



Vestavia Hills
Design Review Board Agenda
August 1, 2024
6:00 PM

1. Call to Order
2. Roll Call
3. Approval of Minutes
4. **D-24-10** **Jana Cox** is requesting **Architectural Review, Landscape Review, & Final Review Of Materials** for the property located at **2221 Old Columbiana Rd.** The purpose of this request is for a new athletic center. The property is owned by Michael Valladares and zoned Vestavia Hills Inst.
5. **D-24-11** **Roy Guyton** is requesting **Final Review Of Materials** for the property located at 3156 Cahaba Heights Rd. The purpose of this request is for renovation to an existing building. The property is owned by Roy Guyton and zoned Vestavia Hills B-3.
6. **D-24-12** **Canwyn, LLC** is requesting **Architectural Review, Landscape Review, & Final Review Of Materials** for the property located at 4521 Pine Tree Cir. The purpose of this request is for the renovation of an existing building. The property is owned by Canwyn, LLC and zoned Vestavia Hills O-1.
7. **D-24-13** **Jason Comer** is requesting **Architectural Review, Landscape Review, & Final Review Of Materials** for the property located at 3916 Waynely Dr. The purpose of this request is for a new building. The property is owned by Jason Comer and zoned Vestavia Hills O-1.
8. Rescheduling of October Meeting
9. Time Of Adjournment

CITY OF VESTAVIA HILLS
DESIGN REVIEW BOARD
MINUTES

JULY 9, 2024

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

MEMBERS PRESENT: Robert Thompson, Chairman
David Giddens
Chris Pugh
Joe Ellis
Mae Coshatt

MEMBERS ABSENT: Jeff Slaton
John Wood

OTHER OFFICIALS PRESENT: Conrad Garrison, City Planner

APPROVAL OF MINUTES

The minutes for June were presented for approval.

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

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

FINAL REVIEW OF MATERIALS

D-24-6 Christian Smoke is requesting **Final Review Of Materials** for the property located at **3164 Cahaba Heights Rd.** The purpose of this request is for a new building. The property is owned by Dr. Purohit and zoned Vestavia Hills B-3.

Mr. Garrison described the background of the request for an office building.

Christian Smoke was present to explain the design.

The Board agreed with the materials.

MOTION Motion to approve Final Review Of Materials For 3164 Cahaba Heights Rd. was made by Mr. Ellis. Second was made by Mrs. Coshatt. Voice vote as follows:

Mr. Giddens – yes
Mr. Pugh – yes
Mr. Thompson – yes

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

LANDSCAPE REVIEW, ARCHITECTURAL REVIEW, & FINAL REVIEW OF MATERIALS

D-24-8 Maria Wood is requesting **Architectural Review, Landscape Review, & Final Review Of Materials** for the property located at **4529 Pine Tree Cir.** The purpose of this request is for a new building. The property is owned by Taylor Burton Company and zoned Vestavia Hills O-1.

Mr. Garrison described the background of the request for a new office building.

Maria Wood was present to explain the design.

The Board agreed with the plan but asked that the rear stairs be stained to match the front.

MOTION Motion to approve Landscape Review, Architectural Review, & Final Review of Materials at 4529 Pine Tree Cir. With the rear deck stained to match the front was made by Mr. Ellis. Second was made by Mr. Pugh. Voice vote as follows:

Mr. Giddens – yes
Mr. Pugh – yes
Mr. Thompson – yes

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

FINAL REVIEW OF MATERIALS

D-24-9 Ferris Ritchie is requesting **Final Review Of Materials** for the property located at **1429 Montgomery Hwy.** The purpose of this request is for a new building. The property is owned by Dr. Purohit and zoned Vestavia Hills B-3.

Mr. Garrison described the background of the request is to repaint Vestavia Bowl.

Ferris Ritchie was present to explain the design.

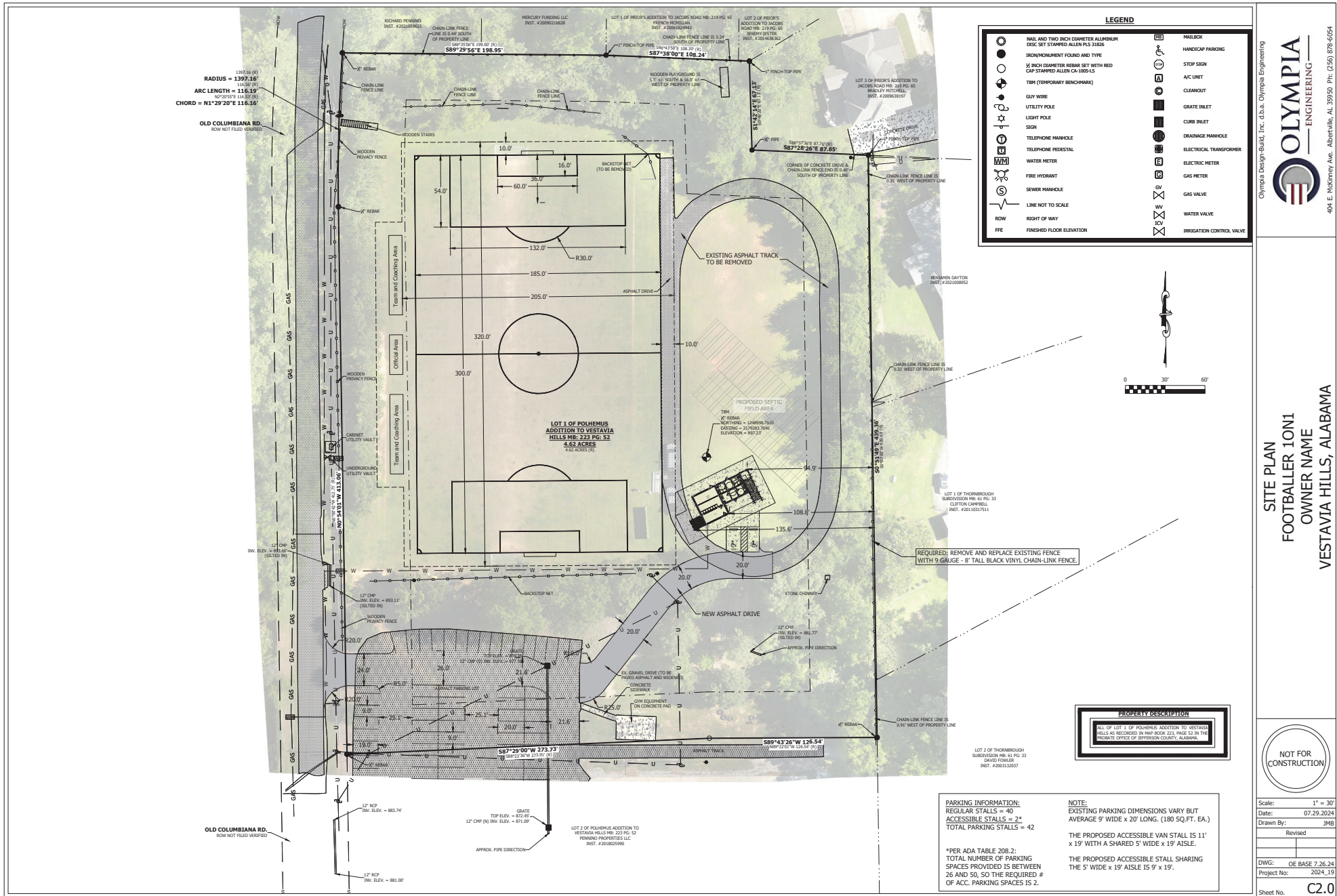
The Board agreed with the materials.

MOTION Motion to approve Final Review Of Materials For 1429 Montgomery Hwy. was made by Mr. Ellis. Second was made by Mr. Giddens. Voice vote as follows:

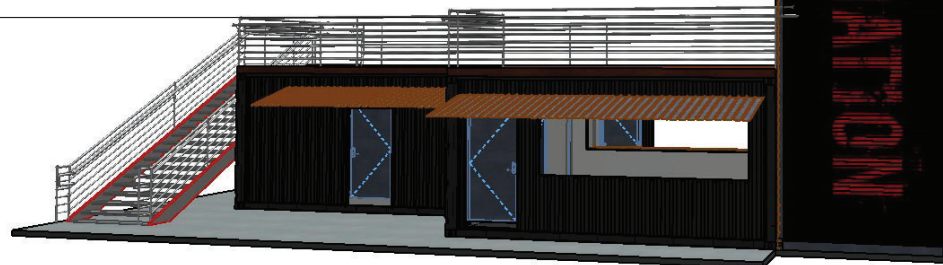
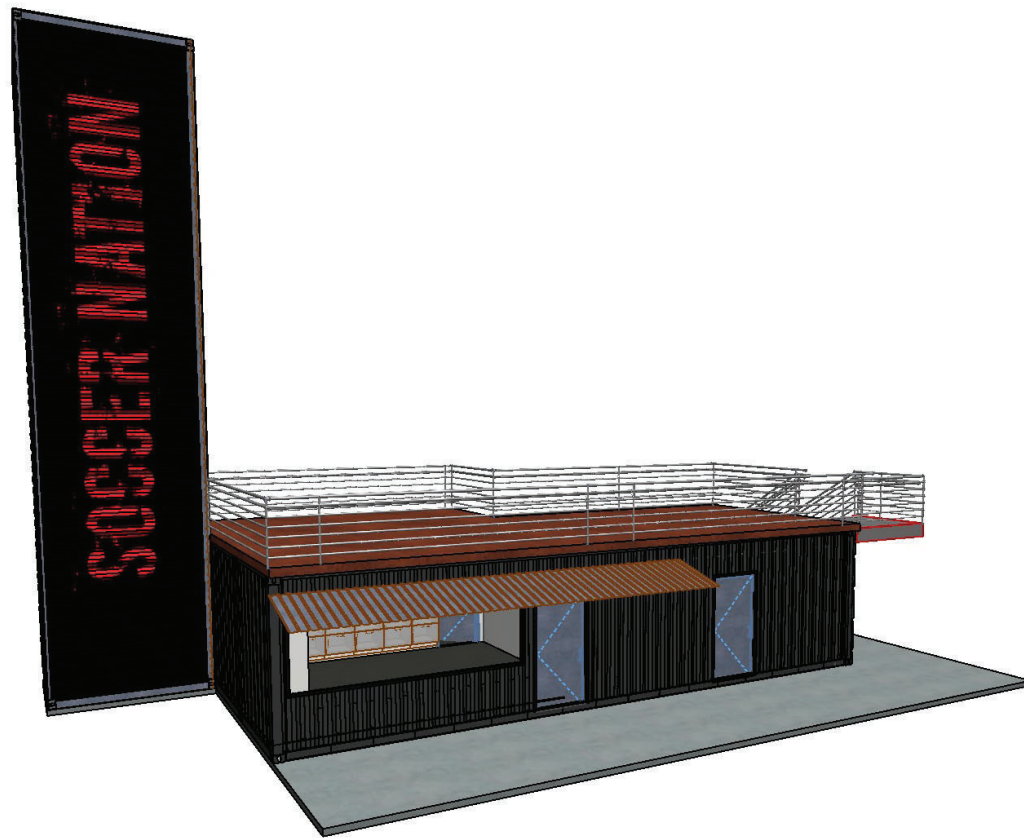
Mr. Giddens – yes
Mr. Pugh – yes
Mr. Thompson – yes

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

Conrad Garrison
City Planner



N:\2024\19_GameDay Footballer 1011\OE BASE 7.26.24.dwg 5.8.2024



INFORMATION ISSUE ONLY NOT FOR
CONSUTRCTION



CONSULTANTS:	
####	####
####	Civil Engineer
####	Structural Engineer
####	Plumbing, Mechanical and Electrical Engineer

```
#Site Address1
#Site Address2
#Site City, #Site State #Site
Postcode
Home Office
####
#Client Address1
#Client City #Client State #Client
Postcode
OWNERS REPRESENTATIVE
#Contact Full Name
####
```

Drawn by EDM
Checked: 00/00/0000
Printed
7/10/2024

[illegible]

PROJECT NO: 1024.09
DRAWN BY: #Architect
CHECKED BY: #####
COPYRIGHT: October 25, 2023

SHEET TITLE:
Cover Sheet

A2.01



CONSULTANTS:

####	Civil Engineer	####
####	Structural Engineer	
####	Plumbing, Mechanical and Electrical Engineer	

#Site Address1
 #Site Address2
 #Site City, #Site State #Site Postcode
Home Office
 #####
 #Client Address1
 #Client City #Client State#Client Postcode
OWNERS REPRESENTATIVE
 #Contact Full Name
 #####

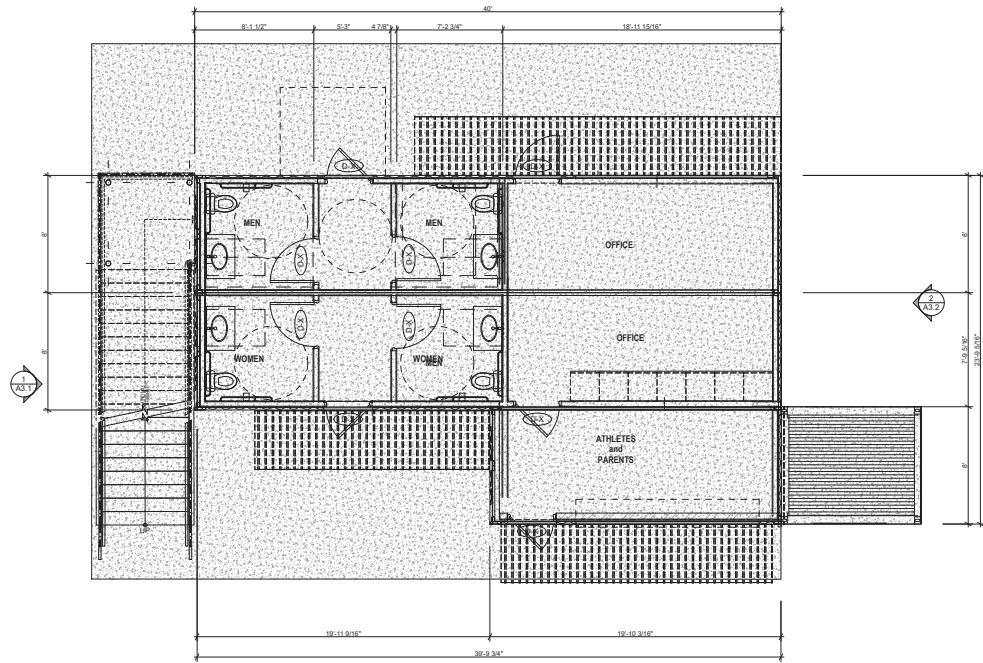
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 Printed
 7/11/2024



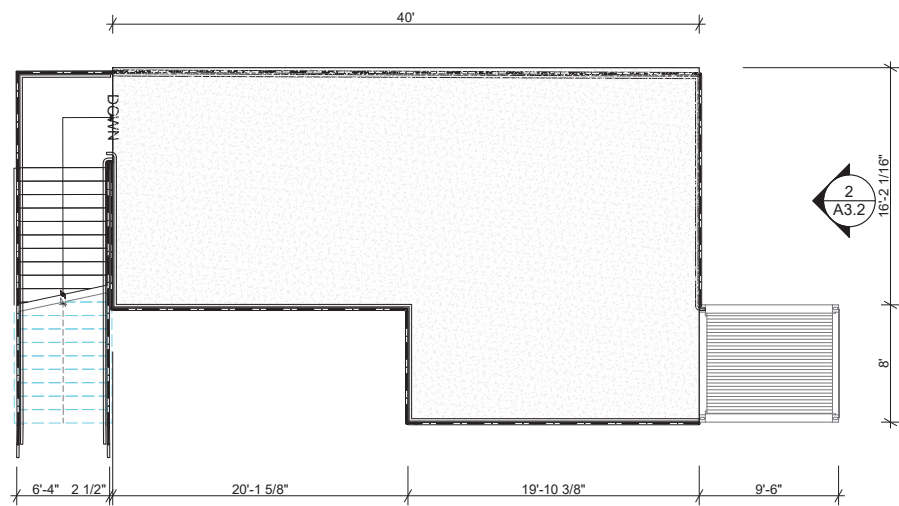
PROJECT NO: 1024.09
 DRAWN BY: #Architect
 CHECKED BY: #####
 COPYRIGHT:
 October 25, 2023

SHEET TITLE:
 FIRST FLOOR PLAN
 and South Elevation

A2.01

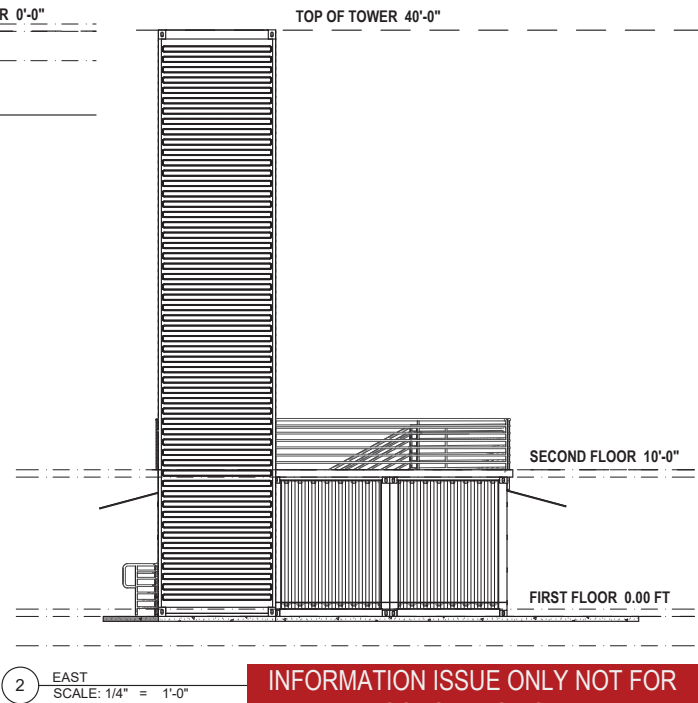


3 BUILDING PAD
 SCALE: 1/4" = 1'-0"



5 2ND FLOOR (1)
 SCALE: 1/4" = 1'-0"

INFORMATION ISSUE ONLY NOT FOR CONSUTRCTION



CONSULTANTS:	
####	##
####	Civil Engineer
####	Structural Engineer
####	Plumbing, Mechanical and Electrical Engineer

#Site Address1
#Site Address2
#Site City, #Site State #Site
Postcode
Home Office

#Client Address1
#Client City #Client State #Client
Postcode
OWNERS REPRESENTATIVE
#Contact Full Name
####

Drawn by EDM

Checked: 00/00/0000

Printed
7/11/2024

[illegible]

PROJECT NO: 1024.09
DRAWN BY: #Architect
CHECKED BY: ####
COPYRIGHT:
October 25, 2023

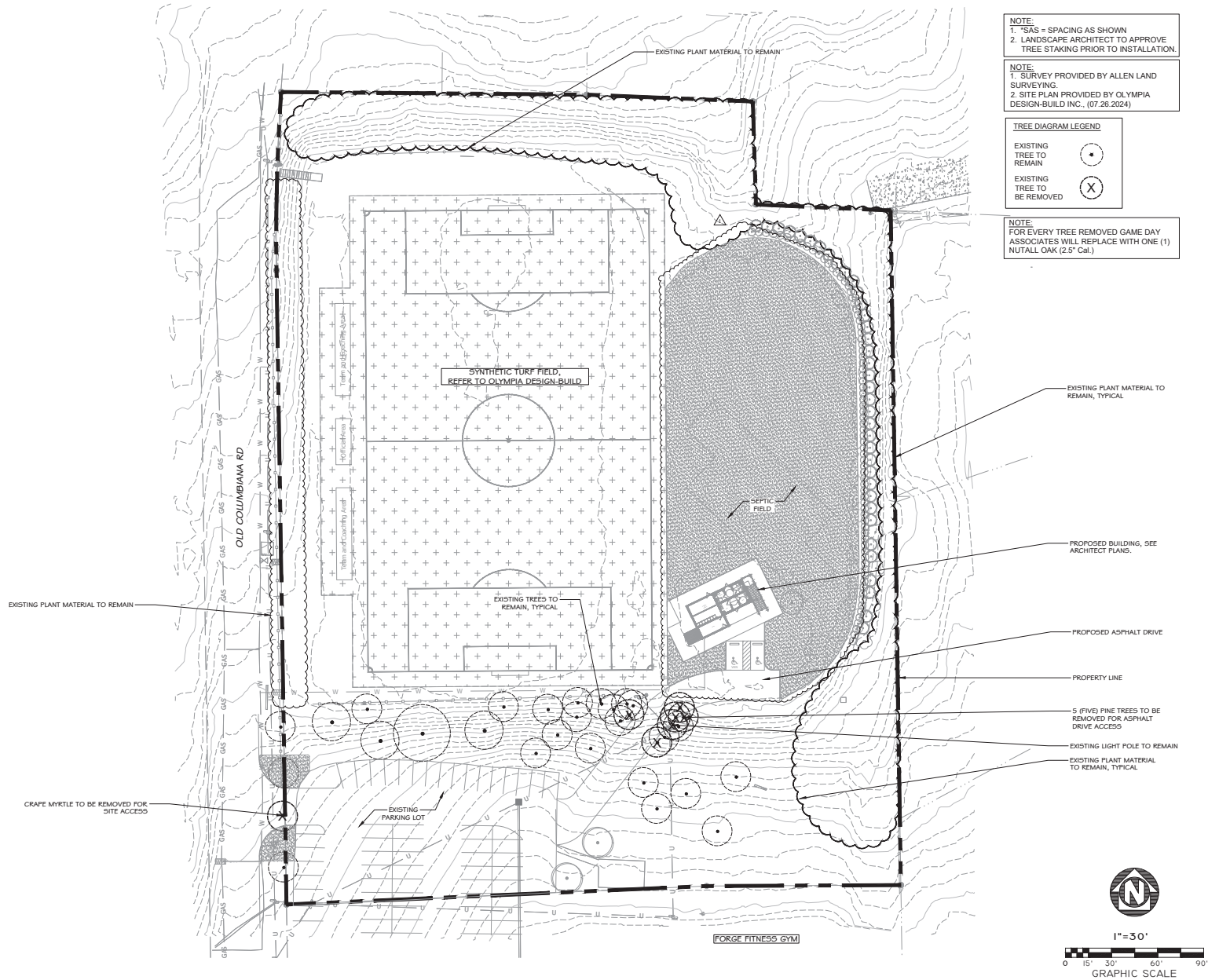
SHEET TITLE:

**BUILDING
ELEVATIONS**

A3.2



Know what's below
Call before you dig



REVISIONS	
NO.	DESCRIPTION
0	ISSUED FOR REVIEW
1	REVISED FOR CITY COMMENTS

DATE	07/26/2024
DATE	07/11/2024

TREE SAVE PLAN

FOOTBALLERS 1 ON 1

2301 OLD COLUMBIANA RD. 35516

GAME DAY ASSOCIATES

OWN BY: GDC

DESIGNED BY: J. STRENGTH & ASSOCIATES, INC.

SCALE: 1"=30'

DATE: 07/21/2024

GONZALEZ & STRENGTH & ASSOCIATES, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE

1550 WOODS OF RIVERCHASE DRIVE SUITE 200

PHONE: (205) 942-2488

FAX: (205) 942-3033

WWW.GSASURV.COM

STATE OF ALABAMA

REGISTERED PROFESSIONAL ENGINEER

316

07/21/2024

DWG. NO.	L3.0
PROJECT	24-0322

N:\2024\811\811-0001\811-0001.dwg, 11/21/2024, 1:40 pm



Know what's below
Call before you dig

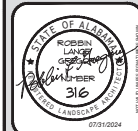
PHOTO LOCATION DIRECTION, TYPICAL



REVISIONS		DATE
NO.	DESCRIPTION	
0	ISSUED FOR REVIEW	07/26/2024
1	REVISED PER CITY COMMENTS	07/27/2024

EXISTING BUFFER CONDITIONS
FOOTBALLERS 1 ON 1
2301 OLD COLUMBIANA RD. 35218
GAME DAY ASSOCIATES
OWN BY
AND
SCALE
1"=30'-0"
DATE
07/27/2024

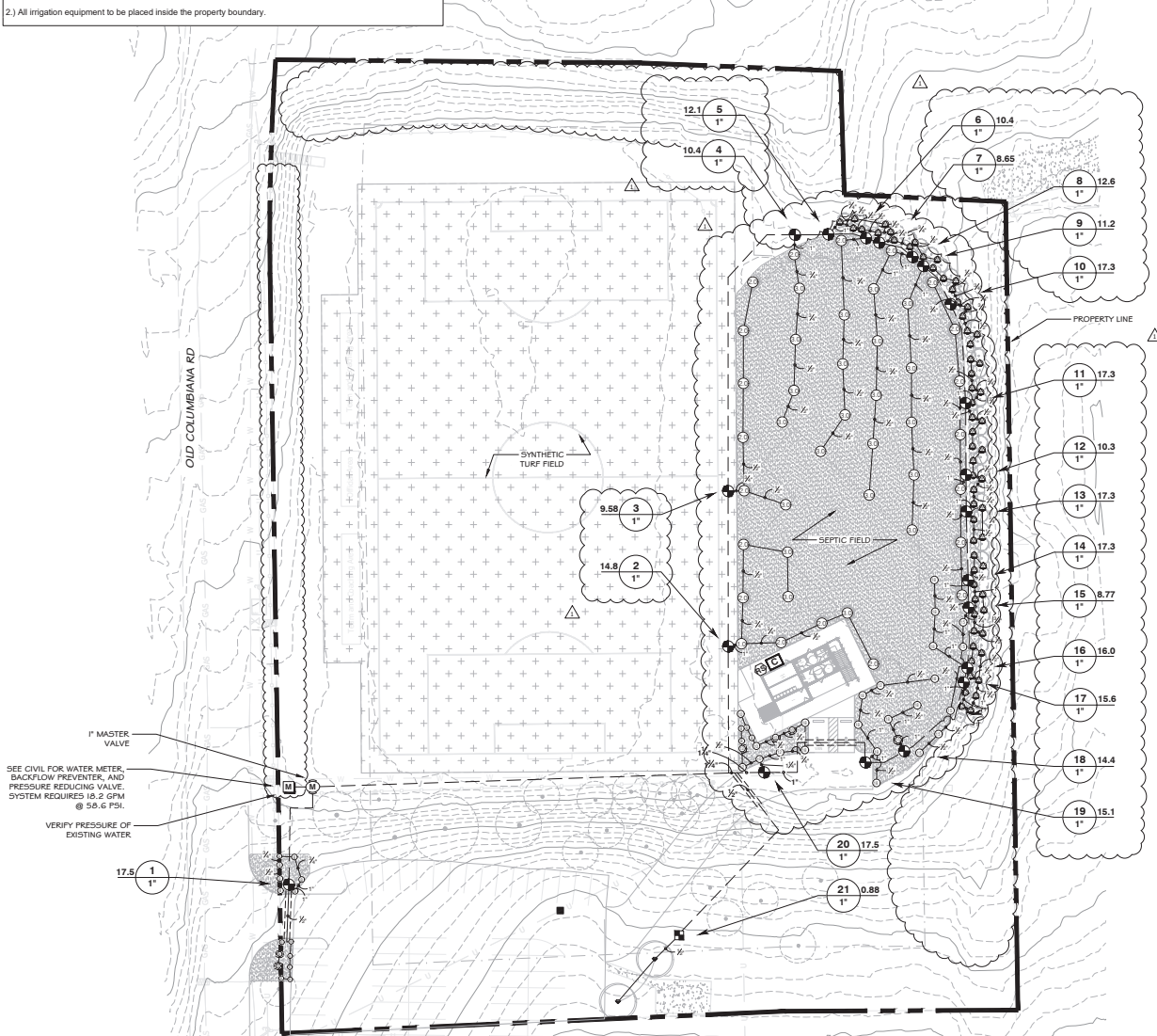
GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEER AND ARCHITECT
1550 WOODS OF RIVINGTON DRIVE SUITE 200
PHONE: (205) 942-2484
FAX: (205) 942-3033
WWW.GSA-INC.COM



DWG. NO.
L-4.0
PROJECT
24-0322

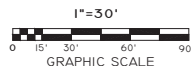
IRRIGATION NOTES:

- 1.) Provide as-built drawings in print and digital PDF format showing all sprinkler heads, valves, drains, and pipelines to scale with dimensions. These drawings shall have dimensions from easily located stationary points (cross measured) as they relate to all valves, mainlines, and wire. Clearly note all approved substitutions of size, material, etc. Complete, concise instruction sheets and parts lists covering all operating equipment and weathering techniques shall be bound into folders and furnished to the Owner in three (3) copies. Submission of this information is a requirement for final acceptance.
- 2.) All irrigation equipment to be placed inside the property boundary.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 1804 8 Series MPR Turf Spray 4.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.	2
	Rain Bird 1804 10 Series MPR Turf Spray 4.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.	1
	Rain Bird 1804 12 Series MPR Turf Spray 4.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.	2
	Rain Bird 1804 15 Series MPR Turf Spray 4.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.	1
	Rain Bird 1804 ADJ Turf Spray 4.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet.	40
	Rain Bird 1812 15 Strip Series Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	61
	Rain Bird 5004-PC-LA 1.0 Turf Rotor. 4.0in. Pop-Up, Plastic Riser. Adjustable to Full Circle. Low Angle Nozzle.	1
	Rain Bird 5004-PC-LA 2.0 Turf Rotor. 4.0in. Pop-Up, Plastic Riser. Adjustable to Full Circle. Low Angle Nozzle.	20
	Rain Bird 5004-PC-LA 3.0 Turf Rotor. 4.0in. Pop-Up, Plastic Riser. Adjustable to Full Circle. Low Angle Nozzle.	22
	Rain Bird XC2-100-PRB-COM 1" Wide Flow Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESB Valve and 1in. Pressure Regulating 40psi Quick Check Basket Filter. 3 GPM @ 50 GPM.	1
	Rain Bird LUX-360-SPYK Drip Bubbler. LUX umbrella flood pattern, available in Full Circle. With 5in. spike and barb x barb coupler. Adjust flow as required for planting.	2
	Rain Bird PGA Globe 1" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe.	20
	Rain Bird PGA Globe 1" 1in., 1-1/2in., 2in. Electric Master Valve, Globe.	1
	Rain Bird ESP-ME3 4 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1
	Rain Bird RSD-BEX Rain Sensor, with metal latching bracket, extension wire.	1
	Irrigation Lateral Line: PVC Class 200 SDR 21	2,212 L.F.
	Irrigation Mainline: PVC Schedule 40 SDR 21	1,210 L.F.
	Pipe Sleeve: PVC Schedule 40	76 L.F.



Know what's below
Call before you dig

DATE	REVISIONS
07/26/2024	1
07/27/2024	2

IRRIGATION PLAN

FOOTBALLERS 1 ON 1

2301 OLD COLUMBIANA RD. 35116

THUNDERBOLT, AL

GAME DAY ASSOCIATES

OWN BY: AMT

DATE: 07/27/2024

GONZALEZ STRENGTH & ASSOCIATES, INC.

CIVIL ENGINEER - LANDSCAPE SURVEYING

LAND PLANNING - LANDSCAPE ARCHITECTURE

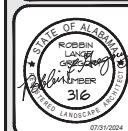
1550 WOODS OF RIVERCHASE DRIVE SUITE 200

PHOENIX, AZ 85024

PHONE: (602) 942-2488

FAX: (602) 942-3033

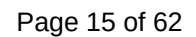
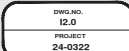
WWW.GONZALEZSTRENGTH.COM

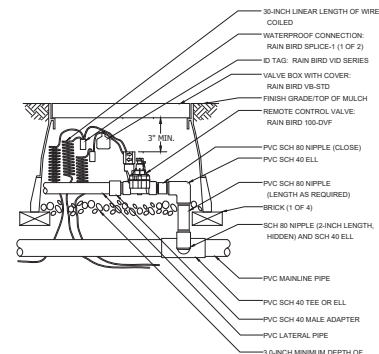


DWG. NO.	11.0
PROJECT	24-0322

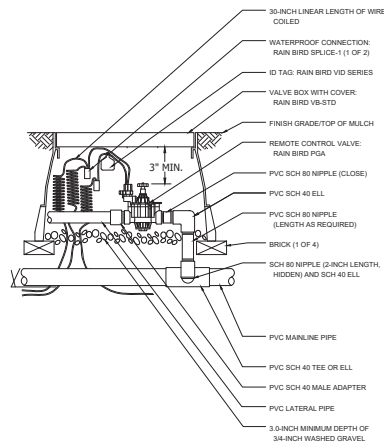


2 IRRIGATION SLEEVING DETAIL

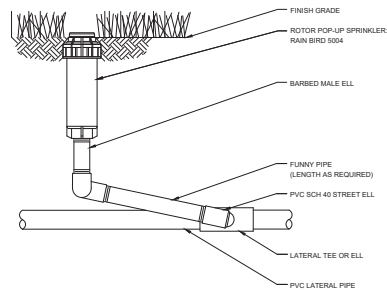




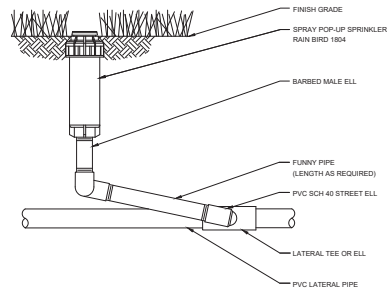
1 ELECTRIC REMOTE CONTROL VALVE
NTS PGA SERIES



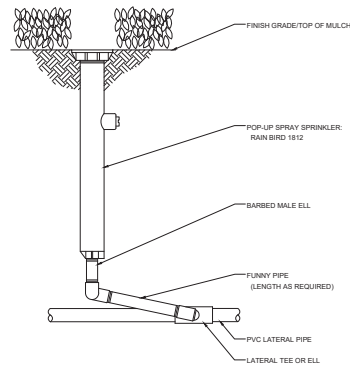
2 ELECTRIC MASTER VALVE
NTS PGA SERIES



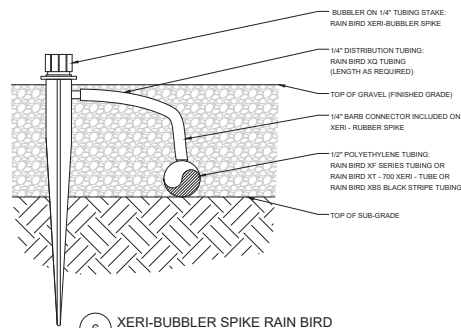
3 TURF ROTOR RAIN BIRD 5004
NTS



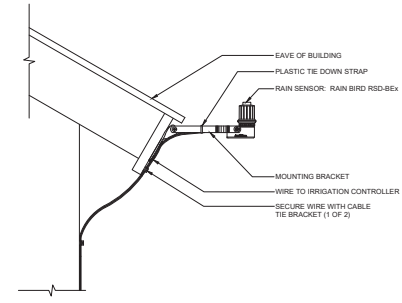
4 TURF SPRAY RAIN BIRD 1804
NTS



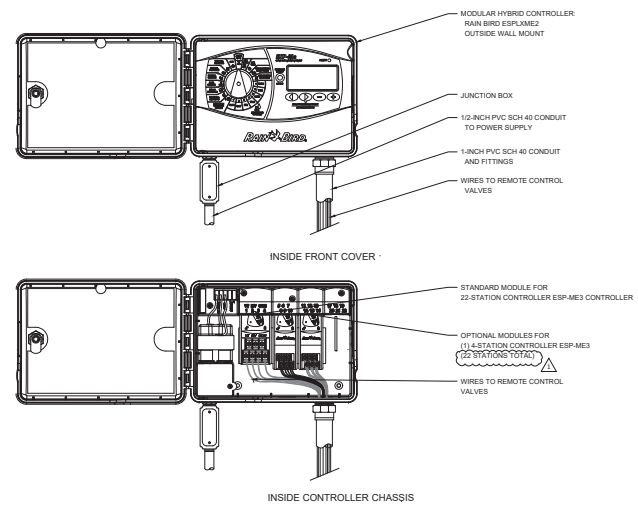
5 SHRUB SPRAY RAIN BIRD 1812
NTS



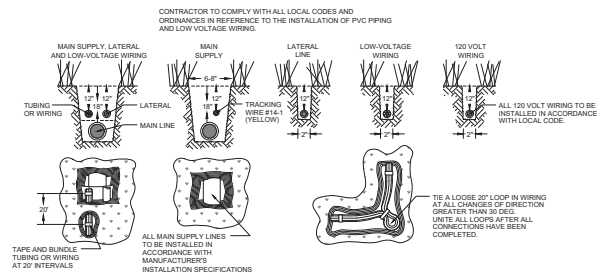
6 XERI-BUBBLER SPIKE RAIN BIRD
NTS



7 RSD SERIES RAIN SHUT OFF
NTS



8 RAIN BIRD ESP-ME3 CONTROLLER
NTS



9 TRENCHING
NTS

NO.	REVISIONS	DATE
1	DESIGN/REVISION	07/24/2024
2	REVISION FOR REVIEW	07/24/2024
3	REVISION FOR REVIEW	07/24/2024
4	REVISION FOR REVIEW	07/24/2024
5	REVISION FOR REVIEW	07/24/2024
6	REVISION FOR REVIEW	07/24/2024
7	REVISION FOR REVIEW	07/24/2024
8	REVISION FOR REVIEW	07/24/2024
9	REVISION FOR REVIEW	07/24/2024
10	REVISION FOR REVIEW	07/24/2024

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4	REVISION FOR REVIEW	07/24/2024
5	REVISION FOR REVIEW	07/24/2024
6	REVISION FOR REVIEW	07/24/2024
7	REVISION FOR REVIEW	07/24/2024
8	REVISION FOR REVIEW	07/24/2024
9	REVISION FOR REVIEW	07/24/2024
10	REVISION FOR REVIEW	07/24/2024

IRRIGATION DETAILS

FOOTBALLERS 1 ON 1

2301 OLD COLUMBIANA RD. 35516

GAME DAY ASSOCIATES

THUNDERBOLT, AL.

OWN BY: AMT

SCALE: 1/4\"/>

GONZALEZ & STRENGTH & ASSOCIATES, INC.

CIVIL ENGINEER & LANDSCAPE ARCHITECT

1550 WOODS OF RIVERCHASE DRIVE SUITE 200

PHONE: (205) 942-2488

FAX: (205) 942-3013

WWW.GSASOCIATES.COM

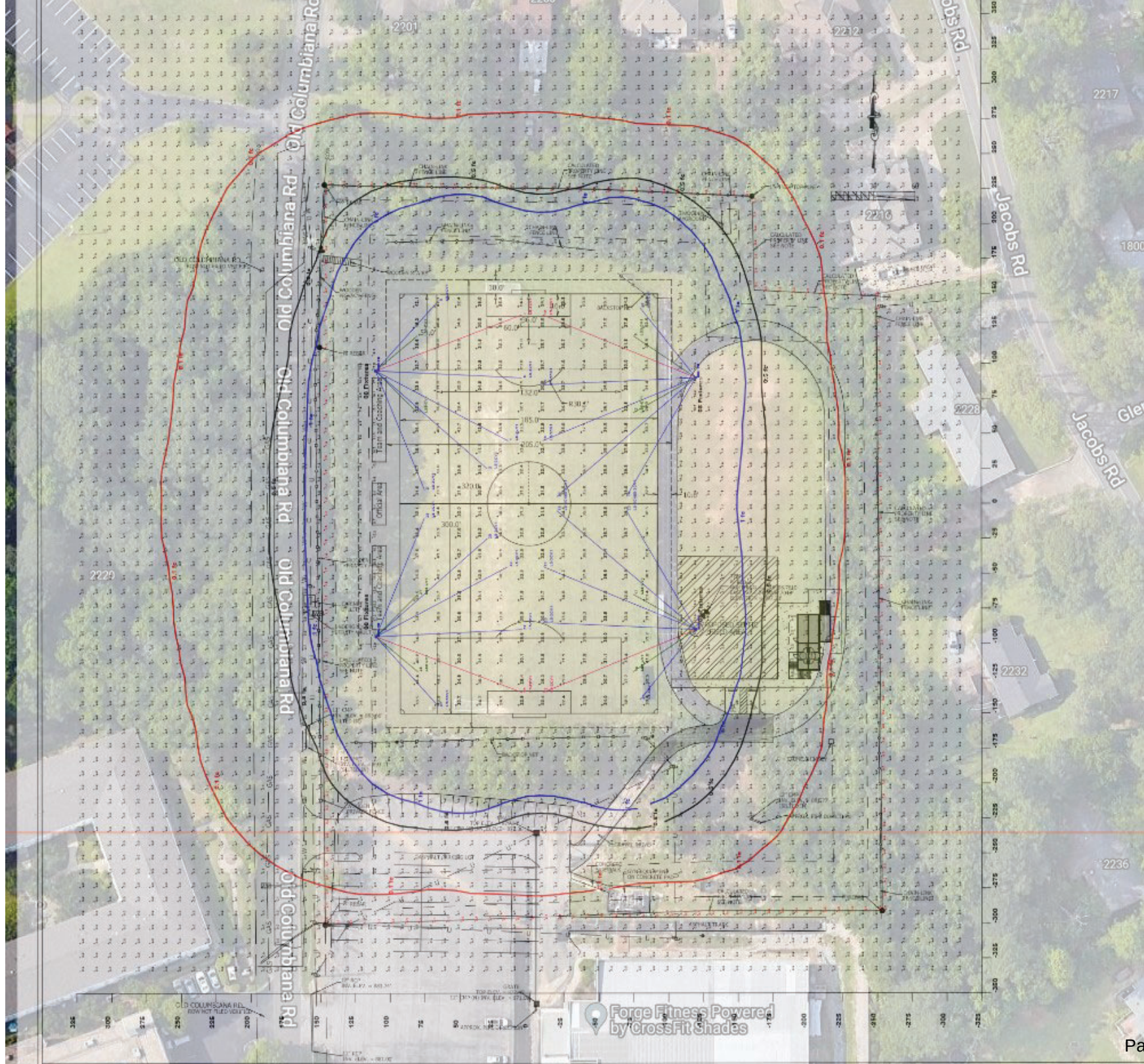
STATE OF ALABAMA

ROBERT L. GONZALEZ

3/6

10/1/2024

DWG. NO.	13.0
PROJECT	24-0322



Design Review Board Application

DRB-24-11

Submitted On: Jul 15, 2024

Applicant

 Tommy Ford
 2052396408
 @ littlepigsroofing@gmail.com

Primary Location

3156 CAHABA HEIGHTS RD
VESTAVIA HILLS, AL 35243

Owner of Property

Name

Roy Guyton POA Cheryl Brennan

City

Vestavia

Zip Code

35243

Email

cheribren42@gmail.com

Address

3156 Cahaba Heights Rd

State

Al

Phone Number

2053059504

Billing/Responsible Party

Name

Little Pigs Roofing

City

Birmingham

Zip Code

35203

Email

littlepigsroofing@gmail.com

Address

900 6th Ave N

State

al

Phone Number

2054418087

Representing Attorney/Other Agent

Name

--

City

--

Zip Code

--

Email

--

Address

--

State

--

Phone Number

--

Description of Property

7/24/24, 10:16 AM

about:blank

Subject Property Address	Property Zoning Classification
3156 Cahaba Heights Rd	--
Subdivision Name, Lot #, Block #, etc.	
--	

Reason for Request

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

Detailed Explanation

request for disapproval of shingle "patch" color. Current shingles are discontinued and insurance will not pay for entire roof because alabama is not a color match state. insurance will respond to code requirements

Process

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

Detailed Explanation

removal of exsisting asphalt shingle and installation of new asphalt shingles

Affidavit:

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. Simultaneously with the submittal of this application, I am hereby submitting a notarized affidavit signed by the owner of the property in the attachments section of this application. NOTE: Applications cannot be processed without the notarized owners affidavit.

Review Requirements

The following information and exhibits shall be provided and presented on your proposed project for review. The Board will

review the three project components at the meeting. The Board must approve all three components before any permit is issued. A design professional, owner, or owner representative with knowledge of design elements and project provisions should represent the project to the committee.

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

1. Architectural Review

- a. Site plan showing roadways, entrances, exits and parking
- b. Building elevations showing construction material, material colors, context, and protrusions. Color rendering is preferred. Roof design must be detailed.
- c. Presentation by architect or owner with knowledge of compatibility with adjacent structures, city context, etc.

2. Landscape Review

- a. Site plan showing contours, drainage containment areas, parking spaces, sidewalks, buffers, site lighting and details, etc.
- b. Landscape plan showing planting materials, designations, size, potted planting, window boxes, vines, etc. Trees will be identified by botanical name, quantity, and caliper. Shrubs will be identified by botanical name, quantity, and container size. Differentiate between existing and new landscaping.
- c. Parking lots: Provide calculations of total square footage and square footage designed for landscaping. Indicate handicapped spaces. Indicate size of parking spaces.
- d. Irrigation plan for all landscaped areas.
- e. Statement of maintenance policy and provisions.

Design Review Board Application

DRB-24-12

Submitted On: Jul 15, 2024

Applicant

 Lauren Barrett
 205-531-0118
 lauren@barrettarchstudio.com

Primary Location

4521 PINE TREE CIR
VESTAVIA HILLS, AL 35243

Owner of Property

Name	Address
Canwyn, LLC	4521 Pine Tree Circle
City	State
Vestavia Hills	AL
Zip Code	Phone Number
35243	205 876 3674
Email	
david@canopybuilding.com	

Billing/Responsible Party

Name	Address
David Saunders	4521 Pine Tree Circle
City	State
Vestavia Hills	AL
Zip Code	Phone Number
35243	205 876 3674
Email	
david@canopybuilding.com	

Representing Attorney/Other Agent

Name	Address
Lauren Barrett	4701 Jackson Loop
City	State
Vestavia Hills,	AL
Zip Code	Phone Number
35242	205 531 0118
Email	
lauren@barrettarchstudio.com	

Description of Property

Reason for Request

Check all that apply

Preliminary Review

--

Landscape Review

--

Architectural Review

true

Final Review of Materials

true

Other

--

Detailed Explanation

The existing residenct is being converted into the offices of Canopy Building Company. The exterior brick and siding will be painted the same color. Wood framing at the entry canopy will receive a semi-transparent wood stain. The carport will be enclosed as part of the office space, and an ADA entry ramp will be provided. Off-street parkong meeting the requirements for Business Occupany will be provided (6 spaces + 1 ADA space)

Process

Check all that apply

New Building

--

Renovation of Existing Building

true

New Landscape Plan

--

Renovation to Existing Landscaping Plan

true

Other

--

Detailed Explanation

The existing property is wooded with numerous hardwood trees, which will remain. Existing landscaping around the foundation of the building will be maintained and refreshed. New mulch around the planting will be added.

Affidavit:

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. Simultaneously with the submittal of this application, I am hereby submitting a notarized affidavit signed by the owner of the property in the attachments section of this application. NOTE: Applications cannot be processed without the notarized owners affidavit.

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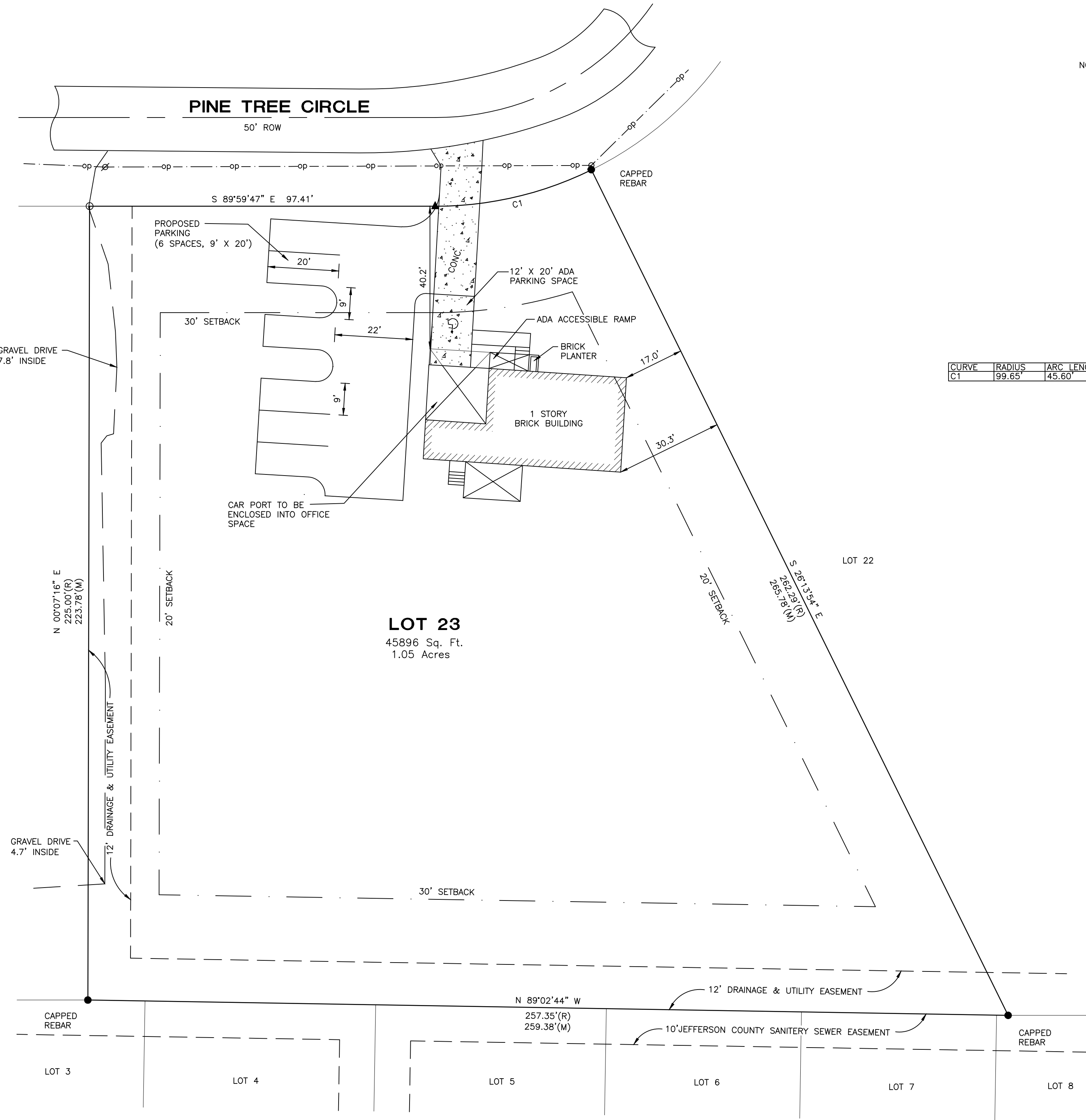
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- c. Presentation by architect or owner with knowledge of compatibility with adjacent structures, city context, etc.

2. Landscape Review

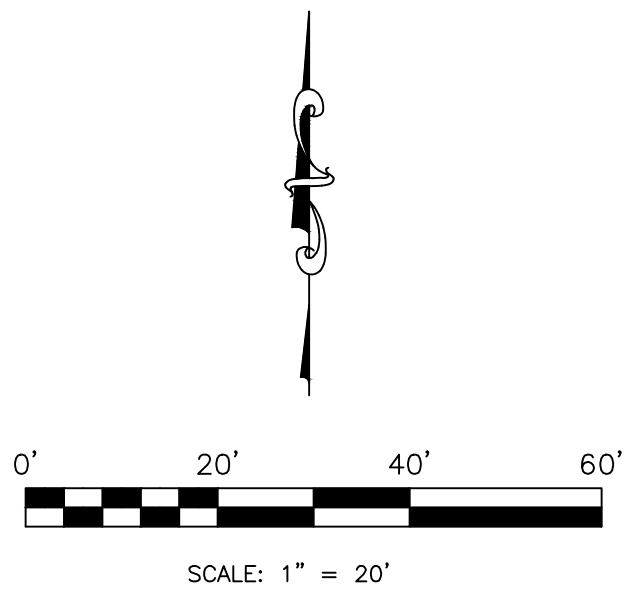
- a. Site plan showing contours, drainage containment areas, parking spaces, sidewalks, buffers, site lighting and details, etc.
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- c. Parking lots: Provide calculations of total square footage and square footage designed for landscaping. Indicate handicapped spaces. Indicate size of parking spaces.
- d. Irrigation plan for all landscaped areas.
- e. Statement of maintenance policy and provisions.



NOTE:
SETBACKS SHOWN ARE BASED ON THE CURRENT ZONING REGULATIONS FOR O-1 ZONING.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	CHORD BEARING
C1	99.65'	45.60'	45.20'	26°13'02"	N 76°53'42" E

LEGEND	
● - IRON PIN FOUND	CONCRETE.
○ - 1/2" REBAR SET WITH CAP STAMPED "SCS"	○ - LIGHT POLE.
⊕ - MAG NAIL SET	D - DEED
∅ - UTILITY POLE.	- NOT TO SCALE.
ROW - RIGHT OF WAY.	AC. - ACRES.
▲ - CALCULATED POINT	C - CENTERLINE
--- = BARBED WIRE FENCE	D.B. - DEED BOOK.
--- = OVERHEAD POWER LINE	M.B. - MAP BOOK
⊕ = FIRE HYDRANT	P.B. - PLAT BOOK
⊕ = WATER VALVE	PG. - PAGE.
⊕ = SANITARY SEWER MANHOLE	POB - POINT OF BEGINNING
⊕ = POWER BOX	POC - POINT OF COMMENCEMENT
⊕ = TELEPHONE BOX	POE - POINT OF ENDING
	POT - POINT OF TERMINATION



Lot Survey

STATE OF ALABAMA
JEFFERSON COUNTY

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

Lot 23, according to the survey of TOPFIELD SUBDIVISION, as the same appears of record in the Office of the Judge of Probate, Jefferson County, Alabama, in Map Book 42, Page 72.

That there are no rights-of-way, easements, joint driveways or encroachments, over or across said land, visible on the surface or shown on recorded map, except as shown; that this survey shows the improvements located on said property; and that there are no electrical or telephone wires, (excluding wire which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said property, except as shown; and that the property is not located in a special hazard area and is shown in a Zone "X" on the Flood Insurance Rate Map for this area (Map No. 01073C0586H, dated September 24, 2021).

GIVEN UNDER MY HAND AND SEAL, this the 15th day of July, 2024.

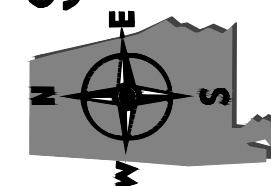
William D. Callahan, Jr.
William D. Callahan, Jr., PLS
AL Reg # 28251



ADDRESS:
4521 PINE TREE CIRCLE
VESTAVIA HILLS, AL 35243

Field Survey: 07-08-2024

South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING
P.O. BOX 917
ALABASTER, ALABAMA 35007
PHONE 205-229-1983



PROJECT: LOT SURVEY/PLOT PLAN

TOPFIELD SUBDIVISION
LOT 23

ORDERED BY: CANOPY BUILDING

DWG. No.:
1 of 1

PROJECT NO:
24-07003



4521 Pine Tree Circle

Paint Colors



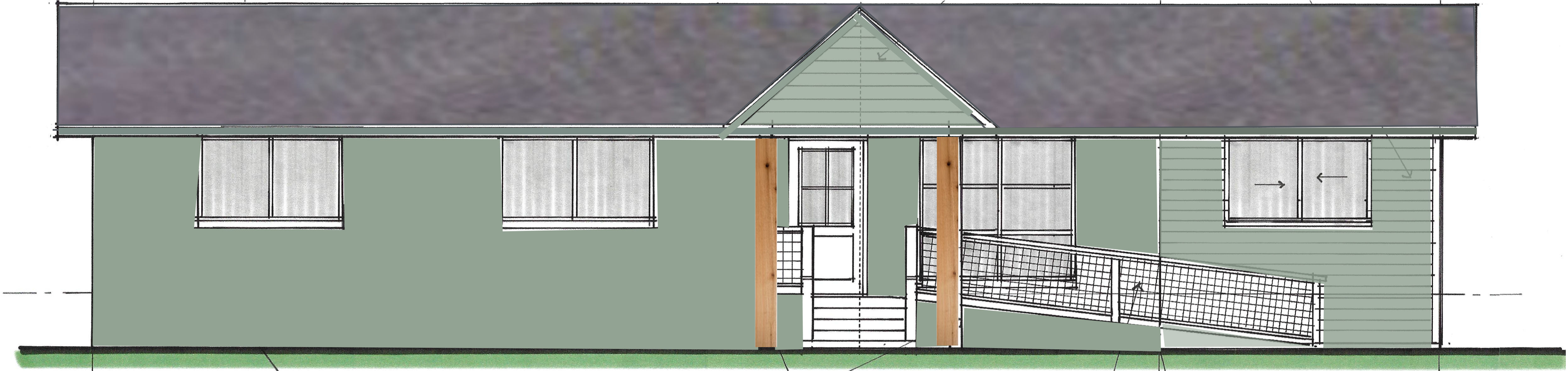
I think you would need to incorporate cedar or a stained door as shown in the picture if you wanted to do this one.



Inspiration Photo



BM Grenadier Pond 698



EXIST. BRICK, PAINT

FRONT ELEVATION

scale: 1/4" = 1' - 0"

6x6 WD. COLS

WOOD GUARDRAIL
w/ 4x4 WIRE
INFILL

A.D.A. SLOPED
CONC RAMP (1:12)

Alteration/Renovation for Canopy Building

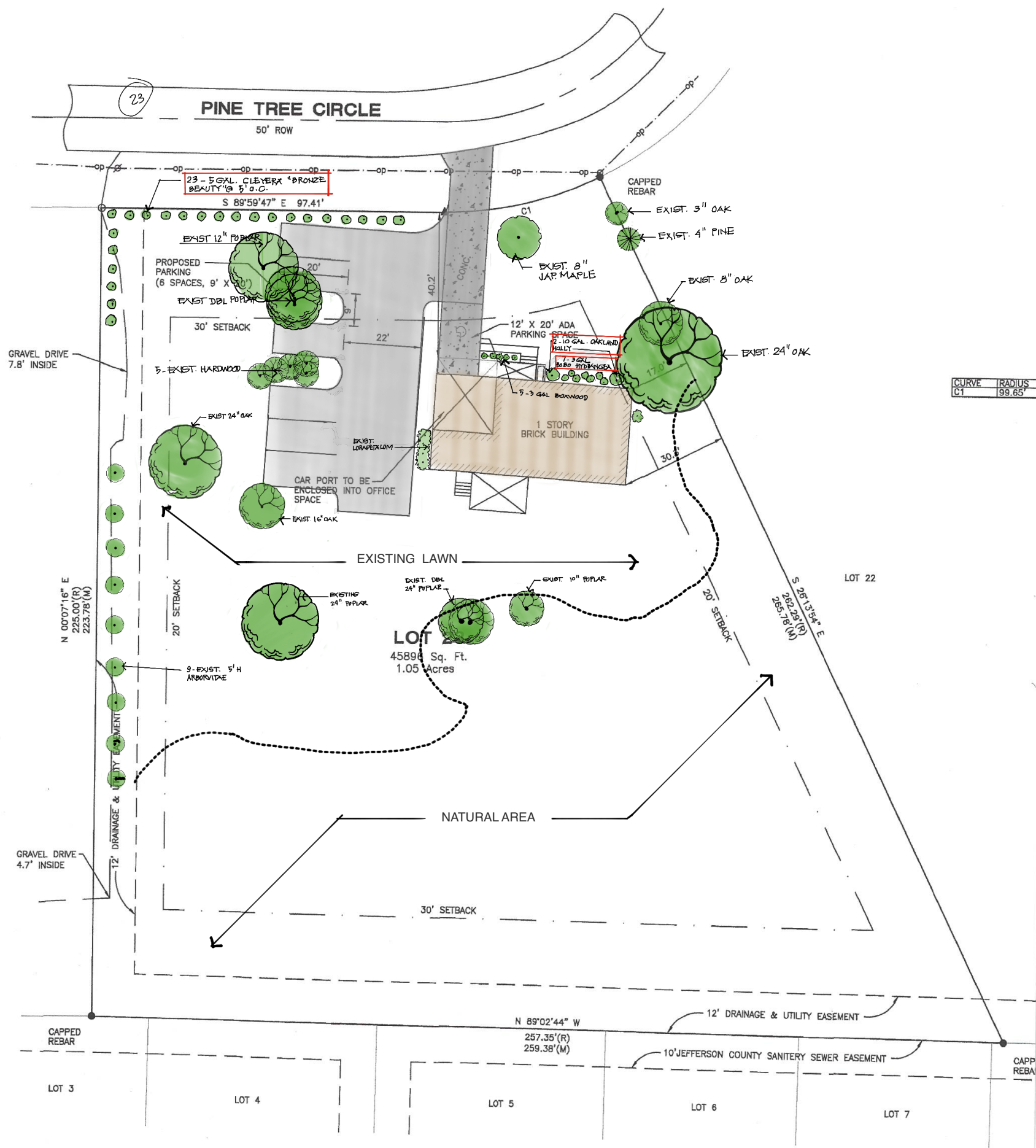
4521 Pine Tree Circle
Vestavia Hills, Alabama 35243

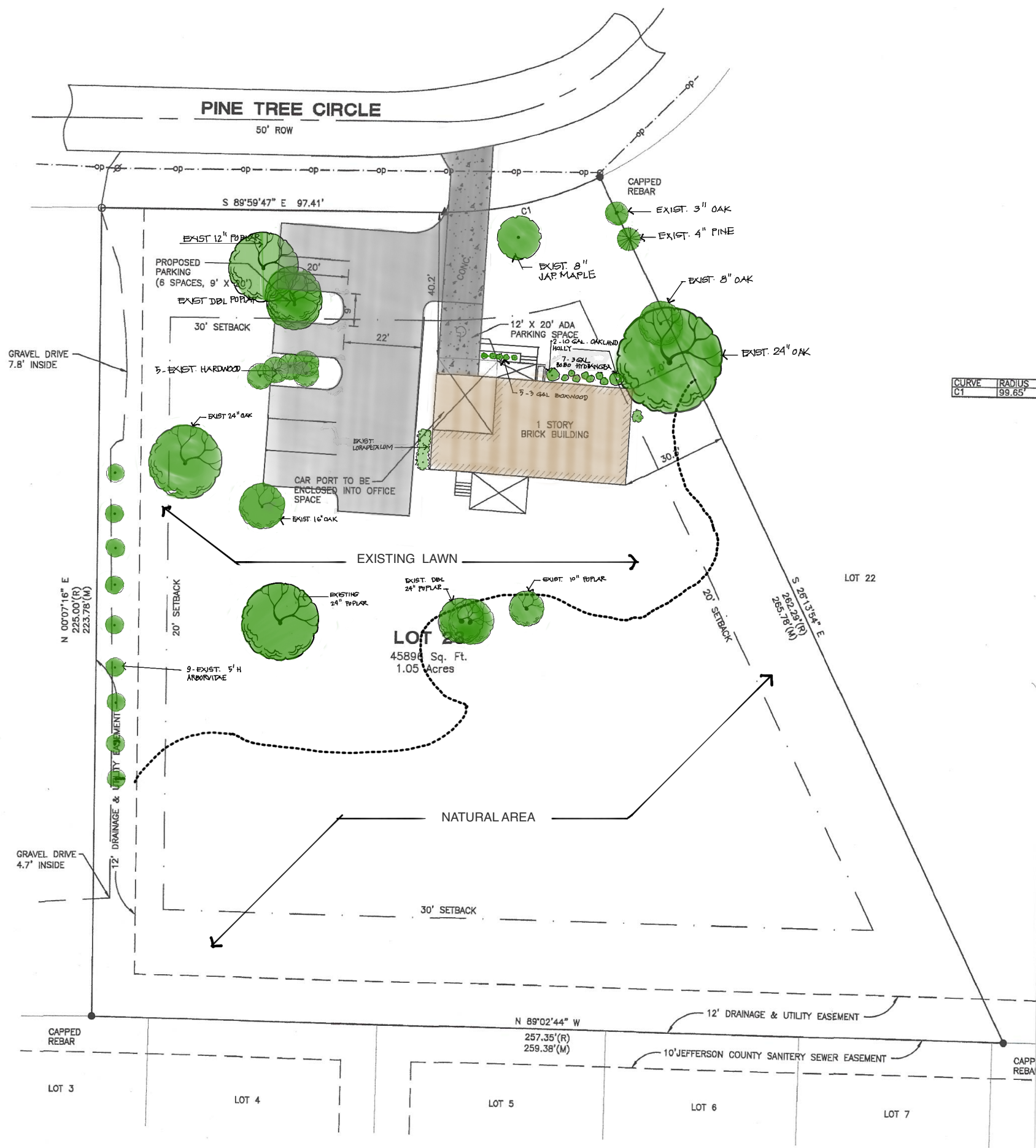
Lauren Barrett, Architect, Vestavia Hills, Alabama

Date: 6.21.24

Drawing No.

A -3





LANDSCAPE DEVELOPMENT PLAN scale: 1" = 30' - 0"

7.16.24

Design Review Board Application

DRB-24-13

Submitted On: Jul 17, 2024

Applicant

 Lee Killian
 205-657-0748
 lee@killian.construction

Primary Location

3916 WAYNELY DR
VESTAVIA HILLS, AL 35243

Owner of Property

Name	Address
Jason Comer	3291 US-280
City	State
Birmingham	AL
Zip Code	Phone Number
35243	205-968-1246
Email	
jason@comercompanies.com	

Billing/Responsible Party

Name	Address
Tim Killian Construction, Inc.	PO Box 21071
City	State
Tuscaloosa	AL
Zip Code	Phone Number
35402	205-391-9321
Email	
lee@killian.construction	

Representing Attorney/Other Agent

Name	Address
Lee Killian	13987 AL HWY 69S
City	State
Tuscaloosa	AL
Zip Code	Phone Number
35405	205-391-9321
Email	
lee@killian.construction	

Description of Property

7/24/24, 11:31 AM

about:blank

Subject Property Address

3916 Waynely Drive

Subdivision Name, Lot #, Block #, etc.

--

Property Zoning Classification

O-1

Reason for Request

Check all that apply

Landscape Review

true

Final Review of Materials

true

Detailed Explanation

--

Preliminary Review

--

Architectural Review

true

Other

--

Process

Check all that apply

Renovation of Existing Building

--

Renovation to Existing Landscaping Plan

--

Detailed Explanation

--

New Building

true

New Landscape Plan

--

Other

--

Affidavit:

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. Simultaneously with the submittal of this application, I am hereby submitting a notarized affidavit signed by the owner of the property in the attachments section of this application. NOTE: Applications cannot be processed without the notarized owners affidavit.

Review Requirements

The following information and exhibits shall be provided and presented on your proposed project for review. The Board will review the three project components at the meeting. The Board

must approve all three components before any permit is issued. A design professional, owner, or owner representative with knowledge of design elements and project provisions should represent the project to the committee.

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LEGEND:

2/A302

BUILDING SECTION CUT

1/A301

DETAIL SECTION CUT

222

DOOR NUMBER

222

ROOM NUMBER

A | 10'-0"

CEILING TYPE/HEIGHT

W-2

PARTITION TYPE

A

WINDOW MARK

A

COLUMN CENTER LINE

FIN. FLR.
0'-0"

BENCHMARK ELEVATION

A
B
C
D

INTERIOR ELEVATION MARK

X
A300

ENLARGED DETAIL MARK

ABBREVIATIONS:

ADA - AMERICANS with DISABILITIES ACT
AFF - ABOVE FINISHED FLOOR
AFG - ABOVE FINISHED GRADE
AL, ALUM - ALUMINUM
ARCH. - ARCHITECT (URAL)
BLK. - BLOCKING
BD. - BOARD
BTM. - BOTTOM
BLDG. - BUILDING
CLG. - CEILING
CLR. - CLEAR
C.T. - CERAMIC TILE (CER. TILE)
COL. - COLUMN
CONC. - CONCRETE
CONT. - CONTINUOUS
CMU - CONCRETE MASONRY UNIT
CONTR. - CONTRACTOR
CONSTR. - CONSTRUCTION
CJ - CONTROL JOINT
DBL - DOUBLE
DET. - DETAIL
D. DIA. - DIAMETER
DIM - DIMENSION (ED)
DS - DOWNSPOUT
DWG (S) - DRAWING (S)
EA. - EACH
EJ - EXPANSION JOINT
ELEV. - ELEVATION
EQ. - EQUAL
EQUIP. - EQUIPMENT
EW. - EACH WAY
EWC - ELECTRIC WATER COOLER
EXT. - EXTERIOR
FD - FLOOR DRAIN
FE - FIRE EXTINGUISHER
FIN. - FINISH
FIN. FLR. - FINISHED FLOOR
FLR. - FLOOR
FND. - FOUNDATION
F.O.M. - FACE OF MASONRY
F.O.S. - FACE OF STEEL
F.O.STUD - FACE OF STUD
GALV. - GALVANIZED
GA. - GAUGE
GC - GENERAL CONTRACTOR
GWB - GYPSUM WALL BOARD
GYP. BD. - GYPSUM WALL BOARD
HC - HANDICAPPED
HT. - HEIGHT
HM. - HOLLOW METAL
HORIZ. - HORIZONTAL
I.D. - INSIDE DIMENSION
INSUL. - INSULATION
INT. - INTERIOR
JT. - JOINT

L - ANGLE
LAV. - LAVATORY
MAT - MATERIAL
MAX. - MAXIMUM
MFR(S) - MANUFACTURER(S)
MIN. - MINIMUM
M.O. - MASONRY OPENING
MR - MOISTURE RESISTANT
MTL. - METAL
N.J.C. - NOT IN CONTRACT
N.T.S. - NOT TO SCALE
OC - ON CENTER
OD - OUTSIDE DIAMETER
OPG. - OPENING
P.L. - P.LAM. - PLASTIC LAMINATE
PLUMB. - PLUMBING
PLYWD. - PLYWOOD
P.T. - PRESSURE TREATED
PTD. - PAINTED
RAD (R) - RADIUS
RCP - REFLECTED CEILING PLAN
REINF. - REINFORCED (ING)
R.D. - ROOF DRAIN
RM. - ROOM
RTU - ROOF TOP UNIT
S.A.T. - SUSPENDED ACOUSTICAL TILE
SCHED. - SCHEDULE (ED)
SECT. - SECTION
S.F. (SQ. FT.) - SQUARE FEET (FOOT)
SHT. - SHEET
SIM. - SIMILAR
SPEC. - SPECIFICATION
SS - STAINLESS STEEL or SANITARY SEWER (as appropriate)
STD. - STANDARD
STRUCT. - STRUCTURAL
SUSP. - SUSPENDED
SYS. - SYSTEM
THK. - THICK (NESS)
T.O.C. - TOP OF CURB
T.O.S. - TOP OF STEEL
TYP. - TYPICAL
U.N.O. - UNLESS NOTED OTHERWISE
VERT. - VERTICAL
VWC - VINYL WALL COVERING
W. - WITH
W/O - WITHOUT
WD. - WOOD
WP. - WATERPROOF (ING)
WIN. - WINDOWWWF (M) - WELDED WIRE FABRIC (MESH)

GENERAL NOTES:

1. THE WORK OF THIS PROJECT SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES & ORDINANCES. THE MOST STRINGENT SHALL GOVERN.
PROMPTLY NOTIFY THE ARCHITECT IN WRITING IF ANY OF THE CONTRACT DOCUMENTS ARE FOUND TO CONFLICT WITH SUCH. NECESSARY CHANGES WILL BE MADE BY APPROPRIATE MODIFICATION MEASURES.
IF ANY WORK IS PERFORMED KNOWING IT TO BE IN CONFLICT WITH SUCH CODES, LAWS, ETC., AND WITHOUT NOTICE TO THE ARCHITECT, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY AND SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO IN BRINGING THE WORK INTO COMPLIANCE.

2. SHOULD CLEAR OMISSIONS OR ERRORS BE NOTED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT AS SOON AS POSSIBLE PRIOR TO THE BID DATE SO THAT ADDENDA MAY BE PREPARED.

3. THE ARCHITECT AND DESIGN CONSULTANTS HAVE ENDEAVORED TO ELIMINATE CONFLICTING SITUATIONS IN THE WORK. HOWEVER, IT IS NOT THE PURPOSE OF THESE CONTRACT DOCUMENTS TO RESOLVE EVERY PROBLEM OCCURRING IN THE CONSTRUCTION. THE GENERAL CONTRACTOR WILL RESOLVE THESE SITUATIONS FOLLOWING THE CRITERIA INDICATED IN SIMILAR DETAILS AND DRAWINGS.

4. CONTRACTOR IS NOT TO "SCALE" DRAWINGS. SHOULD DIMENSIONS BE IN QUESTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RERQUEST CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING.

5. THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.

INDEX of DRAWINGS:

METAL BUILDING:

MB1

INDEX

MB2

ANCHOR BOLT LAYOUT

MB3

ANCHOR BOLT LAYOUT

MB4

ANCHOR BOLT REACTIONS

MB5

ROOF FRAMING LAYOUT

MB6

RIGID FRAME CROSS SECTION

MB7

RIGID FRAME CROSS SECTION

MB8

RIGID FRAME CROSS SECTION

MB9

RIGID FRAME CROSS SECTION

MB10

RIGID FRAME CROSS SECTION

MB11

PURLIN BRACING DETAILS

MB12

CABLE BRACING DETAILS

MB13

SIDEWALL FRAMING LAYOUT

MB14

ENDWALL FRAMING LAYOUT

MB15

FRAMING DETAILS

MB16

FRAMING DETAILS

MB17

ROOF PANELS & TRIM

MB18

GUTTER DETAILS

MB19

HIGHSIDE DETAILS

MB20

RAKE DETAILS

MB21

RAKE DETAILS - OFF MODULE

MB22

INSULATION DETAILS

MB23

SIDEWALL PANELS & TRIM

MB24

PANEL DETAILS

MB25

ENDWALL PANELS & TRIM

MB26

TRIM DETAILS

MB27

GUTTER INSTALL DETAILS

MB28

DOWNSPOUT INSTALL DETAILS

INDEX of DRAWINGS:

PLUMBING:

P101

SANITARY PIPING PLANS

P102

PRESSURE PIPING PLANS

MECHANICAL:

M101

HVAC PLANS - FUTURE PREPARATIONS

ELECTRICAL:

E001

ELECTRICAL SYMBOLS AND DETAILS

E100

SITE ELECTRICAL PLAN

E101

POWER WIRING PLAN

E201

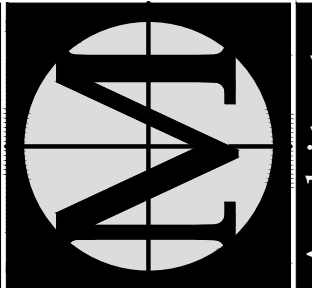
LIGHTING PLAN

PROJECT DESCRIPTION:

SCOPE OF WORK:

THE SCOPE OF WORK INCLUDES THE CONSTRUCTION OF A NEW, FREE STANDING, SINGLE STORY OFFICE BUILDING AND THE ASSOCIATED SITE WORK.

MARCUM



Architects

Architecture • Planning • Design
2801 Eighth Street Tuscaloosa, AL 35401 • P 205.752.1117 • marcumarchitects.com

Proposed Office Building for:

3916 Waynely Drive

Birmingham, Alabama 35243

REVISIONS:

--	--

COVER

JOB No:

2407

DATE:

07/06/24

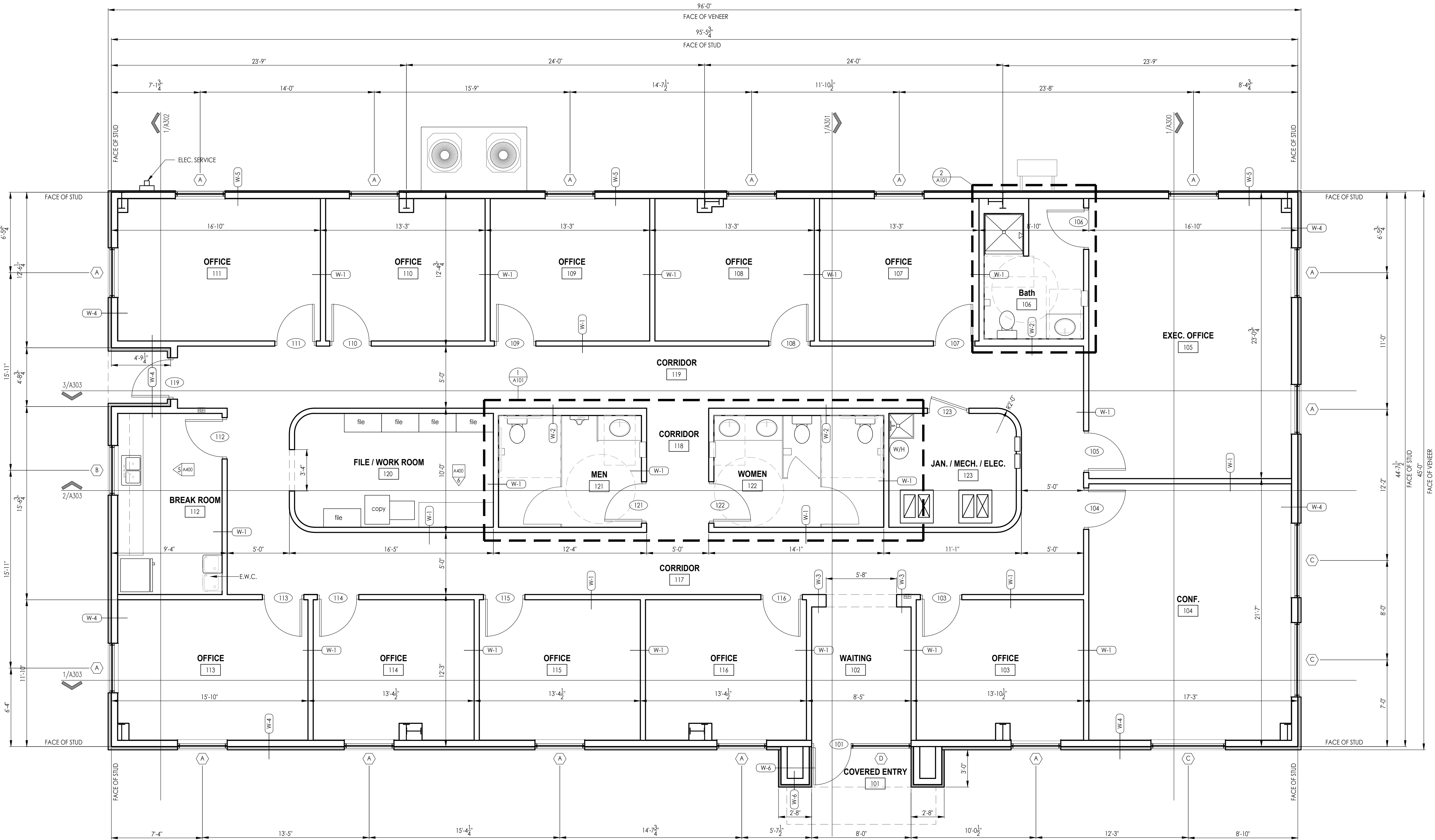
SHEET:

A000

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Matthew 7:24 – Therefore everyone who hears these words of mine and puts them into practice is like a wise man who built his house on the rock.

Page 33 of 62



PARTITION TYPES

W-1 3-5/8" 25ga MTL STUDS @ 16" O.C. W/ ONE LAYER 5/8" GYP. BD. EACH SIDE. SOUND BATT INSULATION.

W-2 6" 20ga MTL STUDS @ 16" O.C. W/ ONE LAYER 5/8" GYP. BD. EACH SIDE. SOUND BATT INSULATION.

W-3 5/8" GYP. BD., 3-5/8" 25 ga. MTL STUDS @ 16" O.C., GAP, 3-5/8" 25 ga. MTL STUDS @ 16" O.C., 5/8" GYP. BD. TOTAL WALL THICKNESS = 12"

W-4 5/8" GYP. BD., 6" 18 ga. MTL STUDS @ 16" O.C., R-21 BATT INSULATION, 5/8" SHEATHING + :

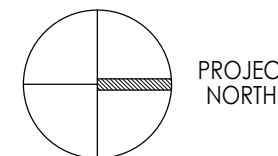
BELOW 4 FT: METAL LATH, SCRATCH COAT, STONE VENEER
ABOVE 4 FT: VAPOR BARRIER, METAL WALL PANELS.

W-5 5/8" GYP. BD., 6" 18 ga. MTL STUDS @ 16" O.C., R-21 BATT INSULATION, 5/8" SHEATHING, VAPOR BARRIER, METAL WALL PANELS.

W-6 7.25" x 1" TIMBER TECH HORIZ. SIDING, P.T. 1x4 WD. FURRING @ 24" O.C. VERT., VAPOR BARRIER, 5/8" SHEATHING, 6" 18 ga. MTL STUDS @ 16" O.C.

1 Floor Plan

SCALE: 1/4" = 1'-0"



VERIFY SCALES
BAR IS ONE INCH
ON ORIGINAL DWG.
IF NOT ONE INCH
ON THIS SHEET
ADJUST SCALE
ACCORDINGLY

Proposed Office Building for:

3916 Waynely Drive

Birmingham, Alabama 35243

REVISIONS:

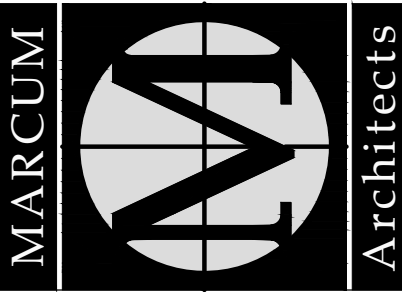
FLOOR PLAN

JOB No: 2407

DATE: 07/06/24

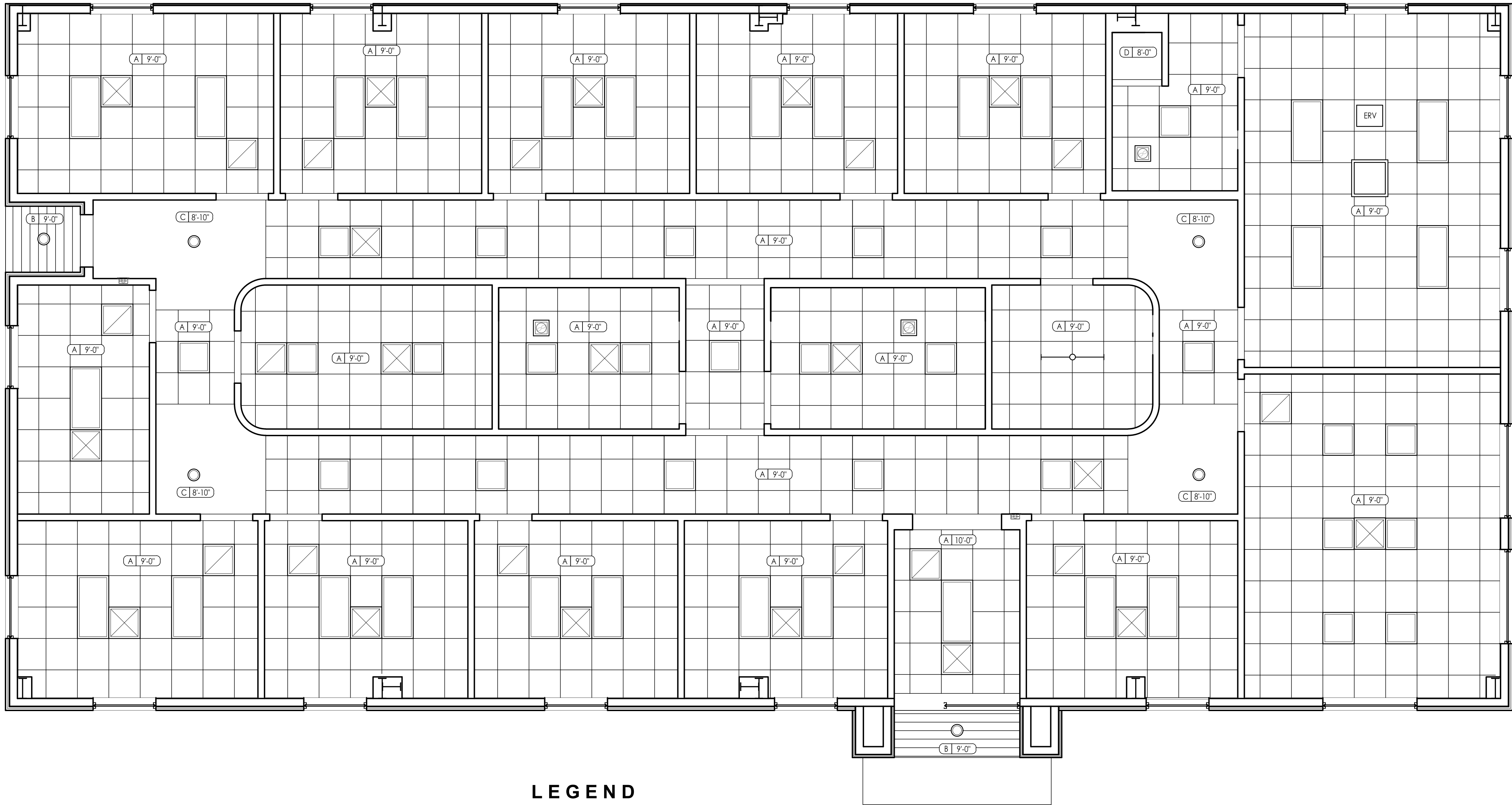
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A100

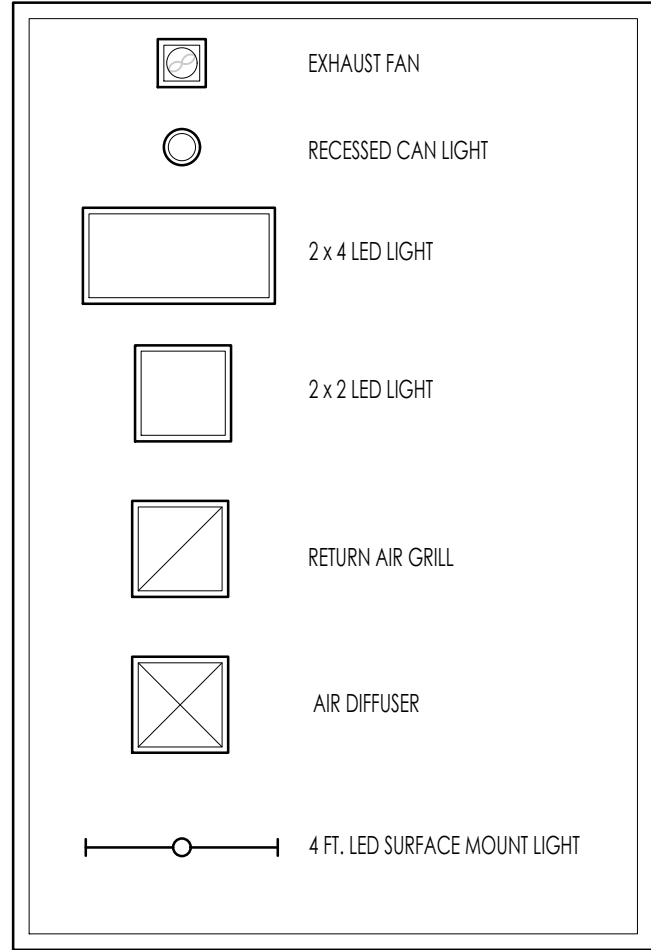


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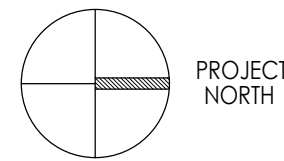




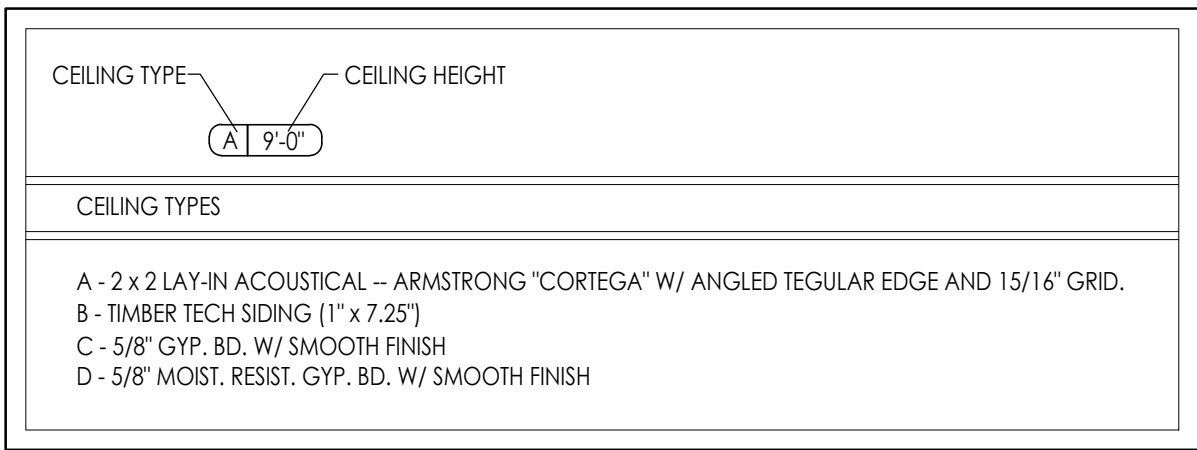
LEGEND



1 Reflected Ceiling Plan
SCALE: 1/4" = 1'-0"



LEGEND



VERIFY SCALES
BAR IS ONE INCH
ON ORIGINAL DWG.
IF NOT ONE INCH
ON THIS SHEET
ADJUST SCALE
ACCORDINGLY

Reflected Ceiling Plan

JOB No: 2407

DATE: 07/06/24

SHEET:

A102

Proposed Office Building for:

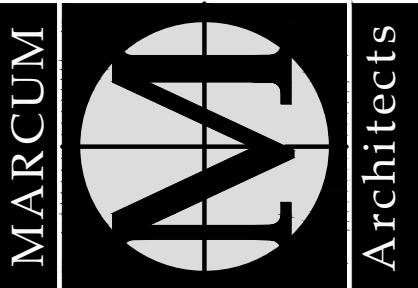
3916 Waynely Drive

Birmingham, Alabama 35243

REVISIONS:

SHEET:

A102



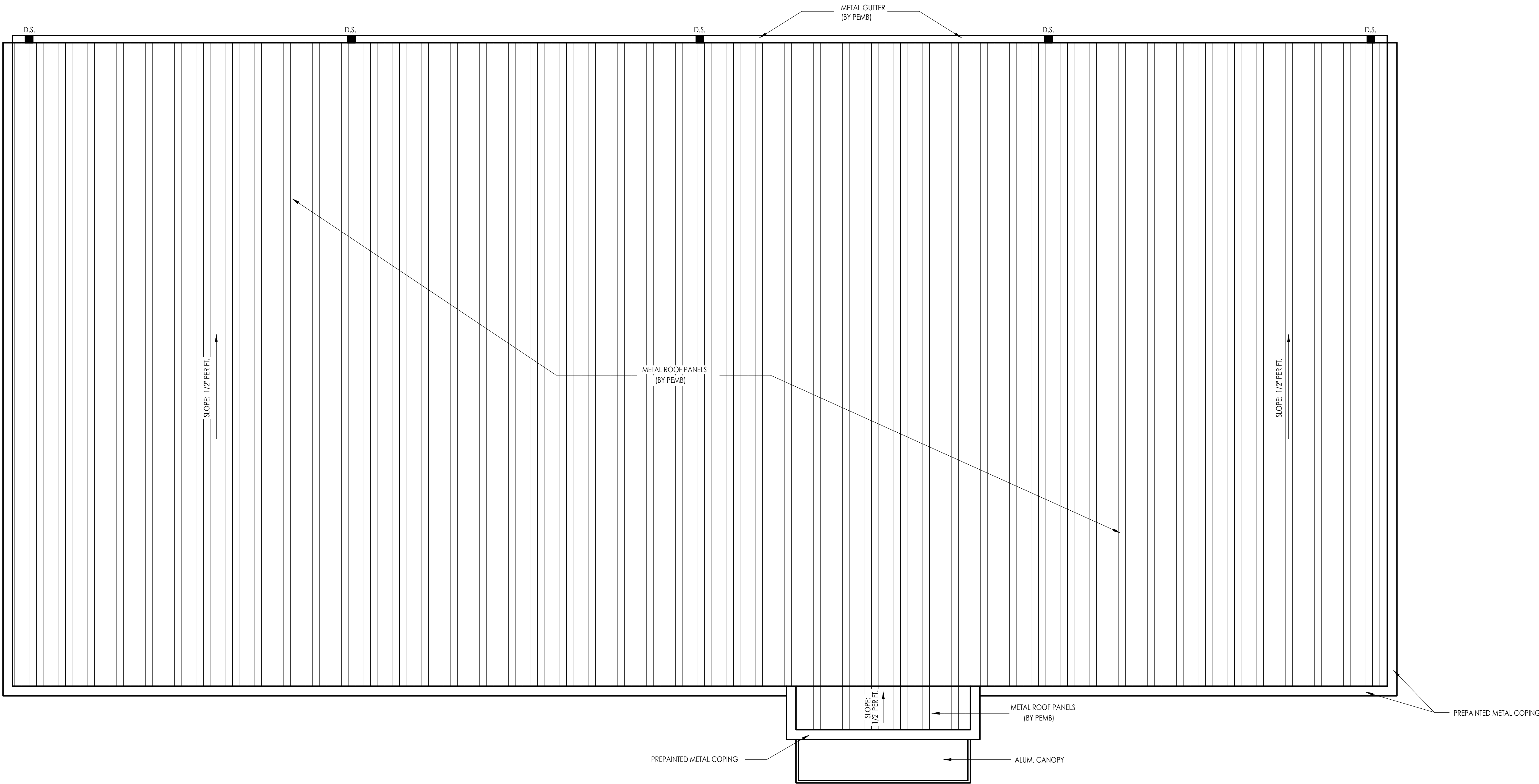
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APPROVED BY:

Matthew 7:24 - Therefore everyone who hears these words of mine and puts them into practice is like a wise man who built his house on the rock.



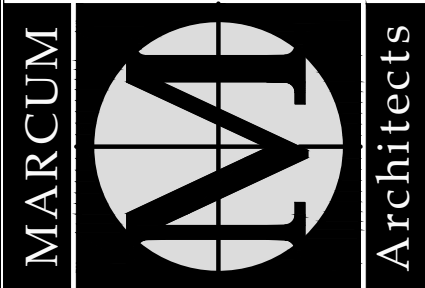
1 Roof Plan
SCALE: 1/4" = 1'-0"

PROJECT NORTH

VERIFY SCALES
BAR IS ONE INCH
ON ORIGINAL DWG.
IF NOT ONE INCH
ON THIS SHEET
ADJUST SCALE
ACCORDINGLY

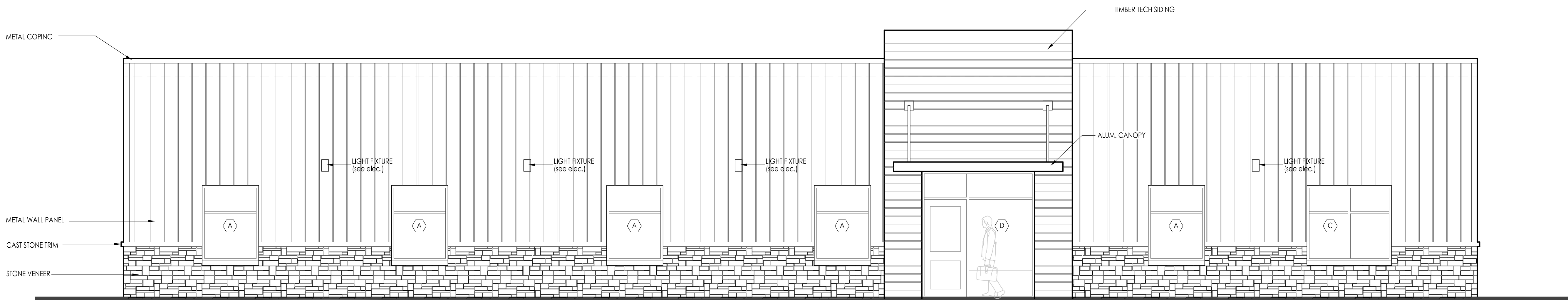
Roof Plan
JOB No: 2407
DATE: 07/06/24
SHEET: **A103**

Proposed Office Building for:
3916 Waynely Drive
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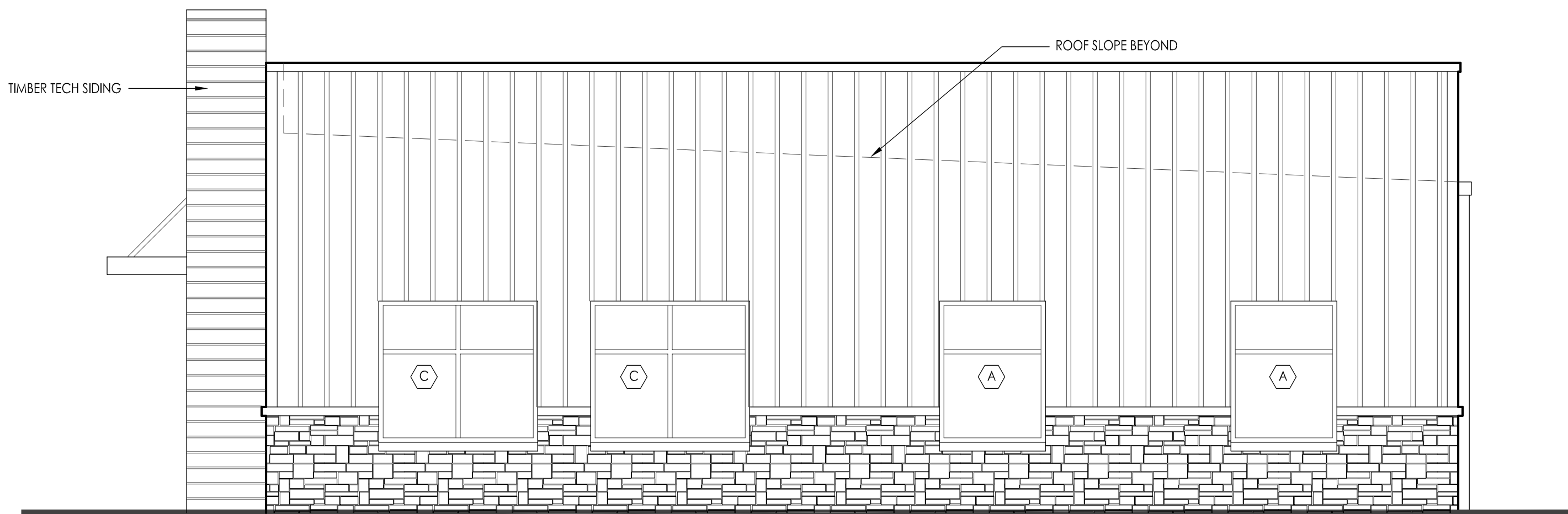




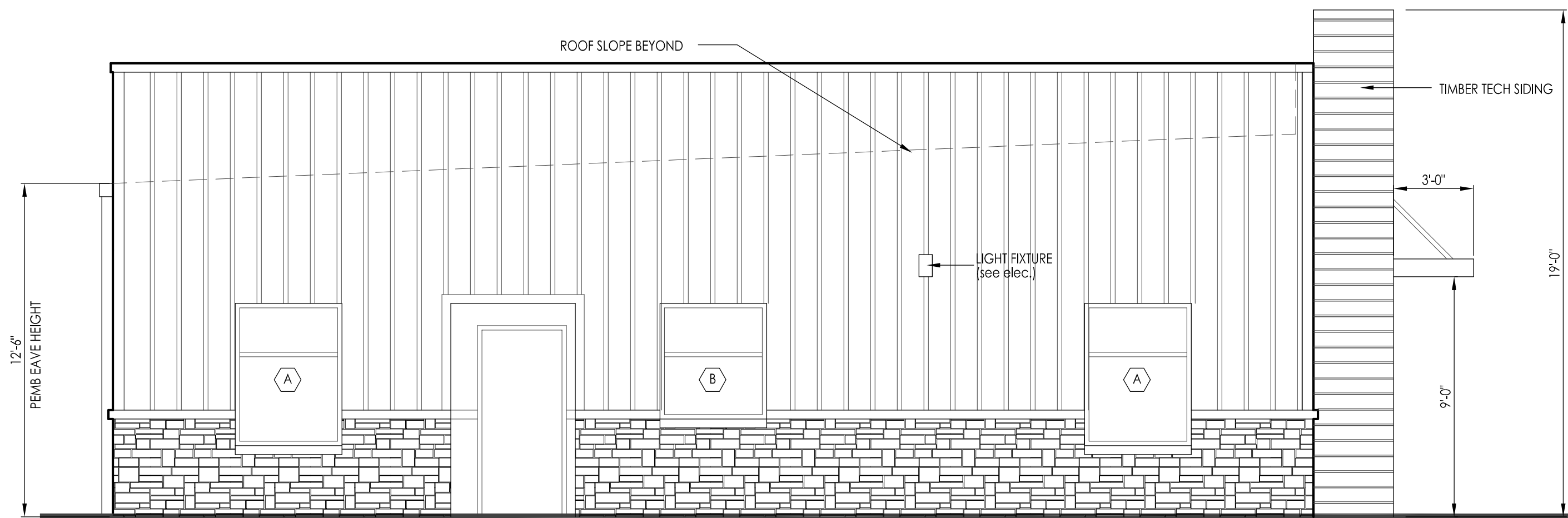
EXTERIOR CLADDING:

METAL WALL PANEL: CENTRAL STATES MFG., BOARD & BATTEN PROFILE, 10" PAN W/ 2" BATTEN, "BASIL TEXTURED" COLOR.
STONE VENEER: MAJESTIC STONE, LAUREL BROOK BROWN
TIMBER TECH SIDING: VINTAGE CLADDING COLLECTION, ENGLISH WALNUT, 7.25" EXPOSURE

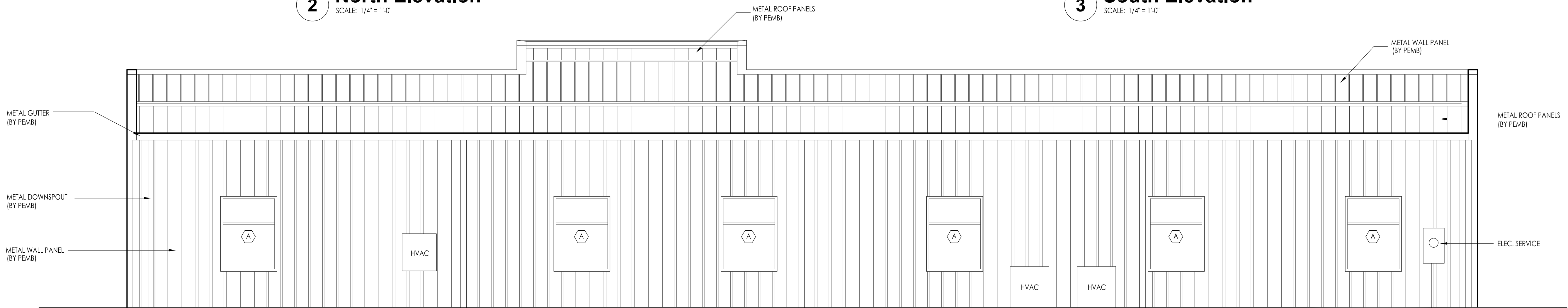
1 East Elevation
SCALE: 1/4" = 1'-0"



2 North Elevation
SCALE: 1/4" = 1'-0"

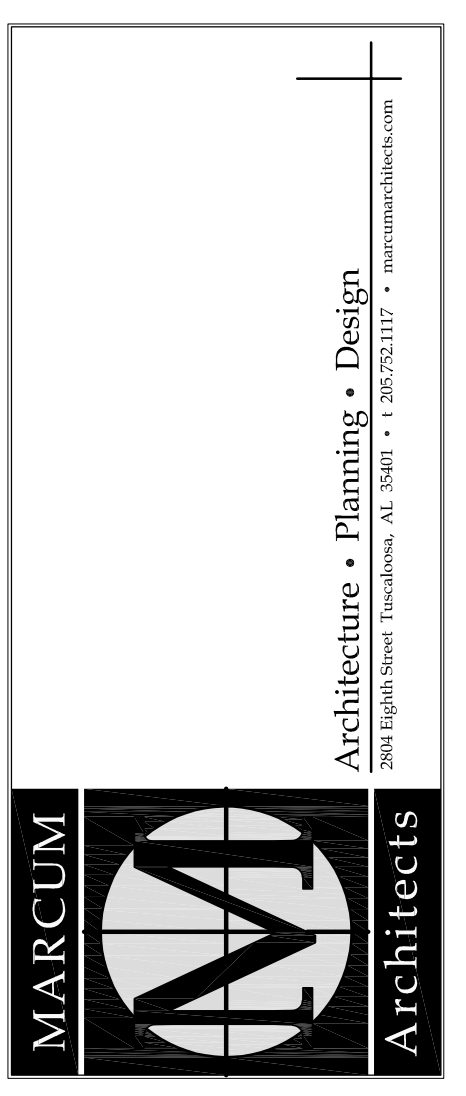


3 South Elevation
SCALE: 1/4" = 1'-0"



4 West Elevation
SCALE: 1/4" = 1'-0"

VERIFY SCALES
BAR IS ONE INCH
ON ORIGINAL DWG.
IF NOT ONE INCH
ON THIS SHEET
ADJUST SCALE
ACCORDINGLY



Proposed Office Building for:
3916 Waynely Drive
Birmingham, Alabama 35243

REVISIONS:

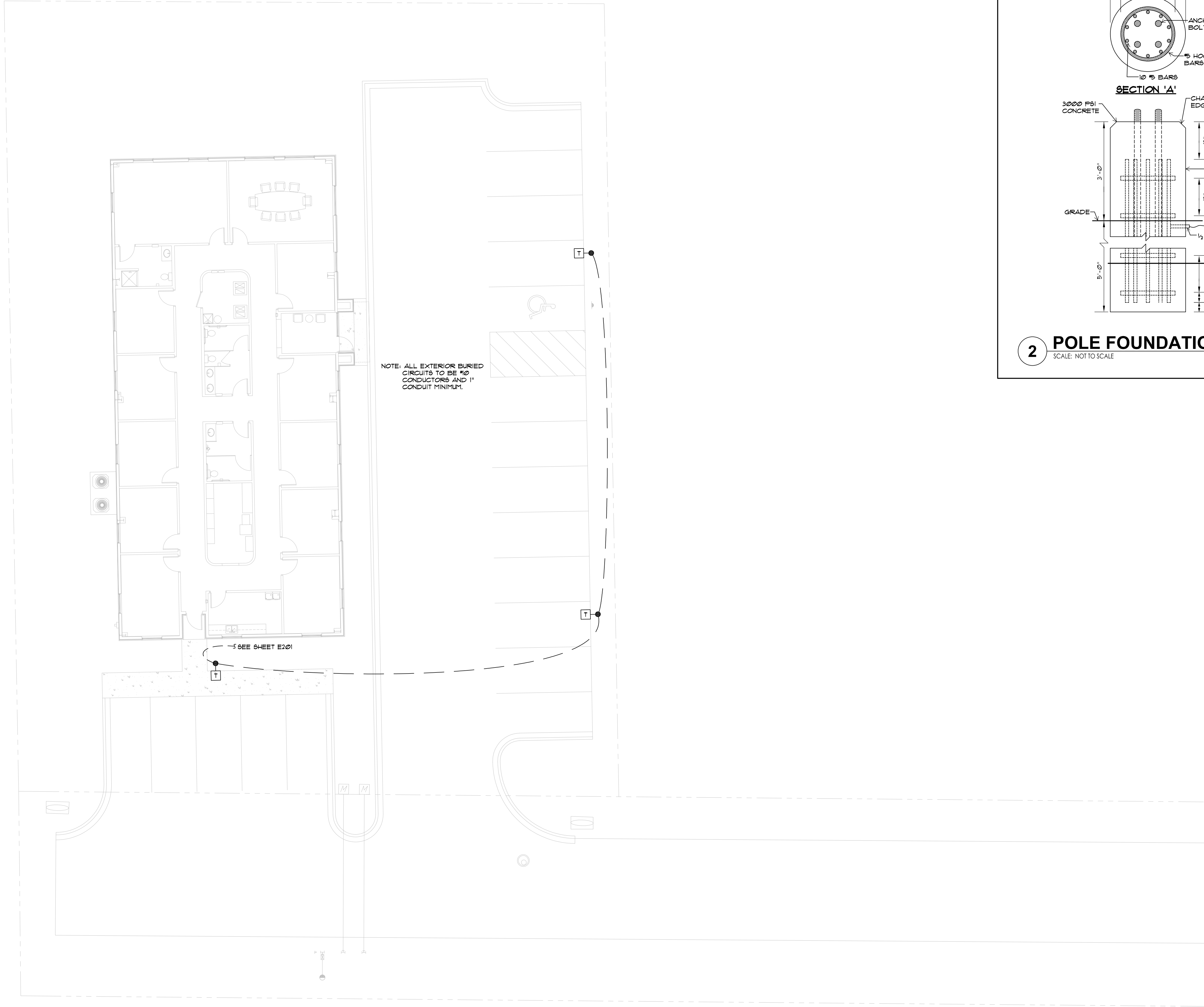
ELEVATIONS

JOB No: 2407

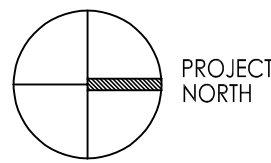
DATE: 07/06/24

SHEET:

A200



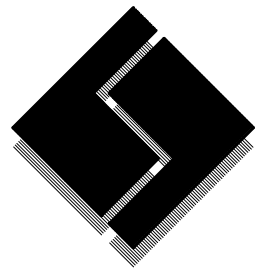
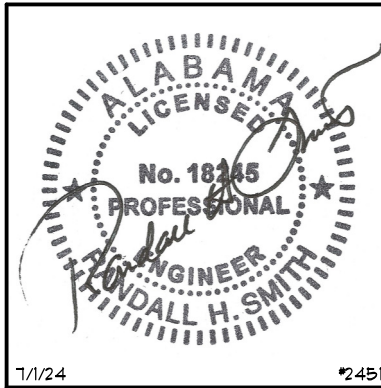
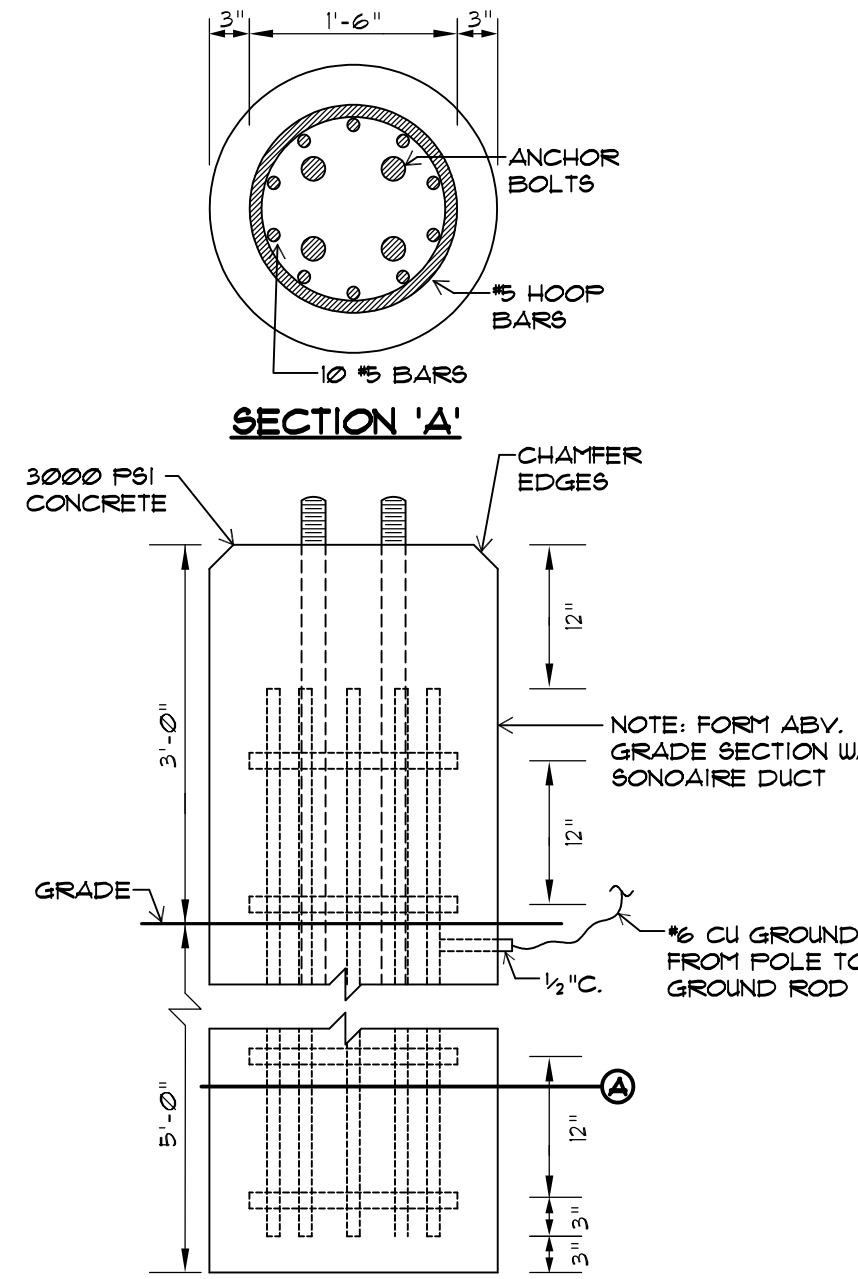
1 SITE ELECTRICAL PLAN
SCALE: 1"=10'-0"



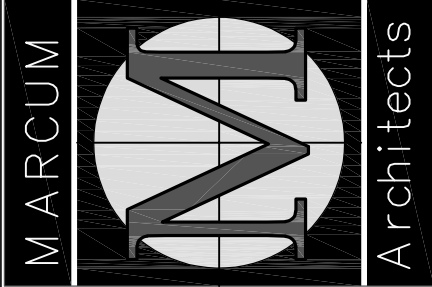
NOTE: ALL EXTERIOR BURIED
CIRCUITS TO BE #6
CONDUCTORS AND 1"
CONDUIT MINIMUM.

SEE SHEET E201

2 POLE FOUNDATION DETAIL
SCALE: NOT TO SCALE



Smith, Stegall
& associates p.c.
Consulting Engineers
2110 Eighth Street
Tuscaloosa, Alabama 35401
Phone/fax 205 345 4402
E-mail info@smithstegall.com



Architecture Planning Design
2804 Eighth Street, Tuscaloosa, AL 35802-0214, marcumarchitects.com



Proposed Office Building for:
3916 Waynely Drive
Birmingham, Alabama 35243

REVISIONS:

SITE ELECTRICAL
PLAN

JOB No: 2407

DATE: 7/1/24

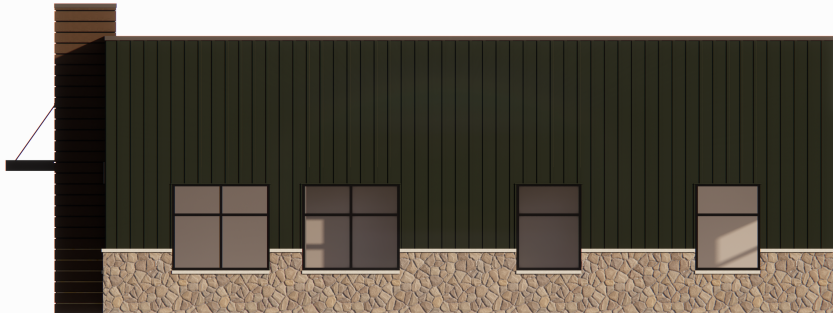
SHEET:

E100

VERIFY SCALES
BAR IS ONE INCH
ON ORIGINAL DWG.
IF NOT ONE INCH
ON THIS SHEET
ADJUST SCALE
ACCORDINGLY



East Elevation



North Elevation



South Elevation



West Elevation



Laurelbrook Brown

Geology

Sandstone

Color Range

A balanced mix of browns, tans and creams with distinctive veining throughout

Descriptions

Full Bed Depth Veneer

Common Coverage: 35 sq ft per ton

Dimensions:

l: 8" to 24" (12")

h: 2"-8"

w: 3" to 5" (4")

Typical Piece: ends square, natural cleft top and bottom, face and sides split, rectangular in appearance

Thin Veneer

Common Coverage: 156 sq ft per pallet

Dimensions:

l: 8" to 24" (12")

h: 2"-8"

w: 3/4" to 1 1/2" (1 1/4")

Corner Return: 3"-6"

Typical Piece: ends square, natural cleft top and bottom, face and sides split, rectangular in appearance

Packaging

Full Bed Depth:

Order Increments: Full Pallets

Sold by: Ton

Thin Veneer:

Order Increments

Flats: 13 sq ft Corners: 3 lin ft

Sold by

Flats: sq ft Corners: lin ft

Full Pallets:

Flats: 156 sq ft Corners: 102 lin ft

ASTM Testing Data

C170: Compressive Strength: 6,221 psi

C97 : Water Absorption: 1.21% weight

C97: Water Absorption: 3.06% volume

C97: Specific Gravity: 2.54

C97: Density: 158.5 pcf

Board & Batten

Color Selection Tool



26 GAUGE



centralstatesco.com

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Galvalume® is a registered trademark of BIEC International, Inc.
Other colors are available for special order purchase. Please contact your salesperson for more information.
Contact your sales person for accurate pricing. Longer lead times may apply. Texture panels must be installed in the same direction. See directional arrows or stickers provided on your panels. Color variation between orders is normal and not cause for rejection. Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching is optimized for outdoor viewing.

SHERWIN-WILLIAMS
Coil Coatings

Dark Oak



Barnwood



Hickory



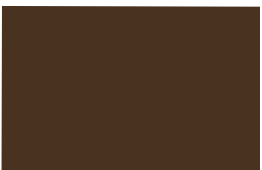
Basil
Textured



Roma
Textured



Sienna
Textured



Mineral
Textured



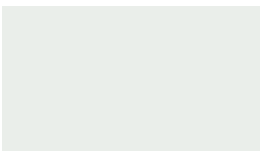
Onyx
Textured



Sumatra
Textured



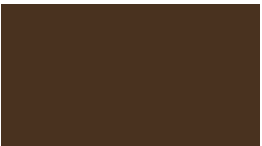
Brilliant



Gray



Brown



Rustic



Colony



Gallery





Choose quality Central States metal for the best protection and a Lifetime warranty.

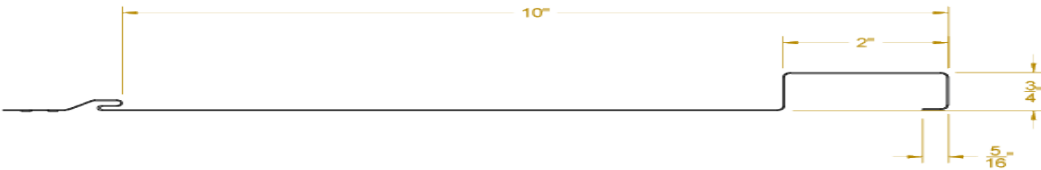
By choosing quality Central States metal you are making a purchase for the future. Our coatings recipe helps protect your investment from fading, rusting and gives excellent dent protection as well. The benefits of metal panels will also help you save money on utility bills and are environmentally friendly.

Central States woodgrain panels provide a classic, refined siding option.

Central States woodgrain panels give your home, business or project similar advantages as painted panels but with a distinct natural look . Steel Board & Batten gives both homeowners and architects the ability to choose a superior performance siding option, eliminating the need for required regular maintenance while retaining its structural and aesthetic appearance.

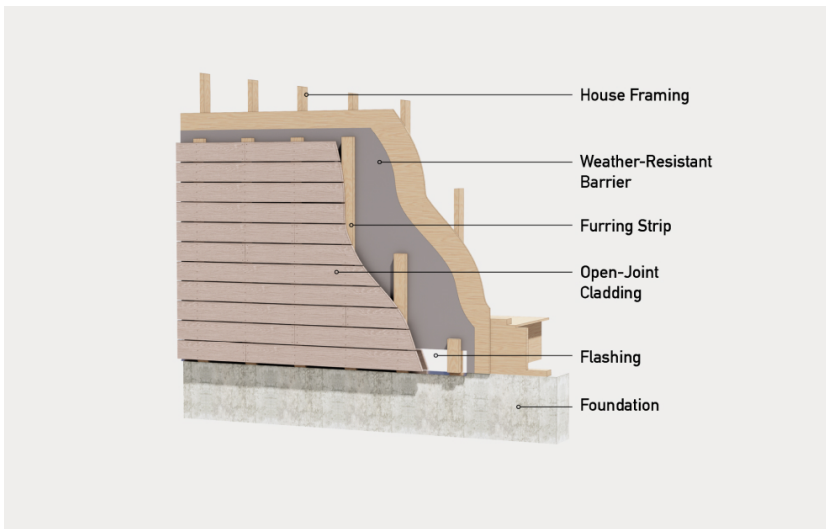
	SMP AND TEXTURED	Woodgrain
FADE PROTECTION		
Paint Warranty	LIFETIME	20-YEAR
Paint Thickness	1.0 mil	Direct print
Fade Warranty	30-YEAR	20-YEAR
Fade Protection	✓	✓
RUST BLOCKING		
Advanced Rust Blocking	✓	✓
Perforation Warranty	50-YEAR	50-YEAR
Substrate Thickness	1.60 mil	1.60 mil
Substrate Coating	Galvalume	Galvalume
DENT RESISTANCE		
Advanced Dent Resistance	✓	✓
Steel Gauge	26 ga.	26 ga.

Board & Batten



centralstatesco.com

TimberTech Cladding



THE CROWN APARTMENTS
<SV CAHABA, LLC>

CHATEAU ORLEANS APARTMENTS
<THOMAS HOLDINGS, LLC>

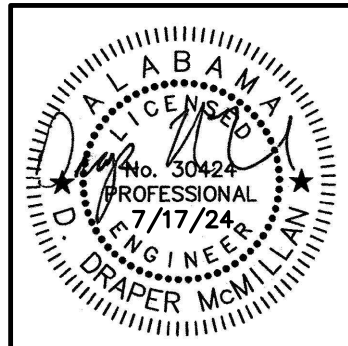
PARKING TABULATION:
PARKING REQUIRED (OFFICE BUILDING)
ONE SPACE PER 250 SF GFA = 4,320/250 = 18 TOTAL SPACES
PARKING SUPPLIED
18 SPACES (INCLUDES 1 VAN ACCESSIBLE PARKING SPACE)

PERMANENT STRIPING AND
MARKING LEGEND

- (W) SOLID WHITE, CL 1, TYPE A TRAFFIC STRIPE 4" WIDE
(SB) SOLID BLUE, CL 1, TYPE A TRAFFIC STRIPE 4" WIDE
(B) SOLID BLUE, CL 1, TYPE A TRAFFIC MARKINGS (ADA MARKINGS)



SEE SHEET C2.1



KILLIAN CONSTRUCTION
13987 ALABAMA HWY 69 S • P.O. BOX 21071
TUSCALOOSA, ALABAMA 35402
WWW.TIMKILLIANCONSTRUCTION.COM (205)462-8765

McGiffert and Associates, LLC
— SINCE 1949 —
CIVIL ENGINEERS
2814 STILLMAN BLVD. • P.O. BOX 20559
TUSCALOOSA, ALABAMA 35402
WWW.MCGIFFERT.COM (205)759-1521

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DATE	DESCRIPTION	BY
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PROPOSED OFFICE BUILDING VESTAVIA HILLS, ALABAMA			
SITE PLAN			
FILE NAME: Killian-Vestavia-Site	SCALE: AS SHOWN	DWG. No.	SHEET No.
DATE OF FIELD SURVEY: 5/7/24	FIELD BOOK: 1377-2	103-24	C2.0
JOB No. 23-2109	PAGE: 63	CHECKED BY: JHS	

THE CROWN APARTMENTS
<SV CAHABA, LLC>

CHATEAU ORLEANS APARTMENTS
<THOMAS HOLDINGS, LLC>

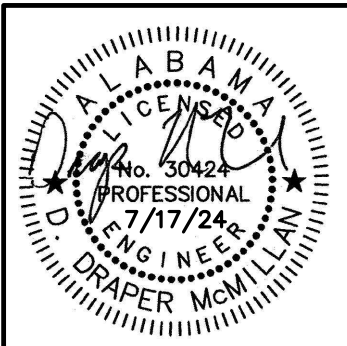
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(B) SOLID BLUE, CL 1, TYPE A TRAFFIC MARKINGS (ADA MARKINGS)



SEE SHEET C2.1



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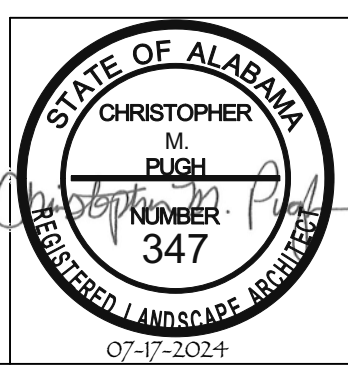
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PROPOSED OFFICE BUILDING VESTAVIA HILLS, ALABAMA			
SITE PLAN			
FILE NAME: Killian-Vestavia-Site	SCALE: AS SHOWN	DWG. No.	SHEET No.
DATE OF FIELD SURVEY: 5/7/24	FIELD BOOK: 1377-2	103-24	C2.0
JOB No. 23-2109	PAGE: 63	CHECKED BY: QHS	



PLANT LEGEND							
ID	Quantity	Botanical Name	Common Name	Root	Scheduled Size	Spacing	Comments
TREES							
CJ	25	Cryptomeria japonica	Japanese Cryptomeria	B&B	8'-10" ht	11'0" o.c.	Full to ground
CKC	2	Cornus kousa var. chinensis	Chinese Dogwood	B&B	5'-6" ht	AS SHOWN	Strong, central leader
PC	1	Pistacia chinensis	Chinese Pistache	B&B	2 1/2'-3"	AS SHOWN	Strong, central leader
QP	1	Quercus phellos	Willow Oak	B&B	2 1/2'-3"	AS SHOWN	Strong, central leader
SHRUBS							
DH	35	Distylium hybrid 'BLDY01'	Bayou Bliss Distylium	Cont.	18"-24" ht	4'0" o.c.	Full container
ICN	79	Ilex cornuta 'Needlepoint'	Needlepoint Holly	Cont.	24"-30" ht	3'0" o.c.	Full container
IX	4	Ilex x 'Conty'	Liberty Holly	Cont.	5'-6" ht	5'0" o.c.	Full to ground
LCS	48	Loropetalum chinense 'Shang-White'	Emerald Snow Loropetalum	Cont.	15"-18" ht	4'0" o.c.	Full container
MCD	33	Myrica cerifera 'Don's Dwarf'	Don's Dwarf Wax Myrtle	Cont.	24"-30" ht	4'0" o.c.	Full container
GROUNDCOVER AND TURFGRASS							
LMS	26	Liriope muscari 'Silvery Sunproof'	Silvery Sunproof Lilyturf	Cont.	10"-12" ht	1'0" o.c.	Full container
TA	34	Trachelospermum asiaticum	Asian Star Jasmine	Cont.	10"-12" sprd.	1'0" o.c.	Full container
SOD	425	Cynodon dactylon (L.) Pers. x Cynodon transvaalensis 'Burr's Davy'	Tifway 419	SOD			Pest and weed free



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07/17/24	CONSTRUCTION DOCUMENTS	GAK
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PROPOSED OFFICE BUILDING
VESTAVIA HILLS, ALABAMA

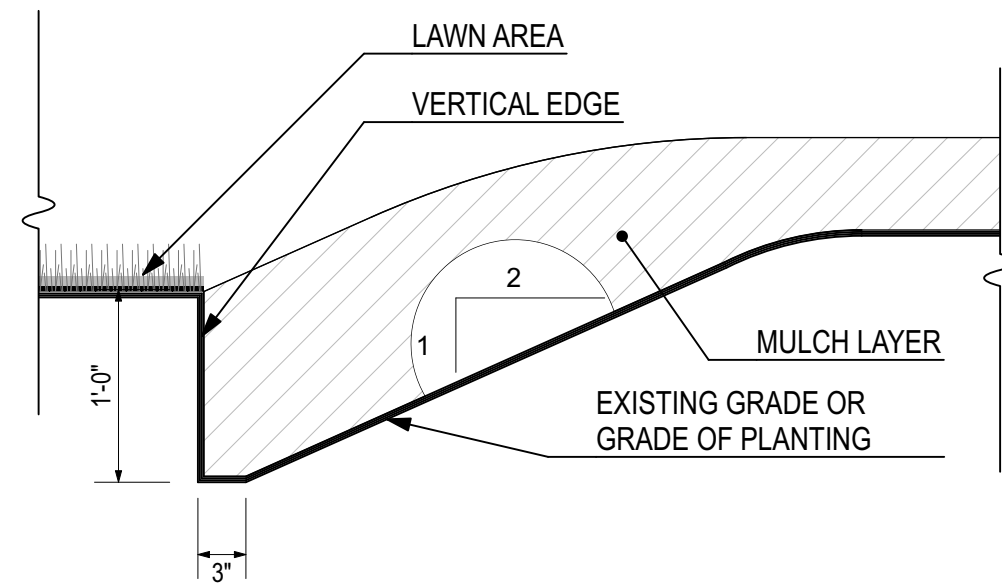
PLANTING PLAN

FILE NAME: Killian-Vestavia Hills Office Buildings-Border
DATE OF FIELD SURVEY:
JOB No.

FIELD BOOK:
PAGE:

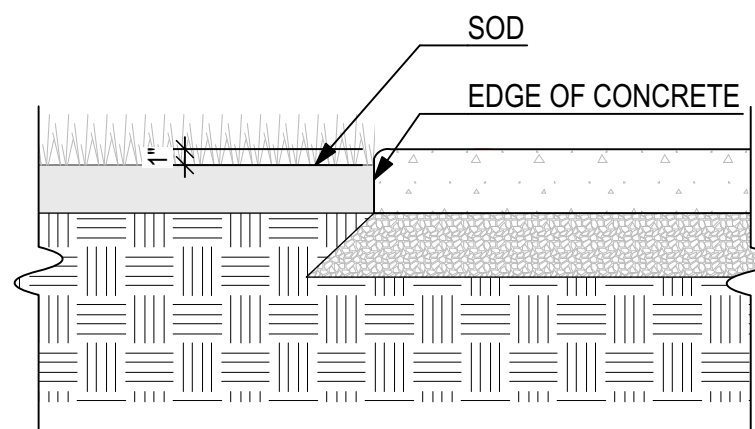
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DRAWN BY: GAK
CHECKED BY: CMP

DWG. No. **103-24**
SHEET No. **L1.0**



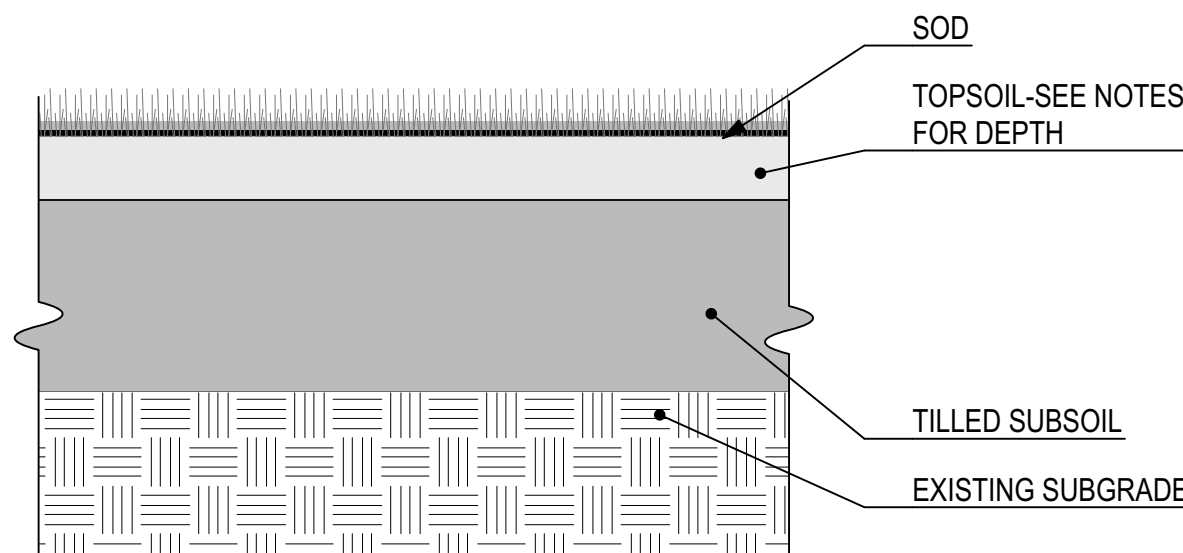
5 TRENCH EDGE

NOT TO SCALE



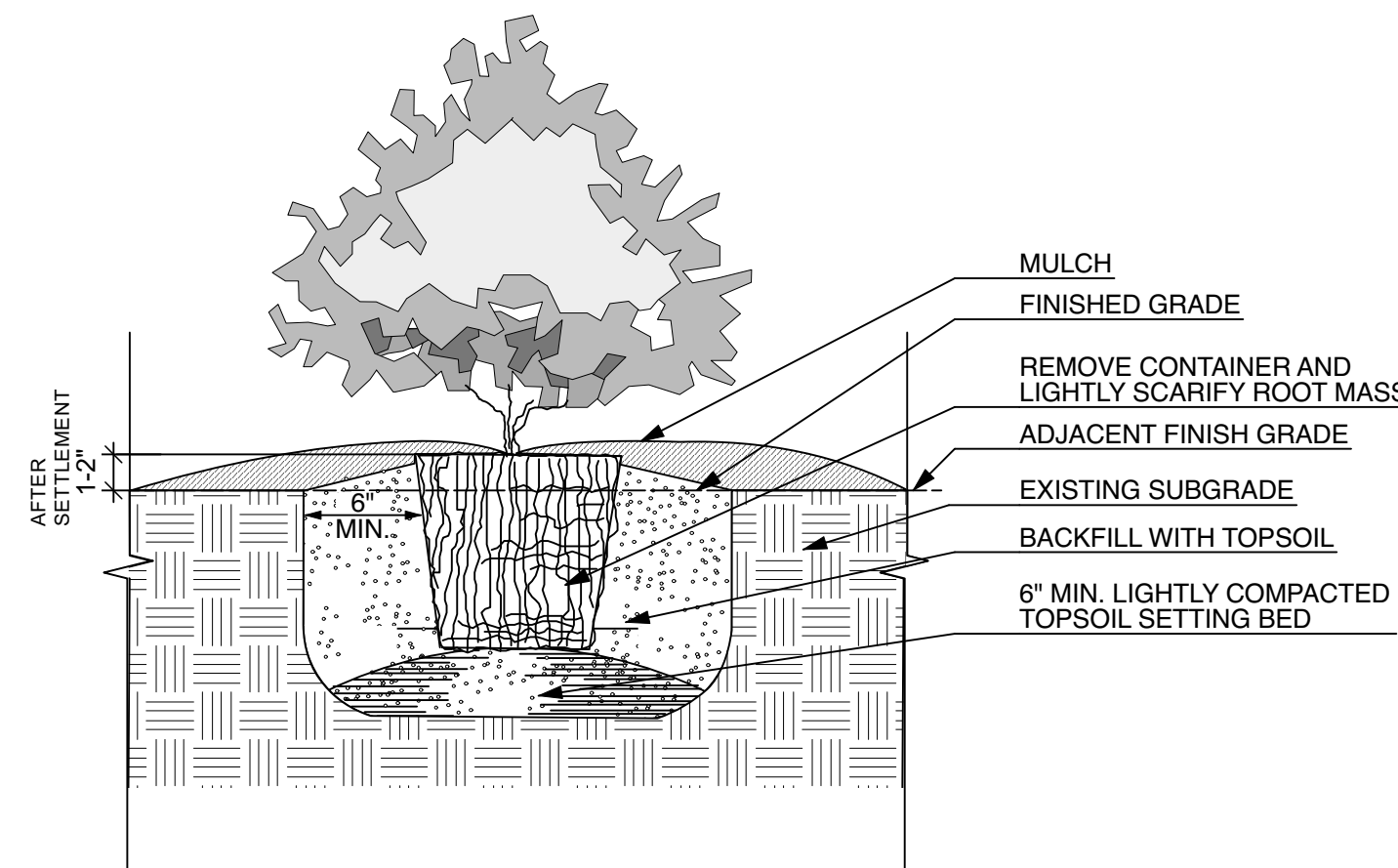
6 SOD AT EDGE OF CONCRETE

NOT TO SCALE



7 SOD PLANTING

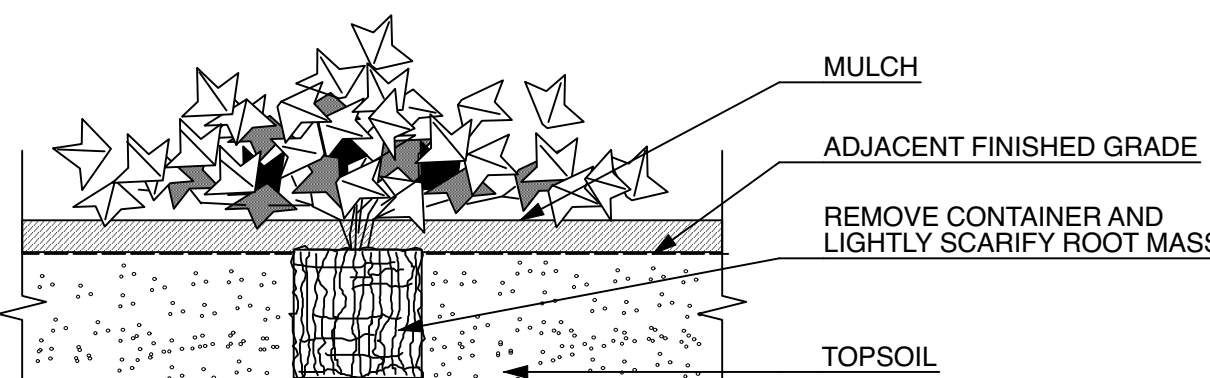
NOT TO SCALE



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

3 CONTAINER SHRUB PLANTING DETAIL

NOT TO SCALE



NOTE:
PLANT TO BEAR SAME RELATION TO FINISHED GRADE AFTER SETTLEMENT AS IT BORE TO PREVIOUS GRADE.

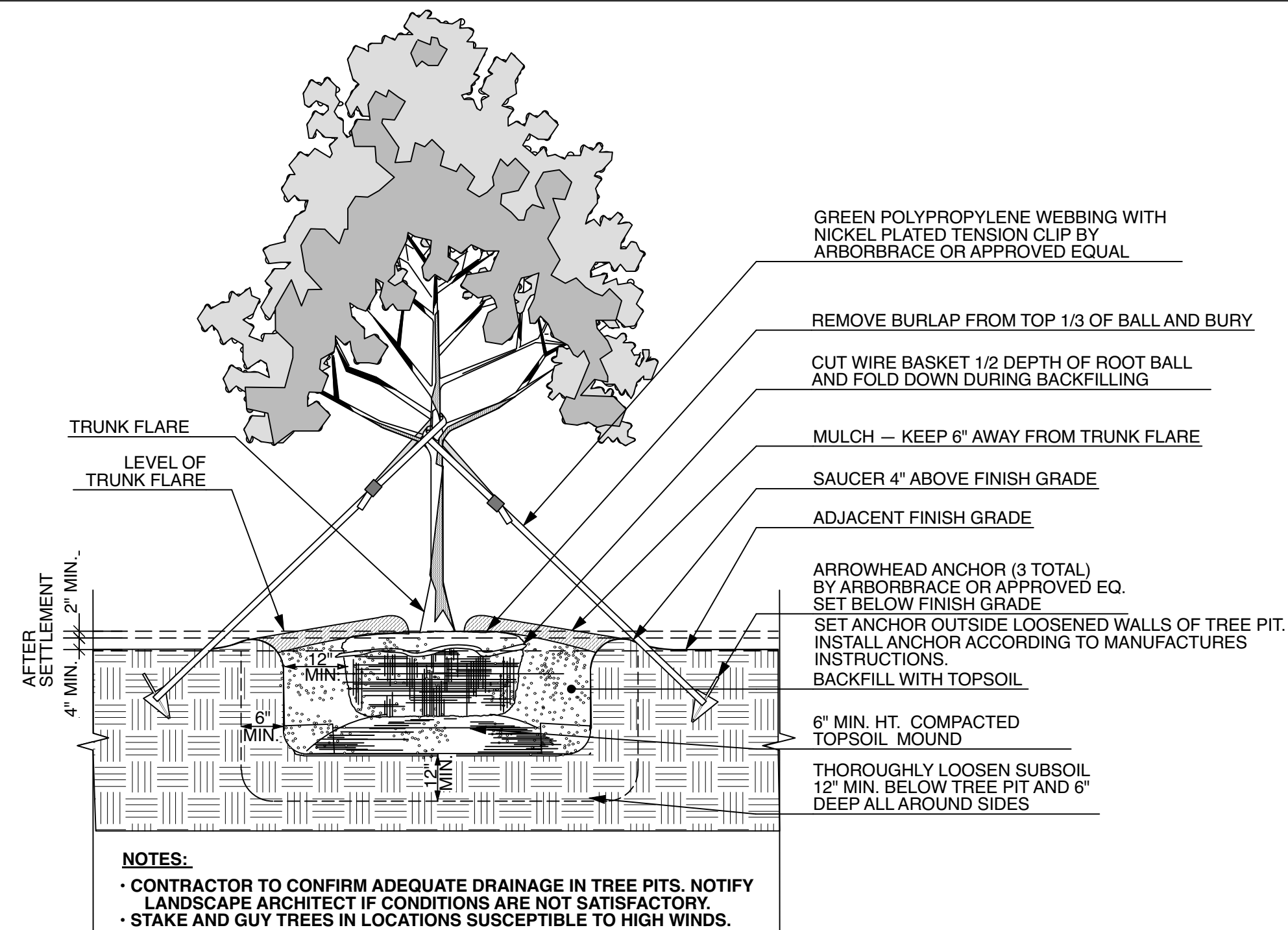
4 GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

PLANTING NOTES:

- CONTRACTOR TO VERIFY ALL PLANT MATERIAL QUANTITIES AND PLANTING AREA DIMENSIONS PRIOR TO BEGINNING PLANTING. PROVIDE QUANTITIES AS REQUIRED TO MEET DESIGN INTENT.
- GRAFTED PLANT MATERIAL IS NOT ACCEPTABLE EXCEPT FOR GINKGO TREES.
- 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.
- THE CONTRACTOR SHALL, FOR HIS OWN PROTECTION, VERIFY THE PRESENCE AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION.
- FLAG ALL TREE LOCATIONS AND PAINT ALL BEDLINES FOR LANDSCAPE ARCHITECT'S ON-SITE REVIEW AND APPROVAL PRIOR TO BEGINNING PLANTING OPERATIONS.**
- ALL PLANTED AREAS SHALL RECEIVE SHREDDED PINE BARK MULCH TO A DEPTH OF 3" AFTER SETTLEMENT.
- PLANTED SLOPES GREATER THAN 3:1 TO RECEIVE PINE STRAW MULCH TO 3" DEPTH AFTER SETTLEMENT.
- ALL SHRUB AREAS SHALL RECEIVE TOPSOIL TO A MINIMUM DEPTH OF 8". ALL SODDED AREAS SHALL RECEIVE TOPSOIL TO A MINIMUM DEPTH OF 4", UNLESS DIRECTED OTHERWISE.
- ALL RAISED PLANTERS TO RECEIVE PLANTING MEDIA CONSISTING OF 12" MINIMUM DRAINAGE GRAVEL AT BOTTOM AND 18" OF TOPSOIL AT TOP(SEE TOPSOIL SPECIFICATIONS). REMAINDER OF VOLUME TO BE FILLED WITH SUBGRADE MATERIAL.
- FERTILIZATION SCHEDULE: AMEND PLANTING MIX OF EACH PLANT WITH FERTILIZER AS FOLLOWS:

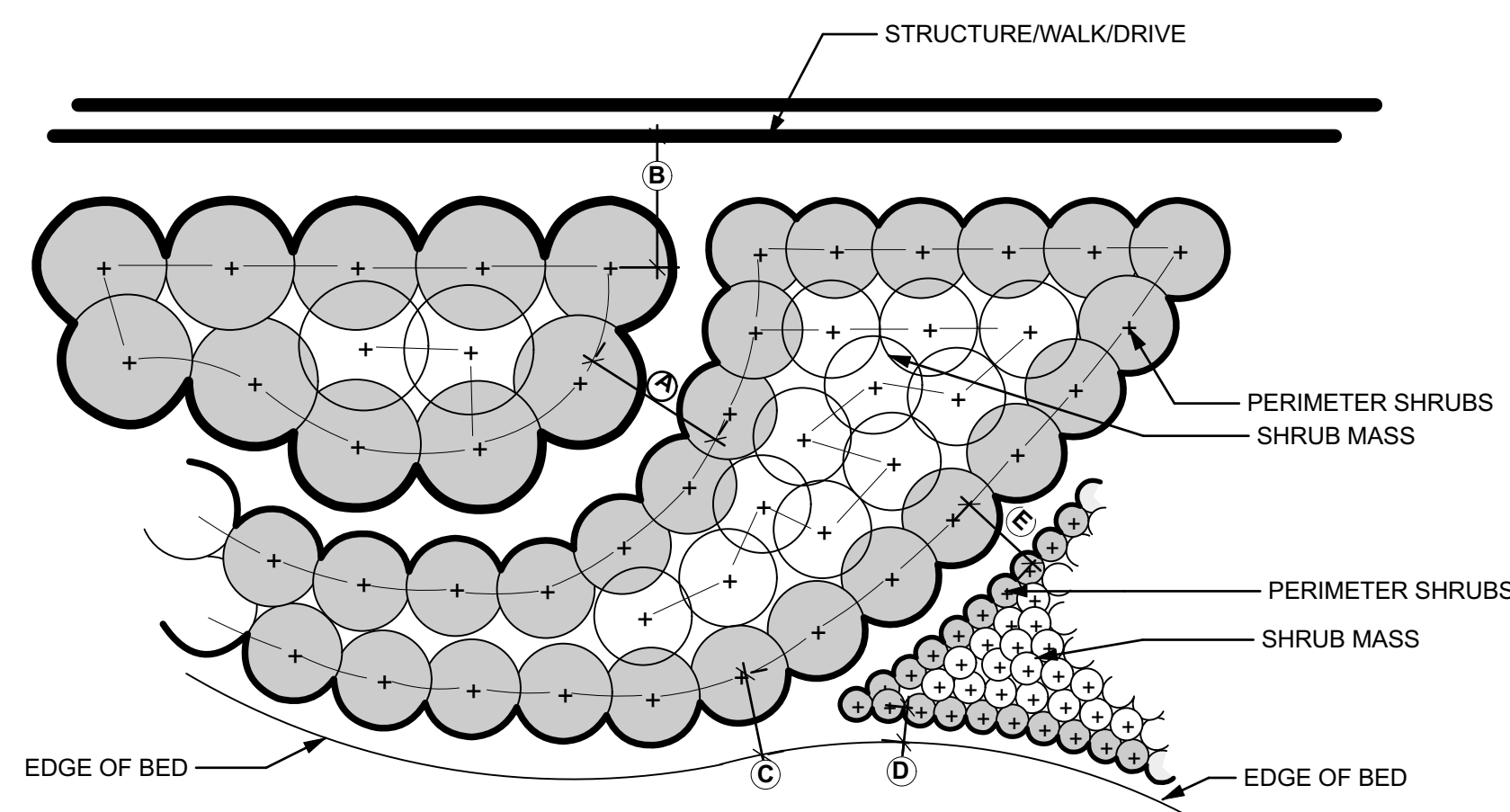
PLANTING	AMOUNT PER PLANT	TYPE
#1 POT	1/4 CUP	6-12-12 OR 5-10-10
#2 POT	1/2 CUP	6-12-12 OR 5-10-10
#3 POT	3/4 CUP	6-12-12 OR 5-10-10
- FLOWERING/ SHADE TREE 1 CUP PER 1/2" CAL. 6-12-12 OR 5-10-10
- REMOVE BASE MATERIAL FROM PLANTING AREAS BEFORE PLANTING OPERATIONS BEGIN.
- COORDINATE PLANTING INSTALLATION AROUND IN-GROUND LIGHTING FIXTURES.
- NO PLANT MATERIAL WILL BE SET WITH ROOT CROWN LOWER THAN SURROUNDING GRADE. SET TREES WITH ROOT CROWN 2" TO 4" ABOVE SURROUNDING GRADE; SET SHRUBS WITH ROOT CROWN 1"-2" ABOVE SURROUND GRADE.
- PLANTING PLAN IS A GRAPHIC REPRESENTATION OF LOCATION OF PLAN MATERIALS. CONTRACTOR TO INSTALL PLAN MATERIALS ACCORDING TO DIRECTIONS FOUND IN DETAIL 3/L101.
- ALLEVIATE COMPACTION OF SOIL IN PROPOSED BED AND SOD AREAS PRIOR TO PLANTING.
- USE ALL MEANS NECESSARY TO CONTROL DUST ON AND NEAR ALL OFF-SITE AREAS.
- CLEAN ALL PAVED SURFACES OF DEBRIS, MUD, DUST, MULCH, ETC. INCURRED DURING INSTALLATION.



NOTES:
CONTRACTOR TO CONFIRM ADEQUATE DRAINAGE IN TREE PITs. NOTIFY LANDSCAPE ARCHITECT IF CONDITIONS ARE NOT SATISFACTORY.
STAKE AND GUY TREES IN LOCATIONS SUSCEPTIBLE TO HIGH WINDS.

1 B&B TREE PLANTING DETAIL

NOT TO SCALE

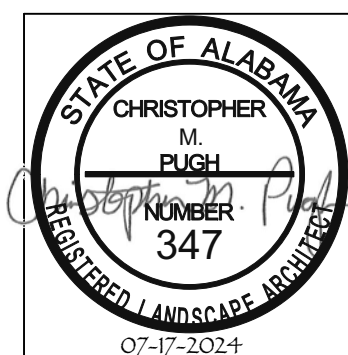


- A SHRUB TO SHRUB LARGEST SPACING BETWEEN TWO DIFFERENT SPECIES OF ADJACENT SHRUBS + 6" (eg: 4' O.C NEXT TO 3' O.C, SPACING EQUALS 4'-6")
- B SHRUB TO STRUCTURE/WALK/DRIVE SHRUB SPACING + 6"(EXAMPLE - 4'-6" FOR 4'O.C.) IN NO CASE LESS THAN 4'
- C SHRUB TO BED LINE 1/2 SHRUB SPACING + 1 FOOT (EXAMPLE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

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

2 PLANT LAYOUT FOR FREE FORM MASSES

NOT TO SCALE



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REVISION		
DATE	DESCRIPTION	BY
07/17/24	CONSTRUCTION DOCUMENTS	GAK
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PROPOSED OFFICE BUILDING VESTAVIA HILLS, ALABAMA			
LANDSCAPE DETAILS			
FILE NAME: Killian-Vestavia Hills Office Buildings-Border	SCALE:	DWG. No.	SHEET No.
DATE OF FIELD SURVEY:	FIELD BOOK:	DRAWN BY: GAK	103-24
JOB No.	PAGE:	CHECKED BY: CMP	L1.1

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

- 1.1. **Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.**
- 1.2. **Summary:**
- A. Section consists of furnishing all labor, materials, tools, tests, royalties, services and other incidentals as may be required for the good and proper completion of planting operations. In general, the Work includes ground preparation; plants and planting; guys, stakes and guying and staking; mulch and mulching; fertilizer and fertilizing; water and watering; and full maintenance.
- 1.3. **Submittals:**
- A. Product Data: Submit manufacturer's product literature, instructions and guaranteed analysis for fertilizer, lime and pre-emergent herbicide.
- B. Certificates: Deliver all certificates of inspection and show specific plant materials covered by each certificate.
- C. Maintenance Schedule: Submit a detailed maintenance outline and schedule for the Work of this Section. Include maintenance times and procedures to be followed by the Owner's personnel.
- D. Topsoil
1. Test Results: Submit three (3) copies and maintain one (1) copy of all test results on-site for reference.
2. Samples: If required, submit by volume three (3) one-half cubic foot samples each of stockpiled and imported topsoil to be used in the work.
- 1.4. **Quality Assurance:**
- A. Codes and Standards:
1. Comply with state and federal laws relating to inspection for disease and insect control.
2. Plant material quality: Conform to U.S.A. Standard for Nursery Stock, American Association of Nurserymen, Inc., latest edition.
3. Plant material nomenclature:
- a. Hortus Third, ed. Staff of the Liberty Hyde Bailey Hortorium, Cornell University, 1976.
- b. Names commonly used in the trade if not listed in the above standard.
- c. In all cases, botanical names take precedence over common names.
4. Perform sodding operations per Section V of Turfgrass Producers International (TPI) Guideline Specifications to Turfgrass Sodding, revised 1995.
- B. Site Inspection: Prior to all Work of this Section, inspect all areas affected by the Work of this Section. Check existing construction to assure proper completion of the Work of this Section. Confirm all findings requiring correction in writing. Do not proceed with Work until corrective measures have been taken. Failure of the Contractor to comply with this requirement will be construed as the Contractor having accepted existing conditions and the Contractor at no cost will make any necessary or required corrective measures to the Owner.
- 1.5. **Delivery, Storage And Handling:**
- A. Prior to shipment and after delivery, protect plant material from exposure to extreme heat, freezing and drying conditions. Where possible store plant material in a well-ventilated and shaded place, protected from wind and sun. Do not install material damaged during shipment or storage.
- B. Prior to shipment and after delivery, protect turfgrass from exposure to freezing and drying conditions
- C. An on-site storage area will be designated for the Contractor's use.
- 1.6. **Job Conditions:**
- A. Dust Control:
1. Use all means necessary to control dust on and near the Work and on and near all off-site borrow areas if such dust is caused by the Contractor's operations during performance of the Work or if resulting from the condition in which the Contractor leaves the site.
2. Thoroughly moisten all surfaces as required to prevent dust being a nuisance to the public and concurrent performance of other Work on the site.
- B. Protection:
1. Use all means necessary to protect all materials of this Section before, during and after installation; to protect all objects designated to remain, existing construction and to protect the public.
2. In the event of damage, immediately make all repairs and replacements necessary to the approval of the Landscape Architect and at no additional cost to the Owner.

PART 2 - PRODUCTS

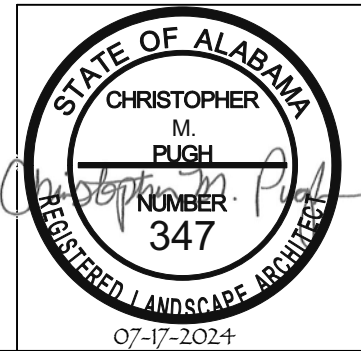
- 2.1. **Fertilizer:** Comply with all State Fertilizer Laws when tested by current methods adopted by the Association of Official Agriculture Chemists. N, P, and K analysis of 5-10-10 or 6-12-12 or as recommended by soils test reports
- 2.2. **Pre-Emergent Herbicide:** Oxadiazon, oryzalin or trifluralin.
- 2.3. **Topsoil:**
- A. If quantity of onsite topsoil is insufficient, provide material as required for completion of work. All topsoil, whether stockpiled or imported, is subject to this specification.
- B. Natural, workable, friable, loamy sand, sandy loam to loam soil without admixture of subsoil, refuse, or foreign materials, free from hard lumps, stiff clay, hardpan, gravel, noxious weeds, brush, or other undesirable material harmful to plant growth. Topsoil found to contain any of the above materials is to be removed from the Work.
- C. Exhibit a minimum field percolation rate of 3" per hour at 90% +/- standard laboratory density.
- D. Testing:
1. Sample and test topsoil for compliance with specified characteristics and for nutrient and ph requirements.
2. Testing to be performed by a certified soils testing laboratory, in accordance with standard laboratory procedures.
3. Test a minimum of three (3) initial samples of any proposed topsoil.
- E. Additions of fertilizer and/or lime recommended by soils test reports are part of the work of this Section. No additions to or placement of topsoil prior to initial soils test reports approval.
- 2.4. **Lime:**
- A. General: Ground or crushed agricultural limestone.
- B. Characteristics:
1. 90% passing a 10-mesh screen.
2. Not less than 50% passing a 60-mesh screen.
3. Neutralizing value of 90% calcium carbonate or better.
4. Dry and free flowing.
- 2.5. **Solid Sod Turfgrass:** Nursery grown turfgrass as shown on the drawings and as follows:
- A. Free of objectionable grassy and broad leaf weeds, less than two (2) weed plants per fifty (50) square yards.
- B. Growing Media: Furnish sod grown in loamy sandy to loam topsoil and that one-half inch minimum of soil is removed with the turf.
- C. Squares: Cut to the supplier's standard width and length. Provide with less than one-half inch deviation from standard width and five percent on length. Squares and torn or uneven ends will not be acceptable.
- D. Sod Strength: strong enough that it can be picked up and handled without damage.
- E. Moisture Content: Do not harvest or place when its moisture content is excessively low or high.
- F. Mowing Height: Prior to harvesting, the turfgrass is to be maintained at a regular mowing height from three-quarters to one and one-half inches.
- G. Time Limitation: Harvest, deliver and install within a period of 24 hours
- 2.6. **Grass Seed:** Grass seed as shown on the Drawings and as follows:
- A. Certified by an Official Seed Certifying Agency and tested within nine months prior to use.
- B. Separately packed and delivered to the project in a seed-tight bag, each bag bearing a tag or label with the seal of the Official Seed Certifying Agency.
- C. Conform to State seed laws and delivered to the site in the original unopened container, bearing the variety name, percent of germination, purity of the seed, and percent of obnoxious weeds and inert matter.

- 2.7. **Straw Mulch For Seeded Areas:** Threshed straw of oats, wheat, or rye, applied at the rate of not less than 1.75 tons per acre with a moisture content of not more than 15 percent, or if the moisture content exceeds 15 percent, proportionate increase shall be made in the rate of application.X
- 2.8. **Erosion Control Blanket:** For seeded slopes greater than 3:1. Type 2.D short-term double net erosion control blanket meeting the requirements established by the Erosion Control Technology Council (ECTC) Specification and the U.S. Department of Transportation, Federal Highway Administration's (FHWA) Standard Specifications For Construction of Roads and Bridges on Federal Highway Projects.
- 2.9. **Mulch:** Location and placement as indicated on the Drawings and as follows:
- A. Pine Straw Mulch: Clean, fresh, un-rotted pine straw containing no substance harmful to plant growth and free of noxious weeds, grasses, seeds, plants, roots, branches, sticks or extraneous matter.
- B. Pine Bark Mulch:
1. In planted areas with 12:1 or greater slope: Shredded, coarse pine bark containing no cambium or other substance harmful to plant growth and free of noxious weeds, grasses, seeds, plants, roots, branches, sticks or extraneous matter.
2. In planted areas with less than 12:1 slope: Ground pine bark with a maximum size pieces of one and one half (1 1/2") inches containing no cambium or other substance harmful to plant growth and free of noxious weeds, grasses, seeds, plants, roots, branches, sticks or extraneous matter.
- 2.10. **Plant Materials:**
- A. The plant species, sizes, manner in which to be furnished and quantities are given in the Plant Material Schedule on the Drawings.
- B. Provide plant material of standard quality, true to name and type, and first class representatives of their species or variety. Provide labels securely attached to all plant material for purpose of inspection and identification stating correct plant name and size requirements shown on Drawings. Provide B & B material having been root pruned within the last two years. Provide container grown plants having been grown in the delivery container for at least one growing season.
- C. Provide plant material having normal, well-developed branched and vigorous fibrous root systems. Provide healthy, vigorous plants free from defects, decay, disfiguring roots, sun-scald injuries, abrasions of the bark, diseases, insect pests or their eggs, borers and any other form of infestation or objectionable disfigurements.
- D. Collected or grafted material will not be permitted unless otherwise indicated on the Plant Material Schedule on the Drawings.
- E. Plant materials lacking compactness or proper proportions, which are weak or thin, which have a damaged or crooked leader or multiple leaders (unless specified), or plant materials injured by too close planting in nursery rows will be rejected.
- F. Plant materials cut back from larger grades to meet requirements will be rejected. Plant materials shall not be pruned before planting.
- G. Measurements:
1. Measure plant material with branches in normal position. Height and spread dimensions refer to main body of plant and not from branch tip to tip.
2. Take caliper measurements on the trunk 6 inches above natural ground line for trees up to 4 inches in caliper and 12 inches above natural ground line for trees above 4 inches in caliper.
3. Measurements specified are the minimum size acceptable. Take measurements after pruning, where pruning is necessary. If size range is given, provide no material less than minimum size, and provide 50% of plant materials maximum size specified.
4. Plants meeting measurements specified, but without normal balance between height and spread will be rejected.
5. Plants larger than specified and of equal quality may be accepted, but at no additional cost.
- H. Balled Plants (B&B): Adequately balled with firm, natural balls of soil. If ball is cracked or broken before or during planting or if the plant is loose in ball, the plant will be rejected.
- I. Container-Grown Plants: Plant material designated "container-grown" in the Plant Schedule shall be in sound containers of the size specified and free of weeds and grasses. If root and soil mass is cracked or broken before or during planting, the plant will be rejected. Root-bound plant materials will not be accepted.
- J. Option to Methods: With the Landscape Architect's approval, plant material may be furnished container-grown instead of balled, if all other requirements are met.
- K. Plant material with lichen growing on the trunk or branches will not be accepted.
- 2.11. **Water:** Fresh, free from oil or any other impurity or substance harmful to the Work or to plant materials and seed. Make arrangements necessary to insure an adequate supply of water to meet the needs of this Contract. Furnish all necessary hose, equipment, attachments, and accessories necessary to complete the Work as specified.
- 2.12. **Tree Guying System:** 'Aborbrace' HTG-HD Regular Size guying system with green, UV resistant, polypropylene guy-lines, nickel-plated spring cam-lock tensioning clips and aluminum anchors or approved substitute.

PART 3 - EXECUTION

- 3.1. **General:**
- A. Planting/Sodding/Seeding Season: As directed.
- B. Planting Location And Area Staking: Stake planting locations and areas prior to each operation. Obtain Landscape Architect's approval before proceeding with the Work. Make minor adjustments to locations or outlines as directed. Omit staking where areas are bounded by curbs or other structures.
- C. Relocation Of Plant Materials: If rock, underground construction, utility lines or obstructions are uncovered during excavation of plant pits, alternate locations will be selected by the Landscape Architect without additional cost to the Owner.
- A. Damage: At all times from beginning of construction to Substantial Completion of entire project, provide protection for Work and repair damage occurring to all sections of this specification.
- 3.2. **Subgrade/Soils**
- A. Inspection: Prior to all work of this Section, inspect all areas of the site. Check existing subgrade elevations, lines, grades, conditions to assure specified topsoil depths and final finished grades. Note any and all areas showing concentrations of construction debris. Confirm all findings requiring correction to the Landscape Architect in writing. Do not proceed with work until corrective measures have been taken. Failure to comply with this requirement will be construed as having accepted existing subgrade.
- B. Sub-Grade Preparation:
1. Loosen sub-grade soil to a minimum depth of three (3) inches and grade to remove all ridges and depressions so that it will be parallel to proposed finished grade. All stones over two (2) inches in any dimension, sticks, rubbish and other extraneous matter shall be removed from the sub-grade soil during this operation.
2. Where concentrations of rubble, crushed limestone, concrete, asphalt and other construction debris are encountered, remove entirely to a minimum depth of 12 inches below completed subgrade. Backfill such areas with clean subgrade soil material and compact to specified density. Recondition backfilled surface as specified.
3. Where completed sub-grade areas are disturbed by subsequent operations or weather, scarify and reshape the surface prior to spreading topsoil.
- C. Topsoil Placement:
1. Spread topsoil in all areas disturbed by contract work and not shown on the Drawings to be covered by other construction or materials. Install to produce required minimum finished depth as noted in the Drawings.
2. Do not place topsoil in frozen or wet conditions.
3. Thoroughly and uniformly incorporate fertilizer and/or lime during spreading operations and as recommended by soils test reports.
4. Compaction, general: Compact each soil layer to at least the specified minimum degree. Repeat compaction process until finished elevation is attained.
5. Degree of Compaction Requirements:
- a. Topsoil Areas: Compact topsoil areas to ninety percent (90%)± standard laboratory density. Do not over compact.
- b. Testing: Provide testing as required to assure compliance with specifications.
6. Carefully fine grade and rake topsoil surface to the finished lines, grades and elevations. During this operation, remove all stones over one (1) inch in any dimension, sticks, rubbish and other debris from the surface. Feather topsoil into existing ground surface at applicable limits of Work to produce a smooth, uniform transition from new to existing.

- D. Treatment After Completion Of Grading:
1. After fine grading is complete permit no further excavating, filling or grading.
2. Use all means necessary to prevent erosion of or damage to completed areas during construction and until final acceptance of the work..
- 3.3. **SODDING:**
- A. Preparation for Sodding:
1. The exposed soil surface to be sodded shall be loosened to a minimum depth of three inches (3") and graded to remove all stones over one inch (1") in any dimension, sticks, rubbish and other extraneous matter shall be removed during this operation.
2. Finished Grading: All areas to be sodded shall then be graded and raked to the grades specified above in uniform, even slopes. The surface, when finished and settled, shall conform to the required grades and shall be free from hollows, high spots and other inequalities. During this operation, all stones over one inch (1") in any dimension, sticks and other debris shall be removed from the soil surface and disposed of off-site.
- B. Sod Installation:
1. Do not place sod when ground is wet or frozen.
2. Place in straight lines, with rows placed parallel to and tightly against each other. Stagger joints.
3. Do not stretch or overlap pieces.
4. Butt edges tight.
5. Do not install torn or thin pieces
6. Locate and trim sod around all irrigation heads, valve boxes, etc. at time of sod installation.
7. Roll completed areas with hand-held roller to bond sod to soil and smooth out rough spots.
8. Cut –out and remove any torn or thin pieces and replace with fresh sod, 12 inches by 12 inches minimum. Replant areas, which show bare spots larger than 2" in any dimension.
9. Water as required.
10. Provide smooth completed surface free of irregularities, conforming to the grades and lines specified.
- 3.4. **PERMANENT COVER SEEDING:**
- A. Preparation for Seeding: Refer to 3.3-A this Specification.
- B. Sowing: In the areas shown and noted on the Drawings, sow specified seed at the specified rate exercising care that uniform distribution of seed is obtained. Sow on a still day, using a hopper-type seeder or other approved equipment, one-half of the seed for each area being sown in a direction at right angles to the other half. After seeding, lightly rake, roll once with a roller weighing not less than one hundred (100) pounds per linear foot, and thoroughly water with a fine spray. Maintain uniform seed distribution during raking and watering.
- C. Mulching: Hand or machine apply specified mulch. Apply loose to permit air to circulate and compact enough to reduce erosion. Loosen baled mulch material and assure that bales contain no lumps or knots of compacted material. Provide a layer of mulch 1/4" thick in depth over the entire seeded area. Begin mulch application immediately following completion of sowing operations.
- D. Erosion Control Blanket: Install on all seeded slopes greater than 3:1. Install per manufacturer's recommendations.
- E. Prior to final acceptance of seeded areas, provide a uniform cover over all seeded areas with a density of 95% of each square yard of the seeded area and a well developed root system. For purposes of establishing an acceptable standard, scattered bare spots, none of which is larger than two (2) square feet, up to a maximum of five (5) percent of any seeded area. Reseed as required for coverage.
- 3.5. **Plant Installation:**
- A. Plant Pits: Circular in outline with vertical sides. Depth, width and construction of pit as indicated on the Drawings.
- B. Separate existing subgrade soils from the upper topsoil portions and remove wherever encountered during planting operations.
- C. Notify Landscape Architect in writing immediately of any subsurface drainage or soil conditions, which Contractor considers detrimental to growth or survival of plant materials. State conditions and submit proposal for correction including cost of correction. Obtain approval of method of correction before continuing operations in the affected portion of the Work. Failure to comply with this requirement will be construed as having accepted the conditions.
- D. Set plants in relationship to finished grade as indicated on the Drawings. Use topsoil to backfill plant pits. When plant pits have been backfilled approximately two-thirds full, water thoroughly before installing remainder to top of pit.
- E. Apply fertilizer at the rate indicated on the Drawings.
- F. Set trees plumb and brace rigidly in position until the topsoil has been tamped solidly around the ball and roots.
- G. Cut rope or strings from top of B&B material after plant has been set. Leave burlap or cloth wrapping intact around balls.
- H. Water all plants thoroughly by hose immediately after planting.
- I. Guy and stake trees as indicated on the Drawings.
- J. Mulch all areas not seeded or sodded and as indicated on the drawings. Use mulch materials specified in this section. Mulch within twenty-four (24) hours after planting.
- K. Apply pre-emergent herbicide to shrub and groundcover beds. Strictly follow manufacturer's label directions and procedures.
- L. Prune as required at the site in accordance with standard horticultural practice and as approved by the Landscape Architect. Prune with clean, sharp tools.
- 3.6. **Maintenance Operations**
- A. General:
1. Provide full service type program to include watering, spraying for insect and fungus control, fertilizing, mowing, pruning and repair. The maintenance period will begin with the first plantings and terminate thirty (30) days after Substantial Completion.
2. At Substantial Completion, submit a detailed maintenance outline and schedule. Include maintenance times and procedures conducted during construction and suggested maintenance times and procedures to be followed by the Owner's personnel during the remainder of the guarantee period.
- B. Plant Material Maintenance: Provide watering, weeding, cultivating, pruning, spraying, mulching, resodding, reseeding, tightening and repairing of guys, resetting plants to proper grades or upright position, restoration of planting saucer and planting replacements as necessary to keep plant materials in a healthy growing condition and keep all planted areas neat and attractive during the maintenance period.
- 3.7. **Substantial Completion And Guarantee:**
- A. Review And Acceptance:
1. In the presence of the Landscape Architect, review all Work of this Section. Following completion of any required repairs, the Landscape Architect will certify to the Owner as to Substantial Completion of the planting.
2. Substantial Completion of the planting shall constitute the beginning of the Guarantee Period for the planting.
- B. Guarantee Period And Replacements:
1. Guarantee the Work of this Section for one (1) year beyond the date of Substantial Completion.
2. Replace all dead plant materials and all plant materials not in a thriving condition during and at the end of the guarantee period, with no additional compensation, as weather conditions permit.
3. In the event replacement is not acceptable at the end of the guarantee period, the Owner may elect either additional replacements or credit for each item.
4. Guarantee does not apply to loss due to vandalism, acts of God, or failure of the Owner to maintain plant materials after the end of Contractor's maintenance period.
5. Periodically inspect Owner's maintenance program and procedures and submit recommendations in writing of any changes in the Owner's program, which is necessary for the success of the planting.
- 3.8. **Final Review And Acceptance:**
- A. At the end of the guarantee period and in the presence of the Landscape Architect, review all Work for Final Acceptance.
- B. Following completion of required repairs or renewals, the Landscape Architect will certify to the Owner as to Final Acceptance of the Work.



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TUSCALOOSA, ALABAMA 35402
WWW.TIMKILLIANCONSTRUCTION.COM (205)462-8765



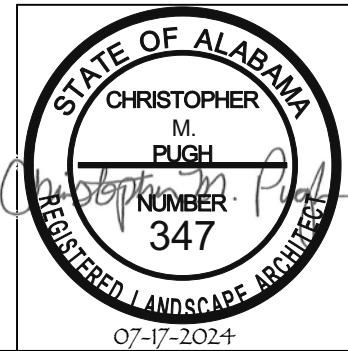
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PROPOSED OFFICE BUILDING VESTAVIA HILLS, ALABAMA				
LANDSCAPE SPECIFICATIONS				
FILE NAME: Killian-Vestavia Hills Office Buildings-Border	SCALE:	DWG. No.	SHEET No.	
DATE OF FIELD SURVEY:	FIELD BOOK:	DRAWN BY: GAK	103-24 L1.2	
JOB No:	PAGE:	CHECKED BY: CMP		



PLANT LEGEND							
ID	Quantity	Botanical Name	Common Name	Root	Scheduled Size	Spacing	Comments
TREES							
CJ	25	Cryptomeria japonica	Japanese Cryptomeria	B&B	8'-10' ht	11'0" o.c.	Full to ground
CKC	2	Cornus kousa var. chinensis	Chinese Dogwood	B&B	5'-6' ht	AS SHOWN	Strong, central leader
PC	1	Pistacia chinensis	Chinese Pistache	B&B	2 1/2'-3'	AS SHOWN	Strong, central leader
QP	1	Quercus phellos	Willow Oak	B&B	2 1/2'-3'	AS SHOWN	Strong, central leader
SHRUBS							
DH	35	Distylium hybrid 'BLDY01'	Bayou Bliss Distylium	Cont.	18"-24" ht	4'0" o.c.	Full container
ICN	79	Ilex cornuta 'Needlepoint'	Needlepoint Holly	Cont.	24"-30" ht	3'0" o.c.	Full container
IX	4	Ilex x 'Conty'	Liberty Holly	Cont.	5'-6' ht	5'0" o.c.	Full to ground
LCS	48	Loropetalum chinense 'Shang-White'	Emerald Snow Loropetalum	Cont.	15"-18" ht	4'0" o.c.	Full container
MCD	33	Myrica cerifera 'Don's Dwarf'	Don's Dwarf Wax Myrtle	Cont.	24"-30" ht	4'0" o.c.	Full container
GROUNDCOVER AND TURFGRASS							
LMS	26	Liriope muscari 'Silvery Sunproof'	Silvery Sunproof Lilyturf	Cont.	10"-12" ht	1'0" o.c.	Full container
TA	34	Trachelospermum asiaticum	Asian Star Jasmine	Cont.	10"-12" sprd.	1'0" o.c.	Full container
SOD	425	Cynodon dactylon (L.) Pers. x Cynodon transvaalensis 'Burr's Davy'	Tifway 419	SOD			Pest and weed free



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13987 ALABAMA HWY 69 S P.O. BOX 21071
TUSCALOOSA, ALABAMA 35402
WWW.TIMKILLIANCONSTRUCTION.COM (205)462-8765

McGiffert and Associates, LLC
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2814 STILLMAN BLVD. • P.O. BOX 20559
TUSCALOOSA, ALABAMA 35402
WWW.MCGIFFERT.COM (205)759-1521

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PROPOSED OFFICE BUILDING
VESTAVIA HILLS, ALABAMA

PLANTING PLAN

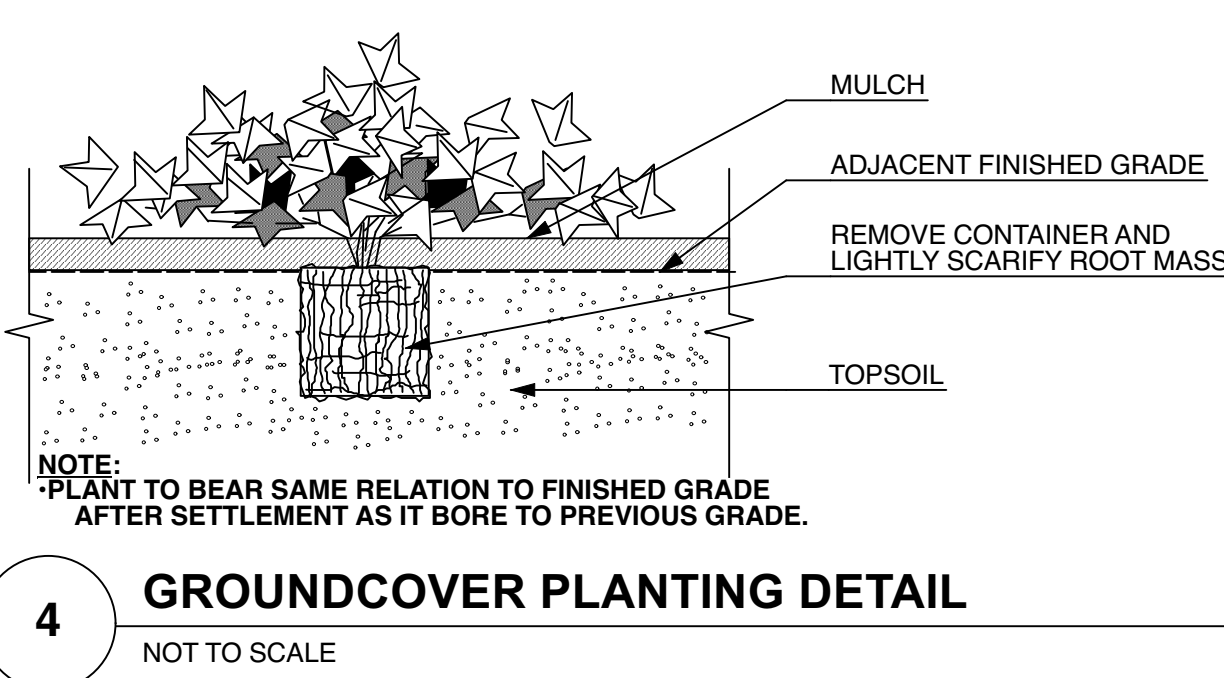
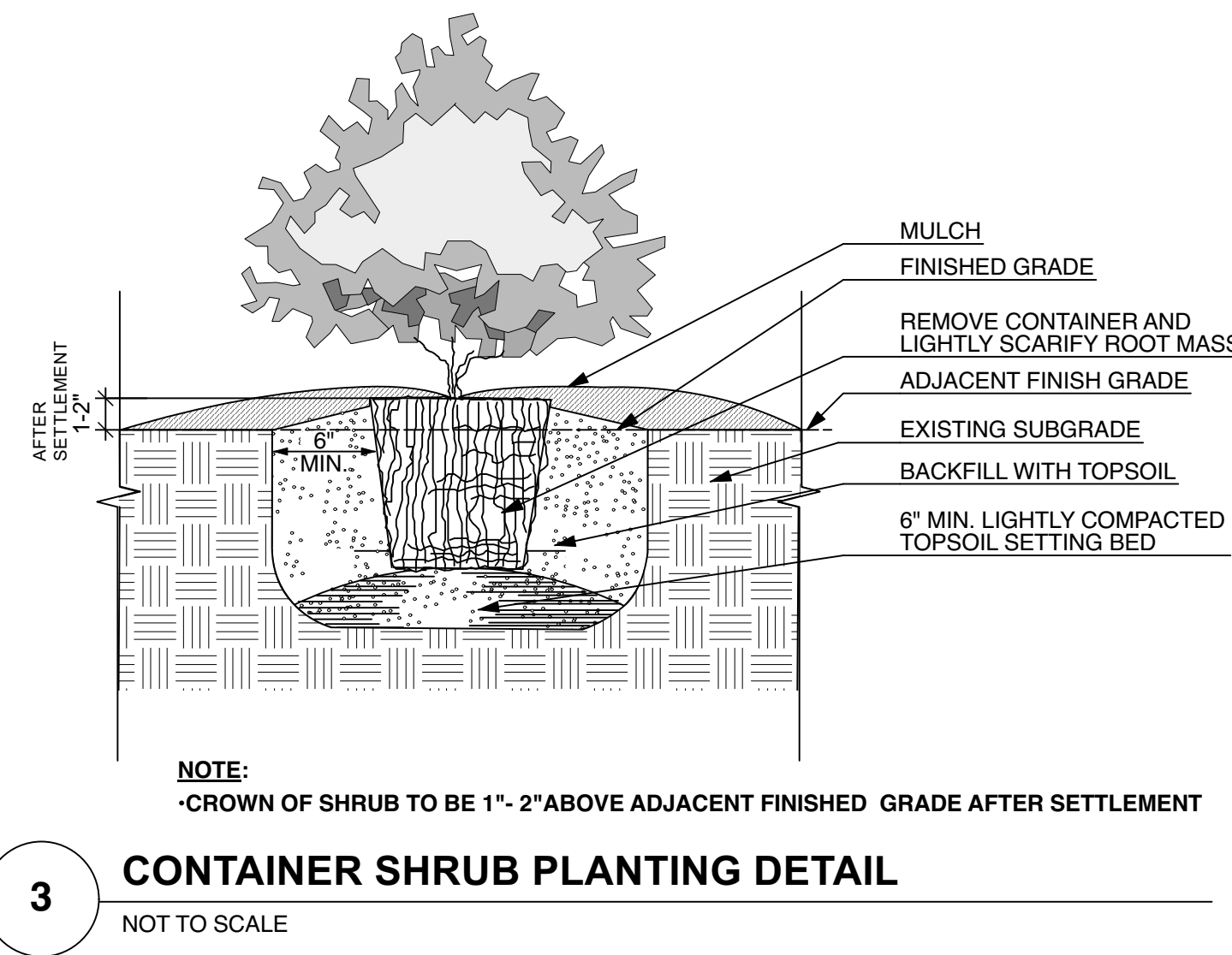
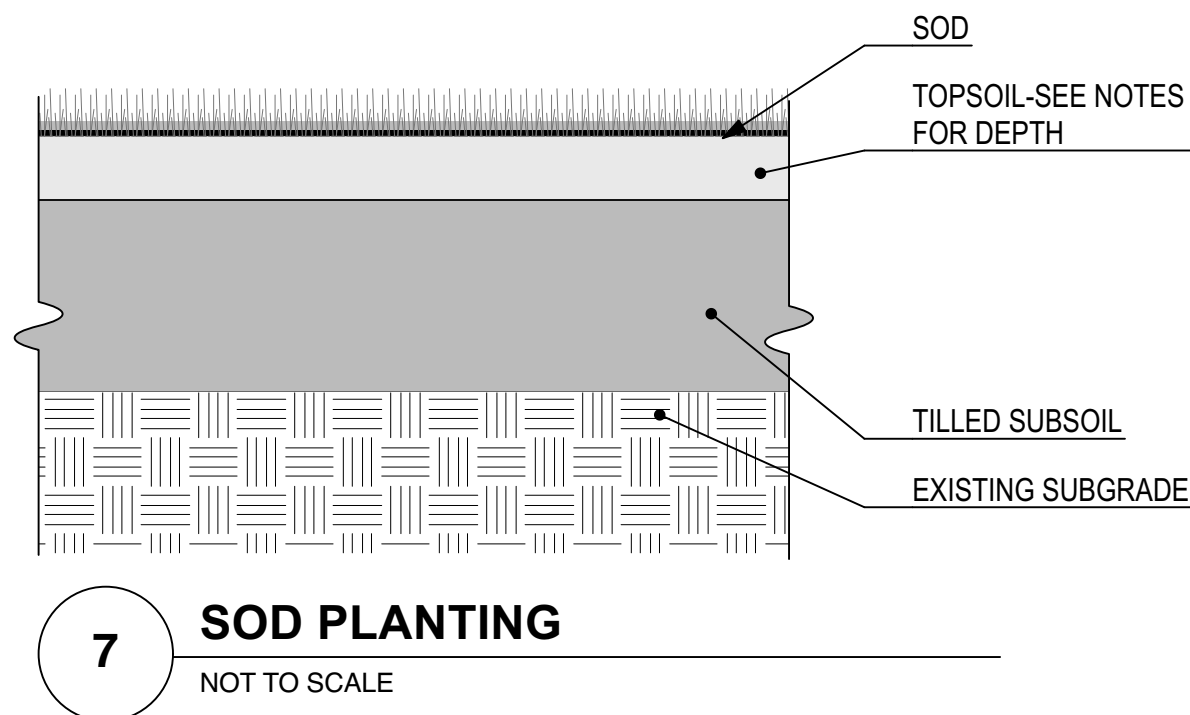
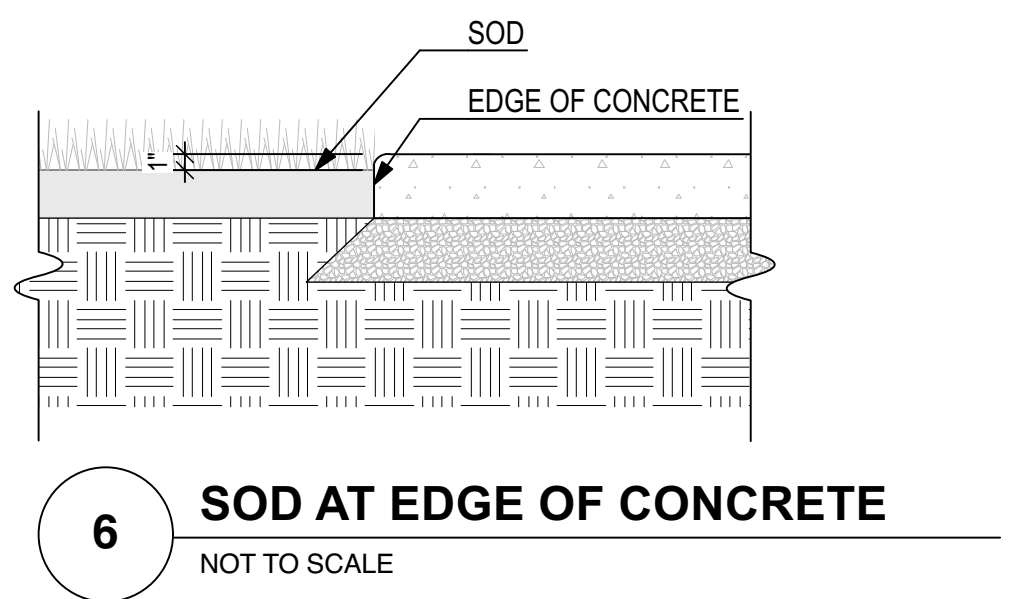
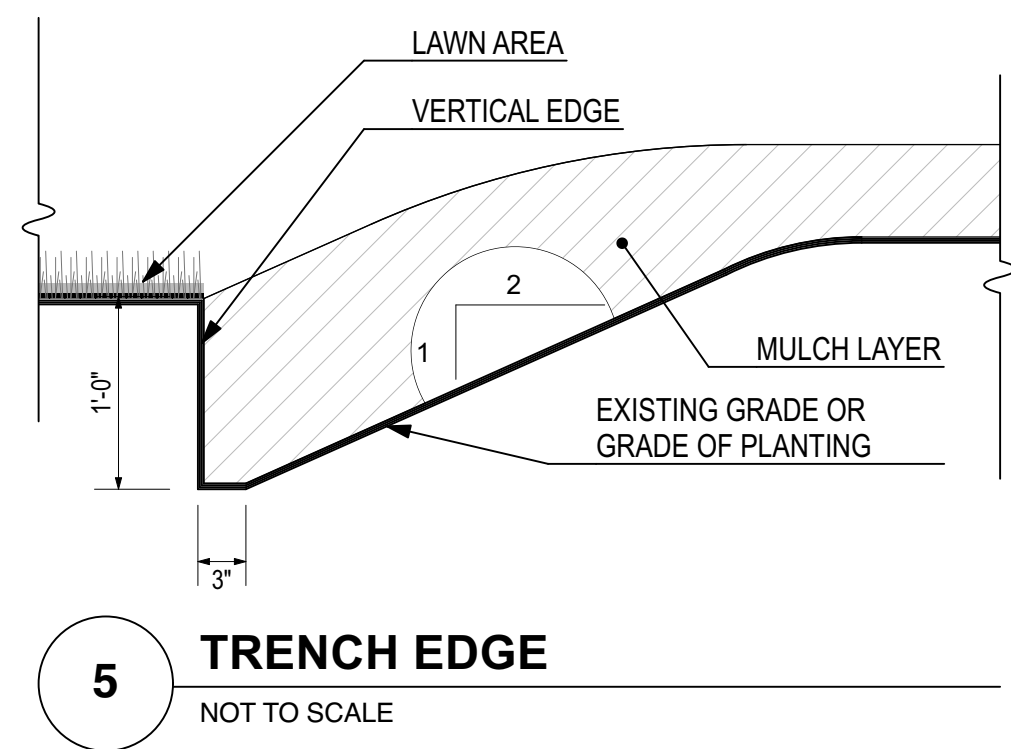
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FIELD BOOK:
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DWG. No.
103-24

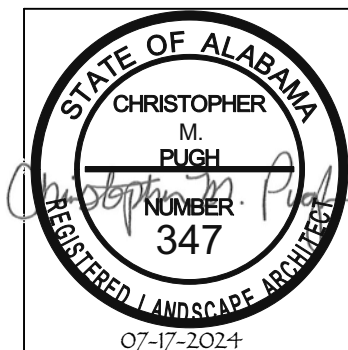
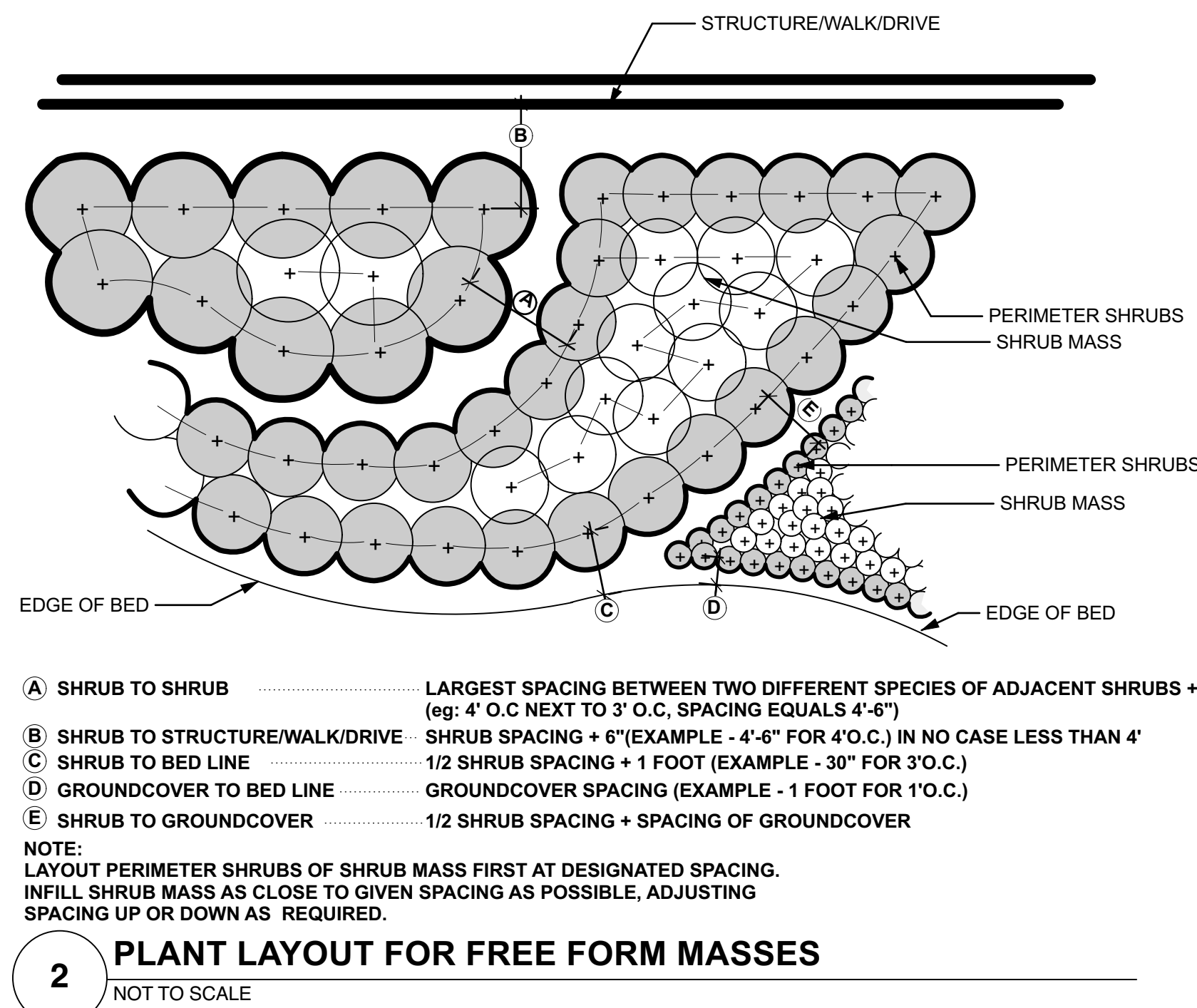
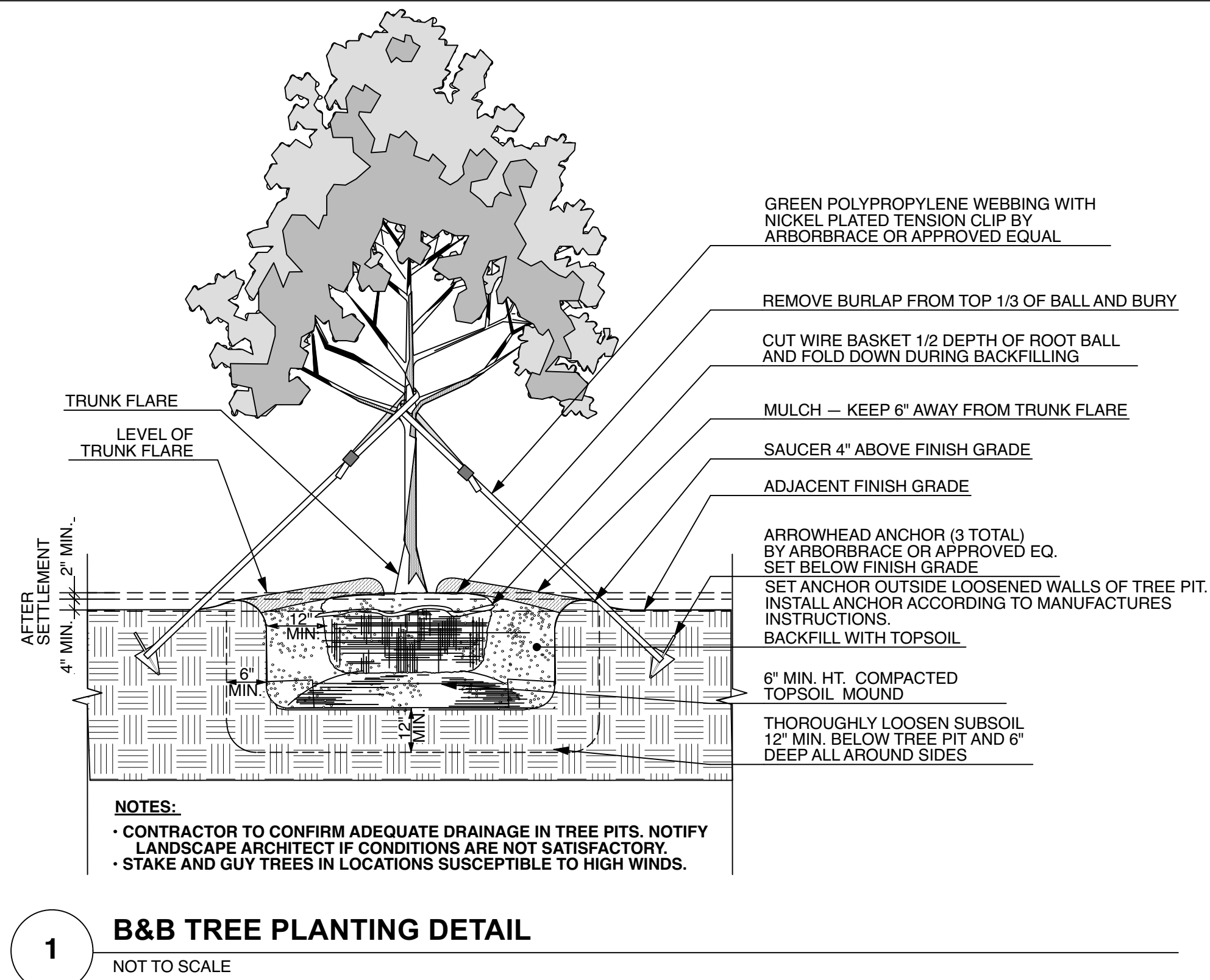
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PLANTING NOTES:

- CONTRACTOR TO VERIFY ALL PLANT MATERIAL QUANTITIES AND PLANTING AREA DIMENSIONS PRIOR TO BEGINNING PLANTING. PROVIDE QUANTITIES AS REQUIRED TO MEET DESIGN INTENT.
- GRAFTED PLANT MATERIAL IS NOT ACCEPTABLE EXCEPT FOR GINKGO TREES.
- 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.
- THE CONTRACTOR SHALL, FOR HIS OWN PROTECTION, VERIFY THE PRESENCE AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION.
- FLAG ALL TREE LOCATIONS AND PAINT ALL BEDLINES FOR LANDSCAPE ARCHITECT'S ON-SITE REVIEW AND APPROVAL PRIOR TO BEGINNING PLANTING OPERATIONS.**
- ALL PLANTED AREAS SHALL RECEIVE SHREDDED PINE BARK MULCH TO A DEPTH OF 3" AFTER SETTLEMENT.
- PLANTED SLOPES GREATER THAN 3:1 TO RECEIVE PINE STRAW MULCH TO 3" DEPTH AFTER SETTLEMENT.
- ALL SHRUB AREAS SHALL RECEIVE TOPSOIL TO A MINIMUM DEPTH OF 8". ALL SODDED AREAS SHALL RECEIVE TOPSOIL TO A MINIMUM DEPTH OF 4", UNLESS DIRECTED OTHERWISE.
- ALL RAISED PLANTERS TO RECEIVE PLANTING MEDIA CONSISTING OF 12" MINIMUM DRAINAGE GRAVEL AT BOTTOM AND 18" OF TOPSOIL AT TOP(SEE TOPSOIL SPECIFICATIONS). REMAINDER OF VOLUME TO BE FILLED WITH SUBGRADE MATERIAL.
- FERTILIZATION SCHEDULE: AMEND PLANTING MIX OF EACH PLANT WITH FERTILIZER AS FOLLOWS:

PLANTING	AMOUNT PER PLANT	TYPE
#1 POT	1/4 CUP	6-12-12 OR 5-10-10
#2 POT	1/2 CUP	6-12-12 OR 5-10-10
#3 POT	3/4 CUP	6-12-12 OR 5-10-10
- FLOWERING/ SHADE TREE 1 CUP PER 1/2" CAL. 6-12-12 OR 5-10-10
- REMOVE BASE MATERIAL FROM PLANTING AREAS BEFORE PLANTING OPERATIONS BEGIN.
- COORDINATE PLANTING INSTALLATION AROUND IN-GROUND LIGHTING FIXTURES.
- NO PLANT MATERIAL WILL BE SET WITH ROOT CROWN LOWER THAN SURROUNDING GRADE. SET TREES WITH ROOT CROWN 2" TO 4" ABOVE SURROUNDING GRADE; SET SHRUBS WITH ROOT CROWN 1"-2" ABOVE SURROUND GRADE.
- PLANTING PLAN IS A GRAPHIC REPRESENTATION OF LOCATION OF PLAN MATERIALS. CONTRACTOR TO INSTALL PLAN MATERIALS ACCORDING TO DIRECTIONS FOUND IN DETAIL 3/L101.
- ALLEVIATE COMPACTION OF SOIL IN PROPOSED BED AND SOD AREAS PRIOR TO PLANTING.
- USE ALL MEANS NECESSARY TO CONTROL DUST ON AND NEAR ALL OFF-SITE AREAS.
- CLEAN ALL PAVED SURFACES OF DEBRIS, MUD, DUST, MULCH, ETC. INCURRED DURING INSTALLATION.



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PROPOSED OFFICE BUILDING VESTAVIA HILLS, ALABAMA				
LANDSCAPE DETAILS				
FILE NAME: Killian-Vestavia Hills Office Buildings-Border	SCALE:	DWG. No.	SHEET No.	
DATE OF FIELD SURVEY:	FIELD BOOK:	DRAWN BY: GAK	103-24	
JOB No.	PAGE:	CHECKED BY: CMP	L1.1	

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

- 1.1. **Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.**
- 1.2. **Summary:**
- A. Section consists of furnishing all labor, materials, tools, tests, royalties, services and other incidentals as may be required for the good and proper completion of planting operations. In general, the Work includes ground preparation; plants and planting; guys, stakes and guying and staking; mulch and mulching; fertilizer and fertilizing; water and watering; and full maintenance.
- 1.3. **Submittals:**
- A. Product Data: Submit manufacturer's product literature, instructions and guaranteed analysis for fertilizer, lime and pre-emergent herbicide.
- B. Certificates: Deliver all certificates of inspection and show specific plant materials covered by each certificate.
- C. Maintenance Schedule: Submit a detailed maintenance outline and schedule for the Work of this Section. Include maintenance times and procedures to be followed by the Owner's personnel.
- D. Topsoil
1. Test Results: Submit three (3) copies and maintain one (1) copy of all test results on-site for reference.
2. Samples: If required, submit by volume three (3) one-half cubic foot samples each of stockpiled and imported topsoil to be used in the work.
- 1.4. **Quality Assurance:**
- A. Codes and Standards:
1. Comply with state and federal laws relating to inspection for disease and insect control.
2. Plant material quality: Conform to U.S.A. Standard for Nursery Stock, American Association of Nurserymen, Inc., latest edition.
3. Plant material nomenclature:
- a. Hortus Third, ed. Staff of the Liberty Hyde Bailey Hortorium, Cornell University, 1976.
- b. Names commonly used in the trade if not listed in the above standard.
- c. In all cases, botanical names take precedence over common names.
4. Perform sodding operations per Section V of Turfgrass Producers International (TPI) Guideline Specifications to Turfgrass Sodding, revised 1995.
- B. Site Inspection: Prior to all Work of this Section, inspect all areas affected by the Work of this Section. Check existing construction to assure proper completion of the Work of this Section. Confirm all findings requiring correction in writing. Do not proceed with Work until corrective measures have been taken. Failure of the Contractor to comply with this requirement will be construed as the Contractor having accepted existing conditions and the Contractor at no cost will make any necessary or required corrective measures to the Owner.
- 1.5. **Delivery, Storage And Handling:**
- A. Prior to shipment and after delivery, protect plant material from exposure to extreme heat, freezing and drying conditions. Where possible store plant material in a well-ventilated and shaded place, protected from wind and sun. Do not install material damaged during shipment or storage.
- B. Prior to shipment and after delivery, protect turfgrass from exposure to freezing and drying conditions
- C. An on-site storage area will be designated for the Contractor's use.
- 1.6. **Job Conditions:**
- A. Dust Control:
1. Use all means necessary to control dust on and near the Work and on and near all off-site borrow areas if such dust is caused by the Contractor's operations during performance of the Work or if resulting from the condition in which the Contractor leaves the site.
2. Thoroughly moisten all surfaces as required to prevent dust being a nuisance to the public and concurrent performance of other Work on the site.
- B. Protection:
1. Use all means necessary to protect all materials of this Section before, during and after installation; to protect all objects designated to remain, existing construction and to protect the public.
2. In the event of damage, immediately make all repairs and replacements necessary to the approval of the Landscape Architect and at no additional cost to the Owner.

PART 2 - PRODUCTS

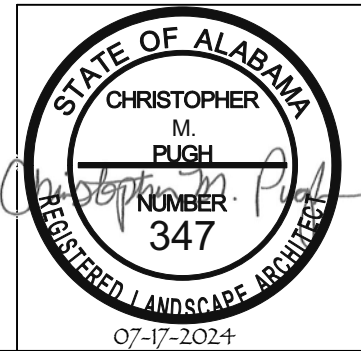
- 2.1. **Fertilizer:** Comply with all State Fertilizer Laws when tested by current methods adopted by the Association of Official Agriculture Chemists. N, P, and K analysis of 5-10-10 or 6-12-12 or as recommended by soils test reports
- 2.2. **Pre-Emergent Herbicide:** Oxadiazon, oryzalin or trifluralin.
- 2.3. **Topsoil:**
- A. If quantity of onsite topsoil is insufficient, provide material as required for completion of work. All topsoil, whether stockpiled or imported, is subject to this specification.
- B. Natural, workable, friable, loamy sand, sandy loam to loam soil without admixture of subsoil, refuse, or foreign materials, free from hard lumps, stiff clay, hardpan, gravel, noxious weeds, brush, or other undesirable material harmful to plant growth. Topsoil found to contain any of the above materials is to be removed from the Work.
- C. Exhibit a minimum field percolation rate of 3" per hour at 90% +/- standard laboratory density.
- D. Testing:
1. Sample and test topsoil for compliance with specified characteristics and for nutrient and ph requirements.
2. Testing to be performed by a certified soils testing laboratory, in accordance with standard laboratory procedures.
3. Test a minimum of three (3) initial samples of any proposed topsoil.
- E. Additions of fertilizer and/or lime recommended by soils test reports are part of the work of this Section. No additions to or placement of topsoil prior to initial soils test reports approval.
- 2.4. **Lime:**
- A. General: Ground or crushed agricultural limestone.
- B. Characteristics:
1. 90% passing a 10-mesh screen.
2. Not less than 50% passing a 60-mesh screen.
3. Neutralizing value of 90% calcium carbonate or better.
4. Dry and free flowing.
- 2.5. **Solid Sod Turfgrass:** Nursery grown turfgrass as shown on the drawings and as follows:
- A. Free of objectionable grassy and broad leaf weeds, less than two (2) weed plants per fifty (50) square yards.
- B. Growing Media: Furnish sod grown in loamy sandy to loam topsoil and that one-half inch minimum of soil is removed with the turf.
- C. Squares: Cut to the supplier's standard width and length. Provide with less than one-half inch deviation from standard width and five percent on length. Squares and torn or uneven ends will not be acceptable.
- D. Sod Strength: strong enough that it can be picked up and handled without damage.
- E. Moisture Content: Do not harvest or place when its moisture content is excessively low or high.
- F. Mowing Height: Prior to harvesting, the turfgrass is to be maintained at a regular mowing height from three-quarters to one and one-half inches.
- G. Time Limitation: Harvest, deliver and install within a period of 24 hours
- 2.6. **Grass Seed:** Grass seed as shown on the Drawings and as follows:
- A. Certified by an Official Seed Certifying Agency and tested within nine months prior to use.
- B. Separately packed and delivered to the project in a seed-tight bag, each bag bearing a tag or label with the seal of the Official Seed Certifying Agency.
- C. Conform to State seed laws and delivered to the site in the original unopened container, bearing the variety name, percent of germination, purity of the seed, and percent of obnoxious weeds and inert matter.

- 2.7. **Straw Mulch For Seeded Areas:** Threshed straw of oats, wheat, or rye, applied at the rate of not less than 1.75 tons per acre with a moisture content of not more than 15 percent, or if the moisture content exceeds 15 percent, proportionate increase shall be made in the rate of application.X
- 2.8. **Erosion Control Blanket:** For seeded slopes greater than 3:1. Type 2.D short-term double net erosion control blanket meeting the requirements established by the Erosion Control Technology Council (ECTC) Specification and the U.S. Department of Transportation, Federal Highway Administration's (FHWA) Standard Specifications For Construction of Roads and Bridges on Federal Highway Projects.
- 2.9. **Mulch:** Location and placement as indicated on the Drawings and as follows:
- A. Pine Straw Mulch: Clean, fresh, un-rotted pine straw containing no substance harmful to plant growth and free of noxious weeds, grasses, seeds, plants, roots, branches, sticks or extraneous matter.
- B. Pine Bark Mulch:
1. In planted areas with 12:1 or greater slope: Shredded, course pine bark containing no cambium or other substance harmful to plant growth and free of noxious weeds, grasses, seeds, plants, roots, branches, sticks or extraneous matter.
2. In planted areas with less than 12:1 slope: Ground pine bark with a maximum size pieces of one and one half (1 1/2") inches containing no cambium or other substance harmful to plant growth and free of noxious weeds, grasses, seeds, plants, roots, branches, sticks or extraneous matter.
- 2.10. **Plant Materials:**
- A. The plant species, sizes, manner in which to be furnished and quantities are given in the Plant Material Schedule on the Drawings.
- B. Provide plant material of standard quality, true to name and type, and first class representatives of their species or variety. Provide labels securely attached to all plant material for purpose of inspection and identification stating correct plant name and size requirements shown on Drawings. Provide B & B material having been root pruned within the last two years. Provide container grown plants having been grown in the delivery container for at least one growing season.
- C. Provide plant material having normal, well-developed branched and vigorous fibrous root systems. Provide healthy, vigorous plants free from defects, decay, disfiguring roots, sun-scald injuries, abrasions of the bark, diseases, insect pests or their eggs, borers and any other form of infestation or objectionable disfigurements.
- D. Collected or grafted material will not be permitted unless otherwise indicated on the Plant Material Schedule on the Drawings.
- E. Plant materials lacking compactness or proper proportions, which are weak or thin, which have a damaged or crooked leader or multiple leaders (unless specified), or plant materials injured by too close planting in nursery rows will be rejected.
- F. Plant materials cut back from larger grades to meet requirements will be rejected. Plant materials shall not be pruned before planting.
- G. Measurements:
1. Measure plant material with branches in normal position. Height and spread dimensions refer to main body of plant and not from branch tip to tip.
2. Take caliper measurements on the trunk 6 inches above natural ground line for trees up to 4 inches in caliper and 12 inches above natural ground line for trees above 4 inches in caliper.
3. Measurements specified are the minimum size acceptable. Take measurements after pruning, where pruning is necessary. If size range is given, provide no material less than minimum size, and provide 50% of plant materials maximum size specified.
4. Plants meeting measurements specified, but without normal balance between height and spread will be rejected.
5. Plants larger than specified and of equal quality may be accepted, but at no additional cost.
- H. Balled Plants (B&B): Adequately balled with firm, natural balls of soil. If ball is cracked or broken before or during planting or if the plant is loose in ball, the plant will be rejected.
- I. Container-Grown Plants: Plant material designated "container-grown" in the Plant Schedule shall be in sound containers of the size specified and free of weeds and grasses. If root and soil mass is cracked or broken before or during planting, the plant will be rejected. Root-bound plant materials will not be accepted.
- J. Option to Methods: With the Landscape Architect's approval, plant material may be furnished container-grown instead of balled, if all other requirements are met.
- K. Plant material with lichen growing on the trunk or branches will not be accepted.
- 2.11. **Water:** Fresh, free from oil or any other impurity or substance harmful to the Work or to plant materials and seed. Make arrangements necessary to insure an adequate supply of water to meet the needs of this Contract. Furnish all necessary hose, equipment, attachments, and accessories necessary to complete the Work as specified.
- 2.12. **Tree Guying System:** 'Aborbrace' HTG-HD Regular Size guying system with green, UV resistant, polypropylene guy-lines, nickel-plated spring cam-lock tensioning clips and aluminum anchors or approved substitute.

PART 3 - EXECUTION

- 3.1. **General:**
- A. Planting/Sodding/Seeding Season: As directed.
- B. Planting Location And Area Staking: Stake planting locations and areas prior to each operation. Obtain Landscape Architect's approval before proceeding with the Work. Make minor adjustments to locations or outlines as directed. Omit staking where areas are bounded by curbs or other structures.
- C. Relocation Of Plant Materials: If rock, underground construction, utility lines or obstructions are uncovered during excavation of plant pits, alternate locations will be selected by the Landscape Architect without additional cost to the Owner.
- A. Damage: At all times from beginning of construction to Substantial Completion of entire project, provide protection for Work and repair damage occurring to all sections of this specification.
- 3.2. **Subgrade/Soils**
- A. Inspection: Prior to all work of this Section, inspect all areas of the site. Check existing subgrade elevations, lines, grades, conditions to assure specified topsoil depths and final finished grades. Note any and all areas showing concentrations of construction debris. Confirm all findings requiring correction to the Landscape Architect in writing. Do not proceed with work until corrective measures have been taken. Failure to comply with this requirement will be construed as having accepted existing subgrade.
- B. Sub-Grade Preparation:
1. Loosen sub-grade soil to a minimum depth of three (3) inches and grade to remove all ridges and depressions so that it will be parallel to proposed finished grade. All stones over two (2) inches in any dimension, sticks, rubbish and other extraneous matter shall be removed from the sub-grade soil during this operation.
2. Where concentrations of rubble, crushed limestone, concrete, asphalt and other construction debris are encountered, remove entirely to a minimum depth of 12 inches below completed subgrade. Backfill such areas with clean subgrade soil material and compact to specified density. Recondition backfilled surface as specified.
3. Where completed sub-grade areas are disturbed by subsequent operations or weather, scarify and reshape the surface prior to spreading topsoil.
- C. Topsoil Placement:
1. Spread topsoil in all areas disturbed by contract work and not shown on the Drawings to be covered by other construction or materials. Install to produce required minimum finished depth as noted in the Drawings.
2. Do not place topsoil in frozen or wet conditions.
3. Thoroughly and uniformly incorporate fertilizer and/or lime during spreading operations and as recommended by soils test reports.
4. Compaction, general: Compact each soil layer to at least the specified minimum degree. Repeat compaction process until finished elevation is attained.
5. Degree of Compaction Requirements:
- a. Topsoil Areas: Compact topsoil areas to ninety percent (90%)± standard laboratory density. Do not over compact.
- b. Testing: Provide testing as required to assure compliance with specifications.
6. Carefully fine grade and rake topsoil surface to the finished lines, grades and elevations. During this operation, remove all stones over one (1) inch in any dimension, sticks, rubbish and other debris from the surface. Feather topsoil into existing ground surface at applicable limits of Work to produce a smooth, uniform transition from new to existing.

- D. Treatment After Completion Of Grading:
1. After fine grading is complete permit no further excavating, filling or grading.
2. Use all means necessary to prevent erosion of or damage to completed areas during construction and until final acceptance of the work..
- 3.3. **SODDING:**
- A. Preparation for Sodding:
1. The exposed soil surface to be sodded shall be loosened to a minimum depth of three inches (3") and graded to remove all stones over one inch (1") in any dimension, sticks, rubbish and other extraneous matter shall be removed during this operation.
2. Finished Grading: All areas to be sodded shall then be graded and raked to the grades specified above in uniform, even slopes. The surface, when finished and settled, shall conform to the required grades and shall be free from hollows, high spots and other inequalities. During this operation, all stones over one inch (1") in any dimension, sticks and other debris shall be removed from the soil surface and disposed of off-site.
- B. Sod Installation:
1. Do not place sod when ground is wet or frozen.
2. Place in straight lines, with rows placed parallel to and tightly against each other. Stagger joints.
3. Do not stretch or overlap pieces.
4. Butt edges tight.
5. Do not install torn or thin pieces
6. Locate and trim sod around all irrigation heads, valve boxes, etc. at time of sod installation.
7. Roll completed areas with hand-held roller to bond sod to soil and smooth out rough spots.
8. Cut –out and remove any torn or thin pieces and replace with fresh sod, 12 inches by 12 inches minimum. Replant areas, which show bare spots larger than 2" in any dimension.
9. Water as required.
10. Provide smooth completed surface free of irregularities, conforming to the grades and lines specified.
- 3.4. **PERMANENT COVER SEEDING:**
- A. Preparation for Seeding: Refer to 3.3-A this Specification.
- B. Sowing: In the areas shown and noted on the Drawings, sow specified seed at the specified rate exercising care that uniform distribution of seed is obtained. Sow on a still day, using a hopper-type seeder or other approved equipment, one-half of the seed for each area being sown in a direction at right angles to the other half. After seeding, lightly rake, roll once with a roller weighing not less than one hundred (100) pounds per linear foot, and thoroughly water with a fine spray. Maintain uniform seed distribution during raking and watering.
- C. Mulching: Hand or machine apply specified mulch. Apply loose to permit air to circulate and compact enough to reduce erosion. Loosen baled mulch material and assure that bales contain no lumps or knots of compacted material. Provide a layer of mulch 1/4" thick in depth over the entire seeded area. Begin mulch application immediately following completion of sowing operations.
- D. Erosion Control Blanket: Install on all seeded slopes greater than 3:1. Install per manufacturer's recommendations.
- E. Prior to final acceptance of seeded areas, provide a uniform cover over all seeded areas with a density of 95% of each square yard of the seeded area and a well developed root system. For purposes of establishing an acceptable standard, scattered bare spots, none of which is larger than two (2) square feet, up to a maximum of five (5) percent of any seeded area. Reseed as required for coverage.
- 3.5. **Plant Installation:**
- A. Plant Pits: Circular in outline with vertical sides. Depth, width and construction of pit as indicated on the Drawings.
- B. Separate existing subgrade soils from the upper topsoil portions and remove wherever encountered during planting operations.
- C. Notify Landscape Architect in writing immediately of any subsurface drainage or soil conditions, which Contractor considers detrimental to growth or survival of plant materials. State conditions and submit proposal for correction including cost of correction. Obtain approval of method of correction before continuing operations in the affected portion of the Work. Failure to comply with this requirement will be construed as having accepted the conditions.
- D. Set plants in relationship to finished grade as indicated on the Drawings. Use topsoil to backfill plant pits. When plant pits have been backfilled approximately two-thirds full, water thoroughly before installing remainder to top of pit.
- E. Apply fertilizer at the rate indicated on the Drawings.
- F. Set trees plumb and brace rigidly in position until the topsoil has been tamped solidly around the ball and roots.
- G. Cut rope or strings from top of B&B material after plant has been set. Leave burlap or cloth wrapping intact around balls.
- H. Water all plants thoroughly by hose immediately after planting.
- I. Guy and stake trees as indicated on the Drawings.
- J. Mulch all areas not seeded or sodded and as indicated on the drawings. Use mulch materials specified in this section. Mulch within twenty-four (24) hours after planting.
- K. Apply pre-emergent herbicide to shrub and groundcover beds. Strictly follow manufacturer's label directions and procedures.
- L. Prune as required at the site in accordance with standard horticultural practice and as approved by the Landscape Architect. Prune with clean, sharp tools.
- 3.6. **Maintenance Operations**
- A. General:
1. Provide full service type program to include watering, spraying for insect and fungus control, fertilizing, mowing, pruning and repair. The maintenance period will begin with the first plantings and terminate thirty (30) days after Substantial Completion.
2. At Substantial Completion, submit a detailed maintenance outline and schedule. Include maintenance times and procedures conducted during construction and suggested maintenance times and procedures to be followed by the Owner's personnel during the remainder of the guarantee period.
- B. Plant Material Maintenance: Provide watering, weeding, cultivating, pruning, spraying, mulching, resodding, reseeding, tightening and repairing of guys, resetting plants to proper grades or upright position, restoration of planting saucer and planting replacements as necessary to keep plant materials in a healthy growing condition and keep all planted areas neat and attractive during the maintenance period.
- 3.7. **Substantial Completion And Guarantee:**
- A. Review And Acceptance:
1. In the presence of the Landscape Architect, review all Work of this Section. Following completion of any required repairs, the Landscape Architect will certify to the Owner as to Substantial Completion of the planting.
2. Substantial Completion of the planting shall constitute the beginning of the Guarantee Period for the planting.
- B. Guarantee Period And Replacements:
1. Guarantee the Work of this Section for one (1) year beyond the date of Substantial Completion.
2. Replace all dead plant materials and all plant materials not in a thriving condition during and at the end of the guarantee period, with no additional compensation, as weather conditions permit.
3. In the event replacement is not acceptable at the end of the guarantee period, the Owner may elect either additional replacements or credit for each item.
4. Guarantee does not apply to loss due to vandalism, acts of God, or failure of the Owner to maintain plant materials after the end of Contractor's maintenance period.
5. Periodically inspect Owner's maintenance program and procedures and submit recommendations in writing of any changes in the Owner's program, which is necessary for the success of the planting.
- 3.8. **Final Review And Acceptance:**
- A. At the end of the guarantee period and in the presence of the Landscape Architect, review all Work for Final Acceptance.
- B. Following completion of required repairs or renewals, the Landscape Architect will certify to the Owner as to Final Acceptance of the Work.



13987 ALABAMA HWY 69 S P.O. BOX 21071
TUSCALOOSA, ALABAMA 35402
WWW.TIMKILLIANCONSTRUCTION.COM (205)462-8765



2814 STILLMAN BLVD. • P.O. BOX 20559
TUSCALOOSA, ALABAMA 35402
WWW.MCGIFFERT.COM (205)759-1621

REVISION		
DATE	DESCRIPTION	BY
07/17/24	CONSTRUCTION DOCUMENTS	GAK
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PROPOSED OFFICE BUILDING
VESTAVIA HILLS, ALABAMA

LANDSCAPE SPECIFICATIONS

FILE NAME: Killian-Vestavia Hills Office Buildings-Border	SCALE:	DWG. No.	SHEET No.
DATE OF FIELD SURVEY:	FIELD BOOK:	DRAWN BY: GAK	103-24
JOB No:	PAGE:	CHECKED BY: CMP	L1.2

