



**Vestavia Hills
Board of Zoning Adjustment Agenda
June 18, 2026
6:00 PM**

1. Roll Call
2. Approval Of Minutes: May 21, 2026
3. BZA-25-13 **Michael Eric Dale** is requesting an **Variance Extension of a Front Setback Variance & Side Setback Variance** for the property located at **2126 Shades Avenue**. The purpose of this request is to reduce the front setback to 15' in lieu of the required 50', to reduce the side setback to 13' in lieu of the required 15'. The property is owned by Jennifer & Kevin McCain and is zoned **Vestavia Hills R-3**.
4. BZA-26-9 **Bradford Carroll** is requesting a **Front Setback Variance** for the property located at **2959 Wisteria Drive**. The purpose of this request is to reduce the front setback to 44' in lieu of the required 50', to build a shed. The property is owned by Bradford Carroll and is zoned **Vestavia Hills R-2**.
5. BZA- **John Derek Crews** is requesting a **Rear Setback Variance** for the property located at **3919 Westminster Lane**. The purpose of this request is to reduce the rear setback to 12' in lieu of the required 20', to build a cover over a patio area. The property is owned by Jim and Kathy Dorwaldt and is zoned **Vestavia Hills R-6**.
6. BZA-26-11 **Amanda Loper** is requesting a **Parking Variance** for the property located at **100 Olde Towne Road**. The purpose of this request is to reduce the parking spaces to 40 spaces in lieu of the required 181 spaces, to build allow for a church use. The property is owned by SAM 17 Investments LLC and is zoned **Vestavia Hills B-3**.
7. Time Of Adjournment

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

MINUTES

May 21, 2026

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

MEMBERS PRESENT:

Tony Renta, Chairman
Stephen Greer
Marty Martin, Alt
Thomas Parchman
Vinay Patel

MEMBERS ABSENT

Alan Crotwell
Loring Jones

OTHER OFFICIALS PRESENT:

Jack Wakefield, City Planner

APPROVAL OF MINUTES

The minutes of April 2026 were presented for approval.

MOTION Motion to dispense with the reading of the minutes of April 2026 was made by Mr. Martin and 2nd was by Mr. Parchman. Motion as carried on a voice vote as follows:

Mr. Greer– yes Mr. Parchman – yes
Mr. Martin – yes Chairman Renta – yes
Mr. Patel – yes
Motion carried.

VARIANCE EXTENSION

BZA-24-12 Joe Ellis is requesting a **Variance Extension** for the property located at **3442 Sagewood Trail**. The purpose of this request is to extend previous variance to reduce the side setback to 15' in lieu of the required 17', to

build a bedroom and bathroom addition. The property is owned by Jon Evers and is zoned **Vestavia Hills R-1**.

Mr. Wakefield stated that this is just an extension of a previously approved variance.

Jon Evers, 3442 Sagewood Trl, was present for the case and stated they had some personal circumstances that prevented construction within the 1-year timeline. He also reiterated the hardship of a narrow, corner lot.

Mr. Martin asked if anything has changed on the plan.

Mr. Evers stated nothing has.

There were no further questions from the Board.

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

MOTION Motion to APPROVE a Variance Extension, for the property located at 3442 Sagewood Trail was made by Mr. Patel and 2nd was by Mr. Greer. Motion was carried on a roll call vote as follows:

Mr. Greer – yes	Mr. Parchman – yes
Mr. Martin – yes	Chairman Renta – yes
Mr. Patel – yes	
Motion carried.	

VARIANCE FOR LOCATION OF A FENCE

BZA-26-7 **Jacob Welch** is requesting a **Variance for Location of Fence in the Front Setback** for the property located at **1875 Shades Crest Road**. The purpose of this request is to build a privacy fence in the front setback. The property is owned by Jacob Welch and is zoned **Vestavia Hills R-1**.

Mr. Wakefield explained that this is a request for a fence within the side frontage of a home.

Jacob Welch, 1875 Shades Crest Road, was present for the case. He stated that his lot is a corner lot. He thought his contractor had pulled a permit, and that was not the case.

Mr. Martin stated that this drawing looks as if the fence is over the property line.

Mr. Welch stated that is it by less than 2’ in one small portion at the back corner.

Mr. Martin stated that we cannot approve a variance for something in the right-of-way.

Mr. Wakefield stated that the Board can make a condition that approval will require the fence to be pulled out of the right-of-way.

Mr. Welch said that fiber had already been installed, and he didn't expect it to impact any further utilities.

Chairman Renta stated that you never know on that.

There were no further questions from the Board.

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

MOTION Motion to APPROVE a Variance for the Location of a Fence within the Front Setback, with the condition that the fence be pulled out of the right-of-way for the property located at 1875 Shades Crest Road was made by Mr. Martin and 2nd was by Mr. Parchman. Motion was carried on a roll call vote as follows:

Mr. Greer – yes	Mr. Parchman – yes
Mr. Martin – yes	Chairman Renta – yes
Mr. Patel – yes	
Motion carried.	

Jack Wakefield, Planner/GIS



VESTAVIA HILLS

Board of Zoning Adjustment Planners Report

MEETING DATE

June 18, 2026

AGENDA ITEM

BZA-25-13 **Michael Eric Dale** is requesting an **Variance Extension of a Front Setback Variance & Side Setback Variance** for the property located at **2126 Shades Avenue**. The purpose of this request is to reduce the front setback to 15' in lieu of the required 50', to reduce the side setback to 13' in lieu of the required 15'. The property is owned by Jennifer & Kevin McCain and is zoned **Vestavia Hills R-3**.

BACKGROUND

Variance Extension: 35' Front Setback Variance to Reduce the Setback to 15' in Lieu of the Required 50' & 2' Side Setback Variance to Reduce the Setback to 13' in Lieu of the Required 15' &

PLANNER'S REVIEW/RECOMMENDATION

The applicant is seeking a variance extension of a previously approved variance. The variance has lapsed the one-year mark for construction. The applicant has a new footprint from what was last submitted, but meets the setbacks that were approved.

ATTACHMENTS

1. Application
2. Variance Extension Reason
3. Engineering Comments
4. 2126 SHADES AVE PBS DRAFT - BAB
5. 2126 SHADES AVE PLOT PLAN DRAFT - BAB
6. Building Elevations
7. Owner's Affidavit

Jack Wakefield
City Planner



BZA-25-13

Variance Application

Status: Active

Submitted On: 5/20/2025

Primary Location

2126 SHADES AVE
VESTAVIA HILLS, AL 35216

Owner

Jennifer & Kevin McCain
Shades Avenue 2126 Vestavia
Hills, AL 35216

Applicant

Michael Eric Dale
 205-873-1676
 eric@ericdale.com
 935 Landale Road
Birmingham, AL 35222

Agenda Information

Agenda Scheduling

June 2025

Comments/Delay/Explanation

Applicant Information

I am filling this out as the
Representative Agent

Billing/Responsible Party

Name	Phone #
Jennifer McCain	205-876-5588

Address	City/State/Zip
2126 Shades Ave	Vestavia Hills, AL 35216

Email

jmccain@xnservices.com

Representing Attorney/Other Agent

Name

Michael Eric Dale

Phone #

205-873-1676

Address

935 Landale Road

City/State/Zip

Birmingham, AL 35222

Email

eric@ericdale.com

Subject Property Information

Subject Property Address

2126 Shades Avenue, Vestavia Hills, AL
35216

Legal Description of Subject Property 

Lots 10 & 11, Block 13 Biltmore Estates (Map Book 17, Page 59)

REASONS FOR REQUEST

Front Setback Variance



Setback Required*

50'

Setback Requested*

15'

Rear Setback Variance

Side Setback Variance

Setback Required*

15'

Setback Requested*

13'

Other Setback Variance

Lot Area Variance

Lot Width Variance

Variance for location of a fence.

Details [?](#)

A small 16" wide curved feature masonry wall from the outside of the right front corner at 17.7 feet to a setback of 15 feet into the right side secondary front, with a maximum height of 8 feet.

A small 16" wide curved feature masonry wall from the outside of the left front corner at 13.7 feet to a setback of 10.7 feet with a maximum height of 8 feet. This would transition to a 4 feet high masonry wall with gate.

Sign Code Variance

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

Other

ZONING

Vestavia Hills Zoning for the subject property is

R3

PROJECT

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

Additions to right side/ secondary front and rear of the existing home plus a partial second floor on the left side. The existing carport on the right is generally the line of the new addition. The parking structure is being moved to the right rear addition along the same right side line. On the left, a small portion of the left rear addition (7'-6" feet in depth front to back) would be added to and line up with the existing left side while the remainder of the left addition would align within the 15 feet side setback requirement. We would like to add brick to replace the existing wood siding on the left side which would result in a finished setback of 13.7 feet at the front left corner instead of the existing 14.1 feet.

HARDSHIP

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

This home was built on a corner lot in an area where, at the time of construction, secondary frontages of 50 feet were not typical. We are adding on to a home with this condition. If this was an interior lot, a variance for secondary front would not be required and we would be allowed the typical 15 feet side setback.

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

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

The lot is located on a corner with the right side facing Trousdale. The existing structure was built without addressing Trousdale as a secondary front. If the full 50 feet secondary front setback was enforced, a home of only 35 feet wide could be built.

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

Similar conditions regarding additions and build-outs of original homes on corners in this area are common. Variances for secondary frontages have been granted under similar conditions.

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

A variance for side setbacks would not typically be required if this was an interior lot.

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

A 35 foot wide home -the maximum allowable with enforced setbacks- would be out of character with other homes on this street and neighborhood. We have designed this home to step down gracefully at the ends so as not to tower over other homes. Trousdale ends at this lot and only serves as a lightly-used connector to Chanticleer Lane. The right side/ secondary front setback will not be out of alignment with nearby homes, since there are no other adjacent homes along Trousdale.

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

We are adding on to the existing small home that is original to the property. Applicant has made no changes.

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

We have kept the additions within existing building lines and setbacks since we are adding on to an existing home. The only request to go over the existing line is the addition of brick to the facade on the left which adds approximately 4.5" in depth to the wall assembly.

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

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


This is a single family residence with no additional living units. The existing utilitarian accessory structure is to be removed and no other accessory structures are to be built with this project. There are no prohibited uses planned for this property.

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

OWNER AFFIDAVIT

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

Representing Agent Signature 

 Michael Eric Dale
May 14, 2025

From: [Michael Dale](#)
To: [Jack Wakefield](#)
Cc: [Jennifer McCain](#); [Kevin McCain](#)
Subject: RE: [External] bza- 2126 Shades Avenue
Date: Monday, May 4, 2026 2:51:00 PM
Attachments: [image004.png](#)

Michael Eric Dale

Residence Design

205-873-1676

Jack, I mentioned before that the project at 2126 Shades Avenue is delayed.

It is doubtful that the Contractor will be able to apply for a permit before the expiration of the Board of Zoning Adjustment approval from June, 2025.

We have sought ways to scale the cost of the project back somewhat and that is the principal reason why it is delayed. However, we are moving forward and the owners have moved to a nearby home so that the project can move forward.

We still have the exterior redesign and final construction drawings to complete, but we are utilizing the standard setbacks along with modified setbacks as previously approved by the BZA. In other words, we are using the same floor plate. I anticipate that the exterior will be less massive than the previous design, since they are only building out a single level and future space at the second floor will have smaller massing.

However, we are now either removing or tearing down the existing structure completely. With the previous approvals, we were planning to keep the foundation and outer walls of most of the home. So if that in some way affects the approval, please let me know and your suggestion for moving forward with a new request.

In the past, I have known of a charity that would move homes for reconstruction in underprivileged neighborhoods, but I am unable to find where that organization is still in existence. I suspect we will be demolishing the existing and removing it completely.

Please let me know if you need additional information.

Thanks,

Eric Dale



Engineering Review

Record No. BZA-25-13

Status Completed

Became Active May 22, 2025

Assignee Ethan Fisher

Due Date None

Messages

Ethan Fisher

May 27, 2025 at 1:09 pm

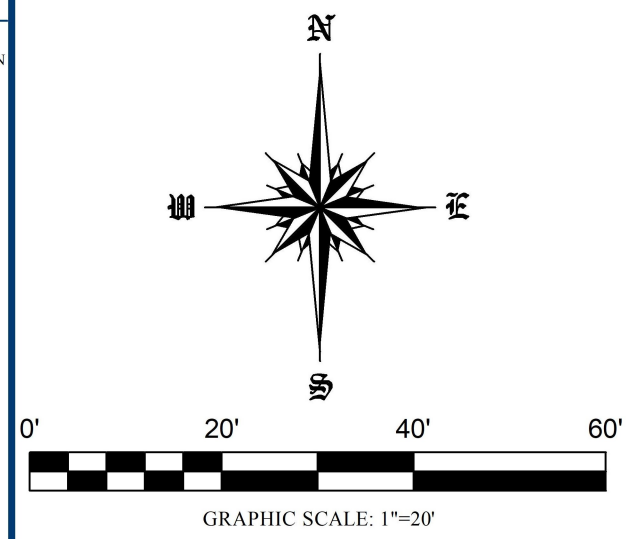
Good afternoon,

I am showing that the proposed addition exceeds the 30% impervious lot coverage the city has. We will need to see a plan showing how the improvements will be under that threshold during permitting.

LEGEND

W- WATER - T- TELEPHONE - TV- CABLE TV - FO- FIBER OPTIC - IR- IRON ROD - IP- IRON PIPE - MAG- MAG NAIL - CM- CONCRETE MON

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
P.O.T. POINT OF TERMINATION
(C) CALCULATED
(F) FIELD MEASURED
(D) DEED/RECORD
(P) PLAT/MAP
* TYPICAL
N/R NOT RECOVERED
COV COVERED
R.O.W. RIGHT OF WAY
S.F. SQUARE FEET
DB DEED BOOK
PG PAGE
MB MAP/PLAT BOOK
MON MONUMENT
PID# PARCEL NUMBER
--- EASEMENT/ENCUMBRANCE
--- BUILDING LINE
○ SET MON. "CA50309"
● FOUND MON. AS DESCRIBED
▲ CALCULATED POINT
▲ AIR CONDITIONER
● POWER POLE
--- SUBJECT PROPERTY LINE
--- FENCE LINE
--- OHU OVERHEAD UTILITY LINE

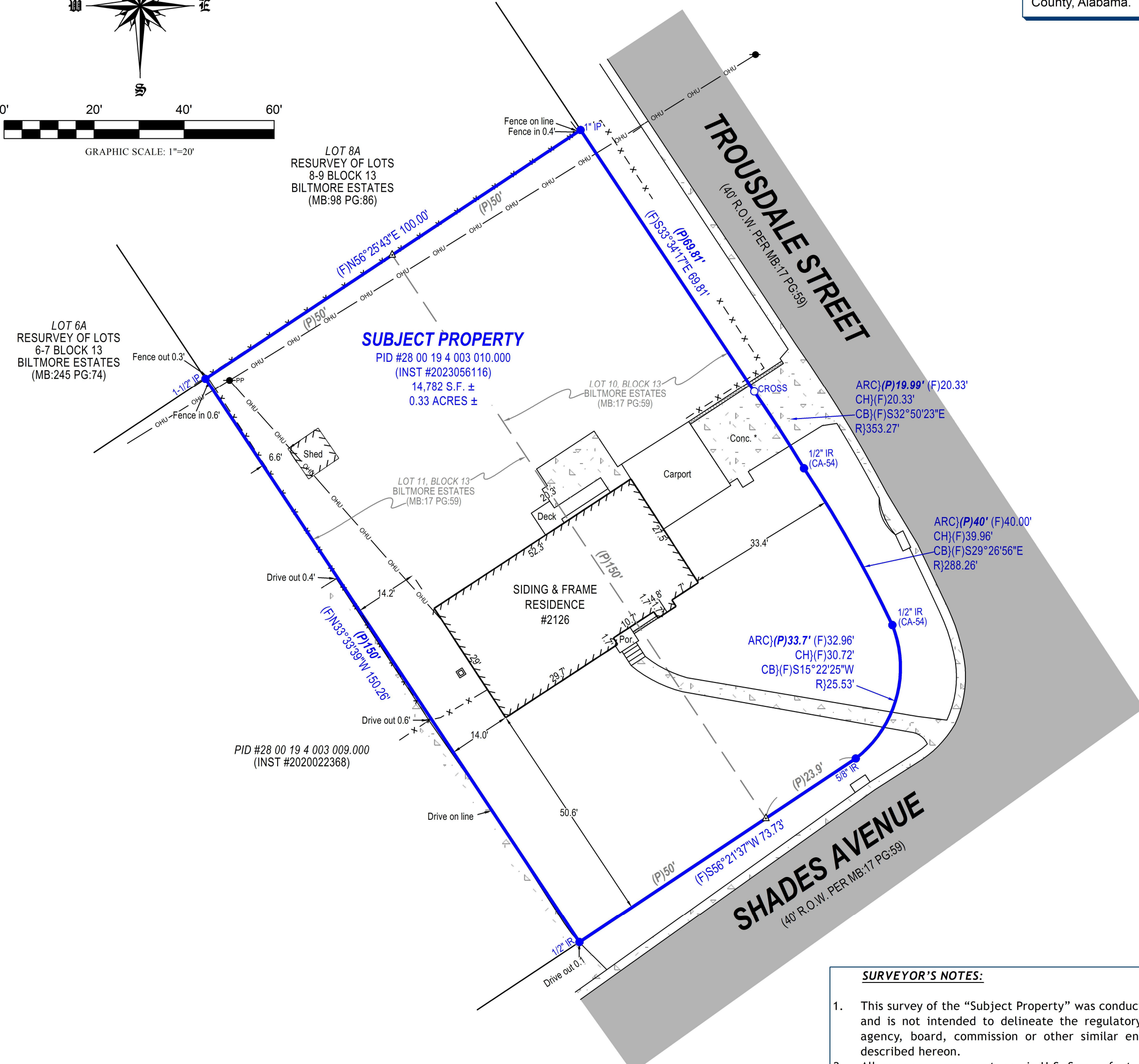


LEGAL DESCRIPTION SUBJECT PROPERTY
(PER INST#2023056116)

Lots 10 and 11, Block 13, according to the Survey of Biltmore Estates, as recorded in Map Book 17, Page 59, in the Probate Office of Jefferson County, Alabama.

IMPERVIOUS CALCULATIONS:
PRE CONSTRUCTION:
> 2,597 S.F. ±
> 17.56% ±

DRAFT



REVISIONS

DATE	DESCRIPTION	BY

REFERENCES

INST #2023056116
MB:17 PG:59

PROPERTY BOUNDARY SURVEY

PREPARED FOR: TOMMY COGGIN
2126 SAHDES AVE
VESTAVIA HILLS, AL 35216

JEFFERY L. COGGIN
JEFFERSON COUNTY
JOB NUMBER: 2026-383

DATE OF FIELDWORK:	06/09/2026
DATE OF MAP:	06/11/2026
FIELDWORK BY:	SCOTT L.
DRAWN BY:	ALEX B.
REVIEWED BY:	JEFFERY L.
APPROVED BY:	JEFFERY L.
DEPARTMENT MANAGER:	WALTER C.
PRODUCTION MANAGER:	MARY K.

WEYGAND

173 OXMOOR ROAD, BIRMINGHAM, AL 35209
EMAIL: INFO@WEYGAND.COM
OFFICE: 205-942-0086
WEYGAND.COM

SURVEYOR'S CERTIFICATION

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

WEYGAND, LLC.

Jeffery N. Lucas, PLS #16680
173 Oxmoor Road, Homewood, AL 35209
205-942-0086

SURVEYOR'S NOTES:

- This survey of the "Subject Property" was conducted for the purpose of a Property Boundary Survey only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity. The "Subject Property" refers to the property described hereon.
- All survey measurements are in U.S. Survey feet. Bearings are based on Alabama State Plane Coordinate System, West Zone, Grid North, NAD83 (2011). Positioning was obtained using GNSS observations with OPUS adjusted solutions and/or R.T.K. observations using the ALDOT CORS network.
- Subsurface features (underground utilities, septic tanks, etc.), minor features (sprinklers, valves, etc.), and trees and shrubs were not located as a part of this survey, unless otherwise shown hereon. No visible evidence of burial grounds or cemeteries was observed. Notice is hereby given that "Call-811" or other appropriate utility location service should be notified forty-eight (48) hours in advance of any excavation at this site.
- Survey was conducted without the benefit of an abstract of title, title report, or title opinion, therefore, there may be other easements, rights-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record not depicted on this survey.
- Property ownership information shown hereon (if any) was derived from the GIS/Parcel Identification website for the County and State of the property as identified hereon.
- Date of field work is the last time that either the field or office personnel were on site and the last direct knowledge that this surveyor has of site conditions. Date of map and date of signature have no relationship to actual site conditions as depicted on this map. **THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED OR "RED" SEAL OF A LICENSED SURVEYOR.**

LEGEND

PROPOSED

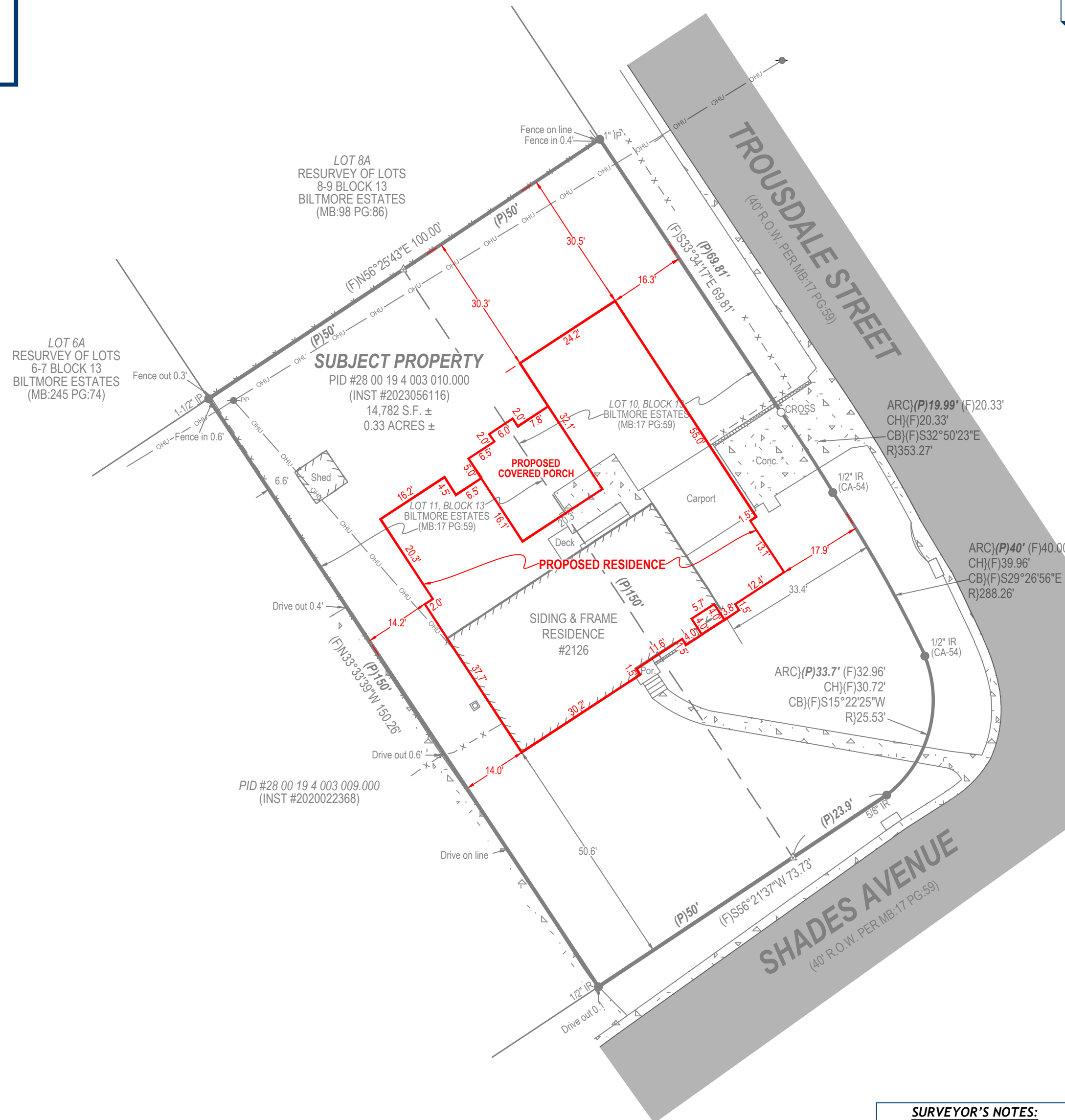
REFERENCE

DRAFT

LEGAL DESCRIPTION SUBJECT PROPERTY
(PER INST#2023056116)

Lots 10 and 11, Block 13, according to the Survey of Biltmore Estates, as recorded in Map Book 17, Page 59, in the Probate Office of Jefferson County, Alabama.

IMPERVIOUS CALCULATIONS:
PRE CONSTRUCTION:
> 2,597 S.F. ±
> 17.56% ±



GRAPHIC SCALE: 1"=20'

SURVEYOR'S NOTES:

1. This is not a property boundary survey. This is a PLOT PLAN for the purpose of showing proposed construction of improvements on the Subject Property, being that property shown and described hereon, and is based on a property boundary survey conducted by Weygand, LLC, job # 2026-383, dated 06/09/2026.
2. All features shown in red are proposed improvements and have been obtained from the architectural plans entitled N/A, prepared by N/A, and dated N/A. Weygand, LLC, assumes no responsibility for the accuracy, completeness, or reliability of these plans. It is the responsibility of the client, architect, and/or contractor to verify all dimensions, details, and specifications before proceeding with any construction or development.
3. All features shown in grey are improvements that were in existence at the time of the survey referenced above, provided for reference purposes only, and should be field verified before construction of new improvements.
4. Weygand, LLC, makes no guarantees or warranties, either expressed or implied regarding the accuracy, completeness, reliability, correctness, appropriateness, or suitability of either the architectural plans or this Plot Plan, which is based on those plans and the survey referenced above.

REVISIONS	DESCRIPTION	DATE	BY

REFERENCES
INST #2023056116
MB:17 PG:59

PLOT PLAN

PREPARED FOR: TOMMY COGGIN

2126 SAHDES AVE

VESTAVIA HILLS, AL 35216

JEFFERSON COUNTY

JOB NUMBER: 2026-383

DATE OF FIELDWORK:	06/09/2026
DATE OF MAP:	06/11/2026
FIELDWORK BY:	SCOTT L.
DRAWN BY:	ALEX B.
REVIEWED BY:	JEFFERY L.
APPROVED BY:	JEFFERY L.
DEPARTMENT MANAGER	WALTER C.
PRODUCTION MANAGER	MARY K.

WEYGAND

173 OXMOOR ROAD, BIRMINGHAM, AL 35209

EMAIL: INFO@WEYGAND.COM

OFFICE: 205-942-0086

WEYGAND.COM





City of Vestavia Hills
Office of the City Clerk

OWNER AFFIDAVIT (This form must be notarized):

I do hereby declare that the following statements are correct concerning the subject property located at: 2126 Shades Avenue, Vestavia Hills, Alabama and that statements submitted in my application are true and that I am: (please check all that apply).

the Property Owner and representing myself in said request.

[checked] the Property Owner, but I am authorizing a Representing Agent by the name of: Michael Eric Dale to represent me in the following request:

And am requesting: (please check)

- Rezoning Request
Preliminary Plat Approval
[checked] Final Plat Approval
Conditional Use Approval
[checked] Request for Variance
Special Exception
Design Review Approval

Signed: [Signature] 5.20.25
Owner Signature/Date

STATE OF ALABAMA
COUNTY OF JEFFERSON

Given under my hand and seal
this 20th day of May, 2025

[Signature]
Notary Public

My commission expires 27 day of November, 2026.





VESTAVIA HILLS

Board of Zoning Adjustment Planners Report

MEETING DATE

June 18, 2026

AGENDA ITEM

BZA-26-9 **Bradford Carroll** is requesting a **Front Setback Variance** for the property located at **2959 Wisteria Drive**. The purpose of this request is to reduce the front setback to 44' in lieu of the required 50', to build a shed. The property is owned by Bradford Carroll and is zoned **Vestavia Hills R-2**.

BACKGROUND

44' Front Setback Variance to Reduce the Setback to 44' in Lieu of the Required 50'.

PLANNER'S REVIEW/RECOMMENDATION

The applicant is seeking a front setback variance to build a shed. This shed is on the side of the house. However, because this is a corner lot, the proposed shed resides in the setback. The applicant contends the hardship is their two frontages, along with the un-buildable topography in the back of the lot. The shed replaces an existing shed, that encroaches even further into the required front setback. This action brings the new shed closer to the 50' setback line.

ATTACHMENTS

1. Application
2. Site Plan
3. Photo From Front of Structure
4. Photo From Rear of Structure
5. Owner's Affidavit

Jack Wakefield
City Planner



Record No: BZA-26-9

Variance Application

Status: Active

Submitted On: 5/12/2026

Primary Location

2959 WISTERIA DR
VESTAVIA HILLS, AL 35216

Owner

Bradford Carroll
Wisteria Drive 2959 Wisteria Drive Vestavia
Hills, AL 35216

Agenda Information

Agenda Scheduling

Comments/Delay/Explanation

Applicant Information

I am filling this out as the

Owner

Billing/Responsible Party

Name

Bradford Carroll

Phone #

2055679591

Address

2959 Wisteria Drive

City/State/Zip

Vestavia Hills/AL/35216

Subject Property Information

Subject Property Address

2959 Wisteria Drive

Legal Description of Subject Property

Lot 13, Block 2, South Vestavia Estates

REASONS FOR REQUEST

Front Setback Variance

Setback Required*

50

Setback Requested*

44' 9"

Rear Setback Variance

Side Setback Variance

Other Setback Variance

Lot Area Variance

Lot Width Variance

Variance for location of a fence.

Sign Code Variance

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

Other

ZONING

Vestavia Hills Zoning for the subject property is

R-2

PROJECT

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

I request permission to construct a 12' x 20' wood framed / wood sided / metal roofed shed with gable roof and conventional flooring. The exterior color and style will match and complement the existing residence.

The proposed location is heavily wooded with a variably steep slope. Portions of the proposed site have long been managed with a retaining wall. This topography dictates the only suitable location for the proposed shed and brings this hardship request for a minor change to the setback requirement. Granting variance approval for building the proposed shed will enable demolition of an older existing metal shed that sits well inside the 50' setback on Renfro Road..

HARDSHIP

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

Grant a reduction of the front yard setback from 50' to 44'9" on the property located at 2959 Wisteria Drive, Vestavia Hills 35216.

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

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

This property is a corner lot intersecting Wisteria Drive and Renfro Road which creates two front yards with 50' setbacks. This corner lot is atypical. The portion of the property adjoining Renfro Road is technically a front yard but does not resemble a front yard in any way. A wooded steep slope exists along Renfro Road and makes most of this (front yard area) unusable. And if this is not peculiar enough, the neighbor across Renfro Road front yard happens to be Interstate 65.

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

Granting an approximate 5' setback variance on this property will not bring any special privileges to me nor take away any special privileges from other properties in this district. The very small visible changes with the addition of an attractively built shed will enhance neighborhood aesthetics. The addition of this shed with the granted setback variance will enable the demolition and removal of an old dilapidated shed that sits well within the current setback line.

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

The literal interpretation of this ordinance deprives me of rights that my neighbors enjoy, The 50' setback for my second front yard coupled with the severe topography of my property limits the placement of my shed.

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

Granting this setback variance will not harm neighborhood aesthetics. The proposed shed location will complement and be harmonious with the existing residence and neighborhood..

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

There are no self-imposed hardships in this request for variance. The setback variance request results from the the combination of property topography and the classification of having two front yards.

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

Yes. The ordinance states a front yard setback of 50'. The proposed shed location will require a setback of 44'9".

This location is dictated by property topography as described previously.

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

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


This variance request is specific and unique to this property and should not be considered as a precedent for future variance requests.

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

OWNER AFFIDAVIT

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

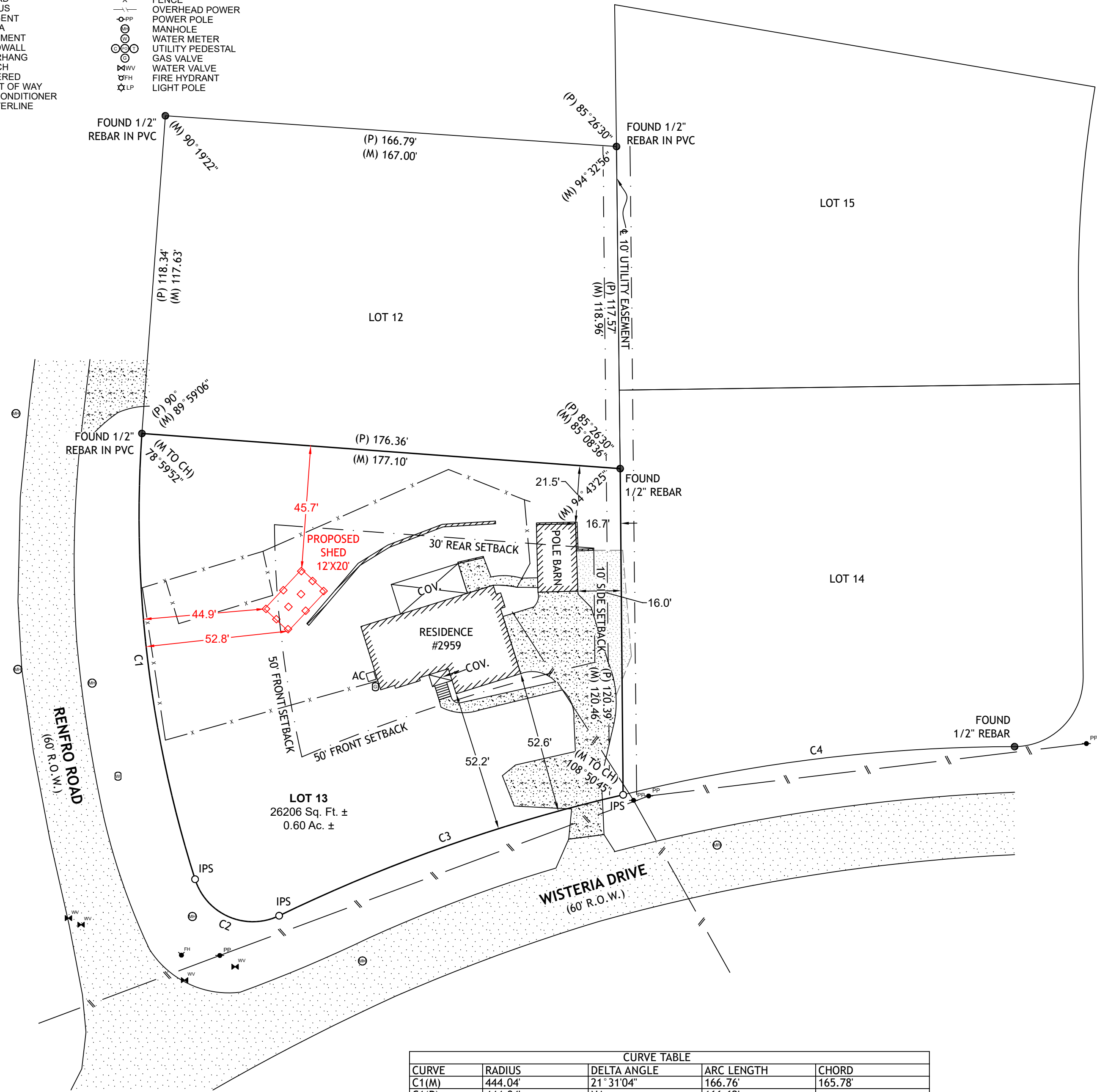
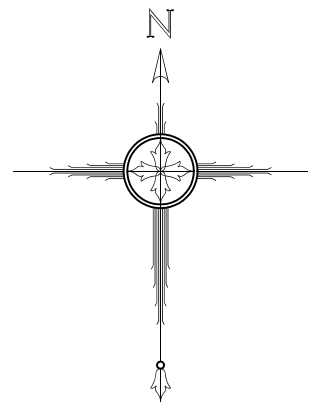
Owner Signature

 Bradford S Carroll
May 12, 2026

LEGEND

P.O.C.	POINT OF COMMENCEMENT	○
P.O.B.	POINT OF BEGINNING	○
P.O.T.	POINT OF TERMINATION	○
ASP	ASPHALT	▣
BLDG	BUILDING	▣
RES	RESIDENCE	▣
CALC	CALCULATED	±
(M)	MEASURED	±
(R)	RECORD	±
(D)	DEED	±
(P)	PLAT	±
BRG	BEARING	↖
CH	CHORD	—
R	RADIUS	—
TAN	TANGENT	—
Δ	DELTA	Δ
ESMT	EASEMENT	—
HW	HEADWALL	—
OH	OVERHANG	—
POR	PORCH	—
COV	COVERED	—
R.O.W.	RIGHT OF WAY	—
A/C	AIR CONDITIONER	—
CL	CENTERLINE	—

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



CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD
C1(M)	444.04'	21° 31' 04"	166.76'	165.78'
C1(P)	444.04'	NA	166.62'	
C2(M)	22.34'	98° 29' 06"	38.40'	33.84'
C2(P)	22.34'	98° 33' 40"	38.40'	
C3(M)	602.65'	12° 49' 48"	134.95'	134.67'
C3(P)	602.65'	NA	134.95'	
C4(M)	602.65'	13° 52' 56"	146.02'	145.66'
C4(P)	602.65'	NA	145.43'	

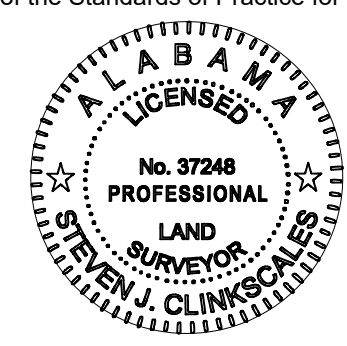
**PLOT PLAN
 for Proposed SHED
 "SPECIFIC PURPOSE SURVEY"**

STATE OF ALABAMA)
 COUNTY OF JEFFERSON)

I, Steven J. Clinkscales, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 13, S SOUTH VESTAVIA ESTATES, as recorded in Map Volume 50, Page 34, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of MAY 04, 2026. Survey invalid if not signed and sealed.

Order No.: 26-202
 Purchaser: CAROL
 Address: 2959 WISTERIA DRIVE

BY: *Steven J. Clinkscales* Date: MAY 06, 2026
 Steven J. Clinkscales, PLS AL 37248
 12254 US-280
 Sterrett, AL 35147
 (205) 671-1033



Notes: (a) No title search of the public records has been performed by this firm, and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles are deed/record map unless otherwise noted in such form as Measured (Deed). (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above. (g) All iron pins set (IPS) by this firm are 5/8" rebar with a yellow rebar cap inscribed CLINKSCALES CA-1084-LS or 1/2" rebar with a red cap inscribed PLS37248 CA1084LS and shall not be removed.

	CLINKSCALES LAND SURVEYING, LLC			
	SCALE: 1" = 30'	APPROVED BY: Steven J. Clinkscales, PLS AL REG. NO. 37248	DATE OF SURVEY: 05/04/2026	TEL: 205-671-1033
DATE: 05/06/2026		SURVEYED BY: MWT / DRAWN BY: KGM	12254 US-280 Sterrett, AL 35147 ClinkSurveying.com	Job #: 26-202 GRAPHIC SCALE: 1" = 30' Copyright ©







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

OWNER AFFIDAVIT (This form must be notarized):

I do hereby declare that the following statements are correct concerning the subject property located at: 2959 Wisteria Drive, Vestavia Hills, Alabama and that statements submitted in my application are true and that I am: *(please check all that apply)*.

the Property Owner and representing myself in said request.

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

And am requesting: (please check)

- | | |
|--|--|
| <input type="checkbox"/> Rezoning Request | <input checked="" type="checkbox"/> Request for Variance |
| <input type="checkbox"/> Preliminary Plat Approval | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Final Plat Approval | <input type="checkbox"/> Design Review Approval |
| <input type="checkbox"/> Conditional Use Approval | |

Signed:  5/12/2026
Owner Signature/Date

STATE OF ALABAMA
COUNTY OF Jefferson

Given under my hand and seal
this 12th day of May, 2026


Notary Public



My commission expires 09 day of 23, 2029.



VESTAVIA HILLS

Board of Zoning Adjustment Planners Report

MEETING DATE

June 18, 2026

AGENDA ITEM

BZA-26-10 **John Derek Crews** is requesting a **Rear Setback Variance** for the property located at **3919 Westminster Lane**. The purpose of this request is to reduce the rear setback to 12' in lieu of the required 20', to build a cover over a patio area. The property is owned by Jim and Kathy Dorwaldt and is zoned **Vestavia Hills R-6**.

BACKGROUND

8' Rear Setback Variance to Reduce the Setback to 12' in Lieu of the Required 20'.

PLANNER'S REVIEW/RECOMMENDATION

The applicant is seeking a rear setback variance to cover an existing patio area. The applicant contends the irregularly shaped lot and shared driveway only allows the placement of a sheltered roof, from sun and rain, on the rear of the house. This proposal has been approved by the neighborhood HOA. This proposed covered structure will not cover the entire patio area, and will not encroach into the rear easement.

ATTACHMENTS

1. Application
2. Engineering Comments
3. Existing Survey
4. Site Plan
5. Plan Set
6. Rendering
7. HOA Approval Letter
8. Photos
9. Owner's Affidavit

Jack Wakefield
City Planner



Record No: BZA-26-10

Variance Application

Status: Active

Submitted On: 5/19/2026

Primary Location

3919 WESTMINSTER LN
VESTAVIA HILLS, AL 35243

Owner

Jim & Kathy Dorwaldt
Westminster Lane 3919 Vestavia, AL 35243

Agenda Information

Agenda Scheduling

Comments/Delay/Explanation

Applicant Information

I am filling this out as the
Representative Agent

Billing/Responsible Party

Name

John Crews Archadeck of Birmingham

Phone #

2057899316

Address

5210 Stonehaven Dr.

City/State/Zip

Birmingham, AL 35244

Email 

Representing Attorney/Other Agent

Name

Carissa Crews

Phone #

205789-9316

Address

5210 Stonehaven Dr.

City/State/Zip

Birmingham, AL 35244

Email 

Subject Property Information

Subject Property Address

3919 Westminster Lane

Legal Description of Subject Property 

Lot 13, according to the Survey of Westminster Carriage Homes (a Private Community), as recorded in Map Book 212, Page 11, In the Probate Office of Jefferson County, Alabama, Birmingham Division.

REASONS FOR REQUEST

Front Setback Variance

Rear Setback Variance

Setback Required*

20'

Setback Requested*

12'

Side Setback Variance

Other Setback Variance

Lot Area Variance

Lot Width Variance

Variance for location of a fence.

Sign Code Variance

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

Other

ZONING

Vestavia Hills Zoning for the subject property is

R6

PROJECT

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

To add a screened in gable roof (11'x18') over part of the existing tiled concrete/flagstone & turf patio (20'x49'-9") within the existing Brick Retaining walls of (63"-75"Height). This irregularly shaped lot with shared driveway only allows for placement of a sheltered roof for rain and shade space on back side house. and would not infringe on neighbors views or affect their properties.

HARDSHIP

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

The existing tiled patio is not very usable for the owners due to weather conditions and summer heat and mosquito relief. Having The irregular shaped lot does not provide other locations other than the existing tiled patio for this outdoor space. Providing it would give them that availability.

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

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

irregular shaped lot and shared driveway reduced frontage house placement on lot reduces buildable space on this lot

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

Many homes in this community already have a roof over their back patios/decks. This patio already exists. We are wanting to cover a portion of it.

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

Most all the lots in this subdivision are rectangular in shape. This irregular shape with shared driveway created a smaller area to build the house and stay within all set backs

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

The area in question is on the back of the home and is within brick retaining walls on three sides. The roof does not block view of any neighbor or impede on their privacy in any way

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

Owners are older and shade in hot summer months /rain weather relief is much needed for staying in their home

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

The patio of tile/flagstone 20'x 49'9" is already there. We are only wanting to cover 11 foot out from the house and 18' wide. Building smaller would not be useful.

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

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


There are structures for shade and rain on many of the properties in this subdivision. This variance would not be giving permission to cover an unusual structure.

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

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

Representing Agent Signature 

 John Crews
May 18, 2026



Engineering Review

Record No. BZA-26-10

Status Completed

Became Active May 26, 2026

Type Approval

Due Date None

Assignee Ethan Fisher

Record No: BZA-26-10

Variance Application

Status: Active

Submitted On: 5/19/2026

Messages

Ethan Fisher  Internal

June 1, 2026 at 12:03 pm

Structure is over existing impervious area.

LEGEND

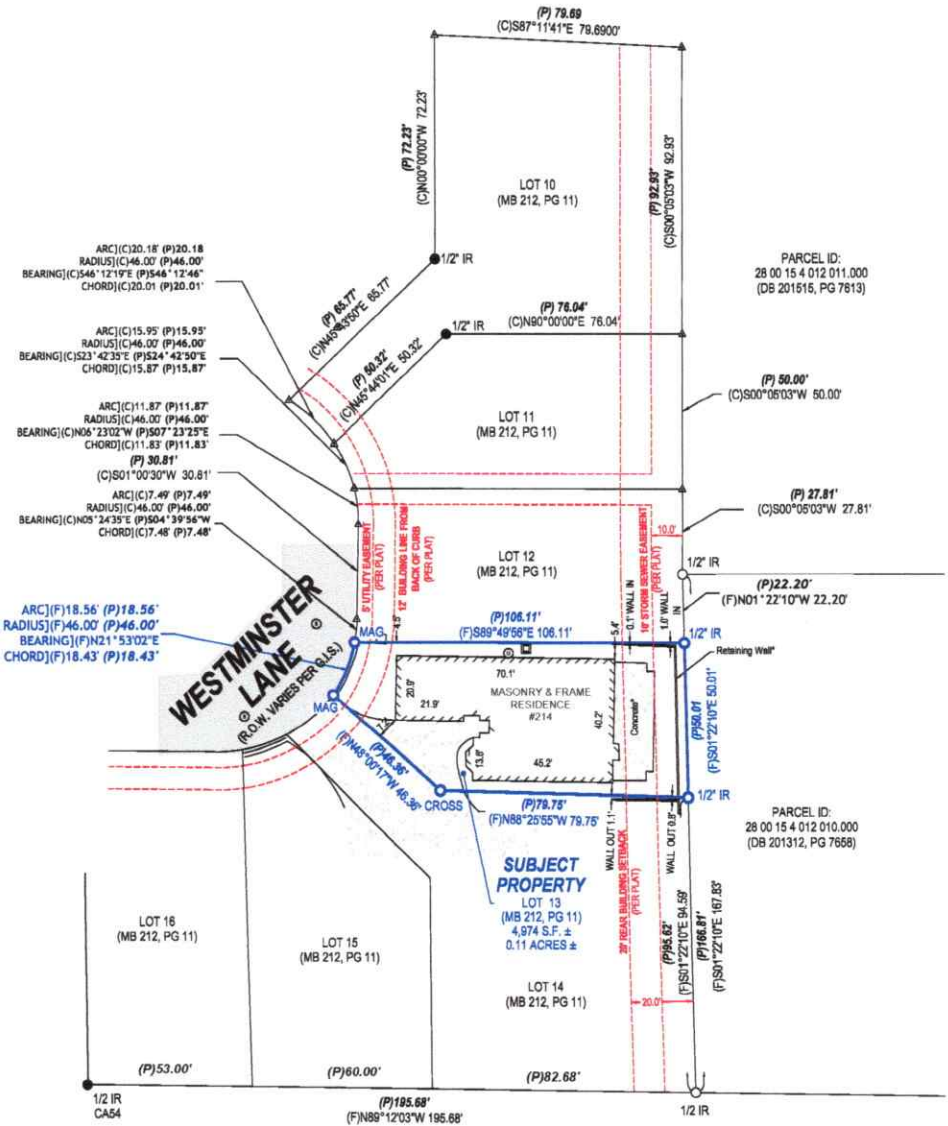
- W/WATER - T. TELEPHONE - TV CABLE TV - PO. FIBER OPTIC - IR
- IRON ROD - IP. IRON PIPE - M&M M&M NAIL - CM. CONCRETE MON.
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- (C) CALCULATED
- (F) FIELD MEASURED
- (D) DEED/RECORD
- (P) PLAT/MAP
- * TYPICAL
- N/R NOT RECOVERED
- COV COVERED
- R.O.W. RIGHT OF WAY
- S.F. SQUARE FEET
- DB DEED BOOK
- PG PAGE
- MB MAP/PLAT BOOK
- MON MONUMENT
- PID# PARCEL NUMBER
- EASEMENT/ENCUMBRANCE
- BUILDING LINE
- SUBJECT PROPERTY LINE
- SET MON. "CA50309"
- FOUND MON. AS DESCRIBED
- ▲ CALCULATED POINT
- AIR CONDITIONER
- WATER METER
- GAS METER
- P POWER POLE
- GUY ANCHOR
- STORM MANHOLE
- SANITARY MANHOLE
- ELECTRIC BOX
- FENCE LINE
- OVERHEAD UTILITY LINE
- RAILROAD

SURVEYOR'S NOTES:

1. This survey of the "Subject Property" was conducted for the purpose of a Property Boundary Survey only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity. The "Subject Property" refers to the property described hereon.
2. All survey measurements are in U.S. Survey feet. Bearings are based on Alabama State Plane Coordinate System, West Zone, Grid North, NAD83 (2011). Positioning was obtained using GNSS observations with OPUS adjusted solutions and/or R.T.K. observations using the ALDOT CORS network.
3. Subsurface features (underground utilities, septic tanks, etc.), minor features (sprinklers, valves, etc.), and trees and shrubs were not located as a part of this survey, unless otherwise shown hereon. No visible evidence of burial grounds or cemeteries was observed. Notice is hereby given that "Call-811" or other appropriate utility location service should be notified forty-eight (48) hours in advance of any excavation at this site.
4. Survey was conducted without the benefit of an abstract of title, title report, or title opinion, therefore, there may be other easements, rights-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record not depicted on this survey.
5. Property ownership information shown hereon (if any) was derived from the GIS/Parcel Identification website for the County and State of the property as identified hereon.
6. Date of field work is the last time that either the field or office personnel were on site and the last direct knowledge that this surveyor has of site conditions. Date of map and date of signature have no relationship to actual site conditions as depicted on this map. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED OR "RED" SEAL OF A LICENSED SURVEYOR.

LEGAL DESCRIPTION SUBJECT PROPERTY
(PER INST#2017104090)

Lot 13, according to the Survey of Westminster Carriage Homes (a Private Community), as recorded in Map Book 212, Page 11, in the Probate Office of Jefferson County, Alabama, Birmingham Division.



PARCEL ID:
28 00 15 4 012 011 000
(DB 201515, PG 7613)

PARCEL ID:
28 00 15 4 012 010 000
(DB 201312, PG 7658)

SURVEYOR'S CERTIFICATION

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

WEYGAND, L.L.C.

Jeffery N Lucas
Digitally signed by Jeffery N Lucas
DN: cn=US, ou=unaffiliated,
dnQualifier=AG1410C00001919F30644100
096826, cn=Jeffery N Lucas
Date: 2026.03.31 14:30:43 -05'00'



PREPARED BY:
WEYGAND
173 OXMOOR ROAD, BIRMINGHAM, AL 35209
EMAIL: INFO@WEYGAND.COM
OFFICE: 205-942-0086
WEYGAND.COM

DATE OF FIELDWORK:	03/12/2026
DATE OF MAP:	03/13/2026
FIELDWORK BY:	DREW M
DRAWN BY:	VICTOR P
REVIEWED BY:	JIMMY P
APPROVED BY:	JEFFERY L
DEPARTMENT MANAGER:	JIMMY P
PRODUCTION MANAGER:	MARY K

PROPERTY BOUNDARY SURVEY
PREPARED FOR: JIM DORWALDT
3919 WESTMINSTER LANE
VESTAVIA HILLS, AL 35243
JEFFERSON COUNTY
JOB NUMBER: 2026-171

REFERENCES	
INST#2017104090	
MB 212, PG 11	

REVISIONS		
DATE	DESCRIPTION	BY

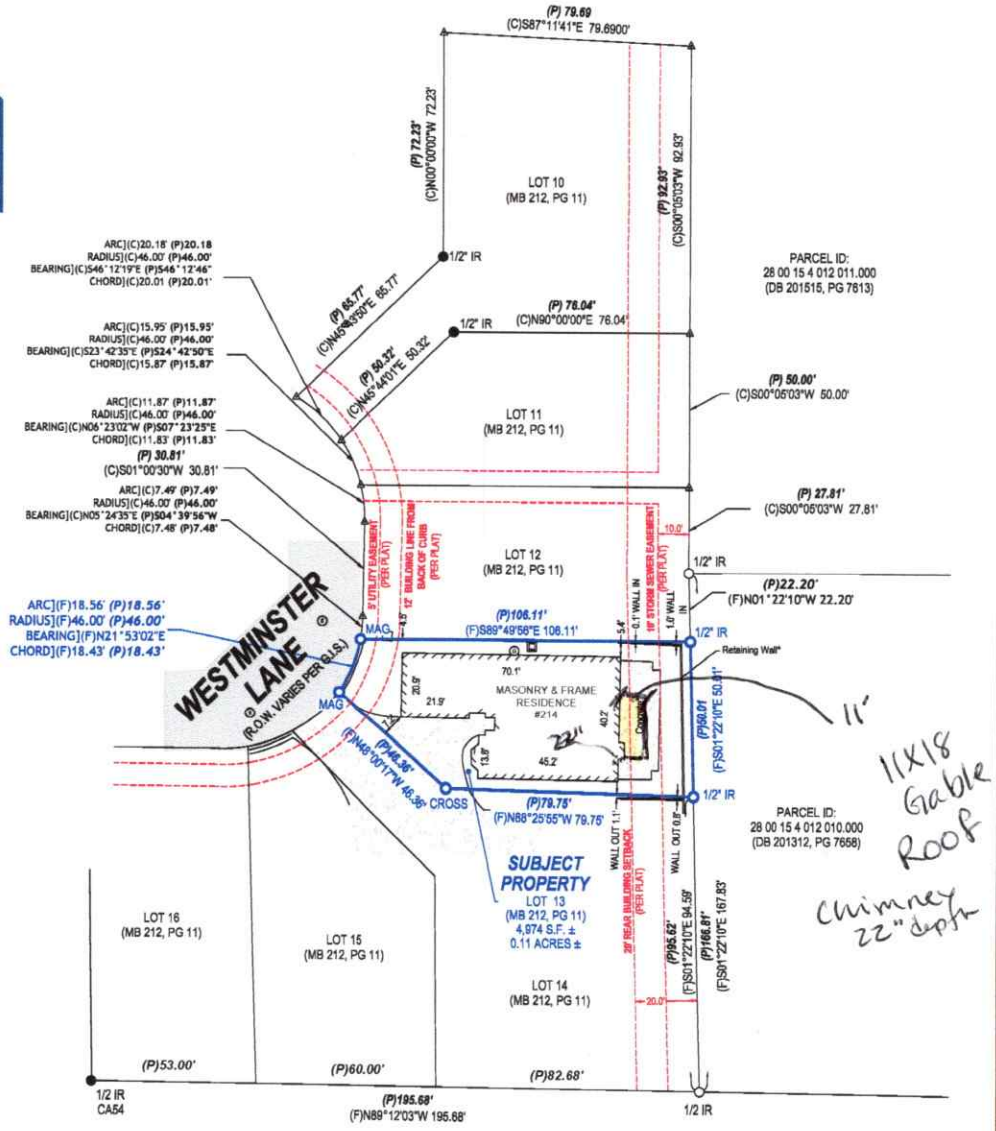
LEGEND	
W	WATER
T	TELEPHONE
TV	CABLE TV
PG	POLE
FO	FOUNDER
DR	DRIVE
IR	IRON ROD
IP	IRON PIPE
MA	MASS
MC	CONCRETE MON.
P.O.C.	POINT OF COMMENCEMENT
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WEYGAND, LLC.

Jeffery N Lucas
Digitally signed by Jeffery N Lucas
DN: c=US, o=Unaffiliated,
dnQualifier=AG1410C00001919F30644100
09982E, cn=Jeffery N Lucas
Date: 2026.03.31 14:30:43 -05'00'



PREPARED BY:
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JEFFERSON COUNTY
JOB NUMBER: 2026-171

REFERENCES	
INST#2017104090	
MB 212, PG 11	

REVISIONS		
DATE	DESCRIPTION	BY



JS STRUCTURES, INC. d.b.a. Archadeck of Birmingham

ALL CONSTRUCTION PLANS ARE PROVIDED AS IS. ARCHADECK FRANCHISING CORPORATION DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING MERCHANTABILITY OR FITNESS OF PURPOSE. ARCHADECK FRANCHISING CORPORATION IS NOT LIABLE FOR INCIDENTAL, SPECIAL, CONSEQUENTIAL, OR INDIRECT DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, LOSS OF ANTICIPATED PROFITS, BUSINESS OPPORTUNITY OR OTHER ECONOMIC LOSS ARISING OUT OF THE USE OF SERVICES OR ANY CONSTRUCTION PLANS RECEIVED FROM ARCHADECK FRANCHISING CORPORATION, EVEN IF ARCHADECK FRANCHISING CORPORATION HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGE. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THE ACCURACY, COMPLIANCE WITH APPLICABLE STATUTE(S) OR REGULATION(S), AND FITNESS OF PURPOSE OF ANY PLANS OR CONSTRUCTION INFORMATION RECEIVED FROM ARCHADECK FRANCHISING CORPORATION PRIOR TO THE USE THEREOF.

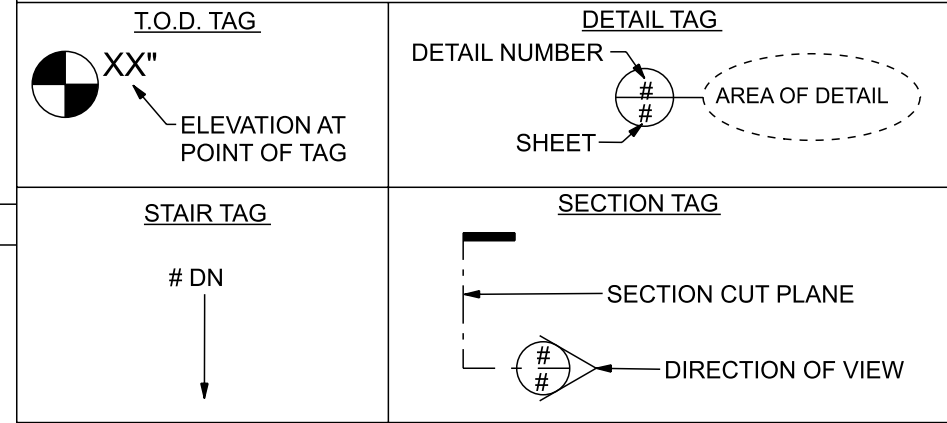
ARCHADECK FRANCHISING CORPORATION IS NOT ENGAGED IN RENDERING PROFESSIONAL SERVICES OR ADVICE. USE OF ANY CONSTRUCTION INFORMATION PROVIDED BY ARCHADECK FRANCHISING CORPORATION IS SUBJECT TO THE ADDITIONAL DISCLAIMERS AND CAVEATS THAT MAY APPEAR THROUGHOUT THE CONSTRUCTION PLANS, CONTRACTS AND OTHER DOCUMENTS PROVIDED TO THE BUILDER AND CUSTOMER.

DESIGN LOAD CRITERIA

FOOTING/FOUNDATION LOADS	P.S.F.	CEILING	P.S.F.
LIVE LOAD	40	WITH STORAGE (L/240)	20
DEAD LOAD	10	WITHOUT STORAGE (L/240)	10
TOTAL DESIGN LOAD	50		
DECK LOADS (L/240) (DECK FRAMING)	P.S.F.	ROOF LOADS (L/240)	P.S.F.
FRAMING DESIGN LIVE LOAD	60	SNOW LOAD	20
FRAMING DESIGN DEAD LOAD	10	DEAD LOAD	10
TOTAL FRAMING DESIGN LOAD	70	TOTAL DESIGN LOAD	30
FLOOR LOADS (L/360)	P.S.F.	PERGOLA LOADS (L/240)	P.S.F.
LIVE LOAD (LIVING)	40	LIVE LOAD	10
LIVE LOAD (SLEEPING)	30	DEAD LOAD	5
DEAD LOAD	10	TOTAL DESIGN LOAD	15
SPA LOADS (L/240)	P.S.F.	**ASSUMED OPEN FRAMED PERGOLA, NOT DESIGNED FOR SNOW LOADS**	
LIVE LOAD	100		
DEAD LOAD	10		
TOTAL DESIGN LOAD	110		

JIM & KATHY DORWALDT
90-90DORWALDTJ32326
3919 WESTMINSTER LANE
VESTAVIA, AL, 35243

SYMBOL LEGEND



ABBREVIATIONS:

#B	- BEAM	GLU.	- GLULAM
#BB	- BAND BOARD	H.D.G.	- HOT DIPPED GALVANIZED
#C	- RAIL CAP LENGTH	HDR.	- HEADER
#CB	- COLLAR BEAM	INT.	- INTERIOR
#DB	- DOUBLE BAND	IN.	- INCH
#DJ	- DOUBLE JOIST	LBS.	- POUNDS
#DR	- DOUBLE RAFTER	L.L.	- LIVE LOAD
#F	- FENCE CAP LENGTH	L.V.L.	- LAMINATED VENEER LUMBER
#G	- GIRDER	LWR.	- LOWER
#HB	- HOUSE BAND	MANUF.	- MANUFACTURER
#HBE	- HOUSE BAND EXTENSION	MAX.	- MAXIMUM
#KB	- KING BEAM	MIN.	- MINIMUM
#QJ	- QUAD JOIST	MOD.	- MODIFIED
#RB	- RIDGE BEAM	N.T.S.	- NOT TO SCALE
#RP	- ROOF PLATE	O.C.	- ON CENTER
#TB	- TRIPLE BAND	OPT.	- OPTIONAL
#TJ	- TRIPLE JOIST	O.S.B.	- ORIENTED STRAND BOARD
ALT.	- ALTERNATE	P.L.	- POINT LOAD
ALUM.	- ALUMINUM	P.L.F.	- POUNDS PER LINEAR FOOT
APPROX.	- APPROXIMATE	P.S.F.	- POUNDS PER SQUARE FOOT
BD.	- BOARD	P.S.I.	- POUNDS PER SQUARE INCH
B.O.B.	- BOTTOM OF BEAM	P.S.L.	- PARALLEL STRAND LUMBER
☉	- CENTER LINE	P.T.	- PRESSURE TREATED
CJ	- CEILING JOIST	P.T.T.	- POUR TO TOP
C.M.U.	- CONCRETE MASONRY UNIT	P.V.C.	- POLY VINYL CHLORIDE
CONC.	- CONCRETE	RBD.	- RIDGE BOARD
CONT.	- CONTINUOUS	REQD.	- REQUIRED
DBL.	- DOUBLE	R.O.	- ROUGH OPENING
DIA.	- DIAMETER	RSW	- RIDGE SUPPORT WALL
DIM.	- DIMENSION	S.F.	- SQUARE FOOT/FEET
D.L.	- DEAD LOAD	S.S.	- STAINLESS STEEL
DN.	- DOWN	SQ.	- SQUARE
DTL.	- DETAIL	T&G	- TONGUE & GROOVE
ELEC.	- ELECTRICAL	T.O.B.	- TOP OF BEAM
ELEV.	- ELEVATION (SEE T.O.D.)	T.O.C.	- TOP OF CONCRETE
EQUIV.	- EQUIVALENT	T.O.D.	- TOP OF DECK
EXT.	- EXTERIOR	TYP.	- TYPICAL
FIN.	- FINISH	U.N.O.	- UNLESS NOTED OTHERWISE
FLR.	- FLOOR	UPR.	- UPPER
FND.	- FOUNDATION	W/	- WITH
FT.	- FOOT/FEET	W/O	- WITHOUT
F.V.	- FOUNDATION VENT		

SHEET INDEX

- S10X - FOUNDATION PLAN
- S10X - FRAMING PLAN
- S10X - FLOOR PLAN
- S10X - CEILING PLAN
- S10X - ROOF PLAN

- S201 - FRONT ELEVATION
- S202 - LEFT ELEVATION
- S203 - RIGHT ELEVATION

- S301 - WALL SECTION(S)

- S501 - S50X DETAIL(S)

- S601 - S60X SCHEDULE(S)

ENGINEER OF RECORD
(AS APPLICABLE)

DESIGN CRITERIA:

- THIS PROJECT HAS BEEN DESIGNED FOLLOWING THE REGULATIONS OF THE 2021 IRC (INTERNATIONAL RESIDENTIAL CODE).
- WORK TO MEET LOCAL, STATE AND APPLICABLE RULES AND REGULATIONS.
- IN-GRADE DESIGN VALUES BASED ON AF&PA.
- PROVIDE JOIST HANGERS @ ALL FLUSH FRAME CONDITIONS.
- PRESUMPTIVE SAFE SOIL BEARING CAPACITY = 2000 PSF.
- FROST LINE = 12".
- CONNECTIONS TO EXISTING STRUCTURE FLASHED PER LOCAL CODE

LUMBER:

- ALL FRAMING LUMBER TO BE #1 S.P. (SOUTHERN PINE) OR BETTER, TREATED FOR EXTERIOR USE, PER LOCAL CODE U.N.O.
- ALL GLULAM ENGINEERED TYPE LUMBER TO BE TREATED FOR EXTERIOR USE: GLULAM STRESS CLASS (24F - 1.7E) P.S.I.
- ALL LVL/MICROLLAM ENGINEERED TYPE LUMBER TO BE INTERIOR USE ONLY: LVL STRESS CLASS (2.0E, 2600Fb) P.S.I.
- ALL PWT LVL ENGINEERED TYPE LUMBER TO BE TREATED FOR EXTERIOR USE: LVL STRESS CLASS (2.0E, 2800Fb) P.S.I.
- ALL PSL ENGINEERED TYPE LUMBER TO BE TREATED FOR EXTERIOR USE: PSL STRESS CLASS (2.0E, 2900Fb) P.S.I.

CONCRETE:

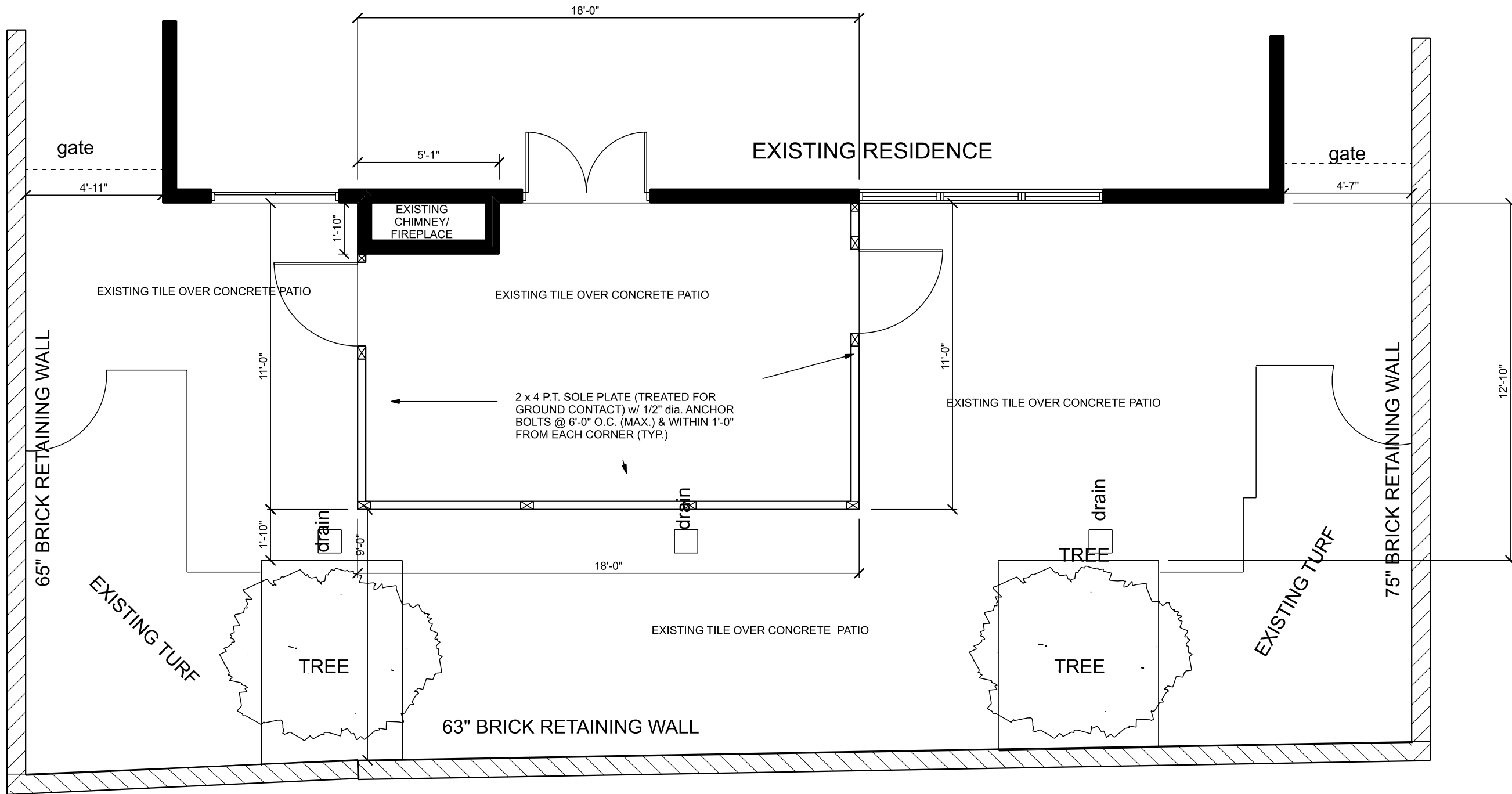
- MINIMUM 28 DAY COMPRESSIVE STRENGTH = 3000 PSI.

FOR ANY QUESTIONS OR CONCERNS PLEASE CONTACT:

JS STRUCTURES, INC.
5210 Stonehaven Drive Birmingham, AL. 35244
PHONE: (205) 970-0121

DRAWINGS PREPARED BY: ARCHADECK FRANCHISING CORPORATION
CONSTRUCTION & DRAFTING DEPARTMENT
2426 OLD BRICK RD
GLEN ALLEN, VA 23060

© 2023 ARCHADECK FRANCHISING CORPORATION
UNAUTHORIZED DUPLICATION IS A VIOLATION OF ALL
APPLICABLE LAWS



PROJECT NAME AND ADDRESS
JOHN & KATHY DORWALDT-90DORWALDT J32326
3919 WESTMINSTER LANE
VESTAVIA, AL 35243
DRAWN BY: CDC 2057899316

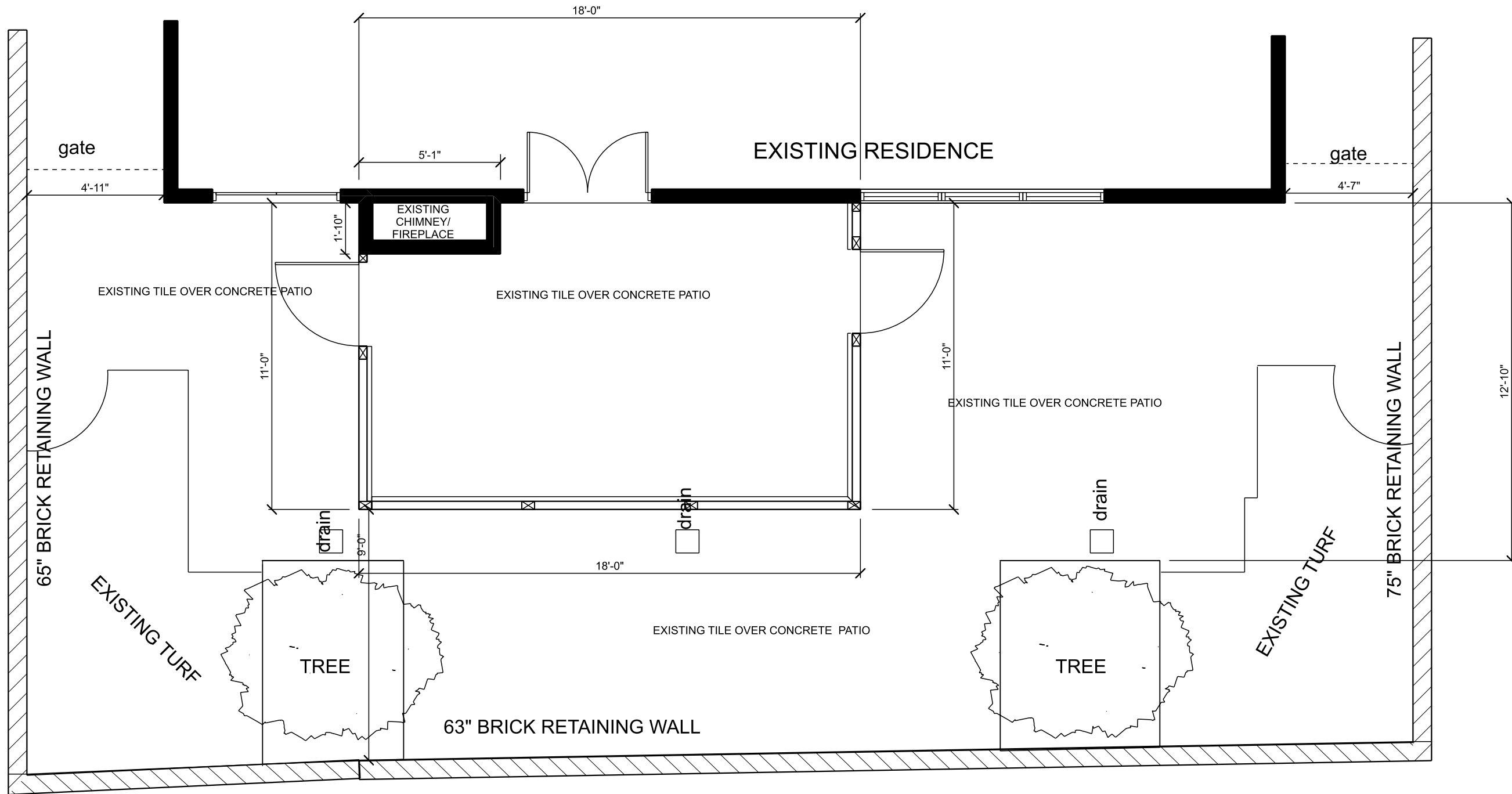
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Allen, VA 23060
Construction & Drafting Department
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PAGE **2/5**

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

ISSUE
MARCH 31, 2026
DATE
REVISION Revision #
Revision Date

SHEET TITLE
FOUNDATION PLAN
SHEET #
S101



- (2) 36" x 80" SCREEN DOORS w/ 4 x 6 ROOF POST @ HINGE PER DETAIL #2303-A
- 4 x 6 P.T. CORNER ROOF POST, (TYP.)
- 4 x 6 P.T. INTERMEDIATE ROOF POST, (TYP.)
- 36" HIGH STANDARD P.T. DIVIDER RAIL

PROJECT NAME AND ADDRESS

JOHN & KATHY DORWALDT-90 DORWALDT J32326
 3919 WESTMINSTER LANE
 VESTAVIA, AL 35243
 DRAWN BY: CDC 2057899316

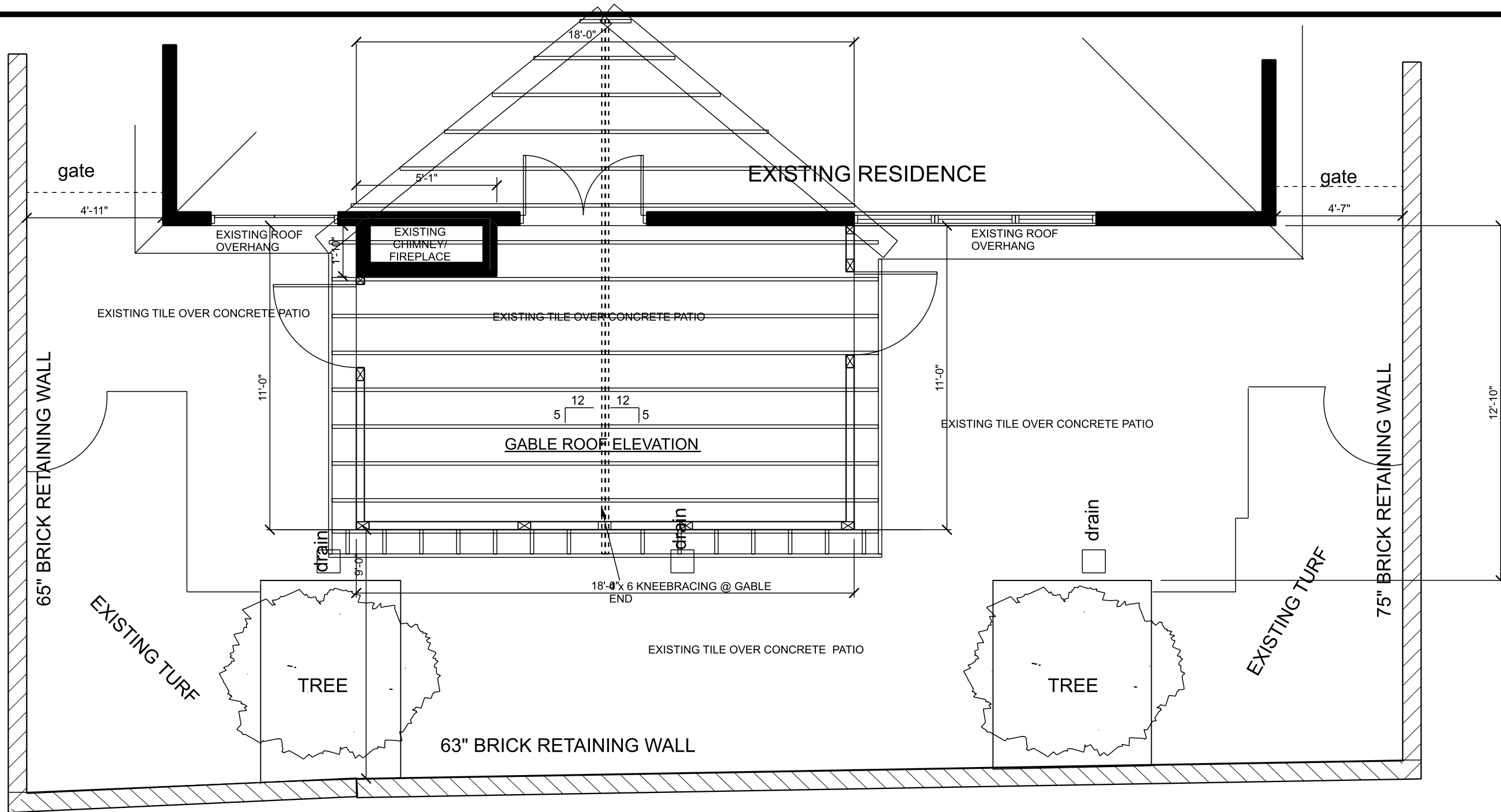
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PAGE **3/5**

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

ISSUE
 MARCH 31, 2026
 REVISION
 Revision #
 Revision Date

SHEET TITLE
FLOOR PLAN
 SHEET #
S105



4:12 GABLE ROOF w/ ROOF TIE-IN TO EXISTING 6:12 ROOF

2 x 8 RAFTERS @ 16" O.C. (TYP.)

(2) 2 x 8 P.T. ROOF BEAMS w/ 2 x 4 TOP & BOTTOM PLATES, (TYP.)
(2) 2 x 12" P.T. RIDGE BEAM

2 x 4 FLY RAFTERS w/ 2 x 4 BLOCKING @ 16" O.C. PER DETAIL #2412-A (TYP.)

2 x 12 ROOF PLATES w/ 2 x 8 RIDGE BOARD & 2 x 6 CRIPPLE RAFTERS @ 16" O.C. @ ROOF TIE-IN PER w/ 2 x 4 RIDGE SUPPORT WALL PER DETAIL & VJOINT SPRUCE FINISH

OPEN GABLE END FINISH (SCREENED)

PROJECT NAME AND ADDRESS
JOHN & KATHY DORWALDT-90DORWALDT J32926
 3919 WESTMINSTER LANE
 VESTAVIA, AL 35243
 DRAWN BY: CDC 2057899316

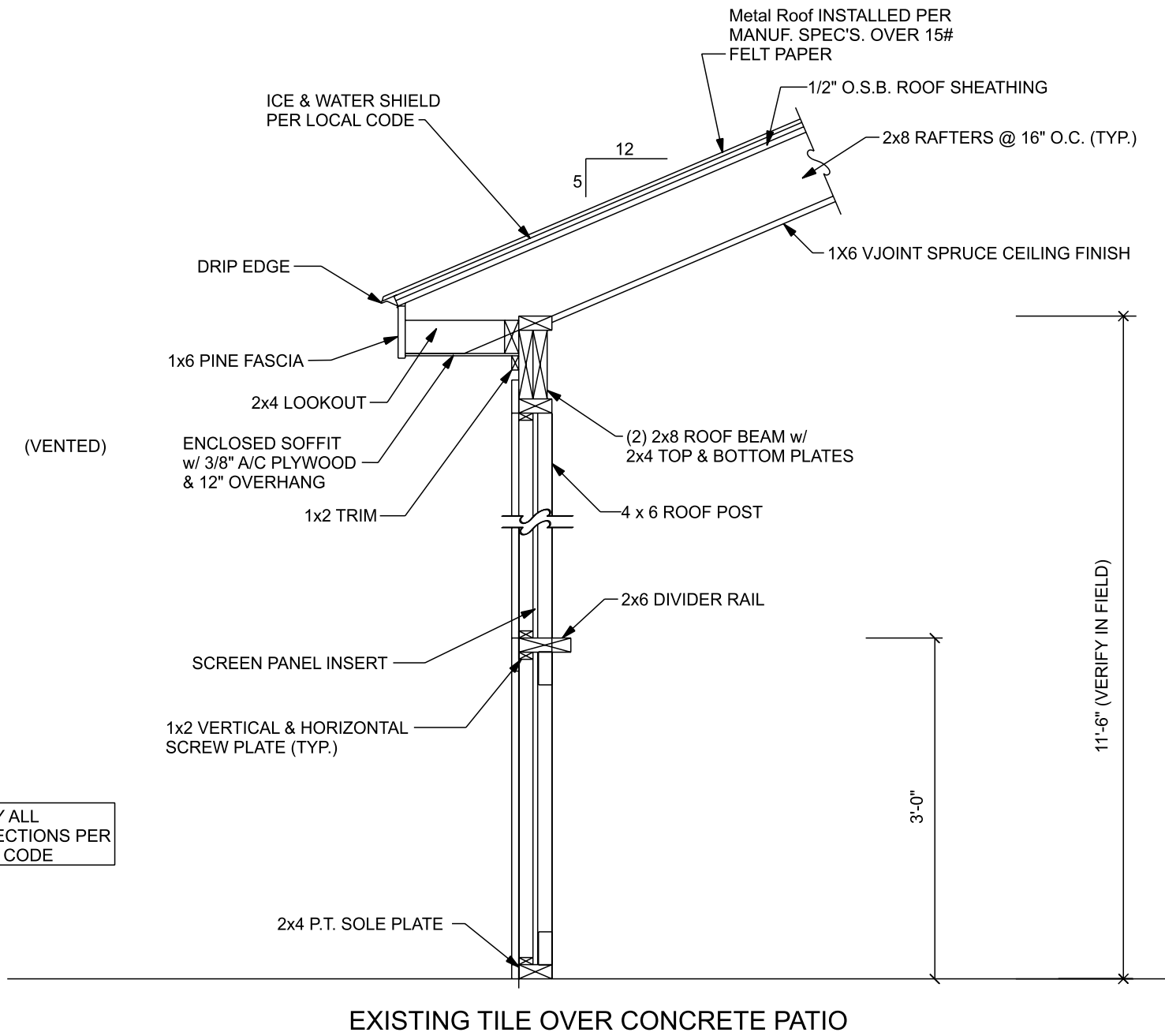
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PAGE **4/5**

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

ISSUE
 MARCH 31, 2026
 REVISION Revision #
 Revision Date

SHEET TITLE
ROOF PLAN
 SHEET #
S109



VERIFY ALL CONNECTIONS PER LOCAL CODE

(VENTED)

PROJECT NAME AND ADDRESS

KATHY DORWALDT-90DORWALDT J32826
 3919 WESTMINSTER LANE
 VESTAVIA, AL 35243
 DRAWN BY: CDC 2057899316

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PAGE

5/5

SCALE: NO SCALE

ISSUE
 DATE

MARCH 31, 2026
 REVISION Revision #
 Revision Date

SHEET # SHEET TITLE

WALL SECTION(S)
S301

All dimensions are approximate. In the event of a difference between the drawn and written dimensions, the written dimension shall prevail. Due to local differences in building codes and regulations, and specific site conditions, these drawings may need to be modified by the builder to comply with such local codes and regulations, or site conditions.



archadeck®
outdoor living
of
Birmingham

**DESIGN
PROPOSAL**

DESIGN A

Plan View

SCALE = 1/4"

Approved By:

Purchaser

Builder



MARCH 31, 2026

Jim & Kathy Dorwaldt
3919 Westminster Lane
Vestavia, AL 35243

WESTMINSTER CARRIAGE HOMEOWNERS ASSOCIATION, INC.
3919 WESTMINSTER LANE
VESTAVIA HILLS, ALABAMA 35243

April 7, 2026

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

Subject: 3919 Westminster Lane, Vestavia Hills, Alabama -Approval of Screened Porch

Plans Dear Sir or Madam:

Reference is made to the plans for construction of a proposed screened porch at the above-referenced property (the "Property") which are attached hereto as Exhibit A (the "Plans"). Please allow this letter to serve as notice that the Westminster Carriage Homeowners Association, Inc. (the "Association") has approved the Plans, including without limitation, the location of the proposed screened porch on the Property as reflected on the Plans.

Sincerely:

WESTMINSTER CARRIAGE HOMEOWNERS ASSOCIATION, INC.

By: Henry Kendall
Name: Henry Kendall
Its: Treasurer

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Henry Kendall whose name as Treasurer of Westminster Homeowners Association, Inc., an Alabama nonprofit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 7th day of April, 2026.

Susan Miller
Notary Public

My commission expires: 10-15-27

[NOTARIAL SEAL]



WESTMINSTER CARRIAGE HOMEOWNERS ASSOCIATION, INC.
3919 WESTMINSTER LANE
VESTAVIA HILLS, ALABAMA 35243

April 7, 2026

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

Subject: 3919 Westminster Lane, Vestavia Hills, Alabama -Approval of Screened Porch

Plans Dear Sir or Madam:

Reference is made to the plans for construction of a proposed screened porch at the above-referenced property (the "Property") which are attached hereto as Exhibit A (the "Plans"). Please allow this letter to serve as notice that the Westminster Carriage Homeowners Association, Inc. (the "Association") has approved the Plans, including without limitation, the location of the proposed screened porch on the Property as reflected on the Plans.

Sincerely:

WESTMINSTER CARRIAGE HOMEOWNERS ASSOCIATION, INC.

By: Henry Kendall
Name: Henry Kendall
Its: Treasurer

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Henry Kendall whose name as Treasurer of Westminster Homeowners Association, Inc., an Alabama nonprofit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 7th day of April, 2026.

Susan Miller

Notary Public

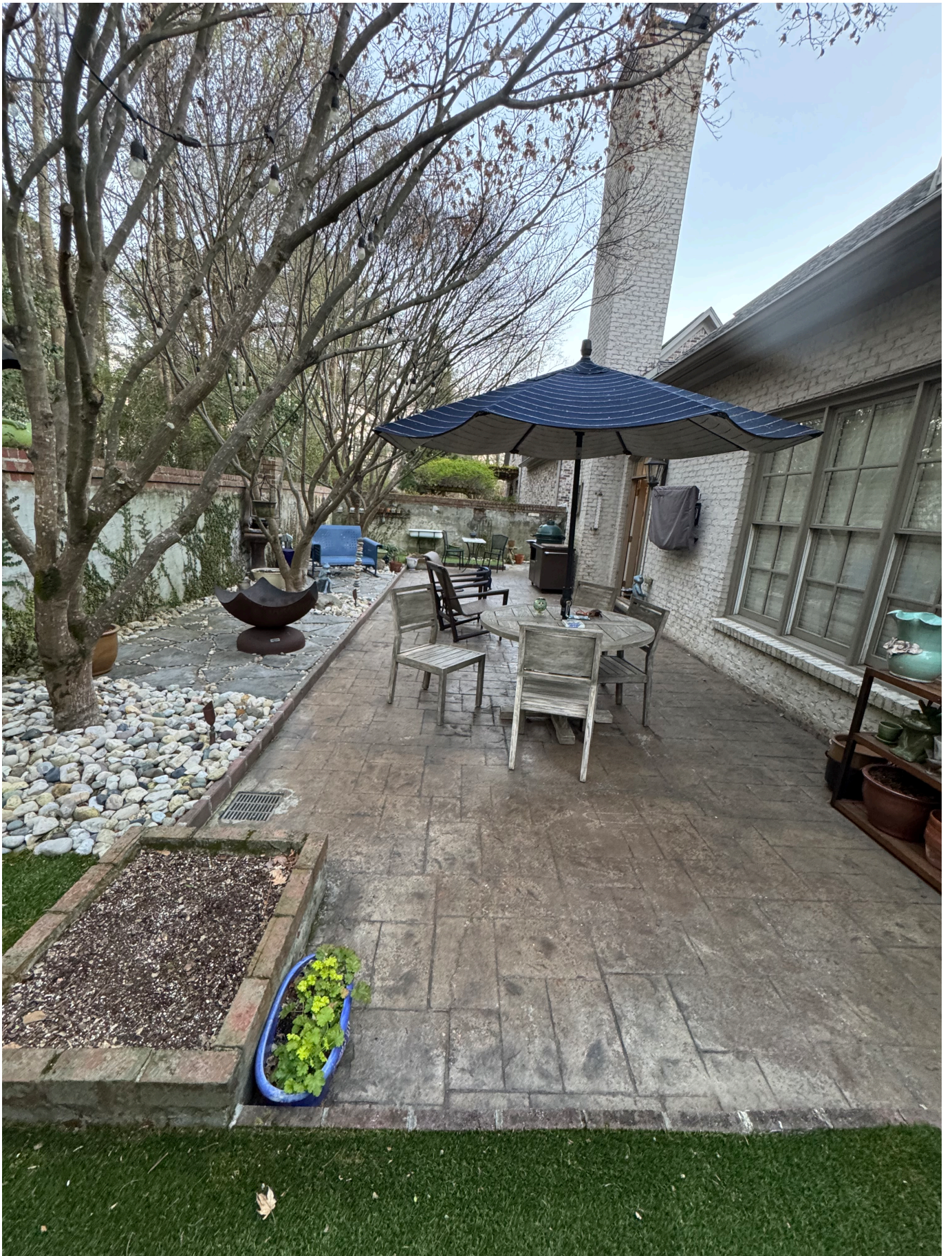
My commission expires: 2025-08-27

[NOTARIAL SEAL]













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

OWNER AFFIDAVIT (This form must be notarized):

I do hereby declare that the following statements are correct concerning the subject property located at: 3919 Westminster Lane, Vestavia Hills, Alabama and that statements submitted in my application are true and that I am: *(please check all that apply)*.

the Property Owner and representing myself in said request.

the Property Owner, but I am authorizing a Representing Agent by the name of: John D. Crews and/or Carissa D. Crews to represent me in the following request:

And am requesting: (please check)

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

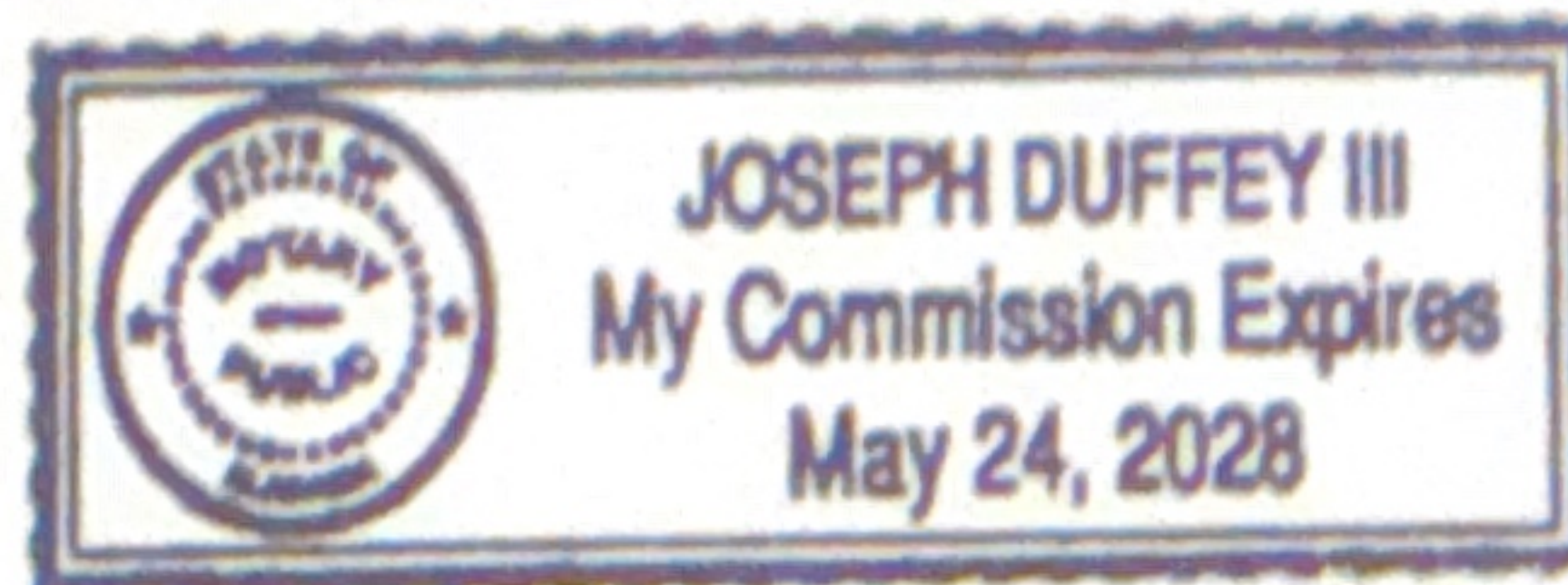
- Request for Variance
- Special Exception
- Design Review Approval

Signed: Kathryn C. Rowland 5-19-26
Owner Signature/Date

STATE OF ALABAMA
COUNTY OF Jefferson

Given under my hand and seal
this 19 day of May, 2026.

[Signature]
Notary Public



My commission expires 24 day of May, 2028.



VESTAVIA HILLS

Board of Zoning Adjustment Planners Report

MEETING DATE

June 18, 2026

AGENDA ITEM

BZA-26-11 **Amanda Loper** is requesting a **Parking Variance** for the property located at **100 Olde Towne Road**. The purpose of this request is to reduce the parking spaces to 40 spaces in lieu of the required 181 spaces, to build allow for a church use. The property is owned by SAM 17 Investments LLC and is zoned **Vestavia Hills B-3**.

BACKGROUND

141 Space Parking Variance to Reduce the Parking to 40 Spaces in Lieu of the Required 181 Spaces.

PLANNER'S REVIEW/RECOMMENDATION

The applicant is seeking a parking variance to allow for a church use, in a former space that housed a wrestling gym. This building also includes offices. The applicant has worked with many adjacent property owners on agreements for shared parking. Under the applicant's shared parking calculations, the differences between required parking along with the available spaces will be dramatically reduced. The applicant contends that the operation hours of the church will not hinder parking for adjacent neighbors. Church parking will be needed only on Sunday mornings, while most adjacent businesses are closed. There may be some parking needed for small weekly classes for one day out of the week, in the evening.

ATTACHMENTS

1. Application
2. Parking Calculation
3. Map
4. Parking Agreements
5. Architect Drawing

Jack Wakefield
City Planner



Record No: BZA-26-11

Variance Application

Status: Active

Submitted On: 5/19/2026

Primary Location

100 OLDE TOWNE RD
VESTAVIA HILLS, AL 35216

Owner

SAM 17 Investments, LLC
100 Old Towne Rd Vestavia Hills, AL 35216

Agenda Information

Agenda Scheduling

Comments/Delay/Explanation

Applicant Information

I am filling this out as the
Representative Agent

Billing/Responsible Party

Name

Amanda Loper

Phone #

205.623.0177

Address

213 25th Street North Suite E

City/State/Zip

Birmingham, AL 35203

Email 

Representing Attorney/Other Agent

Name

Thorton Hydinger

Phone #

(205) 380-3333

Address

2200 Woodcrest Place #330

City/State/Zip

Birmingham, AL 35209

Email 

Subject Property Information

Subject Property Address

100 Old Towne Rd

Legal Description of Subject Property 

Parcel No: 29-00-364-007-003.002

REASONS FOR REQUEST

Front Setback Variance

Rear Setback Variance

Side Setback Variance

Other Setback Variance

Lot Area Variance

Lot Width Variance

Variance for location of a fence.

Sign Code Variance

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

Other

Details 

We seek the variance to use a shared parking reduction for our us. We are required to have more spaces that exists on our lot but we have agreements in process with adjacent neighbors to leverage their parking spaces.

ZONING

Vestavia Hills Zoning for the subject property is

B-3

PROJECT

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

We are a church that only needs parking during Sunday mornings. The property that is being purchased has less parking that needed and is bounded on all sides and additional parking on the property is not possible. However, there is ample parking around the property and we seek to share parking with those neighbors.

HARDSHIP

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

There is no space to add parking. We need a lot of spaces for only a short time in the week.

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

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

There is no space to add parking. We need a lot of spaces for only a short time in the week.

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

ok

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

ok

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

ok

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

ok

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

ok

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

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


ok

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

OWNER AFFIDAVIT

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

Representing Agent Signature 

 Amanda Loper
May 19, 2026

PREPARED BY AL, 5/28/26		SIZE (SF)	USE	REQ PER FT	CONVENTIONAL PARKING DEMAND	PERCENT REDUCTION	A WEEKDAY 8a-5p	PERCENT REDUCTION	B WEEKDAY 6p-12a	PERCENT REDUCTION	C WEEKDAY 12A-6A	PERCENT REDUCTION	D WEEKEND 8A-5P	PERCENT REDUCTION	E WEEKEND 6P-12A	PERCENT REDUCTION	F WEEKEND 12A-6A	PKG PROVIDED	NOTES (code language)
SHOPPING CENTER NORTH 1425 Old Montgomery Hwy													PER TABLE 8-11 WEEKEND 8A-5P						
1996	TAZIKIS	4651	RESTAURANT	40	58	70%	41	100%	58	10%	6	70%	41	100%	58.1375	20%	11.6275		1 space per three seats, plus 1 space per employee OR 1 space per 40 sf of public floor area (public floor area estimated as 50% of gross)
179,173	ACTIVATE	2450	ENTERTAINMENT	200	12	40%	5	100%	12	10%	1	80%	5	100%	12.25	50%	6.125		1 space per 200 sf (2 spaces per bowling lane)
167	ABC BEVERAGES	3542	RETAIL	200	18	90%	16	80%	14	5%	1	100%	16	70%	12.397	5%	0.8855		1 space per 200 sf, assume for reduction percent, this is considered commercial
141	ROMEOS SPORTING GOODS	5000	RETAIL	200	25	90%	23	80%	20	5%	1	100%	23	70%	17.5	5%	1.25		1 space per 200 sf, assume for reduction percent, this is considered commercial
129	RELAX THE BACK	2000	OFFICE	250	8	100%	8	20%	2	5%	0	5%	8	5%	0.4	5%	0.4		1 space per 250 sf, assume for reduction percent, this is considered commercial
123	NAIL WORLD	1600	PERSONAL SERVICES	250	6	90%	6	80%	5	5%	0	100%	6	70%	4.48	5%	0.32		1 space per 250 sf, assume for reduction percent, this is considered commercial
101	DIPLOMAT DELI	1640	RESTAURANT	40	41	70%	29	100%	41	10%	4	70%	29	100%	41	20%	8.2		1 space per three seats, plus 1 space per employee OR 1 space per 40 sf of public floor area
	NOTEWORTHY MUSIC FOR PIANO	6084	GENERAL SERVICE	500	12	100%	12	20%	2	5%	1	5%	12	5%	0.6084	5%	0.6084		1 space per 500, assume this is office per reduction percent
133	BURN BOOT CAMP	5250	PERSONAL SERVICES	250	21	90%	19	80%	17	5%	1	100%	19	70%	14.7	5%	1.05		
119	THE WELL AND CO	3500	PERSONAL SERVICES	250	14	90%	13	80%	11	5%	1	100%	13	70%	9.8	5%	0.7		1 space per 250 sf
111	STEED'S JEWELERS INC	2050	RETAIL	200	10	90%	9	80%	8	5%	1	100%	9	70%	7.175	5%	0.5125		
109	GARY ANTHONY SALON	1000	PERSONAL SERVICES	250	4	90%	4	80%	3	5%	0	100%	4	70%	2.8	5%	0.2		1 space per 250 sf
105	FEATHERS	1350	RETAIL	200	7	80%	6	5%	0	100%	6	70%	4.725	5%	0.3375				
115	BUSY BRUSH	1600	RETAIL	200	8	90%	7	80%	6	5%	0	100%	7	70%	5.6	5%	0.4		
151	VACANT	1500	RETAIL	200	8	90%	7	80%	6	5%	0	100%	7	70%	5.25	5%	0.375		
127	VACANT	1500	RETAIL	200	8	90%	7	80%	6	5%	0	100%	7	70%	5.25	5%	0.375		
TOTAL PARKING NEEDED		44717			260		210		218		19		210		202		33	265	
VESTAVIA BOWL 1429 Old Montgomery Hwy																			
TOTAL PARKING NEEDED		35000	ENTERTAINMENT	200	175	40%	70	1	175	0	18	80%	140	100%	175	50%	87.5	175	
WRESTLING GYM 100 Old Towne Rd																			
	SANCTUARY	5850	Institutional (church)	40	148.25	10%	14.825	5%	7.3125	5%	7.3125	100%	148.25	50%	73.125	5%	7.3125		1 per 40 gsf
	CHURCH OFFICES	487	Office	250	1.9	100%	1.9	20%	0.4	5%	0.1	5%	0.1	5%	0.1	5%	0.1		
	OFFICE TENANT 105	2350	Office	250	9.4	100%	9.4	20%	1.9	5%	0.5	5%	0.5	5%	0.5	5%	0.5		
	OFFICE TENANT 106	590	Office	250	2.4	100%	2.4	20%	0.5	5%	0.1	5%	0.1	5%	0.1	5%	0.1		
	OFFICE TENANT 108	388	Office	250	1.6	100%	1.6	20%	0.3	5%	0.1	5%	0.1	5%	0.1	5%	0.1		
	OFFICE TENANT 110	1059	Office	250	4.2	100%	4.2	20%	0.8	5%	0.2	5%	0.2	5%	0.2	5%	0.2		
	OFFICE TENANT 200	1600	Office	250	6.4	100%	6.4	20%	1.3	5%	0.3	5%	0.3	5%	0.3	5%	0.3		
	OFFICE TENANT 204	1247	Office	250	5.0	100%	5.0	20%	1.0	5%	0.2	5%	0.2	5%	0.2	5%	0.2		
	OFFICE TENANT 100A	500	Office	250	2.0	100%	2.0	20%	0.4	5%	0.1	5%	0.1	5%	0.1	5%	0.1		
	OFFICE TENANT 100B	300	Office	250	1.2	100%	1.2	20%	0.2	5%	0.1	5%	0.1	5%	0.1	5%	0.1		
	OFFICE TENANT 100C	300	Office	250	1.2	100%	1.2	20%	0.2	5%	0.1	5%	0.1	5%	0.1	5%	0.1		
TOTAL		14662			181		50		14		9		148		75		9	40	
ALL STATE INSURANCE 150 Old Towne Rd																			
		3840	Office	250	15.4	100%	15.4	20%	3.1	5%	0.8	5%	0.8	5%	0.8	5%	0.8		
TOTAL		3840			15		15		3		1		1		1		1	20	
GRAND TOTALS					TOTAL CONVENTIONAL PKG DEMAND	632	345	410	46	499	453	131	500						
CONVENTIONAL PARKING DEMAND					632														
SHARED PARKING DEMAND (greatest value from total parking needed line)					499														
SHARED PARKING REDUCTION					133														
PARKING PROVIDED BETWEEN THE THREE PROPERTIES					500														

Parking Analysis Summary:

- **Conventional Parking Demand: 632**
- **Shared Parking Demand (Greatest Value From Total Parking Needed Line): 499**
- **Shared Parking Reduction: 133**
- **Parking Provided Between The Three Properties: 500**

1429 MONTGOMERY HWY
175 SPACES PROVIDED

1425 MONTGOMERY HWY
265 SPACES PROVIDED

100 OLD TOWNE RD
40 SPACES PROVIDED

150 OLD TOWNE RD
20 SPACES PROVIDED



REVOCABLE LICENSE AGREEMENT

THIS REVOCABLE LICENSE AGREEMENT (this "Agreement") is made and entered into as of the 3rd day of June, 2026, by and between **BIRMINGHAM REALTY COMPANY**, an Alabama corporation ("B'ham Realty") having a mailing address of 27 Inverness Center Parkway, Birmingham, Alabama 35242, and the **CHURCH OF THE CROSS BIRMINGHAM**, an Alabama non-profit corporation ("Licensee") having a mailing address of 2959 Green Valley Road Vestavia Hills, AL 35243.

WITNESSETH:

For and in consideration of the mutual promises and agreements herein contained, and in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto do hereby agree as follows:

1. **License.** B'ham Realty hereby grants to Licensee a revocable license (the "License") to: use that certain area known as a portion of the Park South Plaza Shopping Center parking lot (the "Location") in and on those limited portions of the building and lot located at Park South Plaza Shopping Center, (the "Designated Area") represented by the shaded area of the plan attached hereto as *Exhibit "A"* and incorporated herein by reference. Licensee agrees that the condition of the Location is satisfactory to Licensee "as is."

B'ham Realty shall be entitled to at any time prior to or during the term of this Agreement, in its sole discretion and upon twenty-four (24) hours notice to Licensee, to amend *Exhibit "A"* by changing the shaded areas and thereby relocate Licensee's area of operation within the Location, in which case Licensee must operate in the new shaded area and shall thereafter have no right or license to operate in the former shaded area.

2. **Use.** Licensee's use of the Designated Area will be limited to **parking for guests of Licensee**, and Licensee shall use the name _____, and for no other purpose and using no other name whatsoever.

3. **Term.** The term of the License shall commence on July 1, 2026 (the "Commencement Date") and terminate at the end of the day June 30, 2027 unless sooner terminated as herein provided.

4. **Payments Due To B'ham Realty.**

4.1 **Fee.** As a material inducement to B'ham Realty to enter into this Agreement with Licensee, without which B'ham Realty would not enter into this Agreement, Licensee covenants, warrants and agrees that it will use the Designated Area for the purposes and during the period described herein and for no other purposes and during no other period; Licensee agrees to pay B'ham Realty a license fee of **\$1.00** (the "Fee") for the granting of the License and the right to use the Designated Area according to the following schedule:

Payment Schedule:

July 1, 2026 – June 30, 2027 \$1.00

4.2 Intentionally Deleted.

4.3 Intentionally Deleted.

4.4 Intentionally Deleted.

4.5. Exterior Upkeep. Licensee shall, at its sole expense, keep the Designated Area free of all cans, bottles, fragments, debris and trash and will keep signs/banners and the grounds, including the exterior of trash dumpsters/containers, clean and free of all weeds, grass, trash, dirt and debris; and Licensee shall be responsible for all repairs, including but not limited to pothole repair and grass cutting at the Designated Area. At termination, Licensee shall return the Designated Area and Location in as good condition as B'ham Realty delivered it to Licensee. B'ham Realty shall deliver Designated Area in "as-is" condition.

4.6 Intentionally Deleted.

5. Staff. Licensee may, at its sole expense and responsibility, designate or employ a Security Service or person during the term of this Agreement provided Licensee notifies B'ham Realty and receives its approval in writing and warrants such security service/person abides by all requirements of this Agreement.

6. Insurance. Licensee agrees to carry a commercial general liability insurance policy during the term of the License, covering Licensee, written on an "occurrence" basis (as opposed to "claims made") with B'ham Realty named as an additional insured. Coverage shall be primary and non-contributory, and have terms and in companies reasonably satisfactory to B'ham Realty with single limit coverage for bodily injury, death, and property damage liability, personal and advertising injury liability, and medical payments at a minimum of Two Million Dollars (\$2,000,000.00). Licensee shall deliver the insurance certificate prior to the Commencement Date of this Agreement.

7. Waiver of Subrogation. B'ham Realty and Licensee hereby release the other from any and all liability to the other or anyone claiming through or under them by way of subrogation or otherwise for any loss or damage to property caused by fire or any of the extended coverage casualties, even if such fire or other casualty shall have been caused by the fault or negligence of the other party, or anyone for whom such party may be responsible; provided, however, this release shall be applicable and in force and effect only with respect to loss or damage occurring during such time as the releasor's policies shall contain a clause or endorsement to the effect that any such release shall not adversely affect or impair said policies or prejudice the right of the releasor to recover thereunder. B'ham Realty and Licensee each agree that it will cause its insurance carriers to include in its policies such a clause or endorsement.

8. Assumption of Liability and Indemnification. Licensee agrees to assume liability for, and shall indemnify, protect, save, and keep harmless B'ham Realty together with its partners (including any officers, directors, stockholders, employees, partners, servants, and agents of B'ham Realty's partners), officers, directors, stockholders, employees, servants, and agents (collectively, the "Indemnified Parties") from and against any and all suits, actions, damages, liabilities, obligations, losses, penalties, expenses, court costs, and attorneys' fees of whatever kind and nature imposed on, asserted against, or incurred by any of the Indemnified Parties in connection with loss of life, bodily injury, personal injury, emotional harm, defamation, or property damage arising from or out of any occurrence relating directly or indirectly to activities carried on in connection with the Licensee's business or occasioned wholly or in part by any act or omission of Licensee, et al. (as used herein, the term "Licensee, et al." shall be deemed to include all agents, contractors, employees, servants, invitees, licensees, and concessionaires of Licensee).

9. Waiver of Claims. Licensee waives all claims against the Indemnified Parties for any claims or costs which Licensee may pay or become obligated to pay with respect to: (i) any damage to merchandise, trade fixtures or personal property of Licensee caused by water leakage from water lines, sprinkler or heating or air conditioning equipment, or roof membrane; (ii) any loss of profits or other consequential or speculative damages because of any disrepair or failure to repair any of the items which are primarily the responsibility of B'ham Realty; (iii) any damage to persons or property located on the Location sustained by Licensee or any person claiming through Licensee; (iv) the loss of or damage to any property of Licensee or of others by theft or otherwise; and (v) any security service provided by B'ham Realty or B'ham Realty's agents. This waiver shall be effective whether such damage or loss is caused by other licensees, tenants, or persons in the Location, or occupants of adjacent property, or the public, or operations in construction of any private, public or quasi-public work, or the storage of or failure to store Licensee's properties after Licensee's default hereunder. All property of Licensee kept or stored at the Location shall be so kept or stored at the risk of Licensee only.

10. No Assignment. Licensee shall not assign this Agreement under any circumstances. This Agreement is personal to Licensee and is not coupled with an interest in land.

11. Compliance With Laws, Regulations, etc. Licensee agrees to comply with all applicable laws, regulations, licensing, permit and environmental requirements, and orders of governmental authorities. Licensee further agrees to comply with the rules and regulations established by B'ham Realty.

12. Breach of Agreement/Termination.

12.1 In the event Licensee fails to pay any portion of the Fee on or before the date due, or fails to observe or perform any other provision of this Agreement to be observed or performed by Licensee, and such failure continues for one (1) hour after B'ham Realty shall give written notice to Licensee of same, B'ham Realty may terminate the License, and Licensee shall depart from the Location as hereinafter provided. In such event, Licensee shall nevertheless pay to B'ham Realty the full amount of any unpaid amount of the Fee on the date when such payment is due.

12.2 Notwithstanding any provision hereof to the contrary, B'ham Realty shall be entitled to terminate the License without cause upon twenty-four (24) hours notice to Licensee. In the event of any such termination without cause, the Fee shall be prorated between B'ham Realty and Licensee based on the number of days the Licensee operated its business versus the total number of days in the period described in Section 3 hereof. In that case, B'ham Realty shall refund to Licensee the portion, if any, of the Fee attributable to the number of days remaining in the period described in Section 3 after said termination, and shall have no further obligation to Licensee.

12.3 Licensee agrees to depart from the Location upon termination of the License for any reason, removing all of its property and leaving the area of the Location where it conducted its operations in broom clean condition and in the same condition that Designated Area is in upon commencement of this Agreement. In the event Licensee fails to depart after termination of the License, Licensee agrees to pay to B'ham Realty, in addition to any other remedies B'ham Realty may have, an amount equal to Five Hundred Dollars (\$500.00) per day for each day Licensee fails to depart the Location. In the event Licensee fails to remove its property after termination of the License for any reason, B'ham Realty shall be entitled to remove same and hold said property for a period not to exceed two (2) months thereafter. In the event Licensee fails to retrieve said property within said two (2) month period, B'ham Realty shall be entitled to sell such property at public or private sale and retain the proceeds of such sale as liquidated damages for storage and expenses related thereto. Licensee agrees to pay B'ham Realty a reasonable storage fee, together with all costs and expenses, including attorneys' fees, incurred by B'ham Realty.

13. No Waiver. Failure by B'ham Realty to enforce any provision of this Agreement shall not constitute a waiver by B'ham Realty of any portion of this Agreement. The covenants, warranties, and indemnifications set forth herein shall survive the termination of this Agreement.

14. Notices. Any and all notices, elections, or demands permitted or required to be made under this Agreement shall be in writing and shall be sent by an overnight courier service company regularly engaged in the business of nationally delivering business packages (such as Federal Express, UPS, or USPS), or by registered or certified mail to the other party at the following address(es), or at such other address as may be specified in writing from time to time by either party to the other; except that B'ham Realty may personally deliver to Licensee any notice or post a copy of any notice at the Designated Area. The date of posting, personal delivery, or the date of delivery or refusal if sent by mail or overnight courier (as evidenced by the carrier's or courier's receipt) shall be the effective date of such notice, election, or demand.

To B'ham Realty at: The Barber Companies, Inc.
 Attention: President
 27 Inverness Center Parkway
 Birmingham, AL 35242

To Licensee at: Church of the Cross Birmingham
 2959 Green Valley Road
 Vestavia, AL 35243

15. Attorney's Fees. Licensee agrees to pay B'ham Realty, or to pay on B'ham Realty's behalf, a reasonable attorney or other professional fee in the event B'ham Realty employs an attorney or other professional to prevent the Licensee from violating, or to rectify the violation of, any of the terms, conditions, or covenants on the part of the Licensee herein contained. Licensee further agrees to pay all other reasonable costs incurred by B'ham Realty in securing the performance by Licensee of all said terms, conditions, or covenants of this Agreement.

16. Miscellaneous.

16.1 Except as may be otherwise expressly provided herein, time is of the essence of this Agreement.

16.2 Each provision hereof shall extend to and shall, as the case may require, bind and inure to the benefit of the parties hereto and their heirs, legal representatives, successors and assigns as the case may be.

16.3 This Agreement may be executed in multiple counterparts, any one of which may be considered and used as an original.

16.4 This Agreement shall be governed by and construed under the laws of the State of Alabama.

16.5 If any term or provision of this Agreement, or the application thereof to any person or circumstance, shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

17. **Representations.** Licensee hereby represents to B'ham Realty and B'ham Realty hereby represents to Licensee that this Agreement, with its exhibits, sets forth the entire agreement between the parties. Each party further represents to the other that it has not been induced, persuaded, or motivated by any promise or representation that is not contained in this Agreement. Any prior conversations, understandings, oral agreements not herein reduced to writing, prior writings or any other item not contained herein are hereby merged herein and extinguished. Licensee represents to B'ham Realty that it is entering into this Agreement based solely on the writing contained herein and that Licensee has not relied and is not relying on any representation, whether written or oral, not contained in writing in this Agreement. Licensee acknowledges that B'ham Realty and its agents have made no representations or promises except as herein expressly set forth. Licensee further covenants that Licensee will not assert in any way any claim that B'ham Realty, its agents or employees, in any way represented, misrepresented, promised, agreed, or had any understanding regarding the license to use the Location not contained herein. Licensee represents that it has completely read and fully understands all the provisions of this Agreement or that Licensee was represented by competent counsel who read and/or explained all provisions to Licensee.

18. **Rules and Regulations.** *Exhibit "B"* is hereby incorporated and made an integral part hereof.

19. **Environmental.** *Exhibit "C"* is hereby incorporated and made an integral part hereof.

20. **Authorized Execution.** Each individual executing this License as a director, officer or agent of a corporation represents and warrants that s/he is duly authorized to execute and deliver this License on behalf of such corporation in accordance with the duly adopted resolution of the Board of Directors of said corporation in accordance with the terms.

Each individual executing this License on behalf of a partnership warrants that he is a General Partner therein and is duly authorized to execute and deliver this License on behalf of said partnership.

[signature pages to follow]

IN WITNESS WHEREOF, the parties hereto have each caused this Revocable License Agreement to be executed, under seal, as of the date hereinabove written.

B'ham Realty:
BIRMINGHAM REALTY COMPANY, an Alabama corporation

By: Charles W. Callans, II

Printed Name: Charles W. Callans, II

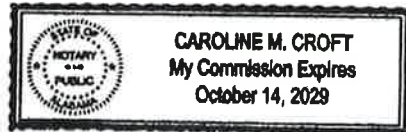
Its: Vice President

Date: 6/3/2026

STATE OF ALABAMA)
SHELBY COUNTY)

I, Caroline M. Croft, a Notary Public in and for said County in said State, hereby certify that **Charles W. Callans, II**, whose name as **Vice President**, of **BIRMINGHAM REALTY COMPANY**, an Alabama corporation, is signed to the foregoing agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of the agreement, s/he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as of the day the same bears date. Given under my hand this 3rd day of June, 2026.

Caroline M. Croft
Notary Public
Caroline M. Croft
Printed Name
My Commission Expires: 10/14/2029



Licensee:
CHURCH OF THE CROSS BIRMINGHAM, an
Alabama non-profit corporation

By: [Signature]
Printed Name: Zachary M. Hicks
Its: Pastor
Date: 6/3/2026

STATE OF ALABAMA)
Jefferson COUNTY)

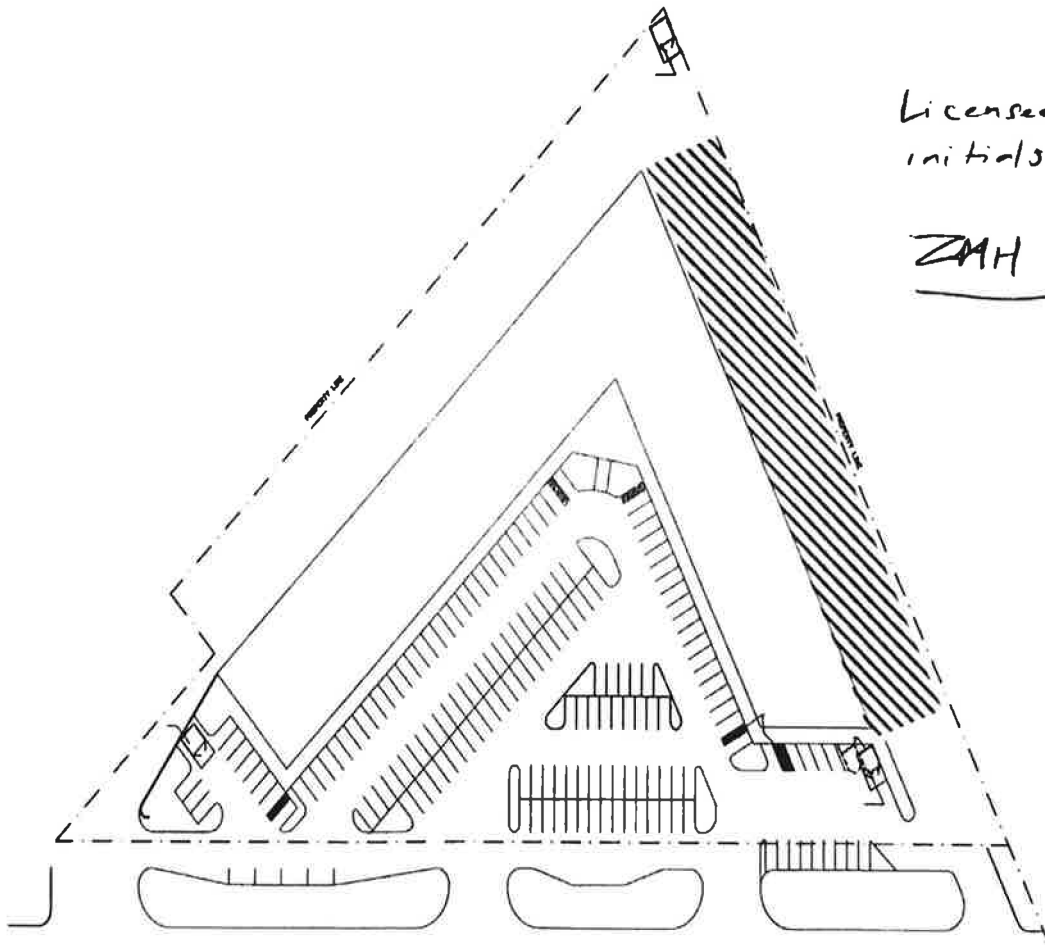
I, Montanna Golden, a Notary Public in and for said County in said State, hereby
certify that Zachary M. Hicks whose name as Pastor, of
CHURCH OF THE CROSS BIRMINGHAM, an Alabama non-profit corporation, is signed to the
foregoing agreement and who is known to me, acknowledged before me on this day that, being informed of
the contents of the agreement, s/he, as such officer and with full authority, executed the same voluntarily for
and as the act of said corporation as of the day the same bears date. Given under my hand this 3rd day of
June, 2026.

[Signature]
Notary Public
Montanna Golden
Printed Name
My Commission Expires: 09/26/2026



**Exhibit "A" to Revocable License Agreement
Location and Designated Area Plan**

 = Location and Designated Area



Licensee
initials:

ZMH

Park South Plaza

**Exhibit "B" to Revocable License Agreement
Rules and Regulations**

- (a) -Intentionally Omitted-.
- (b) -Intentionally Omitted-.
- (c) -Intentionally Omitted-.
- (d) The Licensee shall keep the Designated Area clean and free from all trash, debris, oil and fuel.
- (e) No loudspeakers, television, phonographs, radios, flashing lights or other devices shall be used in a manner so to as to be heard or seen outside of the Designated Area without the prior written consent of B'ham Realty.
- (f) -Intentionally Omitted-.
- (g) -Intentionally Omitted-..
- (h) -Intentionally Omitted-.
- (i) Tents, Awnings and other similar items are not permitted.
- (j) -Intentionally Omitted-.
- (k) Licensee, its employees and/or its agents shall not solicit business in the parking or other common areas, nor shall Licensee, its employees and/or its agents, distribute any handbills or other advertising matter in or on automobiles parked in the parking or other joint use areas;
- (l) Licensee shall not carry on any trade or occupation or operate any instrument or apparatus or equipment which emits an odor or causes a noise discernible outside of the Designated Area and which may be deemed offensive in nature.
- (m) -Intentionally Omitted-.
- (n) NO SIGNS, BANNERS OR THE LIKE ARE PERMITTED.

Licensee's Initials: _____

ZMH

**Exhibit "C" to Revocable License Agreement
Environmental**

Environmental Covenant. As used herein the term "Applicable Environmental Law" shall be defined as any statutory law, regulation, or case law pertaining to health or the environment, or oil, or petroleum products, or "Hazardous Substances" (as herein defined), including, without limitation: (i) the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 ("CERCLA") as codified at 42 U.S.C. §§ 9601 *et seq.*, as amended; (ii) the Alabama Underground Storage Tank and Wellhead Protection Act of 1988, as codified at Ala. Code §§ 22-36-1 *et seq.*, as amended; and (iii) the Alabama Hazardous Substance Cleanup Fund Act, as codified at Ala. Code §§ 22-30A-1 *et seq.*, as amended. As used herein the terms "Hazardous Substance" and "release" shall have the meanings specified for said terms in CERCLA; provided however, that in the event CERCLA is amended to broaden the meaning of any term defined thereby, such broadened meaning shall apply subsequent to the effective date of such amendment; and provided further, that to the extent that the laws of the State of Alabama establish a meaning for "Hazardous Substance" or "release" which is broader than that specified in CERCLA, such broader meaning shall apply; and provided further, that "Hazardous Substance" shall also be defined to include oil, petroleum products, extremely flammable substances, explosives, and radioactive materials, and "release" shall also be defined to include any disturbance or release of asbestos which would call for abatement or removal procedures under any Applicable Environmental Law.

Licensee shall not suffer, allow, permit, or cause the generation, accumulation, storage, possession, release, or threat of release of Hazardous Substances; provided, however, the foregoing prohibition shall not be applicable to: (i) Hazardous Substances which are present on the Location prior to the date Licensee first took possession of the Location; or (ii) normal and reasonable amounts of cleaning and pest control supplies necessary for normal maintenance of the Location so long as such materials are properly, safely, and lawfully stored and used by Licensee and the quantity of same does not exceed a "reportable quantity" as defined under 40 C.F.R 302, as amended.

Licensee shall notify B'ham Realty immediately upon learning: (i) that any duty described in this *Exhibit C* of this License has been violated; (ii) that there has been a release, discharge, or disposal of any Hazardous Substance on a part of the Location or the Designated Area; (iii) that radon gas or urea formaldehyde has been detected on or in the Location; or (iv) that the Location or improvements thereto are subject to any third-party claim or action, or threat thereof, because of any environmental condition at the Designated Area or in or originating from the Location or arising in connection with the operation of the Location. Licensee shall promptly provide B'ham Realty with copies of all correspondence to or from third parties regarding such claims or actions or regarding environmental conditions in or originating from the Location.

In the event of a release of any Hazardous Substance on, in or from the Location which was not caused by B'ham Realty, Licensee shall immediately cause complete remediation of such release and restore the Location to the condition that existed prior to the date Licensee first took possession of the Location. B'ham Realty shall have the right, but not the obligation, to enter the Location and remediate any environmental condition on the Location to comply with all Applicable Environmental Laws during which time Licensee shall not be entitled to any abatement of the Fee.

Licensee hereby agrees to pay any judgments, fines, charges, fees, damages, losses, penalties, demands, actions, costs and expenses (including without limitation legal fees and expenses), remedial and response costs, remediation plan preparation costs, and any continuing monitoring or closure costs arising from or pertaining to the application of any Applicable Environmental Law to the Location due to a breach of Licensee's obligations pursuant to this *Exhibit C*. Further, Licensee hereby covenants and agrees to indemnify and forever hold harmless the Indemnified Parties of and from any and all liabilities (including strict liability), judgments, fines, charges, fees, damages, losses, penalties, demands, actions, costs and

expenses (including without limitation legal fees and expenses), remedial and response costs, remediation plan preparation costs, and any continuing monitoring or closure costs incurred or suffered by the Indemnified Parties, or asserted by any third party against the Indemnified Parties, due to the breach of Licensee's obligations set forth in this license. This indemnification shall survive the expiration or earlier termination of this license.

At the Expiration Date, Licensee shall return the Location to B'ham Realty free of any Hazardous Substances in, on, or from the Location which were not placed on the Location by B'ham Realty or present in the Location prior to the date Licensee first took possession of the Location.

Licensee's Initials: ZMH

REVOCABLE LICENSE AGREEMENT

THIS REVOCABLE LICENSE AGREEMENT (this "Agreement") is made and entered into as of the 11TH day of JUNE, 2026, by and between **OLDE TOWNE ROAD PARTNERS** having a mailing address of 150 Olde Towne Road, Vestavia, Alabama 35216, and the **CHURCH OF THE CROSS BIRMINGHAM**, an Alabama non-profit corporation ("Licensee") having a mailing address of _____

WITNESSETH:

For and in consideration of the mutual promises and agreements herein contained, and in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto do hereby agree as follows:

1. **License.** Olde Towne Road Partners hereby grants to Licensee a revocable license (the "License") to: use that certain area known as all of 150 Olde Towne Road parking lot (the "Location") in and on those limited portions of the building and lot located at 150 Olde Towne Road Vestavia Hills, AL 35216, (the "Designated Area") represented by the shaded area of the plan attached hereto as *Exhibit "A"* and incorporated herein by reference. Licensee agrees that the condition of the Location is satisfactory to Licensee "as is."

Olde Towne Road Partners shall be entitled to at any time prior to or during the term of this Agreement, in its sole discretion and upon twenty-four (24) hours notice to Licensee, to amend *Exhibit "A"* by changing the shaded areas and thereby relocate Licensee's area of operation within the Location, in which case Licensee must operate in the new shaded area and shall thereafter have no right or license to operate in the former shaded area.

2. **Use.** Licensee's use of the Designated Area will be limited to **parking for guests of Licensee**, and for no other purpose and using no other name whatsoever.

3. **Term.** The term of the License shall commence on September 1, 2026 (the "Commencement Date") and terminate at the end of the day August 31st, 2031 unless sooner terminated as herein provided.

4. **Payments Due to Olde Towne Road Partners**

4.1 **Fee.** As a material inducement to Olde Towne Road Partners to enter into this Agreement with Licensee, without which Olde Towne Road Partners would not enter into this Agreement, Licensee covenants, warrants and agrees that it will use the Designated Area for the purposes and during the period described herein and for no other purposes and during no other period; Licensee agrees to pay Olde Towne Road Partners a license fee of **\$1.00** (the "Fee") for the granting of the License and the right to use the Designated Area according to the following schedule:

Payment Schedule:

September 1, 2026 – August 31, 2027 \$1.00

4.2 Intentionally Deleted.

4.3 Intentionally Deleted.

4.4 Intentionally Deleted.

4.5. Exterior Upkeep. Licensee shall, at its sole expense, keep the Designated Area free of all cans, bottles, fragments, debris and trash and will keep signs/banners and the grounds, including the exterior of trash dumpsters/containers, clean and free of all weeds, grass, trash, dirt and debris; and Licensee shall be responsible for all repairs, including but not limited to pothole repair and grass cutting at the Designated Area. At termination, Licensee shall return the Designated Area and Location in as good condition as Olde Towne Road Partners delivered it to Licensee. Olde Towne Road Partners shall deliver Designated Area in "as-is".

4.6 Intentionally Deleted.

5. Staff. Licensee may, at its sole expense and responsibility, designate or employ a Security Service or person during the term of this Agreement provided Licensee notifies Olde Towne Road Partners and receives its approval in writing and warrants such security service/person abides by all requirements of this Agreement.

6. Insurance. Licensee agrees to carry a commercial general liability insurance policy during the term of the License, covering Licensee, written on an "occurrence" basis (as opposed to "claims made") with Olde Towne Road Partners named as an additional insured. Coverage shall be primary and non-contributory, and have terms and in companies reasonably satisfactory to Olde Towne Road Partners with single limit coverage for bodily injury, death, and property damage liability, personal and advertising injury liability, and medical payments at a minimum of One Million Dollars (\$1,000,000.00).

7. Waiver of Subrogation. Olde Towne Road Partners and Licensee hereby release the other from any and all liability to the other or anyone claiming through or under them by way of subrogation or otherwise for any loss or damage to property caused by fire or any of the extended coverage casualties, even if such fire or other casualty shall have been caused by the fault or negligence of the other party, or anyone for whom such party may be responsible; provided, however, this release shall be applicable and in force and effect only with respect to loss or damage occurring during such time as the releasor's policies shall contain a clause or endorsement to the effect that any such release shall not adversely affect or impair said policies or prejudice the right of the releasor to recover thereunder. Olde Towne Road Partners and Licensee each agree that it will cause its insurance carriers to include in its policies such a clause or endorsement.

8. Assumption of Liability and Indemnification. Licensee agrees to assume liability for, and shall indemnify, protect, save, and keep harmless Olde Towne Road Partners together with its partners (including any officers, directors, stockholders, employees, partners, servants, and agents of Olde Towne Road Partners's partners), officers, directors, stockholders, employees, servants, and agents (collectively, the "Indemnified Parties") from and against any and all suits, actions, damages, liabilities, obligations, losses, penalties, expenses, court costs, and attorneys' fees of whatever kind and nature imposed on, asserted against, or incurred by any of the Indemnified Parties in connection with loss of life, bodily injury, personal injury, emotional harm, defamation, or property damage arising from or out of any occurrence relating directly or indirectly to activities carried on in connection with the Licensee's business or occasioned wholly or in part by any act or omission of Licensee, et al. (as used herein, the term "Licensee, et al." shall be deemed to include all agents, contractors, employees, servants, invitees, licensees, and concessionaires of

Licensee).

9. Waiver of Claims. Licensee waives all claims against the Indemnified Parties for any claims or costs which Licensee may pay or become obligated to pay with respect to: (i) any damage to merchandise, trade fixtures or personal property of Licensee caused by water leakage from water lines, sprinkler or heating or air conditioning equipment, or roof membrane; (ii) any loss of profits or other consequential or speculative damages because of any disrepair or failure to repair any of the items which are primarily the responsibility of Olde Towne Road Partners; (iii) any damage to persons or property located on the Location sustained by Licensee or any person claiming through Licensee; (iv) the loss of or damage to any property of Licensee or of others by theft or otherwise; and (v) any security service provided by Olde Towne Road Partners or Olde Towne Road Partners's agents. This waiver shall be effective whether such damage or loss is caused by other licensees, tenants, or persons in the Location, or occupants of adjacent property, or the public, or operations in construction of any private, public or quasi-public work, or the storage of or failure to store Licensee's properties after Licensee's default hereunder. All property of Licensee kept or stored at the Location shall be so kept or stored at the risk of Licensee only.

10. No Assignment. Licensee shall not assign this Agreement under any circumstances. This Agreement is personal to Licensee and is not coupled with an interest in land.

11. Compliance With Laws, Regulations, etc. Licensee agrees to comply with all applicable laws, regulations, licensing, permit and environmental requirements, and orders of governmental authorities. Licensee further agrees to comply with the rules and regulations established by Olde Towne Road Partners.

12. Breach of Agreement/Termination.

12.1 In the event Licensee fails to pay any portion of the Fee on or before the date due, or fails to observe or perform any other provision of this Agreement to be observed or performed by Licensee, and such failure continues for one (1) hour after Olde Towne Road Partners shall give written notice to Licensee of same, Olde Towne Road Partners may terminate the License, and Licensee shall depart from the Location as hereinafter provided. In such event, Licensee shall nevertheless pay to Olde Towne Road Partners the full amount of any unpaid amount of the Fee on the date when such payment is due.

12.2 Notwithstanding any provision hereof to the contrary, **Olde Towne Road Partners shall be entitled to terminate the License without cause upon twenty-four (24) hours notice to Licensee.** In the event of any such termination without cause, the Fee shall be prorated between Olde Towne Road Partners and Licensee based on the number of days the Licensee operated its business versus the total number of days in the period described in Section 3 hereof. In that case, Olde Towne Road Partners shall refund to Licensee the portion, if any, of the Fee attributable to the number of days remaining in the period described in Section 3 after said termination, and shall have no further obligation to Licensee.

12.3 Licensee agrees to depart from the Location upon termination of the License for any reason, removing all of its property and leaving the area of the Location where it conducted its operations in broom clean condition and in the same condition that Designated Area is in upon commencement of this Agreement. In the event Licensee fails to depart after termination of the License, Licensee agrees to pay to Olde Towne Road Partners, in addition to any other remedies Olde Towne Road Partners may have, an amount equal to Five Hundred Dollars (\$500.00) per day for each day Licensee fails to depart the Location. In the event Licensee fails to remove its property after termination of the License for any reason, Olde Towne Road Partners shall be entitled to remove same and hold said property for a period not to exceed two (2) months thereafter. In the event Licensee fails to retrieve said property within said two (2) month period, Olde Towne Road Partners shall be entitled to sell such property at public or private sale and retain the proceeds of such sale as liquidated damages for storage and expenses related thereto. Licensee agrees to pay Olde Towne Road Partners a reasonable storage fee, together with all costs and

expenses, including attorneys' fees, incurred by Olde Towne Road Partners.

13. No Waiver. Failure by Olde Towne Road Partners to enforce any provision of this Agreement shall not constitute a waiver by Olde Towne Road Partners of any portion of this Agreement. The covenants, warranties, and indemnifications set forth herein shall survive the termination of this Agreement.

14. Notices. Any and all notices, elections, or demands permitted or required to be made under this Agreement shall be in writing and shall be sent by an overnight courier service company regularly engaged in the business of nationally delivering business packages (such as Federal Express, UPS, or USPS), or by registered or certified mail to the other party at the following address(es), or at such other address as may be specified in writing from time to time by either party to the other; except that Olde Towne Road Partners may personally deliver to Licensee any notice or post a copy of any notice at the Designated Area. The date of posting, personal delivery, or the date of delivery or refusal if sent by mail or overnight courier (as evidenced by the carrier's or courier's receipt) shall be the effective date of such notice, election, or demand.

To Olde Towne Road Partners at: Edward Taylor
150 Olde Towne Road /
Vestavia Hills, AL 35216

To Licensee at: Church of the Cross Birmingham
2959 Green Valley Road /
Vestavia, AL 35243

15. Attorney's Fees. Licensee agrees to pay Olde Towne Road Partners, or to pay on Olde Towne Road Partners's behalf, a reasonable attorney or other professional fee in the event Olde Towne Road Partners employs an attorney or other professional to prevent the Licensee from violating, or to rectify the violation of, any of the terms, conditions, or covenants on the part of the Licensee herein contained. Licensee further agrees to pay all other reasonable costs incurred by Olde Towne Road Partners in securing the performance by Licensee of all said terms, conditions, or covenants of this Agreement.

16. Miscellaneous.

16.1 Except as may be otherwise expressly provided herein, time is of the essence of this Agreement.

16.2 Each provision hereof shall extend to and shall, as the case may require, bind and inure to the benefit of the parties hereto and their heirs, legal representatives, successors and assigns as the case may be.

16.3 This Agreement may be executed in multiple counterparts, any one of which may be considered and used as an original.

16.4 This Agreement shall be governed by and construed under the laws of the State of Alabama.

16.5 If any term or provision of this Agreement, or the application thereof to any person or circumstance, shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

17. Representations. Licensee hereby represents to Olde Towne Road Partners and Olde Towne Road Partners hereby represents to Licensee that this Agreement, with its exhibits, sets forth the entire agreement between the parties. Each party further represents to the other that it has not been induced, persuaded, or motivated by any promise or representation that is not contained in this Agreement. Any prior conversations, understandings, oral agreements not herein reduced to writing, prior writings or any other item not contained herein are hereby merged herein and extinguished. Licensee represents to Olde Towne Road Partners that it is entering into this Agreement based solely on the writing contained herein and that Licensee has not relied and is not relying on any representation, whether written or oral, not contained in writing in this Agreement. Licensee acknowledges that Olde Towne Road Partners and its agents have made no representations or promises except as herein expressly set forth. Licensee further covenants that Licensee will not assert in any way any claim that Olde Towne Road Partners, its agents or employees, in any way represented, misrepresented, promised, agreed, or had any understanding regarding the license to use the Location not contained herein. Licensee represents that it has completely read and fully understands all the provisions of this Agreement or that Licensee was represented by competent counsel who read and/or explained all provisions to Licensee.

18. Rules and Regulations. *Exhibit "B"* is hereby incorporated and made an integral part hereof.

19. Environmental. *Exhibit "C"* is hereby incorporated and made an integral part hereof.

20. Authorized Execution. Each individual executing this License as a director, officer or agent of a corporation represents and warrants that s/he is duly authorized to execute and deliver this License on behalf of such corporation in accordance with the duly adopted resolution of the Board of Directors of said corporation in accordance with the terms.

Each individual executing this License on behalf of a partnership warrants that he is a General Partner therein and is duly authorized to execute and deliver this License on behalf of said partnership.

[signature pages to follow]

IN WITNESS WHEREOF, the parties hereto have each caused this Revocable License Agreement to be executed, under seal, as of the date hereinabove written.

Olde Towne Road Partners:
By: [Signature]
Printed Name: Edward Taylor
Its: Partner
Date: 6/11/2026

WITNESS: Celeste Lushington

STATE OF ALABAMA)
SHELBY COUNTY)

I, _____, a Notary Public in and for said County in said State, hereby certify that **Edward Taylor** whose name as **Partner**, of **OLDE TOWNE ROAD PARTNERS COMPANY, an Alabama Partnership**, is signed to the foregoing agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of the agreement, s/he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as of the day the same bears date. Given under my hand this _____ day of _____, 2026.

Notary Public

Printed Name
My Commission Expires: _____



EXHIBIT 'A'

June 2, 2026

Mr. Edward R. Taylor, Partner
Olde Towne Road Partners
150 Olde Towne Road Vestavia Hills, AL 35216

Re: Restricted parking spaces

Dear Edward:

This agreement shall serve as written confirmation that the CPA firm of Taylor Vise Brown & King, LLC shall have unrestricted access to two (2) parking spaces for the twelve (12) months of each year of the Agreement (see attached).

This is memorialized by the Church Of The Cross Senior Pastor, Zac Hicks, below.

Sincerely,

Thornton Hydinger

Agreed to and accepted by:

Zac Hicks, Church of The Cross

Signature: _____

A handwritten signature in blue ink, appearing to read 'Zac Hicks', written over a horizontal line.

Edward R. Taylor, Olde Towne Partners

Signature: _____

A handwritten signature in blue ink, appearing to read 'Edward R. Taylor', written over a horizontal line.

REVOCABLE LICENSE AGREEMENT

THIS REVOCABLE LICENSE AGREEMENT (this "Agreement") is made and entered into as of the 28th day of May, 2026, by and between **FSR REAL ESTATE, LLC** having a mailing address of 1740 Oxmoor Road Birmingham, AL 35209 and the **CHURCH OF THE CROSS BIRMINGHAM, an Alabama non-profit corporation** ("Licensee") having a mailing address of

2959 Green Valley Rd. Vestavia Hills, AL, 35243

WITNESSETH:

For and in consideration of the mutual promises and agreements herein contained, and in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto do hereby agree as follows:

1. **License.** FSR Real Estate, LLC hereby grants to Licensee a revocable license (the "License") to use that certain area known as **Vestavia Bowl Parking Lot** (the "Location") in and on those limited portions of the building and lot located at **1429 Montgomery Highway Vestavia Hills, AL 35216**, (the "Designated Area") represented by the shaded area of the plan attached hereto as **Exhibit "A"** and incorporated herein by reference. Licensee agrees that the condition of the Location is satisfactory to Licensee "as is."

FSR Real Estate, LLC shall be entitled to at any time prior to or during the term of this Agreement, in its sole discretion and upon twenty-four (24) hours notice to Licensee, to amend **Exhibit "A"** by changing the shaded areas and thereby relocate Licensee's area of operation within the Location, in which case Licensee must operate in the new shaded area and shall thereafter have no right or license to operate in the former shaded area.

2. **Use.** Licensee's use of the Designated Area will be limited to **parking for guests of Licensee, and Licensee shall use the name _____**, and for no other purpose and using no other name whatsoever.

3. **Term.** The term of the License shall commence on **September 1, 2026** (the "Commencement Date") and terminate at the end of the day **August 31st, 2027** unless sooner terminated as herein provided.

Payments Due to FSR Real Estate, LLC

3. **Fee.** As a material inducement to FSR Real Estate, LLC to enter into this Agreement with Licensee, without which FSR Real Estate, LLC would not enter into this Agreement, Licensee covenants, warrants and agrees that it will use the Designated Area for the purposes and during the period described herein and for no other purposes and during no other period; Licensee agrees to pay FSR Real Estate, LLC a license fee of **\$1.00** (the "Fee") for the granting of the License and the right to use the Designated Area according to the following schedule:

Payment Schedule:

September 1, 2026 – August 31, 2027 \$1.00

8. Waiver of Claims. Licensee waives all claims against the Indemnified Parties for any claims or costs which Licensee may pay or become obligated to pay with respect to: (i) any damage to merchandise, trade fixtures or personal property of Licensee caused by water leakage from water lines, sprinkler or heating or air conditioning equipment, or roof membrane; (ii) any loss of profits or other consequential or speculative damages because of any disrepair or failure to repair any of the items which are primarily the responsibility of FSR Real Estate, LLC; (iii) any damage to persons or property located on the Location sustained by Licensee or any person claiming through Licensee; (iv) the loss of or damage to any property of Licensee or of others by theft or otherwise; and (v) any security service provided by FSR Real Estate, LLC or FSR Real Estate, LLCs agents. This waiver shall be effective whether such damage or loss is caused by other licensees, tenants, or persons in the Location, or occupants of adjacent property, or the public, or operations in construction of any private, public or quasi-public work, or the storage of or failure to store Licensee's properties after Licensee's default hereunder. All property of Licensee kept or stored at the Location shall be so kept or stored at the risk of Licensee only.

9. No Assignment. Licensee shall not assign this Agreement under any circumstances. This Agreement is personal to Licensee and is not coupled with an interest in land.

10. Compliance With Laws, Regulations, etc. Licensee agrees to comply with all applicable laws, regulations, licensing, permit and environmental requirements, and orders of governmental authorities. Licensee further agrees to comply with the rules and regulations established by FSR Real Estate, LLC.

11. Breach of Agreement/Termination.

11.1 In the event Licensee fails to pay any portion of the Fee on or before the date due, or fails to observe or perform any other provision of this Agreement to be observed or performed by Licensee, and such failure continues for one (1) hour after FSR Real Estate, LLC shall give written notice to Licensee of same, FSR Real Estate, LLC may terminate the License, and Licensee shall depart from the Location as hereinafter provided. In such event, Licensee shall nevertheless pay to FSR Real Estate, LLC the full amount of any unpaid amount of the Fee on the date when such payment is due.

11.2 Notwithstanding any provision hereof to the contrary, **FSR Real Estate, LLC shall be entitled to terminate the License without cause upon twenty-four (24) hours notice to Licensee.** In the event of any such termination without cause, the Fee shall be prorated between FSR Real Estate, LLC and Licensee based on the number of days the Licensee operated its business versus the total number of days in the period described in Section 3 hereof. In that case, FSR Real Estate, LLC shall refund to Licensee the portion, if any, of the Fee attributable to the number of days remaining in the period described in Section 3 after said termination, and shall have no further obligation to Licensee.

Licensee agrees to depart from the Location upon termination of the License for any reason, removing all of its property and leaving the area of the Location where it conducted its operations in broom clean condition and in the same condition that Designated Area is in upon commencement of this Agreement. In the event Licensee fails to depart after termination of the License, Licensee agrees to pay to FSR Real Estate, LLC, in addition to any other remedies FSR Real Estate, LLC may have, an amount equal to Five Hundred Dollars (\$500.00) per day for each day Licensee fails to depart the Location. In the event Licensee fails to remove its property after termination of the License for any reason, FSR Real Estate, LLC shall be entitled to remove same and hold said property for a period not to exceed two (2) months thereafter. In the event Licensee fails to retrieve said property within said two (2) month period, FSR Real Estate, LLC shall be entitled to sell such property at public or private sale and retain the proceeds of such sale as liquidated damages for storage and expenses related thereto. Licensee agrees to

pay FSR Real Estate, LLC reasonable storage fee, together with all costs and expenses, including attorneys' fees, incurred by FSR Real Estate, LLC

12. No Waiver. Failure by FSR Real Estate, LLC to enforce any provision of this Agreement shall not constitute a waiver by FSR Real Estate, LLC of any portion of this Agreement. The covenants, warranties, and indemnifications set forth herein shall survive the termination of this Agreement.

13. Notices. Any and all notices, elections, or demands permitted or required to be made under this Agreement shall be in writing and shall be sent by an overnight courier service company regularly engaged in the business of nationally delivering business packages (such as Federal Express, UPS, or USPS), or by registered or certified mail to the other party at the following address(es), or at such other address as may be specified in writing from time to time by either party to the other; except that FSR Real Estate, LLC may personally deliver to Licensee any notice or post a copy of any notice at the Designated Area. The date of posting, personal delivery, or the date of delivery or refusal if sent by mail or overnight courier (as evidenced by the carrier's or courier's receipt) shall be the effective date of such notice, election, or demand.

To FSR Real Estate, LLC
c/o Ferris S. Ritchey, III
Ferris Law Center
1740 Oxmoor Road Suite 100
Birmingham, AL 35209

To Licensee at: Pastor Zac Hicks
 Church of the Cross Birmingham
 2959 Green Valley Road
 Vestavia, AL 35243

14. Attorney's Fees. Licensee agrees to pay FSR Real Estate, LLC FSR Real Estate, LLC, or to pay on FSR Real Estate, LLCs behalf, a reasonable attorney or other professional fee in the event FSR Real Estate, LLC employs an attorney or other professional to prevent the Licensee from violating, or to rectify the violation of, any of the terms, conditions, or covenants on the part of the Licensee herein contained. Licensee further agrees to pay all other reasonable costs incurred by FSR Real Estate, LLC in securing the performance by Licensee of all said terms, conditions, or covenants of this Agreement.

15. Miscellaneous.

15.1 Except as may be otherwise expressly provided herein, time is of the essence of this Agreement.

15.2 Each provision hereof shall extend to and shall, as the case may require, bind and inure to the benefit of the parties hereto and their heirs, legal representatives, successors and assigns as the case may be.

15.3 This Agreement may be executed in multiple counterparts, any one of which may be considered and used as an original.

15.4 This Agreement shall be governed by and construed under the laws of the State of Alabama.

15.5 If any term or provision of this Agreement, or the application thereof to any person or circumstance, shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those as to which it is held

invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

16. Representations. Licensee hereby represents to FSR Real Estate, LLC and FSR Real Estate, LLC hereby represents to Licensee that this Agreement, with its exhibits, sets forth the entire agreement between the parties. Each party further represents to the other that it has not been induced, persuaded, or motivated by any promise or representation that is not contained in this Agreement. Any prior conversations, understandings, oral agreements not herein reduced to writing, prior writings or any other item not contained herein are hereby merged herein and extinguished. Licensee represents to FSR Real Estate, LLC that it is entering into this Agreement based solely on the writing contained herein and that Licensee has not relied and is not relying on any representation, whether written or oral, not contained in writing in this Agreement. Licensee acknowledges that FSR Real Estate, LLC and its agents have made no representations or promises except as herein expressly set forth. Licensee further covenants that Licensee will not assert in any way any claim that FSR Real Estate, LLC, its agents or employees, in any way represented, misrepresented, promised, agreed, or had any understanding regarding the license to use the Location not contained herein. Licensee represents that it has completely read and fully understands all the provisions of this Agreement or that Licensee was represented by competent counsel who read and/or explained all provisions to Licensee.

17. Rules and Regulations. *Exhibit "B"* is hereby incorporated and made an integral part hereof.

18. Environmental. *Exhibit "C"* is hereby incorporated and made an integral part hereof.

19. Authorized Execution. Each individual executing this License as a director, officer or agent of a corporation represents and warrants that s/he is duly authorized to execute and deliver this License on behalf of such corporation in accordance with the duly adopted resolution of the Board of Directors of said corporation in accordance with the terms.

Each individual executing this License on behalf of a partnership warrants that he is a General Partner therein and is duly authorized to execute and deliver this License on behalf of said partnership.

[signature pages to follow]

IN WITNESS WHEREOF, the parties hereto have each caused this Revocable License Agreement to be executed, under seal, as of the date hereinabove written.

FSR Real Estate, LLC, an Alabama limited liability company

By: [Signature]

Printed Name: Ferris S. Ritchey, III

Its: Member

Date: 5/28/26

STATE OF ALABAMA)
SHELBY COUNTY)

I, Stephanie L. Mara, a Notary Public in and for said County in said State, hereby certify that **Ferris S. Ritchey, III**, member of **FSR REAL ESTATE, LLCCOMPANY, an Alabama corporation**, is signed to the foregoing agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of the agreement, s/he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as of the day the same bears date. Given under my hand this 28th day of May, 2026.

[Signature]
Notary Public
Stephanie L. Mara
Printed Name
My Commission Expires: 1-30-27



Licensee:
CHURCH OF THE CROSS BIRMINGHAM, an
Alabama non-profit corporation

By: [Signature]
Printed Name: Zachary M. Hicks
Its: Pastor
Date: 5/28/2026

STATE OF ALABAMA)
Jefferson COUNTY)

I, Maurice Nix, a Notary Public in and for said County in said State, hereby
certify that Zachary Hicks, whose name as Pastor, of
CHURCH OF THE CROSS BIRMINGHAM, an Alabama non-profit corporation, is signed to the
foregoing agreement and who is known to me, acknowledged before me on this day that, being informed of
the contents of the agreement, s/he, as such officer and with full authority, executed the same voluntarily for
and as the act of said corporation as of the day the same bears date. Given under my hand this 28th day of
May, 2026.

Maurice Nix
Notary Public
Printed Name: Maurice Nix
My Commission Expires: 04/08/2028



**Exhibit "B" to Revocable License Agreement
Rules and Regulations**

- (a) -Intentionally Omitted-
- (b) -Intentionally Omitted-
- (c) -Intentionally Omitted-
- (d) The Licensee shall keep the Designated Area clean and free from all trash, debris, oil and fuel.
- (e) No loudspeakers, television, phonographs, radios, flashing lights or other devices shall be used in a manner so to as to be heard or seen outside of the Designated Area without the prior written consent of FSR Real Estate, LLCFSR Real Estate, LLC.
- (f) -Intentionally Omitted-
- (g) -Intentionally Omitted-..
- (h) -Intentionally Omitted-
- (i) Tents, Awnings and other similar items are not permitted.
- (j) -Intentionally Omitted-
- (k) Licensee, its employees and/or its agents shall not solicit business in the parking or other common areas, nor shall Licensee, its employees and/or its agents, distribute any handbills or other advertising matter in or on automobiles parked in the parking or other joint use areas;
- (l) Licensee shall not carry on any trade or occupation or operate any instrument or apparatus or equipment which emits an odor or causes a noise discernible outside of the Designated Area and which may be deemed offensive in nature.
- (m) -Intentionally Omitted-
- (n) NO SIGNS, BANNERS OR THE LIKE ARE PERMITTED.

Licensee's Initials: ZMH

**Exhibit "C" to Revocable License Agreement
Environmental**

Environmental Covenant. As used herein the term "Applicable Environmental Law" shall be defined as any statutory law, regulation, or case law pertaining to health or the environment, or oil, or petroleum products, or "Hazardous Substances" (as herein defined), including, without limitation: (i) the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 ("CERCLA") as codified at 42 U.S.C. §§ 9601 et seq., as amended; (ii) the Alabama Underground Storage Tank and Wellhead Protection Act of 1988, as codified at Ala. Code §§ 22-36-1 et seq., as amended; and (iii) the Alabama Hazardous Substance Cleanup Fund Act, as codified at Ala. Code §§ 22-30A-1 et seq., as amended. As used herein the terms "Hazardous Substance" and "release" shall have the meanings specified for said terms in CERCLA; provided however, that in the event CERCLA is amended to broaden the meaning of any term defined thereby, such broadened meaning shall apply subsequent to the effective date of such amendment; and provided further, that to the extent that the laws of the State of Alabama establish a meaning for "Hazardous Substance" or "release" which is broader than that specified in CERCLA, such broader meaning shall apply; and provided further, that "Hazardous Substance" shall also be defined to include oil, petroleum products, extremely flammable substances, explosives, and radioactive materials, and "release" shall also be defined to include any disturbance or release of asbestos which would call for abatement or removal procedures under any Applicable Environmental Law.

Licensee shall not suffer, allow, permit, or cause the generation, accumulation, storage, possession, release, or threat of release of Hazardous Substances; provided, however, the foregoing prohibition shall not be applicable to: (i) Hazardous Substances which are present on the Location prior to the date Licensee first took possession of the Location; or (ii) normal and reasonable amounts of cleaning and pest control supplies necessary for normal maintenance of the Location so long as such materials are properly, safely, and lawfully stored and used by Licensee and the quantity of same does not exceed a "reportable quantity" as defined under 40 C.F.R. 302, as amended.

Licensee shall notify FSR Real Estate, LLC immediately upon learning: (i) that any duty described in this *Exhibit C* of this License has been violated; (ii) that there has been a release, discharge, or disposal of any Hazardous Substance on a part of the Location or the Designated Area; (iii) that radon gas or urea formaldehyde has been detected on or in the Location; or (iv) that the Location or improvements thereto are subject to any third-party claim or action, or threat thereof, because of any environmental condition at the Designated Area or in or originating from the Location or arising in connection with the operation of the Location. Licensee shall promptly provide FSR Real Estate, LLC with copies of all correspondence to or from third parties regarding such claims or actions or regarding environmental conditions in or originating from the Location.

In the event of a release of any Hazardous Substance on, in or from the Location which was not caused by FSR Real Estate, LLC, Licensee shall immediately cause complete remediation of such release and restore the Location to the condition that existed prior to the date Licensee first took possession of the Location. FSR Real Estate, LLC shall have the right, but not the obligation, to enter the Location and remediate any environmental condition on the Location to comply with all Applicable Environmental Laws during which time Licensee shall not be entitled to any abatement of the Fee.

Licensee hereby agrees to pay any judgments, fines, charges, fees, damages, losses, penalties, demands, actions, costs and expenses (including without limitation legal fees and expenses), remedial and response costs, remediation plan preparation costs, and any continuing monitoring or closure costs arising from or pertaining to the application of any Applicable Environmental Law to the Location due to a breach of Licensee's obligations pursuant to this *Exhibit C*. Further, Licensee hereby covenants and agrees to indemnify and forever hold harmless the Indemnified Parties of and from any and all liabilities (including

strict liability), judgments, fines, charges, fees, damages, losses, penalties, demands, actions, costs and

expenses (including without limitation legal fees and expenses), remedial and response costs, remediation plan preparation costs, and any continuing monitoring or closure costs incurred or suffered by the Indemnified Parties, or asserted by any third party against the Indemnified Parties, due to the breach of Licensee's obligations set forth in this license. This indemnification shall survive the expiration or earlier termination of this license.

At the Expiration Date, Licensee shall return the Location to FSR Real Estate, LLC free of any Hazardous Substances in, on, or from the Location which were not placed on the Location by FSR Real Estate, LLC or present in the Location prior to the date Licensee first took possession of the Location.

Licensee's Initials: ZMH

REVOCABLE LICENSE AGREEMENT

THIS REVOCABLE LICENSE AGREEMENT (this "Agreement") is made and entered into as of the 8th day of June, 2026, by and between **MOTE PROPERTIES, LLC** having a mailing address of 1441 Montgomery Highway, Vestavia, Alabama 35216, and the **CHURCH OF THE CROSS BIRMINGHAM, an Alabama non-profit corporation** ("Licensee") having a mailing address of 2959 Green Valley Road Vestavia Hills, AL 35243.

WITNESSETH:

For and in consideration of the mutual promises and agreements herein contained, and in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto do hereby agree as follows:

1. **License.** Mote Properties, LLC hereby grants to Licensee a revocable license (the "License") to: use that certain area known as **Hollywood Pools** (the "Location") in and on those limited portions of the building and lot located at 1441 Montgomery Vestavia Hills, AL 35216, (the "Designated Area") represented by the shaded area of the plan attached hereto as **Exhibit "A"** and incorporated herein by reference. Licensee agrees that the condition of the Location is satisfactory to Licensee "as is."

Mote Properties, LLC shall be entitled to at any time prior to or during the term of this Agreement, in its sole discretion and upon twenty-four (24) hours notice to Licensee, to amend **Exhibit "A"** by changing the shaded areas and thereby relocate Licensee's area of operation within the Location, in which case Licensee must operate in the new shaded area and shall thereafter have no right or license to operate in the former shaded area.

2. **Use.** Licensee's use of the Designated Area will be limited to **parking for guests of Licensee**, and for no other purpose and using no other name whatsoever.

3. **Term.** The term of the License shall commence on September 1, 2026 (the "Commencement Date") and terminate at the end of the day August 31st, 2031 unless sooner terminated as herein provided.

4. **Payments Due to Mote Properties, LLC**

4.1 **Fee.** As a material inducement to Mote Properties, LLC to enter into this Agreement with Licensee, without which Mote Properties, LLC would not enter into this Agreement, Licensee covenants, warrants and agrees that it will use the Designated Area for the purposes and during the period described herein and for no other purposes and during no other period; Licensee agrees to pay Mote Properties, LLC a license fee of **\$1.00** (the "Fee") for the granting of the License and the right to use the Designated Area according to the following schedule:

Payment Schedule:

September 1, 2026 – August 31, 2027 \$1.00

4.2 Intentionally Deleted.

4.3 Intentionally Deleted.

4.4 Intentionally Deleted.

4.5. Exterior Upkeep. Licensee shall, at its sole expense, keep the Designated Area free of all cans, bottles, fragments, debris and trash and will keep signs/banners and the grounds, including the exterior of trash dumpsters/containers, clean and free of all weeds, grass, trash, dirt and debris; and Licensee shall be responsible for all repairs, including but not limited to pothole repair and grass cutting at the Designated Area. At termination, Licensee shall return the Designated Area and Location in as good condition as Mote Properties LLC delivered it to Licensee. Mote Properties LLC shall deliver Designated Area in "as-is".

4.6 Intentionally Deleted.

5. Staff. Licensee may, at its sole expense and responsibility, designate or employ a Security Service or person during the term of this Agreement provided Licensee notifies Mote Properties, LLC and receives its approval in writing and warrants such security service/person abides by all requirements of this Agreement.

6. Insurance. Licensee agrees to carry a commercial general liability insurance policy during the term of the License, covering Licensee, written on an "occurrence" basis (as opposed to "claims made") with Mote Properties, LLC named as an additional insured. Coverage shall be primary and non-contributory, and have terms and in companies reasonably satisfactory to Mote Properties, LLC with single limit coverage for bodily injury, death, and property damage liability, personal and advertising injury liability, and medical payments at a minimum of One Million Dollars (\$1,000,000.00).

7. Waiver of Subrogation. Mote Properties, LLC and Licensee hereby release the other from any and all liability to the other or anyone claiming through or under them by way of subrogation or otherwise for any loss or damage to property caused by fire or any of the extended coverage casualties, even if such fire or other casualty shall have been caused by the fault or negligence of the other party, or anyone for whom such party may be responsible; provided, however, this release shall be applicable and in force and effect only with respect to loss or damage occurring during such time as the releasor's policies shall contain a clause or endorsement to the effect that any such release shall not adversely affect or impair said policies or prejudice the right of the releasor to recover thereunder. Mote Properties, LLC and Licensee each agree that it will cause its insurance carriers to include in its policies such a clause or endorsement.

8. Assumption of Liability and Indemnification. Licensee agrees to assume liability for, and shall indemnify, protect, save, and keep harmless Mote Properties, LLC together with its partners (including any officers, directors, stockholders, employees, partners, servants, and agents of Mote Properties, LLC's partners), officers, directors, stockholders, employees, servants, and agents (collectively, the "Indemnified Parties") from and against any and all suits, actions, damages, liabilities, obligations, losses, penalties, expenses, court costs, and attorneys' fees of whatever kind and nature imposed on, asserted against, or incurred by any of the Indemnified Parties in connection with loss of life, bodily injury, personal injury, emotional harm, defamation, or property damage arising from or out of any occurrence relating directly or indirectly to activities carried on in connection with the Licensee's business or occasioned wholly or in part by any act or omission of Licensee, et al. (as used herein, the term "Licensee, et al." shall be deemed to include all agents, contractors, employees, servants, invitees, licensees, and concessionaires of Licensee).

9. Waiver of Claims. Licensee waives all claims against the Indemnified Parties for any claims or costs which Licensee may pay or become obligated to pay with respect to: (i) any damage to merchandise, trade fixtures or personal property of Licensee caused by water leakage from water lines, sprinkler or heating or air conditioning equipment, or roof membrane; (ii) any loss of profits or other consequential or speculative damages because of any disrepair or failure to repair any of the items which are primarily the responsibility of Mote Properties, LLC; (iii) any damage to persons or property located on the Location sustained by Licensee or any person claiming through Licensee; (iv) the loss of or damage to any property of Licensee or of others by theft or otherwise; and (v) any security service provided by Mote Properties, LLC or Mote Properties, LLC's agents. This waiver shall be effective whether such damage or loss is caused by other licensees, tenants, or persons in the Location, or occupants of adjacent property, or the public, or operations in construction of any private, public or quasi-public work, or the storage of or failure to store Licensee's properties after Licensee's default hereunder. All property of Licensee kept or stored at the Location shall be so kept or stored at the risk of Licensee only.

10. No Assignment. Licensee shall not assign this Agreement under any circumstances. This Agreement is personal to Licensee and is not coupled with an interest in land.

11. Compliance With Laws, Regulations, etc. Licensee agrees to comply with all applicable laws, regulations, licensing, permit and environmental requirements, and orders of governmental authorities. Licensee further agrees to comply with the rules and regulations established by Mote Properties, LLC.

12. Breach of Agreement/Termination.

12.1 In the event Licensee fails to pay any portion of the Fee on or before the date due, or fails to observe or perform any other provision of this Agreement to be observed or performed by Licensee, and such failure continues for one (1) hour after Mote Properties, LLC shall give written notice to Licensee of same, Mote Properties, LLC may terminate the License, and Licensee shall depart from the Location as hereinafter provided. In such event, Licensee shall nevertheless pay to Mote Properties, LLC the full amount of any unpaid amount of the Fee on the date when such payment is due.

12.2 Notwithstanding any provision hereof to the contrary, **Mote Properties, LLC shall be entitled to terminate the License without cause upon twenty-four (24) hours notice to Licensee.** In the event of any such termination without cause, the Fee shall be prorated between Mote Properties, LLC and Licensee based on the number of days the Licensee operated its business versus the total number of days in the period described in Section 3 hereof. In that case, Mote Properties, LLC shall refund to Licensee the portion, if any, of the Fee attributable to the number of days remaining in the period described in Section 3 after said termination, and shall have no further obligation to Licensee.

12.3 Licensee agrees to depart from the Location upon termination of the License for any reason, removing all of its property and leaving the area of the Location where it conducted its operations in broom clean condition and in the same condition that Designated Area is in upon commencement of this Agreement. In the event Licensee fails to depart after termination of the License, Licensee agrees to pay to Mote Properties, LLC, in addition to any other remedies Mote Properties, LLC may have, an amount equal to Five Hundred Dollars (\$500.00) per day for each day Licensee fails to depart the Location. In the event Licensee fails to remove its property after termination of the License for any reason, Mote Properties, LLC shall be entitled to remove same and hold said property for a period not to exceed two (2) months thereafter. In the event Licensee fails to retrieve said property within said two (2) month period, Mote Properties, LLC shall be entitled to sell such property at public or private sale and retain the proceeds of such sale as liquidated damages for storage and expenses related thereto. Licensee agrees to pay Mote Properties, LLC a reasonable storage fee, together with all costs and expenses, including

attorneys' fees, incurred by Mote Properties, LLC.

13. **No Waiver.** Failure by Mote Properties, LLC to enforce any provision of this Agreement shall not constitute a waiver by Mote Properties, LLC of any portion of this Agreement. The covenants, warranties, and indemnifications set forth herein shall survive the termination of this Agreement.

14. **Notices.** Any and all notices, elections, or demands permitted or required to be made under this Agreement shall be in writing and shall be sent by an overnight courier service company regularly engaged in the business of nationally delivering business packages (such as Federal Express, UPS, or USPS), or by registered or certified mail to the other party at the following address(es), or at such other address as may be specified in writing from time to time by either party to the other; except that Mote Properties, LLC may personally deliver to Licensee any notice or post a copy of any notice at the Designated Area. The date of posting, personal delivery, or the date of delivery or refusal if sent by mail or overnight courier (as evidenced by the carrier's or courier's receipt) shall be the effective date of such notice, election, or demand.

To Mote Properties, LLC

Attn: Mr. Steve Mote
1441 Montgomery Highway
Vestavia Hills, AL 35216

To Licensee at:

Church of the Cross Birmingham
2959 Green Valley Road
Vestavia, AL 35243

15. **Attorney's Fees.** Licensee agrees to pay Mote Properties, LLC, or to pay on Mote Properties, LLC's behalf, a reasonable attorney or other professional fee in the event Mote Properties, LLC employs an attorney or other professional to prevent the Licensee from violating, or to rectify the violation of, any of the terms, conditions, or covenants on the part of the Licensee herein contained. Licensee further agrees to pay all other reasonable costs incurred by Mote Properties, LLC in securing the performance by Licensee of all said terms, conditions, or covenants of this Agreement.

16. **Miscellaneous.**

16.1 Except as may be otherwise expressly provided herein, time is of the essence of this Agreement.

16.2 Each provision hereof shall extend to and shall, as the case may require, bind and inure to the benefit of the parties hereto and their heirs, legal representatives, successors and assigns as the case may be.

16.3 This Agreement may be executed in multiple counterparts, any one of which may be considered and used as an original.

16.4 This Agreement shall be governed by and construed under the laws of the State of Alabama.

16.5 If any term or provision of this Agreement, or the application thereof to any person or circumstance, shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

17. **Representations.** Licensee hereby represents to Mote Properties, LLC and Mote Properties, LLC hereby represents to Licensee that this Agreement, with its exhibits, sets forth the entire agreement between the parties. Each party further represents to the other that it has not been induced, persuaded, or motivated by any promise or representation that is not contained in this Agreement. Any prior conversations, understandings, oral agreements not herein reduced to writing, prior writings or any other item not contained herein are hereby merged herein and extinguished. Licensee represents to Mote Properties, LLC that it is entering into this Agreement based solely on the writing contained herein and that Licensee has not relied and is not relying on any representation, whether written or oral, not contained in writing in this Agreement. Licensee acknowledges that Mote Properties, LLC and its agents have made no representations or promises except as herein expressly set forth. Licensee further covenants that Licensee will not assert in any way any claim that Mote Properties, LLC, its agents or employees, in any way represented, misrepresented, promised, agreed, or had any understanding regarding the license to use the Location not contained herein. Licensee represents that it has completely read and fully understands all the provisions of this Agreement or that Licensee was represented by competent counsel who read and/or explained all provisions to Licensee.

18. **Rules and Regulations.** *Exhibit "B"* is hereby incorporated and made an integral part hereof.

19. **Environmental.** *Exhibit "C"* is hereby incorporated and made an integral part hereof.

20. **Authorized Execution.** Each individual executing this License as a director, officer or agent of a corporation represents and warrants that s/he is duly authorized to execute and deliver this License on behalf of such corporation in accordance with the duly adopted resolution of the Board of Directors of said corporation in accordance with the terms.

Each individual executing this License on behalf of a partnership warrants that he is a General Partner therein and is duly authorized to execute and deliver this License on behalf of said partnership.

[signature pages to follow]

IN WITNESS WHEREOF, the parties hereto have each caused this Revocable License Agreement to be executed, under seal, as of the date hereinabove written.

Mote Properties, LLC:
By: Steve Mote [Signature]
Printed Name: Steve Mote
Its: President
Date: 6/8/26

STATE OF ALABAMA)
SHELBY COUNTY)

I, Allison Mote Phillips, a Notary Public in and for said County in said State, hereby certify that Steve Mote whose name as **President**, of **MOTE PROPERTIES, LLC COMPANY**, an **Alabama Limited Liability Company**, is signed to the foregoing agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of the agreement, s/he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as of the day the same bears date. Given under my hand this 8 day of June, 2026.

Allison Mote Phillips
Notary Public
Allison Mote Phillips
Printed Name
My Commission Expires: 02/21/2030



Licensee:
CHURCH OF THE CROSS BIRMINGHAM, an
Alabama non-profit corporation

By: [Signature]
Printed Name: Zachary M. Hicks
Its: Pastor
Date: 6/11/26

STATE OF ALABAMA)
Jefferson COUNTY)

I, Maurice Nix, a Notary Public in and for said County in said State, hereby
certify that Zachary Hicks, whose name as Pastor, of
CHURCH OF THE CROSS BIRMINGHAM, an Alabama non-profit corporation, is signed to the
foregoing agreement and who is known to me, acknowledged before me on this day that, being informed of
the contents of the agreement, s/he, as such officer and with full authority, executed the same voluntarily for
and as the act of said corporation as of the day the same bears date. Given under my hand this 11th day of
June, 2026.

[Signature]
Notary Public
Maurice Nix
Printed Name
My Commission Expires: 04/08/2028



**Exhibit "B" to Revocable License Agreement
Rules and Regulations**

- (a) -Intentionally Omitted-.
- (b) -Intentionally Omitted-.
- (c) -Intentionally Omitted-.
- (d) The Licensee shall keep the Designated Area clean and free from all trash, debris, oil and fuel.
- (e) No loudspeakers, television, phonographs, radios, flashing lights or other devices shall be used in a manner so to as to be heard or seen outside of the Designated Area without the prior written consent of Mote Properties, LLC.
- (f) -Intentionally Omitted-.
- (g) -Intentionally Omitted-..
- (h) -Intentionally Omitted-.
- (i) Tents, Awnings and other similar items are not permitted.
- (j) -Intentionally Omitted-.
- (k) Licensee, its employees and/or its agents shall not solicit business in the parking or other common areas, nor shall Licensee, its employees and/or its agents, distribute any handbills or other advertising matter in or on automobiles parked in the parking or other joint use areas;
- (l) Licensee shall not carry on any trade or occupation or operate any instrument or apparatus or equipment which emits an odor or causes a noise discernible outside of the Designated Area and which may be deemed offensive in nature.
- (m) -Intentionally Omitted-.
- (n) NO SIGNS, BANNERS OR THE LIKE ARE PERMITTED.

Licensee's Initials: ZMH

**Exhibit "C" to Revocable License Agreement
Environmental**

Environmental Covenant. As used herein the term "Applicable Environmental Law" shall be defined as any statutory law, regulation, or case law pertaining to health or the environment, or oil, or petroleum products, or "Hazardous Substances" (as herein defined), including, without limitation: (i) the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 ("CERCLA") as codified at 42 U.S.C. §§ 9601 *et seq.*, as amended; (ii) the Alabama Underground Storage Tank and Wellhead Protection Act of 1988, as codified at Ala. Code §§ 22-36-1 *et seq.*, as amended; and (iii) the Alabama Hazardous Substance Cleanup Fund Act, as codified at Ala. Code §§ 22-30A-1 *et seq.*, as amended. As used herein the terms "Hazardous Substance" and "release" shall have the meanings specified for said terms in CERCLA; provided however, that in the event CERCLA is amended to broaden the meaning of any term defined thereby, such broadened meaning shall apply subsequent to the effective date of such amendment; and provided further, that to the extent that the laws of the State of Alabama establish a meaning for "Hazardous Substance" or "release" which is broader than that specified in CERCLA, such broader meaning shall apply; and provided further, that "Hazardous Substance" shall also be defined to include oil, petroleum products, extremely flammable substances, explosives, and radioactive materials, and "release" shall also be defined to include any disturbance or release of asbestos which would call for abatement or removal procedures under any Applicable Environmental Law.

Licensee shall not suffer, allow, permit, or cause the generation, accumulation, storage, possession, release, or threat of release of Hazardous Substances; provided, however, the foregoing prohibition shall not be applicable to: (i) Hazardous Substances which are present on the Location prior to the date Licensee first took possession of the Location; or (ii) normal and reasonable amounts of cleaning and pest control supplies necessary for normal maintenance of the Location so long as such materials are properly, safely, and lawfully stored and used by Licensee and the quantity of same does not exceed a "reportable quantity" as defined under 40 C.F.R. 302, as amended.

Licensee shall notify Mote Properties, LLC immediately upon learning: (i) that any duty described in this *Exhibit C* of this License has been violated; (ii) that there has been a release, discharge, or disposal of any Hazardous Substance on a part of the Location or the Designated Area; (iii) that radon gas or urea formaldehyde has been detected on or in the Location; or (iv) that the Location or improvements thereto are subject to any third-party claim or action, or threat thereof, because of any environmental condition at the Designated Area or in or originating from the Location or arising in connection with the operation of the Location. Licensee shall promptly provide Mote Properties, LLC with copies of all correspondence to or from third parties regarding such claims or actions or regarding environmental conditions in or originating from the Location.

In the event of a release of any Hazardous Substance on, in or from the Location which was not caused by Mote Properties, LLC, Licensee shall immediately cause complete remediation of such release and restore the Location to the condition that existed prior to the date Licensee first took possession of the Location. Mote Properties, LLC shall have the right, but not the obligation, to enter the Location and remediate any environmental condition on the Location to comply with all Applicable Environmental Laws during which time Licensee shall not be entitled to any abatement of the Fee.

Licensee hereby agrees to pay any judgments, fines, charges, fees, damages, losses, penalties, demands, actions, costs and expenses (including without limitation legal fees and expenses), remedial and response costs, remediation plan preparation costs, and any continuing monitoring or closure costs arising from or pertaining to the application of any Applicable Environmental Law to the Location due to a breach of Licensee's obligations pursuant to this *Exhibit C*. Further, Licensee hereby covenants and agrees to indemnify and forever hold harmless the Indemnified Parties of and from any and all liabilities (including

strict liability), judgments, fines, charges, fees, damages, losses, penalties, demands, actions, costs and

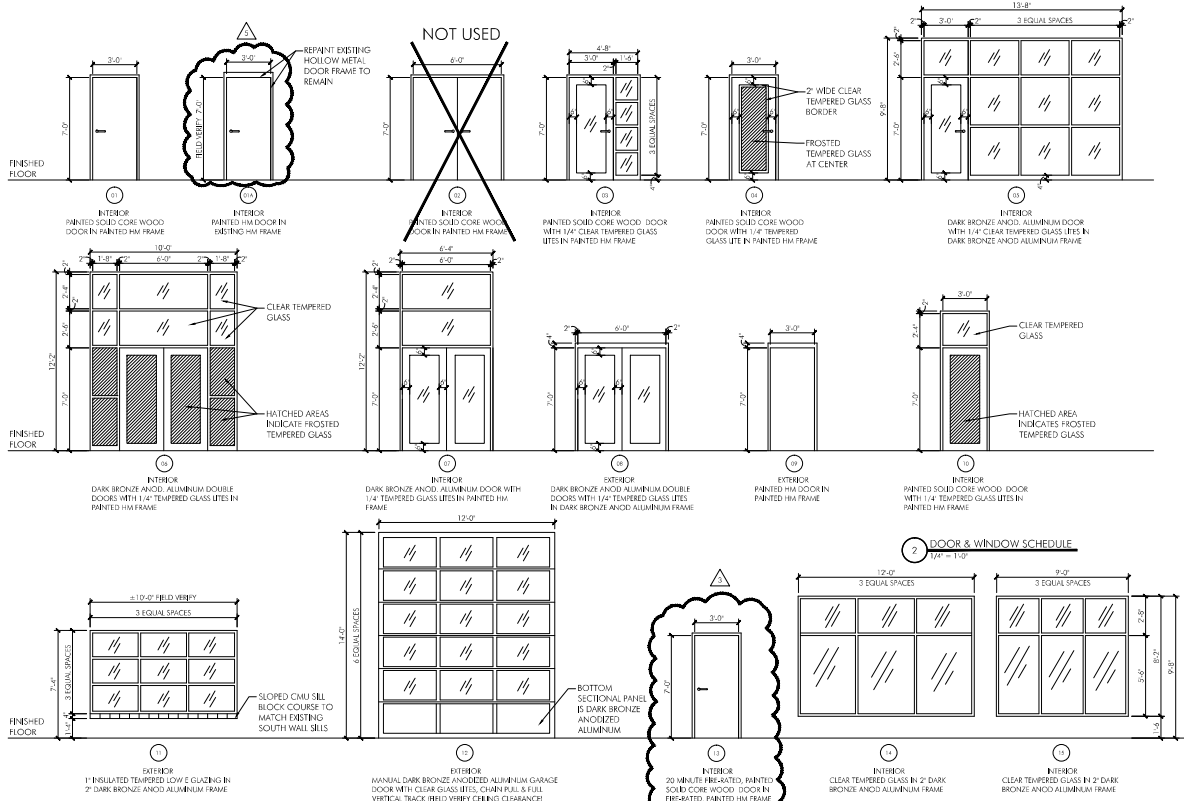
expenses (including without limitation legal fees and expenses), remedial and response costs, remediation plan preparation costs, and any continuing monitoring or closure costs incurred or suffered by the Indemnified Parties, or asserted by any third party against the Indemnified Parties, due to the breach of Licensee's obligations set forth in this license. This indemnification shall survive the expiration or earlier termination of this license.

At the Expiration Date, Licensee shall return the Location to Mote Properties, LLC free of any Hazardous Substances in, on, or from the Location which were not placed on the Location by Mote Properties, LLC or present in the Location prior to the date Licensee first took possession of the Location.

Licensee's Initials: ZMH

VESTAVIA WRESTLING CLUB

VESTAVIA HILLS, ALABAMA



PROJECT TEAM

OWNER
VESTAVIA WRESTLING CLUB
100 OLDE TOWNE ROAD
VESTAVIA HILLS, AL 35216

ARCHITECT
COHEN CARNAGGIO RYNOLOWS ARCHITECTURE
2920 FIRST AVENUE SOUTH
BIRMINGHAM, AL 35233
PHONE: 205-324-8864
COYMAN GRAY COYMAN@CCARCHITECTURE.COM
ANNA RATTNER ANNA@CCARCHITECTURE.COM

STRUCTURAL ENGINEER
PIER CONSTRUCTION
700 CENTURY PARK SOUTH
BIRMINGHAM, AL 35292
PHONE: 205-824-2200
COBE@PIERCONSTRUCTION.COM

CONTRACTOR
PIER CONSTRUCTION
5200 CHAMPA BLVD ROAD
BIRMINGHAM, AL 35233
PHONE: 205-823-0400
CMT@PIERCONSTRUCTION.COM

DRAWING INDEX

T1.0	TITLE SHEET / CODE SYNOPSIS / SITE PLAN / LIFE SAFETY PLAN /	F1.1	PLUMBING - SCHEDULES & DETAILS
A1.0	DOOR & HARDWARE SCHEDULES	F2.1	PLUMBING - NON-PRESSURE PIPING
A1.1	GENERAL FINISH	F3.1	PLUMBING - PRESSURE PIPING
A1.2	REFLECTED CEILING PLAN	E0.1	ELECTRICAL - LEGEND, NOTES, SYMBOLS
A2.1	INTERIOR ELEVATIONS	E0.2	ELECTRICAL - LUMINAIRE SCHEDULE & DETAILS
A2.2	INTERIOR ELEVATIONS	E1.0	ELECTRICAL - LIGHTING PLAN
A2.3	INTERIOR ELEVATIONS	E1.1	ELECTRICAL - POWER & AUXILIARY PLAN

APPLICABLE CODES

S1.1	STRUCTURAL - GENERAL NOTES	2015 INTERNATIONAL BUILDING CODE & FIRE CODE
S2.1	STRUCTURAL - FOUNDATION PLAN & DETAILS	2015 INTERNATIONAL FIRE CODE
S2.2	STRUCTURAL - ROOF FINISH PLAN & DETAILS	2015 INTERNATIONAL PLUMBING CODE
M000	MECHANICAL - HVAC PLAN	2015 INTERNATIONAL FUEL GAS CODE & MECHANICAL CODE
		2015 INTERNATIONAL PLUMBING CODE
		2014 NATIONAL ELECTRICAL CODE
		2015 ENERGY CONSERVATION CODE

VESTAVIA WRESTLING CLUB RENOVATION - 2015 INTERNATIONAL BUILDING CODE SUMMARY

OCCUPANT LOAD

TABLE 1001.1.1	ARTICLE 1001.1.1	6,141 SF / 115 = 413 PEOPLE
ACCESSORY STORAGE:	896 SF / 300 = 4 PEOPLE	
BUSINESS AREA:	918 SF / 100 = 10 PEOPLE	
LOCKERS:	525 SF / 50 = 11 PEOPLE	
STORAGE ROOM:	218 SF / 200 = 1 PERSON	
TOTAL:		437 OCCUPANTS

PROJECT DESCRIPTION: INTERIOR REPAIR OF PART OF THE FIRST FLOOR OF AN EXISTING BUILDING.

OCCUPANCY CLASSIFICATION: A-3

REPAIR AREA: 12,187 SF

CONSTRUCTION TYPE: TYPE III, SPRINKLERED

TABLE 501.3: GROUP A, TYPE III, 75% OF AVAILABLE FLOORING HEIGHT

TABLE 501.4: NON-SPRINKLERED, TYPE III, 3 STORIES

TABLE 501.2: GROUP A, SPRINKLERED TYPE III, 25,500 SF AVAILABLE AREA PER FLOOR

TABLE 601: NO RATINGS ARE REQUIRED FOR TYPE III CONSTRUCTION.

TABLE 801.1.1: MINIMUM EGRESS WIDTHS ARE TO BE CLASS B FOR CORRIDORS & CLASS C FOR ROOMS & ENCLOSED SPACES.

TABLE 1003.2: 7.5' MINIMUM CEILING HEIGHT

TABLE 1003.3: MINIMUM EGRESS WIDTH REQUIREMENTS. OTHER COMPONENTS: 437 * 2 = 874 REQUIRED, 17.0' PROVIDED

TABLE 1003.1.1: MINIMUM WIDTH AT DOORS 32" MINIMUM 48" LEAF

TABLE 1003.2.2: SAFE ACCESS TRAIL DISTANCE WITH SPRINKLER SYSTEM: 250 FEET.

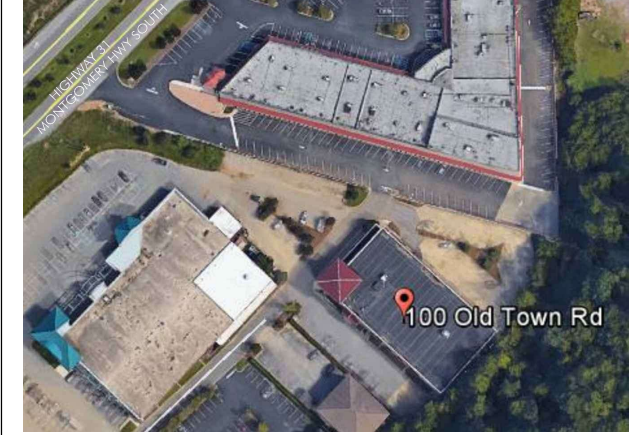
TABLE 1003.4: MINIMUM HORIZONTAL END CORRIDOR LENGTH: 20 FEET.

TABLE 1003.5: MINIMUM PLUMBING FACILITIES: 322 TOTAL OCCUPANTS

TABLE 1003.6: 219/225 = 2 WATER CLOSETS 219/200 = 2 LAVATORIES

TABLE 1003.7: 219/625 = 4 WATER CLOSETS 219/200 = 2 LAVATORIES

TOTAL: 437/500 = 1 DRINKING FOUNTAIN
1 SERVICE SINK



DOOR HARDWARE SCHEDULE

HARDWARE	SCHEDULE	APPLICABLE SUBSTITUTION
FINISHES	F15 (B1)	HIGER FINISH
LOCK SETS	SCH LAGE (S0)	B1ST
DOOR CLOSERS	ICN (S0)	FACED, STABILITY
A.S. - NOTES, PULLS	F15 (B1)	HIGER TRAVCO
NOTIFICATION PLATES	F15 (B1)	HIGER TRAVCO
STOPS / HISC / HW	F15 (S1 (S1))	HIGER TRAVCO
THRESHOLDS	NATIONAL (GLASS/ST)	HIGER

HARDWARE SET 1

TOP CASE

HARDWARE SETS

DOORS AT LOBBY SPACES TO GEAR ROOM, CORRIDOR TO BOARD ROOM, CORRIDOR TO COACHES AREA

EACH OPENING TO HAVE:

3 HINGE, 4 1/2, 310 HT	88179 A1 (2) X 4 1/2	US260	HAG
1 Cylindrical Lock	A10P3 SAT X 11-096 X 10-275 X HK	676	SCH
1 KICK PLATE	10000 X 8 X 31	630	TR
1 FLOOR STOP	1201	676	TR
3 SLICENOR	1229A	630	TR

HARDWARE SET 2

DOORS AT LOBBY SPACES TO MEN'S TOLL, CORRIDOR TO MEN'S TOLL, CORRIDOR TO GEAR LOCKERS, CORRIDOR TO BOYS LOCKERS

EACH OPENING TO HAVE:

3 HINGE, 4 1/2, 310 HT	88179 A1 (2) X 4 1/2	US260	HAG
1 PUSH PLATE	10103	630	TR
1 KICK PLATE	10000 X 8 X 31	630	TR
1 FLOOR STOP	1201	676	TR
3 SLICENOR	1229A	630	TR

HARDWARE SET 3

DOORS AT CORRIDOR FROM WRESTLING ROOM

EACH OPENING TO HAVE:

3 HINGE, 4 1/2, 310 HT	88179 A1 (2) X 4 1/2	US260	HAG
1 PUSH PLATE	10103	630	TR
1 KICK PLATE	10000 X 8 X 31	630	TR
1 FLOOR STOP	1201	676	TR
3 SLICENOR	1229A	630	TR

HARDWARE SET 4

DOORS AT CORRIDOR FROM LOCKER ROOM

EACH OPENING TO HAVE:

3 HINGE, 4 1/2, 310 HT	88179 A1 (2) X 4 1/2	US260	HAG
1 PUSH PLATE	10103	630	TR
1 KICK PLATE	10000 X 8 X 31	630	TR
1 FLOOR STOP	1201	676	TR
3 SLICENOR	1229A	630	TR

HARDWARE SET 5

DOORS AT CORRIDOR FROM BOARD STORAGE, CORRIDOR FROM BOARD STORAGE 2, CORRIDOR TO LAUNDRY, CORRIDOR TO JAN, CLOSET, CORRIDOR TO HIGH/ELC

EACH OPENING TO HAVE:

3 HINGE, 4 1/2, 310 HT	88179 A1 (2) X 4 1/2	US260	HAG
1 Cylindrical Lock	A10P3 SAT X 11-096 X 10-275 X HK	676	SCH
1 KICK PLATE	10000 X 8 X 31	630	TR
1 FLOOR STOP	1201	676	TR
3 SLICENOR	1229A	630	TR

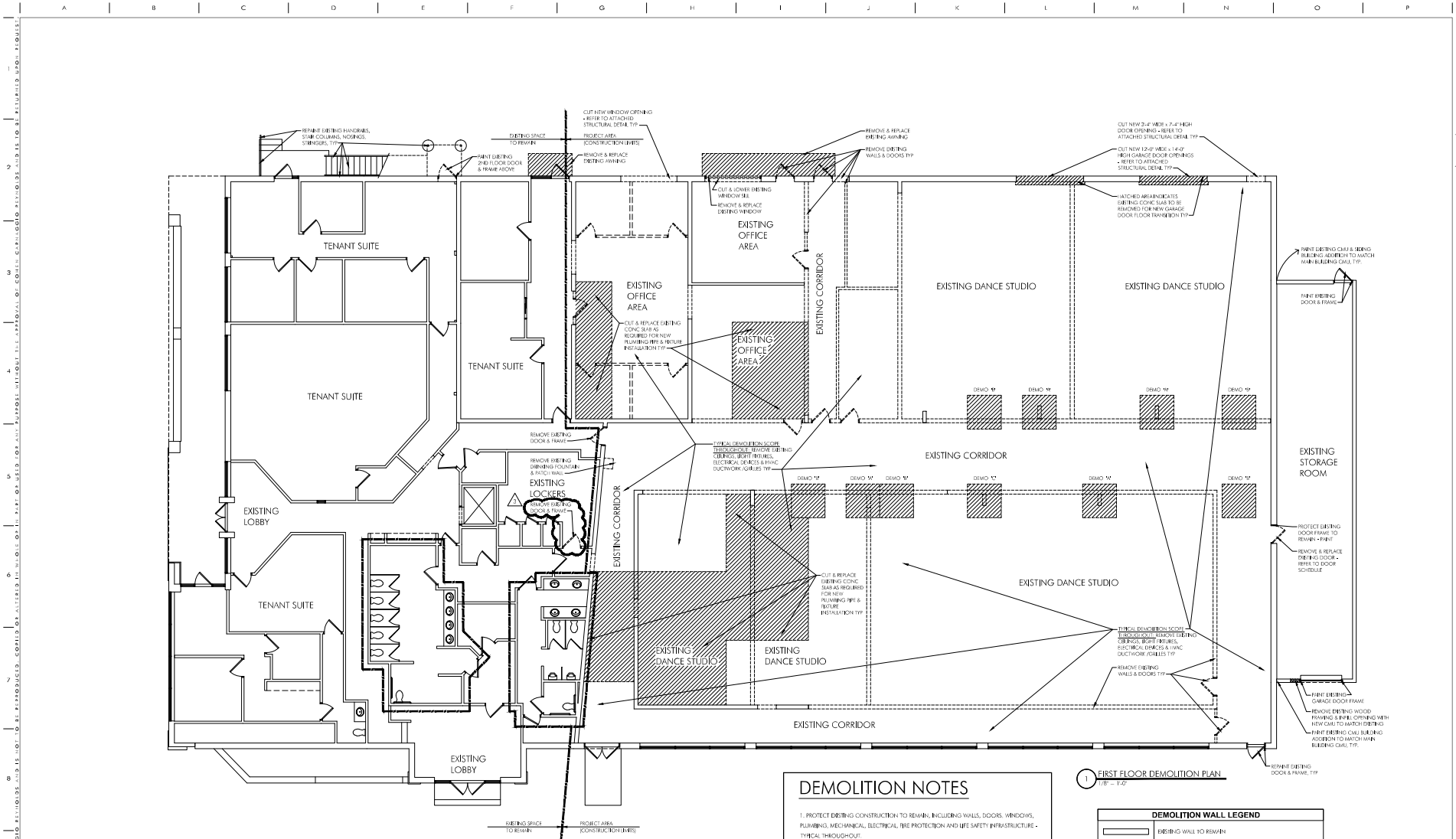
VESTAVIA HILLS WRESTLING CLUB
100 OLDE TOWNE ROAD
Vestavia Hills, Alabama

DATE: 23 JUNE 2017

REVISIONS:
08/02/17
08/17/17

JOB NUMBER:
16125

SHEET NUMBER:
T1.0

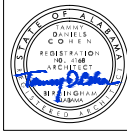


DEMOLITION NOTES

1. PROTECT EXISTING CONSTRUCTION TO REMAIN, INCLUDING WALLS, DOORS, WINDOWS, PLUMBING, MECHANICAL, ELECTRICAL, FIRE PROTECTION AND LIFE SAFETY INFRASTRUCTURE - TYPICAL THROUGHOUT.
2. DEMO **XX** SHORE EXISTING STRUCTURE ABOVE, CUT/REMOVE EXISTING CONCRETE SLAB & REMOVE EXISTING COLUMN. REFER TO ATTACHED STRUCTURAL NOTES.
3. DEMO **XX** CUT/REMOVE EXISTING CONCRETE SLAB FOR NEW COLUMN FOOTING INSTALLATION. REFER TO ATTACHED STRUCTURAL NOTES.
4. DEMO **XX** DEMO **M** + DEMO **M** AND INSTALL NEW REINFORCING COLUMN. REFER TO ATTACHED STRUCTURAL NOTES.
5. THE SPRINKLER SYSTEM, RELOCATE EXISTING SPRINKLER HEADS AND SUPPLEMENT NEW SPRINKLER LINES AND HEADS AS REQUIRED TO COORDINATE WITH NEW SPACE LAYOUT - TYPICAL THROUGHOUT PROJECT AREA.
6. DEMONSTRATE REPLACE EXISTING WALL THERMOSTATS THROUGHOUT AND SUPPLEMENT WITH NEW THERMOSTATS AS REQUIRED - TYPICAL THROUGHOUT PROJECT AREA.

1 FIRST FLOOR DEMOLITION PLAN

DEMOLITION WALL LEGEND	
	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO BE REMOVED
	INTERIOR WALL, 3/8" METAL STUDS AT 18" O.C. TO 6" ABOVE CEILING WITH UP TO 1" MINIMUMS OFF HD ON EACH SIDE OF STUDS, ACoustICAL SEAUM AT TOP & BOTTOM WALL JOINTS & MIN. 5/12" SOUND ATTENUATION BATS BETWEEN STUDS.
	INTERIOR WALL, 6" METAL STUDS AT 16" O.C. TO 6" ABOVE CEILING WITH UP TO 1" MINIMUMS OFF HD ON EACH SIDE OF STUDS, ACoustICAL SEAUM AT TOP & BOTTOM WALL JOINTS & MIN. 5/12" SOUND ATTENUATION BATS BETWEEN STUDS.
	INTERIOR WALL, 6" METAL STUDS AT 16" O.C. TO DECK WITH 2" UP TO 1" MINIMUMS OFF HD ON EACH SIDE OF STUDS, ACoustICAL SEAUM AT TOP & BOTTOM WALL JOINTS & MIN. 5/12" SOUND ATTENUATION BATS BETWEEN STUDS.
	EXTERIOR WALL, 2" MINIMUMS OFF HD ON EACH SIDE OF STUDS, ACoustICAL SEAUM AT TOP & BOTTOM WALL JOINTS & MIN. 5/12" SOUND ATTENUATION BATS BETWEEN STUDS.
	EXTERIOR WALL, 2" MINIMUMS OFF HD ON EACH SIDE OF STUDS, ACoustICAL SEAUM AT TOP & BOTTOM WALL JOINTS & MIN. 5/12" SOUND ATTENUATION BATS BETWEEN STUDS.



COHEN CARNUCCIO REYNOLDS
ARCHITECTS

VESTAVIA HILLS WRESTLING CLUB
100 OLDE TOWNE ROAD
Vestavia Hills, Alabama

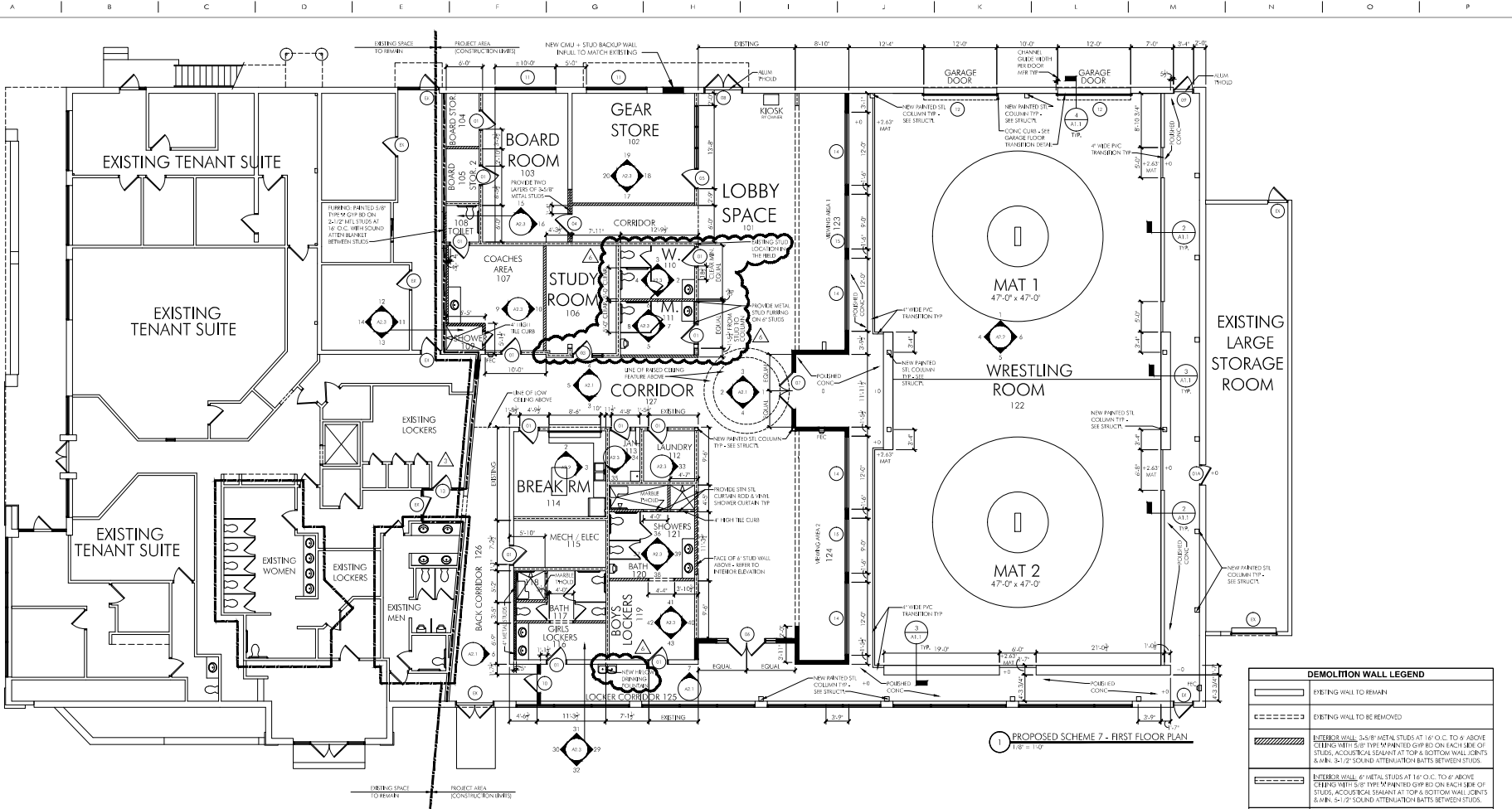
DATE:
23 JUNE 2017

REVISIONS:
08/17/17

JOB NUMBER:
16125

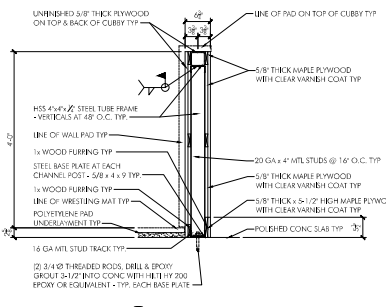
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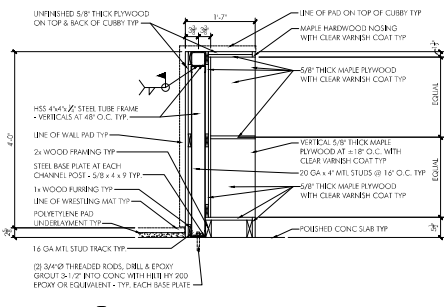


PROPOSED SCHEME 7 - FIRST FLOOR PLAN
1/8" = 1'-0"

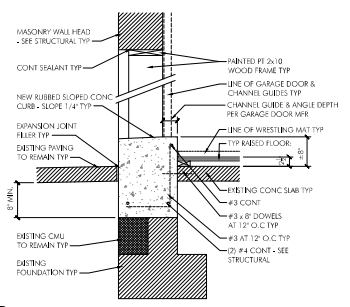
DEMOLITION WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	INTERIOR WALL 3-5/8" METAL STUDS @ 16" O.C. TO 6' ABOVE CEILING WITH 5/8" TYPE 'M' PAINTED GYP RD ON EACH SIDE OF STUDS, ACoustICAL SHAUNT AT TOP & BOTTOM WALL JOINTS & MIN. 5-1/2" SOUND ATTENUATION BATS BETWEEN STUDS.
	INTERIOR WALL 6" METAL STUDS @ 16" O.C. TO 6' ABOVE CEILING WITH 5/8" TYPE 'M' PAINTED GYP RD ON EACH SIDE OF STUDS, ACoustICAL SHAUNT AT TOP & BOTTOM WALL JOINTS & MIN. 5-1/2" SOUND ATTENUATION BATS BETWEEN STUDS.
	INTERIOR WALL 6" METAL STUDS @ 16" O.C. TO DECK WITH 5/8" TYPE 'M' PAINTED GYP RD ON EACH SIDE OF STUDS, ACoustICAL SHAUNT AT TOP & BOTTOM WALL JOINTS & MIN. 5-1/2" SOUND ATTENUATION BATS BETWEEN STUDS.
	THICKER RATED TENANT SEPARATION WALL, PROVIDE 1-1/4" OUP RATED SHRT WALL TO DECK ON TOP OF EXISTING WALLS ABOVE CEILING, SHRT WALL SHALL BEEN H-15 SYSTEM W/ 5/8" GYP TRICOCOR GYP RD ON 2-1/2" C-16 METAL STUDS AT 24" O.C. ON 1" OUF 50 LBR FANS & BE CRUCK TOP & BOTTOM OF SHRT WALL, TYP.



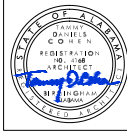
2 HOCKEY WALL DETAIL
3/4" = 1'-0"



3 CUBBY WALL DETAIL
3/4" = 1'-0"



4 GARAGE DOOR FLOOR TRANSITION
3/4" = 1'-0"



COHEN CARRIGLIO REYNOLDS
ARCHITECTS
16125

VESTAVIA HILLS WRESTLING CLUB
100 OLDE TOWNE ROAD
Vestavia Hills, Alabama

DATE:
23 JUNE 2017

REVISIONS:	
08/02/17	
08/03/17	
08/17/17	
09/21/17	

JOB NUMBER:
16125

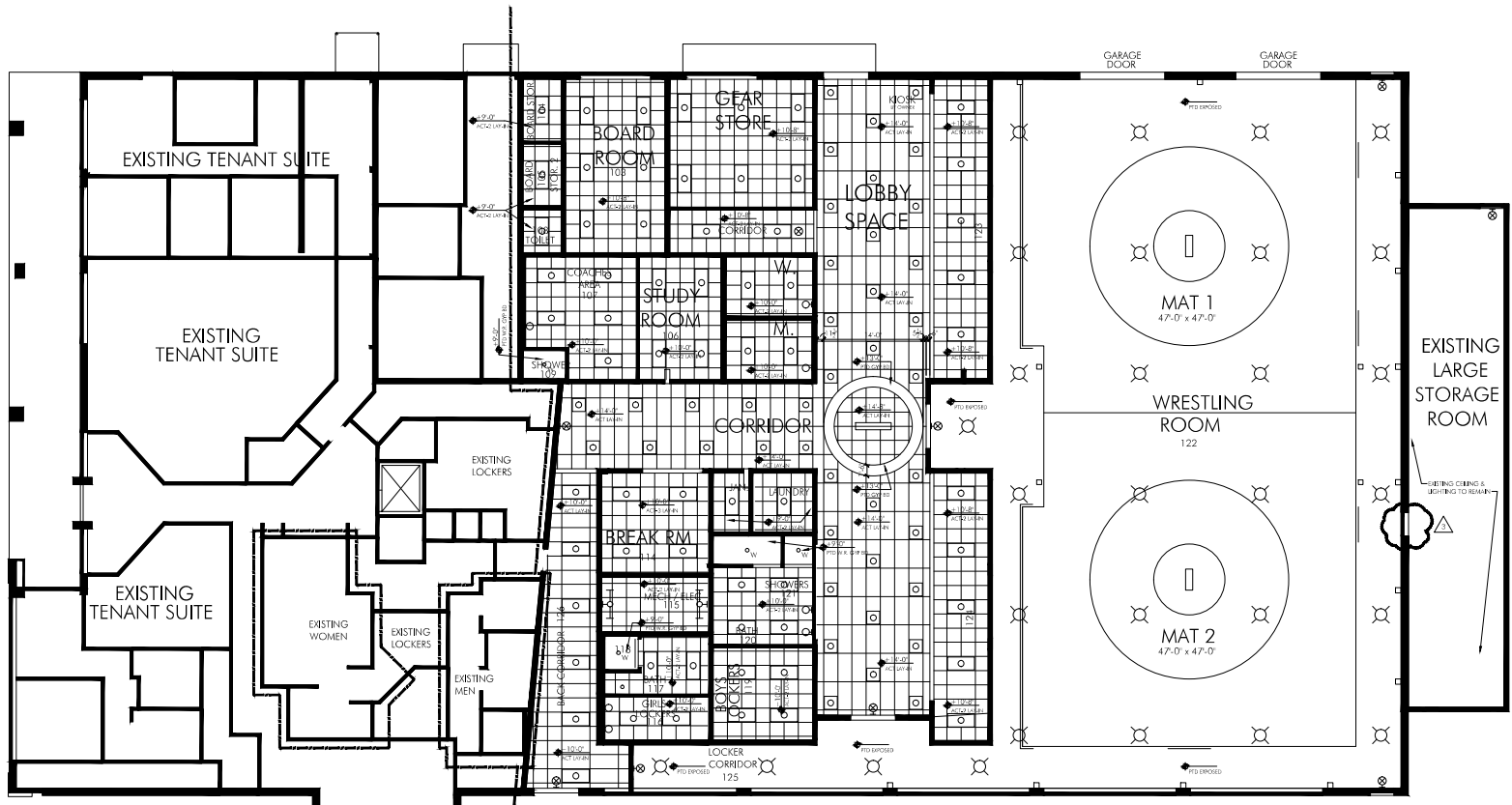
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A1.1
1/10 x 1/10 (1 of 7) - Rev. 09/21/17

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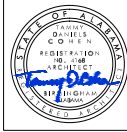
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CEILING LEGEND	
	2x4 RECESSED FIXTURE WITH ACRYLIC LENS
	2x2 RECESSED FIXTURE WITH ACRYLIC LENS
	6" DIA. RECESSED DOWNLIGHT
	6" DIA. RECESSED W/RT LOCATION DOWNLIGHT
	SUSPENDED PENDANT FIXTURE
	SUSPENDED HIGH BAY FIXTURE
	INFERIOR VANITY LIGHT
	SUSPENDED LINEAR PENDANT LIGHT ABOVE CONF. TABLE
	4" WALL MOUNT STRIP FIXTURE WITH LENS
	CEILING MOUNTED EDGE UP DIFFUSER, RED LETTERS
	WALL MOUNTED EDGE UP DIFFUSER, RED LETTERS
	ACT-02 2x4 ARMSTRONG FINE FIGURED ANGLED TESSELL GRID, COLOR WHITE, GRID: 15/16" PRECLUDE XL
	ACT-02 2x4 ARMSTRONG FINE FIGURED ANGLED TESSELL GRID, COLOR WHITE, GRID: 15/16" PRECLUDE XL
	ACT-02 2x4 ARMSTRONG ULTRA-HIGH WASHABILITY SQUARE LAY IN TILE, GRID: 15/16" PRECLUDE (AT BREAK ROOM)
	PAINTED GYPSUM BOARD CEILING

NOTE: G.C. TO VERIFY QUANTITIES. ALL LAMPS TO BE 3,000 DEGREES KELVIN, UNLESS OTHERWISE NOTED.



PROPOSED SCHEME 7 - FIRST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



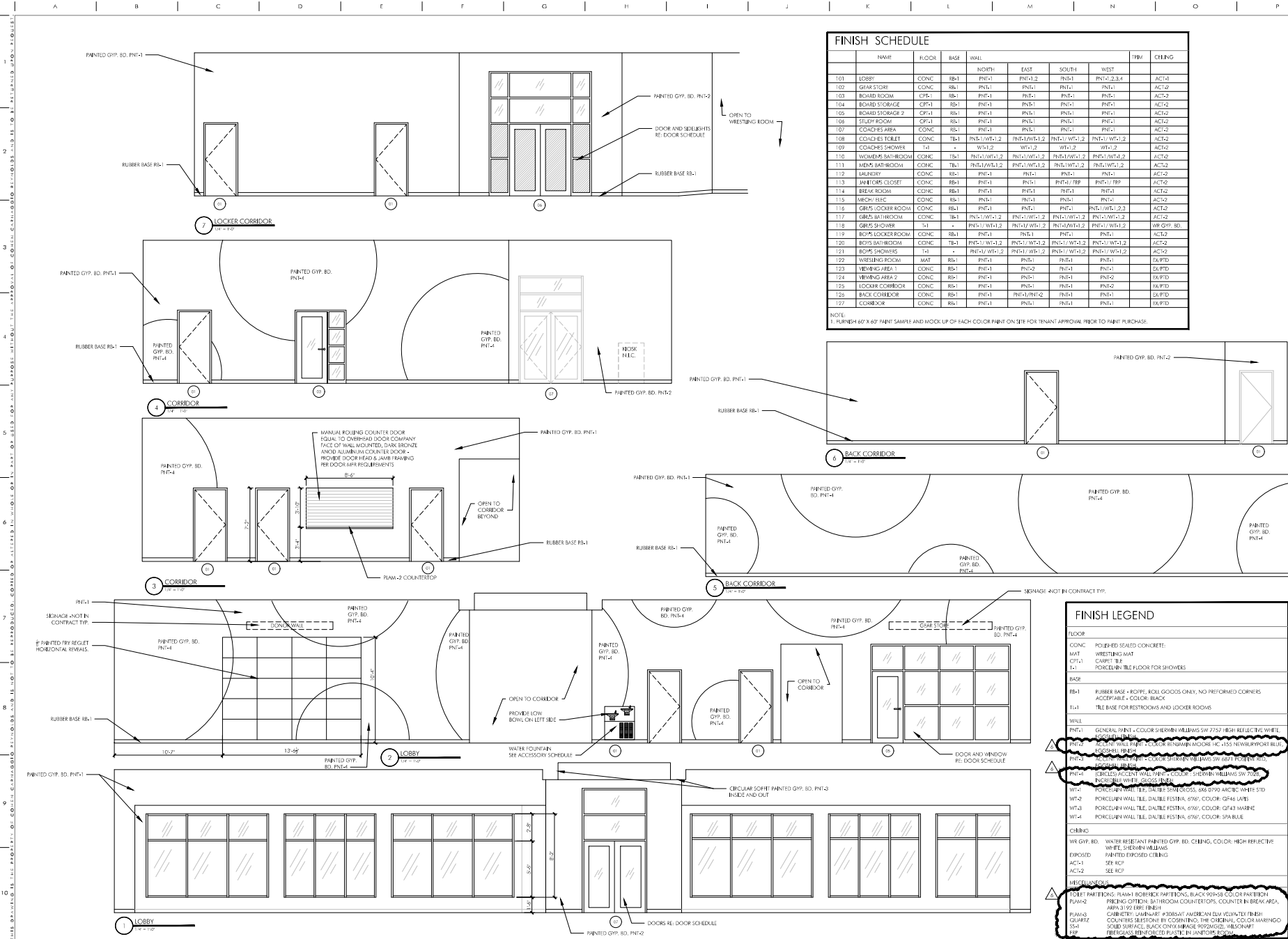
VESTAVIA HILLS WRESTLING CLUB
100 OLDE TOWNE ROAD
Vestavia Hills, Alabama

DATE:
23 JUNE 2017

REVISIONS:
08/02/17
08/17/17

JOB NUMBER:
16125

SHEET NUMBER:
A1.2



FINISH SCHEDULE

NO.	NAME	FLOOR	BASE	WALL	DIRECTION				TRIM	CEILING
					NORTH	EAST	SOUTH	WEST		
101	LOCKER	CONC	RB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1
102	LOCKER	CONC	RB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-2
103	BOARD ROOM	CP-1	RB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-2
104	BOARD STORAGE	CP-1	RB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-2
105	BOARD STORAGE 2	CP-1	RB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-2
106	STUDY ROOM	CP-1	RB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-2
107	COACHES AREA	CONC	RB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-2
108	COACHES TOILET	CONC	TB-1	PNT-1/WF-1,2	PNT-1/WF-1,2	PNT-1/WF-1,2	PNT-1/WF-1,2	PNT-1/WF-1,2	PNT-1/WF-1,2	ACT-2
109	COACHES SHOWER	T-1	-	WF-1,2	WF-1,2	WF-1,2	WF-1,2	WF-1,2	WF-1,2	ACT-2
110	WOMEN'S BATHROOM	CONC	TB-1	PNT-1/WF-1,2	PNT-1/WF-1,2	PNT-1/WF-1,2	PNT-1/WF-1,2	PNT-1/WF-1,2	PNT-1/WF-1,2	ACT-2
111	MEN'S BATHROOM	CONC	TB-1	PNT-1/WF-1,2	PNT-1/WF-1,2	PNT-1/WF-1,2	PNT-1/WF-1,2	PNT-1/WF-1,2	PNT-1/WF-1,2	ACT-2
112	LAUNDRY	CONC	RB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-2
113	JANITORS CLOSET	CONC	RB-1	PNT-1	PNT-1	PNT-1/FRP	PNT-1/FRP	PNT-1/FRP	PNT-1/FRP	ACT-2
114	BREAK ROOM	CONC	RB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-2
115	BENCH AREA	CONC	RB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-2
116	GRS LOCKER ROOM	CONC	RB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-2
117	GRS BATHROOM	CONC	TB-1	PNT-1/WF-1,2	PNT-1/WF-1,2	PNT-1/WF-1,2	PNT-1/WF-1,2	PNT-1/WF-1,2	PNT-1/WF-1,2	ACT-2
118	GRS SHOWER	T-1	-	WF-1,2	WF-1,2	WF-1,2	WF-1,2	WF-1,2	WF-1,2	ACT-2
119	BOYS LOCKER ROOM	CONC	RB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-2
120	BOYS BATHROOM	CONC	TB-1	PNT-1/WF-1,2	PNT-1/WF-1,2	PNT-1/WF-1,2	PNT-1/WF-1,2	PNT-1/WF-1,2	PNT-1/WF-1,2	ACT-2
121	BOYS SHOWERS	T-1	-	WF-1,2	WF-1,2	WF-1,2	WF-1,2	WF-1,2	WF-1,2	ACT-2
122	WRESTLING ROOM	MAT	RB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	EXFID
123	WRESTLING AREA 1	CONC	RB-1	PNT-1	PNT-2	PNT-1	PNT-1	PNT-1	PNT-1	EXFID
124	WRESTLING AREA 2	CONC	RB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	EXFID
125	LOCKER CORRIDOR	CONC	RB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	EXFID
126	BACK CORRIDOR	CONC	RB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	EXFID
127	CORRIDOR	CONC	RB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	EXFID

NOTE:
1. RUBBER BASE 48" X 60" 3/8" SAWN AND MOULD UP OF EACH COLOR PAINT ON SITE FOR TENANT APPROVAL PRIOR TO PAINT PURCHASE.

FINISH LEGEND

FLOOR	DESCRIPTION
CONC	POURED/SEAL/CONCRETE
MAT	WRESTLING MAT
CP-1	CARPET TILE
T-1	PORCELAIN TILE FLOOR FOR SHOWERS
BASE	
RB-1	RUBBER BASE - 48"X 60" 3/8" SAWN ONLY, NO PERFORMED CORNERS
TL-1	TILE BASE FOR RESTROOMS AND LOCKER ROOMS
WALL	
PNT-1	GENERAL PAINT - COLOR SHERWIN WILLIAMS SW 7757 HIGH REFLECTIVE WHITE
PNT-2	ACCENT WALL PAINT - COLOR SHERWIN WILLIAMS SW 6811 POLYMER BLENDED EGGSHELL BEIGE
PNT-3	ACCENT WALL PAINT - COLOR SHERWIN WILLIAMS SW 6811 POLYMER BLENDED EGGSHELL BEIGE
PNT-4	CIRCLED ACCENT WALL PAINT - COLOR SHERWIN WILLIAMS SW 7702
WF-1	WALL TILE - DAUBIE FESTINA 4566, COLOR: OF44 MARINE
WF-2	PORCELAIN WALL TILE, DAUBIE FESTINA, 4566, COLOR: OF44 MARINE
WF-3	PORCELAIN WALL TILE, DAUBIE FESTINA, 4566, COLOR: OF44 MARINE
WF-4	PORCELAIN WALL TILE, DAUBIE FESTINA, 4566, COLOR: SPA BLUE
CEILING	
WR GYP. BD.	WATER RESISTANT PAINTED GYP. BD. CEILING, COLOR: HIGH REFLECTIVE WHITE, SHERWIN WILLIAMS
EXPOSED	PAINTED EXPOSED CEILING
ACT-1	SEE RCP
ACT-2	SEE RCP
WRESTLING	
TOILET PARTITION	FRAM-1 BORENICK PARTITIONS, BLACK 90348 COLOR PARTITION
FRAM-2	FRAMING SYSTEMS, BATHROOM COUNTER TOPS, COUNTER BENCH AREA, APFA 2192 186 FINISH
FRAM-3	COUNTER TOPS, BENCH AREA, AMERICAN BLDG INDUSTRIES FINISH
QUARTZ	COUNTERS SELECTION BY COBENTON, THE ORIGINAL, COLOR MARRINGO
SS-1	SOLID SURFACE, BLACK ONYX MARINE 9029402, WILSONART
FR	FIBERGLASS REINFORCED PLATE, 1/2" JUNCTION BOARD



VESTAVIA HILLS WRESTLING CLUB
 100 OLDE TOWNE ROAD
 Vestavia Hills, Alabama

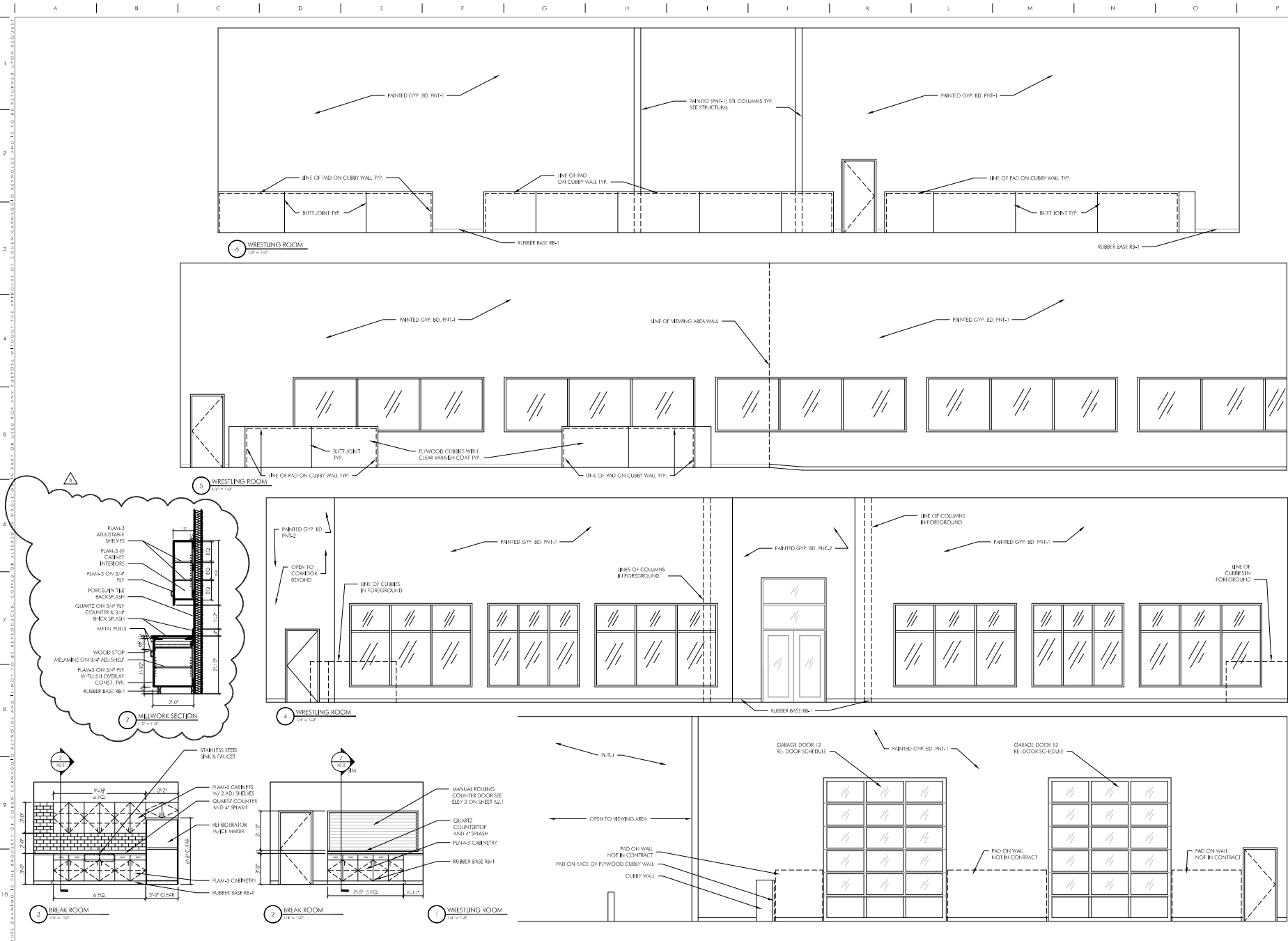
DATE: 23 JUNE 2017

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08/24/17	▲

JOB NUMBER: 16125

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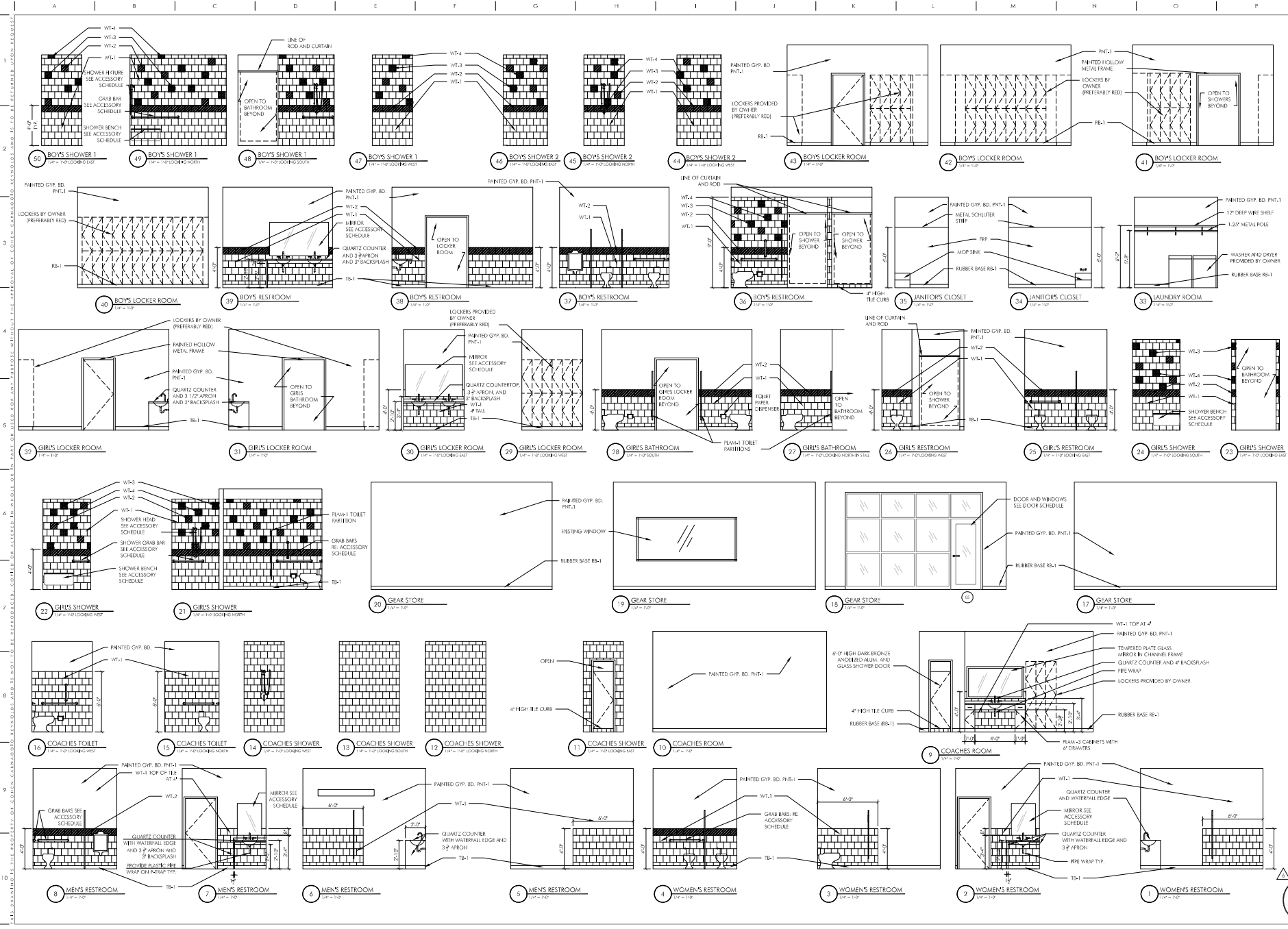
VESTAVIA HILLS WRESTLING CLUB
100 OLDE TOWNE ROAD
Vestavia Hills, Alabama

DATE:
23 JUNE 2017

REVISIONS:
08/01/17
08/17/17
08/24/17

JOB NUMBER:
16125

SHEET NUMBER:
A2.2



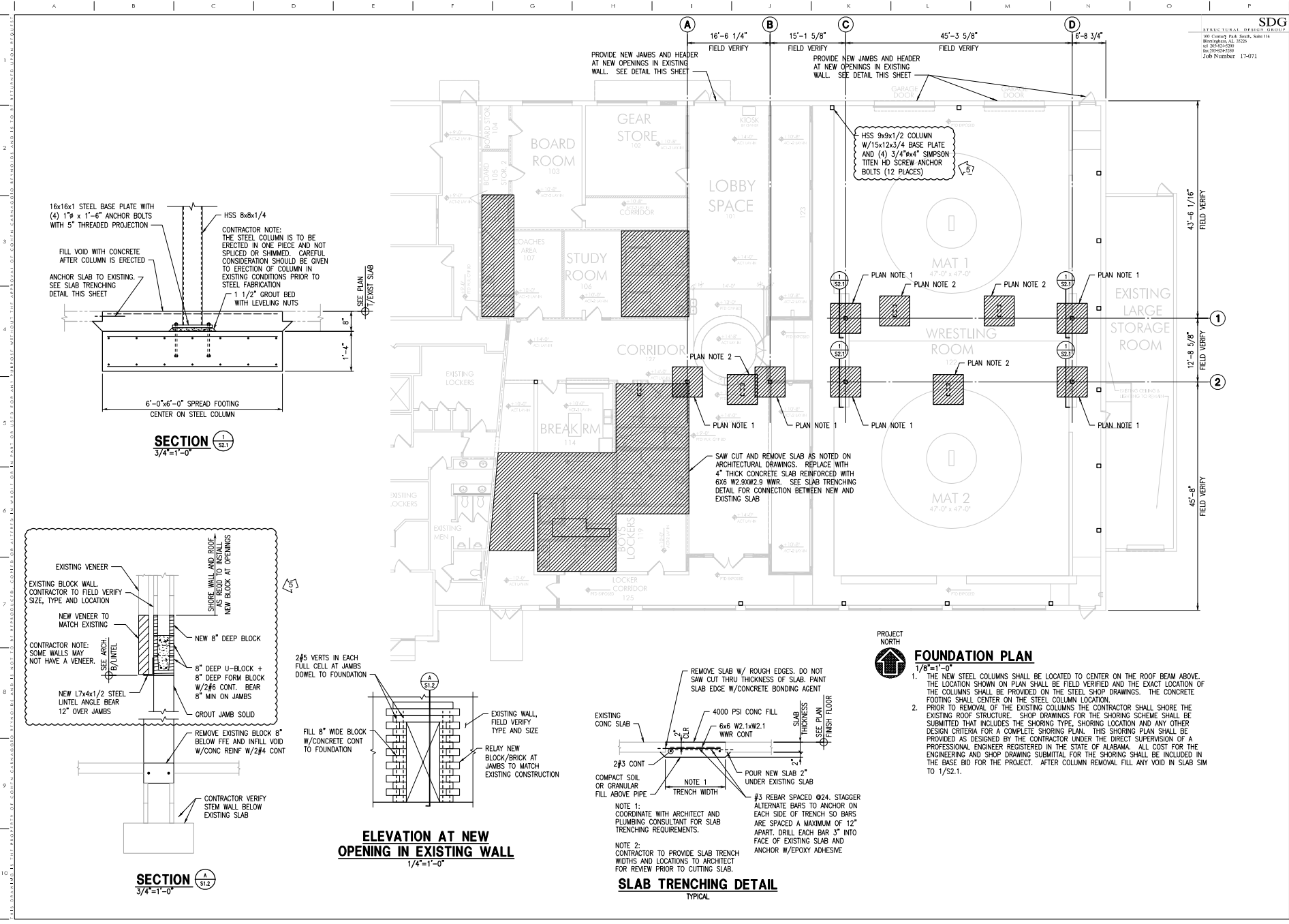
VESTAVIA HILLS WRESTLING CLUB
 100 OLDE TOWNE ROAD
 Vestavia Hills, Alabama

DATE: 23 JUNE 2017

REVISIONS:
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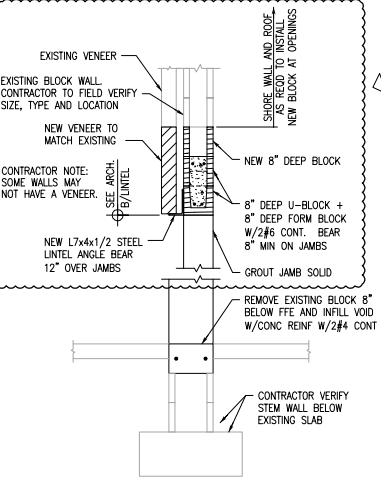
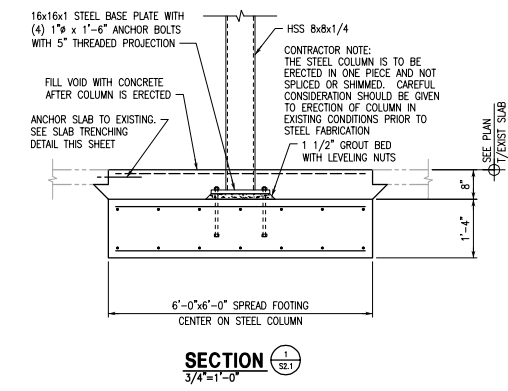
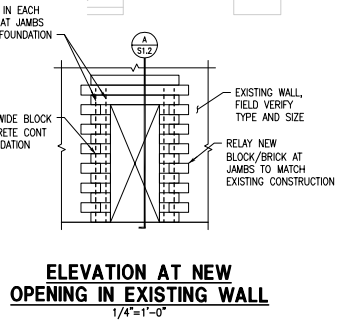
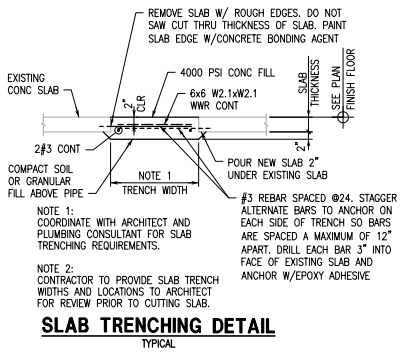
SDG
 STRUCTURAL DESIGN GROUP
 200 Cahoon Park South, Suite 114
 Birmingham, AL 35202
 tel 205-324-8864
 fax 205-324-8996
 Job Number 17-071



VESTAVIA HILLS WRESTLING CLUB
 100 OLDE TOWNE ROAD
 Vestavia Hills, Alabama

FOUNDATION PLAN

- 1/8"=1'-0"
- THE NEW STEEL COLUMNS SHALL BE LOCATED TO CENTER ON THE ROOF BEAM ABOVE. THE LOCATION SHOWN ON PLAN SHALL BE FIELD VERIFIED AND THE EXACT LOCATION OF THE COLUMNS SHALL BE PROVIDED ON THE STEEL SHOP DRAWINGS. THE CONCRETE FOOTING SHALL CENTER ON THE STEEL COLUMN LOCATION.
 - PRIOR TO REMOVAL OF THE EXISTING COLUMNS THE CONTRACTOR SHALL SHORE THE EXISTING ROOF STRUCTURE. SHOP DRAWINGS FOR THE SHORING SCHEME SHALL BE SUBMITTED THAT INCLUDES THE SHORING TYPE, SHORING LOCATION AND ANY OTHER DESIGN CRITERIA FOR A COMPLETE SHORING PLAN. THIS SHORING PLAN SHALL BE PROVIDED AS DESIGNED BY THE CONTRACTOR UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF ALABAMA. ALL COST FOR THE ENGINEERING AND SHOP DRAWING SUBMITTAL FOR THE SHORING SHALL BE INCLUDED IN THE BASE BID FOR THE PROJECT. AFTER COLUMN REMOVAL FILL ANY VOID IN SLAB SIM TO 1/2S.1.



DATE:	23 JUNE 2017
REVISION:	REVISION #5 8-17-2017
JOB NUMBER:	16125
SHEET NUMBER:	S2.1

PLUMBING FIXTURE CONNECTION SCHEDULE

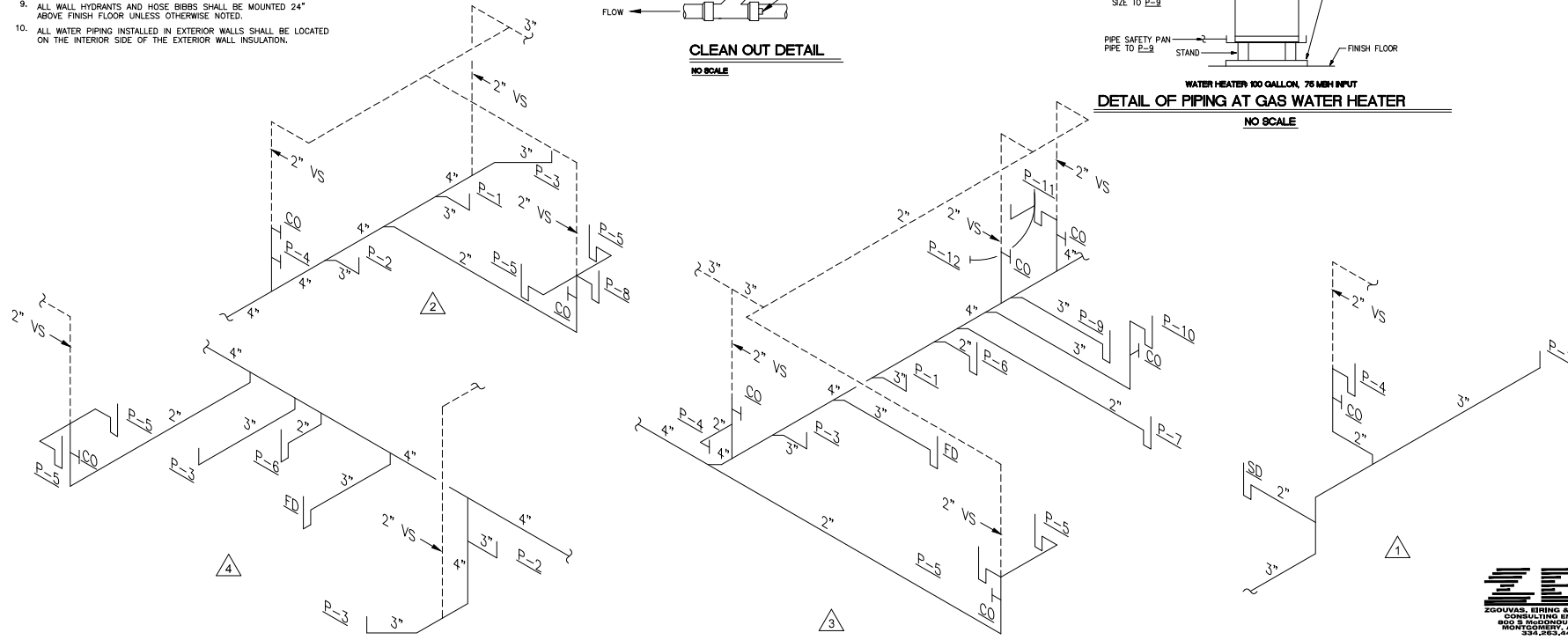
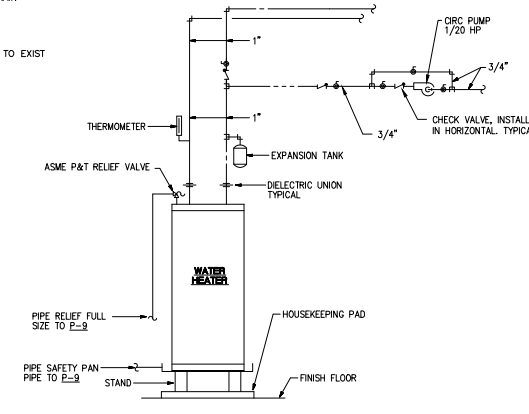
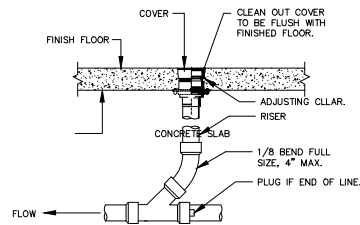
MARK	FIXTURE	WASTE	CW	HW	REMARKS
P-1	WATER CLOSET	3"	1/2"	-	ADA HEIGHT - PROVIDE TRIP LEVER ON LEFT SIDE OF TOILET
P-2	WATER CLOSET	3"	1/2"	-	ADA HEIGHT - PROVIDE TRIP LEVER ON RIGHT SIDE OF TOILET
P-3	WATER CLOSET	3"	1/2"	-	-
P-4	URINAL	2"	3/4"	-	-
P-5	LAVATORY	1-1/4"	1/2"	1/2"	ADA WITH ASSE 1070 TMV
P-6	SHOWER	3" SD	1/2"	1/2"	ADA
P-7	SHOWER	3" SD	1/2"	1/2"	-
P-8	ELECTRIC WATER COOLER	1 1/2"	1/2"	-	ADA BH-LEVEL
P-9	MOP SINK	3"	1/2"	1/2"	-
P-10	WASHING MACHINE	2"	1/2"	1/2"	-
P-11	BREAK ROOM SINK	1 1/2"	1/2"	1/2"	ADA FAUCET
P-12	DISHWASHER	-	-	1/2"	ROUGH & CONNECT
P-13	REFRIGERATOR ICE MAKER	-	1/2"	-	ROUGH & CONNECT

PLUMBING LEGEND

- SOIL OR WASTE LINE: BELOW SLAB ON GRADE - SCHEDULE 40 DWV PVC WITH DWV FITTINGS & SOLVENT WELD JOINTS. CAST IRON IN PLENUM AREAS, OR WHERE NOISE WILL BE A PROBLEM, SUCH AS A WASTE STACK.
 - VENT LINE: CAST IRON NO-HUB WITH CLEVIS HANGERS 5'-0" ON CENTER.
 - COLD WATER LINE: TYPE 'L' HARD COPPER OR UPONOR PEX FULL FLOW SYSTEM. INSTALL ON CLEVIS HANGERS 5'-0" ON CENTERED, PROVIDE 8" LONG SHEET METAL SADDLE CENTERED AT EACH HANGER.
 - HOT WATER LINE: SAME AS COLD WATER LINE. INSULATE WITH 1" FIBERGLASS INSULATION.
 - STORM LINE: PVC PLASTIC.
 - GAS LINE: BLACK STEEL PIPE, SCHEDULE 40, ASTM A-53.
 - GAS COCK
 - BALL VALVE: WATTS 6080 FULL PORT.
 - UNION
 - PIPE TURNING UP
 - PIPE TURNING DOWN
 - P TRAP
 - FLOOR DRAIN: J.R. SMITH #2010 WITH 6" ROUND NICKEL BRONZE GRATE.
- P-# PLUMBING FIXTURE NUMBER
 - RISE DIAGRAM NUMBER
 - AFF ABOVE FINISH FLOOR
 - CO CLEAN OUT
 - ABV ABOVE
 - WS WASTE STACK
 - SS SOIL STACK
 - VS VENT STACK
 - VSTR VENT STACK THRU ROOF
 - CW COLD WATER
 - HW HOT WATER
 - TP TRAP PRIMER
 - CD COLONIE DRAIN
 - EX EXISTING
 - EXIST. EXISTING
 - NEW CONN TO EXIST

PLUMBING GENERAL NOTES

- CONTRACTOR SHALL VERIFY EXACT LOCATION, SIZE AND ELEVATION OF ALL EXISTING SERVICES PRIOR TO INSTALLING ANY NEW PIPE.
- ALL OUTSIDE CLEANOUTS SHALL BE BROUGHT TO GRADE AND EMBEDDED IN 18"x18"x6" THICK CONCRETE PAD. (J.R. SMITH #258 OR EQUAL)
- WHEREVER DISSIMILAR METALS ARE CONNECTED ON WATER LINES, A DIELECTRIC UNION SHALL BE USED.
- ALL HORIZONTAL WATER, GAS AND VENT PIPING IS RUN ABOVE CEILING ON PLAN WHICH SHOWN UNLESS OTHERWISE NOTED.
- ALL HORIZONTAL SANITARY PIPING IS RUN BELOW FLOOR ON PLAN WHICH SHOWN UNLESS OTHERWISE NOTED.
- ALL WATER PIPING BELOW SLAB ON GRADE SHALL BE BENT UP AT ENDS SO THAT NO JOINTS OCCUR BELOW FLOOR.
- COORDINATE ALL PIPE ROUTING TO AVOID CONFLICTS WITH STRUCTURAL, MECHANICAL, AND ELECTRICAL FEATURES OF BUILDING.
- ALL RUNNING TRAP CLEANOUTS SHALL BE EXTENDED UP THRU FLOOR SLAB WITH C.O. COVER.
- ALL WALL HYDRANTS AND HOSE BIBBS SHALL BE MOUNTED 24" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED.
- ALL WATER PIPING INSTALLED IN EXTERIOR WALLS SHALL BE LOCATED ON THE INTERIOR SIDE OF THE EXTERIOR WALL INSULATION.



VESTAVIA HILLS WRESTLING CLUB
100 OLDE TOWNE ROAD
Vestavia Hills, Alabama

DATE: 12 JUNE 2017

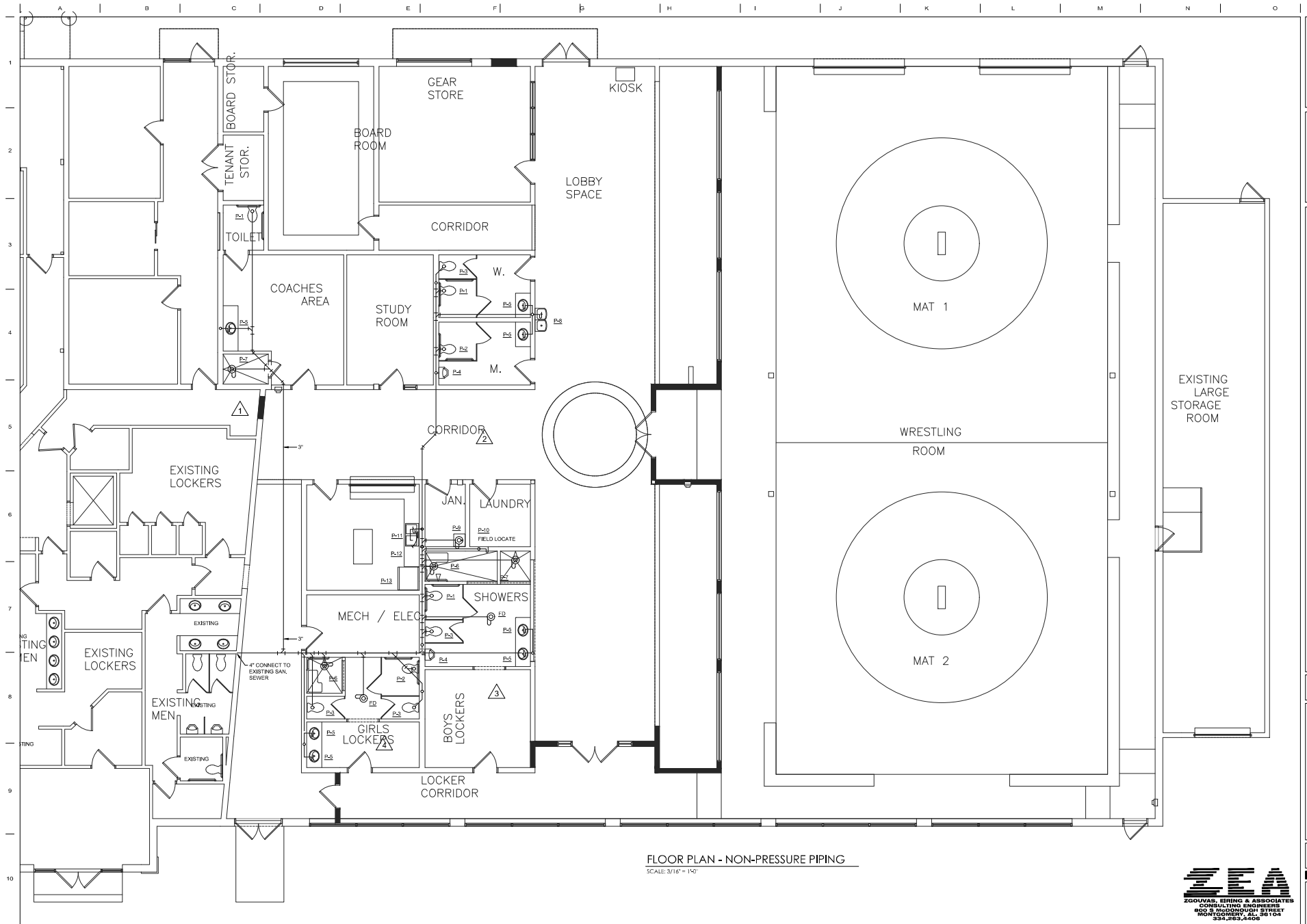
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JOB NUMBER: SCHEDULES & DETAILS - PLUMBING



SHEET NUMBER: **P1.1**



VESTAVIA HILLS WRESTLING CLUB
 100 OLDE TOWNE ROAD
 Vestavia Hills, Alabama

DATE:
 12 JUNE 2017

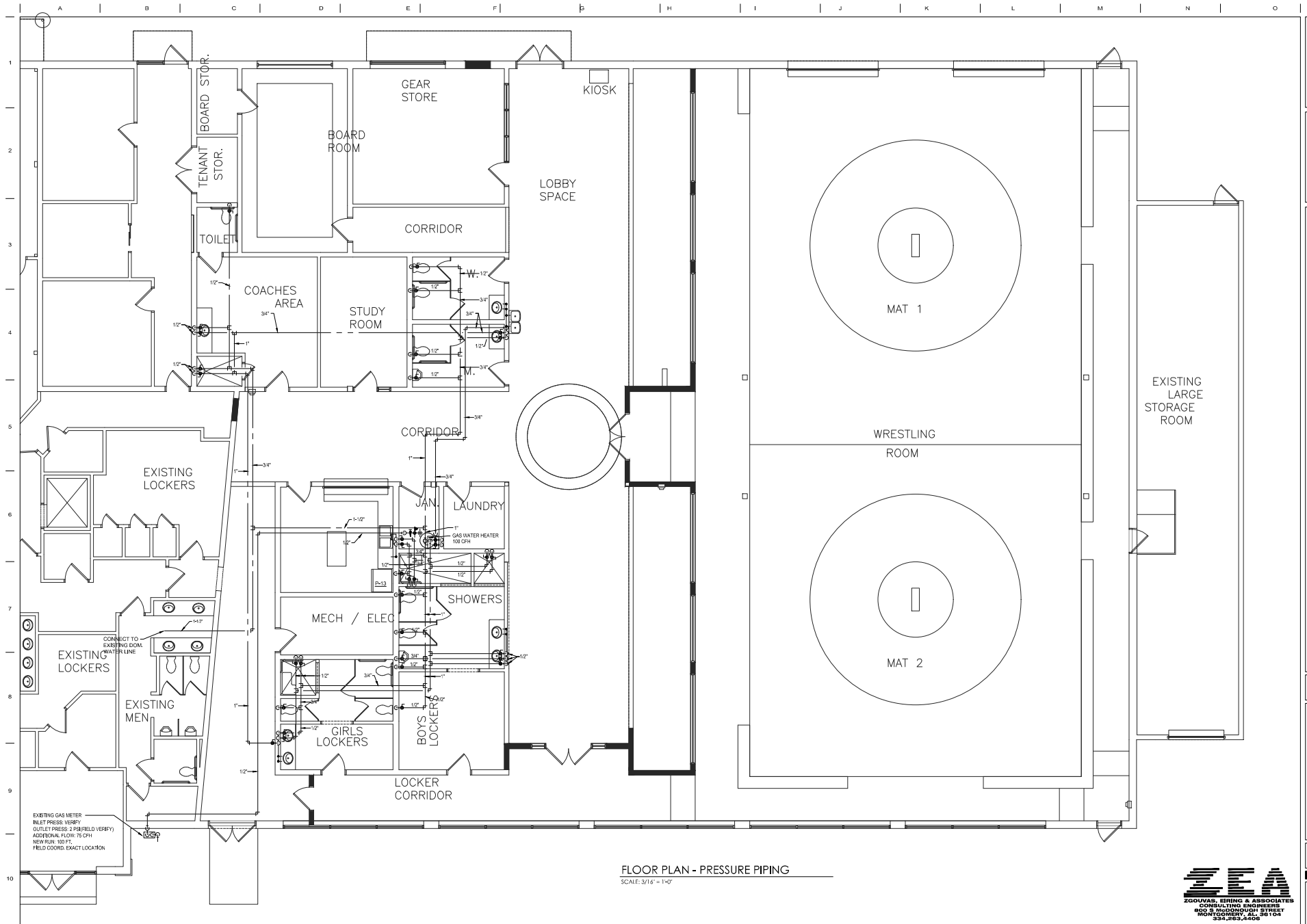
REVISIONS:

JOB NUMBER:
 FLOOR PLAN -
 NON-PRESSURE PIPING

SHEET NUMBER:
P2.1

FLOOR PLAN - NON-PRESSURE PIPING
 SCALE: 3/16" = 1'-0"





VESTAVIA HILLS WRESTLING CLUB
 100 OLDE TOWNE ROAD
 Vestavia Hills, Alabama

DATE:
 12 JUNE 2017

REVISIONS:

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JOB NUMBER:
 FLOOR PLAN -
 PRESSURE PIPING

SHEET NUMBER:
P3.1
17/19 PLSB



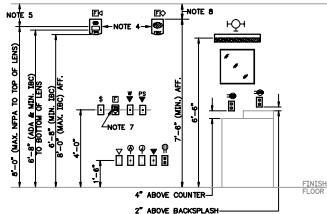
FLOOR PLAN - PRESSURE PIPING
 SCALE: 3/16" = 1'-0"

LUMINAIRE SCHEDULE

MARK	LAMPS	VOLTS	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	
EMT	TYPE	QTY.	WATTS			
			WALL MOUNTED EMERGENCY LUMINAIRE, WHITE THERMO-PLASTIC HOUSING, PROVIDE WITH 90 MIN BATTERY BACKUP.	DUAL LITE	EVS2	
L15			RECESSED LED DOWNLIGHT, 6" DIAMETER.	PRISCOLITE	LG55L/RLCSL-14L-35K-B	
LG20			RECESSED LED FLAT PANEL, 2X2 LAY-IN	LSI	ELFP22-LED-30-UE	
LG26			RECESSED LED FLAT PANEL, 2X2 LAY-IN, PROVIDE WITH 90 MIN BATTERY BACKUP	LSI	ELF23-LED-30-EM	
LG30			RECESSED LED FLAT PANEL, 2X4 LAY-IN	LSI	ELFP24-LED-30-UE	
LG36			RECESSED LED FLAT PANEL, 2X4 LAY-IN, PROVIDE WITH 90 MIN BATTERY BACKUP	LSI	ELF24-LED-30-EM	
LF4			SUSPENDED LINEAR PENDANT, DIRECT/INDIRECT, 6'-0" LENGTH	LITCONTRAL	13-L-P-ID-STD-B-8-80F-CL-35K-1050-0050-DIG-LVW-MI-FAL	
LW4E			WALL MOUNTED LED STRIP, 4'-0" LENGTH, PROVIDE WITH 90 MIN BATTERY BACKUP	COLUMBIA	CSL-4-6040-EM	
PD1			SUSPENDED LED HIGH BAY LUMINAIRE.	COLUMBIA	LLHVI-42M-NST-EDU	
PD2			SUSPENDED LED LOW BAY LUMINAIRE.	COLUMBIA	CHM4-34LWSM-FRFA-EDU	
SL			RECESSED LED SHOWER DOWNLIGHT, UL LISTED FOR WET LOCATION, DEAD FRONT TRIM	KORLIN	LRK-05010	
WS1			WALL MOUNTED LED VANITY LIGHT	COLUMBIA	CHM-4-35K-LW-SM-FR-ED-FA-U	
XA	2	1	3.6	CEILING MOUNTED, LED EXIT SIGN, SINGLE FACE, PROVIDE WITH BATTERY BACKUP.	LITHONIA	EXLED2M
XW	2	1	3.6	WALL MOUNTED, LED EXIT SIGN, SINGLE FACE, PROVIDE WITH BATTERY BACKUP.	LITHONIA	EXLED2M

LUMINAIRE SCHEDULE NOTES

- LAMP TYPES AND DESCRIPTIONS:
 - a. FLUORESCENT - T8, RAPID START, 3500K, CR1-80.
 - b. FLUORESCENT - T8, RAPID START, 3500K, CR1-80.
 - c. FLUORESCENT - T8HQ, RAPID START, 3500K, CR1-80.
 - d. COMPACT FLUORESCENT - RLT, RAPID START, 3500K, CR1-80.
 - e. METAL HALIDE - AS RECOMMENDED BY MANUFACTURER.
 - f. HIGH PRESSURE SODIUM - AS RECOMMENDED BY MANUFACTURER.
 - FURNISH PROPER LAMP FOR REFLECTOR ASSEMBLY AS RECOMMENDED BY LUMINAIRE MANUFACTURER.
 - FURNISH ALL RAPID START LAMPED LUMINAIRES WITH ENERGY EFFICIENT LAMPS AND ELECTRONIC MOTOROLA BALLAST.
 - FURNISH SOLID STATE HIGH FREQUENCY RAPID START BALLAST FOR FLUORESCENT LUMINAIRES. BALLAST SHALL HAVE MINIMUM THREE YEAR MANUFACTURER'S WARRANTY.
 - BALLAST SHALL BE HIGH FREQUENCY (30 KHZ OR GREATER), OPERATE WITHOUT DETECTABLE FLOSION, AND SHALL PROVIDE FULL LIGHT OUTPUT. BALLAST SHALL BE UL CLASS IF RATED FOR THERMAL PROTECTION AND RATED AT 50 DEGREES F STARTING TEMPERATURE. BALLAST SHALL NOT CONTAIN PCB TYPE MATERIAL. BALLAST SHALL BE UNIVERSAL VOLTAGE (120 OR 277V).
 - BALLAST SHALL COMPLY WITH FCC AND NEPA LIMITS GOVERNING EMI AND RFI AND SHALL NOT INTERFERE WITH OPERATION OF OTHER NORMAL ELECTRICAL EQUIPMENT. TOTAL HARMONIC DISTORTION SHALL BE LESS THAN 10%. BALLAST SHALL BE SOUND RATED A AND SHALL HAVE A CREST FACTOR OF 1.7 OR LESS.
- ACCEPTABLE LAMP MANUFACTURER: GE, SYLVANIA, PHILIPS (UNLESS SPECIFICALLY NOTED OTHERWISE)
- ACCEPTABLE BALLAST MANUFACTURER: ADVANCE, SYLVANIA, GE, LITRON, UNIVERSAL, OR VALVANT
- FURNISH PLASTER FRAMES FOR ALL RECESSED LUMINAIRES IN PLASTER CEILING.
 - CONTRACTOR SHALL VERIFY EXACT TYPE CEILING BEING FURNISHED AND SUPPLY BASIC LUMINAIRE SPECIFIED IN APPROPRIATE CONFIGURATION FOR CEILING TO BE FURNISHED.
 - FURNISH FLUORESCENT LUMINAIRES WITH JOINTING PLATES, END CAPS, CANOPIES, MOUNTING HARDWARE, ETC., AS REQUIRED FOR COMPLETE INSTALLATION.
 - LUMINAIRE MOUNTING AND SUSPENSION SHALL BE AS APPROVED BY ENGINEER AND NO COMBUSTIBLE MATERIALS SHALL BE USED.
 - PROVIDE DEVICES FOR SECURING LUMINAIRE TO CEILING GRID TO COMPLY WITH SECTION 410.908 OF THE 2011 NATIONAL ELECTRICAL CODE FOR ALL LAY-IN TYPE LUMINAIRES. SEAT TAB TYPE NOT ACCEPTABLE. IN ADDITION, THE ELECTRICAL PROVIDE THE FOLLOWING CEILING GRID SUPPORTS:
 - a) ONE AT EACH CORNER OF 2'x4'
 - b) ONE AT DIAGONAL CORNER OF 2'x2'
 - FURNISH LUMINAIRES IN CONTINUOUS ROWS OR PATTERNS AS SHOWN ON DRAWINGS. PROVIDE CORNERS AND ANGLES WITH MOUNTING HARDWARE, FURNISH FACTORY PAINTED COLOR SELECTED BY ARCHITECT.
 - FURNISH COMPLETE WITH SWIVEL HANGER STEMS, LENGTH AS REQUIRED TO MOUNT BELOW PIPING, DUCT, CABLE TRAYS, ETC., MINIMUM 7'-0". MOUNT IN UNIFORM MOUNTING HEIGHT OF ALL LUMINAIRES THROUGHOUT EACH AREA.
 - EMERGENCY BATTERY BALLAST FOR LINEAR FLUORESCENT LUMINAIRES SHALL PROVIDE 1400 LUMENS FOR 90 MINUTES MINIMUM, ROOMS, RISER OR EQUIVALENT.
 - PRE-APPROVED EQUIVALENT MEANS ALL REQUESTS FOR APPROVAL OF MANUFACTURER'S EQUIPMENT NOT SPECIFIED IN THE LUMINAIRE SCHEDULE MUST BE RECEIVED BY THE ENGINEER 10 (TEN) BUSINESS DAYS PRIOR TO BID.
 - EXIT LIGHTS SHALL BE PROVIDED WITH COLOR OF LETTERS REQUIRED BY LOCAL CODE AUTHORITY, FURNISH WITH CHEVRON DIRECTIONAL ARROWS AS SHOWN ON DRAWINGS AND REQUIRED.
 - EPA RATING OF ALL POLE MOUNTED LUMINAIRE SHALL MEET CURRENT ISD REQUIREMENTS FOR THIS REGION.
 - PROVIDE LUMINAIRE WITH 5% TO 100% DIMMING BALLAST, ALL DIMMABLE FLUORESCENT BALLAST SHALL BE PROGRAMMED RAPID START BALLAST, COORDINATE ALL DIMMING BALLAST WITH LIGHTING CONTROL DEVICES.



- NOTES:**
- INDICATED MOUNTING HEIGHTS ARE TO CENTERING OF OUTLET BOX, UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL DETAILS FOR ADDITIONAL REQUIREMENTS.
 - INSTALL OUTLETS THAT ARE IN CLOSE PROXIMITY ON THE SAME CENTERLINE.
 - VERIFY MOUNTING HEIGHT WITH LOCAL AUTHORITY.
 - FOR CEILING HEIGHTS LESS THAN 8', VISUAL LENS MOUNTING HEIGHT SHALL BE WITHIN 6" OF CEILING.
 - IN SLEEPING ROOMS: 110cd STROBES, 2'-0" MIN. FROM CEILING TO TOP OF LENS FOR WITHIN 16'-0" OF FELLOW 177cd STROBES CAN BE WITH IN THE 2'-0" MIN. FROM CEILING. THE HIGHER INTENSITY IS TO COMPENSATE FOR A POSSIBLE SMOKE LAYER.
 - 48" TO TOP OF PULL HANDLE.
 - 6" MIN. (NFPA 72) BELOW FINISHED CEILING.

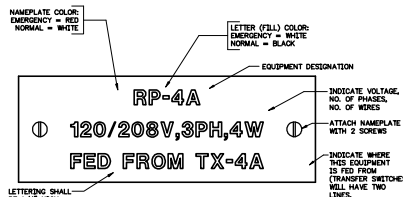
DETAIL MOUNTING HEIGHTS
NO SCALE

LIGHTING CONTROLS SYSTEM

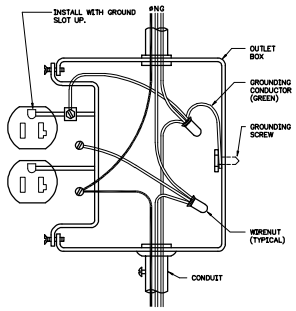
DW	WALL MOUNTED DUAL TECHNOLOGY, SINGLE RELAY, 120V; COOPER GREENGATE NO. QHW-D-100-4W-N-W OR A PRIOR APPROVED EQUIVALENT. SEE NOTE 7.
MC	WALL MOUNTED ONE BUTTON DIGITAL SWITCH, MOMENTARY CONTACT SWITCH, VERIFY COMPATIBILITY WITH SELECTED RELAY OCC SENSOR SYSTEM. PROVIDE 2 FOR 4/8 SWITCHES. COOPER GREENGATE NO. QMS OR A PRIOR APPROVED EQUIVALENT. SEE NOTE 7.
M0	CEILING MOUNTED MULTI-TECHNOLOGY OCCUPANCY SENSOR, ULTRA SONIC AND PASSIVE INFRARED SENSING, 500 SQUARE FEET WITH 180° RANGE, COOPER GREENGATE NO. QAC-07-0501-R OR A PRIOR APPROVED EQUIVALENT. SEE NOTE 7.
M1	CEILING MOUNTED MULTI-TECHNOLOGY OCCUPANCY SENSOR, ULTRA SONIC AND PASSIVE INFRARED SENSING, 1000 SQUARE FEET WITH 360° RANGE, COOPER GREENGATE NO. QAC-07-1000-R OR A PRIOR APPROVED EQUIVALENT. SEE NOTE 7.
M2	CEILING MOUNTED MULTI-TECHNOLOGY OCCUPANCY SENSOR, ULTRA SONIC AND PASSIVE INFRARED SENSING, 2000 SQUARE FEET WITH 360° RANGE, COOPER GREENGATE NO. QAC-07-2000-R OR A PRIOR APPROVED EQUIVALENT. SEE NOTE 7.
P	OCCUPANCY SENSOR POWER PACK, MOUNT ABOVE CEILING WHERE APPLICABLE, 120/277V; COOPER GREENGATE NO. SP20-1W OR A PRIOR APPROVED EQUIVALENT. SEE NOTE 7.

LIGHTING CONTROL NOTES

- ALL SENSOR LOCATIONS ARE APPROXIMATE. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS PRIOR TO INSTALLATION.
- CEILING MOUNTED SENSORS SHOULD BE LOCATED A MINIMUM OF SIX (6) FEET FROM HVAC SUPPLY/RETURN VENTS.
- FIELD VERIFY PROPER SENSITIVITY AND TIME DELAY SETTINGS FOR NON-ADAPTIVE PRODUCTS, FOLLOWING THE MANUFACTURER'S RECOMMENDED PLACEMENT, AND FIELD VERIFICATION OF CIRCUITS WITH RESPECT TO POWER PACK PLACEMENT.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF REQUIRED NUMBER OF POWER PACKS:
 - a. ONE POWER PACK IS REQUIRED FOR EACH CONTROLLED CIRCUIT.
 - b. EACH POWER PACK CAN SUPPLY UP TO 150W. REFER TO INSTALLATION GUIDE FOR MAXIMUM NUMBER OF SENSORS CONNECTED TO POWER PACK.
 - c. IF MULTIPLE CIRCUITS ARE TO BE CONTROLLED BY A SINGLE SENSOR, AUXILIARY RELAYS MAY BE USED IN CONJUNCTION WITH A POWER PACK.
- SENSORS MOUNTED OVER DOORWAYS SHOULD BE PLACED ONE (1) FOOT INSIDE THRESHOLD.
- THE LIGHTING CONTROL SYSTEM MANUFACTURER SHALL PROVIDE SHOP DRAWINGS AND FACTORY ON-SITE STARTUP. SHOP DRAWINGS SHALL INCLUDE DETAILED OUTLETS, WIRING DIAGRAMS AND SCALED DRAWINGS WITH DEVICE LOCATIONS.
- APPROVED EQUIVALENT MANUFACTURERS FOR OCCUPANCY SENSORS AND LOW VOLTAGE LIGHTING CONTROLS ARE WATTSSTOPPER AND LEVITON. ALL LUMINAIRES AND LIGHTING CONTROLS THAT ARE NOT SPECIFIED MUST BE PRE-APPROVED BY ARCHITECT PRIOR TO BID. LUMINAIRE AND LIGHTING CONTROLS THAT ARE THEN APPROVED MUST HAVE BEEN ADDED TO THE ADDENDUM ITEM 15. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO REVIEW A COPY OF THE ADDENDUM TO VERIFY IF SUBMITTED ITEMS HAVE BEEN APPROVED.
- LIGHTING CONTROL PANELS SHALL BE NETWORKED TOGETHER, PROVIDE ALL PARTS FOR COMPLETE FUNCTIONING NETWORKED SYSTEM. PROVIDE RELAYS AND BARRIERS AS REQUIRED FOR ULTRA EMERGENCY LIGHTING CIRCUITS AS INDICATED.



DETAIL ELECTRICAL NAMEPLATE
NO SCALE

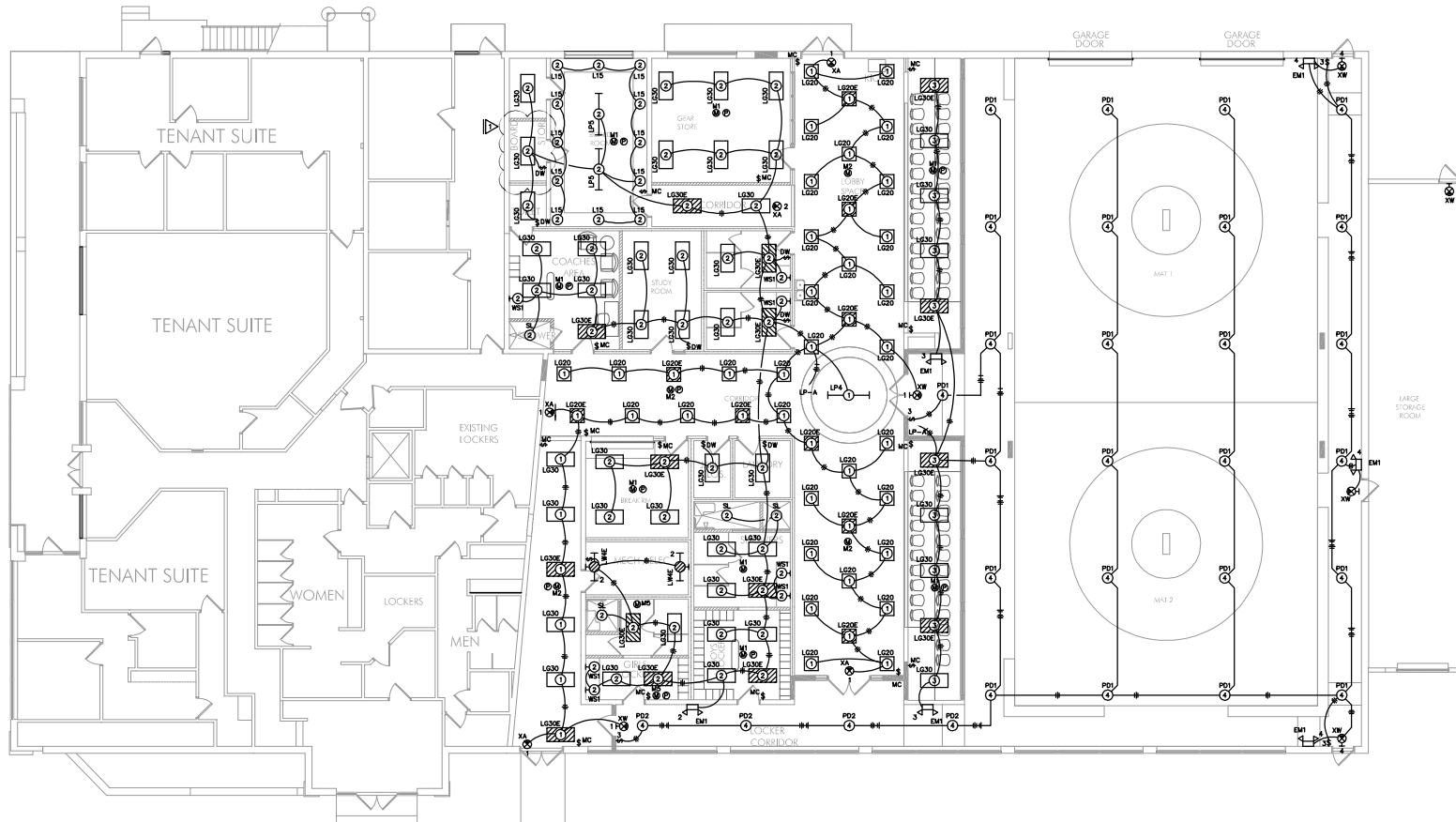


DETAIL RECEPTACLE INSTALLATION
NO SCALE

VESTAVIA HILLS WRESTLING CLUB
100 OLDE TOWNE ROAD
Vestavia Hills, Alabama

DATE:	22 JUNE 2017
REVISIONS:	
JOB NUMBER:	16125
SHEET NUMBER:	E0.2

LUMINAIRE SCHEDULE & DETAILS



FLOOR PLAN LIGHTING
SCALE: 1/8" = 1'-0"

VESTAVIA HILLS WRESTLING CLUB
100 OLDE TOWNE ROAD
Vestavia Hills, Alabama

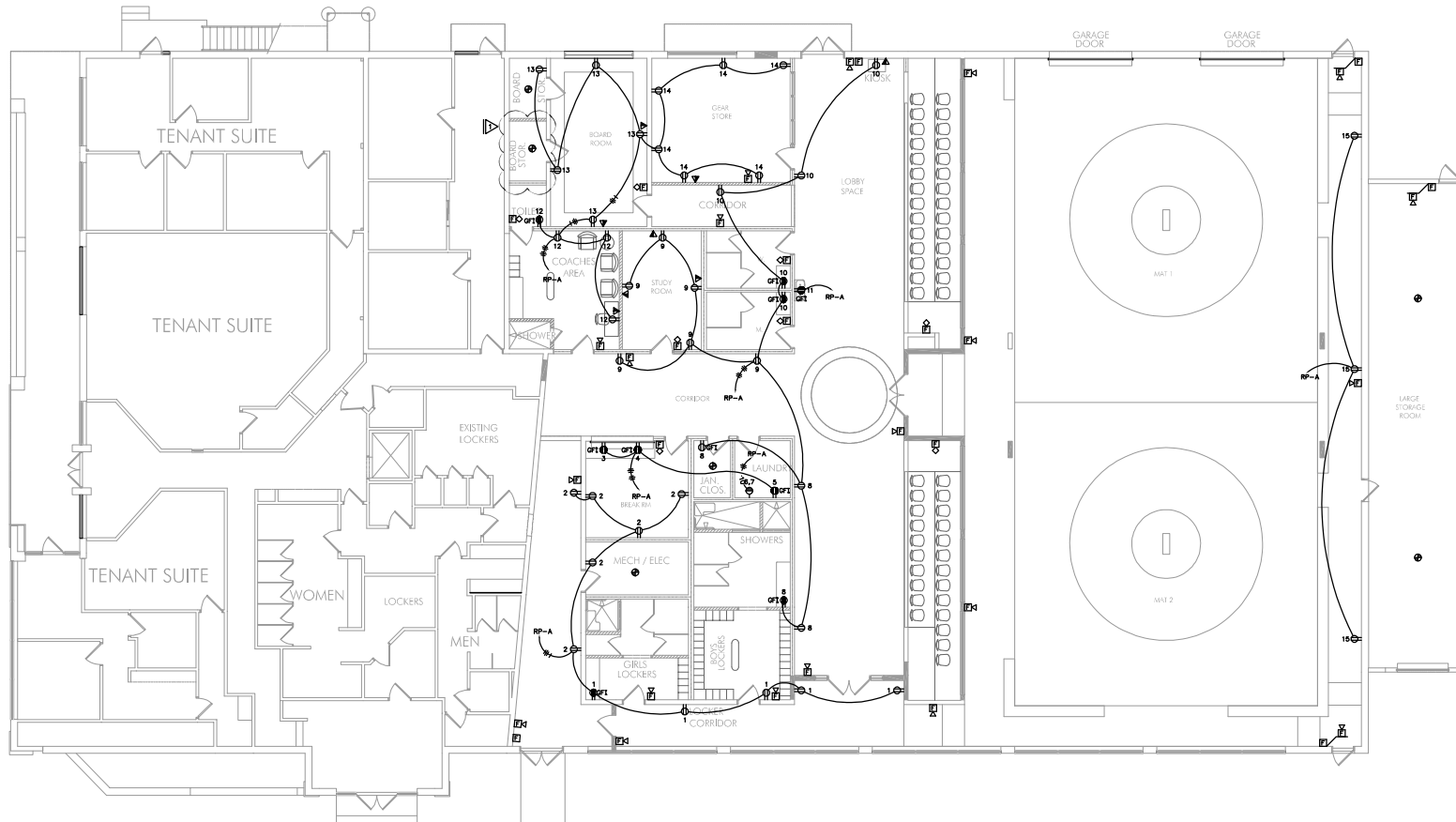
DATE:
22 JUNE 2017

REVISIONS:
▽ DOOR REV 06/29/17

FLOOR PLAN - LIGHTING

JOB NUMBER:
16125

SHEET NUMBER:
E1.0



FLOOR PLAN
POWER & AUXILIARY
SCALE: 1/8" = 1'-0"

NOTES:
1. ELECTRICAL CONTRACTOR TO DISCONNECT EXISTING R/U'S AND RECONNECT NEW R/U'S. VERIFY EXISTING CIRCUITRY PRIOR TO RECONNECTION.

VESTAVIA HILLS WRESTLING CLUB
100 OLDE TOWNE ROAD
Vestavia Hills, Alabama

DATE:
22 JUNE 2017

REVISIONS:
1. DOOR REV 06/29/17

FLOOR PLAN - POWER & AUXILIARY

JOB NUMBER:
16125

SHEET NUMBER:
E1.1