

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

Roll Call.

Approval of minutes – January 2, 2020

- (1) **D-0718-19** Richard Pennino is requesting **Landscape Review** for the property located at **2301 Old Columbiana Rd.** The purpose of this request is for a new landscape plan. The property is owned by Richard Pennino and is zoned Vestavia Hills B-2.
- (2) **D-0220-03** Blue Water Properties, LLC is requesting **Architectural Review and Final Review of Materials** for the property located at **3164 Cahaba Heights Rd.** The purpose of this request is for a new building. The property is owned by Blue Water Properties, LLC and is zoned Vestavia Hills B-3.
- (3) **D-0220-04** Vestavia Mabrook, LLC is requesting **Architectural Review and Final Review of Materials** for the property located at **708 Montgomery Hwy.** The purpose of this request is for a renovation of an existing building. The property is owned by Vestavia Mabrook, LLC., Inc and is zoned Vestavia Hills B-1.
- (4) **D-0220-05** Kelly Morgan is requesting **Architectural Review and Final Review of Materials** for the property located at **3168 Cahaba Heights Rd.** The purpose of this request is for a renovation of an existing building. The property is owned by Kelly Morgan and is zoned Vestavia Hills B-3.

Time of Adjournment.

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

**JANUARY 2, 2020**

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  
Rip Weaver  
David Giddens  
Jeff Slaton  
Mae Coshatt  
Joe Ellis

**MEMBERS ABSENT:** Chris Pugh

**OTHER OFFICIALS PRESENT:** Conrad Garrison, City Planner

**APPROVAL OF MINUTES**

The minutes for December 5, 2019 were presented for approval.

**MOTION** Motion to dispense with the reading of the minutes for December 5, 2019 was made by Mrs. Coshatt and 2<sup>nd</sup> was by Mr. Giddens. Motion as carried on a voice vote as follows:

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

**Final Review of Materials**

**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.

Mr. Garrison described the background of the request and stated it was for Fire Station II.

Capt. Miller was present and explained the plan.

The Board agreed with the majority of the plan but made suggestions.

**MOTION** Motion to approve Final Review of Materials for the property located at 2925 Columbiana Rd. with an alabaster color and bronze gutter and fascia was made by Mr. Ellis. Second was made by Mr. Giddens. Voice vote as follows:

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

**Landscape Review, Architectural Review, and Final Review of Materials**

**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.

Mr. Garrison described the background of the request and stated it was for a new C Store in Liberty Park.

Joey Moore, Bryan Pressnel, and Duane Pritchett was present and explained the plan.

The Board agreed with the majority of the plan but made suggestions regarding landscaping and façade.

**MOTION** Motion to approve Landscape Review, Architectural Review, and Final Review of Materials for the property located at 11989 Liberty Parkway with the landscaping shifting along the corner and encouraging extending the brick and stone was made by Mr. Slaton. Second was made by Mr. Weaver. Voice vote as follows:

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

**Landscape Review, Architectural Review, and Final Review of Materials**

**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.

Mr. Garrison described the background of the request and stated it was for Fire Station II.

Dave Giddens was present and explained the plan.

The Board agreed.

**MOTION** Motion to approve Landscape Review, Architectural Review, and Final Review of Materials for the property located at 4129 Crosshaven Ln. was made by Mr. Weaver. Second was made by Mrs. Coshatt. Voice vote as follows:

Mr. Ellis – yes

Mr. Weaver – yes

Mr. Slaton – yes

Mrs. Coshatt – yes

Mr. Thompson – yes

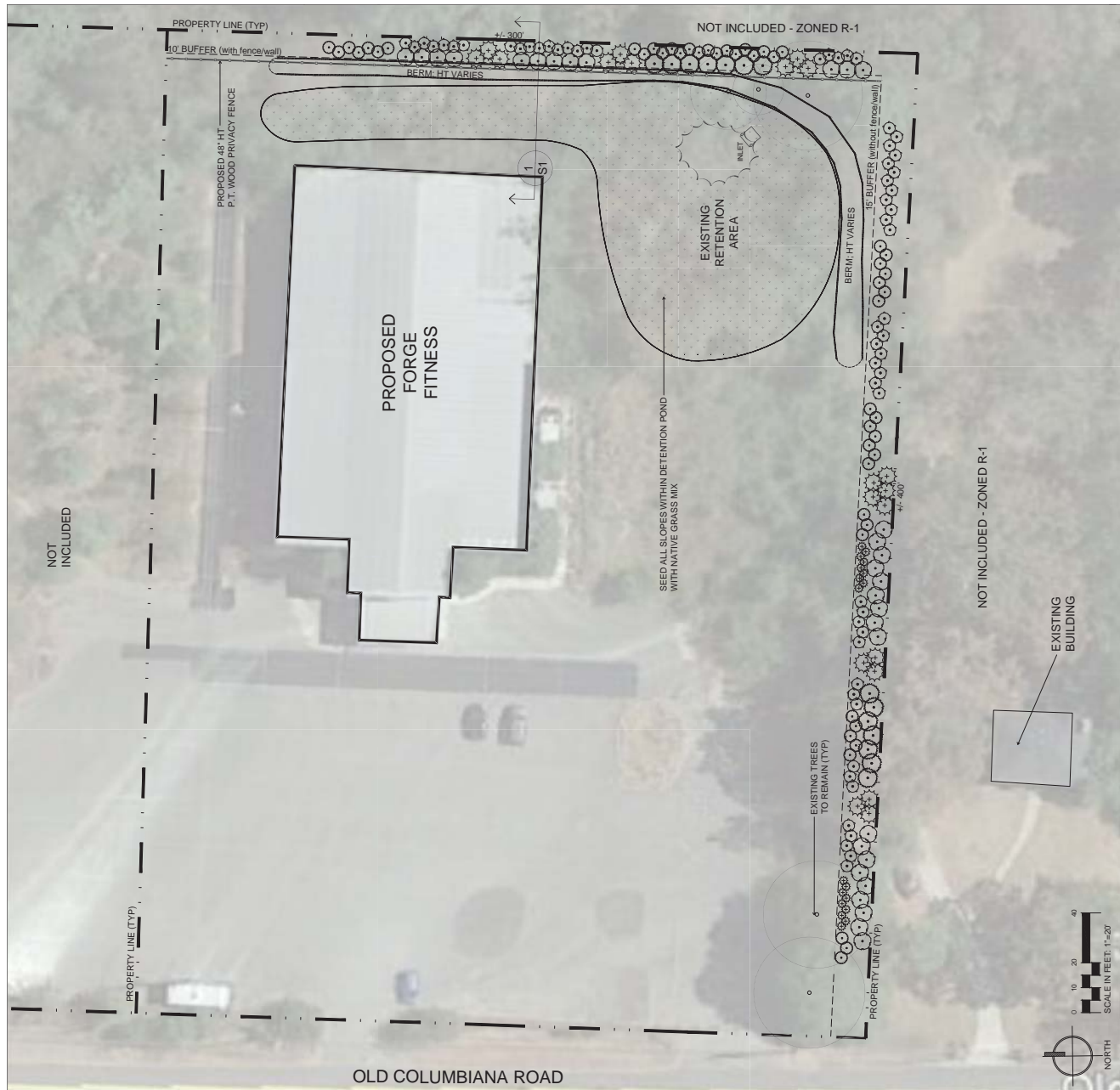
Motion carries.

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Conrad Garrison  
City Planner



NO	DATE	DESCRIPTION



**Vestavia Hills, AL - Municipal Code Landscape Calculation**  
Article 9 - Section 3, Vestavia Hills, Alabama Code of Ordinances Supplement 2021. Online Content Updated on December 13, 2010

Required: 228 trees  
Provided: 28 trees

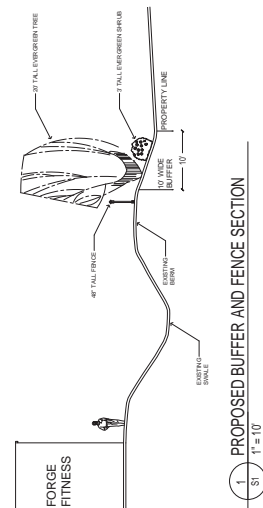
Required: 48 shrubs  
Provided: 48 shrubs

Required: 30 trees  
Provided: 30 trees

Required: 62 shrubs  
Provided: 62 shrubs

**South Perimeter Landscaping Requirements**  
Required: a. Perimeter landscaping shall include at least an average of one (1) tree and twenty (20) shrubs per one hundred (100) linear feet (100 LF)

TREES	COMMON NAME	CAL	HT	SPREAD	SPACING	REMARKS
●	MARY NELL HOLLY	8 & 8	7'-8"	10'-12'	8'	
☼	WAX MYRTLE	8 & 8	7'-8"	8'-10'	6'	
●	SWEET OLIVE	8 & 8	7'-8"	6'-8"	6'	
SHRUBS	COMMON NAME	SIZE	HT	SPREAD	SPACING	REMARKS
●	PURPLE FORMOSA AZALEA	3 GAL	30" MN.	5'-6"	4 O.C.	
●	DWARF YALPON HOLLY	3 GAL	30" MN.	36"	3 O.C.	
●	RUBY LOROPETALUM	3 GAL	30" MN.	48"	4 O.C.	



**NOT FOR CONSTRUCTION**

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.







## CITY OF VESTAVIA HILLS DESIGN REVIEW BOARD APPLICATION

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### I. APPLICANT INFORMATION:

#### Owner of Property (This Section Must Be Completed)

Name: Bluwater Properties, LLC. Attn: John Montgomery

Address: 2700 US 280, Ste 210 West  
Mountain Brook, AL, 35223

Phone #: (205) 807-3736 Other #: \_\_\_\_\_

E-Mail: john.montgomery@thelocalspoke.com

#### Representing Attorney/Other Agent

Name: Christopher Architecture & Interiors Attn: Nathaniel Bartlett

Address: 2601 Highland Avenue South  
Birmingham, AL 35205

Phone #: (205) 413-8531 Other #: \_\_\_\_\_

E-Mail: nathaniel@christopherai.com

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### II. DESCRIPTION OF PROPERTY:

LOCATION: 3164 Cahaba Heights Road  
*Street Address*

Vestavia Hills, AL 35243  
*Subdivision name, Lot #, Block #, etc.*

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### III. REASONS FOR REQUEST:

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

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### IV. PROCESS:

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

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### V. ZONING


Vestavia Hills Zoning for the subject property is B-3.

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### 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 1/15/2020

  
Representing Agent (if any)/date 01/15/2020

Given under my hand and seal  
this 15 day of January, 2020.

  
Notary Public



My commission expires 3/5/2020  
day of May, 2020.

### 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.

Local Spoke

19006

3164 Cahaba Heights Rd  
 Vestavia Hills, AL 35243

**DESIGN DEVELOPMENT**

Issue: 01/07/2019

Drawing Index

Project

<b>GENERAL</b>	ACCESSIBILITY STANDARDS & TYPICAL DETAILS				
A0.3	GENERAL INFORMATION				
A0.2	WALL TYPES AND LEGEND				
A0.4	CODE STUDY				
LS1.0					
<b>CON</b>					
<b>LIFF SAFETY</b>	LIFE SAFETY PLANS				
LS1.1	SITE PLAN				
A1.0					
<b>Mechanical</b>					
A2.0	BASEMENT - FLOOR & REFLECTED CEILING PLAN				
A3.0	EXTERIOR ELEVATIONS				
A4.0	BUILDING SECTIONS				
A5.0	INTERIOR ELEVATIONS				
A6.0	DOOR SCHEDULE				
A4.10	PLAN DETAILS				
A1.1	PERFORMANCE				
A2.1	1ST FLOOR - FLOOR & REFLECTED CEILING PLAN				
A3.1	BUILDING SECTIONS				
A4.2	BUILDING SECTIONS				
A8.0	PERSPECTIVE VIEWS				
A2.3	ENLARGED PLANS & DETAILS				
A2.2	ROOF PLAN				
A9.1	WINDUPE PLAN				
A1.0	INTERIOR ELEVATIONS				
A1.1	SITE DETAILS				
A4.5	WALL SECTIONS				
A4.6	WALL SECTIONS				
A5.1	INTERIOR ELEVATIONS				
A5.3	INTERIOR ELEVATIONS				
A6.2	FINISH PLANS				
A1.1	STONEPOINT & WINDOW SCHEDULE				

PLUMBING  
 FIRE PROTECTION  
 EQUIPMENT

STRUCTURAL  
 MECHANICAL  
 ELECTRICAL









DESCRIPTION DATE

Local Spoke

DESIGN DEVELOPMENT

06/17/2019 19:05

WALL TYPES AND LEGEND

A0.4

WALL LEGEND



WALL TYPES AND LEGEND



Typical Mark	Function	Description	Dist. Rating	Mark	Typ. Comments
13	Interior	1/2" Precast concrete block, 1/2" top, 1/2" bottom, 1" mortar	0-10' R/F	0-10' R/F	
14	Interior	1/2" Precast concrete block, 1/2" top, 1/2" bottom, 1" mortar	0-10' R/F	0-10' R/F	
15	Interior	1/2" Precast concrete block, 1/2" top, 1/2" bottom, 1" mortar, 1/2" metal panel	0-10' R/F	0-10' R/F	
16	Interior	1/2" Precast concrete block, 1/2" top, 1/2" bottom, 1" mortar, 1/2" metal panel	0-10' R/F	0-10' R/F	
17	Interior	1/2" Precast concrete block, 1/2" top, 1/2" bottom, 1" mortar, 1/2" metal panel	0-10' R/F	0-10' R/F	
18	Interior	1/2" Precast concrete block, 1/2" top, 1/2" bottom, 1" mortar, 1/2" metal panel	0-10' R/F	0-10' R/F	
19	Interior	1/2" Precast concrete block, 1/2" top, 1/2" bottom, 1" mortar, 1/2" metal panel	0-10' R/F	0-10' R/F	
20	Interior	1/2" Precast concrete block, 1/2" top, 1/2" bottom, 1" mortar, 1/2" metal panel	0-10' R/F	0-10' R/F	
21	Interior	1/2" Precast concrete block, 1/2" top, 1/2" bottom, 1" mortar, 1/2" metal panel	0-10' R/F	0-10' R/F	
22	Interior	1/2" Precast concrete block, 1/2" top, 1/2" bottom, 1" mortar, 1/2" metal panel	0-10' R/F	0-10' R/F	
23	Interior	1/2" Precast concrete block, 1/2" top, 1/2" bottom, 1" mortar, 1/2" metal panel	0-10' R/F	0-10' R/F	
24	Interior	1/2" Precast concrete block, 1/2" top, 1/2" bottom, 1" mortar, 1/2" metal panel	0-10' R/F	0-10' R/F	
25	Interior	1/2" Precast concrete block, 1/2" top, 1/2" bottom, 1" mortar, 1/2" metal panel	0-10' R/F	0-10' R/F	
26	Interior	1/2" Precast concrete block, 1/2" top, 1/2" bottom, 1" mortar, 1/2" metal panel	0-10' R/F	0-10' R/F	
27	Interior	1/2" Precast concrete block, 1/2" top, 1/2" bottom, 1" mortar, 1/2" metal panel	0-10' R/F	0-10' R/F	
28	Interior	1/2" Precast concrete block, 1/2" top, 1/2" bottom, 1" mortar, 1/2" metal panel	0-10' R/F	0-10' R/F	
29	Interior	1/2" Precast concrete block, 1/2" top, 1/2" bottom, 1" mortar, 1/2" metal panel	0-10' R/F	0-10' R/F	
30	Interior	1/2" Precast concrete block, 1/2" top, 1/2" bottom, 1" mortar, 1/2" metal panel	0-10' R/F	0-10' R/F	







DESCRIPTION DATE

Local Spoke

DESIGN DEVELOPMENT

06/07/2020 19:05

LIFE SAFETY PLANS

LS1.1



Department	Department	Area
Assembly	101 SF	
Building Service	22 SF	
Public Space	401 SF	
Tenant Space	1788 SF	
<b>Total</b>	<b>2212 SF</b>	

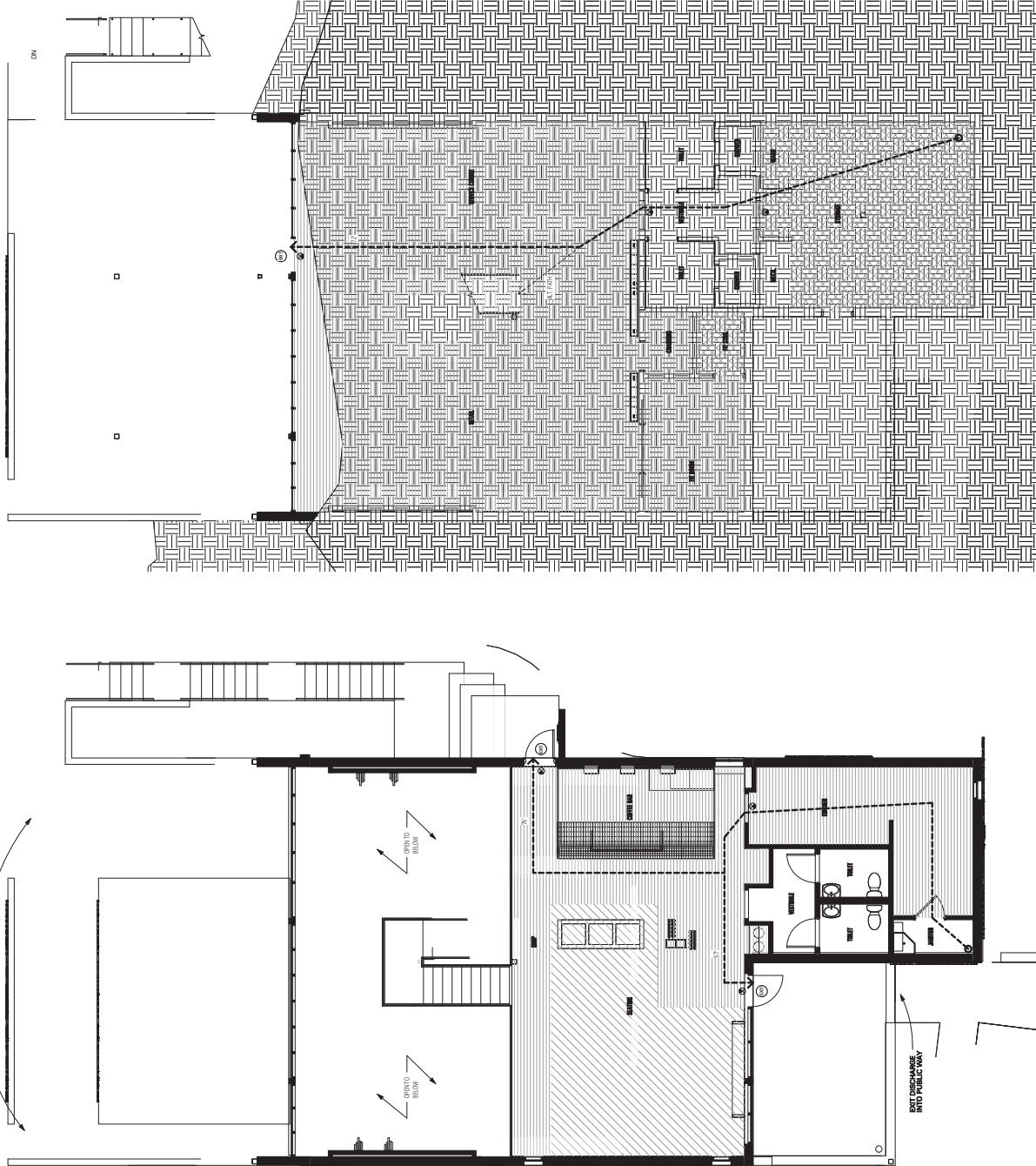
Department	Area
Assembly	421 SF
Building Service	22 SF
Public Space	203 SF
Tenant Space	1413 SF
<b>Total</b>	<b>2062 SF</b>

### Department Legend

- Assembly
- Building Service
- Public Space
- Tenant Space

**KEY ANNOTATIONS:**

- PATH OF EGRESS / EXIT DISTANCE
- EXIT
- EGRESS WIDTH AT EXIT
- EXIT SKIN (LIGHTED FACE SHAWED)
- FIRE EXTINGUISHER CABINET (TO BE APPROX. 4 FT FROM EXTINGUISHER)
- FIRE EXTINGUISHER (TO BE APPROX. 4 FT FROM EXTINGUISHER)
- 2 HOUR FIRE BARRIER



1 | Basement - Life Safety Plan

2 | 1st Floor - Life Safety Plan

# C

NOT FOR CONSTRUCTION

DESCRIPTION	DATE
DESIGN DEVELOPMENT	
DATE	06/27/2019 - 19:05
DATE	06/27/2019
DATE	06/27/2019

### Local Spoke

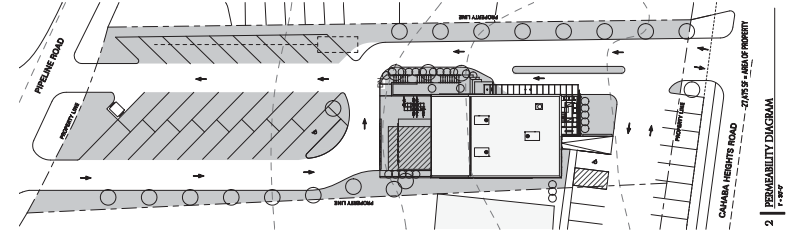
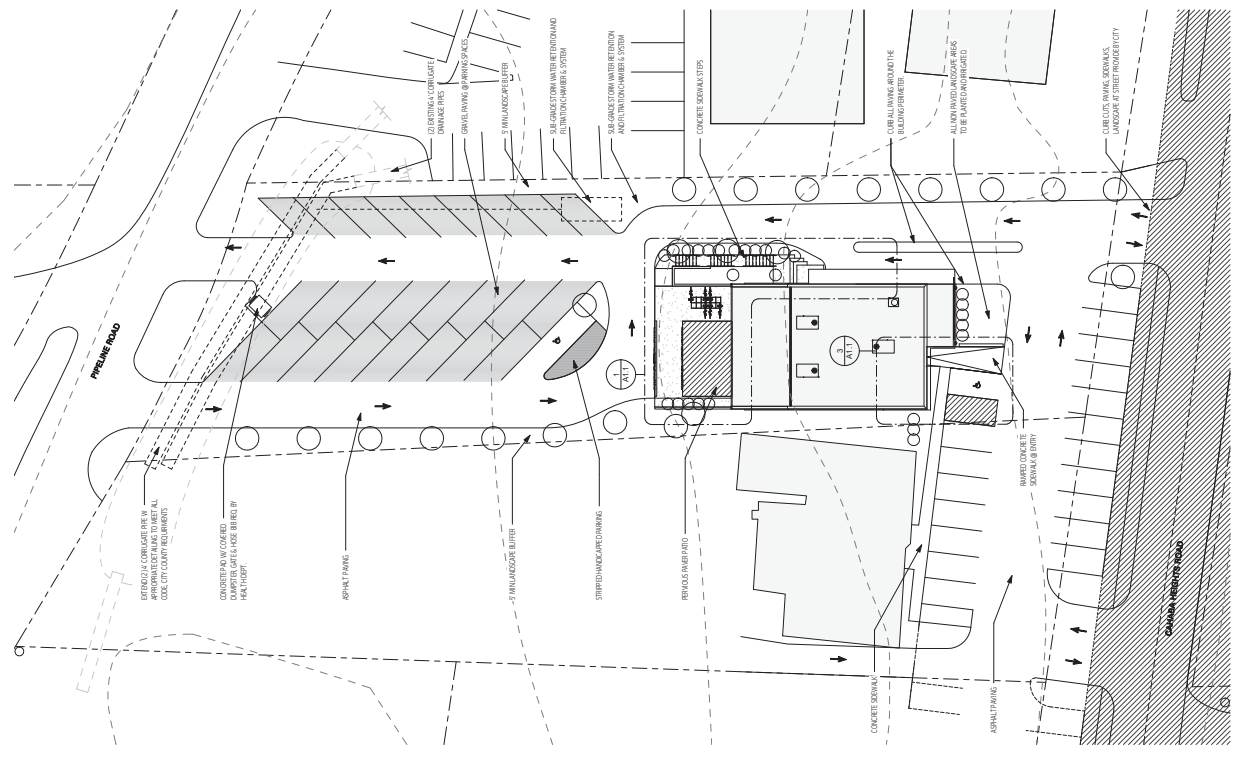
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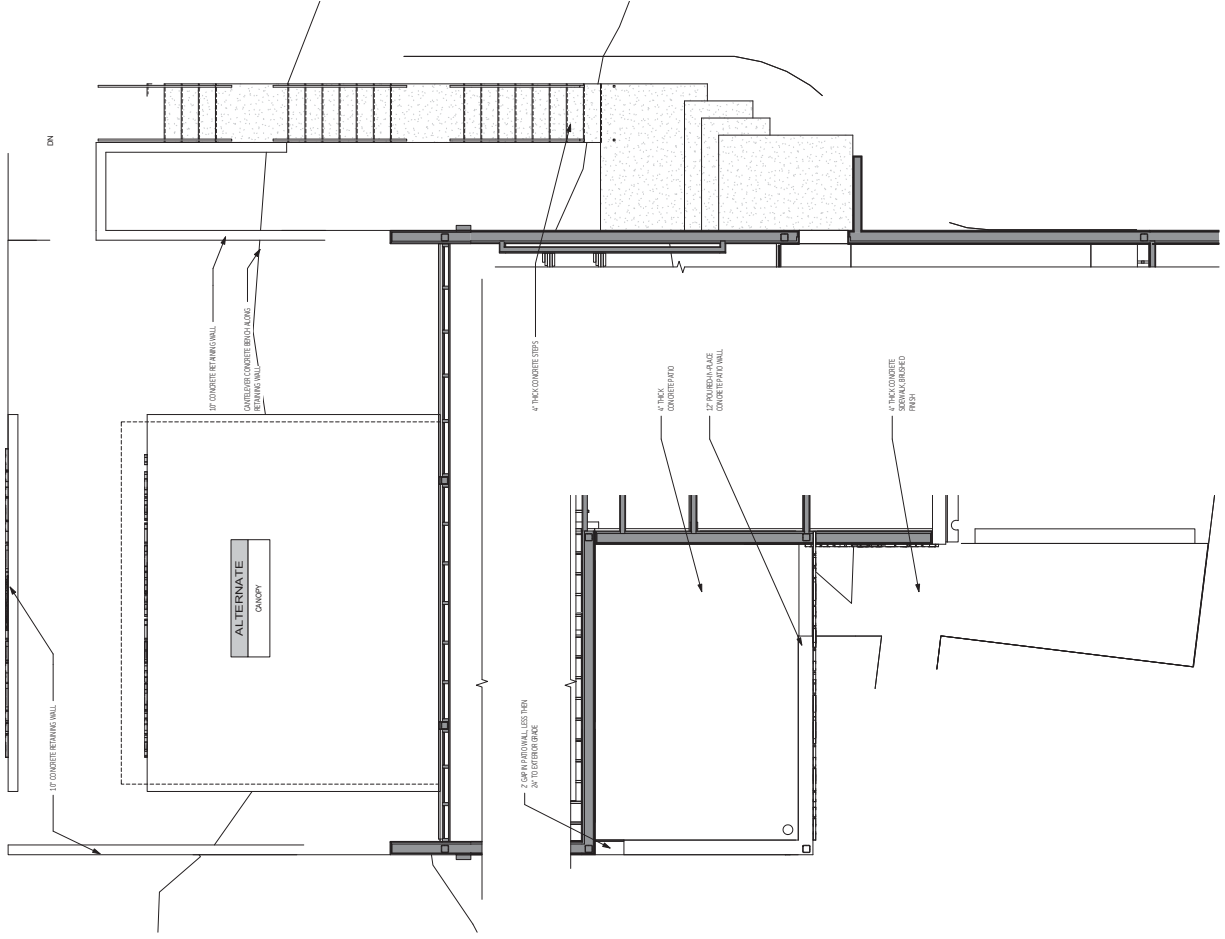
DATE 06/27/2019 - 19:05

DATE 06/27/2019

# A1.0

N





3 | SITE PLAN - FRONT ENTRY

1 | SITE PLAN - BACK AND SIDE ENTRY





**GENERAL NOTES**

1. See general notes on sheet 101.

**ALLOWANCES & NOT IN CONTRACT (N.I.C.)**

1. Allowances for materials, labor, and other items not specified in the contract documents shall be as shown on this sheet.

**NOTES**

1. All work shall be in accordance with the specifications and drawings.

**FINISHES**

1. See finish schedule on sheet 102 for details of finishes and materials.

**MECHANICAL**

1. See mechanical schedule on sheet 103 for details of mechanical systems.

**ELECTRICAL**

1. See electrical schedule on sheet 104 for details of electrical systems.

**PLUMBING**

1. See plumbing schedule on sheet 105 for details of plumbing systems.

**PAINTS**

1. See paint schedule on sheet 106 for details of paint systems.

**GLASS**

1. See glass schedule on sheet 107 for details of glass systems.

**WOOD**

1. See wood schedule on sheet 108 for details of wood systems.

**IRON**

1. See iron schedule on sheet 109 for details of iron systems.

**STEEL**

1. See steel schedule on sheet 110 for details of steel systems.

**CONCRETE**

1. See concrete schedule on sheet 111 for details of concrete systems.

**FOUNDATION**

1. See foundation schedule on sheet 112 for details of foundation systems.

**ROOFING**

1. See roofing schedule on sheet 113 for details of roofing systems.

**CLADDING**

1. See cladding schedule on sheet 114 for details of cladding systems.

**MECHANICAL ROOMS**

1. See mechanical rooms schedule on sheet 115 for details of mechanical rooms.

**ELECTRICAL ROOMS**

1. See electrical rooms schedule on sheet 116 for details of electrical rooms.

**PLUMBING ROOMS**

1. See plumbing rooms schedule on sheet 117 for details of plumbing rooms.

**STAIRS**

1. See stairs schedule on sheet 118 for details of stairs.

**ELEVATORS**

1. See elevators schedule on sheet 119 for details of elevators.

**MECHANICAL EQUIPMENT**

1. See mechanical equipment schedule on sheet 120 for details of mechanical equipment.

**ELECTRICAL EQUIPMENT**

1. See electrical equipment schedule on sheet 121 for details of electrical equipment.

**PLUMBING EQUIPMENT**

1. See plumbing equipment schedule on sheet 122 for details of plumbing equipment.

**STAIRS AND ELEVATORS**

1. See stairs and elevators schedule on sheet 123 for details of stairs and elevators.

**MECHANICAL ROOMS**

1. See mechanical rooms schedule on sheet 124 for details of mechanical rooms.

**ELECTRICAL ROOMS**

1. See electrical rooms schedule on sheet 125 for details of electrical rooms.

**PLUMBING ROOMS**

1. See plumbing rooms schedule on sheet 126 for details of plumbing rooms.

**STAIRS**

1. See stairs schedule on sheet 127 for details of stairs.

**ELEVATORS**

1. See elevators schedule on sheet 128 for details of elevators.

**MECHANICAL EQUIPMENT**

1. See mechanical equipment schedule on sheet 129 for details of mechanical equipment.

**ELECTRICAL EQUIPMENT**

1. See electrical equipment schedule on sheet 130 for details of electrical equipment.

**PLUMBING EQUIPMENT**

1. See plumbing equipment schedule on sheet 131 for details of plumbing equipment.

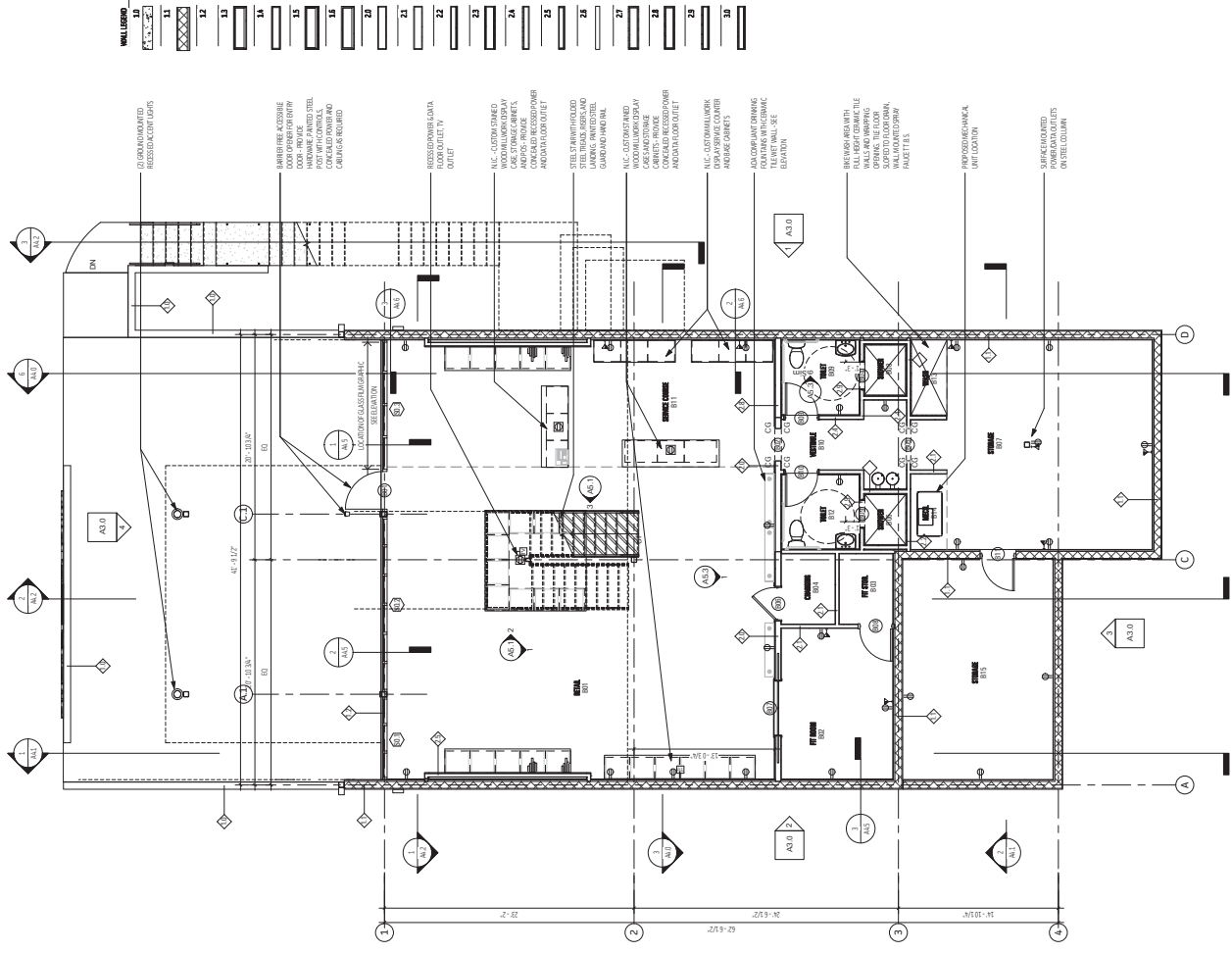
NOT FOR CONSTRUCTION

DESCRIPTION DATE

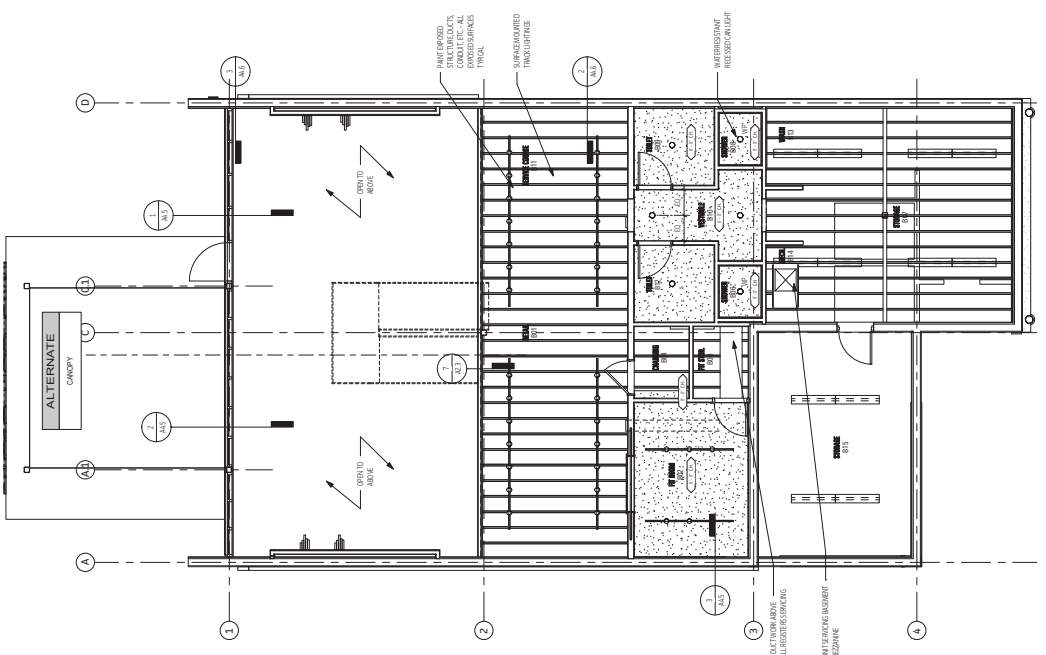
Local Spoke

DESIGN DEVELOPMENT  
DATE: 02/07/2019 15:05  
PROJECT: BASEMENT - FLOOR & REFLECTED CEILING PLAN

A2.0

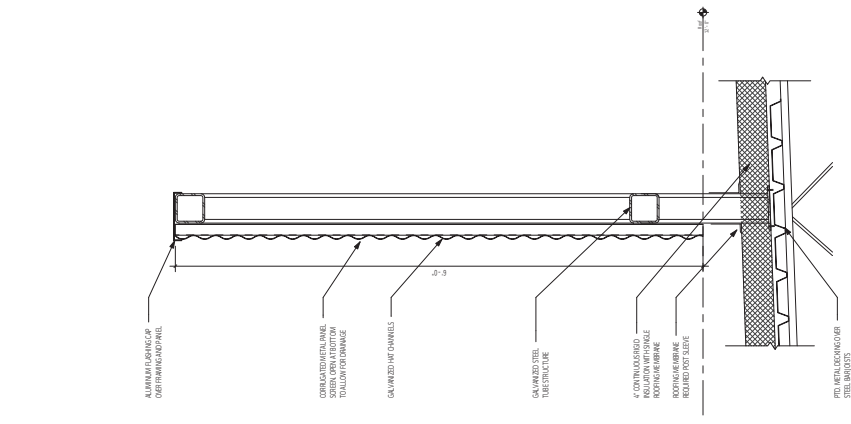
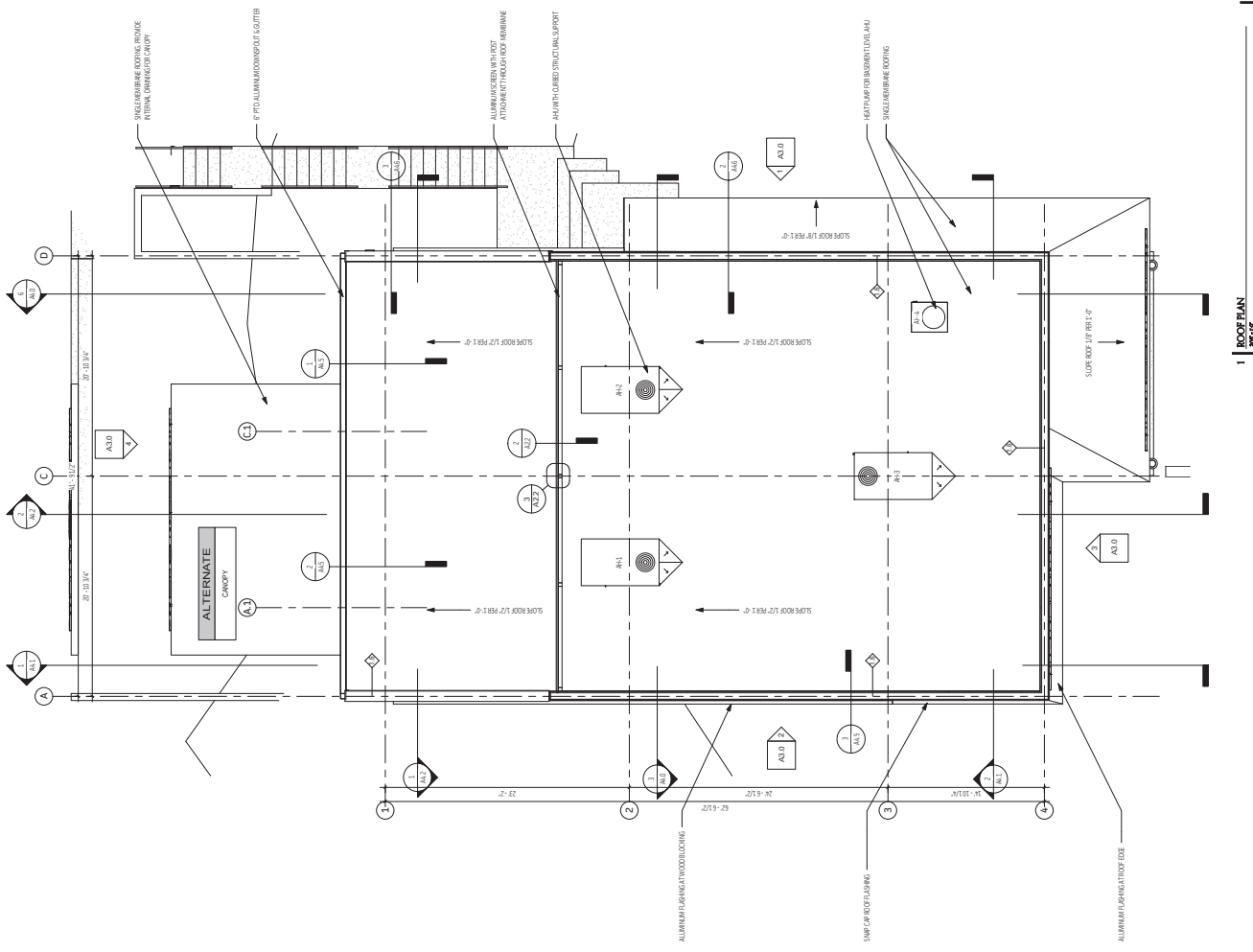


1 | Basement Floor Plan

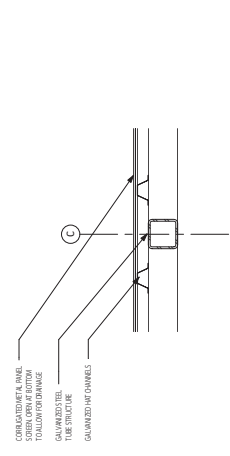


2 | Basement Reflected Ceiling Plan

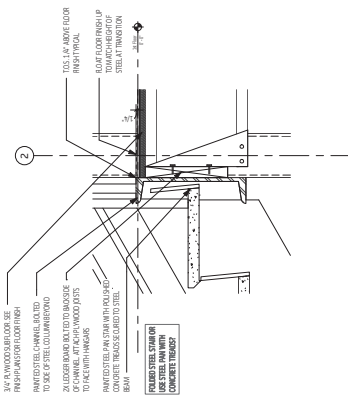




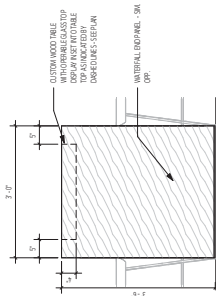
2 Section Detail



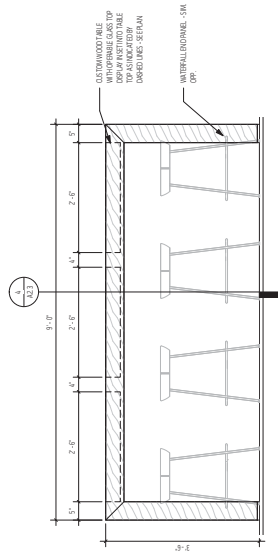
3 Plan Detail



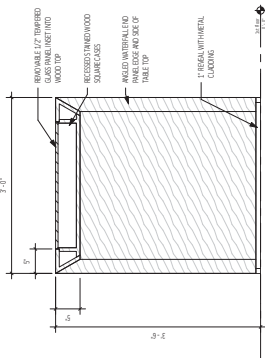
7 Section Detail



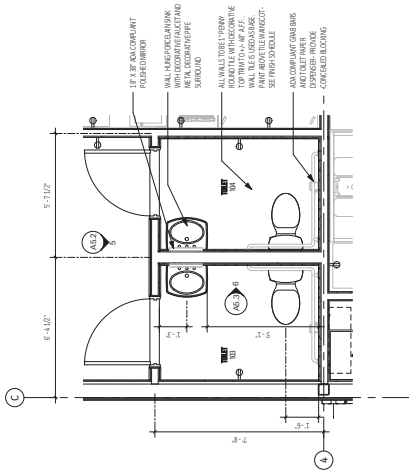
6 NIC - Elevation-Cafe Display Table End Panel



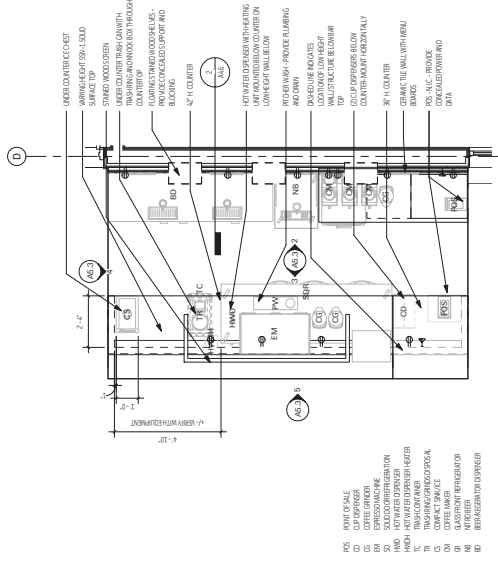
5 NIC - Elevation-Cafe Display Table Side View



4 NIC - Detail-Cafe Display Table Section



2 Enlarged Plan - Tables



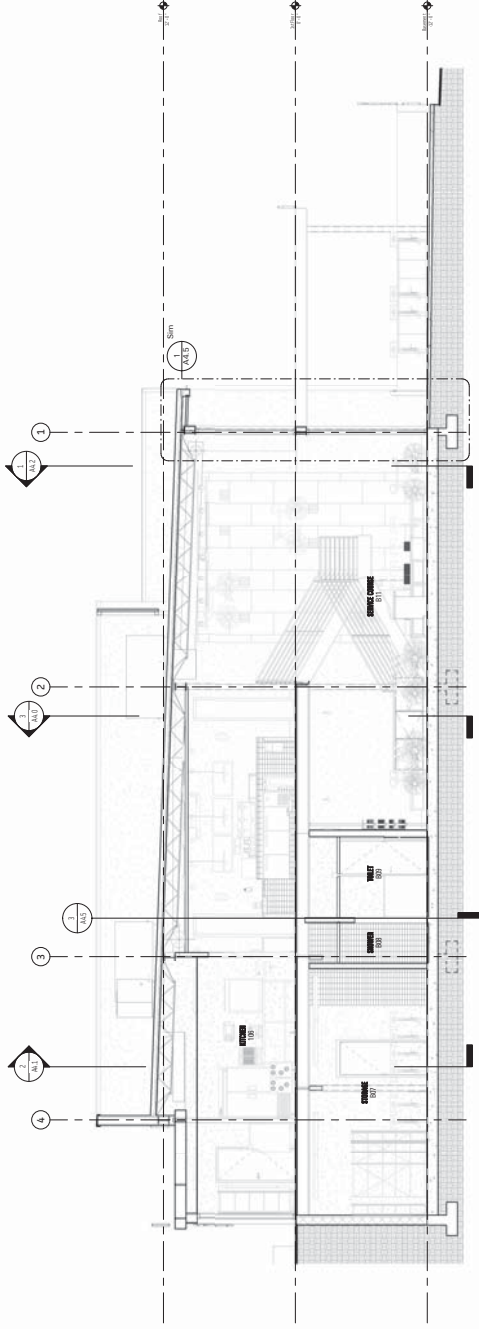
1 Enlarged Plan-Cafe Bar

NOTES: REFER TO ALLOWANCES - SHOW FOR INFORMATION PURPOSES ONLY

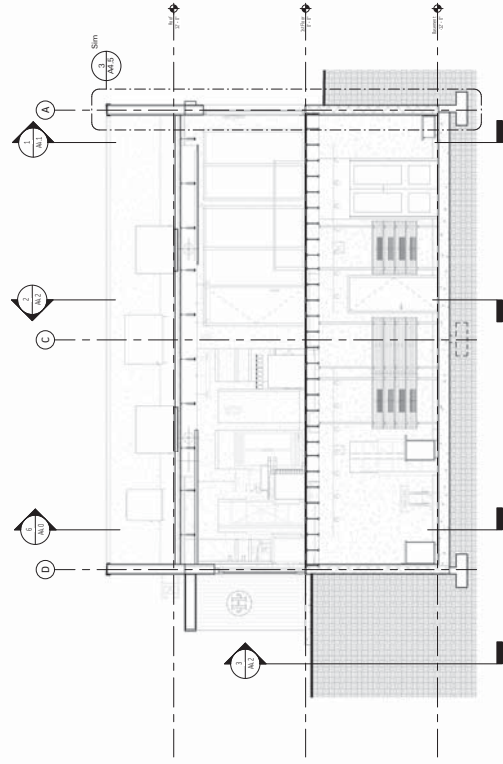
3 NIC - Enlarged Plan-Cafe Display Table







6 | Building Section  
elevation



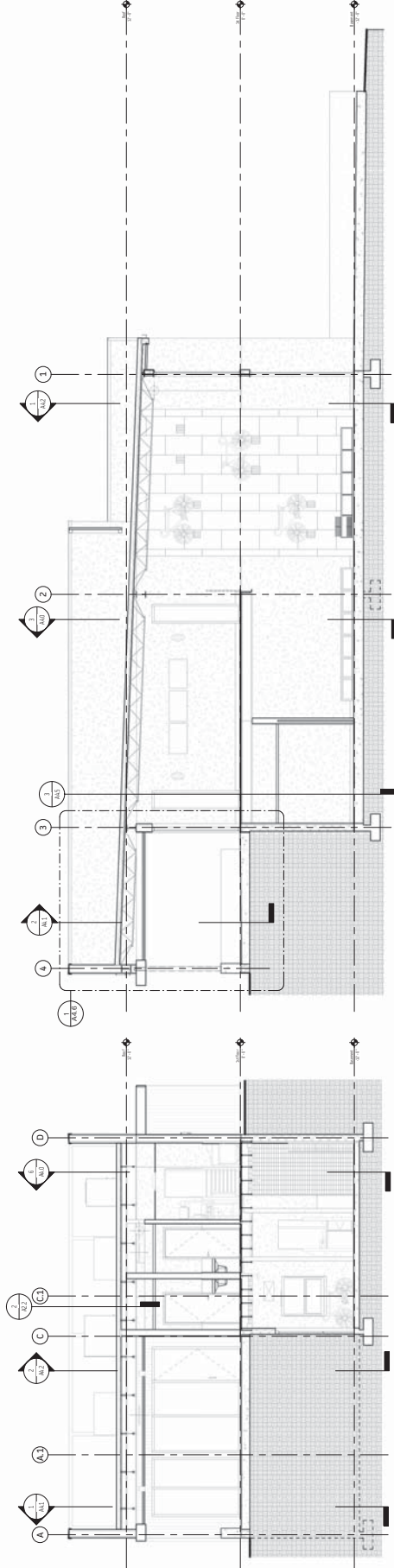
8 | Building Section  
elevation



DESCRIPTION DATE

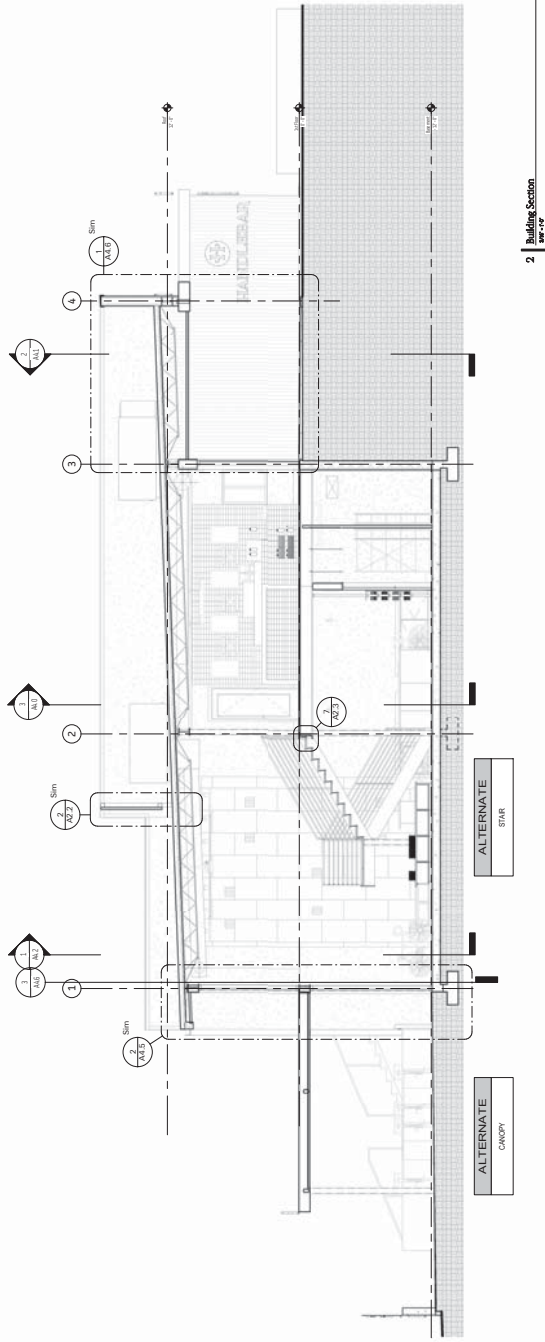
### Local Spoke

DESIGN DEVELOPMENT  
DATE: 02/07/2019 19:05  
BUILDING SECTIONS

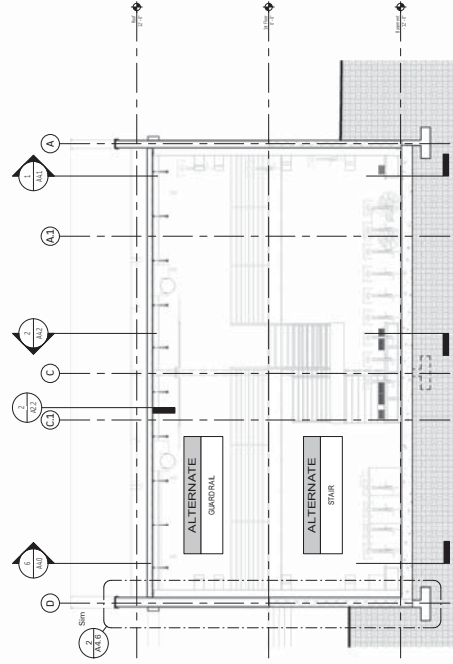


1 Building Section  
1/24/20

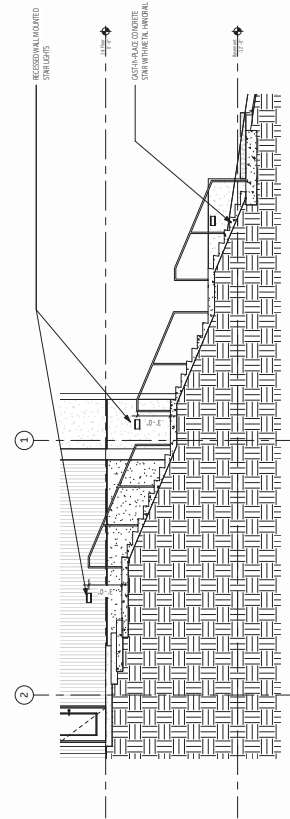
2 Building Section  
1/24/20



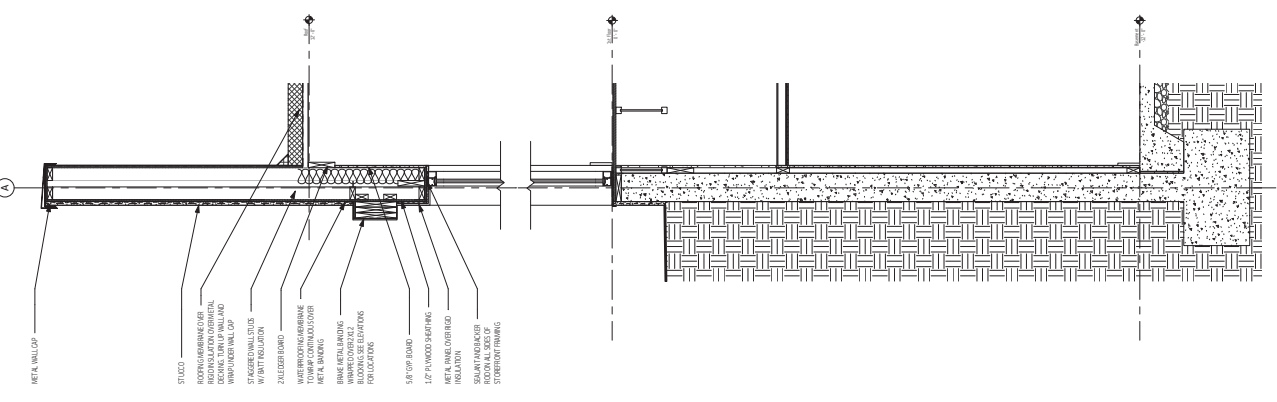
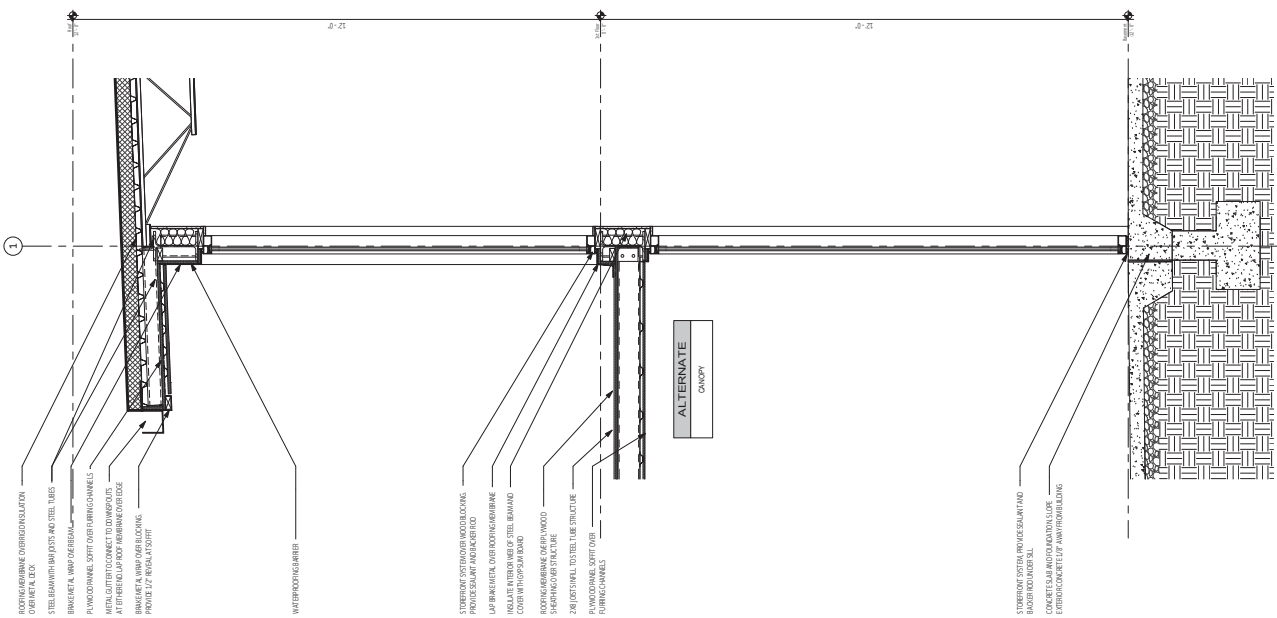
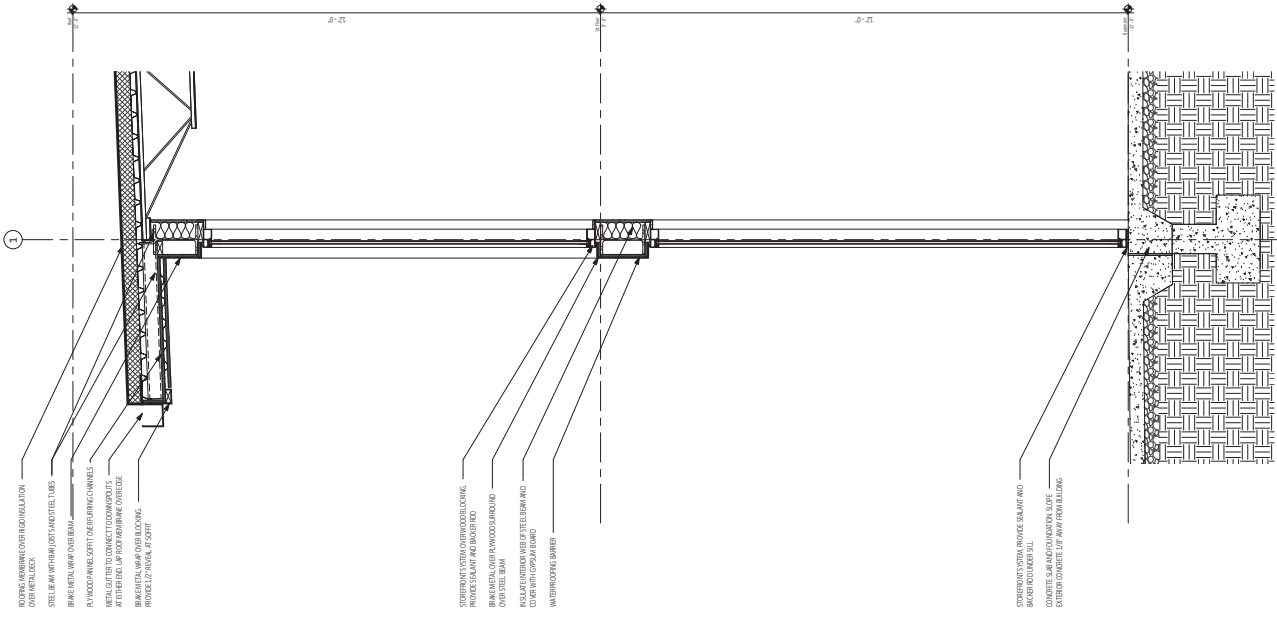
2 | Building Section Section

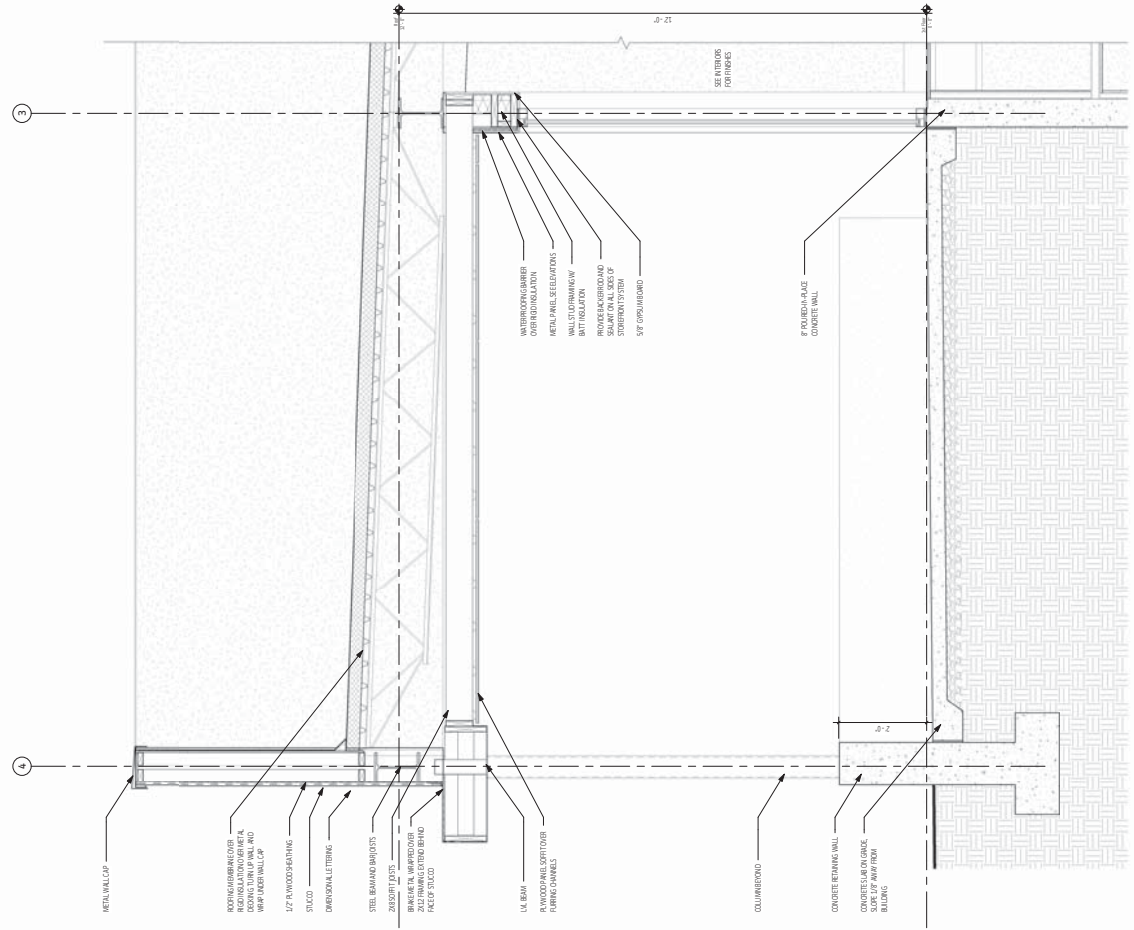


1 | Building Section Section

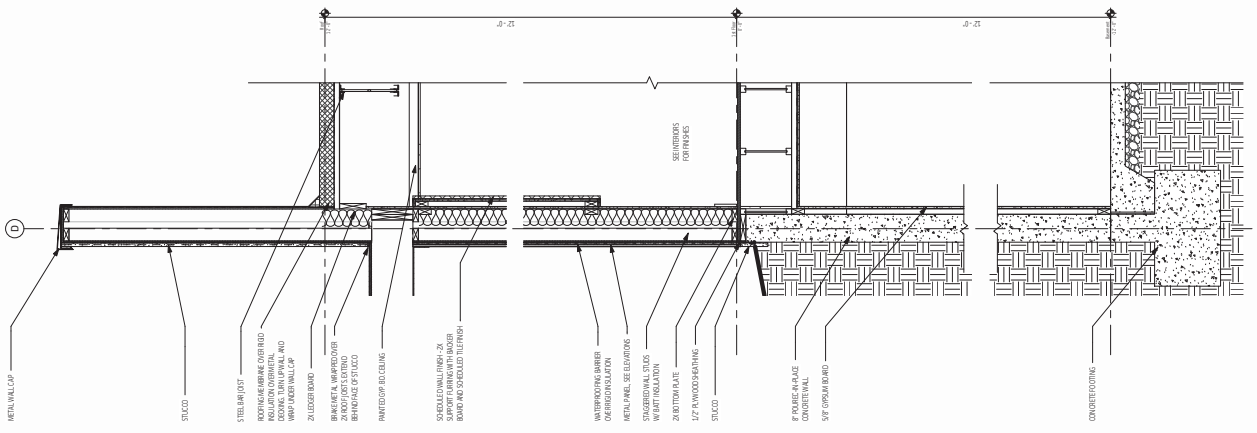


3 | Stair Section Section

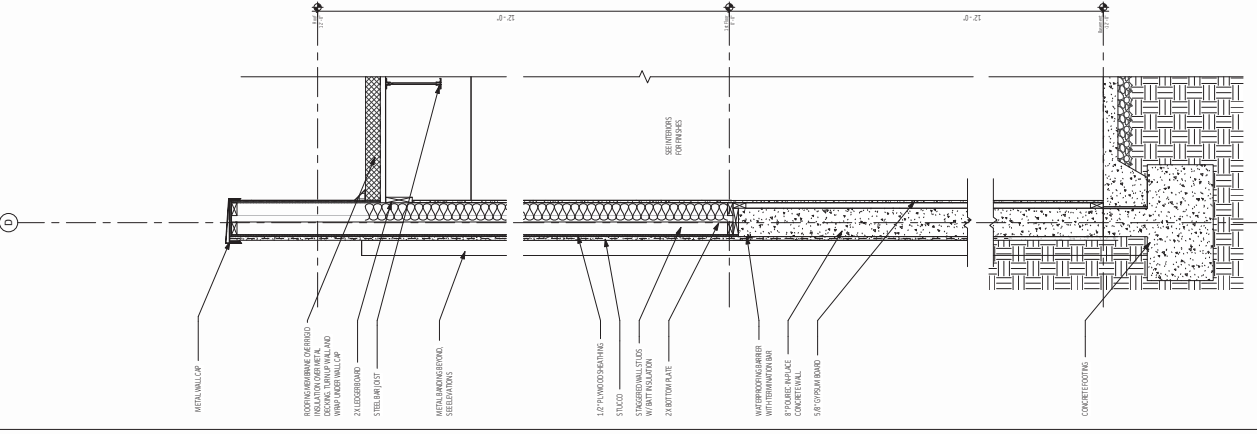




1 | Wall Section  
3W-11P

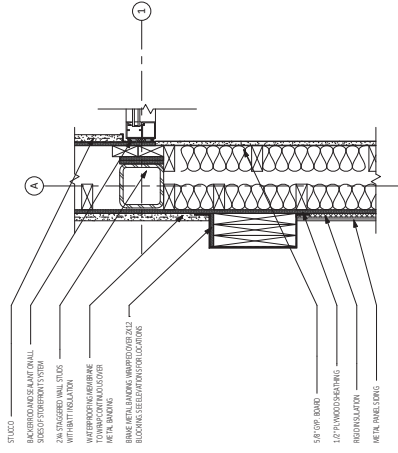


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3W-12P

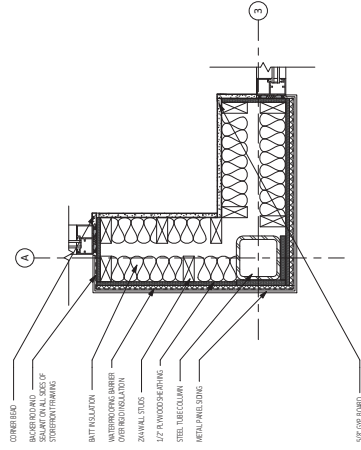


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3W-13P

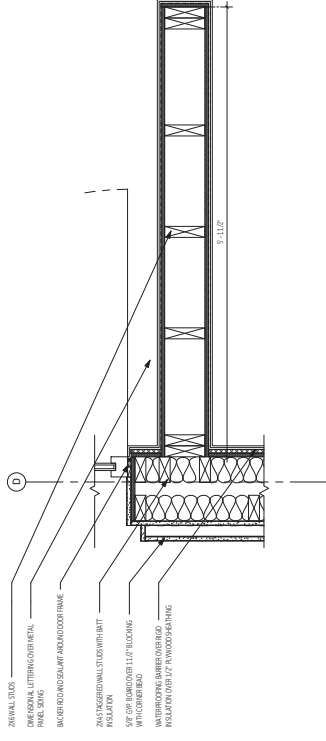




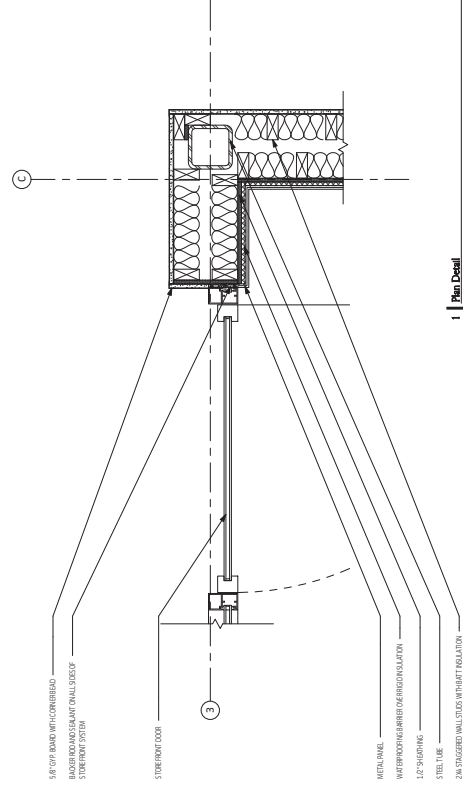
4 | **Plan Detail**  
1/16" = 1'-0"



3 | **Plan Detail**  
1/16" = 1'-0"



2 | **Plan Detail**  
1/16" = 1'-0"



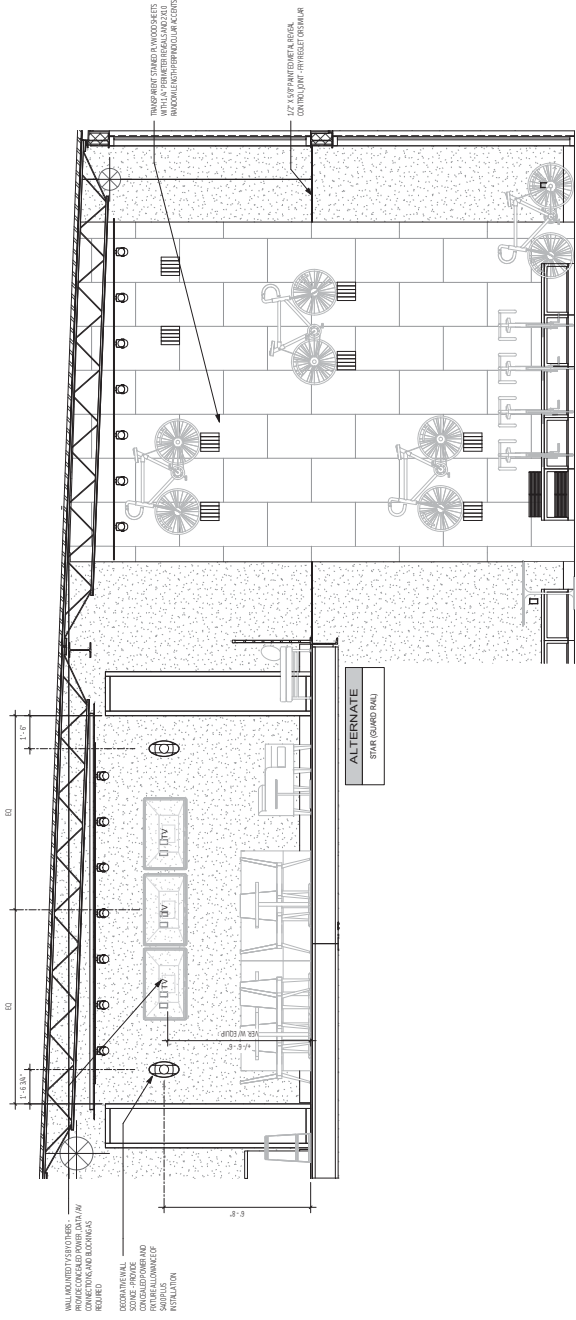
1 | **Plan Detail**  
1/16" = 1'-0"



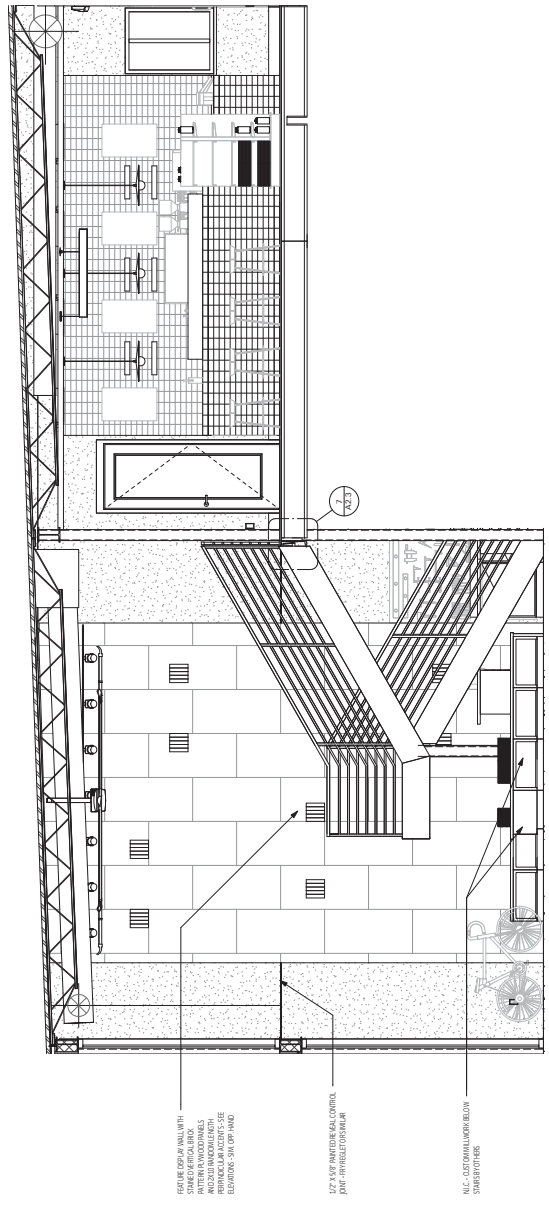
DESCRIPTION	DATE

**Local Spoke**

DESIGN DEVELOPMENT  
 06/17/2019 19:05  
 PLAN DETAILS



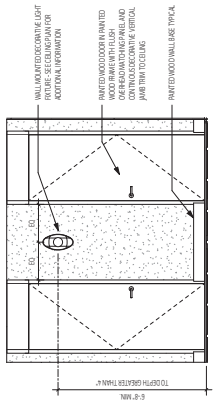
2 | Elevation-Scoping West Wall



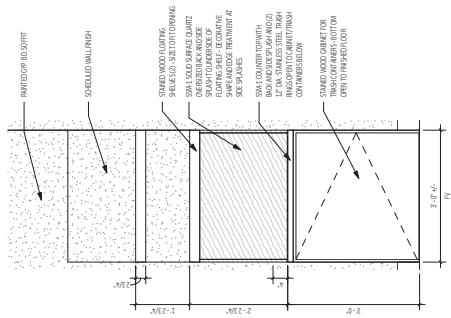
1 | Elevation-Scoping East Wall



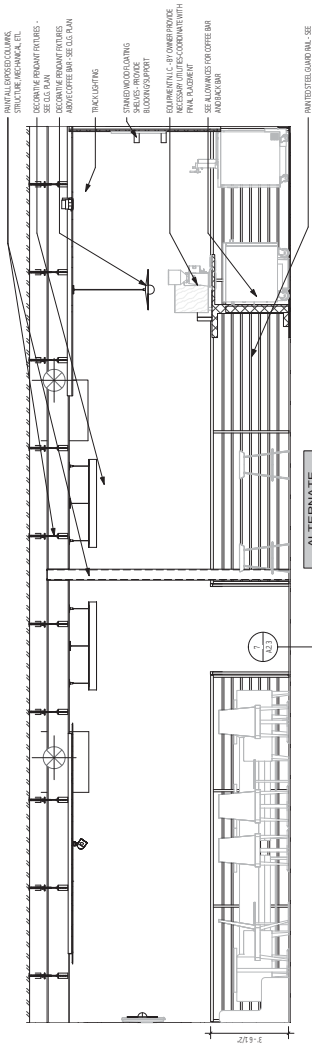
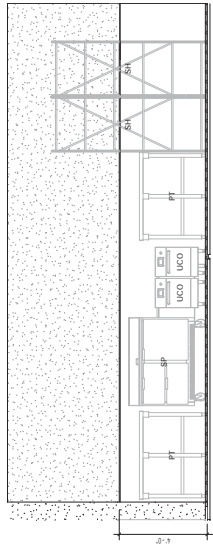




**5 | Elevation - Toilet Entry**  
19-119

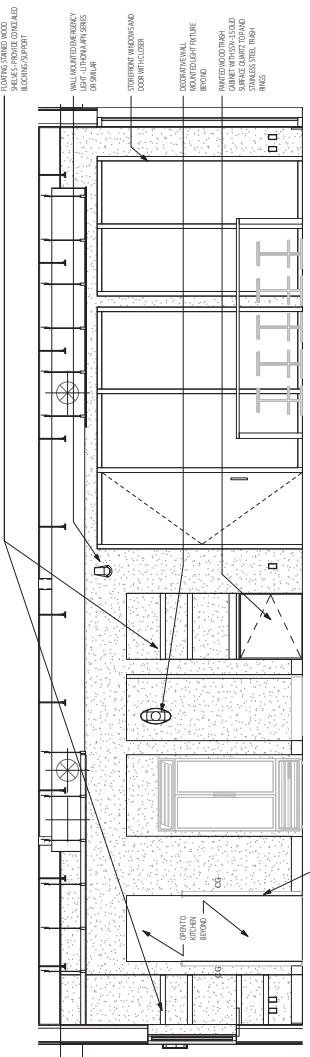


**4 | Elevation - Trash Drop**  
19-120



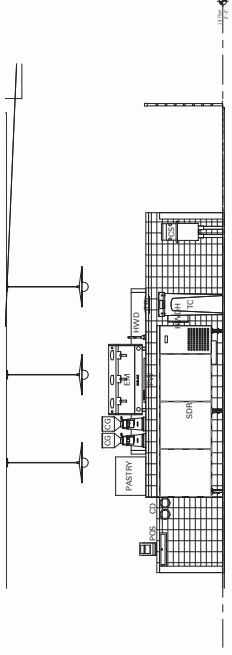
**2 | Elevation - Seating North Wall**  
19-122

**ALTERNATE**  
STEEL GUARD RAIL



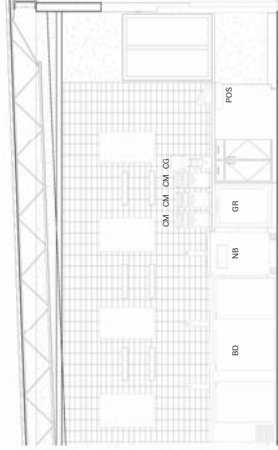
**1 | Elevation - Seating South Wall**  
19-123

PT. PFP TABLE  
UCO LAMINATE OVERBOARD  
SP. SHELVING



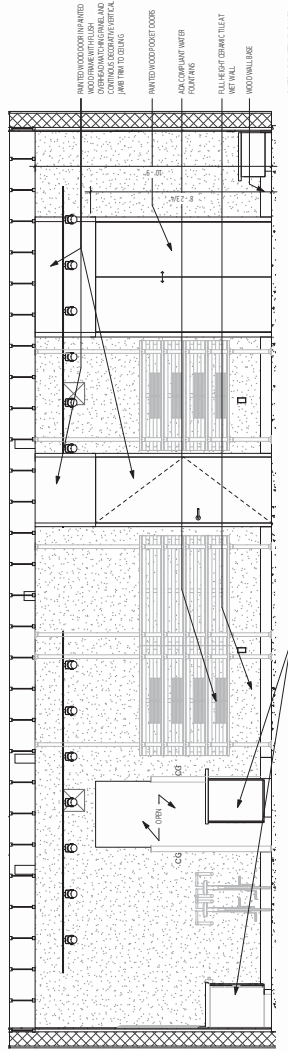
- ST - STAINLESS STEEL
- OD - OVAL DOWNER
- CG - COFFEE GRINDER
- SO - SINK
- SD - SLOTTED DRAIN
- HD - HOT WATER DISPENSER
- HW - HOT WATER DISPENSER
- TC - TRUCK COUNTER
- CS - COUNTER SIGN

3 | Elevation - Back Office Bar West

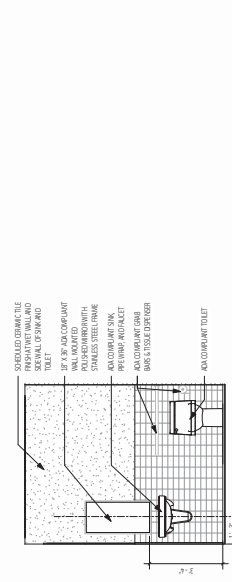


- CM - COFFEE MAKER
- DM - DRAINAGE MAT
- CG - COFFEE GRINDER
- GR - GRINDER
- NB - NESTING BAR STOOL
- BD - BAR DOWNER
- POS - POINT OF SALE

2 | Elevation - Back Office Bar

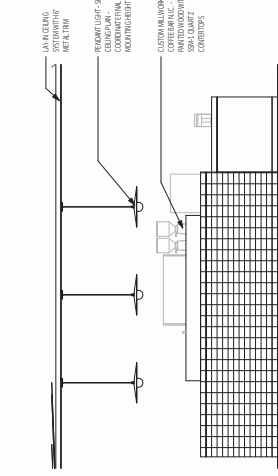


1 | Elevation - Basement South Wall



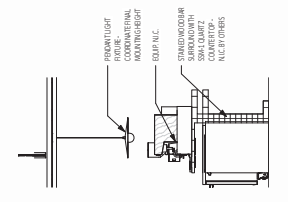
- ST - STAINLESS STEEL
- FR - FRAMING WALL
- 20 - SERIALS OF 20M AND TOILET
- W - WALL
- P - POLYURETHANE WITH POLYURETHANE STRENGTHENERS
- PP - PRE-FINISH - POLYURETHANE
- K - KALODURANT GRAB BAR
- K - KALODURANT DISPENSER
- K - KALODURANT TOILET

6 | Elevation - Toilet West Wall - Typical



- L - LAV IN BILING SYSTEM WITH R.C. TYP.
- R - REAR LIGHT - SEE DRAWING - BILING SYSTEM WITH R.C. TYP.
- C - CLOSETRY MILLWORK COFFEE BAR - R.C. TYP. WITH 20M LAMINATE COUNTERTOP

5 | Elevation - NC - Coffee Bar Front



4 | Elevation - Coffee Bar Front South





DESCRIPTION DATE

Local Spoke

DESIGN DEVELOPMENT

06/07/2019 19:05

FINISH SCHEDULE

A6.1

**Finish Schedule by Room**

ROOM #	LOCATION	FLOOR FINISH	WALL FINISH 1	WALL FINISH 2	CEILING FINISH	REMARKS
83	LOBBY	CON	PHI	PHI	PHI	
84	LOBBY	CON	PHI	PHI	PHI	
85	LOBBY	CON	PHI	PHI	PHI	
86	LOBBY	CON	PHI	PHI	PHI	
87	LOBBY	CON	PHI	PHI	PHI	
88	LOBBY	CON	PHI	PHI	PHI	
89	LOBBY	CON	PHI	PHI	PHI	
90	LOBBY	CON	PHI	PHI	PHI	
91	LOBBY	CON	PHI	PHI	PHI	
92	LOBBY	CON	PHI	PHI	PHI	
93	LOBBY	CON	PHI	PHI	PHI	
94	LOBBY	CON	PHI	PHI	PHI	
95	LOBBY	CON	PHI	PHI	PHI	
96	LOBBY	CON	PHI	PHI	PHI	
97	LOBBY	CON	PHI	PHI	PHI	
98	LOBBY	CON	PHI	PHI	PHI	
99	LOBBY	CON	PHI	PHI	PHI	
100	LOBBY	CON	PHI	PHI	PHI	
101	LOBBY	CON	PHI	PHI	PHI	
102	LOBBY	CON	PHI	PHI	PHI	
103	LOBBY	CON	PHI	PHI	PHI	
104	LOBBY	CON	PHI	PHI	PHI	
105	LOBBY	CON	PHI	PHI	PHI	

**Finish Legend - Floor**

FINISH	DESCRIPTION
CON	POURED CONCRETE - CUSTOMARY COLOR OR AN "RANDOM" MIX OF SQUARE FOOT FINISHING NOT SHOWN, SMOOTH SAND FINISH. ADHERE TO SLIP RESISTANCE - SAMPLES WILL BE REQUIRED FOR FINAL APPROVAL.
CT	FORMING TILE - PROVIDE MATERIAL ALLOWANCE OF 8" SQ. FT. FOR INSTALLATION.
CF	FORMING TILE - PROVIDE MATERIAL ALLOWANCE OF 8" SQ. FT. FOR INSTALLATION.
CF	FORMING TILE - PROVIDE MATERIAL ALLOWANCE OF 8" SQ. FT. FOR INSTALLATION.
CF	FORMING TILE - PROVIDE MATERIAL ALLOWANCE OF 8" SQ. FT. FOR INSTALLATION.

**Finish Legend - Base**

FINISH	DESCRIPTION
CF	FORMING TILE - PROVIDE MATERIAL ALLOWANCE OF 8" SQ. FT. FOR INSTALLATION.
CF	FORMING TILE - PROVIDE MATERIAL ALLOWANCE OF 8" SQ. FT. FOR INSTALLATION.
CF	FORMING TILE - PROVIDE MATERIAL ALLOWANCE OF 8" SQ. FT. FOR INSTALLATION.
CF	FORMING TILE - PROVIDE MATERIAL ALLOWANCE OF 8" SQ. FT. FOR INSTALLATION.

**Finish Legend - Wall 1**

FINISH	DESCRIPTION
CF	FORMING TILE - PROVIDE MATERIAL ALLOWANCE OF 8" SQ. FT. FOR INSTALLATION.
CF	FORMING TILE - PROVIDE MATERIAL ALLOWANCE OF 8" SQ. FT. FOR INSTALLATION.
CF	FORMING TILE - PROVIDE MATERIAL ALLOWANCE OF 8" SQ. FT. FOR INSTALLATION.
CF	FORMING TILE - PROVIDE MATERIAL ALLOWANCE OF 8" SQ. FT. FOR INSTALLATION.

**Finish Legend - Wall - 2**

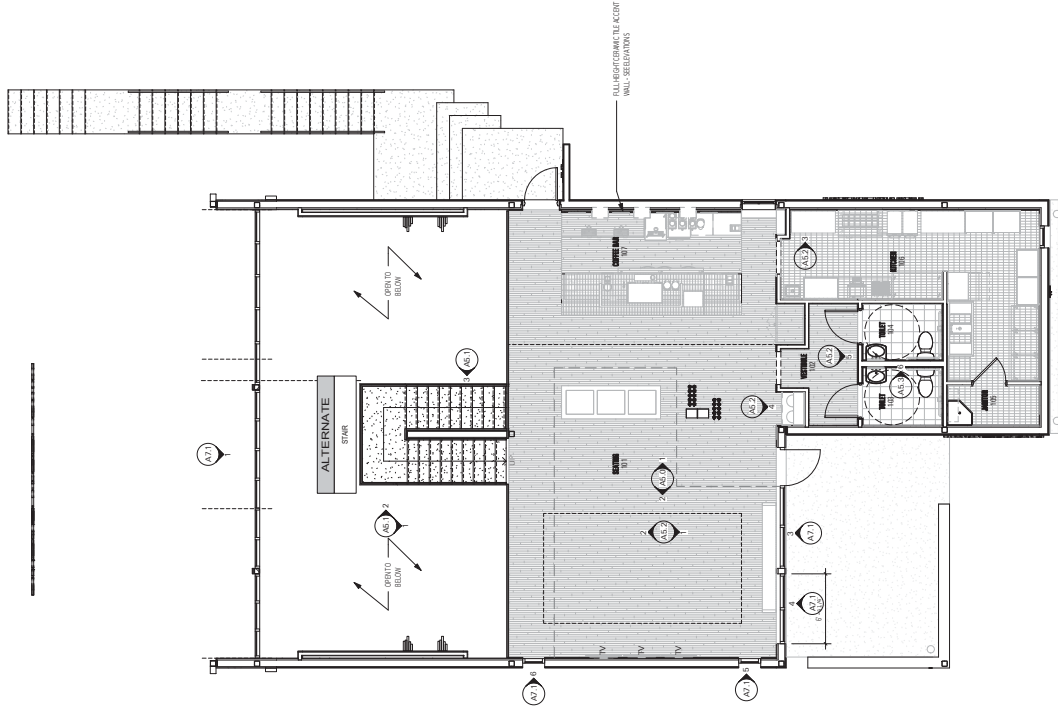
FINISH	DESCRIPTION
CF	FORMING TILE - PROVIDE MATERIAL ALLOWANCE OF 8" SQ. FT. FOR INSTALLATION.
CF	FORMING TILE - PROVIDE MATERIAL ALLOWANCE OF 8" SQ. FT. FOR INSTALLATION.

**Finish Legend - Ceiling**

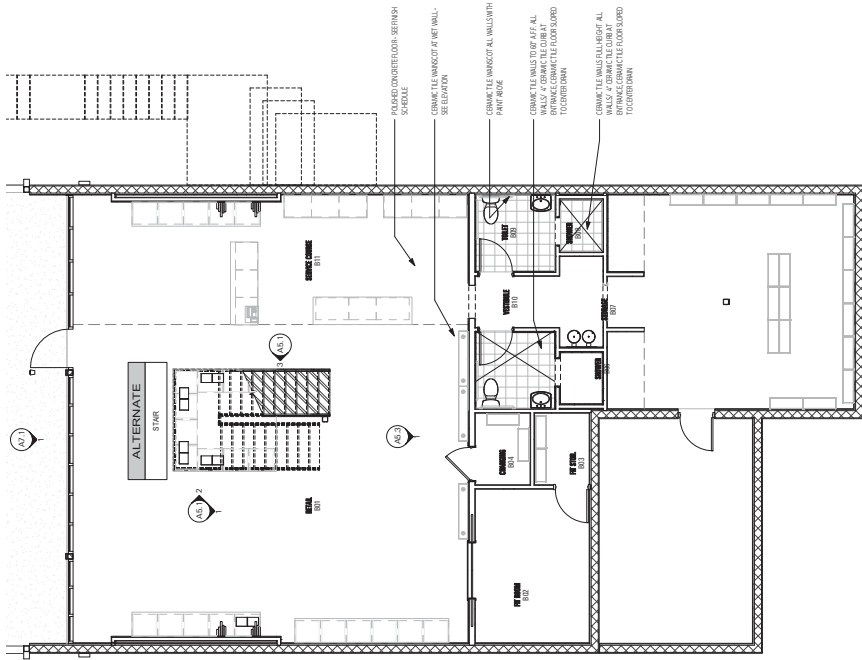
FINISH	DESCRIPTION
CF	FORMING TILE - PROVIDE MATERIAL ALLOWANCE OF 8" SQ. FT. FOR INSTALLATION.
CF	FORMING TILE - PROVIDE MATERIAL ALLOWANCE OF 8" SQ. FT. FOR INSTALLATION.

**Finish Notes**

- DF-1 DOOR PAINT -
- DF-2 DOOR PAINT -
- DF-3 DOOR PAINT -
- DF-4 DOOR PAINT -
- DF-5 DOOR PAINT -
- DF-6 DOOR PAINT -
- DF-7 DOOR PAINT -
- DF-8 DOOR PAINT -
- DF-9 DOOR PAINT -
- DF-10 DOOR PAINT -
- DF-11 DOOR PAINT -
- DF-12 DOOR PAINT -
- DF-13 DOOR PAINT -
- DF-14 DOOR PAINT -
- DF-15 DOOR PAINT -
- DF-16 DOOR PAINT -
- DF-17 DOOR PAINT -
- DF-18 DOOR PAINT -
- DF-19 DOOR PAINT -
- DF-20 DOOR PAINT -



1 | 1st Floor Finish Plan  
 1/20/20



2 | Basement Finish Plan  
 1/20/20



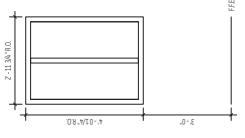
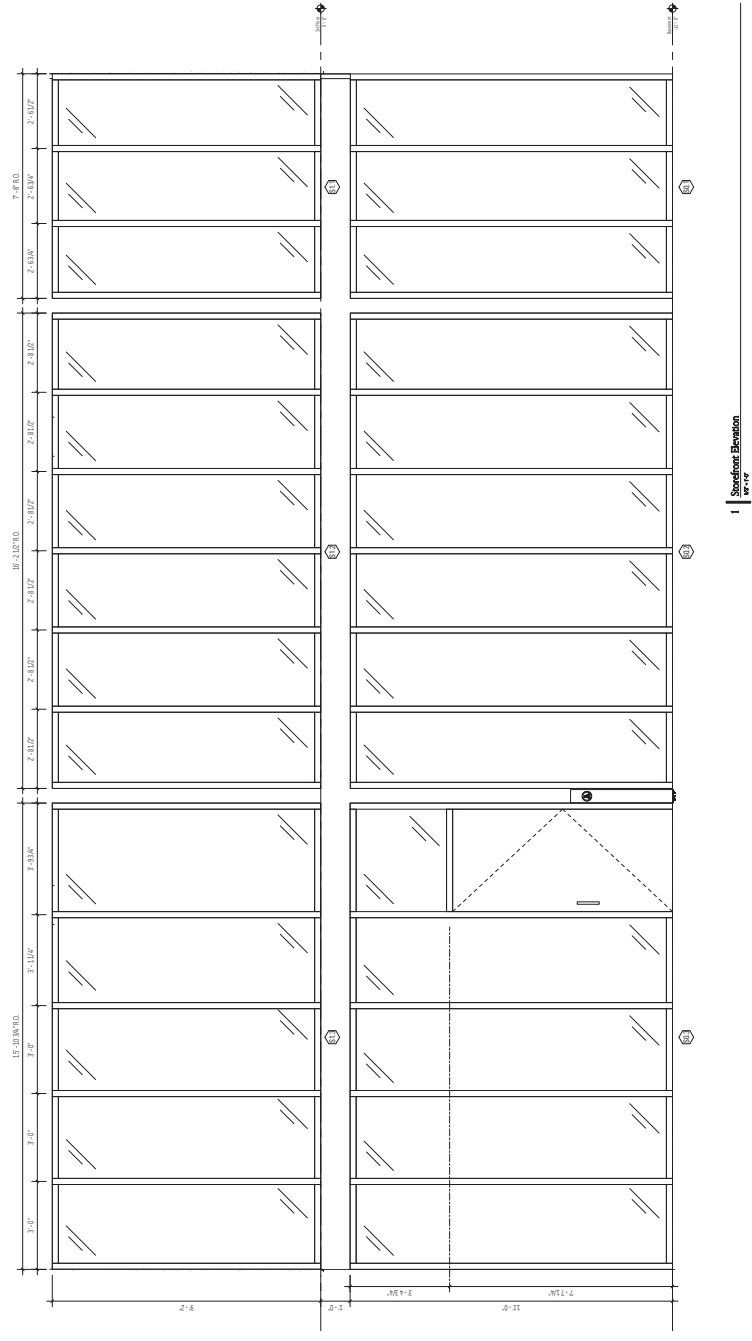
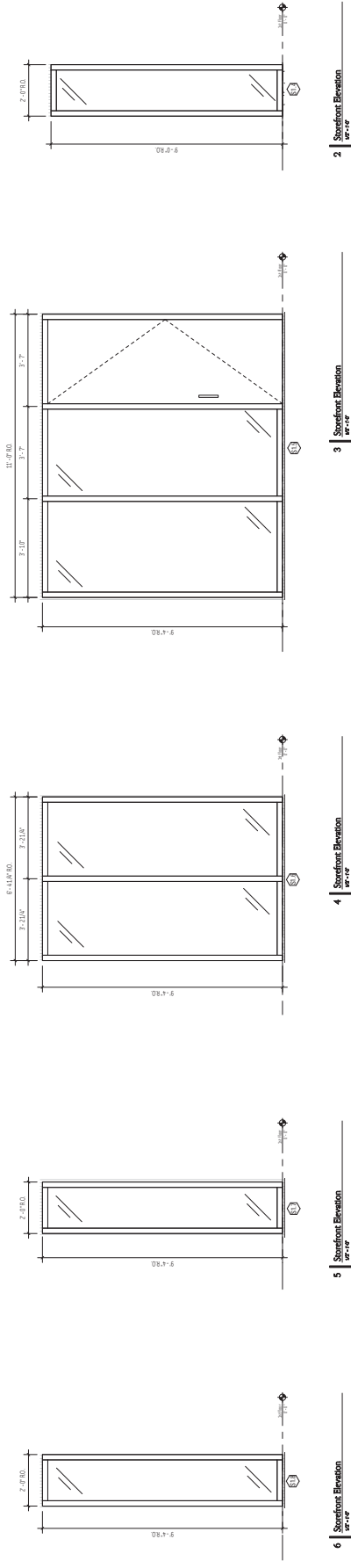
DESCRIPTION DATE

Local Spoke

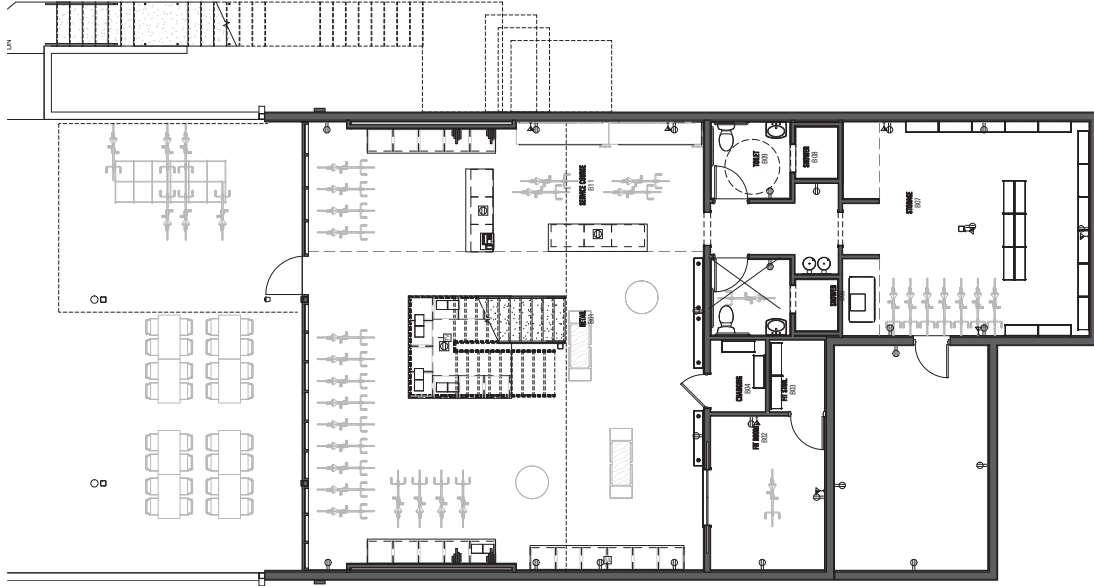
DESIGN DEVELOPMENT

06/17/2019 19:05  
STOREFRONT & WINDOW  
SCHEDULE

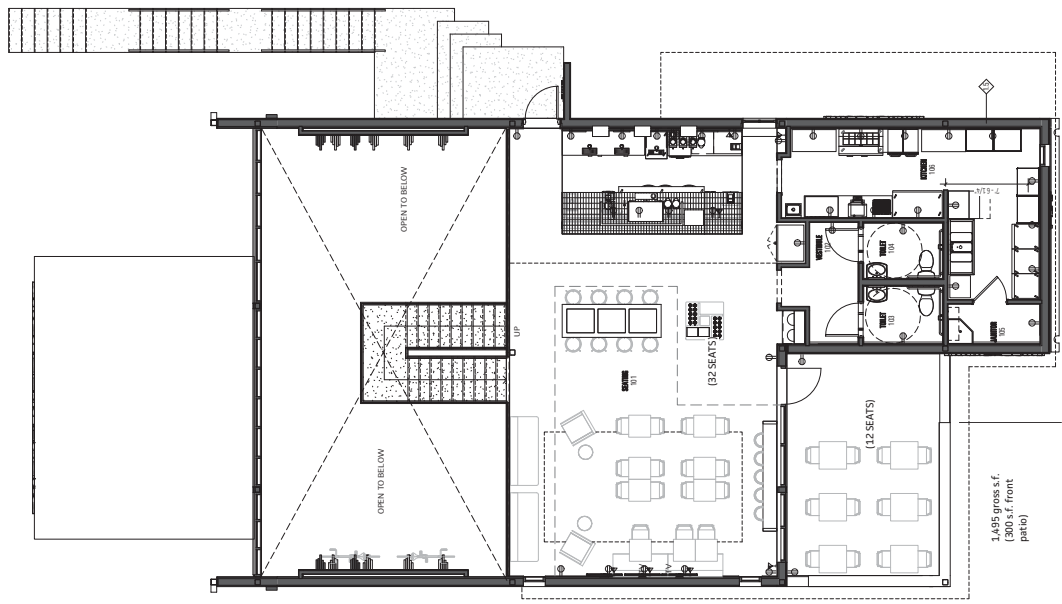
A7.1



Double Window



1 | 1st Floor - Furniture Plan  
 FURNITURE AND CUSTOM MILLWORK N.I.C. - SHOWN FOR INFORMATION PURPOSES ONLY



2 | 2nd Floor - Furniture Plan  
 FURNITURE AND CUSTOM MILLWORK N.I.C. - SHOWN FOR INFORMATION PURPOSES ONLY





















Local Spoke / Handlebar  
EXISTING SITE





708 Montgomery Hwy.  
Architectural Review for an existing  
building  
Vestavia Mabrook, LLC

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

**I. APPLICANT INFORMATION:**

**Owner of Property (This Section Must Be Completed)**

Name:     Vestavia Mabrook LLC    

Address:     c/o KPR 254 West 31st St, 4th floor    

    New York, NY 10001    

Phone #:     617.841.9410     Other #:                     

E-Mail:     fmcfadden@kprcenters.com    

**Representing Attorney/Other Agent**

Name:     Rob Walker, AIA    

Address:     2229 First Ave. South; Suite 110    

    Birmingham, AL 35233    

Phone #:     205-542-0342     Other #:                     

E-Mail:     rob@rw4arch.com    

**II. DESCRIPTION OF PROPERTY:**

LOCATION:     708 Montgomery Highway    

*Street Address*

*Subdivision name, Lot #, Block #, etc.*

**III. REASONS FOR REQUEST:**

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

**IV. PROCESS:**

- 1.    ( )    New Building
- 2.    ( x )    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.

[Signature] Victoria Malinuk LLC  
Owner Signature/Date 1/17/20

[Signature] 1/20/2020  
Representing Agent (if any)/date

Given under my hand and seal  
this 17 day of January, 2020.

[Signature]  
Notary Public

My commission expires 7/31/2026  
day of July, 2026.



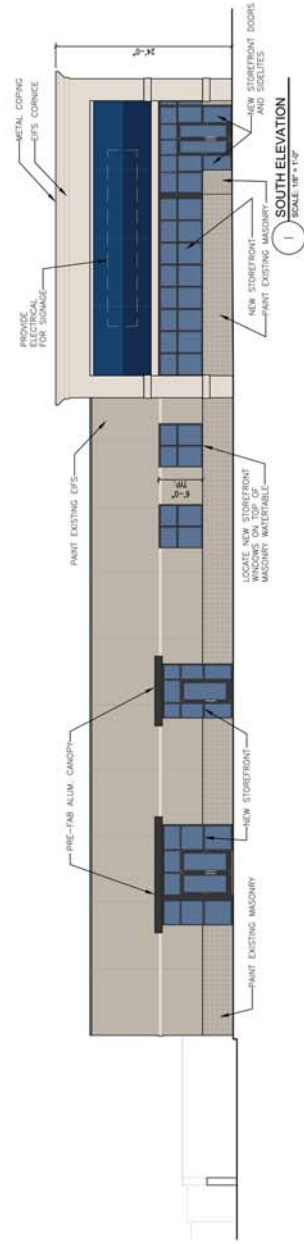
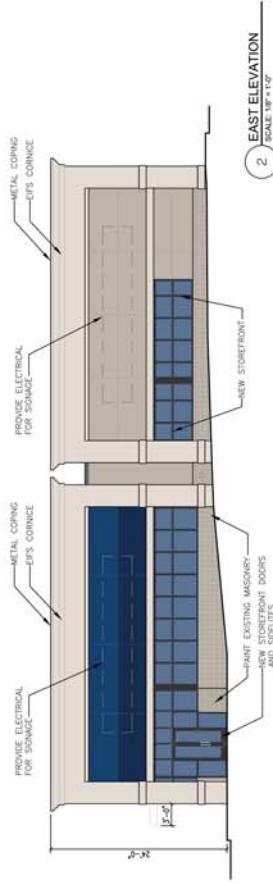
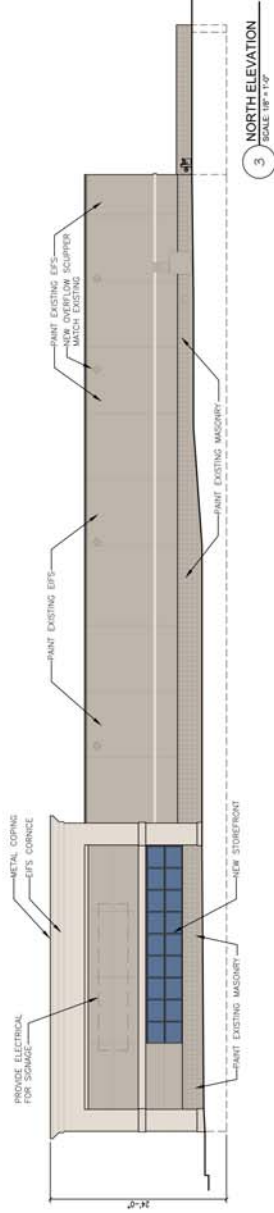
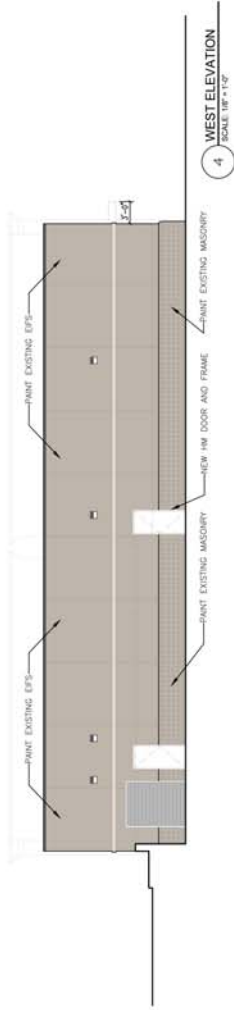
### Review Requirements

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.







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

**I. APPLICANT INFORMATION:**

**Owner of Property (This Section Must Be Completed)**

Name: MS KELLY MORGAN GRANDVIEW FINANCIAL  
Address: 7410 PERIMETER PARK S. GROUP, LLC  
SUITE 310 E BIRMINGHAM, AL 35243  
Phone #: 205 262 1120 Other #: \_\_\_\_\_  
E-Mail: KELLY @ GRANDVIEWFINANCIALGROUP.COM

**Billing/Responsible Party (This Section Must Be Completed)**

Name: MS KELLY MORGAN GRANDVIEW FINANCIAL  
Address: 7410 PERIMETER PARK S. GROUP, LLC  
SUITE 310 E BIRMINGHAM, AL 35243  
Phone #: 205 262 1120 Other #: \_\_\_\_\_  
E-Mail: KELLY @ GRANDVIEWFINANCIALGROUP.COM

**Representing Attorney/Other Agent**

Name: DAVID BLACKMON  
Address: 3 OFFICE PARK CIRCLE SUITE 316  
BIRMINGHAM, AL 35223  
Phone #: 205 837 4886 Other #: \_\_\_\_\_  
E-Mail: DAVID @ BLACKMONROGERS.COM

**II. DESCRIPTION OF PROPERTY:**

LOCATION: 3168 CAHABA HEIGHTS ROAD  
*Street Address*

SEE ATTACHED SURVEY

*Subdivision name, Lot #, Block #, etc.*

**III. REASONS FOR REQUEST:**

- |    |                                     |                           |
|----|-------------------------------------|---------------------------|
| 1. | <input type="checkbox"/>            | Preliminary Review        |
| 2. | <input type="checkbox"/>            | Landscape Review          |
| 3. | <input checked="" type="checkbox"/> | Architectural Review      |
| 5. | <input checked="" type="checkbox"/> | Final Review of Materials |
| 6. | <input type="checkbox"/>            | Other - Explain _____     |

**IV. PROCESS:**

- |    |                                     |   |
|----|-------------------------------------|---|
| 1. | <input type="checkbox"/>            | New Building                            |
| 2. | <input checked="" type="checkbox"/> | Renovation of Existing Building         |
| 3. | <input type="checkbox"/>            | New Landscape Plan                      |
| 4. | <input type="checkbox"/>            | Renovation to Existing Landscaping Plan |
| 7. | <input type="checkbox"/>            | Other - Explain _____                   |

---

**V. ZONING**

Vestavia Hills Zoning for the subject property is B-3.

---

**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. **\*This application must be signed by the property owner before a Notary and the original application shall be submitted (no copies allowed).\***

\_\_\_\_\_  
*Owner Signature/Date*

\_\_\_\_\_  
*Representing Agent (if any)/date*

Given under my hand and seal  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
*Notary Public*

My commission expires \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_.

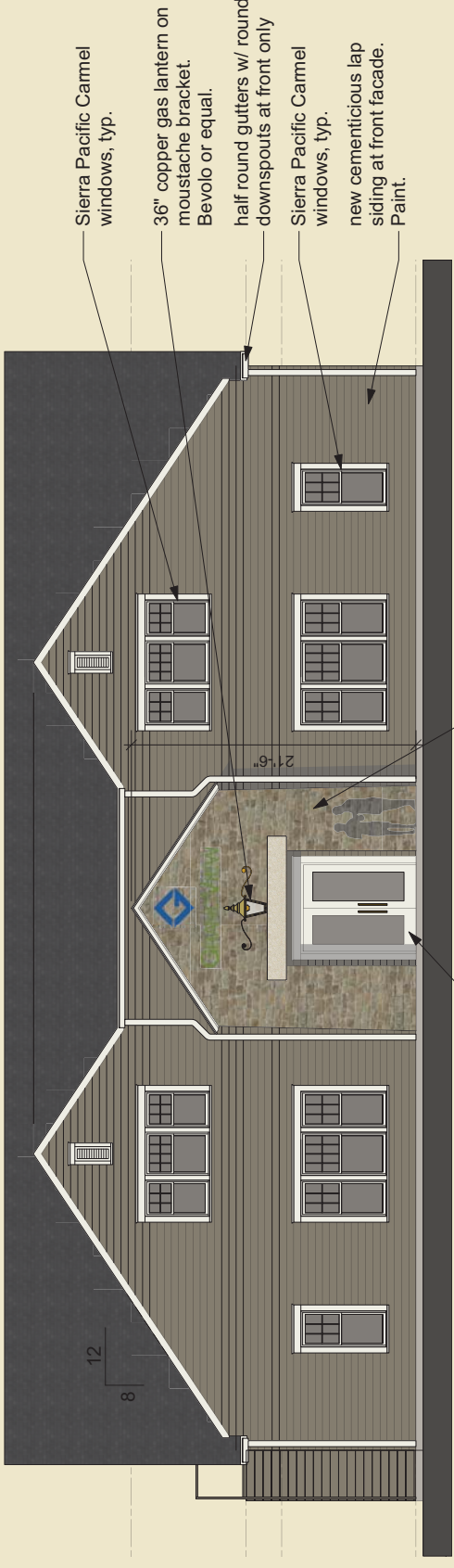
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## **Review Requirements**

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 three copies and one digital copy (pdf format) of all drawings or plans required below for review. Drawings must be to scale. These drawings should be turned in with the application. Drawings shall be folded to size 8 ½" by 11".
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.
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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.



Sierra Pacific Camel windows, typ.

36" copper gas lantern on moustache bracket. Bevolo or equal.

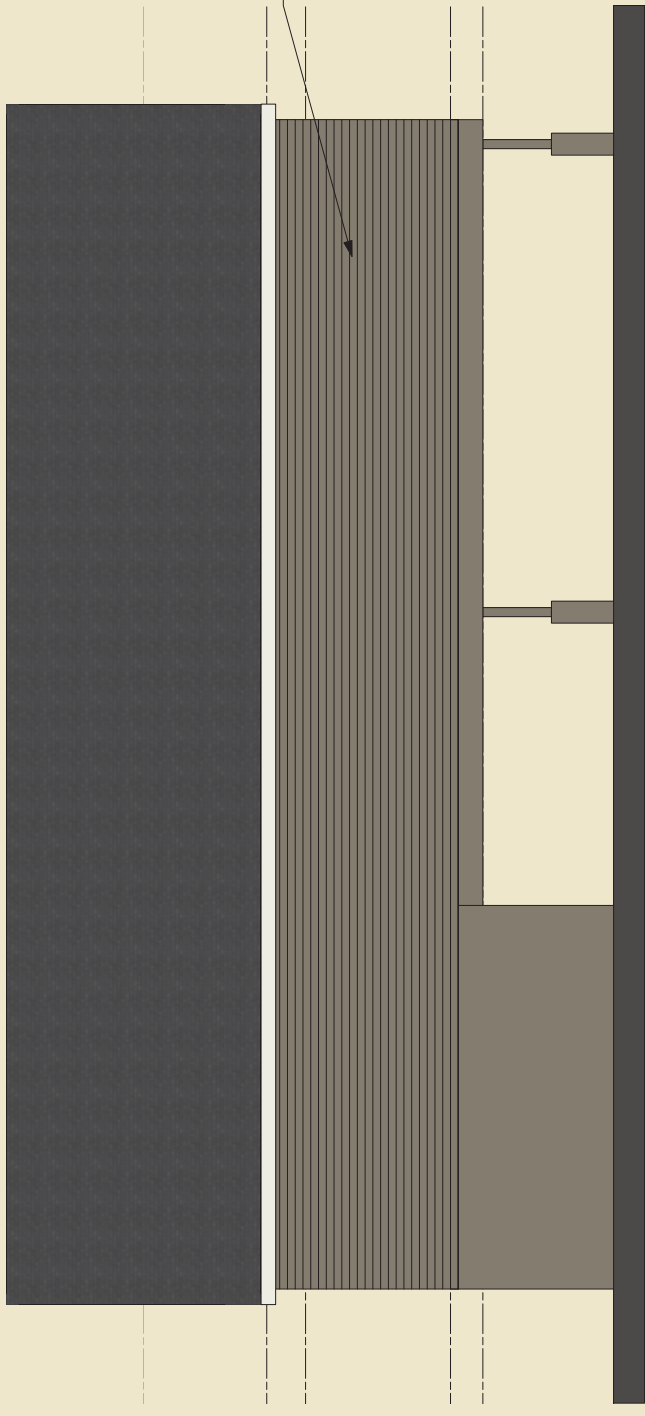
half round gutters w/ round downspouts at front only

Sierra Pacific Camel windows, typ.

new cementitious lap siding at front facade. Paint.

Native Alabama Stone veneer

New front doors



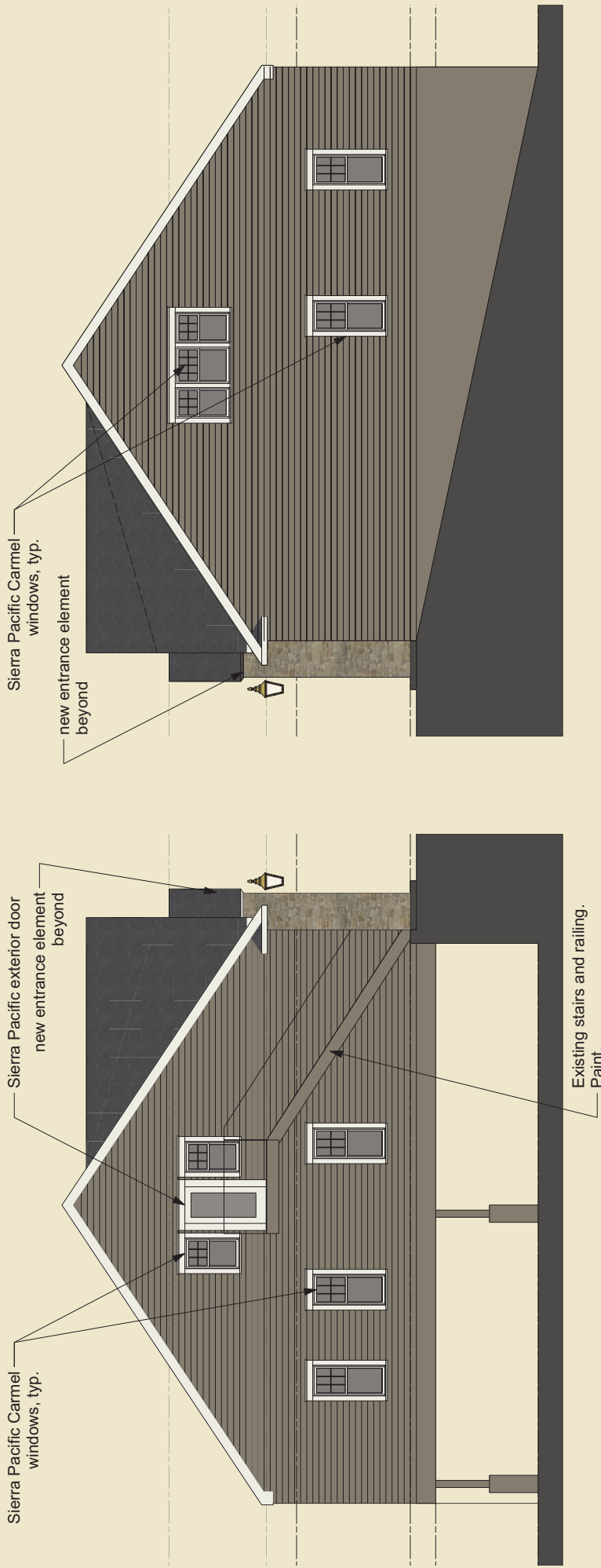
Existing siding. Paint.

GrandView  
Financial Group, LLC  
Vestavia Hills, Alabama

Proposed Elevations  
1/30/20

BLACKMON ROGERS  
ARCHITECTS LLC

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Sierra Pacific Carmel windows, typ.

Sierra Pacific exterior door new entrance element beyond

Sierra Pacific Carmel windows, typ.

new entrance element beyond

Existing stairs and railing. Paint.

Proposed Elevations  
1/30/20

GrandView  
Financial Group, LLC  
Vestavia Hills, Alabama

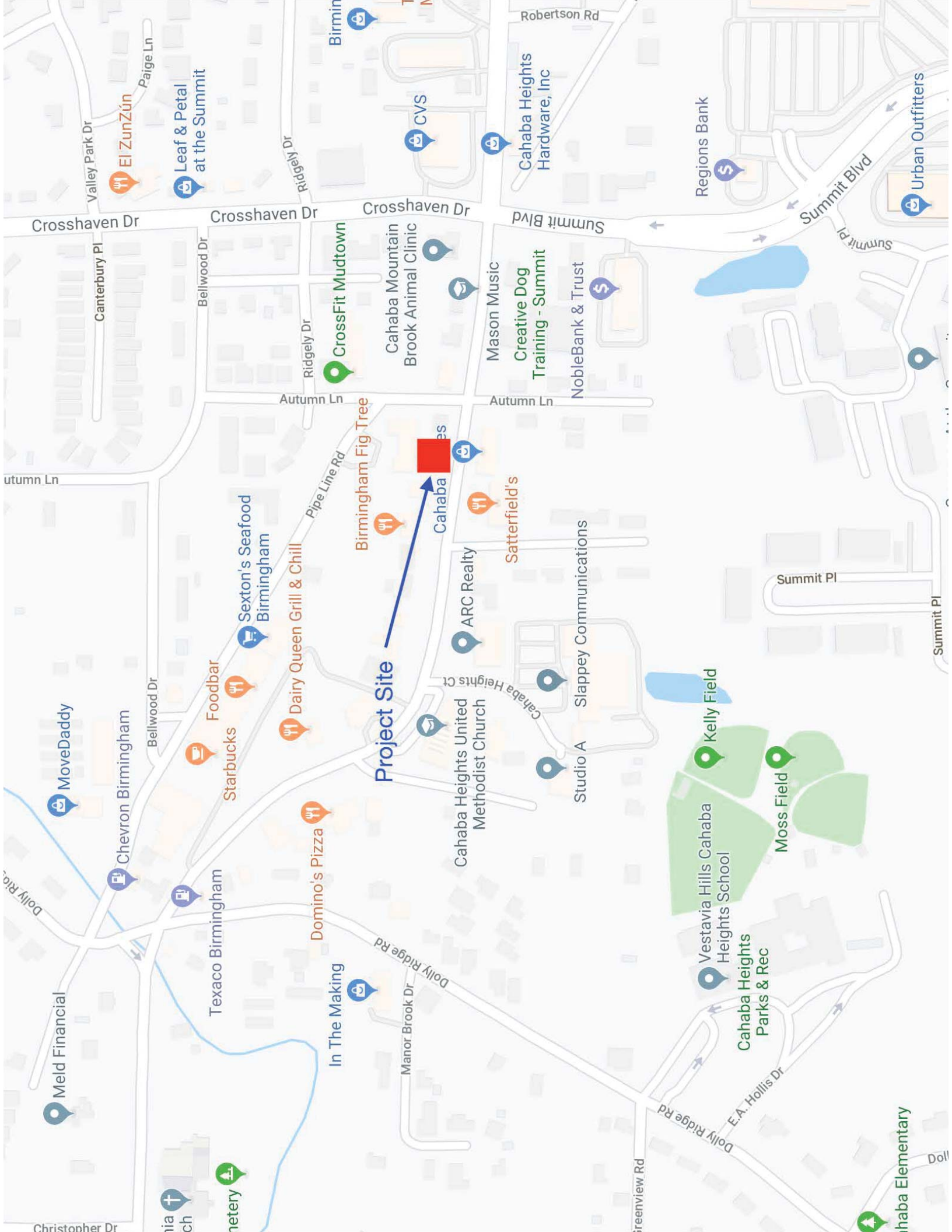
BLACKMON ROGERS  
ARCHITECTS LLC

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Project Site



Cahaba Heights

Birmingham Fig Tree

Domino's Pizza

Sexton's Seafood Birmingham

Starbucks

Foodbar

Chevron Birmingham

Meld Financial

In The Making

Cahaba Heights United Methodist Church

ARC Realty

Satterfield's

Slappee Communications

Kelly Field

Vestavia Hills Cahaba Heights School

Cahaba Heights Parks & Rec

Moss Field

Cahaba Elementary

CrossFit Mudtown

Cahaba Mountain Brook Animal Clinic

Mason Music

Creative Dog Training - Summit

NobleBank & Trust

Summit Blvd

Crosshaven Dr

Crosshaven Dr

Crosshaven Dr

Regions Bank

Urban Outfitters

Robertson Rd

Birmingham

CVS

Cahaba Heights Hardware, Inc

Leaf & Petal at the Summit

El ZunZún

Valley Park Dr

Paige Ln

Ridgely Dr

Bellwood Dr

Canterbury Pl

Autumn Ln

Autumn Ln

Pipe Line Rd

Bellwood Dr

Autumn Ln

Summit Pl

Summit Pl

Greenview Rd

Dolly Ridge Rd

E.A. Hollis Dr

Christopher Dr

Church

Chapelry