



City of Bay Minette

Site Plan Review Application

301 D'Olive Street · Bay Minette, Alabama 36507

Phone (251) 580-1650 · COBM_Planning@cityofbayminetteal.gov

Office Use Only

Case No.: _____

Fee: \$500.00

Paid: ☐ Cash ☐ Check

☐ Credit Card

Are you the property owner? ☐ Yes ☒ No

(If you are not the property owner, you must submit an Agent Authorization Form signed by the property owner)

Applicant Name: R Scott Lewis for First Baptist Church Date: 7/19/23

Mailing Address: 126 Courthouse Square

City: Bay Minette State: AL Zip Code: _____

Phone Number: 251-210-1081 Email: slewis@stonecrosby.com

Site Information

Property Address: _____

or Property Location: First Baptist Church, Hand Avenue, Bay Minette AL

*Parcel No.: 05-23-02-09-2-000-025.000 and 05-23-02-09-2-000-011.000 *PPIN No.: 13311 and 13315

**Parcel or PPIN information must be completed*

Request: We are requesting a site plan review on an addition to the church.

I, the undersigned, do hereby request the City of Bay Minette Planning Commission to grant a Site Plan Review for the location to determine if it meets the regulations of the **Zoning Ordinance** for the reason(s) stated above. I understand and authorize City Staff to conduct site visits, as needed in relation to this request.

Chris Lieb 7/20/23
Signature of Applicant (Owner of Property of Authorized Agent) Date

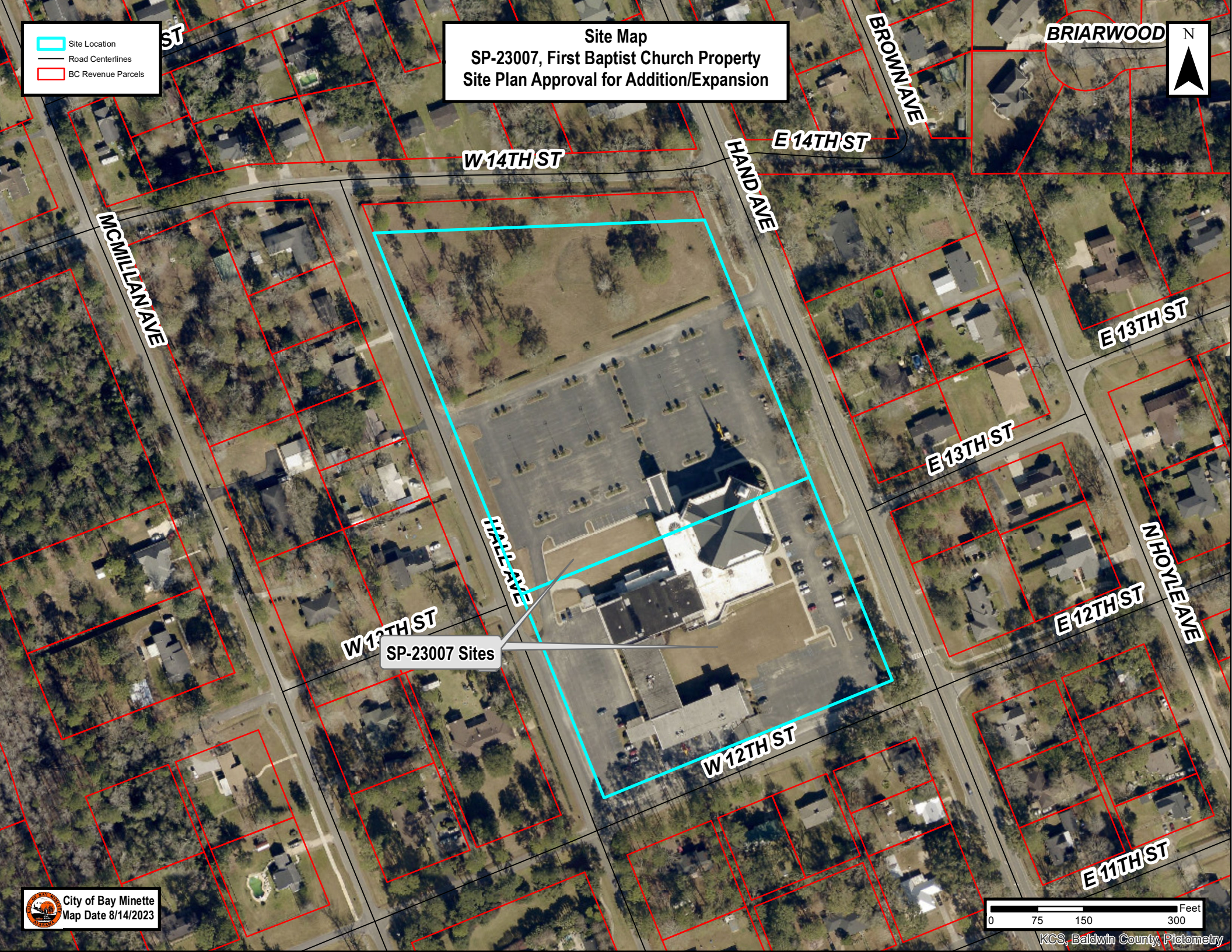
Submittal Requirements

- ☒ Application
- ☐ Fee paid in full
- ☒ Agent Authorization Form (if applicant is not the owner)
- ☒ Complete Legal Description of Property
- ☒ Plot Plan or Survey – indicating any existing structures, proposed structures, and setbacks from property lines
- ☒ Submittal Requirements listed in 8.9 Site Plan, as applicable

Site Location
Road Centerlines
BC Revenue Parcels

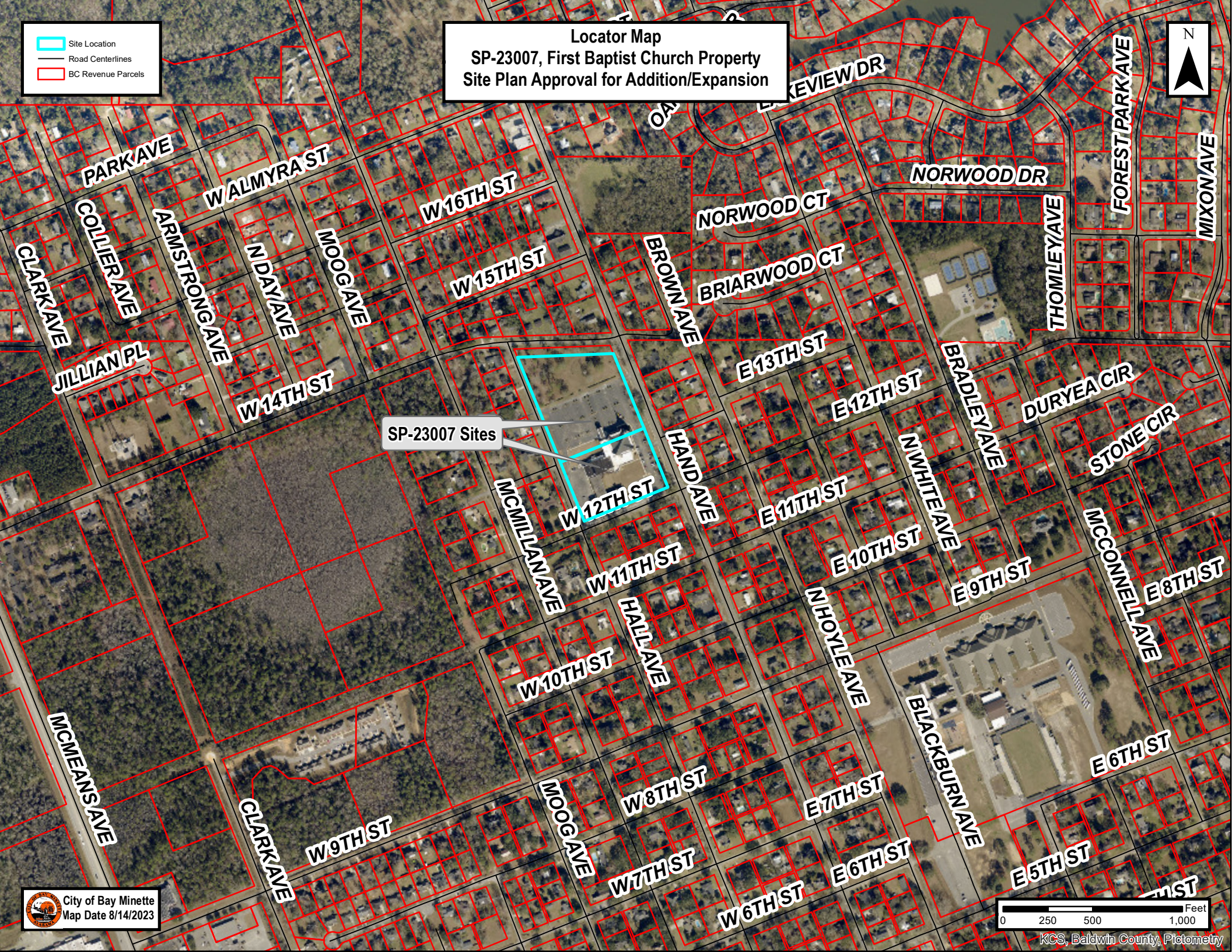
Site Map
SP-23007, First Baptist Church Property
Site Plan Approval for Addition/Expansion

BRIARWOOD
N



Site Location
Road Centerlines
BC Revenue Parcels

Locator Map
SP-23007, First Baptist Church Property
Site Plan Approval for Addition/Expansion

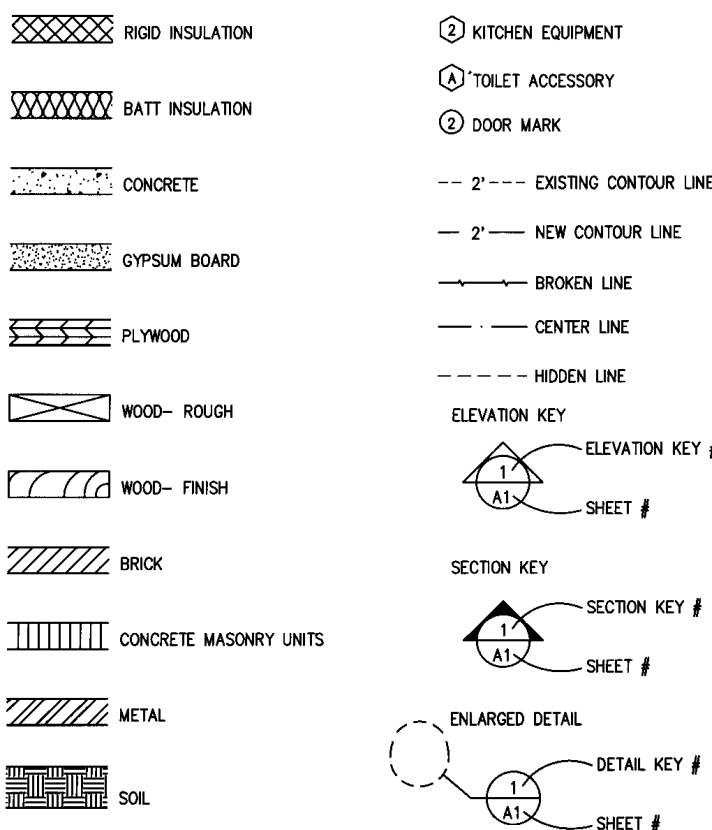


Children's Ministry Building

First Baptist Church Bay Minette

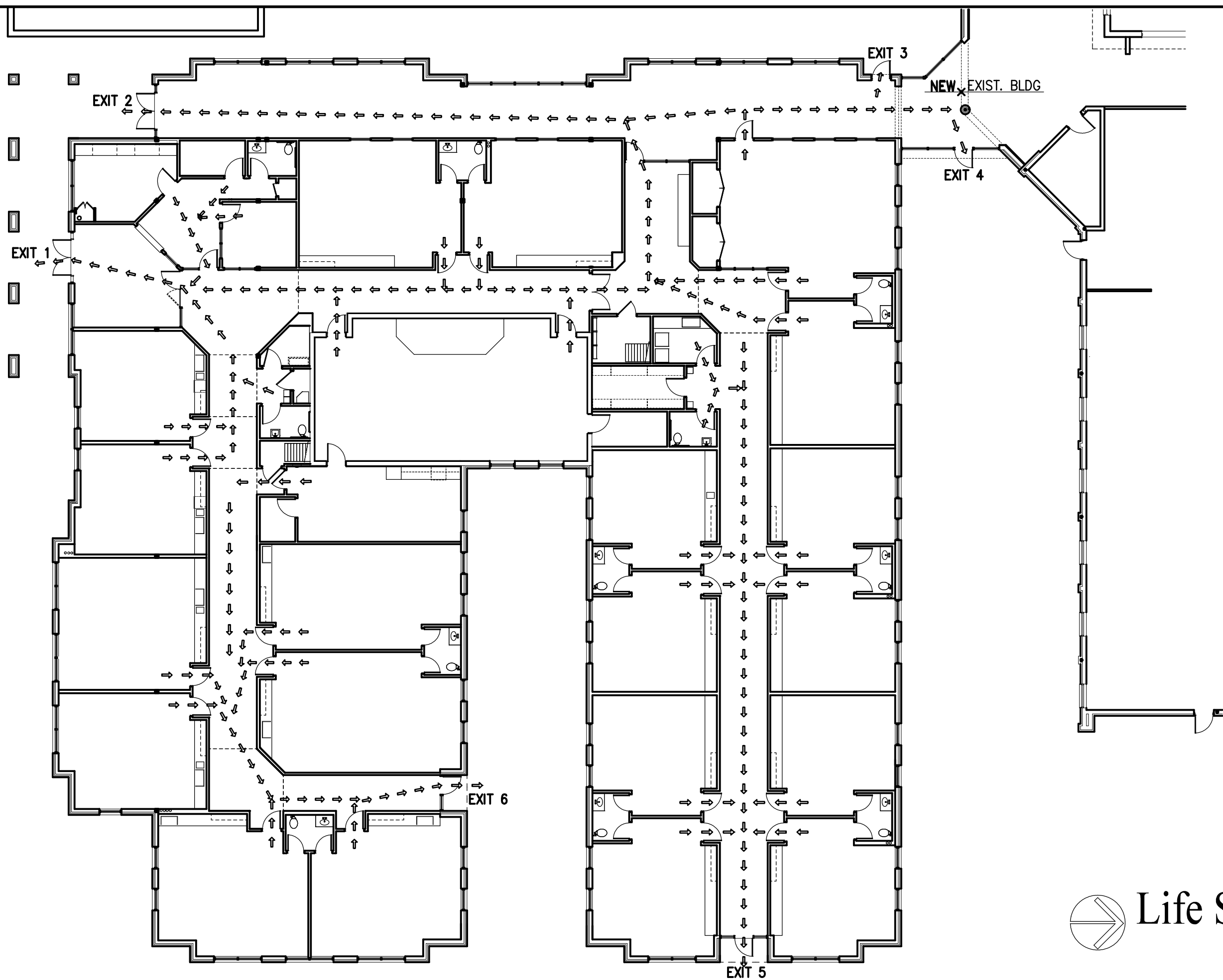
Bay Minette, Alabama

GRAPHIC SYMBOLS

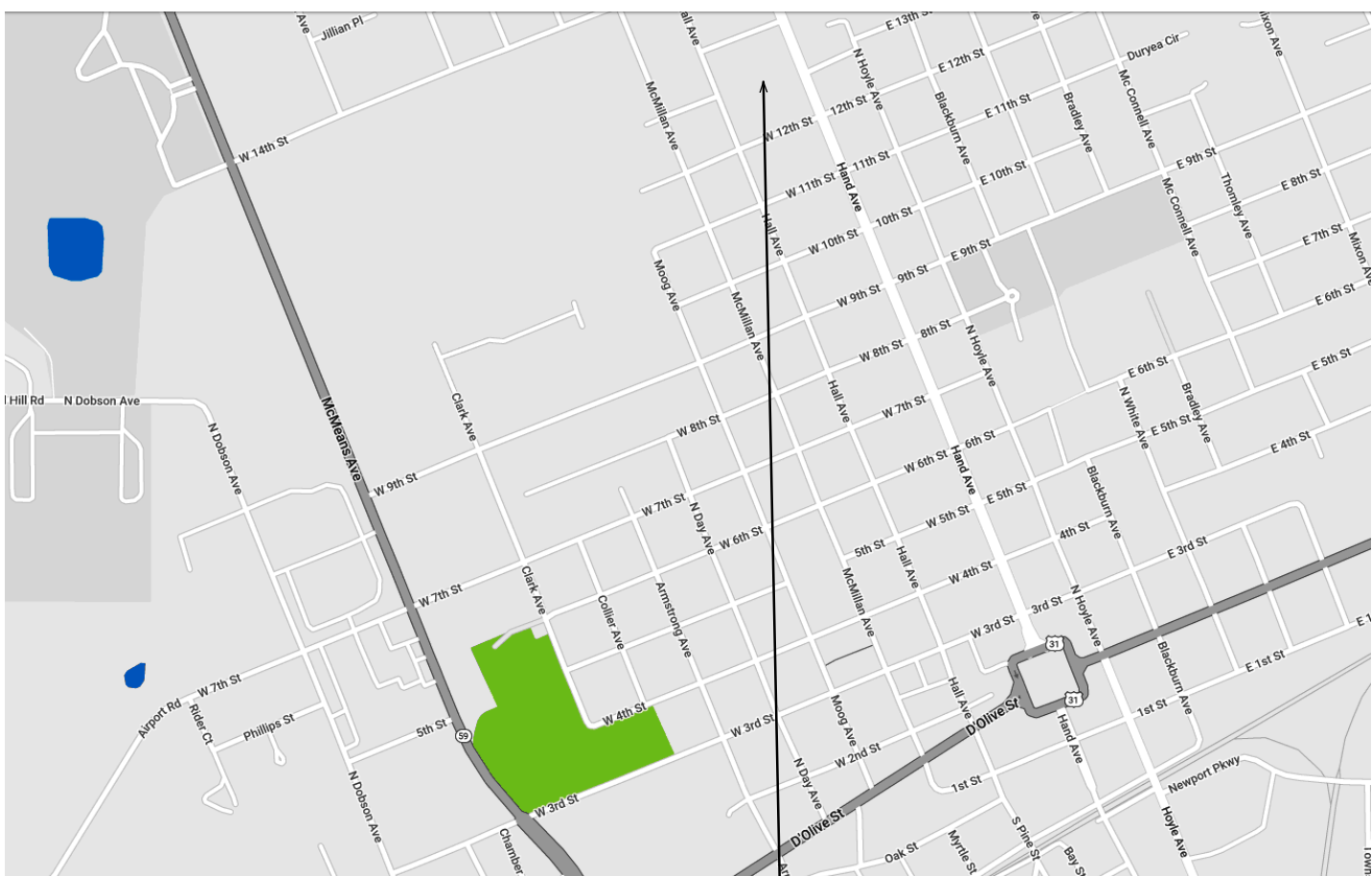


ABBREVIATIONS

| | | |
|----------------------------------|---|---------------------------------|
| A.B. anchor bolt | FLUOR. fluorescent | O.D. outside diameter |
| A.F.F. above finished floor | FTG. footing | O.D. outside diameter |
| ACOUST. acoustical | FURR. furring | O.H. overhead |
| ACT. acoustical ceiling tile | GA. gauge | PNL. panel |
| A/C air conditioning | GALV. galvanized | PWMT. pavement |
| ALT. alternate | G.C. general contractor | PERF. perforated |
| ALUM. aluminum | G.B. grab bar | PLAS. plastic |
| APPROX. approximate | GYP. gypsum | PL. plate |
| ARCH. architect(ural) | H.C. hollow core | PLUMB. plumbing |
| ASPH. asphalt | HDW. hardware | PLYWD. plywood |
| BIT. bituminous | HVAC heating/ventilating/air conditioning | PTD. painted |
| BLK. block | HT. height | P.T. pressure treated |
| BLKG. blocking | H.M. hollow metal | P.S.I. pounds per square inch |
| BOY(T) bottom | HORZ. horizontal | P.L. property line |
| BLDG. building | H.B. hose bibb | R. radius |
| BD. board | HR. hour | RE. reference |
| CLG. ceiling | H.W.H. hot water heater | REG. regular |
| CER. ceramic | INCL. included | REINF. reinforced(ing) |
| C.R. ceiling height | I.D. inside diameter | R.C.P. reinforced concrete pipe |
| CR. circle | INSUL. insulate(d)/(ion) | RESIL. resilient |
| CLR. clear(ance) | INT. interior | R.A. return air |
| CMU concrete masonry unit | INTER. intermediate | R.H. right hand |
| COL. column | INV. invert | R.O.W. right of way |
| COMP. composite(ion) | JT. joint | RD. roof drain |
| CONC. concrete | LBL. label | RL. rain leader |
| CONSTR. construction | LAB. laboratory | R.O. rough opening |
| CONT. continuous | LAM. laminated | SCHED. schedule |
| C.O. control joint | LAV. lavatory | SECT. section |
| C.O. clean out | L.H. left hand | STHG. sheathing |
| CORR. corridor/corrugated | LT. light | SHT. sheet |
| DTL. detail | L. length | SM. similar |
| DIAG. diagonal | LOUV. louver | S.C.W. solid core wood |
| DIAM. diameter | MFR. manufacturer | SPC. specification(s) |
| DISP. dispenser | MAT. materials | SQ. square |
| DIV. division | MAX. maximum | STAIN/STL. stainless steel |
| DN. down | MECH. mechanical | STD. standard |
| D.S. downspout | MED. medium | STL. steel |
| D.F. drinking fountain | MBR. member | STOR. storage |
| DWG. drawings | MEMB. membrane | STRUCT. structural |
| E.A. each | MET. metal | SUSP. suspended |
| E.F. exhaust fan | MTL. metal | TEL. telephone |
| ELEC. electric(al) | MIN. minimum | THK. thick(ness) |
| E.W.C. electric water cooler | MIR. mirror | TG tempered glass |
| ELEV. elevation | MISC. miscellaneous | T&G tongue and groove |
| EMERG. emergency | M.O. masonry opening | T.O.C. top of concrete |
| EQ. equal | MTD. mounted | T.O.J. top of joist |
| EXH. exhaust | N.R.C. noise reduction coeff. | T.O.R. top of roof |
| EXIST. existing | N.I.C. not in contract | TYP. typical |
| EXP. expansion | NO. number | U.N.O. unless noted otherwise |
| EXP. JT. expansion joint | NOM. nominal | V.T.R. vent through roof |
| EXT. exterior | O.C. on center(s) | VERT. vertical |
| FIN. finish | OPNG. opening | V.C.T. vinyl composition tile |
| F.F. finished floor | OPP. opposite | W.C. water closet |
| F.F.E. finished floor elevation | O.H. opposite hand | W.R. water resistant |
| F.E.C. fire extinguisher cabinet | O.D. outside diameter | W.W.F. welded wire fabric |
| FL. floor | O.H. overhead | W/ with |
| F.D. floor drain | | |



VICINITY MAP



SITE
1201 Hand Ave
Bay Minette, AL 36507

CODE SUMMARY

2021 International Building Code (IBC)

Allowable Area: FBC—Table 504.4 , 506.2

| | Allowed | Actual |
|-----------------------|---------------|--------------|
| Number of Stories | 2 story | 1 |
| Educational Occupancy | | |
| Type V-B Sprinklered | 38,000 sq ft* | 18,821 sq ft |

Occupancy Load: FBC — Table 1004.5

| | | |
|----------------|-----------------|-------------------------------|
| Classrooms | Infant | 700 s.f. @ 35 net = 20 |
| Classrooms | 1-4 Years Old | 4053 s.f. @ 35 net = 91 |
| Classrooms | K-GDN - 6th GRD | 3290 s.f. @ 20 net = 164 |
| Office area | | 800 s.f. @ 100 gross = 8 |
| Support spaces | | 1500 s.f. @ 100 gross = 15 |
| Kitchen | | 368 s.f. @ 200 net = 2 |
| | | 295 |
| | | TOTAL OCCUPANCY = 295 PERSONS |

Egress Requirements: FBC — Chapter 10

| | Required | Actual |
|--|----------|--------|
| Number of Exits [1006.3.3] | 2 | 6 |
| Maximum travel distance [1017.2] | 250 ft.* | 68 ft. |
| Minimum clear opening @ doors [1010.1.1] | 32" | 36" |

Fire Resistance:

Exit Access Corridor: 0 hr rating as required per FBC Table 1020.2 w/ fire sprinkler system

Plumbing Fixtures: FBC Plumbing—Table 403.1

| | Required | Actual |
|--|----------|--------|
| Water Closets—Male & Female (1 per 50 occupants) | 10 | 16 |
| Water Closets—Unisex | 0 | 2 |
| Lavatories—Male & Female (1 per 50 occupants) | 10 | 16 |
| Drinking Fountains | 4 | 4 |

FBC Fire and Smoke Protection Features 718.4.3

Exception: Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

PERSONNEL

OWNER

First Baptist Church Bay Minette
Bay Minette, Alabama

ARCHITECT

Quina Grundhoefer Architects, P.A.
Pensacola, Florida

STRUCTURAL ENGINEER

R.A.C. Engineering, Inc.
Gulf Breeze, Florida

MECHANICAL & ELECTRICAL ENGINEERS

H.M. Yonge & Associates
Pensacola, Florida

CIVIL ENGINEER

Lieb Engineering Company
Daphne, Alabama



LIST OF DRAWINGS

| SEQ. | SHEET # | DESCRIPTION |
|----------------------------------|---------|--|
| 1 | | Title Sheet |
| Civil | | |
| 2 | C1 | Civil Title Sheet |
| 3 | C2 | General Notes |
| 4 | C3 | Existing Conditions and Demo Plan |
| 5 | C4 | Site Plan |
| 6 | C5 | Grading and Drainage Plan |
| 7 | C6 | Utility Plan |
| 8 | C7 | Details |
| Architectural | | |
| 9 | A0.1 | Architectural Site Plan |
| 10 | A1.1 | Floor Plan |
| 11 | A1.2 | Reflected Ceiling Plan |
| 12 | A1.3 | Roof Plan |
| 13 | A1.4 | Attic Plan |
| 14 | A2.1 | Elevations |
| 15 | A2.2 | Elevations |
| 16 | A2.3 | Building Sections |
| 17 | A2.4 | Building Sections |
| 18 | A3.1 | Wall Sections |
| 19 | A3.2 | Wall Sections |
| 20 | A3.3 | Plan Details |
| 21 | A3.4 | Wall Section |
| 22 | A4.1 | Door Details/Schedule |
| 23 | A4.2 | Window Details |
| 24 | A4.3 | Enlarged Kitchen Plan |
| 25 | A4.4 | Enlarged Restrooms |
| 26 | A4.5 | Interior Elevations |
| 27 | A4.6 | Interior Elevations |
| 28 | A5.1 | Floor Finishes Plan |
| 29 | A6.1 | Site Details |
| Structural | | |
| 30 | S0 | General Notes & Schedules |
| 31 | S1 | Foundation Plan |
| 32 | S2 | Roof Framing Plan |
| 33 | S3 | Wall Sections |
| 34 | S4 | Sections & Details |
| 35 | S5 | Sections & Details |
| Fire Protection | | |
| 36 | FP 1.1 | Fire Protection Plan |
| 37 | FP 2.1 | Attic Fire Protection Plan |
| 38 | FP 3.1 | General Notes & Detail |
| Plumbing | | |
| 39 | P1.1 | Sanitary Waste Plan |
| 40 | P1.2 | Sanitary Waste Equipment Platform Plan |
| 41 | P2.1 | Domestic Water Plan |
| 42 | P2.2 | Domestic Water Equipment Platform Plan |
| 43 | P3.1 | Sanitary Waste Riser Diagram |
| 44 | P4.1 | Notes & Schedules |
| Mechanical | | |
| 45 | M1.1 | HVAC Plan |
| 46 | M2.1 | Schedules & Details |
| Electrical | | |
| 47 | E0.0 | Legend & Schedule |
| 48 | E0.2 | Lighting Schedule |
| 49 | E0.1 | Electrical Site Plan |
| 50 | E1.1 | Lighting Plan |
| 51 | E2.1 | Power Plan |
| 52 | E3.1 | Mech Equipment Plan |
| 53 | E4.1 | Systems Plan |
| 54 | E5.1 | Panel Schedules |
| Project | | |
| Children's Ministry Building | | |
| First Baptist Church Bay Minette | | |
| Bay Minette, Alabama | | |
| Project No. | | |
| 0420A | | |
| Set No. | | |
| Date: | | |
| 7/28/23 | | |

Site Legend

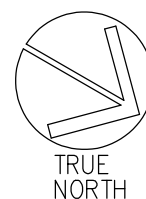
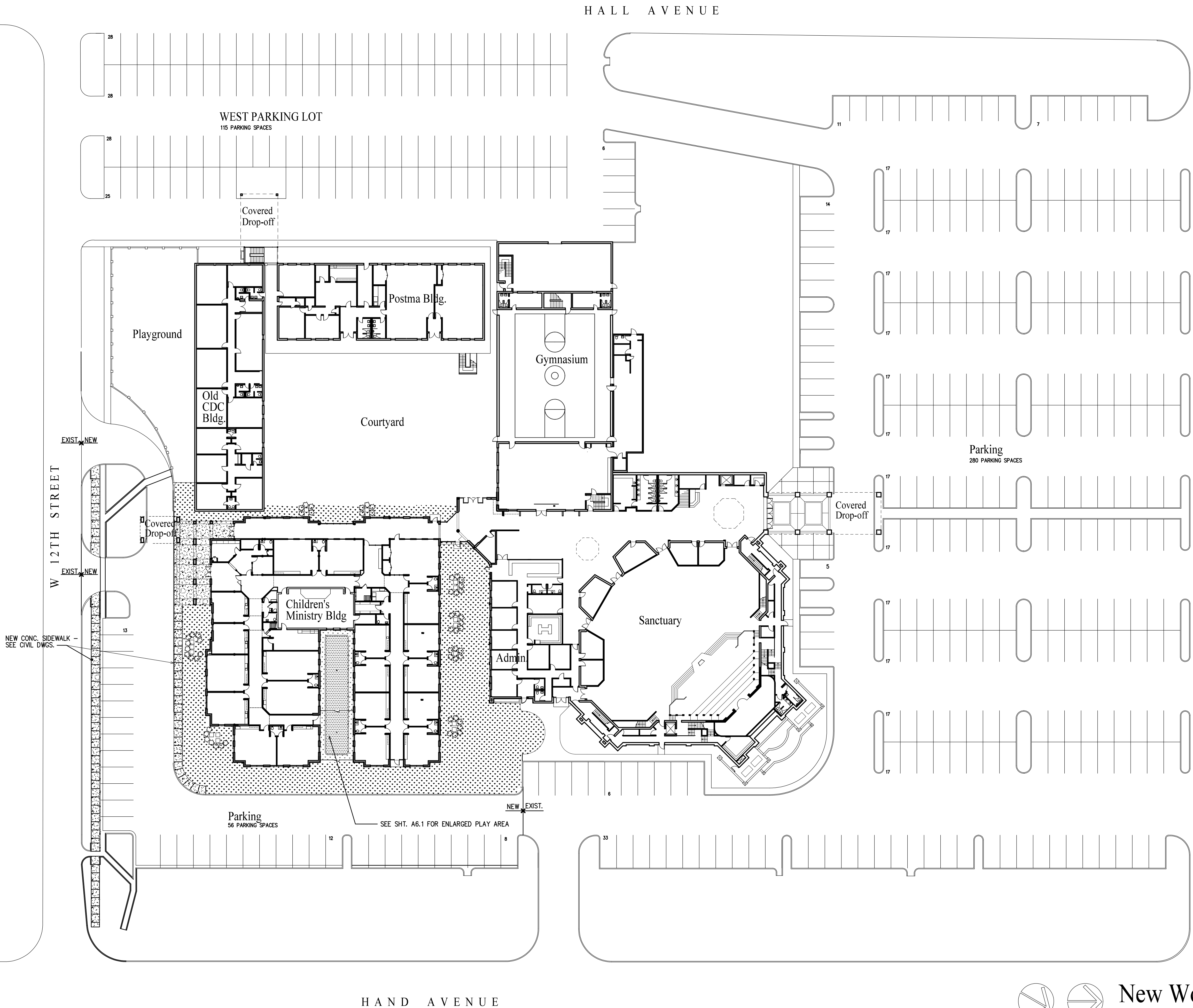
NEW CONC. SIDEWALK:
4" THICK REINF. w/ W1.4xW1.4-6x6
W.W.F. OF FIBERMESH - PROVIDE SCORED
JOINTS AS SHOWN BUT NOT TO EXCEED
8' O.C. PROVIDE EXPANSION JOINTS AS
SHOWN BUT NOT TO EXCEED 32' O.C.

NEW SOD: 419 TFWAY BERMUDA
THESE AREAS TO RECEIVE IRRIGATION
SYSTEM - TIE TO EXIST.

NOTE: ALL OTHER DISTURBED AREAS ARE
TO RECEIVE SEED & STRAW

RUBBER PLAY SURFACE

SHRUBS: 3'-0" TALL
NELLIE STEVENS HOLLY

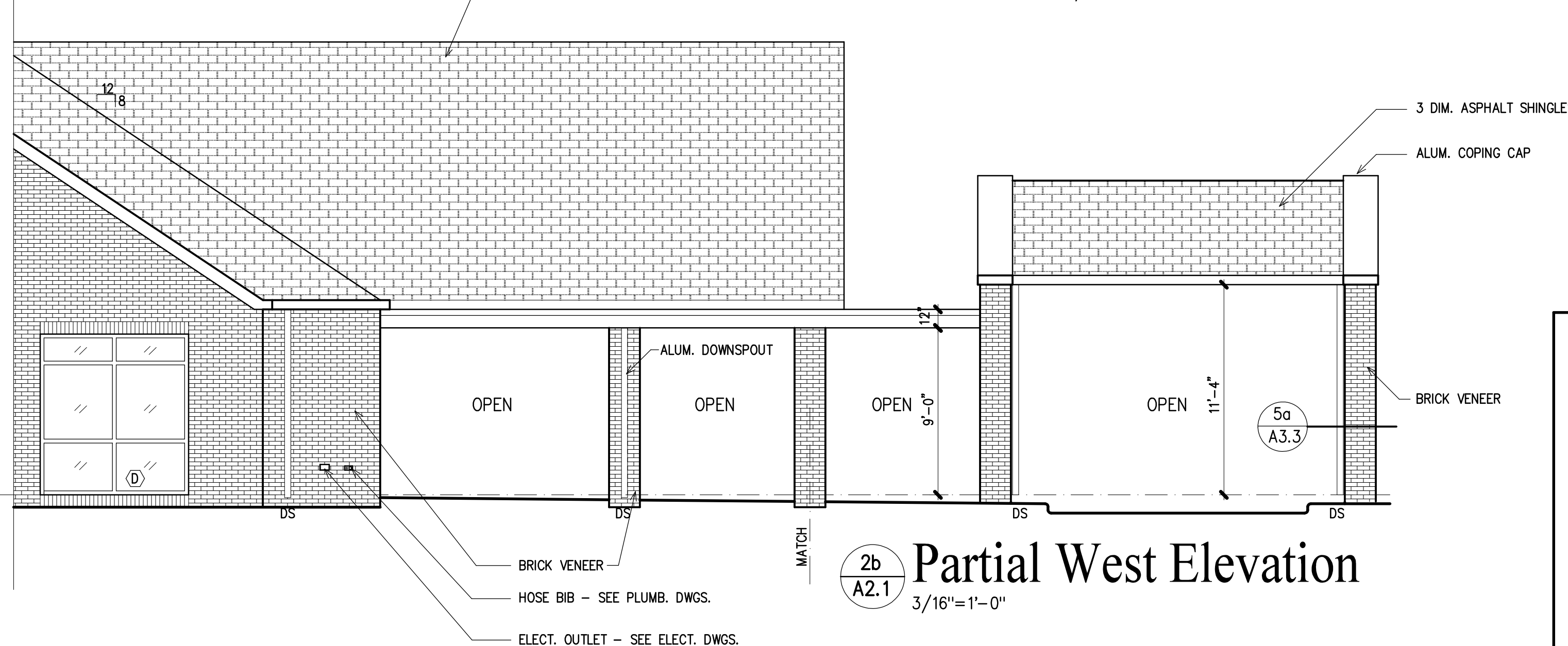
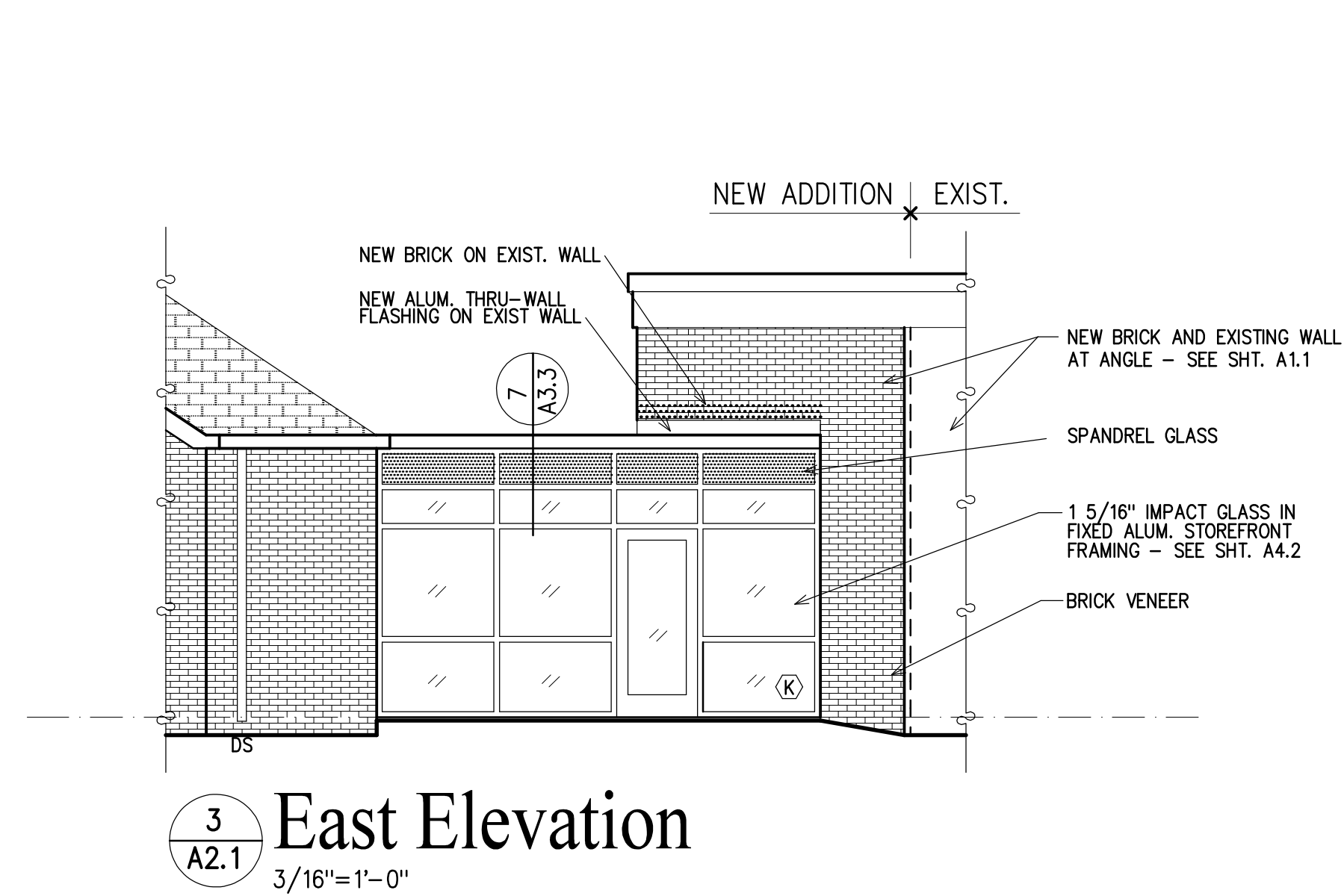
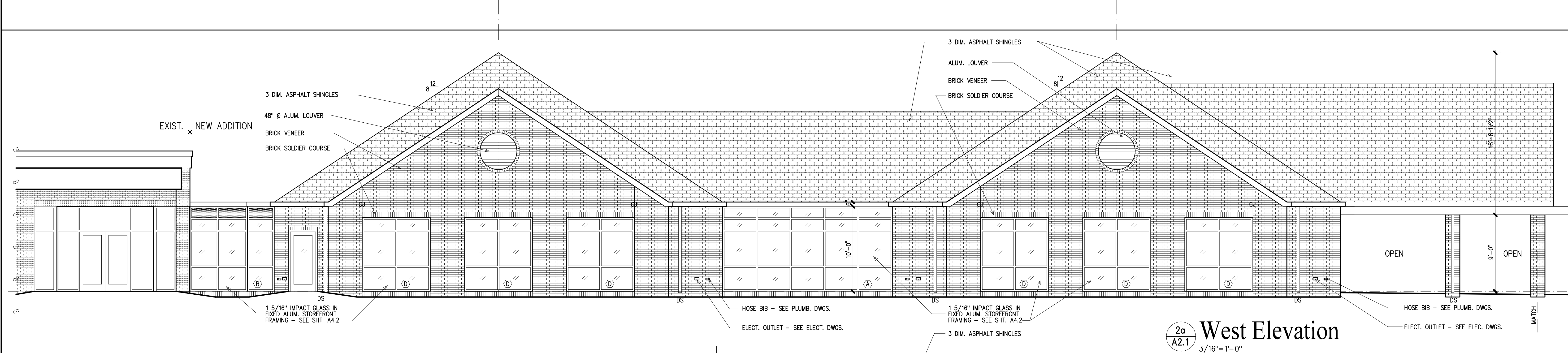
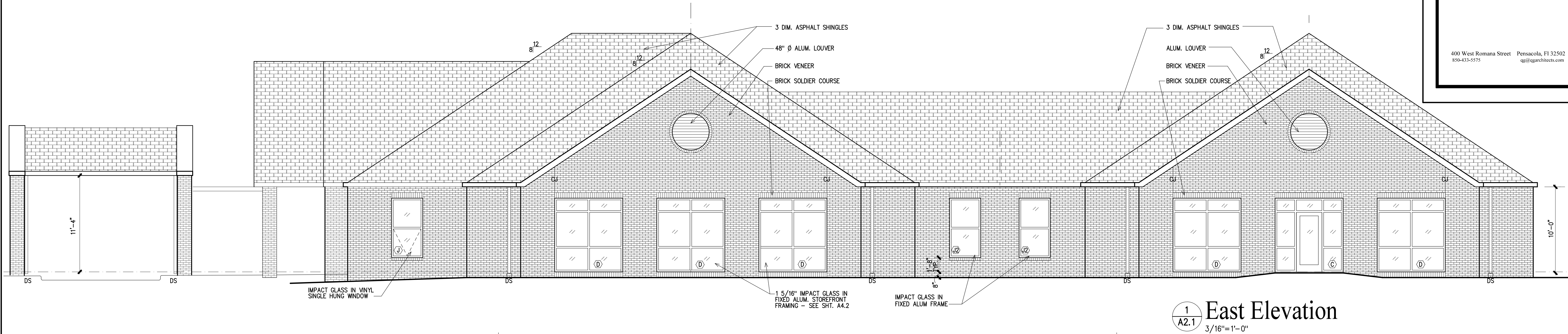


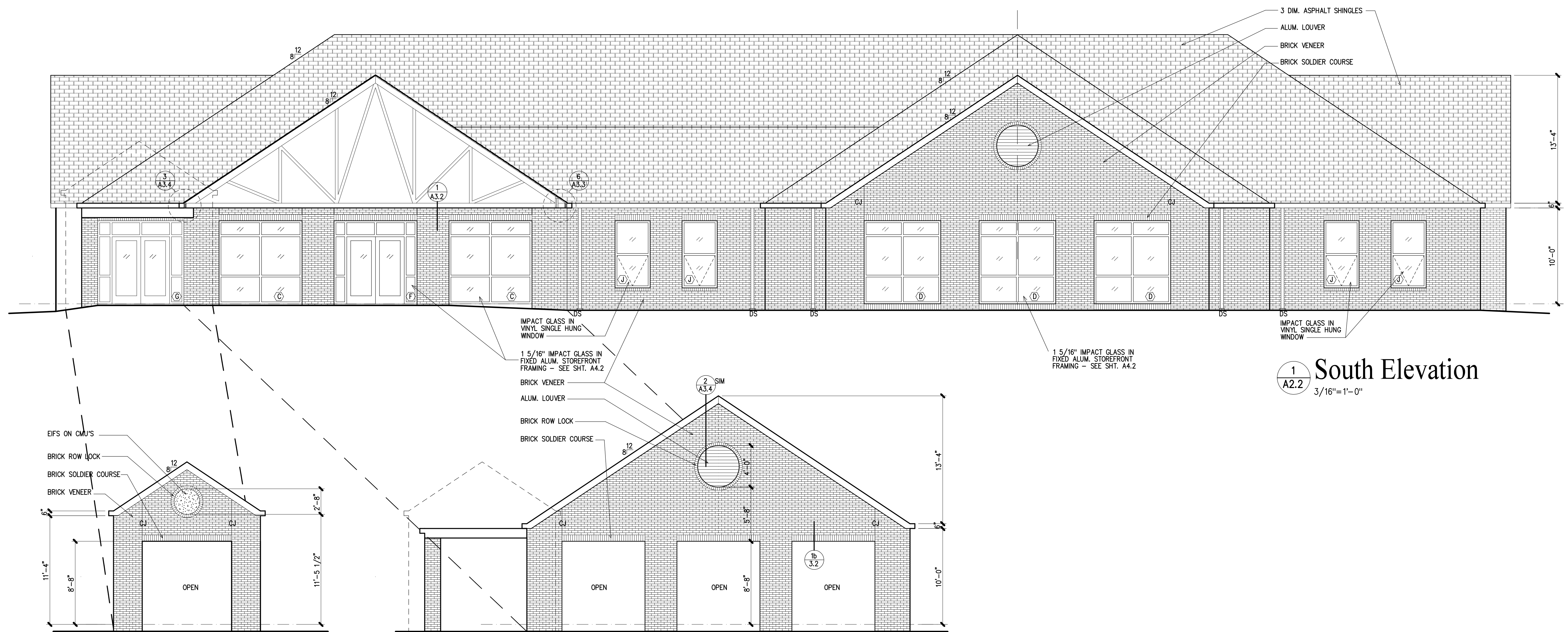
New Work Site Plan
SHOWING LANDSCAPING
1"=30'-0"

Project
**Children's
Ministry Bldg.**
First Baptist Bay Minette
Bay Minette, Alabama

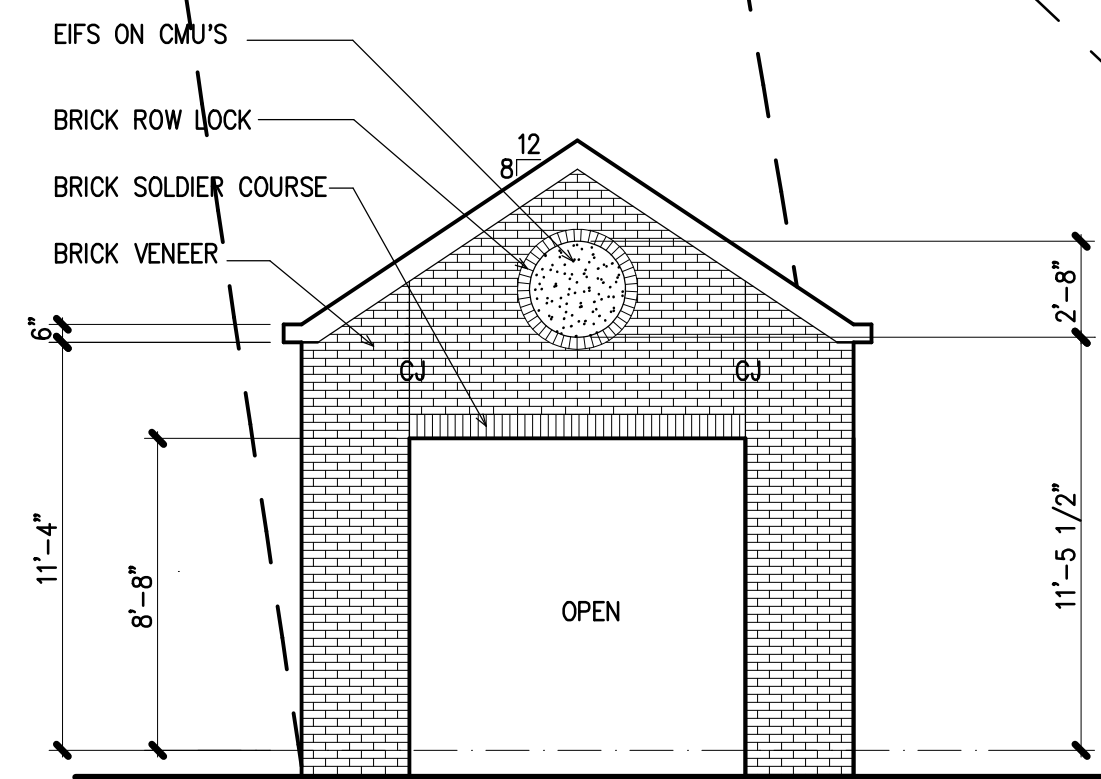
Date:
7/28/23
Project No.
0420A

Sheet No.
A0.1

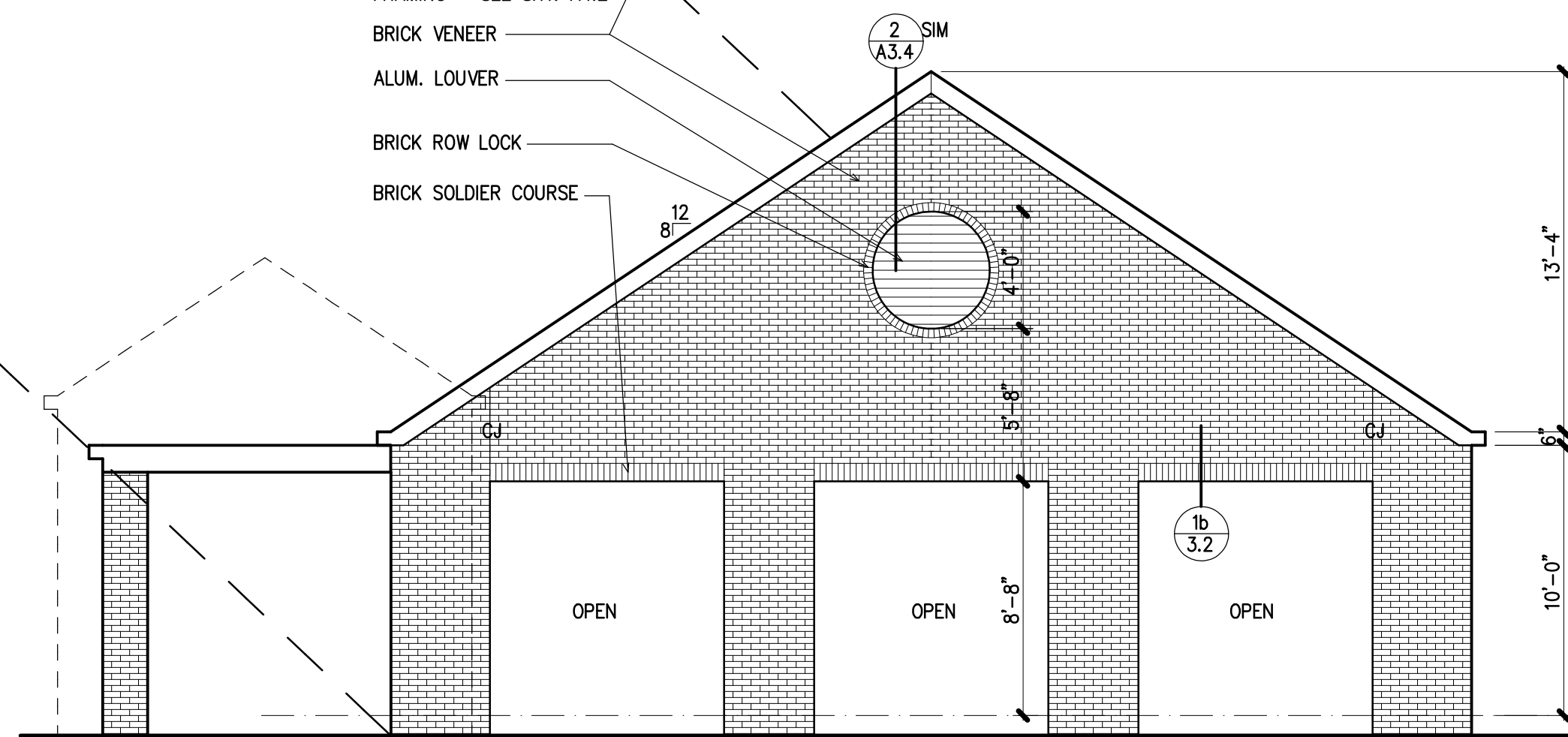




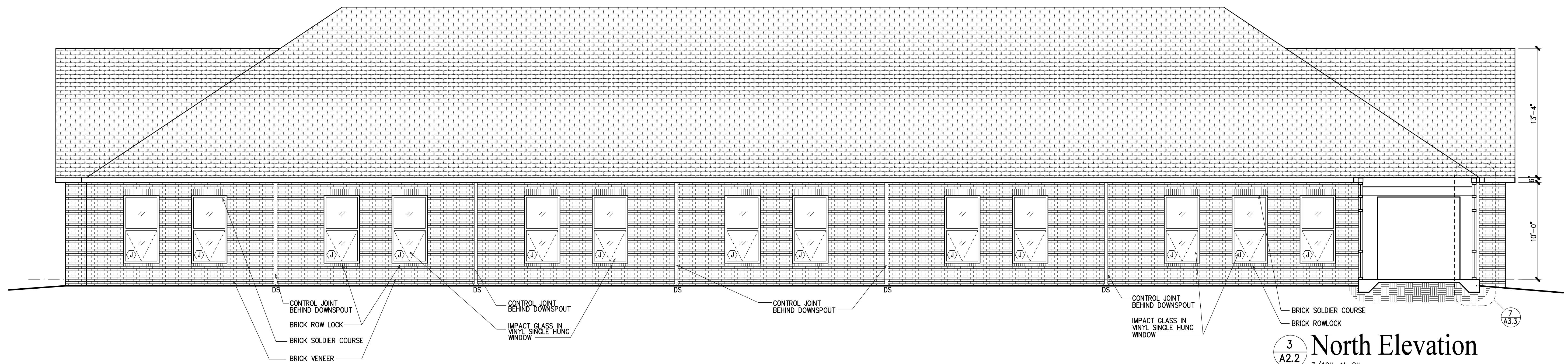
1
A2.2
South Elevation
3/16"=1'-0"



2
A2.2
Partial South Elevation
3/16"=1'-0"



2
A2.2
Partial South Elevation
3/16"=1'-0"



3
A2.2
North Elevation
3/16"=1'-0"

Quina Grundhoefer Architects



400 West Romana Street Pensacola, FL 32502
850-433-5575 qq@qgarchitects.com



Project
**Children's
Ministry Bldg.**
First Baptist Bay Minette
Bay Minette, Alabama

Date:
7/28/23
Project No.
0420A

Sheet No.

A2.2