

**CITY OF VESTAVIA HILLS
DESIGN REVIEW BOARD
AGENDA
JANUARY 2, 2020
6:00 P.M.**

Roll Call.

Approval of minutes – December 5, 2019

- (1) **D-0719-12** City of Vestavia Hills is requesting **Final Review of Materials** for the property located at **2925 Columbiana Rd.** The purpose of this request is for a renovation to an existing building. The property is owned by the City of Vestavia Hills and is zoned Vestavia Hills Inst-1.
- (2) **D-0120-01** Moore Oil Co., Inc is requesting **Landscape Review, Architectural Review, and Final Review of Materials** for the property located at **11989 Liberty Parkway.** The purpose of this request is for a new building. The property is owned by Moore Oil Co., Inc and is zoned Vestavia Hills PUD-PB.
- (3) **D-0120-02** Jones Investment Company is requesting **Landscape Review, Architectural Review, and Final Review of Materials** for the property located at **4129 Crosshaven Ln.** The purpose of this request is for a renovation of an existing building. The property is owned by Moore Oil Co., Inc and is zoned Vestavia Hills B-3.

Time of Adjournment.

CITY OF VESTAVIA HILLS

DESIGN REVIEW BOARD

MINUTES

DECEMBER 5, 2019

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: David Giddens
Jeff Slaton
Mae Coshatt
Chris Pugh
Joe Ellis

MEMBERS ABSENT: Robert Thompson, Chairman
Rip Weaver

OTHER OFFICIALS PRESENT: Conrad Garrison, City Planner

APPROVAL OF MINUTES

The minutes for November 7, 2019 were presented for approval.

MOTION Motion to dispense with the reading of the minutes for November 7, 2019 was made by Mr. Pugh and 2nd was by Mr. Slaton. Motion as carried on a voice vote as follows:

Mr. Ellis – yes	Mr. Pugh – yes
Mr. Slaton– yes	Mrs. Coshatt– yes
Mr. Giddens – yes	
Motion carries.	

Landscape Review, Architectural Review & Final Review of Materials

D-1219-26 Maddox Enterprises, LP is requesting **Landscape Review, Architectural Review, and Final Review of Materials** for the property located at **1459 Montgomery Hwy.** The purpose of this request is for a new building. The property is owned by Maddox Enterprises, LP and is zoned Vestavia Hills B-3.

Mr. Garrison described the background of the request and stated it was for a Waffle House.

Wade Lowery was present and explained the plan.

The Board agreed with all aspects on the plan.

MOTION Motion to approve Landscape Review, Architectural Review, and Final Review of Materials for the property located at 1459 Montgomery Hwy. was made by Mr. Slaton. Second was made by Mr. Ellis. Voice vote as follows:

Mr. Ellis – yes
Mr. Slaton – yes
Mr. Giddens – yes
Motion carries.

Mr. Pugh – yes
Mrs. Coshatt – yes

Conrad Garrison
City Planner

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

I. APPLICANT INFORMATION:

Owner of Property (This Section Must Be Completed)

Name: City Of Vestavia Hills
Address: 1032 Montgomery Highway
Vestavia Hills, Al 35216
Phone #: 205-978-0225 Other #: _____
E-Mail: ggilchrist@vhal.org

Representing Attorney/Other Agent

Name: Battalion Chief Gilchrist / Captain Whitworth
Address: 1032 Montgomery Highway
Vestavia Hills, Al 35216
Phone #: 205-978-0225 Other #: 205-978-0231
E-Mail: ggilchrist@vhal.org

II. DESCRIPTION OF PROPERTY:

LOCATION: 2925 Columbiana Road
Street Address

Subdivision name, Lot #, Block #, etc.

III. REASONS FOR REQUEST:

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

IV. PROCESS:

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

V. ZONING

Vestavia Hills Zoning for the subject property is _____.

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.

S. Key 6/26/2019
Owner Signature/Date

[Signature]
Representing Agent (if any)/date

Given under my hand and seal
this 26th day of June, 2019.

[Signature]
Notary Public

My commission expires _____
day of _____, 20__.

My Commission Expires
May 1, 2022

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.

Current Exterior



Proposed Exterior



Proposed Street View



D-0719-12//Fire Station No. 2
2925 Columbiana Rd.
Architectural & Final Review of
Materials
COVH

Created with



SW 7080
Quest Gray
Locator Number: 227-C3

SW 6357
Choice Cream
Locator Number: 265-C5

✓ FEATURED IN SCENE

SW 7008
Alabaster
Locator Number: 255-C2



SHERWIN-WILLIAMS.

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools.

CITY OF VESTAVIA HILLS DESIGN REVIEW BOARD APPLICATION

I. APPLICANT INFORMATION:

Owner of Property (This Section Must Be Completed)

Name: Moore Oil Co., Inc. c/o Joey Moore
Address: 2232 Grayson Valley Drive
Birmingham, Alabama 35235
Phone #: 205.853.1533 Other #: 205.913.8870
E-Mail: joeymoore@aol.com

Representing Attorney/Other Agent

Name: Peyton Ryle, Milam & Co.
Address: 2748 Alton Road, Suite 116
Birmingham, Alabama 35210
Phone #: 205.833.5691 Other #: 205.365.8121
E-Mail: peyton@milamandco.com

II. DESCRIPTION OF PROPERTY:

LOCATION: 11989 Liberty Parkway
Street Address

Lot 1, Survey of Liberty Park Commercial Subdivision, Map Book 245, Page 9
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 _____.

VI. OWNER AFFIDAVIT:

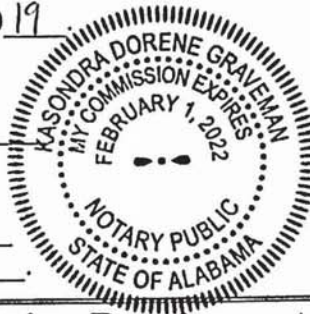
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.


Owner Signature/Date


Representing Agent (if any)/date

Given under my hand and seal
this 21st day of November, 2019.


Notary Public



My commission expires 1st
day of February, 2022.

Review Requirements

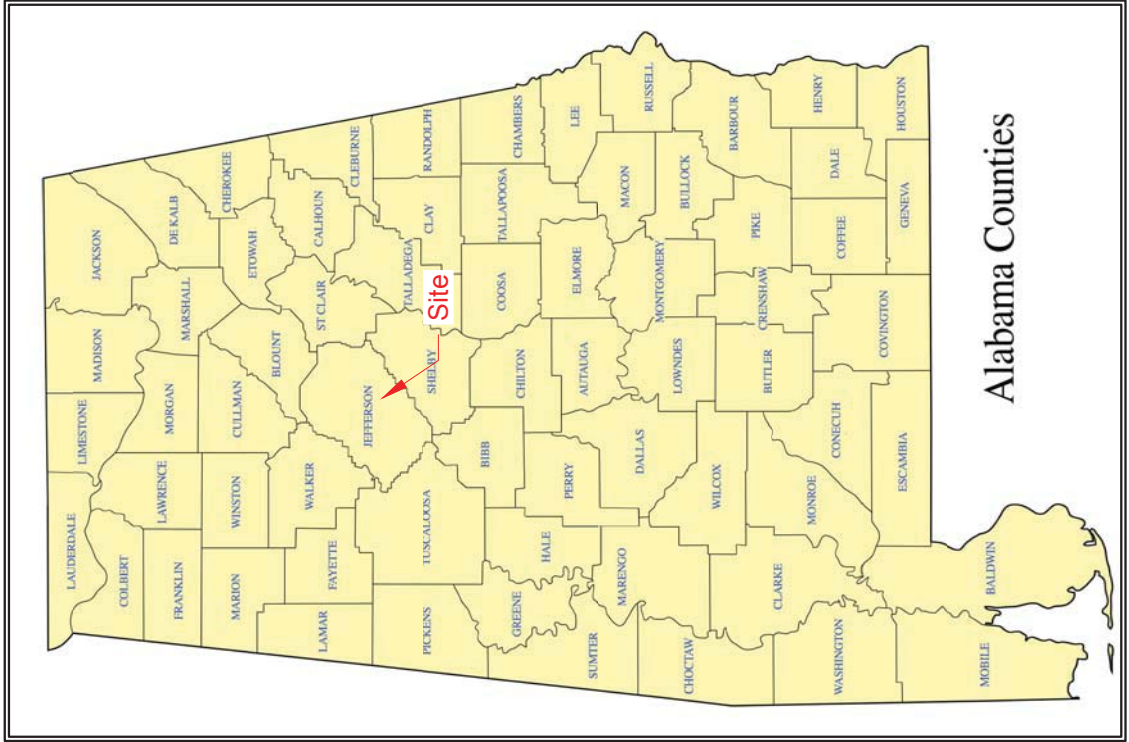
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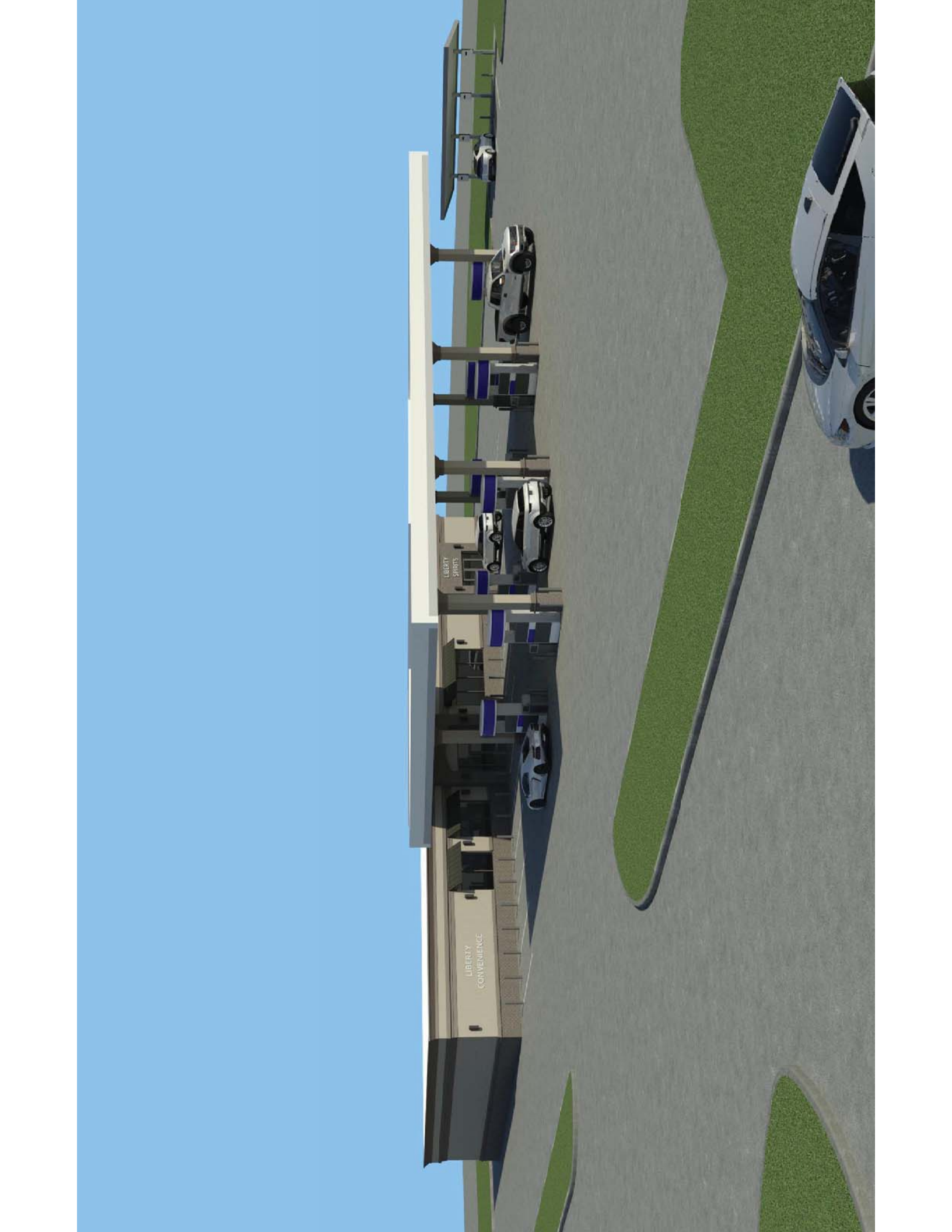
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 - d. Irrigation plan for all landscaped areas.
 - e. Statement of maintenance policy and provisions.

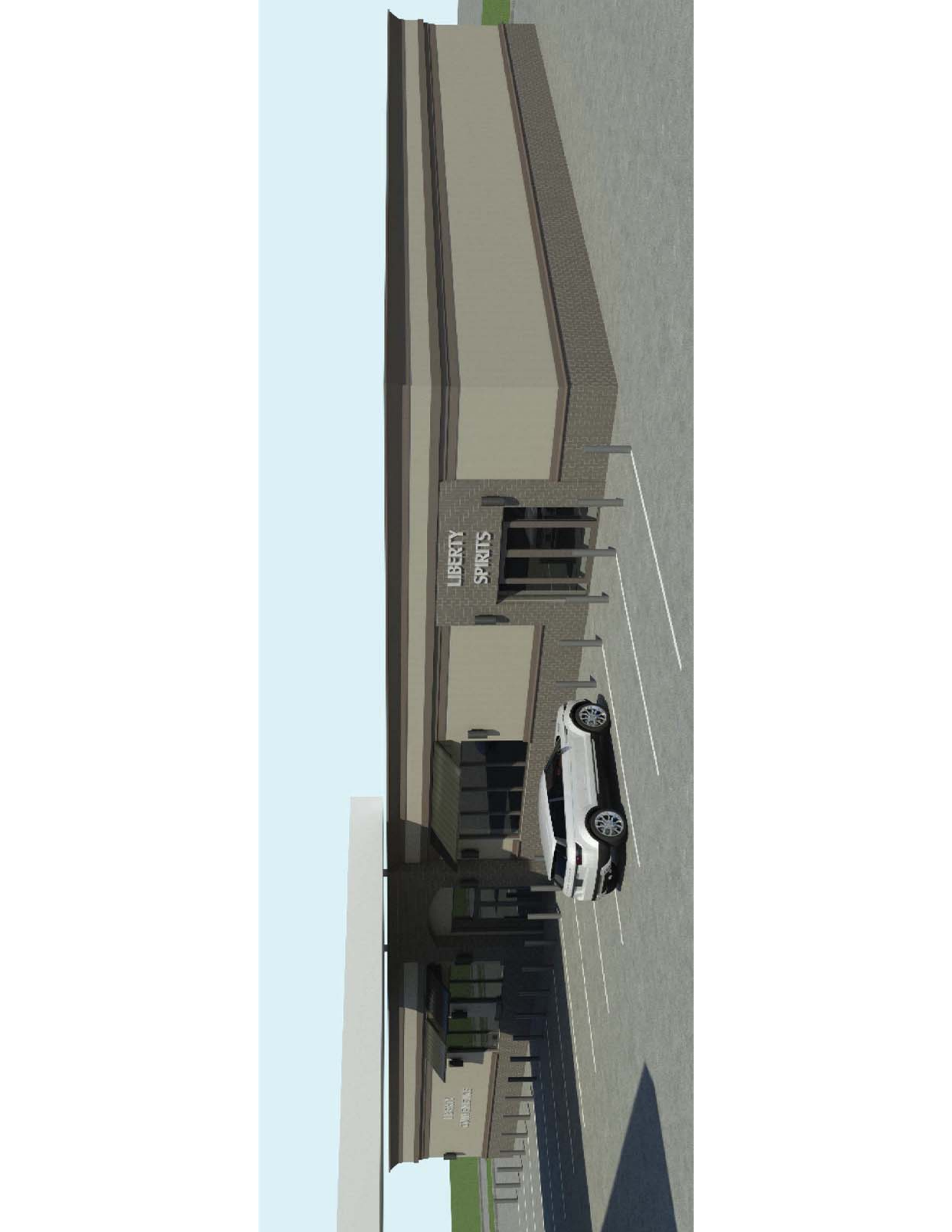
Liberty Park C-Store

Vestavia Hills, Alabama

Situated in Section 12 & 13, Township 18 South, Range 2 West
Jefferson County, Alabama



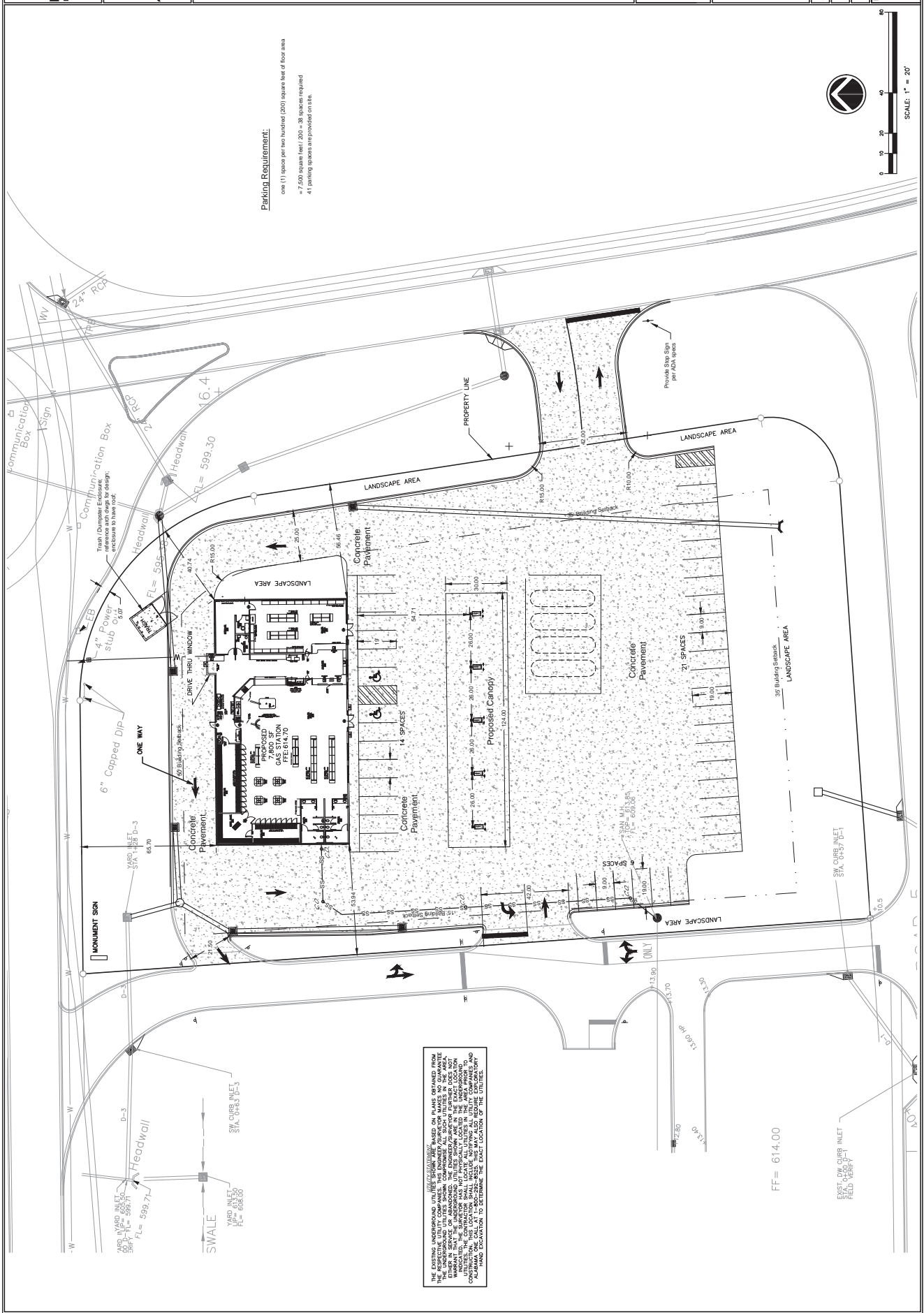




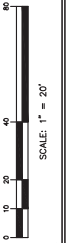
LIBERTY
SPIRITS

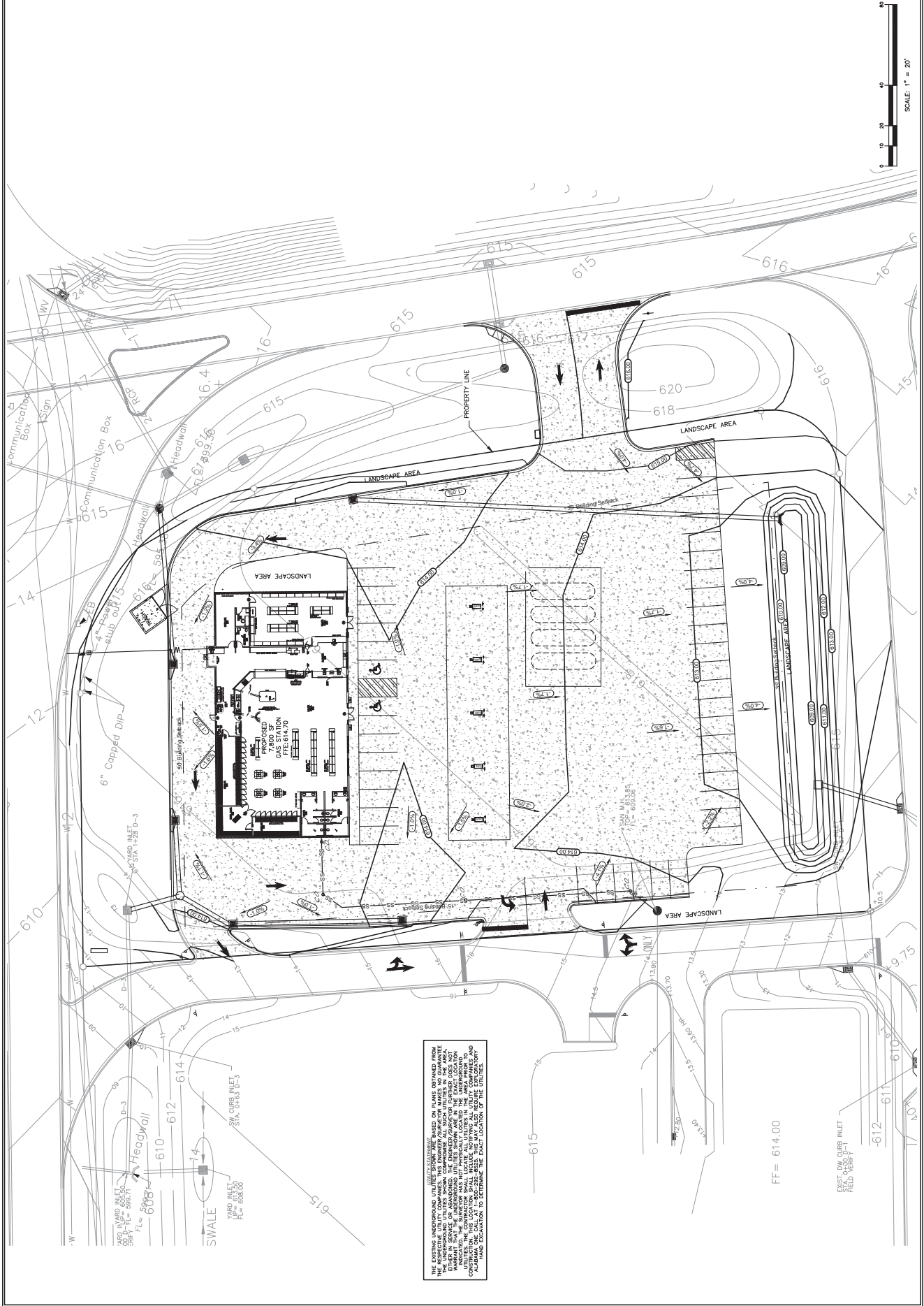
LIBERTY
SPIRITS

Parking Requirement:
 one (1) space per two hundred (200) square feet of floor area
 = 7,500 square feet / 200 = 38 spaces required
 41 parking spaces are provided on site.

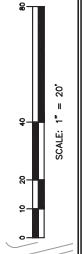


NOT TO SCALE
 THE EXISTING UNDERGROUND UTILITIES SHOWN ARE BASED ON PLANS OBTAINED FROM THE UNDERGROUND UTILITIES SERVICE COMPANY (A.S.C.) FOR THE AREA. THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL 30\"/>





ALL NOTES CLASSIFIED
 THE EXISTING UNDERGROUND UTILITIES SHOWN ARE BASED ON PLANS OBTAINED FROM THE UNDERGROUND UTILITIES SERVICE COMPANY (U.S.C.) AND THE CITY OF TALLAHASSEE. THE EXISTING UTILITIES SHOWN ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS TO DETERMINE THE EXACT LOCATION OF THE UTILITIES.



FF = 614.00

EXIST. DW. CURVE INLET
 FIELD # 608-9



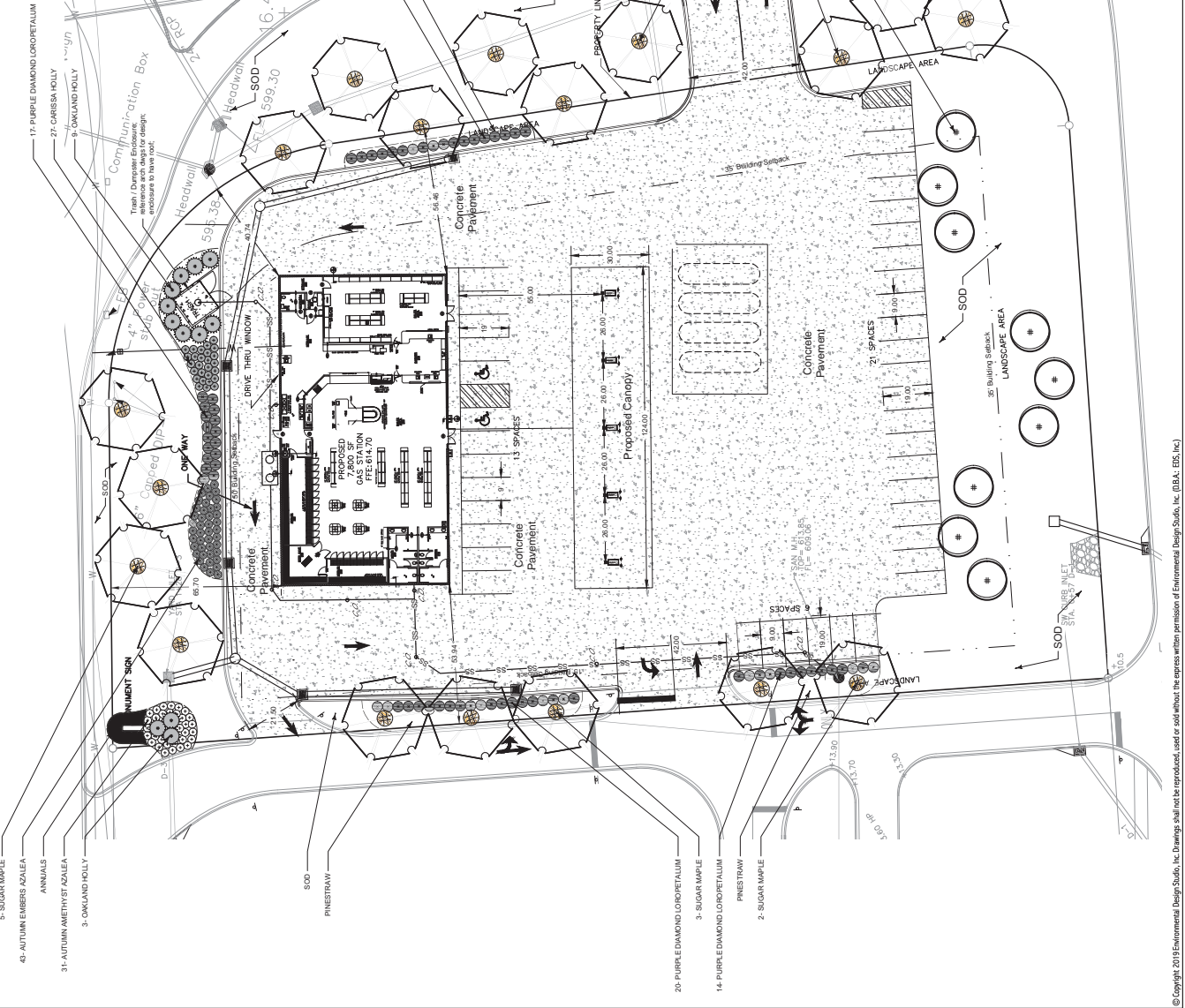
Moore Oil
Liberty Park Convenience Store
 Liberty Park, Vestavia Hills, Alabama

IRRIGATIONS

DATE: September 24, 2019
 PROJECT NUMBER: 19-001
 DRAWN: DDP
 CHECKED: DDP
 DESIGNED: DDP
 SHEET TITLE: 2019-001

Planting Plan
 SHEET NUMBER: L-1.00
 SCALE: 1" = 20'-0"

Count	Specific Name	Common Name	Size	Spacing	Root	Remarks
18	Azot saccharum 'Lepage Sugar Maple'	Lepage Sugar Maple	2 1/2" - 3" cal.	As Indicated	BBB	Fill Head
12	Ilex 'Hybrid 'Nigra'	Dashed Holly	5' - 6" H.	As Indicated	BBB	Fill to ground
9	Ligustrum 'Indica Sarah's Favorite'	Sarah's Favorite Ligustrum	8' - 10" H.	As Indicated	BBB	Mid-trunk
31	Rhododendron 'Catalpa'	Azalea	15' - 18" sp.	3' o.c.	Cont.	Fill Plant
27	Ilex cornuta 'Crispa'	Cornus Holly	15' - 18" sp.	3' o.c.	Cont.	Fill Plant
69	Lonicera chinensis 'Shangyi'	Purple Diamond Loropetalum	18' - 24" sp.	4' o.c.	Cont.	Fill Plant
43	Rhododendron 'Gardii'	Azalea Embury Nalae	15' - 18" H.	3' o.c.	Cont.	Fill Plant
ANNUALS						
Annual Color						
SOD	Ornithoglossum 419	Bermuda Sod				Solid sod



**LIBERTY PARK
C-STORE**

Project Location
Liberty Park
Birmingham, AL 35242

RENZA DRAFTING & DESIGN, LLC
Kevin Renza
368 Forest Drive
Tomball, TX 77375
281-205-999-6838
KevinRenza2526@gmail.com

R.L. MOSSEY - Architect
2039 Palmer Avenue
Leeds, AL 35094
205-772-2238
ALArch2223@gmail.com

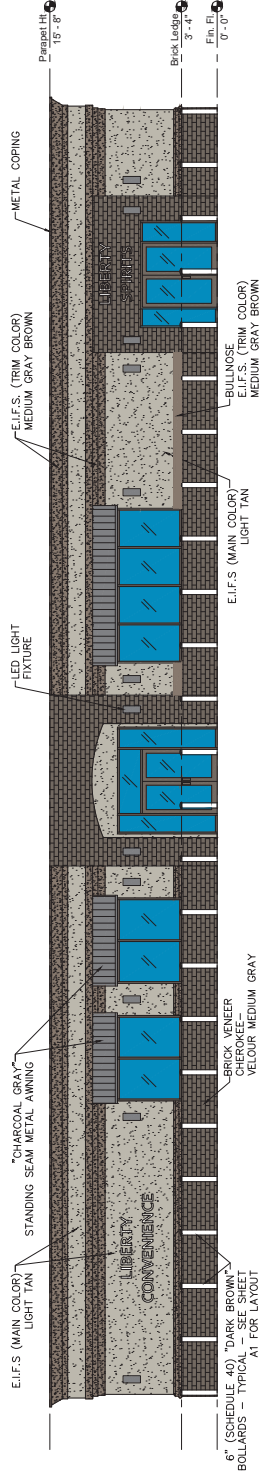
Revision	Date
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	

Drawing Title
Elevations
Plan

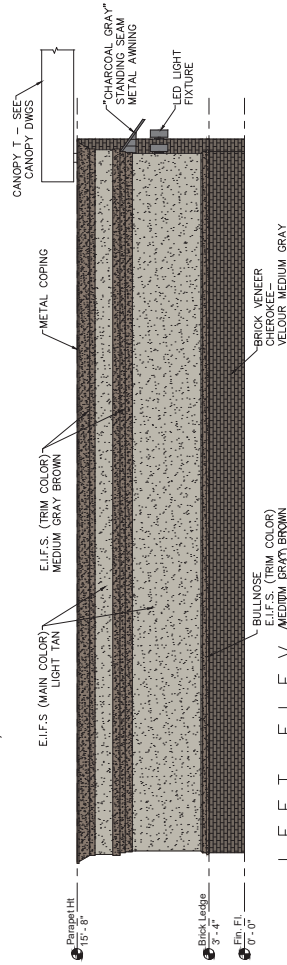
Project Number
19-009

Scale
See DWG

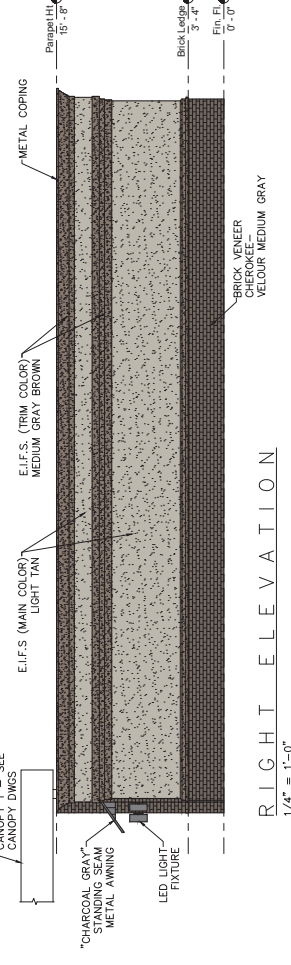
A3.0



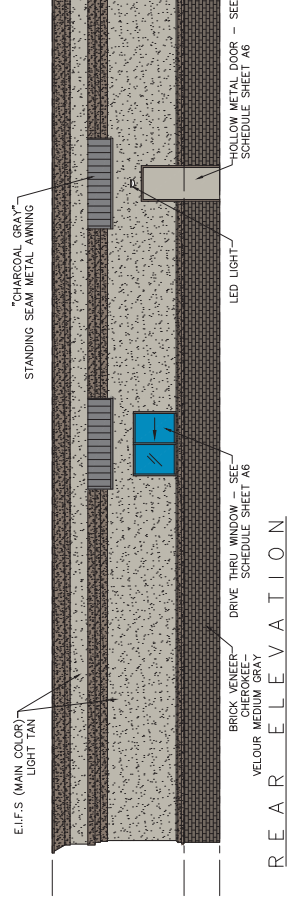
FRONT ELEVATION
3/16" = 1'-0"



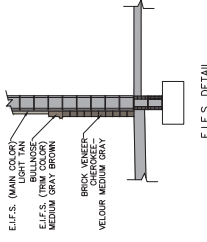
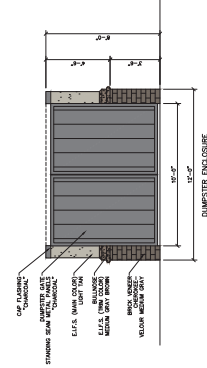
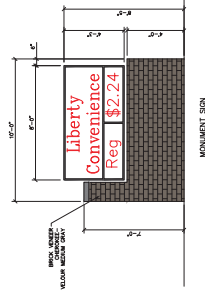
LEFT ELEVATION
3/16" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
3/16" = 1'-0"





**LIBERTY PARK - TOWN VILLAGE
6.5 ACRES MASS GRADING PACKAGE
VESTAVIA HILLS, ALABAMA**

DRAWING SET: PERMIT SET 04-17-2017
REVISIONS:

**TOPOGRAPHIC
MAP**

DESIGNED BY: J.S.B.
CHECKED BY: J.S.B.
FILE NAME: 162130.DWG (P1)
SCALE: 1" = 40'



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

I. APPLICANT INFORMATION:

Owner of Property (This Section Must Be Completed)

Name: JONES INVESTMENT COMPANY & ALEX W JONES JR
Address: 505 20th STREET North / Suite 1210 FINANCIAL CENTER
BIRMINGHAM, ALABAMA 35203
Phone #: 205-328-9190 Other #: 205-936-7089
E-Mail: ALEX-J@PM-J.COM

Representing Attorney/Other Agent

Name: MARK BURNS
Address: _____

Phone #: _____ Other #: _____
E-Mail: M@rchitecture-e.com

II. DESCRIPTION OF PROPERTY:

LOCATION: 4129 CROSSHAVEN LANE
Street Address
SEE LEGAL DESCRIPTION ATTACHED
Subdivision name, Lot #, Block #, etc.

III. REASONS FOR REQUEST:

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

IV. PROCESS:

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

V. ZONING

Vestavia Hills Zoning for the subject property is _____.

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.

 Alan W. Jones Jr.
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 10th day of December, 2020.

Melody L. Roberts

Notary Public

My commission expires _____
day of _____
 MELODY L. ROBERTS
My Commission Expires
February 5, 2023

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.
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 - c. Presentation by architect or owner with knowledge of compatibility with adjacent structures, city context, etc.
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 - 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.

CITY OF VESTAVIA HILLS DESIGN REVIEW BOARD PREPARATION CHECKLIST

Section I. Instructions, Information and Checklist:

Below is a checklist detailing the actions in the processing of the above referenced application before the Vestavia Hills Design Review Board. These are outlined in detail in the Vestavia Hills Zoning Code (approved December 13, 2010, as amended) and Design Review Regulations (approved March 10, 2011).

The Design Review Board meets the 1st Thursday of every month. Application dates vary and must be received in the Office on or before these dates. Be sure to submit the correct application for your request. **Please note, these application dates are prescribed by law and cannot be amended by staff. There are no exceptions.** Application deadlines are outlined as follows:

- Landscape Approval Requests – 15 days prior to the meeting
- Architectural Approval Requests – 15 days prior to the meeting

Below is a checklist of all information needed in order to process your request? This information must be supplied in its entirety or the item will not be properly filed and will (a) not be accepted by the Office; or (b) not be presented to the Board. Acceptance by the Clerk does not constitute acceptance of complete and proper filing. **Please submit this checklist with your application.**

Applicant must submit all documentation designed by an “*”. The remaining information is supplied by staff.

*	\$50 Application Fee
*	Application (original) completed with owner’s signature notarized and representing agent designated (if applicable)
*	One (1) vicinity sketch
*	Three (3) full size sets <u>folded</u> to a size of 8 ½” X 11” and One (1) electronic copy (.pdf format) burned on c.d. Complete sets including but not limited to: application, color rendering, drawings, renderings, survey, etc. <u>ALL SETS MUST INCLUDE A COPY OF THE APPLICATION. SETS ARE TO BE PUT TOGETHER IN THE MANNER YOU WOULD LIKE THE BOARD TO RECEIVE THEM.</u>
*	If applicable, Design Review Board Ordinance Checklist
*	Materials need to be <u>brought to the scheduled hearing</u> are including but not limited to the following samples: brick, mortar, siding, paint, stain, glass, aluminum, etc. Assign Case Number

-	Label File contents and folder
-	Insert Staff Feedback form in folder
-	Deposit application fee
+	Obtain Staff feedback from Engineer
+	Obtain Staff feedback from Fire Marshal
+	Obtain Staff feedback from Building Safety
+	Obtain Staff feedback from City Clerk
+	Schedule case for presentation to Board
+	Place request on agenda
+	Request is presented to Commission
+	Request is Approved
+	Request is not approved

IMPROVEMENTS TO AN OFFICE BUILDING

LOCATED AT

4129 CROSSHAVEN LANE
VESTAVIA HILLS, ALABAMA

DRAWING LIST

T1 TITLE SHEET, DRAWING LIST, PROJECT TEAM, VICINITY MAP

LANDSCAPE DEVELOPMENT PLANS

- L-1 GRADING PLAN
- L-2 LAYOUT PLAN
- L-3 HARDSCAPE DETAILS
- L-4 PLANTING PLAN
- L-5 PLANTING DETAILS
- L-6 PERFORMANCE IRRIGATION DETAILS

IMPROVEMENTS TO SHELL BUILDING

- A1 EXISTING/DEMOLITION AND FOUNDATION PLAN
- A2 FLOOR PLAN LIFE SAFETY PLAN AND NOTES
- A3 EXTERIOR ELEVATIONS
- A4 BUILDING SECTIONS, ELECTRICAL PLAN, DETAILS AND STRUCTURAL DETAILS

PROJECT TEAM

OWNER

JONES INVESTMENT CO. & ALEX W. JONES JR.

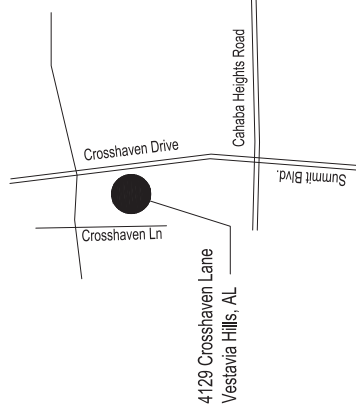
LANDSCAPE ARCHITECTS

NIMROD LONG AND ASSOCIATES
BIRMINGHAM, AL

ARCHITECT

MARK BURNS ARCHITECTURE
INDIAN SPRINGS, AL

VICINITY MAP



NIMROD LONG AND ASSOCIATES
 LANDSCAPE ARCHITECTS
 4129 CROSSHAVEN LANE
 VESTAVIA HILLS, AL 35226

Improvements to an Office Building at
 4129 Crosshaven Lane
 Vestavia Hills, AL
 Landscaping and Shell Building

COMMISSION NUMBER	19-015
DRAWING DATE	12-16-19
DESIGNED	
DRAWN	
CHECKED	
DATE REVISION	

SHEET
T-1
TITLE SHEET

BUILDING CODE AND LIFE SAFETY NOTES

THE CITY OF VESTAVIA HILLS USES THE 2015 INTERNATIONAL BUILDING CODE, THE 2015 INTERNATIONAL EXISTING BUILDINGS CODE WHICH PROVIDES REQUIREMENTS FOR STRUCTURAL, MECHANICAL, ELECTRICAL AND PLOMBING FOR THE 1 ALTERATIONS. THE EXISTING BUILDING IS A BUSINESS OCCUPANCY AND HAS BEEN OCCUPIED AS A BUSINESS FOR AT LEAST 50 YEARS. THERE IS CHANGE IN OCCUPANCY. THE BUILDING WILL CONTINUE TO BE OCCUPIED AS A BUSINESS OCCUPANCY. THERE IS A DISCREPANCY STORAGE AREA IN THE BUILDING. THE EXISTING BUILDING IS TYPE V UNPROTECTED NON SPRINKLERED CONSTRUCTION. 9000 SF OF AREA ARE ALLOWED.

THE BUILDING WILL BE LEASED AS IS WITH AN ALTERATION OF TYPE I AND ADDITION AS THE EXISTING REST ROOM IS BEING UPGRADED TO ADA COMPLIANT. AN EXTERIOR DECK WITH CANOPY ARE BEING ADDED TO THE EXISTING BUILDING.

THE BUILDING CONTAINS 3900 SF OF AREA. THE OCCUPANT LOAD IS 33. THERE ARE TWO RESTROOMS IN ADDITION TO THE UPGRADED ADA COMPLIANT REST ROOM. ALTERATIONS WILL BE PERFORMED TO MAINTAIN THE LEVEL OF PROTECTION FOR THE EXISTING MEANS OF EGRESS.

ONE ENTRY AND ONE EXIT IN THE MEANS OF EGRESS ARE ACCESSIBLE AND CONNECT TO AN ACCESSIBLE ROUTE LEADING TO THE ADA COMPLIANT PARKING SPACES. THERE ARE TWO OTHER NON ACCESSIBLE ENTRIES AND EXITS. THERE ARE NO STEPS OR RAMP IN THE ACCESSIBLE ROUTE.

THE DECK AND CANOPY ARE DESIGNED WITH SIMILAR CONSTRUCTION MATERIALS AS THE BUILDING.

TRAVEL DISTANCES ARE WITHIN THE ALLOWABLE TRAVEL DISTANCE TO EXITS PER THE LIFE SAFETY PLAN. EXITS ARE 32" CLEAR AND MEET THE REQUIRED EXIT WIDTH.

PROVIDE BATTERY BACKED UP EMERGENCY LIGHTING WHERE INDICATED

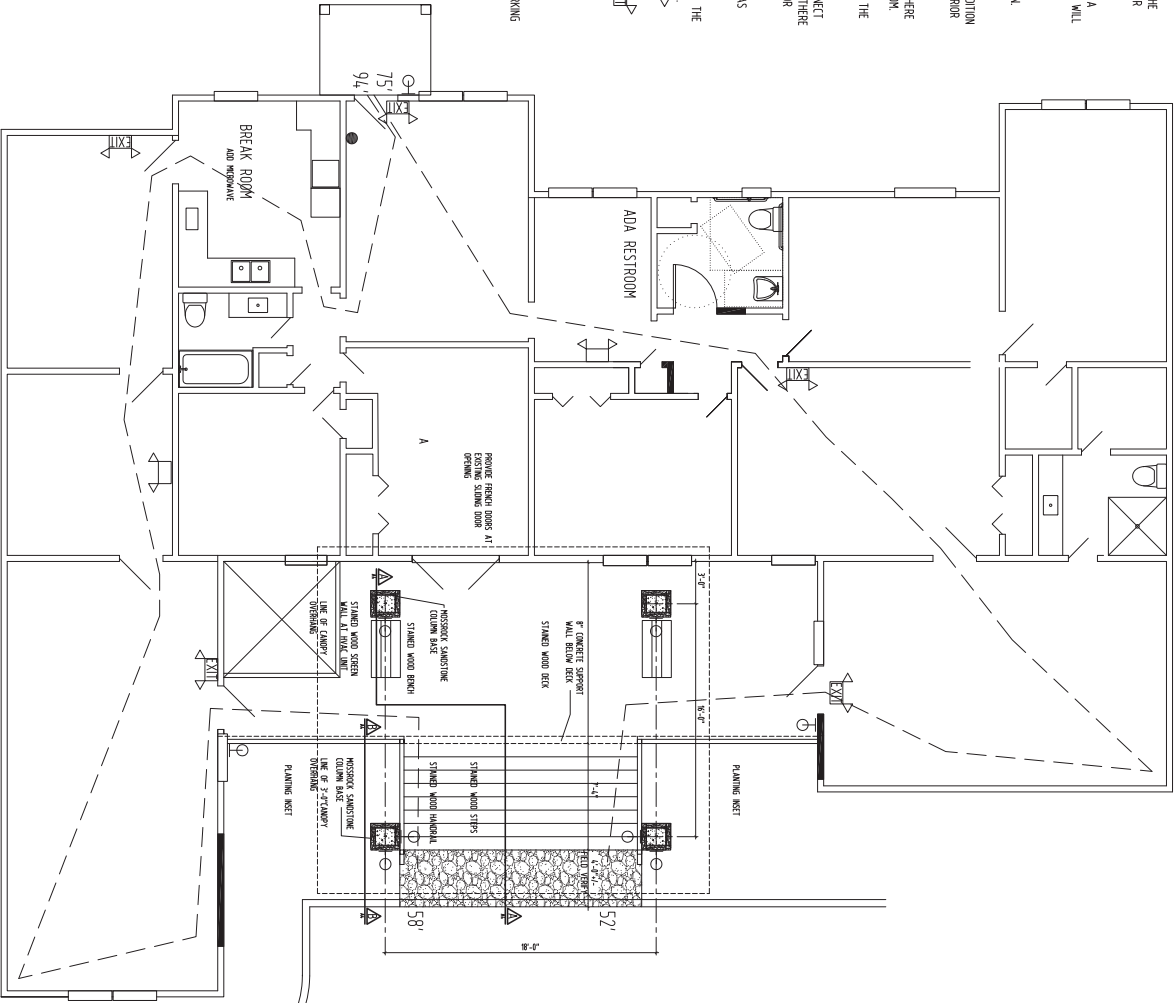
PROVIDE BATTERY BACKED UP EXTENDER LIGHTING WHERE INDICATED

PROVIDE TO LB ABC FIRE EXTINGUISHER WHERE INDICATED

PROVIDE EMERGENCY BATTERY BACKED UP EGRESS LIGHT WHERE INDICATED

EXISTING EMERGENCY LIGHTING AND EXIT SIGNS MAY BE REUSED IF IN GOOD WORKING ORDER. EMERGENCY LIGHTING MAY BE BACKED UP BY EMERGENCY GENERATOR.

NOTE: TENANT UPGRADES IF ANY WILL BE RESUBMITTED FOR PERMIT.



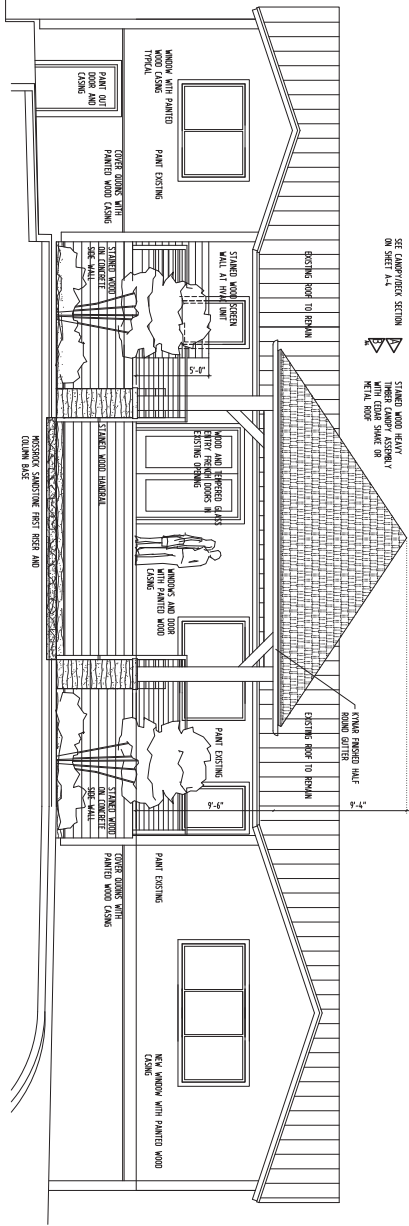
FLOOR PLAN/ LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"

TRAVEL DISTANCE TO EXIT 58'

ACCESSIBLE ENTRANCES AND EXITS ARE PER THIS PLAN AND LANDSCAPE PLAN. ACCESSIBLE PARKING IS ON GROSSHAVEN LANE.

GROSSHAVEN DRIVE SIDE
NEW DECK AND CANOPY PLAN

<p>PROFESSIONAL SEAL</p> <p>REGISTERED PROFESSIONAL ARCHITECT</p> <p>No. 9173</p> <p>Mark Burns Architecture + Interiors</p> <p>550 Indian Creek Drive Indian Springs, AL 36855-4277-7850 email: m@markburns.com</p>	<p>CONSTRUCTION 190324</p> <p>DRAWING DATE 12/16/19</p> <p>DESIGNED BY []</p> <p>DRAWN BY []</p> <p>CHECKED BY []</p> <p>DATE DATE REVISION</p> <p>DATE DATE REVISION</p> <p>DATE DATE REVISION</p>	<p>IMPROVEMENTS-TO-BUILDING-SHELL</p> <p>4129-CROSSHAVEN-LANE</p> <p>VESTAVIA-HILLS,-AL</p>	<p>SHEET</p> <p>A2</p> <p>FLOOR-PLAN</p> <p>LIFE-SAFETY-PLAN</p> <p>NOTES</p>

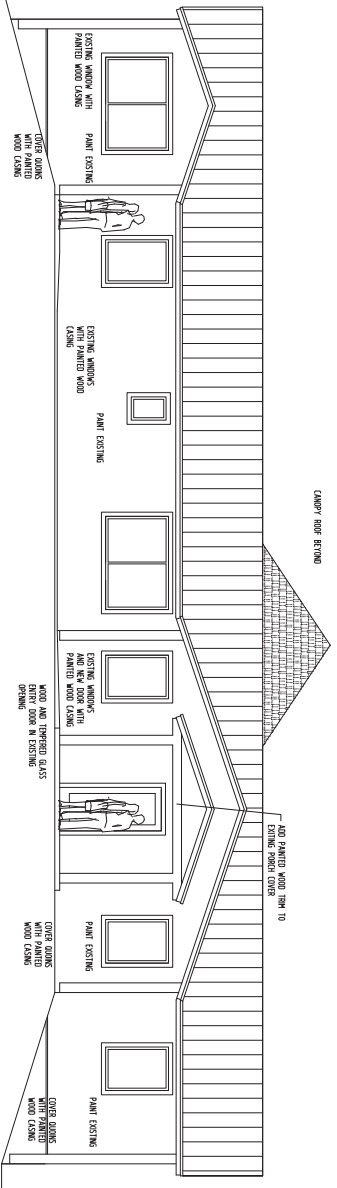


SEE CAMPYRICK SECTION ON SHEET A-4

STAINED WOOD LEAVY WITH CEILING SHEET OR METAL ROOF

EXISTING ROOF TO REMAIN

CROSSHAVEN DRIVE
ELEVATION
SCALE: 1/4" = 1'-0"



CROSSHAVEN LANE ELEVATION
SCALE: 1/4" = 1'-0"



Mark Burns Architecture
550 Indian Creek Drive | Indian Springs, AL | tel: 256-477-7850 | email: m@markburns.com

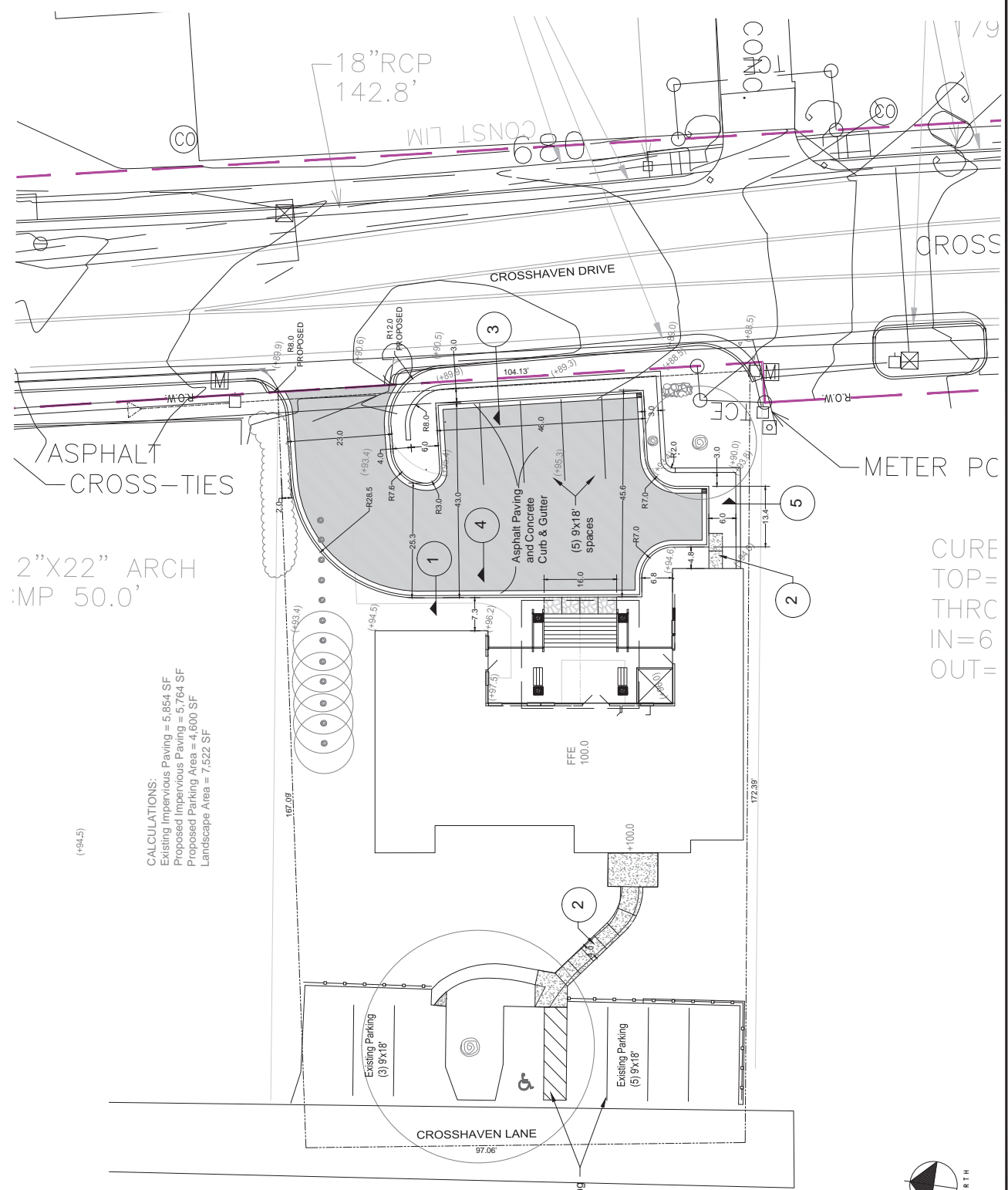
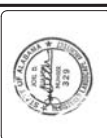
IMPROVEMENTS-TO-BUILDING-SHELL
4129-CROSSHAVEN-LANE
VESTAVIA-HILLS,-AL

COMMISSION	19034
ISSUED	12/16/19
DESIGNED BY	
CHECKED BY	
DATE	
DATE	
DATE	
DATE	

SHEET
A3
EXTERIOR-ELEVATIONS



CROSS HAVEN DRIVE
ELEVATION
SCALE: 1/4" = 1'-0"
8 in 12 ROOF SLOPE



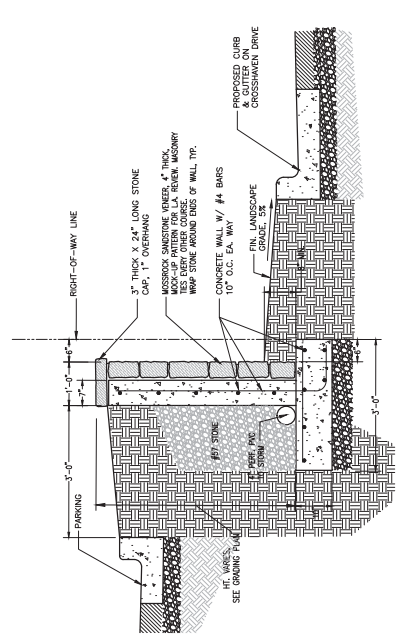
2"X22" ARCH
:MP 50.0'

CALCULATIONS:
Existing Impervious Paving = 5,854 SF
Proposed Impervious Paving = 5,764 SF
Proposed Parking Area = 4,600 SF
Landscape Area = 7,522 SF

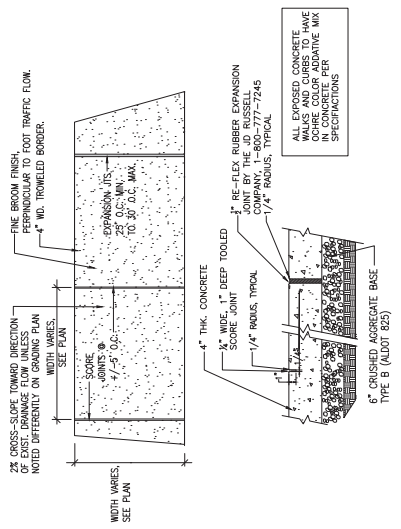
CURE
TOP=
THRC
IN=6
OUT=

Modify existing striping
to provide Handicap
Access Aisle.
See detail **6**

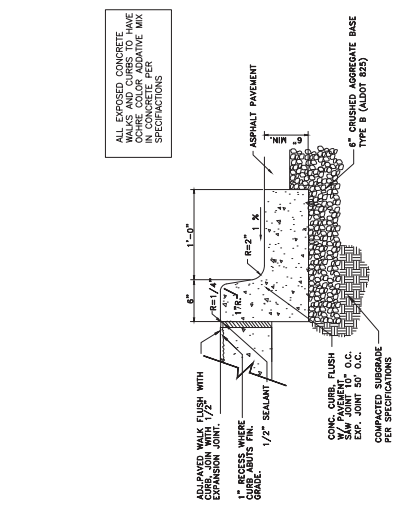




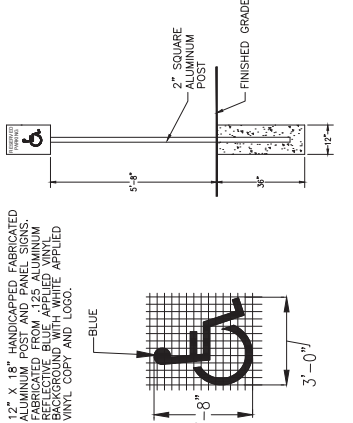
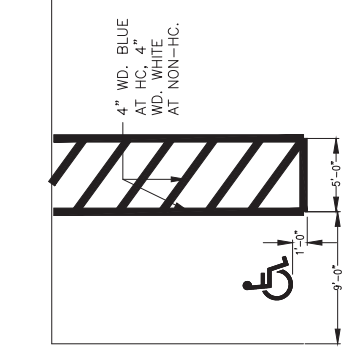
3 RETAINING WALL
 NTS



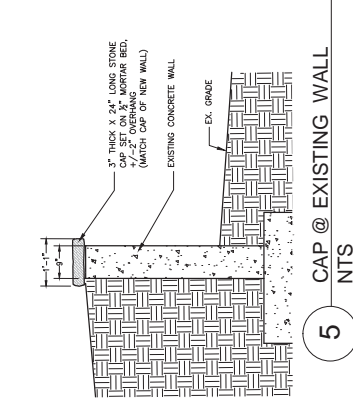
2 CONCRETE SIDEWALK
 NTS



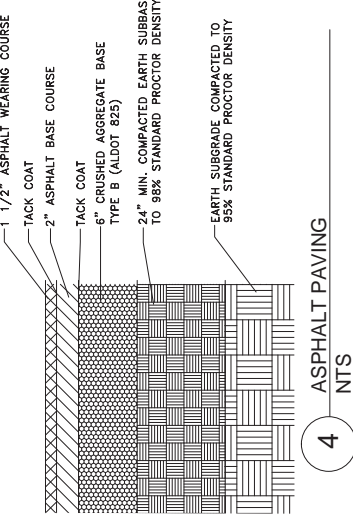
1 CURB & GUTTER
 NTS



6 ACCESSIBLE PARKING DETAILS
 NTS



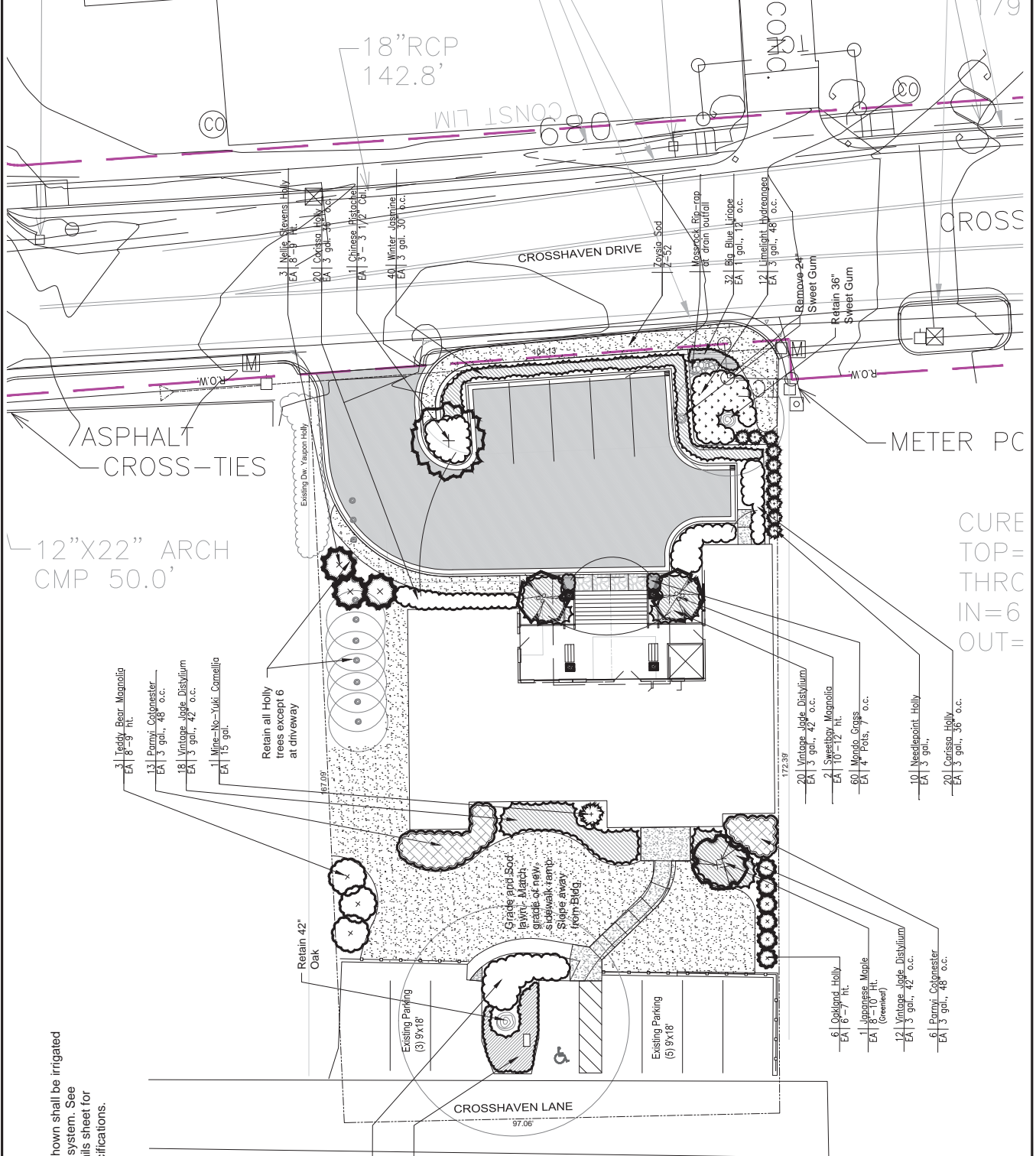
5 CAP @ EXISTING WALL
 NTS



4 ASPHALT PAVING
 NTS

NOTE:

All planting and turf areas shown shall be irrigated with an automatic irrigation system. See Performance Irrigation Details sheet for Design/Build Irrigation Specifications.



N. Reed Lee
Landscape Architects
Urban Designers
Land Planners
And Associates

A Landscape Development Plan for:
4129 Crosshaven Lane
Vestavia Hills, AL

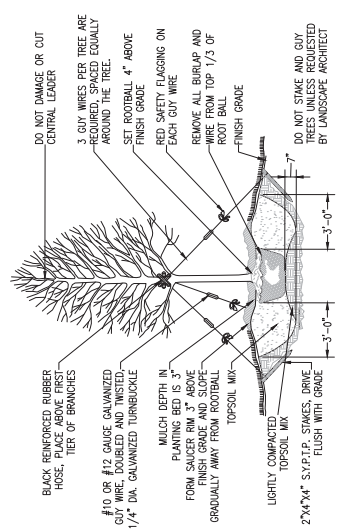
COMMISSION NUMBER	19-015
ISSUED DATE	12-16-19
DESIGNED BY	MMB
DRAWN BY	MMB
CHECKED BY	
DATE REVISION	



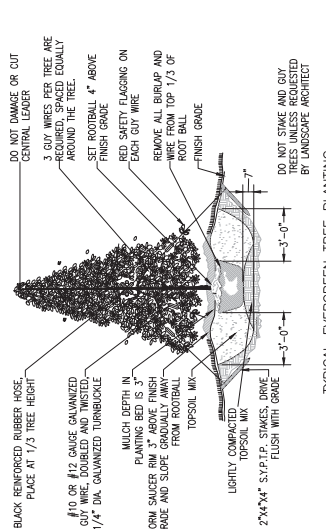
SHEET
L-4
Landscape
Planning Plan



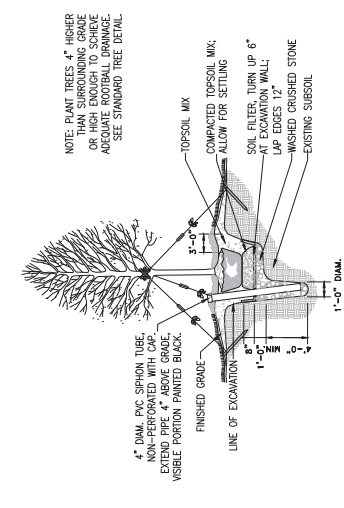
SCALE IN FEET



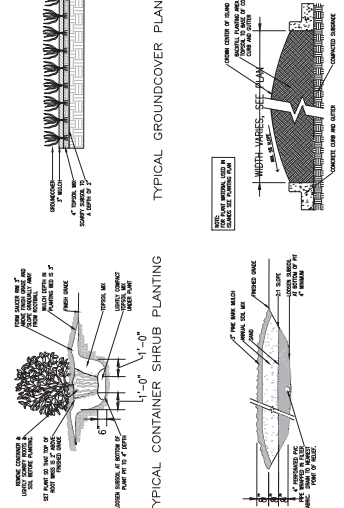
TYPICAL STANDARD TREE PLANTING



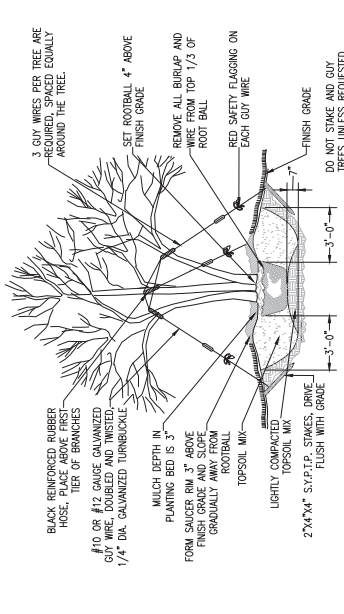
TYPICAL EVERGREEN TREE PLANTING



TREE PIT WITH SIPHON TUBE



TYPICAL CONTAINER SHRUB PLANTING



TYPICAL MULTI-TRUNK TREE PLANTING

1. ADHERE TO PLANS FOR ALL PHASES OF WORK.

2. PROVIDE LABOR, EQUIPMENT, MATERIALS AND SERVICES NECESSARY TO COMPLETE ALL WORK.

3. VERIFY ALL UTILITY LOCATIONS IN THE FIELD BEFORE BEGINNING WORK. REPAIR DAMAGED UTILITIES TO OWNER'S SATISFACTION AT NO ADDITIONAL COST.

4. ALL MATERIALS ARE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT.

5. ALL MATERIALS ARE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT.

6. PROVIDE, PLACE AND SPREAD TOPSOIL WHICH IS FREE OF WEEDS, SEEDS, GRASSES, HERBS, AND OTHER SUBSTANCES HARMFUL TO PLANT GROWTH.

7. PREPARE ALL TOPSOIL MIX USED IN TREE AND SHRUB PITS AND IN GROUNDCOVER BEDS IN 4 PARTS TOPSOIL AS SPECIFIED

8. PARTS SAUCER COMPOSED ORGANIC MATTER

9. PREPARE SOIL BEFORE PLACING IN BED OR PIT. PLACE AND SPREAD MINIMUM 2" TOPSOIL MIX WITH MULCH TO BE PLACED IN BEDS.

10. PREPARE AND INSTALL TREES, SHRUBS, GROUNDCOVER, SEED AND SOIL AS SPECIFIED.

11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ACCURATE TREE PIT DIMENSIONS WITHIN 24-HOUR PERIOD. DRAINAGE IS INADEQUATE.

12. MUCH PLANT PITS AND PLANTING BEDS WITH PINESTRAW MULCH SHALL BE MAINTAINED ON THE DRAWINGS AND DETAILS, WITH A MINIMUM 3" DEPTH.

13. REMOVE FROM SITE ANY PLANT MATERIAL WHICH TURNS BROWN OR DIES IMMEDIATELY AFTER PLANTING. REPLACE IMMEDIATELY WITH APPROVED SPECIFIED MATERIAL.

14. MAINTAIN ALL PLANT MATERIAL AND LAWN AREAS UNTIL SUBSTANTIAL WATERING, SPRINKLING, WEEDING, MULCHING, STRAWBERRING, MOWING, FERTILIZING, ETC. AS SPECIFIED.

15. GUARANTEE PLANTING SHALL BE PROVIDED AS PROVIDED BY OWNER.

16. GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR.

17. INSTALL ALL PLANT MATERIALS IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.

PLANTING NOTES

GREEN VALLEY NURSERY INC.
1900 DALE SPRINGS ROAD
MONTICELLO, AL 35115
(205) 865-1385

SELECT TREES
1900 DALE SPRINGS ROAD
MONTICELLO, AL 35115
(205) 789-8879

DAY BRACKEN NURSERY, INC.
815 BRACKEN ROAD
PREDMONT, S.C. 29673
(864) 277-1990

SHADY GROVE PLANTATION
3030 CHARLESTON RD, SW
ATLANTA, GA 30328
(404) 783-4887

TREE SELECTION

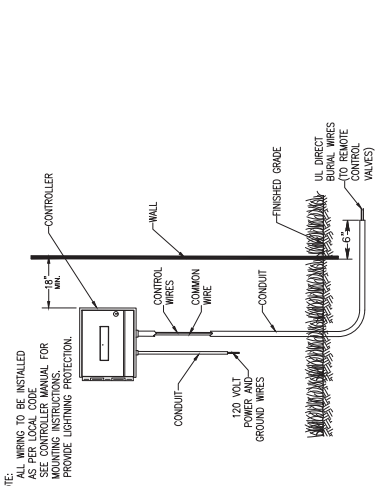
Plant Material	Species	Size	Notes
Shrub	Shrub	30"	
Shrub	Shrub	30"	
Shrub	Shrub	40"	
Shrub	Shrub	40"	

PLANT SPACING CHART

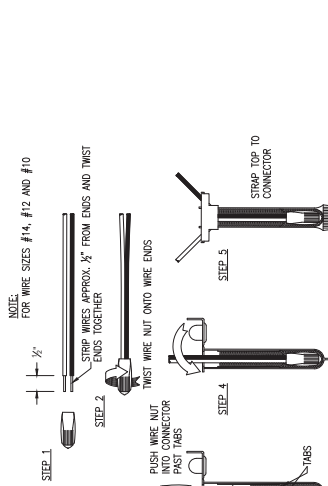


PLANT LIST

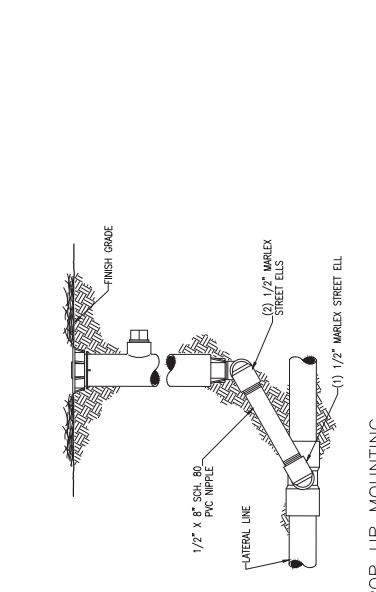
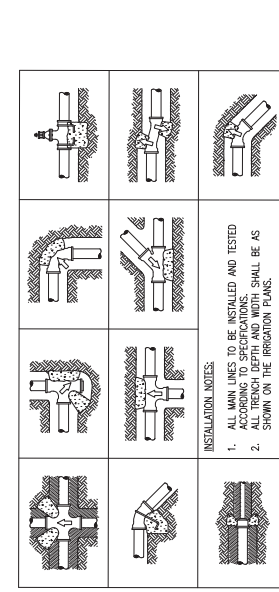
Qty	Units	Botanical Name	Common Name	Caliper	Height	Spread	Rootball	Spacing	Comments
1	ea	<i>Acer palmatum</i>	Japanese Maple (Greenleaf)	27	8'-10"	6'-8"	38"-42"	3	Multi-trunk, 3-5 stems, specimen
1	ea	<i>Cornelia assonapa</i>	White-No-Yali Cornelia	4	4'-5"	3'-4"	15	3	Specimen
3	ea	<i>Wick R. Strains</i>	Wick Strains Holly	8	8'-9"	5'-6"	32"-36"	3	Fall to ground
6	ea	<i>Wick R. Strains</i>	Wick Strains Holly	8	6'-7"	30"-42"	30"-34"	3	Fall to ground
2	ea	<i>Magnolia wrightii</i>	Australian Bay Magnolia	27	10'-12"	6'-8"	38"-42"	3	Multi-trunk, 3-5 stems, specimen
3	ea	<i>Magnolia grandiflora</i>	Large Southern Magnolia	27	8'-9"	5'-6"	32"-36"	3	Fall to ground
1	ea	<i>Platanus orientalis</i>	Chinese Plane Tree	35	12'-14"	8'-7"	38"-42"	3	Single trunk, full canopy
24	ea	<i>Cotoneaster</i>	Penny Cotoneaster	18	2'-4"	18"-24"	3	3 gal.	48" o.c. Full
50	ea	<i>Disyllum x 'Wingate Oak'</i>	Wingate Oak	12	12'-15"	20"-24"	3	3 gal. per plant	Full. Amend soil at location in front of wall to suit.
12	ea	<i>Hydrangea paniculata 'Limelight'</i>	Limelight Hydrangea	18	2'-4"	18"-24"	3	3 gal.	48" o.c. Full
58	ea	<i>Ilex cornuta 'Dorcas'</i>	Dorcas Holly	15	15'-18"	15'-18"	3	3 gal.	36" o.c. Fall and Compact
10	ea	<i>Ilex cornuta 'Nakedhead'</i>	Nakedhead Holly	18	2'-4"	18"-24"	3	3 gal.	36" o.c. Fall and Compact
40	ea	<i>Stemium multiflorum</i>	Winter Jasmine	18	2'-4"	18"-24"	3	3 gal.	36" o.c. Full
32	EA	<i>Ulmus minor 'Bij Blue Utopia'</i>	Bij Blue Utopia	17	14'-14"	12'-14"	1	1 gal.	12" o.c. Mixed tree
535	ea	<i>Oxalisopora japonicus</i>	Moriso Grass	4	4'-6"	5'-7"	4	4" pot	7" o.c. Full
425	SY	<i>Zoysia matrella 'Meyer 2-52'</i>	Meyer Zoysia						Need tree



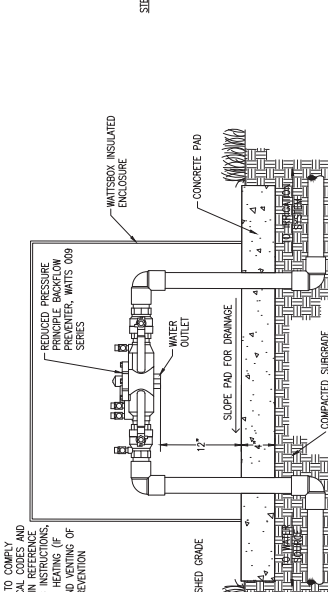
WALL MOUNTED CONTROLLER



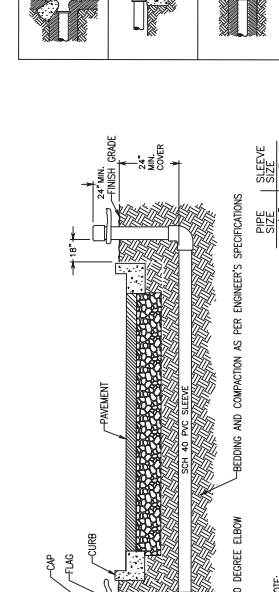
WIRE CONNECTION 3M-DBY



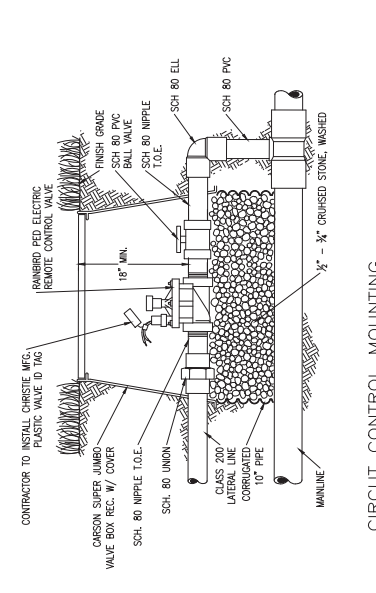
POP UP MOUNTING



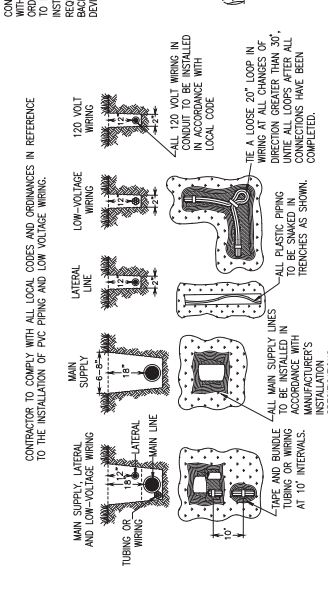
RPZ BACKFLOW PREVENTER



TYPICAL SLEEVING



CIRCUIT CONTROL MOUNTING



TYPICAL TRENCHING

PERFORMANCE IRRIGATION:
SEE LANDSCAPE PLANNING PLAN FOR LIMITS OF REQUIRED AUTOMATIC IRRIGATION SYSTEM PER PERFORMANCE IRRIGATION SPECIFICATIONS AND DETAILS. CONTRACTOR TO SUBMIT DESIGN-BUILD IRRIGATION PLAN AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY EXISTING LANDSCAPE ARCHITECT. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

WORK INCLUDES: RETROFITTING AND/OR REPLACING EXISTING IRRIGATION SYSTEM TO MEET PERFORMANCE STANDARDS. IRRIGATION TO BE ON SUB-METER. CONTRACTOR TO PROVIDE RPZ BACKFLOW PREVENTER.

IRRIGATION NOTES:
1. ALL MAIN LINES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
2. ALL PIPING TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
3. SPRINKLER AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS.
4. ALL PIPING TO BE INSTALLED AS PER DETAILS.
5. SHOWN ON DETAILS. TRENCHES SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR OTHER VALVE BOX SPECIFICALLY IDENTIFIED ON DETAILS.
6. ALL 2" VALVE BOX SHALL BE 12" DEEP FOR COMMON WIRE AND #14 UF/UF FOR CONTROL WIRES, DIRECT BURIAL SOLID COPPER. IN VALVE BOX (BOTH SIDES) APPROX. 7/8" (PVC 12) INCHES FROM WIRE CONNECTION WHERE LOW VOLTAGE WIRING OCCURS AND WHERE LINES ARE BENT OR TURNED.
7. ALL 2" VALVE BOX SHALL BE 12" DEEP FOR COMMON WIRE AND #14 UF/UF FOR CONTROL WIRES, DIRECT BURIAL SOLID COPPER. IN VALVE BOX (BOTH SIDES) APPROX. 7/8" (PVC 12) INCHES FROM WIRE CONNECTION WHERE LOW VOLTAGE WIRING OCCURS AND WHERE LINES ARE BENT OR TURNED.
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11. CONTRACTOR SHALL INSTALL A SEPARATE COMMON FOR EACH CONTROLLER. COMMON FOR PIPING SUPPLY AND VALVE OUTPUT WITH (2) 5/8" ADDITIONAL MATERIAL TO BE SUPPLIED BY CONTRACTOR TO OWNER.
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IRRIGATION NOTES

