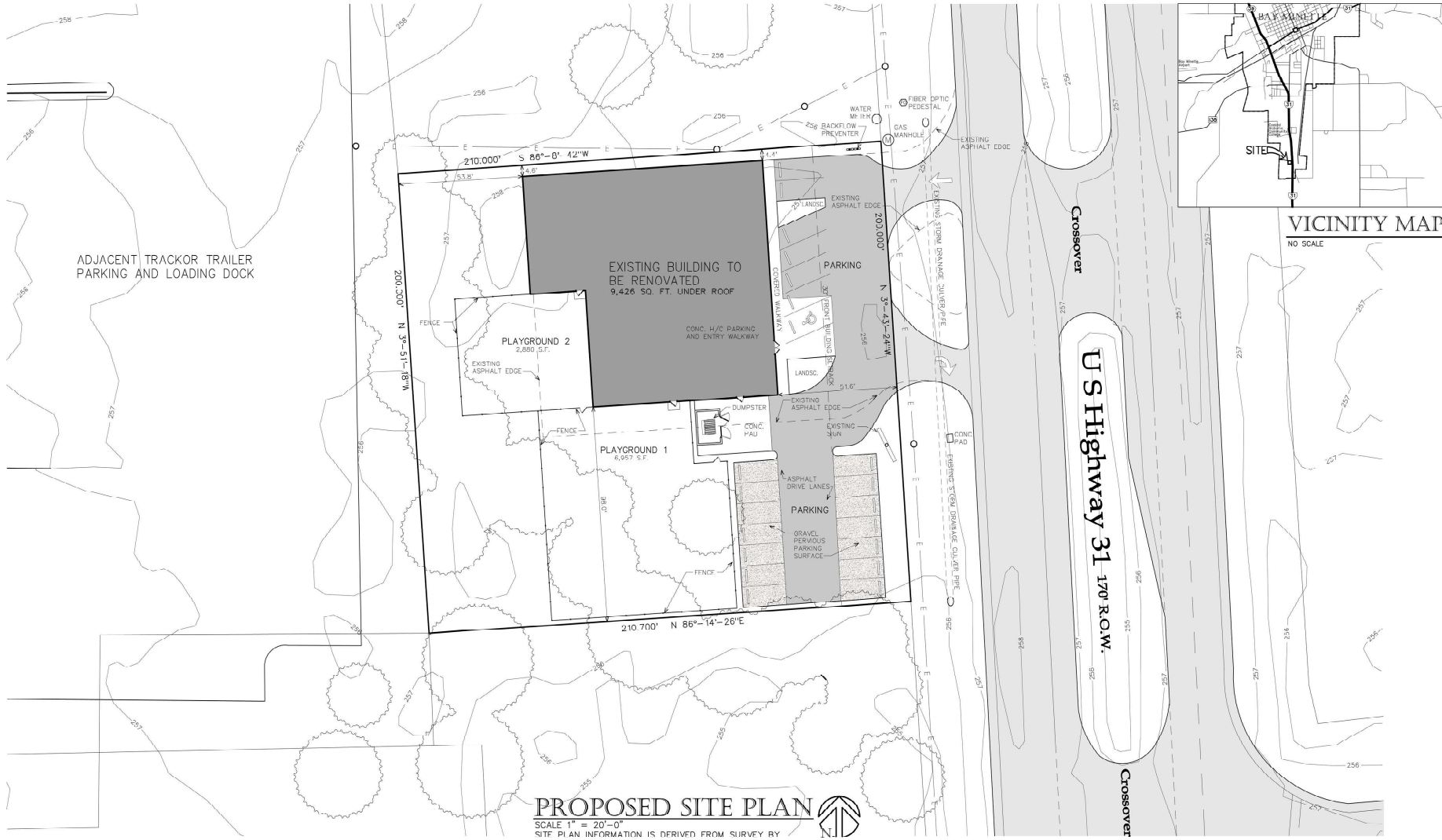


Early Learning Center

Gulf Regional Early Childhood Services



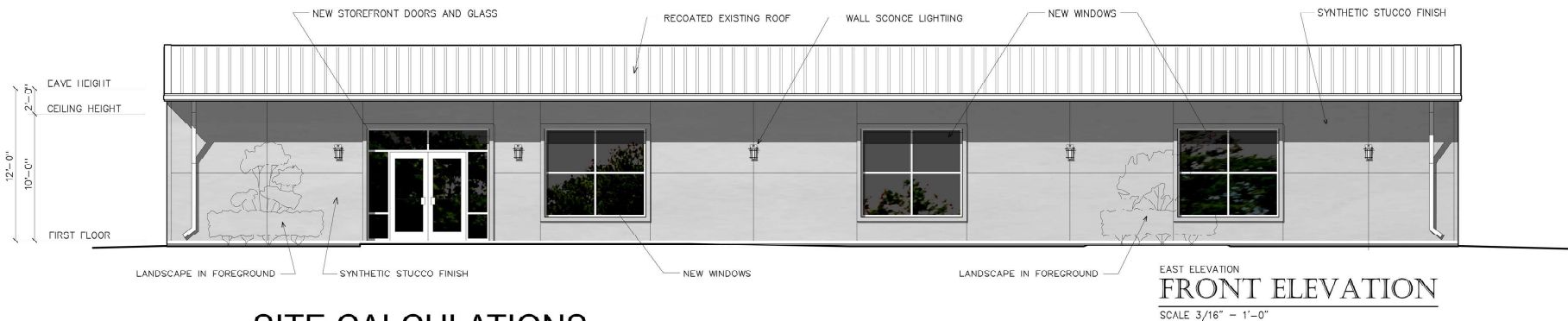
VENUE ARCHITECTURE
David Lindsey, Architect
Phone (85) 454-7243 Email: davidlindseyarchitect@yahoo.com
8176 NICHOLS AVENUE SUITE C TUREHOPE, ALABAMA 36532

DATES:
16 May 2024
9 June 2024

Early Learning Center
Gulf Regional Early Childhood Services
2420 US Highway 31 South
Bay Minette, Alabama 36507

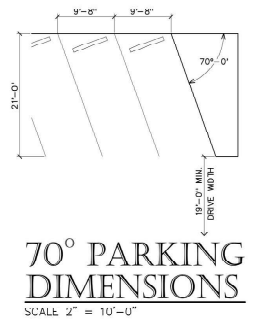
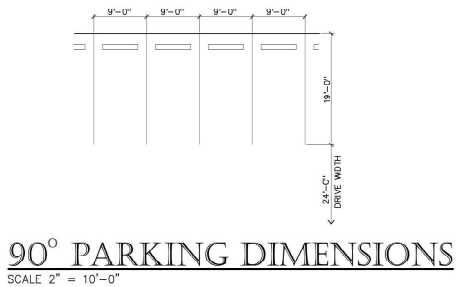
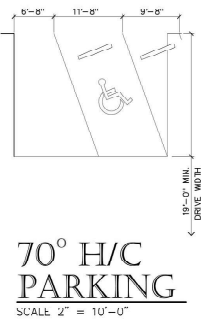
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SHEET NO.
C1
OF



SITE CALCULATIONS

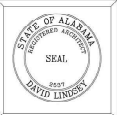
Subject Property Site Totals	41,990 ±ft ²	0.96 ± acres	
Site Use/Type	±Square Footage	Lot Coverage	Notes
Existing Structure(s)	9,426 ±ft ²	22.45%	
Proposed Structure(s)	0 ±ft ²	0.00%	Building
Total Building Coverage	9,426 ±ft²	22.45%	
Existing Impervious Surface	8,102 ±ft ²	19.30%	Driveways, Sidewalks and Parking Areas
Additional Impervious Surface	263 ±ft ²	0.63%	
Total Impervious Surface	17,791 ±ft²	42.37%	
TOTAL Required Landscaped Minimum	6,299 ±ft²	15.00%	
TOTAL Existing Landscaped Area	0 ±ft ²	0.00%	
TOTAL Proposed Landscaped Area	2,108 ±ft ²	5.02%	
TOTAL Proposed Open Space/Natural Areas	24,199 ±ft ²	57.63%	
Required Front/Side Yard Landscaping	2,099.50 ±ft²	5.00%	Not including parking areas
Existing Front/Side Yard Landscaping	- ±ft ²	0.00%	
Proposed Front/Side Yard Landscaping	2108 ±ft ²	5.02%	
Total Off-Street Parking Area	10262 ±ft ²	24.44%	
Required Parking Landscaped Minimum	1026.2 ±ft²	10.00%	*10% of Total Off-Street Parking Area
Proposed Parking Landscaped Area*	2,108 ±ft ²	5.02%	*Only landscaped areas ≥ 90ft ²
Total Landscaped/Open Space Provided	24,199 ±ft²	57.63%	



PARKING TABULATION

Staff Count 14 Persons - 14 Spaces Required
21 Spaces Provided

LAND USE	PARKING REQUIREMENTS
9.02.03.02 Public Assembly	
s. Churches or other places of worship	One (1) space for each four (4) seats in the main auditorium or sanctuary.
b. Private clubs, lodges and fraternal buildings not providing overnight accommodations	One (1) space for each 100 square feet of building under roof.
c. Theaters, auditoriums, coliseums, stadiums and similar places of assembly	One (1) space for each four (4) seats.
d. Libraries, museums	One (1) space for each 500 square feet of gross floor area.
e. Schools, including kindergartens, play schools and day-care centers	One (1) space for each four (4) seats in assembly hall, or one space for each employee, including teachers and administrators, whichever is greater, plus five (5) spaces per classroom for high school and colleges.
f. Skating rinks, dance halls, exhibition halls, pool rooms and other places of amusement or assembly without fixed seating arrangements	One (1) space for each 200 square feet of floor area.
g. Bowling alleys	Four (4) spaces for each alley.



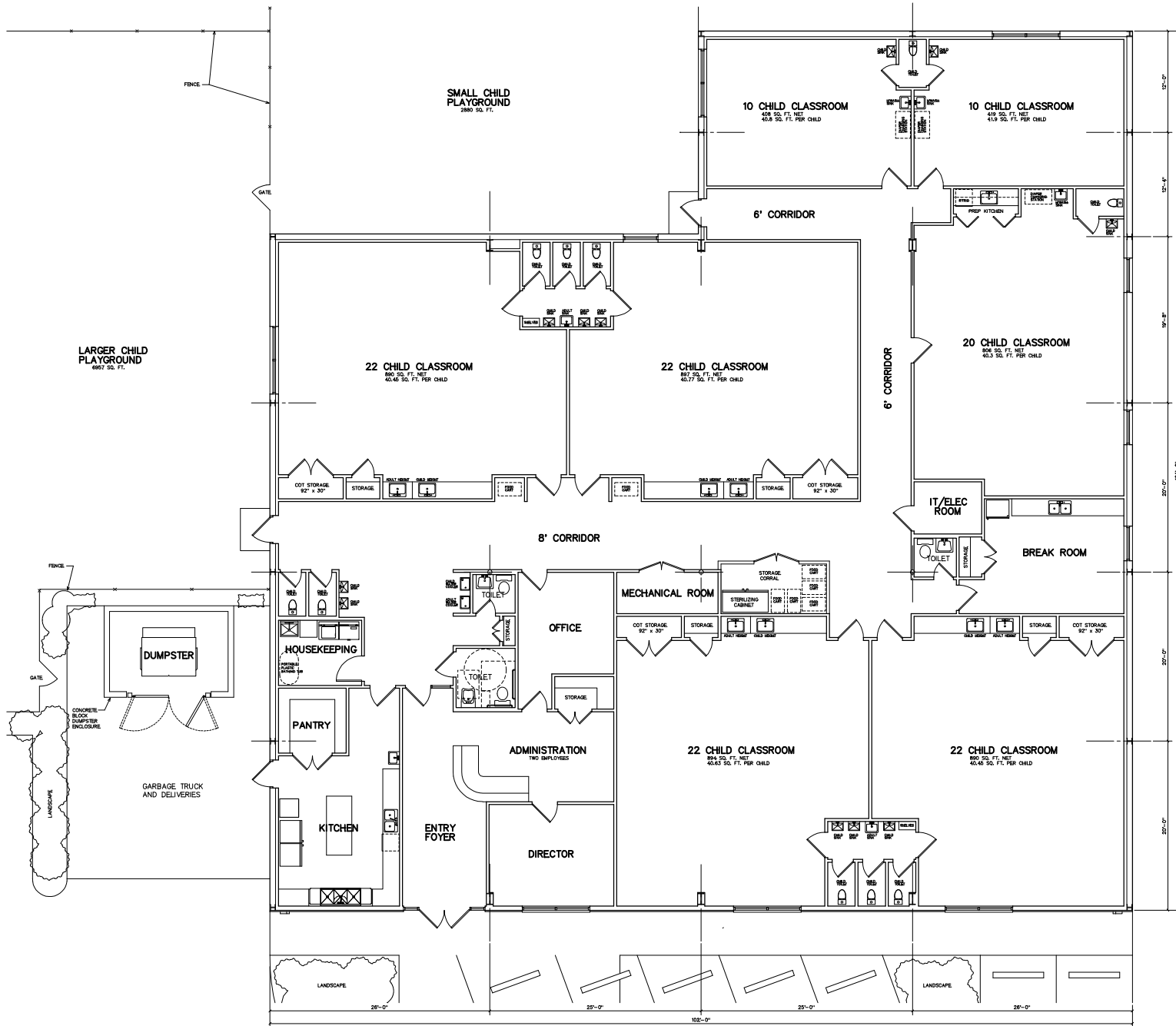
VENUE ARCHITECTURE
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DATE:
9 June 2024

Early Learning Center
Gulf Regional Early Childhood Services
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Bay Minette, Alabama 36507

PROJECT #

SHEET NO.
A1
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FLOOR PLAN
SCALE 3/16" = 1'-0"



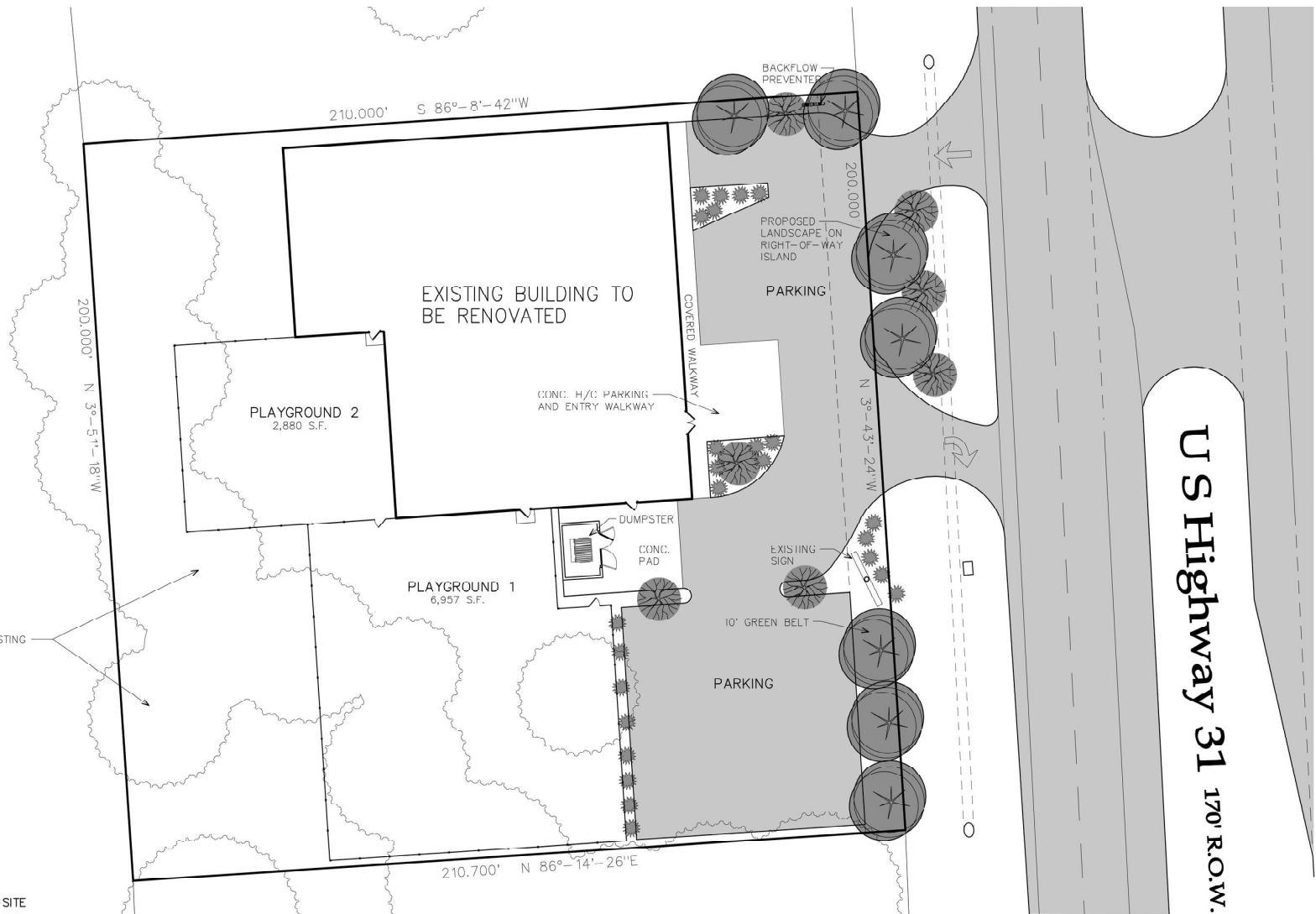
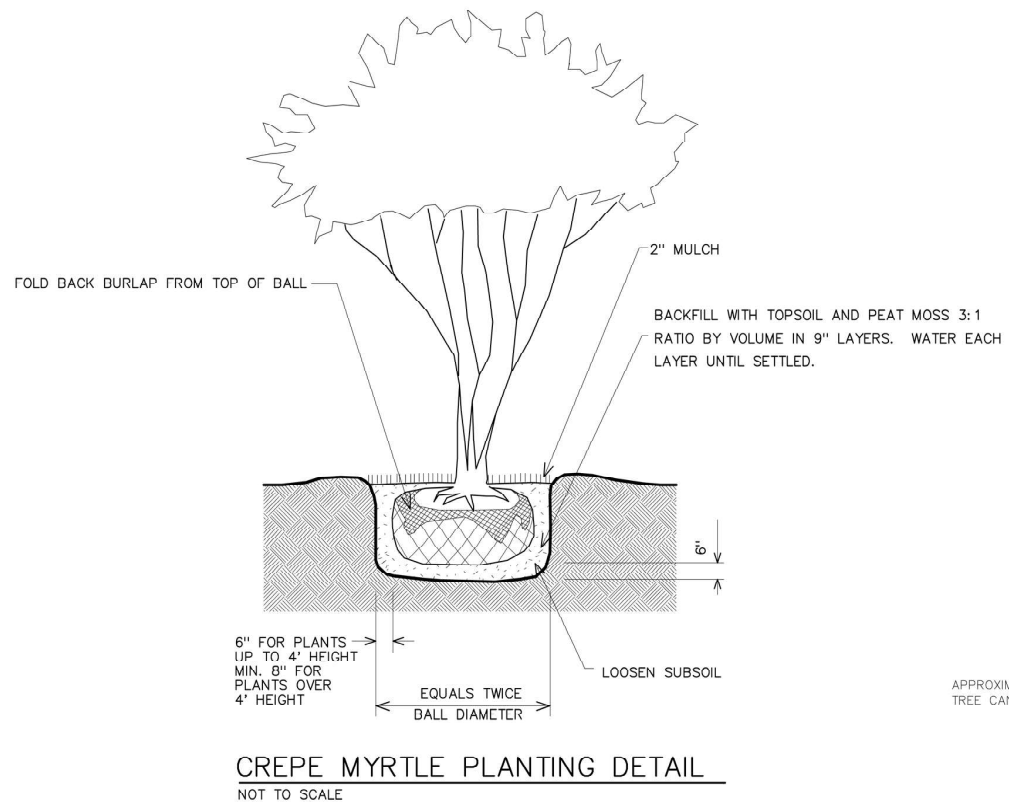
VENUE ARCHITECTURE
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BIRMINGHAM, ALABAMA 35262

DATES:
16 MAY, 2024

Early Learning Center
Gulf Regional Early Childhood Services
2420 US Highway 31 South
Bay Minette, Alabama 36507

PROJ#

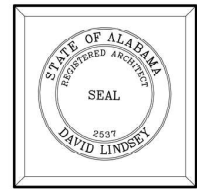
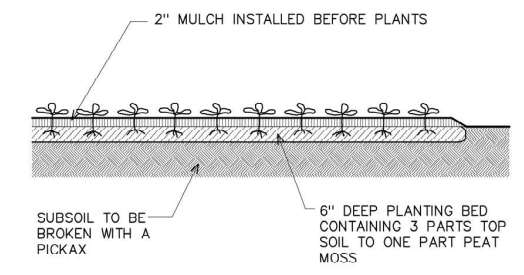
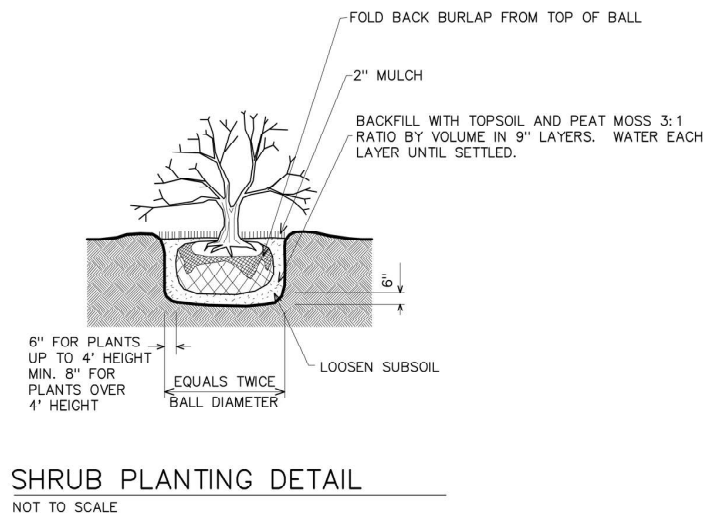
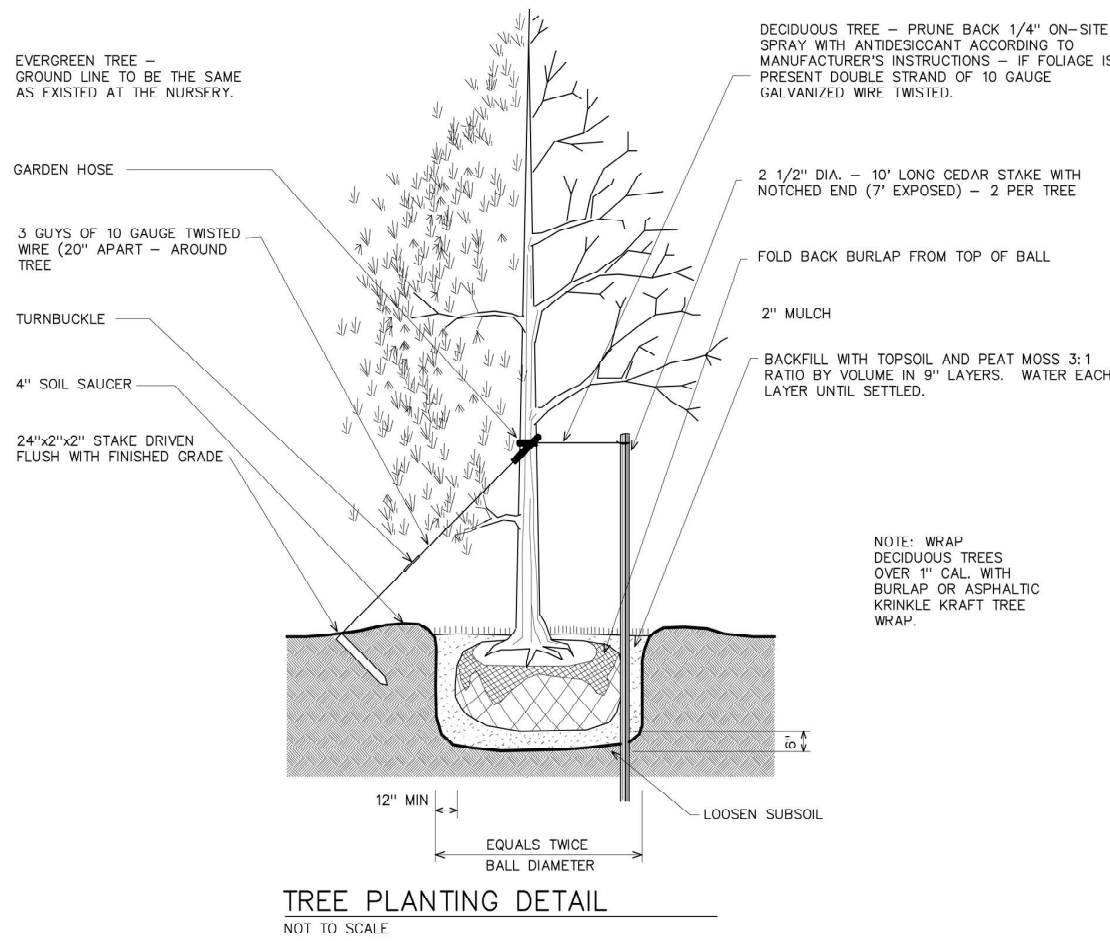
SHEET NO.
A2
OF



LANDSCAPE PLAN
SCALE 1" = 20'-0"

GREENBELT ZONE

TEN FEET OF GREEN BELT IS PROVIDED ACROSS THE FRONT OF THE PROPERTY EXCEPT IN AREAS OF INGRESS AND EGRESS OF VEHICULAR TRAFFIC. THE SITE ENTRY AND EXIT HAVE BEEN COORDINATED WITH THE ALABAMA DEPARTMENT OF TRANSPORTATION AS A MODIFICATION OF THE EXISTING CONDITIONS AND TO INCREASE THE LANDSCAPE ISLAND. THE BUILDING LOCATION IS EXISTING, AND THE BUILDING VEHICLE ACCESS IS EXISTING. MODIFICATIONS HAVE BEEN MADE TO REDUCE THE PAVED AREA OF THE ENTRY LANE AND THE EXIT LANE. THE LANDSCAPE ISLAND (ALTHOUGH ALL IS ON THE HIGHWAY RIGHT-OF-WAY) HAS SIGNIFICANTLY INCREASED. THE OWNER IS PROPOSING TO LANDSCAPE 10 FEET OF THE RIGHT-OF-WAY ISLAND TO MAINTAIN A CONSISTENT HIGHWAY GREEN BELT FRONTAGE.



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DATES:

23 April 2024
12 June 2024

Early Learning Center
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PROJ# -

SHEET NO.
C2
OF