



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

1. Call to Order
2. Roll Call
3. Approval Of Minutes
4. **D-24-15** Liberty Park AL Residencies, LLC is requesting **Architectural Review, Landscape Review, & Final Review Of Materials** for the property located at 3345 Endeavor Ln. The purpose of this request is for new buildings. The property is owned by Liberty Park AL Residencies, LLC and zoned Vestavia Hills PB.
5. **D-24-16** Filmont Residences, LLC is requesting **Architectural Review, Landscape Review, & Final Review Of Materials** for the property located at 3345 Endeavor Ln. The purpose of this request is for new buildings. The property is owned by Filmont Residences, LLC and zoned Vestavia Hills PB.
6. **D-24-17** The City of Vestavia Hills is requesting **Landscape Review** for the property located at 3110 Pipeline Rd. The purpose of this request is for new Landscaping. The property is owned by the City Of Vestavia Hills.
7. Time Of Adjournment

CITY OF VESTAVIA HILLS
DESIGN REVIEW BOARD
MINUTES

SEPTEMBER 5, 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: David Giddens, Acting Chairman
Chris Pugh
Joe Ellis
John Wood
Mae Coshatt

MEMBERS ABSENT: Robert Thompson, Chairman
Jeff Slaton

OTHER OFFICIALS PRESENT: Conrad Garrison, City Planner

APPROVAL OF MINUTES

The minutes for August 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. Wood. Motion as carried on a voice vote as follows:

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

ARCHITECTURAL REVIEW, LANDSCAPE REVIEW, & FINAL REVIEW OF MATERIALS

D-24-14 Cam Grover is requesting **Architectural Review, Landscape Review, & Final Review Of Materials** for the property located at **2501 Rocky Ridge Rd.** The purpose of this request is for renovation of an existing building. The property is owned by Deborah Wooten and zoned Vestavia Hills B-2.

Cam Grover and Brian King explained the building remodel.

The Board suggested some changes and the applicant agreed.

MOTION Motion to approve Architectural Review, Landscape Review, & Final Review Of Materials For 2501 Rocky Ridge Rd. was made by Mr. Wood with the following conditions:

1. Gray band to be painted red;
2. Canopy and screen planted black or dark gray;
3. Planters in the front instead of plants;
4. Use planters and trellis for the open area. Trellis 5'-6' and uses vines.

Second was made by Mr. Pugh. Voice vote as follows:

Mrs. Coshatt – yes

Mr. Pugh – yes

Mr. Giddens – yes

Mr. Ellis– yes

Mr. Wood – yes

Motion carries.

Conrad Garrison
City Planner

Design Review Board Application

DRB-24-15

Submitted On: Oct 18, 2024

Applicant

 Dudley Simms
 2058291147
 dudley@livdev.com

Primary Location

3345 ENDEAVOR LN
VESTAVIA HILLS, AL 35242

Owner of Property

Name

Liberty Park AL Residences, LLC

City

Birmingham

Zip Code

35209

Email

wes@livdev.com

Address

2204 Lakeshore Drive, Suite 450

State

AL

Phone Number

2058291144

Billing/Responsible Party

Name

Liberty Park AL Residences, LLC

City

Birmingham

Zip Code

35209

Email

payables@livdev.com

Address

2204 Lakeshore Drive, Suite 450

State

AL

Phone Number

2058291144

Representing Attorney/Other Agent

Name

--

City

--

Zip Code

--

Email

--

Address

--

State

--

Phone Number

--

Description of Property

Subject Property Address

3345 Endeavor Lane

Property Zoning Classification

--

Subdivision Name, Lot #, Block #, etc.

The Bray Town Center Phase II, Lot 1

Reason for Request*Check all that apply***Preliminary Review**

--

Landscape Review

true

Architectural Review

true

Final Review of Materials

true

Other

--

Detailed Explanation

--

Process*Check all that apply***New Building**

true

Renovation of Existing Building

--

New Landscape Plan

true

Renovation to Existing Landscaping Plan

--

Other

--

Detailed Explanation

--

Affidavit:

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

Review Requirements

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

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

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

1. Architectural Review

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

2. Landscape Review

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



DRAWING SET

CAMP SET

REVISIONS

SITE LAYOUT
PLAN

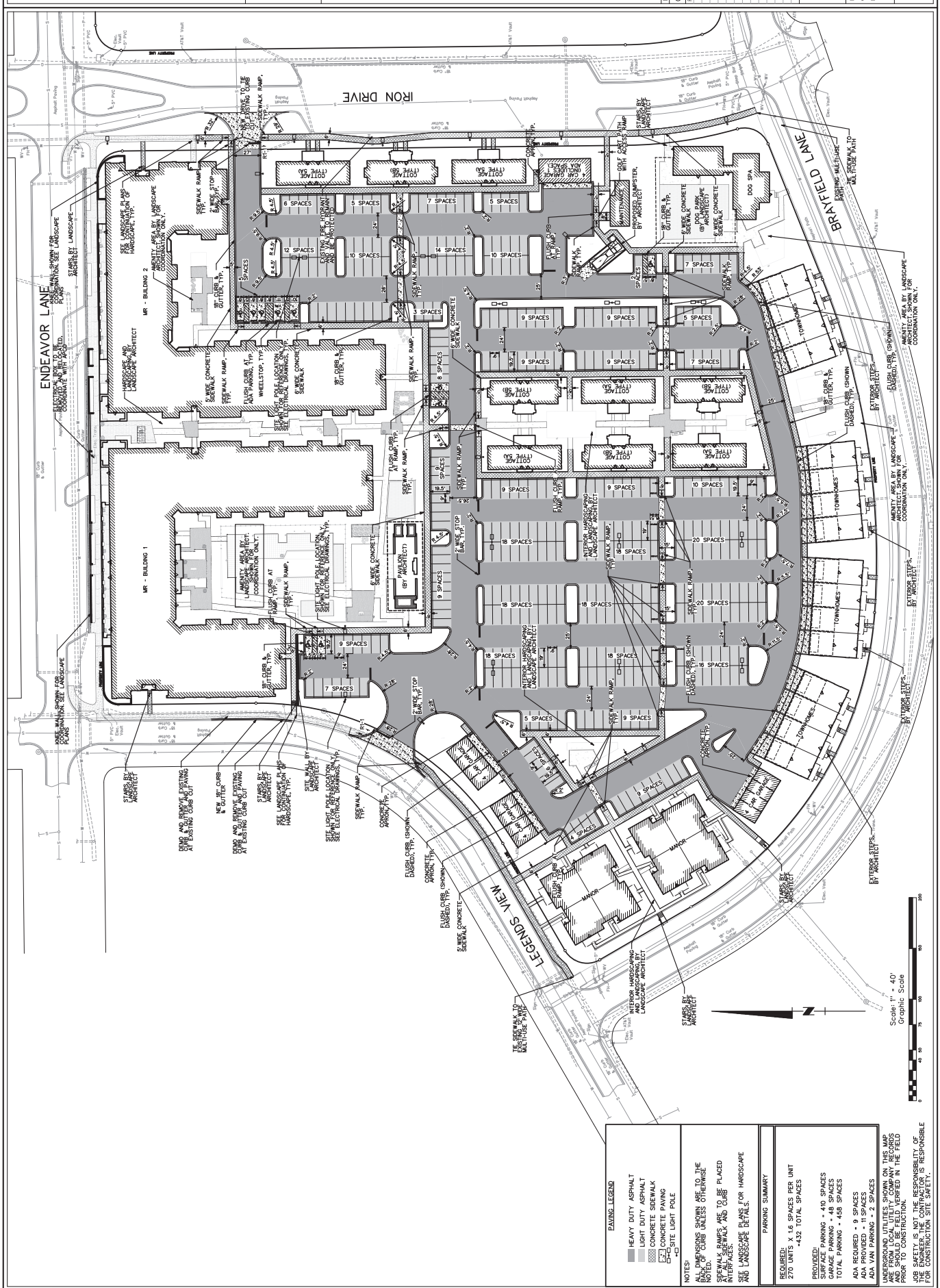
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CHECKED BY: JAL

FILE NAME: 22099.JP1

DATE: 02/22/2024 10:49:57

MR-C7 OF 34



NOTES:

ALL DIMENSIONS SHOWN ARE TO THE CENTER OF CURB UNLESS OTHERWISE NOTED. CURB RAMP ARE TO BE PLACED AT INTERSECTIONS AND CORNERS. SEE LANDSCAPE PLANS FOR HARDSCAPE AND LANDSCAPE DETAILS.

PAVING LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- CONCRETE SIDEWALK
- CONCRETE PAVING
- CURB
- WHITE LIGHT POLE

REQUIRED:

270 UNITS X 1.6 SPACES PER UNIT
= 432 TOTAL SPACES

PROVIDED:

SURFACE PARKING - 410 SPACES
TOTAL PARKING - 438 SPACES

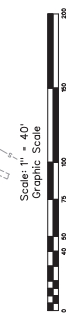
ADA REQUIRED:

ADA REQUIRED - 9 SPACES
ADA PROVIDED - 9 SPACES
ADA VAN PARKING - 2 SPACES

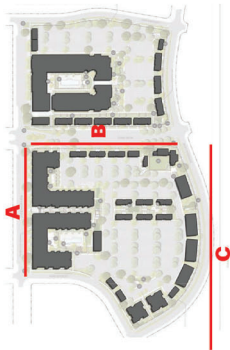
UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM LOCAL UTILITY COMPANY RECORDS AND ARE NOT TO BE CONSIDERED IN THE FIELD PRIOR TO CONSTRUCTION. THE USER OF THIS MAP IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.

Scale: 1" = 40'

Graphic Scale



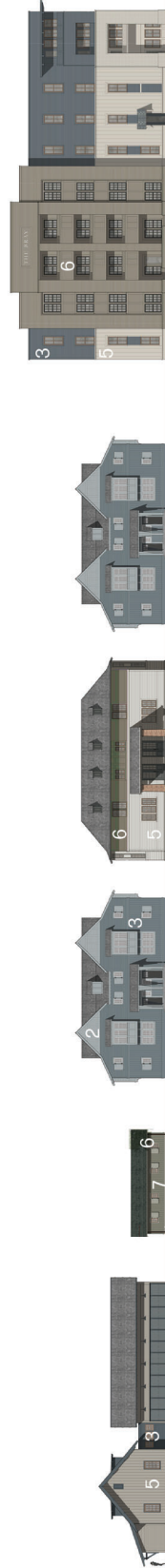
PAINT COLORS



1	2	3	4	5	6	7	8	9	10	11
SW "Iron Ore"	SW "Cadet"	SW "Greys Harbor"	SW "Honed Soapstone"	SW "Agnesdale Grey"	SW "Felled Wood"	SW "Grizzle Grey"	SW "Foggy Day"	SW "Repose Grey"	SW "Mountain Road"	SW "Gateway Gray"



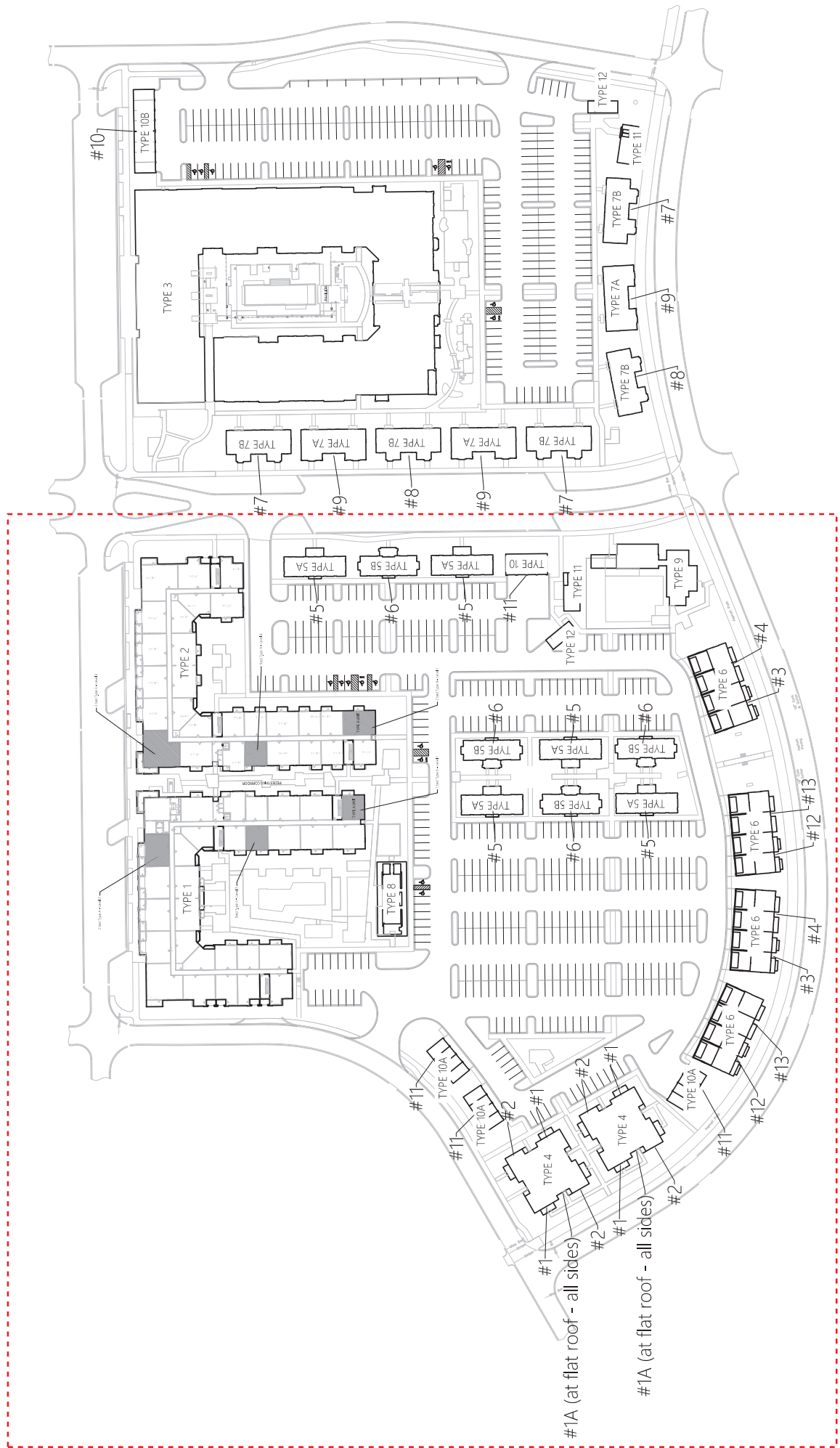
Elevation A: Endeavor Lane



Elevation B: Iron Drive



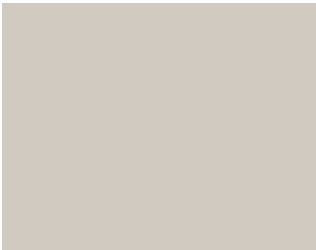
Elevation C: Brayfield Lane



LIVANO - LIBERTY PARK

BUILDINGS 1 & 2

7/18/2024

ROOF (A)		SHINGLE: TAMKO HERITAGE ARCHITECTURAL SHINGLE, IKO CAMBRIDGE COLOR: HARVARD SLATE
DOOR & WINDOW TRIM (B1)		SW6236 GRAYS HARBOR
DOOR & WINDOW TRIM (B2)		SW9171 FELTED WOOL
DOOR & WINDOW TRIM (B3)		SW7029 AGREEABLE GRAY
DOOR & WINDOW TRIM (B4)		SW9126 HONED SOAPSTONE

DOOR & WINDOW TRIM (B5)		SW7069 IRON ORE
DOOR & WINDOW TRIM (B6)		SW7068 GRIZZLE GRAY
BRICK COLOR (C1)		ACME MODULAR BRICK, COLOR: OLD TAVERN *PAINT ACCENTS WILL BE REMOVED MORTAR: COOSA ANTIQUE BUFF
BRICK COLOR (C2)		COLUMBUS BRICK MODULAR, COLOR: MAGNOLIA BAY MORTAR: COOSA IVORY BUFF
BODY COLOR (D1)		LAP SIDING: SW6236 GRAYS HARBOR

BODY COLOR (D2)		LAP SIDING: SW9171 FELTED WOOL
BODY COLOR (D3)		BOARD & BATTEN SIDING: SW7029 AGREEABLE GRAY
BODY COLOR (D4)		LAP SIDING: SW9126 HONED SOAPSTONE
BODY COLOR (D5)		BOARD & BATTEN SIDING: SW7068 GRIZZLE GRAY

EAVES & FASCIA (E)	SHERWIN WILLIAMS SW9126 HONED SOAPSTONE	
RAILINGS (F1)	SHERWIN WILLIAMS SW6236 GRAYS HARBOR	
RAILINGS (F2)	SHERWIN WILLIAMS SW7917 FELTED WOOL	
RAILINGS (F3)	SHERWIN WILLIAMS SW7029 AGREEABLE GRAY	
RAILINGS (F5)	SHERWIN WILLIAMS SW7068 GRIZZLE GRAY	
RAILINGS (F6)	SHERWIN WILLIAMS SW7069 IRON ORE	
METAL BALCONIES	MANUFACTURER'S PREFINISHED COLOR: LIGHT GREY	
ENTRY DOORS (G1)	SHERWIN WILLIAMS SW7917 FELTED WOOL	
ENTRY DOORS (G2)	SHERWIN WILLIAMS SW7068 GRIZZLE GRAY	
ENTRY DOORS (G3)	SUN WINDOW ALUMINUM CLAD: IRON ORE	
ENTRY DOORS (G4)	SHERWIN WILLIAMS SW7069 IRON ORE	
ENTRY DOORS (G5)	SHERWIN WILLIAMS SW6236 GRAYS HARBOR	
WINDOWS (H1)	SUN WINDOW ALUMINUM CLAD: IRON ORE	
WINDOWS (H2)	MGM VINYL WINDOWS: EARTHTONE	
WINDOWS (H3)	MGM VINYL WINDOWS: BLACK	
GUTTERS (F1)	GRANITE	

NOTE: CORNER BOARDS TO MATCH BODY COLORS

EXTERIOR PAINT SCHEDULE	
A	ROOF
B1-6	DOOR & WINDOW TRIM
C1, C2	BRICK COLOR
D1-D5	BODY COLOR
E	EAVES & FASCIA
F1, F2	RAILINGS
G1-G5	ENTRY DOORS
H1, H2, H3	WINDOWS
F1, F2	GUTTERS

*SEE PAINT PLAN

GENERAL PAINT NOTES:

1. WHERE APPLICABLE, DORMERS ARE TO BE PAINTED TO MATCH BODY COLOR (C). DORMER IS REFERRED TO AS BODY, TRIM, & EAVE OF DORMER
2. WHEN PAINTING TRIM THE TRIM PAINT COLOR IS TO BE RETURNED BACK TO THE SIDING. DO NOT ONLY PAINT THE FACE OF THE TRIM
3. WHERE APPLICABLE, WATER TABLE IS TO BE PAINTED THE BODY COLOR

LIVANO - LIBERTY PARK		
MANOR HOUSE 04 - SCHEME #1A		
8/22/2024		
ROOF (A)		SHINGLE: TAMKO HERITAGE ARCHITECTURAL SHINGLE, IKO CAMBRIDGE COLOR: HARVARD SLATE
WINDOW & DOOR TRIM (B)		TRIM PAINT COLOR: SW7029 AGREEABLE GRAY
BODY COLOR (C)		BOARD & BATTEN PAINT COLOR: SW7029 AGREEABLE GRAY
PORCHES & RAILINGS (D)	SHERWIN WILLIAMS SW7029 AGREEABLE GRAY 	
GARAGE DOOR (E)	N/A	
ENTRY DOORS (F)	N/A	
WINDOWS (G)	MGM VINYL WINDOWS: EARTHTONE	
EAVES & FASCIA (H)	SHERWIN WILLIAMS SW7029 AGREEABLE GRAY 	
GUTTERS	GRANITE	

EXTERIOR PAINT SCHEDULE	
A	ROOF
B	WINDOW & DOOR TRIM
C	BODY COLOR
D	PORCHES & RAILINGS
E	GARAGE DOOR
F	ENTRY DOORS
G	WINDOWS
H	EAVES & FASCIA

*SEE PAINT PLAN

GENERAL PAINT NOTES:

1. WHERE APPLICABLE, DORMERS ARE TO BE PAINTED TO MATCH BODY COLOR (C). DORMER IS REFERED TO AS BODY, TRIM, & EAVE OF DORMER
2. WHEN PAINTING TRIM THE TRIM PAINT COLOR IS TO BE RETURNED BACK TO THE SIDING. DO NOT ONLY PAINT THE FACE OF THE TRIM
3. WHERE APPLICABLE, WATER TABLE IS TO BE PAINTED THE BODY COLOR
4. CORNER BOARDS SHOULD MATCH BODY COLORS

LIVANO - LIBERTY PARK

MANOR HOUSE 04 - SCHEME #1

8/22/2024

ROOF (A)		SHINGLE: TAMKO HERITAGE ARCHITECTURAL SHINGLE, IKO CAMBRIDGE COLOR: HARVARD SLATE
WINDOW & DOOR TRIM (B)		TRIM PAINT COLOR: SW7029 AGREEABLE GRAY
BODY COLOR (C)		BOARD & BATTEN: SW9171 FELTED WOOL
PORCHES & RAILINGS (D)	SHERWIN WILLIAMS SW7029 AGREEABLE GRAY 	
GARAGE DOOR (E)	N/A	
ENTRY DOORS (F)	SHERWIN WILLIAMS SW7068 GRIZZLE GRAY 	
WINDOWS (G)	MGM VINYL WINDOWS: EARTHTONE	
EAVES & FASCIA (H)	SHERWIN WILLIAMS SW7029 AGREEABLE GRAY 	
DORMERS (I)	SHERWIN WILLIAMS SW9171 FELTED WOOL 	
BRICK (X) (where applicable)	ACME MODULAR: MAGNOLIA BAY MORTAR: COOSA IVORY BUFF 	
GUTTERS	GRANITE	

EXTERIOR PAINT SCHEDULE	
A	ROOF
B	WINDOW & DOOR TRIM
C	BODY COLOR
D	PORCHES & RAILINGS
E	GARAGE DOOR
F	ENTRY DOORS
G	WINDOWS
H	EAVES & FASCIA
X	BRICK (where applicable)

*SEE PAINT PLAN

GENERAL PAINT NOTES:

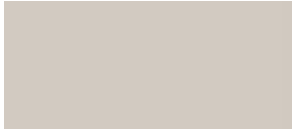
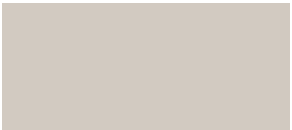
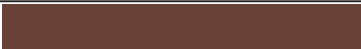
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2. WHEN PAINTING TRIM THE TRIM PAINT COLOR IS TO BE RETURNED BACK TO THE SIDING. DO NOT ONLY PAINT THE FACE OF THE TRIM
3. WHERE APPLICABLE, WATER TABLE IS TO BE PAINTED THE BODY COLOR
4. CORNER BOARDS SHOULD MATCH BODY COLORS

LIVANO - LIBERTY PARK		
MANOR HOUSE 04 - SCHEME #2		
8/22/2024		
ROOF (A)		SHINGLE: TAMKO HERITAGE ARCHITECTURAL SHINGLE, IKO CAMBRIDGE COLOR: HARVARD SLATE
WINDOW & DOOR TRIM (B)		TRIM PAINT COLOR: SW7029 AGREEABLE GRAY
BODY COLOR (C)		BOARD & BATTEN: SW9143 CADET
PORCHES & RAILINGS (D)	SHERWIN WILLIAMS SW7029 AGREEABLE GRAY 	
GARAGE DOOR (E)	N/A	
ENTRY DOORS (F)	SHERWIN WILLIAMS SW7068 GRIZZLE GRAY 	
WINDOWS (G)	MGM VINYL WINDOWS: EARTHTONE	
EAVES & FASCIA (H)	SHERWIN WILLIAMS SW7029 AGREEABLE GRAY 	
BRICK (X) (where applicable)	ACME MODULAR: MAGNOLIA BAY MORTAR: COOSA IVORY BUFF 	
GUTTERS	GRANITE	

EXTERIOR PAINT SCHEDULE	
A	ROOF
B	WINDOW & DOOR TRIM
C	BODY COLOR
D	PORCHES & RAILINGS
E	GARAGE DOOR
F	ENTRY DOORS
G	WINDOWS
H	EAVES & FASCIA
X	BRICK (where applicable)

*SEE PAINT PLAN

GENERAL PAINT NOTES:
1. WHERE APPLICABLE, DORMERS ARE TO BE PAINTED TO MATCH BODY COLOR (C). DORMER IS REFERED TO AS BODY, TRIM, & EAVE OF DORMER
2. WHEN PAINTING TRIM THE TRIM PAINT COLOR IS TO BE RETURNED BACK TO THE SIDING. DO NOT ONLY PAINT THE FACE OF THE TRIM
3. WHERE APPLICABLE, WATER TABLE IS TO BE PAINTED THE BODY COLOR
4. CORNER BOARDS SHOULD MATCH BODY COLORS

LIVANO - LIBERTY PARK		
TOWNHOUSE 06 - SCHEME #3		
8/22/2024		
ROOF (A)		SHINGLE: TAMKO HERITAGE ARCHITECTURAL SHINGLE, IKO CAMBRIDGE COLOR: HARVARD SLATE
WINDOW & DOOR TRIM (B)		TRIM PAINT COLOR: SW7029 AGREEABLE GRAY
BODY COLOR (C2)		SIDING: SW9126 HONED SOAPSTONE
BODY COLOR (C1)		SIDING: SW7029 AGREEABLE GRAY
PORCHES & RAILINGS (D)	SHERWIN WILLIAMS SW7029 AGREEABLE GRAY 	
GARAGE DOOR (E)	MANUFACTURER'S STANDARD COLOR: TERRATONE (TT)	
ENTRY DOORS (F)	SHERWIN WILLIAMS SW2837 AURORA BROWN 	
WINDOWS (G)	MGM VINYL WINDOWS: EARTHTONE	
EAVES & FASCIA (H)	SHERWIN WILLIAMS SW7029 AGREEABLE GRAY 	
GUTTERS	GRANITE	

EXTERIOR PAINT SCHEDULE	
A	ROOF
B	WINDOW & DOOR TRIM
C	BODY COLOR
D	PORCHES & RAILINGS
E	GARAGE DOOR
F	ENTRY DOORS
G	WINDOWS
H	EAVES & FASCIA

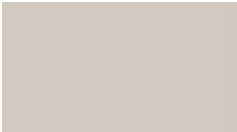
*SEE PAINT PLAN

GENERAL PAINT NOTES:
1. WHERE APPLICABLE, DORMERS ARE TO BE PAINTED TO MATCH BODY COLOR (C). DORMER IS REFERED TO AS BODY, TRIM, & EAVE OF DORMER
2. WHEN PAINTING TRIM THE TRIM PAINT COLOR IS TO BE RETURNED BACK TO THE SIDING. DO NOT ONLY PAINT THE FACE OF THE TRIM
3. WHERE APPLICABLE, WATER TABLE IS TO BE PAINTED THE BODY COLOR
4. CORNER BOARDS SHOULD MATCH BODY COLORS

LIVANO - LIBERTY PARK

TOWNHOUSE 06 - SCHEME #4

8/22/2024

ROOF (A)		SHINGLE: TAMKO HERITAGE ARCHITECTURAL SHINGLE, IKO CAMBRIDGE COLOR: HARVARD SLATE
WINDOW & DOOR TRIM (B)		TRIM PAINT COLOR: SW9171 FELTED WOOL
BODY COLOR (C1)		LAP SIDING/BOARD & BATTEN: SW7029 AGREEABLE GRAY
BODY COLOR (C2)		LAP SIDING AT BUMP OUT - FRONT ELEVATION: SW9171 FELTED WOOL
PORCHES & RAILINGS (D)	SHERWIN WILLIAMS SW9171 FELTED WOOL 	
GARAGE DOOR (E)	MANUFACTURER'S STANDARD COLOR: TERRATONE (TT)	
ENTRY DOORS (F)	SHERWIN WILLIAMS SW2837 AURORA BROWN 	
WINDOWS (G)	MGM VINYL WINDOWS: EARTHTONE	
EAVES & FASCIA (H)	SHERWIN WILLIAMS SW9171 FELTED WOOL 	
GUTTERS	GRANITE	

EXTERIOR PAINT SCHEDULE	
A	ROOF
B	WINDOW & DOOR TRIM
C	BODY COLOR
D	PORCHES & RAILINGS
E	GARAGE DOOR
F	ENTRY DOORS
G	WINDOWS
H	EAVES & FASCIA

*SEE PAINT PLAN

GENERAL PAINT NOTES:

1. WHERE APPLICABLE, DORMERS ARE TO BE PAINTED TO MATCH BODY COLOR (C). DORMER IS REFERRED TO AS BODY, TRIM, & EAVE OF DORMER
2. WHEN PAINTING TRIM THE TRIM PAINT COLOR IS TO BE RETURNED BACK TO THE SIDING. DO NOT ONLY PAINT THE FACE OF THE TRIM
3. WHERE APPLICABLE, WATER TABLE IS TO BE PAINTED THE BODY COLOR
4. CORNER BOARDS SHOULD MATCH BODY COLORS

LIVANO - LIBERTY PARK

TOWNHOUSE 06 - SCHEME #12

8/22/2024

ROOF (A)		SHINGLE: TAMKO HERITAGE ARCHITECTURAL SHINGLE, IKO CAMBRIDGE COLOR: HARVARD SLATE
WINDOW & DOOR TRIM (B)		TRIM PAINT COLOR: SW7015 REPOSE GRAY
BODY COLOR (C1)		SIDING: SW6235 FOGGY DAY
BODY COLOR (C2)		SIDING: SW7015 REPOSE GRAY
PORCHES & RAILINGS (D)	SHERWIN WILLIAMS SW7015 REPOSE GRAY 	
GARAGE DOOR (E)	MANUFACTURER'S STANDARD COLOR: CHARCOAL GRAY (EF)	
ENTRY DOORS (F)	SHERWIN WILLIAMS SW2837 AURORA BROWN 	
WINDOWS (G)	MGM VINYL WINDOWS: EARTHTONE	
EAVES & FASCIA (H)	SHERWIN WILLIAMS SW7015 REPOSE GRAY 	
GUTTERS	CHARCOAL	

EXTERIOR PAINT SCHEDULE	
A	ROOF
B	WINDOW & DOOR TRIM
C	BODY COLOR
D	PORCHES & RAILINGS
E	GARAGE DOOR
F	ENTRY DOORS
G	WINDOWS
H	EAVES & FASCIA

*SEE PAINT PLAN

GENERAL PAINT NOTES:

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3. WHERE APPLICABLE, WATER TABLE IS TO BE PAINTED THE BODY COLOR
4. CORNER BOARDS SHOULD MATCH BODY COLORS

LIVANO - LIBERTY PARK

TOWNHOUSE 06 - SCHEME #13

8/22/2024

ROOF (A)		SHINGLE: TAMKO HERITAGE ARCHITECTURAL SHINGLE, IKO CAMBRIDGE COLOR: HARVARD SLATE
WINDOW & DOOR TRIM (B)		TRIM PAINT COLOR: SW7644 GATEWAY GRAY
BODY COLOR (C1)		LAP SIDING/BOARD & BATTEN: SW7743 MOUNTAIN ROAD
BODY COLOR (C2)		LAP SIDING AT BUMP OUT - FRONT ELEVATION: SW7644 GATEWAY GRAY
PORCHES & RAILINGS (D)	SHERWIN WILLIAMS SW7644 GATEWAY GRAY 	
GARAGE DOOR (E)	MANUFACTURER'S STANDARD COLOR: TERRATONE (TT)	
ENTRY DOORS (F)	SHERWIN WILLIAMS SW2837 AURORA BROWN 	
WINDOWS (G)	MGM VINYL WINDOWS: EARTHTONE	
EAVES & FASCIA (H)	SHERWIN WILLIAMS SW7644 GATEWAY GRAY 	
GUTTERS	GRANITE	

EXTERIOR PAINT SCHEDULE	
A	ROOF
B	WINDOW & DOOR TRIM
C	BODY COLOR
D	PORCHES & RAILINGS
E	GARAGE DOOR
F	ENTRY DOORS
G	WINDOWS
H	EAVES & FASCIA

*SEE PAINT PLAN

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LIVANO - LIBERTY PARK		
COTTAGE 05-A - SCHEME #5		
8/22/2024		
ROOF (A)		SHINGLE: TAMKO HERITAGE ARCHITECTURAL SHINGLE, IKO CAMBRIDGE COLOR: HARVARD SLATE
WINDOW & DOOR TRIM (B)		TRIM PAINT COLOR: SW9143 CADET
BODY COLOR (C1)		SIDING/BOARD & BATTEN: SW6236 GRAYS HARBOR
BODY COLOR (C2)		N/A
PORCHES & RAILINGS (D)	SHERWIN WILLIAMS SW9143 CADET	
GARAGE DOOR (E)	N/A	
ENTRY DOORS (F)	SHERWIN WILLIAMS SW7069 IRON ORE	
WINDOWS (G)	MGM VINYL WINDOWS: EARTHTONE	
EAVES & FASCIA (H)	SHERWIN WILLIAMS SW9143 CADET	
BRICK (I)	N/A	
GUTTERS	CHARCOAL	

EXTERIOR PAINT SCHEDULE	
A	ROOF
B	WINDOW & DOOR TRIM
C	BODY COLOR
D	PORCHES & RAILINGS
E	GARAGE DOOR
F	ENTRY DOORS
G	WINDOWS
H	EAVES & FASCIA
I	BRICK

*SEE PAINT PLAN

GENERAL PAINT NOTES:
1. WHERE APPLICABLE, DORMERS ARE TO BE PAINTED TO MATCH BODY COLOR (C). DORMER IS REFERED TO AS BODY, TRIM, & EAVE OF DORMER
2. WHEN PAINTING TRIM THE TRIM PAINT COLOR IS TO BE RETURNED BACK TO THE SIDING. DO NOT ONLY PAINT THE FACE OF THE TRIM
3. WHERE APPLICABLE, WATER TABLE IS TO BE PAINTED THE BODY COLOR
4. CORNER BOARDS SHOULD MATCH BODY COLORS

LIVANO - LIBERTY PARK		
COTTAGE 05-B - SCHEME #6		
8/22/2024		
ROOF (A)		SHINGLE: TAMKO HERITAGE ARCHITECTURAL SHINGLE, IKO CAMBRIDGE COLOR: HARVARD SLATE
WINDOW & DOOR TRIM (B)		TRIM PAINT COLOR: SW9171 FELTED WOOL
BODY COLOR (C1)		SIDING: SW9171 FELTED WOOL
BODY COLOR (C2)		SIDING: SW7029 AGREEABLE GRAY
PORCHES & RAILINGS (D)	N/A	
GARAGE DOOR (E)	N/A	
ENTRY DOORS (F)	SHERWIN WILLIAMS SW7068 GRIZZLE GRAY	
WINDOWS (G)	MGM VINYL WINDOWS: EARTHTONE	
EAVES & FASCIA (H)	SHERWIN WILLIAMS SW9171 FELTED WOOL	
BRICK (I)	ACME MODULAR: OLD TAVERN (NO WHITE ACCENT) MORTAR COLOR: COOSA ANTIQUE BUFF	
GUTTERS	GRANITE	

EXTERIOR PAINT SCHEDULE	
A	ROOF
B	WINDOW & DOOR TRIM
C	BODY COLOR
D	PORCHES & RAILINGS
E	GARAGE DOOR
F	ENTRY DOORS
G	WINDOWS
H	EAVES & FASCIA
I	BRICK

*SEE PAINT PLAN

GENERAL PAINT NOTES:
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3. WHERE APPLICABLE, WATER TABLE IS TO BE PAINTED THE BODY COLOR
4. CORNER BOARDS SHOULD MATCH BODY COLORS

Context



Traditional forms & detailing

- Common residential massing
- Wood detailing
- Divided lite
- Connection to public way

The Bray Townhomes - Phase 1

Vestavia Hills Design Review



Timeless materials and colors

- Hardie lap siding or board & batten
- Muted & complementary colors
- Finished brick in lieu of painted

The Bray Townhomes - Phase 2

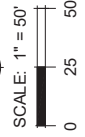
Livano Liberty Park & Filmont



Compatibility with larger vision

- This project will set the standard for those that follow it.
- The massing and material palette shall be common to those in the residential vernacular.

The Bray Master Plan





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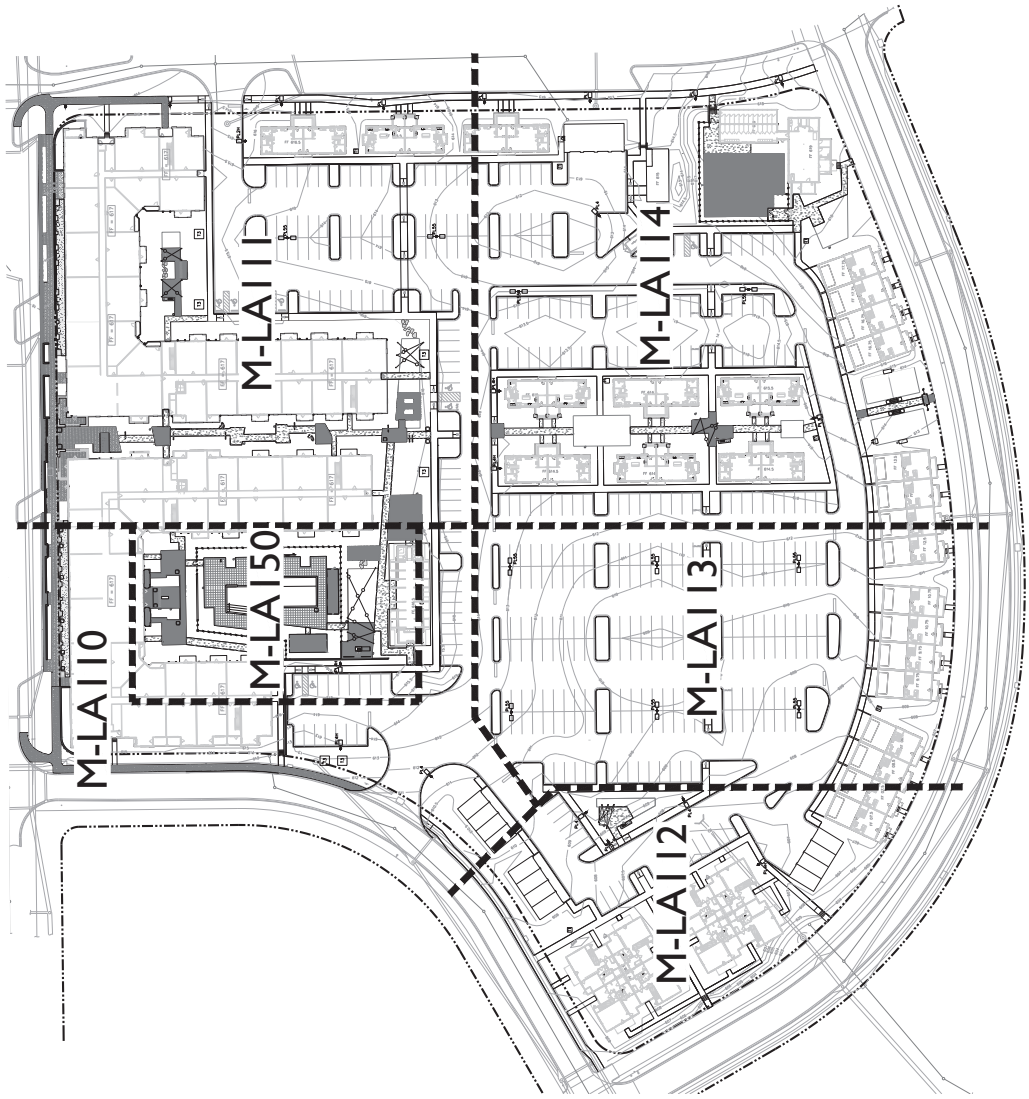
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SCALE: 1" = 50'

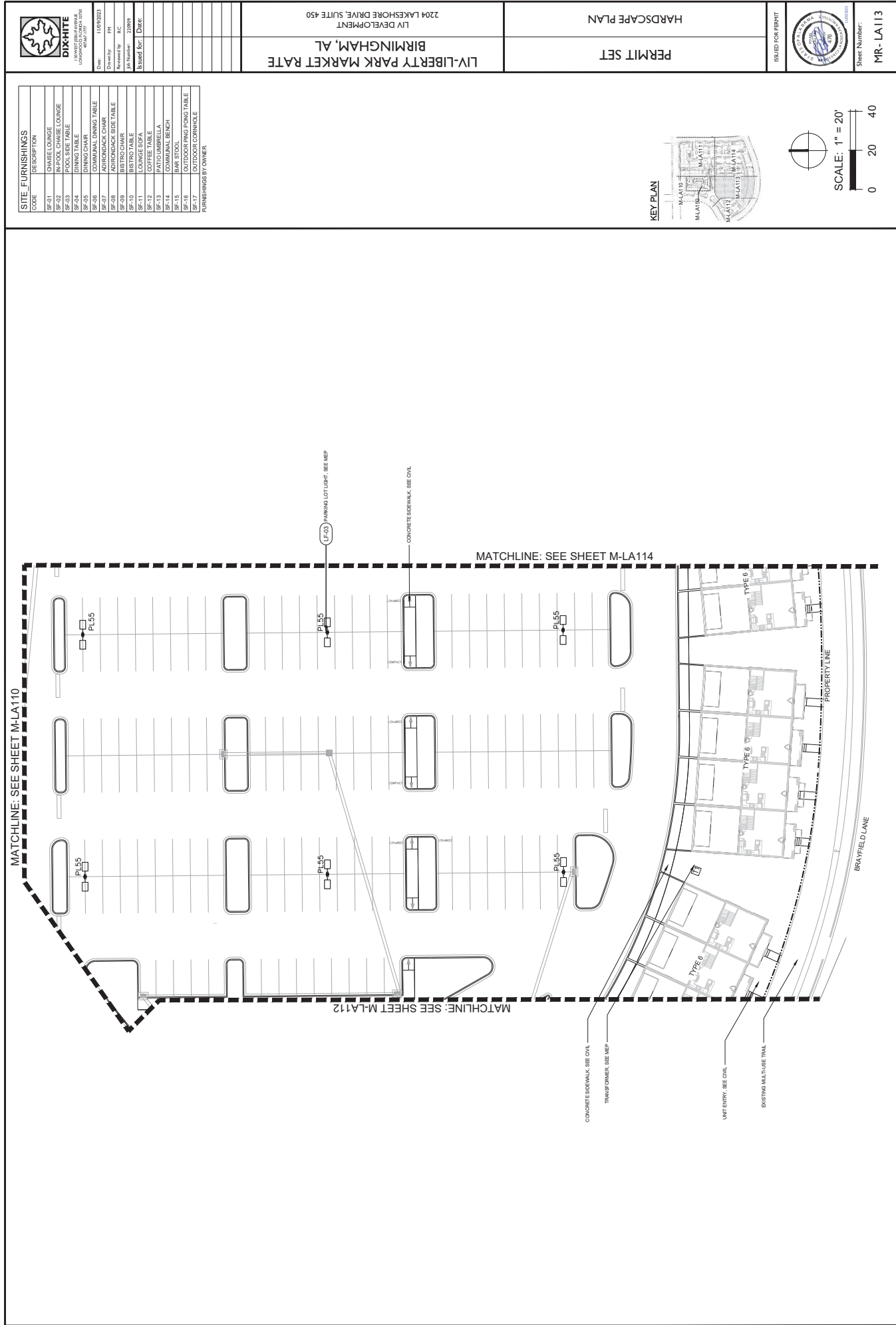
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LIV-LIBERTY PARK MARKET RATE
BIRMINGHAM, AL
LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450

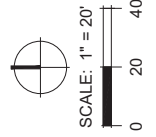
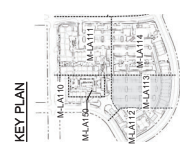
PERMIT SET
HARDSCAPE KEY SHEET



MR-LAI100



SITE FURNISHINGS	
CODE	DESCRIPTION
SF-01	CHAISE LOUNGE
SF-02	POOL CHaise LOUNGE
SF-03	POOL CHaise LOUNGE
SF-04	DINING TABLE
SF-05	DINING CHAIR
SF-06	COMMUNAL DINING TABLE
SF-07	ADIRONDACK CHAIR
SF-08	ADIRONDACK SIDE TABLE
SF-09	BAR STOOL
SF-10	LOUNGE CHAIR
SF-11	LOUNGE SOFA
SF-12	COFFEE TABLE
SF-13	PATIO UMBRELLA
SF-14	COMMUNAL BENCH
SF-15	BAR STOOL
SF-16	OUTDOOR DINING TABLE
SF-17	OUTDOOR CHAIR
FURNISHINGS BY OWNER	



 DIXHITE 10000 DIX DRIVE, SUITE 100 BIRMINGHAM, AL 35209 404.371.1771	
Date:	10/01/2020
Drawn by:	SM
Reviewed by:	MC
JOB Number:	130049
Issued for:	Date:

LIV-LIBERTY PARK MARKET RATE
BIRMINGHAM, AL
LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450

PERMIT SET
HARDSCAPE PLAN

ISSUED FOR PERMIT

Sheet Number:
MR-LA113



LIV-LIBERTY PARK MARKET RATE
2204 LAKEHORE DRIVE, SUITE 450
BIRMINGHAM, AL

LIV DEVELOPMENT

PERMIT SET

ISSUED FOR PERMIT

MR-LA114

Sheet Number:

CODE	DESCRIPTION
SF-01	CHASE LOUNGE
SF-02	POOL CHASE LOUNGE
SF-03	POOL CHASE LOUNGE
SF-04	DINING TABLE
SF-05	DINING CHAIR
SF-06	COMMUNAL DINING TABLE
SF-07	ADORNACK CHAIR
SF-08	ADORNACK SIDE TABLE
SF-09	BAR STOOL
SF-10	BAR STOOL
SF-11	LOUNGE SOFA
SF-12	COFFEE TABLE
SF-13	PATIO UMBRELLA
SF-14	COMMUNAL BENCH
SF-15	BAR STOOL
SF-16	ADORNACK CHAIR
SF-17	ADORNACK SIDE TABLE
SF-18	ADORNACK CHAIR
SF-19	ADORNACK SIDE TABLE
SF-20	ADORNACK CHAIR
SF-21	ADORNACK SIDE TABLE
SF-22	ADORNACK CHAIR
SF-23	ADORNACK SIDE TABLE
SF-24	ADORNACK CHAIR
SF-25	ADORNACK SIDE TABLE
SF-26	ADORNACK CHAIR
SF-27	ADORNACK SIDE TABLE
SF-28	ADORNACK CHAIR
SF-29	ADORNACK SIDE TABLE
SF-30	ADORNACK CHAIR
SF-31	ADORNACK SIDE TABLE
SF-32	ADORNACK CHAIR
SF-33	ADORNACK SIDE TABLE
SF-34	ADORNACK CHAIR
SF-35	ADORNACK SIDE TABLE
SF-36	ADORNACK CHAIR
SF-37	ADORNACK SIDE TABLE
SF-38	ADORNACK CHAIR
SF-39	ADORNACK SIDE TABLE
SF-40	ADORNACK CHAIR
SF-41	ADORNACK SIDE TABLE
SF-42	ADORNACK CHAIR
SF-43	ADORNACK SIDE TABLE
SF-44	ADORNACK CHAIR
SF-45	ADORNACK SIDE TABLE
SF-46	ADORNACK CHAIR
SF-47	ADORNACK SIDE TABLE
SF-48	ADORNACK CHAIR
SF-49	ADORNACK SIDE TABLE
SF-50	ADORNACK CHAIR
SF-51	ADORNACK SIDE TABLE
SF-52	ADORNACK CHAIR
SF-53	ADORNACK SIDE TABLE
SF-54	ADORNACK CHAIR
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SF-56	ADORNACK CHAIR
SF-57	ADORNACK SIDE TABLE
SF-58	ADORNACK CHAIR
SF-59	ADORNACK SIDE TABLE
SF-60	ADORNACK CHAIR
SF-61	ADORNACK SIDE TABLE
SF-62	ADORNACK CHAIR
SF-63	ADORNACK SIDE TABLE
SF-64	ADORNACK CHAIR
SF-65	ADORNACK SIDE TABLE
SF-66	ADORNACK CHAIR
SF-67	ADORNACK SIDE TABLE
SF-68	ADORNACK CHAIR
SF-69	ADORNACK SIDE TABLE
SF-70	ADORNACK CHAIR
SF-71	ADORNACK SIDE TABLE
SF-72	ADORNACK CHAIR
SF-73	ADORNACK SIDE TABLE
SF-74	ADORNACK CHAIR
SF-75	ADORNACK SIDE TABLE
SF-76	ADORNACK CHAIR
SF-77	ADORNACK SIDE TABLE
SF-78	ADORNACK CHAIR
SF-79	ADORNACK SIDE TABLE
SF-80	ADORNACK CHAIR
SF-81	ADORNACK SIDE TABLE
SF-82	ADORNACK CHAIR
SF-83	ADORNACK SIDE TABLE
SF-84	ADORNACK CHAIR
SF-85	ADORNACK SIDE TABLE
SF-86	ADORNACK CHAIR
SF-87	ADORNACK SIDE TABLE
SF-88	ADORNACK CHAIR
SF-89	ADORNACK SIDE TABLE
SF-90	ADORNACK CHAIR
SF-91	ADORNACK SIDE TABLE
SF-92	ADORNACK CHAIR
SF-93	ADORNACK SIDE TABLE
SF-94	ADORNACK CHAIR
SF-95	ADORNACK SIDE TABLE
SF-96	ADORNACK CHAIR
SF-97	ADORNACK SIDE TABLE
SF-98	ADORNACK CHAIR
SF-99	ADORNACK SIDE TABLE
SF-100	ADORNACK CHAIR

FURNISHINGS BY OWNER

KEY PLAN





LIV-LIBERTY PARK MARKET RATE
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL

GRADING PLAN

PERMIT SET

ISSUED FOR PERMIT



MR-LA171

Sheet Number:

GRADING & DRAINAGE LEGEND

- SURFACE FLOW DIRECTION
- ATRIUM GRATE
- TRENCH DRAIN
- DECK DRAIN
- PERFORATED DRAIN PIPE
- SPOT ELEVATION

GRADING AND DRAINAGE NOTES:

- REFER TO CIVIL PLANS FOR DRAINAGE
- RECEIVING TRENCHES SHALL BE LOCATED AT THE PERIMETER OF THE POOL DECK
- POOL DECK MUST SLOPE AWAY FROM POOL
- AT 2% FOR THE FIRST 4 FT. OF POOL DECK
- BETWEEN 0.5% AND 3%
- ALL DRAINAGE SYSTEM COMPONENTS
- SHALL BE INSTALLED IN ACCORDANCE WITH
- THEIR MANUFACTURER'S RECOMMENDATIONS
- THERE SHALL BE AN ACCESSIBLE ROUTE
- FROM ALL FINISHED FLOORS TO THE DRAINAGE
- AREA AROUND POOL, TO ALL POOL AREA
- FEATURES. ROUTES SHALL NOT SLOPE OR
- BE LOCATED IN A MANNER THAT VIOLATES
- CURRENT STANDARDS.
- PERFORATED DRAIN PIPES SHALL BE 2" PER
- DRAINAGE IN ALL AREAS. NO STANDING
- WATER.
- DRAINAGE EQUIPMENT PER
- MANUFACTURER'S DETAILS AND STANDARDS.

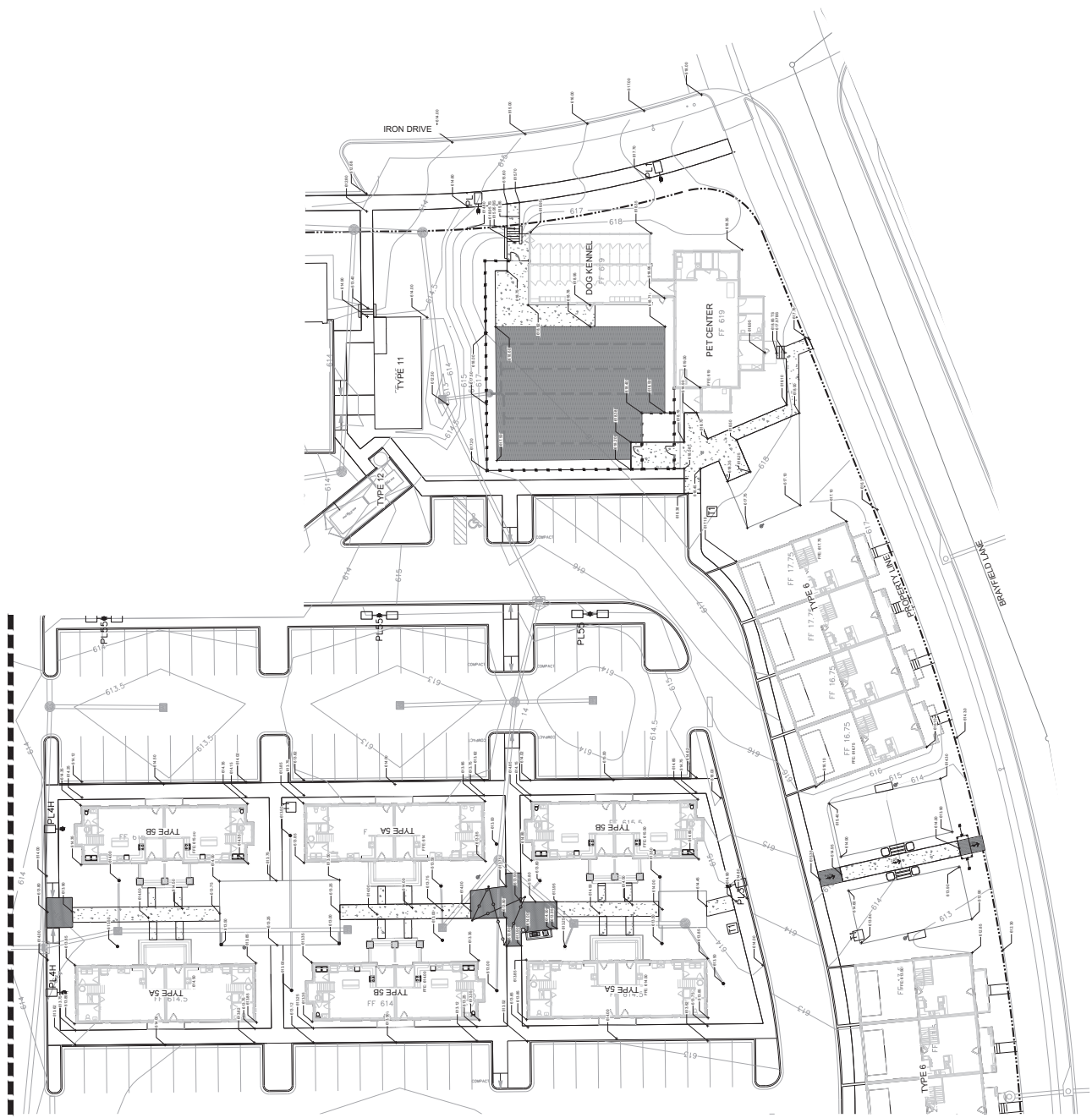
KEY PLAN

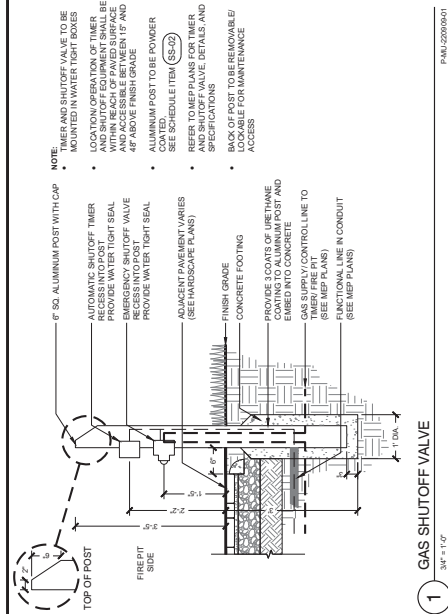


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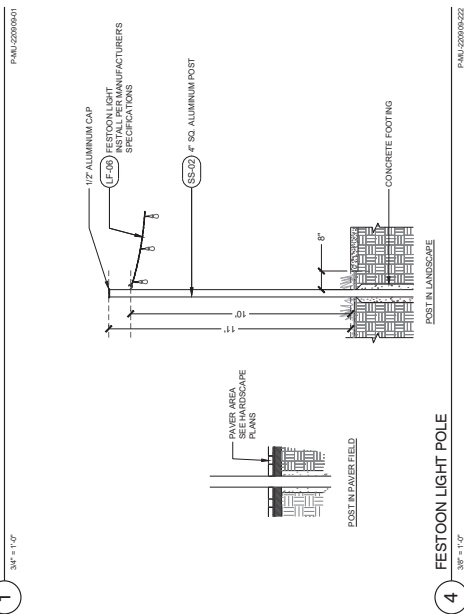


MATCHLINE: SEE SHEET M-LA170

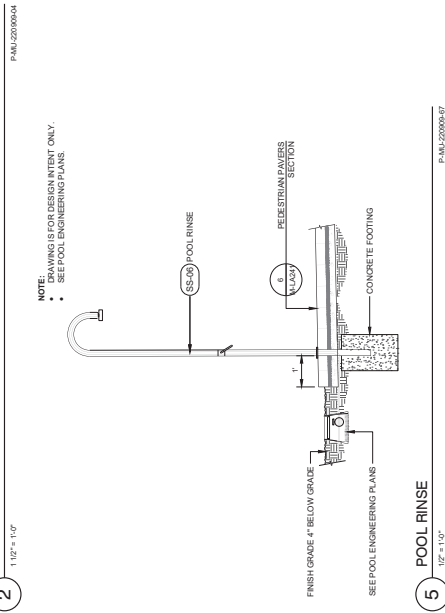




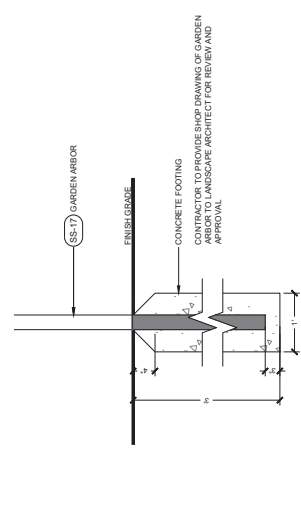
④ GAS SHUTOFF VALVE



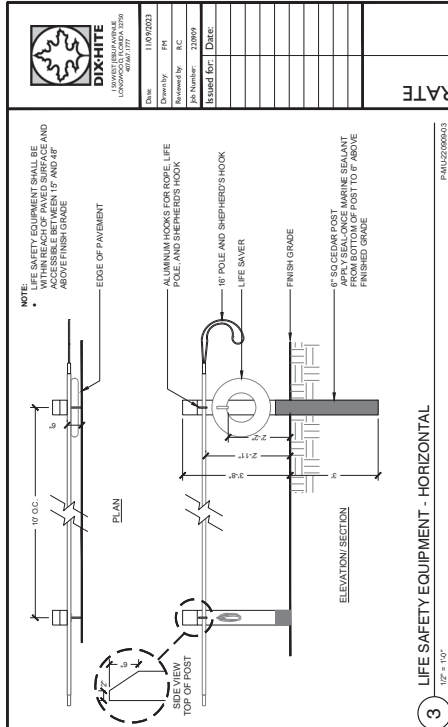
☺ FESTOON LIGHT POLE



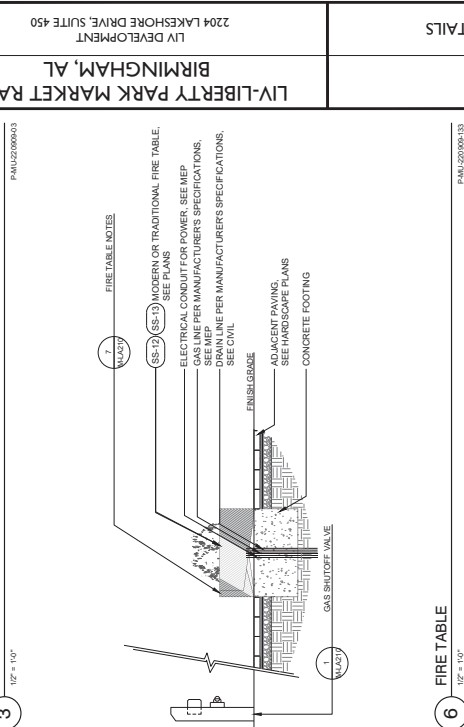
POOL RINSE



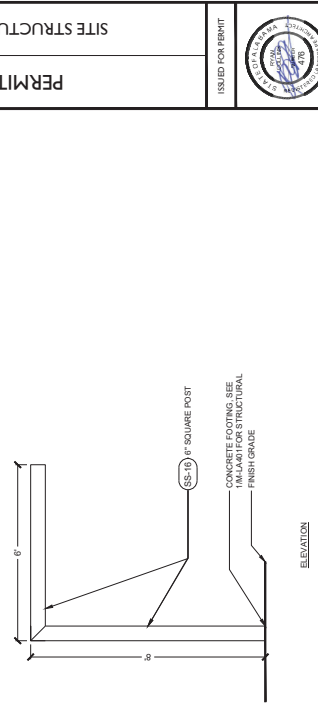
GARDEN ARBOR FOOTING



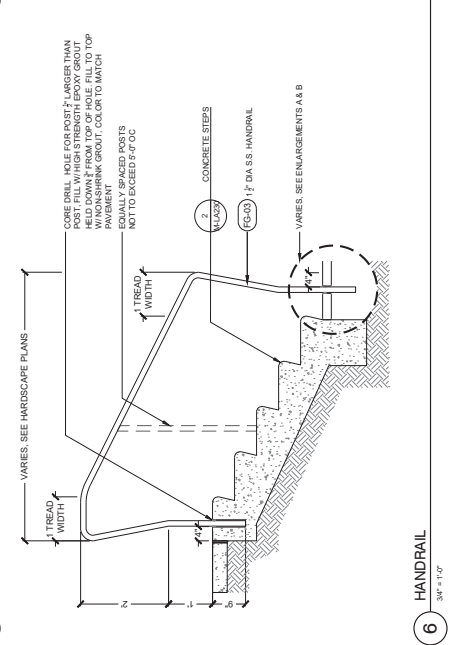
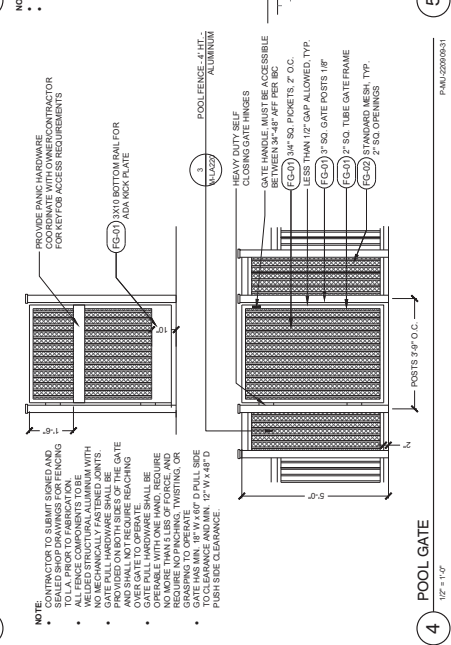
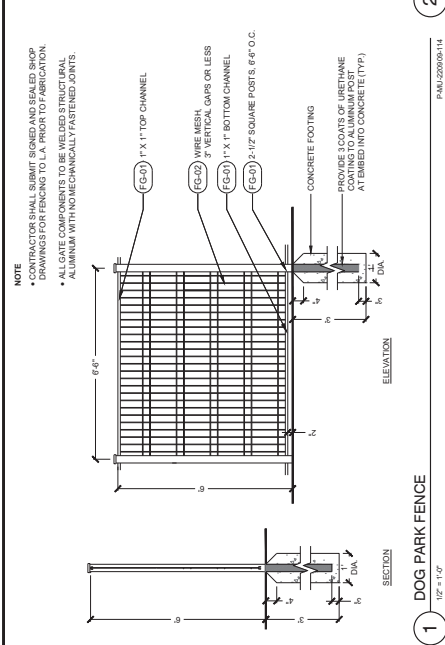
 LIFE SAFETY EQUIPMENT - HORIZONTAL

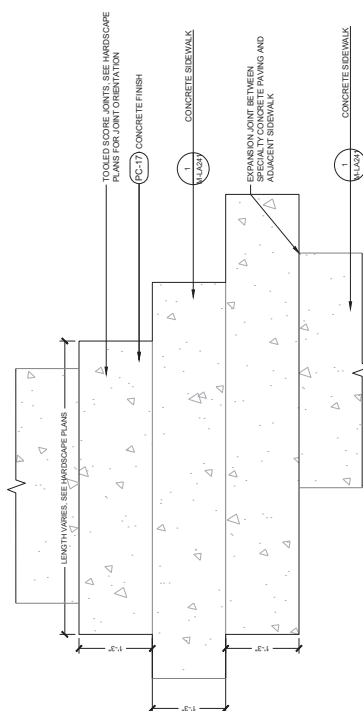


FIRE TABLE

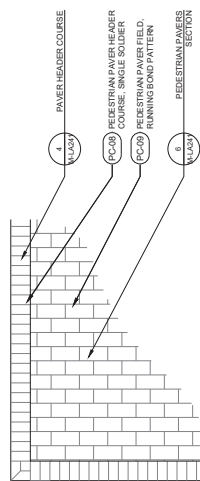


VERTICAL FEATURE





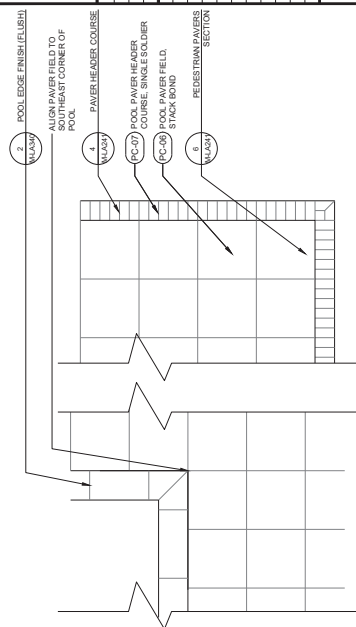
1 SPECIALTY CONCRETE PAVING

 $1^\circ = 1'.0''$ 

3 PEDESTRIAN PAVING ENLARGEMENT

 $1/2'' = 1'-0''$

NOTES:
 • CONTRACTOR SHALL PROVIDE A FIELD MOCK-UP OF SCORE PATTERN FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.



POOL PAVING ENLARGEMENT

 $\bar{z} = 1.0^{\circ}$

LIV-LIBERTY PARK MARKET
BIRMINGHAM, AL
LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450

PERMIT SET
 PAVING DETAILS

ISSUED FOR PERMIT



Sheet Number:

MR-LA240



1000 WEST GULF AVENUE
DORSETT, ALABAMA 36628
205.333.1277

Drawn by: RM

Reviewed by: KC

JAN Number: 120609

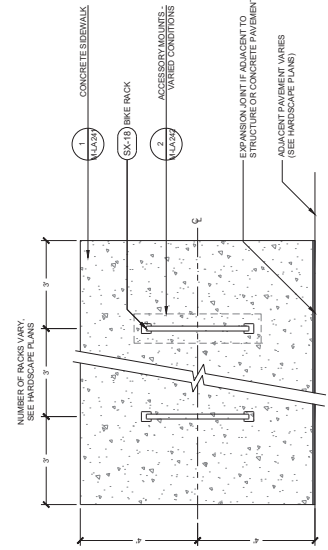
Issued for: Date:

LIV-LIBERTY PARK MARKET RATE
BIRMINGHAM, AL
LIV DEVELOPMENT
2204 LAKEHORE DRIVE, SUITE 450

PERMIT SET
PAVING DETAILS

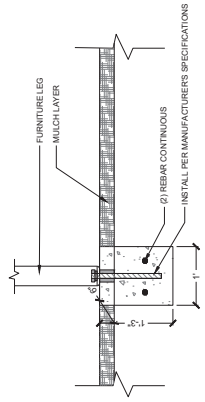


MR-LA242
Sheet Number:



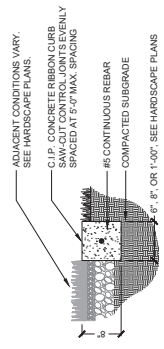
1 BIKE RACK PAD - MULTIPLE
1/2" = 1'-0"

P&U-220909-123



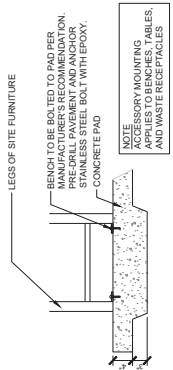
3 ACCESSORY MOUNT IN LANDSCAPE
1" = 1'-0"

P&U-220909-125



6 CONCRETE BAND
1" = 1'-0"

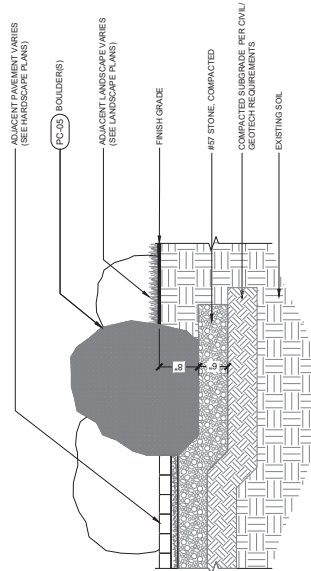
P&U-220909-159



2 ACCESSORY MOUNTS - VARIED CONDITIONS
1" = 1'-0"

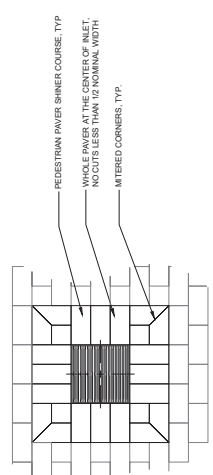
P&U-220909-126

NOTE
• FINAL SELECTION AND PLACEMENT OF BOULDERS TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION



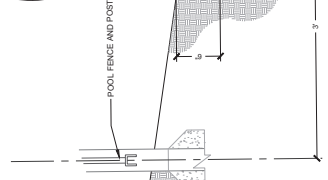
4 BOULDER
1" = 1'-0"

P&U-220909-127



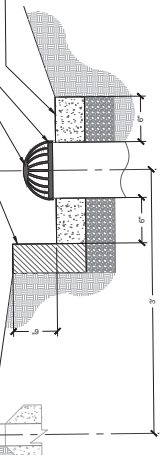
7 PAVES BAND AT STORM INLET
1" = 1'-0"

P&U-220909-143



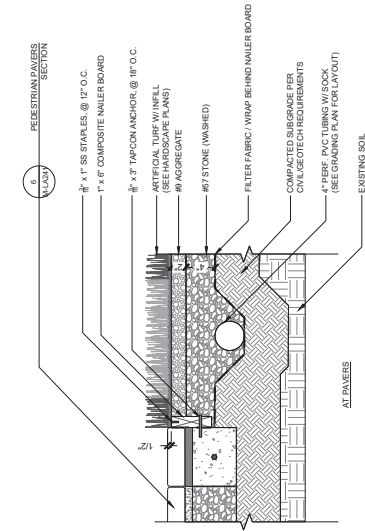
5 DECORATIVE GRAVEL
1 1/2" = 1'-0"

P&U-220909-174

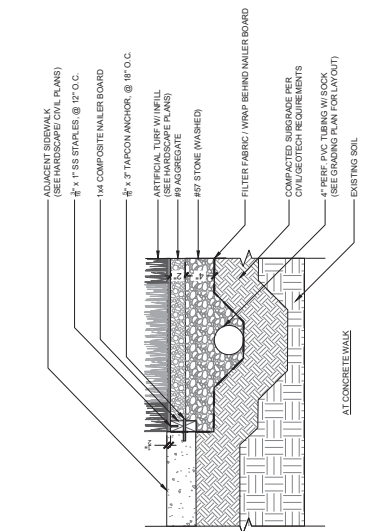


8 ATRIUM GRATE COLLAR
1 1/2" = 1'-0"

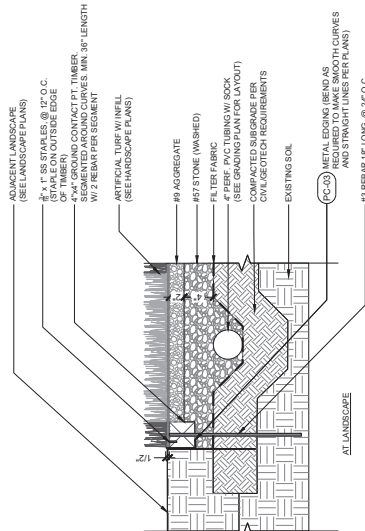
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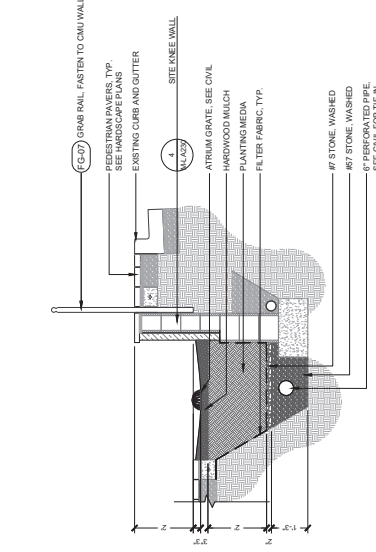
1 ARTIFICIAL TURF
1 1/2" = 1'-0"



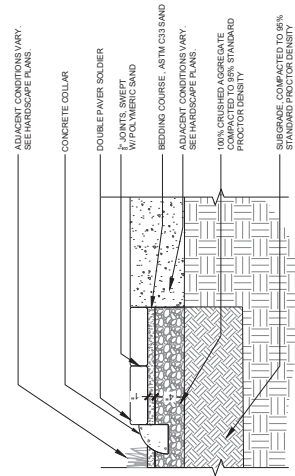
1 ARTIFICIAL TURF
1 1/2" = 1'-0"



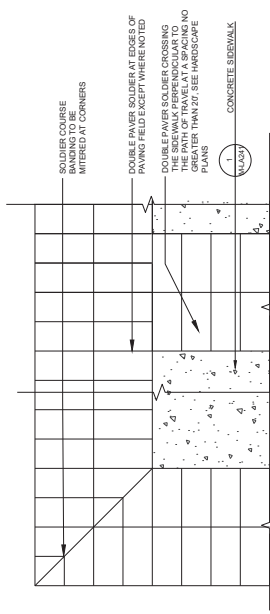
1 ARTIFICIAL TURF
1 1/2" = 1'-0"



3 INFILTRATION PLANTER



SECTION

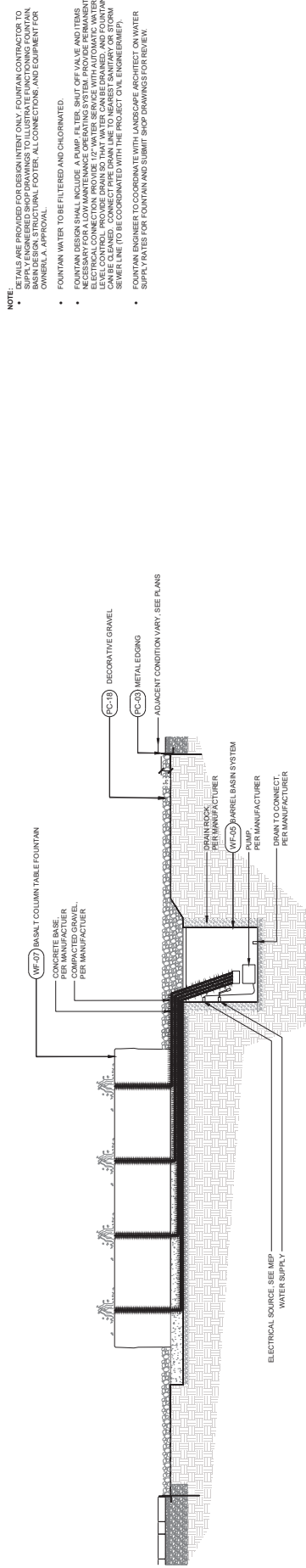


PLAN

2 PAVER BANDED SIDEWALK

WATER FEATURE FINISHES					COMMENTS	SUBMITTALS
ITEM	DESCRIPTION	MANUFACTURER	COLOR/ FINISH			
WF-05	BARREL BASIN KIT	COVERALL STONE www.coverallstone.com		MANUFACTURER'S SPECIFICATIONS		
WF-07	BASALT COLUMN TABLE POUNTAIN	20" X 16" X 10" COLUMBIA BASALT COLUMN TABLE COVERALL STONE www.coverallstone.com	THERMAL FINISH			

CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, SAMPLES AND/OR FIELD MOCKUPS FOR ALL SCHEDULE ITEMS.



1 BASALT COLUMN TABLE FOUNTAIN
3/4" = 1'-0"

 $1/4" = 1'-0"$

P-AMU-220 9009-150

Sheet Number: MR-LA250



10000 GULF AVENUE
LOUISIANA 70120
Phone: 504.777.1777

Date: 10/07/2020

Drawn by: RC

Reviewed by: RC

JSA Number: 120629

Issued for: Date:



10000 GULF AVENUE
LOUISIANA 70120
Phone: 504.777.1777

Date: 10/07/2020

Drawn by: RC

Reviewed by: RC

JSA Number: 120629

Issued for: Date:



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Reviewed by: RC

JSA Number: 120629

Issued for: Date:



10000 GULF AVENUE
LOUISIANA 70120
Phone: 504.777.1777

Date: 10/07/2020

Drawn by: RC

Reviewed by: RC

JSA Number: 120629

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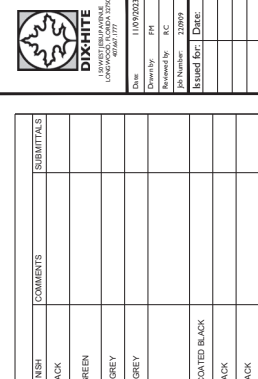
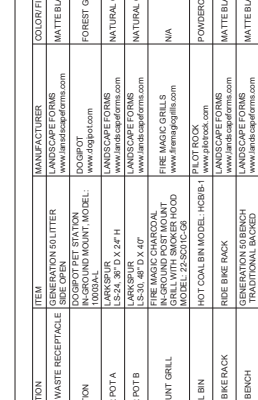
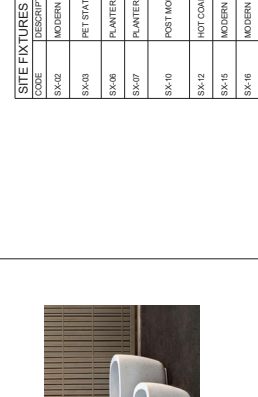
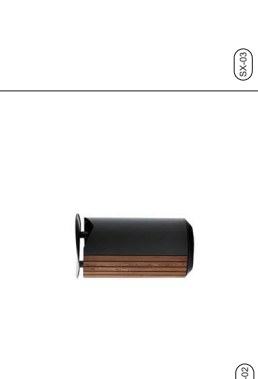
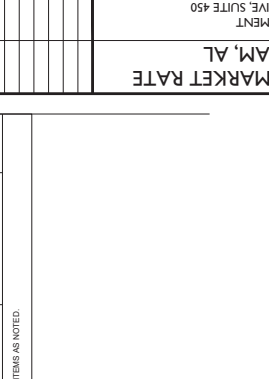
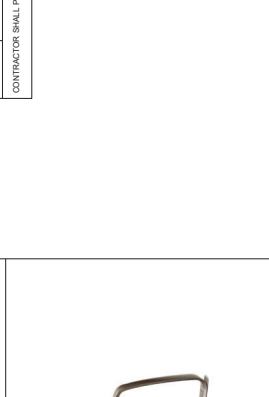
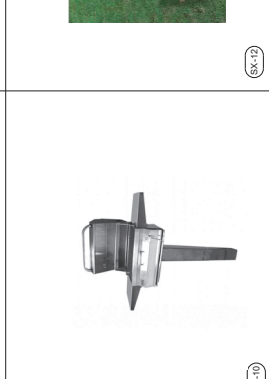
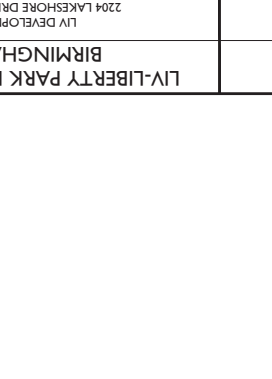
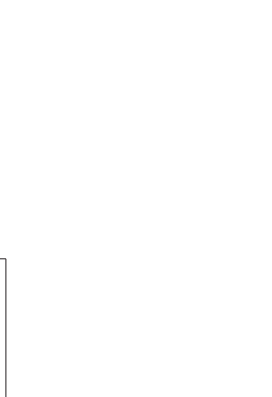
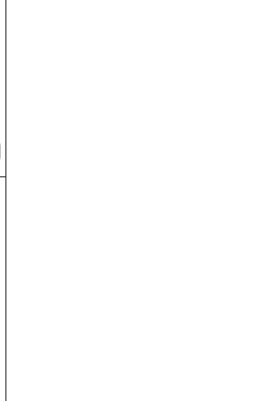
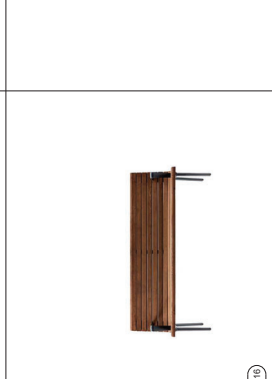
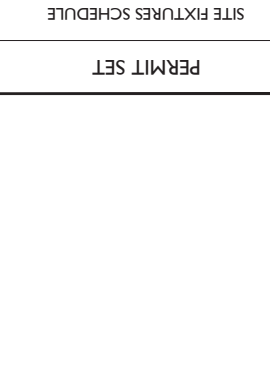
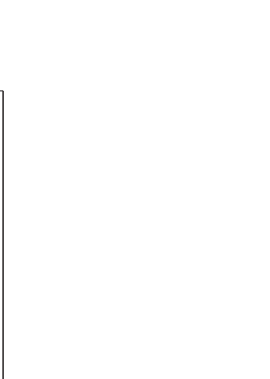
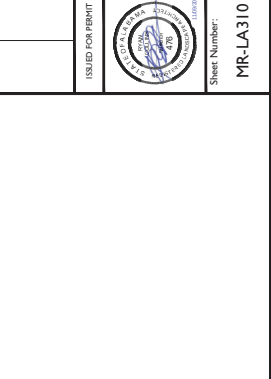
Date: 10/07/2020

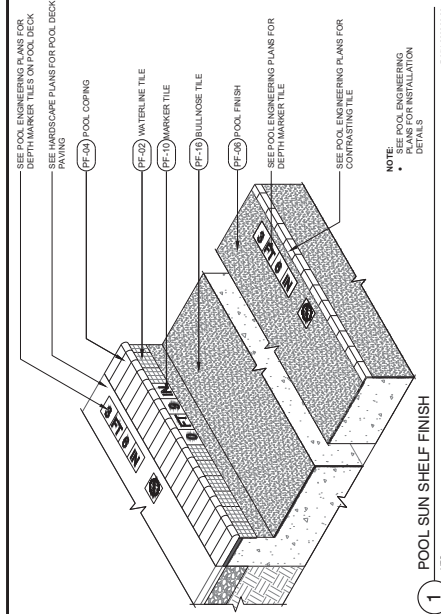
Drawn by: RC

Reviewed by: RC

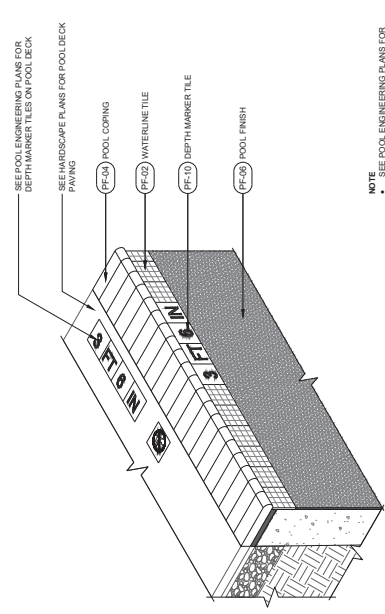
JSA Number: 120629

Issued for: Date:

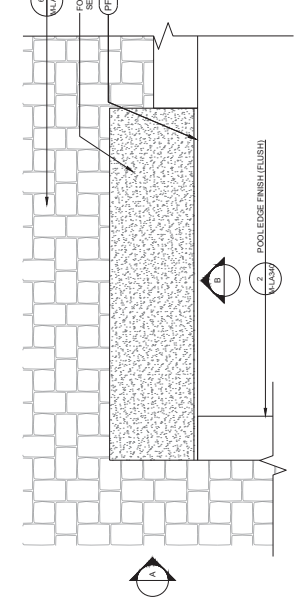
				
				
				
				
				



1 POOL SUN SHELF FINISH
NTS



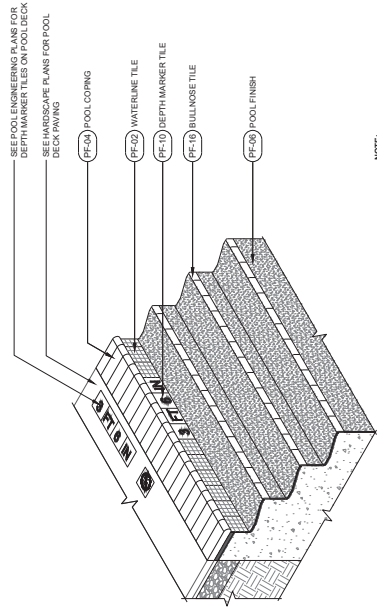
2 POOL EDGE FINISH (FLUSH)
NTS



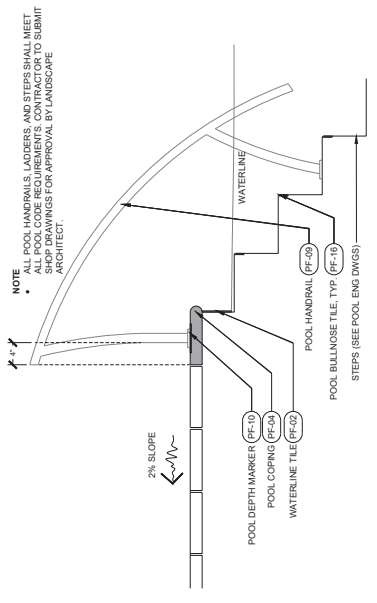
4 POOL FOUNTAIN
3/8" = 1'-0"

POOL FINISHES				
CODE	DESCRIPTION	ITEM	MANUFACTURER	COLOR/ FINISH
PF-02	WATERLINE TILE	WANGUARD 1" X 1"	ONIX	SAVU
PF-04	POOL COPING	BULLNOSE GRANGE	TECH2BLOC	GREYED NICKEL
PF-06	POOL FINISH	WANGUARD 1" X 1" AGGREGATE FINISH	www.barto-560.com	IVORY
PF-09	POOL HANDRAIL	ARTISAN SERIES STAIR RAIL ART-1002	SIR SMITH	POLISHED STAINLESS STEEL
PF-10	POOL DEPTH MARKER	1/8" DEPTH MARKER TILE	TO BE SPECIFIED BY POOL ENGINEER	BLACK/WHITE NON-SKID FINISH
PF-13	METAL TRIM EDGING	SEE DETAIL FOR DIMENSIONS	TO BE SPECIFIED BY POOL ENGINEER	N/A
PF-14	POOL FOUNTAIN SCUPPER	WANGUARD 1/2" SMOOTH WATER SPILLWAY	www.miles-kaweski.com	GRAY
PF-15	POOL FOUNTAIN WATERLINE TILE	WANGUARD 1" X 1"	ONIX	SAVU
PF-16	BULLNOSE TILE	2x6 NON-SKID BULLNOSE TILE M2-260	www.onixusa.com	BLACK

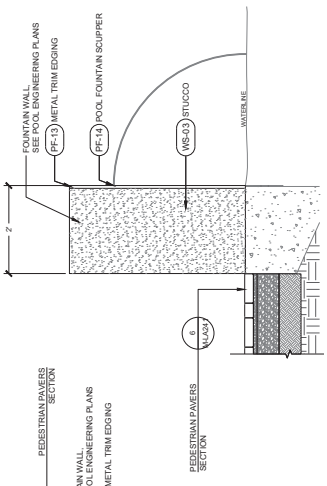
CONTRACTOR SHALL PROVIDE SHOP DRAWINGS (SD), SAMPLES (SA), AND/OR FIELD MOCKUPS (FM) FOR ALL SCHEDULE ITEMS AS NOTED.



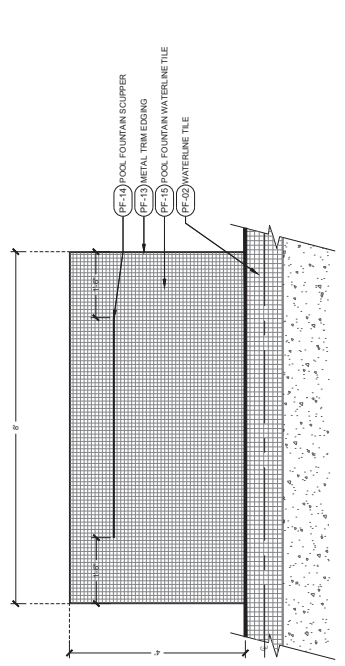
3 POOL STEPS FINISH
NTS



5 POOL HANDRAIL
1" = 1'-0"



ELEVATION A



ELEVATION B



10000 GULF AVENUE
SUITE 100
BIRMINGHAM, AL 35204
205.977.1200

Drawn By: RM
Reviewed By: KC
JAN Number: 120809

Issued For: Date:

LIV-LIBERTY PARK MARKET RATE
BIRMINGHAM, AL
LIV DEVELOPMENT
2204 LAKEHORE DRIVE, SUITE 450

PERMIT SET
POOL FINISHES SCHEDULE



Sheet Number:
MR-LA340

DESIGN CRITERIA

- [illegible]

DESIGN CRITERIA

- [illegible]

DESIGN CRITERIA

- GOVERNING CODE:
- A. INTERNATIONAL BUILDING CODE, I.B.C. 2012
 - B. CITY OF CHICAGO ORDINANCES
 - C. DEAD
- DESIGN LOADS ARE BASED ON THE SELF WEIGHT OF CONSTRUCTION MATERIALS AND FINISHES.
- ANY ALTERNATE MATERIALS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW
- B. LIVE LOAD
 - C. 1. ROOF
 - D. 20 PSF
 - E. 1. GROUND SNOW LOAD (P_g) = 5 PSF
 - F. 1. SNOW ON ROOF
 - G. 1. FLOORS
 - H. 1. FLOOR/ROOF SNOW LOAD (P_f) = PSF
 - I. 1. FLOOR/ROOF SNOW LOAD (P_u) = PSF
 - J. 1. SNOW LOAD IMPACT FACTOR (I_s) = 1.0
 - K. 1. THERMAL FACTOR (C_t) = +1
 - L. 1. THERMAL FACTOR (C_e) = +1
 - M. 1. WIND
- ASTM A 36
- 1. DESIGNED PERMISSIBLE F = 18
 - 2. RISK CATEGORY = 1
 - 3. RISK CATEGORY II
 - 4. BUILDING CATEGORY = ENGULGED
 - 5. BUILDING CATEGORY = 1
 - 6. INTERNAL PRESSURE COEFFICIENT (GCPI) = 0.19
 - 7. COMPONENTS AND CLADDING WIND PRESSURE SEE CHART
- SPECIAL INSPECTIONS**
- THE OWNER SHALL EMPLOY A QUALIFIED SPECIAL INSPECTOR TO VERIFY AND DOCUMENT THE FOLLOWING SPECIAL INSPECTION SCHEDULE. THESE INSPECTIONS ARE SMALL SUMMIT RESULTS OF EXHIBIT 100. THE SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE. THE SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE. THE SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE. THE SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.

- | TENSION LAP SPUCE LENGTH | | | | | | |
|--------------------------|----------|-----|--------|-----|---|---|
| fc = 3000 PSI | | | | | | |
| BAR SIZE | TOP BARS | | OTHERS | | | |
| | A | B | A | B | A | B |
| #3 | 25 | 29 | 22 | 23 | | |
| #4 | 35 | 47 | 28 | 36 | | |
| #5 | 45 | 61 | 38 | 48 | | |
| #6 | 55 | 72 | 48 | 63 | | |
| #7 | 65 | 81 | 58 | 72 | | |
| #8 | 72 | 90 | 65 | 81 | | |
| #9 | 81 | 100 | 72 | 91 | | |
| #10 | 91 | 118 | 81 | 101 | | |
| #11 | 101 | 131 | 91 | 101 | | |

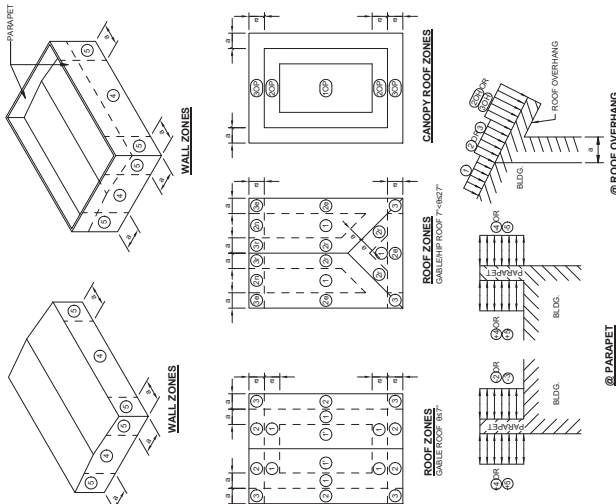
- [illegible]

BAR SIZE	F _c = 3000 PSI				
	TOP BARS		OTHERS BARS		
	A	B	A	B	
#3	22	28	17	22	
#4	29	37	22	29	
#5	36	47	28	36	
#6	43	56	33	43	
#7	63	81	48	63	
#8	72	93	55	72	
#9	81	105	62	81	
#10	91	118	70	91	
#11	101	131	78	101	

- [illegible]

ZONE	EFFECTIVE PRESSURES											
	10 SF			20 SF			50 SF			100 SF		
	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX
1	19	19	19	19	19	19	19	19	19	19	19	19
2a	19	45	17	45	16	38	16	38	16	33	16	33
2b	19	45	17	45	16	38	16	38	16	33	16	33
2c	19	45	17	45	16	38	16	38	16	33	16	33
2d	19	45	17	45	16	38	16	38	16	33	16	33
2e	19	45	17	45	16	38	16	38	16	33	16	33
3a	19	72	17	63	16	51	16	42	16	42	16	42
3b	19	72	17	63	16	51	16	42	16	42	16	42
3c	19	72	17	63	16	51	16	42	16	42	16	42
3d	19	72	17	63	16	51	16	42	16	42	16	42
3e	19	72	17	63	16	51	16	42	16	42	16	42
3f	19	72	17	63	16	51	16	42	16	42	16	42
3g	19	72	17	63	16	51	16	42	16	42	16	42
3h	19	72	17	63	16	51	16	42	16	42	16	42
3i	19	72	17	63	16	51	16	42	16	42	16	42
3j	19	72	17	63	16	51	16	42	16	42	16	42
3k	19	72	17	63	16	51	16	42	16	42	16	42
3l	19	72	17	63	16	51	16	42	16	42	16	42
3m	19	72	17	63	16	51	16	42	16	42	16	42
3n	19	72	17	63	16	51	16	42	16	42	16	42
3o	19	72	17	63	16	51	16	42	16	42	16	42
3p	19	72	17	63	16	51	16	42	16	42	16	42
3q	19	72	17	63	16	51	16	42	16	42	16	42
3r	19	72	17	63	16	51	16	42	16	42	16	42
3s	19	72	17	63	16	51	16	42	16	42	16	42
3t	19	72	17	63	16	51	16	42	16	42	16	42
3u	19	72	17	63	16	51	16	42	16	42	16	42
3v	19	72	17	63	16	51	16	42	16	42	16	42
3w	19	72	17	63	16	51	16	42	16	42	16	42
3x	19	72	17	63	16	51	16	42	16	42	16	42
3y	19	72	17	63	16	51	16	42	16	42	16	42
3z	19	72	17	63	16	51	16	42	16	42	16	42
3aa	19	72	17	63	16	51	16	42	16	42	16	42
3ab	19	72	17	63	16	51	16	42	16	42	16	42
3ac	19	72	17	63	16	51	16	42	16	42	16	42
3ad	19	72	17	63	16	51	16	42	16	42	16	42
3ae	19	72	17	63	16	51	16	42	16	42	16	42
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3aj	19	72	17	63	16	51	16	42	16	42	16	42
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3dr	19	72	17	63	16	51	16	42	16	42	16	42
3ds	19	72	17	63	16							

- NOTES:
1. PLUS AND MINUS SIGNS DENOTE PRESSURE ACTING TOWARD AND AWAY FROM BUILDING SURFACES.
 2. PRESSURES INDICATED ARE BASED ON ULTIMATE WIND SPEEDS PER ASCE 7-16. TO CONVERT PRESSURES TO NOMINAL LOADS MULTIPLY VALUES IN CHART BY A FACTOR OF 0.6.
 3. ^{25*}





GMP SET

ISSUED FOR PERMIT

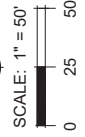


Sheet Number:

M-LA401


DIX-HITE
 100 WEST JESSUP AVENUE
 KING WOOD, FLORIDA 32073
 407.667.1777

Date:	10/31/2023
Drawn by:	ATK
Reviewed by:	ZLC
Job Number:	220509
Issued for:	Date:





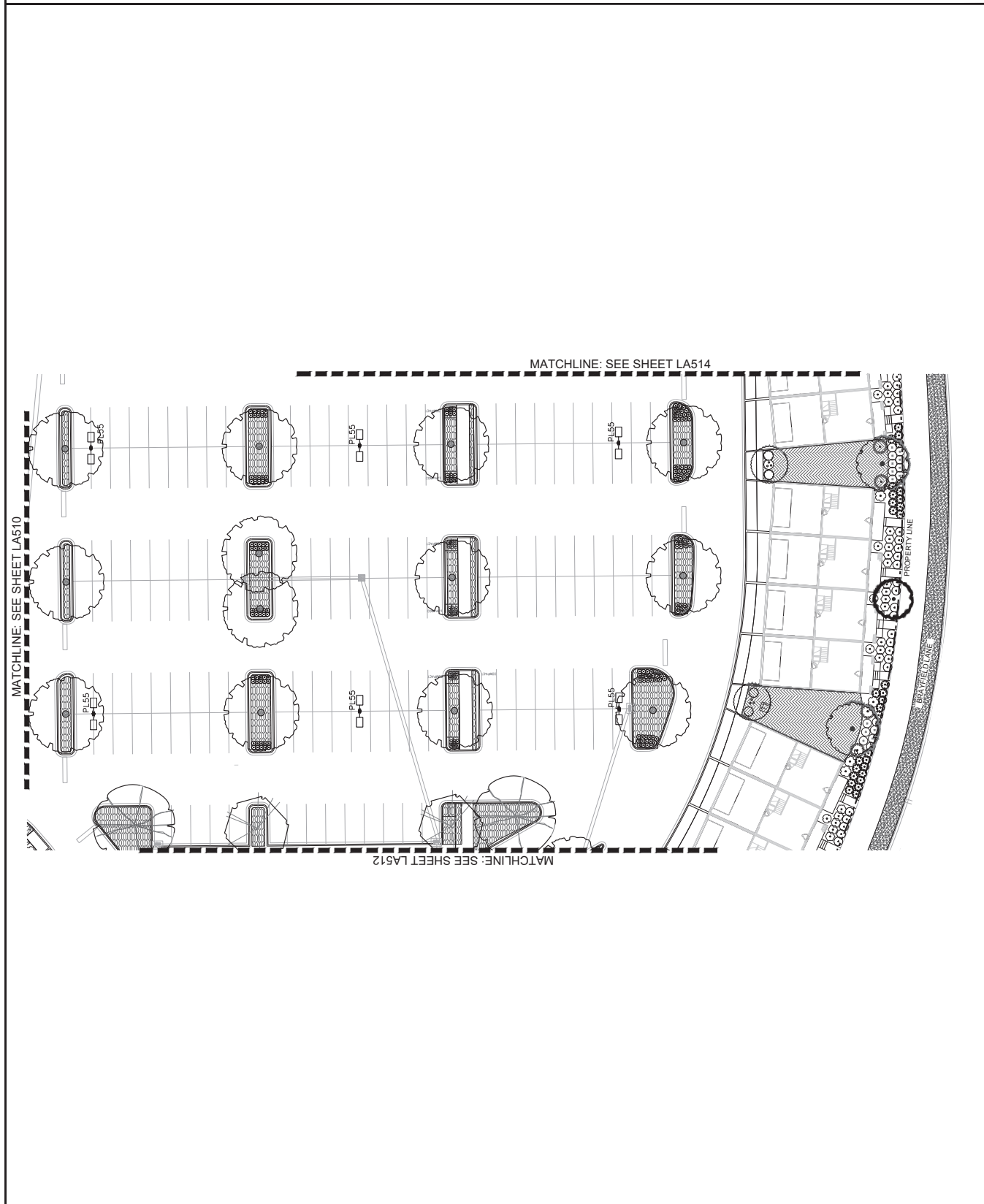
KEY PLAN



SCALE: 1" = 20'

0 20 40

1	Grass
2	Grass
3	Grass
4	Grass
5	Grass
6	Grass
7	Grass
8	Grass
9	Grass
10	Grass
11	Grass
12	Grass
13	Grass
14	Grass
15	Grass
16	Grass
17	Grass
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68	Grass
69	Grass
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94	Grass
95	Grass
96	Grass
97	Grass
98	Grass
99	Grass
100	Grass





DIXHITE
10000 DIX DRIVE
BIRMINGHAM, AL 35206
205.991.1234

Drawn by: SM
Reviewed by: MC
Job Number: 130909
Issued for: Date:

LIV-LIBERTY PARK MARKET RATE
BIRMINGHAM, AL
LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450

PERMIT SET
LANDSCAPE PLAN

ISSUED FOR PERMIT

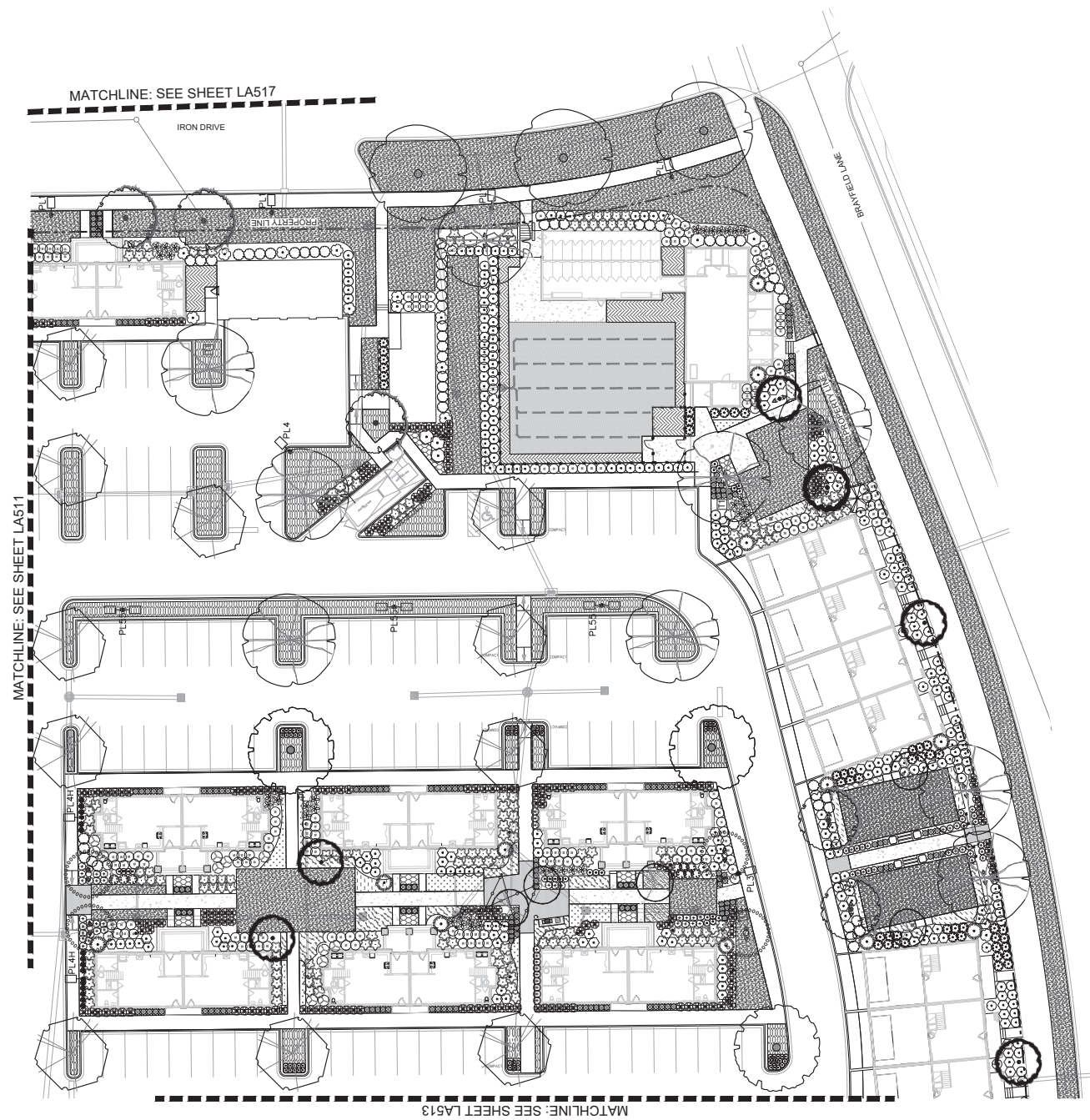


Sheet Number:
MR-LA514

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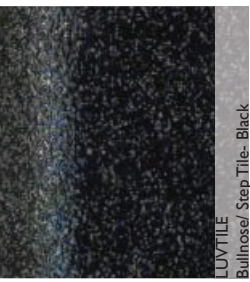
SCALE: 1" = 20'
0 20 40





MR-POOL FINISHES

Pool Step Tile



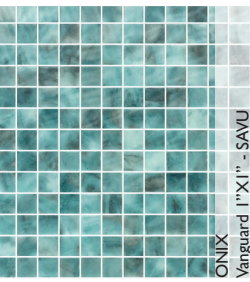
Pool Coping



Pool Pave Header



Waterline Tile



Pool Finish



Pool Pave

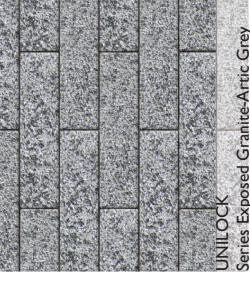


MR-HARDSCAPE FINISHES

Pedestrian Pave



Ped. Pave Header



Stabilized Aggregate



Streetscape Pave Field



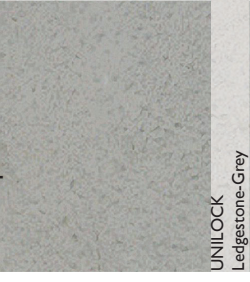
Streetscape Banding Pave



Decorative Gravel



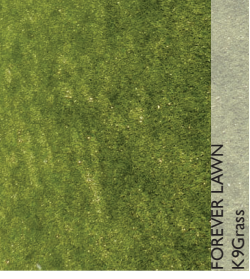
Pave Step



Pave Step



Artificial Turf



Artificial Turf



11.09.2023

MR-LIBERTY PARK

MR- KITCHEN FINISHES

Counter Top



Brick Veneer



MR- WATER FEATURE

Basalt Fountain

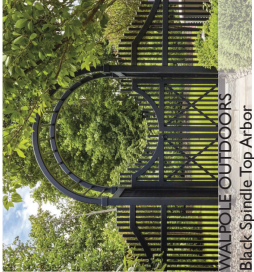


MR-SITE STRUCTURES

Pool Rinse



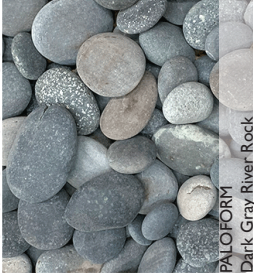
Garden Arbor



Modern Fire Table



Fire Table River Rock



11.09. 2023

2

MR-LIBERTY PARK



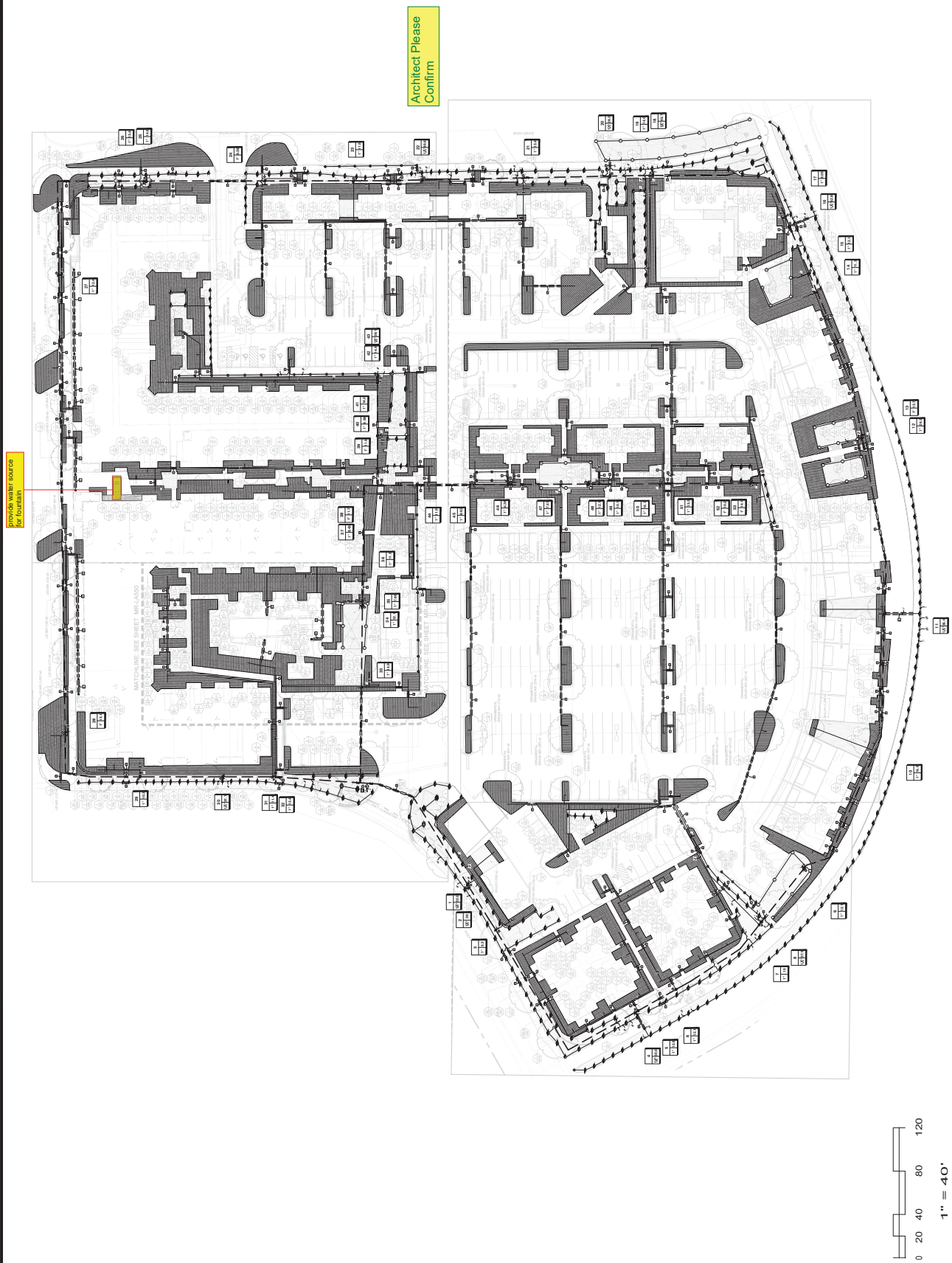
Livano - Liberty Park (MR)
Submittal Review

32 90 00 - 2.1

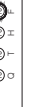
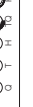
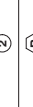
SUBMITTAL NUMBER: _____

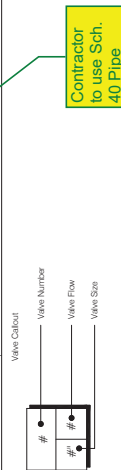
DESCRIPTION: _____ Irrigation Shop Drawings

CONTRACTOR REVIEW STONE BUILDING COMPANY	STONE BUILDING, LLC This submittal is reviewed for conformance with plans and specifications. Submittal review does not relieve subcontractor/supplier of meeting contract requirements. ☒ REVIEWED FOR CONFORMANCE ☐ RELEASED WITHOUT COMMENTS ☐ RELEASED PER COMMENTS ☐ NOT RELEASED ☐ REVISE AND RESUMIT BY <u>SFW</u> DATE <u>6/8/24</u> SUBMITTAL # <u>32 90 00 - 2.1</u>
DESIGN TEAM NEQUETTE ARCHITECTURE	☐ No exceptions taken ☒ Make corrections as noted ☐ Revise as noted and resubmit ☐ Rejected ☐ Reviewed for information ☐ Reviewed for information as noted Proceed with the Work covered by this Submittal provided it complies with the Contract Documents. Comments and corrections do not authorize changes to the Contract Documents. Do not proceed with the Work covered by this Submittal. Limit corrections in resubmission to items noted in this Submittal. This Submittal is for information only. Resubmit only if noted in this Submittal. Review of this Submittal is for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The review is not for determining the accuracy or completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, which remains the Contractor's responsibility. Review shall not constitute approval of safety precautions, or of construction means, methods, or techniques, sequences of procedures. Approval of a specific item shall not indicate approval of an assembly of which the item is a component. DIX.HITE + PARTNERS, INC. - LANDSCAPE ARCHITECTS Reviewed By: <u>Ryan Collins</u> Date: <u>06/11/2024</u> Submitted File: <u>32 90 00 - 2.1 Irrigation Shop Drawings REVIEWED</u>
ENGINEER REVIEW (IF APPLICABLE)	



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
	Rain Bird 1804 15 Strip Series	53
	Rain Bird 1804 8 Series MPR	64
	Rain Bird 1804 10 Series MPR	144
	Rain Bird 1804 12 Series MPR	96
	Rain Bird 1804 15 Series MPR	94
SYMBOL	MANUFACTURER/MODEL	QTY
	Rain Bird 5004 PCL-A	50
SYMBOL	MANUFACTURER/MODEL	QTY
	Rain Bird XCFZ-100-PRB-COM 1"	33
	Rain Bird ARV500 1/2"	33
	Rain Bird BMT-6XER1 w/ Xen-Bug	19
	Area to Receive Dripline	34,626.6 l.f.
	Rain Bird XFD-06-18	48
SYMBOL	MANUFACTURER/MODEL	QTY
	Rain Bird PGA Globe 1"	9
	Rain Bird PGA Globe 1-1/2"	11
	Matco-Norca 514TX 2"	4
	Watts LF909M1 2"	1
	Rain Bird ESP-LXD W/ (1) ESPLXD-SM75 Module	1
	Rain Bird FD-101TURF	33
	Rain Bird FD-202TURF	10
	Rain Bird WR2-RFC	1
	Point of Connection 2"	1
	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	13,243 l.f.
	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/2"	859.0 l.f.
	Irrigation Lateral Line: PVC Class 200 SDR 21 2"	90.8 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21 2"	3,517 l.f.
	Pipe Sleeve: PVC Schedule 40 2"	1,716 l.f.
	Pipe Sleeve: PVC Schedule 40 4"	662.0 l.f.



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEAD	PIPE	WIRE	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI @ POC	PRECIP
1	Rain Bird PGA Globe	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
2	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
3	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
4	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
5	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
6	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
7	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
8	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
9	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
10	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
11	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
12	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
13	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
14	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
15	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
16	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
17	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
18	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
19	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
20	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
21	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
22	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
23	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
24	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
25	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
26	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
27	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
28	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
29	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
30	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
31	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
32	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
33	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
34	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
35	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
36	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
37	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
38	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
39	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
40	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
41	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
42	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
43	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
44	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
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46	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
47	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
48	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
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51	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
52	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1
53	Rain Bird XCFZ-100-PRB-COM	1-1/2"	Turf Spray	32.01	18	247.1	1512	30	1.91	2.16	34.1	45.1

DESIGN NOTES:

- THIS BID DESIGN HAS BEEN BASED ON: 50 GPM AND 65 PSI.
- IRRIGATION NOTES:
 - EWING IRRIGATION BEARS NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS IN THIS BID DESIGN OR INSTALLATION OF THIS SYSTEM.
 - IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT THIS SYSTEM MEETS ALL LOCAL CODES AND STATE LAWS, INCLUDING BUT NOT LIMITED TO BACKFLOW, ELECTRICAL, BUILDING, AND PLUMBING REQUIREMENTS, ETC.
 - THIS BID DESIGN HAS BEEN DRAWN DIAGRAMMATICALLY. MAINLINES, HEADS, AND OTHER MATERIALS MAY HAVE BEEN SHOWN OUTSIDE OF PLANTING AREAS FOR GRAPHIC CLARITY ONLY.
 - CONTRACTOR SHALL MODIFY SYSTEM AS REQUIRED TO ACHIEVE DESIGN PERFORMANCE AT NO ADDITIONAL COST TO THE OWNER.
 - FINAL LOCATION OF THE IRRIGATION CONTROLLER, BACKFLOW, AND OTHER MATERIALS IS TO BE DETERMINED BY THE CONTRACTOR. THE LOCATION FOR MATERIALS HAS ONLY BEEN SHOWN FOR BID PURPOSES.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL AREAS THAT REQUIRE IRRIGATION HAVE BEEN INCLUDED AND TO MAKE ADJUSTMENTS IF NEEDED.
 - SLEEVE LOCATIONS SHOWN ARE ONLY ESTIMATES. CONTRACTOR TO VERIFY SIZE AND QUANTITIES NEEDED.

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	GAL/WEEK	GAL/DAY
1	Rain Bird PGA Globe	Turf Spray	0.83 in/h	72	2,305	320
2	Rain Bird PGA Globe	Turf Spray	0.86 in/h	71	2,302	319
3	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
4	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
5	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
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8	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
9	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
10	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
11	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
12	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
13	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
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15	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
16	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
17	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
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19	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
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24	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
25	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
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27	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
28	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
29	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
30	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
31	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
32	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
33	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
34	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
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99	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320
100	Rain Bird XCFZ-100-PRB-COM	Turf Spray	0.83 in/h	72	2,305	320

Livano Liberty Park

The Filmont

Landscape Maintenance Statement of Policy and Provisions

As part of the construction contract, the landscaping subcontractor, via their contract with the general contractor, will be required to maintain all landscaping until Owner's final acceptance of the project as noted in the clip from the project specifications below. All plants will be under warranty for a minimum of 1 year.

MAINTENANCE AND CLEANING

1. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS INSTALLED AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE. THIS WORK AND MATERIALS REQUIRED ARE INCLUDED IN THE CONTRACT SCOPE OF WORK.
2. MAINTENANCE SHALL INCLUDE THE FOLLOWING ACTIVITIES AND NECESSARY LABOR, EQUIPMENT, AND MATERIALS FOR:
 - a. PROTECTING, WATERING, IRRIGATING, MOWING, PRUNING AND/OR TRIMMING, FERTILIZING, AND PEST CONTROL FOR EACH PLANT INSTALLED AS REQUIRED TO WARRANTY THE PLANT'S HEALTH AND CONDITION AT FINAL ACCEPTANCE.
 - b. WEED CONTROL IN LAWNS, BEDS, AND NATURAL AREAS WITHIN THE PROJECT LIMITS.
 - c. SUPPLEMENTAL APPLICATIONS OF MULCH TO PROVIDE THE SPECIFIED DEPTH AND CONDITION AT FINAL ACCEPTANCE.
 - d. RESETTling AND/OR STRAIGHTENING PLANTS THAT HAVE FALLEN, SETTLED, LEANED, OR OTHERWISE CHANGED FROM THE ACCEPTED INSTALLED CONDITION.
 - e. CLEAN UP OF MATERIALS AND DEBRIS FROM LANDSCAPES AND HARDSCAPES WITHIN THE PROJECT LIMITS.
 - f. REMOVING DEAD PLANT MATERIALS.
3. MAINTENANCE WORK SHALL CONFORM TO GOVERNING LAWS AND ACCEPTED HORTICULTURAL PRACTICES. CONTRACTOR SHALL FOLLOW OWNER'S LANDSCAPE MAINTENANCE STANDARDS, SPECIFICATIONS, AND INSTRUCTIONS.
4. CONTRACTOR SHALL MONITOR THE WATERING NEEDS OF PLANT MATERIAL THROUGHOUT OPERATIONS AND UNTIL FINAL ACCEPTANCE. CONTRACTOR IS RESPONSIBLE FOR SUPPLEMENTAL WATERING AS REQUIRED TO AUGMENT THE IRRIGATION SYSTEM, INCLUDING HAND WATERING, TEMPORARY IRRIGATION, OR OTHER MEANS ACCEPTABLE TO LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL, DAILY, MAINTAIN A CLEAN WORK AREA BY REMOVING TRASH, DEBRIS, UNUSED, DELETERIOUS, OR SURPLUS MATERIAL FROM THE SITE, KEEPING EQUIPMENT IN DESIGNATED AREAS, AND WASHING PAVED SURFACES OF MUD AND DIRT IN ACCORDANCE WITH THE EROSION CONTROL PLAN.
6. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR DIRECTION REGARDING DISPOSITION OF SURPLUS MATERIALS RESULTING FROM CONTRACTORS WORK.
7. ALL STRUCTURES DAMAGED OR DEFACED BECAUSE OF CONTRACTOR'S OPERATIONS SHALL BE CORRECTED BY CONTRACTOR TO THE OWNER'S SATISFACTION AND ACCEPTANCE AT NO COST TO OWNER.
8. CONTRACTOR SHALL PROTECT FINISHED WORK FROM DAMAGE AND IS RESPONSIBLE FOR REPAIRING DAMAGED OR DEFACED WORK AT NO COST TO THE OWNER. CONTRACTOR SHALL REPAIR RUTS AND/OR COMPACTED AREAS, RESET OR REPLACE PLANT MATERIALS, RESEED, RESOD, MULCH, OR OTHERWISE RESTORE THE WORK TO SPECIFIED AND ACCEPTABLE FINISHED CONDITION.

After the contractor's maintenance period ends, the landscape will be maintained at the levels typical of a Class A apartment community by the skilled employees of a quality landscape company. An annual maintenance contract will be provided for all planted areas visible from the entry road and building entrance.



LIBERTY PARK
ARCHITECTURAL REVIEW COMMITTEE (ARC)
1000 Urban Center Drive, Suite 235, Vestavia, AL 35242

DATE: December 12, 2023

RE: ARC Review of Plans for Liberty Park AL Residences, LLC
Lot 1, The Bray Town Center

Livano – Liberty Park

ARC has received and reviewed your formal submittal of final plans on 11/17/23 and revised elements of the formal submittal 12/8/23. ARC formally approves of the project as presented. Additional information regarding the approval is provided below and attached.

Site Plan

MRC7 (Prepared by Schoel Engineering) and MR-A002 (Prepared by Nequette Architecture & Design) dated 11/09/2023 - Approved as submitted.

Grading Plans

MR-C8 – MR-C12 prepared by Schoel Engineering and submitted 11/17/23 – Approved as submitted

Building Plans

Color Elevations or Architectural Plans and Material Board resubmitted 12/08/23 (prepared by Nequette Architecture and Design) have been reviewed by the Architectural Review Committee (ARC). The ARC has approved the drawings and specifications list below, contingent on the payment of the Municipal Fund Fee in the amount of \$1,227,918.16, as defined in the covenants, at closing:

- Building 1 – Approved as submitted.
- Building 2 – Approved as submitted.
- Manor House 04 – Approved as submitted.
- Town House 06 – Approved as submitted.
- Cottage 05-A – Approved as submitted.
- Cottage 05-B – Approved as submitted.
- Pet Center – Approved as submitted.
- Pool Pavilion – Approved as submitted.



- 4 Bay Garage – Approved as submitted.
- Maintenance Building – Approved as submitted.
- Trash Enclosure – Approved as submitted.

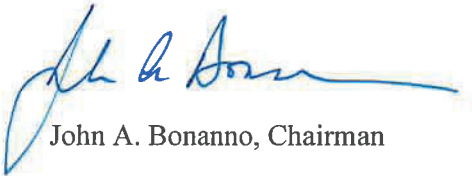
Landscape Plans

MR-LA000 - MR-LA700 prepared by Dix-Hite and dated 11/9/2023 – Approved as submitted.

Lighting Plans

Livano Liberty Park Exterior Lighting package submitted 11/17/23 (cut sheets provided by Nequette Architecture and Design). - Approved as submitted.

Sincerely,
Liberty Park Architectural Review Committee



John A. Bonanno, Chairman

Design Review Board Application

DRB-24-16

Submitted On: Oct 18, 2024

Applicant

 Dudley Simms
 2058291147
 dudley@livdev.com

Primary Location

3389 ENDEAVOR LN
VESTAVIA HILLS, AL 35242

Owner of Property

Name

Filmont Residences, LLC

City

Birmingham

Zip Code

35209

Email

wes@livdev.com

Address

2204 Lakeshore Drive, Suite 450

State

AL

Phone Number

2058291144

Billing/Responsible Party

Name

Filmont Residences, LLC

City

Birmingham

Zip Code

35209

Email

payables@livdev.com

Address

2204 Lakeshore Drive, Suite 450

State

AL

Phone Number

2058291144

Representing Attorney/Other Agent

Name

--

City

--

Zip Code

--

Email

--

Address

--

State

--

Phone Number

--

Description of Property

Subject Property Address

3389 Endeavor Lane

Subdivision Name, Lot #, Block #, etc.

The Bray Town Center Phase II, Lot 2

Property Zoning Classification

--

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

true

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.

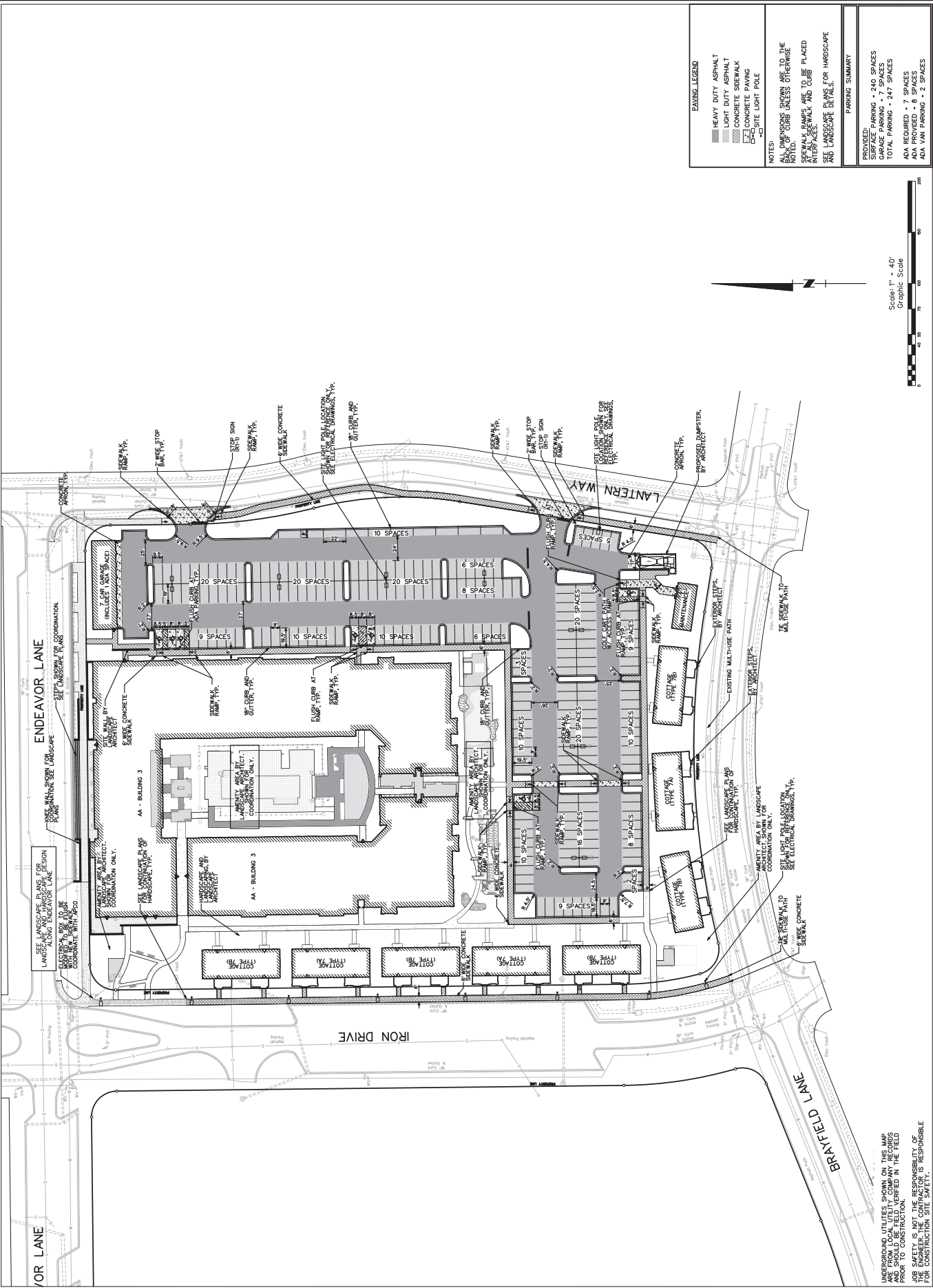
General: Provide three copies and one digital copy (pdf format) of all drawings or plans required below for review. Drawings must be to scale. These drawings should be turned in with the application. Drawings shall be folded to size 8 ½" by 11".

1. Architectural Review

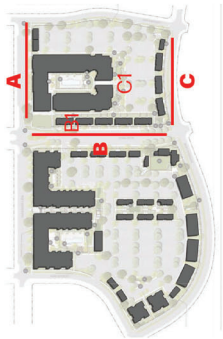
- a. Site plan showing roadways, entrances, exits and parking
- b. Building elevations showing construction material, material colors, context, and protrusions. Color rendering is preferred. Roof design must be detailed.
- c. Presentation by architect or owner with knowledge of compatibility with adjacent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



PAINT COLORS



1	SW "Dorian Grey"	2	SW "Stuzzle Grey"	3	SW "Iron Ore"	4	SW "Ripple Grey"	5	SW "Honed Soapstone"	6	SW "Mountain Road"	7	SW "Porcelain"	8	SW "Shutler"	9	SW "Tin Lizzie"	10	SW "Downing Stone"
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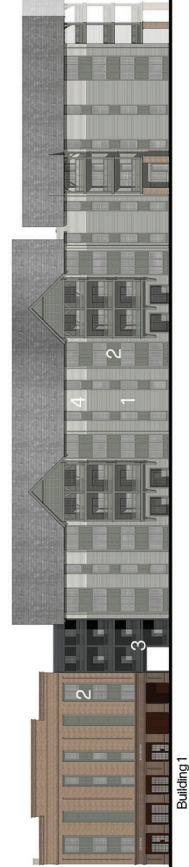
Elevation A: Endeavor Lane



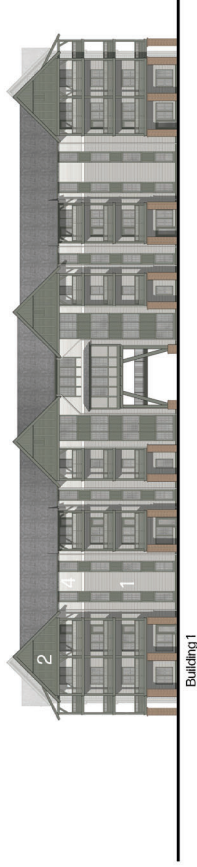
Elevation B: Iron Drive



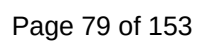
Elevation C: Brayfield Lane



Elevation Bt: Internal View



Elevation Ct: Internal View



FILMONT - LIBERTY PARK

BUILDING 3

7/18/2024

ROOF (A)		SHINGLE: TAMKO HERITAGE ARCHITECTURAL SHINGLE, IKO CAMBRIDGE COLOR: HARVARD SLATE
DOOR & WINDOW TRIM (B7)		LAP SIDING: SW2821 DOWNING STONE
DOOR & WINDOW TRIM (B8)		TRIM COLOR: SW7068 GRIZZLE GRAY
DOOR & WINDOW TRIM (B9)		TRIM COLOR: SW7069 IRON ORE
BRICK COLOR (C3)		ACME MODULAR BRICK, COLOR: ROCKWELL *LIME SPECKS WILL BE REMOVED MORTAR: COOSA OLD LIME PUTTY

BRICK COLOR (C4)		ACME MODULAR BRICK, COLOR: MENAWA MORTAR: COOSA ANTIQUE BUFF
BODY COLOR (D6)		LAP SIDING: SW282 I DOWNING STONE
BODY COLOR (D7)		SIDING: SW7068 GRIZZLE GRAY
BODY COLOR (D8)		SIDING: SW7069 IRON ORE
BODY COLOR (D9)		LAP SIDING: SW7015 REPOSE GRAY

EAVES & FASCIA (E)	SHERWIN WILLIAMS SW7068 GRIZZLE GRAY	
RAILINGS (F3)	SHERWIN WILLIAMS SW7015 REPOSE GRAY	
RAILINGS (F4)	SHERWIN WILLIAMS SW7068 GRIZZLE GRAY	
RAILINGS (F5)	SHERWIN WILLIAMS SW7069 IRON ORE	
ENTRY DOORS (G6)	SHERWIN WILLIAMS SW2821 DOWNING STONE	
ENTRY DOORS (G7)	SHERWIN WILLIAMS SW7068 GRIZZLE GRAY	
ENTRY DOORS (G3)	SUN WINDOW ALUMINUM CLAD: IRON ORE	
WINDOWS (H1)	SUN WINDOW ALUMINUM CLAD: IRON ORE	
WINDOWS (H2)	MGM VINYL WINDOWS: EARTHTONE	
WINDOWS (H3)	MGM VINYL WINDOWS: BLACK	
GUTTERS AT BRICK (F2)	DARK BRONZE	
GUTTERS AT SIDING (F1)	GRANITE	

NOTE: CORNER BOARDS TO MATCH BODY COLORS

EXTERIOR PAINT SCHEDULE	
A	ROOF
B7-B9	DOOR & WINDOW TRIM
C3, C4	BRICK COLOR
D6-D9	BODY COLOR
E	EAVES & FASCIA
F3, F4	RAILINGS
G3, G6, G7	ENTRY DOORS
H1, H2, H3	WINDOWS
F1, F2	GUTTERS

*SEE PAINT PLAN

GENERAL PAINT NOTES:
1. WHERE APPLICABLE, DORMERS ARE TO BE PAINTED TO MATCH BODY COLOR (C). DORMER IS REFERED TO AS BODY, TRIM, & EAVE OF DORMER
2. WHEN PAINTING TRIM THE TRIM PAINT COLOR IS TO BE RETURNED BACK TO THE SIDING. DO NOT ONLY PAINT THE FACE OF THE TRIM
3. WHERE APPLICABLE, WATER TABLE IS TO BE PAINTED THE BODY COLOR

FILMONT - LIBERTY PARK		
COTTAGE 07-B - SCHEME #7		
8/22/2024		
ROOF (A)		SHINGLE: TAMKO HERITAGE ARCHITECTURAL SHINGLE, IKO CAMBRIDGE, COLOR: HARVARD SLATE
WINDOW & DOOR TRIM (B)		TRIM PAINT COLOR: SW7068 GRIZZLE GRAY
BODY COLOR (C1)		SIDING: SW9163 TIN LIZZIE
BODY COLOR (C2)		N/A
PORCHES & RAILINGS (D)	SHERWIN WILLIAMS SW7068 GRIZZLE GRAY	
GARAGE DOOR (E)	N/A	
ENTRY DOORS (F)	SHERWIN WILLIAMS SW2837 AURORA BROWN	
WINDOWS (G)	MGM VINYL WINDOWS: EARTHTONE	
EAVES & FASCIA (H)	SHERWIN WILLIAMS SW7068 GRIZZLE GRAY	
BRICK (I)	ACME MODULAR: OLD TAVERN (NO WHITE ACCENT) MORTAR: COOSA ANTIQUE BUFF	
GUTTERS	CHARCOAL	

NOTE: CORNER BOARDS TO MATCH BODY COLORS

EXTERIOR PAINT SCHEDULE	
A	ROOF
B	WINDOW & DOOR TRIM
C	BODY COLOR
D	PORCHES & RAILINGS
E	GARAGE DOOR
F	ENTRY DOORS
G	WINDOWS
H	EAVES & FASCIA
I	BRICK

*SEE PAINT PLAN

GENERAL PAINT NOTES:
1. WHERE APPLICABLE, DORMERS ARE TO BE PAINTED TO MATCH COLOR (C1). DORMER IS REFERED TO AS BODY, TRIM, & EAVE OF DORMER
2. WHEN PAINTING TRIM THE TRIM PAINT COLOR IS TO BE RETURNED BACK TO THE SIDING. DO NOT ONLY PAINT THE FACE OF THE TRIM
3. WHERE APPLICABLE, WATER TABLE IS TO BE PAINTED THE BODY COLOR

FILMONT - LIBERTY PARK		
COTTAGE 07-B - SCHEME #8		
8/22/2024		
ROOF (A)		SHINGLE: TAMKO HERITAGE ARCHITECTURAL SHINGLE, IKO CAMBRIDGE, COLOR: HARVARD SLATE
WINDOW & DOOR TRIM (B)		TRIM PAINT COLOR: SW7047 PORPOISE
BODY COLOR (C1)		SIDING: SW9173 SHIITAKE
BODY COLOR (C2)		N/A
PORCHES & RAILINGS (D)	SHERWIN WILLIAMS SW7047 PORPOISE	
GARAGE DOOR (E)	N/A	
ENTRY DOORS (F)	SHERWIN WILLIAMS SW7069 IRON ORE	
WINDOWS (G)	MGM VINYL WINDOWS: EARTHTONE	
EAVES & FASCIA (H)	SHERWIN WILLIAMS SW7047 PORPOISE	
BRICK (HI)	ACME MODULAR: MENAWA MORTAR: COOSA ANTIQUE BUFF	
GUTTERS	GRANITE	

NOTE: CORNER BOARDS TO MATCH BODY COLORS

EXTERIOR PAINT SCHEDULE	
A	ROOF
B	WINDOW & DOOR TRIM
C	BODY COLOR
D	PORCHES & RAILINGS
E	GARAGE DOOR
F	ENTRY DOORS
G	WINDOWS
H	EAVES & FASCIA
I	BRICK

*SEE PAINT PLAN

GENERAL PAINT NOTES:
1. WHERE APPLICABLE, DORMERS ARE TO BE PAINTED TO MATCH COLOR (H). DORMER IS REFERED TO AS BODY, TRIM, & EAVE OF DORMER
2. WHEN PAINTING TRIM THE TRIM PAINT COLOR IS TO BE RETURNED BACK TO THE SIDING. DO NOT ONLY PAINT THE FACE OF THE TRIM
3. WHERE APPLICABLE, WATER TABLE IS TO BE PAINTED THE BODY COLOR

FILMONT - LIBERTY PARK		
COTTAGE 07-A - SCHEME #9		
8/22/2024		
ROOF (A)		SHINGLE: TAMKO HERITAGE ARCHITECTURAL SHINGLE, IKO CAMBRIDGE, COLOR: HARVARD SLATE
WINDOW & DOOR TRIM (B)		TRIM PAINT COLOR: SW9126 HONED SOAPSTONE
BODY COLOR (C1)		SIDING: SW7743 MOUNTAIN ROAD
BODY COLOR (C2)		N/A
PORCHES & RAILINGS (D)	SHERWIN WILLIAMS SW9126 HONED SOAPSTONE 	
GARAGE DOOR (E)	N/A	
ENTRY DOORS (F)	SHERWIN WILLIAMS SW2837 AURORA BROWN 	
WINDOWS (G)	MGM VINYL WINDOWS: EARTHTONE	
EAVES & FASCIA (H)	SHERWIN WILLIAMS SW9126 HONED SOAPSTONE 	
BRICK (I)	ACME MODULAR: ROCKWELL (NO LIME SPECKS) MORTAR: COOSA OLD LIME PUTTY 	
GUTTERS	GRANITE	

NOTE: CORNER BOARDS TO MATCH BODY COLORS

EXTERIOR PAINT SCHEDULE	
A	ROOF
B	WINDOW & DOOR TRIM
C	BODY COLOR
D	PORCHES & RAILINGS
E	GARAGE DOOR
F	ENTRY DOORS
G	WINDOWS
H	
I	BRICK

*SEE PAINT PLAN

GENERAL PAINT NOTES:
1. WHERE APPLICABLE, DORMERS ARE TO BE PAINTED TO MATCH COLOR (C1). DORMER IS REFERED TO AS BODY, TRIM, & EAVE OF DORMER
2. WHEN PAINTING TRIM THE TRIM PAINT COLOR IS TO BE RETURNED BACK TO THE SIDING. DO NOT ONLY PAINT THE FACE OF THE TRIM
3. WHERE APPLICABLE, WATER TABLE IS TO BE PAINTED THE BODY COLOR

Context



Traditional forms & detailing

- Common residential massing
- Wood detailing
- Divided lite
- Connection to public way

The Bray Townhomes - Phase 1

Vestavia Hills Design Review



Timeless materials and colors

- Hardie lap siding or board & batten
- Muted & complementary colors
- Finished brick in lieu of painted

The Bray Townhomes - Phase 2

Livano Liberty Park & Filmont



Compatibility with larger vision

- This project will set the standard for those that follow it.
- The massing and material palette shall be common to those in the residential vernacular.

The Bray Master Plan

LIV-LIBERTY PARK ACTIVE ADULT

PERMIT SET
ISSUED FOR PERMIT
November 9, 2023

Prepared For
LIV DEVELOPMENT



Date: 11/09/2023
Drawn by: EM
Reviewed by: KC

JAN Number: 200609

Issued for: Date:



ISSUED FOR PERMIT

Sheet Number:

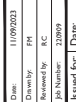
AA-LA000

PERMIT SET

COVER SHEET

LIV-LIBERTY PARK ACTIVE ADULT
BIRMINGHAM, AL
LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450





2204 LAKESHORE DRIVE, SUITE 450

GENERAL NOTES

KEY TO THE PERMIT

[illegible]

1. SITE HANDICAP ELEMENTS FOR PODIUM, ROOF LEVEL AND OTHER BUILDING SURFACES ARE SHOWN FOR MATERIAL RELATIONSHIPS ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY OTHERS FOR CONSTRUCTION DETAILS.

2. CONSTRUCTION DOCUMENTS FOR ITEMS RELATED TO HANDICAP ON STRUCTURE THAT HAVE BEEN PREPARED BY OTHERS INCLUDE, BUT ARE NOT LIMITED TO, ANCHORS, REINFORCING, WALL TIEBOLTS, DRAINAGE MATERIAL, ATTACHMENT METHODS AND SLAB PENETRATIONS.

SITE FEATURES

2. SHAPES, STRUCTURES DRAWINGS OF SHAPE, STRUCTURES IN LANDSCAPE ARCHITECTS PLANS ARE PROVIDED TO ESTABLISH THE BASIS OF DESIGN FOR CONTRACT DOCUMENTS PREPARED BY OTHERS.
3. SHADES, STRUCTURES DRAWINGS OF SHADE, STRUCTURES WITH INCLUDE AIRWAYS, FROGLAND AND OR CANALS. THE BASIS OF DESIGN FOR CONTRACT DOCUMENTS PREPARED BY OTHERS.
4. SECS AND WOOD CONSTRUCTION DRAWINGS OF WOOD CONSTRUCTION IN LANDSCAPE ARCHITECTS PLANS ARE PROVIDED TO ESTABLISH THE BASIS OF DESIGN FOR CONTRACT DOCUMENTS PREPARED BY OTHERS.
5. WATER FEATURES DRAWINGS OF WATER FEATURES (POOLS) / SPAS / FOUNTAINS IN LANDSCAPE ARCHITECTS PLANS ARE PROVIDED TO ESTABLISH THE BASIS OF DESIGN FOR CONTRACT DOCUMENTS PREPARED BY OTHERS.
6. LIGHT FIXTURES DRAWINGS OF LIGHT FIXTURES IN LANDSCAPE ARCHITECTS PLANS ARE PROVIDED TO ESTABLISH THE BASIS OF DESIGN FOR CONTRACT DOCUMENTS PREPARED BY OTHERS.
7. SENSITIVE DRAWINGS OF SENSITIVE DRAWING IN LANDSCAPE ARCHITECTS PLANS ARE PROVIDED TO ESTABLISH THE BASIS OF DESIGN FOR CONTRACT DOCUMENTS PREPARED BY OTHERS.

LANDSCAPE
SOIL DEGRADATION AND SOIL MV[illegible][illegible]

9. SOILS AND LANDSCAPE ARCHITECT ON-SITE SOILS MAY BE SUBMITTED FOR TOPSOIL AND SAND BASED ON A SOILS TEST REPORT INDICATING APPLICABLE CHARACTERISTICS. ACCEPTED ON-SITE SOIL MAY BE USED IN EITHER THE REPORTED OR AMENDED PLANTING PAGES. REFER TO GEOTECHNICAL REPORT AND CIVIL ENGINEER'S PLANS FOR USE OF ON-SITE SOILS IN OTHER APPLICATIONS.

10. SOIL TESTING FOR CONTAMINATION ON HAZARDOUS MATERIALS IS NOT THE PURPOSE OF THESE TESTS AND IS BEYOND THE SCOPE OF LANDSCAPE ARCHITECT RESPONSIBILITY.

[illegible]

9. PLANTS SHALL BE SYMMETRICAL AS IS TYPICAL FOR THEIR VARIETY AND SPECIES. THEY SHALL BE FREE FROM DISEASE AND INSECTS OR THEIR EGGS.

10. NURSERY GROWN STOCK SHALL BE GROWN UNDER CLIMATE CONDITIONS LIKE THOSE IN THE LOCALITY OF THE PROJECT.

11. ALL SPECIFIED PLANT MATERIAL SIZES ARE MINIMUM SIZES. ANY MATERIAL NOT MEETING THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.

12. CONTAINER PLANTS SHALL HAVE BEEN GROWN IN A RIGID CONTAINER FOR A MINIMUM TIME AS FOLLOWS:

[illegible][illegible][illegible]

LANDSCAPE ARCHITECTS SHALL HAVE THE RIGHT AT ANY STAGE OF CONSTRUCTION TO REJECT ALL WORK OR MATERIALS WHICH IN THEIR OPINION DO NOT MEET WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

CONTRACTOR'S RECOMMENDATIONS AND INSTALLATION GUIDELINES / INSTRUCTIONS IF THERE IS A DISCREPANCY BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING WITHIN 7 DAYS AFTER RECEIVING THE SAME. LANDSCAPE ARCHITECT SHALL NOT BE LIABLE FOR ANY ERROR OR OMISSION THAT RESULTS FROM CONTRACTORS' FAILURE TO FOLLOW LANDSCAPE ARCHITECT'S INSTRUCTIONS.

THE CONTRACT DOCUMENTS WERE PREPARED USING INFORMATION READILY AVAILABLE OR PROVIDED TO LANDSCAPE ARCHITECT REGARDING EXISTING CONDITIONS, INCLUDING LOCATIONS, ELEVATIONS AND DIMENSIONS OF UTILITIES, STRUCTURES, AND OTHER FEATURES. LANDSCAPE ARCHITECT AND THEIR CONSULTANTS ARE NOT LIABLE FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION OR FOR ANY CONSEQUENCES THAT MAY BESET FROM THE USE OF SUCH INFORMATION.

[illegible][illegible]

NOTE: FOR LANDSCAPE AREAS ARE PLUS OR MINUS (±) 0.04 FOOT (1/2 INCH).
 1. FOR LANDSCAPE AREAS ARE PLUS OR MINUS (±) 0.02 FOOT (1/4 INCH).
 2. FOR CLOSURE ON HANDICAPED SIDEWALK SHALL NOT EXCEED 2% RUNNING SLOPE SHALL NOT EXCEED 3% UNLESS OTHERWISE IN THE CONTRACT DOCUMENTS. SEE HANDICAP GRADING PLAN FOR ADDITIONAL REQUIREMENTS.
 3. FINE GRADE FRESHEN IN PAVEMENT AND LANDSCAPE AREAS TO ACHIEVE POSITIVE FLOW AWAY FROM VERTICAL ELEMENTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, WALLS, AND COLUMNS.
 4. FINE GRADE LANDSCAPE AREAS SMOOTHLY, AVOIDING UNINTENTIONAL DEPRESSIONS AND MAKING MATERIAL TRANSITIONS THAT ALLOW RUNOFF TO ENTER LANDSCAPE AREAS.

OF SURFACES FOR LANDSCAPE AREAS, INCLUDING BUT NOT LIMITED TO TERRAINS, PONDINGS AND SWALES, SHALL BE SMOOTH TO CONTINUOUS AREAS. VARIATIONS IN GRADE SHALL BE SMOOTHED TO AVOID CONCENTRATIONS OF SURFACE IRREGULARITIES AND SHALL BLEND INTO SURROUNDING TERRAIN IN A NATURAL MANNER. BLEND IN SMALL IMPERFECTIONS SHALL BE SMOOTHED TO AVOID CONCENTRATIONS OF SURFACE IRREGULARITIES. THESE AREAS MAY BE DRAGGED WITH A DRAGMAT TO ACHIEVE A SMOOTH SURFACE. THE CONTRACTOR SHALL MAINTAIN A SMOOTH SURFACE ON ALL LANDSCAPE AREAS. THESE AREAS MAY BE DRAGGED WITH A DRAGMAT TO ACHIEVE A SMOOTH SURFACE. THE CONTRACTOR SHALL MAINTAIN A SMOOTH SURFACE ON ALL LANDSCAPE AREAS UNTIL FINAL ACCEPTANCE. AT NO ADDITIONAL COST TO THE OWNER, CONTRACTOR SHALL REPAIR AND CLEAN UP AREAS WHERE SETTLEMENT, WASHOUTS, EROSION, OR OTHER GRADE CHANGES OCCUR TO MAINTAIN A SMOOTH SURFACE.

NATURAL LANDSCAPE

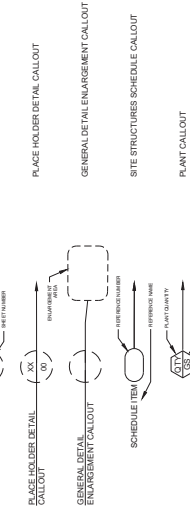
CONTRACTOR SHALL SURVIVE, LOCATE AND STAKE THE LOCATION OF ALL FOOTINGS, PIERLS, WALLS, COLUMNS AND AMBIENT FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY FOR ANY RECONSTRUCTION OF HADISCAPE RESULTING FROM WORK THAT IS UNDERTAKEN PRIOR TO THE APPROVAL BY LANDSCAPE ARCHITECT.

ONCE THE DESIGN DRAWINGS AND/OR FIELD NOTES FOR ALL ITEMS SET ON THE CONTRACT DOCUMENTS, UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL BESET UP A SECURED LOCATION ON THESE ITEMS REFERENCE LOCATED BY LANDSCAPE ARCHITECT. MOGULS WILL REMAIN ON SITE UNTIL FINAL ACCEPTANCE OF HADISCAPE CONSTRUCTION.

BS. BOTTOM OF STEP	CT. CURB INLET	LF. LOW POINT	SF. SQUARE FEET
CF. CUBIC FEET	DI. DIAMETER	NTS. NOT TO SCALE	ST. STAINLESS STEEL
CIP. CAST IN PLACE	DO. DRAIN	NWL. - NORMAL WATERLINE	SYM. - SYMMETRIC
CL. CENTER LINE	DO-DIMENSION	OC. ON CENTER	TC. TOP OF CURB
CHU. CURBURE BLOCK	FL. FINISH FLOOR	PA. PLANTING AREA	TS. TOP OF STEP
CONT. CONTINUOUS	GA. GAUGE	PT. - PRESSURE TREATED	TW. TOP OF WALL
CT. - CLEAR TRUNK	HP. HIGH POINT	R. RADIUS	
	LF. LINER FOOT	ROW. - RIGHT OF WAY	

DETAIL NUMBER

GENERAL DETAIL CALLOUT





LIV LIBERTY PARK
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL 35204

Drawn By: JH
Reviewed By: JH
JH Number: 120829
Issued For: Date:

LIV LIBERTY PARK ACTIVE ADULT
BIRMINGHAM, AL
LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450

POOL FURNISHING PLAN
PERMIT SET

ISSUED FOR PERMIT



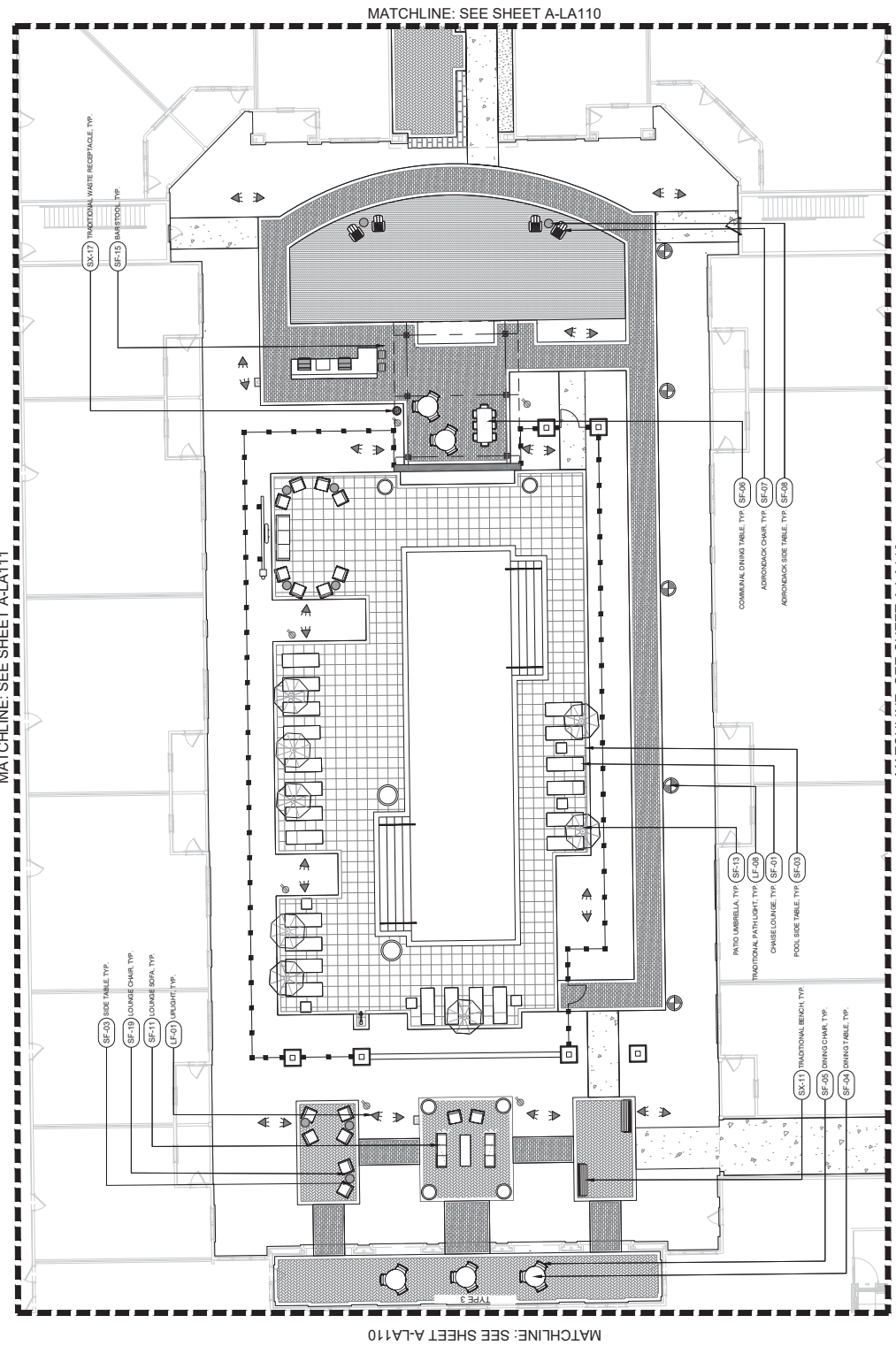
Sheet Number:
AA-LA152

LEGEND

HANDICAP ACCESSIBLE ROUTE

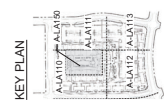
CODE	DESCRIPTION
SF-01	CHAIR LOUNGE
SF-02	IN-POOL CHAIR LOUNGE
SF-03	POOL CHAIR
SF-04	DINING TABLE
SF-05	DINING CHAIR
SF-06	COMMUNAL DINING TABLE
SF-07	ADIRONDACK CHAIR
SF-08	ADIRONDACK SIDE TABLE
SF-09	BISTRO CHAIR
SF-10	BAR STOOL
SF-11	LOUNGE SOFA
SF-12	COFFEE TABLE
SF-13	PATIO UMBRELLA
SF-14	COMMUNAL BENCH
SF-15	BAR STOOL
SF-16	OUTDOOR PING PONG TABLE
SF-17	TRADITIONAL WASTE RECEPTACLE
SF-18	BAR STOOL

MATCHLINE: SEE SHEET A-LA111

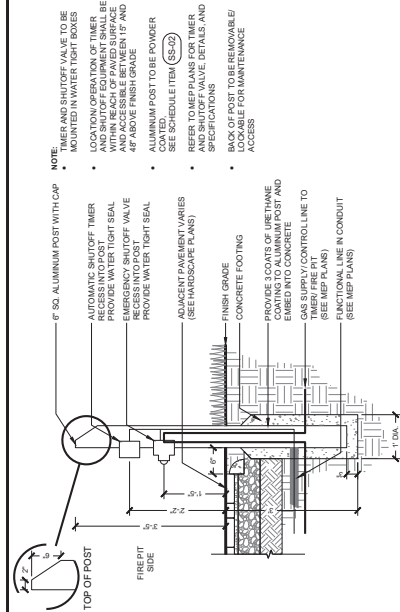


MATCHLINE: SEE SHEET A-LA110

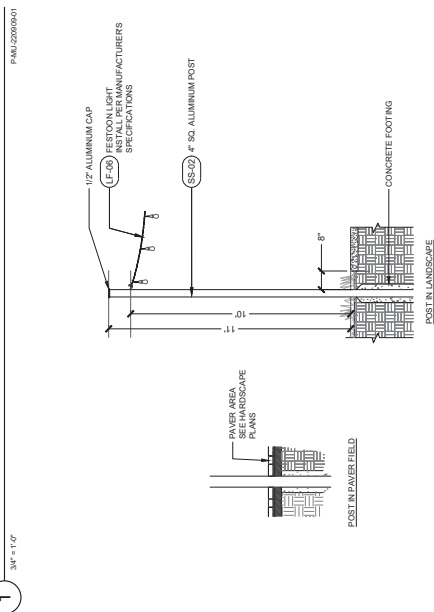
MATCHLINE: SEE SHEET A-LA110



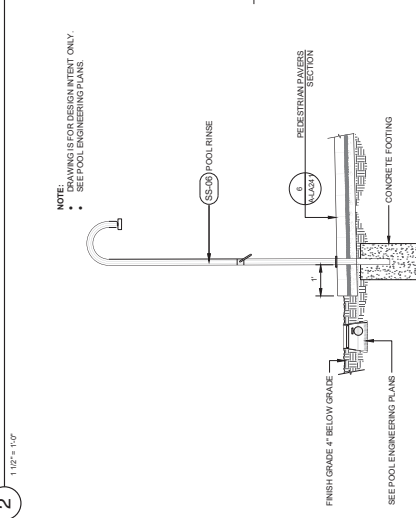
SCALE: 1" = 10'
0 10 20



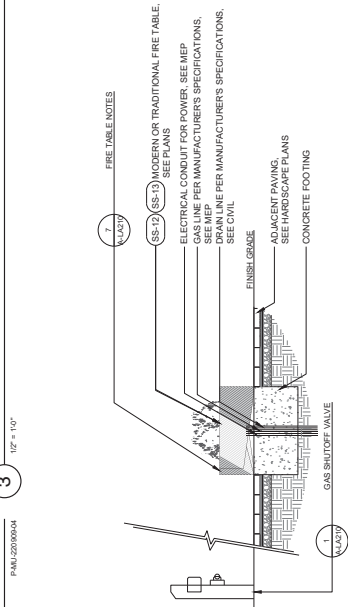
1 GAS SHUTOFF VALVE



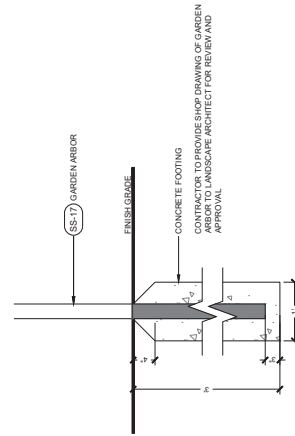
 FESTOON LIGHT POLE



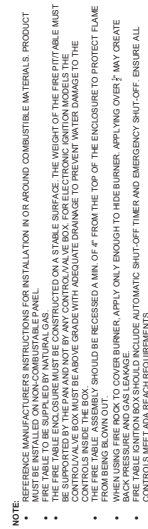
POOL RINSE



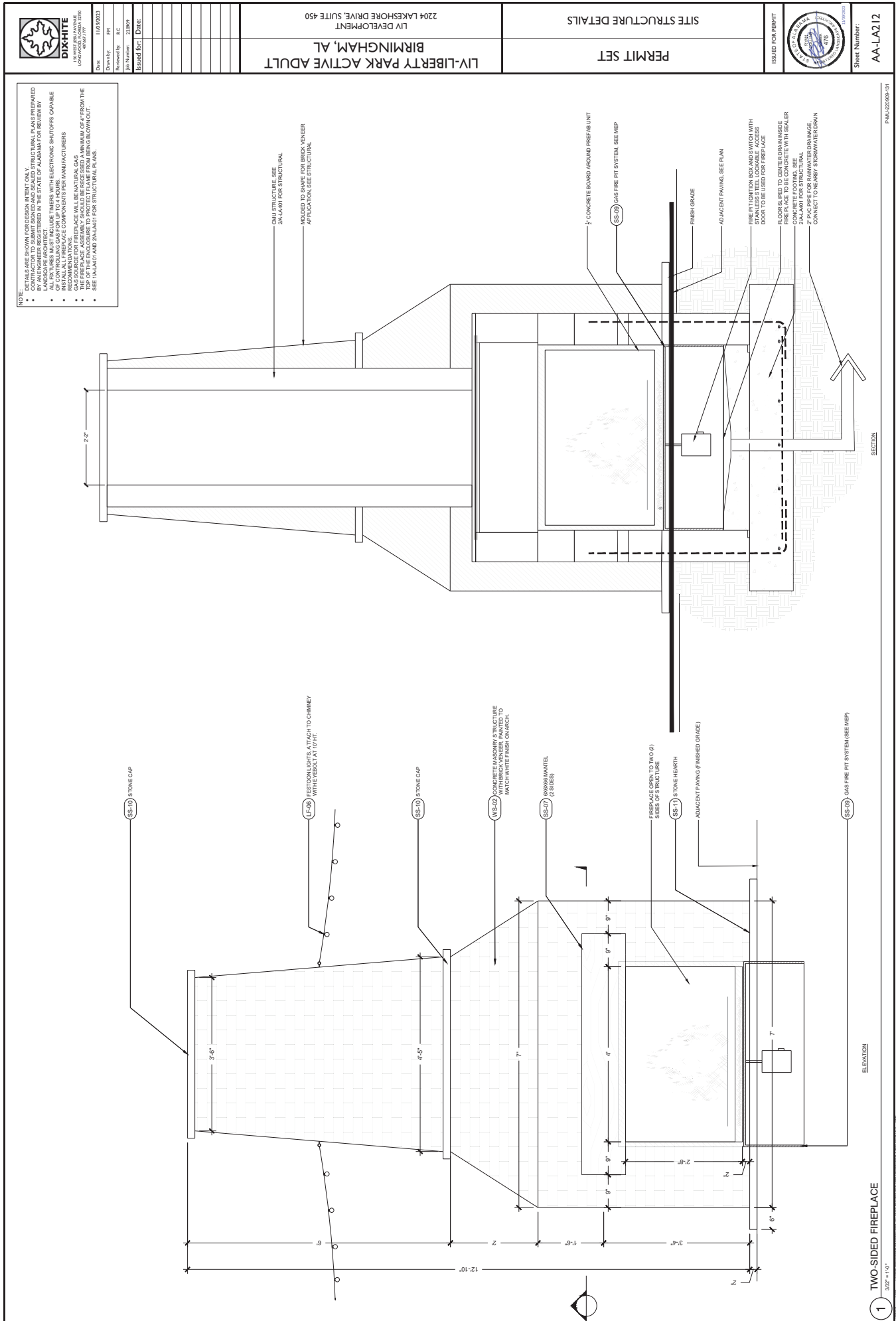
FIRE TABLE



7 FIRE TABLE NOTES



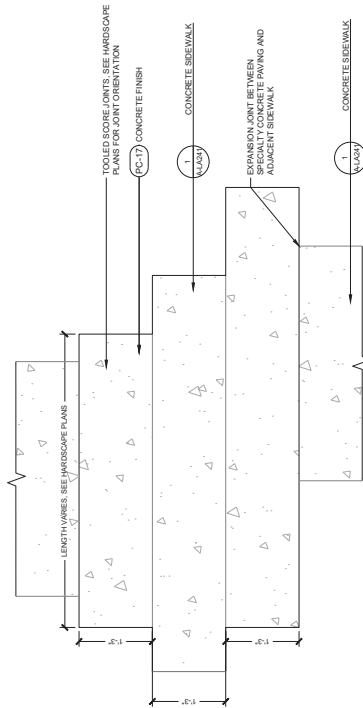
8 GARDEN ARBOR FOOTING



[illegible]

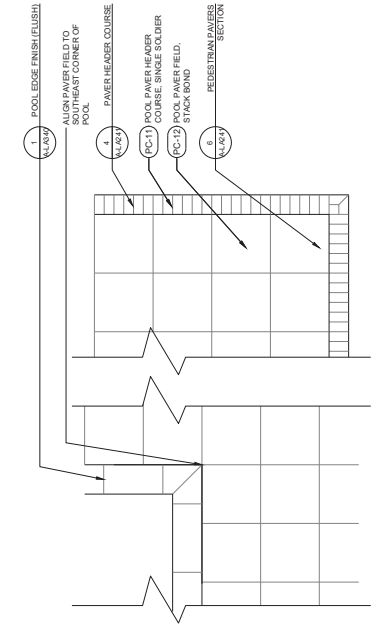


NOTES:
* CONTRACTOR SHALL PROVIDE A FIELD MOCK-UP OF PAVING MATERIALS, JOINTS, AND FINISHES TO THE LANDSCAPE ARCHITECT.



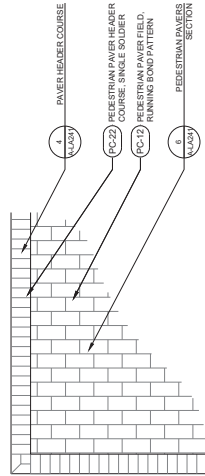
1 SPECIALTY CONCRETE PAVING
1/2" = 1'-0"

P&M-220009-219



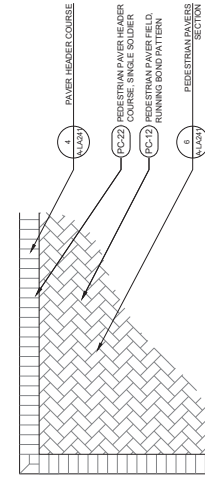
2 POOL PAVING ENLARGEMENT
1/2" = 1'-0"

P&M-LV151



3 PEDESTRIAN RUNNING BOND PAVING ENLARGEMENT
1/2" = 1'-0"

P&M-LV132



4 PEDESTRIAN HERRINGBONE PAVING ENLARGEMENT
1/2" = 1'-0"

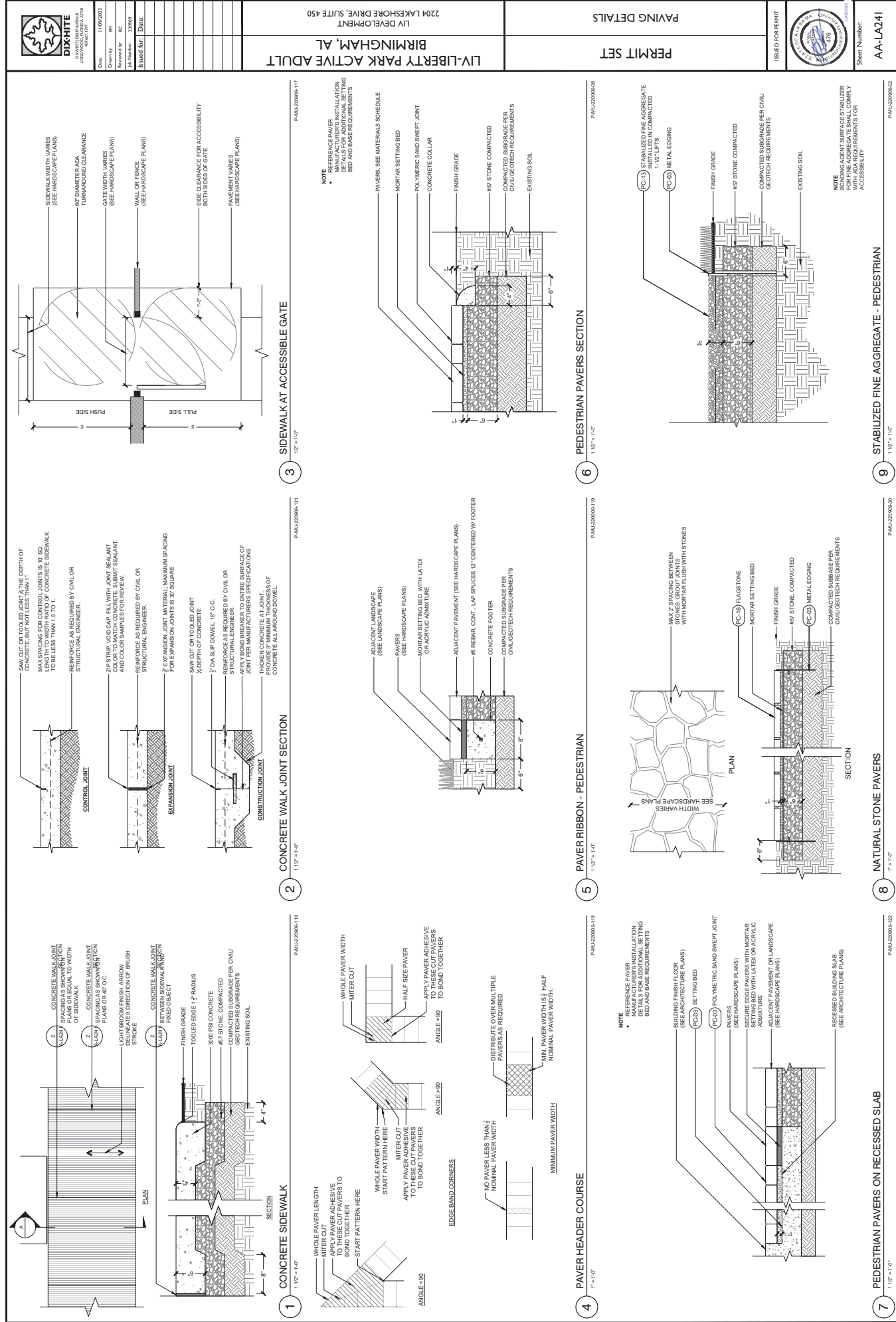
P&M-LV170

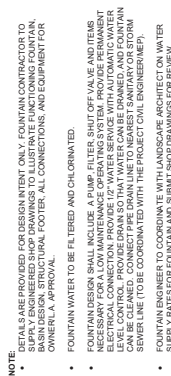
LIV-LIBERTY PARK ACTIVE ADULT
BIRMINGHAM, AL
LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450

PERMIT SET
PAVING DETAILS



Sheet Number:
AA-LA240





LIV-LIBERTY PARK ACTIVE ADULT
BIRMINGHAM, AL
LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450

PERMIT SET

ISSUED FOR PERMIT



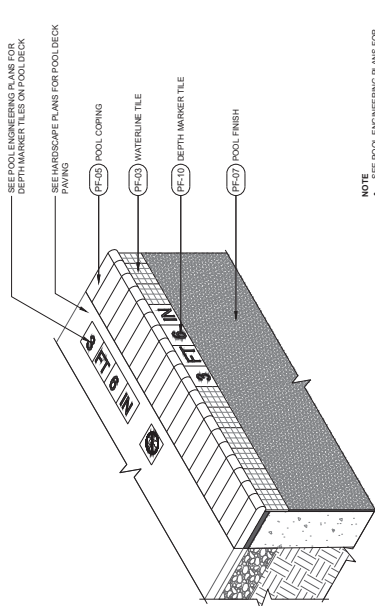
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PAVING MATERIALS			ITEM	MANUFACTURER	COLOR / FINISH	COMMENTS	SUBMITTALS
PC01	ARTIFICIAL TURF A	EPUITT		www.farm-lawn.com	N/A	INSTALL PER MANUFACTURER'S INSTRUCTIONS	
PC02	ARTIFICIAL TURF B	FRIDGE		www.farm-lawn.com	N/A	INSTALL PER MANUFACTURER'S INSTRUCTIONS	
PC03	METAL EDGING	PERMASTRIP (3'10" x 6')		www.permastrip.com	BLACK	INSTALL PER MANUFACTURER'S SPECIFICATIONS	
PC04	TRIMMED DOME PAVEN	ADA PAVERS		www.urbirock.com	CHARCOAL		
PC05	BOULDER	MOSSELSTONE BOULDER		www.alstonia.com	N/A		
PC10	POOL PAVEN FELD	SKYLINE		www.urbirock.com	FINISH: SMOOTH PREMIER COLOR: SILVER GREY	PROVIDE FIELD MOSCUP TO 3'0" x 3'0" x 3'0"	FM
PC11	POOL PAVEN-HEADER COURSE	HOLLAND PREMIER		www.urbirock.com	NOTIFY	PROVIDE FIELD MOSCUP TO 3'0" x 3'0" x 3'0"	FM
PC12	PEDESTRIAN PAVEN FELD	CYPHORINE 3' X 6' 00MM		www.urbirock.com	FINISH: ELEGANCE RE-ALLA COLOR: ARTIC GREY	PROVIDE FIELD MOSCUP TO 3'0" x 3'0" x 3'0"	FM
PC13	STABILIZED AGGREGATE	STABILIZED PATHWAY MIX		KAPPA GRANITE	IMPERIAL GRAY GRANITE		
PC16	IRREGULAR FLAGSTONE	#12A PERIN, TRUE BLUE IRREGULAR FLAGSTONE 1-2"		www.alstonia.com	N/A		
PC17	CONCRETE FINISH	MEDIAN BROOK FINISH		www.alstonia.com	NATURAL GRAY		SA
PC18	DECORATIVE GRAVEL	WIST INDIA GRASS JACKL 2-3"		www.alstonia.com	FINISH: UNBAND MOTTLED APPROVAL APPROVAL	PROVIDE FIELD MOSCUP TO 3'0" x 3'0" x 3'0"	FM
PC20	STREET ESCAPE PAVEN FELD	ARTLINE / 7 UNIT RANDOM		www.urbirock.com	FINISH: ELEGANCE RE-ALLA COLOR: DMC	CONTRACTOR TO SUBMIT PERMANENTLY TO VERIFY COLOR BLEND APPLICATION	FM
PC21	STREET ESCAPE BANDING PAVEN	TOURNALL 4' X 10' X 20MM		www.urbirock.com	FINISH: ELEGANCE RE-ALLA COLOR: DMC	CONTRACTOR TO SUBMIT PERMANENTLY TO VERIFY COLOR BLEND APPLICATION	FM
PC22	PEDESTRIAN PAVEN-HEADER COURSE	CYPHORINE 3' X 6' 00MM		www.urbirock.com	FINISH: ELEGANCE RE-ALLA COLOR: DMC	CONTRACTOR TO SUBMIT PERMANENTLY TO VERIFY COLOR BLEND APPLICATION	FM
PC23	PAVER STEP TREAD	LEDGESTONE		www.urbirock.com	UNLOCK	TO MATCH SURROUNDING PAVEN SELECTION	
PC24	PAVER STEP RISER	LEDGESTONE		www.urbirock.com	UNLOCK	TO MATCH SURROUNDING PAVEN SELECTION	

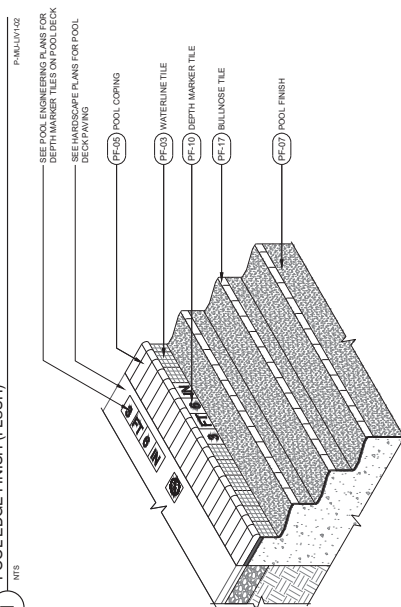
CONTRACTOR SHALL PROVIDE SHOP DRAWINGS (SD), SAMPLES (SA), AND/OF FIELD MOSCUPS (FM) FOR ALL SCHEDULED ITEMS AS NOTED.

LIV-LIBERTY PARK ACTIVE ADULT	BIRMINGHAM, AL	LIV DEVELOPMENT 2204 LAKESHORE DRIVE, SUITE 450
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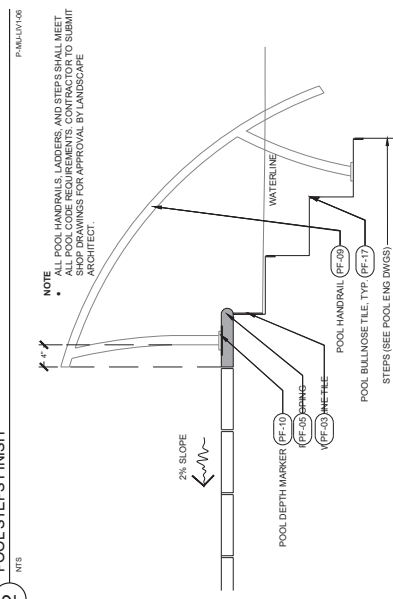




① POOL EDGE FINISH (FLUSH)



POOL STEPS FINISH



POOL HANDRAIL

POOL FINISHES			MANUFACTURER	COLOR FINISH	COMMENTS	SUBMITTALS
PF-03	WATERLINE TILE	VANSGUARD 1" X 1"	ONIX www.onixusa.com	MAUREN		
PF-05	POOL COPING	BULLNOSE GRANITE	www.bullnose-granite.com	BEDIE CREAM		
PF-07	POOL FINISH	DIAMOND BRITTE EXPOSED COPPER/WHITE/SLATE	SHOW INC. www.britte-360.com www.britte-usa.com	N/RY		
PF-09	POOL HAIRGRAL	ARTISAN SERIES STAIR RAIL ART-1002	SR SMITH www.srsmith.com	POLISHED STAINLESS STEEL	PALING TILES NEED TO BE REPLACED WITH FINISH THAN 4" FOR ADA COMPLIANCE. INSTALL PER SPECIFICATIONS	
PF-10	POOL DEPTH MARKER	(6X) DEPTH MARKER TILE	TO BE SPECIFIED BY POOL CONTRACTOR	BLACK/WHITE CONTRAST BUSH		
PF-11	POOL DEPTH STEP TILE	2x6 NON-SKID BUSH TILE L/WHITE	www.bush.com	TURQUOISE		

CONTRACTOR SHALL PROVIDE SHOP DRAWINGS (SA), AND/OR FIELD WORKUP (FM) FOR ALL SCHEDULE ITEMS AS NOTED.

TRACTOR SHALL PROVIDE SHOP DRAWINGS (SD), SAMPLES (SA), AND/OR FIELD MOCKUPS (FM) FOR ALL SCHEDULE ITEMS AS NOTED.

COVERING CODE.

A. INTERNATIONAL BUILDING CODE, I.B.C. 2021

B. NATIONAL BUILDING CODES.

C. DEAD.

1. DESIGN DEAD LOADS ARE BASED ON THE SELF WEIGHT OF CONSTRUCTION MATERIALS AND FINISHES.

2. ANY ALTERNATE MATERIALS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW.

D. LIVE.

E. ROOF.

F. SNOW.

2015F

1. GROUND SNOW LOAD (Pg) = 5 PSF

2. EXPOSURE FACTOR (Ce) = 1.0

3. SNOW EXPOSURE FACTOR (Co) = 1.0

4. SNOW LOAD IMPORTANCE FACTOR (I_s) = 1.0

5. WIND EXPOSURE FACTOR (K_z) = 1.1

LATERAL DESIGN LOADS.

	CONCRETE CONSTRUCTION AND QUALITY ASSURANCE SHALL BE IN ACCORDANCE WITH CURRENT ACI STANDARDS.	
1.	CONCRETE SCHEDULES	
2.	A. CONCRETE IN CMU CELLS	28 DAY COMPRESSIVE STRENGTH
	B. ALL OTHER CONCRETE	3000 PSI GROSS
3.	C. CONCRETE COVER/REINFORCING (MIN)	3000 PSI NORMAL WEIGHT
	1. UNFORMED SURFACES EXPOSED TO WEATHER	
	2. UNFORMED SURFACE OVER VAPOR BARRIER	
	3. FORMED SURFACES EXPOSED TO EARTH OR WEATHER	
	a. AND LARGER	2 IN.
	b. AND SMALLER	1 IN.
4.	D. FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER	

[illegible][illegible]

1. THE DESIGN OF FOUNDATIONS AND RELATED COMPONENTS IS BASED ON THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY BHATE, PROJECT NO.12287, DATED 12/02/02. THE GENERAL CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS AND RECOMMENDATIONS IN THE REPORT.

2. ALLOWABLE SOIL BEARING PRESSURES (PSF):

CONTINUOUS FOOTINGS	2500
---------------------	------

1. MASONRY CONSTRUCTION SHALL CONFORM TO ACI 530.1 SPECIFICATION OR TMS 402/602.
2. MASONRY COMPRESSIVE STRENGTH (fm) SHALL BE 1900 PSI BASED ON THE UNIT STRENGTH METHOD OR VERIFIED BY PRISM TESTS IN ACCORDANCE WITH ASTM C 1314.

TENSION LAP SPLICE LENGTH		f _c = 3000 PSI					
		BAR SIZE	TOP BARS		OTHERS		BARS
			A	B	A	B	
#3		22	26	17	22		
#4		28	37	22	29		
#5		35	47	28	36		
#6		43	56	35	43		
#7		53	67	44	53		
#8		63	81	54	63		
#9		72	93	62	72		
#10		81	105	62	81		
#11		91	119	70	91		
#12		101	131	78	101		

1. THE OWNER SHALL EMPLOY A QUALIFIED TESTING AGENT/ENGINEER TO PROVIDE SPECIAL INSPECTIONS. SPECIAL INSPECTORS SHALL SUBMIT RESUME OF EXPERIENCE AND QUALIFICATIONS OF ALL INDIVIDUALS PERFORMING WORK TO THE ARCHITECT/STRUCTURAL ENGINEER OF RECORD FOR APPROVAL PRIOR TO ANY WORK BEING PERFORMED. SPECIAL INSPECTIONS SHOULD BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2021 ED. AND AS INDICATED IN THE SPECIFICATIONS.

1. ALL STRUCTURAL WOOD FRAMING MEMBERS TO BE AS FOLLOWS:
A. LOAD-BEARING WALL STUDS: NO. 2 SOUTHERN PINE
B. ALL OTHER MEMBERS: NO. 2 SOUTHERN PINE

ZONE	EFFECTIVE WIND AREA					
	10 SF		20 SF		100 SF	
	XXX	XXX	XXX	XXX	XXX	XXX
1	-	-	-	-	-	-
2a	19	45	17	45	16	33
2b	19	45	17	45	16	33
3	19	45	17	45	16	33
4	19	45	17	45	16	33
5a	19	72	17	63	16	42
5b	19	72	17	63	16	42
6	19	72	17	63	16	42
7a	19	50	17	46	16	33
7b	19	50	17	46	16	33
8	19	50	17	46	16	33
9	19	50	17	46	16	33
10	19	50	17	46	16	33
11	19	50	17	46	16	33
12	19	50	17	46	16	33
13	19	50	17	46	16	33
14	19	50	17	46	16	33
15	19	50	17	46	16	33
16	19	50	17	46	16	33
17	19	50	17	46	16	33
18	19	50	17	46	16	33
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57	19	50	17	46	16	33
58	19	50	17	46	16	33
59	19	50	17	46	16	33
60	19	50	17			

NOTES:

1. PLUS AND MINUS SIGNS DENOTE PRESSURE ACTING TOWARD AND AWAY FROM BUILDING SURFACES.
2. PRESSURE ZONE LOCATIONS ARE IN ACCORDANCE WITH ASCE 7-16.
3. PRESSURES INDICATED ARE BASED ON ULTIMATE WIND SPEEDS PER ASCE 7-16. TO CONVERT PRESSURES TO NOMINAL LOADS, MULTIPLY VALUES IN CHART BY A FACTOR OF 0.6.
4. ⁸⁰ mph

COVERING CODE.

A. INTERNATIONAL BUILDING CODE, I.B.C. 2021

B. NATIONAL BUILDING CODES.

C. DEAD.

1. DESIGN DEAD LOADS ARE BASED ON THE SELF WEIGHT OF CONSTRUCTION MATERIALS AND FINISHES.

2. ANY ALTERNATE MATERIALS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW.

D. LIVE.

E. ROOF.

F. SNOW.

2015F

1. GROUND SNOW LOAD (Pg) = 5 PSF

2. EXPOSURE FACTOR (Ce) = 1.0

3. SNOW EXPOSURE FACTOR (Co) = 1.0

4. SNOW LOAD IMPORTANCE FACTOR (I_s) = 1.0

5. WIND LOAD IMPORTANCE FACTOR (I_w) = 1.0

6. WIND EXPOSURE FACTOR (K_z) = 1.1

LATERAL DESIGN LOADS.

	CONCRETE CONSTRUCTION AND QUALITY ASSURANCE SHALL BE IN ACCORDANCE WITH CURRENT ACI STANDARDS.	
1.	CONCRETE SCHEDULES	
2.	A. CONCRETE IN CMU CELLS	28 DAY COMPRESSIVE STRENGTH
	B. ALL OTHER CONCRETE	3000 PSI GROSS
3.	C. CONCRETE COVER/REINFORCING (MIN)	3000 PSI NORMAL WEIGHT
	1. UNFORMED SURFACES EXPOSED TO WEATHER	
	2. UNFORMED SURFACE OVER VAPOR BARRIER	
	3. FORMED SURFACES EXPOSED TO EARTH OR WEATHER	
	a. AND LARGER	2 IN.
	b. AND SMALLER	1 IN.
4.	D. FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER	

[illegible][illegible]

1. THE DESIGN OF FOUNDATIONS AND RELATED COMPONENTS IS BASED ON THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY BHATE, PROJECT NO.12287, DATED 12/02/02. THE GENERAL CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS AND RECOMMENDATIONS IN THE REPORT.

2. ALLOWABLE SOIL BEARING PRESSURES (PSF):

CONTINUOUS FOOTINGS	2500
---------------------	------

1. MASONRY CONSTRUCTION SHALL CONFORM TO ACI 530.1 SPECIFICATION OR TMS 402/602.
2. MASONRY COMPRESSIVE STRENGTH (fm) SHALL BE 1900 PSI BASED ON THE UNIT STRENGTH METHOD OR VERIFIED BY PRISM TESTS IN ACCORDANCE WITH ASTM C 1314.

TENSION LAP SPLICE LENGTH		f _c = 3000 PSI					
		BAR SIZE	TOP BARS		OTHERS		BARS
			A	B	A	B	
#3		22	26	17	22		
#4		28	37	22	29		
#5		35	47	28	36		
#6		43	56	35	43		
#7		53	67	44	53		
#8		63	81	54	63		
#9		72	93	62	72		
#10		81	105	62	81		
#11		91	119	70	91		
#12		101	131	78	101		

1. THE OWNER SHALL EMPLOY A QUALIFIED TESTING AGENT/ENGINEER TO PROVIDE SPECIAL INSPECTIONS. SPECIAL INSPECTORS SHALL SUBMIT RESUME OF EXPERIENCE AND QUALIFICATIONS OF ALL INDIVIDUALS PERFORMING WORK TO THE ARCHITECT/STRUCTURAL ENGINEER OF RECORD FOR APPROVAL PRIOR TO ANY WORK BEING PERFORMED. SPECIAL INSPECTIONS SHOULD BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2021 ED. AND AS INDICATED IN THE SPECIFICATIONS.

1. ALL STRUCTURAL WOOD FRAMING MEMBERS TO BE AS FOLLOWS:
A. LOAD-BEARING WALL STUDS: NO. 2 SOUTHERN PINE
B. ALL OTHER MEMBERS: NO. 2 SOUTHERN PINE

[illegible]

NOTES:

1. PLUS AND MINUS SIGNS DENOTE PRESSURE ACTING TOWARD AND AWAY FROM BUILDING SURFACES.
2. PRESSURE ZONE LOCATIONS ARE IN ACCORDANCE WITH ASCE 7-16.
3. PRESSURES INDICATED ARE BASED ON ULTIMATE WIND SPEEDS PER ASCE 7-16. TO CONVERT PRESSURES TO NOMINAL LOADS, MULTIPLY VALUES IN CHART BY A FACTOR OF 0.6.
4. ⁸⁰ mph





DATE: 05/11/2023
 DRAWN BY: JAC
 CHECKED BY: JAC
 JOB NUMBER: 2300009
 ISSUED FOR: DATE:

LIV-LIBERTY PARK ACTIVE ADULT
 BIRMINGHAM, AL
 LIV DEVELOPMENT
 2204 LAKESHORE DRIVE, SUITE 450

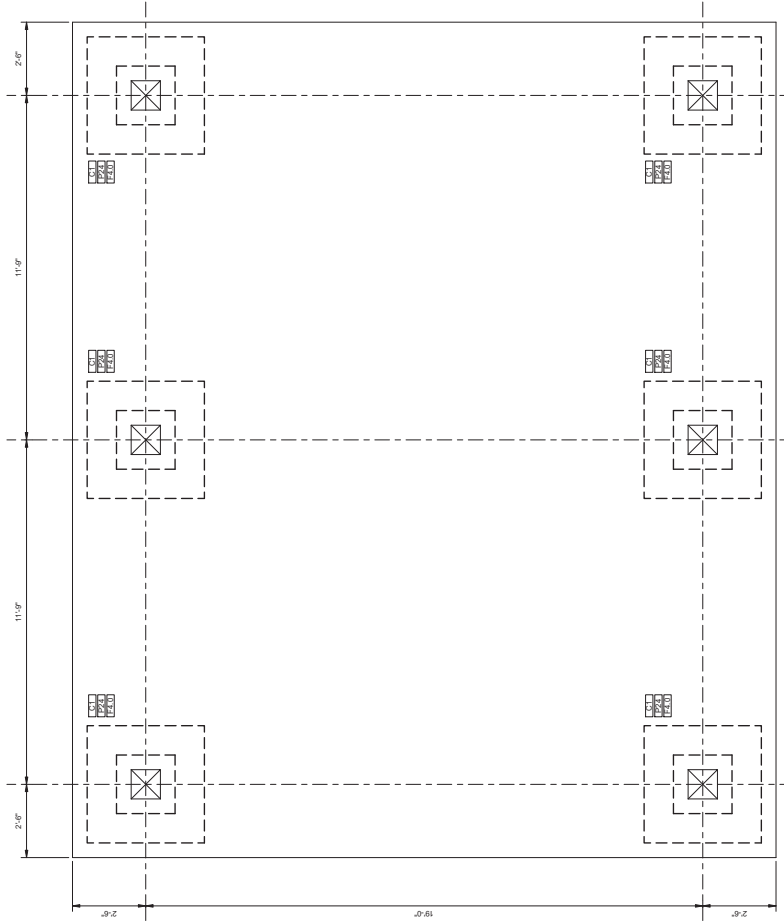
GMP SET
 SITE STRUCTURE DETAILS

ISSUED FOR PERMIT



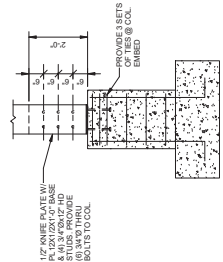
Sheet Number:
A-LA402

MBA ENGINEERS, INC.
 STRUCTURAL CIVIL GEOTECHNICAL

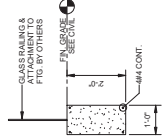


1 PAVILION FOUNDATION PLAN
 1/4" = 1'-0"

- NOTES:
- PT 12X10 COLUMN. SEE COLUMN BASE OF TAIL A-LA402.
 - 24" DENOTES 24" x 24" CONC. PIERCEMENT. SEE DETAIL 1/4" = 1'-0" FOR DETAIL TO GRADE. SEE DETAIL 1/4" = 1'-0" FOR DETAIL TO GRADE.
 - TOP OF FOOTING TO BE MIN. 2" BELOW ADJACENT GRADE.



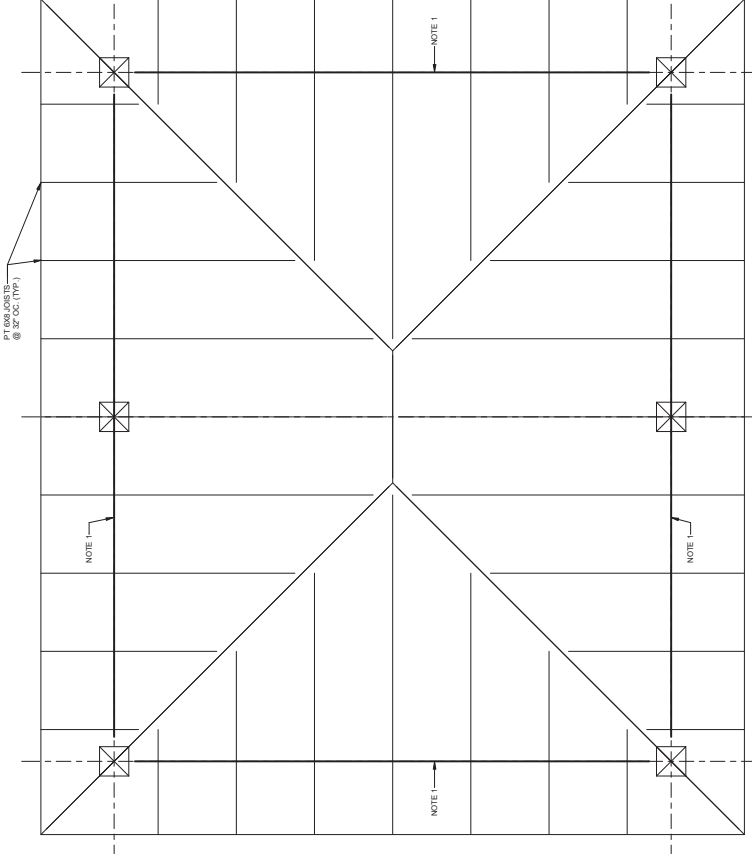
3 C1 COLUMN BASE
 1/4" = 1'-0"



4 GLASS RAIL FOUNDATION
 1/4" = 1'-0"

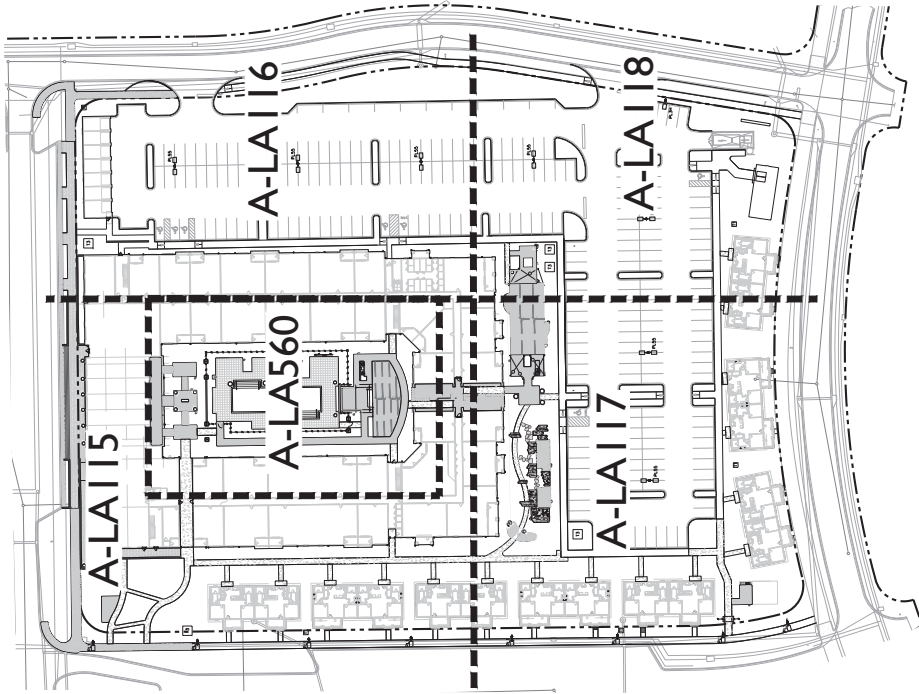
2 PAVILION ROOF FRAMING PLAN
 1/4" = 1'-0"

- NOTES:
- PT 1600 JOIST @ 8'-0" OC. (TYP.)
 - PT 12X10 BEAM. PROVIDE EMPEROR CITSZ CONCEALED BEAM TIE WHERE BEAM IS SPANNING OVER TWO COLUMNS. PROVIDE EMPEROR CITSZ CONCEALED BEAM TIE WHERE BEAM RUN OVER TOP OF COLUMN.





SCALE: 1" = 50'



Date: 11/08/2023
Drawn by: EM
Reviewed by: KC
Job Number: 120809
Issued for: Date:

LIV-LIBERTY PARK ACTIVE ADULT
BIRMINGHAM, AL
LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450

PERMIT SET
LANDSCAPE KEY SHEET

ISSUED FOR PERMIT



Sheet Number:
AA-LA500



LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL 35209
904.974.1777

Drawn by: EM
Reviewed by: MC
Job Number: 130609
Issued for: Date:

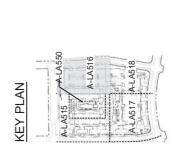
LIV-LIBERTY PARK ACTIVE ADULT
BIRMINGHAM, AL
LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450

PERMIT SET
LANDSCAPE PLAN

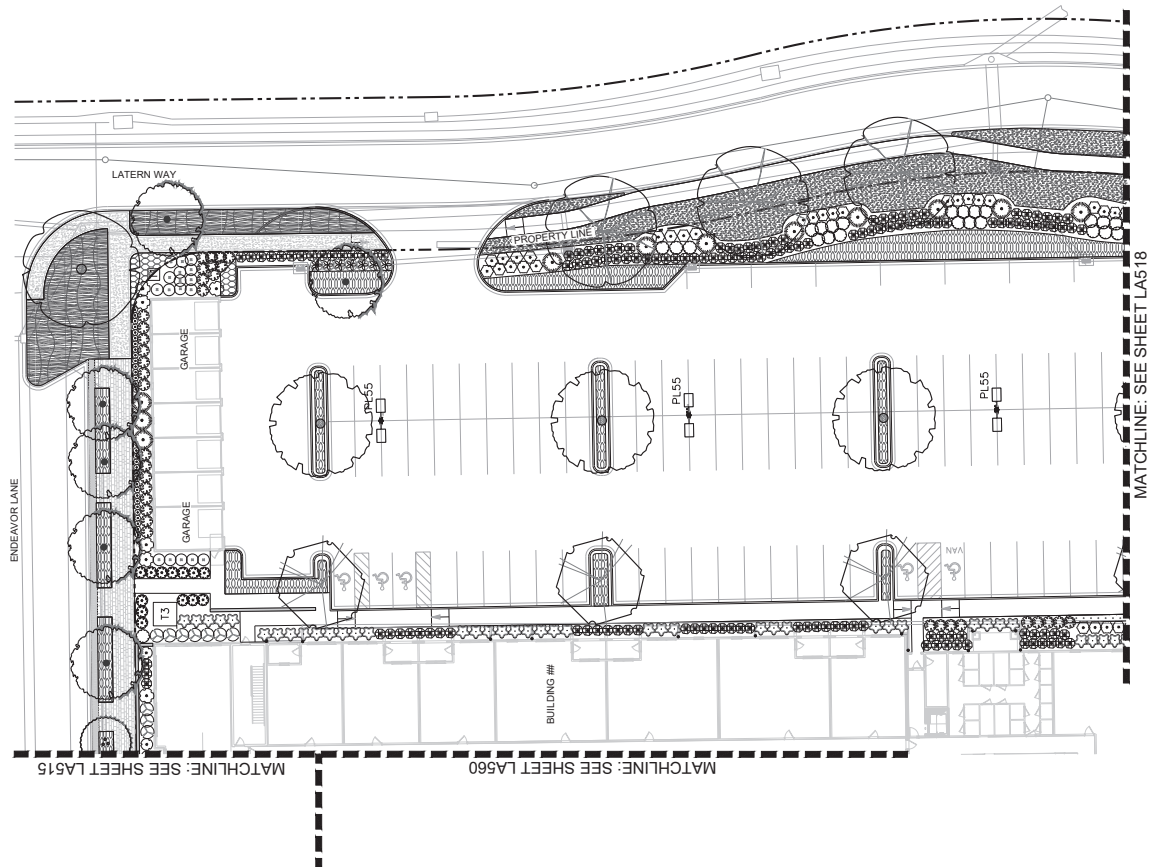


Sheet Number:
AA-LA516

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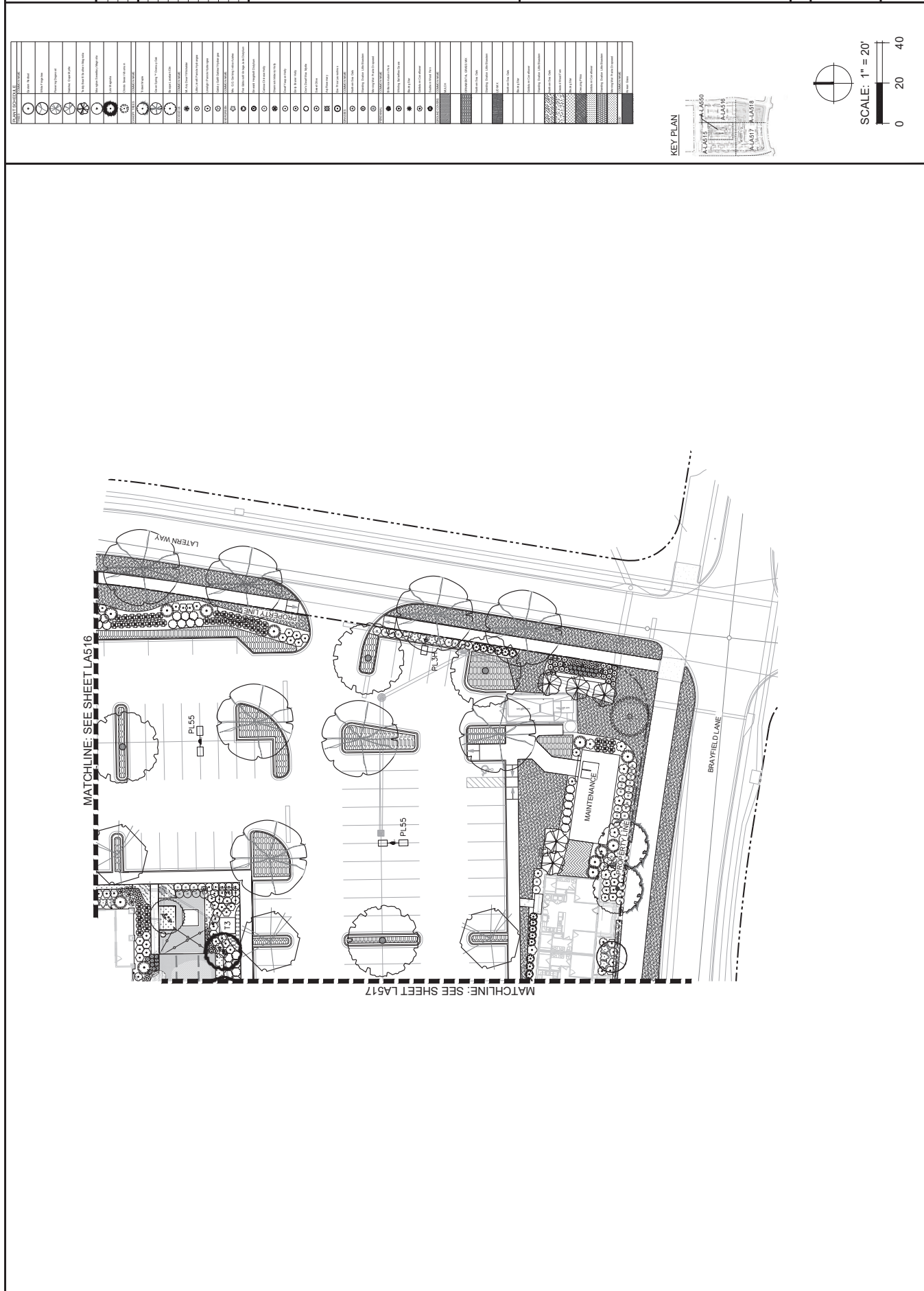
SCALE: 1" = 20'
0 20 40



MATCHLINE: SEE SHEET LA518

MATCHLINE: SEE SHEET LA515

MATCHLINE: SEE SHEET LA560



Symbol	Description
	Tree
	Shrub
	Planting
	Grass
	Hardscape
	Water
	Lighting
	Furniture
	Sign
	Barrier
	Drainage
	Erosion control
	Retention wall
	Fence
	Gate
	Walkway
	Driveway
	Parking
	Road
	Railroad
	Utility
	Survey
	Other

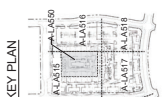


KEY PLAN

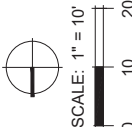


SCALE: 1" = 20'

0 20 40



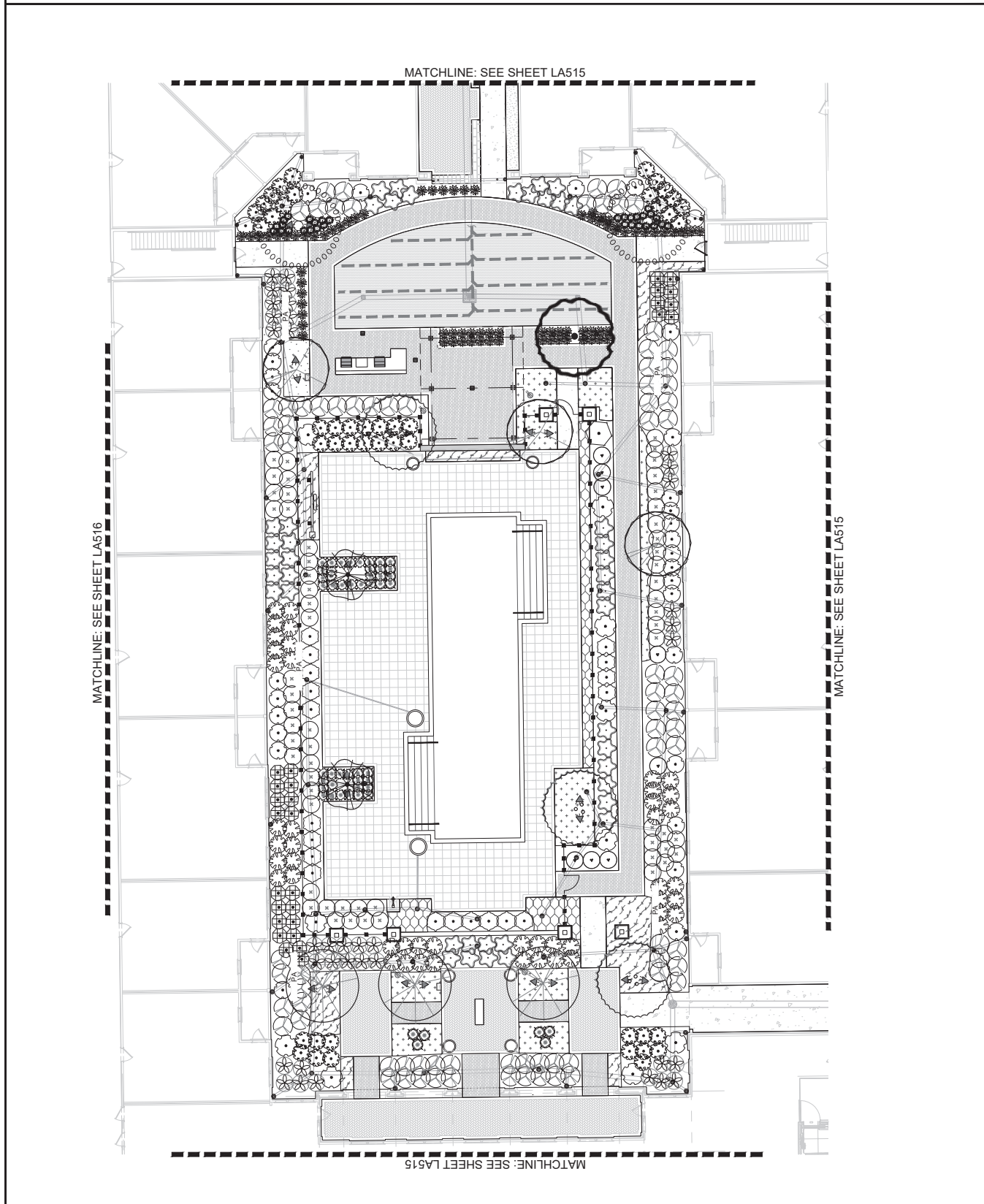
KEY PLAN

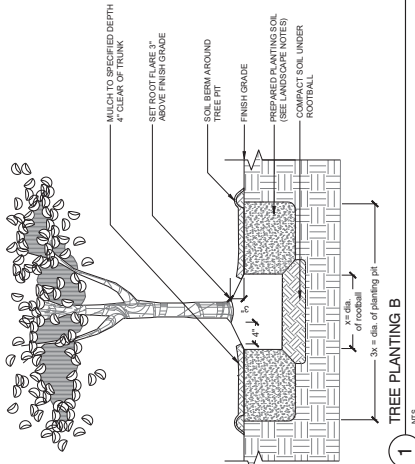


SCALE: 1" = 10'

0 10 20

1	As Built
2	As Shown
3	Proposed
4	Proposed
5	Proposed
6	Proposed
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8	Proposed
9	Proposed
10	Proposed
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100	Proposed





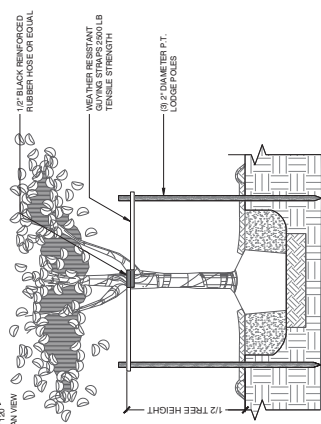
TREE PLANTING B

P-MU-220909-19

- NOTE**
- SEE LANDSCAPE NOTES FOR MORE INFORMATION
 - CONTRACTOR TO MARK LOCATION OF TREES FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
 - CONTRACTOR TO VERIFY PERCOLATION IN PLANTING PIT PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES)
 - SET AND MAINTAIN TREES IN PLUMB POSITION. SEE TREE STAKING DETAILS

NOTE

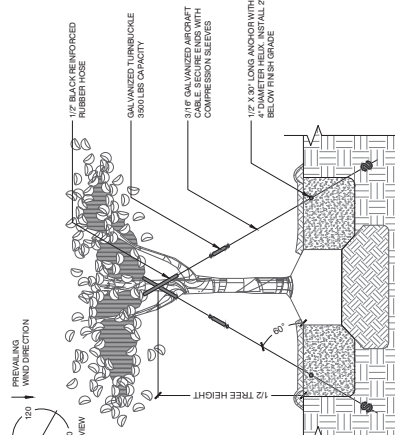
- SEE TREE PLANTING DETAILS FOR ADDITIONAL INFORMATION
- CONTRACTOR TO MARK LOCATION OF TREES FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
- CONTRACTOR TO VERIFY PERCOLATION IN TREE PIT PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES)
- SET AND MAINTAIN TREES IN PLUMB POSITION



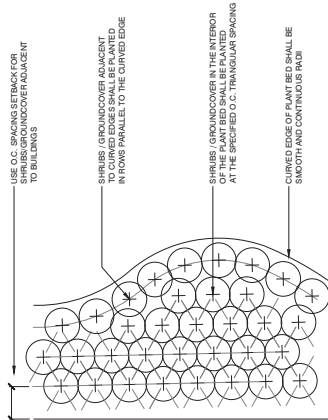
TREE STAKING B: <3" CALIPER

11

- NOTE**
- SEE TREE PLANTING DETAILS FOR ADDITIONAL INFORMATION
 - CONTRACTOR TO MARK LOCATION OF TREES FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
 - CONTRACTOR TO VERIFY PERCOLATION IN TREE PIT PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES)
 - SET AND MAINTAIN TREES PLUMB POSITION



TREE STAKING B: 3" - 7" CALIPER



SHRUB / GROUND COVER LAYOUT

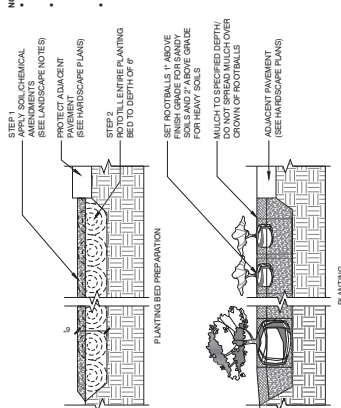
9.9728 = 95.08

P-MU-220909-47

- NOTE:
- SEE LANDSCAPE NOTES FOR ADDITIONAL INFORMATION
- CONTRACTOR TO DELINEATE OUTLINE OF PLANTING BEDS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
- CONTRACTOR TO VERIFY PERCOLATION IN ALL PLANTING BEDS PRIOR TO INSTALLATION

NOTE:

- LANDSCAPE NOTES FOR
ADDITIONAL INFORMATION

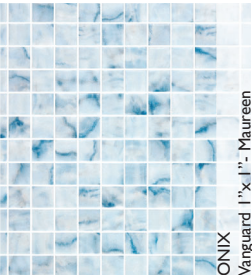


SHRUB / GROUND COVER PLANTING

53

AA- POOL FINISHES

Waterline Tile



ONIX
Vanguard 1"x1"- Maureen

Step Tile



LUVTILE
Non Skid Bullnose Tile- Turq/ Blue

Pool Coping



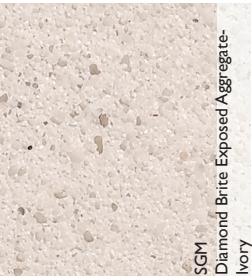
TECHO-BLOC
Bullnose Grande - Beige Cream

Pool Pave Field



UNILOCK
Skyline- Smooth Premier- Silver Grey

Pool Finish



SGM
Diamond Brite Exposed Aggregate- Ivory

Pool Pave Header



UNILOCK
Holland Premier- Ivory

AA- HARDSCAPE FINISHES

Pedestrian Pave



UNILOCK
Cophorne, Elegance Reala-Artic Grey

Streetscape Banding Pave



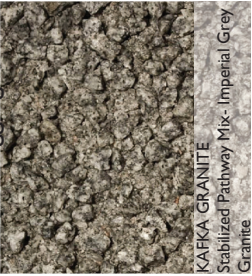
UNILOCK
Town Hall- Elegance Reala-Old Oak

Artificial Turf



FOREVER LAWN
Fringe

Stabilized Aggregate



KAFKA GRANITE
Stabilized Pathway Mix- Imperial Grey Granite

Pedestrian Pave Header



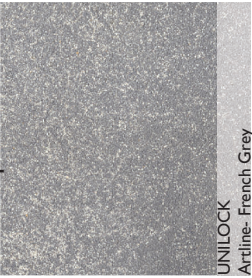
UNILOCK
Cophorne- Burnt Clay

Artificial Turf



FOREVER LAWN
Ezputt

Streetscape Pave



UNILOCK
Artline- French Grey

Decorative Gravel



ALABAMA WHOLESALE STONE
#0521 Indian Creek Jacks



11.07.2023

AA-LIBERTY PARK

AA-OUTDOOR KITCHEN FINISHES

Counter	 GEORGIA PRECAST SOLUTIONS Concrete, GP-13- Polished	Brick Veneer	 ACME BRICK Rockwell Modular
Tile	 Onix Penta Ecstones - Ivory Honey		

AA-SITE STRUCTURES

Pool Rinse	 JEE-O Soho Shower 01- Hammercoated Black	Fire Table	 PALOFORMA Robata Fire Table- Nougat and Stain- less	Fire Table River Rock	 PALOFORM Light Fray River Rock
Garden Arbor	 WALPOLE OUTDOORS Black Spindle Top Arbor				

AA-WATER FEATURES

Bubbler Fountain	 COVERALL STONE Granite Chiseled Fountain
------------------	---





Livano - The Filmont (AA)
Submittal Review

SUBMITTAL NUMBER: 32 90 00 - 2.0

DESCRIPTION: Irrigation Shop Drawings

CONTRACTOR REVIEW STONE BUILDING COMPANY	STONE BUILDING, LLC This submittal is reviewed for conformance with plans and specifications. Submittal review does not relieve subcontractor/supplier of meeting contract requirements. ☒ REVIEWED FOR CONFORMANCE ☐ RELEASED WITHOUT COMMENTS ☐ RELEASED PER COMMENTS ☐ NOT RELEASED ☐ REVISE AND RESUBMIT BY SFW DATE 5/29/24 SUBMITTAL # 32 90 00 - 2.0
DESIGN TEAM Dix Hite	☐ No exceptions taken ☒ Make corrections as noted ☐ Revise as noted and resubmit ☐ Rejected ☐ Reviewed for information ☐ Reviewed for information as noted Proceed with the Work covered by this Submittal provided it complies with the Contract Documents. Comments and corrections do not authorize changes to the Contract Documents. Do not proceed with the Work covered by this Submittal. Limit corrections in resubmission to items noted in this Submittal. This Submittal is for information only. Resubmit only if noted in this Submittal. Review of this Submittal is for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The review is not for determining the accuracy or completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, which remains the Contractor's responsibility. Review shall not constitute approval of safety precautions, or of construction means, methods, or techniques, sequences of procedures. Approval of a specific item shall not indicate approval of an assembly of which the item is a component. DIX.HITE + PARTNERS, INC. - LANDSCAPE ARCHITECTS Reviewed By: Ryan Collins Date: 06/04/2024 Submitted File: 32 90 00 - 2.0 Irrigation Plans REVIEWED
ENGINEER REVIEW (IF APPLICABLE)	

Project Name:
LIV LIBERTY PARK
LAKESHORE DRIVE, SUIT

Customer Name:
Design Date: 05-21-2024
Drawn By: TCM

REVISONS	
Description	Date



Drawing Scale: 1" = 40'

Project Services Number: 123

IRRIGATION SHOP
DRAWING

Drawing Title:
IRRIGATION DESIGN

Sheet Number:
OVERALL

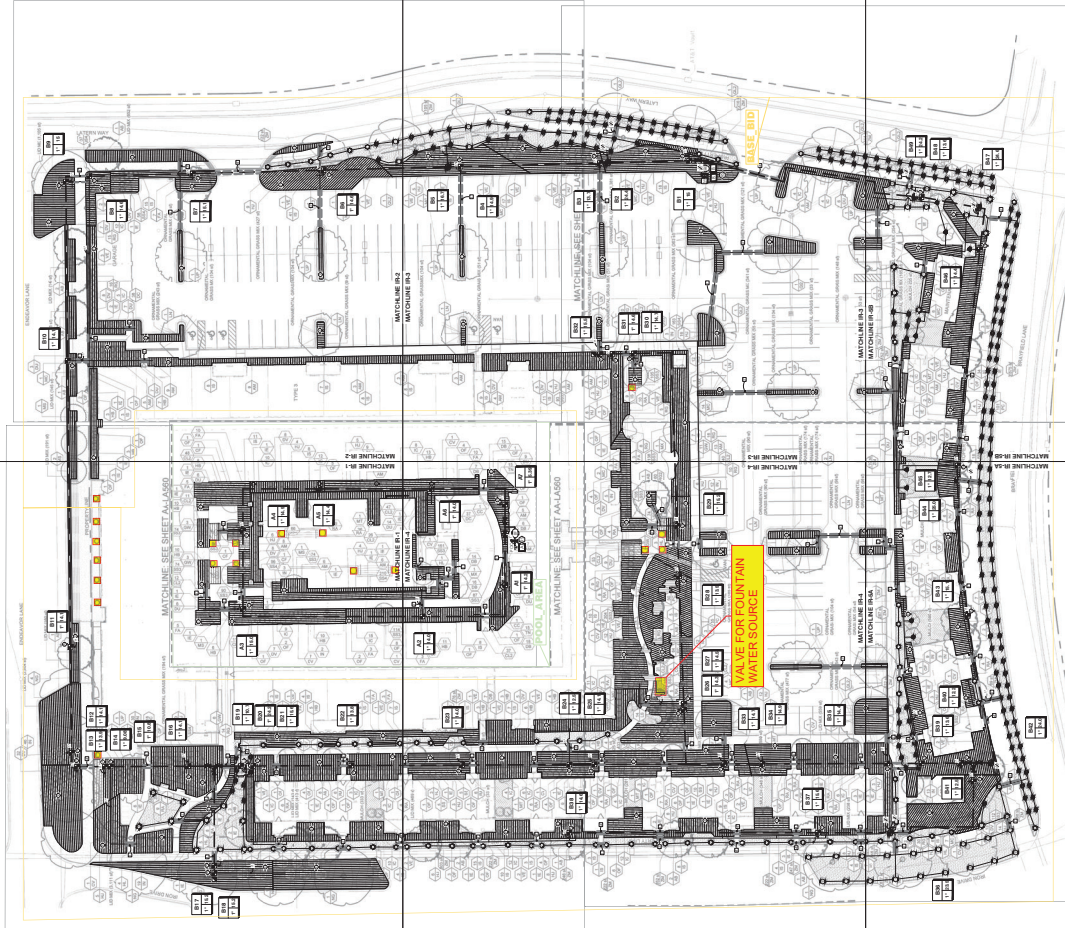
Architect Please
Confirm

IRRIGATION SPECIFICATIONS

1. IRRIGATION SYSTEM DESIGN BASED ON 25 GPM AT 70 PSI.
2. IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION (POC) ONLY. THE POC IS THE FIRST MANHOLE (64") AND FOUND PER SQUARE INCH (PSI) FURNISHED BY OTHERS.
3. IRRIGATION CONTRACTOR IS TO VERIFY POINT OF CONNECTION IN THE FIELD. INSTALLER IS TO CONFIRM THE MINIMUM DISCHARGE REQUIREMENTS OF THE POINT OF CONNECTION AS INDICATED ON THE LEGEND PRIOR TO INSTALLATION.
4. THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5 FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
5. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PLUMBING CODES AND ACCORDING TO LOCAL BUILDING, ELECTRICAL, AND PLUMBING CODES.
6. IRRIGATION CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDNANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED. ALL WIRING TO BE PER LOCAL CODE. BACKFLOW PREVENTION TO BE PER LOCAL CODE.
7. LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWING IS APPROXIMATE. ACT PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE.
8. ALL SPRINKLER HEADS SHALL BE INSTALLED PERPENDICULAR TO FINISH GRADES, EXCEPT AS OTHERWISE INDICATED.
9. INSTALL IRRIGATION MAINS WITH A MINIMUM 18" OF COVER BASED ON FINISH GRADE. INSTALL IRRIGATION LATERALS WITH MINIMUM 12" OF COVER BASED ON FINISH GRADE. PIPE LOCATIONS ARE DIAGRAMATIC. VALVES AND MAINLINE SHOWN IN PAVED AREA ARE FOR GRAPHIC CLARITY ONLY.
11. THE IRRIGATION CONTRACTOR SHALL COMPLY WITH PIPE SIZES AS INDICATED.
12. ALL WIRE SPLICES OR CONNECTIONS SHALL BE MADE WITH APPROVED WATERPROOF WIRE CONNECTIONS AND BE IN A VALVE OR SPURCE BOX.

DO NOT PROVIDE COVERAGE TO THE HIGHLIGHTED AREAS
1. PLANTER POTS
2. FOUNTAIN WATER SOURCE

0 40 80 120 Feet
SCALE: 1" = 40'



Project Name:
LIV LIBERTY PARK
LAKESHORE DRIVE, SUIT

Customer Name:
Design Date: 05-21-2024
Drawn By: TCM

REVISIONS	Date
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3	
4	



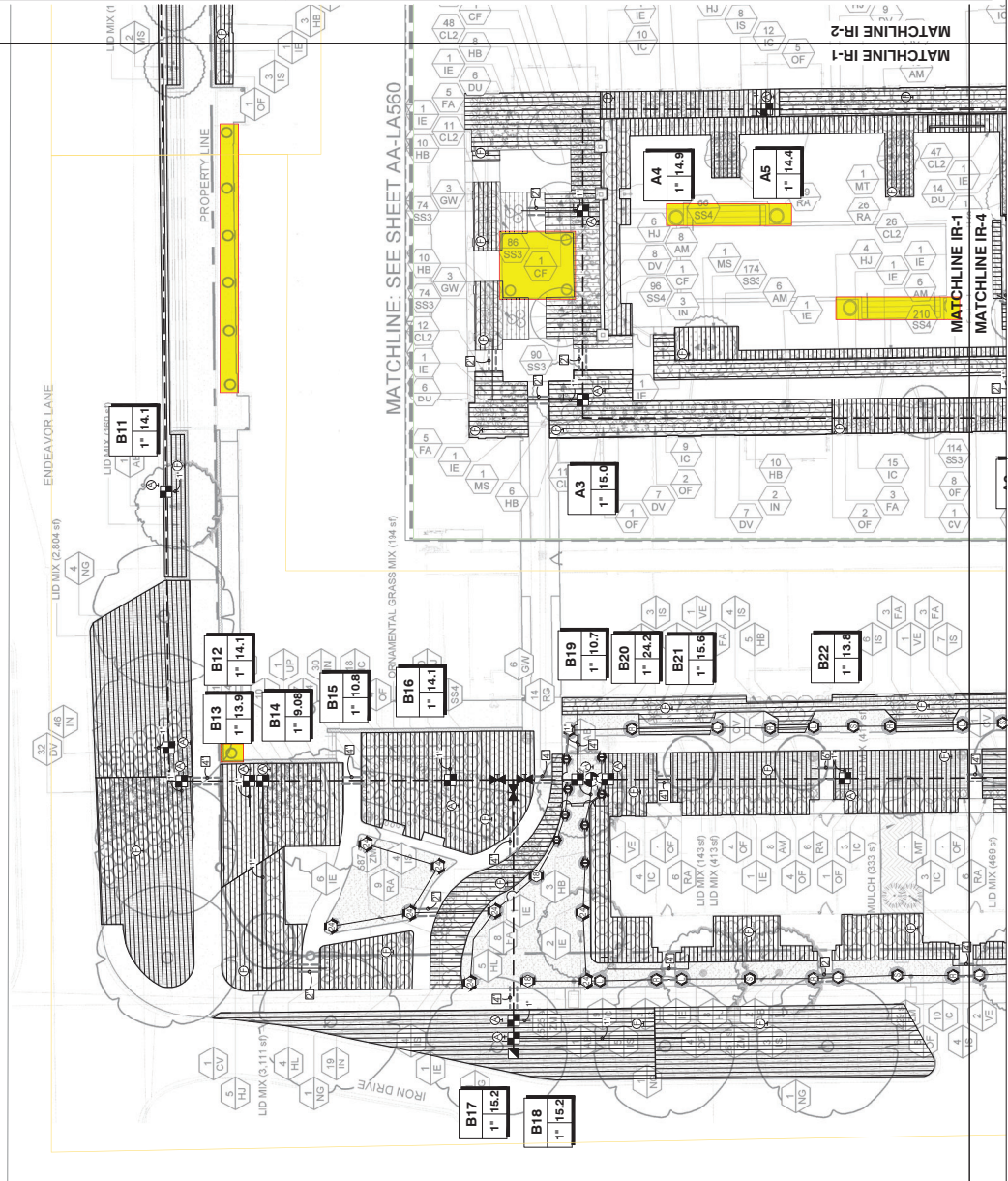
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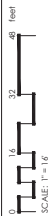
Drawing Title:
IRRIGATION DESIGN

Sheet Number:
(8 of 1)

DESIGN NOTE: PROVIDE COVERAGE TO THE HIGHLIGHTED AREAS
1. PLANTER POTS
2. FOUNTAIN WATER SOURCE



Architect Please
Confirm



Project Name:
LIV LIBERTY PARK
LAKESHORE DRIVE, SUIT

Customer Name:
Design Date: 05-21-2024
Drawn By: TCM

REVISIONS	Date
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Drawing Scale: 1" = 16'

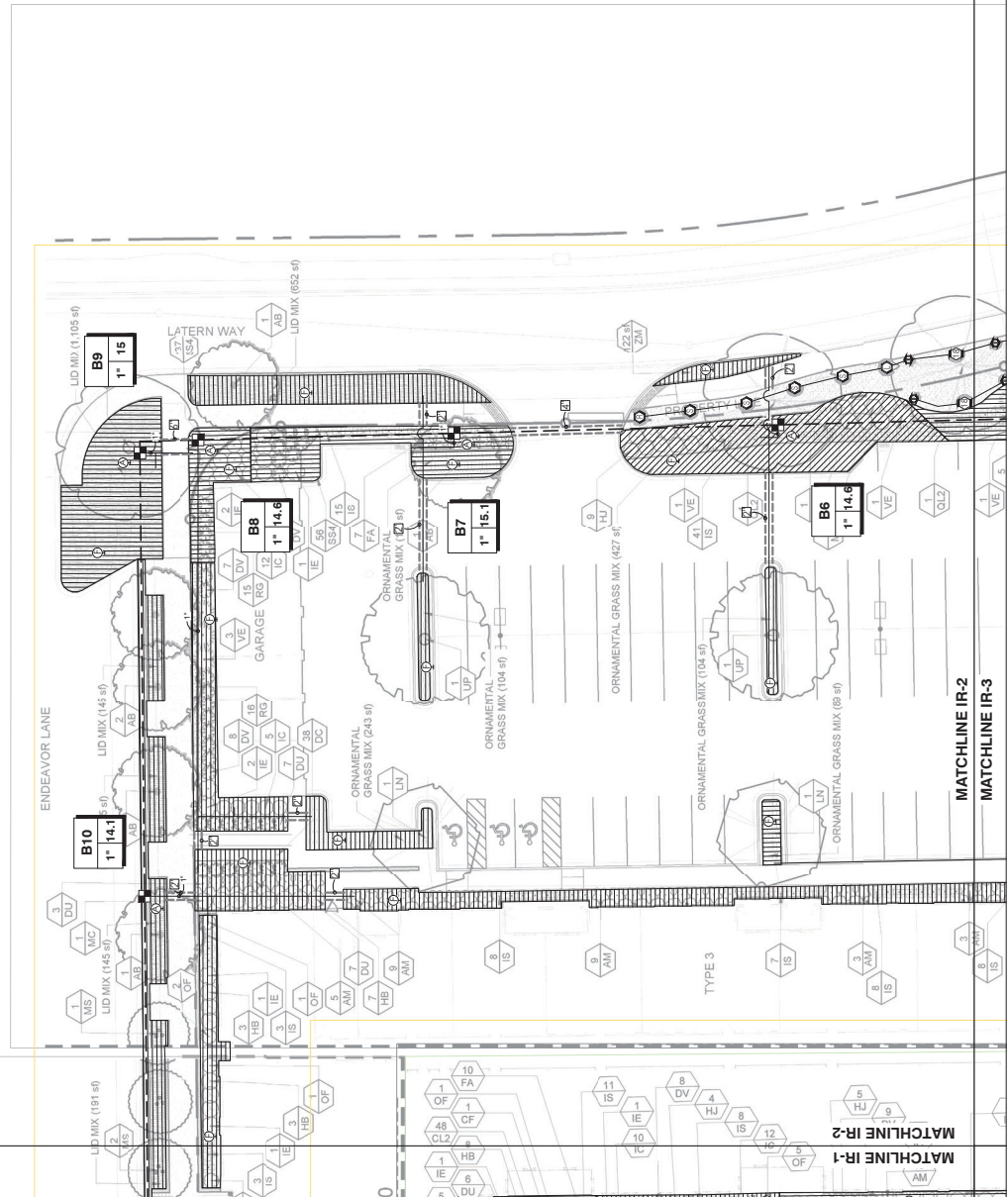
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Drawing Title:
IRRIGATION DESIGN

Sheet Number:
08-2

DIXIE: PROVIDE COVERAGE TO THE HIGHLIGHTED AREAS:
1. PLANTER POTS
2. FOUNTAIN WATER SOURCE

Architect Please
Confirm



Project Name:
LIV LIBERTY PARK
LAKESHORE DRIVE, SUIT

Customer Name:

Design Date: 05-21-2024

Drawn By: TCM

REVISIONS	Date
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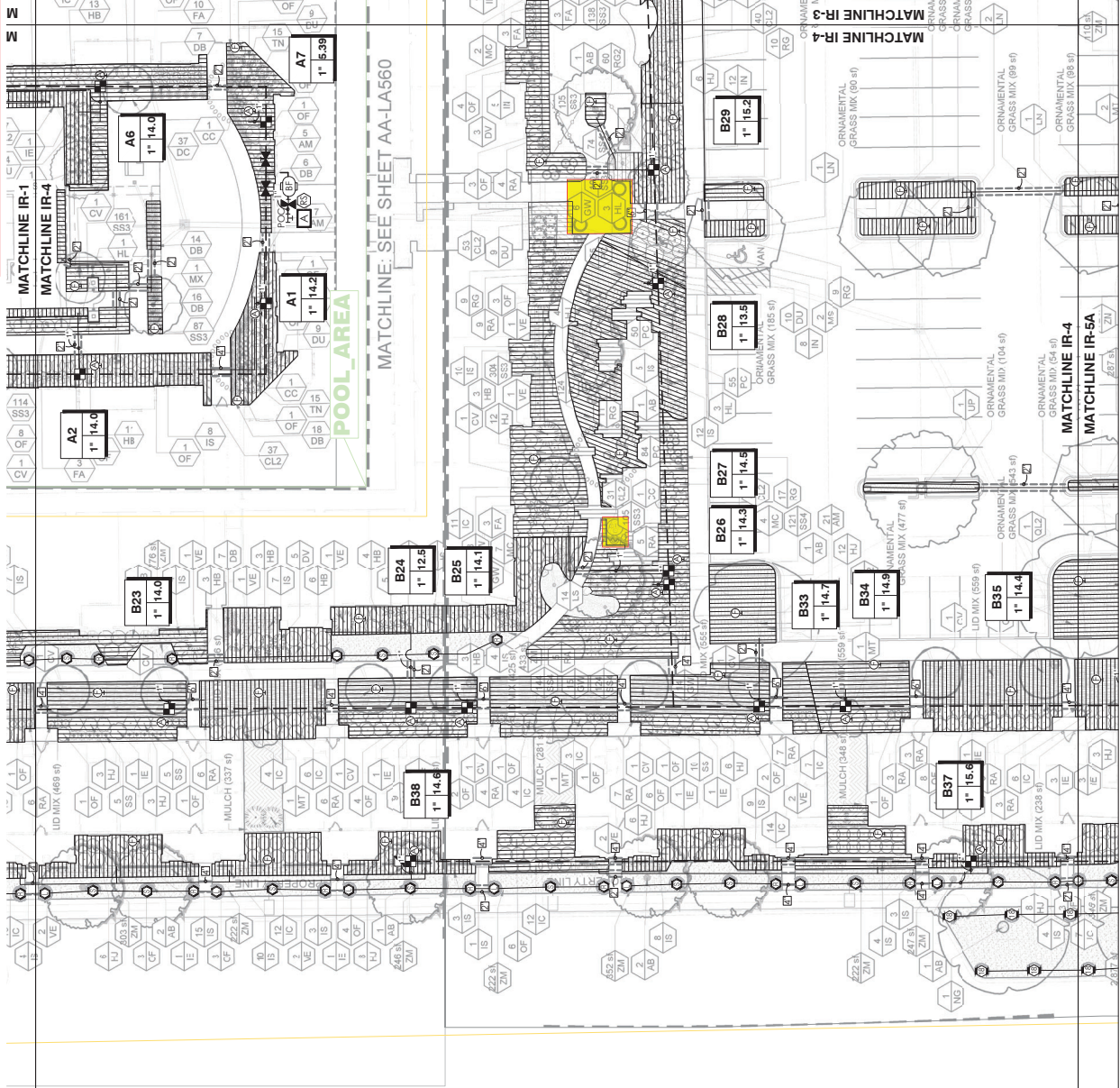
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Project Services Number: 123

Drawing Title:
IRRIGATION DESIGN

Sheet Number:
IR-4

1. PROVIDE SLOPE COVERAGE TO THE HIGHLIGHTED AREAS
2. PLANTER POTS
3. FOUNTAIN WATER SOURCE



0 16 32 48 Feet
SCALE: 1" = 16'

Architect Please
Confirm

Project Name:
LIV LIBERTY PARK
LAKESHORE DRIVE, SUIT

Customer Name:

Design Date: 05-21-2024

Drawn By: TCM

REVISIONS

Description	Date
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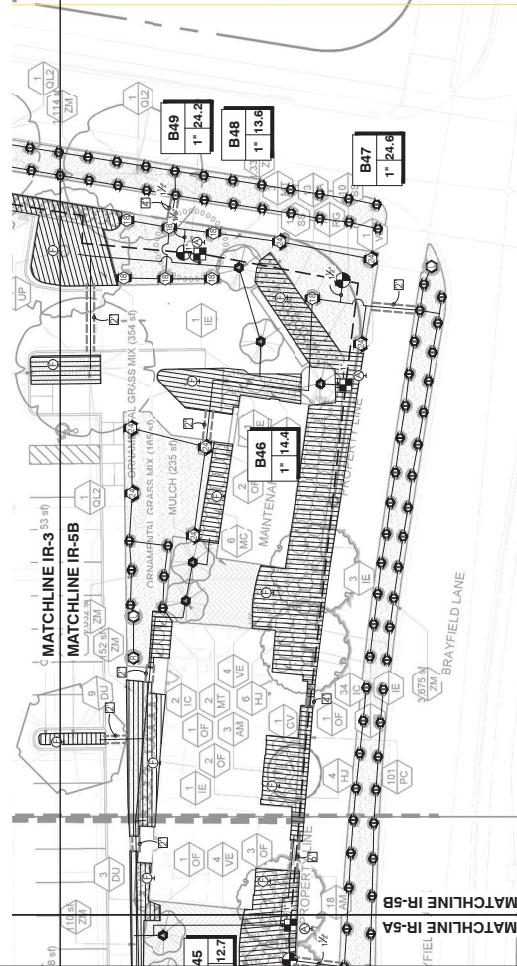
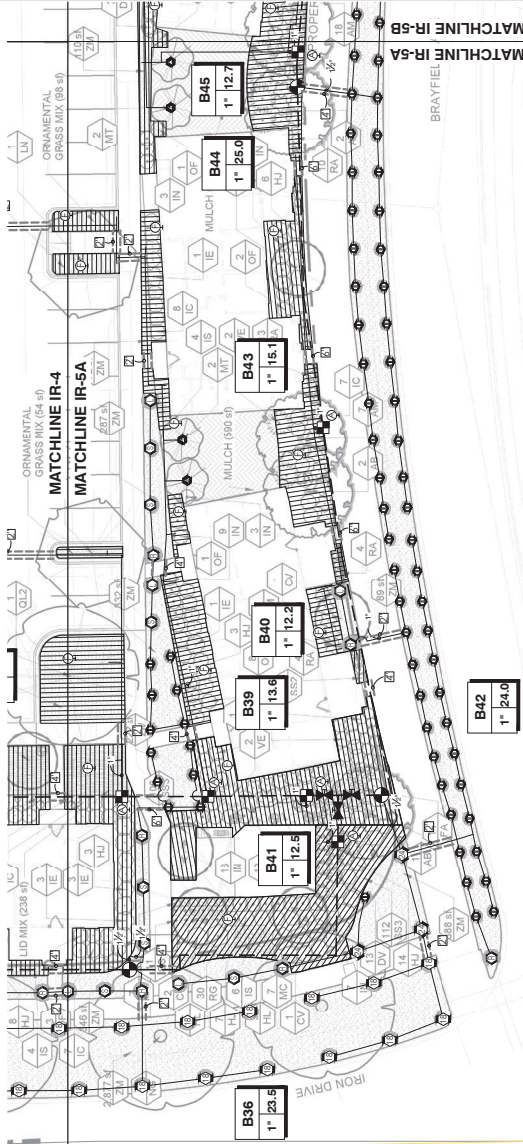
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Project Services Number: 123

Drawing Title:
IRRIGATION DESIGN

Sheet Number:
R-3

OR NOTE: PROVIDE COVERAGE TO THE HIGH-LIGHTED AREAS
1. PLANTER POTS
2. FOUNTAIN WATER SOURCE



IRRIGATION SCHEDULE POOL AREA

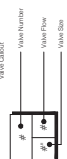
SYMBOL	MANUFACTURER/MODEL	QTY
	Rain Bird XCZ-100-RF 1"	7
	Rain Bird MD5CAP Flush Valve	14
	Rain Bird AN1000 AF Relief Valve 1/2"	7
	Area to Receive Original Rain Bird XFD-06-12	9,190.11
SYMBOL	MANUFACTURER/MODEL	QTY
	NRCCO T-113 SOLUTION	3
	Walrus 375 1"	1
	Rain Bird ESP IAME2	1
	Rain Bird W102-RFC	1
	Point of Connection 1"	237 1/11
	Integration Material: PVC Class 200 SDR 21 1"	62.31/11
	Integration Material: PVC Class 140 SDR 26 1"	584.4/11
	Pipe Sleeve: PVC Schedule 40 4"	5.9/11
	Pipe Sleeve: PVC Schedule 40 4"	5.9/11



IRRIGATION SCHEDULE BASE BID

SUB	SYMBOL	MANUFACTURER/MODEL	QTY
80	Rain Bird R-VAN-SPR 1804-SAM-P45		
208	Rain Bird R-VAN-I 1804-SAM-P45		
31	Rain Bird R-VAN-I 1804-SAM-P45		
18	Rain Bird R-VAN-I 1804-SAM-P45		
	SYMBOL	MANUFACTURER/MODEL	QTY
		Rain Bird XZT-100-PRF 1"	41
		Rain Bird MOCFCAP Flush Valve	96
		Rain Bird ARV-GSO Air Relief Valve 1/2"	41
		Rain Bird WTD-06-120 Tree Ring	9
		Aero To Receive Dripnet Rain Bird XFD-06-12	57,173 IL
	SYMBOL	MANUFACTURER/MODEL	QTY
		Rain Bird FGA Globe 1"	8
		Rain Bird S4C 1"	3
		NIBCO H-13 ISOLATION Wellnut 3/8 1"	9
		Rain Bird ESP-LAME2	1
		Rain Bird ESP-LAME2-XMMSS w/ (3) ESP-XMSS-M12	1
		Rain Bird WR2 REC Water Meter 1"	1
		Irrigation Lateral Line: PVC Class 200 SDR 21 1"	6,652 IL
		Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/2"	95,010 IL
		Irrigation Mainline: PVC Class 160 SDR 26 1 1/2"	2,810 IL
		Pipe Sleeve: PVC Schedule 40 2'	4822 IL
		Pipe Sleeve: PVC Schedule 40 4'	21,640 IL
		Pipe Sleeve: PVC Schedule 40 6'	60,211 IL

**Contractor to use
Sch. 40 for
Irrigation Mainline
Pipe**



VALVE SCHEDULE POOL AREA

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI max POC	PREP
A1	Rear Bird XZC1: 00-RP	1"	Area for Driftline	14.21	65.2	33.8	51.1	0.96/in
A2	Rear Bird XZC2: 00-RP	1"	Area for Driftline	14.01	42.9	32.5	42.9	0.96/in
A3	Rear Bird XZC3: 00-RP	1"	Area for Driftline	14.01	42.9	32.5	42.9	0.96/in
A4	Rear Bird XZC4: 00-RP	1"	Area for Driftline	14.9	258.9	36.0	52.0	0.96/in
A5	Rear Bird XZC5: 00-RP	1"	Area for Driftline	14.37	178.5	35.5	52.0	0.96/in
A6	Rear Bird XZC6: 00-RP	1"	Area for Driftline	13.98	10.8	35.5	52.0	0.96/in
A7	Rear Bird XZC7: 00-RP	1"	Area for Driftline	13.98	10.8	35.5	52.0	0.96/in
A8	Common Wire	1"	Area for Driftline	5.37	554.4	25.4	39.9	0.96/in

WATERING SCHEDULE POOL AREA

[illegible]

Architect Please Confirm

VALVE SCHEDULE BASE BID

NUMBER	MODEL	SIZE	TYPE	GBM	WIRE	P-RI	PSI	POC	PREP-C
1	Run Bed XZ2-100-PRF	1"	Axes for Decline	15	30.2	34.2	51.5		0.96 m/h
2	Run Bed XZ2-100-PRF	1"	Axes for Decline	13.69	91.1	36.9	50.5		0.96 m/h
3	Run Bed XZ2-100-PRF	1"	Axes for Decline	14.85	186.1	36.1	51.9		0.96 m/h
4	Run Bed XZ2-100-PRF	1"	Axes for Decline	14.85	186.1	36.1	51.9		0.96 m/h
5	Run Bed XZ2-100-PRF	1"	Axes for Decline	14.56	279.5	35.8	51.8		0.96 m/h
6	Run Bed XZ2-100-PRF	1"	Axes for Decline	15.08	368.8	36.7	53.0		0.96 m/h
7	Run Bed XZ2-100-PRF	1"	Axes for Decline	15.08	368.8	36.7	53.0		0.96 m/h
8	Run Bed XZ2-100-PRF	1"	Axes for Decline	15.38	488.5	36.2	52.9		0.96 m/h
9	Run Bed XZ2-100-PRF	1"	Axes for Decline	14.05	590.0	36.2	52.5		0.96 m/h
10	Run Bed XZ2-100-PRF	1"	Axes for Decline	14.05	590.0	36.2	52.5		0.96 m/h
11	Run Bed XZ2-100-PRF	1"	Axes for Decline	14.11	684.0	35.2	51.4		0.96 m/h
12	Run Bed XZ2-100-PRF	1"	Axes for Decline	13.93	861.0	35.0	51.3		0.96 m/h
13	Run Bed XZ2-100-PRF	1"	Axes for Decline	14.04	940.0	35.2	51.4		0.96 m/h
14	Run Bed XZ2-100-PRF	1"	Axes for Decline	10.84	893.9	32.8	48.4		0.96 m/h
15	Run Bed XZ2-100-PRF	1"	Axes for Decline	14.14	936.8	35.3	51.6		0.96 m/h
16	Run Bed XZ2-100-PRF	1"	Axes for Decline	14.22	1002.0	35.8	52.5		0.96 m/h
17	Run Bed XZ2-100-PRF	1"	Axes for Decline	15.22	1107.2	36.2	53.5		0.96 m/h
18	Run Bed XZ2-100-PRF	1"	Axes for Decline	15.22	1107.2	36.2	53.5		0.96 m/h
19	Run Bed XZ2-100-PRF	1"	Axes for Decline	10.66	972.6	32.0	47.5		0.96 m/h
20	Run Bed XZ2-100-PRF	1"	Art Isbury	24.19	976.6	40.7	69.7		0.96 m/h
21	Run Bed PCA Globe	1"	Art Isbury	24.19	976.6	40.7	69.7		0.96 m/h
22	Run Bed XZ2-100-PRF	1"	Axes for Decline	13.76	1033	34.9	51.1		0.96 m/h
23	Run Bed XZ2-100-PRF	1"	Axes for Decline	13.76	1033	34.9	51.1		0.96 m/h
24	Run Bed XZ2-100-PRF	1"	Axes for Decline	14.02	957.1	35.2	51.4		0.96 m/h
25	Run Bed XZ2-100-PRF	1"	Axes for Decline	14.02	957.1	35.2	51.4		0.96 m/h
26	Run Bed XZ2-100-PRF	1"	Axes for Decline	14.08	866.9	35.2	51.5		0.96 m/h
27	Run Bed XZ2-100-PRF	1"	Axes for Decline	14.08	866.9	35.2	51.5		0.96 m/h
28	Run Bed XZ2-100-PRF	1"	Axes for Decline	14.25	841.4	35.4	51.9		0.96 m/h
29	Run Bed XZ2-100-PRF	1"	Axes for Decline	14.25	841.4	35.4	51.9		0.96 m/h
30	Run Bed XZ2-100-PRF	1"	Axes for Decline	13.47	922.6	34.6	51.2		0.96 m/h
31	Run Bed XZ2-100-PRF	1"	Axes for Decline	13.47	922.6	34.6	51.2		0.96 m/h
32	Run Bed XZ2-100-PRF	1"	Axes for Decline	15.19	996.9	36.6	53.9		0.96 m/h
33	Run Bed XZ2-100-PRF	1"	Axes for Decline	15.19	996.9	36.6	53.9		0.96 m/h
34	Run Bed XZ2-100-PRF	1"	Axes for Decline	14.46	1129.0	35.7	53.4		0.96 m/h
35	Run Bed XZ2-100-PRF	1"	Axes for Decline	14.46	1129.0	35.7	53.4		0.96 m/h
36	Run Bed XZ2-100-PRF	1"	Axes for Decline	15.5	1134	39.8	57.9		0.96 m/h
37	Run Bed XZ2-100-PRF	1"	Axes for Decline	14.89	792.3	36.4	52.0		0.96 m/h
38	Run Bed XZ2-100-PRF	1"	Axes for Decline	14.89	792.3	36.4	52.0		0.96 m/h
39	Run Bed XZ2-100-PRF	1"	Axes for Decline	14.37	667.2	35.9	53.3		0.96 m/h
40	Run Bed XZ2-100-PRF	1"	Axes for Decline	14.37	667.2	35.9	53.3		0.96 m/h
41	Run Bed XZ2-100-PRF	1"	Axes for Decline	15.57	761.2	36.5	55.9		0.96 m/h
42	Run Bed XZ2-100-PRF	1"	Axes for Decline	15.57	761.2	36.5	55.9		0.96 m/h
43	Run Bed XZ2-100-PRF	1"	Axes for Decline	14.62	931.1	37.3	54.9		0.96 m/h
44	Run Bed XZ2-100-PRF	1"	Axes for Decline	14.62	931.1	37.3	54.9		0.96 m/h
45	Run Bed XZ2-100-PRF	1"	Axes for Decline	15.19	643.7	36.2	49.1		0.96 m/h
46	Run Bed XZ2-100-PRF	1"	Axes for Decline	15.19	643.7	36.2	49.1		0.96 m/h
47	Run Bed XZ2-100-PRF	1"	Axes for Decline	12.51	602.9	33.6	49.6		0.96 m/h
48	Run Bed XZ2-100-PRF	1"	Axes for Decline	12.51	602.9	33.6	49.6		0.96 m/h
49	Run Bed PCA Globe	1"	Art Isbury	24.99	996.4	47.4	67.1		0.96 m/h
50	Run Bed PCA Globe	1"	Art Isbury	24.99	996.4	47.4	67.1		0.96 m/h
51	Run Bed XZ2-100-PRF	1"	Drip Emulter	22.73	988.8	34.8	50.6		0.96 m/h
52	Run Bed XZ2-100-PRF	1"	Drip Emulter	22.73	988.8	34.8	50.6		0.96 m/h
53	Run Bed PCA Globe	1"	Art Isbury	13.6	168.8	35.1	50.8		0.96 m/h
54	Run Bed XZ2-100-PRF	1"	Drip Emulter	24.17	241.7	46.1	68.1		1.12 m/h
55	Run Bed XZ2-100-PRF	1"	Drip Emulter	24.17	241.7	46.1	68.1		1.12 m/h
56	Run Bed PCA Globe	1"	Common Wire						

CRITICAL ANALYSIS POOL AREA

P.O.C. NUMBER: 01	P.O.C. NUMBER: 02
Water Source Information:	Water Source Information:
Flow Available	Flow Available
1" 25.12 GPM	1" 25 GPM
Pressure Available	Pressure Available
70 PSI	70 PSI
Service Line Size: 3"	Service Line Size: 3"
Pressure Available	Pressure Available
70 PSI	47 PSI
DESIGN ANALYSIS	DESIGN ANALYSIS
Maximum Station Flow: 15.04 GPM	Maximum Station Flow: 24.99 GPM
Flow Available at POC: 25.12 GPM	Flow Available at POC: 25 GPM
Residual Flow Available: 10.08 GPM	Residual Flow Available: 0.01 GPM
Critical Station: A3	Critical Station: B20
Pressure Req.: 0.03 PSI	Pressure Req.: 1.36 PSI
Friction Loss: 0.27 PSI	Friction Loss: 1.36 PSI
Fittings Loss: 0.03 PSI	Fittings Loss: 0.14 PSI
Pressure Req. of Critical Station: 1.61 PSI	Pressure Req. of Critical Station: 4.77 PSI
Loss through Valve: 3.64 PSI	Loss through Valve: 4.17 PSI
Loss for Main Line: 2.45 PSI	Loss for Main Line: 3.17 PSI
Loss for POC to Valve Elevation: 0 PSI	Loss for POC to Valve Elevation: 0 PSI
Loss for Water Valve: 3.45 PSI	Loss for Water Valve: 3.46 PSI
Critical Station Pressure at POC: 53.0 PSI	Critical Station Pressure at POC: 68.7 PSI
Residual Pressure Available: 79.7 PSI	Residual Pressure Available: 0.27 PSI
Pressure Available: 70 PSI	Pressure Available: 70 PSI

CRITICAL ANALYSIS BASE BID

[illegible]

WATERING SCHEDULE BASE BID

NUMBER	MODEL	TYPE	PRECIP	IN.WEEK	MIN.WEEK	GAL.WEEK	GAL.DAY
1	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	945	135	
2	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	945	135	
3	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	945	135	
4	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	862	124	
5	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	936	131	
6	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	936	131	
7	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	917	131	
8	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	950	136	
9	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	950	136	
10	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	945	135	
11	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	885	126	
12	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	885	126	
13	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	889	127	
14	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	878	125	
15	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	878	125	
16	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	891	127	
17	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	891	127	
18	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	874	124	
19	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	920	137	
20	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	920	137	
21	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	672	95.9	
22	Run Bid PSA Globe	Tuff Rotary	0.56/n/h	107	558	370	
23	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	863	124	
24	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	863	124	
25	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	887	127	
26	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	887	127	
27	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	898	128	
28	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	849	121	
29	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	957	137	
30	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	957	137	
31	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	920	131	
32	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	977	140	
33	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	977	140	
34	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	908	135	
35	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	938	139	
36	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	988	140	
37	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	988	140	
38	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	921	132	
39	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	921	132	
40	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	704	110	
41	Run Bid XZ2-100RFF	Area to Drpline	0.96/n/h	43	788	113	
42	Run Bid PSA Globe	Tuff Rotary	0.87/n/h	70	979	240	
43	Run Bid PSA Globe	Tuff Rotary	1.22/n/h	50	979	240	
44	Run Bid PSA Globe	Tuff Rotary	1.22/n/h	70	1,250	179	
45	Run Bid XZ2-100RFF	Dip Entailer	0.96/n/h	43	802	115	
46	Run Bid XZ2-100RFF	Dip Entailer	0.96/n/h	43	802	115	
47	Run Bid PSA Globe	Tuff Rotary	0.96/n/h	61	1,501	214	
48	Run Bid XZ2-100RFF	Dip Entailer	0.96/n/h	43	857	122	
49	Run Bid XZ2-100RFF	Dip Entailer	0.96/n/h	43	857	122	
		TOTALS:	11.6/n/h	3,164	47,582	7,083	

REVISIONS	
Revision	Date
A	
A	
A	
A	

Drawing Scale: N.T.S. Project Services Number: 123	Drawing Title: IRRIGATION DESIGN	Sheet Number: IR-4
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Project Name:
LIV LIBERTY PARK
LAKESHORE DRIVE, SUIT

Customer Name:

Design Date: 05-21-2024

Drawn By: TOM

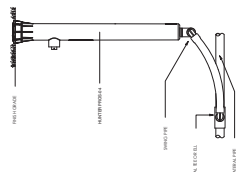
REVISIONS	Date
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Drawing Scale: N.T.S

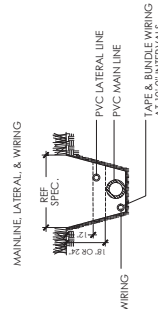
Project Services Number: 123

Drawing Title:
IRRIGATION DESIGN

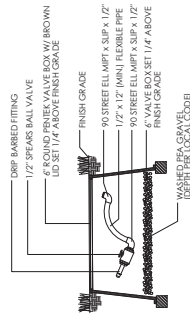
Sheet Number:
IR-7



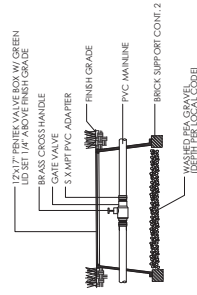
1 POP-UP SPRAY SPRINKLER



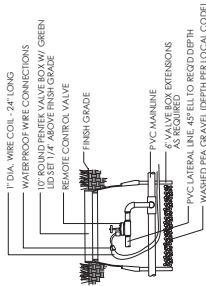
5 TRENCHING DETAIL



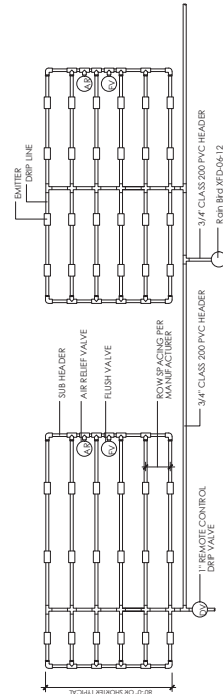
2 FLUSH VALVE



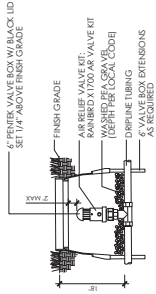
3 ISOLATION VALVE



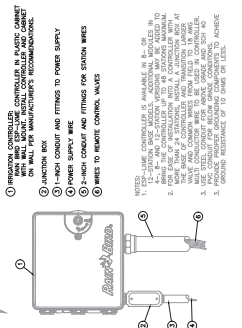
6 REMOTE CONTROL VALVE



7 RPZ BACKFLOW PREVENTER



4 AIR RELIEF VALVE



8 ESP-LXME2Z CONTROLLER

Architect Please
Confirm

9 TYPICAL DRIP LAYOUT

Livano Liberty Park

The Filmont

Landscape Maintenance Statement of Policy and Provisions

As part of the construction contract, the landscaping subcontractor, via their contract with the general contractor, will be required to maintain all landscaping until Owner's final acceptance of the project as noted in the clip from the project specifications below. All plants will be under warranty for a minimum of 1 year.

MAINTENANCE AND CLEANING

1. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS INSTALLED AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE. THIS WORK AND MATERIALS REQUIRED ARE INCLUDED IN THE CONTRACT SCOPE OF WORK.
2. MAINTENANCE SHALL INCLUDE THE FOLLOWING ACTIVITIES AND NECESSARY LABOR, EQUIPMENT, AND MATERIALS FOR:
 - a. PROTECTING, WATERING, IRRIGATING, MOWING, PRUNING AND/OR TRIMMING, FERTILIZING, AND PEST CONTROL FOR EACH PLANT INSTALLED AS REQUIRED TO WARRANTY THE PLANT'S HEALTH AND CONDITION AT FINAL ACCEPTANCE.
 - b. WEED CONTROL IN LAWNS, BEDS, AND NATURAL AREAS WITHIN THE PROJECT LIMITS.
 - c. SUPPLEMENTAL APPLICATIONS OF MULCH TO PROVIDE THE SPECIFIED DEPTH AND CONDITION AT FINAL ACCEPTANCE.
 - d. RESETTling AND/OR STRAIGHTENING PLANTS THAT HAVE FALLEN, SETTLED, LEANED, OR OTHERWISE CHANGED FROM THE ACCEPTED INSTALLED CONDITION.
 - e. CLEAN UP OF MATERIALS AND DEBRIS FROM LANDSCAPES AND HARDSCAPES WITHIN THE PROJECT LIMITS.
 - f. REMOVING DEAD PLANT MATERIALS.
3. MAINTENANCE WORK SHALL CONFORM TO GOVERNING LAWS AND ACCEPTED HORTICULTURAL PRACTICES. CONTRACTOR SHALL FOLLOW OWNER'S LANDSCAPE MAINTENANCE STANDARDS, SPECIFICATIONS, AND INSTRUCTIONS.
4. CONTRACTOR SHALL MONITOR THE WATERING NEEDS OF PLANT MATERIAL THROUGHOUT OPERATIONS AND UNTIL FINAL ACCEPTANCE. CONTRACTOR IS RESPONSIBLE FOR SUPPLEMENTAL WATERING AS REQUIRED TO AUGMENT THE IRRIGATION SYSTEM, INCLUDING HAND WATERING, TEMPORARY IRRIGATION, OR OTHER MEANS ACCEPTABLE TO LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL, DAILY, MAINTAIN A CLEAN WORK AREA BY REMOVING TRASH, DEBRIS, UNUSED, DELETERIOUS, OR SURPLUS MATERIAL FROM THE SITE, KEEPING EQUIPMENT IN DESIGNATED AREAS, AND WASHING PAVED SURFACES OF MUD AND DIRT IN ACCORDANCE WITH THE EROSION CONTROL PLAN.
6. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR DIRECTION REGARDING DISPOSITION OF SURPLUS MATERIALS RESULTING FROM CONTRACTORS WORK.
7. ALL STRUCTURES DAMAGED OR DEFACED BECAUSE OF CONTRACTOR'S OPERATIONS SHALL BE CORRECTED BY CONTRACTOR TO THE OWNER'S SATISFACTION AND ACCEPTANCE AT NO COST TO OWNER.
8. CONTRACTOR SHALL PROTECT FINISHED WORK FROM DAMAGE AND IS RESPONSIBLE FOR REPAIRING DAMAGED OR DEFACED WORK AT NO COST TO THE OWNER. CONTRACTOR SHALL REPAIR RUTS AND/OR COMPACTED AREAS, RESET OR REPLACE PLANT MATERIALS, RESEED, RESOD, MULCH, OR OTHERWISE RESTORE THE WORK TO SPECIFIED AND ACCEPTABLE FINISHED CONDITION.

After the contractor's maintenance period ends, the landscape will be maintained at the levels typical of a Class A apartment community by the skilled employees of a quality landscape company. An annual maintenance contract will be provided for all planted areas visible from the entry road and building entrance.



LIBERTY PARK
ARCHITECTURAL REVIEW COMMITTEE (ARC)
1000 Urban Center Drive, Suite 235, Vestavia, AL 35242

DATE: December 12, 2023

RE: ARC Review of Plans for Filmont Residences, LLC
Lot 2, The Bray Town Center

The Filmont – Liberty Park

ARC has received and reviewed your formal submittal of final plans on 11/17/23 and revised elements of the formal submittal 12/8/23. ARC formally approves of the project as presented. Additional information regarding the approval is provided below and attached.

Site Plan

AA-C7 – 31 (Prepared by Schoel Engineering) and AA-AA002 (Prepared by Nequette Architecture & Design) and dated 11/09/23 - Approved as submitted.

Grading Plans

AA-C8 – AA-C14 prepared by Schoel Engineering and submitted 11/17/23 – Approved as submitted.

Building Plans

Color Elevations or Architectural Plans and Material Board resubmitted 12/08/23 (prepared by Nequette Architecture and Design) have been reviewed by the Architectural Review Committee (ARC). The ARC has approved the drawings and specifications list below, contingent on the payment of the Municipal Fund Fee in the amount of \$837,317.74, as defined in the covenants, at closing:

- Building 3 – Approved as submitted.
- Cottage 07-A – Approved as submitted.
- Cottage 07-B – Approved as submitted.
- 7 Bay Garage – Approved as submitted.
- Maintenance Building – Approved as submitted.
- Trash Enclosure – Approved as submitted.



Landscape Plans

AA-LA000 - AA-LA700 prepared by Dix-Hite and dated 11/9/2023 – Approved as submitted.

Lighting Plans

The Filmont Park Exterior Lighting package submitted 11/17/23 (cut sheets provided by Nequette Architecture and Design). - Approved as submitted.

Sincerely,

Liberty Park Architectural Review Committee

John Bonanno, Chairman

Design Review Board Application

DRB-24-17

Submitted On: Oct 22, 2024

Applicant

 Neil Couvillion
 662-418-7450
 neil@formedesigngroup.com

Primary Location

3110 PIPE LINE RD
VESTAVIA HILLS, AL 35243

Owner of Property

Name

City of Vestavia Hills

City

Vestavia Hills

Zip Code

35216

Email

efisher@VHAL.org

Address

1032 Montgomery Highway

State

AL

Phone Number

205 978 0214

Billing/Responsible Party

Name

Ethan Fisher

City

Vestavia Hills

Zip Code

35216

Email

efisher@VHAL.org

Address

1032 Montgomery Highway

State

AL

Phone Number

205 978 0214

Representing Attorney/Other Agent

Name

Neil Couvillion

City

Vestavia Hills

Zip Code

35243

Email

neil@formedesigngroup.com

Address

4133 North Cahaba Dr

State

AL

Phone Number

662-418-7450

Description of Property

Subject Property Address

3110 Pipe Line Rd Birmingham, AL 35243

Property Zoning Classification

E

Subdivision Name, Lot #, Block #, etc.

--

Reason for Request*Check all that apply***Preliminary Review**

--

Landscape Review

true

Architectural Review

--

Final Review of Materials

true

Other

--

Detailed Explanation

We are working with the City of Vestavia to clean up the creek bed and embankments and landscape this corner property that is being deeded to the City from Jefferson County. We are also working with the Cahaba Heights Merchants Association to create a new "gateway" and signage for Cahaba Heights.

Process*Check all that apply***New Building**

--

Renovation of Existing Building

--

New Landscape Plan

true

Renovation to Existing Landscaping Plan

--

Other

true

Detailed Explanation

We are submitting a landscape & irrigation plan as well as a sign elevation for review. All has been pre- approved by the merchants association and Jeff Downs at the city.

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.



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205-988-8888

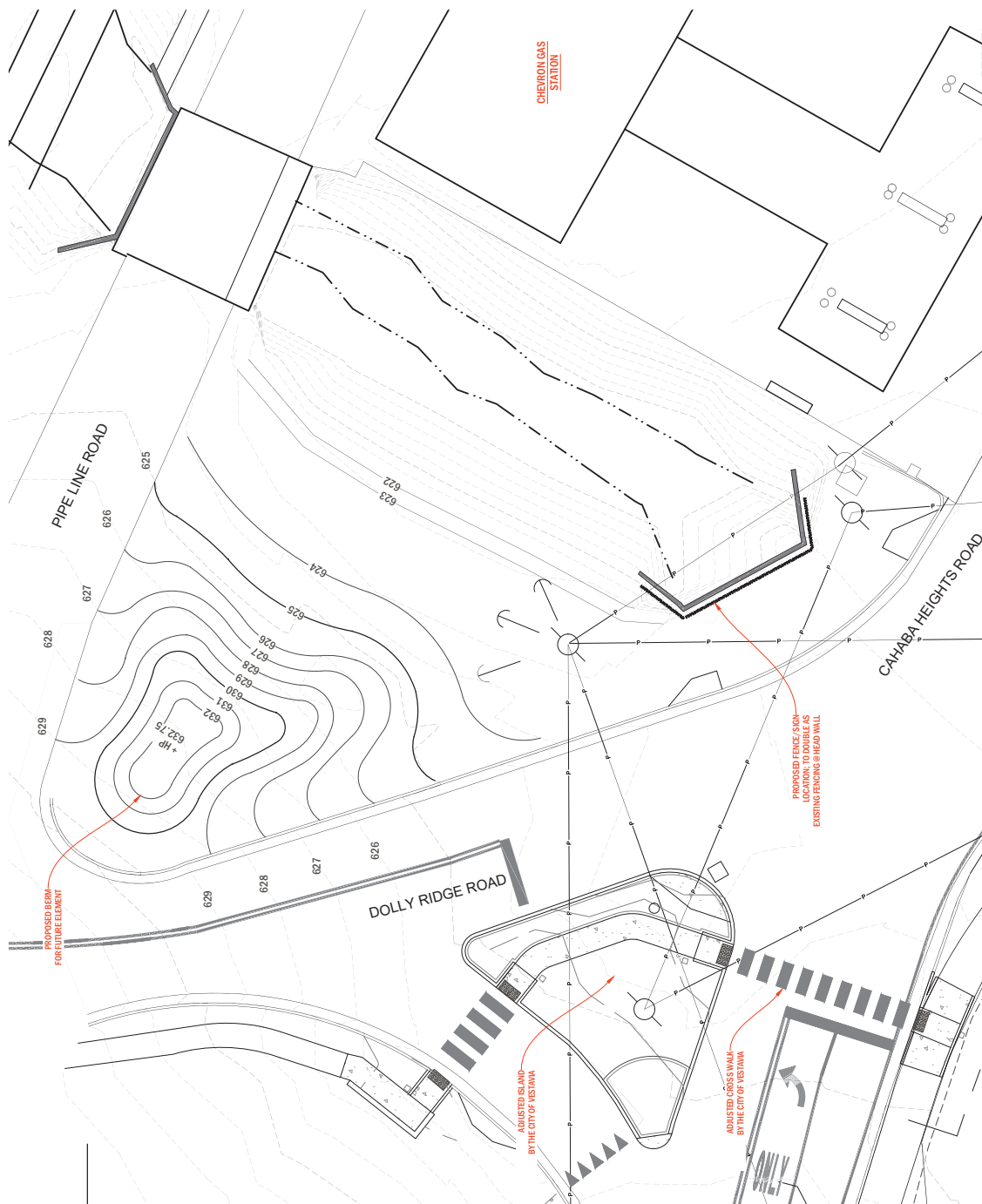
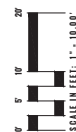
CAHABA HEIGHTS

GATEWAY LANDSCAPE, IRRIGATION & SIGNAGE
VESTAVIA HILLS, AL

STATE OF ALABAMA	SEAL
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT	NUMBER 624
DATE: JULY 20, 2023	REVISION: _____
BY: _____	DATE: _____

NOTE: 
SHEET: SITE PLAN

L1.0
DRAWN BY: _____





GATEWAY LANDSCAPE, IRRIGATION & SIGNAGE
VESTAVIA HILLS, AL



13.0

DO NOT WRITE IN THESE SPACES



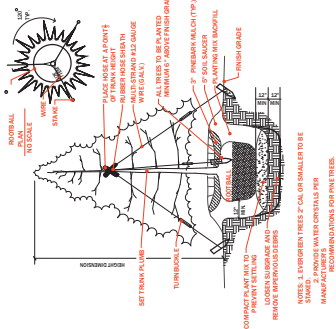


WESTAVIA HILLS, AL

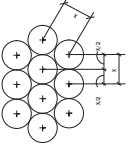


SHEET:
LANDSCAPE
DETAILS

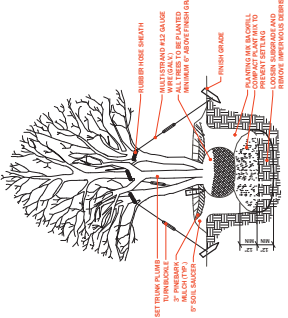
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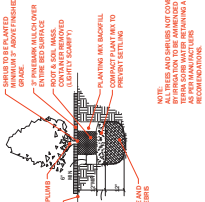
3 DETAIL EVERGREEN TREE PLANTING



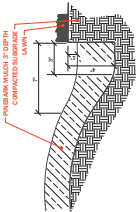
6
DETAIL TYPICAL STAGGERED ROW SPACING
SCALE: NTS
3. SPACING SHOWN ON PLANT SCHEDULE (X).



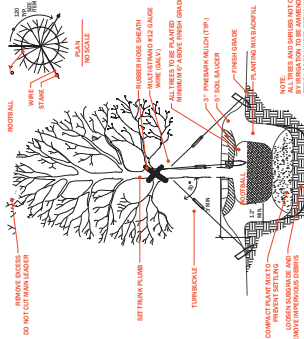
2 DETAIL MULTI-TRUNKED TREE PLANTING



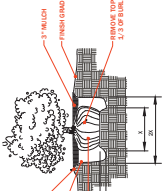
5 **DETAIL TYPICAL CONTAINERIZED SHRUB PLANTING**
SCALE: NTS



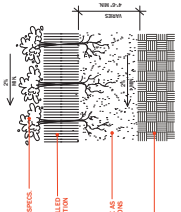
8 TRENCH EDGER DETAIL FOR ALL BEDS
SCALE: NTS



1 TYPICAL TREE PLANTING & GUYING DETAIL
SCALE: NTS



4 **B&B SHRUB DETAIL**
SCALE: NTS



7 **GROUND COVER DETAIL**
SCALE: NTS

GENERAL NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.

CONTRACTOR SHALL VERIFY PLANT MATERIAL FROM PLAN AND REPORT DIFFERENCES.

ALL TREES AND SPECIMEN PLANT MATERIAL SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER AT APPROVED NUMBERS OR THEIR EQUAL (SEE LIST) APPROVED PRIOR TO BIDDING.

ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REJECTION BY THE LANDSCAPE ARCHITECT AT THE JOB SITE.

CONTRACTOR SHALL LAYOUT TREES AND BED LINES FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION. A 24 HOUR NOTICE SHOULD BE GIVEN AND INTERPRETED BY THE CONTRACTOR FOR THIS REVIEW.

CONTRACTOR SHALL SUPPLY AND SPREAD 4" TOP-SOIL IN SHRUB BEDS AND ALL AREAS TO BE SEEDING UNLESS OTHERWISE NOTED IN SPECIFICATIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POST-IRRIGATION IN

PLANTS SHALL BE WELL FROVED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL BE EQUAL OR SURPASS QUALITY AS DEFINED IN THE SPECIFICATIONS OF THE AMERICAN NURSERYMAN'S ASSOCIATION. SPECIFICATIONS PUBLISHED BY THE AMERICAN NURSERYMAN, INC.

ALL PLANT AREAS.

ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.

ALL SHRUBS, TREES AND GROUND COVERS SHALL BE PLANTED WITH A SOIL MIXTURE CONSISTING OF 50% TOPSOIL AND 50% ORGANIC MATERIAL AND PER APPLICATIONS.

FRONT ROW OR SHRUBS SHALL BE PLANTED MINIMUM 24" BEHIND BED @ LAWNS OR WALKS AND MINIMUM 36" BACK ON CURB @ PAVING AREAS.

BACK ROW OF SHRUB PLANTING SHALL BE PLANTED @ 36" OFF FACE OF BUILDING WALL. GROUND COVERS SHALL BE 12" OUT FROM BUILDING AS REQUIRED BY PLANT SPECIFICATION.

EXCAVATE EDGE OF ALL PLANTING BEDS TO A DEPTH TO FORM A NEAT CHISEL DEFINITION.

ALL PLANTING BEDS AND PATHS SHALL BE MULCHED WITH A 3" SETTLED LAYER OF MULCH.

GRASS: ALL AREAS TO BE GRASSED SHALL BE TILLED AND GRADED, TO A DEPTH OF 6".
SLAG OF LIME SHALL BE APPLIED AT A RATE OF 100 POUNDS PER 1,000 SQ. FT. ADD
TOP DRESSING OR EQUAL (2-5% SLOW RATE) AT A RATE OF 50 POUNDS PER 1,000 SQ. FT.
SEEDING AREAS OR EQUAL COVERED WITH A THIN LAYER OF WHAT STRAW.

GRADE ALL AREAS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE SODDING.

SEASONAL COLOR SHALL BE PLANTED IN FLOWERING STATE

CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS FOR ONE FULL
YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

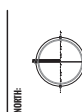
REMOVE ALL GUY WIRES AND STAKES AT END OF GUARANTEE PERIOD.

WHEN TREES ARE PLANTED THE MONTHS OF MARCH, THEN OCTOBER, THE LANDSCAPE CONTRACTOR
SHALL AMEND THE SOIL MIX WITH A MOISTURE RETENTION AGENT AS TERRA-SORB® OR EQUIV.
FOR EACH TREE INSTALLATION.



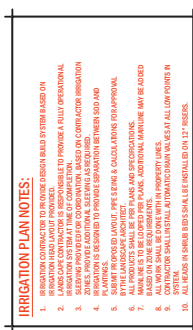
CAHABA HEIGHTS

VESTAVIA HILLS, AL

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SHEET:
IRRIGATION HEAD
LAYOUT

L2.0



IRRIGATION SCHEDULE

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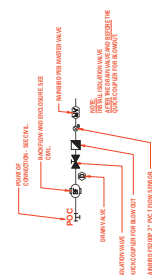
SYMBOL		MANUFACTURER/MODEL/DESCRIPTION
		DAIR BIRD 1001A SPR DETECT 25 6" PUMP OUT 330-90 ALMS
SYMBOL		MANUFACTURER/MODEL/DESCRIPTION
		DAIR BIRD PDA SERIES: XCT...PDB.COM ELECTRIC REMOTE CONTROL VALVE SIZE PER DRAWING 3/4" BMS QUICK COUPLING VALVE IN VALVE BOX PER DESCRIPTION 1 1/2" MANUAL ISOLATION VALVE IN MAINLINE

POC  STOCKHAM CLASS 150, D-103
PONT-OF-CONNECTION - 1"AP BACKFLOW PREVENTER & W/ BY GENERAL CONTRACTOR - LOCATION TBD
RAINBIRD ESP-10W12 PRO CLOCK-MODULAR COORDINATE REQUIREMENT W/ GC - LOCATION TBD
RAINBIRD RAIN SENSOR 4SD - CEX-DRAINWARE TO CLOCK, ROOF EDGE - LOCATION TBD

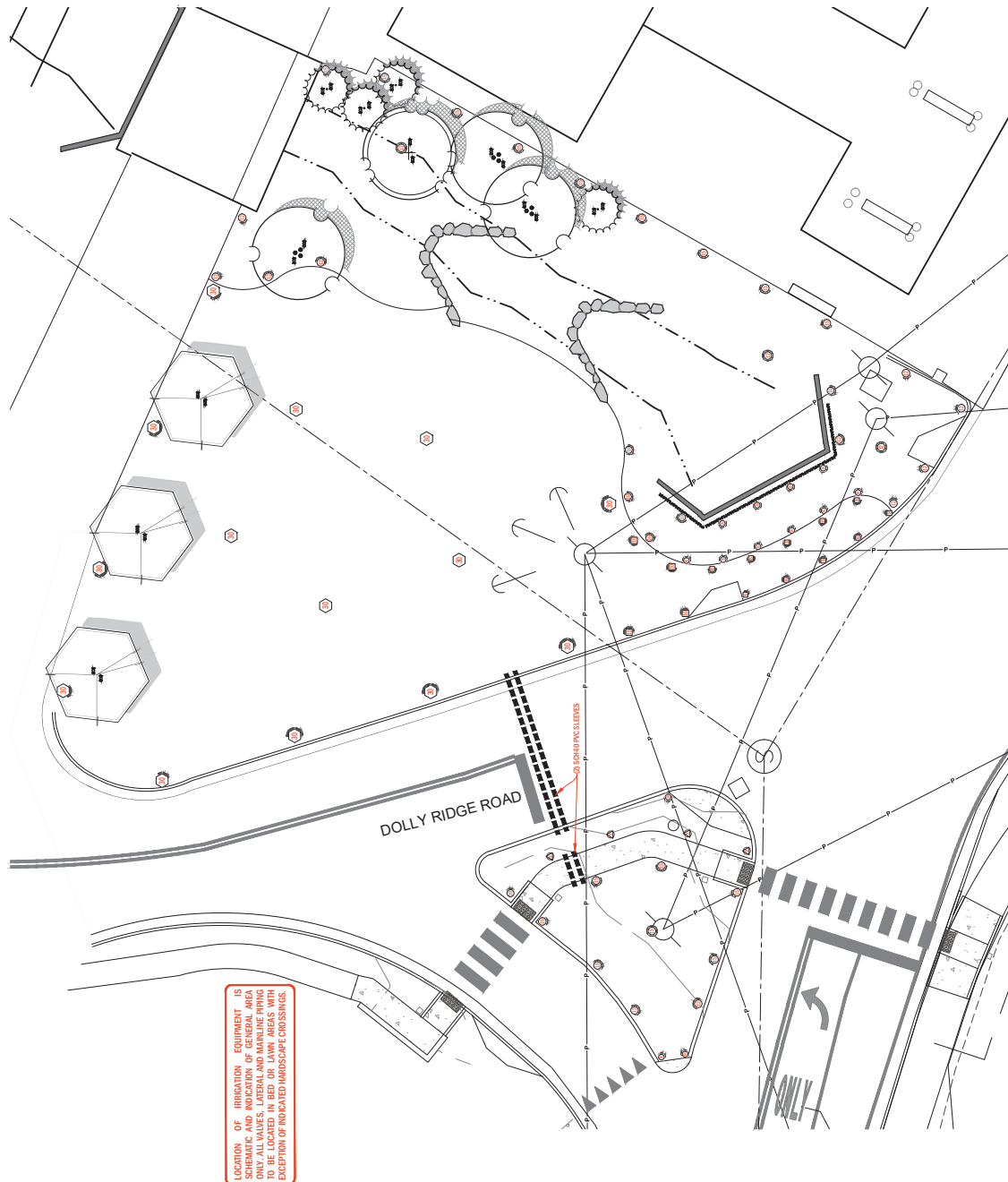
 SLEEVING SCH40 PWC BY IRRIGATION CONTRACTOR
 SIZE AS PER DRAWING. COORDINATE WITH GENERAL CONTRACTOR

 MAINLINE SCH40 PWC, LOCATIONS & SIZES TBD

 LATERAL LINE CLASS 200 PWC, LOCATIONS & SIZES TBD



POC SCHEMATIC I AYOUT



LOCATION OF IRRIGATION EQUIPMENT IS SCHEMATIC AND INDICATION OF GENERAL AREA ONLY. ALL VALVES, LATERAL AND MAINLINE PIPING TO BE LOCATED IN BED OR LAWN AREAS WITH EXCEPTION OF INDICATED HARDSCAPE CROSSINGS.



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CAHABA HEIGHTS

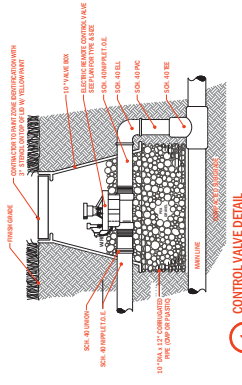
GATWAY LANDSCAPE, IRRIGATION & SIGNAGE
VICTORIA HILLS, AL

STATE OF ALABAMA
LAWYER
NUMBER 024
RECEIVED
DATE: JUL 10, 2023
TIME: 10:00 AM
BY: [Signature]
FOR: [Signature]
SHEET: [Blank]
TOTAL: [Blank]

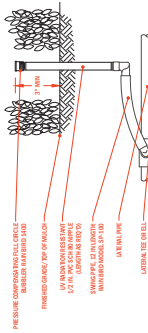
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IRRIGATION DETAILS

12.1

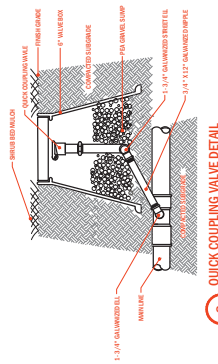
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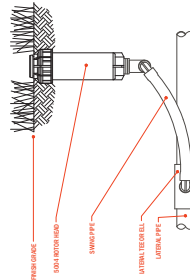
4 CONTROL VALVE DETAIL
SCALE 1/8"



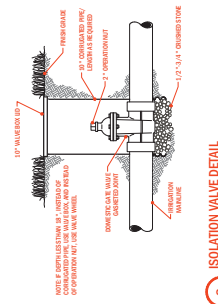
8 TREE BUBBLER DETAIL
SCALE 1/8"



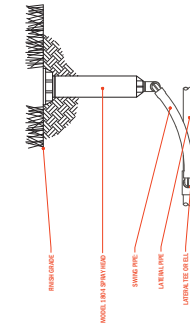
3 QUICK COUPLING VALVE DETAIL
SCALE 1/8"



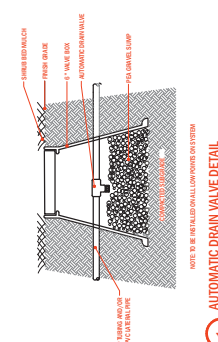
7 ROTOR DETAIL
SCALE 1/8"



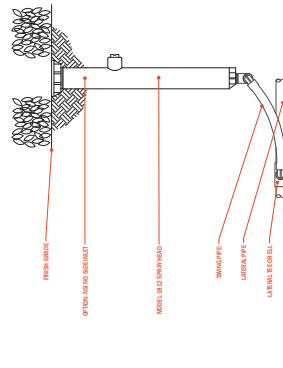
2 ISOLATION VALVE DETAIL
SCALE 1/8"



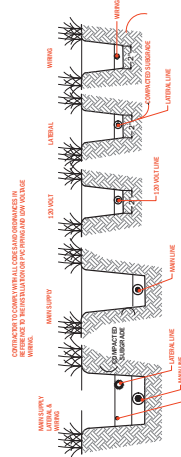
6 LAWN SPRAY DETAIL
SCALE 1/8"



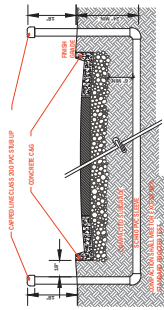
1 AUTOMATIC DRAIN VALVE DETAIL
SCALE 1/8"



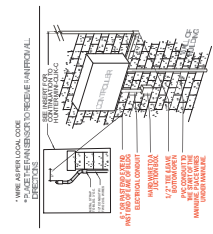
5 SHRUB SPRAY DETAIL
SCALE 1/8"



9 TRENCING DETAIL
SCALE 1/8"



10 SLEEVING DETAIL
SCALE 1/8"



11 CONTROLLER DETAIL
SCALE 1/8"

