional storage enclosure on FST alley.

Stormwater and Drainage: Additional drainage spouts will be added on the alley side of the building to accommodate the second floor. Per the engineer's drainage letter the building's roofline discharges water in the existing private alley. The alley has an inverted crown that flows into the ROW of De La Mare Avenue. The letter states that there will be no negative impacts to the adjacent properties.

Location and size of all signage: Existing signage will be re-used. No additional signage.

Erosion control: The work is internal and vertical to an existing hardscaped site; thus, no BMPs submitted. Appropriate measures, if any, will be part of the ROW and/or land disturbance permit review process.

Utilities: A utility plan was submitted and has been reviewed and approved by the appropriate providers. Each unit will have its own dedicated electric meter. Two (2) residential water service meters will be added. There is existing sewer, electric, water, gas, and fiber optic tie ins in the immediate vicinity.

ADA Requirements: ADA requirements are met for the ground level retail units and an elevator will be installed for the residential units on the second floor.

Traffic: This renovation/addition did not trigger a traffic study. Traffic letter from engineer in packet.



Figure 7: FST Alley side including two (2) car garage.

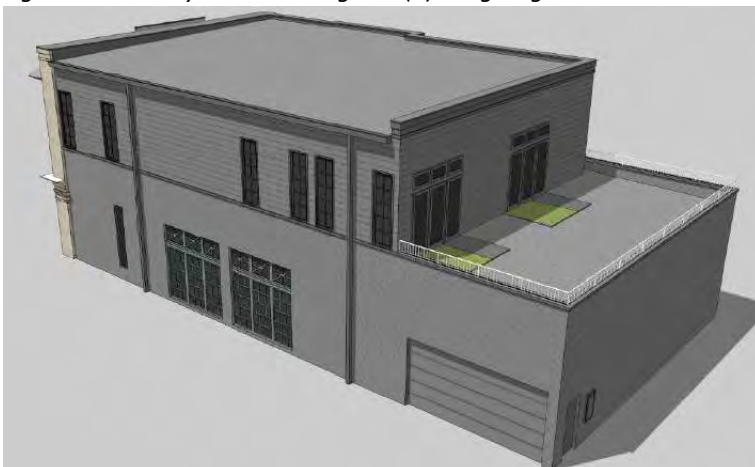


Figure 8: Rear view with roof gardens.



Figure 9: Side of building adjacent to Copper Column.

Article II, Section C.2.d. (Site Plan Review Criteria)

Criteria – The application shall be reviewed based on the following criteria:

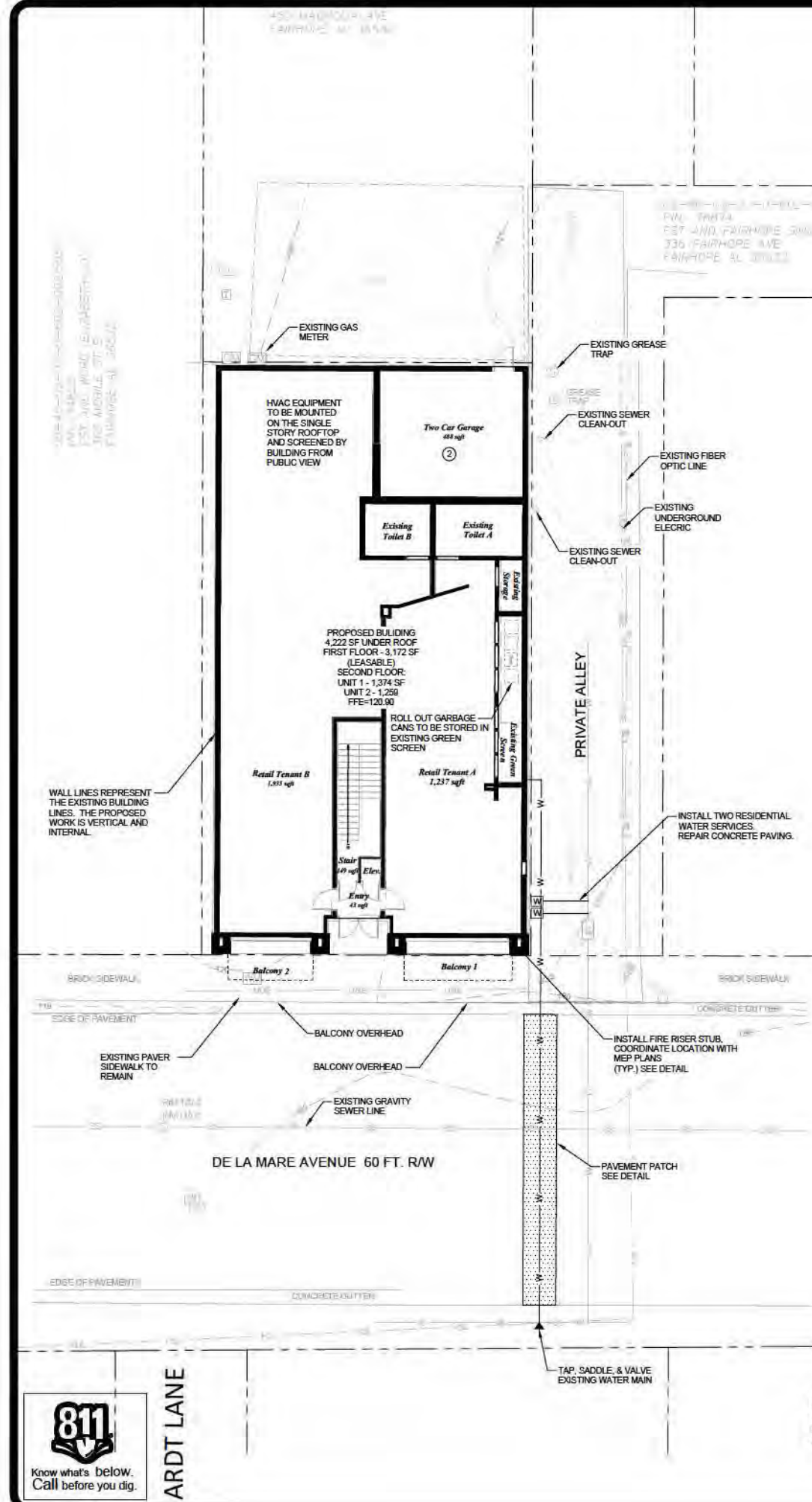
- (1) Compliance with the Comprehensive Plan; **The Comprehensive Plan puts an emphasis on the CBD to be the Regional Village Center and focal point of the City. This project adds retail *and* residential. Both of which complement the CBD.**
- (2) Compliance with any other approved planning documents; **Meets. Going vertical lessens more impervious surfaces. Utility tie ins are readily available.**
- (3) Compliance with the standards, goals, and intent of this ordinance and applicable zoning districts; **Meets**
- (4) Compliance with other laws and regulations of the City; **Meets**
- (5) Compliance with other applicable laws and regulations of other jurisdictions; **Meets**
- (6) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values; **Meets. Located in already populated area so noise and traffic do not present issues. Height under maximum for CBD.**
- (7) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values; **Within diverse CBD on a mostly commercial/retail street. The commercial/retail units have mostly daytime business hours. The additional residential and retail units should not negatively impact the neighborhood.**
- (8) Overall benefit to the community; **Meets. The CBD is the original village center and needs both retail/commercial and residential units to thrive.**
- (9) Compliance with sound planning principles; **Meets. Going vertical uses empty air space while still meeting dimension requirements for the CBD.**
- (10) Compliance with the terms and conditions of any zoning approval; **Meets**
- (11) Any other matter relating to the health, safety, and welfare of the community; **Nothing noted**
- (12) Property boundaries with dimensions and setback lines; **Meets**
- (13) Location of proposed buildings and structures indicating sizes in square feet; **Meets**
- (14) Data to show percentage of lot covered with existing and proposed buildings; **Meets**

- (15) Elevations indicating exterior materials;
Front, side, and rear elevations are provided.
- (16) The locations, intensity, and height of exterior lights; **Meets**
- (17) The locations of mechanical equipment; **Meets**
- (18) Outside storage and/or display; **Meets**
- (19) Drive-up window locations (must be away from residential uses/districts and not in front of building);
n/a
- (20) Curb-cut detail and location(s); **Provided**
- (21) Parking, loading, and maneuvering areas; **Meets**
- (22) Landscaping plan in accordance with the City Landscape Ordinance; **n/a**
- (23) Location, materials, and elevation of any and all fences and/or walls; **Meets. Railing details confirmed with building permit application.**
- (24) Dumpster location and screening; and
Meets
- (25) Location and size of all signage. **Meets.**

Recommendation:

Staff recommends **approval with the following condition** regarding case SR 24.04 Aubergine.

- 1. Draft and record in Baldwin County Probate an ingress/egress/utility easement from John Bethea and provide a recorded copy of said easement to Planning & Zoning prior to applying for a permit.



PARKING DATA	
PARKING REQUIREMENT	SPACES
TOTAL REQUIRED (1 SPACE/RES. UNIT) =	2
TOTAL PROVIDED =	2

LAND USAGE		
DESCRIPTION	AREA	% OF PROPERTY AREA
PROPERTY AREA	0.103 ACRES	—
BUILDING AREA (UNDER ROOF)	0.007 ACRES	94.2%
IMPERVIOUS PAVING	0.006 ACRES	5.8%
GRASSED/LANDSCAPED AREA	0 ACRES	0%

SITE ANALYSIS		
SITE ACREAGE (PROPOSED)	BUILDING HEIGHT	BUILDING (UNDER ROOF)
±0.10 AC (4,500 SF)	34'-8"	4,222 SF
REQUIRED PARKING 2 SPACES (SEE PARKING DATA)		PROVIDED PARKING 2 SPACES
JURISDICTION C.O. FAIRHOPE		ZONING B-2 (CBD)
IMPERVIOUS AREA 0.10 AC (100%)		PERVIOUS AREA 0 AC (0%)
BUILDING SETBACKS:		REQUIRED:
FRONT YARD:		0 FT
SIDE YARD:		0 FT
REAR YARD:		0 FT
MAXIMUM BUILDING HEIGHT:		40'
MAX. GROUND COVERAGE RATIO:		N/A
PROPOSED BUILDING COVERAGE		4,222 SF (93.8%)
PROPOSED GREENSPACE		0.00 AC

LEGEND	
EXISTING	PROPOSED

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF FAIRHOPE REGULATIONS AND CODES AS WELL AS O.S.H.A. AND ALDOT STANDARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR SITE WORK. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- THE SURVEY OF EXISTING CONDITIONS IS SHOWN WITHIN THESE PLANS. ALL EXISTING CONDITIONS SHALL BE VERIFIED TO BE TRUE AND ACCURATE PRIOR TO BEGINNING WORK.
- NOTIFY CITY OF FAIRHOPE INSPECTIONS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED R.O.W. AND MUST BE STORED WITHIN THE SITE.
- DURING CONSTRUCTION, ACCESS ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED. THE WIDTH OF THE ACCESS ROADWAY, DURING CONSTRUCTION, SHALL BE 20 FT PER STANDARD FIRE PREVENTION CODE, LATEST EDITION.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL OF THE EXISTING CONDITIONS AT THE SITE, INCLUDING UTILITIES, SURFACES, ETC. AND SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES THEY CAUSE TO NEW AND EXISTING CONSTRUCTION, PROPERTY AND ANY UNAUTHORIZED DISRUPTION TO UTILITIES ON SITE AND TO ADJACENT PROPERTIES.
- PRIOR TO CONSTRUCTION, EXISTING UTILITIES AT PROPOSED CONNECTIONS AND CROSSINGS SHALL BE FIELD EXCAVATED TO VERIFY LOCATIONS, ELEVATION AND SIZE. NOTIFY THE ENGINEER IMMEDIATELY WITH ANY DEVIATIONS OR CONFLICTS.
- CONTRACTOR SHALL REFER TO THE ARCH. PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXISTING PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THE DIMENSIONS SHOWN ARE TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO STRUCTURAL PLANS FOR THE COLUMN GRID LAYOUT AND INFORMATION REQUIRED TO LAYOUT THE BUILDING WITHIN THE FOUNDATIONS.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
- GARBAGE TO BE PICKED UP BY CITY OF FAIRHOPE PUBLIC WORKS VIA ROLL OUT CANS.
- THE PROPOSED WATER SERVICE SHALL BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR AND CERTIFIED TO BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS OF FAIRHOPE PUBLIC UTILITIES (FPU) PRIOR TO COMPLETION OF THE PROJECT. ALL PIPING, VALVES, FITTINGS AND DEVICES SHALL BE IN ACCORDANCE WITH FPU SPECIFICATIONS.
- ALL NEW UTILITY SERVICES SHALL BE INSTALLED PER THE SPECIFICATIONS, DETAILS, AND REQUIREMENTS OF FPU AND OTHER UTILITY PROVIDERS. THE CONTRACTOR SHALL BE INTIMATE WITH THE LOCAL CODES AND REQUIREMENTS AND SHALL BE RESPONSIBLE FOR THE COMPLIANCE OF ALL SYSTEMS WITH THESE CODES.
- THE SANITARY SEWER LINE SHALL BE TESTED FOR INFILTRATION/EXFILTRATION IN ACCORDANCE WITH FPU STANDARDS & SPECIFICATIONS.
- ALL PVC PIPE SHALL BE MARKED USING DETECTABLE UNDERGROUND UTILITY MARKER TAPE TAPE SHALL BE A MINIMUM OF 5 MILS THICK AND 3 INCHES IN WIDTH. MINIMUM TENSILE STRENGTH SHALL BE 35 POUNDS AND TAPE SHALL ELONGATE NOT LESS THAN 80 PERCENT BEFORE BREAKING. TAPE SHALL BE PERMANENTLY IMPRINTED WITH AN APPROPRIATE LEGEND TO IDENTIFY THE CONTENTS OF THE PIPE.
- ALL PVC PIPE INSTALLATIONS REQUIRE THAT METALIZED MARKER TAPE BE BURIED IN THE BACKFILL APPROXIMATELY 12 INCHES ABOVE THE PIPE. THE TAPE SHALL BE ATTACHED TO FITTINGS, VALVES, HYDRANTS, ETC. TO PROVIDE A LOCATION ABOVE GROUND TO TRANSMIT THE SIGNAL TO THE TAPE WITHOUT HAVING TO DIG DOWN TO THE PIPE.
- THRUST BLOCKING AND PIPE RESTRAINTS SHALL BE INSTALLED AND SIZED IN ACCORDANCE WITH NFPA-24. THESE RESTRAINTS SHALL BE APPROVED BY THE ENGINEER AND FPU PRIOR TO BACKFILLING AND TESTING.
- WATER MAINS UNDER 4" SHALL CONFORM TO THE REQUIREMENTS OF ASTM D2241. PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF 200 PSI. SDR 21 OR HEAVIER. WATER MAINS 4"-12" SHALL CONFORM TO THE REQUIREMENTS OF AWWA C900, SDR 18 OR HEAVIER.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES IN CONFORMITY WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
- THE GAS SERVICE SHALL BE INSTALLED TO THE METER BY THE LOCAL GAS UTILITY. REFER TO THE MECHANICAL/PLUMBING PLANS FOR THE METER LOCATION.
- THE CONTRACTOR WILL PROVIDE AND INSTALL ALL SECONDARY WIRING AND CONDUIT FROM THE PAD MOUNTED TRANSFORMER TO THE LOCATION OF THE METERS.
- THE PROPOSED WATER MAIN SHALL BE PRESSURE TESTED, CLEANED, AND DISINFECTED WITH THE NEW PIPING SYSTEM TO THE MAIN SYSTEM. WATER MAINS TO BE INSTALLED AND TESTED PER AWWA STANDARDS. LEAKAGE TEST PERFORMED AT 200PSI FOR MINIMUM OF 2 HOURS.



SITE & UTILITY PLAN

Aubergine
315 De La Mare Avenue
Fairhope, Alabama 36532





September 12, 2024

Mr. Mike Jeffries, QCI
City of Fairhope
Development Services Manager
555 S. Section Street
Fairhope, AL 36532

Re: SR 24.04 and SD 24.22 Aubergine
S.E. Civil Project #20241375

Dear Mike:

Attached are the revised plans based upon the comments provided. Below are responses to your comments.

1. Please confer with Erik Cortinas (erik.cortinas@fairhopeal.gov and 251.990.0141x441) regarding fire safety. Some issues of concern are if the fire flow test is enough to support four (4) tenants: 2 retail and 2 residential; exit door in garage (Is it for life safety? Is it necessary?); possible necessity of fire line to fully protect the building; possibility of fire rated glazing on FST alley side.

Response: The building will have a sprinkler system and the fire flow is adequate. The adjacent owner is providing a 3' easement to ensure the door is not obstructed. As for life safety or necessity, since there will be an easement, this question is no longer relevant. Life safety will be reviewed at the time of building permit and will follow the building code. The building will have a sprinkler system per building and fire code requirements. As for glazing, this is something that will be reviewed at the time of building permit. We have reached out to Erik.

2. Need drainage narrative.

Response: A narrative has been provided.

3. Need turning radii for two average size cars to ingress/egress from garage into 17ft FST alley.

Response: An exhibit has been provided. The template shows both a large SUV and regular size car.

4. Need written permission from FST that tenants may use alley.

Please see attached letter from FST. In addition to this, FST signed the application, after review of the application and plan set. They also attended the Community Meeting where access was discussed and had no objections. See minutes.

5. Utilities require a 10-15 ft easement at back of building to access meters, et al.

The discussion was if new services were run, then an easement will be required. Please see the letter from the electrical engineer on the project. The existing power service to the

building is adequate and a new service line is not needed. The adjacent owner is providing a 3' easement that will allow access to the panels/meters.

6. The proposed road cut will follow the fee schedule in the ROW Ordinance.

Response: Noted.

7. Please confer with the gas department about availability of adding gas to the two residential units upstairs.

Response: We have reached out to the gas department along with having a utility review meeting. We have a will serve letter for gas signed by Wes Boyett. I have reached out to Wes Boyett to determine if he needs anything else from me at this point.

8. The balconies are too deep. Please refer to the ROW Ordinance No. 1754, Section 12 or Section 19-112 of municipal code for more information.

Response: The balconies have been reduced to comply with the ROW Ordinance.

Please let me know if you have any questions or need any additional information. Thank you.

Sincerely,



Larry Smith, PE
Partner
251-990-6566

Attachments:

Revised Architectural Floorplans and Elevations
Revised Building Renderings
Revised Site Improvement Plans
Drainage Letter
Easement Agreement
Letter from FST
Turning Movement Exhibit
Letter from Electrical Engineer

Schematic Design
September 9, 2024



A Renovation for
Aubergine

315 De La Mare Ave, # A,
Fairhope, AL 36532

W

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For Review
and Comment
Only

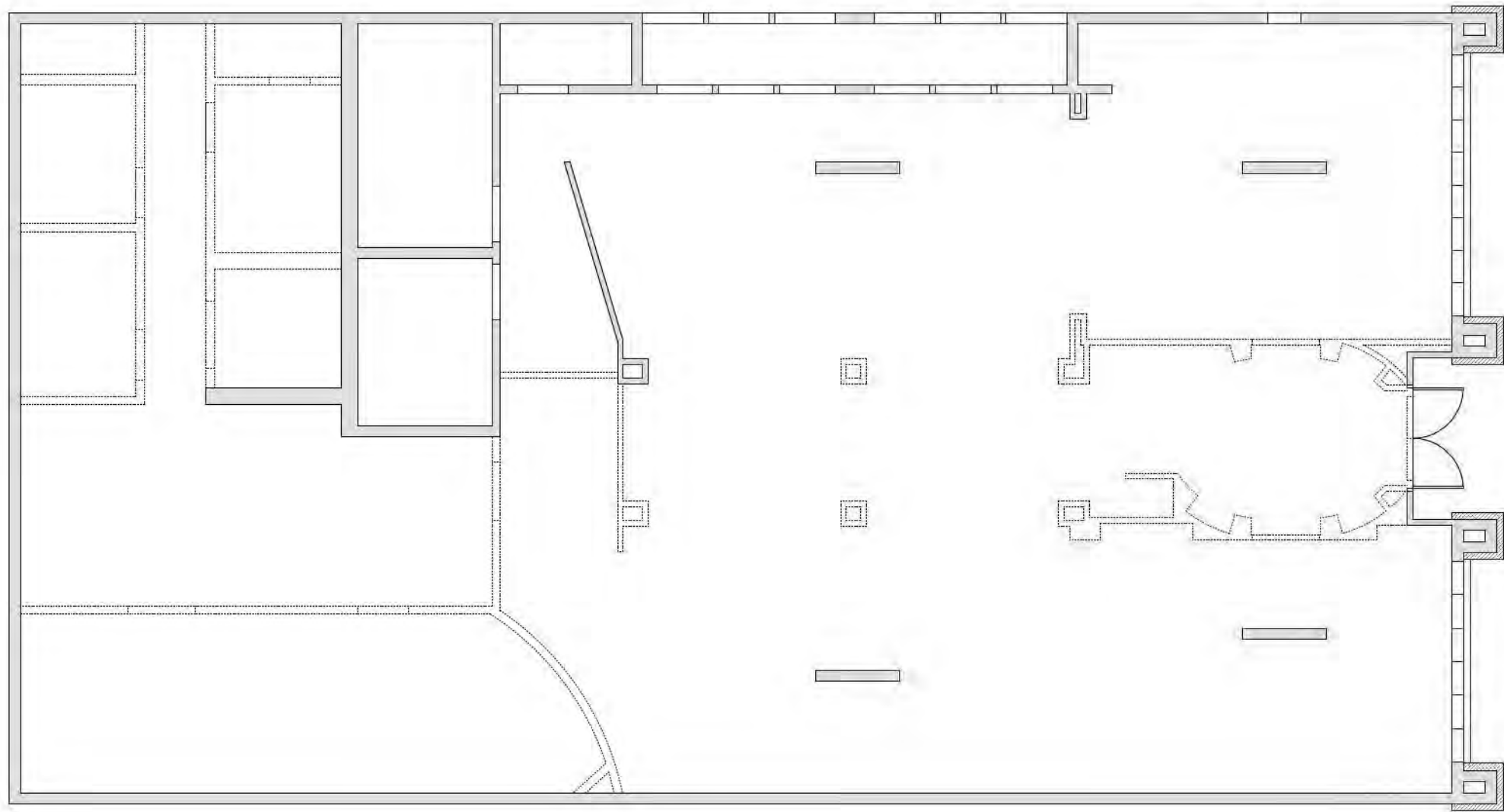
A Renovation for
Aubergine
315 De La Mare Ave # A,
Fairhope, AL 36532

Date	September 9, 2024
Revised	
Revised	
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T1.1
Title

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1
Ex1.1

Existing / Demolition Floor Plan

1/4"=1'-0"



A Renovation for
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315 De La Mare Ave # A,
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Ex1.1

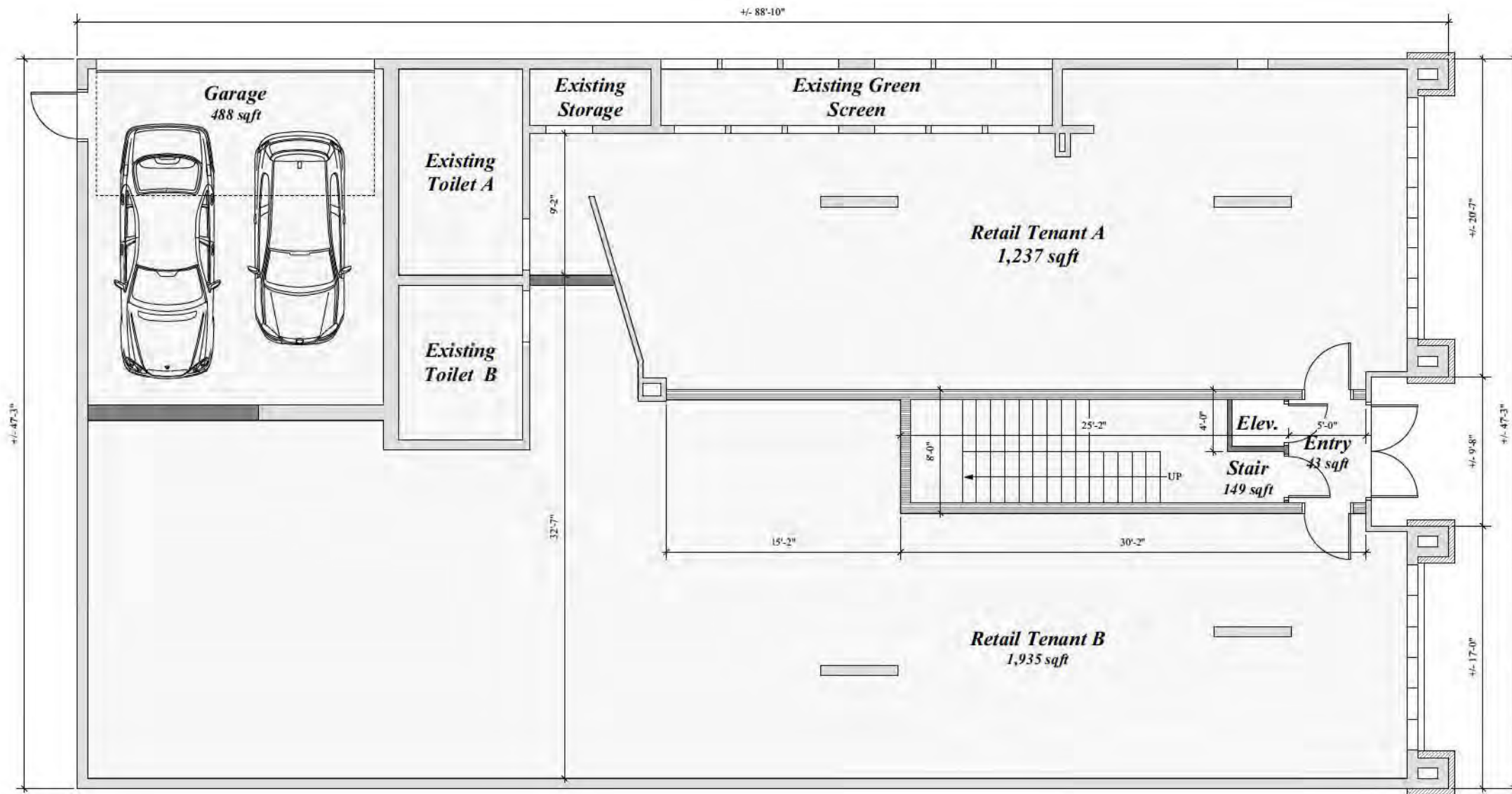
Existing / Demo
First Floor Plan



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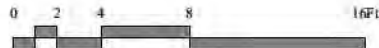
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1
A1.1

First Floor Plan

1/4"=1'-0"



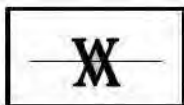
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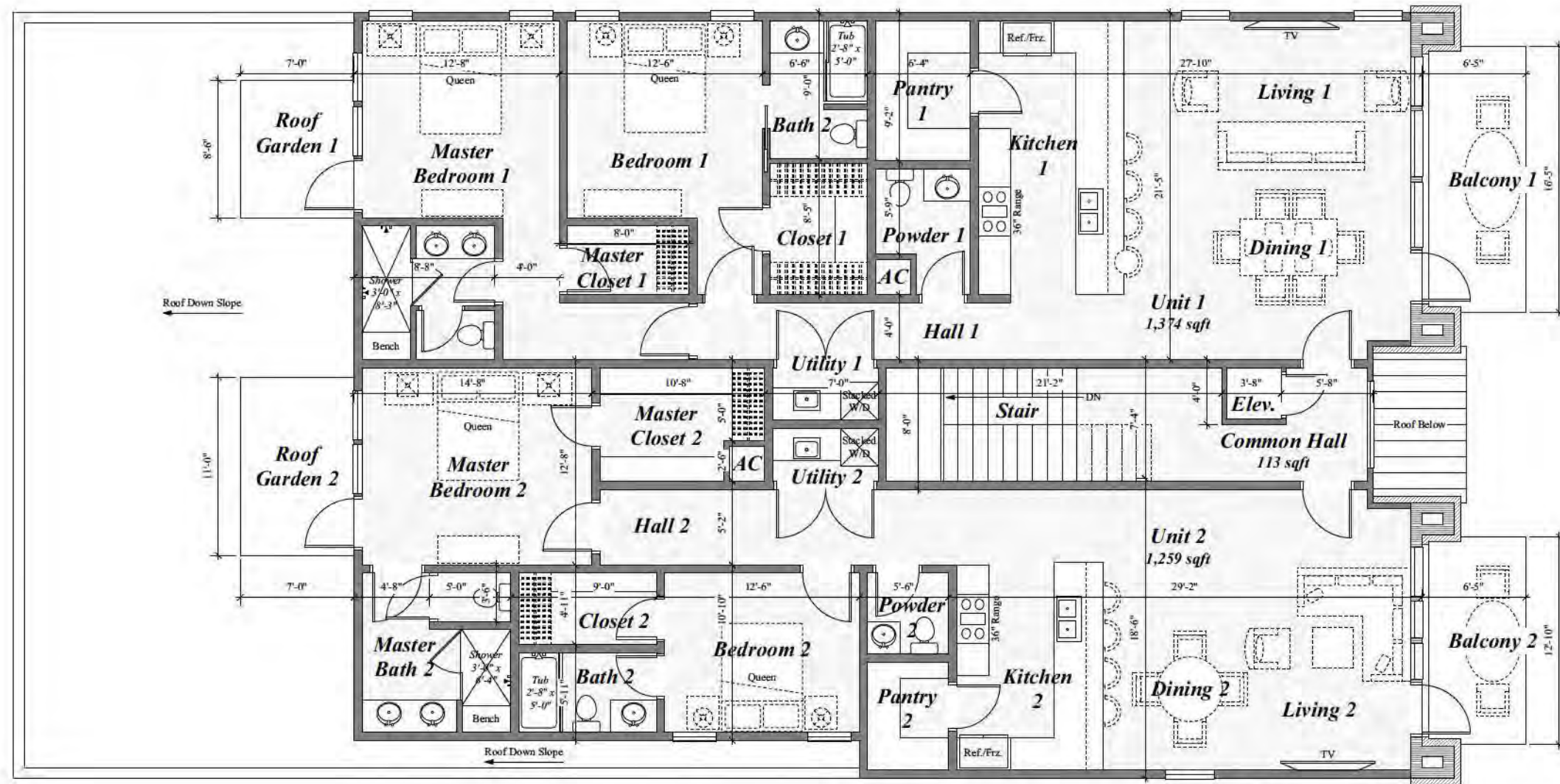
A1.1
First Floor Plan



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A Renovation for
Aubergine
315 De La Mare Ave # A,
Fairhope, AL 36532



1
A1.2
Second Floor Plan
1/4"=1'-0"



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A1.2

Second Floor Plan



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A3.1

Building Elevations



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and Comment
Only

International Health Workers' Union (IHWU) and the International Union of Health Workers (IUHW) are the two main international organizations representing health workers. The IHWU is a trade union representing health workers in the public sector, while the IUHW is a trade union representing health workers in the private sector. Both organizations have a long history of advocating for the rights of health workers and improving their working conditions. The IHWU has a membership of over 100,000 health workers in over 100 countries, while the IUHW has a membership of over 50,000 health workers in over 50 countries. Both organizations have been instrumental in securing better wages, benefits, and working conditions for health workers around the world.



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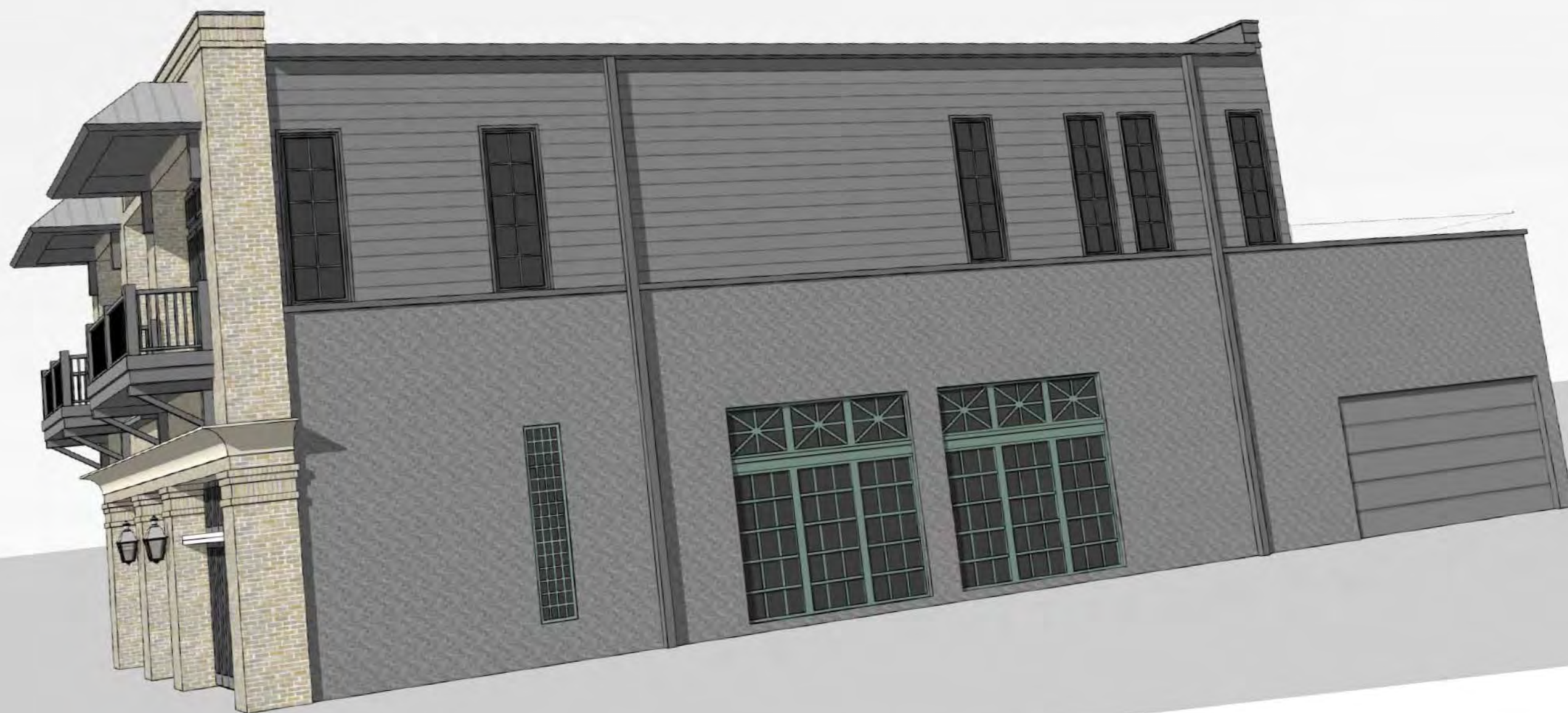




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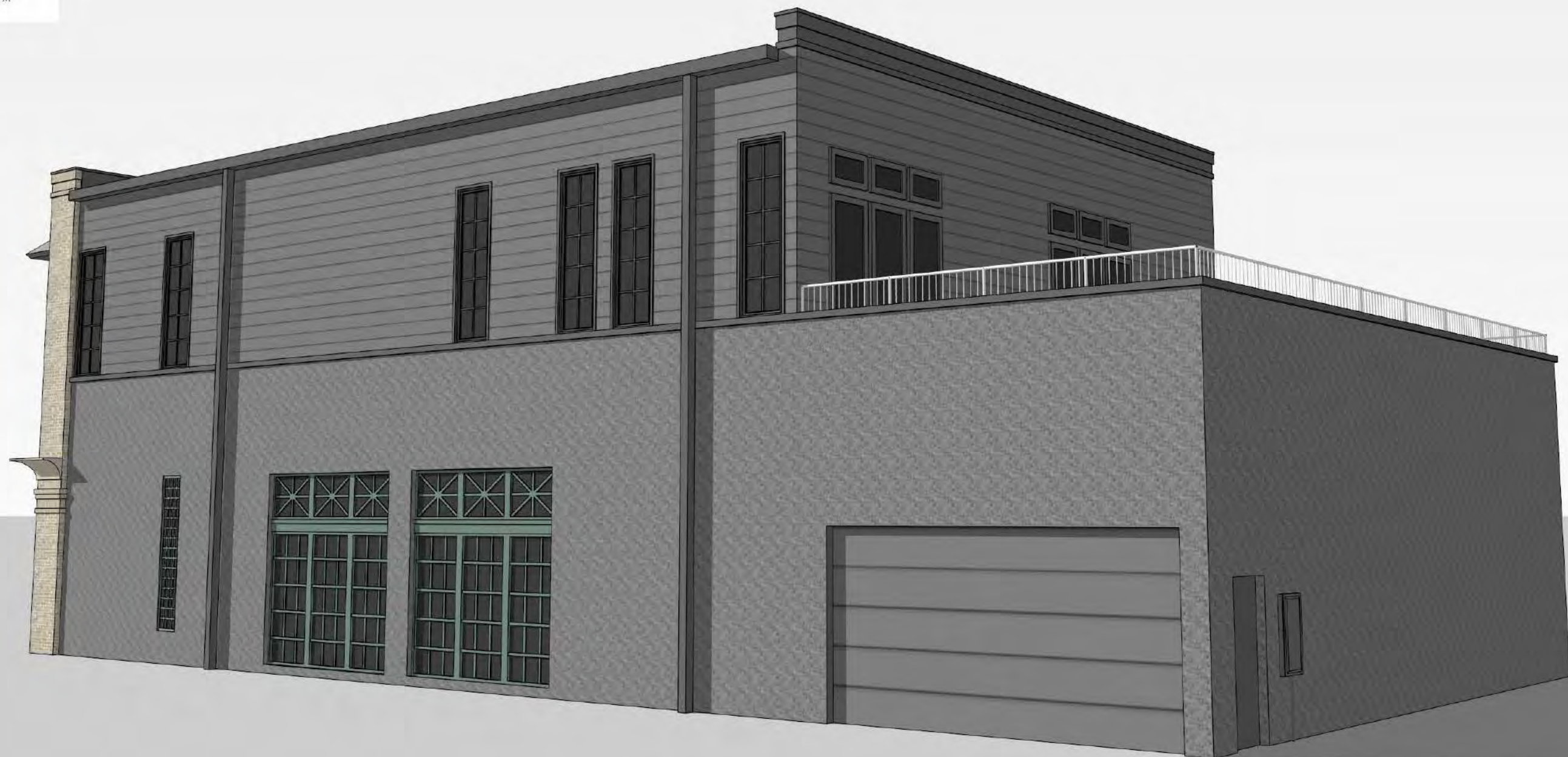






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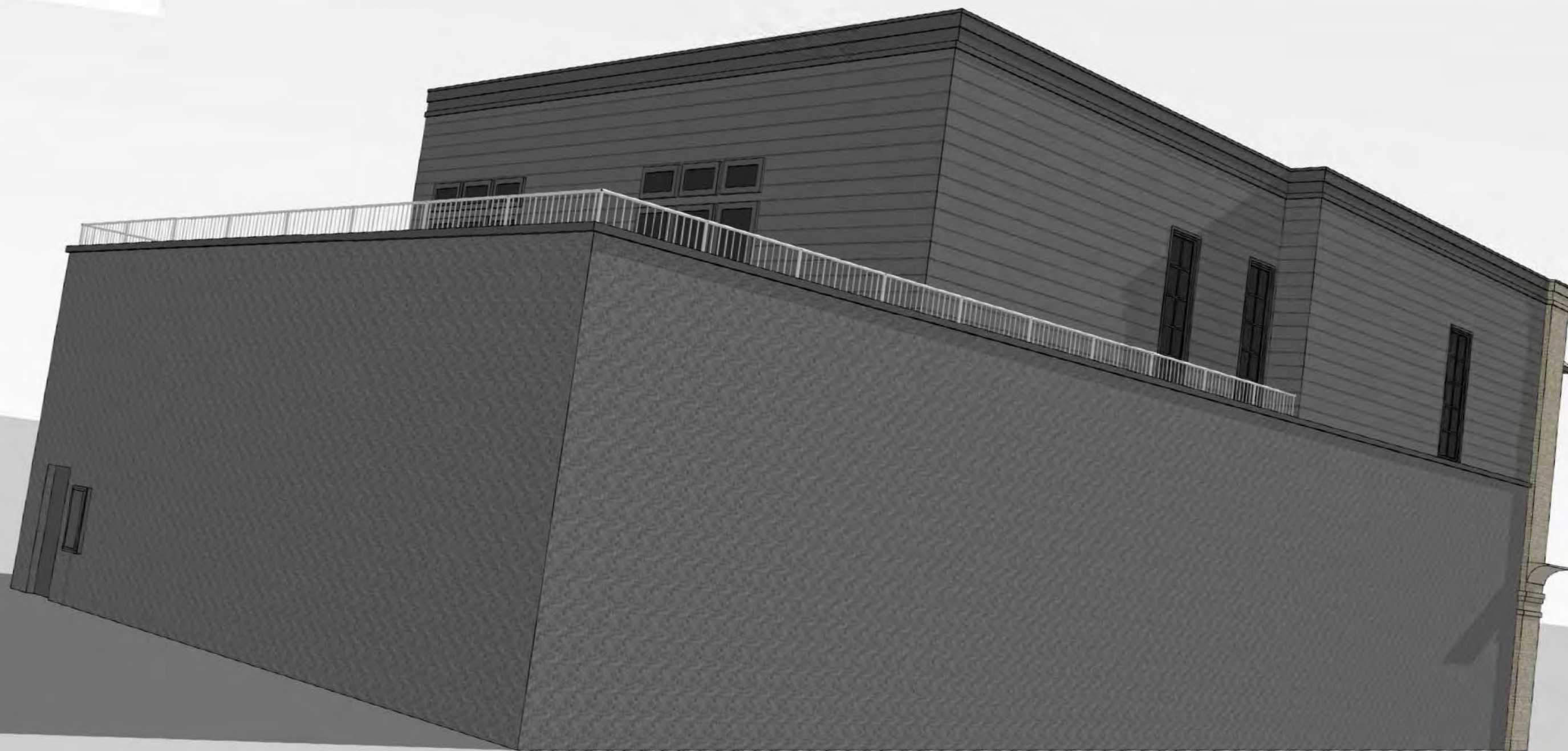
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September 12, 2024

Mr. Mike Jeffries, QCI
City of Fairhope
Development Services Manager
555 S. Section Street
Fairhope, AL 36532

Re: SR 24.04 and SD 24.22 Aubergine – Drainage Letter
S.E. Civil Project #20241375

Dear Mike:

The existing Aubergine Buildings roof lines discharge water into the existing private alley. The alley has an inverted crown that flows into the right of way of De La Mare. The proposed improvements will not alter the existing flow patterns and will not add any additional impervious areas. Therefore there will be no negative impacts to the adjacent properties.

Please let me know if you have any questions or need any additional information.

Sincerely,

Larry Smith, PE
Partner
251-990-6566





August 20, 2024

Hunter Simmons
Fairhope Planning Department
555 S. Section Street
Fairhope, AL 36532

Re: Aubergine – Traffic Letter

Dear Hunter:

This letter is to serve as back up information as to why a Traffic Impact Study is not warranted for this project. According to the subdivision regulations a traffic impact study is required if a project will increase the average daily traffic by 1,000 trips or generate 50 trips or more during any peak hour period. Attached is the ITE Trip Generation Report. The proposed development will consist of 2 residential units and 3,172 sq. ft of commercial lease space. Since it is unknown what type of commercial use the project will have, I tried several commercial types and used the one with the highest trip generation which was an apparel store. When plugging in this information into the ITE Trip Generation Report, we come up with 223 daily trips and 13 peak hour trips. This does not meet the threshold for a traffic study. Please refer to the attached ITE Trip Generation Report.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Larry Smith', is written over a faint circular stamp.

Larry Smith, PE
lsmith@secivileng.com



Instructions:

Enter Numbers into the "Expected Units" in the Corresponding Yellow Column

Trip Generation Rates from the 8th Edition ITE Trip Generation Report

NA: Not Available

DU: Dwelling Unit

Occ.Room: Occupied Room

KSF²: Units of 1,000 square feet

Fuel Position: # of vehicles that could be fueled simultaneously

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA		0	NA	NA	NA
Commercial Airport 021	Employees	13.40	0.80	54%	46%		0	0	NA	NA
Commercial Airport 021	Avg Flights/Day	104.73	5.75	56%	44%		0	0	NA	NA
Commercial Airport 021	Com. Flights/Day	122.21	6.88	54%	46%		0	0	NA	NA
General Aviation Airport 022	Employees	14.24	1.03	45%	55%		0	0	NA	NA
General Aviation Airport 022	Avg. Flights/Day	1.97	NA	NA	NA		0	NA	NA	NA
General Aviation Airport 022	Based Aircraft	5.00	0.37	45%	55%		0	0	NA	NA
Truck Terminal 030	Acres	81.90	6.55	43%	57%		0	0	NA	NA
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.62	22%	78%		0	0	NA	NA
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81	28%	72%		0	0	NA	NA
Light Rail Station w/ Park 093	Parking Space	2.51	1.24	58%	42%		0	0	NA	NA
Light Rail Station w/ Park 093	Occ. Spaces	3.91	1.33	58%	42%		0	0	NA	NA
General Light Industrial 110	KSF ²	6.97	0.97	12%	88%		0	0	NA	NA
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA
General Heavy Industrial 120	KSF ²	1.50	0.68	NA	NA		0	0	NA	NA
General Heavy Industrial 120	Employees	0.82	0.88	NA	NA		0	0	NA	NA
Industrial Park 130	KSF ²	6.96	0.86	21%	79%		0	0	NA	NA
Industrial Park 130	Employees	3.34	0.46	20%	80%		0	0	NA	NA
Manufacturing 140	KSF ²	3.82	0.74	36%	64%		0	0	NA	NA
Manufacturing 140	Employees	2.13	0.36	44%	56%		0	0	NA	NA
Warehousing 150	KSF ²	3.56	0.32	25%	75%		0	0	NA	NA
Warehousing 150	Employees	3.89	0.59	35%	65%		0	0	NA	NA
Mini Warehouse 151	KSF ²	2.50	0.26	51%	49%		0	0	NA	NA
Mini Warehouse 151	Storage Units	0.25	0.02	NA	NA		0	0	NA	NA
Mini Warehouse 151	Employees	61.90	6.04	52%	48%		0	0	NA	NA
High-Cube Warehouse 152	KSF ²	1.44	0.10	33%	67%		0	0	NA	NA
High-Cube Warehouse 152	Employees	NA	0.66	35%	65%		0	0	NA	NA
Utilities 170	KSF ²	NA	0.76	45%	55%		0	0	NA	NA
Utilities 170	Employees	NA	0.76	90%	10%		0	0	NA	NA
Single Family Homes 210	DU	9.57	1.01	63%	37%		0	0	NA	NA
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0	0	NA	NA
Apartment 220	DU	6.65	0.62	65%	35%		0	0	NA	NA
Apartment 220	Persons	3.31	0.40	NA	NA		0	0	NA	NA
Apartment 220	Vehicles	5.10	0.60	NA	NA		0	0	NA	NA
Low Rise Apartment 221	Occ.DU	6.59	0.58	65%	35%		0	0	NA	NA
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0	0	NA	NA
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0	0	NA	NA
Rental Townhouse 224	DU	NA	0.72	51%	49%		0	0	NA	NA
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%	2.0	12	1	1	0
Resd. Condo/Townhouse 230	Persons	2.49	0.24	67%	33%		0	0	NA	NA
Low Rise Resd. Condo 231	DU	NA	0.78	58%	42%		0	0	NA	NA
High Rise Resd. Condo 232	DU	4.18	0.38	62%	38%		0	0	NA	NA
Luxury Condo/Townhouse 233	Occ. DU	NA	0.55	63%	37%		0	0	NA	NA
Mobile Home Park 240	DU	4.99	0.59	62%	38%		0	0	NA	NA

Mobile Home Park 240	Persons	2.46	0.26	63%	37%		0	0	NA	NA
Retirement Community 250	DU	NA	0.27	56%	44%		0	0	NA	NA
Elderly Housing-Detached 251	DU	3.71	0.27	61%	39%		0	0	NA	NA
Congregate Care Facility 251	Occ.DU	2.15	0.17	56%	44%		0	0	NA	NA
Elderly Housing- Attached 252	Occ.DU	3.48	0.18	60%	40%		0	0	NA	NA
Recreational Homes 260	DU	3.16	0.26	41%	59%		0	0	NA	NA
Residential PUD 270	DU	7.50	0.62	65%	35%		0	0	NA	NA
Hotel 310	Occ. Room	8.92	0.70	49%	51%		0	0	NA	NA
Hotel 310	Rooms	8.17	0.59	53%	47%		0	0	NA	NA
Hotel 310	Employees	14.34	0.80	54%	46%		0	0	NA	NA
All Suites Hotel 311	Occ.Room	6.24	0.55	42%	58%		0	0	NA	NA
All Suites Hotel 311	Rooms	4.90	0.40	45%	55%		0	0	NA	NA
Business Hotel 312	Occ. Room	7.27	0.62	60%	40%		0	0	NA	NA
Business Hotel 312	Employees	72.67	7.60	60%	40%		0	0	NA	NA
Motel 320	Occ.Room	9.11	0.58	53%	47%		0	0	NA	NA
Motel 320	Rooms	5.63	0.47	54%	46%		0	0	NA	NA
Motel 320	Employees	12.81	0.73	54%	46%		0	0	NA	NA
Resort Hotel 330	Occ. Room	13.43	0.49	43%	57%		0	0	NA	NA
Resort Hotel 330	Rooms	NA	0.42	43%	57%		0	0	NA	NA
City Park 411	Picnic Sites	5.87	NA	NA	NA		0	NA	NA	NA
County Park 412	Acres	2.28	0.06	41%	59%		0	0	NA	NA
State Park 413	Picnic Sites	9.95	0.65	43%	57%		0	0	NA	NA
State Park 413	Employees	NA	4.67	43%	57%		0	0	NA	NA
Water Slide Park 414	Parking Space	2.27	NA	NA	NA		0	NA	NA	NA
Beach Park 415	Acres	29.81	1.30	29%	71%		0	0	NA	NA
Campground/RV Park 416	Acres	74.38	0.39	NA	NA		0	0	NA	NA
Regional Park 417	Picnic Sites	61.82	9.60	41%	59%		0	0	NA	NA
Regional Park 417	Employees	79.77	10.26	45%	55%		0	0	NA	NA
National Monument 418	Employees	31.05	5.58	NA	NA		0	0	NA	NA
Marina 420	Berths	2.96	0.19	60%	40%		0	0	NA	NA
Golf Course 430	Employees	20.52	1.48	48%	52%		0	0	NA	NA
Golf Course 430	Holes	35.74	2.78	45%	55%		0	0	NA	NA
Miniature Golf Course 431	Holes	NA	0.33	33%	67%		0	0	NA	NA
Golf Driving Range 432	Tees	NA	1.25	45%	55%		0	0	NA	NA
Multipurpose Rec. Facility 435	Acres	90.38	5.77	NA	NA		0	0	NA	NA
Live Theater 441	Seats	NA	0.02	50%	50%		0	0	NA	NA
Movie Theater w/o matinee 443	KSF ²	78.06	6.16	94%	6%		0	0	NA	NA
Movie Theater w/o matinee 443	Movie Screens	220.00	24.00	41%	59%		0	0	NA	NA
Movie Theater w/o matinee 443	Seats	1.76	0.07	75%	25%		0	0	NA	NA
Movie Theater w/o matinee 443	Employees	53.12	4.20	NA	NA		0	0	NA	NA
Movie Theater w/ matinee 444	KSF ²	NA	3.80	64%	36%		0	0	NA	NA
Movie Theater w/ matinee 444	Movie Screens	153.33	20.22	40%	60%		0	0	NA	NA
Movie Theater w/ matinee 444	Seats	NA	0.14	53%	47%		0	0	NA	NA
Horse Track 452	Employees	2.60	NA	50%	50%		0	NA	NA	NA
Dog Track 454	Attendees	1.09	0.13	66%	34%		0	0	NA	NA
Arena 460	Employees	10.00	NA	50%	50%		0	NA	NA	NA
Ice Rink 465	Seats	1.26	0.12	NA	NA		0	0	NA	NA
Casino/Video Lottery Establishment 473	KSF ²	NA	13.43	56%	44%		0	0	NA	NA
Amusement Park 480	Employees	8.33	0.50	61%	39%		0	0	NA	NA
Zoo 481	Acres	114.88	NA	50%	50%		0	NA	NA	NA
Zoo 481	Employees	23.93	NA	50%	50%		0	NA	NA	NA
Tennis Courts 490	Courts	31.04	3.88	NA	NA		0	0	NA	NA
Tennis Courts 490	Employees	66.67	5.67	NA	NA		0	0	NA	NA
Racquet Club 491	Courts	38.70	3.35	NA	NA		0	0	NA	NA
Racquet Club 491	KSF ²	14.03	1.06	NA	NA		0	0	NA	NA
Racquet Club 491	Employees	45.71	4.95	NA	NA		0	0	NA	NA
Health Club 492	KSF ²	32.93	3.53	57%	43%		0	0	NA	NA

Bowling Alley 494	KSF ²	33.33	3.54	35%	65%		0	0	NA	NA
Recreational Com. Center 495	KSF ²	22.88	1.45	37%	63%		0	0	NA	NA
Recreational Com. Center 495	Employees	27.25	3.16	44%	56%		0	0	NA	NA
Military Base 501	Employees	1.78	0.39	NA	NA		0	0	NA	NA
Elementary School 520	Students	1.29	0.15	49%	51%		0	0	NA	NA
Elementary School 520	KSF ²	15.43	1.21	45%	55%		0	0	NA	NA
Elementary School 520	Employees	15.71	1.81	49%	51%		0	0	NA	NA
Private School (K-12) 536	Students	2.48	0.17	43%	57%		0	0	NA	NA
Middle/ JR. High School 522	Students	1.62	0.16	49%	51%		0	0	NA	NA
Middle/ JR. High School 522	KSF ²	13.78	1.19	52%	48%		0	0	NA	NA
High School 530	Students	1.71	0.13	47%	53%		0	0	NA	NA
High School 530	KSF ²	12.89	0.97	54%	46%		0	0	NA	NA
High School 530	Employees	19.74	1.55	54%	46%		0	0	NA	NA
Junior/ Comm. College 540	Students	1.20	0.12	64%	36%		0	0	NA	NA
Junior/ Comm. College 540	KSF ²	27.49	2.54	58%	42%		0	0	NA	NA
Junior/ Comm. College 540	Employees	15.55	1.39	58%	42%		0	0	NA	NA
University/College 550	Students	2.38	0.21	30%	70%		0	0	NA	NA
University/College 550	Employees	9.13	0.88	29%	71%		0	0	NA	NA
Church 560	KSF ²	9.11	0.55	48%	52%		0	0	NA	NA
Synagogue 561	KSF ²	10.64	1.69	47%	53%		0	0	NA	NA
Daycare Center 565	KSF ²	79.26	12.46	47%	53%		0	0	NA	NA
Daycare Center 565	Students	4.48	0.82	47%	53%		0	0	NA	NA
Daycare Center 565	Employees	28.13	4.79	47%	53%		0	0	NA	NA
Cemetery 566	Employees	58.09	7.00	33%	67%		0	0	NA	NA
Prison 571	KSF ²	NA	2.91	NA	NA		0	0	NA	NA
Prison 571	Employees	NA	0.23	28%	72%		0	0	NA	NA
Library 590	KSF ²	56.24	7.30	48%	52%		0	0	NA	NA
Library 590	Employees	52.52	5.40	47%	53%		0	0	NA	NA
Lodge/Fraternal Organization 591	Members	0.29	0.03	NA	NA		0	0	NA	NA
Lodge/Fraternal Organization 591	Employees	46.90	4.05	NA	NA		0	0	NA	NA
Hospital 610	KSF ²	16.50	1.14	42%	58%		0	0	NA	NA
Hospital 610	Beds	11.81	1.31	38%	64%		0	0	NA	NA
Hospital 610	Employees	5.20	0.33	31%	69%		0	0	NA	NA
Nursing Home 620	Beds	2.37	0.22	33%	67%		0	0	NA	NA
Nursing Home 620	Employees	4.03	NA	26%	74%		0	NA	NA	NA
Clinic 630	KSF ²	31.45	5.18	NA	NA		0	0	NA	NA
Clinic 630	Employees	7.75	1.23	41%	59%		0	0	NA	NA
General Office 710 (Equation)	KSF ²	Equation	Equation	17%	83%		0	0	NA	NA
General Office 710	KSF ²	11.01	1.49	17%	83%		0	0	NA	NA
Corporate Headquarters 714	KSF ²	7.98	1.40	10%	90%		0	0	NA	NA
Corporate Headquarters 714	Employees	7.98	1.40	10%	90%		0	0	NA	NA
Single Tenant Office Bldg 715	KSF ²	11.57	1.72	15%	85%		0	0	NA	NA
Single Tenant Office Bldg 715	Employees	3.62	0.50	15%	85%		0	0	NA	NA
Medical Dental Office 720	KSF ²	36.13	3.46	27%	73%		0	0	NA	NA
Medical Dental Office 720	Employees	8.91	1.06	34%	66%		0	0	NA	NA
Government Office Building 730	KSF ²	68.93	1.21	31%	69%		0	0	NA	NA
Government Office Building 730	Employees	11.95	1.91	74%	26%		0	0	NA	NA
State Motor Vehicles Dept. 731	KSF ²	166.02	17.09	NA	NA		0	0	NA	NA
State Motor Vehicles Dept. 731	Employees	44.54	4.58	NA	NA		0	0	NA	NA
US Post Office 732	KSF ²	108.19	11.12	51%	49%		0	0	NA	NA
US Post Office 732	Employees	28.32	2.84	51%	49%		0	0	NA	NA

Gov. Office Complex 733	KSF ²	27.92	2.85	31%	69%		0	0	NA	NA
Gov. Office Complex 733	Employees	7.75	0.79	31%	69%		0	0	NA	NA
R&D Center 760	KSF ²	8.11	1.07	15%	85%		0	0	NA	NA
R&D Center 760	Employees	2.77	0.41	10%	90%		0	0	NA	NA
Building Materials/Lumber 812	KSF ²	45.16	4.49	47%	53%		0	0	NA	NA
Building Materials/Lumber 812	Employees	32.12	2.77	51%	49%		0	0	NA	NA
Free-Standing Discount Superstore 813	KSF ²	53.13	4.61	49%	51%		0	0	NA	NA
Free-Standing Discount Store 815	KSF ²	57.24	5.00	50%	50%		0	0	NA	NA
Free-Standing Discount Store 815	Employees	28.84	3.48	50%	50%		0	0	NA	NA
Hardware/Paint Store 816	KSF ²	51.29	4.84	47%	53%		0	0	NA	NA
Hardware/Paint Store 816	Employees	53.21	5.05	NA	NA		0	0	NA	NA
Nursery (Garden Center) 817	KSF ²	36.08	3.80	NA	NA		0	0	NA	NA
Nursery (Garden Center) 817	Employees	22.13	1.99	NA	NA		0	0	NA	NA
Nursery (Wholesale) 818	KSF ²	39.00	5.17	NA	NA		0	0	NA	NA
Nursery (Wholesale) 818	Employees	23.40	0.47	NA	NA		0	0	NA	NA
Shopping Center 820 (Equation)	KSF ²	Equation	Equation	49%	51%		0	0	NA	NA
Shopping Center 820 Rate	KSF ²	42.94	3.37	49%	51%		0	0	NA	NA
Factory Outlet Center 823	KSF ²	26.59	2.29	47%	53%		0	0	NA	NA
Quality Restaurant 931	KSF ²	89.95	7.49	67%	33%		0	0	NA	NA
Quality Restaurant 931	Seats	2.86	0.26	67%	33%		0	0	NA	NA
High Turnover/Sit Down Rest 932	KSF ²	127.15	11.15	59%	41%		0	0	NA	NA
High Turnover/Sit Down Rest 932	Seats	4.83	0.41	57%	43%		0	0	NA	NA
Fast Food w/o Drive Thru 933	KSF ²	716.00	26.15	51%	49%		0	0	NA	NA
Fast Food w/o Drive Thru 933	Seats	42.12	2.13	64%	36%		0	0	NA	NA
Fast Food w/ Drive Thru 934	KSF ²	496.12	33.48	52%	48%		0	0	NA	NA
Fast Food w/ Drive Thru 934	Seats	19.52	0.94	53%	47%		0	0	NA	NA
Drive Thru Only 935	KSF ²	NA	153.85	54%	46%		0	0	NA	NA
Drinking Place 925	KSF ²	NA	11.34	66%	34%		0	0	NA	NA
Quick Lube Shop 941	Service Bays	40.00	5.19	55%	45%		0	0	NA	NA
Automobile Care Center 942	Service Bays	12.48	2.17	NA	NA		0	0	NA	NA
Automobile Care Center 942	KSF ²	15.86	3.38	50%	50%		0	0	NA	NA
New Car Sales 841	KSF ²	33.34	2.59	39%	61%		0	0	NA	NA
New Car Sales 841	Employees	21.14	0.96	48%	52%		0	0	NA	NA
Automobile Parts Sales 843	KSF ²	61.91	5.98	49%	51%		0	0	NA	NA
Gasoline/Service Station 944	Fuel Position	168.56	13.87	50%	50%		0	0	NA	NA
Serv Station w/ Conven.Mkt 945	Fuel Position	162.78	13.38	50%	50%		0	0	NA	NA
Serv.Stat.w/Conv.Mkt.&Carwash 946	Fuel Position	152.84	13.94	51%	49%		0	0	NA	NA
Self-Service Carwash 947	Stalls	108.00	5.54	51%	49%		0	0	NA	NA
Tire Store 848	Service Bays	NA	3.54	42%	58%		0	0	NA	NA
Tire Store 848	KSF ²	24.87	4.15	43%	57%		0	0	NA	NA
Wholesale Tire Store 849	Service Bays	30.55	3.17	47%	53%		0	0	NA	NA
Supermarket 850	KSF ²	102.24	10.50	51%	49%		0	0	NA	NA
Convenience Mkt. (Open 24 hrs) 851	KSF ²	737.99	52.41	51%	49%		0	0	NA	NA
Convenience Mkt. (Open 16 Hrs) 852	KSF ²	NA	34.57	49%	51%		0	0	NA	NA
Convenience Mkt w/ Gas Pumps 853	KSF ²	845.60	59.69	50%	50%		0	0	NA	NA
Discount Supermarket 854	KSF ²	96.82	8.90	50%	50%		0	0	NA	NA
Wholesale Market 860	KSF ²	6.73	0.88	53%	47%		0	0	NA	NA

Discount Club 857	KSF ²	41.80	4.24	50%	50%		0	0	NA	NA
Home Improvement Store 862	KSF ²	29.80	2.37	48%	52%		0	0	NA	NA
Electronics Superstore 863	KSF ²	45.04	4.50	49%	51%		0	0	NA	NA
Toy/Children's Superstore 864	KSF ²	NA	4.99	50%	50%		0	0	NA	NA
Apparel Store 876	KSF ²	66.40	3.83	50%	50%	3.2	211	12	6	6
Drugstore w/o Drive-Thru 880	KSF ²	90.06	8.42	50%	50%		0	0	NA	NA
Drugstore w/ Drive-Thru 881	KSF ²	88.16	10.35	50%	50%		0	0	NA	NA
Furniture Store 890	KSF ²	5.06	0.45	48%	52%		0	0	NA	NA
Video Arcade 895	KSF ²	NA	56.81	52%	48%		0	0	NA	NA
Video Rental Store 896	KSF ²	NA	31.54	50%	50%		0	0	NA	NA
Walk-in Bank 911	KSF ²	156.48	12.12	44%	56%		0	0	NA	NA
Drive-in Bank 912	Drive-in Windows	139.25	27.41	49%	51%		0	0	NA	NA
Drive-in Bank 912	KSF ²	148.15	25.82	50%	50%		0	0	NA	NA

NA: Not Available
DU: Dwelling Unit

KSF²: Units of 1,000 square feet
Fuel Position: # of vehicles that could be fueled simultaneously



August 20, 2024

Hunter Simmons
Fairhope Planning Department
555 S. Section Street
Fairhope, AL 36532

Re: Aubergine – Fire Flow

Dear Hunter:

Due to the recent phase 3 Water Conservation Plan, I fire flow test was not able to be conducted. However, we do have historical fire flow data in this area. Below are previous results from fire flow data for the hydrant located on Section Street:

Static: 53 psi
Residual: 51 psi
Pitot: 37.5 psi
Observed Flow: 1,015 gpm
Calculated Flow at 20 psi: 4,612 gpm

As you can see, there is adequate fire flow available.

If you have any questions, please let me know.

Sincerely,

Larry Smith, PE
lsmith@secivileng.com

8/20/24



813 Downtowner Boulevard
Suite D
Mobile, Alabama 36609
P: 251.316.0015 • F: 850.332.6629
www.dellconsultingllc.com

Memorandum

Date: September 12, 2024

To: Mr. Mac Walcott
Walcott Adams & Verneville
1 School Street
Fairhope, Alabama 36532

From: Andy Maurin, P.E.

Regarding: Aubergines Electrical Service
Modifications

Cc: Mr. Larry Smith, P.E.

This memo is to confirm the electrical work to be performed for the Aubergines, 315 De La Mare Avenue, to the service entrance will not impede travel in the alley behind the building nor protrude from the building into the space more than the existing services. The existing building is currently served by two electrical meters, one 200 amp and one 400-amp service. The voltage is three phase 208 volts fed underground from a transclosure located to the east of the adjacent alley.

The new configuration will have four tenants with a dedicated meter for each tenant. The service voltage will remain 208-volt three phase. There will not be any ground mounted equipment utilized for the new service. The specific load per tenant will be calculated and included with the design documents as those design documents are developed. The new service equipment will be presented for review and coordinated with Fairhope Utilities.

Please let me know if you have any questions or comments.

Sincerely,

Andrew W. Maurin, P.E.

John Bethea has agreed to offer Peter
Ferguson a 3' easement along the
North side of the Aubergine property
for shared use.

Signed

John Bethea

Date: Sep 5 2024



336 Fairhope Avenue • Fairhope, Alabama 36532 • (251) 928-8162 • FAX (251) 928-8203
transfers@fairhopesingletax.com

September 10, 2024

Larry Smith, PE
S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, Alabama 36532

Re: Aubergine Renovation

Dear Mr. Smith:

Thank you for contacting the Fairhope Single Tax Corporation. My understanding is that you need information regarding the nature of the alley behind the FSTC office. The alley is a private alley owned and utilized by FSTC to access the back of its building. FSTC has no immediate plans to use its private alley for anything other than an access from the back of its building to De La Mare Street.

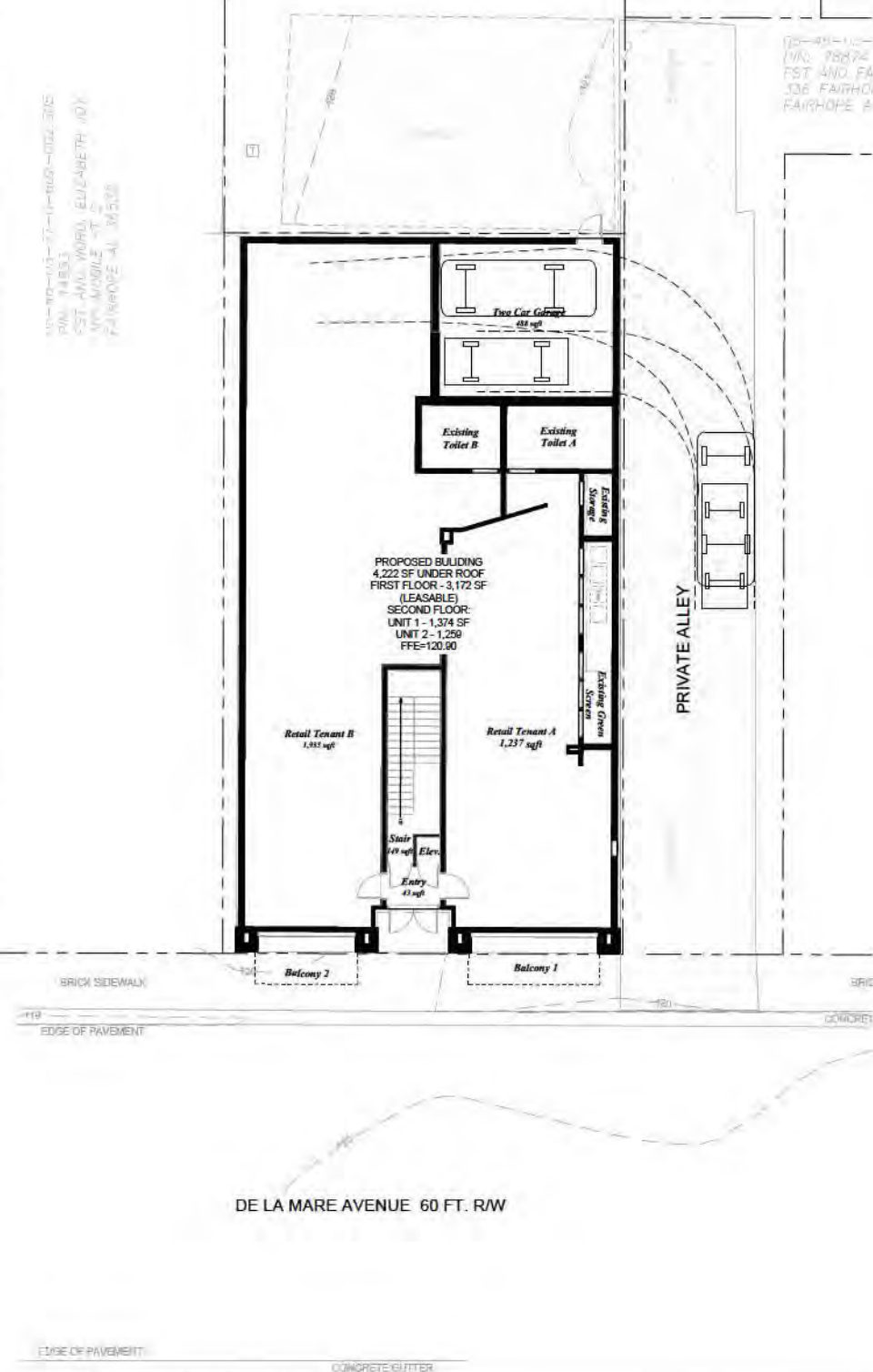
Sincerely,

A handwritten signature in dark ink, appearing to be 'Lee Turner', followed by a long horizontal line extending to the right.

Lee Turner
FSTC, President

FD-43-10-
UN: 78872
FST AND FA
336 FAITHO
FAIRHOPE A

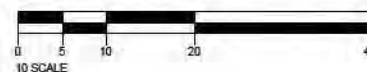
15-70-03-77-(1)-003-004-305
 PM 1453
 EST AND WARD, ELIZABETH JOY
 Mrs. SINGLE - 75
 SALVAGE 11 34535



ARDT LANE



Know what's below.
Call before you dig



JOB No.
20241375

DRAWN
T.S.DATE
9/12/24

SCALE
1"=10'

Aubergine
315 De La Mare Avenue
Fairhope, Alabama 36532

TURNING MOVEMENT EXHIBIT

S.E. Civil
Engineering
& Surveying
9909 Windmill Road
Fayetteville, AL 36632

DIVISION

DATE

SHEET

EX. A

CHURCH STREET 60 FT. R/W

POINT OF COMMENCEMENT

POINT OF BEGINNING

0.10 AC. ±

ONE STORY BRICK BUILDING

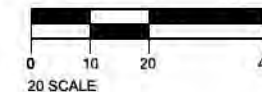
PRIVATE ALLEY

DE LA MARE AVENUE 60 FT. R/W

BERNHARDT LANE

FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X (UNSHADED)" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0644M, COMMUNITY NUMBER 010006, PANEL 0644, SUFFIX "M", MAP REVISED DATE APRIL 19, 2019.



LEGEND:

- CRS = CAPPED REBAR SET (SE CIVIL-CA1167LS)
- MNS = MAG NAIL SET
- IPF = IRON PIN FOUND
- RBF = REBAR FOUND (NO CAP)
- TBM = TEMPORARY BENCH MARK
- INV = INVERT
- FFE = FINISH FLOOR ELEVATION
- PIN = PARCEL IDENTIFICATION NUMBER
- UGPL = UNDERGROUND POWER LINE
- F = FIBER OPTIC LINE
- S = SEWER MAIN
- U = UTILITY POLE
- L = LIGHT POLE
- T = TELEPHONE PEDESTAL
- M = SEWER MANHOLE
- W = WATER METER
- G = GAS VALVE
- M = GAS METER
- S = SEWER SERVICE CONNECTION
- E = ELECTRIC BOX

SURVEYOR'S CERTIFICATE

WE, S.E. CIVIL, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF FAIRHOPE, ALABAMA, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

"The East 50 ft. of the West 83 ft. of the South 90 ft. of Lot three (3), Block twelve (12), Division one (1) of the land of lessor in the City of Fairhope, Alabama as per its plat thereof filed for record Sept. 13, 1911, Misc. Book 1, Pages 320-21, Probate Records, Baldwin County, Alabama; Frac'l Section 18, T6S, R2E, Baldwin County, Alabama."

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FIVE-EIGHTHS REBAR FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF CHURCH STREET AND THE NORTH RIGHT-OF-WAY OF DE LA MARE AVENUE, CITY OF FAIRHOPE, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 89 DEGREES 51 MINUTES 59 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY OF DE LA MARE AVENUE, A DISTANCE OF 241.72 FEET TO A IRON PIN FOUND FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN NORTH 00 DEGREES 08 MINUTES 01 SECONDS EAST, A DISTANCE OF 90.00 FEET TO A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL); THENCE RUN SOUTH 89 DEGREES 51 MINUTES 59 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A NAIL AND DISC SET (SE CIVIL); THENCE RUN SOUTH 00 DEGREES 08 MINUTES 01 SECONDS WEST, A DISTANCE OF 90.00 FEET A NAIL AND DISC SET (SE CIVIL) ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY OF DE LA MARE AVENUE; THENCE RUN NORTH 89 DEGREES 51 MINUTES 59 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, TRACT CONTAINS 0.10 ACRES, MORE OR LESS.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

S.E. CIVIL, LLC
DAVID E. DIEHL
DATE 07-23-2024
AL P.L.S. NO. 26014
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL



BUILDING SETBACKS

BUILDING SETBACKS AS PER B-2 (CBD) ZONING, CITY OF FAIRHOPE ALABAMA:
FRONT: 20 FEET (see below)
REAR: NONE
SIDE: NONE

Fairhope Zoning Ordinance states for Central Business District:

"a. Non-residential buildings in the CBD shall be built at the right-of-way line, unless a courtyard, plaza or other public open space is proposed.

b. No side-setback is required for non-residential buildings in the CBD, except that corner lots shall have the same building line on the side street as is on the front street."

(See City of Fairhope Zoning Ordinance for any additional zoning information)

SURVEYOR'S NOTES:

- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
- SURVEY WAS CONDUCTED ON JULY 22, 2024, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
- BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
- ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL, BASED ON N.A.V.D. 1988 DATUM.
- THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY FIELD LOCATING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES COMBINED WITH THE GEOPHYSICAL SURFACE MARKINGS AND GEOSPATIAL DATA PROVIDED BY OTHERS.
- NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.
- THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.

PROPERTY BOUNDARY &
TOPOGRAPHIC SURVEY

WALCOTT ADAMS VERNEUILLE



DRAWN	RDC
CHKD.	JAF
PROJ MGR	DED
SCALE	1"=20'
PROJECT	20241375
FILE	20241375
SHEET	1 OF 1

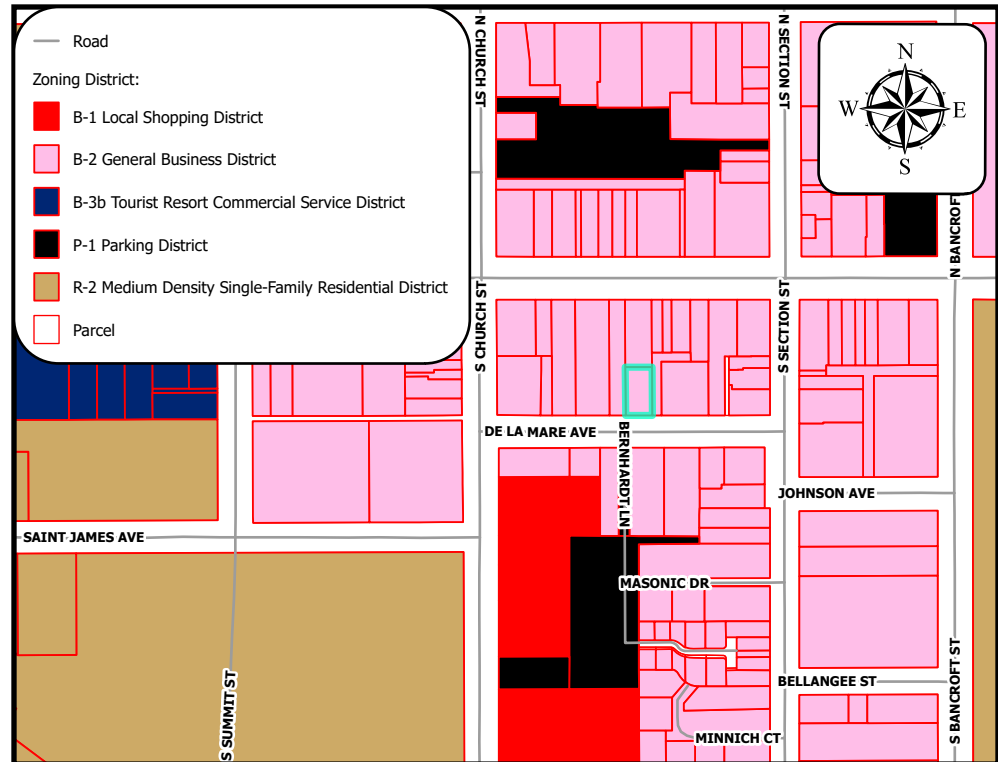
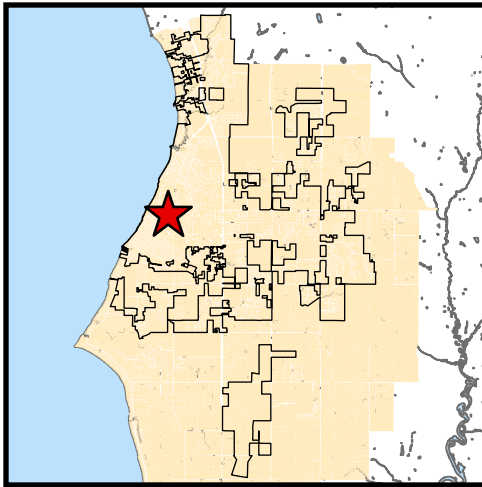
City of Fairhope

Planning Commission

October 7, 2024



SD 24.22 - Aubergine (MOP)



Project Name:

Aubergine

Site Data:

0.10 acres

Project Type:

4-unit Multiple Occupancy Project

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

B-2

PPIN Number:

68209

General Location:

West side of South Section Street,
North side of De La Mare Avenue

Surveyor of Record:

S.E. Civil

Engineer of Record:

S.E. Civil

Owner / Developer:

FST Farguson, Peter

School District:

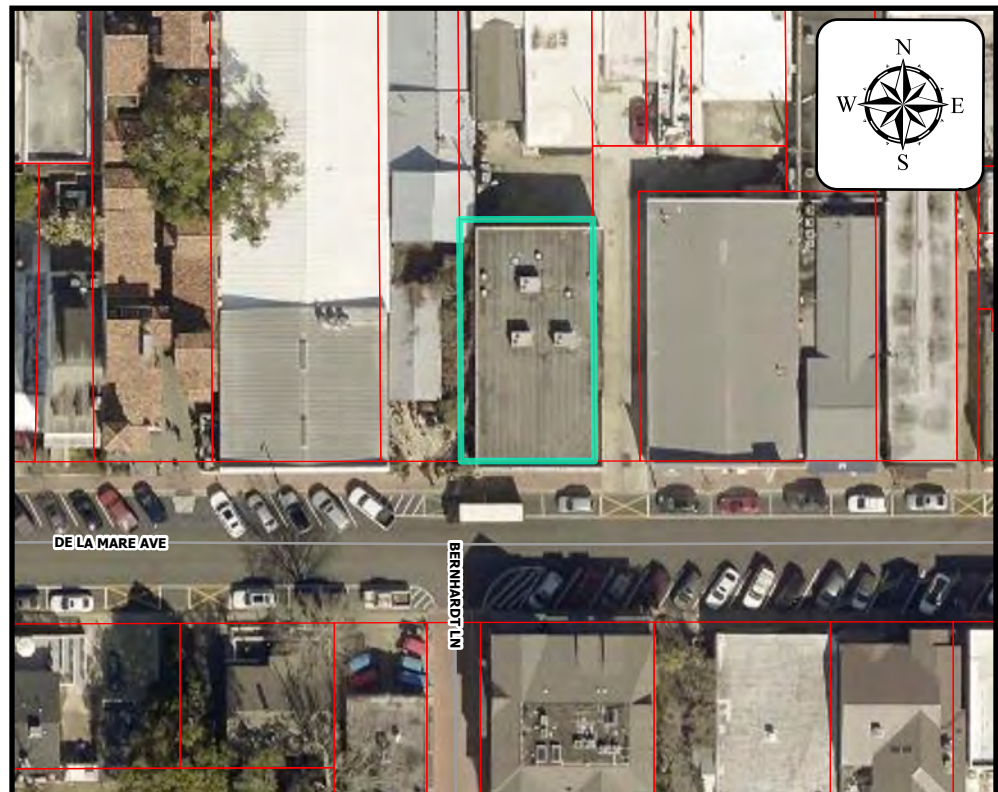
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Mike Jeffries





APPLICATION FOR SUBDIVISION PLAT APPROVAL

Application Type: ☐ Village Subdivision ☐ Minor Subdivision ☐ Informal (No Fee)
☐ Preliminary Plat ☐ Final Plat ☒ Multiple Occupancy Project

Attachments: ☒ Articles of Incorporation or List all associated investors

Date of Application: 8/20/24

Property Owner / Leaseholder Information

Name of Property Owner: FST FARGUSON, PETER Phone Number: _____
 Address of Property Owner: 256 GEORGE STREET
 City: FAIRHOPE State: AL. Zip: 36532

Proposed Subdivision Name: Augbergine Residence
 No. Acres in Plat: 4,500 SF No. Lots/Units: 4
 Parcel No: 05-46-03-37-0-602-002.518 Current Zoning: B-2 General Business

Authorized Agent Information

Plat must be signed by the property owner before acceptance by the City of Fairhope

Name of Authorized Agent: Aaron Collins Phone Number: 251-990-6566
 Address: 9969 Windmill Road
 City: Fairhope State: AL. Zip: 36532
 Contact Person: Aaron Collins

Surveyor/Engineer Information

Name of Firm: S.E. CIVIL Phone Number: 251-990-6566
 Address: 9969 Windmill Road
 City: Fairhope State: AL. Zip: 36532
 Contact Person: David Diehl

Plat Fee Calculation:

Reference: Ordinance 1269

Signatures:

I certify that I am the property owner/leaseholder of the above described property and hereby submit this plat to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Aaron Collins (As Agent)
 Property Owner/Leaseholder Printed Name

8/14/2024
 Date

Signature

Reuben Davidson, III
 Fairhope Single Tax Corp. (If Applicable)

as Secretary of FSTC

**ARTICLES OF ORGANIZATION
OF
FARGASON PROPERTIES, L.L.C.,
AN ALABAMA LIMITED LIABILITY COMPANY**

The undersigned, for the purpose of forming a limited liability company under Ala. Code 1975, §10-12-1 et seq. as amended (the "Alabama Limited Liability Company Act") files the following Articles of Organization in the Office of the Judge of Probate of Baldwin County, Alabama and affirms that the facts stated in these Articles of Organization are true and correct:

1. **Name.** The name of the limited liability company is Fargason Properties, L.L.C. (the "Company").

2. **Duration.** The period of duration of the Company shall be perpetual, unless the Company is dissolved and the affairs of the Company are wound up in accordance with the Alabama Limited Liability Company Act.

3. **Purpose.** The purposes for which the Company is formed are:

A. To acquire by purchase, exchange, lease, hire or otherwise, real property of every kind, character and description whatever, wherever located, and interests of all kinds in real property; and to hold, own, develop, improve, manage, operate, let as lessor or sublessor, and mortgage such property; to sell and exchange said property and interests in said property; and to obtain, use, dispose of and deal in and with such property in every other manner, either alone or in conjunction with others, as partners, joint venturers or otherwise.

B. The Company is organized with a general business purpose and may transact any other lawful business or activity for which Limited Liability Companies may be organized pursuant to the Alabama Limited Liability Company Act.

4. **Registered Agent and Office.** The location and mailing address of the initial registered office of the Company is 5440 Battles Wharf Drive, Fairhope, Alabama 36532. The name of the initial registered agent of the Company at that address is Peter R. Fargason.

5. **Initial Member.** The name and mailing address of the sole Member of the Company is:

Peter R. Fargason
5440 Battles Wharf Drive
Fairhope, Alabama 36532

6. **Additional Members.** Additional Members may be admitted but only upon the unanimous written consent of the then existing Member or Members.

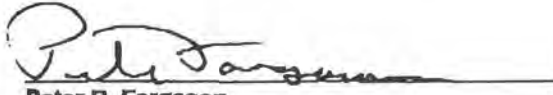
7. **Continuation of Business.** Upon occurrence of an event of dissociation of a Member in the Company, the remaining Member or Members of the Company shall have the right to continue the business of the Company; provided that (i) there is at least one remaining Member, and (ii) the legal existence of the Company is continued by the unanimous written consent of all remaining Members within ninety days after the occurrence of the event of dissociation.

8. **Management.** Management of the Company shall be vested in the Member of the Company.

9. **No Liability.** The Member of the Company shall have no liability for any debt, obligation or liability of the Company, as provided in the Alabama Limited Liability Company Act.

686309

The undersigned, constituting the sole Member of the Company named in these Articles of Organization in accordance with the Alabama Limited Liability Company Act, executed these Articles of Organization this 8th day of October, 2002.

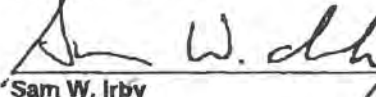
 (Seal)
Peter R. Fargason

STATE OF ALABAMA :

COUNTY OF BALDWIN :

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Peter R. Fargason, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 8th day of October, 2002.


Sam W. Irby
Notary Public
My Commission Expires: April 24, 2004



THIS INSTRUMENT PREPARED BY:

Sam W. Irby
Irby & Heard, P.C.
Attorneys at Law
317 Magnolia Avenue
Post Office Box 1031
Fairhope, Alabama 36533
(251) 928-4555

F:\WDDOCS\HDOCS\2419\02521\100030538.WPD

State of Alabama, Baldwin County
I certify this instrument was filed
and taxes collected on:

2002 October - 8 1:59PM

Instrument Number 686309 Pages 2
Recording 35.00 Mortgage
Deed Min tax
Index DP 1.00
Archive 3.00
Adrian T. Johns, Judge of Probate



Agent Authorization Form

To Whom It May Concern:

S E CIVIL, LLC is hereby authorized to act as my agent in representing me before the City of Fairhope Planning Commission and City Council on all submittals related to:
The Property located at 315 De La Mare, Fairhope Al.

Sincerely,

OWNER: James R Fargason
Authorized as Member/ Signatory (Print Name)

FST FARGASON, PETER ROBINSON TRUSTEE OF THE PETER ROBINSON
FARGASON & ANN BAXTER FARGASON JOINT REVOCABLE LIVING TRUST DATED
DECEMBER 13, 2023, AND ANY AMENDMENTS THERETO

A handwritten signature in blue ink, appearing to read "James R. Fargason", is written over a horizontal line. The signature is stylized with a large, looping initial "J".

Signature

Date

August 17, 2024

Summary of Request:

Request of Applicant, Peter Farguson and Fairhope Single Tax Corporation, for 4 unit Multiple Occupancy Project (MOP) Approval of the Aubergine building located at 315 De La Mare Avenue. Aaron Collins of S.E. Civil is the authorized agent for the project. Larry Smith is the engineer of record. The subject property is zoned B-2 and within the Central Business District ("CBD"). The proposed plan adds two (2) residential units with the addition of a second floor. The ground floor is currently one (1) retail space that will become two (2) retail units.

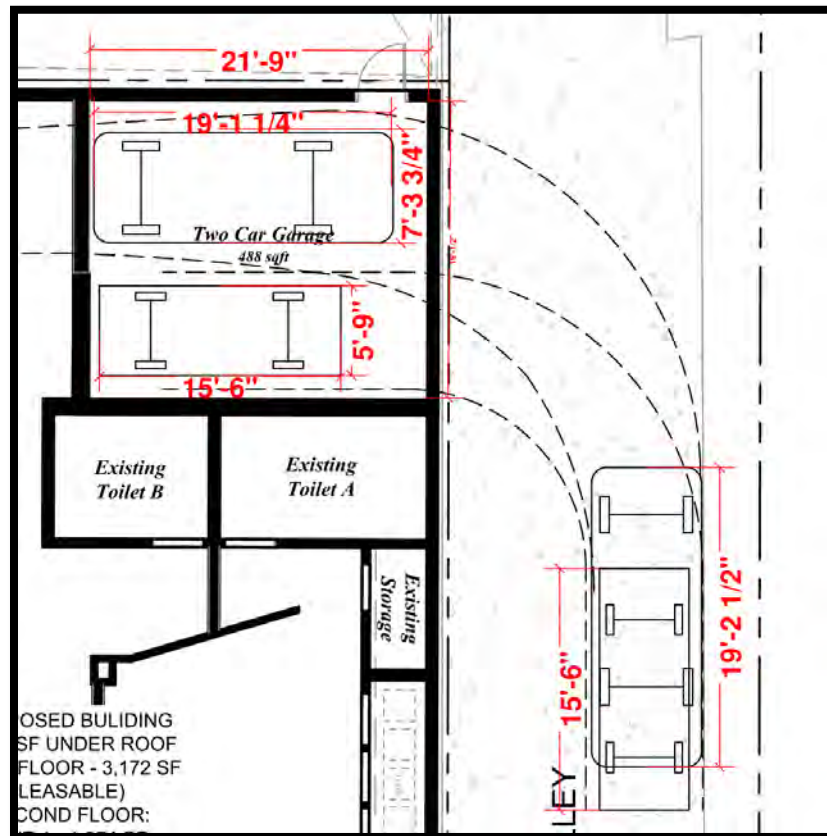
Comments:

Utilities:

- A utility plan was submitted and has been reviewed and approved by the appropriate providers. Each unit will have its own dedicated electric meter. Two (2) residential water service meters will be added. There is existing sewer, electric, water, gas, and fiber optic tie ins in the immediate vicinity.
- Garbage is city roll out bins stored in an existing green screen on alley side.

Parking:

- A traffic study was not required.
- Dwelling units must provide parking in the CBD. There are two (2) dwelling units upstairs and two (2) parking spaces are provided in a garage that is accessed from the private alley. FST is amenable to using the private side alley (FST owned) and the adjacent property owner, John Bethea, will provide a 3 ft easement in the rear for the exterior door from the garage and utility meters. A utility and ingress/egress easement will need to be recorded with probate. Applicant also provided turning radii for large and standard size vehicles.



Drainage:

- Additional drainage spouts will be added on the alley side of the building to accommodate the second floor. Per the engineer's drainage letter the building's roofline discharges water in the existing private alley. The alley has an inverted crown that flows into the ROW of De La Mare Avenue. The letter states that there will be no negative impacts to the adjacent properties.

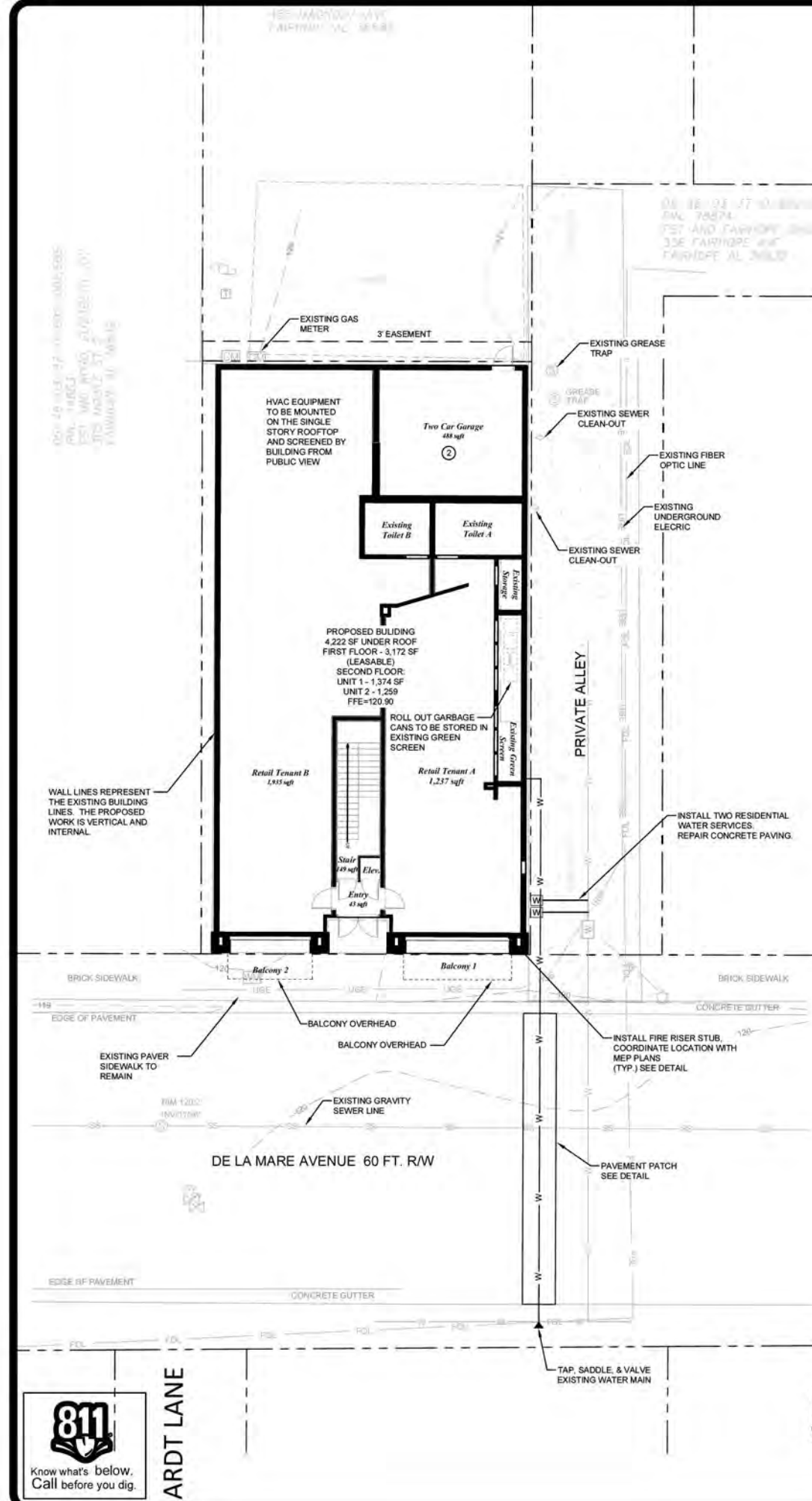
Landscaping:

- The site does not have any landscaping and will not require a landscape plan.

Recommendation:

Staff recommends **approval with conditions** of case SD 24.22 Aubergine.

1. Record and provide a utility and ingress/egress easement granted by the norther property owner, John Bethea.



PARKING DATA	
PARKING REQUIREMENT	SPACES
TOTAL REQUIRED (1 SPACE/RES. UNIT) =	2
TOTAL PROVIDED =	2

LAND USAGE		
DESCRIPTION	AREA	% OF PROPERTY AREA
PROPERTY AREA	0.103 ACRES	—
BUILDING AREA (UNDER ROOF)	0.097 ACRES	94.2%
IMPERVIOUS PAVING	0.006 ACRES	5.8%
GRASSED/LANDSCAPED AREA	0 ACRES	0%

SITE ANALYSIS		
SITE ACREAGE (PROPOSED)	BUILDING HEIGHT	BUILDING (UNDER ROOF)
±0.10 AC (4,500 SF)	36'-8"	4,222 SF
REQUIRED PARKING 2 SPACES (SEE PARKING DATA)		PROVIDED PARKING 2 SPACES
JURISDICTION C.O. FAIRHOPE		ZONING B-2 (CBD)
IMPERVIOUS AREA 0.10 AC (100%)		PERVIOUS AREA 0 AC (0%)
BUILDING SETBACKS:		REQUIRED:
FRONT YARD:		0 FT
SIDE YARD:		0 FT
REAR YARD:		0 FT
MAXIMUM BUILDING HEIGHT:		40'
MAX. GROUND COVERAGE RATIO:		N/A
PROPOSED BUILDING COVERAGE		4,222 SF (93.8%)
PROPOSED GREENSPACE		0.00 AC

LEGEND	
EXISTING	PROPOSED

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF FAIRHOPE REGULATIONS AND CODES AS WELL AS O.S.H.A. AND ADOT STANDARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR SITE WORK. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- THE SURVEY OF EXISTING CONDITIONS IS SHOWN WITHIN THESE PLANS. ALL EXISTING CONDITIONS SHALL BE VERIFIED TO BE TRUE AND ACCURATE PRIOR TO BEGINNING WORK.
- NOTIFY CITY OF FAIRHOPE INSPECTIONS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED R.O.W. AND MUST BE STORED WITHIN THE SITE.
- DURING CONSTRUCTION, ACCESS ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED. THE WIDTH OF THE ACCESS ROADWAY, DURING CONSTRUCTION, SHALL BE 20 FT PER STANDARD FIRE PREVENTION CODE, LATEST EDITION.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL OF THE EXISTING CONDITIONS AT THE SITE, INCLUDING UTILITIES, SURFACES, ETC. AND SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES THEY CAUSE TO NEW AND EXISTING CONSTRUCTION, PROPERTY AND ANY UNAUTHORIZED DISRUPTION TO UTILITIES ON SITE AND TO ADJACENT PROPERTIES.
- PRIOR TO CONSTRUCTION, EXISTING UTILITIES AT PROPOSED CONNECTIONS AND CROSSINGS SHALL BE FIELD EXCAVATED TO VERIFY LOCATIONS, ELEVATION AND SIZE. NOTIFY THE ENGINEER IMMEDIATELY WITH ANY DEVIATIONS OR CONFLICTS.
- CONTRACTOR SHALL REFER TO THE ARCH. PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THE DIMENSIONS SHOWN ARE TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO STRUCTURAL PLANS FOR THE COLUMN GRID LAYOUT AND INFORMATION REQUIRED TO LAYOUT THE BUILDING WITHIN THE FOUNDATIONS.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
- GARBAGE TO BE PICKED UP BY CITY OF FAIRHOPE PUBLIC WORKS VIA ROLL OUT CANS.
- THE PROPOSED WATER SERVICE SHALL BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR AND CERTIFIED TO BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS OF FAIRHOPE PUBLIC UTILITIES (FPU) PRIOR TO COMPLETION OF THE PROJECT. ALL PIPING, VALVES, FITTINGS AND DEVICES SHALL BE IN ACCORDANCE WITH FPU SPECIFICATIONS.
- ALL NEW UTILITY SERVICES SHALL BE INSTALLED PER THE SPECIFICATIONS, DETAILS, AND REQUIREMENTS OF FPU AND OTHER UTILITY PROVIDERS. THE CONTRACTOR SHALL BE INTIMATE WITH THE LOCAL CODES AND REQUIREMENTS AND SHALL BE RESPONSIBLE FOR THE COMPLIANCE OF ALL SYSTEMS WITH THESE CODES.
- THE SANITARY SEWER LINE SHALL BE TESTED FOR INFILTRATION/EXFILTRATION IN ACCORDANCE WITH FPU STANDARDS & SPECIFICATIONS.
- ALL PVC PIPE SHALL BE MARKED USING DETECTABLE UNDERGROUND UTILITY MARKER TAPE TAPE SHALL BE A MINIMUM OF 5 MILS THICK AND 3 INCHES IN WIDTH. MINIMUM TENSILE STRENGTH SHALL BE 36 POUNDS AND TAPE SHALL ELONGATE NOT LESS THAN 80 PERCENT BEFORE BREAKING. TAPE SHALL BE PERMANENTLY IMPRINTED WITH AN APPROPRIATE LEGEND TO IDENTIFY THE CONTENTS OF THE PIPE.
- ALL PVC PIPE INSTALLATIONS REQUIRE THAT METALIZED MARKER TAPE BE BURIED IN THE BACKFILL APPROXIMATELY 12 INCHES ABOVE THE PIPE. THE TAPE SHALL BE ATTACHED TO FITTINGS, VALVES, HYDRANTS, ETC. TO PROVIDE A LOCATION ABOVE GROUND TO TRANSMIT THE SIGNAL TO THE TAPE WITHOUT HAVING TO DIG DOWN TO THE PIPE.
- THRUST BLOCKING AND PIPE RESTRAINTS SHALL BE INSTALLED AND SIZED IN ACCORDANCE WITH NFPA-24. THESE RESTRAINTS SHALL BE APPROVED BY THE ENGINEER AND FPU PRIOR TO BACKFILLING AND TESTING.
- WATER MAINS UNDER 4" SHALL CONFORM TO THE REQUIREMENTS OF ASTM D2241. PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF 200 PSI, SDR 21 OR HEAVIER. WATER MAINS 4"-12" SHALL CONFORM TO THE REQUIREMENTS OF AWWA C900, SDR 18 OR HEAVIER.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES IN CONFORMITY WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
- THE GAS SERVICE SHALL BE INSTALLED TO THE METER BY THE LOCAL GAS UTILITY. REFER TO THE MECHANICAL/PLUMBING PLANS FOR THE METER LOCATION.
- THE CONTRACTOR WILL PROVIDE AND INSTALL ALL SECONDARY WIRING AND CONDUIT FROM THE PAD MOUNTED TRANSFORMER TO THE LOCATION OF THE METERS.
- THE PROPOSED WATER MAIN SHALL BE PRESSURE TESTED, CLEANED, AND DISINFECTED WITH THE NEW PIPING SYSTEM TO THE MAIN SYSTEM. WATER MAINS TO BE INSTALLED AND TESTED PER AWWA STANDARDS. LEAKAGE TEST PERFORMED AT 200PSI FOR MINIMUM OF 2 HOURS.

REVISION

DATE

S.E. Civil Engineering & Surveying
9909 Windmill Road
Fairhope, AL 36532
251.946.6566

SITE & UTILITY PLAN

Aubergine
315 De La Mare Avenue
Fairhope, Alabama 36552

THOMAS L. LARR
Professional Engineer
No. 11222
State of Alabama

JOB No.
20241375

DATE
9/12/24

DRAWN
T.L.S.

SCALE
1"=10'

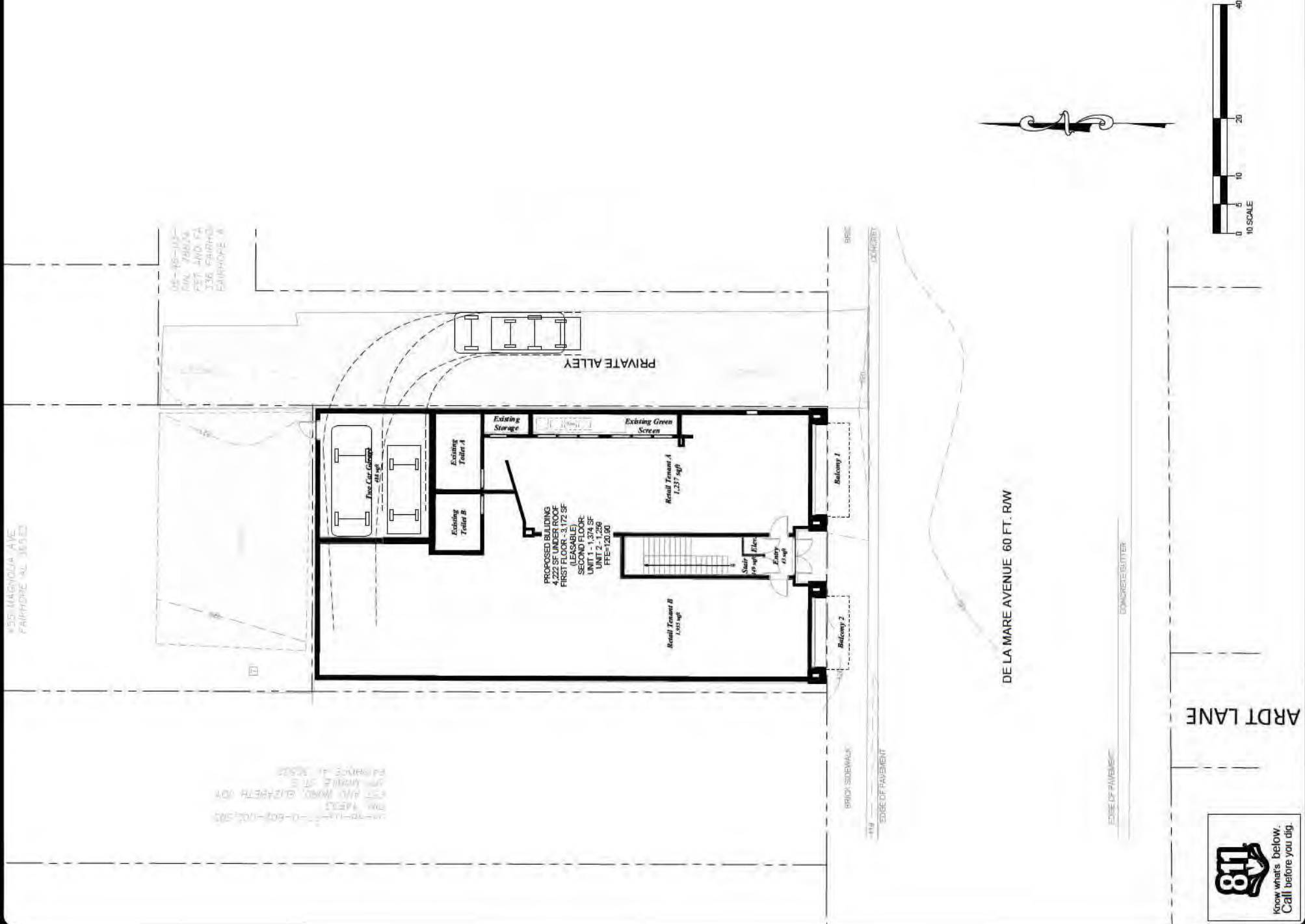
SHEET

C01



TURNING MOVEMENT EXHIBIT

DATE	REVISION
------	----------



Schematic Design
September 9, 2024



A Renovation for
Aubergine

315 De La Mare Ave, # A,
Fairhope, AL 36532

W

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1 SOUTH SCHOOL STREET
FAIRHOPE, AL 36532
(251) 928-6041

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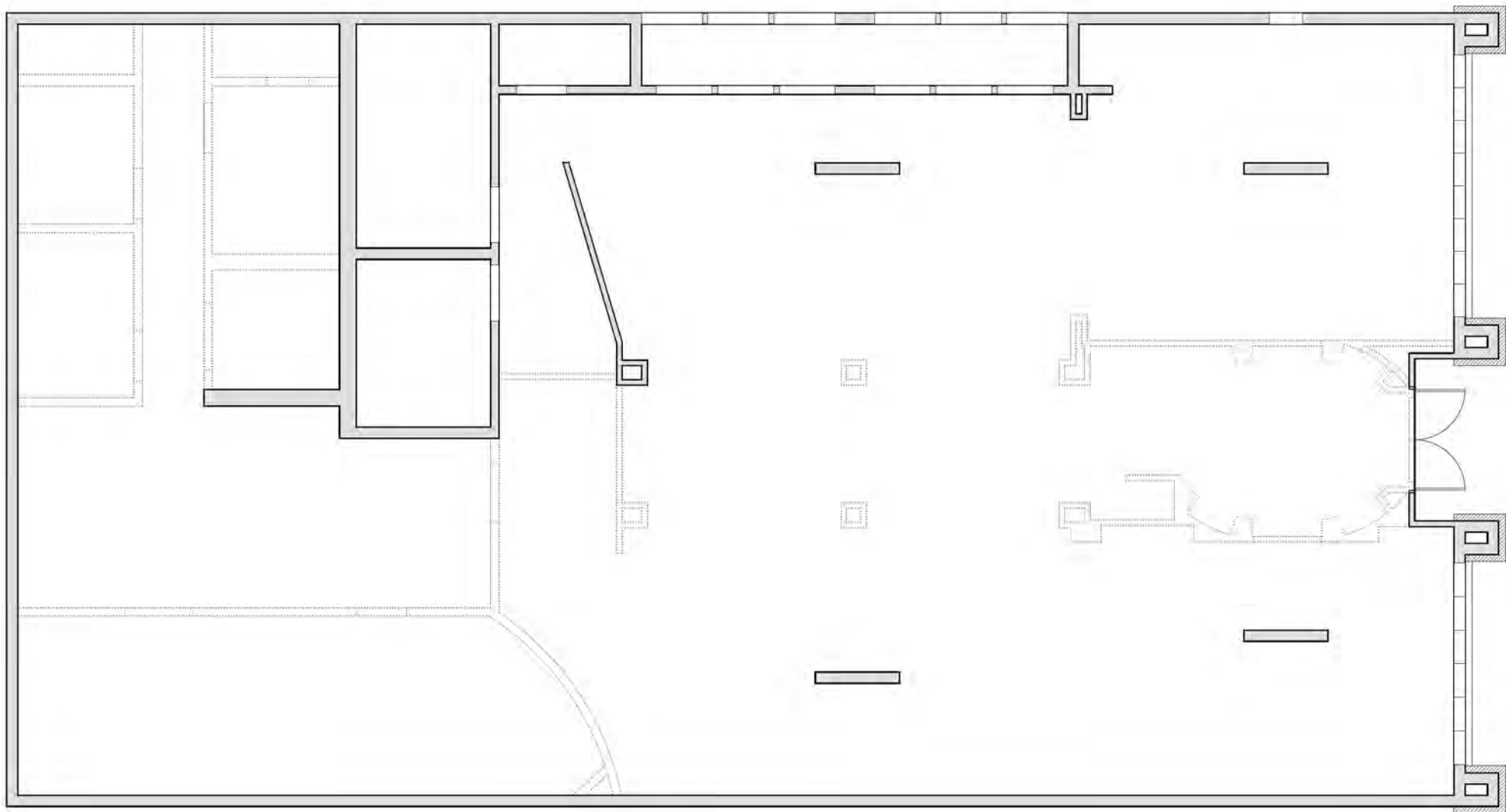
A Renovation for
Aubergine
315 De La Mare Ave # A,
Fairhope, AL 36532

Date	September 9, 2024
Revised	
Revised	
Revised	
Drawn	
Checked	
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1
Ex1.1

Existing / Demolition Floor Plan

1/4"=1'-0"



A Renovation for
Aubergine
315 De La Mare Ave # A,
Fairhope, AL 36532

Date	September 9, 2024
Revised	
Revised	
Revised	
Drawn	
Checked	
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Ex1.1

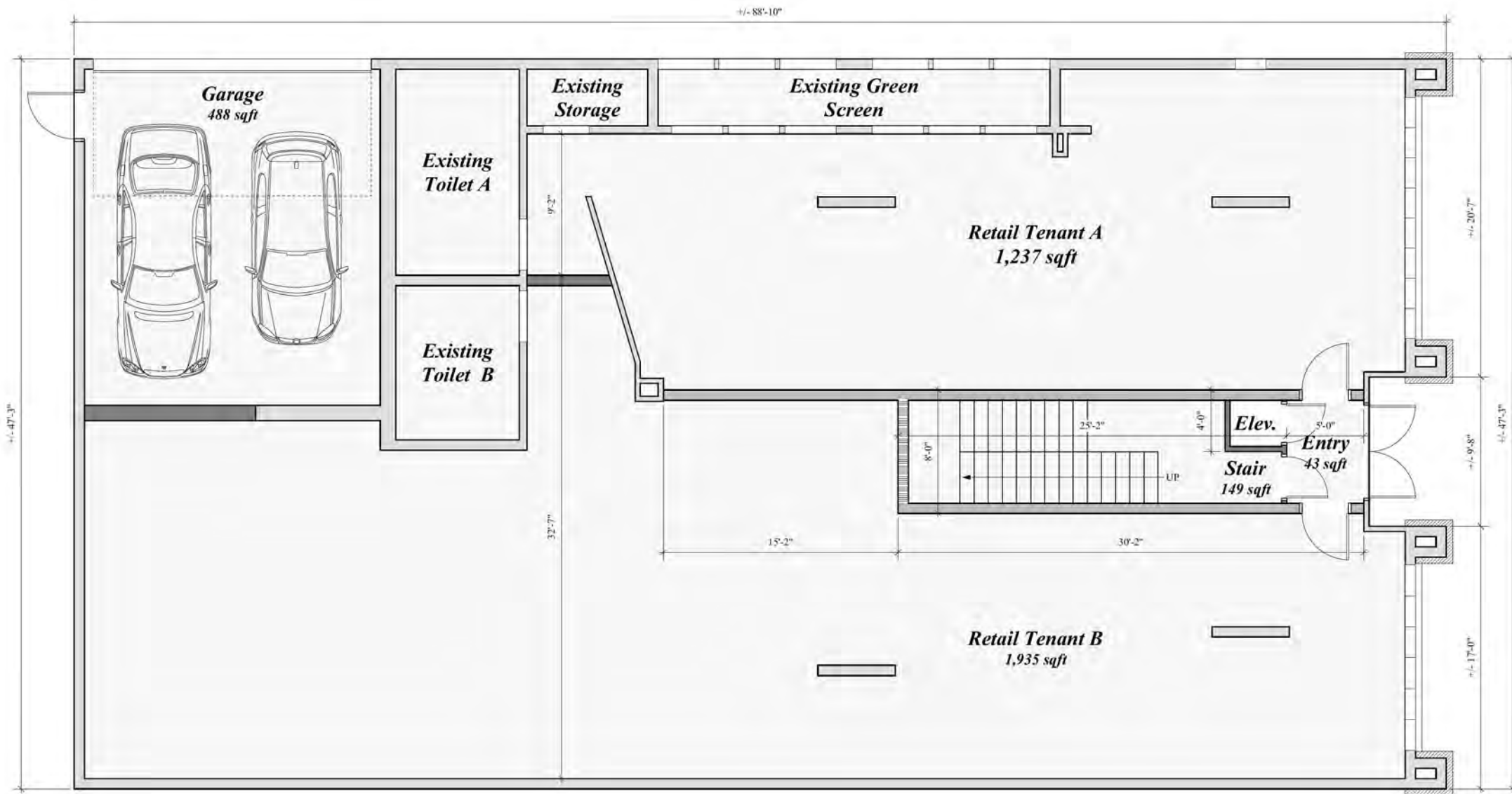
Existing / Demo
First Floor Plan



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1
A1.1

First Floor Plan
1/4"=1'-0"



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A Renovation for
Aubergine
315 De La Mare Ave # A,
Fairhope, AL 36532

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A1.1

First Floor Plan



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For Review
and Comment
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A Renovation for
Aubergine
315 De La Mare Ave # A,
Fairhope, AL 36532



1
A1.2

Second Floor Plan

1/4"=1'-0"



Date	September 9, 2024
Revised	
Revised	
Revised	
Drawn	
Checked	
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A1.2

Second Floor Plan



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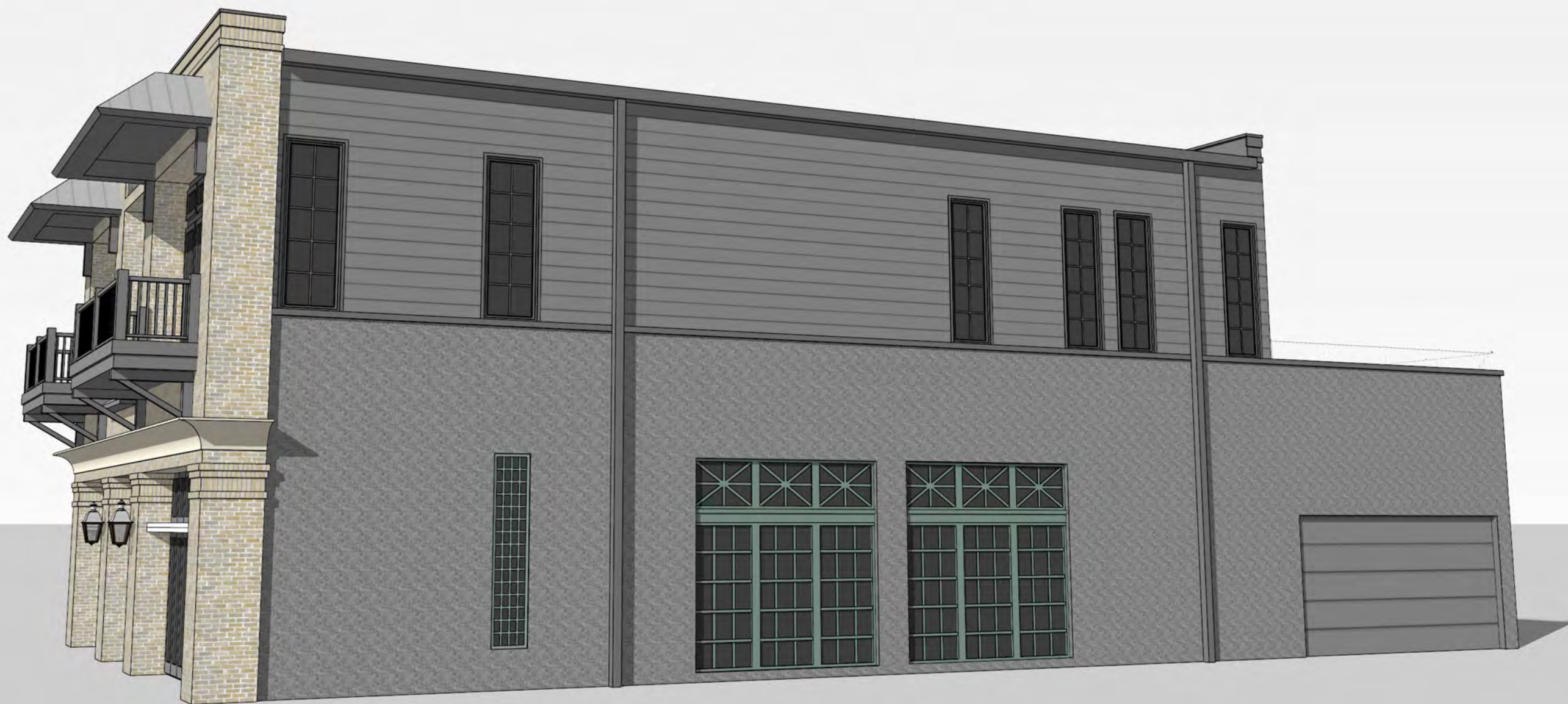
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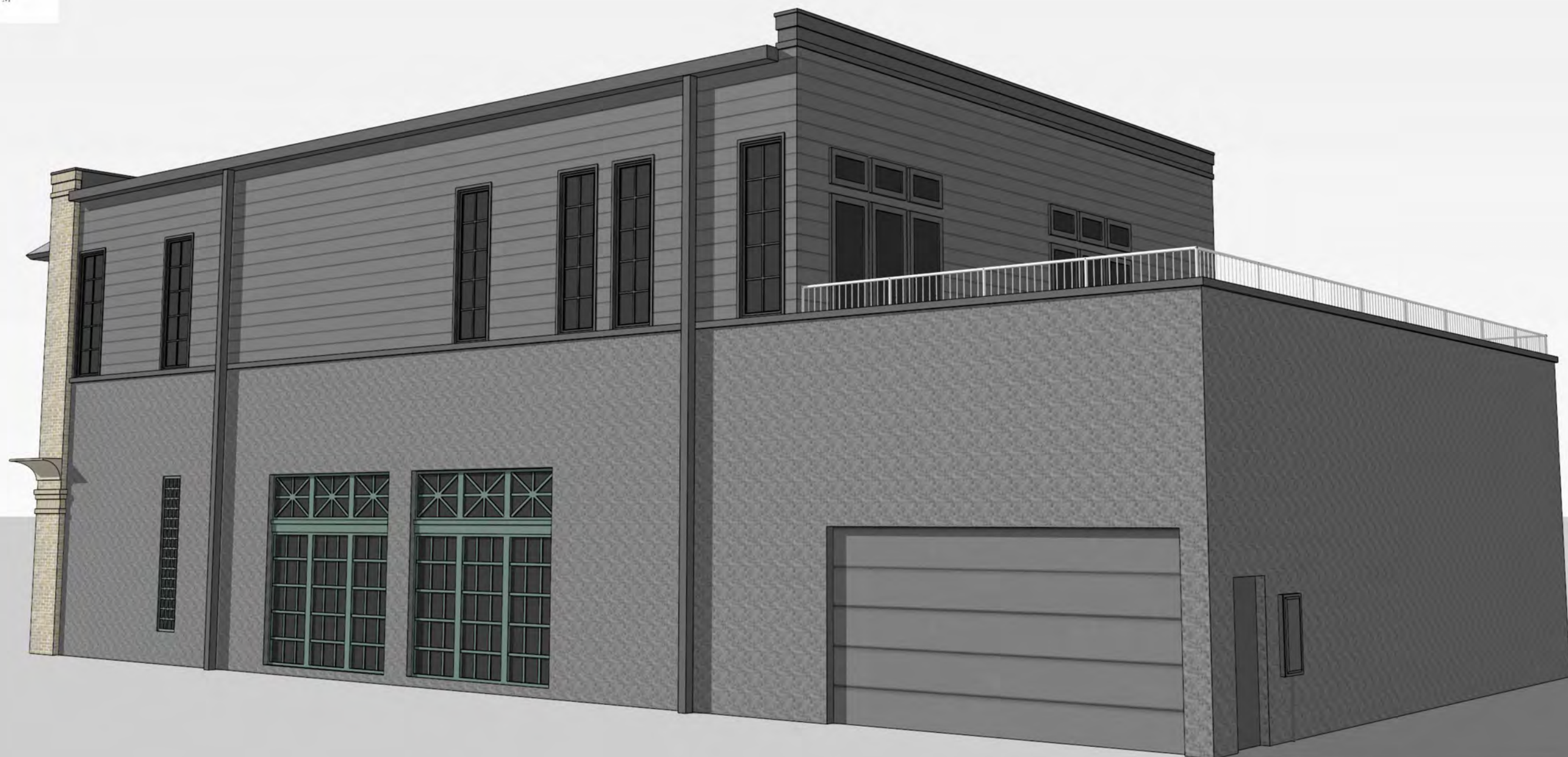
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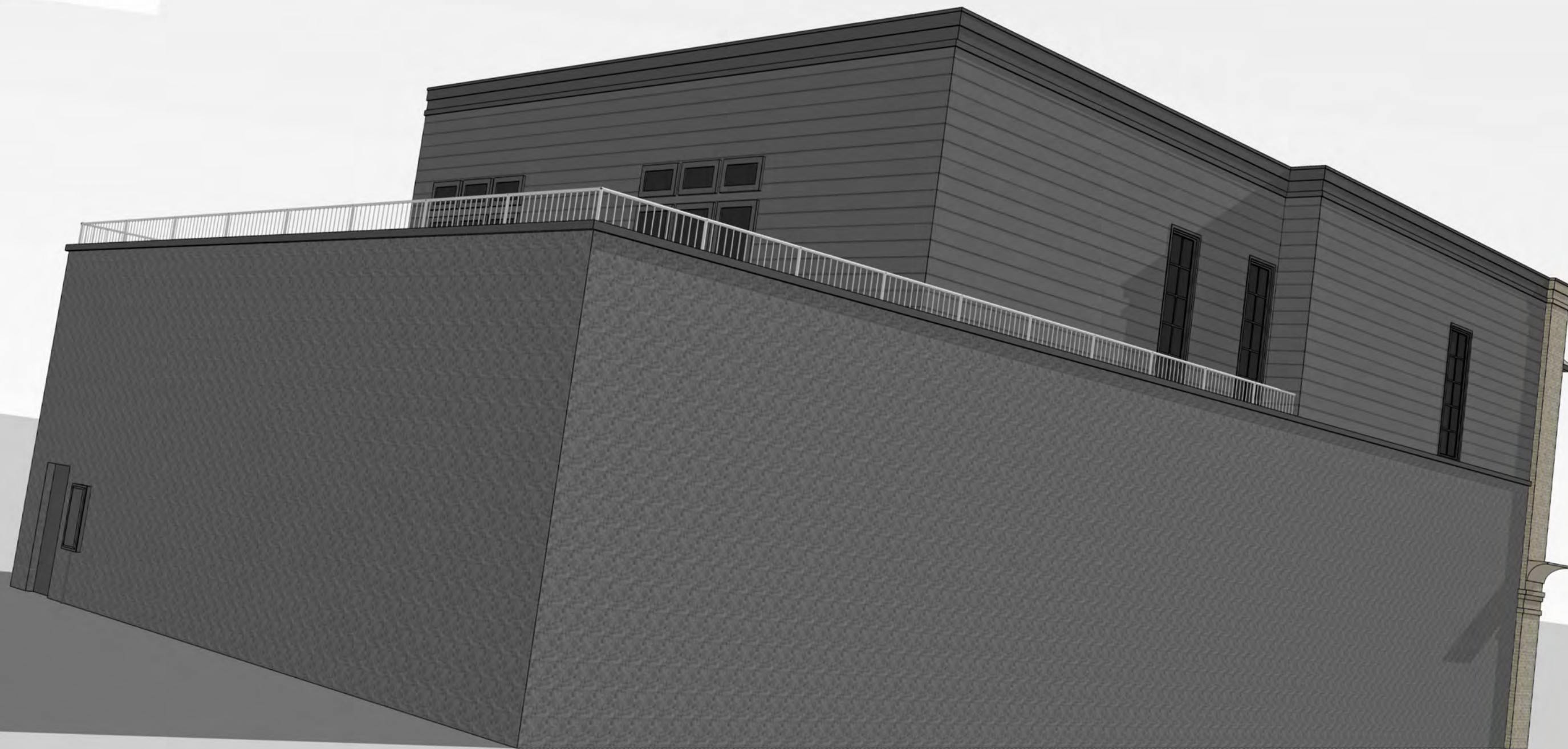
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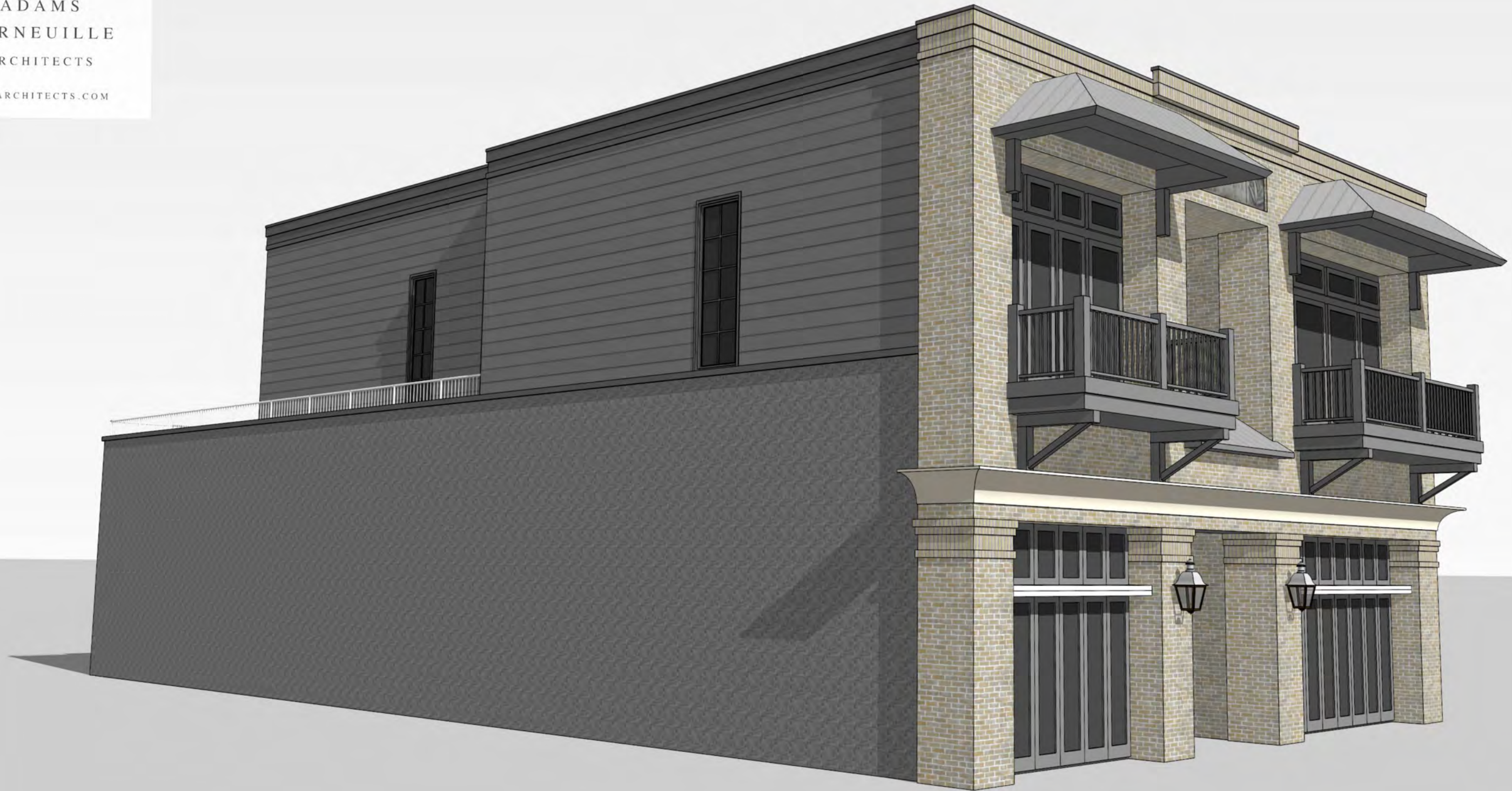
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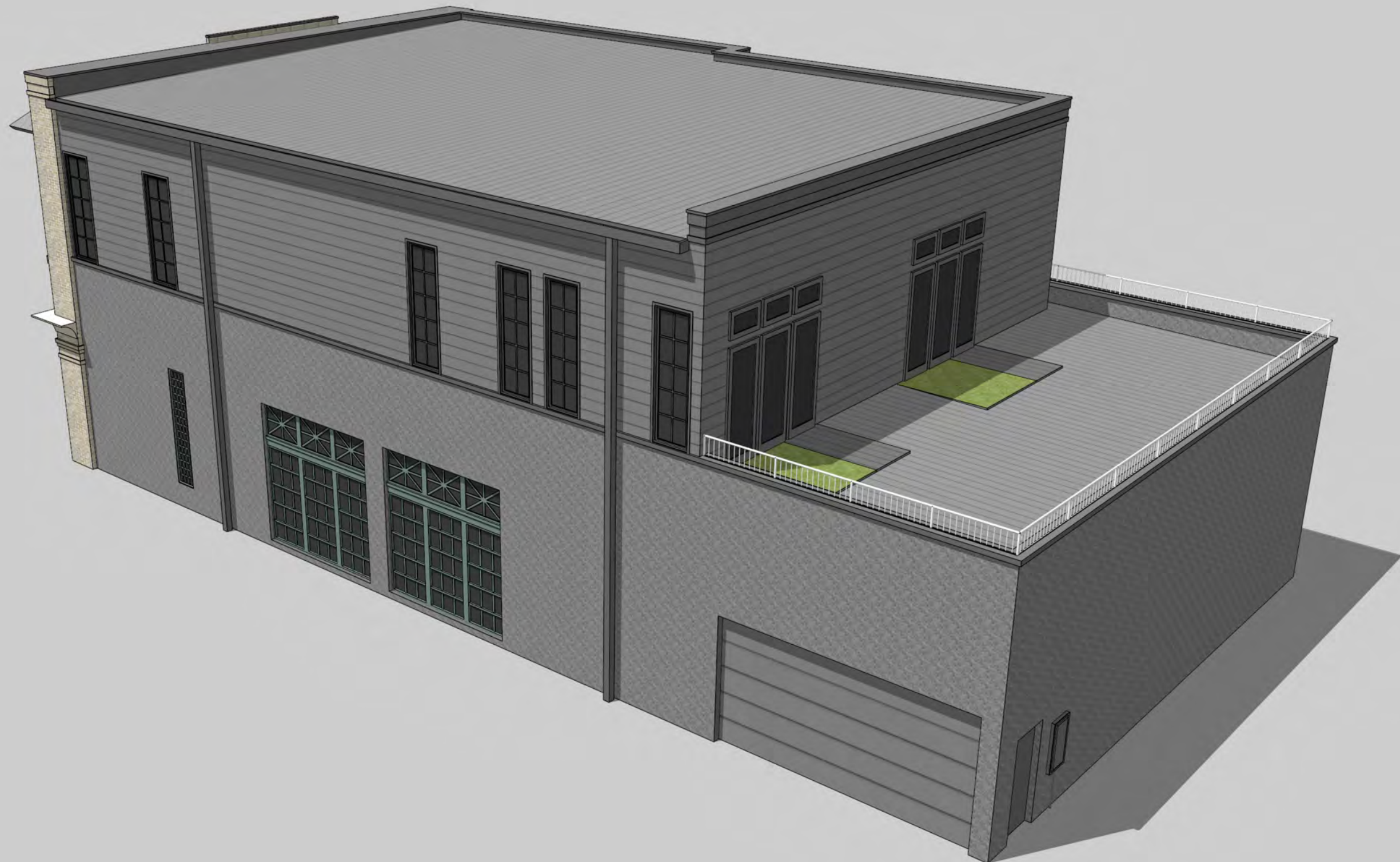
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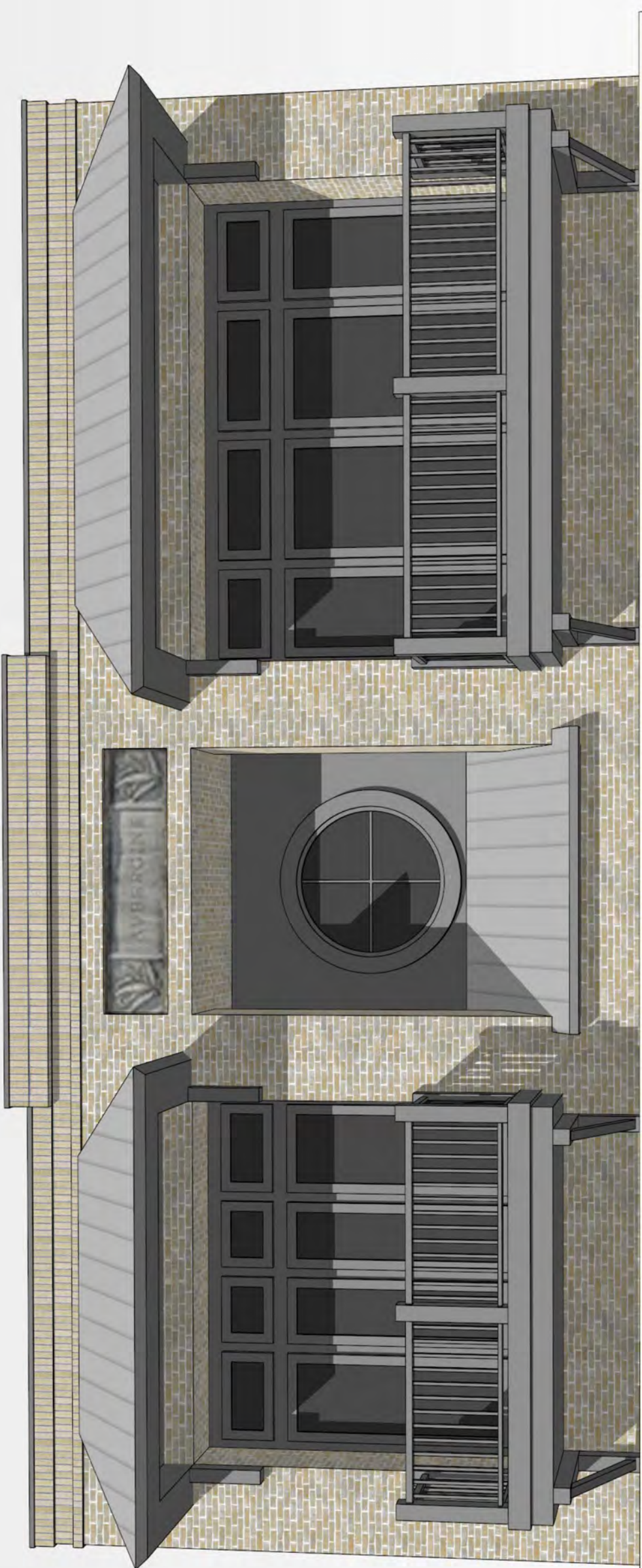




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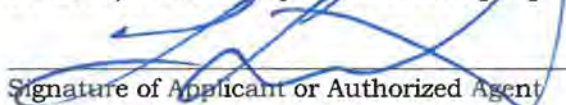




CERTIFICATION OF PROPERTY OWNER NOTIFICATION LIST
As Required by the City of Fairhope

Hearings on Subdivision plat applications require notification to all property owners adjacent to the proposed subdivision. This list must be the most current property owners' records available from the Baldwin County Revenue Office.

By signing below, I Larry Smith, ^{agent} (applicant) do hereby certify that the property owner list attached to this application was obtained from the Baldwin County Revenue Office and is a complete list of all real property owners/lessees adjacent to the property submitted from Subdivision approval.


Signature of Applicant or Authorized Agent

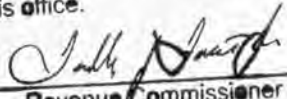
8/20/24
Date of Application

Parcel Number	Pin	Owner Name	Address	Address2	City	State	Zip	Property Street Number	Property Street Name
05-46-03-37-0-602-002.518	68209	FST FARGASON, PETER ROBINSON TRU:	256 GEORGE ST		FAIRHOPE	AL	36532	315	DE LA MARE
05-46-03-37-0-602-002.506	14360	FST AND 328 FAIRHOPE AVE L L C	455 MAGNOLIA AVE	STE C-1	FAIRHOPE	AL	36532	328	FAIRHOPE AVE
05-46-03-37-0-006-043.509	78859	FST AND PARKING AUTHORITY/CITY OF	336 FAIRHOPE AVE		FAIRHOPE	AL	36532	0	DE LA MARE AVE
05-46-03-37-0-602-002.508	14567	FST AND WCS INVESTMENTS L L C	6112 SADDLEWOOD LN		FAIRHOPE	AL	36532	334	FAIRHOPE AVE
05-46-03-37-0-602-003.504	15174	FST AND DELAMARE PLACE L L C	P O BOX 506		POINT CLEAR	AL	36564	314	DE LA MARE
05-46-03-37-0-602-003.506	64920	FST AND BRUNSON, RICHARD HENRY E	19229 SCENIC HWY 98		FAIRHOPE	AL	36532	328	DE LA MARE
05-46-03-37-0-602-002.509	64697	FST AND FAIRHOPE SINGLE TAX CORP	336 FAIRHOPE AVE		FAIRHOPE	AL	36532	336	FAIRHOPE AVE
05-46-03-37-0-006-043.501	14358	FST AND HATFIELD BALDWIN L L C	P O BOX 1662		FAIRHOPE	AL	36533	306	DE LA MARE
05-46-03-37-0-602-002.507	15230	FST FARGASON, PETER ROBINSON TRU:	256 GEORGE ST		FAIRHOPE	AL	36532	332	FAIRHOPE AVE
05-46-03-37-0-602-002.505	14853	FST AND WORD, ELIZABETH JOY	305 MOBILE ST S		FAIRHOPE	AL	36532	324	FAIRHOPE AVE
05-46-03-37-0-006-043.502	64918	FST AND C&CB, LLC	9051 PINE RUN		SPANISH FORT	AL	36527	302	DE LA MARE
05-46-03-37-0-602-002.504	14982	FST AND HAAS-PRICE L L C	2853 CASCADES CT		DAPHNE	AL	36526	320	FAIRHOPE AVE & DE LA MAR
05-46-03-37-0-602-002.510	117543	FST MILLER, ANN YATES AS TRUSTEE OF	101 S MOBILE ST APT 2		FAIRHOPE	AL	36532	380	FAIRHOPE AVE
05-46-03-37-0-602-002.514	29926	FST AND DE LA MARE L L C	P O BOX 6639		MONTROSE	AL	36559	323	DE LA MARE AVE
05-46-03-37-0-602-002.519	78874	FST AND FAIRHOPE SINGLE TAX CORP	336 FAIRHOPE AVE		FAIRHOPE	AL	36532	0	DE LA MARE

STATE OF ALABAMA

BALDWIN COUNTY

I, TEDDY J. FAUST, JR., Revenue Commissioner
in and for said State and County, do hereby
certify that this is a true and correct copy of the
records of this office.


Revenue Commissioner



August 12, 2024

Re: Aubergine MOP – 315 De La Mare Ave

Dear Fairhope Resident:

The City of Fairhope Resolution No. 2018-03 requires all property owners adjacent to property being considered for development approval to be notified by mail. The Baldwin County Revenue Office provided your information as a current adjacent property owner to the proposed development request described below.

FST Fargason Properties LLC is requesting city approval for Aubergine MOP – 315 De La Mare Avenue. This development will consist of two commercial units (existing) and two proposed residential units. The property is located at 315 De La Mare Avenue. The parcel number of the property is **05-46-03-37-0-602-002.518**.

S.E. Civil Engineering will hold a Community Meeting at 12:00 PM at our office at 9969 Windmill Road, in Fairhope, Alabama, on August 19, 2024. Please note this is an informational meeting only. The city staff and Planning Commission will not be present.

Should you have any questions or concerns, please contact me at (251)-990-6566.

Sincerely,

Larry Smith, PE
lsmith@secivileng.com

Schematic Design
July 11, 2024



A Renovation for
Aubergine
315 De La Mare Ave, # A,
Fairhope, AL 36532

W

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1 SOUTH SCHOOL STREET
FAIRHOPE, AL 36532
(251) 528-6061

For Review
and Comment
Only

A Renovation for
Aubergine
315 De La Mare Ave # A,
Fairhope, AL 36532

Date	July 11, 2024
Revised	
Revised	
Revised	
Drawn	
Checked	
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Aubergine MOP Community Meeting Meeting Notes

Meeting Date: August 19, 2024

Meeting Time: 12:00 PM

Meeting Location: SE Civil, LLC 9969 Windmill Road, Fairhope, AL 36532

Hosted By: Larry Smith, PE, S.E. Civil

In Attendance

Larry Smith, PE, Megan Smith, Administrative Assistant with SE Civil, LLC. The architect, Mac Walcott with Walcott Adams & Verneuille Architects and Rob Fargason, the property owner attended as well. Two adjacent property owners, Jennifer Stanford with The Single Tax Colony (STC) and Carol Eberlein with M&F Casuals. Both the STC and M&F back up to the proposed site and had questions pertaining to the alley that is used to access their back doors. Please see attached sign-in sheet.

Larry Smith, the civil engineer, began the meeting by explaining the purpose of the community meeting and then gave an overview of the MOP project. He explained that the new building will retain the same footprint of the building that was built there in 1993. They are proposing a two-story building with the ability to have two commercial units on the first floor and two residential units on the second floor. There will be a two-car garage that is accessed from the alley that will satisfy the City of Fairhope's parking requirement. The Utilities will remain in the current location. A fire flow test will be conducted. The new building will have a fire sprinkler system

The attendees had a few questions/comments pertaining to the residential units, alley access, and construction details.

- Q - Will the upstairs be condo units or long term rental or lease agreements. A- The owner is anticipating family members residing in the units.
- Q - Cars must be parked in the garage and not in the alley. Blocking the alley is a major concern for the businesses that use it. It was noted that they alley is not right of way but all use it. Ms. Eberlein mentioned that there may be a need for the back alley to be regraded after construction to help with water runoff. A – It was acknowledged that cars should not block the alley. It was stated that the roof drainage direction and footprint will remain unchanged, so there shouldn't be additional run-off created.
- Q – Will the walls of the first floor remain. A - The architect is hoping to save the walls but will not know until a structural analysis is completed.



- Q – What impacts to access will construction have. A - Mr. Fargason also owns a building that fronts Fairhope Avenue and has two parking places that are in the alley. He plans to use one as needed during construction. The current Aubergine building has striping in front of it now. The contractor will work with the city to determine where the construction dumpster should go. They also anticipate building a pedestrian tunnel in front of the business once it is under construction. It was questioned what time construction can take place downtown. Larry mentioned that it is 7 am to 7 pm in residential areas but is unsure in the downtown area.
- Q – How long will construction take? A - Though Mr. Walcott was unable to give an exact timeline, he estimated a 9-month building process.

Larry ended the meeting at 12:30 when all of the attendees' questions had been answered. Larry thanked them for attending the meeting. He offered for them to reach out via phone or email if they thought of any more questions.

Next Steps:

- City of Fairhope Planning Commission will present the Subdivision application on Monday, October 7, 2024 at 5 PM.

Attachment:

- Sign In Sheet

AUBERGINE MOP COMMUNITY MEETING SIGN IN

ORGANIZATION	TIME	EVENT DATE	LOCATION
SE Civil	12pm	8/19	SE Civil

NO	NAME (PRINT)	ADDRESS	PHONE	EMAIL
1	Jennifer Sanford	336 Fhope Ave	251-928-8162	transfers@fairhopecivileng.com
2	Rob Fargason		251-391-8138	rfargason@bellsouth.net
3	Mac Walcott	1st School St	251-928-6041	mac@wawarchitect.com
4	Larry Smith	9969 Windmill	251-990-6566	lsmith@secivileng.com
5	Megan Smith	9969 Windmill Rd	251-990-6566	msmith@secivileng.com
6	Carol Eberlein	380 Fairhope Ave	251-9295563	customerservice@mrfcasuals.com
7				
8				
9				
10				
11				
12				
13				



September 12, 2024

Mr. Mike Jeffries, QCI
City of Fairhope
Development Services Manager
555 S. Section Street
Fairhope, AL 36532

Re: SR 24.04 and SD 24.22 Aubergine – Drainage Letter
S.E. Civil Project #20241375

Dear Mike:

The existing Aubergine Buildings roof lines discharge water into the existing private alley. The alley has an inverted crown that flows into the right of way of De La Mare. The proposed improvements will not alter the existing flow patterns and will not add any additional impervious areas. Therefore there will be no negative impacts to the adjacent properties.

Please let me know if you have any questions or need any additional information.

Sincerely,

Larry Smith, PE
Partner
251-990-6566





813 Downtowner Boulevard
Suite D
Mobile, Alabama 36609
P: 251.316.0015 • F: 850.332.6629
www.dellconsultingllc.com

Memorandum

Date: September 12, 2024

To: Mr. Mac Walcott
Walcott Adams & Verneuille
1 School Street
Fairhope, Alabama 36532

From: Andy Maurin, P.E.

Regarding: Aubergines Electrical Service
Modifications

Cc: Mr. Larry Smith, P.E.

This memo is to confirm the electrical work to be performed for the Aubergines, 315 De La Mare Avenue, to the service entrance will not impede travel in the alley behind the building nor protrude from the building into the space more than the existing services. The existing building is currently served by two electrical meters, one 200 amp and one 400-amp service. The voltage is three phase 208 volts fed underground from a transclosure located to the east of the adjacent alley.

The new configuration will have four tenants with a dedicated meter for each tenant. The service voltage will remain 208-volt three phase. There will not be any ground mounted equipment utilized for the new service. The specific load per tenant will be calculated and included with the design documents as those design documents are developed. The new service equipment will be presented for review and coordinated with Fairhope Utilities.

Please let me know if you have any questions or comments.

Sincerely,

Andrew W. Maurin, P.E.

John Bethea has agreed to offer Peter
Ferguson a 3' easement along the
North side of the Aubergine property
for shared use.

Signed

John Bethea

Date: Sep 5 2024



336 Fairhope Avenue • Fairhope, Alabama 36532 • (251) 928-8162 • FAX (251) 928-8203
transfers@fairhopesingletax.com

September 10, 2024

Larry Smith, PE
S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, Alabama 36532

Re: Aubergine Renovation

Dear Mr. Smith:

Thank you for contacting the Fairhope Single Tax Corporation. My understanding is that you need information regarding the nature of the alley behind the FSTC office. The alley is a private alley owned and utilized by FSTC to access the back of its building. FSTC has no immediate plans to use its private alley for anything other than an access from the back of its building to De La Mare Street.

Sincerely,

A handwritten signature in dark ink, appearing to read "Lee Turner", followed by a long horizontal flourish.

Lee Turner
FSTC, President



August 19, 2024

Sherry Sullivan
Mayor

S.E. Civil Engineering & Surveying
9969 Windmill Rd
Fairhope, AL 36532

Council Members:

Kevin G. Boone
Jay Robinson
Jack Burrell, ACMO
Jimmy Conyers
Corey Martin

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
Treasurer

Re: 315 De La Mare, adding 2 residential units on top of existing building.

This availability letter is only valid based on what was proposed at the utility review meeting on August 15, 2024. Any changes or deviations of the proposed plan will require another utility review. This statement of availability remains effective for twelve (12) months from the date of this letter, at which time it shall expire and automatically be withdrawn.

Water & Sewer: Based upon review of the proposed development, water and sewer service by Fairhope Public Utilities is currently available. All tap fees and system development charges (SDC's) will apply, and all necessary infrastructure improvements will be at the developer's expense.

Gas: Gas is available through Fairhope Public Utilities. All gas services must run to the meter bank on the northwest corner of the building.

Electric: Electric is available through Fairhope Public Utilities. Aid to construction will be determined upon approval of final drawings.

Sincerely,


Darrin Morefield
Water/Wastewater Superintendent


Sid Grose
Construction Supervisor


Marshall King
Electrical Engineering Technician

161 North Section St.
PO Drawer 429
Fairhope, AL 36533

251-928-2136 (p)
251-928-6776 (f)
www.fairhopeal.gov



August 15, 2024

Aaron Collins
S.E. Civil Engineering

RE: Service Availability – Aubergine Renovation – 315 De La Mare Ave, #A

Dear Mr. Collins,

This letter is in response to your request for information on the availability of service at the above location by AT&T.

This letter acknowledges that the above referenced property is located in an area served by AT&T. Any service arrangements for this location will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to this location.

Please contact me at the phone number included in this letter with any questions.

Thank you for contacting AT&T.

Sincerely,

A handwritten signature in black ink, appearing to read "Wade Mitchell".

Wade Mitchell
Senior – OSP Design Engineer
AT&T Alabama
2155 Old Shell Rd
Mobile, Alabama 36607
Gulf District/ Mobile Office

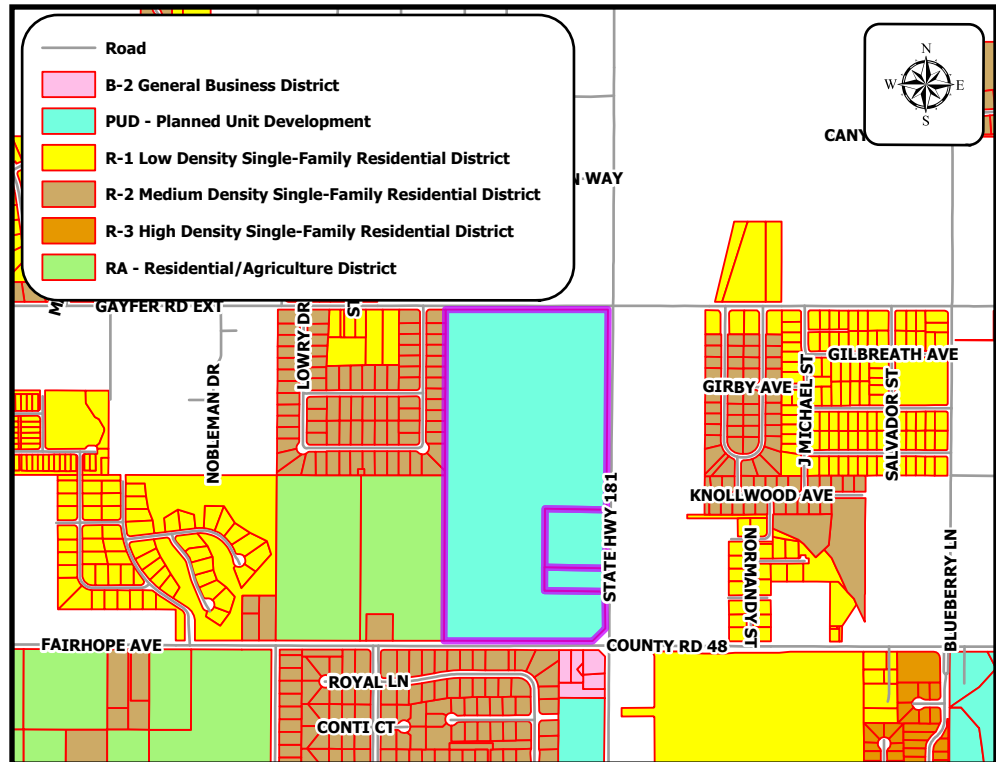
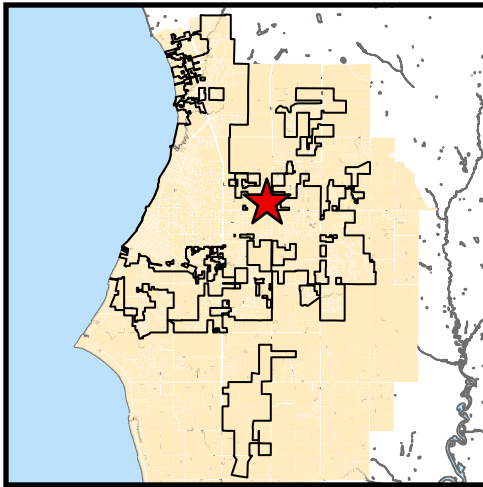
City of Fairhope

Planning Commission

October 7, 2024



ZC 24.06 - Eastlake Village



Project Name:

Park City

Site Data:

75.73 acres

Project Type:

Rezone to PUD - Mixed Use

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

PUD

PPIN Number:

236701, 24160, 316793

General Location:

West side of State HWY 181, north of Fairhope Avenue

Surveyor of Record:

S.E. Civil

Engineer of Record:

S.E. Civil

Owner / Developer:

181 Fairhope Ave 2023, LLC

School District:

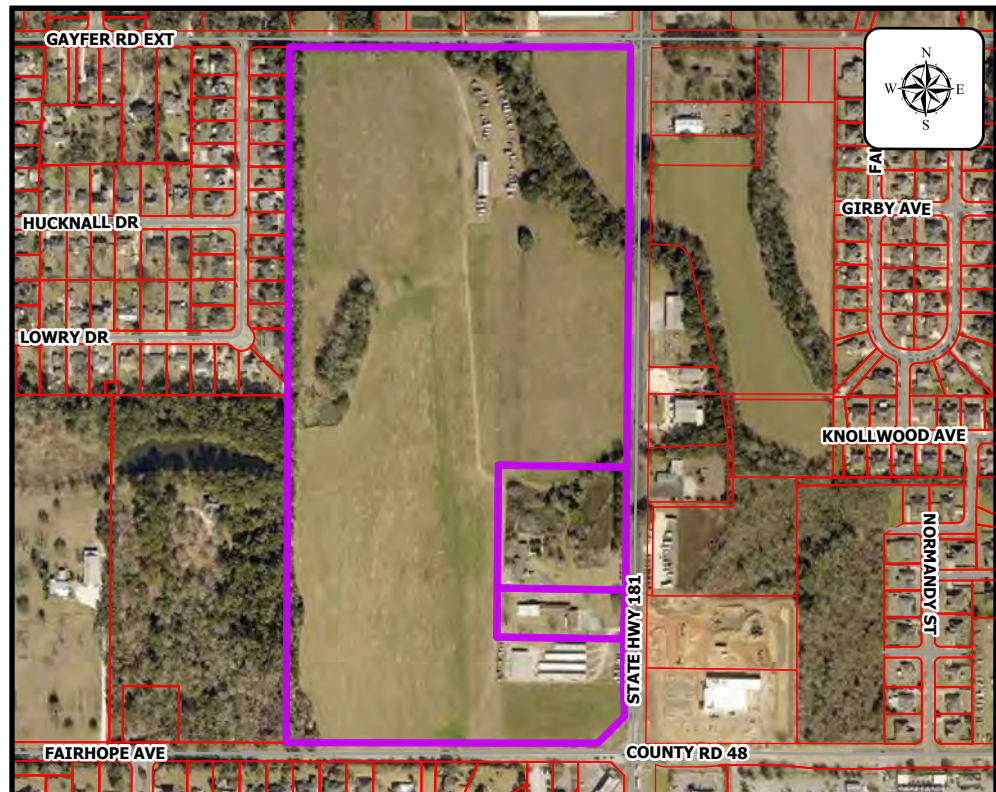
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Denial

Prepared by:

Hunter Simmons





APPLICATION FOR ZONING DISTRICT CHANGE

Property Owner / Leaseholder Information

Name: 181 Fairhope Ave 2023, LLC Phone Number: 919-616-8301
 Street Address: 707 Belrose Ave.
 City: Daphne State: AL Zip: 36526

Applicant / Agent Information

If different from above.

Notarized letter from property owner is required if an agent is used for representation.

Name: S.E. Civil Phone Number: 251-990-6566
 Street Address: 9969 Windmill Road
 City: Fairhope State: AL Zip: 36532

Current Zoning of Property: PUD
 Proposed Zoning/Use of the Property: PUD (Mixed Use)
 Property Address: 20741 ST HWY 181
 Parcel Number: 05-46-05-15-0-000-001.001, 05-46-05-15-0-000-001.000, 05-46-05-15-0-000-001.003
 Property Legal Description: Attached
 Reason for Zoning Change: For a mixed use Planned Unit Development

Property Map Attached ☒ YES NO
 Metes and Bounds Description Attached ☒ YES NO
 Names and Address of all Real Property Owners
 within 300 Feet of Above Described Property Attached. ☒ YES NO

Character of Improvements to the Property and Approximate Construction Date: _____
A mixture of residential multi-family/ single family residential and commercial.

Zoning Fee Calculation:

Reference: Ordinance 1269

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Property Owner/Leaseholder Printed Name

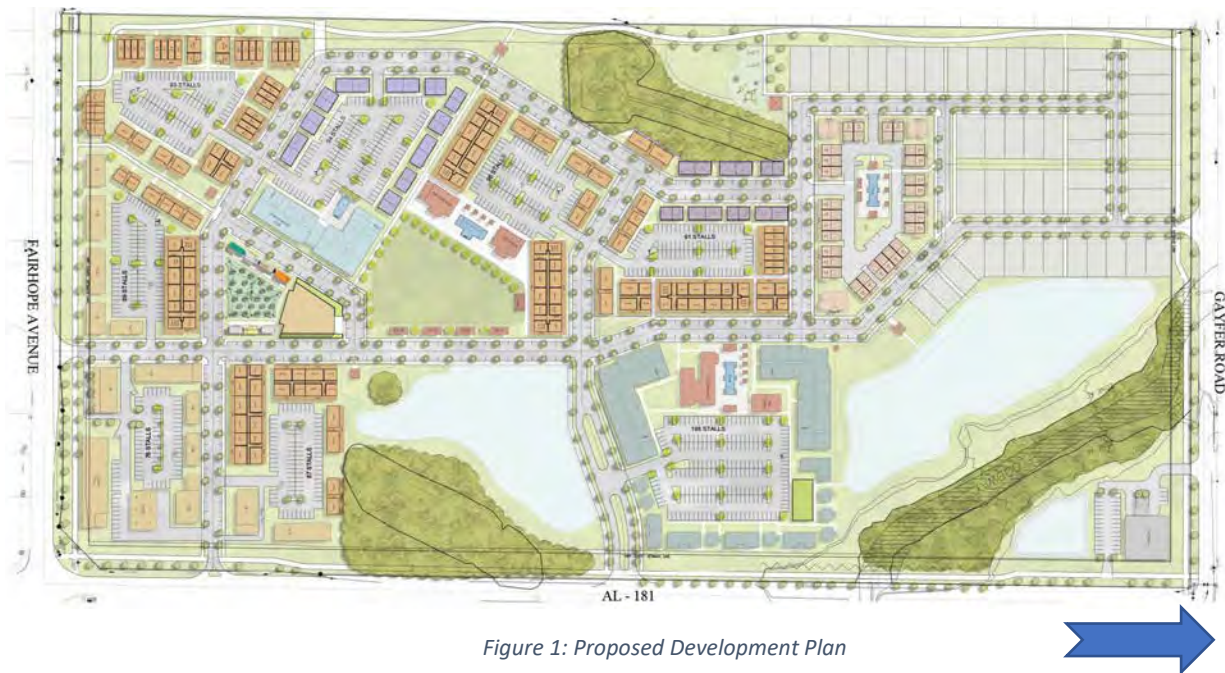
Signature

Date

Fairhope Single Tax Corp. (If Applicable)

5/10/2024

Summary of Request:



Applicant, 181 Fairhope Ave 2023, LLC. requests to rezone three (3) parcels of approximately 75.87 acres from Planned Unit Development (“PUD”) to Planned Unit Development (“PUD”). The proposed case, if approved, would replace the existing PUD known as the Klumpp PUD. The new PUD is to be known as **Eastlake Village PUD** and is located on the west side of State Highway 181 between Gayfer Road Ext. and Fairhope Avenue. Nequette Architecture & Design and S E Civil, LLC are authorized agents.

LEGEND

	SINGLE-FAMILY LOT	- 51 LOTS
	TOWNHOUSE UNITS	- 33 LOTS
	TWO-FAMILY	- 36 DU
	ACTIVE ADULT MULTIFAMILY	- 151 DU
	MULTIFAMILY	- 339 DU
	COMMERCIAL	- 206,600 GSF
	HOSPITALITY (IN COMM. SF)	- 130 KEYS
	AMENITY	

Figure 2: Dev. Plan Legend

Adjacent properties to the west are residentially zoned within the City of Fairhope. Properties to the south (across Fairhope Ave) are within the City of Fairhope and zoned R-2 with some B-2 near the intersection of Hwy 181. Properties to the north (across Gayfer Rd Ext.) and to the east (across Hwy 181) are outside of the City of Fairhope and have a mixture of commercial and residential zoning districts (all zoned by Baldwin County).

The project proposes a variety of uses. In total, there are 610 dwelling units with 206,600 GSF of commercial space. Included within the commercial square feet is a 130-room hotel. A breakdown of each unit type was included in the legend of the Development Plan, which is included in Figure 2. Full plans are available in the packet.

Recent History:

The existing PUD, known as the Klumpp PUD, was amended three times and ultimately consisted of 12 commercial lots (~19 acres), up to 233 residential units (41.03 acres), and ~10.63 acres restricted to convalescent, nursing, or assisted living. The PUD site plan is reflected in Figure 3. An approved preliminary plat altered the layout slightly, including a reduction of the acreage in Unit 3 due to the creations of wetlands. The application for this PUD seeks to replace the existing PUD in its entirety.



Figure 3: Klumpp PUD Site Plan

Comments:

Per the 2016 Comprehensive Plan, Fairhope Ave and Hwy 181, is a proposed “Village Node”. The draft comprehensive plan currently under review, acknowledges the same nodes, but encourages more complete design requirements added to the Zoning Ordinance and Subdivision Regulations. In any case, undeveloped properties near this intersection within the City of Fairhope will likely develop more densely than most other areas within the City.

To accommodate and encourage the appropriate developments within the Village Nodes, three zoning districts were created known as the Village Districts. Individually, they are the Community Village Center (CVC), Neighborhood Village Center (NVC), and Village Residential Mix (VRM). Thus far, there has not been development of a Village District as laid out in Article VI of the City of Fairhope Zoning Ordinance.

Staff encourages denser, more pedestrian-friendly, development near nodes, but we do not support the project as currently proposed. While a Planned Unit Development (PUD) is intended to offer flexibility for innovative developments, more information is generally needed to evaluate a proposed project. In 2020, the City amended the Zoning Ordinance to require more information with PUD applications. Being a speculative development, the Applicant is unable to provide building elevations (Art.V,Sec.A.j.v), materials for hardscapes, trails and sidewalks (Art.V,Sec.A.m), landscape plans (Art.V,Sec.A.r), character of common open space (Art.V,Sec.A.s), etc. In which case, Staff feels the Village Standards would be a more appropriate zoning designation than a PUD.

Understandably, the aforementioned plans require an investment with no guarantee of approval. Furthermore, approval of a detailed plan 'locks in' a commitment and that can be challenging when flexibility is the prime focus. Conversely, the City's policies and guidelines are designed to maintain a sense of place that is unique to Fairhope. Exceptions to standards should be reviewed carefully. Exceptions with this application are significant and possibly precedent setting. A few examples include:

- Increased building height: As shown on the proposed Density and Height Map, 27 buildings are proposed with a height of 50', three buildings (hotel and apartments) are 65'. Base zoning (CVC or VRM) would limit height to 35'.

N. DENSITY AND HEIGHT MAP



- Reduced Setbacks: Side setbacks are reduced to 0' (from 6') for two-family structures. Rear setbacks are reduced to 5' (from 30') for townhomes and multifamily structures.
- Increased principle structure coverage (85% instead of 40-65%) and increased impervious coverage (85% instead of 65-75%)
- Larger parking lots than are allowed in base zoning.
- Drive-thru isles in front of buildings.
- Width to building height ratios greater than 3:1.
- Reduced transparency requirements on buildings.

Staff and the Applicant are at an impasse and the Applicant would like to proceed with the application to determine if Planning Commission/City Council agrees with Staff, which is fair and reasonable. The first draft staff reviewed is provided below, along with a comparison of the density and uses proposed between the first iteration and the last. Granted, this plan was a preliminary draft before an official application was submitted to the City. Nonetheless, what

was eventually submitted differs significantly from the below proposed plan that was discussed between Applicant and Staff.



Above Plan

90 cottages/townhomes
103 Multi-family DU's
140 Mixed-Use DU's
165 Active Adult DU's
50 Hotel Rooms
70,000 GSF Retail/Office

Proposed Plan (with this Application)

69 townhomes
339 Multi-family DU's
(Mixed-use units not delineated from above)
151 Active Adult DU's
130 Hotel Rooms
~100,000 GSF Commercial
33 Two-family DU's
51 Single-Family Lots

498 Dwellings Units
50 Hotel Rooms
70,000 GSF Retail/Office

643 Dwelling Units
130 Hotel Rooms
~100,000 GSF Commercial

Natural drainage prompted alterations to the initial plan resulting in less developable acreage. The desire for more density, on less developable land, seems to prompt many of the exceptions requested. Drainage is required, so we must ask what is being exchanged for more density. Perhaps this density is necessary to make the proposed project financially viable. While we do not ignore economic viability, Staff's review focuses on the existing regulations and guidance, along with compliance with those regulations. In Staff's opinion, the proposed plan captures many of the positive aspects of the Village Districts, but believes the requested exceptions sans consideration of other aspects of the Zoning Ordinance, may set new precedence if approved that could influence development patterns on other properties in Village and Commercial Nodes.

Article II, Section C(e)

Criteria – The application shall be reviewed based on the following criteria:

- (1) Compliance with the Comprehensive Plan; Both the currently effective and most recent draft of the Comprehensive Plan suggest this area be a node with a combination of uses both commercial and residential; however, the proposed Comprehensive Plan suggests additional criteria such as consistent design guidelines for a development of this capacity located at a premier location, which is lacking in this submittal. Furthermore, Staff believes there are too many exceptions proposed with this application.
- (2) Compliance with the standards, goals, and intent of this ordinance; PUDs encourage flexibility, but there needs to be compromises that reflect the spirit of the Zoning Ordinance. Height and density for the sake of height and density and without regard to other aspects of the Ordinance such as usable open/greenspace and/or other amenities that enhance the development do not comply with the standards, goals, and intent of the ordinance.
- (3) The character of the surrounding property, including any pending development activity; a development such as this, in general, fits the character of the surrounding property so long as other measures are taken in the way of buffers along the city zoned R-2. A Village Center should provide Civic Open spaces for this project and the surrounding community.
- (4) Adequacy of public infrastructure to support the proposed development; Upsizing provisions of City regulations will certainly apply to a project of this scale. Financial contributions and scheduling should be taken into account and formalized in a Development Agreement. Currently, the Applicant has not formalized a phasing plan and would like to develop as market conditions dictate.
- (5) Impacts on natural resources, including existing conditions and ongoing post-development conditions; Unlike the Klumpp PUD, the proposed plan preserves the wetland areas. Onsite and in-kind mitigation is not required. Buffers are required which likely activity within certain distances of wetlands and streams, both of which are present on the subject property.
- (6) Compliance with other laws and regulations of the City;

As previously stated, the significant exceptions proposed do not align with current regulations. Suggested guidelines were included with the application, but there are numerous conflicts between those guidelines and the intent of the Village Districts.
- (7) Compliance with other applicable laws and regulations of other jurisdictions; ALDOT and the CORP are aware of the proposed project. Any follow-up Subdivision Cases would require more detailed information that would be reviewed for compliance with all pertinent laws and regulations.
- (8) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values; and,

A traffic study was provided, but one road was removed. Staff is unclear how this would affect the traffic Study, but all requirements shall be met at time of Subdivision. A 45' buffer is provided next to adjacent residential property that is intended to be planted with a multi-modal path connecting Gayfer Rd and Fairhope Ave.

- (9) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values.

Many of the surrounding property lies within Baldwin County jurisdiction. Substantial landscape requirements and strict sign guidelines should be required to ensure development instills a sense of place unique to Fairhope.

The proposed development guidelines and plans are included in the packet. Plans were separated by Staff, rotated and reinserted at the end of the document for easier review.

In summary, the proposed plan, if considered a PUD, lacks significant details that constitute a PUD per the recently revamped PUD regulations in 2020. The proposed plan also does not fit any of the Village Districts in its current iteration.

Staff Recommendation:

Staff recommends denial of Case ZC 24.06 Eastlake Village PUD.

PUD SUBMITTAL FOR

EASTLAKE VILLAGE

DEVELOPER:

68Venturës

707 Belrose Ave, Daphne, AL 36526
251-625-1198

181 Fairhope Ave 2023, LLC
707 Belrose Ave.
Daphne, AL. 36526



PREPARED BY:

 **NEQUETTE**
ARCHITECTURE & DESIGN

August 2024

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A. Preface

The Eastlake Village Design Guidelines address the overall planning, architectural, aesthetics and sustainability concepts established for all neighborhood plans, new buildings, building additions, sitework, landscaping and signage. These guidelines contain information that inform, guide and govern Eastlake Village's overall design and character. The purpose of these guidelines is to facilitate the crafting of a memorable community with a high level of predictability and enduring value. These guidelines are based on well established architectural and town planning traditions commonly found in our most beloved American towns. These thoughtful traditions form the basis of street and open space layout and design, mixture of uses, building placement, and architectural standards found herein.

Local municipal Zoning Ordinances should continue to be applicable to issues not covered by these guidelines. All designs must be compliant with applicable government zoning, building and engineering codes. In case of contradiction with local safety codes, these guidelines shall be adjusted in collaboration with the Eastlake Village Design Review Committee.

Owners are responsible for complying with all local, state and federal codes, and for obtaining permits from those relevant agencies.

B. Legal Description

COMMENCE AT THE RECORD LOCATION OF A RAILROAD SPIKE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 89 DEGREES 51 MINUTES 12 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 1,320.21 FEET; THENCE RUN SOUTH 00 DEGREES 31 MINUTES 02 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A HALF INCH CAPPED REBAR FOUND ON THE SOUTH RIGHT-OF-WAY OF GAYFER ROAD EXTENSION AND THE NORTHEAST CORNER OF WHITE GROVE SUBDIVISION, UNIT TWO, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 1344-B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA FOR THE POINT OF BEGINNING: THENCE DEPARTING SAID SUBDIVISION, RUN SOUTH 89 DEGREES 49 MINUTES 21 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SAID GAYFER ROAD EXTENTION, A DISTANCE OF 1282.66 FEET TO A HALF INCH CAPPED REBAR FOUND (LS #19254) ON THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 181; THENCE RUN SOUTHERLY, ALONG THE WEST RIGHT-OF-WAY OF SAID STATE HIGHWAY 181, THE FOLLOWING COURSES, TO WIT: SOUTH 00 DEGREES 53 MINUTES 31 SECONDS WEST, A DISTANCE OF 1995.96 FEET TO A HALF INCH CAPPED REBAR SET (CA-1167-LS); SOUTH 04 DEGREES 53 MINUTES 45 SECONDS WEST, A DISTANCE OF 100.24 FEET TO A HALF INCH CAPPED REBAR FOUND (ILLEGIBLE); SOUTH 00 DEGREES 53 MINUTES 13 SECONDS WEST, A DISTANCE OF 407.00 FEET TO A HALF INCH CAPPED REBAR FOUND (LS #19254); SOUTH 45 DEGREES 31 MINUTES 54 SECONDS WEST, A DISTANCE OF 132.23 FEET TO A HALF INCH CAPPED REBAR SET (CA-1167-LS) ON THE NORTH RIGHT-OF-WAY OF FAIRHOPE AVENUE; THENCE RUN WESTERLY, ALONG THE NORTH RIGHT-OF-WAY OF SAID FAIRHOPE AVENUE, THE FOLLOWING COURSES, TO WIT: NORTH 83 DEGREES 48 MINUTES 43 SECONDS WEST, A DISTANCE OF 67.36 FEET TO A HALF INCH CAPPED REBAR SET (CA-1167-LS); NORTH 89 DEGREES 46 MINUTES 35 SECONDS WEST, A DISTANCE OF 200.00 FEET TO A HALF INCH CAPPED REBAR SET (CA-1167-LS); SOUTH 86 DEGREES 13 MINUTES 10 SECONDS WEST, A DISTANCE OF 100.24 FEET TO A HALF INCH CAPPED REBAR SET (CA-1167-LS); NORTH 89 DEGREES 46 MINUTE

C. Owner Information

181 Fairhope Ave 2023, LLC
707 Belrose Avenue
Daphne, AL. 36526

D. Development Objectives

Eastlake Village is located in the heart of Fairhope, providing a central location for residents, business owners, and visitors to gather. Walkability is a priority at Eastlake Village, designed to offer all you need in your daily circle. As you enter the village you will see an orchestrated streetscape of human scaled buildings that engage the sidewalks, further encouraging walking as a preferred means of travel. Whether shopping, dog-walking, or meeting a friend at a local coffee shop, the carefully planned site lines pull occupants into the village's many access points. The wide sidewalks activate the storefronts and become a hub of activity as they surround the large central green. Eastlake Village is composed of many living and work experiences that include local retail storefronts, a central lawn, multiple smaller greens, band shell and event lawn, a hotel, apartments, townhomes and private offices. With such a variety of choices, Eastlake Village provides multiple opportunities for connection and growth through thoughtful planning and design. Enjoy being just a walk away from everything.

E. Statment of Compliance & Comprehensive Plan

Eastlake Village, located on 75 acres at the northwest corner of Fairhope Ave and Highway 181, presents a unique development opportunity for East Fairhope. Historically, economic and social demand gravitated to West Fairhope and Mobile Bay. Looking forward, East Fairhope presents the logical growth opportunity for this community. Eastlake Village is located on an anticipated "Village Node", with easy access to the downtown core and in and out of Fairhope. The area was identified in Fairhope's comprehensive plan as a location that would see significant development pressure and where the city would need to be deliberate in attempts to create a new village, complimentary to the downtown core. The Eastlake Village PUD proposes the creation of a new village anchored by a community village center (CVC) district on the corner of 181 and Fairhope Ave. The commercial district transitions to a village residential mix district (VRM) as it moves north and west, blending with the neighboring residential communities. The focus for Eastlake Village is to create a walkable, mixed-use village. The streetscape within the village and connectivity, both internal and to the surrounding area, are vital. The density of the project overall is in line with a VRM district and offers significant open space, trails, wetland buffers, recreation amenities, as well as a community green and band shell. With a focus on architectural character, streetscape, and public realm that are in line with Fairhope's identity, Eastlake Village would be directly in line with development in East Fairhope as outlined in the city's comprehensive plan.

F. Intent to Sell Statement

This statement serves to inform the relevant parties and authorities of our intention to proceed with the sale of various parces within the planned unit development. We affirm that all information provided herein is accurate and true to the best of our knowledge.

G. Development Schedule

Initial Development (to proceed into design after planning and zoning approvals) will include master infrastructure and a focus around getting the village core in Phase F and Phase M activated thru construction of residential units to support and attract commercial tenants.

Future Phases would radiate out from the central green as the market demand dictates.

See Phasing Plan on page 12

J. Maintenance Plan

1. Purpose:

The purpose of this Common Area Maintenance (CAM) plan is to ensure the upkeep and maintenance of all common areas within the property managed by the association of property owners.

2. Definition of Common Areas:

Common areas include but are not limited to:

Landscaped areas

Parking lots

Walkways and sidewalks

Exterior lighting

Common building exteriors (if applicable)

Recreational facilities (if applicable)

3. Responsibilities:

The association of property owners (hereafter referred to as "the Association") is responsible for the maintenance, repair, and replacement of common areas.

Individual property owners are responsible for reporting any issues related to common areas to the Association promptly.

4. Maintenance Schedule:

Regular inspections and maintenance activities shall be conducted on a [monthly/quarterly/annual] basis to ensure the proper upkeep of common areas.

Tasks include:

Lawn care and landscaping

Snow and ice removal (seasonal)

Cleaning and maintenance of walkways

Inspection and maintenance of exterior lighting

Repainting or repairs of common building exteriors (as needed)

Repair and upkeep of recreational facilities (as needed)

5. Funding:

The funding for CAM activities shall be sourced from maintenance fees collected from property owners on a [monthly/quarterly/annual] basis.

Budgeting for major repairs or replacements shall be planned and communicated to property owners in advance.

6. Reporting:

The Association shall provide regular updates to property owners regarding CAM activities, including financial reports and planned maintenance schedules.

7. Amendments:

This CAM plan may be amended by the Association with due notice to property owners.

8. Enforcement:

Property owners are expected to adhere to the rules and regulations set forth in this CAM plan.

Non-compliance may result in penalties or fines.

Table 3-1: Use table

Zoning District																		
Uses Categories / Specific Uses	R-A	R-1(a,b,c)	R-2	R-3 TH	R-3 P/GH	R-3	R-4	R-5	R-6	B-1	B-2	B-3a	B-3b	B-4	M-1	M-2	PUD	
Dwelling																		
Single-family	●	●	●			●	●	●		●	●	●	●	●				●
Two-family							●	●		●	●	●	●					●
Townhouse				☐			☐	☐		☐	☐			☐				☐
Patio Home					☐													
Multiple-family / Apartment							☐	●				○	○					○
Manufactured Home									☐									
Mixed-use										●	●	●	●	●				●
Accessory Dwelling										☐	☐	☐	☐	☐				☐
Estate										☐	☐	☐	☐	☐				●
Civic																		
Elementary School		●	●			●	●	●		●	●	●	●	●	●	●		●
Secondary School		●	●			●	●	●		●	●	●	●	●	●	●		●
Education Facility		●	●			●	●	●		●	●			●	●	●		●
Library		●	●			●	●	●		●	●	●	●	●	●	●		●
Place of Worship																		●
Cemetery	○	○	○			○	○	○		○	○	○			○	○		○
Hospital																		
Public Open Space	●	●	●			●	●	●		●	●	●		○	●	○	○	●
Common Open Space	●	●	●			●	●	●		●	●	●		●	●	●		●
Community Center or Club	○	○	○			○	○	○		○	○	○			○	○		○
Public Utility	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		○
Office																		
General										●	●		●	●	●	●		●
Professional										●	●		●	●	●	●		●
Home Occupation	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐				☐
Retail																		
Grocery										●	●		●		●	●		●
Convenience Store										☐	☐		☐		☐	☐		☐
General Merchandise										●	●		●		●	●		●
Shopping Center											●							●
Automobile Service Station										○	○				○	○		○
Outdoor Sales Limited											○				○	○		○
Outdoor Sales Lot											○				○	○		○
Garden Center											○	○			○	○		○
Service																		
Convalescent or Nursing Home	○	○	○			○	○	○		○	○	○		○	○	○		○
Clinic	○	○	○			○	○	○		○	○	○		○	○	○		○
Outdoor Recreation Facility	○	○	○			○	○	○			○	○	●	○	○	○		○
Day Care	○	○	○			○	○	○		○	○	○		○	○	○		○
General Personal Services										●	●				●	●		●
Mortuary or Funeral Home											●			○	●	●		●
Automobile Repair											●				●	●		●
Indoor Recreation										●	●		○		○	●		●
Dry Cleaner / Laundry										●	●					○		○
Personal Storage											○				○	○		○
Bed & Breakfast												●	○			●		○
Hotel / Motel											○	○	○					○
Boarding House or Dormitory											○	●		●	●	●		○
Recreational Vehicle Park											☐		☐		☐	☐		○
Restaurant										○	●	○	●		○			○
Bar											●	○	○					○
Entertainment Venue											●	○	○			○		○
Marina												○	○			○		○
Kennel or Animal Hospital											○	○			○	○		○
Warehouse															●	●		○
Junk Yard or Salvage Yard															○	○		○
Manufacturing																		
Limited											○			○	●	●		○
Light															●	●		○
General															○	●		○
Food Processing																○		○
Rural																		
Agriculture	●																	
Rural Market	●																	
Plant Nursery	●																	

Uses in the PUD District shall be specified based on a development plan according to the standards and procedures of this ordinance

- Permitted subject to general ordinance standards and conditions.
- ⌘ Permitted subject to special conditions listed in the ordinance
- Permitted only on appeal and subject to special conditions

T. Bulk and Density

VRM – Village Residential Mix

0. Deviations from Base Zoning District

1. Two-Family dimensional standards do not meet base VRM district - see table 5.1.
2. Townhouse dimensional standards do not meet base VRM district - see table 5.1.
3. Three-story multifamily buildings with six or more units will exceed the 35' height limit.
4. Two-family and Multifamily buildings will not meet the required front porch widths (50% of street-facing facade)
5. Off-street parking areas will exceed 40 stalls.
6. Multi-family parking loads will not meet 2 stalls / dwelling unit.
7. Shared drive requirements reduced from 65' to 45' lot width minimum.

1. Intent – The special standards listed in this section for the Village Residential Mix district are intended to:

- provide a mix of residential types that are designed to form a compact, compatible, and stable neighborhood;
- provide compact, walkable neighborhoods;
- provide development that supports the scale and character of existing neighborhoods;
- develop land use arrangements that consider the compatibility of adjacent activities;
- encourage design that enhances pedestrian interest and provides a pleasant and diverse pedestrian experience;
- provide places for social interaction and recreation;
- promote a sustainable future, and encourage and develop connections between environmental quality and economic vitality;
- create focal points in neighborhoods, such as parks, schools, parkways, street trees, and other amenities;
- support the development of artistic, cultural and recreational opportunities; establish and maintain neighborhoods with a sense of community and ties to neighborhood-based businesses;
- coordinate land use and transportation planning to ensure that the transportation system can accommodate potential travel demand;
- support the development of a comprehensive pedestrian and bicycle network with linkages to and between residential and commercial areas.

2. Location, Size and Density – A newly established VRM district shall be at least five acres. However, a smaller parcel may be rezoned VRM if it is contiguous to an existing VRM district or separated only by a public right-of-way, and all other standards and conditions for the VRM district as a whole are met. The overall gross density for a Village Residential Mix district shall be between 4.5 and 10 dwelling units per acre, subject to the following:

- a. VRM districts between 4.5 and 6 dwelling units per acre shall provide at least 10% of the overall district as open space.
- b. VRM districts greater than 6 but less than 8 dwelling units per acre shall provide at least 15% of the overall district as open space.
- c. VRM district with 8 to 10 dwelling units per acre shall provide at least 20% of the overall district as open space.
- d. Accessory dwelling units shall not count towards density requirements provided:
 - (1) accessory dwelling units shall have a maximum floor area of 750 square feet; and
 - (2) the owner of the lot shall be a resident of the primary dwelling unit or the accessory dwelling unit at all times.

3. Uses – Uses allowed in the VRM district are specified in Article III, Section B. A VRM district shall have at least 3 different types of dwellings in Table 3-1: Use Table subject to the following:

- a. no more than 50% of the dwellings for the entire district may be of any one type listed in the use table;
- b. no more than 70% of the dwellings for the entire district may be of any two types listed in the use table; and
- c. at least 70% of the dwellings shall be within 1,980 feet of an intersection of two arterial streets. This distance shall be measured along public right-of-way or a public trail or greenway. (See Fairhope Subdivision Regulations for location and standards for arterial streets.)
- d. Accessory dwelling units shall not count towards the requirements of this section.

Residential- based on VRM

Uses - Uses allowed in the residential district are specified below.:

Table 5-1 : VRM Dimension Table

Dimension Standard	Minimum lot width	Frontage Types Allowed See Article IV., Section C. for design standards related to frontage types.					Minimum Setback			Maximum Lot Coverage or Structure Size			
		Yard	Terrace	Courtyard	Stoop	Street front	Side	Street side	Rear	Principle Structure	Accessory Structure	Total Impervious	Max. Buildings Height
Use type													
Dwellings													
Single family	40'	✓	✓	✓	✓		6'	e	30'	40%	700 s.f.	65%	35'
Two-family	50'	✓	✓	✓	✓		0' ^c	e	05'	85%	None	85%	35'
Patio home	40'	✓	✓				0' ^b	e	30'	50%	600 s.f.	65%	20'
Townhouse	24'	✓	✓	✓	✓	✓	0' ^c	e	05'	85%	None	85%	35'
Multiple-family / apartment	50'		✓	✓	✓	✓	10'	e	05'	85%	None	85%	50'
Civic													
Elementary School	280' with a minimum total lot size of 2 acres	✓					50'	50'	50'	50%	n/a	60%	35'
Place of Worship	140' with a minimum lot size of 1 acre	✓	✓				30'	30'	50'	50%	n/a	70%	35' ^f
Community Center	100' with a minimum lot size of ½ acre	✓	✓				20'	20'	30'	50%	n/a	70%	35'
Service													
Bed and Breakfast	Bed and breakfast is a service use allowed in any dwelling structure in the VRM district. Dimensional standards shall be according to the dwelling structure type.												

- a. Single family attached may have one side of the structure with a 0' setback to allow each unit in a structure to be a separate lot.
- b. Patio homes may have one side of the structure with a 0' setback provided the other setback is at least 10'. Otherwise, the minimum side setback shall be 6'.
- c. Townhouses may have a 0' side setback to allow each individual unit in a structure to be a separate lot. However, no more than 8 units may be in a single structure, and all structures shall be separated by at least 12'.
- d. Accessory structures on estate dwelling lots shall cover a maximum of 10% of the lot or be a maximum of 25% of the principle building footprint, whichever is less.
- e. Side yards along a public right-of-way shall have the same setback for the principal structure as the front setback, except that the required street side setback in all cases shall never be more than 20'.
- f. Steeples or other architectural features on Places of Worship may be up to 50'.

Commercial- based on CVC

0. Deviations from Base Zoning District

1. Two-Family not allowed in CVC.
2. Multifamily building on the community green does not have required parking proximity.
3. Three-story multifamily buildings with six or more units will exceed the 35' height limit.
4. Four-story buildings will exceed the 35' height limit.
5. Size of off-street parking areas exceed 100 stalls.
6. Multi-family parking loads will not meet 2 stalls / dwelling unit.

1. Intent – The standards listed in this section for the Commercial district are intended to:

- provide general merchandise and convenience destinations for residents within a two to three-plus mile service radius;
- provide services, wares and merchandise that complement the central business district;
- provide commercializable centers for neighborhoods;
- develop land use that supports the scale and character of existing neighborhoods;
- encourage development agencies that consider the compatibility of adjacent activities;
- provide design arrangements that pedestrian interest and provides a pleasant and diverse pedestrian experience;
- provide places for social interaction and recreation;
- promote a sustainable future, and encourage and develop connections between environmental quality and economic vitality;
- create focal points in neighborhoods, such as parks, schools, parkways, street trees, and other amenities;
- support the development of artistic, cultural and recreational opportunities; establish and maintain neighborhood ties with a sense of community and ties to neighborhood-based businesses;
- coordinate land use and transportation planning to ensure that the transportation system can accommodate potential travel demand;
- support the development of a comprehensive pedestrian and bicycle network with linkages to and between residential and commercial areas.

2. Locations and Size

- a. A newly established CVC district shall be between 10 and 40 acres. However, a smaller parcel may be rezoned CVC if it is contiguous to an existing CVC district or separated only by a public right-of-way, provided that the combined CVC district does not exceed 40 acres.
- b. The CVC district shall have an overall non-residential floor area between 100,000 and 350,000 square feet. Residential uses do not count toward in this total.
- c. Open space requirements shall be as follows:
 - (1) A CVC district shall provide at least 10% of the area, excluding right-of-way, as open space.
 - (2) A CVC district with more than 200,000 square feet of non-residential floor area shall provide at least 15% of the area, excluding right-of-way, as open space.
 - (3) A CVC district with more than 20 overall acres shall provide at least 15% of the area, excluding right-of-way, as open space.
- d. The CVC district shall be located on blocks at the intersection of two arterial streets capable of handling heavy traffic, and on blocks within 800 feet of the intersection of two arterial streets that are adjacent to blocks zoned for a CVC District.

3. Uses – Uses allowed in the CVC district are specified in Table 3.1. A CVC district shall have at least three different categories of uses subject to the following:

- a. Mixed-use buildings shall be allowed and encouraged.
- b. Residential units
 - (1) Dwelling units, which are accessory to a non-residential use, shall have a maximum floor area of 750 square feet. The resident of the accessory dwelling shall be the owner of the principle structure or the tenant operating the non-residential use in the principal structure.
 - (2) Dwelling units as a principal use or in a mixed-use structure shall be subject to the following:
 - (a) all dwelling units shall have an individual entrance or common entrance that is separate from entrances for non-residential uses.
 - (b) each dwelling unit shall have at least one off-street parking space within 150 feet of the residential entrance.
- c. Drive-through uses are allowed only if the drive through lanes is limited to the rear and one side of the building and all other special conditions for the CVC district are met.

4. Dimension Standards – The dimension standards for the CVC district are in Table 5-2.

Dimension Standard	Lot width	Frontage Types Allowed See Article IV., Section C. regarding design standards for frontage types.					Minimum Setback			Maximum Lot Coverage or Structure Size				
		Yard	Terrace	Courtyard	Stoop	Street front	Side	Street side	Rear	Principle Structure	Accessory Structure	Parking and Driveway	Total Impervious	Max. Building Height
Use type														
Dwellings														
Townhouse	16' Min.	✓	✓	✓	✓	✓	0 ^a	b	10'	65%	300 s.f.	30%	80%	35'
Two-Family	16' Min.	✓	✓	✓	✓	✓	0'	b	10'	65%	300 s.f.	30%	80%	35'
Multiple-family / Apartment	25' to 150'		✓	✓	✓	✓	0' to 10'	b	20'	70%	300 s.f.	30%	80%	65'
Mixed-use	Same as nonresidential lots and structures													
Non-residential														
All uses from the Civic, Retail, Service, and Office categories	none specified	c		✓		✓	none	b	15'	85%	not allowed	50%	85%	65'

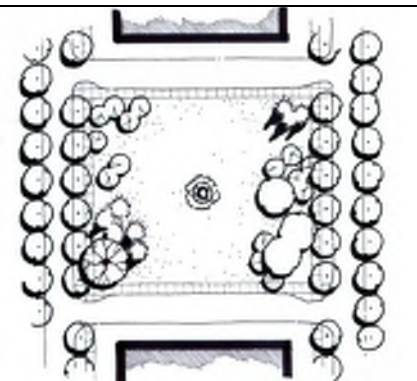
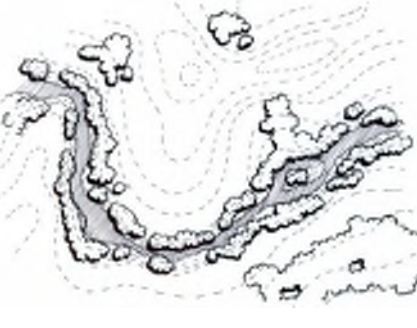
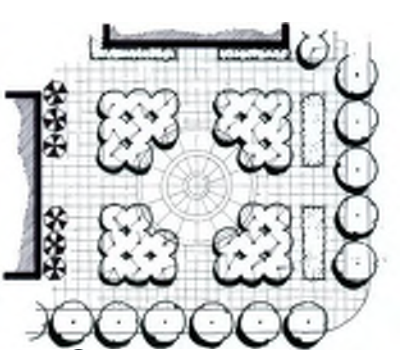
a Townhouses may have a 0' side setback to allow each individual unit in a structure to be a separate lot. However, no more than 8 units may be in a single structure, and all structures shall be separated by at least 12'.

b Side setbacks along right-of-ways shall be the same as the front building line.

c The only non-residential uses that permit a yard frontage in the NVC district are uses from the Civic category.

U. Open Spaces

The design of Eastlake Village allows for significant areas dedicated to open greens and natural areas. Roads and home sites are located to take advantage of long and short views and existing topography. Multi-use and navigable open space as well as a comprehensive sidewalk layout encourages exploration throughout the community to be utilized by all generations. The community landscape plan is influenced by the multiple natural areas, creating appropriate transitions between the public realm and private spaces. The network of parks and greens help provide walkable destinations that connect neighbors to neighborhoods. The sidewalks and greens work together as an extensive network of pedestrian pathways keeping everyday connections a reality.

Category	Type	Description	Size Recommendation	Image
	Park	An undeveloped natural area for unstructured recreation. A park may include some areas for structured recreation, such as ball fields, but generally this area should occupy no more than 25% of the total area. Parks are located based on the presence of natural features or based on convenience for surrounding residents. A park has a predominantly natural landscape although portions may be designed for aesthetic and recreation purposes, particularly for parks located due to convenience.	At least 3 acres	
OPEN SPACE	Green	An open space for unstructured recreation or aesthetic landscaping. A green is bordered by public right-of-ways on at least 2 sides, front building facades, and formal landscaped elements to define its boundaries. Generally there are few constructed elements except as a formal entry to or a focal point for the green.	1/4 to 3 acres	
	Preserve	An undeveloped area that contains significant natural features or habitat worthy of preservation. Features such as large stands of trees, water elements, or prominent topography characterize preserves. A preserve may be used for passive recreation or as a scenic and visual buffer. It generally contains little or no constructed improvements although trails may access the preserve.	The size of a Preserve open space should be based on the site characteristics and potential continuity of natural features in the area along with the potential to connect to adjacent natural areas.	
	Plaza	An open space for civic purposes and commercial activities. A plaza is bordered by public right-of-ways on at least 2 sides, and building facades to define its boundaries. It is largely constructed of materials to withstand heavy pedestrian traffic, but contains intermittent lawns, landscape beds, or trees in a formal pattern.	1/8 to 2 acres The size of plazas is generally determined by the height of surrounding buildings, maintaining between a 1:3 and 1:6 ratio of building height to plaza.	
	Playground	Open space designed and equipped for structured recreation. Playgrounds are often boarded by a fence or other private boundary (as in the case of a playground internal to a block) but are accessible by common pedestrian path. Alternatively, playgrounds included as part of a larger civic or natural open space do not necessarily have borders.	1000 square feet to 1/4 acres. A playground may be part of larger civic or natural open space.	

Residential Open Space

Open Space:

- (1) At least 80% of the dwellings should be within one mile of three different types of open space.
- (2) At least 80% of the residential units should be within one mile from each category (natural and civic) of open space.
- (3) At least 80% of the residential units should be within 1980 feet of 1 or more types of open space.
- (4) Off-site open space may count towards the requirements of this section if it is publicly accessible.
- (5) Accessory dwelling units shall not count towards the dwelling unit percentage recommendations of this section.
- (6) Distance shall be measured along public right-of-way or public trail or greenway.

Civic Space:

a. Open space:

The following additional open space standards apply in the CVC district:

- (1) Each block shall contain a courtyard(s) or plaza(s) covering at least 5% of the block, bordering a public right-of-way on its longest side. See Figure 6-18.
- (2) Blocks that border on a block with a green, plaza, or small park covering at least 40% of the block and bordering a public right-of-way on at least 2 sides are exempt from item a(1) above. See Figure 6-19.
- (3) Blocks that border or contain a greenway connecting the non-residential center of the village to surrounding neighborhoods are exempt from items a(1) and (2) above. See Figure 6-19.
- (4) The overall area of open space shall meet the requirements of Section C.2.b. above and be designed according to the guidelines of Article IV., Section A.

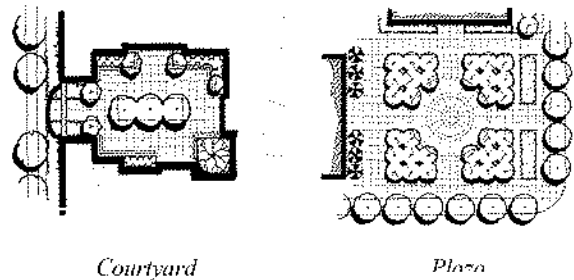


Figure 6-18. All blocks shall have at least 5% of the block publicly accessible open space such as courtyards or plazas.

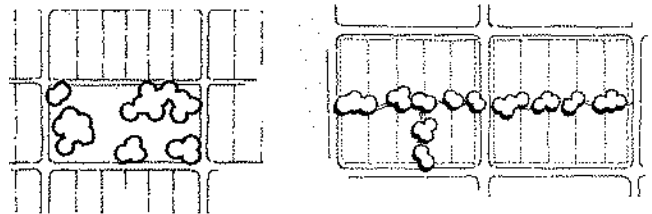


Figure 6-19. Blocks bordering a block with a green or a plaza covering at least 40% of that block or blocks that provide parts of a trail or greenway system are not required to provide 5% of the block as publicly accessible open space.

V. Streetscape

Residential

Streetscape design standards. The following additional streetscape standards apply in the VRM district:

1. The average building line on opposite sides of the street shall not differ by more than 20 feet.
2. The building line on an individual lot shall not differ by more than five feet from the building line on adjacent lots. See Figure 6-1.
3. The building line on an individual lot shall not differ by more than five feet from the average building line on the same side of a single block.
4. No more than two frontage types may be used on the same side of a single block. See Figure 6-1.
5. The preferred height to width ratio for the streetscape (height of buildings: distance between facades on opposite sides of street) should be between 1:2 and 1:5, except in the case of single-family dwellings on arterial streets where a larger setback may create an appropriate transition for single-family areas.

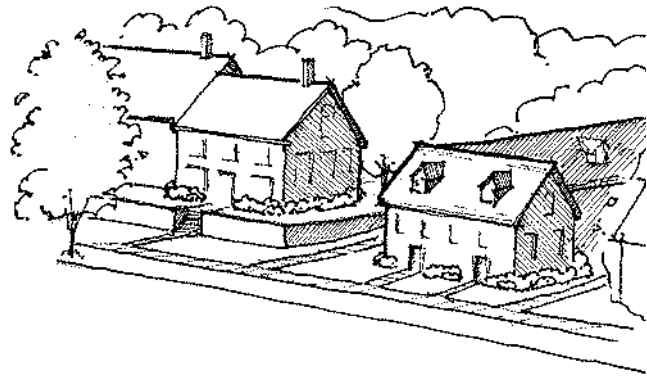


Figure 6-1. This figure illustrates two different frontage types — a terrace and a yard — while still maintaining consistent setbacks (no greater deviation than 5 feet) on adjacent lots.

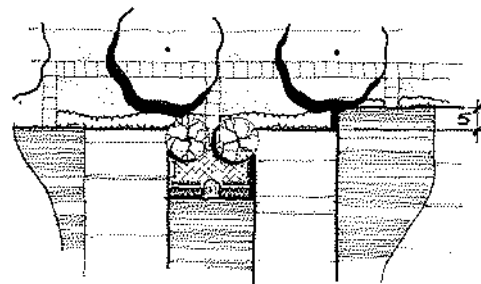
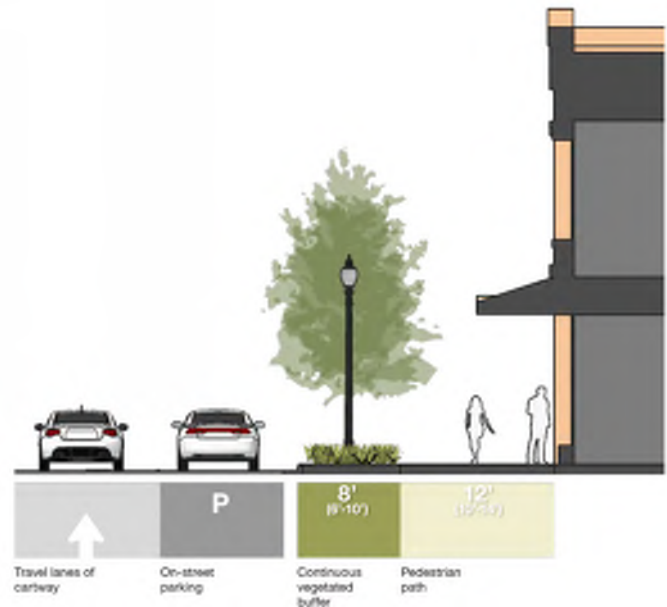


Figure 6-20. Adjacent buildings, whether separated or connected by common walls, should not differ in front setback by more than 5 feet except for the purposes of forming a courtyard.

Commercial Districts

Streetscape: The following commercial streetscape standards apply in the district:

1. The average building line on opposite sides of the street shall not differ by more than 20 feet.
2. The building line on an individual lot shall not differ by more than 5 feet from the building line of adjacent lots, except that courtyards and plazas created by setbacks that exceed 5 feet are encouraged. See Figure 6-20.
3. No more than two frontage types may be used on the same side of a single block.
4. The preferred streetscape width to building height ratio should be between 1:1 and 3:1. See Figure 6-21.
5. This section shall not apply to structures for Civic uses.

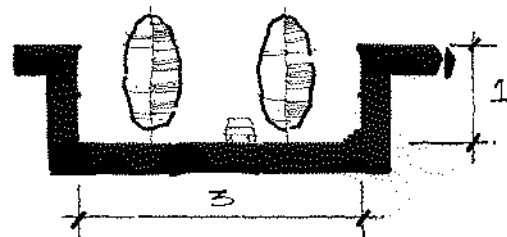
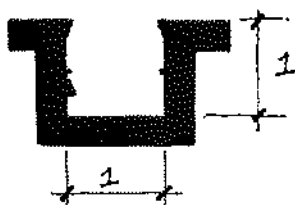


Figure 6-21. This figure illustrates the ideal ratio of building heights that frame the streetscape to the total width of the streetscape area. Streetscapes closer to the 1:1 end of this range should be used only on secondary streets in the village centers.

V Parking

Residential

The following additional parking standards apply in the VRM district:

1. The maximum size of an off-street parking area for any use in the VRM district is 100 spaces
2. All off-street parking in the VRM district shall be dedicated as long as the use the parking serves. Any on the same common area for a group of lots, or on parking on common areas shall be within 100 feet of the structure it is to serve
3. On-street parking may be used towards required parking according to Article IV., Section E.
4. All off-street parking areas shall be located behind buildings, except for estate dwelling units and single-family detached dwelling units.
5. All off-street parking shall be screened from adjacent lots according to Article IV., Section E.

Parking:

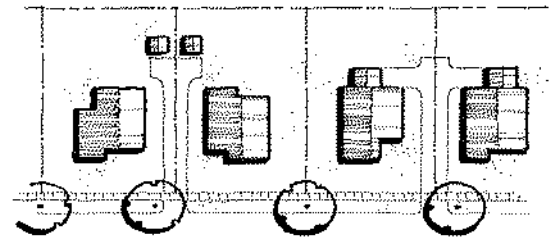
1. All off-street parking shall be located behind the front building line, and parking shall be screened from the rear building line and not behind the rear building line; any parking shall be screened from the right-of-way by a two and one-half to four foot wall or opaque landscape. See Figure 6-22.
2. The maximum size of an off-street parking area for any use or group of uses is 200 spaces. No block shall have more than 55% of the area dedicated to off-street parking.
3. No parking lots shall be located on the perimeter of blocks.
4. Parking stalls shall be based on the parking schedule in this section for all uses proposed in the commercial district. Reductions in the required parking may be made from that cumulative total according to the standards of that section.
5. Shared parking strategies shall be allowed to reduce the parking load required by 20%.

Intent

Parking standards are intended to provide adequate access and vehicle storage for land uses, but also minimize negative impacts of large expanses of parking such as poor pedestrian environments, degraded community aesthetics, additional stormwater runoff from excess impervious surfaces, and under-utilized space.

Required Parking

The following Table 4-3 is the parking schedule and represents the minimum required parking spaces for specific land uses. These standards shall apply in any district the use is allowed, or permitted by special exception. These standards shall not apply to the CBD Overlay, where on-street parking is permitted. However, wherever practicable, businesses in the CBD Overlay are encouraged to provide off-street parking facilities. Any specific use or district condition in Article III of this ordinance shall apply along with the standards and conditions of this Section. Any area reserved for off-street parking in accordance with the requirements of this ordinance shall not be reduced in area or changed to any other use unless the permitted use, which it serves, is discontinued or modified, or alternate and equivalent parking space is provided to the satisfaction of the board of adjustment.



Shared driveways

Figure 6-3. Rear access lanes or shared driveways shall be used on all lots less than 45 feet wide.

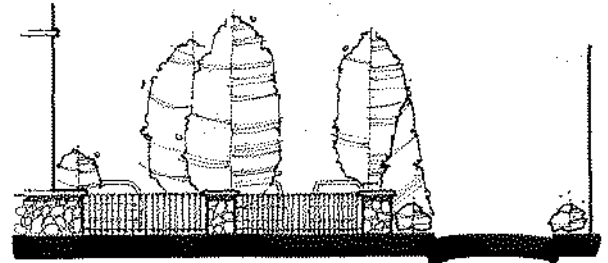


Figure 6-22. Any parking on the sides of buildings near the public street shall be screened with a decorative fence or wall or landscape screen extended at the building line to continue the street wall formed by the building line.

Table 4-3 – Parking Schedule

Land Use	Parking Required
<i>Residential:</i>	
Accessory dwelling unit	1 space per dwelling unit
Mixed use dwelling unit	1 space per dwelling unit
All other dwelling units	1.75 spaces per dwelling unit (1)
<i>Lodging:</i>	
Hotels, Motels, Boarding Houses/Dormitory, Manufactured Home Developments, and Recreational Vehicle Parks	1 space per bedroom, mobile home, or travel trailer space, plus 1 space per five employees
Bed and breakfast or tourist home	2 spaces per residential use plus one space per guest bedroom.
<i>Public Assembly:</i>	
Community Centers and Clubs	1 space for each 100 feet of building under roof.
Indoor Recreation, Outdoor Recreation , Entertainment Venues, Places for Worship, stadiums and similar places of assembly	1 space for each 4 seats or each 200 square feet of assembly floor area, whichever is greater.
Libraries, museums, and general Civic Uses	1 space for each 500 square feet of gross floor area.
Schools, including kindergartens, playschools and day care centers	1 space for each 4 seats in assembly hall, or 1 space for each employee, including teachers and administrators whichever is greater, plus 5 spaces per classroom for high school and colleges.
<i>Health Facilities:</i>	
Hospitals, Convalescent or Nursing Homes, and similar institutional uses	1 space for each 4 beds, plus 1 space for each 4 employees including nurses.
Kennels and Animal Hospitals	A parking area equal to 30 percent of the total enclosed or covered area.
Medical, dental and health offices, and Clinics	1 space for each 200 square feet of floor area used for offices
<i>Land Use</i>	<i>Parking Required</i>
	and similar purposes.
Mortuaries and funeral homes	5 spaces per parlor chapel unit, or 1 space per 4 seats, whichever is greater.
<i>Businesses:</i>	
General Retail and Office establishments	0 to 400 square feet of floor area - 4 parking spaces 400 to 5000 square feet of floor area - same as above plus 1 for each additional 400 square feet over 5000 square feet of floor area -- same as above plus 1 parking space for each additional 200 square feet
Restaurants and Bars	1 space for each 4 seats up to 52 seats and 1 space for each 6 seats thereafter.
Automobile Service Stations	A minimum of 2 off-street parking spaces is required with an additional off-street parking space for each lubrication or wash bay.
<i>Industries:</i>	
Commercial, manufacturing and industrial establishments, not catering to retail trade	1 space for each 3 employees on the maximum working shift, plus 1 space for each vehicle operating from the premises.
Wholesale establishments	1 space for every 50 square feet of customer service area, plus 2 spaces for each 3 employees on the maximum working shift, plus 1 space for each company vehicle operating from the premises.

(1) - Active Adult MF to be 1.25 stalls / dwelling unit

Compact Car Parking Requirement

- a. Compact car parking spaces shall be a minimum of 30% of the required parking spaces and no more than a maximum of 40% of the required parking spaces. Compact car spaces shall be grouped together to the greatest extent possible. Compact car spaces shall be designated by paint at the entrance of the parking stall.

Parking Dimensions and Size

a. Standard parking lot dimensions shall be as follows:

See Figure 4-2	90 ° angle	60 ° angle	45 ° angle
A – stall width	10'	10'	10'
B – stall depth	20'	20'	20'
C – two-way aisle width	20'	20'	20'
D – one-way aisle width	20'	17'	13'
E – one-way single-loaded aisle width	16'	14'	11'

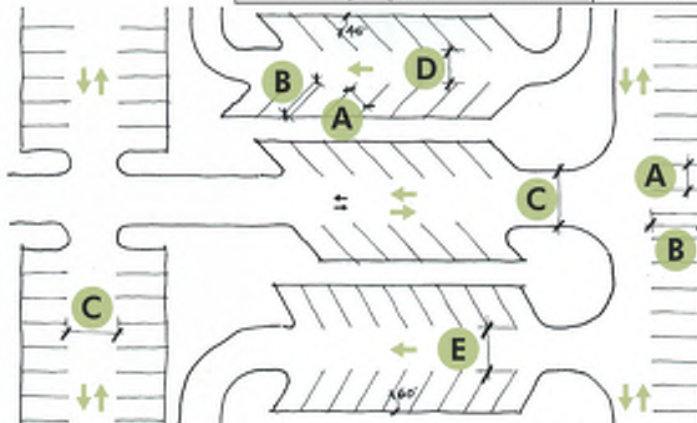


Figure 4- 2. Parking drive aisle widths may vary depending on the configuration and angle of parking that the drive aisle supports.

Private Frontages

The area between the building facades and the lot lines.

Parking Lot/Open Area Lighting

Parking lots with open area requiring lighting for general purposes shall have light poles that do not exceed 15 feet overall height. Luminaries of a sharp cut off design to shield light source above 72 degrees from vertical and providing 1.0 average maintained foot-candles with the following uniformity ratios 3:1 average/minimum* (.33 FC minimum), 12:1 maximum/minimum* (4.0 FC maximum) are required in all cases. Public facilities such as lighted ball fields are excluded. A photometric grid shall be furnished by developer at time of building permit application.

Table 4-2: Frontage Types

Frontage	Building line*	Description	Image
Yard	20' minimum 40' maximum Estate dwelling units and Civic uses with a yard frontage shall have no maximum depth for the front building line.	A frontage with the building set back from the right-of-way line. The yard area is most appropriately used for landscape materials, natural vegetation, or focal points such as art or sculptures. The yard frontage is most appropriate in rural settings, residential neighborhoods, for residential uses along arterial streets where a buffer is desired, and for civic land uses in any setting.	
Terrace	8' minimum 20' maximum	A frontage with the buildings separated from the right-of-way by a slightly elevated garden or small yard. The terrace area is most appropriately used for landscape materials and entry elements, such as stairways, gateways or small fences or hedges. The terrace frontage is most appropriate in residential neighborhoods or areas of steeper topography.	
Courtyard	10' minimum 20' maximum A portion of the building, typically more than 50% of the front façade) should be built at or near the right-of-way line	A frontage with a portion of the building close to the right-of-way line, while the remaining portion is setback from the right-of-way line, providing a pocket of open area in the courtyard. The courtyard area is most appropriately used for landscape material or constructed patios for pedestrian traffic. The courtyard frontage is most appropriate on higher-density residential blocks or for businesses that can utilize formal outdoor space.	

Stoop	8' minimum 15' maximum	A frontage with the building close to the right-of-way line but with the first floor slightly elevated (typically 3 to 5 feet) to ensure privacy to occupants of the building. Typically the closer the building line is to the right-of-way, the higher the elevation of the first floor should be. The setback area is most appropriately used with an ornamental stair and entranceway to the buildings, potentially with a small usable space at the top. The remaining portion of the setback area can include a small area of landscape material. The stoop frontage is most appropriate for higher-density residential blocks, or residential buildings mixed on blocks with non-residential buildings.	
Street-front	0' minimum 10' maximum	A frontage with the building at the right-of-way line or slightly set back from the right-of-way line. The ground level of the building is predominantly transparent and available to uses serving the public, thus providing varied and interesting environment to pedestrians. Any setback area is typically designed seamlessly with the right-of-way with either expanded sidewalks, landscape beds, street-front seating, or a covered walkway. The street-front frontage is most appropriate for non-residential uses in pedestrian-oriented areas.	

Y. Pattern Book - Architectural Styles

Architectural Diversity Principles:

Objective: To foster a vibrant and engaging community environment through architectural diversity and variation, enhancing aesthetic appeal and creating a distinctive sense of place.

1. Varied Facade Designs:

- Buildings on a block to have diverse material palettes and detailing for primary and secondary facades to create visual interest.
- Minimum of three different facade treatments (e.g., brick, stucco, siding) within each block to prevent uniformity.
- Variation from adjacent buildings in window patterns and/or door placements to ensure no two adjacent buildings have identical facades.

2. Color Diversity:

- Identical color schemes for adjacent buildings is prohibited. Palette of complementary but distinct colors is encouraged.

3. Roofline Variation:

- Design buildings with varied rooflines and heights to avoid a monotonous skyline. A variety of pitched, flat, and gabled roofs within each block is required.
- Each building incorporates features such as dormers, skylights, and parapets to enhance roofline diversity. Roof features must not be identical to adjacent buildings.

4. Landscape and Hardscape Differentiation:

- Each lot to have unique landscaping and hardscaping elements, including varied plant species, paving materials, and garden layouts.
- Design communal spaces with distinct character zones, such as playgrounds, plazas, and seating areas, to create diverse interaction spaces.

5. Architectural Element Variation:

- Each building must incorporate architectural elements such as balconies, overhangs, and awnings, with variations (from adjacent buildings) in their design and placement.
- Different architectural details (e.g., trim, molding, and ornamentation) to enhance individuality (of adjacent buildings) while maintaining overall harmony is required.

9. Contextual Design:

- Repetitive architectural solutions are not allowed. Designs should contribute positively to the community's evolving identity.

By implementing these guidelines, we aim to create a dynamic and visually stimulating environment that reflects a rich tapestry of architectural expressions and fosters a unique and engaging community atmosphere.

V. Pattern Book - Architectural Styles

Modern Farmhouse (Simple forms and detailing, cleaner lines)

The farmhouse design style has its roots in actual farmhouses or shelters that were typically built by using local or regional construction techniques with readily available materials. Though homes on farmlands have existed for as long as farmers have, many attribute the traditional farmhouses in Europe from the 16th and 17th centuries serve as the inspiration for this specific aesthetic. The modern farmhouse style embraces the longtime staples like shiplap walls, open shelving, wide-plank hardwood floors, apron front sinks—while peppering in modern-day elements that lend the look a more contemporary, think steel-frame windows, black metal roof, clean-lined industrial light fixtures, covered porches and steep gables. Modern farmhouse evokes feelings of warmth and comfort.

While the classic farmhouse style evokes homesteads with plenty of vintage furnishings and traditional fabrics, the modern farmhouse style is a bit less rustic. It adds more contemporary touches, such as a neutral color scheme and smooth lines. Modern farmhouse is all about mixing comfortable furniture with salvaged materials, such as reclaimed wood.

Antiques are at home in modern farmhouse interiors, though they shouldn't be too delicate to touch. Everything should be tactile and tangible. Most of all, the modern farmhouse style is cozy without being cluttered.



Modern Farmhouse - Color Schemes

Modern farmhouse colors are easy on the eyes, effortless, and blend in with the room around it. The best colors are warm and cool neutrals, like cream, beige, brown, gray, white, and natural, earthy tones, like blues, greens, and yellows.

White: Modern farmhouse homes often incorporate white paint, furniture, or accents to make the rooms feel bright and open.

Warm neutrals: Warm neutrals like cream, beige, and brown feel comfortable because they invoke natural skin tones, all with a little yellow undertone. They feel natural, and many can self-identify with these tones.

Cool neutrals: Cool neutrals like gray, silver, blue, and light green have a blue undertone. These colors are naturally soothing and serene.

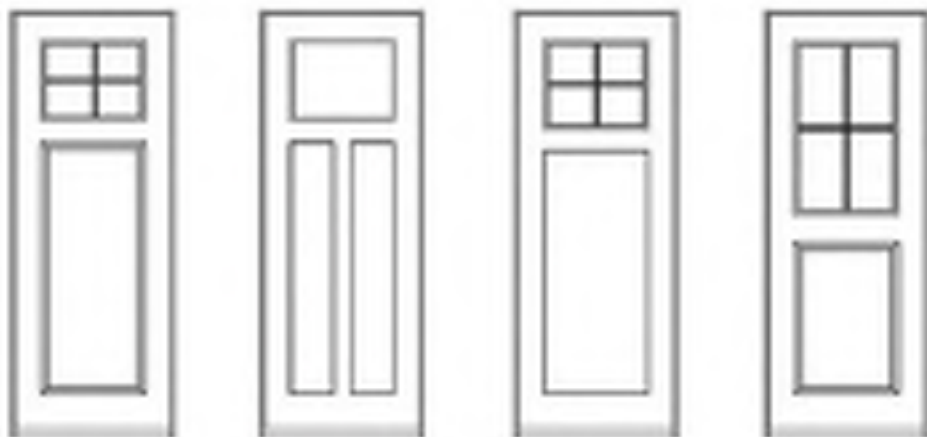
Earthy accents: Nature gives us wood, greenery, changing foliage colors, and ocean and sky blues. These warm woods and deeper reds and oranges are not bold or jarring; they're relaxing, reassuring, and grounding.(used sparingly)

To achieve the modern farmhouse look, start with stark exterior contrasts such as bright white vertical siding with black accents. Black accents are commonly shown through window frames, doors, metal roofing, and barn style outdoor lighting that bring the modern design features to the forefront.



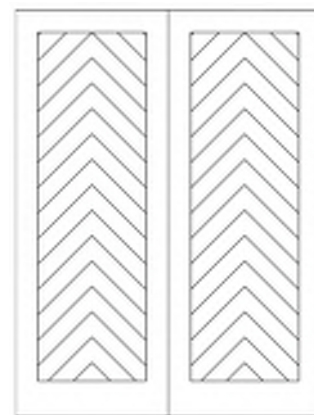
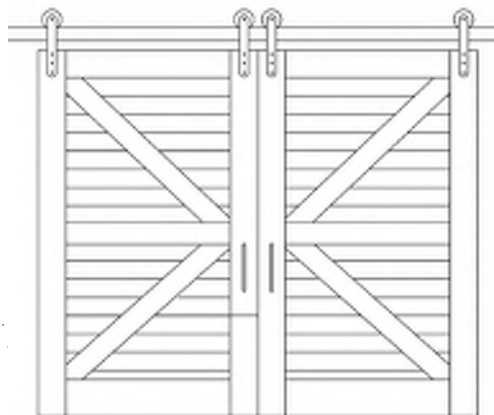
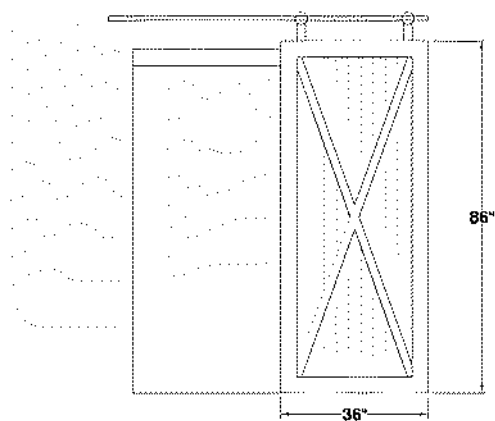
Modern Farmhouse - Doors

Typically large punched openings, with or without divided lites, vertical proportions for primary openings and allowances for more square proportions when used as clerestory or accent windows.

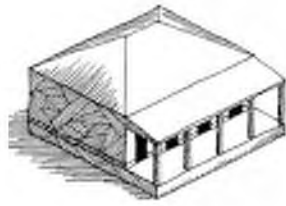
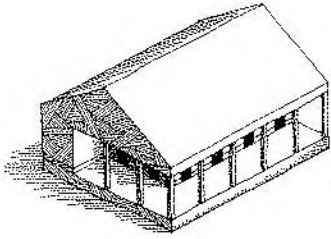


Solid body wood doors

Sliding barn doors

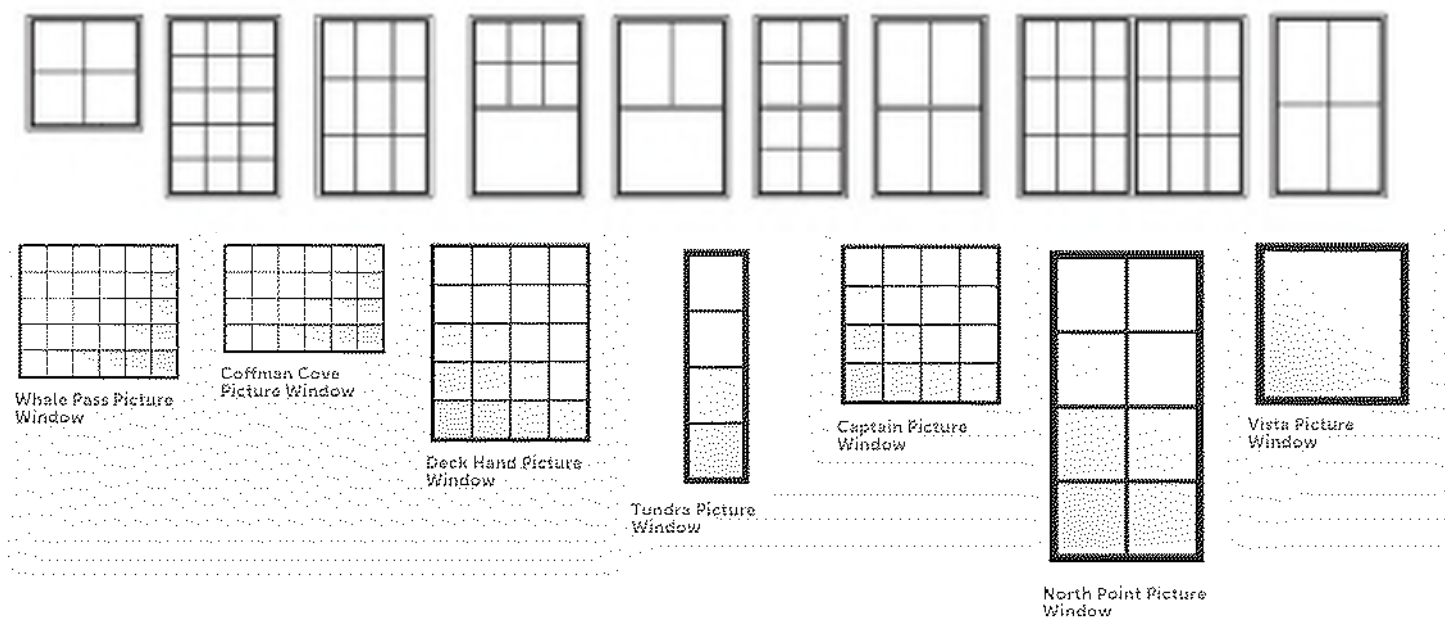


Modern Farmhouse - Porches



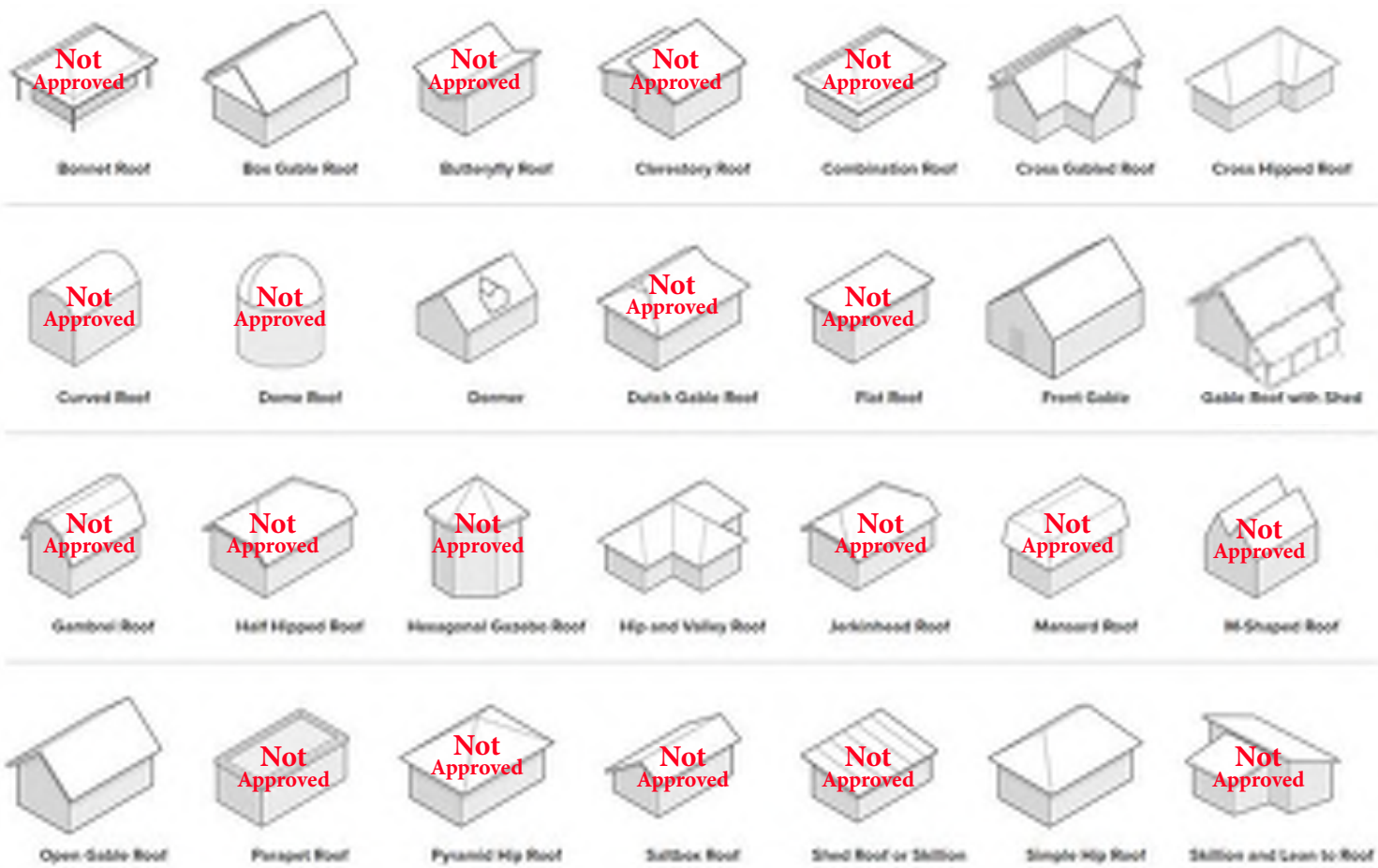
Modern Farmhouse - Windows

Typically dark bronze or black in color, with thin muntins and square or vertically proportioned divided lites. You can also have white windows with white body siding.



Modern Farmhouse - Roofing

Roof Configurations - no mansard, pent, lean to, dome, or pitches below 12/12 allowed on primary roofs.



Materials - no asphalt shingle, spanish tile, concrete tile, slate or clay tile allowed. Metal roofs and wood shingles are allowed.



Modern Farmhouse - Approved Siding Materials

1. Wood Siding

Wood siding is an exterior building material or cladding installed on the building's exterior to protect it from different elements. It is one of the most sought-after siding materials for homeowners, especially in conventional architectures like farmhouses or cottages, because of its beautiful, natural appearance, durability, and relatively fair costs.

This type of siding is made of different woods with a wide range of species and grades. The most commonly used woods include cypress, redwood, cedar, fir, spruce, pine, oak, ash, engineered wood, and other trees.

Wood siding is also manufactured in various styles, such as Lap, Clapboard, Drop Channel, Board-and-Batten, Rectangular Planking, Tongue-and-Groove, Split Logs, Shingles and Shakes, Plywood, and Wood sheet.

With proper maintenance, a wood siding may last between 20 to 40 years. It's eco-friendly, easy to install and repair, and can be painted or stained to complement the farmhouse's design but needs regular high maintenance to prevent damages, such as cracks, peels, holes, warps, water seepage, and rots. It's also susceptible to color fading, moisture and mold buildup, and insect damage.

2. Composite Siding

Composite wood is an exterior siding made of scrap wood that's compressed and bonded together with resins. Treated with chemical treatments to ward off fungi and insects, composite often comes pre-primed and ready to paint. It's also available already finished with many styles that mimic real wood.

This type of siding comes in various colors, finishes, sizes, thicknesses, and profile options. It's also available in different styles, including Vertical siding, Horizontal siding, Shake And Shingle Siding, and Insulated Siding.

Depending on several external factors, vinyl siding typically lasts between 20 to 60 years. It's low maintenance, durable, and long-lasting as it weathers extreme elements and is resistant to rust, rot, decay, fire, and insects. However, vinyl siding is prone to dents, scratches, fading, and breakage.

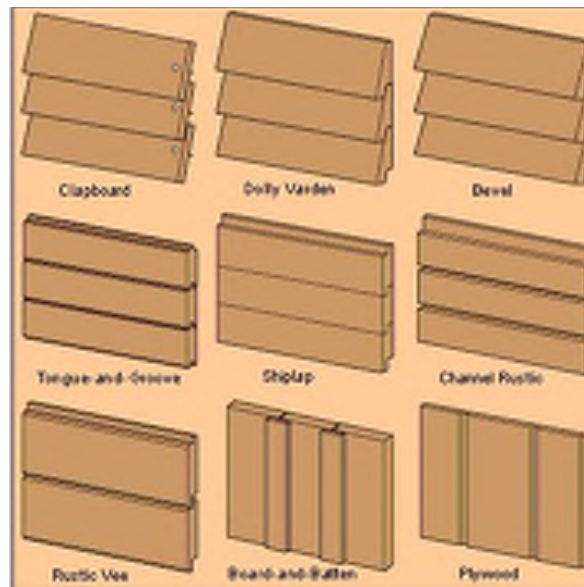
3. Fiber Cement Siding

Fiber cement siding is another exterior building material or semi-rigid siding that's often used in residential houses for protection and enhancing the building's curb appeal. It's made of Portland cement, sand, water, and cellulose fibers or wood pulp into sheets. It's commonly used as an alternative for wood, vinyl, and metal siding.

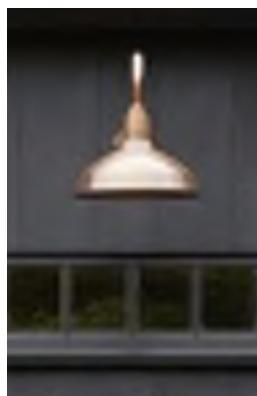
This type of siding is available in various profiles, textures, and styles and is manufactured in a plank format. In addition, Fiber cement siding can last up to 50 years because of its high durability and can withstand extreme weather conditions.

It's also resistant to fire, pests, rot, and mold and requires minimal maintenance. However, fiber cement siding tends to absorb moisture, is expensive and difficult to install, and is not energy-efficient.





Modern Farmhouse - Lighting



If you want the modern farmhouse style, matte black, bronze or copper wall-mounted barn lights are the perfect option. These come in variety of gooseneck and pendant mounting option. They give the feel of a rustic barn combined with the sleek metal you often find in contemporary design.



Craftsman Style (American)

Popularized by American furniture manufacturer Gustav Stickley and the Greene brothers, craftsman-style houses first garnered attention in the late 1800's and early 1900's during the Arts and Craftsman Movement. The exterior of a Craftsman home typically features low-pitched roofs, overhanging eaves, heavy, tapered columns, patterned window panes and a covered front porch. They are often painted in muted earth tones and common materials range from brick and stone to stucco and wood siding. These houses showcase fine craftsmanship. Interiors have impressive custom millwork like built-in shelving, window seats, reading nooks, mixed metals, and a large fireplace.

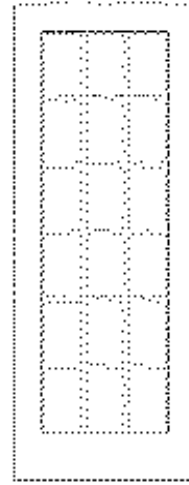
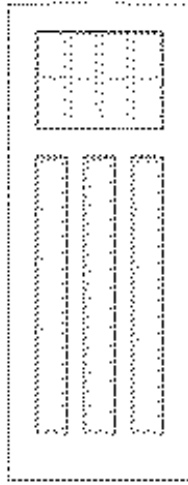


Most Common House Type the Bungalow

- Bungalow - A small, usually one-story house, often having a low-pitched roof, having either no upper floor or upper rooms set in the roof with dormer windows, overhanging eaves, and a veranda (porch).
- The Bungalow house style of architecture is a single family house type whose popularity great in the western United States at the turn of the century. Bungalows offered low cost, simple living quarters with an artistic touch to many Americans getting by on modest means.
- The types of bungalows following that definition include the California or Western-style and the Arts & Crafts or Craftsman-style. Certain other subtypes are particularly distinctive and include the Swiss Chalet and Airplane bungalows. Often characteristics are a mashup of influences which contributes to the almost infinite variety of design details.
- While most often made of wood, bungalows incorporate local materials and vernacular building traditions.

Exterior Doors:

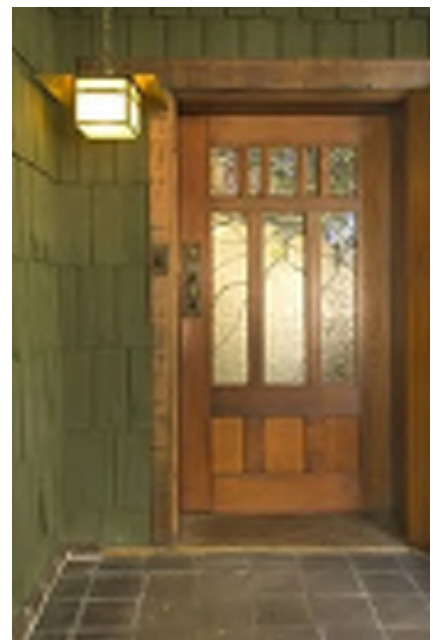
Typically dark bronze or black in color, with thin muntins and square or vertically proportioned divided lites. Doors to be made



Organic

Median

Refined





Craftsman - Railings



Fencing Screen Types - A/C Units

Metal



Wood



Southern Mercantile

The pedestrian scale and unique character of the town center commercial area is key to its continued viability. The Town Center Commercial Building Typology known as Southern Mercantile provided in this section has been developed to maintain this pedestrian scale and unique architecture while allowing for a vibrant and exciting shopping experience unique to the area.

The Town Center Commercial Building Typology is low-scale (1 to 2 story) with engaging street-level storefronts. The massing, materials, and overall design of a commercial building is especially important on the front facade where a high level of pedestrian activity will take place. Town center commercial buildings shall address all the practical needs for the building occupants and its visitors. In a general view, the commercial building appearance is horizontal. It is a smaller scale 1 to 2 story building which can be expanded horizontally to accommodate more utilitarian building types such as restaurants, where large openings engage customers or for al fresco dining. Upon this practical need for visibility, the wonderful creativity of brickwork and wood trim satisfies the more ephemeral need for visual interest, distinction, and beauty. The following pages detail height, massing and orientation standards that govern the Town Center Commercial Buildings and to ensure quality and character.

SOUTHERN MERCANTILE FEATURES

1. Masonry wall construction
2. Flat roof with ornamented parapet
3. Brick and masonry detailing (i.e. corbeling, banding, arches, or decorative motifs)
4. Horizontal/vertical banding of post and lintel structure
5. Large glazed storefront on the street
6. Limestone accents
7. Applied bulkhead letters or a place for mural signage
8. Brick patterned panels, defined column base detailing

*Design should incorporate 4-sided architecture.



Southern Mercantile

TRANSPARENCY & ENTRANCES

- Primary storefront facades shall include traditional facade elements including display windows and the building or stores primary entrance.
- Primary storefront facades shall have a transparency of 40% to 80% of the facade.
- Secondary storefront facades shall have a minimum transparency of 20%.
- Primary internal facades shall have a minimum transparency of 50%.
- Functional windows and openings such as transparent “garage doors” are encouraged for pedestrians on primary internal facades to provide a high level of interior and exterior interaction.
- Secondary internal facades shall have no minimum transparency requirement but are encouraged to incorporate faux openings with opaque glazing.
- Service entrances are encouraged on secondary internal facades with opaque glazing on doors or specialty design doors.
- All storefront glazing surfaces should have metal trim and be divided with mullions between a range of 12” x 18” to 18” x 24” in size.

SYMMETRY

A town center commercial building shall have a structural order guided by the width of the overall building and its division into smaller bays. There is a freedom in the choice and the number of bays which are only limited by the practical requirements of the structure and the overall length of the property.

PROPORTION

A town center commercial building proportions are based upon and generated from very simple formulas and are very responsive to utilitarian necessities (structural spans, column heights, etc). Wall opening dimensions need to honor standard masonry unit sizes, minimizing awkward material cuts and misaligned openings. Building corners should maintain a 24” solid surface before the introduction of any glazing to better ‘carry’ the building. The overall goal of the style should be an appearance of solid simplicity.

FLAT ROOF MASSING

Building shall be 1 to 2 stories (Maximum height of 28’ for single story) Parapets must extend a minimum of 5’ above the top of the roof structure to ensure that all rooftop equipment is hidden from public view. Parapets must occur within the maximum building height. Buildings are not required to have a cornice/eaves line distinct from the top of the parapet. All rooftop equipment shall fall within the permissible roof heights, be located away from the building edge or areas exposed to the public street, and otherwise be screened from view from adjacent public streets or be incorporated into the skin of the building or internal to the block. Access to rooftop equipment shall be internal to the building. Conduits and other external service equipment shall be painted to match the color of the building.



Southern Mercantile

ROOFTOP AMENITIES

Rooftop amenities are encouraged in the commercial area.

Railings and or parapets shall enclose rooftop amenities.

Railings visible from the street shall be of a transparent or majority-open design such as glass, cabling, picket, or other similar types of railings.

Rooftop amenities shall be architecturally integrated to the building, and its materials and colors shall be compatible with the building design.

The height of the rooftop amenity shall not exceed 15 ' or the height of the story immediately below the rooftop.

BAY RHYTHMS

Differentiated bays should be expressed on each facade of a building or store space directly fronting a public space or street.

Bays shall be a minimum of 20' and a maximum of 30' wide on primary storefront facades.

FACADE MATERIALS

Wall materials: brick (including washed and painted), stone, stucco

Trim/accent materials: brick, cast stone, wood

Wall material percentages for overall building:



Southern Mercantile

AWNINGS

Awnings can range from flat metal planes held out from the wall surface by links or chains to soft, striped, curved canopies that move in the breeze. There are no hard and fast typical rules for such a variety of design possibilities, hard or soft, shallow or deep, low or high pitch, sign or no sign, but the awning should relate to and enhance to overall building composition. Once awnings fade or split from age/elements they must be replaced.



SIGNAGE

Primary storefront facades shall be limited to a total of three signs: one primary sign (a flush-mounted sign, an awning sign, or a painted sign) and two secondary signs not to exceed one blade sign and one window sign.

Secondary storefront facades that do not occupy a business's primary entrance shall be limited to two signs.

Flush-mounted signs on a secondary business that do not occupy a business's primary entrance are prohibited on secondary facades.

Painted signage on secondary storefront facades is encouraged.

Pedestrian signs should be a primary form of signage. Window signage and blade signage are considered pedestrian signs.

Window signage shall cover no more than 60% of a storefront window.

Blade signs shall not exceed 3'x3', the lowest portion of the sign must be located a minimum of 7' above the finished grade immediately below it.

Signage size maximums for flush-mounted and awning signage are 8' x 2'.

Signage size maximums for painted signs are 10' x 4'.

Painted signage and/or bold lettering mounted (or stenciled) onto friezes and/or head casing of storefronts, as well as painted lettering on awnings over entrances and storefront glass, should be the most common types of primary storefront facade signage.

Pole or landmark signage is not permitted.

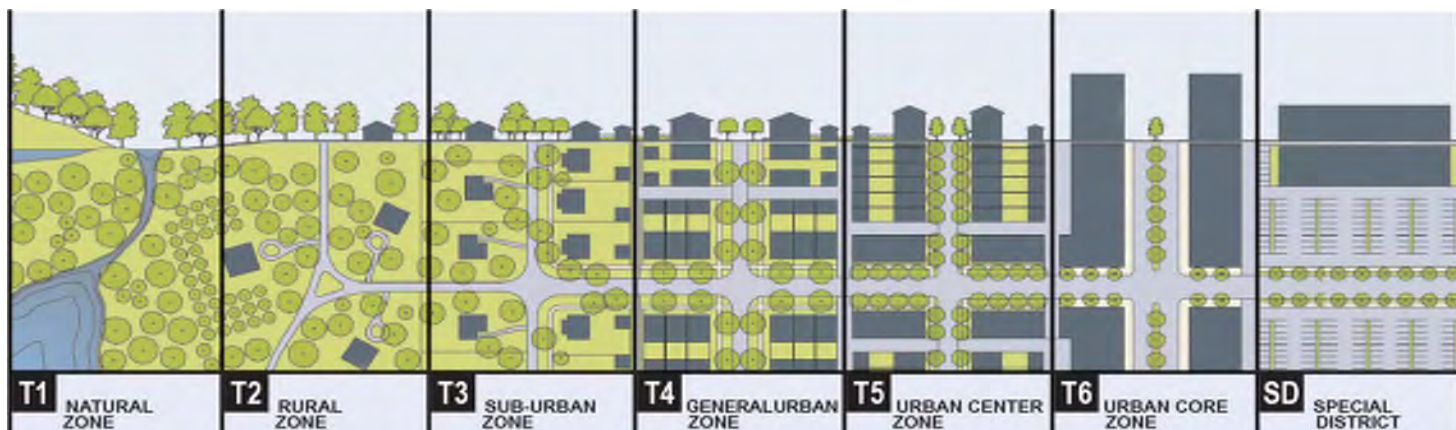
No signs shall have backlighting or contain internal illumination, but instead should be down or up lit, or contain backlit lettering.

Modest door signage does not count as a business' window signage.

Signage shall be constructed only using material that complements the building and the district. Materials should consist of one or more of the following: wood, steel, aluminum, wrought iron, and/or metal grill work.

Prohibited signs and signage elements include, poll, billboard, digital, banner, roof mounted, changeable type, vinyl, and backlit signage.

All exterior temporary signage must be approved by the Eastlake Village Architectural Review Committee.



General to T2, T3, T4, T5, T6 - No additional signage will be permitted to these sections. The address number, no more than 6" vertical shall be attached to the building in proximity to the principal entrance or at a mailbox. **Specific to T2, T3** - Signage shall not be illuminated. **Specific to T4, T5, T6** - Signage shall be externally illuminated, except that signage within the shopfront glazing. **Specific T2, T3, T4** - One blade sign for each business may be permanently installed perpendicular to the facade with in the first layer. Such a sign shall not exceed a total of 4 square feet and shall clear 8 feet above the sidewalk. **Specific to T5, T6** - Blade signs, not to exceed 6 square feet for each separate business entrance, may be attached to and should be perpendicular to the facade, and shall clear 8 feet above the sidewalk. A single external permanent sign band may be applied to the facade of each building, providing that such sign not exceed 3 feet in height by any length.



Southern Mercantile - SIGNAGE TYPES

Sign Type Description	Illustration
Awning Sign: A sign that is part of or attached to the front face of an awning attached to a building	
Band Sign: A sign that is flat against the facade and placed directly above a ground floor main entrance of a retail storefront/tenant space and runs horizontally	
Canopy Sign: A sign that is attached to the front face of a canopy attached to a building	
Convenience Sign: A small, ground-mounted sign for pedestrian and vehicular circulation within a site	
Development Entrance Sign: A ground-mounted sign located at the entrance to a development, typically associated with subdivisions	

Monument Sign: A ground mounted sign that is placed upon or supported by the ground and independent of any other structure		PD CI NC CC STH RC6 RC12 GO LI III
Sandwich Board Sign: A pair of advertisement boards connected at the top by straps or hinge designed to be placed on the sidewalk in front of the retail storefront/tenant space		PD NC CC DO 1ST STH RC6 RC12
Small Hanging/Projecting Sign: A small sign that either hangs from beams, brackets, or poles or that projects from poles or brackets from the building		OR PD CI NC CC DO 1ST STH RC6 RC12 GO LI II
Sports Field/Sports Court Sign: A sign that is attached to a sports field or sports court fence		All districts
Vertical Blade Sign: A vertically-oriented sign that projects from a commercial/mixed use building that is two or more stories and fronts a street intersection		PD NC CC DO 1ST STH RC6 RC12 GO
Wall Sign: A sign that is flat against the building facade and mounted or applied directly to the building		OR PD CI NC CC DO 1ST STH RC6 RC12 GO LI II

Temporary Construction Site Sign: A sign on an active construction site intended for temporary use during the construction period. Permitted in all districts.

Temporary Sign: A sign intended for temporary use other than temporary construction site signs and campaign signs. Permitted in all districts.

Southern Mercantile - LIGHTING

Lighting fixtures shall be on primary facades throughout Eastlake Village.

Lighting fixtures' appearance shall be relative to the mercantile style lighting types/appearance.

The light fixtures shall be thoughtfully placed so as not to detract from the architecture but enhance the massing and details of the varied facade elements.

Freestanding lighting shall have a coordinated design, and all shall be treated as a coordinated system. Such as Bevelo gas lanterns or gooseneck lighting.

When fixtures are replaced or updated, they shall continue to complement the collective lighting design.

With the exception of lights used to highlight architecture or other subjects, light should not be directed above head height.

Flashing, neon, moving or high-intensity lights are not permitted.

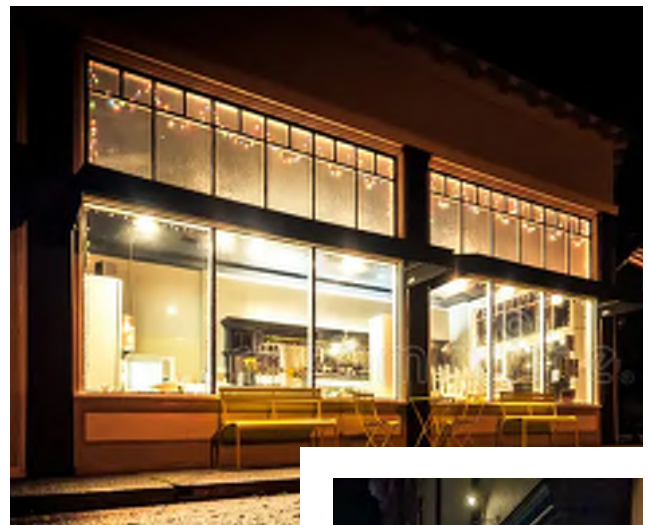
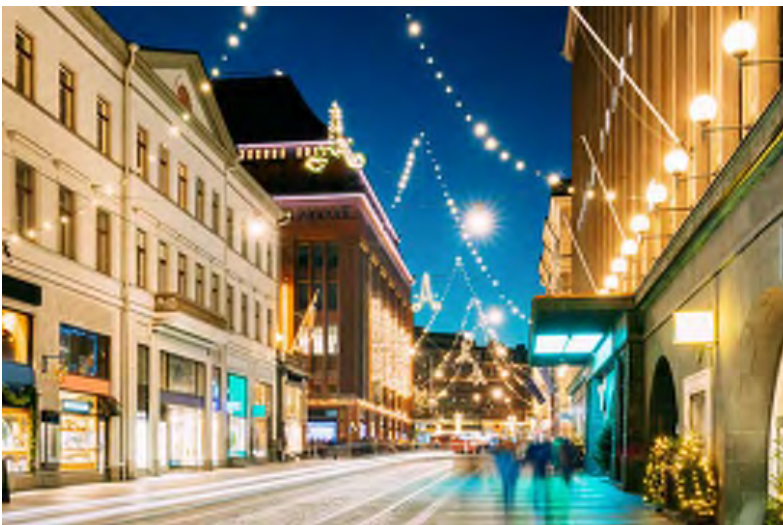
All outdoor string lights shall be Edison-style. String lighting should be thoughtfully fixed to vertical structures in a way that complements architectural features. String lighting should be included in site and architectural plans for design review.

All outdoor string lights shall be Edison-style. String lighting should be thoughtfully fixed to vertical structures in a way that complements architectural features. String lighting should be included in site and architectural plans for design review.

Parking Lot/Open Area Lighting

Parking lots with 50 or fewer spaces and open area requiring lighting for general purposes shall have light poles that do not exceed 10' overall height. Parking lots having more than 50 spaces shall have light poles that do not exceed 15' overall height. Luminaries of a sharp cut off design to shield light source above 72 degrees from vertical and providing 1.0 average maintained foot-candles with the following uniformity ratios: 3:1 avg/min* (.33 FC min.), 12:1 max/min* (4.0 FC min) are required in all cases. Public facilities such as lighted ball fields are excluded. A photometric grid shall be furnished by developer at time of building permit application.

*maximum or minimum foot-candle level at any point lighted area.



Coastal

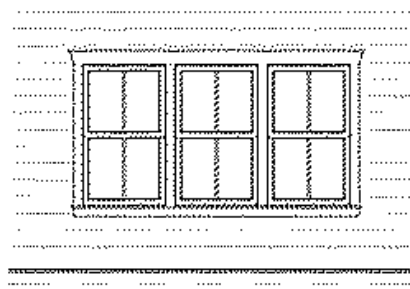
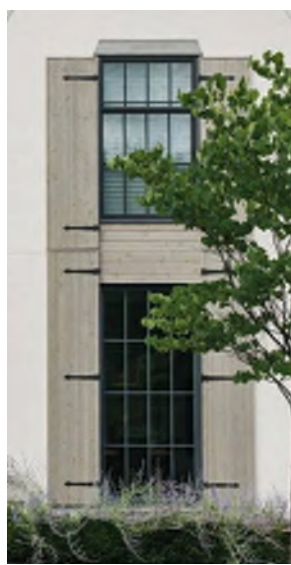
Buildings and houses built near on the ocean (Coastal Environments), typically based on vernacular influences and materials depending on local regional influences and materials available. Caribbean, Bermuda, West Indies, & Colonial Dutch, Charleston I-House, Shingle, Seaside Cottage, Cape Cod, European Colonial, etc. Great examples of the variations of this style can be seen at the major developments along Highway 30-A Florida- Alys Beach, Seaside, Rossmore Beach, Kaiya, Watercolor and Watersound.



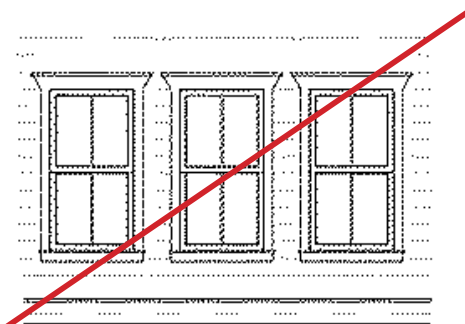
Key Exterior Elements:

- Mid to Low pitched, gable roof (occasionally hipped) with wide unenclosed eave overhang
- Exposed roof rafter tails
- Simplified decorative beams or brackets under gables
- One and half stories
- Porch support bases extending to ground level
- Wood, stone or stucco siding

Exterior Windows



Gang windows



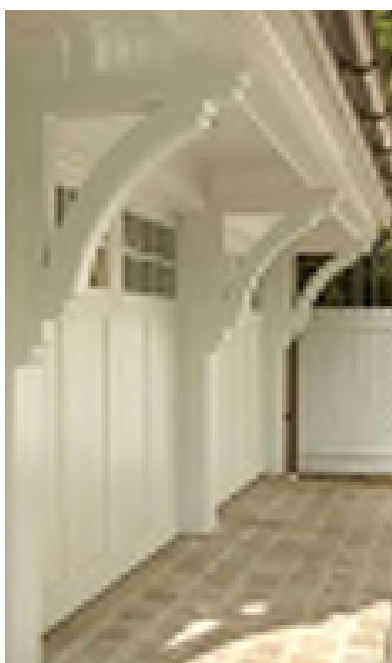
Do not separate windows

Coastal - Colors:





Coastal - Exterior Brackets:



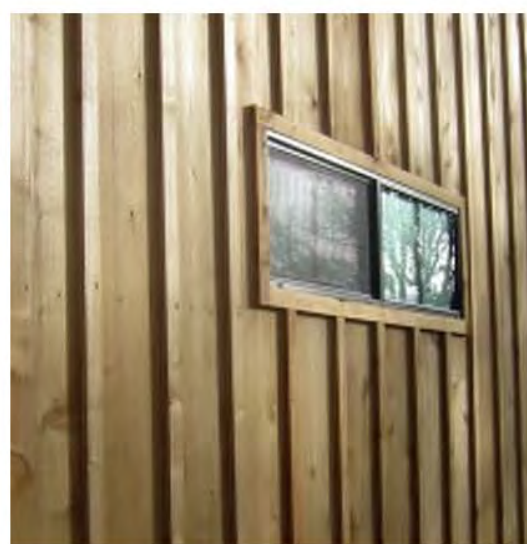
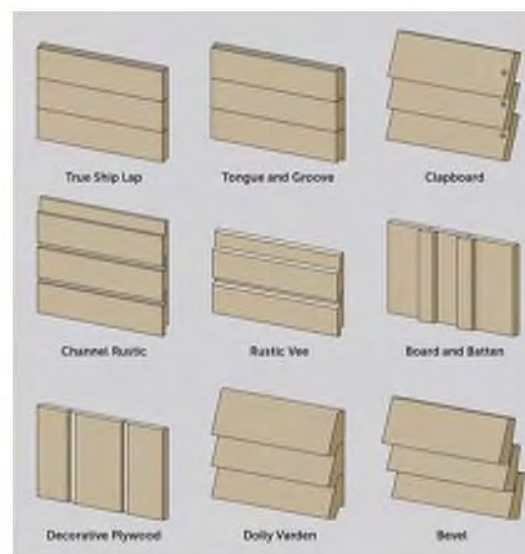
Coastal - Exterior Lighting:

Gas Lanterns

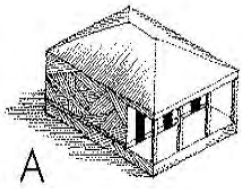


Coastal - Siding

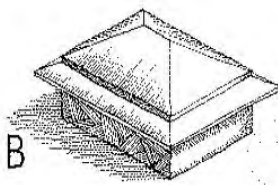
Types of cladding



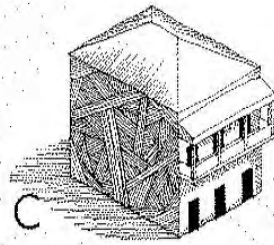
Coastal - Porches



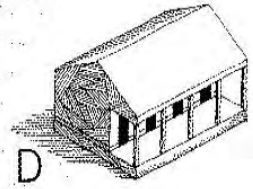
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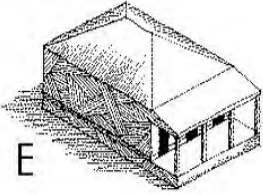
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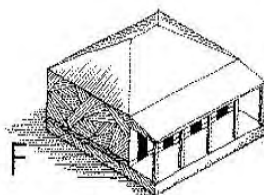
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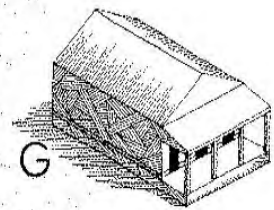
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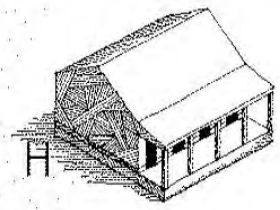
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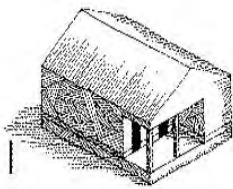
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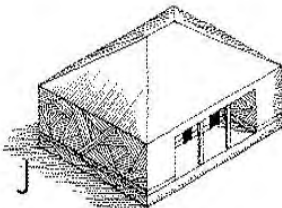
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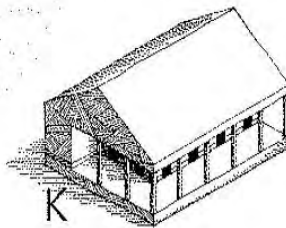
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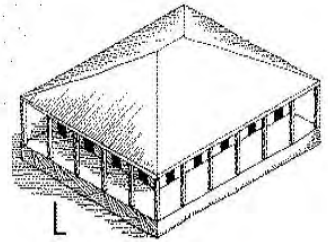
I



J



K



L





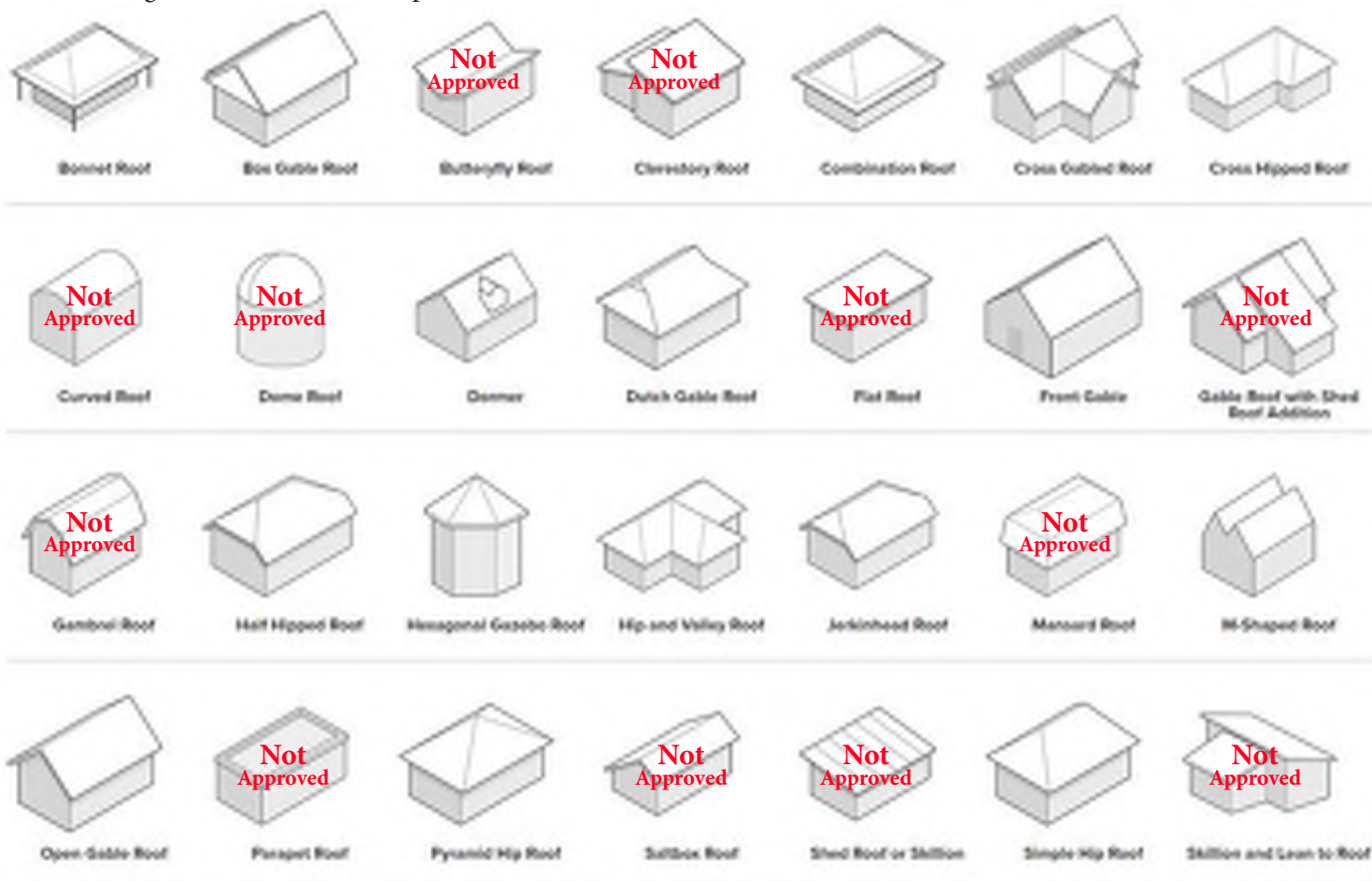
The Best Gate & Fencing Materials for Coastal Areas

Whatever fence material you choose for your gate or fence, protection is always a game of keeping the elements off of the actual core material of the fence.

- Cedar and Redwood: Due to their natural moisture resistance, cedar and redwood are highly popular materials for coastal fence building. But that doesn't mean that these woods don't need protection from salt, sand, and sun. On the coast, even cedar and redwood need to be stained or painted, and re-stained and repainted on a regular schedule.
- Vinyl: Higher quality vinyl fencing can perform fairly well in the conditions of the coast. Being plastic, the majority of the fence won't be affected by moisture, and can be tough against the salt and sand if well made. The weakness of vinyl fencing is in the fasteners. Unless it has another coating such as a powder coat or e-coat, all hardware used along the coast should be made of stainless steel.
- Steel: Rust is the biggest drawback of steel, the presence of salt makes this tendency worse. That said, there are some notable exceptions to this rule. With multiple high-quality coatings, steel can be an extremely practical choice for fencing along a coast. A heavy coating of galvanization is important. For a steel fence that really lasts, my advice is to seek out a manufacturer that uses several coatings for redundant protection from moisture and UV.

Coastal - Roofing

Roof Configurations - no mansard, pent, lean to, or dome roofs.



Approved Materials - asphalt shingle, spanish tile, concrete tile, slate, clay tile, metal , and wood shingles are allowed.



Asphalt
shingles



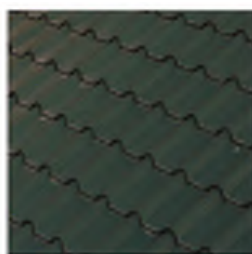
Slate
tiles



Clay and
concrete tiles

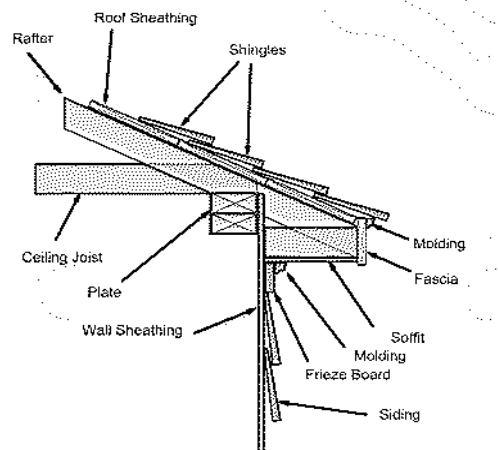
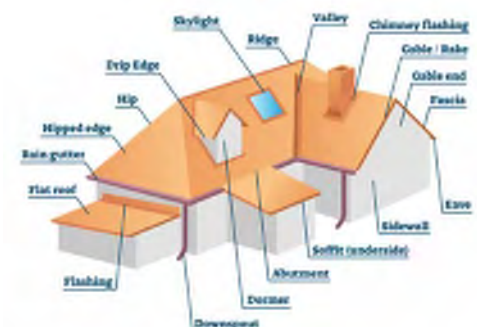


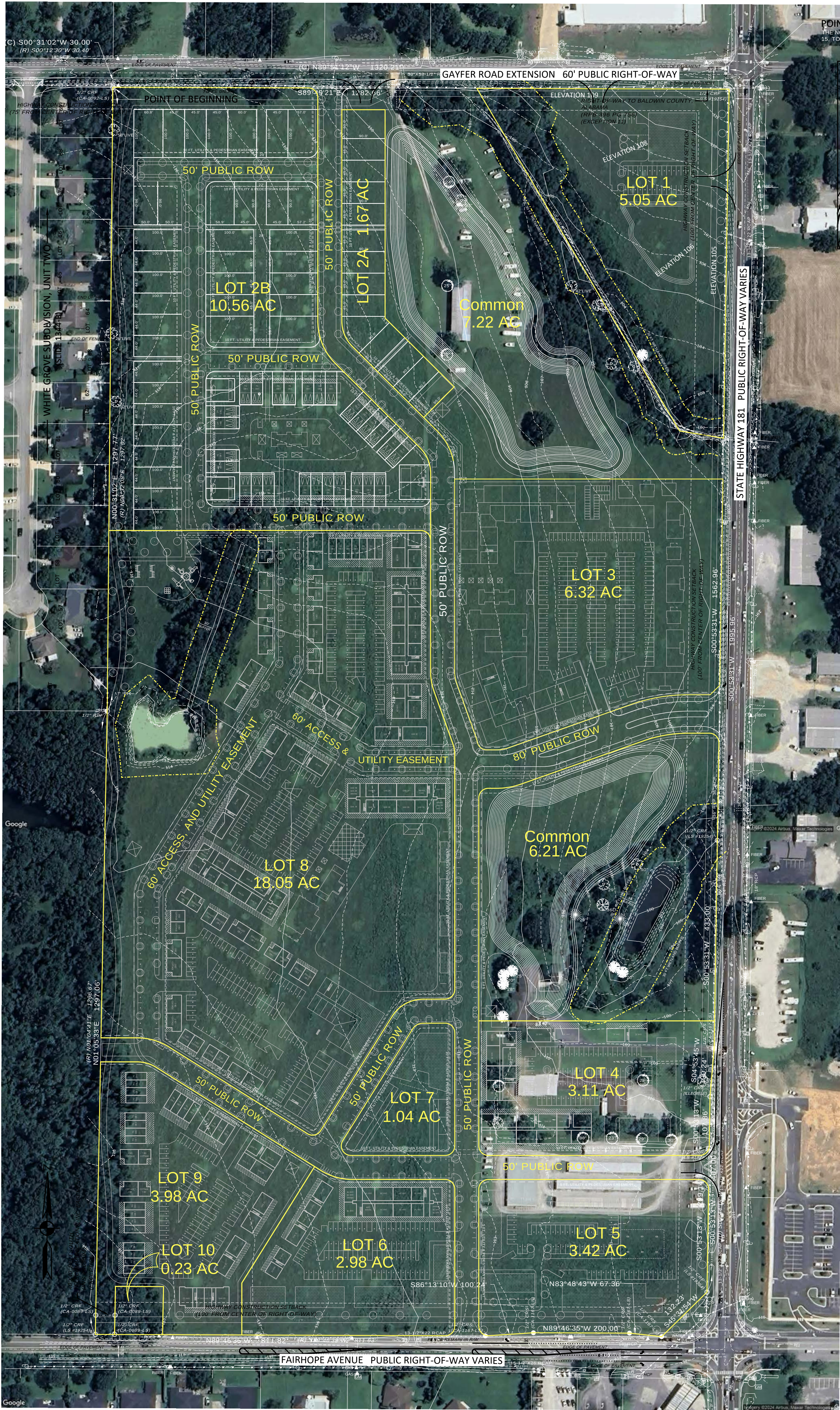
Wood
shakes



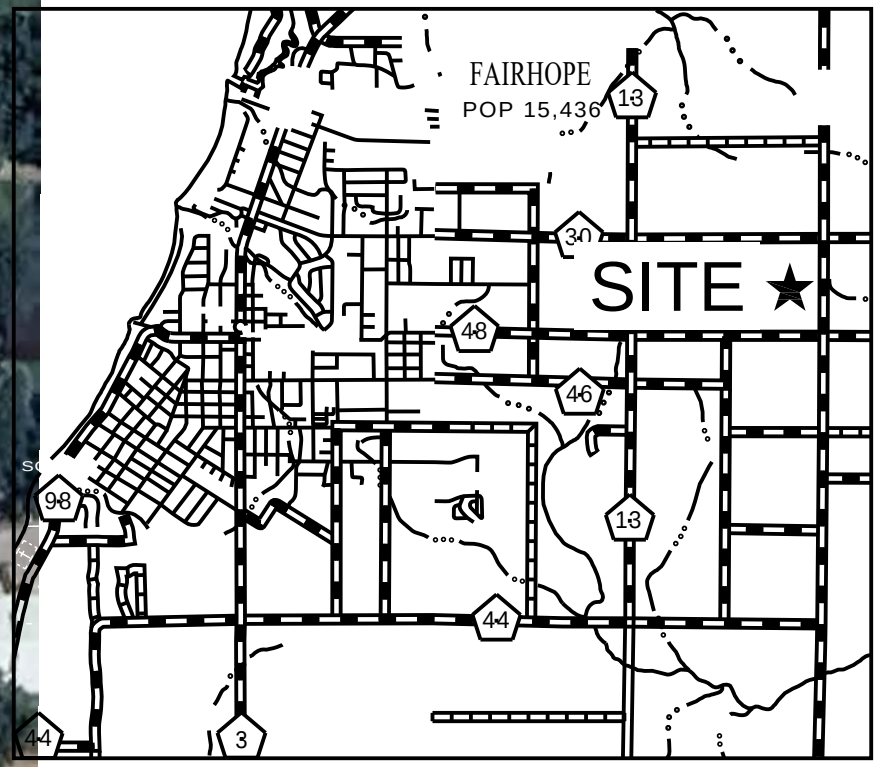
Metal
roofing

PARTS OF A ROOF



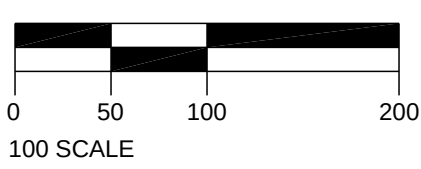


POINT OF COMMENCEMENT
THE NO
15, TOW



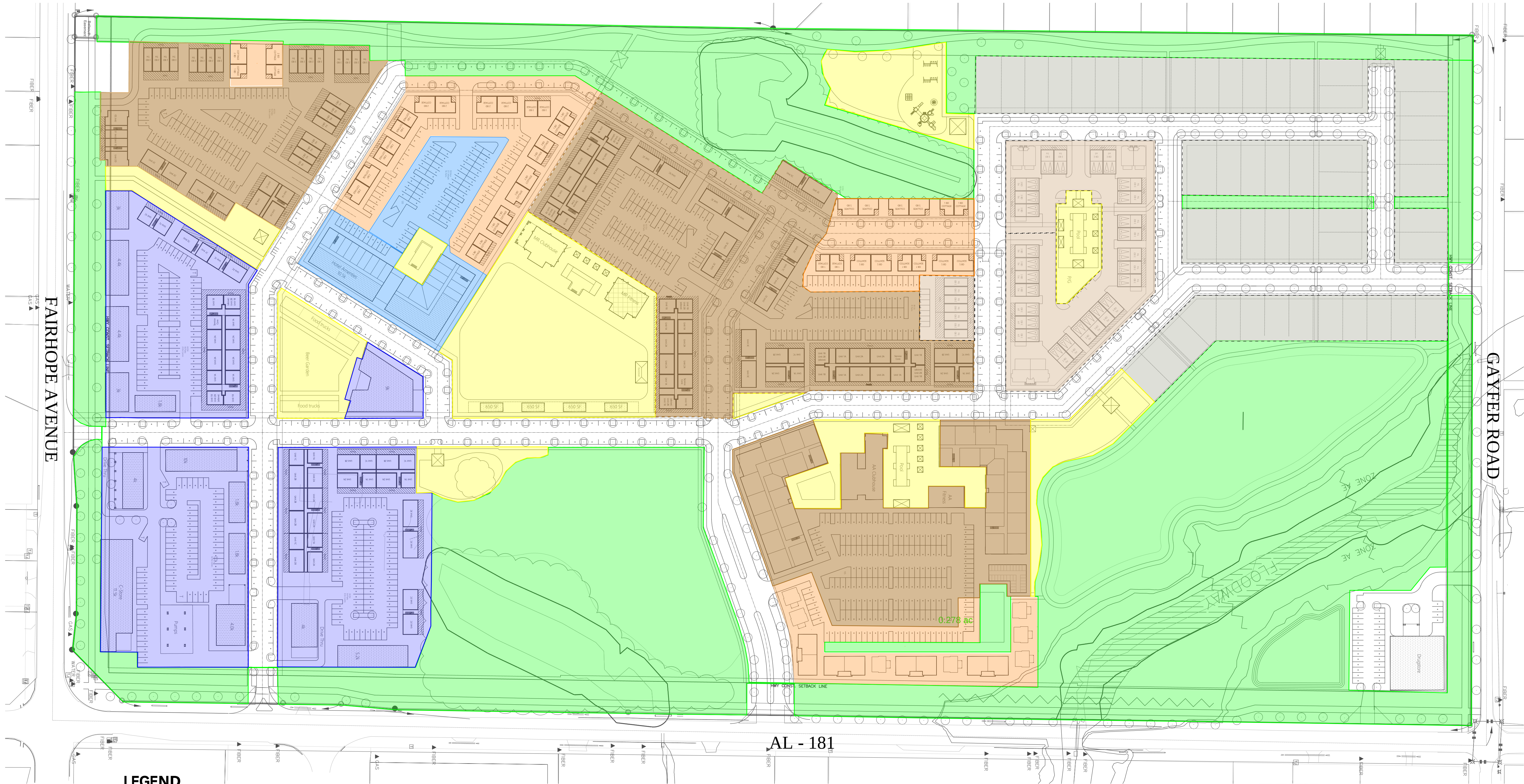
VICINITY MAP

- LEGEND:
- = BACKFLOW PREVENTER
 - = ELECTRIC METER
 - = FIRE HYDRANT
 - = GAS VALVE
 - = GAS METER
 - = GUY WIRE
 - = IRRIGATION CONTROL VALVE
 - = NUMBER
 - = SEWER VALVE
 - = TELEPHONE JUNCTION BOX (INGROUND)
 - = TELEPHONE PEDESTAL
 - = TRAFFIC LIGHT POLE
 - = UTILITY MARKER
 - = UTILITY POLE
 - = WATER METER
 - = WATER VALVE
 - RBF = REBAR FOUND
 - CRF = CAPPED REBAR FOUND
 - CRS = CAPPED REBAR SET (CA-1167-LS)
 - (C) = CALCULATED BEARING AND DISTANCE
 - (D) = RECORD DEED BEARING AND DISTANCE
 - (R) = RECORD BEARING AND DISTANCE FOR TITLE POLICY
 - CA-XXXX-LS = CERTIFICATE OF AUTHORIZATION LAND SURVEYING
 - BLDG = BUILDING
 - HCP = HANDI-CAPPED SIDEWALK PAD
 - HW = HEADWALL
 - INS = INSTRUMENT
 - INV = INVERT
 - LS = LICENSED SURVEYOR
 - PG = PAGE
 - RCP = REINFORCED CONCRETE PIPE
 - RCAP = REINFORCED CONCRETE ARCH PIPE
 - RPB = REAL PROPERTY BOOK
 - = CHAIN LINK FENCE
 - = GUARDRAIL
 - = POST & WIRE FENCE
 - = OVERHEAD POWER LINE
 - = SECTION LINE
 - = WOOD FENCE
 - = FEMA FLOOD ZONE X SHADED
 - = FEMA FLOOD ZONE AE
 - = FEMA FLOODWAY
 - = WETLANDS IDENTIFIED BY WETLAND SCIENCES (EXCEPTION 20)



Aerial Overlay

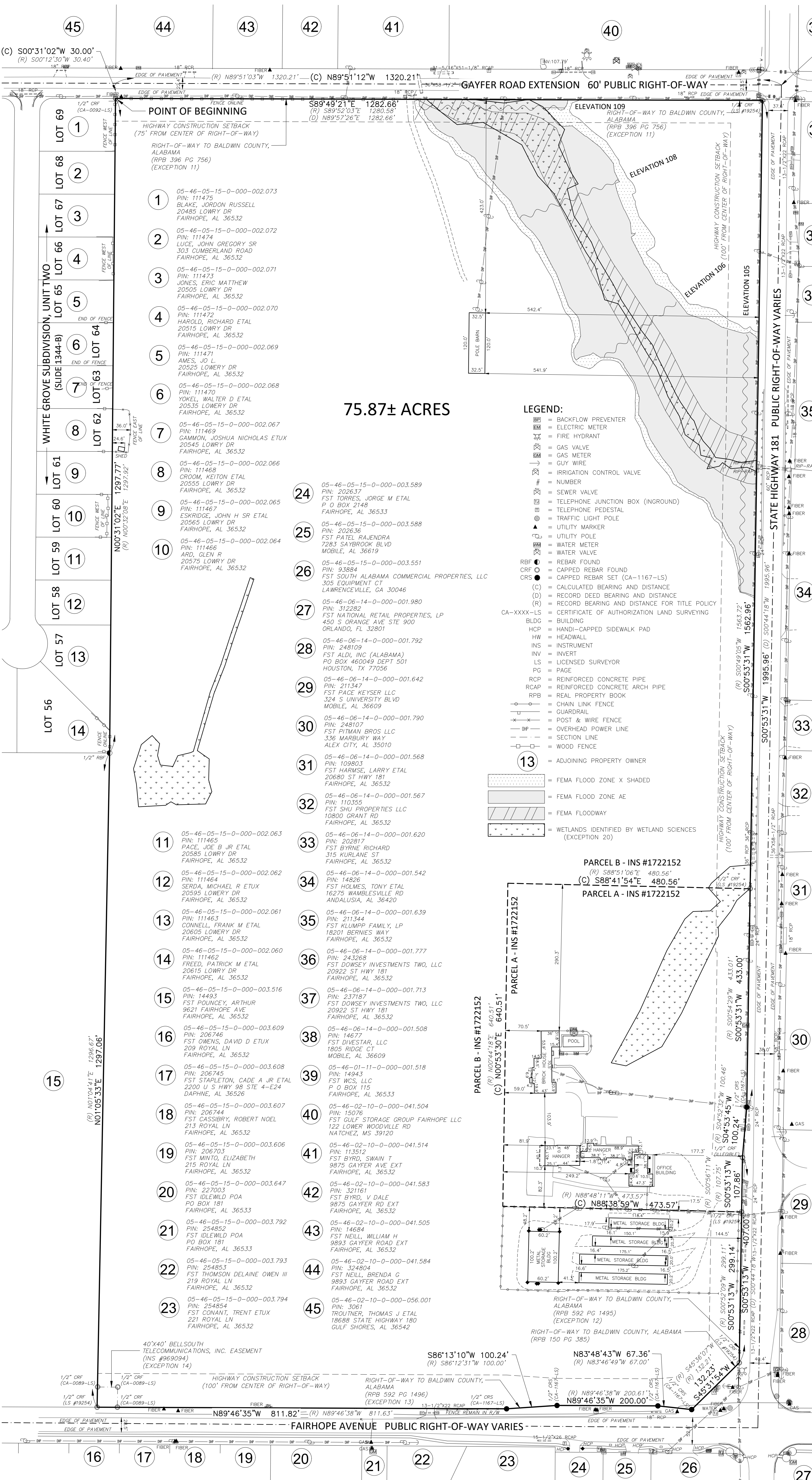
I. LAND USE PLAN



LEGEND		
	SINGLE-FAMILY	- 5.40 ACRES (7.1%)
	TWO-FAMILY	- 4.44 ACRES (5.8%)
	TOWNHOUSE	- 2.24 ACRES (2.9%)
	HOSPITALITY	- 1.56 ACRES (2.1%)
	MULTIFAMILY	-11.27 ACRES (14.8%)
	COMMERCIAL/MIXED-USE-	7.69 ACRES (10.1%)
	OUTDOOR RECREATION	- 6.60 ACRES (8.7%)
	OPEN SPACE	- 26.39 ACRES (34.7%)
TOTAL		65.59 ACRES (86.3%)
NEW R.O.W.		10.41 ACRES (13.7%)

LAND USE PLAN
SCALE 1" = 100'-0"





PROPERTY IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

POINT OF COMMENCEMENT
THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 2 EAST

TABLE "A" RESPONSES:

- ITEM 1 – MONUMENTS FOUND AT ALL CORNERS AS SHOWN HEREON.
- ITEM 2 – PROPERTY ADDRESS – 20741 STATE HWY 181, FAIRHOPE, AL 36532.
- ITEM 3 – FLOOD ZONE CLASSIFICATION SHOWN HEREON.
- ITEM 4 – GROSS LAND AREA SHOWN HEREON.
- ITEM 7(a) – EXTERIOR DIMENSIONS OF ALL BUILDINGS SHOWN.
- ITEM 8 – THERE ARE SUBSTANTIAL FEATURES ON SITE AND SHOWN HEREON.
- ITEM 9 – THERE ARE GRAVEL PARKING AREAS AROUND OFFICE BUILDING AND STORAGE BUILDINGS, SIGNS, SWIMMING POOL AND LANDSCAPED AREAS ON PROPERTY.
- ITEM 11(b) – MARKINGS COORDINATED BY SURVEYOR.
- ITEM 13 – ADJOINING OWNERS ARE SHOWN HEREON.
- ITEM 14 – INTERSECTION OF U.S. 181 AND CO RD 48 SHOWN HEREON.
- ITEM 16 – THERE IS NO EVIDENCE OF ANY RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON SITE.
- ITEM 17 – THERE ARE NO CHANGES TO STREET RIGHT-OF-WAYS.
- ITEM 18 – THERE WERE NO OFFSITE EASEMENTS FOUND.
- ITEM 20 – WETLANDS SHOWN HEREON

SCHEDULE B - EXCEPTIONS

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (NOT A SURVEY RELATED ITEM)
- RIGHTS OF PARTIES IN POSSESSION. (NONE FOUND)
- ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. (SHOWN HEREON)
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY RELATED ITEM)
- TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (NOT A SURVEY RELATED ITEM)
- EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. (NONE FOUND)
- TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO. (NOT A SURVEY RELATED ITEM)
- ALL TAXES DUE IN THE YEAR 2023 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. LOTS OF THE 2022 TAXES HAVE BEEN PAID AND ARE ASSESSED UNDER THE NAME OF GAYFER VILLAGE PARTNERS LLC AS FOLLOWS BELOW:
PARCEL # 05-46-05-15-0-000-001.000; PPIN NO. 24160; \$3,755.44.
PARCEL # 05-46-05-15-0-000-001.001; PPIN NO. 236701; \$13,433.84.
PARCEL # 05-46-05-15-0-000-001.003; PPIN NO. 316793; \$1,288.00.
NOTE: 2023 TAXES ARE ESTIMATED TO BE FOLLOWS BELOW
\$4191.52 (PPIN NO. 24160).
\$14839.60 (PPIN NO. 236701).
\$1378.16 (PPIN NO. 316793)
(NOT A SURVEY RELATED ITEM)
- THE TAX INFORMATION IS IN ACCORDANCE WITH THE RECORDS AVAILABLE IN THE OFFICE OF THE COUNTY REVENUE COMMISSIONER AND IS SUBJECT TO CHANGE WITH ADJUSTMENTS MADE BY THAT OFFICE AND/OR BOARD OF EQUALIZATION. THIS COMMITMENT AND ANY SUBSEQUENT POLICY WHICH SHALL BE ISSUED WILL NOT INSURE AGAINST ANY RE-APPRAISAL, ASSESSED VALUE ADJUSTMENT, CURRENT USE ADJUSTMENT AND/OR ESCAPE TAXES WHICH MAY BECOME DUE BY VIRTUE OF ANY FUTURE ACTION OF THE OFFICE OF THE REVENUE COMMISSIONER OR THE BOARD OF EQUALIZATION. (NOT A SURVEY RELATED ITEM)
- OIL, GAS AND MINERAL LEASE GRANTED TO AMERADA HESS CORPORATION RECORDED IN DEED BOOK 496, PAGE 735. (NOT A SURVEY RELATED ITEM)
- RIGHT OF WAY GRANTED TO BALDWIN COUNTY RECORDED IN REAL PROPERTY BOOK 396, PAGE 756. (SHOWN HEREON)
- RIGHT OF WAY GRANTED TO BALDWIN COUNTY RECORDED IN REAL PROPERTY BOOK 592, PAGE 1495 (SHOWN HEREON)
- RIGHT OF WAY GRANTED TO BALDWIN COUNTY RECORDED IN REAL PROPERTY BOOK 592, PAGE 1496. (SHOWN HEREON)
- EASEMENT GRANTED TO BELL SOUTH TELECOMMUNICATIONS, INC., RECORDED AS INSTRUMENT NUMBER 969094. (SHOWN HEREON)
- NO INSURANCE IS AFFORDED AS TO THE AMOUNT OF ACREAGE CONTAINED IN THE LAND. (NOT A SURVEY RELATED ITEM)

FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X" (UNSHADED), "X" (SHADED) AND "AE" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 0100503663M, COMMUNITY NUMBER 015000, PANEL 0663, SUFFIX "M", MAP REVISED DATE APRIL 19, 2019.

DESCRIPTION COPIED FROM SCHEDULE "C" OF COMMONWEALTH LAND TITLE INSURANCE COMPANY; ISSUING OFFICE: ALABAMA LAND TITLE COMPANY, INC., COMMITMENT NO.: 23-001332

COMMENCE AT A RAILROAD SPIKE AT THE NORTHEAST CORNER OF SECTION 15 TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°51'03" WEST A DISTANCE OF 1320.21 FEET TO A POINT; THENCE RUN SOUTH 00°12'30" WEST A DISTANCE OF 30.40 FEET TO A 1/2" IRON REBAR WITH CAP (LIEGIBLE) LYING ON THE EAST LINE OF RIGHT-OF-WAY OF GAYFER STREET (60' WIDE R.O.W.) FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 89°52'03" EAST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 1280.58 FEET TO A 5/8" IRON REBAR WITH CAP (LIEGIBLE) AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY ALABAMA HIGHWAY 181 VARIES); THENCE RUN SOUTH 00°49'05" WEST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 1563.72 FEET TO A 1/2" IRON REBAR WITH CAP (LS#19254); THENCE RUN SOUTH 00°54'29" WEST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 433.01 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156); THENCE RUN SOUTH 04°52'32" WEST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 100.46 FEET TO A 1/2" IRON REBAR WITH CAP (LIEGIBLE); THENCE RUN SOUTH 00°56'11" WEST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 107.75 FEET TO A 1/2" IRON REBAR WITH CAP (LS#19254); THENCE RUN SOUTH 00°52'09" WEST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 299.11 FEET TO A 1/2" IRON REBAR WITH CAP (LS#19254); THENCE RUN SOUTH 45°36'07" WEST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 132.21 FEET TO A 1/2" IRON REBAR WITH CAP (LIEGIBLE) AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF FAIRHOPE AVENUE (R.O.W. VARIES); THENCE RUN NORTH 83°46'49" WEST ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 67.00 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156); THENCE RUN NORTH 89°46'38" WEST ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 200.61 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156); THENCE RUN SOUTH 86°12'31" WEST ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 100.00 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156); THENCE RUN NORTH 89°46'38" WEST ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 81.63 FEET TO A 1/2" IRON REBAR WITH CAP (LS#19254); THENCE LEAVING SAID NORTH RIGHT-OF-WAY A DISTANCE OF 01°04'41" EAST A DISTANCE OF 1296.66 FEET TO A 1/2" IRON REBAR WITH CAP (DISTURBED); THENCE RUN NORTH 00°32'08" EAST A DISTANCE OF 1297.92 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED PARCEL CONTAINING 75.85 ACRES, MORE OR LESS.

DESCRIPTION AS SURVEYED:

COMMENCE AT THE RECORD LOCATION OF A RAILROAD SPIKE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 89 DEGREES 51 MINUTES 12 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 1,320.21 FEET; THENCE RUN SOUTH 00 DEGREES 31 MINUTES 02 SECONDS WEST, A DISTANCE OF 30.40 FEET TO A HALF INCH CAPPED REBAR FOUND ON THE SOUTH RIGHT-OF-WAY OF GAYFER ROAD EXTENSION AND THE NORTHEAST CORNER OF WHITE GROVE SUBDIVISION, UNIT TWO, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 1344-B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID SUBDIVISION, RUN SOUTH 89 DEGREES 49 MINUTES 21 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SAID GAYFER ROAD EXTENSION, A DISTANCE OF 1282.66 FEET TO A HALF INCH CAPPED REBAR FOUND (LS #19254) ON THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 181; THENCE RUN SOUTHERLY, ALONG THE WEST RIGHT-OF-WAY OF SAID STATE HIGHWAY 181, THE FOLLOWING COURSES, TO WIT: SOUTH 00 DEGREES 53 MINUTES 31 SECONDS WEST, A DISTANCE OF 1995.96 FEET TO A HALF INCH CAPPED REBAR SET (CA-1167-LS); SOUTH 04 DEGREES 53 MINUTES 45 SECONDS WEST, A DISTANCE OF 100.24 FEET TO A HALF INCH CAPPED REBAR FOUND (LIEGIBLE); SOUTH 00 DEGREES 53 MINUTES 13 SECONDS WEST, A DISTANCE OF 407.00 FEET TO A HALF INCH CAPPED REBAR FOUND (LS #19254); SOUTH 45 DEGREES 31 MINUTES 34 SECONDS WEST, A DISTANCE OF 132.23 FEET TO A HALF INCH CAPPED REBAR SET (CA-1167-LS) ON THE NORTH RIGHT-OF-WAY OF FAIRHOPE AVENUE; THENCE RUN WESTERLY, ALONG THE NORTH RIGHT-OF-WAY OF SAID FAIRHOPE AVENUE, THE FOLLOWING COURSES, TO WIT: NORTH 83 DEGREES 48 MINUTES 43 SECONDS WEST, A DISTANCE OF 67.36 FEET TO A HALF INCH CAPPED REBAR SET (CA-1167-LS); NORTH 89 DEGREES 46 MINUTES 35 SECONDS WEST, A DISTANCE OF 200.61 FEET TO A HALF INCH CAPPED REBAR SET (CA-1167-LS); SOUTH 86 DEGREES 13 MINUTES 10 SECONDS WEST, A DISTANCE OF 100.24 FEET TO A HALF INCH CAPPED REBAR SET (CA-1167-LS); NORTH 89 DEGREES 46 MINUTES 35 SECONDS WEST, A DISTANCE OF 81.62 FEET TO A HALF INCH CAPPED REBAR FOUND (LS #19254); THENCE DEPARTING SAID RIGHT-OF-WAY, RUN NORTH 01 DEGREES 05 MINUTES 33 SECONDS EAST, A DISTANCE OF 1297.06 FEET TO A HALF INCH REBAR FOUND AT THE SOUTHEAST CORNER OF THE AFORESAID WHITE GROVE SUBDIVISION, UNIT TWO; THENCE RUN NORTH 00 DEGREES 31 MINUTES 02 SECONDS EAST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 1297.77 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 75.87 ACRES, MORE OR LESS.

(THE ABOVE DESCRIPTION MORE PARTICULARLY DESCRIBES THE LANDS AS SURVEYED AND IS THE SAME LANDS IN SCHEDULE "C" OF COMMONWEALTH LAND TITLE INSURANCE COMPANY; ISSUING OFFICE: ALABAMA LAND TITLE COMPANY, INC., COMMITMENT NO.: 23-001332).

SURVEYOR'S CERTIFICATE:

TO: 68V PAY DIRT, LLC, GAYFER VILLAGE PARTNERS, LLC, COMMONWEALTH LAND TITLE INSURANCE COMPANY, AND ALABAMA LAND TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11(b), 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 4TH, 2024.



DAVID E DIEHL AL. P.L.S. NO. 26014

01-09-2024

DATE



I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

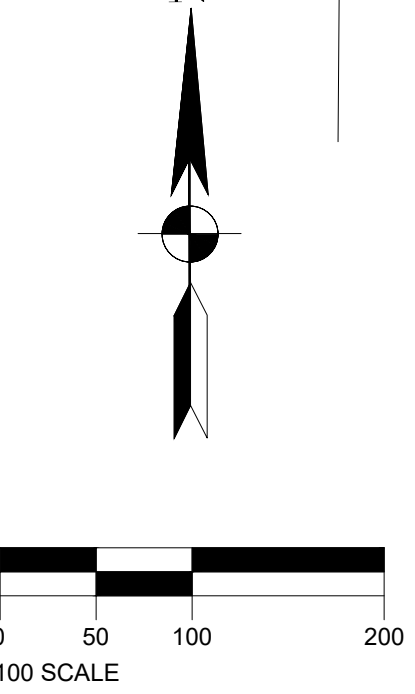
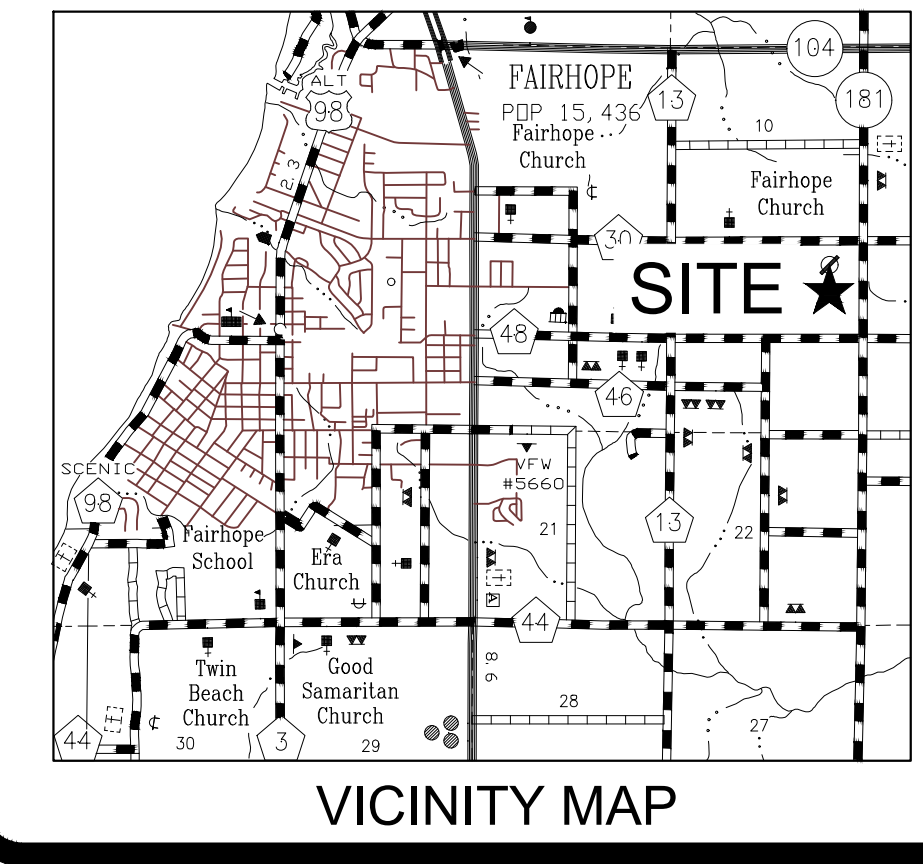
ALTA/NSPS LAND TITLE SURVEY

EASTLAKE VILLAGE



S.E. Civil
Engineering & Surveying
9669 WINDMILL ROAD
FAIRHOPE, AL 36532
(251) 990-6566

DRAWN	JAF
CHKD	RDC
PROJ MGR	DED
SCALE	1" = 100'
PROJECT	20231325
FILE	20231325.DWG
SHEET	1 OF 1

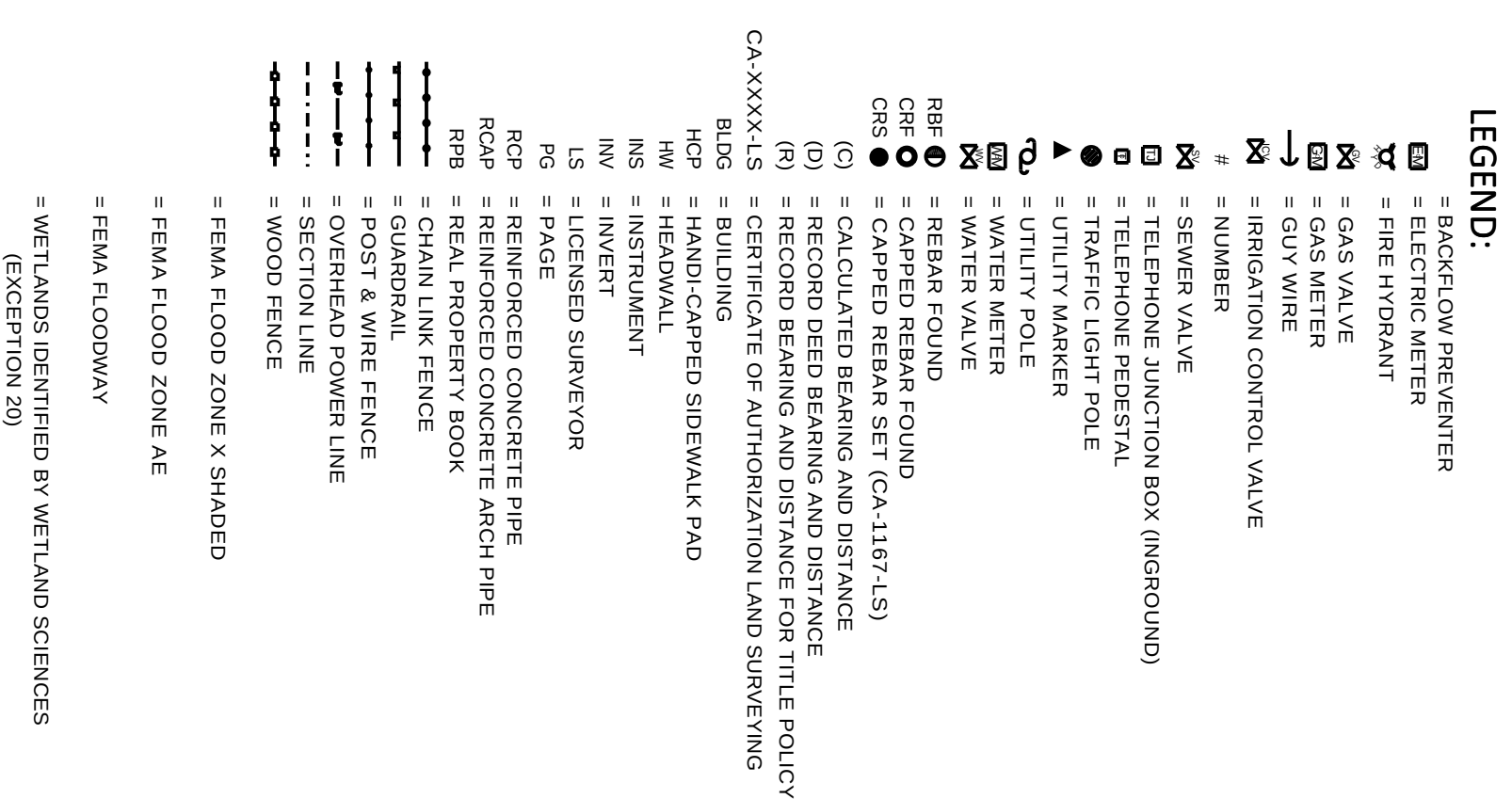


SPECIAL NOTE:

THIS PROPERTY IS SHOWN BY BALDWIN COUNTY REVENUE MAPPING TO BE THREE PARCELS, TAX PARCEL 05-46-05-15-0-000-001.000, TAX PARCEL 05-46-05-15-0-000-001.001, AND TAX PARCEL 05-46-05-15-0-000-001.003. THE RECORD WARRANTY DEED RECORDED AT INSTRUMENT 172152, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA DESCRIBES THE PROPERTY AS PARCEL "A" AND PARCEL "B" (TWO PARCELS). THE SURVEY AND DESCRIPTION SHOWN HEREON FOLLOWS AN OVERALL DESCRIPTION DESCRIBED IN THE TITLE POLICY. ADDITIONAL STEPS MAY BE REQUIRED TO COMBINE PARCELS OF RECORD INTO A SINGLE UNIFIED PARCEL.

SURVEYOR'S NOTES:

- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
- THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
- SURVEY WAS CONDUCTED ON DECEMBER 7TH, 2023, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
- BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
- THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY FIELD LOCATING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES COMBINED WITH THE GEOPHYSICAL SURFACE MARKINGS BY OTHERS.
- THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.
- THE BEARING AND DISTANCES IN THE DESCRIPTION IN THE TITLE POLICY LEADS TO A UTILITY POLE GROUNDING ROD. THE RECORD CAPPED REBAR WAS FOUND 2 FEET EASTWARD OF CALL AND THEREFORE A MORE PARTICULARLY DESCRIBED LEGAL DESCRIPTION WAS COMPOSED.



GREENSPACE SUMMARY	
G.S. 1	2.03 AC. -0.42 AC (LAKE) +0.13 AC (30% LAKE) 1.74 AC NET
G.S. 2	6.80 AC -2.69 AC (LAKE) +0.81 AC (30% LAKE) 4.92 AC NET
G.S. 3	0.37 AC NET
G.S. 4	5.48 AC -0.41 AC (WETLANDS) 5.07 AC NET
G.S. 5	0.51 AC NET
G.S. 6	0.43 AC NET
G.S. 7	0.12 AC NET
G.S. 8	2.73 AC NET
G.S. 9	5.34 AC -0.56 AC (WET) -2.23 AC (LAKE) +0.67 AC (30% LAKE) 3.22 AC NET
TOTAL	18.69 AC (25.1%)

N. DENSITY AND HEIGHT MAP



HEIGHT LEGEND

- | | |
|---|------------------------|
|  | ONE STORY (<=20'-0") |
|  | TWO STORY (<=35'-0") |
|  | THREE STORY (<=50'-0") |
|  | FOUR STORY (<=65'-0") |

DENSITY & HEIGHT MAP
SCALE 1" = 100'-0"





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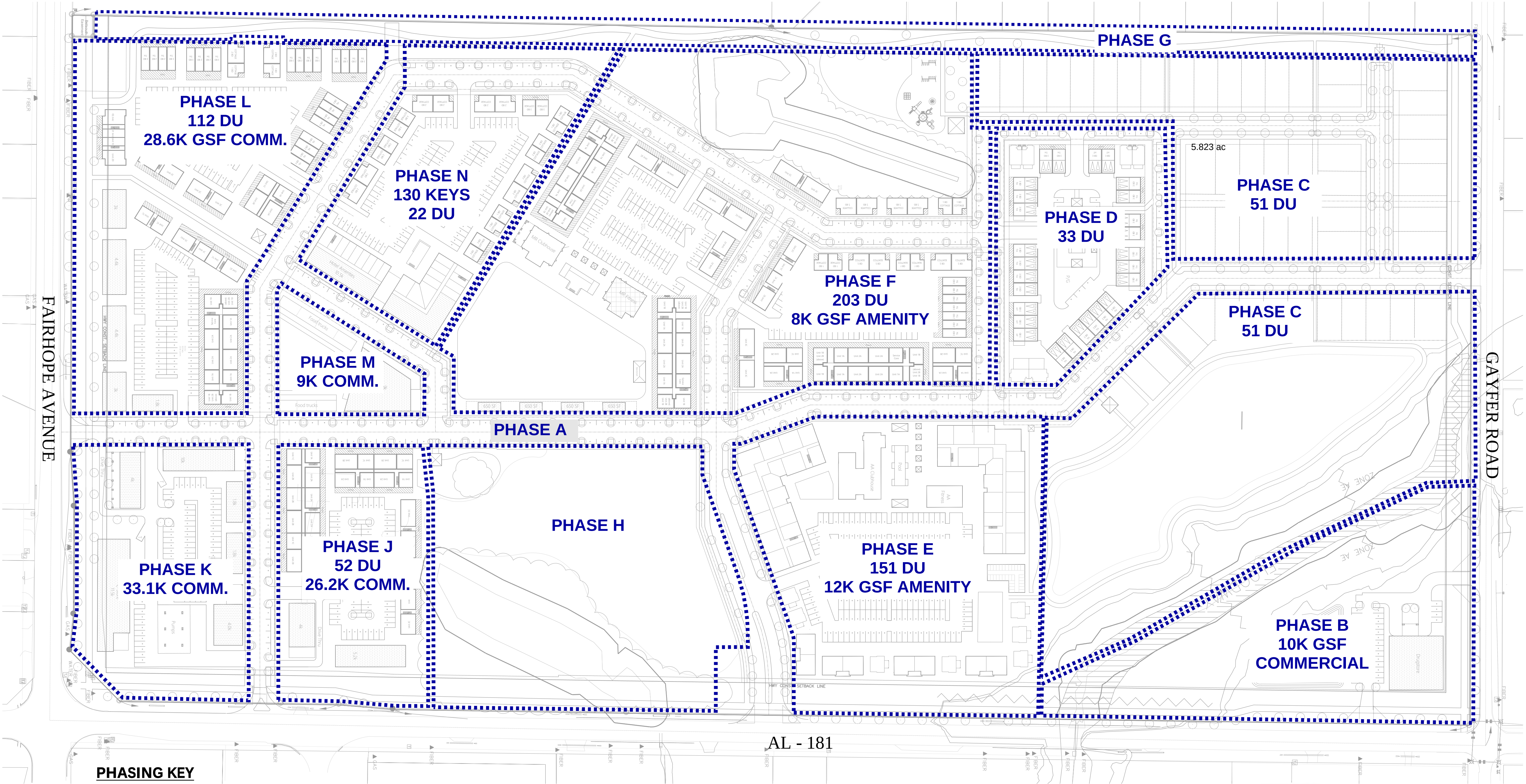
LEGEND		
	SINGLE-FAMILY LOT	- 51 LOTS
	TOWNHOUSE UNITS	- 33 LOTS
	TWO-FAMILY	- 36 DU
	ACTIVE ADULT MULTIFAMILY	- 151 DU
	MULTIFAMILY	- 339 DU
	COMMERCIAL	- 206,600 GSF
	HOSPITALITY (IN COMM. SF)	- 130 KEYS
	AMENITY	

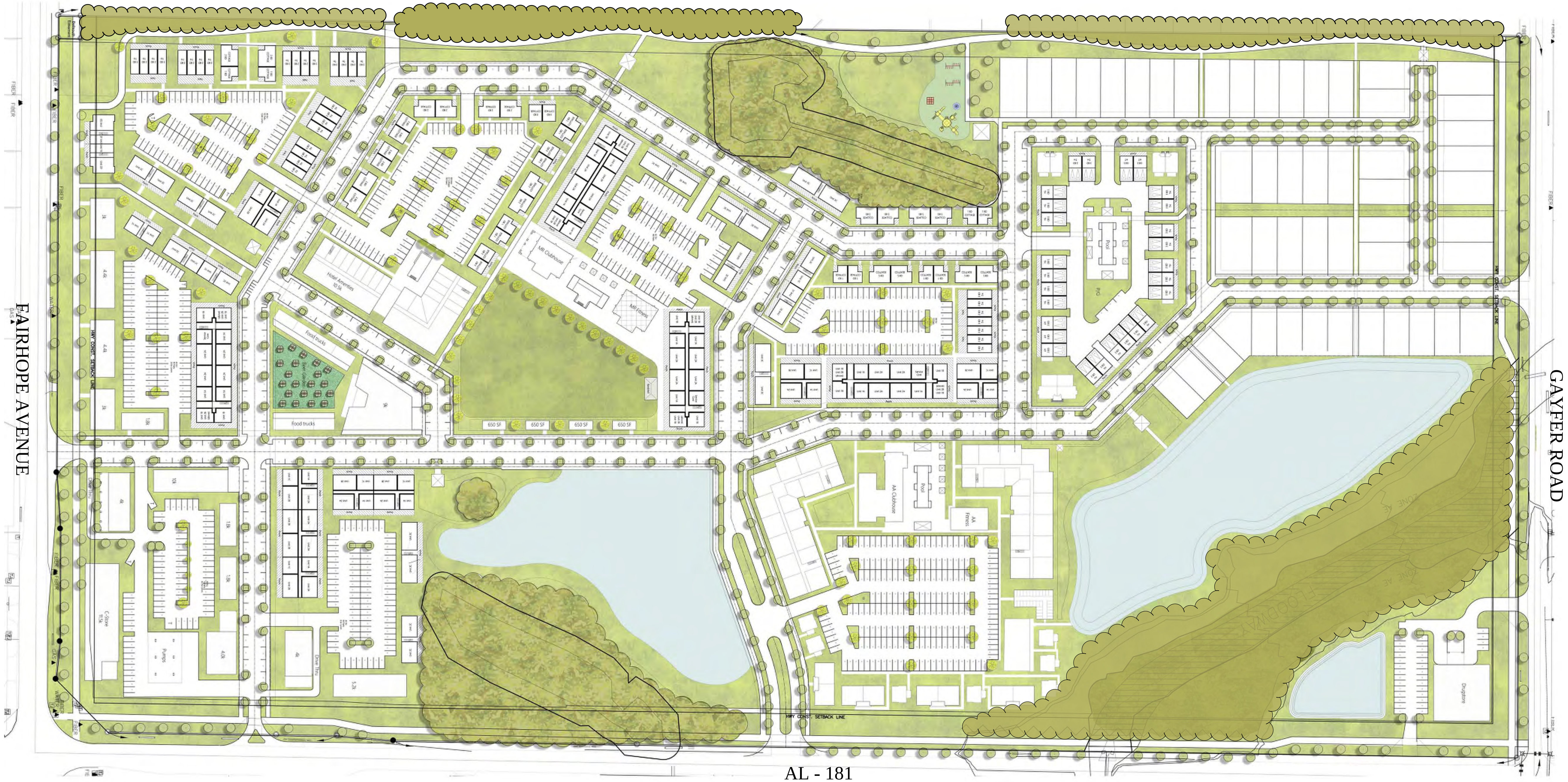
SITE DATA	
ADDRESS:	20751 AL-181 Fairhope, AL 36532
CURRENT ZONING:	PUD
NEW ZONING:	PUD
PARCEL SIZE:	75.87 ACRES
SITE DENSITY:	610 DU / 75.87 = 8.0 DU / ACRE
PARKING REQUIRED	
SINGLE FAMILY	147 STALLS
HOSPITALITY	156 STALLS
MULTIFAMILY	482 STALLS
MIXED-USE RES.	64 STALLS
ACTIVE ADULT	189 STALLS
F&B (55,400gsf)	260 STALLS (EST.)
RETAIL/ OFFICE	165 STALLS (EST.)
Subtotal	1,463 STALLS
Shared parking (20%)	293 stalls
TOTAL	1,171

PARKING PROVIDED	
OFF-STREET	821
ON-STREET	291
GARAGE	174
TOTAL STALLS	1,286

DEVELOPMENT PLAN
SCALE 1" = 100'-0"





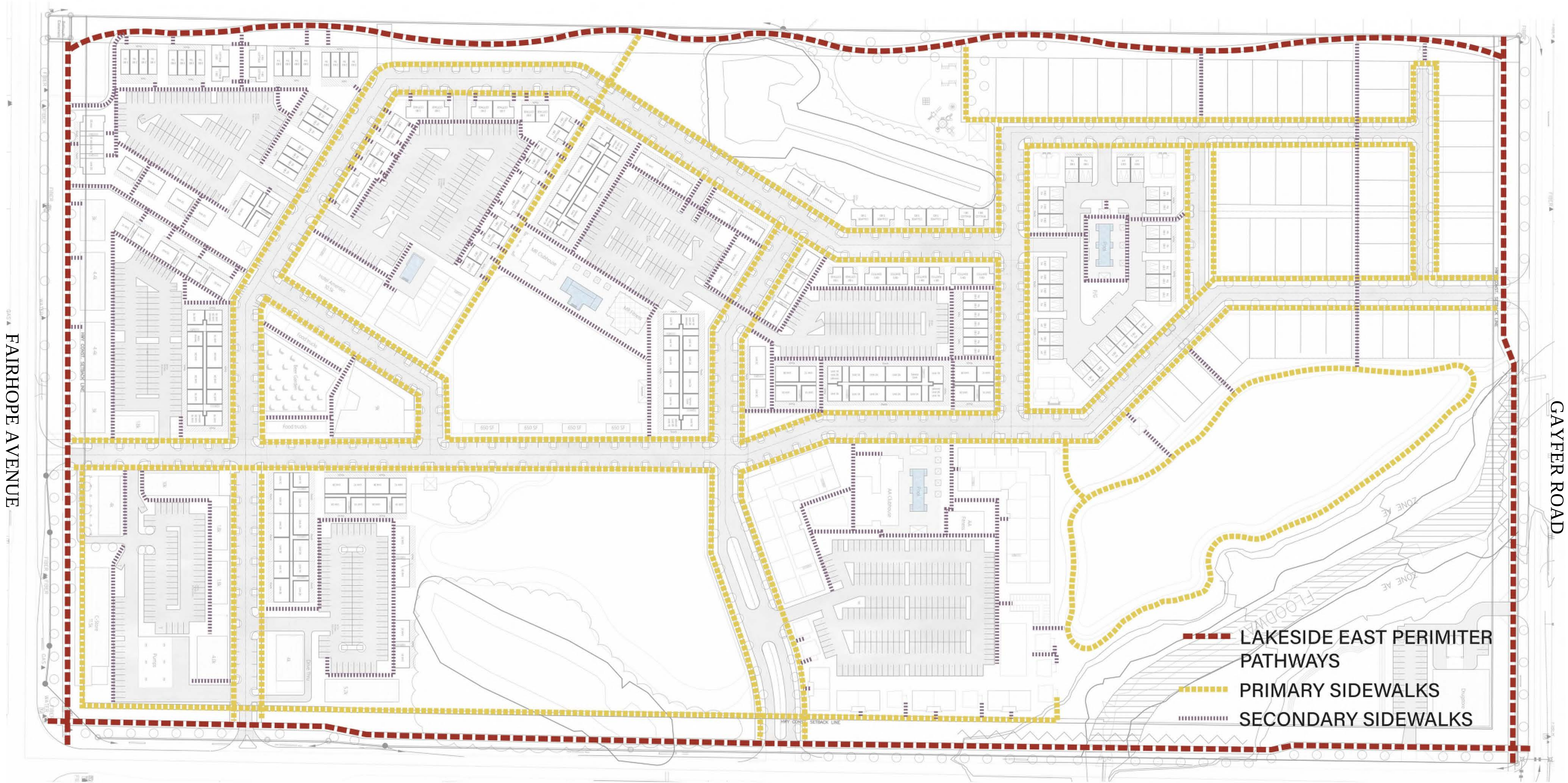


OPEN SPACE CALCULATIONS

PERIMETER SETBACKS	- 6.0 ACRES
INTERIOR OPEN SPACE	- 7.3 ACRES
OUTDOOR RECREATION	- 5.3 ACRES
WET POND AMENITIES	- 1.9 ACRES (30% OF 6.4)
PRESERVED BUFFER	- 6.8 ACRES
SITE TOTALS	- 27.3 ACRES (35.9%)
WETLANDS	- 3.2 ACRES
SITE SIZE	+/- 76 ACRES

OPEN SPACE PLAN
SCALE 1" = 100'-0"

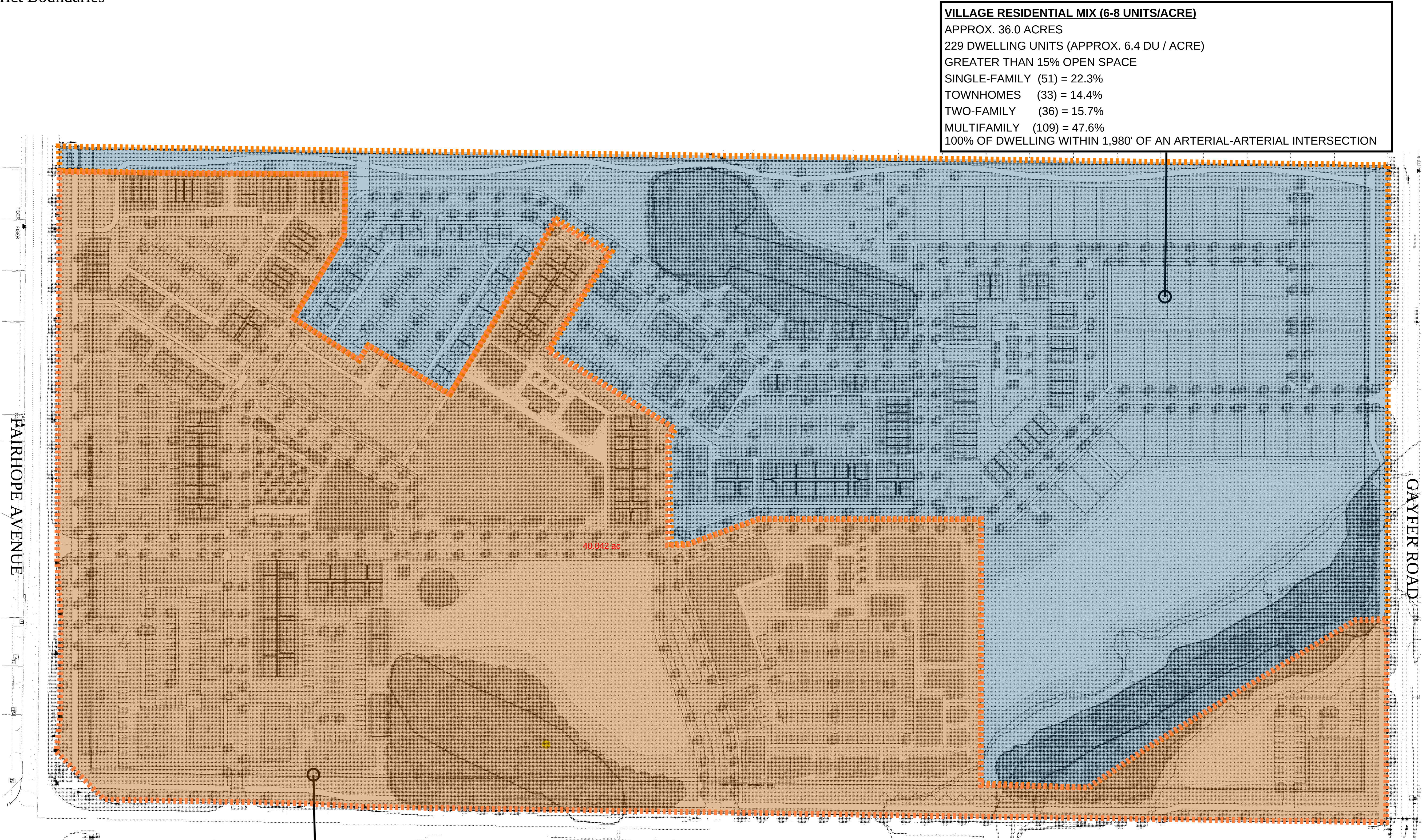




SITE CALCULATIONS

PERIMETER PATHWAYS	- 1.4 MILES
PRIMARY PATHWAYS	- 3.5 MILES
SECONDARY PATHWAYS	- 2.0 ACRES
SITE TOTALS	- 6.9 MILES

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VILLAGE RESIDENTIAL MIX (6-8 UNITS/ACRE)
APPROX. 36.0 ACRES
229 DWELLING UNITS (APPROX. 6.4 DU / ACRE)
GREATER THAN 15% OPEN SPACE
SINGLE-FAMILY (51) = 22.3%
TOWNHOMES (33) = 14.4%
TWO-FAMILY (36) = 15.7%
MULTIFAMILY (109) = 47.6%
100% OF DWELLING WITHIN 1,980' OF AN ARTERIAL-ARTERIAL INTERSECTION

COMMUNITY VILLAGE CENTER
APPROX. 38.4 ACRES
206,600 GSF OF NON-RESIDENTIAL FLOOR AREA
GREATER THAN 15% OPEN SPACE
BOUNDED ON SOUTH AND EAST SIDES BY
ARTERIAL STREETS

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BASE ZONING DIAGRAM
SCALE 1" = 100'-0"



SCHEDULE A

Schedule of Members

Investor Entity
68 Ventures, LLC 707 Belrose Ave. Daphne, AL 36526 Attn: Nathan L. Cox and Hansen Babington Email: ncox@68ventures.com and hbabington@68ventures.com
Fairhope 181 1223, LLC PO Box 91206 Mobile, Alabama 36691 Attn: Brandon Pilot and Travis Goodloe Email: brandon@pilot-capital.com and tbgoodloe@pilotcat.com
Katherine, LLC PO Box 1229 Brewton, AL 36427 Attn: Paul D. Owens, Jr. Email: powens@leighplace.com
Barkin Holdings, LLC PO Box 1410 Point Clear, AL 36564 Attn: Brent Barkin Email: gbbarkin@lssretail.com
Trehern Investments, LLC 205 Front Beach Drive Ocean Springs, MS 39564 Attn: Ed Trehern Email: edtrehern@gmail.com

The Christopher Company, LLC 6301 Monroe St Daphne, AL 36526 Attn: Brooks Delaney Email: brooks@delaneycompany.com
Atchison Capital, LLC 411 Azalea Rd Mobile, AL 36609 Attn: Jim Atchison and Derek Atchison Email: jim.atchison@atchisonlaw.com and derek.atchison@atchisonlaw.com
Jeffrey D. Carlisle 5109 Starlit Dr. S Mobile, AL 36693 Email: jeff.carlisle@gmail.com
Miller Investment Group, LLC PO Box 957 Brewton, AL 36427 Attn: Larry Waldrep Email: lwaldrep@migllc.us
Lee Hale, Jr. 226 General Canby Loop Spanish Fort, AL 36527 Email: leehalejr@yahoo.com
James E. Kjorlien Revocable Trust under Agreement dated October 8, 2010, James E. Kjorlien, original Trustee 1177 High Ridge Road Stamford, CT 06905 Attn: James E. Kjorlien Email: james.kjorlien@gmail.com
Tim J. Edmondson 420 East Sweet Potato Ave/PO Box 85 Vardaman, MS 38878 Email: edmondsonfarm@yahoo.com
Chad Loper 24693 Canal Rd., Ste B Orange Beach, AL 36561 Email: loperconst@aol.com
Campbell Capital II, LLC 416 Travis Street, Suite 715 Shreveport, LA 71101 Attn: Chris Campbell Email: chris@campbellcompanies.net
Gerald W. Ellis 9506 Pulpwood Circle Spanish Fort, AL 36527 Email: geraldwellis@aol.com

Saltee Pepper Properties, LLC 112 So. Dearborn St. Mobile, AL 36602 Attn: Jon Gray Email: jon@strategy-pr.com
Horizon Luce Properties, LLC PO Box 178 Lucedale, MS 39452 Attn: Van VanLingen Email: van@centurybankms.com
Strategy Retirement Plan 112 So. Dearborn St. Mobile, AL 36602 Attn: Jon Gray Email: jon@strategy-pr.com
Clearpoint Properties, LLC 561 Fairhope Ave, Suite 201 Fairhope, AL 36532 Attn: Chris Haley Email: chaley@haleydevelopment.com
Wesley Britt 3147 Thomas Ave Montgomery, AL 36106 Email: wesley@finegeddie.com
One Time Ventures, LLC PO Box 841 Brewton, AL 36427 Attn: Larry Waldrep Email: lwaldrep@migllc.us

STATE OF ALABAMA

DOMESTIC LIMITED LIABILITY COMPANY (LLC) CERTIFICATE OF FORMATION

PURPOSE: In order to form a Limited Liability Company (LLC) under Section 10A-5A-2.01 of the Code of Alabama 1975, this Certificate of Formation and the appropriate filing fees must be filed with the Office of the Secretary of State. **The information required in this form is required by Title 10A.**

1. The name of the limited liability company (must contain the words "Limited Liability Company" or the abbreviation "L.L.C." or "LLC," and comply with Code of Alabama, Section 10A-1-5.06. You may use Professional or Series before Limited Liability Company or LLC (or PLLC or SLLC) if they apply:

181-Fairhope Ave 2023, LLC

2. **A copy of the Name Reservation Certificate from the Office of the Secretary of State must be attached.**

3. The name of the registered agent (only one agent): Andrew Dolan

Street (**no PO Boxes**) address of registered office (**must be located in Alabama**):

707 Belrose Ave Daphne, AL 36526

***COUNTY** of above address: BALDWIN

Mailing address **in Alabama** of registered office (if different from street address):

4. The undersigned certify that there is at least one member of the limited liability company.

(For SOS Office Use Only)

Alabama	
Sec. of State	
001-111-686	DLL
Date	12/13/2023
Time	08:15:00
File	\$100.00
County	\$100.00

Total	\$200.00

DOMESTIC LIMITED LIABILITY COMPANY (LLC) CERTIFICATE OF FORMATION

5. Check **only** if the type applies to the Limited Liability Company being formed:

- ☐ Series LLC complying with Title 10A, Chapter 5A, Article 11
- ☐ Professional LLC complying with Title 10A, Chapter 5A, Article 8
- ☐ Non-Profit LLC complying with Section 10A-5A-1.04(c)

6. The filing of the limited liability company is effective immediately on the date received by the office of the Secretary of State, Business Services Division or at the delayed filing date (cannot be prior to the filing date) specified in this filing complying with Section 10A-1-4.12

The undersigned specify 12 / 13 / 2023 as the effective date (must be on or after the date filed in the office of the Secretary of State, but no later than the 90th day after the date this instrument was signed) and the time of filing to be 8 : 15 ☒ AM or ☐ PM. (cannot be noon or midnight – 12:00)

☐ Attached are any other matters the members determine to include herein (if this item is checked there must be attachments with the filing).

12 / 13 / 2023
Date (MM/DD/YYYY)

Andrew Dolan

Signature as required by 10A-5A-2.04

Registered Agent

Typed title (organizer or attorney-in-fact)

*County of Registered Agent is requested in order to determine distribution of County filing fees.

Wes Allen
Secretary of State

P.O. Box 5616
Montgomery, AL 36103-5616

STATE OF ALABAMA

**I, Wes Allen, Secretary of State of Alabama, having custody of the
Great and Principal Seal of said State, do hereby certify that**

pursuant to the provisions of Title 10A, Chapter 1, Article 5, Code of Alabama
1975, and upon an examination of the entity records on file in this office, the
following entity name is reserved as available:

181-Fairhope Ave 2023, LLC

This name reservation is for the exclusive use of Whitney Watson, 707 Belrose
Ave, Daphne, AL 36526 for a period of one year beginning December 13, 2023
and expiring December 13, 2024



RES128906

**In Testimony Whereof, I have hereunto set my
hand and affixed the Great Seal of the State, at the
Capitol, in the city of Montgomery, on this day.**

December 13, 2023

Date

A handwritten signature in black ink, appearing to read 'Wes Allen', is written over a horizontal line.

Wes Allen

Secretary of State

181 FAIRHOPE AVE 2023, LLC
707 BELROSE AVE.
DAPHNE, AL 36526

May 20, 2024

Mike Jeffries
Development Services Manager
City of Fairhope
Planning and Zoning Department
451 Pecan Ave Suite 200
Fairhope, AL 36532

Dear Mike:

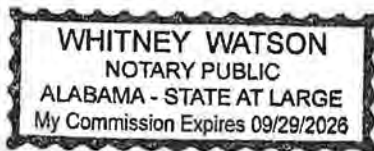
NEQUETTE ARCHITECTURE & DESIGN, is hereby authorized to act as my agent in representing me before the City of Fairhope Planning Commission/City Council on all submittals related to: Park City PUD.

Sincerely,

OWNER: NATHAN COX
Print Name

N 5/20/2024
Signature Date

NOTARY PUBLIC: Whitney Watson



181 FAIRHOPE AVE 2023, LLC
707 Belrose Ave.
Daphne, AL. 36526

May 16, 2024

Mike Jeffries
Development Services Manager
City of Fairhope
Planning and Zoning Department
451 Pecan Ave Suite 200
Fairhope, AL 3653

Dear Mike:

SE CIVIL, LLC, is hereby authorized to act as my agent in representing me before the City of Fairhope Planning Commission/City Council on all submittals related to: **Park City PUD.**

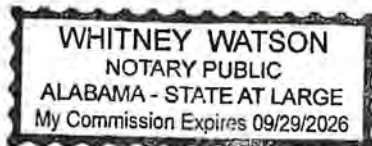
Sincerely,

OWNER: NATHAN COX
Print Name

[Signature] 5/20/2024
Signature Date

NOTARY PUBLIC:

[Signature]





May 20, 2024

Aaron Collins
S.E. Civil Engineering
9969 Windmill Rd
Fairhope, AL 36532

Sherry Sullivan
Mayor

RE: PPINs 236701, 24160 & 316793
Park City, Mixed Use Development

Council Members:

Kevin G. Boone
Jay Robinson
Jack Burrell, ACMO
Jimmy Conyers
Corey Martin

This availability letter is only valid based on what was proposed at the utility review meeting on May 16, 2024. Any changes or deviations of the proposed plan will require another utility review. This statement of availability remains effective for twelve (12) months from the date of this letter, at which time it shall expire and automatically be withdrawn.

Lisa A. Hanks, MMC
City Clerk

Water & Sewer: Based upon review of the proposed development, water and sewer service by Fairhope Public Utilities is currently available. All tap fees and system development charges (SDC's) will apply, and all necessary infrastructure improvements will be at the developer's expense.

Kimberly Creech
Treasurer

Electric: Electric is not available through Fairhope Public Utilities.

Gas: Gas is available through Fairhope Public Utilities.

Sincerely,

Daryl Morefield
Water & Wastewater Superintendent

Marshall King
Electrical Engineering Technician

161 North Section St.
PO Drawer 429
Fairhope, AL 36533

251-928-2136 (p)
251-928-6776 (f)
www.fairhopeal.gov

Sid Grose
Gas Construction Supervisor