



**Vestavia Hills
Design Review Board Agenda
September 3, 2026
6:00 PM**

1. Call to Order
2. Roll Call
3. Approval of Minutes: August 6, 2026
4. **DRB-26-11 Architectural Review, Final Review Of Materials & Landscape Review** for the property located at **3720 Corporate Woods Dr.** The subject property is zoned Vestavia Hills PUD-PB.
5. **DRB-26-12 Final Review Of Materials** for the property located at **1493 Montgomery HWY.** The subject property is zoned Vestavia Hills B-3.
6. Time Of Adjournment



**Vestavia Hills
Design Review Board Minutes
August 6, 2026
6:00 PM**

1. **Call to Order**

The Design Review Board of the City of Vestavia Hills met in regular session on this date at 6:00 PM. Chairman Phil Kennedy called the meeting to order and Patrick Patterson, City Planner, called the roll with the following:

2. **Roll Call**

Roll call was as follows:

MEMBERS PRESENT: Philip Kennedy, Mae Coshatt, David Giddens, Chris Pugh, John Wood

MEMBERS ABSENT: Joe Ellis, Jeff Slaton

OTHER OFFICIALS PRESENT: Umang Patel, City Clerk; Jack Wakefield, Senior City Planner; Patrick Patterson, City Planner

3. **Approval of Minutes: May 7, 2026**

Mr. Kennedy announced that the minutes of the Approval of Minutes: May 7, 2026 are being presented for approval. He opened the floor for a motion.

MOTION: Approval of Minutes-May 7, 2026 Regular Meeting. Motion By: Mae Coshatt. Seconded By: Chris Pugh.

VOTE: Roll call vote as follows: Yes: Philip Kennedy, Mae Coshatt, David Giddens, Chris Pugh, John Wood.

No: None. Abstain: None. Motion passed.

4. **DRB-26-8 Architectural Review, Landscape Review & Final Review Of Materials** for the property located at **3119 Timberlake Rd.** The subject property is zoned Vestavia Hills O-1.

Mr. Kennedy read the application request and introduced the item.

The Applicant was present for the case and distributed submittal materials to the Board while explaining the proposal is for a office.

Mr. Kennedy asked whether the request included approval of the site design. The

Applicant confirmed that it did.

Mrs. Coshatt asked whether the proposed use was for an office. The Applicant confirmed that the use was for an office.

The Applicant clarified the parking requirements for the site. The proposal shows less parking than required for the site; however, the Applicant explained that the proposed lot has been recombined with parcels to the south, and with the addition of four parking spaces, the entire site will remain compliant with the applicable parking requirements.

Mr. Kennedy noted that the proposed development was consistent with the existing surrounding buildings. Mr. Kennedy asked whether the proposed colors were similar to those of the existing surrounding buildings. The Applicant confirmed that the proposed colors would match the building directly to the south.

The Applicant discussed the proposed landscaping and previous discussions with Planning staff.

No comments or concerns were raised by the Board members.

The application was approved as presented.

MOTION: Motion to approve DRB 26-8 as presented. Motion By: Mae Coshatt. Seconded By: Chris Pugh.

VOTE: Roll call vote as follows: Yes: Philip Kennedy, Mae Coshatt, David Giddens, Chris Pugh, John Wood.

No: None. Abstain: None. Motion passed.

5. **DRB 26-9 Architectural Review, Landscape Review & Final Review Of Materials** for the property located at **3125 Brayfield Ln.** The subject property is zoned Vestavia Hills PUD-PB.

A representative from Liberty Park Joint Venture, an architectural representative, and a landscaping representative were present to present the proposal for a new amenity center that will serve The Bray subdivision.

Mr. Wood asked where the parking for the proposed amenity center would be located. The developer representative explained the parking available throughout the Liberty Park Bray area and emphasized that the parking provided adjacent to the amenity center would provide more than sufficient parking to serve users of the amenity center.

Mr. Kennedy clarified with the applicant that this has already received approval from the Liberty Park Architectural Review Committee. The applicant confirmed that it had, and Planning Staff confirmed that the ARC approval letter was in the agenda packet for the board to view.

The application was approved as presented.

MOTION: Motion to approve DRB 26-9 as presented. Motion By: Mae Coshatt. Seconded By: David Giddens.

VOTE: Roll call vote as follows: Yes: Philip Kennedy, Mae Coshatt, David Giddens, Chris Pugh, John Wood.
No: None. Abstain: None. Motion passed.

6. **DRB 26-10 Architectural Review, Landscape Review & Final Review Of Materials** for the property located at **4521 Pine Tree Circle**. The subject property is zoned Vestavia Hills B-2*.

Planning staff member Patrick Patterson provided the Board with background information regarding previous approvals for the site. The site received conditional use approval from the Planning and Zoning Commission on November 13, 2025, for indoor storage, subject to the following conditions: the use is approved only for a framing construction company or similar trade and O-1 uses; fabrication on site is prohibited; outside storage of materials is prohibited; parking of heavy construction equipment is prohibited; and the new building must be similar in appearance to the existing building.

The Applicant gave a presentation to the Board, providing background and history of the site and reiterating the proposed use and applicable conditions.

Mrs. Coshatt asked what would be stored in the proposed storage building. The Applicant explained that the building would be used to store construction materials, such as nails, screws, and some wood. The Applicant clarified that most wood deliveries would be made directly to the construction site.

Mr. Kennedy asked about the materials associated with the existing building on the site. The Applicant explained that the existing building is constructed of brick and Hardie board siding with a shingle roof, while the proposed building will have Hardie board siding and a metal roof. Board members questioned the similarity between the proposed building and the existing building.

The Applicant explained that the proposed disturbance of natural vegetation at the rear of the property is necessary for the installation of a new sewer connection. The disturbance may result in the removal of trees within the buffer area.

MOTION: Motion to approve the Architectural Review, Landscape Review and Final review of Materials with the condition that landscaping be replanted as necessary to adequately screen the adjacent property where the sewer cut will be made, re-vegetating the disturbed area. Motion By: David Giddens. Seconded By: Mae Coshatt.

VOTE: Roll call vote as follows: Yes: Philip Kennedy, Mae Coshatt, David Giddens, Chris Pugh, John Wood.
No: None. Abstain: None. Motion passed.

7. **Time Of Adjournment**

The meeting adjourned at 6:43 p.m.



VESTAVIA HILLS

Design Review Board Planners Report

MEETING DATE

September 3, 2026

AGENDA ITEM

DRB-26-11 Architectural Review, Final Review Of Materials & Landscape Review for the property located at **3720 Corporate Woods Dr.** The subject property is zoned Vestavia Hills PUD-PB.

BACKGROUND

Architectural Review, Final Review of Materials & Landscape Review

PLANNER'S REVIEW/RECOMMENDATION

The purpose of this request is for an Architectural Review, Final Review of Materials, and a Landscape Review for a newly proposed Orthodontics building. The site and landscaping received previous Design Review Board approval on May 7, 2026, but slight changes were made to the landscaping to accommodate proposed utilities. This property is located within the Urban Center at Liberty Park and has received Liberty Park ARC approval.

ATTACHMENTS

1. DRB-26-11- Application
2. Owner Affidavit
3. ARC Approval Letter
4. Architectural Plan
5. Landscaping Plan
6. Civil Site Plan
7. Lighting Plan

Patrick Patterson
City Planner

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Abenoja Orthodontics Liberty Park

3720 Corporate Woods Drive, Vestavia Hills, AL 35242

DESIGN
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MONUMENT
sam@monument.studio
(205) 213-5712

PROJECT TEAM

OWNER
ABENOJA ORTHODONTICS
8000 LIBERTY PARKWAY, SUITE 128
VESTAVIA HILLS, AL 35242
PROJECT CONTACT: DR. CHRISTINE ABENOJA
EMAIL: christineabenoja@gmail.com

GENERAL CONTRACTOR
RYAN FREEMAN INC.
6047 OLD LEEDS RD
IRONDALE, AL 35210
PROJECT CONTACT: RYAN FREEMAN
EMAIL: ryan@rffbuilders.com
PHONE: 205-568-8646

ARCHITECT
MONUMENT LLC
4236 WILDERNESS RD.
MOUNTAIN BROOK, AL 35213
PROJECT CONTACT: SAM FOSTER
EMAIL: sam@monument.studio
PHONE: 205-213-5712

STRUCTURAL ENGINEER
BARNETT JONES WILSON
125 18TH ST N
PELL CITY, AL 35125
PROJECT CONTACT: JEREMY DEAL
EMAIL: jeremy@struct-engr.com
PHONE: 205-884-5334



PROJECT DATA & DRAWINGS BY OTHERS
(NOT IN ARCHITECT'S SCOPE, PROVIDED BY GC AND/OR OWNER)

CIVIL ENGINEERING:
BRYAN PRESSNELL, FORTY DOT 4 ENGINEERING DESIGN (205) 876-4335

LANDSCAPE ARCHITECTURE:
DUANE PRITCHET, ENVIRONMENTAL DESIGN STUDIO (205) 585-8414

MECHANICAL & PLUMBING ENGINEERING:
NATE WARNER, LORING DESIGN GROUP (678) 290-9200

ELECTRICAL ENGINEERING:
CLARK RAMSEY, RAMSEY ENGINEERING

DENTAL EQUIPMENT:
BRIAN FORTNER, ATLANTA DENTAL SUPPLY (256) 441-1608

DRAWING LIST

ARCHITECTURAL
A000 COVER SHEET
A002 LIFE SAFETY PLANS & CODE ANALYSIS
A100 ARCHITECTURAL SITE PLAN
A101 FLOOR PLANS
A102 REFLECTED CEILING PLAN
A104 ROOF PLAN
A201 EXTERIOR ELEVATIONS
A301 BUILDING SECTIONS
A302 WALL SECTIONS

GENERAL NOTES

- ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE 2021 INTERNATIONAL BUILDING CODE AND ASSOCIATED CODES AND STANDARDS AS ADOPTED BY THE LOCAL JURISDICTION. SEE LIFE SAFETY PLAN SHEET FOR CODE ANALYSIS.
- GENERAL ADMINISTRATIVE PROCEDURES AND PROJECT SPECIFICATIONS ARE INCLUDED UNDER THIS COVER. NO SEPARATE PROJECT MANUAL TO BE PROVIDED.
- DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS ARE INDICATED FROM FACE OF STUD TO FACE OF STUD (UNLESS NOTED OTHERWISE). COMMON DRAWING SYMBOLS AND ABBREVIATIONS PROVIDED BELOW. ADDITIONAL LEGENDS, NOTES, AND DRAWING STANDARDS PROVIDED THROUGHOUT THE DRAWING SET.
- GC TO PROVIDE AND COORDINATE DIRECTLY WITH OWNER ON ELEMENTS NOT PROVIDED AS A PART OF THE ARCHITECTURAL & STRUCTURAL DRAWINGS - INCLUDING, BUT NOT LIMITED TO:
 - CIVIL ENGINEERING, LANDSCAPE DESIGN, MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING
 - DENTAL EQUIPMENT
 - BUILDING SECURITY, DATA, AUDIO, TELECOMMUNICATIONS, CABLE AND/OR SATELLITE SERVICE
 - DOOR KEYING REQUIREMENTS
 - ALL CODE REQUIRED SIGNAGE PER ICC ANSI A117.1 2010, COORDINATE COLOR AND FINISH OF ALL REQUIRED SIGNAGE DIRECTLY WITH OWNER.
- PERFORMANCE CRITERIA SPECIFICATIONS INCLUDED FOR FINISHES AND MILLWORK. SPECIFIC MANUFACTURERS AND COLOR SELECTIONS TO BE PROVIDED BY OTHERS OR COORDINATED DIRECTLY WITH OWNER. FURNITURE, WINDOW COVERINGS AND OTHER DECOR TO BE SELECTED AND PROVIDED BY OTHERS.

DRAWING SYMBOLS

ROOM
101 ROOM NAME AND NUMBER

1 A101 SECTION/ELEVATION REFERENCE

1 A101 DETAIL REFERENCE

ABBREVIATIONS

AFF ABOVE FINISH FLOOR
B/ BOTTOM OF
CL CENTERLINE
F.V. FIELD VERIFY
GC GENERAL CONTRACTOR
M.O. MASONRY OPENING
NIS NOT IN SCOPE
R.O. ROUGH OPENING
T/ TOP OF
TYP. TYPICAL
U.N.O. UNLESS NOTED OTHERWISE



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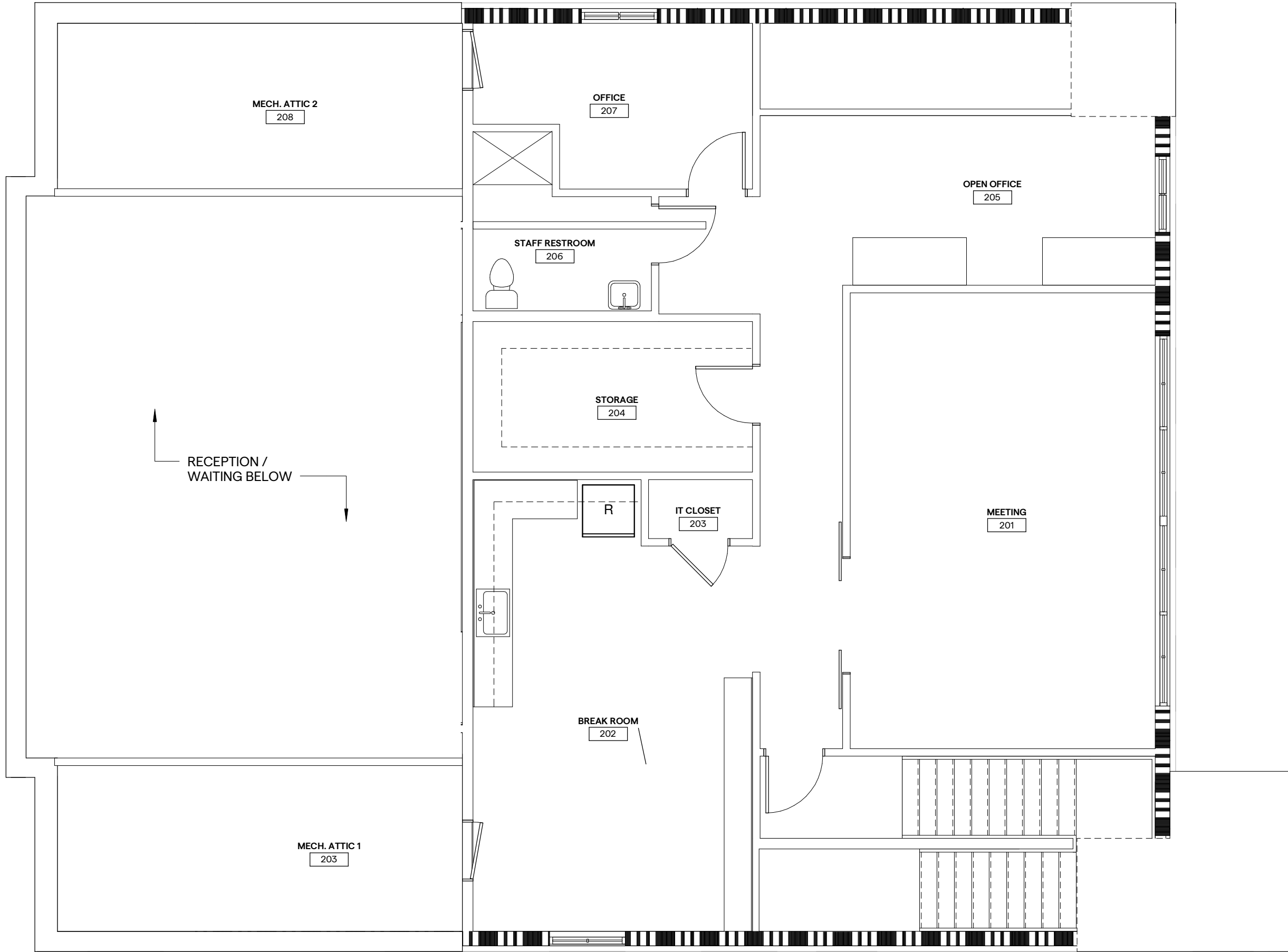
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7/27/26 DD PROGRESS

REVISIONS:
DESCRIPTION DATE

PROJECT NUMBER:
26002
SHEET NAME:
COVER SHEET

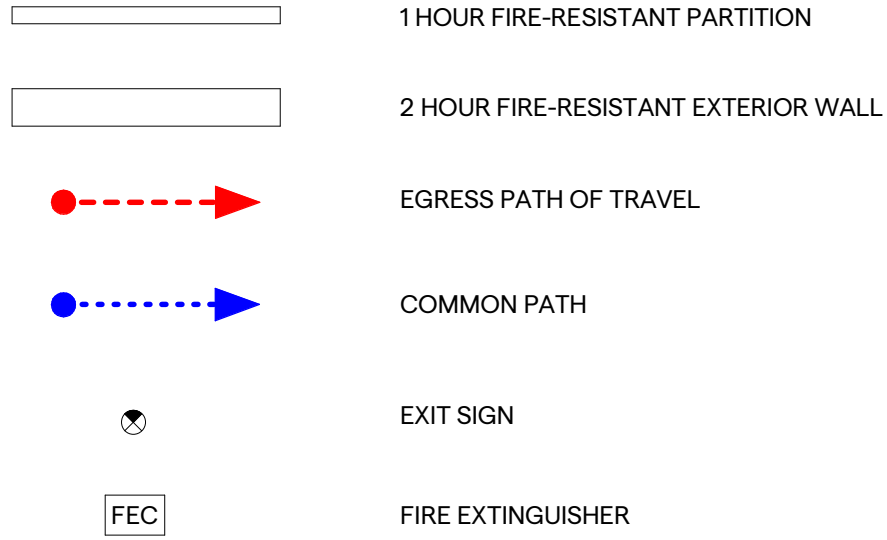
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2 LEVEL 2 FLOOR PLAN
3/16" = 1'-0"

LIFE SAFETY LEGEND



CODE REFERENCES

CITY OF VESTAVIA HILLS APPLICABLE ADOPTED CODES:
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL GAS CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FIRE CODE
2017 ANSI A117.1: ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ADA)
2020 NATIONAL ELECTRICAL CODE

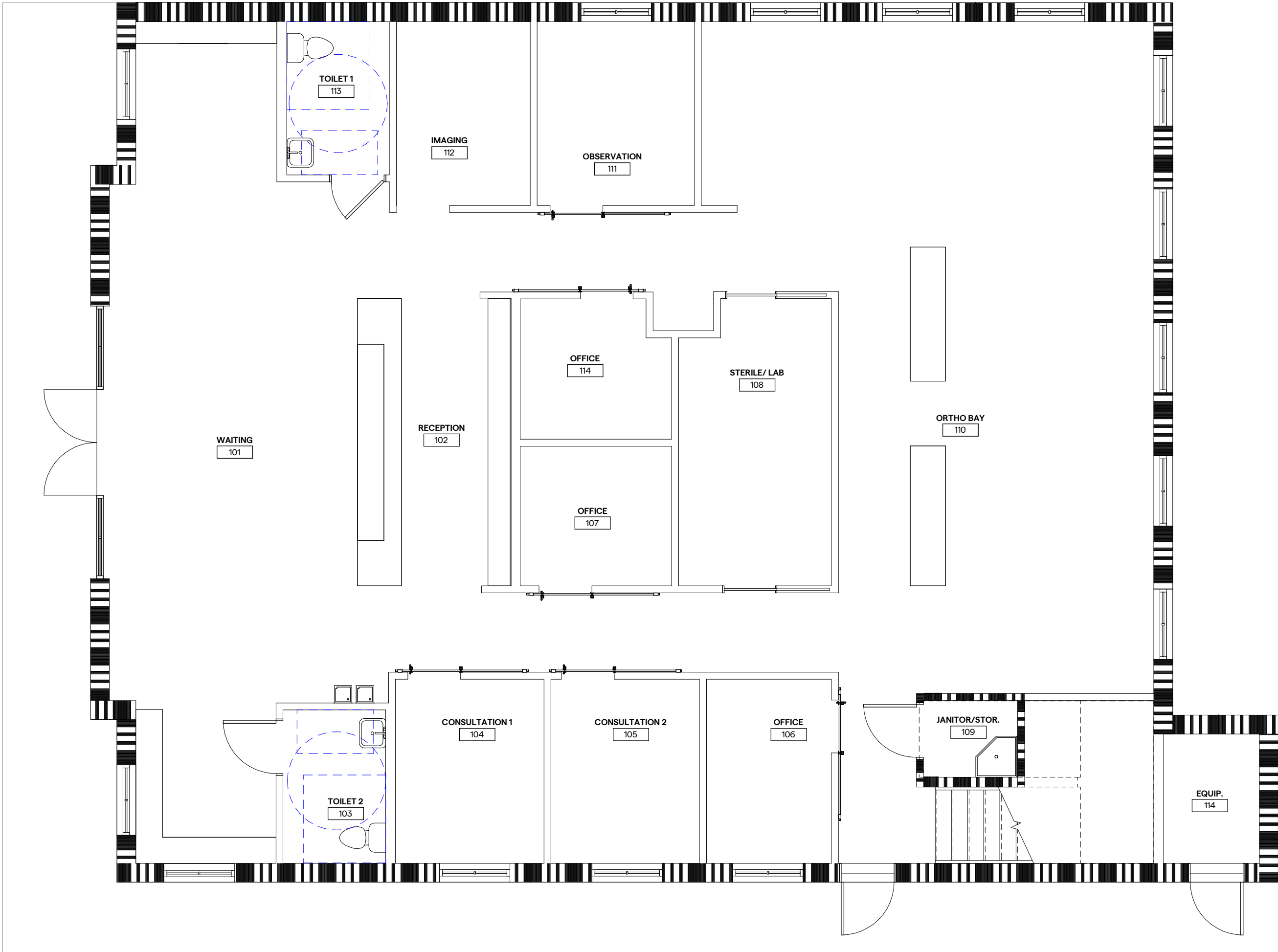
CODE ANALYSIS

2021 INTERNATIONAL BUILDING CODE (IBC) COMPLIANCE SUMMARY
DESCRIPTION OF THE WORK: NEW CONSTRUCTION PEDIATRIC DENTAL OFFICE
CONSTRUCTION TYPE (TABLE 601): **TYPE IIIB, NON-SPRINKLERED**
OCCUPANCY GROUP (CHAPTER 3): BUSINESS (B)
LEVEL 1: 3,047 GSF + LEVEL 2: 1,550 GSF = **4,597 TOTAL GSF**
ALLOWABLE HEIGHT (TABLE 504.3): 55 FT
ALLOWABLE NUMBER OF STORIES (TABLE 504.4): 3
ALLOWABLE AREA (TABLE 506.2): 19,000 SF

OCCUPANT LOAD (TABLE 1004.5)
LEVEL 1: 3047 SF / 150 GSF PER OCC. = 21 OCCUPANTS
LEVEL 2: 1550 SF / 150 GSF PER OCC. = 11 OCCUPANTS
TOTAL OCCUPANTS: 32
EGRESS WIDTH REQUIREMENTS (SECTION 1009):
EGRESS DOORS (1009.3.2): 0.2" PER OCCUPANT (32 x 0.2) = 6.4" MIN.
STAIRWAYS (1009.3.1): 0.3" PER LEVEL 2 OCCUPANT (11 x 0.3) = 3.3" MIN.
MINIMUM CORRIDOR WIDTH (TABLE 1020.2): 44"
MINIMUM CLEAR WIDTH OF A DOOR (SECTION 1010.1.1): 32"
MINIMUM CLEAR WIDTH OF A STAIRWAY (SECTION 1009.3.2): 48"

MINIMUM NUMBER OF EXITS (SECTION 1006): 2
TOTAL NUMBER OF EXITS PROVIDED: 2
MAXIMUM TRAVEL DISTANCE (TABLE 1017.2): 200 FT
MAXIMUM COMMON PATH (TABLE 1006.2.1): 75 FT
MAXIMUM DEAD END CORRIDOR (SECTION 1020.5): 20 FT

FIRE-RESISTANCE RATINGS FOR TYPE IIIB CONSTRUCTION
TABLE 601
FIRE-RESISTANCE RATING OF EXTERIOR BEARING WALLS: 2 HOUR
TABLE 705.5
FIRE SEPARATION DISTANCE PROVIDED IS GREATER THAN 30 FEET ON ALL SIDES OF THE BUILDING. REQUIRED FIRE-RESISTANCE RATING SHALL BE RATED FOR FIRE EXPOSURE FROM THE INSIDE. SEE WALL SECTION DETAILS.
TABLE 705.8
FIRE SEPARATION DISTANCE > 30 FEET ALLOWS UNLIMITED UNPROTECTED OPENINGS
704.10
LOAD-BEARING STRUCTURAL MEMBERS LOCATED WITHIN THE EXTERIOR WALLS MUST BE PROTECTED WITH 2-HOUR RATING.



1 LEVEL 1 LIFE SAFETY
3/16" = 1'-0"

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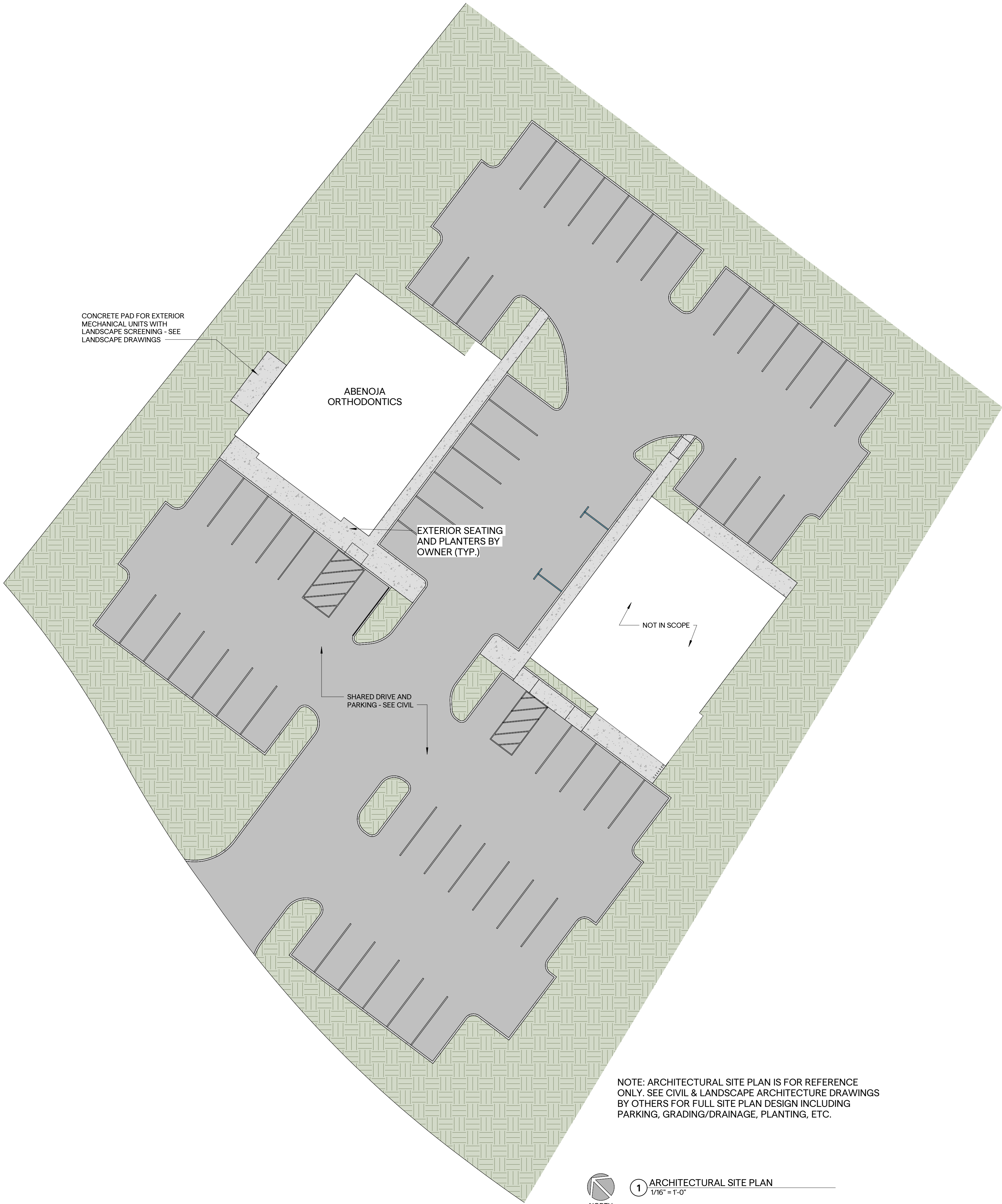
REVISIONS:
DESCRIPTION DATE

PROJECT NUMBER:
26002
SHEET NAME:
LIFE SAFETY PLANS &
CODE ANALYSIS

SHEET NUMBER:

A002

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DATE:
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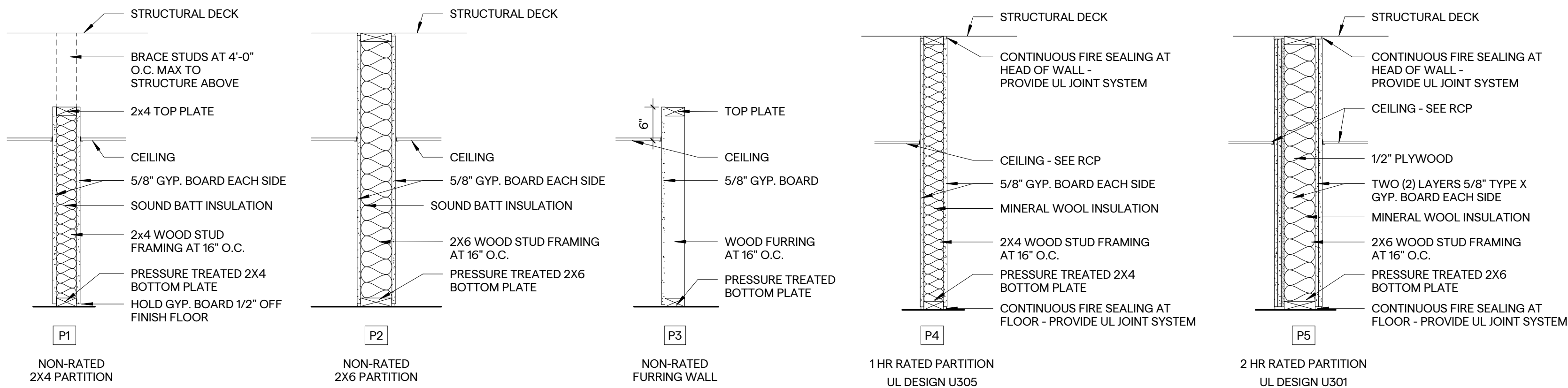
PROJECT NUMBER:
26002

SHEET NAME:
ARCHITECTURAL SITE PLAN

SHEET NUMBER:
A100

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PARTITION SCHEDULE



PARTITION NOTES

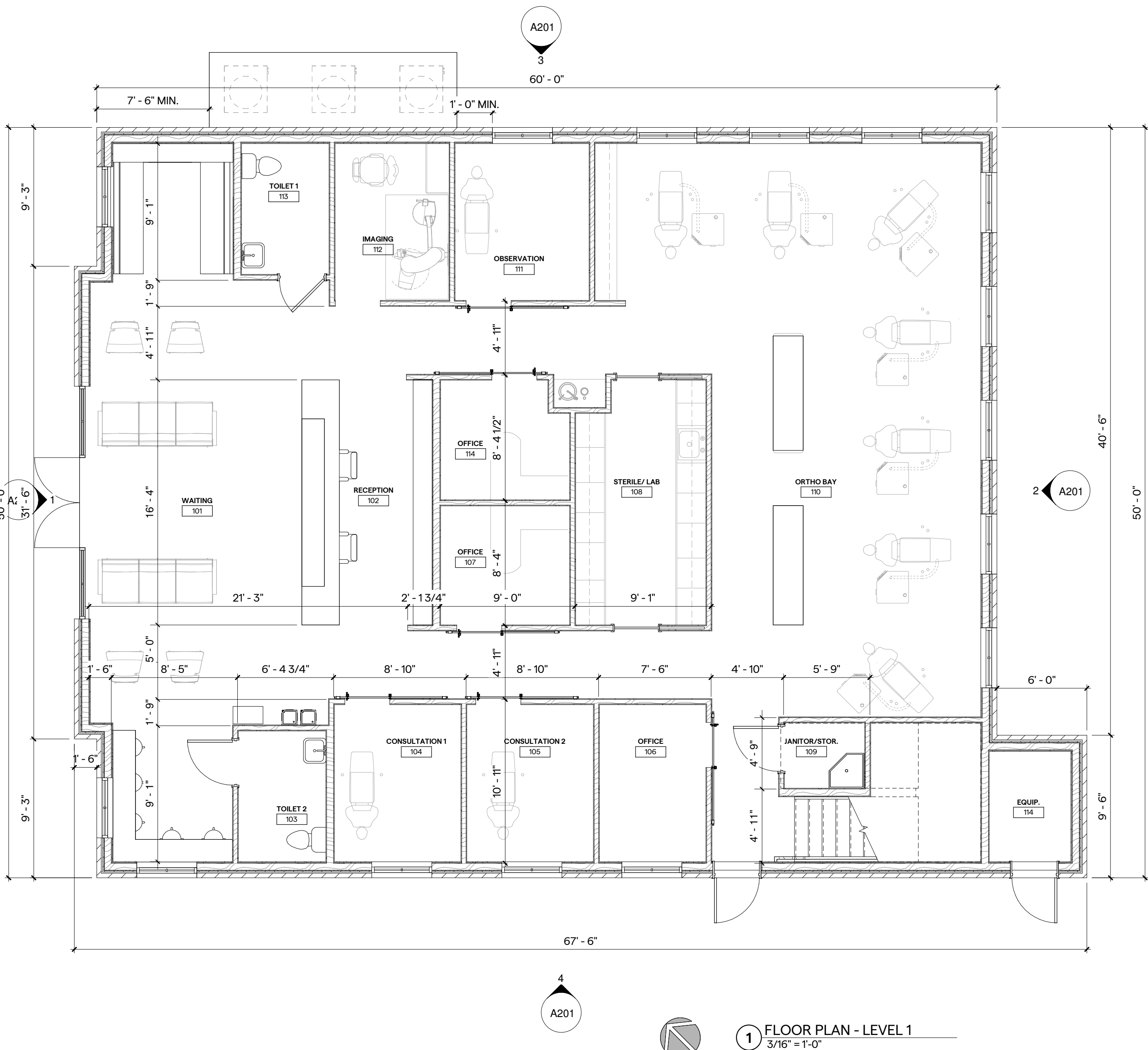
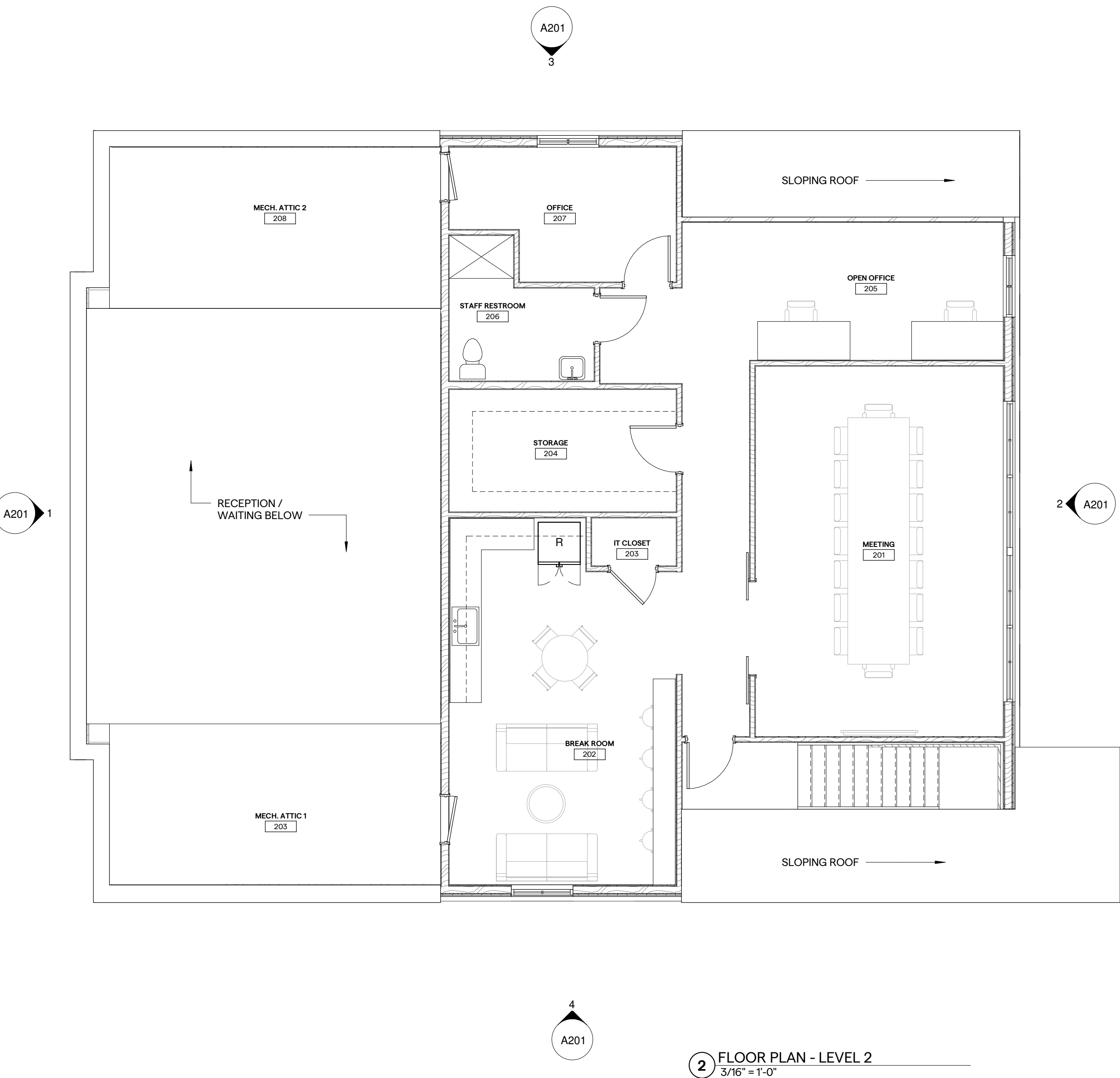
1. EXTEND P1 TO DECK AT RESTROOM PARTITIONS AND WHEN REQUIRED BY PHYSICIST'S REPORT AT IMAGING ROOM.
2. ALL WOOD FRAMING, BLOCKING, SHEATHING, AND STRUCTURAL ELEMENTS IN RATED WALLS TO BE FIRE RETARDANT TREATED.
3. PROVIDE 1/2" PLYWOOD AT SHEAR WALL CONDITIONS - SEE STRUCTURAL DRAWINGS.

FLOOR PLAN LEGEND

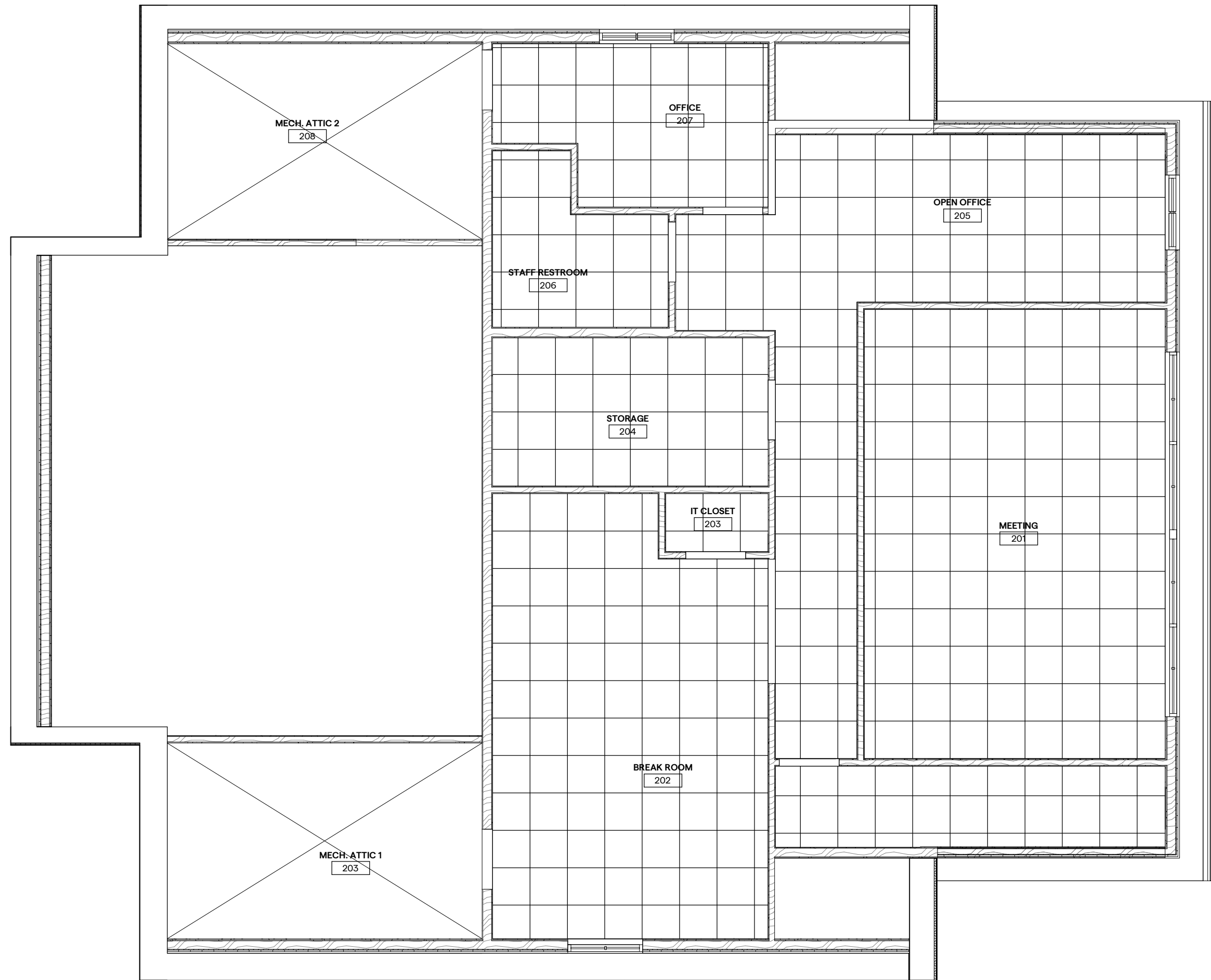
- P12 PARTITION TYPE - SEE PARTITION SCHEDULE
- 101 DOOR NUMBER - SEE DOOR SCHEDULE
- A WINDOW TYPE - SEE WINDOW SCHEDULE

FLOOR PLAN NOTES

1. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL LOCATIONS SHOWN TO HAVE WALL CABINETS OR WALL HUNG SHELVING MUST HAVE BLOCKING INSTALLED BY THE GC.
3. ALL GLASS SHOWN TO BE CLEAR TEMPERED, UNLESS OTHERWISE NOTED. GLASS TO HAVE TEMPERED STAMP MARKING CLEARLY VISIBLE IN BOTTOM CORNER.
4. CAULK AT JUNCTURE OF INTERIOR FACES OF DOOR FRAMES, VIEW WINDOW FRAMES, EXTERIOR WINDOW FRAMES, AND CASEWORK WITH ADJACENT MATERIALS EVEN THOUGH JOINT MAY NOT BE VISIBLE.
5. AT PARTIAL HEIGHT WALLS, PROVIDE HEAVY-GAUGE CLIP ANCHOR (SIMPSON RCKW KNEEWALL CONNECTORS) AT EVERY OTHER STUD AND ANCHOR TO FLOOR STRUCTURE.
6. TYPICAL OFFSET FOR DOORS IS 4" FROM FACE OF FRAMING TO ROUGH OPENING ON HINGE SIDE.
7. WHERE PARTITIONS DO NOT EXTEND TO DECK ABOVE, BRACE TO THE STRUCTURE AT 4'-0" O.C. USE SLIP TRACK AT ALL PARTITIONS THAT DO EXTEND TO ROOF DECK.
8. SEE FINISH PLAN AND INTERIOR ELEVATIONS FOR DETAILS ON ALL BUILT-IN ELEMENTS AND MILLWORK TO BE PROVIDED BY GC.



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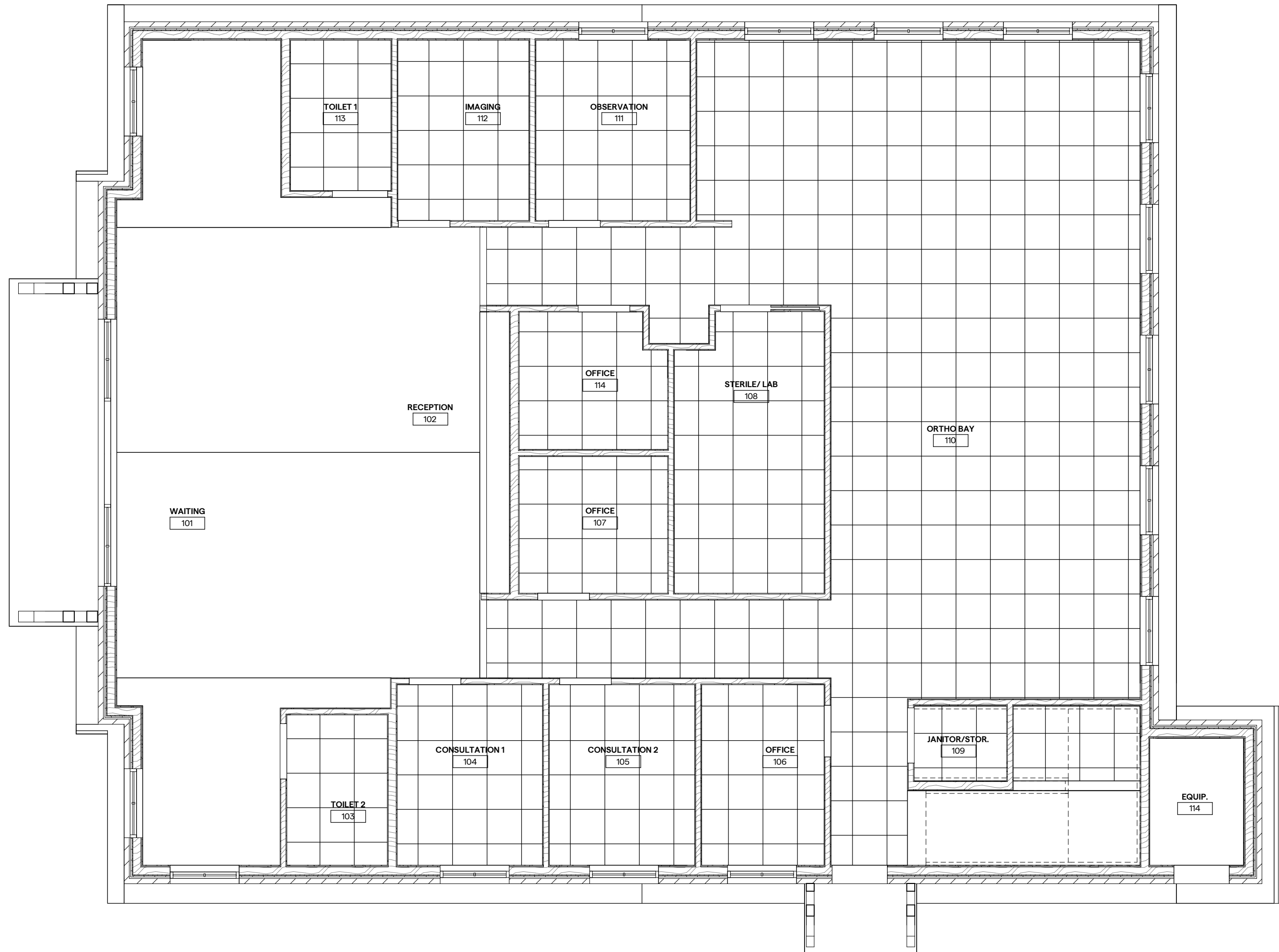
2 LEVEL 2 RCP
3/16" = 1'-0"

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURES TO BE SUPPORTED FROM THE STRUCTURE ABOVE, INDEPENDENTLY OF THE CEILING.
2. CENTER AND EVENLY SPACE ALL LIGHT FIXTURES AND AIR DISTRIBUTION IN CEILING, OR AS INDICATED IN REFLECTED CEILING PLANS.
3. REFER TO MEP DRAWINGS FOR FULL DATA ON LIGHTING AND CEILING GRILLES.

RCP LEGEND

	2'x4' FLUSH MOUNT LIGHT FIXTURE		HVAC SUPPLY GRILLE
	2'x2' FLUSH MOUNT LIGHT FIXTURE		HVAC RETURN GRILLE
	4' LINEAR PENDANT LIGHT FIXTURE		EXHAUST FAN
	PENDANT LIGHT FIXTURE	ACT-1	2'X2' ACOUSTICAL PANEL CEILING
	RECESSED DOWNLIGHT	GB-1	GYPSUM BOARD CEILING - PAINT PER FINISH SCHEDULE



1 LEVEL 1 RCP
3/16" = 1'-0"

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DATE:
7/27/26 DD PROGRESS

REVISIONS:
DESCRIPTION DATE

PROJECT NUMBER:
26002

SHEET NAME:
REFLECTED CEILING
PLAN

SHEET NUMBER:

A102

Abenoja Orthodontics Liberty Park
3720 Corporate Woods Drive, Vestavia Hills, AL 35242

7/26 DD PROGRESS

DESCRIPTION	DATE
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PROJECT NUMBER
002
PROJECT NAME:
OF PLAN

NUMBER

A104

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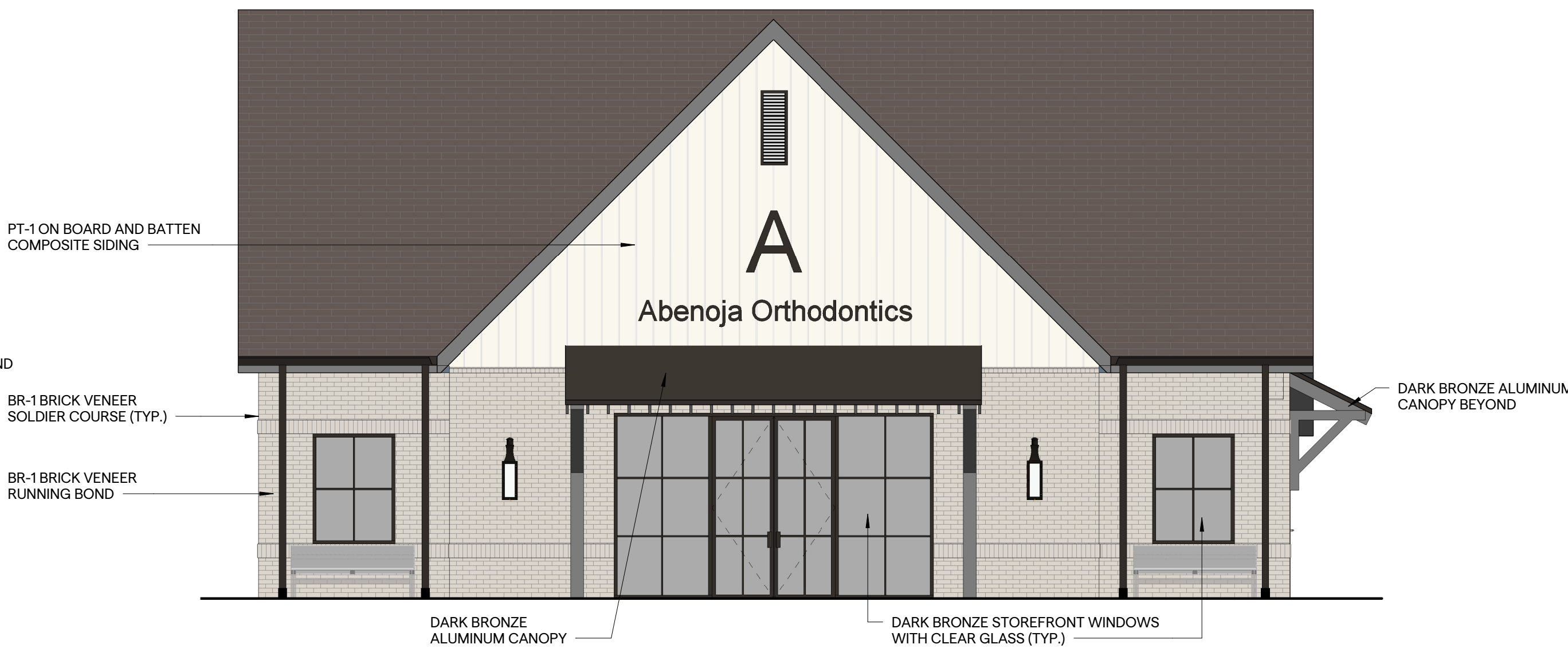
4 SOUTH EAST ELEVATION
3/16" = 1'-0"



2 NORTH EAST ELEVATION
3/16" = 1'-0"



3 NORTH WEST ELEVATION
3/16" = 1'-0"



1 FRONT ENTRY ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIALS

MASONRY

BR-1 ALABAMA BRICK: MAGNOLIA BAY

COMPOSITE SIDING

PT-1 JAMES HARDIE BOARD AND BATTEN, PAINTED BENJAMIN MOORE "WHITE DOVE" OC-17

ROOFING & TRIM

ASPHALT SHINGLE ROOFING: OWENS CORNING OAK RIDGE - COLOR: DRIFTWOOD

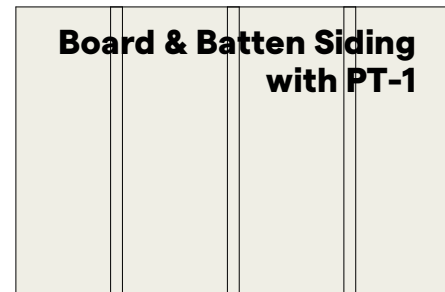
PRE-FINISHED DARK BRONZE ALUMINUM AT ALL COPING, DOWNSPOUTS, AND GUTTERS

CANOPIES

TENNESSEE VALLEY METALS (OR SIMILAR) - DARK BRONZE ALUMINUM

STOREFRONT

ST-1 PRE-FINISHED THERMALLY BROKEN DARK BRONZE ALUMINUM
STOREFRONT WITH CLEAR 1" INSULATED GLASS - SOLARBAN 65 OR
SIM. - LOW E AND U-VALUE PER 2021 IECC



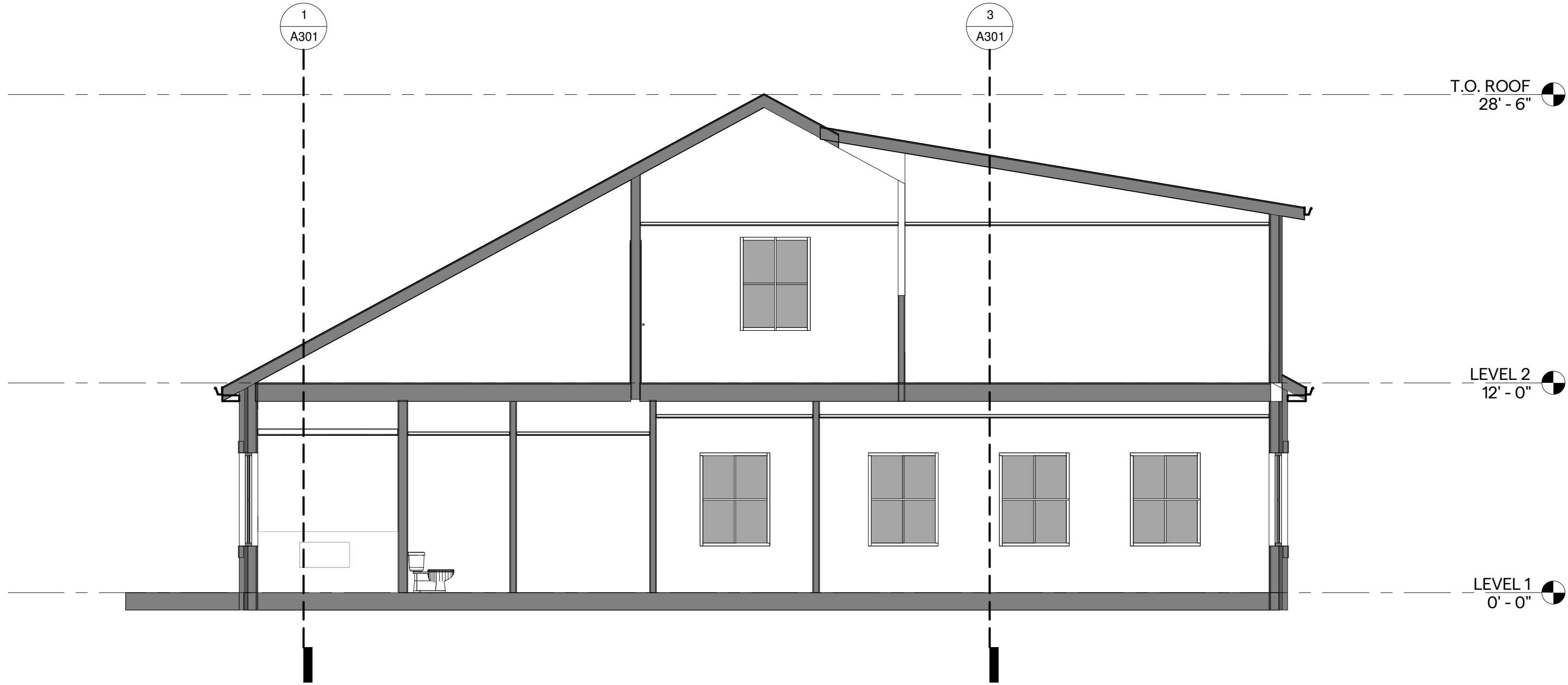
DATE:
7/27/26 DD PROGRESS

REVISIONS:
DESCRIPTION DATE

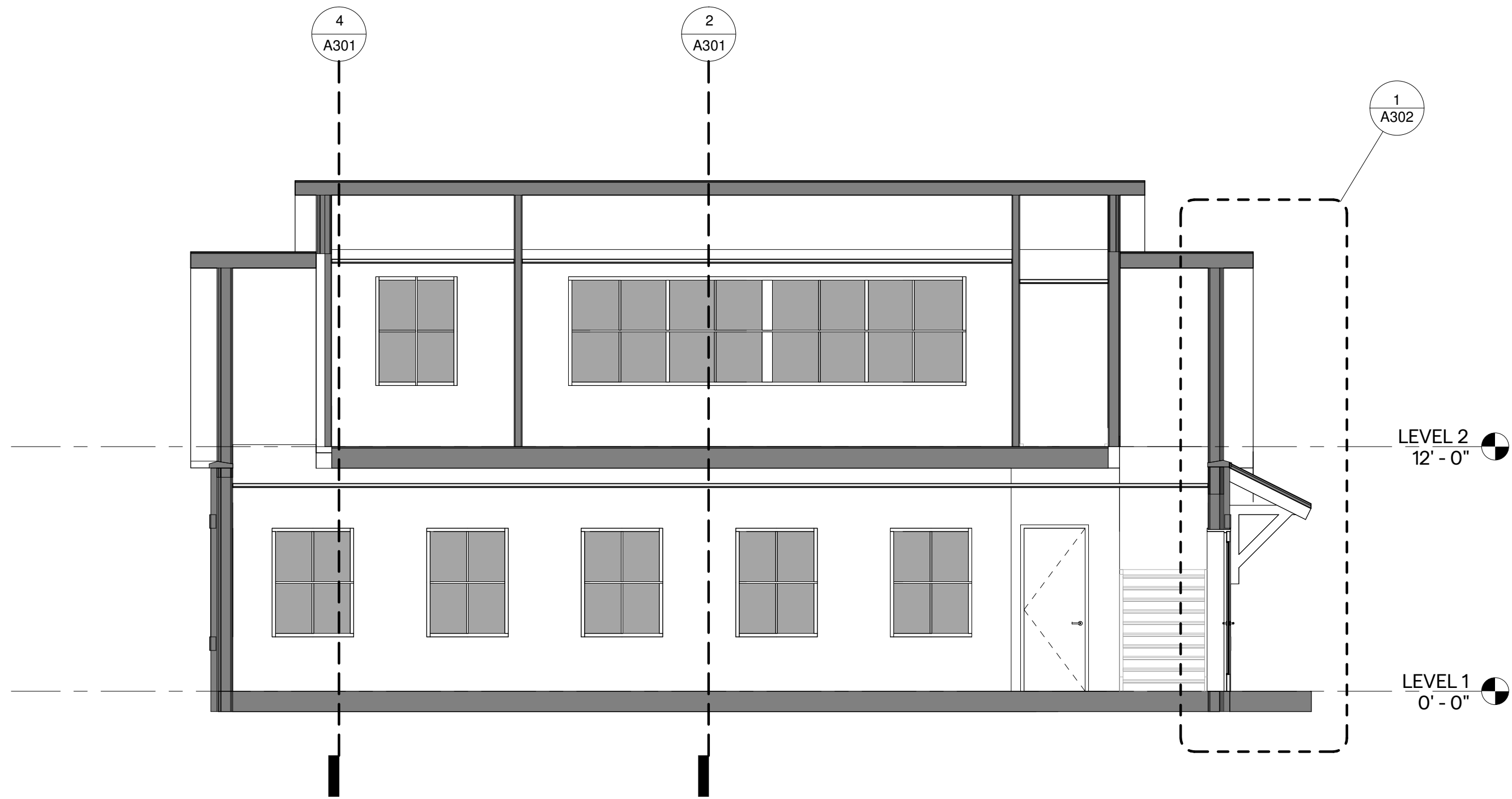
PROJECT NUMBER:
26002
SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A201

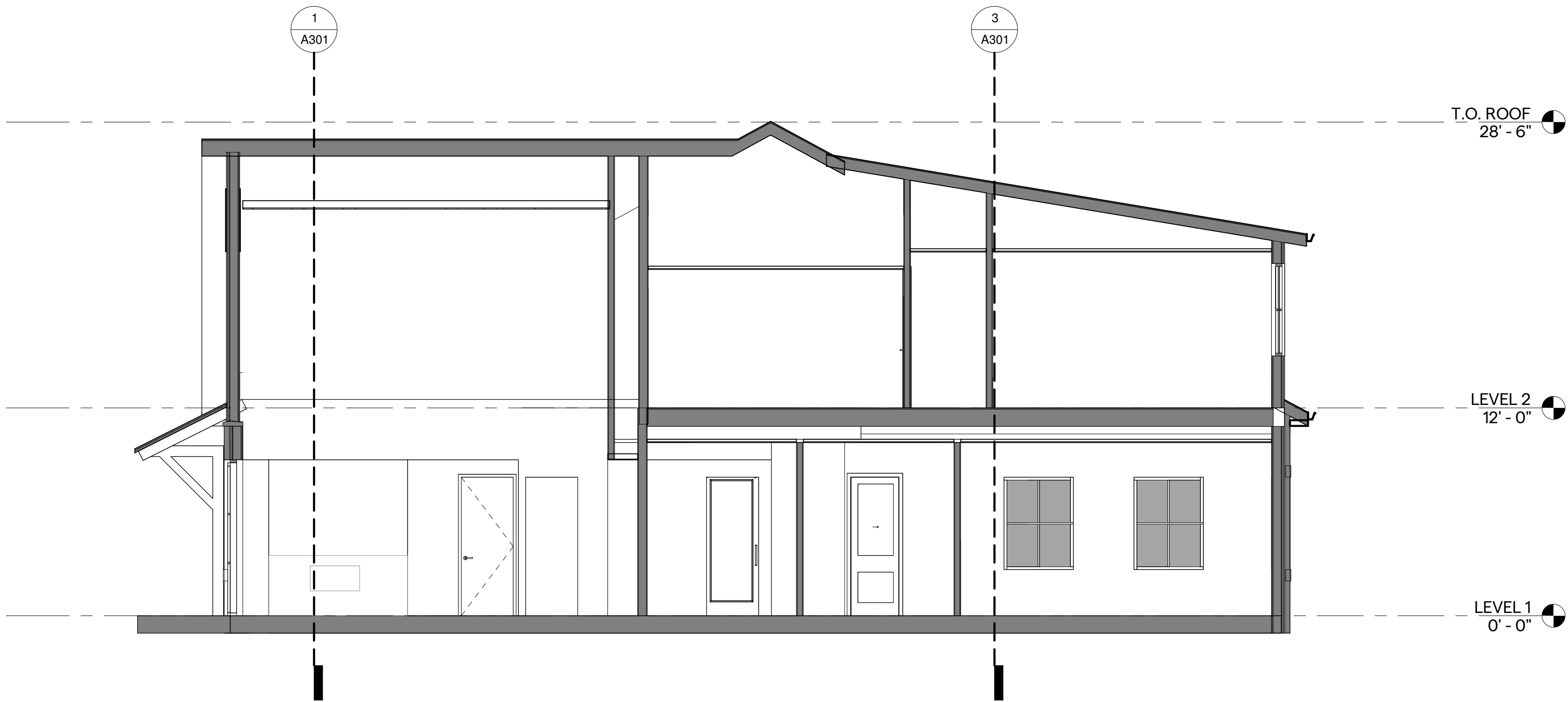
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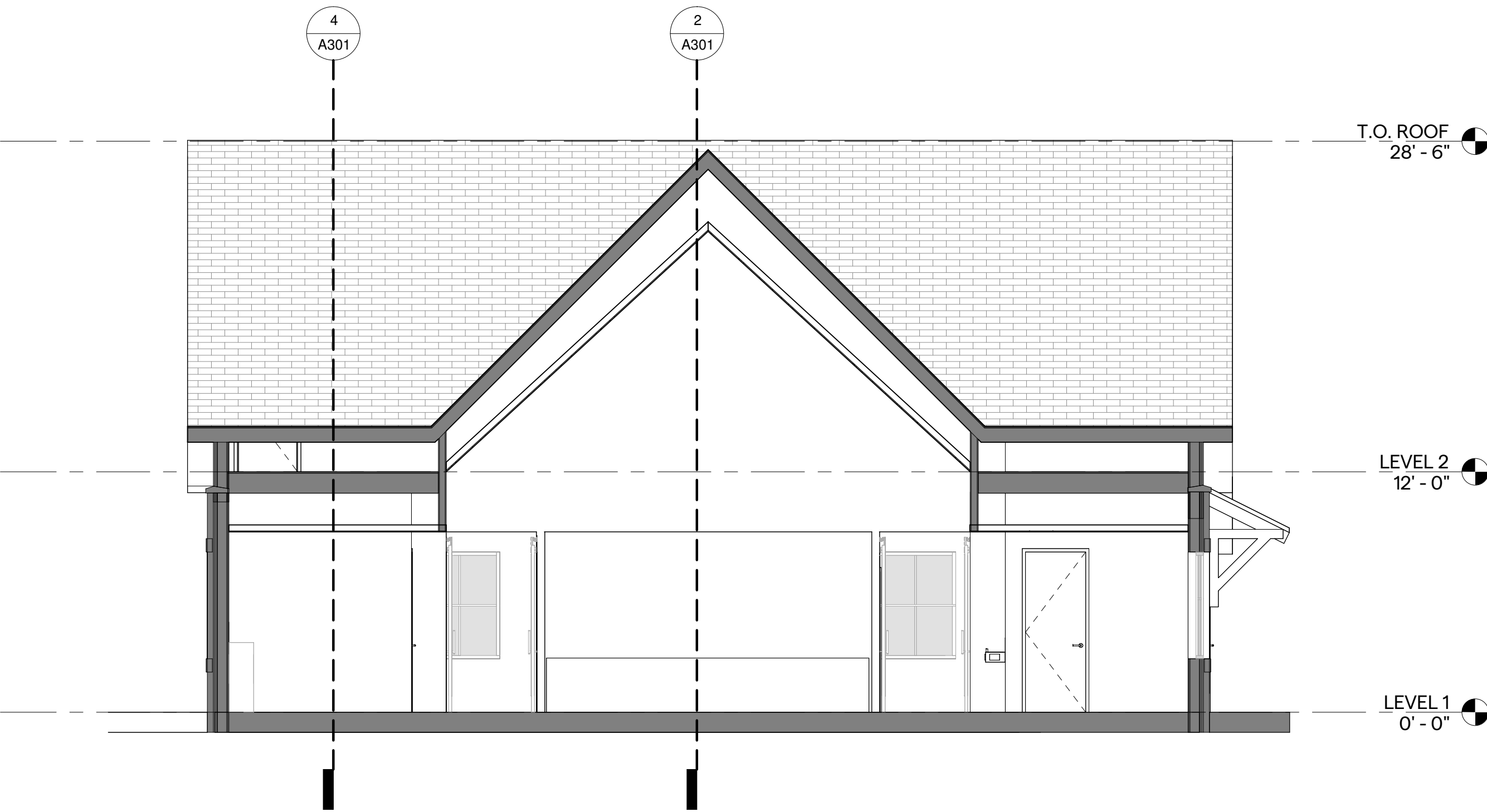
4 BUILDING SECTION D
3/16" = 1'-0"



3 BUILDING SECTION C
3/16" = 1'-0"



2 BUILDING SECTION B
3/16" = 1'-0"



1 BUILDING SECTION A
3/16" = 1'-0"

DESIGN
DEVELOPMENT
NOT FOR
CONSTRUCTION

MONUMENT
sam@monumentstudio
(205) 213-5712

Abenoja Orthodontics Liberty Park
3720 Corporate Woods Drive, Vestavia Hills, AL 35242

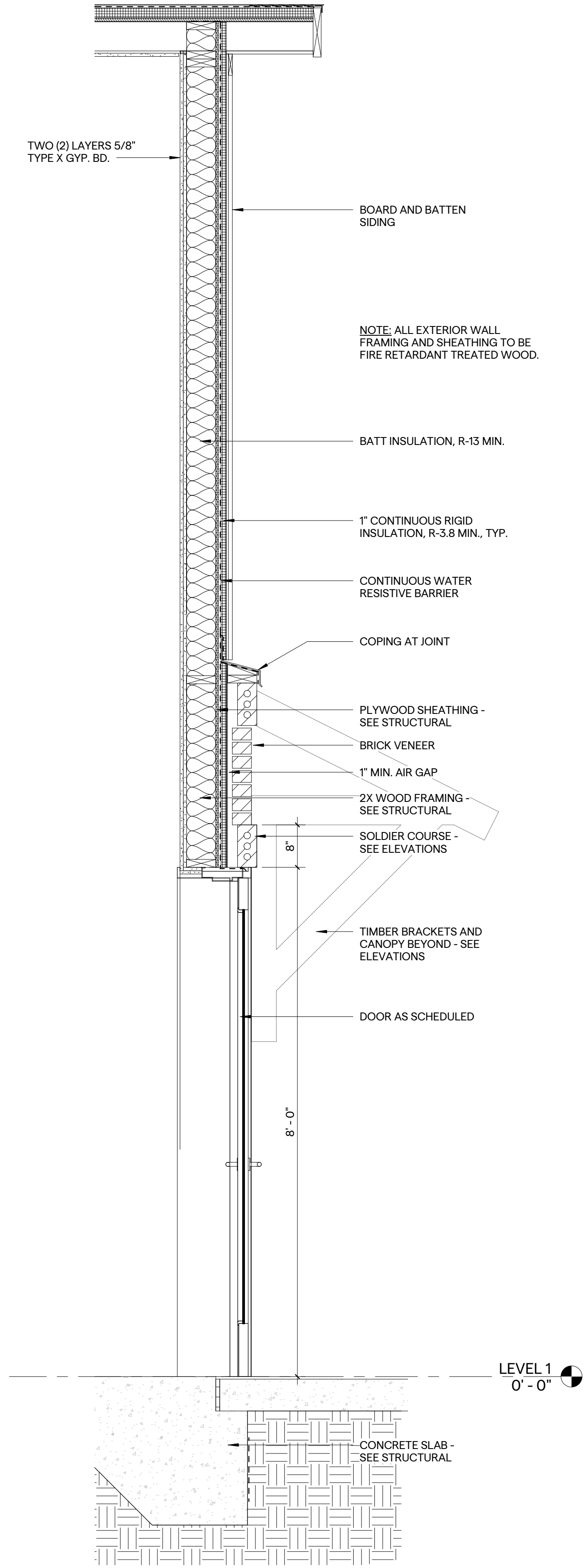
DATE:
7/27/26 DD PROGRESS

REVISIONS:
DESCRIPTION DATE

PROJECT NUMBER:
26002
SHEET NAME:
BUILDING SECTIONS

SHEET NUMBER:
A301

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1 WALL SECTION, TYP.
3/4" = 1'-0"

DESIGN
DEVELOPMENT
NOT FOR
CONSTRUCTION

MONUMENT
sam@monument.studio
(205) 213-5712

Abenoja Orthodontics Liberty Park
3720 Corporate Woods Drive, Vestavia Hills, AL 35242

DATE:
7/27/26 DD PROGRESS

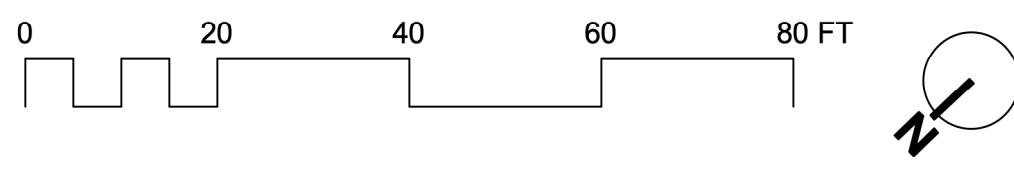
REVISIONS:		
#	DESCRIPTION	DATE

PROJECT NUMBER:
26002
SHEET NAME:
WALL SECTIONS

SHEET NUMBER:

A302

Count	Scientific Name	Common Name	Size	Spacing	Root	Remarks
	Trees					
129	<i>Pinus taeda</i>	Loblolly Pine	5 Gal.	As Indicated	Cont.	Full Plant
5	<i>Quercus shumardii</i>	Shumard Oak	3" cal.	As Indicated	B&B	Full Head, Strong Central Leader
8	<i>Nyssa sylvatica</i>	Black Gum	3" cal.	As Indicated	B&B	Full Head, Strong Central Leader
	Shrubs					
6	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Arborvitae	3- 4' ht.	4' o.c.	Cont.	Full plant
95	<i>Ilex vomitoria</i> 'Nana'	Dwarf Yaupon Holly	15- 18" sp.	3' o.c.	Cont.	Full Plant
38	<i>Pittosporum tobira</i> 'GNI Three' PP16188	Mojo Pittosporum	15- 18" sp.	3' o.c.	Cont.	Full Plant
35	<i>Ilex cornuta</i> 'Burfordii Nana'	Dwarf Burford Holly	24- 30" ht.	4' o.c.	Cont.	Full Plant
2	<i>Ilex crenata</i> 'Sky Pencil'	Sky Pencil Holly	24- 30" ht.	2' o.c.	Cont.	Full Plant
	Miscellaneous					
SOD	<i>Cynodon dactylon</i> '419'	Bermuda Sod		Solid Sod		Solid sod



1	Planting Plan
	Scale: 1" = 20'-0"

Forty4 Engineering
Liberty Park Dental

3730 & 3740 Corporate Woods Drive, Liberty Park, Vestavia Hills, Alabama

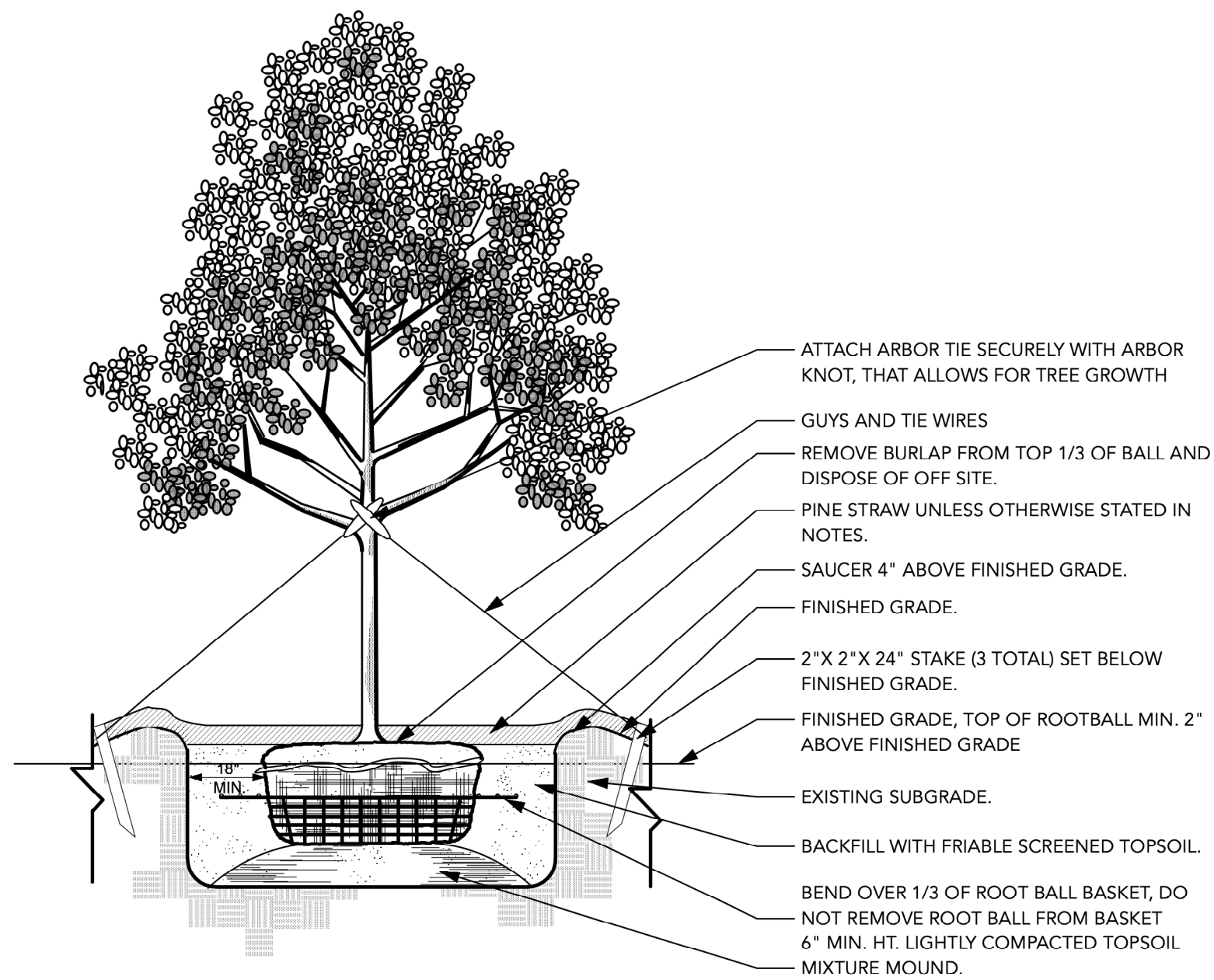
1	5/1/26	Tree variety per ARC review.
2	8/24/26	Misc. Revisions

SHEET TITLE :

Liberty Park Dental Planting Plan

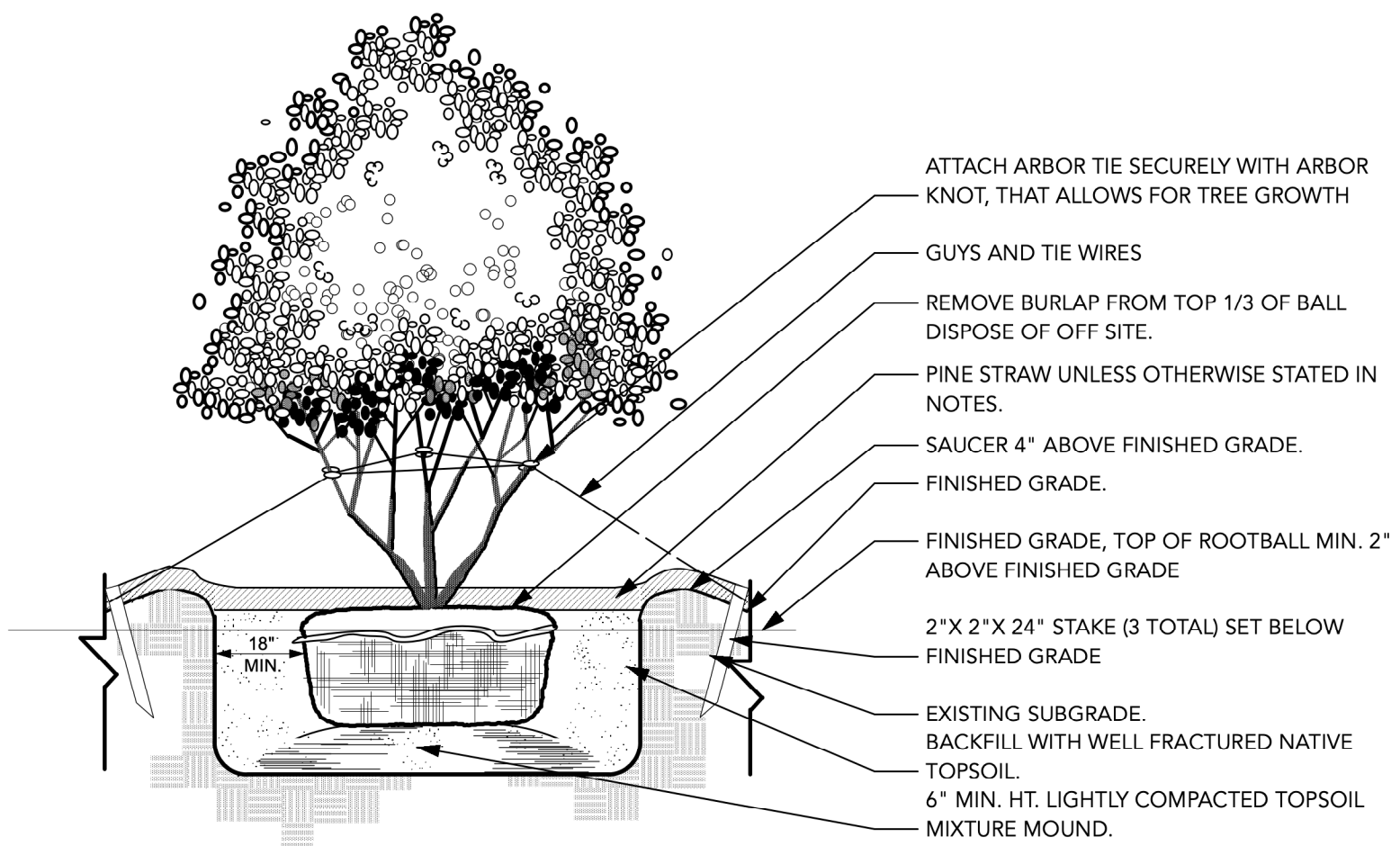
L-1.0

SEQUENCE: 1 of 2



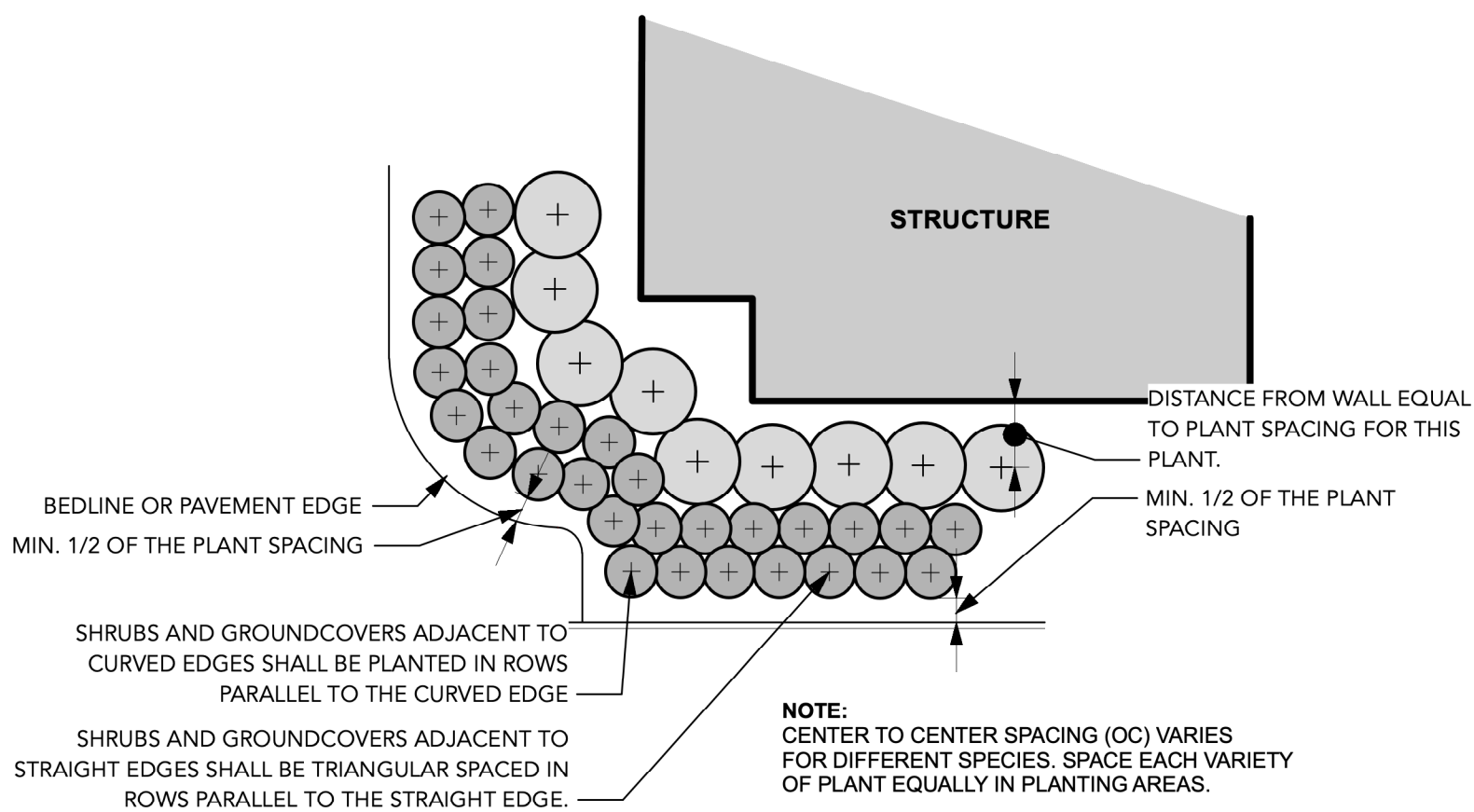
NOTE:
• STAKE AND GUY TREES IN WIND-PRONE AREAS.
• ROOT FLARES SHOULD BE NO LESS THAN 1" ABOVE EXISTING GRADE AFTER SETTLEMENT.

1 B&B Tree Planting Detail
Scale: Actual Size

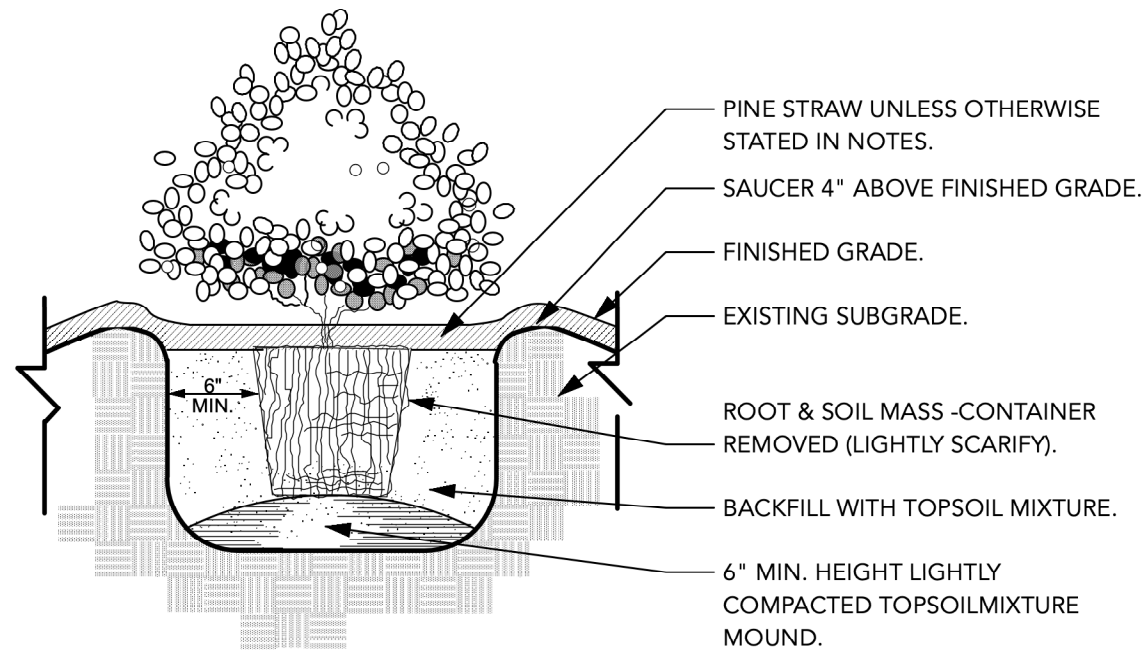


NOTE:
• STAKE AND GUY TREES IN WIND-PRONE AREAS.
• BRANCH AND INTERCONNECT MAIN STEMS WITH ARBOR TIES (OR EQUAL) AS SHOWN.
• ROOT FLARES SHOULD BE NO LESS THAN 1" ABOVE EXISTING GRADE AFTER SETTLEMENT.

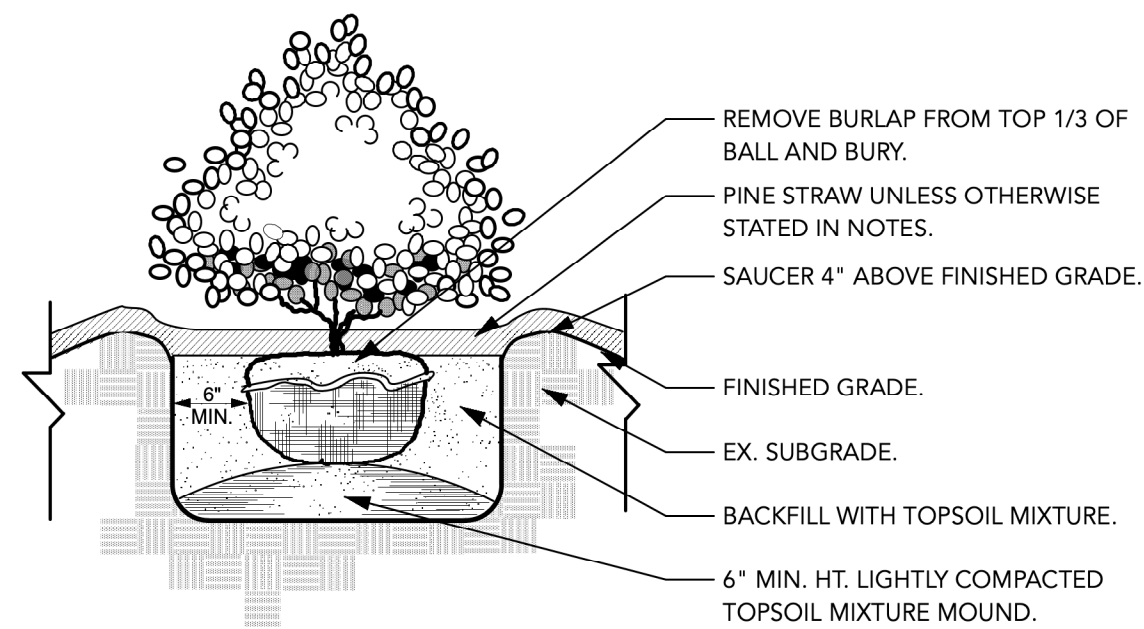
2 Multi-Trunk Tree Planting Detail
Scale: Actual Size



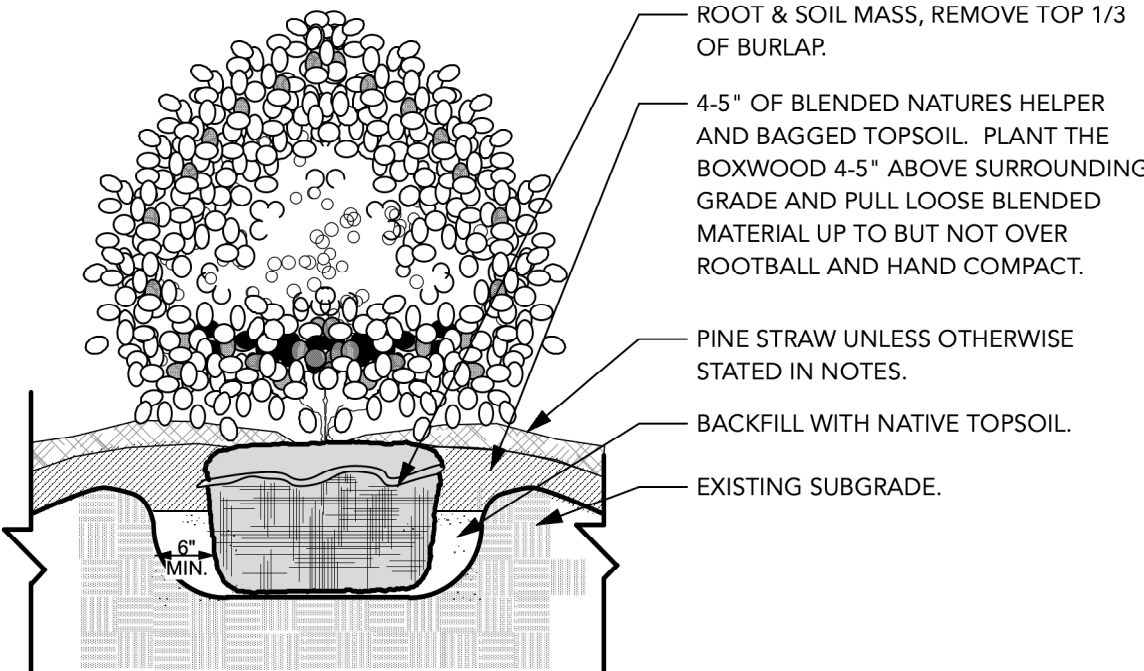
9 Typical Plant Layout Detail
Scale: Actual Size



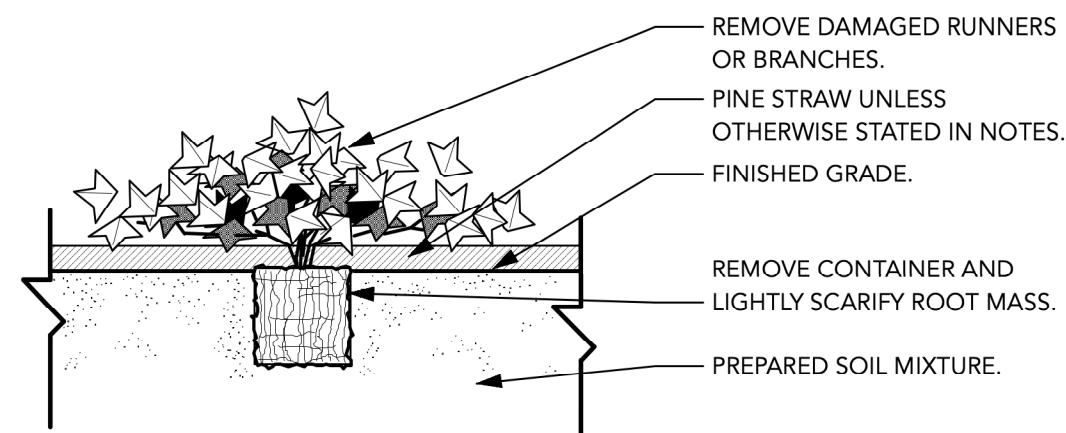
3 Container Shrub Planting Detail
Scale: Actual Size



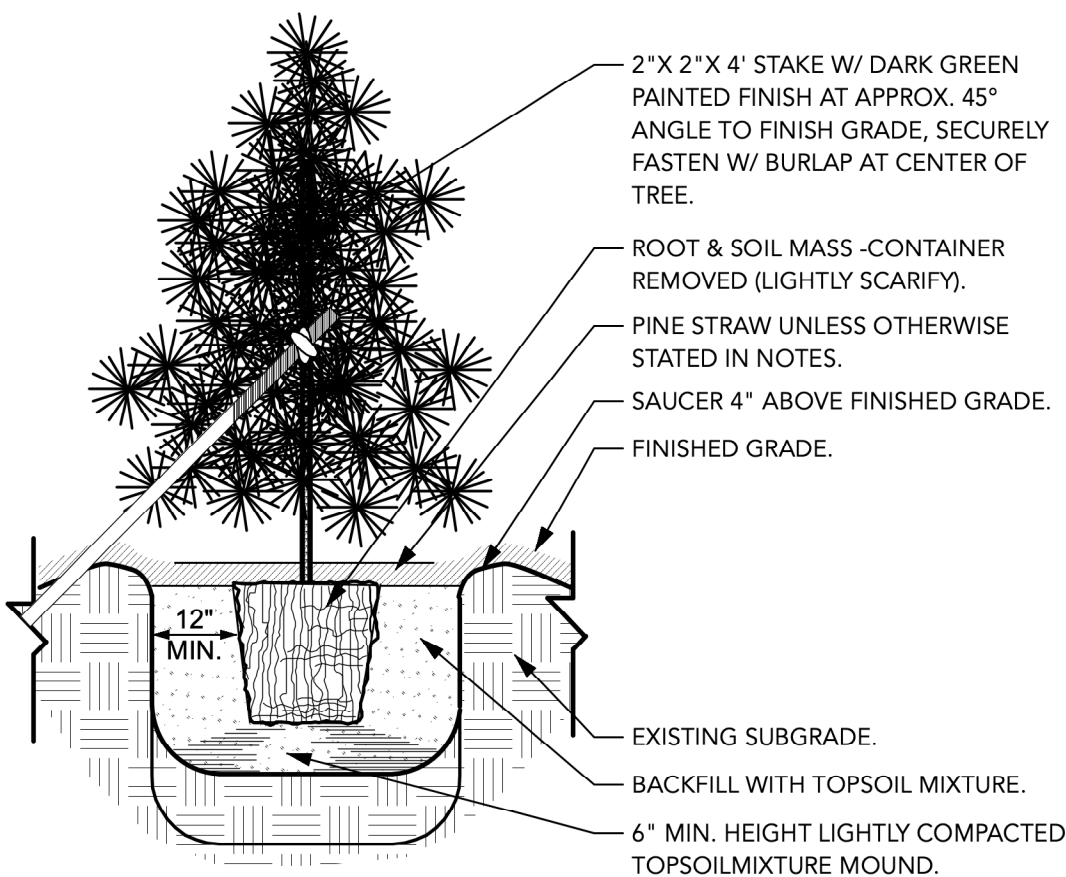
4 B&B Shrub Planting Detail
Scale: Actual Size



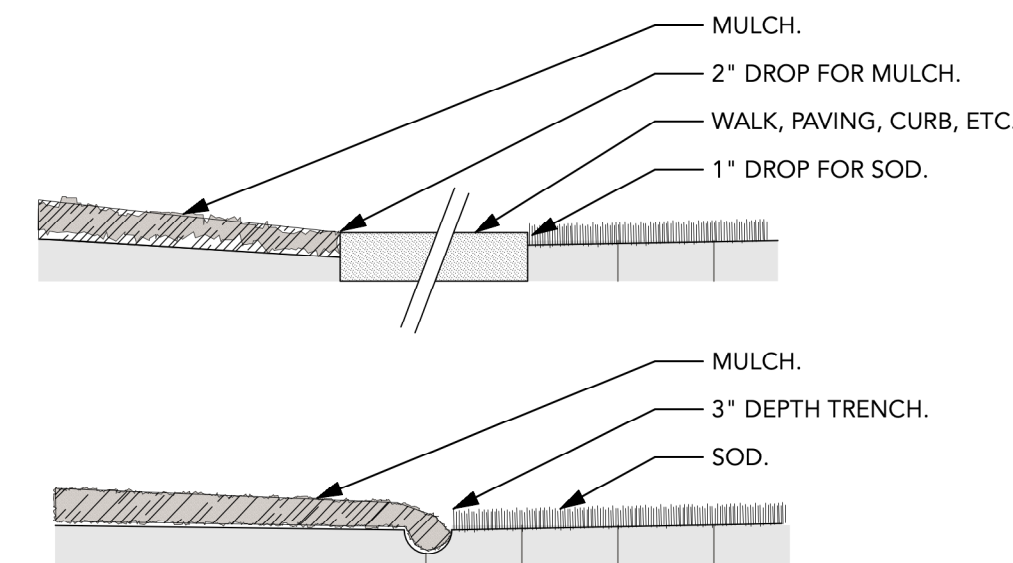
5 Boxwood Planting Detail
Scale: Actual Size



6 Groundcover Planting Detail
Scale: Actual Size



7 Liner Pine Planting Detail
Scale: Actual Size



8 Edging Detail
Scale: Actual Size

GENERAL PLANTING NOTES

- CONTRACTOR SHALL HAVE FULL SIZE DRAWINGS ON SITE AT ALL TIMES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL, FOR HIS OWN PROTECTION, BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
- DUE TO MODIFICATIONS MADE DURING CONSTRUCTION, SITE CONDITIONS MAY VARY FROM THOSE SHOWN. CONTRACTOR TO VERIFY ALL SUCH CONDITIONS TO HIS SATISFACTION. NO CHANGE IN CONTRACT PRICE WILL BE GRANTED FOR FAILURE TO OBSERVE THIS REQUIREMENT.
- CONTRACTOR TO VERIFY ALL PLANT MATERIAL QUANTITIES AND PLANTING AREA DIMENSIONS PRIOR TO BEGINNING PLANTING. PROVIDE QUANTITIES AS REQUIRED TO MEET DESIGN INTENT AND REPORT ANY DIFFERENCES.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR WORK CONSTRUCTED OR IMPLIED BY THESE PLANS, AT ANY TIME THROUGHOUT THE PROJECT.
- CONTRACTOR SHALL STAKE TREE LOCATIONS AND LAY OUT BEDLINES 48 HOURS PRIOR TO PLANTING AND NOTIFY LANDSCAPE ARCHITECT FOR REVIEW. A MINIMUM 24 HOUR NOTICE SHOULD BE GIVEN AND ANTICIPATED BY THE CONTRACTOR FOR THIS REVIEW.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 2% SLOPE OR GREATER IN ALL PLANT AREAS.
- CLEANUP AND DISPOSE OF OFF OWNER'S PROPERTY ALL DEBRIS, WASTE AND EXCESS CONSTRUCTION MATERIALS FOLLOWING COMPLETION AND LEAVE NEAT, CLEAN AND READY FOR OWNER'S USE.
- CONTRACTOR SHALL GUARANTEE ALL WORK AND PLANT MATERIAL, INCLUDING SEED AND/OR SOD, FOR ONE FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
- ALL SHRUB AREAS SHALL RECEIVE TOPSOIL TO A MINIMUM DEPTH OF 6". ALL TURF (SEEDED OR SODDED) AREAS SHALL RECEIVE TOPSOIL TO A MINIMUM DEPTH OF 3", UNLESS SPECIFIED OTHERWISE IN THE PLANS.
- ALL TURF (SEEDED OR SODDED) AREAS SHALL HAVE SOIL TESTED BY TESTING LAB. FERTILIZER AND LIME APPLICATION REGIME SHALL BE DEVELOPED AND FOLLOWED PER LANDSCAPE ARCHITECT REVIEW.
- ALL PLANTING BEDS AND TREE PITS SHALL BE MULCHED WITH A 3" SETTLED LAYER OF PINE STRAW MULCH.
- PLANTS SHALL BE WELL FORMED, VIGOROUS GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS, AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC.
- ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN. ALL SHRUBS, TREES, AND GROUNDCOVERS SHALL BE PLANTED WITH A SOIL MIXTURE CONSISTING OF 50% TOPSOIL AND 50% ORGANIC MATERIAL.
- ALL TREES AND SPECIMEN PLANT MATERIAL SHALL BE LOCATED BY THE CONTRACTOR AT APPROVED NURSERIES OR THEIR EQUAL WHICH MUST BE APPROVED PRIOR TO BIDDING.
- FRONT ROW OF SHRUBS SHALL BE PLANTED MINIMUM 24" BEHIND BEDLINE AT LAWNS, WALKS, AND BACK OF CURB AT PARKING SPACES.
- BACK ROW OF SHRUB PLANTING SHALL BE PLANTED 36" OFF FACE OF BUILDING WALL, GROUNDCOVERS SHALL BE PLANTED MINIMUM 12" OUT FROM BUILDING.
- EXCAVATE EDGE OF ALL PLANTING BEDS TO 4" DEPTH TO FORM A NEAT, CRISP EDGE.
- SEASONAL COLOR SHALL BE PLANTED IN A FLOWERING STATE.
- REMOVE ALL GUY WIRES AND STAKES AT END OF GUARANTEE PERIOD.
- AMEND ALL PLANTING HOLES AT TIME OF PLANTING WITH AGRIFORM FERTILIZATION TABLETS AT THE RATE RECOMMENDED BY THE MANUFACTURER.
- PINE STRAW ALL DISTURBED AREAS NOT OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE 12 MONTH WARRANTY FOR ALL WORK AND MATERIALS.
- SHRUB TO BEAR SAME RELATION TO FINISHED GRADE AFTER SETTLEMENT AS IT BORE TO PREVIOUS GRADE.
- THE CONTRACTOR SHALL PROVIDE STRAW MULCH, WATER, STRAW MAT OR HYDROSEED MULCH AS REQUIRED TO PROVIDE SOLID STAND OF GRASS, IN AREAS TO BE SEEDED.
- INSTALL LEBANON TURF, ROOTS, TERRA-SORB MEDIUM. TREE AND SHRUB PLANTING: MIX ROOTS TERRA-SORB EVENLY WITH THE BACKFILL SOIL AT A RATE OF 2 OUNCES (BY WEIGHT) PER INCH CALIPER FOR BALLED AND BURLAPPED TREES AND SHRUBS, OR 1 OUNCE (BY WEIGHT) PER 5 GALLONS FOR CONTAINERIZED TREES AND SHRUBS. SEE MANUFACTURER'S INSTRUCTIONS.

IRRIGATION NOTES:

- VERIFY REQUIRED PRESSURE PRIOR TO CONSTRUCTION. INCLUDE PRESSURE COMPENSATING HEADS, VALVES AND/OR REGULATOR AS NECESSARY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE POWER SUPPLY REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE DESIGN/BUILD IRRIGATION SYSTEM INCLUDING TAP, FEES, PIPE, HEADS, CONTROLLER, ETC.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SLEEVING AS REQUIRED PER SITE CONDITIONS.
- IRRIGATION SYSTEM SHALL BE COVERED UNDER A ONE YEAR WARRANTY.
- 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.
- LAY OUT IRRIGATION HEADS FOR EACH STATION PRIOR TO PLACEMENT TO ENSURE INDIVIDUAL PLANTING AREA COVERAGE. NOTIFY LANDSCAPE ARCHITECT FOR VERIFICATION OF LAYOUT.
- LAY MAIN PIPE RUN TO A DEPTH OF 18" MINIMUM FROM FINISH GRADE AND LATERALS TO A DEPTH OF 12" MINIMUM.
- ALL IRRIGATION SHALL BE ADJUSTED AS REQUIRED TO SERVE NEW PLANTINGS, AND ANNUALS EACH SHALL BE PROVIDED WITH THEIR OWN ZONE, SOD, SHRUBS, AND GROUNDCOVER SHALL BE ON SEPARATE ZONES.
- 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.
- COORDINATE THE LOCATION OF THE CONTROLLER WITH THE OWNER.
- CONTROL WIRING: SPRINKLER WIRE, NO. 14 UF; SINGLE, SOLID, COPPER CONDUCTOR.
- CONNECTION TO WATER LINE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- CLEANUP AND DISPOSE OF OFF OWNER'S PROPERTY ALL DEBRIS, WASTE AND EXCESS CONSTRUCTION MATERIALS FOLLOWING COMPLETION AND LEAVE NEAT, CLEAN AND READY FOR OWNER'S USE.
- ALL WORK WILL CONFORM TO CODES AND REGULATIONS ISSUED BY ANY GOVERNING AUTHORITIES. OBTAIN ALL PERMITS, LICENSES, ETC. REQUIRED FOR EXECUTION OF WORK.
- ALL IRRIGATION SHALL BE IN PERFECT WORKING ORDER AND LIKE NEW CONDITION AT CLOSE OF CONSTRUCTION.
- ALL IRRIGATION HEADS IN SHRUB BEDS ARE TO BE 12" POP-UPS. HEADS LOCATED IN SOD AREAS ARE TO BE 4" POP-UPS.

LIST OF APPROVED NURSERIES:

HUNTER TREES, LLC

Toll Free: 1-866-348-6837
Fax: 1-866-TREEFAX
Sales: sales@huntertrees.com
Mailing Address: P.O. Box 382733
Birmingham, Alabama 35238-2733
Physical Address: 700 Indian Valley Road
Alpine, Alabama 35014

BOLD SPRINGS NURSERY, INC.

Office: (770) 267-9196
Fax: (770) 267-8803
Sales: boldspring@mindspring.com
Physical: 3920 Bold Springs Rd.
Address: Monroe, Georgia 30656

TOTALSCAPE FARMS

Office: (205) 422-7577
Fax: (205) 481-8937
Sales: don@totalscapedfarms.com
Physical Address: 216 1st St N
Bessemer, Alabama 35020

SELECT TREES, INC

Phone: (706) 769-9879
Fax: (706) 769-4528
Sales: sales@selecttrees.com
Physical Address: 1900 Cole Springs Rd.
Bishop, Georgia 30621

PLANTATION TREE COMPANY

Toll Free: 1-800-848-5064
Telephone: (334) 875-9176
Cell: (334) 313-2063
Fax: (334) 872-9621
Physical: 120 County Rd. 15 South
Address: Selma, Alabama 36703

GREEN VALLEY FARMS

Phone: (205) 665-1355
sales: jeremygvf@gmail.com
Physical Address: 12975 Highway 17
Montevallo, Alabama 35115-8730

ADDITIONAL NURSERIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.



Forty4 Engineering Liberty Park Dental

3730 & 3740 Corporate Woods Drive, Liberty Park, Vestavia Hills, Alabama

REVISIONS

DATE: 4/16/26
SCALE: Scale
PROJECT MANAGER: Duane Pritchett
DRAWN: drp
REVIEWED: drp
PROJECT NO:
SHEET TITLE:

Planting Details

SHEET NUMBER:

L-2.0

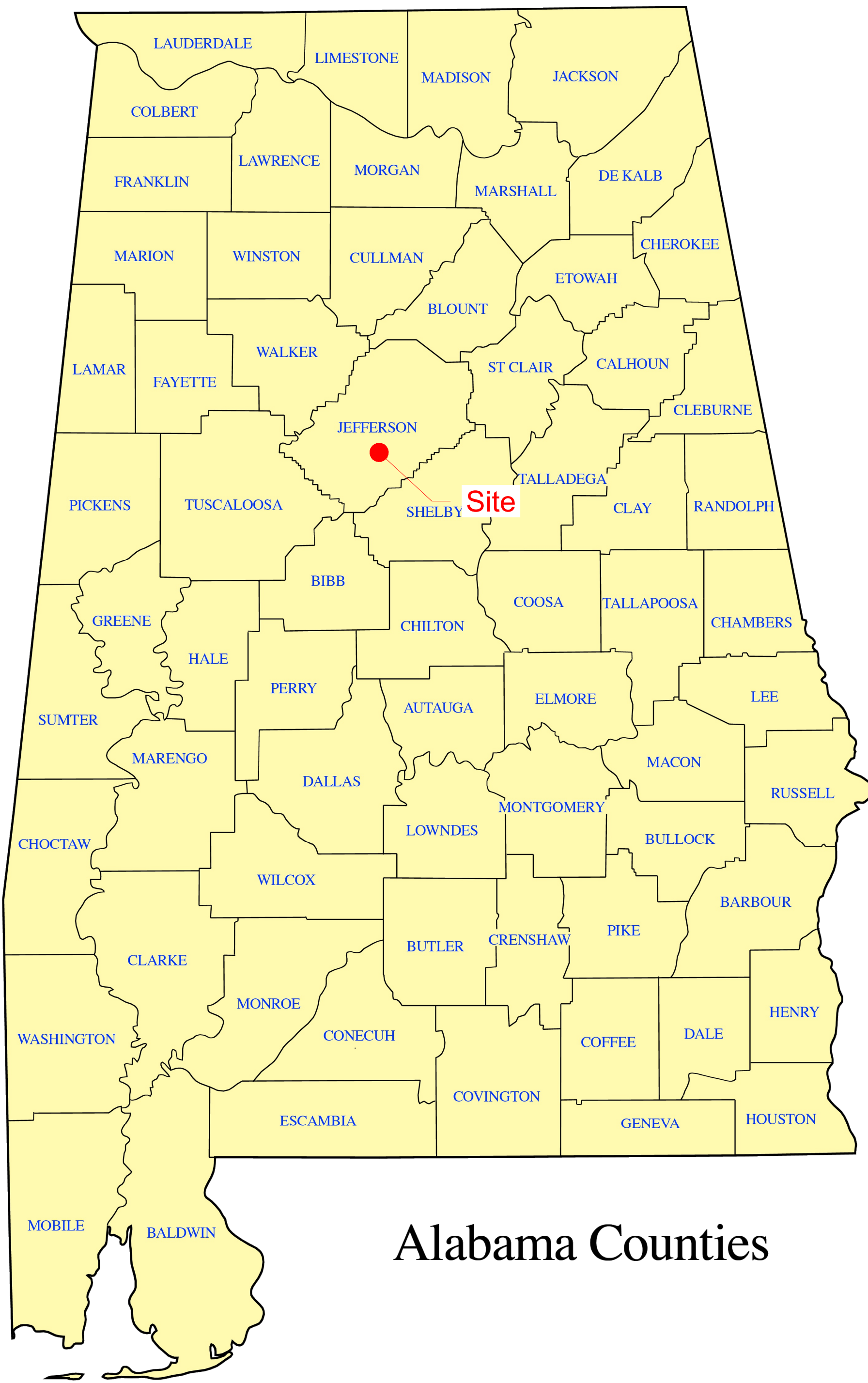
SEQUENCE: 2 of 2

Abenoja Orthodontics

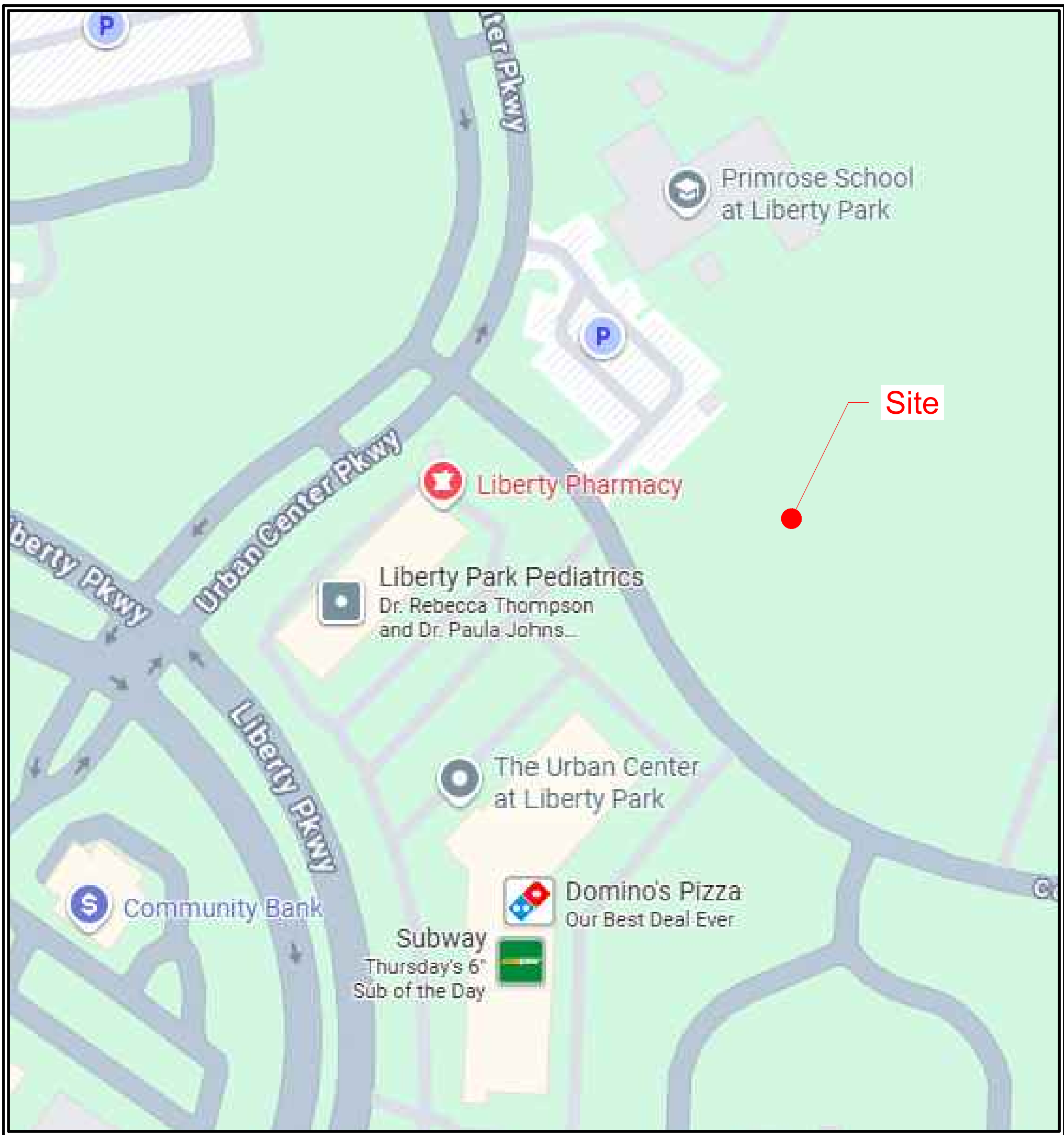
3720 Corporate Woods Dr, Vestavia Hills, AL 35242

Being situated in Section 12, Township 18 South, Range 2 West

Jefferson County, Alabama

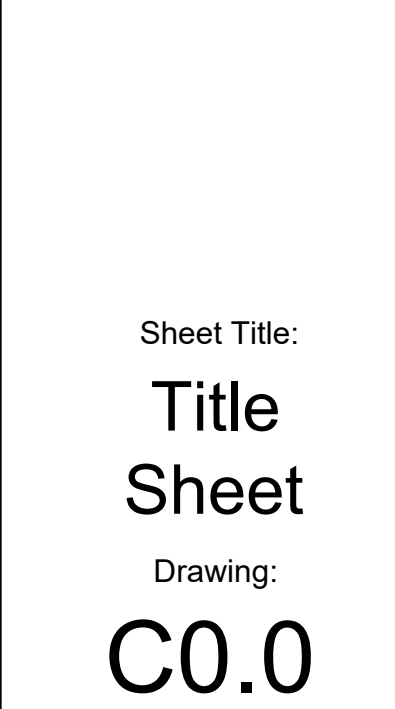
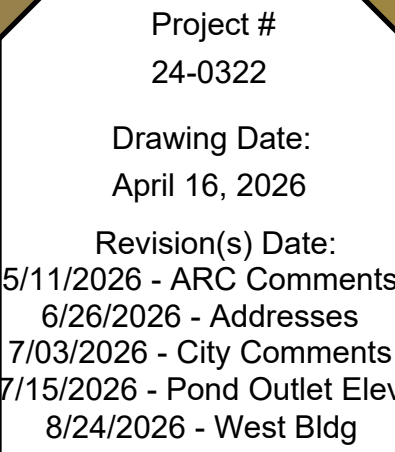
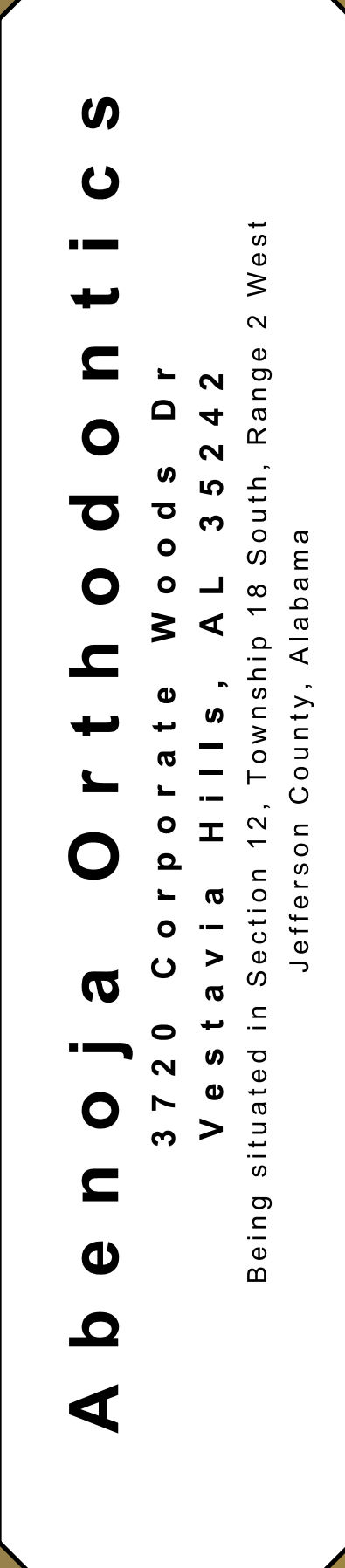
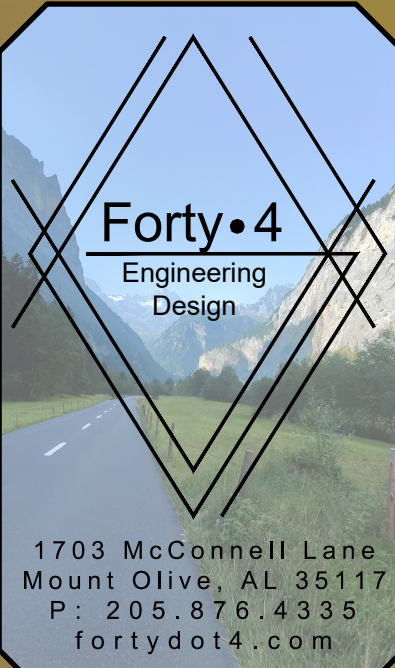


Alabama Counties



VICINITY MAP
N.T.S.

Sheet #	Description
C0.0	Title Sheet
C0.1	General Notes
C0.2	Existing Conditions
C1.0	Site Plan
C2.0	Utility Plan
C3.0	Grading Plan
C4.0	Drainage Plan
C5.0	CBMP Plan
C6.0	Construction Details
Attachments by others:	
L-1.0	Planting Plan
L-2.0	Planting Details



General Notes:

1. All traffic control devices and their installation shall be in accordance with the Manual on Uniform Traffic Control Devices, latest edition, and shall be the contractor's responsibility.
2. All construction shall be in accordance with the local jurisdictions, Standards and Specifications, latest edition.
3. Notify the local jurisdiction 48 hours before beginning construction.
4. Utility locations may vary. Contractor shall have all utilities field located prior to beginning construction.
5. All activities shall be conducted in a logical sequence so as to minimize the area of exposed soil at one time.
6. Any sediment reaching the roadway shall be removed by street cleaning, not by flushing, before the end of each day.
7. Contractor shall be responsible for obtaining all required permits.
8. Job safety is the sole responsibility of the contractor.
9. Stone backfill shall be used the full depth of trench under all pavement. All utilities under pavement shall be backfilled with stone.
10. Storm pipe shall be Reinforced Concrete Pipe Class III, unless otherwise indicated on plans. All ADS Pipe to be dual wall construction pipe.
11. Contractor shall be responsible for construction & maintenance of erosion and sedimentation controls during construction for protection of adjacent properties, roadways and waterways.
12. Contractor and developer responsible for providing a building site free of drainage problems.
13. No subsurface investigation has been done by FortyDot4 Engineering, LLC. A geotechnical engineer should review the site before beginning construction. Grading Contractor is responsible for verifying with geotechnical engineer that slopes shown on plans are acceptable with soil type.
14. Site located in designated flood hazard Zone 'X' according to F.I.R.M. Panel #01073C0577H, dated September 24, 2021.
15. Contractor shall provide drainage away from the buildings.
16. Precast structures may be used at the contractor's option. Any precast structures proposed within City ROW or easement requires submittal to city Engineering Department.
17. Contractor shall be responsible for coordination and cost of the relocation of all utilities along the right of way and on the site associated with the construction of this project, such as, but not limited to signal poles, signal controls, drainage structures, traffic signs, utility poles, guy wires, etc. Contractor to have existing utility poles, utility services lines, meters, etc. removed from site prior to beginning construction.
18. In all areas where new curb and gutter are installed, remove all old curb and gutter and saw cut a straight edge along asphalt.
19. The earthwork for all building foundations and slabs shall be in accordance with architectural plans and specifications.
20. Contractor is responsible for repairs of damage to any existing improvements during construction, such as, but not limited to, drainage, utilities, pavement, striping, curbs, etc. Repairs shall be equal to or better than existing conditions.
21. All slopes and disturbed areas not covered by building or pavement shall be graded smooth and receive 4 inches of topsoil. Contractor to provide topsoil if not available on site. The areas shall be seeded, mulched, fertilized and watered to provide a hearty mowable stand of grass. Small rocks must be removed. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the contractor at no additional cost to the owner. All disturbed areas shall have full stand of grass prior to issuances of Certificate of Occupancy.
22. Any fill used to increase the elevation of the floor slab or any fill to be used as backfill, shall be approved by the geotechnical engineer. Prior to the use of any granular fill, laboratory analysis shall be performed on representative samples of the fill material to determine whether the material is suitable as fill. Compacted fill shall be placed in layers of not more than eight inches in thickness, at moisture contents within three percent optimum, and compacted to minimum density of 98 percent of the maximum dry density as determined by the standard proctor method, ASTM D-698. All areas of fill to have compaction tests performed by geotechnical engineer prior to constructing improvements in said areas.
23. All spot elevations are top of pavement unless otherwise noted.
24. All system manholes and pipes to be flushed clean prior to turning over to the owner.
25. All pipe lengths (if shown) listed are based on the horizontal distance from center of structure and used for design.
26. The contractor is responsible for comparing the storm sewer and sanitary sewer charts with the profiles for the storm sewer and sanitary sewer lines and informing the engineer of any conflicts or discrepancies prior to commencement of construction.
27. Contractor to notify appropriate utility 48 hours prior to beginning any construction on service lines and taps of existing mains. Contractor is responsible for all utility permits.
28. All Drain Basins and grates are to be rated for road / highway traffic.
29. Boundary and topographic information taken from survey by others. Information has not been field verified by FortyDot4 Engineering.
30. It is the contractors responsibility to verify that all structures and or devices shown on plans meet current specifications and are pre-approved by the local jurisdiction prior to installation.

Erosion & Sedimentation Notes:

1. A copy of the accepted erosion and sedimentation control plan shall be on file at the job site. Copies of all monthly reports and all accidental discharge reports, must also be kept on-site and must be available for inspection by the city or ADEM official at any time.
2. The person(s) proposing to conduct any land disturbing activity, an agent, contractor, or other representative of such person, must contact the local jurisdiction at least five (5) business days before the commencement of such land disturbing activity, to advise the jurisdiction of the commencement of the land disturbing activity.
3. The angle for graded slopes and fills shall be no greater than the angle which can be retained by vegetative cover, or other adequate erosion control devices or structures. Any slope or fill which has been graded shall, within fourteen (14) days of the completion of such grading, or the completion of any phase of grading, be planted or otherwise provided with ground cover, materials, devices or structures sufficient to restrain erosion. The BMP's shall remain in place in accordance with the BMP Plan until the graded slope or fill is stabilized.
4. Adequate protective measures shall be provided for the containment of hazardous substances and any other materials which may pollute the MS4. Petroleum products, lubricants, paints and all other hazardous substances shall be stored in accordance with SPCC regulations. These substances shall be stored away from all storm drains, ditches and gutters in water tight containers. Disposal of these materials shall be in accordance with ADEM Regulations. Contractors shall provide adequate trash containers, on site, for disposal of construction materials and the contractor shall be responsible for preventing trash from the site to enter into the storm drainage system.
5. All control measures shall be checked, and repaired as necessary, monthly in dry periods and within twenty-four (24) hours after any rainfall at the site of 0.75 inches, within a twenty-four (24) hour period. During prolonged rainfalls, daily checking and, if necessary, repairs shall be made. The permittee shall maintain written records of such checks and repairs and those records shall be subject to the inspection of the Director or his/her designee at any reasonable time.
6. All potentially hazardous materials shall be properly stored and may not be exposed to rain or stockpiled. All containers are to be closed and stored or placed in a covered area. All excess or waste materials are to be properly disposed of and trash and waste must be disposed of every ten (10) days, at a minimum.
7. Erosion control measures shall be maintained as an effective barrier to sedimentation and erosion in accordance with the provisions of this Ordinance.
8. Sediment deposits must be removed when they reach a depth of 15 inches or ½ the height of the silt fence as installed, to provide adequate storage volume for the next rain and to reduce the pressure on the silt fencing.
9. Silt fencing fabric that is collapsed, torn, decomposing, or becomes ineffective must be replaced promptly.
10. There shall be no distinctly visible floating scum, oil, or other matter contained in the storm water discharge. The storm water discharge to an MS4 must not cause an unnatural color (except dyes or other substances discharged to an MS4 for the purpose of environmental studies and which do not have a harmful effect on the bodies of water within the MS4) or odor in the community waters. The storm water discharge to the MS4 must result in no materials in concentrations sufficient to be hazardous or otherwise detrimental to humans, livestock, wildlife, plant life or fish and aquatic life in the community waters.
11. When the land disturbing activity is finished and stable vegetation or other permanent controls have been established on all remaining exposed soil, the owner of the land where the land disturbing activity was conducted, or his/her authorized agent, shall notify the Engineer / QCIP of these facts and request a Final Inspection.
12. Contractor shall refer to the Alabama Handbook for Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban Areas (provided by the Alabama Soil and Water Conservation Committee) for details and measures referred to in this plan.
13. Erosion control devices shown on plans are minimum recommended requirements. Additional erosion control measures may be required to prevent sediments from leaving the site and shall be implemented by the contractor as needed due to site conditions.
14. Erosion control devices may be substituted by other means that operate at least as well as ones listed, and as approved by engineer.
15. Contractor shall maintain a rain gauge and rain records for the site. All rain events greater than 3/4 inch in a 24 hour period shall be reported in writing to the QCIP performing ADEM inspections.

Construction Sequence for Erosion Control

1. Contractor shall prepare and submit a CBMPP and obtain a land disturbance permit from appropriate authority. Plan shall meet all requirements of the Alabama Handbook for Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban Areas.
2. Prior to clearing site, contractor shall begin by installing construction drive and all perimeter silt fences.
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6. Areas not to receive paving, sidewalks or building exposed at grade or near grade shall be provided with ground cover, materials, devices or structures sufficient to restrain erosion within 14 days of completing grading activities. Temporary grassing or permanent grassing shall be installed to mitigate the effects of rain on the subgrade or finished grade.
7. Once all land disturbance has been completed and all disturbed areas are stabilized, contractor to notify permitting authority for final inspection of site.

Abenoja Orthodontics
3720 Corporate Woods Dr
Vestavia Hills, AL 35242
Being situated in Section 12, Township 18 South, Range 2 West
Jefferson County, Alabama

Project #
24-0322

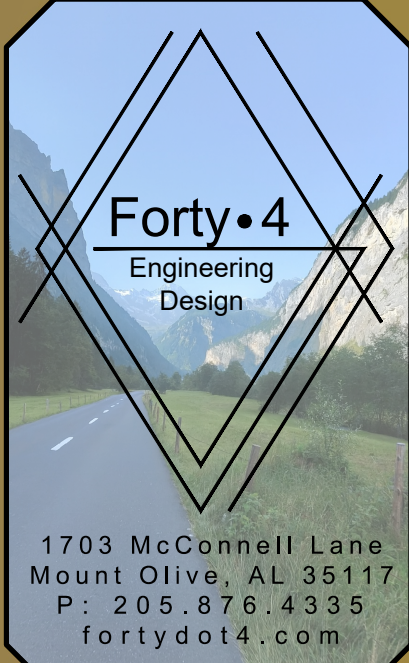
Drawing Date:
April 16, 2026

Revision(s) Date:
5/11/2026 - ARC Comments
6/26/2026 - Addresses
7/03/2026 - City Comments
7/15/2026 - Pond Outlet Elev
8/24/2026 - West Bldg

Sheet Title:
**Civil
Notes**

Drawing:

C0.1





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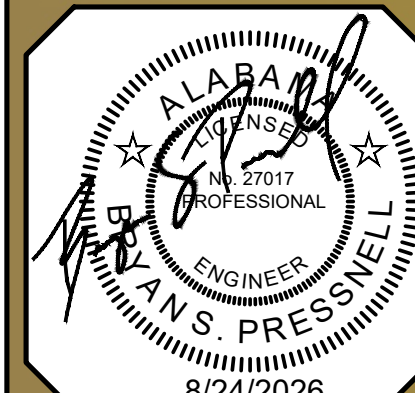
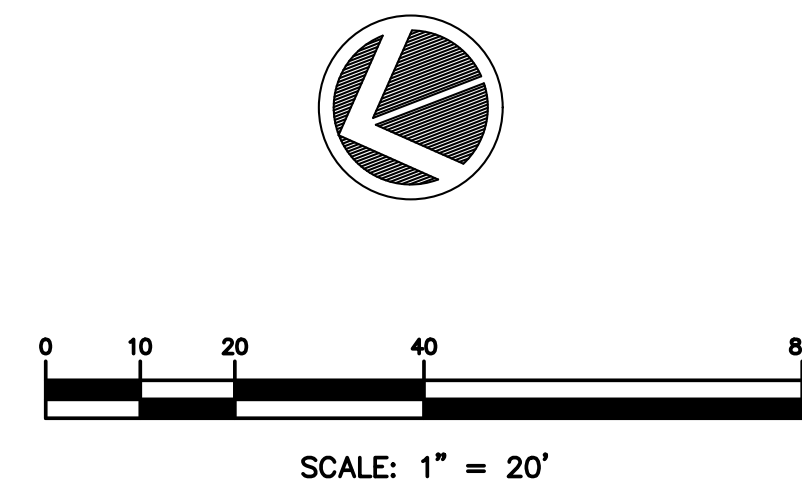
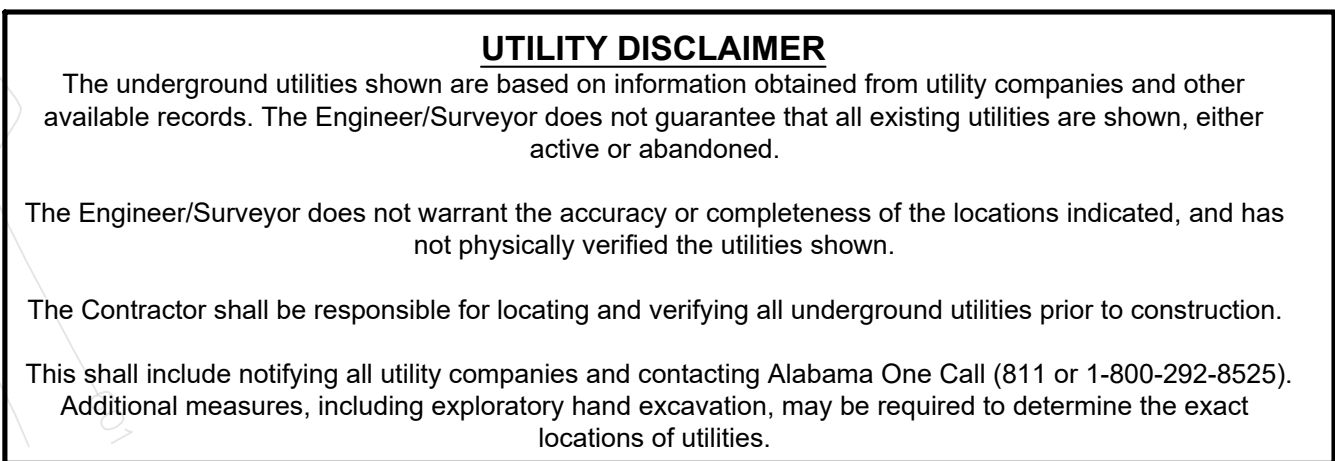
This shall include notifying all utility companies and contacting Alabama One Call (811 or 1-800-292-8525). Additional measures, including exploratory hand excavation, may be required to determine the exact locations of utilities.

Parking Calculations:

Requirements per zoning: 4 spaces per doctor plus 1.0 space per employee

Address: 3720
2 doctors plus 15 employees = 23 spaces required
30 spaces provided

Address: 3730
2 doctors plus 15 employees = 23 spaces required
33 spaces provided

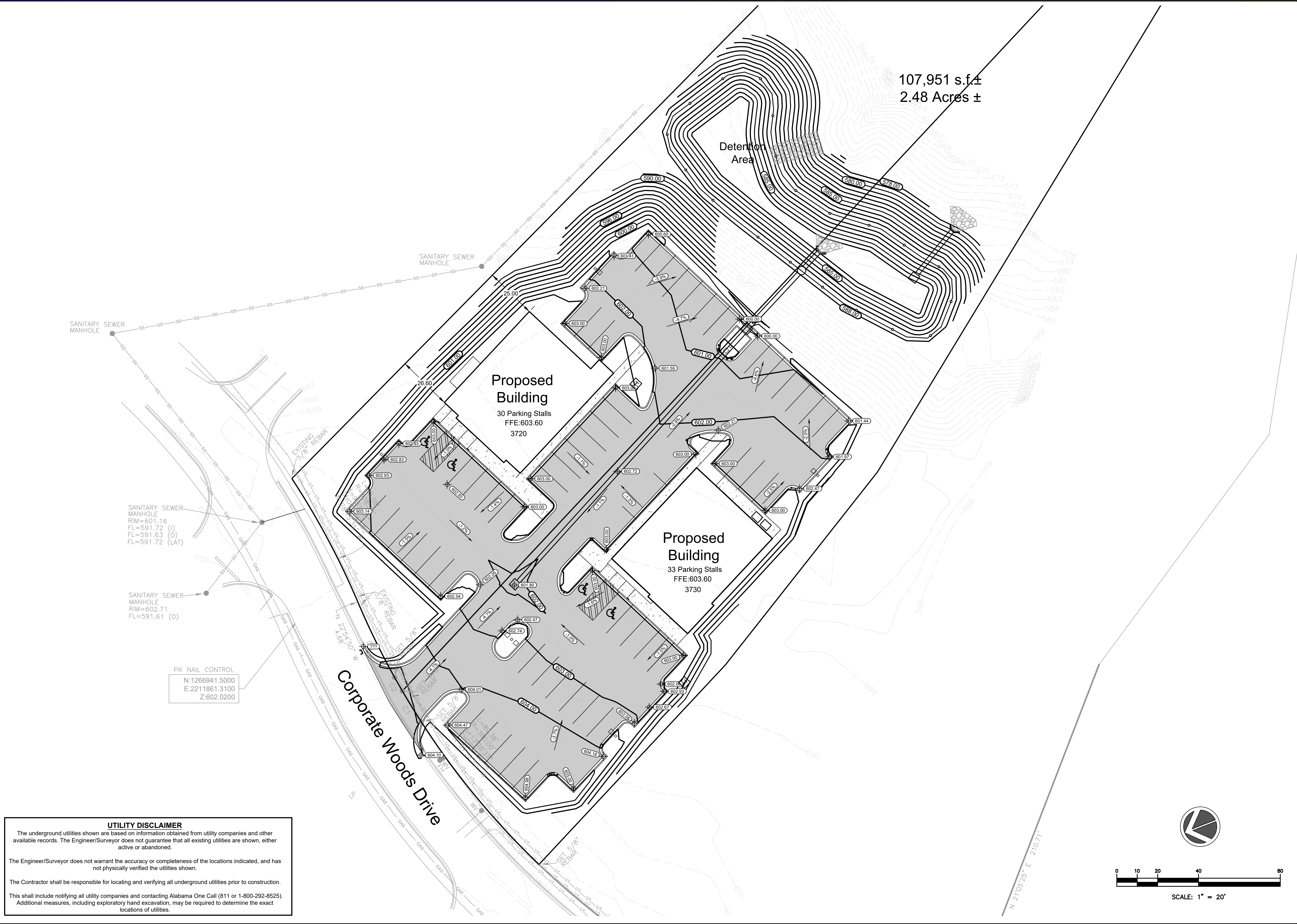


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Sheet Title:
**Utility
Plan**
Drawing:
C2.0



Forty•4
Engineering
Design

1703 McConnell Lane
Mount Olive, AL 35117
P: 205.876.4335
fortydot4.com

ALABAMA
ENGINEERING
PROFESSIONAL
N.S. PRESSNELL
8/24/2026

Abenoja Orthodontics
3720 Corporate Woods Dr
Vestavia Hills, AL 35242
Being situated in Section 12, Township 18 South, Range 2 West
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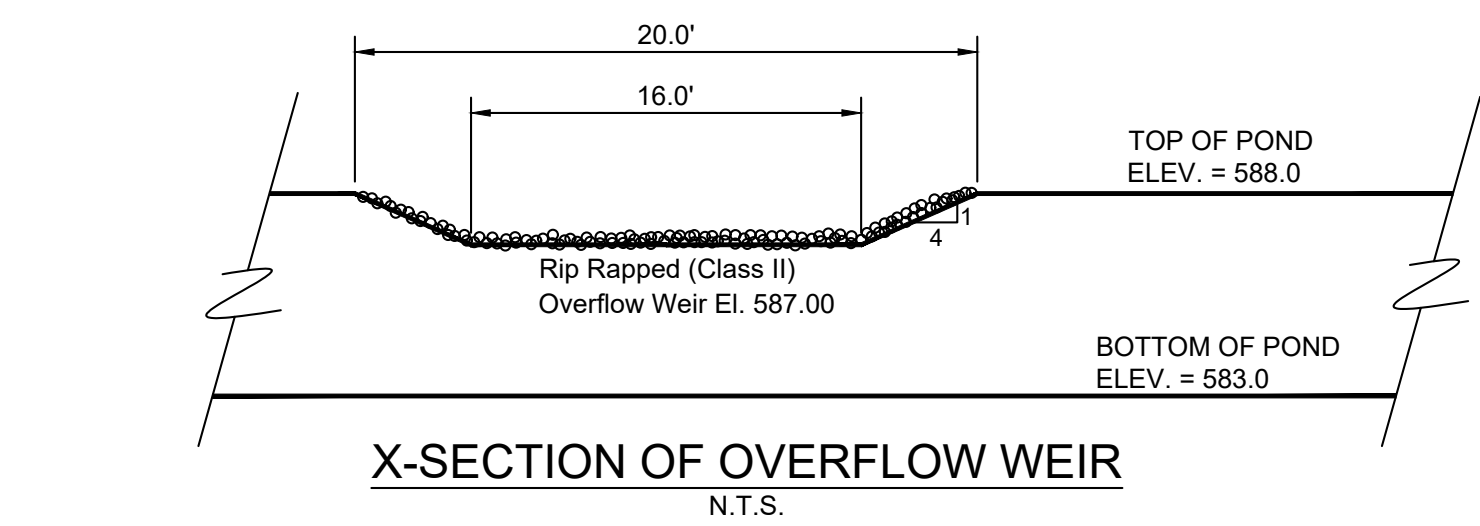
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Sheet Title:
Grading Plan

Drawing:
C3.0



Drainage Calculations (from developed area of site)

25-year pre development peak runoff: 4.074 cfs

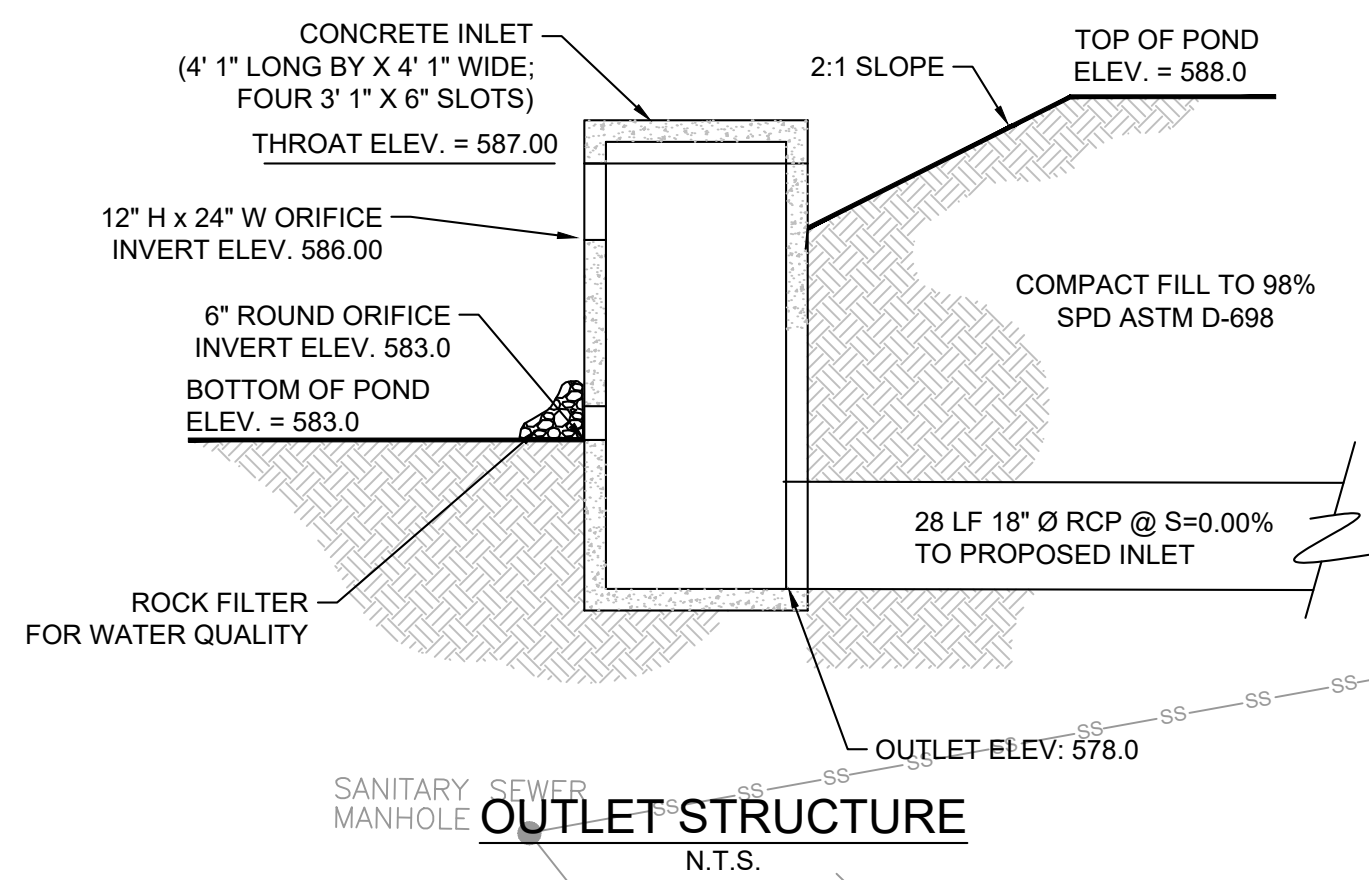
25-year post development peak runoff: 1.541 cfs

Water Quality Calculation:

31,000 square feet of impervious area

1.1 inch rainfall would require:
(1.1 / 12) x 31,000 = 2,842 cubic feet of storage

Pond has in excess of 8,000 cubic feet to be utilized for water quality storage



OUTLET STRUCTURE
N.T.S.

SANITARY SEWER
MANHOLE
RIM=601.16
FL=591.72 (I)
FL=591.63 (O)
FL=591.72 (LAT)

SANITARY SEWER
MANHOLE
RIM=602.71
FL=591.61 (O)

PK NAIL CONTROL
N:1266941.5000
E:2211861.3100
Z:602.0200

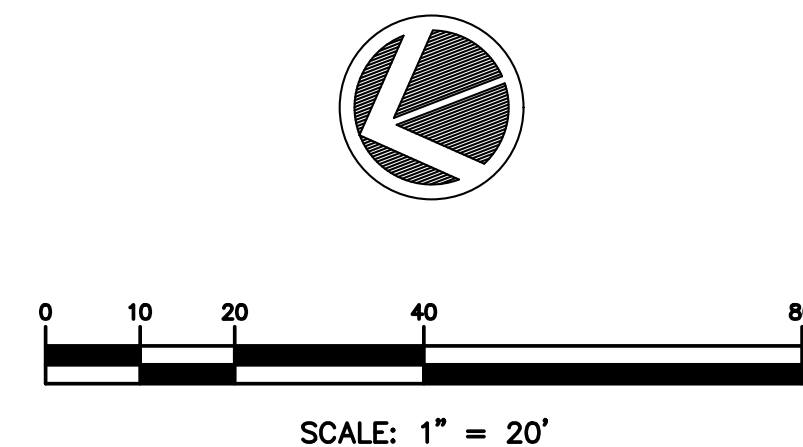
Corporate Woods Drive

Proposed Building
30 Parking Stalls
FFE:603.60
3720

Proposed Building
33 Parking Stalls
FFE:603.60
3730

Detention Area

107,951 s.f.±
2.48 Acres ±



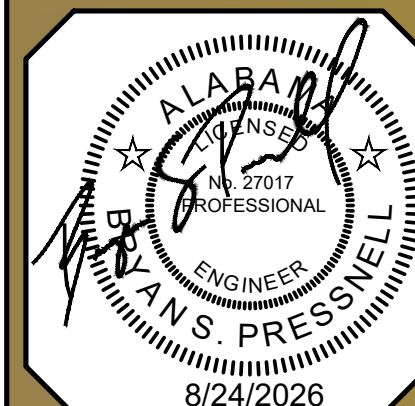
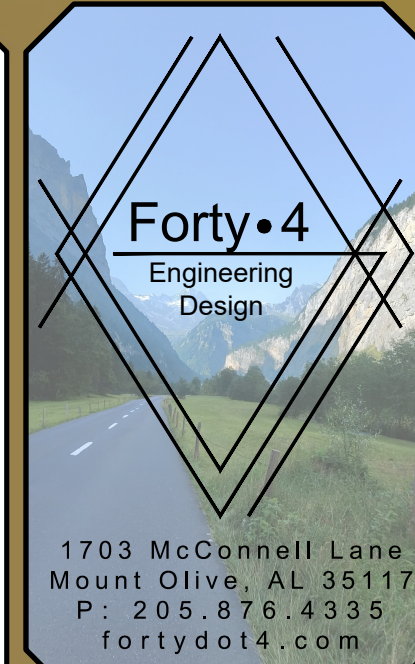
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Abenoja Orthodontics

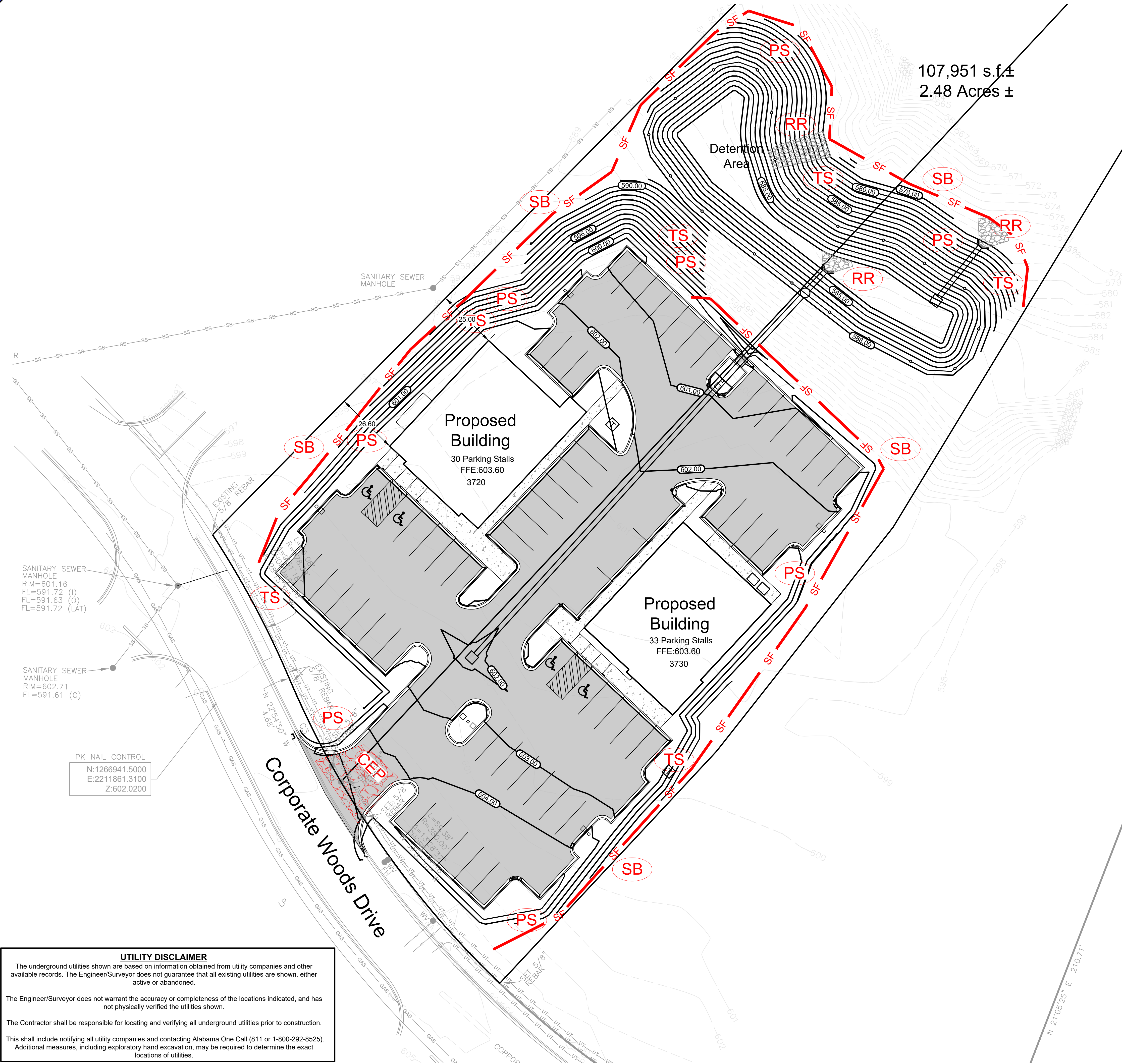
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Sheet Title:
Drainage Plan
Drawing:
C4.0

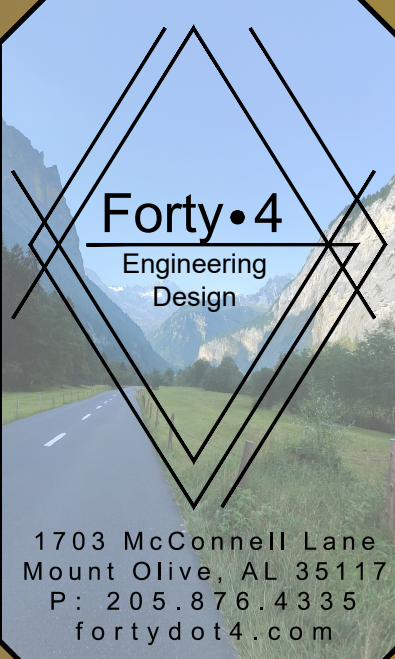


Construction Sequence for Erosion Control

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7. Once all land disturbance has been completed and all disturbed areas are stabilized, contractor to notify permitting authority for final inspection of site.

LEGEND

SB	SEDIMENT BARRIER FENCE TYPE 'A' - SEE DETAILS
PS	PERMANENTLY SEED OR SOD ALL DISTURBED AREAS
CEP	CONSTRUCTION EXIT PAD
DC	DUST CONTROL AS REQUIRED
WIP	WATTLE INLET PROTECTION
TS	TEMPORARY SEEDING
CD	HAYBALE CHECK DAM
RR	ROCK RIP RAP OUTLET PAD

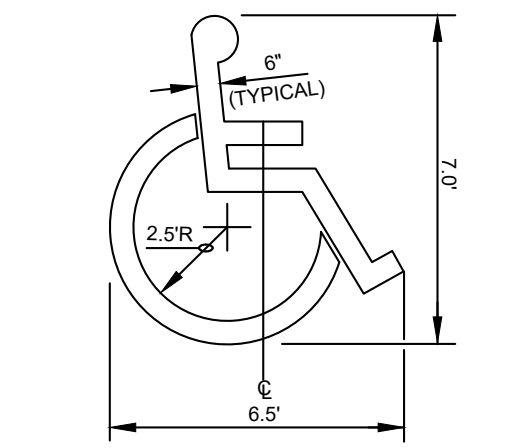
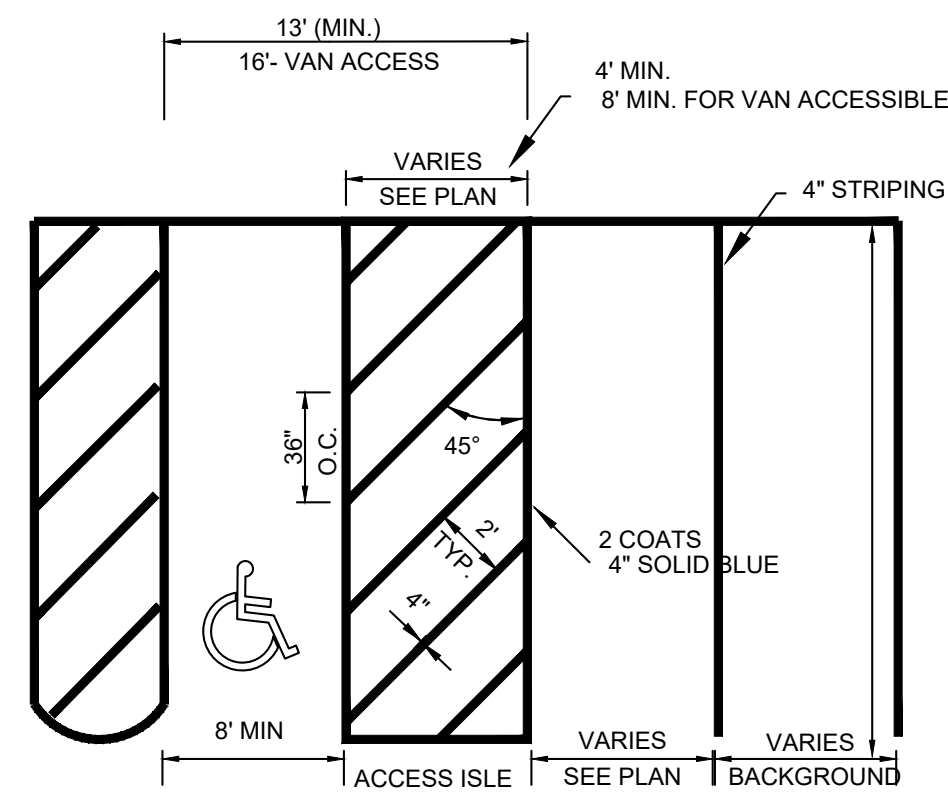


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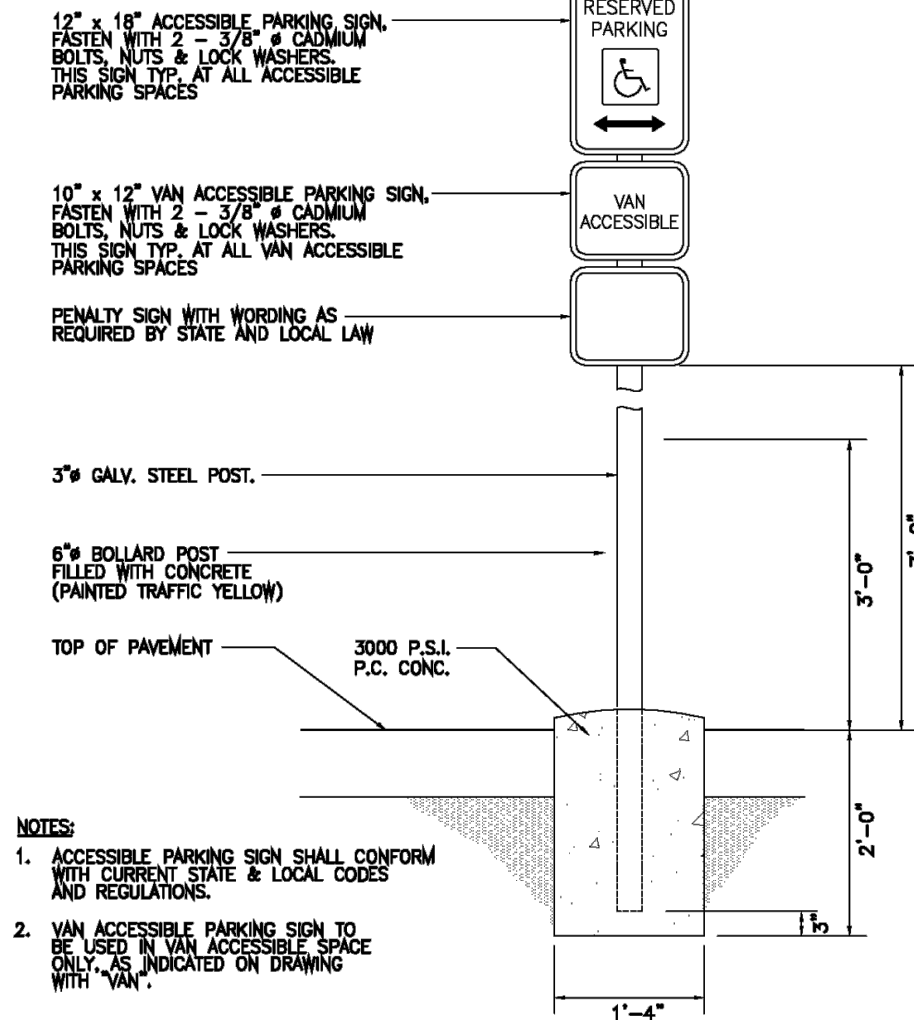
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Sheet Title:
**CBMP
Plan**
Drawing:
C5.0

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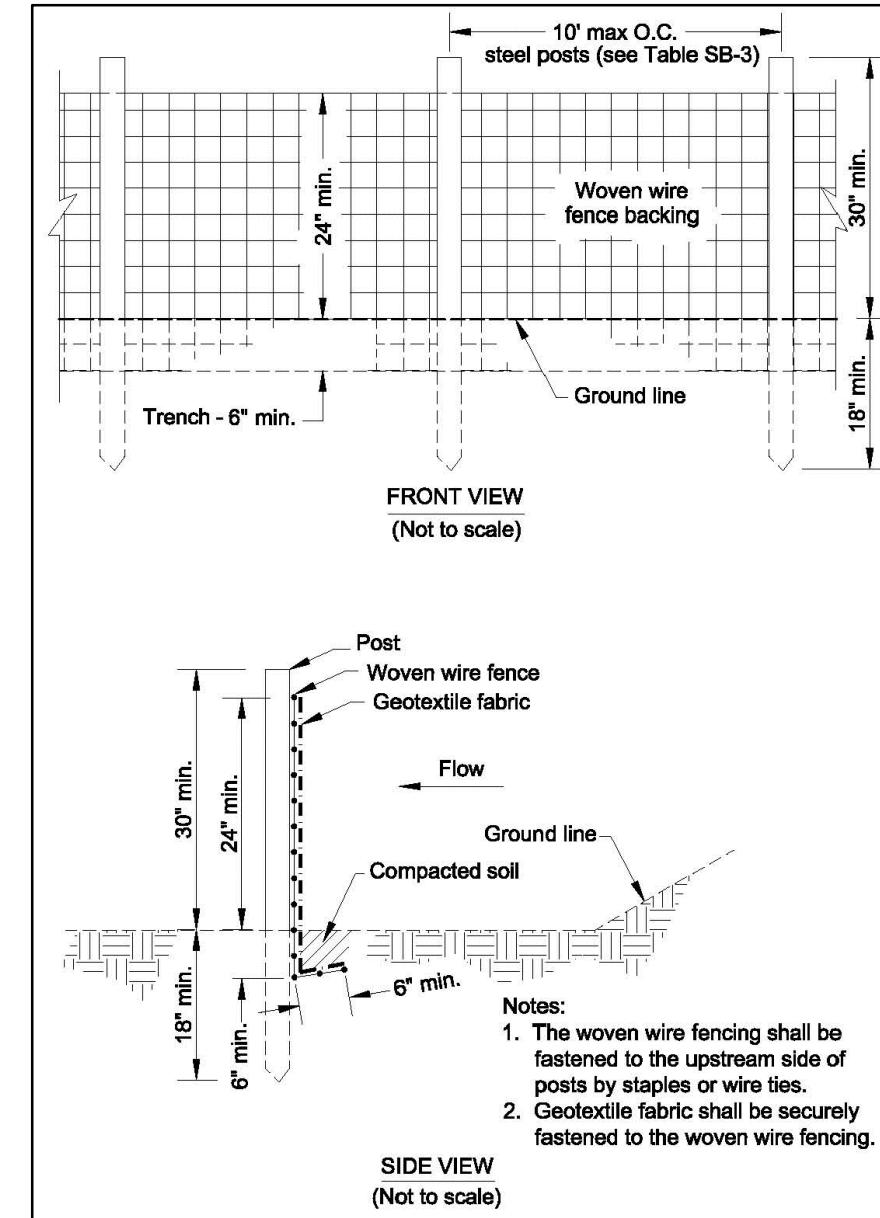
ACCESSIBLE PARKING SYMBOL
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING



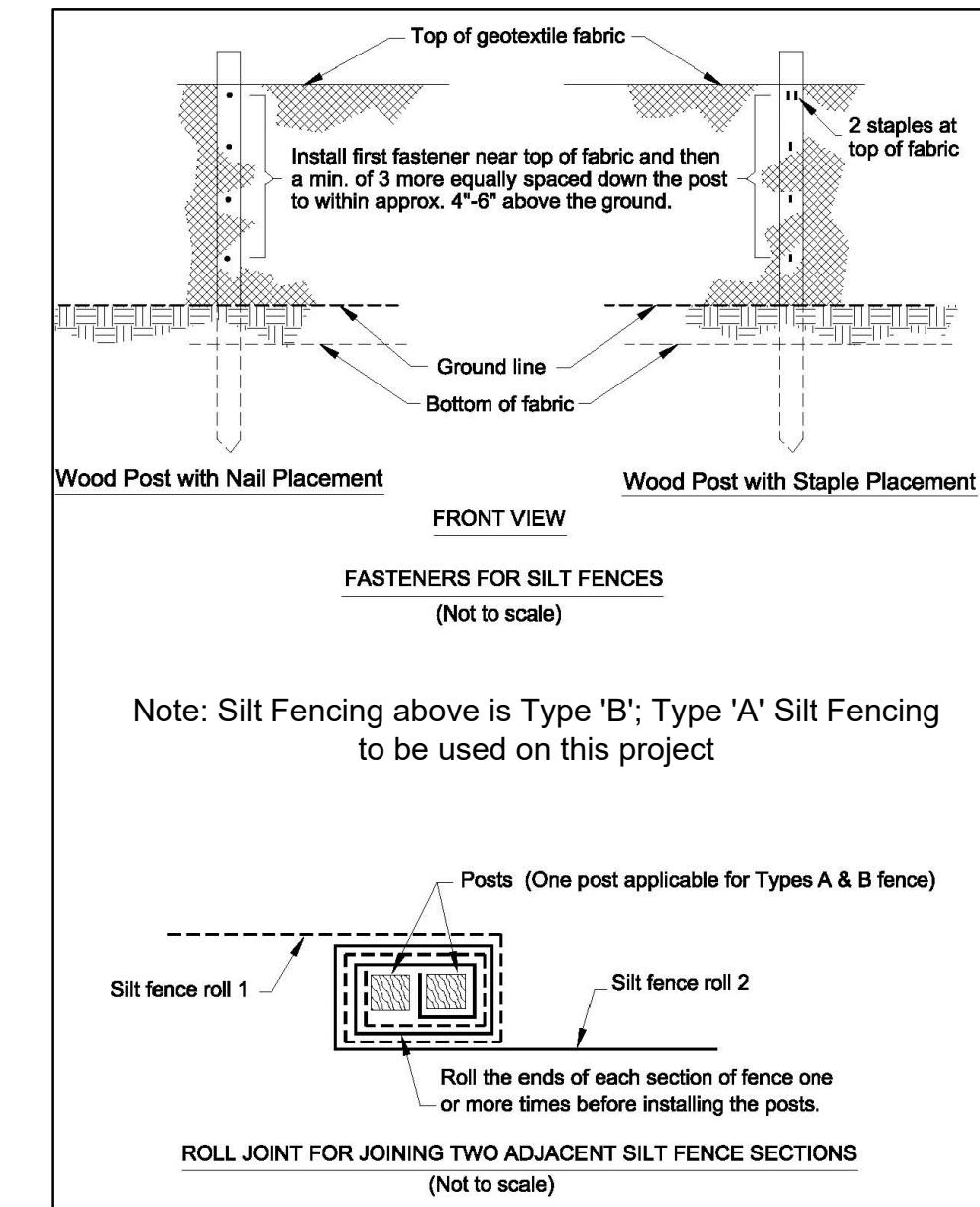
- NOTES:
1. ACCESSIBLE PARKING SIGN SHALL CONFORM WITH CURRENT STATE & LOCAL CODES AND REGULATIONS.
 2. VAN ACCESSIBLE PARKING SIGN TO BE USED IN VAN ACCESSIBLE PARKING SPACE ONLY AS INDICATED ON DRAWING WITH "VAN".

SIGNING & STRIPING DETAIL

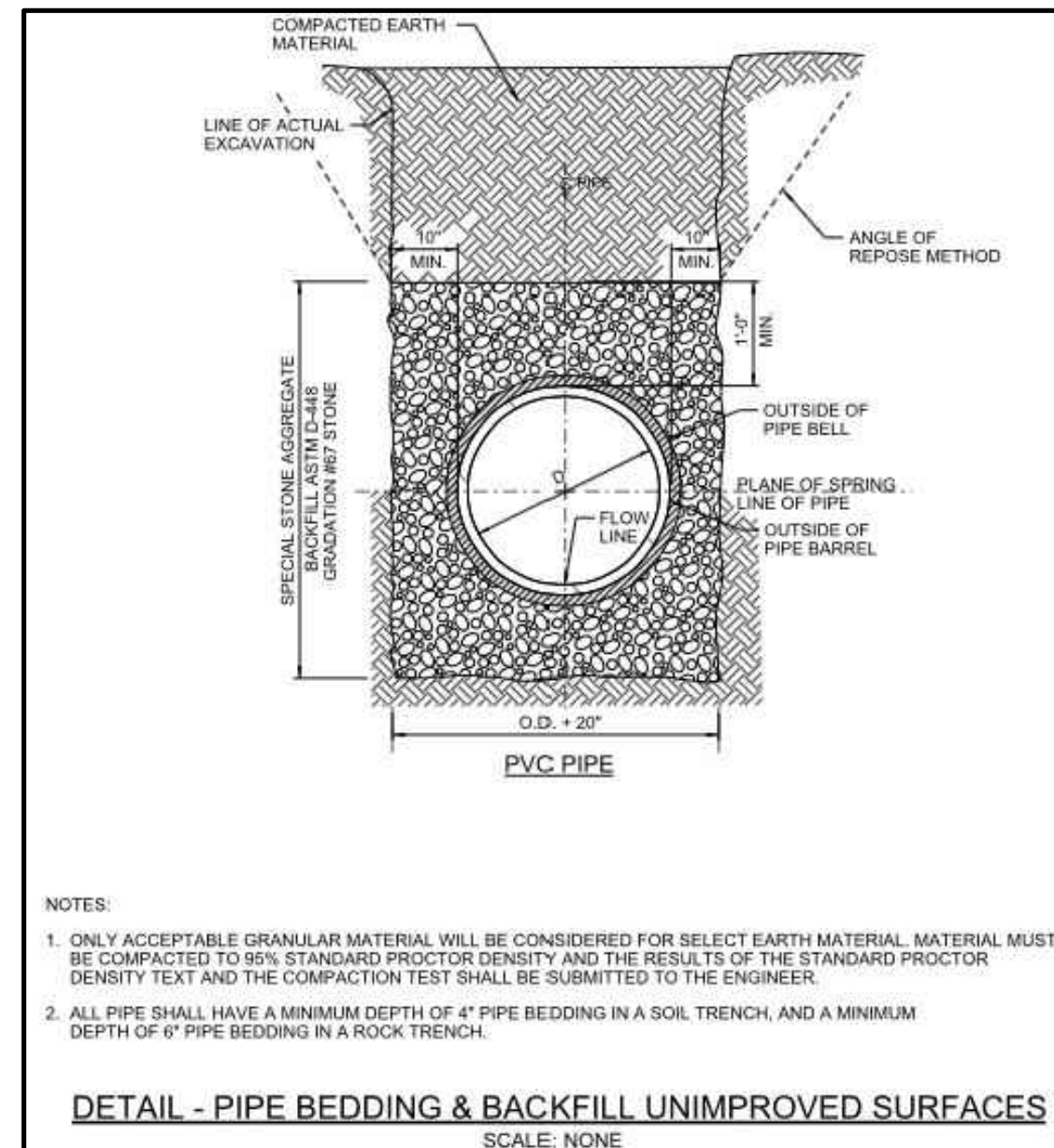
N.T.S.



Sediment Barrier Fence Type 'A'

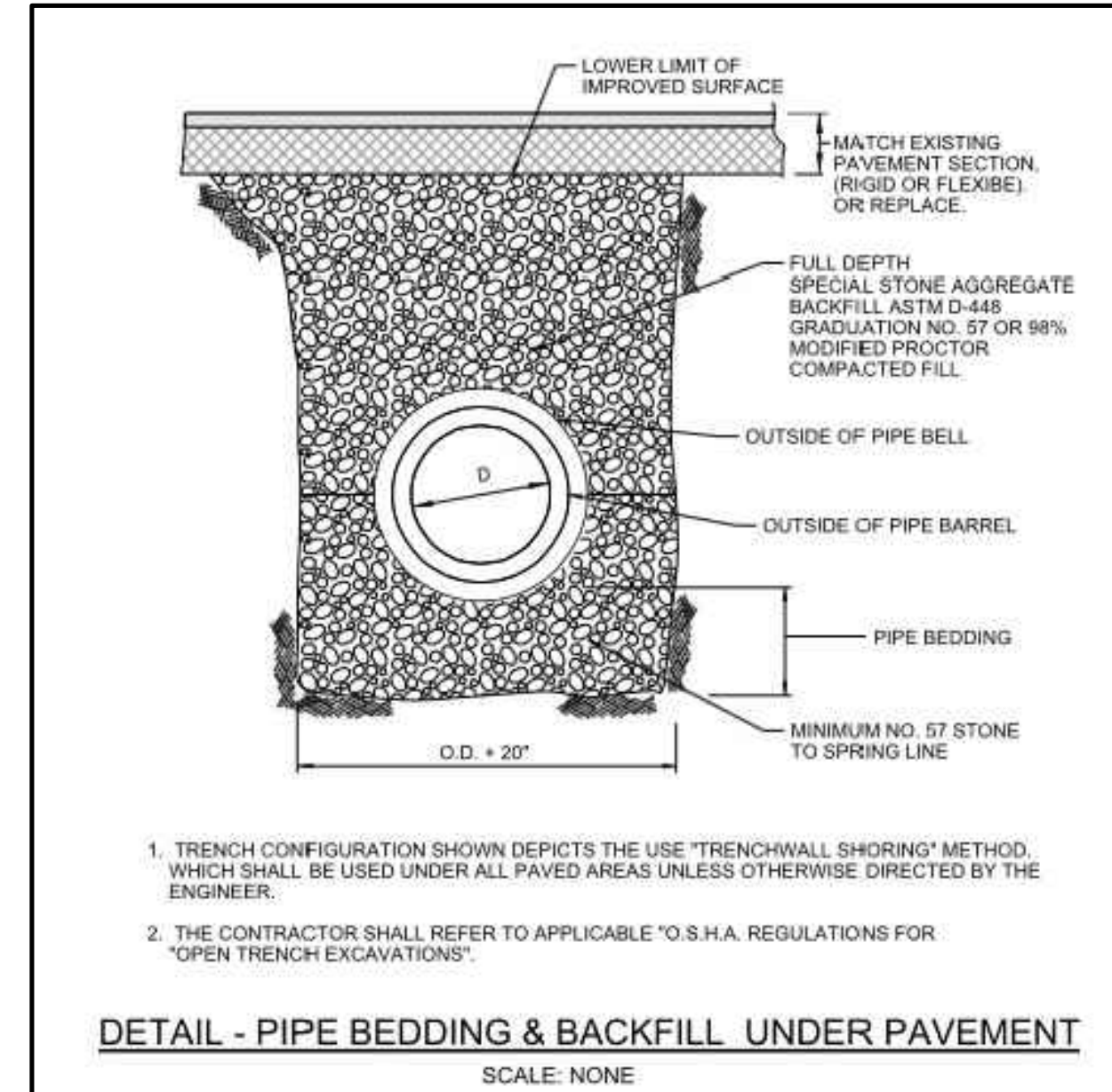


Sediment Barrier Fence Installation Detail



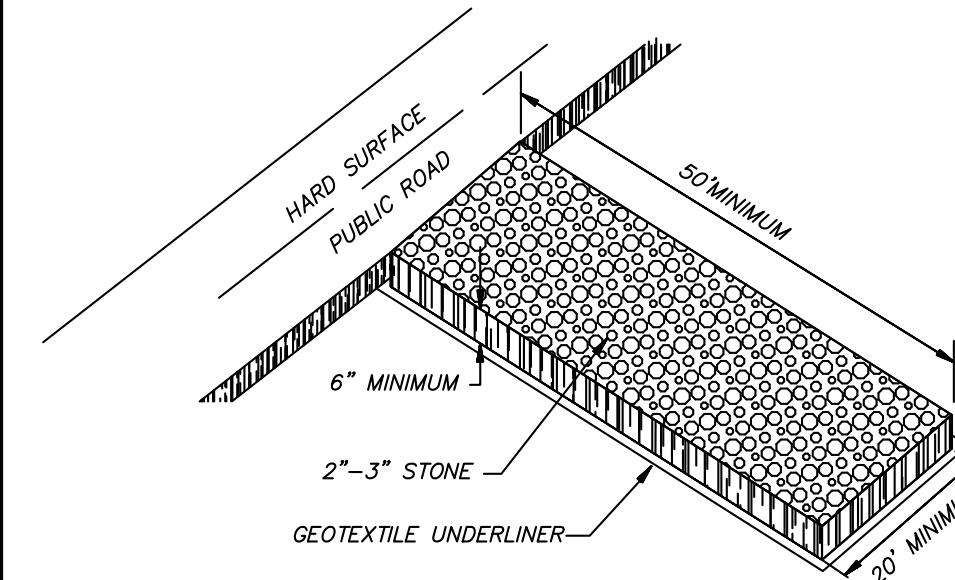
- NOTES:
1. ONLY ACCEPTABLE GRANULAR MATERIAL WILL BE CONSIDERED FOR SELECT EARTH MATERIAL. MATERIAL MUST BE COMPACTED TO 95% STANDARD PROCTOR DENSITY AND THE RESULTS OF THE STANDARD PROCTOR DENSITY TEST AND THE COMPACTION TEST SHALL BE SUBMITTED TO THE ENGINEER.
 2. ALL PIPE SHALL HAVE A MINIMUM DEPTH OF 4" PIPE BEDDING IN A SOIL TRENCH, AND A MINIMUM DEPTH OF 6" PIPE BEDDING IN A ROCK TRENCH.

DETAIL - PIPE BEDDING & BACKFILL UNIMPROVED SURFACES
SCALE: NONE



- NOTES:
1. TRENCH CONFIGURATION SHOWN DEPICTS THE USE "TRENCHWALL SHORING" METHOD, WHICH SHALL BE USED UNDER ALL PAVED AREAS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 2. THE CONTRACTOR SHALL REFER TO APPLICABLE "O.S.H.A. REGULATIONS FOR "OPEN TRENCH EXCAVATIONS".

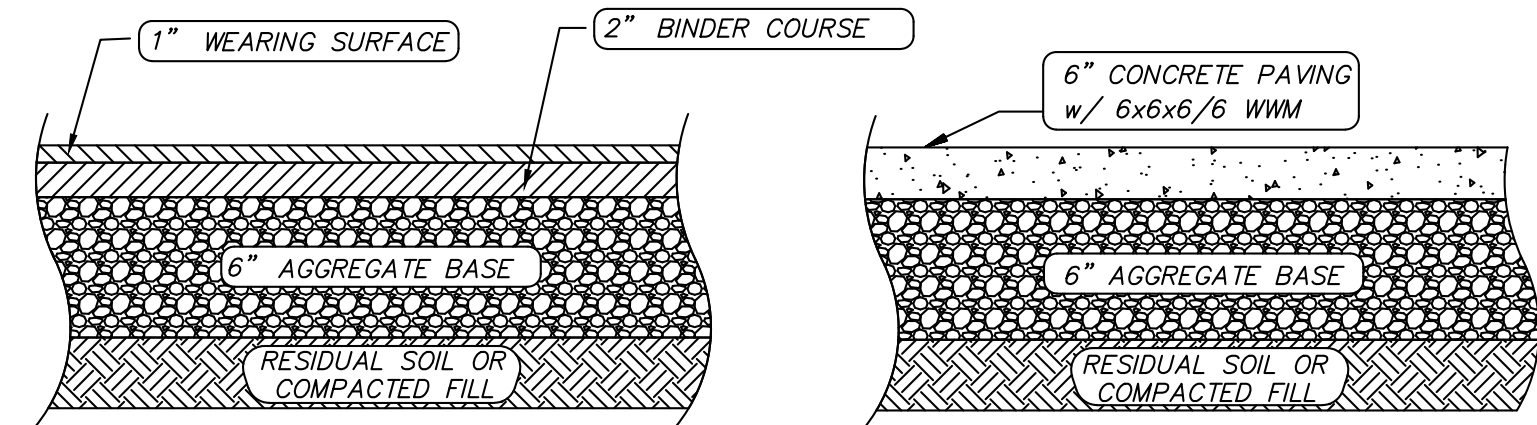
DETAIL - PIPE BEDDING & BACKFILL UNDER PAVEMENT
SCALE: NONE



CONSTRUCTION EXIT PAD

N.T.S.

- NOTES:
1. A STABILIZED PAD OF CRUSHED STONE SHALL BE LOCATED WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC STREET.
 2. STONE TO BE NO. 4 COARSE AGGREGATE (PER A.D.O.T. SPEC #801)
 3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 4. ALL SEDIMENT SPILLED DROPPED WASHED OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.
 5. WHEN NECESSARY WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.
 6. FILTER FABRIC SHALL BE MIRAFI 500X OR CONTECH C200 OR APPROVED EQUAL.



STANDARD DUTY PAVING

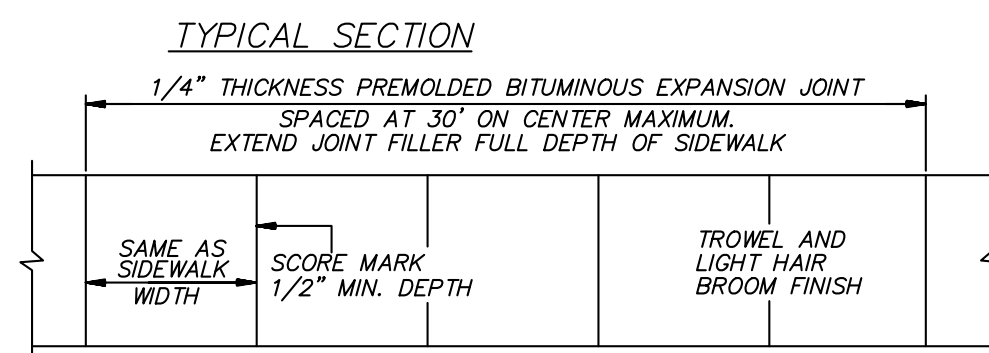
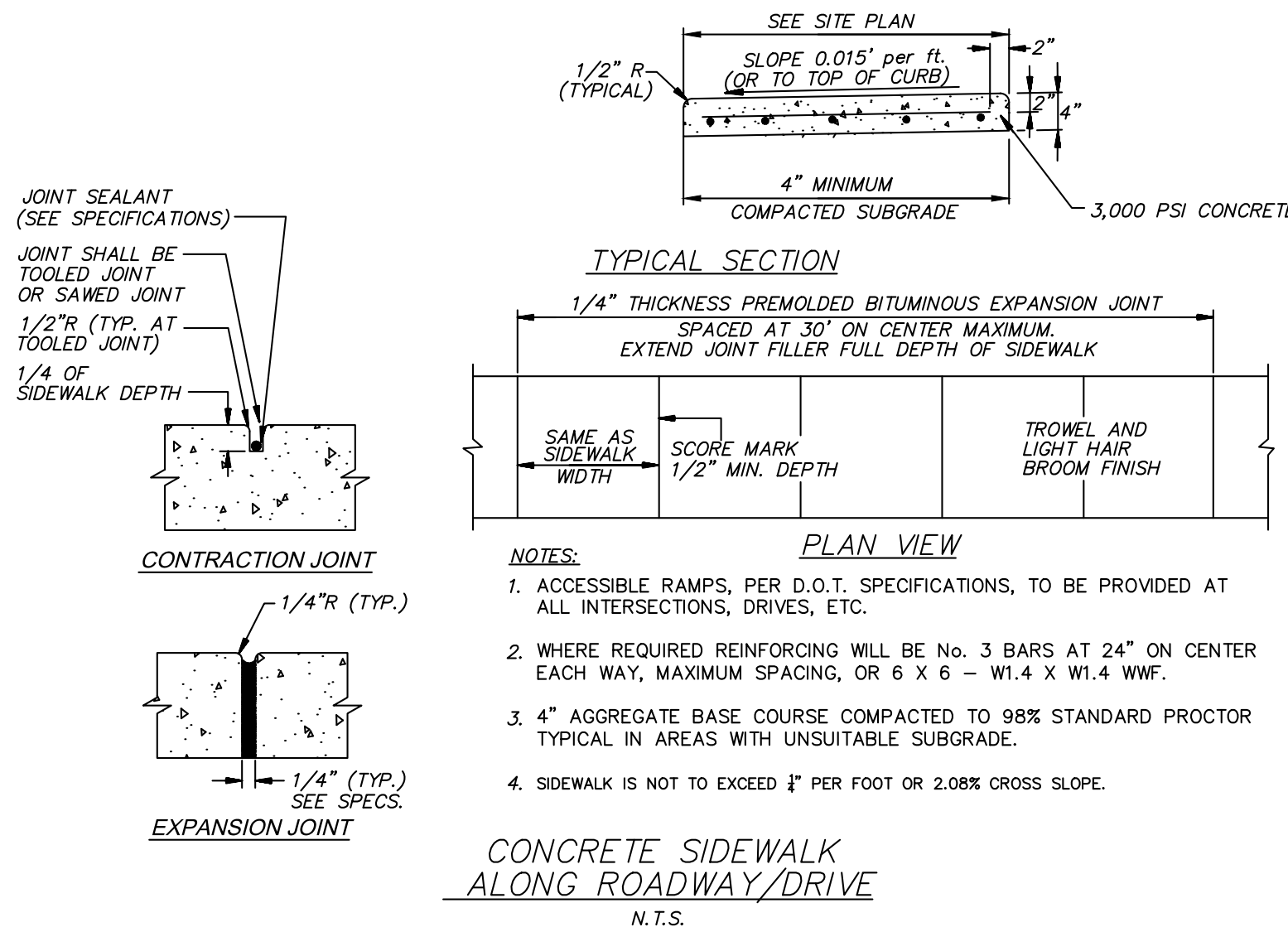
N.T.S.

CONCRETE PAVING

N.T.S.

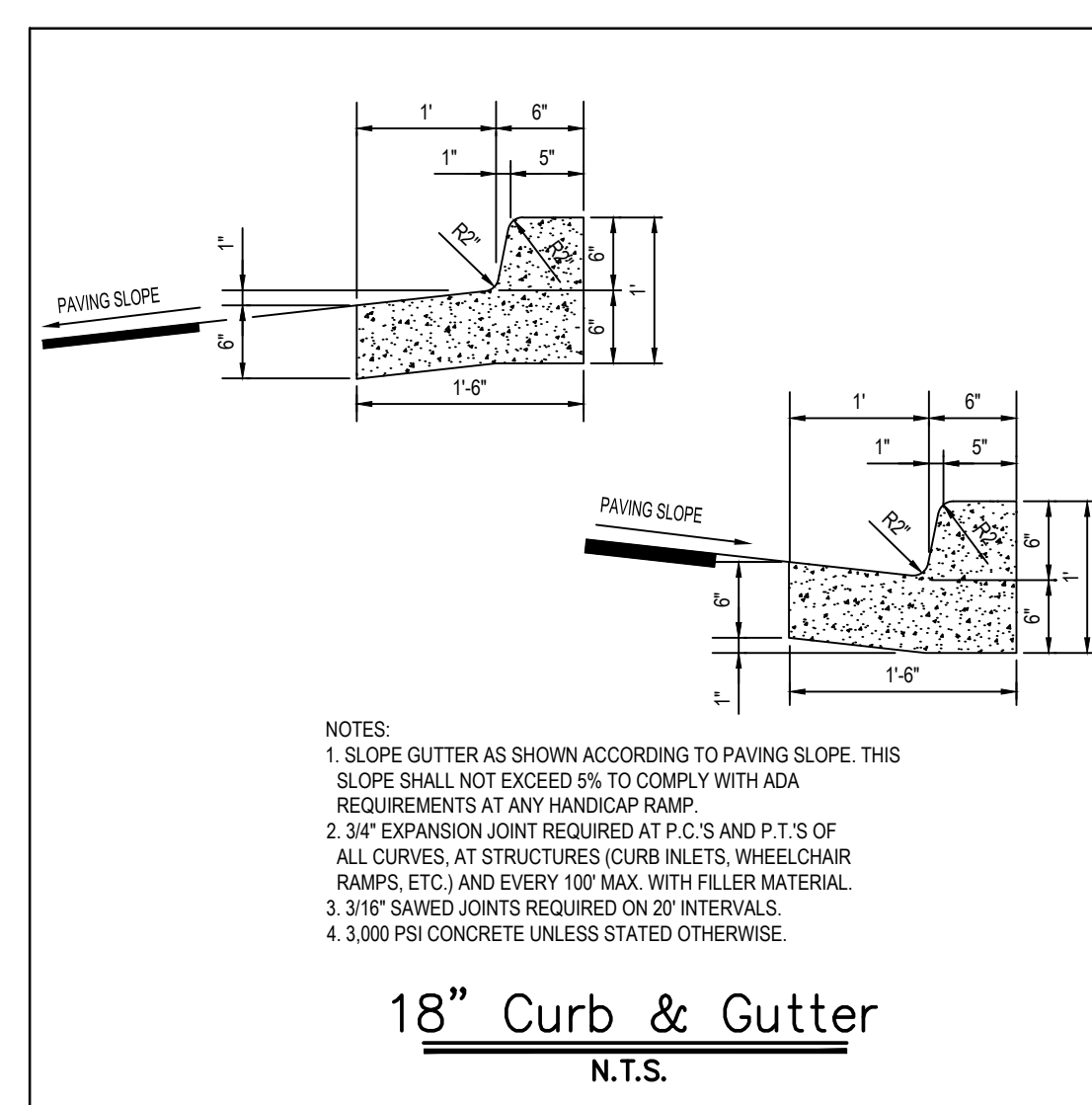
PAVING SPECIFICATION

- CRUSHED STONE BASE SHOULD BE COMPACTED TO 100 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST (ASTM 1557, METHOD D).
- CRUSHED STONE AGGREGATE SHOULD MEET OR EXCEED REQUIREMENTS OF SECTION B25, TYPE B OF THE STATE OF ALABAMA DEPARTMENT OF TRANSPORTATION (ALDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- BITUMINOUS CONCRETE BINDER COURSE SHALL MEET OR EXCEED THE REQUIREMENTS OF SECTION 414 FOR BITUMINOUS CONCRETE BINDER (MIX 1) OF ALABAMA DEPARTMENT OF TRANSPORTATION.
- BITUMINOUS CONCRETE WEARING COURSE SHALL MEET OR EXCEED THE REQUIREMENTS OF SECTION 416 FOR BITUMINOUS CONCRETE WEARING COURSE MIX (MIX 1) OF ALABAMA DEPARTMENT OF TRANSPORTATION.
- PAVEMENT DESIGN IS BASED ON A 20 YEAR PAVEMENT LIFE, CALIFORNIA BEARING RATIO (CBR) VALUE OF 5, AND SUBGRADE MODULUS (k) OF 125 PSI/INCH. SUBGRADE SHOULD MEET THESE REQUIREMENTS AS A MINIMUM.
- THIS PAVEMENT DETAIL IS PROVIDED FOR REFERENCE AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY DESIGN DETAIL WITH A GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION.



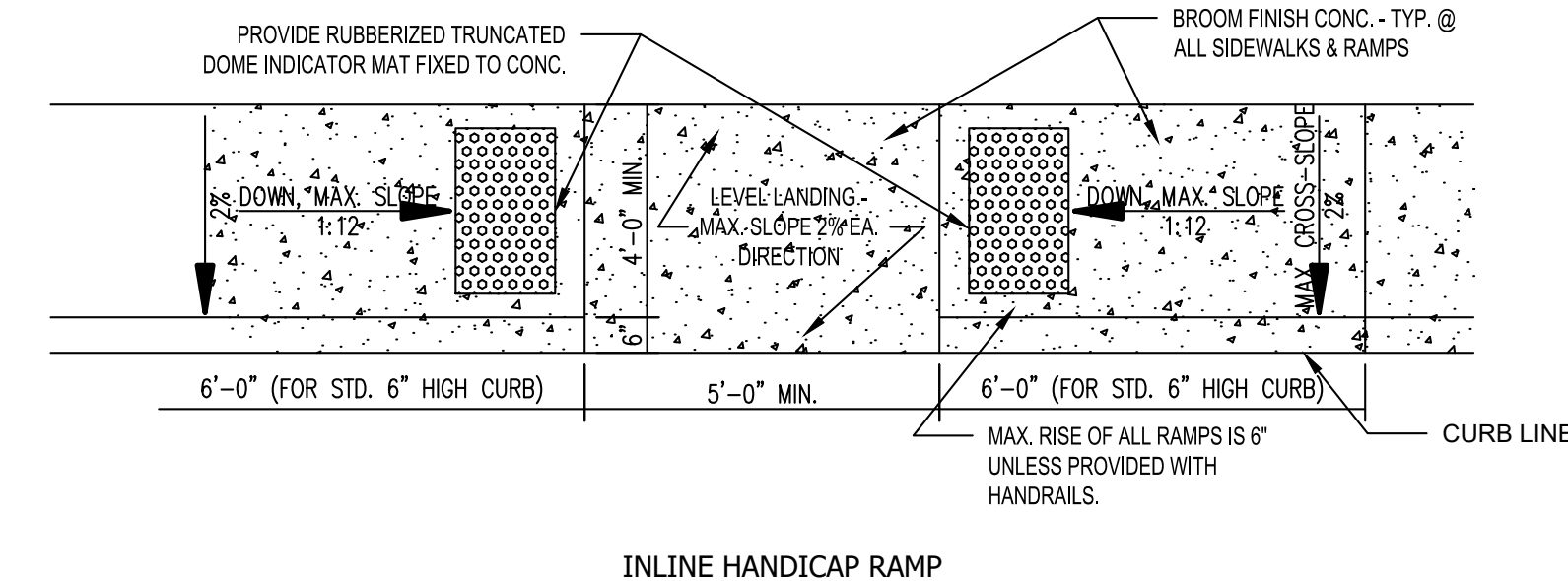
- NOTES:
1. ACCESSIBLE RAMPS, PER D.O.T. SPECIFICATIONS, TO BE PROVIDED AT ALL INTERSECTIONS, DRIVES, ETC.
 2. WHERE REQUIRED REINFORCING WILL BE NO. 3 BARS AT 24" ON CENTER EACH WAY, MAXIMUM SPACING, OR 6" X 6" - W1.4 X W1.4 WWF.
 3. 4" AGGREGATE BASE COURSE COMPACTED TO 98% STANDARD PROCTOR TYPICAL IN AREAS WITH UNSUITABLE SUBGRADE.
 4. SIDEWALK IS NOT TO EXCEED 1/2" PER FOOT OR 2.08% CROSS SLOPE.

CONCRETE SIDEWALK
ALONG ROADWAY/DRIVE
N.T.S.



- NOTES:
1. SLOPE GUTTER AS SHOWN ACCORDING TO PAVING SLOPE. THIS SLOPE SHALL NOT EXCEED 5% TO COMPLY WITH ADA REQUIREMENTS AT ANY HANDICAP RAMP.
 2. 3/4" EXPANSION JOINT REQUIRED AT P.C.'S AND P.T.'S OF ALL CURVES, AT STRUCTURES (CURB INLETS, WHEELCHAIR RAMPS, ETC.) AND EVERY 100' MAX. WITH FILLER MATERIAL.
 3. 3/16" SAWED JOINTS REQUIRED ON 20' INTERVALS.
 4. 3,000 PSI CONCRETE UNLESS STATED OTHERWISE.

18" Curb & Gutter
N.T.S.

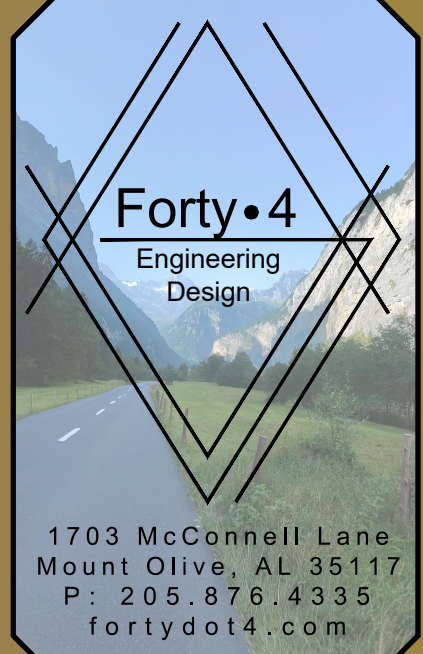


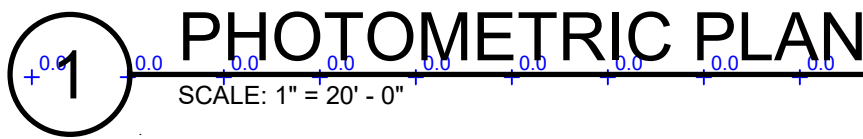
INLINE HANDICAP RAMP

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Sheet Title:
**Construction
Details**
Drawing:
C6.0



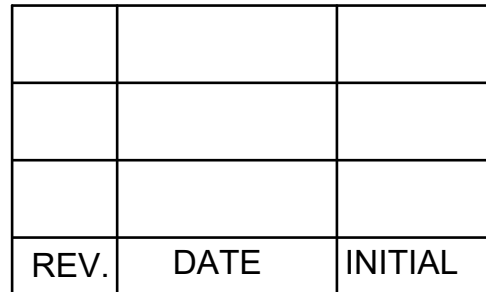
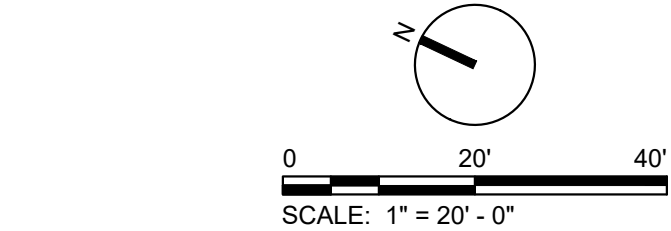


Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Driveway	+	5.1 fc	14.7 fc	0.8 fc	18.4:1	6.4:1
Parking Area - Central	+	1.4 fc	4.8 fc	0.1 fc	48.0:1	14.0:1
Parking Area - North	+	5.1 fc	13.6 fc	1.0 fc	13.6:1	5.1:1
Parking Area - North 2	+	3.2 fc	8.7 fc	0.9 fc	9.7:1	3.6:1
Parking Area - South	+	5.2 fc	11.4 fc	2.3 fc	5.0:1	2.3:1
Spill Area	+	0.0 fc	0.8 fc	0.0 fc	N/A	N/A

RAMSEY ENGINEERING
SERVICES LLC
PHONE: 256-684-9445
EMAIL: CLARKRAMSEYEE@GMAIL.COM

DATE: 5 AUG 2026

ALABAMA
REGISTERED
No. 27309
PROFESSIONAL
8/5/2026
ABLE CLARK RAMSEY JR





VESTAVIA HILLS

Design Review Board Planners Report

MEETING DATE

September 3, 2026

AGENDA ITEM

DRB-26-12 Final Review Of Materials for the property located at **1493 Montgomery HWY**. The subject property is zoned Vestavia Hills B-3.

BACKGROUND

Final Review of Materials

PLANNER'S REVIEW/RECOMMENDATION

The purpose of this request is for a Final Review of Materials for the extension of an existing retaining wall, previously approved by the Design Review Board (DRB 26-3 & DRB 25-4).

ATTACHMENTS

1. DRB-26-12- Application
2. Owner Affidavit
3. Civil Plans

Patrick Patterson
City Planner

ISSIS & SONS PROPERTY REDEVELOPMENT

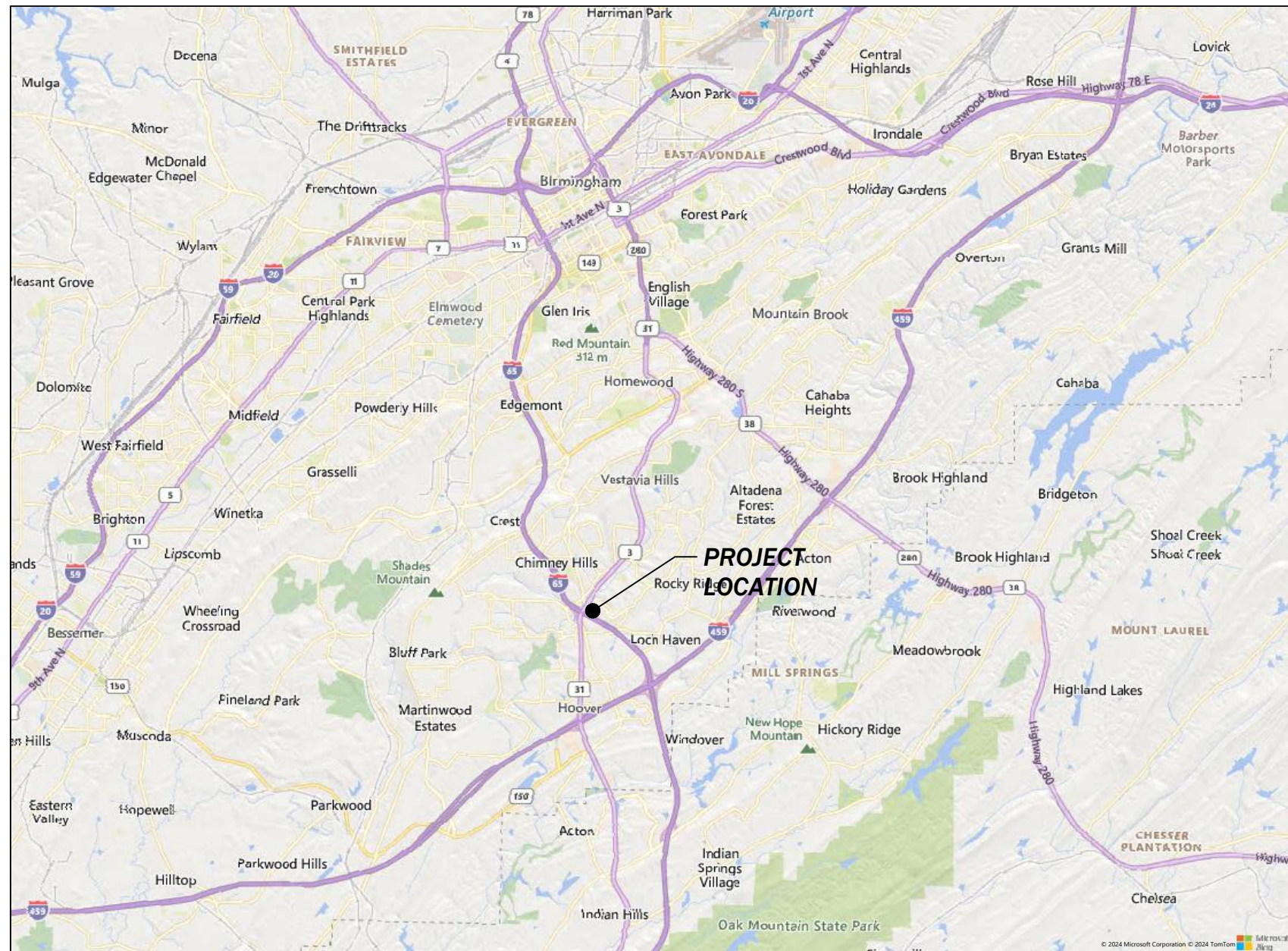
WALL EXTENSION & MASS GRADING

1493 MONTGOMERY HIGHWAY

VESTAVIA HILLS, ALABAMA



VICINITY MAP



ENGINEER
CHRIS HARKINS, PE
TTL, INC.
10 INVERNESS CENTER PKWY STE. 350
HOOVER, AL 35242
(205)539-0384 EXT. 203

STRUCTURAL
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INDEX TO SHEETS

CIVIL NOTES	C0.1
SURVEY	C0.2
MASS GRADING PLAN	C1.0
EROSION CONTROL PLAN	C2.0
CIVIL DETAILS	C3.0
WALL SECTION & ELEVATION	LS1.0
GENERAL NOTES AND TYPICAL DETAILS	S1.0
TYPICAL RETAINING WALL SECTION	S1.1

AUGUST 18, 2026



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1. THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AS PROVIDED BY UTILITY OWNERS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES "POTHOLING" THEM BEFORE COMMENCING WORK. THE CONTRACTOR SHALL CONTACT ALABAMA ONE-CALL, CITY OF VESTAVIA HILLS ENGINEERING DEPARTMENT, ETC. FOR UTILITY LOCATES. IN THE EVENT OF ANY DAMAGE TO IN-PLACE UTILITIES, THEY SHALL BE REPAIRED AND REPLACED TO THE SATISFACTION OF THE ENGINEER AND THE UTILITY OWNER AT THE CONTRACTOR'S EXPENSE.
2. ANY EXISTING PROPERTY CORNERS (I.E. - IRON PILES, CAPPED PIPES, CAPPED MONUMENTS, ETC), DISPLACED OR DAMAGED DURING CONSTRUCTION SHALL BE RESET. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND SHALL BE A FINAL PUNCH LIST/CLOSEOUT ITEM. PROJECT PROPERTY CORNERS SHALL BE STAKED AND FLAGGED BY THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR MUST MAINTAIN ACCESSIBLE DRIVES AND PUBLIC ROADWAYS. ANY ADDITIONAL STONE, GRADING, INSTALLATION ETC. TO MAKE SIDEWALKS, DRIVES, AND ROADWAYS ACCESSIBLE DURING CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE GIVEN.
4. THE CONTRACTOR SHALL KEEP THE PROJECT RIGHTS-OF-WAY CLEAN FROM TRASH AND DEBRIS. PLACEMENT/DISCARDING OF TRASH AND REFUSE IN UTILITY TRENCHES AND/OR OTHER EXCAVATIONS ASSOCIATED WITH THE PROJECT SHALL BE PROHIBITED. THE CONTRACTOR SHALL PROVIDE TRASH RECEPTACLES FOR WORKER USE. THE ROADWAYS AND SIDEWALKS SHALL BE SWEEPED AND WASHED DOWN TO LIMIT THE TRACKING OF DIRT FROM THE PROJECT ONTO PUBLIC RIGHTS-OF-WAY DAILY. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE GIVEN.
5. CONFLICTS MAY ARISE BETWEEN EXISTING AND PROPOSED UNDERGROUND FACILITIES. CROSSINGS OF REQUIRED AND EXISTING GRAVITY UTILITIES SHALL BE EXCAVATED AND ELEVATIONS VERIFIED AT THE BEGINNING OF THE PROJECT BEFORE ANY UTILITIES ARE EXPOSED TO ANY DEGREE. THERE ARE NO CONFLICTS. SOME OF THE EXISTING UTILITY STRUCTURES WERE BURIED AND INACCESSIBLE DURING THE TOPOGRAPHIC SURVEY OF THE PROJECT AREA. WHEN THESE CONFLICTS ARE IDENTIFIED, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE. ADJUSTMENTS AS SPECIFIED BY THE OWNER'S REPRESENTATIVE SHALL BE MADE IN THE PROPOSED AND/OR EXISTING FACILITIES. IF CONFLICTS OCCUR WHILE INSTALLING GRAVITY UTILITIES AND THE CONTRACTOR DID NOT IDENTIFY ELEVATIONS AT CROSSINGS IN ADVANCE, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE CORRECTIVE ACTION, INCLUDING BUT NOT LIMITED TO, REMOVING AND INSTALLING THE MAIN AND/OR STRUCTURES. WITH THE NUMEROUS EXISTING UTILITIES ON-SITE, IT IS IMPERATIVE THAT THESE BE VERIFIED BEFORE INSTALLATION OF PROPOSED WORK.
6. AT THE END OF THE PROJECT THE CONTRACTOR SHALL POWER WASH ALL CONCRETE SURFACES (I.E. CURBS AND GUTTERS, SIDEWALKS, DRIVEWAYS, DRIVEWAYS, BRICK PAVEMENT, BUILDING BRICK, ETC.) ESPECIALLY EXISTING CONCRETE ADJUTING REQUIRED CONCRETE SURFACES WITHIN THE PROJECT RIGHT-OF-WAY TO ELIMINATE STAINING FROM EARTHEN MATERIAL. CONSTRUCTION EQUIPMENT, OILS, PAINTS, ETC. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE GIVEN.
7. EXISTING LANDSCAPED AREAS PARALLEL TO THE PROJECT IMPACTED/DAMAGED DURING CONSTRUCTION SHALL BE RETURNED TO THEIR ORIGINAL CONDITION. THERE SHALL BE NO ADDITIONAL COMPENSATION FOR THIS WORK.
8. ALL TEMPORARY STONES FOR ROADWAY, SIDEWALK, DRIVES, ETC. SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO TEMPORARY STONES SHALL BE WASTED ON THE SITE SPECIFICALLY IN THE FINAL SUBGRADE LAYER AND TOPSOIL. EXCESSIVE STONE WILL INHIBIT THE GROWTH OF THE LANDSCAPE. ALL STONE SHALL BE REMOVED FROM AREAS TO RECEIVE TOPSOIL. NO EXCEPTIONS.
9. PROJECT CONDITIONS FOR THIS PROJECT SHALL VARY IN TERMS OF MATERIAL, EXCAVATION HEIGHTS, WORKING SPACE, ETC. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTE THE CONDITIONS AND PREPARE HIS BID WITH ALL NECESSARY MEASURES IN TERMS OF SHORING, NETTING FOR FALLING DEBRIS, TRENCH BOXES, ETC. TO ALLOW WORK TO TAKE PLACE ON ALL LOCATIONS ON THE PROJECT. HE SHOULD FURTHER NOTE THAT THE PROJECT CONDITIONS WILL CHANGE AS CONSTRUCTION PHASING OCCURS. IF IT AGREES THE CONTRACTOR'S SOLE RESPONSIBILITY TO PREPARE HIS BID WITH ALL MEASURES NECESSARY TO COMPLETE THE WORK. NO ADDITIONAL PAY SHALL BE CONSIDERED FOR MEASURES RELATED TO MEANS AND METHODS, WORKER'S SAFETY, ETC. AS THIS IS THE CONTRACTOR'S RESPONSIBILITY.
10. THE CONTRACTOR SHALL RETAIN AS MUCH EXISTING PAVEMENTS ASSOCIATED WITH THE PROJECT AS POSSIBLE FOR ALL WEATHER WORKING SURFACE AND FOR EROSION CONTROL DURING CONSTRUCTION. AS THE PROJECT PHASES TO FINAL COMPLETION, THE CONTRACTOR SHALL REMOVE ALL REMAINING PAVEMENTS, ETC. TO COMPLETE THE FINAL IMPROVEMENTS AS SHOWN.
11. THE CONTRACTOR SHALL NOTE EXISTING STORM DRAIN AND STORM DRAIN STRUCTURES TO BE RETAINED AS PART OF THIS PROJECT. THIS EXISTING INFRASTRUCTURE SHALL BE USED TO DRAIN THE PROJECT DURING PHASES OF CONSTRUCTION. PROPER EROSION CONTROL METHODS SHALL BE USED TO PROTECT THIS INFRASTRUCTURE AT ALL TIMES.
12. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE CITY OF VESTAVIA HILLS AND ANY OTHER OWNER OR GOVERNING AGENCY WITH EXISTING INFRASTRUCTURE OR JURISDICTION IN THIS AREA.

ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4" TOPSOIL APPLIED, BE GRASSED AND MULCHED, AND/OR SODDED AS SOON AS FINAL GRADING IS COMPLETE. REFER TO EROSION CONTROL NOTES FOR TEMPORARY GRASSING AND MULCHING DURING GRADING OPERATIONS.

2. ALL ENGINEERED FILL MATERIALS SHALL BE REVIEWED AND APPROVED BY THE OWNER'S REPRESENTATIVE WELL IN ADVANCE OF FILL OPERATIONS. THE CONTRACTOR SHALL IDENTIFY ALL BORROW SOURCES FOR PD SAMPLES TO BE TAKEN AND EVALUATED. ALL EXISTING FILL AND BORROW EXCAVATION MATERIALS SHALL BE COMPACTED IN LOOSE 8" LIFTS AS PER THE OWNER'S REPRESENTATIVES REQUIREMENTS. SEE THE GEOTECHNICAL REPORT FOR THIS INFORMATION.

3. THE CONTRACTOR SHALL CLEAR AND GRUB AS NECESSARY WHERE GRADING OPERATIONS ARE TO BE PERFORMED AS SHOWN. THE MAJORITY OF THE PRCT WILL REQUIRE CLEARING AND REMOVAL OF EXISTING SIDEWALK, DRIVES, CURB AND GUTTER, CURBING, TREE STUMP REMOVAL, TOPSOIL, GRADING, ETC. AS SHOWN THROUGHOUT THE PROJECT CONSTRUCTION PLANS AND CONTRACT DOCUMENTS.

4. ALL EXISTING WATER VALVES, UTILITY VAULT TOPS, METER BOXES, ROADWAY SIGNS, INFORMATIONAL SIGNS, ETC. NOTED ON THE DEMOLITION PLAN SHALL BE REMOVED, STOCKPILED IN A SECURE LOCATION, AND/OR RESET AS PER THE CONTRACT DOCUMENTS.

5. BEFORE FINAL GRADING THE CONTRACTOR SHALL MAKE SURE UTILITIES INCLUDING STORM DRAIN, SANITARY, WATER DISTRIBUTION AND FIRE PROTECTION, ELECTRICAL, VIDEO, IRRIGATION, ETC. IMPROVEMENTS HAVE BEEN INSTALLED.

6. GRADING OPERATIONS SHALL INCLUDE TOPSOIL STRIPPING AND REMOVAL THROUGHOUT THE PROJECT SITE. UNCLASSIFIED EXCAVATION, AND BORROW EXCAVATION, ROCK REMOVAL, ETC. TO BRING THE SITE TO FINISHED SUBGRADE (UNCL LEAVING PAVEMENTS AND TOPSOIL TO REACH FINAL FINISHED GRADE) AS SHOWN ON THE CONSTRUCTION PLANS, NO EXTRA PAYMENT WILL BE MADE FOR EXCESS MATERIAL BROUGHT ON SITE. MATERIAL REQUIRED TO BE MOVED MULTIPLE TIMES BECAUSE OF CONSTRUCTION PHASING, OR EXCESS MATERIAL TO BE REMOVED FROM THE SITE UPON GRADING COMPLETION.

7. THERE SHALL BE NO DEBRIS (ROOTS, ROCKS, ETC.) IN THE TOPSOIL LARGER THAN 1" IN DIAMETER. THERE ALSO SHALL BE NO WASTED TEMPORARY GRAVEL, CONCRETE, OR ANY OTHER BUILDING MATERIALS FOUND IN THE TOPSOIL. ANY FOUND DEBRIS SHALL BE REMOVED IMMEDIATELY.

8. PAYMENT FOR DISPOSAL OF UNSUITABLE MATERIAL "IF ENCOUNTERED" SHALL BE MADE PER THE BID FORM.

9. ALL EMBANKMENT FILL AND BORROW EXCAVATION MATERIALS SHALL BE COMPACTED IN LOOSE 8" LIFTS TO 98%, ASTM D 698 MINIMUM AS DIRECTED BY THE GEOTECHNICAL REPRESENTATIVE. THE GEOTECHNICAL REPORT COMPACTION REQUIREMENTS SHALL BE THE REQUIREMENT FOR THE PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR USING BEST MANAGEMENT PRACTICES (BMPs) FOR EROSION AND SEDIMENT CONTROL THROUGHOUT CONSTRUCTION. AN EROSION CONTROL PLAN IS PROVIDED AS A MINIMUM GUIDE FOR PROVIDING STRUCTURAL BMPs, PHASING, TEMPORARY GRASSING, AND OTHER METHODS AS PROVIDED IN THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL, AND STORM WATER MANAGEMENT. SHALL BE UTILIZED TO MINIMIZE EROSION. NO EXTRA CHARGE FOR CONSTRUCTION OF BMPs. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL ITEMS OR ADDITIONAL EROSION CONTROL ITEMS REQUIRED TO COMPLY WITH THE NPDES PERMIT.

ANY FINES INCURRED DUE TO FAILURE TO MAINTAIN EROSION CONTROL MEASURES SHALL BE PAID FOR BY THE CONTRACTOR. ANY ADDITIONAL WORK AND MATERIALS REQUIRED TO COMPLY WITH ANY VIOLATIONS SHALL BE AT THE CONTRACTOR'S EXPENSE.

ALL TEMPORARY RIPRAP USED FOR EROSION CONTROL PURPOSES SHALL BE INCLUDED IN THE PRICE OF EROSION CONTROL. TEMPORARY RIPRAP PERMS SHALL BE SPREAD OUT IN AREAS WHERE PERMANENT RIPRAP IS REQUIRED AND SHALL BE SPREAD IN A MANNER TO NOT IMPEDE FLOW OF STORM DRAINS AFTER THE SITE IMPROVEMENTS ARE COMPLETE AND THE PROJECT IS STABILIZED. THERE SHALL BE NO ADDITIONAL COMPENSATION FOR TEMPORARY RIPRAP OR SPREADING IT UPON COMPLETION OF THE SITE IMPROVEMENTS. ALL TEMPORARY RIPRAP THAT IS SPREAD FOR USE AS PERMANENT RIPRAP SHALL BE PLACED ON THE STONE BEDDING AND FILTER FABRIC AS SHOWN IN THE DETAILS. COSTS FOR STONE AND FILTER FABRIC PLACED UNDERNEATH ALL TEMPORARY RIPRAP THAT IS SPREAD IN PERMANENT LOCATIONS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR EROSION CONTROL MANAGEMENT AND MAINTENANCE, OR IF THERE ARE NO UNIT PRICES, THE COST SHALL BE INCIDENTAL TO THE PROJECT.

THE PROJECT AREA SHALL REMAIN CLEAN AT ALL TIMES. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO KEEP THE PROJECT AREA CLEAN, INCLUDING MOTORIZED STREET SWEEPERS, WATER AND VACUUM TRUCKS, HAND SWEEPING AND SHOVELING, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADDRESS THIS ISSUE EACH DAY INCLUDING WEEKENDS AND SPECIFICALLY PRE AND POST RAIN EVENTS.

THE CONTRACTOR SHALL IDENTIFY WORK AREA ENTRANCE/EXIT LOCATIONS FOR EQUIPMENT AND INSTALL TEMPORARY GRAVEL DRIVES TO REDUCE TRACKING ONTO PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL STREETS CLEAN OF ANY SEDIMENT FROM THE CONSTRUCTION SITE ON A DAILY BASIS, NO EXCEPTIONS.

ALL DISTURBED AREAS, INCLUDING THE EARTHEN STOCKPILES, SHALL BE MULCHED UPON COMPLETION OF GRADING OPERATIONS. ADEM REGULATIONS REQUIRE ALL DISTURBED AREAS NOT UNDERGOING ACTIVE DISTURBANCE OR ACTIVE CONSTRUCTION FOR LONGER THAN THIRTEEN (13) DAYS TO BE PROVIDED WITH TEMPORARY GROUND COVER.

THE CONTRACTOR SHALL INSTALL WATTLES, SANDBAGS, AND/OR SILT FENCE TRENCHED THROUGH PAVEMENT AFTER SAW-CUTTING THE ASPHALT TO AVOID RUNOFF INTO OTHER ROADWAYS, DRIVES, AND AREAS PARALLEL AND ADJACENT TO THE PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADDRESS THIS ISSUE EACH DAY INCLUDING WEEKENDS AND SPECIFICALLY PRE AND POST RAIN EVENTS.

THERE MAY BE LOCATIONS WHERE SILT FENCE MAY BE NEEDED ACROSS EXISTING PAVEMENT THAT IS TO BE RETAINED FOR TEMPORARY ALL WEATHER WORKING SURFACE AND/OR LAYDOWN YARD. IN THESE LOCATIONS THE EXISTING PAVEMENT SHALL BE SAW-CUT ENOUGH TO TRENCH THE SILT FENCE PROPERLY IN THE GROUND. SAND BAGS AND/OR PROPERLY SECURED SEDIMENT CONTROL LOGS COULD SERVE THIS PURPOSE AS WELL.

WATTLES FOR SEDIMENT CONTROL SHALL HAVE A MINIMUM DIAMETER OF 20".

THE CONTRACTOR SHALL INSTALL STONE AND/OR STABILIZE ENTRANCE/EXIT, SIDEWALKS, ROADWAY/DRIVES, ETC. AS NECESSARY. ALL STONES FOR CONSTRUCTION ENTRANCE/EXIT, SIDEWALKS, ROADWAY/DRIVES, ETC. ARE CONSIDERED INCIDENTAL REGARDLESS THE NUMBER OF TIMES FRESH STONE IS REQUIRED FOR EROSION CONTROL MEASURES. AT THE END OF THE PROJECT, ALL STONE SHALL BE REMOVED AND NOT WASTED ON THE PROJECT SITE.

WHEN INSTALLING SILT FENCE OR OTHER BMPs, THE CONTRACTOR SHALL USE THE LOCATIONS PROVIDED ON THE DRAWINGS OR THE CBMP. WASTEFUL AND/OR POORLY PLANNED INSTALLATIONS SHALL NOT RECEIVE ADDITIONAL PAY FOR REINSTALLATION AFTER MOVING TO ANOTHER PHASE OF THE WORK.

ALL INLETS/STRUCTURES SHALL BE COVERED BY DOMED INLET PROTECTORS DURING CONSTRUCTION TO AVOID SEDIMENT RUNOFF. THESE UNITS SHALL BE KEPT CLEAN DURING CONSTRUCTION. IF THE INLET/STRUCTURE IS TOO LARGE, THEN SEDIMENT LOGS OR SILT FENCE SHALL BE USED TO PROTECT THE INLET.

ALL MEANS NECESSARY SHALL BE USED TO ESTABLISH TEMPORARY EROSION CONTROL INCLUDING EROSION CONTROL NETTING, SODDING, REPEATED SEEDING AND MULCHING, ETC.

A BEST MANAGEMENT PLAN SHALL AT A MINIMUM RETAIN ALL EXPOSED OR DISTURBED AREAS TO ORIGINAL OR BETTER CONDITION WITH AT LEAST A GOOD STAND OF GRASS AND/OR SOD. EROSION CONTROL MEASURES INCLUDING CONSTRUCTION EXIT PADS, SHOWN HEREIN TO PREVENT EROSION AND SEDIMENT RUNOFF ARE A MINIMUM AND SHALL NOT BE INTERPRETED AS BEING ALL THAT IS REQUIRED FOR THE PROJECT. CONTRACTOR SHALL BE MINDFUL DURING ALL PHASES OF CONSTRUCTION AND INSTALL AND UTILIZE ANY AND ALL ADDITIONAL ITEMS NECESSARY TO CONTROL ALL EROSION AND SEDIMENTATION ON THE PROJECT AT ALL TIMES AS REQUIRED BY ADEM AND THE ALABAMA HANDBOOK FOR EROSION CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS, MOST RECENT EDITION.

OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO DIRECT ADDITIONAL ITEMS OR REVISE IN-FIELD PLACEMENT OF EROSION CONTROL ITEMS AS DEEMED NECESSARY DURING ALL PHASES OF THE PROJECT.

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OUT ALL SANITARY OR STORM SEWER MAINS AND MANHOLES ON A CONTINUOUS BASIS DURING CONSTRUCTION OF ALL SEWERS SUCH MAINS. IN NO EVENT SHALL CONTRACTOR DISPOSE OF ANY DEBRIS OR MATERIALS IN SEWERS. CONTRACTOR SHALL IMMEDIATELY REMOVE ANY SUCH DEBRIS OR MATERIAL TO SATISFACTION OF OWNER'S REPRESENTATIVE.

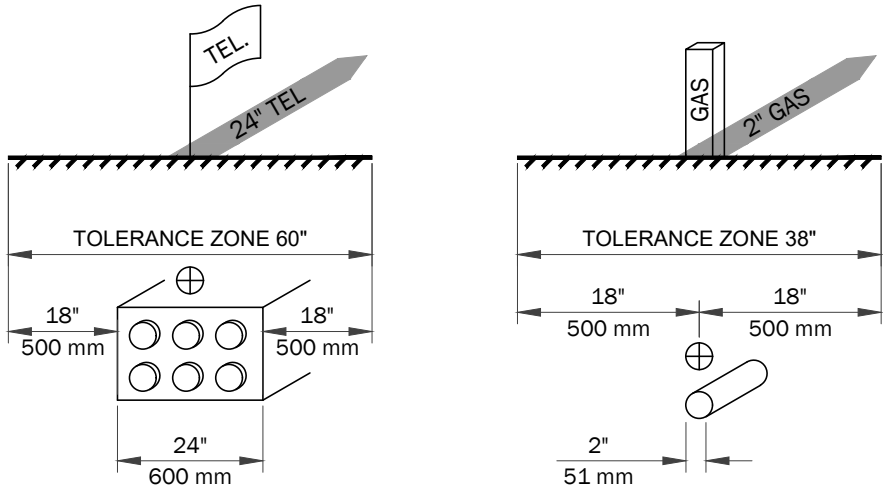
CONTRACTOR SHALL BE OBSERVANT OF FORECASTED RAIN EVENTS AND PROMPTLY REPAIR, MAINTAIN, INSTALL NECESSARY EROSION CONTROL ITEMS PRIOR TO SUCH RAIN EVENTS. CONTRACTOR SHALL PROMPTLY MEDIANE, CLEAN UP, REMOVE ANY EROSION OR SEDIMENTATION FROM ALL EROSION CONTROL ITEMS, STRUCTURES, TRAPS, BASINS, ETC. AND REPAIR, MAINTAIN, RE-INSTALL, SUPPLEMENT SUCH IMMEDIATELY FOLLOWING EACH RAIN EVENT OR AS DIRECTED BY OWNER'S REPRESENTATIVE.

ALL CONCRETE WASHOUT WATER SHALL BE COLLECTED IN A LEAK PROOF CONTAINER SO THAT IT DOES NOT REACH THE SOIL SURFACE AND THEN MIGRATE TO SURFACE WATERS OR INTO GROUNDWATER. ALL OF THE COLLECTED CONCRETE WASHOUT WATER AND SOLIDS SHALL BE RECYCLED.

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Know what's below. **811** Call before you dig

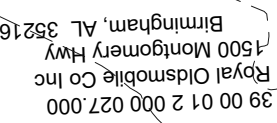
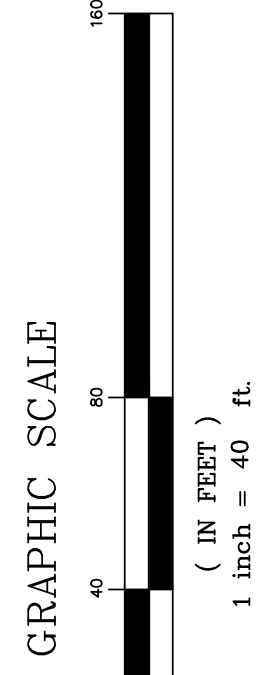


ANY EXCAVATION WITHIN THE TOLERANCE ZONE SHOULD BE PERFORMED WITH NON-POWERED HAND TOOLS OR NON-INVASIVE METHODS UNTIL THE MARKED FACILITY IS EXPOSED. THE WIDTH OF THE TOLERANCE ZONE MAY BE SPECIFIED IN LAW OR CODE. IF NOT, 500 mm (18") IS REQUIRED FROM EACH SIDE OF THE FACILITY. THE TOLERANCE ZONE INCLUDES THE WIDTH OF THE FACILITY PLUS 18" (500 mm) MEASURED HORIZONTALLY FROM EACH SIDE OF THE FACILITY.



Sheet Title		
CIVIL NOTES		
No.	Date	Revision Description
Drawn By: LSH		Checked By: CAH
Date: 08/18/2026		Proj. No.: 26110595
File Name: _250595.Reg.dwg		

THE BASIS OF COORDINATES SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011) AND VERTICAL DATUM IS NAVD 88 (GEOID 12B) ELEVATION AND POSITION WAS OBTAINED FROM R.T.K OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL



	BENCHMARK		OVERHEAD ELECTRIC
	EXISTING SPOT ELEVATION		UNDERGROUND ELECTRIC
	CONTROL POINT		TELEPHONE LINE
	UTILITY POLE		FIBER OPTIC LINE
	LIGHT POLE		UNDERGROUND COMMUNICATION
	FLOOD LIGHT		WATER LINE
	GUT WIRE		GAS LINE
	ELECTRIC BOX		SANITARY LINE
	ELECTRIC METER		CHAIN LINK FENCE
	TRAFFIC LIGHT POLE		WOOD FENCE
	TRAFFIC SIGNAL BOX		GUARD RAIL
	CROSS WALK SIGNAL		MAJOR CONTOURS
	FIRE HYDRANT		MINOR CONTOURS
	WATER VALVE		WALL
	WATER METER		ASPHALT
	WATER MARKER		CONCRETE
	TELEPHONE MANHOLE		GRAVEL
	TELEPHONE PEDestal		BRICK
	TELEPHONE MARKER		STONE/FLAGSTONE/RP-RAP
	FIBER OPTIC BOX		COVERED WALK/CANOPY
	FIBER OPTIC MARKER		LANDSCAPED AREA
	GAS VALVE		FLOWWAY PER FEMA
	GAS REGULATOR		100 YEAR FLOOD ZONE PER FEMA
	GAS METER		HANDICAP MARKING
	GAS MARKER		CORNER MONUMENT
	STORM MANHOLE		AC
	GRATE INLET		BOLLARD
	DOWNSPOUT		MAILBOX
	SANITARY MANHOLE		
	CLEANOUT		
	SIGN		

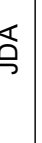
FFE	FINISH FLOOR ELEVATION
GL	CENTERLINE
N.T.S.	NOT TO SCALE
(M)	MEASURED
(D)	DEED
(P)	PLAT
ROW	RIGHT OF WAY
FL	FLOWLINE
FLG	FLOWLINE GUTTER
INV.	INVERT
INV.G	INVERT GUTTER
SWI	SINGLE WING INLET
DWI	DOUBLE WING INLET
CI	CURB INLET
GI	GRATE INLET
YI	YARD INLET
STMH	STORM MANHOLE
SMWH	SANITARY MANHOLE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
PVC	POLY-VINYL CHLORIDE PIPE
CPP	CORRUGATED PLASTIC PIPE
VC	VITRIFIED CLAY
BOW	BOTTOM OF WALL
TOW	TOP OF WALL
BOC	BOTTOM OF CURB
TOC	TOP OF CURB
HC	HANDICAP SIGN
LP	LIGHT POLE
FOV	FIBEROPTIC VAULT
FOM	FIBEROPTIC MARKER
UP	UTILITY POLE

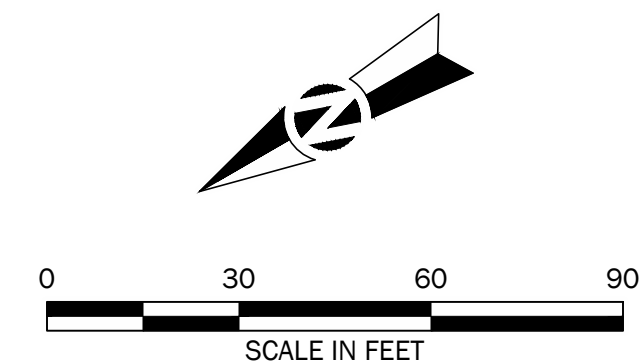
SURVEYOR:

JEFF D. ARRINGTON
ALABAMA NO. 18664



ENGINEERS - SURVEYORS
OFFICE: (205) 985-9315
FAX: (205) 985-9385
2032 Valleydale Road
Birmingham AL 35244

DRAWING TITLE TOPOGRAPHIC SURVEY U.S. HIGHWAY NO. 31		DRAWN BY	JDA
		CHECKED BY:	JDA
LOCATION & DESCRIPTION VESTAVIA HILLS, ALABAMA	DATE:	9-29-2023	
	SCALE:	1" = 40'	
	PARTY CHIEF	JJ	
	PROJECT NO.:	82488	
		SHEET	1 OF 1



LOT AREA: 3.08 ACRES

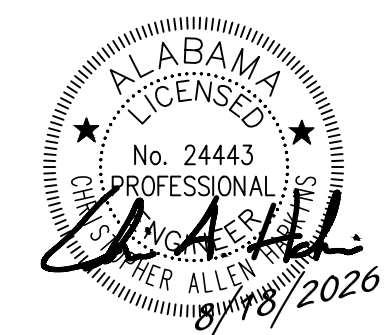
ESTIMATED SITE DISTURBANCE:
0.25 ACRES

EXISTING IMPERVIOUS AREA: 36,510 SF
PROPOSED IMPERVIOUS AREA: 36,682 SF

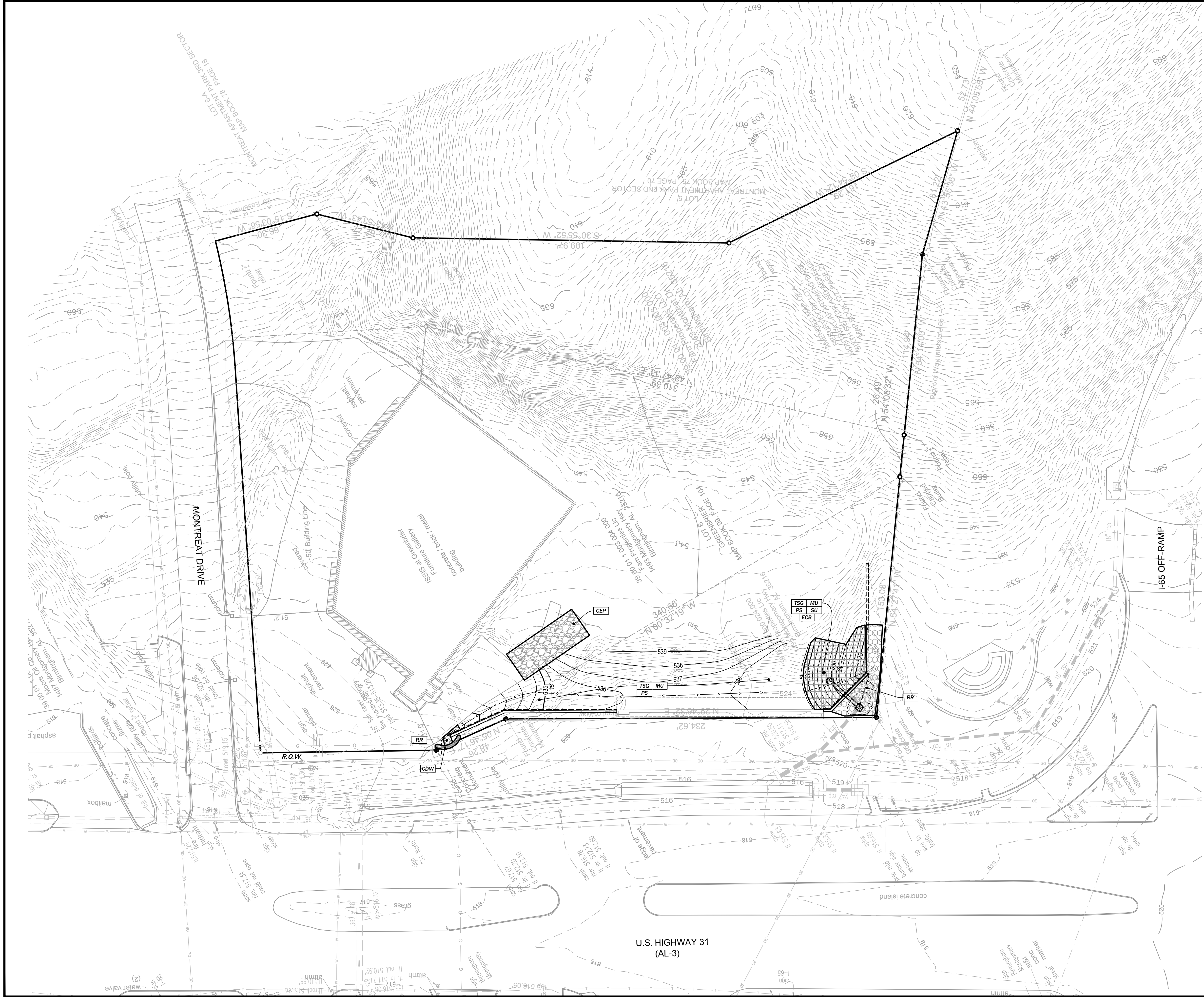
ISSIS & SONS PROPERTY REDEVELOPMENT WALL EXTENSION & MASS GRADING

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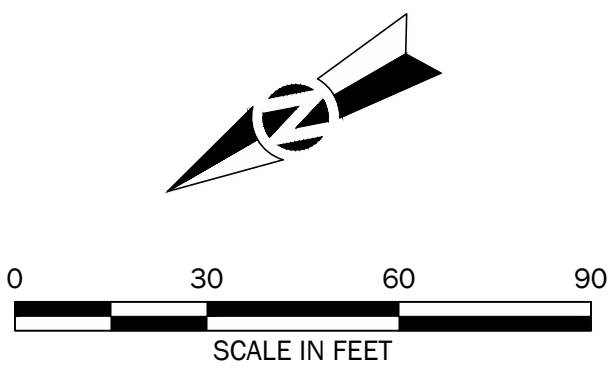
Sheet Title		MASS GRADING PLAN	
No.	Date	Revision Description	
Drawn By: LBH		Checked By: CAH	
Date: 08/18/2026		Proj. No.: 25110595	
File Name: 2505955.Reg.dwg			



EROSION CONTROL LEGEND

- SF SILT FENCE
SL SEDIMENT CONTROL LOG
- CEP CONSTRUCTION EXIT PAD
CDW WATTLE CHECK DAM
TSG TOPSOILING
MU MULCHING
PS PERMANENT SEEDING
SOD SODDING
SU SURFACE ROUGHENING
- RR RIP RAP (CLASS 2)
ECB EROSION CONTROL BLANKET

- NOTES:
- SEE SHEET CO.1 FOR ALL APPLICABLE NOTES.
 - ALL DISTURBED AREAS SHALL BE SEED & MULCHED.



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ISSIS & SONS PROPERTY REDEVELOPMENT
WALL EXTENSION & MASS GRADING

FAM PROPERTIES
1493 MONTGOMERY HIGHWAY
VESTAVIA HILLS, AL

ALABAMA
LICENSED
No. 24443
PROFESSIONAL
ENGINEER
JAMES ALLEN
8/26/2026

Sheet Title
EROSION CONTROL PLAN

No.	Date	Revision Description

Drawn By: LBH	Checked By: CAH
Date: 08/18/2026	Proj. No: 25110595
File Name: 250995.Req.dwg	

Sheet No.
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Page 32 of 36

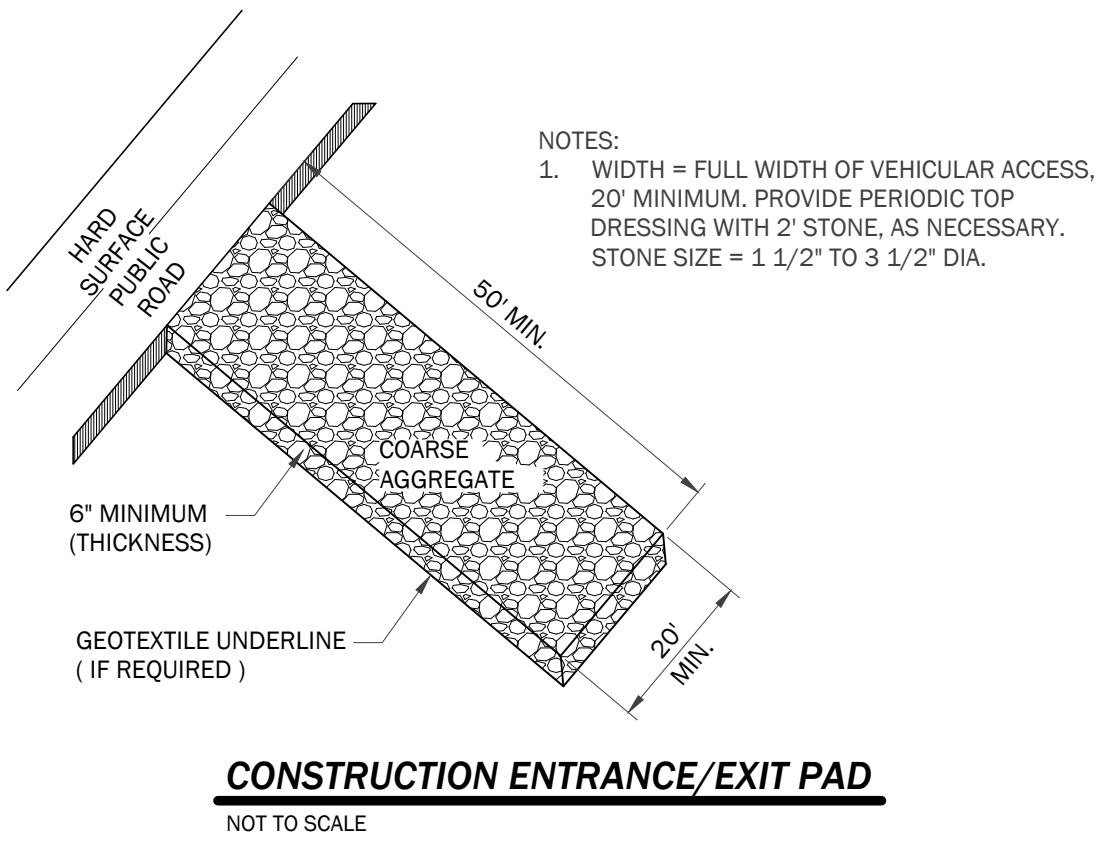
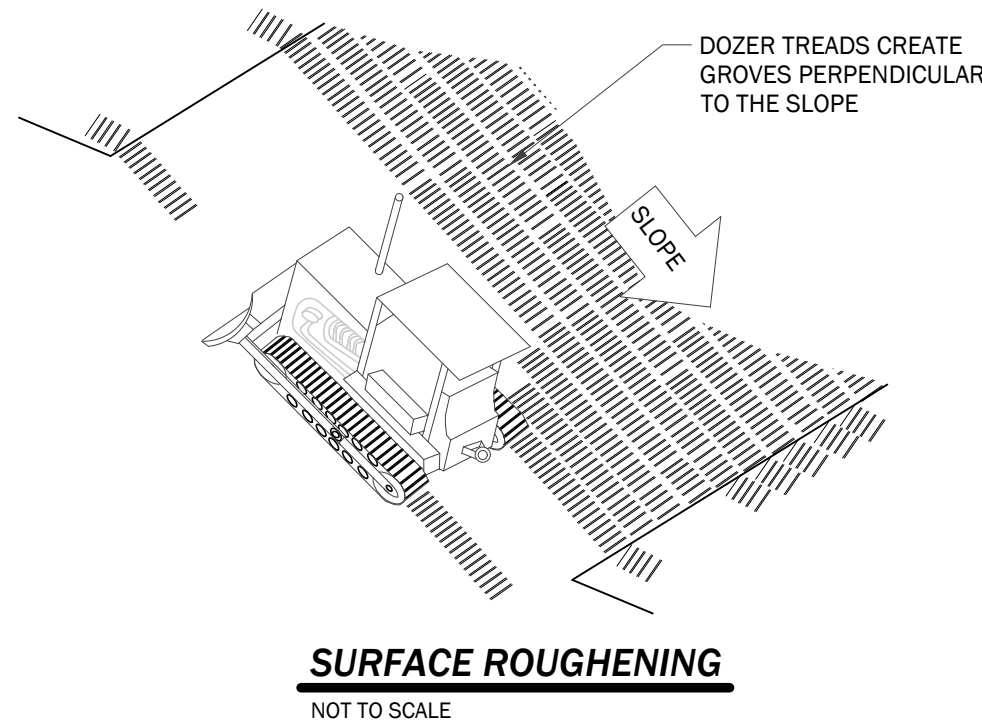
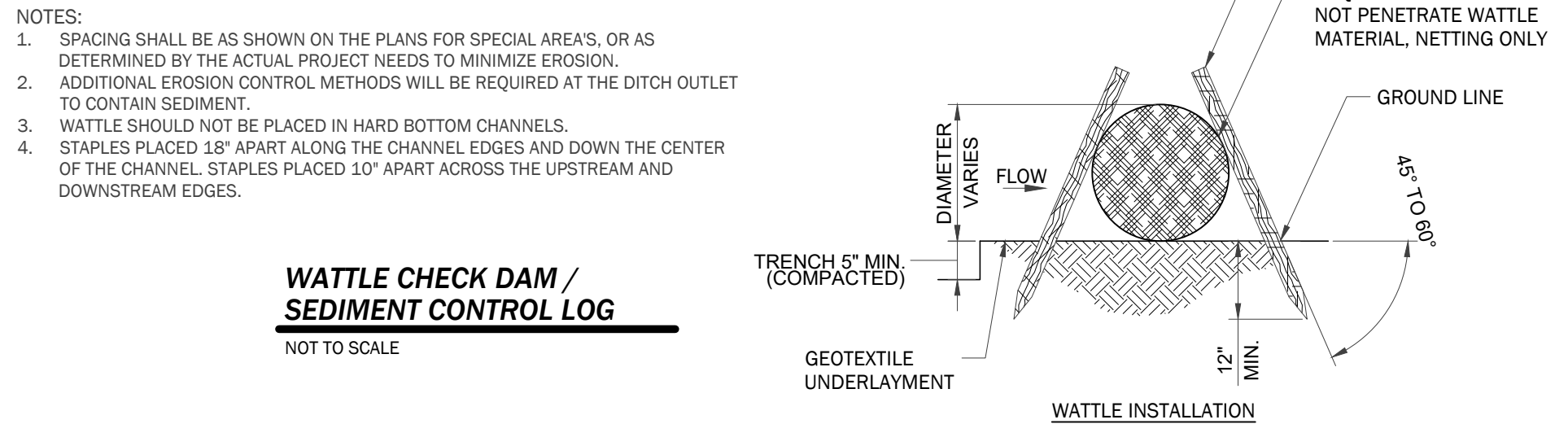
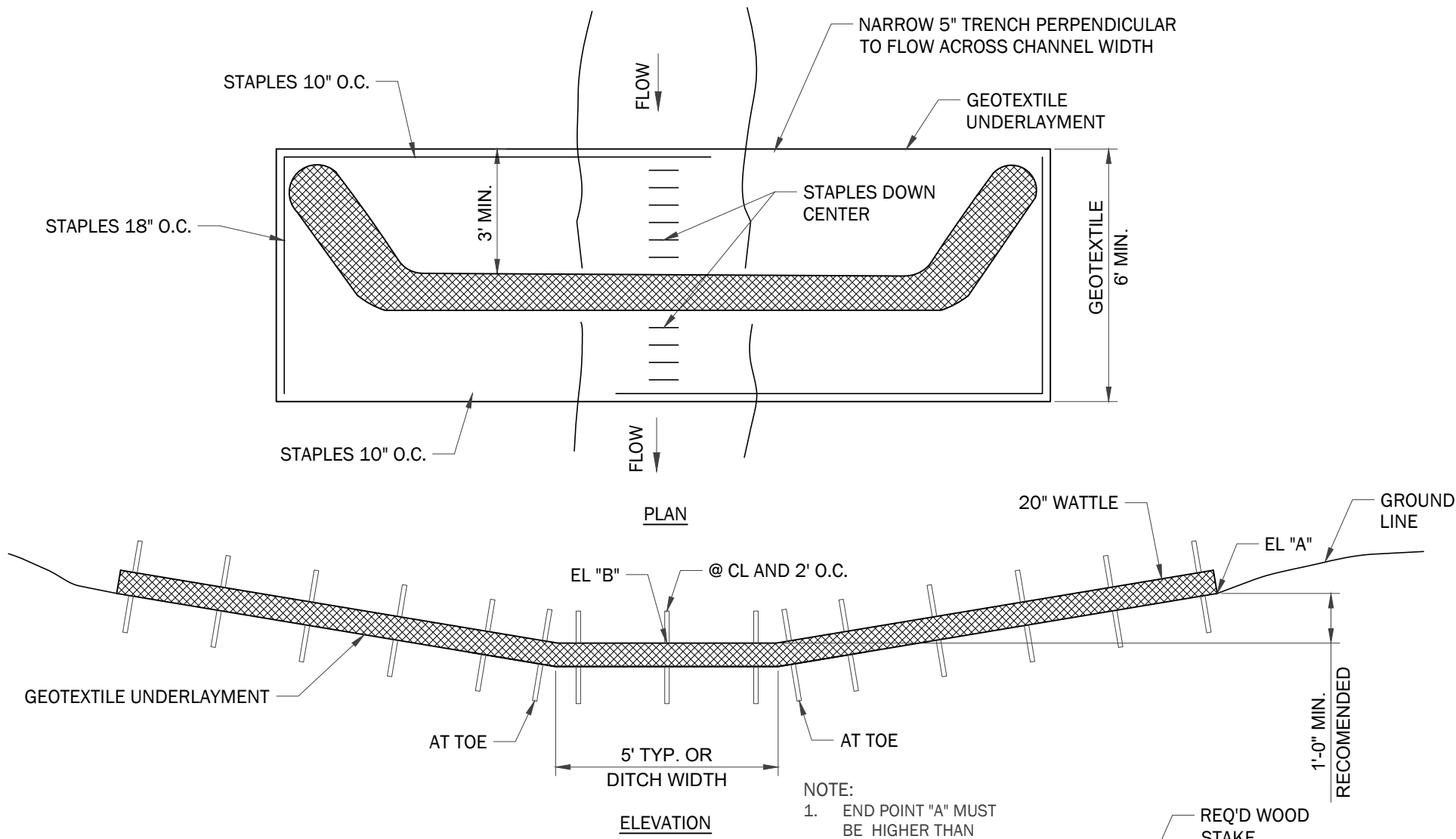


TABLE MU-1 MULCHING MATERIALS AND APPLICATION RATES		
MATERIAL	RATE PER ACRE (PER 1,000 SQ.FT.)	NOTES
STRAW WITH SEED	1 1/2 - 2 TONS (70 LBS - 90 LBS)	SPREAD BY HAND OR MACHINE TO ATTAIN 75% GROUND COVER; ANCHOR WHEN SUBJECT TO BLOWING.
STRAW ALONE (NO SEED)	2 1/2 - 3 TONS (115 LBS - 160 LBS)	SPREAD BY HAND OR MACHINE; ANCHOR WHEN SUBJECT TO BLOWING.
WOOD CHIPS	5-6 TONS (225 LBS - 270 LBS)	TREAT WITH 12 LBS. NITROGEN/TON.
BARK	35 CUBIC YARDS (0.8 CUBIC YARD)	CAN APPLY WITH MULCH BLOWER.
PINE STRAW	1-2 TONS (45 LBS - 90 LBS)	SPREAD BY HAND OR MACHINE; WILL NOT BLOW LIKE STRAW.
PEANUT HULLS	10-20 TON (450 LBS - 900 LBS)	WILL WASH OFF SLOPES. TREAT WITH 12 LBS. NITROGEN/TON.

TABLE TS-1 COMMONLY USED PLANTS FOR TEMPORARY COVER				
SPECIES	SEEDING RATE PER AC PLS	NORTH	CENTRAL	SOUTH
MILLET, BROWNTOP, OR GERMAN RYE	40 LBS	MAY 1 - AUG 1	APR 1 - AUG 15	APR 1 - AUG 15
RYE	3 BU	SEPT 1 - NOV 15	SEPT 15 - NOV 15	SEPT 15 - NOV 15
RYEGRASS	30 LBS	AUG 1 - SEPT 15	SEPT 1 - OCT 15	SEPT 1 - OCT 15
SORGHUM - SUDAN HYBRIDS	40 LBS	MAY 1 - AUG 1	APR 15 - AUG 1	APR 1 - AUG 15
SUNDANGRASS	40 LBS	MAY 1 - AUG 1	APR 15 - AUG 1	APR 1 - AUG 15
WHEAT	3 BU	SEPT 1 - NOV 1	SEPT 15 - NOV 15	SEPT 15 - NOV 15
COMMON BERMUDAGRASS	10 LBS	APR 1 - JULY 1	MAR 15 - JULY 15	MAR 1 - JULY 15
CRIMSON CLOVER	10 LBS	SEPT 1 - NOV 1	SEPT 1 - NOV 1	SEPT 1 - NOV 1

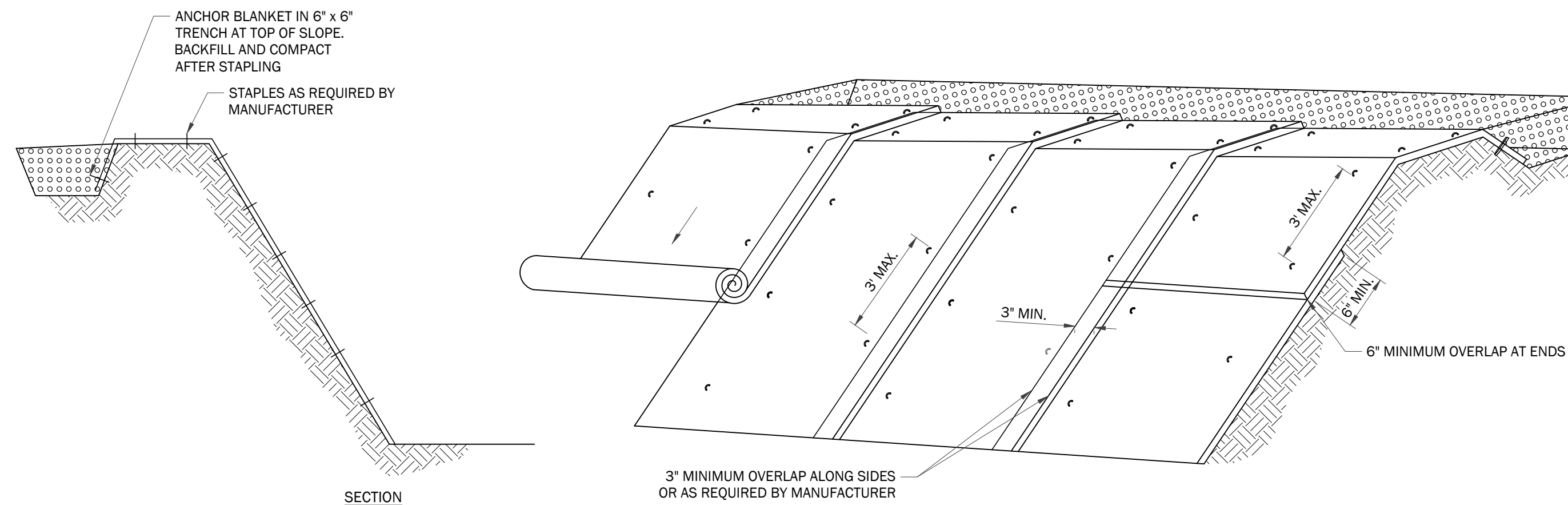
TABLE PS-1 COMMONLY USED PLANTS FOR PERMANENT COVER WITH SEEDING RATES AND DATES				
SPECIES	SEEDING RATE PER AC PLS	NORTH	CENTRAL	SOUTH
BAHIAGRASS, PENSACOLA	40 LBS	-	MAR 1 - JULY 1	FEB 1 - NOV 1
BERMUDAGRASS, COMMON	10 LBS	APR 1 - JULY 1	MAR 15 - JULY 15	MAR 1 - JULY 15
BAHIAGRASS, PENSACOLA	30 LBS	-	MAR 1 - JULY 1	MAR 1 - JULY 15
BERMUDAGRASS, COMMON	5 LBS	-	MAR 1 - JULY 1	MAR 1 - JULY 15
BERMUDAGRASS, HYBRID (LAWN TYPES)	SOLID SOD	ANYTIME	ANYTIME	ANYTIME
BERMUDAGRASS, HYBRID (LAWN TYPES)	SPRIGS 1/SQ FT	MAR 1 - AUG 1	MAR 1 - AUG 1	FEB 15 - SEPT 1
FESCUE, TALL	40 - 50 LBS	SEPT 1 - NOV 1	SEPT 1 - NOV 1	-
SERICEA	40 - 60 LBS	MAR 15 - JULY 15	MAR 1 - JULY 15	FEB 15 - JULY 15
SERICEA & COMMON BERMUDAGRASS	40 - 60 LBS 10 LBS	MAR 15 - JULY 15	MAR 1 - JULY 15	FEB 15 - JULY 15
SWITCHGRASS, ALAMO	4 LBS	APR 1 - JUN 15	MAR 15 - JUN 15	MAR 15 - JUN 15

PLS MEANS PURE LIVE SEED AND IS USED TO ADJUST SEEDING RATES. FOR EXAMPLE:
TO PLANT 10 LBS PLS OF A SPECIES WITH GERMINATION OF 80% AND 10% INERT MATERIAL -> 10 LBS / 0.70 = 14.3 LBS.

- NOTES:
- ANY DISTURBED AREA SHALL, WITHIN FOURTEEN (14) DAYS OF STOPPING WORK, BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER, MATERIALS, DEVICES, AND/OR STRUCTURES SUFFICIENT TO RESTRAIN ALL FORMS OF EROSION, TO THE MAXIMUM EXTENT PRACTICABLE.
 - CONTRACTOR TO COORDINATE PERMANENT SEEDING WITH OWNER.

MULCHING, TEMPORARY SEEDING, & PERMANENT SEEDING DIRECTIONS

N.T.S.



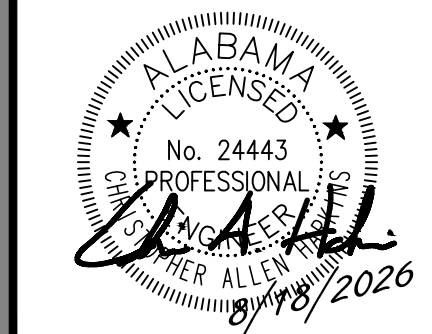
- NOTES:
- SLOPE SURFACE SHALL BE FREE OF ROCKS AND SOIL CLODS TO MAINTAIN GOOD SOIL CONTACT.
 - APPLY SEED, FERTILIZER, AND/OR LIME PRIOR TO THE INSTALLATION OF THE BLANKET.
 - STRIPS SHALL BE ROLLED OUT FLAT, PARALLEL TO DIRECTION OF FLOW WITHOUT BEING STRETCHED.
 - WHEN MULTIPLE STRIPS ARE REQUIRED TO COVER THE WIDTH OF THE SLOPE, THE SIDES SHALL OVERLAP A MINIMUM OF 3".
 - WHEN MULTIPLE STRIPS ARE REQUIRED TO COVER THE LENGTH OF THE SLOPE, THE ENDS SHALL OVERLAP A MINIMUM OF 6".
 - THE UPSLOPE END SHALL BE ANCHORED IN A 6" VERTICAL TRENCH AND BACKFILLED (NOTE: WHEN, IN THE OPINION OF THE QCP, CONDITIONS WARRANT, OTHER EDGES EXPOSED TO EXCESSIVE FLOW SHALL BE INSTALLED AS PREVIOUSLY SPECIFIED).
 - STAPLES SHALL BE U-SHAPED WIRE WITH A MINIMUM 11 GAUGE THICKNESS, AND THE LEGS SHALL BE AT LEAST 6" LONG WITH A 1" CROWN.
 - EACH STRIP SHALL BE STAPLED IN 3 ROWS, AT EDGES AND CENTER, WITH STAPLES SPACED NOT MORE THAN A 3 FOOT GRID.

TEMPORARY EROSION CONTROL BLANKET

NOT TO SCALE

**ISSIS & SONS PROPERTY REDEVELOPMENT
WALL EXTENSION & MASS GRADING**

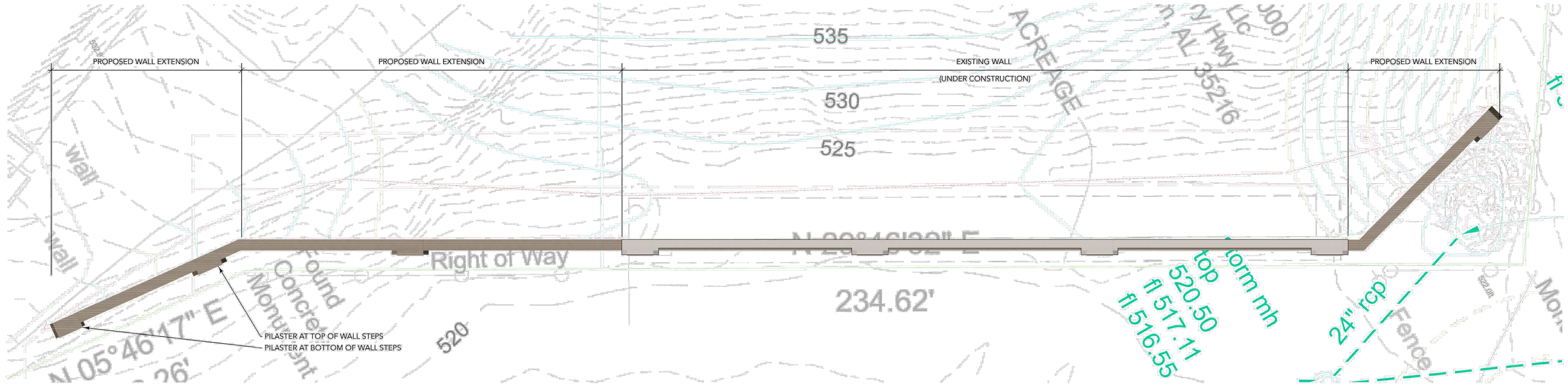
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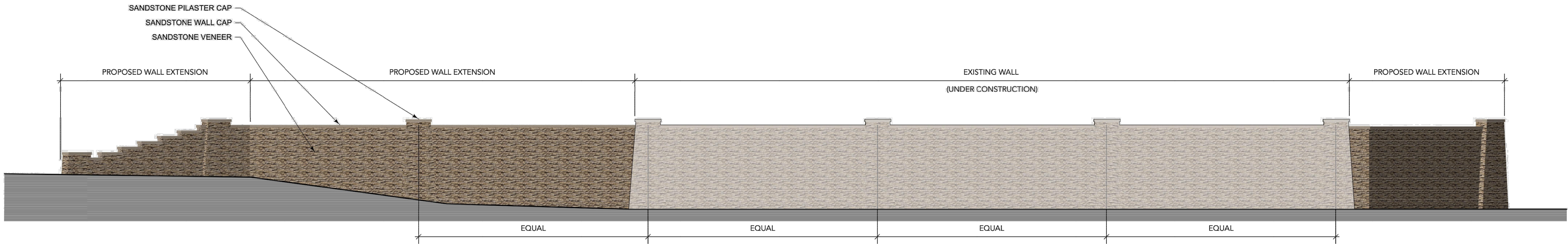
CIVIL DETAILS

Revision Description		Checked By: CAH	
No.	Date	Date: 08/18/2026	Proj. No.: 25110595
			File Name: _2509095-Reg.dwg

Sheet No.
C3.0



1 RETAINING WALL EXTENSION PLAN
Scale: 1" = 10'-0"



2 RETAINING WALL EXTENSION ELEVATION
Scale: 1" = 10'-0"

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WALL EXTENSION & MASS GRADING

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STATE OF ALABAMA
DUANE R. PRITCHETT
REGISTERED LANDSCAPE ARCHITECT
NUMBER 418

Sheet Title
WALL SECTION & ELEVATION

No.	Date	Revision Description

Drawn By: LBH
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Sheet No.
LS1.0

Page 34 of 36

GENERAL NOTES:

1. GENERAL:

- 1.1. GENERAL BUILDING CODE: INTERNATIONAL BUILDING CODE (IBC), 2021 EDITION.
- 1.2. THE STRUCTURAL DRAWINGS AND SPECIFICATIONS ARE PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL OBTAIN ALL CONTRACT DOCUMENTS AND NOTIFY THE STRUCTURAL ENGINEER AND ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS.
- 1.3. THE CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS AND STAMP ALL SHOP DRAWINGS WITH HIS SUBMITTAL REVIEW STAMP PRIOR TO SUBMITTING THEM TO THE ARCHITECT FOR FINAL REVIEW. SHOP DRAWINGS NOT BEARING THE CONTRACTOR'S SUBMITTAL REVIEW STAMP WILL BE RETURNED WITHOUT ACTION.
- 1.4. ALL SHOP DRAWINGS RELATED TO THE ITEMS SPECIFIED IN THE STRUCTURAL CONTRACT DOCUMENTS SHALL BEAR THE ARCHITECT'S SUBMITTAL REVIEW STAMP PRIOR TO PROCEEDING.
- 1.5. DO NOT SCALE THESE DRAWINGS. WHERE DIMENSIONAL INFORMATION IS REQUIRED, OR DISCREPANCIES ARE NOTED, CONTACT THE ARCHITECT AND/OR STRUCTURAL ENGINEER.
- 1.6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARE NOTED.
- 1.7. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS, METHODS, AND SEQUENCE OF CONSTRUCTION.
- 1.8. THE STRUCTURE IS DESIGNED BASED ON THE COMPLETED CONDITION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING TO MAINTAIN STABILITY DURING CONSTRUCTION PRIOR TO THE COMPLETION OF THE STRUCTURE.

2. FOUNDATION:

- 2.1. ALL FOOTINGS AND FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. FOOTINGS ARE TO BEAR ON UNDISTURBED SOIL OR SATISFACTORY, COMPACTED STRUCTURAL FILL AS APPROVED BY THE GEOTECHNICAL ENGINEER.
- 2.2. FOOTINGS SHALL BE NEATLY EXCAVATED WITH ALL SURFACES FREE OF LOOSE AND WET MATERIAL. WHERE NEAT EXCAVATIONS ARE NOT POSSIBLE, FOOTING EDGES SHALL BE FORMED AND BRACED. EDGES OF FOOTING SHALL BE BACKFILLED WITH COMPACTED FILL OR LEAN CONCRETE AFTER FORMS ARE REMOVED.
- 2.3. ALL FOUNDATION BEARING SURFACES SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE TO ENSURE THEIR COMPLIANCE WITH RECOMMENDATIONS AND ALLOWABLE SOIL BEARING PRESSURE NOTED ABOVE. ALL FOOTING ELEVATIONS ARE ESTIMATED AND MAY REQUIRE ADJUSTMENT IN THE FIELD.
- 2.4. WHERE UNSUITABLE SOILS ARE ENCOUNTERED, THE GEOTECHNICAL ENGINEER SHALL PROVIDE RECOMMENDATIONS TO OBTAIN THE ALLOWABLE SOIL BEARING PRESSURE NOTED ABOVE (LEAN CONCRETE, APPROVED STRUCTURAL FILL, SOIL REMEDIATION, ETC.).
- 2.5. RETAINING WALLS SHALL BE BACKFILLED WITH #57 STONE PLACED IN A 45-DEGREE WEDGE EXTENDING FROM THE BACK OF THE FOOTING HEEL. STONE SHALL BE COMPACTED IN 1'-0" MAX LIFTS UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
- 2.6. THE OWNER SHALL HIRE A GEOTECHNICAL ENGINEER TO REVIEW THE FOUNDATION BEARING SURFACE TO ENSURE THE BEARING SURFACE COMPLIES WITH THE ALLOWABLE SOIL BEARING LISTED ABOVE AND THE BACKFILL MATERIAL SATISFIES THE SOIL PARAMETERS INDICATED FOR THE RETAINING WALL DESIGN.

3. CONCRETE:

- 3.1. CONCRETE DESIGN CODE: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE - ACI 318 (EDITION REFERENCED IN THE APPLICABLE BUILDING CODE EDITION LISTED ABOVE).
- 3.2. UNLESS OTHERWISE NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS, CONCRETE SHALL DEVELOP THE FOLLOWING MINIMUM 28 DAY COMPRESSIVE STRENGTH (F_c) OF 4000 PSI.
- 3.3. WHERE CONCRETE MIXTURES CONTAIN FLY ASH (CLASS C OR F) TO REDUCE THE TOTAL AMOUNT OF PORTLAND CEMENT, WHICH WOULD OTHERWISE BE USED, THE FLY ASH SHALL BE LIMITED TO 25%, BY WEIGHT, OF THE TOTAL WEIGHT OF THE CEMENTITIOUS MATERIALS USED.
- 3.4. UNLESS OTHERWISE NOTED, REINFORCING STEEL SHALL BE GRADE 60, DEFORMED BARS, CONFORMING TO ASTM A615.

CLASS "B" TENSION LAP SPLICE TABLE			
BAR SIZE	d _s (in)	f' _c = 4000 psi	
		TOP BARS	OTHER BARS
#3	0.375	24"	19"
#4	0.500	32"	25"
#5	0.625	40"	31"
#6	0.750	48"	37"
#7	0.875	70"	54"
#8	1.000	80"	62"
#9	1.128	91"	70"
#10	1.270	102"	79"
#11	1.410	113"	87"

1. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE DEVELOPMENT LENGTH OR SPLICE.
2. CLEAR COVER AND SPACING MUST MEET THE FOLLOWING:

BEAMS/COLUMNS	COVER AT LEAST 1d.
	C-C SPACING AT LEAST 2d.
ALL OTHERS	COVER AT LEAST 1d.
	C-C SPACING AT LEAST 3d.
3. TABLE IS BASED ON REINFORCING BAR YIELD STRENGTH (f_y) OF 60 ksi AND NORMAL WEIGHT CONCRETE. WHERE LIGHT WEIGHT CONCRETE IS USED, SPLICE LENGTHS SHALL BE INCREASED 30%.
4. TO OBTAIN CLASS "A" TENSION LAP SPLICE LENGTHS (DEVELOPMENT LENGTH), DIVIDE SPLICE LENGTHS BY 1.3.

- 3.5. UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION, AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI-SP-66-LATEST EDITION).
- 3.6. ALL BAR SPICES SHALL BE CLASS 'B' TENSION LAP SPICES, AS SPECIFIED IN ACI 318, UNLESS NOTED OTHERWISE. REINFORCEMENT SHALL NOT BE WELDED UNLESS APPROVED BY THE ENGINEER.
- 3.7. ALL EMBEDDED STRUCTURAL STEEL ITEMS, EXCEPT FOR ANCHOR RODS, SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36, UNLESS NOTED OTHERWISE. ANCHOR RODS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F1554, GRADE 36, UNLESS NOTED OTHERWISE.
- 3.8. INTERSECTING WALLS SHALL BE KEYED IF POURED SEPARATELY. RUN HORIZONTAL WALL REINFORCING CONTINUOUSLY INTO INTERSECTING WALL.
- 3.9. CHAMFER ALL EXPOSED CONCRETE CORNERS WITH $\frac{3}{4}$ " x 45-DEGREE CHAMFER, UNLESS NOTED OTHERWISE.
- 3.10. CONTRACTOR TO REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- 3.11. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL OPENINGS WITH THE MECHANICAL AND ELECTRICAL DETAILS AND SHOP DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION FOR ALL UTILITY LINES THROUGHOUT THE BUILDING.
- 3.12. SHEAR KEYS TO BE 2x4 NOMINAL, UNLESS NOTED OTHERWISE.
- 3.13. PROVIDE CONCRETE COVERAGE OF REINFORCEMENT AS FOLLOWS (PER ACI 318):

FOOTINGS -----	2" TOP
	3" BOT & SIDES
WALLS -----	1 1/2" EF

- 3.14. PROVIDE CORNER BARS AT ALL INTERSECTING WALLS AND FOOTINGS TO SPLICE WITH ALL CONTINUOUS REINFORCEMENT.
- 3.15. ALL CONCRETE SHALL BE CURED USING WET METHODS OR CURING COMPOUND PER ACI 301. COMPLY WITH ACI FOR MIXING, TRANSPORTING, FORMING, PLACING, AND CURING CONCRETE.
- 3.16. FOR COLUMNS, PEDESTAL, AND VERTICAL WALL REINFORCING, DOWEL VERTICAL BARS TO FOUNDATION WITH HOOKED BARS OF THE SAME SIZE AND SPACING OF VERTICAL BARS AND PROVIDE A CLASS 'B' TENSION LAP SPLICE.
- 3.17. CONCRETE FORMWORK: FORMWORK FOR ELEVATED CONCRETE SHALL BE DESIGNED, ERECTED, SHORED, BRACED, AND MAINTAINED ACCORDING TO ACI 301, TO SUPPORT VERTICAL, LATERAL, AND CONSTRUCTION LOADS THAT MIGHT BE APPLIED UNTIL STRUCTURE CAN SUPPORT SUCH LOADS. TIGHTEN FORMS AND BRACING BEFORE PLACING CONCRETE, AS REQUIRED, TO PREVENT MORTAR LEAKS AND MAINTAIN PROPER ALIGNMENT.
- 3.18. FORM-FACING MATERIALS SHALL INCLUDE EXTERIOR GRADE PLYWOOD PANELS (HIGH-DENSITY OVERLAY, CLASS 1 OR BETTER), METAL, OR OTHER APPROVED PANEL MATERIALS.
- 3.19. FORMWORK FOR SIDES OF ELEVATED BEAMS, WALLS, COLUMNS, AND SIMILAR PARTS OF THE WORK THAT DO NOT SUPPORT THE WEIGHT OF THE CONCRETE MAY BE REMOVED AFTER CURING AT NOT LESS THAN 50 DEGREES FAHRENHEIT FOR 24 HOURS AFTER PLACING CONCRETE. LEAVE FORMWORK AND SHORING FOR BEAM SOFFITS, JOISTS, SLABS, AND OTHER STRUCTURAL ELEMENTS THAT SUPPORT THE WEIGHT OF THE CONCRETE IN PLACE UNTIL THE CONCRETE HAS ACHIEVED AT LEAST 75% OF ITS 28 DAY DESIGN COMPRESSIVE STRENGTH BUT NOT LESS THAN 7 DAYS.
- 3.20. CONCRETE COLD-WEATHER PLACEMENT: COMPLY WITH ACI 306.1 AND AS FOLLOWS, PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS, OR LOW TEMPERATURES.

WHEN AVERAGE HIGH AND LOW TEMPERATURE IS EXPECTED TO FALL BELOW 40 DEGREES FAHRENHEIT FOR THREE SUCCESSIVE DAYS, MAINTAIN DELIVERED CONCRETE MIXTURE TEMPERATURE WITHIN THE TEMPERATURE RANGE REQUIRED BY ACI 301.

DO NOT USE FROZEN MATERIALS OR MATERIALS CONTAINING ICE OR SNOW. DO NOT PLACE CONCRETE ON FROZEN SUBGRADE OR SUBGRADE CONTAINING FROZEN MATERIALS. DO NOT USE CALCIUM CHLORIDE, SALT, OR OTHER MATERIALS CONTAINING ANTIFREEZE AGENTS OR CHEMICAL ACCELERATORS UNLESS OTHERWISE SPECIFIED AND APPROVED IN MIXTURE DESIGNS.

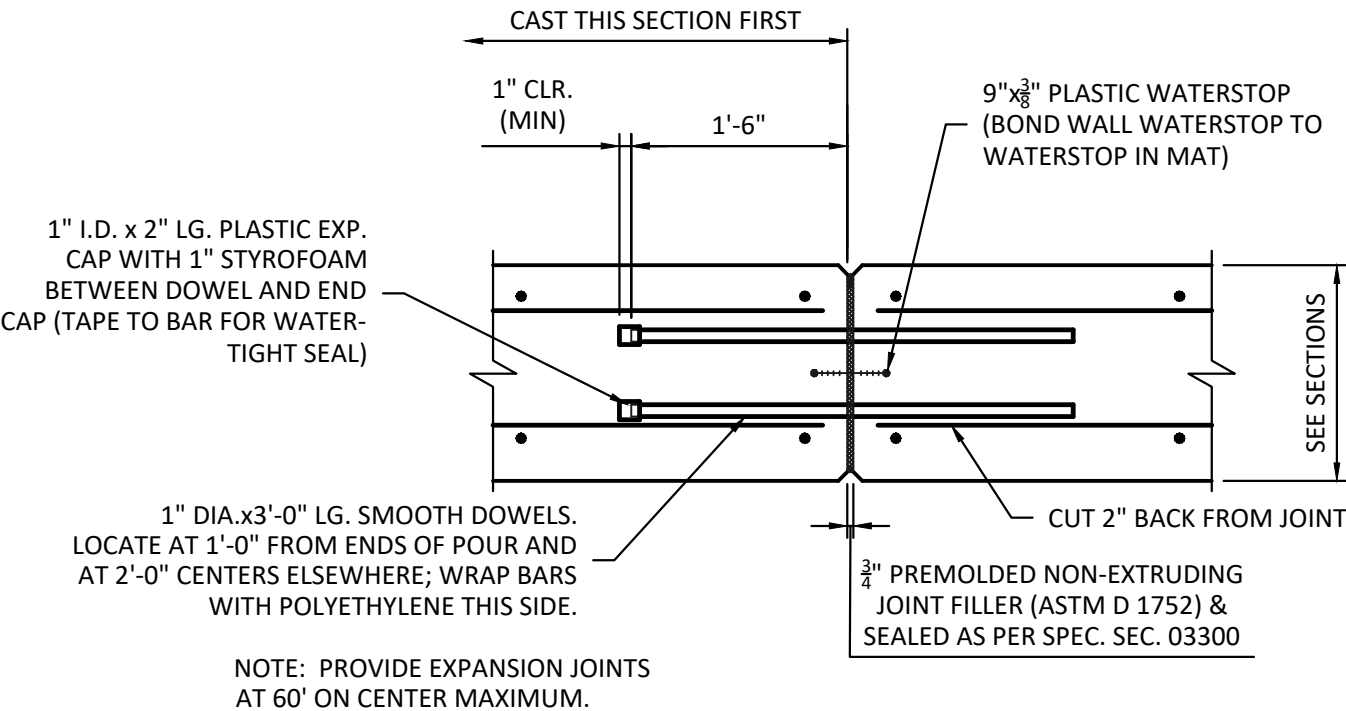
- 3.21. CONCRETE HOT-WEATHER PLACEMENT: COMPLY WITH ACI 301 AND AS FOLLOWS:

MAINTAIN CONCRETE TEMPERATURE BELOW 90 DEGREES FAHRENHEIT AT TIME OF PLACEMENT. CHILLED MIXING WATER OR CHOPPED ICE MAY BE USED TO CONTROL TEMPERATURE, PROVIDED WATER EQUIVALENT OF ICE IS CALCULATED TO TOTAL AMOUNT OF MIXING WATER. USING LIQUID NITROGEN TO COOL CONCRETE IS CONTRACTOR'S OPTION.

FOG-SPRAY FORMS, STEEL REINFORCEMENT, AND SUBGRADE JUST BEFORE PLACING CONCRETE. KEEP SUBGRADE UNIFORMLY MOIST WITHOUT STANDING WATER, SOFT SPOTS, OR DRY AREAS.

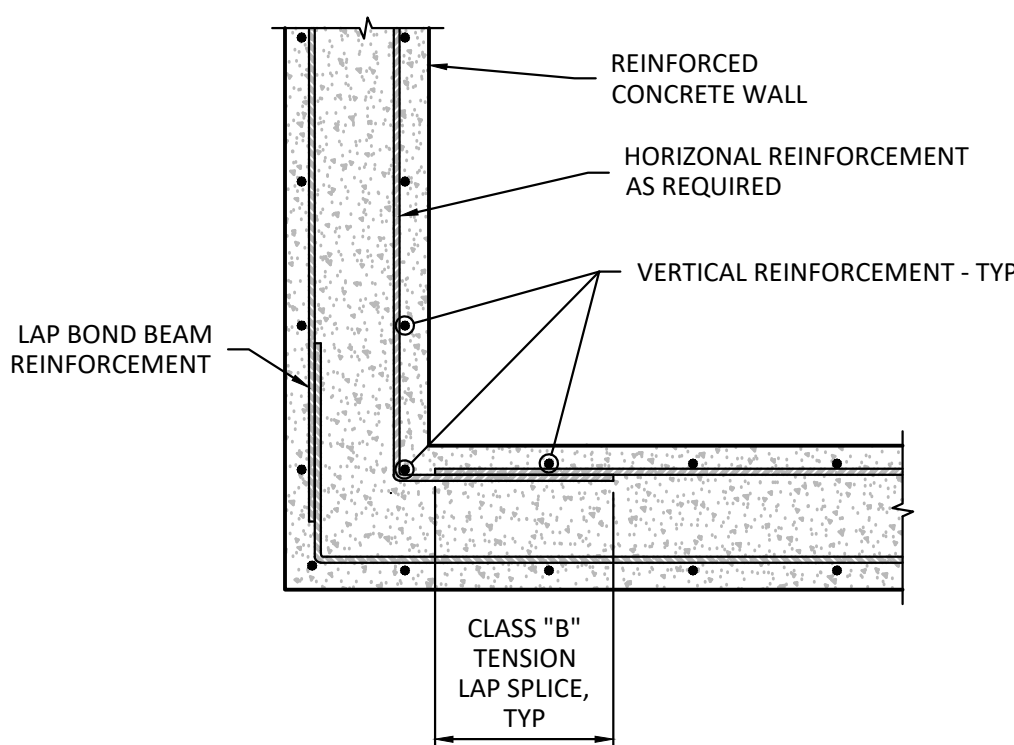
- 3.22. CONCRETE TESTING: THE OWNER SHALL HIRE AN INDEPENDENT QUALIFIED TESTING AGENCY TO PERFORM THE CONCRETE TESTING BELOW. COMPOSITE SAMPLES OF FRESH CONCRETE OBTAINED ACCORDING TO ASTM C 172, SHALL BE TESTED BASED ON THE FOLLOWING REQUIREMENTS:

- A. OBTAIN ONE COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIXTURE EXCEEDING 5 CUBIC YARDS BUT LESS THAN 25 CUBIC YARDS, PLUS ONE SET FOR EACH ADDITIONAL 50 CUBIC YARDS.
- B. SLUMP: PER ASTM C 143. ONE TEST AT POINT OF PLACEMENT FOR EACH CONCRETE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIXTURE. PERFORMANCE ADJUDICIAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
- C. AIR CONTENT: PER ASTM C 231. ONE TEST FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIXTURE.
- D. CONCRETE TEMPERATURE: PER ASTM C 1064. ONE TEST HOURLY WHEN AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND BELOW OR 80 DEGREES FAHRENHEIT AND ABOVE, AND ONE TEST FOR EACH COMPOSITE SAMPLE.
- E. COMPRESSIVE TEST SPECIMENS: PER ASTM C 31. CAST AND LABORATORY CURE THREE SETS OF TWO STANDARD CYLINDER SPECIMENS FOR EACH COMPOSITE SAMPLE.
- F. COMPRESSIVE STRENGTH TEST: PER ASTM C 39. TEST ONE SET OF TWO LABORATORY CURED SPECIMENS AT 7 DAYS AND ONE SET OF TWO SPECIMENS AT 28 DAYS. HOLD ADDITIONAL SET OF TWO SPECIMENS FOR 56 DAY TEST IF REQUIRED. A COMPRESSIVE STRENGTH TEST SHALL BE THE AVERAGE COMPRESSIVE STRENGTH FROM A SET OF TWO SPECIMENS OBTAINED FROM THE SAME COMPOSITE SAMPLE AND TESTED AT THE AGE INDICATED.



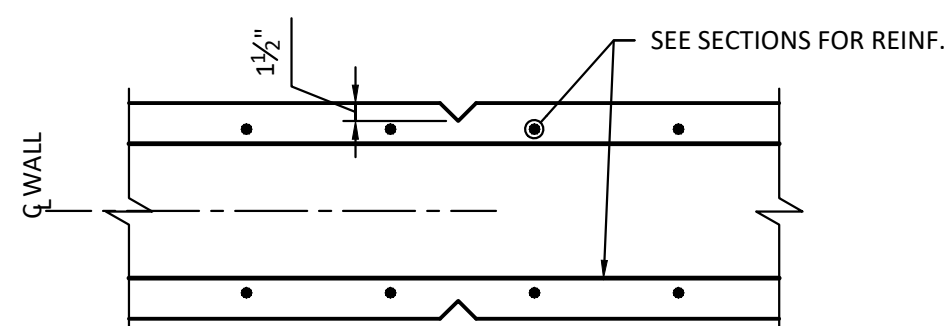
CONCRETE WALL EXPANSION JOINT DETAIL

TYPICAL



CONCRETE WALL CORNER/ INTERSECTION REINFORCEMENT

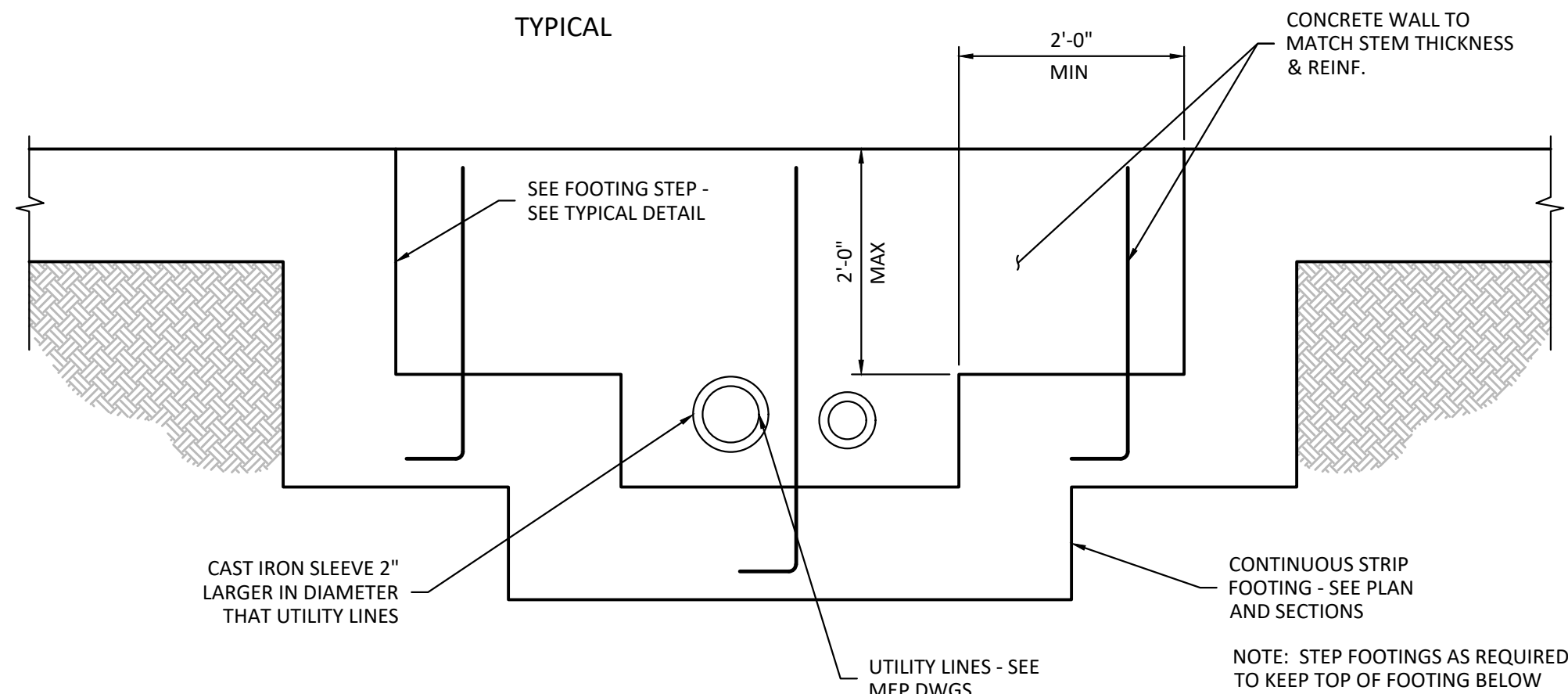
TYPICAL



NOTE: LOCATE CONTROL JOINTS AT
15'-0" O.C., MAXIMUM.

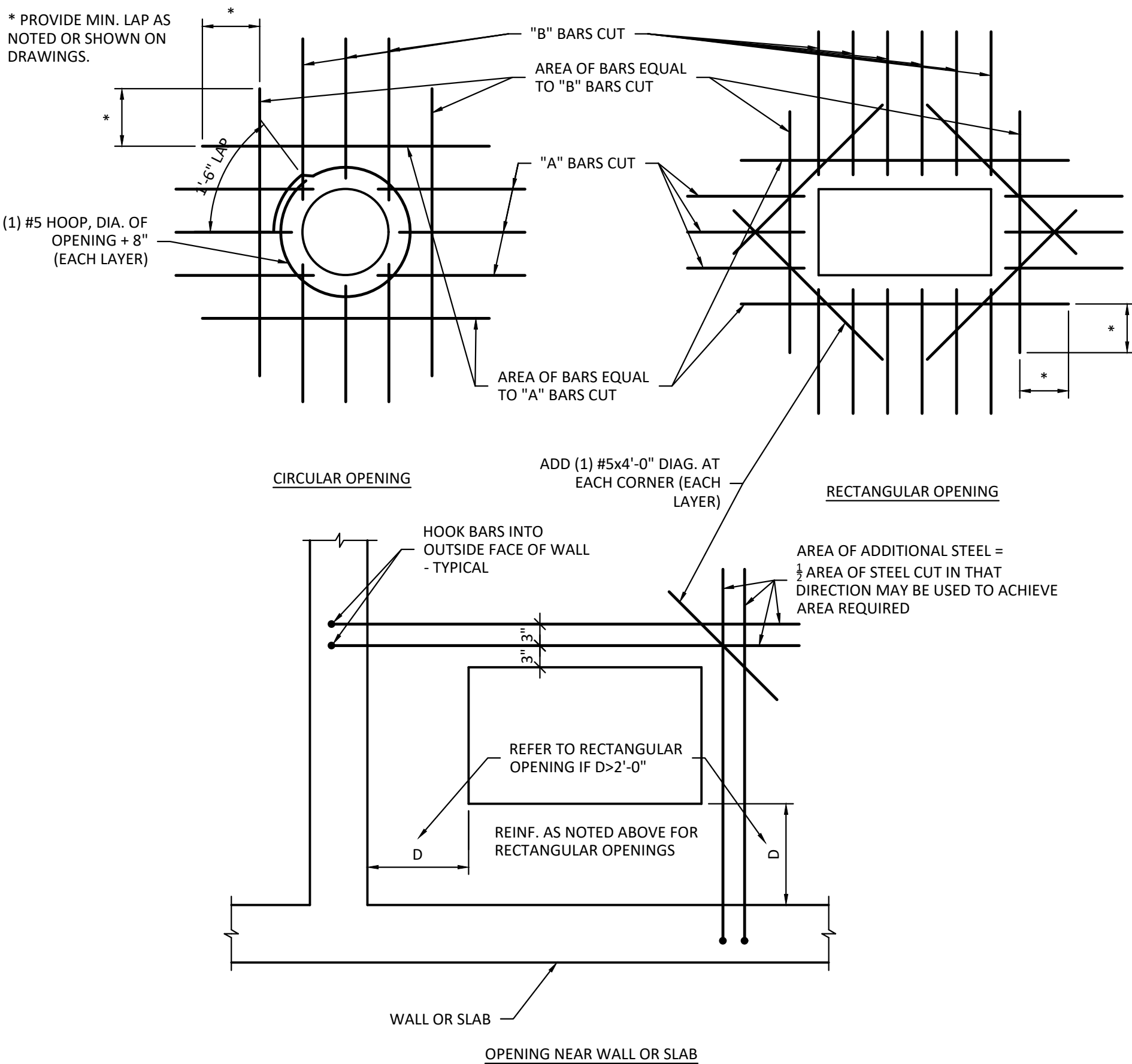
CONCRETE WALL CONTROL JOINT DETAIL

TYPICAL



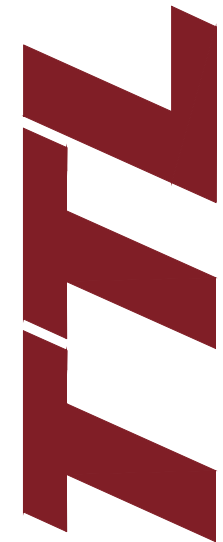
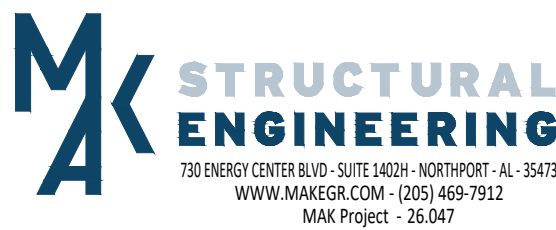
FOUNDATION WALL AT UTILITIES

TYPICAL



CONCRETE WALL OPENING REINFORCEMENT DETAIL

TYPICAL

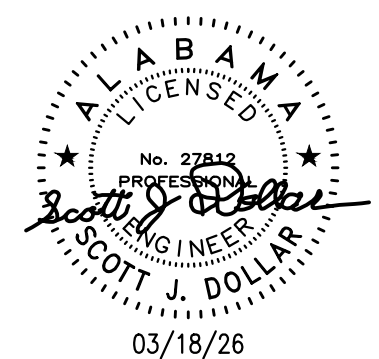


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MISSIS & SONS PROPERTY REDEVELOPMENT WALL EXTENSION & MASS GRADING

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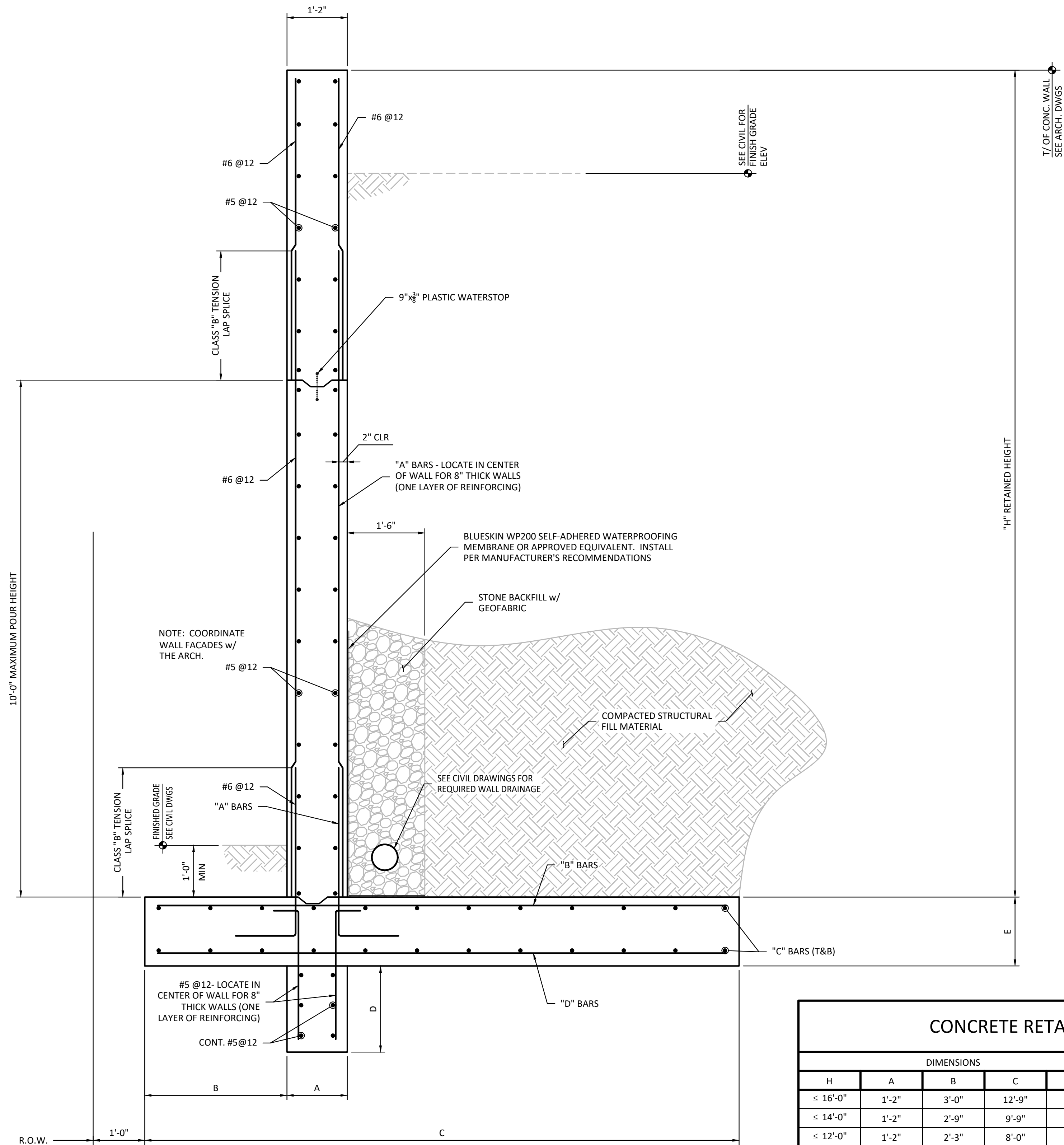
Sheet Title

GENERAL NOTES & TYPICAL DETAILS

No.	Date	Revision Description
Drawn By:		Checked By: SJD
Date: 03/18/2026		Proj. No.: 25110595
File Name: Issis & Sons Property Retaining Wall_DET.dwg		

Sheet No.

S1.0



NOTE: SEE CIVIL DRAWINGS FOR WALL LOCATIONS.

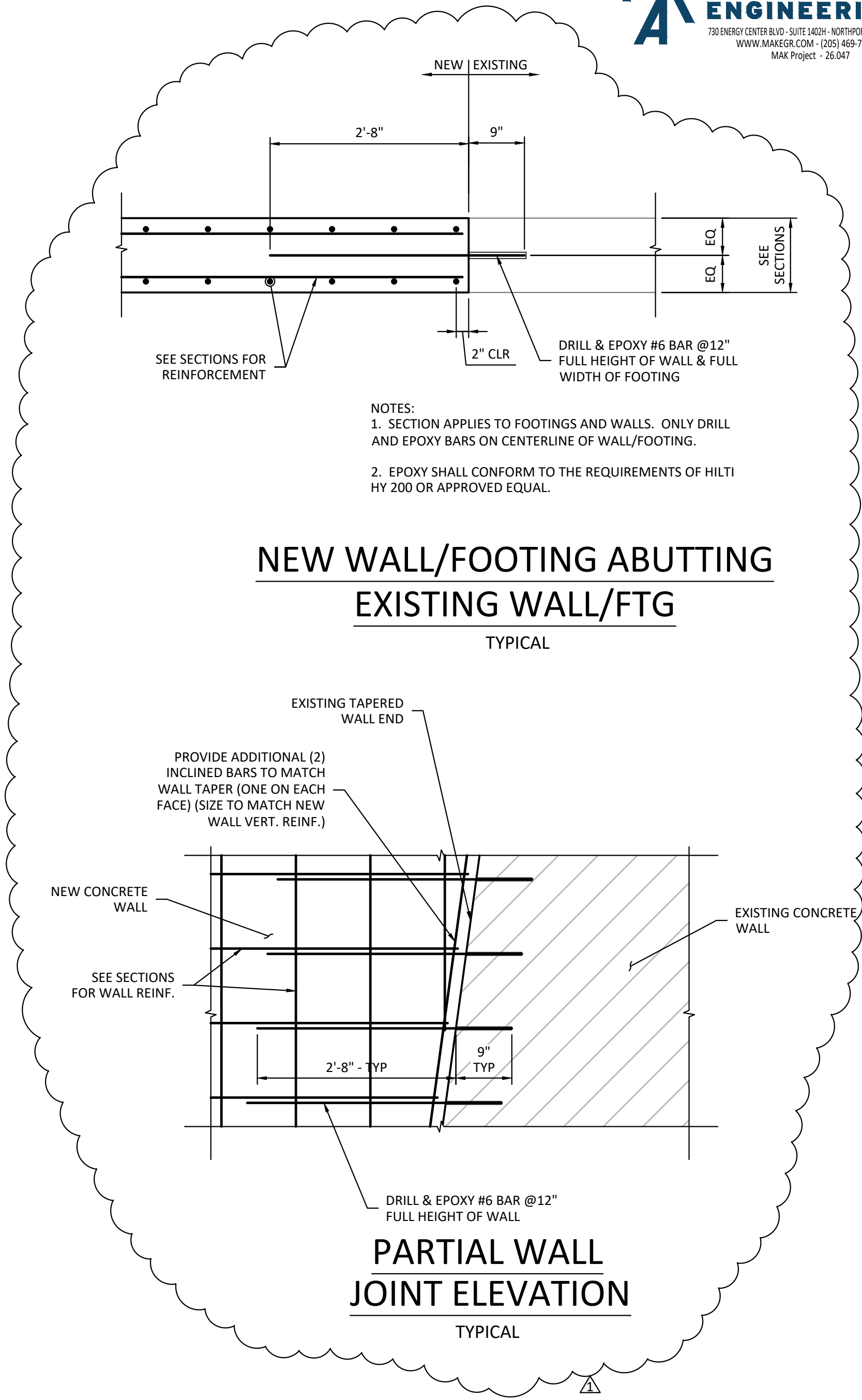
- RETAINING WALL DESIGN BASED ON THE FOLLOWING ASSUMED SOIL PARAMETERS (SEE FOUNDATION NOTES):
- LATERAL SOIL PRESSURE = 45 pcf
 - PASSIVE PRESSURE = 250 pcf
 - DENSITY OF BACKFILL = 105 pcf
 - COEFFICIENT OF FRICTION BETWEEN BOTTOM OF FOOTING AND SUBGRADE = 0.40
 - ALLOWABLE SOIL BEARING = 2000 psf

RETAINING WALL SECTION

TYPICAL

CONCRETE RETAINING WALL SCHEDULE

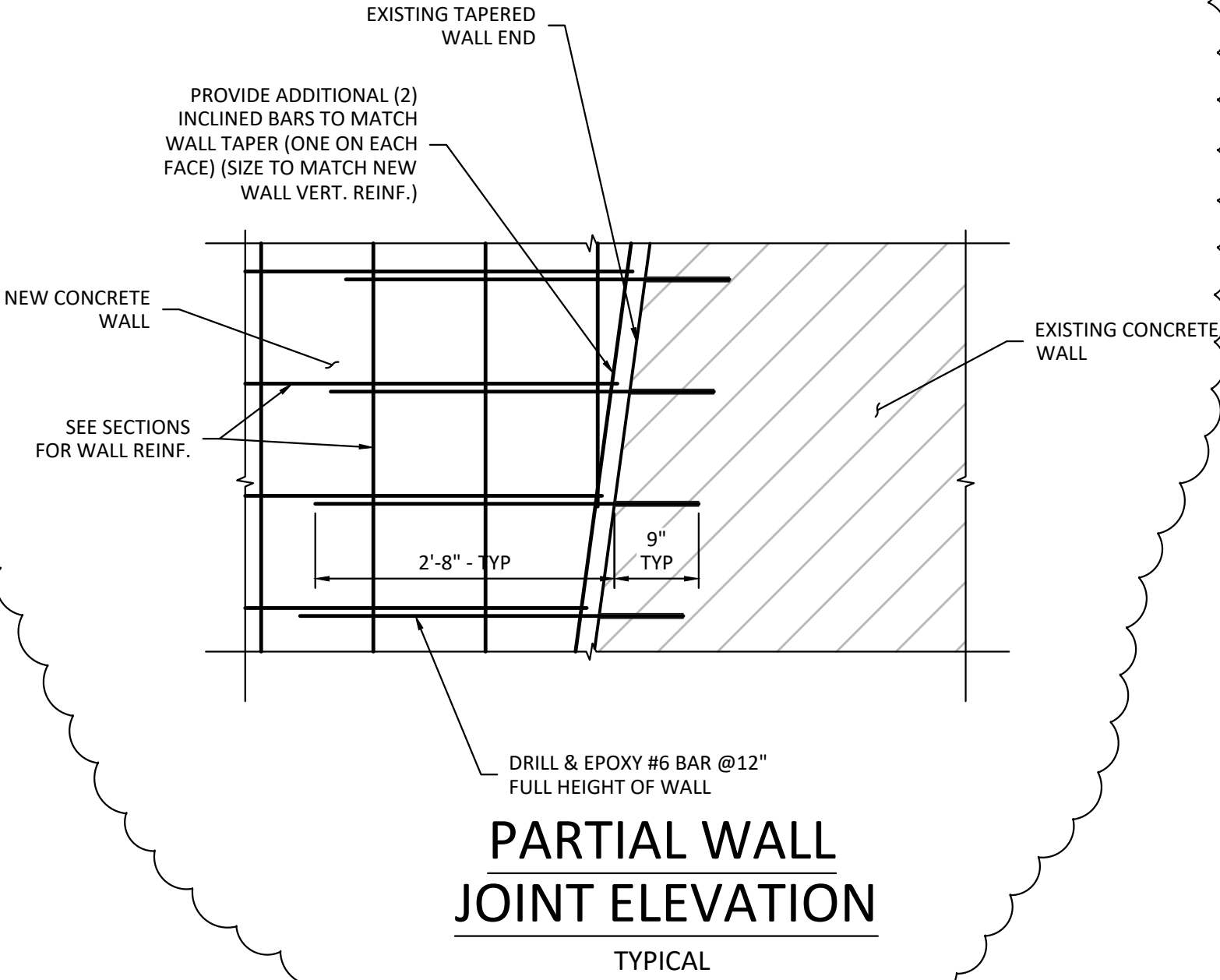
DIMENSIONS						REINFORCEMENT			
H	A	B	C	D	E	"A" BARS	"B" BARS	"C" BARS	"D" BARS
≤ 16'-0"	1'-2"	3'-0"	12'-9"	1'-8"	1'-4"	#7@6	#6@6	#6@12	#6@12
≤ 14'-0"	1'-2"	2'-9"	9'-9"	1'-8"	1'-4"	#6@8	#6@8	#6@12	#6@12
≤ 12'-0"	1'-2"	2'-3"	8'-0"	1'-4"	1'-2"	#6@10	#6@10	#5@12	#6@12
≤ 10'-0"	1'-0"	2'-0"	6'-0"	1'-4"	1'-2"	#6@12	#6@12	#5@12	#6@12
≤ 8'-0"	8"	1'-4"	4'-4"	1'-0"	1'-2"	#6@12	#5@12	#5@12	#5@12
≤ 6'-0"	8"	1'-0"	4'-0"	-	1'-0"	#5@12	#5@12	#5@12	#5@12
≤ 4'-0"	8"	8"	2'-0"	-	1'-0"	#4@12	#5@12	#5@12	#5@12



- NOTES:
- SECTION APPLIES TO FOOTINGS AND WALLS. ONLY DRILL AND EPOXY BARS ON CENTERLINE OF WALL/FOOTING.
 - EPOXY SHALL CONFORM TO THE REQUIREMENTS OF HILTI HY 200 OR APPROVED EQUAL.

NEW WALL/FOOTING ABUTTING EXISTING WALL/FTG

TYPICAL



No.	Date	Revision Description	Checked By: SJD
1	8/6/26	ADDED TYP DETAILS FOR ABUTTING EXISTING WALL	Proj. No.: 25110595
Drawn By:		Date: 03/18/2026	File Name: Issis & Sons Property Retaining Wall_DET.dwg