



**Community Redevelopment Area
Application for the Community Redevelopment Trust Fund
Tax Increment Appropriation
For the Bahama Village Subarea
2017 Allocation Year**

1. PROJECT NAME:

Coral City Elks Lodge No. 610 and Coral City Temple No.400, IBPOW, Inc.

2. PROJECT LOCATION / ADDRESS:

1107 Whitehead Street

3. APPLICANT (PLEASE EXECUTE ATTACHED AUTHORIZATION FORMS):

Entity Coral City Elks Lodge No. 610 and Coral City Temple No.400, IBPOW, Inc.

Authorized Representative Kenneth M Sullivan

Role or Capacity of Authorized Representative President

Address 1200 1st Street

Telephone Number 305 296-0070

CellularNumber 305 896-5514

E-Mail Address kensullivan.er@comcast.net

4. PROJECT INFORMATION: Development Benefits and Costs

The direct and indirect benefits of any proposed community redevelopment project (including rehabilitation, infrastructure, redevelopment, development, and programs) should be determined and quantified based upon advancing the Primary Objectives of the Plan. All projects must be compliant with the Land Development Regulations, Historic Architectural Guidelines, and other adopted City Plans.

a. What type of project is proposed: (*Check one*) ☒ Construction/Restoration ☐ Program

describe or explain if the facility or programs have limitations to access. Attach additional information if necessary.

NONE

6. PROJECT BUDGET: Need for Public Contribution of Tax Increment

The need for a tax increment appropriation must be demonstrated to the satisfaction of the advisory committee, staff, and the CRA. Documentation, including development budgets, cash flow projections, market studies, and other financial and market information will be carefully analyzed. The City, at its sole discretion, may choose to require a deed restriction in the form of a lien, restrictive covenant, and promissory note for any funds awarded.

Applicants are encouraged to consider the total amount available for TIF funding in 2017 relative to their project request. This year the amount of funding that will be available is approximately **\$200,000**.

a. What type of funding is being request?

☐ Loan

☐ Donation with matching funds

☒ Donation without matching funds

b. What type of taxing classification entity are the improvements for?

☐ Private Property Residential

☐ Private Property Commercial

☒ Not-for-profit Organization

☐ Publicly Owned Land

c. Is funding requested for multiple phases (over more than one funding cycle)?

☐ yes ☒ no

d. Project cost for 2017 19000.00

Total project cost (if multiphase, for all years) _____

e. Amount of TIF funding requested for 2017 19000.00

Total amount of TIF funding requested (if multi-phased, for all years) _____

f. Matching Funds: Amount of Tax Increment Contribution versus Private Investment In order to promote the maximization of the ratio of private investment to public contribution, a redevelopment proposal requesting community redevelopment tax increment funding assistance should provide a minimum match for the proposed request. In kind services (considered donated/free/volunteered labor; materials; goods and services) can contribute to the match.

Total amount of matching funds provided for 2017 See Attached

Total amount of matching funds provided (if multi-phased for all years) See attached

9. CERTIFICATION

By making this application, Applicant certifies that he or she has read Chapter 163, Part III, of the Florida Statutes and the City's Community Redevelopment Plan (including any amendment or restatement thereof), and understands that any funding pursuant to application must be consistent with the City's community redevelopment policy objectives and the City of Key West guidelines and procedures.

Applicant certifies that the proposed project shall be completed consistent with this application and representation made in order to obtain funding.

The undersigned has read this form, authorized its preparation, and, under penalty of perjury, hereby certifies that, to the best of his or her knowledge and belief, that the information provided is true, accurate, and complete. Applicant understands that any appropriation is subject to available funds and if requested, agrees to provide any and all additional information in a timely fashion as requested by the CRA or the City.

Chapter 837.06 Florida Statutes – False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree, punishable as provided for in S. 775.082 or S. 775.083.

Applicant: Coral City Elks Lodge No.610 & Coral City Temple No.400 Date: 07/07/2017
IBPOEW, Inc

Subscribed and sworn to (or affirmed) before me on this 6 day of July, 2017
by Kenneth M Sullivan (Print Name of Affiant). He / She is personally known to
me or has presented FL DL S415-513-55-294-6 as identification.

[Signature]
Notary's Signature and Seal

Magdalena Sulak-Badon Name of Acknowledger printed or stamped
Notary Public Title or Rank
GG 18497 Commission Number, if any



City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Kenneth M Sullivan as
Please Print Name of person with authority to execute documents on behalf of entity

President of Coral City Elix Lodge NO 610
Name of office (President, Managing Member) Name of owner from deed

authorize Kenneth M Sullivan
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this July 18, 2017
Date

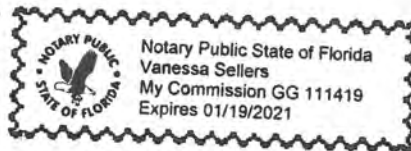
by Kenneth Sullivan
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented driver's license as identification.

Vanessa Sellers
Notary's Signature and Seal

Vanessa Sellers
Name of Acknowledger typed, printed or stamped

GG111419
Commission Number, if any

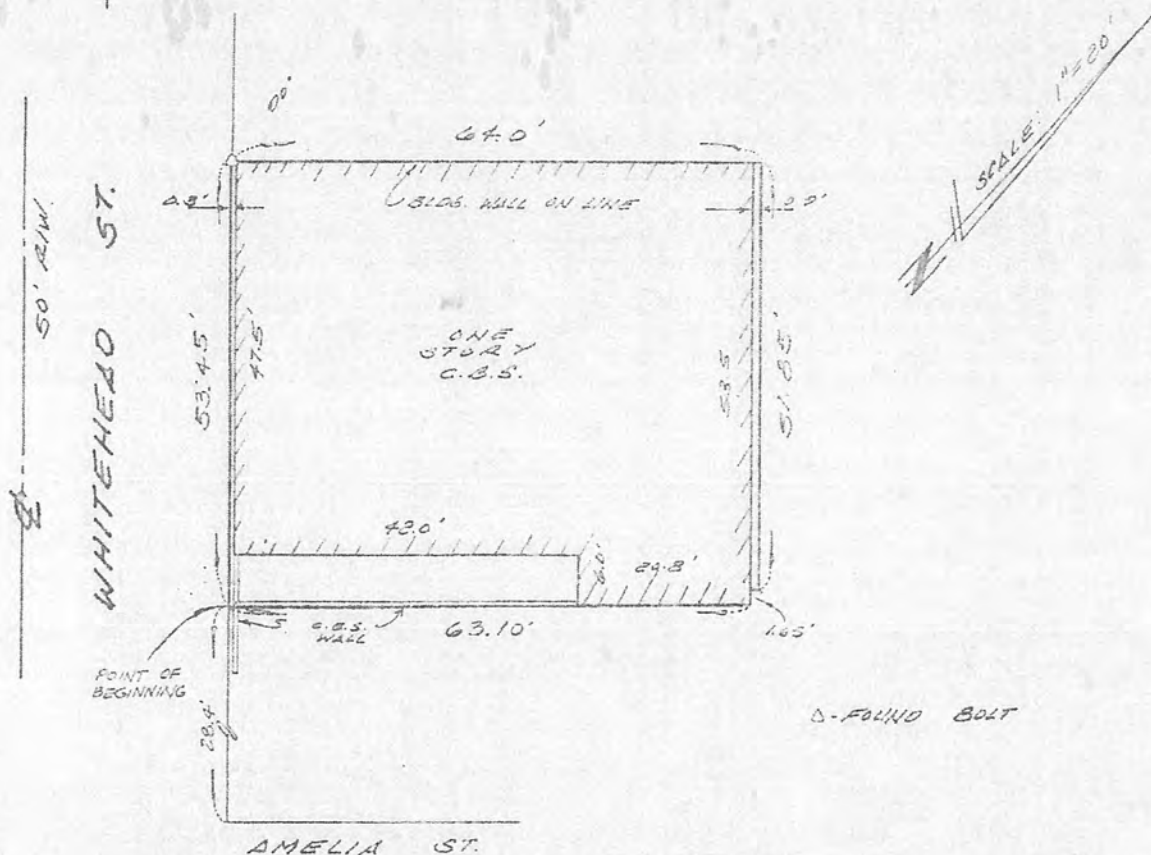


PHILLIPS & TRICE SURVEYING, INC.

Professional Land Surveyors
1204 Simonton Street
Key West, Florida 33040
(305) 294-4747

JACK M. PHILLIPS, P.L.S.
FLORIDA CERTIFICATE NO. 19410

JOE M. TRICE, P.L.S.
FLORIDA CERTIFICATE NO. 21110



- NOTES: 1. Flood Insurance Rate Map Zone: AE, EL6.
2. Street address: 1107 Whitehead Street, Key West, Florida.
3. Date of field work: April 24, 1990

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West, Monroe County, Florida; said parcel being described as follows:
COMMENCE at the intersection of the NE'y right of way line (ROWL) of Whitehead Street with the NW'y ROWL of Amelia Street and run thence NW'y along the NE'y ROWL of the said Whitehead Street for a distance of 28.40 feet to the **POINT OF BEGINNING** of the parcel of land being described herein; thence continue NW'y along the NE'y ROWL of the said Whitehead Street for a distance of 53.45 feet; thence NE'y and at right angles for a distance of 64.0 feet; thence SE'y and at right angles for a distance of 51.85 feet; thence SW'y and at right angles for a distance of 0.90 of a foot; thence SE'y and at right angles for a distance of 1.65 feet; thence SW'y for a distance of 63.10 feet back to the **POINT OF BEGINNING**.

BOUNDARY SURVEY FOR: CORAL CITY ELKS LODGE

I HEREBY CERTIFY to Coral City Elks Lodge, First National Bank of the Florida





Summary

Parcel ID 00028190-000000
 Account # 1028967
 Property ID 1028967
 Millage Group 11KW
 Location 1107 WHITEHEAD ST, KEY WEST
 Address
 Legal KW PT SUBS 7-8 PT LOT 3 SQR 6 TR 11 OR314-493/94 OR435-930/31
 Description OR768-1408/09 OR783-61/62 OR783-59/60 OR1143-1869/70
 OR1143-1871
 (Note: Not to be used on legal documents)
 Neighborhood 32060
 Property Class CLUB (7700)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

CORAL CITY ELKS LODGE 610 AND TEMPLE 400
 1107 WHITEHEAD ST
 KEY WEST FL 33040-7524

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$281,612	\$281,612	\$281,612	\$281,612
+ Market Misc Value	\$1,008	\$880	\$800	\$800
+ Market Land Value	\$406,710	\$406,710	\$392,185	\$299,585
= Just Market Value	\$689,330	\$689,202	\$674,597	\$581,997
= Total Assessed Value	\$689,330	\$689,202	\$640,196	\$581,997
- School Exempt Value	(\$510,104)	(\$510,009)	(\$499,202)	(\$430,678)
= School Taxable Value	\$179,226	\$179,193	\$175,395	\$151,319

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	3,566.08	Square Foot	0	0

Commercial Buildings

Style CLUBS/LDG/HALLS-D- / 77D
 Gross Sq Ft 3,286
 Finished Sq Ft 3,076
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 350 (350)
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1948
 Year Remodeled 0
 Effective Year Built 1996
 Condition AVERAGE

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1979	1980	1	4 UT	2

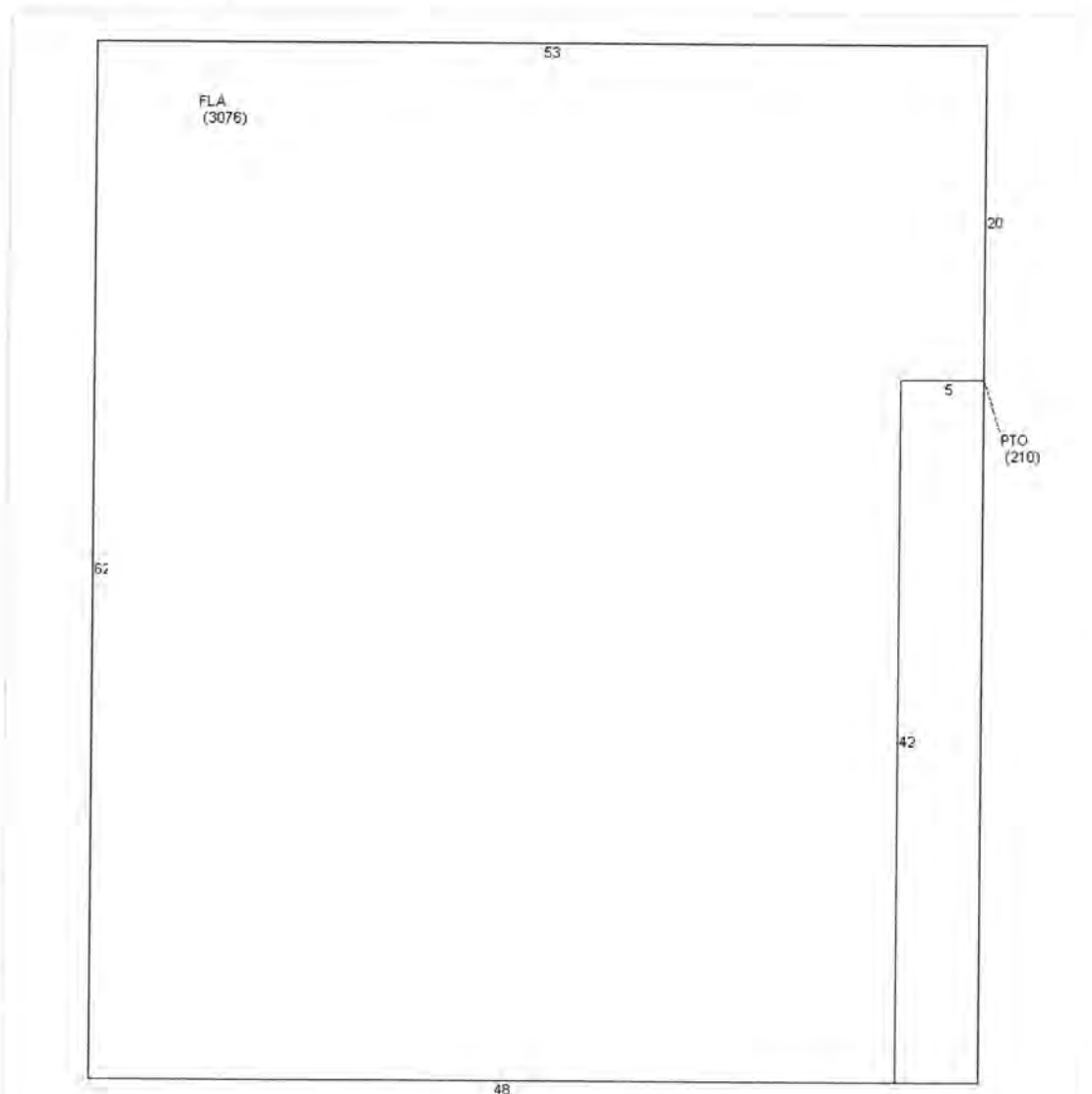
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/1/1979	\$35,000	Conversion Code		783	59	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-1956	4/30/2013		\$800	Commercial	INSTALL LIGHTS FOR SIGN AND AWNING 2 LIGHTS FOR SIGN, 4-LIGHTS FOR AWNINGS.
13-1134	4/3/2013		\$3,800	Commercial	INSTALL AWNING ABOVE FRONT ENTRANCE TO ELKS LODGE APP 40' X 4' PLEASE SEE ATTACHED DRAWINGS.
12-3656	10/4/2012		\$20,000	Commercial	34 SQRS. RECOVER WITH TAPERED ISOCYARATE RED INSTULATION MECHANICALLY FASTENED WITH SCREWS AND PLATES.
12-3509	10/3/2012		\$40,000	Commercial	HYDROSTOP ROOF MEMEBRANE SYSTEM. ROOF MEMBRANE ONLY.
02/2470	9/12/2002	10/11/2002	\$800		ELECTRIC
02/2470	9/12/2002	10/11/2002	\$6,500		REPLACE A/C
9903871	11/23/1999	12/28/1999	\$6,400		NEW ROOF
B940578	2/1/1994	11/1/1994	\$40		PAINT BLDG
B940146	1/1/1994	12/1/1994	\$15,000		RENOVATIONS
	1/1/1900		\$0		34 SQS RECOVER WITH TAPERED ISOCYARATE RED INSULATION MECHANICALLY FASTENED WITH SCREWS & PLATES

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload: 7/7/2017 2:23:56 AM


Schneider
Developed by
The Schneider
Corporation

Return to (enclose self addressed stamped envelope)

Name STEVEN B. ESQUINALDO, ESQ.
DAVID PAUL HORAN & ASSOCIATES, P.A.
Address 608 Whitehead Street
Key West, FL 33040

This instrument Prepared by: STEVEN B. ESQUINALDO, ESQ. 654075
DAVID PAUL HORAN & ASSOCIATES, P.A.
Address 608 Whitehead Street
Key West, FL 33040

RECEIVED SEP 14 1998

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Indenture

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties herein; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "herein" shall include all the pages herein described (if more than one)

Made this 29th day of August A.D. 1998
Between JEREMIAH ALBURY, also known as JERRY ALBURY

Monroe and State of Florida, party of the first part, and
CORAL CITY ELKS LODGE NO. 610 AND CORAL CITY TEMPLE NO. 400, IBPOE OF
THE WORLD, INC., a Florida Non-profit corporation

Monroe and State of Florida, party of the second part,
Witnesseth, that the said party of the first part, for and in consideration of the sum of
TEN (\$10.00) Dollars and other good and valuable consideration, has remised, released and
in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, released and
quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title,
interest claim and demand which the said party of the first part has in and to the following described lot, place or parcel of
land, situate lying and being in the County of Monroe, State of Florida, to wit:

A parcel of land on the Island of Key West, Monroe County,
Florida; said parcel being described as follows: COMMENCE at the
intersection of the NE'ly right of way line (ROWL) of Whitehead
Street with the NW'ly ROWL of Amelia Street and run thence NW'ly
along the NE'ly ROWL of the said Whitehead Street for a distance
of 28.40 feet to the POINT OF BEGINNING of the parcel of land
being described herein; thence continue NW'ly along the NE'ly
ROWL of the said Whitehead Street for a distance of 1.60 feet;
thence NE'ly and at right angles for a distance of 63.10 feet;
thence SE'ly and at right angles for a distance of 1.65 feet;
thence SW'ly for a distance of 63.10 feet back to the POINT OF
BEGINNING.

To Have and to Hold the same, together with all and singular the appurtenances thereunto belonging or in
anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law
or equity, to the only proper use, benefit and behoof of the said party of the second part.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first
above written.

Signed, Sealed and Delivered in Our Presence:

Witness Jeremiah Albury L.S.
JEREMIAH ALBURY, also known as
JERRY ALBURY L.S.

Witness _____ L.S.

Witness _____ L.S.

Witness _____ L.S.

State of Florida
County of Monroe
DANNY L. KOLHAGE
Clerk Circuit Court

I hereby Certify That on this day personally appeared before me, an officer duly authorized to administer
oaths and take acknowledgments, JEREMIAH ALBURY, also known as JERRY ALBURY

to me well known (person) described in and who executed the foregoing instrument and
acknowledged before me that he executed the same freely and voluntarily for
the purposes therein expressed.

Witnessed and sealed and signed at Key West, Monroe County of
State of Florida, this 29th day of August, A.D. 1998

THIS INSTRUMENT PREPARED BY
STEVEN B. ESQUINALDO, ESQ.
THE LAW OFFICE OF DAVID PAUL HORAN
608 WHITEHEAD ST., KEY WEST, FLORIDA 33040



This Copy is a True Copy of the
Original on File in this Office of the
my hand and Official Seal
This 29th day of September
A.D. 1998
DANNY L. KOLHAGE
Clerk Circuit Court

Prepared by and return to:

STEVEN B. ESQUINALDO, ESQ.
DAVID PAUL HORAN & ASSOCIATES, P.A.
608 Whitehead Street
Key West, FL 33040

Grantee Name and SS# 237173920

THIS INDENDURE Made this 27th day of August, 1990, between THE CORAL CITY ELKS REST, BENEVOLENT AND PROTECTIVE ASSOCIATION, INC., a non-profit corporation existing under the laws of the State of Florida, operating as CORAL CITY ELKS LODGE NO. 610 and CORAL CITY TEMPLE NO. 400, having its principal place of business in the County of Monroe and State of Florida, party of the first part, and CORAL CITY ELKS LODGE NO. 610 and CORAL CITY TEMPLE NO. 400, IBPOE OF THE WORLD, INC., a non-profit corporation, existing under the laws of the State of Florida, with its permanent post office address at 1107 Whitehead Street, Key West, FL 33040, of the County of Monroe and State of Florida, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN (\$10.00) dollars and other good and valuable consideration, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of Monroe, State of Florida, to-wit:

On the Island of Key West, Monroe County, Florida and is part of Subdivisions 7 & 8, Lot 3, Square 6, according to Beverly B. Brown's Subdivision of Part of Square 3 & 6, Tract 11, according to C.W. Tift's map of said Tract drawn in 1874, as recorded in Deed Book "J", at Page 671, of Monroe County Public Records and is more particularly described as follows: FROM the intersection of the Northwestern line of Amelia Street and the Northeastern line of Whitehead Street go Northwestern along the Northeastern line of Whitehead Street a distance of 30 feet to a point; which point is the Point of Beginning; thence continue Northwestern along the Northeastern line of Whitehead Street a distance of 51.85 feet to a point; thence Northeastern and at right angles a distance of 64 feet to a point; thence Southeasterly and at right angles a distance of 51.85 feet to a point; thence Southwesterly and at right angles a distance of 64 feet back to the Point of Beginning.

SUBJECT TO THE FOLLOWING:

1. Taxes for the year 1990 and subsequent years.
2. Conditions, limitations, restrictions and easements of record, if any.

PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER: 28190

and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

RECEIVED
SEP - 7 1990
COUNTY CLERK
MONROE COUNTY

55 9:790
[Signature]

654074

RECEIVED 1143 111870

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, the day and year first above written.

THE CORAL CITY ELKS REST,
BENEVOLENT AND PROTECTIVE
ASSOCIATION, INC., operating as
CORAL CITY ELKS LODGE NO. 610
and CORAL CITY TEMPLE NO. 400,
a non-profit Florida corporation

Signed, Sealed and Delivered
in Our Presence:

Steven B. Esquivel
Witnesses

By Charles L. Major, Jr.
CHARLES L. MAJOR, JR., President

seal

STATE OF FLORIDA

COUNTY OF MONROE

I HEREBY CERTIFY, that on this 27th day of August, 1990, before me personally CHARLES L. MAJOR, JR., President respectively of THE CORAL CITY ELKS REST, BENEVOLENT AND PROTECTIVE ASSOCIATION, INC., operating as CORAL CITY ELKS LODGE NO. 610 AND CORAL CITY TEMPLE NO. 400, a non-profit corporation, under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to CORAL CITY ELKS LODGE NO. 610 AND CORAL CITY TEMPLE NO. 400, IBPOE OF THE WORLD, INC., a non-profit corporation, and severally acknowledged the execution thereof to be his free act and deed as such officer, for the uses and purposes therein mentioned; and that he affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Key West, in the County of Monroe and State of Florida, the day and year first aforesaid.

Alfred L. [Signature]
Notary Public

My Commission Expires:

Notary Public, State of Florida
My Commission Expires Oct. 23, 1991
Dated This 27th day of August 1990

(seal)

STATE OF FLORIDA
COUNTY OF MONROE

This Copy is a True Copy of
Original on File in this Office
my hand and Official Seal

This 21st day of September
A.D., 19 98

DANNY L. KOLHASE
Clerk Circuit Court

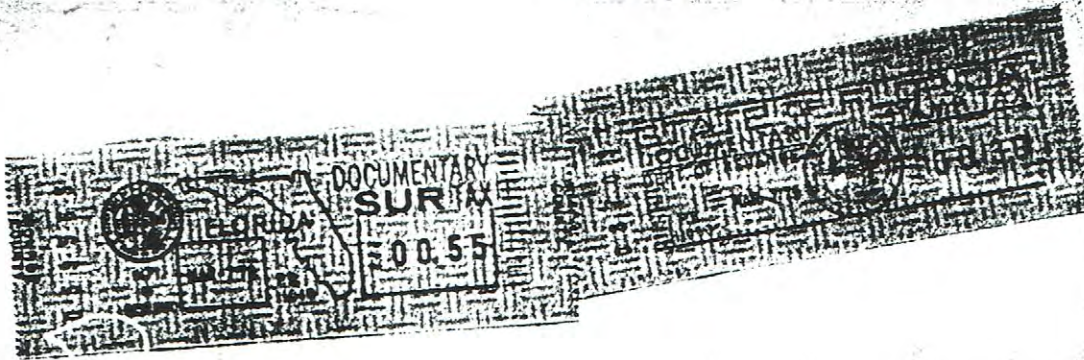
By Dandra Madiedo

Rebilled to Circuit Court Book
In [unclear] [unclear] [unclear]
[unclear] [unclear] [unclear]
Clerk Circuit Court

(continuation of legal description)

thence at right angles in a southwesterly direction 64.0 feet to a point on the easterly right-of-way boundary line of Whitehead Street and the Point of Beginning.

RECORDED IN OFFICIAL RECORD BOOK
MONROE COUNTY, FLORIDA
RALPH W. WHITE
CLERK OF CIRCUIT COURT
RECORD VERIFIED



Whitehead

Warranty Deed

STATUTORY

W. CURRY HARRIS
Attorney at Law
KEY WEST, FLORIDA

This Indenture, made the 19th day of June, A. D. 1964, Between
ELIZABETH G. PADRON and M. A. PADRON, her husband,
 of the County of Monroe, State of Florida
 and **RICHARD PADRON and JANET H. PADRON, husband and wife,**
 postoffice address is 805 Waddell Avenue, Key West, Florida
 of the County of Monroe, State of Florida

Witnesseth, that said grantor, for and in consideration of the sum of Ten - - - - -
 dollars, and other valuable considerations to said grantor in hand paid by said grantee; the receipt whereof is hereby
 acknowledged; has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the
 above described land situate, lying and being in Monroe County, Florida, to-wit:

On the Island of Key West, Monroe County, Florida and is part of Subdivisions 7 & 8,
 Lot 3, Square 6, according to Beverly B. Brown's Subdivision of Part of Squares 3 &
 6, Tract II, according to C. W. Tift's map of said Tract drawn in 1874, as recorded
 in Deed Book "J", at Page 671, of Monroe County Public Records and is more particu-
 larly described as follows:

From the intersection of the northwesterly line of Amelia Street and the northeasterly
 line of Whitehead Street go northwesterly along the northeasterly line of Whitehead
 Street a distance of 30 feet to a point, which point is the point of beginning; thence
 continue northwesterly along the northeasterly line of Whitehead Street a distance of
 51.85 feet to a point; thence northeasterly and at right angles a distance of 64 feet to
 a point; thence southeasterly and at right angles a distance of 51.85 feet to a point;
 thence southwesterly and at right angles a distance of 64 feet back to the point of
 beginning.

TOGETHER with the improvements situate thereupon,

said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims
 of all persons whomsoever.
 The words "grantor" and "grantee" shall be construed to include masculine, feminine, singular, or plural as the context indicates.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written
 and attested in my presence.

Elmer J. Schenck
Walter K. Pearce
 Witnesses as to both signatures.

Elizabeth G. Padron
 Elizabeth G. Padron
M. A. Padron
 M. A. Padron

STATE OF FLORIDA, ss.
 COUNTY OF MONROE,

I, **ELMER J. SCHENCK**, do hereby CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally
 appeared **ELIZABETH G. PADRON and M. A. PADRON, her husband,**

known to be the persons described in and who executed the foregoing instrument and acknowledged before
 me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 22ND day of June, A. D.
 1964.

My commission expires:

[Seal]

Walter K. Pearce
 Notary Public,
 State of Florida at Large.

44-38861-100

CARL R. ALLEN

DATE OF SALE: 11/10/2011

RECORD VERIFIED

435 PAGE 930

This instrument was prepared by

J. LANCELOT LESTER

420 Fleming St., Key West, Fla.

This Indenture

179115

Whereas said parties, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties herein, the use of the singular number shall include the plural, and the plural the singular, the use of any gender shall include all genders, and, if word, the term "and" shall include all the words herein described if more than one

Fla. Doc. Stamps

\$105.00

Made this

6th

day of

August,

A. D. 19 68,

Between, Richard Padron and Janet H. Padron, husband and wife,

of the County of Monroe, in the State of Florida,
party of the first part, and Elizabeth Garcia, whose post office address
is 5 12th Avenue, Stock Island, Key West, Florida,

of the County of Monroe, in the State of Florida,
party of the second part.

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of Monroe, State of Florida, to wit:

On the Island of Key West, Monroe County, Florida and is part of Subdivisions 7 & 8, Lot 3, Square 6, according to Beverly B. Brown's Subdivision of Part of Squares 3 & 6, Tract 11, according to C. W. Tift's map of said Tract drawn in 1874, as recorded in Deed Book "J", at Page 671, of Monroe County Public Records and is more particularly described as follows:

From the intersection of the northwesterly line of Amelia Street and the northeasterly line of Whitehead Street go northwesterly along the northeasterly line of Whitehead Street a distance of 37 feet to a point, which point is the point of beginning; thence continue northwesterly along the northeasterly line of Whitehead Street a distance of 51.85 feet to a point; thence northeasterly and at right angles a distance of 64 feet to a point; thence southeasterly and at right angles a distance of 51.85 feet to a point; thence southwesterly and at right angles a distance of 64 feet back to the point of beginning.

Subject to mortgage given by grantors in this deed to KEY WEST STATE BANK, a banking corporation existing under the laws of the State of Florida, dated November 9th, 1966, given to secure promissory note in the original amount of \$19,350.00, recorded in Official Records Book 382, pages 250-253, Monroe County, Florida, Public Records.

Also subject to taxes, and liens and encumbrances of record.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the grantors herein, but none other.

In Witness Whereof, The said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

[Signature]
[Signature]

Richard Padron

Janet H. Padron

This instrument was prepared by
J. LANCELOT LESTER
420 Fleming St., Key West, Fla.

State of Florida,

County of MONROE,

SS. 435 PAGE 931

I Herby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Richard Padron and Janet H. Padron, husband and wife,

to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West, 6th County of Monroe, and State of Florida, this day of August, A. D. 1968.

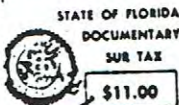
My Commission Expires May 3, 1969

Notary Public, State of Florida
at Large



179115

Recorded in Official Record Book
Monroe County, Florida
EARL R. ADAMS
CLERK OF CIRCUIT COURT
RECORDS SECTION



ABSTRACT OF DESCRIPTION

Date August 6th, A.D. 1968

Elizabeth Garcia

Richard Padron et ux

179115
Monroe County, Florida

On the Island of Key West, Monroe County, Florida, and is part of Subdivision 7 & 8, Lot 3, Square 6, according to Beverly B. Brown's Subdivision of Part of Squares 3 and 6, Tract 11, according to C.W. Tift's Map of said Tract drawn in 1874, as recorded in Deed Book "J", at Page 671, of Monroe County Public Records and is more particularly described as follows:

From the intersection of the Northwesterly line of Amelia Street and the Northeasterly line of Whitehead Street go Northwesterly along the Northeasterly line of Whitehead Street a distance of 30 feet to a point; which point is the point of beginning; thence continue Northwesterly along the Northeasterly line of Whitehead Street a distance of 51.85 feet to a point; thence Northeasterly and at right angles a distance of 64 feet to a point; thence Southeasterly and at right angles a distance of 51.85 feet to a point; thence Southwesterly and at right angles a distance of 64 feet back to the point of beginning.

RECORDED IN OFFICIAL RECORD BOOK
MONROE COUNTY, FLORIDA
PAUL W. WHITE
CLERK OF CIRCUIT COURT
RECORD VERIFIED

IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT OF
THE STATE OF FLORIDA, IN AND FOR MONROE COUNTY

CIVIL ACTION NO. 77-1204 CA09

ELIZABETH GARCIA

Plaintiff

VS

THE CORAL CITY ELKS REST, Benevolent and
Protective Association, A Florida non profit
corporation, operating as Coral City Elks Lodge
No 610 and Coral City Temple No 400.
Defendant

FILED
MONROE
CLERK
AUG 15 2 38 PM '78
COURT

CERTIFICATE OF TITLE

I, RALPH W. WHITE, CLERK of the above entitled court, do hereby certify that hereto-
fore, on the 4th day of August 19 78, I executed and
filed herein my Certificate of Sale of the Mortgaged Property, and that no objections to such sale have
been filed herein on or before the date hereof, and that 10 days have elapsed since the filing of said
Certificate of Sale.

That, as recited in said Certificate of Sale, the Mortgaged property described as follows
to wit:

SEE ATTACHED



was sold by me to: ELIZABETH GARCIA

P. O. Box 2455, Key West, Florida 33040

who now has title thereto.

WITNESS my hand and the official seal of this Honorable Court, this 16th
Day of August, 19 78.

RALPH W. WHITE,
CLERK OF CIRCUIT COURT

BY: [Signature]
DEPUTY CLERK

172447

This Indenture

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties herein; the use of the singular number shall include the plural, and the plural, the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 2nd day of March
Between

ELIZABETH GARCIA, a single woman over the age of 18 years,

Monroe and State of Florida, party of the first part,
and THE CORAL CITY ELKS REST, BENEVOLENT AND PROTECTIVE ASSOCIATION, a Florida non-profit corporation, operating as CORAL CITY ELKS LODGE NO. 610 and CORAL CITY TEMPLE NO. 400, whose address is 1107 Whitehead Street, Key West, Monroe and State of Florida, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe State of Florida, to wit:

On the Island of Key West, Monroe County, Florida and is part of Subdivisions 7 and 8, Lots 3 and 4, Square 6, according to Beverly B. Brown's Subdivision of part of Square 3 and 6, Tract 11, according to C.W. Tift's map of said Tract drawn in 1874, as recorded in Deed Book "J" at Page 671 of the Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows: Commence at the intersection of the easterly right-of-way boundary line of Amelia Street and the easterly right-of-way boundary line of Whitehead Street and run thence along the said right-of-way boundary line of Whitehead Street in a northwesterly direction 81.85 feet to the Point of Beginning of the parcel of land herein being described; thence continue along the said right-of-way boundary line of Whitehead Street in a northwesterly direction 2.7 feet to a point; thence at right angles in a northeasterly direction 64.0 feet to a point; thence at right angles in a southeasterly direction 2.7 feet to a point; (legal description continued on back page of this Quit Claim Deed)

On Have and to Hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered In Our Presence:

Uphrisken A. Sawyer
Patricia A. Ryder

Elizabeth Garcia
Elizabeth Garcia

State of Florida,

County of MONROE

I Herby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

ELIZABETH GARCIA, a single woman over the age of 18 years,

to me well known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West

County of Monroe and State of Florida, this 2nd day of March A. D. 1979

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES FEB 19 1982

Uphrisken A. Sawyer
Notary Public

THIS INSTRUMENT PREPARED
BY Robert F. Sauer, Esq.,
LAW FIRM OF NEBLETT & SAUER
3600 N. ROOSEVELT, KEY WEST, FLORIDA 33040

FILED FOR RECORD
79 MAR -7 PM 23
RALPH W. WHITE, CLERK OF
MONROE COUNTY, FLORIDA



172417

This Indenture

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties herein, the use of the singular number shall include the plural, and the plural the singular, the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 2nd day of March

Between

ELIZABETH GARCIA, a single woman over the age of 18 years,

Monroe and State of Florida, of the County of
and THE CORAL CITY ELKS REST, BENEVOLENT AND PROTECTIVE ASSOCIATION, a
Florida non-profit corporation, operating as CORAL CITY ELKS LODGE NO.
610 and CORAL CITY TEMPLE NO. 400, whose address is 1107 Whitehead
Street, Key West, of the County of

Monroe and State of Florida, party of the second part,
Witnesseth, that the said party of the first part, for and in consideration of
the sum of TEN DOLLARS (\$10.00) Dollars,
in hand paid by the said party of the second part, the receipt whereof is hereby acknowl-
edged, has remised, released and quitclaimed, and by these presents does remise,
release and quitclaim unto the said party of the second part all the right, title, interest
claim and demand which the said party of the first part has in and to the following
described lot, piece or parcel of land, situate lying and being in the County of
Monroe State of Florida, to wit:

On the Island of Key West, Monroe County, Florida and is part of Sub-
divisions 7 and 8, Lots 3 and 4, Square 6, according to Beverly B.
Brown's Subdivision of part of Square 3 and 6, Tract 11, according to
C.W. Tift's map of said Tract drawn in 1874, as recorded in Deed Book
"J" at Page 671 of the Public Records of Monroe County, Florida, and
being more particularly described by metes and bounds as follows:
Commence at the intersection of the easterly right-of-way boundary
line of Amelia Street and the easterly right-of-way boundary line of
Whitehead Street and run thence along the said right-of-way boundary
line of Whitehead Street in a northwesterly direction 81.85 feet to
the Point of Beginning of the parcel of land herein being described;
thence continue along the said right-of-way boundary line of Whitehead
Street in a northwesterly direction 2.7 feet to a point; thence at
right angles in a northeasterly direction 64.0 feet to a point; thence
at right angles in a southeasterly direction 2.7 feet to a point;
(legal description continued on back page of this Quit Claim Deed)

On Have and to Hold the same, together with all and singular the
appurtenances thereunto belonging or in anywise appertaining, and all the estate,
right, title, interest and claim whatsoever of the said party of the first part, either in
law or equity, to the only proper use, benefit and behoof of the said party of the second
part.

In Witness Whereof, the said party of the first part has hereunto set his
hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

William A. Sauer
Patricia A. Ryder

Elizabeth Garcia
Elizabeth Garcia

State of Florida,

County of MONROE

I **Hereby Certify** That on this day personally appeared before me, an officer
duly authorized to administer oaths and take acknowledgments,

ELIZABETH GARCIA, a single woman over the age of 18 years,

to me well known to be the person described in and who executed the foregoing
instrument and she acknowledged before me that she
executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West
County of Monroe, and State of Florida, this 2nd
day of March A. D. 1979.

NOTARY PUBLIC STATE OF FLORIDA A. LARGE
MY COMMISSION EXPIRES FEB 19 1982

William A. Sauer
Notary Public

THIS INSTRUMENT PREPARED
BY Robert F. Sauer, Esq.,
LAW FIRM OF NEBLETT & SAUER
3600 N. ROOSEVELT, KEY WEST, FLORIDA 33040

FILED FOR RECORD
79 MAR -7 PM 2:30
RALPH W. WHITE, CLERK
MONROE COUNTY, FLORIDA

State of Florida
County of MONROE

REC. 783 PAGE 60

I Hereby Certify That on this 2ND day of March,
A. D. 1979, before me personally appeared

ELIZABETH GARCIA, a single woman over the age of 18 years
to me known to be the person described in and who executed the foregoing conveyance to THE CORAL CITY ELKS REST, BENEVOLENT AND PROTECTIVE ASSOCIATION, a Florida non-profit corporation, operating as CORAL CITY ELKS LODGE NO. 610 and CORAL CITY TEMPLE NO. 400 and severally acknowledged the execution thereof to be her free act and deed for the uses and purposes therein mentioned.

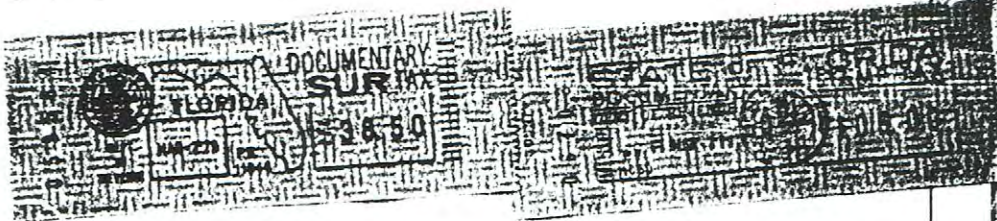
Witness my signature and official seal at Key West in the
County of Monroe and State of Florida, the day and year last afore-
said. (Seal)

My Commission Expires _____

Leopoldo A. Osorio
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
MY COM. EX. 15 01-24-1982
BONDED 1000

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES FEB. 18-1982
BONDED TEN THOUSAND DOLLARS



RECORDED IN OFFICIAL RECORD BOOK
MONROE COUNTY, FLORIDA
RALPH W. WHITE
CLERK OF CIRCUIT COURT
RECORD VERIFIED

Warranty Deed
TO CORPORATION

TO

Date

ABSTRACT OF DESCRIPTION



172416

This Indenture.

7.00
105.00
58.00

Made this 2nd day of March A. D. 1979
Between ELIZABETH GARCIA, a single woman over the age of 18 years

of the County of Monroe and State of Florida
party of the first part, and THE CORAL CITY ELKS REST, BENEVOLENT AND PRO-
TECTIVE ASSOCIATION, a Florida non-profit corporation, operating as
CORAL CITY ELKS LODGE NO. 610 and CORAL CITY TEMPLE NO. 400
principal place of business in the County of Monroe and State of Florida
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum
of TEN DOLLARS (\$10.00) Dollars, to her
in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold,
aliened, remised, released, enfeoffed, conveyed and confirmed and by these presents do es
grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm unto the said party of
the second part and its successors and assigns forever, all that certain parcel of land lying and
being in the County of Monroe and State of Florida, more particu-
larly described as follows:

On the Island of Key West, Monroe County, Florida, and is part of Sub-
divisions 7 and 8, Lot 3, Square 6, according to Beverly B. Brown's
Subdivision of Part of Square 3 and 6, Tract 11, according to C.W.Tift's
map of said Tract drawn in 1874, as recorded in Deed Book "J" at Page
671, of Monroe County Public Records and is more particularly described
as follows:

From the intersection of the N.W.'ly line of Amelia Street and the NE'ly
line of Whitehead Street go NW'ly along to the NE'ly line of Whitehead
Street a distance of 30 feet to a point, which point is the point of
beginning; thence continue NW'ly along the NE'ly line of Whitehead
Street a distance of 51.85 feet to a point; thence NE'ly and at right
angles in a distance of 51.85 feet to a point; thence SW'ly and at
right angles a distance of 64 feet back to the point of beginning.
Said property being better described as follows:

On the Island of Key West, Monroe County, Florida, and is part of Sub-
divisions 7 and 8, Lot 3, Square 6, according to Beverly B. Brown's
Subdivision of Part of Square 3 and 6, Tract 11, according to C.W.Tift's
map of said Tract drawn in 1874, as recorded in Deed Book "J" at Page
671, of Monroe County Public Records and is more particularly described
as follows:

From the intersection of the NW'ly line of Amelia Street and the NE'ly
line of Whitehead Street go NW'ly along the NE'ly line of Whitehead
Street a distance of 30 feet to a point, which point is the point of
beginning; thence continue NW'ly along the NE'ly line of Whitehead
Street a distance of 51.85 feet to a point; thence NE'ly and at right
angles a distance of 64 feet to a point; thence SE'ly and at right angles
a distance of 51.85 feet to a point; thence SW'ly and at right angles a
distance of 64 feet back to the point of beginning.

Together with all the tenements, hereditaments and appurtenances, with every privilege,
right, title, interest and estate, dower and right of dower, reversion, remainder and easement
thereto belonging or in anywise appertaining:

To Have and to Hold the same in fee simple forever.

And the said party of the first part does covenant with the said party of the second part
that she is lawfully seized of the said premises, that they are free of all incumbrance,
and that she has good right and lawful authority to sell the same; and that said party
of the first part doth hereby fully warrant the title to said land, and will defend the same
against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set her
hand and seal the day and year above written.

Signed, Sealed and Delivered in Our Presence:

Christine A. Sawyer
Barbara A. Ryder

Elizabeth Garcia
Elizabeth Garcia

79 MAR - 7 P 3:23

BY
LAW FIRM OF NEBLETT & SAUER
3600 N. ROOSEVELT, KEY WEST, FLORIDA 33040



Coral City Elks Lodge # 610

1107 Whitehead Street
Key West, Florida 33040

Coral City Elks Lodge # 610

Elks Renovations, Upgrades and New Business Plan for 2014 and Beyond

The Coral City Elks Lodge has served the community commonly called Bahama Village for 90 years. The demographics of the Bahama Village community has drastically changed over the last five years and some changes need to occur to meet the needs of this changing demographics and attract new customers with the spending power to return this worth-while nonprofit, faith based, charitable organization to its full economical potential.

Renovations / Upgrades / Physical Changes

1. Elks have received a Tax Increment Fund grant of (\$55k) from the city of Key West to upgrade the sewer lines and renovate the restrooms which, will double the size of the ladies room and bring both facilities up to current ADA compliance.
2. The kitchen is not equipped to meet current commercial standards and needs to be upgraded and reconfigured to better serve the members and to be open to the public at a commercial level, adding a new revenue stream that will attract new customers, bring back past customers and increase the overall revenue generating ability of the organization. Estimated cost of kitchen upgrade is estimated (\$25K – 36K).
3. General Maintenance need attention with a total inside clean up, to include a fresh paint job for the inside of the entire building and the clutter that has accumulated over the years, must be removed.
4. POS system needs upgrading. The current system is more than 10 years old; it is in working order but does not meet current inventory and loss prevention needs.

Operational Changes

Hours of operation shall be increased to maximize the business earning potential of the Elks. The other businesses on the block have changed recently, adding clothing / souvenir shop and a deli-shop in the same block. These businesses can complement each other as we provide different products and services. The Elks is currently closed Sunday - Wednesday. The hours of operation are 4PM-11PM Thursday, 6PM-1AM Friday and 6PM - 12Mid Saturday.

Proposed hours of operation and the benefits

Sunday 12 noon - 11 PM: Take advantage of folks leaving church and televised sport events such as football games and other special events.

Monday - Thursday 12 noon - 11 PM: takes advantage of walking traffic on Whitehead Street visiting the tourist attractions nearby and other businesses on the block that have different products and services.

Thursday 8pm - 10 pm: game night featuring bingo, cards and other games that the members play every Thursday night currently.

Friday & Saturday 12 noon - 2 am, Friday dancing nightclub with DJ or live entertainment. The difference we will make here is better promotion and better service. We will target a different demographic, moving from the 40 and older crowd to a younger demographic age, ranging between 25 - 35 years old by changing the drink menu and entertainment quality that is more appealing to the target market age group we are attempting to attract.

Staffing Changes

Management / Kitchen / Bar / Clean and other Staff

Currently members volunteer their service. This makes them feel unappreciated, reduces their feelings of obligation which, makes them less reliable.

Management: Needs to be on a salary that is tied to the profit and must have good people skills as well as business work experience that transfers to or is similar in nature.

Kitchen: Needs to be open daily with operational hours that cover the lunch, dinner and late night light meals with a focus on Thursday, Friday & Saturday evenings and nights.

Bar: Needs general clean up and staffing changes; with the increased hours of operation we will need more bodies. They will have to be above all trustworthy. We are attempting to change the image of the establishment so, we will need more than a clean building, we will need new faces to greet and serve the customers but, we do not want throw away the baby with the bath water. We need to make sure we keep the traditions that make the Coral City Elks special while moving into today's social needs of our customers.

Projected Income / Expense Summary

Bar Income	Day Shift	Evening / Night Shift	Total
Alcohol Sales	\$700.00 weekly	\$1,000 weekly	\$1,700 weekly
Kitchen Income	Day Shift	Evening / Night Shift	Total
Kitchen	\$500.00 weekly	\$1,000.00 weekly	\$1,500 weekly

\$3,200
X 4.5
\$14,400 Monthly

Monthly Expense

Mortgage	\$1,000
Products and Supplies	\$2,500
Water, Gas & Electric	\$1,285
Sale & Use Tax	\$1,080
Salaries	\$6,000
Total	\$11,865

\$14,400 Income
-\$11,865 Expense

Monthly Projected Profit \$2,535

Projected Renovation Cost

Coral City Elks Lodge #610
1107 Whitehead Street
Key West, Florida 33040

Coral City Elks Lodge #610 – 2013 TIFF Allocation
Restroom and Kitchen Improvements with ADA Compliance
Bidding Summary

Area 1 – ADA Restrooms

- Permits - \$2,000.00
- Demolition - \$5,450.00
- Electrical - \$3,300.00
- Plumbing - \$11,280.00
- Interior Framing, Finishes, and Equipment - \$45,712.50

Area 1 Total- \$67,742.50

Area 2 – Office and Utility Closet

- Permits - \$700.00
- Demolition - \$1,980.00
- Electrical - \$1,650.00
- Interior Framing and Finishes - \$9,275.00

Area 2 Total - \$13,605.00

Area 3 – Kitchen

- Permits - \$1,000.00
- Demolition - \$2,350.00
- Electrical - \$3,150.00
- Plumbing - \$3,600.00
- Interior Framing and Finishes - \$13,125.00

Area 3 Total - \$23,225.00

Area 4 – Kitchen Hood

- Demolition - \$2,650.00
- Roofing - \$1,200.00
- Electrical - \$3,300.00
- Appliances - \$29,760.00

Area 4 Total - \$36,910.00

SCOPE OF WORK

AREA ONE: ADA RESTROOMS

- 1) DEMO EXISTING RESTROOMS, OFFICE, HALLWAY, AND STORAGE IN AREA OF WORK.
- 2) REWORK UNDERGROUND SANITARY, PROVIDING CONNECTION TO KITCHEN/ BAR AND TIEING INTO RECENTLY INSTALLED LINE TO STREET.
- 3) CONSTRUCT NEW HALLWAY, MENS ADA RESTROOM, AND WOMENS ADA RESTROOM. WORK INCLUDES 2 X 4 WOOD PARTITIONS WITH $\frac{5}{8}$ " GYPSUM BOARD, FRAMED 2 X 8 WOOD CEILING WITH $\frac{5}{8}$ " GYPSUM BOARD AND $\frac{3}{4}$ " PLYWOOD FOR STORAGE ABOVE, PAINTED WALLS AND CEILINGS, TILE FLOORS, PLUMBING, ELECTRICAL, AND HVAC TIED TO EXISTING WITH FIXTURES AND EQUIPMENT.

AREA TWO: OFFICE AND UTILITY CLOSET

- 1) DEMO EXISTING OFFICE AND HALLWAY IN AREA OF WORK.
- 2) CONSTRUCT NEW OFFICE, CLOSET, AND HALLWAY. WORK INCLUDES 2 X 4 WOOD PARTITIONS WITH $\frac{5}{8}$ " GYPSUM BOARD, OPEN CEILING TO STRUCTURE AT CLOSET AND OFFICE, SUSPENDED $\frac{5}{8}$ " GYPSUM BOARD CEILING AT HALLWAY, PAINTED WALLS AND CEILINGS, TILED HALLWAY FLOOR, EXPOSED CONCRETE CLOSET AND OFFICE FLOORS, AND ELECTRICAL AND HVAC TIED TO EXISTING.

AREA THREE: KITCHEN

- 1) DEMO EXISTING KITCHEN IN AREA OF WORK.
- 2) REWORK UNDERGROUND SANITARY, PROVIDING CONNECTION FOR BAR AND KITCHEN TIED TO NEW RESTROOM WORK.
- 3) RECONSTRUCT WALLS WITH 2 X 4 WOOD FRAMING AS REQUIRED WITH $\frac{5}{8}$ " GYPSUM BOARD BOTH SIDES. KITCHEN INTERIOR TO BE FACED WITH WHITE FRP PANELS ON ALL WALL SURFACES.
- 4) INSTALL VCT FLOORING INSIDE KITCHEN AND TILE TO MATCH EXISTING IN SO FAR AS POSSIBLE AT PLUMBING WORK.
- 5) RECONFIGURE PLUMBING, GAS, AND ELECTRICAL AS REQUIRED TO ACCOMMODATE NEW LAYOUT.
- 6) INSTALL SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES.
- 7) INSTALL LAMINATE BASE CABINETS WITH LAMINATE COUNTER.

AREA FOUR: KITCHEN HOOD

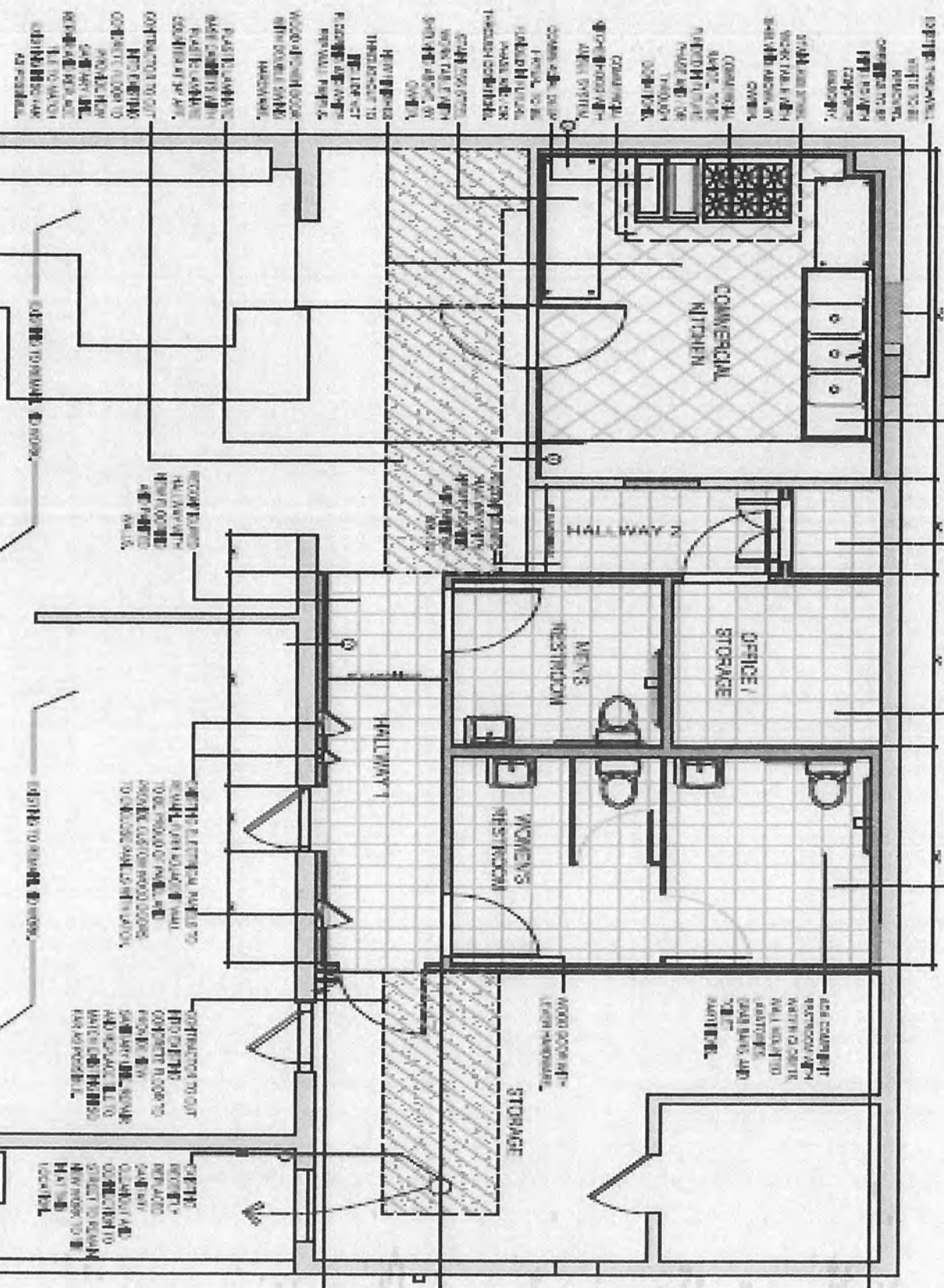
- 1) DEMO EXISTING THRU-WALL VENTS AND INFILL WITH CMU, MATCH FINISHES.
- 2) PROVIDE AND INSTALL ROOF MOUNTED COMMERCIAL HOOD WITH ANSUL SYSTEM, WORK TO INCLUDE COMPLETE INSTALLATION WITH ROOF REPAIRS, ELECTRICAL, AND FINISHES AS REQUIRED.
- 3) PROVIDE AND INSTALL STAINLESS STEEL WALL PANELS BEHIND EQUIPMENT AND UNDER HOOD.

SECTION 901

10' 0" 0.00' 0.00'

10' 0" 0.00' 0.00'

10' 0" 0.00' 0.00'



CORAL CITY ELKS LODGE #810
INTERIOR RESTROOM AND KITCHEN IMPROVEMENTS

A2.1.1

DATE: 10/1/01

BY: [Signature]

SCALE: 1/8" = 1'-0"

EXHIBIT "A"
SCOPE OF WORK

CORAL CITY ELKS LODGE

Scope of Work:

Botsford Builders, Inc. shall provide supervision, labor, equipment, tools, supplies, materials, clean up and all work listed below to complete the interior renovation according to plan drawings by Anthony Architecture, LLC. as follows:

• Install and supply Plumbing - Gary's Plumbing & Fire	\$ 23,970.00
• Install and supply Electrical work - Florida Keys Electric, Inc.	\$ 5,825.00
• Demolition	\$ 2,800.00
• Interior Framing - Labor and Material	\$ 3,360.00
• Interior Trim and Doors - Labor and Material	\$ 6,800.00
• Insulation and Drywall - Labor and Material	\$ 6,000.00
• Painting - Labor and Material	\$ 4,900.00
• Flooring - Labor and Material	\$ 3,200.00
• HVAC - Labor and Material	\$ 4,200.00

Subtotal -	\$61,055.55
Overhead, Gen Conditions & Fee -	<u>\$ 9,200.00</u>

TOTAL -	\$70,255.00
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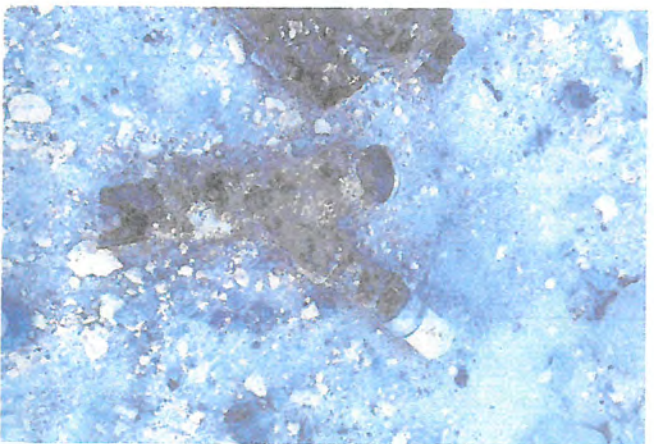
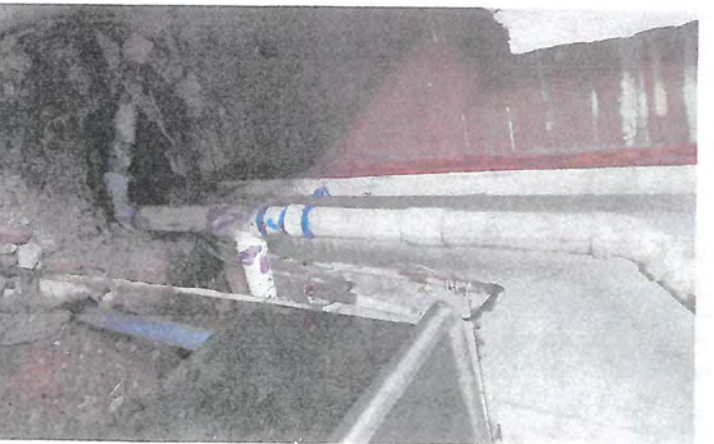
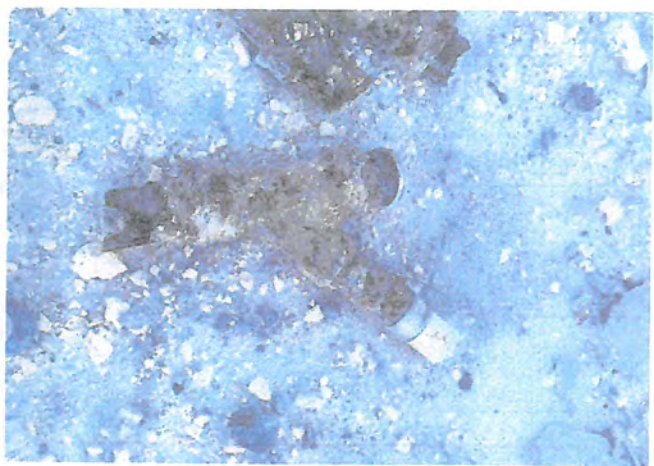
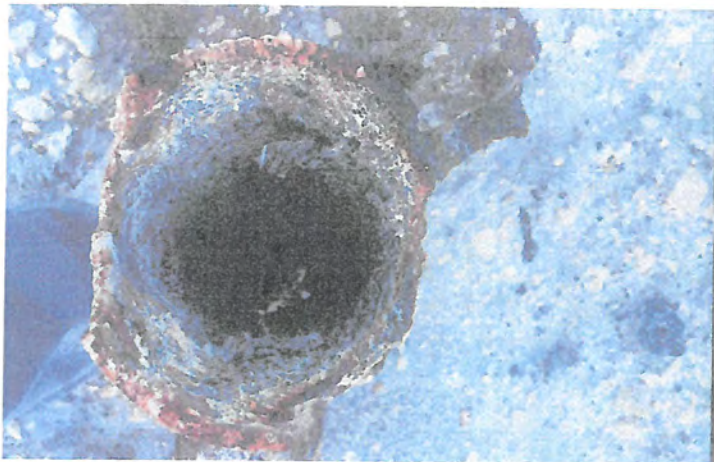
Demolition Scope and Cost Estimate

During our pre-demolition inspection and walk through of the Coral City Elks Lodge, we determined the following:

Jessie and his crew will

- Saw cut and prepare the trench for the removal and replacement of the sewer lines at 1107 Whitehead Street (Elks Lodge)
- Handle the removal and properly disposal of the debris from this demolition
- Remove and properly dispose the exiting walls for both rest rooms in this building
- Have all work will completed within 10 calendar days (including weekend days)
- Allow the city to inspect and accept work upon completion
- Expect prompt payment of \$10,000.00 upon completion
- Provide invoice if required

Notes:



For Brian

EXHIBIT "B" - Revised

SCOPE OF WORK

CORAL CITY ELKS LODGE

Scope of work:

Botsford Builders, Inc. shall provide supervision, labor, equipment, tools, supplies, materials, clean up and all work listed below to complete the interior renovation according to plan drawings by Anthony Architecture, LLC. As follows:


		<u>Coral City Elks</u>	<u>Bahama Village CRA</u>
Install and supply Plumbing - Gary's Plumbing & Fire	\$23,970.00	\$15,000.00	\$8,970.00
Install and supply electrical work - Florida Keys Electric, Inc.	\$ 5,825.00	\$0	\$5,825.00
Demolition	\$ 2,800.00	\$ 2,800.00	\$0
Interior Framing - Labor and Material	\$ 3,360.00	\$0	\$3,360.00
Interior Trim and Doors - Labor and Material	\$ 6,800.00	\$0	\$6,800.00
Insulation and Drywall - Labor and Material	\$ 6,000.00	\$ 0	\$6,000.00
Painting - Labor and Material	\$ 4,900.00	\$ 4,900.00	\$0
Flooring - Labor and Material	\$ 3,200.00	\$0	\$3,200.00
HVAC - Labor and Material	\$ 4,200.00	\$0	\$4,200.00
Subtotal	\$61,055.55		
Overhead, Gen Conditions & Fee -	\$ 9,200.00		
TOTAL -	\$70,255.00	\$27,024.00	\$43,231.00


Coral City Elks

Ken Sullivan - Exalted Ruler


Bahama Village CRA/City of Key West

Planning Director - Thaddeus Cohen


Botsford Builders

APPLICATION AND CERTIFICATION FOR PAYMENT AIA DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF PAGES

TO
Coral City Elks Lodge # 610
1107 Whitehead Street
Key West, Florida 33040
FROM SUBCONTRACTOR
Boisford Builders, Inc.
P.O. Box 421125
Summerland Key, Florida 33042
CONTRACT FOR:

PROJECT:
Coral City Elks Lodge # 610
Interior Restroom Renovation
VIA ARCHITECT

APPLICATION NO: 1
PERIOD TO: 9/30/16
PROJECT NOS: Coral City Elks
CONTRACT DATE: 7/29/16

Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 70,255.00
2. Net Change by Change Orders \$
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 70,255.00
4. TOTAL COMPLETED & STORED TO DATE \$ 32,173.00
(Column G on Form G703)
5. RETAINAGE
 - a. 10% of Completed Work \$ 3,217.30
(Column D + E on Form G703)
 - b. 5% of Stored Material \$
(Column F on Form G703)
 - Total Retainage (Lines 5a + 5b or total in Column I of G703) \$ 3,217.30
6. TOTAL EARNED LESS RETAINAGE \$ 28,955.70
(Line 4 Less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 0.00
(Line 6 from prior Certificate)
8. CURRENT PAYMENT DUE \$ 28,955.70
9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 41,299.30

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment have been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

SUBCONTRACTOR

By

Date: 10/2/16

State of

County of

Subscribed and sworn to before me this 3rd day of Oct 2016

Notary Public

My Commission expires



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

\$ 28,955.70

Attach explanations if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.

ARCHITECT

By

Date: 10.03.2016

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

APPLICATION AND CERTIFICATION FOR PAYMENT AIA DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF PAGES

1.01
 Coral City Elks Lodge # 610
 1107 Whitehead Street
 Key West, Florida 33040
 PROJECT
 Coral City Elks Lodge # 610
 Interior Restroom Renovation
 VIA ARCHITECT
 BRADFORD BUILDERS, INC.
 P.O. Box 421125
 Summerland Key, Florida 33042
 CONTRACT FOR

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
 (Continuation Sheet, AIA Document G703, is attached)

1. ORIGINAL CONTRACT SUM \$ 70,255.00
2. Net Change by Change Orders \$
3. CONTRACT SUM TO DATE (Line 1 - 2) \$ 70,255.00
4. TOTAL COMPLETED & STORED TO DATE \$ 32,173.00
 (Column G on Form G703)
5. RETAINAGE
 a. 5% of Completed Work \$ 3,217.30
 (Column D + E on Form G703)
 b. 5% of Stored Material \$ 3,217.30
 (Column F on Form G703)
 Total Retainage (Lines 5a + 5b or
 Total in Column I of G703) \$ 28,955.70
6. TOTAL EARNED LESS RETAINAGE \$ 28,955.70
 (Line 4 Less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 0.00
 (Line 6 from prior Certificate)
8. CURRENT PAYMENT DUE \$ 28,955.70
9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 41,299.30
 (Line 3 Less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved	0.00	0.00
in previous months by Owner	0.00	0.00
Total approved this month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	0.00

APPLICATION NO. 1
 PERIOD TO: 9/30/16
 PROJECT NOS. Coral City Elks
 CONTRACT DATE: 7/29/16
 Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment have been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

By:  Date: 9/20/16
 State of Florida
 County of Monroe

Subscribed and sworn to before me this 20th day of Sept 2016

Notary Public: 
 My Commission expires: Dec 10, 2019
 DEIDRE LEWIS
 ANY COMMISSIONER (F04288)
 EXPIRES December 10, 2019

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$
 (Attach explanations if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT
 By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Botsford Builders, Inc.

Phone: (305)872-4734 Fax: (305)872-4737

CHANGE ORDER #1

Page 1 of 2

Date: November 10, 2016

To: Coral City Elks Lodge #610
1107 Whitehead Street
Key West, Florida 33040

Change Order #1 is for the Contract dated July 29, 2016, Coral City Elks Lodge # 610, is for the deduct to contract in the amount of ~~(\$1,800.00)~~

This cost of Change Order #1 shall deduct the sum of Eighteen Hundred Dollars and 00/100, ~~(\$1,800.00)~~ to the contract, for the changes shown on Exhibit "CO-1" attached.

Original Contract Sum	\$	70,255.00
Change Order #1	(\$	1,800.00)
Contract Sum to Date	\$	68,455.00

IN WITNESS WHEREOF, the parties have executed this agreement on the date herein first above written.

BOTSFORD BUILDERS, INC.

By: _____
Print Name: Brian Botsford
Title: President
Date: _____

Coral City Elks Lodge # 610

By: _____
Print Name: _____
Title: _____
Date: _____

Mailing Address: P.O. Box 421125, Summerland Key, FL 33042-1125
Office Location: 31195 Avenue B, Big Pine Key, Florida 33043

Botsford Builders, Inc.

Phone: (305) 872-4734 Fax: (305) 872-4737

EXHIBIT "CO-1"

Page 2 of 2

Exhibit "CO-1" for Change Order #1 dated November 10, 2016 for the Coral City Elks Lodge # 610 Project for the deduct to Contract for the deletion of the scope of work below:

1. Deduct - Labor - for portion of Demolition not performed.

TOTAL EXHIBIT CO-01 (\$1,800.00)

Mailing Address: P.O. Box 421125 Summerland Key, FL 33042-1125

Office Location: 31195 Avenue B, Big Pine Key, Florida 33043

Botsford Builders, Inc.

Phone: (305)872-4734 Fax: (305)872-4737

CHANGE ORDER #2

Page 1 of 2

Date: February 28, 2017

To: Coral City Elks Lodge #610
1107 Whitehead Street
Key West, Florida 33040

Change Order #2 is for the Contract dated July 29, 2016, Coral City Elks Lodge # 610, is for the deduct to contract in the amount of (\$4,200.00).

This cost of Change Order #2 shall deduct the sum of Forty Two Hundred Dollars and 00/100, (\$4,200.00) to the contract, for the changes shown on Exhibit "CO-2" attached.

Original Contract Sum	\$	70,255.00
Change Order #1	(\$	1,800.00)
Change Order # 2	(\$	4,200.00)
Contract Sum to Date	\$	64,255.00

IN WITNESS WHEREOF, the parties have executed this agreement on the date herein first above written.

BOTSFORD BUILDERS, INC.

By: _____
Print Name: Brian Botsford
Title: President
Date: _____

Coral City Elks Lodge # 610

By: _____
Print Name: _____
Title: _____
Date: _____

Mailing Address: P.O. Box 421125, Summerland Key, FL 33042-1125

Office Location: 31195 Avenue B, Big Pine Key, Florida 33043

Botsford Builders, Inc.

Phone: (305) 872-4734 Fax: (305) 872-4737

EXHIBIT "CO-2"

Page 2 of 2

Exhibit "CO-2" for Change Order #2 dated February 28, 2017 for the Coral City Elks Lodge # 610
Project for the deduct to Contract for the deletion of the scope of work below:

1. Deduct - HVAC system installation.

TOTAL EXHIBIT CO-02 (54,200.00)

Mailing Address: P.O. Box 421125 Summerland Key, FL 33042-1125

Office Location: 31195 Avenue B, Big Pine Key, Florida 33043

Botsford Builders, Inc.

Phone: (305)872-4734 Fax: (305)872-4737

CHANGE ORDER #3

Page 1 of 2

Date: March 3, 2017

To: Coral City Elks Lodge #610
1107 Whitehead Street
Key West, Florida 33040

Change Order #3 is for the Contract dated July 29, 2016. Coral City Elks Lodge # 610. is for the deduct to contract in the amount of \$3,584.26

This cost of Change Order #3 shall deduct the sum of Three Thousand Five Hundred Eighty Four Dollars and 26/100. to the contract, for the changes shown on Exhibit "CO-3" attached.

Original Contract Sum	\$	70,255.00
Change Order #1	\$	(3,800.00)
Change Order # 2	\$	(1,200.00)
Change Order # 3	\$	(3,584.26)
Contract Sum to Date	\$	60,670.74

IN WITNESS WHEREOF, the parties have executed this agreement on the date herein first above written.

BOTSFORD BUILDERS, INC.

By: _____
Print Name: Brian Botsford
Title: President
Date: _____

Coral City Elks Lodge # 610

By: _____
Print Name: _____
Title: _____
Date: _____

Mailing Address: P.O. Box 421125, Summerland Key, FL 33042-1125
Office Location: 31195 Avenue B, Big Pine Key, Florida 33043

Botsford Builders, Inc.

Phone: (305) 872-4734 Fax: (305) 872-4737

EXHIBIT "CO-3"

Page 2 of 2

Exhibit "CO-3" for Change Order #3 dated March 3, 2017 for the Coral City Elks Lodge # 610 Project for the deduct to Contract for the deletion of the scope of work below:

1. Deduct - Work performed through December 2015 and paid Invoice # 32271 February 3, 2016
Check # 030171 by City of Key West.

TOTAL EXHIBIT CO-3 ~~(\$3,584.26)~~

APPLICATION AND CERTIFICATION FOR PAYMENT AIA DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF PAGES

1. ORIGINAL CONTRACT SUM \$ 70,255.00
 2. Net Change by Change Orders \$
 3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 64,255.00
 4. TOTAL COMPLETED & STORED TO DATE \$ 64,255.00
 (Column 3 on Form G703)
 5. RETAINAGE
 a. 10% of Completed Work \$
 b. 5% of Stored Material \$
 (Column 4 on Form G703)
 Total Retainage (Line 5a + 5b or total in Column 4 of G703) \$ 0.00
 6. TOTAL EARNED LESS RETAINAGE \$ 64,255.00
 (Line 4 Less Line 5 Total)
 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 57,829.50
 (Line 6 from prior Certificate)
 8. CURRENT PAYMENT DUE \$ 6,425.50
 9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 0.00
 (Line 8 Less Line 6)

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract (Continuation Sheet, AIA Document G703, is attached).

CHARGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Local changes approved		
in previous months by Owner	0.00	
Total approved this month	3,584.26	
TOTALS	3,584.26	
NET CHANGE IN Change Order		

RETAINAGE REQUEST

APPLICATION NO. RETAINAGE Distribution to
 PERIOD TO: OWNER
 PROJECT NOS. (Total of 10 Elks) ARCHITECT
 CONTRACT DATE: 7/29/16 CONTRACTOR

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment have been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

By [Signature] Date 3/3/17
 State of Florida
 County of Manatee
 Subscribed and sworn to before me this 3rd day of March 2017

Notary Public [Signature]
 My Commission expires December 2019

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 6,425.50

I attach explanations if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.

ARCHITECT [Signature] DATE 3.6.17
 By [Signature]

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

TABLE 1. Data sources.

AVA Document 6702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

in tabulations below, amounts are stated to the nearest dollar.

[See Column 1 on Contracts where variable retainage for line items may apply.]

RETAINAGE

APPLICATION NO: A-REPLYA/NA/756
APPLICATION DATE: 4/8/2007
PERIOD TO:
ARCHITECT'S PROJECT NO: 88

[illegible]

(1) **Contractor:**
 Coral City Fibers Lodge # 610
 1107 Whitehead Street
 Key West, Florida 33040
Project:
 Interior Restroom Renovation
Architect:
 Roseford Builders, Inc.
 P.O. Box 421125
 Summerland Key, Florida 33042
Contract For:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract (Continuation Sheet, AIA Document G703, is attached)

1. ORIGINAL CONTRACT SUM.....	\$ 70,255.00
2. Net Change by Change Orders.....	\$
3. CONTRACT SUM TO DATE (Line 1 + 2).....	\$ 61,255.00
4. TOTAL COMPLETED & STORED TO DATE.....	\$ 61,255.00
(Column 4 on Form G703)	
5. RETAINAGE	
a. 10% of Completed Work.....	\$ 6,425.50
b. 5% of Stored Material.....	\$
(c. Column 5 on Form G703)	
Total Retainage (Lines 5a + 5b of total on Column 1 of G703)	\$ 6,425.50
6. TOTAL EARNED LESS RETAINAGE.....	\$ 57,829.50
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$ 46,154.39
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE.....	\$ 11,675.11
9. BALANCE TO FINISH, INCLUDING RETAINAGE.....	\$ 6,425.50
(Line 3 Less Line 6)	

CHANGES by Change Order

CHANGES ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved	0.00	
in previous months by Owner	3,584.26	
Total approved this month	3,584.26	
NET CHANGES by Change Order	3,584.26	

APPROVAL NO. 3
PERIOD TO:
PROJECT NOS. Coral City Fibers
CONTRACT DATE: 7/29/16
Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment have been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: _____
 State of Florida
 County of Monroe
 Subscribed and sworn to before me this 3rd day of March 2017

Notary Public Debbie Sue
 My Commission expires December 2019

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the work has progressed as indicated. The quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 11,675.11

(Attach explanation of amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT: Anthony D. Jones Date 3.6.17

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

PROJECT NAME: Coral City Elks Lodge # 610

PAGE 1 OF 1 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar

One column, on contracts where variable retainage for line items may apply.

APPLICATION NO: 3

APPLICATION DATE: 3/3/2017

PERIOD TO:

ARCHITECT'S PROJECT NO.: XX

A	B	C	D		E	F		G	H	I
ITEM NO	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+I)	% (G - C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)	
1	Install and supply plumbing	23,970.00	23,970.00		0.00	23,970.00	100.00%	0.00	2,397.00	
2	Install and supply electrical work	5,825.00	5,825.00		0.00	5,825.00	100.00%	0.00	582.50	
3	Demolition	2,800.00	2,800.00		0.00	2,800.00	100.00%	0.00	280.00	
4	Interior framing - labor and material	3,360.00	3,360.00		0.00	3,360.00	100.00%	0.00	336.00	
5	Interior trim and doors - labor and material	6,800.00	6,800.00		0.00	6,800.00	100.00%	0.00	680.00	
6	Insulation and dry wall - labor and material	6,000.00	6,000.00		0.00	6,000.00	100.00%	0.00	600.00	
7	Painting - labor and material	4,900.00	4,231.91	668.09	0.00	4,900.00	100.00%	0.00	490.00	
8	Flooring - labor and material	3,200.00	0.00	3,200.00	0.00	3,200.00	100.00%	0.00	320.00	
9	HVAC - labor and material	4,200.00	4,200.00		0.00	4,200.00	100.00%	0.00	420.00	
10	Overhead, Gen Conditions and Fee	9,200.00	3,680.00	5,520.00	0.00	9,200.00	100.00%	0.00	920.00	
CO-01	DEDUCT CHANGE ORDER - Demolition Credit	(1,800.00)	(1,800.00)		0.00	0.00	#DIV/0!	0.00	0.00	
CO-02	DEDUCT - HVAC System	(4,200.00)	(4,200.00)		0.00	(1,800.00)	100.00%	0.00	(180.00)	
CO-03	DEDUCT Change Order for work performed for City of Key West 12/2015 already paid by City of K W	(3,584.26)	(3,584.26)		0.00	(4,200.00)	100.00%	0.00	(420.00)	
CO-04	Add Change Order for work performed for City of Key West 12/2015 already paid by City of K W	3,584.26		0.00	0.00	(3,584.26)	100.00%	0.00	(358.43)	
	Not part of this Contract			0.00	0.00	0.00	#DIV/0!	0.00	0.00	
				0.00	0.00	0.00	#DIV/0!	0.00	0.00	
	GRAND TOTALS	\$64,255.00	\$51,282.65	\$12,972.35	\$0.00	\$64,255.00	100.00%	\$0.00	\$6,425.50	

010 DOCUMENT G/03 - CONTINUATION SHEET FOR G702 - 1992 EDITION AIA

CONTINUATION SHEET

PROJECT NAME: Coral Civ Fkts 1 odoo # 610

PAGE 1 OF 1 PAGE

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

¹Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO. 3

APPLICATION DATE: 3/3/2017

PERIOD TO:

ARCHITECTS PROJECT NO. XX

[illegible]

APPLICATION AND CERTIFICATION FOR PAYMENT AIA DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF PAGES

1. ORIGINAL CONTRACT
 Coral City Elks Lodge # 610
 1107 Whitehead Street
 Key West, Florida 33040
 FROM SUBCONTRACTOR
 Housford Builders, Inc.
 P.O. Box 421125
 Summerland Key, Florida 33042
 CONTRACT #38

PROJECT
 Coral City Elks Lodge # 610
 Interior Restroom Renovation
 VIA ARCHITECT

APPLICATION NO. 2
 PERIOD FOR PROJECT NOS. Coral City Elks
 CONTRACT DATE 7/29/16
 Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment as shown below, in connection with the Contract Continuation Sheet AIA Document G703, is attached

1. ORIGINAL CONTRACT SUMMARY \$ 70,255.00
 2. Net Change by Change Orders \$
 3. CONTRACT SUMMARY DATE (Line 1 + 2) \$ 60,670.71
 4. TOTAL COMPLETED & STORED TO DATE \$ 51,282.65
 (Column 3 on Form G703)

5. RETAINAGE
 a. 10% of Completed Work \$ 5,128.27
 b. % of Stored Material \$
 (Column 1 on Form G703)
 Total Retainage (Lines 5a + 5b or Total in Column 1 of G703) \$ 5,128.27
 6. TOTAL EARNED LESS RETAINAGE \$ -46,154.39
 (Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 28,955.20
 (Line 6 from prior Certificate)
 8. CURRENT PAYMENT DUE \$ 17,198.69
 9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 4,425.39
 (Line 3 Less Line 6)

Handwritten signature and initials

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved		
(a) previous months by Owner	0.00	(6,000.00)
Total approved this month	0.00	
TOTALS	0.00	
NET CHANGES by Change Order		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment have been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due SUBCONTRACTOR.

By: *Handwritten signature* Date: 3/3/16
 State of Florida
 County of Monroe

Subscribed and sworn to before me this 3rd day of March 2017.

Notary Public *Handwritten signature*
 My Commission expires Dec 1st 2019

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 17,198.69

I attach explanations of amount certified differs from the amount applied for, based all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.

ARCHITECT *Handwritten signature* Date 3.6.17

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Botsford Builders, Inc.

Phone: (305)872-4734 Fax: (305)872-4737

CHANGE ORDER #4

Page 1 of 2

Date: March 3, 2017

To: Coral City Elks Lodge #610
1107 Whitehead Street
Key West, Florida 33040

Change Order #4 is for the Contract dated July 29, 2016. Coral City Elks Lodge # 610, is for the addition to contract in the amount of **\$3,584.26**

This cost of Change Order #4 shall ADD the sum of Three Thousand Five Hundred Eighty Four Dollars and 26/100, **\$3,584.26** to the contract, for the changes shown on Exhibit "CO-4" attached.

Original Contract Sum	\$ 70,255.00
Change Order #1	0.00
Change Order #2	0.00
Change Order #3	0.00
Change Order #4	\$ 3,584.26
Contract Sum to Date	\$ 64,255.00

> d

IN WITNESS WHEREOF, the parties have executed this agreement on the date herein first above written.

BOTSFORD BUILDERS, INC.

By: _____
Print Name: Brian Botsford
Title: President
Date: _____

Coral City Elks Lodge # 610

By: _____
Print Name: _____
Title: _____
Date: _____

Mailing Address: P.O. Box 421125, Summerland Key, FL 33042-1
Office Location: 31195 Avenue B, Big Pine Key, Florida 33043

Botsford Builders, Inc.

Phone: (305) 872-4734 Fax: (305) 872-4737

EXHIBIT "CO-4"

Page 2 of 2

Exhibit "CO-4" for Change Order #4 dated March 3, 2017 for the Coral City Elks Lodge # 610 Project for the addition to Contract for the scope of work below:

1. Addition - Work performed through December 2015 and paid Invoice # 32271 February 3, 2016
Check # 030171 by City of Key West NOT INCLUDED in this Contract.

TOTAL EXHIBIT CO-4 \$3,584.26

Mailing Address: P.O. Box 421125 Summerland Key, FL 33042-1125

Office Location: 31195 Avenue B, Big Pine Key, Florida 33043

PAGE 1 OF 1 PAGES

APPLICATION NO: 1

APPLICATION DATE: 9/26/2016

PERIOD TO: 9/30/2016

ARCHITECT'S PROJECT NO: xx

AIA DOCUMENT G703 - CONTINUATION SHEET FOR G702 - 1992 EDITION AIA

THE AMERICAN INSTITUTE OF ARCHITECTS 1735 NEW YORK AVENUE N.W. WASHINGTON, D.C. 20006-5192

G703-1992

APPLICATION AND CERTIFICATION FOR PAYMENT AIA DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF

10)

TO: Coral City Elks Lodge # 610

1107 Whitehead Street

Key West, Florida 33040

FROM: SUBCONTRACTOR:

Restford Builders, Inc.

P.O. Box 421125

Summerland Key, Florida 33042

CONTRACT FOR:

PROJECT:
Coral City Elks Lodge # 610
Interior Restroom Renovation

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 70,255.00
2. Net Change by Change Orders \$
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 70,255.00
4. TOTAL COMPLETED & STORED TO DATE \$ 32,173.30
(Column G on Form G703)

5. RETAINAGE
a. 5% of Completed Work \$ 3,217.30
(Column D + E on Form G703)
b. 5% of Stored Material \$
(Column F on Form G703)
Total Retainage (Lines 5a + 5b or total in Column I of G703) \$ 3,217.30
6. TOTAL EARNED LESS RETAINAGE \$ 28,955.70
(Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 0.00
(Line 6 from prior Certificate)
8. CURRENT PAYMENT DUE \$ 28,955.70

9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 41,299.30
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved	0.00	0.00
in previous months by Owner	0.00	0.00
Total approved this month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	0.00

APPLICATION NO. 1
PERIOD TO: 9/30/16
PROJECT NOS. Coral City Elks
CONTRACT DATE: 7/29/16

Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment have been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

By: _____ Date: _____

State of _____
County of _____

Subscribed and sworn to before me this _____ day of _____

Notary Public
My Commission expires _____



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Much explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

By: _____ Date: _____
ARCHITECT

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CORAL CITY ELKS LODGE

INTERIOR RENOVATION

1107 WHITEHEAD STREET, KEY WEST, FLORIDA 33040

PERMIT SUBMISSION

JUNE 24, 2016

TEAM

Contractor

Owner

Coral City Elks Lodge
1107 Whitehead Street
Key West, Florida 33040

A/E

Anthony Architecture, LLC
1615 United Street, Key West
305.395.2846
Anthony@AnthonyArchitecture.com

APPROVALS

DRC

Submitted: Not Required
Meeting: Not Required
Approval #: N/A

PLANNING

Submitted: Not Required
Meeting: Not Required
Approval #: N/A

TREE

Submitted: Not Required
Meeting: Not Required
Approval #: N/A

CITY COMMISSION

Submitted: Not Required
Meeting: Not Required
Approval #: N/A

HARC

Submitted: Not Required
Meeting (1st Reading): Not Required
Approval #: N/A



Anthony Architecture, LLC
info@AnthonyArchitecture.com | 305.395.2846

PROJECT

Interior Renovation

- AT -

1107 Whitehead Street

- FOR -

CLIENT

Coral City Elks Lodge
1107 Whitehead Street
Key West, Florida 33040

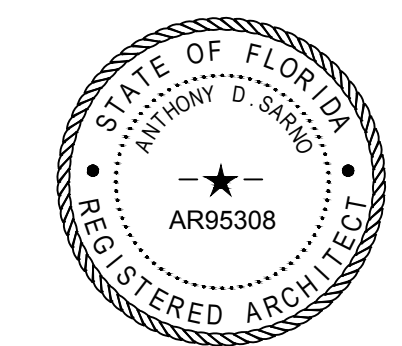


Anthony Architecture, LLC

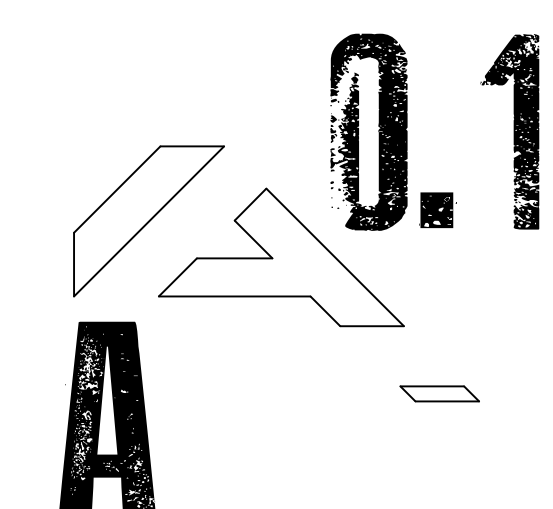
1615 United Street
Key West, Florida 33040
305.395.2846

info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

REVISIONS



Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2017



PROJECT
Coral City Elks Interior Restroom Improvements

DATE
June 24, 2016

SCOPE OF WORK

This project includes interior renovations to modify the existing restrooms and adjacent storage areas to provide ADA compliant restrooms and accessible routes.

BUILDING CODE REVIEW

2014 Florida Building Code

Flood Zone AE / X

City of Key West Zoning HMDR District

INDEX OF DRAWINGS

A0.1 - Cover Sheet

A0.2 - General and Demolition Notes

A0.3 - ADA Construction Clearances

AD2.1 - Partial Demolition Plan

A2.1 - Overall Floor Plan and Finish Schedule

A2.2 - Partial Floor Plan

A2.3 - Enlarged Restroom Plans

A2.4 - Partial Ceiling Plan

P2.1 - Partial Plumbing Plan

LOCATION



GENERAL NOTES

CODES, PERMITS, AND REGULATIONS:

- CONTRACTORS ARE RESPONSIBLE FOR SECURING ALL BUILDING PERMITS REQUIRED BY LOCAL GOVERNING AUTHORITIES.
- CONTRACTORS SHALL MEET ALL LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS OF DEMOLITION, SAFETY, AND SANITARY PRECAUTIONS DURING BUILDING OPERATIONS.
- ALL WORK SHALL COMPLY WITH APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC., THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN. REQUIREMENTS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE CURRENTLY APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING:
 - FLORIDA BUILDING CODE 2014.
 - FLORIDA PLUMBING CODE 2014.
 - FLORIDA MECHANICAL CODE 2014.
 - FLORIDA FUEL/GAS CODE 2014.
 - FLORIDA FIRE PREVENTION CODE 2014.
 - NATIONAL ELECTRIC CODE 2008.
 - NFPA 101 (LIFE SAFETY CODE) 2009.
 - ASCE 7-10.
 - ACI 318-08.
- UPON COMPLETION, OWNER IS RESPONSIBLE FOR POSTING OCCUPANT LOAD, LIVE LOAD, USE GROUP, AND OCCUPANCY ON A PLACARD AS DESIGNATED BY THE BUILDING OFFICIAL.
- CONTRACTOR SHALL WAIVE "COMMON PRACTICE" AND "COMMON USAGE" AS CONSTRUCTION CRITERIA WHEREVER DETAILS AND CONTRACT DOCUMENTS GOVERN CODES, ORDINANCES, ETC., REQUIRE GREATER QUANTITY OR BETTER QUALITY THAN COMMON PRACTICE OR COMMON USAGE WOULD REQUIRE.
- VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. COORDINATE ALL SITE REQUIREMENTS, ISSUES AND UTILITIES.

OWNERSHIP OF DRAWINGS AND CONTRACT ITEMS:

- THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE CONTRACT DOCUMENTS ARE NOT TO BE USED BY THE OWNER FOR OTHER PROJECTS OR EXTENSIONS TO THE PROJECT NOR ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. IF COPIES ARE REQUIRED NOTIFY THE ARCHITECT.
- THE CONTRACT DOCUMENTS CONSIST OF THE FOLLOWING:
 - DRAWINGS AND SPECIFICATIONS
 - ANY AND ALL ADDENDA
- IF AT ANY TIME BEFORE COMMENCEMENT OF WORK, OR DURING PROGRESS THEREOF, CONTRACTOR'S METHODS, EQUIPMENT OR APPLANCES ARE INEFFICIENT OR INAPPROPRIATE FOR SECURING QUALITY OF WORK, OR RATE OF PROGRESS INTENDED BY CONTRACT DOCUMENTS, OWNER MAY ORDER CONTRACTOR TO IMPROVE THE QUALITY OR INCREASE THEIR EFFICIENCY. THIS WILL NOT RELIEVE THE CONTRACTOR OR HIS SURETIES FROM THEIR OBLIGATIONS TO SECURE QUALITY OR WORK RATE OF PROGRESS SPECIFIED IN CONTRACT.
- THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT AND OWNER IN WRITING FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.

GENERAL COORDINATION OF DRAWINGS:

- CONTRACTORS SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF PROPOSED WALLS. COORDINATE ALL MECHANICAL, DATA, ELECTRICAL, PLUMBING AND SPRINKLER EQUIPMENT TO BE REMOVED, RELOCATED, OR INSTALLED (ITEMS TO INCLUDE ARE ALL PIPING, DUCT WORK, STRUCTURAL MEMBERS AND CONDUIT; AND EXISTING CONDITIONS). VERIFY THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. ELEMENTS TO BE EXPOSED OR CONCEALED SHALL BE DETERMINED AND REVIEWED WITH OWNER PRIOR TO CONSTRUCTION PENDING.
- CONTRACTORS AND SUBS SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONS, DOORS, ACCESSORIES, ELECTRICAL / DATA OUTLETS AND LIGHT SWITCHES WITH ARCHITECTURAL DRAWINGS IN THE FIELD PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE FINISHED WORK SHALL BE FIRM, WELL ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCES WITHOUT WAVES, DISTORTIONS, HOLE MARKS, CRACKS, STAINS, OR DISCOLORATION. JOINTING SHALL BE CLOSE FITTING, NEAT AS WELL SCRIBED. THE FINISH WORK SHALL HAVE NO EXPOSED UNSIGHTLY ANCHORS OR FASTENERS AND SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE THE PROVISION FOR EXPANSION, CONTRACTION, AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.
- ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE AND THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEM ACCORDINGLY AND TO THESE CONDITIONS. THE DRAWINGS SHOW ONLY SPECIAL CONDITIONS TO ASSIST CONTRACTOR. THEY DO NOT ILLUSTRATE EVERY DETAILED CONNECTION.
- THE CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND ELEVATIONS OF EXISTING CONDITIONS AT THE SITE. THE CONTRACTORS AND SUBS SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL ITEMS IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO COORDINATE AND SCHEDULE ALL DELIVERIES AND DISPOSAL COORDINATION WITH THE OWNER.
- EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSION AT THE JOB AND SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF HIS/HER WORK THERE TO.
- ALL EXISTING MATERIALS, EQUIPMENT, AND CONSTRUCTION ARE IDENTIFIED ON DRAWINGS BY THE WORDS "EXISTING" OR "EXIST". UNLESS STATED OTHERWISE, ALL NOTES REFER TO NEW MATERIALS, EQUIPMENT, AND CONSTRUCTION INSTALLED UNDER EACH CONTRACT.
- MATERIAL INDICATIONS, NOTES, AND ETC. ARE TYPICAL FOR ALL CONTRACT DRAWINGS (UNO) UNLESS NOTED OTHERWISE.
- ALIGN MEANS SIMILAR COMPONENTS OF CONSTRUCTION, I.E. WALLS, JAMBS, ETC. SHALL BE IN LINE ACROSS VOIDS.
- THESE DRAWINGS ARE COMPLEMENTARY AND INTERRELATED; WORK OF ANY INDIVIDUAL TRADE IS NOT NECESSARILY CONFINED TO SPECIFIC DOCUMENTS, CHAPTERS OR LOCATIONS.
- IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO BE DESIGNED IN ACCORDANCE WITH ALL CODES AND ORDINANCES IN EFFECT AT THE TIME THE PERMIT IS ISSUED. NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF SUSPECTED DEVIATION.
- CONSTRUCTION TECHNIQUES, PROCEDURES, SEQUENCING AND SCHEDULING ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- DO NOT SCALE DRAWINGS: USE DIMENSIONS ONLY. ALL DIMENSIONS MUST BE VERIFIED ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- IT IS THE INTENT OF THE DOCUMENTS AND REQUIREMENTS OF ALL CONTRACTORS TO BID AND PROVIDE A COMPLETELY WATERPROOF BUILDING ENVELOPE. REPORT TO ARCHITECT ANY CONDITION THAT WOULD PREVENT THIS IMMEDIATELY.
- COORDINATE LOCATIONS AND/OR ELEVATIONS OF FLOOR DRAINS, REGISTERS, GRILLES, LOUVERS, DUCTS, UNIT HEATERS, PANELS, ETC. WITH MECHANICAL AND ELECTRICAL CONTRACTORS AND ARCHITECTURAL DRAWINGS.
- WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY TO ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS.
- CONSTRUCTION TECHNIQUES, PROCEDURES, SEQUENCING AND SCHEDULING ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL PENETRATIONS IN RATED CONSTRUCTION ARE TO BE SEALED WITH APPROPRIATE MATERIALS AS INDICATED BY THESE DOCUMENTS OR OTHERWISE REQUIRED BY INSPECTORS OR APPLICABLE CODES AND ORDINANCES.
- THERE SHALL BE NO BACK-TO-BACK ELECTRICAL, TELEPHONE, OR OTHER OUTLETS.
- BLOCKING AT OPENINGS, DOORS AND WINDOWS SHALL BE 2X F.T. MATERIALS. AT WALL MOUNTED EQUIPMENT LOCATIONS, USE 1/2" PLYWOOD SHEET MATERIAL. ALL BLOCKING IN CONTACT W/ CONCRETE OR CMU TO BE PRESSURE TREATED. ALTERNATES MINIMUM OF 16 GAUGE X 8" MATERIAL SHALL BE USED WITH METAL FASTENERS.
- FOLLOW MANUFACTURER'S INSTRUCTION SPECIFICATIONS FOR CONSTRUCTION MATERIALS AND SYSTEMS. (I.E. STUCCO, SIMULATED STONE, SHEATHING PRODUCTS, STOREFRONT, ETC.)

DIMENSIONAL COORDINATION OF DRAWINGS:

- DO NOT SCALE DRAWINGS: DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.

- HORIZONTAL DIMENSIONS INDICATED ARE TO / FROM FINISHED FACE OF CONSTRUCTION, EXCEPT AS NOTED.
- VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB, EXCEPT WHERE NOTED TO BE FROM ABOVE FINISHED FLOOR (A.F.F.).
- DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT UNLESS OTHERWISE NOTED ON DRAWINGS.
- THE CONTRACTORS SHALL CONTINUOUSLY CHECK ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT AND MECHANICAL AND ELECTRICAL SYSTEMS. NO ALLOWANCE OF ANY KIND WILL BE MADE FOR THE CONTRACTOR'S NEGLIGENCE TO FORESEE MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURES OR PROPOSED CONSTRUCTION ELEVATIONS. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY ITEMS THAT MAY CAUSE A CHANGE FROM THE DIMENSIONS OUTLINED IN THE CONSTRUCTION DOCUMENTS FOR INSTRUCTIONS TO CLARIFY OR MODIFY OF THE AREA.
- FLOOR TOLERANCE: FINISHED FLOORS SLABS TO BE LEVELED TO A TOLERANCE OF +/- 1/8" SLOPE IN 10 FEET. CONTRACTORS TO IMMEDIATELY VERIFY SLOPE AND REPORT ANY DEVIATIONS FROM ABOVE STATED TOLERANCE TO THE ARCHITECT PRIOR TO COMMENCING THE WORK. ALIGNMENT OF DOOR HEADS AND OTHER CRITICAL HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANES. CONTRACTOR IS RESPONSIBLE TO LEVEL FLOOR TO MEET ACCEPTABLE TOLERANCES REQUIRED.
- ANY DIMENSION NOTED "VERIFY" OR "VERIFY IN FIELD (VIF)" MUST BE REVIEWED WITH THE ARCHITECT BEFORE BEGINNING CONSTRUCTION.
- DIMENSIONS INDICATED TO BE "CLEAR" SHALL BE MAINTAINED. ANY DISCREPANCIES OR VARIATIONS IN THESE DIMENSIONS SHALL BE REVIEWED WITH THE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE QUESTIONABLE AREA.

PATCHING, REPAIR AND CONSTRUCTION:

- CONTRACTORS ARE RESPONSIBLE FOR AND SHALL PROVIDE PROTECTION FOR ANY EXISTING FINISHES.
- CUT AND FIT ALL NEW COMPONENTS ETC. FOR ALTERATION OF EXISTING CONDITIONS AND INSTALLATION OF NEW WORK. CONTRACTOR TO PATCH AND REPAIR ALL DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES.

SCHEDULING ITEMS:

- CONTRACTOR SHALL ORDER AND SCHEDULE DELIVERY OF MATERIALS IN AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION. IF AN ITEM IS FOUND TO BE UNAVAILABLE OR HAVE A LONG LEAD TIME, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.

WORKING HOURS:

- CONTRACTOR TO COORDINATE WITH PROPERTY MANAGEMENT TO ESTABLISH WORK HOURS, MEANS AND METHODS, SECURITY, DISPOSAL, ETC.

GENERAL REQUIREMENTS

- DESCRIPTION - THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED AND NECESSARY TO PROVIDE A COMPLETE HABITABLE, WEATHERPROOF, SAFE AND SECURE FINISH BUILDING, SUITABLE FOR HUMAN OCCUPANCY IN ACCORDANCE WITH SPECIFICATIONS, DRAWING AND PROJECT DOCUMENTS.
- CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND REQUIREMENTS OF CONSTRUCTION PRIOR TO START OF WORK.
- CONTRACTOR SHALL COMPLETE NEW WORK IN CONFORMANCE WITH THESE DRAWINGS. NOTIFY ARCHITECT IF CONFLICTS APPEAR OR ARE UNCOVERED DURING THE PROGRESS OF THE WORK PRIOR TO ANY FIELD MODIFICATIONS OR CONSTRUCTION. DEVIATIONS FROM PERMITTED DRAWINGS WITHOUT ARCHITECTS PRIOR WRITTEN APPROVAL SHALL BE AT THE CONTRACTORS RESPONSIBILITY.
- ALLOWANCE - CONTRACTOR SHALL INCLUDE AND ENUMERATE IN HIS BASE BID THE TOTAL SUMS FOR ALL ALLOWANCES ITEMS. QUANTITIES, PURCHASE, DELIVERY AND INSTALLATION SHALL BE BY CONTRACTOR. ALL OVERAGES OF ALLOWANCE AMOUNTS SHALL BE PAID FOR BY OWNER. ALL SAVINGS OF ALLOWANCE AMOUNTS SHALL BE CREDITED TO OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING, DELIVERY AND INSTALLATION DATES. ALLOWANCE ITEMS, IF ANY, SHALL BE LISTED IN WRITING BY THE OWNER/ARCHITECT PRIOR TO BIDDING.
- PERMIT - CONTRACTOR SHALL PAY FOR ALL PERMITS, TESTING, FEES, AND INSPECTIONS.

GENERAL CONDITIONS

- THE SCOPE OF WORK IS BASED ON THE CONSTRUCTION DOCUMENTS AND SHALL INCLUDE THE FURNISHING OF MATERIALS AND LABOR REQUIRED FOR THE COMPLETE PROJECT. COMPLY WITH THE CRITERIA DESCRIBED IN THE DRAWINGS.
- REVIEW WITH THE OWNER'S REPRESENTATIVE THE MANNER IN WHICH ALL CONNECTIONS TO STRUCTURE WILL BE MADE. NEW PENETRATIONS IN THE BUILDING ENVELOPE OR STRUCTURE SHALL BE REVIEWED WITH THE OWNER AND APPROVED IN WRITING. IF THE OWNER REQUIRES THAT PORTIONS OF WORK BE PERFORMED BY ITS OWN CONTRACTOR, INCLUDE COSTS ASSOCIATED WITH THAT PORTION OF THE WORK IN BID UNLESS STATED OTHERWISE IN WRITING.
- DURING PERFORMANCE OF WORK, CONTRACTOR IS RESPONSIBLE FOR PROVISION AND MAINTENANCE OF WARNING SIGNS, LIGHT SIGNAL DEVICES, GUARD LIGHTS, BARRICADES, GUARD RAILS, FENCES AND OTHER DEVICES, APPROPRIATELY LOCATED ON AND AROUND THE JOB SITE WHICH GIVE PROPER AND UNDERSTANDABLE WARNING TO PERSONS WITH REGARD TO HAZARDOUS CONDITIONS, EQUIPMENT AND OPERATIONS BEING PERFORMED IN CONJUNCTION WITH THE WORK.
- DISCREPANCIES IDENTIFIED DURING CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF CONTRACTOR'S CONSTRUCTION MANAGER AND ARCHITECT IN WRITING. DISCREPANCIES IDENTIFIED DURING CONSTRUCTION WILL BE CLARIFIED BY CHANGE ORDERS. CHANGE ORDER APPROVAL IS SUBJECT TO AUTHORIZATION BY 'S CONSTRUCTION MANAGER.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS INCURRED FOR NONCOMPLIANCE WITH THESE CONTRACT DOCUMENTS. CONTRACTOR WILL NOT BE ALLOWED CHANGE ORDERS FOR PROBLEMS ARISING FROM NEGLECT OF PROVISIONS INCLUDED IN THESE CONDITIONS.
- ACCOMPLISH THE WORK IN COMPLIANCE WITH THE RESTRICTIONS AND REQUIREMENTS OF THE OWNER. WORK SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT AND APPLICABLE LOCAL AND STATE HANDICAPPED DISABILITY DESIGN REQUIREMENTS. VERIFY THAT THE WORK COMPLIES WITH ALL APPLICABLE LOCAL AND STATE FIRE, SAFETY, HEALTH, ENERGY AND BUILDING CODE REQUIREMENTS.
- REMOVE CONSTRUCTION RUBBISH, SCAFFOLDING, EQUIPMENT, TEMPORARY PROTECTION, TEMPORARY FIELD STRUCTURES, AND OTHER MATERIALS OR EQUIPMENT THAT WAS REQUIRED IN CONNECTION WITH THE CONSTRUCTION, BUT NOT A PERMANENT PART THEREOF.
- SCAFFOLDING SHALL BE BUILT IN ACCORDANCE WITH REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAWS. TEMPORARY SHORING REQUIRED FOR THE REMOVAL OF EXISTING WORK FOR THE INSTALLATION OF NEW WORK SHALL BE INCLUDED IN THE CONTRACT. CONTRACTOR IS RESPONSIBLE FOR THIS WORK, CORRECT AND REPAIR DAMAGES CAUSED BY IMPROPER SUPPORT OR FAILURE OF SHORING.
- MAINTAIN ORDERLY HOUSEKEEPING DURING CONSTRUCTION, AND UPON SUBSTANTIAL COMPLETION PERFORM FINAL CLEANUP. FINAL CLEANUP SHALL INCLUDE THE FOLLOWING: SWEEP, DAMP MOP, AND WAX RESILIENT FLOORING. DUST, DIRT, PAINT DRIPPINGS, OIL, GREASE, AND OTHER BLEMISHES SHALL BE REMOVED FROM FINISHED SURFACES, INCLUDING PIPES AND EQUIPMENT. WINDOWS, GLASS UNITS, GLASS DOORS AND MIRRORS SHALL BE WASHED. PAINT OVERRUNS AND PUTTY SMEARS SHALL BE REMOVED AND HARDWARE SHALL BE RUBBED CLEAN WITH FLANNEL CLOTH.
- CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY AND WARRANT THAT THIS INTENT SHALL BE MADE EVIDENT IN THE AGREEMENT WITH THE CONTRACTOR.
- INSOFAR AS JOBSITE SAFETY IS CONCERNED, THE ARCHITECT IS RESPONSIBLE SOLELY FOR HIS OWN AND HIS EMPLOYEES' ACTIVITIES ON THE JOBSITE, BUT THIS SHALL NOT BE CONSTRUED TO RELIEVE THE OWNER OR ANY CONSTRUCTION CONTRACTORS FROM THEIR RESPONSIBILITIES FOR MAINTAINING A SAFE JOBSITE. NEITHER THE PROFESSIONAL ACTIVITIES OF THE ARCHITECT, NOR THE PRESENCE OF THE ARCHITECT OR HIS EMPLOYEES AND SUBCONTRACTORS, SHALL BE CONSTRUED TO IMPLY THE ARCHITECT HAS ANY RESPONSIBILITY FOR METHODS OF WORK PERFORMANCE, SUPERINTENDENCE, SEQUENCING OF CONSTRUCTION, OR SAFETY IN, ON OR ABOUT THE JOBSITE. THE OWNER AGREES THAT THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY AND WARRANTS THAT THIS INTENT SHALL BE MADE EVIDENT IN THE OWNER'S AGREEMENT WITH THE CONTRACTOR. THE OWNER ALSO WARRANTS THAT THE ARCHITECT SHALL BE MADE ADDITIONAL INSURED UNDER THE CONTRACTOR'S GENERAL LIABILITY INSURANCE POLICY.
- MANUFACTURERS OF SPECIFIED ITEMS ARE NOTED FOR QUALITY AND DESIGN. SUBSTITUTE PRODUCTS ARE SUBJECT TO APPROVAL BY CONTRACTOR'S CONSTRUCTION MANAGER. THE CONTRACTOR IS ENCOURAGED TO SUBMIT ALTERNATE PRODUCTS FOR CONSIDERATION IN AN EFFORT TO REDUCE THE CONSTRUCTION COST OR TIME. REASONABLE REQUESTS WILL BE REVIEWED FOR COMPLIANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.
- PRODUCTS AND MATERIALS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. PROVIDE A COPY OF THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS UPON REQUEST OF CONTRACTOR'S CONSTRUCTION MANAGER.
- THE GENERAL CONTRACTOR SHALL VERIFY THAT THE WORK ADHERES TO ALL FIRE, SAFETY, AND BUILDING CODES. CONTRACTOR SHALL VERIFY THAT THE WORK COMPLIES WITH OWNER AND INSURANCE REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN FULL INSURANCE AS REQUIRED BY THE GENERAL

- CONDITIONS AND THE OWNER. EVIDENCE OF INSURANCE SHALL BE PROVIDED TO THE OWNER BEFORE PAYMENTS SHALL COMMENCE TO THE CONTRACTOR.
- APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY HAVE THE SAME FORCE AND EFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS OR BOUND AND PUBLISHED THEREWITH. COMPLY WITH STANDARDS IN EFFECT ON THE DATE OF ISSUE OF THE CONTRACT DOCUMENTS, UNLESS OTHERWISE INDICATED.
- UPON COMPLETION OF THE WORK, COMPILE FOR AND DELIVER TO CONTRACTOR'S CONSTRUCTION MANAGER A COMPLETE SET OF RECORD DOCUMENTS. THIS SET OF DOCUMENTS SHALL CONSIST OF RECORD SPECIFICATIONS AND RECORD DRAWINGS SHOWING THE REPORTED LOCATION OF THE WORK.
- WARRANT MATERIALS AND WORKMANSHIP FOR A PERIOD OF (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER.
- CONTRACTOR'S CONSTRUCTION MANAGER SHALL REVIEW SHOP DRAWING SUBMISSIONS SOLELY FOR THEIR CONFORMANCE WITH THE DESIGN INTENT AND CONFORMANCE WITH INFORMATION GIVEN IN THE CONSTRUCTION DOCUMENTS. SHALL NOT BE RESPONSIBLE FOR ASPECTS OF A SHOP DRAWING SUBMISSION THAT AFFECT OR ARE AFFECTED BY THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF THE CONSTRUCTION, SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. CONTRACTOR SHALL REVIEW SHOP DRAWINGS WITH RESPECT TO THESE CONDITIONS BEFORE SUBMITTING THEM TO ARCHITECT.
- WHEN MODIFICATIONS TO EXISTING STRUCTURAL STEEL COMPONENTS OR THE ADDITION OF NEW STRUCTURAL STEEL ARE REQUIRED, AND NOT INDICATED IN THESE CONSTRUCTION DOCUMENTS IT SHALL BE THE RESPONSIBILITY OF THE G.C. TO SECURE THE SERVICES OF A STRUCTURAL ENGINEER TO OBTAIN THE NECESSARY APPROVALS.

GENERAL DEMOLITION NOTES:

GENERAL CONDITIONS

- ALL CONTRACTORS ARE REQUIRED TO VISIT THE JOB SITE TO VERIFY EXISTING CONDITIONS AND DIMENSION PRIOR TO BEGINNING ANY WORK. NOTIFY ARCHITECT / OWNER AS SOON AS POSSIBLE OF ANY DISCREPANCIES FOR RESOLUTION OF THE ISSUES(S) PRIOR TO BEGINNING OF ANY WORK.
- TYPICAL DEMOLITION CONTRACTOR AND/OR GENERAL CONTRACTOR ARE TO REMOVE ALL EXISTING ITEMS SHOWN ON PLANS INCLUDING ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION ITEMS ASSOCIATED WITH THE DEMOLITION.
- ACCESS TO THE WORK SITE IS TO BE COORDINATED WITH THE OWNER.
- THE SITE MUST REMAIN SECURE DURING DEMOLITION AND CONSTRUCTION. EACH PHASE OF THE PROJECT IS TO BE COORDINATED WITH OWNER.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DEBRIS; LOCATION OF DUMPSTERS/TRUCKS SHALL BE COORDINATED WITH OWNER AND CITY.

HEALTH, SAFETY, AND WELFARE

- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING DEMOLITION AND CONSTRUCTION TO PROTECT AND MAINTAIN THE INTEGRITY AND OPERATION OF EXISTING OR TEMPORARY LIFE SAFETY AND EGRESS AREAS REQUIRED BY THE LOCAL AUTHORITY GOVERNING THIS PROJECT.
- THE CONTRACTORS ARE RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLITION AND CONSTRUCTION DEBRIS GENERATED FROM WORK AND SHALL NOT REMAIN EXPOSED FOR MORE THAN TWENTY-FOUR (24) HOURS, TAKING CARE TO PROTECT OVERLOADING THE FLOOR ASSEMBLY AND PROTECTION OF ADJACENT EXISTING CONSTRUCTION AND FINISHES.
- DURING DEMOLITION, THE CONTRACTOR(S) SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT STRUCTURAL DAMAGE TO THE BUILDINGS EXISTING WALLS, OR INTERRUPT POWER AND LIGHTING WITHOUT NOTIFICATION.
- ALL ITEMS INDICATED TO BE REMOVED AND ITEMS NOT INDICATED TO BE REUSED SHALL BE DISPOSED OF PROPERLY BY THE CONTRACTORS AS AGREED UPON AND DIRECTED BY THE OWNER OR THEIR AGENT IN CONJUNCTION WITH BUILDING MANAGEMENT.

SAFETY AND CONVENIENCE:

SAFETY EQUIPMENT

- THE CONTRACTOR SHALL NOT CAUSE ANY CONDITION TO EXIST WHICH MIGHT BE DEEMED TO BE HAZARDOUS TO VEHICULAR TRAFFIC, PEDESTRIANS, OR OCCUPANTS NEAR OR WITHIN THE PREMISES.
- BUILDING SHALL BE MAINTAINED WEATHER PROOF AT ALL TIMES. IN THE EVENT OF EXTREME WEATHER EVENTS, ALL OPENINGS SHALL BE SECURED WITH 3/4" PLYWOOD.

SAFE ACCESS BY FEDERAL, STATE, AND LOCAL GOVERNMENT AUTHORITIES

- AUTHORIZED REPRESENTATIVES OF THE STATE, FEDERAL, OR LOCAL GOVERNMENT AGENCIES, SHALL AT ALL TIMES HAVE SAFE ACCESS TO THE WORK, AND THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND INSPECTION.

PROTECTION OF PROPERTY

- NOTIFY PROPERTY OWNERS AFFECTED BY THE DEMOLITION AT LEAST 48 HOURS IN ADVANCE OF THE TIME DEMOLITION BEGINS. DURING CONSTRUCTION OPERATIONS, MAINTAIN CONDITIONS, AS MAY BE REQUIRED, TO PROVIDE ACCESS BY ALL.
- MATERIALS SHALL BE STORED ON SITE OR IN SEALED, WEATHERPROOF, SECURE CONTAINERS. NO MATERIALS MAY BE LEFT WITHIN THE BUILDING OTHER THAN THE AREA UNDER RENOVATION.
- PREMISES SHALL BE CLEANED ON A DAILY BASIS INCLUSIVE AT AREA OF WORK AND ALL INTERIOR AND EXTERIOR "PATHS OF TRAVEL".
- NO SMOKING IS ALLOWED WITHIN THE BUILDING OR EXTERIOR AREAS IMMEDIATELY ADJACENT TO PROPERTY.

ACCESS FOR POLICE AND FIRE

- NOTIFY THE POLICE AND FIRE DEPARTMENTS BEFORE CLOSING ANY STREETS. DO NOT PROCEED TO CLOSE STREET WITHOUT EXPRESS PERMISSION FROM THESE DEPARTMENTS.

PROTECTION OF THE ENVIRONMENT

PROTECTION OF SEWERS

- TAKE ADEQUATE MEASURE TO PREVENT THE IMPAIRMENT OF THE OPERATION OF THE EXISTING STORM AND SANITARY SEWER SYSTEMS. PREVENT CONSTRUCTION MATERIAL, PAVEMENT, CONCRETE, EARTH, OR OTHER DEBRIS FROM ENTERING A SEWER OR STORM STRUCTURE.

NOISE CONTROL

- THE CONTRACTOR SHALL CONDUCT ALL HIS/HER WORK SO AS TO HAVE THE LEAST POSSIBLE AFFECT ON NEIGHBORS.

NOTE

PREMISES WILL BE OCCUPIED DURING RENOVATIONS. CONSIDERATION FOR SECURITY AND WEATHER TO BE COORDINATED WITH OWNER AS APPLICABLE.

SELECTIVE DEMOLITION

1.1 SUMMARY

- THIS SECTION INCLUDES THE FOLLOWING:
 - DEMOLITION AND REMOVAL OF SELECTED PORTIONS OF BUILDING AS REQUIRED TO COMPLETE SCOPE OF WORK.

1.2 DEFINITIONS

- REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE.
- REMOVE AND REINSTALL: DETACH ITEMS FROM EXISTING CONSTRUCTION, PREPARE THEM FOR REUSE, AND REINSTALL THEM WHERE INDICATED.
- EXISTING TO REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE REMOVED AND THAT ARE NOT OTHERWISE INDICATED TO BE REMOVED, REMOVED AND SALVAGED, OR REMOVED AND REINSTALLED.

1.3 SUBMITTALS

- SCHEDULE OF SELECTIVE DEMOLITION ACTIVITIES: INDICATE DETAILED SEQUENCE OF SELECTIVE DEMOLITION AND REMOVAL WORK, WITH STARTING AND ENDING DATES FOR EACH ACTIVITY, INTERRUPTION OF UTILITY SERVICES, USE OF STAIRS, AND LOCATIONS OF TEMPORARY PARTITIONS AND MEANS OF EGRESS.

1.4 QUALITY ASSURANCE

- DEMOLITION FIRM QUALIFICATIONS: AN EXPERIENCED FIRM THAT HAS SPECIALIZED IN DEMOLITION WORK SIMILAR IN MATERIAL AND EXTENT TO THAT INDICATED FOR THIS PROJECT.
- REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE BEGINNING SELECTIVE DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
- STANDARDS: COMPLY WITH ANSI A10.6 AND NFPA 241.

1.5 PROJECT CONDITIONS

- OWNER WILL OCCUPY BUILDING DURING COURSE OF WORK. CONTRACTOR TO WORK WITH OWNER TO MINIMIZE DISRUPTIONS. CONDUCT SELECTIVE DEMOLITION SO OWNER'S OPERATIONS WILL NOT BE DISRUPTED.
- ALL EMERGENCY EGRESS SHALL BE MAINTAINED, FIRE PROTECTION SYSTEMS SHALL REMAIN OPERATIONAL, AND SECURE AREAS SHALL REMAIN SECURE DURING ENTIRE PROJECT.
- NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.
- STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON-SITE IS NOT PERMITTED.
- UTILITY SERVICE: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.

1.6 WARRANTY

- EXISTING WARRANTIES: REMOVE, REPLACE, PATCH, AND REPAIR MATERIALS AND SURFACES CUT OR DAMAGED DURING SELECTIVE DEMOLITION, BY METHODS AND WITH MATERIALS SO AS NOT TO VOID EXISTING WARRANTIES.

3.1 EXAMINATION

- VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED WHERE REQUIRED.
- SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
- INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED AND REINSTALLED AND ITEMS TO BE REMOVED AND SALVAGED.
- WHEN UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE THE NATURE AND EXTENT OF CONFLICT. PROMPTLY SUBMIT A WRITTEN REPORT TO ARCHITECT AND OWNER.
- ENGAGE A PROFESSIONAL ENGINEER TO SURVEY CONDITION OF BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF STRUCTURE OR ADJACENT STRUCTURES DURING SELECTIVE DEMOLITION OPERATIONS.
- PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM SELECTIVE DEMOLITION ACTIVITIES.

3.2 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

- EXISTING SERVICES/SYSTEMS: MAINTAIN SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.

3.3 PREPARATION

- SITE ACCESS AND TEMPORARY CONTROLS: CONDUCT SELECTIVE DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
- TEMPORARY FACILITIES: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
- IN CONFINED AREAS OF SELECTIVE DEMOLITION, INSTALL AND MAINTAIN DUST AND NOISE CONTROL BARRIERS TO KEEP DIRT, DUST, AND NOISE FROM BEING TRANSMITTED TO ADJACENT AREAS. REMOVE THESE PROTECTION MEASURES AFTER DEMOLITION OPERATIONS ARE COMPLETED.
- TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.

3.4 SELECTIVE DEMOLITION

- GENERAL: DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED ON DRAWINGS. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS AND AS FOLLOWS:
 - NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION. USE HAND TOOLS OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERING AND CHOPPING, TO MINIMIZE DISTURBANCE OF ADJACENT SURFACES. TEMPORARILY COVER OPENINGS TO REMAIN.
 - CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHED SURFACES.
 - DO NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. AT CONCEALED SPACES, SUCH AS DUCT AND PIPE INTERIORS, VERIFY CONDITION AND CONTENTS OF HIDDEN SPACE BEFORE STARTING FLAME-CUTTING OPERATIONS. MAINTAIN PORTABLE FIRE-SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.
 - COMPLETELY REMOVE ALL EQUIPMENT NOTED ON THE DRAWINGS FOR REMOVAL INCLUDING ALL ASSOCIATED DEVICES, CONTROLS, CONDUIT, WIRING, ETC. REMOVE ALL EXPOSED CONDUIT AND WIRING BACK TO THE PANEL FROM WHICH IT IS SERVED. MARK ALL DISSOCIATED BREAKERS "SPARE". UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL FILL AND PATCH ALL WALL, FLOOR, AND CEILING OPENINGS RESULTING FROM THIS DEMOLITION WORK WITH MATERIALS AND FINISHES IDENTICAL TO ADJACENT MATERIALS AND FINISHED.
 - UNLESS OTHERWISE NOTED, REMOVE ALL WIRING DEVICES, FIXTURES, CONTROLS, CIRCUITRY (CONDUIT AND WIRING), ETC., MADE OBSOLETE BY THE DEMOLITION WITHIN OR AROUND THE BUILDING.
 - THE CONTRACTOR SHALL RELOCATE ALL EXISTING PIPING, CIRCUITRY (CONDUIT AND WIRING), DUCTWORK, ETC., WHICH IMPEDES THE INSTALLATION OF NEW MATERIALS AND EQUIPMENT, UNLESS OTHERWISE NOTED.
 - LOCATE SELECTIVE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
 - DISPOSE OF DEMOLISHED ITEMS AND MATERIALS PROMPTLY

3.5 DISPOSAL OF DEMOLISHED MATERIALS

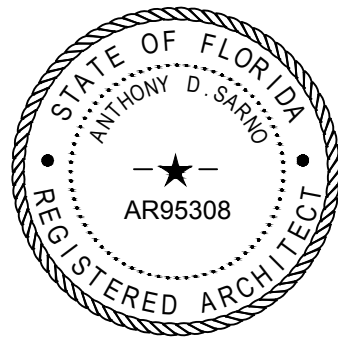
- GENERAL: EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY, REMOVE DEMOLISHED MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL.
- BURNING: DO NOT BURN DEMOLISHED MATERIALS.
- DISPOSAL: TRANSPORT DEMOLISHED MATERIALS OFF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM.

3.6 CLEANING

- CLEAN DEMOLITION AREA, ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS AT THE END OF EACH WORK DAY. RETURN ADJACENT AREAS TO EXISTING CONDITION BEFORE SELECTIVE DEMOLITION OPERATIONS BEGAN.



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PROJECT
Coral City Elks Interior Restroom Improvements

CLIENT
Coral City Elks Lodge #610

DRAWING
GENERAL & DEMO NOTES

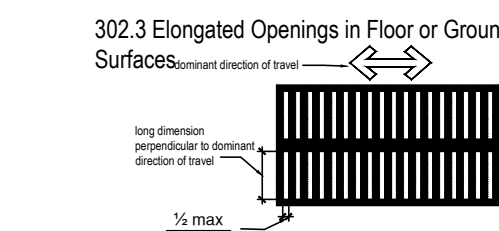
DATE
June 24, 2016



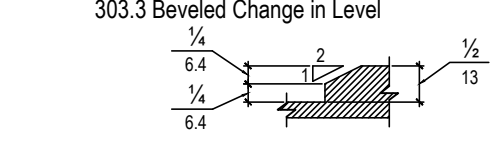
FLORIDA BUILDING CODE 2014:
ACCESSIBILITY
CHAPTER 3: BUILDING BLOCKS

302 FLOOR OR GROUND SURFACE

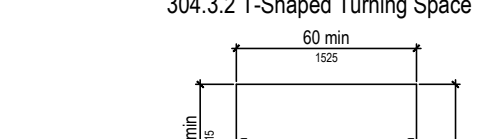
302.2 Carpet Pile Height
1/2 max



302.3 Elongated Openings in Floor or Ground Surface
Summit elevation of floor = 1/2 max



303 CHANGES IN LEVEL
303.2 Vertical Changes in Level
6.4



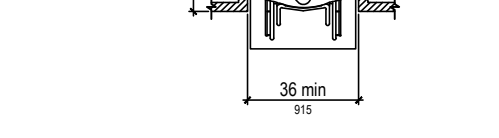
303.3 Beveled Change in Level
1/4



304 TURNING SPACE
304.3 Size
304.3.1 Circular Space
60" Minimum diameter
304.3.2 T-Shaped Turning Space



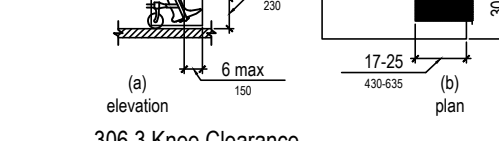
305 CLEAR FLOOR OR GROUND SPACE
305.3 Position
305.7.1 Forward Approach



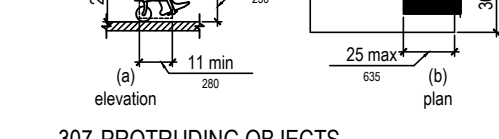
305.7.2 Parallel Approach



306 KNEE AND TOE CLEARANCE
306.2 Toe Clearance



306.3 Knee Clearance



307 PROTRUDING OBJECTS
307.2 Protrusion Limits

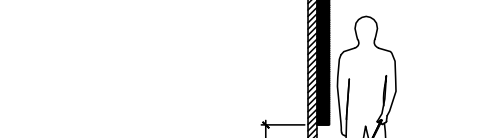


Figure 307.2 Limits of Protruding Objects

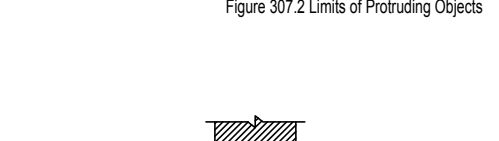


Figure 307.3 Post-Mounted Protruding Objects

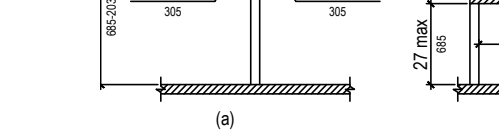
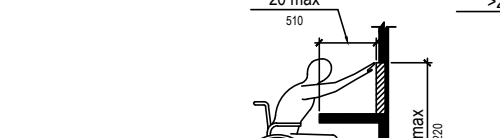


Figure 307.4 Vertical Clearance

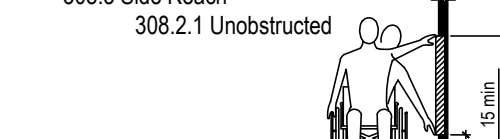
308 REACH RANGES
308.2 Forward Reach
308.2.1 Unobstructed



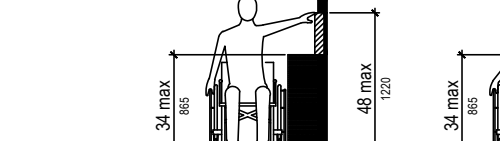
308.2 Obstructed High Reach



308.3 Side Reach
308.2.1 Unobstructed



308.2 Obstructed High Reach



CHAPTER 4: ACCESSIBLE ROUTES
403 CLEARANCES
403.5.1 Clear Width of an Accessible Route

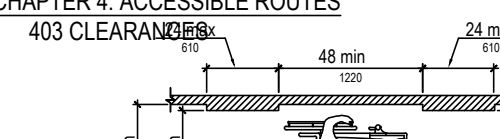
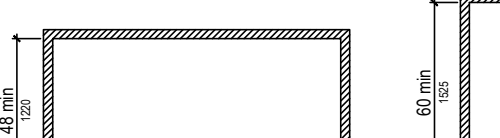
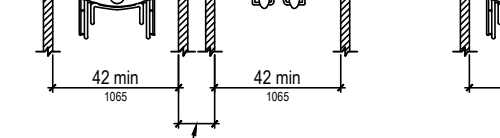


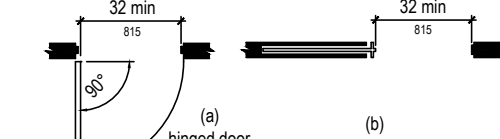
Figure 403.5.1 Clear Width of an Accessible Route



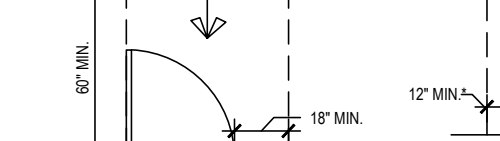
404 DOORS, DOORWAYS, AND GATES
404.2.3 Clear Width of Doorways



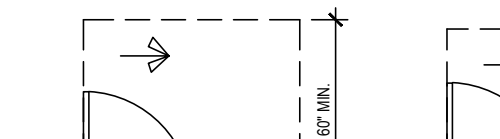
404.2.4 Maneuvering Clearances at Manual Swinging Doors and Gates



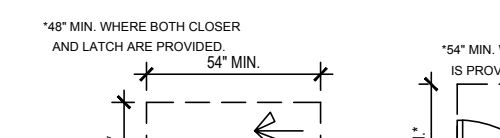
404.2.4 Maneuvering Clearances at Manual Swinging Doors and Gates Continued



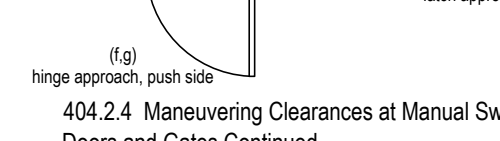
404.2.4 Maneuvering Clearances at Recessed Doors and Gates



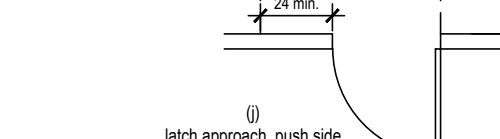
404.2.4 Maneuvering Clearances at Recessed Doors and Gates Continued



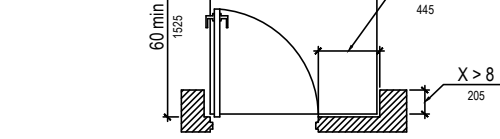
404.2.4 Maneuvering Clearances at Recessed Doors and Gates Continued



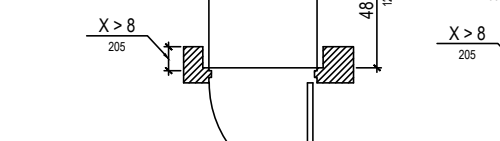
404.2.4 Maneuvering Clearances at Recessed Doors and Gates Continued



404.2.4 Maneuvering Clearances at Recessed Doors and Gates Continued



404.2.4 Maneuvering Clearances at Recessed Doors and Gates Continued



404.2.4 Maneuvering Clearances at Recessed Doors and Gates Continued



404.2.6 Doors in Series and Gates in Series

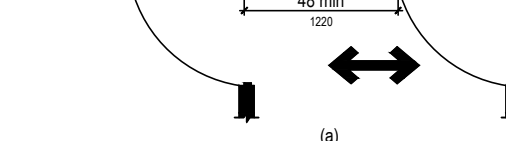
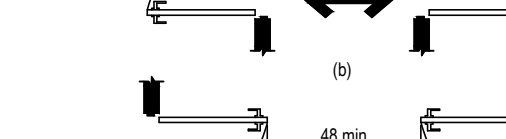
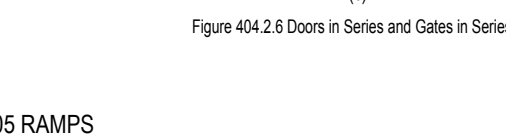


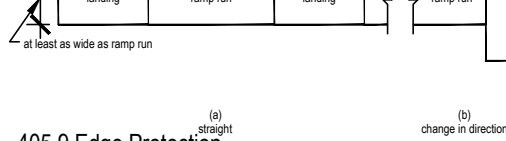
Figure 404.2.6 Doors in Series and Gates in Series



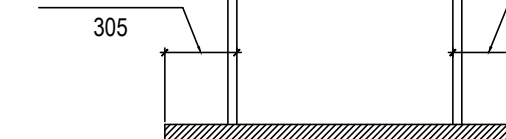
405 RAMP
405.7 Landings



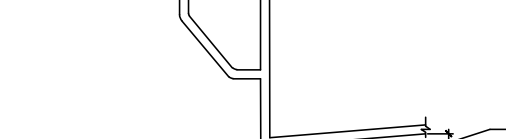
405.9 Edge Protection
405.9.1 Extended Floor or Ground Surface Edge Protection



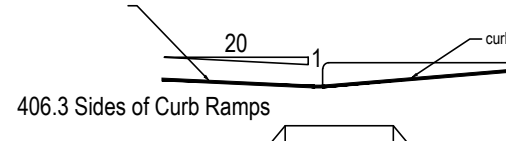
405.9.2 Curb or Barrier Edge Protection



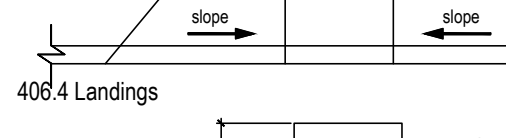
406 CURB RAMP
406.2 Counter Slope



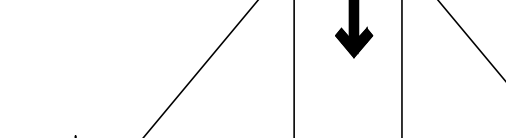
406.3 Sides of Curb Ramps



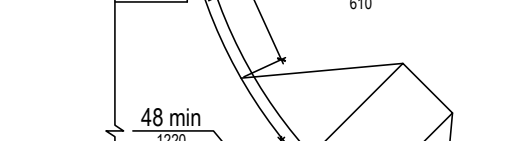
406.4 Landings



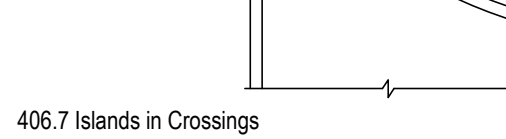
406.6 Diagonal Curb Ramps



406.7 Islands in Crossings



406.8 Detectable Warning



CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS
504. PARKING SPACES
Figure 502.2 Vehicle Parking Spaces

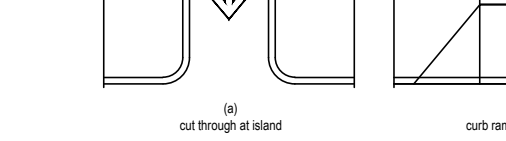
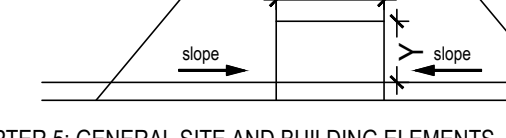
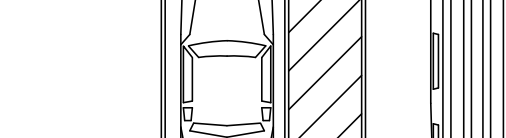


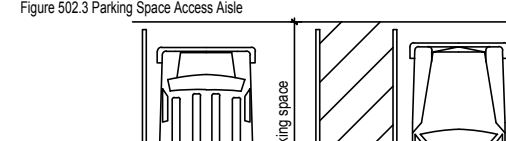
Figure 502.2 Vehicle Parking Spaces



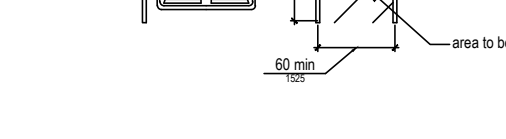
504.2.3 Size of Clearances at Water Closets



504.2.3 Size of Clearances at Water Closets

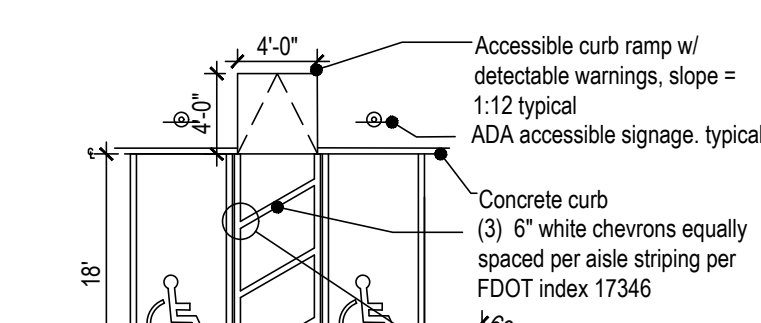


504.2.3 Size of Clearances at Water Closets

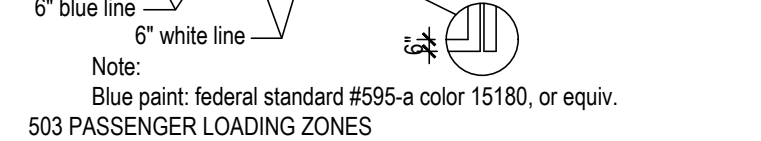


504.2.3 Size of Clearances at Water Closets

ADA ACCESSIBLE PARKING DETAILS



604.3.1 Size of Clearances at Water Closets



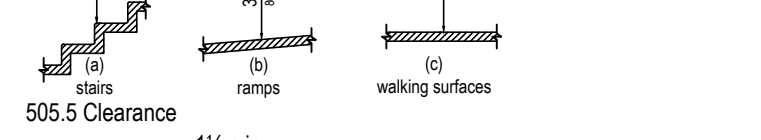
604.3.1 Size of Clearances at Water Closets



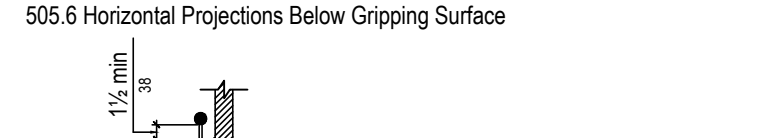
604.3.1 Size of Clearances at Water Closets



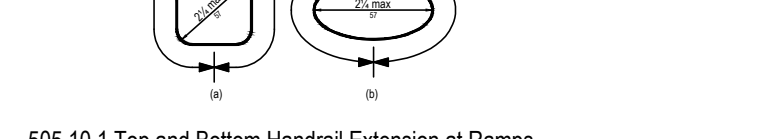
604.3.1 Size of Clearances at Water Closets



604.3.1 Size of Clearances at Water Closets



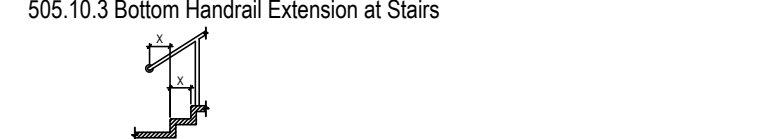
604.3.1 Size of Clearances at Water Closets



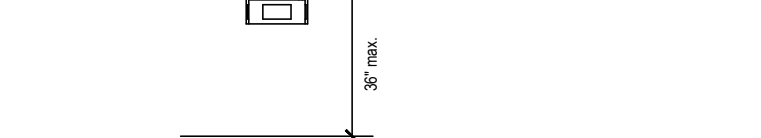
604.3.1 Size of Clearances at Water Closets



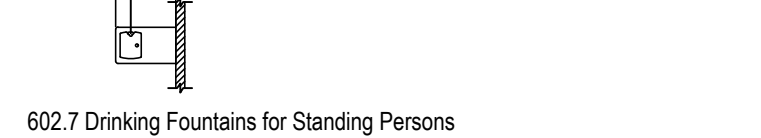
604.3.1 Size of Clearances at Water Closets



604.3.1 Size of Clearances at Water Closets



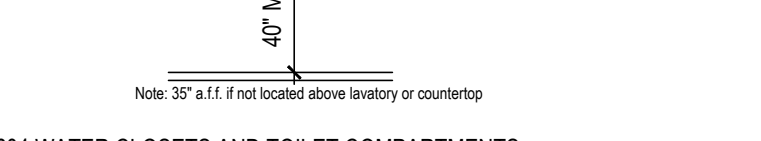
604.3.1 Size of Clearances at Water Closets



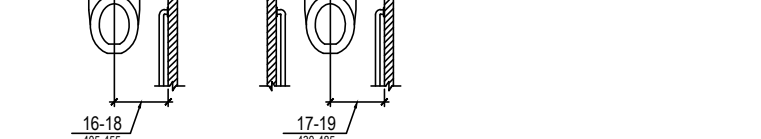
604.3.1 Size of Clearances at Water Closets



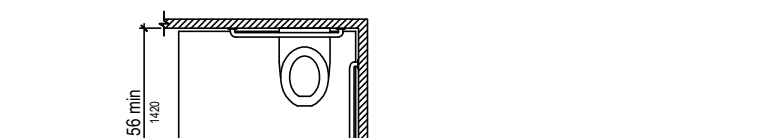
604.3.1 Size of Clearances at Water Closets



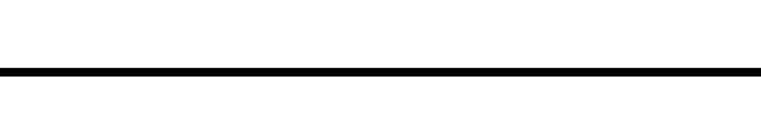
604.3.1 Size of Clearances at Water Closets



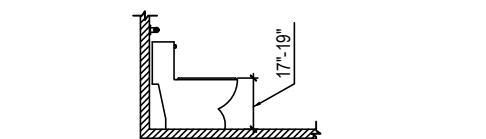
604.3.1 Size of Clearances at Water Closets



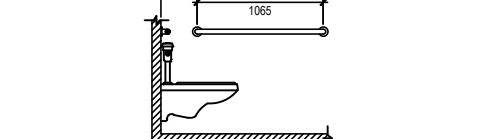
604.3.1 Size of Clearances at Water Closets



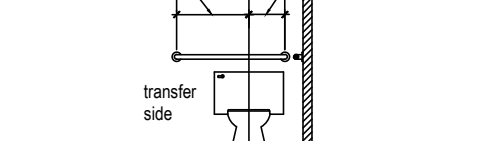
604.4 Seats



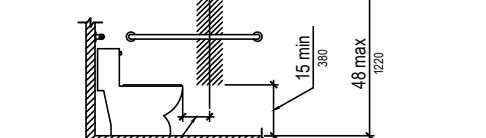
604.5.1 Side Wall Grab Bar at Water Closets



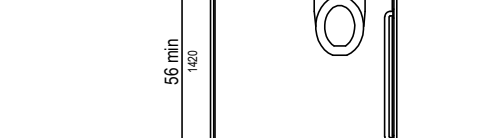
604.5.2 Rear Wall Grab Bar at Water Closets



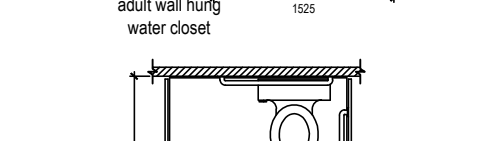
604.7 Dispenser Outlet Location



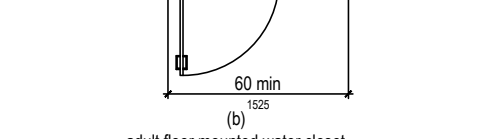
604.8.1.1 Size of Wheelchair Accessible Toilet Compartment



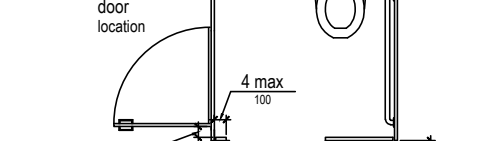
604.8.1.2 Wheelchair Accessible Toilet Compartment Doors



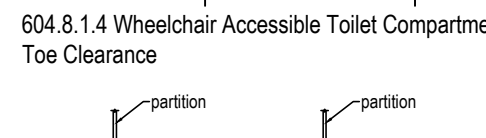
604.8.1.4 Wheelchair Accessible Toilet Compartment Toe Clearance



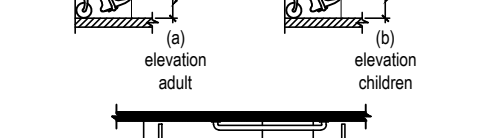
604.8.2 Ambulatory Accessible Toilet Compartment



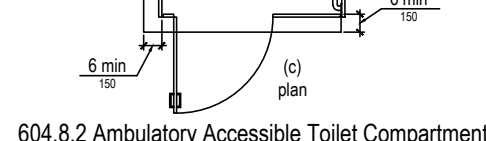
605 URINALS
605.2 Height and Depth of Urinals



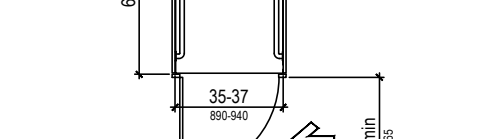
606 LAVATORIES AND SINKS
606.3 Height



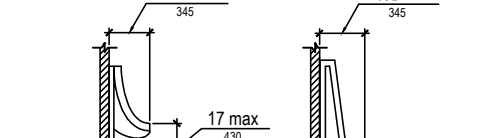
608 SHOWER COMPARTMENTS
608.2.1 Transfer Type Shower Compartment Size and Clearance



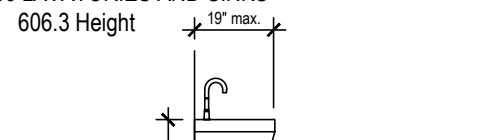
608.2.2 Standard Roll-In Type Shower Compartment Size and Clearance



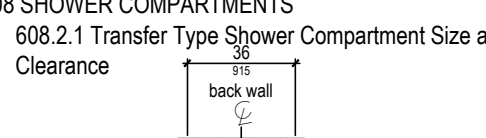
608.2.3 Alternate Roll-In Type Shower Compartment Size and Clearance



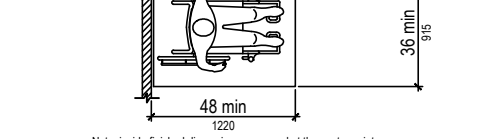
608.3.1 Grab Bars for Transfer Type Showers



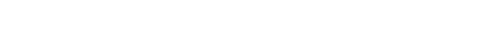
608.3.2 Grab Bars for Standard Roll-In Type Showers



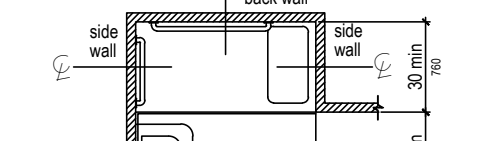
608.3.3 Grab Bars for Alternate Roll-In Type Showers



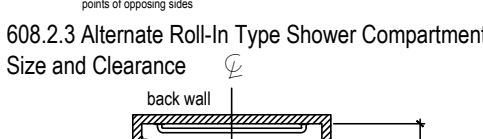
608.5.1 Transfer Type Shower Compartment Control Location



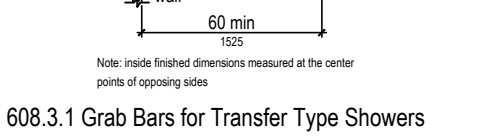
608.2.2 Standard Roll-In Type Shower Compartment Size and Clearance



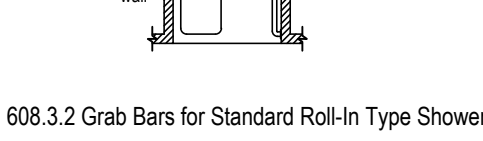
608.2.3 Alternate Roll-In Type Shower Compartment Size and Clearance



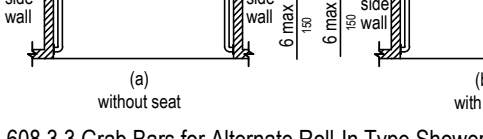
608.3.1 Grab Bars for Transfer Type Showers



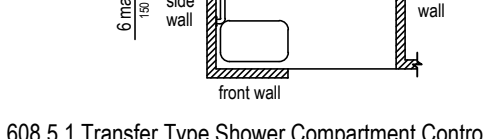
608.3.2 Grab Bars for Standard Roll-In Type Showers



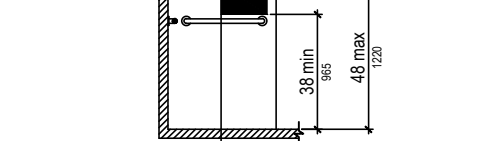
608.3.3 Grab Bars for Alternate Roll-In Type Showers



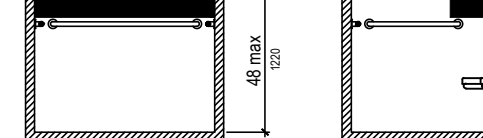
608.5.1 Transfer Type Shower Compartment Control Location



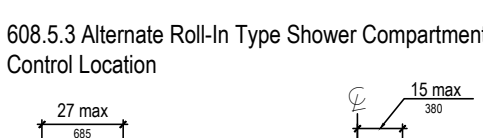
608.5.2 Standard Roll-In Type Shower Compartment Control Location



608.5.3 Alternate Roll-In Type Shower Compartment Control Location



609 GRAB BARS
609.3 Spacing of Grab Bars



610 SEATS
610.3 Shower Compartment Seats



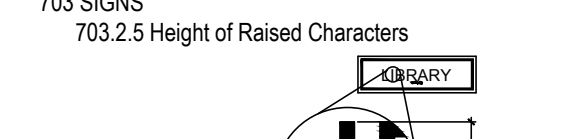
610.3.1 Rectangular Shower Seat



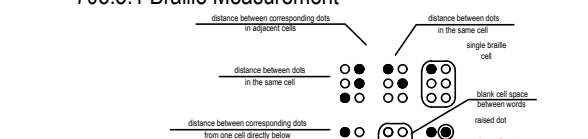
610.3.2 L-Shaped Shower Seat



CHAPTER 7: COMMUNICATION ELEMENTS AND FEATURES
703 SIGNS
703.2.5 Height of Raised Characters



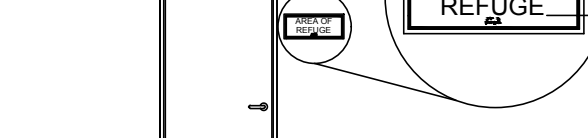
703.3.1 Braille Measurement



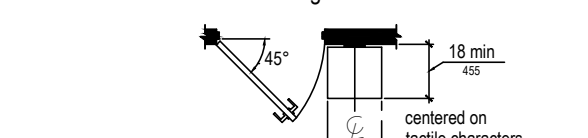
703.3.2 Position of Braille



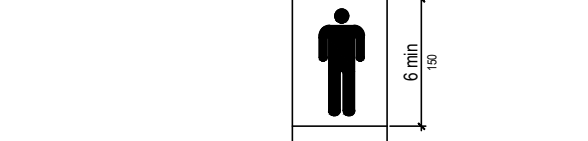
703.4.1 Height of Tactile Characters Above Finish Floor or Ground



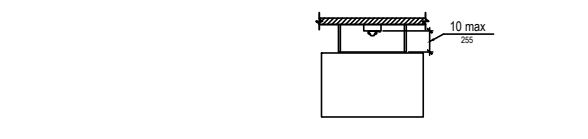
703.4.2 Location of Tactile Signs at Doors



703.6.1 Pictogram Field- Dark-on-Light



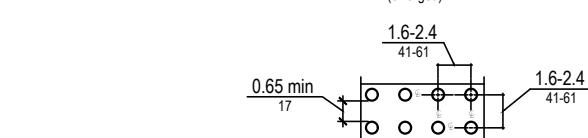
704 TELEPHONES
704.2.1.1 Parallel Approach to Telephone



704.2.1.2 Forward Approach to Telephone



705 DETECTABLE WARNINGS
705.1 Size and Spacing of Truncated Domes



705.1 Size and Spacing of Truncated Domes



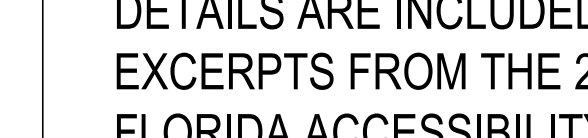
705.1 Size and Spacing of Truncated Domes





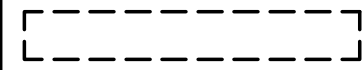

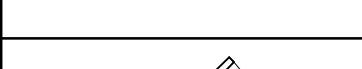

705.1 Size and Spacing of Truncated Domes

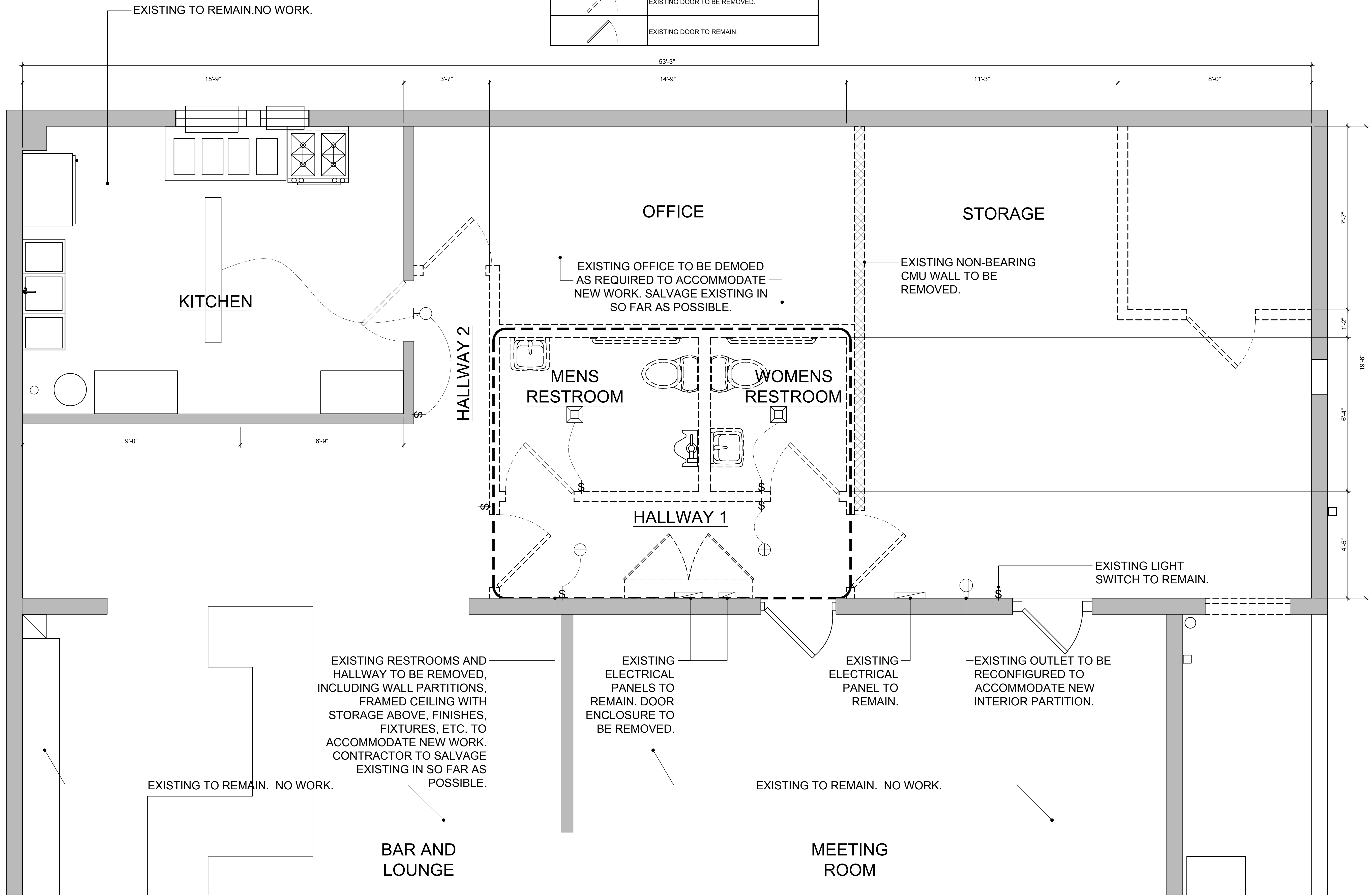


705.1 Size and Spacing of Truncated Domes



705.1 Size and Spacing of Truncated Domes

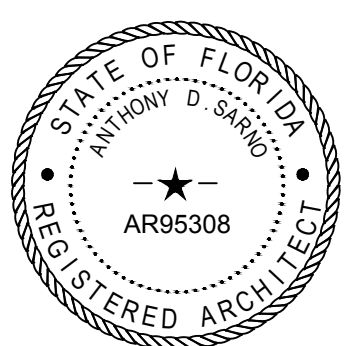
DEMOLITION PLAN LEGEND:	
	EXISTING NON-BEARING CMU WALL TO BE REMOVED.
	EXISTING WALL TO REMAIN.
	EXISTING FRAMED WALLS TO BE REMOVED.
	EXISTING WINDOW TO BE REMOVED.
	EXISTING DOOR TO BE REMOVED.
	EXISTING DOOR TO REMAIN.



01 Partial Demolition Plan
1/2" = 1'-0"



Anthony Architecture, LLC



Anthony D. Sarno, License # AR95308
Expiration Date: February 28, 2017

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Prof. Reg. ID. IB26001303

PROJECT
Coral City Elks Interior Restroom Improvements

CLIENT
Coral City Elks Lodge #610

DRAWING
PARTIAL DEMOLITION PLAN

DATE
June 24, 2016



FINISH SCHEDULE:

HALLWAY 1:
FLOOR - CONTRACTOR SELECTED VCT
WALLS - PAINTED WHITE SEMI-GLOSS WITH GRAY RUBBER BASE
CEILING - PAINTED WHITE FLAT
LIGHTING - (1) SURFACE CEILING MOUNTED 48" LONG 2 LAMP FLUORESCENT FIXTURE WITH LENS

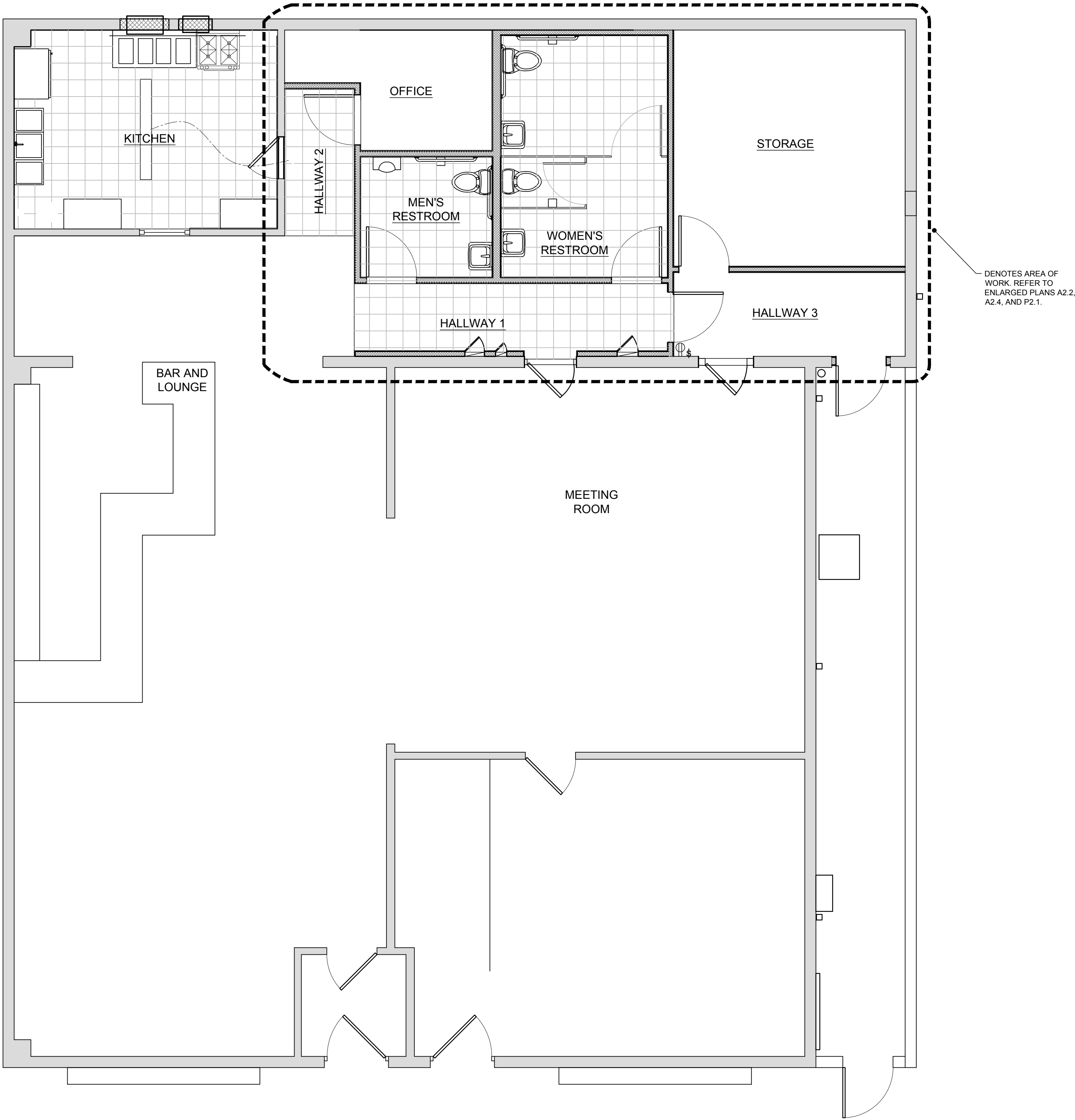
HALLWAY 2:
FLOOR - CONTRACTOR SELECTED VCT
WALLS - PAINTED WHITE SEMI-GLOSS WITH GRAY RUBBER BASE
CEILING - PAINTED WHITE FLAT
LIGHTING - (1) SURFACE CEILING MOUNTED 48" LONG 2 LAMP FLUORESCENT FIXTURE WITH LENS

HALLWAY 3:
FLOOR - EXPOSED CONCRETE, CLEANED
WALLS - PAINTED WHITE SEMI-GLOSS (NEW PARTITIONS ONLY) WITH GRAY RUBBER BASE
CEILING - PAINTED WHITE FLAT
LIGHTING - (1) SURFACE WALL MOUNTED 48" LONG 2 LAMP FLUORESCENT FIXTURE WITH LENS

MENS RESTROOM:
FLOOR - CONTRACTOR SELECTED VCT
WALLS - PAINTED WHITE SEMI-GLOSS WITH GRAY RUBBER BASE
CEILING - PAINTED WHITE FLAT
LIGHTING - (1) SURFACE WALL MOUNTED 48" LONG 2 LAMP FLUORESCENT FIXTURE WITH LENS
FAN - (1) EXHAUST FAN, VENTED TO EXTERIOR, 150 CFM
FIXTURES - 36" GRAB BAR
42" GRAB BAR
FLOOR MOUNTED WATER CLOSET
WALL MOUNTED URINAL
WALL MOUNTED LAVATORY WITH FAUCET AND PLUMBING PROTECTION
WALL MOUNTED TOILET PAPER HOLDER
WALL MOUNTED MIRROR

WOMENS RESTROOM:
FLOOR - CONTRACTOR SELECTED VCT
WALLS - PAINTED WHITE SEMI-GLOSS WITH GRAY RUBBER BASE
CEILING - PAINTED WHITE FLAT
LIGHTING - (2) SURFACE WALL MOUNTED 48" LONG 2 LAMP FLUORESCENT FIXTURES WITH LENS
FAN - (1) EXHAUST FAN, VENTED TO EXTERIOR, 150 CFM
FIXTURES - 36" GRAB BAR
42" GRAB BAR
(2) FLOOR MOUNTED WATER CLOSET
(2) WALL MOUNTED LAVATORY WITH FAUCET AND PLUMBING PROTECTION
WALL MOUNTED TOILET PAPER HOLDER
TOILET PARTITION MOUNTED TOILET PAPER HOLDER
(2) WALL MOUNTED MIRRORS
FLOOR TO CEILING BRACED TOILET PARTITION SYSTEM

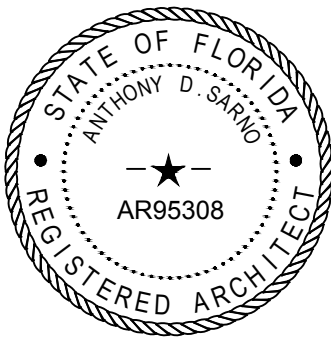
OFFICE/STORAGE:
FLOOR - EXPOSED CONCRETE, CLEANED
WALLS - PAINTED WHITE SEMI-GLOSS (NEW PARTITIONS ONLY) WITH GRAY RUBBER BASE
CEILING - EXPOSED STRUCTURE; NO WORK
LIGHTING - REUSE EXISTING FIXTURE, ADJUSTING LOCATION AS REQUIRED TO ACCOMMODATE WORK AND PROVIDE EQUAL LIGHT DISTRIBUTION



01 Overall Floor Plan
1/4" = 1'-0"



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PROJECT
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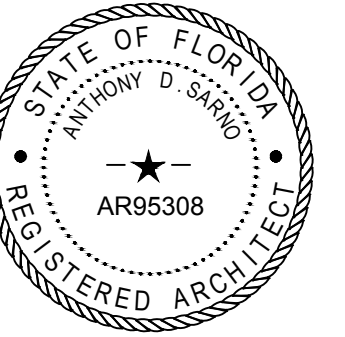
DRAWING
OVERALL FLOOR PLAN

DATE
June 24, 2016





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PROJECT
Coral City Elks Interior Restroom Improvements

CLIENT
Coral City Elks Lodge #610

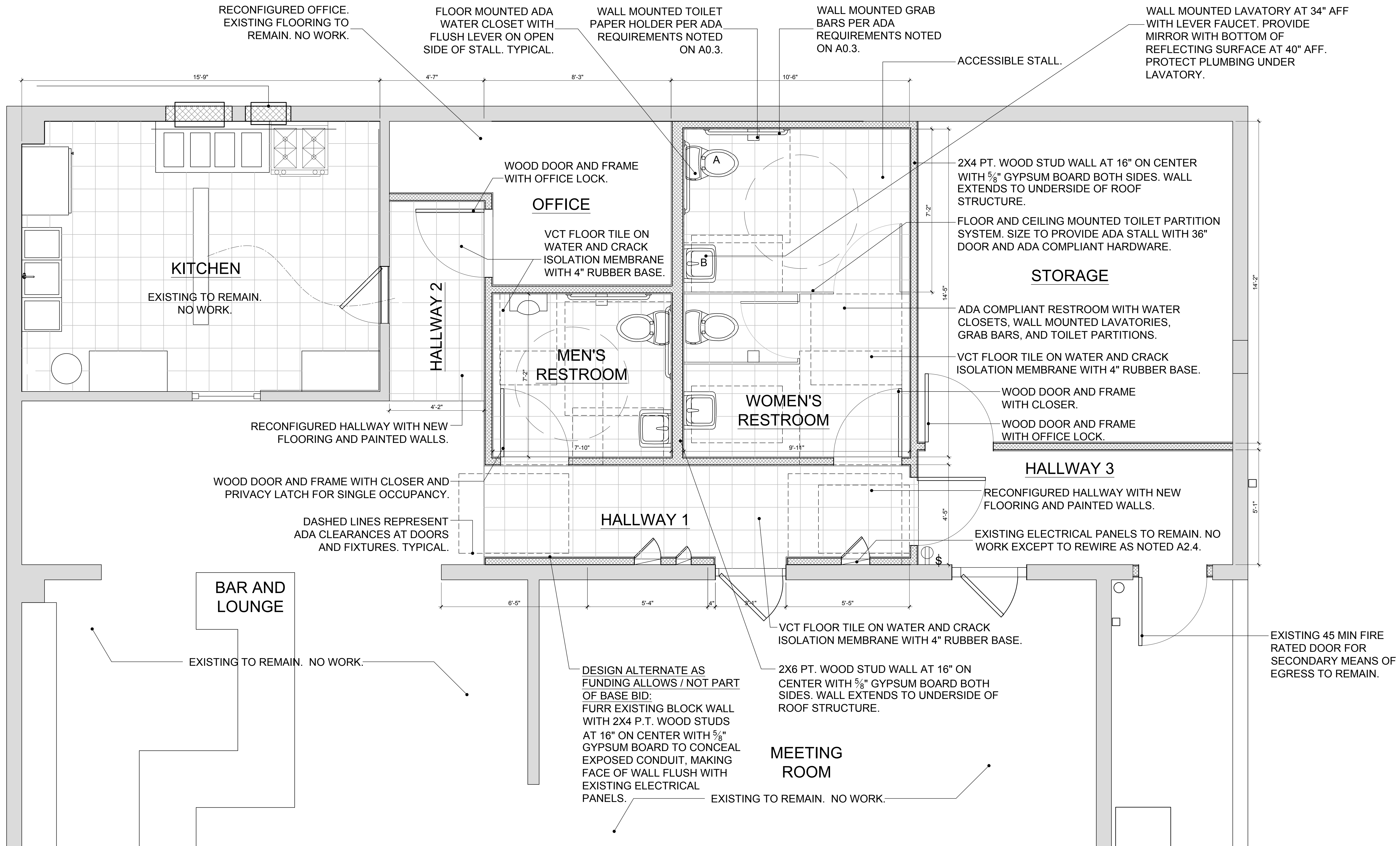
DRAWING
PARTIAL FLOOR PLAN

DATE
June 24, 2016

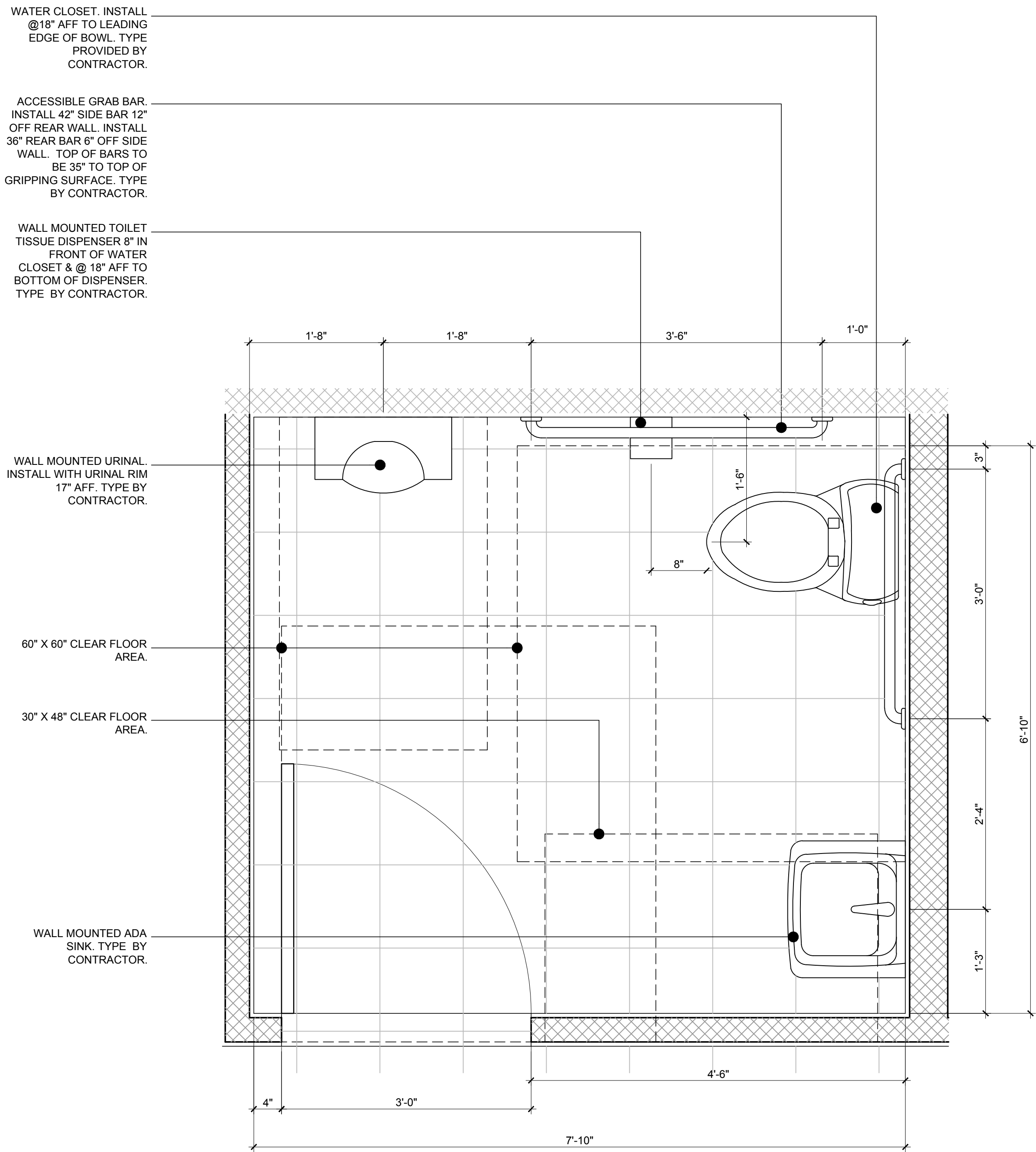


NOTE: REFER TO ENLARGED
RESTROOM PLANS A2.3 FOR
ADDITIONAL INFORMATION.

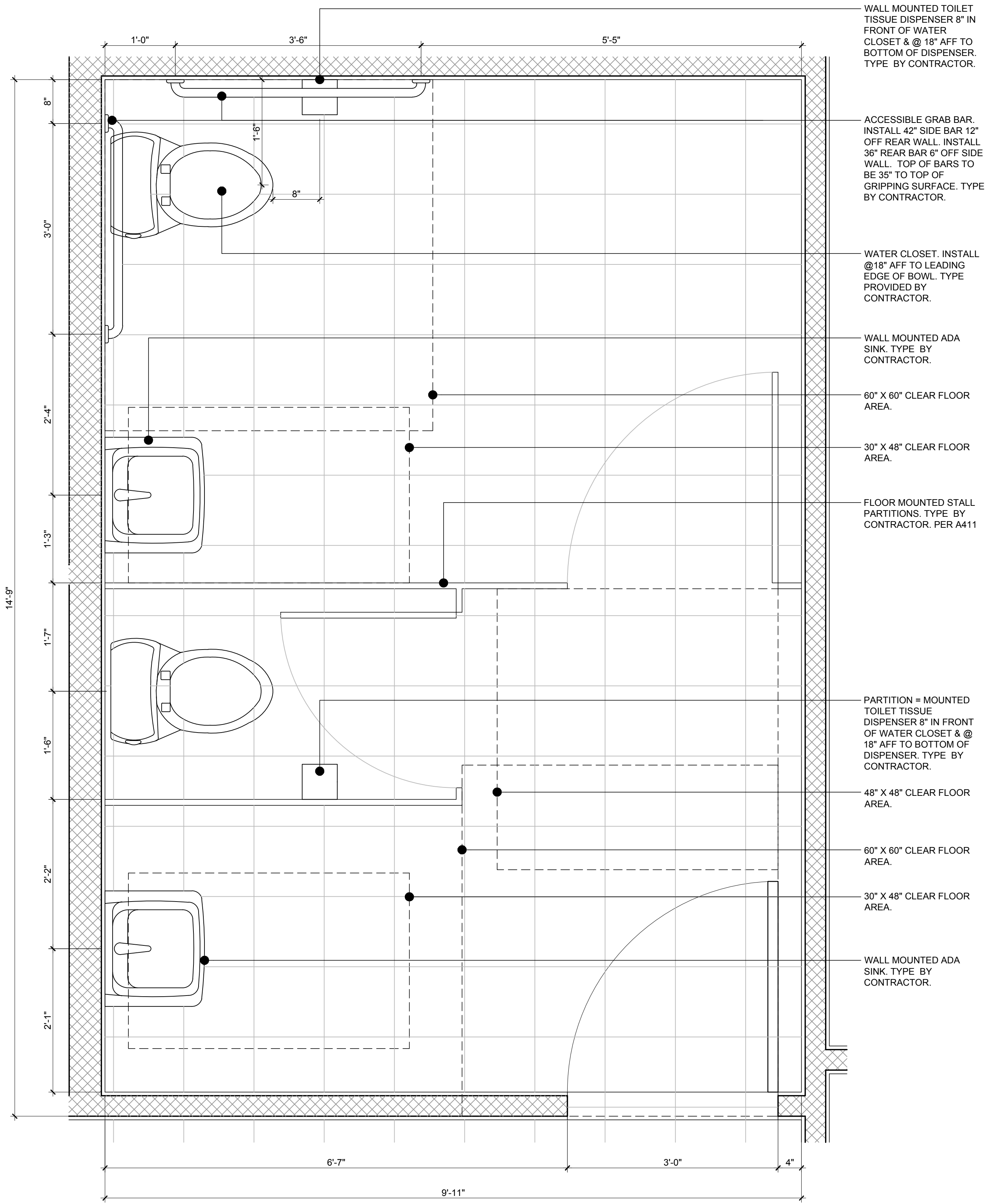
NOTE: ALL DOORS TO BE 3068 TO
PROVIDE REQUIRED ADA COMPLIANCE.



01 Enlarged Floor Plan
1/2" = 1'-0"



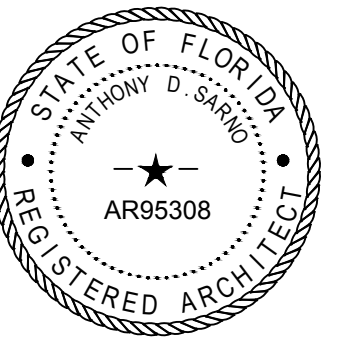
02 Enlarged Men's Restroom Plan
1" = 1'-0"



01 Enlarged Women's Restroom Plan
1" = 1'-0"



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PROJECT
Coral City Elks Interior Restroom Improvements

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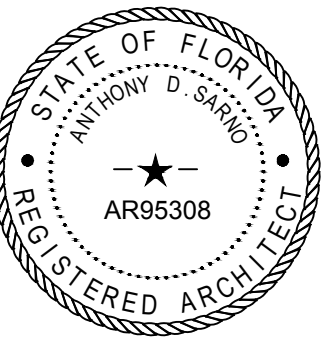
DRAWING
ENLARGED RESTROOM PLANS

DATE
June 24, 2016





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Expiration Date: February 28, 2017

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PROJECT
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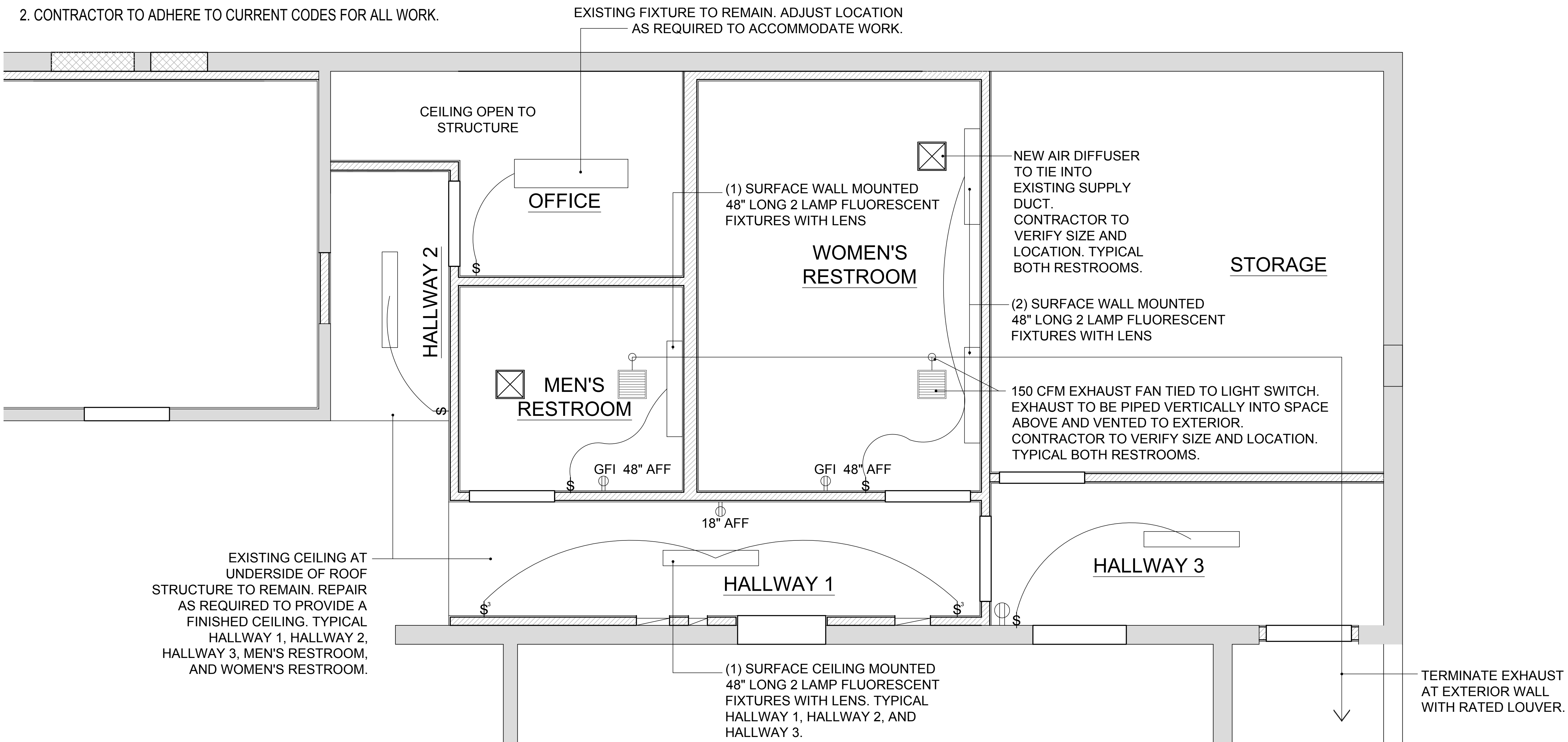
DRAWING
PARTIAL CEILING PLAN

DATE
June 24, 2016



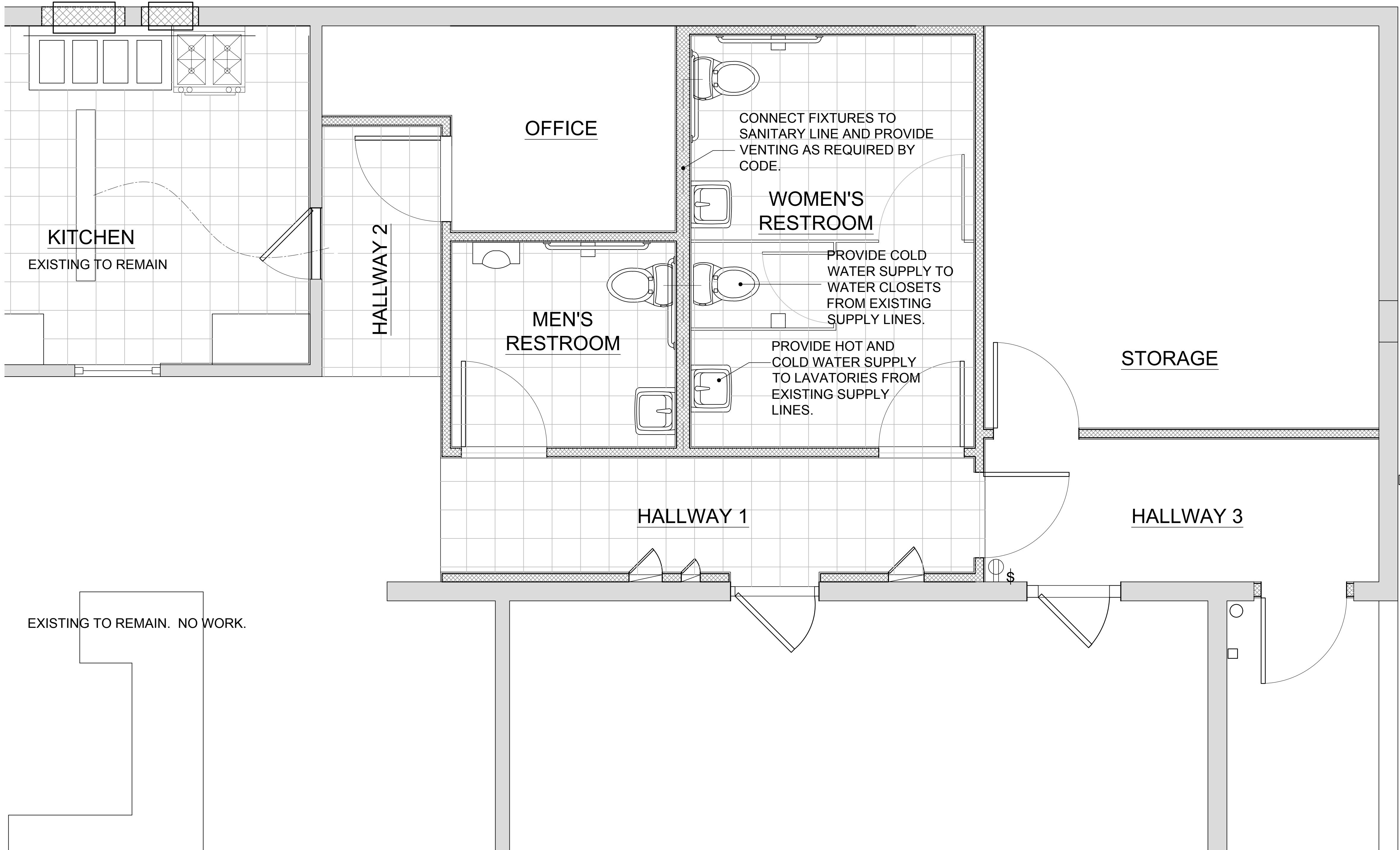
GENERAL NOTES:

1. ALL ELECTRICAL TO TIE TO EXISTING CIRCUITS.
2. CONTRACTOR TO ADHERE TO CURRENT CODES FOR ALL WORK.



01 Partial Ceiling Plan with Electrical
1/2" = 1'-0"

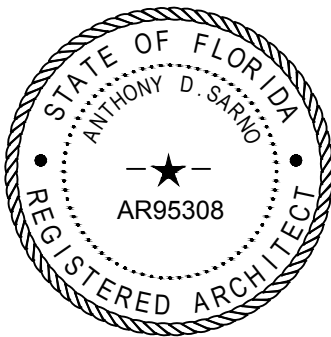
- GENERAL NOTES:
- 1. ALL PLUMBING TO TIE TO INTO EXISTING SUPPLY, SANITARY, AND VENTING.
 - 2. CONTRACTOR TO ADHERE TO CURRENT CODES FOR ALL WORK.



01 Partial Plumbing Plan
1/2" = 1'-0"



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Expiration Date: February 28, 2017

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Prof. Reg. ID. IB26001303

PROJECT
Coral City Elks Interior Restroom Improvements

CLIENT
Coral City Elks Lodge #610

DRAWING
PARTIAL PLUMBING PLAN

DATE
June 24, 2016



2017 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N37792

Entity Name: CORAL CITY ELKS LODGE NO. 610 AND CORAL CITY
TEMPLE NO. 400, IBPOE OF THE WORLD, INC.**Current Principal Place of Business:**1107 WHITEHEAD STREET
KEY WEST, FL 33040**Current Mailing Address:**1107 WHITEHEAD STREET
KEY WEST, FL 33040**FEI Number:** 23-7621477**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**SULLIVAN, KENNETH M ER
1200 1ST STREET
D5
KEY WEST, FL 33040 US*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.***SIGNATURE:** KENNETH M SULLIVAN

01/26/2017

Electronic Signature of Registered Agent

Date

Officer/Director Detail :**Title** SECRETARY
Name MENITE, JAMES
Address 711 CHAPMAN LN.
City-State-Zip: KEY WEST FL 33040**Title** TRUSTEE
Name TIMMY, THOMAS
Address 713 CHAPMAN LN
City-State-Zip: KEY WEST FL 33040**Title** PRES
Name KENNETH, SULLIVAN M
Address 1200 1ST STREET, APT D5
City-State-Zip: KEY WEST FL 33040**Title** CO-TRUSTEE
Name GAINES, DAINO S
Address 1107 WHITEHEAD ST.
City-State-Zip: KEY WEST FL 33040**Title** CO-TRUSTEE
Name PRISCILLA, SULLIVAN
Address 1200 1ST STREET D5
City-State-Zip: KEY WEST FL 33040**Title** VP
Name THRUSTON, ALANA
Address 1107 WHITEHEAD ST
City-State-Zip: KEY WEST FL 33040**Title** TREASURER
Name THOMAS, NAOMI
Address 713 CHAPMAN LN
City-State-Zip: KEY WEST FL 33040**Title** RECORDING SECRETARY
Name MENITE, MARLYN
Address 711 CHAPMAN LM
City-State-Zip: KEY WEST FL 33040**Continues on page 2**

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: KENNETH M SULLIVAN

PRESIDENT

01/26/2017

Electronic Signature of Signing Officer/Director Detail

Date

Officer/Director Detail Continued :

Title	CHAPLAIN
Name	TEATA, COSTANCE
Address	AMELIA STREET
City-State-Zip:	KEY WEST FL 33040

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, Kenneth Sullivan, in my capacity as Exalted Ruler
(print name) (print position; president, managing member)
of Coral City ELKS Lodge No 610 & Temple 400 F.B.P.E.W.
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1107 whitehead st
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this July 18, 2017 by
Kenneth Sullivan
Name of Authorized Representative date

He/She is personally known to me or has presented diver's license as identification.

Vanessa Sellers
Notary's Signature and Seal

Vanessa Sellers
Name of Acknowledger typed, printed or stamped

GG111419
Commission Number, if any

