

**CITY OF VESTAVIA HILLS
DESIGN REVIEW BOARD
AGENDA
MAY 5, 2022
6:00 P.M.**

Roll Call.

Approval of minutes – March 3, 2022

- (1) **D-0522-05** SWNC-Vestavia LLC is requesting **Architectural Review and Final Review of Materials** for the property located at **1088 Montgomery Hwy**. The purpose of this request is for a renovation to an existing building. The property is owned by SWNC-Vestavia LLC and is zoned Vestavia Hills B-2.
- (2) **D-0522-06** Daniel Corporation is requesting **Landscape Review** for the property located at **3521 Overton Rd**. The purpose of this request is for an amendment to the landscaping plan. The property is owned by Daniel Corporation and is zoned Vestavia Hills R-5.
- (3) **D-0522-07** LP Development, LLC is requesting **Landscape Review, Architectural Review and Final Review of Materials** for the property located at **3201 Endeavor Ln**. The purpose of this request is for a new building. The property is owned by LP Development, LLC and is zoned Vestavia Hills PB.

Time of Adjournment.

CITY OF VESTAVIA HILLS

DESIGN REVIEW BOARD

MINUTES

MARCH 3, 2022

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
David Giddens
Mae Coshatt
Jeff Slaton
Chris Pugh

MEMBERS ABSENT: Joe Ellis
Rip Weaver

OTHER OFFICIALS PRESENT: Conrad Garrison, City Planner

APPROVAL OF MINUTES

The minutes for February 3, 2022 were presented for approval.

MOTION Motion to dispense with the reading of the minutes for February 3, 2022 was made by Mrs. Coshatt and 2nd was by Mr. Pugh. Motion as carried on a voice vote as follows:

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

LIGHTING REVIEW

D-0322-04 Vestavia Church of Christ is requesting **Lighting Review** for the property located at **2325 Old Columbiana Rd.** The purpose of this request is for new parking lot lights. The property is owned by Vestavia Church of Christ and is zoned Vestavia Hills Inst-1.

Mr. Garrison described the background of the request for new parking lot lighting.

Alan English was present to answer any questions.

The Board agreed.

MOTION Motion to approve Lighting Review for the property located at 2325 Old Columbiana Rd. was made by Mr. Slaton. Second was made by Mrs. Coshatt. Voice vote as follows:

Mrs. Coshatt – yes
Mr. Giddens – yes
Mr. Thompson – yes

Mr. Pugh – yes
Mr. Slaton – 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: SWNC-Vestavia LLC
Address: 1616 2nd Ave S, Ste 100
Birmingham, AL 35233
Phone #: 205-977-9797 Other #: _____
E-Mail: support@shanwalt.com

Billing/Responsible Party (This Section Must Be Completed)

Name: Julio Cesar Lazaro Peralta
Address: 1853 Arboretum Cir Apt C
Birmingham, AL 35216
Phone #: 205-604-3710 Other #: _____
E-Mail: juliolazaro@icloud.com

Representing Attorney/Other Agent

Name: _____
Address: _____

Phone #: _____ Other #: _____
E-Mail: _____

II. DESCRIPTION OF PROPERTY:

LOCATION: 1088 Montgomery Hwy Vestavia Hills, AL 35216
Street Address

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 type="checkbox"/> | Final Review of Materials |
| 6. | <input checked="" type="checkbox"/> | Other - Explain <u>outdoor patio</u> |

D0522-05//Mama Coco Cantina
1088 Montgomery Hwy.
Architectural Review for outdoor
patio
SWNC-Vestavia, LLC

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

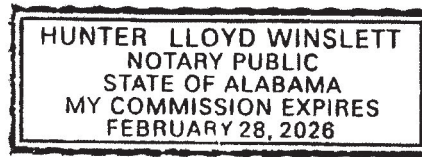
R

Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 31 day of March, 2022.

Hunter Lloyd Winslett
Notary Public



My commission expires 28
day of February, 2026.

D0522-05//Mama Coco Cantina
1088 Montgomery Hwy.
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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.
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.

ROOM SCHEDULE

FINISH TAG	ROOM NAME	MANUFACTURER	MODEL/COLOR	REMARKS
F-1	DINING/RESTROOM HALL	MANHATTAN	LAUREL BLACK 18"X18" MODO-BEVELED EDGES	INSTALL IN CHECKERBOARD PATTERN. FOR PRODUCT INFORMATION CONTACT TOM SHAIN WITH MANHATTAN COMMERCIAL FLOORING 813-557-5444, tomshain@manhattan.com
F-2	FLOOR	MANHATTAN	LAUREL TAN 18"X18" MODO-BEVELED EDGES	INSTALL IN CHECKERBOARD PATTERN. FOR PRODUCT INFORMATION CONTACT TOM SHAIN WITH MANHATTAN COMMERCIAL FLOORING 813-557-5444, tomshain@manhattan.com
B-1	WOOD BASE	SHERRIN WILJAMS	CUSTOM WAINSCOT, SEE DETAIL ON THIS SHEET	1/2" THICK TAN BRICK WITH GREAT COLOR BLUFF, WHITE WAINSCOT W/ CORNER TRIM AS REQUIRED. INSTALL BASE AFTER DOORS ARE INSTALLED.
WP-1	WALLS (WAINSCOT)	SHERRIN WILJAMS	1/2" THICK TAN BRICK WITH GREAT COLOR BLUFF, WHITE WAINSCOT W/ CORNER TRIM AS REQUIRED. COLOR TO MATCH WP-1	APPLY TWO COATS STAIN, 1 COAT SANDING SEALER, 1 COAT CLEAR SEAL.
CR-1	CHAIR RAIL	SHERRIN WILJAMS	1/2" THICK TAN BRICK WITH GREAT COLOR BLUFF, WHITE WAINSCOT W/ CORNER TRIM AS REQUIRED. COLOR TO MATCH WP-1	APPLY TWO COATS STAIN, 1 COAT SANDING SEALER, 1 COAT CLEAR SEAL.
W-1	WALLS (PAINT)	BENJAMIN MOORE	ARISTOCRAT BLUFF	ARISTOCRAT BLUFF
W-2	WALLS (BRICK)	GENERAL SHALE	1/2" THICK TAN BRICK WITH GREAT COLOR BLUFF, WHITE WAINSCOT W/ CORNER TRIM AS REQUIRED.	1/2" THICK TAN BRICK WITH GREAT COLOR BLUFF, WHITE WAINSCOT W/ CORNER TRIM AS REQUIRED. PAINTED 2 COATS BY DOOR WHITE TRIMMED 1ST
C-1	CEILING	AMSTRONG	2'X2' ZENITH 98 CORTESA TEGULAR EDGE TILE. INSTALL IN 15/16" PRELUGE	2'X2' ZENITH 98 CORTESA TEGULAR EDGE TILE. INSTALL IN 15/16" PRELUGE
BAR TOP	BAR TOP	LOCAL SUPPLIER BY G.C.	PRIVILEGE 407115 BARWOOD SANITOS	CUSTOMER DRINKS COUNTER (BY GC)
RESTROOMS				
F-3	FLOOR - ACCOR	DAKILE	DAK-TILE CRISP 2, 3017 ARCTIC WHITE, 2"	INSTALL IN CHECKERBOARD, BLACK GROUT
F-4	FLOOR - FIELD	DAKILE	DAK-TILE CRISP 3, 3011 BLACK, 2"	INSTALL IN CHECKERBOARD, BLACK GROUT
B-2	TILE BASE	DAKILE	DAK-TILE DOVE BASE C-433, 2X2", BLACK	NOTE: USE 1/2" TILE AS TRANSITION AT TILE/WORKING FLOOR JOINT & UNDER DOORS.
WP-2	WALLS FIELD TILE	AMERICAN OLEAN	SLIP-CLASS WHITE (AMORPHOPE)	BLACK GROUT
WP-2A	WALLS BULLDOGE	OR LAMES 208 SHAW PAK, K111 BLACK STD		BLACK GROUT
W-2	WALL/ ABOVE TILE (PAINT)	BENJAMIN MOORE	CHESTERDOWN BLUFF	
	TRUCK PARTITIONS		REFER TO RESTROOM ACCESSORY SCHEDULE SHEET A-1	
C-2	CEILING	AMSTRONG	2'X2' ZENITH 98 CORTESA TEGULAR EDGE TILE. INSTALL IN 15/16" PRELUGE	PAINTED BENJAMIN MOORE, 704 BELLAIR BLUE, SEM GLOSS 501 WASHABLE GRID SYSTEM
WAINCOT TOPS			LAMINATE FORMICA LABORATOR DANITE WHITE FINISH #292-58	
KITCHEN/STORAGE/PREF/SERVERY/DISHWASHING/OFFICE/PRIVATE RESTROOM				
F-5	FLOOR	SEKAL	#4 QUARTZ BLEND	INSTALL IN ALUMINUM CARPET GRID SYSTEM.
B-3	INTERIAL COVE BASE	FRP & S.S.	#4 QUARTZ BLEND	INSTALL IN ALUMINUM CARPET GRID SYSTEM.
W-3	WALLS	FRP & S.S.	2340 2644/27 WHITE UNGL. ROCK CLAMORUS SQUARE EDGE TILE	INSTALL IN ALUMINUM CARPET GRID SYSTEM.
C-3	CEILING	USG	2340 2644/27 WHITE UNGL. ROCK CLAMORUS SQUARE EDGE TILE	INSTALL IN ALUMINUM CARPET GRID SYSTEM.
C-4	CEILING	USG	2340 2644/27 WHITE UNGL. ROCK CLAMORUS SQUARE EDGE TILE	INSTALL IN ALUMINUM CARPET GRID SYSTEM.
PATIO DINING				
DOOR-1	FLOOR	DAKILE CRIP	DAK-TILE CRISP 2, 3017 ARCTIC WHITE, 2"	DAKILE CRIP ON EXISTING CONCRETE.

FINISH SCHEDULE GENERAL NOTES

- REFER TO FINISH PLAN FOR FINISH DESIGNATION LOCATIONS.
- REFER TO DINING INTERIOR ELEVATIONS.
- COORDINATE WITH OWNER ALL DECOR & ARTWORK LOCATIONS.
- ALL FINISHES SHALL COMPLY WITH BC TABLE B013.

ROOM FINISH NOTES

- WHEN DIFFERENT FLOOR FINISHES MEET AT DOOR OPENINGS, EACH FINISH SHALL TERMINATE UNDER THE DOOR.
- ALL WOOD BASE SHALL BE PAINT GRADE 1/4".
- ALL FINISHES SHALL BE A MINIMUM CLASS B.
- ALL FINISHES SHALL COMPLY WITH BC TABLE B013.

NOTE: THERE IS NO FLOOR CARPETING. (FRAME SPREAD RATING IS NOT APPLICABLE)

CUSTOM PAINT COLOR FORMULA

PAINTED BENJAMIN MOORE, 704 BELLAIR BLUE, SEM GLOSS 501 WASHABLE
 WOOD CL. STN. WILDBERRY
 COLOR: Custom CUSTOM WALNUT
 BAC Blend-A-Color 02 32 64 128
 R2 Maroon -- -- -- 12 -- --
 Y3 Deep Red -- 18 -- -- --
 Custom Manual Formula Match

EXISTING FINISHES

EXISTING FINISH TYPES TO REMAIN UNLESS OTHERWISE NOTED

MAMA COCO CANTINA & GRILL
 1088 Montgomery Highway
 Vestavia Hills, AL. 35216



ISSUE DATE: [REDACTED]
 SCALE: [REDACTED]
 PROJECT NO.: [REDACTED]
 SHEET TITLE: FINISH SCHEDULE
 SHEET NUMBER: [REDACTED]

D0522-05/Mama Coco Cantina
1088 Montgomery Hwy.
 Architectural Review for outdoor patio
 SWNC-Vestavia, LLC

MAMA COCO VESTAVIA



- Legend**
- Feature 1
 - Soccer Nation
 - Truist

100 ft



Google Earth

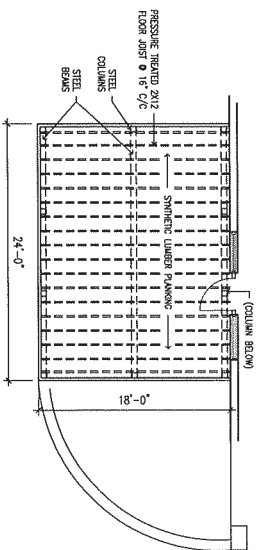
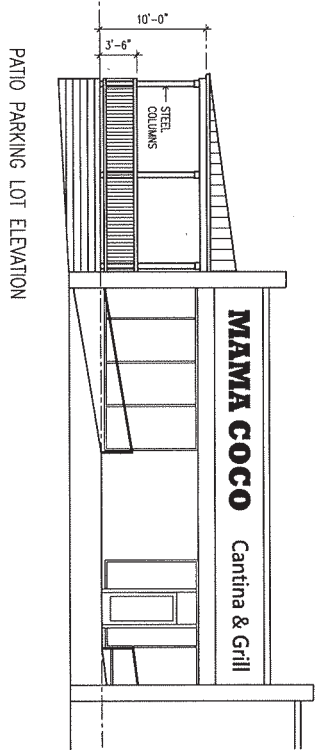
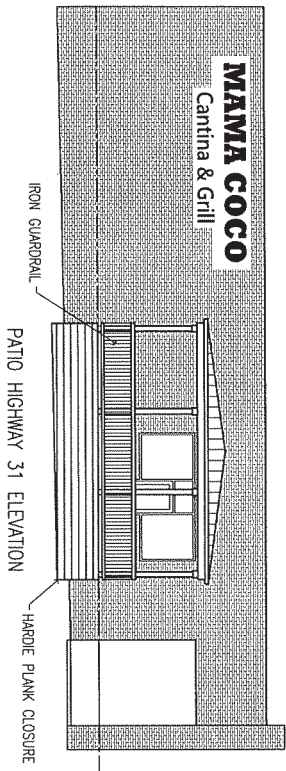
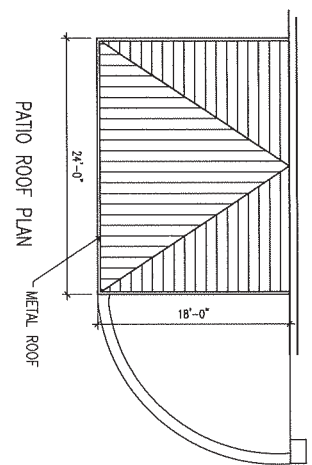
Vestavia Plaza Shopping Center

Soccer Nation

Truist

Montgomery Hwy

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1088 Montgomery Hwy.
 Architectural Review for outdoor
 patio
 SWNC-Vestavia, LLC



PATIO FLOOR PLAN

PATIO DRAWINGS
 scale: 3/16" = 1'-0"

scale is accurate on 24"x36" sheets only

REVISIONS	BY

DRAMA GUYBORG CHAZ
 State of Alabama
 Stephen Coker Architect LLC



Not valid for construction
 without registration seal

MAMA COCO CANTINA
 1088 Montgomery Highway
 Vestavia Hills, AL. 35216

- A B C D
- E F G H
- I J K L
- M N O P

Stephen
 Coker
 Architect
 LLC

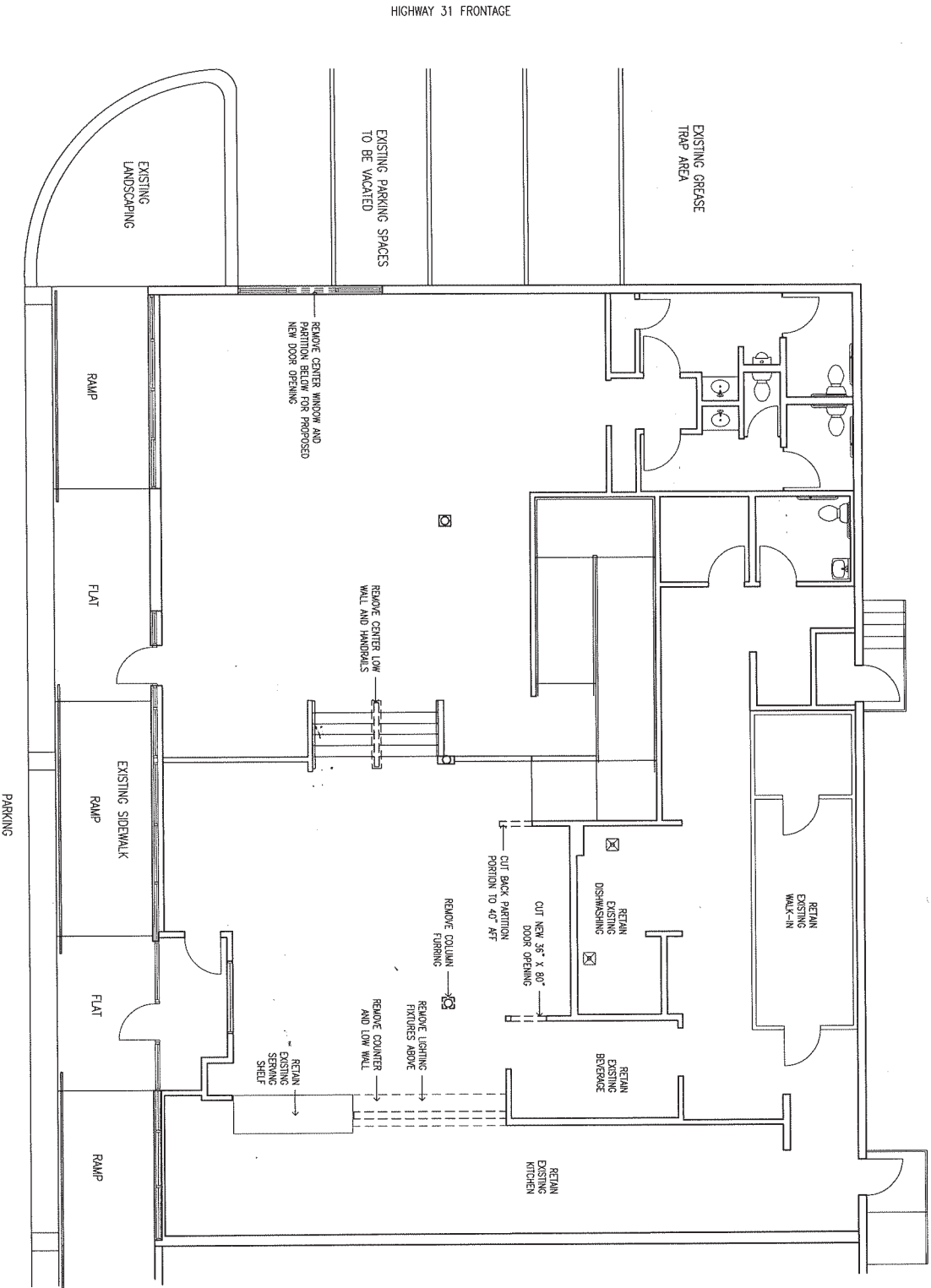
100 Glen View Road
 Birmingham, Alabama 35222
 Phone: 205.595.4021

Email: steve@stephencoker.com

DATE	2/28/22
PROJECT NO.	22-027

PROJECT NO.	22-027
DATE	2/28/22
SCALE	3/16" = 1'-0"
SHEET NO.	A4
TOTAL SHEETS	5

D0522-05//Mama Coco Cantina
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 Architectural Review for outdoor
 patio
 SWNC-Vestavia, LLC



DEMOLITION FLOOR PLAN
 scale: 1/4" = 1'-0"
 scale is accurate on 24"x36" sheets only

DATE	BY	REVISIONS
1/31/22	SWNC	1. Initial Set

1000 Glen View Road
 Birmingham, Alabama 35222
 Phone 205/595-4021
 Email: info@colkerarchitect.com
Colker
 Architect
 LLC

MAMA COCO CANTINA
 1088 Montgomery Highway
 Vestavia Hills, AL 35216

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01/31/22
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 Stephen Colker Architect LLC

REVISIONS	BY

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Stephen
Coker
Architect
LLC

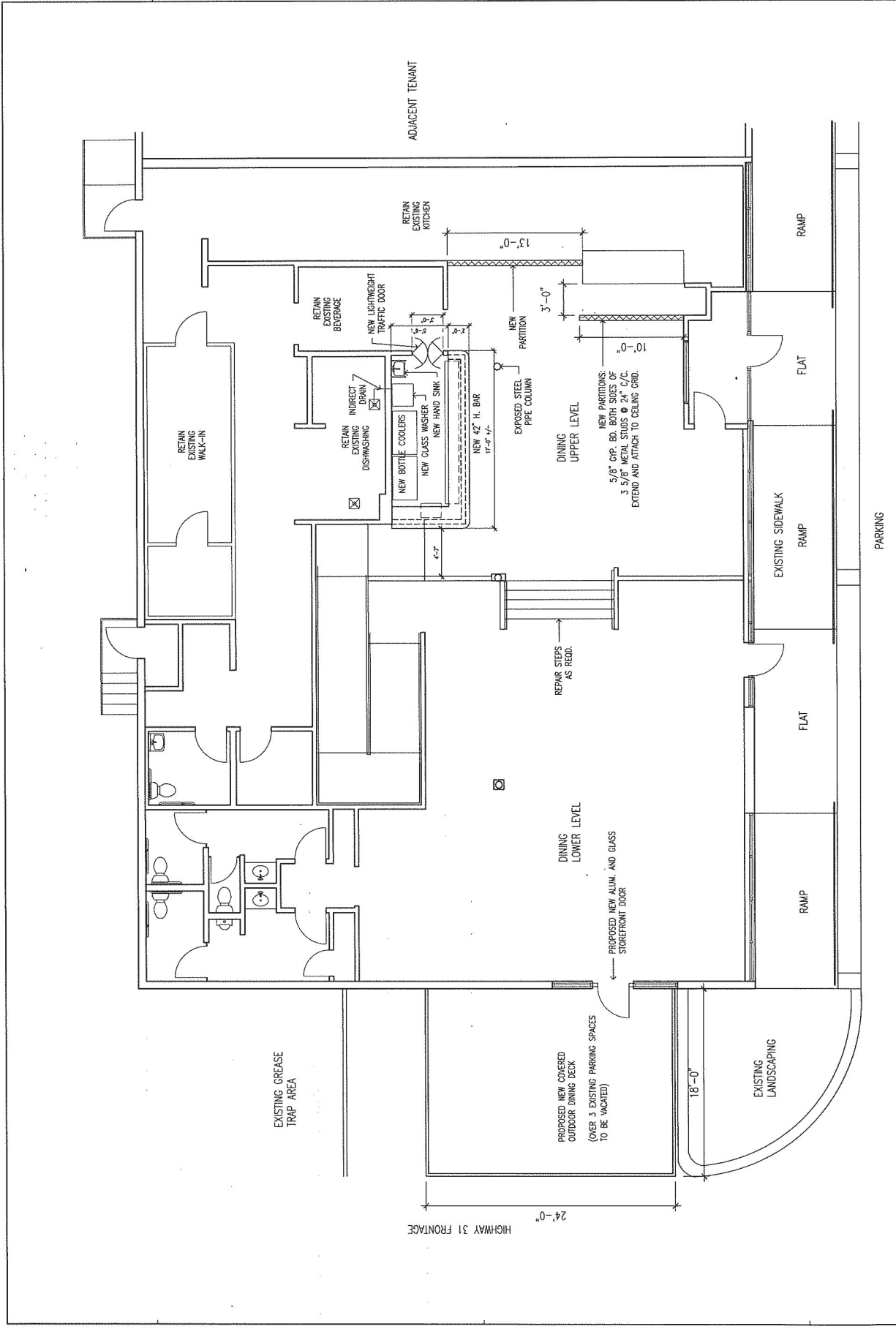
1000 Glen View Road
Birmingham, Alabama 35222
Phone 205/596-8021

E-mail
steph@scarch.com

DRAWING NO.	17-22
DATE	5/5
PROJECT NO.	23-017

SHEET NO.
A3

3 OF 3 SHEETS



NEW WORK FLOOR PLAN
scale: 1/4" = 1'-0"
scale is accurate on 24"x36" sheets only

D0522-05/Mama Coco Cantina
1088 Montgomery Hwy.
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patio
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D0522-05//Mama Coco Cantina
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**SHERWIN
 WILLIAMS.**

**Pro Industrial™ DTM
 Acrylic Gloss**

B66-1050 Series

CHARACTERISTICS

Pro Industrial DTM Acrylic coating is an interior-exterior, water based, corrosion resistant acrylic coating for light to moderate industrial use. Designed for new construction or maintenance use and can be used directly over prepared substrates.

- Chemical Resistant
- Corrosion resistant
- Fast dry
- Flash rust-early rust resistance
- Suitable for use in USDA inspected facilities

Finish: Gloss 70+° @60°
Color: Most colors

Recommended Spreading Rate per coat:
 Wet mils: 6.0-10.0
 Dry mils: 2.4-4.0
 Coverage: 160-267 sq. ft. per gallon
Theoretical Coverage: 641 sq. ft. per gallon @ 1 mil dry

Approximate spreading rates are calculated on volume solids and do not include any application loss.
Note: Brush or roll application may require multiple coats to achieve maximum film thickness and uniformity of appearance.

Drying Schedule @ 6.0 mils wet, @ 50% RH:
 Drying, and recoat times are temperature, humidity, and film thickness dependent.

	@50°F	@77°F	@110°F
To touch	1 hour	20 minutes	10 minutes
Tack free	2 hours	45 minutes	30 minutes
To recoat	2 hours	1 hour	1 hour

Tinting with CCE only:

Base	oz. per gallon	Strength
Extra White	0-6	SherColor
Deep Base	6-12	SherColor
Ultradeep Base	10-12	SherColor
Real Red	0-12	SherColor
Vivid Yellow	0-14	SherColor

Extra White B66W01051
 (may vary by color)

V.O.C. (less exempt solvents): unreduced
 less than 50 grams per litre; 0.42 lbs. per gallon

As per 40 CFR 59.406

Volume Solids: 40 ± 2%
Weight Solids: 48 ± 2%
Weight per Gallon: 9.74 lb
Flash Point: Greater than 200°F PMCC
Vehicle Type: Acrylic
Shelf Life: 36 months, unopened

Store indoors at 40°F to 100°F.

COMPLIANCE

As of 06/16/2020, Complies with:

OTC	Yes
OTC Phase II	Yes
SCAQMD	Yes
CARB	Yes
CARB SCM 2007	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	No
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certification	Yes
MIR-Manufacturer Inventory	No
NSF® Certification	Yes
MPI®	Yes

APPLICATION

Temperature:
 minimum 50°F / 10°C
 maximum 110°F / 43°C
 air, surface, and material
 At least 5°F above dew point

Relative humidity: 85% maximum
 The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

Reducer: Water
Airless Spray:
 Pressure 1500 p.s.i.
 Hose 1/4 inch I.D.
 Tip .017 - .021 inch
 Filter 60 mesh

Conventional Spray:
 Gun Binks 95
 Fluid Nozzle 66
 Air Nozzle 63 PB
 Atomization Pressure 50 p.s.i.
 Fluid Pressure 10-20 p.s.i.
Reduction Not recommended
Brush Nylon-polyester
Roller Cover 1/4-3/8 inch woven

If specific application equipment is listed above, equivalent equipment may be substituted.
 Due to this product's fast dry performance, brushing should be limited to small areas where a wet edge can be maintained

Apply paint at the recommended film thickness and spreading rate as indicated. Application of coating above maximum or below minimum recommended spreading rate may adversely affect coating performance.

When using spray application, use a 50% overlap with each pass of the gun to avoid holidays, bare areas, and pinholes. If necessary, cross spray at a right angle.

Overspray landing on hot surfaces may adhere to these surfaces. Immediately remove overspray from hot surfaces before adhesion occurs.

SPECIFICATIONS

Steel*
 2 coats Pro Industrial DTM Acrylic

Steel:
 1 coat Pro Industrial Pro-Cryl Primer or Pro Industrial DTM Primer/Finish or Kem Bonds HS or Zinc Clad Primer
 1-2 coats Pro Industrial DTM Acrylic

Aluminum:
 1-2 coats Pro Industrial DTM Acrylic

Aluminum (Water Based Primer):
 1 coat Pro Industrial Pro-Cryl Primer
 1-2 coats Pro Industrial DTM Acrylic

Concrete Block (CMU):
 1 coat Pro Industrial Heavy Duty Blockfiller or Loxon Acrylic Block Surfacer
 1-2 coats Pro Industrial DTM Acrylic

Concrete/Masonry:
 1 coat Loxon Concrete & Masonry Primer (if needed)
 or Loxon Conditioner (if needed)
 2 coats Pro Industrial DTM Acrylic

Drywall:
 1 coat ProMar 200 Zero V.O.C. Primer
 1-2 coats Pro Industrial DTM Acrylic

Galvanizing:
 2 coats Pro Industrial DTM Acrylic

Pre-Finished Siding: (Baked-on finishes)
 1 coat Bond-Plex Waterbased Acrylic or DTM Bonding Primer
 1-2 coats Pro Industrial DTM Acrylic

Wood, exterior:
 1 coat Exterior Wood Primer
 1-2 coats Pro Industrial DTM Acrylic

Wood, interior:
 1 coat Premium Wall & Wood Primer
 1-2 coats Pro Industrial DTM Acrylic

*Application of coating on unprimed steel may cause pinpoint rusting. Safety Colors, Deep Base, and ultradeep colors require a prime coat for maximum durability, adhesion, and corrosion protection.

Zinc Primers - Refer to the zinc technical data sheet application procedures and performance tips prior to topcoating.

Pro Industrial™ DTM Acrylic Gloss

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.

Do not use hydrocarbon solvents for cleaning.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer/sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Iron & Steel - Minimum surface preparation is Hand Tool Clean per SSPC-SP2. Remove all oil and grease from surface per SSPC-SP1. For better performance, use Commercial Blast Cleaning per SSPC-SP6. Primer recommended for best performance

Aluminum - Remove all oil, grease, dirt, oxide and other foreign material per SSPC-SP1.

Galvanizing - Allow to weather a minimum of six months prior to coating. Solvent Clean per SSPC-SP1. When weathering is not possible, or the surface has been treated with chromates or silicates, first Solvent Clean per SSPC-SP1 and apply a test patch. Allow paint to dry at least one week before testing adhesion. If adhesion is poor, brush blasting per SSPC-SP16 is necessary to remove these treatments. Rusty galvanizing requires a minimum of Hand Tool Cleaning per SSPC-SP2, prime the area the same day as cleaned.

Concrete Block - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 55°F (13°C) before filling. Use Pro industrial Heavy Duty Block Filler or Loxon Acrylic Block Surfer. The filler must be thoroughly dry before topcoating.

Masonry - All masonry must be free of dirt, oil, grease, loose paint, mortar, masonry dust, etc. Clean per SSPC-SP13, Nace 6, ICRI No. 310.2R, CSP 1-3. Poured, troweled, or tilt-up concrete, plaster, mortar, etc. must be thoroughly cured at least 30 days at 75°F. Form release compounds and curing membranes must be removed by brush blasting. Brick must be allowed to weather for one year prior to surface preparation and painting. Prime the area the same day as cleaned. Weathered masonry and soft or porous cement board must be brush blasted or power tool cleaned to remove loosely adhering contamination and to get to a hard, firm surface. Apply one coat Loxon Conditioner, following label recommendations.

Wood - Surface must be clean, dry, and sound. Prime with recommended primer. No painting should be done immediately after a rain or during foggy weather. Knots and pitch streaks must be scraped, sanded and spot primed before full coat of primer is applied. All nail holes or small openings must be properly caulked. Sand to remove any loose or deteriorated surface wood and to obtain a proper surface profile.

SURFACE PREPARATION

Previously Painted Surface - If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Mildew- Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

PERFORMANCE

System Tested: (unless otherwise indicated)

Substrate: Steel
Surface Preparation: SSPC-SP10
Finish: 2 coats Pro Industrial DTM Acrylic B66W01051, 3.0 D.F.T. per coat

Adhesion:
Method: ASTM D4541
Result: 1656 p.s.i.

Corrosion Weathering*:
Method: ASTM D5894, 7 cycles
Result: Rating 10, per ASTM D714 for Blistering. Rating 9.5 per ASTM D1654 for corrosion

Direct Impact Resistance:
Method: ASTM D2794
Result: greater than 176 inch lb.

Dry Heat Resistance:
Method: ASTM D2485
Result: 300°F

Flexibility:
Method: ASTM D522, 1/8 inch mandrel
Result: Pass

Humidity Resistance*:
Method: ASTM D4585, 2186 hours
Result: Rating 10 per ASTM D714 for blistering. Rating 10 per ASTM D1654 for corrosion

Pencil Hardness:
Method: ASTM D3363
Result: HB

*over Pro Industrial Pro-Cryl Primer

No painting should be done immediately after a rain or during foggy weather. Do not paint on wet surfaces. Check adhesion by applying a test strip to determine the readiness for painting.

SAFETY PRECAUTIONS

Before using, carefully read **CAUTIONS** on label. Refer to the Safety Data Sheets (SDS) before use.

FOR PROFESSIONAL USE ONLY.

Published technical data and instructions are subject to change without notice. Contact your Sherwin-Williams representative for additional technical data and instructions.

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

HOTW 06/16/2020 B66W01051 18 35
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102.20

SuperPaint® Exterior Latex Gloss

A84-Series

D0522-05//Mama Coco Cantina
1088 Montgomery Hwy.
Architectural Review for outdoor
patio
SWNC-Vestavia, LLC



**SHERWIN
WILLIAMS.**

CHARACTERISTICS

SuperPaint Exterior Latex, with resistance to early dirt pick up, provides outstanding performance on properly prepared aluminum and vinyl siding, wood, hardboard, masonry, cement, brick, block, stucco, and metal down to a surface and air temperature of 35°F.

VinylSafe™ paint colors allow you the freedom to choose from 100 color options, including a limited selection of darker colors formulated to resist warping or buckling when applied to a sound, stable vinyl substrate.

Color: Most Colors

Coverage: 350-400 sq. ft. per gallon
@ 4 mils wet; 1.5 mils dry

Drying Time, @ 50% RH:

	@ 35-45°F	@ 45°F +
Touch:	2 hours	2 hours
Recoat:	24-48 hours	4 hours

Drying and recoat times are temperature, humidity, and film thickness dependent

Finish: 35-45 units @ 60°

Tinting with CCE only:

Base:	oz per gallon	Strength:
Extra White	0-6	SherColor
Deep Base	4-12	SherColor
Ultra Deep Base	10-12	SherColor

Extra White A84W01151
(may vary by color)

VOC (less exempt solvents):
less than 50 grams per litre; 0.42 lbs. per gallon

As per 40 CFR 59.406

Volume Solids:	38 ± 2%
Weight Solids:	47 ± 2%
Weight per Gallon:	9.78 lbs
Flash Point:	N/A
Vehicle Type:	100% Acrylic
Shelf Life:	36 months unopened
WVP Perms (US)	18.73 grains/(hr ft ² in Hg)

Mildew Resistant

This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

COMPLIANCE

As of 08/31/2020, Complies with:

OTC	Yes
OTC Phase II	Yes
SCAQMD	Yes
CARB	Yes
CARB SCM 2007	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N.A.
LEED® v4 & v4.1 VOC	Yes
EPD-NSF® Certified	N.A.
MIR-Manufacturer Inventory	N.A.
MPI®	Yes

APPLICATION

When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours.

Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.

No reduction necessary.

Brush: Use a nylon-polyester brush.

Roller: Use a high quality 3/8-3/4 inch nap synthetic roller cover.

For specific brushes and rollers, please refer to our Brush and Roller Guide on sherwin-williams.com

Spray—Airless
Pressure 2000 p.s.i.
Tip .015-.019 inch

APPLICATION TIPS

Make sure product is completely agitated (mechanically or manually) before use.

Thoroughly follow the recommended surface preparations. Most coating failures are due to inadequate surface preparation or application. Thorough surface preparation will help provide long term protection.

SPECIFICATIONS

SuperPaint Exterior Latex can be self-priming when used directly over existing coatings, or bare drywall, plaster and masonry (with a cured pH of less than 9). The first coat acts like a coat of primer and the second coat provides the final appearance and performance. Please note that some specific surfaces require specialized treatment.

Use on these properly prepared surfaces:

Aluminum & Aluminum Siding¹,

Galvanized Steel¹
2 coats SuperPaint Exterior Latex

Concrete Block, CMU, Split face Block

1 coat Loxon Acrylic Block Surfacers
2 coats SuperPaint Exterior Latex

Brick, Stucco, Cement, Concrete

1 coat Loxon Concrete and Masonry Primer³
or
Loxon Conditioner²

2 coats SuperPaint Exterior Latex

Cement Composition Siding/Panels

1 coat Loxon Concrete and Masonry Primer³
or
Loxon Conditioner²

2 coats SuperPaint Exterior Latex

Plywood

1 coat Exterior Latex Primer
2 coats SuperPaint Exterior Latex

***Vinyl Siding**

2 coats SuperPaint Exterior Latex

Do not use Tricorn Black

Wood (Cedar, Redwood)⁴

1 coat Exterior Oil-Based Wood Primer²
2 coats SuperPaint Exterior Latex

¹ On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher.

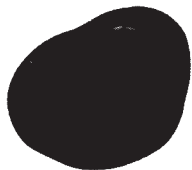
² Not for use at temperatures under 50°F. See specific primer label for that product's application conditions.

³ Not for use at temperatures under 40°F. See specific primer label for that product's application conditions.

⁴ Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. For best results on these woods, use a coat of Exterior Oil-Based Wood Primer.

Other primers may be appropriate. Standard latex primers cannot be used below 50°F. See specific primer label for that product's application conditions.

When repainting involves a drastic color change, a coat of primer will improve the hiding performance of the topcoat color.



SuperPaint®

Exterior Latex Gloss

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Aluminum and Galvanized Steel:

Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method.

Cement Composition Siding-Panels:

Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, if the pH is higher than 9, prime with Loxon Concrete & Masonry Primer.

Caulking:

Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface.

Masonry, Concrete, Cement, Block:

All new surfaces must be cured according to the supplier's recommendations—usually about 30 days. Remove all form release and curing agents. Rough surfaces should be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer/Sealer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant. Concrete masonry units (CMU) - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surfacer. The filler must be thoroughly dry before topcoating.

Previously Painted Surfaces:

If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

SURFACE PREPARATION

Mildew:

Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

Wood, Plywood, Composition Board:

Clean the surface thoroughly then sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All new and patched areas must be primed. Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. If applied to these bare woods, it may show some staining. If staining persists, spot prime severe areas with 1 coat of Exterior Oil-Based Wood Primer prior to using.

Steel:

Rust and mill scale must be removed using sandpaper, wire brush, or other abrading method. Bare steel must be primed the same day as cleaned.

Stucco:

Remove any loose stucco, efflorescence, or laitance. Allow new stucco to cure at least 30 days before painting. If painting cannot wait 30 days, allow the surface to dry 7 days and prime with Loxon Concrete & Masonry Primer. Repair cracks, voids, and other holes with an elastomeric patch or sealant.

***Vinyl or other PVC Building Products:**

Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, if needed prime with appropriate white primer. Do not paint vinyl with any color darker than the original color or having a Light Reflective Value (LRV) of less than 56 unless VinylSafe® Colors are used. If VinylSafe colors are not used the vinyl may warp. Follow all painting guidelines of the vinyl manufacturer when painting. Only paint properly installed vinyl siding. Deviating from the manufacturer's painting guidelines may cause the warranty to be voided. Do not use Tricorn Black.

CAUTIONS

For Exterior use only
Protect from freezing.
Non-photochemically reactive.

Not for use on floors.

Before using, carefully read **CAUTIONS on label**

ZINC: Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately.

WARNING: This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 08/31/2020 A84W01151 41 35
SP

CLEANUP INFORMATION

Clean spills, splatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

CITY OF VESTAVIA HILLS DESIGN REVIEW BOARD APPLICATION

I. APPLICANT INFORMATION:

Owner of Property (This Section Must Be Completed)

Name: Daniel Corporation
Address: 505 20th St. North; Suite 1000
Birmingham, AL. 35203
Phone #: 205-967-9312 Other #: _____
E-Mail: kcrawlford@grandhighlandvestavia.com

Billing/Responsible Party (This Section Must Be Completed)

Name: Landscape Associates, Inc.
Address: 2450 Old Hwy 150
Bessemer, AL. 35022
Phone #: 205-260-9211 Other #: _____
E-Mail: chadr@laipros.com

Representing Attorney/Other Agent

Name: _____
Address: _____
Phone #: _____ Other #: _____
E-Mail: _____

II. DESCRIPTION OF PROPERTY:

LOCATION: 3521 Overton Rd.; Birmingham, Al. 35223
Street Address

Grand Highlands Apartments
Subdivision name, Lot #, Block #, etc.

III. REASONS FOR REQUEST:

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

V. ZONING

Vestavia Hills Zoning for the subject property is R-5.

VI. OWNER AFFIDAVIT:

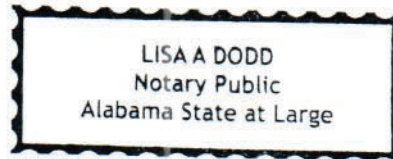
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. ***This application must be signed by the property owner before a Notary and the original application shall be submitted (no copies allowed).***

James 4-13-2022
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 13th day of April, 2022.

Lisa A Dodd
Notary Public



My commission expires 2nd
day of Nov., 2025.



GRAND HIGHLANDS

Vestavia Hills

GH

Existing trees to be removed.

-178 Total caliper incher/ 5 pines, 1 poplar and 2 oaks

Nyssa sylvatica 'Wildfire'

-proposed replacement trees to be 2" caliper b&b specimen quality trees.



TENNIS COURTS

LEASING OFFICE/CLUB ROOM

MAIL & PACKAGE CONCIERGE SYSTEM

MAIL

MAIL

DOG PARK & PET SPA

GRILL AREA & PLAYGROUND

FITNESS CENTER

COMPACTOR

SUMMIT DR

JESSICA LANE

JULIE LANE

ALISA WAY

SUMMIT DR

ERICA WAY

MELISSA WAY

MELISSA WAY

MELISSA WAY

MELISSA WAY

MELISSA WAY

CROSSHAVEN DR

3218 3224 3248 3216

3254 3228 3242 3216

3002 3008 3014 3012

3006 3012 3018 3016

3000 3006 3012 3010

3004 3010 3016 3014

3008 3014 3020 3018

3012 3018 3024 3022

3016 3022 3028 3026

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3257 3263 3287 3257

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3436 3442 3466 3436

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

I. APPLICANT INFORMATION:

Owner of Property (This Section Must Be Completed)

Name: LP Development LLC - David Bearden
Address: 700 Montgomery Hwy, Ste 186
Birmingham, AL 35216
Phone #: 205.972.9660 Other #: _____
E-Mail: david@blackwaterresources.com

Billing/Responsible Party (This Section Must Be Completed)

Name: LP Development LLC - David Bearden
Address: 700 Montgomery Hwy, Ste 186
Birmingham, AL 35216
Phone #: 205.972.9660 Other #: _____
E-Mail: david@blackwaterresources.com

Representing Attorney/Other Agent

Name: _____
Address: _____

Phone #: _____ Other #: _____
E-Mail: _____

II. DESCRIPTION OF PROPERTY:

LOCATION: 3201 Endeavor Lane, Outparcel 1-C
Street Address
Outparcel 1-C
Subdivision name, Lot #, Block #, etc.

III. REASONS FOR REQUEST:

- | | | |
|----|-------------------------------------|---------------------------|
| 1. | <input checked="" type="checkbox"/> | Preliminary Review |
| 2. | <input checked="" 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 checked="" type="checkbox"/> | New Building |
| 2. | <input 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 Planned Business (PB)

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

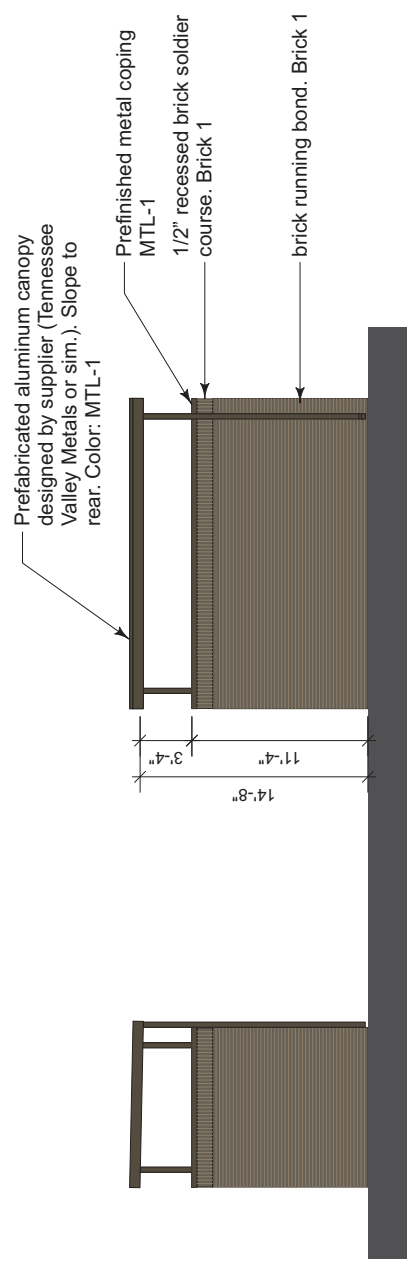
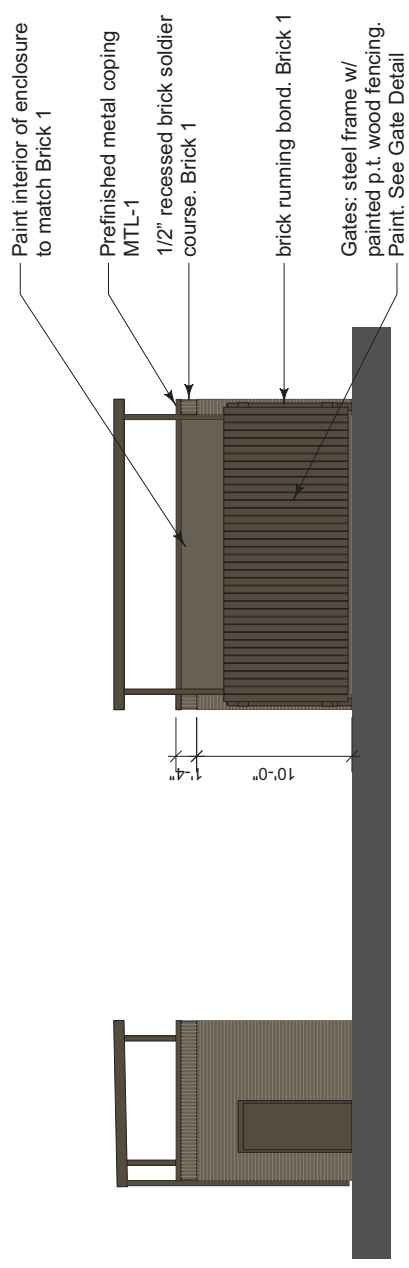
Representing Agent (if any)/date

Given under my hand and seal
this _____ day of _____, 20____.

Notary Public

My commission expires _____
day of _____, 20____.

The Bray Outparcel Vestavia Hills, Alabama



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BLACKMON ROGERS ARCHITECTS LLC

Proposed Exterior Materials and Colors

Materials selected to differentiate from existing retail center adjacent to Publix

- Brick 1: Cherokee M/S Velour Dark Gray w/ Lite Beige mortar
- Brick 2: Cherokee M/S Velour Light Gray w/ Sahara mortar
- Brick 1: Cherokee Mosstown w/ Antique Buff mortar
- MTL 1: Dark Bronze
- SF 1: Dark Bronze Anodized



