

**CITY OF VESTAVIA HILLS
DESIGN REVIEW BOARD
AGENDA
NOVEMBER 1, 2018
6:00 P.M.**

Roll Call.

Approval of minutes – October 4, 2018

- (1) **D-0918-14** Fidel Castro is requesting **Final Review of Materials** for the property located at **2499 Rocky Ridge Rd.** The purpose of this request is for a new paint scheme. The property is owned by Fidel Castro and is zoned Vestavia Hills B-2.
- (2) **D-1118-18** Joe Gribbin, Jr. is requesting **Landscape Review & Final Review of Materials** for the property located at **1025 Montgomery Hwy.** The purpose of this request is for a new landscaping and paint scheme. The property is owned by Fidel Castro and is zoned Vestavia Hills B-2.
- (3) **D-1118-16** High Noon, LLC is requesting **Architectural Review, Landscape Review, and Final Review of Materials** for the property located at **11967 Liberty Pkwy.** The purpose of this request is for a new building. The property is owned by High Noon, LLC and is zoned Vestavia Hills PUD-PNC.

Time of Adjournment.

CITY OF VESTAVIA HILLS

DESIGN REVIEW BOARD

MINUTES

OCTOBER 4, 2018

The Vestavia Hills Landscape and Architectural Control Board met in a regular session on this date at 6:00 PM. The roll was called with the following:

MEMBERS PRESENT: Robert Thompson, Chairman
Mae Coshatt
David Giddens
Rip Weaver
Joe Ellis

MEMBERS ABSENT: Chris Pugh
Jeff Slaton

OTHER OFFICIALS PRESENT: Conrad Garrison, City Planner

APPROVAL OF MINUTES

The minutes for October 4, 2018 were presented for approval.

MOTION Motion to dispense with the reading of the minutes for October 4, 2018 was made by Mrs. Coshatt and 2nd was by Mr. Ellis. Motion as carried on a voice vote as follows:

Mr. Weaver – yes	Mr. Ellis– yes
Mr. Giddens – yes	Mrs. Coshatt – yes
Mr. Thompson – yes	
Motion carries.	

Landscape Review

D-0118-01 Regions Bank is requesting **Landscape Review** for the property located at **529 Montgomery Hwy.** The purpose of this request is for renovation of an existing building. The property is owned by Regions Bank and is zoned Vestavia Hills B-2.

Mr. Garrison described the background of the request.

Anthony Oliver was present to explain the plan.

The Board agreed with the application as presented.

MOTION Motion to approve Landscape Review for the property located at 529 Montgomery Hwy. was made by Mrs. Coshatt. Second was made by Mr. Weaver. Voice vote as follows:

Mr. Weaver – yes	Mr. Ellis– yes
Mr. Giddens – yes	Mrs. Coshatt – yes
Mr. Thompson – yes	
Motion carries.	

Architectural Review, Landscape Review, and Final Review of Materials

D-1018-16 Cahaba Capital Group is requesting **Architectural Review, Landscape Review, and Final Review of Materials** for the property located at **Healthy Way**. The purpose of this request is for a new building. The property is owned by Cahaba Capital Group and is zoned Vestavia Hills PUD-PB.

Mr. Garrison described the background of the request.

Jamie Collins and Tyler Bradford were present to explain the request.

The Board agreed with the plan, as long as no invasive materials are used.

MOTION Motion to approve Architectural Review, Landscape Review, and Final Review of Materials for the property located at Healthy Way, with the condition that no invasive species are used was made by Mr. Weaver. Second was made by Mr. Giddens. Voice vote as follows:

Mr. Weaver – yes	Mr. Ellis– yes
Mr. Giddens – yes	Mrs. Coshatt – yes
Mr. Thompson – yes	
Motion carries	

Architectural Review, Landscape Review, and Final Review of Materials

D-1018-17 Ground Worx, LLC is requesting **Architectural Review, Landscape Review, and Final Review of Materials** for the property located at **1021 Montgomery Hwy**. The purpose of this request is a new building. The property is owned by Ground Worx, LLC and is zoned Vestavia Hills B-2.

Mr. Garrison described the background of the request.

John Rassmussen, Jeff Fowler, and Evan Terry were present to explain the request.

The Board agreed with the plan with some changes.

MOTION Motion to approve Architectural Review, Landscape Review, and Final Review of Materials for the property located at 1021 Montgomery Hwy. was made by Mr. Weaver with the following conditions: landscaping as amended; no light spillage using cut off lights; and HVAC screening. Second was made by Mr. Ellis. Voice vote as follows:

Mr. Weaver – yes

Mr. Ellis– yes

Mr. Giddens – yes

Mrs. Coshatt – yes

Mr. Thompson – yes

Motion carries.

Conrad Garrison
City Planner

CITY OF VESTAVIA HILLS DESIGN REVIEW BOARD APPLICATION

I. APPLICANT INFORMATION:

Owner of Property (This Section Must Be Completed)

Name: Joe Gribbin Jr

Address: 1025 Montgomery Hwy Suite 100
Birmingham AL 35216

Phone #: 205-979-5882 Other #: Ext 103

E-Mail: Joe.Gribbin@mbmps.com

Representing Attorney/Other Agent

Name: _____

Address: _____

Phone #: _____ Other #: _____

E-Mail: _____

II. DESCRIPTION OF PROPERTY:

LOCATION: 1025 Montgomery Hwy Bham AL 35216
Street Address

Subdivision name, Lot #, Block #, etc.

III. REASONS FOR REQUEST:

- 1. () Preliminary Review
- 2. (X) Landscape Review
- 3. () Architectural Review
- 5. () Final Review of Materials
- 6. (X) Other - Explain Paint

2018 OCT - 8

IV. PROCESS:

- 1. () New Building
- 2. () Renovation of Existing Building
- 3. (X) New Landscape Plan
- 4. () Renovation to Existing Landscaping Plan
- 7. () Other - Explain _____


2:48

V. ZONING

Vestavia Hills Zoning for the subject property is Commercial - B-2

VI. OWNER AFFIDAVIT:

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.



Owner Signature/Date

Representing Agent (if any)/date

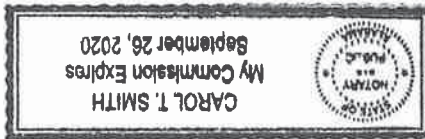
Given under my hand and seal
this 26 day of 9, 2018.





Notary Public

My commission expires 9
day of 26, 2018.



Review Requirements

The following information and exhibits shall be provided and presented on your proposed project for review. The Board will review the three project components at the meeting. The Board must approve all three components before any permit is issued. A design professional, owner, or owner representative with knowledge of design elements and project provisions should represent the project to the committee.

- General: Provide fifteen copies plus one 8½" by 11" copy of all drawings or plans required below for review. Drawings must be to scale. These drawings should be turned in with the application.
1. Architectural Review
 - a. Site plan showing roadways, entrances, exits and parking.
 - b. Building elevations showing construction material, material colors, context, and protrusions. Color rendering is preferred. Roof design must be detailed.
 - c. Presentation by architect or owner with knowledge of compatibility with adjacent structures, city context, etc.
 2. Landscape Review
 - a. Site plan showing contours, drainage containment areas, parking spaces, sidewalks, buffers, site lighting and details, etc.
 - b. Landscape plan showing planting materials, designations, size, potted planting, window boxes, vines, etc. Trees will be identified by botanical name, quantity, and caliper. Shrubs will be identified by botanical name, quantity, and container size. Differentiate between existing and new landscaping.
 - c. Parking lots: Provide calculations of total square footage and square footage designated for landscaping. Indicate handicapped spaces. Indicate size of parking spaces.
 - d. Irrigation plan for all landscaped areas.
 - e. Statement of maintenance policy and provisions.

Vestavia Hills Design Review Board

Southcrest Building

The Southcrest Building is located at 1025 Montgomery Highway, Vestavia Hills Alabama 35216. The building is located across the street from the city hall, next door to the new Sprouts shopping area.

The Southcrest Building was built in 1977, it is a two story building, approximately 36,000 square feet with a land area of 1.87 acres.

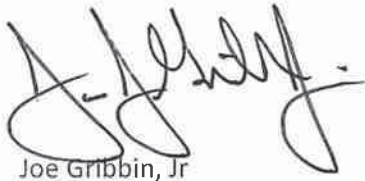
Jenkins Corporation purchased the Southcrest Building in February 2017.

Since being built in 1977 not much has changed to the outside of the Southcrest Building, we hope that can change with our proposal to the Design Review Board.

Our plan is simple, update the building color and landscaping to match surrounding buildings, while providing a fresh updated look for Vestavia. Utilizing a paint scheme of soft white with a robust grey trim will improve the visibility of the building. Replacing the existing dated and overgrown landscaping with hardly low maintenance shrubs and trees will finalize the project.

Though fairly simple, these changes and updates will make a dramatic impact to the appearance and feel of the Southcrest Building as well as our location in the heart of Vestavia Hills.

Thank you for your consideration.



Joe Gribbin, Jr

Jenkins Corporation, LLC

Landscaping

The existing landscaping is original to the Southcrest Building. It is old, over grown and an eye sore. Our plan for new landscaping is a clean and simple plan, that will be similar to other building on the Hwy31 corridor.

Our plan includes removing existing landscape around the front and southern side of the building. We replace with an updated, low maintenance mixture of shrubs and trees.

Estimated square footage for the designated landscaping on the front of the building is 1032 square feet. We will plant 50 – three gallon George Tabor Azaleas and pine straw the beds.

Estimated square footage for designated landscaping on the side of the parking lot is 750 square feet. We will plant 14 – 2.5" Cal Tree Form Foster Holly and pine straw the beds.

Parking for Southcrest Building

Parking spaces are 10 feet in width and 18 feet in length.

Southcrest Building has 53 parking spots in the main parking lot (Lot 1). We have an additional 3 handicap spaces located in the rear by the elevator.

Southcrest Building has a second overflow parking lot behind the rear of the building (Lot 2); the overflow parking lot has 49 parking spaces.

Irrigation for landscaping

The Southcrest Building does not have an underground irrigation system; however, we plan to utilize treegator slow-release watering bags for each of the Foster Hollies. The building has multiple outdoor faucets that will allow for easy watering and refilling of the treegator watering bags. We will plant everything in December, historically a very rainy and wet month and while the roots are dormant.

Treegator is a slow-release watering **bag** for newly planted or established **trees**. Our green Treegator Original **bag** delivers a high volume of **water** directly to the root system with no run-off or evaporation, helping to significantly reduce the effects of drought and transplant shock.

Maintenance Policy

The Southcrest Building employs a regular maintenance man, this employ is on site 2 days per week and is responsible for the landscaping maintenance. The maintenance man is responsible for the following: watering, trim shrubs, remove weeds, spread pine straw, clear debris, blow leaves, clean parking lot and anything else related to the maintenance of the building.

Paint Schedule

The Southcrest building is currently a brick building with a muted red tone, with an off white trim around the top and by the windows. The trim is a stucco type material.

We would like to paint the brick a soft cream color and the trim a deeper rich grey. The colors are chosen from Sherwin Williams:

Brick – SW 7631 City Loft

Trim – SW 7674 Peppercorn

Painting the building will provide a fresh clean look and will be similar in color and style to the surrounding buildings and city hall.

During the painting process we will pressure wash the building and patch and repair any mortar joints that require attention.

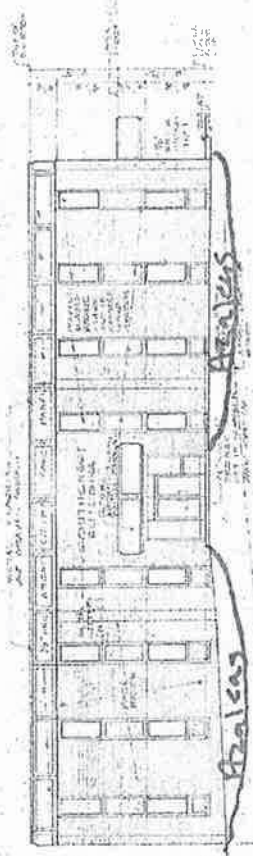


Existing landscape

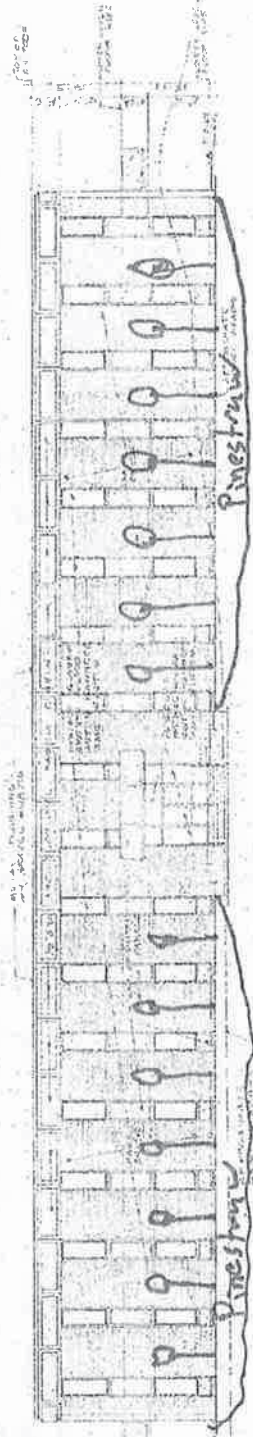


New Landscaping

50 Three gallon George Fother Azaleas
 Pinestraw Beds



WEST SIDE (FRONT) ELEVATION



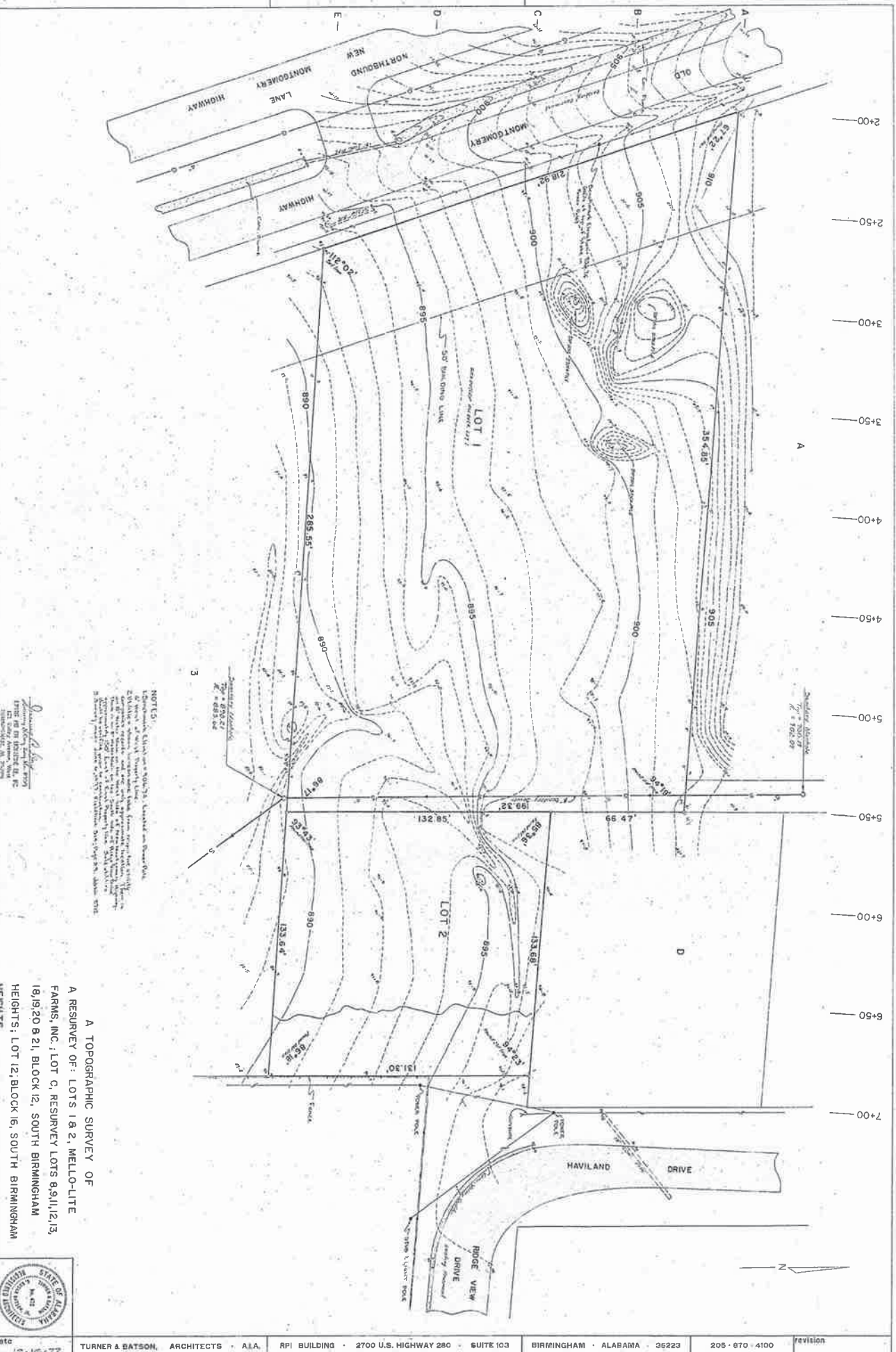
NORTH (RIGHT SIDE) ELEVATION

14 2.5" cal Tree for in Foster Holly



DATE	REVISION	PROJECT	CLIENT	ARCHITECTS	ADDRESS
12-15-2000		TURNER & BAYSON	TURNER & BAYSON	A.L.A.	2700 U.S. HIGHWAY 290 - SUITE 109
					BIRMINGHAM - ALABAMA 35203
					205 - 870 - 4100

DRAWN BY: B. BATSON
 CHECKED BY: B. BATSON
 PROJECT: AN OFFICE BUILDING FOR SOUTHCREST LTD. - VESTAVIA HILLS, ALABAMA
 SHEET DESCRIPTION: SITE TOPOGRAPHIC SURVEY
 SCALE: 1" = 20'
 JOB NUMBER: 1476
 SHEET NUMBER: 2 OF 3



NOTES:
 1. Contour lines shown are 5-foot intervals, based on ground data.
 2. All elevations shown are in feet above mean sea level.
 3. The map shows the location of the proposed building and the location of the existing roads and utilities.
 4. The map shows the location of the proposed building and the location of the existing roads and utilities.
 5. The map shows the location of the proposed building and the location of the existing roads and utilities.

A TOPOGRAPHIC SURVEY OF
 A RESURVEY OF: LOTS 1 & 2, MELO-LITE
 FARMS, INC.; LOT C, RESURVEY LOTS 8, 9, 11, 12, 13,
 18, 19, 20 & 21, BLOCK 12, SOUTH BIRMINGHAM
 HEIGHTS; LOT 12, BLOCK 16, SOUTH BIRMINGHAM
 HEIGHTS



**CITY OF VESTAVIA HILLS
DESIGN REVIEW BOARD
APPLICATION**

I. APPLICANT INFORMATION:

Owner of Property (This Section Must Be Completed)

Name: CRAIG BEEGLE, HIGH NOON LLC

Address: 908 GLASFORD COURT

BIRMINGHAM, AL 35242

Phone #: 1.985.788.0678 Other #: _____

E-Mail: BEEGLEINVESTMENTS@YAHOO.COM

Representing Attorney/Other Agent

Name: LAUREN BARRETT

Address: 2320 HIGHLAND AVE. SUITE 250

BIRMINGHAM, AL 35205

Phone #: 205.250.6161 Other #: _____

E-Mail: LAUREN@BARRETTARCHSTUDIO.COM

II. DESCRIPTION OF PROPERTY:

LOCATION: 11967 LIBERTY PARKWAY VESTAVIA HILLS, AL 35242

Street Address

COMMERCIAL SUBDIVISION NO. 2, LOT 3

Subdivision name, Lot #, Block #, etc.

III. REASONS FOR REQUEST:

1. () Preliminary Review
 2. (X) Landscape Review
 3. (X) Architectural Review
 5. (X) Final Review of Materials
 6. () Other - Explain _____
-

IV. PROCESS:

1. (X) New Building
 2. () Renovation of Existing Building
 3. (X) New Landscape Plan
 4. () Renovation to Existing Landscaping Plan
 7. () Other - Explain _____
-

V. ZONING

Vestavia Hills Zoning for the subject property is PNC of Liberty Park

VI. OWNER AFFIDAVIT:

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

C. H. B. 10/15/18
Owner Signature/Date

L. B. Mett 10.15.18
Representing Agent (if any)/date

Given under my hand and seal
this 15th day of October, 2018.

Martha Katherine Kent
Notary Public



My commission expires 20th
day of January, 2019.

Review Requirements

The following information and exhibits shall be provided and presented on your proposed project for review. The Board will review the three project components at the meeting. The Board must approve all three components before any permit is issued. A design professional, owner, or owner representative with knowledge of design elements and project provisions should represent the project to the committee.

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 - e. Statement of maintenance policy and provisions.



October 8, 2018

Craig Beegle
High Noon, LLC
908 Glasford Court
Birmingham, Alabama 35242

Re: On Tap – Lot Liberty Park Town Village | ARC Review of Plans

Dear Mr. Beegle

The Liberty Park Architectural Review Committee ("Committee") has reviewed the site and architectural plans pursuant to the processes outlined in the Declaration of Protective Covenants for the Commercial Development Area at Liberty Park and such plans have been marked "Approved as Noted". Therefore, such plans may be submitted to the appropriate governmental authority for a building permit.

ARC approval of the enclosed plans shall not be construed in any respect as a representation or warranty by the Committee, Liberty Park Joint Venture, the Liberty Park Master Owners' Association, Inc., the Liberty Park Commercial Development Area Owners' Association, Inc., or the undersigned with respect to suitability and adequacy of the engineering and/or design of the subject improvements nor of the surface and/or sub-surface condition of the subject site for the construction of improvements thereon, nor that all applicable rules, regulations and requirements of all applicable governmental authorities with respect to such plans have been fulfilled.

Sincerely,

Pam Eaton
Liberty Park Architectural Review Committee

cc: ARC File

*Architectural Review Committee / Master Owners' Association
Liberty Park Commercial • Old Overton Communities • Vestlake Communities*

1000 Urban Center Drive SUITE 235 VESTAVIA HILLS, ALABAMA 35242 205.945.6463
email: dkirkland@libertypark.com





SternbergLighting

ESTABLISHED 1923 / EMPLOYEE OWNED

OMEGA

DOWNLIGHT LUMINAIRE
AVAILABLE IN LED & HID



Dome Styles for all Omegas



Round edge (R)



Flared edge (F)



LED PERFORMANCE

1521 OMEGA LED DELIVERED LUMENS CHART

LM-79 test results with flat glass lens

LIGHT SOURCE	T2	T3	T3R	T4	T5	WATTS
6ARC62	8295	7800	8235	8430	7980	96
6ARC45	7755	7295	7700	7880	7465	96
6ARC35	7280	6845	7225	7400	7005	96
4ARC62	5465	5240	5305	5725	5405	66
4ARC45	5115	4900	4960	5355	5055	66
4ARC35	4800	4600	4655	5025	4745	66
3ARC62	4205	4015	4095	4195	4100	53
3ARC45	3930	3755	3830	3925	3830	53
3ARC35	3690	3525	3595	3685	3595	53
2ARC62	2870	2715	2825	2965	2810	34
2ARC45	2685	2540	2645	2775	2625	34
2ARC35	2520	2385	2480	2605	2465	34

1527/1531 OMEGA LED DELIVERED LUMENS CHART

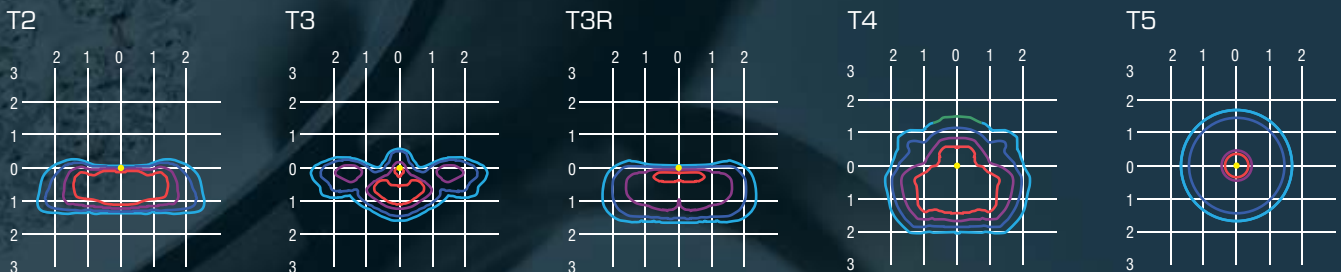
LM-79 test results with flat glass lens

LIGHT SOURCE	T2	T3	T3R	T4	T5	WATTS
10ARC62*	19595	18925	19250	18785	19230	244
10ARC45*	18325	17695	18005	17570	17985	244
10ARC35*	17195	16610	16895	16490	16880	244
10ARC62	14180	13785	13770	13870	14200	160
10ARC45	13260	12890	12880	12975	13280	160
10ARC35	12445	12100	12085	12175	12460	160
8ARC62	11270	10945	11175	11235	11320	126
8ARC45	10540	10235	10450	10505	10585	126
8ARC35	9890	9605	9805	9860	9935	126
6ARC62	8460	8180	8330	8415	8545	96
6ARC45	7910	7650	7790	7870	7990	96
6ARC35	7425	7180	7310	7385	7500	96
4ARC62	5975	5765	5900	6080	6005	66
4ARC45	5590	5390	5520	5690	5615	66
4ARC35	5245	5060	5180	5340	5270	66

*MDL05 and MDH05 available with 1531LED-10ARC only.

ISO FOOTCANDLE PLOT

ISO plots demonstrate light patterns only. Not for total fixture output. See website for complete specifications and IES files.





1521LED/1527LED/1531LED ORDERING INFORMATION

POST & ARM FIXTURES EXAMPLE

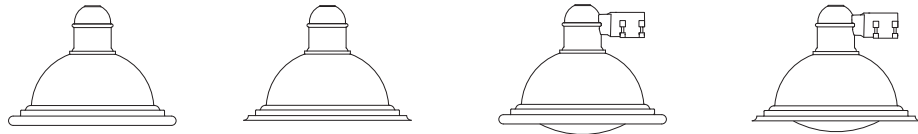
No. of Arms	Arm Mounted Fixture Fixture / Lens / Postarm	Post	Post Cap	Light Source			Driver	Options	Finish	
2	1527RLED/FFG/OD	9114P5		10ARC	45	T5	MDL03		UBKT	
B	A, A1, B	(See Post Spec Sheet)			C1	C2	C3	D	E, F	G

A. Fixture

A1. Lens

- FG Clear Flat Glass
- SG Clear Sag Glass
- FSG Frosted Sag Glass
- SV1 Flat Diffuse Acrylic
- SV2 Flat Diffuse Acrylic

PRODUCT	EPA	WEIGHT
1521LED	.72 (ft ²)	27 LBS
1527LED	.93 (ft ²)	38 LBS
1531LED	1.16 (ft ²)	50 LBS



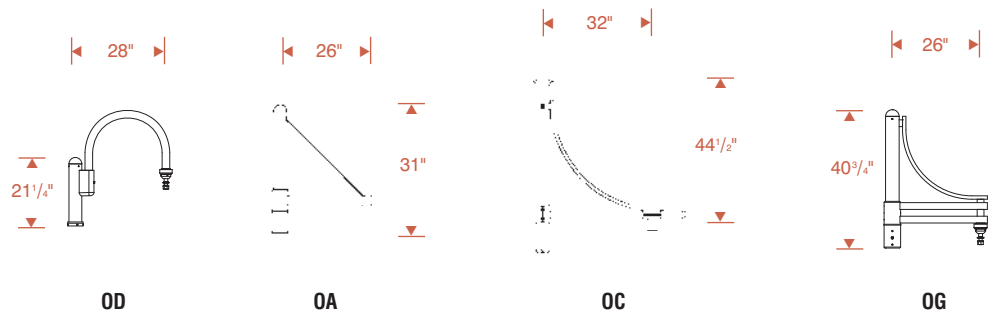
1521RLED 21"W x 17 ¹ / ₈ "H	1521FLED 21"W x 17"H	1521RLED SM* 21"W x 19 ¹ / ₈ "H	1521FLED SM* 21"W x 19"H
1527RLED 27"W x 19 ¹ / ₈ "H	1527FLED 27"W x 19"H	1527RLED SM* 27"W x 21 ¹ / ₈ "H	1527FLED SM* 27"W x 21"H
1531RLED 31"W x 21 ¹ / ₂ "H	1531FLED 31"W x 21 ¹ / ₂ "H	1531RLED SM* 31"W x 23 ¹ / ₂ "H	1531FLED SM* 31"W x 23 ¹ / ₂ "H

*Shown with optional sag glass lens.

B. Mounting Styles

ARMS - POST MOUNT (PM) WALL BRACKET (WB)

More arms available, see spec sheet.



C. Light Sources

Check our website periodically for the most current technical information

1521LED

C1. LED	C2. COLOR	C3. TYPE
6ARC	62(00)	T5
4ARC	45(00)	T4
3ARC	35(00)	T3
2ARC		T3R
		T2

1527LED / 1531LED

Option 525 mA version for 1531LED

C1. LED	C2. COLOR	C3. TYPE
10ARC	62(00)	T5
8ARC	45(00)	T4
6ARC	35(00)	T3
4ARC		T3R
		T2

D Drivers (0-10V dimming)

- MDL03:** 350mA, 120-277V
- MDL05:** 525mA, 120-277V
- MDH03:** 350mA, 347-480V
- MDH05:** 525mA, 347-480V

E. Options

- PEC Photocell-Electronic 120 - 277 Volt¹
- R Optional Twist Lock receptacle only^{1,2}
- R1 Optional Twist Lock receptacle with photocell^{1,2}
- EZ EZ Hang

F. Optional Fusing

- FHD Dual Fuse and Holder – all voltages

G. Finish

UBKT Urban Black Textured	UBK Urban Black Matte
UBT Urban Bronze Textured	UB Urban Bronze Matte
ULBT Urban Light Bronze Textured	ULB Urban Light Bronze Matte
USLT Urban Silver Textured	USL Urban Silver Matte
UWHT Urban White Textured	UWH Urban White Matte
UCHS Urban Champagne Satin Smooth	

NOTES: ¹ Voids IP65 rating. ² Available with SM, HS-HB, and HS-CB versions only. See website for complete specifications and IES files.



1521/1527/1531 ORDERING INFORMATION

POST & ARM FIXTURES EXAMPLE

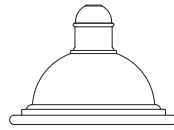
No. of Arms	Arm Mounted Fixture Fixture / Lens / Postarm	Center Post Top Fixture (PT)	Post	Post Cap	Light Source Ballast Watts/Type/Volts	Optics	Options	Finish
2	1527R/FG/OD		9114P5		100MHP120	R03	MHP100/MED	UBKT
B	A, A1, B		(See Post Spec Sheet)		C	D	C	G

A. Fixture

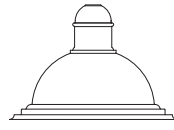
A1. Lens

FG Clear Flat Glass
SG Clear Sag Glass
FFG Frosted Flat Glass
FSG Frosted Sag Glass

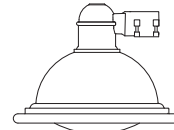
PRODUCT	EPA	WEIGHT
1521HID	.72 (ft ²)	20 LBS
1527HID	.93 (ft ²)	25 LBS
1531HID	1.16 (ft ²)	30 LBS



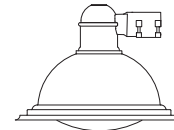
1521R 21"W x 17¹/₈"H
1527R 27"W x 19¹/₈"H
1531R 31"W x 21¹/₂"H



1521F 21"W x 17"H
1527F 27"W x 19"H
1531F 31"W x 21¹/₂"H



1521RSM* 21"W x 19¹/₈"H
1527RSM* 27"W x 21¹/₈"H
1531RSM* 31"W x 23¹/₂"H



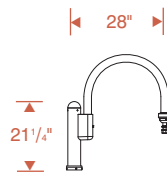
1521FSM* 21"W x 19"H
1527FSM* 27"W x 21"H
1531FSM* 31"W x 23¹/₂"H

*Shown with optional sag glass lens.

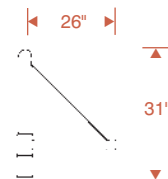
B. Mounting Styles

ARMS - POST MOUNT (PM) WALL BRACKET (WB)

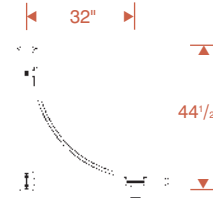
More arms available, see spec sheet.



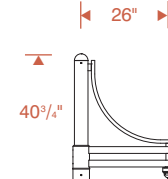
OD



OA



OC



OG

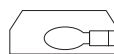
C. Light Sources

HPS High Pressure Sodium
MHP Metal Halide Pulse Start
COS Cosmopolis*
MCE Master Color Elite*

* Or equivalent

BALLASTS ^{2,4}	35HPS ¹	50HPS	70HPS	100HPS	150HPS	250HPS ⁴	400HPS ⁵	50MHP	70MHP	100MHP	150MHP	200MHP ⁴	250MHP ⁴	320MHP ⁵	350MHP ⁵	400MHP ⁵	45COS	60COS	90COS	140COS	210MCE ⁴	315MCE ⁵
LAMPS ³	HPS35/MED	HPS50/MED	HPS70/MED	HPS100/MED	HPS150/MED	HPS250/MOG ⁴	HPS400/MOG ⁵	MHP50/MED	MHP70/MED	MHP100/MED	MHP150/MED	MHP200/MOG/T15 ⁴	MHP250/MOG/ED28 ⁴	MHP320/MOG/ED28 ⁵	MHP350/MOG/ED28 ⁵	MHP400/MOG/ED28 ⁵	COS60	COS90	COS140	MCE210 ⁴	MCE315 ⁴	

D. Optics



RO Roof Optics Horizontal Type 2, 3, or 5

E. Options

- PEC Photocell-Electronic 120 - 277 Volt⁷
- R Optional Twist Lock receptacle only^{6,7}
- R1 Optional Twist Lock receptacle with photocell^{6,7}
- EZ EZ Hang

F. Optional Fusing

- FHD Dual Fuse and Holder – 120, 208, 240, 277, 480 Volt

G. Finish

UBKT Urban Black Textured	UBK Urban Black Matte
UBT Urban Bronze Textured	UB Urban Bronze Matte
ULBT Urban Light Bronze Textured	ULB Urban Light Bronze Matte
USLT Urban Silver Textured	USL Urban Silver Matte
UWHT Urban White Textured	UWH Urban White Matte
UCHS Urban Champagne Satin Smooth	

NOTES: ¹ 35HPS is 120 volt only. ² Medium base sockets standard with ballasts up to 150 watts HID. Mogul base sockets are standard with ballasts 200 watts and over. 4-pin for PLS.
³ Metal Halide systems are pulse start. ⁴ 1527 and 1531 only. ⁵ 1531 only. ⁶ Available with SM, HS-HB, and HS-CB versions only. ⁷ Voids IP65 rating.
See website for complete specifications and IES files.



TOP LUMINAIRE:
1531F/FG

ARM:
OFPT

BOTTOM LUMINAIRE:
1527F/FG

ARM:
ODPM

POLE:
Stratford 2200

OPTIONS:
20" dia. logo with vinyl
graphic
Banner arm

TOP LUMINAIRE:
1527R/FG

ARM:
CAS

BOTTOM LUMINAIRE:
1521R/FG

ARM:
480 HPM

POLE:
Oxford 6900

OPTIONS:
Flag holder
Planter arms
Wreath hooks
Duplex GFI
receptacle

LUMINAIRE:
1521F/FG

ARM:
ONSPT

POLE:
Louisville 5600

OPTIONS:
Banner arm
Duplex GFI
receptacle

LUMINAIRE:
1527F/FG

ARM:
DAG

POLE:
Birmingham 9700

LUMINAIRE:
1521R/FG

ARM:
OHPM

POLE:
Monrovia 8400

OPTIONS:
Single
convenience
outlet
Ground fault
breaker in base

LUMINAIRE:
1527RLED/FG

ARM:
OG

POLE:
Gateway 3300

PAINT COLORS



Written Coatings Specification

Stage I: All products to be coated shall receive a 96 second Alkaline cleaner application followed by a 48 second fresh water rinse at ambient temperature.

Stage II: Shall be a 60 second Phosphoric Acid 4% solution treatment with a Fluoride accelerator followed by a 48 second reverse osmosis water rinse at ambient temperature. The rinse will be followed by a high pressure air spray to remove all moisture from the product.

Stage III: Shall be a 48 second Non-Chrome Polymer sealer application.

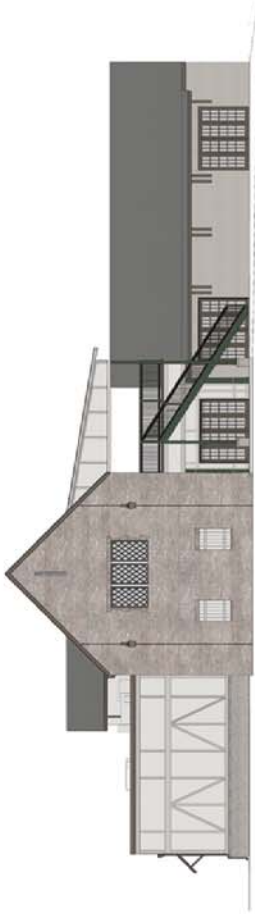
Stage IV: Shall start with 16 minutes in a drying oven at 400 degrees.

Stage V: Shall be an electrostatic application of polyester powder in a downdraft spray booth and applied by articulated robotic arm sprayer and over sprayed by an application technician. Polyester powder over spray shall be recoverable and reusable.

Stage VI: Shall be 25 minutes oven curing at 450 degrees to harden the powder finish and create final appearance and adhesion to the substrate. Curing shall be followed by 9.5 minutes in a cooling tunnel to prepare for unstacking.

Pre-Treatment and curing processes shall be followed by quality checks for adhesion using a cross-hatch test and for proper curing by means of a solvent rub test.

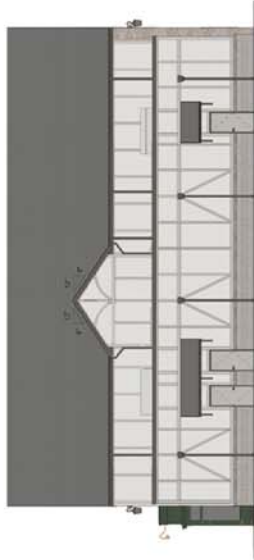
Coatings process shall meet or exceed AAMA-2604-05 standard.



1 North Elevation
1/8" = 1'-0"



5 Courtyard North Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"



3 South Elevation
1/8" = 1'-0"

09.07.2018

BARRETT
ARCHITECTURE
STUDIO



ROOF
VENEUR GRAY



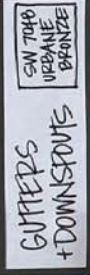
Earthtone
WINDOWS
+ DOORS
(EARTHSTONE)



IRON
RAILING
BEN MOORE
1524



TRIM
PAINT



GUTTERS
+ DOWNSPOUTS
SW 7040
URBANE
BRONZE



REAR SERVICE
DOORS
SW 7046
MONUMENT



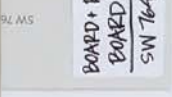
BRICK
MORTAR



BRICK
VENEUR



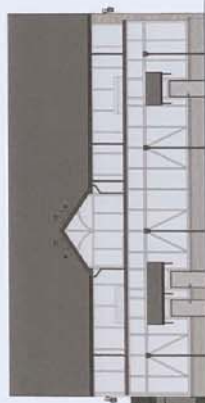
BOARD + BATTEN
PAINT
BEN MOORE
1552



BOARD + BATTEN
BOARD PAINT
SW 7646



1 North Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"



3 South Elevation
1/8" = 1'-0"



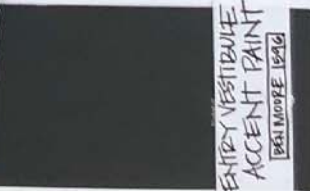
4 West Elevation
1/8" = 1'-0"



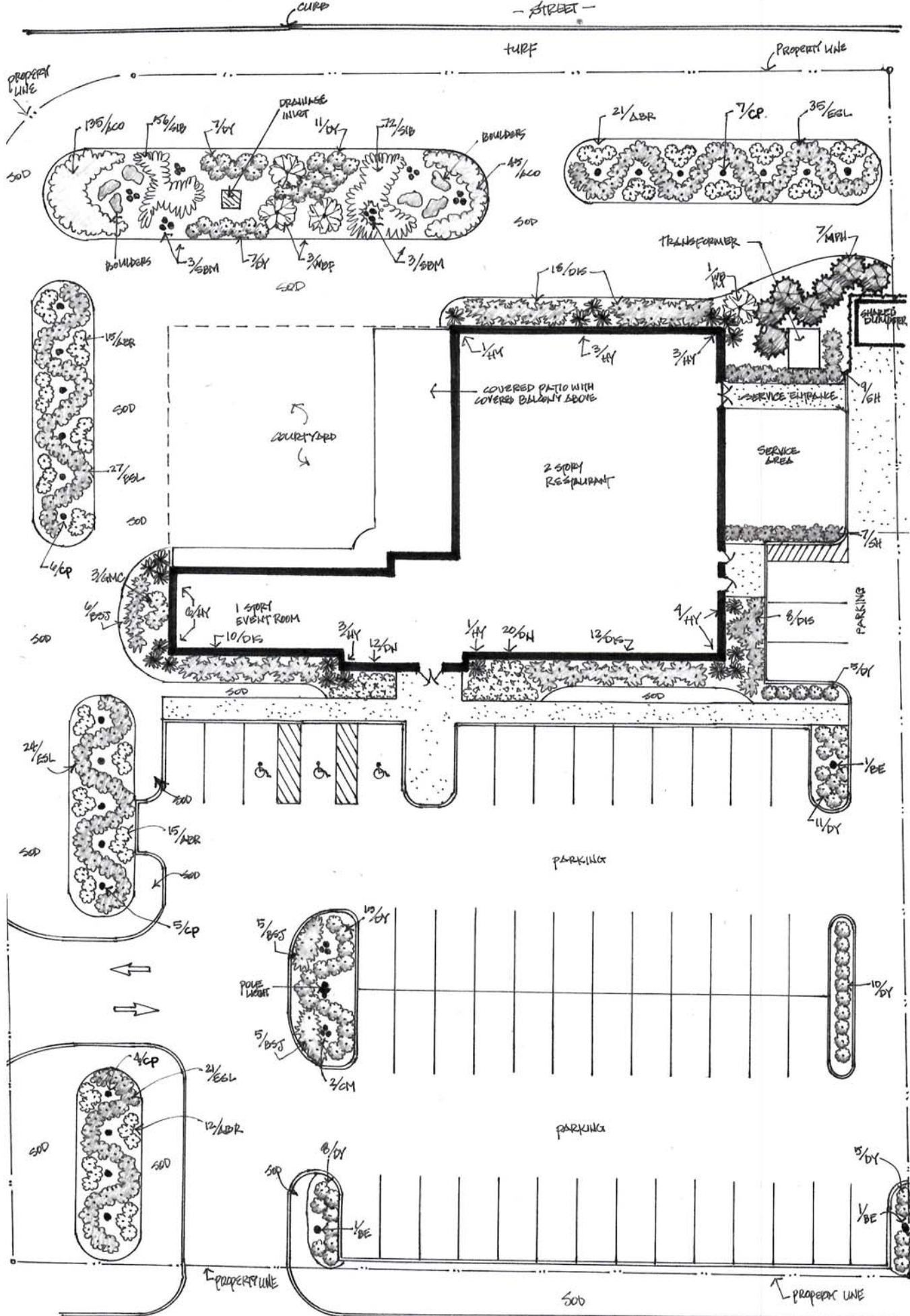
5 Couched North Elevation
1/8" = 1'-0"



ENTRY VESTIBULE
BODY PAINT
(ON-TAP GREEN)

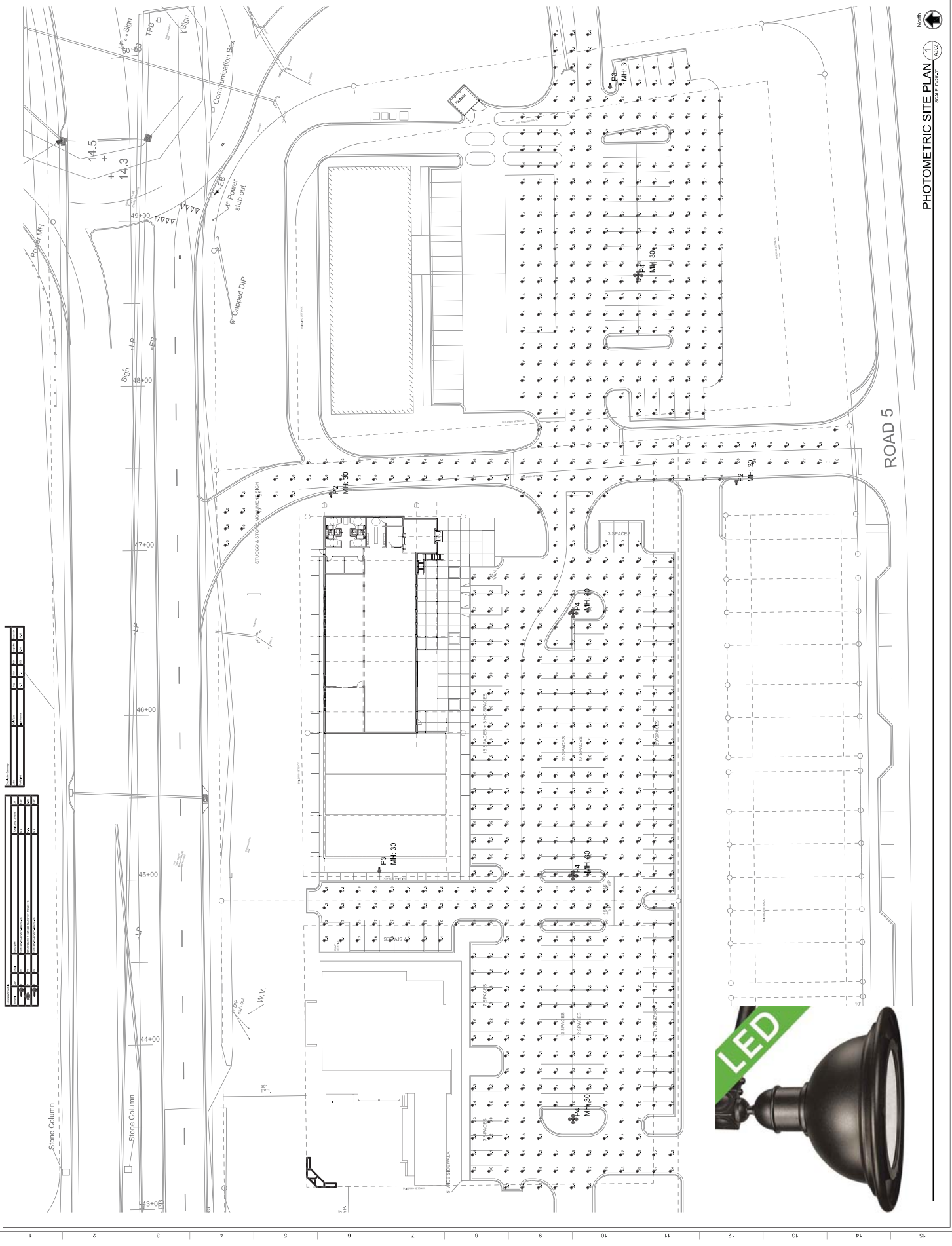


ENTRY VESTIBULE
ACCENT PAINT
BEN MOORE
1524



ON TAP, LIBERTY PARK

SCALE: (1" = 20")
 10' 20'



PHOTOMETRIC SITE PLAN

PROJECT NO. A0.2

DATE 11 April 2018

DESCRIPTION

REVISIONS

DATE

DESCRIPTION

DATE



LIBERTY PARK, VESTALIA HILLS, ALABAMA

ARCHITECTURE INTERIOR DESIGN LANDSCAPE DESIGN PHOTOGRAPHY

PHOTOGRAPHY

ARCHITECTURE INTERIOR DESIGN LANDSCAPE DESIGN

PHOTOGRAPHY

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PHOTOGRAPHY

ARCHITECTURE INTERIOR DESIGN LANDSCAPE DESIGN

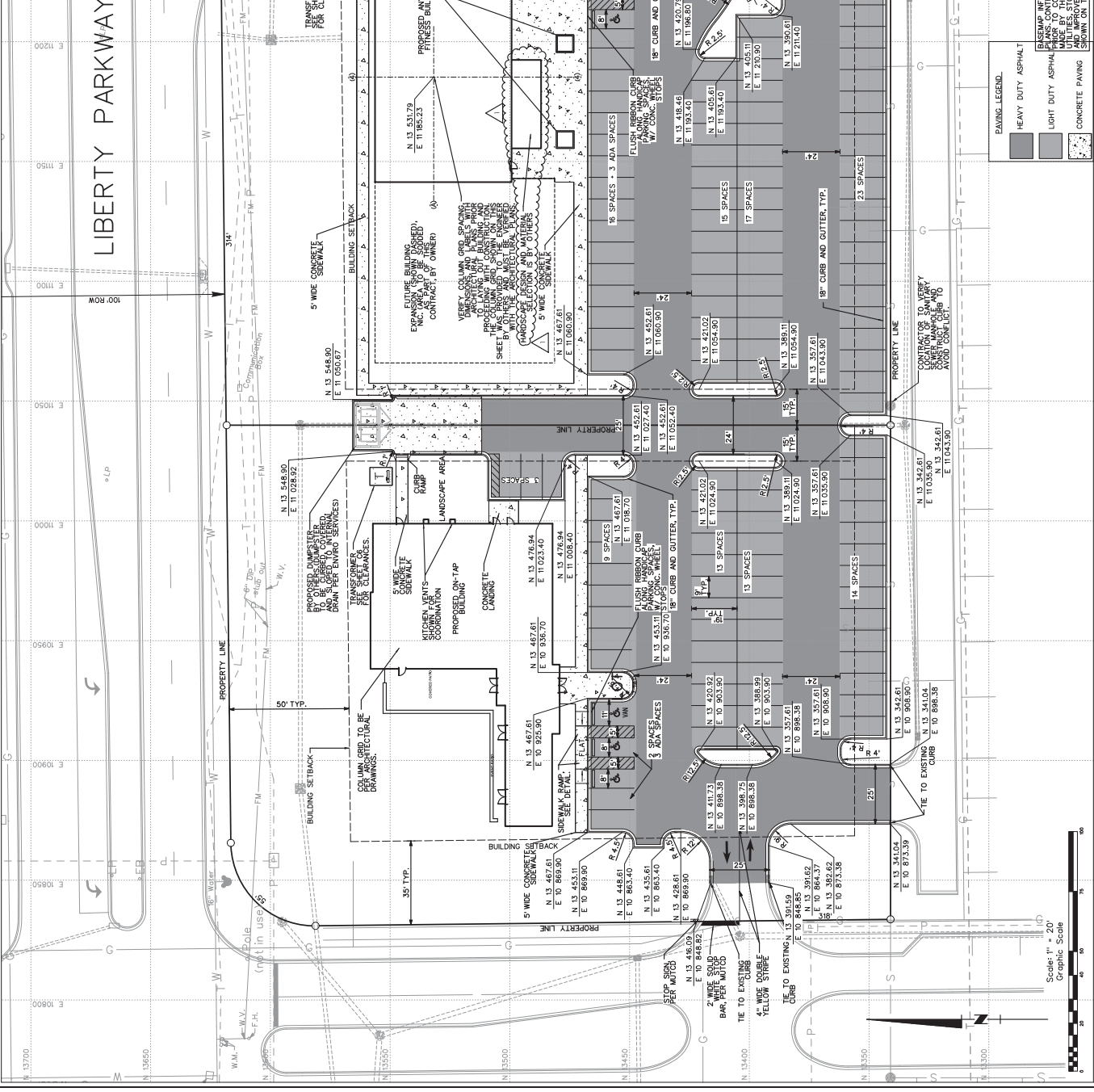
PHOTOGRAPHY

ARCHITECTURE INTERIOR DESIGN LANDSCAPE DESIGN

PHOTOGRAPHY

**ON TAP & ANYTIME FITNESS
AT LIBERTY PARK
VESTAVIA HILLS, ALABAMA**

- SITE NOTES**
1. CONTRACTOR MUST CHECK BUILDING DIMENSIONS ON CIVIL PLAN WITH ARCHITECT'S PLAN BEFORE POURING FOOTINGS OR PERFORMING WORK TO BUILDING. IN NO CASE SHALL THE CONTRACTOR BE RESPONSIBLE FOR VERIFYING DIMENSIONS. THE CONTRACTOR SHALL VERIFY DIMENSIONS IMMEDIATELY.
 2. CONTRACTOR MUST VERIFY THROUGH ARCHITECT THAT BUILDING DIMENSIONS ARE SHOWN CORRECTLY BEFORE USING THIS LAYOUT PLAN TO LAYOUT BUILDING IMPROVEMENTS.
 3. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS ON OR OFF SITE DURING CONSTRUCTION OF THIS PROJECT. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL BENCHMARKS AND PROPERTY CORNERS. ANY REPLACEMENT WILL BE AT THE CONTRACTOR'S EXPENSE.
 5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED TO CONSTRUCT THIS PROJECT. ALL PERMITS MUST BE IN HAND PRIOR TO CONSTRUCTION.
 6. ALL TRAFFIC STRIPING ON-SITE SHALL BE APPLIED IN TWO COATS, MINIMUM.
 7. ALL DIMENSIONS AND COORDINATES ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.



PAVING LEGEND

[Symbol]	HEAVY DUTY ASPHALT
[Symbol]	LIGHT DUTY ASPHALT
[Symbol]	CONCRETE PAVING

CONTRACTOR TO VERIFY LOCATION OF SANITARY MAINS PRIOR TO CONSTRUCTION.

CONTRACTOR TO VERIFY LOCATION OF SANITARY MAINS PRIOR TO CONSTRUCTION.

CONTRACTOR TO VERIFY LOCATION OF SANITARY MAINS PRIOR TO CONSTRUCTION.

CONTRACTOR TO VERIFY LOCATION OF SANITARY MAINS PRIOR TO CONSTRUCTION.

Scale: 1" = 20'
Graphic Scale



ON TAP & ANYTIME FITNESS AT LIBERTY HILLS, ALABAMA

100% CD SET-8/09/18
 DRAWING SET
 COLLECTION 5/21/18
 COLLECTION 5/21/18

UTILITY PLAN

DRAWN BY: P.A.B./J.L.S.
 CHECKED BY: J.M.S.
 FILE NAME: 18064-01
 PROJECT NUMBER: 18064-01

- #### UTILITY CONTACTS
1. WATER
 BRIGHAM WATER WORKS BOARD
 NAME - DOUGLASS STOCKHAM
 PHONE - 205-955-4199
 EMAIL - DOUGLASS@BWWWS.ORG
 2. GAS
 ALABAMA GAS SERVICE ENERGY
 NAME - ADAM STAFFORD
 PHONE - 205-236-0739
 EMAIL - SPENCE.HENDSON@SPREENERGY.COM
 3. POWER
 ALABAMA POWER COMPANY
 NAME - ADAM STAFFORD
 PHONE - 205-236-0739
 EMAIL - SPENCE.HENDSON@SPREENERGY.COM
 4. COMMUNICATION
 NAME - JASON KYLE
 PHONE - 205-989-5592
 EMAIL - JKF@AZTECH.AT&T.COM
 5. SANITARY
 LIBERTY PARK ENVIRONMENTAL
 NAME - SHAWN ARTERBURN
 PHONE - 205-945-6439
 EMAIL - SHAWN@LIBERTYPARK.COM

WATER SYSTEM NOTES

1. ALL WATER MAINS AND WATER SERVICE LINES SHALL BE INSTALLED PER THE ALABAMA WATER MAINS REGULATIONS.
2. FIRE HYDRANTS IN THE WATER MAIN SYSTEM SHALL BE INSTALLED PER THE ALABAMA WATER MAINS REGULATIONS.
3. ALL WATER MAINS SHALL HAVE 3" OF COVER IMMEDIATELY PRIOR TO AND DURING CONSTRUCTION.
4. COORDINATE WITH THE BRIGHAM WATER WORKS BOARD.
5. ALL FIRE SERVICES-BRIGHAM WATER WORKS BOARD WILL INSTALL THE TAPPING SLEEVE AND VALVE. A DEVELOPER INSTALL CONTRACTOR INCLUDING THE MAGNETIC FLOW METER VALVE.
6. BWWB WILL CONDUCT FILL INSTALLS ON 4" AND LARGER DOMESTIC SERVICES.
7. BWWB SERVICE AND/OR FIRE SERVICE BASED ON PREVIOUS ASSIGNED REVIEW AND EVALUATE SPECIAL CONDITIONS ON A CASE BY CASE BASIS.
8. THE CUSTOMER WILL BE RESPONSIBLE FOR ALL EXISTING AND NEW INSTALLATION OF ANY NEW SERVICE CONNECTIONS BY THE WATER BOARD. ANY EXISTING AND TEMPORARY SERVICES MUST BE ALLEIATED BY THE WATER BOARD. ANY EXISTING SERVICE TO BE REUSED BY THE CUSTOMER MUST BE ACTIVATED BY THE CUSTOMER PRIOR TO CONSTRUCTION AND BROUGHT UP TO CURRENT WATER BOARD STANDARDS AND EXCEPTIONS.
9. THE DOMESTIC SERVICE AND/OR FIRE SERVICE BACKFLOW PREVENTER ASSEMBLY SHALL BE INSTALLED WITH THE MAGNETIC FLOW METER. ANY BACKFLOW PREVENTER ASSEMBLY IN CONFLICT WITH THE INSTALLATION ASSOCIATED WITH THE REMOVAL AND REINSTALLATION OF A BACKFLOW PREVENTER ASSEMBLY WILL BE INCURRED BY THE CUSTOMER AND NOT THE WATER BOARD.
10. THE FIRE SERVICE AND/OR DOMESTIC SERVICE MAGNETIC FLOW METER VALVE MUST HAVE LOCATION AND ELEVATION STAKES MARKED ON SITE PRIOR TO CONSTRUCTION. THE BWWB FORM THAT STATES THE SERVICE REPRESENTATIVE MUST SIGN THE BWWB FORM THAT STATES THE MAGNETIC FLOW METER VALVE WILL BE INCURRED BY THE CUSTOMER AND NOT THE WATER BOARD.
11. BWWB WILL NOT MAKE ANY FIELD CHANGES TO THE DRAWING HAS BEEN MADE. YOU MUST SUBMIT A NEW DRAWING TO THE APPROPRIATE PROJECT REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. ANY CHANGES TO THE DRAWING SHALL BE MADE TO THE DRAWING AND BE RECORDED IN THE PROJECT LOG.
12. FIRE DEPARTMENT DEMAND ON TAP: 1000 GPM @ 20 PSI
 DOMESTIC DEMAND ON TAP: 80 GPM, ANYTIME FITNESS: 60 GPM

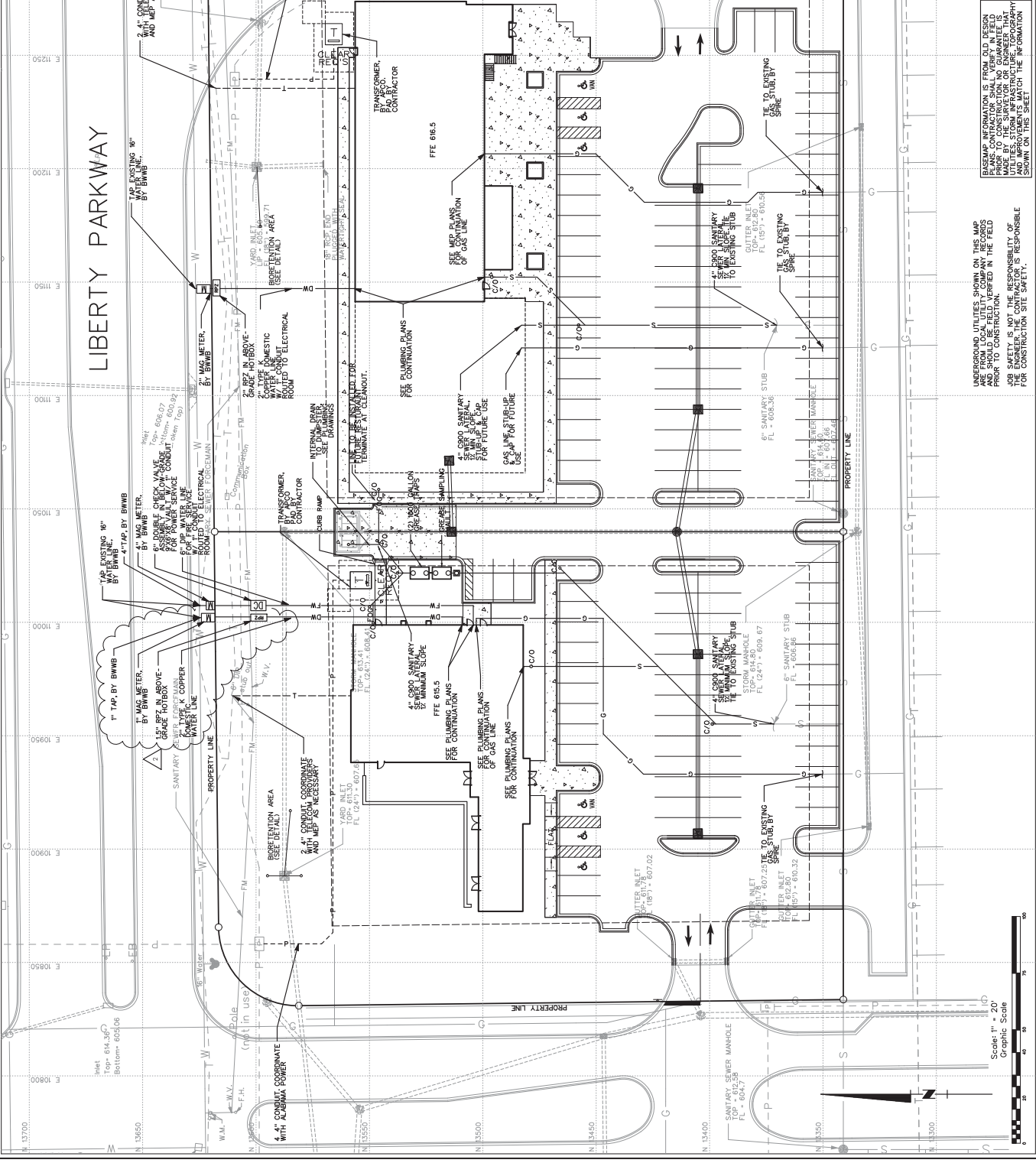
NATURAL GAS SYSTEM NOTES

1. SPRING ENERGY IS TO FINISH AND INSTALL NEW GAS MAINS, SERVICE LINES AND SERVICE CONNECTIONS TO THE CUSTOMER'S PROPERTY. CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALABAMA GAS CORPORATION.
2. CONTRACTOR SHALL COORDINATE ALL WORK WITH PLUMBING DRAWINGS.

SANITARY SEWER SYSTEM NOTES

1. ALL SANITARY SEWER SHALL BE CONSTRUCTED PER ENVRO SERVICES, LLC REGULATIONS.
2. CONTRACTOR TO COORDINATE WITH ALABAMA POWER FOR ELECTRICAL SERVICE.
3. CONTRACTOR TO INSTALL UNDERGROUND CONDUIT AND PULLBOXES AS SHOWN. ALABAMA POWER WILL INSTALL LINES UNDER CONDUIT.
4. CONTRACTOR TO COORDINATE ALL WORK WITH ELECTRICAL DRAWINGS.
5. CONTRACTOR TO COORDINATE WITH AT&T AND OTHER PROVIDERS FOR ALL COMMUNICATION WORK.

- #### PRIMARY ELECTRICAL DISTRIBUTION SYSTEM NOTES
1. CONTRACTOR TO COORDINATE WITH ALABAMA POWER FOR ELECTRICAL SERVICE.
 2. CONTRACTOR TO INSTALL UNDERGROUND CONDUIT AND PULLBOXES AS SHOWN. AT&T AND OTHER PROVIDERS WILL INSTALL UNDER CONDUIT.
 3. CONTRACTOR TO COORDINATE ALL WORK WITH ELECTRICAL DRAWINGS.
 4. CONTRACTOR TO COORDINATE WITH AT&T AND OTHER PROVIDERS FOR ALL COMMUNICATION WORK.
 5. CONTRACTOR SHALL INSTALL UNDERGROUND CONDUIT AND PULL BOXES AS SHOWN. AT&T AND OTHER PROVIDERS WILL INSTALL UNDER CONDUIT.
 6. CONTRACTOR SHALL COORDINATE ALL WORK WITH ELECTRICAL DRAWINGS.



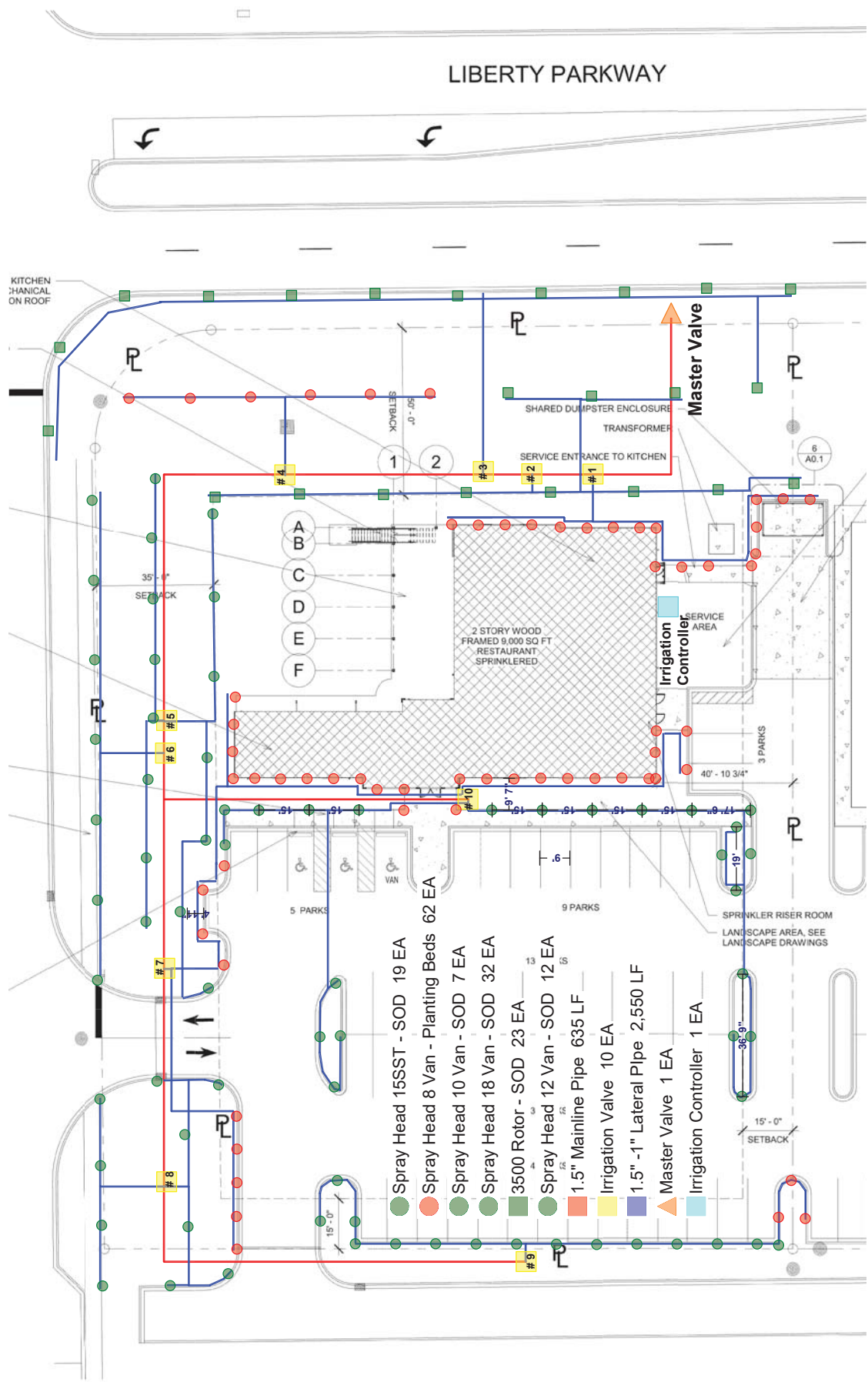
inset
 Top: 614.30
 Bottom: 605.06

Scale: 1" = 20'
 Graphic Scale

UNDERGROUND UTILITIES SHOWN ON THIS MAP AND SHOULD BE FIELD VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. THE ENGINEER AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FOR CONSTRUCTION SITE SAFETY.

REGULATIONS INFORMATION IS BASED ON THE LATEST EDITIONS OF THE ALABAMA WATER MAINS REGULATIONS AND THE ALABAMA GAS CORPORATION REGULATIONS. THE ENGINEER AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FOR CONSTRUCTION SITE SAFETY.

LIBERTY PARKWAY



- Spray Head 15SST - SOD 19 EA
- Spray Head 8 Van - Planting Beds 62 EA
- Spray Head 10 Van - SOD 7 EA
- Spray Head 18 Van - SOD 32 EA
- 3500 Rotor - SOD 23 EA
- Spray Head 12 Van - SOD 12 EA
- 1.5" Mainline Pipe 635 LF
- Irrigation Valve 10 EA
- 1.5" -1" Lateral Pipe 2,550 LF
- ▲ Master Valve 1 EA
- Irrigation Controller 1 EA