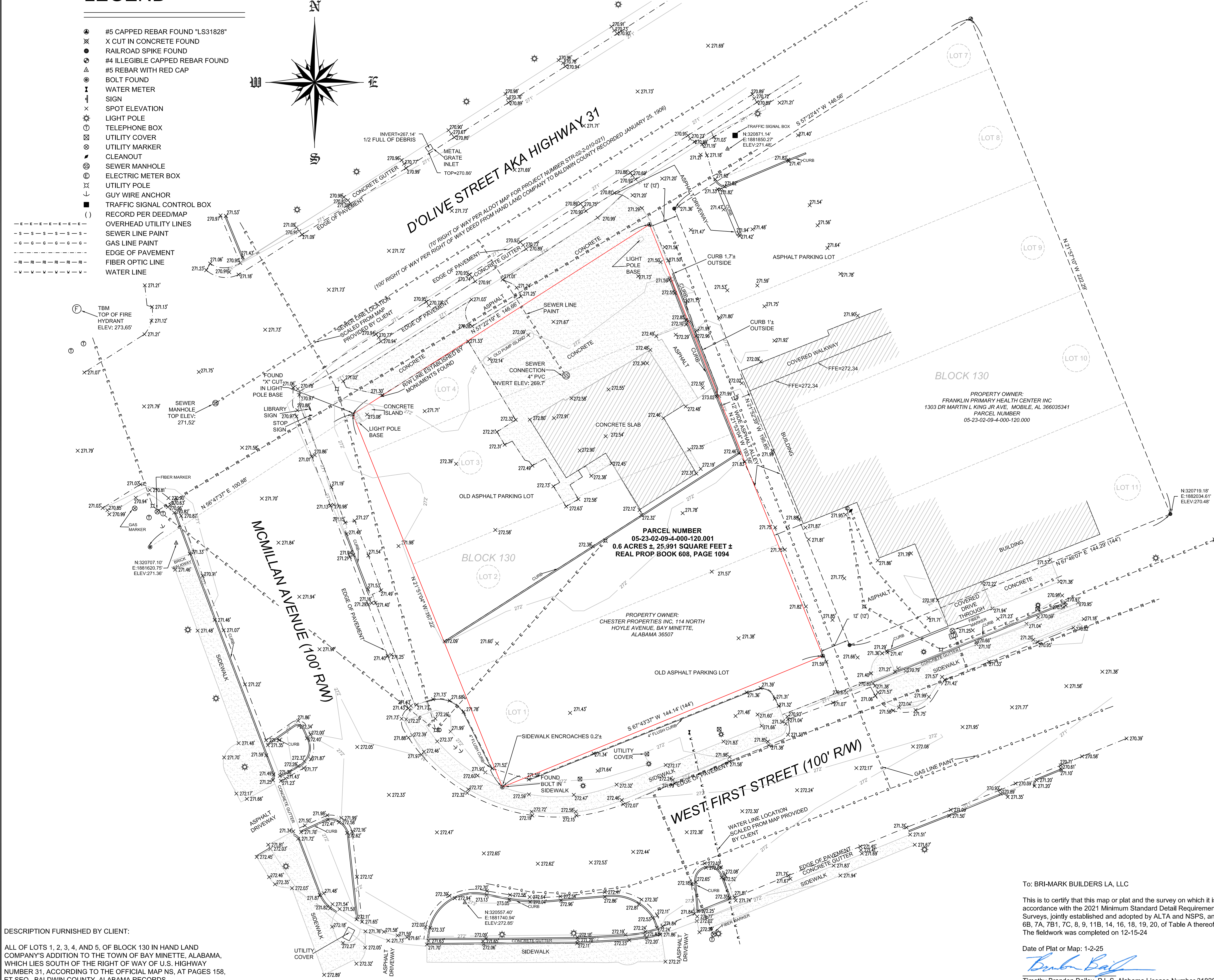
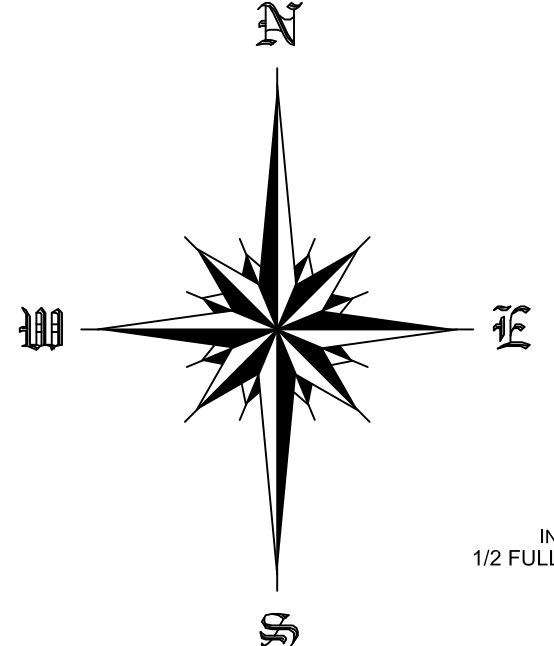


Exhibit A

SP-25002, Cobblestone Hotel & Suites Site Plan

LEGEND

- #5 CAPPED REBAR FOUND "LS31828"
- X CUT IN CONCRETE FOUND
- RAILROAD SPIKE FOUND
- #4 ILLEGIBLE CAPPED REBAR FOUND
- #5 REBAR WITH RED CAP
- BOLT FOUND
- WATER METER
- SIGN
- SPOT ELEVATION
- LIGHT POLE
- TELEPHONE BOX
- UTILITY COVER
- UTILITY MARKER
- CLEANOUT
- SEWER MANHOLE
- ELECTRIC METER BOX
- UTILITY POLE
- GUY WIRE ANCHOR
- TRAFFIC SIGNAL CONTROL BOX
- RECORD PER DEED/MAP
- OVERHEAD UTILITY LINES
- SEWER LINE PAINT
- GAS LINE PAINT
- EDGE OF PAVEMENT
- FIBER OPTIC LINE
- WATER LINE

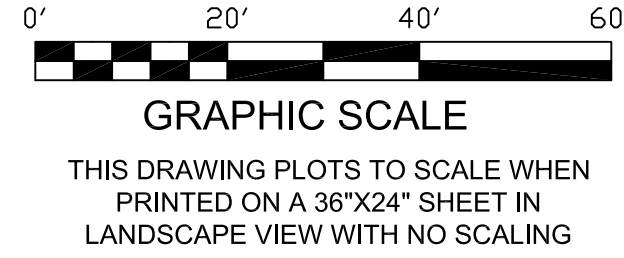


DESCRIPTION FURNISHED BY CLIENT:
ALL OF LOTS 1, 2, 3, 4, AND 5, OF BLOCK 130 IN HAND LAND COMPANY'S ADDITION TO THE TOWN OF BAY MINETTE, ALABAMA, WHICH LIES SOUTH OF THE RIGHT OF WAY OF U.S. HIGHWAY NUMBER 31, ACCORDING TO THE OFFICIAL MAPS, AT PAGES 158, ET SEQ., BALDWIN COUNTY, ALABAMA RECORDS.

SURVEY PREPARED BY:
Timothy Brandon Bailey, PLS
832 Artillery Range West
Spanish Fort, Alabama 36527
Telephone: 251-564-7295
tbailey@hotmail.com

Scale: 1" = 20'
File No.: 1-24

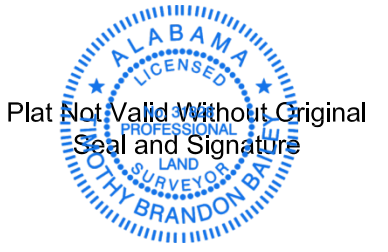
THIS DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENT'S CONVEYANCE.



To: BRI-MARK BUILDERS LA, LLC
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, 5, 6A, 6B, 7A, 7B1, 7C, 8, 9, 11B, 14, 16, 18, 19, 20, of Table A thereof.
The fieldwork was completed on 12-15-24
Date of Plat or Map: 1-2-25
Timothy Brandon Bailey
Timothy Brandon Bailey, P.L.S. Alabama License Number 31828

TYPE OF SURVEY:
ALTA/NSPS LAND TITLE SURVEY

CLIENT:
BRI-MARK BUILDERS LA, LLC



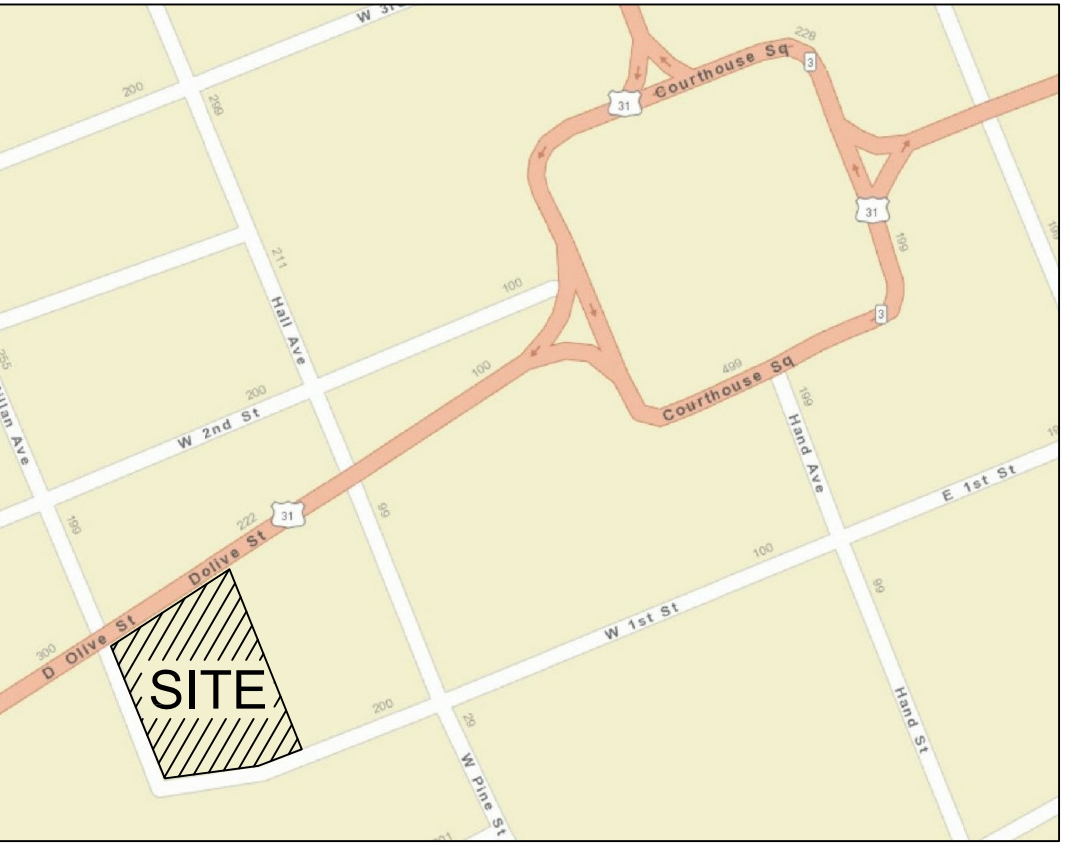
- NOTES:
1. ACTUAL BEARINGS AND NORTH ARROW REFERENCED TO REAL TIME KINEMATIC GPS OBSERVATIONS (GRID NORTH) (ALABAMA WEST NAD1983)
 2. LAST DAY IN FIELD: 12-31-24
 3. REFERENCES USED IN THIS SURVEY: REAL PROPERTY BOOK 608, PAGE 1094; DEED BOOK 4, PAGE 158; FOUND IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA, RIGHT OF WAY DEED FROM HAND LAND COMPANY TO BALDWIN COUNTY RECORDED JANUARY 25, 1906 PROVIDED BY BALDWIN COUNTY HIGHWAY DEPARTMENT. ALDOT RIGHT OF WAY MAP FOR PROJECT STR-02-2-010-021 PROVIDED BY ALDOT.
 4. THIS PLAT IS THE PROPERTY OF TIMOTHY BRANDON BAILEY, PLS. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON. IT IS NOT TRANSFERABLE TO ANY OTHER PARTY AND MAY NOT BE USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN CONSENT FROM TIMOTHY BRANDON BAILEY, PLS.
 5. SOURCE OF TITLE INFORMATION PROVIDED BY CLIENT: TITLE COMMITMENT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 24-000002
 6. LANDS SHOWN HEREON WHERE NOT ABSTRACTED BY TIMOTHY B. BAILEY, PLS AND IS THEREFORE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS OF WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THIS PROPERTY.
 7. THIS SURVEY DOES NOT REFLECT, DETERMINE OR GUARANTEE OWNERSHIP.
 8. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD1988) BENCHMARK UTILIZED ALDOT GNSS NETWORK. COORDINATE VALUES SHOWN REFERENCED TO ALABAMA STATE PLANE WEST (NAD83).
 9. PROPERTY OWNER: CHESTER PROPERTIES INC, 114 NORTH HOYLE AVENUE, BAY MINETTE, ALABAMA 36507
 10. REVISED 1-2-25: CORRECTED SPOT ELEVATION LABELS, ADDED CONTOUR LINES, ADDED SCALED LOCATION FOR WATER AND SEWER LINES FROM NORTH BALDWIN UTILITIES MAP PROVIDED BY CLIENT, ADDED SEWER CONNECTION INVERT ELEVATION.

- ALTA TABLE A NOTES:
1. MONUMENTS AT CORNERS AS SHOWN OR NOTED ON THE DRAWING HEREON.
 2. ADDRESS OF THE SURVEYED PROPERTY: 205 D'OLIVE STREET, BAY MINETTE, ALABAMA 36507
 3. ACCORDING TO FEMA FLOOD MAP NUMBER 01003C0294M THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, THE PROPERTY IS LOCATED IN ZONE X (NOT SHADED)
 4. GROSS LAND AREA: 0.6 ACRES ±, 25,991 SQUARE FEET ±
 5. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD1988) BENCHMARK UTILIZED ALDOT GNSS NETWORK.
 6. NO ZONING LETTER HAS BEEN FURNISHED BY CLIENT. NO INFORMATION REGARDING BUILDING SETBACKS HAS BEEN FURNISHED TO SURVEYOR.
 7. NO BUILDINGS ARE LOCATED ON THE PROPERTY.
 8. SUBSTANTIAL FEATURES SHOWN OR NOTED HEREON.
 9. NO PARKING SPACES LOCATED ON THE PROPERTY
 11. EVIDENCE OF UNDERGROUND UTILITIES SHOWN FROM SURFACE EVIDENCE AND MARKINGS PROVIDED BY ALABAMA 811. NO MARKINGS FOR WATER LINES, FIBER OPTIC, TELEPHONE NOR ELECTRICAL LINES WHERE OBSERVED DURING FIELD WORK. HOWEVER A WATER METER BOX IS LOCATED ON THE PROPERTY AND LIGHT POLES ARE LOCATED IN THE RIGHT OF WAY ON THE SOUTH SIDE OF THE PROPERTY. THE SURVEYOR CANNOT DETERMINE THE LOCATION OF UNDERGROUND WATER AND ELECTRICAL LINES ON THE PROPERTY. FIBER OPTIC LINES SHOWN HEREON ARE SHOWN FROM SKETCH PROVIDED BY UNITY FIBER. WATER LINES AND SEWER LINES SHOWN HEREON ARE FROM SKETCH PROVIDED BY CLIENT.
 16. NO EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION OBSERVED.
 17. NO PROPOSED CHANGES TO RIGHT OF WAY LINES HAS BEEN MADE AVAILABLE TO THE SURVEYOR. THE RIGHT OF WAY LINE FOR D'OLIVE STREET AKA HIGHWAY 31 IS SHOWN HEREON FROM MONUMENTS FOUND DURING FIELD WORK. THE RIGHT OF WAY WIDTH FOR D'OLIVE STREET IS UNCERTAIN AS NOTED ON THE MAP HEREON.
 18. NO PLOTTABLE OFF SITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO THE SURVEYOR.
 20. CLIENT REQUEST ANY OBSERVED EVIDENCE OF SITE USE AS SOLID WASTE DUMP, SUMP, SANITARY LANDFILL, OR ANY OTHER POTENTIAL CONTAMINATING USES THE PROPERTY BE SHOWN.
 - THE PROPERTY WAS FORMERLY OCCUPIED BY AN AUTOMOTIVE SERVICE STATION AND GAS STATION. THERE MAY BE UNDERGROUND TANKS ON THE PROPERTY.

THE FOLLOWING NUMBERS REFER TO EXCEPTIONS LISTED IN SCHEDULE B PART 2 OF THE TITLE COMMITMENT PROVIDED BY CLIENT BY WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 24-000002:

12. ANY PORTION OF THE LAND LYING WITHIN THE RIGHT OF WAY OF D'OLIVE OR WEST 1ST STREET.
-THE RIGHT OF WAY LINES SHOWN ON THE MAP HEREON ARE FROM MONUMENTS FOUND IN THE FIELD. THE RIGHT OF WAY WIDTH OF D'OLIVE STREET IS UNCERTAIN AS NOTED ON THE MAP HEREON. A PORTION OF LOT 4 AND ALL OF LOT 5 MAY FALL WITHIN THE RIGHT OF WAY OF D'OLIVE STREET.
13. ANY CLAIM WHICH MAY ARISE OUT OF THE ENCROACHMENT OF THE CONCRETE AND CURB OVER THE EAST LINE OF THE LAND AS SHOWN ON SURVEY DATED 11/29/2024 BY TIMOTHY BRANDON BAILEY P.L.S. #31828.
-THE CURB ENCROACHING ON THE EAST LINE OF THE PROPERTY IS NOTED ON THE MAP HEREON.

VICINITY MAP - NOT TO SCALE



GENERAL NOTES – FLOOR PLANS:

1. REFER TO ENLARGED SHEETS FOR PUBLIC SPACE & GUESTROOM PLANS, DIMENSIONS & NOTATIONS.
2. FOR ALL FINISH MATERIAL DESIGNATIONS SEE 1/4" ENLARGED FINISH PLANS.
3. HINGES SIDE OF DOOR TO BE LOCATED 4" FROM ADJACENT WALL, UNO. 4" STD SWING DOORS & FRAMES SHALL BE INSTALLED AS SHOWN BELOW, UNO.
4. REFERENCE DOOR AND WINDOW MANUFACTURERS' SPECIFICATIONS FOR ACTUAL ROUGH OPENING SIZE. SEE A6 SHEETS FOR DOOR AND WINDOW TYPES.
5. FOR SPECIFIC WALL ASSEMBLY INFORMATION, SEE A8 SHEETS.
6. TO THE MAXIMUM EXTENT POSSIBLE, FLOOR CLEAN OUTS ARE TO BE LOCATED IN INCONSPICUOUS PLACES AND NOT IN GUESTROOMS. ALL FLOOR CLEAN OUTS LOCATED IN CARPETED AREAS ARE TO BE FITTED WITH CARPET INSERTS. ALL CLEANOUTS ARE TO BE FLUSH TO FLOOR/WALLS.
7. ALIGN FINISHES WHERE DISSIMILAR WALL TYPES MEET, UNO.
8. REFER TO ELECTRICAL, MECHANICAL, AND POOL PROTOTYPE PLANS FOR INFORMATION AND LOCATIONS.
9. PROVIDE PLYWOOD WALL BLOCKING WHERE ARTWORK, MARKERBOARDS (MBD) AND TACKBOARDS (TBD) ARE SHOWN. EXTENT OF BLOCKING TO MATCH SIZE OF ARTWORK, MARKERBOARDS (MBD) AND TACKBOARDS (TBD). PROVIDE WALL BLOCKING FOR FURNITURE, EQUIPMENT, FITTINGS, FIXTURES AND ACCESSORIES IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND REQUIREMENTS. SEE PARTITION BLOCKING DETAILS. DESIGN LOAD FOR FITTINGS AND FIXTURES MUST INCLUDED MIN, 250 LB VERTICAL AND HORIZONTAL FORCES.
10. PROVIDE VISUAL AND AUDIBLE EMERGENCY ALARM SYSTEM THROUGHOUT PUBLIC AND COMMON USE AREAS OF BUILDING.
11. ALL INT. DIMS ARE FROM FACE-OF-STUD TO FACE-OF-STUD.
12. ALL EXT. DIMS ARE FROM OUTSIDE FACE-OF-SHEATHING TO OUTSIDE FACE-OF-SHEATHING.
13. PROVIDE 3 1/2" SOUND BATT INSULATION AROUND PERIMETER OF TOILET ROOMS AND OFFICE WALLS.
14. ALL INTERIOR WALLS TO BE 2x4 OR 2x6 @ 16" O.C. (SEE FLOOR PLAN FOR SIZE) w/ 5/8" GYPSUM BOARD BOTH SIDES (U.N.O.) – EXTEND TO BOTTOM CHORD OF TRUSSES.
15. ALL HEARING IMPAIRED UNITS TO HAVE THE FOLLOWING: STROBE & SOUND ACTIVATING DOORBELL w/ 5 SECOND RING. PROVIDE DOORBELL ON/OFF SWITCH WITHIN GUESTROOMS. PUSH BUTTON MUST BE ON LATCH SIDE OF DOOR. ALARMS TO BE VISIBLE FROM ALL AREAS OF THE UNIT, CONNECTED TO THE BUILDING EMERGENCY SYSTEM. PROVIDE VOLUME CONTROLS ON ALL TELEPHONES. PROVIDE AN ACCESSIBLE ELECTRICAL OUTLET WITHIN (4') OF A TELEPHONE TO FACILITATE THE USE OF A TEXT TELEPHONE. SEE PLANS FOR LOCATION.
16. RESILIENT CHANNEL TO BE INSTALLED WITH THE STRAP DOWN.
17. SET FLOOR DRAINS AND FLOOR SINKS WITH TOP OF FINISH FLOOR. SLOPE CONCRETE FLOOR AT 1/8" PER FOOT TOWARDS FLOOR DRAINS AND AWAY FROM ALL WALLS. SEE FOUNDATION PLAN FOR LOCATIONS.


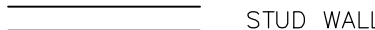










HOTEL UNIT RECAP								
	KING	ADA KING	ADA KING STUDIO	KING SUITE	ADA KING SUITE	DQ	DQ STUDIO	TOTAL
1ST FLOOR	—	1	—	—	—	—	2	3
2ND FLOOR	2	—	—	2	1	4	8	17
3ND FLOOR	2	1	—	3	—	3	8	17
4TH FLOOR	2	—	1	3	—	4	7	17
TOTAL	6	2	1	8	1	11	25	54

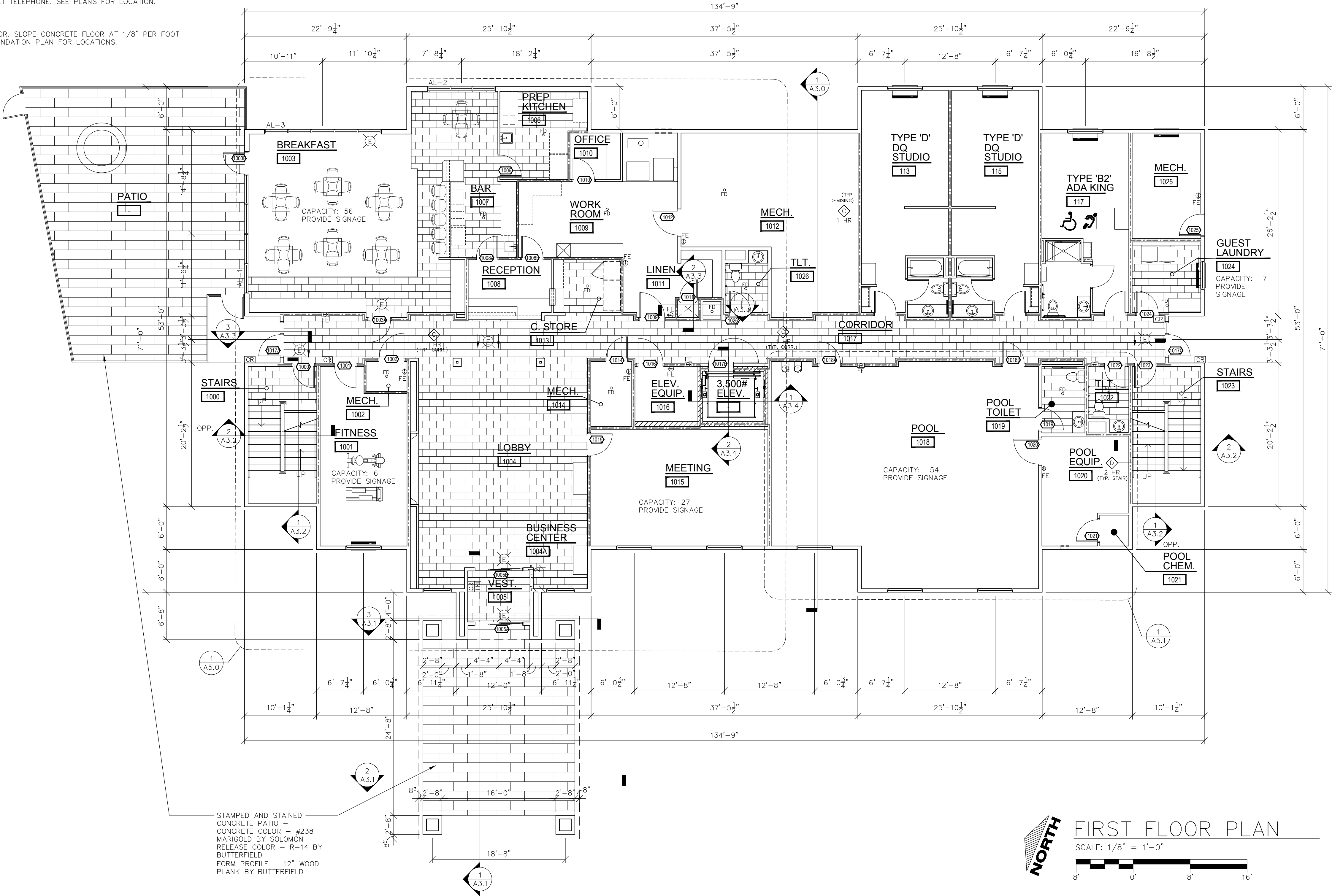
HEARING/VISUAL IMPAIRED UNIT QUANTITIES

	APPENDIX "E" TABLE E104.2.1	ROOM NUMBERS PROVIDED
TOTAL NUMBER OF UNITS = 54	51 – 75 UNITS = 7 & 7 UNITS W/	117, 203, 210, 306, 317 409, 416

ACCESSIBLE UNIT QUANTITIES

	CHAPTER 11 TABLE 1107.6.1.1	ROOM NUMBERS PROVIDED
TOTAL NUMBER OF UNITS = 54	51 – 75 UNITS = 4 & 4 UNITS (1 ROLL-IN SHOWER)	117, 201, 311, 412

TYP. FLOOR PLAN SYMBOLS:		
	WALL TYPE – SEE A8 SHEETS SEE ENLARGED PLANS FOR ADDITIONAL CALL-OUTS	 STUD WALL
	FIRE EXTINGUISHER – SEE SHEET A4.2	 POURED CONCRETE WALL
	FIRE EXTINGUISHER w/ CABINET – SEE SHEET A4.2	 (2) HOUR RATED FIRE-BARRIER
	CARD READER LOCATION	 (1) HOUR RATED FIRE-BARRIER
	INTERCOM OR HOUSE PHONE CONNECTED TO FRONT DESK w/ METHOD OF OPERATING DOOR	 (1) HOUR RATED FIRE PARTITION
	HEARING / VISUALLY IMPAIRED UNIT	SEE PLAN FOR ALL WALL WIDTHS
	EXIT ACCESS	



Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION

BriMark
Builders, LLC

PROJECT INFORMATION

NEW HOTEL FOR:

COBBLESTONE HOTEL AND SUITES

D'OLIVE STREET • BAY MINETTE, ALABAMA

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE JAN. 15, 2025

REVISIONS

JOB NUMBER

240008100

SHEET NUMBER

A1.1

GENERAL NOTES – FLOOR PLANS:

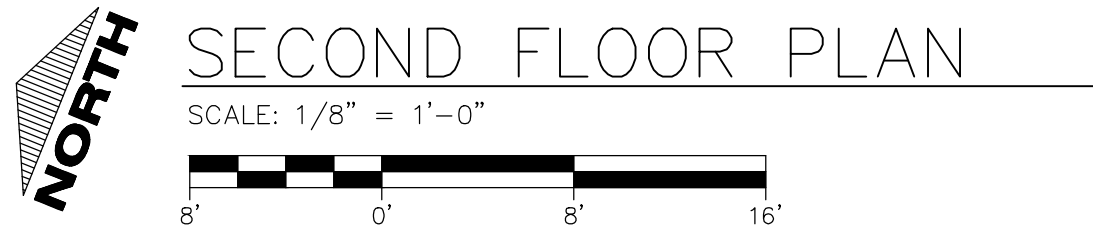
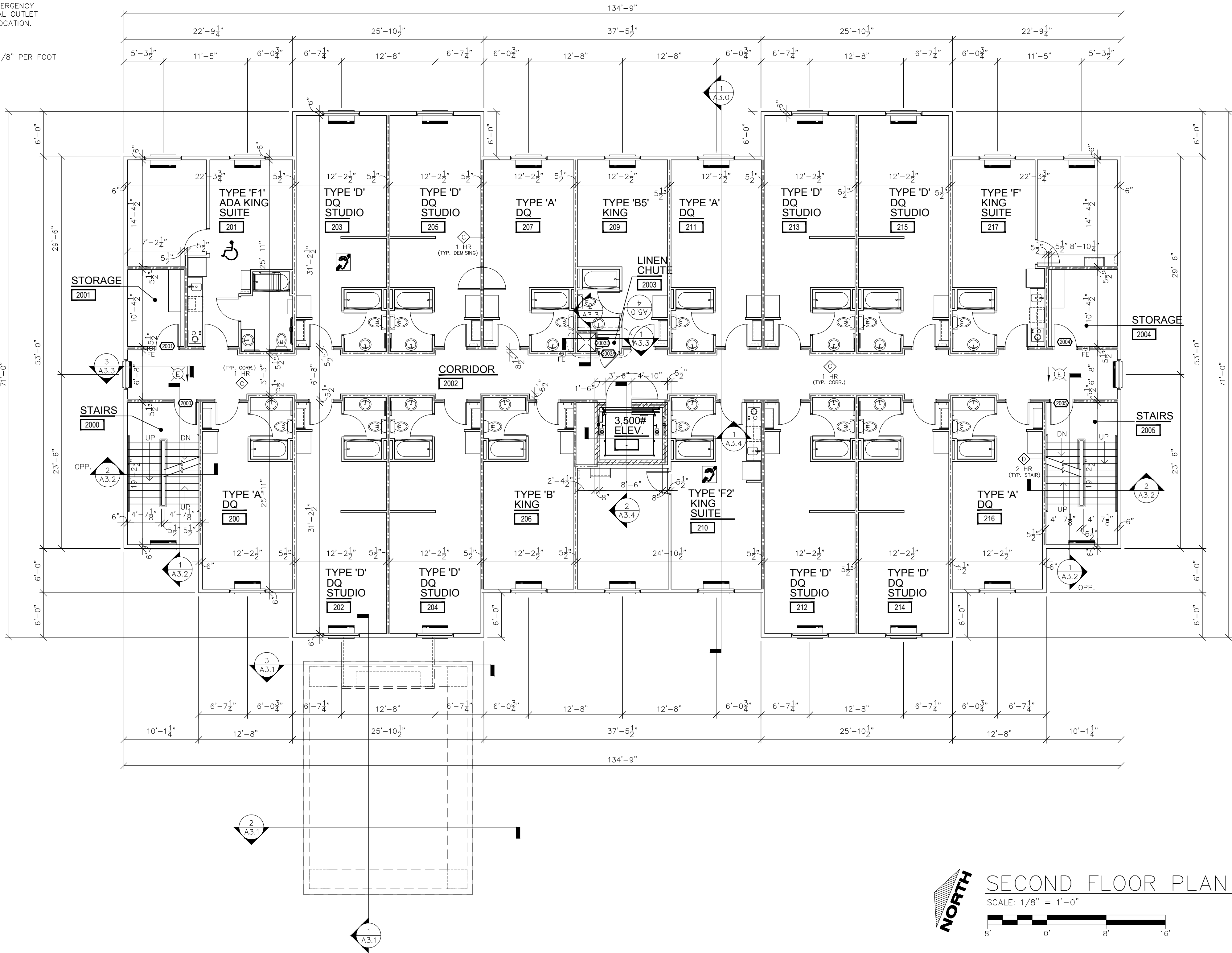
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2. FOR ALL FINISH MATERIAL DESIGNATIONS SEE 1/4" ENLARGED FINISH PLANS.
3. HINGES SIDE OF DOOR TO BE LOCATED 4" FROM ADJACENT WALL, UNO. 4" STD SWING DOORS & FRAMES SHALL BE INSTALLED AS SHOWN BELOW, UNO.
4. REFERENCE DOOR AND WINDOW MANUFACTURERS' SPECIFICATIONS FOR ACTUAL ROUGH OPENING SIZE. SEE A6 SHEETS FOR DOOR AND WINDOW TYPES.
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10. PROVIDE VISUAL AND AUDIBLE EMERGENCY ALARM SYSTEM THROUGHOUT PUBLIC AND COMMON USE AREAS OF BUILDING.
11. ALL INT. DIMS ARE FROM FACE-OF-STUD TO FACE-OF-STUD.
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13. PROVIDE 3 1/2" SOUND BATT INSULATION AROUND PERIMETER OF TOILET ROOMS AND OFFICE WALLS.
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15. ALL HEARING IMPAIRED UNITS TO HAVE THE FOLLOWING: STROBE & SOUND ACTIVATING DOORBELL w/ 5 SECOND RING. PROVIDE DOORBELL ON/OFF SWITCH WITHIN GUESTROOMS. PUSH BUTTON MUST BE ON LATCH SIDE OF DOOR. ALARMS TO BE VISIBLE FROM ALL AREAS OF THE UNIT, CONNECTED TO THE BUILDING EMERGENCY SYSTEM. PROVIDE VOLUME CONTROLS ON ALL TELEPHONES. PROVIDE AN ACCESSIBLE ELECTRICAL OUTLET WITHIN (4') OF A TELEPHONE TO FACILITATE THE USE OF A TEXT TELEPHONE. SEE PLANS FOR LOCATION.
16. RESILIENT CHANNEL TO BE INSTALLED WITH THE STRAP DOWN.
17. SET FLOOR DRAINS AND FLOOR SINKS WITH TOP OF FINISH FLOOR. SLOPE CONCRETE FLOOR AT 1/8" PER FOOT TOWARDS FLOOR DRAINS AND AWAY FROM ALL WALLS. SEE FOUNDATION PLAN FOR LOCATIONS.

HOTEL UNIT RECAP								
	KING	ADA KING	ADA KING STUDIO	KING SUITE	ADA KING SUITE	DQ	DQ STUDIO	TOTAL
1ST FLOOR	—	1	—	—	—	—	2	3
2ND FLOOR	2	—	—	2	1	4	8	17
3ND FLOOR	2	1	—	3	—	3	8	17
4TH FLOOR	2	—	1	3	—	4	7	17
TOTAL	6	2	1	8	1	11	25	54

HEARING/VISUAL IMPAIRED UNIT QUANTITIES		
	APPENDIX "E" TABLE E104.2.1	ROOM NUMBERS PROVIDED
TOTAL NUMBER OF UNITS = 54	51-75 UNITS = 7 & 7 UNITS W/	117, 203, 210, 306, 317 409, 416

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ARCHITECTURAL SECOND FLOOR PLAN

Always a Better Plan

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SHEET DATES

ISSUE DATE JAN. 15, 2025

REVISIONS

JOB NUMBER

240008100

SHEET NUMBER


A1.2

GENERAL NOTES – FLOOR PLANS:

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HOTEL UNIT RECAP								
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
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ACCESSIBLE UNIT QUANTITIES

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
TYP. FLOOR PLAN SYMBOLS:




WALL TYPE – SEE A8 SHEETS
SEE ENLARGED PLANS FOR
ADDITIONAL CALL-OUTS




FIRE EXTINGUISHER –
SEE SHEET A4.2




FIRE EXTINGUISHER w/ CABINET –
SEE SHEET A4.2




CARD READER LOCATION



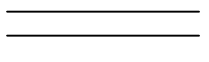
INTERCOM OR HOUSE PHONE
CONNECTED TO FRONT DESK w/
METHOD OF OPERATING DOOR



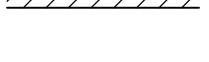
HEARING / VISUALLY IMPAIRED UNIT




EXIT ACCESS




STUD WALL




POURED CONCRETE WALL



(2) HOUR RATED
FIRE-BARRIER

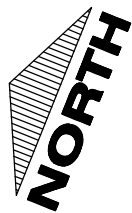
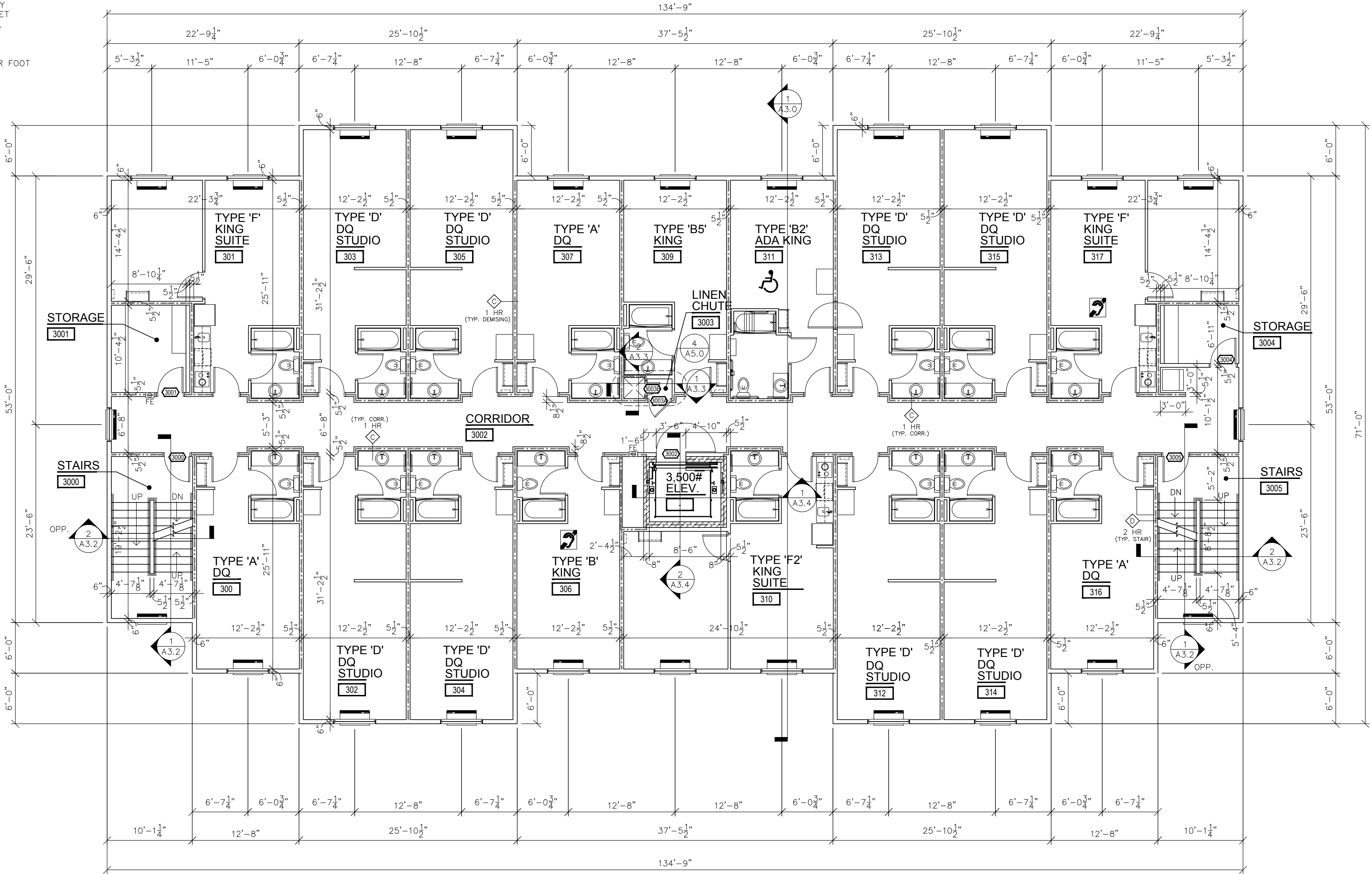


(1) HOUR RATED
FIRE-BARRIER



(1) HOUR RATED
FIRE PARTITION

SEE PLAN FOR ALL WALL WIDTHS



THIRD FLOOR PLAN

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



ARCHITECTURAL THIRD FLOOR PLAN



Always a Better Plan

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Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION



BriMark
Builders, LLC

PROJECT INFORMATION

NEW HOTEL FOR:
COBBLESTONE HOTEL AND SUITES
D'OLIVE STREET • BAY MINETTE, ALABAMA

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE JAN. 15, 2025

REVISIONS

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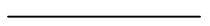










SHEET NUMBER

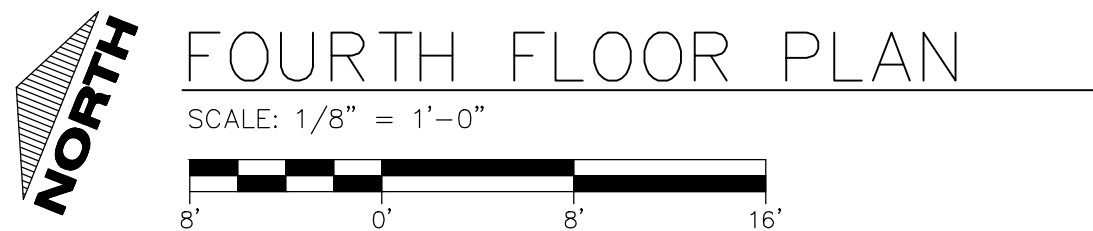
A1.3

1. REFER TO ENLARGED SHEETS FOR PUBLIC SPACE & GUESTROOM PLANS, DIMENSIONS & NOTATIONS.
2. FOR ALL FINISH MATERIAL DESIGNATIONS SEE 1/4" ENLARGED FINISH PLANS.
3. HINGES SIDE OF DOOR TO BE LOCATED 4" FROM ADJACENT WALL, UNO.
4. REFERENCE DOOR & WINDOW MANUFACTURERS' SPECIFICATIONS FOR ACTUAL ROUGH OPENING SIZE. SEE A6 SHEETS FOR DOOR AND WINDOW TYPES.
5. FOR SPECIFIC WALL ASSEMBLY INFORMATION, SEE A8 SHEETS.
6. TO THE MAXIMUM EXTENT POSSIBLE, FLOOR CLEAN OUTS ARE TO BE LOCATED IN INCONSPICUOUS PLACES AND NOT IN GUESTROOMS. ALL FLOOR CLEAN OUTS LOCATED IN CARPETED AREAS ARE TO BE FITTED WITH CARPET INSERTS. ALL CLEANOUTS ARE TO BE FLUSH TO FLOOR/WALLS.
7. ALIGN FINISHES WHERE DISSIMILAR WALL TYPES MEET, UNO.
8. REFER TO ELECTRICAL, MECHANICAL, AND POOL PROTOTYPE PLANS FOR INFORMATION AND LOCATIONS.
9. PROVIDE PLYWOOD WALL BLOCKING WHERE ARTWORK, MARKERBOARDS (MBD) AND TACKBOARDS (TBD) ARE SHOWN. EXTENT OF BLOCKING TO MATCH SIZE OF ARTWORK, MARKERBOARDS (MBD) AND TACKBOARDS (TBD). PROVIDE WALL-BLOCKING FOR FITTINGS, FIXTURES AND ACCESSORIES IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS, AND REQUIREMENTS. SEE PARTITION BLOCKING DETAILS. DESIGN LOAD FOR FITTINGS AND FIXTURES MUST INCLUDED MIN. 250 LB VERTICAL AND HORIZONTAL FORCES.
10. PROVIDE VISUAL AND AUDIBLE EMERGENCY ALARM SYSTEM THROUGHOUT PUBLIC AND COMMON USE AREAS OF BUILDING.
11. ALL INT. DIMS ARE FROM FACE-OF-STUD TO FACE-OF-STUD.
12. ALL EXT. DIMS ARE FROM OUTSIDE FACE-OF-SHEATHING TO OUTSIDE FACE-OF-SHEATHING.
13. PROVIDE 3 1/2" SOUND BATT INSULATION AROUND PERIMETER OF TOILET ROOMS AND OFFICE WALLS.
14. ALL INTERIOR WALLS TO BE 2x4 OR 2x6 @ 16" O.C. (SEE FLOOR PLAN FOR SIZE) w/ 5/8" GYPSUM BOARD BOTH SIDES (U.N.O.) - EXTEND TO BOTTOM CHORD OF TRUSSES.
15. ALL HEARING IMPAIRED UNITS TO HAVE THE FOLLOWING: STROBE & SOUND ACTIVATING DOORBELL w/ 5 SECOND RING. PROVIDE DOORBELL ON/OFF SWITCH WITHIN GUESTROOMS. PUSH BUTTON MUST BE ON LATCH SIDE OF DOOR. ALARMS TO BE VISIBLE FROM ALL AREAS OF THE UNIT. CONNECTED TO THE BUILDING EMERGENCY SYSTEM. PROVIDE VOLUME CONTROLS ON ALL TELEPHONES. PROVIDE AN ACCESSIBLE ELECTRICAL OUTLET WITHIN (4') OF A TELEPHONE TO FACILITATE THE USE OF A TEXT TELEPHONE. SEE PLANS FOR LOCATION.
16. RESILIENT CHANNEL TO BE INSTALLED WITH THE STRAP DOWN.
17. SET FLOOR DRAINS AND FLOOR SINKS WITH TOP OF FINISH FLOOR, SLOPE CONCRETE FLOOR AT 1/8" PER FOOT TOWARDS FLOOR DRAINS AND AWAY FROM ALL WALLS. SEE FOUNDATION PLAN FOR LOCATIONS.

ACCESSIBLE UNIT QUANTITIES		
	CHAPTER 11 TABLE 1107.6.1.1	ROOM NUMBERS PROVIDED
TOTAL NUMBER OF UNITS = 54	$51 - 75 \text{ UNITS} = 4$ \downarrow 4 UNITS (1 ROLL-IN SHOWER)	117, 201, 311, 412

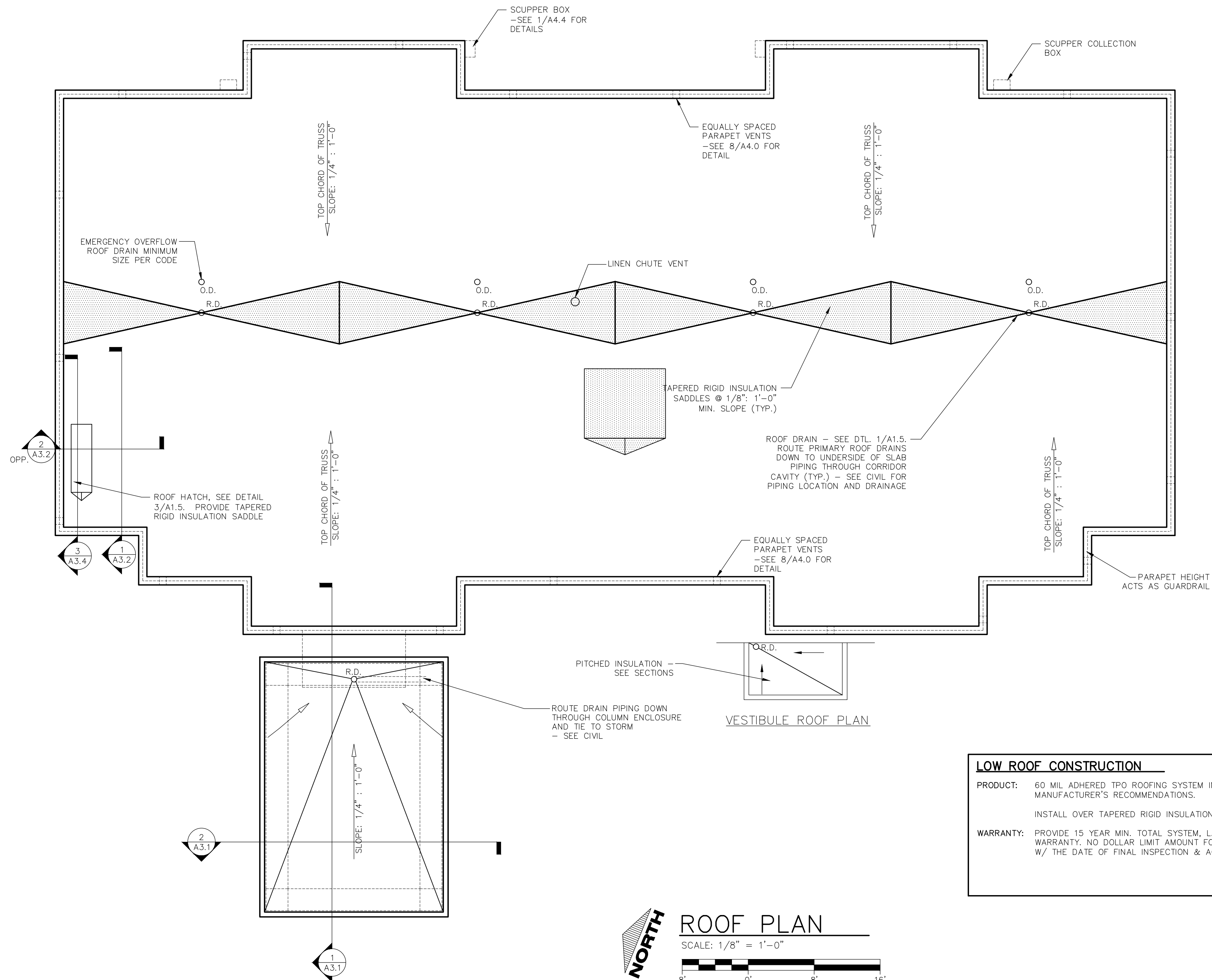
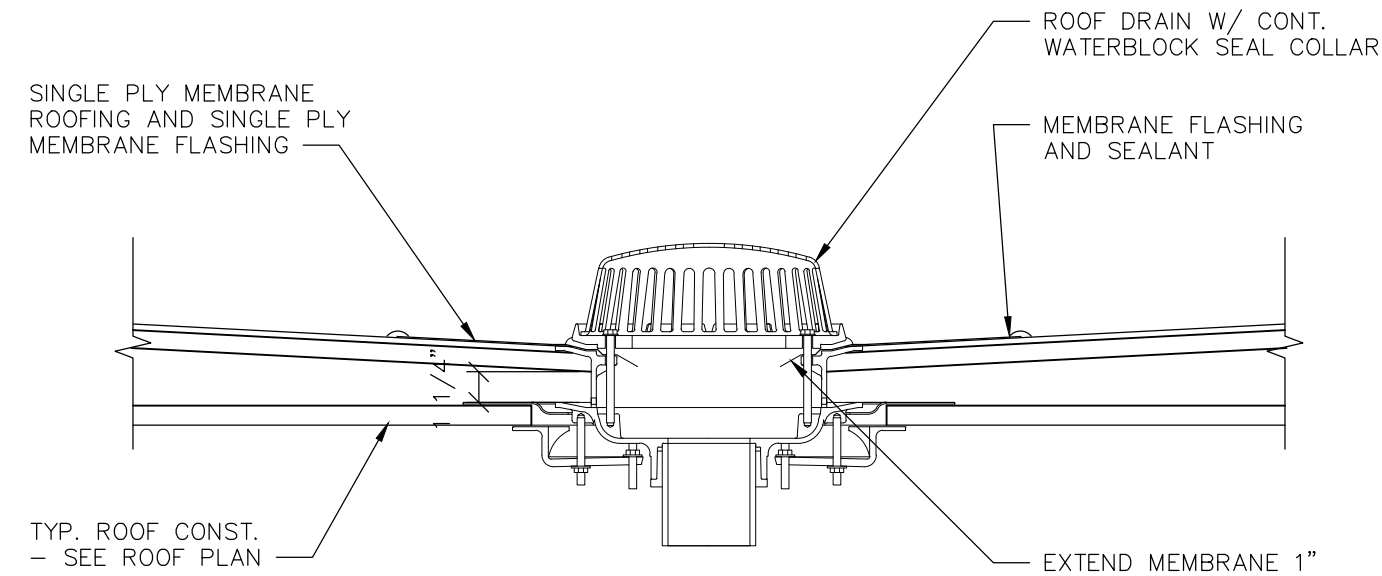
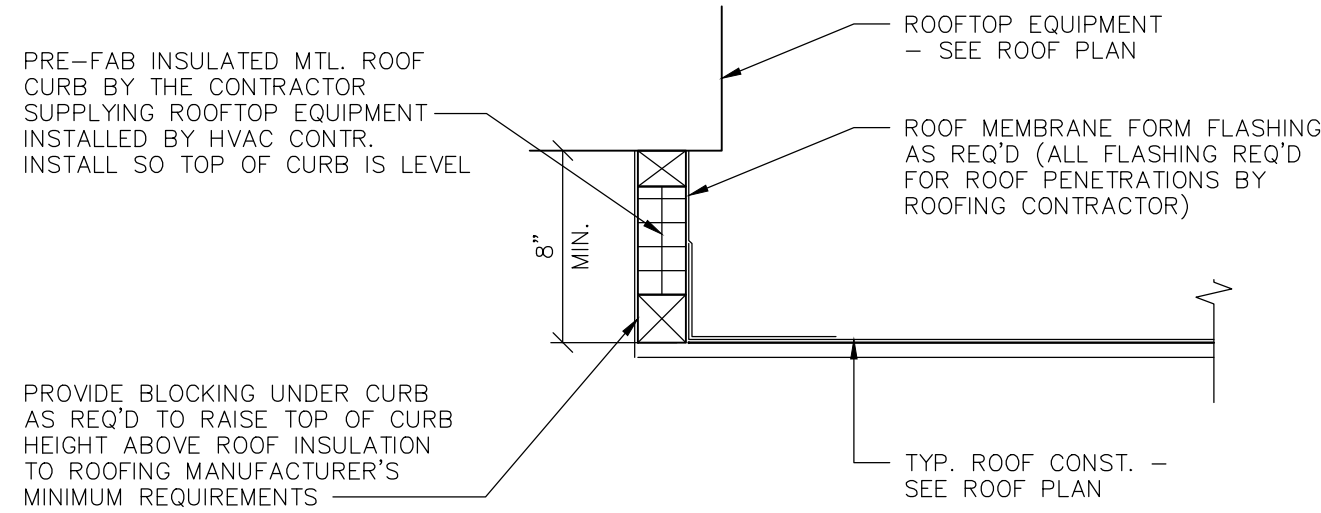
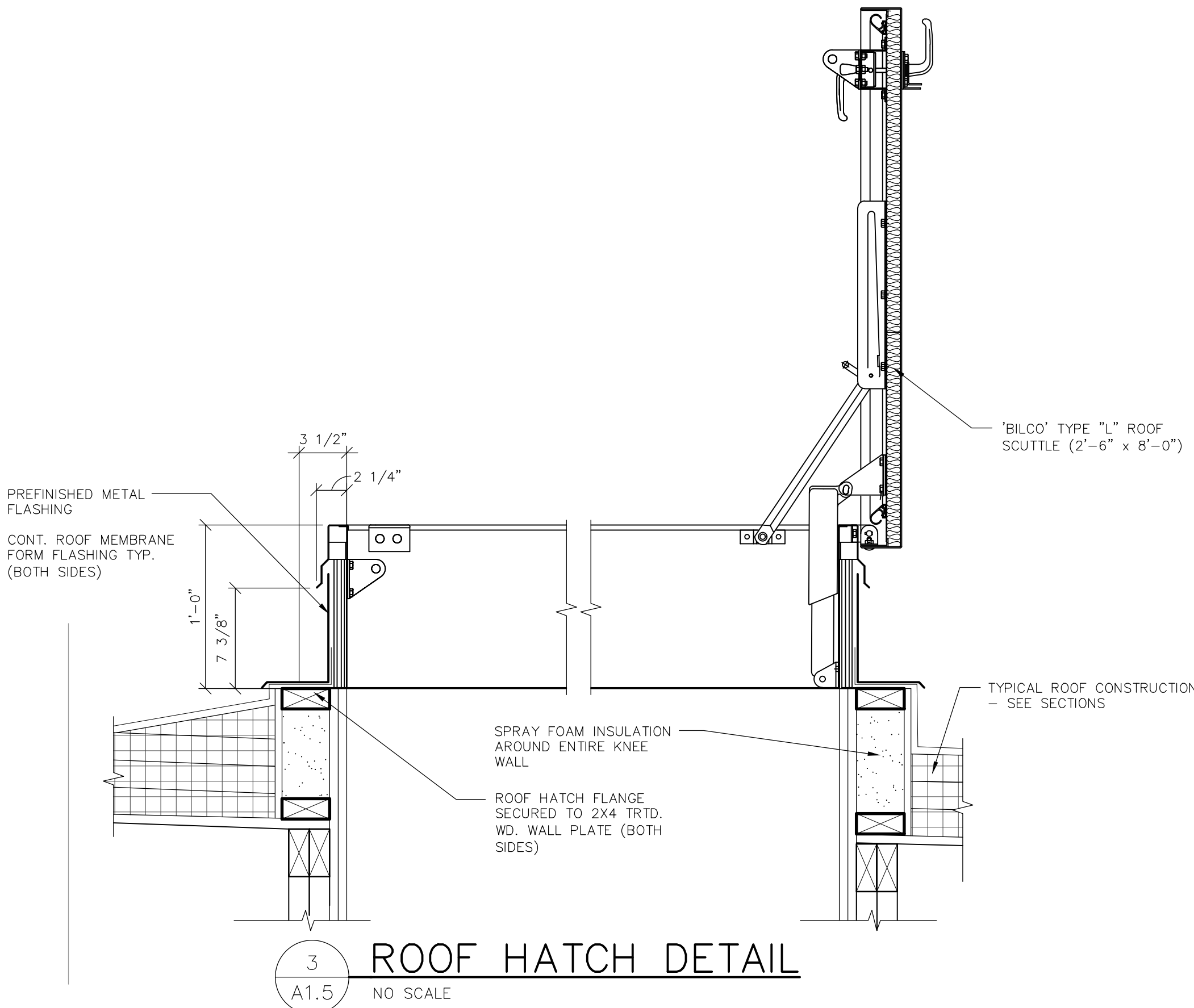
TYP. FLOOR PLAN SYMBOLS:

	WALL TYPE - SEE A8 SHEETS SEE ENLARGED PLANS FOR ADDITIONAL CALL-OUTS		STUD WALL
	FIRE EXTINGUISHER - SEE SHEET A4.2		POURED CONCRETE WALL
	FIRE EXTINGUISHER w/ CABINET - SEE SHEET A4.2		(2) HOUR RATED FIRE-BARRIER
	CARD READER LOCATION		(1) HOUR RATED FIRE-BARRIER
	INTERCOM OR HOUSE PHONE CONNECTED TO FRONT DESK w/ METHOD OF OPERATING DOOR		(1) HOUR RATED FIRE PARTITION
	HEARING / VISUALLY IMPAIRED UNIT	SEE PLAN FOR ALL WALL WIDTHS	
	EXIT ACCESS		



March 13, 2025

Planning Commission Regular Meeting Agenda Packet - EXHIBIT PAGES



ROOF CONSTRUCTION

PRODUCT: 60 MIL ADHERED TPO ROOFING SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

PROVIDE TAPERED RIGID INSULATION AS REQUIRED AND AS SHOWN ON ROOF PLAN. SEE GENERAL ROOFING NOTES.

WARRANTY: PROVIDE 15 YEAR MIN. TOTAL SYSTEM, LABOR AND MATERIAL WARRANTY. NO DOLLAR LIMIT AMOUNT FOR LEAKS. COMMENCING W/ THE DATE OF FINAL INSPECTION & ACCEPTANCE.

GENERAL ROOF NOTES:

RD = ROOF DRAIN LOCATION - SEE DETAIL 1/A1.5

DS = DOWNSPOUT LOCATION

→ = ROOF SLOPE DIRECTION

----- = PERIMETER AREA OF SNOW DRIFT

- ROOFING CONTRACTOR TO PROVIDE AND INSTALL MEMBRANE FORM FLASHING FOR ALL ROOF PENETRATIONS PER ROOF MEMBRANE MANUFACTURER'S REQUIREMENTS
- SEE MECHANICAL DRAWINGS FOR LOCATION AND SIZE OF ALL ROOF PENETRATIONS AND CURBS REQUIRED FOR MECHANICAL EQUIPMENT
- ROOF PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR

ROOF PAVERS:

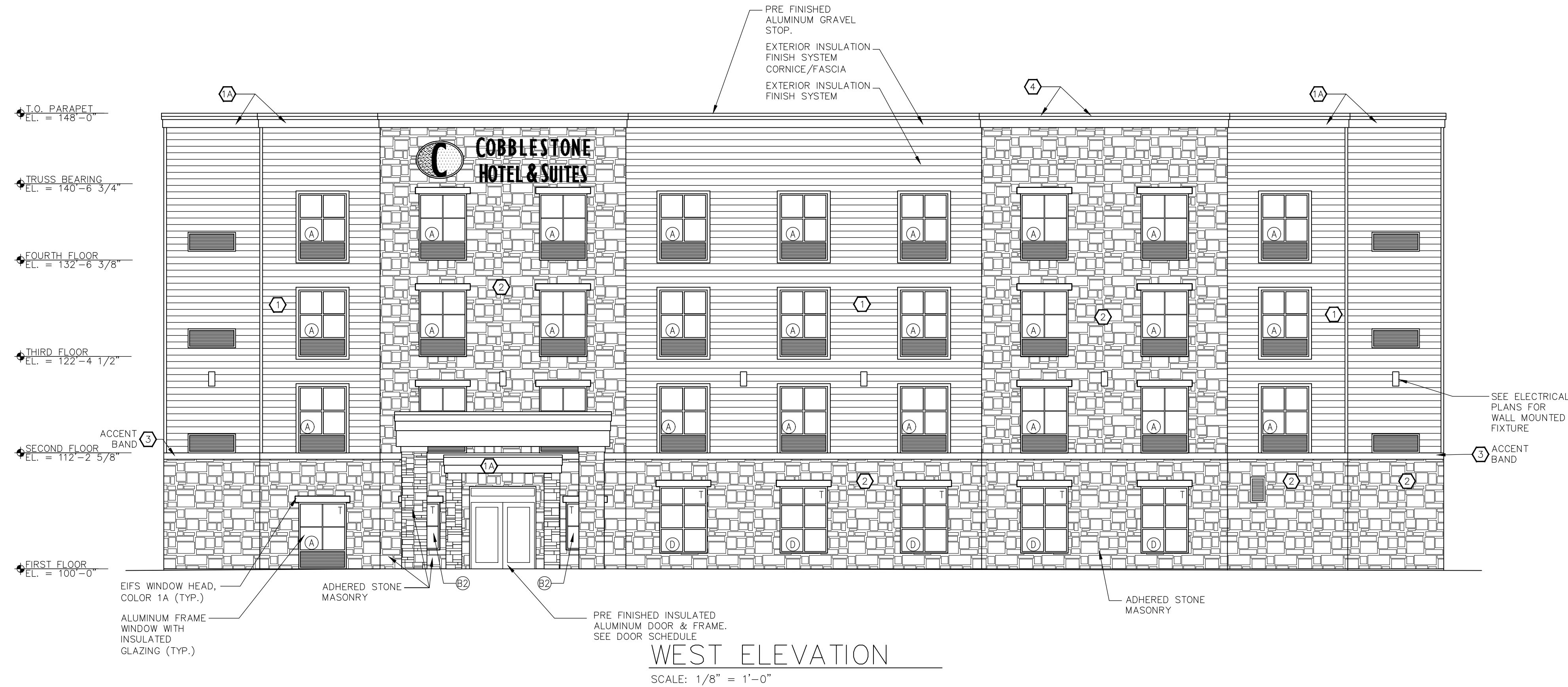
- PROVIDE SUP RESISTANT 24"x24" CONTINUOUS RUBBER WALK PADS TO ALL MECHANICAL EQUIPMENT AND VALVE STATIONS. INSTALL PER STANDARD MANUFACTURER DETAILS AND SPECS. PATH TO BE VERIFIED.

LOW ROOF CONSTRUCTION

PRODUCT: 60 MIL ADHERED TPO ROOFING SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

INSTALL OVER TAPERED RIGID INSULATION (1" MIN AT DRAIN).

WARRANTY: PROVIDE 15 YEAR MIN. TOTAL SYSTEM, LABOR AND MATERIAL WARRANTY. NO DOLLAR LIMIT AMOUNT FOR LEAKS. COMMENCING W/ THE DATE OF FINAL INSPECTION & ACCEPTANCE.



EXTERIOR COLORS		
HARDIE BOARD SIDING	1	TO MATCH NAVAJO BEIGE
EIFS COLOR #2	1A	TOTAL WALL, CUSTOM DARK BROWN TO MATCH ROOF COPING
STONE	2	ADHERED STONE VENEER CENTURION 'CATHEDRAL' COLOR: ROSEWOOD
HARDIE TRIM BOARD	3	TO MATCH ARTIC WHITE
METAL COPING COLOR	4	MIDNIGHT BRONZE BY MULE-HIDE OR SIMILAR TO MATCH EIFS TRIM COLOR

WINDOW SCHEDULE			
SYM.	MAT'L	DESCRIPTION	ROUGH OPENING UNIT SIZE W.X.H.
A	ALUMINUM	FIXED WINDOW	UNIT: (1) 5'-0" X 5'-0" + PTAC GRILLE
A1	NOT USED	NOT USED	NOT USED
B	ALUMINUM	FIXED WINDOW	UNIT: (1) 4'-0" X 5'-0" + PTAC GRILLE
B2	ALUMINUM	FIXED WINDOW	UNIT: (1) 4'-0" X 5'-0" NO PTAC GRILLE
C	NOT USED	NOT USED	NOT USED
D	ALUMINUM	FIXED WINDOW	UNIT: (1) 5'-0" X 7'-0" NO PTAC GRILLE

- PER IBC 2406.3.6 SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
- WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IBC CHAPTER 24.
- WINDOW COLOR: QUAKER TRADITIONAL SERIES T200, DARK BRONZE (TYP.)
- GLAZED OPENINGS LOCATED WITHIN 30 FEET OF GRADE SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996
- GLAZED OPENINGS LOCATED MORE THAN 30 FEET ABOVE GRADE SHALL MEET THE PROVISIONS OF THE SMALL MISSILE TEST OF ASTM E 1996

Excel

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COLLABORATION

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PROJECT INFORMATION

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D'OLIVE STREET • BAY MINETTE, ALABAMA

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE JAN. 15, 2025

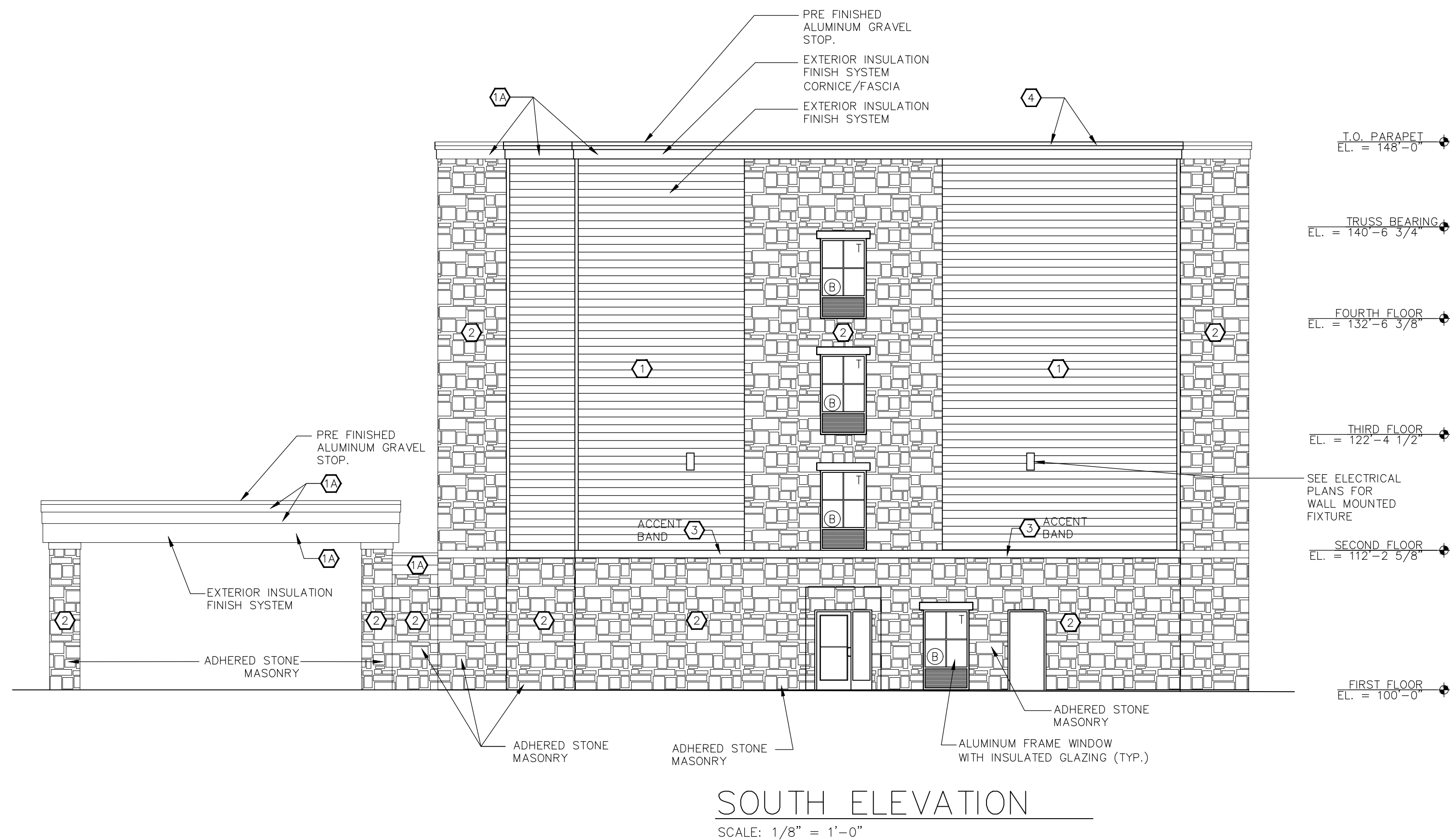
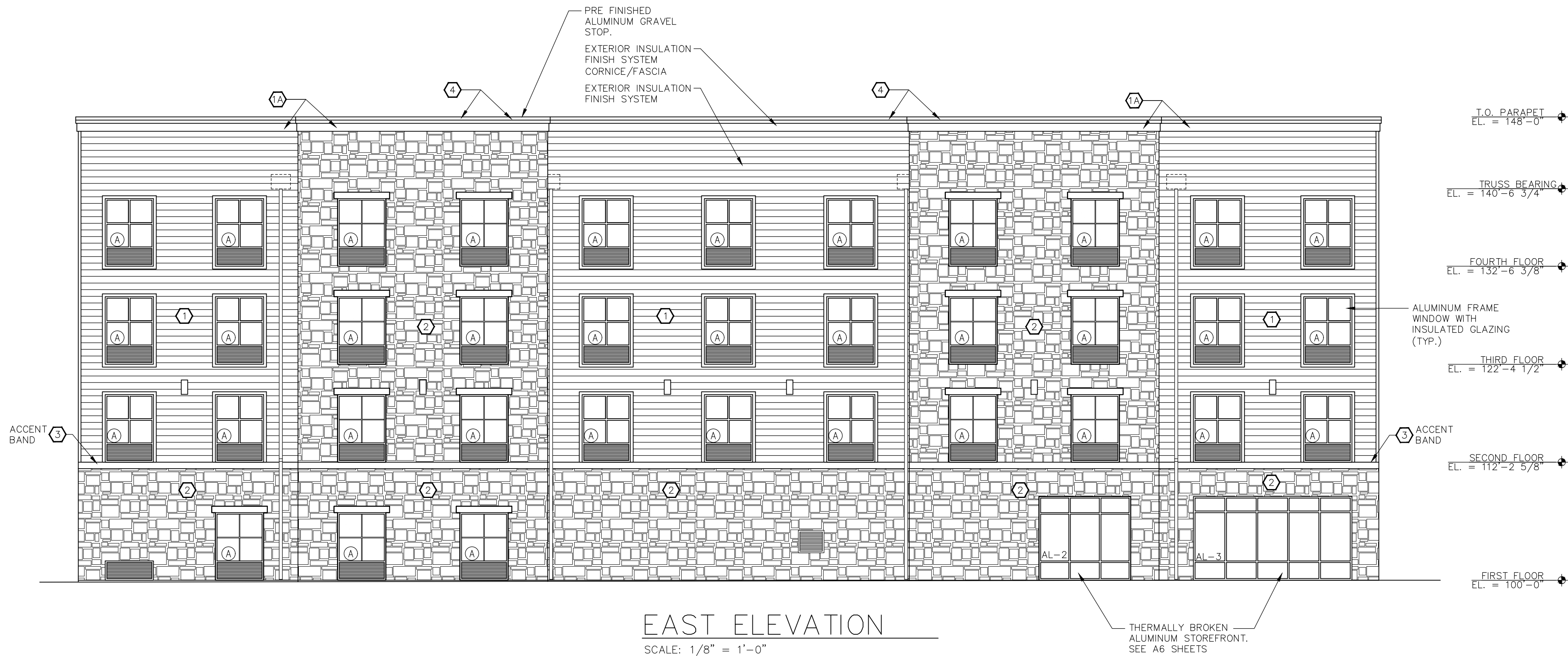
REVISIONS

JOB NUMBER

240008100

SHEET NUMBER

A2.0



EXTERIOR COLORS		
HARDIE BOARD SIDING	1	TO MATCH NAVAJO BEIGE
EIFS COLOR #2	1A	TOTAL WALL, CUSTOM DARK BROWN TO MATCH ROOF COPING
STONE	2	ADHERED STONE VENEER CENTURION 'CATHEDRAL' COLOR: ROSEWOOD
HARDIE TRIM BOARD	3	TO MATCH ARTIC WHITE
METAL COPING COLOR	4	MIDNIGHT BRONZE BY MULE-HIDE OR SIMILAR TO MATCH EIFS TRIM COLOR

WINDOW SCHEDULE			
SYM.	MAT'L	DESCRIPTION	ROUGH OPENING UNIT SIZE W-X-H.
(A)	ALUMINUM	FIXED WINDOW	UNIT: (1) 5'-0" x 5'-0" + PTAC GRILLE
(A1)	NOT USED	NOT USED	NOT USED
(B)	ALUMINUM	FIXED WINDOW	UNIT: (1) 4'-0" x 5'-0" + PTAC GRILLE
(B2)	ALUMINUM	FIXED WINDOW	UNIT: (1) 4'-0" x 5'-0" NO PTAC GRILLE
(C)	NOT USED	NOT USED	NOT USED
(D)	ALUMINUM	FIXED WINDOW	UNIT: (1) 5'-0" x 7'-0" NO PTAC GRILLE

- PER IBC 2406.3.6 SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
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- GLAZED OPENINGS LOCATED MORE THAN 30 FEET ABOVE GRADE SHALL MEET THE PROVISIONS OF THE SMALL MISSILE TEST OF ASTM E 1996



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COLLABORATION



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240008100

SHEET NUMBER

A2.1

ARCHITECTURAL EXTERIOR ELEVATIONS

NOTE TO CARPENTERS AND PAINTERS: WOOD PRODUCT PROVISIONS:
 FIRE-BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE UBC FIRE CODE, HAS BEEN UTILIZED IN THIS PLAN FOR STAIR SHAFT ENCLOSURES. FIRE BARRIERS SHALL COMPLY WITH IBC 707. SPECIFICALLY, CONTINUITY OF FIRE BARRIERS SHALL COMPLY WITH IBC 707.5.
 IBC 707.3 STATES, "FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE AND SHALL BE SECURELY ANCHORED THERETO."
 FOR PURPOSES OF THIS PLAN SET, THIS MEANS:

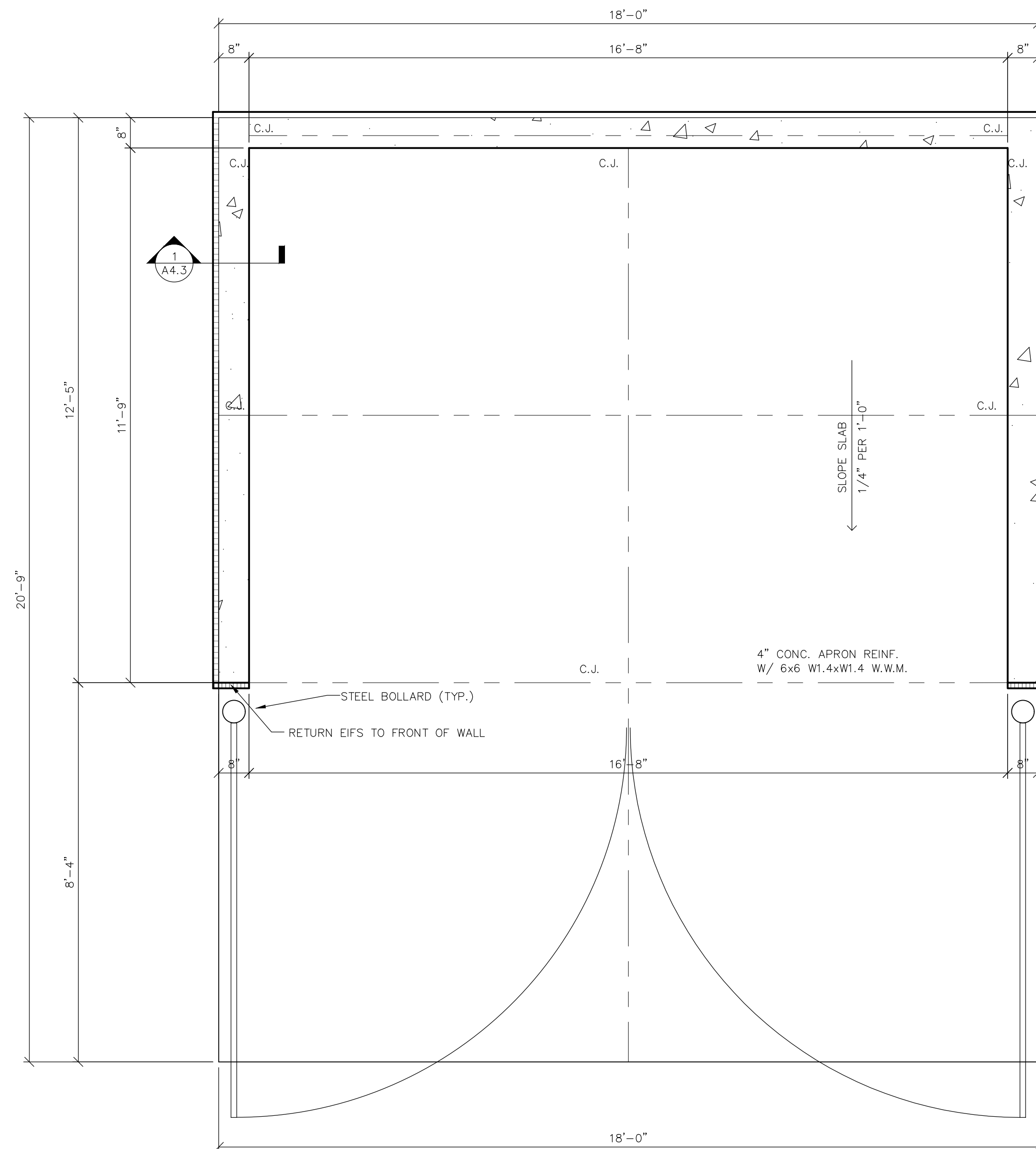
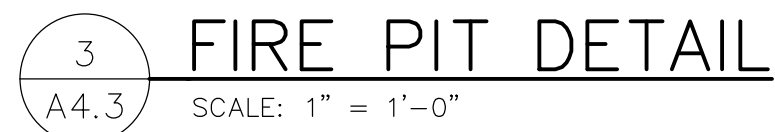
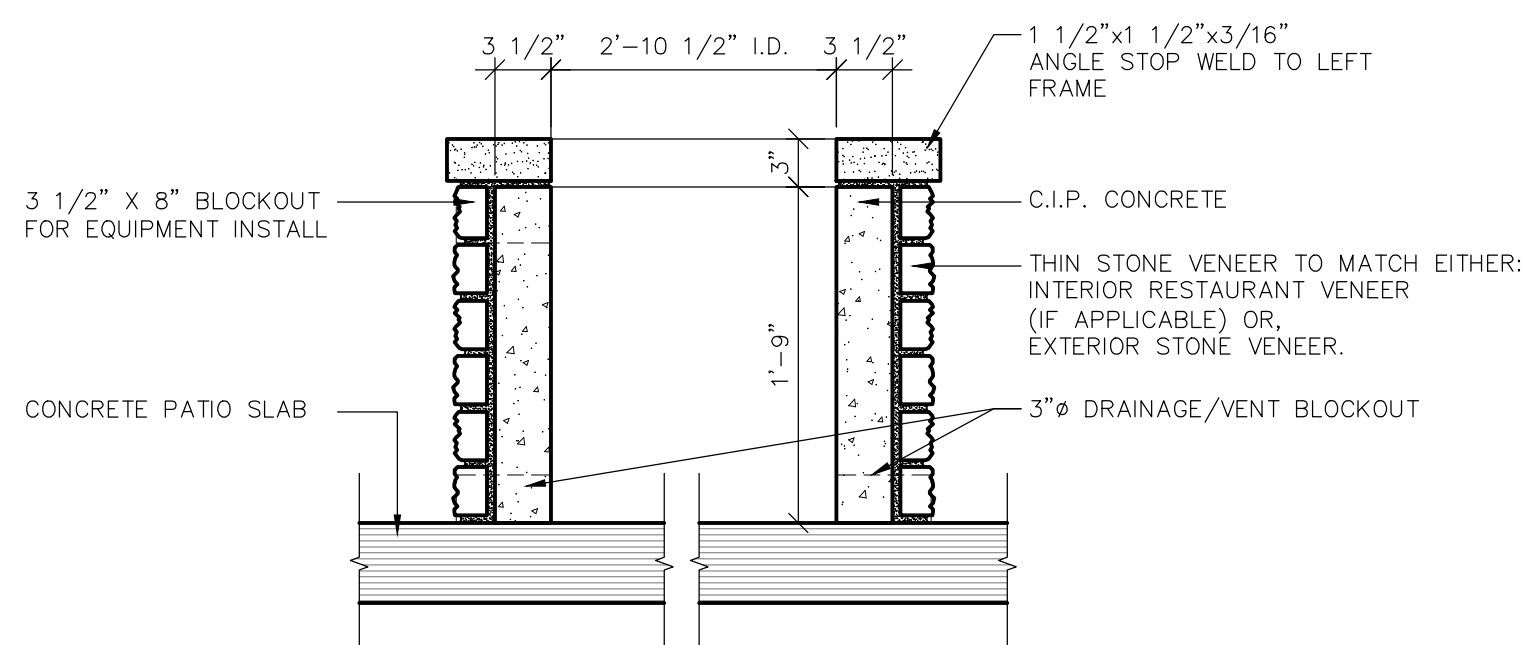
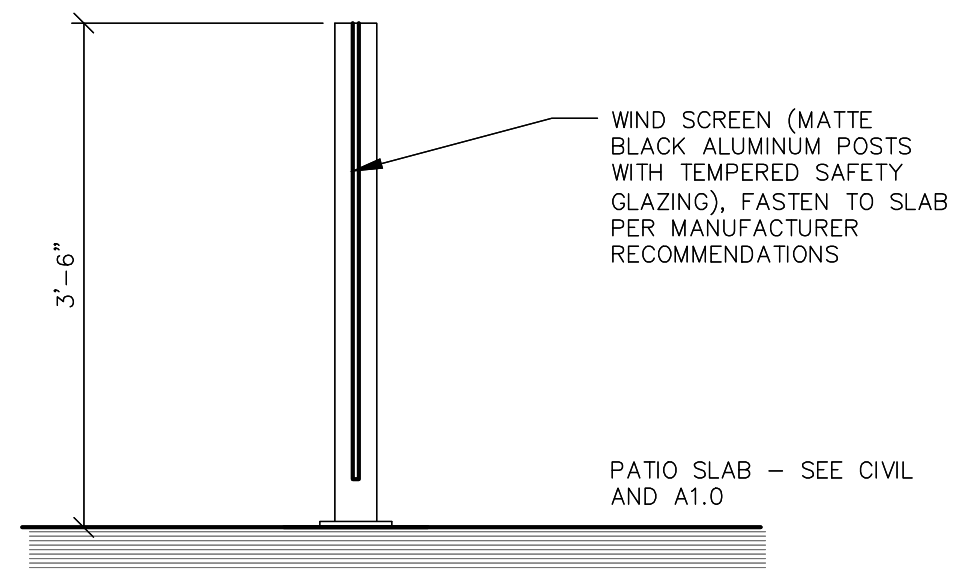
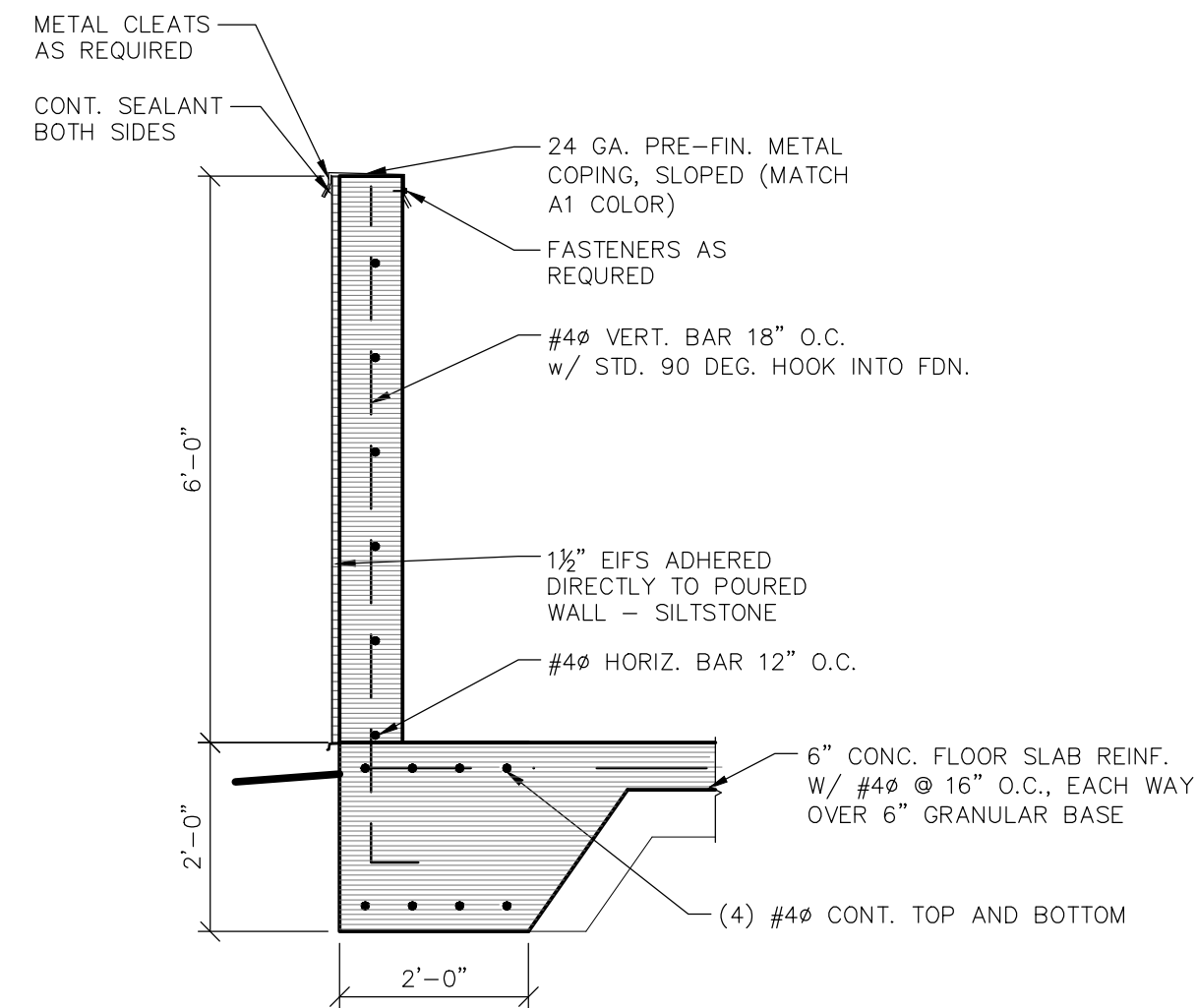
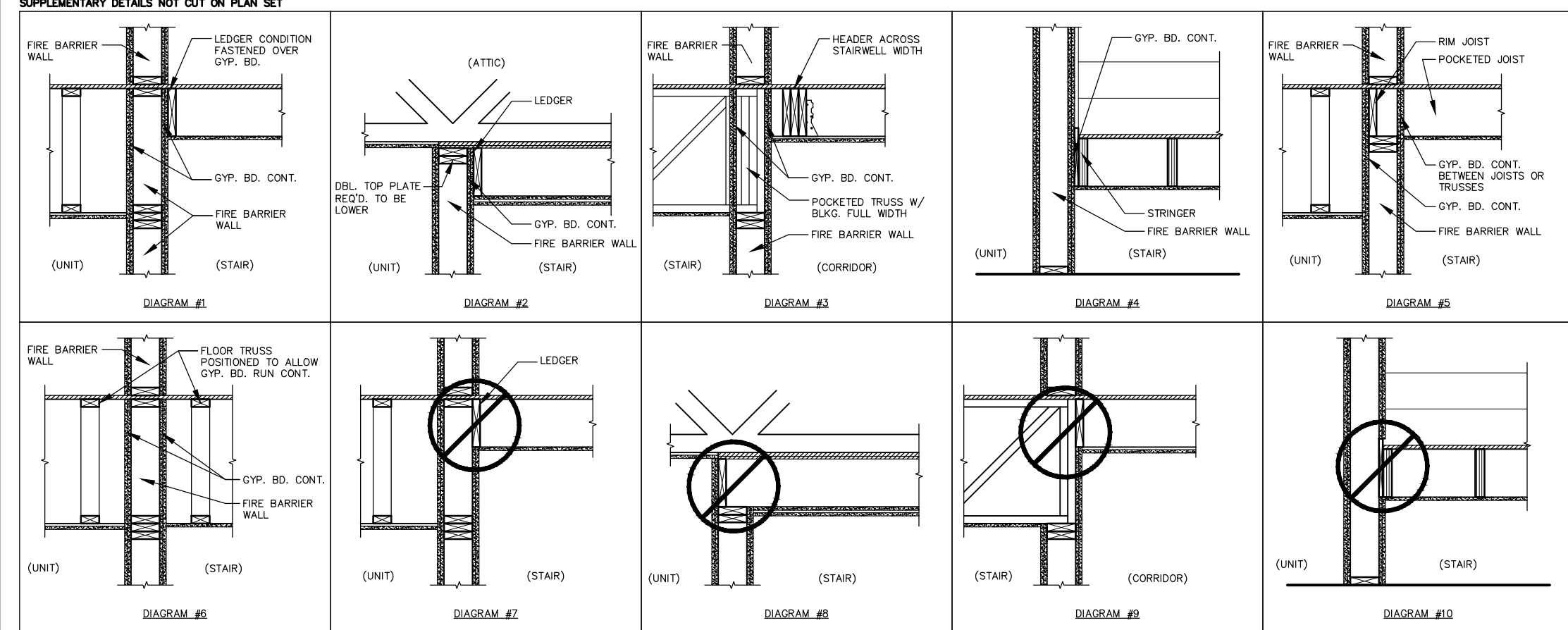
AT FIRE BARRIERS DO:

- 1. LEADER CONDITIONS MUST BE FASTENED OVER TOP OF OPSYAM BOARD TO MAINTAIN FIRE RATING CONTINUITY TO THE UNDERSIDE OF THE FLOOR SHEATHING, SHIP CAP SHEATHING OR ROOF SHEATHING ABOVE.
- 2. STAIR SHAFT CAPS SHOULD BE LEDGERS OVER OPSYAM BOARD IN LINE OF PICKETED JOISTS FOR EASE OF CONSTRUCTION.
- 3. ALL CORNER JOINTS SHOULD BE LEDGERS OVER OPSYAM BOARD TO PREVENT POSSIBLE PROBLEMS FROM EACH SIDE OF FIRE BARRIER.
- 4. ALL STRINGERS SHOULD BE POSITIVE TO OPSYAM BOARD (AND TRIM BOARD IF AVAILABLE) TO MAINTAIN CONTINUITY OF FIRE BARRIER.
- 5. CONDITIONS SHALL BE FIRE CALKED WITH A LISTED PRODUCT DESIGNED FOR SUCH PURPOSE.
- 6. CONDITIONS SHALL BE POSITIVE TO OPSYAM BOARD TO MAINTAIN CONTINUITY TO THE UNDERSIDE OF THE FLOOR SHEATHING, SHIP CAP SHEATHING OR ROOF SHEATHING ABOVE.

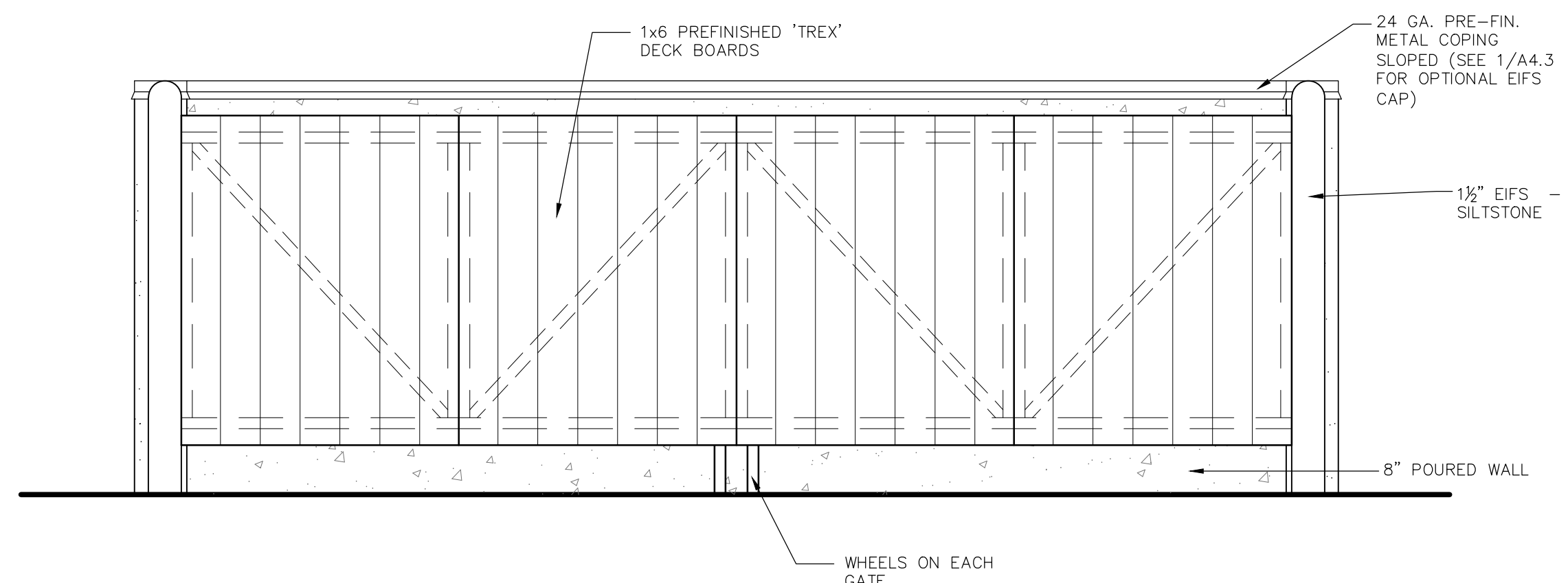
AT FIRE BARRIERS DO NOT:

- 1. DO NOT BOLT WOOD LEDGER DIRECTLY TO WOOD STUDS IN A FIRE BARRIER. LEDGERING DIRECT TO WOOD STUDS IS ALLOWED FOR A FIRE PARTITION, AS USED IN MOST CORRIDOR WALLS, WHICH ARE NOT STAIR SHAFT WALLS. CONSULT ARCHITECT IF QUESTIONABLE.
- 2. DO NOT PICKETED JOISTS TO STAIR SHAFT WALLS AND APPROPRIATE FIRE CALKING TO MAINTAIN CONTINUITY OF FIRE BARRIER.
- 3. DO NOT POSITION NON-BEARING JOISTS AND LEDGERS DIRECTLY TO WOOD STUDS WITHOUT ALLOWING OPSYAM BOARD TO RUN CONTINUOUS TO THE FLOOR SHEATHING, SHIP CAP SHEATHING OR ROOF SHEATHING ABOVE.
- 4. DO NOT POSITION STAIR STRINGERS DIRECT TO WOOD STUDS.

NOTE TO MECHANICAL, ELECTRICAL & PLUMBING TRADES:
 SEE IBC SECTION 708 FOR ALLOWED PENETRATIONS AND ALLOWED OPENINGS
 - NO OUTLETS OR PLUMBING PENETRATIONS ALLOWED IN FIRE BARRIERS USED AS ENCLOSURES. SEE IBC SECTION 1020.1.2



FLOOR PLAN – DUMPSTER



FRONT ELEVATION – DUMPSTER



PROJECT INFORMATION

NEW HOTEL FOR:
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D'OLIVE STREET • BAY MINETTE, ALABAMA

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE JAN. 15, 2025

REVISIONS

DB NUMBER

40008100

SHEET NUMBER

A4.3

ARCHITECTURAL BUILDING DETAILS

NEW HOTEL FOR: COBBLESTONE HOTEL AND SUITES

BAY MINETTE, ALABAMA

PROJECT INFORMATION

SITE INFORMATION:

PROPERTY AREA: 25,994 S.F. (0.60 ACRES).

EXISTING ZONING: B-2 GENERAL BUSINESS DISTRICT (HISTORICAL DISTRICT)

PROPOSED ZONING: B-2 GENERAL BUSINESS DISTRICT (HISTORICAL DISTRICT)

PROPOSED USE: HOTEL (4 STORIES, 54 GUEST ROOMS)

AREA OF SITE DISTURBANCE: 35,000 SF (INCLUDES ROW DISTURBANCE)

SETBACKS:
BUILDING: FRONT(NORTH) = 30'
SIDE(EAST) = 0'
REAR(SOUTH) = 0'
STREET(WEST)=20' IN FRONT, 25' IF SIDE/CORNER

PAVEMENT: FRONT = 0'
SIDE = 0'
REAR = 0'

PROPOSED BUILDING HEIGHT: 48' (MAX. HEIGHT ALLOWED: 50 FT OR 4 STORIES)

PARKING REQUIRED: 1.25 SPACES PER GUEST ROOM (67.5 SPACES REQ.)

PARKING PROVIDED: 26 SPACES (2 H.C. ACCESSIBLE) (INCLUDES ADDED STREET PARKING)

HANDICAP STALLS REQUIRED: 2. HANDICAP STALLS PROVIDED: 2

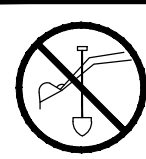
LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 15%. AT LEAST 5% IN FRONT YARD AND SIDE YARDS OF THE LOT.

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.60	25,967	99.9%
TOTAL IMPERVIOUS	0.60	25,967	99.9%
LANDSCAPE/ OPEN SPACE	0.00	27	0.1%
PROJECT SITE	0.60	25,994	100.0%

PROPOSED SITE DATA

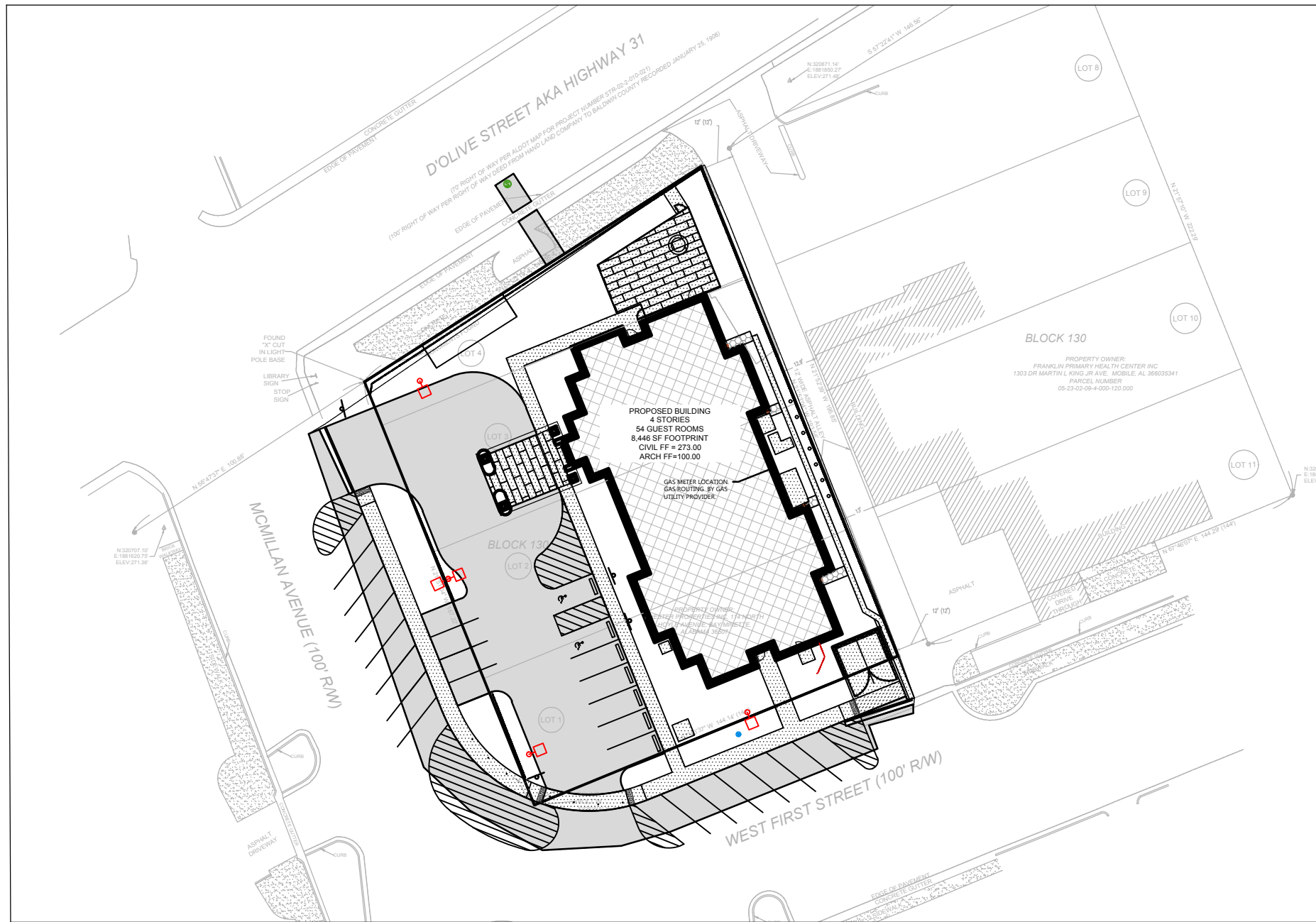
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.19	8,446	32.5%
PAVEMENT (ASP. & CONC.)	0.24	10,458	40.2%
TOTAL IMPERVIOUS	0.43	18,904	72.7%
LANDSCAPE/ OPEN SPACE	0.16	7,090	27.3%
PROJECT SITE	0.60	25,994	100.0%



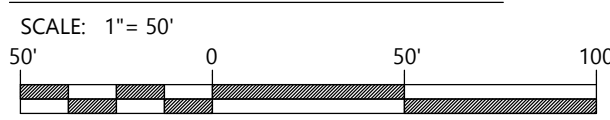
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN ALABAMA

CALL ALABAMA 811
1-800-292-8525

ALABAMA ACT 94-487
REQUIRES MINIMUM OF 2 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



SITE PLAN OVERVIEW



PROJECT CONTACTS

CIVIL:

REID JAHNS
Phone: (920)926-9800
E-mail: reid.j@excelengineer.com

CITY PLANNER:

CLAIR DOROUGH
Phone: (251)580-1650
E-mail: clair.dorough@cityofbayminetteal.gov

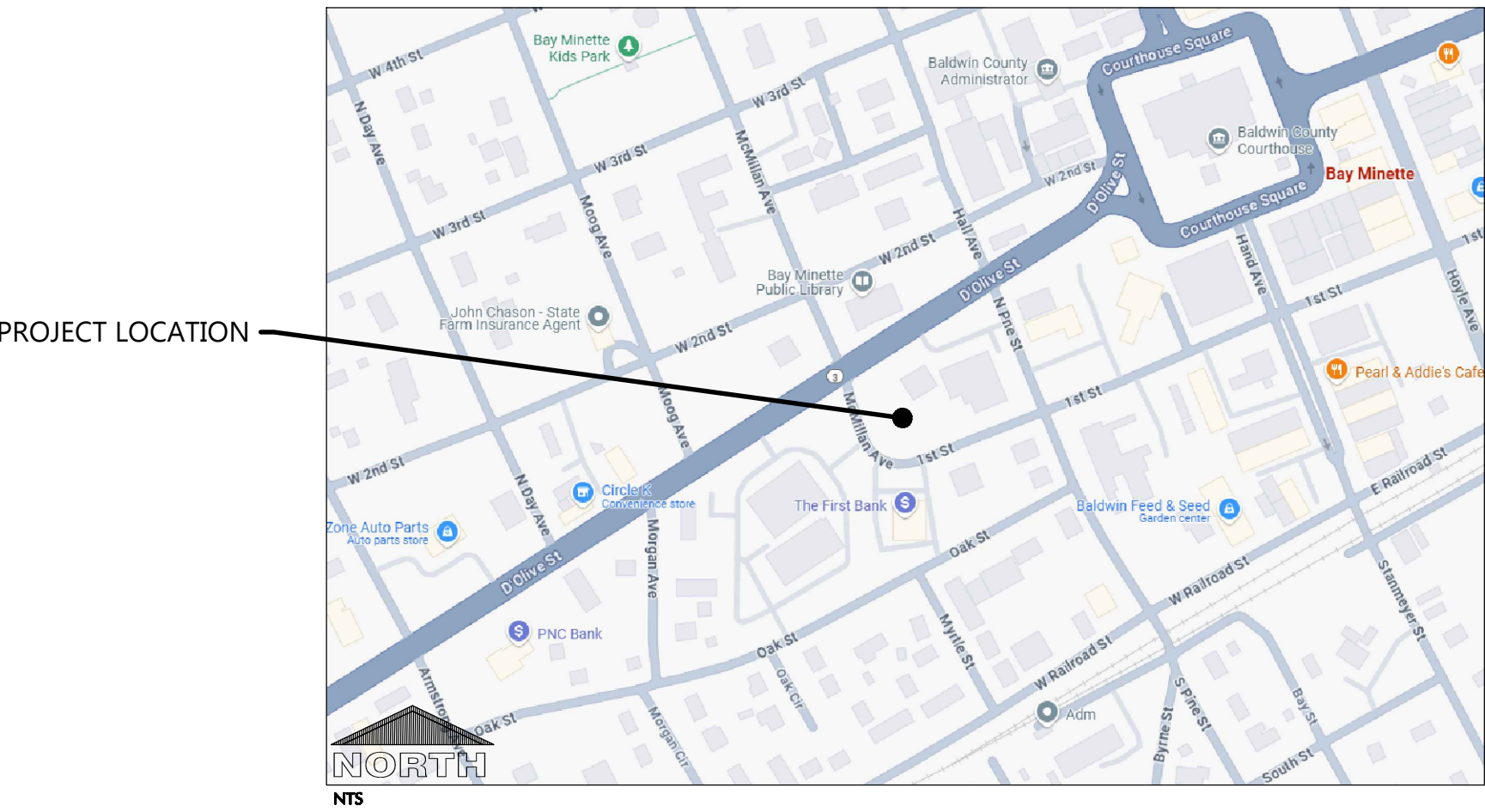
CITY FIRE CHIEF:

MICHAEL MINCHEW
Phone: (251)580-1617
E-mail: mminchew@cityofbayminetteal.gov

CITY BUILDING INSPECTOR:

ROB MADISON
Phone: (251)580-1610
E-mail: buildingofficial@cityofbayminetteal.gov

LOCATION MAP



PROJECT NOTES

GENERAL PROJECT NOTES

- ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
- THE CONTRACTOR IS RESPONSIBLE TO COORDINATE AND SUBMIT UTILITY SERVICE AS-BUILTS TO NORTH BALDWIN UTILITIES AND THE CITY OF BAY MINETTE.
- OWNER AND CONTRACTOR TO COORDINATE WORK ON ADJACENT PROPERTY WITH ADJACENT PROPERTY OWNER.

SHEET INDEX








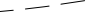



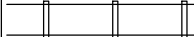













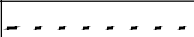


SHEETS BELOW INTENDED TO BE PRINTED IN: **COLOR**. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

NUMBER	SHEET NAME / DESCRIPTION
C0.1	CIVIL COVER SHEET
C0.2	CIVIL SPECIFICATIONS
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C1.4	LANDSCAPE AND RESTORATION PLAN
C2.0	DETAILS
C2.1	DETAILS
C3.1	SITE PHOTOMETRIC PLAN & DETAILS

LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
SPOT ELEVATIONS			
• [000.00]	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	• [000.00]TC [000.00]FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
• [000.00]EG	EXISTING GRADE SPOT ELEVATIONS	• [000.00]TW [000.00]BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
• [000.00]BG [000.00]FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL		
EXISTING SITE SYMBOLS			
—	EXISTING SIGN	⊘	EXISTING UTILITY POLE
⊘	EXISTING HANDICAP PARKING STALL	⊘→	EXISTING UTILITY POLE WITH GUY WIRE
⊘	EXISTING WATER VALVE IN BOX	⊘→	EXISTING STREET LIGHT
⊘	EXISTING WATER VALVE IN MANHOLE	⊘	EXISTING TELEPHONE PEDESTAL
×	EXISTING WATER SERVICE VALVE	⊘	EXISTING ELECTRIC PEDESTAL
⊘	EXISTING WELL	⊘	EXISTING ELECTRIC BOX
⊘	EXISTING STORM CATCH BASIN	⊘	EXISTING FLOOD LIGHT
⊘	EXISTING STORM CURB INLET	⊘	EXISTING TELEPHONE MANHOLE
⊘	EXISTING SQUARE CATCH BASIN	⊘	EXISTING CABLE TV PEDESTAL
☆	EXISTING LIGHT POLE	⊘	EXISTING GAS VALVE
■	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.	⊘	EXISTING HEDGE
●	3/4" REBAR SET WEIGHING 1.50 LB/FT.	⊘	EXISTING WOODED AREA
□	1-1/4" REBAR FOUND	⊘	EXISTING MARSH AREA
○	3/4" REBAR FOUND	⊘	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
⊘	2" IRON PIPE FOUND	⊘	EXISTING CONIFEROUS TREE
▲	1" IRON PIPE FOUND	⊘	EXISTING SHRUB
⊘	SECTION CORNER	⊘	EXISTING STUMP
PROPOSED SITE SYMBOLS			
—	PROPOSED SIGN	⊘	PROPOSED STORM FIELD INLET - ST FI
⊘	PROPOSED HANDICAP PARKING STALL	⊘	PROPOSED LIGHT POLE
⊘	PROPOSED WATER VALVE IN BOX	⊘	PROPOSED DRAINAGE FLOW
⊘	PROPOSED WATER VALVE IN MANHOLE	⊘	PROPOSED APRON END SECTION
×	PROPOSED WATER SERVICE VALVE	⊘	SOIL BORING
⊘	PROPOSED WELL	⊘	CENTER LINE
⊘	PROPOSED STORM CATCH BASIN - ST CB	⊘	PROPOSED CLEANOUT
⊘	PROPOSED STORM CURB INLET - ST CI	⊘	PROPOSED DOWNSPOUT TO GRADE
		⊘	PROPOSED DOWNSPOUT TO RISER

EXISTING LINETYPES			
	EXISTING CHAINLINK FENCE	 POL	EXISTING POLISH SEWER AND MANHOLE
	EXISTING WOOD FENCE	 P	EXISTING PROCESS SEWER AND MANHOLE
	EXISTING BARBED WIRE FENCE	CLW	EXISTING CLEAR WATER LINE
	EXISTING CURB AND GUTTER	FO	EXISTING UNDERGROUND FIBER OPTIC LINE
	EXISTING GUARD RAIL	E	EXISTING UNDERGROUND ELECTRIC CABLE
	EXISTING GROUND CONTOUR	T	EXISTING UNDERGROUND TELEPHONE CABLE
 ST	EXISTING STORM SEWER AND MANHOLE	G	EXISTING UNDERGROUND GAS LINE
 SA	EXISTING SANITARY SEWER AND MANHOLE	OU	EXISTING OVERHEAD UTILITY LINE
	EXISTING WATER LINE AND HYDRANT		RAILROAD TRACKS
	INTERIOR PROPERTY LINE		RIGHT-OF-WAY LINE
PROPOSED LINETYPES			
	PROPOSED CHAINLINK FENCE	 POL	PROPOSED POLISH SEWER AND MANHOLE
	PROPOSED WOOD FENCE	 P	PROPOSED PROCESS SEWER AND MANHOLE
	PROPOSED BARBED WIRE FENCE	CLW	PROPOSED CLEAR WATER LINE
	PROPOSED CURB AND GUTTER	FO	PROPOSED UNDERGROUND FIBER OPTIC LINE
	PROPOSED GUARD RAIL	E	PROPOSED UNDERGROUND ELECTRIC CABLE
	PROPOSED GROUND CONTOUR	T	PROPOSED UNDERGROUND TELEPHONE CABLE
 ST	PROPOSED STORM SEWER AND MANHOLE - ST MH	G	PROPOSED UNDERGROUND GAS LINE
 SA	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	OU	PROPOSED OVERHEAD UTILITY LINE
	PROPOSED WATER LINE AND HYDRANT		MATCHLINE
	PROPOSED PROPERTY LINE		GRADING/SEEDING LIMITS

CIVIL COVER SHEET



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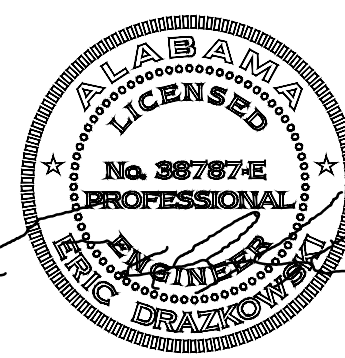
COLLABORATION



PROJECT INFORMATION

NEW HOTEL FOR:
COBBLESTONE HOTEL AND SUITES
D'OLIVE STREET • BAY MINETTE, ALABAMA

PROFESSIONAL SEAL



SHEET DATES

SHEET ISSUE JAN. 15, 2025

REVISIONS

NO.	DESCRIPTION

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C0.1



LEGEND:

- REMOVE PAVEMENT & BASE
- REMOVE PAVEMENT, PROTECT BASE
- REMOVE FEATURES

KEYNOTES	
A	REMOVE EXISTING CONCRETE SLAB AND ANY ASSOCIATED BUILDING FOUNDATIONS AND UTILITIES. CONTRACTOR TO COORDINATE ANY UTILITY REMOVALS WITH ASSOCIATED UTILITY COMPANIES.
B	REMOVE EXISTING SANITARY CONNECTION AND LATERAL. CAP AND ABANDON AT PROPERTY LINE. (NORTH BALDWIN UTILITIES TO REMOVE AND REPLACE SANITARY LATERAL WITHIN HIGHWAY 31 RIGHT OF WAY)
C	NORTH BALDWIN UTILITIES TO REMOVE AND REPLACE SANITARY LATERAL. SEE SHEET C1.3 FOR PROPOSED UTILITY DESIGN
D	SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND BASE
E	SAWCUT (AS NECESSARY) AND REMOVE CONCRETE AND BASE
F	DESIGN OF THE ON-STREET PARKING AND PUBLIC SIDEWALK BY CITY AND/OR THE COOPERATIVE DISTRICT. SAWCUT (AS NECESSARY) AND REMOVE CONCRETE AND PROTECT BASE
G	REMOVE CURB. SAWCUT (AS NECESSARY)
H	CONTRACTOR AND OWNER TO COORDINATE CURB AND CONCRETE REMOVAL WITH ADJACENT PROPERTY OWNER.
I	DESIGN OF THE ON-STREET PARKING AND PUBLIC SIDEWALK BY CITY AND/OR THE COOPERATIVE DISTRICT. SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND BASE
J	DESIGN OF THE ON-STREET PARKING AND PUBLIC SIDEWALK BY CITY AND/OR THE COOPERATIVE DISTRICT. SAWCUT AND REMOVE CURB AND GUTTER.
K	REMOVE LIGHT POLE BASE.
L	REMOVE OLD PUMP ISLAND
M	REMOVE CONCRETE ISLAND
N	DESIGN OF THE ON-STREET PARKING AND PUBLIC SIDEWALK BY CITY AND/OR THE COOPERATIVE DISTRICT. REMOVE EXISTING LIGHT POLE. CONTRACTOR TO FIELD VERIFY UTILITY COVER USE AND REMOVE IF POSSIBLE. IF NOT, ADJUST GRADE OF UTILITY COVER TO PROPOSED FINISH GRADE.
O	REMOVE EXISTING OVERHEAD UTILITY LINE. CONTRACTOR TO COORDINATE WITH OVERHEAD UTILITY COMPANY.
P	CONTRACTOR AND OWNER TO COORDINATE WITH CITY AND OVERHEAD UTILITY COMPANY. REMOVE EXISTING UTILITY LINE IF POSSIBLE. IF NOT POSSIBLE TO REMOVE OR RELOCATE, MINIMUM CLEARANCE OF 13'6" REQUIRED AT PROPOSED DRIVEWAY FOR FIRE APPARATUS ACCESS.
Q	ASPHALT, CONCRETE, AND CURB AND GUTTER REMOVAL AND REPLACEMENT BY NORTH BALDWIN UTILITIES FOR REMOVAL AND REPLACEMENT OF SANITARY LATERAL
R	PROTECT EXISTING UTILITY POLE AND GUY WIRES. DESIGN OF THE ON-STREET PARKING AND PUBLIC SIDEWALK BY CITY AND/OR THE COOPERATIVE DISTRICT. CONTRACTOR AND OWNER TO COORDINATE WITH OVERHEAD UTILITY COMPANY IF GUY WIRES NEED TO BE RELOCATED PER CITY/COOPERATIVE DISTRICT DESIGN.

SURVEY NOTE:
EXISTING CONDITIONS SURVEY WAS COMPLETED BY
TIMOTHY BRANDON BAILEY, PLS, DATED JANUARY 2, 2025.
CONTACT TIMOTHY BRANDON BAILEY AT (251) 564-7295
OR TBB@BAILEY@HOTMAIL.COM WITH ANY QUESTIONS
REGARDING SURVEY OR EXISTING CONDITIONS
INFORMATION.

LEGEND

- #5 CAPPED REBAR FOUND "LS31828"
- X CUT IN CONCRETE FOUND
- RAILROAD SPIKE FOUND
- #4 ILLEGIBLE CAPPED REBAR FOUND
- #5 REBAR WITH RED CAP
- BOLT FOUND
- WATER METER
- SIGN
- SPOT ELEVATION
- LIGHT POLE
- TELEPHONE BOX
- UTILITY COVER
- UTILITY MARKER
- CLEANOUT
- SEWER MANHOLE
- ELECTRIC METER BOX
- UTILITY POLE
- GUY WIRE ANCHOR
- TRAFFIC SIGNAL CONTROL BOX
- RECORD PER DEED/MAP
- OVERHEAD UTILITY LINES
- SEWER LINE PAINT
- GAS LINE PAINT
- EDGE OF PAVEMENT
- FIBER OPTIC LINE
- WATER LINE



CIVIL EXISTING SITE AND DEMOLITION PLAN

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COLLABORATION

BriMark
Builders, LLC

PROJECT INFORMATION

NEW HOTEL FOR:

COBBLESTONE HOTEL AND SUITES

D'OLIVE STREET • BAY MINETTE, ALABAMA

PROFESSIONAL SEAL

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LEGEND:			
HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
	MEDIUM DUTY ASPHALT		HEAVY DUTY CONCRETE
	SIDEWALK CONCRETE		STAMPED CONCRETE, STAMPING TO BE PARALLEL WITH BUILDING.
	LIGHT DUTY CONCRETE		
	INVERTED CURB & GUTTER		

MEDIUM DUTY ASPHALT PAVEMENT SECTION PER GEOTECHNICAL REPORT. 3" ASPHALT OVER 6" OF BASE AND 24" STRUCTURAL FILL. SEE SPECIFICATIONS ON SHEET C0.2.

KEYNOTES	
1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	DESIGN OF THE ON-STREET PARKING AND PUBLIC SIDEWALK BY CITY AND/OR THE COOPERATIVE DISTRICT. RAISED WALK.
3	FLUSH WALK (SEE DETAIL)
6	DESIGN OF THE ON-STREET PARKING AND PUBLIC SIDEWALK BY CITY AND/OR THE COOPERATIVE DISTRICT. CURB RAMP.
8	DESIGN OF THE ON-STREET PARKING AND PUBLIC SIDEWALK BY CITY AND/OR THE COOPERATIVE DISTRICT. MOUNTABLE CURB & GUTTER.
11	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
13	HANDICAP STALL & STRIPING PER STATE CODES
14	PRECAST CONCRETE WHEEL STOP (7 TYP.)
16	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
17	6" CONCRETE BOLLARDS (TYP.) (SEE DETAIL)
18	STOP SIGN PER MUTCD.
26	5.5" CONCRETE HVAC PAD. (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
27	2" CONCRETE FLUME. (SEE DETAIL)
28	ASPHALT AND CURB AND GUTTER REPLACEMENT TO MATCH EXISTING BY NORTH BALDWIN UTILITIES
29	KNOX BOX LOCATION
30	TEMPORARY CONSTRUCTION JOB TRAILER LOCATION
31	NO WORK IN D'OLIVE STREET / HIGHWAY 31 ROW EXCEPT UTILITY CONNECTION BY NORTH BALDWIN UTILITIES.
32	4" CONCRETE PATIO W/ FENCE. SEE ARCH PLANS FOR FENCE SPECIFICATION. (TYP.)



CIVIL SITE PLAN

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NEW HOTEL FOR:

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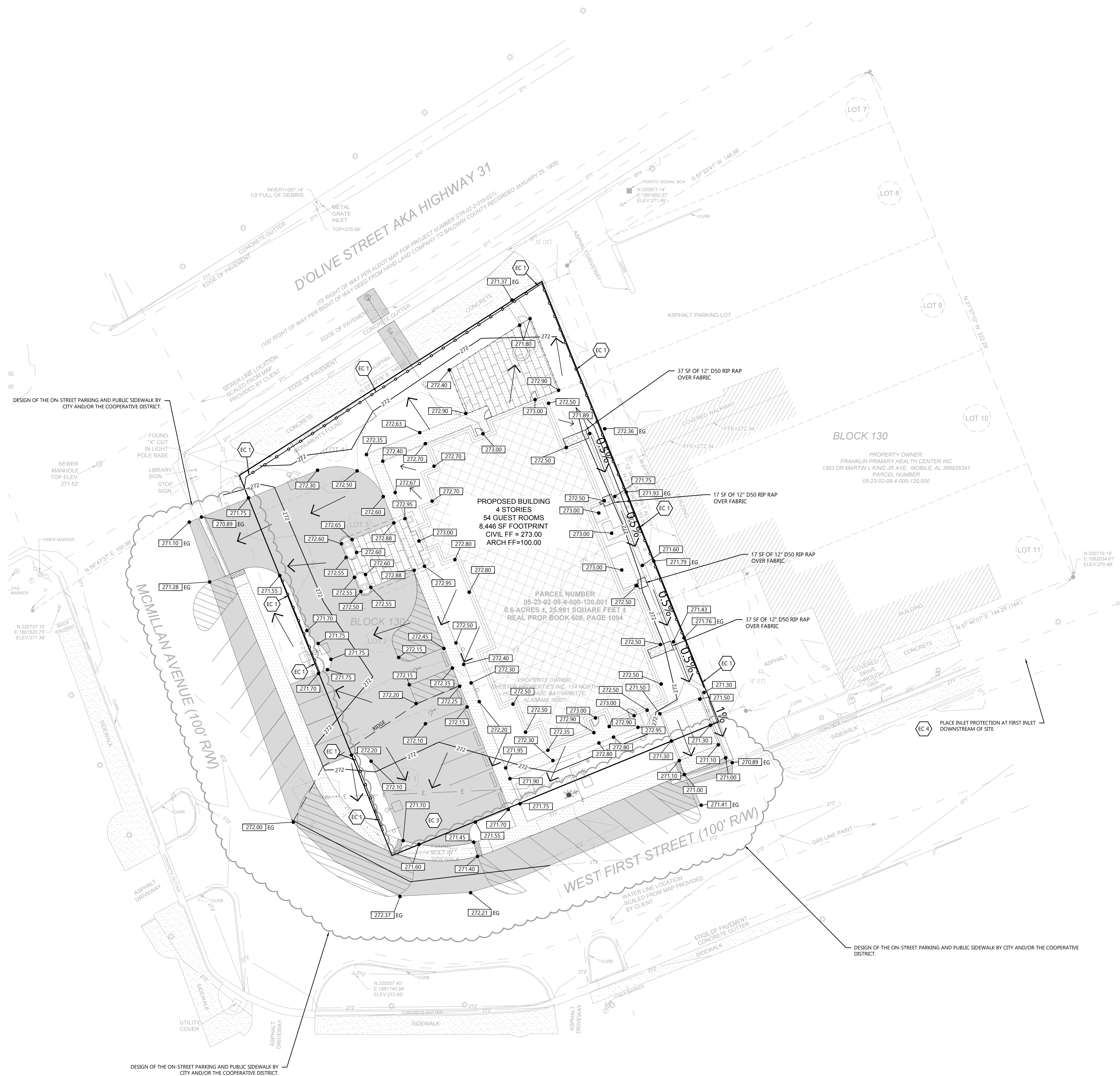
D'OLIVE STREET • BAY MINETTE, ALABAMA

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GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

KEYNOTES

EC 1	SILT FENCE
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION



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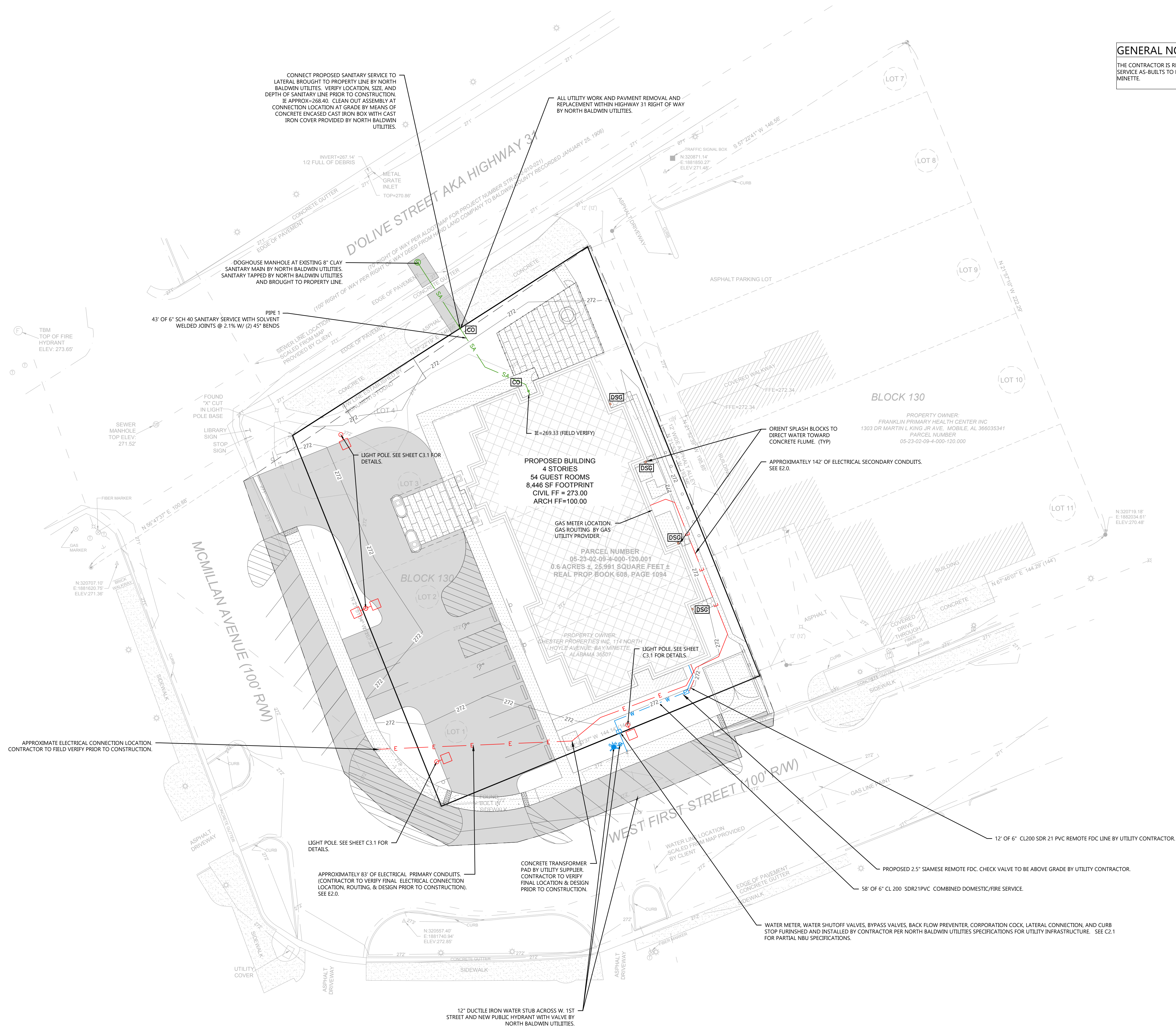
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C1.2



CIVIL GRADING AND EROSION CONTROL PLAN



GENERAL NOTES:

THE CONTRACTOR IS RESPONSIBLE TO COORDINATE AND SUBMIT UTILITY SERVICE AS-BUILTS TO NORTH BALDWIN UTILITIES AND THE CITY OF BAY MINETTE.



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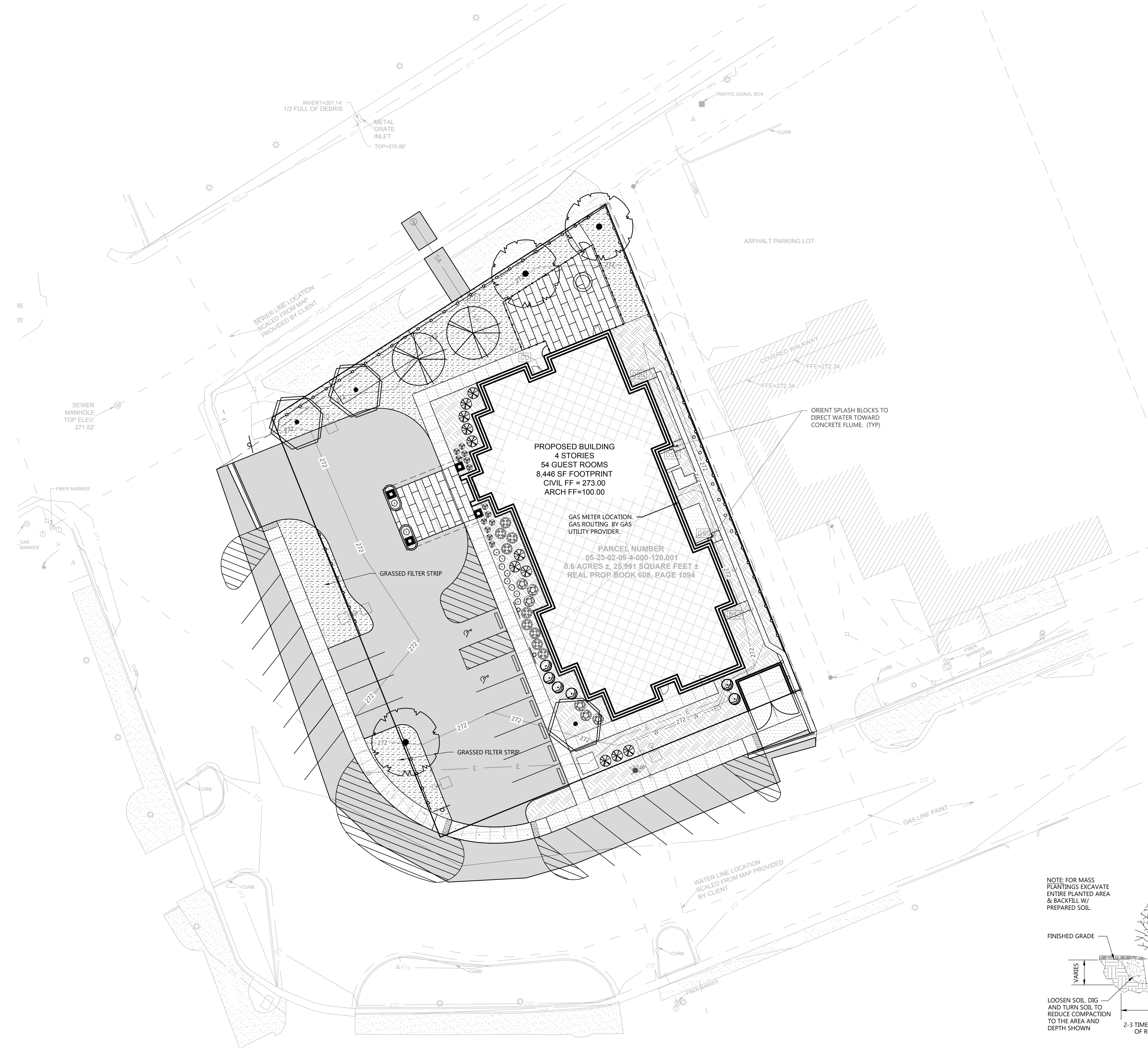
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CIVIL UTILITY PLAN

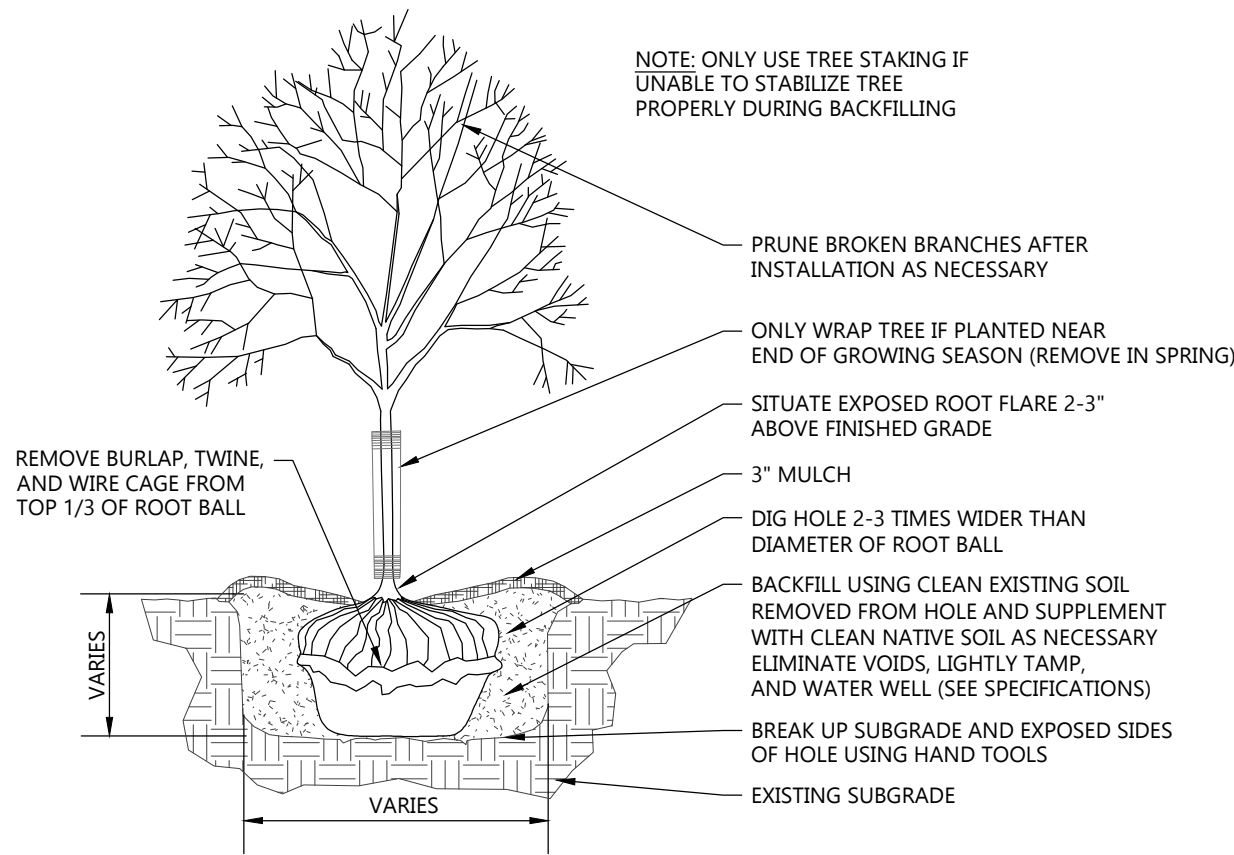


PLANT SCHEDULE					
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT
OVERSTORY TREES					
	Red Maple	Acer rubrum	3	3 1/2" CAL.	B&B
UNDERSTORY TREES					
	Firestarter Tupelo	Nyssa sylvatica 'JFS-red'	2	3" CAL.	B&B
MULTI-STEMMED UNDERSTORY TREES					
	Appalachian Red Eastern Redbud	Cercis canadensis 'Appalachian Red'	3	1" CAL.	B&B
DECIDUOUS SHRUBS					
	Munchkin Oakleaf Hydrangea	Hydrangea quercifolia 'Munchkin'	9	24" HT.	CONT.
	Bellini Grape Crape Myrtle	Lagerstroemia indica 'Congrabel'	6	24" HT.	CONT.
	Low Scape Mound Chokeberry	Aronia melanocarpa 'UCONNAM165'	13	18" HT.	CONT.
	Magic Carpet Spirea	Spiraea japonica 'Walburna'	10	18" HT.	CONT.
EVERGREEN SHRUBS					
	Kaleidoscope Abelia	Abelia x grandiflora 'Kaleidoscope'	11	18" HT.	CONT.
	Golden Triumph Boxwood	Buxus microphylla 'Golden Triumph'	6	18" HT.	CONT.

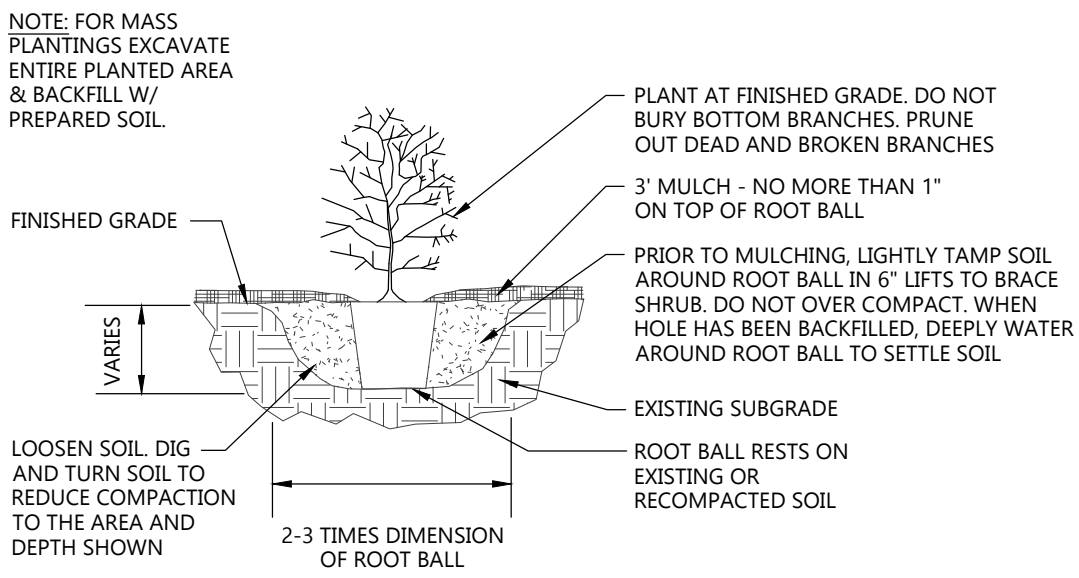
LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
GREENBELT	1 TREE PER 25' OF FRONTAGE 146.7/25 = 5.96 TREES	6 TREES
PARKING	1 TREE PER 12 PARKING SPACES 26/12 = 2.17 TREES	2 TREES

HATCH KEY:	
HATCH	LANDSCAPE MATERIAL
	DECORATIVE LANDSCAPE STONE
	SEEDED LAWN

- GENERAL NOTES:**
- SEEDDED LAWN SHALL CONSIST OF A MIXTURE OF WARM SEASON GRASSES (BERMUDAGRASS, ZOYSIAGRASS, OR OTHER APPROVED EQUIVALENT)
 - CONTRACTOR TO SUBMIT PROPOSED LAWN SEED MIX FOR APPROVAL PRIOR TO INSTALLATION



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



CIVIL LANDSCAPE AND RESTORATION PLAN

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COLLABORATION

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BriMark Builders, LLC

PROJECT INFORMATION

NEW HOTEL FOR:

COBBLESTONE HOTEL AND SUITES

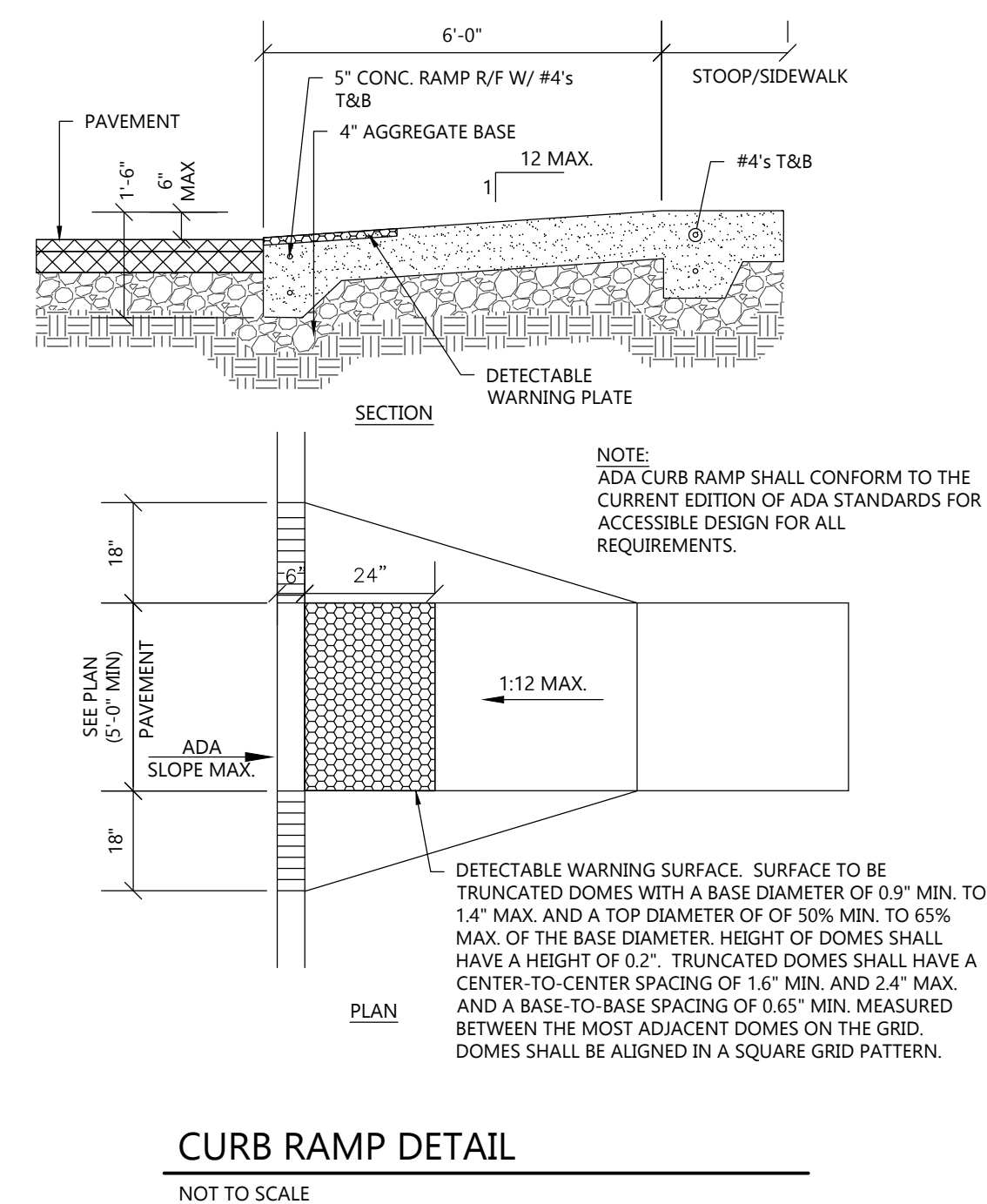
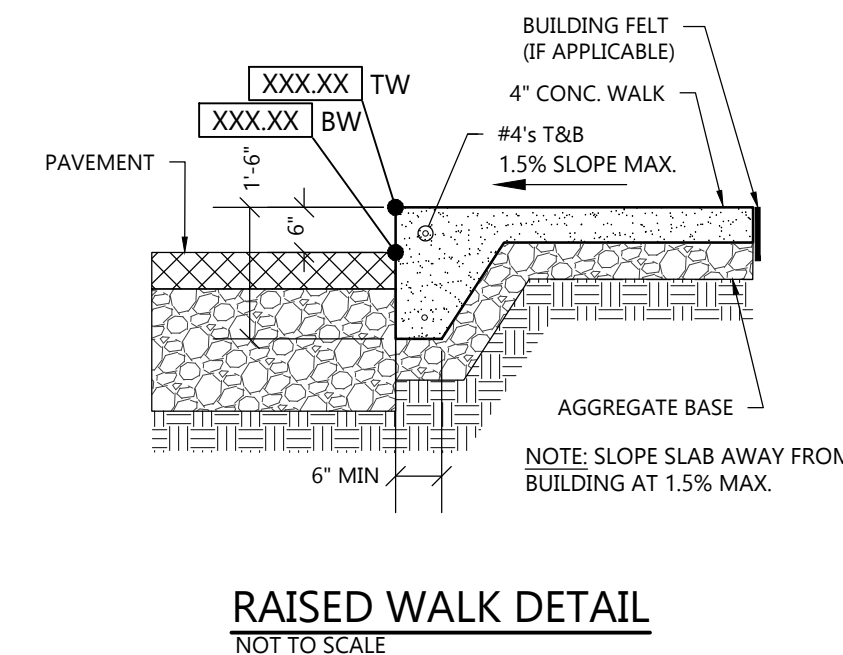
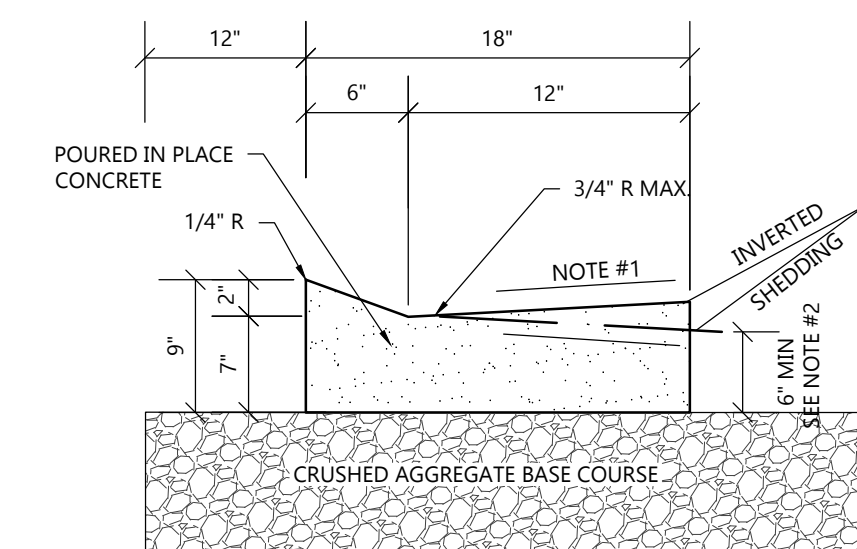
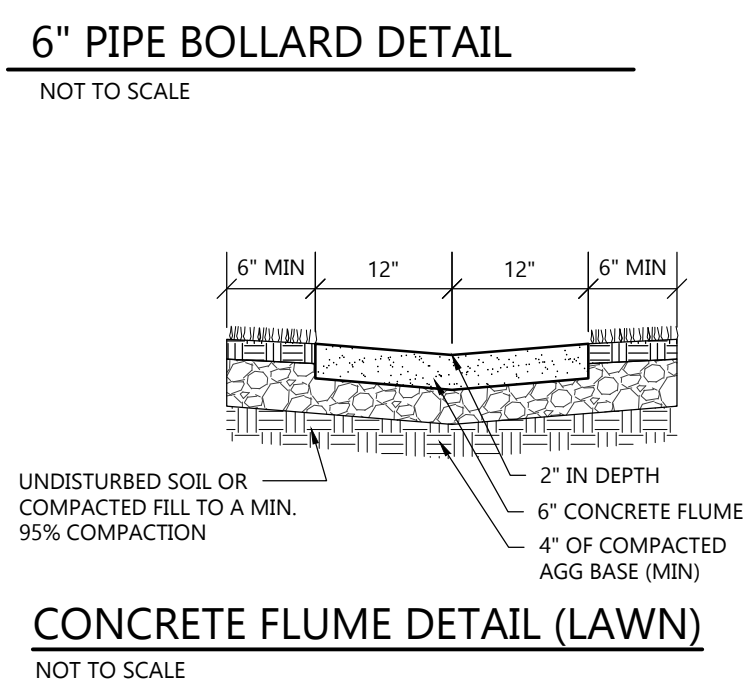
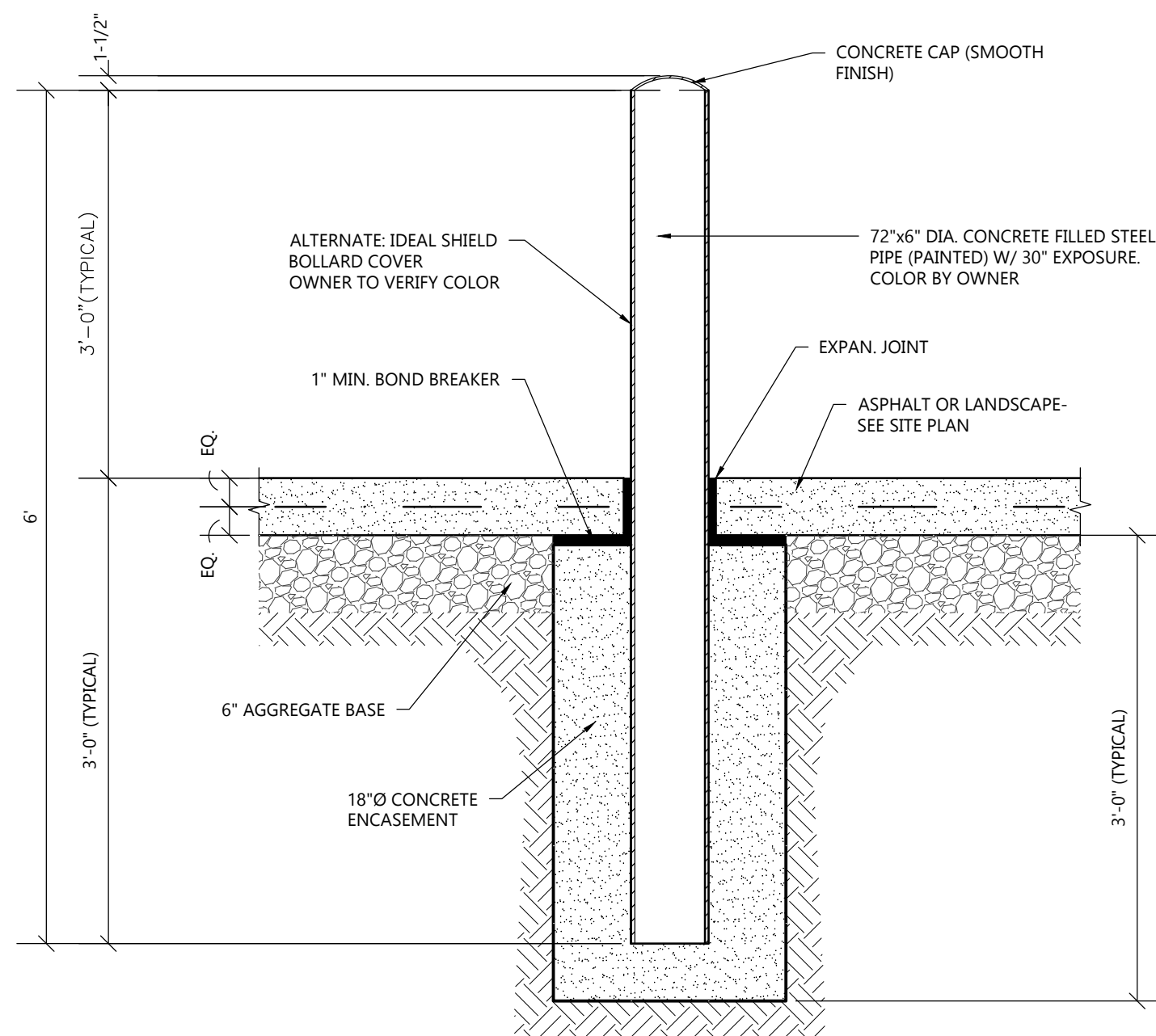
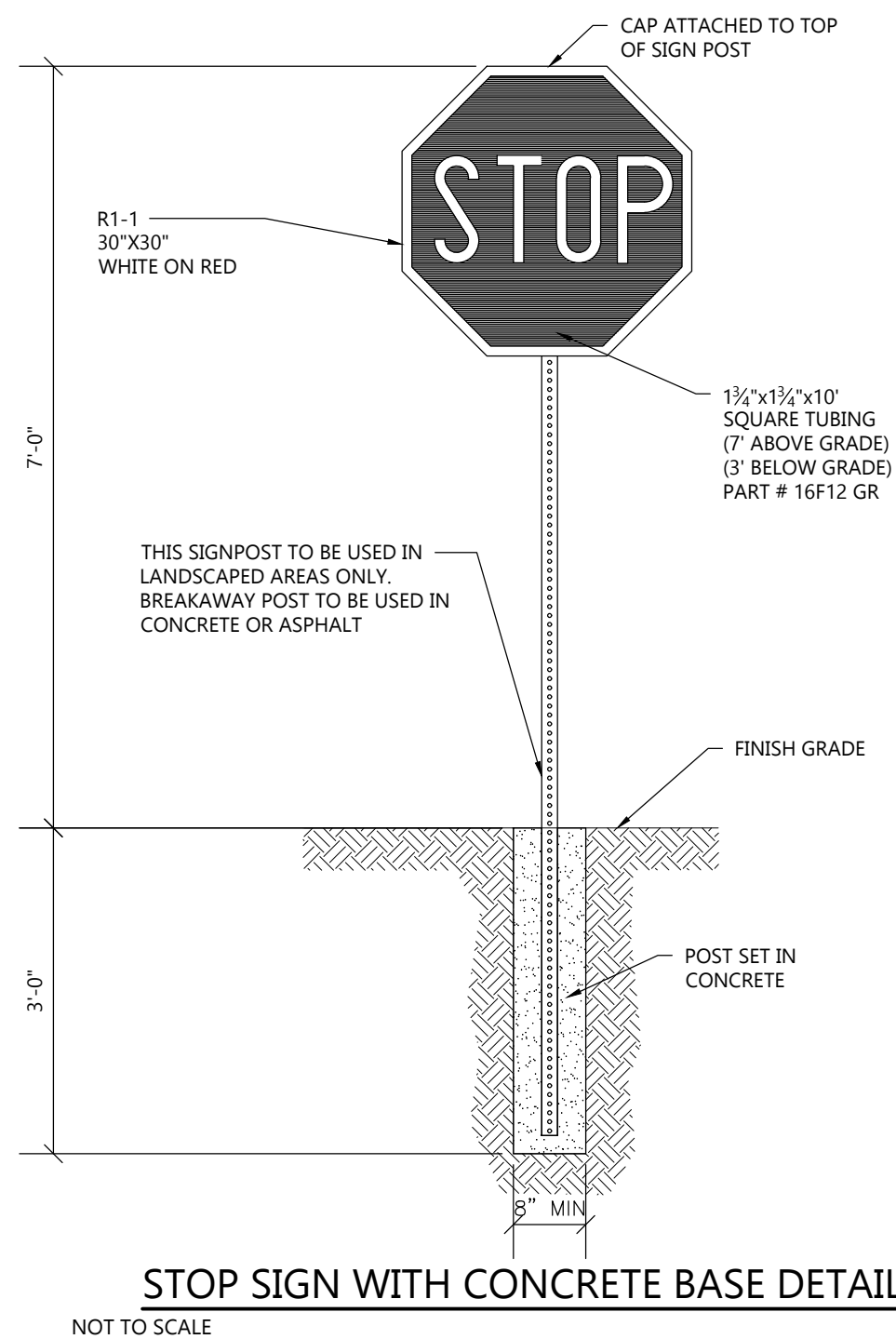
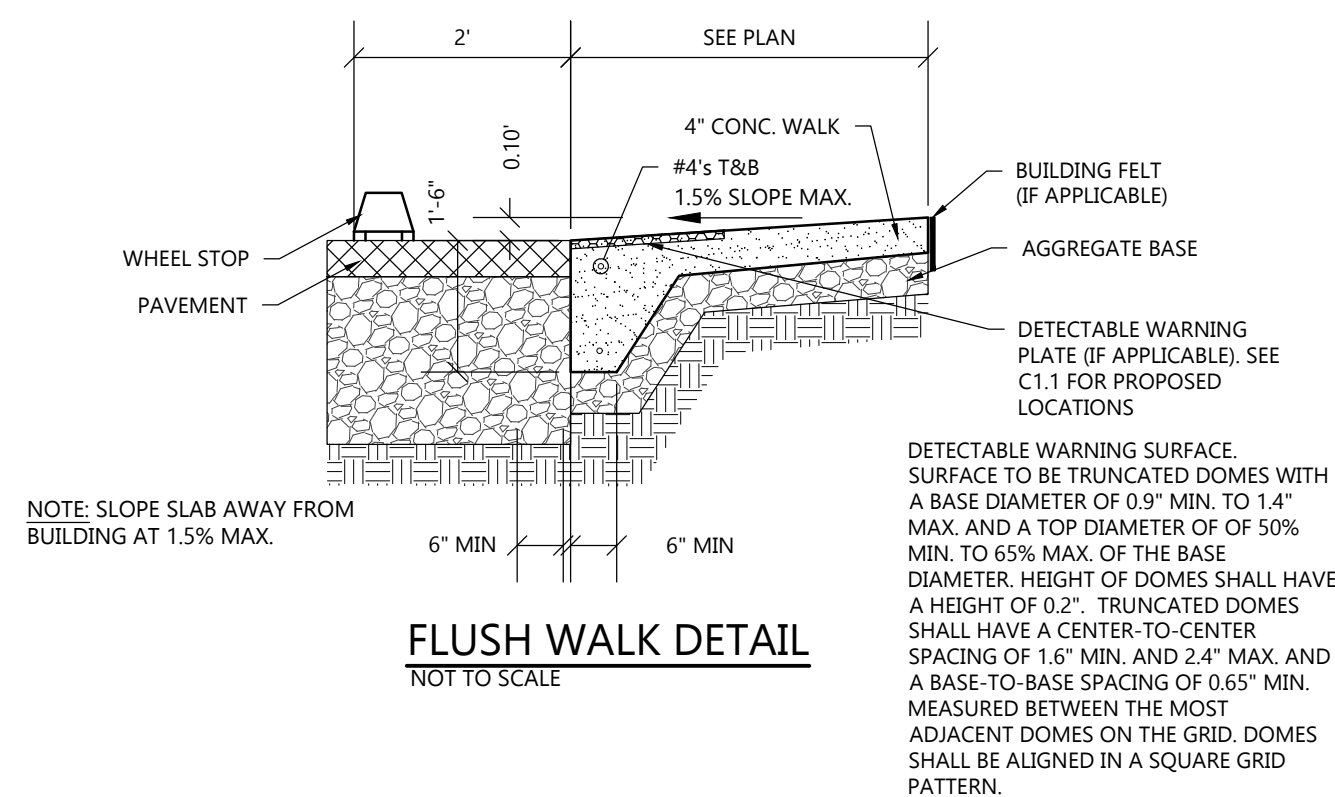
D'OLIVE STREET • BAY MINETTE, ALABAMA

PROFESSIONAL SEAL

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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Onsite Parking	✗	1.5 fc	4.0 fc	0.3 fc	13.3:1	5.0:1
Overall Site	+	0.3 fc	4.0 fc	0.0 fc	N/A	N/A
South Street Parking	✚	1.0 fc	1.8 fc	0.4 fc	4.5:1	2.5:1
West Street Parking	✚	0.7 fc	1.6 fc	0.2 fc	8.0:1	3.5:1

