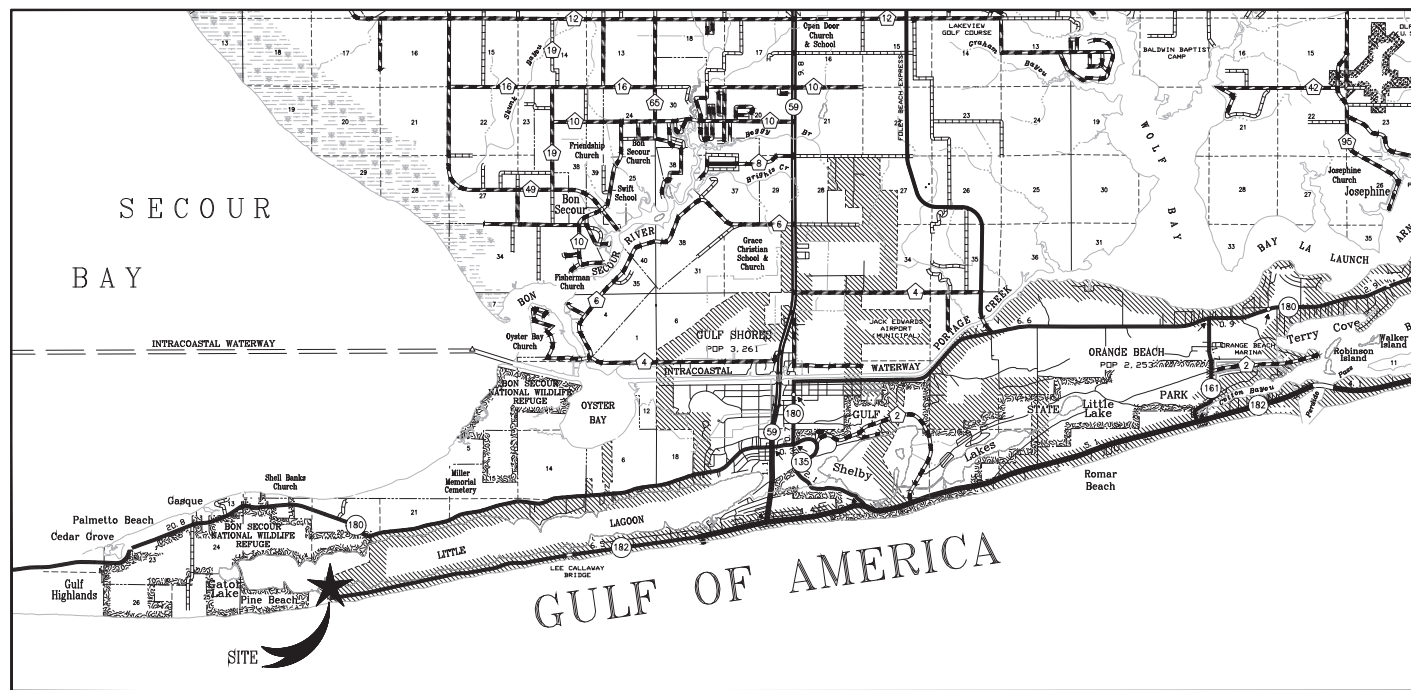




LAGUNA COVE: RESTORATION PROJECT

CITY OF GULF SHORES, ALABAMA
ISSUE FOR BID

ISSUE FOR BID



GOODWYN MILLS & CAWOOD, LLC

BARTER & ASSOCIATE, INC

LANDSCAPE ARCHITECTURE

CIVIL ENGINEERING

ARCHITECTURE

ENVIRONMENTAL

STRUCTURAL ENGINEERING



COVER SHEET

G - 000

LAGUNA COVER RESTORATION

3605 1ST ST. W.
GULF SHORES, AL 36542

3605 1ST ST. W.
GULF SHORES, AL 36542

GMC Project # CMOB200050



ISSUE	DATE
-------	------

ISSUE	DATE
FORBID	09/23/2025

DATE	BY:	BS
------	-----	----

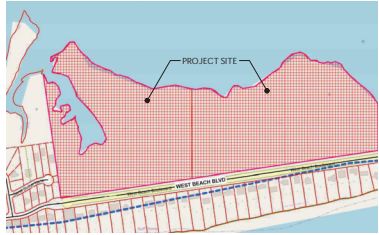
PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO PROVIDE PRESERVATION, RESTORATION, AND RECREATION, ON AN EXISTING 53 ACRE UNDEVELOPED SITE WITHIN THE CITY OF GULF SHORES. THE PROJECT IS LOCATED ON THE SOUTH SHORE OF LITTLE LAGOON NEAR WEST END OF W. BEACH BOULEVARD.

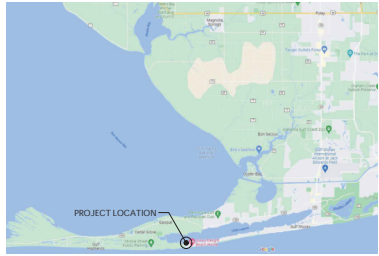
THE PLAN INCLUDES PROGRAM FEATURES FOR PUBLIC OBSERVATION OF AN EXISTING MARSH WETLAND HABITAT AND ACCESS TO LITTLE LAGOON INCLUDING BOARDWALK, FLOATING DOCKS, KAYAK LAUNCHES, WALKWAYS, PARKING, LIGHTING, PAVILIONS, RESTROOM FACILITIES, AND OTHER APPURTENANCES AS IDENTIFIED IN THIS PLAN SET.

BIDDING WILL BE GUIDED IN A SEPARATE DOCUMENT BUT PLAN USERS SHOULD TAKE NOTE OF BID ALTERNATIVE IDENTIFIED IN THIS PLAN SET.

VICINITY MAP



LOCATION MAP



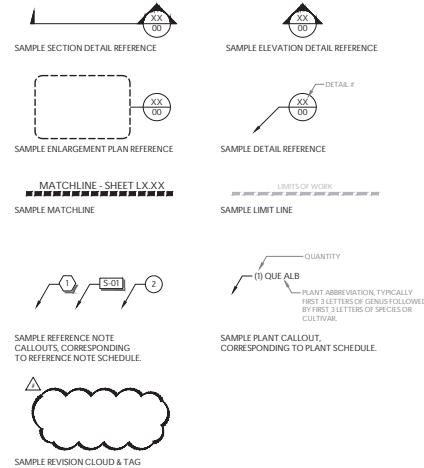
GENERAL PROJECT NOTES

- GOODWYN MILLS, CAYWOOD, LLC (GMC) PREPARED THE SURVEY FOR THIS PROJECT. IT HAS BEEN REFORMATTED FOR GRAPHICAL CLARITY IN THE PREPARATION OF THESE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL OBTAIN AN OFFICIALLY SIGNED COPY FROM GMC AND BECOME FAMILAR WITH IT, THE SITE, THE SITE'S CONTEXT AND ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY FOR RESOLUTION.
- GMC PREPARED THE GEOTECHNICAL REPORT FOR THIS PROJECT. IT MAY BE REFERENCED IN THE PREPARATION OF THESE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL OBTAIN AN OFFICIALLY SIGNED COPY FROM GMC AND BECOME FAMILAR WITH IT PRIOR TO BEGINNING CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY FOR RESOLUTION.
- GMC PREPARED THE ARCHITECTURAL PLANS FOR THIS PROJECT.
- CONTRACTOR SHALL EXAMINE & BECOME FAMILAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY TO ONE ANOTHER & CORRESPOND WITH ONE ANOTHER. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK & MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL/PRODUCT IS TO BE USED SHALL BE VERIFIED WITH THE OWNER OR THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS & SPECIFICATIONS. ANY QUANTITIES PROVIDED BY GMC ARE PROVIDED FOR CONVENIENCE ONLY & SHALL NOT BE CONSIDERED ABSOLUTE. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, & LINES IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. GMC ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES & PROCEDURES REQUIRED FOR SAFE EXECUTION & COMPLETION OF WORK, & FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK.
- THESE DRAWINGS MAY INDICATE A LIMIT OF PROPOSED IMPROVEMENTS, LIMITS OF SITE DEMOLITION, ETC. FOR DELINEATION OF EXPECTED EXTENTS OF DISTURBANCE. FINAL IMPACT SHALL BE DETERMINED IN THE FIELD. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL WORK DISTURBED BY CONSTRUCTION TO A CONDITION BETTER THAN OR EQUAL TO THE CONDITIONS THAT EXISTED PRIOR TO THE BEGINNING OF CONSTRUCTION AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A COMPLETE UP-TO-DATE SET OF DRAWINGS & SPECIFICATIONS AT THE CONSTRUCTION SITE AND ENSURING THE DOCUMENTS ARE READILY AVAILABLE FOR REVIEW BY THE LANDSCAPE ARCHITECT AND GOVERNING AGENCIES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS & ELEVATIONS IN THE FIELD & NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES.
- DIMENSIONS ARE TO FACE OF OBJECT, UNLESS OTHERWISE NOTED.
- IN THE EVENT CONFLICTS BETWEEN ANY FEDERAL, STATE, OR LOCAL LAW/ORDINANCE AND THE FOLLOWING PLANS, DETAILS, AND SPECIFICATIONS ARE IDENTIFIED, IT IS THE CONTRACTORS RESPONSIBILITY TO INFORM THE PROJECT ENGINEER / LANDSCAPE ARCHITECT FOR A COORDINATED SOLUTION.

TABLE OF ABBREVIATIONS

APPROX AVG	APPROXIMATE AVERAGE	NTS	NOT TO SCALE
B&B	BALLED & BURLAPPED	OC	ON CENTER
BF	BOTTOM OF FOOTING	OD	OUTSIDE DIAMETER
BLDG	BUILDING	OPP	OPPOSITE
BOC	BACK OF CURB	PA	PLANTED AREA
BR	BOTTOM OF RAMP	PAR	PARALLEL
BS	BOTTOM OF STEP	PC	POINT OF CURVATURE
BW	BOTTOM OF WALL	PE	PEDESTRIAN
CAL	CALIPER	PI	POINT OF INTERSECTION
CF	CUBIC FEET	PT	PT. POINT OF TANGENCY
CHAM	CHAMFER	PVC	POLYVINYL CHLORIDE
CIP	CAST IN PLACE	PVMT	PAVEMENT
CJ	CONTROL JOINT	QTY	QUANTITY
CL	CENTRILINE	RAD	RADIUS
CONC	CONCRETE	REF	REFERENCE
CONT	CONTINUOUS	REIN	REINFORCED
CY	CUBIC YARD	REQD	REQUIRED
DEG	DEGREE	REV	REVISION, REVISED
DEMO	DEMOLISH, DEMOLITION	ROW	RIGHT OF WAY
DIA	DIMENSION	SCH	SCHEDULE
DM	DRAWING	SECT	SECTION
DWG	DRAWING	SF	SQUARE FOOT(FEET)
EA	EACH	SPEC	SPECIFICATIONS
EJ	EXPANSION JOINT	SQ	SQUARE
ELEC	ELECTRICAL	SY	SQUARE YARD
EQ	EQUAL	SS	STAINLESS STEEL
EQUIP	EQUIPMENT	STA	STATION
EXIST	EXISTING	STD	STANDARD
FIN	FINISH FLOOR ELEVATION	STL	STEEL
FIN	FINISH GRADE	STRUC	STRUCTURAL
FOC	FACE OF CURB	SYM	SYMMETRICAL
FTG	FOOTING	T&B	TOP & BOTTOM
GA	GAUGE	TBC	TOP OF BACK CURB
GC	GENERAL CONTRACTOR	TF	TOP OF FOOTING
HDG	HOT DIPPED GALVANIZED	THK	THICK
HDE	HIGH DENSITY POLY ETHYLENE	TOPO	TOPOGRAPHY
HORIZ	HORIZONTAL	TS	TOP OF SLAB
HP	HIGH POINT	TN	TOP OF RAMP
HT	HEIGHT	TS	TOP OF STEP
ID	INSIDE DIAMETER	TW	TOP OF WALL
IRRG	IRRIGATION	TYP	TYPICAL
LN	LINEAR	VAR	VARIABLE
LP	LINEAR FEET	VERT	VERTICAL
MAX	MAXIMUM	VOL	VOLUME
MH	MANHOLE	W/	WITH
MIN	MINIMUM	WT	WEIGHT
MISC	MISCELLANEOUS	W/L	WIRE LEVEL
MLT	MULTI-TRUNK	WWF	WELDED WIRE FABRIC
MTL	METAL	YD	YARD
NIC	NOT IN CONTRACT	@	AT
		&	AND
		#	NUMBER

SYMBOLS & ANNOTATIONS



SHEET INDEX

G-000	COVER SHEET
G-001	GENERAL NOTES
	CIVIL
C-001	CIVIL NOTES
C-002	EXISTING CONDITIONS
C-101	SITE PLAN
C-102	CENTRAL SITE DIMENSION PLAN
C-201	GRADING AND DRAINAGE PLAN
C-202	GRADING AND DRAINAGE PLAN
C-301	UTILITY PLAN
C-401	WESTERN BOARDWALK TO KAYAK LAUNCH PLAN & PROFILE
C-402	WESTERN BOARDWALK TO PAVILION PLAN & PROFILE
C-403	EASTERN BOARDWALK PLAN & PROFILE
C-601	EROSION CONTROL PLAN
C-602	EROSION CONTROL PLAN
C-901	SITE DETAILS
C-902	SITE DETAILS
C-903	SITE DETAILS
	SITE MATERIALS
L-1.00	OVERALL SITE KEY PLAN
L-1.01	SITE MATERIALS PLAN
L-1.02	SITE MATERIALS PLAN
L-1.03	SITE MATERIALS PLAN
L-1.04	SITE MATERIALS PLAN
L-1.05	SITE MATERIALS PLAN
L-1.06	SITE MATERIALS PLAN
L-1.07	SITE MATERIALS PLAN
L-1.08	SITE MATERIALS PLAN
L-1.09	SITE DETAILS
L-1.10	SITE DETAILS
	LANDSCAPE - PLANING PLANS (ALT#3)
L-5.00	OVERALL LANDSCAPE KEY PLAN (ALT#3)
L-5.01	PLANTING PLAN (ALT#3)
L-5.02	PLANTING PLAN (ALT#3)
L-5.03	PLANTING PLAN (ALT#3)
L-5.04	PLANTING PLAN (ALT#3)
L-5.05	PLANTING PLAN (ALT#3)
L-5.06	PLANTING PLAN (ALT#3)
L-5.07	PLANTING PLAN (ALT#3)
L-5.08	PLANTING PLAN (ALT#3)
L-5.09	PLANTING SCHEDULE AND DETAILS
	ARCHITECTURAL - MODULAR BATHHOUSE PLANS
A-100.1	BATHHOUSE ELEVATIONS AND SECTIONS
	ARCHITECTURAL - PAVILION PLANS
GA-2.01	LIFE SAFETY - CODE STUDY
A-101	FLOOR PLAN
A-501	BUILDING SECTIONS
	STRUCTURAL - PAVILION PLANS
S-0.1	GENERAL NOTES
S-0.2	GENERAL NOTES
S-1.1	PAVILION PLANS
S-2.1	STRUCTURAL SECTIONS AND DETAILS



11 North Water Street, Suite 6250
Mobile, AL 36602
T 251.460.4006
GMCNETWORK.COM

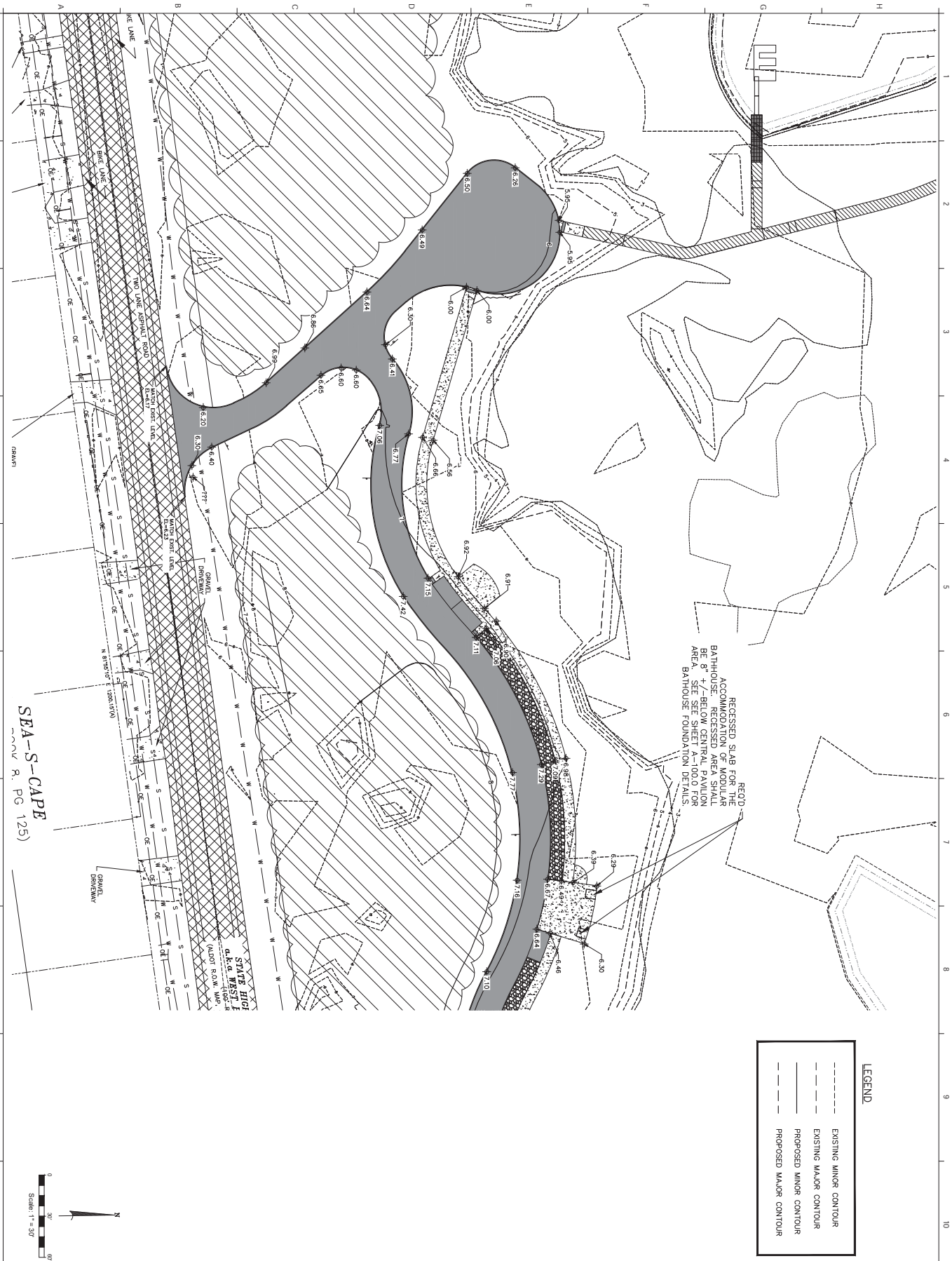
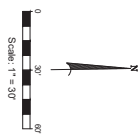
ISSUE	DATE
ISSUED/REVISED	08/27/2025

LAGUNA COVER RESTORATION
8051 1ST ST. W.
GULF SHORES, AL 36442
GMC Project # CM0B2000050
DRAWN BY: BS
CHECKED BY: GS



GENERAL NOTES
G-001
JUNE 2025

GMC

SEA-S-CAPE
PG 125)

GRADING AND DRAINAGE PLAN

C-201
sheet---- of 12



LAGUNA COVE RESORTATION
CITY OF GULF SHORES
GULF SHORES, AL

GMCProject: CMOB200050

ISSUE	DATE
ISSUE FOR RD	09/23/2025
DRAWN BY:	BS
CHECKED BY:	GS

2039 Main Street
Daphne, AL 36526
T 251.626.2626
GMCNETWORK.COM

GMC



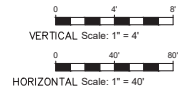
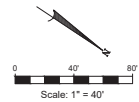
LAGUNA COVE RESORTATION
CITY OF GULF SHORES
GULF SHORES, AL

GMCProject: CMOB200050

ISSUE	DATE
ISSUE FOR RD	09/23/2025
DRAWN BY:	BS
CHECKED BY:	GS

2039 Main Street
Daphne, AL 36526
T 251.626.2626
GMCNETWORK.COM



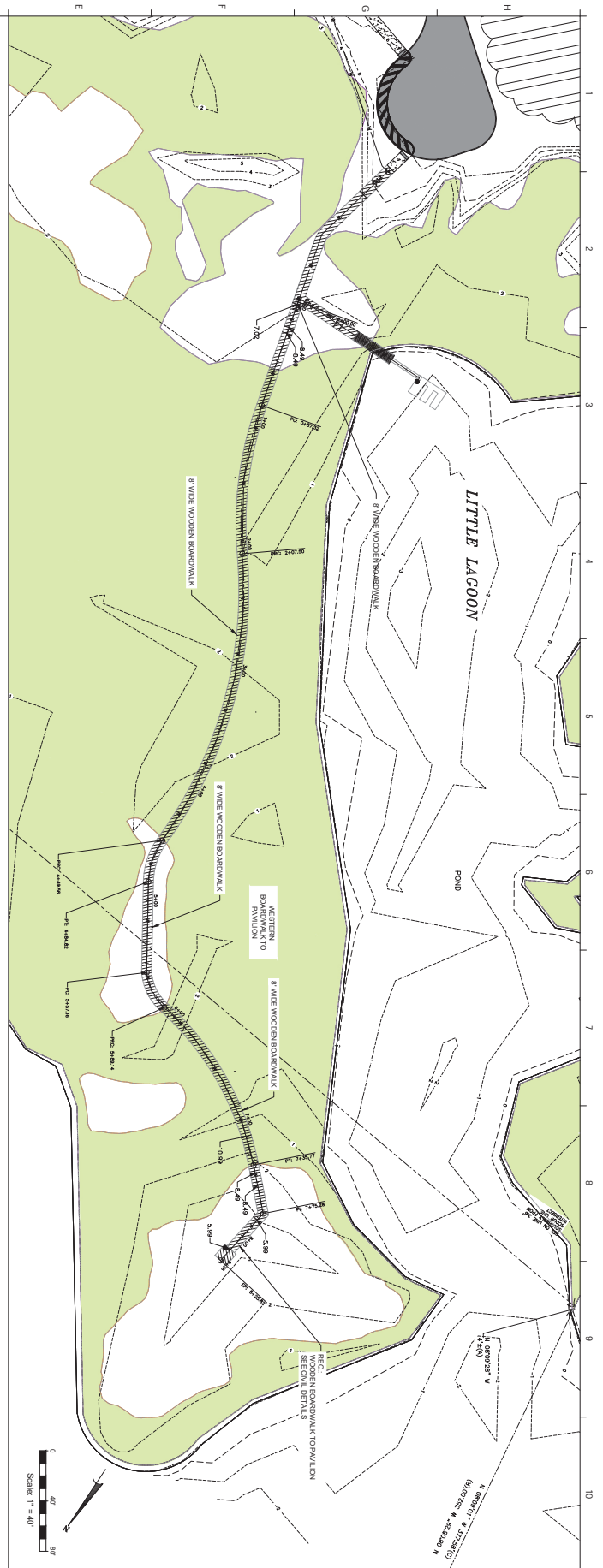
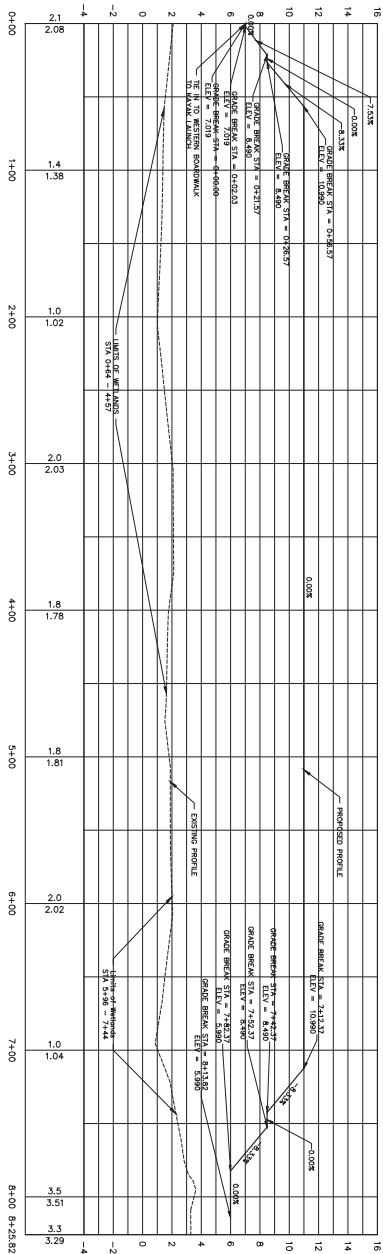


HORIZONTAL Scale: 1" = 40'

Sheet ____ of 12

GMCProject: CMOB200050





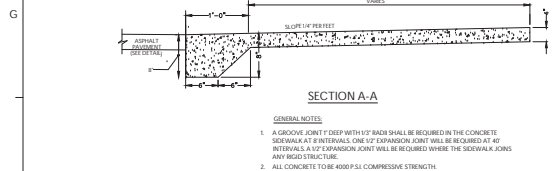
GMCProject: CMOB200050

ISSUE	DATE
ISSUE FOR BID	09/23/2025
DRAWN BY:	BS
CHECKED BY:	GS

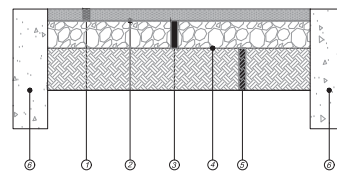
2039 Main Street
Daphne, AL 36526
T 251.626.2626
GMCNETWORK.COM



GMC



NOT TO SCALE

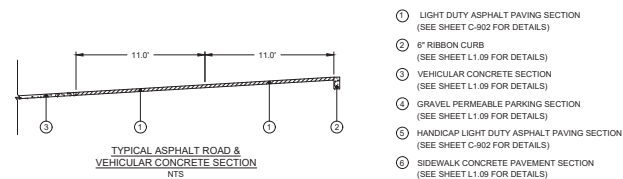


- ① ALDOT SECTION 424A-360, BITUMINUS WEARING SURFACE, MAX 3/4" AGG. SIZE, ESAL RANGE C/D 200 LBS/SY
- ② ALDOT SECTION 401 BITUMINOUS PRIME COAT
- ③ 6" ALDOT SECTION 825 B, CRUSHED AGG BASE
- ④ MIRAFI 160N GEOTEXTILE
- ⑤ COMPACTED SUBGRADE, 98% SPD
- ⑥ CONCRETE RIBBON CURB

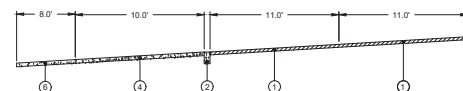
NOT TO SCALE



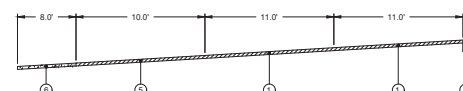
STOP BAR STRIPING



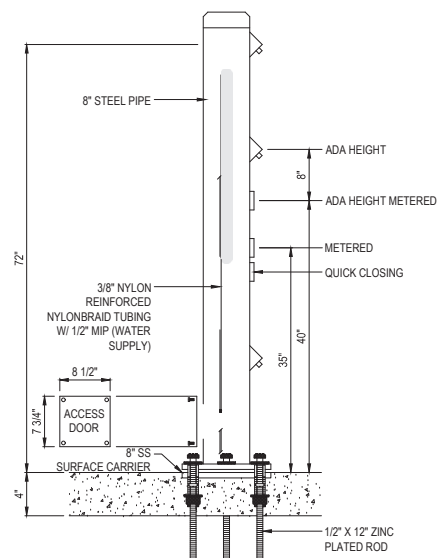
TYPICAL ASPHALT ROAD &
VEHICULAR CONCRETE SECTION
NTS



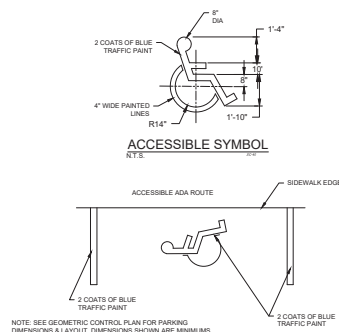
TYPICAL ASPHALT ROAD &
GRAVEL PARKING SECTION
NTS



TYPICAL ASPHALT ROAD &
HANDICAP PARKING SECTION
NTS



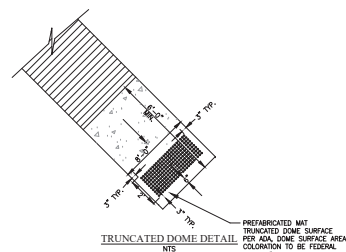
- NOTES:**
1. STAINLESS STEEL SURFACE CARRIER RECOMMENDED ON SURFACE MOUNT INSTALLATIONS.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. DO NOT SCALE DRAWING.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.



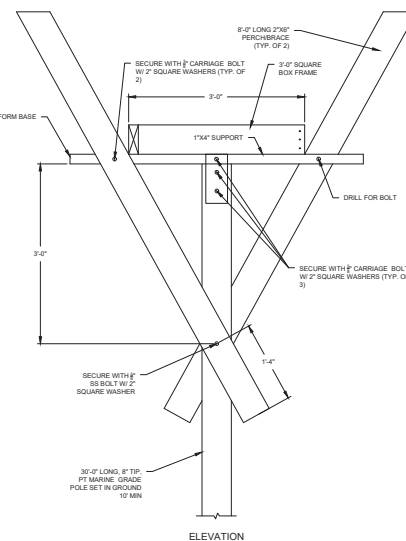
ACCESSIBLE SYMBOL



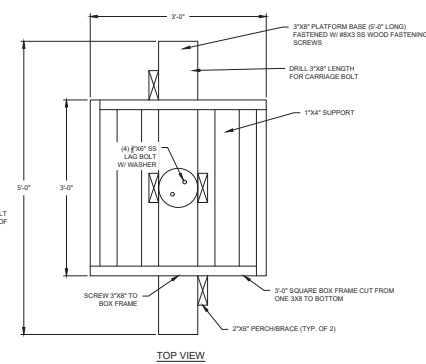
PAVEMENT MARKINGS DETAIL



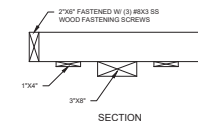
TRUNCATED DOME DETAIL
NTS



ELEVATION



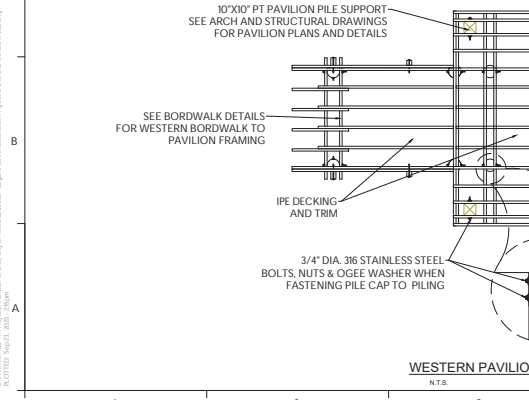
TOP VIEW



SECTION

OSPREY NEST PLATFORM
DETAIL





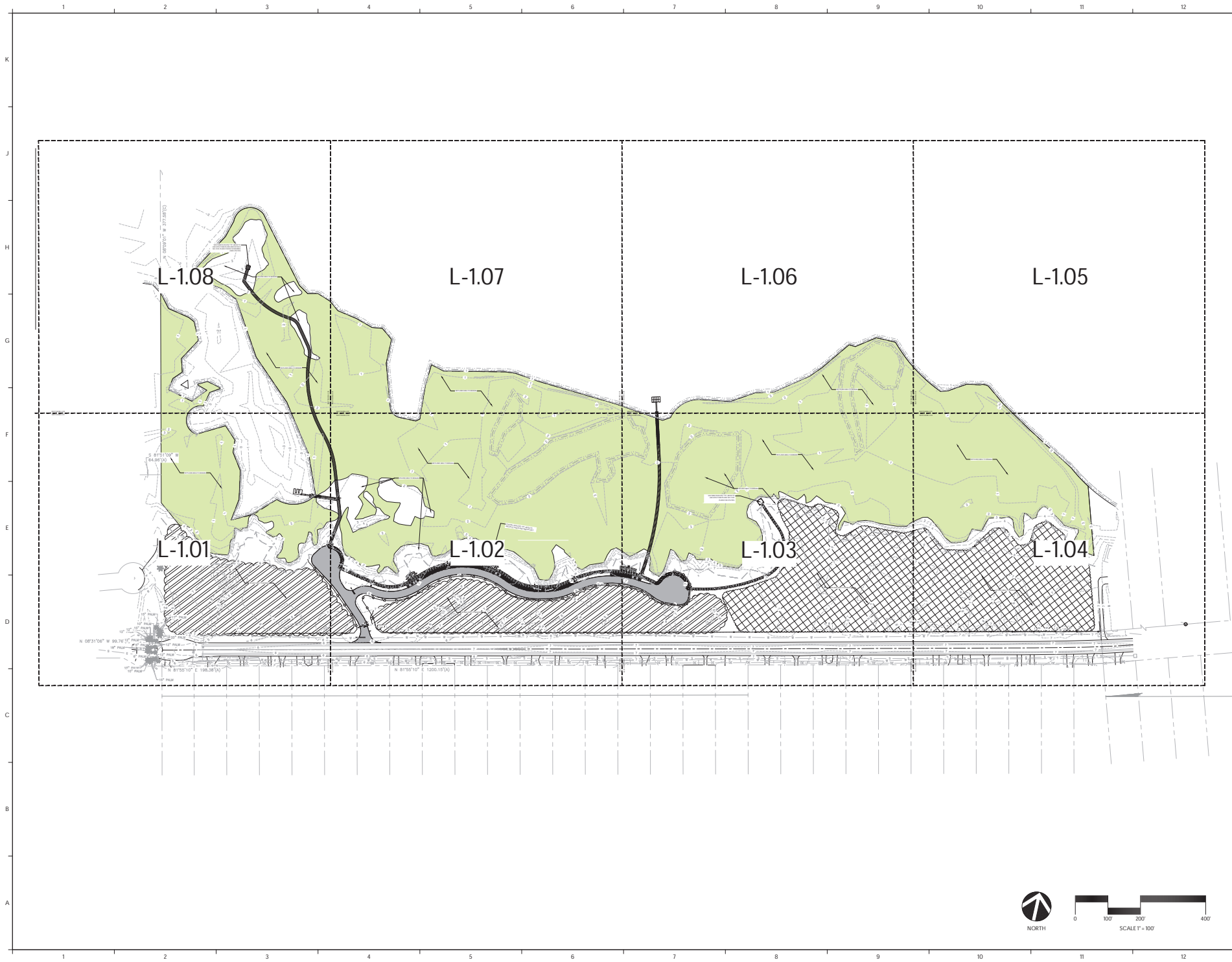
HANDLARD NOTES:

- 1. BORDOIR'S SECTIONS SHALL ADHERE TO CHAPTER 10 OF THE 2010 AIA STANDARDS FOR ACCESSIBLE DESIGN TO ENSURE THAT PROPOSED ROUTES ARE ACCESSIBLE AND ADA-COMPLANT.**
- 2. DETAIL SHOWN IS FOR GENERAL DESIGN AND INTENT PURPOSES ONLY. MODIFICATIONS REQUIRED DUE TO UNFORESEEN FIELD CONDITIONS SHOULD BE SUBMITTED IN WRITING TO THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.**
- 3. ALL FRAMING FASTENERS AND BRACKETRY TO BE MARINE GRADE 316 STAINLESS STEEL (SS) AND PROVIDED IN ACCORDANCE WITH LOCAL AND INDUSTRY STANDARD REQUIREMENTS.**

WESTERN PAVILION DECK NOTES (A-2)

- ALL ABOVE NOTES APPLY UNLESS OTHERWISE NOTED.**
- 2. SEE PLAN AND PROFILE ON SHEET C-402 FOR PAVILION DECK ELEVATION.**
- 3. 2"x6" IPX HARDWOOD DECKING SPACED AT .75" (MIN.) NOT SHOWN FOR CLARITY.**
- 4. ALL HARDWARE TO BE 316 STAINLESS STEEL.**
- 5. 3/4" DIA. STAINLESS STEEL BOLTS, NUTS & OGE WASHES SHALL BE USED WHEN FASTENING TO PILING.**
- 6. SEE ARCH & STRUCTURAL PLANS FOR PAVILION DETAILS ABOVE DECK.**
- 7. DETAIL SHOWN IS FOR GENERAL DESIGN AND INTENT PURPOSES ONLY. MODIFICATIONS REQUIRED DUE TO UNFORESEEN FIELD CONDITIONS SHOULD BE SUBMITTED IN WRITING TO THE PROJECT ENGINEER OR FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.**
- 8. ALL STRUCTURAL FRAMING AND POSTS TO BE PRESSURE TREATED (PT) 2.5 CCA OR HIGHER, UNLESS OTHERWISE NOTED.**
- 9. ALL FRAMING FASTENERS AND BRACKETRY TO BE STAINLESS STEEL (SS) AND PROVIDED IN ACCORDANCE WITH LOCAL AND INDUSTRY STANDARD STRUCTURAL REQUIREMENTS.**
- 10. ALL JOIST HAVE STAINLESS STEEL (SS) BRACKETS AT EACH CONNECTION AND JOIST AND BEAMS TO HAVE STRAPS AT EACH CONNECTION POINT USING SS FASTENERS.**





OVERALL SITE KEY
PLAN



LAGUNA COVER RESTORATION
8051 ST. W.
GULF SHORES, AL 36542

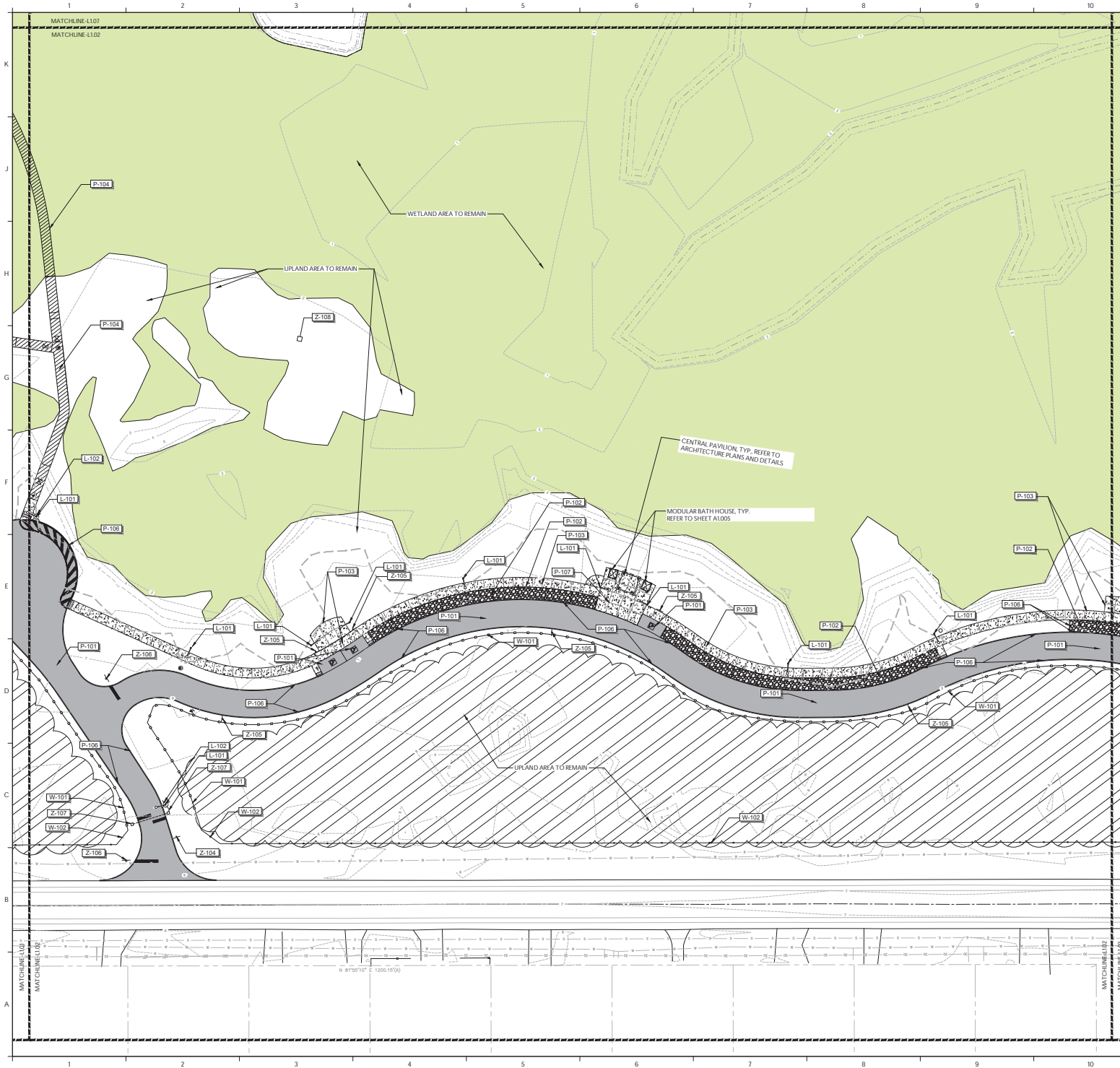
GMC Project # CMOB200050

L-1.00
SHEET 1 OF 1

ISSUE	DATE
DESIGNED/CHECKED	03/27/2025
DRAWN BY	BS
CHECKED BY	GS

11 North Water Street, Suite 15250
Mobile, AL 36602
T: 251.460.4006
GMCNETWORK.COM





REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
[Symbol]	PAVING		
[P-101]	ASPHALT	1500 SY	SEE CIVIL
[P-102]	PERMEABLE PARKING - STABILIZED AGG.	660 SY	DL109
[P-103]	CONCRETE SIDEWALK	1385 SY	VL109
[P-104]	WOODEN BOARDWALK	1330 SF	SEE CIVIL
[P-105]	FLOW THROUGH BOARDWALK	1080 SF	SL110
[P-106]	BRICK CURB	2842 LF	DL109
[P-107]	VEHICULAR CONCRETE	84 SY	SL109

SYMBOL	DESCRIPTION	QTY	DETAIL
[W-101]	WOOD ROLLARD	1342 LF	DL109
[W-102]	WOOD ROLLARD (ALT 1)	2224 LF	DL109

SYMBOL	DESCRIPTION	QTY	DETAIL
[L-101]	LIGHT POLE	14	AL110
[L-102]	MOUNTED CAMERA POLE (ALLOWANCE)	4	

SYMBOL	DESCRIPTION	QTY	DETAIL
[Z-101]	FLOATING DOCK GANTRYWAY	2	SL110
[Z-102]	FLOATING OBSERVATION DOCK	1	SL110
[Z-103]	FLOATING KAYAK LAUNCH (AGN)	1	SL110
[Z-104]	SITE SIGNAGE (ALLOWANCE)	6	SL010/1109
[Z-105]	TRAFFIC SIGNAGE (ALLOWANCE)	3	DL109
[Z-106]	AUTOMATED SWING GATE	2	DL109
[Z-107]	COSPLAY NEST	1	SEE CIVIL

KEY PLAN, NTS.

11 North Water Street, Suite 6250
Mobile, AL 36602
T 251.460.4006
GMCNETWORK.COM

ISSUE DATE
REVISED/CREATED 06/27/2025

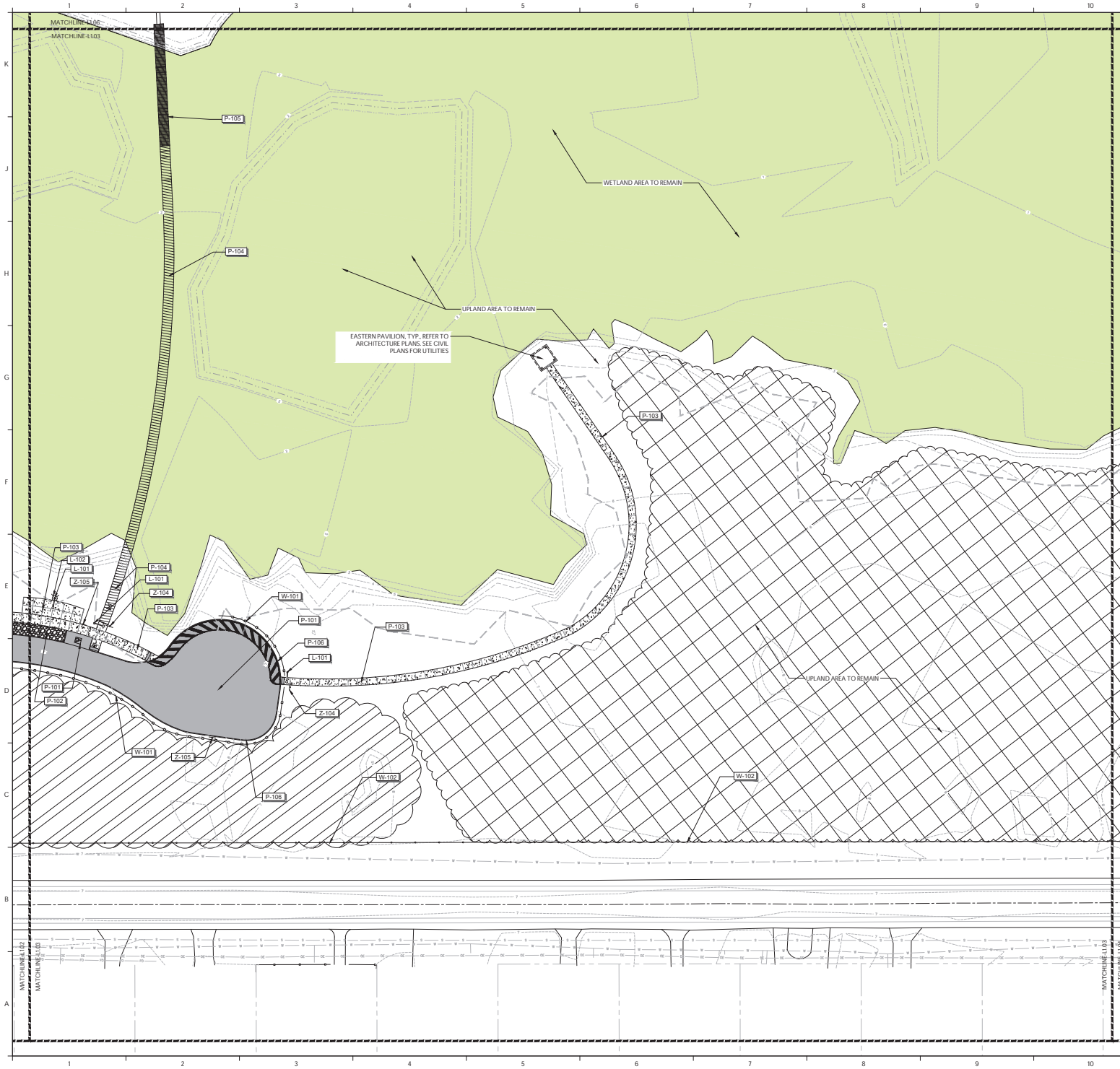
LAGUNA COVER RESTORATION
8051ST ST. W.
GULF SHORES, AL 36442

GMC Project # CM0B2000050

LAGUNA COVER RESTORATION
8051ST ST. W.
GULF SHORES, AL 36442

SCALE 1" = 30'

11 12



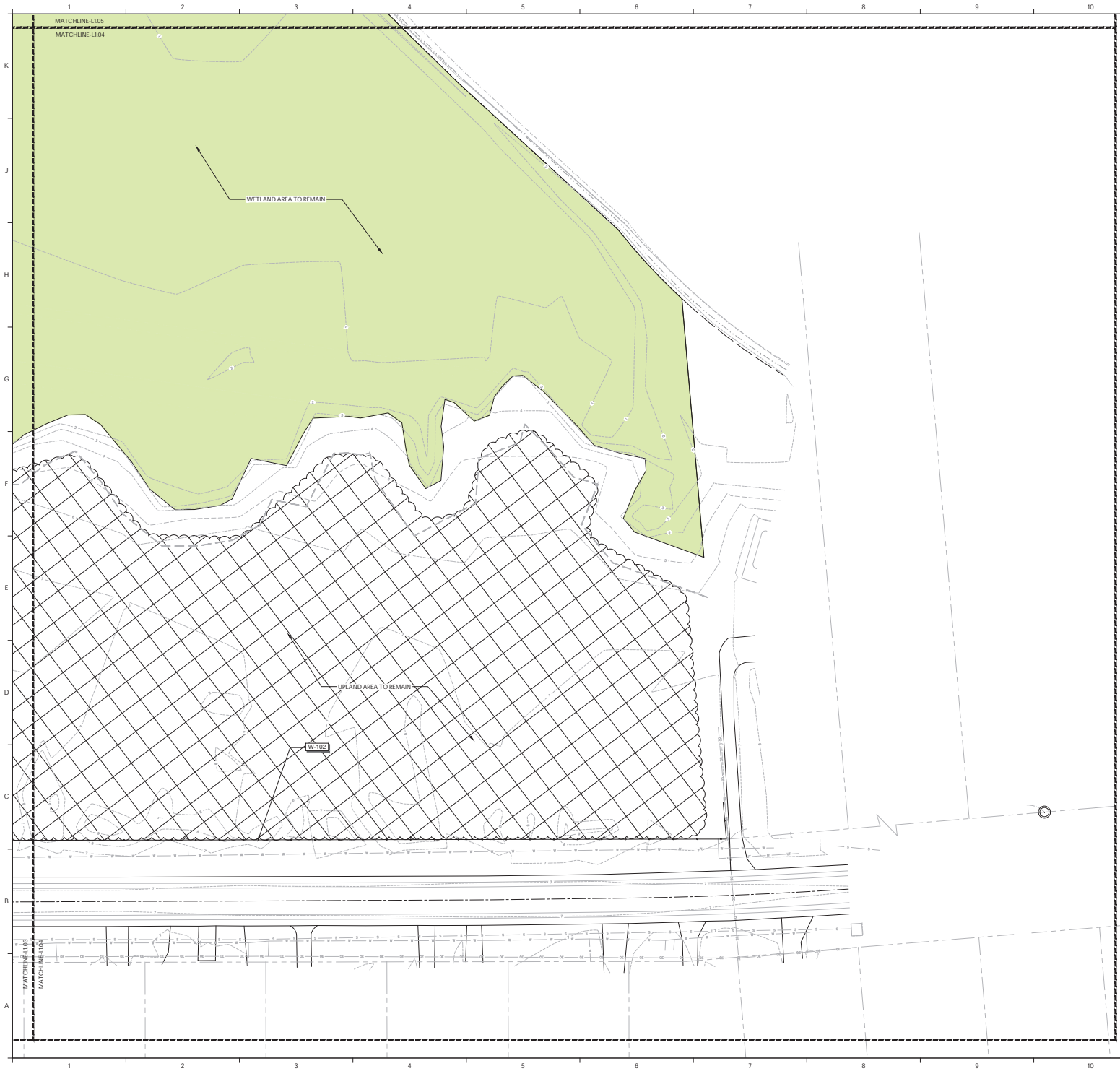
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
PAVING			
P-101	ASPHALT	1500 SY	SEE CIVIL
P-102	PERMEABLE PARKING - STABILIZED AGG.	660 SY	DL109
P-103	CONCRETE SIDEWALK	1385 SY	VL109
P-104	WOODEN BOARDWALK	1330 SF	SEE CIVIL
P-105	FLOW THROUGH BOARDWALK	1080 SF	SL110
P-106	BRICKON CURB	2842 LF	SL109
P-107	VEHICULAR CONCRETE	864 SY	SL109
WALLS & CURBING			
W-101	WOOD ROLLARD	1347 LF	SL109
W-102	WOOD ROLLARD (ALT 1)	2324 LF	SL109
LIGHTING			
L-101	LIGHT POLE	14	SL110
L-102	MOUNTED CAMERA POLE (ALLOWANCE)	4	
MISC.			
Z-101	FLOATING DOCK GANTRYWAY	2	SL110
Z-102	FLOATING OBSERVATION DOCK	1	SL110
Z-103	FLOATING KAYAK LAUNCH (AGN)	1	SL110
Z-104	SITE SIGNAGE (ALLOWANCE)	5	SL110
Z-105	PARKING SIGNAGE (ALLOWANCE)	5	SL110
Z-106	TRAFFIC SIGNAGE (ALLOWANCE)	3	SL110
Z-107	AUTOMATED SWING GATE	2	SL110
Z-108	COSPREY NEST	1	SEE CIVIL

KEY PLAN NTS.

SCALE 1" = 30'

NORTH



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
PAVING			
(P-101)	ASPHALT	1500 SY	SEE CIVIL
(P-102)	PERMEABLE PAVING - STABILIZED AGG.	660 SY	DL109
(P-103)	CONCRETE SIDEWALK	1385 SY	VL109
(P-104)	WOODEN BOARDWALK	1330 SF	SEE CIVIL
(P-105)	FLOW THROUGH BOARDWALK	1080 SF	SL110
(P-106)	BRICKON CURB	2842 LF	DL109
(P-107)	VEHICULAR CONCRETE	84 SY	DL109
WALLS & CURBING			
(W-101)	WOOD ROLLARD	1347 LF	DL109
(W-102)	WOOD ROLLARD (ALT 1)	2274 LF	DL109
LIGHTING			
(L-101)	LIGHT POLE	14	DL110
(L-102)	MOUNTED CAMERA POLE (ALLOWANCE)	4	
MISC			
(M-101)	DESCRIPTION	QTY	DETAIL
(M-102)	FLOATING DOCK GANWAY	2	DL110
(M-103)	FLOATING OBSERVATION DOCK	1	DL110
(M-104)	FLOATING KAYAK LAUNCH (ADA)	1	DL110
(M-105)	SITE SIGNAGE (ALLOWANCE)	6	DL110
(M-106)	PARKING SIGNAGE (ALLOWANCE)	6	DL110
(M-107)	TRAFFIC SIGNAGE (ALLOWANCE)	3	DL110
(M-108)	AUTOMATED SWING GATE	2	DL110
(M-109)	COSPREY NEST	1	SEE CIVIL

KEY PLAN NTS.

LAGUNA COVER RESTORATION
 8051 ST. W.
 GULF SHORES, AL 36542

GMC Project # CM0B200050

ISSUE | DATE

ISSUE	DATE
ISSUED FOR BIDDING	06/27/2025

DRAWN BY: JES
CHECKED BY: JES

SITE MATERIALS PLAN

L-1.04

SCALE 1" = 30'

NORTH

GMC

11 North Water Street, Suite 6250
 Mobile, AL 36602
 T 251.460.4006
 GMCNETWORK.COM

LAGUNA COVER RESTORATION
 8051 ST. W.
 GULF SHORES, AL 36542

GMC Project # CM0B200050

ISSUE | DATE

ISSUE	DATE
ISSUED FOR BIDDING	06/27/2025

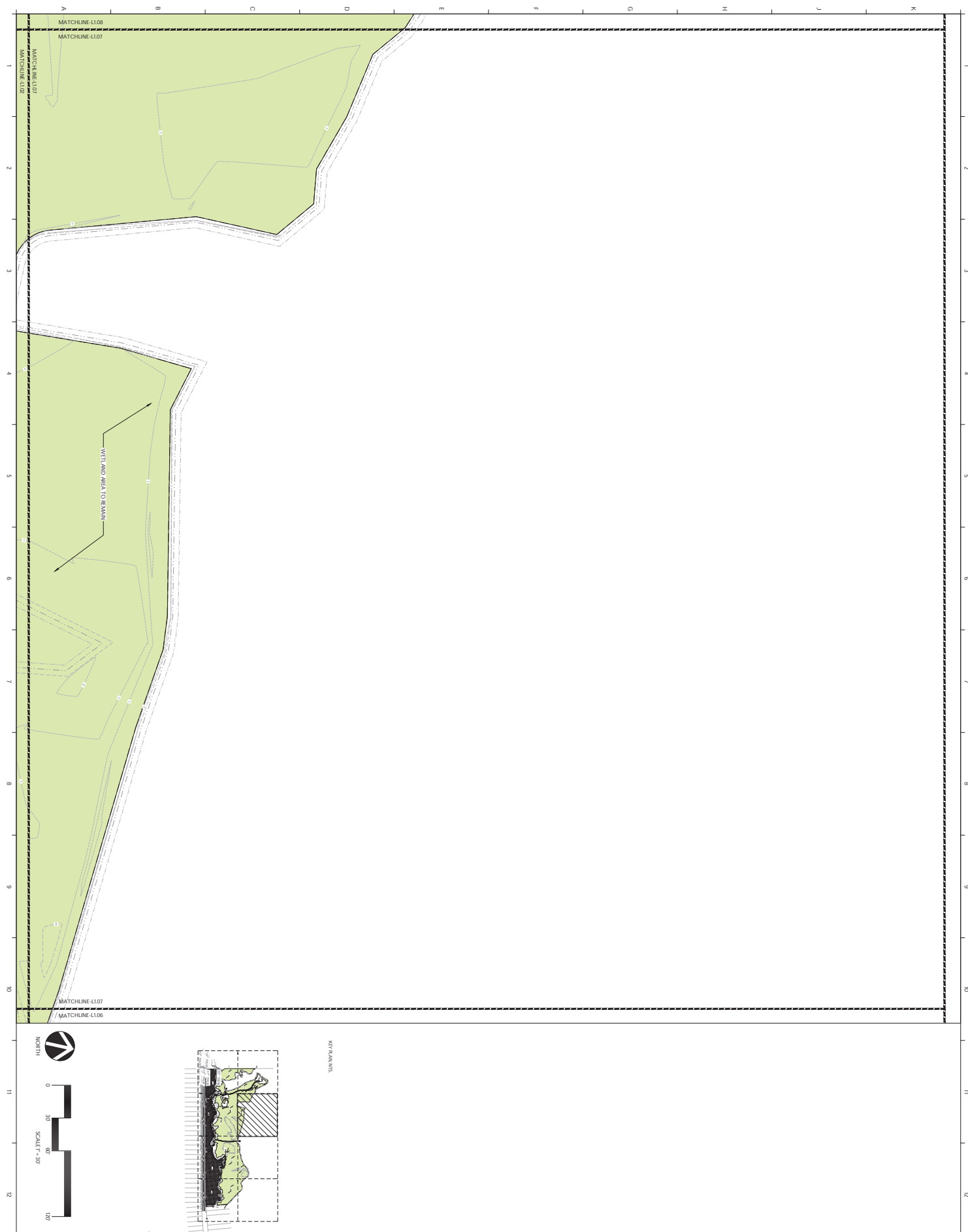
DRAWN BY: JES
CHECKED BY: JES

SITE MATERIALS PLAN

L-1.04

SCALE 1" = 30'

NORTH



SITE MATERIALS PLAN

L-1.07

sheet of



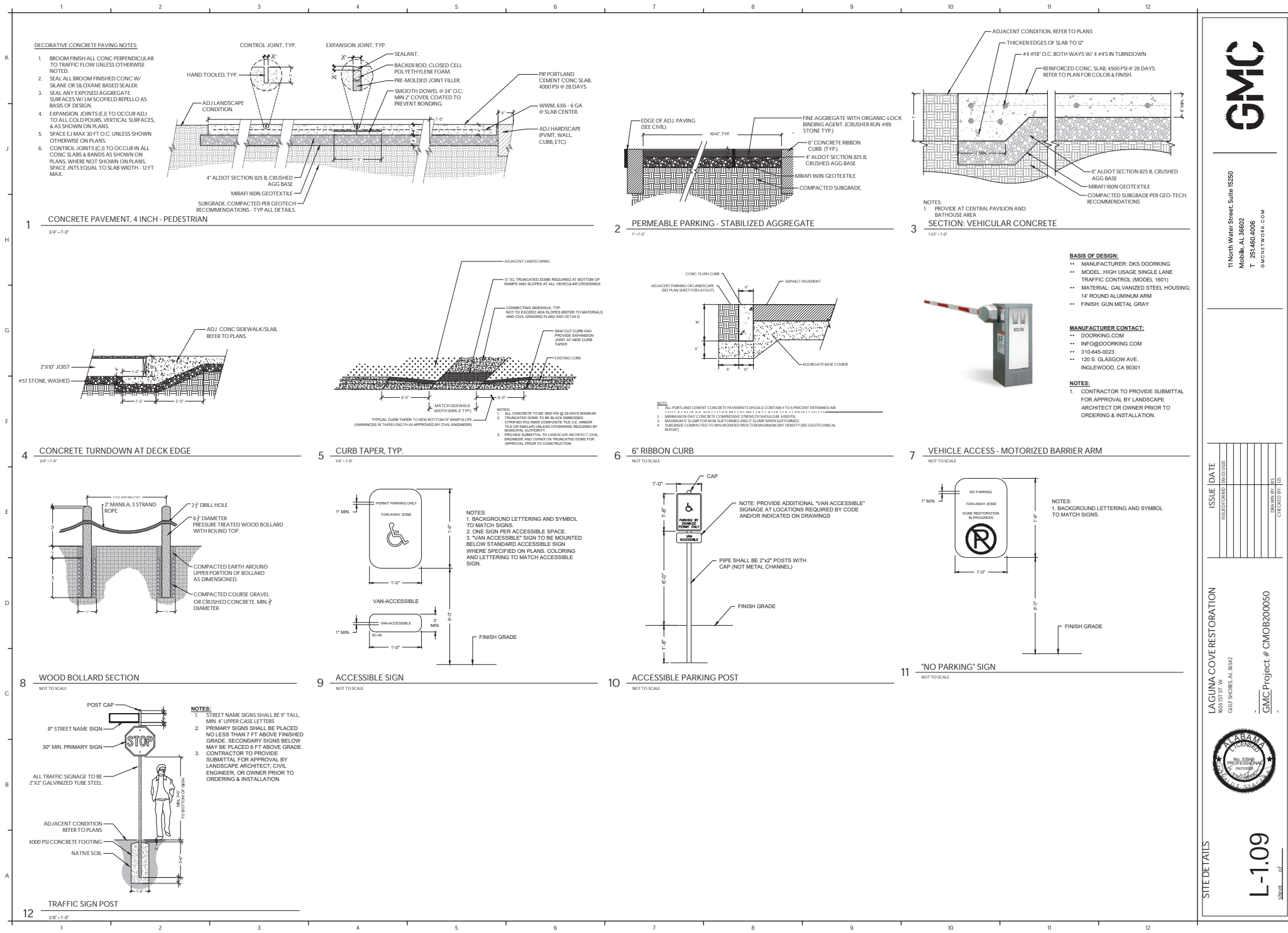
LAGUNA COVE RESTORATION
1605 1ST ST. W.
GULF SHORES, AL 36542

GMC Project # CMOB200050

ISSUE	DATE
ISSUED FOR BID:	09/23/2025
DRAWN BY:	BS
CHECKED BY:	GS

11 North Water Street, Suite 15250
Mobile, AL 36602
T 251.460.4006
GMCNETWORK.COM



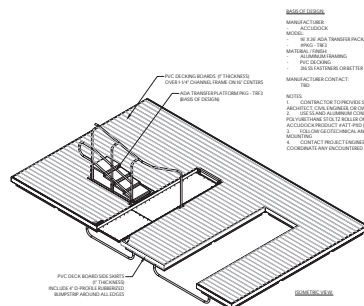


ISSUE	DATE
ISSUED/REVISED	03/27/2025

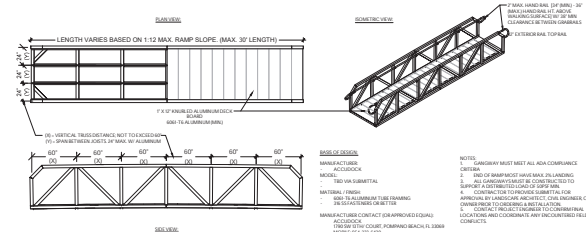
LAGUNA COVER RESTORATION
8051 1ST ST. W.
GULF SHORES, AL 36442

GMC Project # CM0B2000050

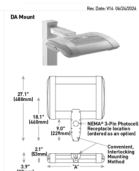




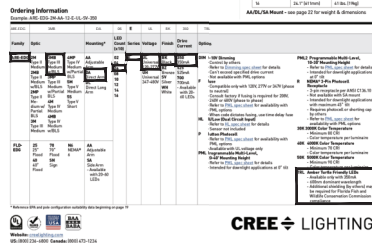
2 ADA FLOATING KAYAK LAUNCH



3 ADA FLOATING DOCK GANGWAY, TYP.

[illegible]

5 FLOW THROUGH DECKING



4 TURTLE FRIENDLY LIGHT POLE

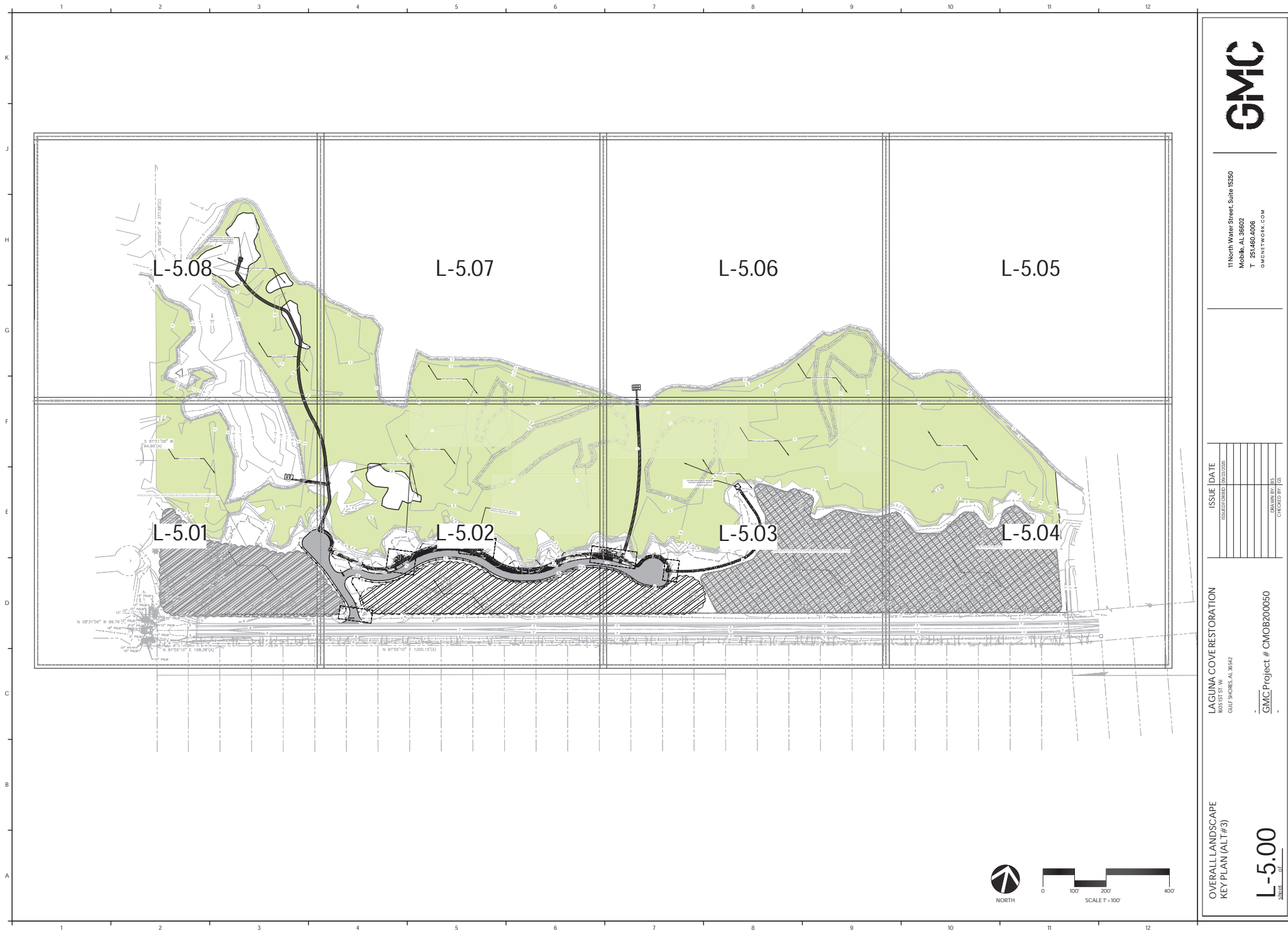


PGA-1 CM Wildlife Certified LED Specifications



Ordering Information									
MODEL	OPTICS	SOURCE	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTION	
PGA-1	T1	16LC	3	TS	UNV	LPM	BLK	WSP-0	
	Typical		20000	30000	120VAC	120VAC	Black	WSP-0	
	T2	33LC	5		BY	PM13	BK	WSP-0	
	Typical		50000		120VAC	120VAC	Black	WSP-0	
	T3	48LC	5		DCV	PM20	WH	WSP-0	
T4	Typical					PM20	WH	WSP-0	
	T5					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T6					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T7W	Typical					PM20	WH	WSP-0	
	T8					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T9					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T10W	Typical					PM20	WH	WSP-0	
	T11					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T12					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T13W	Typical					PM20	WH	WSP-0	
	T14					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T15					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T16W	Typical					PM20	WH	WSP-0	
	T17					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T18					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T19W	Typical					PM20	WH	WSP-0	
	T20					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T21					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T22W	Typical					PM20	WH	WSP-0	
	T23					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T24					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T25W	Typical					PM20	WH	WSP-0	
	T26					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T27					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T28W	Typical					PM20	WH	WSP-0	
	T29					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T30					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T31W	Typical					PM20	WH	WSP-0	
	T32					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T33					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T32W	Typical					PM20	WH	WSP-0	
	T34					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T35					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T33W	Typical					PM20	WH	WSP-0	
	T36					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T37					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T34W	Typical					PM20	WH	WSP-0	
	T38					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T39					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T35W	Typical					PM20	WH	WSP-0	
	T40					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T41					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T36W	Typical					PM20	WH	WSP-0	
	T42					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T43					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T37W	Typical					PM20	WH	WSP-0	
	T44					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T45					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T38W	Typical					PM20	WH	WSP-0	
	T46					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T47					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T39W	Typical					PM20	WH	WSP-0	
	T48					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T49					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T40W	Typical					PM20	WH	WSP-0	
	T50					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T51					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T41W	Typical					PM20	WH	WSP-0	
	T52					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T53					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T42W	Typical					PM20	WH	WSP-0	
	T54					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T55					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T43W	Typical					PM20	WH	WSP-0	
	T56					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T57					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T44W	Typical					PM20	WH	WSP-0	
	T58					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T59					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T45W	Typical					PM20	WH	WSP-0	
	T60					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T61					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T46W	Typical					PM20	WH	WSP-0	
	T62					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T63					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T47W	Typical					PM20	WH	WSP-0	
	T64					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T65					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T48W	Typical					PM20	WH	WSP-0	
	T66					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T67					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T49W	Typical					PM20	WH	WSP-0	
	T68					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T69					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T50W	Typical					PM20	WH	WSP-0	
	T70					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T71					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T51W	Typical					PM20	WH	WSP-0	
	T72					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T73					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T52W	Typical					PM20	WH	WSP-0	
	T74					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T75					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T53W	Typical					PM20	WH	WSP-0	
	T76					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T77					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T54W	Typical					PM20	WH	WSP-0	
	T78					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T79					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T55W	Typical					PM20	WH	WSP-0	
	T80					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T81					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T56W	Typical					PM20	WH	WSP-0	
	T82					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T83					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T57W	Typical					PM20	WH	WSP-0	
	T84					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T85					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T58W	Typical					PM20	WH	WSP-0	
	T86					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T87					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T59W	Typical					PM20	WH	WSP-0	
	T88					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T89					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T60W	Typical					PM20	WH	WSP-0	
	T90					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T91					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T61W	Typical					PM20	WH	WSP-0	
	T92					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T93					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T62W	Typical					PM20	WH	WSP-0	
	T94					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T95					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T63W	Typical					PM20	WH	WSP-0	
	T96					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
	T97					PM20	WH	WSP-0	
	Typical					PM20	WH	WSP-0	
T64W	Typical					PM20	WH	WSP-0	
	T98					PM20	WH	WSP-0	

6 PAVILION LIGHTING DETAIL



OVERALL LANDSCAPE
KEY PLAN (ALT #3)

LAGUNA COVER RESTORATION
8051ST ST. W.
GULF SHORES, AL 36542

ISSUE	DATE
DESIGNED	08/27/2025
CHECKED	
APPROVED	
DRAWN BY	BS
CHECKED BY	GS

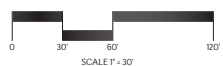
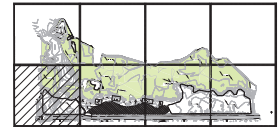
GMC Project # CMOB2000050

GMC
11 North Water Street, Suite 15250
Mobile, AL 36602
T: 251.460.4006
GMCNETWORK.COM

L-5.00
SHEET OF



KEY PLAN, NTS.



PLANTING PLAN
(ALT #3)

LAGUNA COVER RESTORATION
8051ST ST. W.
GULF SHORES, AL 36542

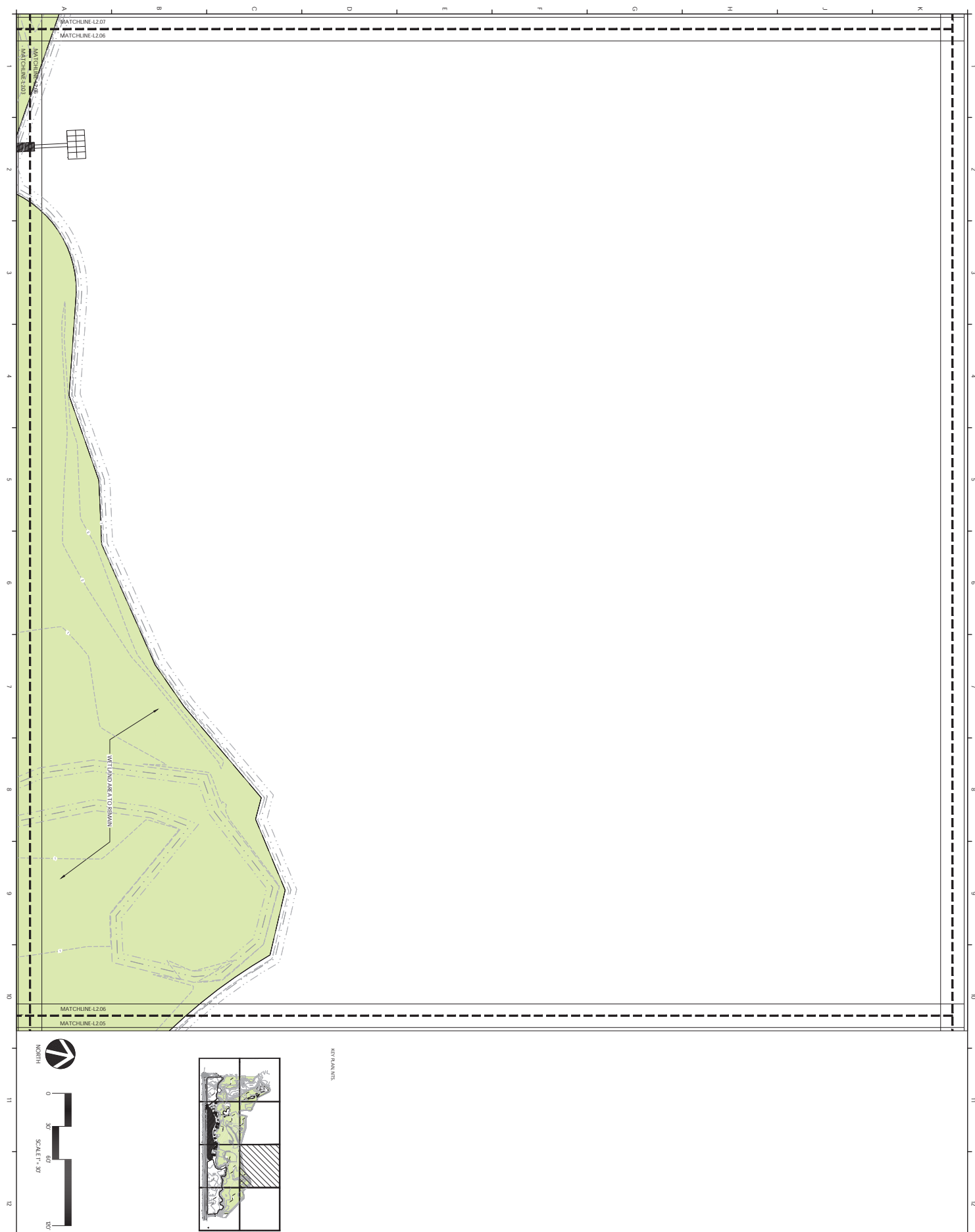
ISSUE	DATE
DESIGNED	08/27/2025
CHECKED	
DRAWN BY	HS
CHECKED BY	JS

GMC Project # CMOB2000050

11 North Water Street Suite 15250
Mobile, AL 36602
T 251.460.4006
GMCNETWORK.COM



L-5.01
SHEET OF



PLANTING PLAN
(ALT#3)

L5.06
sheet of

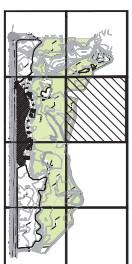
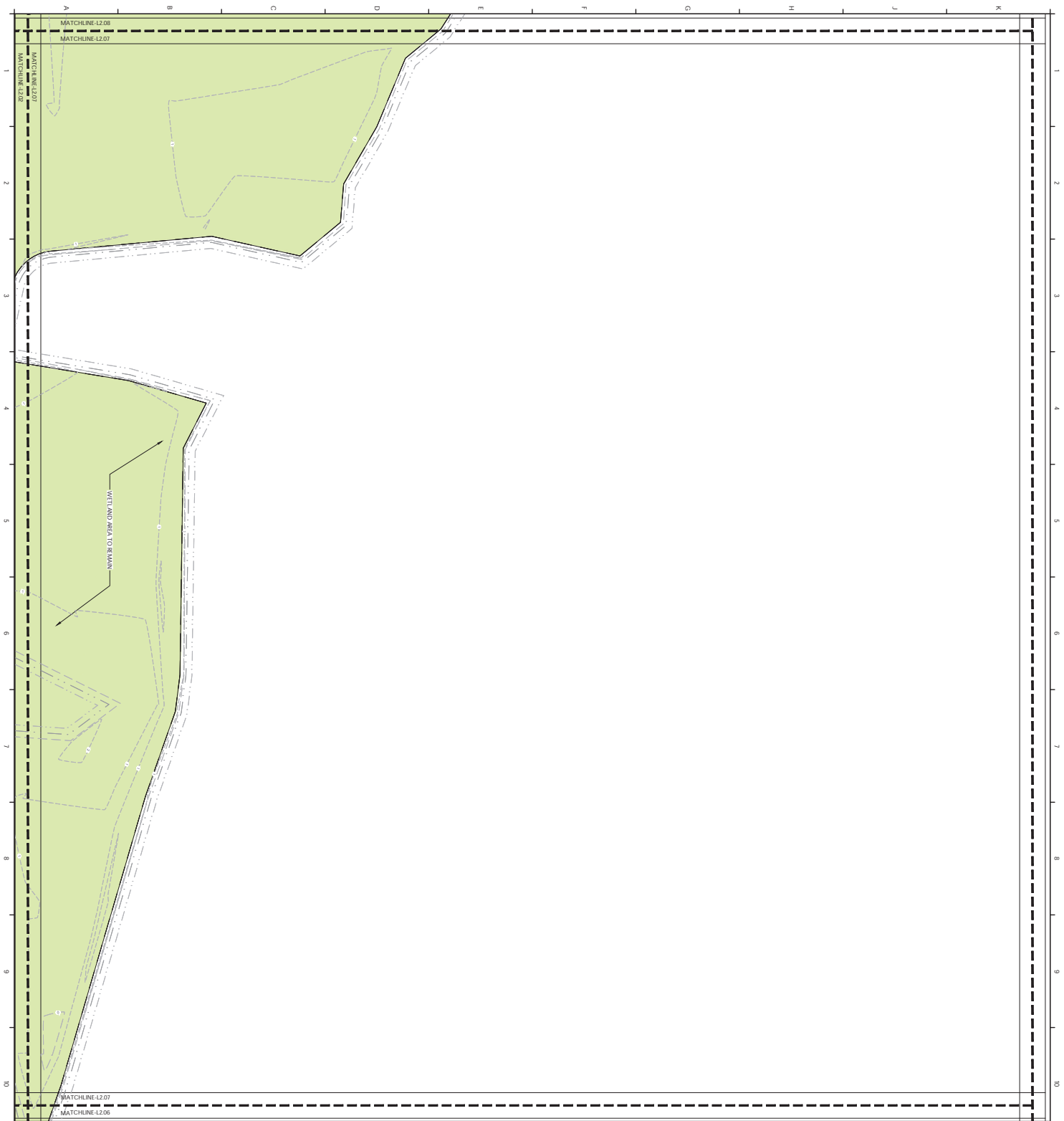
LAGUNA COVE RESTORATION
1605 1ST ST. W.
GULF SHORES, AL 36542

GMC Project # CMOB200050

ISSUE	DATE
ISSUED FOR BID	09/23/2025
DRAWN BY:	BS
CHECKED BY:	GS

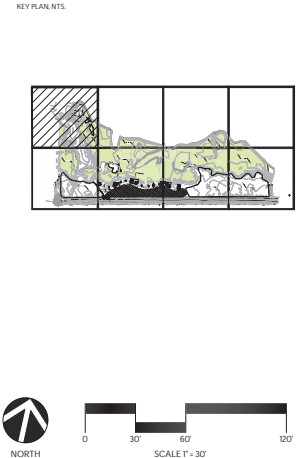
11 North Water Street, Suite 15250
Mobile, AL 36602
T 251.460.4006
GMCNETWORK.COM

GMC



2027 PLANTING

PLANTING PLAN (ALT #3) L-5.07 Sheet of	LAGUNA COVE RESTORATION 1605 1ST ST. W. GULF SHORES, AL 36542 GMC Project # CMOB200050	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>ISSUE</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>ISSUED FOR BID</td> <td>09/23/2025</td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DRAWN BY: BS</td> <td style="width: 50%;">CHECKED BY: CS</td> </tr> </table>	ISSUE	DATE	ISSUED FOR BID	09/23/2025																			DRAWN BY: BS	CHECKED BY: CS	11 North Water Street, Suite 15250 Mobile, AL 36602 T 251.460.4006 GMCNETWORK.COM
ISSUE	DATE																										
ISSUED FOR BID	09/23/2025																										
DRAWN BY: BS	CHECKED BY: CS																										



PLANTING PLAN
(ALT #3)

L-5.08

DATE: 06/27/2025

ISSUE | DATE

REVISION	DATE
1	06/27/2025

DESIGNED BY: JES
DRAWN BY: JES
CHECKED BY: JES

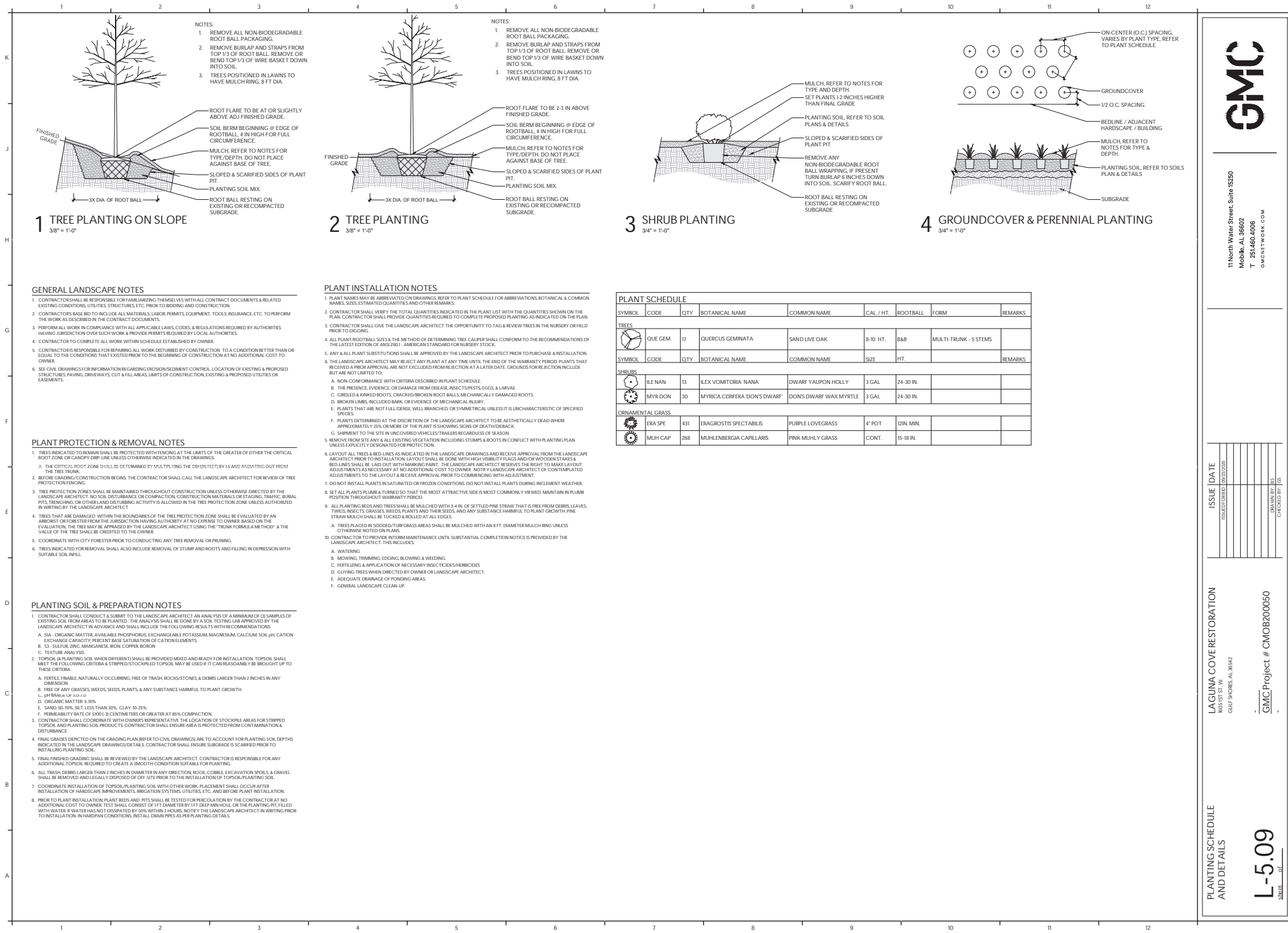
LAGUNA COVER RESTORATION

8051 ST. W.
GULF SHORES, AL 36542

GMC Project # CMOB2000050

GMC

11 North Water Street, Suite 15250
Mobile, AL 36602
T: 251.460.4006
GMCNETWORK.COM



1 TREE PLANTING ON SLOPE
3/8" = 1'-0"

2 TREE PLANTING
3/8" = 1'-0"

3 SHRUB PLANTING
3/4" = 1'-0"

4 GROUNDCOVER & PERENNIAL PLANTING
3/4" = 1'-0"

GENERAL LANDSCAPE NOTES

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS & RELATED EXISTING CONDITIONS, UTILITIES, STRUCTURES, ETC. PRIOR TO BEGINNING CONSTRUCTION.
- 2. CONTRACTOR'S BASE BID TO INCLUDE ALL MATERIALS, LABOR, PERMITS, EQUIPMENT, TOOLS, INSURANCE, ETC. TO PERFORM THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS.
- 3. PERFORM ALL WORK IN COMPLIANCE WITH ALL APPLICABLE LAWS, CODES, & REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK & PROVIDE PERMITS REQUIRED BY LOCAL AUTHORITIES.
- 4. CONTRACTOR TO COMPLETE ALL WORK WITHIN SCHEDULE ESTABLISHED BY OWNER.
- 5. CONTRACTOR'S RESPONSIBLE FOR REPAIRING ALL WORK DISTURBED BY CONSTRUCTION TO A CONDITION BETTER THAN OR EQUAL TO THE CONDITIONS THAT EXISTED PRIOR TO THE BEGINNING OF CONSTRUCTION AT NO ADDITIONAL COST TO OWNER.
- 6. SEE CIVIL DRAWINGS FOR INFORMATION REGARDING EROSION/SEDIMENT CONTROL, LOCATION OF EXISTING & PROPOSED STRUCTURES, PAVING, DRIVEWAYS, CUT & FILL AREAS, LIMITS OF CONSTRUCTION, EXISTING & PROPOSED UTILITIES OR EASEMENTS.

PLANT PROTECTION & REMOVAL NOTES

- 1. TREES INDICATED TO REMAIN SHALL BE PROTECTED WITH FENCING AT THE LIMITS OF THE GREATER OF EITHER THE CRITICAL ROOT ZONE OR CANOPY DMP LINE UNLESS OTHERWISE INDICATED IN THE DRAWINGS.
 - A. THE CRITICAL ROOT ZONE SHALL BE ESTABLISHED BY MEASURING THE DBH (IN INCHES) BY 15 AND PLACING OUT FROM THE TREE TRUNK.
- 2. BEFORE GRADING/CONSTRUCTION BEGINS, THE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR REVIEW OF TREE PROTECTION FENCING.
- 3. TREE PROTECTION ZONES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS OR STAGING, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY IS ALLOWED IN THE TREE PROTECTION ZONE UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.
- 4. TREES THAT ARE DAMAGED WITHIN THE BOUNDARIES OF THE TREE PROTECTION ZONE SHALL BE EVALUATED BY AN ARBORIST OR FORESTER FROM THE JURISDICTION HAVING AUTHORITY AT NO EXPENSE TO OWNER BASED ON THE EVALUATION. THE TREE MAY BE APPRAISED BY THE LANDSCAPE ARCHITECT USING THE "TRUNK FORMULA METHOD" & THE VALUE OF THE TREE SHALL BE CREDITED TO THE OWNER.
- 5. COORDINATE WITH CITY FORESTER PRIOR TO CONDUCTING ANY TREE REMOVAL OR PRUNING.
- 6. TREES INDICATED FOR REMOVAL SHALL ALSO INCLUDE REMOVAL OF STUMP AND ROOTS AND FILLING IN DEPRESSION WITH SUITABLE SOIL INFILL.

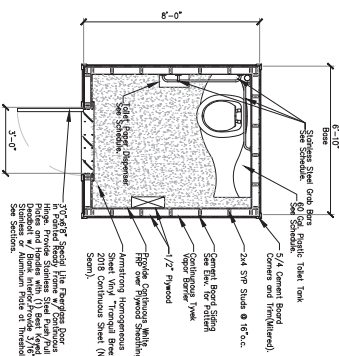
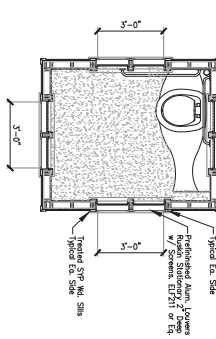
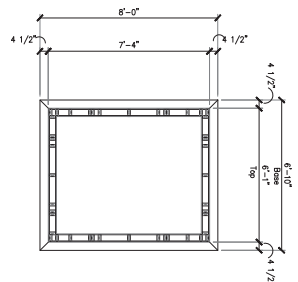
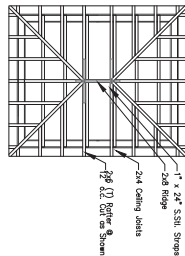
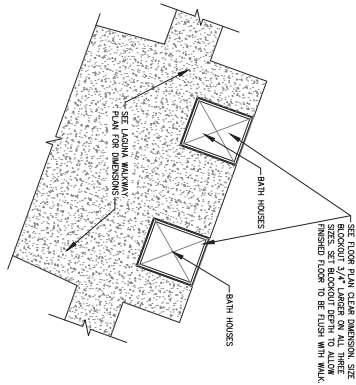
PLANTING SOIL & PREPARATION NOTES

- 1. CONTRACTOR SHALL CONDUCT & SUBMIT TO THE LANDSCAPE ARCHITECT AN ANALYSIS OF A MINIMUM OF (3) SAMPLES OF EXISTING SOIL FROM AREAS TO BE PLANTED. THE ANALYSIS SHALL BE DONE BY A SOIL TESTING LAB APPROVED BY THE LANDSCAPE ARCHITECT IN ADVANCE AND SHALL INCLUDE THE FOLLOWING RESULTS WITH RECOMMENDATIONS:
 - A. SIA - ORGANIC MATTER, AVAILABLE PHOSPHORUS, EXCHANGEABLE POTASSIUM, MAGNESIUM, CALCIUM, SOIL pH, CATION EXCHANGE CAPACITY, PERCENT BASE SATURATION OF CATION ELEMENTS.
 - B. SI - SULFUR, ZINC, MANGANESE, IRON, COPPER, BORON.
 - C. TEXTURE ANALYSIS.
- 2. TOPSOIL IN PLANTING SOIL WHEN DIFFERENT SHALL BE PROVIDED MIXED AND READY FOR INSTALLATION. TOPSOIL SHALL MEET THE FOLLOWING CRITERIA & STRIPPED/DISTURBED TOPSOIL MAY BE USED IF IT CAN REASONABLY BE BROUGHT UP TO THESE CRITERIA:
 - A. FERTILE, FRABLE, NATURALLY OCCURRING, FREE OF TRASH, ROCKS/STONES, & DEBRIS LARGER THAN 2 INCHES IN ANY DIMENSION.
 - B. FREE OF ANY GRASSES, WEEDS, SEEDS, PLANTS, & ANY SUBSTANCE HARMFUL TO PLANT GROWTH.
 - C. pH RANGE OF 5.5-7.0.
 - D. ORGANIC MATTER 5-10%.
 - E. SAND 30-70%, SILT LESS THAN 30%, CLAY 10-25%.
 - F. PERMEABILITY RATE OF 5X10 (-3) CENTIMETERS OR GREATER AT 85% COMPACTION.
- 3. CONTRACTOR SHALL COORDINATE WITH OWNERS REPRESENTATIVE THE LOCATION OF STOCKPILE AREAS FOR STRIPPED TOPSOIL AND PLANTING SOIL. PRODUCTS CONTRACTOR SHALL ENSURE AREA IS PROTECTED FROM CONTAMINATIONAL DISTURBANCE.
- 4. FINAL GRASSES DEPICTED ON THE GRADING PLAN REFER TO CIVIL DRAWINGS ARE TO ACCOUNT FOR PLANTING SOIL DEPTHS INDICATED IN THE LANDSCAPE DRAWINGS/DETAILS. CONTRACTOR SHALL ENSURE SUBGRADE IS SCARIFIED PRIOR TO INSTALLING PLANTING SOIL.
- 5. FINAL FINISHED GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. CONTRACTOR'S RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
- 6. ALL TRASH, DEBRIS LARGER THAN 2 INCHES IN DIAMETER IN ANY DIRECTION, ROCK, CORBELL, EXCAVATION SPILLS, & GRAVEL SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF SITE PRIOR TO THE INSTALLATION OF TOPSOIL/PLANTING SOIL.
- 7. COORDINATE INSTALLATION OF TOPSOIL/PLANTING SOIL WITH OTHER WORK, PLACEMENT SHALL OCCUR AFTER INSTALLATION OF HARDSCAPE IMPROVEMENTS, IRRIGATION SYSTEMS, UTILITIES, ETC. AND BEFORE PLANT INSTALLATION.
- 8. PRIOR TO PLANT INSTALLATION, PLANT BEDS AND PITS SHALL BE TESTED FOR PHOSPHORUS BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER. TEST SHALL CONSIST OF 1"1" DIAMETER BY 1"1" DEEP ANALYSE. OR THE PLANTING PIT, FILLED WITH WATER IF WATER HAS NOT DISAPPEARED BY 50% WITHIN 2 HOURS. NOTE: IF THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION, IN HARSHER CONDITIONS, INSTALL GRASS PITS AS PER PLANTING DETAILS.

PLANT INSTALLATION NOTES

- 1. PLANT NAMES MAY BE ABBREVIATED ON DRAWINGS. REFER TO PLANT SCHEDULE FOR ABBREVIATIONS, BOTANICAL & COMMON NAMES, SIZES, ESTIMATED QUANTITIES AND OTHER REMARKS.
- 2. CONTRACTOR SHALL VERIFY THE TOTAL QUANTITIES INDICATED IN THE PLANT LIST WITH THE QUANTITIES SHOWN ON THE PLAN. CONTRACTOR SHALL PROVIDE QUANTITIES REQUIRED TO COMPLETE PROPOSED PLANTING AS INDICATED ON THE PLAN.
- 3. CONTRACTOR SHALL GIVE THE LANDSCAPE ARCHITECT THE OPPORTUNITY TO TAG & REVIEW TREES IN THE NURSERY OR FIELD PRIOR TO DELIVERY.
- 4. ALL PLANT ROOTBALL SIZES & THE METHOD OF DETERMINING TREE CALIPER SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST EDITION OF AND ISO - AMERICAN STANDARD FOR NURSERY STOCK.
- 5. ANY & ALL PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PURCHASE & INSTALLATION.
- 6. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT AT ANY TIME UNTIL THE END OF THE WARRANTY PERIOD. PLANTS THAT RECEIVED PRIOR APPROVAL ARE NOT EXCLUDED FROM REJECTION AT A LATER DATE. GROUNDS FOR REJECTION INCLUDE BUT ARE NOT LIMITED TO:
 - A. NON-COMFORMANCE WITH CRITERIA DESCRIBED IN PLANT SCHEDULE.
 - B. THE PRESENCE, EVIDENCE, OR DAMAGE FROM DISEASE, INSECTS/PESTS, EGGS, & LARVAE.
 - C. CRACKED & PINNED ROOTS, CRACKED/BROKEN ROOT BALLS, MECHANICALLY DAMAGED ROOTS.
 - D. BROKEN LIMBS, INCLUDED BARK, OR EVIDENCE OF MECHANICAL INJURY.
- 6. PLANTS THAT ARE NOT FULLY GROWN, WELL BRANCHED, OR SYMMETRICAL UNLESS IT IS UNCHARACTERISTIC OF SPECIFIED SPECIES.
- 7. PLANTS DETERMINED AT THE DISCRETION OF THE LANDSCAPE ARCHITECT TO BE AESTHETICALLY DEAD WHERE APPROXIMATELY 25% OR MORE OF THE PLANT IS SHOWING SIGNS OF DEATH/DROBBACK.
- 8. SHIPMENT TO THE SITE IN UNCOVERED VEHICLES/TRAILERS REGARDLESS OF SEASON.
- 9. REMOVE FROM SITE ANY & ALL EXISTING VEGETATION INCLUDING STUMPS & ROOTS IN CONFLICT WITH PLANTING PLAN UNLESS EXPLICITLY DESIGNATED FOR PROTECTION.
- 10. LAYOUT ALL TREES & BED LINES AS INDICATED IN THE LANDSCAPE DRAWINGS AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LAYOUT SHALL BE DONE WITH HIGH VISIBILITY FLAGS AND/OR WOODEN STAKES & BED LINES SHALL BE Laid OUT WITH MARKING PAINT. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE LAYOUT ADJUSTMENTS AS NECESSARY AT NO ADDITIONAL COST TO OWNER. NOTIFY LANDSCAPE ARCHITECT OF CONTEMPLATED ADJUSTMENTS TO THE LAYOUT & RECEIVE APPROVAL PRIOR TO COMMENCING WITH ADJUSTMENT.
- 11. DO NOT INSTALL PLANTS IN SATURATED OR FROZEN CONDITIONS. DO NOT INSTALL PLANTS DURING INCLEMENT WEATHER.
- 12. SET ALL PLANTS PLUMB & TURNED SO THAT THE MOST ATTRACTIVE SIDE IS MOST COMMONLY VIEWED. MAINTAIN PLUMB POSITION THROUGHOUT WARRANTY PERIOD.
- 13. ALL PLANTING BEDS AND TREES SHALL BE MULCHED WITH 3-4 IN. OF SETTLED PINE STRAW THAT IS FREE FROM DEBRIS, LEAVES, TWIGS, INSECTS, GRASSES, WEEDS, PLANTS AND THEIR SEEDS, AND ANY SUBSTANCE HARMFUL TO PLANT GROWTH. PINE STRAW MULCH SHALL BE TUCKED & ROLLED AT ALL EDGES.
 - A. TREES PLACED IN SLOTTED/TUMP GRASS AREAS SHALL BE MULCHED WITH AN 8"1" DIAMETER MULCH RING UNLESS OTHERWISE NOTED ON PLANS.
- 14. CONTRACTOR TO PROVIDE INTERIM MAINTENANCE UNTIL SUBSTANTIAL COMPLETION NOTICE IS PROVIDED BY THE LANDSCAPE ARCHITECT. THIS INCLUDES:
 - A. WATERING.
 - B. MOWING, TRIMMING, LOGGING, BLOWING & WEEDING.
 - C. FERTILIZING & APPLICATION OF NECESSARY INSECTICIDES/HERBICIDES.
 - D. GUYING TREES WHEN DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
 - E. ADEQUATE DRAINAGE OF PONDING AREAS.
 - F. GENERAL LANDSCAPE CLEAN-UP.

PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL / HT.	ROOTBALL	FORM
TREES							
	QUE GEM	17	QUERCUS GEMINATA	SAND LIVE OAK	8-10 HT.	8&8	MULTI-TRUNK - 5 STEMS
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HT.	REMARKS
SHRUBS							
	ILE NAN	13	ILEX VOMITORIA 'NANA'	DWARF YALPUN HOLLY	3 GAL.	24-30 IN.	
	MYR DON	30	MYRICA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE	3 GAL.	24-30 IN.	
ORNAMENTAL GRASS							
	ERA SPE	431	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	4" POT	12IN. MIN.	
	MUH CAP	268	MUHLBERGIA CAPELLARIS	PINK MUHLY GRASS	CONT.	15-18 IN.	



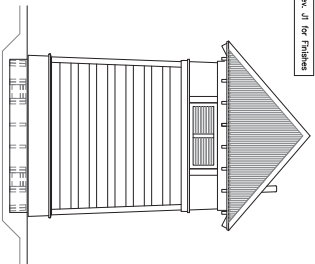
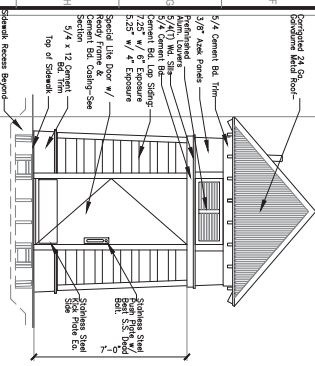
E1 PARTIAL SITE PLAN

E4 ROOF FRAME PLAN

E7 TOP WALL FRAME PLAN

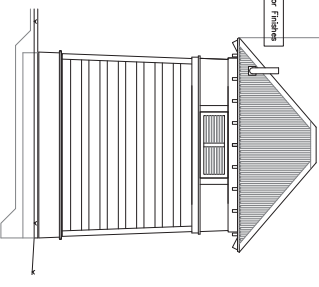
E10 FRAME PLAN @ LOUVERS

E13 FLOOR PLAN @ BASE



J1 FRONT BATH HOUSE

J5 REAR BATH HOUSE

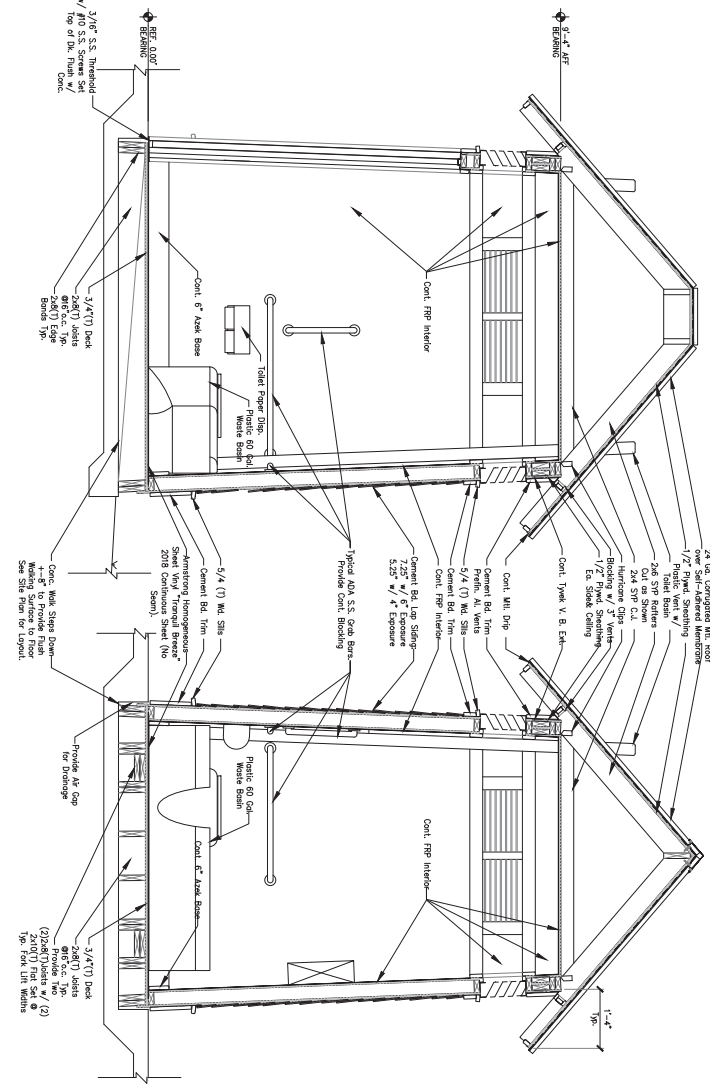


N1 SIDES BATH HOUSE

N4 NOTES

N7 SECTION BATH HOUSE

1. Plastic 60 gallon light tank, east and hd, Part No. 16538, Sotellite Industries, 1800.883.1123, www.sotelliteindustries.com.
2. Plastic Vent Pipe, Part No. 13796, Sotellite Industries, 1800.883.1123, www.sotelliteindustries.com.
3. Plastic Urinal & Siphon, Guard Part No. 11999, Sotellite Industries, 1800.883.1123, www.sotelliteindustries.com.
4. Corl. Hose Part No. 1347, Sotellite Industries, 1800.883.1123, www.sotelliteindustries.com.
5. 800M, Honda Sotellite Dispenser, Part No. 20993, Sotellite Industries, 1800.883.1123, www.sotelliteindustries.com.
6. (3) Roll Toilet Paper Dispenser Kit, Part No. 1914, Sotellite Industries, 1800.883.1123, www.sotelliteindustries.com.
6. (2) Per Unit Double Wall Sodor Light Kit, Sotellite Industries, 1800.883.1123, www.sotelliteindustries.com.
7. Stainless Steel Grob Bars- 42\"/>



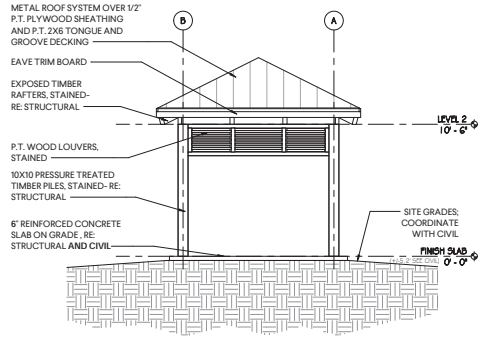
ISSUE	DATE	DESCRIPTION
1.	7/1/2025	ISSUED FOR CONSTRUCTION



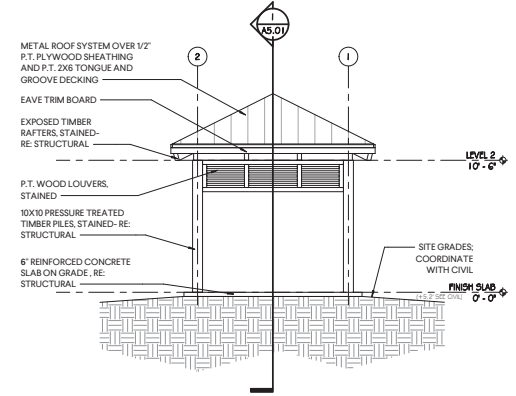
GENERAL NOTES:

1. FOR THE CENTRAL PAVILION, PROVIDE AND INSTALL AN ALUMINUM 4"x4" GUTTER SYSTEM WITH TWO ALUMINUM 4"x4": DOWNSPOUTS AND CONCRETE SPLASH BLOCKS. PROVIDE SHOP DRAWINGS AND COLOR SAMPLES FOR REVIEW AND CONSIDERATION.

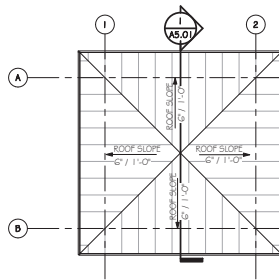
2. PROVIDE SHOP DRAWINGS AND COLOR SAMPLES FOR ALL MATERIALS FOR REVIEW AND CONSIDERATION.



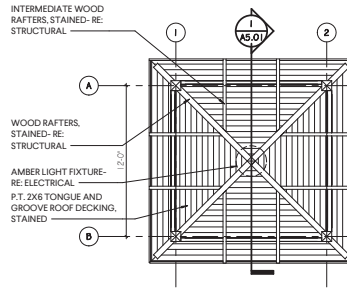
4 CENTRAL & EAST PAVILION EAST ELEVATION
SCALE: 1/4" = 1'-0"



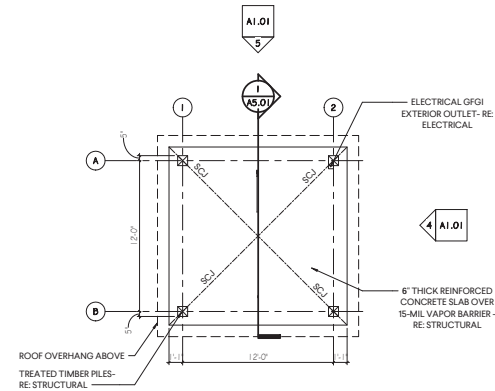
5 CENTRAL & EAST PAVILION NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 ROOF PLAN - OVERALL



2 OVERALL REFLECTED CEILING PLAN



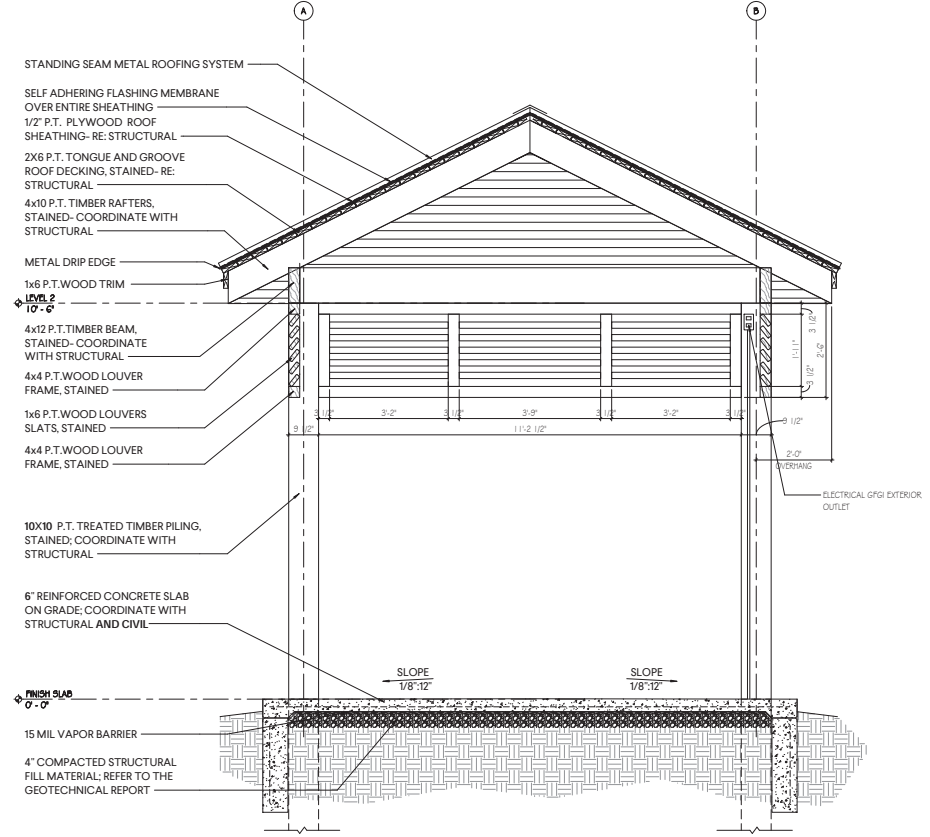
1 PROPOSED EAST PAVILION FLOOR PLAN

[illegible]

LAGUNA COVER RESTORATION
1605 1ST ST. W.
GULF SHORES, AL 36542



BUILDING SECTIONS

A-5.01
sheet of _____

1 PAVILION SECTION



BARTER & ASSOCIATES, INC.
1614 GOVERNMENT ST.
MOBILE, AL 36684-1102
T 251-473-8356
F 251-473-8356
© Copyright 2022, Barter & Associates, Inc.

GMC

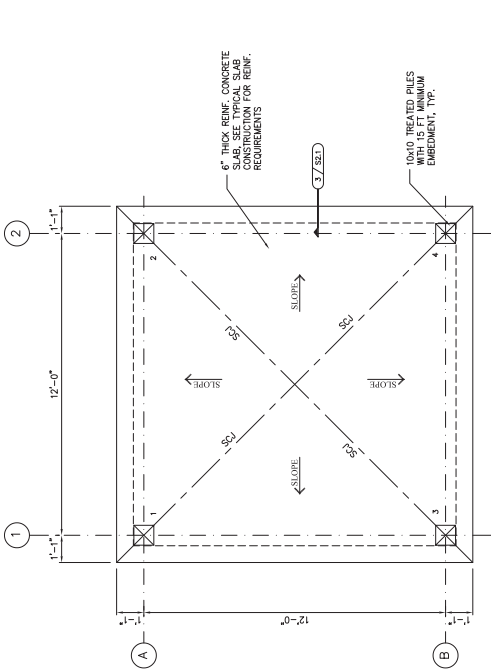
2039 Main Street
Daphne, AL 36526
T 251.626.2626
GMCNETWORK.COM

ISSUE	DATE
ISSUE FOR BIDD/PENALT	09/29/2025
DRAWN BY	SCM
CHECKED BY	JAR

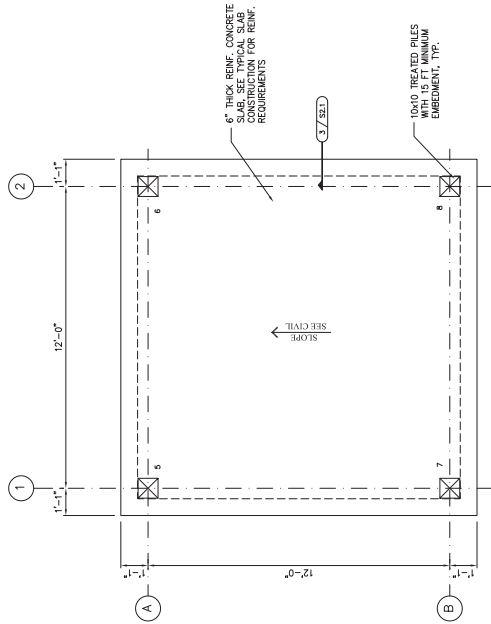


LAGUNA COVE RESTORATION
1605 1ST ST. W.
GULF SHORES, AL 36542
GMC Project # CMOB200050

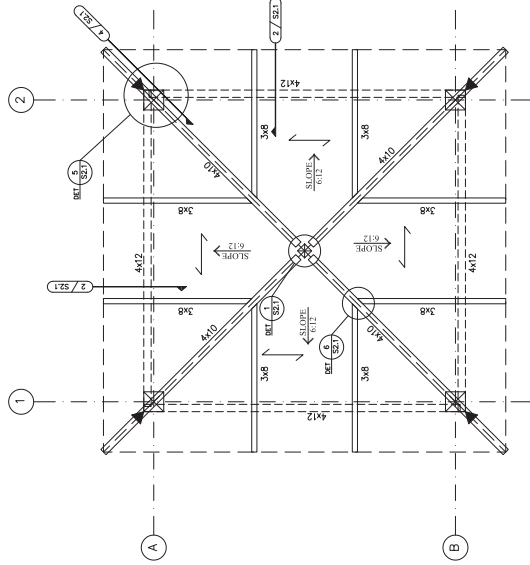
PAVILION PLANS
SHEET OF
S-1.1



EAST PAVILION FOUNDATION PLAN
SCALE: 1/2"=1'-0"
NOMINAL TOP OF SLAB ELEV. = 5.20' (SEE CIVIL)



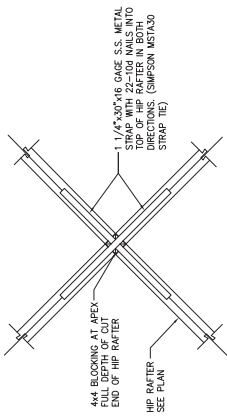
CENTRAL PAVILION FOUNDATION PLAN
SCALE: 1/2"=1'-0"
NOMINAL TOP OF SLAB ELEV. = VARIES (SEE CIVIL)



EAST & CENTRAL PAVILION ROOF FRAMING PLAN
SCALE: 1/2"=1'-0"

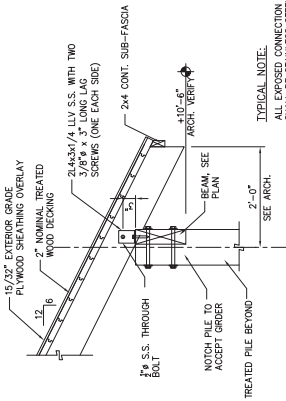
- GENERAL NOTES:**
- SEE SHEET S0.1 AND S0.2 FOR STRUCTURAL GENERAL NOTES.
 - ALL FRAMING MATERIAL EXPOSED TO THE EXTERIOR ENVIRONMENT SHALL BE PRESSURE TREATED MATERIAL.
 - ALL DIMENSIONS UNLESS NOTED. ALL HIP AND ROOF BEAMS ARE 4x10, UNLESS NOTED.
 - EXPOSED 2" DECKING SHALL BE INSTALLED WITH MINIMUM 2'-SPAN AND 16d GALVANIZED COMMON NAILS TO BE DRIVEN THROUGH THE TONGUE AND FACE NAILED WITH TWO NAILS PER JOIST OR RAFTER.
 - USE ONLY RING SHANK NAILS FOR FASTENING ROOF OVERLAY DECKING.

- LEGEND:**
- INDICATES THRUST BLOCK
 - INDICATES 2" DECK ORIENTATION
 - 10x10 PILE AND PILE NUMBER
 - SLAB CONTROL / CONSTRUCTION JOINTS
 - SCU



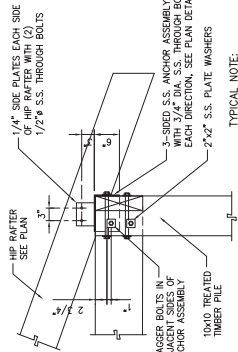
PAVILION APEX STRAP DETAIL

SECTION 1
SCALE: 1"=1'-0" S2.1



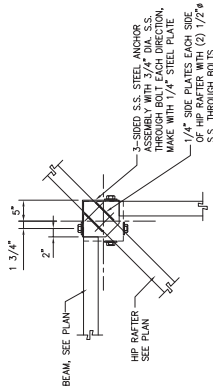
TYPICAL PAVILION OVERHANG DETAIL

SECTION 2
SCALE: 1"=1'-0" S2.1



TYPICAL THRUST BLOCK (CORNER PILES)

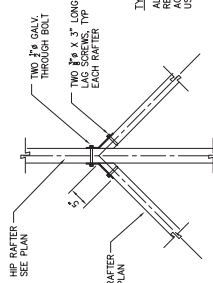
SECTION 4
SCALE: 1"=1'-0" S2.1



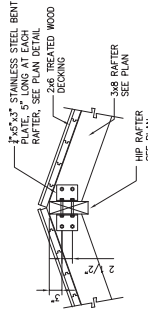
PLAN VIEW AT THRUST BLOCK (CORNER PILE)

DETAIL 5
SCALE: 1"=1'-0" S2.1

PLAN VIEW AT HIP RAFTER CONNECTION

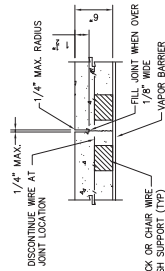


TYPICAL NOTE:
ALL EXPOSED CONNECTION MATERIAL AND FASTENERS SHALL BE STAINLESS STEEL AND ACCURATELY LOCATED AS INDICATED. USE A TEMPLATE TO LOCATE FASTENERS



RAFTER CONNECTION AT HIP BEAM

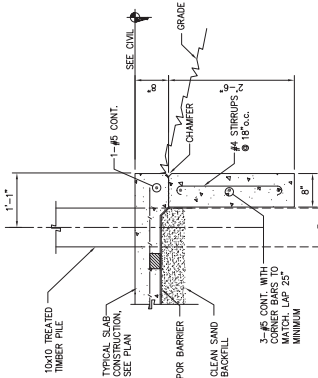
SECTION 6
SCALE: 1"=1'-0" S2.1



NOTE: SAWCUTTING SHALL BE PERFORMED 4-12 HOURS AFTER PLACING CONCRETE

TYPICAL SAWCUT SLAB JOINT

DETAIL 7
NOT TO SCALE



TYPICAL CONCRETE SLAB EDGE DETAIL

SECTION 3
SCALE: 1"=1'-0" S2.1



BARTER & ASSOCIATES, INC.
1614 GOVERNMENT ST.
MOBILE, AL 36684-1102
TEL: 251-473-8356
FAX: 251-473-8356
© Copyright 2022, Barter & Associates, Inc.

2039 Main Street
Daphne, AL 36526
T 251.626.2626
GMCNETWORK.COM

GMC

ISSUE	DATE
ISSUE FOR BIDD/PENULT	09/23/2025
DRAWN BY	SCM
CHECKED BY	JAR



LAGUNA COVE RESTORATION
1605 1ST ST. W.
GULF SHORES, AL 36542
GMC Project # CMOB200050

STRUCTURAL
SECTIONS AND
DETAILS
S-2.1
SHEET OF