

MEMORANDUM



To: Nicole Malo, Senior Planner
Ms. Carmen Turner, Chair BVRAC

Bernice Hill, Acting Post Commander
Commissioner Clayton Lopez
Glenwood Lopez
Kirkwood Allen, Vice Commander

From: Bert Bender

cc: Barbara Mattick, Deputy SHPO, Survey
Brian Stirling, P.E.
Mark Finigan, Assistant City Manager
Phillip Wisley, Deputy SHPO, Preservation Services
Enid Torregrosa, HARC Planner
Marshall White, D.L. Porter Constructors
Don Craig, City Planning Director

Subject: William Weech, American Legion, Post No. 168
803 Emma Street, Key West, Florida

Date: April 26, 2013

This memorandum will update you on the status of the William Weech American Legion Hall, Post No. 168.

Previous documents that were submitted to you are:

1. Memorandum dated December 28, 2012
2. State Preservation Grant Ranking List
3. Construction documents progress set including photographic details
4. D.L. Porter Constructors, Inc. Cost Estimate

It is our desire to move the project forward. To that end, we request that the BVRAC Board consider a modification of the American Legion's allocation of \$310,000 to eliminate the requirement for a 100% match.

The DL Porter bid breakdown for work at the American Legion was used in this evaluation. In accordance with your request, I have analyzed these costs to determine if a stabilization project can be completed if the TIF Funds are reduced from \$310,000 to \$210,000 and the match requirement is removed. The total cost for concrete structural stabilization is \$243,800 plus \$12,400 for Bender & Associates fees for a total of \$256,200.

410 Angela Street
Key West, Florida 33040
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William Weech American Legion Post No. 168

April 26, 2013

Page 2 of 2

I have been informed that both the Florida Senate and House budgets contain the full requested allocation for small matching grants. Assuming these allocations stay in the budget, the American Legion would receive its \$50,000 allocation for a total of \$260,000. Obviously, this is very tight with no funding available for contingencies. I would request that you consider a smaller reduction from \$100,000 to about \$80,000 leaving \$20,000 for unforeseen conditions or emergencies. In the event that this money is not used, the excess would be returned to you or used for additional work at your discretion.

Please call if you have any questions. I will be at the BVRAC meeting on May 2nd.

End of Memorandum

MEMORANDUM



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Subject: William Weech, American Legion, Post No. 168
803 Emma Street, Key West, Florida

Date: December 28, 2012

This memorandum will update you on the status of the William Weech American Legion Hall, Post No. 168.

History: A previous proposed construction project for this building envisioned substantial demolition and reconstruction. Subsequent to that plan, the Weech American Legion Hall, Post 168, was individually listed on the National Register of Historic Places. This current project will rehabilitate, stabilize and restore the structural elements of the building, considered to be Phase One of a multiphase full restoration.

Progress to date: Engineering design, including calculations and details, is complete. Construction documents, including architectural and engineering drawings and specification are about 80% complete. A progress set of the drawings completed to date, reduced to 11" X 17", and including photographic details is attached.

The American Legion applied for a State of Florida Historic Preservation Small Matching Grant in the amount of \$50,000. The application ranked #13. I have attached the final ranking sheet for your reference. Twenty-nine projects are recommended for funding with a total funding request of \$1,095,884. This ranking places the American Legion project in the top half of the funding request, assuring the award even if the legislature only funds half of the Division of Historical Resources request.

D.L. Porter Constructors, Inc. has been selected as the contractor and is providing bid estimates based on the 80% construction documents submittals.

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Budget: Construction costs for concrete restoration were established based on past experience with similar concrete restoration projects and an onsite meeting with Marshall White of D.L. Porter Constructors to survey the scope of concrete repairs required.

The current \$310,000 TIF allocation is sufficient to allow a full restoration, including historic details, reconstruction of the horseshoe bar, new windows, full ADA compliance and new mechanical, electrical and plumbing system. The current BVRAC award requires a 50/50 match. We are requesting that this requirement be modified. Possibilities include: allowing the \$50,000 State Grant to serve as the match for the full \$310,000; providing funding from the TIF allocation to complete the Phase One concrete and structural stabilization of the main building only; or something in between. The following estimate builds on the Phase One scope, which is the minimum necessary to allow use of the building.

Phase One Structural Stabilization:

| | |
|--|------------------|
| *Repair all concrete columns and beams | \$215,300 |
| *Replace interior columns | 18,500 |
| *Interior footing contingency (verification required)..... | 10,000 |
| <u>A/E Fees</u> | <u>\$ 12,400</u> |
| Subtotal..... | \$256,200 |
| <u>Unforeseen conditions contingency @ 10%.....</u> | <u>25,600</u> |
| Total Phase One Budget..... | \$281,800 |
| <u>Florida Small Matching Grant</u> (Deduct) | <u>(50,000)</u> |
| Minimum Required | \$231,820 |

*D.L. Porter Constructors Preliminary Budget

The above work will allow the building to be re-occupied.

Additional phases would add the following:

| | |
|--|------------------|
| Replace all windows and doors: (45 windows @ \$1,200 ea/8 doors @ \$750 ea)..... | 60,000 |
| Stucco repairs and paint exterior: (5600 s.f. @ \$11/s.f.)..... | 52,700 |
| Roof repairs and re-roofing: (4600 s.f. @ \$8/s.f. & 830 s.f. @ \$12/s.f.)..... | 46,700 |
| Install code compliant plumbing and electrical: (4900 s.f. @ \$15/s.f.) | 66,000 |
| Construct ADA compliant restrooms, ramps, etc. (budget)..... | 40,000 |
| Install mechanical air condition system: (12 tons @ \$4,000) | 48,000 |
| Rehabilitate kitchen: (830 s.f. @ \$50/s.f.) | 45,000 |
| <u>Construct bar and restore interiors: (4070 s.f. @ \$45/s.f.).....</u> | <u>183,150</u> |
| Subtotal future work | \$541,550 |
| 10% contingency/inflationary trends..... | 54,150 |
| <u>12% A/E fees and soft costs</u> | <u>65,000</u> |
| Total future funding required | \$660,700 |

Thank you for your assistance and patience throughout this process. The American Legion hall is a significant historic resource with great significance throughout Bahama Village. Its listing on the National Register of Historic Places has added to its importance, not only in Key West, but on a State level as well.

Feel free to contact me for additional information.

End of Memorandum

December 27, 2012

Via Email: blbender@bellsouth.net
Bert Bender
Bender & Associates
410 Angela St.
Key West, FL 33040

RE: American Legion Post 168 - Preliminary Budget Proposal

Dear Bert:

As requested, we have put together some preliminary numbers for the concrete column/beam repair and interior column replacement for the Phase One Structural Stabilization of the American Legion Post 168. Our price assumes that the columns and beams will be replaced in their entirety.

| | |
|---|-----------|
| Column & beam replacement work including all demolition & shoring: | \$215,300 |
| Replace existing steel column including new truss plates and add two new columns: | \$18,500 |
| Interior footing contingency: | \$10,000 |

Regarding the other numbers for the additional phases, we would offer the following budget numbers:

- Window & door- based on Sol-A-Trol louvered products & painted aluminum doors
 - Windows (45) @ \$1,200/ea. \$ 54,000
 - Aluminum impact doors (8) @ \$750/ea. \$ 6,000
- Stucco repairs & paint \$ 52,700
- Roof repairs & reroofing, we agree with your budget \$ 46,700
- Install code compliant plumbing & electrical \$ 66,000
- ADA compliant restrooms, ramps, etc. \$ 40,000
- HVAC - 12 tons @ \$4,000 \$ 48,000
- Rehab kitchens- based on a renovation we just priced \$ 45,000
- Construct bar & restore interiors - This is a tough number to budget without knowing the extent of work but I feel that \$45sf number should be sufficient. \$183,150

We look forward to being a part of this exciting project and hope that these numbers will help in the evaluation of the development. Please let me know if you have any questions.

Sincerely,
D.L. PORTER CONSTRUCTORS, INC.



C. Marshall White
Vice President

CMW/pj



Historic 1965 photo of front façade. Note that corners at doorways had glass block, with what appears to be a steel column behind it at each corner. It is likely that the glass block still exists, and was just stuccoed over. As part of ALTERNATE #1, Contractor shall carefully remove stucco at glass block locations. If glass block still remains, restore block. For bidding purposes, Contractor to assume that glass block is gone, and will be rebuilt.



2012 Photo of front of building. Repair all spalling at tie beams and columns. See specifications and structural drawings. See info in photo above about glass block at corner of door openings.



Detail photo of front façade showing spalling at tie beam. Contractor to repair spalling at tie beams and columns and patch stucco. See structural details and specifications. The parapet will be secured to the top chord of the first truss.



Exterior photo of north façade. Note spalling along tie beams at first and second floors, and columns. Contractor to repair spalling at tie beams and columns and patch stucco. See structural details and specifications. Remove and replace plywood fascia at top of wall as required for spalling repairs.



Detail photo of 2nd floor spalling tie beam at north façade. Contractor to repair spalling at tie beams and columns and patch stucco. See structural details and specifications.



Detail photo of spalling at NE corner of building. Contractor to repair spalling at tie beams and columns and patch stucco. See structural details and specifications.

AMERICAN LEGION POST 168

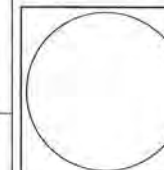
803 EMMA STREET
KEY WEST FLORIDA
STABILIZATION DRAWINGS

PRELIMINARY
NOT FOR CONSTRUCTION



REVISIONS:

AMERICAN LEGION POST 168
803 EMMA STREET
KEY WEST, FLORIDA
STABILIZATION DRAWINGS



STIRLING & WILBUR
ENGINEERING GROUP



180 SOUTH TAMiami TRAIL, SARASOTA, FL 34231
PHONE (941) 555-1882 FAX (941) 555-1883
EMAIL: csw@stirlingwilbur.com
Source: © 2011 Stirling & Wilbur Engineering Group

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Bender & Associates
ARCHITECTS
P.A.

Project No. ---
SITE MAP
PROJECT DIRECTORY
GENERAL NOTES
ABBREVIATIONS
SYMBOL LEGEND
SHEET INDEX

Date: 6/10/12

A0.0

1 OF 8

DRAWINGS FOR ENRAC MTG.

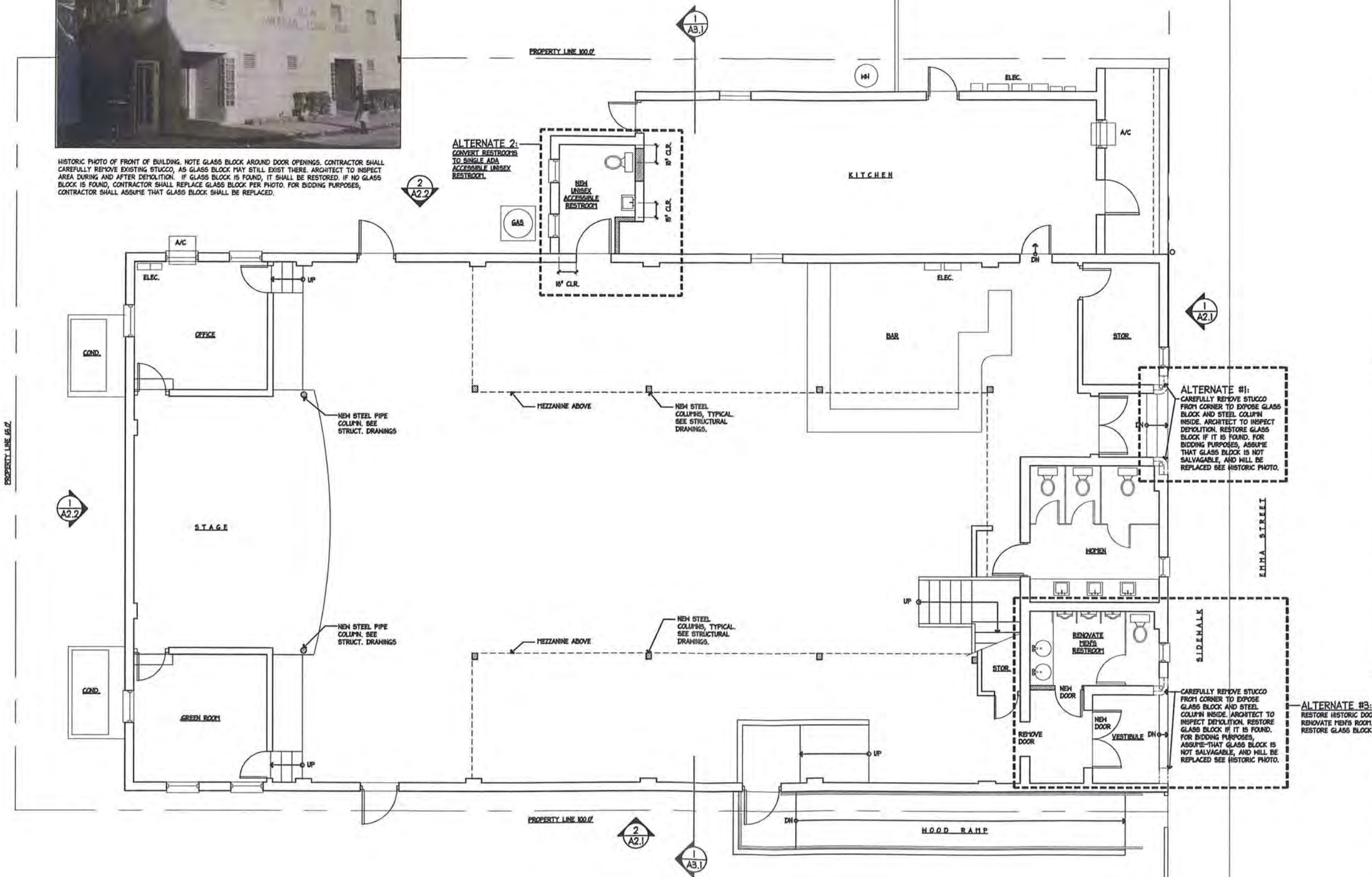
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| <p>SITE MAP - KEY WEST</p> <p>SITE LOCATION 803 EMMA ST. KEY WEST</p> <p>Not to Scale</p> | | <p>PROJECT DIRECTORY</p> <p>PROJECT: AMERICAN LEGION POST 168 ARCHITECT'S PROJECT No. --- OWNER: AMERICAN LEGION POST 168 Address: 803 EMMA ST. KEY WEST, FL 33040 Tel: --- Representative: --- ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A. Address: 410 Angela Street, Key West, FL 33040 Tel: (305) 296-1347 Fax: (305) 296-2727 E-mail: bbender@belloak.net Project Manager: Bert L. Bender (Principal-in-Charge) Project Architect: David Salay STRUCTURAL ENGINEER: STIRLING & WILBUR ENGINEERING GROUP Address: 7095 South Tamiami Trail, Sarasota, FL 34231 Tel: (941) 555-1882 Project Manager: Brian Stirling</p> | | <p>GENERAL NOTES</p> <ol style="list-style-type: none"> All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include: FLORIDA BUILDING CODE - Building 2010 EDITION WITH 2004 AMENDMENTS FLORIDA BUILDING CODE - Existing 2010 EDITION WITH 2004 AMENDMENTS FLORIDA BUILDING CODE - Residential 2003 EDITION FLORIDA BUILDING CODE - Plumbing 2003 FLORIDA BUILDING CODE - Fuel Gas 2010 EDITION FLORIDA BUILDING CODE - Mechanical 2010 EDITION NATIONAL ELECTRICAL CODE 2008 EDITION NFPA 99 LIFE SAFETY CODE of Florida Modifications 2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION NFPA 1 2006 EDITION This project is designed in accordance with A.S.C.E. 7-05 to resist wind loads of 150 mph (gusts). Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement. Dimensions shall take precedence over scale. All new utilities shall be underground. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades. After completion of construction remove all debris and construction equipment. Restore site to original condition. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes. <p>§61-16.005 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter §61-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof. Specific Authority: 481.2056, 481.221 FS. Law Implemented: 481.221, 481.225(1)(e), (g), (j), 481.225(1)(q), (r), (s), (t) FS. History-New 12-23-79, Formerly 21B-16.05, Amended 7-27-89, Formerly 21B-16.005, Amended 11-21-94, 4-10-00.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>ABBREVIATIONS</p> <table border="0"> <tr><td>AB</td><td>ANCHOR BOLT</td><td>MIN</td><td>MINIMUM</td></tr> <tr><td>ABC</td><td>AGGREGATE BASE COURSE</td><td>NTS</td><td>NOT TO SCALE</td></tr> <tr><td>A/C</td><td>AIR CONDITIONING</td><td>OA</td><td>OVERALL</td></tr> <tr><td>BLKG</td><td>BLOCKING</td><td>OC</td><td>ON CENTER</td></tr> <tr><td>BUR</td><td>BUILT UP ROOF</td><td>OD</td><td>OUTSIDE DIAMETER</td></tr> <tr><td>CAB</td><td>CABINET</td><td>PCF</td><td>POUNDS PER CUBIC FOOT</td></tr> <tr><td>CER</td><td>CERAMIC</td><td>PL</td><td>PROPERTY LINE</td></tr> <tr><td>CL</td><td>CENTER LINE</td><td>PLM</td><td>PLASTIC LAMINATE</td></tr> <tr><td>CLG</td><td>CEILING</td><td>PLF</td><td>POUNDS PER LINEAL FOOT</td></tr> <tr><td>CMU</td><td>CONCRETE MASONRY UNIT</td><td>PNL</td><td>PANEL</td></tr> <tr><td>COL</td><td>COLUMN</td><td>PT</td><td>CCA PRESSURE TREATED</td></tr> <tr><td>CONC</td><td>CONCRETE</td><td>PT</td><td>POINT</td></tr> <tr><td>DBL</td><td>DOUBLE</td><td>PVC</td><td>POLYVINYLCHLORIDE</td></tr> <tr><td>DIAG</td><td>DIAGONAL</td><td>R</td><td>RADIUS (OR) RISER</td></tr> <tr><td>DS</td><td>DOWNSPOUT</td><td>R/A</td><td>RETURN AIR</td></tr> <tr><td>DTL</td><td>DETAIL</td><td>REBAR</td><td>STEEL REINF. BAR</td></tr> <tr><td>DWR</td><td>DRAWER</td><td>REFR.</td><td>REFRIGERATOR</td></tr> <tr><td>EJ</td><td>EXPANSION JOINT</td><td>SF</td><td>SQUARE FOOT (FEET)</td></tr> <tr><td>EL</td><td>ELEVATION</td><td>SS</td><td>STAINLESS STEEL</td></tr> <tr><td>ELEC</td><td>ELECTRIC</td><td>SPEC</td><td>SPECIFICATION</td></tr> <tr><td>EQ</td><td>EQUAL</td><td>TYP</td><td>TYPICAL</td></tr> <tr><td>EXH</td><td>EXHAUST</td><td>UND</td><td>UNLESS NOTED OTHERWISE</td></tr> <tr><td>FV</td><td>FIELD VERIFY</td><td>VCT</td><td>VINYL COMPOSITION TILE</td></tr> <tr><td>GALV</td><td>GALVANIZED</td><td>VERT</td><td>VERTICAL</td></tr> <tr><td>G1</td><td>GALVANIZED IRON</td><td>WOOD</td><td>WOOD</td></tr> <tr><td>HRZ</td><td>HORIZONTAL</td><td>WNF</td><td>WELDED WIRE FABRIC</td></tr> <tr><td>HDN</td><td>HARDWARE</td><td>WH</td><td>WATER HEATER</td></tr> <tr><td>HVAC</td><td>HEATING VENTILATING & AIR CONDITIONING</td><td>W/O</td><td>WITHOUT</td></tr> <tr><td>FOC</td><td>FACE OF CONCRETE</td><td></td><td></td></tr> <tr><td>FOS</td><td>FACE OF STUD</td><td></td><td></td></tr> <tr><td>FIN</td><td>FINISH</td><td></td><td></td></tr> <tr><td>FE</td><td>FIRE EXTINGUISHER</td><td></td><td></td></tr> <tr><td>FND</td><td>FOUNDATION</td><td></td><td></td></tr> <tr><td>FTG</td><td>FOOTING</td><td></td><td></td></tr> <tr><td>ID</td><td>INSIDE DIAMETER</td><td></td><td></td></tr> <tr><td>MAX</td><td>MAXIMUM</td><td></td><td></td></tr> </table> | | AB | ANCHOR BOLT | MIN | MINIMUM | ABC | AGGREGATE BASE COURSE | NTS | NOT TO SCALE | A/C | AIR CONDITIONING | OA | OVERALL | BLKG | BLOCKING | OC | ON CENTER | BUR | BUILT UP ROOF | OD | OUTSIDE DIAMETER | CAB | CABINET | PCF | POUNDS PER CUBIC FOOT | CER | CERAMIC | PL | PROPERTY LINE | CL | CENTER LINE | PLM | PLASTIC LAMINATE | CLG | CEILING | PLF | POUNDS PER LINEAL FOOT | CMU | CONCRETE MASONRY UNIT | PNL | PANEL | COL | COLUMN | PT | CCA PRESSURE TREATED | CONC | CONCRETE | PT | POINT | DBL | DOUBLE | PVC | POLYVINYLCHLORIDE | DIAG | DIAGONAL | R | RADIUS (OR) RISER | DS | DOWNSPOUT | R/A | RETURN AIR | DTL | DETAIL | REBAR | STEEL REINF. BAR | DWR | DRAWER | REFR. | REFRIGERATOR | EJ | EXPANSION JOINT | SF | SQUARE FOOT (FEET) | EL | ELEVATION | SS | STAINLESS STEEL | ELEC | ELECTRIC | SPEC | SPECIFICATION | EQ | EQUAL | TYP | TYPICAL | EXH | EXHAUST | UND | UNLESS NOTED OTHERWISE | FV | FIELD VERIFY | VCT | VINYL COMPOSITION TILE | GALV | GALVANIZED | VERT | VERTICAL | G1 | GALVANIZED IRON | WOOD | WOOD | HRZ | HORIZONTAL | WNF | WELDED WIRE FABRIC | HDN | HARDWARE | WH | WATER HEATER | HVAC | HEATING VENTILATING & AIR CONDITIONING | W/O | WITHOUT | FOC | FACE OF CONCRETE | | | FOS | FACE OF STUD | | | FIN | FINISH | | | FE | FIRE EXTINGUISHER | | | FND | FOUNDATION | | | FTG | FOOTING | | | ID | INSIDE DIAMETER | | | MAX | MAXIMUM | | | <p>SYMBOLS LEGEND</p> <p>TRUE NORTH</p> <p>FLOOR PLANS, ETC. (THROUGHOUT DWGS.)</p> <p>SITE PLANS (ONCE ONLY)</p> <p>NORTH ARROWS</p> <p>LETTER FOR SECT. DESIGNATION</p> <p>BUILDING SECTION</p> <p>LETTER FOR SECT. DESIGNATION</p> <p>SHEET WHERE SECTION IS SHOWN</p> <p>WALL SECTION</p> <p>LETTER FOR SECT. DESIGNATION</p> <p>SHEET WHERE SECTION IS SHOWN</p> <p>CUT DETAIL INDICATOR</p> <p>NUMBER FOR DETAIL DESIGNATION</p> <p>SHEET WHERE DETAIL IS SHOWN</p> <p>BLOWN-UP DETAIL INDICATOR</p> <p>AREA TO BE BLOWN-UP</p> <p>NUMBER FOR DETAIL DESIGNATION</p> <p>SHEET WHERE DETAIL IS SHOWN</p> <p>(PERTAINS TO DETAIL PLAN INDICATOR ON SMALLER SCALE PLAN)</p> <p>DWG. # ON SHEET</p> <p>REFERENCE SHEET</p> <p>CROSS SECTION</p> <p>DWG. TITLE</p> <p>1/4" = 1'-0"</p> <p>DRAWING SCALE</p> <p>SECTION & DETAIL DRWG. TITLES</p> <p>POCHE ONLY WHERE ELEVATIONS ARE INDICATED</p> <p>SHT. A-B</p> <p>INDICATES # OF ELEVATION</p> <p>WALL ELEVATION INDICATOR</p> <p>(SHOWN WITHIN ROOM ON PLAN)</p> <p>FIRST # INDICATES FLOOR</p> <p>206</p> <p>ROOM NUMBER INDICATOR</p> <p>(SHOWN BESIDE OR UNDER ROOM NAME)</p> <p>NUMBERS → 203</p> <p>LETTERS → A</p> <p>DOOR OPENING INDICATOR</p> <p>(EACH OPENING SCHEDULED SEPARATELY)</p> <p>LETTERS → PE</p> <p>WINDOW INDICATOR</p> <p>(EACH WINDOW TYPE & SIZE SCHEDULED)</p> <p>PARTITION/WALL TYPE INDICATOR</p> <p>(COMMERCIAL & INSTITUTIONAL PROJECTS)</p> | |
| AB | ANCHOR BOLT | MIN | MINIMUM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ABC | AGGREGATE BASE COURSE | NTS | NOT TO SCALE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A/C | AIR CONDITIONING | OA | OVERALL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BLKG | BLOCKING | OC | ON CENTER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUR | BUILT UP ROOF | OD | OUTSIDE DIAMETER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CAB | CABINET | PCF | POUNDS PER CUBIC FOOT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CER | CERAMIC | PL | PROPERTY LINE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CL | CENTER LINE | PLM | PLASTIC LAMINATE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLG | CEILING | PLF | POUNDS PER LINEAL FOOT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CMU | CONCRETE MASONRY UNIT | PNL | PANEL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COL | COLUMN | PT | CCA PRESSURE TREATED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CONC | CONCRETE | PT | POINT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DBL | DOUBLE | PVC | POLYVINYLCHLORIDE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DIAG | DIAGONAL | R | RADIUS (OR) RISER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DS | DOWNSPOUT | R/A | RETURN AIR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DTL | DETAIL | REBAR | STEEL REINF. BAR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DWR | DRAWER | REFR. | REFRIGERATOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EJ | EXPANSION JOINT | SF | SQUARE FOOT (FEET) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EL | ELEVATION | SS | STAINLESS STEEL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELEC | ELECTRIC | SPEC | SPECIFICATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EQ | EQUAL | TYP | TYPICAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXH | EXHAUST | UND | UNLESS NOTED OTHERWISE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FV | FIELD VERIFY | VCT | VINYL COMPOSITION TILE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GALV | GALVANIZED | VERT | VERTICAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| G1 | GALVANIZED IRON | WOOD | WOOD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HRZ | HORIZONTAL | WNF | WELDED WIRE FABRIC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HDN | HARDWARE | WH | WATER HEATER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HVAC | HEATING VENTILATING & AIR CONDITIONING | W/O | WITHOUT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FOC | FACE OF CONCRETE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FOS | FACE OF STUD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FIN | FINISH | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FE | FIRE EXTINGUISHER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FND | FOUNDATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FTG | FOOTING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ID | INSIDE DIAMETER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MAX | MAXIMUM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>MATERIAL DESIGNATIONS</p> <p>CONCRETE MASONRY UNITS IN PLAN</p> <p>CONC., STUCCO, PLASTER IN ELEV./POURED CONC. IN PLAN</p> <p>METAL IN ELEVATION</p> <p>METAL IN SECTION</p> <p>FINISH WOOD IN ELEV. & IN SECTION</p> <p>DIMENSION LUMBER IN SECTION (CONTINUOUS)</p> <p>WOOD BLOCKING IN SECTION (DISCONTINUOUS)</p> <p>GYPSSUM WALL BOARD IN SECTION (LARGE SCALE)</p> <p>EARTH, NATURAL SUBSTRATE</p> <p>GRAVEL, AGGREGATE BASE COURSE, FILL</p> <p>FIBERGLASS BATT INSULATION</p> <p>RIGID INSULATION</p> | | <p>PARTITIONS & WALLS</p> <p>CONCRETE MASONRY UNITS</p> <p>POURED CONCRETE</p> <p>WOOD FRAME</p> <p>METAL STUDS</p> <p>EXISTING CONSTRUCTION TO REMAIN</p> <p>EXISTING CONSTRUCTION TO BE DEMOLISHED</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>SHEET INDEX</p> <p>ARCHITECTURAL:</p> <p>A0.0 SITE LOCATION MAP, SHEET INDEX, GENERAL NOTES, FLORIDA ADMINISTRATIVE CODE, SYMBOLS LEGEND</p> <p>A1.1 FIRST FLOOR PLAN</p> <p>A1.2 SECOND FLOOR PLAN</p> <p>A2.1 EXTERIOR ELEVATIONS</p> <p>A2.2 EXTERIOR ELEVATIONS</p> <p>A3.1 BUILDING SECTION</p> <p>STRUCTURAL:</p> <p>S1.1 FIRST FLOOR STRUCTURAL PLAN</p> <p>S2.1 SHORING DETAILS</p> | | <p>DESCRIPTION OF WORK:</p> <p>REPAIR OF SPALLING CONCRETE TIE BEAMS AND COLUMNS AT EXISTING BUILDING. MINOR INTERIOR MODIFICATIONS, INCLUDING RENOVATION OF EXISTING RESTROOMS, AND GLASS BLOCK RESTORATION.</p> <p>MARC APPROVAL NUMBER ---</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

PRELIMINARY

NOT FOR CONSTRUCTION



HISTORIC PHOTO OF FRONT OF BUILDING. NOTE GLASS BLOCK AROUND DOOR OPENINGS. CONTRACTOR SHALL CAREFULLY REMOVE EXISTING STUCCO, AS GLASS BLOCK MAY STILL EXIST THERE. ARCHITECT TO INSPECT AREA DURING AND AFTER DEMOLITION. IF GLASS BLOCK IS FOUND, IT SHALL BE RESTORED. IF NO GLASS BLOCK IS FOUND, CONTRACTOR SHALL REPLACE GLASS BLOCK PER PHOTO. FOR BIDDING PURPOSES, CONTRACTOR SHALL ASSUME THAT GLASS BLOCK SHALL BE REPLACED.



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P.C.

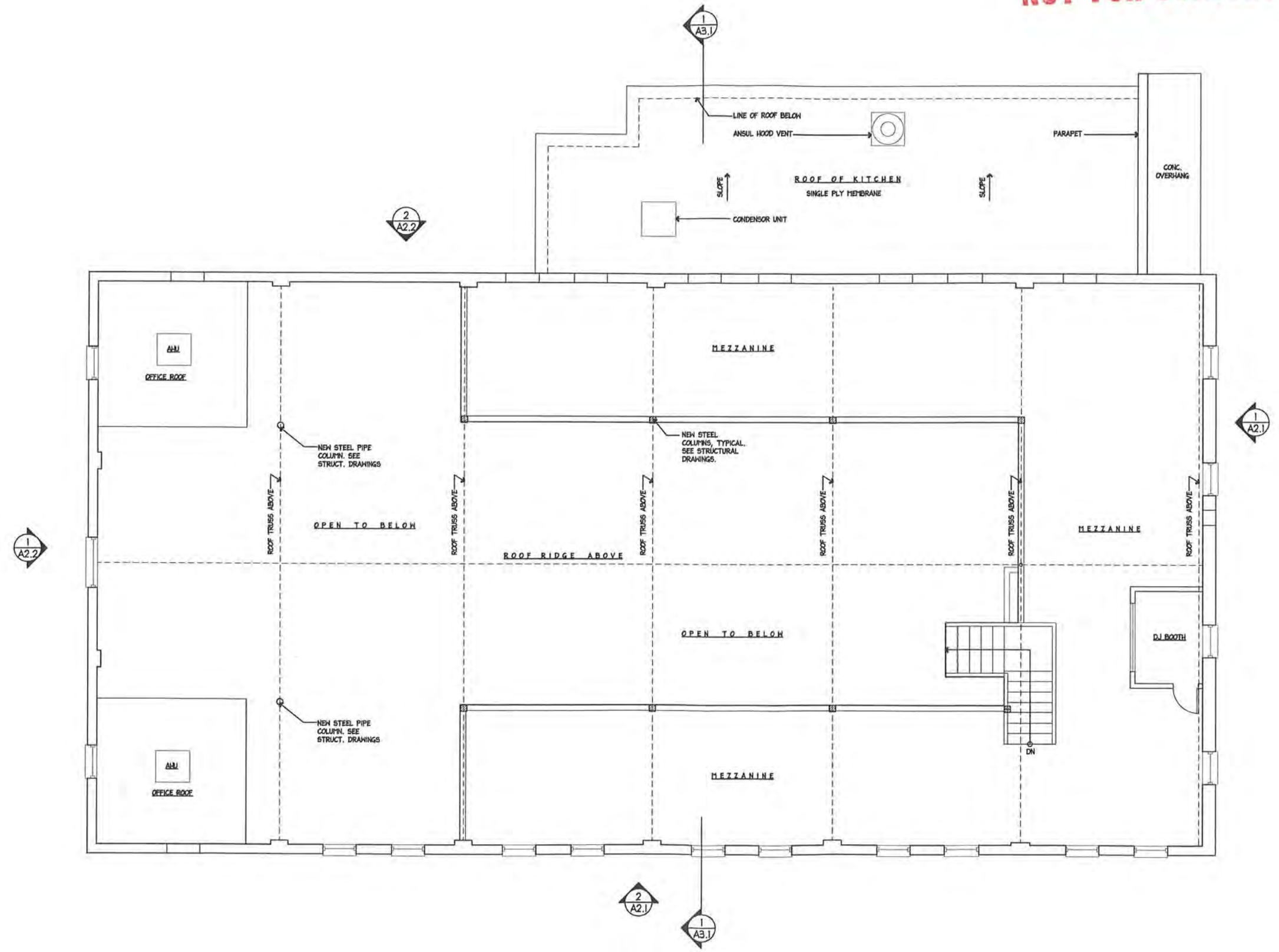
Project No: _____
FIRST FLOOR PLAN

Date: 6/10/12

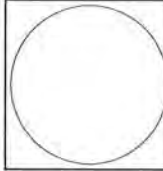
A1.1

2 OF 8

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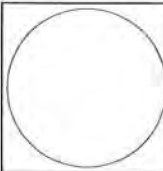
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SECOND FLOOR PLAN

Date: 4/10/12

A1.2

3 OF 8

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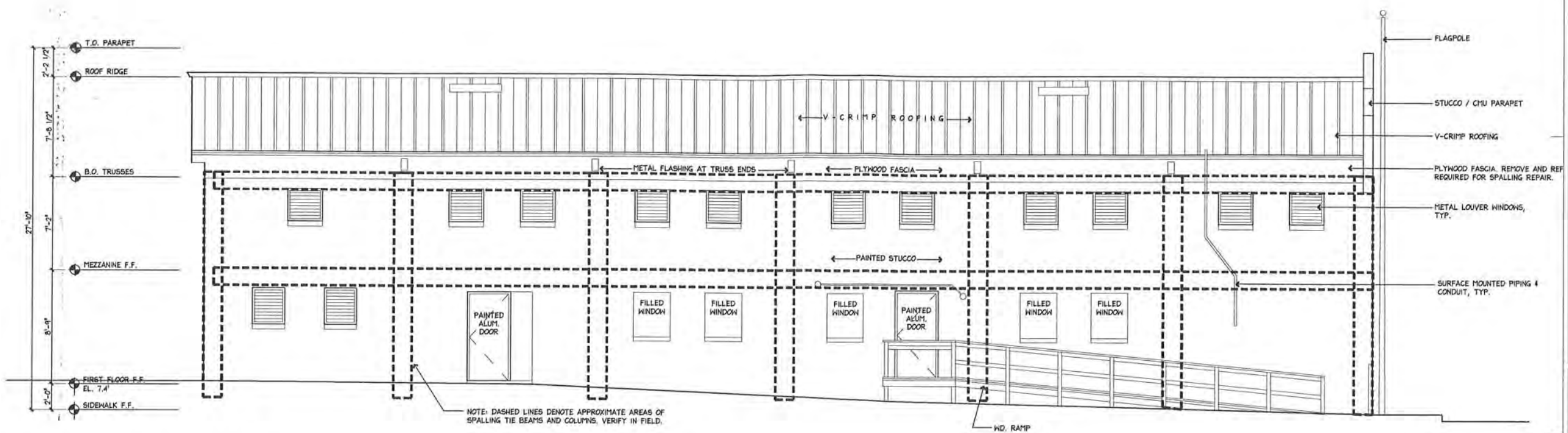
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 p.c.

Project No. _____
 EXISTING EXTERIOR ELEVATIONS

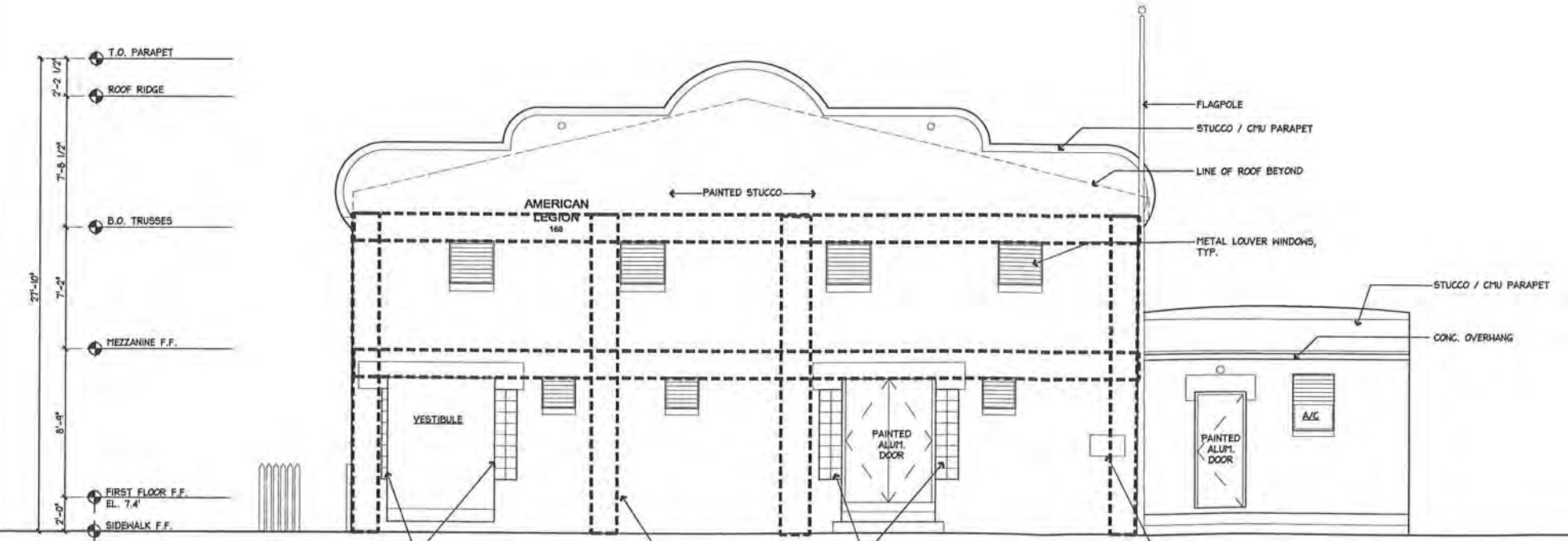
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A2.1

4 OF 8

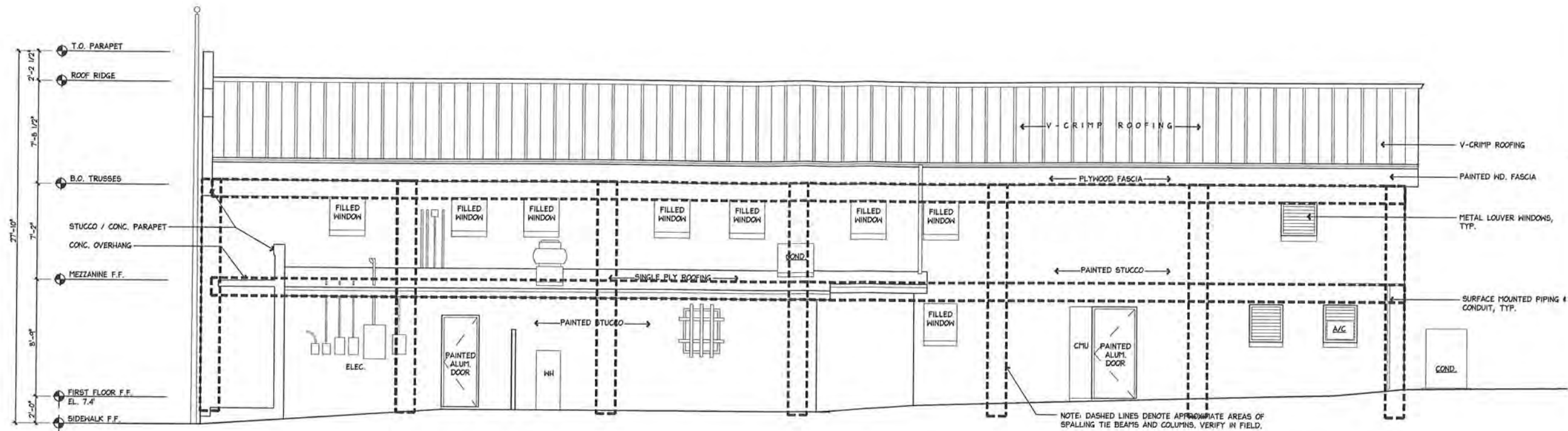


2 NORTH (SIDE) EXTERIOR ELEVATION
 A2.1 SCALE: 1/4"=1'-0"

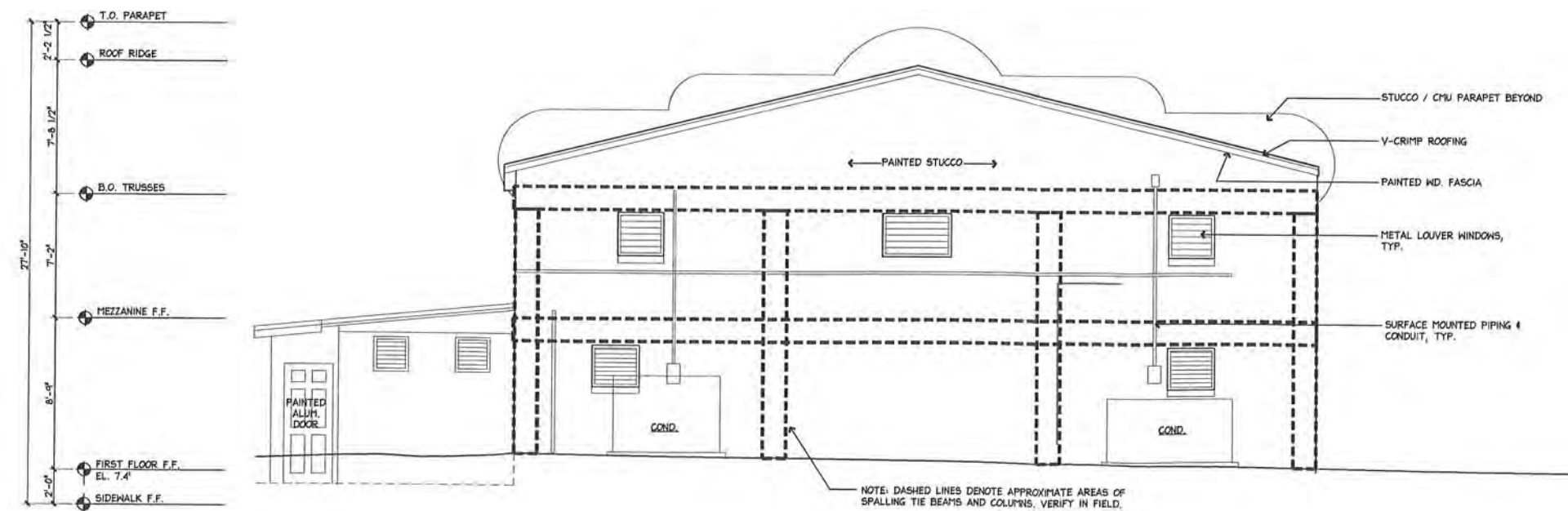


1 WEST (FRONT) EXTERIOR ELEVATION
 A2.1 SCALE: 1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



2 SOUTH (SIDE) EXTERIOR ELEVATION
A2.2 SCALE: 1/4"=1'-0"



1 EAST (REAR) EXTERIOR ELEVATION
A2.2 SCALE: 1/4"=1'-0"

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ARCHITECTS
p.a.

Project No. _____
EXISTING EXTERIOR
ELEVATIONS
Date: 6/10/12

A2.2

**PRELIMINARY
NOT FOR CONSTRUCTION**

PRELIMINARY
NOT FOR CONSTRUCTION

AMERICAN LEGION POST 168
803 EMMA STREET
KEY WEST, FLORIDA
STABILIZATION DRAWINGS

STIRLING & WILBUR
ENGINEERING GROUP



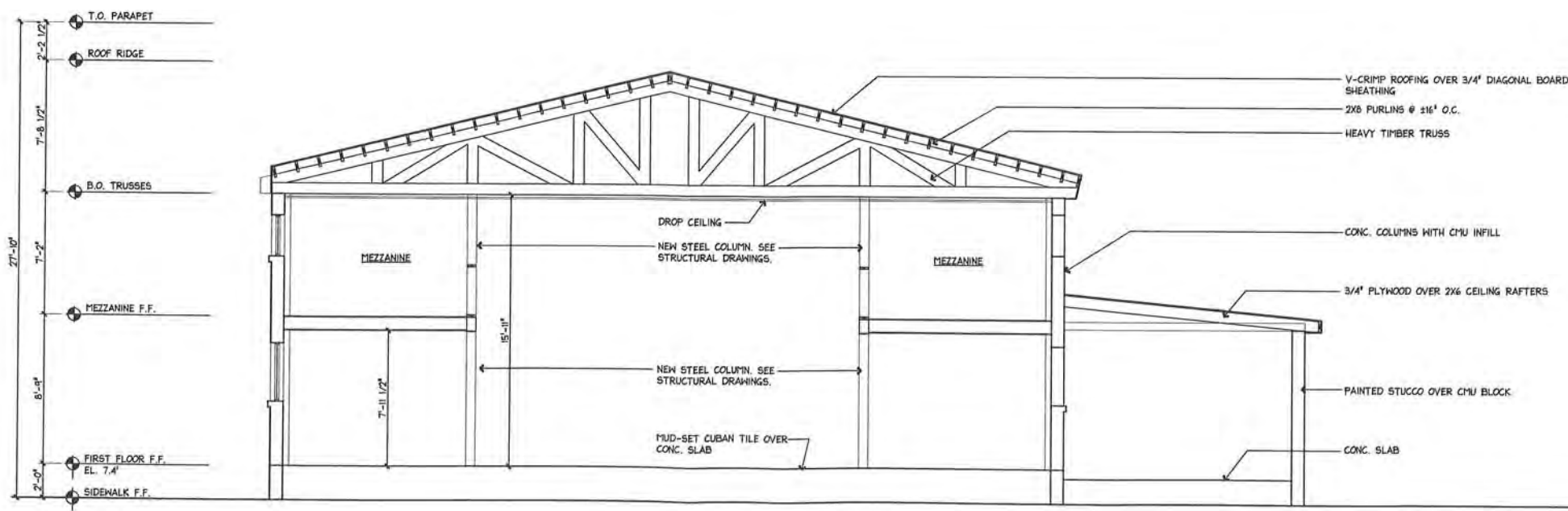
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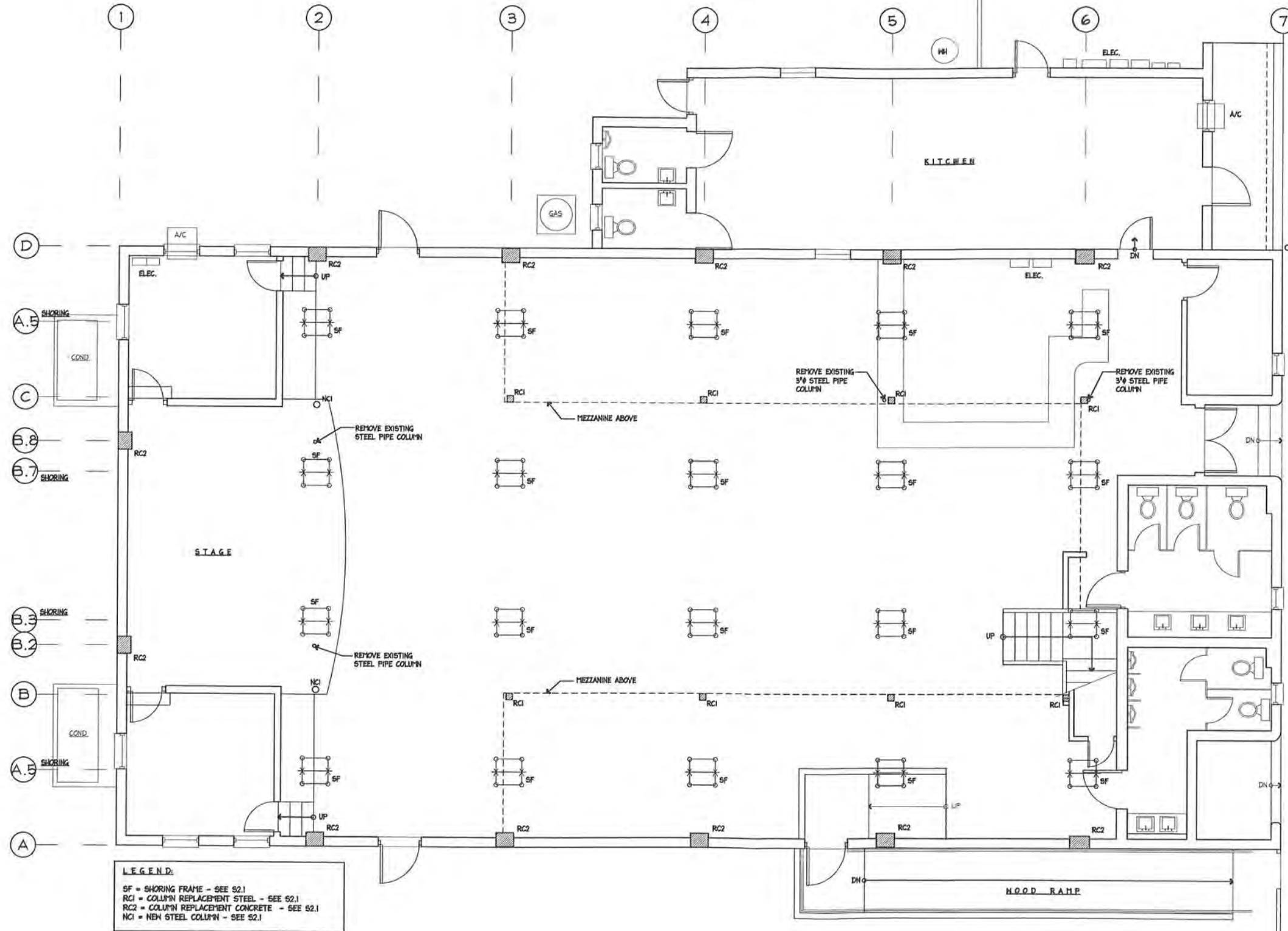
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ARCHITECTS
p.c.

Project No. ---
SECTIONS
Date: 6/10/12

A3.1
6 OF 8



1 TRANSVERSE SECTION LOOKING EAST
EX6 SCALE: 1/4"=1'-0"



1 FIRST FLOOR STRUCTURAL PLAN
 S1.1 SCALE: 1/4"=1'-0"

EMMA STREET

PRELIMINARY
NOT FOR CONSTRUCTION

SIDEWALK

AMERICAN LEGION POST 168
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Project No. 168-01
 FIRST FLOOR PLAN
 Date: 6/10/12

S1.1

AMERICAN LEGION POST 168
 803 EMMA STREET
 KEY WEST, FLORIDA
 STABILIZATION DRAWINGS

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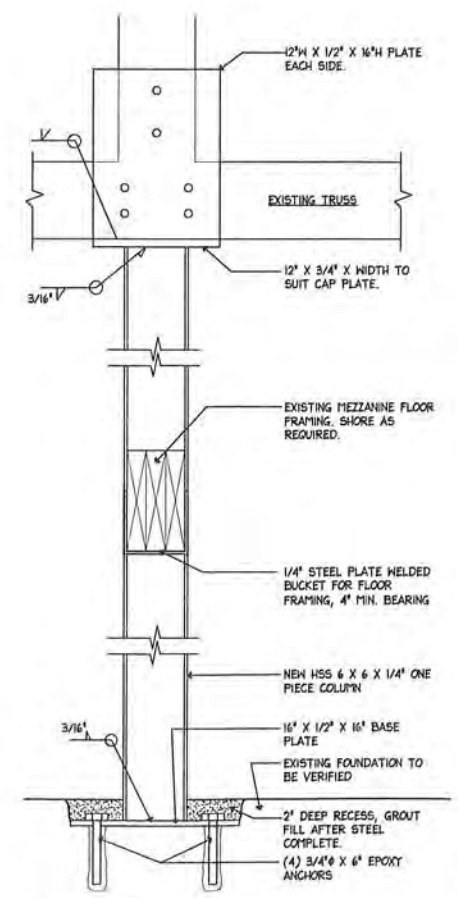
Project No. ---
 DETAILS SECTIONS

Date: 6/10/12

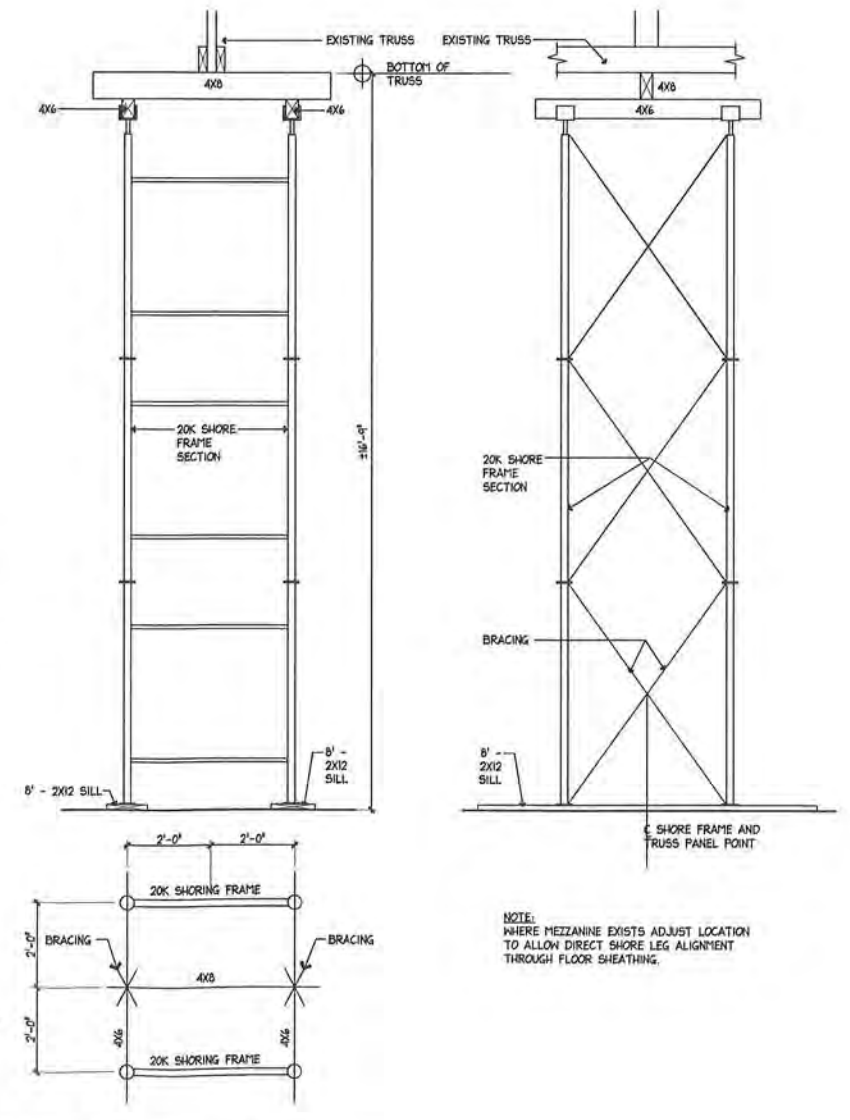
S2.1

8 OF 8

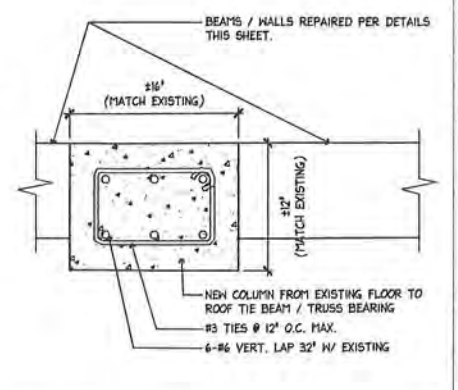
**PRELIMINARY
 NOT FOR CONSTRUCTION**



3 RC-2 DETAIL
 S2.1 SCALE: 1/2"=1'-0"



2 SF SHORING FRAME DETAIL
 S2.1 SCALE: 1/2"=1'-0"



1 RC-2 DETAIL
 S2.1 SCALE: 1/2"=1'-0"

NOTE:
 WHERE MEZZANINE EXISTS ADJUST LOCATION
 TO ALLOW DIRECT SHORE LEG ALIGNMENT
 THROUGH FLOOR SHEATHING.

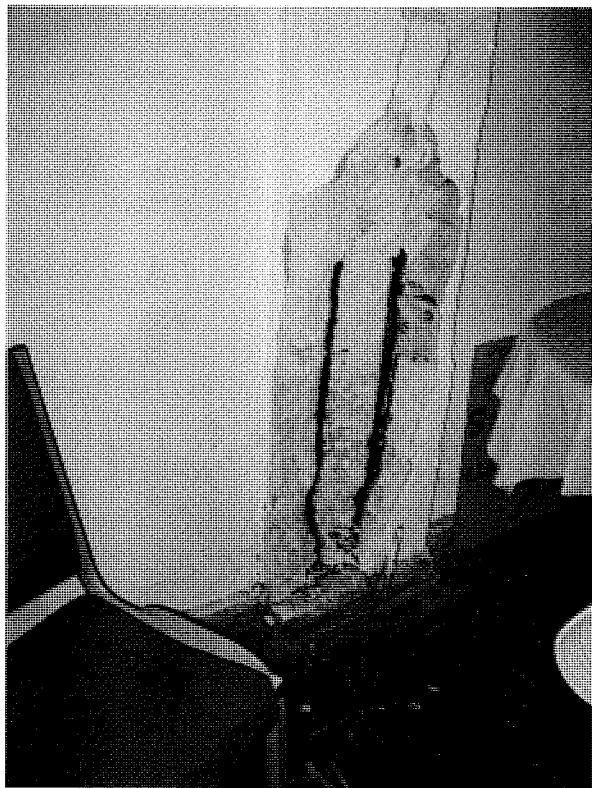


Photo of existing spalled concrete column at inside of building, along exterior wall. Contractor to repair spalling at all tie beams and columns and patch stucco. These columns are marked RC2 on Structural Plan S1.1. See repair detail, sheet S2.1. See structural details and specifications.



Photo of existing spalled concrete column at inside of building, along exterior wall. Note crack at wall-column joint. Contractor to repair spalling at all tie beams and columns and patch stucco. These columns are located under each wood truss, and are marked RC2 on Structural Plan S1.1. See repair detail, sheet S2.1. See structural details and specifications.



Photo of existing roof truss. All roof trusses are to remain, and shall be shored during spalling repair per Plan drawing S1.1, and shoring details on S2.1. Carefully remove suspended ceiling tiles as required for Work. Suspended ceiling grid to remain. Replace existing ceiling tiles after work is complete. (No new ceiling tiles shall be purchased.) Ductwork to remain. Protect ductwork during construction.



General photo of interior. Columns along mezzanine shall be replaced with steel columns per structural details, sheets S1.1 and S2.1. The floor is composed of historic Cuban floor tiles, and shall be covered and protected during construction. Carefully remove suspended ceiling tiles as required for Work. Suspended ceiling grid to remain. Replace existing ceiling tiles after work is complete. (No new ceiling tiles shall be purchased.).



Photo of ceiling at kitchen. Sister roof rafters per Structural drawings.