

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

Roll Call.

Approval of minutes – March 2, 2023

- (1) D-23-3** 8844 Project, LLC is requesting **Architectural Review, Landscape Review, and Final Review of Materials** for the property located at **9000 Liberty Pkwy**. The purpose of this request is for a new building. The property is owned by 8844 Project, LLC and is zoned Vestavia Hills PB.

Time of Adjournment.

CITY OF VESTAVIA HILLS

DESIGN REVIEW BOARD

MINUTES

MARCH 2, 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
John Wood
Jeff Slaton
Joe Ellis
Jeff Slaton
Chris Pugh

MEMBERS ABSENT: Mae Coshatt

OTHER OFFICIALS PRESENT: Conrad Garrison, City Planner

APPROVAL OF MINUTES

The minutes for January 5, 2023 were presented for approval.

MOTION Motion to dispense with the reading of the minutes for January 5, 2023 was made by Mr. Slaton and 2nd was by Mr. Slaton. Motion as carried on a voice vote as follows:

Mr. Pugh– yes	Mr. Giddens – yes
Mr. Wood – yes	Mr. Ellis– yes
Mr. Slaton – yes	Mr. Thompson – yes
Motion carries.	

LANDSCAPE REVIEW

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.

Mr. Garrison described the background of the request and stated it was for a new parking lot.

Scott Deason was present to explain the plan.

The Board agreed with the plan but suggested changes.

MOTION Motion to approve Landscape Review for 4565 Pine Tree Cir. with the addition of hollies was made by Mr. Pugh. Second was made by Mr. Ellis. Voice vote as follows:

Mr. Pugh– yes
Mr. Wood – yes
Mr. Slaton – yes
Motion carries.

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

ARCHITECTURAL REVIEW

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 renovation to an existing building. The property is owned by Patrick Crabtree and is zoned Vestavia Hills B-3.

Mr. Garrison described the background of the request and stated it was for a new deck and minor cosmetic changes.

Patrick Crabtree was present to explain the plan.

The Board agreed with the plan.

MOTION Motion to approve Architectural Review for 1401 Montgomery Hwy. was made by Mr. Ellis. Second was made by Mr. Slaton. Voice vote as follows:

Mr. Pugh– 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

DRB-23-3

Your Submission

Attachments

Guests (0)

✔ Design Review Board Application Fee

✔ Administrative Receipt

▶ Planner Review

Engineering Review

Fire Marshal Review

Building Safety Review

City Clerk Review

Presentation to the Board

Decision Letter

Your submission

Submitted Mar 15, 2023 at 5:50pm

Contact Information

Joseph Jamgochian

Email address

joseph.jamgochian@perkinswill.com

Phone Number

4044437466

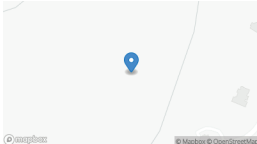
Mailing Address

1315 Peachtree St , Atlanta, Georgia 30309

Locations

1 location total

PRIMARY LOCATION



11000 LIBERTY PKWY
VESTAVIA HILLS, AL 35242

Owner of Property

Name *

8844 Project, LLC

Address *

1000 Urban Center Drive, Suite 501

City *

Vestavia Hills

State *

AL

Zip Code *

35242

Phone Number *

205-969-3755

Email *

emclean@medicalproptiestrust.com

Billing/Responsible Party

Name *

8844 Project, LLC

Address *

1000 Urban Center Drive, Suite 501

City *

Vestavia Hills

State *

AL

Zip Code *

35242

Phone Number *

205-969-3755

Email *

emclean@medicalproptiestrust.com

Representing Attorney/Other Agent

Name

Bruce McEvoy

Address

1315 Peachtree St NE

City

Atlanta

State

GA

Zip Code

30309

Phone Number

404-443-7675

Email

Bruce.McEvoy@perkinswill.com

Description of Property

Subject Property Address

9000, 9092, 11000, and 8060 Liberty Parkway

Property Zoning Classification

PUD-PB

Subdivision Name, Lot #, Block #, etc.

Lot 1N

Reason for Request

Check all that apply

Preliminary Review

--

Landscape Review



Architectural Review



Final Review of Materials



Other

--

Detailed Explanation

Final review of new construction office building prior to permitting.

Process

Check all that apply

New Building



Renovation of Existing Building

--

New Landscape Plan



Renovation to Existing Landscaping Plan

--

Other

--

Detailed Explanation

--

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.

City of Vestavia Hills, AL

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[Employee Login \(https://vestavihillsal.viewpointcloud.io\)](https://vestavihillsal.viewpointcloud.io)

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VERONA HILLS
DESIGN REVIEW BOARD
APPLICATION SUBMITTED 3.16.2023
FOR DRB MEETING ON 4.8.2023



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 Chicago, IL 60610
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 Fax: 312.345.5001
 www.perkinswill.com

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PROJECT

CONFIDENTIAL OFFICE

VESTAVIA HILLS, AL 35242

CONFIDENTIAL CLIENT

REF PLAN



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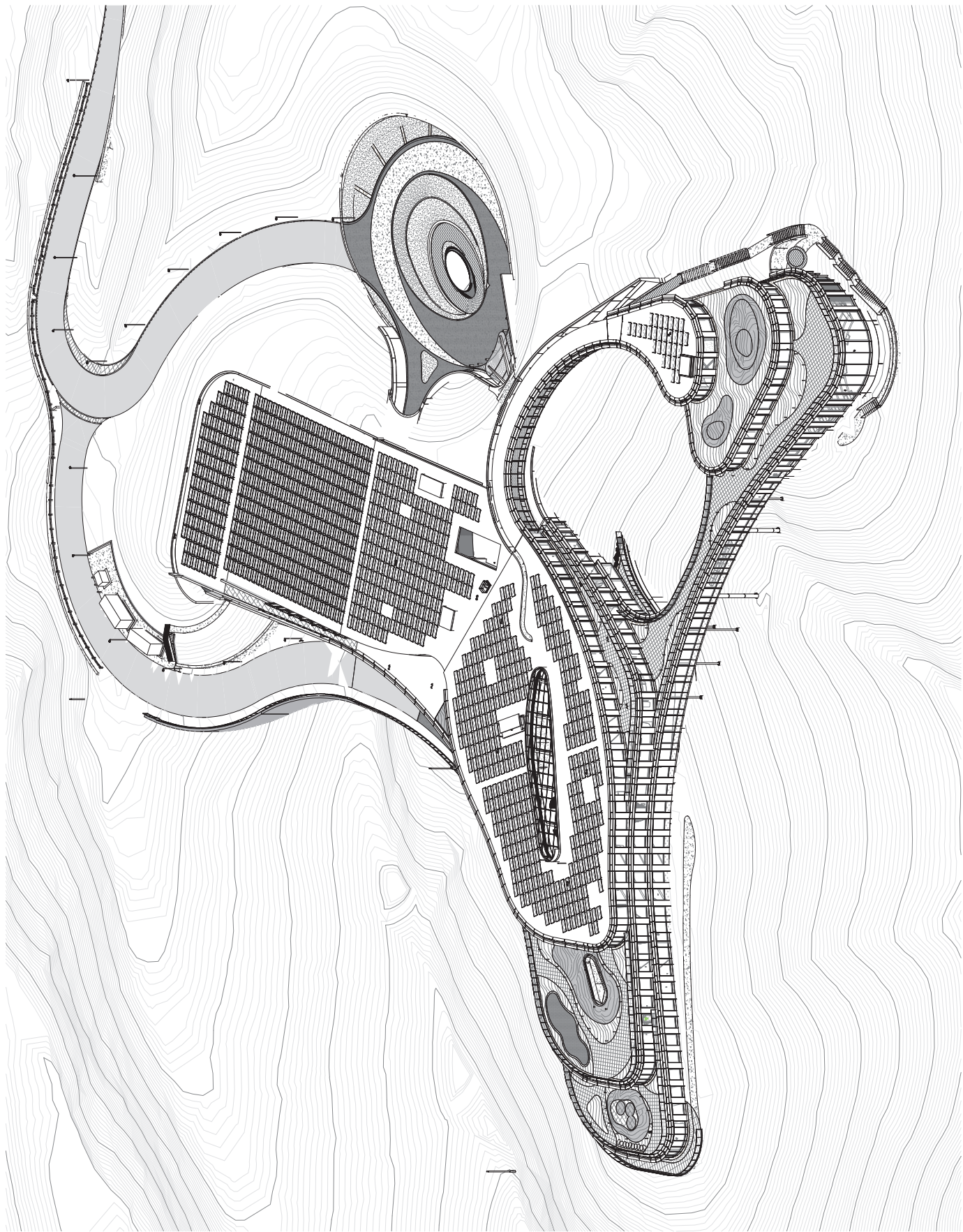
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AXON VIEWS

SHEET NUMBER

A20-01

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1 NW AXON VIEW

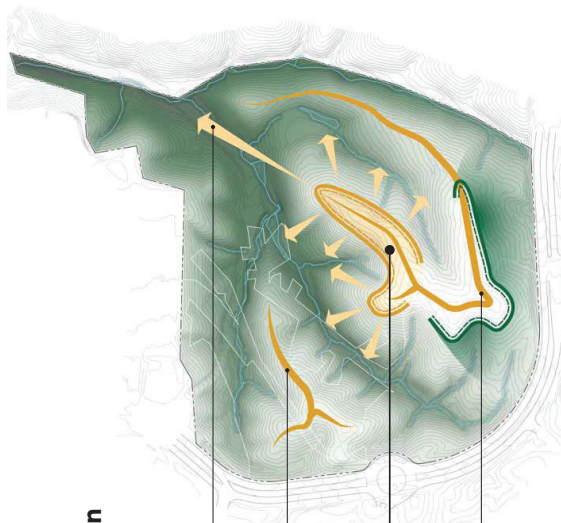
Forces of Formation

Long Cahaba Valley View

Secondary Ridge
Preserved for future community park

Ideal Building Site
Relatively flat area with excellent surrounding views

High Barrier Ridge
Masks visibility to and from Liberty Parkway



View Corridors

Amenity Wing

Gathering Spaces

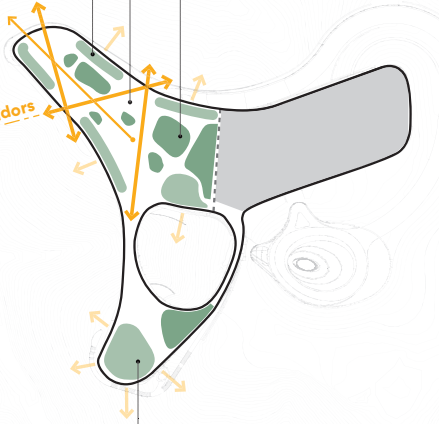
Workplace Wing

Enclosed Spaces

Shared Open Spaces

Core Spaces

Parking Wing



Site Plan

1. Entry Plaza
2. Fountain
3. Parking Access
4. Connector
5. Main Entries
6. Service Access
7. Fire Access Lane
8. View Garden
9. Event Terrace
10. Reception Terrace
11. Putting Green
12. Wellness Terrace
13. Garden Overlook Terrace
14. Chief Executive Terrace
15. Executive Terrace



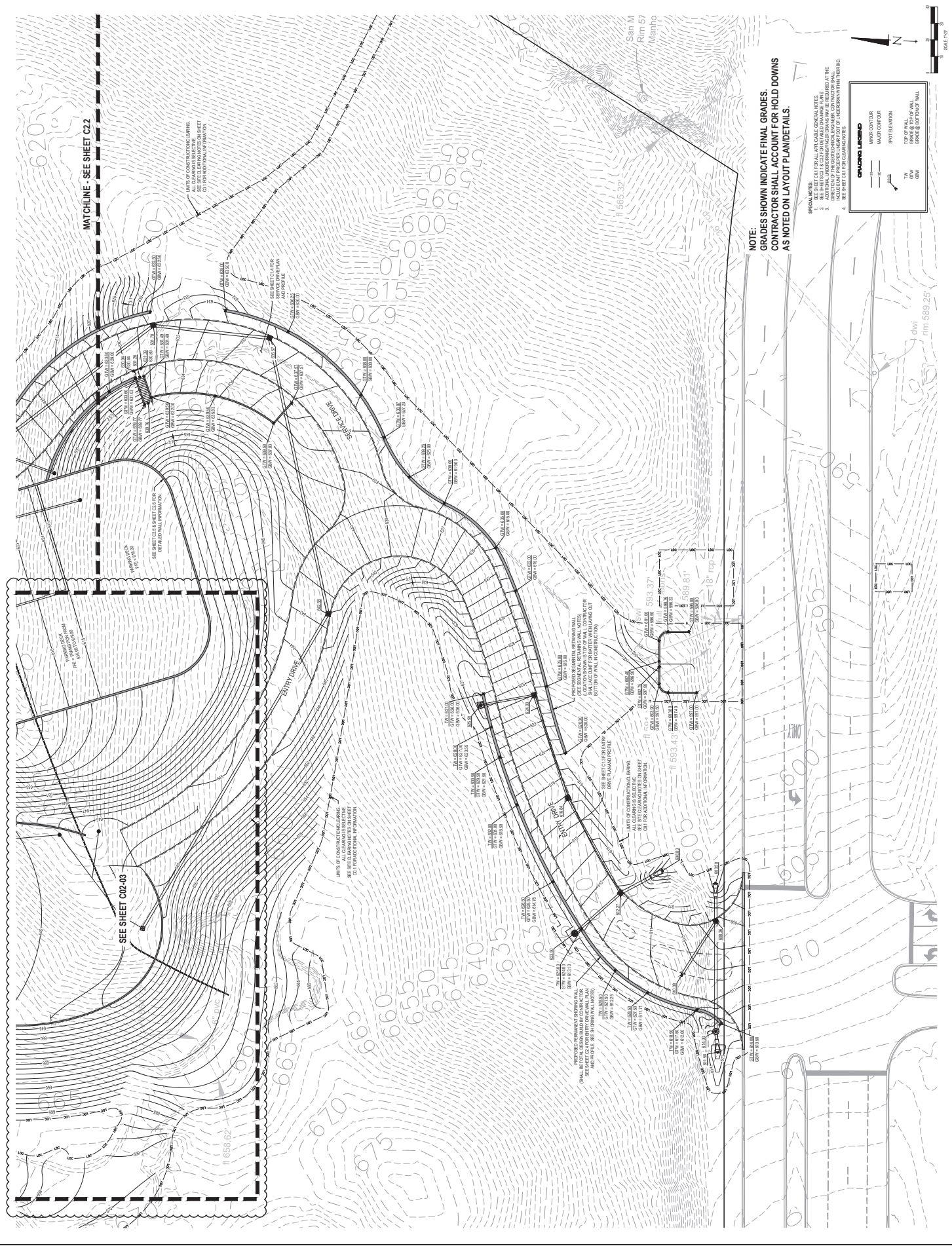
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 Fax: 281.486.1112
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PROJECT NO.	1311108
DATE	11/20/2013
BY	DL
CHECKED	DL
DATE	11/20/2013
SCALE	AS SHOWN

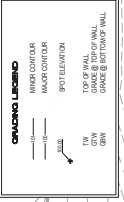
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Vestia Hills, AL

CONFIDENTIAL CORPORATE OFFICE EARLY SITE PACKAGE



NOTE:
 GRADES SHOWN INDICATE FINAL GRADES.
 CONTRACTOR SHALL ACCOUNT FOR HOLD DOWNS
 AS NOTED ON LAYOUT PLAN DETAILS.

- SPECIAL NOTES:**
- SEE SHEET C21 FOR ALL LARGE ORIGINAL NOTES.
 - ADDITIONAL INFORMATION NOT SHOWN MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER.
 - INDICATED PROPOSED HOLD DOWNS ARE TO BE MAINTAINED AT ALL TIMES.
 - SEE SHEET C21 FOR ADDITIONAL INFORMATION.



GRADING LEGEND

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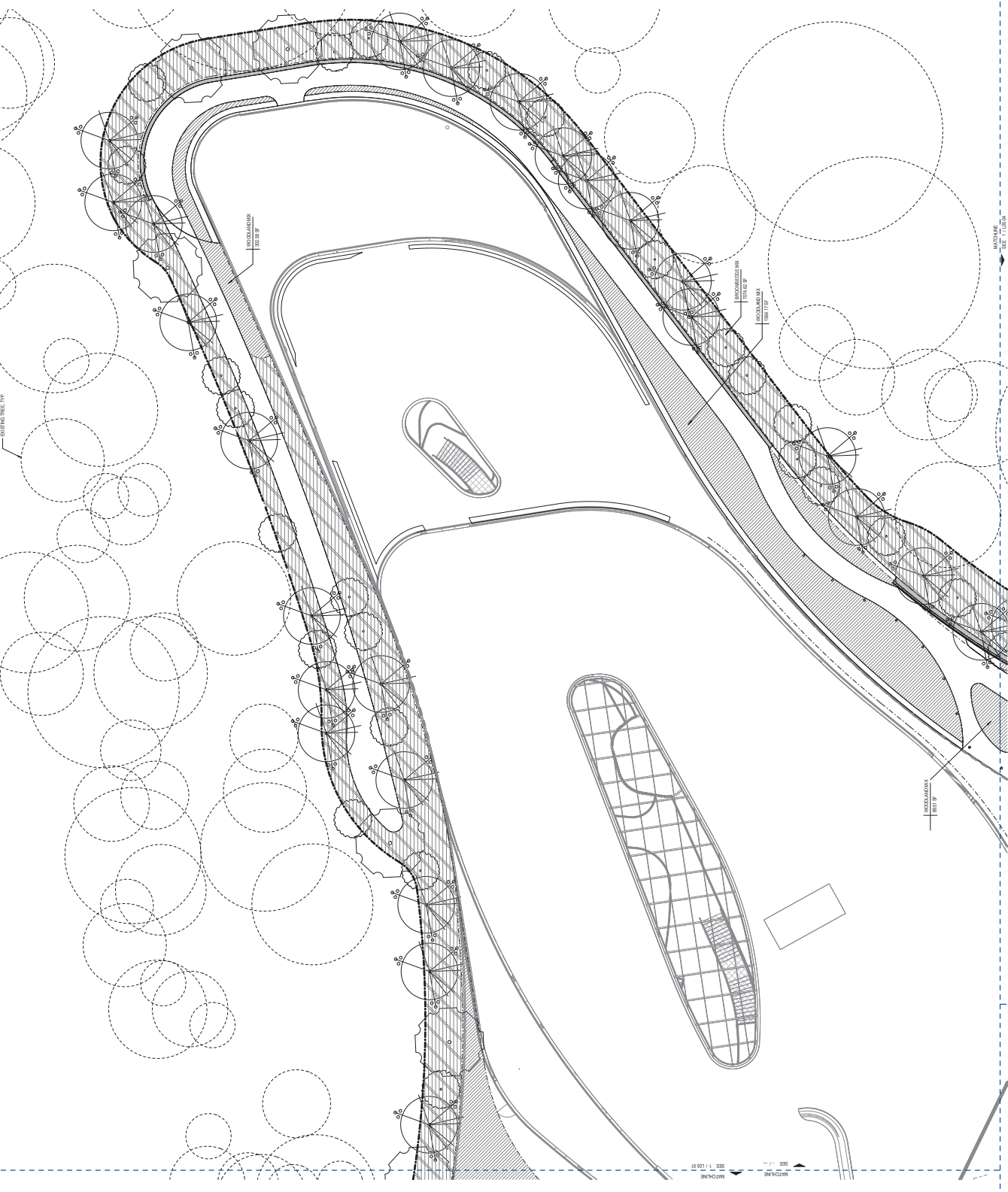
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PROJECT

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VESTAVIA HILLS, AL 35242

CONFIDENTIAL CLIENT



DATE: 08/14/2013	TITLE: PLANTING PLAN ENLARGEMENTS
APP. LOCATION: SUBMITTED 5.14.2013	SHEET NUMBER: L05-02
FOR DATE: MEETING ON 4.1.2013	
Job Number: 1301000000	

1 PLANTING PLAN
 1" = 10'-0"



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ISSUE CHART

DATE	TITLE
05/18/2023	
05/18/2023	
05/18/2023	

PLANTING PLAN
ENLARGEMENTS

SHEET NUMBER

L05-05

WESTAVIA HILLS
3501 VESTAVIA AVENUE
APPLICATION SUBMITTED 5.18.2023
FOR 2024 MEETING ON 6.18.2023

DATE	TITLE
05/18/2023	
05/18/2023	
05/18/2023	

PLANTING PLAN
ENLARGEMENTS

SHEET NUMBER
L05-05

1 PLANTING PLAN
1" = 10'-0"

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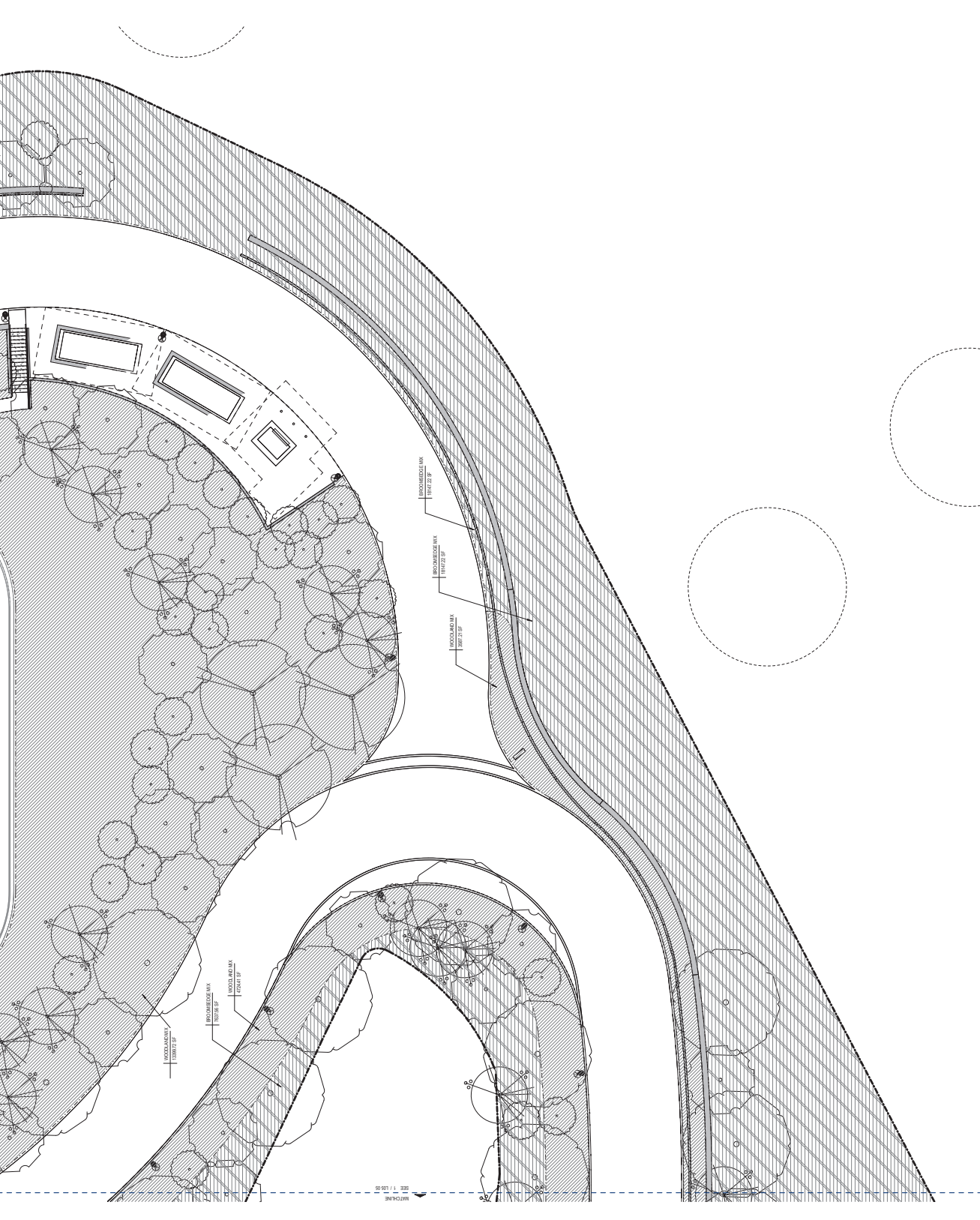
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HYDROLOGY
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HYDRAULICS
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HYDROPOWER
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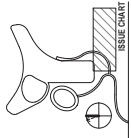
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CONFIDENTIAL OFFICE

VESTAVIA HILLS, AL 35242

CONFIDENTIAL CLIENT



100 VESTAVIA HILLS CHICKEN HILLS ROAD APPLICATION SUBMITTED 5.14.2023 FOR 2023 MEETING ON 4.4.2023
Job Number: 2023-001
Date: 05/15/2023
FILE

**PLANTING PLAN
ENLARGEMENTS**

SHEET NUMBER

L05-06

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 Atlanta, GA 30333
 Tel: 404.521.5000
 Fax: 404.521.5001
 www.perkinswill.com

CONSULTANTS

ARCHITECT
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ELECTRICAL

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 Atlanta, GA 30309

PLUMBING

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STRUCTURAL

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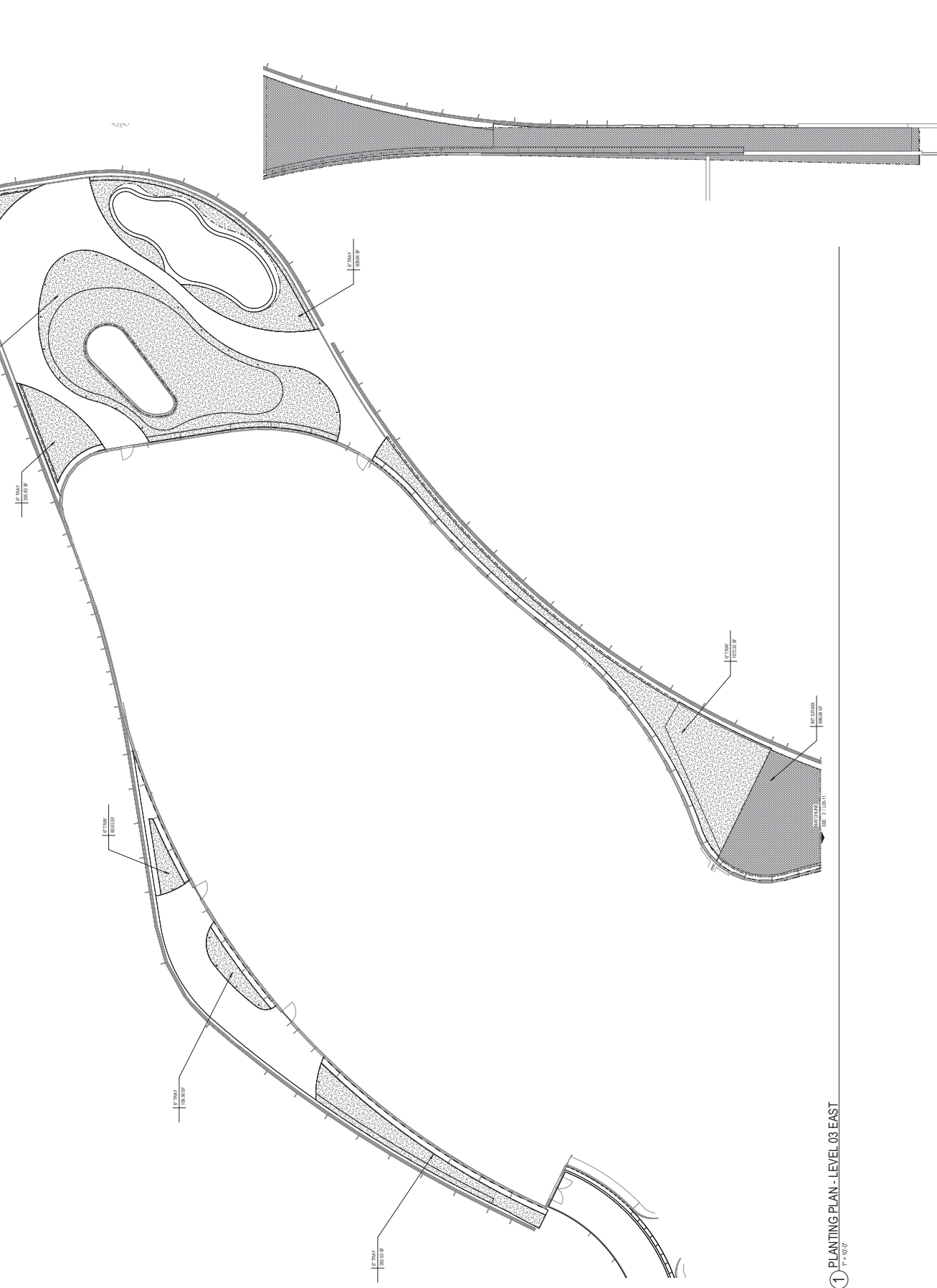
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1 PLANTING PLAN - LEVEL 03 EAST
 1" = 10'-0"

2 PLANTING PLAN - LEVEL 03 EAST Copy 1
 1" = 10'-0"

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100 Peachtree, Suite 210, New York, NY 10036
- MECHANICAL CONTRACTOR**
JMI Engineering, LLC
6964 Lower Roswell Rd., Suite 1, Marietta, GA 30060

FOR REFERENCE ONLY
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PROJECT

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VESTAVIA HILLS, AL 35242

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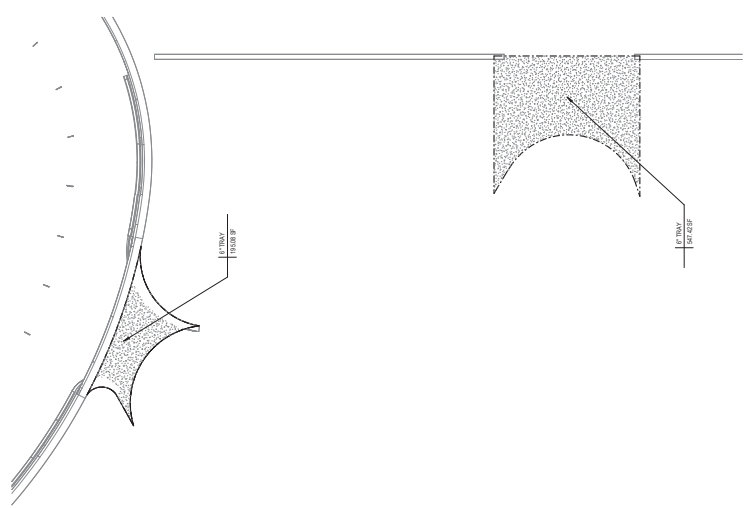
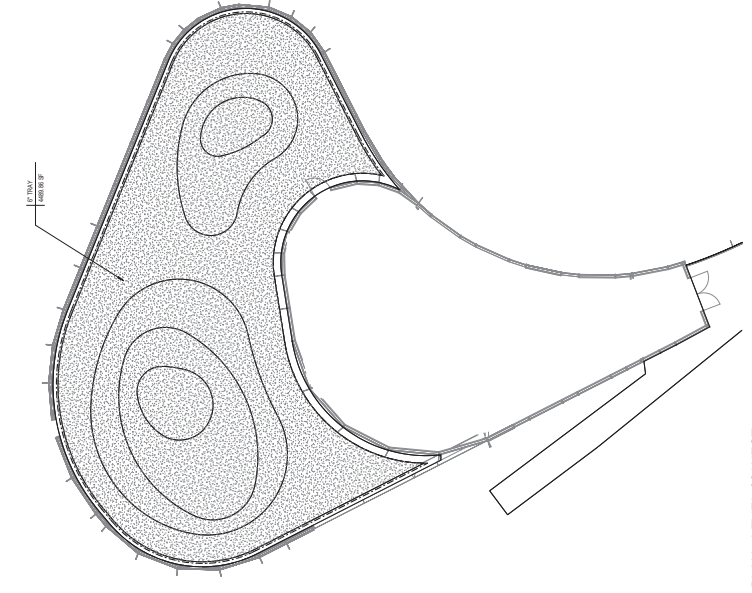
IS/E/C CHART

DATE	1/18/2023	TITLE	PLANTING PLAN - LEVEL 03 WEST
DESCRIPTION	DESIGN DEVELOPMENT	DATE	1/18/2023
APPLICATOR	PERKINS & WILL	DATE	1/18/2023
PROJECT NUMBER	10000000000000000000	DATE	1/18/2023
PROJECT NAME	CONFIDENTIAL OFFICE	DATE	1/18/2023

PLANTING PLAN -
ROOF TERRACES

SHEET NUMBER
L05-12

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1 PLANTING PLAN - LEVEL 03 WEST
1" = 10'-0"

2 PLANTING PLAN - LEVEL 04
1" = 10'-0"

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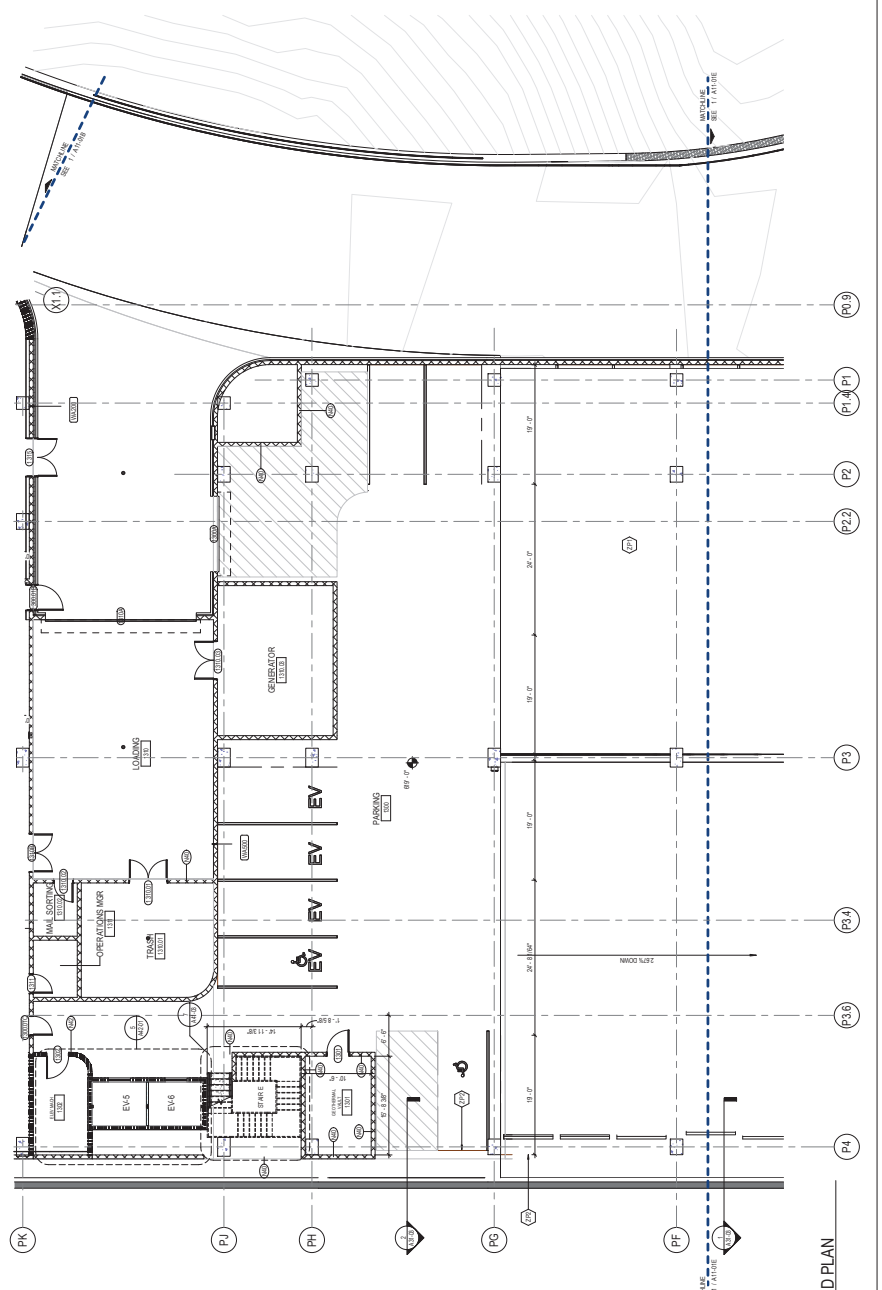
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FLOOR PLAN GENERAL NOTES

1. SEE ARCHITECTURAL GENERAL NOTES FOR FINISHES.
2. WALL PARTS ARE TO BE CONCRETE FROM TOP OF CONCRETE SLAB TO FINISH.
3. ROOF RAISES ARE AS NOTED IN PLAN.

FLOOR PLAN NOTES BY NUMBER

- 1. See Architectural Sheet Keynote on Plan
- 2. See Architectural Sheet Keynote on Plan
- 3. See Architectural Sheet Keynote on Plan
- 4. See Architectural Sheet Keynote on Plan
- 5. See Architectural Sheet Keynote on Plan



1 LEVEL 01 ZONE D PLAN
1/8" = 1'-0"

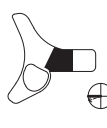
PROJECT

CONFIDENTIAL OFFICE

VESTAVIA HILLS, AL 35242

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REF PLAN



ISSUE CHART

NO.	DATE	DESCRIPTION
1	03/14/2023	ISSUED FOR PERMITS
2	03/14/2023	ISSUED FOR PERMITS
3	03/14/2023	ISSUED FOR PERMITS

PROJECT NO. 2021-001
 DESIGN TEAM:
 DENNIS JAMES WILKINS
 APPLICATION SUBMITTED 3.14.2023
 FOR JOB NUMBER 2021-001
 FOR JOB NUMBER 2021-001

LEVEL 01 ZONED PLAN
 SHEET NUMBER

A11-01D

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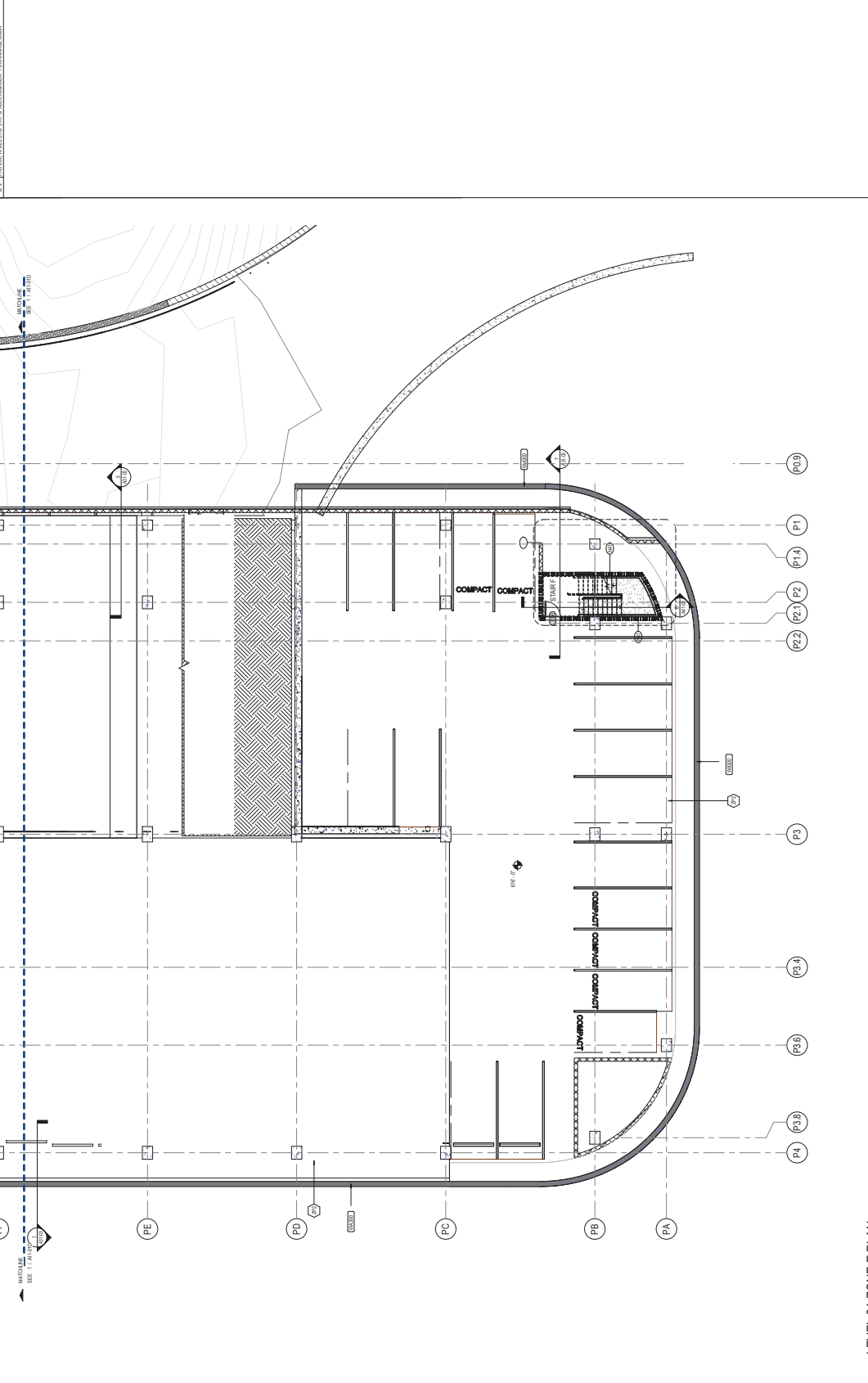
FLOOR PLAN GENERAL NOTES

- SEE ARCHITECTURAL DRAWINGS FOR FINISHES AND MATERIALS.
- WALL PARTS SHALL BE CONCRETE FROM TOP OF CONCRETE.
- ROOF RAISES ARE AT 12" DIA. PITCH.

FLOOR PLAN NOTES BY NUMBER

LOC. INDICATES SHEET KEYNOTE ON PLAN

1. 100% FINISH FLOOR TO FINISH FLOOR ELEVATION



1 LEVEL 01 ZONE E PLAN
 1/8" = 1'-0"

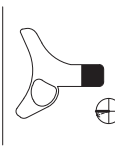
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ISSE CHART

DATE	ISSUE	DESCRIPTION
03/14/2023	1	ISSUE CHART

DATE: 03/14/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPLICATION SUBMITTED 3.14.2023
 FOR O&B MEETING ON 4.4.2023

LEVEL 01 ZONE E PLAN
 SHEET NUMBER

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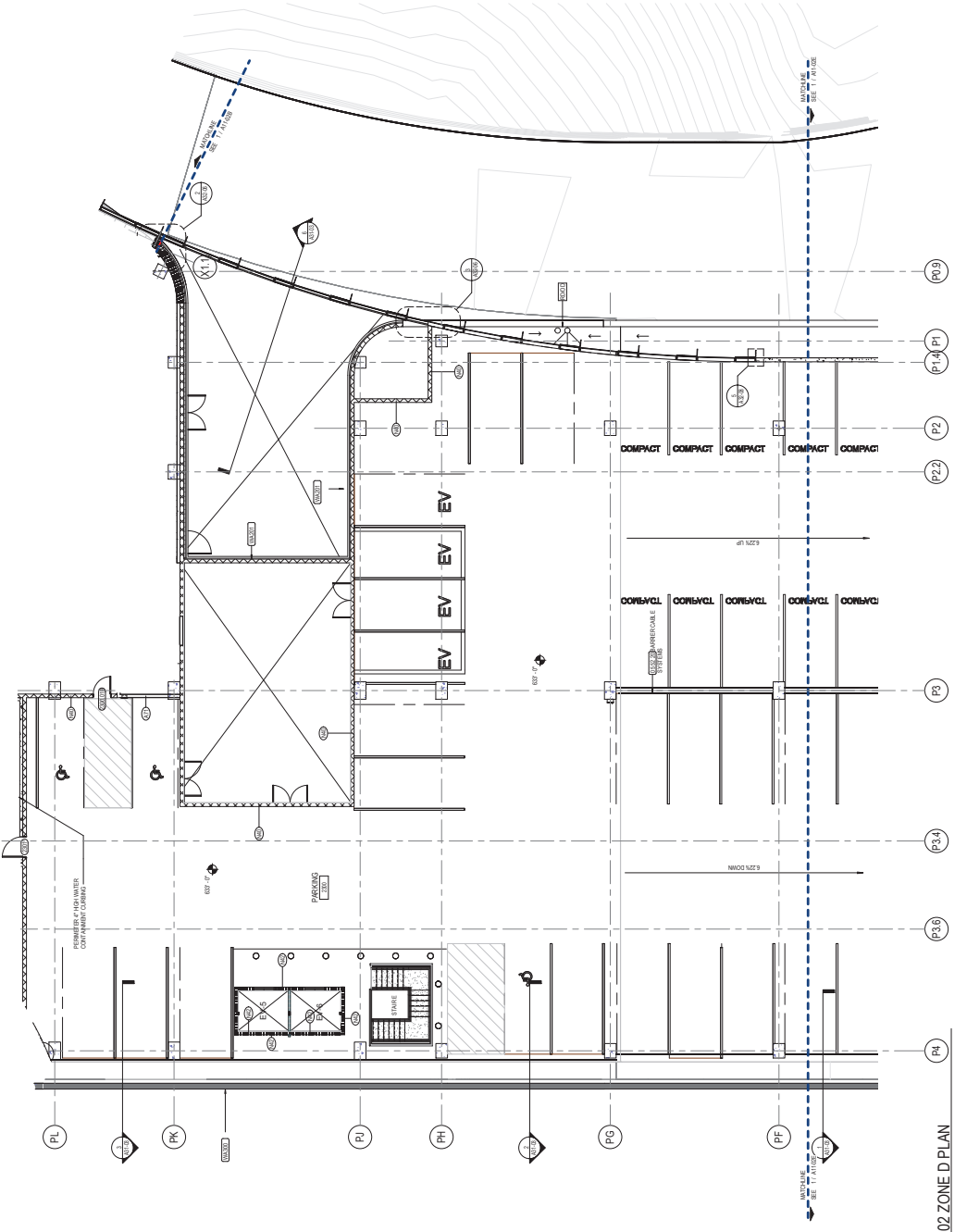
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FLOOR PLAN GENERAL NOTES

- SEE NOTES ON SHEET 02-ZONE D FOR GENERAL NOTES.
- WALL PARTS SHALL BE CONCRETE FROM TOP OF CONCRETE TO FINISH FLOOR.
- ROOF FLOOR IS AT 12' FINISH TYPICAL.

FLOOR PLAN NOTES BY NUMBER

loc. Indicates Sheet Keynote on Plan



1 LEVEL 02 ZONE D PLAN
 1/8" = 1'-0"

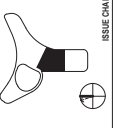
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CONFIDENTIAL OFFICE

VESTAVIA HILLS, AL 35242

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REF PLAN



ISSUE CHART

DATE	DESCRIPTION
05/18/2022	ISSUE CHART
05/18/2022	ISSUE CHART
05/18/2022	ISSUE CHART
05/18/2022	ISSUE CHART

TITLE
 LEVEL 02 ZONE D
 PLAN

SHEET NUMBER

A11-02D

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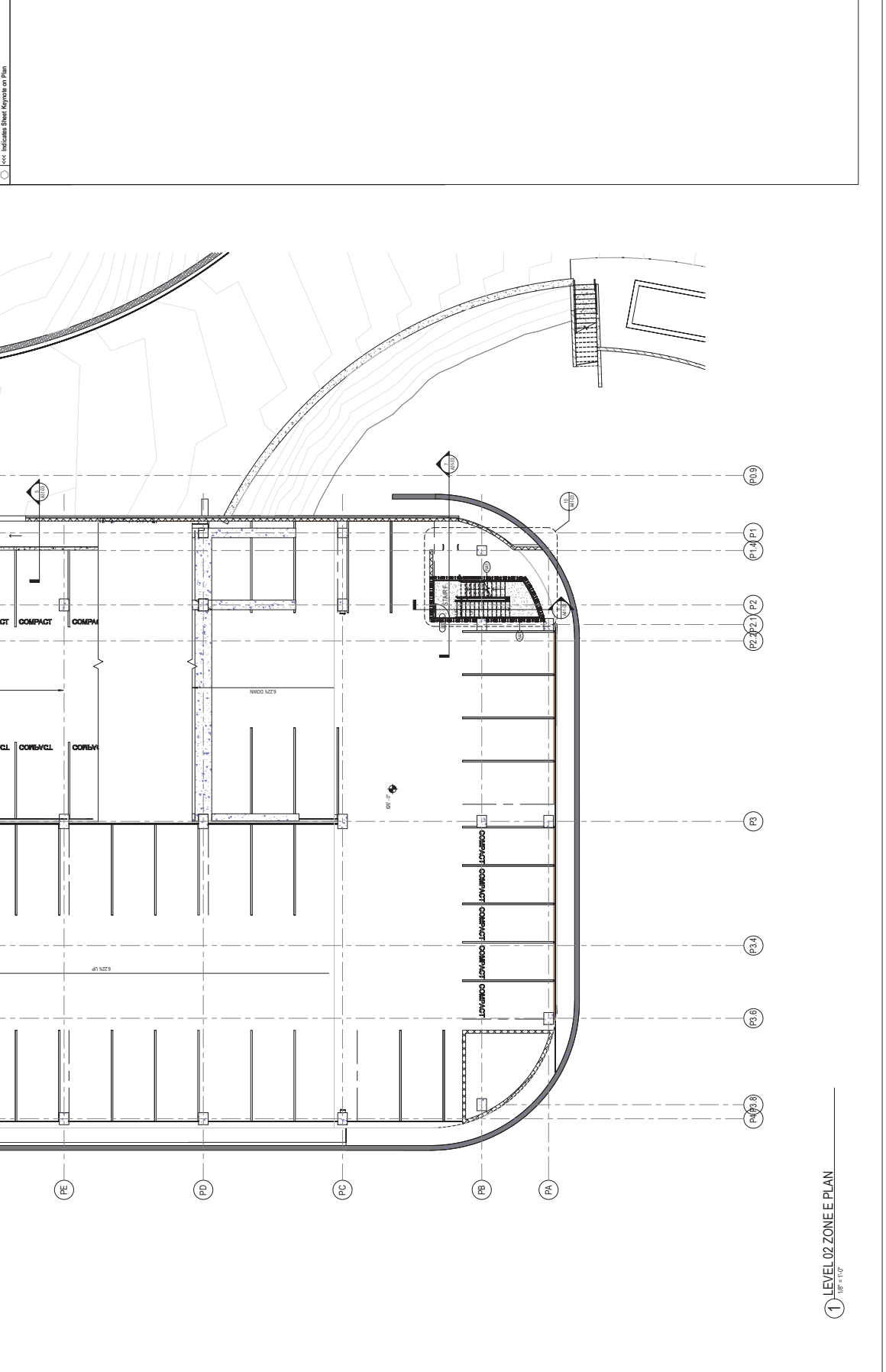
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FLOOR PLAN GENERAL NOTES

- SEE ARCHITECTURAL GENERAL NOTES FOR FINISHES.
- WALL PARTS ARE TO BE CONCRETE FROM TOP OF CONCRETE.
- ROOF RAISES ARE AT 12' MIN. PITCH.

FLOOR PLAN NOTES BY NUMBER

1. See Mechanical Sheet Keynote on Plan



1 LEVEL 02 ZONE E PLAN
 1/8" = 1'-0"

18' x 10'

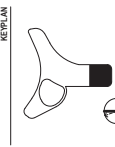
PROJECT

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VESTAVIA HILLS, AL 35242

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REF PLAN



ISSUE CHART

NO.	DATE	TITLE

DATE OF WORK: 11/11/2011
 DESIGN TEAM: PERKINS+WILL
 APPLICATION SUBMITTED: 3.14.2012
 FOR: 02B SHEETNO. 02A 4.3.2012

LEVEL 02 ZONE E PLAN

SHEET NUMBER

A11-02E

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ISSUE CHART

NO.	DATE	DESCRIPTION
1	11/15/17	ISSUE FOR PERMITS
2	11/20/17	ISSUE FOR PERMITS
3	11/20/17	ISSUE FOR PERMITS
4	11/20/17	ISSUE FOR PERMITS
5	11/20/17	ISSUE FOR PERMITS
6	11/20/17	ISSUE FOR PERMITS
7	11/20/17	ISSUE FOR PERMITS
8	11/20/17	ISSUE FOR PERMITS
9	11/20/17	ISSUE FOR PERMITS
10	11/20/17	ISSUE FOR PERMITS

TITLE
LEVEL 03 ZONE D PLAN

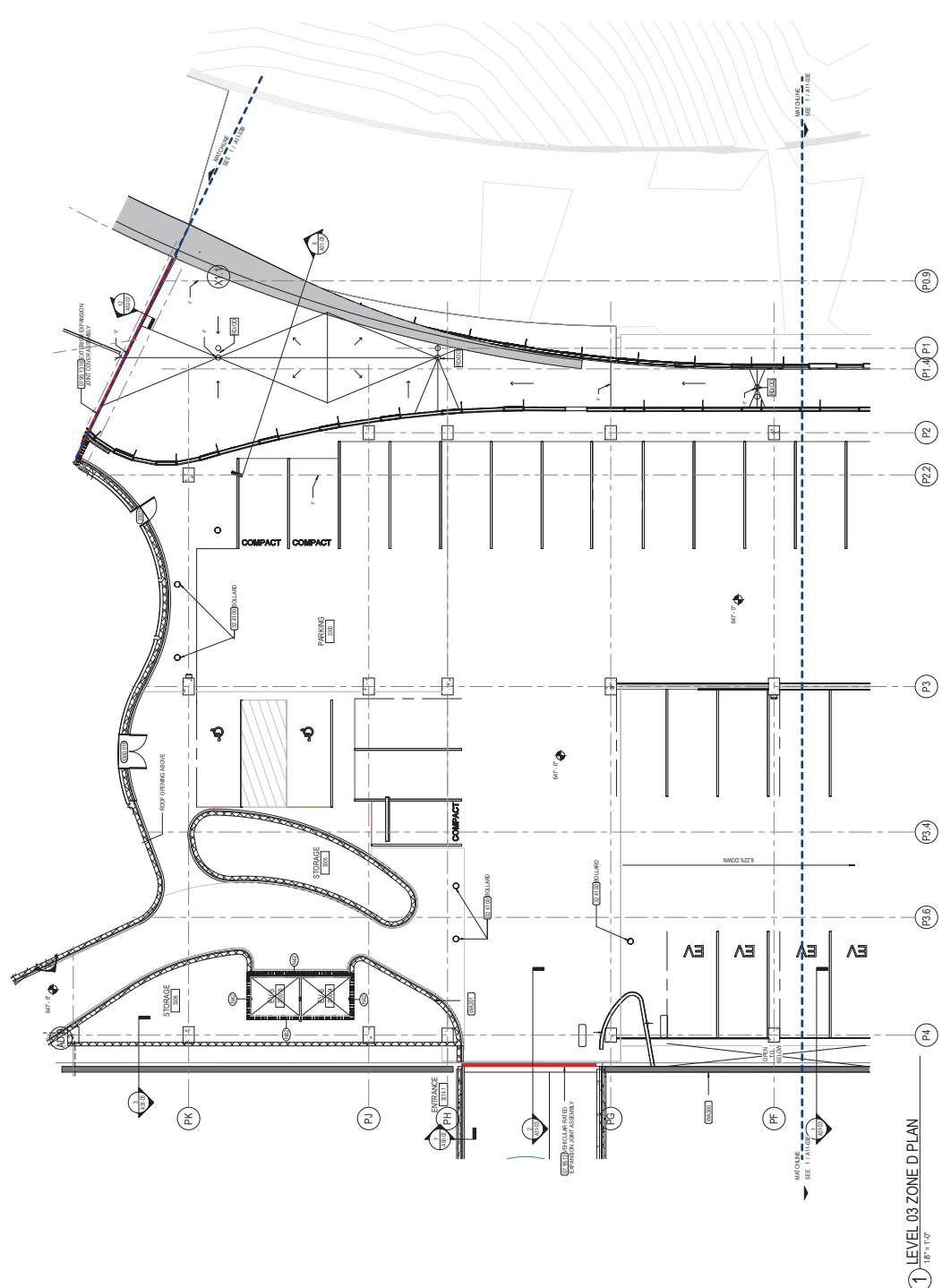
SHEET NUMBER
A11-03D

FLOOR PLAN GENERAL NOTES

- SEE NOTES TO GENERAL NOTES FOR CONSTRUCTION DETAILS.
- WALL PARTS AND WALLS TO BE CONCRETE FROM TOP OF CONCRETE.
- ROOF FLOOR ARE AS NOTED ON ARCHITECTURAL FLOOR PLAN.

FLOOR PLAN NOTES BY NUMBER

- 1. SEE ARCHITECTURAL FLOOR PLAN FOR CONSTRUCTION DETAILS.
- 2. SEE ARCHITECTURAL FLOOR PLAN FOR CONSTRUCTION DETAILS.
- 3. SEE ARCHITECTURAL FLOOR PLAN FOR CONSTRUCTION DETAILS.
- 4. SEE ARCHITECTURAL FLOOR PLAN FOR CONSTRUCTION DETAILS.



1 LEVEL 03 ZONE D PLAN
 1/8" = 1'-0"

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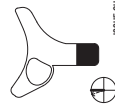
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ISSUE CHART

DATE	DESCRIPTION
03/14/2023	ISSUE 01: PRELIMINARY
03/14/2023	ISSUE 02: REVISED
03/14/2023	ISSUE 03: REVISED
03/14/2023	ISSUE 04: REVISED
03/14/2023	ISSUE 05: REVISED
03/14/2023	ISSUE 06: REVISED
03/14/2023	ISSUE 07: REVISED
03/14/2023	ISSUE 08: REVISED
03/14/2023	ISSUE 09: REVISED
03/14/2023	ISSUE 10: REVISED
03/14/2023	ISSUE 11: REVISED
03/14/2023	ISSUE 12: REVISED
03/14/2023	ISSUE 13: REVISED
03/14/2023	ISSUE 14: REVISED
03/14/2023	ISSUE 15: REVISED
03/14/2023	ISSUE 16: REVISED
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03/14/2023	ISSUE 20: REVISED
03/14/2023	ISSUE 21: REVISED
03/14/2023	ISSUE 22: REVISED
03/14/2023	ISSUE 23: REVISED
03/14/2023	ISSUE 24: REVISED
03/14/2023	ISSUE 25: REVISED
03/14/2023	ISSUE 26: REVISED
03/14/2023	ISSUE 27: REVISED
03/14/2023	ISSUE 28: REVISED
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03/14/2023	ISSUE 37: REVISED
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03/14/2023	ISSUE 43: REVISED
03/14/2023	ISSUE 44: REVISED
03/14/2023	ISSUE 45: REVISED
03/14/2023	ISSUE 46: REVISED
03/14/2023	ISSUE 47: REVISED
03/14/2023	ISSUE 48: REVISED
03/14/2023	ISSUE 49: REVISED
03/14/2023	ISSUE 50: REVISED

LEVEL 03 ZONE E PLAN

PLAN

SHEET NUMBER

A11-03E

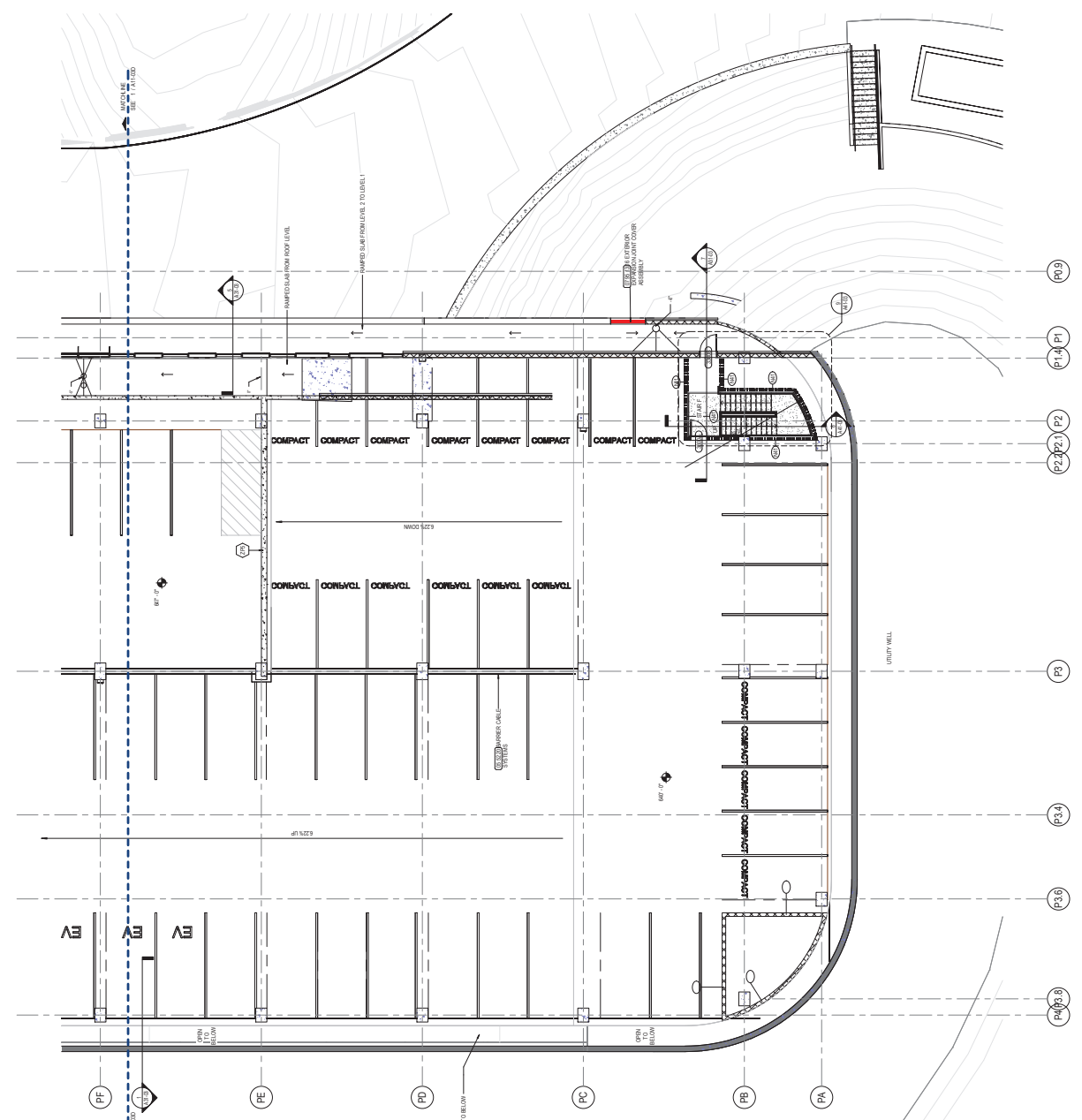
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FLOOR PLAN GENERAL NOTES

- SEE REFERENCE TO OTHER SHEETS FOR GENERAL NOTES.
- ALL WALLS AND PARTS THEREOF SHALL BE CONSTRUCTED FROM 12" OF CONCRETE.
- ROOF FINISHES ARE AS NOTED.

FLOOR PLAN NOTES BY NUMBER

- 1. SEE REFERENCE TO OTHER SHEETS FOR GENERAL NOTES.
- 2. ALL WALLS AND PARTS THEREOF SHALL BE CONSTRUCTED FROM 12" OF CONCRETE.
- 3. ROOF FINISHES ARE AS NOTED.



1 LEVEL 03 ZONE E PLAN
 1/8" = 1'-0"

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 312.420.3000

SPECIAL NOTES:
 1. SPRINKLER BODIES ON PLANS FOR AREAS AT GROUND LEVEL IS NOT EXCEEDING 12" TERMS TRING PATTERN AND VERIFY THAT ALL PLANTS ARE RECEIVING WATER IF PLANTS RECEIVE WATER. CONTRACTOR SHALL VERIFY TRING PATTERN TO INSURE ALL PLANTS RECEIVE WATER.
 2. PROVIDE FOR 42" MINIMUM COVERAGE DURING ESTABLISHMENT, AFTER PLANTS ARE IN PLACE. CONTRACTOR SHALL VERIFY TRING PATTERN TO INSURE ALL PLANTS RECEIVE WATER.
 3. ELEMENTS IN FIELD PRIOR TO INSTALLATION. FIELD PERSONNEL TO BE AVAILABLE TO VERIFY TRING PATTERN TO INSURE ALL PLANTS RECEIVE WATER.
 4. INSTALLATION VALVE BODIES ARE IN THE SAME LOCATION THEY MUST BE ARRANGED IN PATTERN TO INSURE ALL PLANTS RECEIVE WATER.
 5. CONTRACTOR SHALL VERIFY TRING PATTERN TO INSURE ALL PLANTS RECEIVE WATER.
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 10. CONTRACTOR SHALL VERIFY TRING PATTERN TO INSURE ALL PLANTS RECEIVE WATER.

NOTES:
 1. ALL SPRINKLER TO BE MOUNTED ON MARKER BELLS OR UNIZED SPRING JOINTS.
 2. CONTRACTOR TO USE AUTOMATIC DRAIN CHECK VALVE SERVICE.
 3. ALL TRING PATTERN TO BE MINIMUM SIZE OF 1/2" MARK GABLE. WIRE SIZING TO BE DETERMINED BY ELECTRICAL ENGINEER. WIRE SIZING TO BE DETERMINED BY ELECTRICAL ENGINEER.
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PROJECT:
 VESTAVIA HILLS, AL 35242

CONFIDENTIAL OFFICE

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IRRIGATION PLAN
 SHEET NUMBER
 L04-10

SCALE:
 1" = 10'-0"

DATE:
 09/15/2022

APPICATION SUBMITTED:
 11.16.2023

FOR DATA SHEET ON 4.16.2023

DATE:
 09/15/2022

TITLE:
 IRRIGATION PLAN

SHEET NUMBER:
 L04-10



LATERAL PIPE	
SCH 40 PVC PIPES	SIZE
0-8 GPM	1"
9-18 GPM	1 1/2"
19-28 GPM	2"
29-38 GPM	2 1/2"

REMOTE CONTROL	
VALVE SIZING (SP99)	SIZE
0-250 GPM	1"
251-500 GPM	1 1/2"

REMOTE CONTROL	
VALVE SIZING (SP99)	SIZE
0-250 GPM	1"
251-500 GPM	1 1/2"

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PROJECT

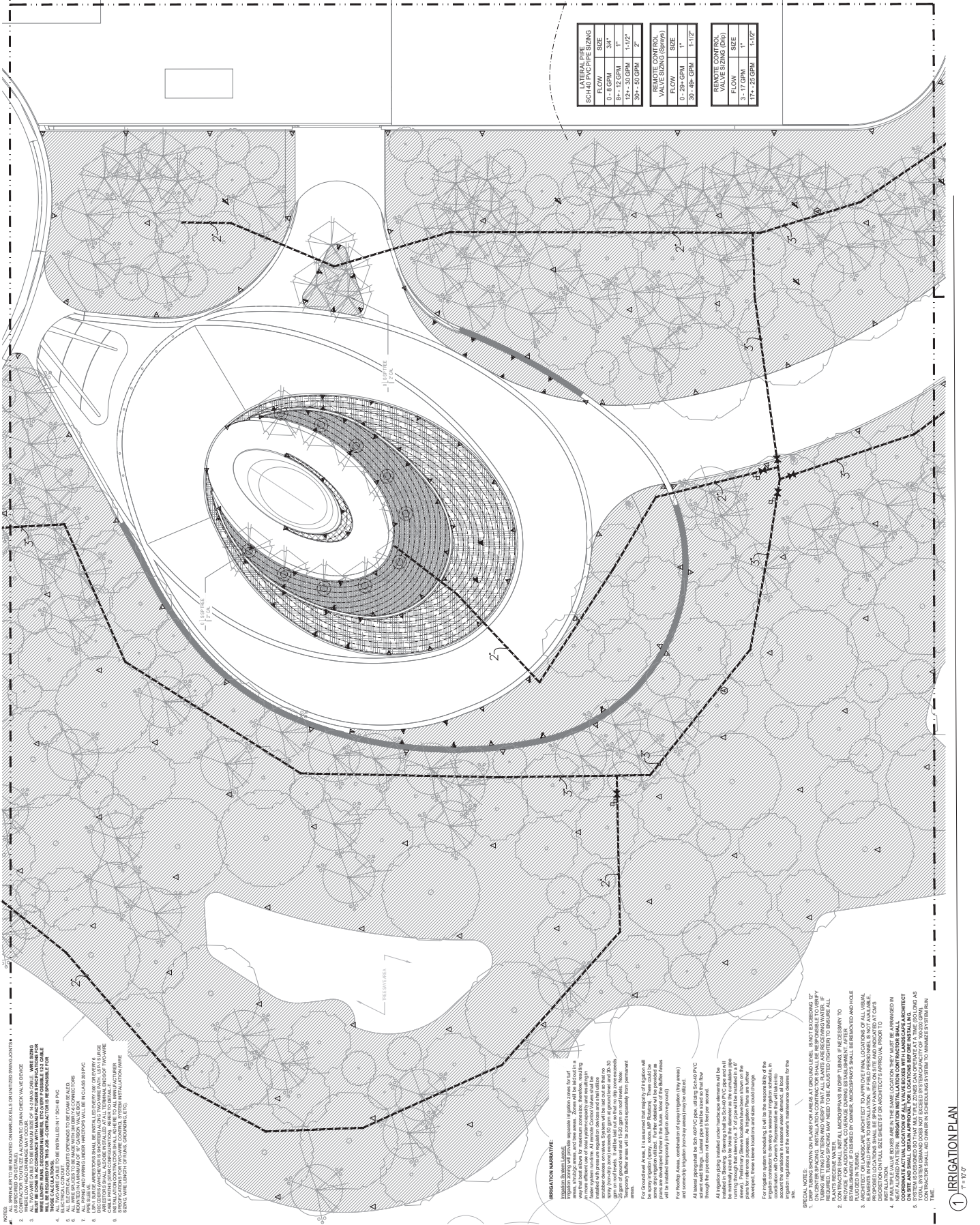
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LATERAL PIPE		REMOTE CONTROL VALVE SIZING (GPM)	
SCHEMATIC PIPE SIZE	ACTUAL PIPE SIZE	FLOW	SIZE
0.8 GPM	3/8"	0.7-294 GPM	1"
8+ - 12 GPM	1"	30 - 494 GPM	1 1/2"
12+ - 20 GPM	1 1/2"	30 - 494 GPM	2"
20+ - 50 GPM	2"		

REMOTE CONTROL VALVE SIZING (GPM)	
FLOW	SIZE
0.7-294 GPM	1"
30 - 494 GPM	1 1/2"



- 1. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED ON GRADES AS SHOWN UNLESS OTHERWISE NOTED.
- 2. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL CITY AND STATE REGULATIONS AND ALL APPLICABLE CODES.
- 3. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ALL APPLICABLE REGULATIONS.
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- 10. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ALL APPLICABLE REGULATIONS.

IRRIGATION NARRATIVE:

The irrigation system shall consist of a mainline PVC pipe, 8" diameter, with 1" diameter laterals spaced at 40' intervals. The system shall be installed in accordance with all applicable codes and regulations. The system shall be installed in accordance with all applicable codes and regulations. The system shall be installed in accordance with all applicable codes and regulations.

SPECIAL NOTES:

1. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ALL APPLICABLE REGULATIONS.
2. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ALL APPLICABLE REGULATIONS.
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10. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ALL APPLICABLE REGULATIONS.

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IRRIGATION NARRATIVE

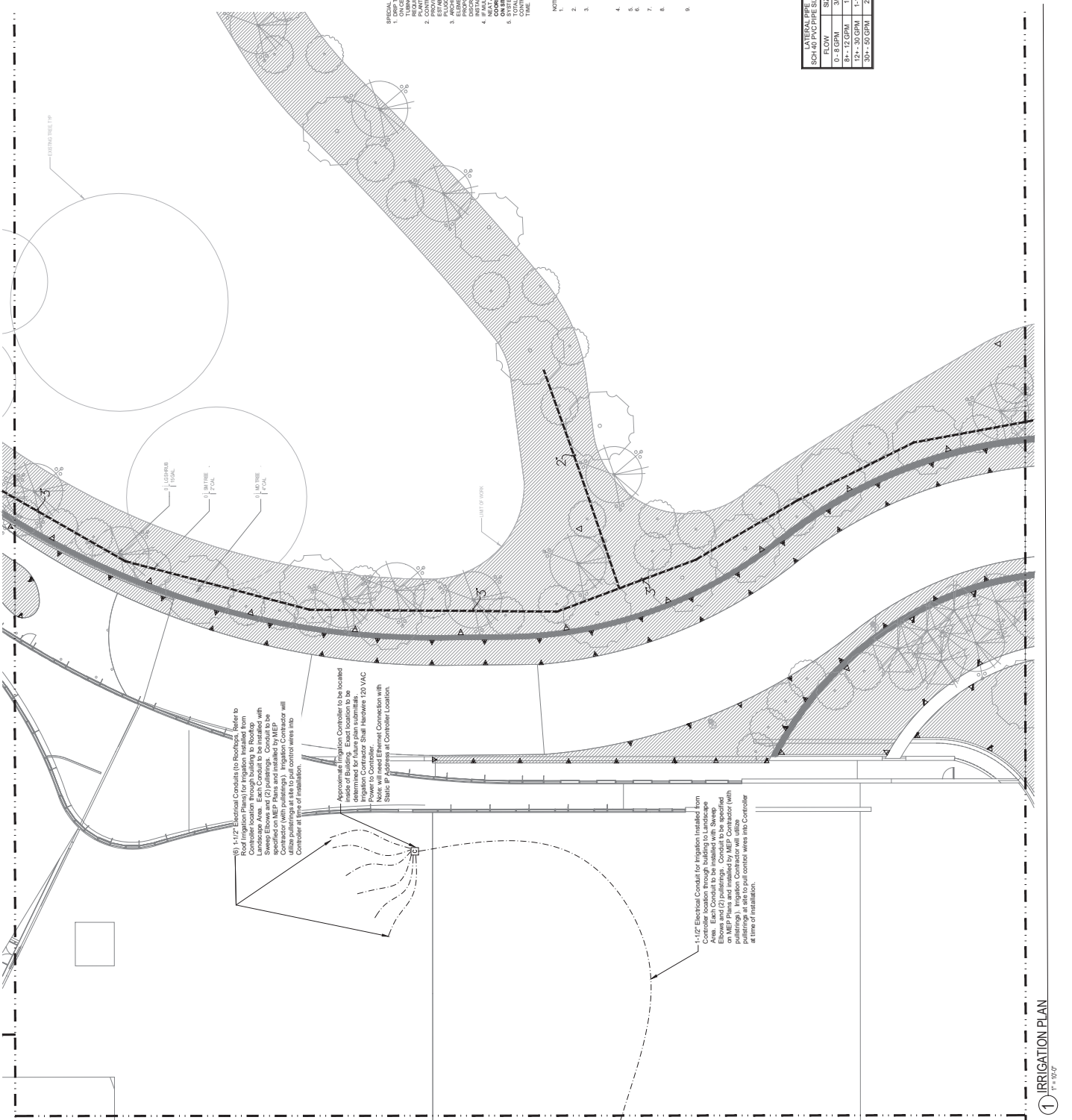
IRRIGATION CONTRACTOR SHALL PROVIDE SEPARATE IRRIGATION ZONES FOR ALL AREAS... IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IRRIGATION EQUIPMENT... IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IRRIGATION EQUIPMENT...

SPECIAL NOTES:
1. ON CENTER SPACING...
2. WHERE LOW HEAD MANAGER MAY OCCUR...
3. ALL SPRING AND WIRING UNDER HARDTOPS WILL BE IN CLASS 100 PVC...
4. ALL WIRE SHALL BE MADE WITH AN INTRINSICALLY SAFE CONNECTION...

NOTES:
1. SPRINGERS TO BE INSTALLED ON ANGLE IRON UNITS OR UNITS SPRING JOINTS...
2. WHERE LOW HEAD MANAGER MAY OCCUR...
3. ALL SPRING AND WIRING UNDER HARDTOPS WILL BE IN CLASS 100 PVC...
4. ALL WIRE SHALL BE MADE WITH AN INTRINSICALLY SAFE CONNECTION...

Table with 2 columns: REMOTE CONTROL VALVE SIZING (DIP) and REMOTE CONTROL VALVE SIZING (DIP). Rows include FLOW and SIZE for various GPM ranges.

Table with 2 columns: LATERAL PIPE SIZING and REMOTE CONTROL VALVE SIZING (DIP). Rows include SCH 40 PVC PIPE SIZING and FLOW/SIZE for various GPM ranges.



IRRIGATION PLAN
1" = 100'

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Soiltek
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 Springville, NY 14151
 www.soiltek.com
 518.339.5500

Hydro-Crete by Eyring
 1100 Nevada St. Suite 200, Miami, FL 33130
 www.hydrocrete.com
 305.444.3300

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 1215 Features D.N.E. Architects, Inc.

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 2800 East 4th Ave. Suite 1000, Miami, FL 33130

Irrigation Control Services Inc.
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 Columbus, OH 43228
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Bohannon
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 www.bohannon.com
 212.260.1000

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PROJECT

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VESTAVIA HILLS, AL 35242

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ISSUE CHART

DATE	10/12/2021
ISSUE	REVISED
DESCRIPTION	FOR DATA SUBMITTAL 4.18.2023
APPLICATOR	DRS BYVAVA WELLS
PROJECT	IRRIGATION SUBMITTAL 4.18.2023
DATE	10/12/2021
ISSUE	REVISED
DESCRIPTION	FOR DATA SUBMITTAL 4.18.2023
APPLICATOR	DRS BYVAVA WELLS
PROJECT	IRRIGATION SUBMITTAL 4.18.2023

**IRRIGATION PLAN -
 ROOF TERRACES**

SHEET NUMBER

L04-16

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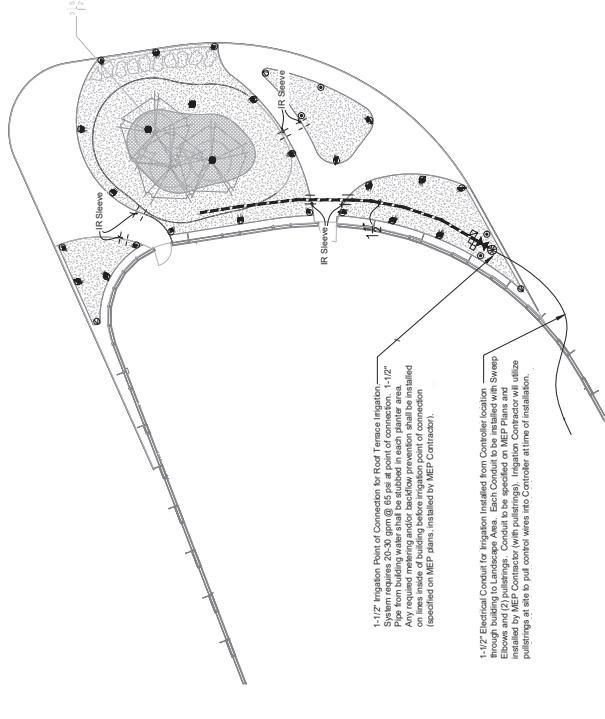
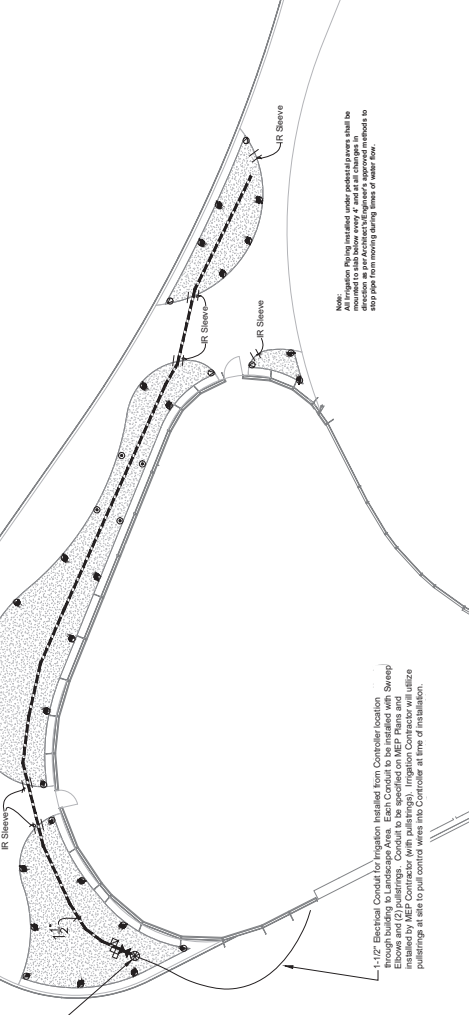
IRRIGATION MAINTENANCE
 Irrigation systems shall be installed in accordance with the manufacturer's instructions. The contractor shall be responsible for the proper installation and maintenance of the irrigation system. The contractor shall be responsible for the proper installation and maintenance of the irrigation system. The contractor shall be responsible for the proper installation and maintenance of the irrigation system.

For Groundwater Areas, it is accepted that analysis of irrigation will be required to determine the appropriate system. The contractor shall be responsible for the proper installation and maintenance of the irrigation system. The contractor shall be responsible for the proper installation and maintenance of the irrigation system. The contractor shall be responsible for the proper installation and maintenance of the irrigation system.

For Roofing Areas, contribution of every irrigation (dry area) and some also irrigation (moisture area) may fluctuate. The contractor shall be responsible for the proper installation and maintenance of the irrigation system. The contractor shall be responsible for the proper installation and maintenance of the irrigation system. The contractor shall be responsible for the proper installation and maintenance of the irrigation system.

For irrigation systems including, it will be the responsibility of the contractor to coordinate with Owner's representatives and take input in irrigation regulations and the owner's maintenance data for the site.

Note:
 All irrigation shall be installed in accordance with the manufacturer's instructions. The contractor shall be responsible for the proper installation and maintenance of the irrigation system. The contractor shall be responsible for the proper installation and maintenance of the irrigation system. The contractor shall be responsible for the proper installation and maintenance of the irrigation system.



1-1/2" Irrigation Point of Connection for Roof Terrace Irrigation - System requires 20-30 gpm @ 85 psi at point of connection. 1-1/2" Any required metering and/or backflow prevention shall be installed on lines inside of building before irrigation point of connection (based on MEP plans, installed by MEP Contractor).

1-1/2" Electrical Conduit for Controller, located from Controller location through building to Landscape Area. Each Conduit to be installed with Sweep Elbow and (2) pullings. Conduit to be specified on MEP Plans and installed by MEP Contractor (with pullings). Irrigation Contractor will utilize pullings as able to pull conduit wires into Controller at time of installation.

- SPECIAL NOTES:**
1. ALL VALVES SHALL BE INSTALLED ON MARKED SLEETS OR UNITS WITH JOINTS AS SPECIFIED ON THE TALS.
 2. WHERE LOW HEAD UNITS ARE INSTALLED, THE MAIN CHECK VALVE DEVICE SHALL BE INSTALLED ON THE MAIN LINE PRIOR TO THE MAIN CHECK VALVE.
 3. ALL VALVES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR THE SPECIFIC VALVE TYPE.
 4. ELECTRICAL CONDUIT SHALL BE INSTALLED IN 1" SCH 40 PIP.
 5. ALL WIRE BUNDLES TO BE MADE WITH SCHEDULE 40 CONNECTORS.
 6. ALL PIPING AND WIRING UNDER HANDTOP SHALL BE IN CLASS 200 PVC.
 7. ALL PIPING AND WIRING UNDER HANDTOP SHALL BE IN CLASS 200 PVC.
 8. ALL PIPING AND WIRING UNDER HANDTOP SHALL BE IN CLASS 200 PVC.
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 10. ALL PIPING AND WIRING UNDER HANDTOP SHALL BE IN CLASS 200 PVC.

IRRIGATION PLAN - LEVEL 02 WEST
 1" = 12' 0"

IRRIGATION PLAN - LEVEL 02 EAST
 1" = 12' 0"

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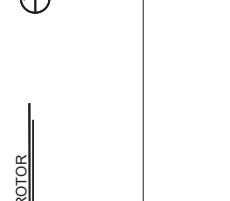
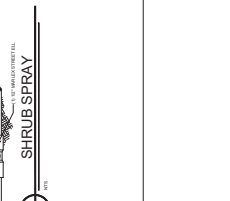
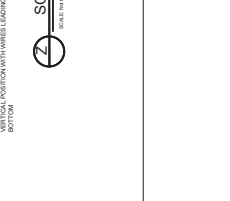
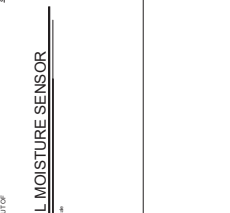
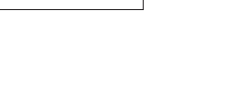
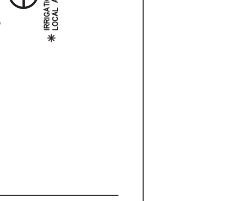
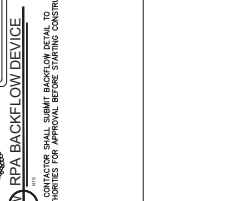
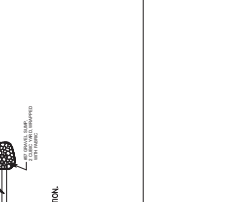
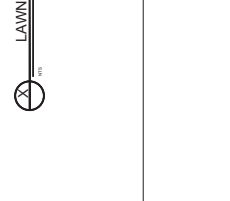
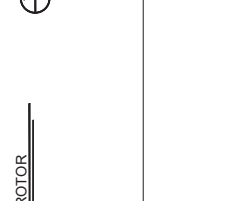
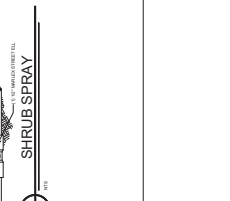
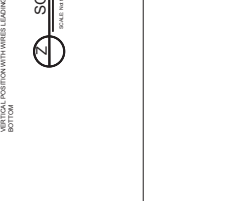
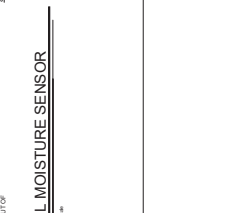
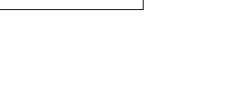
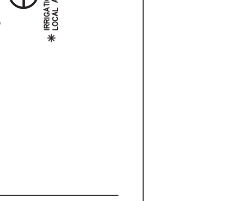
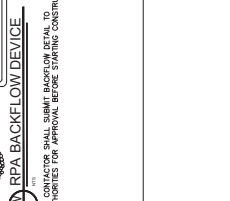
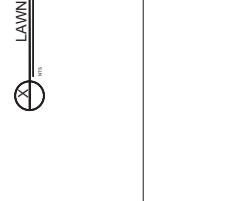
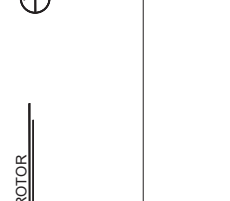
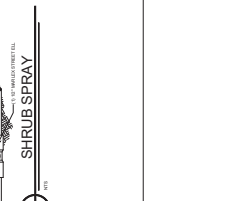
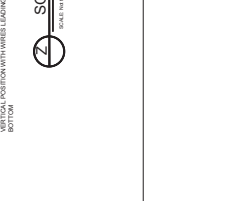
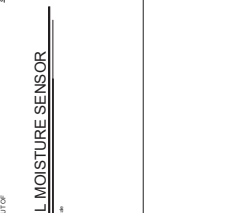
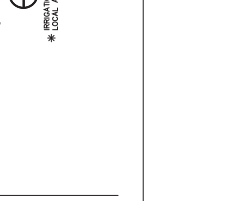
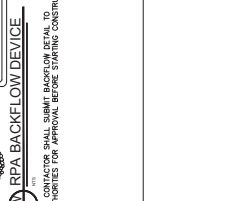
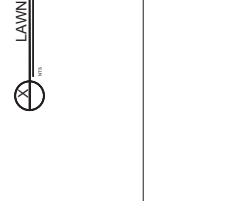
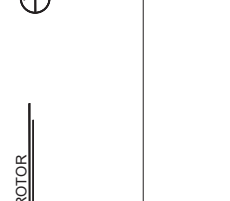
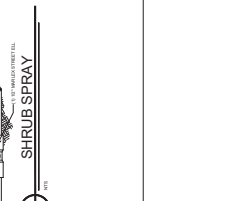
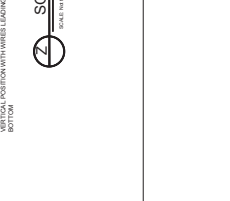
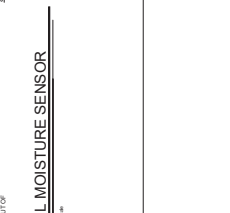
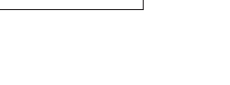
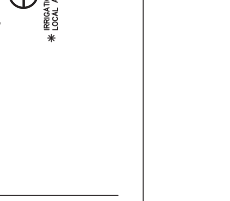
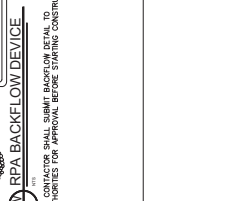
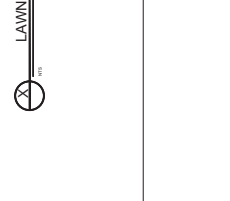
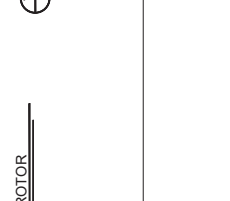
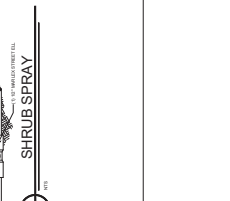
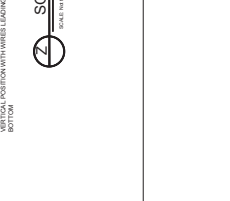
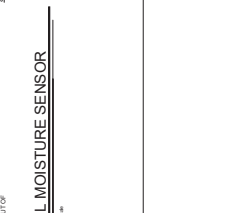
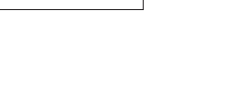
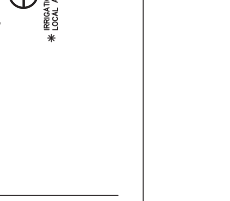
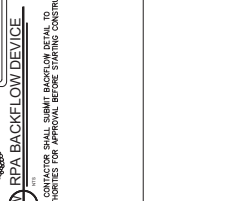
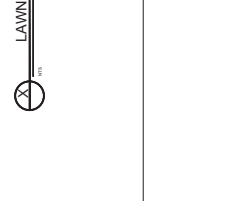
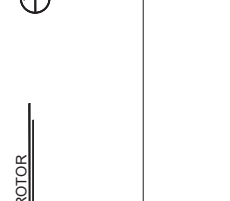
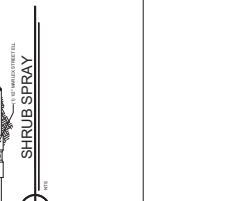
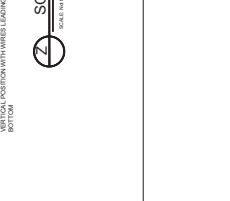
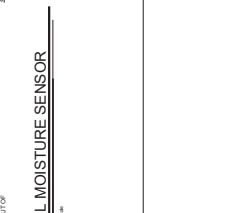
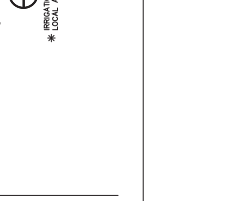
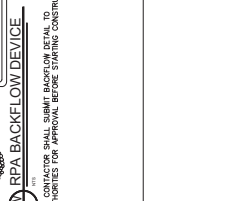
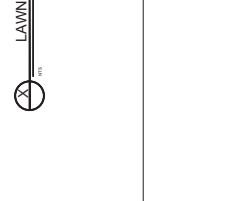
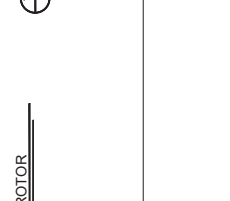
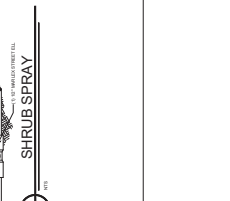
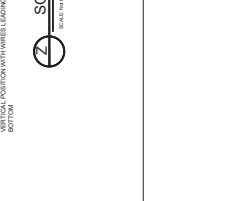
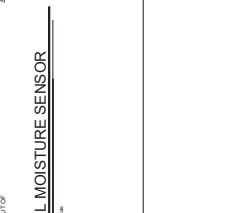
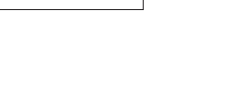
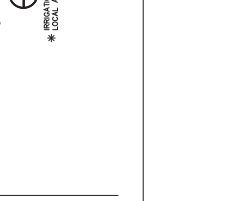
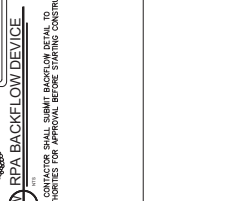
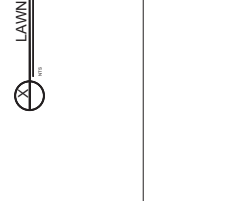
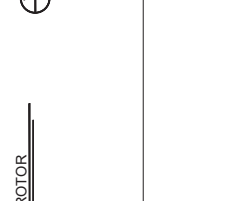
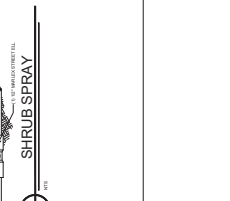
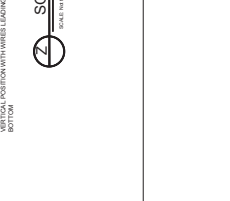
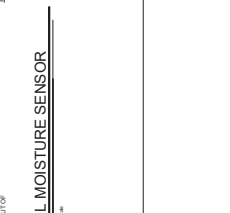
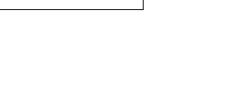
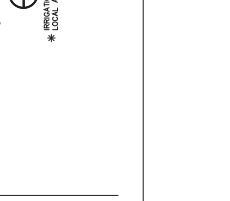
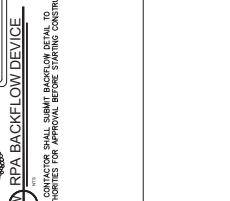
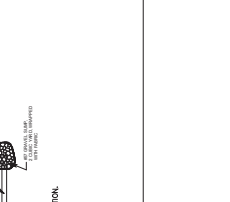
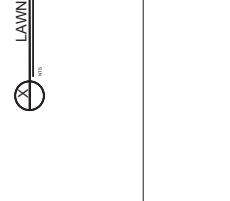
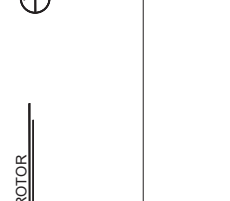
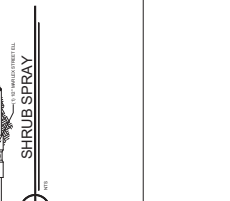
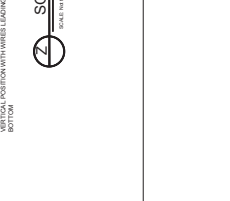
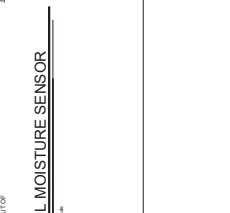
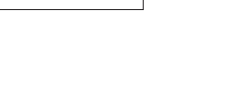
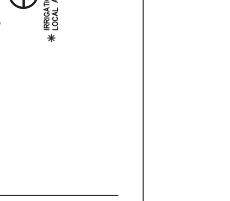
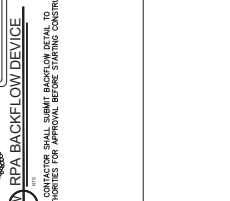
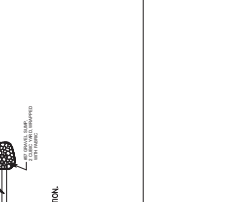
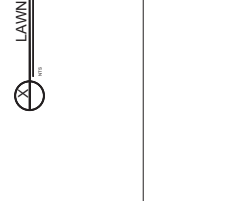
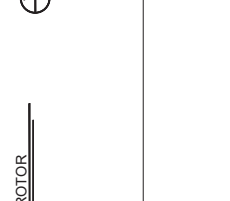
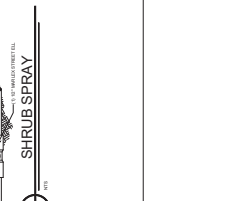
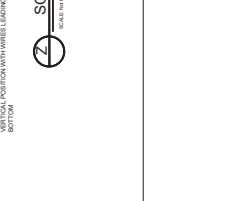
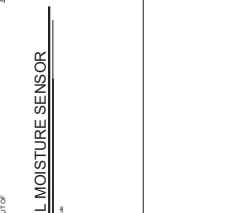
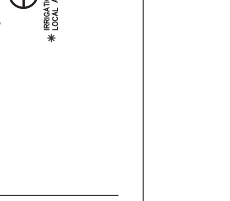
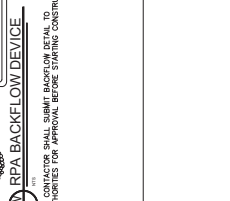
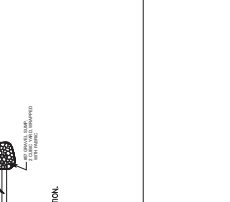
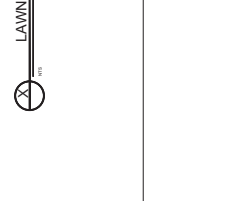
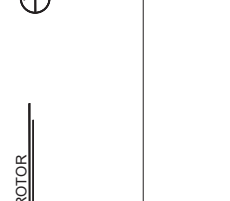
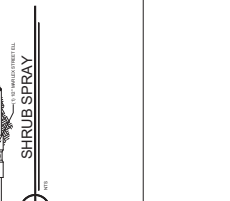
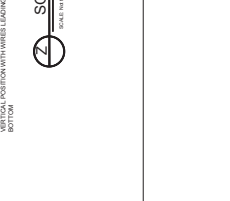
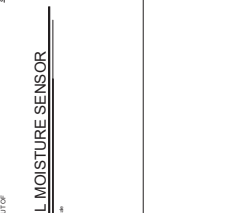
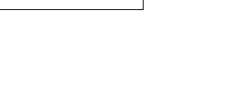
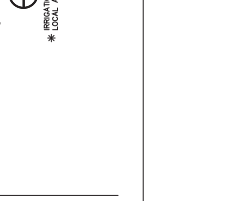
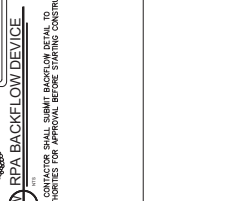
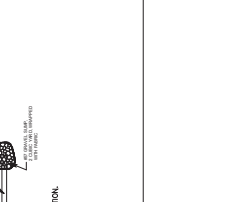
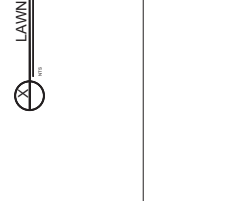
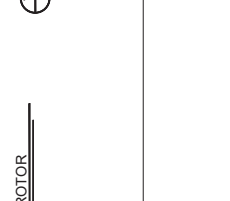
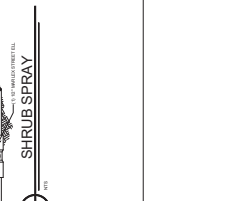
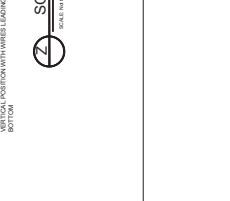
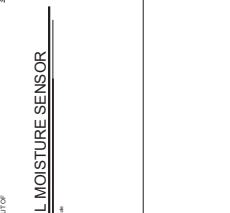
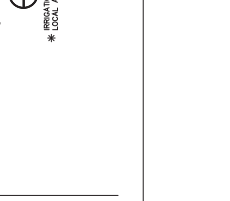
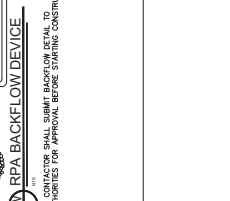
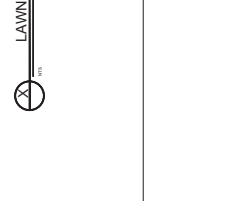
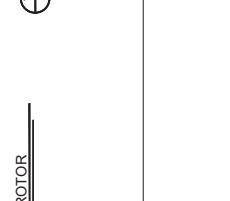
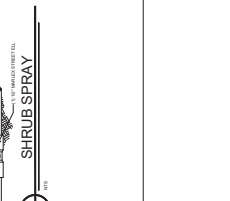
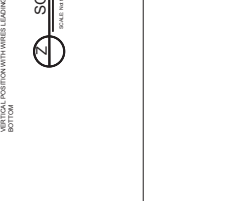
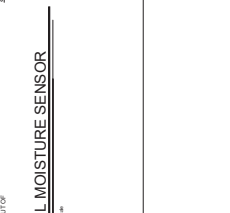
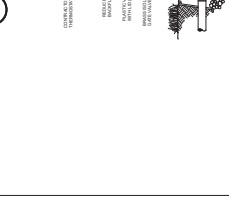
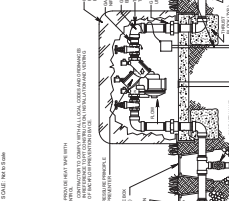
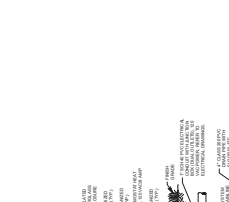
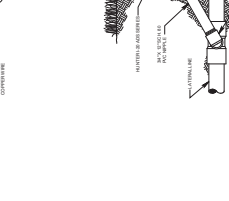
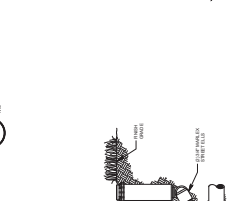
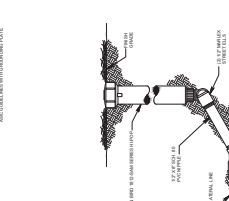
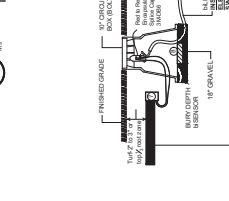
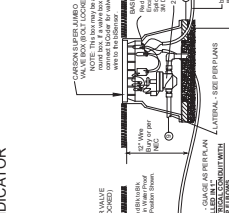
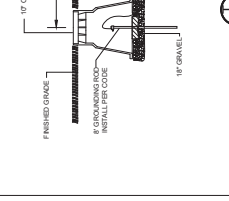
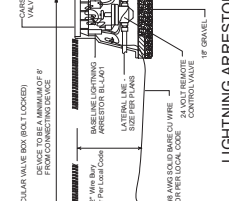
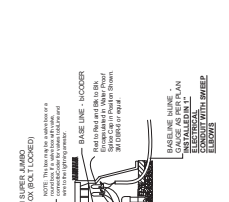
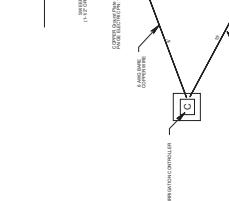
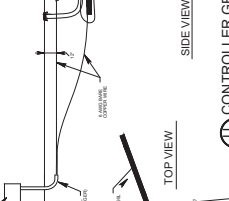
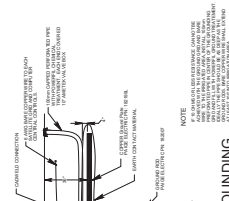
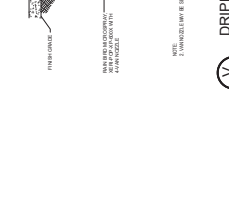
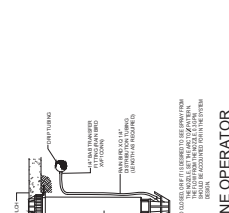
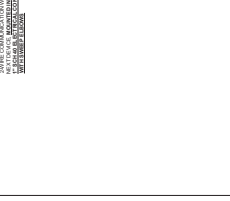
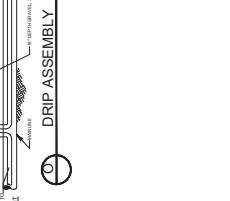
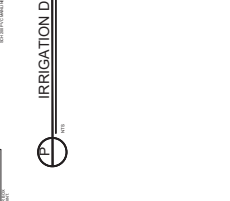
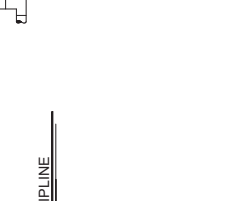
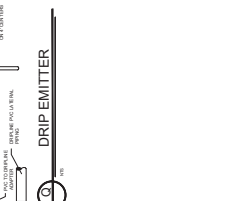
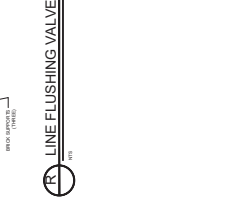
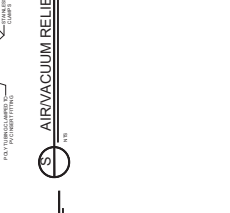
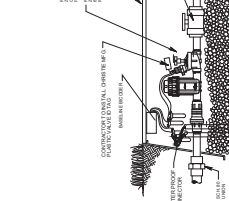
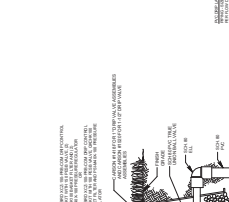
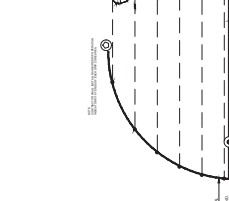
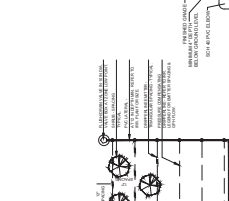
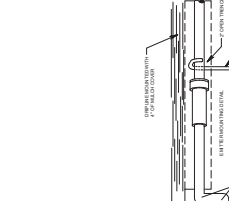
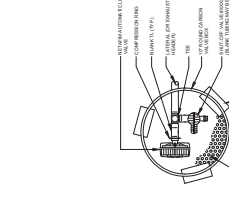
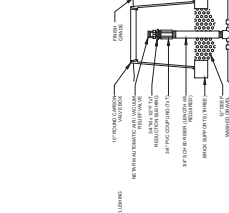
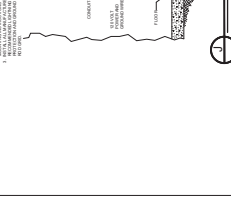
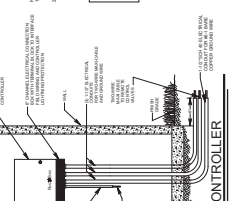
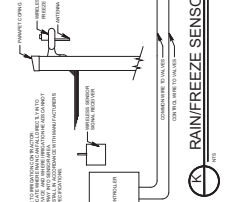
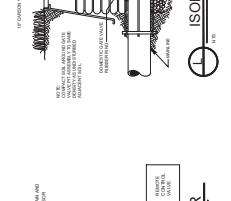
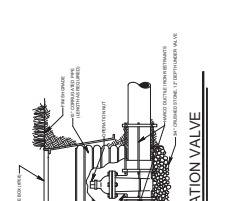
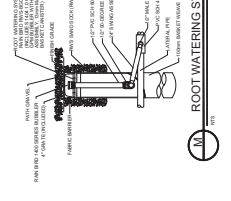
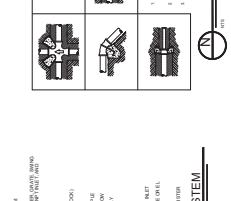
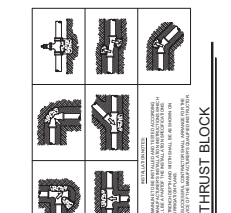
VESTAVIA HILLS, AL 35242

**IRRIGATION
 DETAILS**

SHEET NUMBER

L04-21

NOTE: ALL DIMENSIONS SHALL BE BLACK UNLESS OTHERWISE CALLED IN
 LANDSCAPE BEDS (ANYTHING SHOWN IN TURF AREAS IS
 DIAGRAMMATIC FOR REFERENCE PURPOSES ONLY)



Confidential Headquarters

Landscape Maintenance Statement of Policy and Provisions

As part of the construction contract, the landscaping subcontractor, via their contract with the general contractor, will be required to maintain all landscaping for 1 year following substantial completion to ensure plantings are established and in good condition prior to the Owner taking responsibility for ongoing maintenance as indicated in the clip from the project specifications below. All plants will be under warranty for a minimum of 1 year.

Confidential Office
Vestavia Hills, AL
Design Development

Perkins&Will
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3.10 PLANT MAINTENANCE

- A. Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings.
- B. Fill in, as necessary, soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence.
- C. Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use integrated pest management practices when possible to minimize use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.

After the contractor's maintenance period ends, the landscape will be maintained at the levels typical of a Class A office landscape by the skilled employees of a quality landscape company. An annual maintenance contract will be provided for all planted areas visible from the entry road and building entrances.