



Vestavia Hills
Design Review Board Agenda
September 7, 2023
6:00 PM

1. Call to Order
2. Roll Call
3. Approval Of Minutes
4. **D-23-7** **Craig Peterson** is requesting **Architectural Review, Landscape Review, and Final Review of Materials** for the property located at 225 Centerview Dr. The purpose of this request is for the creation of a new building. The property is owned by Mountaintop Church and is zoned Vestavia Hills Inst.
5. **D-23-8** **Lauren Savage** is requesting **Architectural Review, Landscape Review, and Final Review of Materials** for the property located at 3105 Blue Lake Dr. The purpose of this request is for a new building. The property is owned by Lauren Savage and is zoned Vestavia Hills O-1.
6. **D-23-9** **Royce Davis** is requesting **Final Review of Materials** for the property located at 1016 Montgomery Hwy. The purpose of this request is for a renovation to an existing building. The property is owned by Royce Davis and is zoned Vestavia Hills B-2.
7. Time Of Adjournment

CITY OF VESTAVIA HILLS
DESIGN REVIEW BOARD
MINUTES

AUGUST 3, 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: David Giddens, Acting Chairman
John Wood
Jeff Slaton
Chris Pugh
Mae Coshatt

MEMBERS ABSENT: Robert Thompson, Chairman
Joe Ellis

OTHER OFFICIALS PRESENT: Conrad Garrison, City Planner

APPROVAL OF MINUTES

The minutes for April 6, 2023 and July 6, 2023 were presented for approval.

MOTION Motion to dispense with the reading of the minutes for April 6 & July 6, 2023 with corrections to the July minutes was made by Mr. Giddens and 2nd was by Mr. Pugh. Motion as carried on a voice vote as follows:

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

FINAL REVIEW OF MATERIALS

D-23-4 **Brian Crawford** is requesting **Final Review of Materials** for the property located at 1437 Montgomery Hwy. The purpose of this request is for a renovation to an existing building. The property is owned by Brian Crawford and is zoned Vestavia Hills B-3.

Mr. Garrison described the background of the request and stated it was for a new Guthrie's.

Scott Boomhover was present to explain the plan.

The Board agreed.

MOTION Motion to approve Final Review of Materials for 1437 Montgomery Hwy. was made by Mr. Giddens. Second was made by Mrs. Coshatt. Voice vote as follows:

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

ARCHITECTURAL REVIEW, LANDSCAPE REVIEW, FINAL REVIEW OF MATERIALS

D-23-6 Jessica Prier is requesting **Architectural Review, Landscape Review, and Final Review of Materials** for the property located at 709 Chestnut St. The purpose of this request is for a renovation to an existing building. The property is owned by Jessica Prier and is zoned Vestavia Hills O-1.

Mr. Garrison described the background of the request and stated it was for a new office building.

Jessica and Daniel Prier were present to explain the plan.

The Board agreed with the plan but made some changes to the landscaping.

MOTION Motion to approve Architectural Review, Landscape Review, and Final Review of Materials for 709 Chestnut St, with changes made to landscaping, was made by Mr. Giddens. Second was made by Mr. Slaton. Voice vote as follows:

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

RESCHEDULING OF THE OCTOBER MEETING.

Mr. Garrison stated the October DRB meeting needed to be rescheduled as “National Night out” is scheduled for the same night. The Board agreed to move the meeting ahead one day to October 4, 2023.

Conrad Garrison

City Planner

Design Review Board Application

DRB-23-7

Submitted On: Aug 14, 2023

Applicant

 Jonathan Edens
 (864) 520-2086
 @ mountaintopchurch@equipstudio.com

Primary Location

225 CENTERVIEW DR
VESTAVIA HILLS, AL 35216

Owner of Property

Name

Craig Peterson

City

Vestavia Hills

Zip Code

35216

Email

Craig.peterson@mountaintopchurch.com

Address

225 Centerview Drive

State

AL

Phone Number

(205) 776-8051

Billing/Responsible Party

Name

Craig Peterson

City

Vestavia Hills

Zip Code

35216

Email

Craig.peterson@mountaintopchurch.com

Address

225 Centerview Drive

State

AL

Phone Number

(205) 776-8051

Representing Attorney/Other Agent

Name

--

City

--

Zip Code

--

Email

--

Address

--

State

--

Phone Number

--

Description of Property

8/30/23, 9:32 AM

about:blank

Subject Property Address	Property Zoning Classification
225 Centerview Drive Vestavia Hills, AL 35216	INST
Subdivision Name, Lot #, Block #, etc.	
--	

Reason for Request

<i>Check all that apply</i>	Preliminary Review
	--
Landscape Review	Architectural Review
true	true
Final Review of Materials	Other
true	--
Detailed Explanation	
We are prepared to submit our building for permit & will need DRB approval of the design before that.	

Process

<i>Check all that apply</i>	New Building
	true
Renovation of Existing Building	New Landscape Plan
true	--
Renovation to Existing Landscaping Plan	Other
true	--
Detailed Explanation	
We are adding a new addition to an existing building with some minor updates to the existing facade. We are also paving an asphalt parking lot (previously gravel) and making minor changes to the site amenities to accomodate the new addition.	

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.

MOUNTAIN TOP CHURCH EDUCATION EXPANSION

DRB PRESENTATION | 09.07.2023

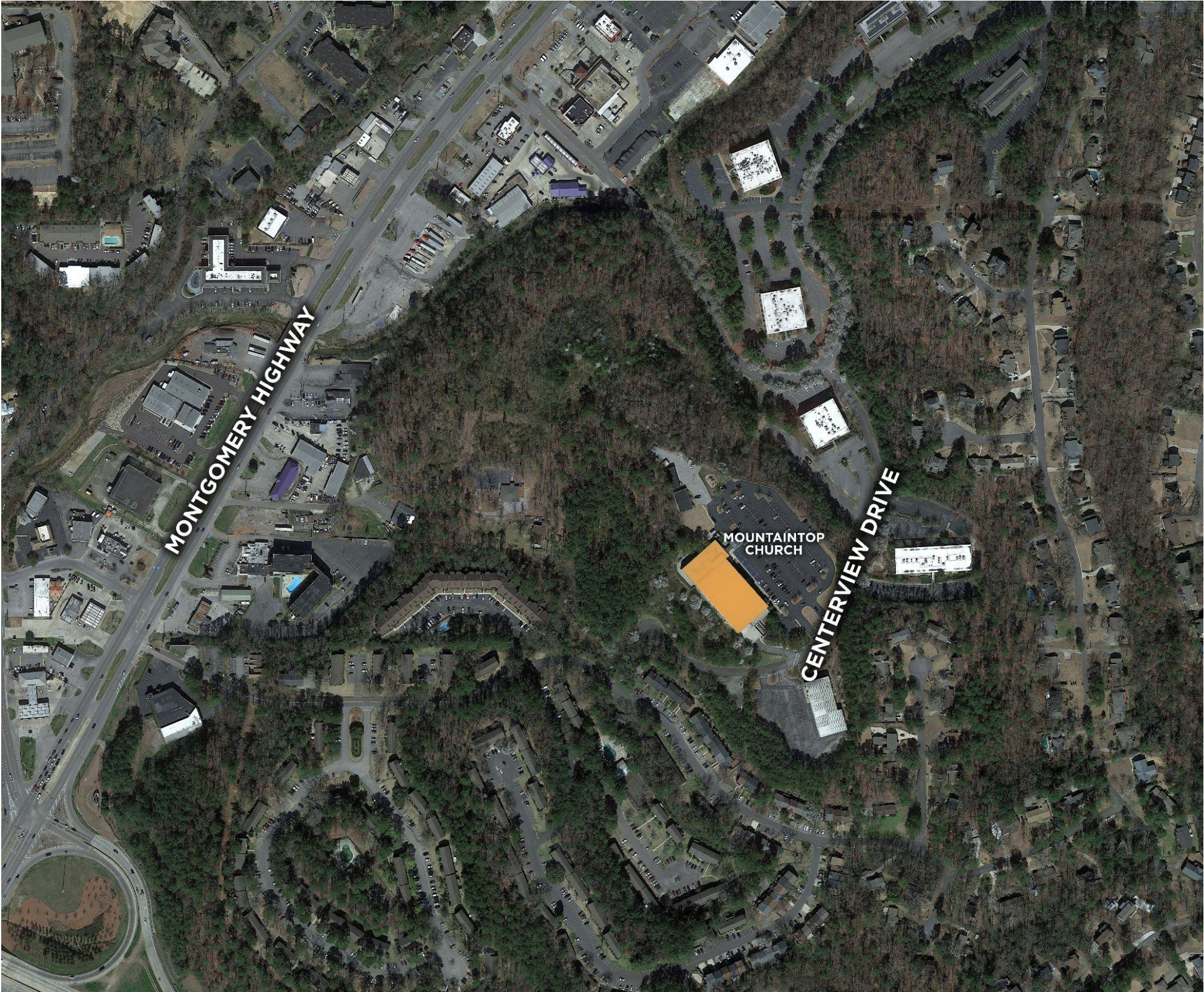


CONTEXT IMAGES

CITY CONTEXT & COMPATIBILITY
WITH ADJACENT STRUCTURES



SITE CONTEXT OVERALL



SITE CONTEXT



- 01** Mountaintop Church Main Building
- 02** Mountaintop Church Student Building
- 03** PSI Examination Services, Auburn Pharmacy, and Army Recruiting Company
- 04** MY Real Estate School and Quality Restaurant Concepts
- 05** Parsons, Lee & Juliano, P.C. and Hagwood and Tipton P.C.

MOUNTAIN TOP CHURCH MAIN CAMPUS



LOCAL CONTEXT



02



Mountaintop Church Student Building

03



100 Centerview Dr, Vestavia Hills, AL 35216

This includes PSI Examination Services, Auburn Pharmacy, and Army Recruiting Company

LOCAL CONTEXT



04

601 Vestavia Parkway , Vestavia Hills, AL 35216

Building includes MY Real Estate School and Quality Restaurant Concepts

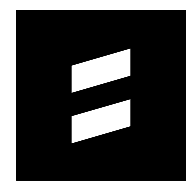
LOCAL CONTEXT



05



402 Vestavia Parkway, Vestavia Hills, AL 35216
Parsons, Lee & Juliano, P.C. and Hagwood and Tipton P.C.



EQUIP
STUDIO

WWW.EQUIPSTUDIO.COM
245 NORTH MAIN STREET SUITE 200 GREENVILLE, SC 29601
140 WEST EVANS STREET SUITE 203 FLORENCE, SC 29501
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EDUCATION EXPANSION
MOUNTAINTOP
CHURCH
225 CENTERVIEW DR
BIRMINGHAM, AL 35216

#	DESCRIPTION	DATE
SCHEDULE OF REVISIONS		

ISSUED FOR PERMIT
AND CONSTRUCTION

PROJECT NUMBER: 210104
SHEET DATE: 08/14/23
PROJECT MANAGER: HWB, DMN
PROJECT TEAM: MBB, JCE, HEC, ACF

OVERALL SITE
PLAN

DRB-01



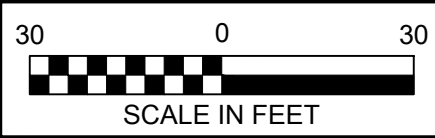
(REFERENCE ONLY) PHASE 01



KEY NOTE LEGEND	
A	ADA RAMP WITH TRUNCATED DOMES, SEE DETAILS
B	ADA ACCESSIBLE PARKING AND SIGNAGE, SEE DETAIL
C	ADA VAN ACCESSIBLE PARKING AND SIGNAGE, SEE DETAIL
D	PARKING STRIPING AS SHOWN, SEE DETAIL
E	TRAFFIC ARROWS, SEE DETAIL
F	STOP BAR WITH R1-1 "STOP SIGN", SEE DETAIL
G	CONCRETE SIDEWALK, SEE DETAIL
H	18" COMBINATION CURB AND GUTTER, SEE DETAIL
I	NOT USED
J	ENTRY PLAZA, SEE ARCHITECTURAL PLANS
K	BITUMINOUS PAVEMENT, SEE DETAIL
L	GUARD RAIL, SEE ALDOT SPECIAL DRAWING GR-630-S
M	CANOPY, SEE ARCHITECTURAL PLANS
N	PLAYGROUND (DESIGNED BY OTHERS)
O	RETAINING WALL (DESIGNED BY OTHERS)
P	AC TRANSFORMER WITH FENCING (DESIGNED BY OTHERS)
Q	LANDSCAPING (DESIGNED BY OTHERS)
R	PREFAB METAL STAIRS W/HANDRAIL (DESIGNED BY OTHERS)
S	BALCONY, SEE ARCHITECTURAL PLANS (DESIGNED BY OTHERS)
T	FENCING (DESIGN BY OTHERS)
U	NEW OUTDOOR GREENSPACE, SEE ARCHITECTURAL PLANS
V	ADA ACCESSIBLE CURB RAMP WITH FLARED SIDES, SEE DETAIL

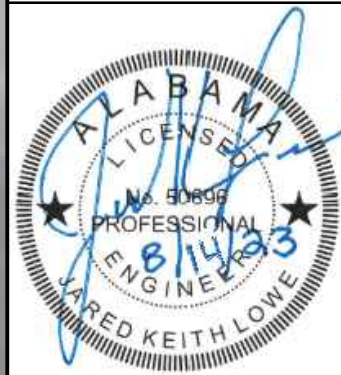
OVERALL PARKING COUNTS	
STANDARD SIZE 9'x19'	
EXISTING PARKING STALLS	229
EXISTING ADA PARKING STALLS	10
EXISTING PARKING STALLS REMOVED	-8
NEW PARKING STALLS ADDED	35
NEW ADA PARKING STALLS	4
TOTAL PARKING STALLS	270

BENCHMARK TABLE				
ID	MATERIAL	Northing	Easting	Elevation
BM# 1	5/8" REBAR	1243224.28	2182659.77	727.01'
BM# 2	5/8" REBAR	1243014.17	2182940.15	725.56'



224 BROAD ST, SUITE 201
GADSDEN, AL 35901
P.O. BOX 2079 (35950)
PH: (256) 543-9431

OVERALL SITE PLAN
EDUCATION EXPANSION
MOUNTAINTOP CHURCH
BIRMINGHAM, JEFFERSON COUNTY, ALABAMA



(Issue For Permitting)

SCALE: AS SHOWN
DATE: AUG. 14TH 2023
REVISED

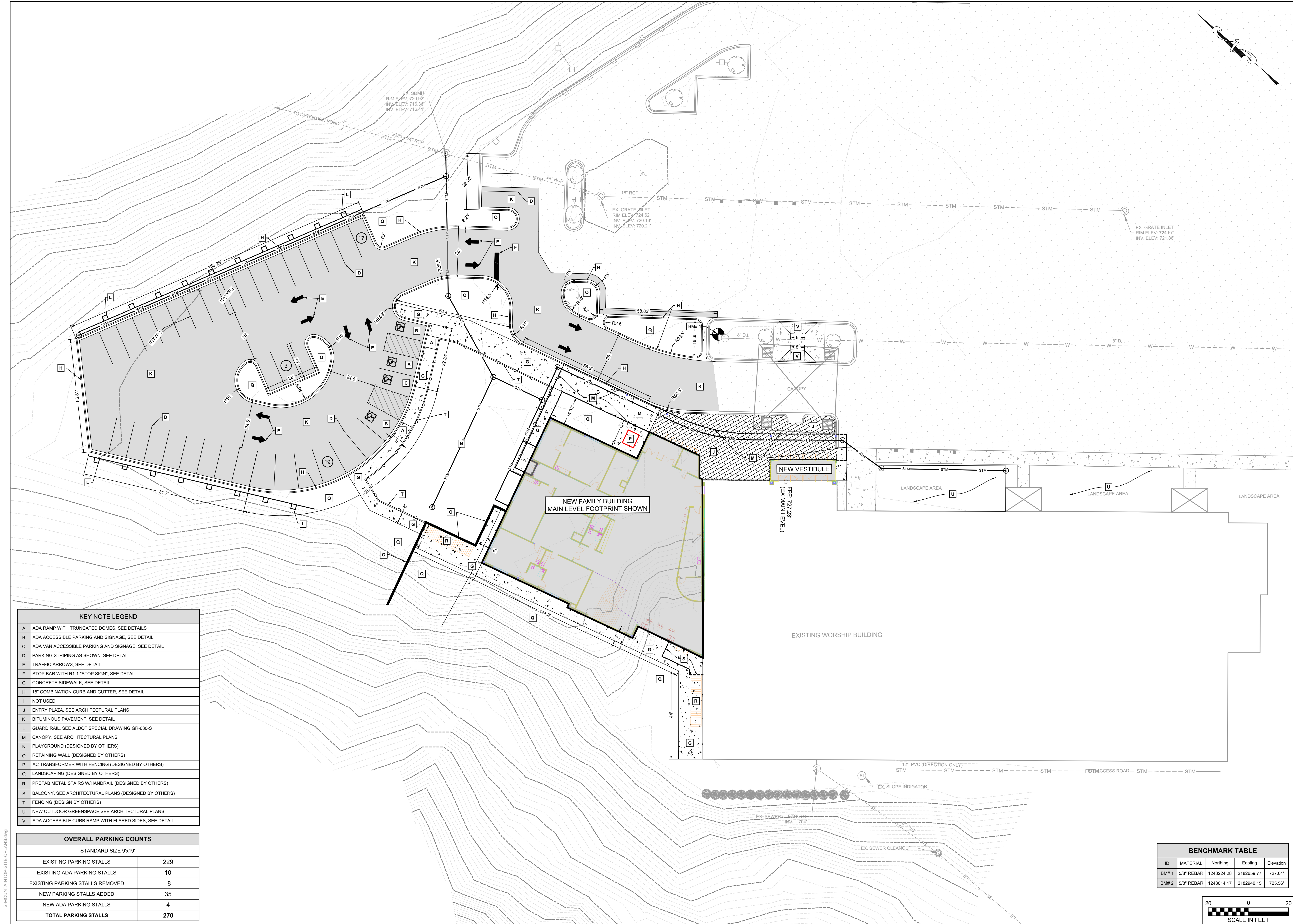
PROJECT NO: R18752224

SHEET NO. C-301

S:\MOUNTAIN TOP-SITE PLANS.dwg

KEY NOTE LEGEND	
A	ADA RAMP WITH TRUNCATED DOMES, SEE DETAILS
B	ADA ACCESSIBLE PARKING AND SIGNAGE, SEE DETAIL
C	ADA VAN ACCESSIBLE PARKING AND SIGNAGE, SEE DETAIL
D	PARKING STRIPING AS SHOWN, SEE DETAIL
E	TRAFFIC ARROWS, SEE DETAIL
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S	BALCONY, SEE ARCHITECTURAL PLANS (DESIGNED BY OTHERS)
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U	NEW OUTDOOR GREENSPACE, SEE ARCHITECTURAL PLANS
V	ADA ACCESSIBLE CURB RAMP WITH FLARED SIDES, SEE DETAIL

OVERALL PARKING COUNTS	
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BENCHMARK TABLE				
ID	MATERIAL	Northing	Easting	Elevation
BM# 1	5/8" REBAR	1243224.28	2182659.77	727.01'
BM# 2	5/8" REBAR	1243014.17	2182940.15	725.56'



SITE PLAN
EDUCATION EXPANSION
MOUNTAIN TOP CHURCH
BIRMINGHAM, JEFFERSON COUNTY, ALABAMA



(Issue For Permitting)

SCALE: AS SHOWN
DATE: AUG. 10TH 2023
REVISED

PROJECT NO: R18752224

SHEET NO. **C-302**

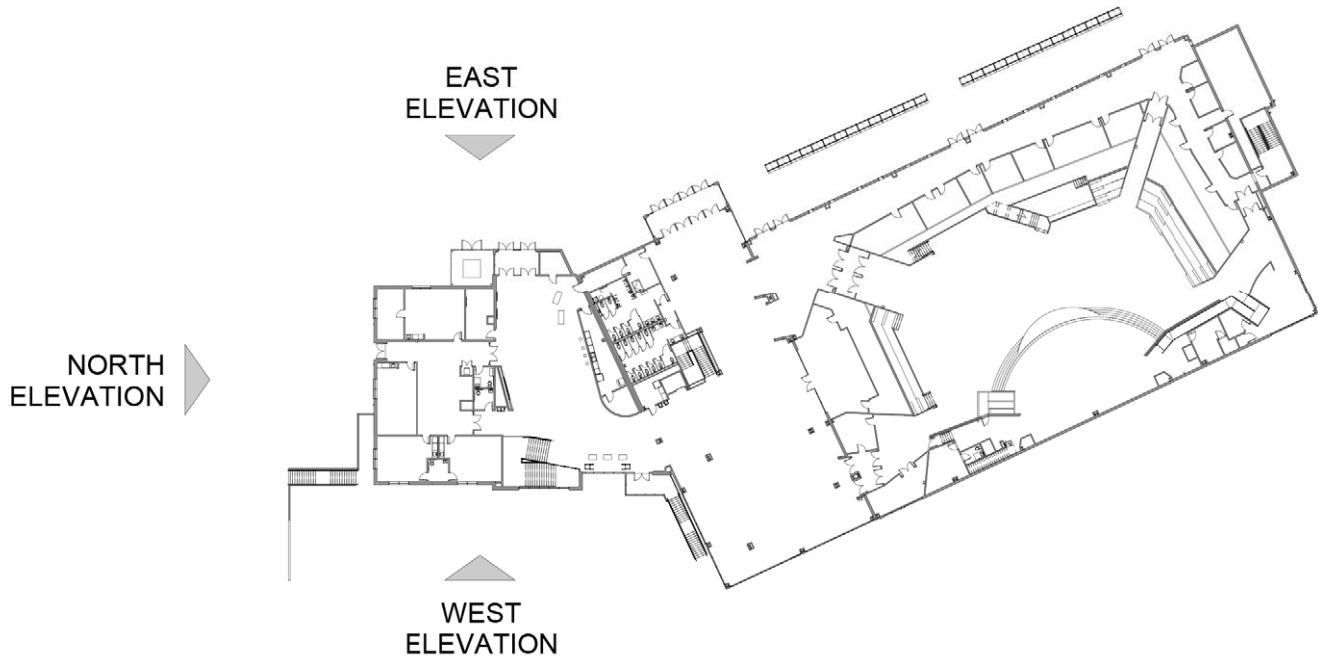


EAST ELEVATION



WEST ELEVATION

- CLEAR ANODIZED ALUMINUM PANELS
- EXISTING EIFS (COLOR APPROXIMATED)
- NEW & EXISTING GLAZING
- EXISTING & NEW MASONRY (4" X 16"), RUNNING BOND
- NEW CEDAR SLATS (1" X 2" WITH 1/2" SPACING), SEALED, NATURAL FINISH
- WOOD-LOOK ALUMINUM EQUIPMENT SCREENING, EWS-01 (KNOT WOOD: BLACK WALNUT)
- EXISTING & NEW MASONRY (8" X 16"), RUNNING BOND, PAINTED EP-01 (SHERWIN WILLIAMS: ALABASTER)
- EXISTING & NEW MASONRY (8" X 16"), RUNNING BOND, PAINTED EP-02 (SHERWIN WILLIAMS: GAUNTLET GRAY)
- EXISTING MASONRY (4" X 16"), RUNNING BOND, PAINTED EP-03 (CUSTOM COLOR)
- NEW & EXISTING CANOPIES, EXPOSED STEEL, EXTERIOR STAIRS PAINTED EP-04 (SHERWIN WILLIAMS: TRICORN BLACK)
- NEW EIFS, PAINTED EP-05 (SHERWIN WILLIAMS: FLYWAY)
- NEW EIFS, PAINTED EP-06 (SHERWIN WILLIAMS: AMALFI)
- EXISTING EIFS, PAINTED EP-07 (SHERWIN WILLIAMS: REJUVENATE)
- EXISTING EIFS, PAINTED EP-08 (SHERWIN WILLIAMS: EMOTIONAL)



ELEVATION KEYPLAN



NORTH ELEVATION

MATERIALS & FINISHES LEGEND

NOT FOR
CONSTRUCTION

FOR PERMIT

EDUCATION EXPANSION
MOUNTANTOP CHURCH
225 CENTERVIEW DRIVE
VESTAVIA HILLS, ALABAMA

REVISIONS	
NO	DESCRIPTION

LANDSCAPE
COMPLIANCE PLAN

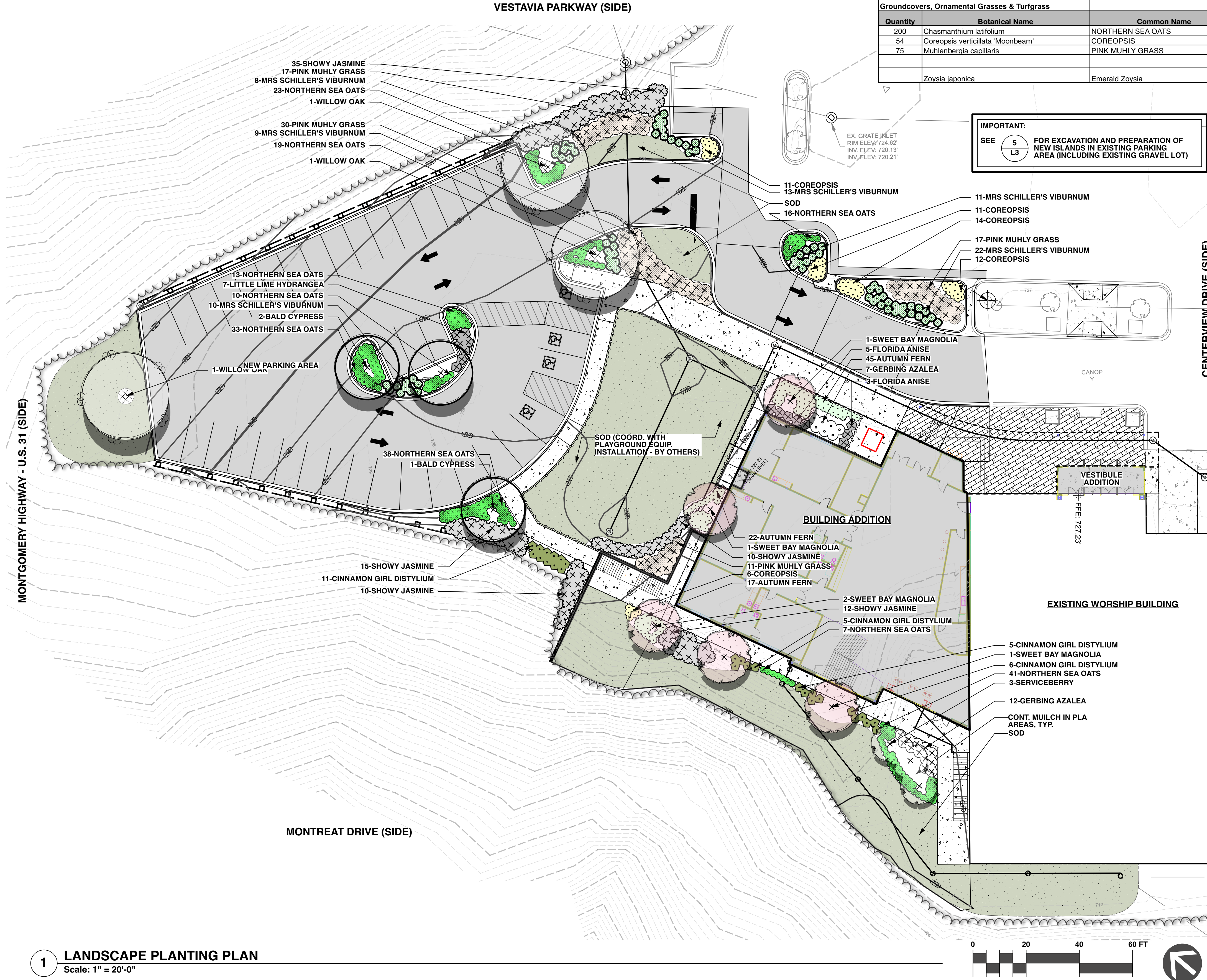
JOB NO: MOUN-2301
DATE: 8/9/23
DRAWN BY: SS
CHECKED BY:
SHEET NUMBER:

L1



1 LANDSCAPE COMPLIANCE PLAN
Scale: 1" = 20'-0"

LANDSCAPE COMPLIANCE WORKSHEET		CITY OF VESTAVIA HILLS	
9.2.2.1.	FRONTAGE LANDSCAPING		
Frontage landscaping is required for the length of PVAs that extend within 25 ft. of the front lot lines.			
At its nearest, the new parking area is > 300' from the nearest public street. Therefore, frontage landscaping is not required.			
9.2.2.2.	PERIMETER LANDSCAPING		
Perimeter landscaping is required for the length of PVAs that extend within 25 ft. of the side lot lines.			
While a full boundary survey was not provided, by examination of Google Earth, the nearest adjacent lot line was estimated to be ±235 ft from the new parking area. Therefore, perimeter landscaping is not required.			
9.2.3.1.	INTERIOR LANDSCAPING		
Required: 20 sq ft interior landscaping per parking space.			
Parking Provided: 39 spaces			
Area Required: 780.0 sq ft			
Area Provided: 872.6 sq ft			
Surplus/deficit: 92.634			
9.2.3.2.	Every planting area containing a required tree shall be at least 75 sf and 7 ft in width. Each planting area shall be suitably landscaped with a variety of plant materials...		
SEE SHEET L2 for full planting plan including parking areas.			
9.2.3.3.	There shall be a canopy tree within 80 ft or an understory tree within 60 ft of every parking space...		
PROVIDED:		6 trees	
		3 BALD CYPRESS	
		3 WILLOW OAK	
9.2.3.4.	Landscape islands shall be provided at the end of any parking bay containing 20 or more spaces...		
No runs of parking contain 20 or more spaces.			
9.2.4.	BUILDING LANDSCAPING		
Required along building elevations which are 35 ft or longer...			
Required 1 canopy tree per 50 LF or 1 understory tree per 35 LF			
Required 10 shrubs per 50 LF			
		75.5 lf Dropoff side	
		80.0 lf Playground/parking side	
		119.2 lf Back side	
REQUIRED:		274.7 lf TOTAL FACADE LENGTH	
Canopy Trees:		6	
Understory Trees:		8	
Shrubs:		55	
PROVIDED:		8 trees	
		3 SERVICEBERRY	
		5 SWEET BAY MAGNOLIA	
PROVIDED:		61 shrubs	
		16 CINNAMON GIRL DISTYLIUM	
		6 COREOPSIS	
		8 FLORIDA ANISE	
		19 GERBING AZALEA	
		12 SHOWY JASMINE	
9.3.	BUFFERS		
Property retains minimum undisturbed areas between parking developed areas and property lines exceeding the required buffer depths (up to 20 ft).			
BUFFERS NOT PROVIDED			



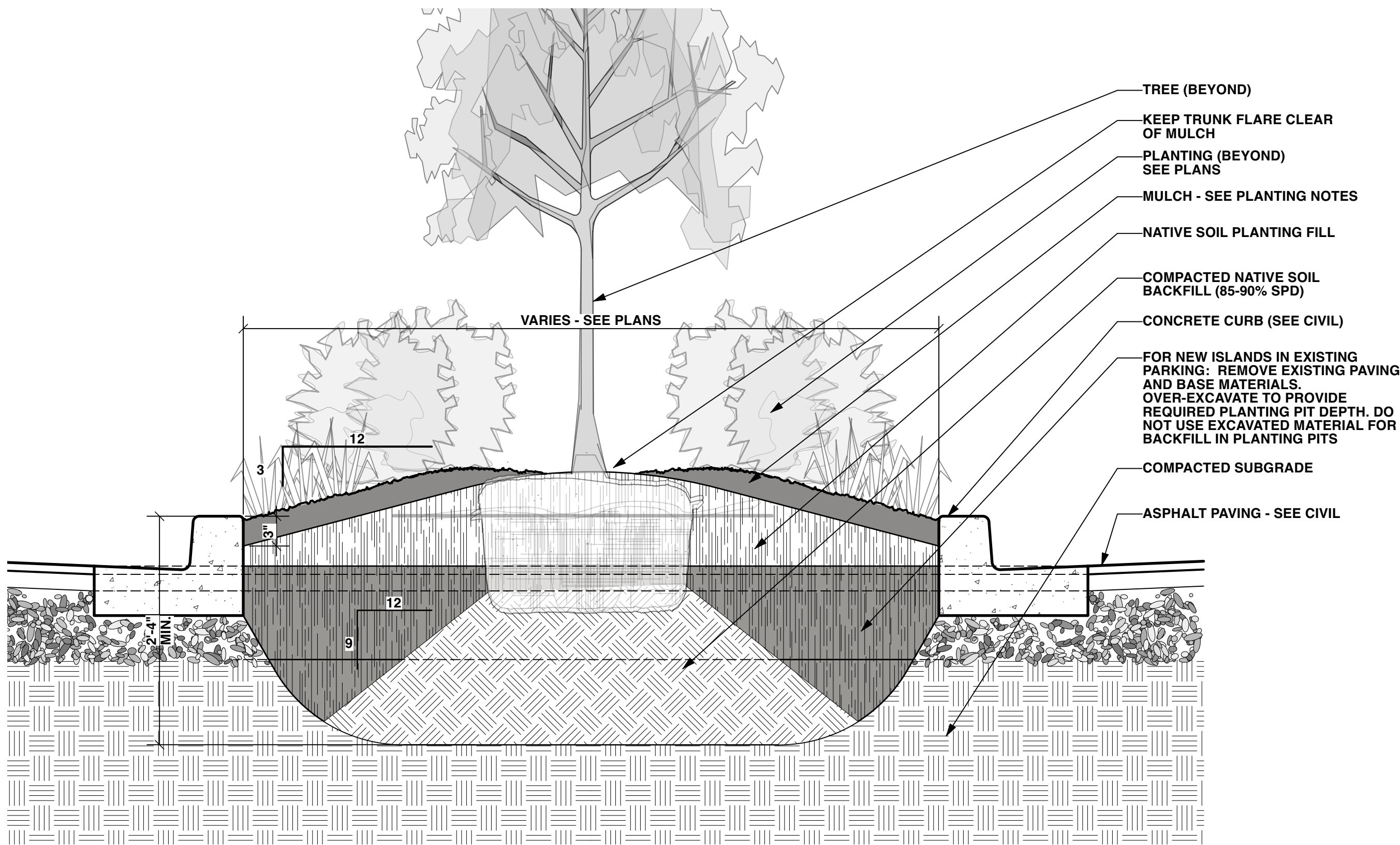
1 LANDSCAPE PLANTING PLAN
Scale: 1" = 20'-0"

PLANTING SCHEDULE						
Trees						
Quantity	Botanical Name	Common Name	Root	Scheduled Size	Spacing	Comments
3	Amelanchier x grandiflora 'Autumn Brilliance'	SERVICEBERRY	B&B	2 1/2 - 3" cal.	14'0" o.c.	
5	Magnolia virginiana var. australis	SWEET BAY MAGNOLIA	B&B	8'-10' HT.	18'0" o.c.	
3	Quercus phellos	WILLOW OAK	B&B	2 1/2 - 3" cal.	30'0" o.c.	Matched
3	Taxodium distichum	BALD CYPRESS	B&B	10'-12' ht.	20'0" o.c.	Matched
Shrubs						
Quantity	Botanical Name	Common Name	Root	Scheduled Size	Spacing	Comments
19	Azalea indica 'Mrs. G. G. Gerbing'	GERBING AZALEA	Cont.	15'-18" spread	36" o.c.	
27	Distylium PILDIST-V'	CINNAMON GIRL DISTYLIUM	Cont.	15'-18" spread	30" o.c.	
84	Dryopteris erythrosora 'Brilliance'	AUTUMN FERN	Cont.	12'-15" spread	2'0" o.c.	
7	Hydrangea paniculata 'Little Lime'	LITTLE LIME HYDRANGEA	Cont.	18"-24" spread	36" o.c.	
8	Illicium floridanum 'Alba'	FLORIDA ANISE	Cont.	30"-36" ht.	36" o.c.	
82	Jasminum floridum	SHOWY JASMINE	Cont.	18"-24" spread	4'0" o.c.	
73	Viburnum obovatum 'Mrs Schiller's Delight'	MRS SCHILLER'S VIBURNUM	Cont.	15'-18" spread	3'0" o.c.	
Groundcovers, Ornamental Grasses & Turfgrass						
Quantity	Botanical Name	Common Name	Root	Scheduled Size	Spacing	Comments
200	Chasmanthium latifolium	NORTHERN SEA OATS	Cont.	1 gal.	2'0" o.c.	Full containers
54	Coreopsis verticillata 'Moonbeam'	COREOPSIS	Cont.	1 gal.	2'0" o.c.	Full containers
75	Muhlenbergia capillaris	PINK MUHLY GRASS	Cont.	1 gal.	36" o.c.	Full containers
	Zoysia japonica	Emerald Zoysia	Sod			Sod any remaining disturbed areas not otherwise noted

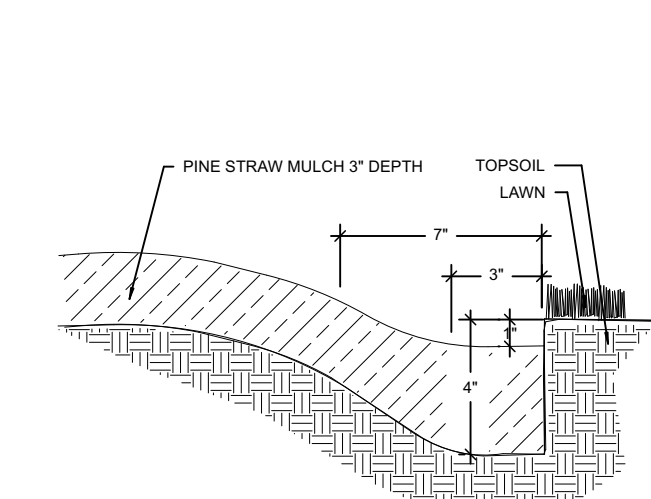
IMPORTANT:
SEE 5 L3 FOR EXCAVATION AND PREPARATION OF NEW ISLANDS IN EXISTING PARKING AREA (INCLUDING EXISTING GRAVEL LOT)

- ### GENERAL PLANTING NOTES
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS.
 - THE LOCATION OF ALL SURFACE AND UNDERGROUND STRUCTURES AND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR AT GROUND BREAK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND UTILITIES TO REMAIN FROM DAMAGE AS REQUIRED DURING CONSTRUCTION, AND TO REPAIR ANY DAMAGES WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER AND/OR DAMAGED PARTY.
 - CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES PRIOR TO CONSTRUCTION.
 - ALL PLANTING AREAS SHALL BE FREE OF OBSTRUCTIONS LARGER THAN 1 1/2" IN SIZE.
 - ALL TREES AND SPECIMEN PLANT MATERIAL SHALL BE LOCATED BY THE CONTRACTOR AT APPROVED NURSERIES OR THEIR EQUAL APPROVED PRIOR TO BIDDING.
APPROVED NURSERIES:
- HUNTER TREES: 700 INDIAN VALLEY RD., ALPINE, AL. 866.348.6837. www.huntertrees.com
- BOLD SPRING NURSERY: 1366 COLUMBUS HWY., HAWKINSVILLE, GA. 478.783.4975. www.boldspring.com
- SELECT TREES: 2225 WILLIAM POPE RD., CRAWFORD, GA. 706.743.5124. www.selecttrees.com
 - ALL PLANT MATERIAL SHALL CONFORM WITH THE AMERICAN NURSERY STOCK STANDARDS (ANSI Z60.1), LATEST EDITION.
 - ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE LANDSCAPE ARCHITECT AT THE JOB SITE.
 - THE LOCATION OF ALL TREES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE PREPARATION OF BEDS. PLANTING SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY THE LANDSCAPE ARCHITECT.
 - TREES WITH LOW LIMBS SHALL BE LOCATED WHERE LIMBS WILL NOT OVERHANG SIDEWALK, OR WHERE LOWEST LIMB WILL BE 80" ABOVE THE SIDEWALK. CONSULT LANDSCAPE ARCHITECT BEFORE RELOCATING TREES OR REMOVING LIMBS.
 - THE LOCATION OF ALL PLANTING BEDS SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE THE PREPARATION OF BEDS. PLANTING SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY LANDSCAPE ARCHITECT. A MINIMUM 72 HOUR NOTICE SHOULD BE GIVEN AND ANTICIPATED BY THE CONTRACTOR FOR THIS REVIEW.
 - MINIMIZE ALL ROOT DISTURBANCE WITHIN THE DRIP LINE OF EXISTING TREES.
 - CONTRACTOR SHALL SUPPLY AND SPREAD 6" TOPSOIL IN SHRUB BEDS AND ALL AREAS TO BE SEEDDED, UNLESS OTHERWISE NOTED IN SPECIFICATIONS.
 - THE LANDSCAPE CONTRACTOR SHALL PROVIDE APPROVED TOPSOIL TO PERFORM INCIDENTAL GRADING WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL PLANT AREAS.
 - PLANTS SHALL BE WELL-FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED, AND SHALL BE FREE FROM INJURY, INSECTS, AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF 'AMERICAN STANDARDS FOR NURSERY STOCK' AS PUBLISHED BY AMERICANHORT.ORG.
 - ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
 - ALL SHRUBS, TREES, AND GROUNDCOVERS SHALL BE PLANTED WITH A SOIL MIXTURE CONSISTING OF 50% TOPSOIL AND ORGANIC MATERIAL AND PER SPECIFICATIONS.
 - FRONT ROW OF SHRUBS SHALL BE PLANTED MINIMUM 24" BEHIND BEDLINE AT LAWNS OR WALKS, AND MINIMUM 36" FROM BACK OF CURB AT PARKING AREAS.
 - BACK ROW OF SHRUB PLANTING SHALL BE PLANTED AT 36" OFF FACE OF BUILDING WALL. GROUNDCOVERS SHALL BE 12" OUT FROM BUILDING WALL AS REQUIRED BY PLANT SPECIFICATIONS.
 - EXCAVATE EDGE OF ALL PLANTING BEDS TO 4" DEPTH TO FORM A NEAT, CRISP DEFINITION.
 - ALL PLANTING BEDS AND TREE PITS SHALL BE MULCHED WITH A 3" SETTLED LAYER OF PINESTRAW.
 - MULCH ALL AREAS OF ANNUALS AND SPREADING GROUNDCOVER MASS PLANTING WITH 3" OF DOUBLE-HAMMERED BROWN MULCH.
 - GRASS: ALL AREAS TO BE GRASSED SHALL BE TILLED AND GRADED TO A DEPTH OF 6". SLAG OF LIME SHALL BE APPLIED AT A RATE OF 100 POUNDS PER 1,000 SQ. FT. ADD TURF GREEN OR SQUAL (12-5-8 SLOW RATE) AT A RATE OF 50 POUNDS PER 1,000 SQ. FT. SEEDED AREAS SHALL BE COVERED WITH A THIN LAYER OF WHEAT STRAW.
 - ALL DISTURBED AREAS NOT PLANTED WITH SHRUBS, TREES, OR SOD, SHALL BE SEEDDED.
 - GRADE ALL AREAS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE SODDING.
 - SEASONAL COLOR SHALL BE PLANTED IN FLOWERING STATE.
 - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR ONE FULL YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
 - REMOVE ALL GUY WIRES AND STAKES (IF USED) AT END OF GUARANTEE PERIOD.
 - WHEN TREES ARE PLANTED THE MONTHS OF MARCH THROUGH OCTOBER, THE LANDSCAPE CONTRACTOR SHALL AMEND THE SOIL MIX WITH A MOISTURE RETENTION AGENT ('TERRA-SORB' OR EQUAL) FOR EACH TREE INSTALLATION.
 - ALL TREES AND SHRUBS NOT COVERED BY IRRIGATION TO BE AMENDED WITH 'TERRA-SORB' WATER RETAINING AGENT, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS.
 - SEED MIXES: ALL SEED MIXES BY ROUNDSTONE NATIVE SEED, 9764 RAIDER HOLLOW RD., UPTON, KY. 207.531.3036. www.roundstoneseed.com.
SEED MIX A: #111 SOUTHERN SHORT GRASS MEADOW MIX. 7.5 LBS. PER ACRE.

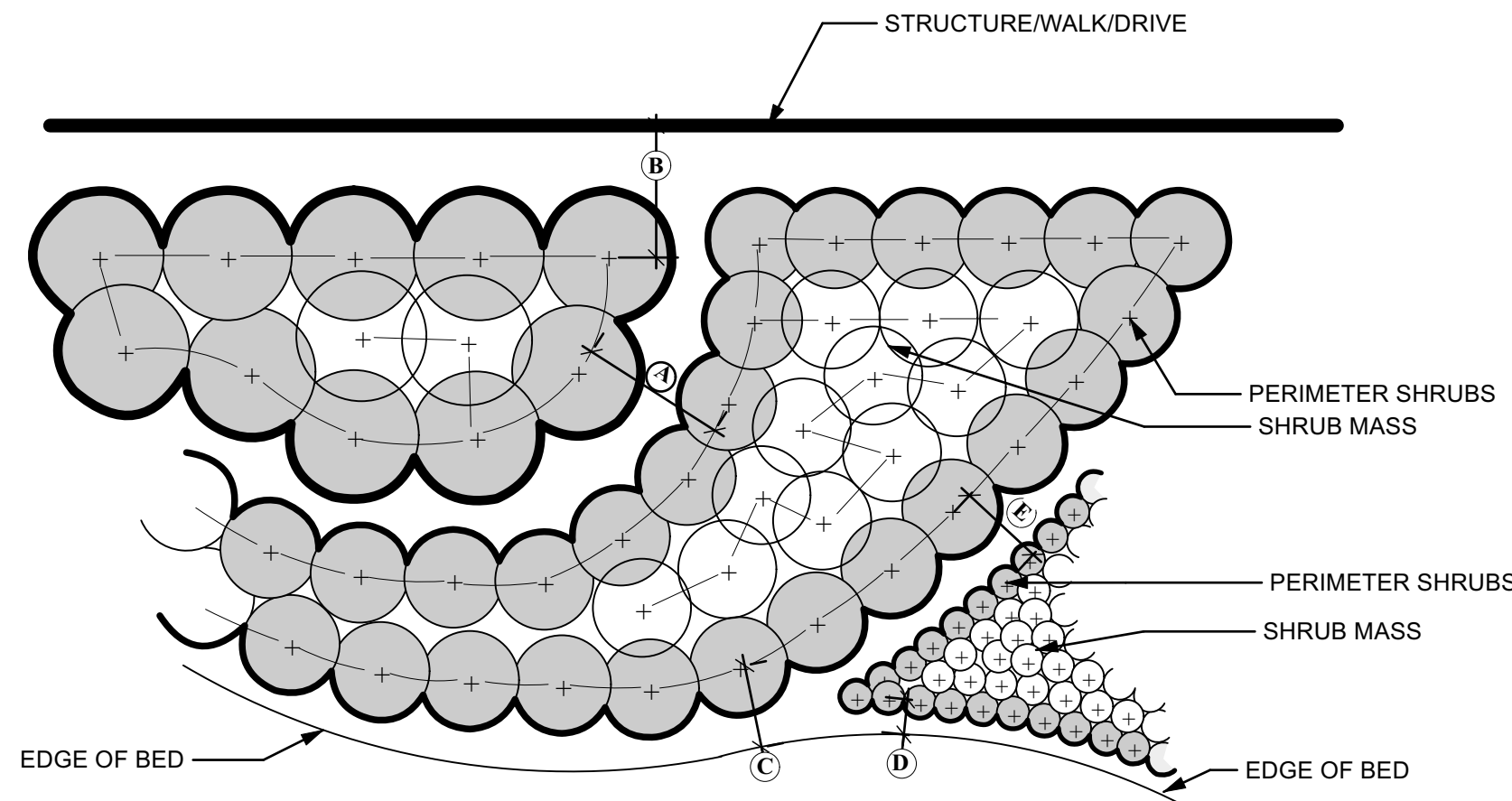
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5 PREPARATION OF ISLANDS IN EXISTING PARKING AREA
Scale: 1" = 1'-0"

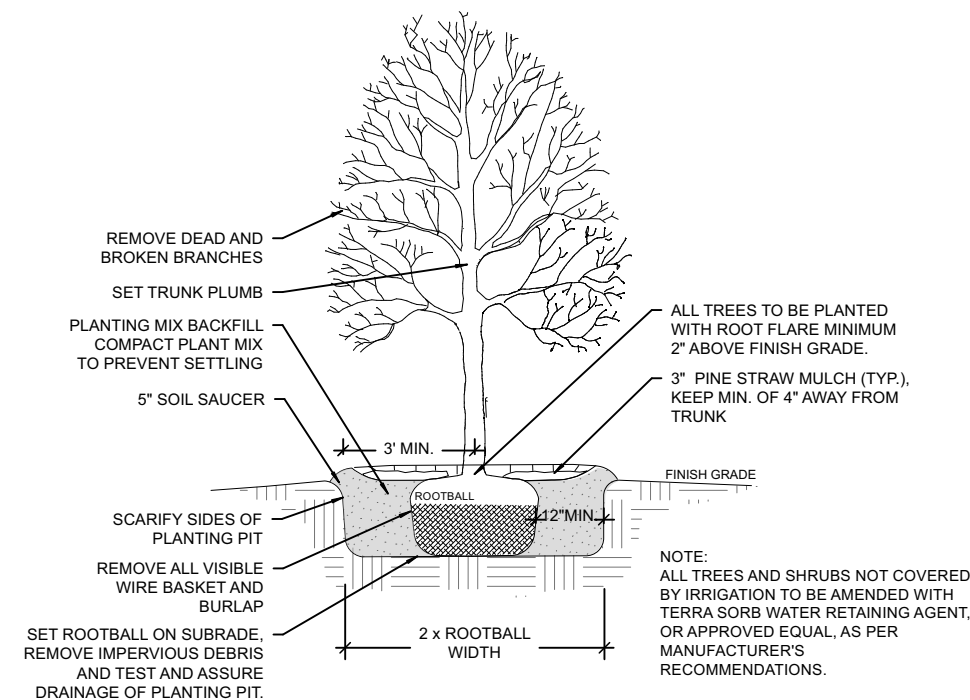


4 TRENCH EDGE FOR ALL PLANT BEDS
Scale: NOT TO SCALE

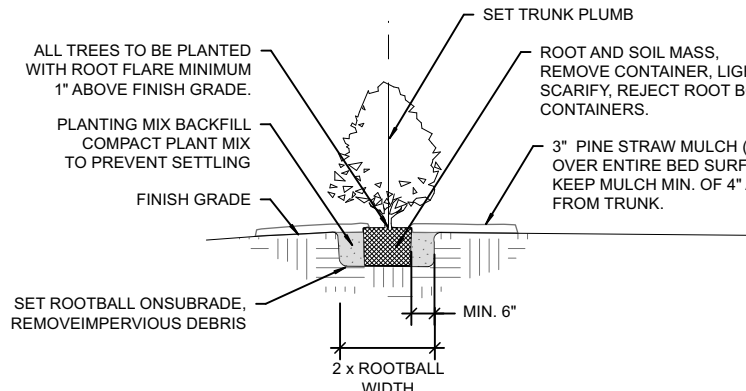


- NOTE:**
LAYOUT PERIMETER SHRUBS OF SHRUB MASS FIRST AT DESIGNATED SPACING.
INFILL SHRUB MASS AS CLOSE TO GIVEN SPACING AS POSSIBLE, ADJUSTING SPACING UP OR DOWN AS REQUIRED.

3 FREE FORM MASS PLANTING
Scale: NOT TO SCALE



2 TREE PLANTING DETAIL
Scale: NOT TO SCALE



1 TYPICAL CONTAINER SHRUB PLANTING DETAIL
Scale: NOT TO SCALE

IRRIGATION NOTES (DESIGN-BUILD)

1. THE IRRIGATION CONTRACTOR SHALL VERIFY THE PRESSURE AND FLOW PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPORT TO THE OWNER OR OWNER'S REPRESENTATIVE ANY DIFFERENCES BETWEEN THE PRESSURE INDICATED AND THE ACTUAL PRESSURE READING AT THE POINT OF CONNECTION. ACTUAL LAYOUT OF PIPING, SPRINKLER HEADS, VALVES, CONTROLLERS, AND OTHER RELATED EQUIPMENT SHALL BE DETERMINED ON SITE. MINOR FIELD CHANGES SHALL BE MADE AT NO ADDITIONAL COST TO OWNER.
2. ALL PIPING, VALVES, HEADS, ETC., SHALL BE LOCATED INSIDE OF THE PLANTED AREA APPROXIMATELY 1' FROM ANY HARDSCAPE.
3. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE SITE, ALL GRADE DIFFERENCES, LOCATIONS OF WALLS AND INSTALLED UTILITIES. COORDINATE WORK WITH THE OWNER OR GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES UNDERNEATH PAVEMENT AND THROUGH WALLS.
4. THE IRRIGATION CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING HIS/HER WORK AND PLAN HIS/HER WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC. AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. ALL WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM COMPONENTS, LANDSCAPE PLANTING, AND ARCHITECTURAL FEATURES.
5. THIS SYSTEM SHALL BE INSTALLED USING ACCEPTED AND QUALITY INSTALLATION STANDARDS AS USE DIN THE INDUSTRY ALL MANUFACTURER'S SPECIFICATIONS WILL BE FOLLOWED.
6. MAINLINE SHALL BE BURIED A MINIMUM OF 18" UNDER COVER; LATERAL PIPING A MINIMUM OF 12" UNDER COVER. ALL BACKFILL SURROUNDING THE PIPE SHALL BE CLEANED OF ALL MATERIALS LARGER THAN 1" IN SIZE. BACKFILL SHALL BE ADDED IN 6" INCREMENTS AND MECHANICALLY TAMPED TO ELIMINATE SETTLEMENT.
7. FLUSH ALL LINES AND HEADS PRIOR TO INSTALLING NOZZLES. ADJUST NOZZLE SPRAY ARC AND RADIUS FOR OPTIMUM PERFORMANCE TO PREVENT OVERSPRAY ONTO PAVED SURFACES OR FACE OF BUILDINGS AS MUCH AS POSSIBLE TO FIT THE SITE CONDITIONS. THROTTLE FLOW CONTROL AT EACH VALVE FOR OPTIMUM OPERATING PRESSURE FOR EACH ZONE.
8. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISHED GRADE OF THE AREA TO BE IRRIGATED, UNLESS NOTED OTHERWISE.
9. WHEN VERTICAL OBSTRUCTIONS (POLES, SIGNS, TREES, HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE CONTRACTOR SHALL FIELD-ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD, OR HALF-CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST.
10. USE TEFLON TAPE ON ALL MALE PIPE THREADS ON PVC PIPE, SWING JOINTS, AND VALVE ASSEMBLIES.
11. INSTALL VALVE BOXES 18 INCHES FROM AND PERPENDICULAR TO WALKS, CURBS, BUILDING, OR LANDSCAPE FEATURES. AT MULTIPLE VALVE BOX GROUPS EACH BOX SHALL BE INSTALLED A MINIMUM OF 12 INCHES APART. IRRIGATION CONTRACTOR SHALL UTILIZE VALVE ID TAGS ON ALL REMOTE CONTROL VALVES.
12. ALL VALVES SHALL BE PLACED IN VALVE BOXES AS SHOWN IN THE APPROVED DETAILS, AND ALL ELECTRICAL CONNECTIONS SHALL BE SEALED WITH WATERPROOF CONNECTORS. ALL CONTROL WIRE SHALL BE BURIED AT A MINIMUM 6" AND A 12" LOOP IS TO BE PROVIDED AT EACH VALVE FOR SERVICING.
13. QUICK COUPLERS: INSTALL AT LEAST ONE QUICK COUPLER PER QUARTER BLOCK, PLUS AT LEAST ONE IN EACH MEDIAN.
14. 120-VOLT ELECTRICAL POWER AT THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE POWER PROVIDED TO THE CONTROLLER. CONTROLLER, RAIN SENSOR, METER, TAP AND BACKFLOW LOCATIONS ARE AS SHOWN ON THE PLANS OR AS STATED IN THE DETAILS AND LEGEND. EXACT LOCATION OF CONTROLLER IS TO BE VERIFIED BY GENERAL CONTRACTOR AND/OR OWNER. ALL INFORMATION IS TO BE VERIFIED PRIOR TO ANY INSTALLATION OF THE PROJECT.
15. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL CLEAN-UP ASSOCIATED WITH HIS WORK.
16. IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH A REPRODUCIBLE AS-BUILT DRAWING WITHIN 21 DAYS UPON COMPLETION OF THE IRRIGATION INSTALLATION. CONTRACTOR SHALL ALSO PROVIDE THE OWNER: a) 2 WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEAD AND VALVE AND b) 2 KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
17. THERE SHALL BE NO SUBSTITUTIONS OR CHANGES TO THE APPROVED IRRIGATION DESIGN ALLOWED WITHOUT DIRECT, WRITTEN APPROVAL FROM THE IRRIGATION CONSULTANT OR THE LANDSCAPE ARCHITECT.
18. IRRIGATION CONTRACTOR SHALL PROVIDE THE FIRST WINTERIZATION BLOW OUT. IN ADDITION, HE SHALL PROVIDE THE SPRING TURN-ON. ALL NECESSARY HEAD ADJUSTMENTS SHALL BE MADE AT THAT TIME, ALONG WITH REPLACEMENT OR REPAIR OF ANY WARRANTY ITEMS. THESE ITEMS SHALL BE INCLUDED IN THE IRRIGATION ALLOWANCE.
19. SLEEVEING BY GENERAL CONTRACTOR.
20. INITIAL WATERING NOTES: ALL IRRIGATION ZONES ARE TO RUN DAILY SUPPLYING 1" OF WATER PER WEEK FOR 3-4 WEEKS. FOR GREATER EFFICIENCY, ALL SYSTEMS SHOULD BE OPERATED AT NIGHT OR DURING EARLY MORNING HOURS. DO NOT SET TIMERS TO WATER JUST PRIOR TO SUNDOWN. ONCE PLANTS ARE ESTABLISHED, WATERING CAN BE DECREASED TO 3-4 DAYS PER WEEK. IN WINTER MONTHS, WATERING CAN BE SPREAD OUT TO EVERY 10-14 DAYS.
21. PROVIDE RAIN SENSOR IN LOCATION(S) APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
22. TWO-WIRE SYSTEMS: PROVIDE SURGE PROTECTORS EVERY 500 FT. OF CONTROL WIRE AND AT WIRE ENDS.
23. DRIP ZONES: PROVIDE DRIP SYSTEM OPERATION INDICATOR, STEM RISING 6" FOR VISIBILITY WHEN SYSTEM IS CHARGED TO 20 PSI MIN.
24. CONTRACTOR TO INVESTIGATE AND LOCATE COMPONENTS OF EXISTING SYSTEM AND VERIFY OPERATIONAL STATUS. MAKE REPAIRS REQUIRED. PROVIDE NEW COMPONENTS AS REQUIRED TO EXTEND EXISTING SYSTEM TO SERVE NEW PLANTING AREAS. COORDINATE WITH GENERAL/SITWORK CONTRACTOR TO INSTALL SLEEVES FOR NEW PLANTING AREAS AS NEEDED DURING APPROPRIATE PHASES OF WORK. NO CUTTING AND PATCHING OF NEW WORK WILL BE ALLOWED.

**NOT FOR
CONSTRUCTION**

FOR PERMIT

EDUCATION EXPANSION
MOUNTAIN TOP CHURCH
225 CENTERVIEW DRIVE
VESTAVIA HILLS, ALABAMA

NO	DATE	DESCRIPTION

PLANTING NOTES
AND DETAILS

JOB NO: MOUN-2301
DATE: 8/9/23
DRAWN BY: SS
CHECKED BY:
SHEET NUMBER:

L3

NOT FOR
CONSTRUCTION

FOR PERMIT

EDUCATION EXPANSION
MOUNTANTOP CHURCH
225 CENTERVIEW DRIVE
VESTAVIA HILLS, ALABAMA

REVISIONS	
NO	DESCRIPTION

LANDSCAPE
COMPLIANCE PLAN

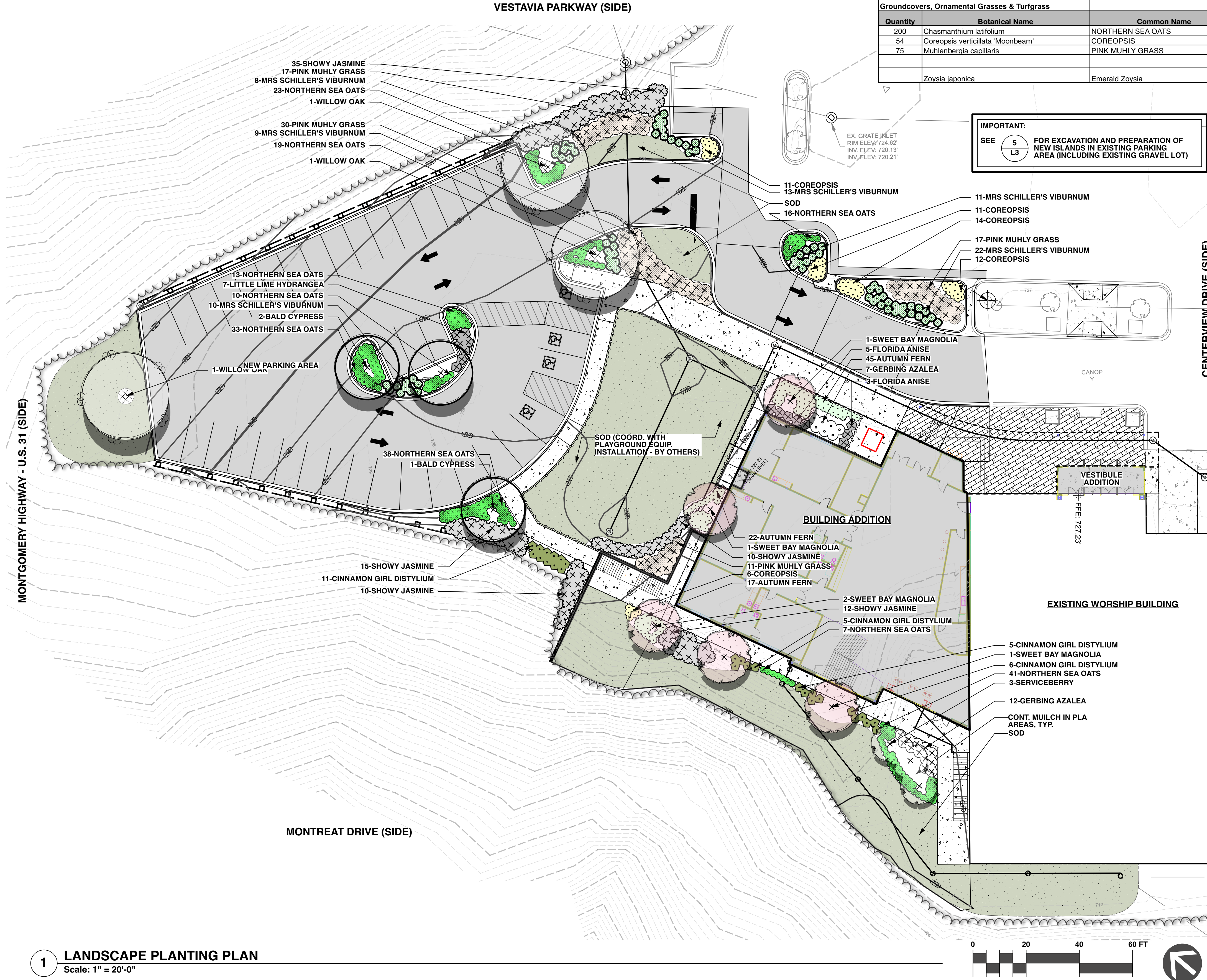
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L1



LANDSCAPE COMPLIANCE WORKSHEET CITY OF VESTAVIA HILLS

9.2.2.1.	FRONTAGE LANDSCAPING Frontage landscaping is required for the length of PVAs that extend within 25 ft. of the front lot lines. At its nearest, the new parking area is > 300' from the nearest public street. Therefore, frontage landscaping is not required.
9.2.2.2.	PERIMETER LANDSCAPING Perimeter landscaping is required for the length of PVAs that extend within 25 ft. of the side lot lines. While a full boundary survey was not provided, by examination of Google Earth, the nearest adjacent lot line was estimated to be ±235 ft from the new parking area. Therefore, perimeter landscaping is not required.
9.2.3.1.	INTERIOR LANDSCAPING Required: 20 sq ft interior landscaping per parking space. Parking Provided: 39 spaces Area Required: 780.0 sq ft Area Provided: 872.6 sq ft Surplus/deficit: 92.634
9.2.3.2.	Every planting area containing a required tree shall be at least 75 sf and 7 ft in width. Each planting area shall be suitably landscaped with a variety of plant materials...
SEE SHEET L2 for full planting plan including parking areas.	
9.2.3.3.	There shall be a canopy tree within 80 ft or an understory tree within 60 ft of every parking space... PROVIDED: 6 trees 3 BALD CYPRESS 3 WILLOW OAK
9.2.3.4.	Landscape islands shall be provided at the end of any parking bay containing 20 or more spaces... No runs of parking contain 20 or more spaces.
9.2.4.	BUILDING LANDSCAPING Required along building elevations which are 35 ft or longer... Required 1 canopy tree per 50 LF or 1 understory tree per 35 LF Required 10 shrubs per 50 LF 75.5 lf Dropoff side 80.0 lf Playground/parking side 119.2 lf Back side REQUIRED: 274.7 lf TOTAL FACADE LENGTH Canopy Trees: 6 Understory Trees: 8 Shrubs: 55 PROVIDED: 8 trees 3 SERVICEBERRY 5 SWEET BAY MAGNOLIA PROVIDED: 61 shrubs 16 CINNAMON GIRL DISTYLIUM 6 COREOPSIS 8 FLORIDA ANISE 19 GERBING AZALEA 12 SHOWY JASMINE
9.3.	BUFFERS Property retains minimum undisturbed areas between parking developed areas and property lines exceeding the required buffer depths (up to 20 ft). BUFFERS NOT PROVIDED



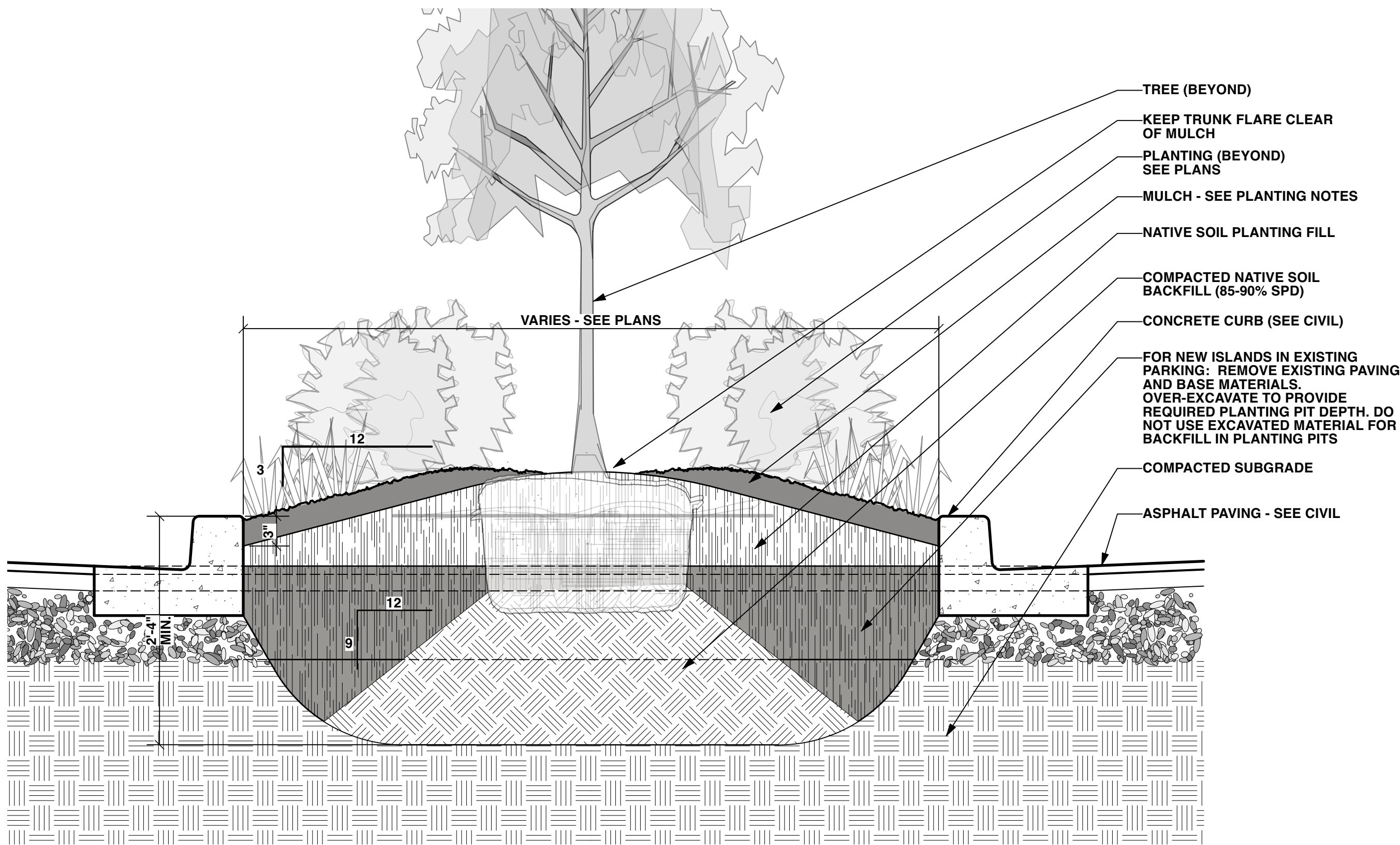
1 **LANDSCAPE PLANTING PLAN**
Scale: 1" = 20'-0"

PLANTING SCHEDULE						
Trees						
Quantity	Botanical Name	Common Name	Root	Scheduled Size	Spacing	Comments
3	Amelanchier x grandiflora 'Autumn Brilliance'	SERVICEBERRY	B&B	2 1/2 - 3" cal.	14'0" o.c.	
5	Magnolia virginiana var. australis	SWEET BAY MAGNOLIA	B&B	8'-10' HT.	18'0" o.c.	
3	Quercus phellos	WILLOW OAK	B&B	2 1/2 - 3" cal.	30'0" o.c.	Matched
3	Taxodium distichum	BALD CYPRESS	B&B	10'-12' ht.	20'0" o.c.	Matched
Shrubs						
Quantity	Botanical Name	Common Name	Root	Scheduled Size	Spacing	Comments
19	Azalea indica 'Mrs. G. G. Gerbing'	GERBING AZALEA	Cont.	15"-18" spread	3'6" o.c.	
27	Distylium 'PILDIST-V'	CINNAMON GIRL DISTYLUM	Cont.	15"-18" spread	3'0" o.c.	
84	Dryopteris erythrosora 'Brilliance'	AUTUMN FERN	Cont.	12"-15" spread	2'0" o.c.	
7	Hydrangea paniculata 'Little Lime'	LITTLE LIME HYDRANGEA	Cont.	18"-24" spread	3'6" o.c.	
8	Illicium floridanum 'Alba'	FLORIDA ANISE	Cont.	30"-36" ht.	3'6" o.c.	
82	Jasminum floridum	SHOWY JASMINE	Cont.	18"-24" spread	4'0" o.c.	
73	Viburnum obovatum 'Mrs Schiller's Delight'	MRS SCHILLER'S VIBURNUM	Cont.	15"-18" spread	3'0" o.c.	
Groundcovers, Ornamental Grasses & Turfgrass						
Quantity	Botanical Name	Common Name	Root	Scheduled Size	Spacing	Comments
200	Chasmanthium latifolium	NORTHERN SEA OATS	Cont.	1 gal.	2'0" o.c.	Full containers
54	Coreopsis verticillata 'Moonbeam'	COREOPSIS	1 gal.	2'0" o.c.	Full containers	
75	Muhlenbergia capillaris	PINK MUHLY GRASS	Cont.	1 gal.	3'6" o.c.	Full containers
	Zoysia japonica	Emerald Zoysia	Sod			Sod any remaining disturbed areas not otherwise noted

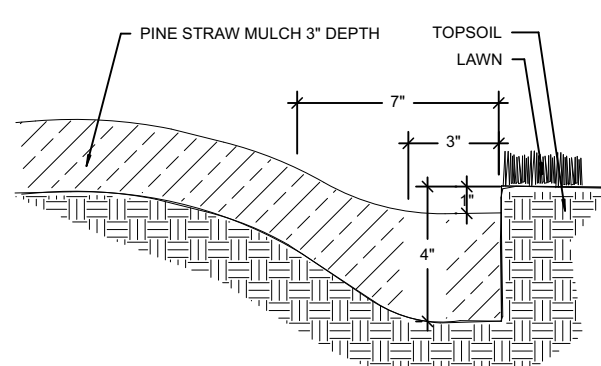
IMPORTANT:
SEE 5 L3 FOR EXCAVATION AND PREPARATION OF NEW ISLANDS IN EXISTING PARKING AREA (INCLUDING EXISTING GRAVEL LOT)

- ### GENERAL PLANTING NOTES
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS.
 - THE LOCATION OF ALL SURFACE AND UNDERGROUND STRUCTURES AND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR AT GROUND BREAK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND UTILITIES TO REMAIN FROM DAMAGE AS REQUIRED DURING CONSTRUCTION, AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER AND/OR DAMAGED PARTY.
 - CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES PRIOR TO CONSTRUCTION.
 - ALL PLANTING AREAS SHALL BE FREE OF OBSTRUCTIONS LARGER THAN 1 1/2" IN SIZE.
 - ALL TREES AND SPECIMEN PLANT MATERIAL SHALL BE LOCATED BY THE CONTRACTOR AT APPROVED NURSERIES OR THEIR EQUAL APPROVED PRIOR TO BIDDING.
APPROVED NURSERIES:
- HUNTER TREES: 700 INDIAN VALLEY RD., ALPINE, AL. 866.348.6837. www.huntertrees.com
- BOLD SPRING NURSERY: 1366 COLUMBUS HWY., HAWKINSVILLE, GA. 478.783.4975. www.boldspring.com
- SELECT TREES: 2225 WILLIAM POPE RD., CRAWFORD, GA. 706.743.5124. www.selecttrees.com
 - ALL PLANT MATERIAL SHALL CONFORM WITH THE AMERICAN NURSERY STOCK STANDARDS (ANSI Z60.1), LATEST EDITION.
 - ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE LANDSCAPE ARCHITECT AT THE JOB SITE.
 - THE LOCATION OF ALL TREES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE PREPARATION OF BEDS. PLANTING SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY THE LANDSCAPE ARCHITECT.
 - TREES WITH LOW LIMBS SHALL BE LOCATED WHERE LIMBS WILL NOT OVERHANG SIDEWALK, OR WHERE LOWEST LIMB WILL BE 80" ABOVE THE SIDEWALK. CONSULT LANDSCAPE ARCHITECT BEFORE RELOCATING TREES OR REMOVING LIMBS.
 - THE LOCATION OF ALL PLANTING BEDS SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE THE PREPARATION OF BEDS. PLANTING SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY LANDSCAPE ARCHITECT. A MINIMUM 72 HOUR NOTICE SHOULD BE GIVEN AND ANTICIPATED BY THE CONTRACTOR FOR THIS REVIEW.
 - MINIMIZE ALL ROOT DISTURBANCE WITHIN THE DRIP LINE OF EXISTING TREES.
 - CONTRACTOR SHALL SUPPLY AND SPREAD 6" TOPSOIL IN SHRUB BEDS AND ALL AREAS TO BE SEEDDED, UNLESS OTHERWISE NOTED IN SPECIFICATIONS.
 - THE LANDSCAPE CONTRACTOR SHALL PROVIDE APPROVED TOPSOIL TO PERFORM INCIDENTAL GRADING WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL PLANT AREAS.
 - PLANTS SHALL BE WELL-FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED, AND SHALL BE FREE FROM INJURY, INSECTS, AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY AMERICANHORT.ORG.
 - ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
 - ALL SHRUBS, TREES, AND GROUNDCOVERS SHALL BE PLANTED WITH A SOIL MIXTURE CONSISTING OF 50% TOPSOIL AND ORGANIC MATERIAL AND PER SPECIFICATIONS.
 - FRONT ROW OF SHRUBS SHALL BE PLANTED MINIMUM 24" BEHIND BEDLINE AT LAWNS OR WALKS, AND MINIMUM 36" FROM BACK OF CURB AT PARKING AREAS.
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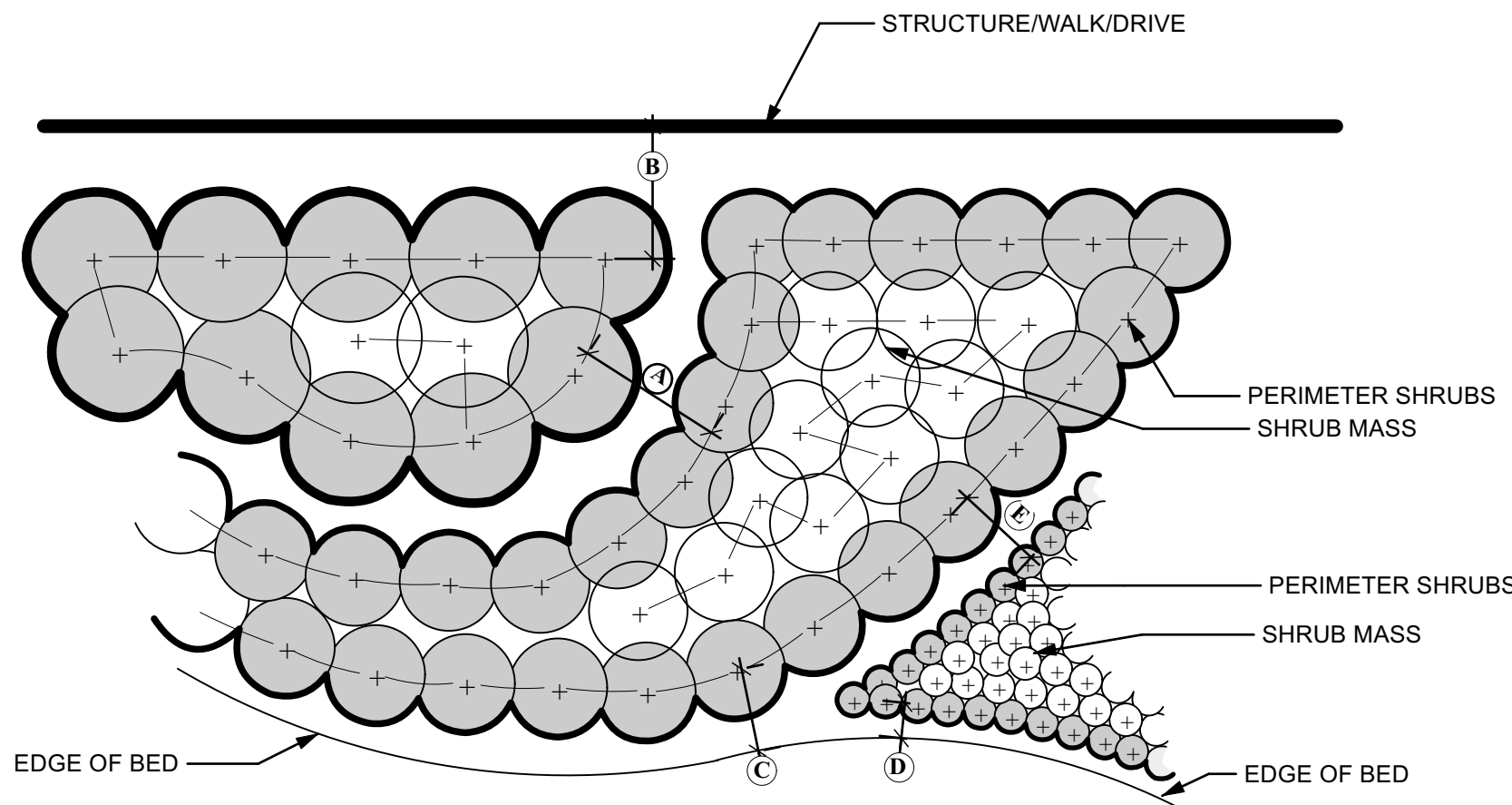
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5 PREPARATION OF ISLANDS IN EXISTING PARKING AREA
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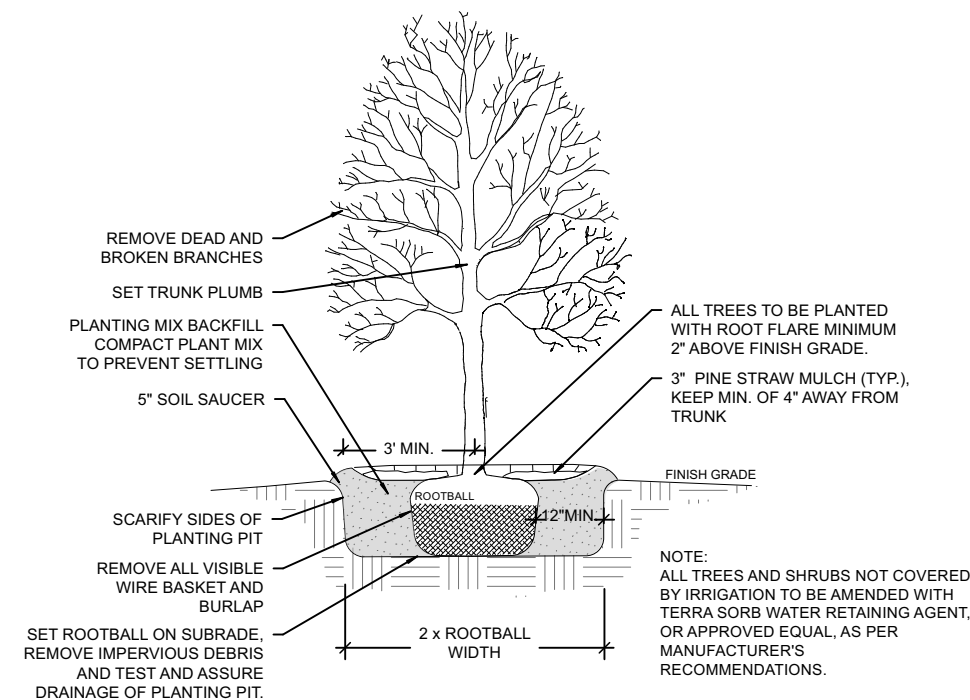


4 TRENCH EDGE FOR ALL PLANT BEDS
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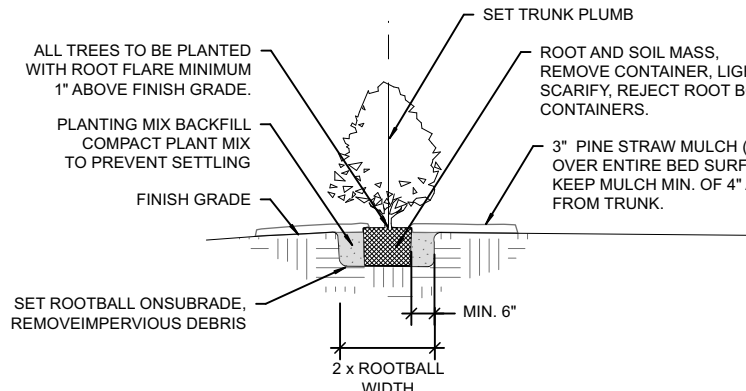


- A** SHRUB TO SHRUB LARGEST SPACING BETWEEN TWO DIFFERENT SPECIES OF ADJACENT SHRUBS + 6" (eg: 4' O.C NEXT TO 3' O.C. SPACING EQUALS 4'-6")
- B** SHRUB TO STRUCTURE/WALK/DRIVE SHRUB SPACING + 6" (EXAMPLE - 4'-6" FOR 4'O.C.) IN NO CASE LESS THAN 4'
- C** SHRUB TO BED LINE 1/2 SHRUB SPACING + 1 FOOT (EXAMPLE - 30" FOR 3'O.C.)
- D** GROUNDCOVER TO BED LINE GROUNDCOVER SPACING (EXAMPLE - 1 FOOT FOR 1'O.C.)
- E** SHRUB TO GROUNDCOVER 1/2 SHRUB SPACING + SPACING OF GROUNDCOVER
- NOTE:
LAYOUT PERIMETER SHRUBS OF SHRUB MASS FIRST AT DESIGNATED SPACING.
INFILL SHRUB MASS AS CLOSE TO GIVEN SPACING AS POSSIBLE, ADJUSTING SPACING UP OR DOWN AS REQUIRED.

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Scale: NOT TO SCALE



2 TREE PLANTING DETAIL
Scale: NOT TO SCALE



1 TYPICAL CONTAINER SHRUB PLANTING DETAIL
Scale: NOT TO SCALE

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5. THIS SYSTEM SHALL BE INSTALLED USING ACCEPTED AND QUALITY INSTALLATION STANDARDS AS USE DIN THE INDUSTRY ALL MANUFACTURER'S SPECIFICATIONS WILL BE FOLLOWED.
6. MAINLINE SHALL BE BURIED A MINIMUM OF 18" UNDER COVER; LATERAL PIPING A MINIMUM OF 12" UNDER COVER. ALL BACKFILL SURROUNDING THE PIPE SHALL BE CLEANED OF ALL MATERIALS LARGER THAN 1" IN SIZE. BACKFILL SHALL BE ADDED IN 6" INCREMENTS AND MECHANICALLY TAMPED TO ELIMINATE SETTLEMENT.
7. FLUSH ALL LINES AND HEADS PRIOR TO INSTALLING NOZZLES. ADJUST NOZZLE SPRAY ARC AND RADIUS FOR OPTIMUM PERFORMANCE TO PREVENT OVERSPRAY ONTO PAVED SURFACES OR FACE OF BUILDINGS AS MUCH AS POSSIBLE TO FIT THE SITE CONDITIONS. THROTTLE FLOW CONTROL AT EACH VALVE FOR OPTIMUM OPERATING PRESSURE FOR EACH ZONE.
8. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISHED GRADE OF THE AREA TO BE IRRIGATED, UNLESS NOTED OTHERWISE.
9. WHEN VERTICAL OBSTRUCTIONS (POLES, SIGNS, TREES, HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE CONTRACTOR SHALL FIELD-ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD, OR HALF-CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST.
10. USE TEFLON TAPE ON ALL MALE PIPE THREADS ON PVC PIPE, SWING JOINTS, AND VALVE ASSEMBLIES.
11. INSTALL VALVE BOXES 18 INCHES FROM AND PERPENDICULAR TO WALKS, CURBS, BUILDING, OR LANDSCAPE FEATURES. AT MULTIPLE VALVE BOX GROUPS EACH BOX SHALL BE INSTALLED A MINIMUM OF 12 INCHES APART. IRRIGATION CONTRACTOR SHALL UTILIZE VALVE ID TAGS ON ALL REMOTE CONTROL VALVES.
12. ALL VALVES SHALL BE PLACED IN VALVE BOXES AS SHOWN IN THE APPROVED DETAILS, AND ALL ELECTRICAL CONNECTIONS SHALL BE SEALED WITH WATERPROOF CONNECTORS. ALL CONTROL WIRE SHALL BE BURIED AT A MINIMUM 6" AND A 12" LOOP IS TO BE PROVIDED AT EACH VALVE FOR SERVICING.
13. QUICK COUPLERS: INSTALL AT LEAST ONE QUICK COUPLER PER QUARTER BLOCK, PLUS AT LEAST ONE IN EACH MEDIAN.
14. 120-VOLT ELECTRICAL POWER AT THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE POWER PROVIDED TO THE CONTROLLER. CONTROLLER, RAIN SENSOR, METER, TAP AND BACKFLOW LOCATIONS ARE AS SHOWN ON THE PLANS OR AS STATED IN THE DETAILS AND LEGEND. EXACT LOCATION OF CONTROLLER IS TO BE VERIFIED BY GENERAL CONTRACTOR AND/OR OWNER. ALL INFORMATION IS TO BE VERIFIED PRIOR TO ANY INSTALLATION OF THE PROJECT.
15. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL CLEAN-UP ASSOCIATED WITH HIS WORK.
16. IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH A REPRODUCIBLE AS-BUILT DRAWING WITHIN 21 DAYS UPON COMPLETION OF THE IRRIGATION INSTALLATION. CONTRACTOR SHALL ALSO PROVIDE THE OWNER: a) 2 WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEAD AND VALVE AND b) 2 KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
17. THERE SHALL BE NO SUBSTITUTIONS OR CHANGES TO THE APPROVED IRRIGATION DESIGN ALLOWED WITHOUT DIRECT, WRITTEN APPROVAL FROM THE IRRIGATION CONSULTANT OR THE LANDSCAPE ARCHITECT.
18. IRRIGATION CONTRACTOR SHALL PROVIDE THE FIRST WINTERIZATION BLOW OUT. IN ADDITION, HE SHALL PROVIDE THE SPRING TURN-ON. ALL NECESSARY HEAD ADJUSTMENTS SHALL BE MADE AT THAT TIME, ALONG WITH REPLACEMENT OR REPAIR OF ANY WARRANTY ITEMS. THESE ITEMS SHALL BE INCLUDED IN THE IRRIGATION ALLOWANCE.
19. SLEEVEING BY GENERAL CONTRACTOR.
20. INITIAL WATERING NOTES: ALL IRRIGATION ZONES ARE TO RUN DAILY SUPPLYING 1" OF WATER PER WEEK FOR 3-4 WEEKS. FOR GREATER EFFICIENCY, ALL SYSTEMS SHOULD BE OPERATED AT NIGHT OR DURING EARLY MORNING HOURS. DO NOT SET TIMERS TO WATER JUST PRIOR TO SUNDOWN. ONCE PLANTS ARE ESTABLISHED, WATERING CAN BE DECREASED TO 3-4 DAYS PER WEEK. IN WINTER MONTHS, WATERING CAN BE SPREAD OUT TO EVERY 10-14 DAYS.
21. PROVIDE RAIN SENSOR IN LOCATION(S) APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
22. TWO-WIRE SYSTEMS: PROVIDE SURGE PROTECTORS EVERY 500 FT. OF CONTROL WIRE AND AT WIRE ENDS.
23. DRIP ZONES: PROVIDE DRIP SYSTEM OPERATION INDICATOR, STEM RISING 6" FOR VISIBILITY WHEN SYSTEM IS CHARGED TO 20 PSI MIN.
24. CONTRACTOR TO INVESTIGATE AND LOCATE COMPONENTS OF EXISTING SYSTEM AND VERIFY OPERATIONAL STATUS. MAKE REPAIRS REQUIRED. PROVIDE NEW COMPONENTS AS REQUIRED TO EXTEND EXISTING SYSTEM TO SERVE NEW PLANTING AREAS. COORDINATE WITH GENERAL/SITWORK CONTRACTOR TO INSTALL SLEEVES TO NEW PLANTING AREAS AS NEEDED DURING APPROPRIATE PHASES OF WORK. NO CUTTING AND PATCHING OF NEW WORK WILL BE ALLOWED.

**NOT FOR
CONSTRUCTION**

FOR PERMIT

EDUCATION EXPANSION
MOUNTAIN TOP CHURCH
225 CENTERVIEW DRIVE
VESTAVIA HILLS, ALABAMA

REVISIONS		DESCRIPTION
NO	DATE	

PLANTING NOTES
AND DETAILS

JOB NO: MOUN-2301
DATE: 8/9/23
DRAWN BY: SS
CHECKED BY:
SHEET NUMBER:

L3

EDUCATION EXPANSION AT MOUNTAINTOP CHURCH

OVERALL PARKING COUNTS

Existing parking stall: **229**

Existing ADA parking stalls: **10**

Existing parking stalls removed: **-8**

New parking stalls added: **35**

New ADA parking stalls added: **4**

Total Parking Stalls: 270

PARKING STALL DIMENSIONS

Standard stall: **9'x19'**

Accessible stall: **9'x19' with 9' buffer**

Van accessible stall: **9'x19' with 9' buffer**

Total area (Including drive aisles for new parking area): **16,900 Sq. Ft.**

INTERIOR LANDSCAPING

Required: **20 Sq. Ft. interior landscaping per parking stall.**

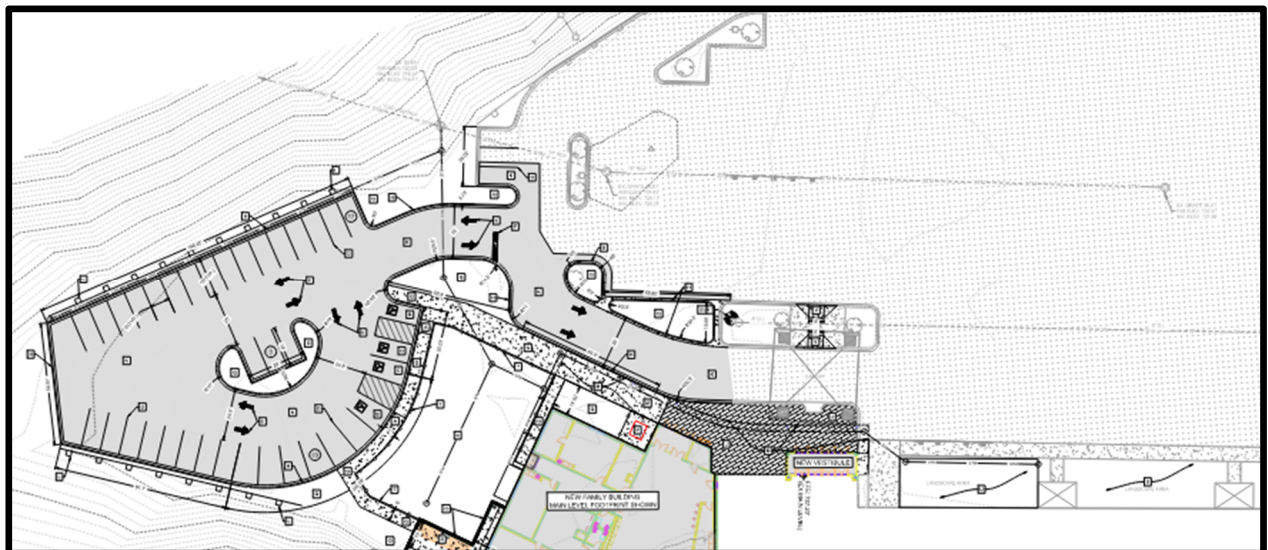
Parking provided: **39 stalls**

Area required: **780 Sq. Ft.**

Area provided: **872 Sq. Ft.**

Surplus: **92.6 Sq. Ft.**

(See landscape plans for additional Info)



Design Review Board Application

DRB-23-8

Applicant

 James Collins
 205-278-6287
 jcollins@turnerbatson.com

Primary Location

3105 BLUE LAKE DR
VESTAVIA HILLS, AL 35243

Owner of Property

Name	Address
Lauren Savage	1801 Gadsden Highway
City	State
Trussville	AL
Zip Code	Phone Number
35173	205-838-3900
Email	
plsjr5@msn.com	

Billing/Responsible Party

Name	Address
Lauren Savage	1801 Gadsden Highway
City	State
Trussville	AL
Zip Code	Phone Number
35173	205-838-3900
Email	
plsjr5@msn.com	

Representing Attorney/Other Agent

Name	Address
Jamie Collins	1950 Stonegate Drive
City	State
Birmingham	AL
Zip Code	Phone Number
35242	205-278-6287
Email	
jcollins@turnerbatson.com	

Description of Property

Subject Property Address

3105 Blue Lake MRI

Property Zoning Classification

O-1 (Office Park District)

Subdivision Name, Lot #, Block #, etc.

Lot 26, Topfield Subdivision, Map 42, Page 72.

Reason for Request

Check all that apply

Landscape Review

true

Preliminary Review

true

Architectural Review

true

Final Review of Materials

true

Other

--

Detailed Explanation

--

Process

Check all that apply

New Building

true

Renovation of Existing Building

--

New Landscape Plan

true

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.

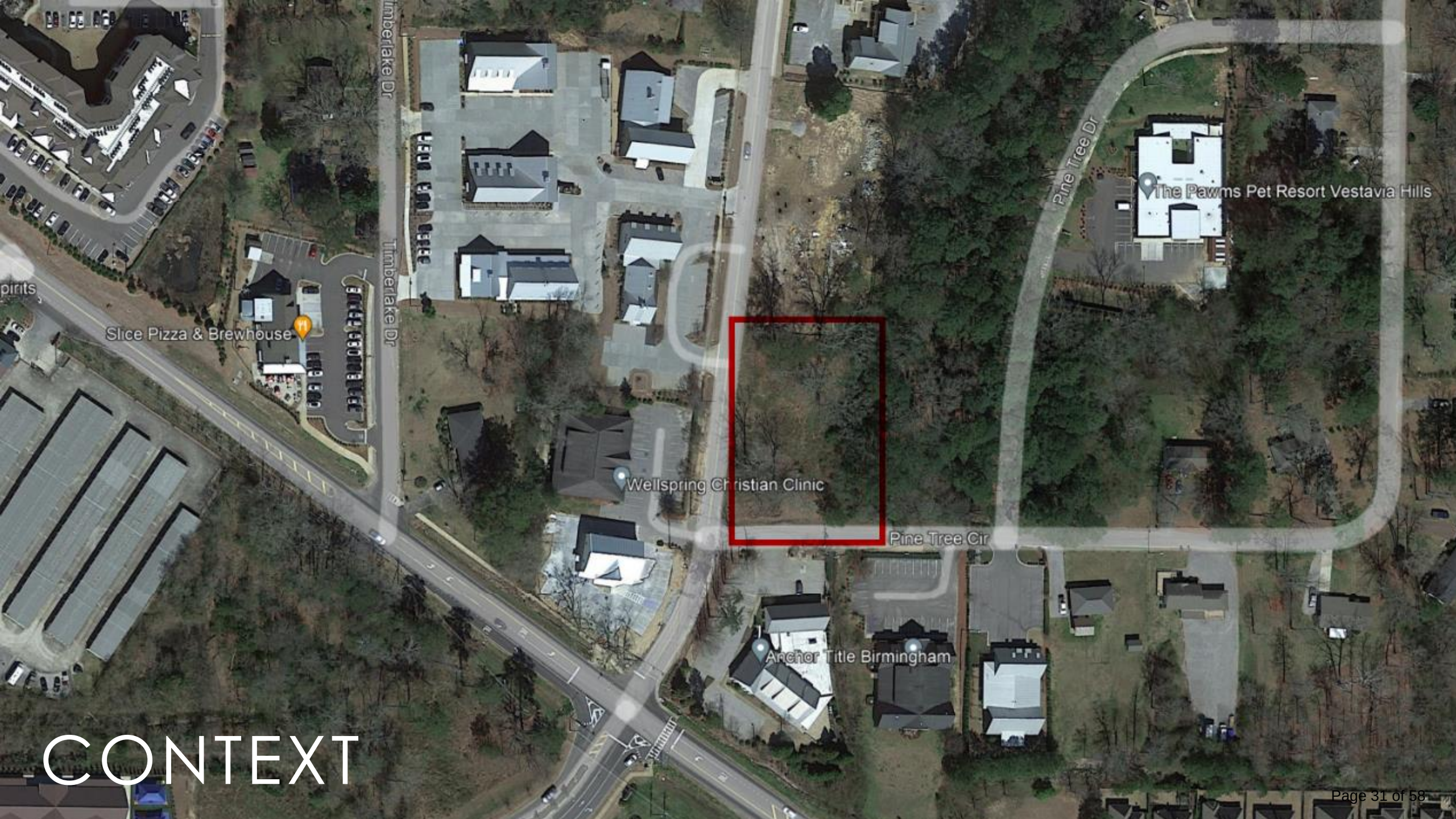
2. Landscape Review

- 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.

BLUE LAKE MRI

VESTAVIA HILLS, ALABAMA
AUGUST 17, 2023





pints

Slice Pizza & Brewhouse

Wellspring Christian Clinic

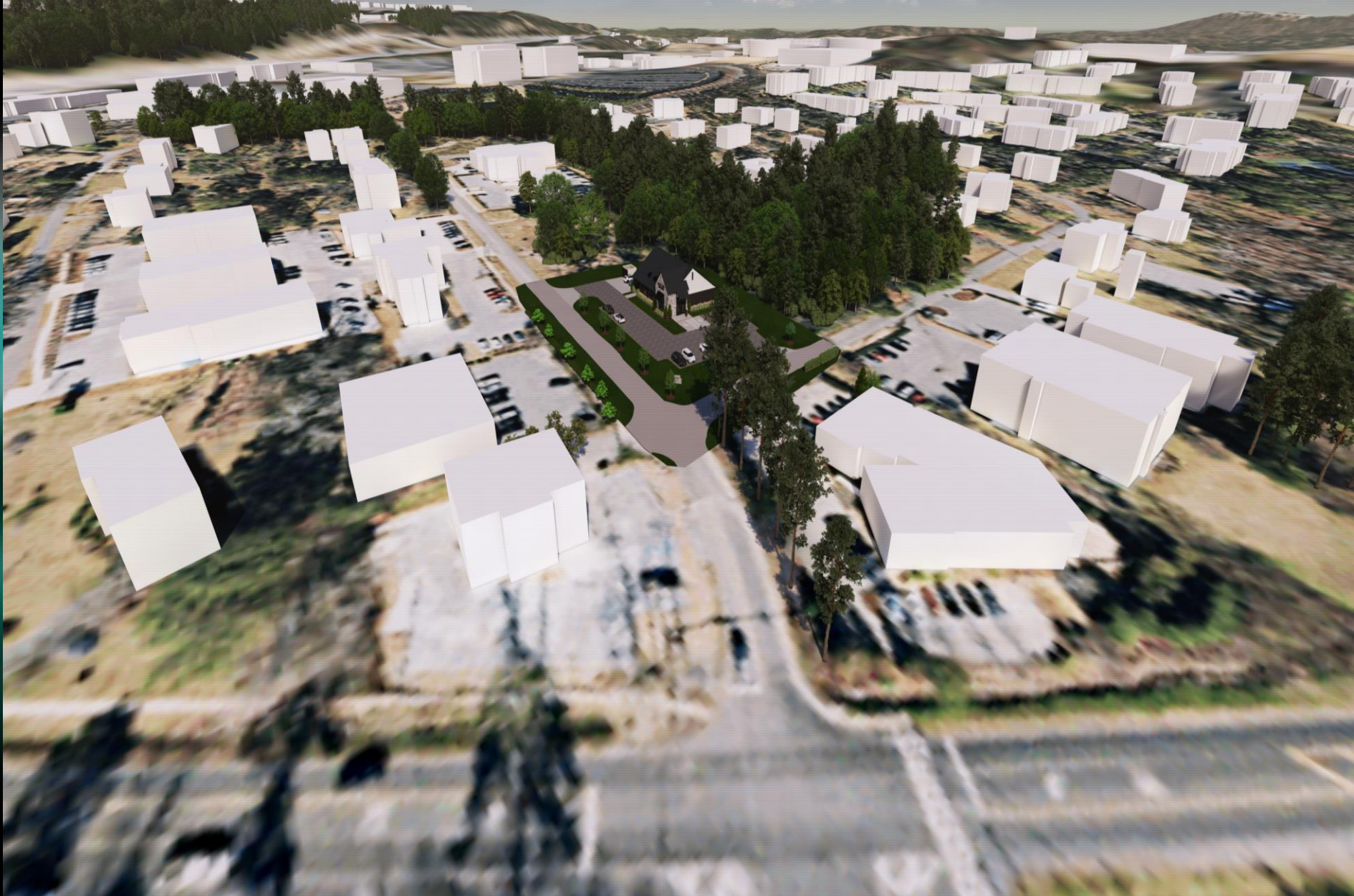
Pine Tree Cir

Anchor Title Birmingham

The Pawns Pet Resort Vestavia Hills

CONTEXT









SITE

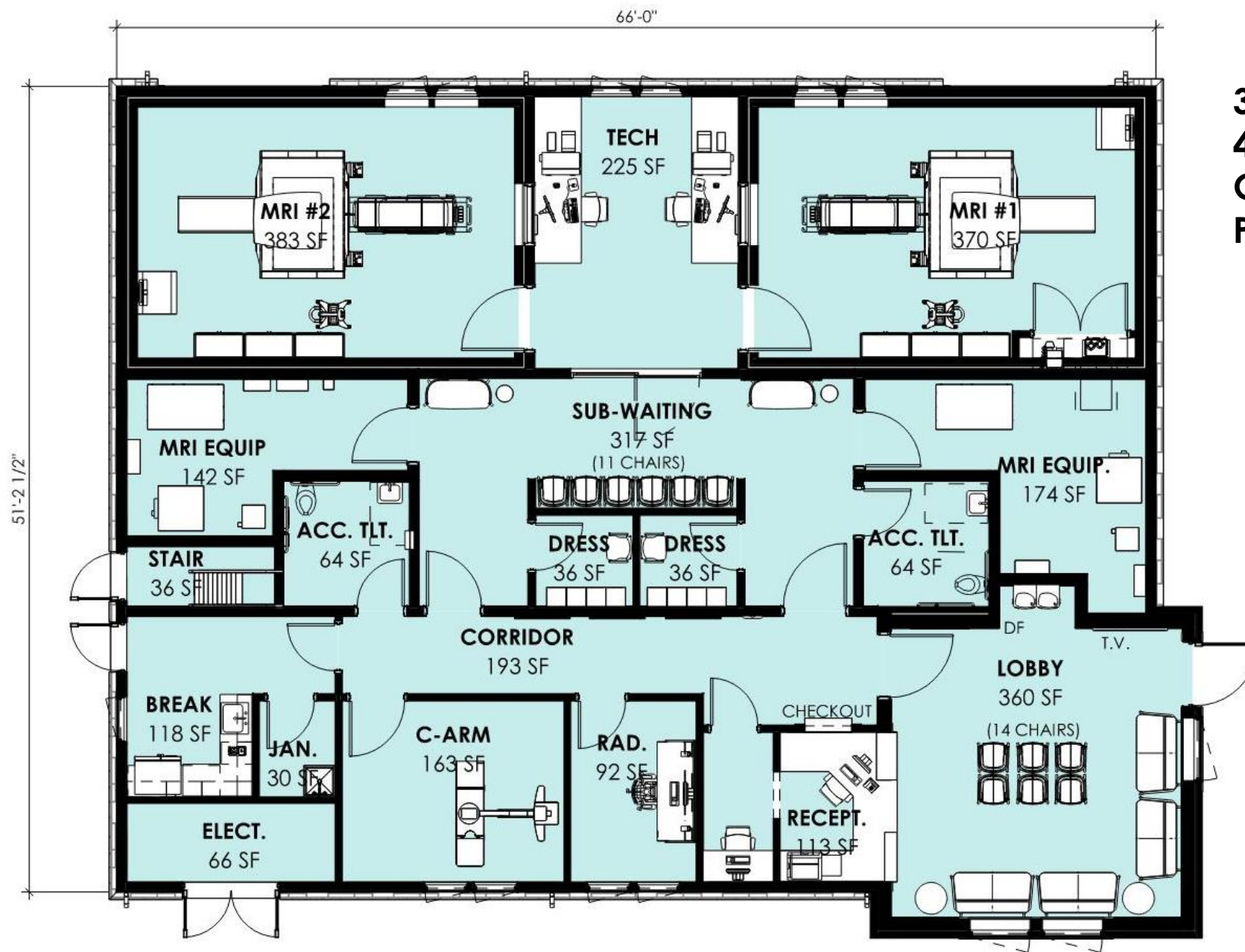
0.58 ACRES

TWO CURB CUTS

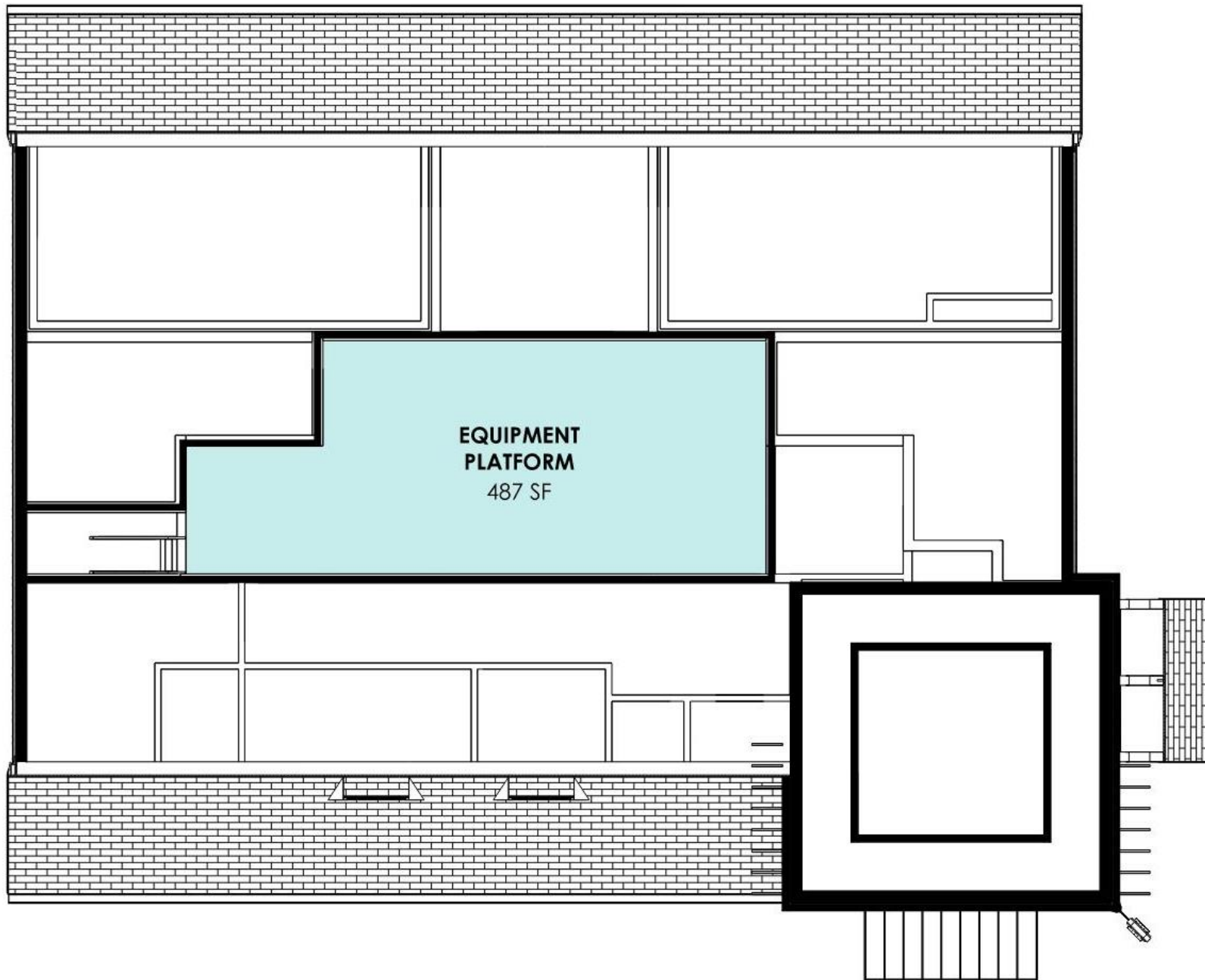
18 PARKING SPACES (2 ACCESSIBLE)

LOW IMPACT DESIGN

MONUMENT SIGN



3,494 SF FIRST FLOOR
487 SF MEZZANINE
GE 1.5T OPTIMA MR450W
PICA WHOLE BODY 0.35T





ROOF	ARCHITECTURAL SHINGLES
STONE	MOSS FIELD STONE
HARDY SIDING	SW #7020 “BLACK FOX”
HARDY SHAKE	SW #7006 “EXTRA WHITE”
CANOPY	PAINTED HEAVY TIMBER SW #7020 “BLACK FOX”
CANOPY ROOF	STANDING SEAM PAC-CLAD “BURNISHED SLATE”
DOORS/WINDS	ALUMINUM CLAD WOOD “CRAFTSMAN BRONZE”
LANDSCAPE	GRASSES/HOLLY & MAGNOLIA/OAK/CYPRESS





CHECK-OUT
COUNTER



CORRIDOR



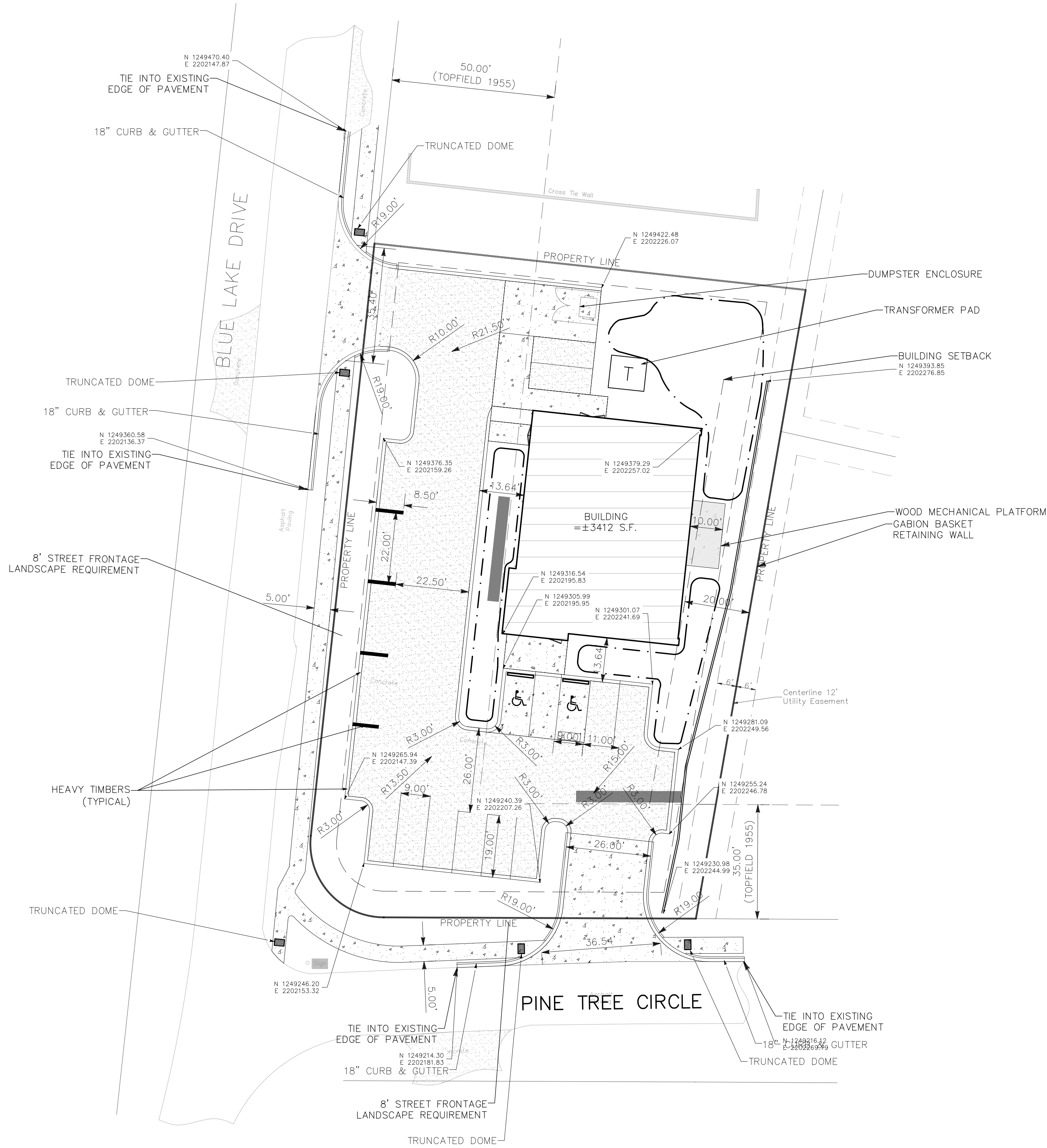
SUB
WAITING



BLUE LAKE MRI

VESTAVIA HILLS, ALABAMA
AUGUST 17, 2023





BIRMINGHAM
1001 22nd Street South
Birmingham, Alabama 35205
205.323.6188

HUNTSVILLE
7600 Memorial Pkwy SW, Bldg 208
Huntsville, Alabama 35895
800.686.1081

TUSCALOOSA
3800 Watermain Road, Bldg 202
Northport, Alabama 36478
205.323.6188

SCHOEL.COM



IMPERVIOUS VS. PERVIOUS:

PROPERTY AREA: ±25240 SF = ±0.58 AC

PRE-DEVELOPED CONDITIONS:
IMPERVIOUS AREA = 0.117 AC
PERVIOUS AREA = 0.463 AC

POST DEVELOPED CONDITIONS:
IMPERVIOUS AREA = 0.131 AC
PERVIOUS AREA = 0.449 AC

CALCULATION:
0.126 AC/0.58 AC = 0.226
= 22.6% IMPERVIOUS AREA

LEGEND:

PERVIOUS PAVING
IMPERVIOUS PAVING
BIOSWALES

PROPERTY INFORMATION:

JURISDICTION: VESTAVIA HILLS, AL
PROPERTY AREA: ±25262.34 SF = ±0.58 AC
CURRENT ZONING: R-1 (LOW DENSITY RESIDENTIAL DISTRICT)
REZONING TO: O-1 (OFFICE PARK DISTRICT)
MINIMUM LOT AREA REQ'D: 10000 SF
MAXIMUM BUILDING HEIGHT: 35 FT OR 2 STORIES, WHICHEVER IS LESS

MINIMUM YARD SETBACKS FOR O-1:
FRONT 30 FT
REAR 30 FT
SIDE 20 FT

LANDSCAPING REQUIREMENTS FOR O-1:
STREET FRONTAGE LANDSCAPING: 8 FT
PERIMETER LANDSCAPING: 5 FT

PARKING REQUIREMENT FOR O-1:
MEDICAL AND DENTAL 4 SPACES PER DOCTOR
OFFICES, CLINICS PLUS 1.0 SPACES PER EMPLOYEE

SPACES REQUIRED: 8 SPACES (1 DOCTOR AND 4 EMPLOYEES)
SPACES PROVIDED: 18 SPACES (PARALLEL=5, STANDARD=11, ACCESSIBLE=2)

PARKING SPACE SIZE: PARALLEL = 8 FT X 22 FT
STANDARD = 9 FT X 19 FT

NOTES:

ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE

ALL STRIPING SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION)

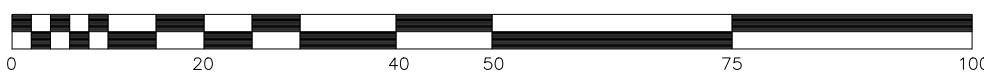
THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS ON OR OFF-SITE DUE TO CONSTRUCTION OF THIS PROJECT. ALL DAMAGE'S WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

ALL PERMITS MUST BE IN HAND BEFORE CONSTRUCTION BEGINS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS.

THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL TRAFFIC CONTROL MEASURES FOR WORK IN AND ALONG THE EXISTING STREETS.



Scale: 1" = 20'
Graphic Scale



UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM LOCAL UTILITY COMPANY RECORDS AND SHOULD BE FIELD VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

JOB SAFETY IS NOT THE RESPONSIBILITY OF THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.

BLUE LAKE MRI

3105 BLUE LAKE DRIVE
BIRMINGHAM, ALABAMA 35243

90%

NOT FOR CONSTRUCTION

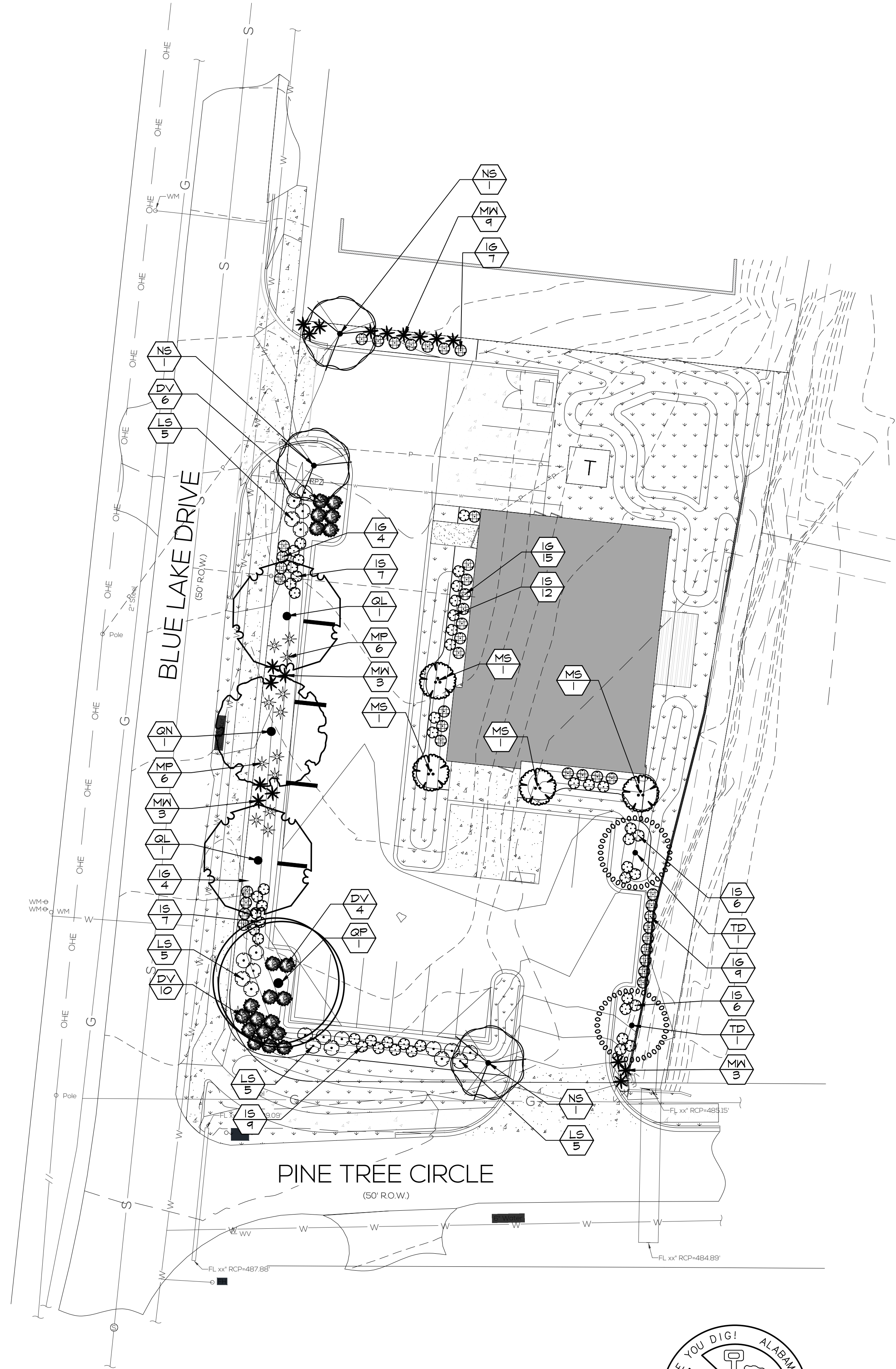
REVISIONS:

No	Date	Description
A	1/19/2023	30% REVIEW SET
B	2/9/2023	60% REVIEW SET
C	8/3/2023	90% REVIEW SET

SHEET TITLE:

PROJECT NUMBER: 2961
CHECKED BY: A.S.P.
ISSUE DATE: 8/3/2023
DRAWN BY: T.T.M. & B.A.K.

C4.00



NOTE: ALL UTILITY LOCATIONS HAVE BEEN PROVIDED BY THE RESPECTIVE UTILITY DEPARTMENTS OR COMPANIES. CONTRACTORS ARE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CALL UTILITY COMPANY OR CITY DEPARTMENTS FOR GROUND LOCATIONS BEFORE DIGGING.

LANDSCAPE NOTES:

- CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES ON THE SITE. REPAIR DAMAGED UTILITIES TO OWNER'S SATISFACTION AT NO ADDITIONAL COST.
- VERIFY QUANTITIES ON PLANS BEFORE PRICING WORK AND PROVIDE PLANT MATERIAL IN SIZES AND VARIETIES SHOWN ON THE DRAWINGS AND PLANT LIST.
- ALL PLANT MATERIAL SHALL BE GUARANTEED ONE FULL YEAR, FREE REPLACEMENT ON LABOR & MATERIAL. SEPARATE AGREEMENT WITH INSTALLER SHALL BE PROVIDED, TO INCLUDE CONTACT NAME/PH. NUMBERS
- SOD ALL AREAS ACCORDING TO LANDSCAPE PLAN AND SEED ALL OTHERS.
- LANDSCAPE ARCHITECT MAY OR MAY NOT AT HIS/HER DISCRETION ACCEPT SUBSTITUTIONS.
- PROVIDE FRESHLY DUG TREES AND SHRUBS. DO NOT USE NATURALLY COLLECTED MATERIALS.
- PLANT MATERIAL STORED ON THE SITE MORE THAN 8 HOURS PRIOR TO PLANTING SHALL BE HEELED IN WITH MULCH AND KEPT MOIST.
- INSTALL ALL PLANT MATERIALS IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- STAKE PLANT LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE INSTALLATION. ADJUST STAKE LOCATIONS AS DIRECTED.
- ALL PLANTS SHALL MEET SPECIFICATIONS. ROOTBALLS SHALL MEET OR EXCEED SIZE STANDARDS SET FORTH IN ANSI 2601, 'AMERICAN STANDARD FOR NURSERY STOCK'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT.
- MULCH PLANT PITS AND PLANTING BEDS WITH PINE STRAW OR SHREDDED WOOD CHIPS TO A DEPTH OF 3 INCHES.
- PREPARE ALL TOPSOIL TO BE USED IN ALL PLANTING AREAS IN THE FOLLOWING PROPORTIONS:
4 PARTS TOP SOIL
2 PARTS DECOMPOSED ORGANIC MATTER
1 PART APPROVED SOIL AMENDMENT
1 PART MYCHORIZAE FUNGI PER MANUFACTURER SPEC'S
- REMOVE FROM SITE ANY PLANT MATERIAL WHICH TURNS BROWN OR DEFOOLIATES WITHIN 5 DAYS AFTER PLANTING. REPLACE IMMEDIATELY WITH APPROVED SPECIFIED PLANT MATERIAL.
- WHEN LANDSCAPE WORK IS COMPLETE, LANDSCAPE ARCHITECT WILL, UPON REQUEST MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY.
- MAINTAIN ALL PLANT MATERIAL UNTIL THE JOB IS ACCEPTED IN FULL BY THE LANDSCAPE ARCHITECT UNLESS OTHERWISE SPECIFIED.
- LOCATE PLANT MATERIAL PRIOR TO SUBMITTING BID / OR QUALIFY BID WITH RECOMMENDED PLANT SUBSTITUTIONS. SUBMISSION OF BID SHALL CONSTITUTE CONTRACTORS ACCEPTANCE OF PLANT AVAILABILITY.
- ALL TREES WILL BE MULCHED WITH PINE STRAW OR SHREDDED WOOD CHIPS, AND BE STAKED AS SHOWN ON DRAWINGS. STAKES AND GUY WIRE TO BE REMOVED BY AND REMAIN THE PROPERTY OF THE CONTRACTOR.

NOTE: THE OWNER, LESSEE, OR HIS AGENT SHALL BE RESPONSIBLE FOR PROVIDING, MAINTAINING, AND PROTECTING ALL LANDSCAPING IN A HEALTHY AND GROWING CONDITION, AND FOR KEEPING IT FREE FROM REFUSE AND DEBRIS. ALL UNHEALTHY AND DEAD MATERIALS SHALL BE REPLACED WITHIN ONE YEAR AFTER NOTIFICATION OR DURING THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.

NOTE: THE SOD SHALL BE PLACED ON THE PREPARED SURFACE WITH THE EDGES IN CLOSE CONTACT. CRACKS BETWEEN BLOCKS OF SOD SHALL BE CLOSED WITH SMALL PIECES OF SOD, AND ACCEPTABLE LOAMY TOP SOIL SHALL BE USED TO FILL JOINTS. THE ENTIRE SODDED AREA SHALL THEN BE TAMPED IN PLACE IN A SATISFACTORY MANNER AND WATERED AS NECESSARY.

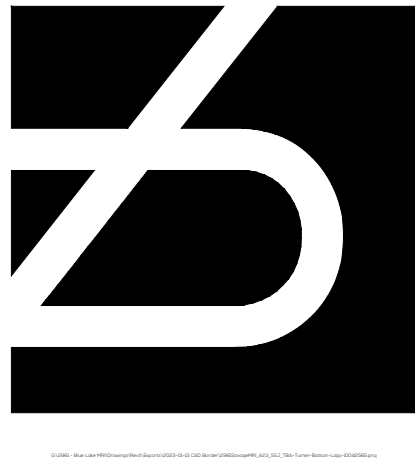
CITY OF VESTAVIA HILLS LANDSCAPE REQUIREMENTS	
FRONTAGE LANDSCAPE 255 L.F. OF 5' LANDSCAPE STRIP - 1 CANOPY TREE PER 50 L.F. OR 1 UNDERSTORY TREE PER 40 L.F. 6 1/3-GAL. SHRUB PER 3 L.F. OR 1 5-GAL. SHRUB PER 5 L.F.	
FRONTAGE CANOPY TREES REQUIRED = 6 (5.32) FRONTAGE CANOPY TREES PROVIDED = 6	
FRONTAGE 3-GAL. SHRUBS REQUIRED = 89 (88.67) FRONTAGE 3-GAL. SHRUBS PROVIDED = 89	
PERIMETER LANDSCAPE 115 L.F. OF 5' LANDSCAPE STRIP - 1 CANOPY TREE PER 50 L.F. OR 1 UNDERSTORY TREE PER 40 L.F. 6 1/3-GAL. SHRUB PER 3 L.F. OR 1 5-GAL. SHRUB PER 5 L.F.	
PERIMETER TREES REQUIRED = 3 (2.32) PERIMETER TREES PROVIDED = 3	
PERIMETER SHRUBS REQUIRED = 39 (38.67) PERIMETER SHRUBS PROVIDED = 40	
FOUNDATION LANDSCAPE 125 L.F. OF 6' LANDSCAPE BED - 1 CANOPY TREE PER 50 L.F. OR 1 UNDERSTORY TREE PER 35 L.F. 6 1/3-GAL. SHRUB PER 50 L.F.	
PERIMETER UNDERSTORY TREES REQUIRED = 4 (3.57) PERIMETER TREES PROVIDED = 4	
PERIMETER SHRUBS REQUIRED = 25 (25) PERIMETER SHRUBS PROVIDED = 27	

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	QTY	FOUNDATION	FRONTAGE	PERIMETER
	MS	Magnolia virginiana / Sweetbay Magnolia	B&B		6' Min.	4	4		
	NS	Nyssa sylvatica / Tupelo	B&B	2.5" Cal.	12' Min.	3		2	1
	QL	Quercus lyrata / Overcup Oak	B&B	2.5" Cal.	12' Min.	2		2	
	QN	Quercus nuttallii / Nuttall Oak	B&B	2.5" Cal.	12' Min.	1		1	
	QP	Quercus phellos / Willow Oak	B&B	2.5" Cal.	12' Min.	1		1	
	TD	Taxodium distichum / Bald Cypress	B&B	2.5" Cal.	12' Min.	2			2
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT		QTY	FOUNDATION	FRONTAGE	PERIMETER
	DV	Distylium x 'Vintage Jade' / Vintage Jade Distylium	3 Gal.	2' Min.		20		20	
	IG	Ilex glabra 'SMNIGABIT' / Gem Box® Inkberry Holly	3 Gal.	2' Min.		39	15	8	16
	IS	Itea virginica 'Sprich' / Little Henry® Sweetspire	3 Gal.	2' Min.		47	12	23	12
	LS	Loropetalum chinense rubrum 'Shang-hi' / Purple Diamond® Fringe Flower	3 Gal.	2' Min.		20		20	
	MP	Muhlenbergia capillaris 'Pink Cloud' / Pink Cloud Pink Muhly Grass	3 Gal.	2' Min.		12		12	
	MN	Muhlenbergia capillaris 'White Cloud' / White Cloud Muhly Grass	3 Gal.	2' Min.		18		6	12

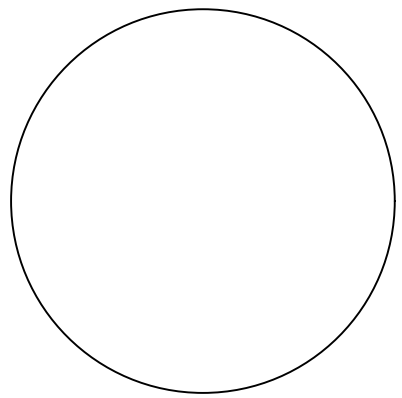
PLANT SCHEDULE

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Cynodon dactylon / Bermudagrass	SOD		6,762 sq



BLUE LAKE MRI

3105 BLUE LAKE DRIVE
BIRMINGHAM, ALABAMA 35243



90%

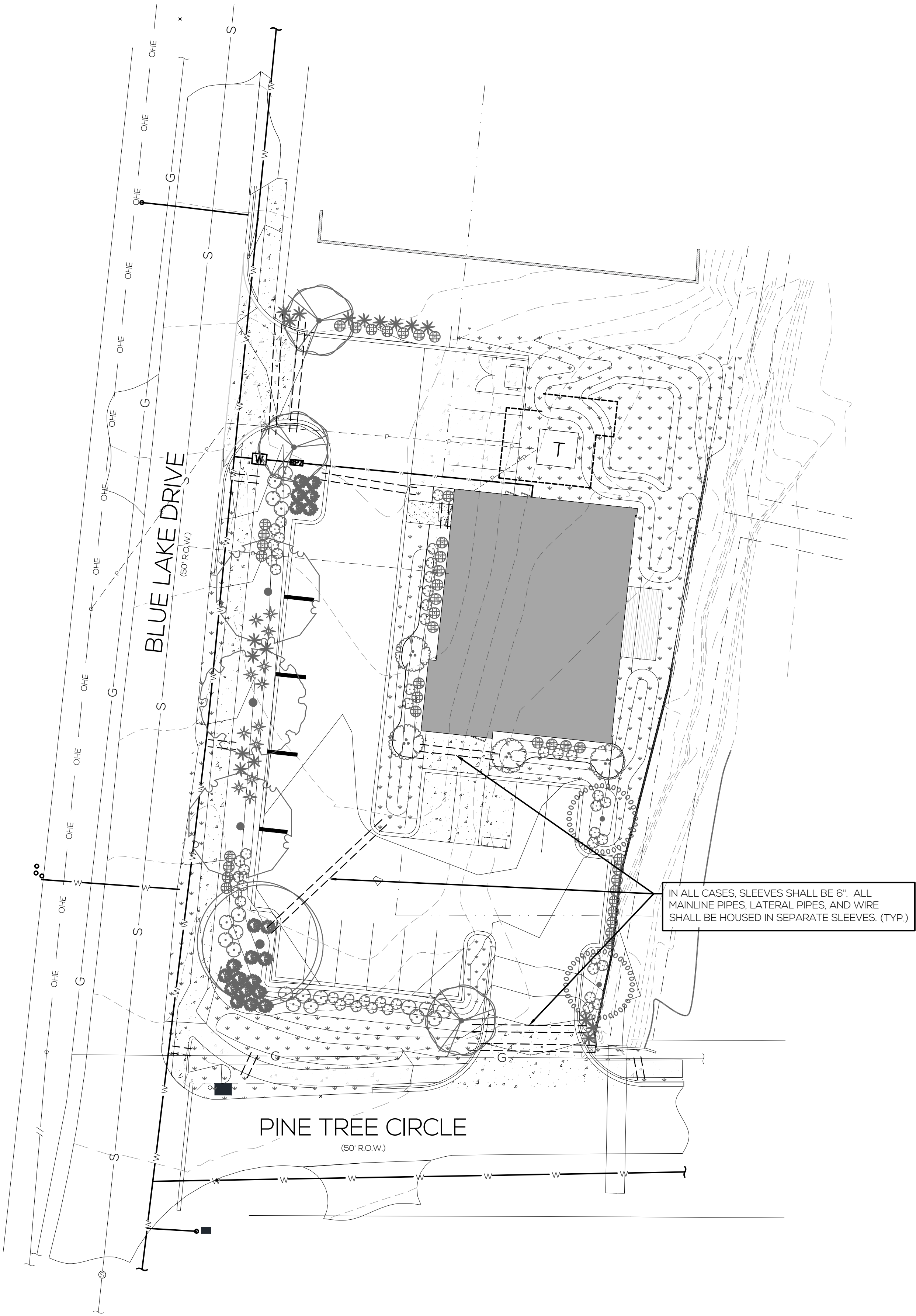
NOT FOR CONSTRUCTION

REVISIONS:		
No	Date	Description
A	1/19/2023	30% REVIEW SET
B	2/9/2023	60% REVIEW SET
B	8/3/2023	90% REVIEW SET

SHEET TITLE:
LANDSCAPE PLANS

PROJECT NUMBER: 2961
CHECKED BY: G. DONNELLY
ISSUE DATE: 3/23/2023
DRAWN BY: M. ROBINSON

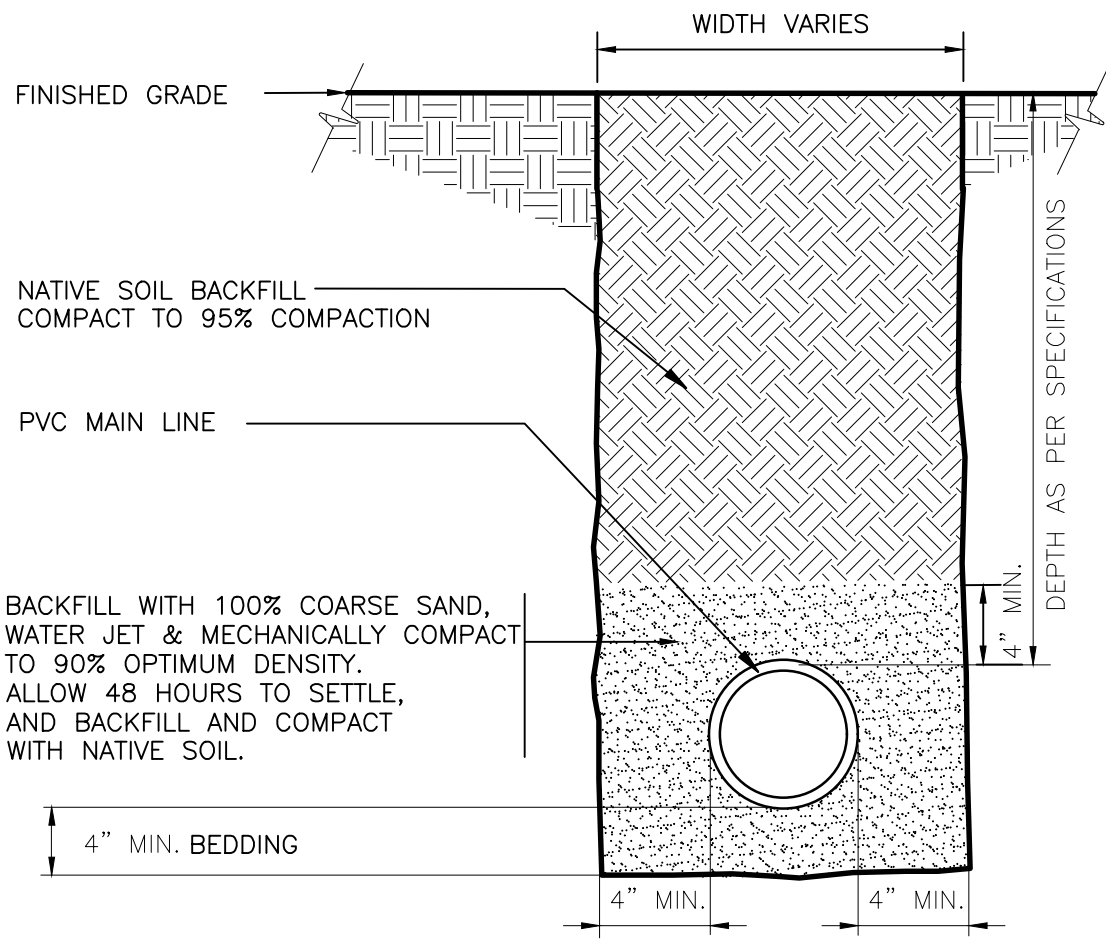
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IRRIGATION NOTES

1. TEST EACH TAP FOR WORKING AND STATIC PRESSURE PRIOR TO INSTALLATION OF ANY MAIN AND LATERAL LINES. NOTIFY OWNER/AGENT OF TEST PRESSURE AND COMMENCE WORK UPON WRITTEN AUTHORIZATION ONLY.
2. CONTRACTOR SHALL FURNISH PROPER RADIUS NOZZLES FOR ALL SPRAY AND ROTOR HEADS. ROTOR NOZZLES TO MATCH PRECIPITATION RATES AS CLOSE AS POSSIBLE. ALL HEADS SHALL BE CHOSEN FOR ADEQUATE COVERAGE AND MINIMIZE OVERSPRAY ON WALKS, BUILDINGS, AND PARKING LOT.
3. CONNECT SYSTEM TO EXISTING MAINS. VERIFY PSI STATIC PRESSURE AND GPM MINIMUM SHOWN ON PLANS FOR CONNECTION.
4. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR.
5. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS OR SPECIFICATIONS.
6. PRECIPITATION RATES ARE SPECIFIED ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION.
7. MAXIMUM LENGTH OF FUNNY PIPE - 24". MINIMUM LENGTH - 14".
8. PROVIDE THE FOLLOWING PIPE SIZES/FLOW RATES.
FLOW RATES FOR **PVC CLASS 200 IPS** PIPE AT MAXIMUM 5 FT./SEC.

PIPE SIZE	PIPE SIZE
1/2"	5 GPM
3/4"	10 GPM
1"	16 GPM
1 1/2"	35 GPM
2"	55 GPM
2 1/2"	80 GPM
3"	120 GPM
4"	200 GPM
9. CONTRACTOR IS TO SET CONTROLLERS TO THE WATERING SCHEDULE AS SPECIFIED IN THE PLAN. CONTRACTOR IS TO MONITOR PLANT LIFE AND ADJUST WATERING SCHEDULE AS NECESSARY TO PROMOTE PROPER PLANT GROWTH.
10. SUPPLY ALL EQUIPMENT AS SPECIFIED ON PLAN. QUANTITIES SHOWN ON THIS SHEET ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FORE VERIFYING QUANTITIES PRIOR TO SUBMITTING BID.
11. CONTRACTOR TO SUPPLY COMPLETE SHOP DRAWINGS AND HYDRAULIC ANALYSIS TO VERIFY ANY SUBSTITUTIONS PROPOSED PRIOR TO APPROVAL. CONTRACTOR SHALL SUPPLY EQUIPMENT SHOWN, OR SHOW CAUSE FOR SUBSTITUTION. INTENTION OF EQUIPMENT SUBSTITUTION SHALL BE SHOWN IN A QUALIFIED BID. APPROVAL FOR SUBSTITUTION FOR EQUIPMENT CAN BE MADE ONLY AFTER PERFORMANCE CRITERIA AND/OR ACTUAL FIELD TEST/PERFORMANCE ARE ASCERTAINED TO BE EQUAL TO THAT EQUIPMENT SPECIFIED. SUBMITTAL OF AN UNQUALIFIED BID CONSTITUTES ACCEPTANCE OF EQUIPMENT AND PERFORMANCE SPECIFICATION BY THE CONTRACTOR.
12. LANDSCAPE IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING SHALL BE DETERMINED AT TIME OF INSTALLATION. MAIN LINES AND LATERAL LINES SHALL BE PLACED IN SAME TRENCH WHEN POSSIBLE. REFER TO PLAN AND DETAILS FOR TYPICAL HEAD LAYOUT.
13. LEAVE 36" OF ADDITIONAL WIRE AT EACH VALVE LOCATION. ROLL WIRE INTO COIL AT EACH VALVE LOCATION. RUN EXTRA WIRE TO EACH VALVE. 2 WIRE SYSTEMS REQUIRE A MIN. 36" LOOP PER DECODER LOCATION.
14. CLEAN ALL LINES BY FLUSHING WITH WATER PRIOR TO DRIP INSTALLATION.
15. CONTRACTOR SHALL PROVIDE ONE SYSTEM SHUT DOWN AND WINTERIZATION IN FALL AFTER PROJECT ACCEPTANCE AND SPRING START UP OF THE SYSTEM THE FOLLOWING SEASON.
16. ALL WORK MUST COMPLY WITH LOCAL CODES.
17. LOCATE LINES IN COMMON TRENCH WHERE POSSIBLE AND AVOID LOCATING LINES UNDER LANDSCAPING
18. MULTIPLE TUBES OR WIRES SHALL BE BUNDLED AND TAPED TOGETHER AT 20 FOOT INTERVALS
19. DEPTH OF COVER SHALL BE 18" FOR LOW-VOLTAGE WIRES.
20. CONTRACTOR SHALL VERIFY SIZE, QUANTITY, AND LOCATIONS OF EQUIPMENT PRIOR TO CONSTRUCTION.



SLEEVE AT ROAD

N.T.S. FX-IR-FX-AUXEQ-15

SLEEVING SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
=====	Pipe Sleeve: PVC Schedule 40	266.6 l.f.

Valve Callout
_____ Valve Number
_____ Valve Flow
_____ SLEEVES TO BE A MINIMUM OF 6" IN DIAMETER WHEN CROSSING VEHICULAR AREAS.

TYPICAL PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL.

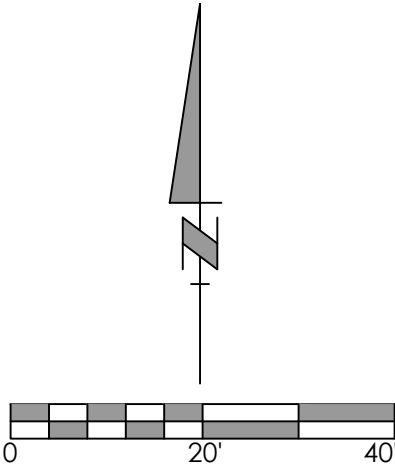
EXTEND SLEEVES 18" BEYOND EDGES OF PAVING OR CONSTRUCTION

*CONTRACTOR TO PROVIDE (1) 1" GATE VALVE FOR SYSTEM ISOLATION AS NEEDED. PLACE VALVE ALONG SYSTEM MAIN LINE.

*CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR EXISTING IRRIGATION AND NEW IRRIGATION LINES, VALVES, AND HEADS. INCLUDE CRITICAL ANALYSIS FOR THE SYSTEM.

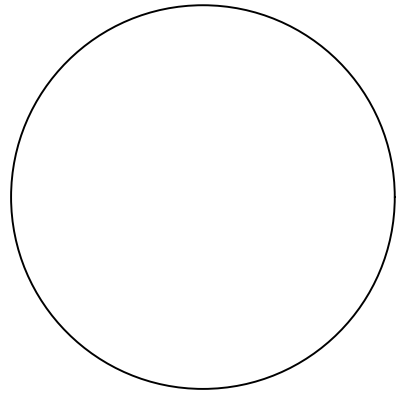


NOTE: ALL UTILITY LOCATIONS HAVE BEEN PROVIDED BY THE RESPECTIVE UTILITY DEPARTMENTS OR COMPANIES. CONTRACTORS ARE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CALL UTILITY COMPANY OR CITY DEPARTMENTS FOR GROUND LOCATIONS BEFORE DIGGING.



BLUE LAKE MRI

3105 BLUE LAKE DRIVE
BIRMINGHAM, ALABAMA 35243

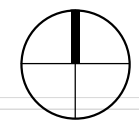
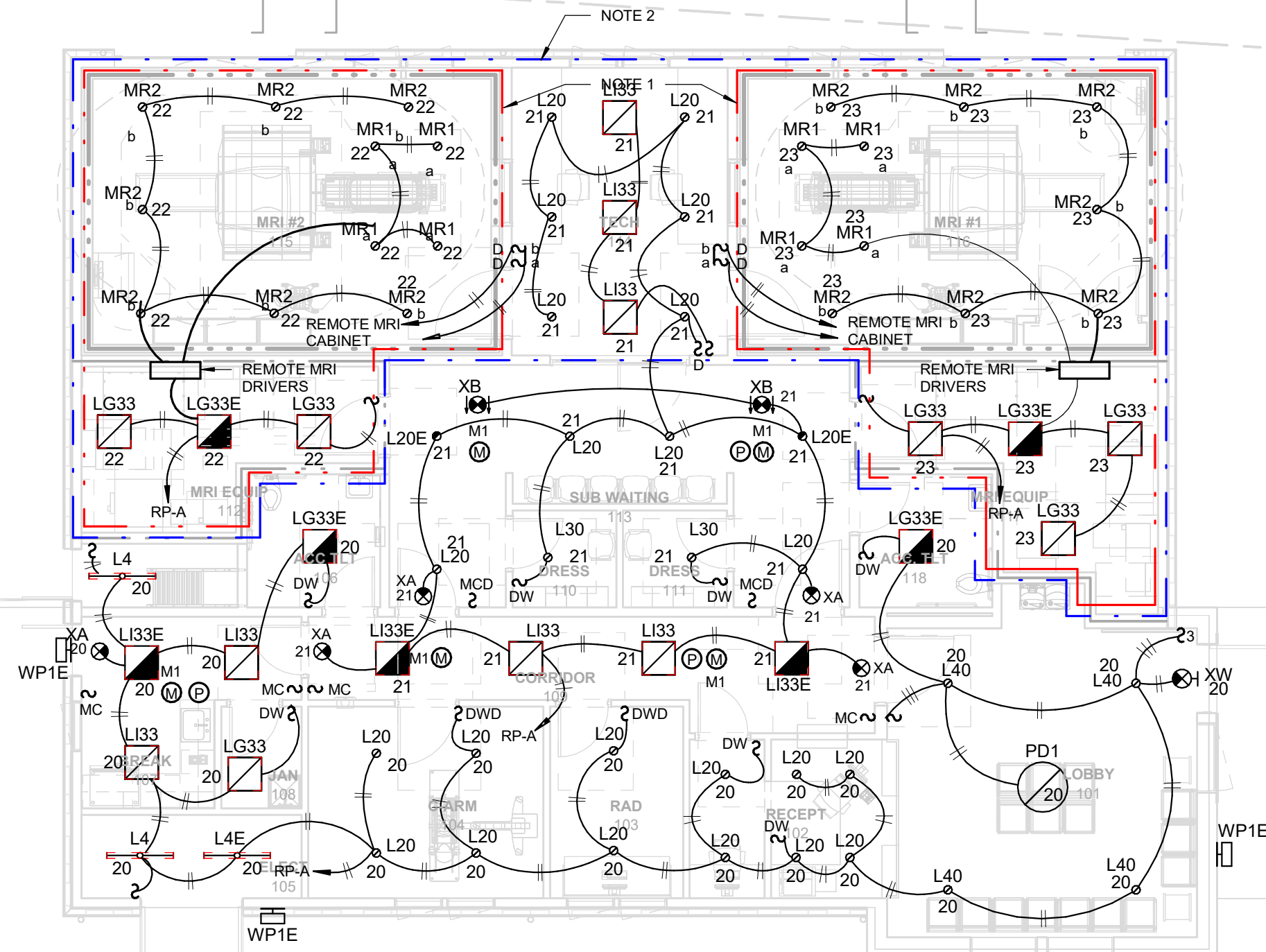


90%
NOT FOR CONSTRUCTION

REVISIONS:		
No	Date	Description
A	1/19/2023	30% REVIEW SET
B	2/9/2023	60% REVIEW SET
B	8/3/2023	90% REVIEW SET

SHEET TITLE:
IRRIGATION SLEEVING PLAN

PROJECT NUMBER: 2961
CHECKED BY: G. DONNELLY
ISSUE DATE: 3/23/2023
DRAWN BY: M. ROBINSON

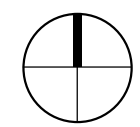
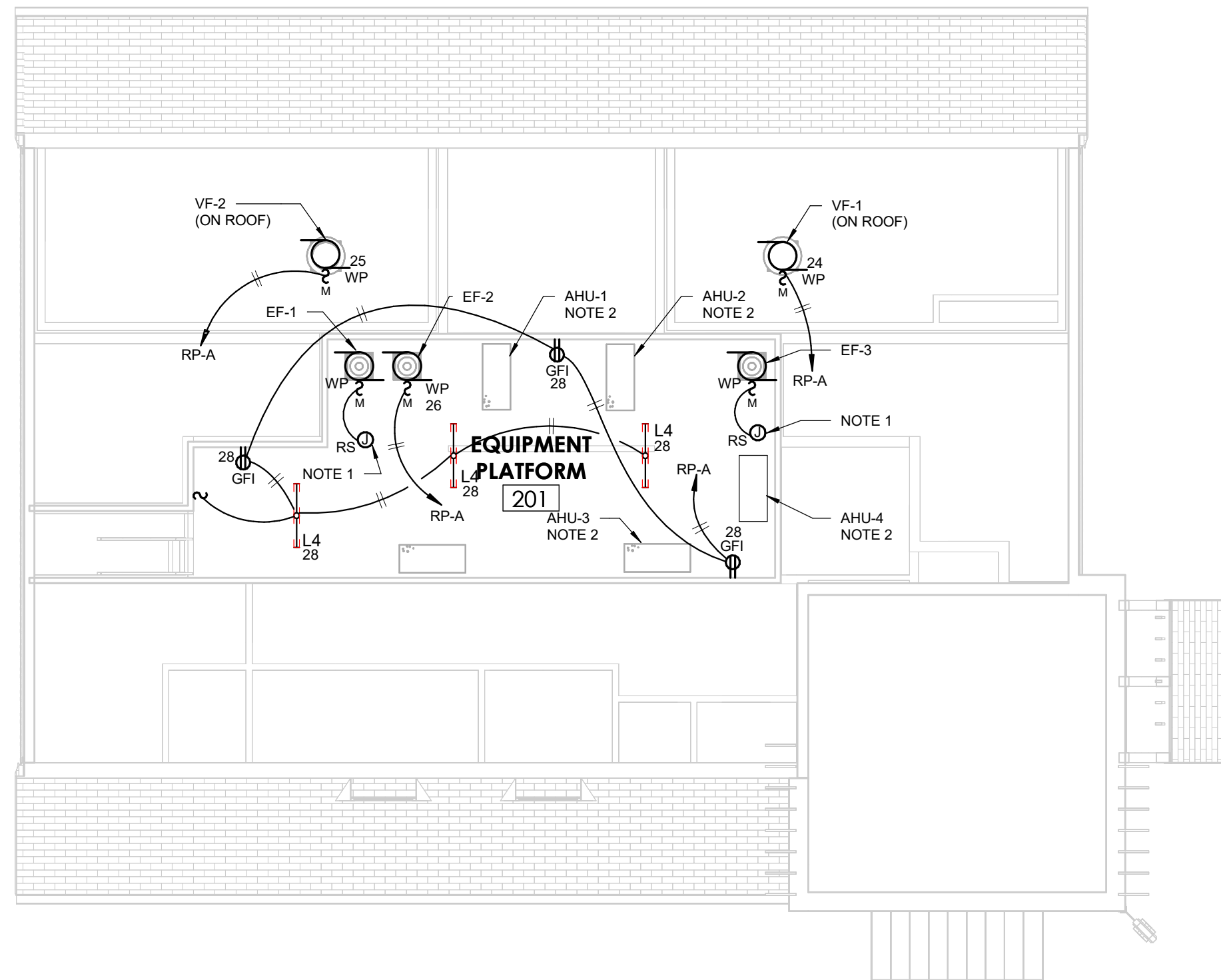


LEVEL ONE FLOOR PLAN

LIGHTING
0 2 4 6 8 16
SCALE 1/8" = 1'-0"

NOTES:

1. ALL BRANCH CIRCUITS IN THIS AREA SHALL BE ALUMINUM. ROUTE ALL HOMERUNS THROUGH RF FILTER.
2. REFER TO VENDOR DRAWINGS FOR ADDITIONAL ELECTRICAL INFORMATION AND REQUIREMENTS.

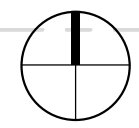
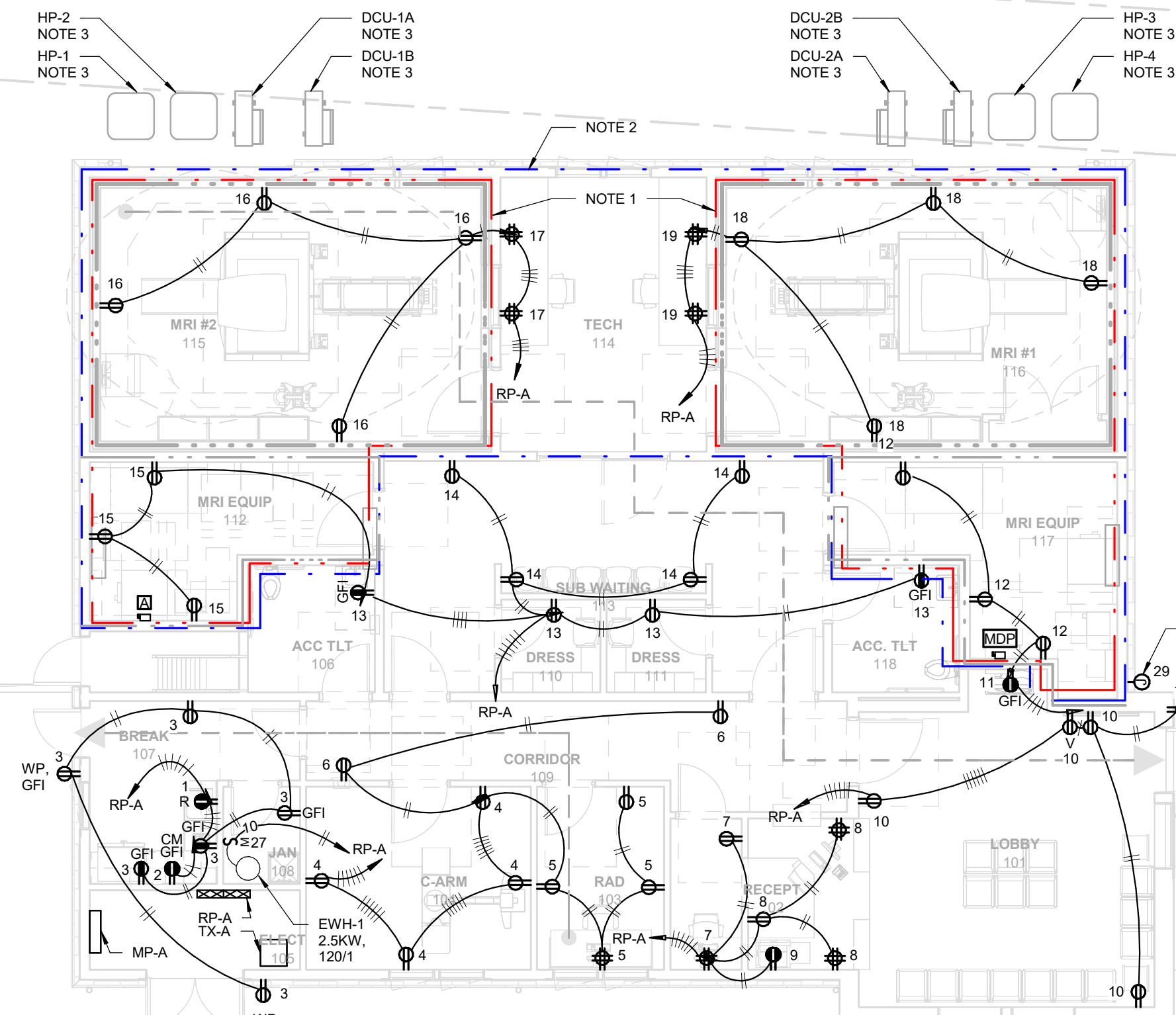


EQUIPMENT PLATFORM FLOOR PLAN

ELECTRICAL
0 2 4 6 8 16
SCALE 1/8" = 1'-0"

NOTES:

1. EXHAUST FANS TO BE INTERLOCKED WITH LIGHTING CONTROLS. CONNECT TO LIGHTING CIRCUIT FOR ASSOCIATED TOILET.
2. REFER TO RISER DIAGRAM SHEET E005 FOR ADDITIONAL ELECTRICAL INFORMATION AND REQUIREMENTS.

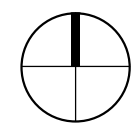
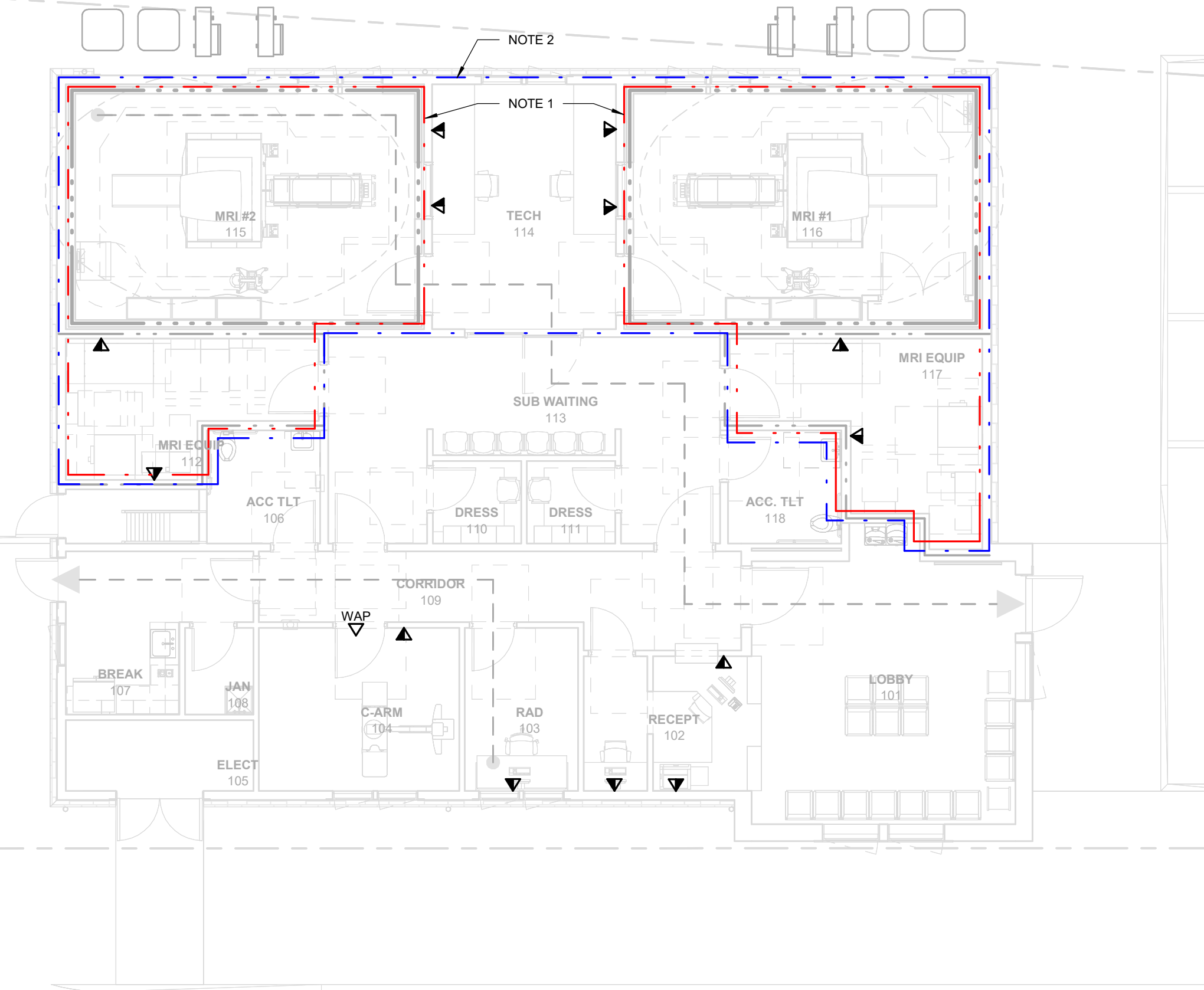


LEVEL ONE FLOOR PLAN

POWER
0 2 4 6 8 16
SCALE 1/8" = 1'-0"

NOTES:

1. ALL BRANCH CIRCUITS IN THIS AREA SHALL BE ALUMINUM. ROUTE ALL HOMERUNS THROUGH RF FILTER.
2. REFER TO VENDOR DRAWINGS FOR ADDITIONAL ELECTRICAL INFORMATION AND REQUIREMENTS.
3. REFER TO RISER DIAGRAM SHEET E005 FOR ADDITIONAL ELECTRICAL INFORMATION AND REQUIREMENTS.

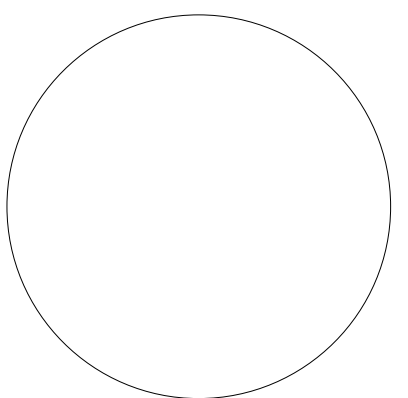


LEVEL ONE FLOOR PLAN

AUXILIARY
0 2 4 6 8 16
SCALE 1/8" = 1'-0"

NOTES:

1. ALL BRANCH CIRCUITS IN THIS AREA SHALL BE ALUMINUM. ROUTE ALL HOMERUNS THROUGH RF FILTER.
2. REFER TO VENDOR DRAWINGS FOR ADDITIONAL ELECTRICAL INFORMATION AND REQUIREMENTS.



90%

NOT FOR CONSTRUCTION

REVISIONS:

No	Date	Description
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B	2/9/2023	60% REVIEW SET
C	8/3/2023	90% REVIEW SET

SHEET TITLE:

LEVEL ONE FLOOR PLAN
- ELECTRICAL

PROJECT NUMBER: 2961

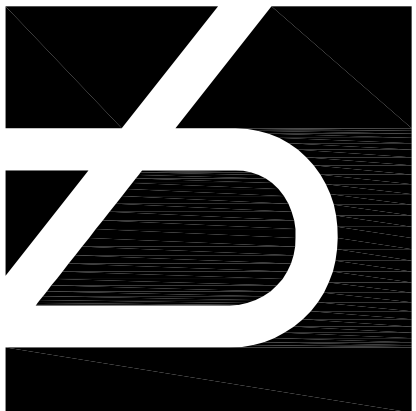
CHECKED BY: ADD

ISSUE DATE: 8/03/23

DRAWN BY: CRD

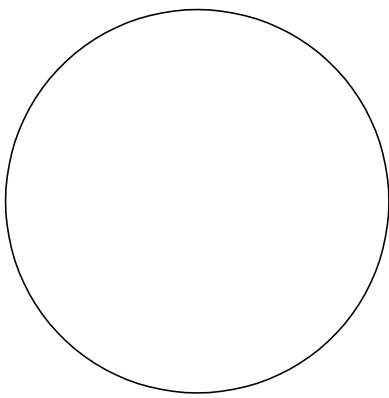


HAYS CHEATWOOD
CONSULTING, INC.
5245 OLD SPRINGVILLE RD
PINSON, ALABAMA 35126
SUITE 201
PHONE: 205-942-0696
FAX: 205-942-0608
HCC NO. 2348 2310501.DWG
8/17/23 14.32



BLUE LAKE MRI

BLUE LAKE DRIVE
VESTAVIA HILLS, ALABAMA



90%

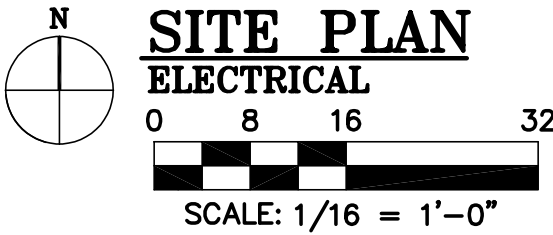
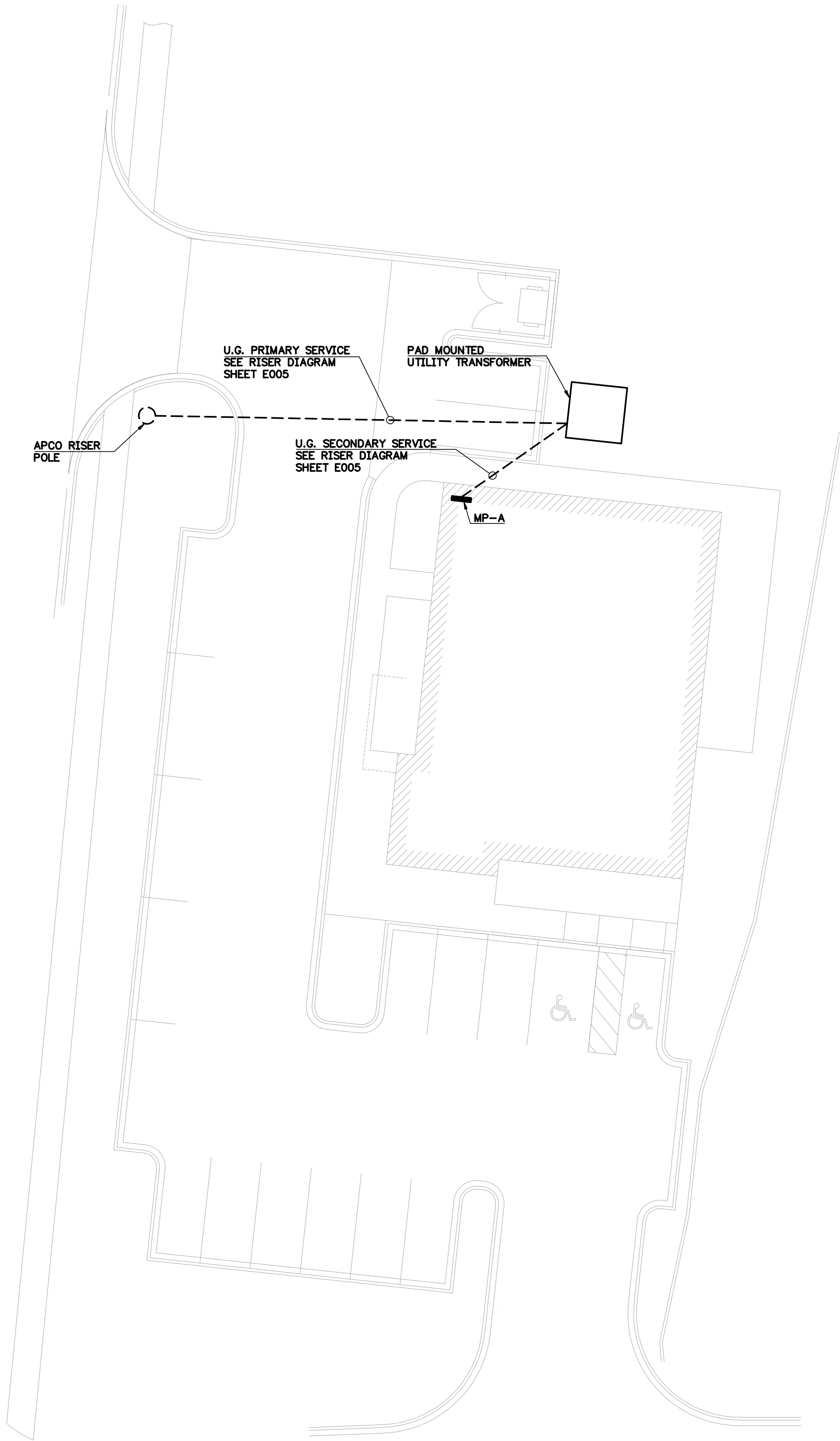
NOT FOR CONSTRUCTION

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C	8/3/2023	90% REVIEW SET

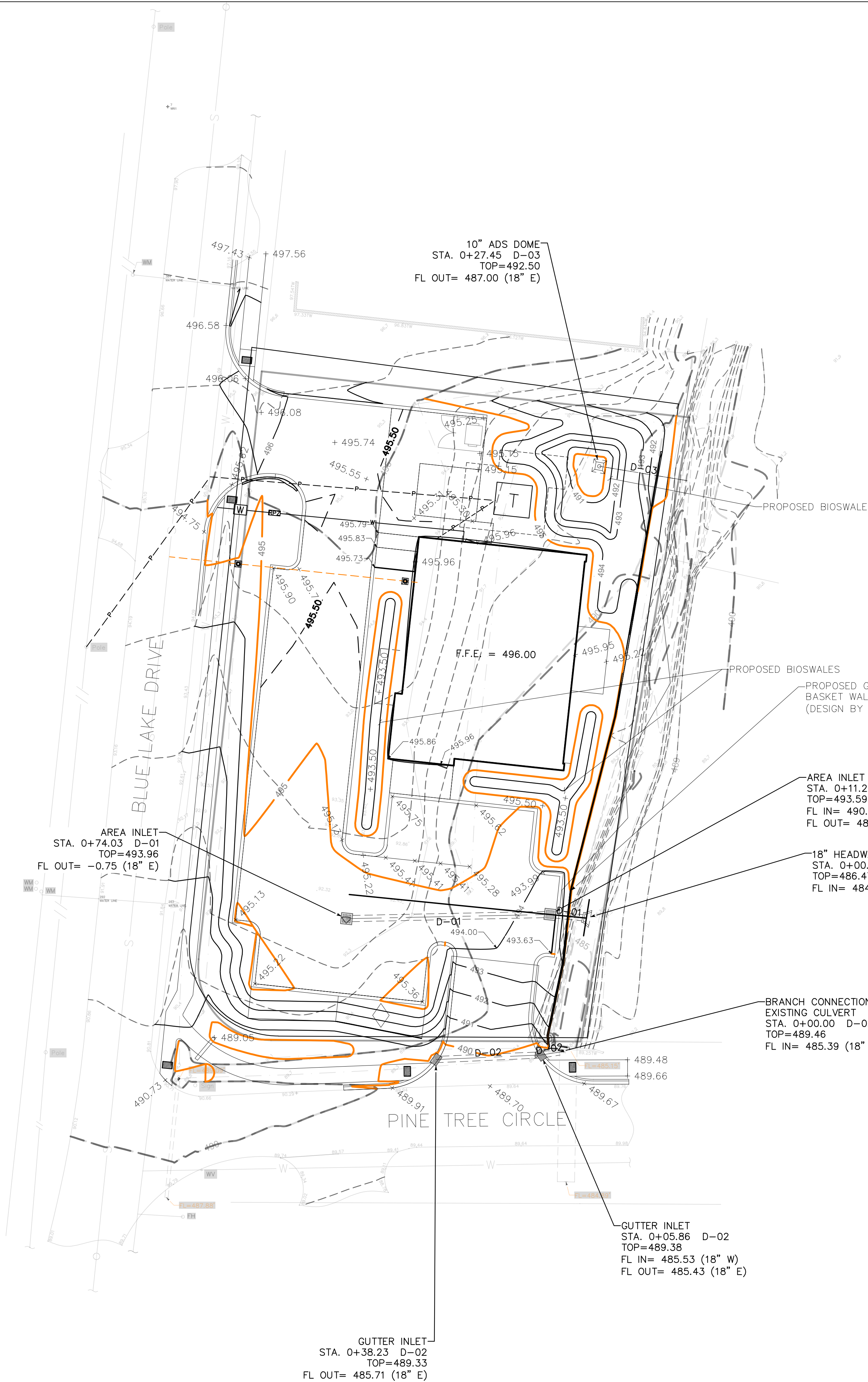
SHEET TITLE:
SITE PLAN
- ELECTRICAL

PROJECT NUMBER: 2961
CHECKED BY: THH
ISSUE DATE: 8/3/23
DRAWN BY: CRD

E100



SITE PLAN
ELECTRICAL



SCHOEEL

BIRMINGHAM
1601 22nd Street South
Birmingham, Alabama 35206
205.325.6166

SCHOEEL

HUNTSVILLE
7800 Memorial Pkwy SW, Ste 208
Huntsville, AL 35894
256.686.1221

SCHOEEL

TUSCALOOSA
3600 Waterman Road, Ste 208
Northport, Alabama 35473
205.325.6166

SCHOEEL.COM



BLUE LAKE MRI

3105 BLUE LAKE DRIVE
BIRMINGHAM, ALABAMA 35243

NOTES:

JOB SAFETY IS NOT THE RESPONSIBILITY OF THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.

SPOT ELEVATIONS SHOWN ARE TO FINISH GRADE.

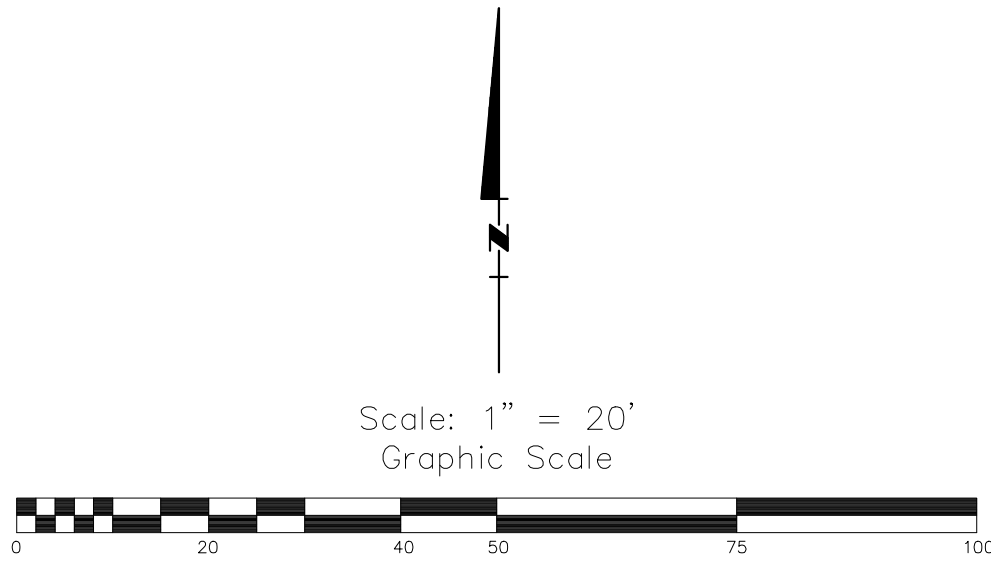
THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS ON OR OFF SITE DUE TO CONSTRUCTION OF THIS PROJECT. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL BENCHMARKS AND PROPERTY CORNERS. ANY REPLACEMENT WILL BE AT THE CONTRACTOR'S EXPENSE.

ANY DISCREPANCIES IN THE PROPOSED WORK OR EXISTING CONDITIONS, AS WELL AS QUESTIONS OR COORDINATION ITEMS, SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AS SOON AS POSSIBLE.

COORDINATE THE SEQUENCING OF ALL GRADING OPERATIONS WITH THE BMP PLAN.

CONTRACTOR RESPONSIBLE FOR FIELD LOCATION OF CONSTRUCTION ENTRANCE PAD AND CONCRETE WASHOUT.



UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM LOCAL UTILITY COMPANY RECORDS AND SHOULD BE FIELD VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

JOB SAFETY IS NOT THE RESPONSIBILITY OF THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.

90%

NOT FOR CONSTRUCTION

REVISIONS:		
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B	2/9/2023	60% REVIEW SET
C	8/3/2023	90% REVIEW SET

SHEET TITLE: _____

PROJECT NUMBER: 2961

CHECKED BY: A.S.P.

ISSUE DATE: 8/3/2023

DRAWN BY: T.T.M. & B.A.K.

C5.00

Design Review Board Application

DRB-23-9

Applicant

 Royce Davis
 2059912915
 bdavis2004@bellsouth.net

Primary Location

1016 MONTGOMERY HWY
VESTAVIA HILLS, AL 35216

Owner of Property

Name	Address
ROYCE DAVIS	60 Sheltered Cove
City	State
Wilsonville	AL
Zip Code	Phone Number
35186	2059912915
Email	
bdavis2004@bellsouth.net	

Billing/Responsible Party

Name	Address
ROYCE DAVIS	60 Sheltered Cove
City	State
Wilsonville	AL
Zip Code	Phone Number
35186	205-991-2915
Email	
bdavis2004@bellsouth.net	

Representing Attorney/Other Agent

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

Description of Property

8/30/23, 9:17 AM

about:blank

Subject Property Address	Property Zoning Classification
1016 Montgomery Highway, Vestavia Hills, AL 35216	--
Subdivision Name, Lot #, Block #, etc.	
--	

Reason for Request

<i>Check all that apply</i>	Preliminary Review
	--
Landscape Review	Architectural Review
--	--
Final Review of Materials	Other
true	true

Detailed Explanation

Plan to paint exterior of my building and was told I need to have it approved by the Design Review Board.

Process

<i>Check all that apply</i>	New Building
	--
Renovation of Existing Building	New Landscape Plan
--	--
Renovation to Existing Landscaping Plan	Other
--	true

Detailed Explanation

Planning to paint the exterior of my building. Was told it must be approved by the Board before I can begin. Exterior walls will be painted 'Grayish' and exterior trim (doors, windows, posts, etc) will be painted 'Tricorn Black' - samples have been uploaded.

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.



International Hair ~ 822-6480
Family Salon Service

Walk-ins
Welcome

PRIVATE PARKING
FOR
SALON
CLIENTS ONLY

106



SW 6001
Grayish

SW 6258
Tricorn Black

TR 05

