

**CITY OF VESTAVIA HILLS
DESIGN REVIEW BOARD
AGENDA
MARCH 2, 2023
6:00 P.M.**

Roll Call.

Approval of minutes – January 5, 2023

- (1) D-23-1** Dmoney\$ is requesting **Landscape Review** for the property located at **4565 Pine Tree Cir.** The purpose of this request is for a new landscaping plan. The property is owned by Dmoney\$ and is zoned Vestavia Hills B-1.
- (2) D-23-2** Patrick Crabtree is requesting **Architectural Review** for the property located at **1401 Montgomery Hwy.** The purpose of this request is for a new landscaping plan. The property is owned by Dmoney\$ and is zoned Vestavia Hills B-3.

Time of Adjournment.

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

JANUARY 5, 2023

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
John Wood
Jeff Slaton
Joe Ellis
Jeff Slaton

MEMBERS ABSENT: Chris Pugh

OTHER OFFICIALS PRESENT: Conrad Garrison, City Planner

APPROVAL OF MINUTES

The minutes for December 1, 2022 were presented for approval.

MOTION Motion to dispense with the reading of the minutes for December 1, 2022 was made by Mr. Giddens and 2nd was by Mr. Slaton. Motion as carried on a voice vote as follows:

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

FINAL REVIEW OF MATERIALS

(1) D-22-6 Fred Acton is requesting **Architectural Review, Landscape Review and Final Review of Materials** for the property located at **3224 Cahaba Heights Rd.** The purpose of this request is for renovation to an existing building. The property is owned by Fred Action and is zoned Vestavia Hills B-3.

Mr. Garrison described the background of the request and stated it was for a rehab of an existing building.

Jake Acton was present to explain the plan.

The Board agreed with the plan but suggested changes and stated the material samples needed to be brought in at the next meeting.

MOTION Motion to approve Final Review of Materials for 3175 Pipeline Rd. was made by Mr. Slaton with the alternate landscaping and materials being submitted for the next meeting. Second was made by Mrs. Coshatt. Voice vote as follows:

Mrs. Coshatt– yes
Mr. Wood – yes
Mr. Slaton – yes
Motion carries.

Mr. Giddens – yes
Mr. Ellis– yes
Mr. Thompson – yes




Conrad Garrison
City Planner

Design Review Board Application

Applicant

Primary Location

DRB-23-1

 Scott Deason
 2055662986
 dubbut@gmail.com

4565 PINE TREE CIR
VESTAVIA HILLS, AL 35243

Submitted On: Feb 13, 2023

Owner of Property

Name	Address
DMONEY\$ LLC	599 Fieldstone Dr
City	State
Helena	Al
Zip Code	Phone Number
35080	2055662986
Email	
dubbut@gmail.com	

Billing/Responsible Party

Name	Address
DMONEY\$	599 Fieldstone Dr
City	State
Helena	Al
Zip Code	Phone Number
35080	2055662986
Email	
dubbut@gmail.com	

Representing Attorney/Other Agent

Name	Address
--	--
City	State
--	--
Zip Code	Phone Number
--	--
Email	
--	

Description of Property

Subject Property Address

4565 Pine Tree Cir

Property Zoning Classification

--

Subdivision Name, Lot #, Block #, etc.

Topfield Subdivision Lot 12

Reason for Request

Check all that apply

Preliminary Review

--

Landscape Review

true

Architectural Review

--

Final Review of Materials

--

Other

--

Detailed Explanation

Would like to re submit my original landscape plan due to some changes in circumstances.

Process

Check all that apply

New Building

--

Renovation of Existing Building

--

New Landscape Plan

true

Renovation to Existing Landscaping Plan

--

Other

--

Detailed Explanation

Would like to resubmit my original landscape plan due to change in circumstances.

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. Simultaneously with the submittal of this application, I am hereby submitting a notarized affidavit signed by the owner of the property in the attachments section of this application. NOTE: Applications cannot be processed without the notarized owners affidavit.

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.

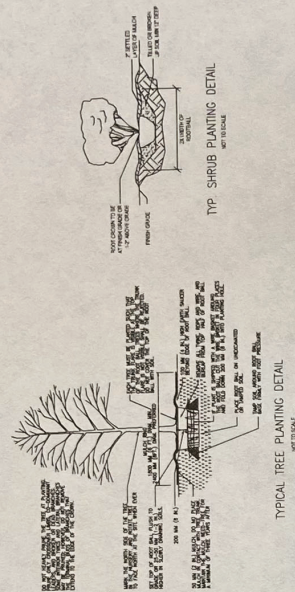
General: Provide three copies and one digital copy (pdf format) of all drawings or plans required below for review. Drawings must be to scale. These drawings should be turned in with the application. Drawings shall be folded to size 8 ½" by 11".

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

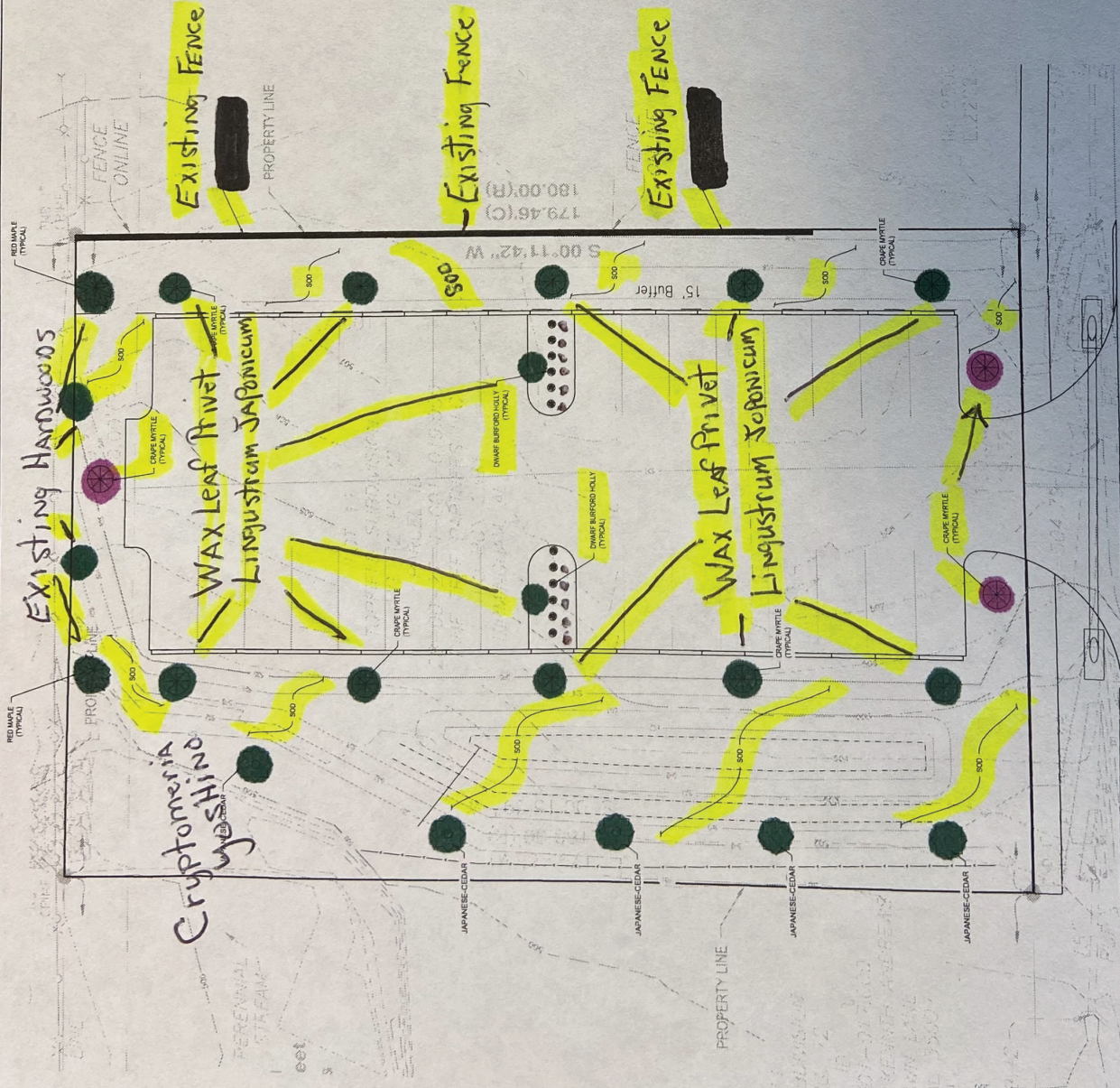
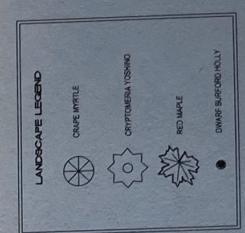
- a. Site plan showing contours, drainage containment areas, parking spaces, sidewalks, buffers, site lighting and details, etc.
- b. Landscape plan showing planting materials, designations, size, potted planting, window boxes, vines, etc. Trees will be identified by botanical name, quantity, and caliper. 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 designed for landscaping. Indicate handicapped spaces. Indicate size of parking spaces.
- d. Irrigation plan for all landscaped areas.
- e. Statement of maintenance policy and provisions.

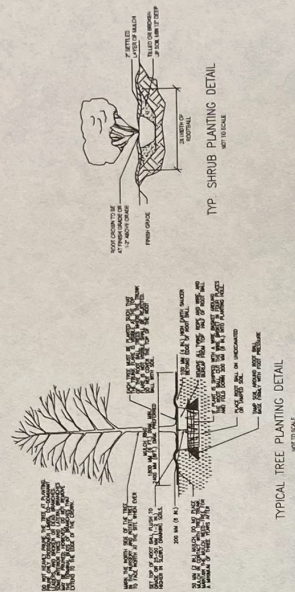
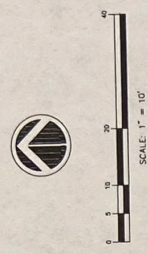


Common Name	Scientific Name	Quantity	Specifications
Japanese Cedar	Juniperus horizontalis	13	2.5' height
Red Maple	Acer rubrum	5	8.34' height
Dwarf Burford Holly	Ilex cornuta Dwarf Burford	12	3' OC, 24" height

Permanently soot all disturbed areas.

Landscape Notes:
 1. To the extent practicable, topsoil moved during the course of construction shall be preserved and stockpiled for reuse on the site.
 2. Slope Planting: Landscaping of all cuts and fills and/or terraces shall be sufficient to prevent erosion.
 3. Additional Landscaping: All areas of the site not occupied by buildings and required improvements shall be left in its natural state or landscaped with grass, grasses or other groundcover, shrubs and trees as part of the Landscape Plan approved by the local jurisdiction.
 4. Match: All planting areas, except those with turfgrass, shall be provided with a layer of mulch.
 5. The owner shall review the landscape plan prior to purchase and planting shown on this plan.
 6. Species of trees and shrubs shown on this plan may be substituted with other species without request and approval by the local jurisdiction.

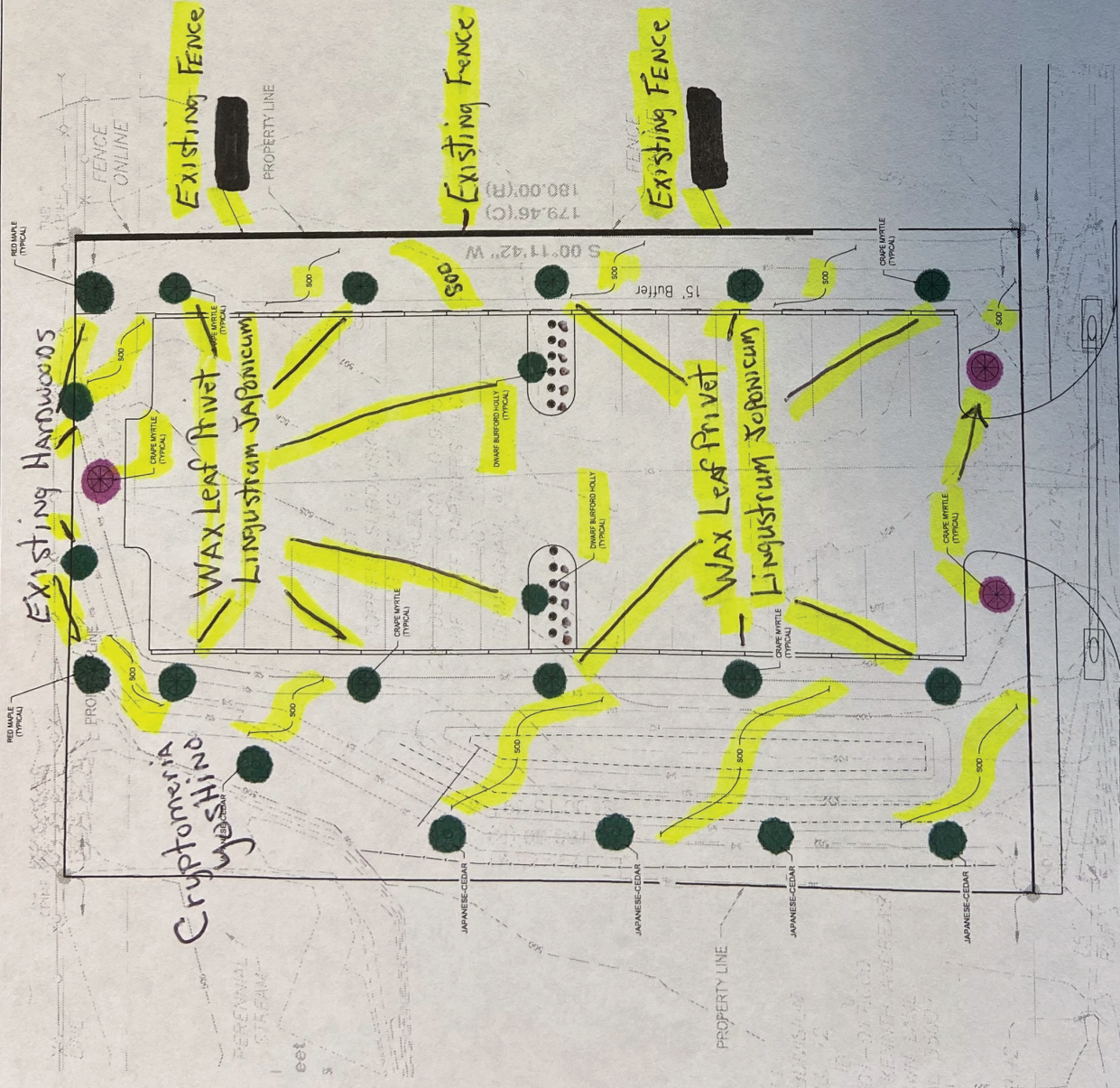
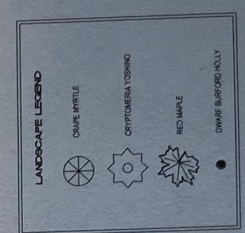




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 5. This owner shall review the landscape plan prior to purchase and planning shown on this plan. Species of trees and shrubs shown on this plan may be substituted with other species without request and approval by the local jurisdiction.



Design Review Board Application**DRB-23-2**

Submitted On: Feb 14, 2023

Applicant

 Patrick Crabtree
 2059603991
 patrickcrabtree09@yahoo.com

Primary Location

1401 MONTGOMERY HWY
VESTAVIA HILLS, AL 35216

Owner of Property**Name**

Patrick Crabtree

Address

1401 Montgomery Highway, Suite 111

City

Vestavia Hills

State

AL

Zip Code

35216

Phone Number

205-960-3991

Email

patrickcrabtree09@yahoo.com

Billing/Responsible Party**Name**

SavFalk Realty/Patrick Crabtree

Address

1401 Montgomery Highway, Suite 111

City

Vestavia Hills

State

AL

Zip Code

35216

Phone Number

205-960-3991

Email

patrickcrabtree09@yahoo.com

Representing Attorney/Other Agent**Name**

N/A

Address

--

City

--

State

--

Zip Code

--

Phone Number

--

Email

--

Description of Property

Subject Property Address

Property Zoning Classification

1401 Montgomery Highway, Suite 121 Vestavia Hills Al 35216

B2

Subdivision Name, Lot #, Block #, etc.

--

Reason for Request

Check all that apply

Preliminary Review

false

Landscape Review

false

Architectural Review

true

Final Review of Materials

false

Other

--

Detailed Explanation

I am trying to make my property a "showpiece" here on Highway 31 in Vestavia Hills. Something that really draws attention by Highway 31 passersby, and is really nice and attractive; thus, drawing a higher, upscale tenant.

Consultation with Real Estate Brokers and Property Developers have all said I can achieve this, but I must have the following base improvements:

- 1) Windows all along the outside suite walls - as many as can be placed facing Hwy 31 and Pizitz Drive for this Suite
- 2) Back Deck - big enough to be seen by all passersby on Hwy 31, but also available for use by other tenants on campus (to work outside, eat lunch, hold a yoga class, or whatever)
- 3) Open up the interior of the space by removing all walls and ceilings, and taking it up all the way to the roof rafters- to give the space a huge, open-vaulted ceiling, with nice hanging fixtures and chandeliers, and really provide that higher end/elegant feel.

I do not know who the future tenant might be, but will be targeting: Physical Therapy Centers, Doctor's Office/Medical Office, Dentist Office, Upscle Restaurant, Upscale Bar, Event Ceter, etc. Consequently, I am leaving the space wide open on the inside, and choosing not to build out specifically, as this will vary greatly between signing tenants, and I want to allow them their own ability to finsih out as they desire. Future tenant will have to obtain architectural drawings, building permits, city licenses, etc., as required by City of Vestavia Hills.

I have refinanced, and obtained a draw to do this project; but, because I am a small business, and rely soley on Tenant Income as my only source of income, I am trying to push ahead as quickly possible; not only doing the build out, but also advertising and listing the space to try and get a new tenant signed as soon as possible.

I have been at this property for 16 years, and have invested my life's savings into it, taking it from a run down old church. and condemned back building & lot, to a nicer, more desirable campus, where small businesses may grow and thrive. I continue to improve the buildings and campus here every time a tenant moves out and need to sign a new one.

Now, I truly hope to make something great here at 1401 Montgomery Highway, and really take the property up to another level, by making Suite 121 a fabulous space and host a future business that the people of Vestavia Hills will truly love and be proud of.

Sincerely,

Patrick Crabtree
Owner

Process*Check all that apply***New Building**

--

Renovation of Existing Building

true

New Landscape Plan

--

Renovation to Existing Landscaping Plan

--

Other

--

Detailed Explanation

See earlier write up

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. Simultaneously with the submittal of this application, I am hereby submitting a notarized affidavit signed by the owner of the property in the attachments section of this application. NOTE: Applications cannot be processed without the notarized owners affidavit.

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

GARDNER ARCHITECTS INC.
 P.O. BOX 550335
 BIRMINGHAM, AL 35255
 (205) 514-0262
 email: gardnerarch5140262@gmail.com

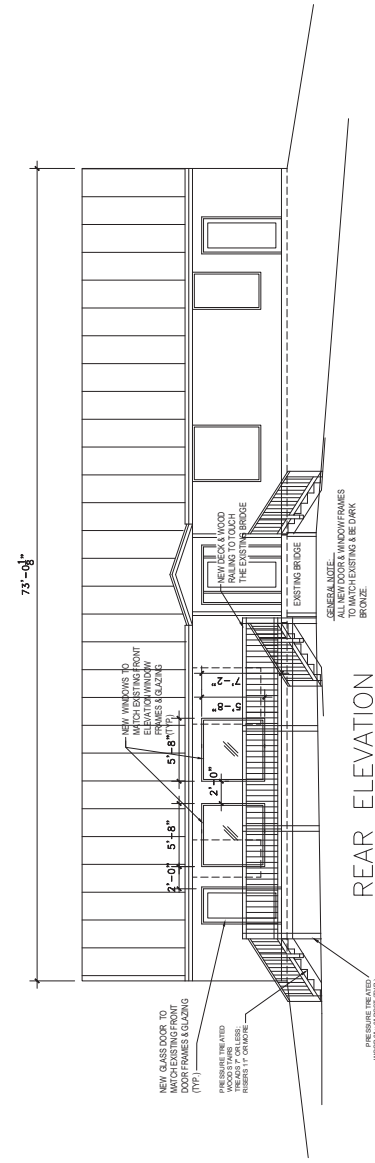
NO.	DATE	INITIAL	REVISIONS
A	2/13/23	DLG	ISSUED FOR A BUILDING PERMIT
B	2/18/23	DLG	ISSUED FOR A BUILDING PERMIT

STATE OF ALABAMA
 REGISTERED ARCHITECT
 Daniel L. Gardner
 4644

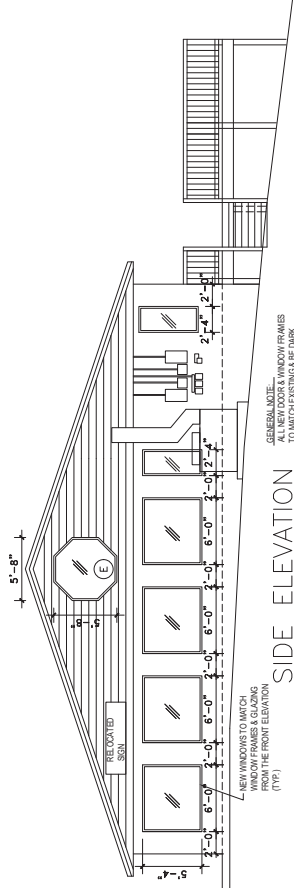
DATE: DECEMBER 2022
 SCALE: NONE
 APPROVED BY: D. GARDNER
 CHECKED BY: D.L.G.
 DRAWN BY: CHLTON

OWNER: PATRICK CRABTREE
 PROJECT: RENOVATE MIXED USE BUILDING
 DRAWING TITLE: EXTERIOR ELEVATIONS

SHEET 5 OF 8
 DRAWING NO. **A3.1**



REAR ELEVATION



SIDE ELEVATION

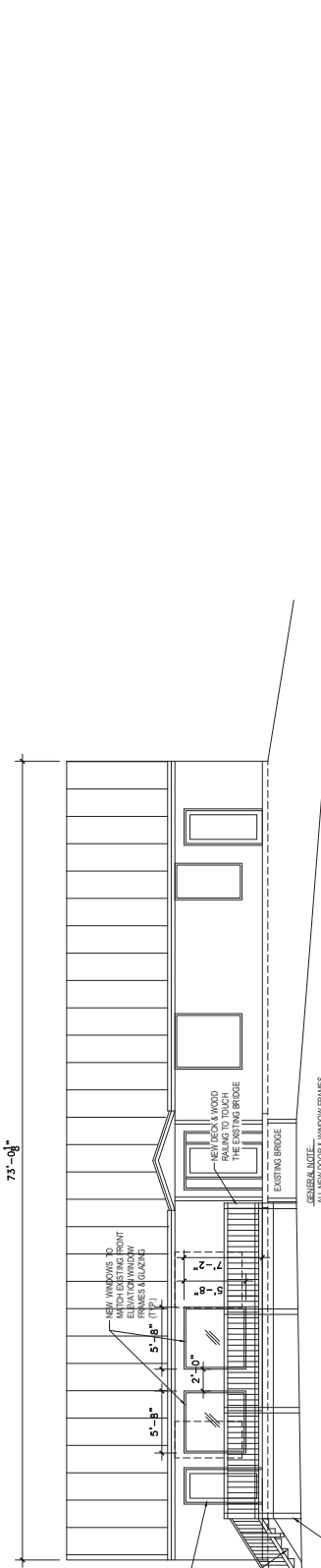


FRONT ELEVATION

GENERAL NOTE:
 ALL NEW DOOR & WINDOW FRAMES TO MATCH EXISTING & BE DARK BRONZE.

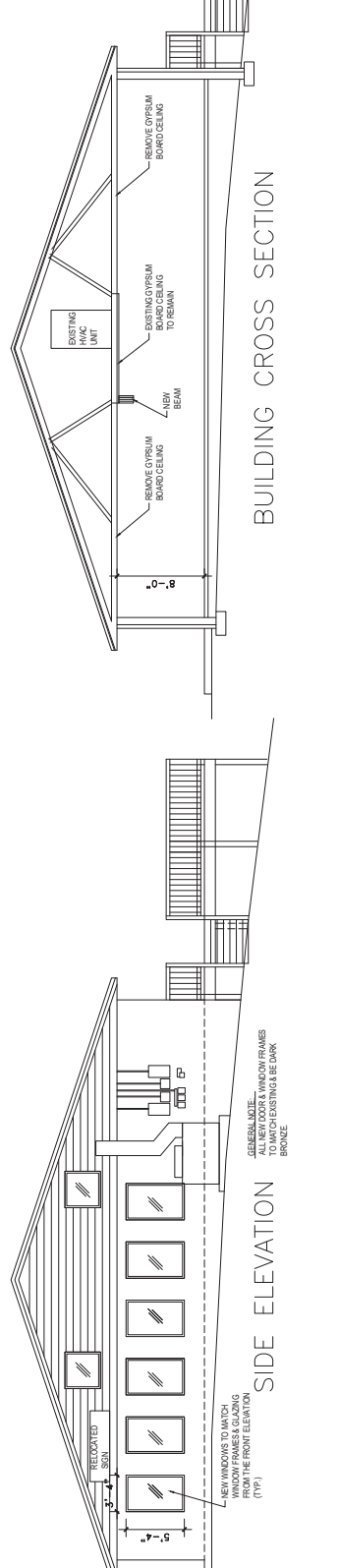
DANIEL L. GARDNER, ARCHITECT
P.O. BOX 550335
BIRMINGHAM, AL 35255
(205) 514-0262
e-mail: gardnerch5140262@gmail.com

GARDNER ARCHITECTS INC.



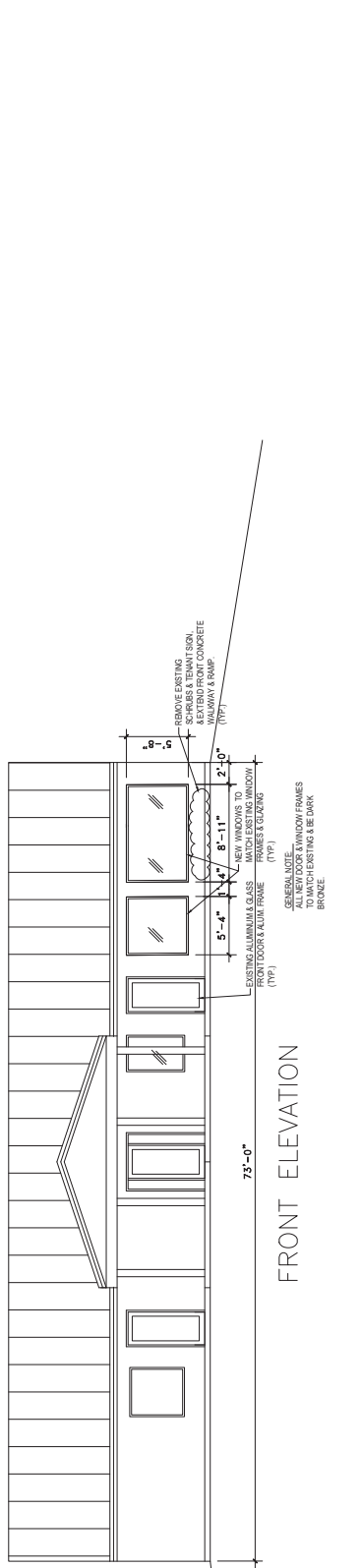
REAR ELEVATION

GENERAL NOTE:
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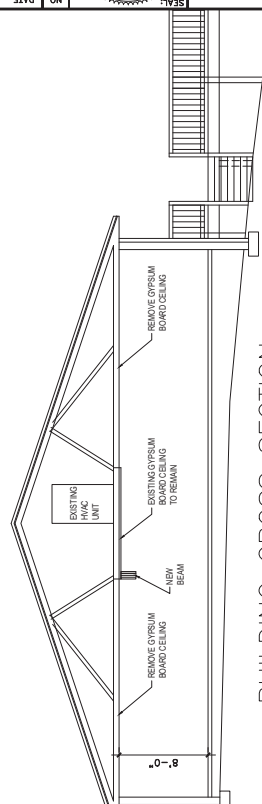
SIDE ELEVATION

GENERAL NOTE:
ALL NEW DOORS & WINDOW FRAMES TO MATCH EXISTING & BE DARK BRONZE.



FRONT ELEVATION

GENERAL NOTE:
ALL NEW DOOR & WINDOW FRAMES TO MATCH EXISTING & BE DARK BRONZE.



BUILDING CROSS SECTION

NO.	DATE	DESCRIPTION	BY
1	11-09-06	REVISED 100 YEAR FLOOD BOUNDARY	BY
REVISIONS		DESCRIPTION	BY

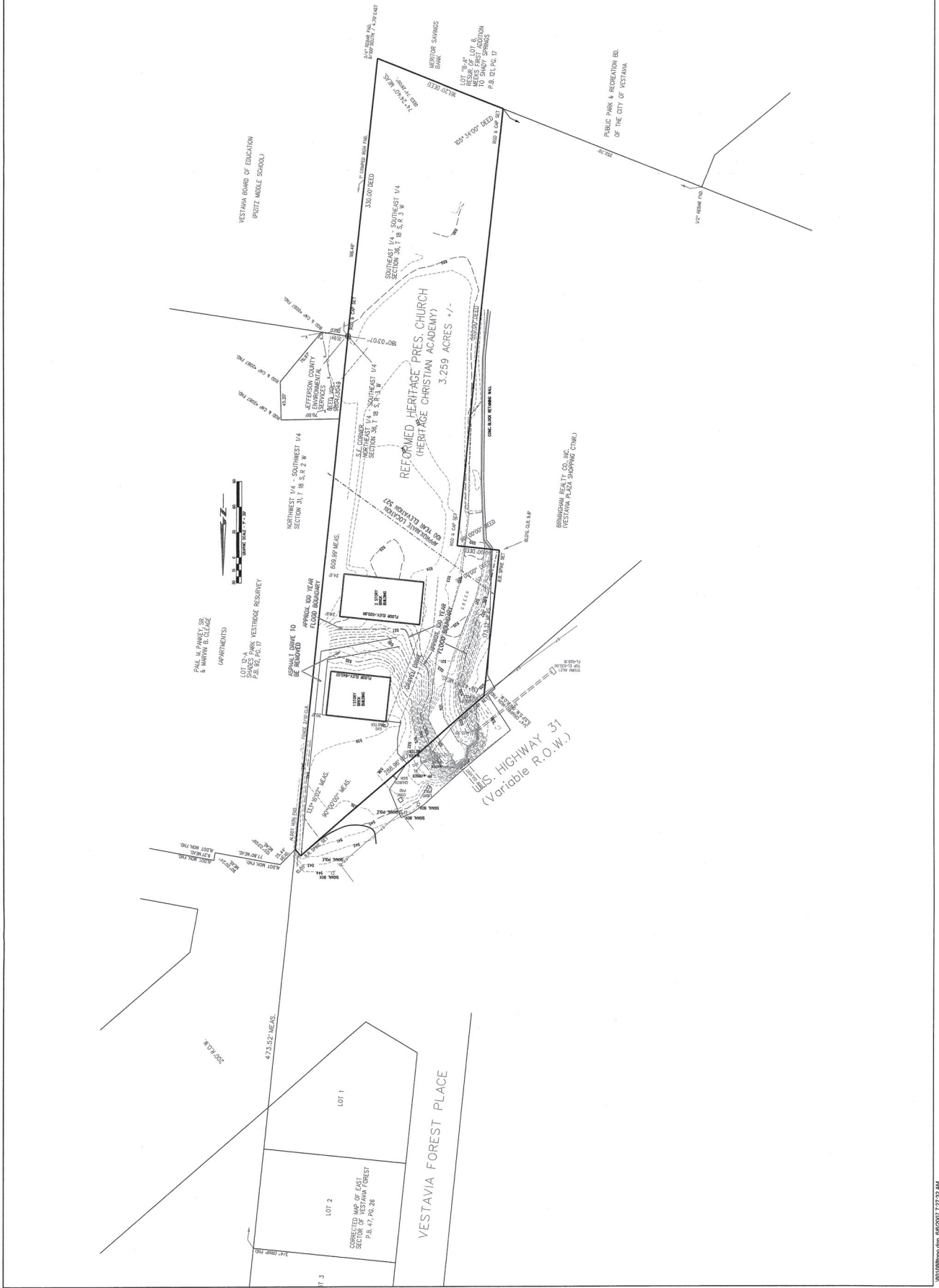


PARAGON ENGINEERING, INC.
 SUITE 230
 2320 HIGHLAND AVENUE SOUTH
 BIRMINGHAM, ALABAMA 35205
 (205) 939-1119



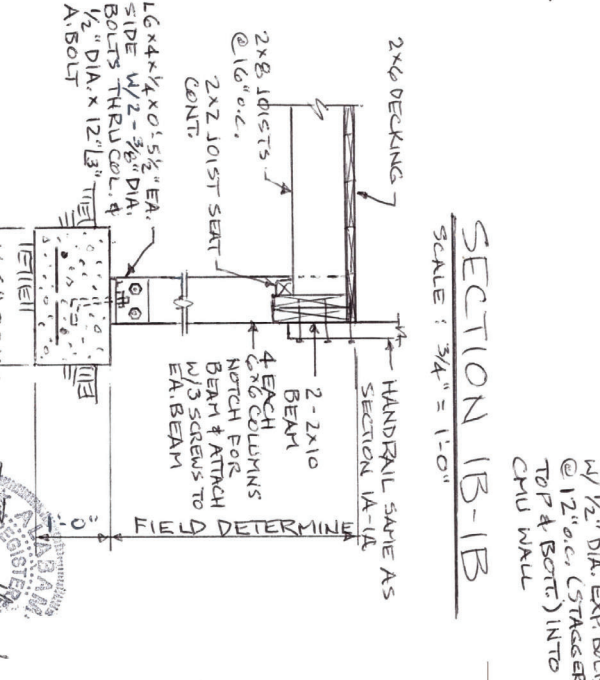
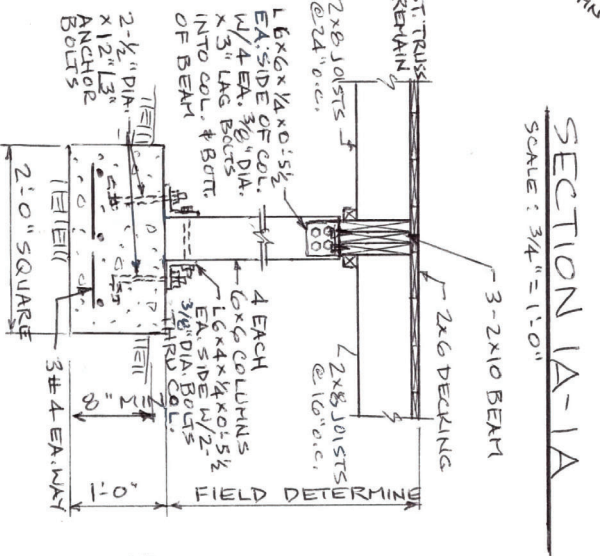
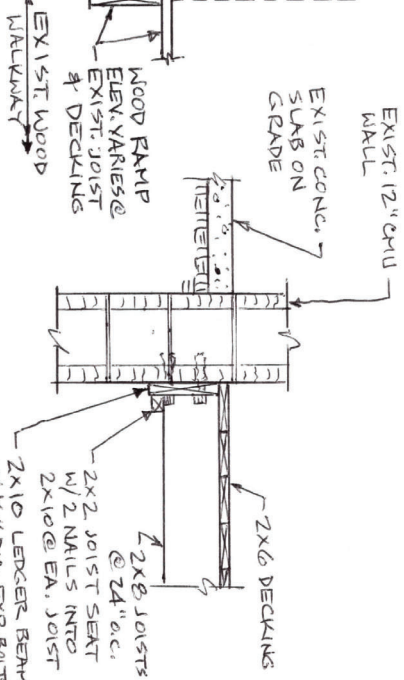
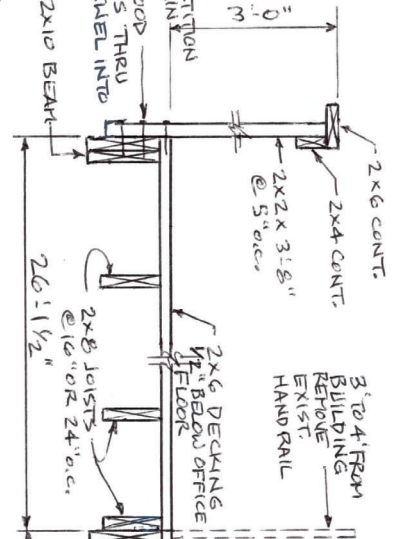
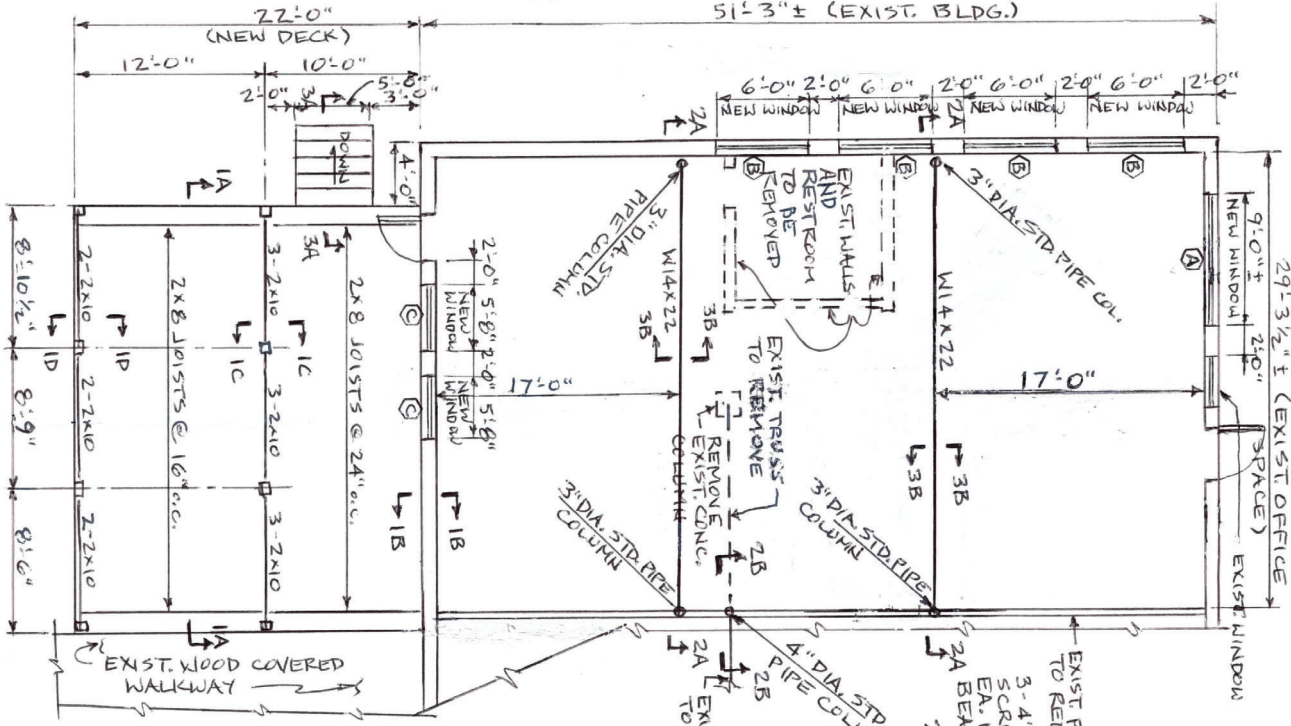
LOCATION SURVEY OF
 100 YEAR FLOOD BOUNDARY
 HERITAGE PRESBYTERIAN CHURCH
 TOWNSHIP 18 South-Range 3 West
 Jefferson County, Alabama
 DRAWN / CHECKED
 DATE: NOV. 9, 2006
 SCALE: 1"=50'
 F.S. 508 PAGE 5
 REF. NO. 50830-00-0150
 DRAWN NAME: -----
 PROJECT NO: 800588
 SHEET NO: 1 of 1

FOR REVIEW AND COMMENT Issue Date: By: FOR APPROVAL Issue Date: By: FOR BID ONLY Issue Date: By: RELEASED FOR CONSTRUCTION Issue Date: By: AS-BUILT Issue Date: By:



OFFICE & DECK PLAN

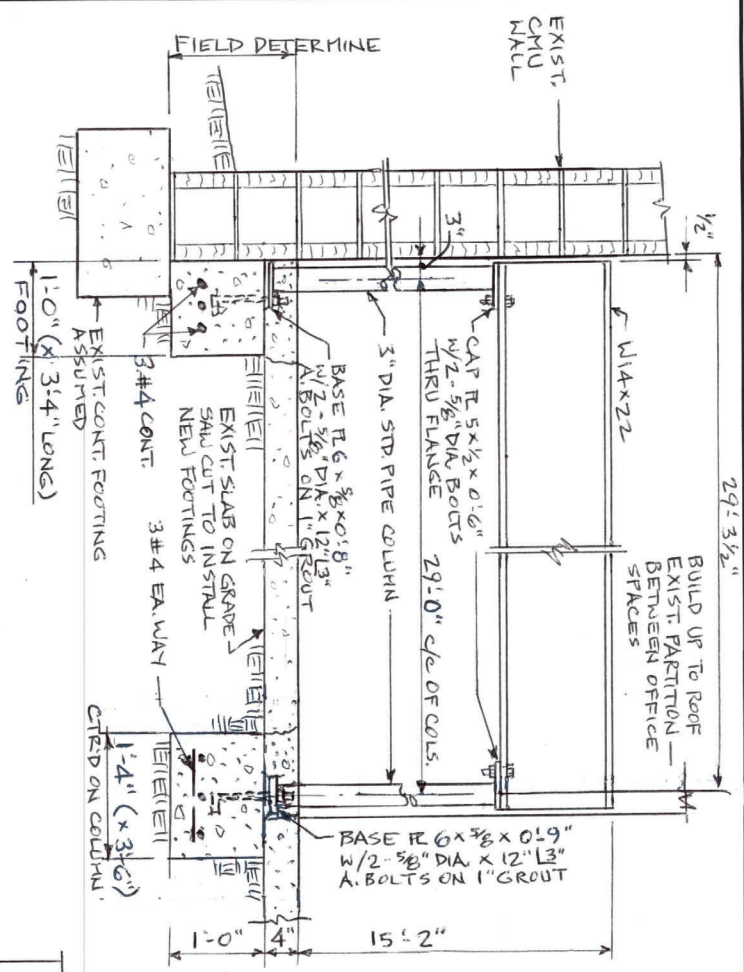
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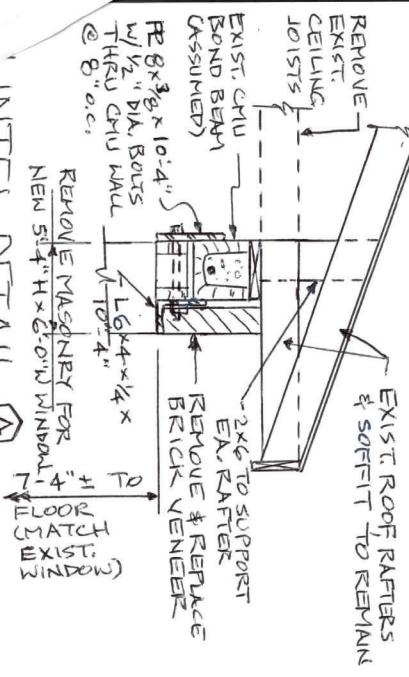
BE Broadhead Engineering, LLC
337 Brentwood Avenue
Trussville, Alabama 35113
Email: rick.broadheadeng@gmail.com

SUITE 121 REMODEL PROJECT
1401 MONTGOMERY HIGHWAY
VESTAVIA HILLS, AL 35216

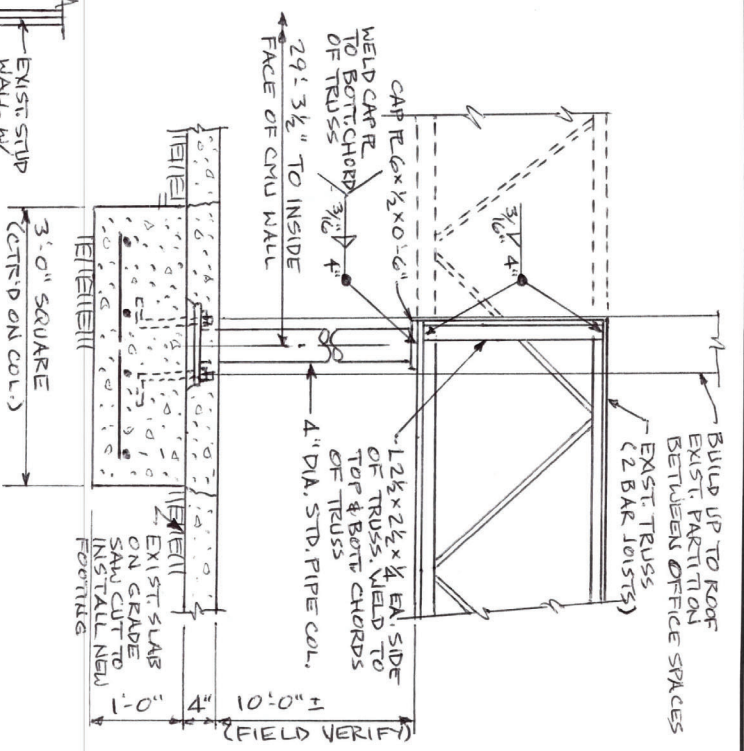




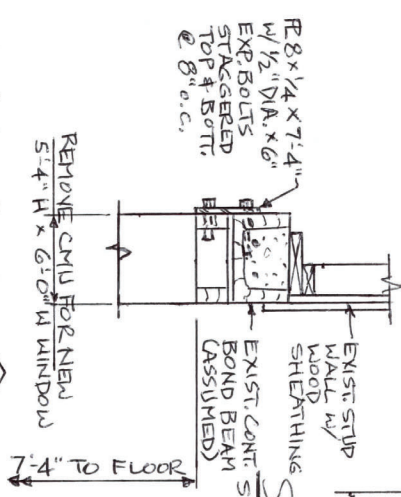
SECTION 2A-2A
SCALE: 3/4" = 1'-0" (1 READ)



LINTEL DETAIL A
SCALE: 3/4" = 1'-0" (1 READ)



SECTION 2B-2B
SCALE: 3/4" = 1'-0" (1 READ)



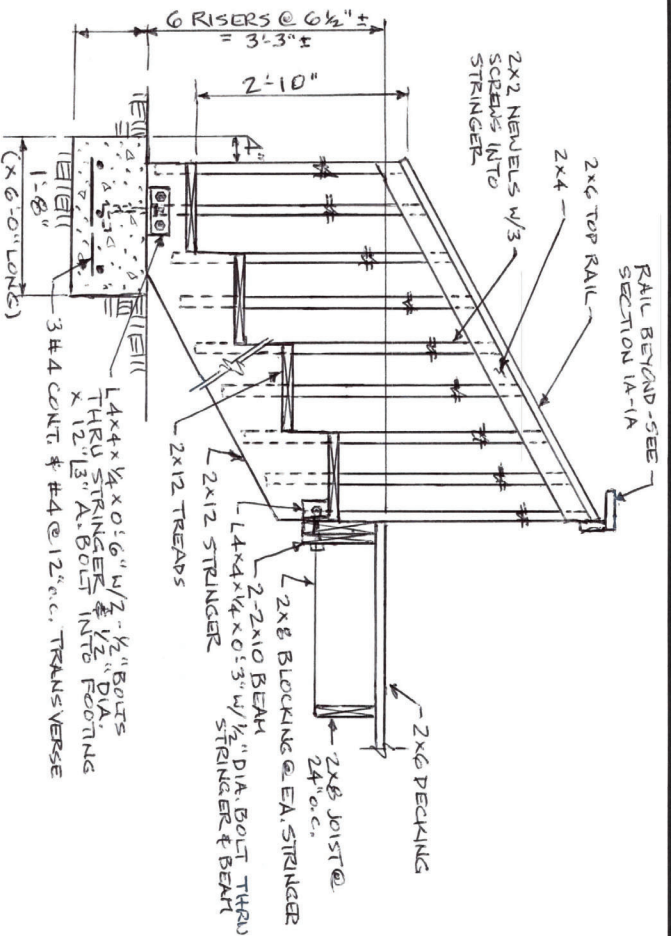
LINTEL DETAIL B
SCALE: 3/4" = 1'-0" (4 READ)

B Broadhead Engineering, LLC
337 Brentwood Avenue
Trussville, Alabama 35173
Email: rick.broadheadeng@gmail.com

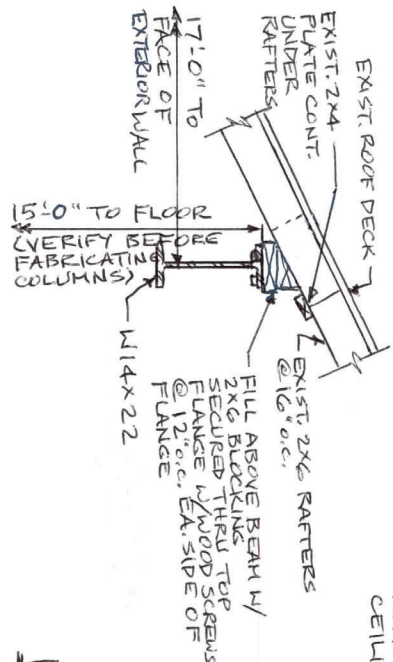
SUITE 121 REMODEL PROJECT
1401 MONTGOMERY HIGHWAY
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SHEET 2 OF 3

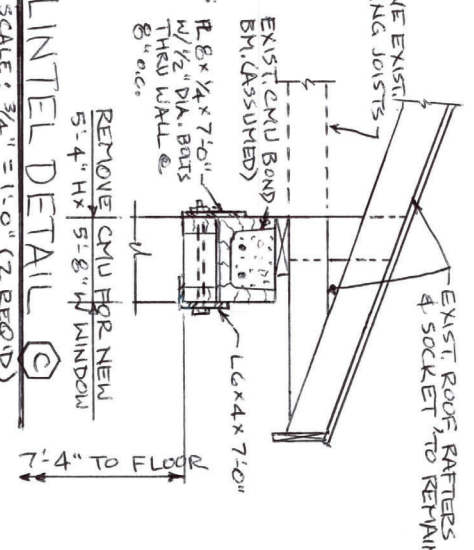




SECTION 3A-3A
SCALE: 3/4" = 1'-0"



SECTION 3B-3B
SCALE: 3/4" = 1'-0"



LINTEL DETAIL
SCALE: 3/4" = 1'-0" (2 REQ'D)

- STRUCTURAL GENERAL NOTES:**
1. STRUCTURAL DRAWINGS ACCOMPANY ARCHITECTURAL DRAWINGS BY GARDNER ARCHITECTS DATED 12/02/2022. ALL DIMENSIONS SHOWN OF EXISTING CONDITIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 2. REAR DECK FLOOR IS DESIGNED FOR LIVE LOADS OF 50 POUNDS PER SQUARE FOOT. HANDRAIL POSTS ARE DESIGNED FOR LATERAL LOADS OF 200 POUNDS CONCENTRATED LOAD OR 50 POUNDS PER LINEAR FOOT APPLIED AT TOP OF RAIL.
 3. CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 3,000 POUNDS PSI AT 28 DAYS AFTER PLACEMENT. REINFORCEMENT SHALL USE GRADE 60 STEEL DEFORMED BARS.
 4. FOOTINGS SHALL BEAR ON COMPACTED SOIL CAPABLE OF SUPPORTING 1,500 psf MINIMUM.
 5. ALL CONNECTIONS OF FRAMING SHALL BE DONE IN ACCORDANCE WITH LOCAL BUILDING CODES.
 6. LUMBER SHALL BE NUMBER 2 SOUTHERN PINE OR BETTER. ALL LUMBER FOR OUTDOOR USE SHALL BE PRESSURE TREATED.
 7. STRUCTURAL STEEL SHALL BE GRADE 36 OR STRONGER, AND FABRICATED PER AISC AND ASTM SPECIFICATIONS.
 8. SEQUENCE OF INSTALLATION OF STEEL BEAMS, COLUMNS, & WINDOW/LINTELS:
 - a. LATERALLY BRACE TOPS OF FRONT AND REAR WALLS TO PREVENT OUTWARD THRUST OF ROOF STRUCTURE.
 - b. REMOVE CEILING JOISTS IN FRONT OF AN BEHIND THE CENTER WALKWAY.
 - c. INSTALL FRONT AND REAR BEAMS AND SUPPORTING COLUMNS, INCLUDING TRIMMED WOOD SHIM ON TOP OF BEAMS.
 - d. REMOVE LATERAL BRACING AND CENTER WALKWAY STRUCTURE OVER SUITE 121.
 - e. INSTALL SUPPORTING COLUMN UNDER EXISTING STEEL BAR JOISTS. WELD VERTICAL STEEL ANGLES ABOVE COLUMN, AND CUT AWAY END OF BAR JOIST ABOVE SUITE 121.
 - f. DEMOLISH AND REMOVE EXISTING CONCRETE COLUMN SUPPORTING BAR JOISTS.
 - g. VERTICALLY SUPPORT ROOF STRUCTURE TEMPORARILY AT FRONT AND REAR WALLS BEFORE CUTTING NEW WINDOW OPENINGS AND INSTALLING STEEL PLATES AND ANGLES FOR LINTELS.



BE Broadhead Engineering, LLC
337 Brentwood Avenue
Trussville, Alabama 35173
Email: rick.broadheadeng@gmail.com

SUITE 121 REMODEL PROJECT
1401 MONTGOMERY HIGHWAY
VESTAVIA HILLS, AL 35216

SHEET 3 OF 3



