

**Bay Minette Planning Commission Agenda
Special Called Meeting
Conference Room at City Hall
March 26, 2015
8:00 a.m.**

1. Called to Order
2. Invocation and Pledge
3. Call of Roll
4. Business:
 - Variance Request for Temporary Building Setback and Site Plan Review for
The First Bank of Baldwin –Bay Minette Bank Site (old Frosty Treat
Property)
5. Reports:
 - A. Mayor/Council
 - B. Attorney
 - C. Commissioner's Comments
6. Adjourn



HUTCHINSON, MOORE & RAUCH, LLC
Engineers • Surveyors • Land Planners

TRANSMITTAL SHEET

TO: Oscar Waters

FROM: Patrick R. Strom, II, P.E.

COMPANY: City of Bay Minette

DATE: March 24, 2015

ADDRESS: 25 Hand Avenue

SENDERS REFERENCE #: F0099/4017

CITY, STATE, ZIP: Bay Minette, AL 36507

RE: The First Bank of Baldwin – Bay Minette Bank Site

URGENT FOR REVIEW PLEASE COMMENT AS REQUESTED FOR YOUR FILES

NOTES/COMMENTS:

Enclosed for review are the following:

- Variance Application
- Property Deed
- Three 11 X 17 copies of the Overall Site Plan
- Three full size copies of the Overall Site Plan

Also included are the following:

- Site Plan Application
- Site Plan Review Checklist
- Letter of Authorization
- Property Deed
- Three 11 X 17 copies of the Building Floor Plan and Elevations
- Three full size copies of the Building Floor Plan and Elevations
- Sign Detail
- Two copies of the Drainage Calculations

A check for \$125 is also included to cover the cost of both applications. If you have questions, please call.

1 ST. LOUIS STREET, SUITE 1001
MOBILE, ALABAMA 36602
TEL.: (251) 345-1841 ♦ FAX: (251) 345-1843

City of Bay Minette

Application for Restrictions Variance

State of Alabama
County of Baldwin
City of Bay Minette

This is to certify that I (we) the undersigned do hereby request the City of Bay Minette Board of Adjustment to grant a variance from the restriction of the Land Use and Development Ordinance as indicated below, and for the reasons stated.

1-Article(s) and Section(s) for which Variance is requested:

Article VIII Section 8.12


2-Nature of Variance requested:

Temporary variance to required building setback.

3-Reason for Request:

To allow the construction of a temporary building outside the required building setback. This will allow for more room on site and better facilitate the transition to and construction of the permanent bank building.

Dated this 24th day of MARCH, 2015



Owner or Authorized Representative

Application fee \$25.00
10/2007

20140538

WARRANTY DEED

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed Oct. 10 2/2014 11:50 AM
DEED TAX \$ 240.00
TOTAL \$ 255.00
3 Pages

1170714

STATE OF ALABAMA
COUNTY OF BALDWIN



KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100ths (\$10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged; BAYSHORE CONSTRUCTION CO., INC., an Alabama Corporation, hereinafter referred to as Grantor, does hereby GRANT, BARGAIN, SELL and CONVEY unto FIRST EXCHANGE, LLC, a Mississippi Limited Liability Company, hereinafter referred to as Grantee, subject to the provisions hereinafter contained, all that real property in the County of Baldwin, State of Alabama, described as follows, to-wit:

Lot 1, Block 132, and the West one half of a vacated 12 foot wide alley situated between Lot 1 and 2, Block 132 in the Hand Land Company's Addition to the Town of Bay Minette, Alabama, as per plat thereof recorded in Deed Book 4, Page 158, et seq., in the Office of the Judge of Probate of Baldwin County, Alabama.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a 1/2" capped rebar (LS#17259) at the Northwest corner of block 132 of the Hand Land Company's addition to the Town of Bay Minette as shown in Deed Book 4 on page 159 as recorded in the Office of Probate for Baldwin County, Alabama; thence run North 68° 12' 56" East a distance of 150.04 feet to a 5/8" capped rebar (LS#26623); thence run South 21°54' 17" East a distance of 131.82 feet to a 5/8" capped rebar (LS#26623); thence run South 57°36' 40" West a distance of 152.19 feet to a 1/2" capped rebar (CA#0604); thence run North 22° 02' 36" West a distance of 159.83 feet to a point of beginning; said parcel lying within Section 9, Township 2 South, Range 3 East, Baldwin County, Alabama, and containing 0.50 acres, more or less.

SUBJECT TO:

1. Existing utilities as shown on survey dated July 23, 2014 by Stuart L. Smith, PLS (License No. 27403).

TOGETHER WITH ALL AND SINGULAR, the rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

This conveyance is made subject to restrictive covenants, easements, right-of-ways and building set back lines, if any, applicable to said property of record in the said Probate Court.

And, except as to the above and taxes hereafter falling due, the said Grantor, for itself and for its successors and assigns, hereby covenants with the said Grantee, its successors and assigns, that it is seized of an indefeasible estate in fee simple in and to said property, that said property is free and clear of all encumbrances, and that it does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal on this the 30th day of September, 2014.

BAYSHORE CONSTRUCTION CO., INC.
An Alabama Corporation

BY: Gerald E. Redman

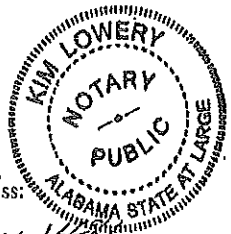
ITS: President

STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gerald E. Redmon whose name as President of Bayshore Construction Co., Inc., an Alabama Corporation, is signed to the foregoing Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 30th day of September, 2014.



Kim Lowery
NOTARY PUBLIC
My Commission Expires:
My Commission Expires 3-3-2015

Grantor's address:

P.O. Box 1421
Bay Minette, AL 36507

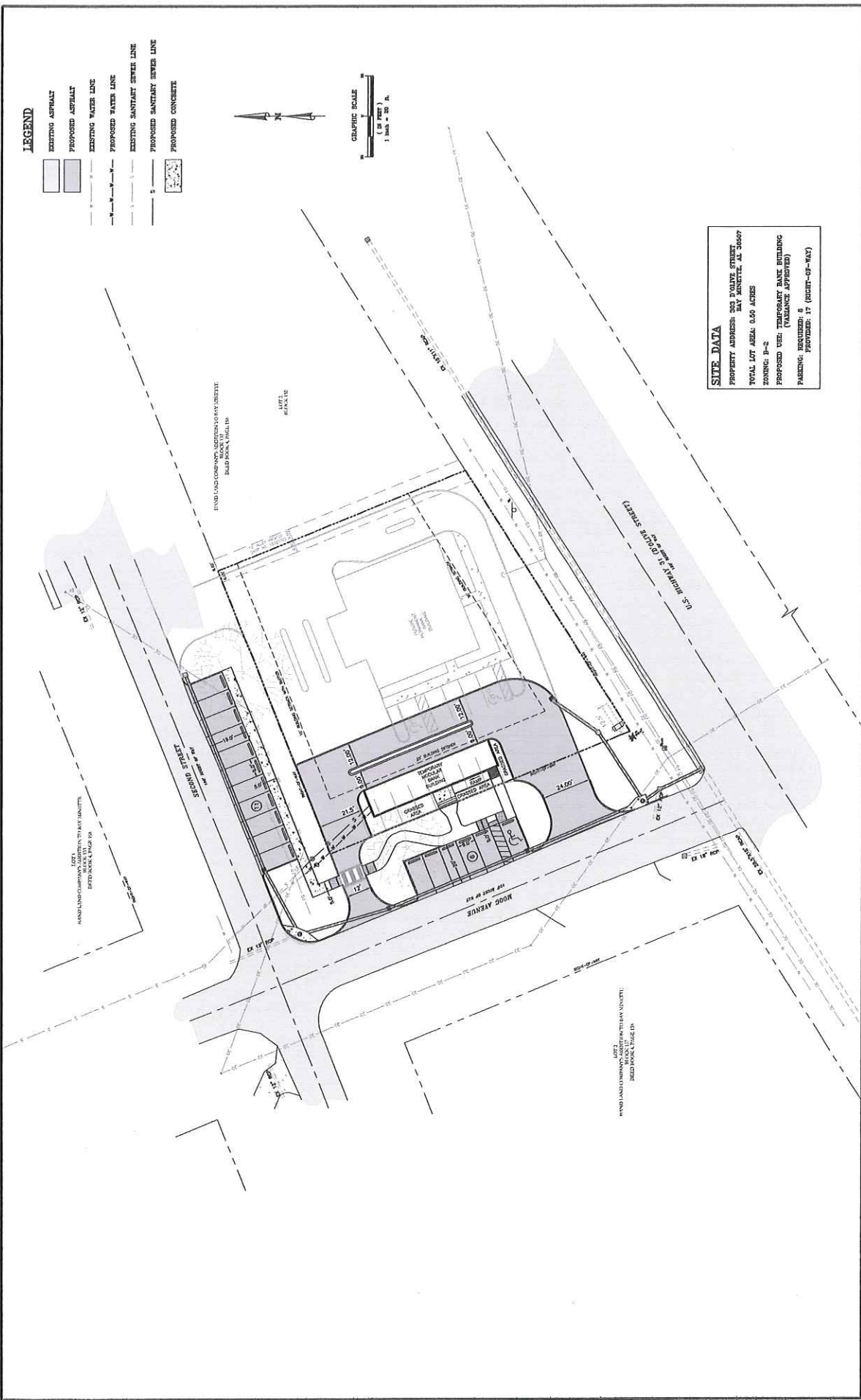
Grantee's address

P.O. Box 15519
Hattiesburg, MS 39404

WITHOUT THE BENEFIT OF A SURVEY
THIS INSTRUMENT PREPARED BY
DAVID P. SHEPHERD
ATTORNEY AT LAW
Post Office Box 454
Fairhope, AL 36533
(251) 928-4400

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED CONCRETE



SITE DATA
 PROPERTY ADDRESS: 665 PALMER STREET
 BAY MINNETTE, AL 36607
 TOTAL LOT AREA: 0.09 ACRES
 ZONING: P-2
 PROPOSED USE: TEMPORARY BANK BUILDING
 (FURNISHING APPOINTMENTS)
 PARKING: REQUIRED: 6
 PROVIDED: 17 (SECRET-DR-WAY)

HUTCHINSON, MOORE & RAUCH, LLC
 ENGINEERS • SURVEYORS
 LAND PLANNERS
 1 ST. LOUIS STREET, SUITE 1001
 MOBILE, ALABAMA 36602
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 FAX (251) 345-1843
 mobile@hmrplanners.com

BAY MINNETTE TEMPORARY BANK SITE
 OVERALL SITE PLAN
 THE FIRST OF BALDWIN COUNTY
 SCALE: 1"=20'
 MARCH 2015
 SHEET 4 OF 9

City of Bay Minette

Application for Site Plan

This is to certify that I (we) the undersigned do hereby request the City of Bay Minette to grant a Site Plan Review to determine the use and location of site meets the regulations within the Zoning Ordinance.

1. Owner/Developer's Contact Information:

a) Name: The First, Baldwin County

b) Address: 1207 North McKenzie Street

Foley, AL 36535

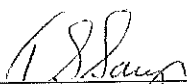
2. Current Zoning Classification: B-2

3. Location of the Proposed Site Plan: 303 D'Olive Street

4. Proposed Site Use: Proposed Temporary Bank Site

5. Character of Adjacent Sites: Business/Commercial

Dated this 24th Day of MARCH, 2015.



Owner or Authorized Representative

Site Plan Application Fee \$100.00



City of Bay Minette
Planning Commission
Site Plan Review Check List

Date March 24, 2015

Project The First Bank Site

Applicant Hutchinson, Moore & Rauch, LLC

The Site Plan Review Check List is to be presented at the initial inquiry for site plan review to acquaint the applicant of the necessary documents and design plans that are necessary for placement on the Planning Commission agenda. Upon reception of these necessary elements; this checklist will be completed by the Planning and Zoning Administrator and attached to design plans, along with a completed application. All members of the Planning Commission will receive the Site Plan Review Checklist, design plans and completed application prior to the scheduled Site Plan Review.

Necessary elements for the site plan review (Section 8.9): Completed Applications along with design plans that shall include site plans, architectural plans with landscaping plans as stated. A site plan shall be prepared, signed and sealed by an architect or an engineer that is currently licensed in the State of Alabama. It is noted by the State Codes of Alabama that the services of a registered architect shall be required on all buildings for public assembly over 2500 square feet. All design plans shall be drawn to scale. Drawing scale must be large enough to be readable (no smaller than 1 inch = 50 feet). Plans shall address the following requirements:

- A. The location and size of the site (dimensions, size in square footage and acreage) including topography along with a legal description and a current certified survey.
- B. A vicinity map showing the site relation to surrounding property.
- C. The recorded ownership and developer's interest.
- D. Date, scale, north arrow, title, and names and contact information for property owner(s), developer, engineer, architect and landscape designer (if applicable), including current license numbers.
- E. The relationship to the site to existing development in the area including streets, utilities, residential, and commercial development, and physical features of the land including significant ecological features. This information can be combined with requirements for the vicinity map specified in this section.
- F. Zoning classification of site and of adjacent properties. (Article VI)
- G. The density or intensity of land use to be allocated to all parts of the site together with tabulations by acreage and percentages thereof itemized by use and density.

- H. The location, size and character of any common open space, commonly owned facilities and form of organization which will own and maintain any common opens space and such facilities.
- I. Adjacent public and/or private streets including lot(s) frontage, dimensions, surface type, and existing or proposed access. (Section 7.9)
- J. Front, side and rear setbacks (Section 8.12)
- K. The use and maximum height, bulk, location and dimensions of all buildings (existing and proposed) and any other structures to be located on the site.
- L. Parking design standards and improvement requirements (Section 9.2) and Off-street loading and unloading space. (Section 9.3)
- M. Front, side and rear architectural elevations. These elevations shall indicate:
 - 1. Design character of buildings and structures
 - 2. Specific materials existing/planned for use on building and structures, including colors of any and all materials employed, with their locations indicated on the elevations
 - 3. Height of buildings and structures (Section 7.3)
 - 4. Roofs and overhangs
 - 5. Special design features (if applicable) may include compliance with the American Disabilities Act Requirements
 - 6. Yard requirement (7.4)
- N. Location, size and type of signage, any pre-existing, non-conforming signs must meet the current sign regulations. (Article XVI)
- O. The substance of covenants, grants of easements or other restrictions which will be imposed upon the use of land, buildings and structures, including proposed easements or grants for public utilities or other purposes. (Section 7.12)
- P. Landscape and Tree Protection (Article X), includes off street parking, buffer requirements and special designs.
- Q. Surface Drainage and Erosion and sediment control (Section 7.13 and 7.14)
- R. Screening, Lighting and Space. (Section 7.16)
- S. Location of garbage disposal facilities/buffer (if applicable)
- T. In case of plans which call for development over a period of years, a schedule showing the proposed times within which applications for building permits are intended to be filed.
- U. Where required by ALDOT, the applicant will provide proof that the driveway permit application has been submitted to ALDOT. If a traffic study is required the applicant shall provide copies of the study to the Building Department.

- W. Any additional data, plans or specifications which the applicant or the City believes is pertinent and which will assist in clarifying the application including, but not limited to plans for screening, lighting and space, surface drainage, erosion and sediment control, water and sewer connections, landscaping, and signs.

This checklist corresponds to the City of Bay Minette Zoning Ordinance as well as reflecting the City Comprehensive Plan. It is designed to aid the applicant and serve as a tool for the Bay Minette Planning Commission decisions. While each site plan application is unique, it is imperative to follow the Zoning Ordinance and Comprehensive Plan guidelines to achieve the desired goals of our community while supporting the future growth and development.

Planning and Zoning Administrator

Fire Inspector

Comments:

August 20, 2014

RE: Bay Minette Bank Site

To whom it may concern:

I hereby authorize Hutchinson, Moore & Rauch, LLC to act as my agent for the above referenced project.

Sincerely,

The First of Baldwin County

Wade Neth

A handwritten signature in cursive script, appearing to read "W. Wade Neth", written in black ink.

201400538

WARRANTY DEED

BALDWIN COUNTY, ALABAMA
TIM RUSSELL, PROBATE JUDGE
Filed Sept. 10/22/2014 11:50 AM
DEED TAX \$ 249.00
TOTAL \$ 255.00
3 Pages

179717



STATE OF ALABAMA
COUNTY OF BALDWIN

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BAYSHORE CONSTRUCTION CO., INC.
An Alabama Corporation

BY: Gerald E. Redman

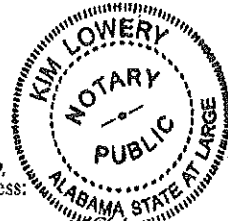
ITS: President

STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gerald E. Redmon whose name as President of Bayshore Construction Co., Inc., an Alabama Corporation, is signed to the foregoing Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 30th day of September, 2014.



Kim Lowery
NOTARY PUBLIC

My Commission Expires:

My Commission
Expires 3-3-2015

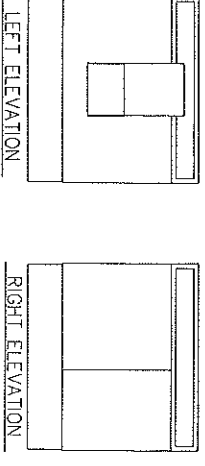
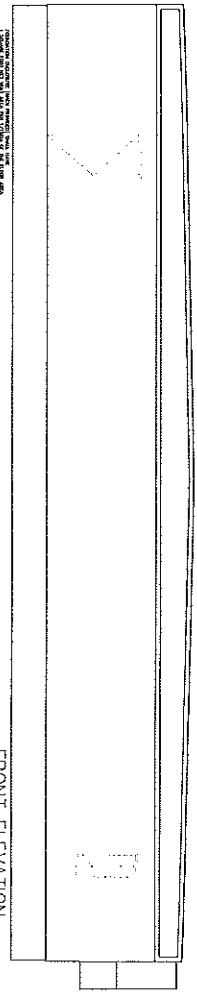
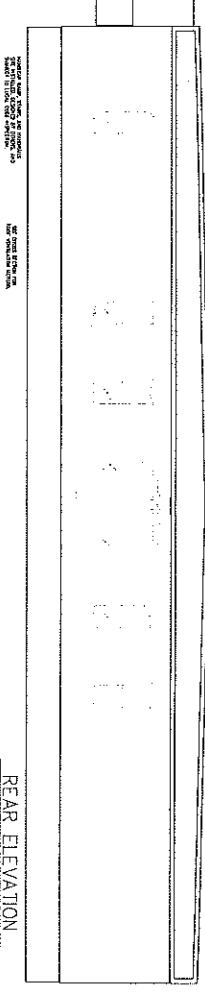
Grantor's address:

P.O. Box 1481
Bay Minette, AL 36507

Grantee's address

P.O. Box 15519
Hattiesburg, Ms 39404

WITHOUT THE BENEFIT OF A SURVEY
THIS INSTRUMENT PREPARED BY
DAVID P. SHEPHERD
ATTORNEY AT LAW
Post Office Box 454
Fairhope, AL 36533
(251) 928-4400



REAR ELEVATION

FRONT ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

RADCO	
AGENCY NO.	11721/02
AGENCY NAME	11721/02
AGENCY TYPE	11721/02
AGENCY ADDRESS	11721/02
AGENCY CITY	11721/02
AGENCY STATE	11721/02
AGENCY ZIP	11721/02
AGENCY PHONE	11721/02
AGENCY FAX	11721/02
AGENCY E-MAIL	11721/02
AGENCY WEBSITE	11721/02
AGENCY URL	11721/02
AGENCY URL2	11721/02
AGENCY URL3	11721/02
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AGENCY URL17	11721/02
AGENCY URL18	11721/02
AGENCY URL19	11721/02
AGENCY URL20	11721/02

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF EL PASO, TEXAS, PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
4. THE CONTRACTOR SHALL MAINTAIN THE NEAREST FIRE ALARM CALL BOX CLEAR AND UNOCCUPIED AT ALL TIMES.
5. THE CONTRACTOR SHALL MAINTAIN ALL NEAREST INTERSECTIONS CLEAR AND UNOCCUPIED AT ALL TIMES.
6. THE CONTRACTOR SHALL MAINTAIN ALL NEAREST DRIVEWAYS CLEAR AND UNOCCUPIED AT ALL TIMES.
7. THE CONTRACTOR SHALL MAINTAIN ALL NEAREST SIDEWALKS CLEAR AND UNOCCUPIED AT ALL TIMES.
8. THE CONTRACTOR SHALL MAINTAIN ALL NEAREST STREETS CLEAR AND UNOCCUPIED AT ALL TIMES.
9. THE CONTRACTOR SHALL MAINTAIN ALL NEAREST PARKING AREAS CLEAR AND UNOCCUPIED AT ALL TIMES.
10. THE CONTRACTOR SHALL MAINTAIN ALL NEAREST LANDSCAPING AND PLANTINGS.
11. THE CONTRACTOR SHALL MAINTAIN ALL NEAREST LIGHT FIXTURES AND WIRING.
12. THE CONTRACTOR SHALL MAINTAIN ALL NEAREST SIGNAGE AND MARKINGS.
13. THE CONTRACTOR SHALL MAINTAIN ALL NEAREST FENCES AND BARRIERS.
14. THE CONTRACTOR SHALL MAINTAIN ALL NEAREST SECURITY SYSTEMS AND EQUIPMENT.
15. THE CONTRACTOR SHALL MAINTAIN ALL NEAREST RECORDS AND DOCUMENTATION.

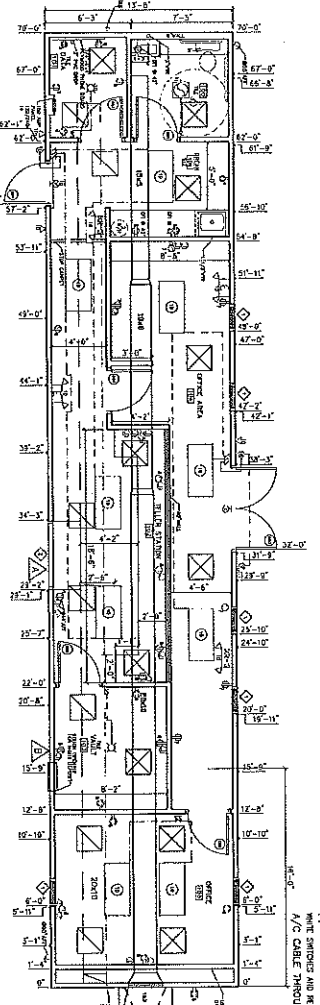
MECHANICAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION AND INSTALLATION OF ALL MECHANICAL EQUIPMENT AND MATERIALS.
2. THE CONTRACTOR SHALL MAINTAIN ALL MECHANICAL EQUIPMENT AND MATERIALS IN GOOD WORKING ORDER AT ALL TIMES.
3. THE CONTRACTOR SHALL MAINTAIN ALL MECHANICAL EQUIPMENT AND MATERIALS ACCESSIBLE AT ALL TIMES.
4. THE CONTRACTOR SHALL MAINTAIN ALL MECHANICAL EQUIPMENT AND MATERIALS PROTECTED FROM WEATHER AND OTHER DAMAGE.
5. THE CONTRACTOR SHALL MAINTAIN ALL MECHANICAL EQUIPMENT AND MATERIALS PROTECTED FROM VIBRATION AND NOISE.
6. THE CONTRACTOR SHALL MAINTAIN ALL MECHANICAL EQUIPMENT AND MATERIALS PROTECTED FROM CORROSION AND RUST.
7. THE CONTRACTOR SHALL MAINTAIN ALL MECHANICAL EQUIPMENT AND MATERIALS PROTECTED FROM ELECTRICAL SHOCK AND SHORT CIRCUITS.
8. THE CONTRACTOR SHALL MAINTAIN ALL MECHANICAL EQUIPMENT AND MATERIALS PROTECTED FROM OVERHEATING AND BURNING.
9. THE CONTRACTOR SHALL MAINTAIN ALL MECHANICAL EQUIPMENT AND MATERIALS PROTECTED FROM OVERLOADING AND STRESS.
10. THE CONTRACTOR SHALL MAINTAIN ALL MECHANICAL EQUIPMENT AND MATERIALS PROTECTED FROM IMPROPER INSTALLATION AND OPERATION.
11. THE CONTRACTOR SHALL MAINTAIN ALL MECHANICAL EQUIPMENT AND MATERIALS PROTECTED FROM IMPROPER REPAIR AND MAINTENANCE.
12. THE CONTRACTOR SHALL MAINTAIN ALL MECHANICAL EQUIPMENT AND MATERIALS PROTECTED FROM IMPROPER PARTS AND COMPONENTS.
13. THE CONTRACTOR SHALL MAINTAIN ALL MECHANICAL EQUIPMENT AND MATERIALS PROTECTED FROM IMPROPER LABELING AND IDENTIFICATION.
14. THE CONTRACTOR SHALL MAINTAIN ALL MECHANICAL EQUIPMENT AND MATERIALS PROTECTED FROM IMPROPER RECORDING AND DOCUMENTATION.
15. THE CONTRACTOR SHALL MAINTAIN ALL MECHANICAL EQUIPMENT AND MATERIALS PROTECTED FROM IMPROPER TESTING AND COMMISSIONING.

ACCESSIBILITY NOTES

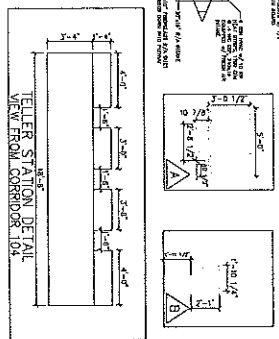
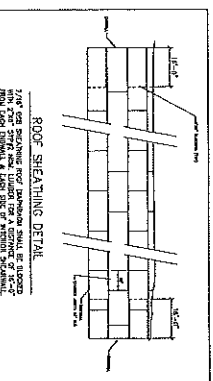
1. THE CONTRACTOR SHALL MAINTAIN ALL ACCESSIBLE ROUTES CLEAR AND UNOCCUPIED AT ALL TIMES.
2. THE CONTRACTOR SHALL MAINTAIN ALL ACCESSIBLE ROUTES PROTECTED FROM OBSTRUCTION AND HAZARD.
3. THE CONTRACTOR SHALL MAINTAIN ALL ACCESSIBLE ROUTES PROTECTED FROM SLIP, TRIP, AND FALL HAZARDS.
4. THE CONTRACTOR SHALL MAINTAIN ALL ACCESSIBLE ROUTES PROTECTED FROM EXCESSIVE SLOPE AND GRADE.
5. THE CONTRACTOR SHALL MAINTAIN ALL ACCESSIBLE ROUTES PROTECTED FROM EXCESSIVE CURB CUTS AND CROSSINGS.
6. THE CONTRACTOR SHALL MAINTAIN ALL ACCESSIBLE ROUTES PROTECTED FROM EXCESSIVE LENGTH AND DISTANCE.
7. THE CONTRACTOR SHALL MAINTAIN ALL ACCESSIBLE ROUTES PROTECTED FROM EXCESSIVE WIDTH AND CLEARANCE.
8. THE CONTRACTOR SHALL MAINTAIN ALL ACCESSIBLE ROUTES PROTECTED FROM EXCESSIVE HEIGHT AND CLEARANCE.
9. THE CONTRACTOR SHALL MAINTAIN ALL ACCESSIBLE ROUTES PROTECTED FROM EXCESSIVE DEPTH AND CLEARANCE.
10. THE CONTRACTOR SHALL MAINTAIN ALL ACCESSIBLE ROUTES PROTECTED FROM EXCESSIVE AREA AND CLEARANCE.
11. THE CONTRACTOR SHALL MAINTAIN ALL ACCESSIBLE ROUTES PROTECTED FROM EXCESSIVE VOLUME AND CLEARANCE.
12. THE CONTRACTOR SHALL MAINTAIN ALL ACCESSIBLE ROUTES PROTECTED FROM EXCESSIVE WEIGHT AND CLEARANCE.
13. THE CONTRACTOR SHALL MAINTAIN ALL ACCESSIBLE ROUTES PROTECTED FROM EXCESSIVE FORCE AND CLEARANCE.
14. THE CONTRACTOR SHALL MAINTAIN ALL ACCESSIBLE ROUTES PROTECTED FROM EXCESSIVE ENERGY AND CLEARANCE.
15. THE CONTRACTOR SHALL MAINTAIN ALL ACCESSIBLE ROUTES PROTECTED FROM EXCESSIVE POWER AND CLEARANCE.

FRAME & FLOOR	WALLS-WINDOWS-DOORS	EXTERIOR	ROOF	ELECTRICAL	A/C & HEAT	RESTROOMS	CUTBACKS
FRAME & FLOOR FLOOR: 4" CONCRETE ON 12" GRAVEL FILL OVER 6" SAND. FINISH: POLISHED CONCRETE. CEILING: 1/2" GYP BOARD ON 15" JOISTS. FINISH: POP COATED. PARTITION: 5/8" GYP BOARD ON 15" JOISTS. FINISH: POP COATED. DOORS: 1 1/2" MIN. THICK SOLID CORE. FINISH: 1/2" GYP BOARD ON BOTH SIDES. WINDOWS: 1/2" GYP BOARD ON BOTH SIDES. FINISH: 1/2" GYP BOARD ON BOTH SIDES.	WALLS-WINDOWS-DOORS WALLS: 8" CMU BLOCK WITH 2" POLYSTYRENE INSULATION. FINISH: 1/2" GYP BOARD ON BOTH SIDES. PARTITION: 5/8" GYP BOARD ON 15" JOISTS. FINISH: POP COATED. DOORS: 1 1/2" MIN. THICK SOLID CORE. FINISH: 1/2" GYP BOARD ON BOTH SIDES. WINDOWS: 1/2" GYP BOARD ON BOTH SIDES. FINISH: 1/2" GYP BOARD ON BOTH SIDES.	EXTERIOR EXTERIOR WALL: 8" CMU BLOCK WITH 2" POLYSTYRENE INSULATION. FINISH: 1/2" GYP BOARD ON BOTH SIDES. EXTERIOR WINDOW: 1/2" GYP BOARD ON BOTH SIDES. FINISH: 1/2" GYP BOARD ON BOTH SIDES.	ROOF ROOF: 4" CONCRETE ON 12" GRAVEL FILL OVER 6" SAND. FINISH: POLISHED CONCRETE. CEILING: 1/2" GYP BOARD ON 15" JOISTS. FINISH: POP COATED.	ELECTRICAL ELECTRICAL: ALL WIRING TO BE INSTALLED IN CONDUIT OR RACEWAY. ALL CIRCUITS TO BE PROTECTED BY CIRCUIT BREAKERS. LIGHTING: ALL LIGHTING TO BE INSTALLED IN CONCEALED HOUSINGS. SWITCHES: ALL SWITCHES TO BE INSTALLED IN CONCEALED HOUSINGS.	A/C & HEAT A/C: ALL A/C UNITS TO BE INSTALLED IN MECH. ROOM. ALL DUCTWORK TO BE INSTALLED IN MECH. ROOM. HEAT: ALL HEATING TO BE INSTALLED IN MECH. ROOM. ALL RADIATORS TO BE INSTALLED IN MECH. ROOM.	RESTROOMS RESTROOMS: ALL RESTROOMS TO BE INSTALLED IN MECH. ROOM. ALL TOILETS TO BE INSTALLED IN MECH. ROOM.	CUTBACKS CUTBACKS: ALL CUTBACKS TO BE INSTALLED IN MECH. ROOM. ALL CUTBACKS TO BE INSTALLED IN MECH. ROOM.

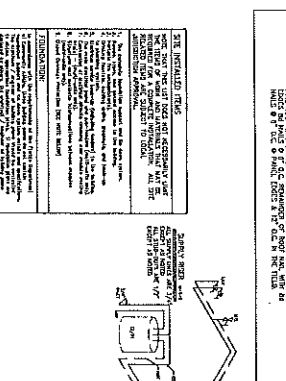


IDENTIFY	NO.	TYPE	FINISH	GLASS	TYPE	FINISH	NOTES
1	1	SWING	WOOD	GLASS	WOOD	WOOD	DOOR TO OFFICE
2	2	SLIDING	WOOD	GLASS	WOOD	WOOD	DOOR TO RECEPTION
3	3	SWING	WOOD	GLASS	WOOD	WOOD	DOOR TO RESTROOM

IDENTIFY	NO.	TYPE	FINISH	GLASS	TYPE	FINISH	NOTES
1	1	SWING	WOOD	GLASS	WOOD	WOOD	WINDOW TO OFFICE
2	2	SLIDING	WOOD	GLASS	WOOD	WOOD	WINDOW TO RECEPTION



ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	WOOD DOOR	3	EA	150	450
2	WOOD WINDOW	2	EA	100	200
3	WOOD PARTITION	10	LN	20	200
4	WOOD FLOOR	10	SQ	20	200
5	WOOD CEILING	10	SQ	20	200



SYMBOL	DESCRIPTION
(Symbol)	DOOR
(Symbol)	WINDOW
(Symbol)	PARTITION
(Symbol)	FLOOR
(Symbol)	CEILING
(Symbol)	WALL
(Symbol)	CUTBACK

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	WOOD DOOR	3	EA	150	450
2	WOOD WINDOW	2	EA	100	200
3	WOOD PARTITION	10	LN	20	200
4	WOOD FLOOR	10	SQ	20	200
5	WOOD CEILING	10	SQ	20	200

KING'S CUSTOM BUILDERS, INC.
 19 SOUTH ELWELL DR. 31806
 DATE: 11/15/2023
 SCALE: 1/8" = 1'-0"
 COMPANY: KING'S CUSTOM BUILDERS, INC.
 DRAWN: J. M. KING
 CHECKED: J. M. KING
 APPROVED: J. M. KING
 REVISIONS: NONE
 SHEET NO. 1 OF 1
 PROJECT NO. 2023-001
 CLIENT: RACO