



Vestavia Hills
Board of Zoning Adjustment Agenda
August 15, 2024
6:00 PM

1. Roll Call
2. Approval Of Minutes
3. BZA-24-16 **Sarah Capra** is requesting a **Side Setback Variance** for the property located at **2634 Dolly Ridge Road**. The purpose of this request is to reduce the side setback to 13' in lieu of the required 17', to build an addition on the left side of the house. The property is owned by Sarah Capra and is zoned **Vestavia Hills R-1**.
4. BZA-24-17 **Harris Coggin Building Company** is requesting a **Side Setback Variance & Variance from Section 4.3.6** for the property located at **2416 Shades Crest Road**. The purpose of this request is to reduce the side setback to 14' in lieu of the required 17' & to establish new building line in accordance with Zoning Code Section 4.3.6, to build large house renovation. The property is owned by Brendan McBratney and is zoned **Vestavia Hills R-1**.
5. Time Of Adjournment

**CITY OF VESTAVIA HILLS
BOARD OF ZONING ADJUSTMENT**

MINUTES

July 18, 2024

The Board of Zoning Adjustment of the City of Vestavia Hills met in regular session on this date at 6:00 PM. The roll was called with the following:

MEMBERS PRESENT:

Rick Rice, Chairman
Michael Fliegel, Alt
Stephen Greer
Loring Jones, III
Thomas Parchman
Tony Renta
Ryan Rummage, Alt

MEMBERS ABSENT

OTHER OFFICIALS PRESENT: Jack Wakefield, Planner/GIS

APPROVAL OF MINUTES

The minutes of June 20, 2024 were presented for approval.

MOTION Motion to dispense with the reading of the minutes of June 20, 2024 was made by Mr. Fliegel and 2nd was by Mr. Jones. Motion as carried on a voice vote as follows:

Mr. Fliegel – yes	Mr. Renta – yes
Mr. Greer – yes	Mr. Rummage – yes
Mr. Jones – yes	Chairman Rice – yes
Mr. Parchman – yes	
Motion carried.	

SPECIAL EXCEPTION

BZAS-24-1 **Veronica Peterson** is requesting a **Special Exception** for the property located at **680 Olde Towne Road**. The purpose of this request is to allow a mobile medical unit on a vacant lot. The property is owned by Olde Towne Center Holdings LLC and is zoned **Vestavia Hills B-3..**

Mr. Wakefield explained that this is a request for a Special Exception to allow a mobile medical unit on a vacant lot. Mr. Wakefield stated that a Special Exception is required because the Zoning Code has no regulations regarding this use.

Veronica Peterson was present for the case and explained their operations. That they conduct clinical trials for specific patients within our area. She then read through a list of actions they have taken to meet all concerns from City staff regarding relevant Codes in the City.

Mr. Fliegel asked if this is for the greater public?

Ms. Peterson explained it is only for specific patients and that isn't necessarily open to the public. It is meant to serve the over the mountain community.

A question was asked about how long the lease for the site was.

Ms. Peterson said they are on a one-year lease.

Mr. Fliegel asked how long are these clinical trials?

Ms. Peterson said it depends. Some could be over a year.

Mr. Renta asked if a hardship is needed.

Mr. Wakefield stated that there is no hardship requirement, however there are several items they need to meet and were detailed in the staff recommendations.

Mr. Renta asked if there is anything outside of the structure such as signage or tents?

Ms. Peterson stated there will not be.

Mr. Rummage asked if the unit will be there the entire time?

Ms. Peterson stated it will move after hours and on the weekend. They have a storage location where this will be parked over those periods.

Mr. Greer asked if there are any overnight stays?

Ms. Peterson said no.

Mr. Renta asked if the mobile unit will be parked in the parking spaces or the pad on the lot?

Ms. Peterson stated this will be on the pad within the lot. The parking spaces are just what they were allotted through the lease.

Mr. Greer asked if this will be connected to water or power?

Ms. Peterson said it is connected to short power and will use an existing meter.

Chairman Rice how is the power run? Above ground cable?

Ms. Peterson stated that the line will be above ground and has worked this out with an electrician and property owner. The power cord will not be in a location where someone from the public would walk or drive over it.

Chairman Rice asked how the medical waste is handled?

Ms. Peterson stated that either have someone come pick it up or they will take it to an offsite facility. There will be no medical waste dumped into the onsite dumpster.

Chairman Rice opened the floor for a public hearing. There being no one present in regard to the request; Chairman Rice closed the public hearing and opened the floor for a motion.

MOTION Motion to APPROVE a SPECIAL EXCEPTION to allow mobile medical unit on a vacant lot (condition that this exception is only good for 1 year), for the property located at 680 Olde Towne Road, was made by Mr. Jones and 2nd was by Mr. Parchman. Motion was carried on a roll call vote as follows:

Mr. Fliegel – yes	Mr. Renta – yes
Mr. Greer – yes	Mr. Rummage – yes
Mr. Jones – yes	Chairman Rice – yes
Mr. Parchman – yes	

Motion carried.

VARIANCE FOR LOCATION OF FENCE

BZA-24-13 **Ryan Stechmann** is requesting a **Variance for Location of Fence in the Front Setback** for the property located at **4008 Meadowview Circle**. The purpose of this request is to build a privacy fence in the front setback (rear of the house). The property is owned by Ryan Stechmann and is zoned **Vestavia Hills R-4**.

Mr. Wakefield explained the request was for a privacy fence in the rear of the

house, however that fronts a street.

Ryan Stechmann, 4008 Meadowview Circle, was present for the case and stated that his hardship is the two front setbacks. The location of the fence is at the only flat area.

Mr. Fliegel asked if this was behind the house?

Mr. Stechmann stated that it is going in the rear, but that Christopher Drive fronts his back yard.

Mr. Rummage asked if the new fence will go in the same location as the previous?

Mr. Stechmann stated that it will go pretty close to the original.

Mr. Fliegel asked how tall the fence would be?

Mr. Stechmann stated that it will be 6' in height.

Chairman Rice opened the floor for a public hearing. There being no one present in regard to the request; Chairman Rice closed the public hearing and opened the floor for a motion.

MOTION Motion to APPROVE a variance for the location of a fence in the front setback., for the property located 4008 Meadowview Circle, was made by Mr. Jones and 2nd was by Mr. Fliegel. Motion was carried on a roll call vote as follows:

Mr. Fliegel – yes	Mr. Renta – yes
Mr. Greer – yes	Mr. Rummage – yes
Mr. Jones – yes	Chairman Rice – yes
Mr. Parchman – yes	

Motion carried.

FRONT SETBACK VARIANCE

BZA-24-14 David Brouillette is requesting a **Front Setback Variance** for the property located at **1636 Panorama Drive**. The purpose of this request is to reduce the front setback to 35' in lieu of the required 40', to build a bathroom addition. The property is owned by David Brouillette and is zoned **Vestavia Hills R-2**.

Mr. Wakefield explained the request was for a bathroom addition.

Mr. Brouillette, 1636 Panorama Drive, was present for the case and said this is an irregularly shaped lot with a lot of slope.

Mr. Wakefield showed the new plat document showing the front easement has been vacated and the new addition is not within an existing easement.

Mr. Wakefield also said staff recommends approval be conditioned on plat recordation.

No questions from the Board.

Chairman Rice opened the floor for a public hearing. There being no one present in regard to the request; Chairman Rice closed the public hearing and opened the floor for a motion.

MOTION Motion to APPROVE a 5' Front Setback Variance to Reduce the Setback to 35' in Lieu of the Required 40' (condition that applicant has new resurvey approved and recorded), for the property located at 1636 Panorama Drive, was made by Mr. Jones and 2nd was by Mr. Fliegel. Motion was carried on a roll call vote as follows:

Mr. Fliegel – yes	Mr. Renta – yes
Mr. Greer – yes	Mr. Rummage – yes
Mr. Jones – yes	Chairman Rice – yes
Mr. Parchman – yes	

Motion carried.

FRONT SETBACK VARIANCE

BZA-24-15 **Joseph Gann** is requesting a **Front Setback Variance** for the property located at **2449 Vestavia Drive**. The purpose of this request is to reduce the front setback to 28' in lieu of the required 60', to build a gazebo structure overlooking Shades Mountain. The property is owned by Rollins Montgomery and is zoned **Vestavia Hills R-1**.

Mr. Wakefield explained the request was for a gazebo structure on the vacant lot off Shades Mountain.

Chris Reebals, 2601 Highland Ave S, stated the hardship is the mountain which drops off 30' within the lot. President of the HOA has endorsed the project.

Mr. Fliegel asked if this was across the principal house?

Mr. Reebals stated that it is on a stand-alone lot across the street from the house.

Mr. Greer asked about the removal of the front fence and replace those with hedges. How tall are the hedges going to be?

Mr. Reebals stated that they will be about 16 inches tall and will not grow over 24 inches.

Chairman Rice opened the floor for a public hearing.

Mrs. Watkins, 2445 Vestavia Drive, stated that they don't have objections but they didn't agree to any sign off for this project. She just wanted to have that on the record.

David Rouillette, 1636 Panorama Drive, asked if any additional safety features are needed for the large drop off?

Mr. Reebals stated that they have safety measures in place (railing,etc) that meet Code requirements.

There being no one else present in regard to the request; Chairman Rice closed the public hearing and opened the floor for a motion.

MOTION Motion to APPROVE a 32' Front Setback Variance to Reduce the Setback to 28' in Lieu of the Required 60' (Condition that variance is only good for the proposed gazebo structure), for the property located at 2449 Vestavia Drive, was made by Mr. Fliegel and 2nd was by Mr. Greer. Motion was carried on a roll call vote as follows:

Mr. Fliegel – yes	Mr. Renta – yes
Mr. Greer – yes	Mr. Rummage – yes
Mr. Jones – yes	Chairman Rice – yes
Mr. Parchman – yes	
Motion carried.	

At 6:32 PM, Mr. Jones made a motion to adjourn. The meeting adjourned at 6:32 PM.

Jack Wakefield,
Planner/GIS



VESTAVIA HILLS

Board of Zoning Adjustment Planners Report

MEETING DATE

August 15, 2024

AGENDA ITEM

BZA-24-16 **Sarah Capra** is requesting a **Side Setback Variance** for the property located at **2634 Dolly Ridge Road**. The purpose of this request is to reduce the side setback to 13' in lieu of the required 17', to build an addition on the left side of the house. The property is owned by Sarah Capra and is zoned **Vestavia Hills R-1**.

BACKGROUND

4' Side Setback Variance to Reduce the Setback to 13' in Lieu of the Required 17'.

PLANNER'S REVIEW/RECOMMENDATION

Applicant is seeking a side setback variance to build a side addition to the home. The applicant contends the very odd-shaped lot causes a hardship. The addition would be flush with the existing house, but the odd-shaped property lines causes a 4' encroachment into the side setback. The property currently sits on multiple lots. To complete the variance, staff has recommended that the applicant complete the resurvey process as a condition for variance approval. Zoned Vestavia Hills R-1.

ATTACHMENTS

1. Application
2. Zoning Comments
3. Proposed Drawing
4. Foundation Drawing
5. Renderings and Floor Plan
6. Owner's Affidavit

Jack Wakefield
City Planner



BZA-24-16

Variance Application

Status: Active

Submitted On: 7/2/2024

Primary Location

2635 DOLLY RIDGE RD
VESTAVIA HILLS, AL 35243

Owner

Sarah Capra
Dolly Ridge Road 2635 Vestavia
Hills, AL 35243

Applicant

 Sarah Capra
 205-712-6544
 sarahdcapra@gmail.com
 2635 Dolly Ridge Road
Vestavia Hills, AL 35243

Agenda Information

Agenda Scheduling

August 2024

Comments/Delay/Explanation

Applicant Information

I am filling this out as the

Owner

Billing/Responsible Party

Name

Sarah Capra

Phone #

2057126544

Address

2635 Dolly Ridge Road

City/State/Zip

Vestavia Hills, AL 35243

Email

sarahdcapra@gmail.com

Subject Property Information

Subject Property Address

2635 Dolly Ridge Road Vestavia Hills, AL
35243

Legal Description of Subject Property ?

Lots 3 & 4 Little John Estates 168/28

REASONS FOR REQUEST

Front Setback Variance

☐

Rear Setback Variance

☐

Side Setback Variance

☒

Setback Required*

17'

Setback Requested*

13'

Other Setback Variance

☐

Lot Area Variance

☐

Lot Width Variance

☐

Variance for location of a fence.

☐

Sign Code Variance

☐

A decision of the Zoning Official which the applicant believes to be contrary to the meaning of the Zoning Ordinance.

☐

Other

☐

ZONING

Vestavia Hills Zoning for the subject property is

R-1

PROJECT

Describe the scope of the project and/or the reason for requesting this variance.*

Very irregular lot. We are hoping to build an additon onto the side of our home. The addition would come out flush to exisiting parts of the home and would mainly stay inside our existing fence line. But because of the irregular shape of our lot, a small part of the addition- specifically the deck- would come about 14ft from the lot line instead of the required 17ft setback. We cannot add onto the back of our home because of a pool or the right side of our home because of internal layout or the front of our home because of utility lines and septic tank. This plan was drafted because it was the least destructive way to increase square footage.

HARDSHIP

Please answer the following questions regarding hardship and briefly summarize and describe those things which you feel justify the action requested in the box below. An Undue Hardship is required in order to seek a variance. List, when necessary, the specific sections of the City Code(s) which have a bearing on your request. (Use additional space on separate page if necessary).*

Very irregular lot. We are hoping to build an additon onto the side of our home. The addition would come out flush to exisiting parts of the home and would mainly stay inside our existing fence line. But because of the irregular shape of our lot, a small part of the addition- specifically the deck- would come about 14ft from the lot line instead of the required 17ft setback. We cannot add onto the back of our home because of a pool or the right side of our home because of internal layout or the front of our home because of utility lines and septic tank. This plan was drafted because it was the least destructive way to increase square footage.

Before any variance is granted, the BZA must find that ALL of the following conditions exist. Please describe each of the following details in order for the BZA to determine if these warrants the described hardship.

1. There are extraordinary and exceptional conditions, which are peculiar to the piece of property in question because of its size, shape or topography, that are not applicable to the other lands or structures in the same district. Please explain:*

Very irregularly shaped lot. The lot cuts in at a very strange angle, limiting options for adding square footage.

2. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other owners of property in the District in which the property is located. Please explain:*

No, we are asking for a variance in order to add much-needed living space to our home.

3. All literal interpretations of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by others of property in the district in which the property is located. Please explain:*

As a family with 4 very young children and aging parents, we desperately need the space for a playroom while still keeping our guest space on the ground level for aging parents. Because of the layout of our home and the placement of our pool and our field lines and septic tank, the only area for adding square footage is in the space in question.

4. The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare. Please explain:*

The proposed plan for our addition is the least disruptive plan we could come up with. The main structure even stays within our current fence line and only one tree will hopefully have to be removed in the process. Most of the structure will still be hidden by the tree line and we plan to plant additional privacy trees to ensure that our neighbors can continue to enjoy privacy and vice versa! The addition will not be able to be seen at all from the back or opposite side of our home and the front of the home will only be slightly changed, nearly imperceptible from the main road.

5. The special circumstances are not the intended result of the actions of the applicant (i.e., self-imposed hardship). Please explain:*

No, the reason for asking for this small variance is because of the odd shape of our lot.

6. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure. Please explain:*

Yes, in order to follow the drafted plans, we will need 4 extra feet just on the irregular corner of our lot. Most of the structure will be well within the 17ft setback.

7. The no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or non-conforming use of lands, structures, or building in other districts shall be considered grounds for the issuance of a variance.

8. That a variance will not allow the permanent establishment of a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.*

The home addition will be used solely as living space for our family

NOTE: In proving that an unnecessary hardship has been imposed on the property as a result of the strict interpretation of this Ordinance, the following conditions cannot be considered pertinent to the determination of whether or not an unnecessary hardship exists: (1) proof that a variance would increase the financial return from land; or (2) personal or economic hardship; or (3) self-imposed hardship. In other words, hardship alone is not sufficient to permit a variance. It must be an "unnecessary hardship." Mere financial loss of a kind, which might be common to all of the property owners in a district, is not an "unnecessary hardship."

OWNER 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. Owners authorization may be found on our main page.

Owner Signature



Sarah Duff Capra

Jul 2, 2024



Aug 7, 2024

BZA-24-16

Zoning Official Review

Variance Application

Status: Complete

Became Active: Jul 18, 2024

Assignee: Rebecca Leavings

Completed: Jul 19, 2024

Applicant

Sarah Capra
sarahdcapra@gmail.com
2635 Dolly Ridge Road
Vestavia Hills, AL 35243
2057126544

Primary Location

2635 DOLLY RIDGE RD
VESTAVIA HILLS, AL 35243

Owner:

Sarah Capra
2635 Dolly Ridge Road Vestavia Hills, AL 35243

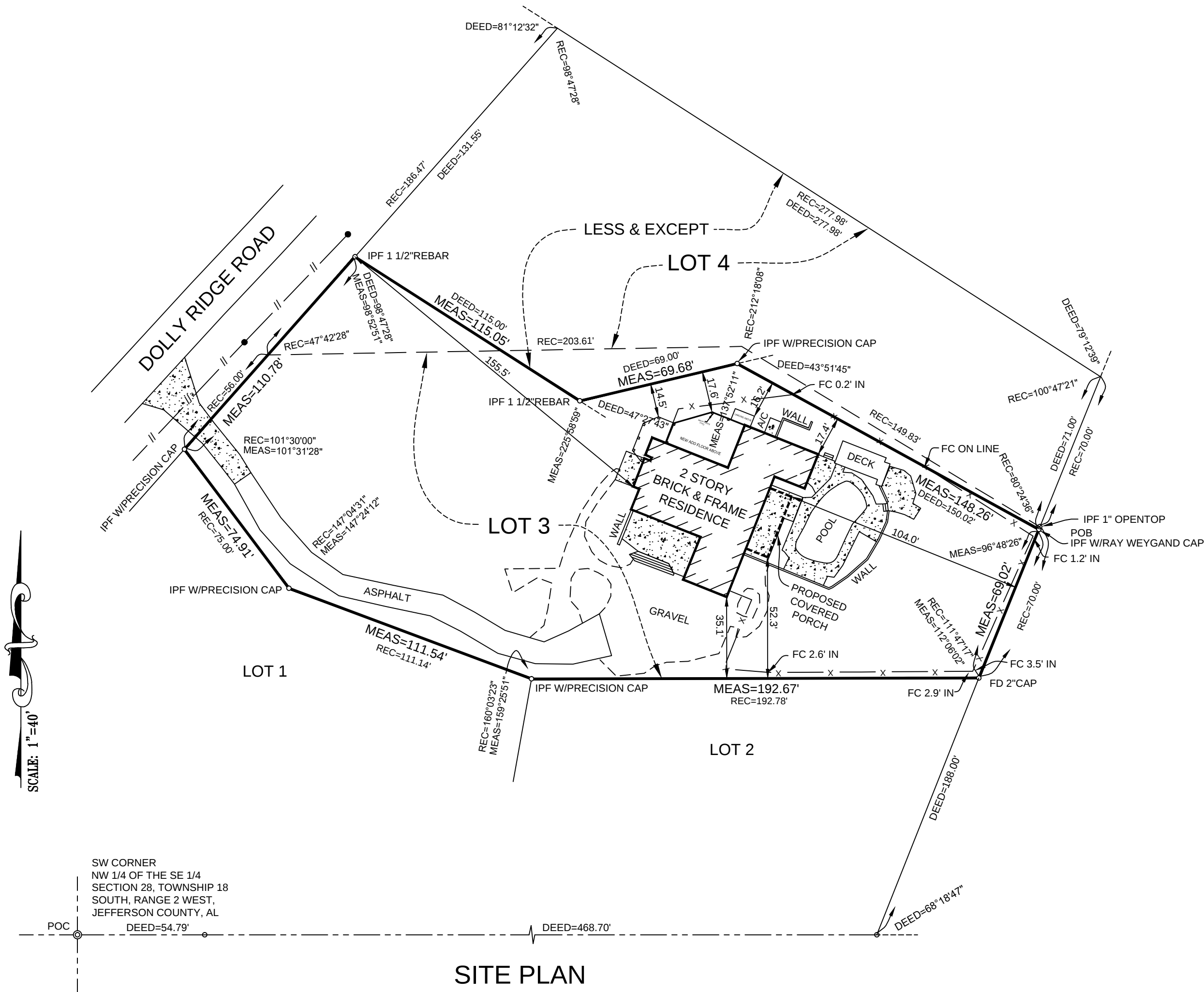
Comments

Rebecca Leavings, Jul 19, 2024

Recommendation that the variance be granted conditioned upon approval and recordation of a resurvey of the property so the true lot lines are the true setbacks. Need to verify lot width at front building line prior to proceeding with the variance in case another variance is needed.

LEGEND:

ASPH = asphalt
BRG = bearing
BLDG = building
CALC = calculated
CAP = capped iron
CL = centerline
CH = chord
CONC = concrete
C = covered
d = deflection
D = curve delta angle
E = east
ESMT = easement
FC = fence
FD = found
HW = headwall
IPF = iron pin found
IPF* = iron pin found w/KBW cap
IPFS = iron pin set w/SSI cap
L = length
MEAS = measured
MIN = minimum
MH = manhole
N = north
OH = overhang
P = porch
PC = point of curve
POB = point of beginning
POC = point of commencement
PT = point of tangent
PVMT = pavement
R = radius
REC = recorded
RES = residence
ROW = right of way
S = south
SAN = sanitary
STM = storm
SWR = sewer
SYN = synthetic
UTIL = utility
U = uncovered
W = west
YI = yard inlet
° = degrees
' = minutes, in
" = seconds, in
' = bearings or angles
" = bearings or angles
' = feet, in distance
AC = acres
± = more or less,
or plus or minus



SITE PLAN

PREPARED BY: SURVEYING SOLUTIONS, INC.
2232 CAHABA VALLEY DRIVE SUITE M
BIRMINGHAM, AL 35242
(205) 991-8965

PREPARED FOR:
SARAH CAPRA
2635 DOLLY RIDGE ROAD
VESTAVIA HILLS, AL. 35243

STATE OF ALABAMA
SHELBY COUNTY

I, Carl Daniel Moore, a registered Land Surveyor, certify that I have surveyed:

LOTS 3 AND 4, ACCORDING TO THE SURVEY OF JOHN LITTLE ESTATES, AS RECORDED IN MAP BOOK 168, PAGE 28, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

LESS AND EXCEPT:

A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 2 WEST; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE EAST 54.79 FEET ALONG THE SOUTH BOUNDARY THEREOF TO THE SOUTHEASTERLY RIGHT OF WAY OF DOLLY RIDGE ROAD; THENCE CONTINUE EAST ALONG THE PREVIOUSLY DESCRIBED COURSE 468.70 FEET; THENCE LEFT 68 DEGREES 18 MINUTES 47 SECONDS, NORTHEASTERLY 188.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE PREVIOUSLY DESCRIBED COURSE, NORTHEASTERLY 71.00 FEET; THENCE LEFT 79 DEGREES 12 MINUTES 39 MINUTES NORTHWESTERLY 277.98 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF DOLLY RIDGE ROAD; THENCE LEFT 81 DEGREES 12 MINUTES 32 SECONDS SOUTHWESTERLY 131.55 FEET SOUTHWESTERLY ALONG SAID RIGHT OF WAY; THENCE LEFT 98 DEGREES 47 MINUTES 28 SECONDS SOUTHEASTERLY 115.00 FEET; THENCE LEFT 47 DEGREES 27 MINUTES 43 SECONDS NORTHEASTERLY 69.00 FEET; THENCE RIGHT 43 DEGREES 51 MINUTES 52 SECONDS SOUTHEASTERLY 150.02 FEET TO THE POINT OF BEGINNING.

I furthermore certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief; that the correct address is as follows: 2635 Dolly Ridge Road according to my survey of April 21, 2020. Survey is not valid unless it is sealed with embossed seal or stamped in red. Revised May 28, 2020 to show proposed covered porch. Revised December 12, 2023 to show proposed addition above and proposed new covered porch.

Order No. 962248
Purchaser: Sarah Capra
Type of Survey: Property Boundary with additions

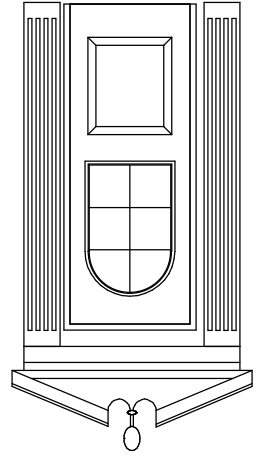


SURVEYING SOLUTIONS, INC.
2232 CAHABA VALLEY DRIVE SUITE M
BIRMINGHAM, AL 35242
PHONE: 205-991-8965

Carl Daniel Moore

Carl Daniel Moore, Reg. L.S. #12159
12-12-2023
Date of Signature

\\ACAD\\SUBDIVISION\\JEFFERSON COUNTY\\LITTLE (JOHN) ESTATES\\LOT3 JOHN LITTLE EST



CAPRA ADDITION
2635 DOLLY RIDGE RD
VESTAVIA

SKINNER HOME DESIGNS

22 SKINNER RD. SPRINGVILLE AL 35146
(205) 467-3093 (OFFICE) (205)-602-2051(CELL) www.skinnerdesigns.com

DATE _____

12/07/2023

AUTHORIZATION CODE

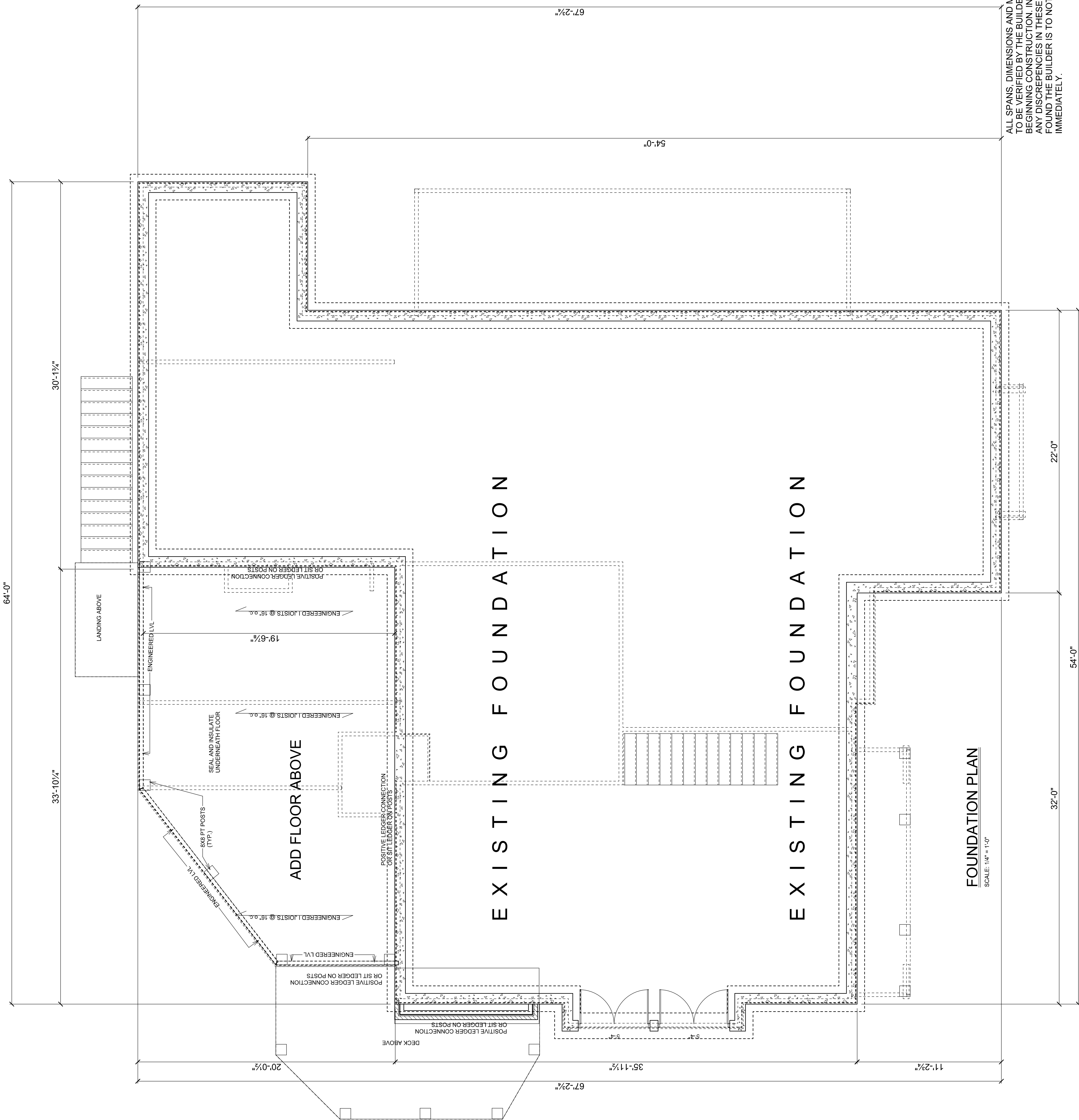
DRAWING NUMBER

12723CAP

REVISION DATE

3

ALL SPANS, DIMENSIONS AND MATERIALS ARE TO BE VERIFIED BY THE BUILDER BEFORE BEGINNING CONSTRUCTION. IN THE CASE OF ANY DISCREPANCIES IN THESE PLANS ARE FOUND THE BUILDER IS TO NOTIFY THE DESIGNER IMMEDIATELY.





CAPRA TWO-STORY ADDITION

2635 DOLLY RIDGE RD.
VESTAVIA, AL 35243

DRAWING SHEET INDEX

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A-5	ELECTRICAL PLAN
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A-7	EXT. ELEVATION
A-8	PERSPECTIVES



4100 AUTUMN LANE
SUITE 104
BIRMINGHAM, AL 35243

COVER PAGE

CARTER AND SARAH CAPRA
TWO-STORY ADDITION
2635 DOLLY RIDGE RD.
VESTAVIA, AL 35243

DRAWN BY:

Liz Kennedy



DATE:

4/18/2024

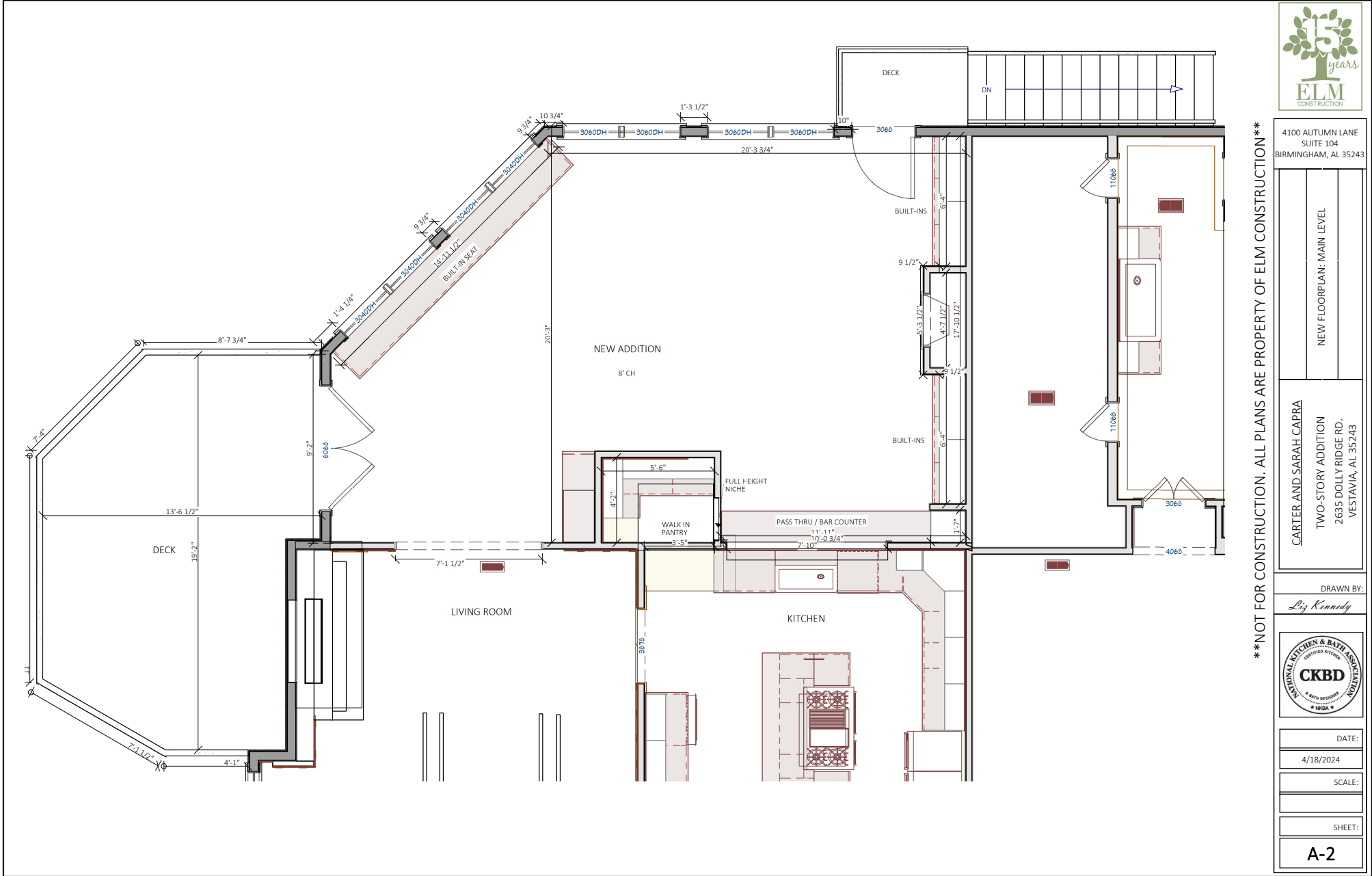
SCALE:

NTS

SHEET:

A-1

NOT FOR CONSTRUCTION. ALL PLANS ARE PROPERTY OF ELM CONSTRUCTION



4100 AUTUMN LANE
SUITE 104
BIRMINGHAM, AL 35243

CARTER AND SARAH CAPRA	
TWO-STORY ADDITION	
2635 DOLLY RIDGE RD.	
VESTAVIA, AL 35243	
NEW FLOORPLAN: MAIN LEVEL	

DRAWN BY:
Liz Kennedy



DATE:
4/18/2024
SCALE:
SHEET:

A-2

NOT FOR CONSTRUCTION. ALL PLANS ARE PROPERTY OF ELM CONSTRUCTION



4100 AUTUMN LANE
SUITE 104
BIRMINGHAM, AL 35243

NEW FLOORPLAN: 2ND LEVEL

CARTER AND SARAH CAPRA
TWO-STORY ADDITION
2635 DOLLY RIDGE RD.
VESTAVIA, AL 35243

DRAWN BY:

Liz Kennedy



DATE:

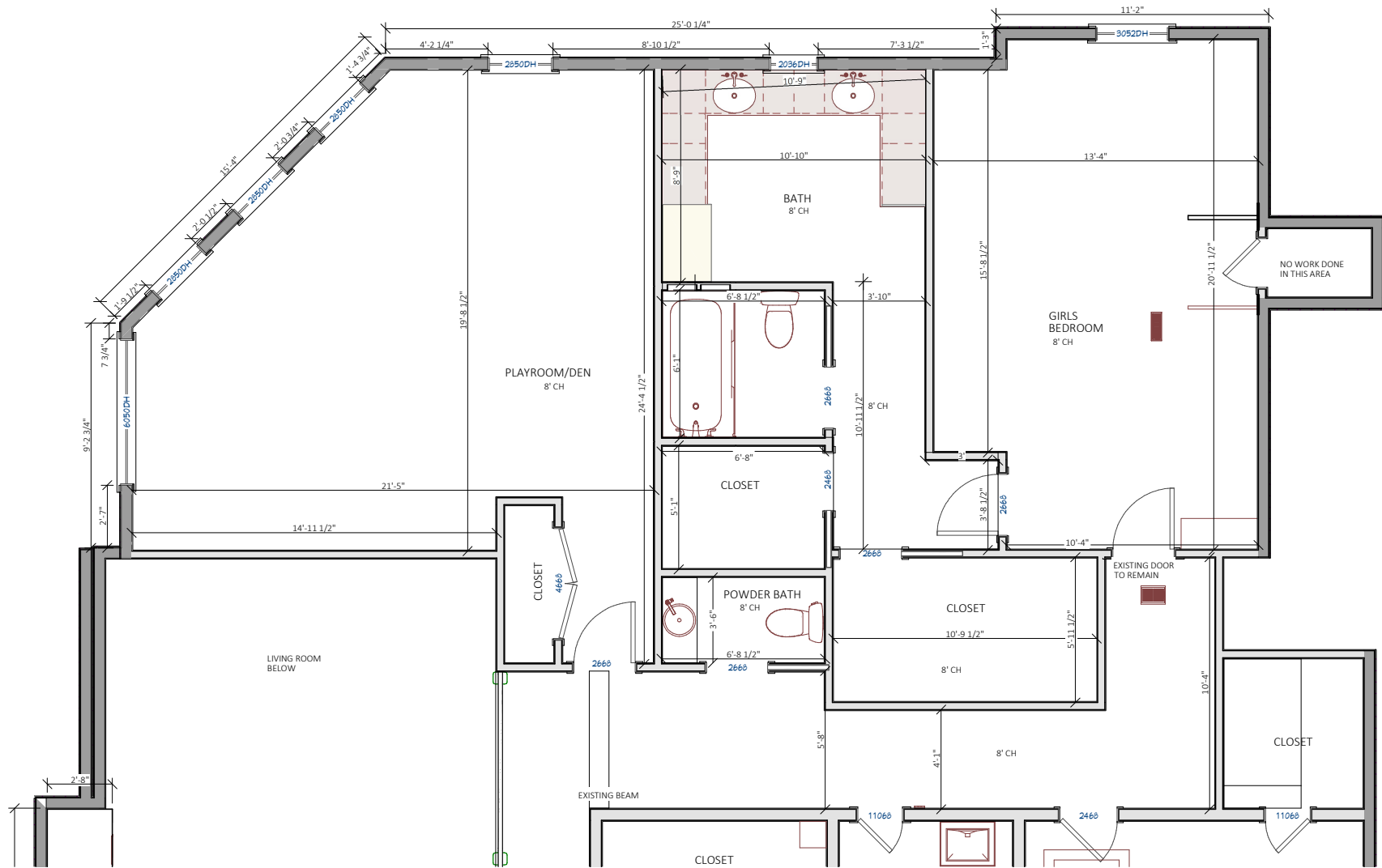
4/18/2024

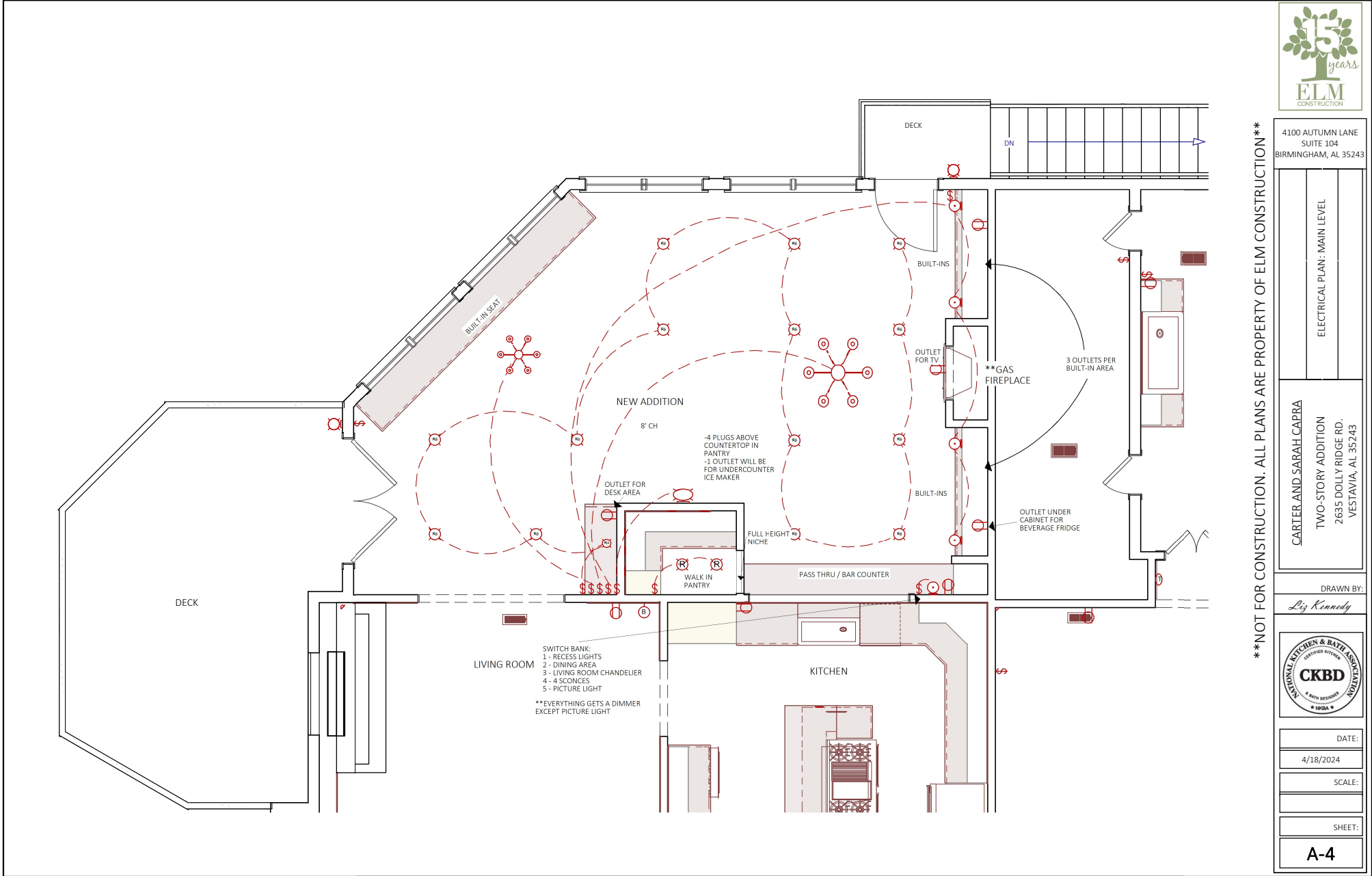
SCALE:

SHEET:

A-3

NOT FOR CONSTRUCTION. ALL PLANS ARE PROPERTY OF ELM CONSTRUCTION





4100 AUTUMN LANE
SUITE 104
BIRMINGHAM, AL 35243

ELECTRICAL PLAN: MAIN LEVEL	
CARTER AND SARAH CAPRA	TWO-STORY ADDITION
2635 DOLLY RIDGE RD. VESTAVIA, AL 35243	

DRAWN BY:
Liz Kennedy



DATE:
4/18/2024
SCALE:
SHEET:

A-4

NOT FOR CONSTRUCTION. ALL PLANS ARE PROPERTY OF ELM CONSTRUCTION



4100 AUTUMN LANE
SUITE 104
BIRMINGHAM, AL 35243

ELECTRICAL PLAN: 2ND LEVEL

CARTER AND SARAH CAPRA
TWO-STORY ADDITION
2635 DOLLY RIDGE RD.
VESTAVIA, AL 35243

DRAWN BY:

Liz Kennedy



DATE:

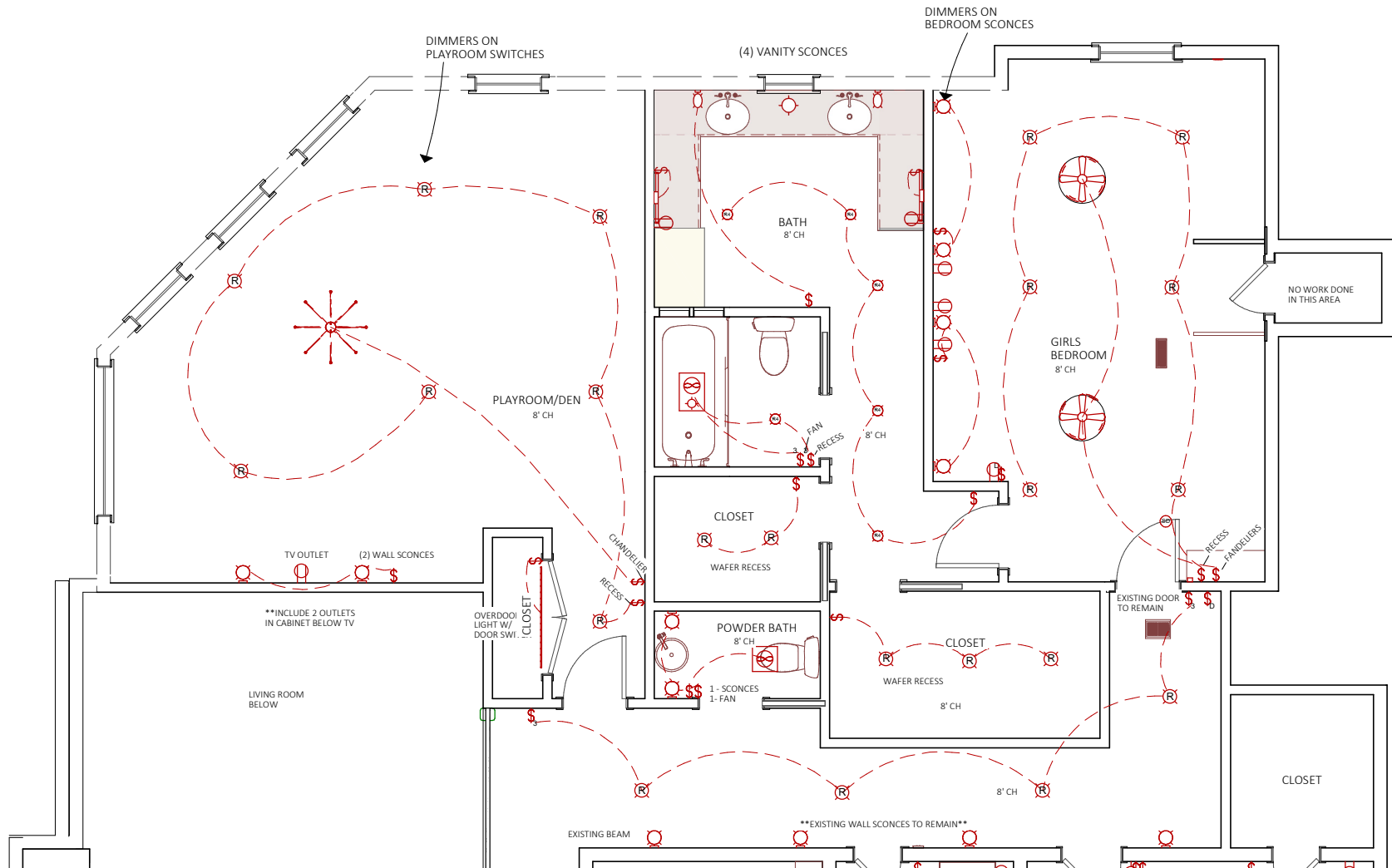
4/18/2024

SCALE:

SHEET:

A-5

NOT FOR CONSTRUCTION. ALL PLANS ARE PROPERTY OF ELM CONSTRUCTION



BACK SIDE ELEVATION



NOT FOR CONSTRUCTION. ALL PLANS ARE PROPERTY OF ELM CONSTRUCTION



4100 AUTUMN LANE
SUITE 104
BIRMINGHAM, AL 35243

ELEVATIONS

CARTER AND SARAH CAPRA
TWO-STORY ADDITION
2635 DOLLY RIDGE RD.
VESTAVIA, AL 35243

DRAWN BY:

Liz Kennedy



DATE:

4/18/2024

SCALE:

SHEET:

A-6

LEFT SIDE ELEVATION



4100 AUTUMN LANE
SUITE 104
BIRMINGHAM, AL 35243

ELEVATIONS

CARTER AND SARAH CAPRA
TWO-STORY ADDITION
2635 DOLLY RIDGE RD.
VESTAVIA, AL 35243

DRAWN BY:

Liz Kennedy



DATE:

4/18/2024

SCALE:

SHEET:

A-7

NOT FOR CONSTRUCTION. ALL PLANS ARE PROPERTY OF ELM CONSTRUCTION



NOT FOR CONSTRUCTION. ALL PLANS ARE PROPERTY OF ELM CONSTRUCTION



4100 AUTUMN LANE
SUITE 104
BIRMINGHAM, AL 35243

PERSPECTIVES		
CARTER AND SARAH CAPRA TWO-STORY ADDITION 2635 DOLLY RIDGE RD. VESTAVIA, AL 35243		

DRAWN BY:
Liz Kennedy



DATE:	4/18/2024
SCALE:	
SHEET:	
A-8	



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

OWNER AFFIDAVIT (This form must be notarized):

I do hereby declare that the following statements are correct concerning the subject property located at: 2635 Dolly Ridge Road, Vestavia Hills, Alabama and that statements submitted in my application are true and that I am: *(please check all that apply)*.

☒ the Property Owner and representing myself in said request.

☐ the Property Owner, but I am authorizing a Representing Agent by the name of: _____ to represent me in the following request:

And am requesting: (please check)

☐ Rezoning Request
☐ Preliminary Plat Approval
☐ Final Plat Approval
☐ Conditional Use Approval

☒ Request for Variance
☐ Special Exception
☐ Design Review Approval

Signed:

Sarah D. Capra 7/2/24
Owner Signature/Date

STATE OF ALABAMA

COUNTY OF Jefferson

Given under my hand and seal
this 2 day of July, 2024

Jessie D. Brewer
Notary Public



My Commission Expires 01/07/2026

My commission expires _____ day of _____, 20____.



VESTAVIA HILLS

Board of Zoning Adjustment Planners Report

MEETING DATE

August 15, 2024

AGENDA ITEM

BZA-24-17 **Harris Coggin Building Company** is requesting a **Side Setback Variance & Variance from Section 4.3.6** for the property located at **2416 Shades Crest Road**. The purpose of this request is to reduce the side setback to 14' in lieu of the required 17' & to establish new building line in accordance with Zoning Code Section 4.3.6, to build large house renovation. The property is owned by Brendan McBratney and is zoned **Vestavia Hills R-1**.

BACKGROUND

3' Side Setback Variance to Reduce the Setback to 14' in Lieu of the Required 17' & a Variance From Section 4.3.6 Establishing a 64' Front Building Line.

PLANNER'S REVIEW/RECOMMENDATION

Applicant is seeking a side setback variance and a variance from Section 4.3.6 in the Vestavia Hills Zoning Code. Applicant contends the odd-shape of the lot causes a hardship. The side property line is not straight, forcing the applicant into the side setback, where a normal shaped side property line wouldn't require a variance for the proposed addition. There is also a covered front addition that encroaches about a foot in front of the existing frontage. The frontage proposed is not encroaching into the minimum 60' front setback requirement under an R-1 zoning. However, both abutting frontages are set further back than the house in question. According to section 4.3.6, a homes front building line cannot be less than the average of the as-built setbacks on the abutting lots. Zoned Vestavia Hills R-1.

ATTACHMENTS

1. Application
2. VH Zoning Code Section 4.3.6
3. Zoning Comments
4. Letter from Neighbor
5. Proposed Drawing
6. Distance of Neighboring Frontages
7. Rendering and Floor Plans

8. Owner's Affidavit

Jack Wakefield
City Planner



BZA-24-17

Variance Application

Status: Active

Submitted On: 7/11/2024

Primary Location

2416 SHADES CREST RD
VESTAVIA HILLS, AL 35216

Owner

Brendan McBratney
Shades Crest Road 2416
VESTAVIA, Alabama 35216

Applicant

 HARRIS COGGIN BUILDING
COMPANY INC
 +1 205-368-1671
 tcoggin@harriscoggin.com
 2029 Kentucky Avenue
Vestavia Hills, AL 35216

Agenda Information

 Agenda Scheduling

 Comments/Delay/Explanation

Applicant Information

I am filling this out as the
Representative Agent

Billing/Responsible Party

Name

Phone #

Brendan McBratney

Address

City/State/Zip

2416 Shades Crest Road

Vestavia Hills AL 35216

Email

brmcbratney@yahoo.com

Representing Attorney/Other Agent

Name

Tommy Coggin

Phone #

2053681671

Address

2029 Kentucky Ave

City/State/Zip

Vestavia Hills AL 35216

Email

tcoggin@harriscoggin.com

Subject Property Information

Subject Property Address

2416 Shades Crest Road

Legal Description of Subject Property ?

Lot 5 of Block 2 Grandview first addition map volume 28 page 55

REASONS FOR REQUEST

Front Setback Variance

☐

Rear Setback Variance

☐

Side Setback Variance

☒

Setback Required*

17

Setback Requested*

14 feet 8 inches

Other Setback Variance

☐

Lot Area Variance

☐

Lot Width Variance

☐

Variance for location of a fence.

☐

Sign Code Variance

☐

A decision of the Zoning Official which the applicant believes to be contrary to the meaning of the Zoning Ordinance.

☐

Other

☒

Details ?

Variance from Section 4.3.6 that says a homes front building line cannot be less than the average if the as-built setbacks on the abutting lots. Establish new front building line at 64' instead of existing 65'.

ZONING

Vestavia Hills Zoning for the subject property is

R-1

PROJECT

Describe the scope of the project and/or the reason for requesting this variance.*

front and rear additions along with entire house renovation

HARDSHIP

Please answer the following questions regarding hardship and briefly summarize and describe those things which you feel justify the action requested in the box below. An Undue Hardship is required in order to seek a variance. List, when necessary, the specific sections of the City Code(s) which have a bearing on your request. (Use additional space on separate page if necessary).*

The hardship in this case is the odd shaped lot.

Before any variance is granted, the BZA must find that ALL of the following conditions exist. Please describe each of the following details in order for the BZA to determine if these warrants the described hardship.

1. There are extraordinary and exceptional conditions, which are peculiar to the piece of property in question because of its size, shape or topography, that are not applicable to the other lands or structures in the same district. Please explain:*

The exceptional condition is the odd shaped lot where the right property line get closer to the house in the front than the rear. thus making the lot width in front 100.6 feet not match the rear lot width of 116 feet.

2. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other owners of property in the District in which the property is located. Please explain:*

No

3. All literal interpretations of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by others of property in the district in which the property is located. Please explain:*

Yes due to odd shaped lot

4. The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare. Please explain:*

yes due to correcting the odd shaped lot

5. The special circumstances are not the intended result of the actions of the applicant (i.e., self-imposed hardship). Please explain:*

Correct, The owner did not create the odd shaped lot.

6. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure. Please explain:*

yes the variance requested is because the right property line shortens the distance to the front right corner.

7. The no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or non-conforming use of lands, structures, or building in other districts shall be considered grounds for the issuance of a variance.

8. That a variance will not allow the permanent establishment of a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.*

yes it remains an R-1 lot.

NOTE: In proving that an unnecessary hardship has been imposed on the property as a result of the strict interpretation of this Ordinance, the following conditions cannot be considered pertinent to the determination of whether or not an unnecessary hardship exists: (1) proof that a variance would increase the financial return from land; or (2) personal or economic hardship; or (3) self-imposed hardship. In other words, hardship alone is not sufficient to permit a variance. It must be an "unnecessary hardship." Mere financial loss of a kind, which might be common to all of the property owners in a district, is not an "unnecessary hardship."

OWNER 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. Owners authorization may be found on our main page.

Representing Agent Signature ?

✓ Thomas Edward Coggin JR
Jul 9, 2024

district if said lot contains less than the minimum lot area required in the applicable district, provided the following condition is met:

1. No structure shall be constructed on a nonconforming lot without front, rear, and side yard setbacks as required in the applicable district.

4.3.4. Lot Width. Minimum lot width shall be measured along the front building line.

4.3.5. Lot Frontage. Lot frontage should be comparable to the minimum lot width. However, where the lot frontage is less than the minimum lot width, the Commission may approve such lots, if having a minimum of forty (40) feet lot frontage, but all building line restrictions shall remain in full force and effect on such irregularly shaped lots, unless otherwise approved by the Commission. In no case shall the minimum lot frontage be less than forty (40) feet except as follows:

1. Townhouses shall have a minimum lot frontage of eighteen (18) feet
2. Lots on culs-de-sac shall have a minimum lot frontage of twenty-five (25) feet, measured along the arc.

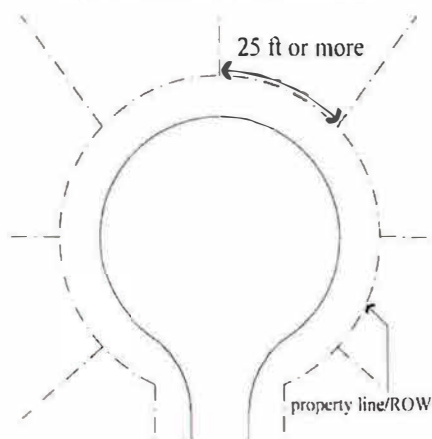


Figure 4.3.5: Lot frontage for cul-de-sacs

3. Non-residential uses in non-residential districts may have a lot frontage width less than forty (40) feet so long as access

to such lot is provided by another frontage greater than forty (40) feet in width, by an alley or by a shared access approved by the Commission.

4.3.6. General Setback Regulations

1. The minimum front yard setback may be reduced where the setbacks of the buildings on abutting lots is less than the normally required front yard setback (see Figure 4.3.6). In such case, the setback may be less than that normally required, but not less than:

- a. For interior lots, the average of the as-built setbacks on the abutting lots.
- b. For corner lots, the as-built setback on the abutting lot per corresponding frontage.

2. No side yard setback shall be required in excess of twenty-five (25) feet.

3. For corner lots in single-family residential districts, the minimum front yard setback shall be observed on both lot frontages abutting street rights-of-way (except alleys 16' or less in width), unless otherwise provided by this Ordinance.

4. Every part of a required yard shall be open from its lowest point to the sky unobstructed except for:

- a. Accessory uses conforming to [§4.4 Accessory Structures](#).
- b. Uncovered terraces, decks, steps and porches which are not, in any part, located within five (5) feet of any abutting lot line zoned R-5, R-6, R-7, R-8 and R-9 only. Uncovered steps and stairs, of any height, may encroach no more than twenty-five (25) percent into a required front yard on a single-family or duplex lot.



Aug 7, 2024

BZA-24-17

Zoning Official Review

Variance Application

Status: Complete

Became Active: Jul 18, 2024

Assignee: Rebecca Leavings

Completed: Aug 1, 2024

Applicant

HARRIS COGGIN BUILDING COMPANY INC
tcoggin@harriscoggin.com
2029 Kentucky Avenue
Vestavia Hills, AL 35216
12053681671

Primary Location

2416 SHADES CREST RD
VESTAVIA HILLS, AL 35216

Owner:

Brendan McBratney
2416 Shades Crest Road VESTAVIA, Alabama
35216

Comments

Rebecca Leavings, Jul 19, 2024

When home was constructed, the porch wasn't considered in front setback. With the covered front additions to this, need to determine the setbacks of the adjacent residences in order to determine the true front setback of this property and locate that on the survey. Even though R-1 is 60' setback in front, the setback of the existing homes on either side determines the front building line as this home cannot protrude beyond the setbacks of the adjacent residences. Please verify the front setbacks of the adjacent and locate a front setback on this survey to determine if a front yard variance is needed. @Jack Wakefield please let me know once verified so I can clear this review. Thanks all.

Jack Wakefield, Jul 29, 2024

Hey Tommy, just following up on this. We need to establish whether or not a front setback variance is needed before notices go out. Our notice deadline is Wednesday June 31st. If the front setback is needed, we will add that to the request/notice.

HARRIS COGGIN BUILDING COMPANY INC, Jul 29, 2024

Yes sir I will have answers to you hopefully tomorrow afternoon or at the latest Wednesday morning.

Jack Wakefield, Jul 31, 2024

Just following up again. Remember today is the notice deadline and we need to make sure we have the correct request on the notices. If we send notices out that only describe a side setback variance when the front setback also needs approving, it would make the notices invalid. It's very important we get them correct and sent out by this afternoon. Thanks.

Rebecca Leavings, Jul 31, 2024

Just looking at the alignment on GIS and noting that today is the final day, without the needed information on the other homes, I'd suggest adding a front setback variance for the porch to be located 64' from the front property line as it appears one home is behind the other but I can only draw a straight line and not follow the curvature. But 2412 looks a bit further back than 2416 and 2420. If added, the BZA can approve it and there's no risk of an invalid notice and also would allow the BZA to consider. While all of these setbacks are in excess of the zoning, it needs to be acknowledged that one home cannot "jut" out in front of another. These are so minimal, I think that we can use "approve front setback at 64'." Thoughts?



Jack Wakefield, Jul 31, 2024

I am okay with that solution. Whatever is satisfactory to ensure everything is done correctly and that this request not be delayed, I am fine with.

Jack Wakefield, Jul 31, 2024

Becky, we have this worked out (see new attachment) and notices are being updated to reflect the front addition.

**PATRICK H. and NANCY P. BOONE
2415 VESTAVIA DRIVE
VESTAVIA HILLS, ALABAMA 35216-1333**

August 14, 2024

By Hand Delivery

City of Vestavia Hills
1032 Montgomery Highway
Vestavia Hills, Alabama 35216

Attention: Mr. Jack Wakefield
Planner/GIS

In Re: Case No. BZA-24-17
Applicant: Brendan McBratney

Dear Mr. Wakefield:

We received your letter dated June 31, 2024 advising that the Application of Brendan McBratney for a side setback variance and a front setback variance for contemplated construction at his home located at 2416 Shades Crest Road is set for public hearing on Thursday, August 15, 2024 at 6:00 p.m.

Our property is situated at 2415 Vestavia Drive and is contiguous to the McBratney property. The purpose of this letter is to advise the Board of Zoning Adjustment that we have no objections to the requested variances.

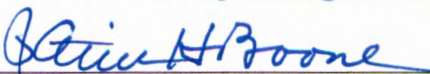
Very truly yours,



NANCY PERDUE BOONE

Telephone No. 205-410-6791

E-Mail Address: npboone@charter.net



PATRICK H. BOONE

Telephone No. 205-612-0002

E-Mail Address: patrickboone@bellsouth.net

- LEGEND
- P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
P.O.T. POINT OF TERMINATION
OH OVERHANG
ASP ASPHALT
BLDG BUILDING
RES RESIDENCE
CALC CALCULATED
MEAS MEASURED
MAP MAP
BRG BEARING
CH CHORD
R RADIUS
TAN TANGENT
Δ DELTA
ESMT EASEMENT
HW HEADWALL
OH OVERHANG
POR PORCH
COV COVERED
R.O.W. RIGHT OF WAY
A/C AIR CONDITIONER
IPF IRON PIN SET (IPF)
1/4 SECTION CORNER
EXIST. CONC. MON. CALCULATED POINT
AC ACRES
S.F. SQUARE FEET
± PLUS OR MINUS
DECK DECK
CONCRETE CONCRETE
RETAINING WALL RETAINING WALL
GUY ANCHOR GUY ANCHOR
FENCE FENCE
OVERHEAD POWER OVERHEAD POWER
PP POWER POLE
MH MANHOLE
WM WATER METER
UP UTILITY PEDESTAL
GM GAS METER
WV WATER VALVE
FH FIRE HYDRANT
LP LIGHT POLE

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

"PROPERTY BOUNDARY SURVEY"

I, Thomas Scott Dreher, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 5, of BLOCK 2, GRANDVIEW FIRST ADDITION, as recorded in Map Volume 28, Page 55, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief; according to my survey of JULY 31, 2024. Survey invalid if not signed and sealed.

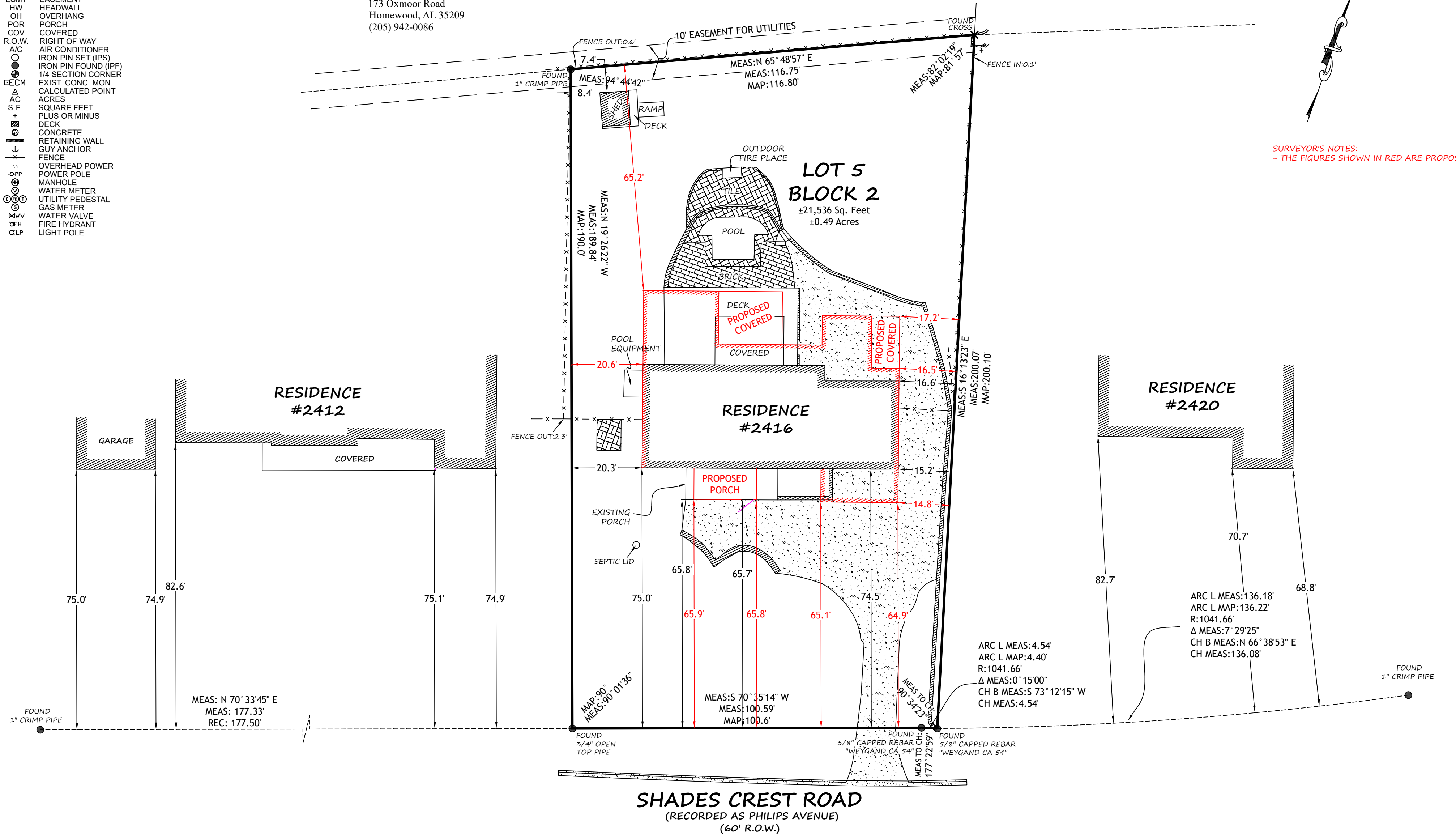
Order No.: 20240420
Purchaser:
Address: 2416 SHADES CREST ROAD

BY: *Thomas Scott Dreher* Date: JULY 31, 2024
Thomas Scott Dreher, PLS AL 50407
173 Oxmoor Road
Homewood, AL 35209
(205) 942-0086



SURVEY CONTROL:
THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011), AND THE VERTICAL DATUM IS NAVD 88 (GEOID 18). ELEVATION AND POSITION WERE OBTAINED FROM R.T.K. OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.

SURVEYOR'S NOTES:
- THE FIGURES SHOWN IN RED ARE PROPOSED.



Notes: (a) No title search of the public records has been performed by this firm, and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles are deed/record map unless otherwise noted in such form as Measured (Deed). (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) This survey is not transferable. (e) Easements not shown on recorded map are not shown above. (f) All iron pins set (IPF) by this firm are 1/2" rebar with an orange cap inscribed WEYGAND CA50309 and shall not be removed. (g) All corners set MAG. nails and washer will be silver and inscribed WEYGAND CA50309.

		0' 20' 40' 60'	
SCALE: 1" = 20'		DATE OF FIELD WORK: 07/31/2024	
DATE: 07/31/2024		SURVEYED BY: TSD / DRAWN BY: TSD	
APPROVED BY: Thomas Scott Dreher PLS AL REG. NO. 50407		Job #: 20240420 GRAPHIC SCALE: 1" = 20' Copyright ©	



McBRATNEY RESIDENCE

2416 Shades Crest Rd. Vestavia Hills, AL.

LIABILITY RELEASE:

KEYSTONE CONSULTING & DESIGN, LLC, ITS OWNERS AND EMPLOYEES ASSUME NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING CONSTRUCTION: THE BUILDER AND CONTRACTOR MUST VERIFY THE DIMENSIONS AND ALL ASPECTS OF THE PLANS FOR COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES WHERE THE HOUSE IS TO BE CONSTRUCTED. VERIFY ALL STRUCTURAL ELEMENTS FOR DESIGN, SIZE AND REINFORCEMENT WITH LOCAL ENGINEERING AND BUILDING OFFICIALS. PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE AND SOIL CONDITIONS. KEYSTONE CONSULTING & DESIGN, LLC, ITS OWNERS AND EMPLOYEES ASSUME NO LIABILITY FOR ANY CHANGES MADE TO THESE PLANS, NOR DO WE ASSUME ANY LIABILITY FOR ADVICE GIVEN OR METHODS USED BY THE BUILDER, CONTRACTOR OR OTHER PROFESSIONALS INVOLVED IN THE CONSTRUCTION OF THE HOME FROM THESE PLANS. THIS MATERIAL IS PROTECTED BY COPYRIGHT. THESE PLANS OR PARTS THERE OF MAY NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF KEYSTONE CONSULTING & DESIGN, LLC

ALL CONSTRUCTION SHALL COMPLY WITH BUILDING CODES AND REQUIREMENTS HAVING JURISDICTION OVER THE PROJECT LOCATION AT TIME OF CONSTRUCTION. IF NO LOCAL CODE REQUIREMENTS REFER TO STATE MINIMUM CODES IT IS THE RESPONSIBILITY OF THE BUILDER TO REVIEW AND PERFORM ALL DUE DILIGENCE ON PLAN AND NOTIFY KEYSTONE CONSULTING & DESIGN, LLC OF ANY CONCERNS PRIOR TO BEGINNING CONSTRUCTION

The Purchaser(s) release, relinquish and hold harmless Keystone Consulting & Design, LLC. its Principles, it's Employees, the Sub-Contractors, the Manufactures and the Suppliers for any and all errors and omissions arising from design and implementation.

McBRATNEY RESIDENCE

2416 Shades Crest Rd. Vestavia Hills

006-2024-KD-RM

Copyright Information:
Copyright: Keystone Consulting & Design, LLC

Keystone Consulting & Design, LLC

Phone: 205-436-6367
Robby@kscdm.com
www.kscdm.com



Plan Schedule	
Date:	Revisions:
01-29-2024	AsBuilt
02-22-2024	Review Set
03-08-2024	Revised Review Set
03-29-2024	Revised Floor Plans
04-04-2024	Revised Floor Plans
04-10-2024	Full Review Set
04-18-2024	Bid Set
04-26-2024	Revised Drawings
05-03-2024	Revised Drawings
05-17-2024	Full Drawings
05-27-2024	Revised Drawings
05-20-2024	Revised Drawings
06-05-2024	Revised Drawings
06-10-2024	Revised Drawings
06-26-2024	Revised Drawings
07-08-2024	Revised Due to Survey

S. Q. F O O T A G E S	
Main Level	2660 SQ. FT.+/-
Upper Level	1070 SQ. FT.+/-
Main Level	3730 SQ. FT.+/-
Front Porch	155 SQ. FT.+/-
Garage	520 SQ. FT.+/-
Cov. Patio	282 SQ. FT.+/-
Golf Cart Parking	117 SQ. FT.+/-

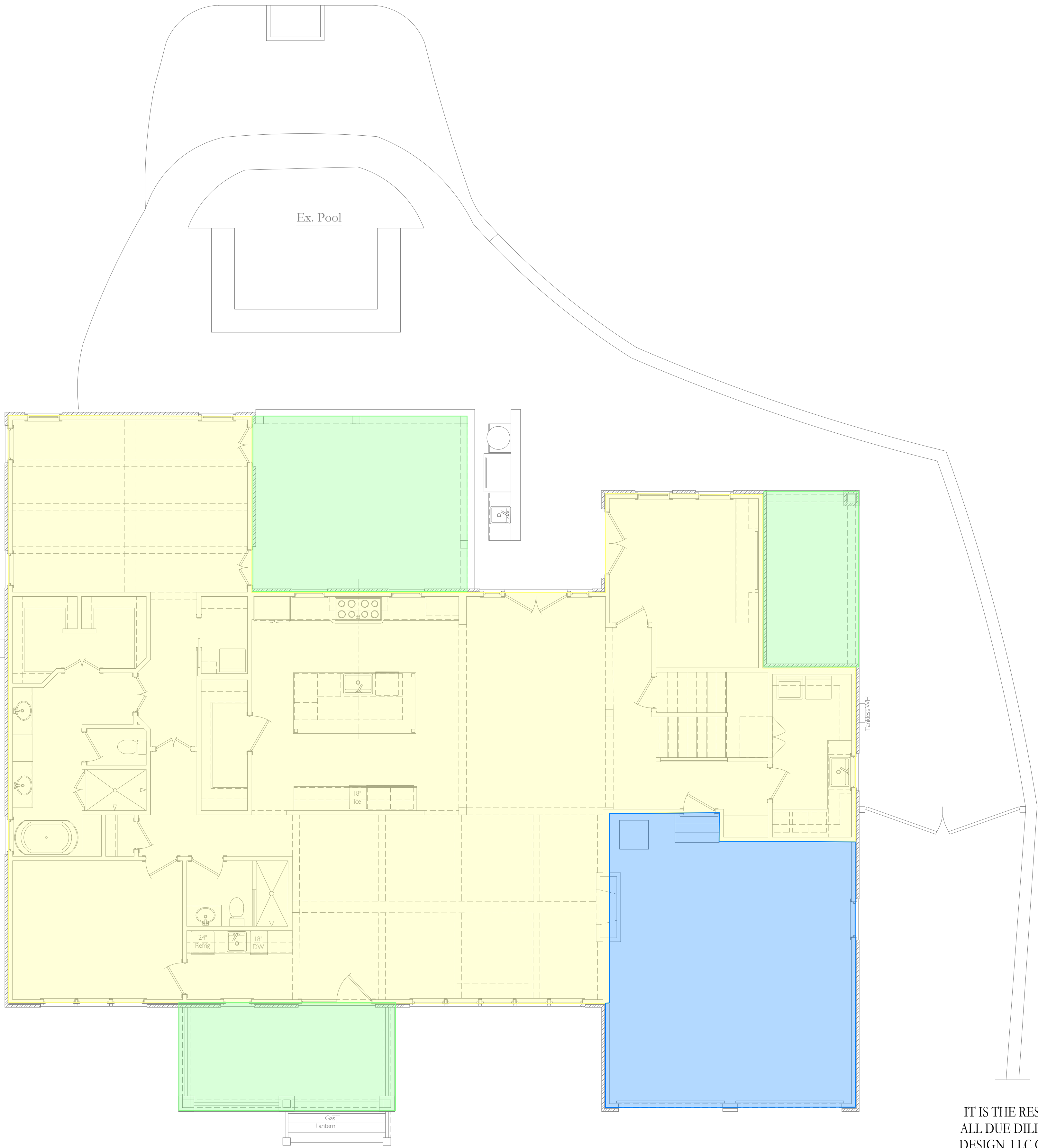
S H E E T I N D E X	
T1.0	Cover Page
T1.1	General Notes & Sq.footages
AB1.0	As-Built
D1.0	Demolition Plan
A1.0	Foundation Plan
A2.0	Main & Upper Level Floor
A3.0	Exterior Elevation
A3.1	Exterior Elevation
A3.2	Roof Plan
A4.0	Foundation & Framing Details
E1.0	Main & Upper Level Electrical Plan

S H E E T N U M B E R	
General Notes	
T1.0	

A HAND SIGNED RELEASE LETTER FROM KEYSTONE DESIGNS MUST BE INCLUDED WITH PLANS IN ORDER FOR PLANS TO BE PERMITTED OR BUILT

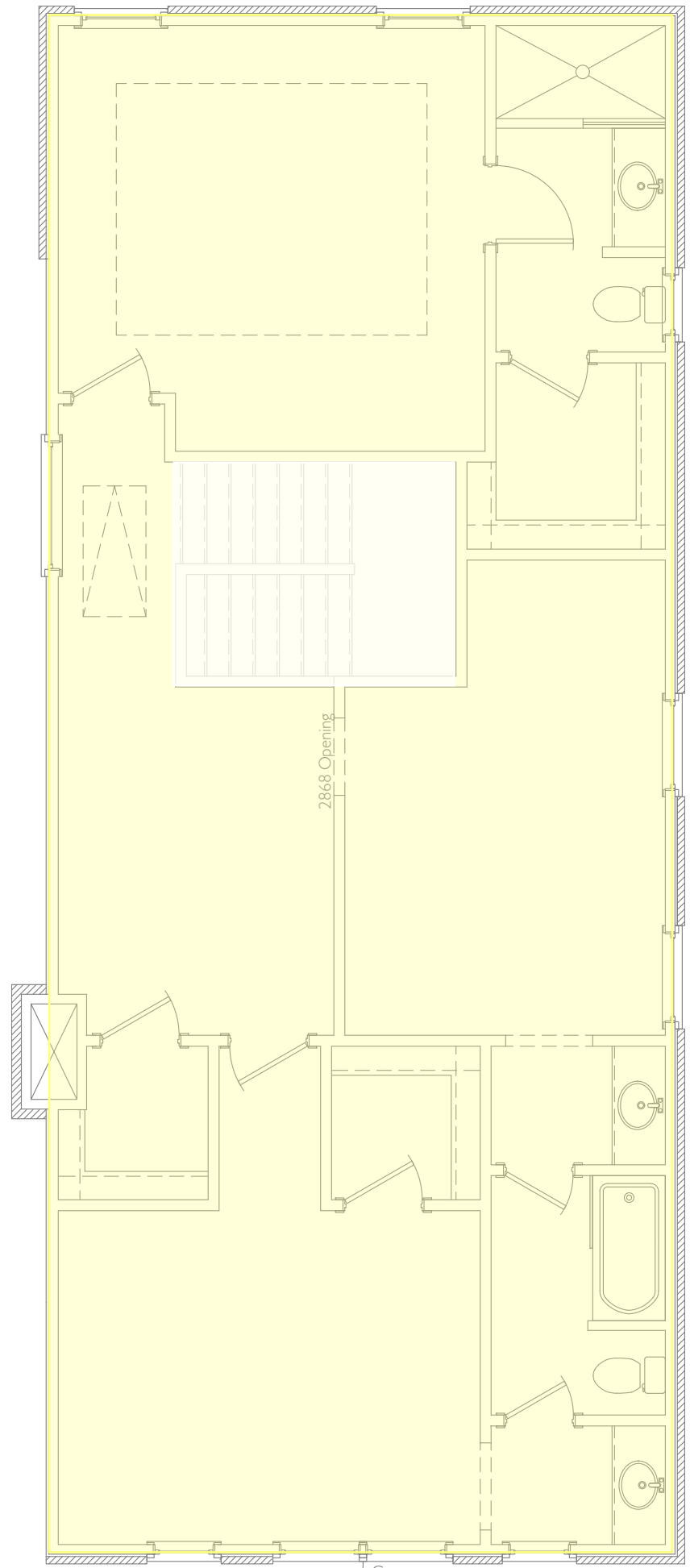
General Notes:

1. Do not scale drawings. If dimensions are in question, obtain clarification from the Owner before continuing with construction. All dimensions relating to existing conditions shall be field verified.
2. All structural details and callouts are given as general information and should be verified by locale engineer. While constructing this project all Locale, Start and Federal codes that apply should be applied. By building this project you agree not to hold the designer or any party associated with them accountable for damages, lost of revenue or anything else associated with this project.
3. Dimensions are called out from outside face of studs @ exterior walls to centerline of interior stud walls. Window and door opening, in stud construction, are dimensioned to center of opening. Masonry walls are called out from out side face of masonry to face of masonry. Window and door opening, in masonry construction, are dimensioned as masonry openings (noted as M.O.).
4. Dimensions for elevations, sections, and details are called out from top of sub floor.
5. Any dimensional discrepancies are to be directed to the Owner, before fabrication of area in question.
6. Contractor to field verify all existing conditions and dimensions. Contractor to notify Owner of any discrepancies with these drawings and/or site information prior to beginning construction and/or ordering materials.
7. Contractor to provide wood blocking for all millwork and any wall hung counters, ledges and shelving. Provide blocking as required by construction.
8. All finish work shall be smooth, free from abrasion and/or tool marks on any exposed surfaces. All specified finishes are to be installed per manufacturers instructions.
9. All construction shall comply with all building codes and requirements having jurisdiction over this project.
10. Verify with Owner reflected ceiling plan intent, the placement in relation to adjacent finishes or grids. Contractor to coordinate owner review meeting to approve all power and telephone outlet locations. This meeting shall be after all walls have been framed and before any wall finishes have been applied. Modify electrical as required to accommodate any owner selected fixtures / appliances. Notify Owner of any revisions.
11. Piping located above grade and inside the building shall be concealed in chases/furred spaces with the exception of piping in equipment rooms. The contractor shall coordinate with other trades to provide furring for piping installed in finish areas.
12. All door frame locations are to be determined by: inside face of doorframe will be located minimum 4" clear from the edge of the adjacent partition, unless noted otherwise. For CMU walls - see dimensional plan.
13. Contractor to coordinate keying requirements with owner (master keying, grandmaster keying, etc.)
14. Contractor to verify location of electrical floor outlets, telephone receptacles, and cable connections with Owner prior to installation.
15. Contractor to verify location of thermostats, Air handlers, and condensing units with Owner prior to installation. All ductwork is to be concealed unless otherwise noted.
16. Beams, Headers, Footings, Foundation Walls and Lentils to be sized by an engineer or manufacturer.
17. Use double joists under walls, which run parallel to joists.
18. Exact size and reinforcement of all concrete footings must be determined by local soil conditions and acceptable practices of construction. Verifying design with local Geotech Engineer.
18. Electrical Contractor to verify and/or size electrical system to meet or exceed local code requirements.
20. H.V.A.C. Contractor to verify and/or size heating and cooling loads for local codes, climatic conditions and building orientation, and volume of interior space.
21. Plumbing Contractor: plumbing materials and installation to be done in accordance with local requirements.
22. Windows designations are provided as the outer sash dimensions of the unit, and called out in feet and inches wide by feet and inches tall. (Example; 2852 designation is a window with a 2 foot 8 inch wide by 5 foot 2 inch tall sash.) Contractor to coordinate sill extensions as required for exterior wall conditions.
23. Builder to have braced walls and shear walls designed by others. Designer is not responsible for designing braced walls.



MAIN LEVEL SQ FOOTAGE

3/16" = 1'-0" SCALE



UPPER LEVEL SQ FOOTAGE

3/16" = 1'-0" SCALE

IT IS THE RESPONSIBILITY OF THE BUILDER TO REVIEW AND PERFORM ALL DUE DILIGENCE ON PLAN AND NOTIFY KEYSTONE CONSULTING & DESIGN, LLC OF ANY CONCERNS PRIOR TO BEGINNING CONSTRUCTION

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McBRATNEY RESIDENCE

2416 Shades Crest Rd. Vestavia Hills

006-2024-KD-RM

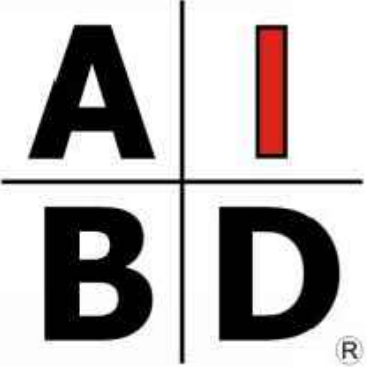
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Upper Level	1070 SQ. FT. +/-	
Main Level	3730 SQ. FT. +/-	
Front Porch	155 SQ. FT. +/-	
Garage	520 SQ. FT. +/-	
Cov. Patio	282 SQ. FT. +/-	
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S H E E T I N D E X	
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T1.1	General Notes & Sq.footages
AB1.0	As-Built
D1.0	Demolition Plan
A1.0	Foundation Plan
A2.0	Main & Upper Level Floor
A3.0	Exterior Elevation
A3.1	Exterior Elevation
A3.2	Roof Plan
A4.0	Foundation & Framing Details
E1.0	Main & Upper Level Electrical Plan

S H E E T N U M B E R

General Notes

T1.1

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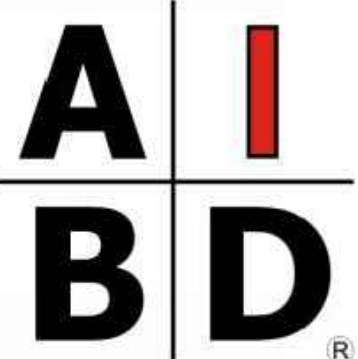
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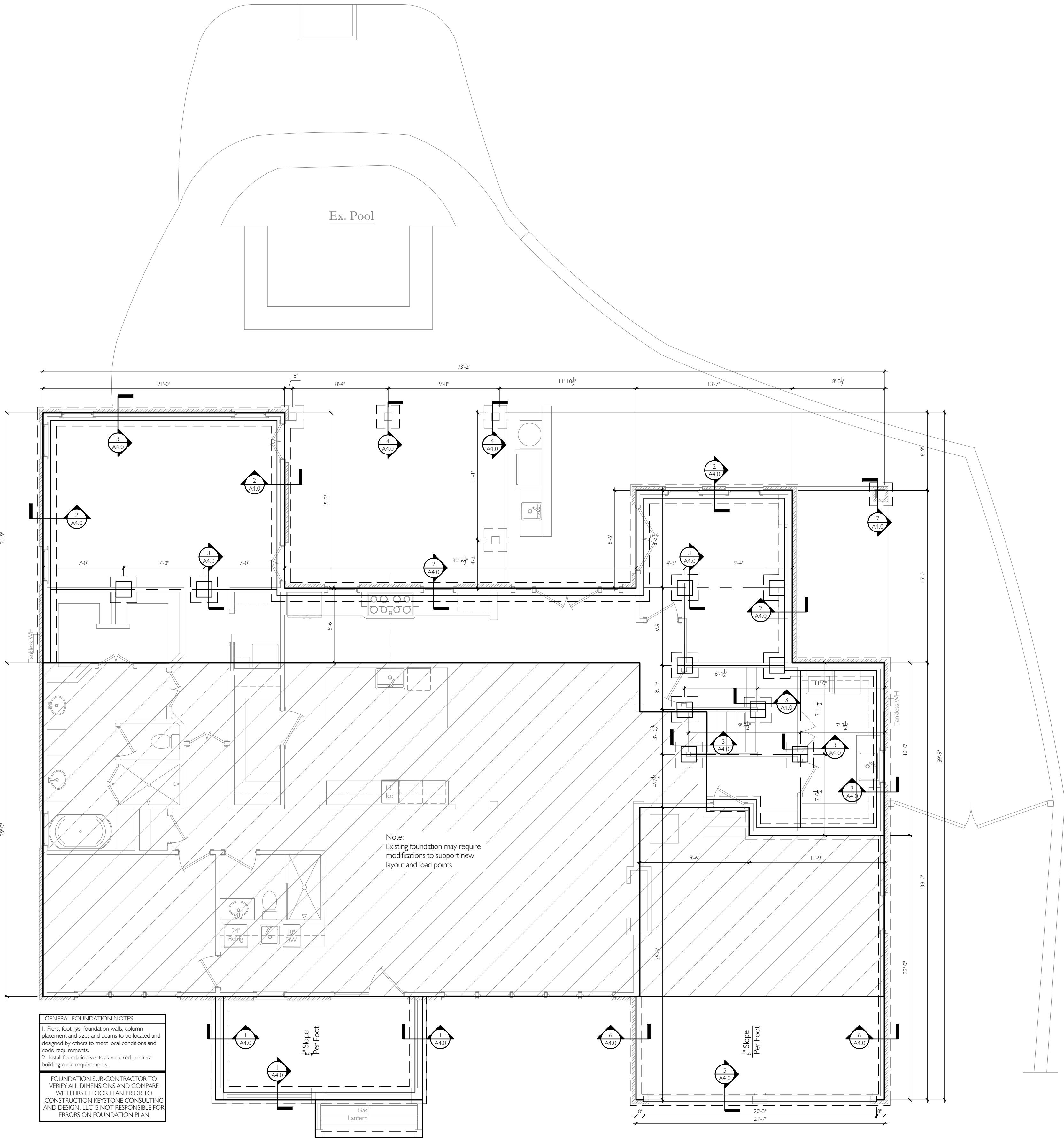
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S H E E T N U M B E R

Foundation Plan

A1.0

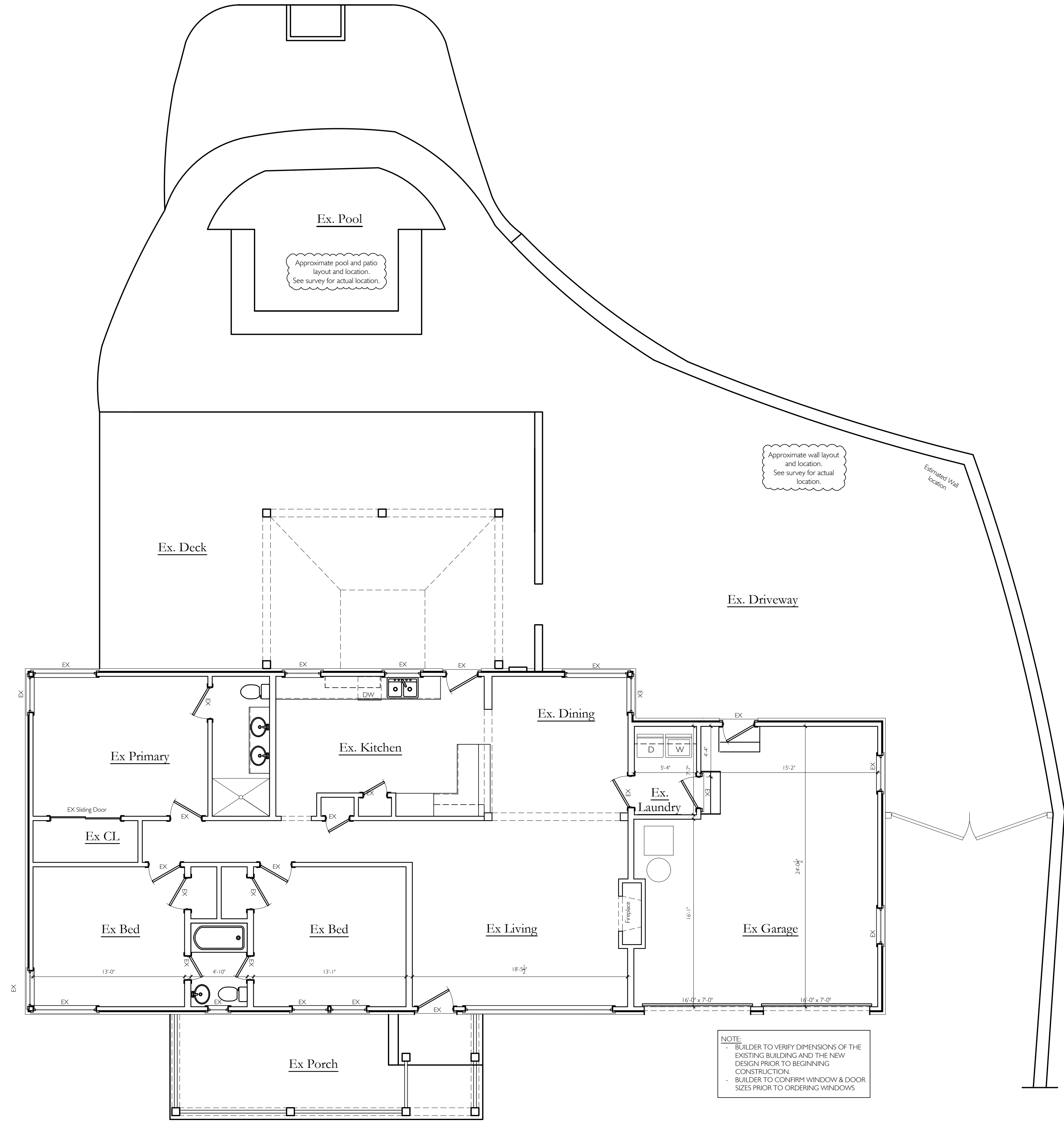


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I
AB1.0 Main Level AsBuilt
Scale 3/16" = 1'-0"

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S H E E T N U M B E R

Main Level As Built & Demo

AB1.0

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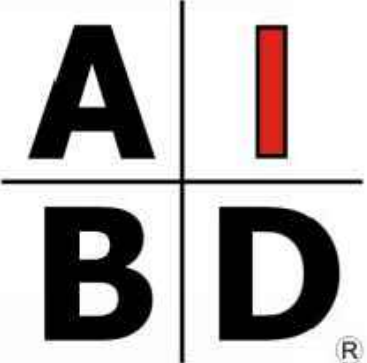
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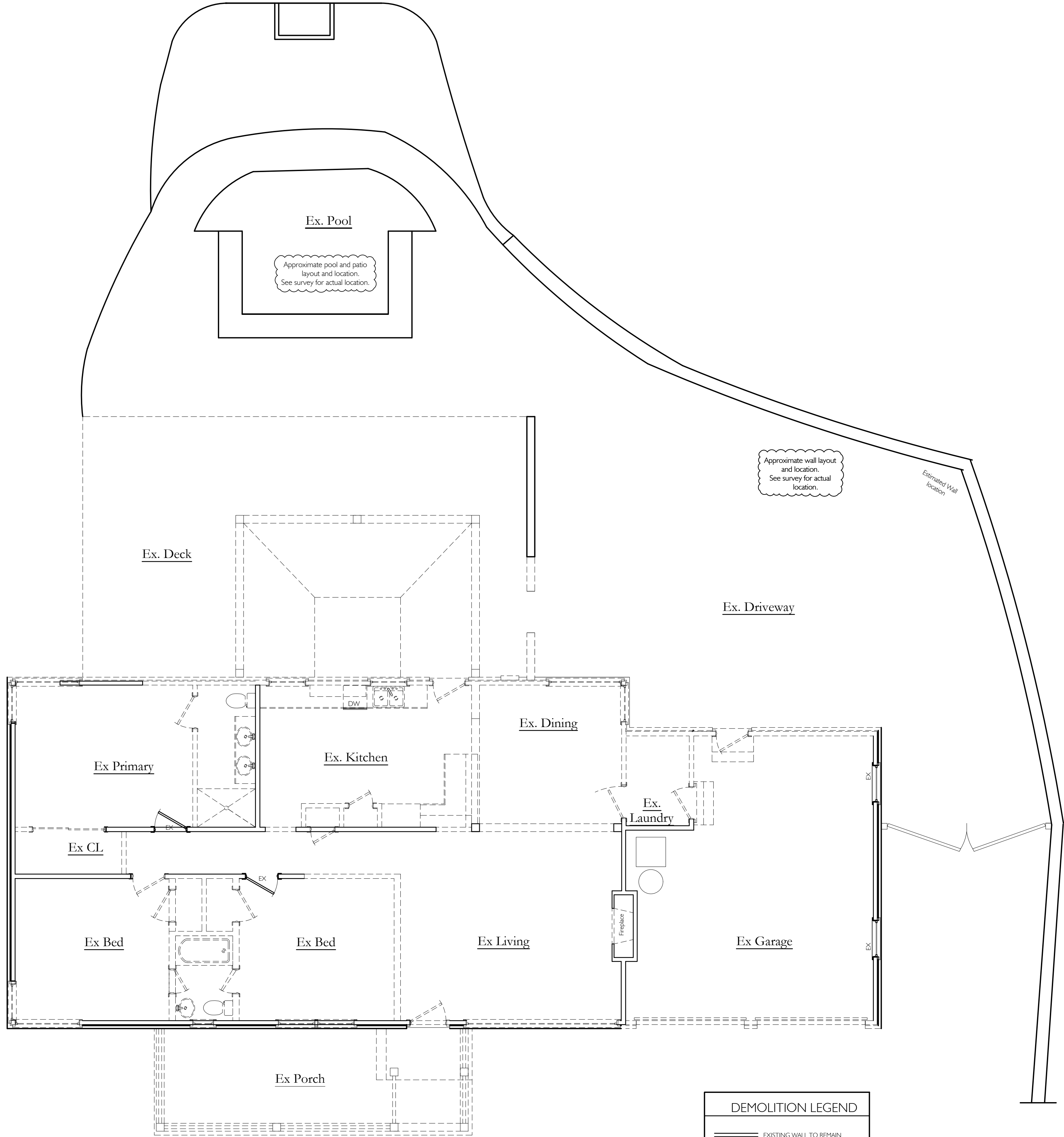
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S H E E T N U M B E R
Main Level Demolition Plan

D1.0

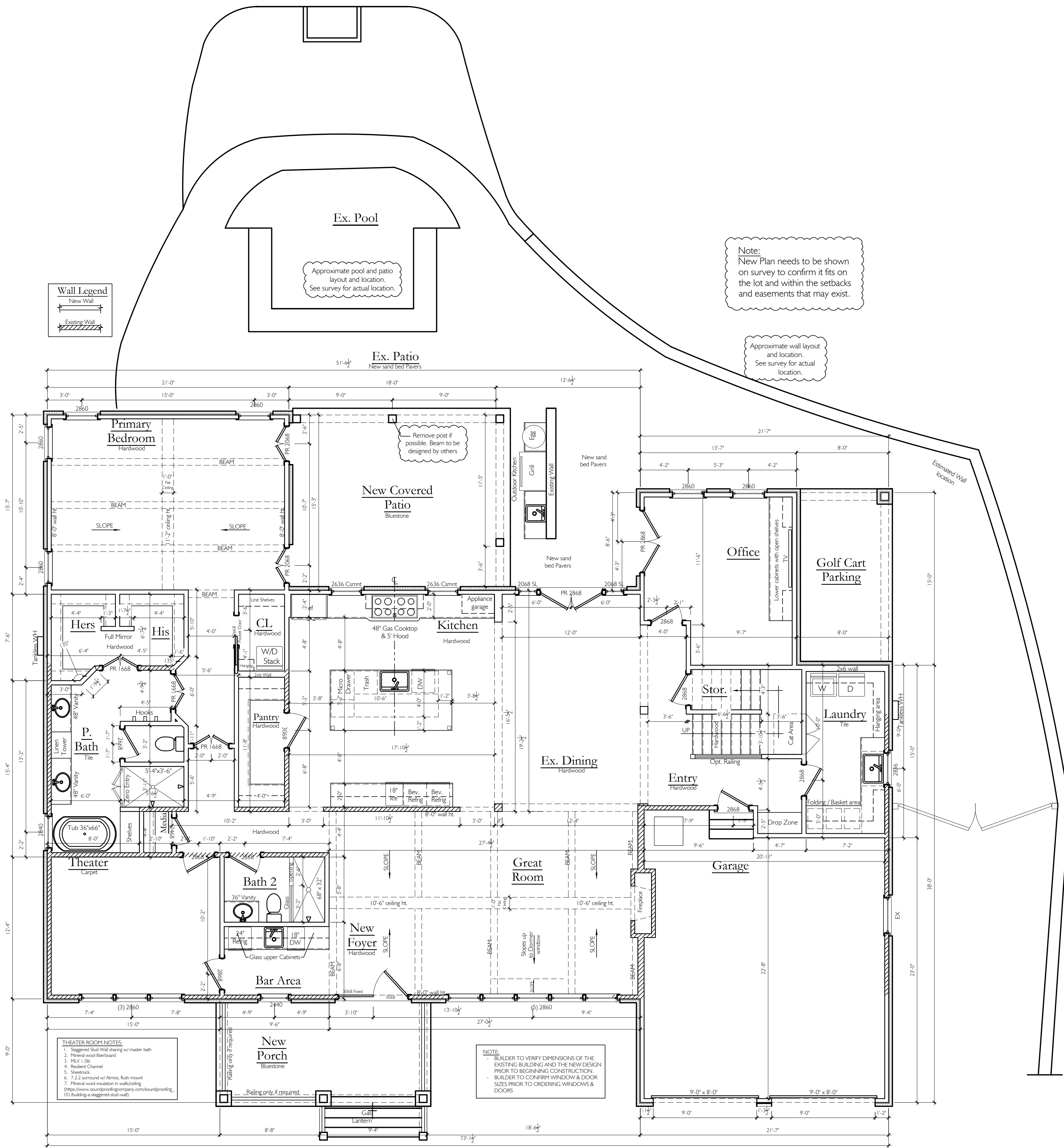
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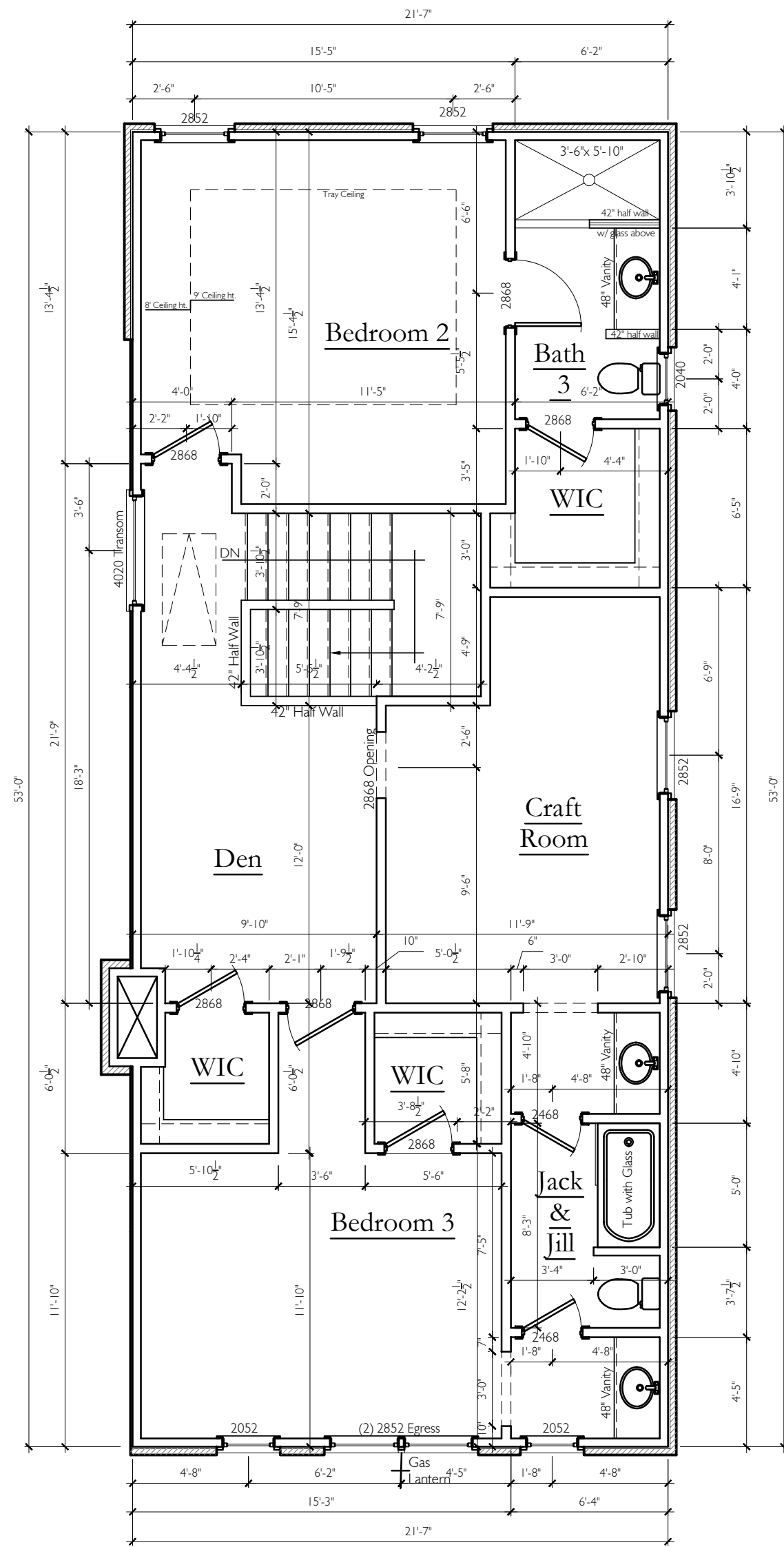
I
D1.0 Main Level Demolition Plan
Scale: 3/16" = 1'-0"

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1 New Main Level Floor Plan
A2.0 Scale 3/16" = 1'-0"



2 New Upper Floor Plan
A2.0 Scale 3/16" = 1'-0"

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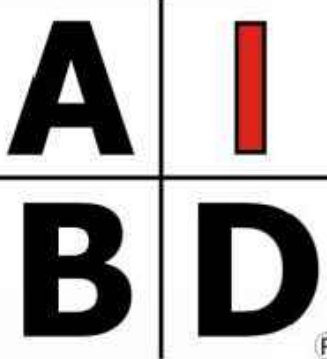
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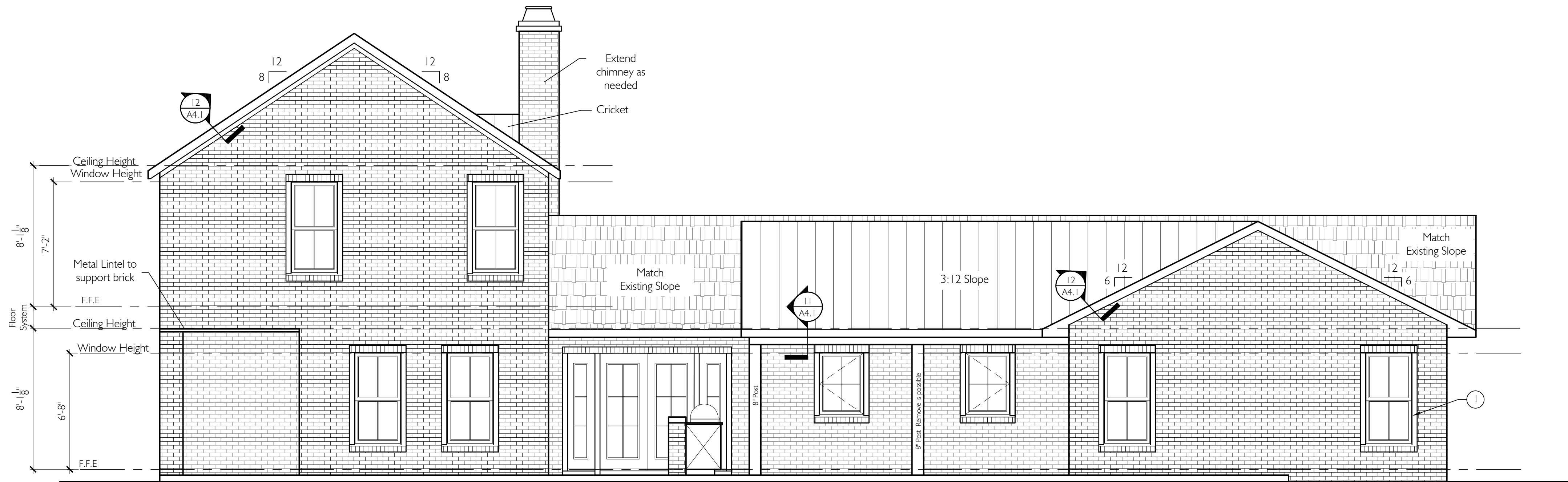
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A4.0	Foundation & Framing Details
E1.0	Main & Upper Level Electrical Plan

S H E E T N U M B E R
Main Level Floor Plan

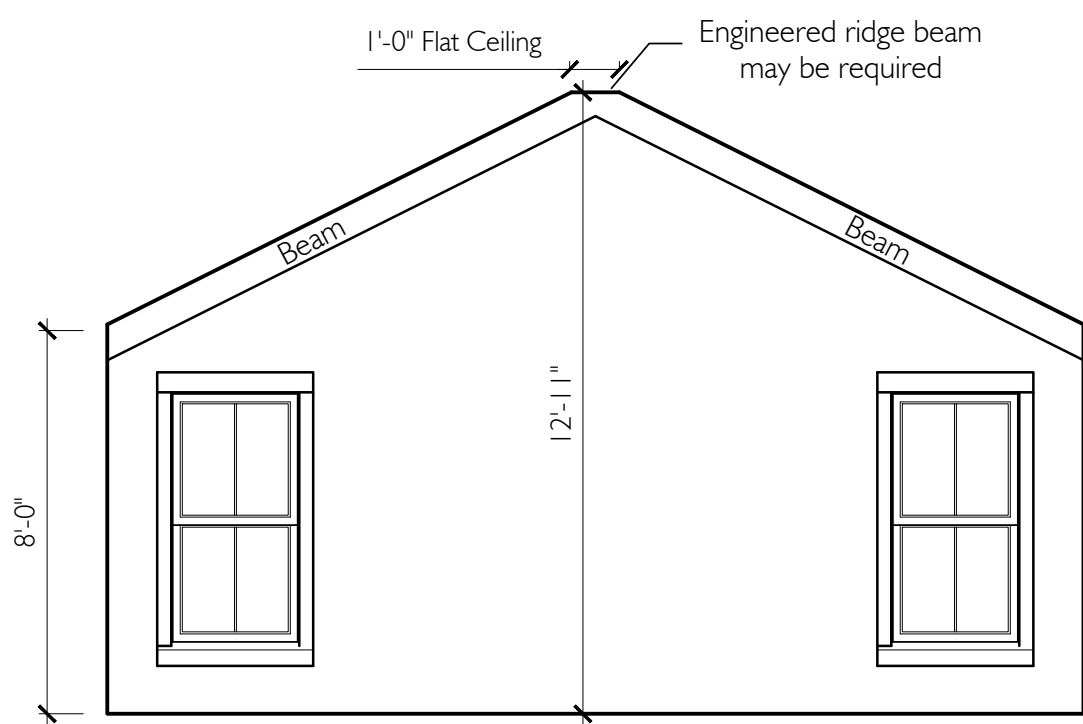
A2.0



1 Front Elevation
A3.0 Scale 1/4" = 1'-0"



2 Rear Elevation
A3.0 Scale 1/4" = 1'-0"



3 Primary Bed Vault Elevation
A3.0 Scale 1/4" = 1'-0"

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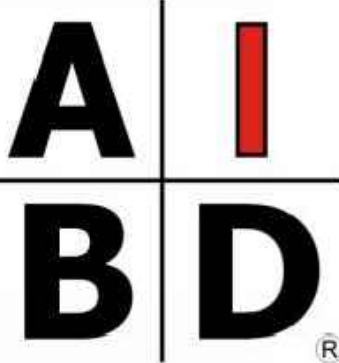
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S. Q. FOOTAGES

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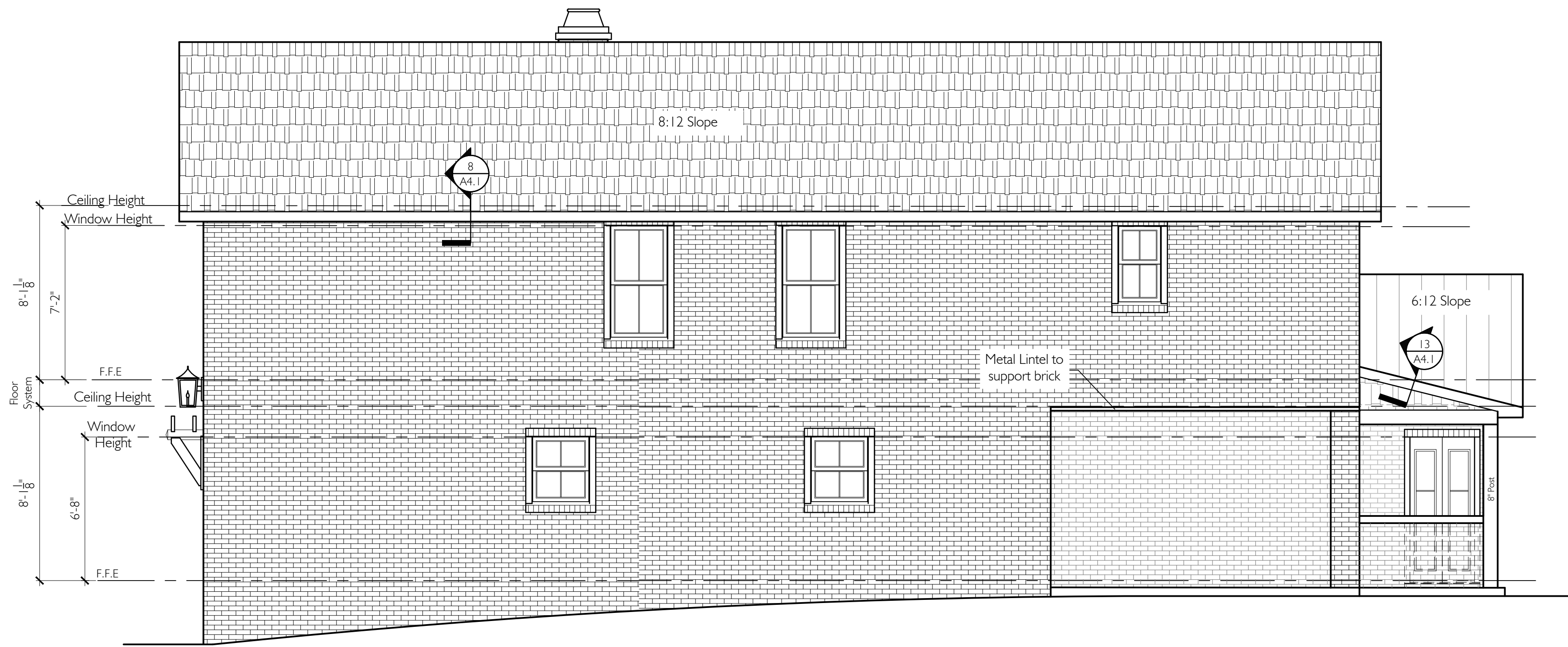
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E1.0	Main & Upper Level Electrical Plan

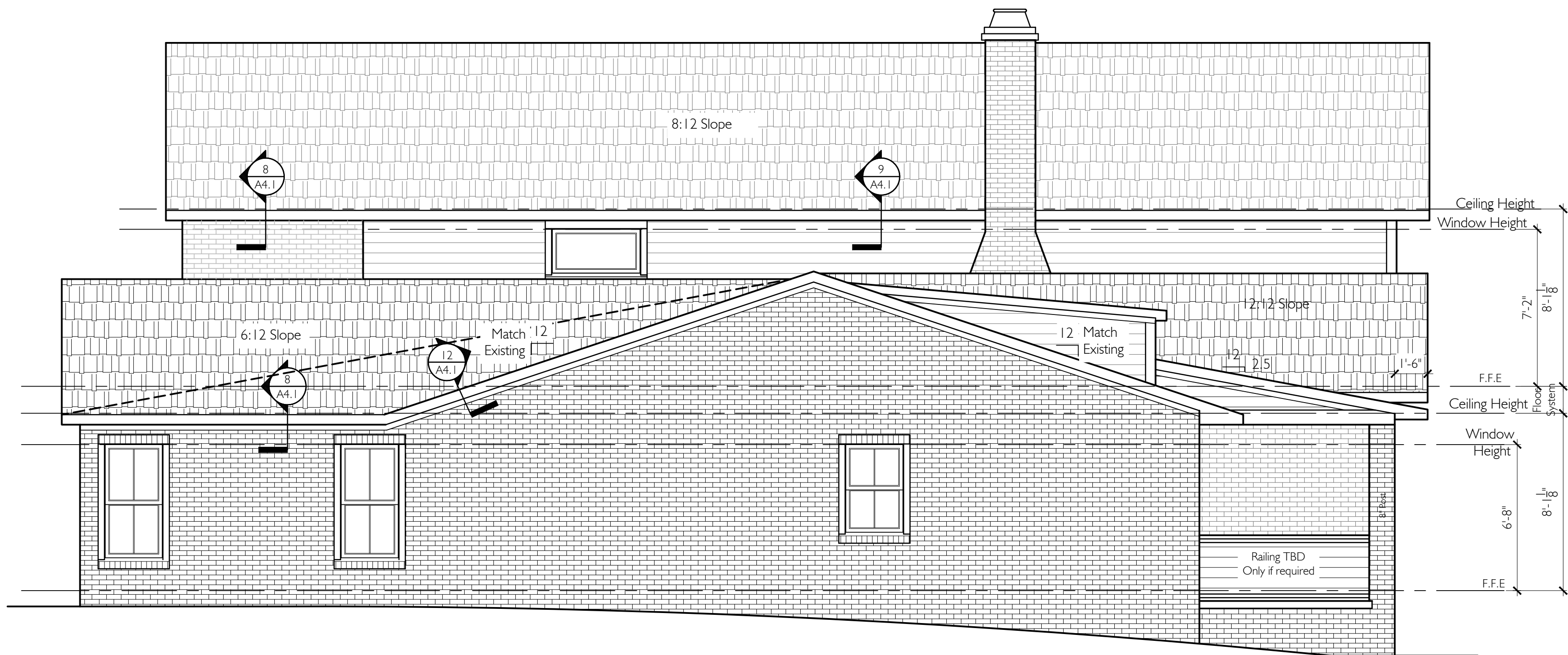
SHEET NUMBER

Exterior Elevations

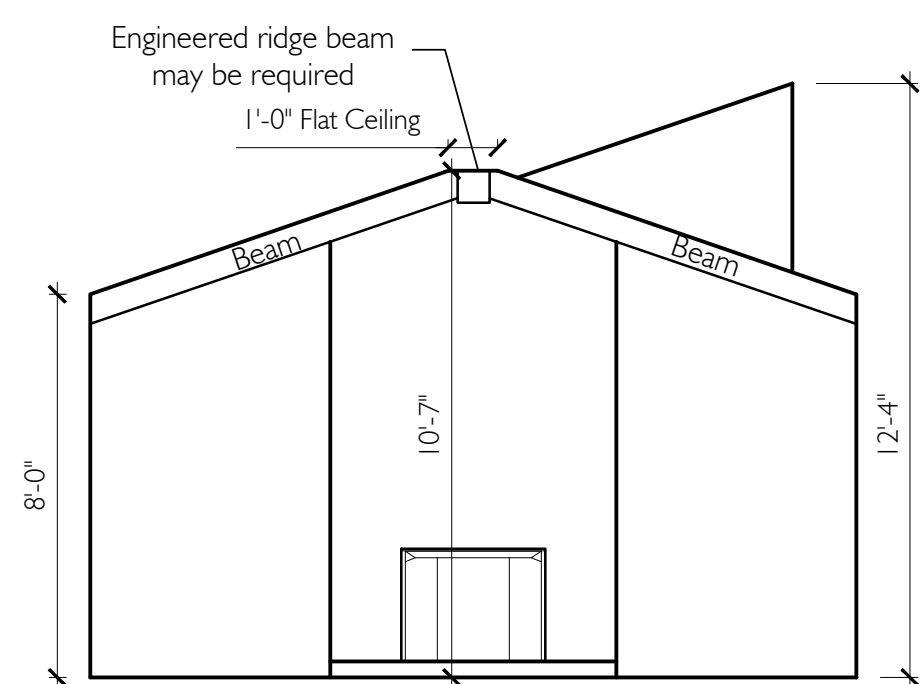
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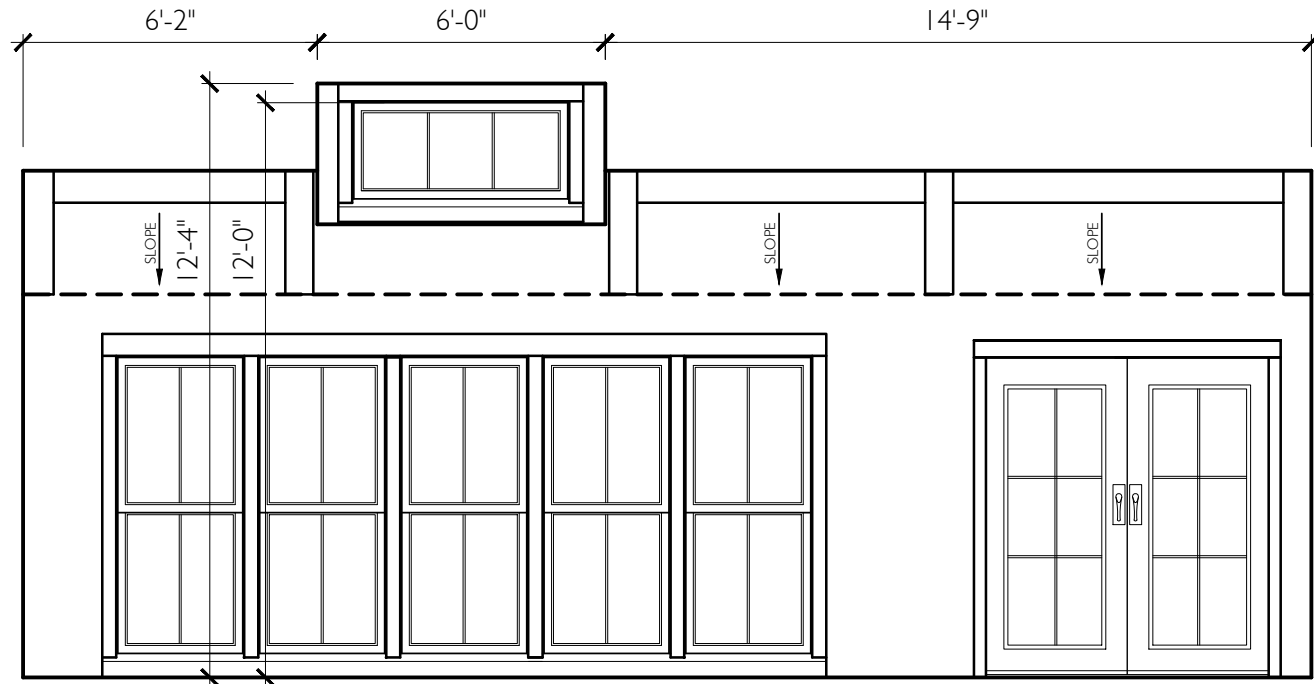
1 Right Elevation
A3.1 Scale 1/4" = 1'-0"



2 Left Elevation
A3.1 Scale 1/4" = 1'-0"



3 Great Room Vault& Dormer Elevation
A3.1 Scale 1/4" = 1'-0"



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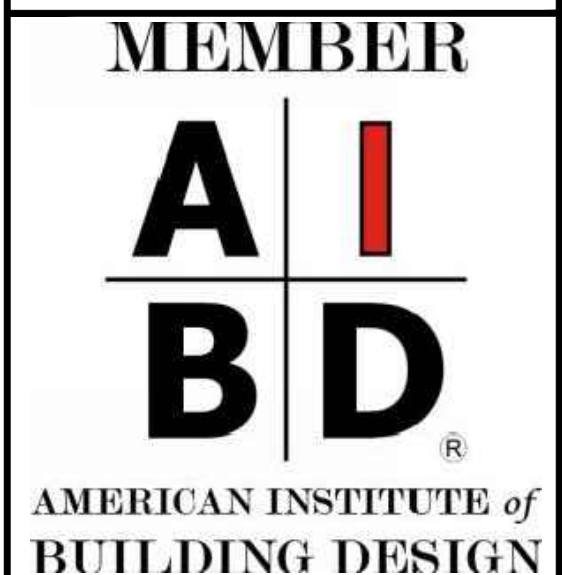
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S H E E T N U M B E R
Exterior Elevations
A3.1

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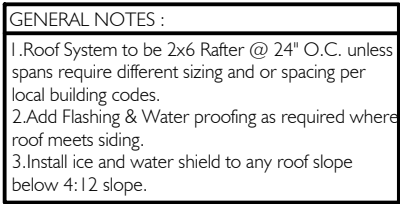
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Roof Plan

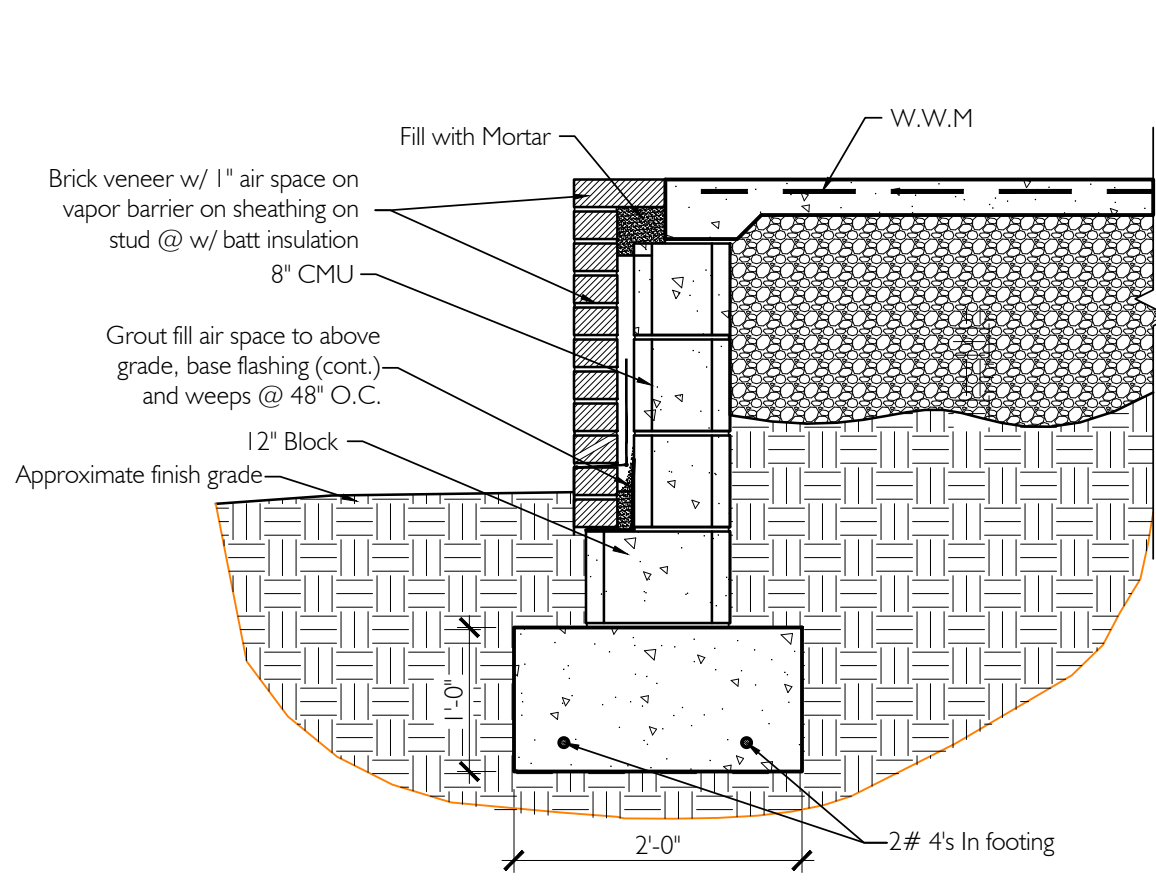
A3.2



Roof Plan

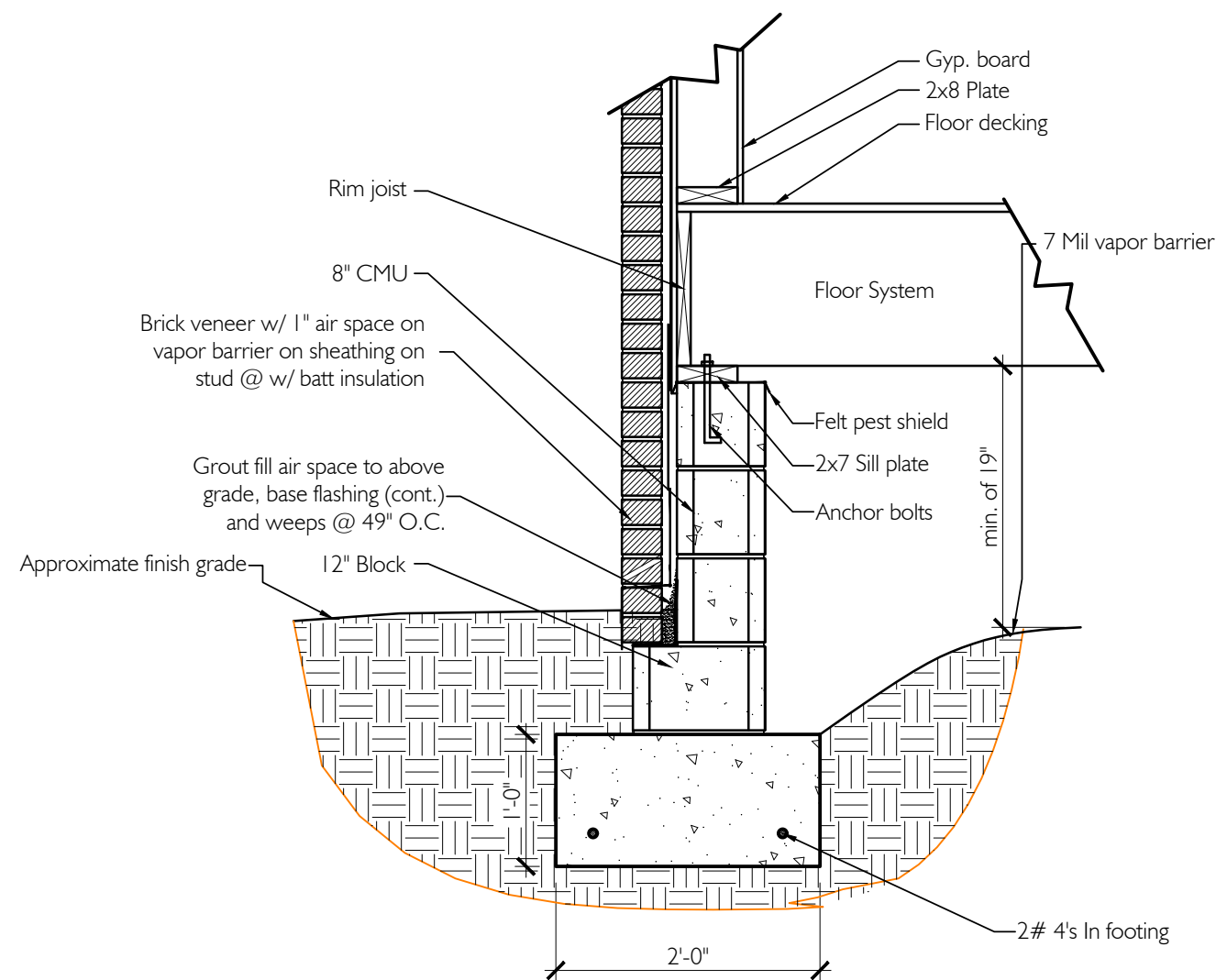
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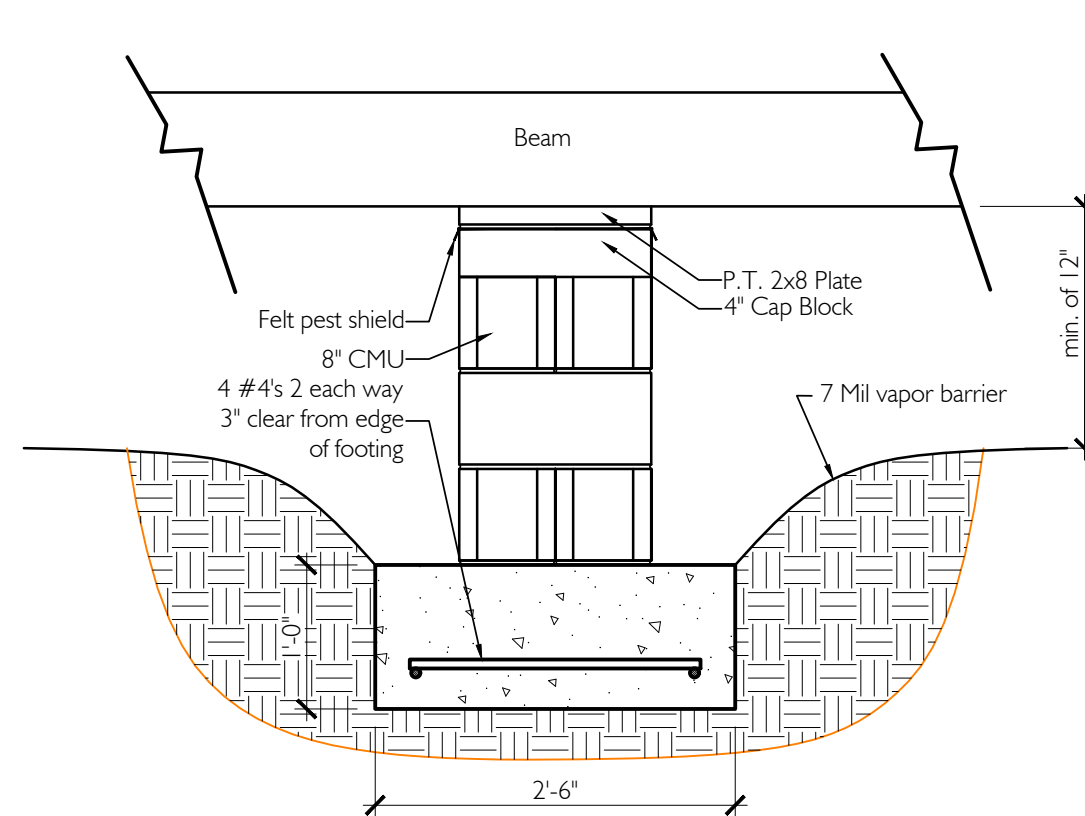
1 Block Wall Detail @ Porch

A4.0 3/4" = 1'-0"



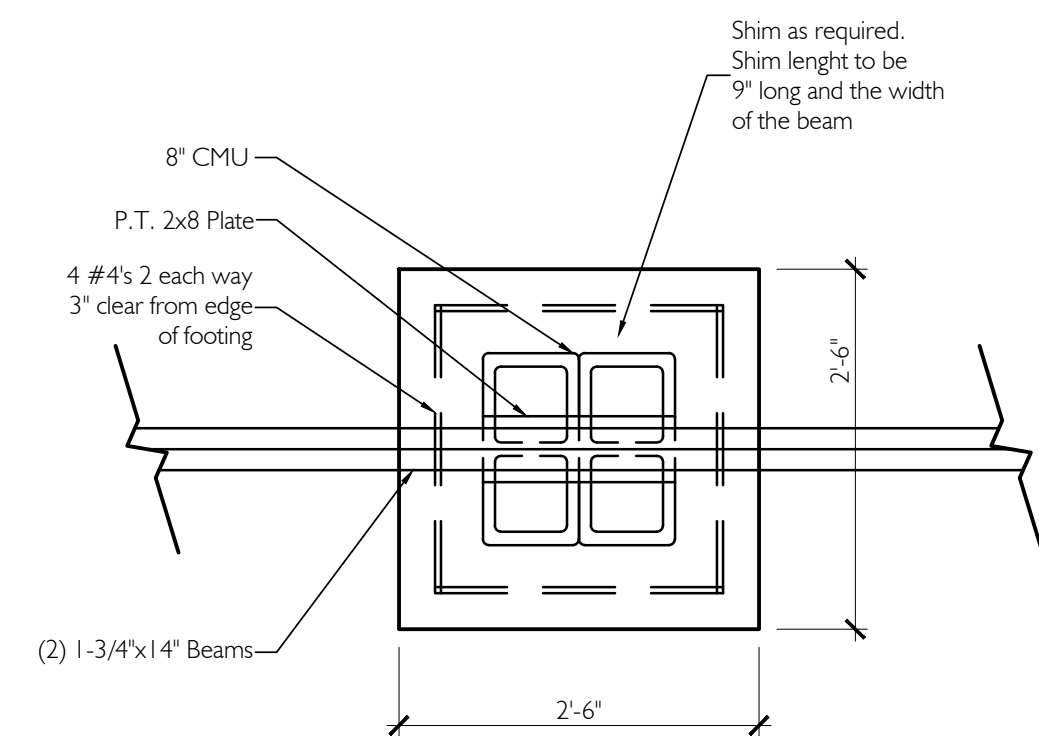
2 Block Wall Detail @ House w/ Brick

A4.0 3/4" = 1'-0"



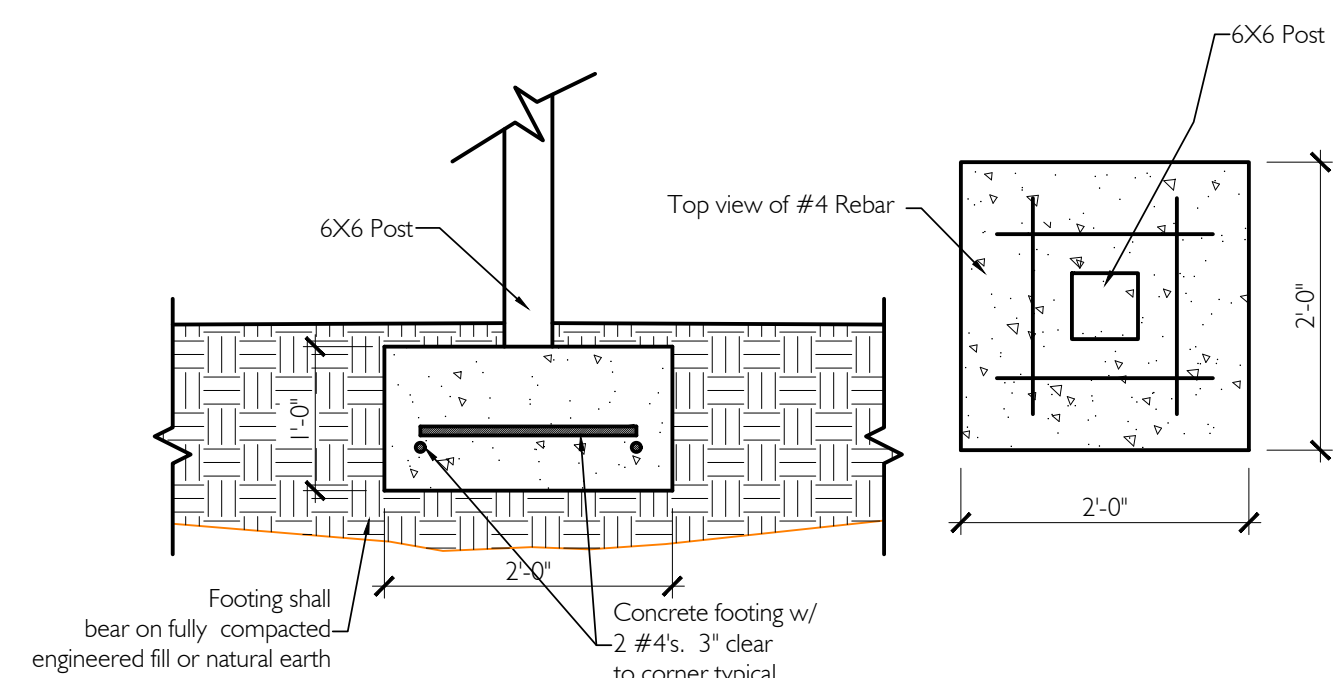
3 Block Wall Detail @ Porch

A4.0 3/4" = 1'-0"



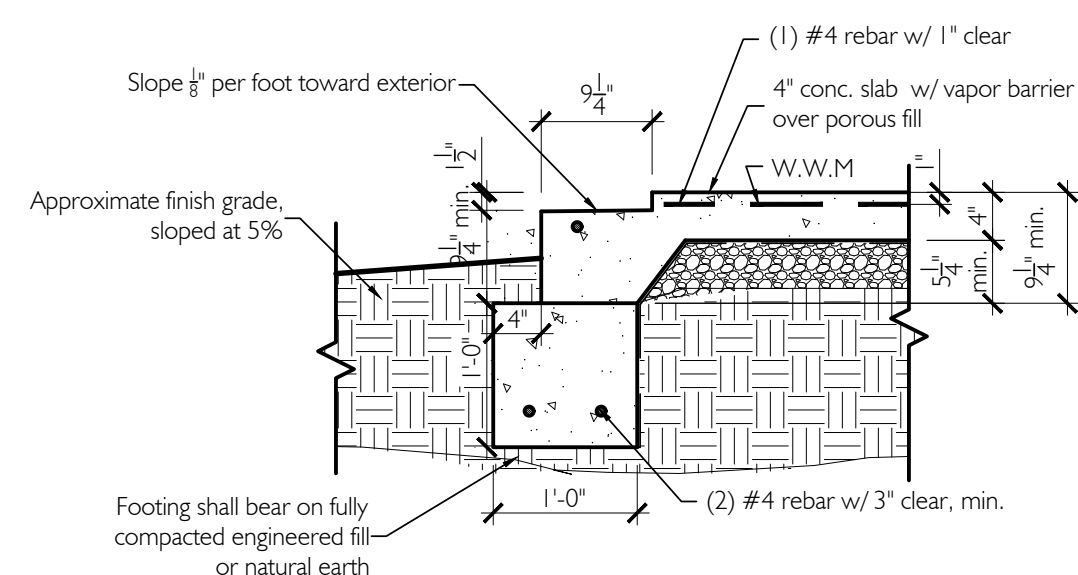
7 Stone/Brick Column Detail

A4.0 3/4" = 1'-0"



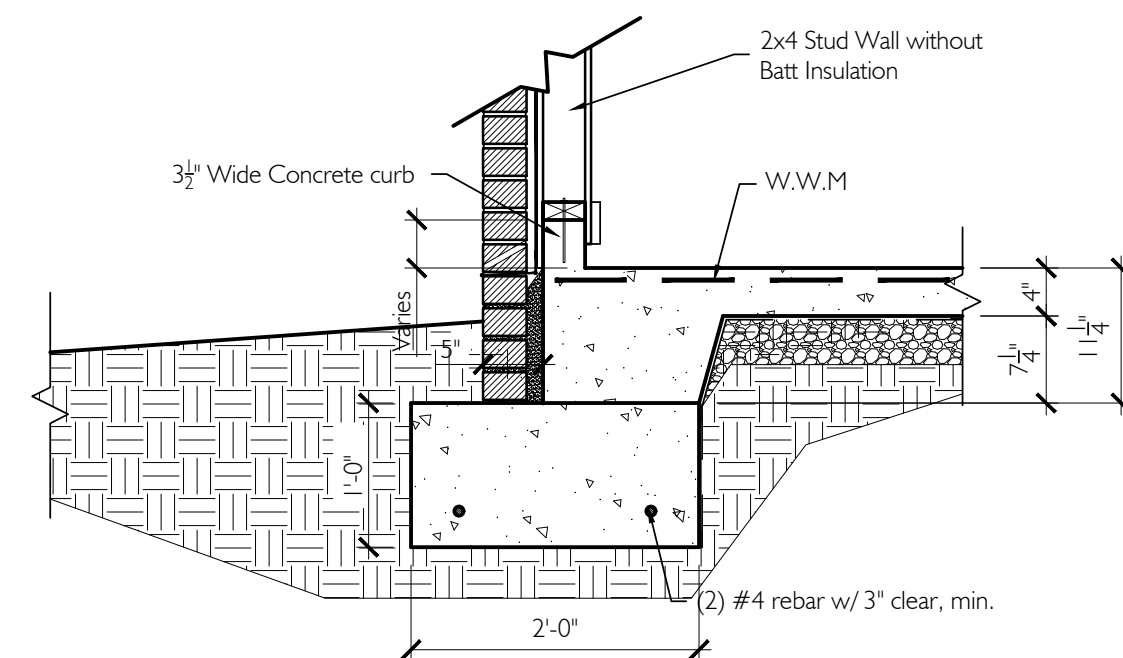
4 Post Footing @ Deck Post

A4.0 3/4" = 1'-0"



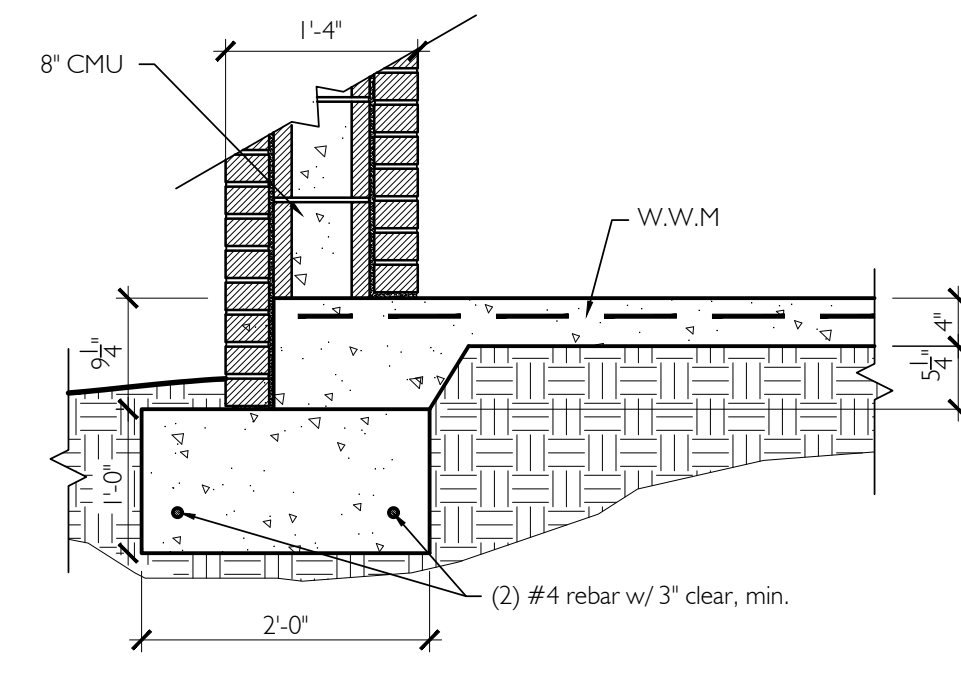
5 Foundation Detail at Garage Opening

A4.0 3/4" = 1'-0"



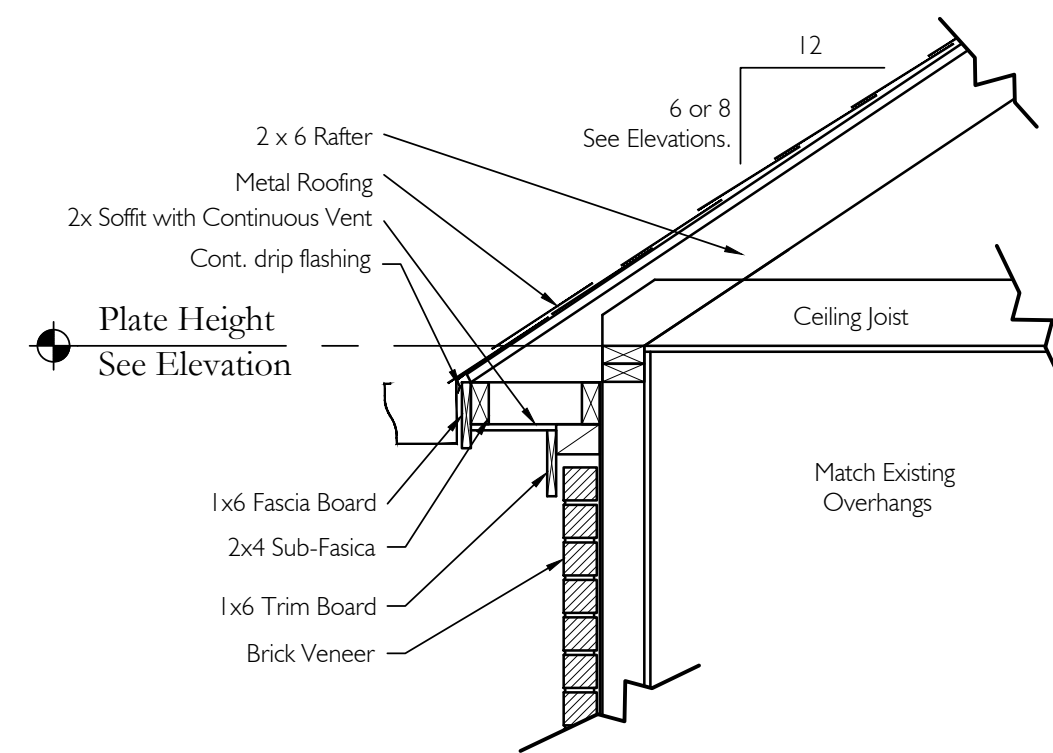
6 Foundation at Garage with Brick

A4.0 1/2" = 1'-0"



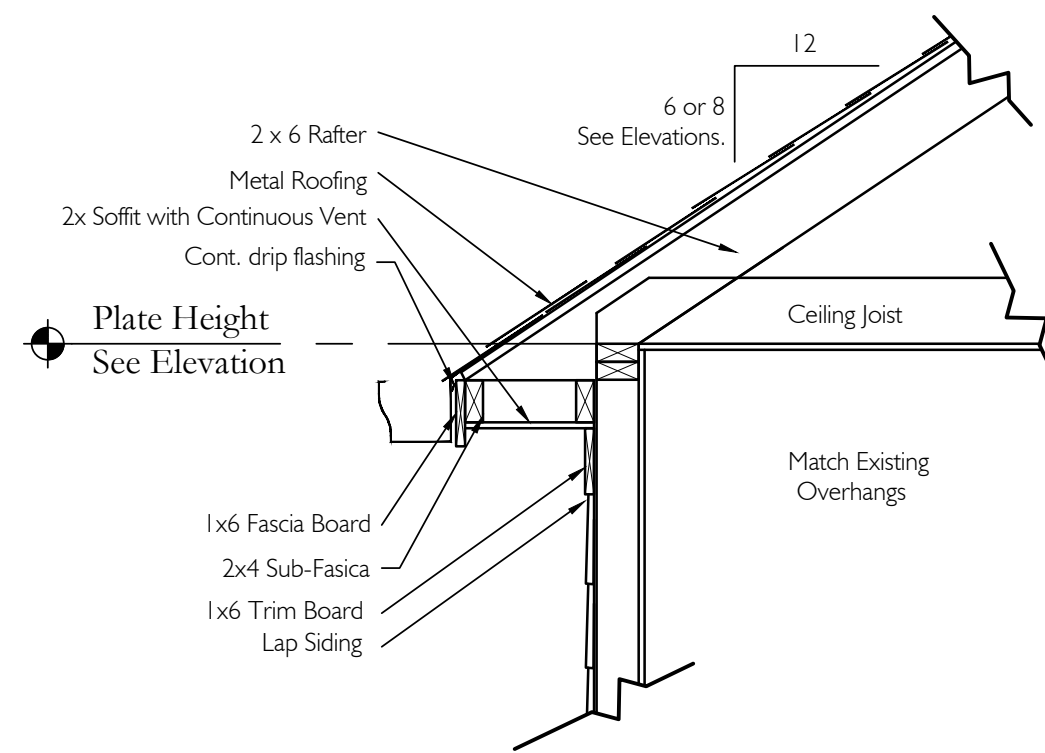
7 Stone/Brick Column Detail

A4.0 3/4" = 1'-0"



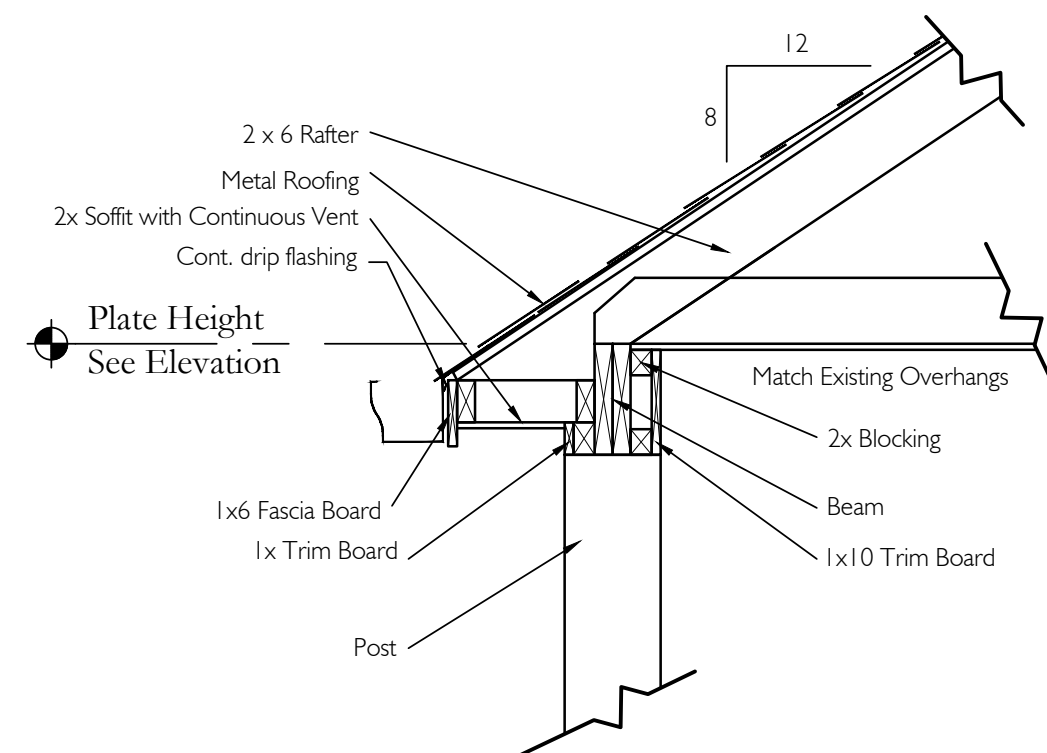
8 Eave Detail

A4.0 3/4" = 1'-0"



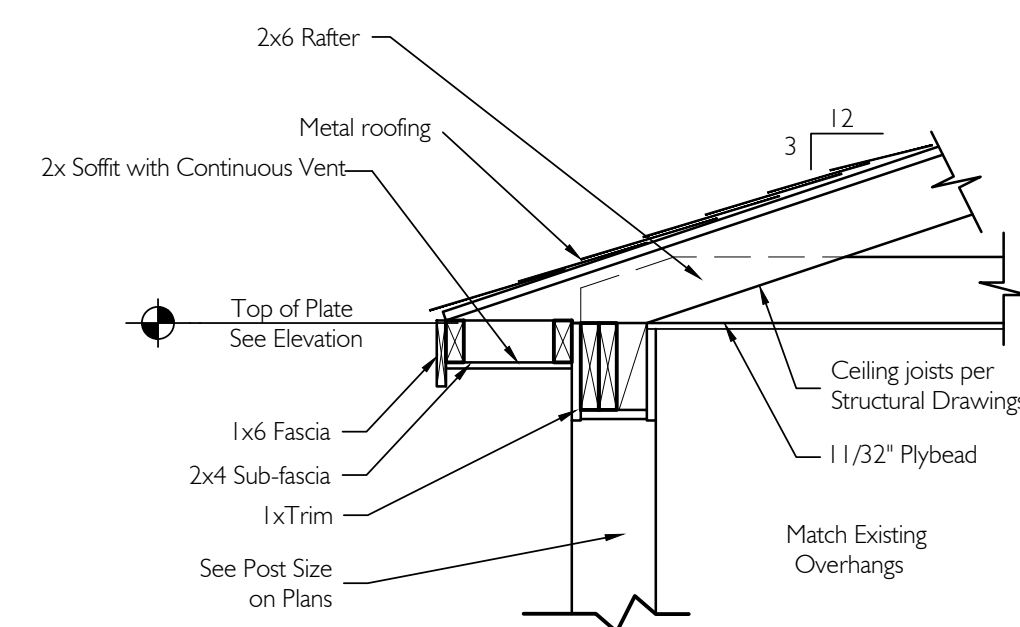
9 Eave Detail

A4.0 3/4" = 1'-0"



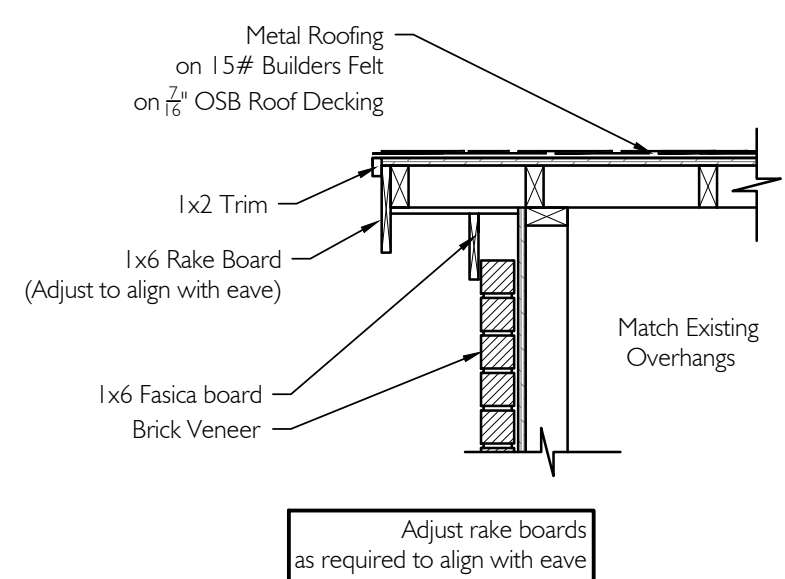
10 Eave Detail

A4.0 3/4" = 1'-0"



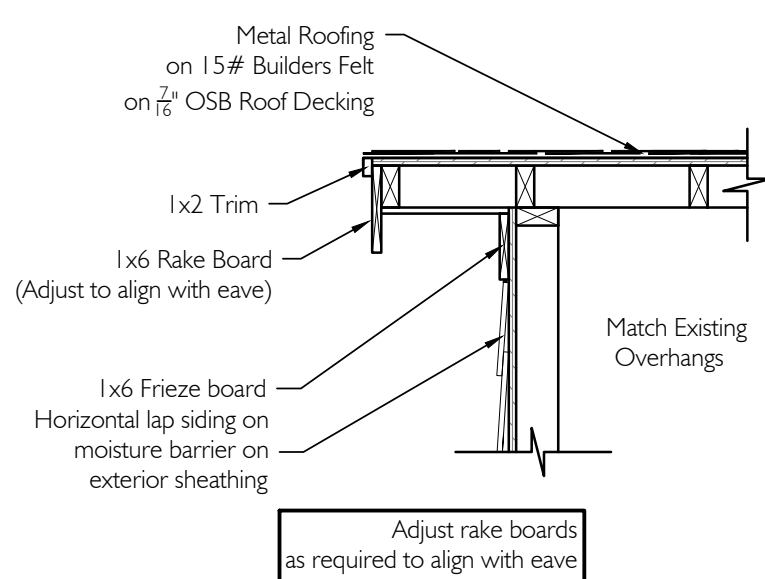
11 Eave Detail

A4.0 3/4" = 1'-0"



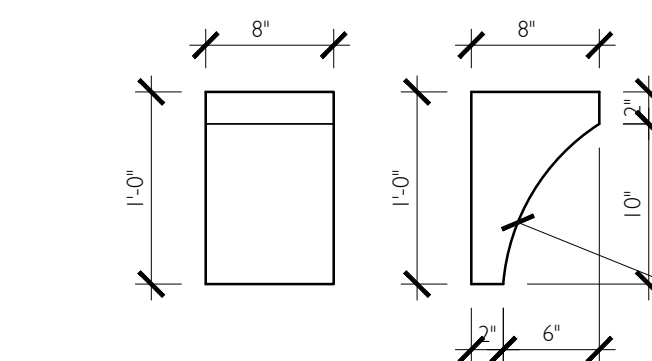
12 Rake Detail

A4.1 3/4" = 1'-0"



13 Rake Detail

A4.1 3/4" = 1'-0"



14 Bracket Detail

A4.1 1" = 1'-0"

ALL CONSTRUCTION SHALL COMPLY WITH BUILDING CODES AND REQUIREMENTS HAVING JURISDICTION OVER THE PROJECT LOCATION AT TIME OF CONSTRUCTION. IF NO LOCAL CODE REQUIREMENTS REFER TO STATE MINIMUM CODES IT IS THE RESPONSIBILITY OF THE BUILDER TO REVIEW AND PERFORM ALL DUE DILIGENCE ON PLAN AND NOTIFY KEYSTONE CONSULTING & DESIGN, LLC OF ANY CONCERNS PRIOR TO BEGINNING CONSTRUCTION

The Purchaser(s) release, relinquish and hold harmless Keystone Consulting & Design, LLC. its Principles, it's Employees, the Sub-Contractors, the Manufactures and the Suppliers for any and all errors and omissions arising from design and implementation.

McBRATNEY RESIDENCE

2416 Shades Crest Rd. Vestavia Hills

006-2024-KD-RM

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Copyright: Keystone Consulting & Design, LLC

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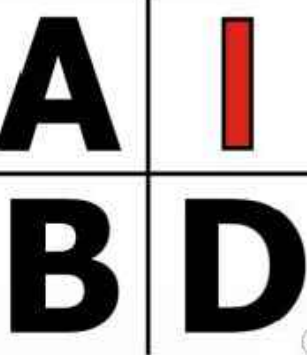
Phone: 205-436-6367
Robby@kscdm.com
www.kscdm.com



KEYSTONE DESIGNS

YOUR RESIDENTIAL DESIGN SOLUTION

MEMBER



AMERICAN INSTITUTE of BUILDING DESIGN

Plan Schedule

Date:	Revisions:
01-29-2024	AsBuilt
02-22-2024	Review Set
03-08-2024	Revised Review Set
03-29-2024	Revised Floor Plans
04-04-2024	Revised Floor Plans
04-10-2024	Full Review Set
04-18-2024	Bid Set
04-26-2024	Revised Drawings
05-03-2024	Revised Drawings
05-17-2024	Full Drawings
05-27-2024	Revised Drawings
05-20-2024	Revised Drawings
06-05-2024	Revised Drawings
06-10-2024	Revised Drawings
06-26-2024	Revised Drawings
07-08-2024	Revised Due to Survey

S. Q. F O O T A G E S

Main Level	2660 SQ. FT. +/-
Upper Level	1070 SQ. FT. +/-
Main Level	3730 SQ. FT. +/-
Front Porch	155 SQ. FT. +/-
Garage	520 SQ. FT. +/-
Cov. Patio	282 SQ. FT. +/-
Golf Cart Parking	117 SQ. FT. +/-

S H E E T I N D E X

T1.0	Cover Page
T1.1	General Notes & Sq.footages
AB1.0	As-Built
D1.0	Demolition Plan
A1.0	Foundation Plan
A2.0	Main & Upper Level Floor
A3.0	Exterior Elevation
A3.1	Exterior Elevation
A3.2	Roof Plan
A4.0	Foundation & Framing Details
E1.0	Main & Upper Level Electrical Plan

S H E E T N U M B E R
Foundation & Framing Details

A4.0

McBRATNEY
RESIDENCE

2416 Shades Crest Rd. Vestavia Hills

006-2024-KD-RM

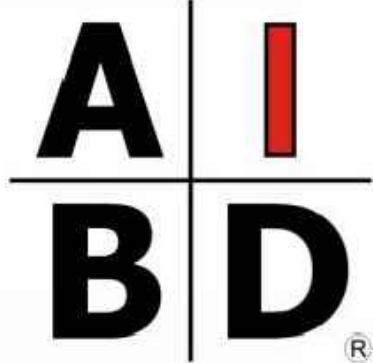
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Phone: 205-436-6367
Robby@kscdm.com
www.kscdm.com



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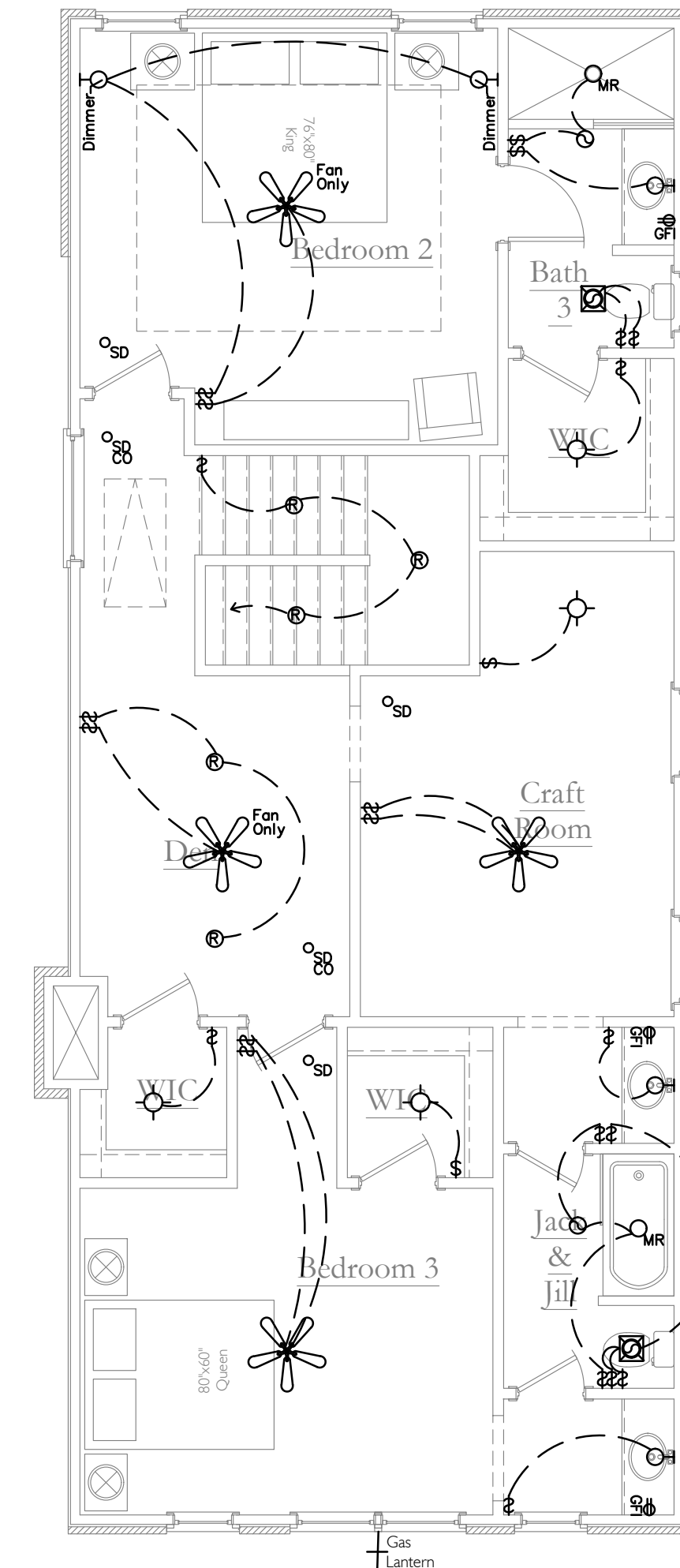
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SHEET INDEX

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A3.2	Roof Plan
A4.0	Foundation & Framing Details
E1.0	Main & Upper Level Electrical Plan

SHEET NUMBER
Main & Upper Electrical

E1.0



2 Upper Level Electrical Plan
Scale 3/16" = 1'-0"

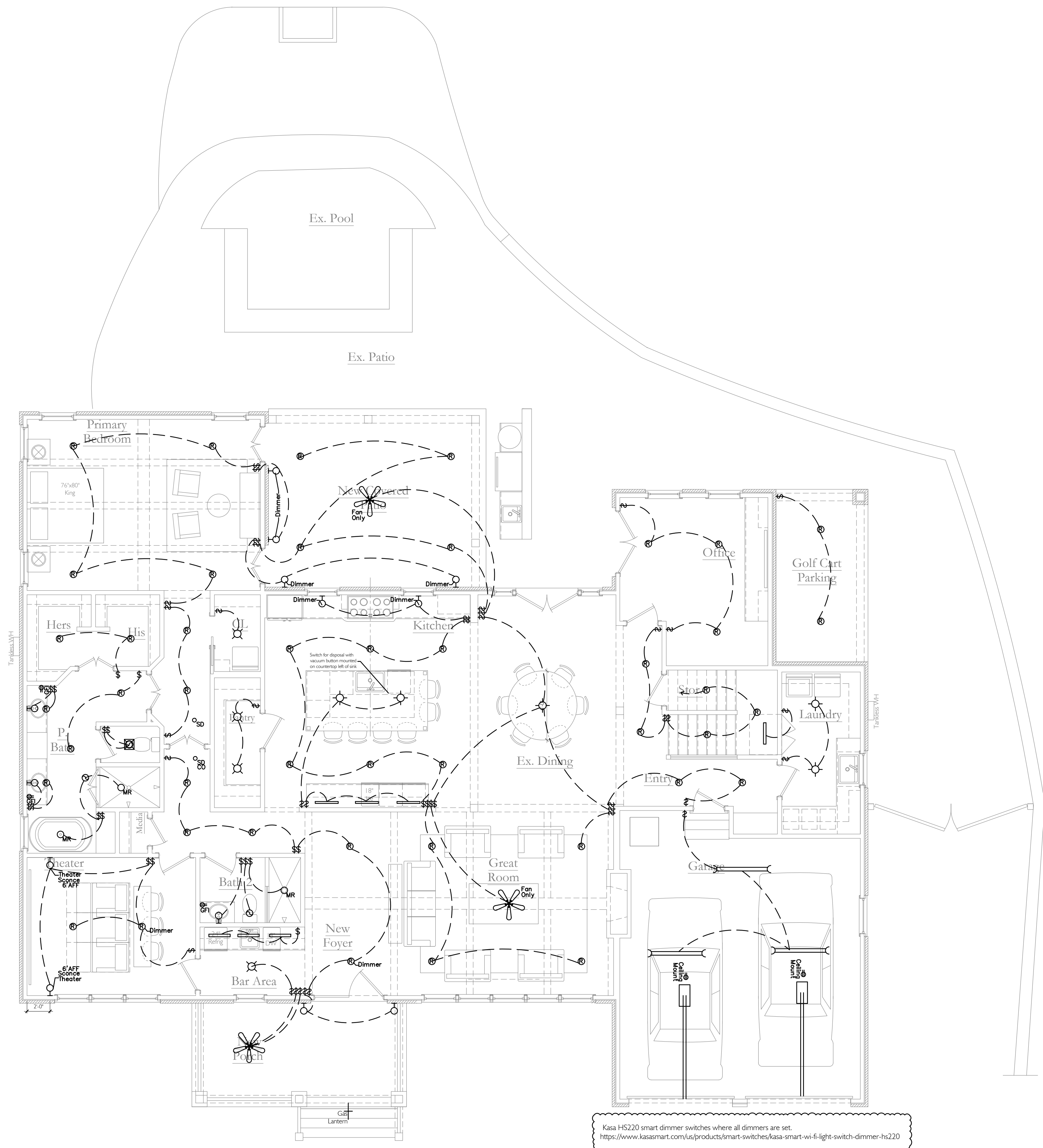
Electrical and Lighting Legend			
	Light / Fan Box		Telephone Receptacle
	Exterior Waterproof Duplex Receptacle		Ground Fault Interrupter Circuit (GFI)
	Exterior Wall Mounted Sconce or Lantern		Cable Television
	Smoke Detector		Wall Switch
	Exhaust Fan		Dimmer Switch
	Surface Mounted Light Fixture		Three-Way Switch
	Keyless Light Fixture		Three-Way Dimmer Switch
	Recessed Can Fixture		220-Volt Outlet
	Moisture Resistant Can Fixture		Under Cabinet Light
	Ceiling Mounted Pendant Fixture		Exterior Flood Light
	Wall Mounted Sconce		Ceiling Fan Fixture
	Duplex Receptacle Outlet		Garage Door Opener
	Duplex Receptacle Floor Outlet		2' Fluorescent Fixture
	Switched Duplex Receptacle Outlet		4' Fluorescent Fixture
	Switched Duplex Receptacle Floor Outlet		

* All Bedroom outlets are to have Arc-Fault Circuit-Interrupter Protection as specified by code over project location
* All outlets to be installed per governing code where the project is being built
* Provide smoke detectors in each bedroom and in the immediate area (10'-0") outside the bedroom
NOTE: NAIL GUARDS TO BE INSTALLED AS REQUIRED FOR ALL PLUMBING AND ELECTRICAL

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Kasa HS220 smart dimmer switches where all dimmers are set.
<https://www.kasasmart.com/us/products/smart-switches/kasa-smart-wi-fi-light-switch-dimmer-hs220>

1 Main Level Electrical Plan
Scale 3/16" = 1'-0"



City of Vestavia Hills
Office of the City Clerk

OWNER AFFIDAVIT (This form must be notarized):

I do hereby declare that the following statements are correct concerning the subject property located at: 2416 Shades Crest Rd, Vestavia Hills, Alabama and that statements submitted in my application are true and that I am: *(please check all that apply).*

☒ the Property Owner and representing myself in said request.

☒ the Property Owner, but I am authorizing a Representing Agent by the name of: HARRIS COGGIN BUILDING COMPANY to represent me in the following request:

And am requesting: (please check)

☐ Rezoning Request
☐ Preliminary Plat Approval
☐ Final Plat Approval
☐ Conditional Use Approval

☒ Request for Variance
☐ Special Exception
☐ Design Review Approval

Signed:

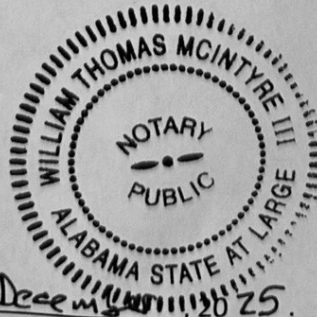
Kelly MCP
Owner Signature/Date

STATE OF ALABAMA

COUNTY OF SHELBY

Given under my hand and seal
this 10th day of JULY, 2024

William Thomas McIntyre III
Notary Public



My commission expires 15th day of December, 2025.