

**EXHIBIT "A"**

**Concrete Repair Cost Proposal Form for Fredrick Douglass Gym**

**BASE BID**

**1. General Conditions:**

a. General Conditions/Miscellaneous:	1	LS	LS	<u>\$1,500</u>
b. Temporary Shoring (Shoring design to be by Florida Registered Engineer)	1	LS	LS	<u>\$8,000</u>

**2. Additional Demolition and Concrete Repair:**

a. Repair of Top of Wall Tie Beam West and East Elevations	SK-1	60	CF	<u>\$425</u>	<u>\$25,500</u>
a. Repair of Top of Wall Tie Beam North and South Elevations	SK-2	10	CF	<u>\$425</u>	<u>\$4,250</u>
c. Removal and Replacement of Window Sill w/New Rebar and 3000 psi Concrete	SK-3	20	CF	<u>\$425</u>	<u>\$8,500</u>
d. Infill of Cut Block Wall w/3000 psi Concrete	SK-9	10	CF	<u>\$225</u>	<u>\$2,250</u>
e. Concrete Repairs at Window Header Beam (BASF S440)	SK-4,5,6	50	CF	<u>\$425</u>	<u>\$21,250</u>
f. Concrete Repairs at Window Header Beam (BASF N425)	SK-4,5,6	10	CF	<u>\$425</u>	<u>\$4,250</u>
g. Concrete Repairs at Mid Wall Tie Beam (BASF S440)	SK-4,5,6	20	CF	<u>\$425</u>	<u>\$8,500</u>
h. Concrete Repairs at Mid Wall Tie Beam (BASF N425)	SK-4,5,6	10	CF	<u>\$425</u>	<u>\$4,250</u>
i. Concrete Repairs at Columns (BASF S440)	SK-4,5,6	110	CF	<u>\$425</u>	<u>\$46,750</u>

**3. Miscellaneous:**

a. Epoxy Injection of Cracking a Columns and Tie Beams	SK-7	350	LF	<u>\$50</u>	<u>\$17,500</u>
b. Heli-Fix Anchors for Masonry Not Tied in to Wall	SK-8	50	LF	<u>\$50</u>	<u>\$2,500</u>
c. #3 Rebar for Concrete Repairs		150	LF	<u>\$1.50</u>	<u>\$225</u>
d. #4 Rebar for Concrete Repairs		150	LF	<u>\$1.50</u>	<u>\$225</u>
e. #5 Rebar for Concrete Repairs		150	LF	<u>\$1.50</u>	<u>\$225</u>
f. Rebar Splice		50	EA	<u>\$30</u>	<u>\$1,500</u>
g. Vector XP/XPT Anodes		50	EA	<u>\$70</u>	<u>\$3,500</u>
h. Joist Seat Repair	SK-10	5	EA	<u>\$500</u>	<u>\$2,500</u>

**TOTAL BASE BID** \$163,175.00

**TIME FOR COMPLETION - 8 WEEKS**

# Concrete Repair Cost Proposal for Fredrick Douglass Gym - Continued

## ADDITIONAL UNIT PRICES

1.	Top of wall tie beam concrete removal, surface preparation and replacement with new concrete:		\$ <u>425</u> _____ / CF
2.	Removal and replacement of existing concrete with new rebar and 3,000 psi concrete:		\$ <u>425</u> _____ /CF
3.	Concrete repairs using:	BASF 425	\$ <u>425</u> _____ /CF
		BASF 440	\$ <u>425</u> _____ /CF
4.	Epoxy injection at cracks:	< 1/8 inch	\$ <u>50</u> _____ /LF
		1/8 -1/4 inch	\$ <u>55</u> _____ /LF
		1/4 -3/8 inch	\$ <u>60</u> _____ /LF

### Notes:

- Base Lump Sum (LS) cost on quantities provided in the above cost proposal bid form.
- Unit price pay items will require owner approval of contractor.
- If hidden conditions are identified during the construction/ repair efforts Architect shall be notified via a written RFI.
- **All above estimated quantities listed in the Schedule of Values (SOV) were based on visual limited-intrusive inspections completed by McCarthy and Associates April 25-26, 2017. The inspections/survey were conducted through site access from ground level or readily accessible areas viewed from a provided onsite lift. The listed quantities shall not be considered an ultimate guarantee of all required repair work. The quantities required to repair actual damaged conditions will be determined after the completion of demolition by the contractor.**
- Refer to the primary report from Hayes Cummings Architects PA dated July 15, 2013 for additional information regarding the existing structure identified during our previous survey of the structure.
- Due extensive overlap of the new roofing material at the top perimeter wall and roof deck, there was limited visual access to survey the entire roof perimeter. Quantities of repair at the top of wall tie beam were based on onsite discussions with the contractor and a review of isolated areas open for review during our site visit.

**EXHIBIT “B”**

**Repair Details SK 1 – 10**

**Frederick Douglas Gym**

**Structural Repairs**

**McCarthy Project No. M13178**

PROJECT FREDERICK DOUGLASS  
SUBJECT TOP OF WALL TIE BEAM REPAIR

NOTE:  
TREAT TOP OF EXIST'G.  
TIE B.M. WITH A CHEMICAL  
BONDING AGENT PRIOR TO  
RE-POURING WALL CAP.

POUR AREA SOLID W/  
w/ 3000 PSI CONCRETE  
CUT & REMOVE '8"  
MIN. DEPTH OF  
EXIST'G. CONC,  
TIE B.M.

INSTALL #4 DNL'S. @ 24"  
O.C. DRILL & EPOXY 5/2"  
MIN. INTO EXIST'G. TIE B.M.

NEW MTL. ROOF  
DECK & BRG. ANGLE  
ALREADY INSTALLED,

(1) #5 CONT.  
\* EXISTING REBAR MAY  
BE REUSED IF FOUND TO  
BE UNDMAGED

EXIST'G. CONC.  
TIE B.M. & MAS.  
WALL BELOW.

EXIST'G. STEEL  
JOIST.

REMOVE EXIST'G. 3/4"  $\phi$   
EPOXY BOLTS & REPLACE  
W/ 3/4"  $\phi$  HOOKED ANCHOR  
BOLTS @ 32" O.C.

NOTE:  
1. BONDING AGENT TO BE BASF P124 CORROSION  
INHIBITOR AND BONDING AGENT OR APPROVED EQUAL

TOP/WALL REPAIR DTL.  
(EAST & WEST WALLS)

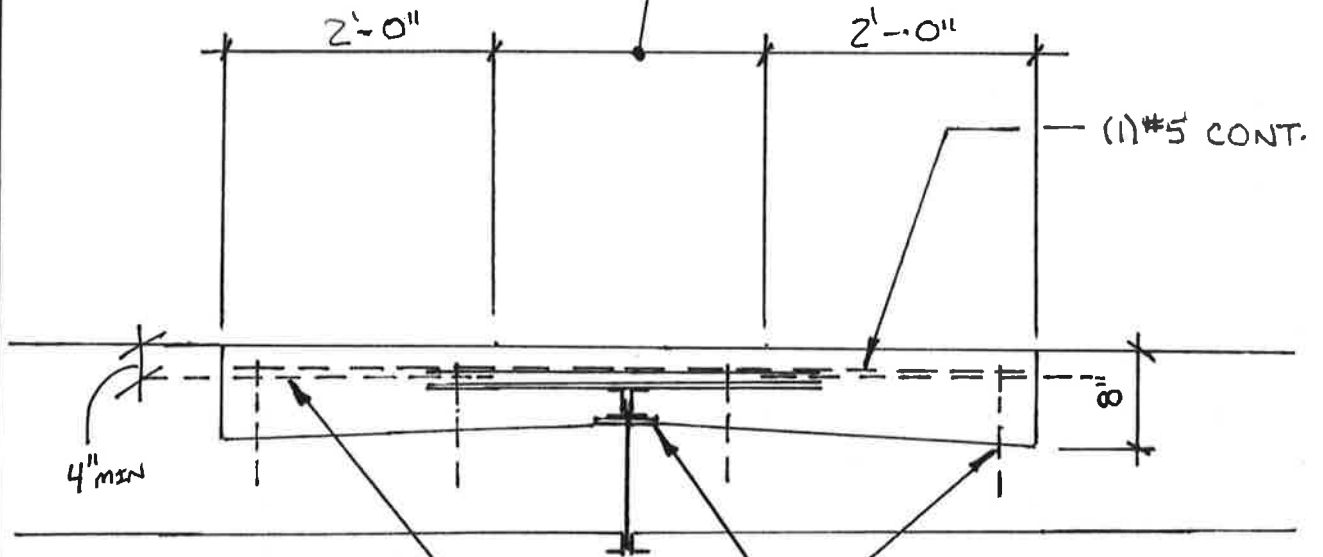
SK-1

**NOTE:**

TREAT ALL EXPOSED AREAS W/A CHEMICAL BONDING AGENT.

AREAS OF CRACKED OR SPALLED CONC. CUT & REMOVE AN ADDN'L. 2'-0" EA. SIDE.

— REPLACE DAMAGED ARE W/ 3000 PSI MINIMUM CONCRETE



DRILL & EPOXY #5 DWL. x 2'-6" INTO EXIST'G. TIE B.M. 6" EMBED.

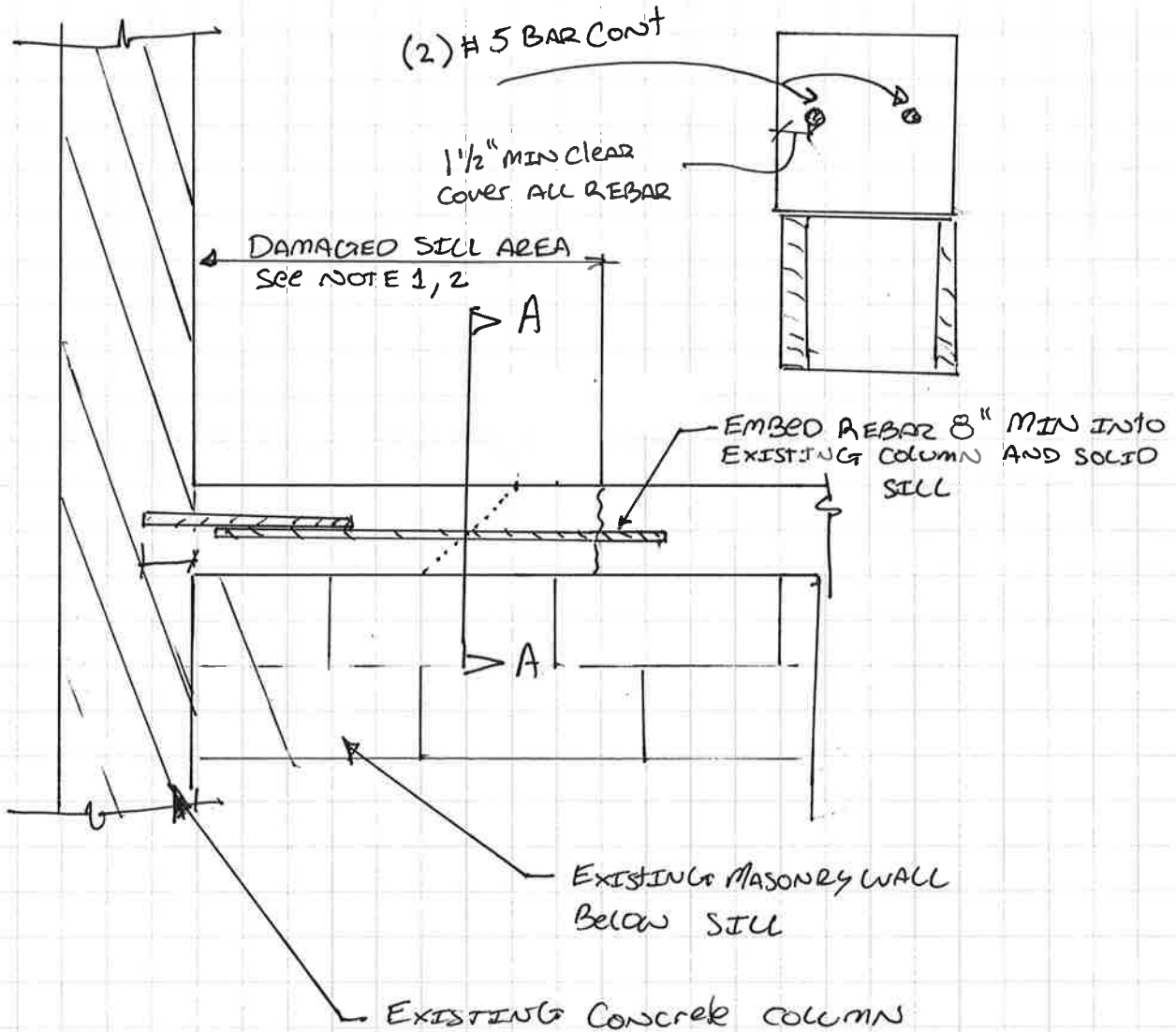
#4 HOOK DWLS @ 24" O.C. SEE SHEET 1.

GC NOTE:

DO NOT DISTURB CONC. BELOW EXIST'G. JST. BRG. LOCATIONS.

TIE BEAM REPAIR DTL.  
(NORTH & SOUTH WALLS)

SK-2

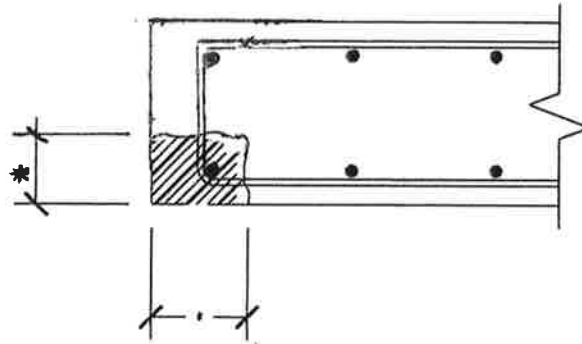


NOTE

1. REMOVE DAMAGED, LOOSE OR DELETERIOUS CONCRETE TO SOLID CONCRETE.
2. IF DAMAGED AREA EXTENDS GREATER THEN 75% SILL LENGTH REMOVE AND REPLACE ENTIRE SILL.
3. CLEAN AND PREPARE AREA FOR REPLACEMENT SIM SK-4

WINDOW SILL REPAIR DTL.

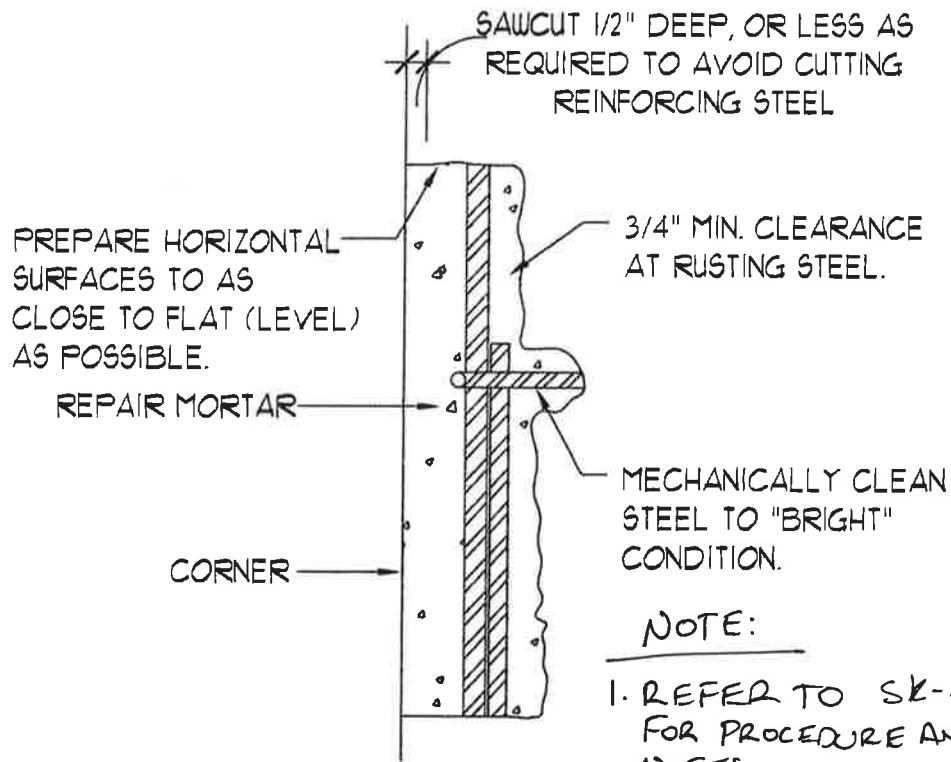
SK-3



**COLUMN OR BEAM REPAIR**

NOT TO SCALE

\* UNLESS TEMPORARILY SHORED,  
REPAIR AREA SHALL NOT  
EXCEED 20% OF THE CROSS  
SECTIONAL AREA OF THE COLUMN.



NOTE:  
1. REFER TO SK-5 & SK-6  
FOR PROCEDURE AND ADDITIONAL  
NOTES

SK-4

PROJECT FREDERICK DOUGLASS  
SUBJECT

JOB NO.	1A13178
SHEET 4 OF 6	DATE
BY:	4-6-2017
CHK'D	

DEMOLITION PROCEDURE:

1. CONTRACTOR TO READ, UNDERSTAND AND FOLLOW ALL OF THE MANUFACTURERS RECOMMENDATIONS FOR THE INSTALLATION OF REPAIR MATERIALS LISTED HEREIN.
2. INSTALL ANY REQUIRED SHORING PRIOR TO THE START OF ANY DEMOLITION. SHORING SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
3. CONTRACTOR TO INSPECT/ SOUND THE SUSPECTED DAMAGED CONCRETE AND REVIEW THE POTENTIAL REPAIRS LOCATIONS PRIOR TO DEMO.
4. PREPARE REPAIR AREA PER ICRI GUIDELINES # 310R. SAWCUT THE PERIMETER OF THE PROPOSED REPAIR AREA TO A MINIMUM DEPTH OF  $\frac{3}{4}$ " WITHOUT DAMAGING THE REINFORCEMENT. THE SAWCUT AREA SHOULD BE GEOMETRICALLY EQUAL, IE. SQUARE.
5. REMOVE ALL LOOSE AND DELETERIOUS CONCRETE MATERIAL THAT ENCOMPASSES THE DAMAGED AREA WITHIN THE CONCRETE BEAM/COLUMN.
6. THE CONCRETE WITHIN THE REPAIR AREA SHALL BE PREPARED TO A MINIMUM OF C SP-6 SURFACE ROUGHNESS OR GREATER THAN THE REPAIR MORTAR SPECIFICATIONS.

REPAIR PROCEDURE:

1. IF NECESSARY, THE CONTRACTOR SHALL CHIP UNDER THE EXISTING REINFORCEMENT AND POSITIVELY HOLD DOWN THROUGH MECHANICAL MEANS TO ACHIEVE MINIMUM 1- $\frac{1}{2}$ " COVER.
2. PRESSURE WASH REPAIR AREA (1500PSI MINIMUM) TO REMOVE ALL DUST OR LOOSE MATERIAL AND ALLOW TO DRY. OIL FREE COMPRESSED AIR MAY BE USED TO ACCELERATE THE DRYING PROCESS.
3. REPAIR SURFACE SHALL BE PREPARED TO BE SATURATED SURFACE DRY (SSD) WITH NO STANDING WATER.
4. AT MINOR LOCATIONS INSTALL BASF N425 (GEL PATCH) OR APPROVED EQUAL AT REPAIR AREA PER MANUFACTURER SPECIFICATIONS. REPAIR MATERIAL SHALL BE INSTALLED IN MAXIMUM LIFTS OF 2 INCHES.
5. AT FULL DEPTH REPAIR LOCATIONS COAT REPAIR AREA AND ALL EXPOSED STEEL REINFORCEMENT WITH BASF P-124 CORROSION INHIBITOR AND BONDING AGENT. FORM AND POUR REPAIR AREA WITH BASF S 440 MC POURABLE AND PUMPABLE PRE-EXTENDED SELF-CONSOLIDATING REPAIR MORTAR OR APPROVED EQUAL.
6. ALL REPAIR WORK SHALL BE FINISHED TO MATCH THE SURFACE LEVEL OF EXISTING CONDITIONS.

Sk-5



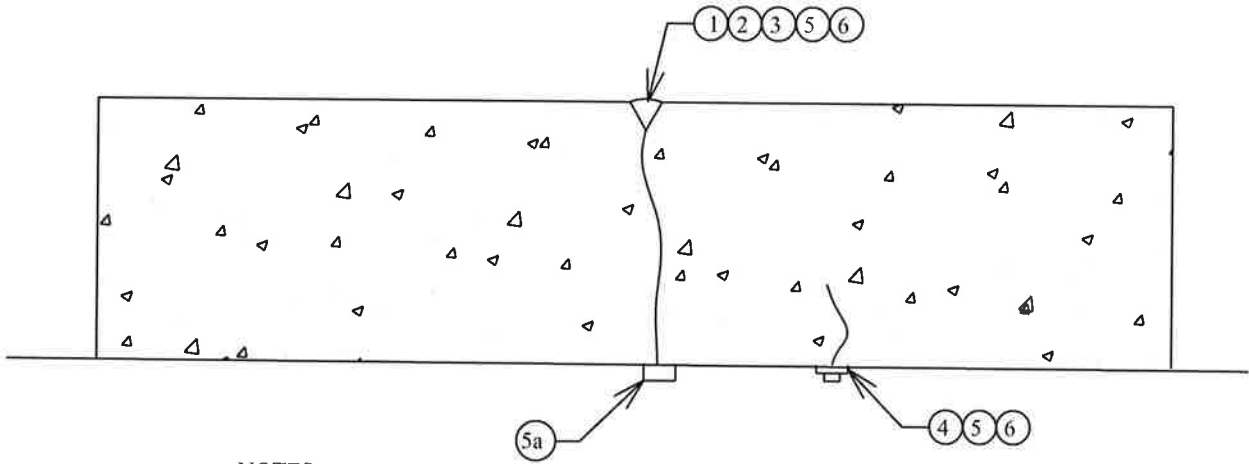
PROJECT FREDERICK DOUGLASS  
SUBJECT

JOB NO.	1113178
SHEET 6 OF 6	DATE
BY:	4-6-2017
CHK'D	

CONSTRUCTION NOTES:

1. REMOVE ALL LOOSE CONCRETE FROM EXISTING BEAM OR COLUMN LEAVING A ROUGHENED SURFACE.
2. CLEAN ALL EXISTING COLUMN STEEL TO A RUST FREE CONDITION.
3. APPLY BONDING AGENT/ANTI-CORROSION COATING TO ALL SURFACES OF EXISTING STEEL.
4. APPLY REPAIR MORTAR PER MANUFACTURE'S INSTRUCTIONS.

SK-6

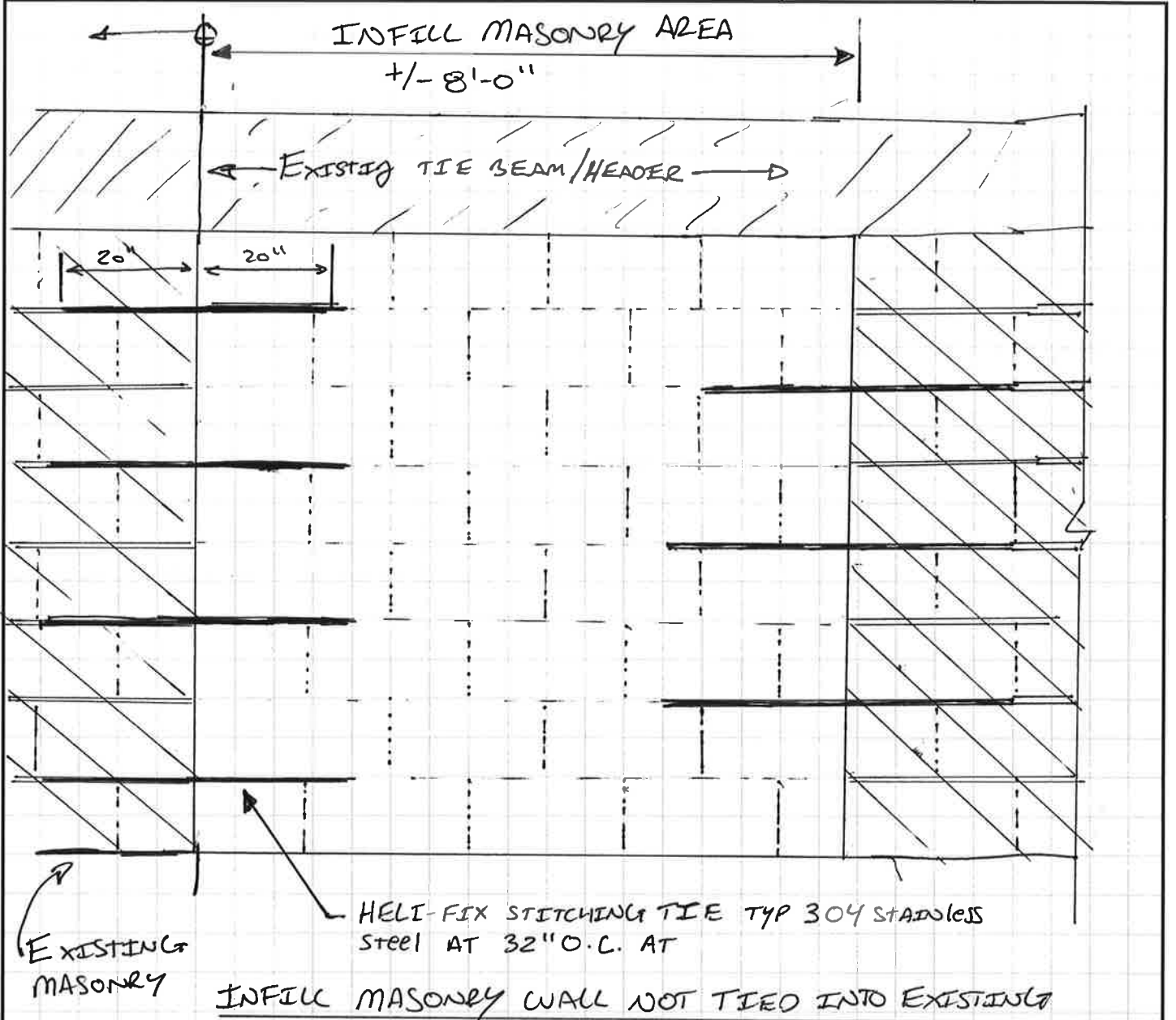


NOTES:

- 1: FOR HORIZONTAL CRACKS, ROUT CRACK TO MINIMUM OF 1/4" X 1/4".
- 2: REMOVE ANY DELETERIOUS MATERIAL.
- 3: CLEAN CRACK SURFACES W/ OIL FREE COMPRESSED AIR.
- 4: FILL CRACKS W/ BASF MASTERINJECT 1500 EPOXY SYSTEM OR APPROVED EQUAL, PER MANUFACTURE SPECIFICATIONS.
- 5: FOR OVERHEAD / VERTICAL CRACKS INSTALL INJECTION PORT CAP SEAL ALONG CRACK LENGTH. EPOXY SYSTEM AND BASF MASTERINJECT 1500.
- 5a: CHEMCO SYSTEMS CC GROUT; STRAP SEAL MAY BE USED AS AN ALTERNATIVE PRODUCT TO CAP SEAL.
- 6: EPOXY INJECT MECHANICALLY, FINISH TO MATCH EXISTING SURFACE PROFILE AND REMOVE EXCESS EPOXY.


STRUCTURAL CONCRETE CRACK REPAIR 1/32<sup>nd</sup> OR GREATER  
 NOT TO SCALE

SK-7

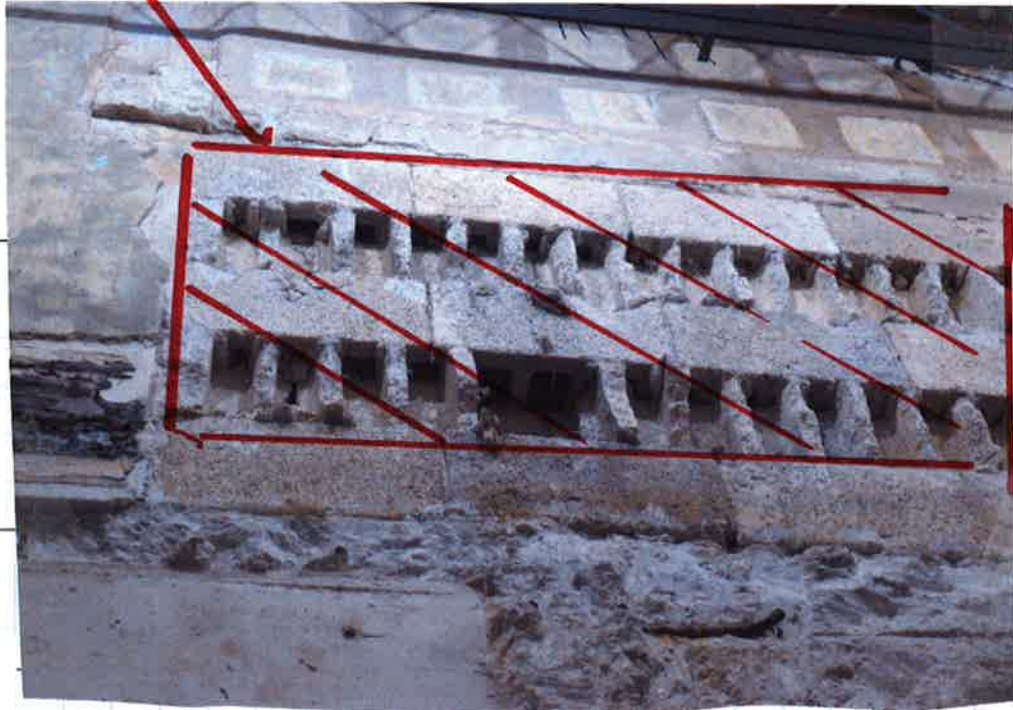


NOTE:

THIS WALL IS LOCATED BETWEEN COLUMNS 8B & 8C,  
SEE PLAN S-101 DATED 6/29/16 FOR REFERENCE

SK-8

FILL WALL SOLID W/ 3000 PSI CONCRETE.

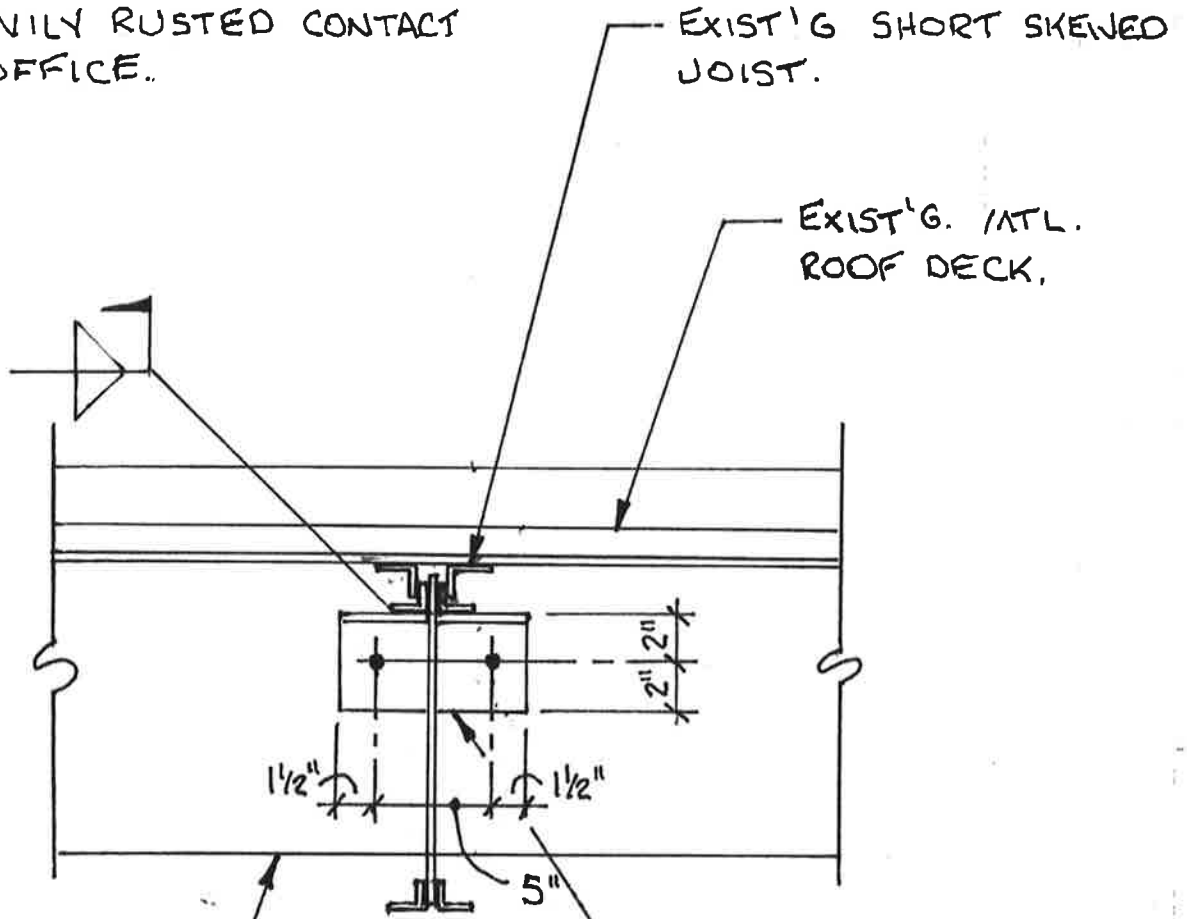


\* MASONRY WALL BETWEEN COLUMNS 4A & 5A  
SEE ORIG STRUCTURAL PLANS FOR COLUMN LAYOUT.

INFILL OF CUT MASONRY BLOCKS

SK-9

GC NOTE:  
 FIELD VERIFY CONDITION  
 OF EXIST'G. JOIST SEAT.  
 IF HEAVILY RUSTED CONTACT  
 THIS OFFICE..



EXIST'G. CONC.  
 TIE BIA.

INSTALL L4x4x3/8x0'-8"  
 W/ (2) 3/4" Ø EPOXY BOLTS.  
 (5 1/2" EMBED)

JOIST SEAT REPAIR

SK-10

**EXHIBIT "C"**

**Field Notes from Site Visits**

**April 26 & 27, 2017**

**Frederick Douglas Gym**

**Structural Repairs**

**McCarthy Project No. M13178**

FREDRICK DOUGLASS SITE VISIT  
ON APRIL 26/27 2017  
DAMAGE LEGEND

MARK	DESCRIPTION	REPAIR DETAIL
CS	CONCRETE SPALL AT COLUMN OR MISCELLANEOUS LOCATION INCLUDING CEILINGS	SK: 4-6
DH	DAMAGED WINDOW HEADER	SK: 4-6
DS	DAMAGED WINDOW SILL	SK-3
MC	MASONRY CRACK	N/A
DJ	DAMAGED JOIST SEAT	SK-2 & 10
DT	DAMAGED TOP OF WALL TIE BEAM	SK-1
DM	DAMAGED MID WALL TIE BEAM	SK: 4-6
MH	MISSING HEADER	N/A
MD + SD	MISCELLANEOUS COSMETIC DAMAGE TO STUCCO NOT INCLUDED IN SURVEY	N/A
MI	MASONRY INFILL WALL NOT TIED IN TO SURROUNDING WALL	SK-9
CC	CONCRETE CRACK	SK-7
MH + MS	MISSING HEADER & SILL AT OPENING TO BE INFILLED	*SEE ORG PLANS DETAIL 2/S302

P1/5



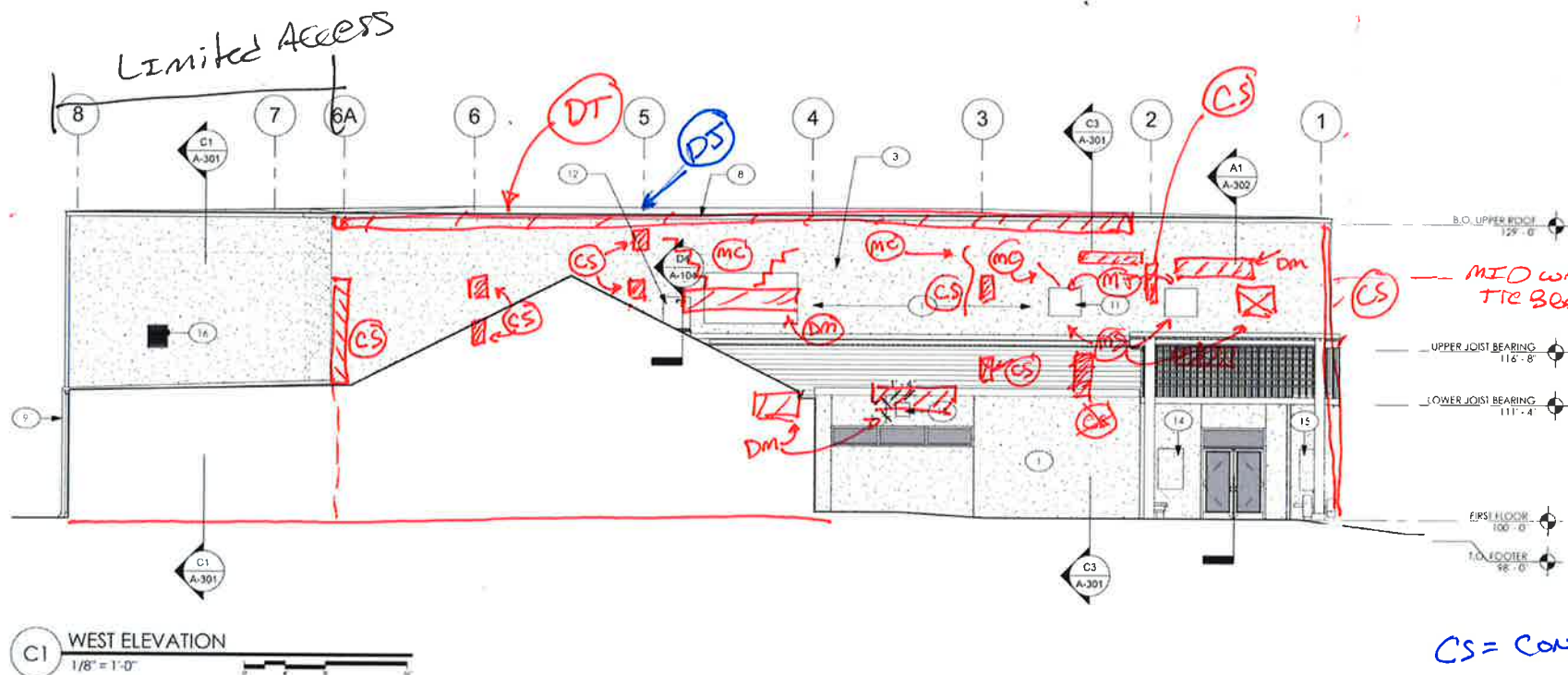
SITE VISIT  
 April 26-27, 2017  
 FIELD NOTES  
 P2/5

SHEET KEYNOTES

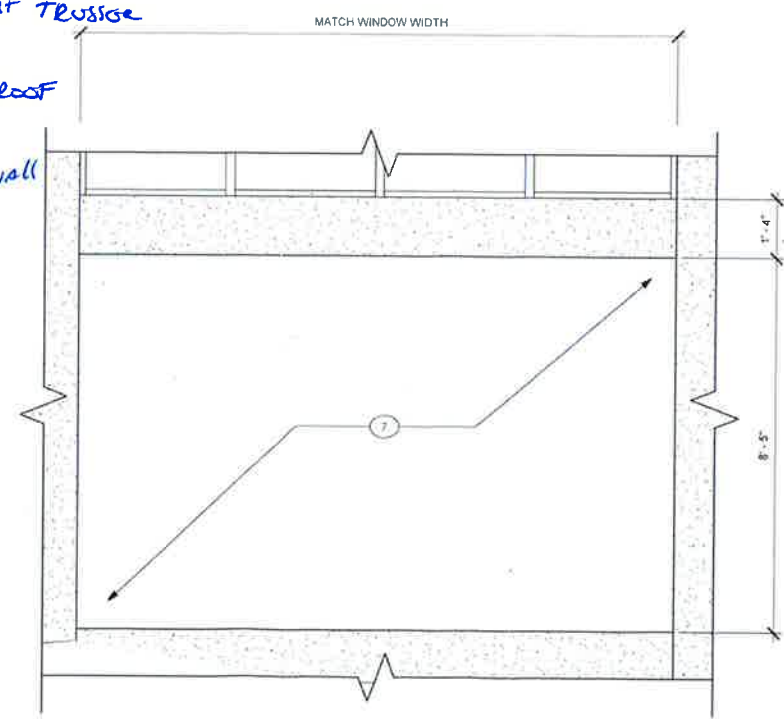
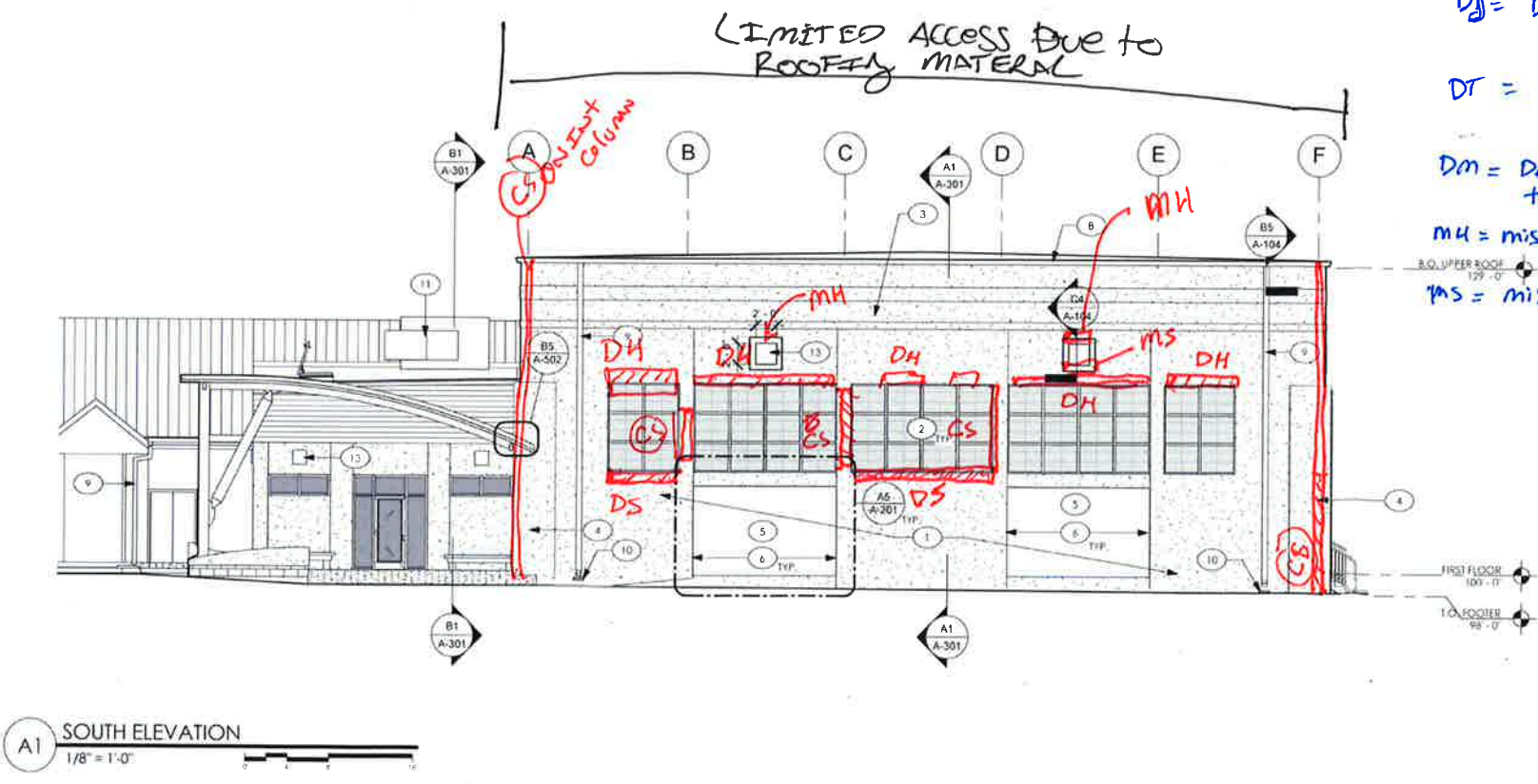
- 1 PAINT OVER EXISTING STUCCO PLASTER
- 2 TRANSLUCENT GLAZING SYSTEM
- 3 DECORATIVE COLOR BAND SEE B4/A-202
- 4 VAISED PLASTER
- 5 MURAL PANEL SEE A4/A-201
- 6 NEW CONTROL JOINT
- 7 ONE COAT CEMENT PLASTER OVER CMU SMOOTH FINISH
- 8 GALVANIZED ALUMINUM GUTTER
- 9 GALVANIZED ALUMINUM DOWNSPOUT
- 10 CONCRETE SPLASH BLOCK
- 11 RELOCATED EXISTING RTU
- 12 ROOF ACCESS HATCH
- 13 DECORATIVE MEDALLION SEE DETAIL A5/A-202
- 14 INSTALL EXISTING HISTORICAL PLAQUE
- 15 INSTALL NEW PLAQUE SEE DETAIL A4/A-202
- 16 MECHANICAL LOUVER

EXTERIOR FINISH MATERIALS LEGEND

1. PAINTED COMPONENTS ARE TO BE DETERMINED WITH 4'-0" X 4'-0" TEST SWATCHES IN THE FIELD FROM THE FOLLOWING OPTIONS:
- STUCCO PLASTER:  
 BUILDING FIELD COLOR OPTIONS: SW6154 NACRE  
 SW6168 MODERNE WHITE  
 SW6161 NONCHALANT WHITE
- RAISED PILASTER: SW7052 GRAY AREA
- RAISED CORNICE BAND  
 TOP AND BOTTOM BAND: SW7562 ROMAN COLUMN
- ACCENT STRIP OPTIONS: SW6176 LIVABLE GREEN  
 SW6177 SOFTENED GREEN  
 SW6192 COSTAL PLAIN  
 SW6179 ARTICHOKE
- METAL SIDING: CENTRIA 9962 XL SILVER GRAY
- HOLLOW METAL DOORS: SW7052 GRAY AREA



- CS = Concrete Sill  
 DH = Damaged Header  
 DS = Damaged Sill  
 MC = Masonry Crack  
 DJ = Damaged wall at Truss Tie Seat  
 DT = Damage High Roof Tie Beam  
 DM = Damaged MED Wall Tie Beam  
 MH = Missing Header  
 MS = Missing Sill



A5 MURAL PANEL  
 1/2" = 1'-0"

A1 SOUTH ELEVATION  
 1/8" = 1'-0"



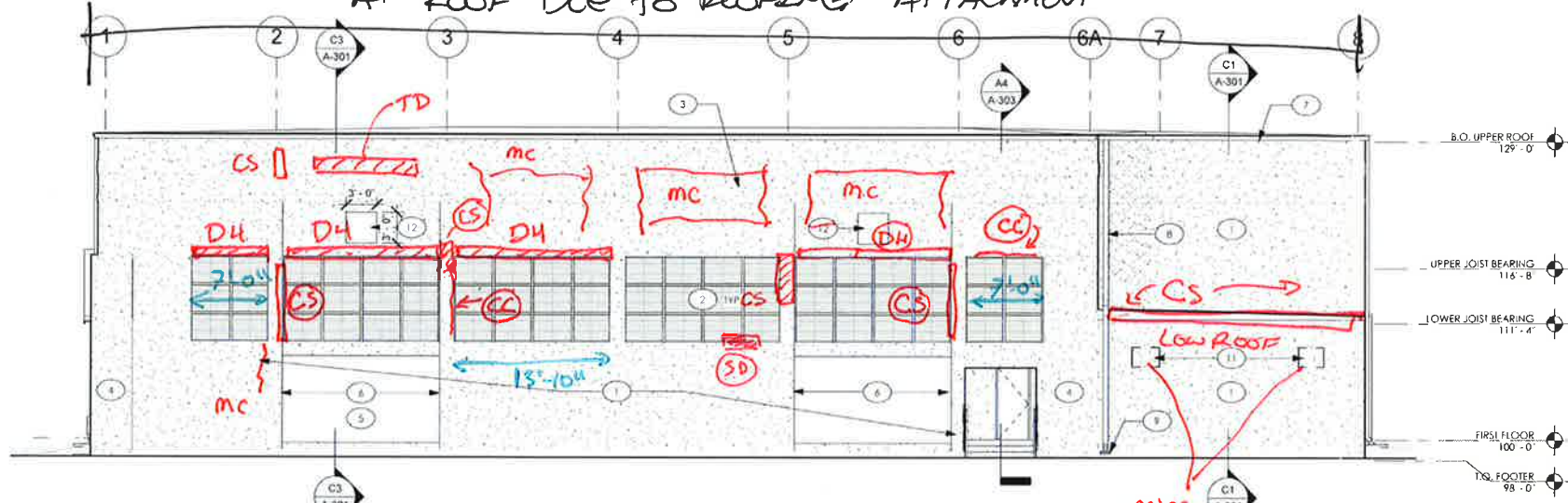
SHEET KEYNOTES

- 1 PAINT OVER EXISTING STUCCO PLASTER
- 2 TRANSLUCENT GLAZING SYSTEM
- 3 RAISED CORNICE BAND
- 4 RAISED PLASTER
- 5 MURAL PANEL. SEE A4/A-201
- 6 NEW CONTROL JOINT
- 7 GALVANIZED ALUMINUM GUTTER
- 8 GALVANIZED ALUMINUM DOWNSPOUT
- 9 CONCRETE SPLASH BLOCK
- 10 RELOCATED EXISTING RTU
- 11 REMOVE EXISTING A/C UNIT
- 12 DECORATIVE MEDALLION. SEE DETAIL A5/A-202

EXTERIOR FINISH MATERIALS LEGEND

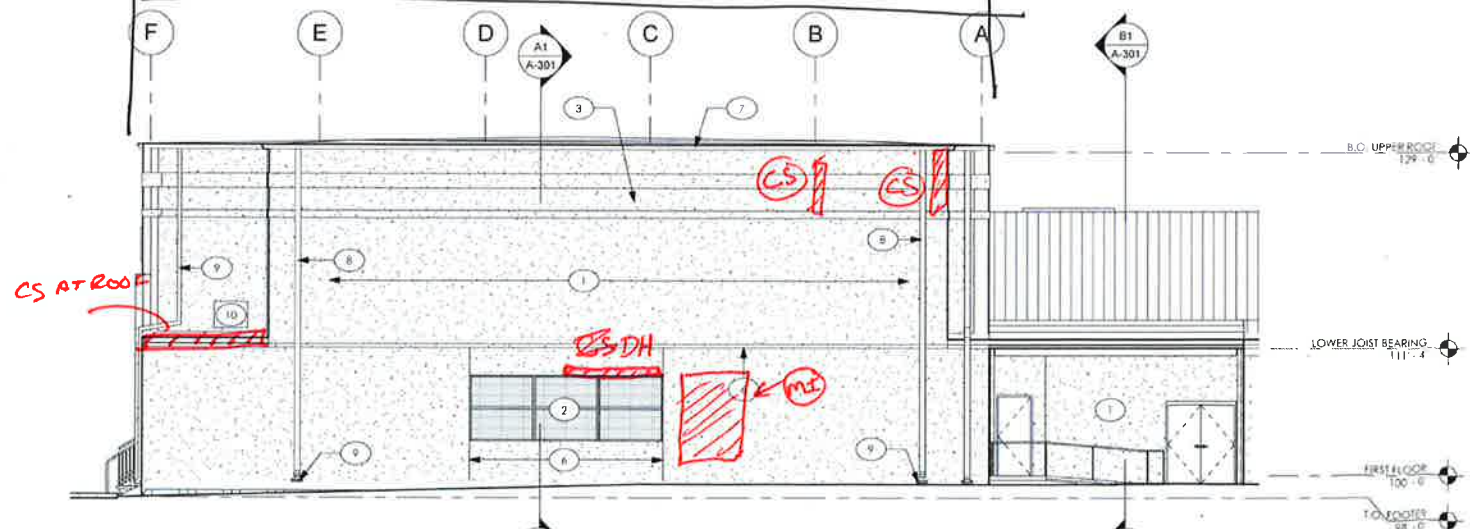
1. PAINTED COMPONENTS ARE TO BE DETERMINED WITH 4'-0" X 4'-0" TEST SWATCHES IN THE FIELD FROM THE FOLLOWING OPTIONS:
- STUCCO PLASTER:  
 BUILDING FIELD COLOR OPTIONS: SW6154 NACRE  
 SW6168 MODERNE WHITE  
 SW6161 NONCHALANT WHITE
- RAISED PLASTER: SW7052 GRAY AREA
- RAISED CORNICE BAND  
 TOP AND BOTTOM BAND: SW7562 ROMAN COLUMN
- ACCENT STRIP OPTIONS: SW6176 LIVABLE GREEN  
 SW6177 SOFTENED GREEN  
 SW6192 COSTAL PLAIN  
 SW6179 ARRICHOKE
- METAL SIDING: CENTRIA 9962 XL SILVER GRAY
- HOLLOW METAL DOORS: SW7052 GRAY AREA

LIMITED ACCESS TO TOP OF WALL  
 AT ROOF DUE TO ROOFING ATTACHMENT

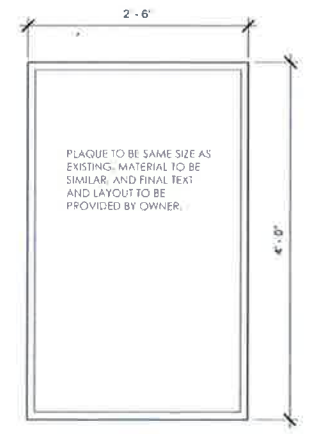


**C1** EAST ELEVATION  
 1/8" = 1'-0"

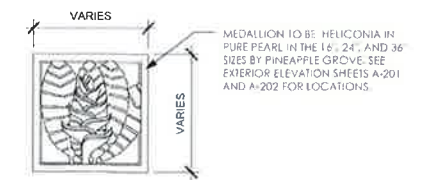
LIMITED ACCESS OF TOP  
 OF WALL DUE TO ROOFING SYSTEM



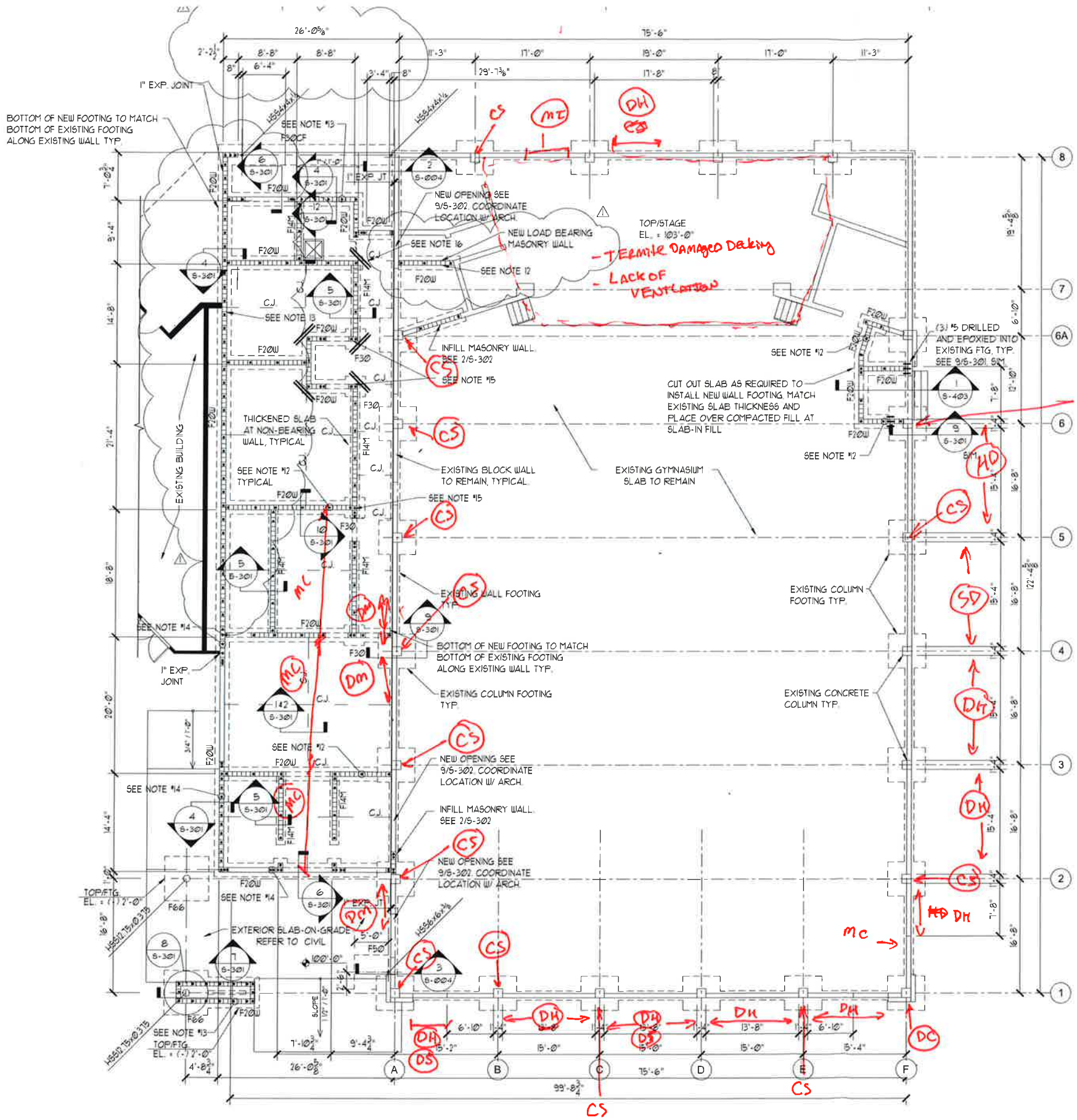
**A1** NORTH ELEVATION  
 1/8" = 1'-0"



**A4** NEW PLAQUE  
 1" = 1'-0"



**A5** DECORATIVE MEDALLION  
 1" = 1'-0"



**FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"  
SEE 5-004 FOR PLAN NOTES



Cosmetic Damages  
 \* MD = MISLEANSOUS DAMAGE TO INFILL MASONRY & STUCCO DAMAGE IS NOT SHOWN FOR CLARITY  
 \* MC = FOUND TO BE AN ISOLATED LOCATIONS AND APPEARS TO BE REFLECTED THROUGH STUCCO CRACKS. THIS DAMAGE IS COSMETIC

FOOTING SCHEDULE					
MARK	SIZE	DEPTH	REINF. EA. WAY	REMARKS	DWL/A.B. EMBEDMENT
F14M	1'-4"	10"	(2) #5 CONT.	MONO FTG. SEE 5/5-301	7"
F20W	2'-0"	1'-0"	(3) #5 CONT. #4@24" TRANSV.	WALL FTG.	9"
*F30CF	3'-0"	1'-2"	(4) #6 TAB LONG #6@12" SHORT	COMBINED FOOTING	11"
F30	3'-0"x3'-0"	1'-0"	(3) #5 CONT.		9"
F50	5'-0"x5'-0"	MATCH EXISTING	(5) #5	TOP & BOT.	9"
F66	6'-6"x6'-6"	1'-4"	(8) #5	TOP & BOT.	1'-1"

\*FIELD VERIFY ACTUAL LENGTH OF FOOTING WITH FIELD CONDITIONS. PROVIDE 1/2" ISOLATION JOINT BETWEEN NEW FOOTING AND EXISTING FOOTING.

**MASONRY REINF. LAP SCHEDULE**

BAR SIZE	LAP LENGTH
#3 BAR	18"
#4 BAR	24"
#5 BAR	30"
#6 BAR	36"
#1 BAR	42"

hayes | cumming  
 architects  
 2210 central ave, suite 100  
 st. petersburg, fl 33712  
 ph 727.321.0900  
 fx 727.321.0903  
 AA26001260  
 hc-arc.com

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 paul v. cumming, aia, lead bd+c  
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CONSULTANT:  
**McCarthy and Associates**  
 A DIVISION OF PENNONI ASSOCIATES, INC.  
 2555 Nursery Road, Suite 101  
 Clearwater, FL 33764-3080  
 (727) 536-8772  
 Florida Coo 7819  
 Justin W. Duncan, P.E.  
 Florida P.E. 78524  
 Pennoni Project No. 13178

CLIENT / PROJECT NAME:  
 CITY OF KEY WEST  
 ALTERATIONS TO:  
**FREDERICK DOUGLASS RECREATION CENTER**  
 KEY WEST, FLORIDA

SHEET TITLE:  
 FOUNDATION PLAN

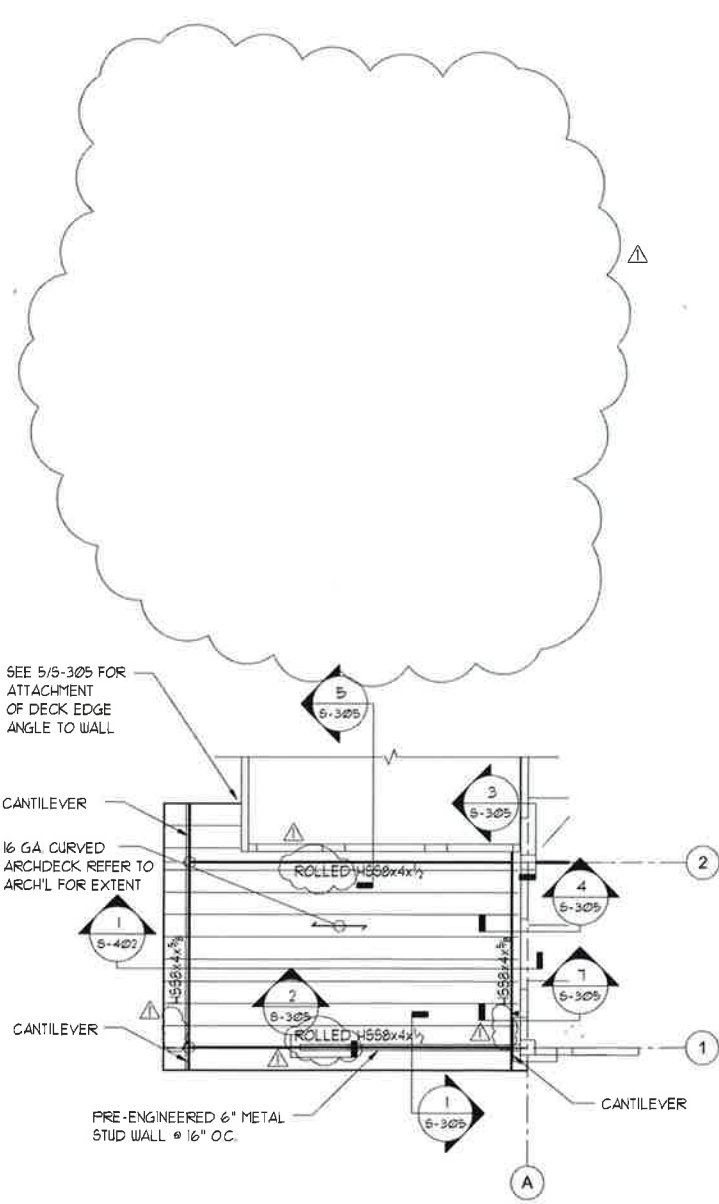
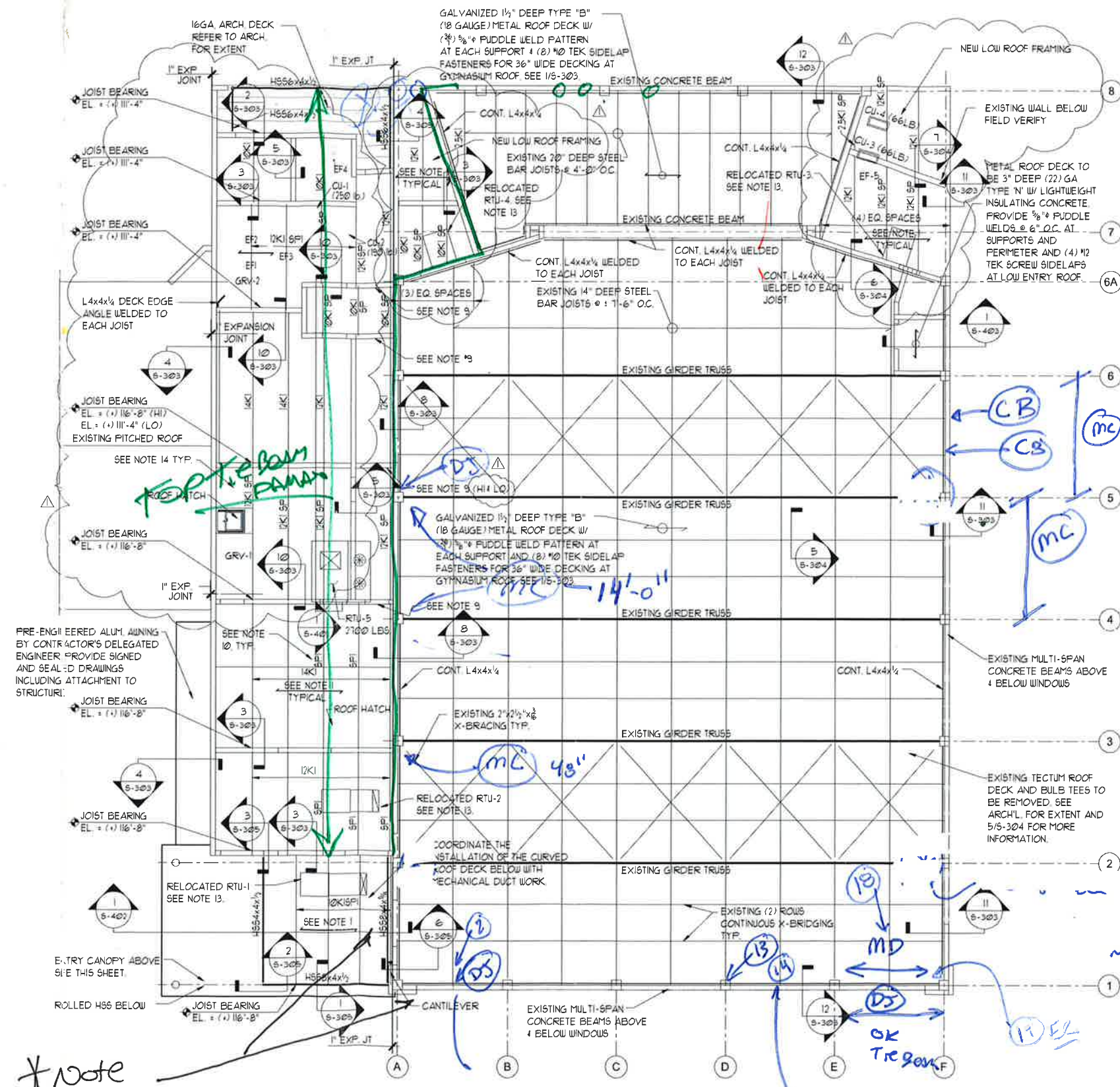
REVISIONS:  
 CONTRACT DOCUMENTS 06.29.16

OWNERS CHANGES/ UNIFORMSHEET COND. 10.07.16  
**SITE VISIT**  
**April 26-27, 2017**  
**FIELD NOTES**  
**P 4/5**  
 DATE ISSUED: 7-31-2016  
 PROJECT NO.: 120001

DRAWING NUMBER:  
**S-101** SHEET: 5 OF 14



**McCarthy and Associates**  
A DIVISION OF PENNONI ASSOCIATES, INC.  
2555 Nursery Road, Suite 101  
Clearwater, FL 33764-3080  
(727) 536-8772  
Florida Coa 7819  
Justin W. Duncan, P.E.  
Florida P.E. 78524  
Pennoni Project No. 13178



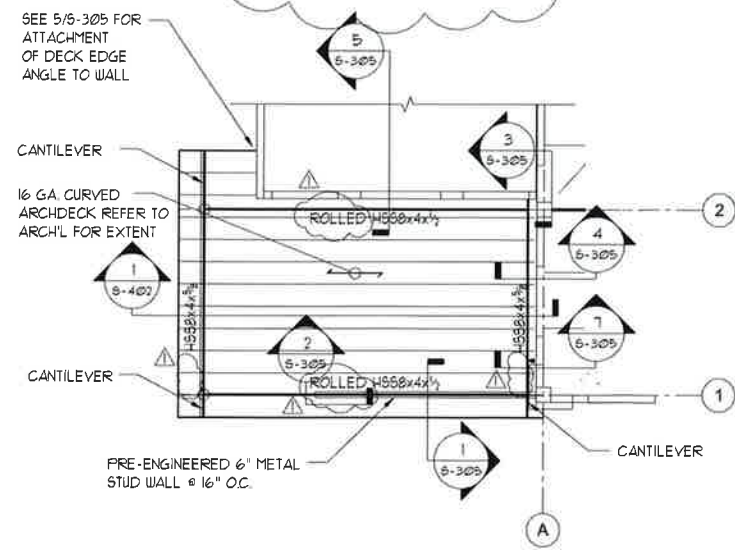
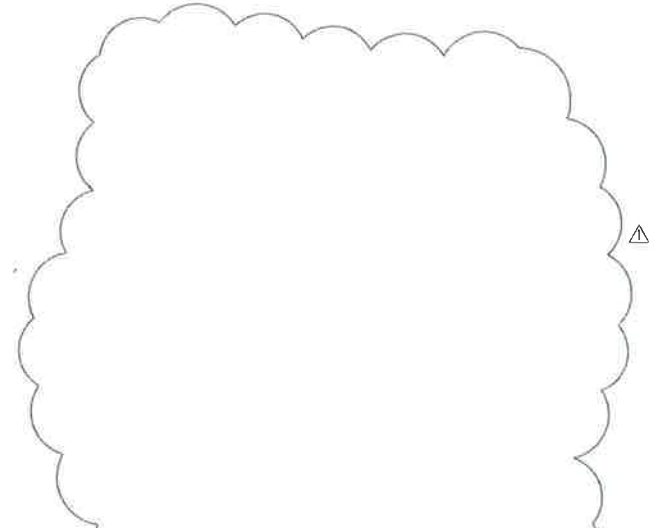
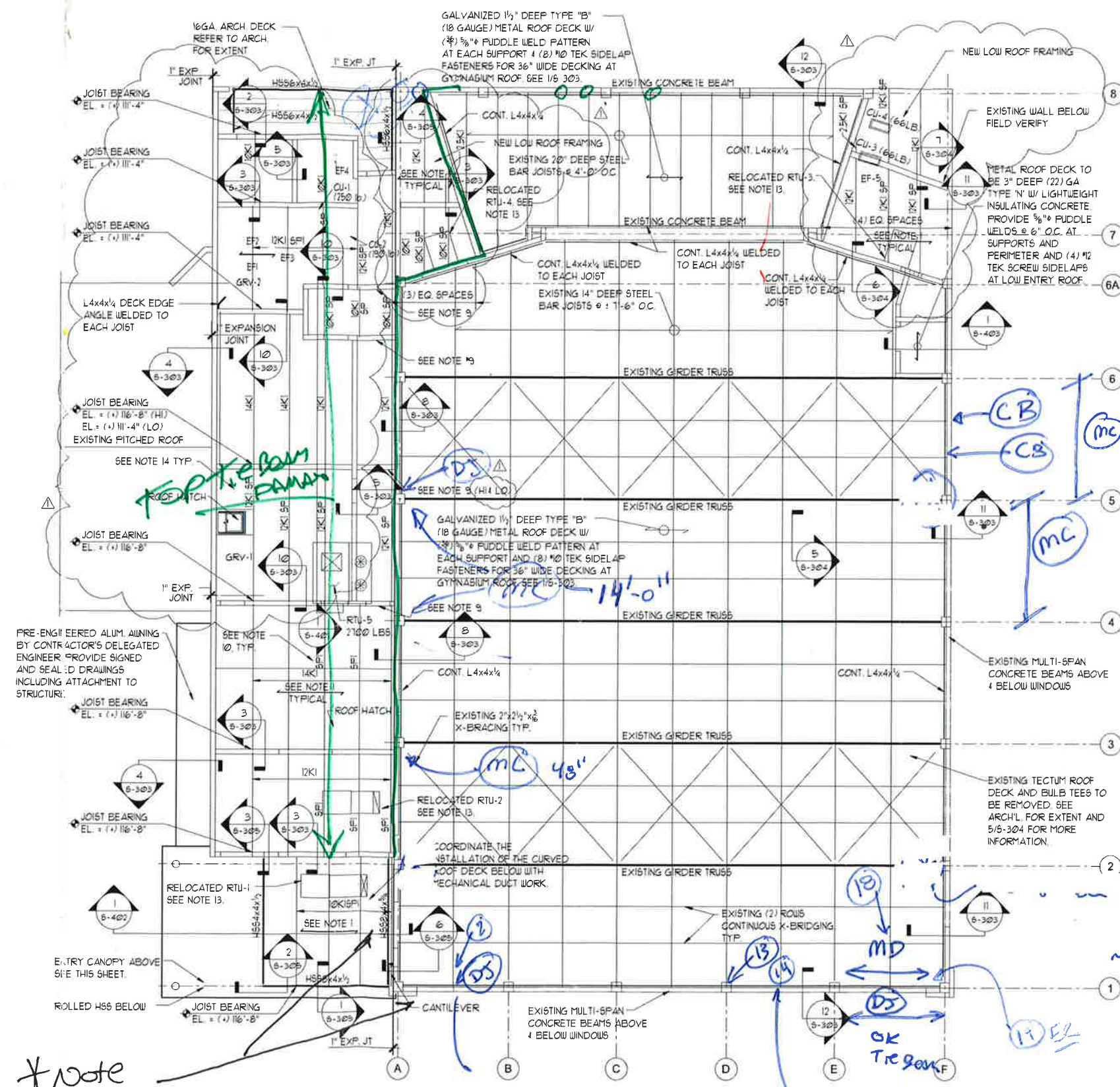
**ENTRY CANOPY ROOF FRAMING PLAN**  
SCALE 1/4" = 1'-0"

SEE 5-004 FOR PLAN NOTES

*\*Note*  
Due to the installation of the new roof system, there was LIMITED VISUAL ACCESS to the top perimeter wall AT the North, South & East Elevations

**ROOF FRAMING PLAN**  
SCALE 1/4" = 1'-0"

SEE 5-004 FOR PLAN NOTES



ENTRY CANOPY ROOF FRAMING PLAN  
SCALE 1/4" = 1'-0"

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ROOF FRAMING PLAN  
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