



Vestavia Hills
Design Review Board Agenda
March 7, 2024
6:00 PM

1. Call to Order
2. Roll Call
3. Approval of Minutes
4. **D-24-1** **Maurine Batson** is requesting **Architectural Review and Final Review of Materials** for the property located at 1484 McGuire Rd. The purpose of this request is for a mural. The property is owned by SavALife .
5. **D-24-2** **Maurine Batson** is requesting **Architectural Review and Final Review of Materials** for the property located at 2521 Rocky Ridge Rd. The purpose of this request is for a mural. The property is owned by Dolly Ridge Properties and zoned B-2.
6. **D-24-3** **Sean Hufnagel** is requesting **Architectural Review, Landscape Review, and Final Review of Materials** for the property located at 1929 Canyon Rd. The purpose of this request is for renovation to an existing building. The property is owned by Greater Birmingham Area Friends Chapter of National Ambucs, Inc. and is zoned Vestavia Hills O-1.
7. Time Of Adjournment

CITY OF VESTAVIA HILLS
DESIGN REVIEW BOARD
MINUTES

JANUARY 4, 2024

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

MEMBERS ABSENT:

OTHER OFFICIALS PRESENT:

Conrad Garrison, City Planner

APPROVAL OF MINUTES

The minutes for December were presented for approval.

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

Mrs. Coshatt– yes
Mr. Slaton – yes
Mr. Wood – yes
Mr. Thompson – yes

Mr. Giddens – yes
Mr. Ellis– yes
Mr. Pugh – yes
Motion carries.

ARCHITECTURE REVIEW, LANDSCAPE REVIEW & 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 stating the original renovation was no longer viable due to site issues..

Scott Boomhower present and explained the plan.

The Board agreed.

MOTION Motion to approve Architecture Review, Landscape Review, and Final Review of Materials with the amended exterior for 1437 Montgomery Hwy. was made by Mrs. Coshatt. Second was made by Mr. Ellis. Voice vote as follows:

Mrs. Coshatt– yes

Mr. Slaton – yes

Mr. Wood – yes

Mr. Thompson – yes

Mr. Giddens – yes

Mr. Ellis– yes

Mr. Pugh – yes

Motion carries.

Conrad Garrison
City Planner

To the Vestavia Hills Design Review Board,

We are a part of the Leadership Vestavia Hills class of 2024, and we were selected to be on the Mural Trail Project team. Our goals are to expand the arts within Vestavia Hills and promote beauty while bringing together the different areas of Vestavia Hills. We chose to do this by designing murals to be painted in “older” Vestavia on Highway 31, Cahaba Heights, and Rocky Ridge Road. We believe that our mural trail will not only increase aesthetic appeal, but will also draw attention to some of the great businesses and organizations in our community. Our hope is that this project can be continued to include murals at other locations in our great city and serve as one way citizens and visitors can appreciate Vestavia Hills as a wonderful place to live and to visit.

Sincerely,

Maurine Batson
Michael Bell
Bret Cloud
Michael Garber
Michelle Hawkins
Faith Lenhart



OUR MISSION

Sav-A-Life, Inc helps men and women embrace the truth of God's Word as they make life-affirming decisions about their unborn child.

January 27, 2024

To the Vestavia Hills Design Review Board,

On January 25, 2024, the SavALife Board of Directors unanimously and enthusiastically voted in favor of painting the proposed mural on the proposed exterior wall of the SavALife Wales Goebel Family Life Center building.

Sincerely,

Maurine Batson, MD
SavALife Board of Directors, Chairperson

On behalf of the SavALife Board of Directors

Danny Acton

Donna Cude

Gwen Kelly

Amy Kirby

Jeff Liles

Henry Tolbert

Rebecca Yerby



**City of Vestavia Hills
Office of the City Clerk**

OWNER AFFIDAVIT (This form must be notarized):

I do hereby declare that the following statements are correct concerning the subject property located at: 1484 McGuire Road Vestavia Hills, AL 35243, Vestavia Hills, Alabama and that statements submitted in my application are true and that I am: *(please check all that apply)*.

 the Property Owner and representing myself in said request.

 ✓ the Property Owner, but I am authorizing a Representing Agent by the name of: Leadership Vestavia Hills, Mural Trail Project Team to represent me in the following request:

And am requesting: (please check)

 Rezoning Request
 Preliminary Plat Approval
 Final Plat Approval
 Conditional Use Approval

 Request for Variance
 Special Exception
 ✓ Design Review Approval

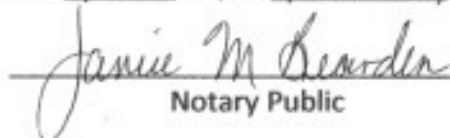
Signed:

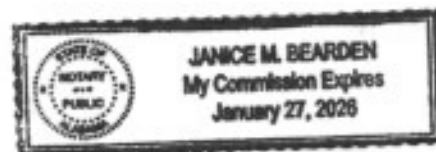
 2/13/24
Owner Signature Date

STATE OF ALABAMA

COUNTY OF JEFFERSON

Given under my hand and seal
this 13th day of FEBRUARY, 2024.


Notary Public



My commission expires 27th day of JANUARY, 2026.

Mural Colors: 1484 McGuire Road

SW 6909
Lemon Twist

SW 6322
Intimate White

SW 6564
Red Clover

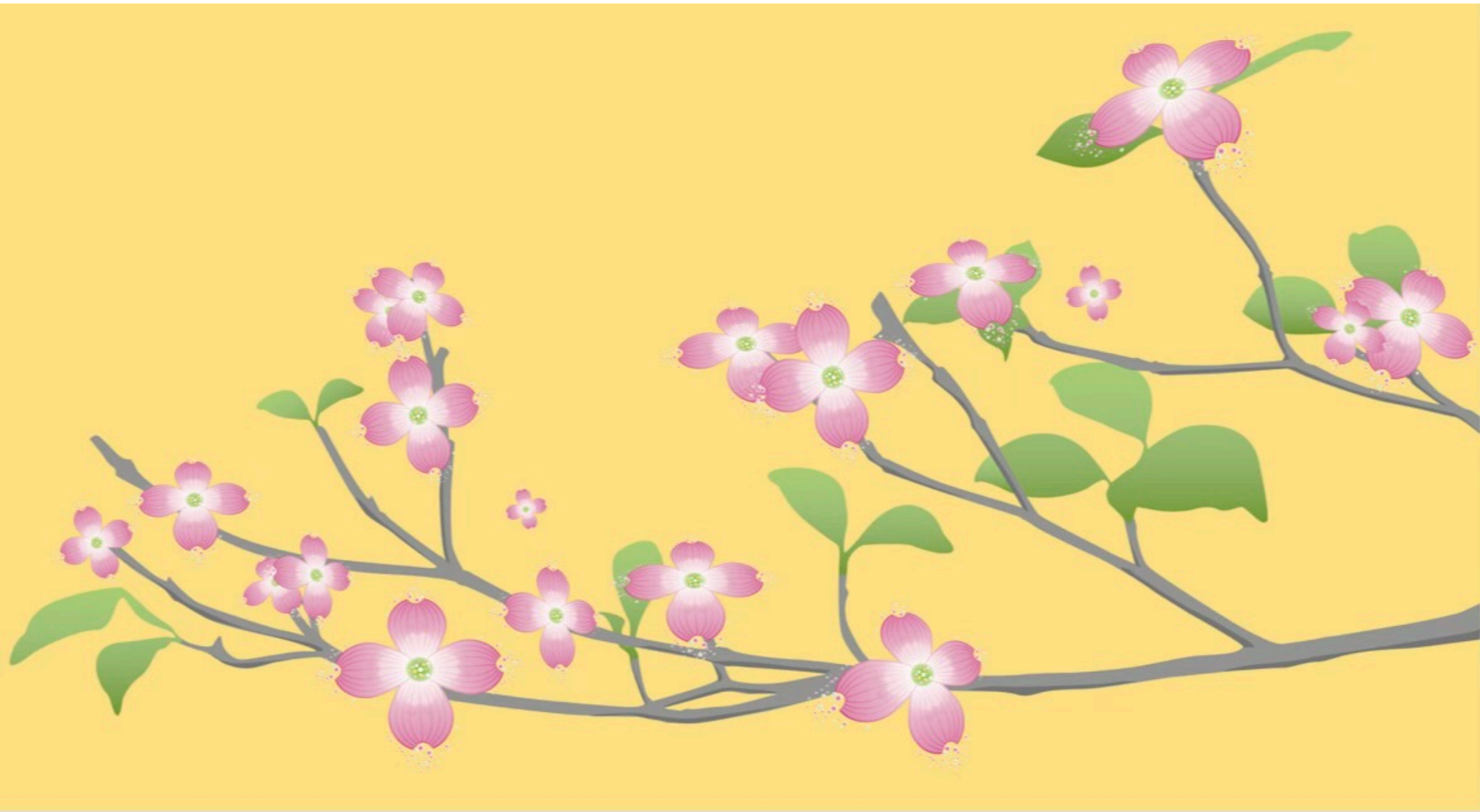
SW 6840
Exuberant
Pink

SW 7660
Earl Grey

SW 7061
Night Owl

SW 6726
Talipot Palm

SW 6725
Pickle







1484 McGuire Road, Birmingham,

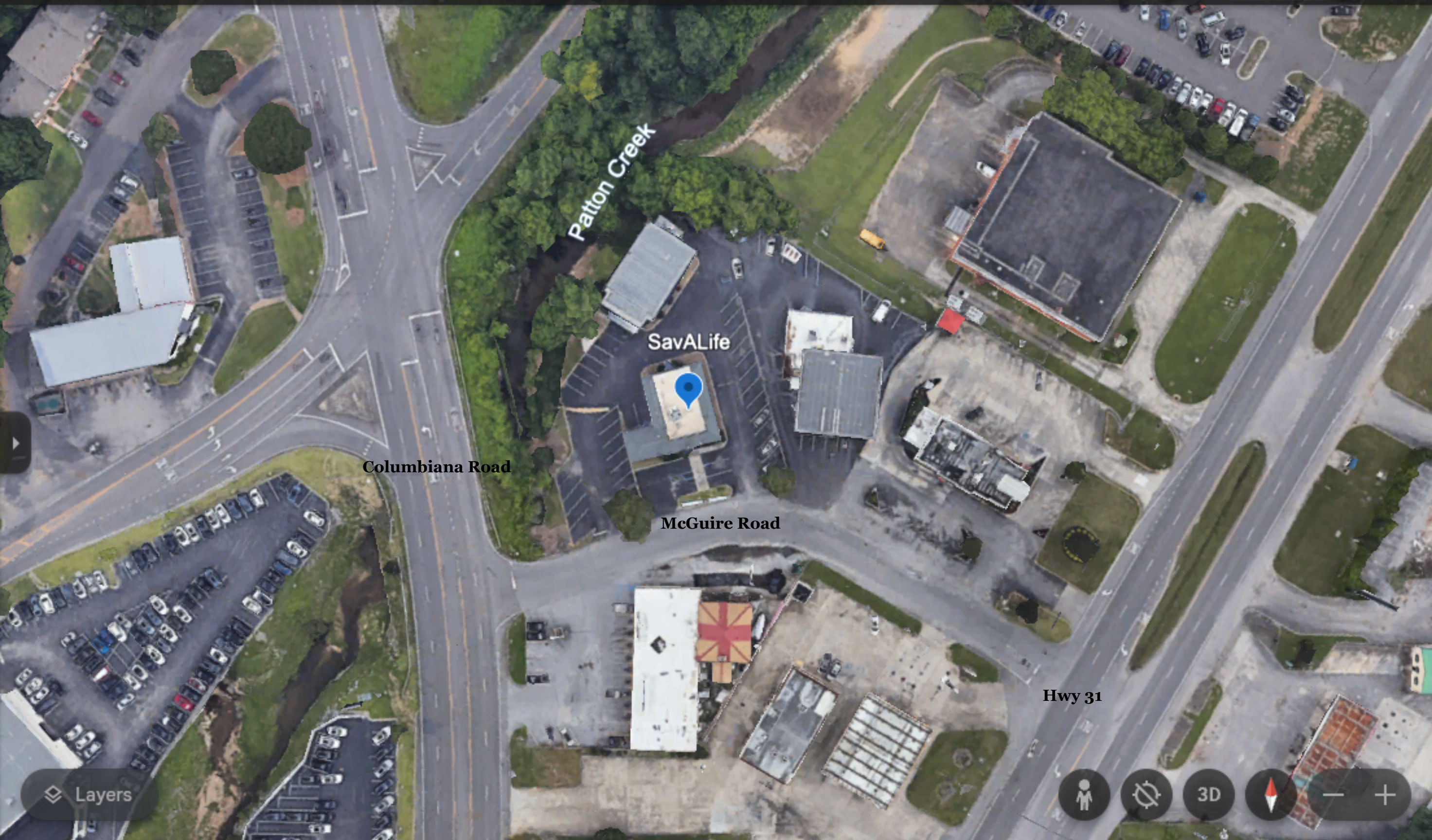


Slideshow



Share

M



Columbiana Road

SavALife

McGuire Road

Hwy 31



Layers

Google



100%

[Data attribution](#)

5/25/2023

50 m

Camera: 495 m

33°24'57"N 86°48'15"W 10.66 m

Design Review Board Application	Applicant	Primary Location
DRB-24-2	 Maurine Batson	2521 ROCKY RIDGE RD
Submitted On: Feb 16, 2024	 334-202-6565	VESTAVIA HILLS, AL 35243
	 maurinebatson@gmail.com	

Owner of Property	
Name	Address
Dolly Ridge Properties LLC	2521 Rocky Ridge Road
City	State
Vestavia Hills	AL
Zip Code	Phone Number
35243	205-568-5184
Email	
drew.carter.wj25@statefarm.com	

Billing/Responsible Party	
Name	Address
Leadership Vestavia Hills, Mural Trail Project	3428 Ridge Dell Circle
City	State
Vestavia Hills	AL
Zip Code	Phone Number
35243	205-335-2309
Email	
lenhartfc@vhcs.us	

Representing Attorney/Other Agent	
Name	Address
Leadership Vestavia Hills, Mural Trail Project	3428 Ridge Dell Circle
City	State
Vestavia Hills	AL
Zip Code	Phone Number
35243	205-335-2309
Email	
lenhartfc@vhcs.us	

Description of Property

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Subject Property Address	Property Zoning Classification
2521 Rocky Ridge Road, Vestavia Hills, AL 35243	B-2
Subdivision Name, Lot #, Block #, etc.	
At the intersection of Rocky Ridge Road and Morgan Road	

Reason for Request

<i>Check all that apply</i>	Preliminary Review
	--
Landscape Review	Architectural Review
--	true
Final Review of Materials	Other
--	--
Detailed Explanation	
Painting proposed mural on the west facing facade of Drew Carter State Farm building	

Process

<i>Check all that apply</i>	New Building
	--
Renovation of Existing Building	New Landscape Plan
true	--
Renovation to Existing Landscaping Plan	Other
--	--
Detailed Explanation	
Painting proposed mural on the west facing facade of Drew Carter State Farm building	

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.

To the Vestavia Hills Design Review Board,

We are a part of the Leadership Vestavia Hills class of 2024, and we were selected to be on the Mural Trail Project team. Our goals are to expand the arts within Vestavia Hills and promote beauty while bringing together the different areas of Vestavia Hills. We chose to do this by designing murals to be painted in “older” Vestavia on Highway 31, Cahaba Heights, and Rocky Ridge Road. We believe that our mural trail will not only increase aesthetic appeal, but will also draw attention to some of the great businesses and organizations in our community. Our hope is that this project can be continued to include murals at other locations in our great city and serve as one way citizens and visitors can appreciate Vestavia Hills as a wonderful place to live and to visit.

Sincerely,

Maurine Batson
Michael Bell
Bret Cloud
Michael Garber
Michelle Hawkins
Faith Lenhart



City of Vestavia Hills
Office of the City Clerk

OWNER AFFIDAVIT (This form must be notarized):

I do hereby declare that the following statements are correct concerning the subject property located at: 2521 Rocky Ridge Road Vestavia Hills, AL 35243 Vestavia Hills, Alabama and that statements submitted in my application are true and that I am: *(please check all that apply).*

 the Property Owner and representing myself in said request.

 ✓ the Property Owner, but I am authorizing a Representing Agent by the name of: Leadership Vestavia Hills, Mural Trail Project Team to represent me in the following request:

And am requesting: (please check)

 Rezoning Request
 Preliminary Plat Approval
 Final Plat Approval
 Conditional Use Approval

 Request for Variance
 Special Exception
 ✓ Design Review Approval

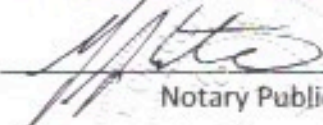
Signed:


Owner Signature/Date

STATE OF ALABAMA

COUNTY OF Jefferson

Given under my hand and seal
this 14 day of February, 2024.


Notary Public

My commission expires 6 day of 5, 2024.

Mural Colors: 2521 Rocky Ridge Road

SW 7006
Extra White

SW 6795
Major Blue

SW 6530
Revel Blue

SW 6488
Grand Canal

SW 6466
Grandview

SW 6726
Talipot Palm

SW 6431
Leapfrog

SW 7660
Earl Grey



16ft 4 in wide

9 ft x 5 in high





2521 Rocky Ridge Road, Birmingham



Slideshow



Share



M

Acting Out Academy!

Morgan Drive

Drew Carter State Farm

Rocky Ridge Road



Layers



3D



Google



100%

[Data attribution](#)

40 m

Camera: 409 m

33°25'33"N 86°46'20"W 19.52 m

Design Review Board Application	Applicant	Primary Location
DRB-24-3	 Sean Hufnagel	1929 CANYON RD
Submitted On: Feb 19, 2024	 9014823720	VESTAVIA HILLS, AL 35216
	 sean.hufnagel@gmail.com	

Owner of Property	
Name	Address
Greater Birmingham Area Friends Chapter of National Ambucs, Inc.	1929 Canyon Road
	City
	Vestavia Hills
State	Zip Code
AL	35216
Phone Number	Email
(205) 612-8725	birminghamambucs1@gmail.com

Billing/Responsible Party	
Name	Address
Sean Hufnagel	2253 Pine Crest Drive
City	State
Vestavia	Alabama
Zip Code	Phone Number
35216	9014823720
Email	
sean.hufnagel@gmail.com	

Representing Attorney/Other Agent	
Name	Address
Sean Hufnagel	2253 Pine Crest Drive
City	State
Vestavia	Alabama
Zip Code	Phone Number
35216	9014823720
Email	
sean.hufnagel@gmail.com	

Description of Property

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Subject Property Address	Property Zoning Classification
1929 Canyon Road	Rezoned to O-1
Subdivision Name, Lot #, Block #, etc.	
Lot 12, In Block 3, According To The Survey Of Second Addition To Southridge Addition To Vestavia Hills, As Recorded In Map Book 43, Page 69, In The Office Of The Judge Of Probate Of Shelby County, Alabama.	

Reason for Request

Check all that apply	Preliminary Review
	true
Landscape Review	Architectural Review
true	true
Final Review of Materials	Other
true	--
Detailed Explanation	
Renovation to the property includes exterior, interior, and site. O-1 rezoning has been recently approved. New owner and primary tenant will use the property as a professional services office (landscape architecture).	

Process

Check all that apply	New Building
	--
Renovation of Existing Building	New Landscape Plan
true	false
Renovation to Existing Landscaping Plan	Other
true	--
Detailed Explanation	
Review of landscape, irrigation, parking, lighting, signage, and exterior facade improvements is requested to close on the property for it's intended use and subsequent hiring of contractor to complete the work.	

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.

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- 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
Office of the City Clerk

OWNER AFFIDAVIT (This form must be notarized):

I do hereby declare that the following statements are correct concerning the subject property located at: 1929 Canyon Road, Vestavia Hills, Alabama and that statements submitted in my application are true and that I am: *(please check all that apply)*.

 the Property Owner and representing myself in said request.

X the Property Owner, but I am authorizing a Representing Agent by the name of: SH Squared LLC, Sean and/or Sarah Hufnagel to represent me in the following request:

And am requesting: (please check)

<u> </u> Rezoning Request	<u> </u> Request for Variance
<u> </u> Preliminary Plat Approval	<u> </u> Special Exception
<u> </u> Final Plat Approval	<u>X</u> Design Review Approval
<u> </u> Conditional Use Approval	

Signed:

Owner Signature/Date

STATE OF ALABAMA

COUNTY OF Jefferson

Given under my hand and seal
this 19th day of Feb, 2024.

Notary Public



My commission expires 14th day of July, 2024.

OFFICE BUILDING
RENOVATIONS FOR
HNP LANDSCAPE
ARCHITECTURE
1929 Canyon Road
Vestavia Hills, Alabama 35216

2/19/2024

Vicinity Map



SHEET INDEX				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
01 - GENERAL				
G0.00	TITLE SHEET	2/19/2024		
04 - ARCHITECTURAL				
A1.01	FIRST FLOOR PLAN	2/19/2024		
A1.02	SECOND FLOOR PLAN	2/19/2024		
A3.00	EXTERIOR ELEVATIONS	2/19/2024		
A3.00	EXTERIOR RENDERINGS	2/19/2024		

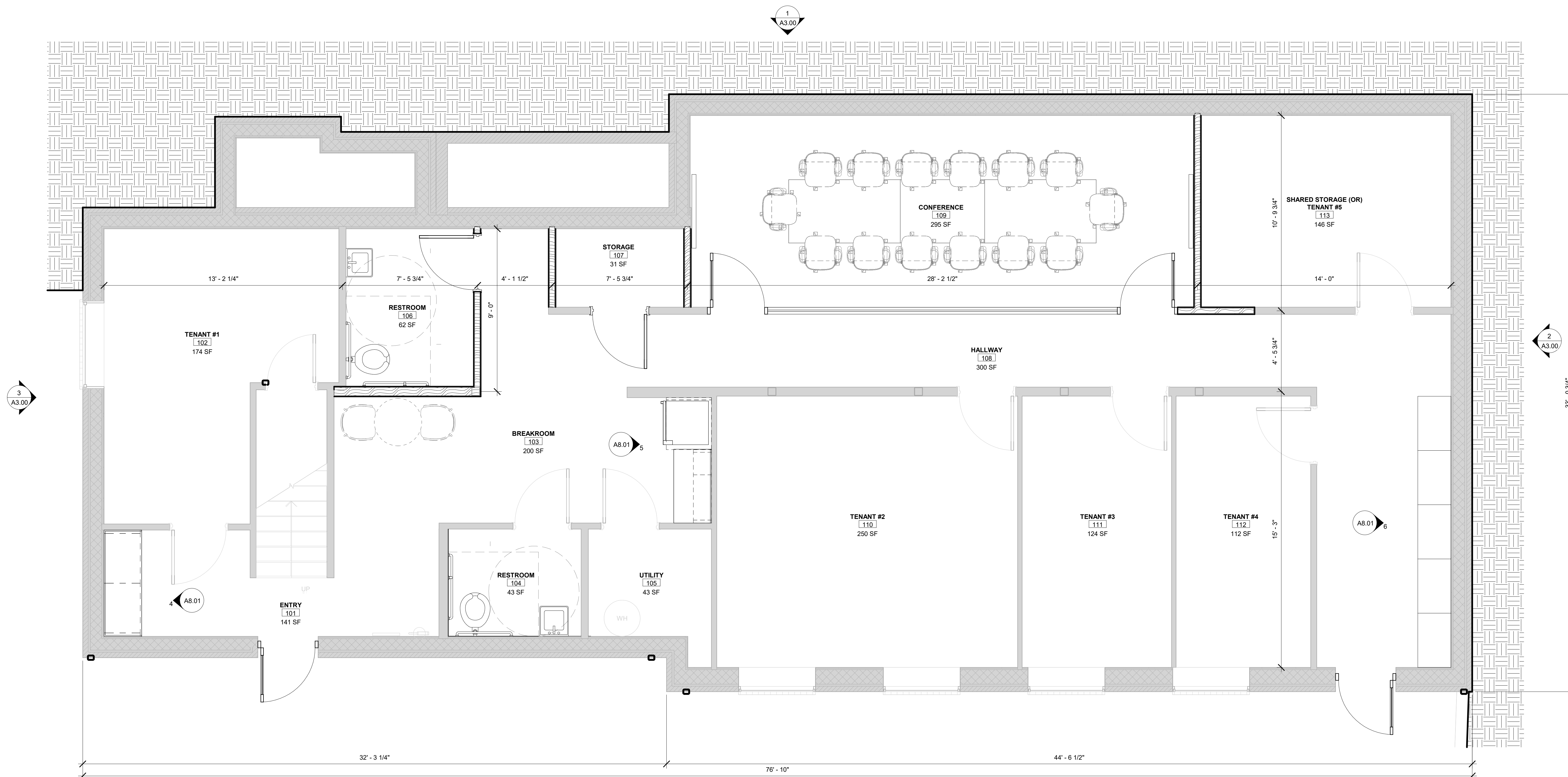


OFFICE BUILDING RENOVATIONS FOR
HNP LANDSCAPE ARCHITECTURE
1929 Canyon Road
Vestavia Hills, Alabama 35216

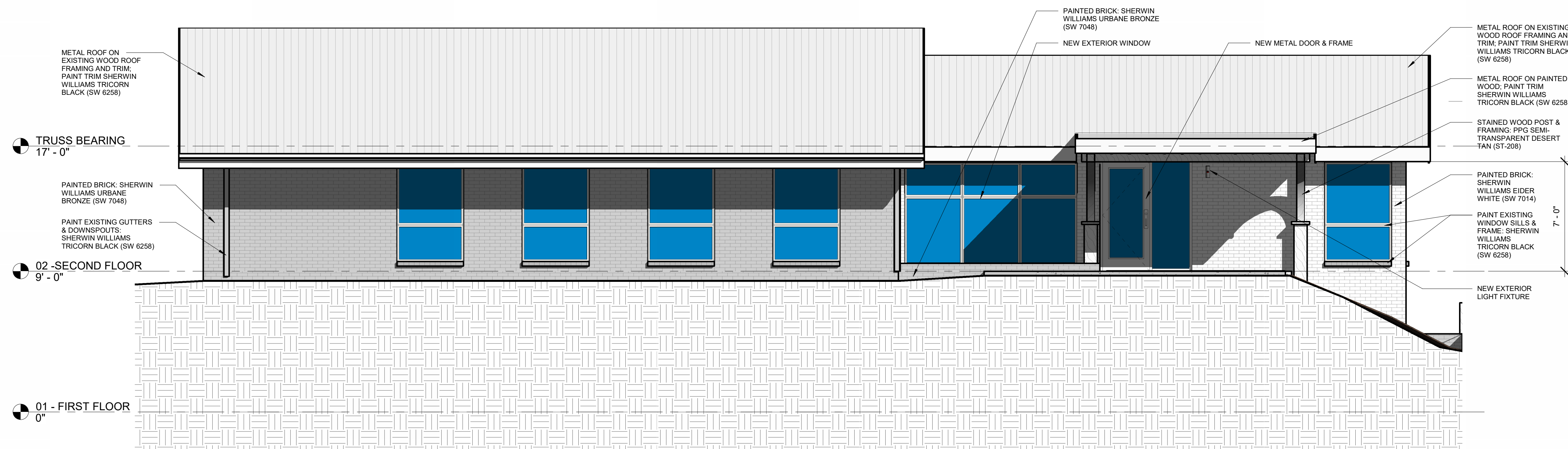
-PROGRESS PRINT-
NOT FOR CONSTRUCTION
FOR PRICING AND REVIEW

Revisions		
No.	Description	Date

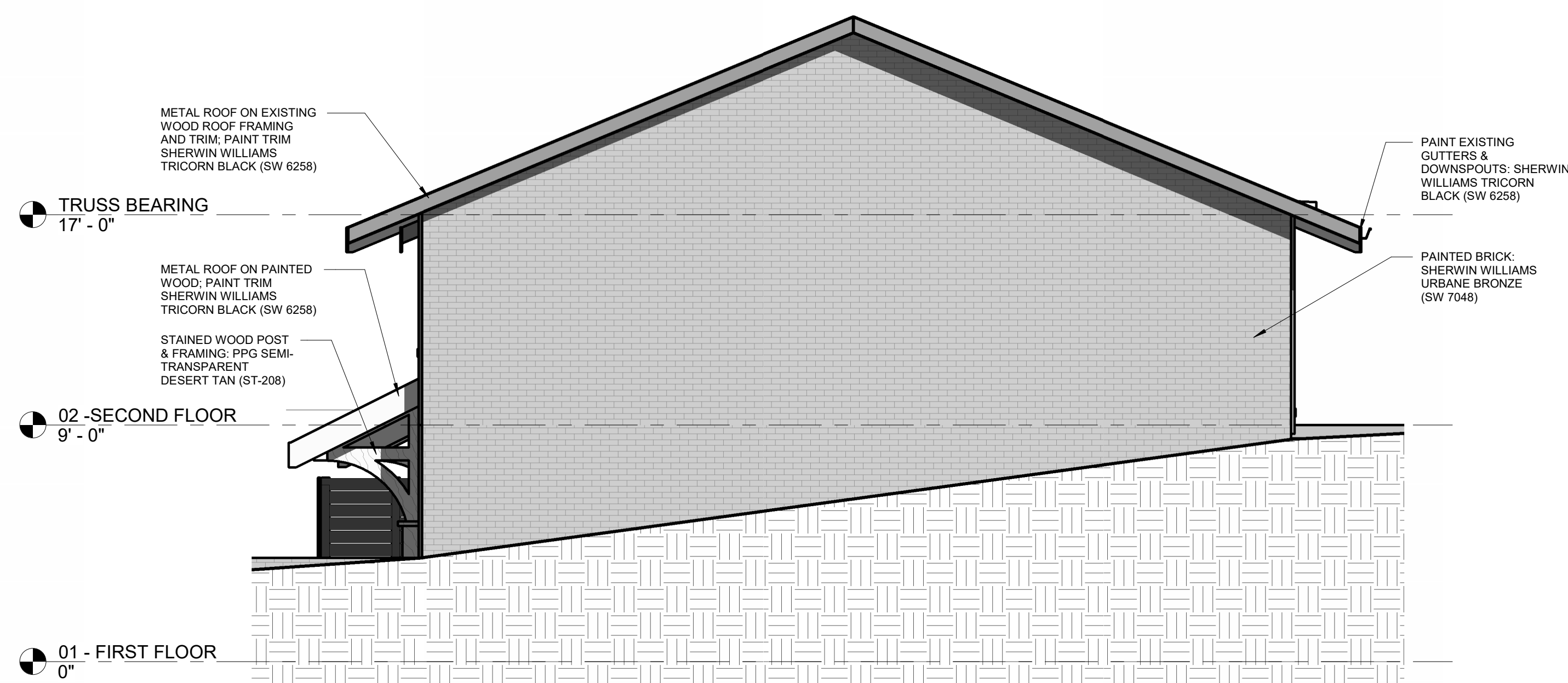
Project Number 23020
Date 2/19/2024
TITLE SHEET
G0.00



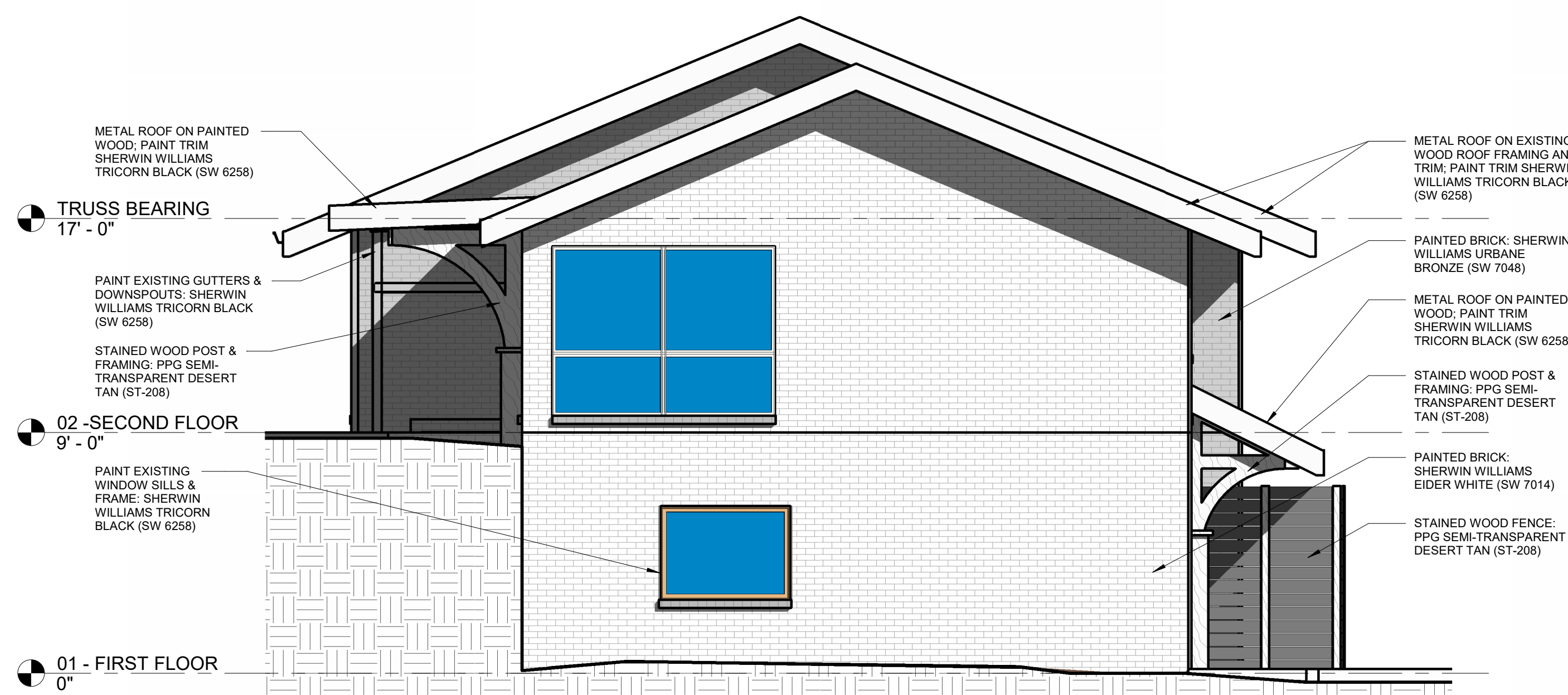




1 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



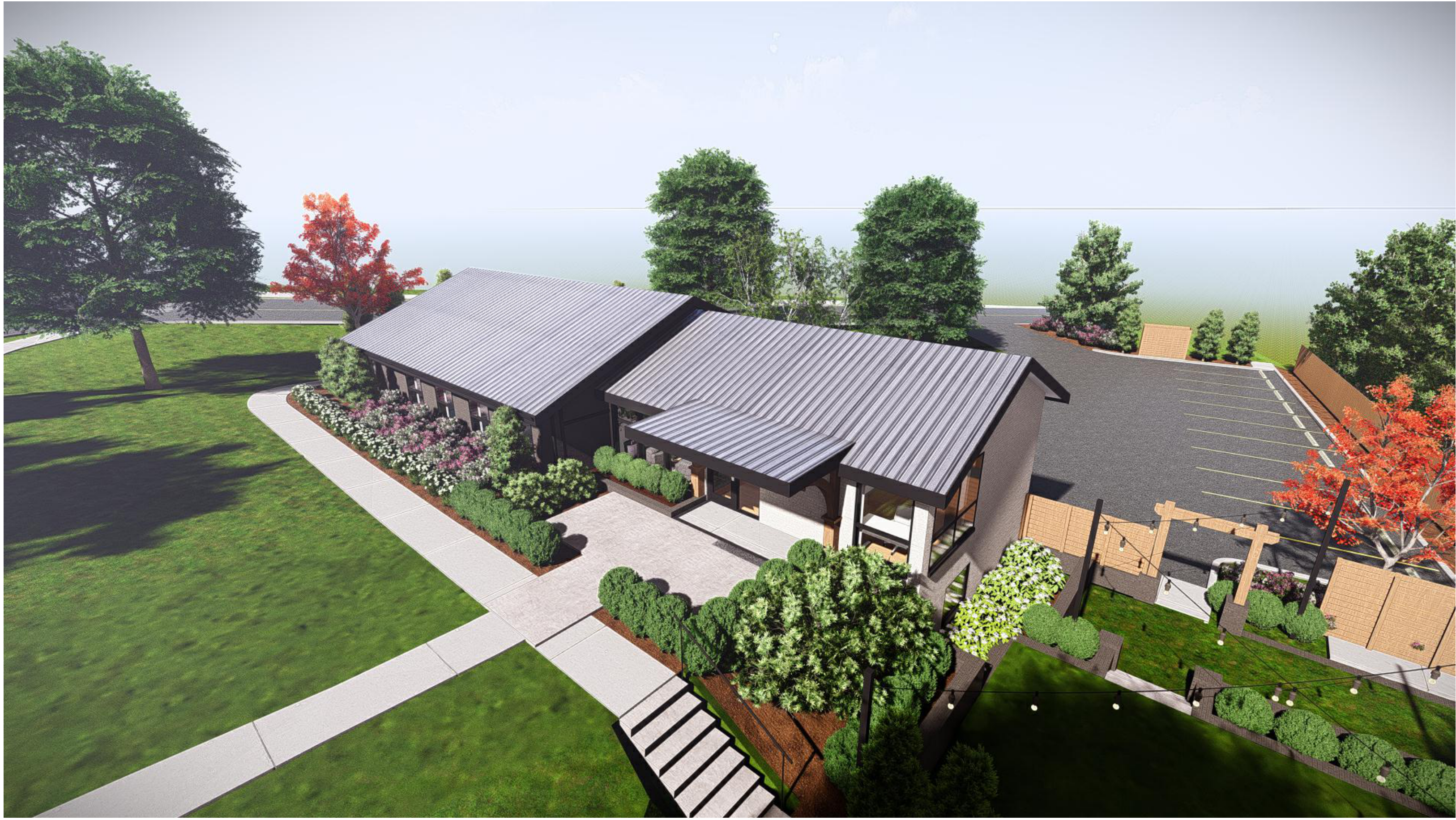
2 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



3 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



4 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



PLANTING NOTES

- REFERENCE IRRIGATION SPECIFICATIONS
- CONTRACTOR TO VERIFY ALL PLANT MATERIAL QUANTITIES AND PLANTING AREA DIMENSIONS PRIOR TO BEGINNING PLANTING. PROVIDE QUANTITIES AS REQUIRED TO MEET DRAWN DESIGN INTENT. IF DISCREPANCIES BETWEEN PLANS, DETAILS, AND SCHEDULE EXIST, CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY. SEE PLANTING NOTES.
- INTENT OF LANDSCAPE PLANS IS TO REQUIRE CONTRACTOR TO PROVIDE AND INSTALL PLANTING, SEED, SOD, OR MULCH ON ALL DISTURBED AREAS. IF DISTURBANCE AND/OR INTENT IS UNCLEAR, VERIFY WITH LANDSCAPE ARCHITECT PRIOR TO BIDDING. DUE TO MODIFICATIONS MADE DURING CONSTRUCTION, SITE CONDITIONS MAY VARY FROM THOSE SHOWN. PRIOR TO COMMENCING WORK, CONTRACTOR TO VERIFY ALL SUCH CONDITIONS TO HIS SATISFACTION. NO CHANGE IN CONTRACT PRICE WILL BE GRANTED FOR FAILURE TO OBSERVE EITHER OF THESE REQUIREMENTS.
- GRAFTED PLANT MATERIAL IS NOT ACCEPTABLE.
- PLANT MATERIAL EXHIBITING LICHEN OR OTHER EVIDENCE OF DISEASE IS NOT ACCEPTABLE AND WILL BE REJECTED.
- THE CONTRACTOR SHALL, FOR HIS OWN PROTECTION, VERIFY THE PRESENCE AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION.
- REMOVE BASE MATERIAL, ROCKS, DEBRIS, ETC. FROM PLANTING AREAS BEFORE PLANTING OPERATIONS BEGIN.
- NO PLANT MATERIAL SHALL BE SET WITH ROOT CROWN LOWER THAN SURROUNDING GRADE. SET TREES WITH ROOT CROWN 2" - 4" ABOVE SURROUNDING GRADE. SET SHRUBS WITH ROOT CROWN 1" - 2" ABOVE SURROUNDING GRADE.
- FLAG ALL TREE LOCATIONS AND PAINT BED LINES FOR LANDSCAPE ARCHITECT'S ON-SITE REVIEW AND APPROVAL PRIOR TO BEGINNING PLANTING OPERATIONS.
- ALL SHRUB AREA SHALL RECEIVE TOPSOIL TO A MINIMUM DEPTH OF 8". ALL SODDED AREAS SHALL RECEIVE TOPSOIL TO A MINIMUM DEPTH OF 4", UNLESS DIRECTED OTHERWISE.
- FERTILIZATION SCHEDULE: AMEND PLANTING MIX OF EACH PLANT WITH FERTILIZER AS FOLLOWS:
#1 POT - 1/4 CUP 6-12-12 OR 5-10-10
#2 POT - 1/2 CUP 6-12-12 OR 5-10-10
#3 POT - 3/4 CUP 6-12-12 OR 5-10-10
FLOWERING/SHADE TREE - 1 CUP PER 1/2" CAL. 6-12-12 OR 5-10-10
- ALL PLANTED AREAS SHALL RECEIVE PINE STRAW TO A DEPTH OF 3" AFTER SETTLEMENT. PLANTED SLOPES STEEPER THAN 3:1 SHALL RECEIVE PINE STRAW MULCH TO A DEPTH OF 3" AFTER SETTLEMENT.
- CLEANUP AT THE END OF THE PROJECT, THE CONTRACTOR SHALL PRESSURE WASH ALL CONCRETE SURFACE (I.E., CURB AND GUTTERS, SIDEWALKS, DRIVES, STORM SEWER BOXES, BRICK PAVERS, EXISTING BUILDING BRICK AND STONE SPECIFICALLY EXISTING CONCRETE ADJUTING REQUIRED CONCRETE SURFACES WITHIN THE PROJECT AND ALL ADJACENT AREA(S) TO ELIMINATE STAINING FROM EARTHEN MATERIAL, CONSTRUCTION EQUIPMENT, OILS, PAINTS, ETC. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AT NO ADDITIONAL COSTS TO THE OWNER.
- CONTRACTOR TO PROVIDE ROUTINE MAINTENANCE THROUGH SEPARATE ANNUAL LANDSCAPE MAINTENANCE CONTRACT. WORK TO INCLUDE BUT NOT LIMITED TO, REGULAR MOWING AND TRIMMING OF SOD AREAS, SHRUB PRUNING, MULCHING, IRRIGATION SERVICE, AND FERTILIZATION/WEED CONTROL PROGRAM.

PLANT SCHEDULE							
ID	Quantity	Botanical Name	Common Name	Root	Scheduled Size	Spacing	Comments
SHADE TREES							
NS	1	Nyssa sylvatica	Black Gum	B&B	2 1/2"-3" Cal.	30'0" o.c.	Strong, central leader
PC	2	Pistacia chinensis	Chinese Pistache	B&B	2 1/2"-3" Cal.	30'0" o.c.	Strong, central leader
QA	1	Quercus alba	White Oak	B&B	2 1/2"-3" Cal.	25'0" o.c.	Strong, central leader
QP	4	Quercus phellos	Willow Oak	B&B	2 1/2"-3" Cal.	25'0" o.c.	Strong, central leader
UNDERSTORY / FLOWERING TREES							
AP	3	Acer palmatum	Japanese Maple	B&B	8-9' Ht.	15'0" o.c.	Green
APa	1	Acer palmatum var. atropurpureum 'Bloodgood'	Bloodgood Japanese Maple	B&B	5-6' Ht.	20'0" o.c.	Maroon
EVERGREEN TREES							
IX	9	Ilex x 'Conty'	Liberty Holly	B&B	7" HT	8'0" o.c.	Full to ground
MGA	4	Magnolia grandiflora	Alta Southern Magnolia	B&B	7" HT	9'0" o.c.	Full to ground
MV	8	Magnolia virginiana var. australis	Australis Magnolia	B&B	7" HT	15'0" o.c.	Multi-trunk, Min. 3 Canes
TG	2	Thuja 'Green Giant'	Green Giant Arborvitae	Cont.	7" HT	9'0" o.c.	Full to ground
TO	16	Thuja occidentalis 'Emerald'	Emerald Arborvitae	B&B	5'-6" Ht.	4'0" o.c.	Full to ground
SHRUBS							
AG	66	Azalea Indic 'Mrs. G. G. Gerbing'	Mrs. G G Gerbing Azalea	Cont.	24"-30" ht.	5'0" o.c.	Healthy. Full Container.
BM	35	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	Cont.	18"-24" ht.	2'6" o.c.	Healthy. Full Container. Shaped.
DP	17	Distylium 'PIIDIST-V' PP25,984	Linebacker Distylium	Cont.	24"-30" ht.	6'0" o.c.	Healthy. Full Container.
DVJ	12	Distylium 'Vintage Jade' PP23	Vintage Jade Distylium	Cont.	24"-30" ht.	5'0" o.c.	Healthy. Full Container.
FJ	5	Fatsia japonica	Japanese Aralia	Cont.	8-12" Ht.	2'6" o.c.	Full container
HPJ	83	Hydrangea paniculata 'Jane' P.P.A.F.	Little Lime Hardy Hydrangea	Cont.	24"-30" ht.	3'0" o.c.	Healthy. Full Container.
MA	40	Mahonia eurybracteata 'Soft Caress' PP20183	'Soft Caress' Mahonia	Cont.	18"-24" ht.	2'6" o.c.	Healthy. Full Container.
ORNAMENTAL GRASS							
MS	45	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	Cont.	12-18"	3'0" o.c.	Full container
ST	131	Stipa tenuissima	Mexican Feather Grass	Cont.	12-18"	2" o.c.	Full container
GROUND COVER AND TURF GRASS							
	65	Mulch	PINE STRAW	CY			
	775	TiTuT (certified)	SOD	SY			



AVAILABLE STONE TO HARVEST AND REUSE. VARIOUS LOCATION ACROSS SITE.



1 LANDSCAPE PLAN
L3.0 Scale: 1" = 10'-0"



PROJECT
1929 CANYON ROAD,
VESTAVIA HILLS, AL
SH SQUARED LLC
2233 PINE CREST DRIVE
VESTAVIA HILLS, AL 35216



REVISIONS:

ISSUE
2/19/24
DESIGN REVIEW BOARD SET
SHEET TITLE
LANDSCAPE PLAN

SHEET
L3.0

CHECKED: DMH DRAWN: DMH
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1914 30TH AVE. S. BIRMINGHAM, AL 35209
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PROJECT: C2018

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

- 1.1. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
- 1.2. Summary:
- A. Section consists of furnishing all labor, materials, tools, tests, royalties, services and other incidentals as may be required for the good and proper completion of planting operations. In general, the Work includes ground preparation, plants and planting, guys, stakes and guying and staking, mulch and mulching, fertilizer and fertilizing, water and watering, and full maintenance.
- 1.3. Submittals:
- A. Product Data: Submit manufacturer's product literature, instructions and guaranteed analysis for fertilizer, lime and pre-emergent herbicide.
- B. Certificates: Deliver all certificates of inspection and show specific plant materials covered by each certificate.
- C. Maintenance Schedule: Submit a detailed maintenance outline and schedule for the Work of this Section. Include maintenance times and procedures to be followed by the Owner's personnel.
- D. Topsoil:
1. Test Results: Submit three (3) copies and maintain one (1) copy of all test results on-site for reference.
2. Samples: If required, submit by volume three (3) one-half cubic foot samples each of stockpiled and imported topsoil to be used in the work.

1.4. Quality Assurance:

- A. Codes and Standards:
1. Comply with state and federal laws relating to inspection for disease and insect control.
2. Plant material quality. Conform to U.S.A. Standard for Nursery Stock, American Association of Nurserymen, Inc., latest edition.
3. Plant material nomenclature:
- a. Hortus Third, ed. Staff of the Liberty Hyde Bailey Hortorium, Cornell University, 1976.
- b. Names commonly used in the trade if not listed in the above standard.
- c. In all cases, botanical names take precedence over common names.
4. Perform sodding operations per Section V of Turfgrass Products International (TPI) Guideline Specifications to Turfgrass Sodding, revised 1995.
- B. Site Inspection: Prior to all Work of this Section, inspect all areas affected by the Work of this Section. Check existing construction to assure proper completion of the Work of this Section. Confirm all findings requiring correction in writing. Do not proceed with Work until corrective measures have been taken. Failure of the Contractor to comply with this requirement will be construed as the Contractor having accepted existing conditions and the Contractor at no cost will make any necessary or required corrective measures to the Owner.

1.5. Delivery, Storage And Handling:

- A. Prior to shipment and after delivery, protect plant material from exposure to extreme heat, freezing and drying conditions. Where possible store plant material in a well-ventilated and shaded place, protected from wind and sun. Do not install material damaged during shipment or storage.
- B. Prior to shipment and after delivery, protect turfgrass from exposure to freezing and drying conditions.
- C. An on-site storage area will be designated for the Contractor's use.

1.6. Job Conditions:

- A. Dust Control:
1. Use all means necessary to control dust on and near the Work and on and near all off-site borrow areas if such dust is caused by the Contractor's operations during performance of the Work or if resulting from the condition in which the Contractor leaves the site.
2. Thoroughly moisten all surfaces as required to prevent dust being a nuisance to the public and concurrent performance of other Work on the site.
- B. Protection:
1. Use all means necessary to protect all materials of this Section before, during and after installation; to protect all objects designated to remain, existing construction and to protect the public.
2. In the event of damage, immediately make all repairs and replacements necessary to the approval of the Landscape Architect and at no additional cost to the Owner.

PART 2 - PRODUCTS

- 2.1. Fertilizer: Comply with all State Fertilizer Laws when tested by current methods adopted by the Association of Official Agriculture Chemists. N, P and K analysis of 5-10-10 or 6-12-12 or as recommended by soils test reports.
- 2.2. Pre-Emergent Herbicide: Oxadiazon, oryzalin or trifluralin.
- 2.3. Topsoil:
- A. If quantity of onsite topsoil is insufficient, provide material as required for completion of work. All topsoil, whether stockpiled or imported, is subject to this specification.
- B. Natural, workable, friable, loamy sand, sandy loam to loam soil without admixture of subsoil, refuse, or foreign materials, free from hard lumps, stiff clay, hardpan, gravel, noxious weeds, brush or other undesirable material harmful to plant growth. Topsoil found to contain any of the above materials is to be removed from the Work.
- C. Exhibit a minimum field percolation rate of 3" per hour at 90% +/- standard laboratory density.
- D. Testing:
1. Sample and test topsoil for compliance with specified characteristics and for nutrient and pH requirements.
2. Testing to be performed by a certified soils testing laboratory, in accordance with standard laboratory procedures.
3. Test a minimum of three (3) initial samples of any proposed topsoil.
- E. Additions of fertilizer and/or lime recommended by soils test reports are part of the Work of this Section. No additions to or placement of topsoil prior to initial soils test reports approval.
- 2.4. Lime:
- A. General: Ground or crushed agricultural limestone.
- B. Characteristics:
1. 90% passing a 10-mesh screen.
2. Not less than 50% passing a 60-mesh screen.
3. Neutralizing value of 90% calcium carbonate or better.
4. Dry and free flowing.
- 2.5. Solid Sod Turfgrass: Nursery grown turfgrass as shown on the drawings and as follows:
- A. Free of objectionable grassy and broad leaf weeds, less than two (2) weed plants per fifty (50) square yards.
- B. Growing Media: Furnish sod grown in loamy sand to loam topsoil and that one-half inch minimum of soil is removed with the turf.
- C. Squares: Cut to the supplier's standard width and length. Provide with less than one-half inch deviation from standard width and five percent on length. Squares and torn or broken squares will not be acceptable.
- D. Sod Strength: Strong enough that it can be picked up and handled without damage.
- E. Moisture Content: Do not harvest or place when its moisture content is excessively low or high.
- F. Mowing Height: Prior to harvesting, the turfgrass is to be maintained at a maximum height from three-quarters to one and one-half inches.
- G. Time Limitation: Harvest, deliver and install within a period of 24 hours.
- 2.6. Grass Seed: Grass seed as shown on the Drawings and as follows:
- A. Certified by an Official Seed Certifying Agency and tested within nine months prior to use.
- B. Separately packed and delivered to the project in a seed-tight bag, each bag bearing a tag or label with the seal of the Official Seed Certifying Agency.
- C. Conform to State seed laws and delivered to the site in the original unopened container, bearing the variety name, percent of germination, purity of the seed, and percent of objectionable weeds and inert matter.
- 2.7. Straw Mulch For Seeded Areas: Threshed straw of oats, wheat, or rye, applied at the rate of not less than 1.75 tons per acre with a moisture content of not more than 15 percent, or if the moisture content exceeds 15 percent, proportionate increase shall be made in the rate of application.
- 2.8. Erosion Control Blanket: For seeded slopes greater than 3:1. Type 2.0 short-term double net erosion control blanket meeting the requirements established by the Erosion Control Technology Council (ECTC) Specification and the U.S. Department of Transportation, Federal Highway Administration's (FHWA) Standard Specifications For Construction of Roads and Bridges on Federal Highway Projects.
- 2.9. Mulch: Location and placement as indicated on the Drawings and as follows:
- A. Pine Straw Mulch: Clean, fresh, un-rotted pine straw containing no substance harmful to plant growth and free of noxious weeds, grasses, seeds, plants, roots, branches, sticks or extraneous matter.
- B. Pine Bark Mulch:
1. In planted areas with 12:1 or greater slope: Shredded, coarse pine bark containing no cambium or other substance harmful to plant growth and free of noxious weeds, grasses, seeds, plants, roots, branches, sticks or extraneous matter.
2. In planted areas with less than 12:1 slope: Ground pine bark with a maximum size pieces of one and one half (1 1/2) inches containing no cambium or other substance harmful to plant growth and free of noxious weeds, grasses, seeds, plants, roots, branches, sticks or extraneous matter.
- 2.10. Plant Materials:
- A. The plant species, sizes, manner in which to be furnished and quantities are given in the Plant Material Schedule on the Drawings.
- B. Provide plant material of standard quality, true to name and type, and first class representatives of their species or variety. Provide labels securely attached to all plant material for purpose of inspection and identification stating correct plant name and size received. Provide all plant material having been root pruned and balled within the last two years. Provide container grown plants having been grown in the delivery container for at least one growing season.
- C. Provide plant material having normal, well-developed branched and vigorous fibrous root systems. Provide healthy, vigorous plants free from defects, decay, disfiguring roots, sun-scald injuries, abrasions of the bark, diseases, insect pests or their eggs, borers and any other form of infestation or objectionable disfigurements.
- D. Collected or grafted material will not be permitted unless otherwise indicated on the Plant Material Schedule on the Drawings.
- E. Plant materials lacking compactness or proper proportions, which are weak or thin, which have a damaged or crooked leader or multiple leaders (unless specified), or plant materials injured by too close planting in nursery rows will be rejected.
- F. Plant materials cut back from larger grades to meet requirements will be rejected. Plant materials shall not be pruned before planting.
- G. Measurements:
1. Measure plant material with branches in normal position. Height and spread dimensions refer to main body of plant and not from branch tip to tip.
2. Take caliper measurements on the trunk 6 inches above natural ground line for trees up to 4 inches in caliper and 12 inches above natural ground line for trees above 4 inches in caliper.
3. Measurements specified are the minimum size acceptable. Take measurements after pruning, where pruning is necessary. If size range is given, provide no material less than minimum size, and provide 50% of plant materials maximum size specified.
4. Plants meeting measurements specified, but without normal balance between height and spread will be rejected.
5. Plants larger than specified and of equal quality may be accepted, but at no additional cost.
- H. Balled Plants (B&B): Adequately balled with firm, natural balls of soil. If ball is cracked or broken before or during planting or if the plant is loose in ball, the plant will be rejected.
- I. Container-Grown Plants: Plant material designated "container-grown" in the Plant Schedule shall be in sound containers of the size specified and free of weeds and grasses. If root and soil mass is cracked or broken

before or during planting, the plant will be rejected. Root-bound plant materials will not be accepted.

- J. Option to Methods: With the Landscape Architect's approval, plant material may be furnished container-grown instead of balled, if all other requirements are met.
- K. Plant material with lichen growing on the trunk or branches will not be accepted.

- 2.11. Water: Fresh, free from oil or any other impurity or substance harmful to the Work or to plant materials and seed. Make arrangements necessary to insure an adequate supply of water to meet the needs of this Contract. Furnish all necessary hose, equipment, attachments, and accessories necessary to complete the Work as specified.
- 2.12. Tree Guying System: Arborbrace HTG-HD Regular Size guying system with green, UV resistant, polypropylene guy-lines, nickel-plated spring cam-lock tensioning clips and aluminum anchors or approved substitute.

PART 3 - EXECUTION

3.1. General:

- A. Planting/Sodding/Seeding Season: As directed.
- B. Planting Location And Area Staking: Stake planting locations and areas prior to each operation. Obtain Landscape Architect's approval before proceeding with the Work. Make minor adjustments to locations or outlines as directed. Omit staking where areas are bounded by curbs or other structures.
- C. Relocation Of Plant Materials: If rock, underground construction, utility lines or obstructions are uncovered during excavation of plant pits, alternate locations will be selected by the Landscape Architect without additional cost to the Owner.
- A. Damage: At all times from beginning of construction to Substantial Completion of entire project, provide protection for Work and repair damage occurring to all sections of this specification.

3.2. Subgrade/Soils

- A. Inspection: Prior to all work of this Section, inspect all areas of the site. Check existing subgrade elevations, lines, grades, conditions to assure specified topsoil depths and final finished grades. Note any and all areas showing concentrations of construction debris. Confirm all findings requiring correction to the Landscape Architect in writing. Do not proceed with work until corrective measures have been taken. Failure to comply with this requirement will be construed as having accepted existing subgrade.
- B. Sub-Grade Preparation:
1. Loosen sub-grade soil to a minimum depth of three (3) inches and grade to remove all ridges and depressions so that it will be parallel to proposed finished grade. All stones over two (2) inches in any dimension, sticks, rubbish and other extraneous matter shall be removed from the sub-grade soil during this operation. Where concentrations of rubble, crushed limestone, concrete, asphalt and other construction debris are encountered, remove entirely to a minimum depth of 12 inches below completed subgrade. Backfill such areas with clean subgrade soil material and compact to specified density. Recondition backfilled surface as specified.
3. Where completed sub-grade areas are disturbed by subsequent operations or weather, scarify and reshape the surface prior to spreading topsoil.
- C. Topsoil Placement:
1. Spread topsoil in all areas disturbed by contract work and not shown on the Drawings to be covered by other construction or materials. Install to produce required minimum finished grade as noted in the Drawings.
2. Do not place topsoil in frozen or wet conditions.
3. Thoroughly and uniformly incorporate fertilizer and/or lime during spreading operations and as recommended by soils test reports.
4. Compaction, general: Compact each soil layer to at least the specified minimum degree. Repeat compaction process until finished elevation is attained.
5. Degree of Compaction Requirements:
- a. Topsoil Areas: Compact topsoil areas to ninety percent (90%) standard laboratory density. Do not over compact.
- b. Testing: Provide testing as required to assure compliance with specifications.
6. Carefully fine grade and rake topsoil surface to the finished lines, grades and elevations. During this operation, remove all stones over one (1) inch in any dimension, sticks, rubbish and other debris from the surface. Feather topsoil into existing ground surface at applicable limits of Work to produce a smooth, uniform transition from new to existing.
- D. Treatment After Completion Of Grading:
1. After fine grading is complete permit no further excavating, filling or grading.
2. Use all means necessary to prevent erosion of or damage to completed areas during construction and until final acceptance of the work.

3.3. SODDING:

- A. Preparation for Sodding:
1. The exposed soil surface to be sodded shall be loosened to a minimum depth of three inches (3") and graded to remove all ridges and depressions. All stone over one inch (1") in any dimension, sticks, rubbish and other extraneous matter shall be removed during this operation.
2. Finished Grading: All areas to be sodded shall then be graded and raked to the grades specified above in uniform, even slopes. The surface, when finished and settled, shall conform to the required grades and shall be free from hollows, high spots and other inequalities. During this operation, all stones over one inch (1") in any dimension, sticks, and other debris shall be removed from the soil surface and disposed of off-site.
- B. Sod Installation:
1. Do not place sod when ground is wet or frozen.
2. Place in straight lines, with rows placed parallel to and tightly against each other. Stagger joints.
3. Do not stretch or overlap pieces.
4. Butt edges tight.
5. Do not install torn or thin pieces.
6. Locate and trim sod around all irrigation heads, valve boxes, etc. at time of sod installation.
7. Roll completed areas with hand-held roller to bond sod to soil and smooth out rough spots.
8. Cut-out and remove any torn or thin pieces and replace with fresh sod, 12 inches by 12 inches minimum. Replant areas, which show bare spots larger than 2" in any dimension.
9. Water as required.
10. Provide smooth completed surface free of irregularities, conforming to the grades and lines specified.

3.4. PERMANENT COVER SEEDING:

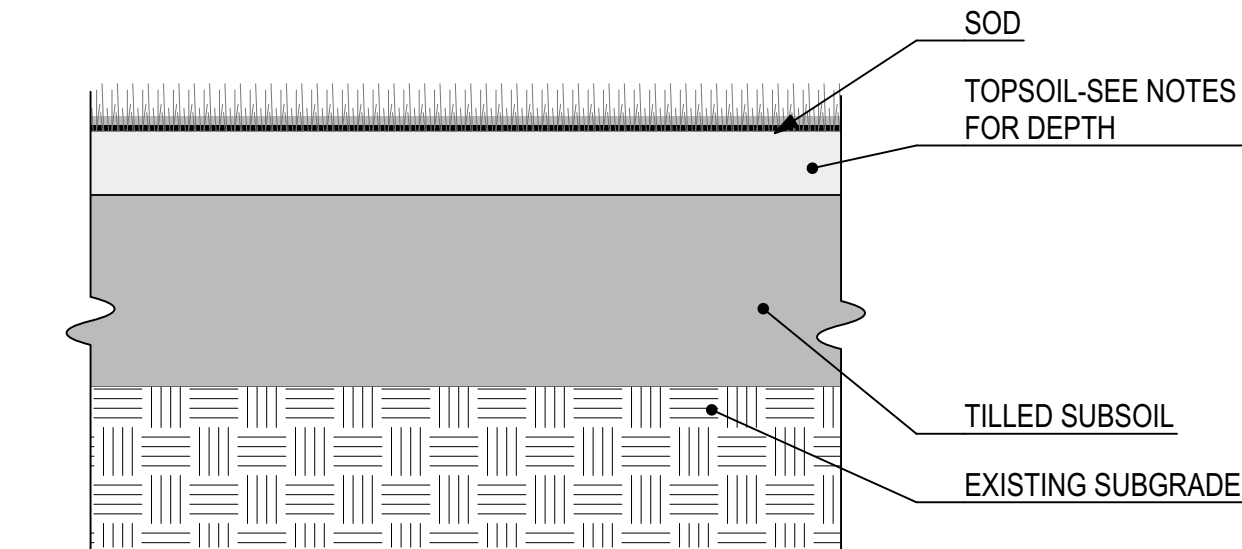
- A. Preparation for Seeding: Refer to 3.3-A this Specification.
- B. Sowing: In the areas shown and noted on the Drawings, sow specified seed at the specified rate exercising care that uniform distribution of seed is obtained. Sow on a still day, using a hopper-type seeder or other approved equipment, one-half of the seed for each area being sown in a direction at right angles to the other half. After seeding, lightly rake, roll once with a roller weighing not less than one hundred (100) pounds per linear foot, and thoroughly water with a fine spray. Maintain uniform seed distribution during raking and watering.
- C. Mulching: Hand or machine apply specified mulch. Apply loose to permit air to circulate and compact enough to reduce erosion. Loosen baled mulch material and assure that bales contain no lumps or knots of compacted material. Provide a layer of mulch 1/4" thick in depth over the entire seeded area. Begin mulch application immediately following completion of sowing operations.
- D. Erosion Control Blanket: Install on all seeded slopes greater than 3:1. Install per manufacturer's recommendations.
- E. Prior to final acceptance of seeded areas, provide a uniform cover over all seeded areas with a density of 95% of each square yard of the seeded area and a well developed root system. For purposes of establishing an acceptable standard, scattered bare spots, none of which is larger than two (2) square feet, up to a maximum of five (5) percent of any seeded area. Reseed as required for coverage.

3.5. Plant Installation:

- A. Plant Pits: Circular in outline with vertical sides. Depth, width and construction of pit as indicated on the Drawings.
- B. Separate existing subgrade soils from the upper topsoil portions and remove wherever encountered during planting operations.
- C. Notify Landscape Architect in writing immediately of any subsurface drainage or soil conditions, which Contractor considers detrimental to growth or survival of plant materials. State conditions and submit proposal for correction including cost of correction. Obtain approval of method of correction before continuing operations in the affected portion of the Work. Failure to comply with this requirement will be construed as having accepted the conditions.
- D. Set plants in relationship to finished grade as indicated on the Drawings. Use topsoil to backfill plant pits. When plant pits have been backfilled approximately two-thirds full, water thoroughly before installing remainder to top of pit.
- E. Apply fertilizer at the rate indicated on the Drawings.
- F. Set trees plumb and brace rigidly in position until the topsoil has been tamped solidly around the ball and roots.
- G. Cut rope or strings from top of B&B material after plant has been set. Leave burlap or cloth wrapping intact around balls.
- H. Water all plants thoroughly by hose immediately after planting.
- I. Guy and stake trees as indicated on the Drawings.
- J. Mulch all areas not seeded or sodded and as indicated on the drawings. Use mulch materials specified in this section. Mulch within twenty-four (24) hours after planting.
- K. Apply pre-emergent herbicide to shrubs and groundcover beds. Strictly follow manufacturer's label directions and procedures.
- L. Prune as required at the site in accordance with standard horticultural practice and as approved by the Landscape Architect. Prune with clean, sharp tools.

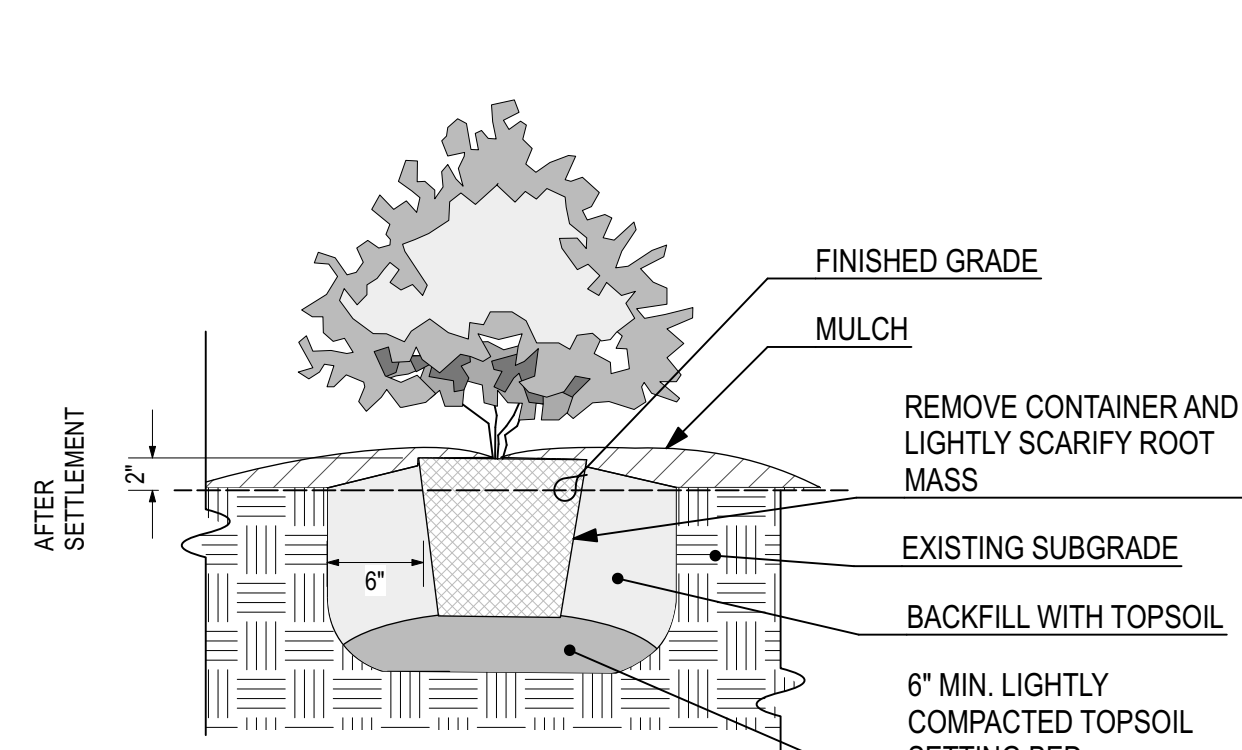
3.6. Maintenance Operations

- A. General:
1. Provide full service time program to include watering, spraying for insect and fungus control, fertilizing, mowing, pruning and repair. The maintenance period will begin with the first plantings and terminate thirty (30) days after Substantial Completion.
2. At Substantial Completion, submit a detailed maintenance outline and schedule. Include maintenance times and procedures conducted during construction and suggested maintenance times and procedures to be followed by the Owner's personnel during the remainder of the guarantee period.
- B. Plant Material Maintenance: Provide watering, weeding, cultivating, pruning, spraying, mulching, reseedling, reseedling, lightening and repairing of guys, resetting plants to proper grades or upright position, restoration of planting saucers and planting replacements as necessary to keep plant materials in a healthy growing condition and keep all planted areas neat and attractive during the maintenance period.
- 3.7. Substantial Completion And Guarantee:
- A. Review And Acceptance:
1. In the presence of the Landscape Architect, review all Work of this Section. Following completion of any required repairs, the Landscape Architect will certify to the Owner as to Substantial Completion of the planting.
2. Substantial Completion of the planting shall constitute the beginning of the Guarantee Period for the planting.
- B. Guarantee Period And Replacements:
1. Guarantee the Work of this Section for one (1) year beyond the date of Substantial Completion.
2. Replace all dead plant materials and all plant materials not in a thriving condition during and at the end of the guarantee period, with no additional compensation, as weather conditions permit.
3. In the event replacement is not acceptable at the end of the guarantee period, the Owner may elect other additional replacements or credit for each item.
4. Guarantee does not apply to loss due to vandalism, acts of God, or failure of the Owner to maintain plant materials after the end of Contractor's maintenance period.
5. Periodically inspect Owner's maintenance program and procedures and submit recommendations in writing of any changes in the Owner's program, which is necessary for the success of the planting.
- 3.8. Final Review And Acceptance:
- A. At the end of the guarantee period and in the presence of the Landscape Architect, review all Work for Final Acceptance.
- B. Following completion of required repairs or renewals, the Landscape Architect will certify to the Owner as to Final Acceptance of the Work.



1 SOD PLANTING

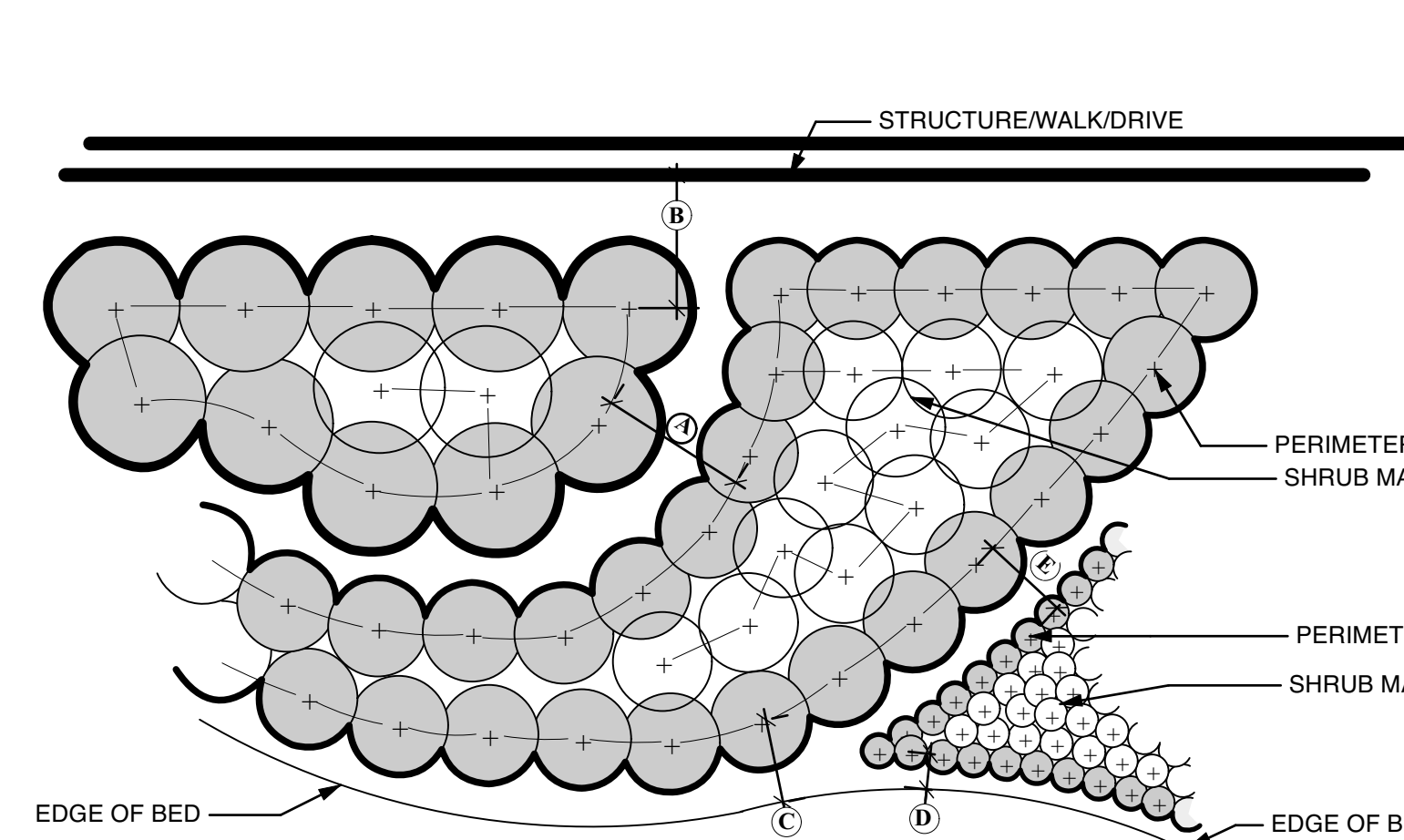
Scale: 1" = 1'-0"



NOTES:
1. CROWN OF SHRUB TO BE 1"-2" ABOVE ADJACENT FINISHED GRADE AFTER SETTLEMENT

2 CONTAINER SHRUB PLANTING

Scale: 1" = 1'-0"

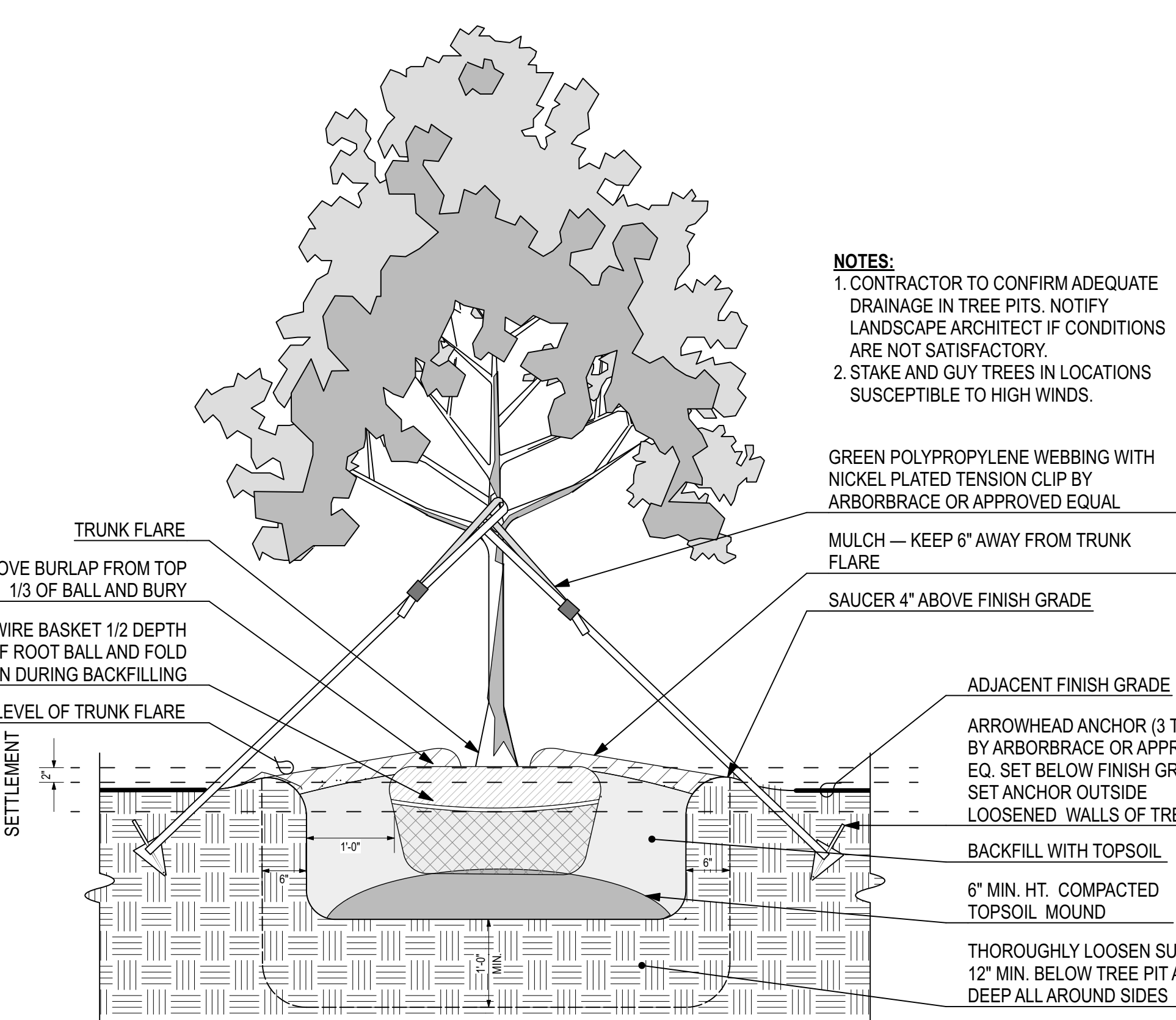


- A. SHRUB TO SHRUB LARGEST SPACING BETWEEN TWO DIFFERENT SPECIES OF ADJACENT SHRUBS + 6" (eg: 4' O.C. NEXT TO 3' O.C. SPACING EQUALS 4'-6")
- B. SHRUB TO STRUCTURE/WALK/DRIVE SHRUB SPACING + 6" (EXAMPLE - 4'-6" FOR 4'-0" C) IN NO CASE LESS THAN 4'
- C. SHRUB TO BED LINE 1/2 SHRUB SPACING + 1 FOOT (EXAMPLE - 30" FOR 3' O.C.)
- D. GROUND COVER TO BED LINE GROUND COVER SPACING (EXAMPLE - 1 FOOT FOR 1' O.C.)
- E. SHRUB TO GROUND COVER 1/2 SHRUB SPACING + SPACING OF GROUND COVER

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.

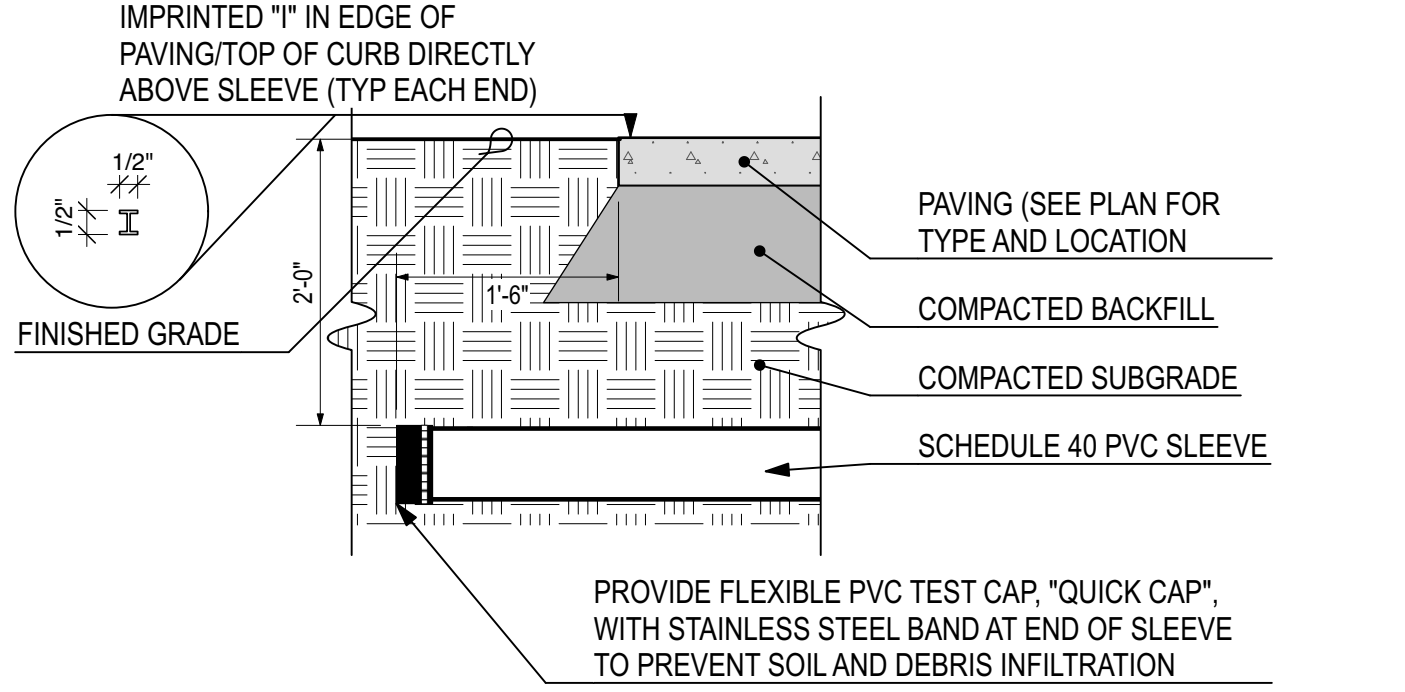
3 FREE-FORM MASS PLANTING

Scale: NTS



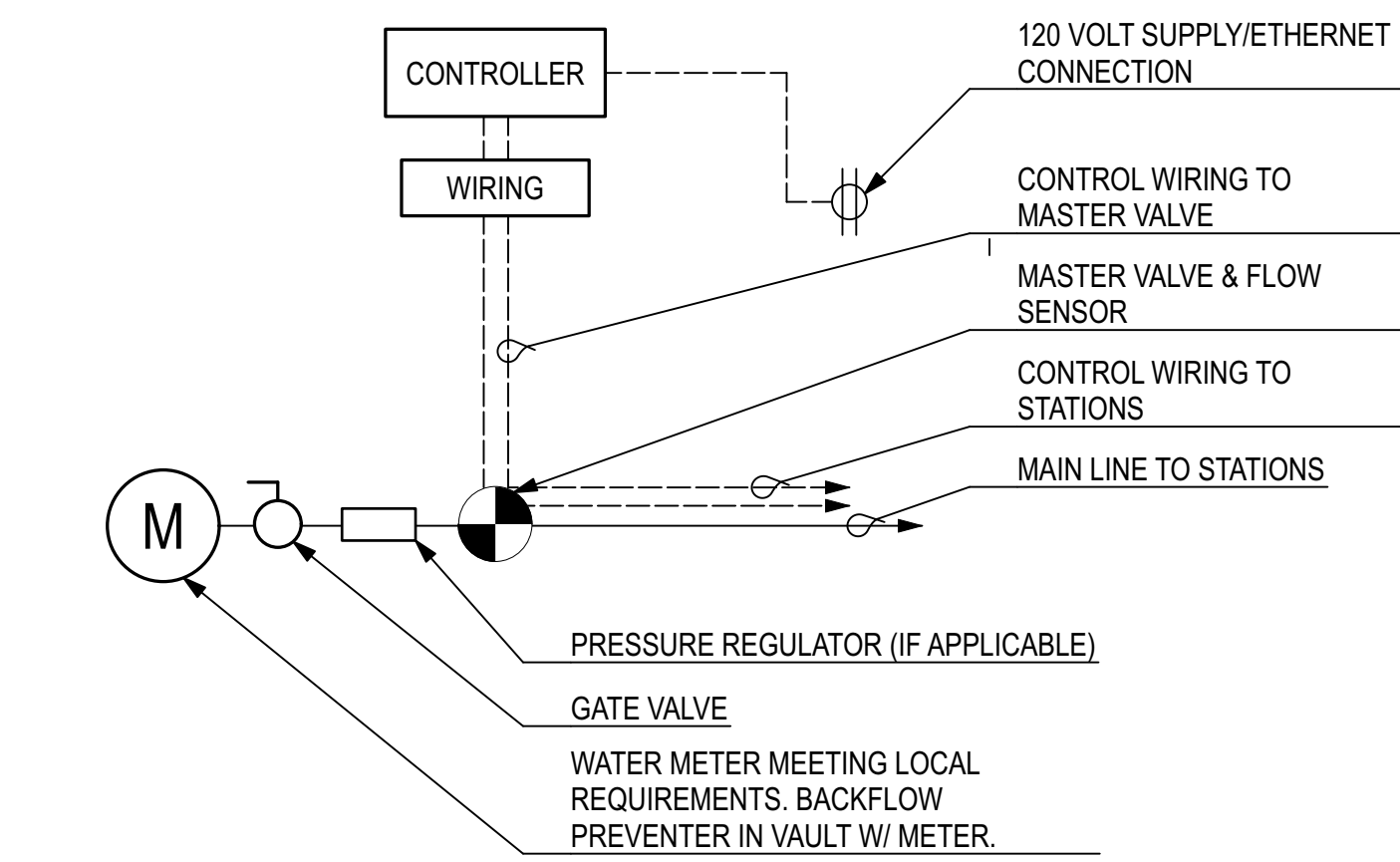
4 B&B TREE PLANTING

Scale: NTS



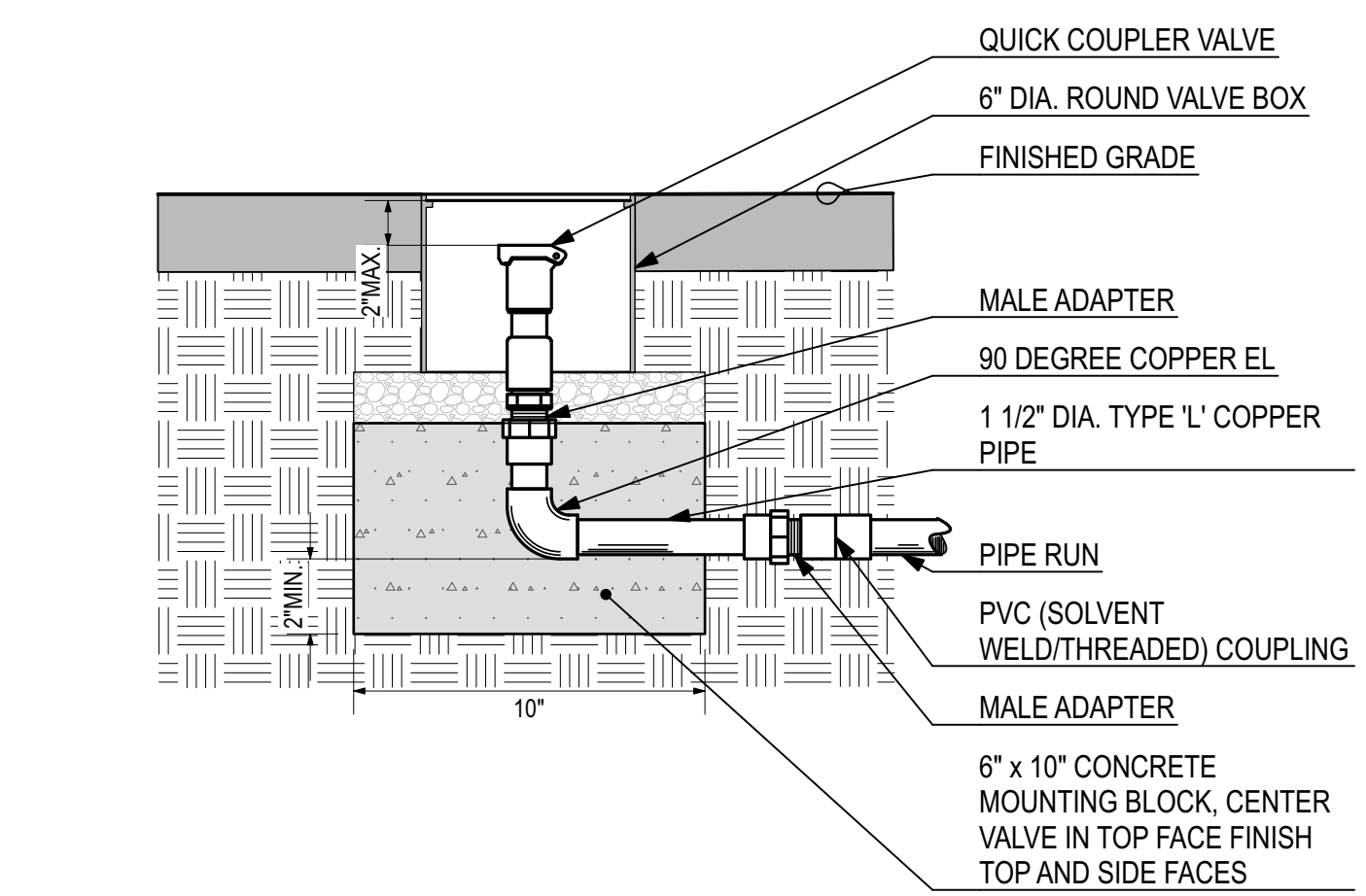
TYPICAL SLEEVE

NOT TO SCALE



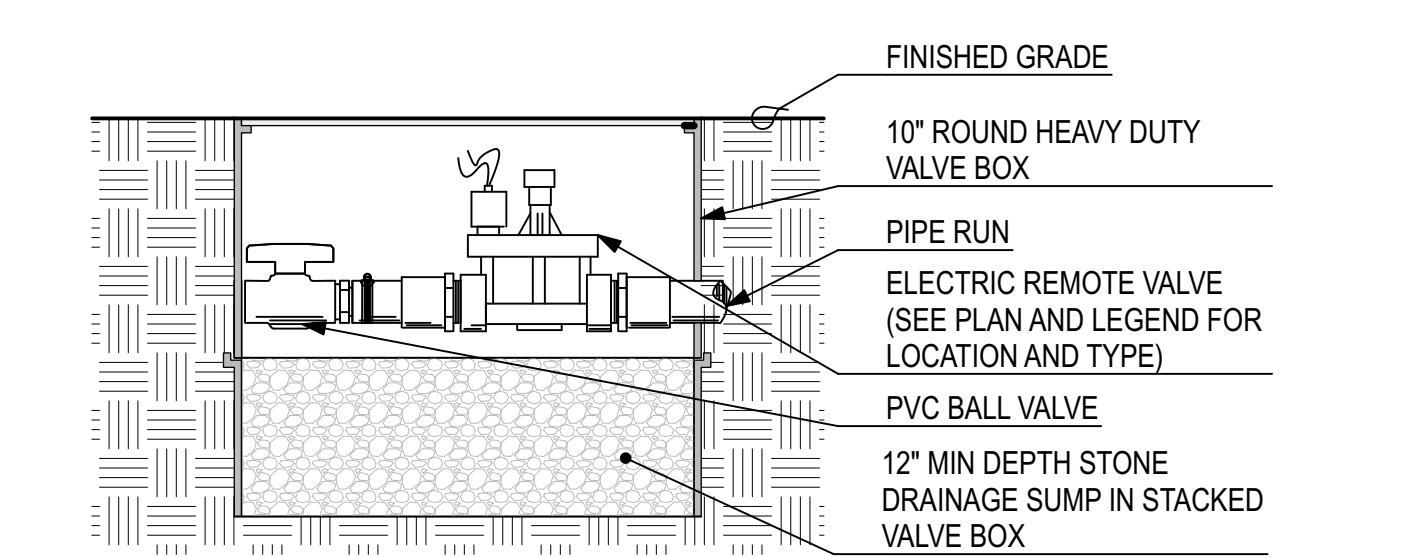
POC / SUPPLY DIAGRAM

NOT TO SCALE



TYPICAL QUICK COUPLER

NOT TO SCALE



TYPICAL ELECTRIC CONTROL VALVE

NOT TO SCALE



PROJECT:
1929 CANYON ROAD,
VESTAVIA HILLS, AL
SH SQUARED LLC
2233 PINE CREST DRIVE
VESTAVIA HILLS, AL 35216



REVISIONS:

ISSUE:
2/19/24
DESIGN REVIEW BOARD SET

SHEET TITLE:
LANDSCAPE / IRRIGATION
DETAILS AND
SPECIFICATIONS

SHEET:

L3.2

CHECKED: DMH DRAWN: DMH
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PROJECT: C20016

Site Visit Report

Created: 02-19-2024
Creator: HNP Landscape Architecture (@HLA)
Status: Priority 1, Priority 2, Priority 3, Observation, Verified
Dates: 11-09-2023 - 02-19-2024

Recipients

sean@hnpsiteplan.com

Description

The site visit was conducted to review the existing conditions of adjacent properties.

Proposed renovations to both the landscape and the building's exterior are of like character and quality to neighboring properties.

If any party disagrees with the account of this report, please notify HNP Landscape Architecture in writing at the earliest convenience to avoid confusion in the field.

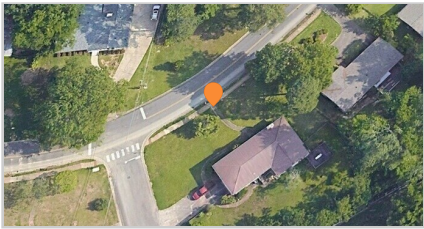
Click on Photos for larger view.

Sean Hufnagel, HNP Landscape Architecture, sean@hnpsiteplan.com, 205-870-9936.

Categories

Context (CO)

#41 -
Priority 2 | HNP Landscape Architecture | Context
Plan: Site Context
Created 02-17-2024



Task messages (time in CST)

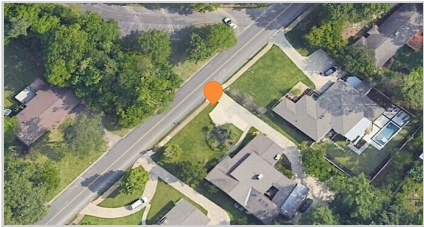
HNP Landscape Architecture Photo 1

17 Feb 02:18 PM

Photos



#46 -
Priority 2 | HNP Landscape Architecture | Context
Plan: Site Context
Created 02-17-2024



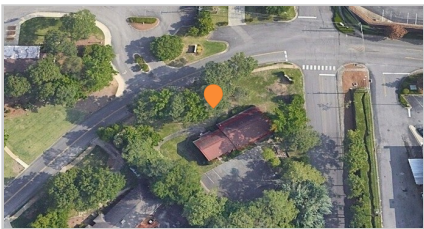
Task messages (time in CST)

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Photos





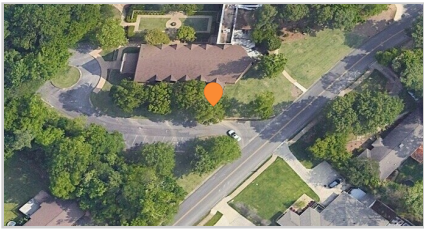
Task messages (time in CST)

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HNP Landscape Architecture	Photo 2	17 Feb 02:22 PM
HNP Landscape Architecture	Photo 3	17 Feb 02:22 PM
HNP Landscape Architecture	Photo 4	17 Feb 02:23 PM
HNP Landscape Architecture	Photo 5	17 Feb 02:23 PM

Photos



#48 -
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Plan: Site Context
Created 02-17-2024



Task messages (time in CST)

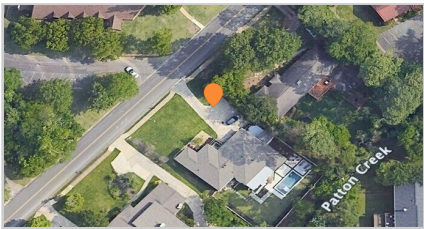
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Photos



#47 -
Priority 2 | HNP Landscape Architecture | Context
Plan: Site Context
Created 02-17-2024



Task messages (time in CST)

HNP Landscape Architecture Photo 1

17 Feb 02:20 PM

Photos

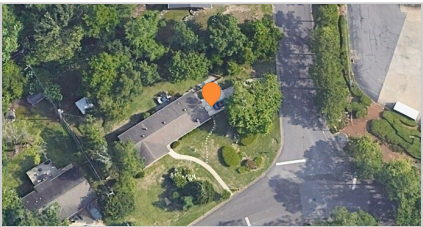


● **#57 -**
Priority 2 | HNP Landscape Architecture | Context
Plan: Site Context
Created 02-17-2024

Task messages (time in CST)

HNP Landscape Architecture	Photo 1	17 Feb 02:28 PM
HNP Landscape Architecture	Photo 2	17 Feb 02:29 PM

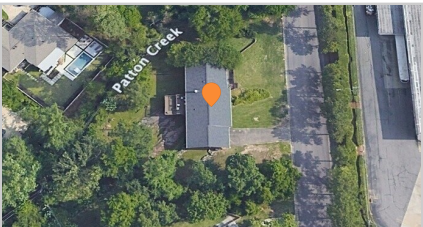
Photos



● **#56 -**
Priority 2 | HNP Landscape Architecture | Context
Plan: Site Context
Created 02-17-2024

Task messages (time in CST)

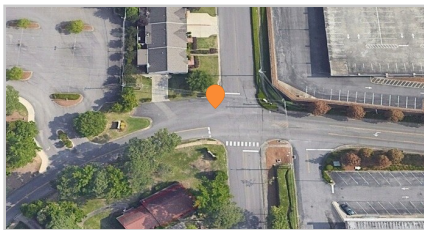
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HNP Landscape Architecture	Photo 3	17 Feb 02:28 PM



Photos



#52 -
Priority 2 | HNP Landscape Architecture | Context
Plan: Site Context
Created 02-17-2024



Task messages (time in CST)

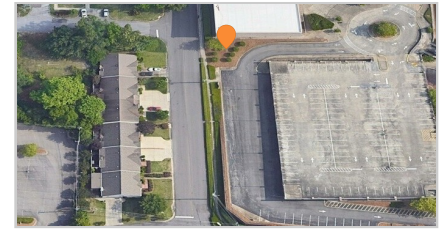
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HNP Landscape Architecture	Photo 4	17 Feb 02:23 PM
HNP Landscape Architecture	Photo 5	17 Feb 02:23 PM

Photos





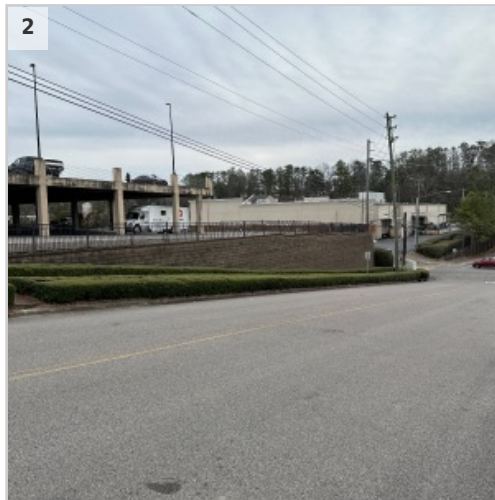
● **#54 -**
 Priority 2 | HNP Landscape Architecture | Context
 Plan: Site Context
 Created 02-17-2024



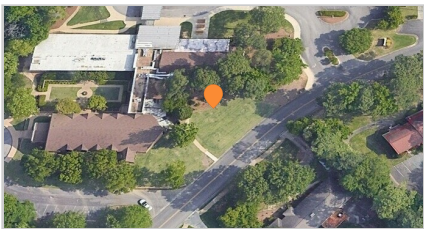
Task messages (time in CST)

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HNP Landscape Architecture	Photo 3	17 Feb 02:25 PM

Photos



● **#50 -**
Priority 2 | HNP Landscape Architecture | Context
Plan: Site Context
Created 02-17-2024



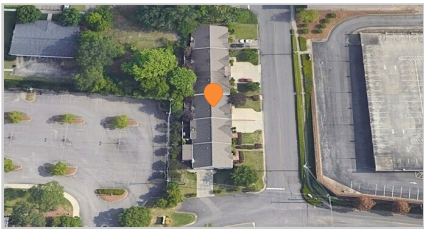
Task messages (time in CST)

HNP Landscape Architecture	Photo 1	17 Feb 02:22 PM
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Photos



● **#53 -**
Priority 2 | HNP Landscape Architecture | Context
Plan: Site Context
Created 02-17-2024



Task messages (time in CST)

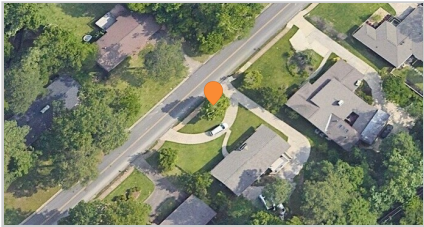
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HNP Landscape Architecture	Photo 4	17 Feb 02:25 PM
HNP Landscape Architecture	Photo 5	17 Feb 02:25 PM

Photos



#44 -
Priority 2 | HNP Landscape Architecture | Context
Plan: Site Context
Created 02-17-2024

Task messages (time in CST)
HNP Landscape Photo 1
Architecture



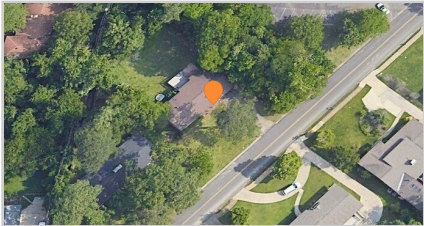
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Photos



#45 -
Priority 2 | HNP Landscape Architecture | Context
Plan: Site Context
Created 02-17-2024

Task messages (time in CST)
HNP Landscape Architecture Photo 1



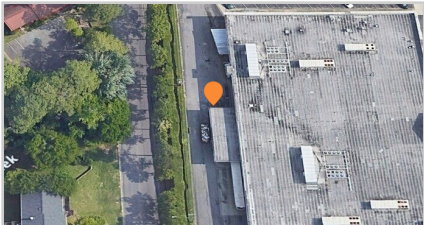
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Photos



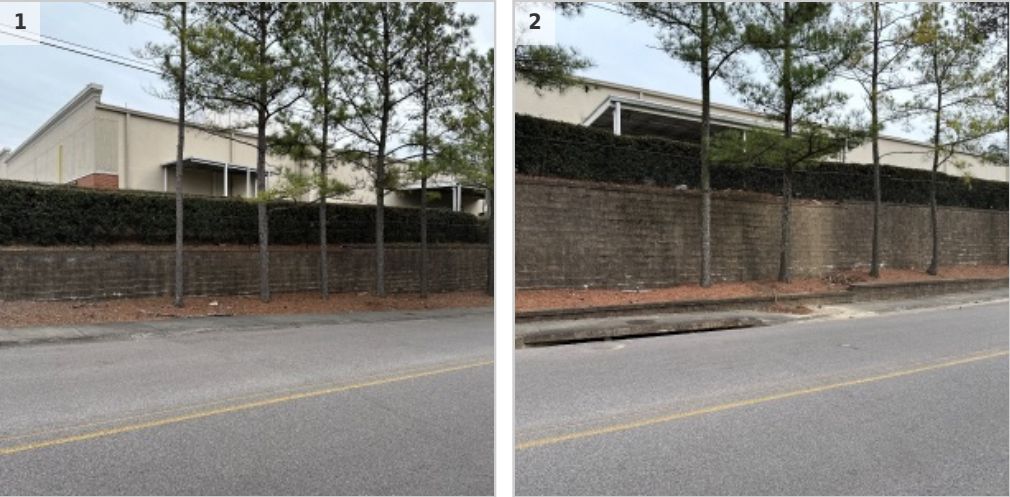
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Priority 2 | HNP Landscape Architecture | Context
Plan: Site Context
Created 02-17-2024

Task messages (time in CST)

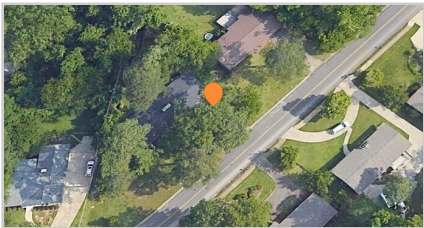


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HNP Landscape Architecture	Photo 2	17 Feb 02:27 PM

Photos



#43 -
Priority 2 | HNP Landscape Architecture | Context
Plan: Site Context
Created 02-17-2024

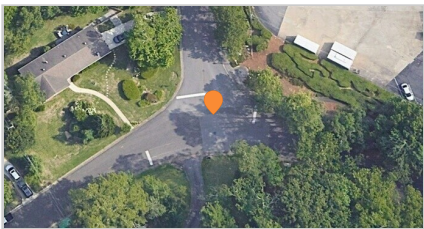


Task messages (time in CST)

HNP Landscape Architecture	Photo 1	17 Feb 02:19 PM
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Photos





Task messages (time in CST)

HNP Landscape Architecture	Photo 1	17 Feb 02:29 PM
HNP Landscape Architecture	Photo 2	17 Feb 02:29 PM
HNP Landscape Architecture	Photo 3	17 Feb 02:29 PM
HNP Landscape Architecture	Photo 4	17 Feb 02:29 PM

Photos



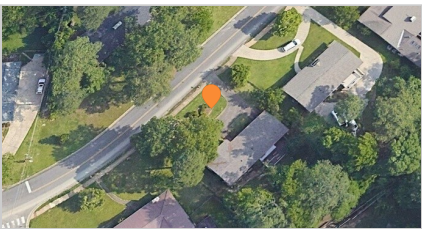
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Plan: Site Context
Created 02-17-2024

Task messages (time in CST)

HNP Landscape Architecture Photo 1

17 Feb 02:18 PM

Photos



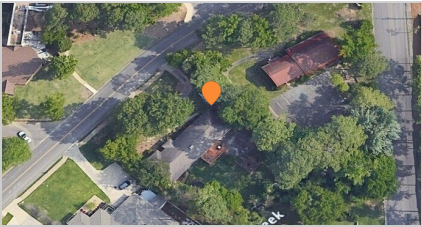
#49 -
Priority 2 | HNP Landscape Architecture | Context
Plan: Site Context
Created 02-17-2024

Task messages (time in CST)

HNP Landscape Architecture Photo 1

17 Feb 02:21 PM

Photos





INTERIOR AND EXTERIOR RENOVATION OF 1929 CANYON ROAD

VESTAVIA HILLS AL 35216

LOT 12, IN BLOCK 3, ACCORDING TO THE SURVEY OF SECOND ADDITION TO SOUTHRIDGE ADDITION TO VESTAVIA HILLS, AS
RECORDED IN MAP BOOK 43, PAGE 69, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.x

OWNER:
SH SQUARED
2253 PINE CREST DRIVE, VESTAVIA HILLS AL 35216
SEAN AND SARAH HUFNAGEL
SEAN.HUFNAGEL@GMAIL.COM
(901) 482-3720

CONTRACTOR:
TBD

LANDSCAPE CONTRACTOR:
TBD

ARCHITECT:
LIVE DESIGN GROUP
3117 2ND AVE S, BIRMINGHAM, AL 35233
JOE SWAIKA
JOE@LIVEDESIGNGROUP.COM
205.314.8422

INTERIOR DESIGN:
LIVE DESIGN GROUP
3117 2ND AVE S, BIRMINGHAM, AL 35233
ANNAH PENNEBAKER
ANNAH@LIVEDESIGNGROUP.COM
205.870.3090

ELECTRICAL ENGINEER:
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31 INVERNESS CENTER PARKWAY, SUITE 300
BIRMINGHAM, AL 35242
DAVID ARENDALL
(205) 536-7117
DAVID@JRAEE.COM

MECHANICAL / PLUMBING ENGINEER:
BBG&S
2870 OLD ROCKY RIDGE ROAD, SUITE 115
BIRMINGHAM, AL 35243
JOHN BAGBY
205-995-4979

LANDSCAPE ARCHITECT:
HNP LANDSCAPE ARCHITECTURE
1914 28TH AVENUE SOUTH, BIRMINGHAM AL 35209
SEAN HUFNAGEL
SEAN@HNPSITEPLAN.COM
(205) 870-9936

CIVIL ENGINEER:
KADRE ENGINEERING
CURTIS EATMAN
CEATMAN@KADRE-ENG.COM
(205) 305-6034



**1929 CANYON ROAD,
VESTAVIA HILLS, AL**
SH SQUARED LLC
2253 PINE CREST DRIVE
VESTAVIA HILLS, AL 35216



NOT FOR CONSTRUCTION

REVISIONS:

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ISSUE:
**2/19/24
DESIGN REVIEW BOARD SET**

SHEET TITLE:
TITLE SHEET

SHEET:
L0.0

CHECKED: DMH DRAWN: DMH
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1914 28TH AVE S, BIRMINGHAM AL 35209
205.870.9936 HNPSITEPLAN.COM
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MEANS, WITHOUT WRITTEN CONSENT.
PROJECT: C2016

LEGEND

IRON PIN FOUND
IRON PIN SET 5/8" REBAR w/CAP (STAMPED CA-560LS)
CONCRETE MONUMENT FOUND
CROSS FOUND
CALCULATED POINT
UTILITY POLE w/GUY
OVERHEAD POWER LINE
OVERHEAD TELEPHONE LINE
SPOT ELEVATION
SANITARY SEWER LINE
UNDERGROUND WATER LINE
UNDERGROUND GAS LINE
UNDERGROUND COMMUNICATION LINE
RIGHT OF WAY
WATER VALVE
WATER METER
FENCE
ASPHALT SURFACE
CONCRETE SURFACE
GRAVEL SURFACE
ROCK PATH
WALL
STORM SEWER MANHOLE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
ELECTRIC BOX
TELEPHONE BOX
AIR CONDITIONER
LIGHT STANDARD
SIGN
MAILBOX
FIRE HYDRATE
PARKING COUNT
BOLLARD
HARDWOOD TREE
PINE TREE
CRAPE MYRTLE
SWEET GUM
HOLLY SHRUB/BUSH
DOGWOOD TREE
CEDAR TREE

NOTES

1. All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence. No Title Commitment performed, certified to or supplied by client. Without said Title Commitment no guarantee can be made by the surveyor as to the location of easements.

2. All utilities of which the surveyor has knowledge are shown hereon. Routings of underground utilities were drawn based on painted evidence marked by 811 in the field at the time of the survey, which should be considered approximate and should be marked on the ground by the utility companies prior to construction. The telephone numbers for the Alabama Line Location Center (MISSALL) are 252-4444 (Birmingham area) and (800) 292-8525 (elsewhere). 811 confirmation number is 232560497. Note to the client, insurer, and lender- With regard to underground utilities, information from the sources above will be combined with observed evidence of utilities to develop a view of the underground facilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor accepts no responsibility for the location of utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

3. No attempt has been made and no guarantees are hereby given as to the location of sub-surface foundations.

4. Contours and spot elevations shown hereon are based on RTK observation. Using the Alabama Department of Transportation CORS Network (MAX).

5. According to the Flood Insurance Rate Map (FIRM) for Jefferson County, Alabama (community-panel number 010730C 0558 J, dated September 21, 2021), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."

6. North arrow and bearings shown hereon are based on Transverse Mercator Projection - Alabama West Zone - NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by RTK observation. Using the Alabama Department of Transportation CORS Network (MAX).

7. At the time of the field survey there was no observable evidence of current earth moving work, building addition or construction, changes in street right of way lines, street or sidewalk repair or construction, use of the site as a solid waste dump, sump, or sanitary landfill.

8. Equipment used to collect the survey data was a Carlson BRX 6+ GPS receiver, a Sokkia IX503 Robotic Total Station and a Carlson RT3 tablet Data Collector.

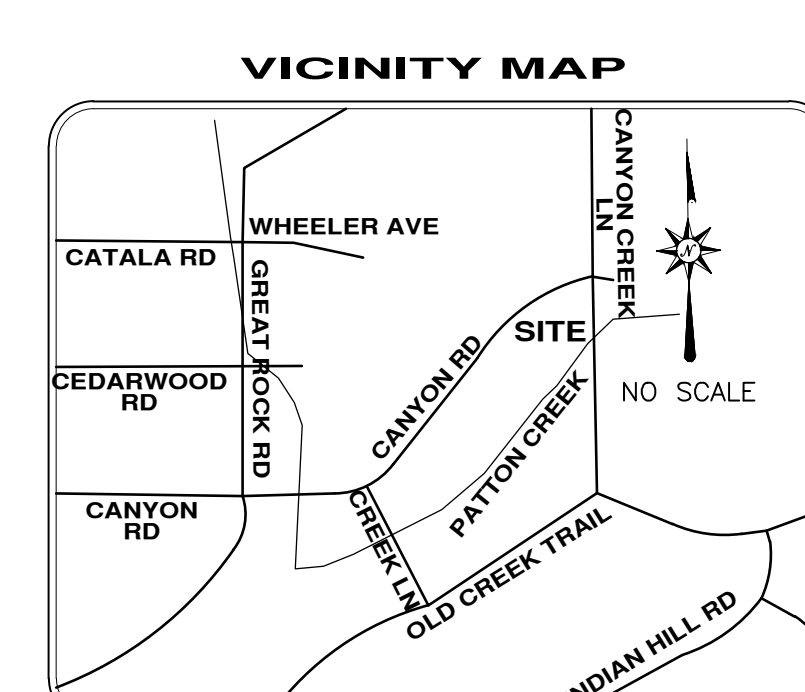
HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN THE ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.



Know what's below
Call before you dig.
Dial 811
Or Call 800-262-7411

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	T18S	TOWNSHIP 18 SOUTH
P.O.B.	POINT OF BEGINNING	R2W	RANGE 2 WEST
(M)	MEASURED	SEC.	SECTION
(C)	CALCULATED	R.R.	RAILROAD
(E)	MAP BOOK 43 PAGE 69	EL.	ELEVATION
		BUDG.	BUILDING
		RCP	REINFORCED CONCRETE PIPE
		PVC	POLY VINYL CHLORIDE



LOT 9-12
BLOCK 2
SHADES MOUNTAIN PARK
1ST ADDITION
MAP BOOK: 15 PAGE: 17
PARCEL NUMBER
28-00-30-2-005-003.000
EPISCOPAL PROTESTANT CHURCH
1912 CANYON RD
VESTAVIA HILLS, AL 35216

LOT 11
BLOCK 3
SOUTHRIDGE 2ND ADDITION
TO VESTAVIA HILLS
MAP BOOK: 43 PAGE: 69
PARCEL NUMBER
28-00-30-2-007-002.000
AMANDA CUTSHALL
1921 CANYON RD
VESTAVIA HILLS, AL 35216

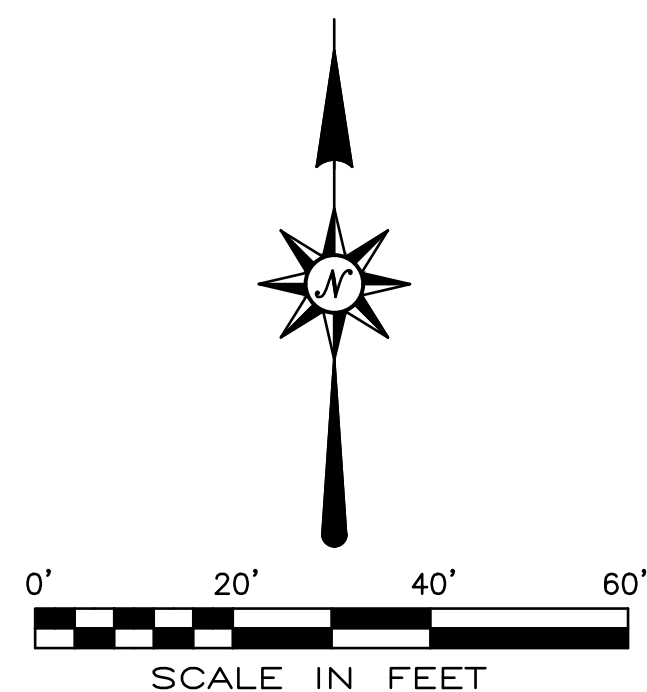
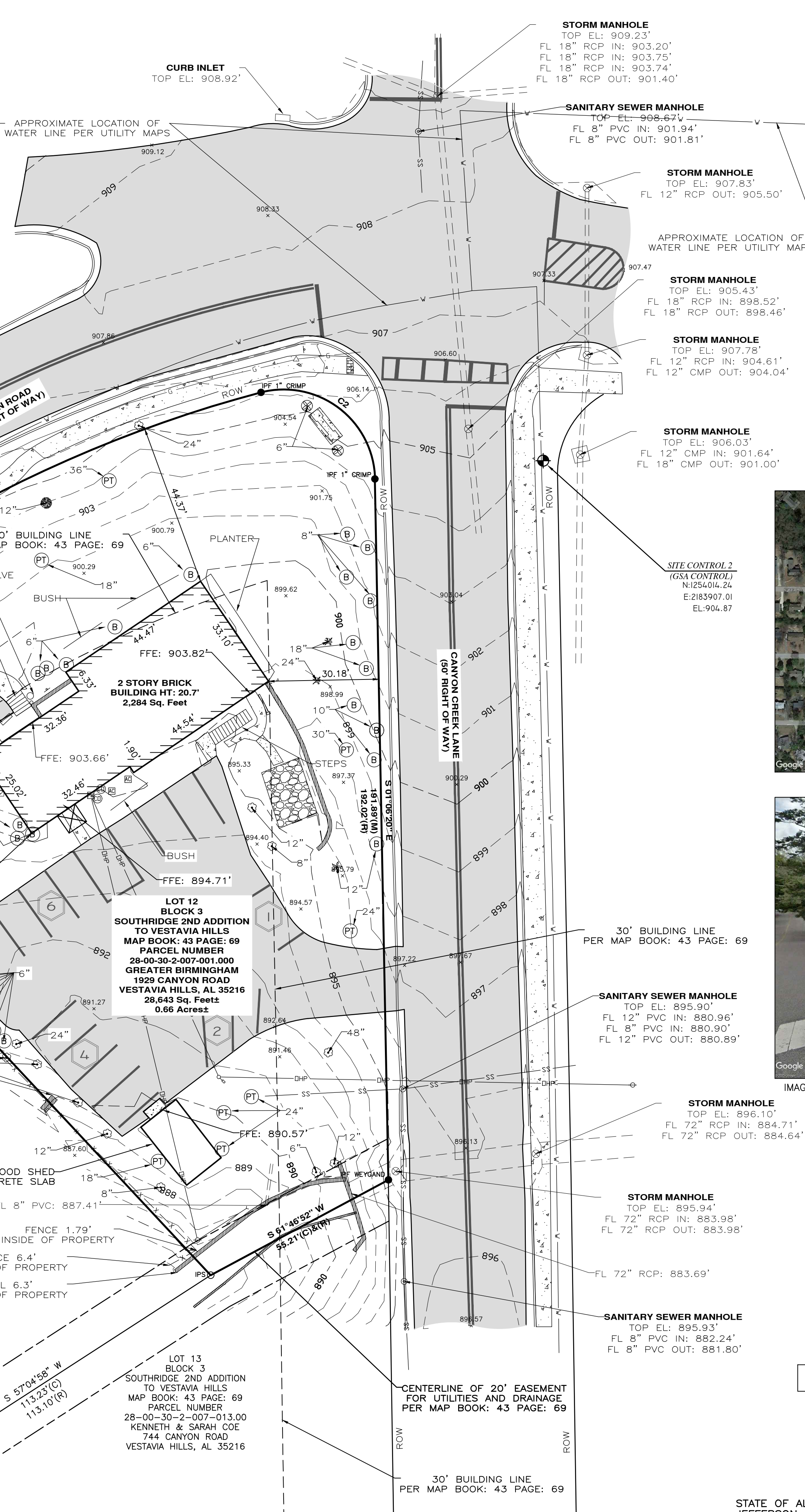
LOT 10
BLOCK 3
SOUTHRIDGE 2ND ADDITION
TO VESTAVIA HILLS
MAP BOOK: 43 PAGE: 69
PARCEL NUMBER
28-00-30-2-007-003.000
MICHAEL & KELLY JUNKINS
1919 CANYON RD
VESTAVIA HILLS, AL 35216

CENTERLINE OF 20' EASEMENT
FOR UTILITIES AND DRAINAGE
PER MAP BOOK: 43 PAGE: 69

LOT 13
BLOCK 3
SOUTHRIDGE 2ND ADDITION
TO VESTAVIA HILLS
MAP BOOK: 43 PAGE: 69
PARCEL NUMBER
28-00-30-2-007-013.000
KENNETH & SARAH COE
744 CANYON ROAD
VESTAVIA HILLS, AL 35216

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	182.00	361.19	28°52'13"	N 60°42'14" E	180.08
C2	45.08	25.00	103°18'33"	S 52°38'49" E	39.21
C3	42.33	361.19	6°42'55"	N 41°32'29" E	42.31



SITE PHOTOS



STREET VIEW



SURVEYED LEGAL DESCRIPTION

Lot 12, Block 3 according to the Second Addition to Vestavia Hills as recorded in Map Book: 43 Page: 69 in the office of the Judge of Probate Jefferson County, Alabama.

STATE OF ALABAMA
JEFFERSON COUNTY

I, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

10-09-2023
Date:

Derek S. Meadows, PLS
Alabama License No. 29996

REVISIONS

NO.	DESCRIPTION	DATE
1.	LOCATED TREES AND TREE SIZES.	10-27-2023

BOUNDARY & TOPOGRAPHIC SURVEY

SOUTH RIDGE
1929 CANYON ROAD
VESTAVIA, AL

S H SQUARED LLC

FOR

2023-003
25-0460CANYONRDS

SCALE
1"=20'

DATE
10/27/2023

BY
Derek S. Meadows

CHECKED BY
Derek S. Meadows

DATE
10/27/2023

BY
Derek S. Meadows

CHECKED BY
Derek S. Meadows

DATE
10/27/2023

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION
1550 WOODS OF RIVERCHASE DRIVE - SUITE 200
HOOPER, ALABAMA 35244
PHONE: (205) 942-3036
FAX: (205) 942-3033
www.Gonzalez-Strength.com

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DWG. NO.
SHEET 1 OF 1
PROJECT
23-0460

HNP

1929 CANYON ROAD,
VESTAVIA HILLS, AL

SH SQUARED LLC
2253 PINE CREST DRIVE
VESTAVIA HILLS, AL 35216

NOT FOR CONSTRUCTION

ISSUE
2/19/24
DESIGN REVIEW BOARD SET

SHEET TITLE
SURVEY

SHEET
L0.1

CHECKED BY: DMM, DMM, DMM
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205.978.1000
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PROJECT: 23016

CITY OF VESTAVIA HILLS ZONING ORDINANCE - ADOPTED JUNE 27, 2022; ORDINANCE NUMBER 3099		
REZONING OF 1929 CANYON ROAD FROM INST-1 INSTITUTIONAL DISTRICT TO O-1 OFFICE PARK DISTRICT		
CODE	COMPLIANCE	NOTES:
GLOSSARY		
Accessory Structure. A subordinate structure or a portion of the principal structure, the use of which is incidental to the principal use of the premises, including any detached minor building consisting of masonry or frame walls and roof, at least one story in height or other type of structure necessary as an adjunct to the use and occupancy of a principal structure, except open structures such as pergolas, arbors and other garden houses of similar character. The term "Accessory Structure" shall also include children's playhouses, tree houses, storage houses built on skids and on permanent foundations and any other Structure not expressly exempted in this Section.	NONE ON SITE. SEE DEMO PLAN	2.1.3.
Building Area. The portion of the lot occupied by the main building, accessory buildings, other structures and impervious surface	SEE SITE AND IMPROVEMENT ANALYSIS CHART; L1.1	2.1.18.
Building Height. The vertical distance measured from the finished grade level at the front of the building to the deck line for mansard roofs, to the uppermost point of the parapet wall for flat roofs, and to the average height between eaves and ridges for gable, hip, and gambrel roofs.	SEE SITE AND IMPROVEMENT ANALYSIS CHART; L1.1	2.1.20.
Floor Area. Gross. The gross horizontal areas of all floors, measured from the exterior faces of the exterior walls of a building. Unfinished garages, basements and cellars are not included in the calculation of gross floor area.	SEE SITE AND IMPROVEMENT ANALYSIS CHART; L1.1	2.1.55.
Gross Floor Area. The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features.	TBD	2.1.61.
Gross Leasable Area. The total floor area for which the tenant pays rent and that is designed for the tenant's occupancy and exclusive use, including any basements and mezzanines.	TBD	2.1.62.
Lot Area. The area contained within the lot lines of a lot, excluding any street right-of-way, but including the area of any easement.	SEE SITE AND IMPROVEMENT ANALYSIS CHART; L1.1	2.1.74.
Mulch. A material (pine straw, bark chips, wood chips, etc.) placed on the ground to stabilize soil, protect roots, limit weed growth and otherwise promote tree and shrub growth.	PINE STRAW TO BE PROVIDED AS REQ'D.	2.1.80.
Net Floor Area. The actual occupied area, not including unoccupied accessory areas such as corridors, stairways, ramps, toilet rooms, storage areas, mechanical rooms and closets.	TBD, SEPARATE BUILDING PERMIT TO BE SUBMITTED AND APPROVED PRIOR TO INTERIOR RENOVATIONS	2.1.81.
GENERAL REGULATIONS		
Accessory Structures 1. Accessory structures shall be located only in the rear yard and shall not be located nearer than ten (10) feet from the principal dwelling. 2. Side yard setback. The side yard setback shall be that required of principal structures in the applicable district. 3. Rear yard setback. Accessory structures shall not be located nearer than fifteen (15) feet from the rear lot line. - Height. Accessory structures shall not exceed one (1) story in height nor sixteen (16) feet. - Building Materials. If the accessory structure is a detached minor building consisting of masonry or frame walls and roof, then in such event said minor building shall be constructed with building materials of the same type and kind as used for the construction of the principal structure on the premises.	NONE ON SITE. SEE DEMO PLAN	4.4
Fences - Visibility. No fence or wall shall be permitted between the building line and the front lot line. Fences shall not be placed within the clear sight triangle as determined by the City Engineer.	NO FENCES PROPOSED BETWEEN FRONT LOT LINE AND BUILDING LINE. NO FENCES WITHIN SIGHT TRIANGLE. SEE LAYOUT PLAN.	4.5.1
Fences. No fence shall be erected, installed, constructed or otherwise structurally altered in the City except in strict compliance with the terms and provisions of this ordinance.	SEE FENCING NOTES. OWNER TO APPLY FOR FENCING PERMIT AFTER ZONING APPROVAL. CONSTRUCTION TO COMMENCE AFTER FENCE PERMIT HAS BEEN APPROVED.	4.5.2
Fences. Any person, firm, corporation, partnerships or other entity desiring to build a fence on any property located within the City shall follow the procedure and comply with the following requirements: 1. Apply for Fence Building Permit. 2. Construction required prior approval. 3. Permit Requirements: a. Property Survey. b. Fence Location. c. Dimensions of the fence, including the height, width and length. d. Estimated cost. e. List and description of materials to be used. 4. Materials - Consistent to front and back. Materials are limited to chain link, masonry, vinyl, composite, or wood. 5. In all residential zoning districts, fences, regardless of material, shall be no higher than eight feet. 6. In all residential zoning districts, fences may be located between the front building line and the front setback line provided said fences are open, ornamental in style, finished on both sides and excluding any chain link or privacy wood fencing.	SEE FENCING NOTES. OWNER TO APPLY FOR FENCING PERMIT AFTER ZONING APPROVAL. CONSTRUCTION TO COMMENCE AFTER FENCE PERMIT HAS BEEN APPROVED.	4.5.3
NON-RESIDENTIAL DISTRICTS		
O-1 OFFICE PARK DISTRICT		
Permitted Uses, Special Exception Uses, and Conditional Uses and the following limitations.	PROPOSED USE - BUSINESS OR PROFESSIONAL OFFICE APPROVED FOR O-1 DISTRICT	Table 6
Minimum Yard Setbacks: Front 30 ft, Rear 30 ft, Side 20 ft.	PROVIDED. SEE LAYOUT PLAN AND DIMENSIONS.	Table 6.6 O-1 District Area
Minimum Lot Area: 10,000 sq. ft.	SEE SITE AND IMPROVEMENT ANALYSIS CHART; L1.1	Table 6.6 O-1 District Area
Minimum Lot Width: 100 ft.	PROVIDED. SEE LAYOUT PLAN AND DIMENSIONS.	2.1.77 - Lot Width Table 6.6 O-1 District Area
Maximum Building Height 35 ft or 2 stories, whichever is less.	PROVIDED. 1 STORY FR., 2 STORY BK. NO CHANGE TO EX. BLDG HT.	Table 6.6 O-1 District Area
Maximum Building Area: (without basement parking) 25%	SEE SITE AND IMPROVEMENT ANALYSIS CHART; L1.1	Table 6.6 O-1 District Area
No storage (except of samples for display purposes) shall be permitted.	BUSINESS USE DOES NOT REQUIRE ANY EXTERIOR STORAGE.	6.6.1.1
PARKING REGULATIONS		
Each application for zoning approval shall include the location, number and dimensions of off-street parking spaces, if required, and the means of access.	PROVIDED. SEE LAYOUT PLAN AND DIMENSIONS AS WELL AS THE SITE AND IMPROVEMENT ANALYSIS CHART; L1.1	8.1.1
Minimum Required Off-street Parking Spaces for Offices: 1 space per 250 sq. ft. GFA	PROVIDED. SEE LAYOUT PLAN AND DIMENSIONS AS WELL AS THE SITE AND IMPROVEMENT ANALYSIS CHART; L1.1	Table 8.1.Q
Compact car spaces may be provided but shall not exceed a ratio of one (1) compact car space: three (3) standard spaces. Compact Parking Stalls, if used pursuant to this section, may be 8' stall width and 16' stall depth.	PROVIDED. SEE LAYOUT PLAN AND DIMENSIONS AS WELL AS THE SITE AND IMPROVEMENT ANALYSIS CHART; L1.1	8.2.2.1
Handicapped spaces shall be provided as required by the Building Code.	PROVIDED. SEE LAYOUT PLAN AND DIMENSIONS AS WELL AS THE SITE AND IMPROVEMENT ANALYSIS CHART; L1.1	8.2.2.2
Parking Lot Dimensional Requirements in feet for 90 degree spaces: Stall width (A) 9, Stall Length (B) 19, Curb Length (D) 9, Aisle Width (E) Two Way 24	PROVIDED. SEE LAYOUT PLAN AND DIMENSIONS AS WELL AS THE SITE AND IMPROVEMENT ANALYSIS CHART; L1.1	Table 8.2.2
Dead End Parking - Min. 4' Hammerhead Extension.	MIN. 8' PROVIDED. SEE LAYOUT PLAN AND DIMENSIONS.	Figure 8.2.2
Landscaping. Off-street parking areas extending to within twenty-five (25) feet or less of a lot line, shall be landscaped in accordance with 9.2.2 Frontage and Perimeter Landscaping. Off-street parking areas of twenty-five (25) or more parking spaces shall be landscaped in accordance with 9.2.3 Interior Landscaping.	EXEMPT, PARKING DISTANCE EXCEEDS REQUIRED OFFSET. LESS THAN 25 SPACES PROPOSED.	8.2.7
LANDSCAPING REGULATIONS		
A landscape plan for any development subject to design review pursuant to 13.2.2 shall be submitted to the Design Review Board prior to issuance of a Building Permit. If the development includes a request for rezoning or conditional use, then such landscaping plan shall also be presented to the Commission, together with the application for rezoning or conditional use, as applicable.	CODE LANDSCAPE PLANS ARE PROVIDED FOR ZONING ADJUSTMENT APPROVAL ONLY. LANDSCAPE PLANS FOR BUILDING RENOVATIONS TO BE APPLIED FOR UNDER A SEPARATE BUILDING PERMIT ONCE ZONING ADJUSTMENT IS CONFIRMED.	9.1
The landscape plan shall include the following information: 1. Proposed planting schedule including the type, quantity, spacing, size, installation instructions and common name of all plantings. 2. Plant materials labeled and shown in relation to lot lines, adjacent streets, buildings and parking areas. 3. All Buffers required under §9.3, if any. 4. All Screening required under §9.4, if any. 5. Approaches to building entrances. 6. Proposed parking areas and means of vehicular egress and ingress. 7. Location, size, function and furnishings for proposed open spaces shown in relation to lot lines, adjacent streets, sidewalks, buildings and parking areas. 8. All utilities and fire connections. 9. Proposed landscape vehicles, equipment, and materials to be stored on the property. 10. Soil preparation methods, bedding and mulching, and planting details.	PROVIDED AS DIRECTLY RELEVANT TO ZONING ADJUSTMENT REQUIREMENTS. SEE LANDSCAPE PLAN.	9.1.1
Landscaping shall be provided in accordance with the following: 1. Where existing topographic patterns contribute to beauty and utility of a development, they shall be preserved whenever at all possible, practical and feasible. 2. Landscape treatment shall be provided to enhance architectural features and to strengthen vistas. 3. All landscaping shall be installed in accordance with accepted good planting procedures as prescribed by the American Society of Landscape Architects. 4. This Article establishes requirements for site landscaping, as well as landscaping for Buffers and Screening. Landscaping provided to fulfill Buffer or Screening requirements, may also be counted, in whole or in part, toward site landscaping requirements and vice versa. 5. Existing trees, plantings and other vegetation, which meet these standards, in whole or in part, may be accepted by the approving authority, to count toward	PROVIDED AS DIRECTLY RELEVANT TO ZONING ADJUSTMENT REQUIREMENTS. SEE LANDSCAPE PLAN.	9.1.2
Frontage landscaping is required for the length of parking and vehicular circulation areas that extend within twenty-five feet of the front lot line(s). For the purposes of this Subsection, corner lots shall be considered to have two frontages.	EXEMPT, PARKING DISTANCE EXCEEDS REQUIRED OFFSET.	9.2.2.1
Perimeter landscaping is required for the length of parking and vehicular circulation areas that extend within twenty-five (25) of side and rear lot lines.	EXEMPT, PARKING DISTANCE EXCEEDS REQUIRED OFFSET.	9.2.2

Interior Landscaping shall be provided within off-street parking areas of twenty-five (25) or more spaces	EXEMPT. LESS THAN 25 SPACES PROPOSED.	9.2.3
Building Landscaping - 8 ft depth planting strip; 10 shrubs/50 LF, 1 canopy tree per 50 ft or 1 understory tree per 35 LF	PROVIDED. SEE LAYOUT PLAN AND DIMENSIONS.	9.2.4
Except as otherwise provided herein, buffers shall be required based on the developing use and the existing, abutting use, regardless of the zoning districts in which they are located.	PROVIDED. SEE LAYOUT PLAN AND DIMENSIONS.	9.3.1
Buffer reduction with fence. Masonry, ornamental metal, durable wood, or a combination thereof. No more than 25 percent of the fence surface shall be left open. Finished side faces abutting property. Min. six 6' HT., Max. 8'. Buffer landscaping placed along the exterior side.	PROVIDED ALONG PARKING LOT. SEE FENCE NOTES.	9.3.2
Buffer Requirements for offices up to 50,000 sq. ft. abutting SF Detached Width with fence/wall-10 ft without fence/wall-15 ft. Required trees per 100 LF = 9 in single row. Required shrubs per 100 LF with fence/wall =15 in single row, or without fence/wall = 20 in single row	PROVIDED. SEE LAYOUT PLAN AND NOTES.	Table 9.3.B
Existing natural vegetation, which meets, in whole or in part, buffer planting requirements, may be applied	NOT APPLICABLE	9.3.3.1
Buffer Trees: Evergreen. Buffer Shrubs: Evergreen 30" tall at planting.	PROVIDED. SEE LAYOUT PLAN AND NOTES.	9.3.3
Screening - Garbage collection, recycling and refuse handling areas, Maintenance areas or utility structures, Meters and air conditioners/mechanical units.	PROVIDED. SEE LAYOUT PLAN AND NOTES.	9.4.1
Screening shall not conflict with §4.3.8 Sight Distance Requirements.	NO CONFLICT	9.4.2
Screening fences - masonry, ornamental metal, vinyl, durable wood, or a combination thereof. No more than 25% shall be left open. Finished side face abutting property. Front. Max. 6' HT. Back Max 8' HT.	PROVIDED. SEE LAYOUT PLAN AND NOTES.	9.4.3.2
Screening Shrubs - evergreen. Max. 5' Spacing. Screening Trees - evergreen and, when used in the absence of a fence, should have a low understory and/or be used together with shrubs to provide an opaque visual Screen.	PROVIDED. SEE LAYOUT PLAN AND NOTES.	9.4.3.2
Dumpsters, trash refuse, and recycling containers shall not be located forward of the front building line. Enclosures, while allowed within the property setback lines, cannot be included within the required buffer areas or within 5' of a property line. Such containers shall be screened by a combination of opaque fence or masonry wall and plant material on three (3) sides. Opaque gates, designed to complement the screen, shall be installed for access. The fence or wall shall be at least two (2) feet taller than the container.	TRASH ENCLOSURE AT BACK OF PROPERTY. OUTSIDE REAR BUFFER, FENCED, 6' HT.	9.4.3.2
Mechanical equipment installed on site shall be adequately screened by plant materials and/or fences and shall blend in with site landscaping.	PROVIDED AT BACK OF BUILDING. SEE FENCE NOTES.	9.4.3.5.C
PLANTING - All plants shall be suitable for local planting conditions and the intended landscaping purpose. All required landscaping areas shall be maintained with mulch (two inches deep at installation), sod or other approved ground cover. 2. Native, drought-tolerant vegetation shall be used where practicable to avoid excess water consumption for irrigation. Plans submitted for review shall identify such native species. 3. Required plantings shall be spaced to allow for adequate growth and coverage. 4. Canopy trees shall have a minimum two-and-one-half (2.5) inch caliper measured minimum 12 ft in height at time of planting. At time of planting, evergreen trees shall be a minimum seven feet in height and multistemmed trees shall be eight feet in height. 5. Shrubs shall have a minimum height of one foot measured from grade level at the time of planting.	PROVIDED. SEE PLANT SCHEDULE, PLANT NOTES, SPECIFICATIONS, AND DETAILS.	9.5.1
TREE PRESERVATION - No Protected Tree as defined in this Section shall be removed, relocated, destroyed or otherwise directly or indirectly damaged unless and until a tree permit under this Section has first been issued.	OWNER/CONTRACTOR TO APPLY FOR TREE PERMIT PRIOR TO DEMOLITION/CONSTRUCTION	9.6.3
Protected Tree: Any tree that has a caliper of at least six (6) inches.	SEE DEMO PLAN.	9.6.4
TREE REMOVAL CRITERIA - The tree is located in an area where a structure or improvement is to be placed according to a site plan or building permit approved by the City, or b. The tree is diseased, damaged, in danger of falling close to existing or proposed structures (approved in A. above), interferes with existing or proposed essential utility services, creates unsafe vision clearance or c. Removal of the tree will not result in any adverse material affect to the appearance of the site, since other Protected Trees of similar age, height, and species are present on the site and/or a sufficient number of replacement trees are proposed to be planted on the site in appropriate locations and of sufficient size to prevent such adverse affect.	TREES SHOW TO BE REMOVED MEET CRITERIA. POOR HEALTH, OBSTRUCTION, INVASIVES, WEAK STRUCTURE, END OF LIFE, ETC.	9.6.6
SIGN REGULATIONS		
Actions Not Requiring a Permit. The following signs and actions related to signs shall be exempt from the permit requirements of this Ordinance but shall be subject to all other standards of this Ordinance. Certain temporary signs are subject to temporary permits, see §11.8. 1. Changing of the commercial message on an existing painted or printed sign, marquee, changeable copy sign or a similar conforming sign, whether electrical, illuminated, electronic message center or non-illuminated painted message. 3. Installation of permanent signs smaller than four sq. ft. where such signs are permitted by this ordinance, contain no commercial message and involve no electrical installation.	EXEMPT FROM PERMIT. EXISTING SIGN UPDATE. OTHER SIGNAGE NOTED UNDER 4 SF LIMITATION.	11.3.5
Attached Signs. Each establishment shall be allowed attached signage on each facade or on any elevation that faces a public parking lot or a parking lot directly associated with the establishment. No more than two forms of attached signage (i.e., one wall sign and one awning sign) shall be permitted on one elevation, subject to the maximum attached sign area permitted on any one elevation. Where permitted, wall signs shall not extend out from the face of the building more than 18 inches.	SEE PROPOSED SIGNAGE LOCATIONS. COPY/ART TBD	11.5.3.
Attached sign area for GFA of building or tenant space of 2000 sq ft or less for signage placed 250 ft or more from nearest thoroughfare is 48 sq ft for adjusted max. copy area and 42 sq ft for adjusted max aggregate copy area. For GFA of 2001-5000 sq ft for signage placed 250 ft or more from nearest thoroughfare is 60 sq ft for adjusted max. copy area and 48 sq ft for adjusted max aggregate copy area	SEE PROPOSED SIGNAGE LOCATIONS. COPY/ART TBD	Table 11.5.3
Business and Office Districts (B-1, B-1.2, B-2, O-1,O-2). Each City licensed business or other organization shall be permitted the following types of signage. Freestanding Signs, subject to §11.5.2. Freestanding signs shall not exceed 40 sq. ft. in copy area, except that where two (2) freestanding signs are permitted, each shall not exceed thirty-two (32) sq. ft. of copy area. Attached wall sign, subject to 11.5.3.3	SEE PROPOSED SIGNAGE LOCATIONS. COPY/ART TBD	11.6.1
BOARD OF ZONING ADJUSTMENTS		
Access to and from the property and the proposed structure and/or uses, with particular attention to vehicular and pedestrian safety and convenience, traffic flow and control, and emergency access. 2. The location and accessibility of off-street parking and loading areas. 3. The location and accessibility of refuse and service areas and their potentially adverse effects upon surrounding properties. 4. The screening and buffering of potentially adverse views and activities from surrounding properties. 5. Control of noise, glare, odor, surface water runoff, and other potentially disturbing impacts upon surrounding properties. 6. The availability, location, and capacity of utilities. 7. The location and scale of signs and lighting with particular reference to traffic safety, glare, and visual compatibility with surrounding properties. 8. The bulk, density, and lot coverage of structures, and yards and open areas, with reference to their compatibility with the character of the surrounding area.	PROVIDED. SEE LAYOUT PLAN AND DIMENSIONS AS WELL AS THE SITE AND IMPROVEMENT ANALYSIS CHART; L1.1	12.3.2
BUILDING PERMIT / DESIGN REVIEW		
Site Plan, including: (1) location and size of proposed structures, open spaces and parking areas shown in relation to lot lines, adjacent streets, sidewalks, existing buildings, and existing parking areas (2) location and size of proposed accesses to public streets including spacing from adjacent intersections and driveways on abutting properties (3) description of vehicular use areas, including circulation pattern, loading areas, and vehicle stacking space, if applicable (4) location of all proposed and existing sidewalks and other pedestrian facilities on and adjacent to the site (5) location and type of drainage improvements and facilities, including detention or retention basins, shown in relation to lot lines, adjacent streets, sidewalks, buildings, parking areas and open spaces. b. Architectural Plans, including floor plans, building elevations and proposed facade materials and colors; c. the current use and zoning of abutting properties	CODE SITE PLANS ARE PROVIDED FOR ZONING ADJUSTMENT APPROVAL ONLY. SITE PLANS AND ARCHITECTURAL DRAWINGS FOR BUILDING RENOVATIONS TO BE APPLIED FOR UNDER A SEPARATE BUILDING PERMIT ONCE ZONING ADJUSTMENT IS CONFIRMED.	13.2.2
Landscaping Plan, including: (1) required landscaping areas with plant materials labeled and shown in relation to lot lines, adjacent streets, buildings and parking areas (2) location, size, function and furnishings for proposed open spaces shown in relation to lot lines, adjacent streets, sidewalks, buildings and parking areas (3) vehicles, equipment, and materials to be stored on the property during construction (4) soil preparation methods, bedding and mulching, and planting details (5) proposed material schedule showing common name, size, spacing, quantity, and installation instructions - differentiating existing and new landscaping (6) proposed screening and buffers, including location of all uses and structures to be screened	CODE LANDSCAPE PLANS ARE PROVIDED FOR ZONING ADJUSTMENT APPROVAL ONLY. LANDSCAPE PLANS FOR BUILDING RENOVATIONS TO BE APPLIED FOR UNDER A SEPARATE BUILDING PERMIT ONCE ZONING ADJUSTMENT IS CONFIRMED.	13.2.2
Lighting Plan, including the location of proposed exterior lighting fixtures shown in relation to lot lines, adjacent streets, sidewalks, existing buildings, parking areas, open spaces, and any existing fixtures on-site or within 50 ft of the site boundary and the height, method of shielding and intensity of proposed exterior lighting fixtures.	CODE LIGHTING PLANS ARE PROVIDED FOR ZONING ADJUSTMENT APPROVAL ONLY. LIGHTING PLANS FOR BUILDING RENOVATIONS TO BE APPLIED FOR UNDER A SEPARATE BUILDING PERMIT ONCE ZONING ADJUSTMENT IS CONFIRMED.	13.2.2
Signage Plan, including sign locations shown in relation to lot lines, adjacent streets, sidewalks, proposed and existing buildings, and signs within 50 ft of the site boundary and the area, height, design, colors and materials of all proposed signs	CODE SIGNAGE PLANS ARE PROVIDED FOR ZONING ADJUSTMENT APPROVAL ONLY. IF NECESSARY, SIGNAGE PLANS FOR BUILDING RENOVATIONS TO BE APPLIED FOR UNDER A SEPARATE BUILDING PERMIT ONCE ZONING ADJUSTMENT IS CONFIRMED.	13.2.2



PROJECT:
**1929 CANYON ROAD,
VESTAVIA HILLS, AL**
SH SQUARED LLC
2333 PINE CREST DRIVE
VESTAVIA HILLS, AL 35216



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**2/19/24
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SHEET TITLE:
CODE DOCUMENTATION

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L0.2

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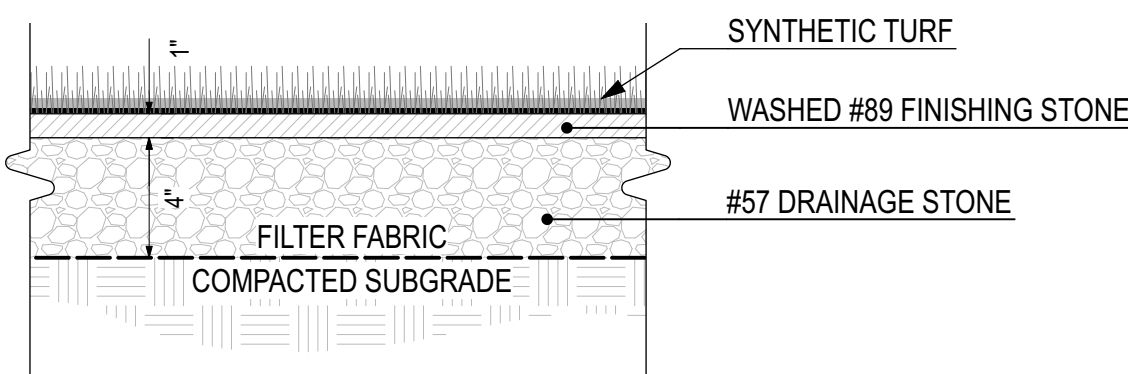
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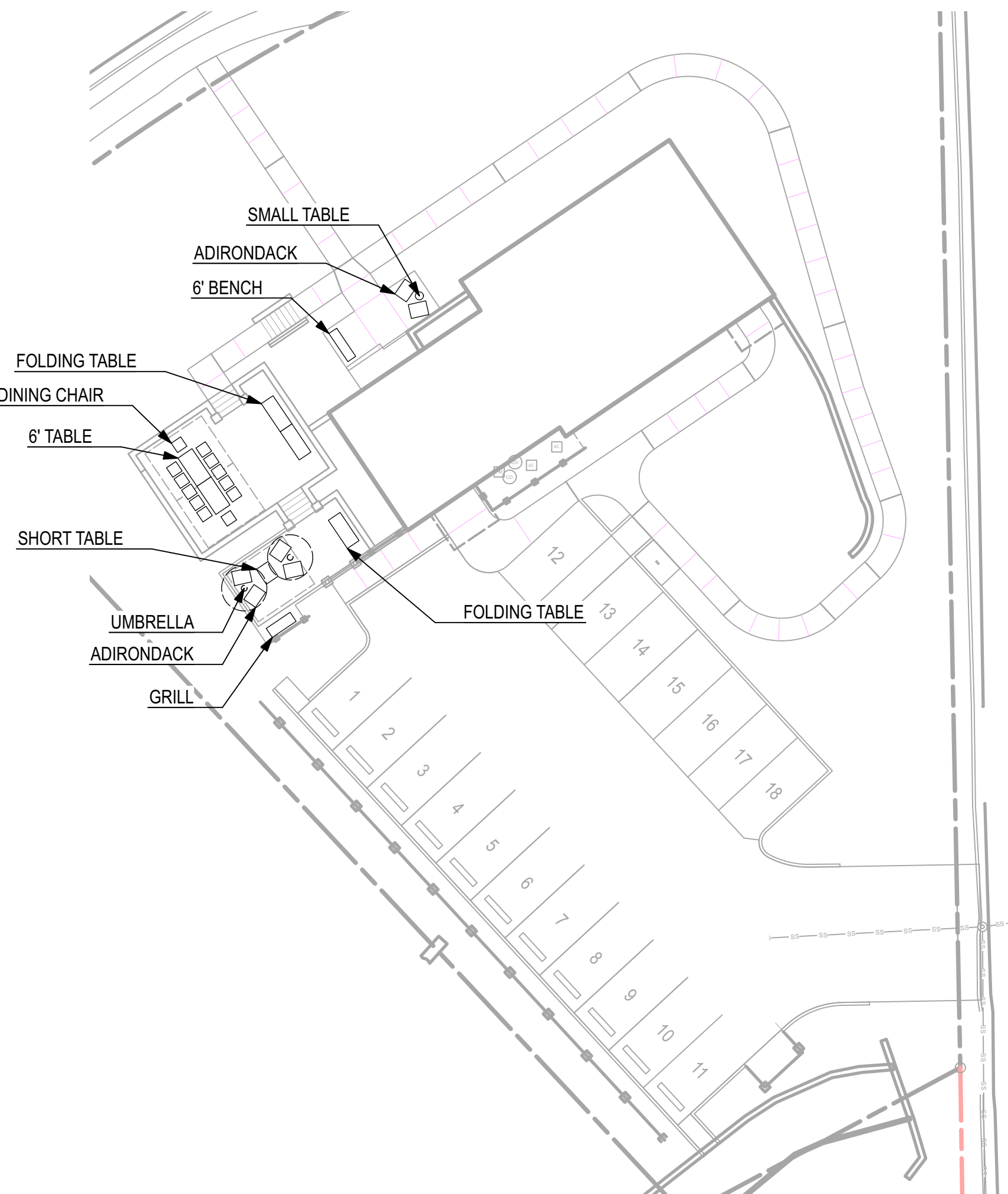
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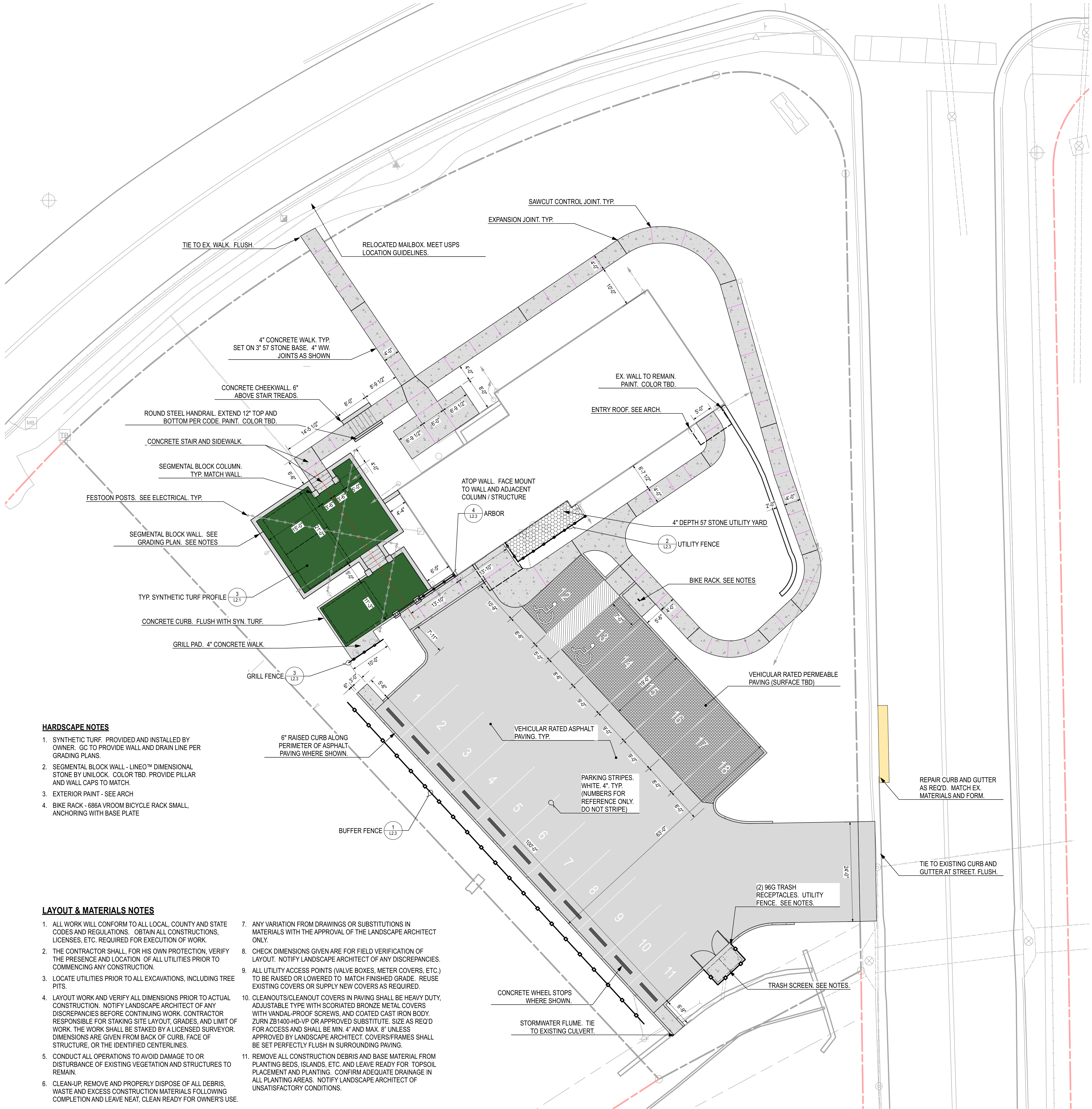
SEGMENTAL BLOCK FINISH AND COLOR OPTIONS. FINAL PRODUCT AND COLOR TBD BY OWNER AND LANDSCAPE ARCHITECT USING ONSITE PHYSICAL SAMPLES PROVIDED BY CONTRACTOR.



3 TYP. SYNTHETIC TURF PROFILE
Scale: 1 1/2" = 1'-0"



2 FURNITURE PLAN - FOR REFERENCE ONLY. N.I.C
Scale: 1" = 20'-0"



HARDSCAPE NOTES

1. SYNTHETIC TURF: PROVIDED AND INSTALLED BY OWNER. GC TO PROVIDE WALL AND DRAIN LINE PER GRADING PLANS.
2. SEGMENTAL BLOCK WALL - LINEO™ DIMENSIONAL STONE BY UNILOCK. COLOR TBD. PROVIDE PILLAR AND WALL CAPS TO MATCH.
3. EXTERIOR PAINT - SEE ARCH.
4. BIKE RACK - 686A VROOM BICYCLE RACK SMALL, ANCHORING WITH BASE PLATE

LAYOUT & MATERIALS NOTES

1. ALL WORK WILL CONFORM TO ALL LOCAL, COUNTY AND STATE CODES AND REGULATIONS. OBTAIN ALL CONSTRUCTIONS, LICENSES, ETC. REQUIRED FOR EXECUTION OF WORK.
2. THE CONTRACTOR SHALL, FOR HIS OWN PROTECTION, VERIFY THE PRESENCE AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION.
3. LOCATE UTILITIES PRIOR TO ALL EXCAVATIONS, INCLUDING TREE PITS.
4. LAYOUT WORK AND VERIFY ALL DIMENSIONS PRIOR TO ACTUAL CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE CONTINUING WORK. CONTRACTOR RESPONSIBLE FOR STAKING SITE LAYOUT, GRADES, AND LIMIT OF WORK. THE WORK SHALL BE STAKED BY A LICENSED SURVEYOR. DIMENSIONS ARE GIVEN FROM BACK OF CURB, FACE OF STRUCTURE, OR THE IDENTIFIED CENTERLINES.
5. CONDUCT ALL OPERATIONS TO AVOID DAMAGE TO OR DISTURBANCE OF EXISTING VEGETATION AND STRUCTURES TO REMAIN.
6. CLEAN-UP, REMOVE AND PROPERLY DISPOSE OF ALL DEBRIS, WASTE AND EXCESS CONSTRUCTION MATERIALS FOLLOWING COMPLETION AND LEAVE NEAT, CLEAN READY FOR OWNER'S USE.
7. ANY VARIATION FROM DRAWINGS OR SUBSTITUTIONS IN MATERIALS WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT ONLY.
8. CHECK DIMENSIONS GIVEN ARE FOR FIELD VERIFICATION OF LAYOUT. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
9. ALL UTILITY ACCESS POINTS (VALVE BOXES, METER COVERS, ETC.) TO BE RAISED OR LOWERED TO MATCH FINISHED GRADE. REUSE EXISTING COVERS OR SUPPLY NEW COVERS AS REQUIRED.
10. CLEANOUTS/CLEANOUT COVERS IN PAVING SHALL BE HEAVY DUTY, ADJUSTABLE TYPE WITH SCORLATED BRONZE METAL COVERS WITH VANDAL-PROOF SCREWS, AND COATED CAST IRON BODY. ZURN ZB1400-HD-VP OR APPROVED SUBSTITUTE. SIZE AS REQ'D FOR ACCESS AND SHALL BE MIN. 4" AND MAX. 8" UNLESS APPROVED BY LANDSCAPE ARCHITECT. COVERS/FRAMES SHALL BE SET PERFECTLY FLUSH IN SURROUNDING PAVING.
11. REMOVE ALL CONSTRUCTION DEBRIS AND BASE MATERIAL FROM PLANTING BEDS, ISLANDS, ETC. AND LEAVE READY FOR TOPSOIL PLACEMENT AND PLANTING. CONFIRM ADEQUATE DRAINAGE IN ALL PLANTING AREAS. NOTIFY LANDSCAPE ARCHITECT OF UNSATISFACTORY CONDITIONS.

1 LAYOUT, MATERIALS, AND CODE REQUIRED LANDSCAPE PLAN
Scale: 1" = 10'-0"



PROJECT
1929 CANYON ROAD,
VESTAVIA HILLS, AL
SH SQUARED LLC
2233 PINE CREST DRIVE
VESTAVIA HILLS, AL 35216



REVISIONS:

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HARDSCAPE PLAN

SHEET:

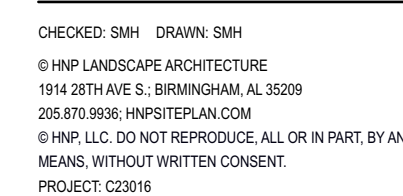
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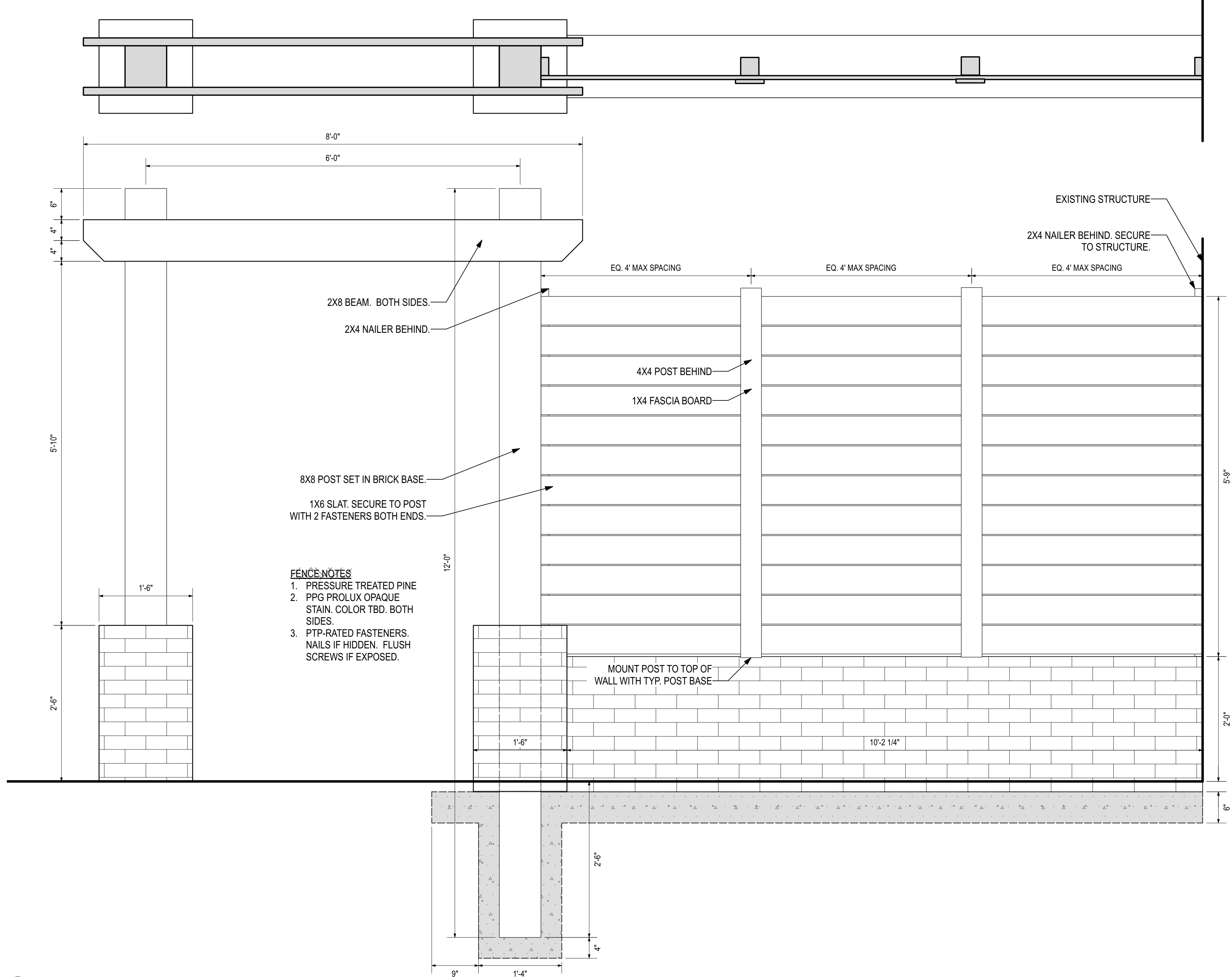
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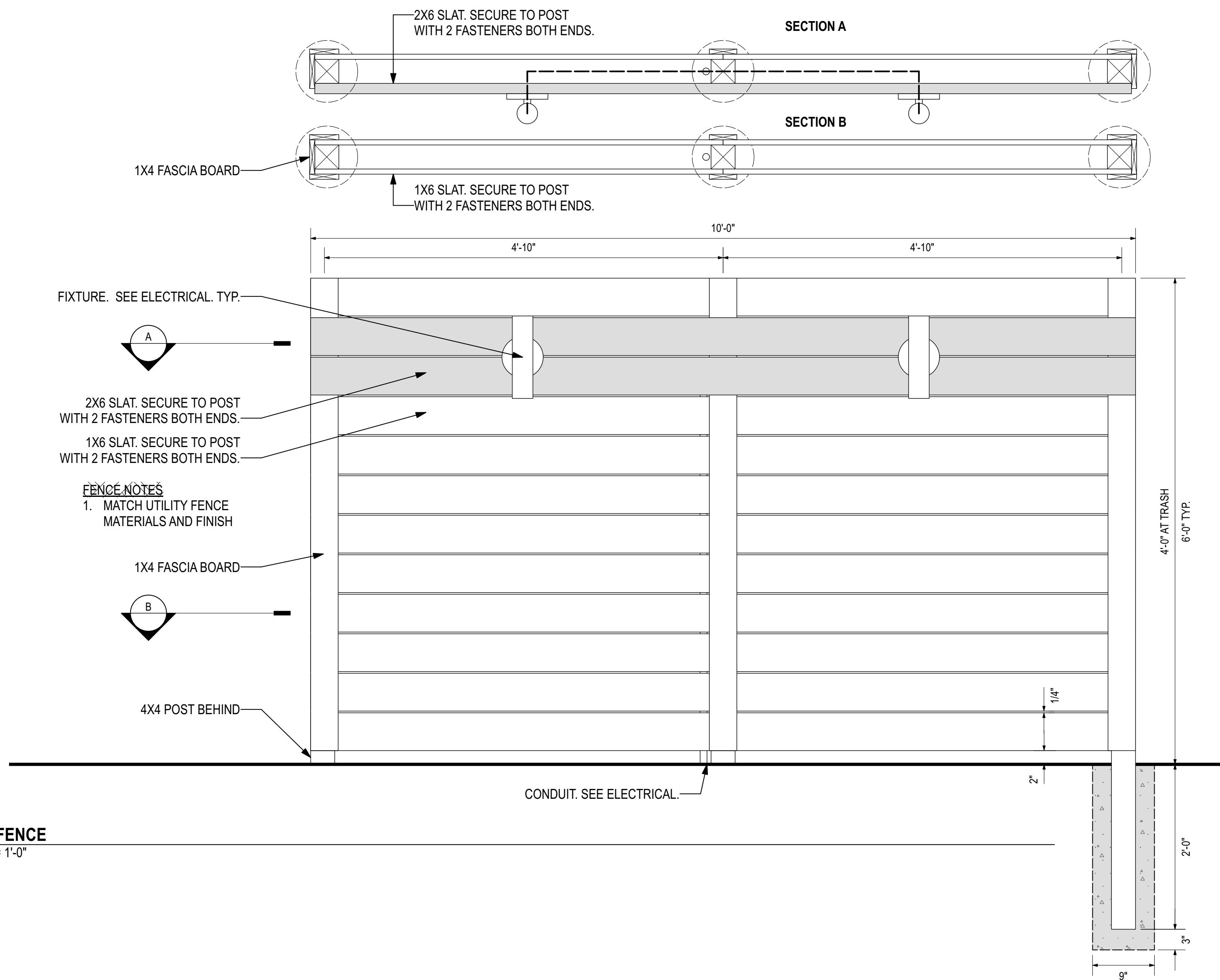
1. CONTRACTOR TO GRADE SITE AS SHOWN. UNSUITABLE MATERIAL TO BE REMOVED FROM SITE. IMPORT SUITABLE MATERIAL AS REQUIRED.
2. TEMPORARY WATTLE TO BE INSTALLED AROUND EACH STORM SEWER INLET IN A MANNER THAT WILL INSURE NO MUD, SILT, OR DEBRIS WILL FLOW THROUGH STORM SEWER SYSTEM. THESE EROSION AND SEDIMENTATION CONTROLS SHALL BE IN PLACE AND MAINTAINED UNTIL INSTALLATION OF SOD OR UNTIL COMPLETION OF PLANTING AND MULCHING.
3. SHOULD ANY MUD, SILT, OR DEBRIS BE WASHED ON OR IN TO ANY ADJACENT PROPERTY, STREET OR STORM SEWER, CONTRACTOR IS TO REMOVE SUCH AT OWNERS RISK.
4. ALL CONSTRUCTION MATERIALS STORED ON SITE THAT MAY CONTAIN POLLUTANTS, SHALL BE STORED IN COVERED AREAS THAT WILL NOT ALLOW POLLUTANTS TO ESCAPE. ALL SUCH MATERIAL SHALL BE REMOVED FROM SITE AT THE END OF CONSTRUCTION AND BE DISPOSED OF ACCORDING TO APPLICABLE ORDINANCES.
5. MAXIMUM CROSS SLOPE ON ANY WALK/ PLAZA IS 2.0%.
6. CONTRACTOR RESPONSIBLE TO FINE GRADE SUCH THAT POSITIVE DRAINAGE IS MAINTAINED ON ALL SURFACES AT ALL TIMES
7. CONTRACTOR SHALL MAINTAIN "BEST MANAGEMENT PRACTICES" AND ADHERE TO RECOMMENDATIONS AS OUTLINED IN U.S. DEPARTMENT OF TRANSPORTATION REPORT NO. FHWA-FL-94-005 "BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL".

1 **GRADING PLAN**
L2.2 Scale: 1" = 10'-0"

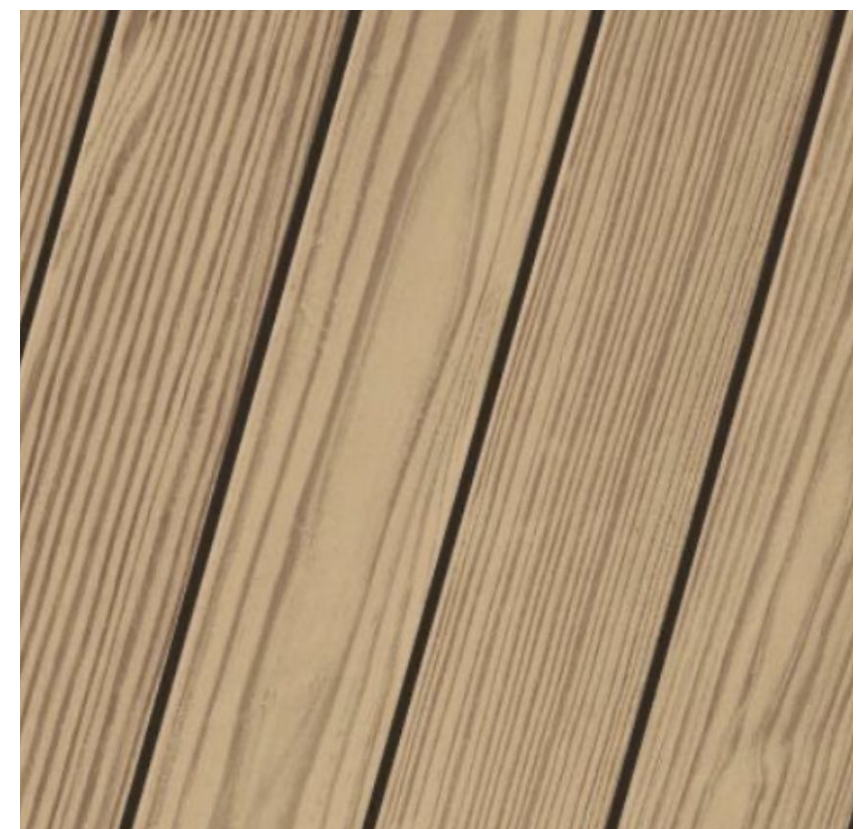




4 ARBOR
Scale: 1" = 1'-0"

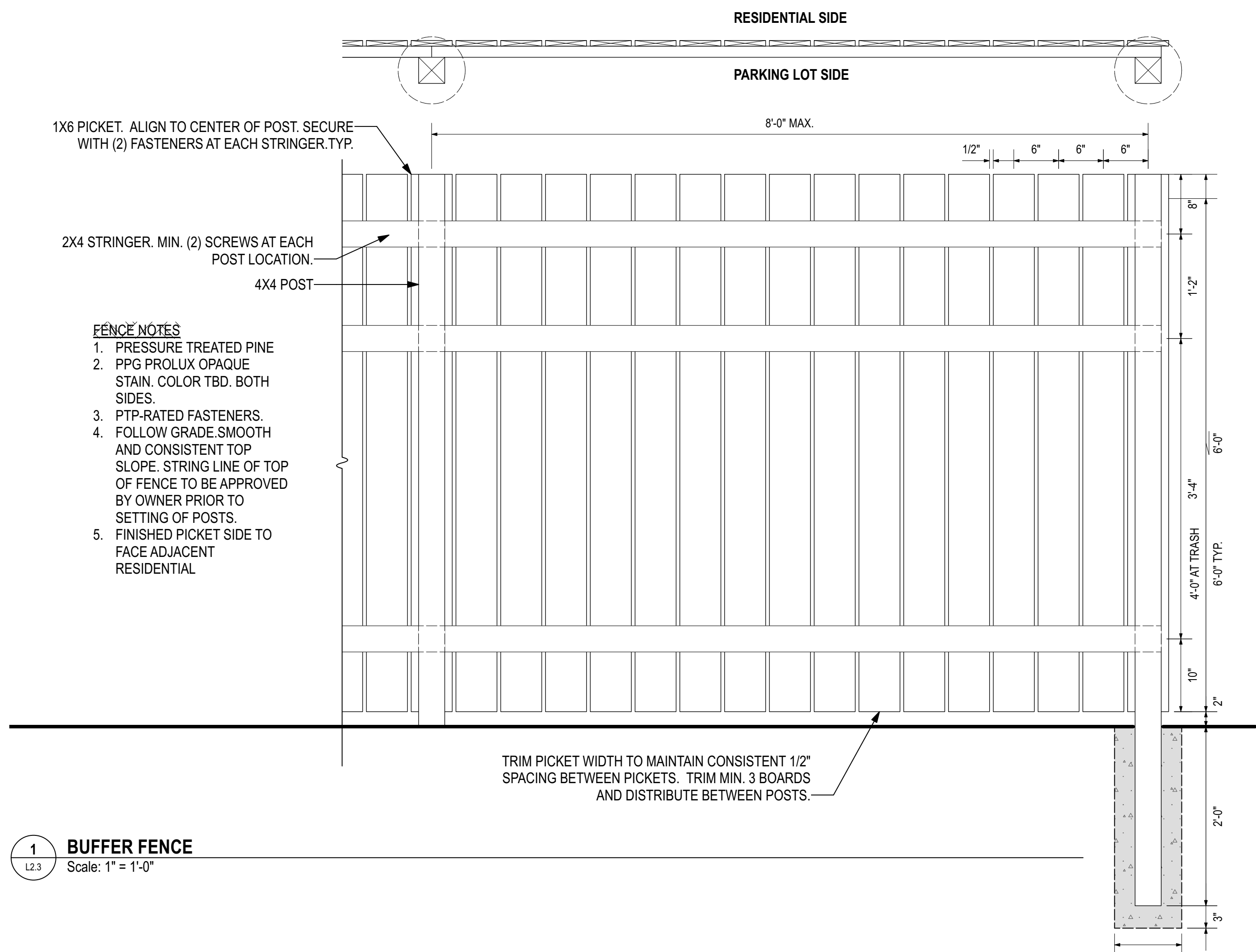


3 GRILL FENCE
Scale: 1" = 1'-0"

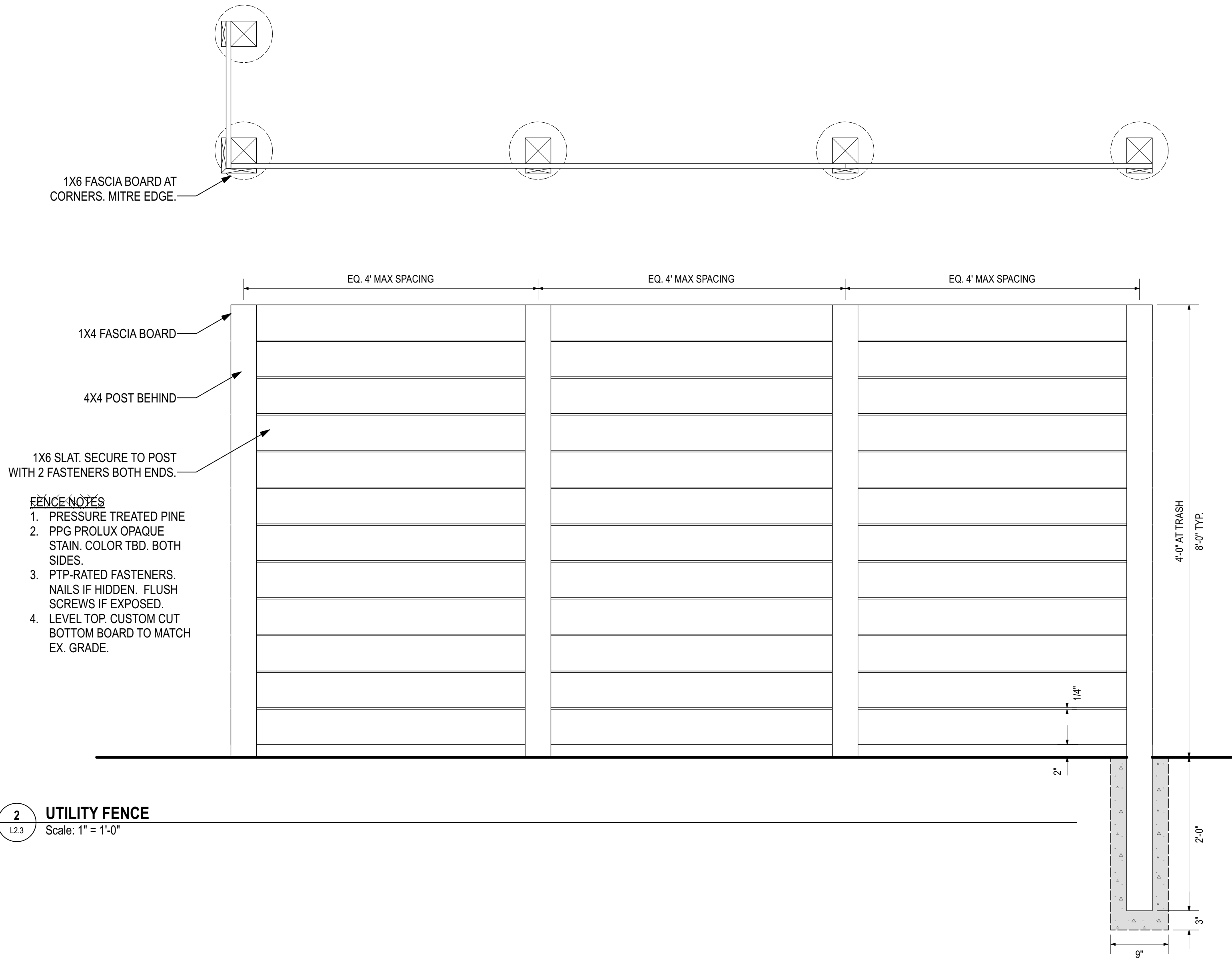


PROLUX SEMI-TRANSPARENT STAIN
DESERT TAN (ST-208)
FINAL COLOR TBD BY ON-SITE TEST ON
INSTALLED WOOD MATERIAL.

INTENT IS FOR WARM TAN WITH SUBDUED
WOODGRAIN.



1 BUFFER FENCE
Scale: 1" = 1'-0"



2 UTILITY FENCE
Scale: 1" = 1'-0"



PROJECT
1929 CANYON ROAD,
VESTAVIA HILLS, AL
SH SQUARED LLC
2233 PINE CREST DRIVE
VESTAVIA HILLS, AL 35216



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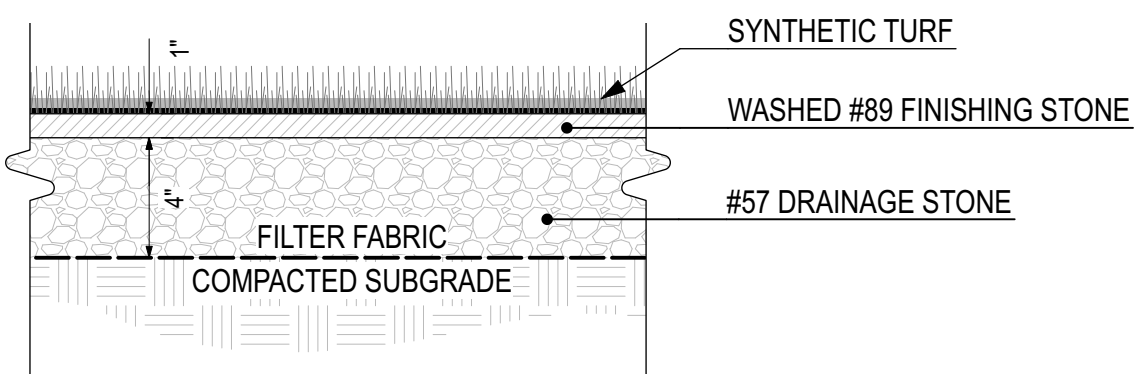
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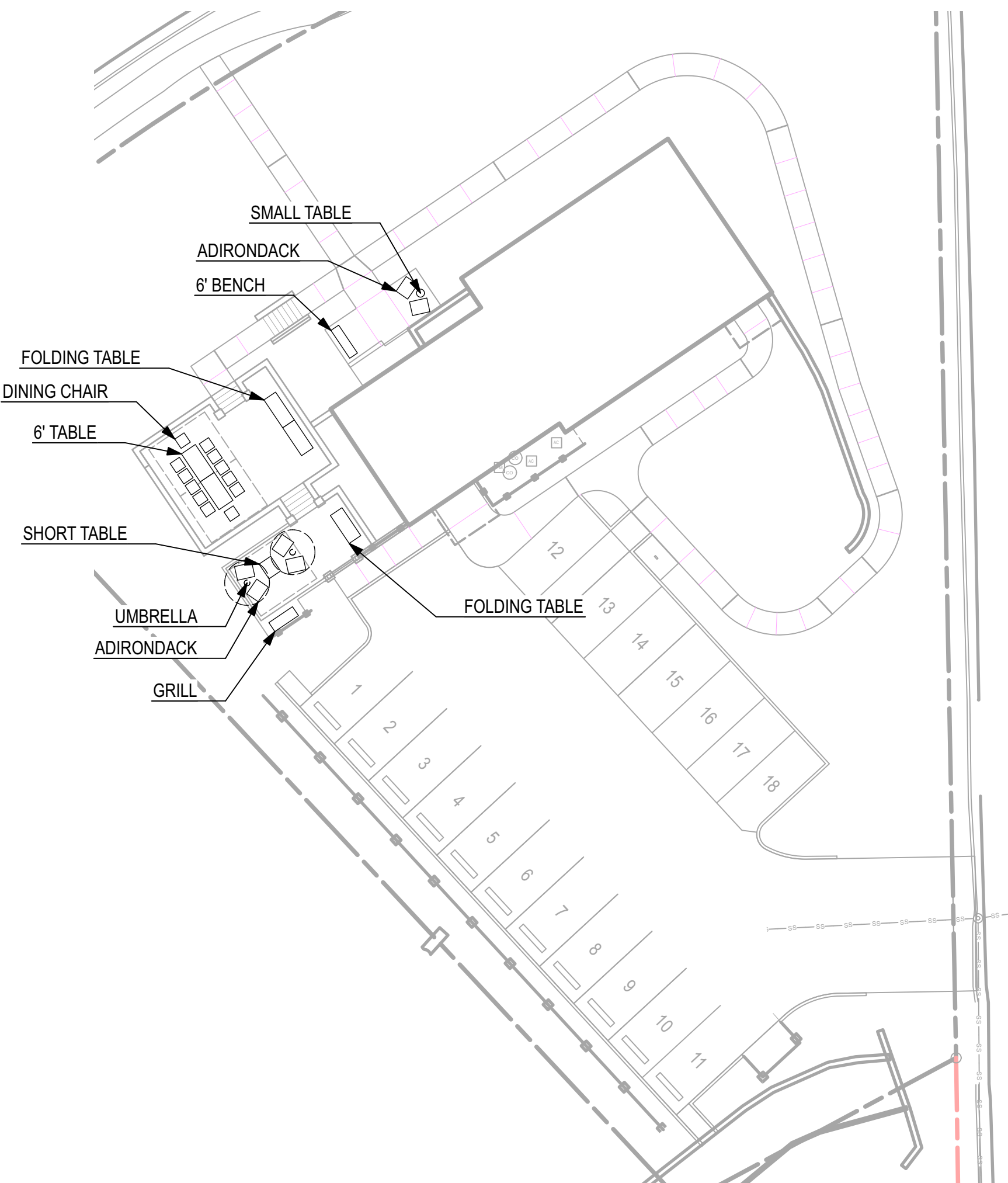
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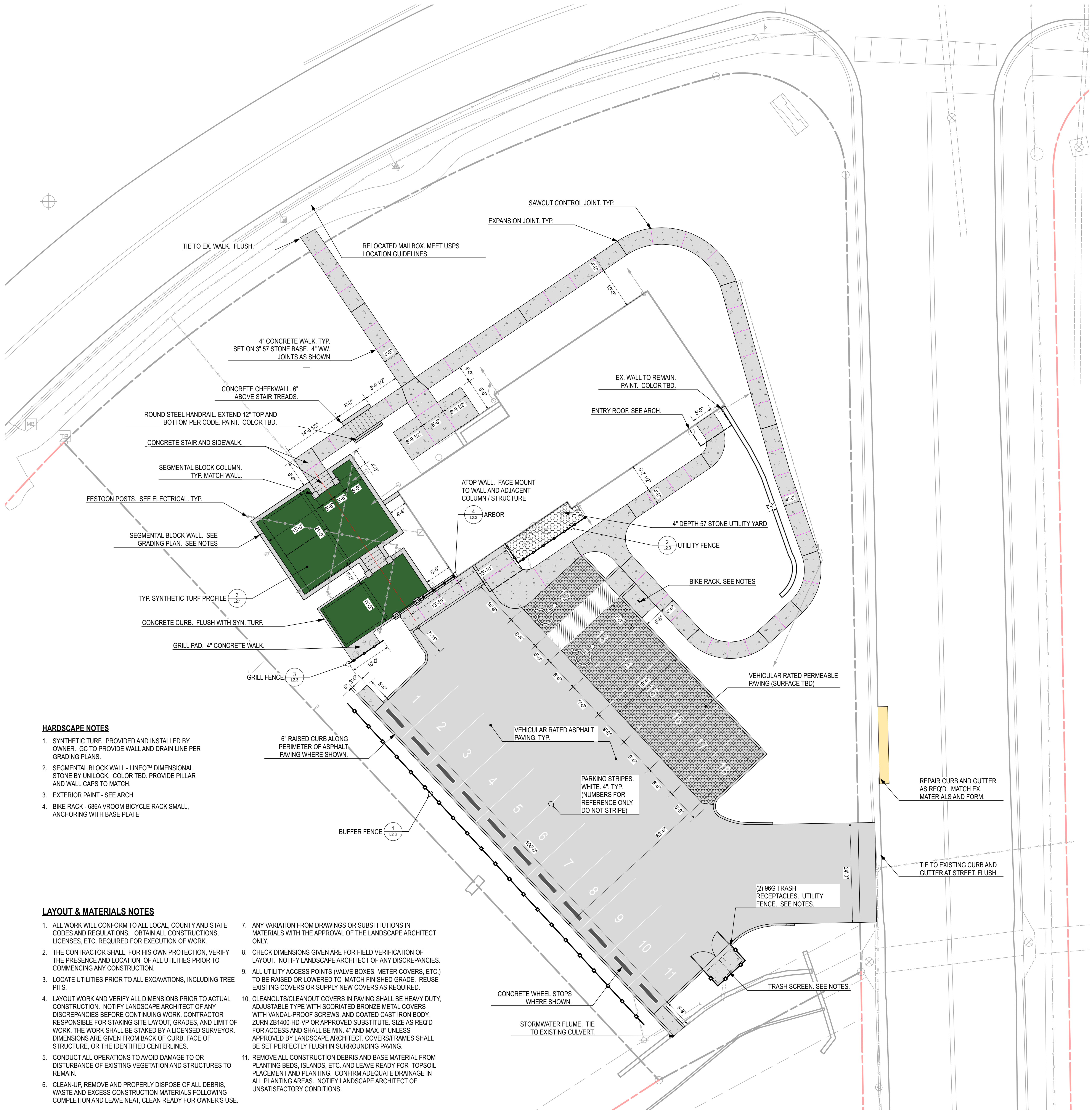
SEGMENTAL BLOCK FINISH AND COLOR OPTIONS. FINAL PRODUCT AND COLOR TBD BY OWNER AND LANDSCAPE ARCHITECT USING ONSITE PHYSICAL SAMPLES PROVIDED BY CONTRACTOR.



3 TYP. SYNTHETIC TURF PROFILE
Scale: 1 1/2" = 1'-0"



2 FURNITURE PLAN - FOR REFERENCE ONLY. N.I.C
Scale: 1" = 20'-0"



HARDSCAPE NOTES

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2. SEGMENTAL BLOCK WALL - LINEO™ DIMENSIONAL STONE BY UNILOCK. COLOR TBD. PROVIDE PILLAR AND WALL CAPS TO MATCH.
3. EXTERIOR PAINT - SEE ARCH.
4. BIKE RACK - 686A VROOM BICYCLE RACK SMALL, ANCHORING WITH BASE PLATE

LAYOUT & MATERIALS NOTES

1. ALL WORK WILL CONFORM TO ALL LOCAL, COUNTY AND STATE CODES AND REGULATIONS. OBTAIN ALL CONSTRUCTIONS, LICENSES, ETC. REQUIRED FOR EXECUTION OF WORK.
2. THE CONTRACTOR SHALL, FOR HIS OWN PROTECTION, VERIFY THE PRESENCE AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION.
3. LOCATE UTILITIES PRIOR TO ALL EXCAVATIONS, INCLUDING TREE PITS.
4. LAYOUT WORK AND VERIFY ALL DIMENSIONS PRIOR TO ACTUAL CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE CONTINUING WORK. CONTRACTOR RESPONSIBLE FOR STAKING SITE LAYOUT, GRADES, AND LIMIT OF WORK. THE WORK SHALL BE STAKED BY A LICENSED SURVEYOR. DIMENSIONS ARE GIVEN FROM BACK OF CURB, FACE OF STRUCTURE, OR THE IDENTIFIED CENTERLINES.
5. CONDUCT ALL OPERATIONS TO AVOID DAMAGE TO OR DISTURBANCE OF EXISTING VEGETATION AND STRUCTURES TO REMAIN.
6. CLEAN-UP, REMOVE AND PROPERLY DISPOSE OF ALL DEBRIS, WASTE AND EXCESS CONSTRUCTION MATERIALS FOLLOWING COMPLETION AND LEAVE NEAT, CLEAN READY FOR OWNER'S USE.
7. ANY VARIATION FROM DRAWINGS OR SUBSTITUTIONS IN MATERIALS WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT ONLY.
8. CHECK DIMENSIONS GIVEN ARE FOR FIELD VERIFICATION OF LAYOUT. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
9. ALL UTILITY ACCESS POINTS (VALVE BOXES, METER COVERS, ETC.) TO BE RAISED OR LOWERED TO MATCH FINISHED GRADE. REUSE EXISTING COVERS OR SUPPLY NEW COVERS AS REQUIRED.
10. CLEANOUTS/CLEANOUT COVERS IN PAVING SHALL BE HEAVY DUTY, ADJUSTABLE TYPE WITH SCORATED BRONZE METAL COVERS WITH VANDAL-PROOF SCREWS, AND COATED CAST IRON BODY. ZURN ZB1400-HD-VP OR APPROVED SUBSTITUTE. SIZE AS REQ'D FOR ACCESS AND SHALL BE MIN. 4" AND MAX. 8" UNLESS APPROVED BY LANDSCAPE ARCHITECT. COVERS/FRAMES SHALL BE SET PERFECTLY FLUSH IN SURROUNDING PAVING.
11. REMOVE ALL CONSTRUCTION DEBRIS AND BASE MATERIAL FROM PLANTING BEDS, ISLANDS, ETC. AND LEAVE READY FOR TOPSOIL PLACEMENT AND PLANTING. CONFIRM ADEQUATE DRAINAGE IN ALL PLANTING AREAS. NOTIFY LANDSCAPE ARCHITECT OF UNSATISFACTORY CONDITIONS.

1 LAYOUT, MATERIALS, AND CODE REQUIRED LANDSCAPE PLAN
Scale: 1" = 10'-0"



PROJECT
1929 CANYON ROAD,
VESTAVIA HILLS, AL
SH SQUARED LLC
2233 PINE CREST DRIVE
VESTAVIA HILLS, AL 35216



REVISIONS

ISSUE

2/19/24
DESIGN REVIEW BOARD SET

SHEET TITLE

HARDSCAPE PLAN

SHEET

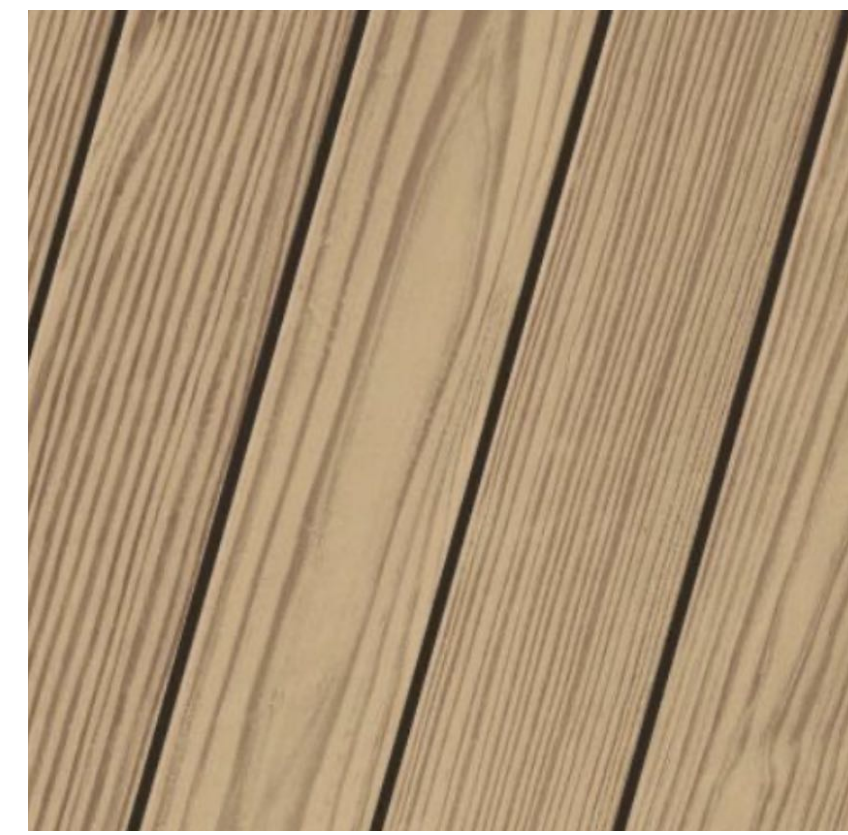
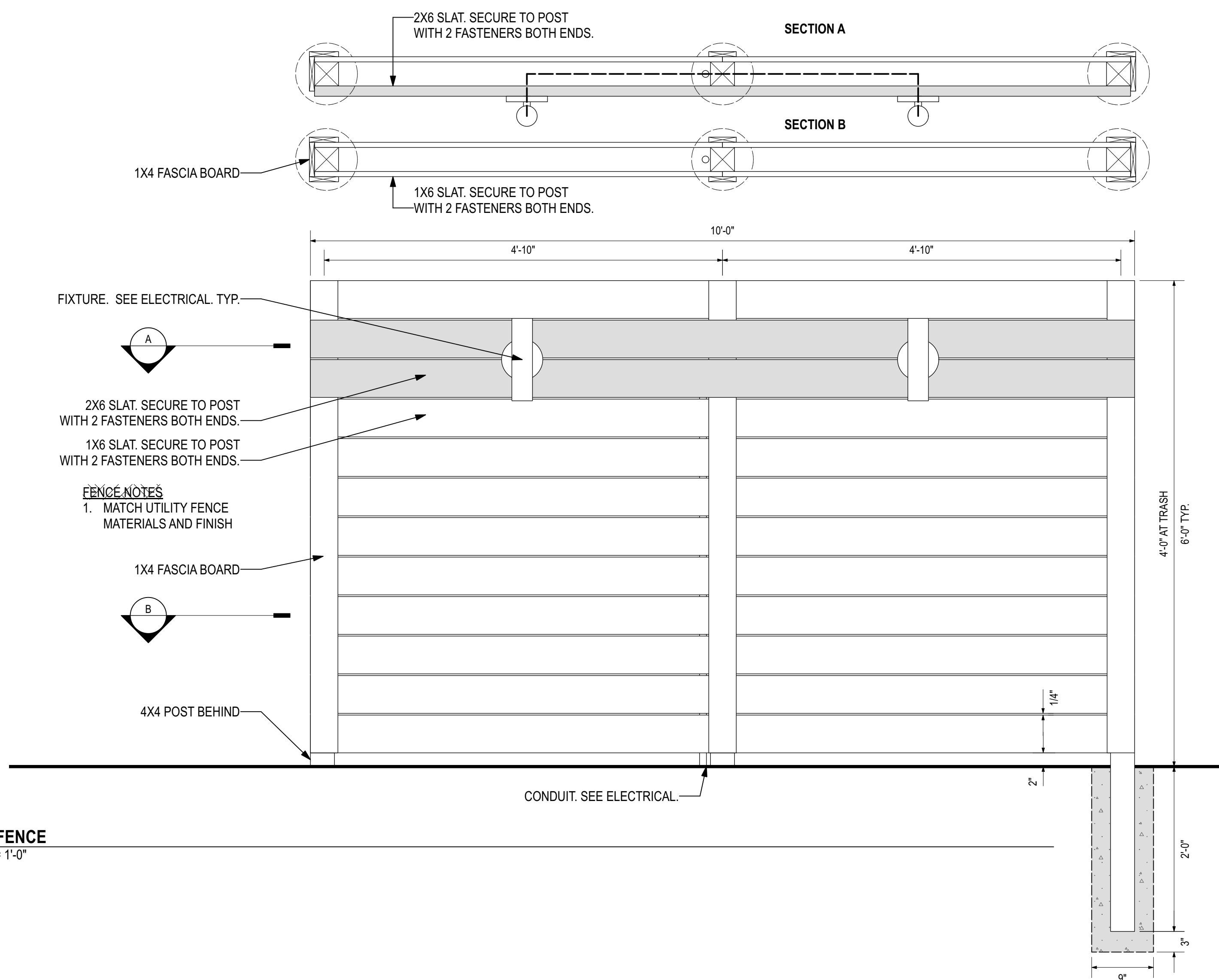
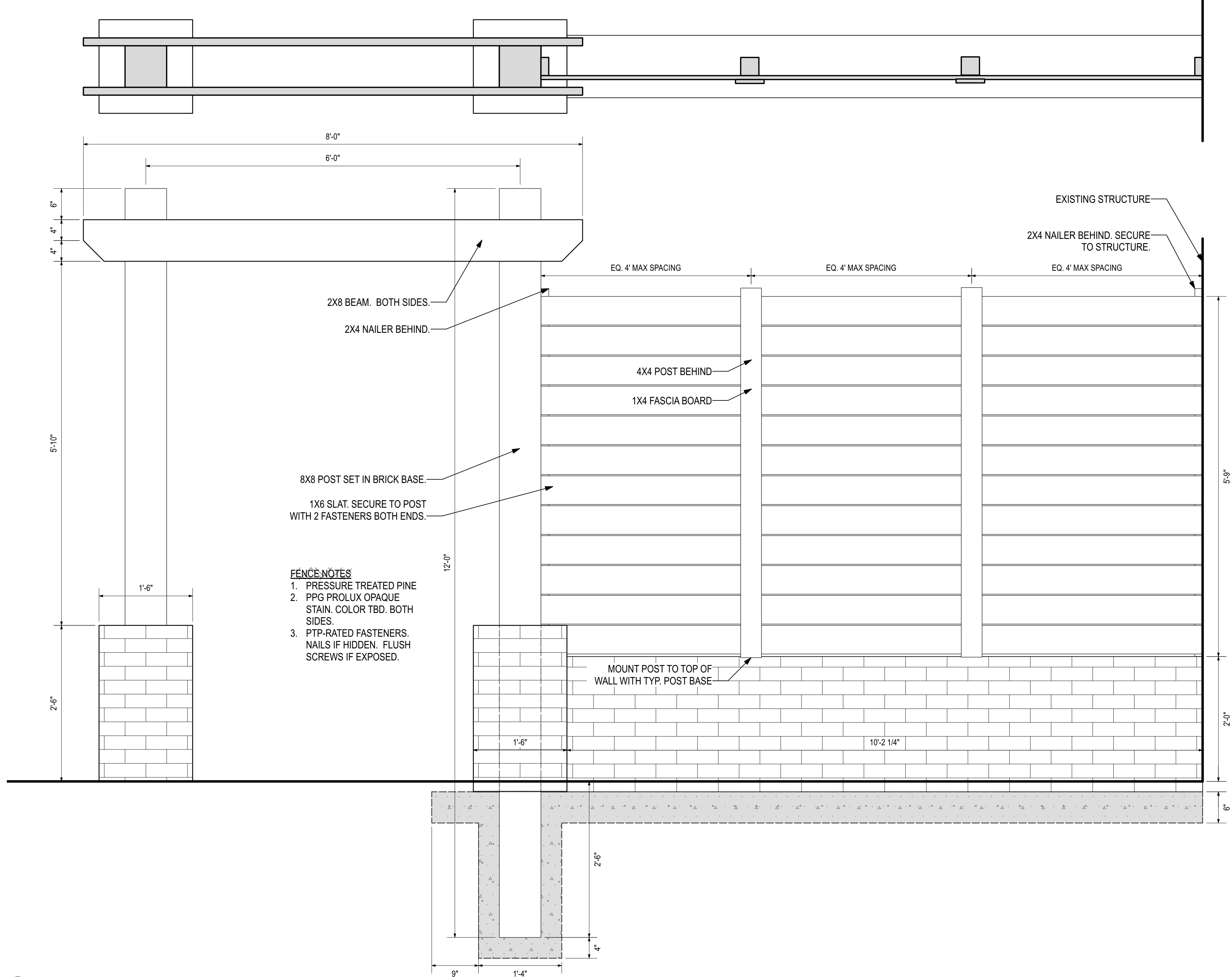
L2.1

CHECKED: DMH DRAWING: DMH
© HNP LANDSCAPE ARCHITECTURE
1914 38TH AVENUE S.E. BIRMINGHAM, AL 35209
205.875.8800 HNP@HNPAL.COM
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MEANS, WITHOUT WRITTEN CONSENT.
PROJECT: C20216



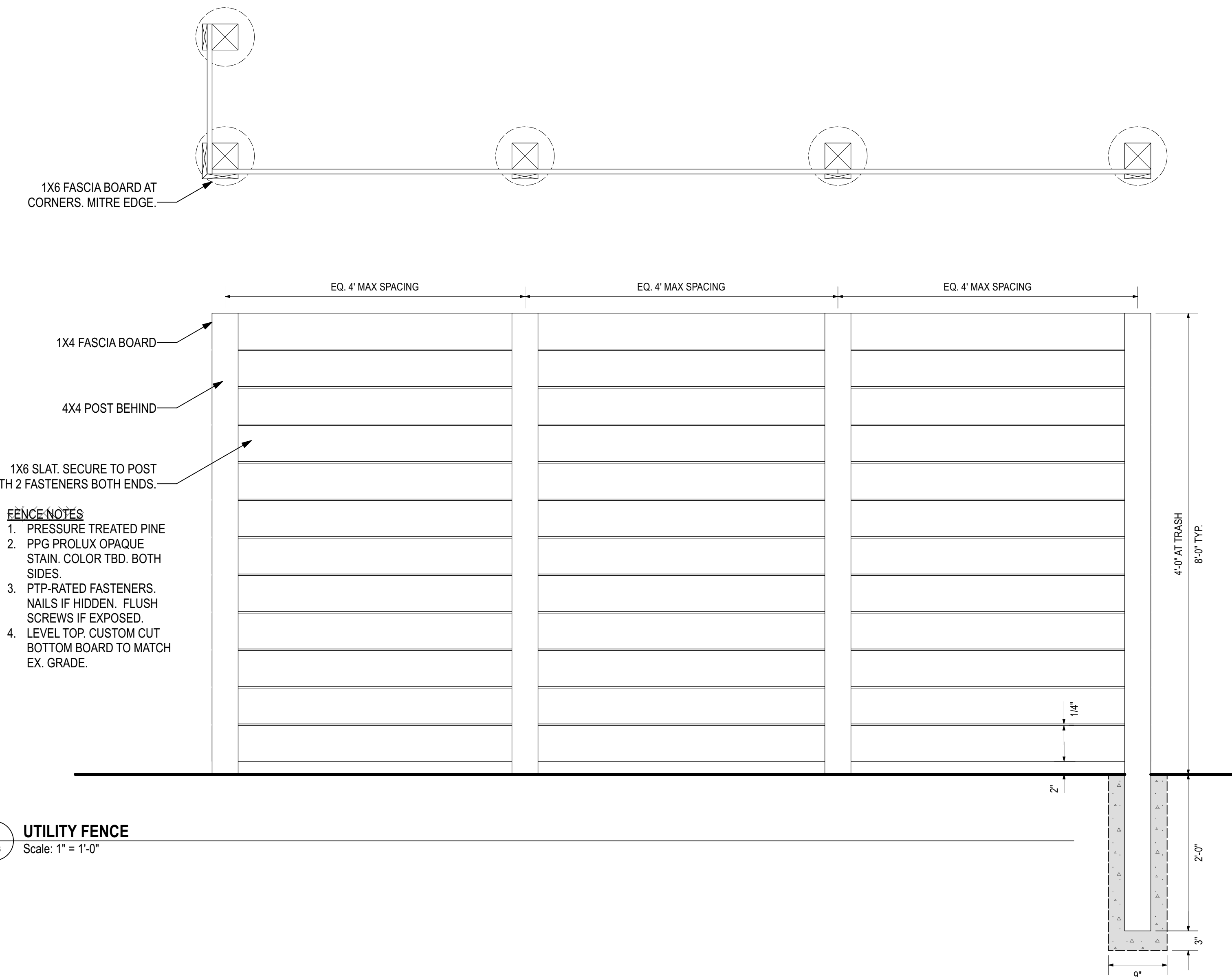
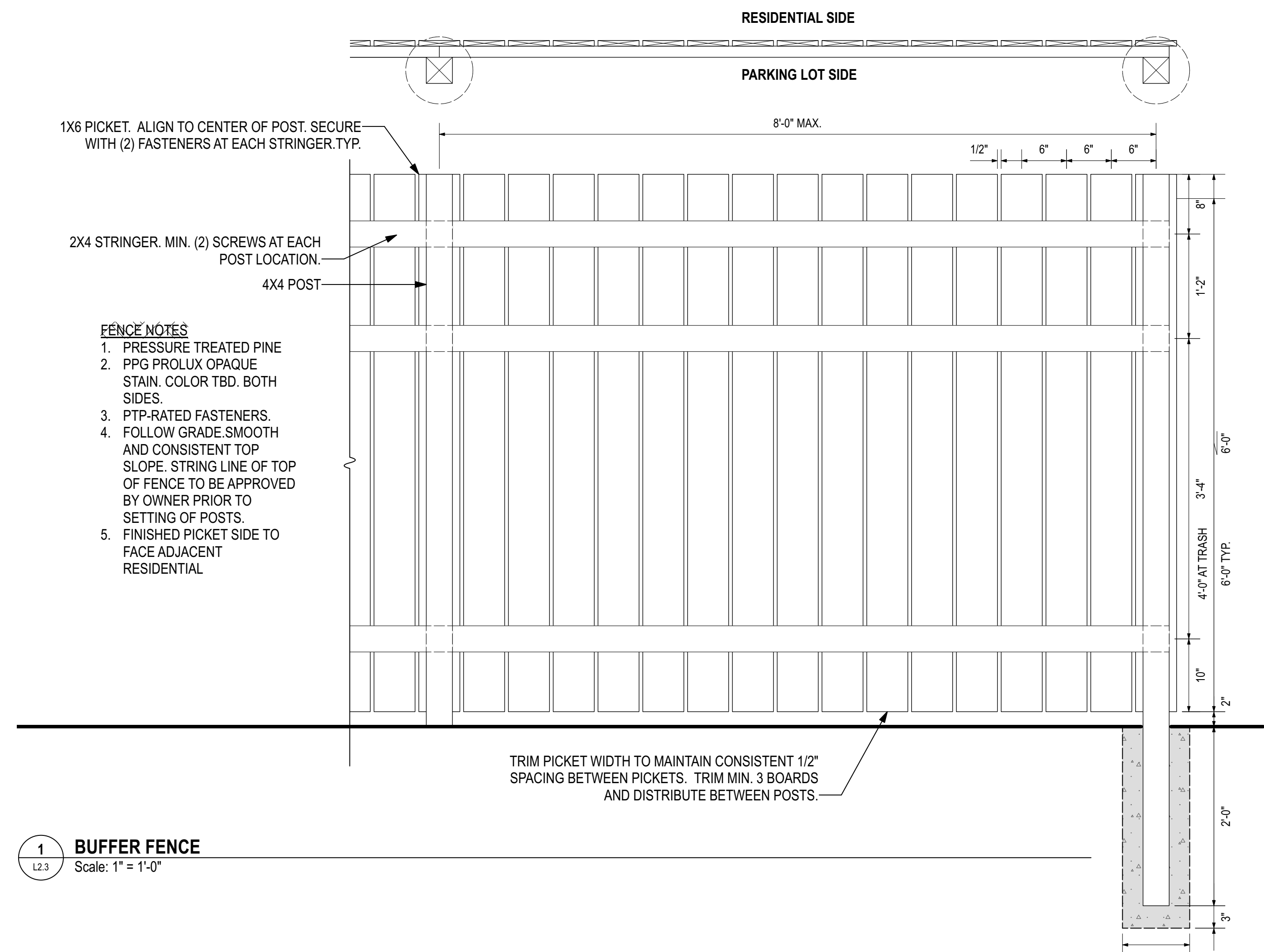
1. CONTRACTOR TO GRADE SITE AS SHOWN. UNSUITABLE MATERIAL TO BE REMOVED FROM SITE. IMPORT SUITABLE MATERIALS AS REQUIRED.
2. TEMPORARY WATTLE TO BE INSTALLED AROUND EACH STORM SEWER INLET IN A MANNER THAT WILL INSURE NO MUD, SILT, OR DEBRIS WILL FLOW THROUGH STORM SEWER SYSTEM. THESE EROSION AND SEDIMENTATION CONTROLS SHALL BE IN PLACE AND MAINTAINED UNTIL INSTALLATION OF SOD OR UNTIL COMPLETION OF PLANTING AND MULCHING.
3. SHOULD ANY MUD, SILT, OR DEBRIS BE WASHED ON OR IN TO ANY ADJACENT PROPERTY, STREET OR STORM SEWER, CONTRACTOR IS TO REMOVE SUCH AT ONCE.
4. ALL CONSTRUCTION MATERIALS STORED ON SITE THAT MAY CONTAIN POLLUTANTS, SUCH AS OIL STORED IN GALLEYS, SATORS, THAT WILL NOT ALLOW POLLUTANTS TO ESCAPE ALL SUCH MATERIAL SHALL BE REMOVED FROM SITE AT THE END OF CONSTRUCTION AND BE DISPOSED OF ACCORDING TO APPLICABLE ORDINANCES.
5. MAXIMUM CROSS SLOPE ON ANY WALKI PLAZA IS 2.0%.
6. CONTRACTOR RESPONSIBLE TO FINE GRADE SUCH THAT POSITIVE DRAINAGE IS MAINTAINED ON ALL SURFACES AT ALL TIMES
7. CONTRACTOR SHALL MAINTAIN "BEST MANAGEMENT PRACTICES" AND ADHERE TO RECOMMENDATIONS AS OUTLINED IN U.S. DEPARTMENT OR TRANSPORTATION REPORT NO. FHWA-FL-94-005 "BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL".

1
12.2



PROLUX SEMI-TRANSPARENT STAIN
DESERT TAN (ST-208)
FINAL COLOR TBD BY ON-SITE TEST ON
INSTALLED WOOD MATERIAL.

INTENT IS FOR WARM TAN WITH SUBDUED
WOODGRAIN.



Site Visit Report

Created: 02-12-2024
Creator: HNP Landscape Architecture (@HLA)
Status: Priority 1, Priority 2, Priority 3, Observation, Verified
Dates: 11-09-2023 - 02-12-2024

Recipients

sean@hnpsiteplan.com

Description

The site visit was conducted to review the existing conditions. If any party disagrees with the account of this report, please notify HNP Landscape Architecture in writing at the earliest convenience to avoid confusion in the field.

Click on Photos for larger view.

Sean Hufnagel, HNP Landscape Architecture, sean@hnpsiteplan.com, 205-870-9936.

Categories

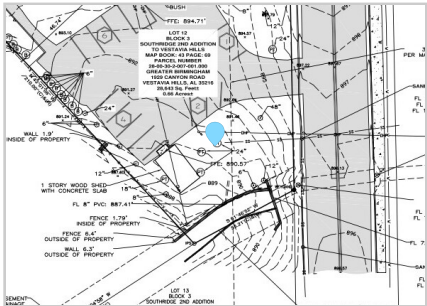
Tree Inventory (TI)

Photos



#13 - Typical pine grouping. Mostly all a short canopy crowded.

Observation | HNP Landscape Architecture | Tree Inventory
Plan: L0.1 - SURVEY
Created 01-04-2024



Task messages (time in CST)

HNP Landscape Architecture	Photo 1	20 Dec 03:23 PM
HNP Landscape Architecture	Photo 2	20 Dec 03:23 PM
HNP Landscape Architecture	conflict with proposed parking lot. remove.	12 Feb 04:33 PM

Photos

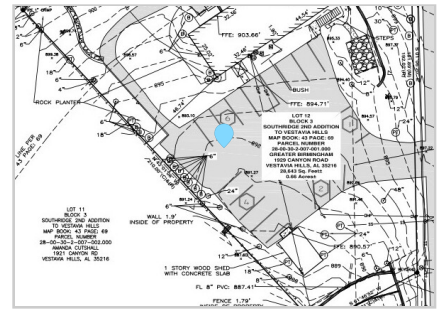


● #24 - All Hollys. See other notes

Observation | HNP Landscape Architecture | Tree Inventory

Plan: L0.1 - SURVEY

Created 01-04-2024

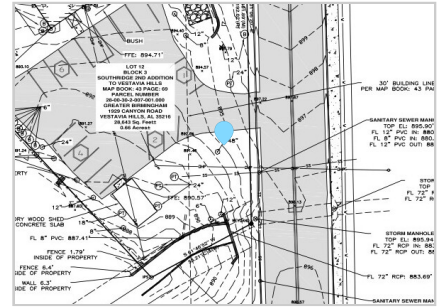


● **#14 - Silver maple. Multiple trunks fork at approximately 4 foot height. Damage to crown and significant overlap of branches.**

Observation | HNP Landscape Architecture | Tree Inventory

Plan: L0.1 - SURVEY

Created 01-04-2024



Task messages (time in CST)

HNP Landscape
Architecture

20 Dec 03:21 PM

HNP Landscape
Architecture

20 Dec 03:21 PM

HNP Landscape
Architecture

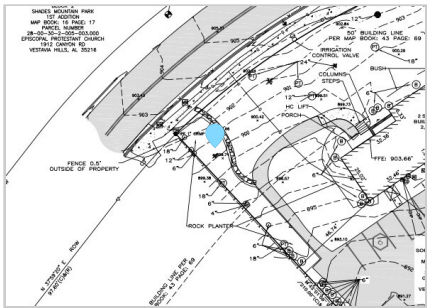
20 Dec 03:21 PM

Photos



● **#27 - 14" Sweetgum. Decent quality. Potential save. Remove dead tree immediately adjacent.**

Observation | HNP Landscape Architecture | Tree Inventory
Plan: L0.1 - SURVEY
Created 01-04-2024



Task messages (time in CST)

- HNP Landscape Architecture Photo 1
- HNP Landscape Architecture Photo 2

20 Dec 02:23 PM

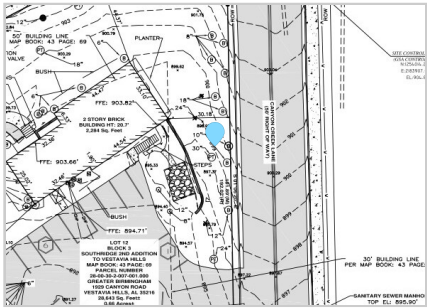
20 Dec 02:23 PM

Photos



● **#21 - Large pine nearing end of life. Massive amount of pinecones. Threat to structure.**

Observation | HNP Landscape Architecture | Tree Inventory
Plan: L0.1 - SURVEY
Created 01-04-2024



Task messages (time in CST)

- HNP Landscape Architecture Photo 1

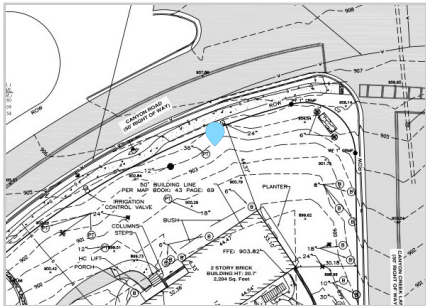
20 Dec 03:19 PM

Photos



#7 - Significant lean to crown. Obvious falling branches. Have observed multiple branches on street after storms. Limbs over street, drooping significantly.

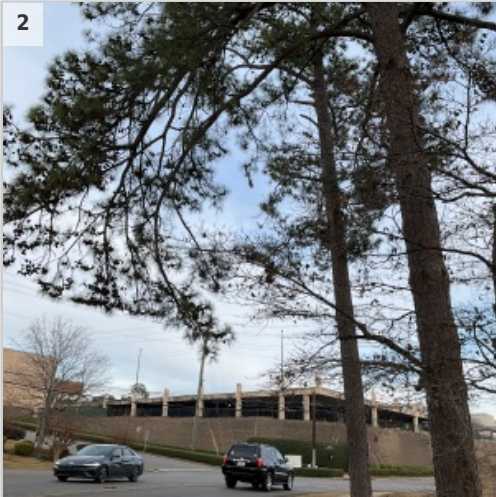
Observation | HNP Landscape Architecture | Tree Inventory
Plan: L0.1 - SURVEY
Created 01-04-2024



Task messages (time in CST)

HNP Landscape Architecture	Photo 1	20 Dec 03:13 PM
HNP Landscape Architecture	Photo 2	20 Dec 03:14 PM
HNP Landscape Architecture	Photo 3	20 Dec 03:14 PM
HNP Landscape Architecture	Another large branch as broken off in latest storms.	12 Feb 04:31 PM

Photos



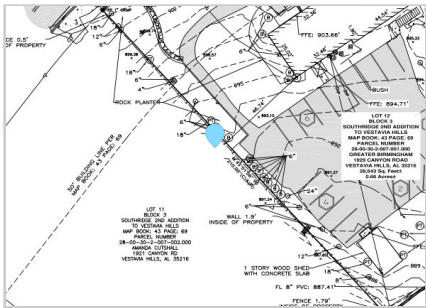
● **#25 - Large water oak not on property. Does overhang property. Potential save. Evaluate health in spring after a leaf out. Discuss with property owner next-door to combine and removal with other trees.**

Observation | HNP Landscape Architecture | Tree Inventory
Plan: L0.1 - SURVEY
Created 01-04-2024

Task messages (time in CST)

HNP Landscape Architecture Photo 1

Photos



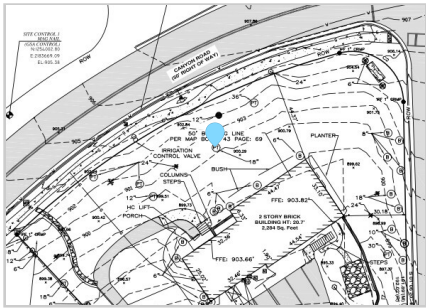
20 Dec 02:50 PM

● **#2 - Unbalanced, slim structure. Weighted towards house. Long-term threat to falling on house.**

Observation | HNP Landscape Architecture | Tree Inventory
Plan: L0.1 - SURVEY
Created 01-04-2024

Task messages (time in CST)

HNP Landscape Architecture Photo 1



20 Dec 03:11 PM

Photos



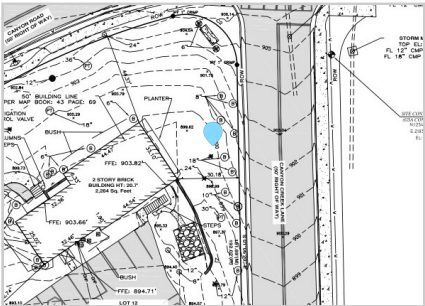
#23 - Unbalanced branching towards street. Poor branching. Fork leader

Observation | HNP Landscape Architecture | Tree Inventory
Plan: L0.1 - SURVEY
Created 01-04-2024

Task messages (time in CST)

HNP Landscape Architecture Photo 1

20 Dec 03:17 PM

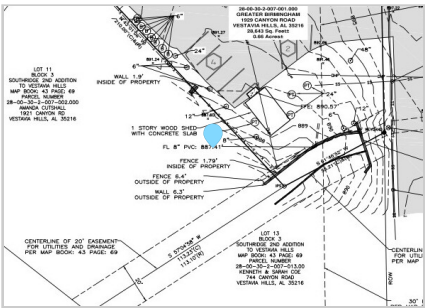


Photos



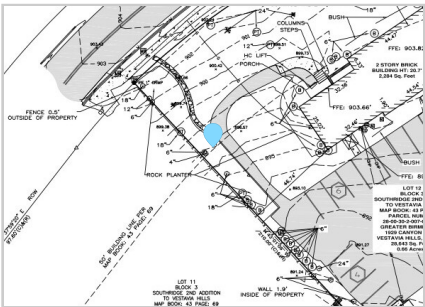
#3 - Laurel. Remove.

Observation | HNP Landscape Architecture | Tree Inventory
Plan: L0.1 - SURVEY
Created 01-04-2024



#11 - All smaller trees are laurels and myrtles. No form. No aesthetic or shade value.

Observation | HNP Landscape Architecture | Tree Inventory
Plan: L0.1 - SURVEY
Created 01-04-2024



Task messages (time in CST)

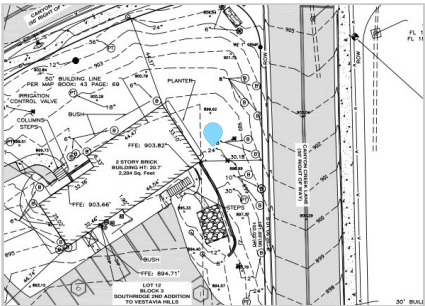
HNP Landscape Architecture	Photo 1	20 Dec 02:52 PM
HNP Landscape Architecture	Photo 2	20 Dec 02:52 PM

Photos



#16 - Poor form with major branch overhang structure. For leader with heavy growth towards structure.

Observation | HNP Landscape Architecture | Tree Inventory
Plan: L0.1 - SURVEY
Created 01-04-2024



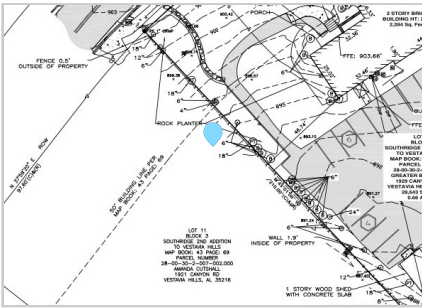
Task messages (time in CST)

Photos



#5 - Pine tree. Split crown. Leaning. Remove due to lean and split crown.

Observation | HNP Landscape Architecture | Tree Inventory
Plan: L0.1 - SURVEY
Created 01-04-2024



Task messages (time in CST)

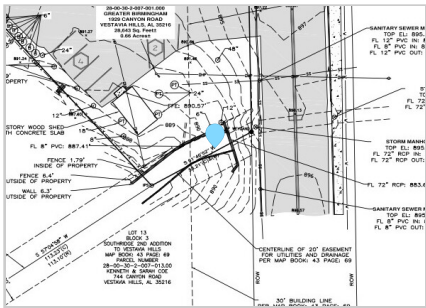
HNP Landscape Architecture	Photo 1	20 Dec 02:51 PM
HNP Landscape Architecture	Photo 2	20 Dec 02:51 PM
HNP Landscape Architecture	Photo 3	20 Dec 02:51 PM

Photos



● **#18 - Tree fell in latest storm. Damaged wall.**

Observation | HNP Landscape Architecture | Tree Inventory
Plan: L0.1 - SURVEY
Created 01-04-2024



Task messages (time in CST)

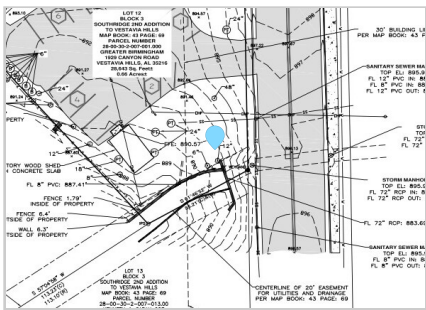
HNP Landscape Architecture	Photo 1	20 Dec 02:33 PM
HNP Landscape Architecture	Photo 2	20 Dec 02:33 PM
HNP Landscape Architecture	Photo 3	20 Dec 02:33 PM
HNP Landscape Architecture	Photo 4	20 Dec 02:33 PM

Photos



● **#19 - Laurels. Removed. Poor form and damaged. Long-term threat to masonry wall at culvert.**

Observation | HNP Landscape Architecture | Tree Inventory
Plan: L0.1 - SURVEY
Created 01-04-2024



Task messages (time in CST)

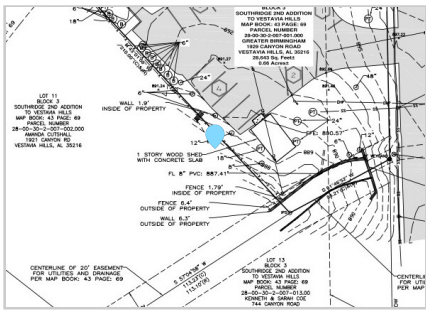
HNP Landscape Architecture	Photo 1	20 Dec 03:22 PM
HNP Landscape Architecture	Photo 2	20 Dec 03:22 PM
HNP Landscape Architecture	Photo 3	20 Dec 03:22 PM

Photos



● **#12 - Pine. Remove.**

Observation | HNP Landscape Architecture | Tree Inventory
Plan: L0.1 - SURVEY
Created 01-04-2024



Task messages (time in CST)

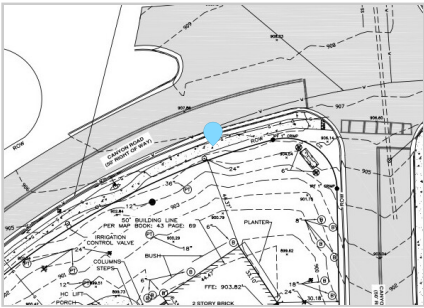
HNP Landscape Architecture	Photo 1	20 Dec 02:39 PM
HNP Landscape Architecture	Photo 2	20 Dec 02:39 PM

Photos



#8 - Pine tree. Poor form from previous crowding.

Observation | HNP Landscape Architecture | Tree Inventory
Plan: L0.1 - SURVEY
Created 01-04-2024



Task messages (time in CST)

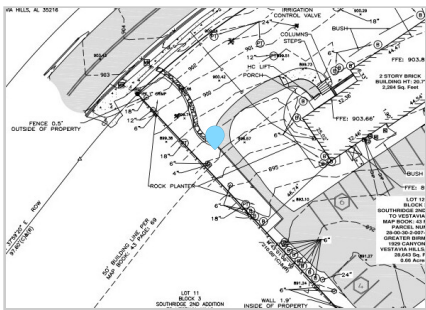
HNP Landscape Architecture	Photo 1	20 Dec 03:13 PM
HNP Landscape Architecture	Potential save.	12 Feb 04:31 PM

Photos



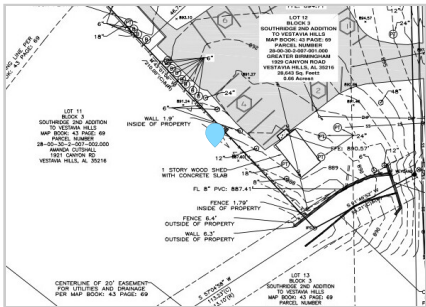
● **#9 - Laurels. Remove. Little aesthetic or shade value.**

Observation | HNP Landscape Architecture | Tree Inventory
Plan: L0.1 - SURVEY
Created 01-04-2024



● **#26 - Elm. Leaning. Multiple shoots at trunk already removed. Mangled branching. Removed due to safety hazard.**

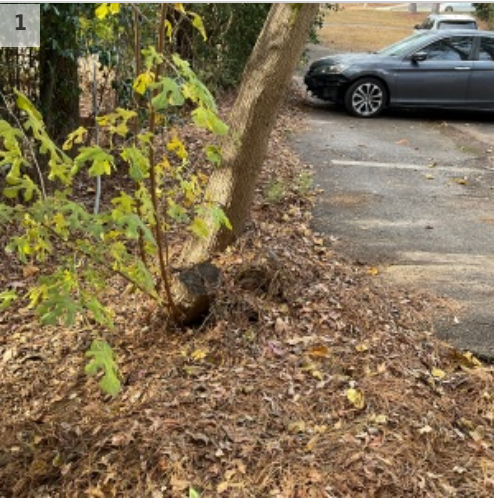
Observation | HNP Landscape Architecture | Tree Inventory
Plan: L0.1 - SURVEY
Created 01-04-2024



Task messages (time in CST)

HNP Landscape Architecture	Photo 1	20 Dec 02:40 PM
HNP Landscape Architecture	Photo 2	20 Dec 02:40 PM
HNP Landscape Architecture	Photo 3	20 Dec 02:40 PM

Photos



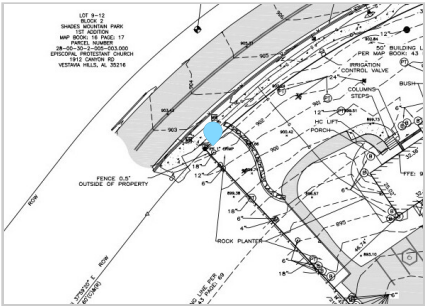
#22 - Cherry laurels

Observation | HNP Landscape Architecture | Tree Inventory
Plan: L0.1 - SURVEY
Created 01-04-2024

Task messages (time in CST)

HNP Landscape Architecture	Photo 1	20 Dec 02:20 PM
HNP Landscape Architecture	Photo 2	20 Dec 02:20 PM
HNP Landscape Architecture	No tree benefit.	20 Dec 02:21 PM

Photos

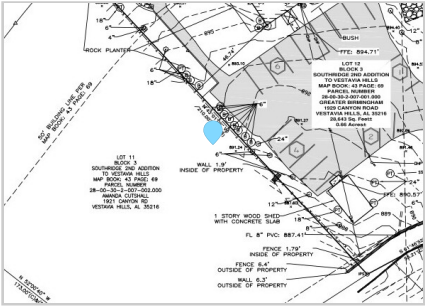


#28 - All Hollys. No form. Overgrown. Remove. No aesthetic use. No long-term health.

Observation | HNP Landscape Architecture | Tree Inventory
Plan: L0.1 - SURVEY
Created 01-04-2024

Task messages (time in CST)

HNP Landscape Architecture	Photo 1	20 Dec 02:42 PM
HNP Landscape Architecture	Photo 2	20 Dec 02:42 PM



Photos

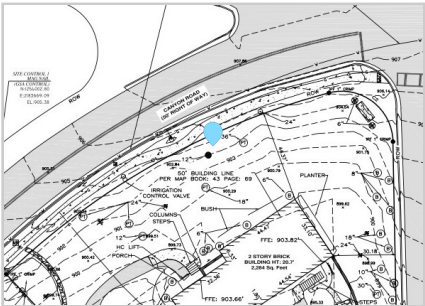


#20 - Multi trunk, Dogwood. Three canes. 4 inches per cane damaged crown. Remove.

Observation | HNP Landscape Architecture | Tree Inventory

Plan: L0.1 - SURVEY

Created 01-04-2024



Task messages (time in CST)

HNP Landscape Architecture	Photo 1
HNP Landscape Architecture	Photo 2

20 Dec 03:15 PM

20 Dec 03:15 PM

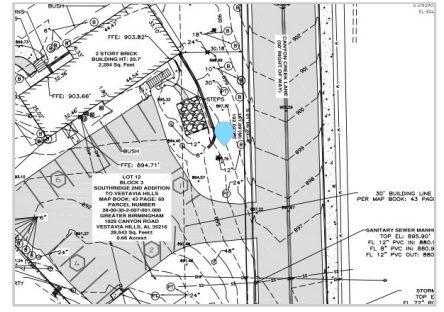
Photos



Observation | HNP Landscape Architecture | Tree Inventory

Plan: L0.1 - SURVEY

Created 01-04-2024



Task messages (time in CST)

HNP Landscape
Architecture

Photo 1

20 Dec 03:19 PM

HNP Landscape
Architecture

conflict with proposed ADA walk. remove.

12 Feb 04:32 PM

Photos



Observation | HNP Landscape Architecture | Tree Inventory

Plan: L0.1 - SURVEY

Created 01-04-2024



Task messages (time in CST)

HNP Landscape
Architecture

Photo 1

20 Dec 02:47 PM

HNP Landscape
Architecture

Photo 2

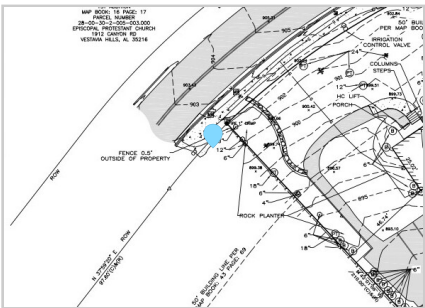
20 Dec 02:48 PM

Photos



#10 - 12 inch and 6 inch are groupings of laurels. No shade tree benefit.

Observation | HNP Landscape Architecture | Tree Inventory
Plan: L0.1 - SURVEY
Created 01-04-2024



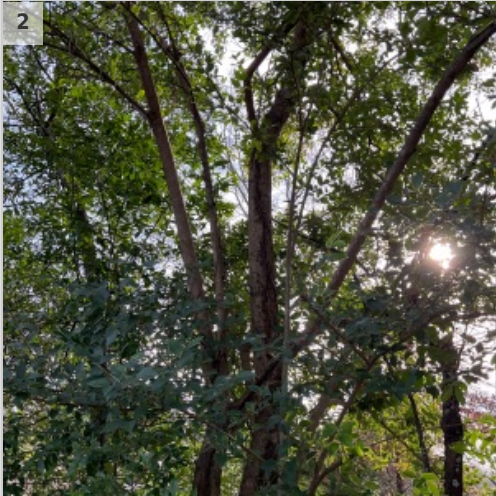
Task messages (time in CST)

HNP Landscape Architecture	Photo 1
HNP Landscape Architecture	Photo 2

20 Dec 02:21 PM

20 Dec 02:21 PM

Photos



IRRIGATION SYSTEM SPECIFICATIONS
CONVENTIONAL SYSTEM : DESIGN/BUILD

PART 1 - GENERAL

- 1.1. SUMMARY
- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
- B. Section includes all labor, materials, appliances, equipment, services to include system design and incidentals necessary for furnishing, installing, testing, complete and ready for operation, in a manner satisfactory to the Landscape Architect, the irrigation system required by these Specifications.
- C. Without restricting the generality of the foregoing, the Work includes the following:
1. Complete shop drawings of system design
 2. A complete system of irrigation water piping
 3. Irrigation system equipment, trimmings and the like, as herein specified.
 4. Any items incidental to proper completion of all irrigation system work as specified.
- 1.2. SUBMITTAL
- A. Product Data: Submit a detailed list showing each item which is to be furnished by make, trade name or catalog number, together with manufacturer's specifications, certified prints, cut sheets, and other data sufficient for making comparisons with items specified.
- B. Shop Drawings: Submit complete shop drawings as required by owner
- C. Hydrostatic Test Results: Submit three (3) copies and maintain one (1) copy of all test results on-site for reference.
- D. Project Close-Out:
1. Record "As-Built" Drawings (digital format).
 2. Equipment Operating and Maintenance Manuals (3).
 3. Maintenance Schedule (3).
 4. Equipment Warranty dates and guarantees (3).
 5. List of Owner's personnel who have received operation and maintenance instructions.
 6. Spare Parts.
 7. Valve Schedule: Provide a printed list of valves, giving number and control of each, also a small, scale diagram outlining the general run of pipe lines and giving the location of valves. Produce diagram by standard drafting techniques.
- 1.3. QUALITY ASSURANCE:
- A. Comply with local, state, and federal laws and National Sanitation Foundation recommendations governing or relating to this Work.
- B. Site Inspection: Prior to all Work of this Section, inspect all areas affected by the Work of this Section. Check existing construction to assure proper completion of the Work of this Section. Confirm all findings requiring correction in writing. Do not proceed with Work until corrective measures have been taken. Failure of the Contractor to comply with this requirement will be construed as the Contractor having accepted existing conditions and the Contractor at no cost will make any necessary or required corrective measures to the Owner.
- 1.4. MINIMUM QUALIFICATIONS OF CONTRACTOR:
- A. Satisfactory experience record with installations of character and scope comparable to this project.
- B. In business as a contractor for work of this type, continuously, for at least five (5) years prior to the date of this project.
- 1.5. INTENT OF SPECIFICATION:
- A. It is the intent of this Specification to accomplish the installation of an automatic irrigation system which will operate in an efficient and satisfactory manner according to industry standards established for such system operations. The system will provide full and complete head to head coverage, without overspray onto all other use areas and structures, of all plants and planted areas shown on the Irrigation Coverage Plan. Design and install the system to separate shrub and groundcover stations from lawn areas. Layout system stations to include coverage for similar environmental conditions. Account for unique watering needs of trees as necessary.
- B. Adjust design and notify owner of any changes to coverage area or equipment necessary to meet field conditions, or in order to avoid conflict with the equipment of other trades.
- C. Shop Drawings: Submit for the Landscape Architect's review prior to beginning any installation, shop drawings of the entire system design as follows:
1. Make all shop drawings accurately to the scale of scales of the Drawings. Where critical points develop enlarge the area sufficiently to show all pertinent aspects of the installation. Make all necessary measurements in the field to insure proper fit of all items in accord with specifications intent.
 2. Shop drawings will, at the minimum, show (in addition to the entire irrigation system to include sleeve locations; pipe runs; pipe sizes; head types; throws and locations; valve types and locations; controller locations; meter locations; pressure reducer locations; backflow preventer location; supply points and sizes and other system items) planting, beds, lawn areas, building outlines, walks, drives, parking areas and project site boundaries.
 3. Reproductions of the Planting Drawings will not be used for shop drawings except with written consent.
 4. Type of Prints Required: Submit shop drawings in the form of three (3) prints of each sheet.
- D. All equipment and accessories shall be located in such a manner as to provide ready access for proper service and maintenance.
- 1.6. COORDINATION: Sleeves under walks, roadways, paving, etc., are installed as part of the work of this Section.
- 1.7. TESTS: Include all tests specified and/or required under laws, rules and regulations of all departments having jurisdiction.

PART 2 - PRODUCTS

- 2.1. GENERAL:
- A. Provide new, standard, first-grade materials throughout.
- B. Materials and products specified by manufacturer's name, brand, trade name, or catalog reference, are the basis of design. Substitutions will be considered only by written request for approval. Include in each request the name of the material or equipment for which substitution is proposed and a complete description of the proposed substitute including drawings, cut sheets, performance and test data and any other information necessary for evaluation. The burden of proof of the merits of the proposed substitute is upon the proposer.
- C. Provide similar items of equipment from the same manufacturer.
- 2.2. BACKFLOW PREVENTER: Verify type and provide backflow prevention device approved by local water authority.
- A. Double Check Backflow Preventer: Watts' 007 Double Check Assembly.
- B. Reduced Pressure Backflow Preventer: Watts' 008 Reduced Pressure Zone Assembly with insulated enclosure and heating element.
- 2.3. WATER METER: Provide water meter meeting the requirements of the local water authority.
- 2.4. ISOLATION GATE VALVES: 125-pound rated minimum, mechanical joint, rising stem, resilient wedge, of size required for the line indicated on the Drawings.
- 2.5. EQUIPMENT SUPPORTS: Provide supports for piping and equipment. Hot dip galvanize after fabrication all supports, etc., located outdoors. Paint all exposed flat black.
- 2.6. PIPE:
- A. General: Conforming to ASTM Standards for pipe of each material; each length or fitting stamped or indelibly marked with weight or quality thereof, and maker's name or mark best quality, free from cracks, holes, blisters and other defects.
- B. Plastic Pipe:
1. Sleeves: Schedule 40 PVC or as noted in the Drawings.
 2. Main Line or any pipe $\geq 3"$ dia. Schedule 40 PVC. Gasket pipe and fitting. No insert gaskets or insert gasket fittings will be accepted.
 3. Lateral Line: 1" - 2 1/2" diameter. Class 200 PVC, solvent weld.
 4. Fittings: PVC for corresponding service.
- C. Copper Tube: ASTM Specifications B88, copper water tube type "K" with cast brass or wrought copper water tube fittings.
- 2.7. CONCRETE THRUST BLOCKS: 300psi cast-in-place concrete. Size as req'd.
- 2.8. RAIN/FREEZE SENSOR: Furnish and install Rainbird, Hunter, Toro or approved substitute as shown on the Shop Drawings. Connect to controller.
- 2.9. FLOW SENSOR: Furnish and install Rainbird, Hunter, Toro or approved substitute as shown on the Shop Drawings. Connect to controller.
- 2.10. IRRIGATION CONTROLLER: Furnish and install Rainbird, Hunter, Toro or approved substitute as shown on the Shop Drawings. Provide WiFi/Network connection and capability for owner/maintenance use. Flow and weather sensing required.
- 2.11. LINE SURGE PROTECTION: As required by MFG.
- 2.12. IRRIGATION CONTROL WIRING: Sprinkler wire, No. 14 UF; single, solid, copper conductor with watertight connectors. Splicing between boxes is not acceptable.
- 2.13. VALVE ACCESS:
- A. Provide access to underground valves and the like as follows:
1. Remote Control Valves: 10" round valve box or approved substitute.
 2. Gate Valves: 6" round valve box or approved substitute.
 3. Control Valves/Drain Valves/Other Underground Devices: Plastic box and cover (size as required) or approved substitute.
 4. Valve box extensions: Match base valve box.
- 2.14. REMOTE CONTROL VALVES: Furnish and install Rainbird, Hunter, Toro or approved substitute as shown on the Shop Drawings. Size to match required flow/pressure.

- 2.15. IRRIGATION HEADS AND NOZZLES: Furnish and install Rainbird, Hunter, Toro or approved substitute as shown on the Shop Drawings.
- 2.16. LANDSCAPE DRIP LINE: Furnish and install Rainbird, Hunter, Toro or approved substitute as shown on the Shop Drawings. Subsurface Rated. Provide pressure indicators per MFG recommendations.
- 2.17. OTHER MATERIALS: All other materials, not specifically described but required for a complete and proper irrigation system installation, shall be new, first quality of their respective kinds, and subject to the approval of the Landscape Architect.
- PART 3 - EXECUTION
- 3.1. GENERAL:
- A. The Irrigation Drawings are diagrammatic in general, subject to the requirements of the Specifications, and not intended to show all fittings or all details of the work. Follow Drawing as closely as possible, checking all dimensions against conditions existing in the field.
- B. Water Piping:
1. Plastic: In planted areas.
 2. Copper Tube: Where passes through concrete, is to be covered by concrete, or is exposed.
 3. Provide full and complete coverage of all watered areas and make any minor adjustments as required.
- 3.2. EXCAVATING AND BACKFILLING:
- A. Excavate trenches wide enough for proper installation of work and grade trench bottoms evenly, providing bell holes as necessary to insure uniform bearing for pipes. Do not block or mound material to bring pipe to final grade. In rocky areas excavate an additional six (6) inches below specified trench depth to allow for proper bedding of pipe. Trench excavation is defined as unclassified excavation for the purposes of this Section. Refill any cuts below required pipe grade with selected materials and firmly compact. Properly shore trenches to protect workmen and adjacent work.
- B. Backfill after inspection authority's approval. Backfill with selected material and compact. Use only backfill material free of wood, steel, brick, rock, etc. Under pavements and other surfacing, compact in 6" layers. In backfilling, take care to not disturb pipe.
- 3.3. PIPE INSTALLATION:
- A. Pipe Line Assembly:
1. Lay out work and install as accurately as possible to the Drawings and in accordance with pipe manufacturer's recommendations.
 2. Install no piping in direct contact with slag fill. Where necessary to pass through slag, protect piping with not less than two (2) wrappings of polyvinyl chloride tape, or equivalent protection.
 3. Install all piping concealed, except where specifically shown or specified exposed. Lay underground piping to depth of cover as indicated on the Drawings. Support underground piping solidly along body of pipe. Pipes sharing the same trench shall have a minimum horizontal and vertical separation of 4".
 4. Install in a manner to provide for expansion and contraction as recommended by the manufacturer.
 5. Provide concrete thrust blocks at all changes in direction of main line piping as indicated on the Drawings.
- B. Pipe Joints:
1. Threaded Piping: Make joints with Teflon tape applied to male threads as recommended by the manufacturer.
 2. Plastic Piping: Solvent weld according to recognized plumbing practices.
 - a. For joining PVC pipe, use a cement complying with ASTM D-2564 and recommendations of pipe manufacturer.
 - b. For cleaning PVC use a cleaner complying with recommendations of pipe manufacturer.
 3. Whenever dissimilar metals connect, provide dielectric insulating unions or couplings.
 4. Make all connections between plastic pipe and metal pipe and equipment with threaded fittings using plastic adapters and Teflon tape.
 5. In Copper Tubing: 95-5 solder joints in accordance with recognized plumbing practices.
- C. Closing of Pipe and Flushing Lines:
1. Temporarily cap or plug open ends as soon as lines have been installed to prevent the entrance of materials that would obstruct the pipe. Leave in place until removal is necessary for completion of installation.
 2. Thoroughly flush out all water lines after testing and before installing heads.
- 3.4. HYDROSTATIC TESTS:
- A. Prior to backfilling of trenches, center lead piping to prevent arching or slipping under pressure.
- B. Main lines and sub-mains: Apply a continuous and static water pressure of 100 psi minimum when welded plastic joints have cured at least 24 hours and with the risers capped. Test for six (6) hours with 5 psi loss maximum.
- C. Repair leaks resulting from tests.
- D. Provide Verification of passing result to Owner.
- E. After testing, leave general pressure on until ready to install heads, except when necessary to drain to avoid freezing during construction.
- 3.5. WATER METER: Verify location of placement with local water authority and install per their requirements.
- 3.6. BACKFLOW PREVENTER: Verify location of placement with local water authority and install per their requirements and as follows:
- A. General:
1. Install so that device is a minimum of 12 inches from any walls, ceilings, side of pit or encumbrances
 2. Install in a horizontal position only.
 3. Readily accessible for testing, repair, and maintenance
- B. Double Check Backflow Preventer:
1. Install in a pit approved by the local water authority
- C. Reduced Pressure Backflow Preventer:
1. Protect from freezing and vandalism.
 2. Provide concrete pad, enclosure and electrical connections for heating element. Install so that bottom of device is a minimum of 12 inches above the ground or floor.
 3. Do not install in a pit.
 4. Do not connect relief valve directly to any waste disposal line, including sanitary sewer, storm drains or vents.
- 3.7. LANDSCAPE DRIP LINE: Install Landscape Drip Line per manufacturer's recommendations.
- 3.8. REMOTE CONTROL VALVES/DECODER: Install where indicated on the Shop Drawings and in accordance with manufacturer's recommendations. Valve/decoder connectors shall include a 36" wire expansion coil to facilitate raising splices to ground level without cutting wires.
- 3.9. IRRIGATION CONTROLLER: Install where indicated on the Shop Drawings and in accordance with manufacturer's recommendations. Provide power and network access.
- 3.10. ISOLATION VALVES: Install as indicated on the Shop Drawings. Provide valve operating tools) in the event valves are installed below arm access from finished grade. Quantity and placement of isolation valves should allow for efficient system service and proper winterization.
- 3.11. VALVE BOXES: All valves shall be installed in valve boxes of sufficient size to perform routine maintenance on valves. Install in inconspicuous yet accessible areas. Avoid areas where safety and aesthetics are of importance (play lawns, building entries, seating areas, along sidewalks, etc). Install so that the top is flush with finished grade and square with adjacent building, wall, walk, etc. Install valve box extensions as required to bring top of valve box flush with finished grade.
- 3.12. CONTROL WIRING/LINE SURGE PROTECTION: Install control wiring in a neat and orderly manner, run in same trench as piping. Make connections to remote control valve using specified connectors. Do not exceed manufacturer's recommended maximum length of wire runs or distances between line surge protection. Make connections to the controller as required.
- 3.13. IRRIGATION HEADS/ROTORS/NOZZLES: Install all heads as shown and detailed on the Shop Drawings. Heads shall be installed with a 2" space between the edge of the head and curbs, walls, sidewalks, driveways, etc. Set (plumb) to finished grade. Do not use thread sealing compound on threaded connections between sprinkler head and nipple. Install proper nozzle to achieve coverage required.
- 3.14. FINAL TEST: Test and adjust all parts of the irrigation system, and associated equipment to work properly and be left in perfect operating condition. Correct all defects disclosed by these tests.
- 3.15. SPARE PARTS: Provide the Owner with the following:
- A. Two (2) extra sprinkler head(s) with nozzles, of each size and type;
- B. One (1) extra valve(s) of each size;
- C. One (1) extra valve access tool(s);
- D. One (1) key(s) for manual valves;
- E. Two (2) head adjustment wrenches;
- F. Five (5) repair couplings for each size and type of pipe.

IRRIGATION NOTES

1. ALL WORK WILL CONFORM TO LOCAL, STATE AND FEDERAL CODES AND REGULATIONS. OBTAIN ALL PERMITS, LICENSES, ETC. REQUIRED FOR EXECUTION OF WORK.
2. PROVIDE ALL LABOR, MATERIALS, APPLIANCES, EQUIPMENT, SERVICES AND INCIDENTALS NECESSARY FOR FURNISHING, INSTALLING AND TESTING, COMPLETE AND READY FOR OPERATION, IN A MANNER SATISFACTORY TO THE OWNER, THE IRRIGATION SYSTEM REQUIRED BY THE DRAWINGS.
3. LAYOUT IS DIAGRAMMATIC IN NATURE. INSTALLER SHALL NOTE ON PLANS, THE ACTUAL LOCATION OF PIPES, HEADS, VALVES, AND CONTROLLERS. THIS PLAN IS THEN TO BE GIVEN TO THE OWNER AS AN AS-BUILT DRAWING.
4. INSTALLER SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE CONSTRUCTION.
5. DUE TO MODIFICATIONS MADE DURING CONSTRUCTION, SITE CONDITIONS MAY VARY FROM THOSE SHOWN. VERIFY ALL SUCH CONDITIONS AS WELL AS THE PRESENCE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. NO CHANGE IN CONTRACT PRICE WILL BE GRANTED FOR FAILURE TO OBSERVE THIS REQUIREMENT.
6. CLEAN-UP AND DISPOSE OF OFF OWNER'S PROPERTY ALL DEBRIS, WASTE AND EXCESS CONSTRUCTION MATERIALS FOLLOWING COMPLETION AND LEAVE NEAT, CLEAN READY FOR OWNER'S USE.
7. GANG VALVES IN BOXES TO MINIMIZE QTY OF BOXES REQUIRED. CONCEAL BOXES IN PLANTING AREAS OR IN REMOTE PORTION OF LAWN.
8. LAY MAIN PIPE RUN TO A DEPTH OF 24" MINIMUM FROM FINISH GRADE AND LATERALS TO A DEPTH OF 18" MINIMUM.
9. PROVIDE MAGNETIC DETECTABLE TRACER WIRE ABOVE ALL PIPE RUNS.
10. NO ROCKS, BOULDERS OR OTHER EXTRANEIOUS MATERIALS TO BE USED IN BACKFILLING OF TRENCH.
11. ALL PIPE TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
12. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.
13. ALL LINES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF SPRINKLER HEADS.
14. DRIP AREAS SHOWN ARE DIAGRAMMATIC FOR CLARITY. PLACE DRIP LINES IN FIELD TO ENSURE CONTINUOUS DRIP LINE IS PRESENT 3-6" FROM STEM.
15. SPRINKLER AND RELATED EQUIPMENT TO BE INSTALLED PER DETAILS.

1929 CANYON ROAD
Vestavia Hills, Alabama

LANDSCAPE MAINTENANCE SPECIFICATION

1.0 GENERAL

- A. Obtain and maintain all licenses and permits as may be required by State and local agencies.
- B. Furnish certificates of insurance evidencing appropriate coverage protecting against claims for bodily injury or property damages arising from the performance of this work.
- C. Perform all work under the supervision of a licensed horticulturalist and within the guidelines of standard horticultural practices.
- D. Contract period will be for two (2) years. At the end of each year, and with the agreement of both parties, the Contract will be subject to renegotiation based on proof of increased costs and expenses. Contract may be terminated by the Owner for non-performance with thirty (30) days written notice.
- E. Monthly payments will be based on work completed. Invoices must reflect dates of service and work completed.
- F. Work hours are to be coordinated with the property owner/manager to avoid conflict with regular business, programs and special events that will occur during the year.

1.1 DESCRIPTION:

The work under this Section consists of furnishing all supervision, labor, materials, tools, tests, royalties, services and other incidentals as may be required for complete landscape maintenance. The work includes, but is not limited to, mowing of lawn areas; edging of curbs, drives and areas bordering lawns; fertilization; weed control; insect and disease control; pruning; mulching; debris control; leaf removal and monitoring of automatic irrigation system. Remove rubbish, waste, tools, and equipment used at end of each workday. Work will be performed at the following property:

1929 Canyon Road, Vestavia Hills, AL 35222

1.2 PROTECTION OF PERSONS AND PROPERTY:

- A. Use all means necessary to protect existing and/or adjacent construction and to protect the public. In the event of damage, immediately make all repairs and replacements necessary to the approval of the Owner and at no additional cost to the Owner.

- B. Notify owner/manager two (2) weeks prior to any application of chemicals.
- C. Use chemicals in accordance with label directions and the manufacturer's recommended handling methods. Handle in accordance with all applicable regulations. Use registered chemicals only on the advice of a qualified, licensed, applicator.
- D. Take precautions to keep persons away from pesticide and herbicide-treated areas until the applied material is dry and the treated area is safe for entry.

1.3 QUALITY ASSURANCE

- A. Contractor Qualifications: Landscape Maintenance contractor shall meet the following qualifications (see instructions to bidders):
 - 1. Licensed horticulturalist on staff or consultant.
 - 2. Local representation and office(s) in the state or an adjoining state where the work is to be performed.
 - 3. Minimum five years of experience maintaining properties of the same size and exhibiting the same character as property being bid
 - 4. References of previous work.
- B. All workmen shall have sufficient skill and experience to properly perform the work assigned to them. Workmen engaged in special work or skilled work shall have sufficient experience in such work and in the operation of the equipment required to perform all work properly and satisfactorily.
- C. The Contractor shall at all times employ sufficient labor and equipment for prosecuting the several classes of work to full completion in the manner and time required by these specifications.

1.4 SUBMITTALS:

- A. Submit a complete schedule of Work to be completed for all properties. Update schedule monthly as required during contract period.
- B. Submit a monthly report to include work performed during the previous month

1.5 EQUIPMENT:

- A. Provide sufficient sized equipment and in such mechanical condition as to meet requirements of the work and to produce a satisfactory quality of work.
- B. Utilize equipment such that no injury to plant materials, curbs, drives, walks, roadways, buildings or adjacent property will result from its use.
- C. Sharpen blades on cutting tools periodically to insure clean, smooth cuts and to prevent damage to plant materials.

- 1.6 SOIL TESTING: Sample and test soil conditions in lawn, shrub and bed areas a minimum of two (2) times per year in conformity with local Cooperative Extension Service standard testing and reporting procedures. Submit a copy of all test reports to the Owner.
- 2.0 MATERIALS
- 2.1 FERTILIZER: Fertilizer of the analysis indicated by the Soil Test Reports shall be commercially available material conforming to Alabama Fertilizer Laws, Title 2, Section 202-300, Alabama Code of 1940, as amended. Fertilizer shall be uniform in composition, dry and free flowing, and shall be delivered to the site in the original unopened containers, each bearing the manufacturer's guarantee analysis. Any fertilizer which becomes caked or otherwise damaged will not be used.
- 2.2 INORGANIC SOIL AMENDMENTS:
- A. Lime: ground or crushed agricultural lime. Characteristics: (1) 90% passing a 10-mesh screen. (2) Not less than 50% passing a 60-mesh screen. (3) Neutralizing value of 90% calcium carbonate or better. (4) Dry and free-flowing.
 - B. Sulfur: Granular, biodegradable, containing a minimum of 90 percent sulfur, with a minimum of 99 percent passing No. 6 sieve and a maximum of 10 percent passing No. 40 sieve.
 - C. Iron Sulfate: Granulated ferrous sulfate containing a minimum of 20 percent iron and 10 percent sulfur.
 - D. Agricultural Gypsum: Finely ground, containing a minimum of 90 percent calcium sulfate.
 - E. Sand: Clean, washed, natural or manufactured, free of toxic materials.
- 2.3 HERBICIDE:
- A. Non-Selective Herbicide: Roundup-Pro, Finale or equivalent.
 - B. Selective Post Emergent Herbicide: EPA registered and approved, of type recommended by manufacturer for application.
 - C. Selective Pre-Emergent Herbicide: EPA registered and approved, of type recommended by manufacturer for application.
- 2.4 MULCH: Mulch for trees, shrubs and groundcover shall be fresh, clean pine straw containing no substance harmful to plant growth and free of noxious weeds, grasses, seeds, plants, roots, branches, sticks or extraneous matter.
- 2.5 INSECTICIDES/PESTICIDES/FUNGICIDES: All chemicals shall be used in strict accordance with the Federal, State and County directives on environmental control and carry an E.P.A. approval number.

- 2.6 SOD, GROWDCOVERS, SHRUBS, AND TREES: As required for replacement, furnish and install plant material complying with American Standard for Nursery Stock (ANSI Z60.1) and shall be strongly rooted, weed-, disease-, and pest-free. Replacements to match plant species, color, and character of existing material elsewhere on site. Deviation from existing materials requires owner approval.
- 2.7 TOPSOIL: As required for replacement, Topsoil to meet ASTM D5268 standards, natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity that produces heavy growth. Topsoil shall have a pH range of 5.5 to 7.4 percent, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones larger than 1-inch in diameter, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth or hinder planting operations. Topsoil shall contain a minimum of three percent organic material.
- 3.0 MAINTENANCE OPERATIONS
- 3.1 LAWNS:
- A. Mowing:
1. Mow lawns a minimum of two (2) time per month during the growing season (April through September) and as otherwise needed to maintain a neat appearance. At minimum, mow lawns fifteen (15) times per year if not overseeding with winter rye.
 2. Do not exceed one-half again the specified mowing height before mowing. Mow bermudagrass lawn at a cutting height of one and one-half inches (1 1/2").
 3. Bag clippings during mowing or remove immediately after mowing is performed. Dispose of clippings off site. In lieu of bagging clippings, mulching mowers can be utilized for all mowing operations.
 4. Immediately remove debris resulting from mowing operations from curbs, walks, drives and other surfaces.
- B. Edging:
1. Edge curbs, drives, walks and areas bordering lawn a minimum of one (1) time per month during the growing season and as otherwise needed to maintain a neat appearance. At minimum, edge all areas eight (8) times per year.
 2. Remove and dispose of off-site, all debris the same day as the areas are edged.
 3. Edge around trees, posts, utilities, valve boxes, etc. at frequency stated above. Do not use a string edger around trees and shrubs.
 4. Maintain all shapes and configurations of plant beds as originally installed. Provide a clean line between all lawn and mulched areas.
- C. Fertilization/Lime Application:
1. Mechanically fertilize lawns in accordance with the specific needs of the turf to maintain a healthy and vigorous condition.

2. Apply fertilizer three (3) times a year minimum, once in spring (April) and once in early summer (June) with a fertilizer analysis reflecting Soil Test Report, and once in fall (September) with a low nitrogen fertilizer.
3. Apply lime once a year in the spring. Application rate shall conform with the Soil Test Reports to maintain a soil Ph of 6.5.

D. Insect and Disease Control:

1. Inspect all lawns for indications of insect infestation, including fire ants, and disease once per week.
2. Apply insecticides, pesticides or fungicides as required to control identified conditions. Use manufacturer's recommended rates of application and precautions.

E. Weed Control:

1. Employ mechanical or chemical measures to ensure that weeds or undesirable grasses do not encroach upon or establish in lawn areas.
2. Apply contact herbicides on winter weeds in January. Spray on dormant Bermuda grass for wild onions and other winter weeds.
3. Apply pre-emergent herbicides to lawn areas to prevent crabgrass (February and September if not overseeding with winter rye).
4. Apply post-emergent herbicides to lawn areas as required after the emergence and identification of the weed problem.

F. Debris Removal:

1. During each visit, remove and dispose of off-site, any debris such as paper, broken limbs, bottles, cans, extraneous leaves, weeds, etc. from curbs, walks, drives, parking and other surfaces as necessary to maintain a manicured, neat and clean appearance.
2. During non-growing season, inspect sites and conduct debris removal at a minimum of one (1) time every three (3) weeks.

- G. Repair: Roll, re-grade, re-mulch, and replant bare or eroded areas greater 1 square foot to produce a uniformly smooth lawn. Provide materials and installation techniques the same as those used in the original installation.

3.2 SHRUB PLANTINGS AND BED AREAS:

A. Pruning:

1. Prune all ornamental plantings in accordance with standard horticultural practice to adequately maintain an attractive shape and fullness with respect to the intended character of the plant. Pruning shall be done with clean, sharp tools.
2. Prune to remove dead and/or diseased wood as it occurs throughout the year.
3. Prune or thin shrubs a minimum of two (2) times per year, once in late spring/summer and once during the winter. Problem growth will be

- pruned as required. Time pruning to maintain proper flowering of flowering shrubs.
4. Overgrown shrubs are to be systematically pruned back to regain shape and clearance from buildings, walks, etc.
 5. Remove and dispose of off-site, all debris the same day it is accumulated.
 6. Ornamental grasses to be cut back one (1) time per year in February or just before new growth is present. Leave about 1/3 of the plant in place. DO NOT trim back seed heads or foliage during dormancy.
- B. Mulching: Replenish mulch one (1) time per year minimum. Replenish to the original specified depth of 2" after settlement.
- C. Fertilization:
1. Fertilize ornamental plantings and bed areas in accordance with the specific needs of the plants to maintain a healthy and vigorous condition.
 2. Apply fertilizer two (2) times a year minimum with a fertilizer analysis confirming to Soil Test Reports. Spread fertilizer around the base of the plant and work into soil by hand. Thoroughly water all plantings immediately following fertilizer application.
- D. Insect and Disease Control:
1. Inspect all ornamental plant material once every two (2) weeks to ensure against insect infestations or diseases.
 2. Apply insecticides, pesticides or fungicides as required for effective control of identified conditions. Use manufacturer's recommended rates of application and precautions.
- E. Weed Control:
1. Contractor shall employ mechanical or chemical measures to ensure that weeds or undesirable plants or grasses do not encroach upon or establish in shrub areas.
 2. Apply pre-emergent herbicides to shrub and bed areas to prevent summer annual broadleaf and grass-type weeds.
 3. Apply contact herbicides for control of perennial broadleaf and grass-type weeds.
- F. Debris Removal: Remove and dispose of off-site, any debris such as paper, broken limbs, bottles, cans, extraneous leaves, weeds, etc., from shrub plantings and bed areas as necessary to maintain a manicured and clean appearance.

3.3 TREES (Does not include tree work that requires a arborist/tree surgeon):

A. Pruning:

1. Remove all sucker growth (shoots that sprout out around base of tree trunk) as required.
2. Prune to remove all dead, broken or diseased branches or wood as it occurs throughout the year.
3. Remove and dispose of off-site, all debris the same day it is accumulated.

B. Mulch: Replenish mulch one (1) times per year minimum. Replenish to the original specified depth of 2" after settlement.

C. Insecticides and Disease Control:

1. Inspect all trees once every two (2) weeks to ensure against insect infestations or diseases.
2. Apply insecticides, pesticides or fungicides as required for effective control of identified conditions. Use manufacturer's recommended rates of application and precautions.

3.4 LEAF REMOVAL: Remove and dispose of off-site seasonal leaves as required to maintain a manicured and clean appearance.

3.5 IRRIGATION SYSTEM:

A. General Notes:

1. Utilize the Owner's irrigation system for watering. Failure of system does not relieve Contractor's responsibility of maintaining desired level of moisture necessary to maintain vigorous, healthy growth.
2. Apply water in quantities sufficient to penetrate soil to minimum depth of 8-inches in shrub beds and 6-inches in turf areas at rate that will prevent saturation of soil.
3. As required, comply with water rationing ordinances mandated by the jurisdictional authorities.

B. Schedule:

1. Establish and monitor automatic clock schedules a minimum of one (1) time per week and adjust according to seasonal needs. Optimize water usage and water conservation by adjusting programming to allow for weather changes and growth seasons.
2. Irrigation shall be conducted between 2:00 a.m. and 6:00 a.m. unless requested by Owner.

C. Inspection:

1. Check and Verify operation in each zone including but not limited to the following: head alignment, rain sensors, controller, cleaning and replacing filters, observe drip emitters and tubing for problems, calibrate on-site weather station, and leak detection.
2. Continually adjust to prevent any overspray on walks and/or structures.
3. Immediately report any malfunction of system and necessary materials/labor to the Owner for approval of repair work.

D. Supplemental Water: Supplemental on-site water will be furnished by Owner. Contractor shall furnish hose and other watering equipment as required for supplemental watering. If on-site water is not available, immediately notify owner.

E. Winterization: When cold weather approaches and chance for freezing conditions exist, the irrigation system shall be drained after each use. Winterization procedure shall include the following:

1. Shut water off at main gate valve
2. Open manual drain valves
3. Blow out each section twice with compressed air
4. Set controller to cycle through each section minimum time available, once each day through winter months.
5. If backflow preventer is installed with unions, remove and store out of weather.

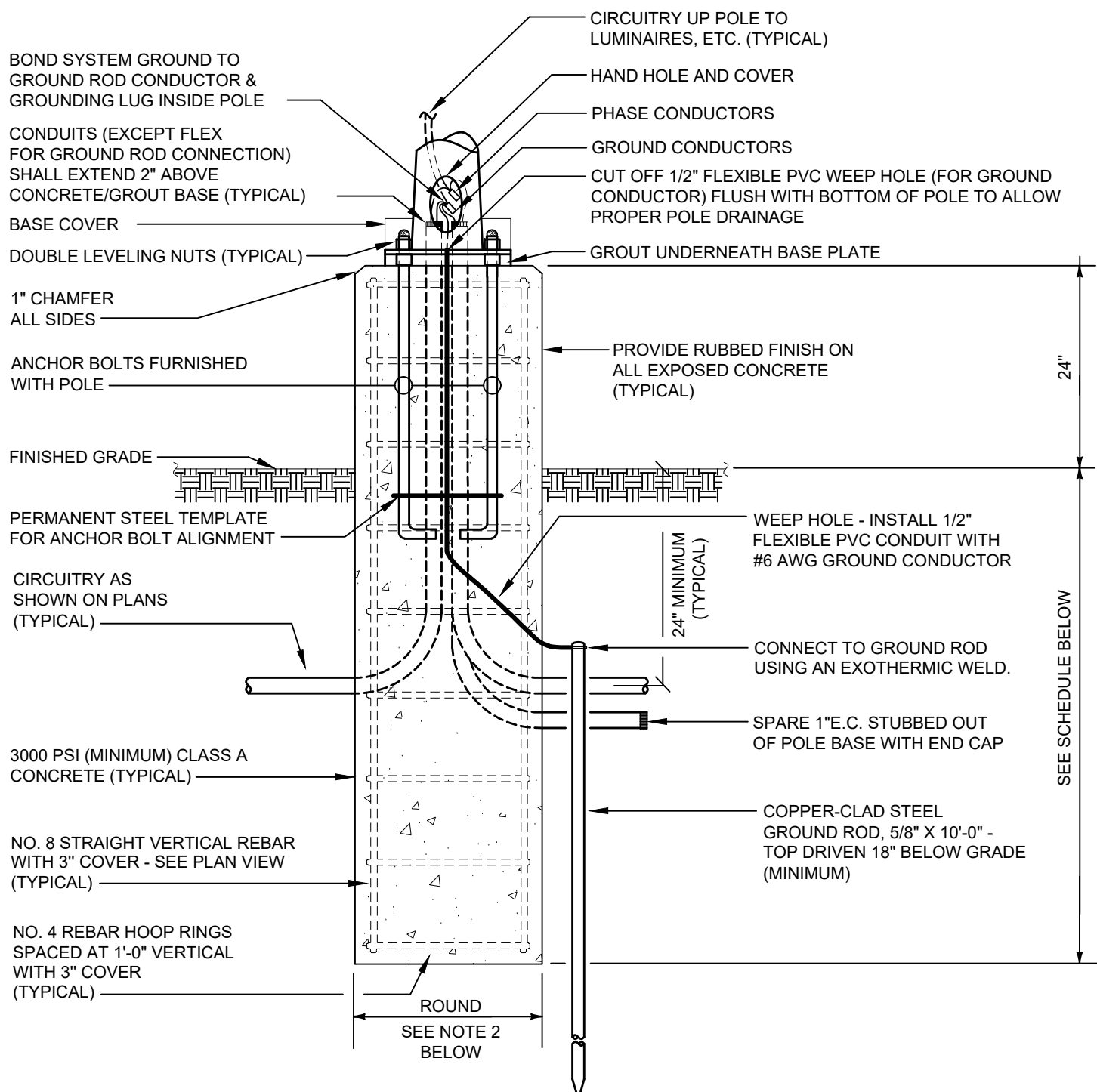
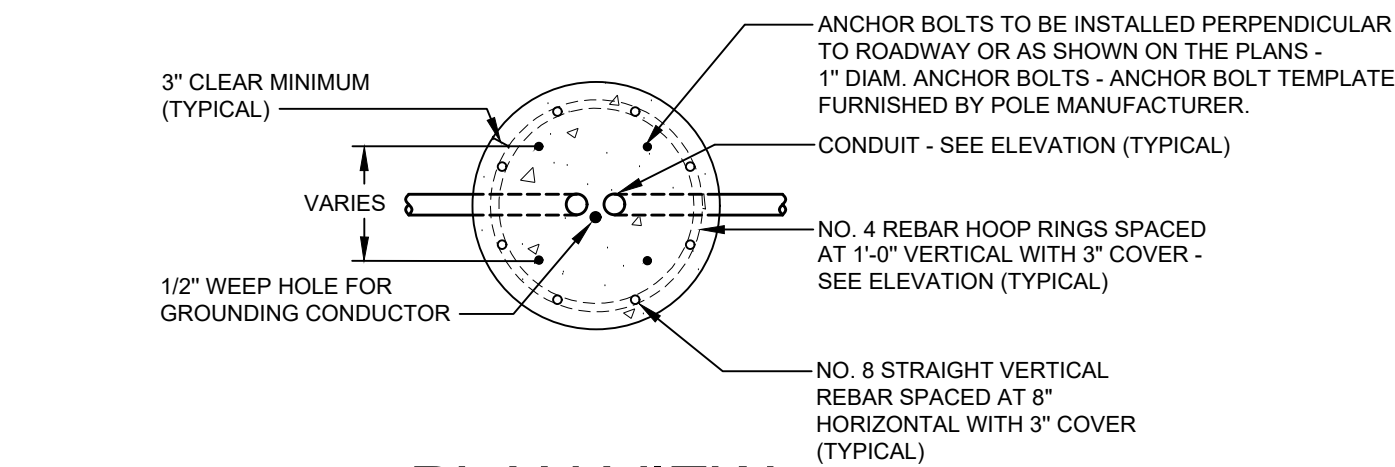
F. Spring Start-Up: Spring start-up procedure shall include the following:

1. Reinstall backflow prevention device.
2. Close manual drain valves.
3. Slowly turn water on.
4. Check for leaks and proper alignment of heads.
5. Check drip line and emitters for damage.
6. Repair and adjust system as required for proper operation.

3.6 SPECIALTY AREAS:

A. N/A

END OF SPECIFICATION



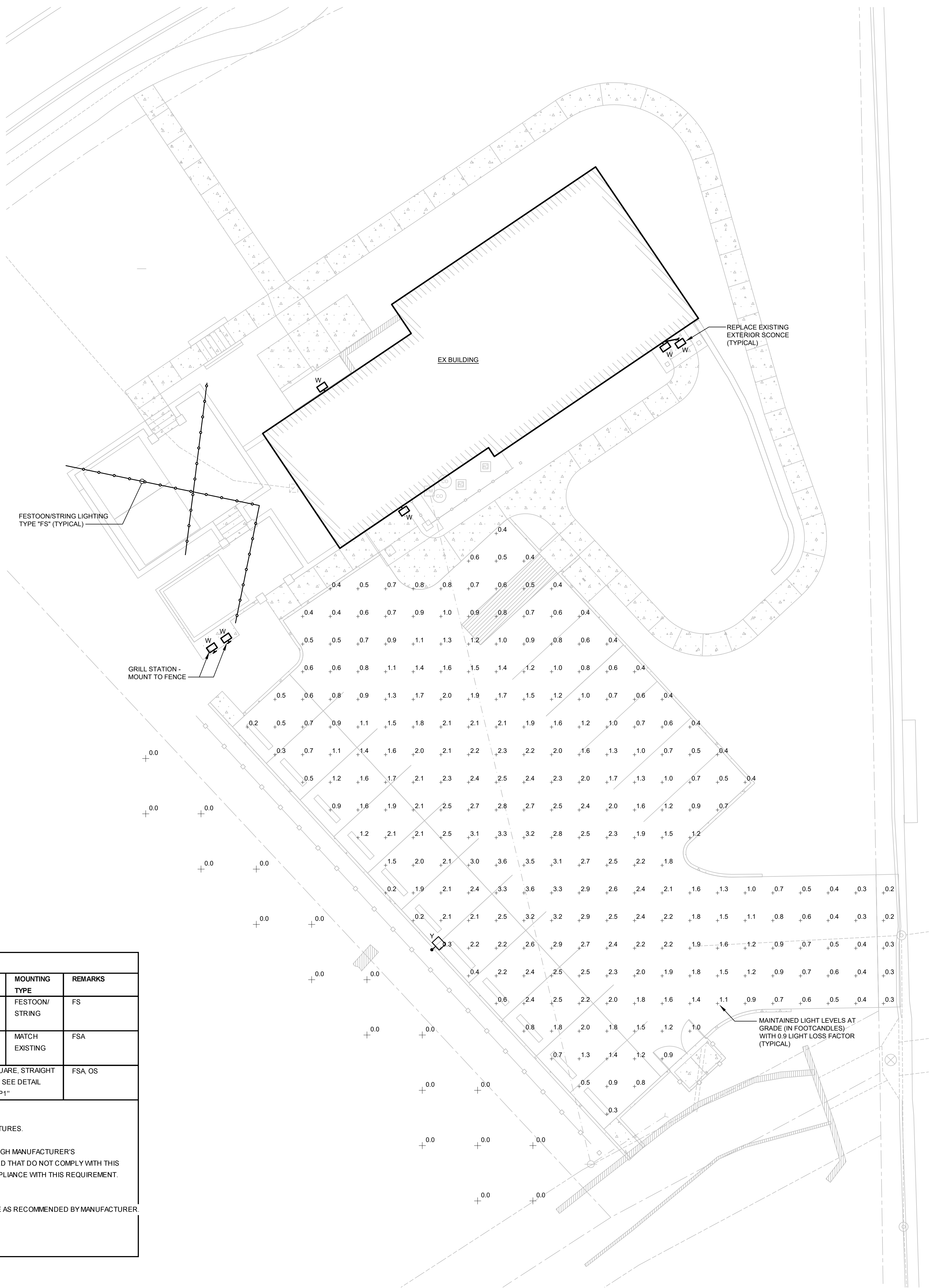
DETAIL "E-LP1"
EXPOSED LIGHT POLE BASE
SCALE : NONE

DETAIL NOTES	
1. THIS CONTRACTOR SHALL CONFIRM SOIL CONDITIONS PRIOR TO BID OR INSTALLATION. IF SOIL CONDITIONS/TYPES ARE DIFFERENT THAN THE SPECIFIC TYPES INDICATED BELOW, OR THE POLE HEIGHTS ARE IN EXCESS OF THOSE LISTED BELOW, OR THE BASIC WIND SPEED FOR THE PROPOSED POLE LOCATION (PER ASCE 7 BASIC WIND SPEED MAPS) IS IN EXCESS OF 100MP, OR THE COMBINED E.P.A. OF ALL LUMINAIRES/ARMS/ACCESSORIES INSTALLED ON A POLE IS IN EXCESS OF 5.5 S.F., THE CONTRACTOR SHALL RETAIN A QUALIFIED STRUCTURAL ENGINEER (LICENSED IN THE STATE OF THE PROJECT) TO PROVIDE A PROJECT-SPECIFIC STRUCTURAL DESIGN FOR THE PROPOSED POLE BASE(S), AND SHALL INCLUDE ALL COSTS (FOR THE DESIGN AND THE REQUIRED POLE BASES) IN THE BID.	
2. MINIMUM POLE BASE DIAMETER SHALL BE THE GREATER OF THE FOLLOWING: A. ANCHOR BOLT CIRCLE DIAMETER PLUS 8" (TO PROVIDE MINIMUM 4" COVER OVER ALL ANCHOR BOLTS). B. 20" DIAMETER. C. DIAMETER AS REQUIRED BY SOIL CONDITIONS OR BY POLE SUPPLIER.	
3. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES OR OBSTRUCTIONS TO AVOID CONFLICTS PRIOR TO INSTALLATION OF LIGHT POLE BASE(S).	
4. POLE SHALL BE RATED TO WITHSTAND THE WIND SPEED SPECIFIED FOR THE SPECIFIC PROJECT SITE LOCATION PER LATEST VERSION OF ASCE 7 BASIC WIND SPEED MAPS OR APPLICABLE LOCAL BUILDING CODE REQUIREMENTS (WHICHEVER IS MORE STRINGENT), WITH 1.3 GUST FACTOR WITH ALL LUMINAIRES & ACCESSORIES INSTALLED.	

POLE BASE DIMENSIONS				
POLE HEIGHT	MINIMUM BASE DEPTH (BELOW GRADE)			BASE DIAMETER
	(SEE NOTE 1 ABOVE)			
	CLAYEY SOILS (CL, ML, CH, MH)	SANDY SOILS (SW, SP, SM, SC, GM, GC)	GRAVELLY SOILS (GW, GP)	
0 - 15 FT.	6'-0"	5'-0"	4'-0"	SEE NOTE 2 ABOVE
16 - 20 FT.	7'-0"	6'-0"	5'-0"	SEE NOTE 2 ABOVE
21 - 25 FT.	8'-0"	7'-0"	6'-0"	SEE NOTE 2 ABOVE
26 - 30 FT.	9'-0"	8'-0"	7'-0"	SEE NOTE 2 ABOVE
31 - 35 FT.	9'-0"	7'-6"	7'-0"	SEE NOTE 2 ABOVE
36 - 40 FT.	10'-0"	8'-0"	7'-6"	SEE NOTE 2 ABOVE
41 - 45 FT.	10'-0"	8'-0"	8'-0"	SEE NOTE 2 ABOVE
46 - 50 FT.		9'-0"	8'-6"	SEE NOTE 2 ABOVE

LIGHTING FIXTURE SCHEDULE								
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS		MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
				WATTS	LUMENS			
FS		OWNER FURNISHED FESTOON/ STRING LIGHTING - SIMILAR TO TOKISTAR EXHIBITOR SERIES	120/277	1 WATT PER FOOT		LED 3,000K	COORDINATE IN FIELD	FS
W		OWNER FURNISHED EXTERIOR SCONCE - SIMILAR TO VAC #WS-2605	120/277	16	1,200	LED 3,000K	OUTLET BOX MATCH EXISTING	FSA
Y	LITHONIA CURRENT SIGNIFY	DSX0-LED-P7-30K-70CRI-BLC3-SPA-PIR-EGSR	120/277	171	14,780	LED 3,000K	MOUNT TO 22" SQUARE, STRAIGHT STEEL POLE - SEE DETAIL "E-LP1"	FSA OS
LIGHTING FIXTURE SCHEDULE GENERAL NOTES: 1. CONTRACTOR SHALL COORDINATE ALL FIXTURE MOUNTING PROVISIONS WITH THE ASSOCIATED CEILING TYPE(S) PRIOR TO ORDERING FIXTURES. 2. ALL FIXTURES AND BALLAST/DRIVERS SHALL BE RATED FOR OPERATION IN AMBIENT TEMPERATURES UP TO 55 DEGREES CELSIUS. 3. TO ENSURE PROPER COORDINATION AND LONG TERM SUPPORT FOR THE OWNER, ALL LIGHTING FIXTURES SHALL BE PURCHASED THROUGH MANUFACTURER'S REPRESENTATIVES AND DISTRIBUTORS LOCATED WITHIN ONE HUNDRED & FIFTY (150) MILES OF THE PROJECT SITE. SUBMITTALS RECEIVED THAT DO NOT COMPLY WITH THIS REQUIREMENT WILL BE REJECTED WITHOUT REVIEW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS CAUSED BY NON-COMPLIANCE WITH THIS REQUIREMENT.								
LIGHTING FIXTURE SCHEDULE KEYED NOTES: FS MOUNT FESTOON LIGHTING TO WIRE ROPE ATTACHED TO POST SUPPORTS. PROVIDE ALL MOUNTING ACCESSORIES AND HARDWARE AS RECOMMENDED BY MANUFACTURER. FSA PROVIDE LOW VOLTAGE TRANSFORMER AS REQUIRED MOUNTED IN REMOTE, CONCEALED LOCATION. OS PROVIDE FINISH AS SELECTED BY ARCHITECT. OS PROVIDE FIXTURE WITH INTEGRAL PHOTOCELL AND MOTION SENSOR TO DIM LIGHT OUTPUT WHEN NO OCCUPANCY IS DETECTED.								

GENERAL ELECTRICAL LEGEND	
NORMAL	EMERGENCY
	FIXTURE OUTLET - WALL MOUNTED LIGHT FIXTURE.
	FIXTURE OUTLET - POLE LIGHT FIXTURE - QUANTITY AND ORIENTATION(S) OF LUMINAIRES AS INDICATED ON PLANS.



SITE ELECTRICAL PLAN
SCALE : 1" = 10'-0"



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