



Vestavia Hills
Design Review Board Agenda
November 2, 2023
6:00 PM

1. Call to Order
2. Roll Call
3. Approval of Minutes
4. **D-23-13** Vestavia 31 RE, LLC is requesting **Architecture Review, Landscape Review, and Final Review of Materials** for the property located at **1467 Montgomery Hwy.** The purpose of this request is for a new building. The property is owned by Vestavia 31 RE, LLC and is zoned Vestavia Hills B-3.
5. Time Of Adjournment

CITY OF VESTAVIA HILLS
DESIGN REVIEW BOARD
MINUTES

OCTOBER 5, 2023

The Vestavia Hills Landscape and Architectural Control Board met in a regular session on this date at 6:00 PM. The roll was called with the following:

MEMBERS PRESENT: David Giddens
Jeff Slaton
Mae Coshatt
Joe Ellis
John Wood
Chris Pugh

MEMBERS ABSENT: Robert Thompson, Chairman

OTHER OFFICIALS PRESENT: Conrad Garrison, City Planner

APPROVAL OF MINUTES

The minutes for September 7, 2023 were presented for approval.

MOTION Motion to dispense with the reading of the minutes for September 7, 2023 was made by Mrs. Coshatt 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. Ellis – yes	Mr. Giddens – yes
Motion carries.	

LANDSCAPE REVIEW

D-23-10 **Pine Tree Circle LLC** is requesting **Landscape Review** for the property located at 4517 Pine Tree Cir. The purpose of this request is for the creation of a new landscaping plan. The property is owned by Pine Tree Circle LLC and is zoned Vestavia Hills O-1.

Mr. Garrison described the background of the request and stated the current landscaping was out of compliance.

Derek Lemke was present to explain the plan.

The Board agreed with the materials but stated the landscaping needed to extend to the rear of the property.

MOTION Motion to approve Landcape Review with the landscaping extending to the rear of the property for 4517 Pine Tree Cir. was made by Mr. Ellis. Second was made by Mr. Pugh. Voice vote as follows:

Mr. Pugh– yes
Mrs. Coshatt– yes
Mr. Ellis – yes
Motion carries.

Mr. Wood – yes
Mr. Slaton – yes
Mr. Giddens – yes

LANDSCAPE REVIEW

D-23-11 **Alabama Power** is requesting **Landscape Review** for the property located at 3004 Massey Rd. The purpose of this request is for the creation of a new landscaping plan. The property is owned by Alabama Power and is zoned Vestavia Hills R-2.

Mr. Garrison described the background of the request and stated it was for the Alabama Power substation

Jake Johnson was present to explain the plan.

The Board agreed with the plan.

MOTION Motion to approve Landscape Review for 3004 Massey Rd. was made by Mrs. Coshatt. Second was made by Mr. Pugh. Voice vote as follows:

Mr. Pugh– yes
Mrs. Coshatt– yes
Mr. Ellis – yes
Motion carries.

Mr. Wood – yes
Mr. Slaton – yes
Mr. Giddens – yes

Conrad Garrison
City Planner

Design Review Board Application

DRB-23-13

Applicant

 Chris Eckroate
 205-423-5082
 chris.eckroate@caprineeng.com

Primary Location

1467 MONTGOMERY HWY
VESTAVIA HILLS, AL 35216

Owner of Property

Name

Vestavia 31 RE, LLC

City

Vestavia Hills

Zip Code

35243

Email

tobyr@bodnargroup.com

Address

3009 Pump House Road, Suite 100

State

AL

Phone Number

(205) 329-8476

Billing/Responsible Party

Name

John Michael Bodnar

City

Vestavia Hills

Zip Code

35243

Email

tobyr@bodnargroup.com

Address

3009 Pump House Road, Suite 100

State

AL

Phone Number

(205) 329-8476

Representing Attorney/Other Agent

Name

Chris Eckroate

City

Birmingham

Zip Code

35223

Email

chris.eckroate@caprineeng.com

Address

3 Office Park Circle, Suite 226

State

AL

Phone Number

205-423-5082

Description of Property

Subject Property Address

Property Zoning Classification

1467 Montgomery Highway

B3

Subdivision Name, Lot #, Block #, etc.

Vestavia 31 RE Resurvey (Recently Conditionally Approved) a resurvey of Lot A of map of Emerald Petroleum Co.'s survey (MB79,PG90) less and except that portion conveyed (RV1925,PG348), and Lot 2-A of resurvey of Lot 1 Motel Investors, Inc. (MB251, PG 91).

Reason for Request

<i>Check all that apply</i>	Preliminary Review true
Landscape Review true	Architectural Review true
Final Review of Materials true	Other --
Detailed Explanation For a new commercial development.	

Process

<i>Check all that apply</i>	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.

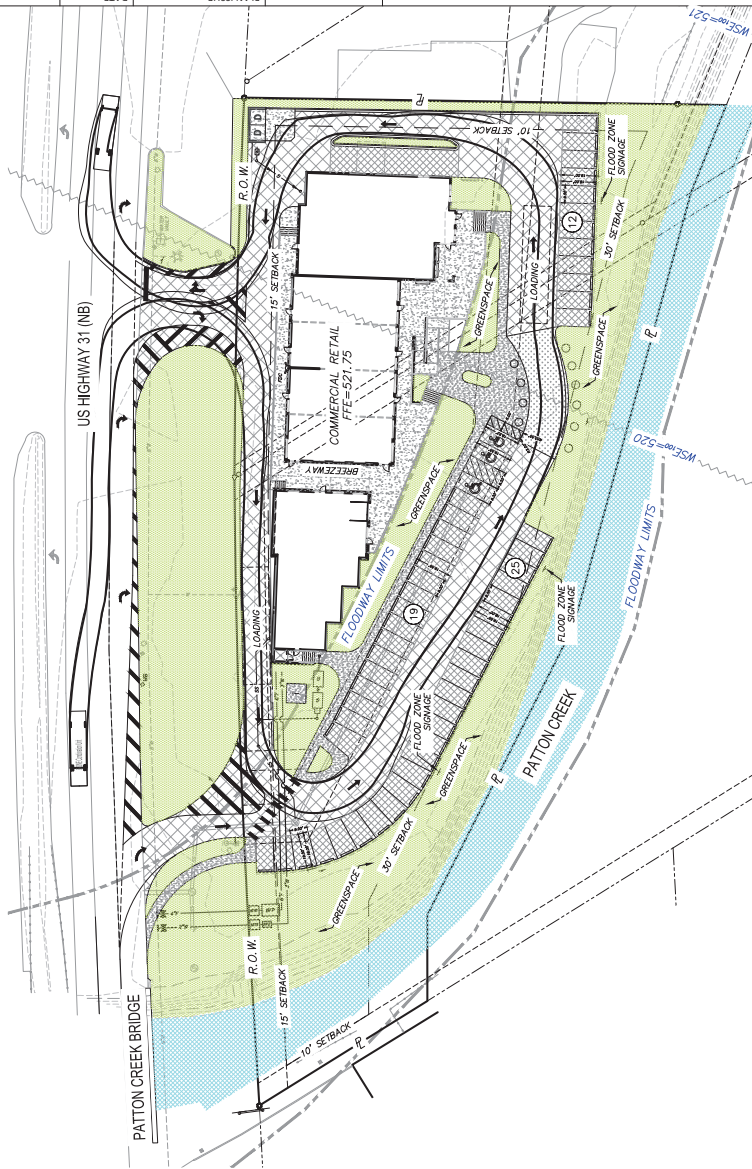
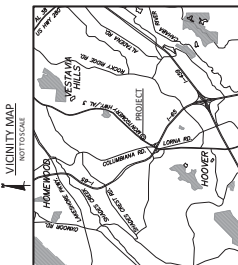
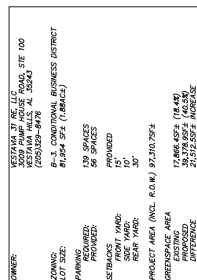
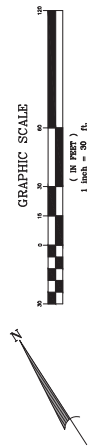
General: Provide three copies and one digital copy (pdf format) of all drawings or plans required below for review. Drawings must be to scale. These drawings should be turned in with the application. Drawings shall be folded to size 8 ½" by 11".

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.

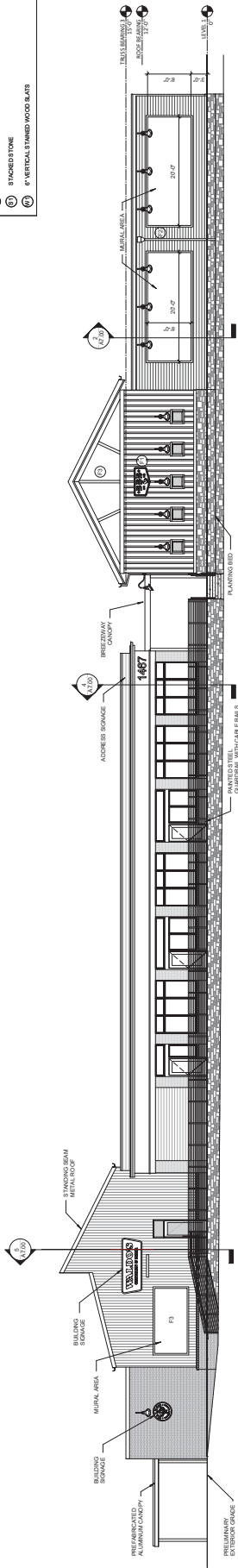
2. Landscape Review

- 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.

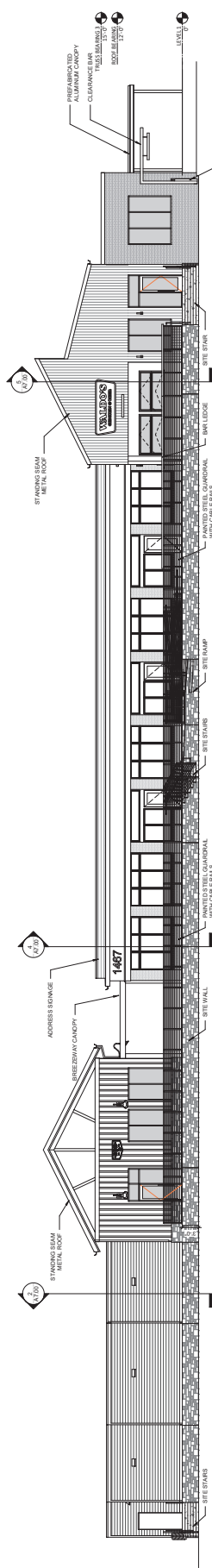


EXTERIOR MATERIAL LEGEND

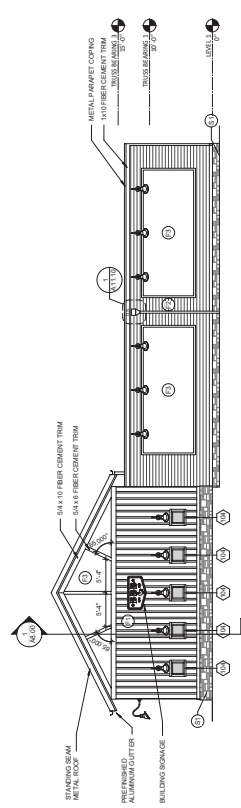
- 61 BRICK VENEER
- 62 FIBER CEMENT BOARD AND 1/2" FC BATTEN SPACED 12" O.C.
- 63 FIBER CEMENT BOARD LAP SIDING # EXPOSURE
- 64 FIBER CEMENT PANEL SMOOTH
- 65 CORRUGATED METAL PANEL
- 66 STACHED STONE
- 67 6" VERTICAL STAINED WOOD SLATS



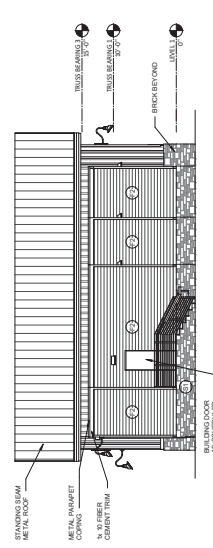
6 OVERALL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



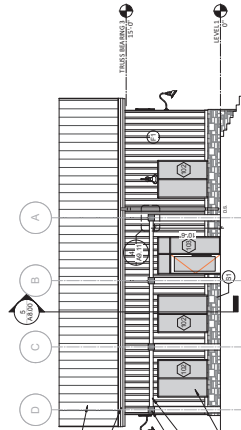
5 OVERALL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



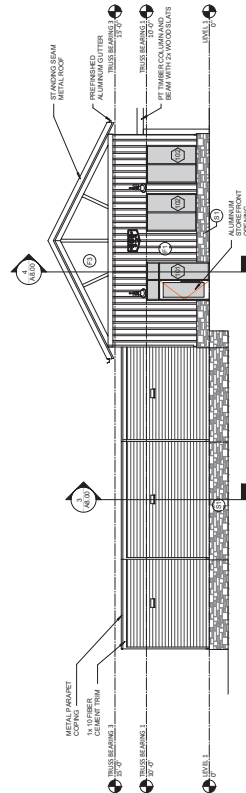
3 FUTURE TENANT 1 ELEVATION
SCALE: 1/8" = 1'-0"



1 FUTURE TENANT 1 ELEVATION
SCALE: 1/8" = 1'-0"



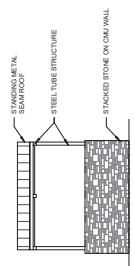
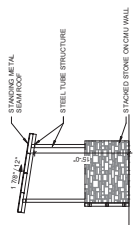
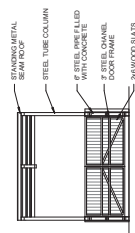
4 FUTURE TENANT 1 ELEVATION
SCALE: 1/8" = 1'-0"



2 FUTURE TENANT 1 ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

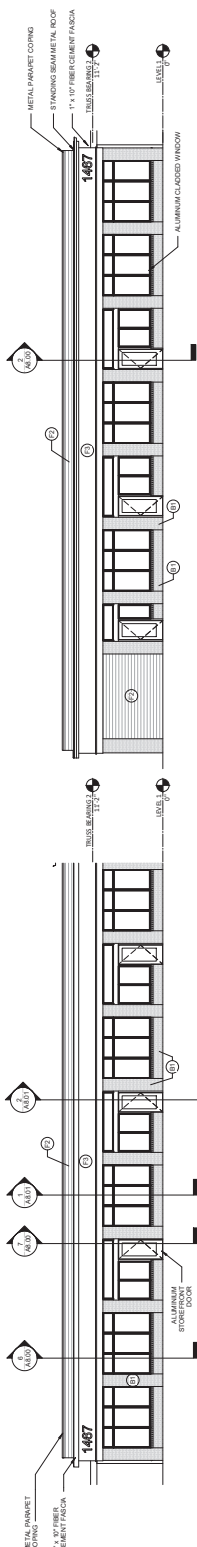
- | | | | | | | |
|--------------|--------------------|-------------------|--------------------|------------------|---------------|------------------|
| BRICK VENEER | FIBER CEMENT BRICK | FIBER CEMENT WALL | FIBER CEMENT PANEL | CORRUGATED METAL | STACKED STONE | 6" VERTICAL SLAT |
| (B1) | (F1) | (F2) | (F3) | (M1) | (S1) | (V1) |



8 TRASH ENCLOSURE ELEVATION 1

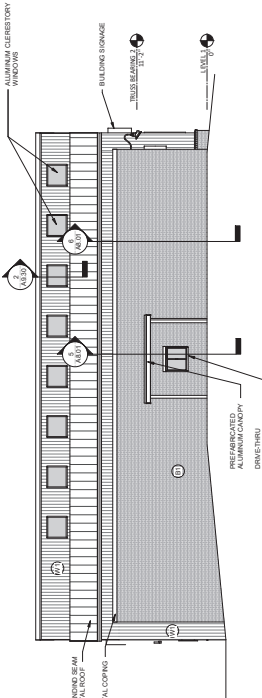
9 TRASH ENCLOSURE ELEVATION :

10 TRASH ENCLOSURE ELEVATION 3



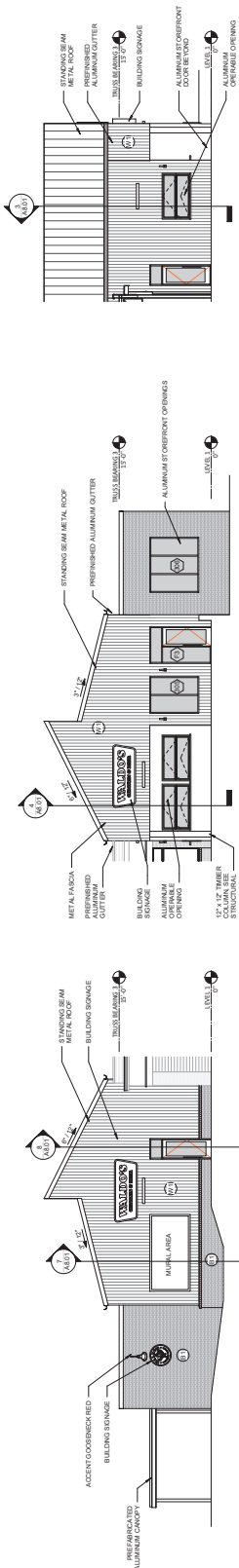
6	FUTURE TENANT 2-5 ELEVATION

7	FUTURE TENANT 2-5 ELEVATION



4	FUTURE TENANT 6 ELEVATION

5	FUTURE TENANT 2-5 ELEVATION



1 FUTURE TENANT 6 ELEVATION

2 FUTURE TENANT 6 ELEVATION

3 FUTURE TENANT 6 ELEVATION



FIFTH
DIMENSION







5] FIFTH
DIMENSION

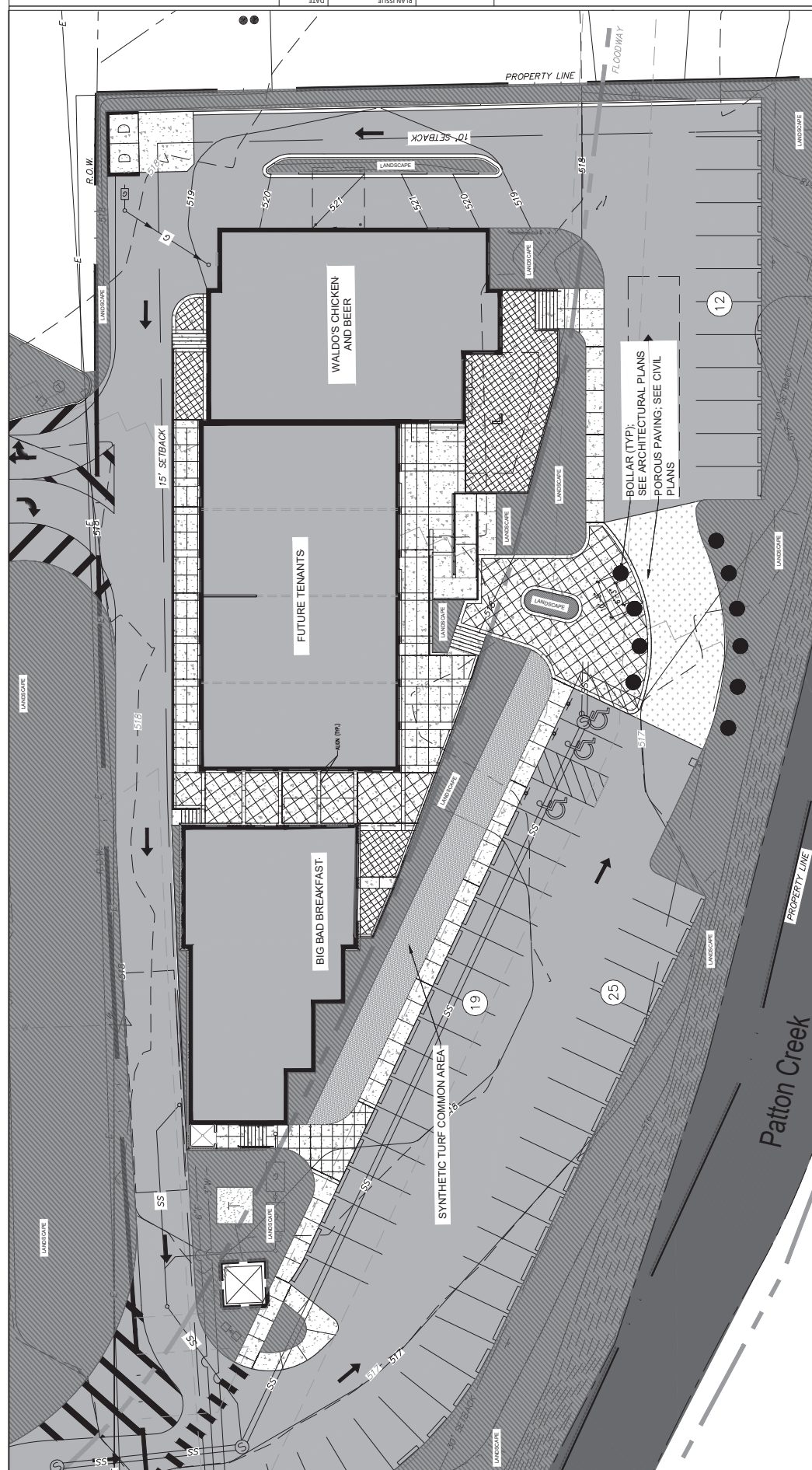


5] FIFTH
DIMENSION



 FIFTH
DIMENSION

HARDSCAPE PLAN AND DETAILS



- [illegible]

NOTE: USE REMOVABLE PLASTIC CAP OVER FEELER BOARD TOOL BOTH SIDES.

CONTROL JOINTS EVERY 40' MAX.
EXPANSION JOINTS EVERY 20' MAX.
UNLESS OTHERWISE SPECIFIED ON HARDWARE JOINTS.

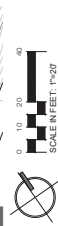
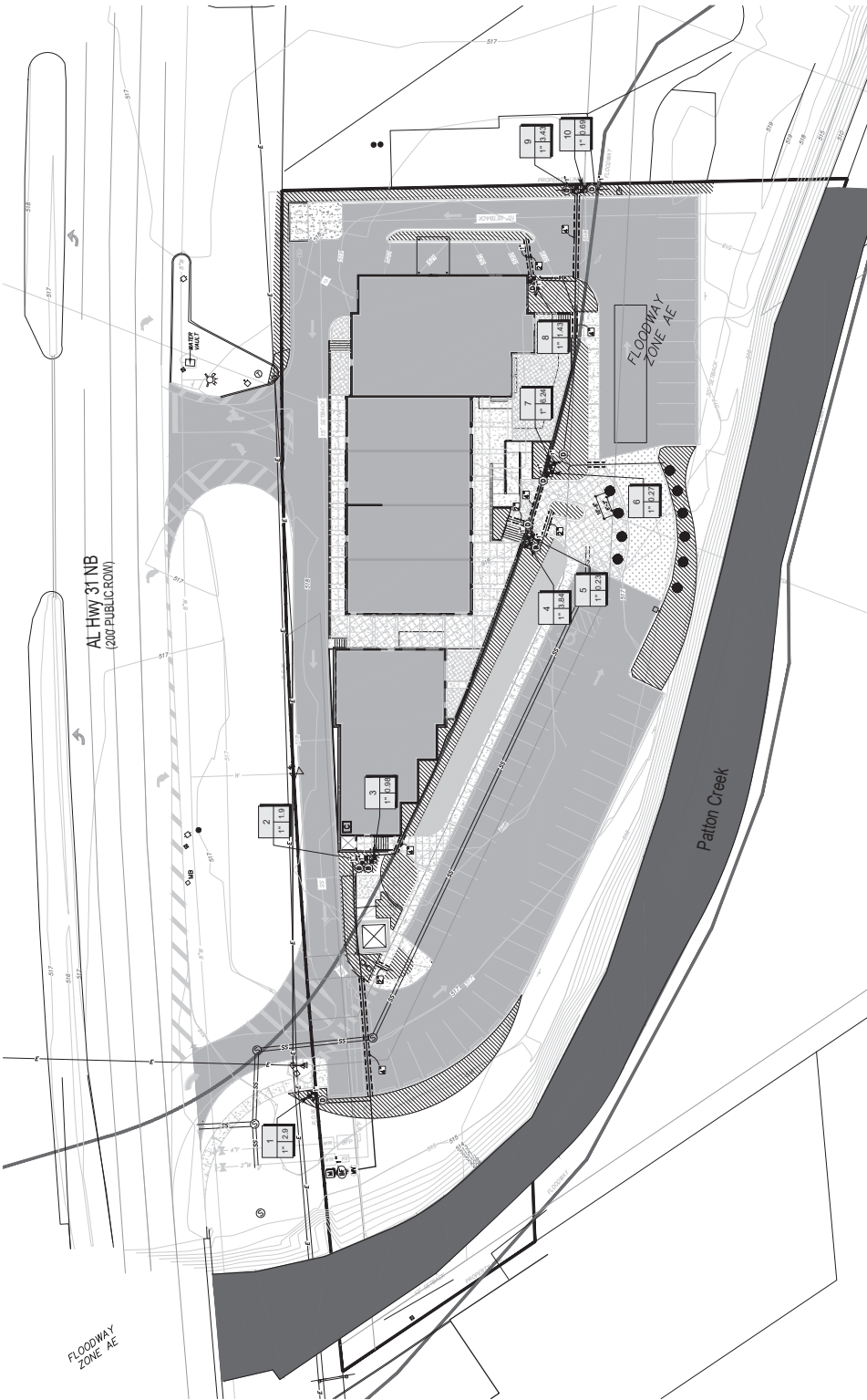
Diagram labels: 1/4" INSUL. - MAX. TOUCHED JOINT, 1/4" MAX. JOINT ADJUST, CARPETED JOINT, JOINT FILLER, 1" F.

EXPANSION JOINT

JOINT DETAILS

NOT TO SCALE

11



CRITICAL ANALYSIS

2023-10-19 12:20 Basis of Design: 1" Q.C. NUMBER: 01 Water Source Information CHA AVAILABLE WATER AVAILABLE PRESSURE AVAILABLE STAGE PRESSURE AT POC: Elevation Change Service Line Size Length of Service Line Pressure Available	1" 37.5 GPM 86 PSI 0.00 ft 4" 10 ft 82 PSI	DESIGN ANALYSIS Maximum Station Flow: 32.26 GPM Required Flow Available: 31.26 GPM
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VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	CPM	WALL	PSI	PSI/PAGE	PAGE/PAGE
1	RAM FIBRO C22 TO P-RIB C24	1"	AREA FOR CDR FIBRE	0.96	1017	410	60.3	0.29 Ah
2	RAM FIBRO C22 TO P-RIB C24	1"	AREA FOR CDR FIBRE	0.96	1017	410	60.3	0.29 Ah
3	RAM FIBRO C22 TO P-RIB C24	1"	AREA FOR CDR FIBRE	0.96	1017	410	60.3	0.29 Ah
4	RAM FIBRO C22 TO P-RIB C24	1"	AREA FOR CDR FIBRE	0.96	1017	410	60.3	0.29 Ah
5	RAM FIBRO C22 TO P-RIB C24	1"	AREA FOR CDR FIBRE	0.96	1017	410	60.3	0.29 Ah
6	RAM FIBRO C22 TO P-RIB C24	1"	AREA FOR CDR FIBRE	0.96	1017	410	60.3	0.29 Ah
7	RAM FIBRO C22 TO P-RIB C24	1"	AREA FOR CDR FIBRE	0.96	1017	410	60.3	0.29 Ah
8	RAM FIBRO C22 TO P-RIB C24	1"	AREA FOR CDR FIBRE	0.96	1017	410	60.3	0.29 Ah
9	RAM FIBRO C22 TO P-RIB C24	1"	AREA FOR CDR FIBRE	0.96	1017	410	60.3	0.29 Ah
10	RAM FIBRO C22 TO P-RIB C24	1"	AREA FOR CDR FIBRE	0.96	1017	410	60.3	0.29 Ah

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN/WEBS	MIN/WEBS	GAU/WEBS	87.0
1	RAN IRD0 X22.10-PRB-COM	AREAS OF OCEAN LINE	0.09 in	1	210	609	87.0
2	RAN IRD0 X22.10-PRB-COM	AREAS OF OCEAN LINE	0.09 in	1	210	609	87.0
3	RAN IRD0 X22.10-PRB-COM	AREAS OF OCEAN LINE	0.09 in	1	210	609	87.0
4	RAN IRD0 X22.10-PRB-COM	AREAS OF OCEAN LINE	0.09 in	1	210	609	87.0
5	RAN IRD0 X22.10-PRB-COM	AREAS OF OCEAN LINE	0.09 in	1	210	609	87.0
6	RAN IRD0 X22.10-PRB-COM	AREAS OF OCEAN LINE	0.09 in	1	208	799	114
7	RAN IRD0 X22.10-PRB-COM	AREAS OF OCEAN LINE	0.09 in	1	208	799	114
8	RAN IRD0 X22.10-PRB-COM	AREAS OF OCEAN LINE	0.09 in	1	208	571	8.19
9	RAN IRD0 X22.10-PRB-COM	AREAS OF OCEAN LINE	0.09 in	1	208	385	426
10	RAN IRD0 X22.10-PRB-COM	AREAS OF OCEAN LINE	0.09 in	1	210	103	103
11	RAN IRD0 X22.10-PRB-COM	AREAS OF OCEAN LINE	0.09 in	1	210	491	606.8
12	RAN IRD0 X22.10-PRB-COM	TOTALS		12	2104	4591	

IRRIGATION SCHEDULE

[illegible]

SYMBOLS

	RAIN BIRD PEB (3) 1"	1
	1" - 1/12" 2" PLASTIC INDUSTRIAL VALVES, LOW FLOW OPERATING CAPACITY, GLOBE CONFIGURATION.	1
	ZUFEN 300A, 1"	1
	REDUCED PRESSURE BACKFLOW DEVICE	1
	RAIN BIRD ESURBO-100MM5	1
	RAIN BIRD ESURBO-100MM5 COMMERCIAL CONTROLLER, NOODOUTDOOR, PLASTIC WALK-OUT ENCLOSURE, INSTALL IN 1/2X3X5 STAINLESS STEEL CABINET.	1
	WATER METER 1"	1

CONTRACTOR TO VERIFY & SIZE ACCORDINGLY.

--- -- -- -- -- RIRIGATION MAINLINE: PVC CLASS 200 SDR 21 544.2 L

PIPE SLEEVE: PVC CLASS 200 SDR 21

Vishve Colloids

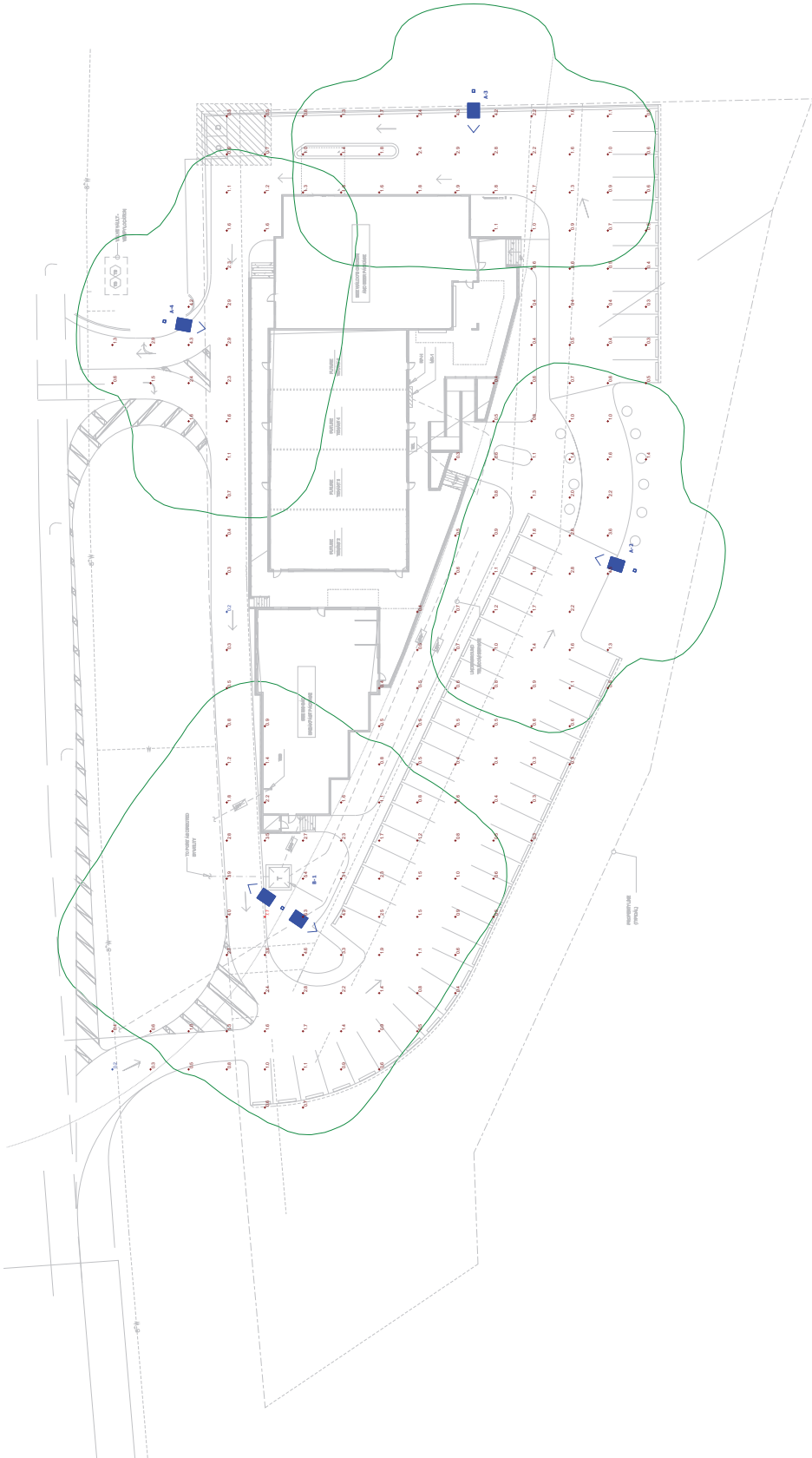
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Value Size

Luminaire Locations						
		Location				
No.	Label	X	Y	MH	Orientation	Tilt
2	A	491.90	182.45	25.00	17.78	0.00
3	A	680.56	265.92	25.00	270.00	0.00
4	A	589.95	367.98	25.00	190.31	0.00
1	B	359.08	371.15	25.00	341.0	0.00

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.4 f.c.	7.7 f.c.	0.2 f.c.	35.5:1	7.0:1

Schedule						
Symbol	Label	QTY	Manufacturer	Catalog	Description	Input Power
	A	3	American Electric Lighting	ATB2 P601 R4 4K	Autobahn Large P601 Package Roadway Type IV 4000K/5000K CCT	175
	B	1	American Electric Lighting	ATB2 P601 R4 4K	Autobahn Large P601 Package Roadway Type IV 4000K/5000K CCT	350



Plan View

Scale: 1" = 20'









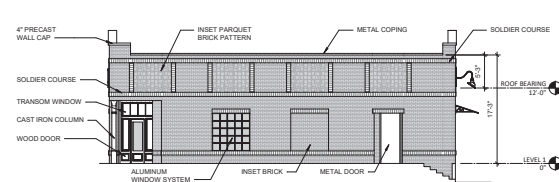




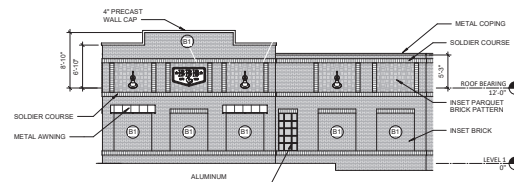
8 OVERALL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



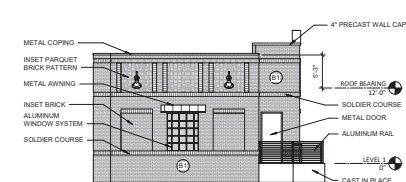
7 OVERALL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



6 FUTURE TENANT 1 ELEVATION

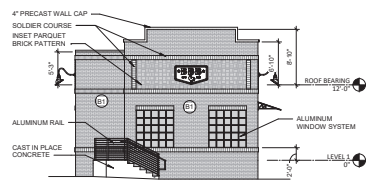


5 FUTURE TENANT 1 ELEVATION

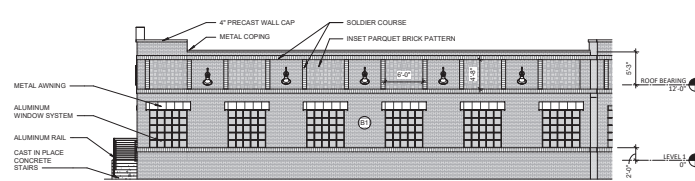


4 FUTURE TENANT 1 ELEVATION

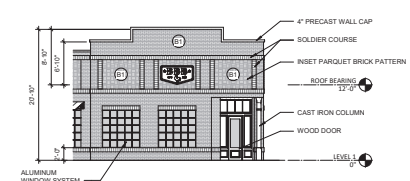
SCALE: 1/8" = 1'-0"



3 FUTURE TENANT 1 ELEVATION



2 FUTURE TENANT 1 ELEVATION



1 FUTURE TENANT 1 ELEVATION

EXTERIOR MATERIAL LEGEND

- | | |
|------|--|
| (B1) | BRICK VENEER |
| (F1) | |
| (F2) | FIBER CEMENT WOOD GRAINED LAP SIDING 6" EXPOSURE |
| (F3) | FIBER CEMENT PANEL, SMOOTH |
| (M1) | CORRUGATED METAL PANEL |
| (S1) | STACKED STONE |
| (W1) | 6" VERTICAL STAINED WOOD SLATS |

PRELIMINARY

FOR INTERIM REVIEW ONLY.
NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.

**FIFTH
DIMENSION**
ARCHITECTURE & INTERIORS, LLC

DRB REVIEW

PATTON PLACE
VESTAVIA 31 RE, LLC
1467 MONTGOMERY HWY,
VESTAVIA HILLS, AL 35216

REVISIONS

[illegible]

PROJ. NO.	ISSUE DATE
22022	11/8/2023

SHEET NAME:
EXTERIOR
ELEVATIONS

SHEET NO:
A4.00

1 SITE PLAN - OVERALL
SCALE: 1/8" = 1'-0"