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## **Staff Report for Item 7b**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins  
HARC Assistant Planner

**Meeting Date:** June 23, 2015

**Applicant:** Fairbank Construction

**Application Number:** H15-01-0742

**Address:** #1112 Southard Street

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### **Description of Work:**

**After-the-Fact** – Demolition of walls of addition of contributing structure.

### **Site Facts:**

Located at the corner of Southard Street and Ashe Street, the structure on the property is a one and a half story, frame vernacular house listed as a contributing resource in the survey. The house was built c.1912 with a rear one-story addition. More additions were added over time, and a c.1965 photograph showed a one-story sawtooth addition with a rear lean-to addition. This property came to HARC in September 2014 to demolish the roofs of those two rear additions to construct a second floor addition and was approved with the condition that the wall on the Ashe Street side be moved back one foot and the addition be shortened by five inches.

### **Ordinances Cited in Review:**

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings, Sec. 102-218: Criteria for demolitions, Sec. 102-125: Historic architectural review commission findings precedent to issuance in the Land Development Regulations.

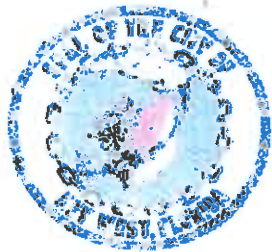
### **Consistency with the Ordinance**

This house historically had an addition in the rear, as it appeared on the Sanborn maps and in a c.1965 photograph. The applicant has provided photographs to show that the additions did not

comprise of historic materials. Either way, the contractor demolished two walls without permission from HARC. As stated in the other staff report, the conditions that the Commission created when approving this item in September 2014 left two walls with no support system. While the walls could have been braced and therefore remain as was permitted, the changes in the window location on the rear and new sliding glass doors on the west elevation would have left very little of the original walls.

It is staff's opinion that the demolition covered small portions of the structure, and photos prove that there was little historic fabric left. Only one reading is needed for this request.

# APPLICATION



# City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER H 14-01001395		BUILDING PERMIT NUMBER 15-01-742 15-460		INITIAL & DATE 5/12/15
FLOODPLAIN PERMIT				REVISION # 1
FLOOD ZONE AE 6	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input type="checkbox"/> YES <input type="checkbox"/> NO %	

ADDRESS OF PROPOSED PROJECT:	1112 Southard Street		# OF UNITS 2
RE # OR ALTERNATE KEY:	Parcel ID # 00016350		
NAME ON DEED:	Herbert & Patrice Miller	PHONE NUMBER	202-297-0458
OWNER'S MAILING ADDRESS:	1108 Southard St., Key West, FL	EMAIL	
CONTRACTOR COMPANY NAME:	Fairbank Construction, Inc.	PHONE NUMBER	305-292-6584
CONTRACTOR'S CONTACT PERSON:	Jay Fairbank	EMAIL	jay@fairbankkeywest.com
ARCHITECT / ENGINEER'S NAME:	K2M Design	PHONE NUMBER	305-292-7722
ARCHITECT / ENGINEER'S ADDRESS:	1001 Whitehead St., Key West, FL	EMAIL	

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ☒ YES ☐ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

\$2,300

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND 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 PER SECTION 775.082 OR 775.083.

PROJECT TYPE:	<input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input checked="" type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	
	<input checked="" type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR	<input checked="" type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Remove two wall sections that were to remain. Walls were mistakenly removed as they were not historic in nature or built of historic materials.

The walls would have been completely re-framed to accommodate the new structural requirements as drawn

*please see plans*

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME: Jonathan J Fairbank
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 15 DAY OF May, 2015	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 15 DAY OF May, 2015
Personally known or produced as identification.	Personally known or produced as identification.





# PART B:

## SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☒ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☐ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☐ OUTBUILDING / SHED

FENCE STRUCTURES: ☐ 4 FT. ☐ 6 FT. SOLID ☐ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ☐ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☐ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING

☐ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHER

FLORIDA ACCESSIBILITY CODE: ☐ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE

☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

### SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS

A / C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE

SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE \_\_\_\_\_ AMPS

☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS. ☐ LPG TANKS

RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

# PART C:

## HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 ☐ STAFF APPROVAL: \$50 ☐ COMMISSION REVIEW \$100 ☒

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: ☐ GENERAL ☒ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION: \_\_\_\_\_

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
two wall sections	modern press. treat lumber	modern Pres. treated lumber
Floor framing	rotted under-size old wood	all new pt lumber to code req.

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ☐ BUSINESS SIGN ☐ BRAND SIGN ☐ OTHER: \_\_\_\_\_

BUSINESS LICENSE #

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE

Oper: KEYWBLD Type: DP Drawn: 1  
Date: 5/18/15 SB Receipt no: 22654  
2015 1008742  
\* BUILDING PERMITS-NEW  
1.00 \$50.00  
Trans number: 3949976  
CK CHECK 6507 \$50.00  
Trans date: 5/18/15 Time: 9:42:11

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.	<input type="checkbox"/>	
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

## PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ASBESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

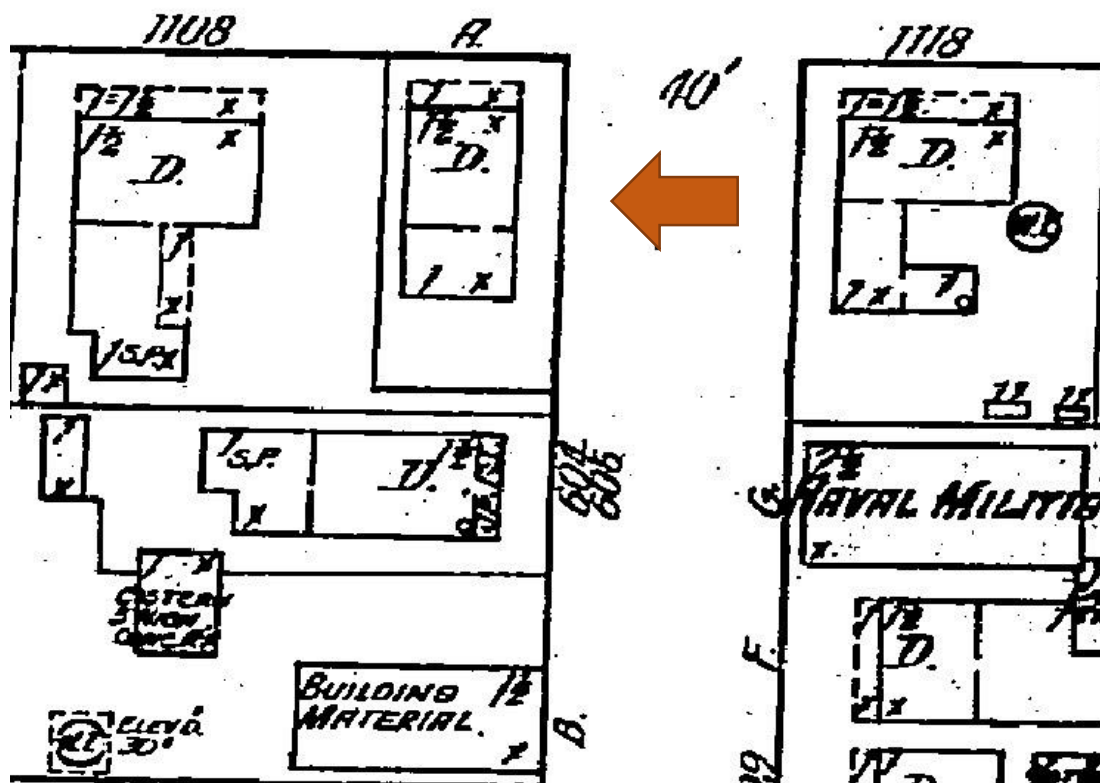
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CEO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	

Oper: KEYWOLD  
 Date: 5/15/15 30  
 2015 1800742  
 \* BUILDING PERMITS-NEW  
 1.00  
 Trans number: 6491  
 CK CHECK  
 Trans date: 5/14/15  
 Time: 17:55:12  
 DATE: Type: BP Drawer: 1  
 Receipt no: 22480  
 3049792  
 \$100.00

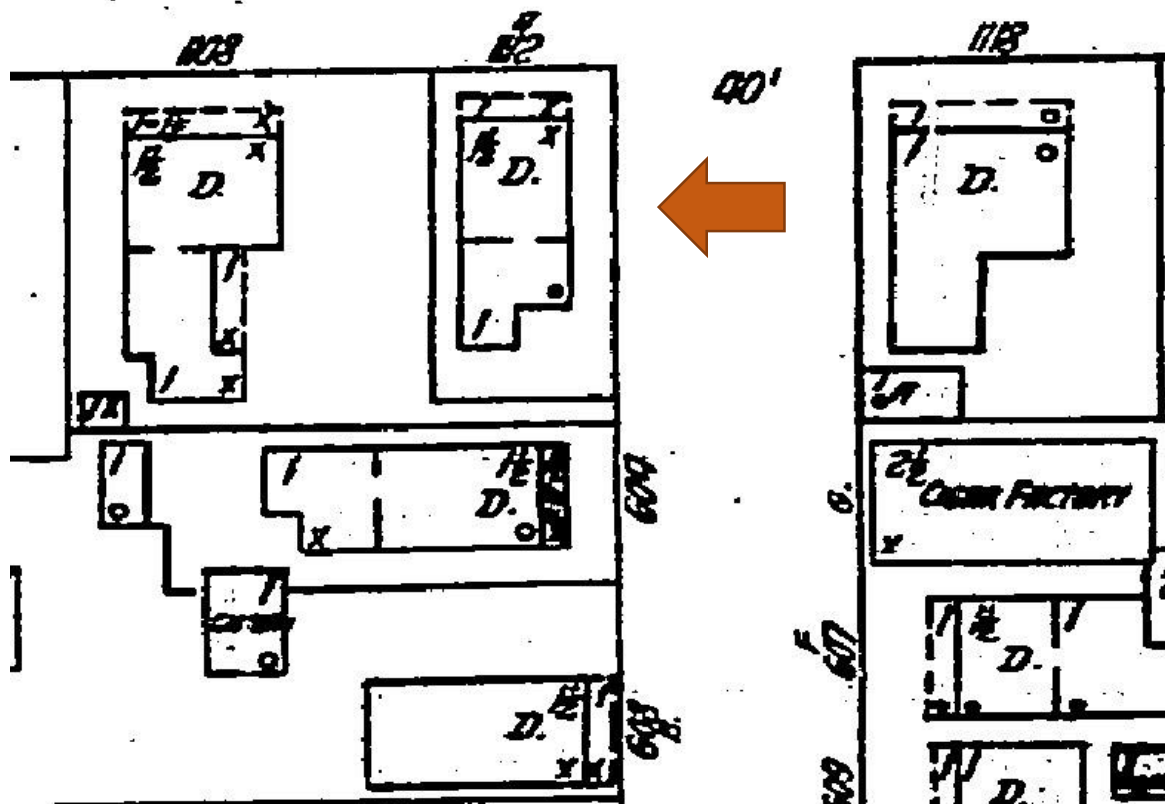
# SANBORN MAPS

# SOUTHARD



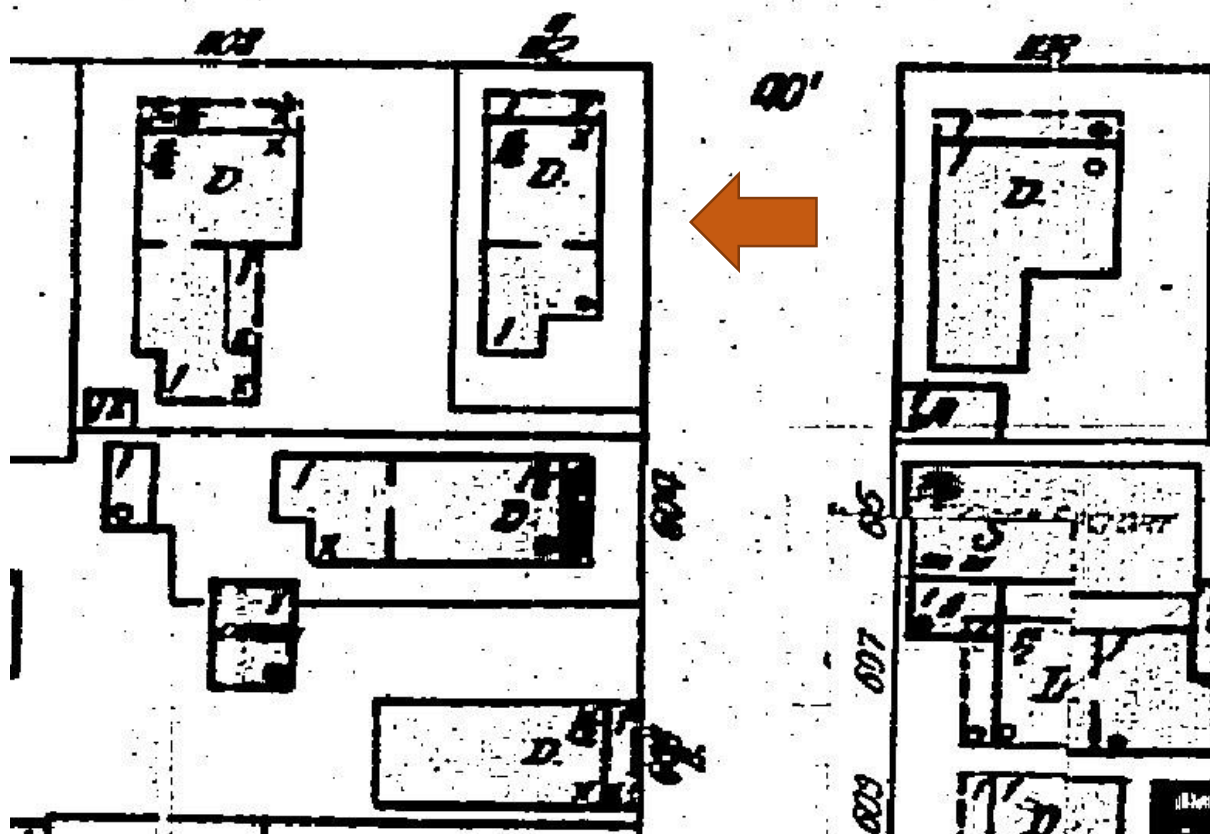
1112 Southard Street, 1912 Sanborn map

# SOUTHARD

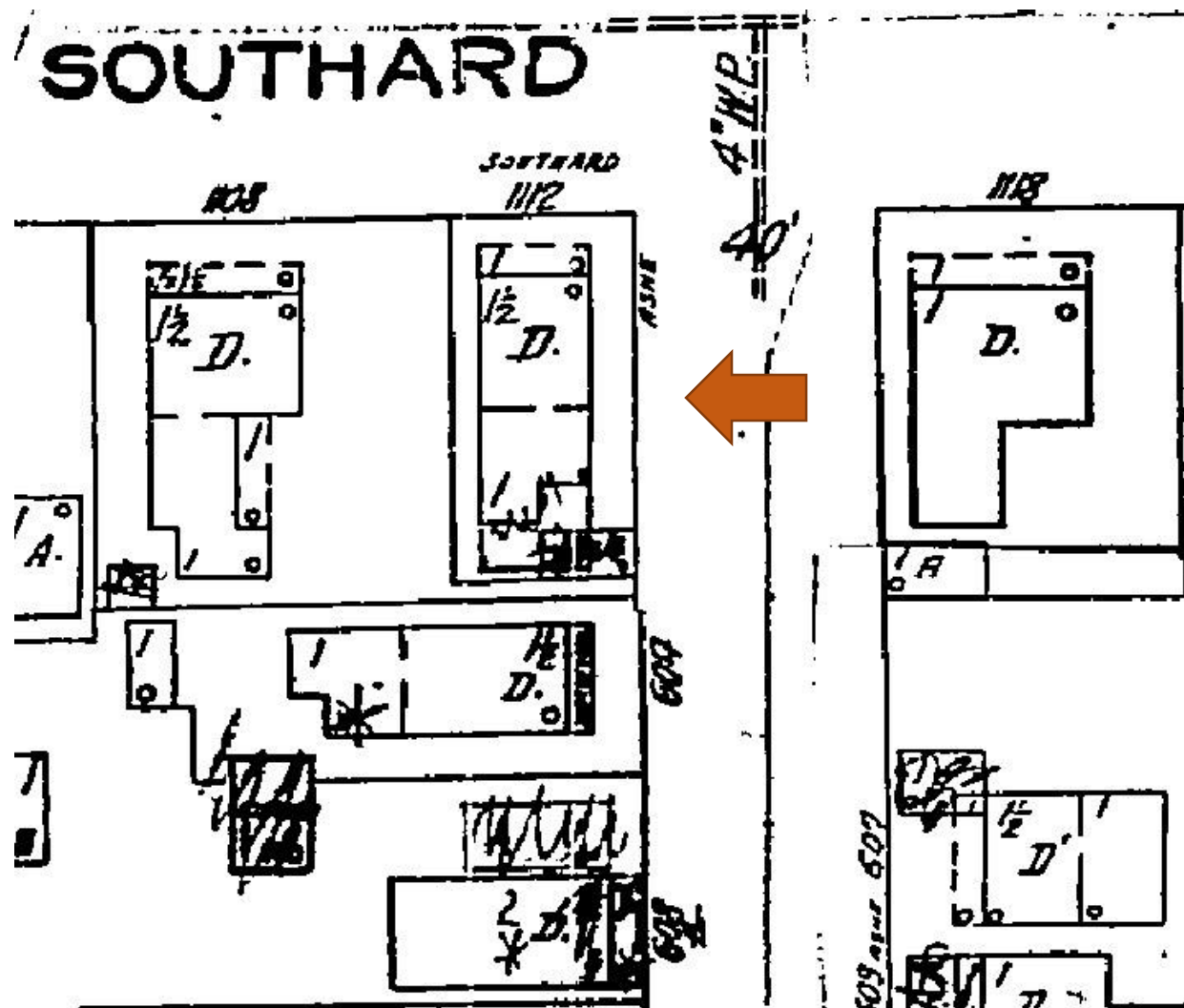


1112 Southard Street, 1926 Sanborn map

# SOUTHARD



1112 Southard Street, 1945 Sanborn map



1112 Southard Street, 1962 Sanborn map

# PROJECT PHOTOS





“Photo taken by the Property Appraiser's office c1965; 1112 Southard St.; built c1899.” Monroe County Library.



1. 1112 Southard Street. View from the street.





**2. 1112 Southard Street.**





**3.** 1112 Southard Street.





12. Southard Street Panorama- Street view looking at 1112 Southard Street.





14. Ashe Street Panorama- Street view looking at 1112 Southard Street.





NO  
TRESPASSING





↑ South wall to the left west wall ↑





↑ East wall

South wall ↑





New foundation piers to carry increased loads  
old foundation piers were set on top soil

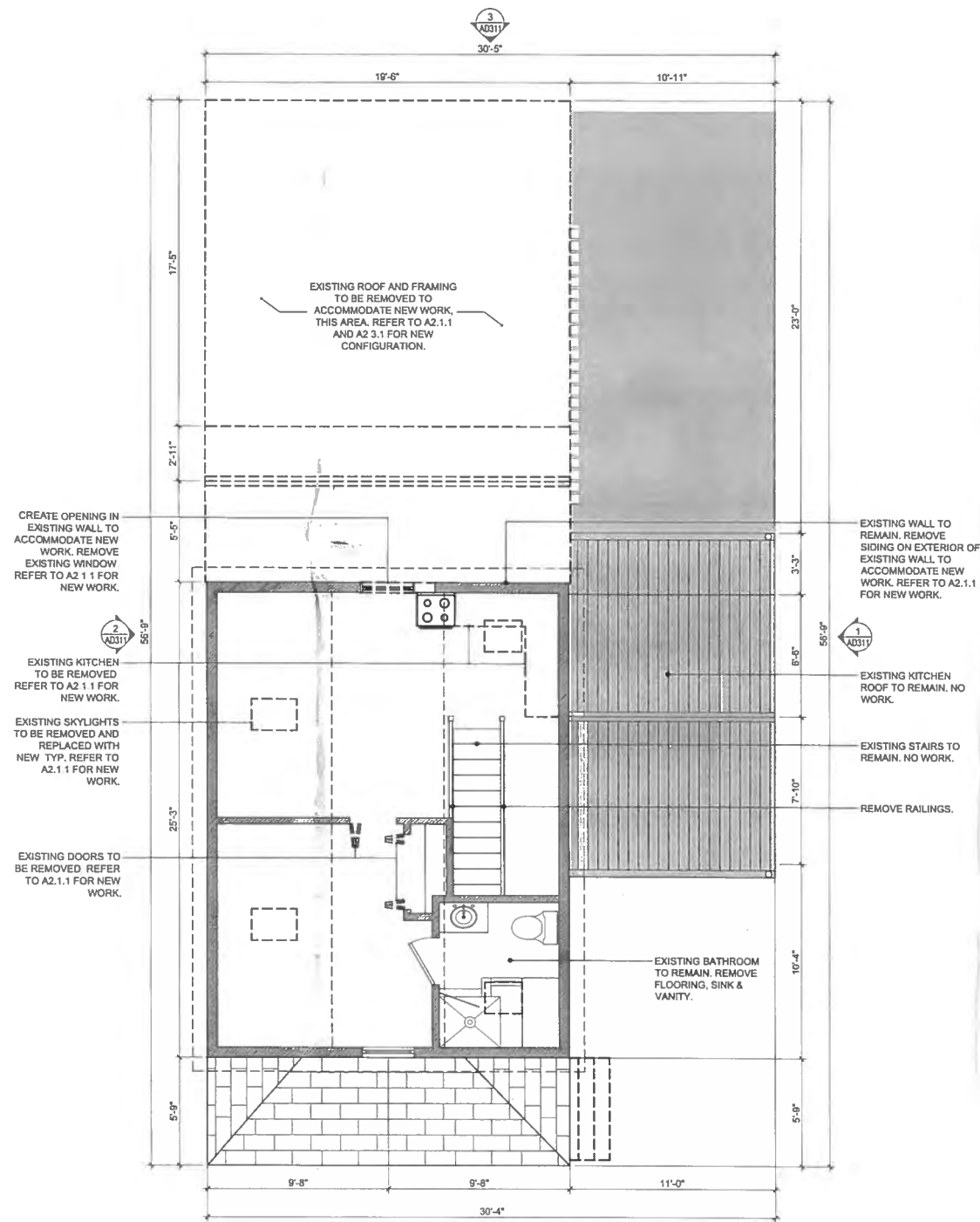
# PROPOSED DESIGN

\\k2m\2015\131 - 1112 Southstar - Miller Residence\Drawings\Arch\AD2.1.1.dwg, 2/2/2015 2:18 PM, author: 'k2m', date: 2/2/2015 2:18 PM, plotter: 'HP DesignJet 500', plot date: 2/2/2015 2:18 PM

## 2 DEMOLITION SECOND FLOOR PLAN

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

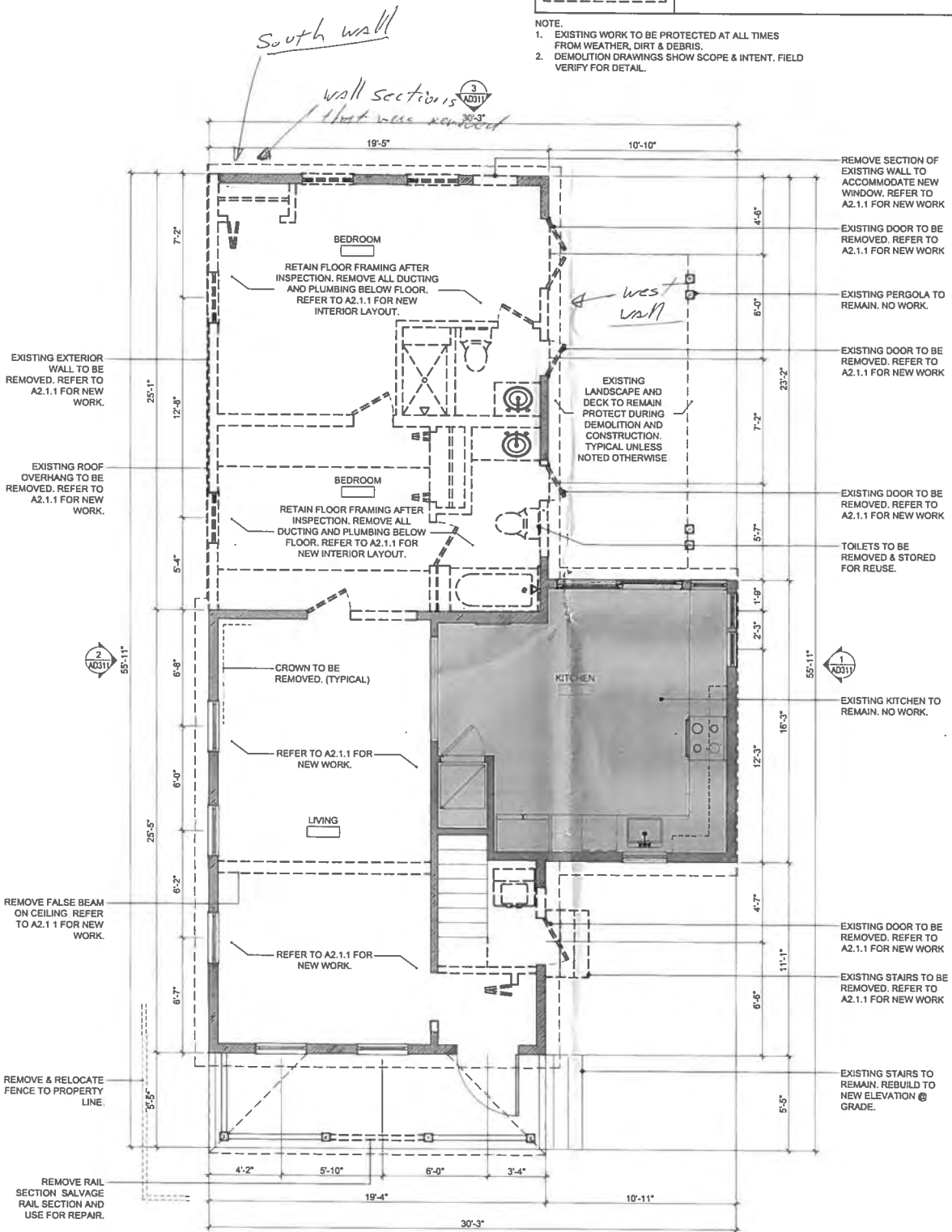
0 4 8 12  
GRAPHIC SCALE: 1/4"=1'-0"



## 1 DEMOLITION FIRST FLOOR PLAN

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

0 4 8 12  
GRAPHIC SCALE: 1/4"=1'-0"



FLOOR PLAN LEGEND:	
XXXX	ROOM NAME ROOM NUMBER
	EXISTING TO REMAIN.
	EXISTING DOOR TO BE DEMOLISHED.
	EXISTING WALL TO REMAIN.
	WALL TO BE DEMOLISHED.

- NOTE:
- EXISTING WORK TO BE PROTECTED AT ALL TIMES FROM WEATHER, DIRT & DEBRIS.
  - DEMOLITION DRAWINGS SHOW SCOPE & INTENT. FIELD VERIFY FOR DETAIL.

ARCHITECT / ENGINEER

**K2M SOLARIA DESIGN**

Architecture, Interior Design,  
Engineering, Procurement,  
Owner Representation,  
Specialty Consulting

1001 Whitehead St., Suite 101  
Key West, Florida 33040  
Tel: 305.292.7722  
Fax: 305.292.2162  
Email: info@k2mdesign.com  
URL: www.k2mdesign.com  
PROF. REG. AA28061059  
FL CERT. OF AUTH. 30945

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ARCHITECT SEAL:

Anthony D. Sarno, License # AH05308  
Expiration Date: February 28, 2015

ENGINEER SEAL:

Revisions:

Approvals:

2/15/15 - 10/15/15 - Variance Approval  
2/15/15 - 10/15/15 - 10/15/15 - 10/15/15  
2/15/15 - 10/15/15 - 10/15/15 - 10/15/15

MILLER RESIDENCE  
1112 SOUTHARD STREET  
KEY WEST, FLORIDA, 33040  
RESIDENTIAL RENOVATION

PLOTTED: 2/6/2015 2:18 PM

Drawing Size: 24x36 Project #: 13131  
Drawn By: KMA Checked By: MBI

Title:  
DEMOLITION  
FLOOR  
PLANS

Sheet Number:

AD2.1.1

Date: February 06, 2015

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ARCHITECT SEAL:

Anthony D. Morris, License # AB00200  
Expiration Date: February 28, 2015

ENGINEER SEAL:

Revisions:

Approvals:

2/14/08-18 - Varnance Approval  
2/14/07-02 - HARC Approval # H14011170  
2/14/06-23 - HARC Approval # H14011398

**MILLER RESIDENCE**  
1112 SOUTHARD STREET  
KEY WEST, FLORIDA, 33040  
**RESIDENTIAL RENOVATION**

PLOTTED: 2/6/2015 2:18 PM

Drawing Size: 24x36  
Project #: 13.131  
Drawn By: KMA  
Checked By: MBI

Title:  
DEMOLITION  
EXTERIOR  
ELEVATIONS

Sheet Number

**AD3.1.1**

Date: February 06, 2015

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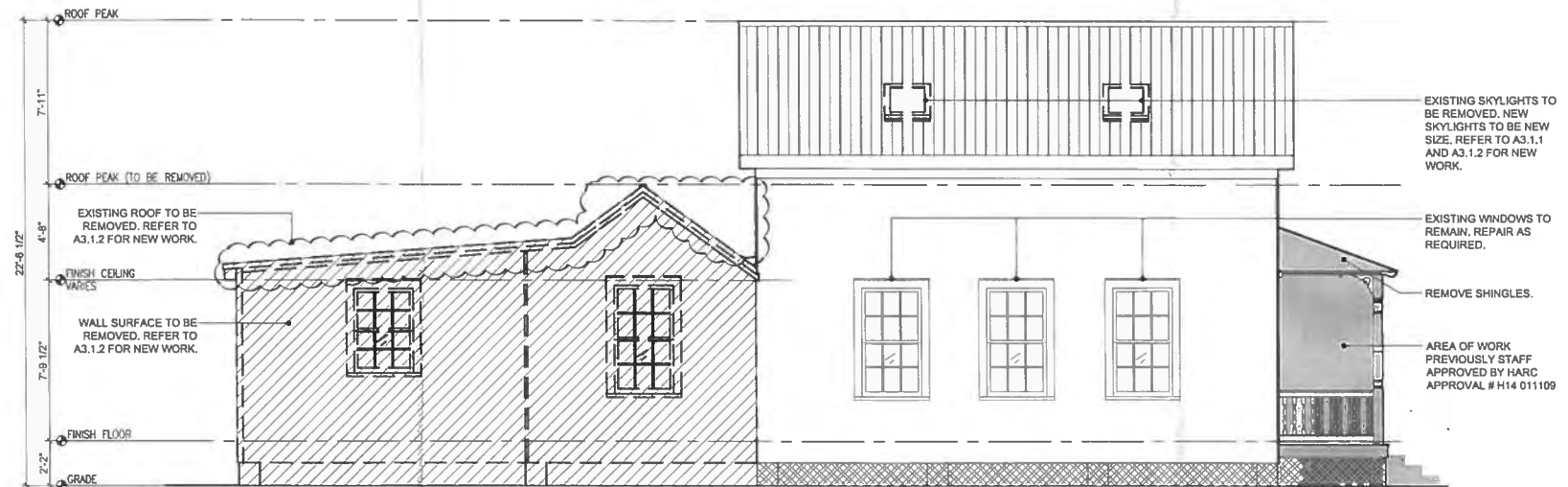


3

**DEMOLITION SOUTH ELEVATION**

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

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

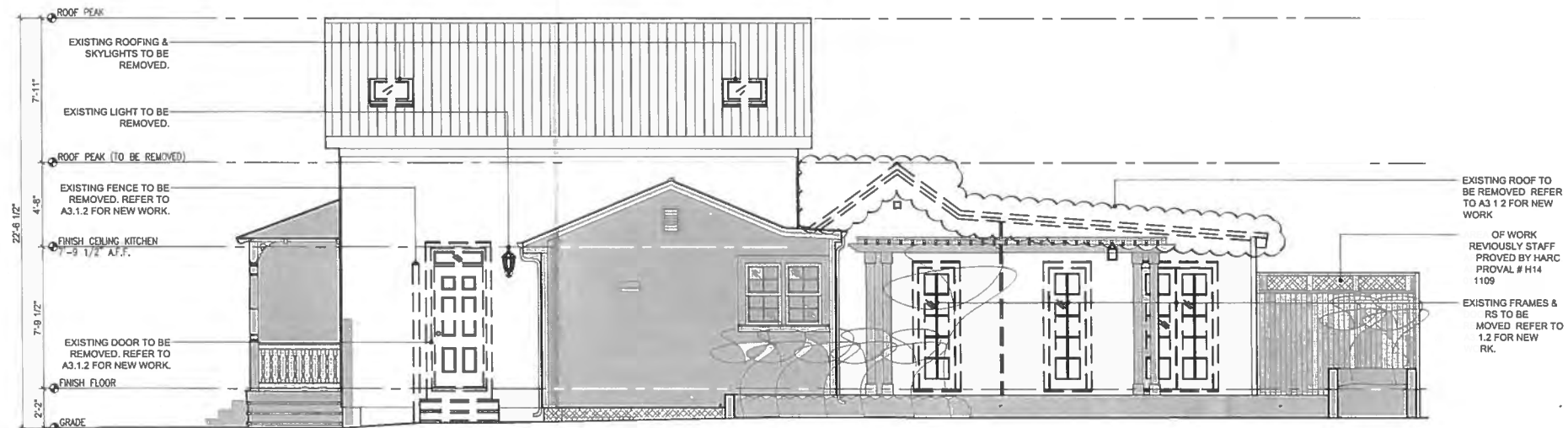


2

**DEMOLITION EAST ELEVATION**

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

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



1

**DEMOLITION WEST ELEVATION**

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

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

ARCHITECT SEAL:

Anthony D. Berra, License # A785308

Expiration Date: February 28, 2016

ENGINEER SEAL:

Revisions:

Approvals:

2/14/15 A.D.B. - User Approval

2/14/15 A.D.B. - User Approval

2/14/15 A.D.B. - User Approval

2/14/15 A.D.B. - User Approval

## MILLER RESIDENCE 1112 SOUTHARD STREET KEY WEST, FLORIDA, 33040 RESIDENTIAL RENOVATION

PLOTTED: 2/5/2015 2:18 PM

Drawing Size: 24x36

Project #: 13 131

Drawn By: KMA

Checked By: MBI

Title:

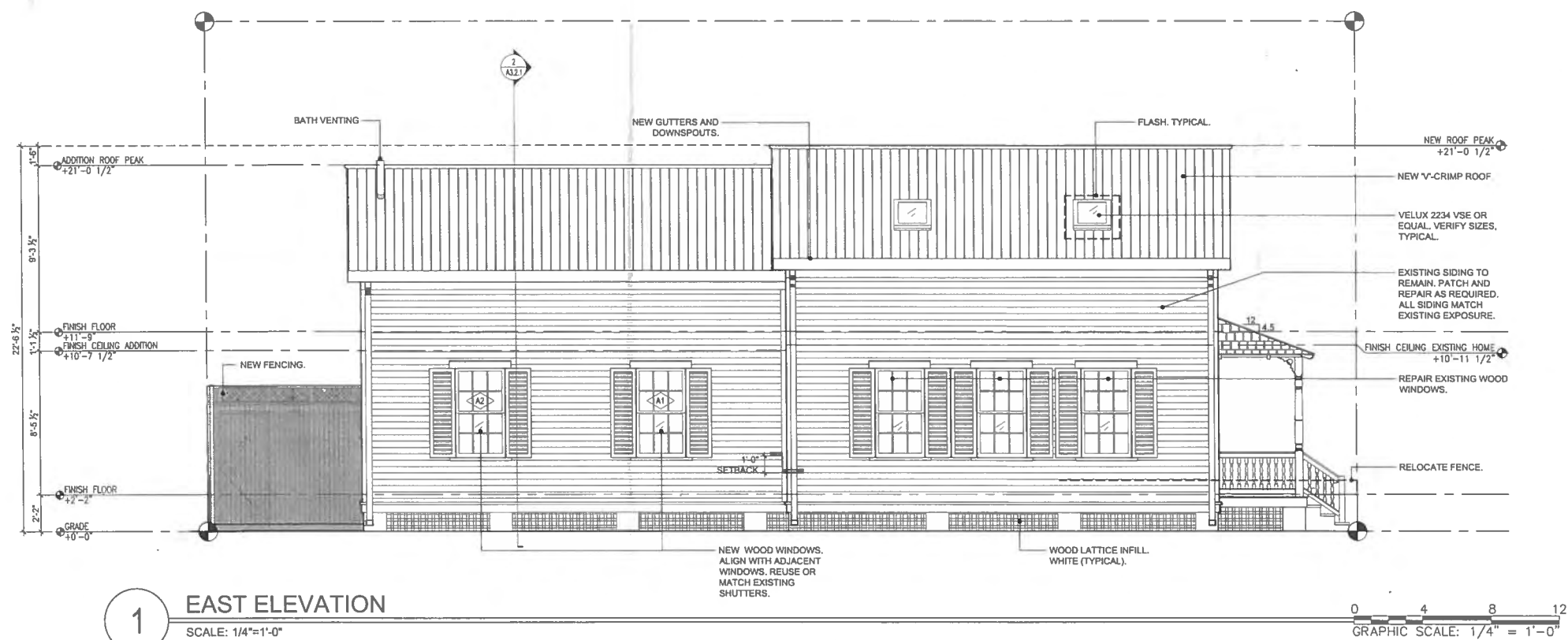
EXTERIOR  
ELEVATIONS

Sheet Number:

# A3.1.2

Date: February 06, 2015

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ARCHITECT SEAL:

 Anthony G. Berman, License # AH000208  
Expiration Date: February 28, 2015

ENGINEER SEAL:

Revisions:

Approvals:

 2014 08 18 - Vantage Approved  
2014 07 02 - HVAC Approved # H14011108  
2014 08 22 - HVAC Approved # H14011109

 MILLER RESIDENCE  
1112 SOUTHARD STREET  
KEY WEST, FLORIDA, 33040  
RESIDENTIAL RENOVATION

PLOTTED: 2/6/2015 2:18 PM

 Drawing Size | Project #  
24x36 | 13 131

 Drawn By: | Checked By:  
KMA | MBI

Title:

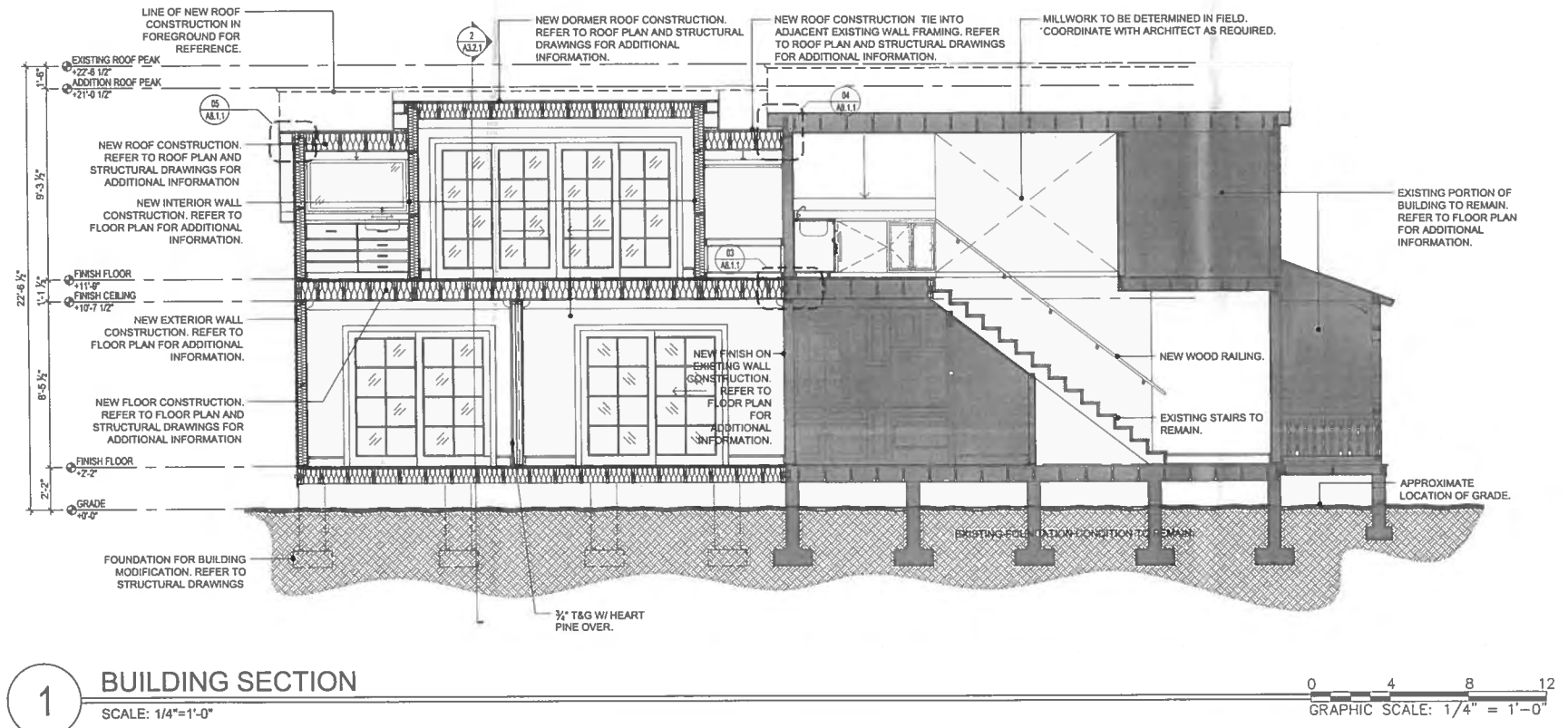
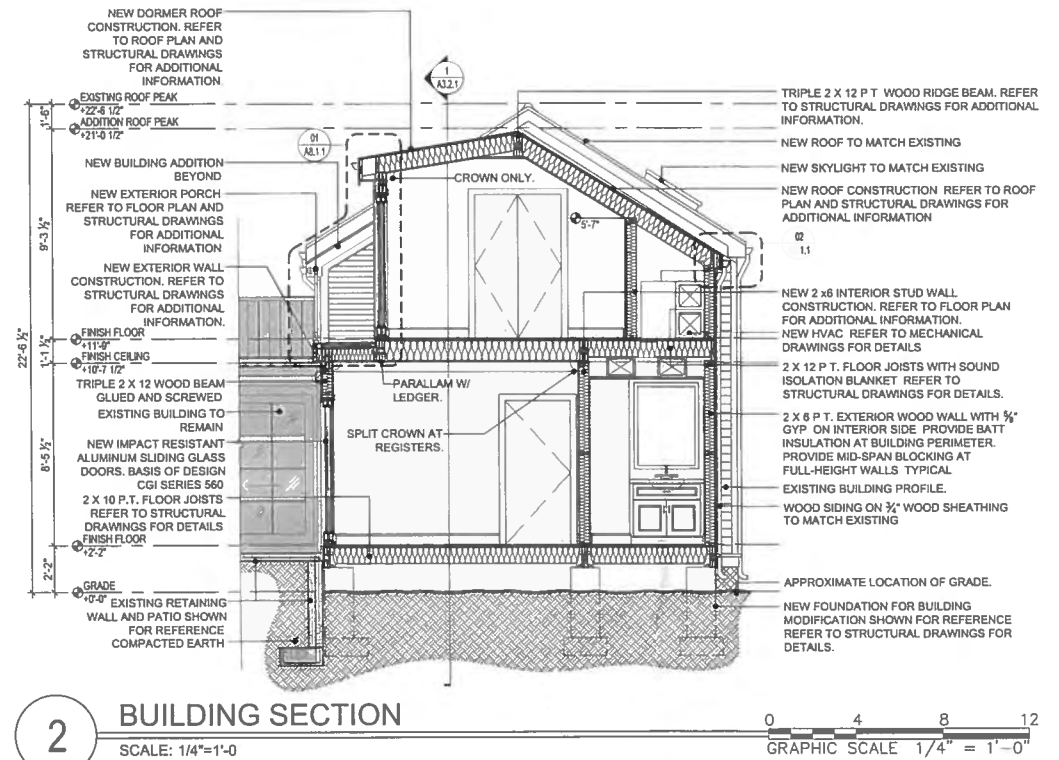
BUILDING SECTIONS

Sheet Number:

## A3.2.1

Date: February 06, 2015

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## STRUCTURAL GENERAL NOTES

## GENERAL NOTES

1. DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE TYPICAL AND APPLY TO SIMILAR SITUATIONS ELSEWHERE, EXCEPT AS OTHERWISE INDICATED.
2. ADAPT REQUIREMENTS OF DETAILS, SECTIONS, PLANS, AND NOTES AT LOCATIONS WHERE CONDITIONS ARE SIMILAR.
3. CENTER ALL FOOTINGS UNDER COLUMNS UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
4. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND SITE DRAWINGS.
5. CONTRACTOR SHALL LOCATE ALL BURIED UTILITIES PRIOR TO EXCAVATION FOR BUILDING FOUNDATIONS. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF POTENTIAL CONFLICTS BETWEEN FOUNDATIONS AND BURIED UTILITIES.
6. GENERAL CONTRACTOR: DO NOT SCALE DRAWINGS. COORDINATE DIMENSIONS BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS. NOTIFY STRUCTURAL ENGINEER AND ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

## CODE REQUIREMENTS:

THE BUILDING STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2010 EDITION OF THE FLORIDA BUILDING CODE. FOLLOW ALL APPLICABLE PROVISIONS FOR ALL PHASES OF CONSTRUCTION.

## TEMPORARY CONDITIONS:

1. THE STRUCTURAL INTEGRITY OF THE COMPLETED STRUCTURE DEPENDS ON INTERACTION OF VARIOUS CONNECTED COMPONENTS.
2. PROVIDE ADEQUATE BRACING, SHORING, AND OTHER TEMPORARY SUPPORTS AS REQUIRED TO SAFELY COMPLETE THE WORK. THE STRUCTURE SHOWN ON THE DRAWINGS HAS BEEN DESIGNED FOR STABILITY UNDER FINAL CONFIGURATION ONLY.

## FOUNDATIONS:

FOUNDATIONS ARE DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT PROVIDED BY PSI, DATED JULY 20, 2009. THE CONTRACTOR SHALL ALSO FOLLOW THE RECOMMENDATIONS OF THE REPORT TO ENSURE THAT THE STRUCTURAL DESIGN REQUIREMENTS ARE ACHIEVED FOR THE FOUNDATIONS, INCLUDING THE ROCK ANCHORS, GROUNDWATER LEVELS FLUCTUATE SEASONALLY AND THEREFORE SHOULD BE VERIFIED AT THE TIME OF CONSTRUCTION TO DETERMINE IF THERE WILL BE ANY IMPACT ON CONSTRUCTION PROCEDURE.

## CONCRETE:

1. REINFORCED CONCRETE CONSTRUCTION SHALL CONFORM TO THE FBC AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE". CONCRETE STRENGTHS SHALL BE VERIFIED BY STANDARD 28-DAY CYLINDER TESTS PER ASTM C39.
- \*\* PROVIDE CORROSION-INHIBITING ADMIXTURE WHERE PERMANENTLY EXPOSED TO WEATHER OR EARTH. WATER USED FOR CONCRETE MIXES SHALL BE CLEAN AND POTABLE.

## WEATHER RESISTANCE:

1. ALL CONCRETE EXPOSED TO CHLORIDES SHALL CONTAIN A CALCIUM-NITRITE BASED CORROSION INHIBITING ADMIXTURE. THE DOSAGE FOR CONCRETE EXPOSED TO AIRBORNE CHLORIDES SHALL BE MINIMUM TWO GALLONS PER CUBIC YARD. THE WATER CONTAINED IN THE CORROSION-INHIBITING ADMIXTURE SHALL BE USED IN THE CALCULATION OF THE WATER-TO-CEMENTITIOUS RATIO OF THE CONCRETE.

## REINFORCING STEEL:

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, FOR DEFORMED BARS AND ASTM A185 FOR SMOOTH WELDED WIRE FABRIC (WWF). UNLESS OTHERWISE NOTED, REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING STEEL SHALL BE SECURELY TIED IN PLACE WITH #16 ANNEALED IRON WIRE.
2. ALL DETAILING AND ACCESSORIES SHALL CONFORM TO ACI DETAILING MANUAL SP-66. PROVIDE CHAIRS, SPACERS, BOLSTERS, AND ITEMS IN CONTACT WITH FORMS WITH HOT-DIP GALVANIZED LEGS OR PLASTIC LEGS. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT AGAINST DISPLACEMENT BY FORMWORK CONSTRUCTION OR CONCRETE PLACEMENT OPERATIONS. "WET-STICKING" OF REINFORCING IS PROHIBITED.
3. REQUIRED CONCRETE COVER FOR REINFORCING STEEL (UNLESS NOTED OTHERWISE):
  - PILES 2" SIDES
  - FOOTINGS 3" BOTTOM AND SIDES, 2" TOP
  - SLABS 3/4"
  - WALLS 1"-1 1/2"
4. LAP SPICE CONTINUOUS VERTICAL OR HORIZONTAL BARS IN CONCRETE MEMBERS IN ACCORDANCE WITH ACI 318, LATEST EDITION. FOR CLASS "B" TENSION LAP SPICES, DO NOT SPICE CONTINUOUS TOP BARS IN BEAMS AT ENDS OF CLEAR SPANS. DO NOT SPICE CONTINUOUS BOTTOM BARS IN BEAMS IN CLEAR SPANS BETWEEN SUPPORTS. SHOW ALL SPICES ON SHOP DRAWINGS. SPICE LOCATIONS AND METHODS SUBJECT TO APPROVAL OF STRUCTURAL ENGINEER.
5. AT SLAB AND WALL OPENINGS PROVIDE A MINIMUM OF (2) #5 BARS ALL FOUR SIDES AND DIAGONALLY; EXTEND THESE BARS A LAP DISTANCE OR A MINIMUM OF 24" PAST THE OPENING OR HOOK BARS IF DISCONTINUOUS.
6. DOWEL ALL WALLS AND COLUMNS TO FOOTINGS WITH BAR SIZE AND SPACING TO MATCH VERTICAL REINFORCING UNLESS OTHERWISE SHOWN.

## CHEMICAL ADHESIVE ANCHORING AND DOWELING TO CONCRETE:

1. ADHESIVE ANCHORS (EPOXY STYLE) SHALL BE USED IN SOLID CONCRETE OR GROUT-FILLED APPLICATIONS FOR STRUCTURAL ANCHORING AND REBAR DOWELING. ANCHORS SHALL BE TESTED TO ASTM E488 AND ICBO AC08. ICBO AND/OR SBCCI CODE COMPLIANCE IS REQUIRED IN APPROPRIATE AREAS. METRO-DADE COMPLIANCE AND/OR FLORIDA BUILDING CODE COMPLIANCE ARE REQUIRED IN FLORIDA. ACCEPTED PRODUCTS ARE ITW RED HEAD, GRANITE 5, ACRYLIC 7, ALLIED A1000+, BRINKER BROWN 2020 OR ENGINEER APPROVED SUBSTITUTION.
2. ADHESIVE SHALL BE MOISTURE INSENSITIVE. (ALLOWING INSTALLATIONS IN DAMP OR WATER-FILLED HOLES). ADHESIVE SHALL HAVE A FULL-CURE LOAD OF 2 HOURS OR LESS AT 70°F OR SAFETY ISSUES.
3. THREADED STUDS SHALL CONFORM TO ASTM A36 (STANDARD CARBON STEEL), UNLESS NOTED OTHERWISE. PERMANENTLY EXPOSED STUDS SHALL BE STAINLESS STEEL. NUTS AND WASHERS SHALL CONFORM TO SAME SPECIFICATION AS THE SUPPLIED ANCHOR RODS.
4. INSTALLATION SHALL BE IN CONFORMANCE WITH MANUFACTURER'S PRINTED LITERATURE. INSTALLATION SHALL ALSO INCLUDE BRUSHING AND CLEANING OF DRILLED HOLES WITH COMPRESSED AIR AS INSTRUCTED. INSTALLERS SHALL BE TRAINED BY THE MANUFACTURER'S REPRESENTATIVE. EMBEDMENT SHALL BE AS INDICATED ON THE STRUCTURAL DRAWINGS.

## ANCHOR RODS:

UNLESS INDICATED OTHERWISE ON THE DRAWINGS, ANCHOR RODS SHALL BE ASTM F1554, GRADE 55, 3/4" DIA. AND SHALL BE EMBEDDED INTO THE CONCRETE FOUNDATION A DISTANCE OF 1'-0" WITH A HEAVY HEX NUT AT THE EMBEDDED END.

## RAILINGS:

1. RAILING SYSTEM AND ALL CONNECTIONS SHALL BE DESIGNED FOR ALL APPLICABLE LOADS AS INDICATED ON THE PLANS AND IN THE BUILDING CODE. THE CONFIGURATION OF THE RAILING SYSTEM SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.

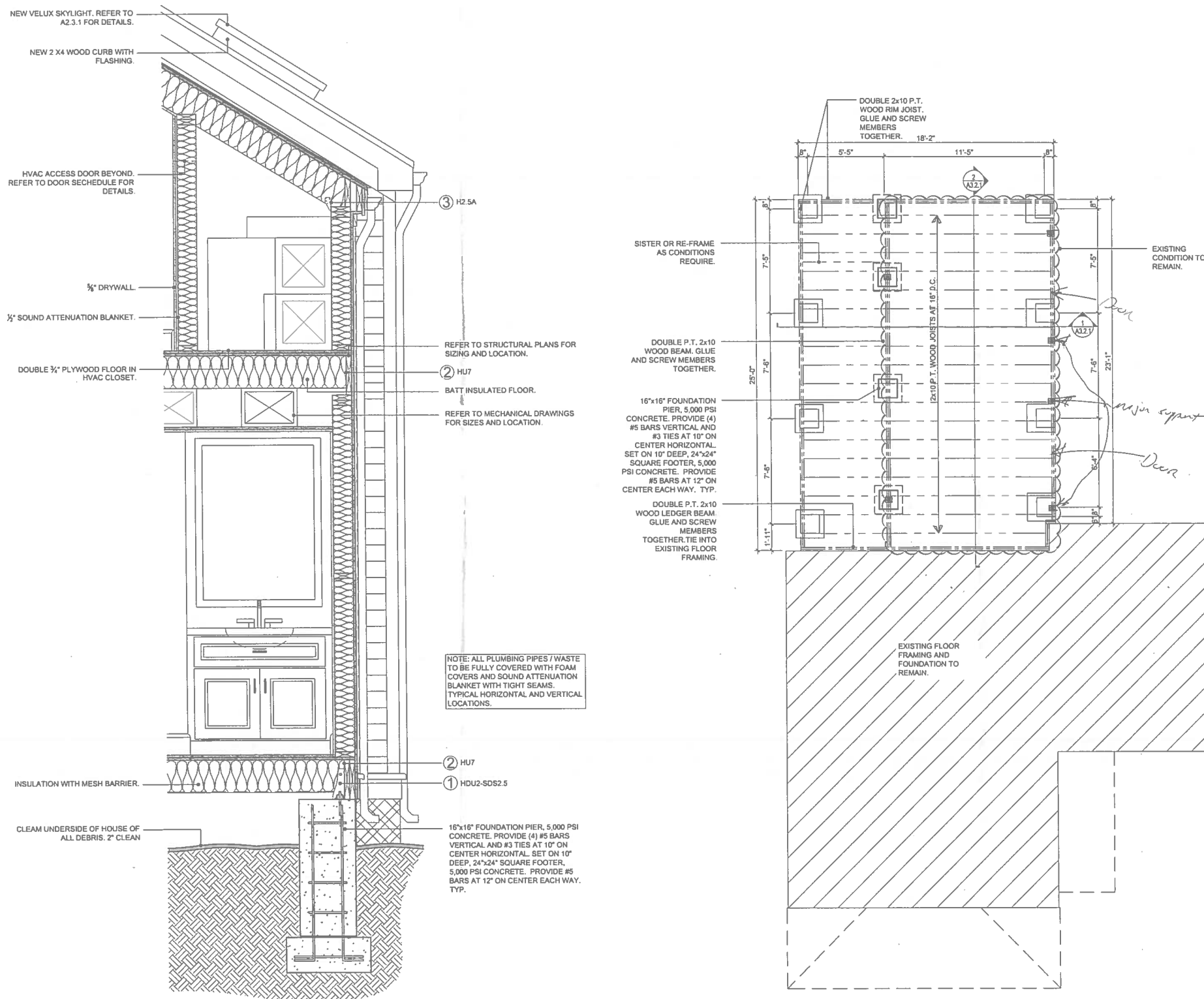
## CONNECTION SCHEDULE

LOCATION	DESCRIPTION	CONNECTOR	REMARKS
1	(2) 2 x 12 TO PIER	SIMPSON HDU2-SDS2.5 HOLDDOWN.	
2	2 x 10 JOIST TO (2) 2 x 12	SIMPSON HU7 JOIST HANGER.	
3	RAFTER TO PLATE	SIMPSON H2-5A HURRICANE TIE.	
4	PARALLAM TO BEAM	4X6 STRUCTURAL ANGLE THRU-BOLT.	

\*NOTE: CONTRACTOR TO VERIFY CONNECTORS AS SCHEDULED WITH FIELD CONDITIONS.

## GENERAL NOTES

1. CONTRACTOR TO COORDINATE WITH FLOOR PLANS TO ROUGH IN PLUMBING.
2. ALL FLOOR JOISTS TO BE #2 SYP-PT.
3. CONTRACTOR TO PROVIDE ISOLATION BETWEEN DISSIMILAR METALS AND WHERE WOOD MEETS CONCRETE.
4. ALL CONCRETE TO BE 5,000 PSI UNLESS SPECIFIED OTHERWISE.
5. PROVIDE MID SPAN BLOCKING AT ALL WALL, FLOOR AND ROOF FRAMING.



2

## CONNECTOR SCHEDULE DIAGRAM

SCALE: 3/4"=1'-0"

GRAPHIC SCALE: 3/4" = 1'-0"

1

## FOUNDATION/ FIRST FLOOR FRAMING PLAN

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

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

ARCHITECT / ENGINEER:

**K2M**  
SOLARIA DESIGN

Architecture, Interior Design,  
Engineering, Procurement,  
Owner Representation,  
Specialty Consulting

1001 Whitehead St., Suite 101  
Key West, Florida 33040

Tel: 305.292.7722

Fax: 305.292.2162

Email: info@k2m.com

URL: www.k2m.com

PROF. REG. AA26001059

FL CERT. OF AUTH. 30945

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| Baltimore | San Francisco

## ARCHITECT SEAL:

Anthony D. Barnes, License # A086326  
Expiration Date: February 28, 2015

## ENGINEER SEAL:

## Revisions:

## Approvals:

2/15/15 - V. Barnes Approved

2/15/15 - J. Barnes Approved

2/15/15 - J. Barnes Approved

2/15/15 - J. Barnes Approved

**MILLER RESIDENCE**  
1112 SOUTHARD STREET  
KEY WEST, FLORIDA, 33040  
**RESIDENTIAL RENOVATION**

PLOTTED: 2/6/2015 2:18 PM

Drawing Size: 24x36

Project #: 13 131

Drawn By: KMA

Checked By: ADS

Title: FOUNDATION & FIRST FLOOR FRAMING PLAN

Sheet Number:

**S2.1.1**

Date: February 06, 2015

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PREVIOUSLY APPROVED DESIGN

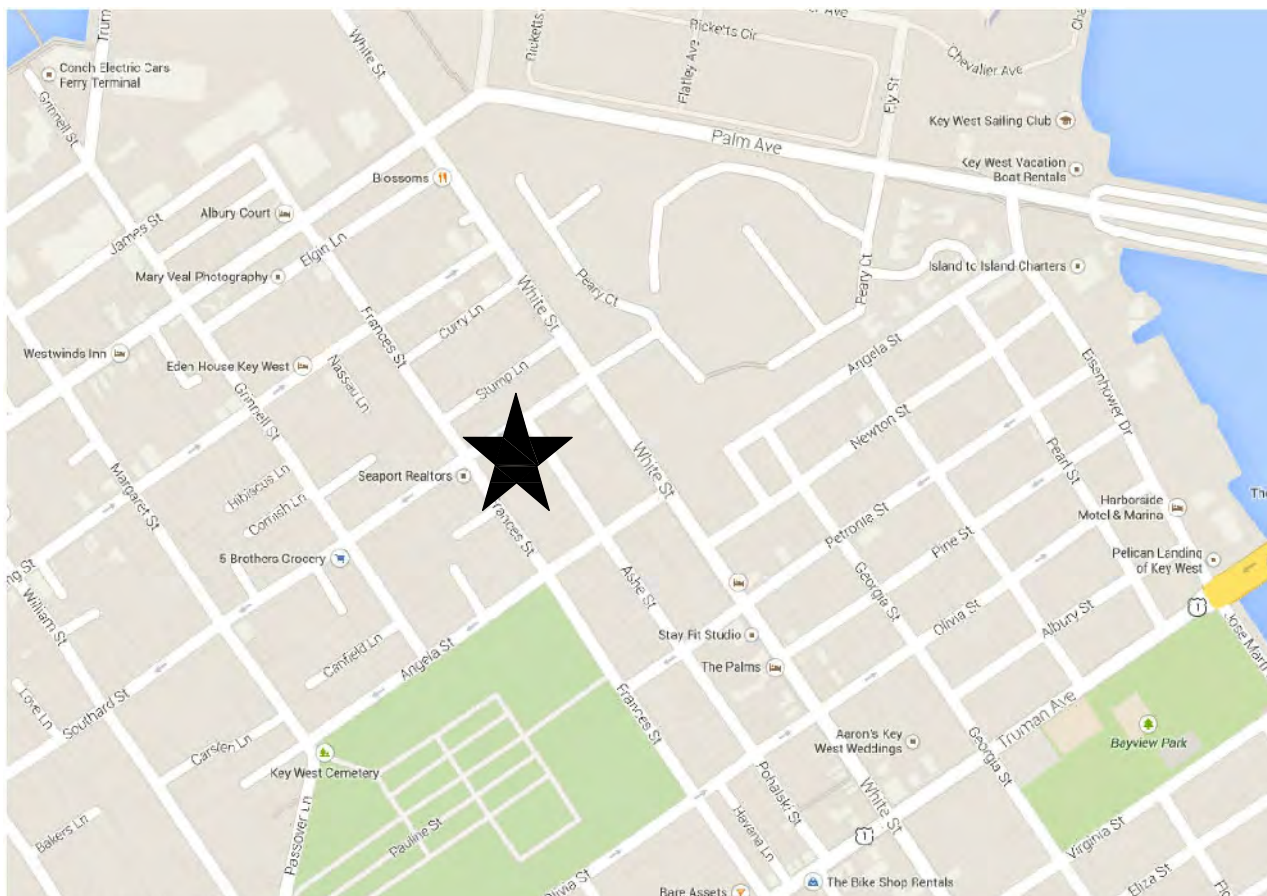
# MILLER RESIDENCE

## RESIDENTIAL RENOVATION

1112 SOUTHARD STREET , KEY WEST, FLORIDA 33040

## HARC SUBMISSION

### AUGUST 29, 2014

<div>DESIGN TEAM</div> <div>ARCHITECT: k2m Design, Inc. Anthony D. Sarno, R.A., NCARB 1001 Whitehead Street, Suite 101 Key West, Florida 33040 305.292.7722</div>	<div>CODE INFORMATION</div> <div>APPLICABLE CODES 2010 FLORIDA BUILDING CODE RESIDENTIAL</div> <div>FEMA REQUIREMENTS FLOOD ZONE: X / AE - 6'-0"</div> <div>GENERAL BUILDING HEIGHTS AND AREAS MAX HEIGHT - 30'-0" EXISTING TO REMAIN - NO CHANGE</div> <div>*REFER TO SITE DATA TABLES AE1.1.1 AND A1.1.1.</div>	<div>DRAWING INDEX</div> <div><table><tr><th colspan="4">ISSUED FOR:</th></tr><tr><td></td><td>2014.08.29 HARC SUBMISSION</td><td>2014.07.01 HARC SUBMISSION</td><td>2014.06.13 VARIANCE SUBMISSION</td></tr><tr><td></td><td></td><td>2014.06.13 VARIANCE SUBMISSION</td><td>2014.03.03 VARIANCE SUBMISSION</td></tr></table></div> <div>GENERAL</div> <div>A0.1.1 COVER SHEET, DRAWING INDEX, CODE INFORMATION, LOCATION MAP, AND SCOPE OF WORK</div> <div>ARCHITECTURAL</div> <div><table><tr><td></td><td>AE1.0.1 SITE SURVEY - COPY</td></tr><tr><td></td><td>AE1.1.1 PHASE 1 APPROVED EXISTING SITE PLAN</td></tr><tr><td></td><td>AE2.1.1 PHASE 1 APPROVED EXISTING FLOOR PLANS</td></tr><tr><td></td><td>AE3.1.1 PHASE 1 APPROVED EXISTING EXTERIOR ELEVATIONS</td></tr><tr><td></td><td>AE3.1.2 EXISTING EXTERIORS ELEVATIONS</td></tr><tr><td></td><td>AD3.2.1 DEMOLITION ROOF PLAN</td></tr><tr><td></td><td>A1.1.1 SITE PLAN</td></tr><tr><td></td><td>A2.1.1 PROPOSED FLOOR PLANS</td></tr><tr><td></td><td>A3.1.1 PROPOSED EXTERIOR ELEVATIONS</td></tr><tr><td></td><td>A3.1.2 PROPOSED EXTERIOR ELEVATIONS</td></tr></table></div>	ISSUED FOR:					2014.08.29 HARC SUBMISSION	2014.07.01 HARC SUBMISSION	2014.06.13 VARIANCE SUBMISSION			2014.06.13 VARIANCE SUBMISSION	2014.03.03 VARIANCE SUBMISSION		AE1.0.1 SITE SURVEY - COPY		AE1.1.1 PHASE 1 APPROVED EXISTING SITE PLAN		AE2.1.1 PHASE 1 APPROVED EXISTING FLOOR PLANS		AE3.1.1 PHASE 1 APPROVED EXISTING EXTERIOR ELEVATIONS		AE3.1.2 EXISTING EXTERIORS ELEVATIONS		AD3.2.1 DEMOLITION ROOF PLAN		A1.1.1 SITE PLAN		A2.1.1 PROPOSED FLOOR PLANS		A3.1.1 PROPOSED EXTERIOR ELEVATIONS		A3.1.2 PROPOSED EXTERIOR ELEVATIONS
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	A3.1.1 PROPOSED EXTERIOR ELEVATIONS																																	
	A3.1.2 PROPOSED EXTERIOR ELEVATIONS																																	
<div>LOCATION MAP</div> <div></div> <div>PROJECT LOCATION</div>	<div>SCOPE OF WORK</div> <div>SUBMISSION IS FOR APPROVAL OF THE SECOND PHASE OF WORK, WHICH INCLUDES EXPANSION OF THE EXISTING SECOND FLOOR AT THE REAR ½ OF THE HOUSE OVER THE EXISTING SINGLE STORY PORTION AND INTERIOR RENOVATION.</div>	<div>PROJECT APPROVALS</div> <div>VARIANCE SUBMITTED: MARCH 3, 2014 APPROVED: JUNE 19, 2014</div> <div>HARC SUBMITTED: JULY 1, 2014 STAFF APPROVED: JULY 2, 2014 # H14 011109</div>																																

### MILLER RESIDENCE

### 1112 SOUTHARD STREET

### HARC SUBMISSION

K2M DESIGN

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Tel: 305-292-7722 | Fax: 305-292-2162  
Email: info@k2mdesign.com  
URL: www.k2mdesign.com  
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#### SUBMISSIONS

March 03, 2014 - Variance Submission  
June 13, 2014 - Variance Submission  
July 01, 2014 - HARC Submission  
August 29, 2014 - HARC Submission

Project No.	Phase:
13 131	HARC

#### COVER SHEET

# A0.1.1

DATE: August 29, 2014



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Key West, Florida 33040  
Tel: 305.292.77221  
Fax: 305.292.2162  
Email: [infoKW@k2mDesign.com](mailto:infoKW@k2mDesign.com)  
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*Clayton J. Key West Charlotte Baltimore*

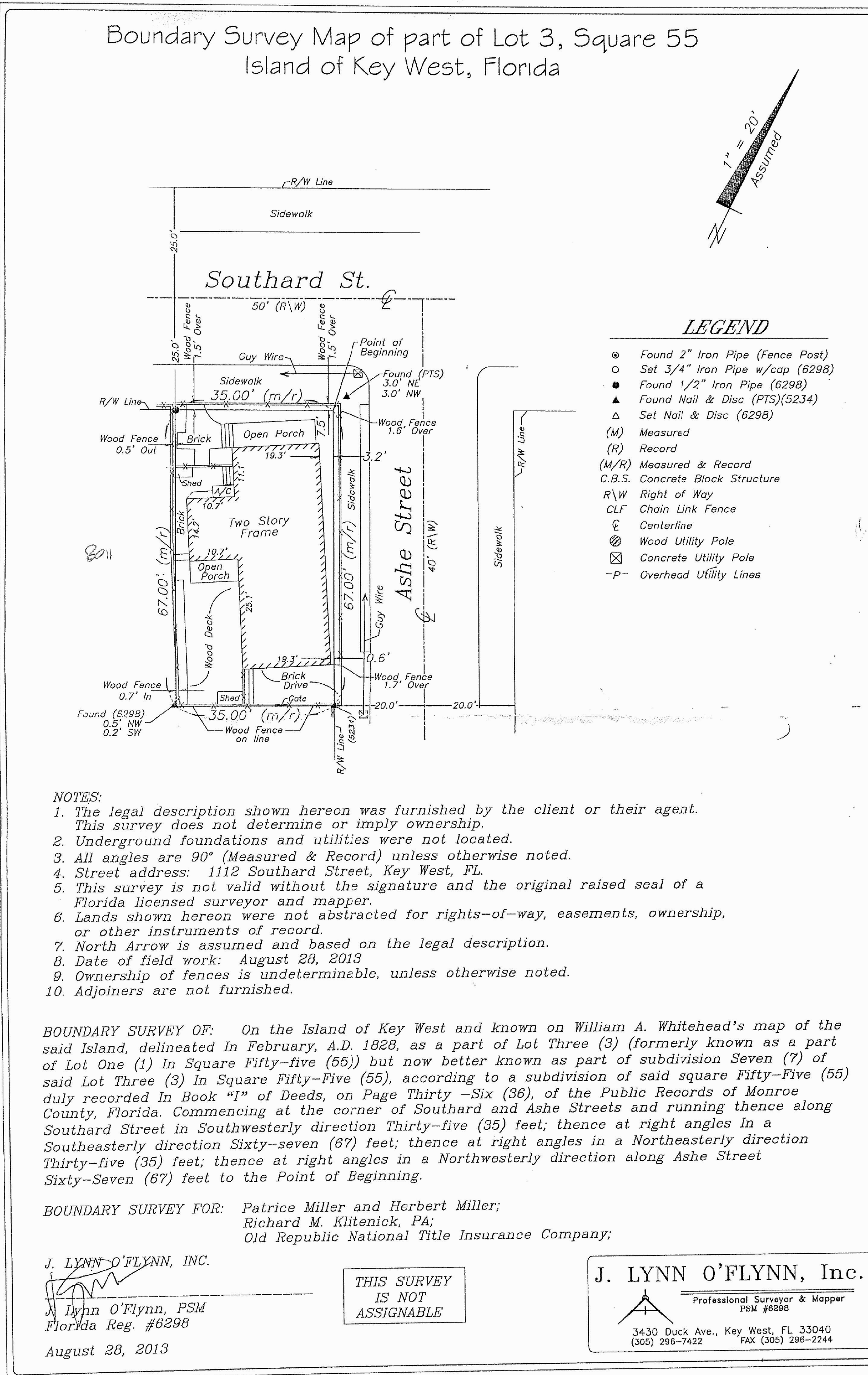
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## AE1.0.1

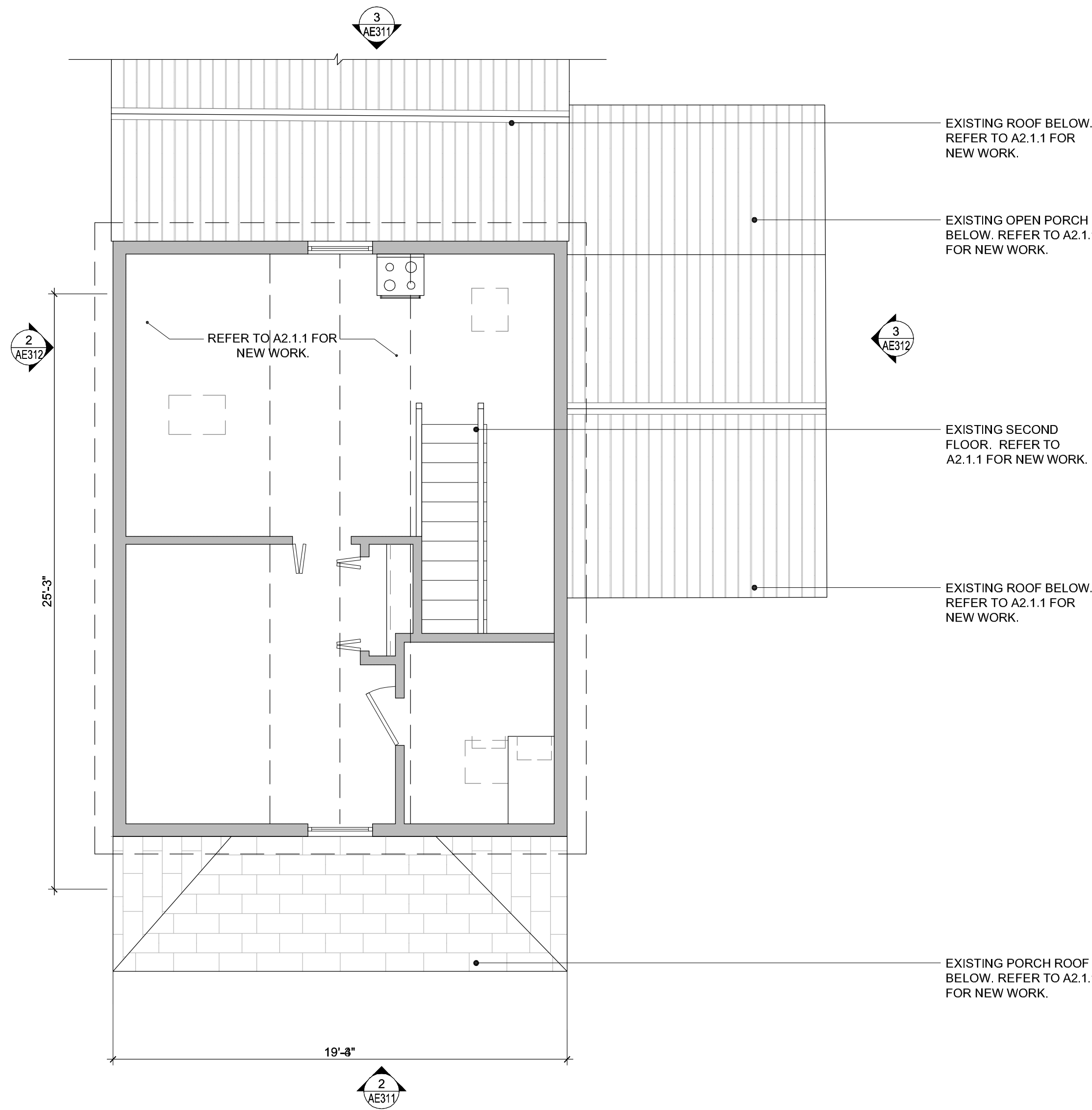
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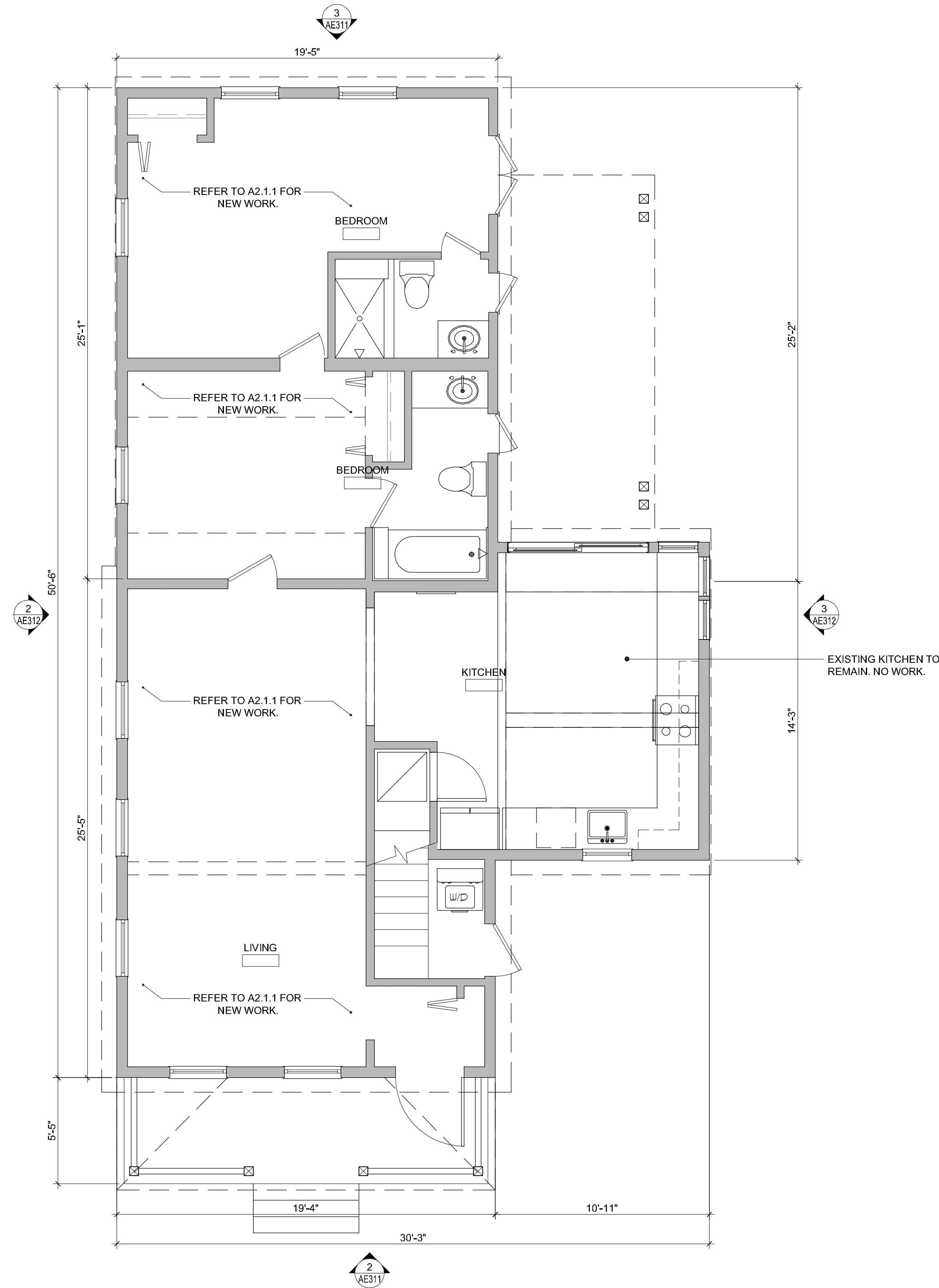


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2 EXISTING SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



1 EXISTING FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



FLOOR PLAN LEGEND:	
XXXX	ROOM NAME
	EXISTING TO REMAIN.
	EXISTING WALL TO REMAIN.

EXISTING CONDITIONS: PHASE I HARC APPROVED AND BUILDING DEPARTMENT PERMITTED WORK.

ARCHITECT:

**K2M** DESIGN

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Key West, Florida 33040  
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Fax: 305.292.2162  
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Revisions:

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KEY WEST, FLORIDA, 33040  
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Drawn By: KMA	Checked By: MBI

Title:  
EXISTING  
FLOOR  
PLANS

Sheet Number:  
**AE2.1.1**

Date: August 29, 2014  
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EXISTING CONDITIONS: PHASE I HARC APPROVED AND BUILDING DEPARTMENT PERMITTED WORK.



3 SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



2 NORTH ELEVATION  
SCALE: 1/4"=1'-0"



1 NORTH ELEVATION FROM STREET  
SCALE: 1/4"=1'-0"



## Consultants

[illegible]

# RESIDENTIAL RENOVATION

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ARCHITECT:

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Key West, Florida 33040  
Tel: 305.292.7721  
Fax: 305.292.2162  
Email: infoKW@k2mDesign.com  
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Drawn By: KMA	Checked By: MBI

Title:

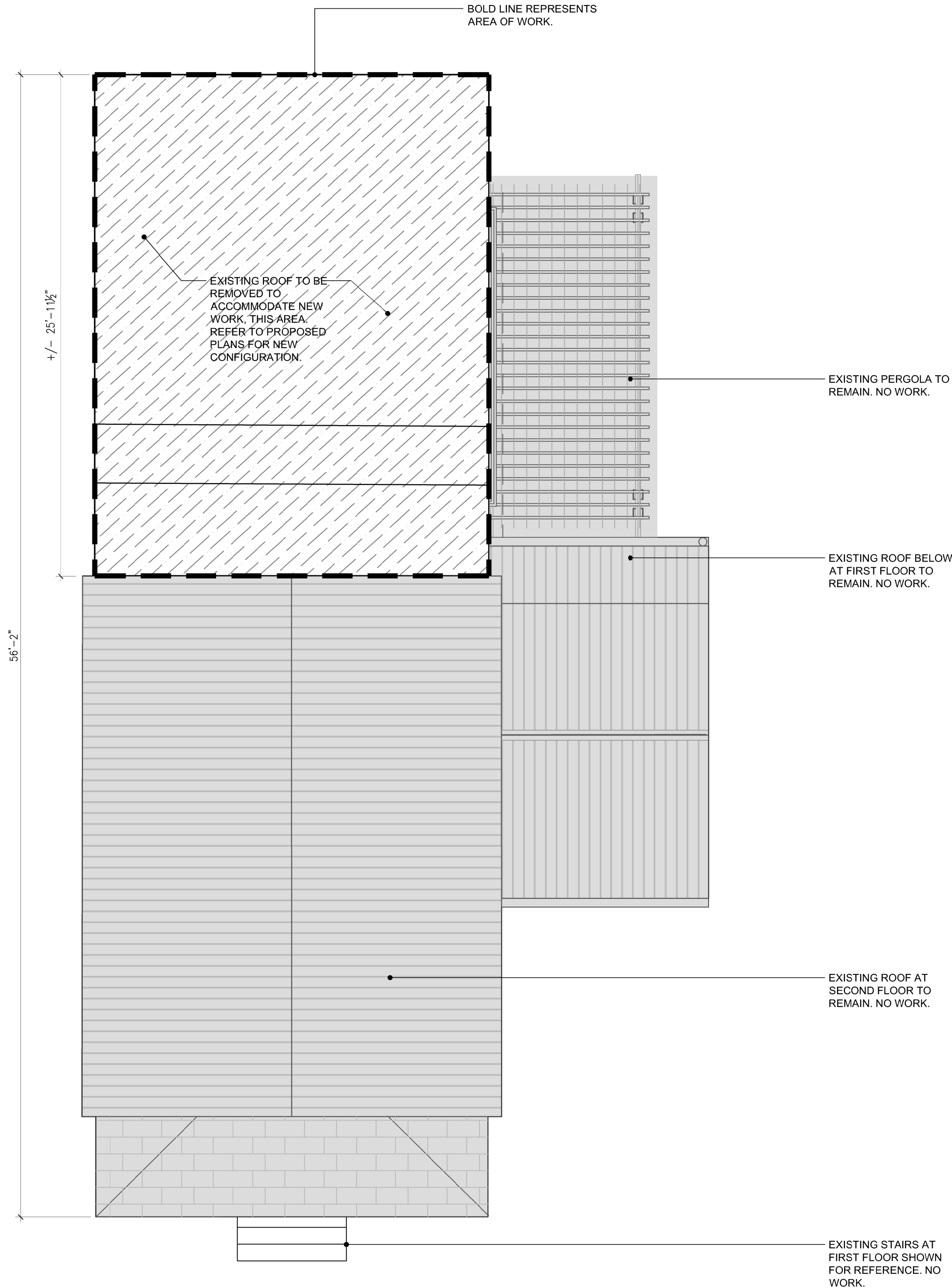
DEMOLITION  
ROOF  
PLAN

Sheet Number:

AD2.3.1

Date: August 29, 2014

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1

DEMOLITION ROOF PLAN

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

0 4 8 12  
GRAPHIC SCALE: 1/4" = 1'-0"

Seal:

Anthony D. Sarno License # AR05306  
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Drawing Size 24x36 Project # 13 131

Drawn By: KIMA Checked By: ADS

Title:

SITE  
PLAN

Sheet Number:

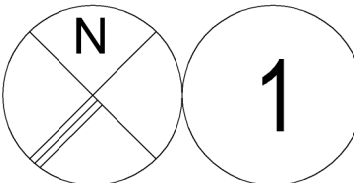
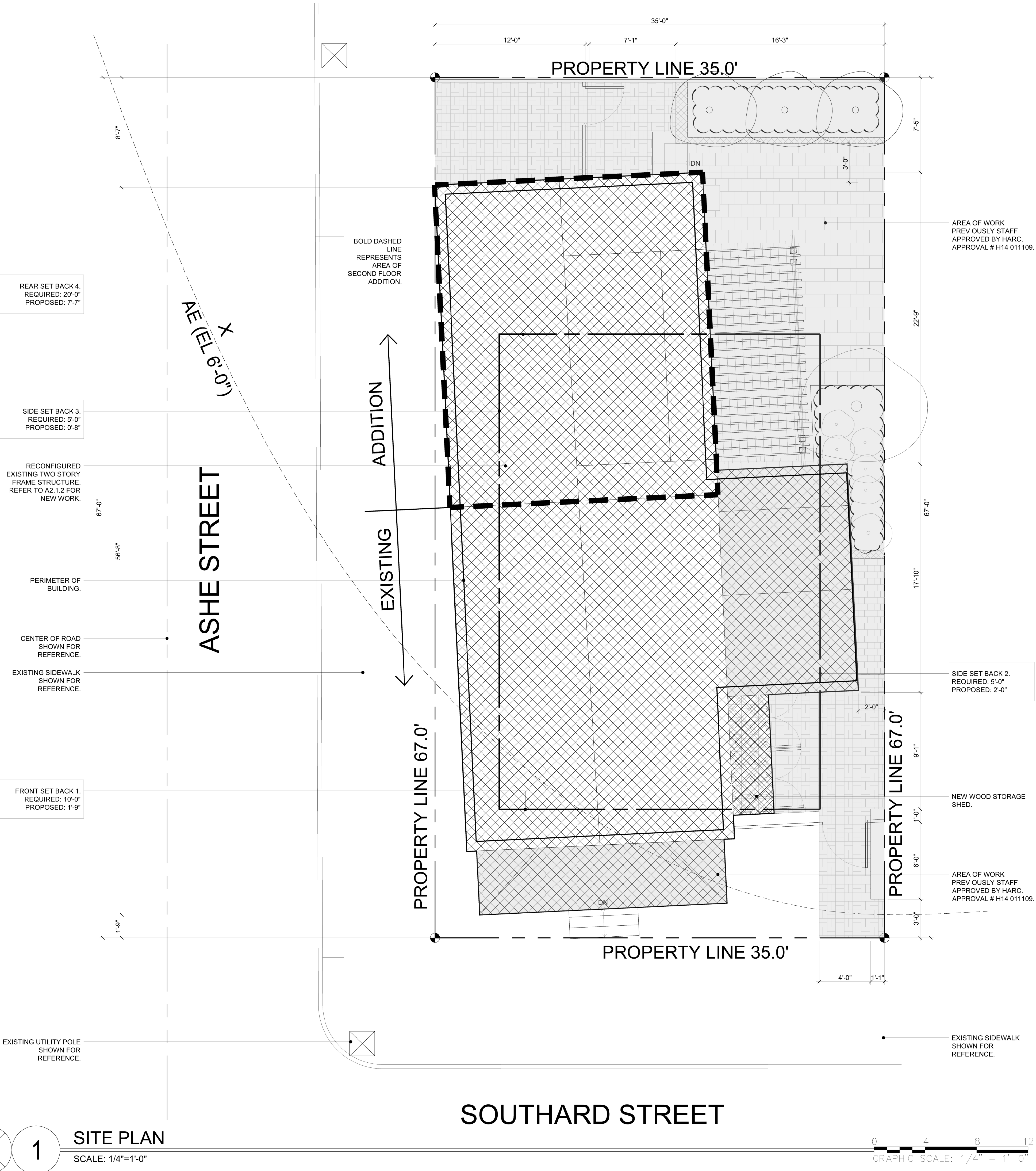
A1.1.1

Date: August 29, 2014

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PROJECT STATISTICS:				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE APPROVED
ZONING	HHDR			
FLOOD ZONE	X / AE - 6'-0"			
SIZE OF SITE	4,000 SF	2,345 SF		
HEIGHT	30'-0"	22'-6 1/2"	22'-6 1/2"	NO CHANGE
SETBACK 1: FRONT	10'-0"	1'-9"	1'-9"	NO CHANGE
SETBACK 2: RIGHT SIDE SETBACK	5'-0"	0'-0"	2'-3"	IMPROVING
SETBACK 3: LEFT SIDE SETBACK	5'-0"	0'-8"	0'-3"	NO CHANGE
SETBACK 4: REAR SETBACK	20'-0"	0'-0"	7'-7"	IMPROVING
FLOOR AREA RATIO	1.0	0.61	0.73	NONE
BUILDING COVERAGE	50% (1,172.5 SF)	60.4 % (1,415.7 SF)	56.8 % (1,332.22 SF)	IMPROVING
IMPERVIOUS SURFACE	60% (1,407 SF)	86.8% (2,035.5 SF)	84.8% (1,989.43 SF)	IMPROVING

SITE PLAN LEGEND	
	BUILDING COVERAGE
	EXISTING WOOD DECK
	EXISTING BRICK PAVER



SITE PLAN

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

0 4 8 12  
GRAPHIC SCALE: 1/4" = 1'-0"

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2

PROPOSED SECOND FLOOR PLAN

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

0 4 8 12  
GRAPHIC SCALE: 1/4" = 1'-0"

1

PROPOSED FIRST FLOOR PLAN

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

0 4 8 12  
GRAPHIC SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND:

XXXX	ROOM NAME
	EXISTING TO REMAIN.
	DOOR.
	EXISTING WALL TO REMAIN.
	NEW FRAME WALL.

ARCHITECT:

**K2M**  
DESIGN

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Key West, Florida 33040  
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24x36	13 131

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KMA	MBI

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FLOOR PLANS

Sheet Number:

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Title:

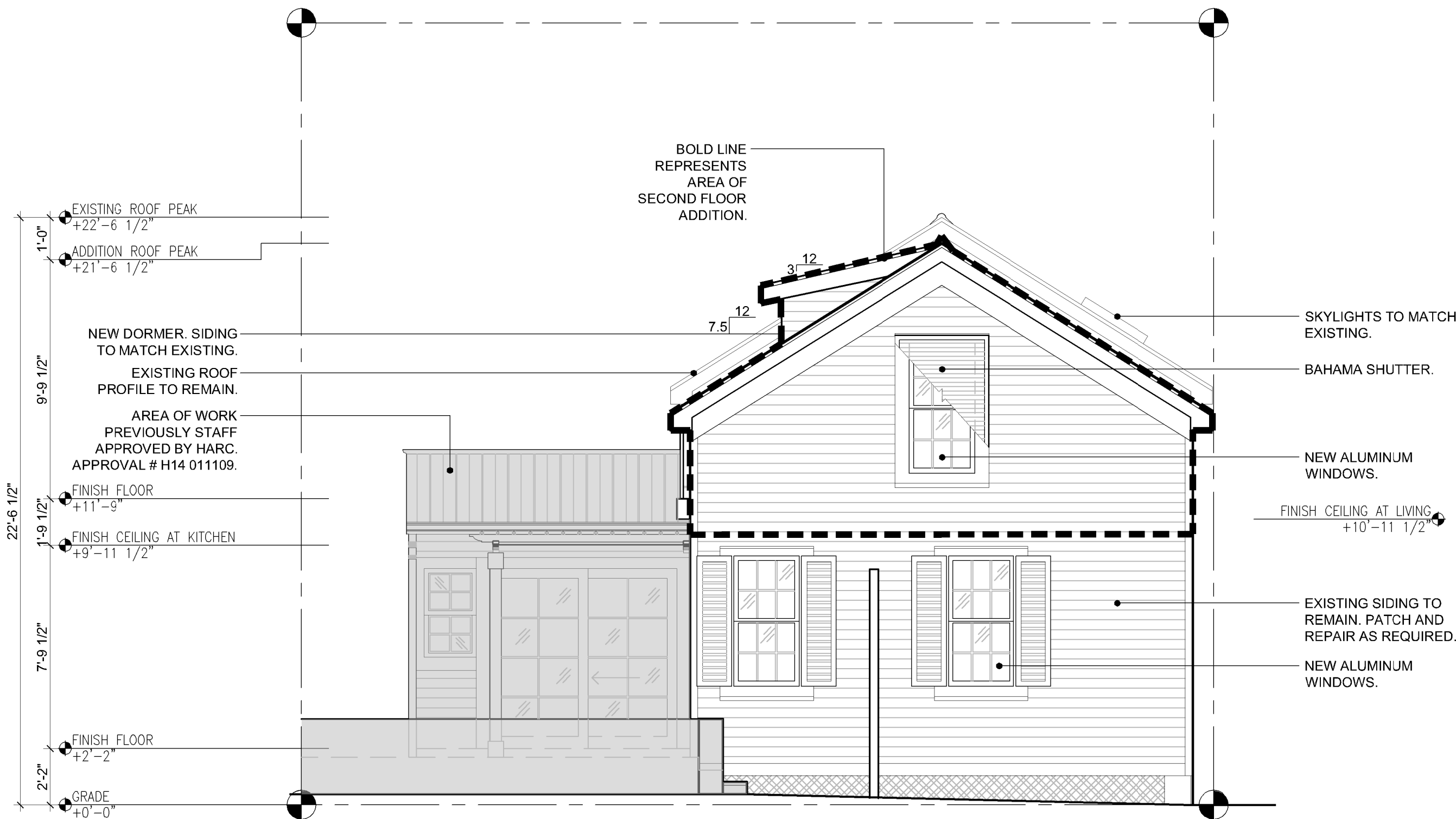
EXTERIOR  
ELEVATIONS

Sheet Number:

**A3.1.1**

Date: August 29, 2014

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2

## PROPOSED SOUTH ELEVATION

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

0 4 8 12  
GRAPHIC SCALE: 1/4" = 1'-0"



1

## PROPOSED NORTH ELEVATION

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

0 4 8 12  
GRAPHIC SCALE: 1/4" = 1'-0"



Seal:

Anthony D. Sarro: License # AR9500-9  
Expiration Date: February 28, 2015

Consultants:

Revisions:

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Drawn By: KMA Checked By: MBI

Title:

EXTERIOR  
ELEVATIONS

Sheet Number:

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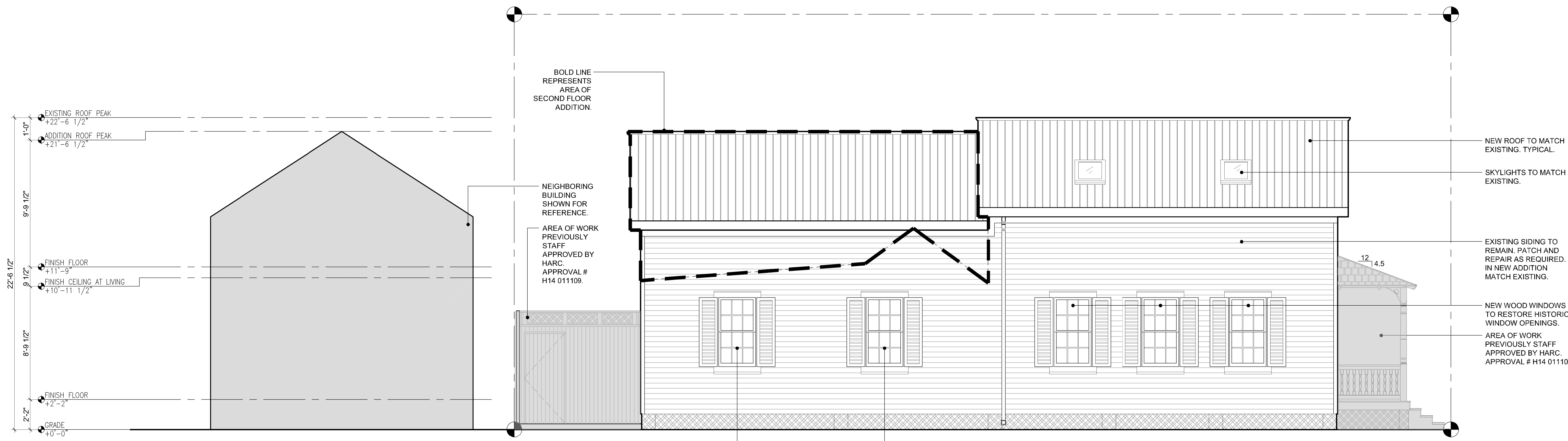


2

PROPOSED WEST ELEVATION

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

0 4 8 12  
GRAPHIC SCALE: 1/4" = 1'-0"



1

PROPOSED EAST ELEVATION

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

0 4 8 12  
GRAPHIC SCALE: 1/4" = 1'-0"



City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

October 1, 2014

K2M Design, Inc.  
Architect Anthony D. Sarno  
1001 Whitehead Street  
Key West, Florida 33040

**RE: SECOND FLOOR ADDITION AT THE REAR OF AN EXISTING CONTRIBUTING  
STRUCTURE AND DEMOLITION OF ROOF OF HISTORIC ADDITION  
FOR: #1112 SOUTHARD STREET - HARC APPLICATION # H14-01-1395  
KEY WEST HISTORIC DISTRICT**

Dear Arch. Sarno:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the first reading for demolition for the above mentioned project on the public hearing held on Tuesday, September 23, 2014. The Commission also **approved with conditions** the proposed changes to the existing house. The conditions were that the back addition of the house will be five inches shorter than the plans submitted and the wall will be moved one foot further away from Ashe Street. The Commissioners made their motions based on the submitted documents and your presentation.

Because this project includes a demolition request for a historic part of the house, a second reading will take place on Wednesday, October 8, 5:30 pm at Old City Hall, 510 Greene Street. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

A handwritten signature in blue ink, appearing to read "Kelly Perkins", with a stylized flourish at the end.

Kelly Perkins, MHP  
HARC Assistant Planner  
City of Key West  
3140 Flagler Avenue

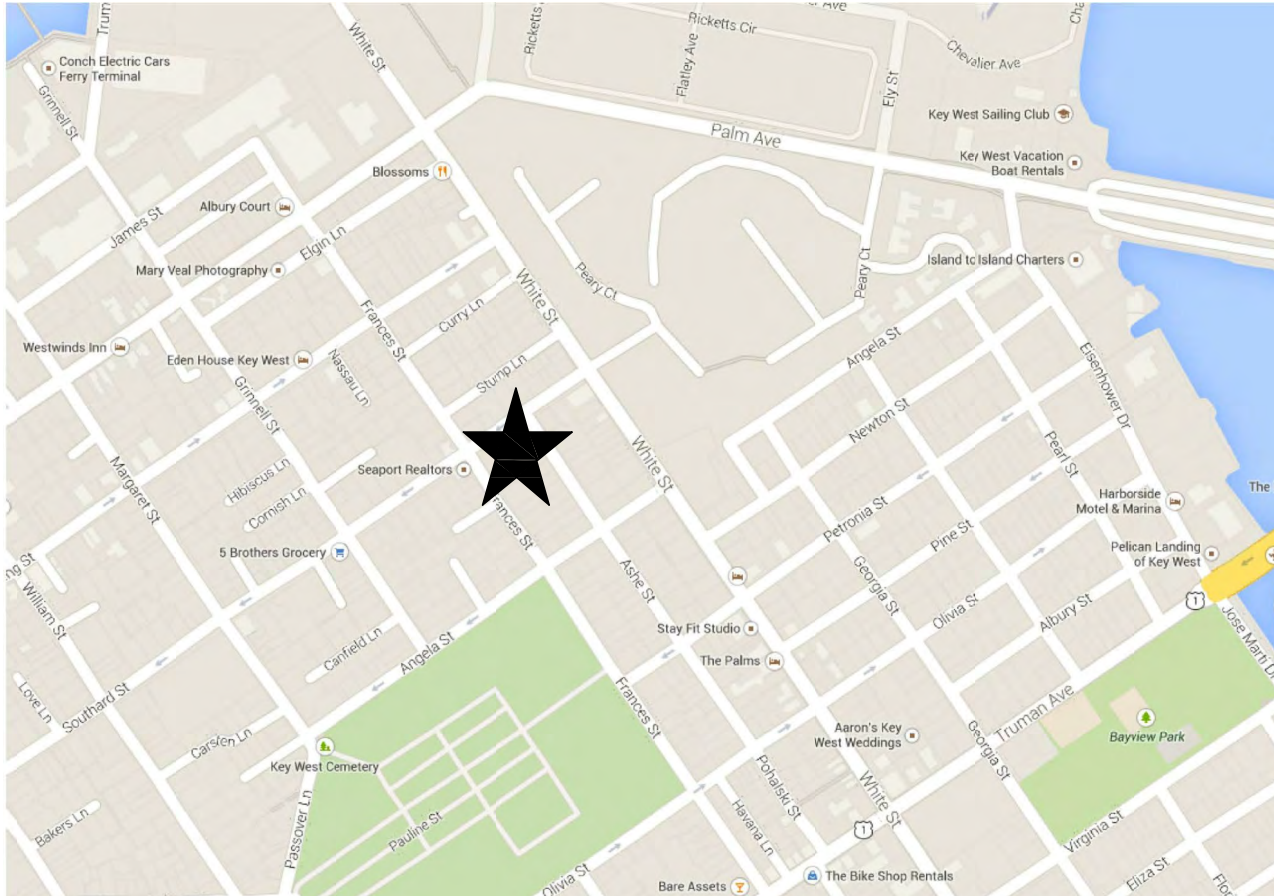
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RESIDENTIAL RENOVATION PHASE II

1112 SOUTHARD STREET , KEY WEST, FLORIDA 33040

PERMIT DOCUMENTS

FEBRUARY 6, 2015

<div>DESIGN TEAM</div> <div>ARCHITECT:</div> <div>K2M Design, Inc.</div> <div>Anthony D. Sarno, R.A., NCARB 1001 Whitehead Street, Suite 101 Key West, Florida 33040 305.292.7722</div> <div>And</div> <div>Michael B. Ingram, RA 1001 Whitehead Street, Suite 101 Key West, Florida 33040 305.292.7722</div>	<div>CODE INFORMATION</div> <div>APPLICABLE CODES 2010 FLORIDA BUILDING CODE RESIDENTIAL</div> <div>FEMA REQUIREMENTS FLOOD ZONE: X / AE - 6'-0"</div> <div>GENERAL BUILDING HEIGHTS AND AREAS MAX HEIGHT - 30'-0"</div> <div>*REFER TO SITE DATA TABLES AE1.1.1 AND A1.1.1.</div>	<div>DRAWING INDEX</div> <div><div>ISSUED FOR:</div><div>2015.02.06 PERMIT SUBMISSION</div><div>GENERAL</div><div>A0.1.1 COVER SHEET, DRAWING INDEX, CODE INFORMATION, LOCATION MAP, AND SCOPE OF WORK</div><div>A0.2.1 GENERAL NOTES</div><div>A0.2.2 GENERAL DEMOLITION NOTES</div></div> <div><div>ISSUED FOR:</div><div>2015.02.06 PERMIT SUBMISSION</div><div>STRUCTURE</div><div>S2.1.1 STRUCTURAL FRAMING PLANS</div><div>S2.1.2 STRUCTURAL FRAMING PLANS</div></div> <div><div>MECHANICAL</div><div>M2.1.1 MECHANICAL LAYOUT PLANS</div></div> <div><div>ELECTRICAL</div><div>E2.1.1 GENERAL NOTES, ELECTRICAL POWER &amp; LIGHTING PLANS</div></div> <div><div>ARCHITECTURAL</div><div>AE1.0.1 SITE SURVEY - COPY</div><div>AD2.1.1 DEMOLITION FLOOR PLANS</div><div>AD2.3.1 DEMOLITION ROOF PLAN</div><div>AD3.1.1 DEMOLITION EXTERIOR ELEVATIONS</div><div>A1.1.1 SITE PLAN</div><div>A2.1.1 FLOOR PLANS</div><div>A2.3.1 ROOF PLAN</div><div>A3.1.1 EXTERIOR ELEVATIONS</div><div>A3.1.2 EXTERIOR ELEVATIONS</div><div>A3.2.1 BUILDING SECTIONS</div><div>A4.3.1 ENLARGED INTERIOR ELEVATIONS &amp; SCHEDULES</div><div>A6.1.1 DOOR AND WINDOW SCHEDULE</div><div>A8.1.1 SECTIONS AND DETAILS</div></div>
<div>LOCATION MAP</div> <div></div> <div>PROJECT LOCATION ★</div>	<div>SCOPE OF WORK</div> <div>INTERIOR RENOVATION AND RECONFIGURATION TO EXISTING 1 1/2-STORY FRAME STRUCTURE. EXPANSION OF THE EXISTING SECOND FLOOR AT THE REAR ½ OF THE HOUSE OVER THE EXISTING SINGLE STORY PORTION OF THE BUILDING. STRUCTURAL ENGINEERING AND M.E.P. LAYOUT PLANS FOR DESIGN INTENT.</div> <div>DEMOLITION MAY UNCOVER UNANTICIPATED CONDITIONS WHICH CAUSE MODIFICATION TO CONTRACT DOCUMENTS. VERIFY CONDITION AND PROPOSED ACTION WITH ARCHITECT.</div>	<div>PROJECT APPROVALS</div> <div><div>VARIANCE</div><div>SUBMITTED: MARCH 3, 2014</div><div>APPROVED: JUNE 19, 2014</div></div> <div><div>HARC</div><div>APPROVED: JULY 2, 2014</div><div># H14 011109</div><div>SEPTEMBER 23, 2014</div><div># H14 011395</div></div>

MILLER RESIDENCE

1112 SOUTHARD STREET

PERMIT SET

K2M DESIGN

1001 Whitehead St., Suite 101, Key West, Florida 33040  
Tel: 305-292-7722 | Fax: 305-292-2162  
Email: info@k2mdesign.com  
URL: www.k2mdesign.com  
PROF. REG. AA26001059

SUBMISSIONS

February 6, 2015 - Permit Submission

Project No.  
13 131

Phase:  
PERMIT

COVER SHEET

A0.1.1

DATE: February 6, 2015

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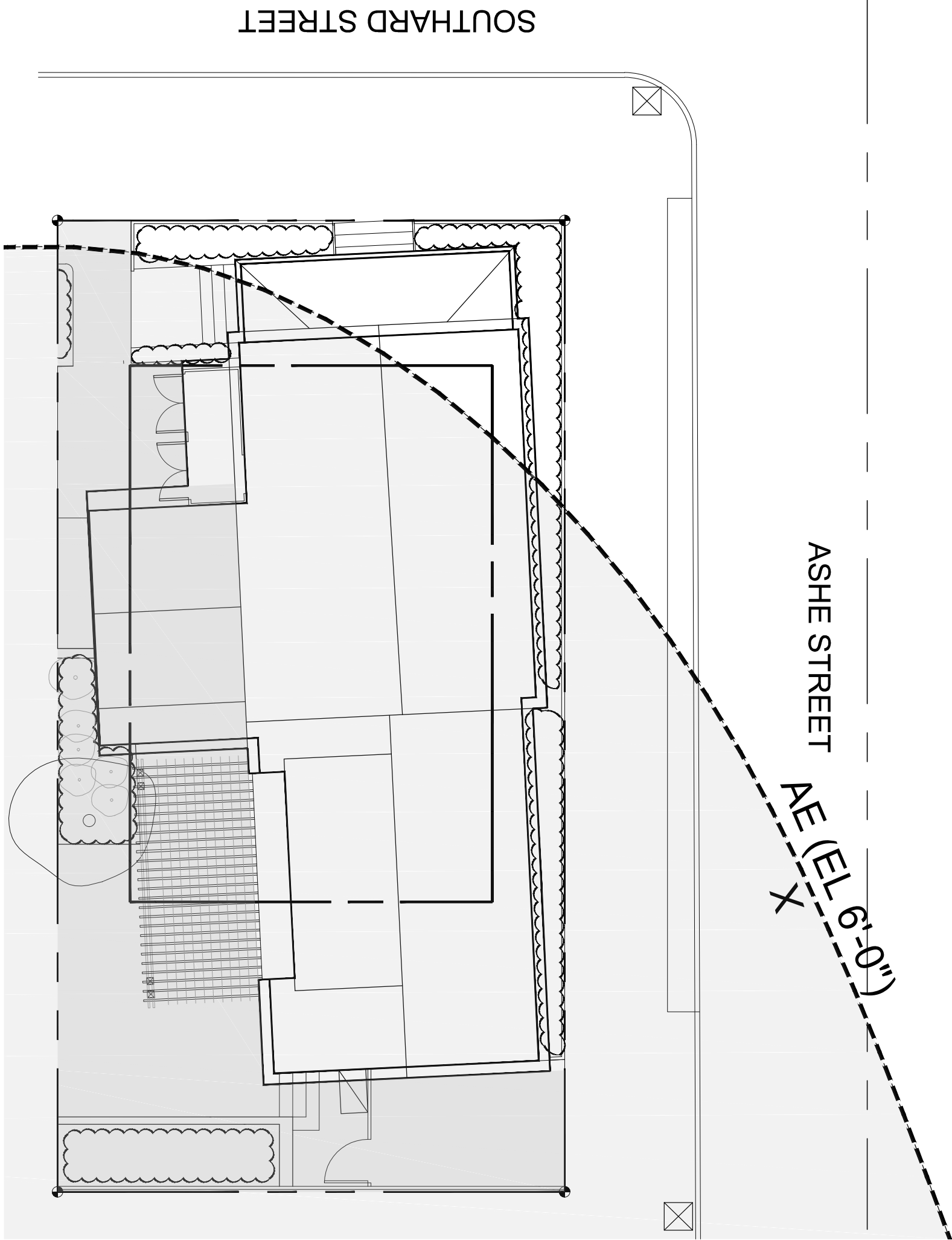








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2

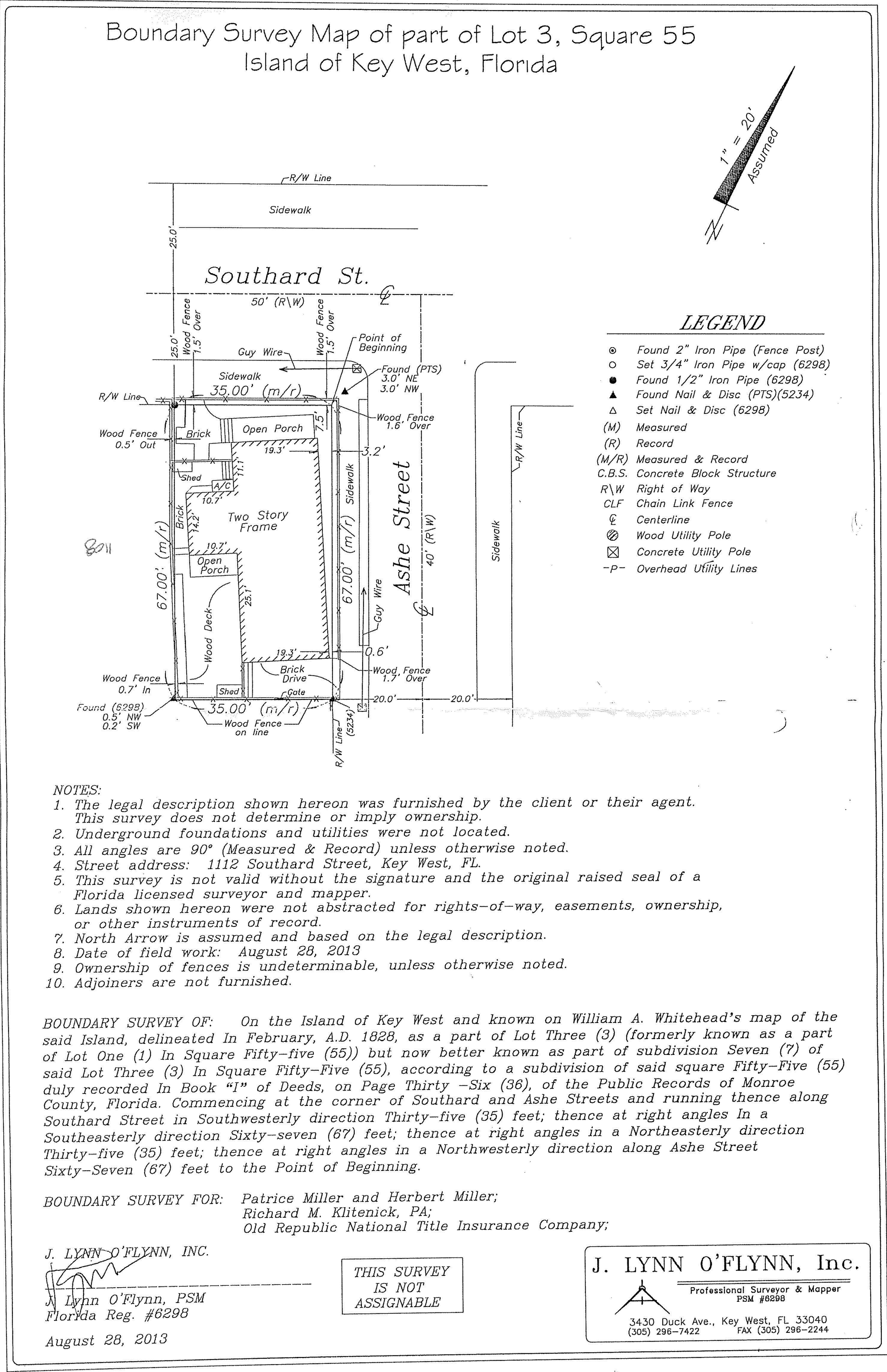
### X-ZONE OVERLAY DIAGRAM

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

1

### SITE SURVEY - COPY

SCALE: NTS



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1001 Whitehead St., Suite 101  
Key West, Florida 33040  
Tel: 305.292.7722  
Fax: 305.292.2162  
Email: infoKW@k2mDesign.com  
URL: www.k2mDesign.com  
PROF. REG. AA26001059  
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ARCHITECT SEAL:

Anthony D. Sarno: License # AR60308  
Expiration Date: February 28, 2015

ENGINEER SEAL:

Revisions:

Approvals:

2014.06.19 - Variance Approval  
2014.07.02 - HARC Approval # H14011109  
2014.09.23 - HARC Approval # H14011395

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1112 SOUTHARD STREET  
KEY WEST, FLORIDA, 33040  
**RESIDENTIAL RENOVATION**

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Drawing Size: 24x36  
Project #: 13 131

Drawn By: KMA  
Checked By: ADS

Title:

**SITE SURVEY-  
COPY**

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**AE1.0.1**

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2014.09.23 - HARC Approval # H14011395

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KEY WEST, FLORIDA, 33040

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Drawing Size 24x36	Project #: 13 131
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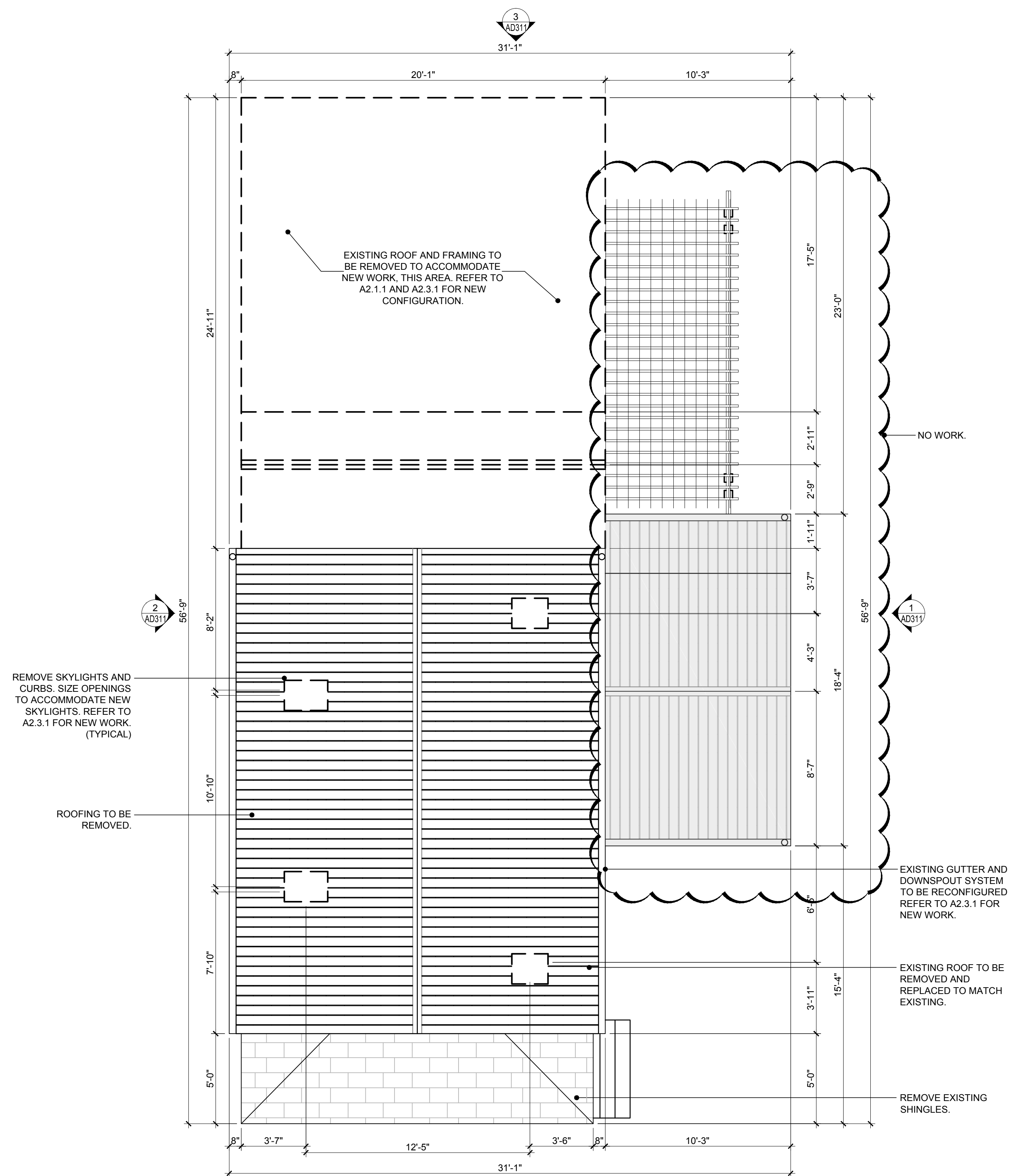
DEMOLITION  
ROOF  
PLAN

Sheet Number:

## AD2.3.1

Date: February 06, 2015

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1

## DEMOLITION ROOF PLAN

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













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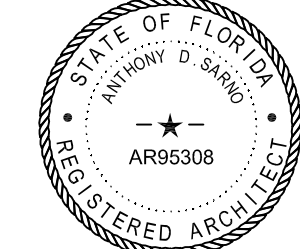
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1001 Whitehead St., Suite 101  
Key West, Florida 33040  
Tel: 305.292.7722  
Fax: 305.292.2162  
Email: infoK2M@k2mDesign.com  
URL: www.k2mDesign.com  
PROF. REG. AA26001059  
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2014.09.23 - HARC Approval # H14011395  
2015.03.25 Revision 1

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KEY WEST, FLORIDA, 33040  
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Drawing Size | Project #:  
24x36 | 13 131

Drawn By: | Checked By:  
KMA | MBI

Title:

FLOOR PLANS

Sheet Number:

**A2.1.1**

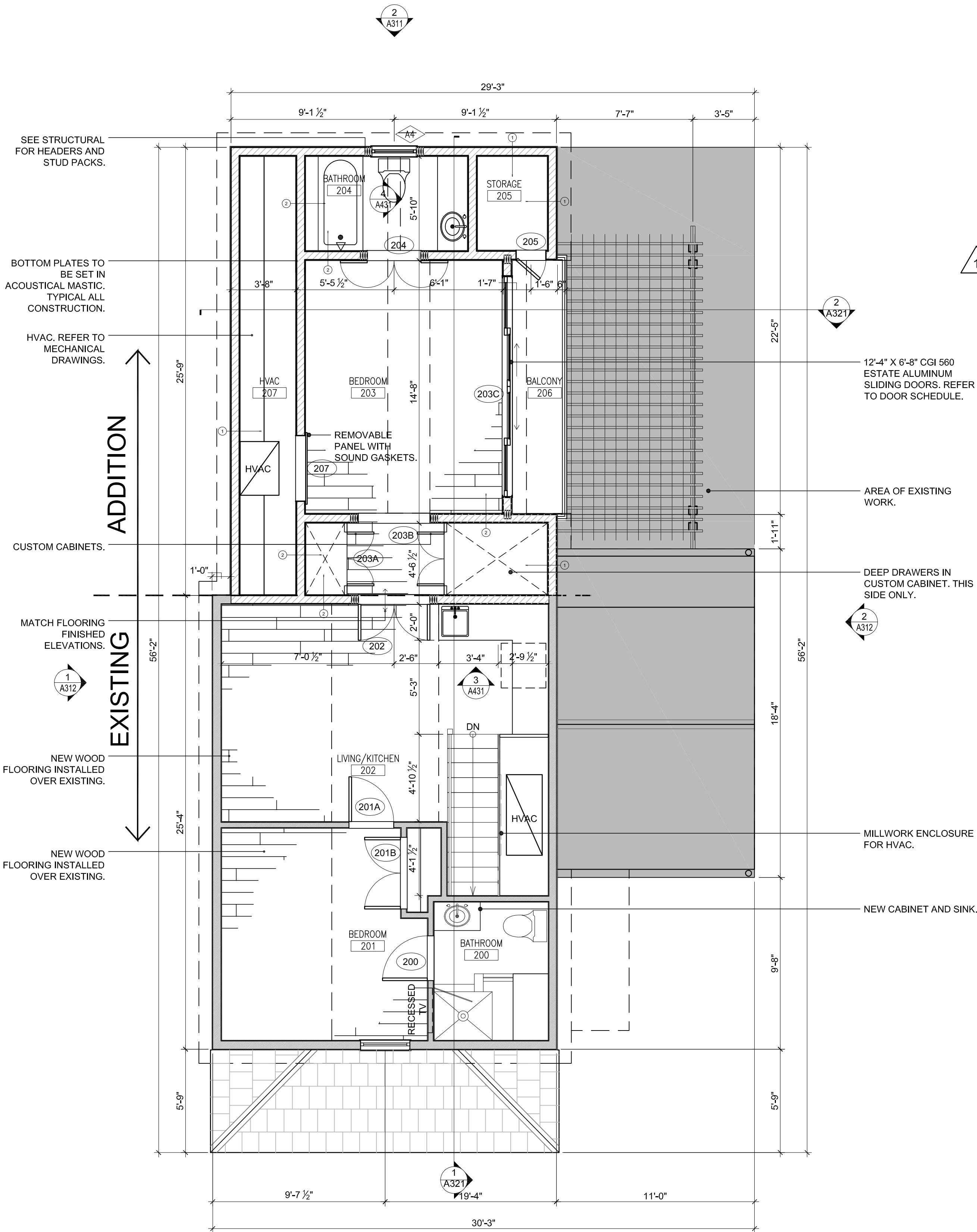
Date: February 06, 2015

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WALL TYPE SCHEDULE:	
1	EXTERIOR P.T. 2 X 6 WOOD FRAMED WALL WITH 5/8" GYPSUM BOARD AS INTERIOR FINISH AND SIDING TO MATCH EXISTING AS EXTERIOR FINISH. WALL TO BE INSULATED WITH FULL FIBER GLASS INSULATION WITH KRAFT PAPER. PAINT COLORS TO BE SELECTED. REFER TO 6/A8.1.1.
2	INTERIOR P.T. 2 X 6 WOOD FRAMED WALL WITH 5/8" GYPSUM BOARD ON BOTH SIDES WITH SOUND ATTENUATION BATT. INTERIOR PAINT TO BE SELECTED.
3	INTERIOR P.T. 2 X 4 WOOD FRAMED WALL WITH 5/8" GYPSUM BOARD ON BOTH SIDES. INTERIOR PAINT TO BE SELECTED.

- FLOOR PLAN NOTES**
- CONTRACTOR TO COORDINATE ELECTRICAL / DATA / TELEPHONE / CATV WITH ELECTRICAL DRAWINGS. EXACT CONNECTION POINTS TO BE FIELD DETERMINED WITH SUB-CONTRACTORS AND CONSULTANT REPRESENTATIVES AS REQUIRED.
  - CONTRACTOR TO PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL INSTANCES WHERE MOISTURE MAY COME IN CONTACT WITH THE WALL SURFACE.
  - CONTRACTOR TO PROVIDE CEMENTITIOUS WALL BOARD WHERE TILE IS THE FINISH MATERIAL.
  - ALL EXISTING AND NEW INTERIOR WALLS AND CEILINGS TO HAVE FULL SOUND ATTENUATION BATT MATERIAL INSTALLED. TYPICAL.
  - ALL EXISTING AND NEW EXTERIOR WALLS TO HAVE FULL FIBERGLASS INSULATION WITH KRAFT PAPER.
  - REFER TO DOOR AND WINDOW SCHEDULE A6.1.1.
  - REFER TO WALL TYPES AND INTERIOR DETAILS A9.1 SERIES.
  - CONTRACTOR TO COORDINATE ALL FINISHES WITH OWNER.

FLOOR PLAN LEGEND:	
XXX	DOOR. REFER TO DOOR SCHEDULE.
X	WINDOW. REFER TO WINDOW SCHEDULE.
X	INTERIOR WALL TYPE.
XXXX XXX	ROOM NAME ROOM NUMBER
	EXISTING DOOR TO REMAIN.
	DOOR. REFER TO DOOR SCHEDULE A6.1.1.
	EXISTING WALL TO REMAIN. EXISTING WALLS TO BE NEWLY SHEATHED W/ DRYWALL TO ENCLOSE NEW UTILITIES, & CONTINUOUS SMOOTH FINISH W/ NEW FRAME WALL.
	NEW FRAME WALL.



2

**SECOND FLOOR PLAN**

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

1

**FIRST FLOOR PLAN**

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

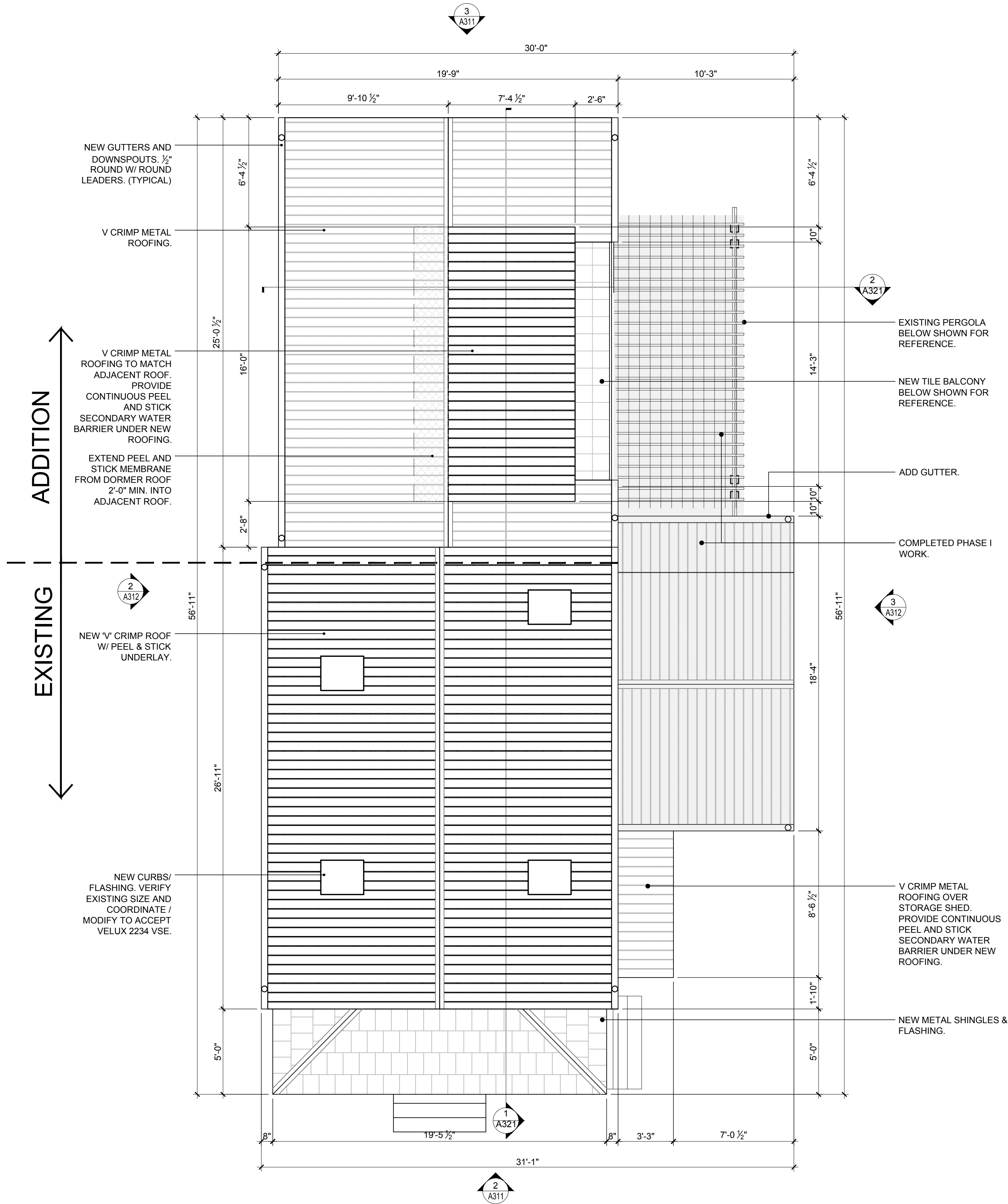
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GRAPHIC SCALE: 1/4" = 1'-0"

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



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



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1001 Whitehead St., Suite 101  
Key West, Florida 33040  
Tel: 305.292.7722  
Fax: 305.292.2162  
Email: infoKW@k2mDesign.com  
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ARCHITECT SEAL:

Anthony D. Sarno: License # AR65308  
Expiration Date: February 28, 2015

ENGINEER SEAL:

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2014.07.02 - HARC Approval # H14011100  
2014.09.23 - HARC Approval # H14011100

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KEY WEST, FLORIDA, 33040  
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Drawing Size	Project #
24x36	13 131
Drawn By:	Checked By:
KMA	MBI

Title:  
ROOF PLAN

Sheet Number:

A2.3.1

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2014.09.23 - HARC Approval # H14011395

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**RESIDENTIAL RENOVATION**

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Drawn By: KMA Checked By: MBI

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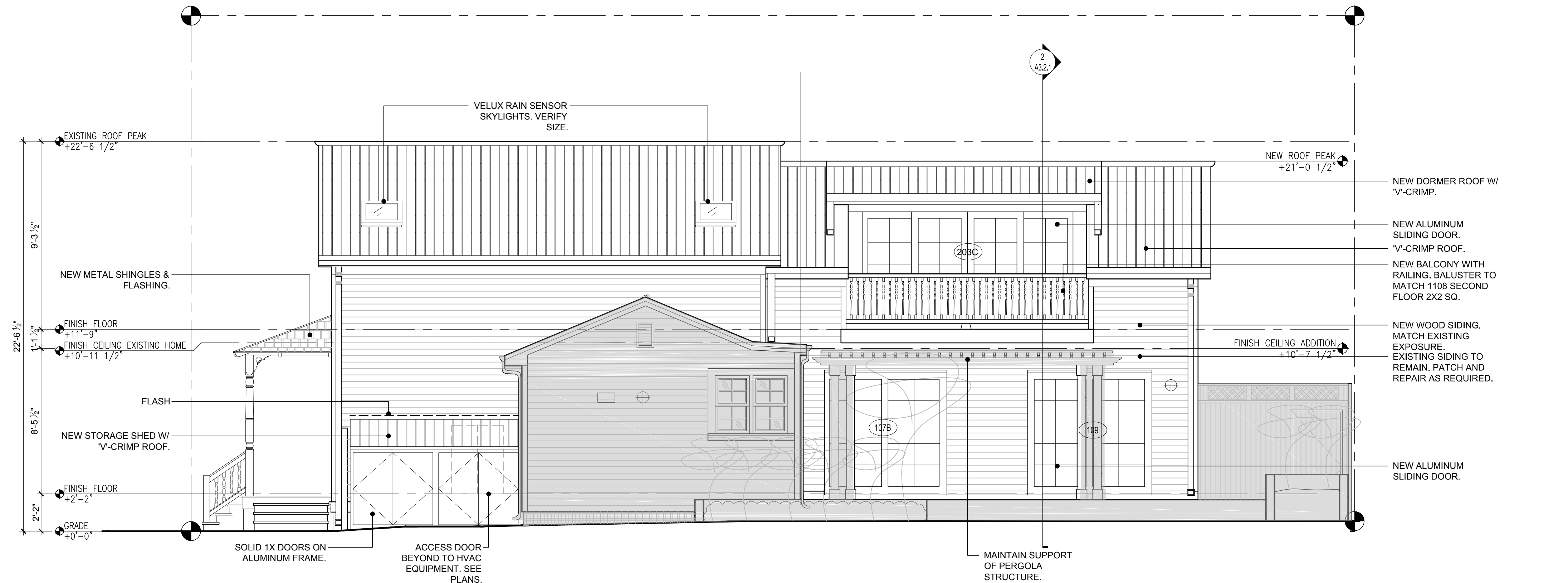
EXTERIOR  
ELEVATIONS

Sheet Number:

**A3.1.2**

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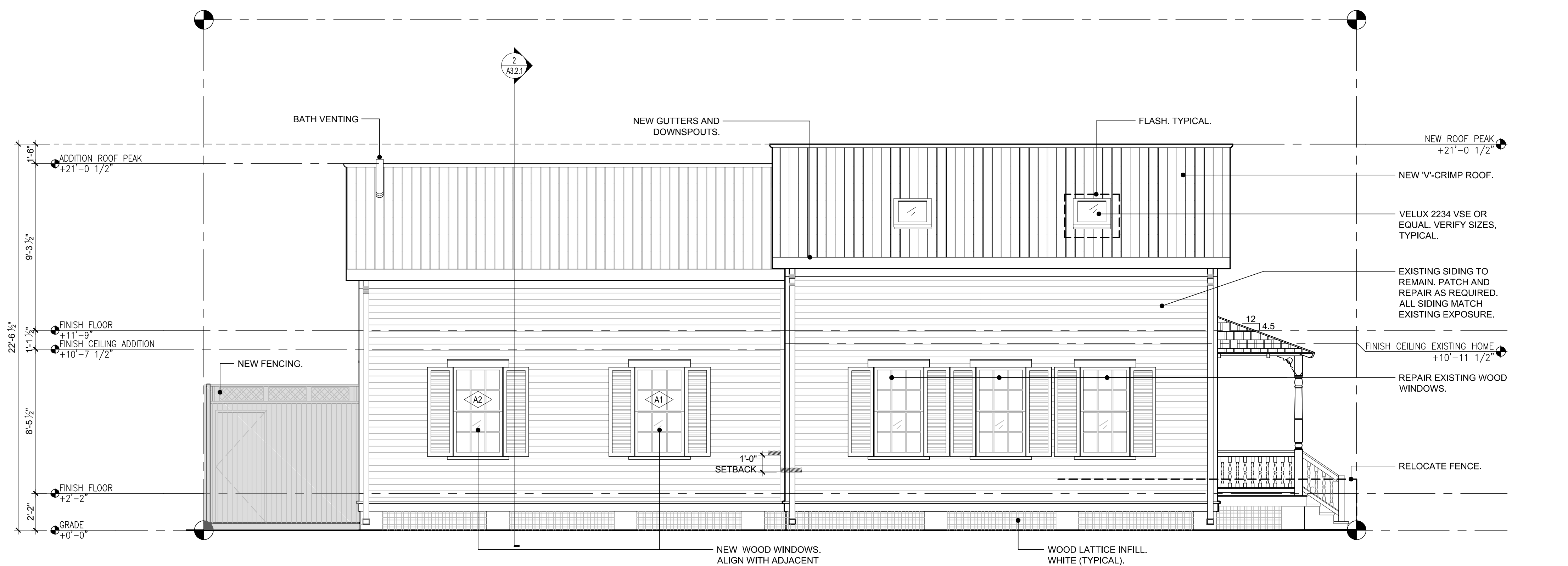


**2**

**WEST ELEVATION**

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

0 4 8 12  
GRAPHIC SCALE: 1/4" = 1'-0"



**1**

**EAST ELEVATION**

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

0 4 8 12  
GRAPHIC SCALE: 1/4" = 1'-0"



ARCHITECT SEAL:

Anthony D. Sarno: License # AR69306  
Expiration Date: February 28, 2015

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**RESIDENTIAL RENOVATION**

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Drawn By: KMA Checked By: MBI

Title:

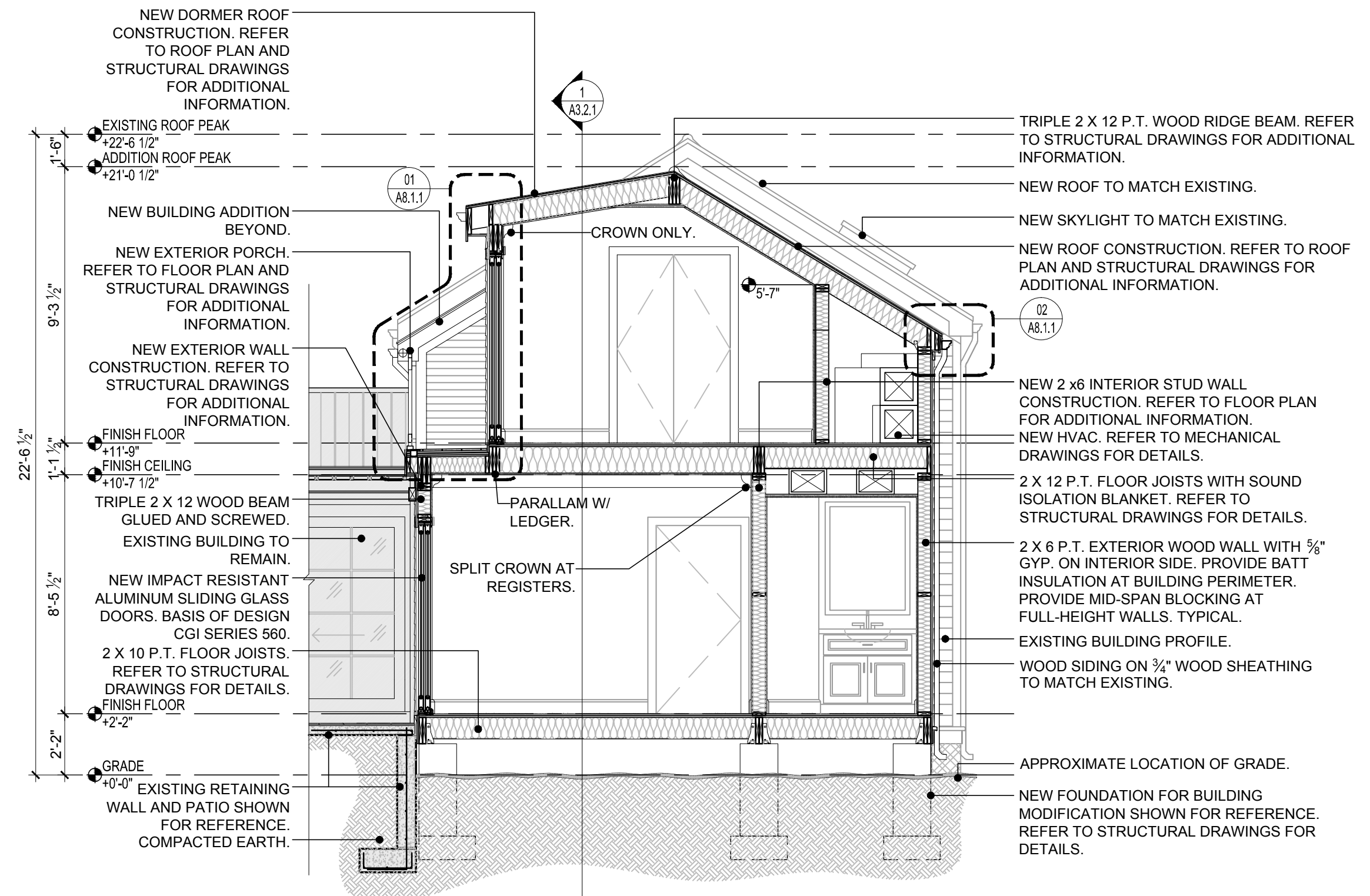
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Sheet Number:

**A3.2.1**

Date: February 06, 2015

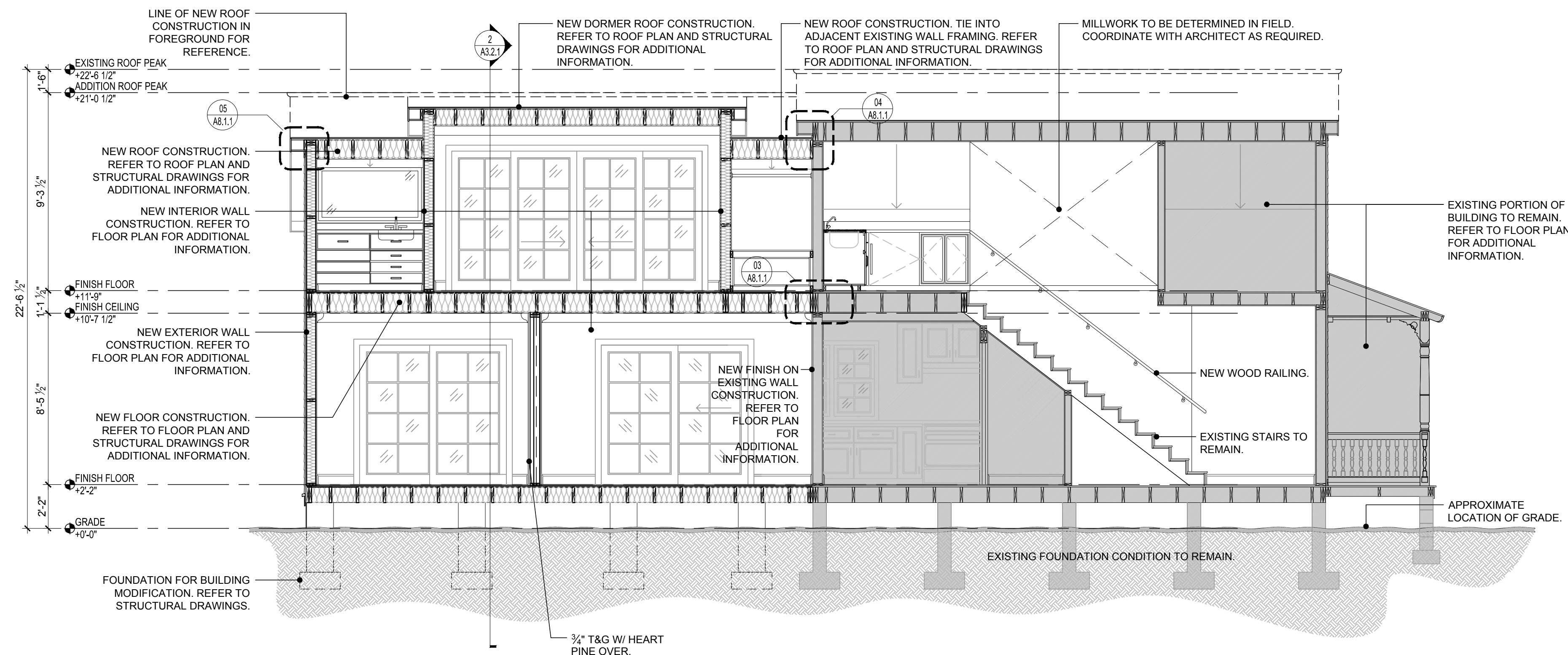
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## 2 BUILDING SECTION

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

0 4 8 12  
GRAPHIC SCALE: 1/4" = 1'-0"



## 1 BUILDING SECTION

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

0 4 8 12  
GRAPHIC SCALE: 1/4" = 1'-0"

- GENERAL NOTES
1. SEE SEPARATE SCHEDULE FOR TILE SELECTION.

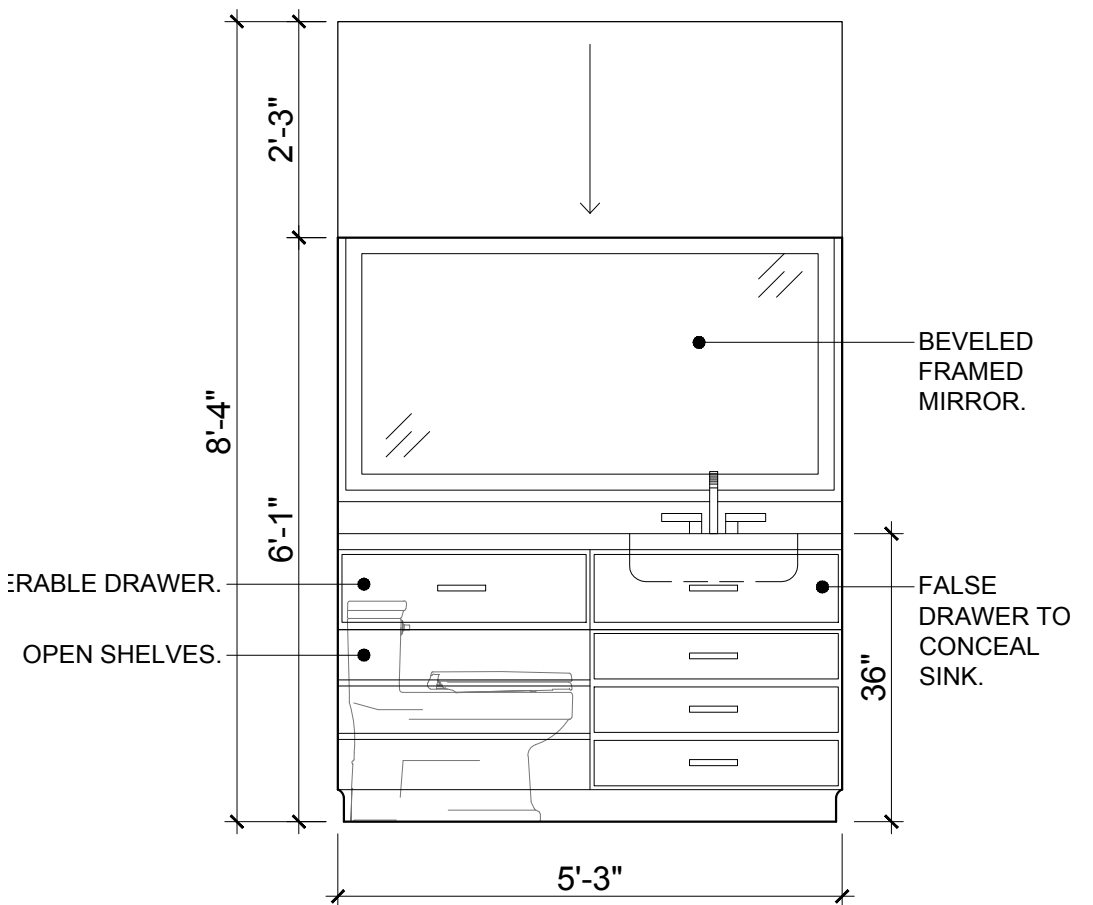
2. BATHROOM FIXTURES TO MATCH 1108 SOUTHARD STREET. TOILETS TO BE REUSED.

3. DOOR HARDWARE TO BE BALDWIN. MATCH 1108 SOUTHARD STREET.

4. STEAM SHOWER AT #110 BATHROOM.

FINISH SCHEDULE

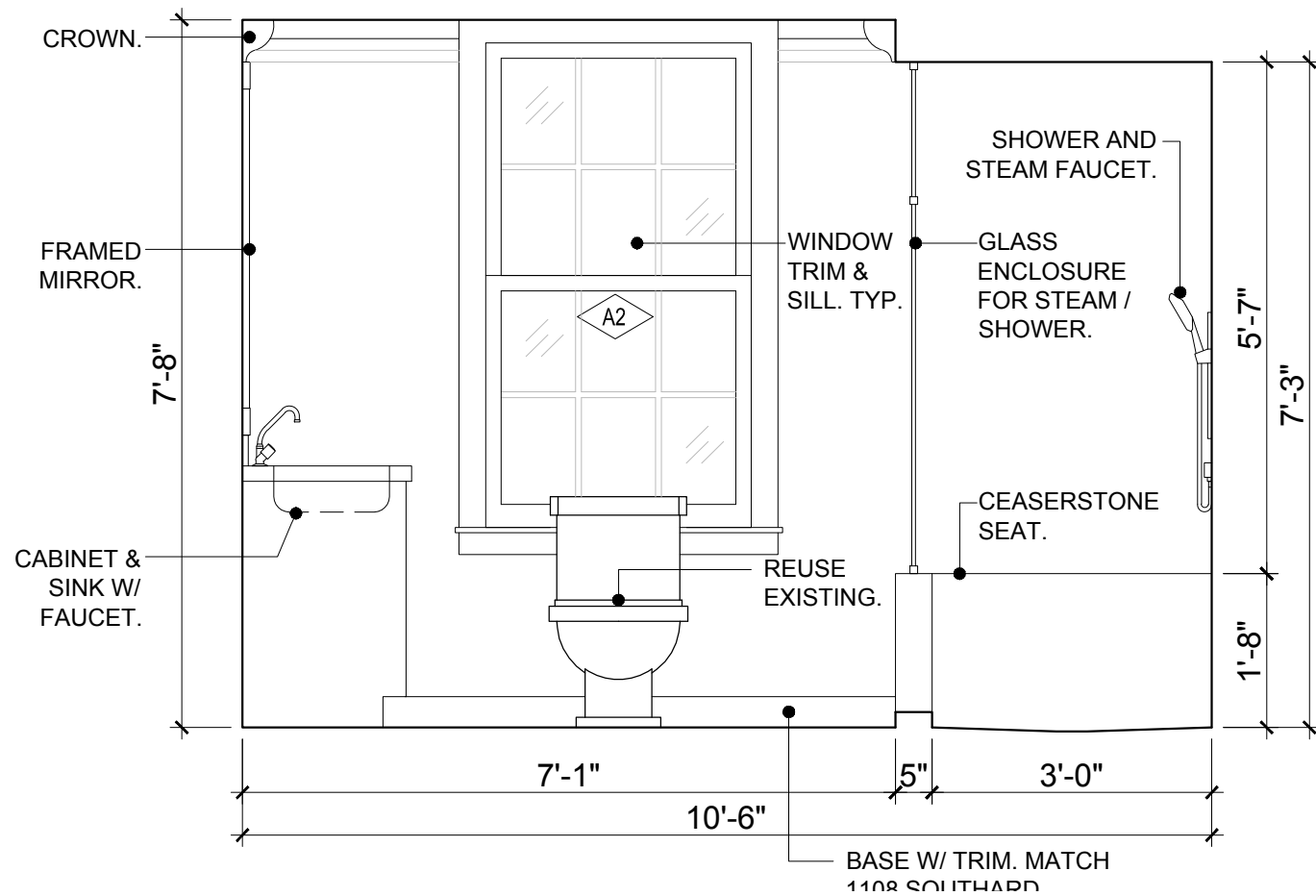
ROOM NO.	ROOM NAME	WALL	TRIM	CEILING	FLOOR	NOTES
FIRST FLOOR						
101	FOYER	80% OC-15 BM EGGSHELL	SEMI GLOSS WHITE	CEILING WHITE FLAT W/ CROWN	NEW WOOD	STAIR TREADS OF FLOORING - OAK NOSING TO MATCH. PAINTED RISERS, STAINED RAIL.
102	HVAC CLOSET			00-15 BM EGGSHELL	MARINE PLYWOOD GREY MARINE ENAMEL	SOUND GASKET ON ACCESS DOOR.
103	LIVING ROOM			CEILING WHITE FLAT-CROWN	NEW WOOD	PATCH & REPAIR DADE PINE WALLS- REFINISH
104-105						
106	HVAC CLOSET			FLAT WHITE	NEW WOOD	DRIP TRAY.
107	BEDROOM			FLAT WHITE-CROWN	NEW WOOD	PROVIDE BLOCKING FOR CURTAIN ROD BELOW CROWN (TYPICAL)
108	BATHROOM			FLAT WHITE-CROWN	NEW WOOD. RUN E-W W/O THRESHOLD	SHOWER- CLG GYP & FLOOR WOOD WALLS: PORCELANOSA TIME TEXT LINEAR SILVER-WOOD SQUARE NICHE W/ CAESARSTONE #2230 LINEN SHELF
109	EXERCISE ROOM			FLAT WHITE-CROWN	NEW WOOD	FIXED SHELVEING IN CLOSET. PROVIDE RECESS FOR TV EXTENSION ARM MOUNT & POWER/CABLE
110	BATHROOM			FLAT WHITE-CROWN	NEW WOOD	SHOWER- CLG GYP & FLOOR WOOD WALLS: PORCELANOSA TIME TEXT LINEAR SILVER-WOOD SQUARE NICHE W/ CAESARSTONE #2230 LINEN SHELF
SECOND FLOOR						
200	BATHROOM	80% OC-15 BM EGGSHELL	SEMI GLOSS WHITE	PTD	MATCH SHOWER	MIRROR (FULL) SOUTH WALL
201	BEDROOM			FLAT WHITE	NEW WOOD	SEE MILLWORK FOR CLOSET FIT-UP, STORAGE, & KITCHENETTE. PROVIDE BLOCKING @ WINDOW & SLIDING DOORS FOR CURTAIN ROD BELOW CROWN.
202	LIVING / KITCHEN			FLAT WHITE	NEW WOOD	
203	BEDROOM			FLAT WHITE-CROWN AT SLIDER	NEW WOOD	
204	BATHROOM			FLAT WHITE	MING GREEN 3D MOSAIC (SHOWER)	BATH WALLS & SLOPED CEILING: MING GREEN GLASS LINEAR MOSAIC. SHOWER CURTAIN TRACK @ TILE/DRAIN TRANSITION
205	STORAGE	MARINE PLYWOOD PAINTED WHITE			MARINE PLYWOOD PAINTED MARINE GREY	WEATHER PROOF SEALS @ DOORS. BLIND ONLY. LOCK ONLY. MATCH SIDING.
207	HVAC CLOSET	80% OC-15 BM EGGSHELL	SEMI GLOSS WHITE	00-15 BM EGGSHELL	MARINE PLYWOOD GREY MARINE ENAMEL	TAPE & PAINT PRIOR TO HVAC UNIT INSTALL



ROOM 204  
BATHROOM ELEVATION

04  
A4.3.1

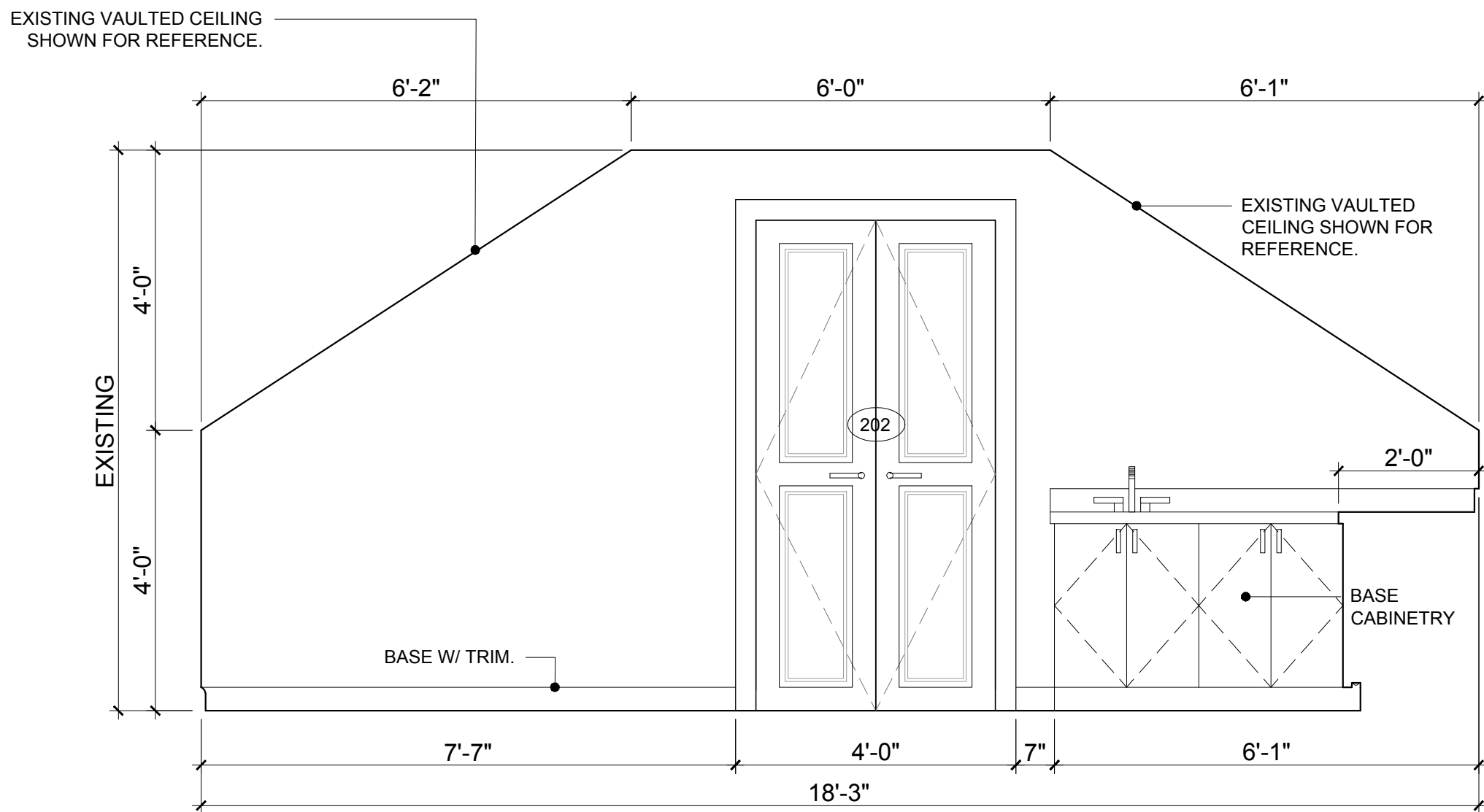
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ROOM 110  
BATHROOM ELEVATION

02  
A4.3.1

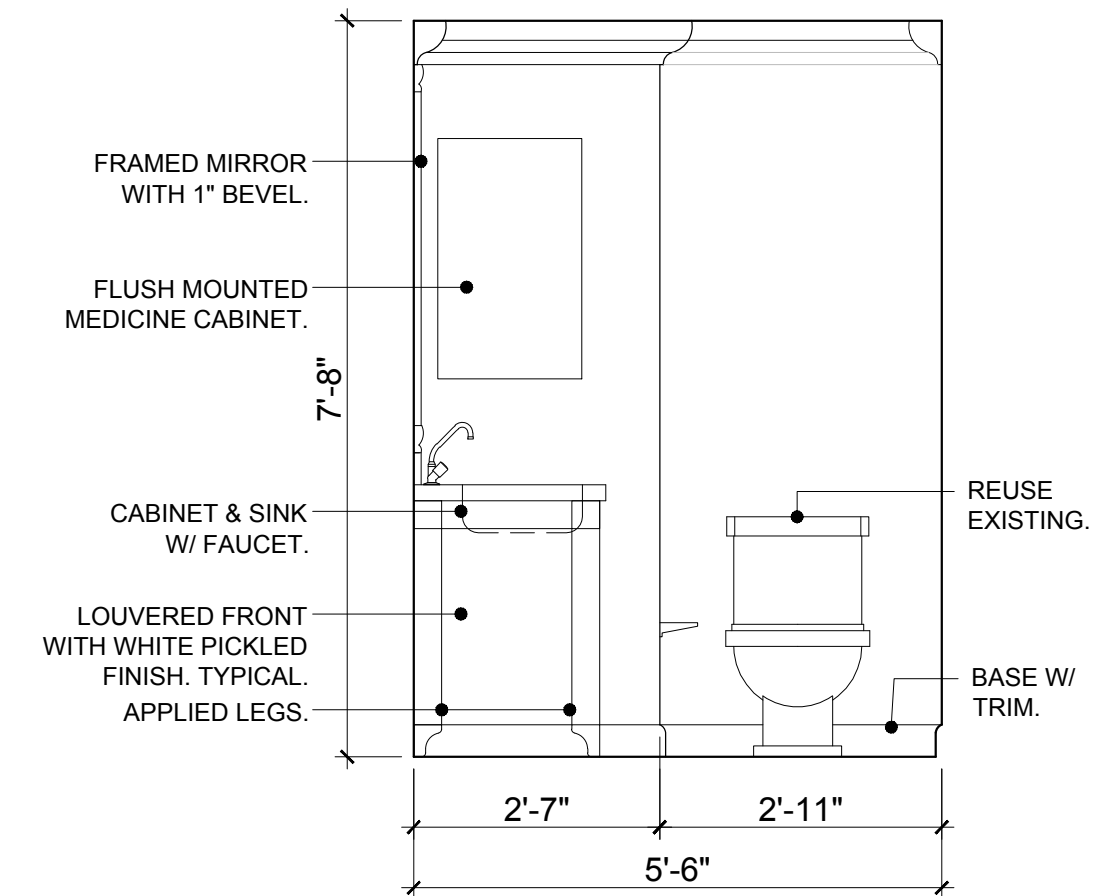
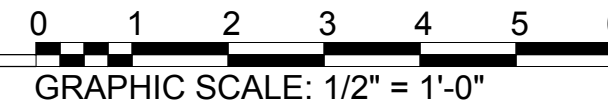
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ROOM 202  
LIVING/KITCHEN ELEVATION

03  
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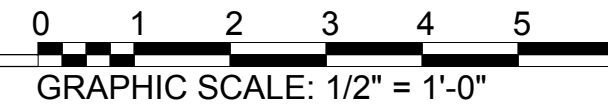
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ROOM 108  
BATHROOM ELEVATION

01  
A4.3.1

SCALE: 1/2" = 1'-0"



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1001 Whitehead St., Suite 101  
Key West, Florida 33040  
Tel: 305.292.7722  
Fax: 305.292.2162  
Email: infoKW@k2mDesign.com  
URL: www.k2mDesign.com  
PROF. REG. AA26001059  
FL CERT. OF AUTH. 30945  
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ARCHITECT SEAL:

Anthony D. Sarno: License # AR95008  
Expiration Date: February 28, 2015

ENGINEER SEAL:

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2014.09.23 - HARC Approval # H14011395

MILLER RESIDENCE  
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RESIDENTIAL RENOVATION

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Drawing Size  
24x36  
Project #  
13 131  
Drawn By:  
KMA  
Checked By:  
MBI

Title:  
ENLARGED  
INTERIOR ELEVATIONS  
& SCHEDULES

Sheet Number:

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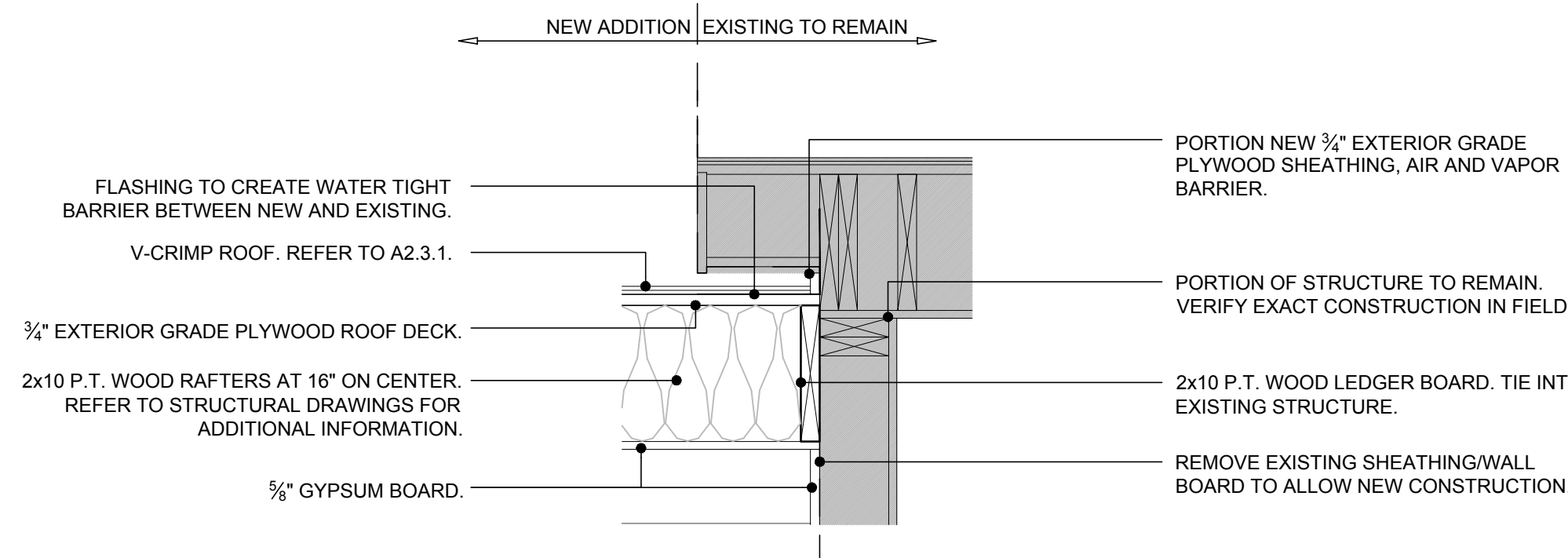


\\P03000\A\1\131 - 1112 Southard - Miller Residence\Drawings\Arch\Arch.dwg, 2/2/2015 2:19 PM, scale: 1"=1'-0" = 1'-0", clean, print

4 SECTION DETAIL

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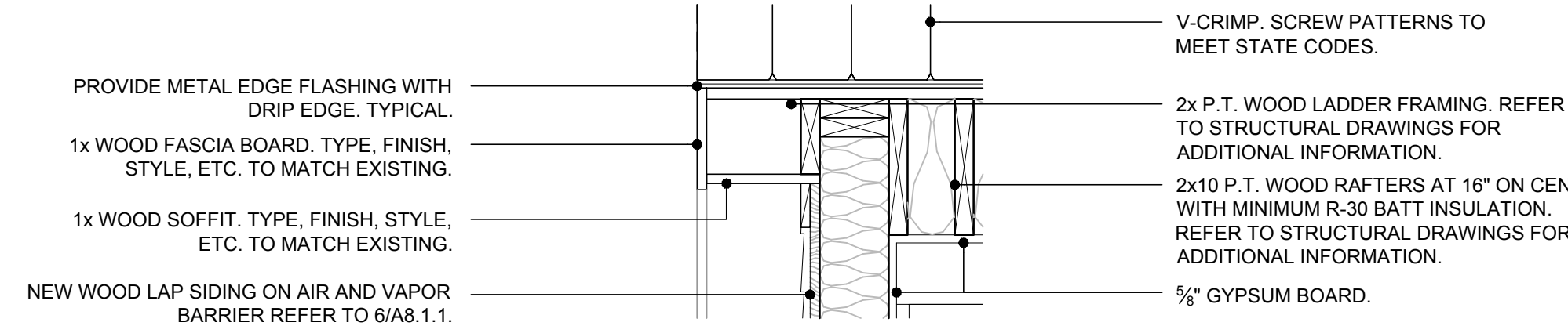
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5 SECTION DETAIL

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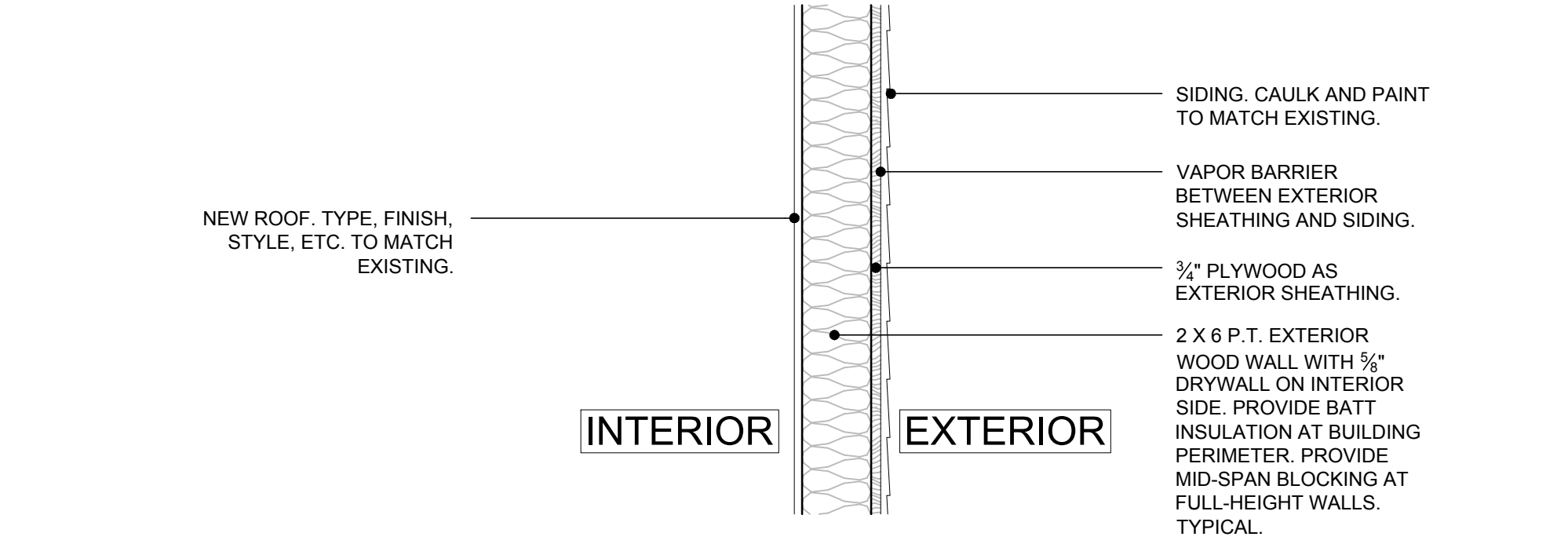
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6 SECTION DETAIL

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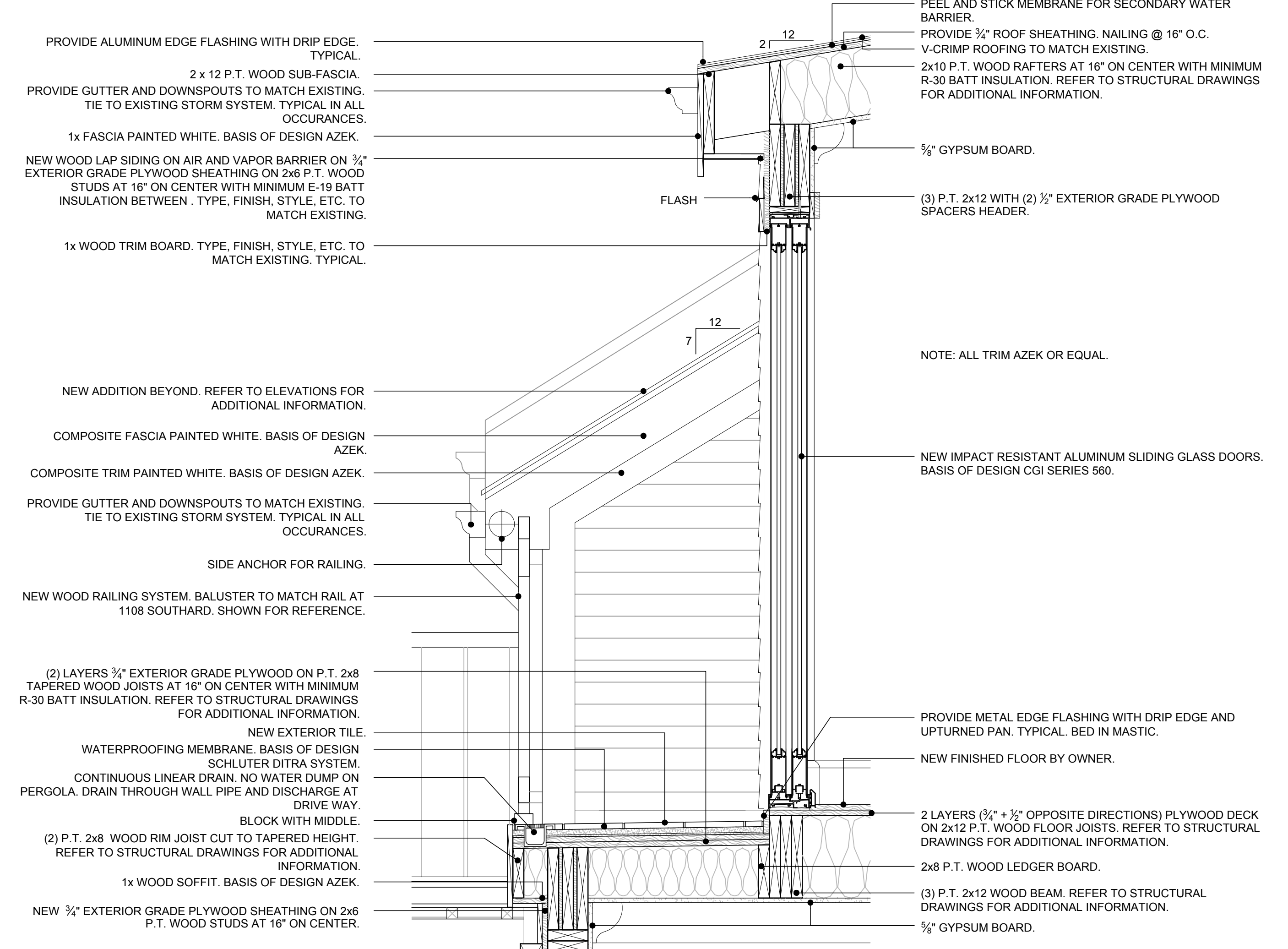
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1 SECTION DETAIL

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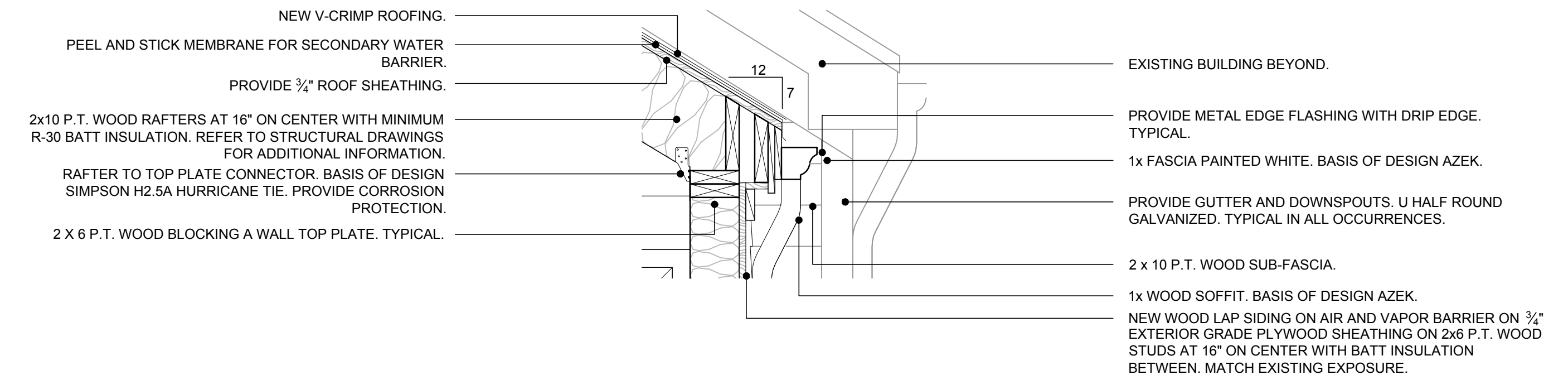
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2 SECTION DETAIL

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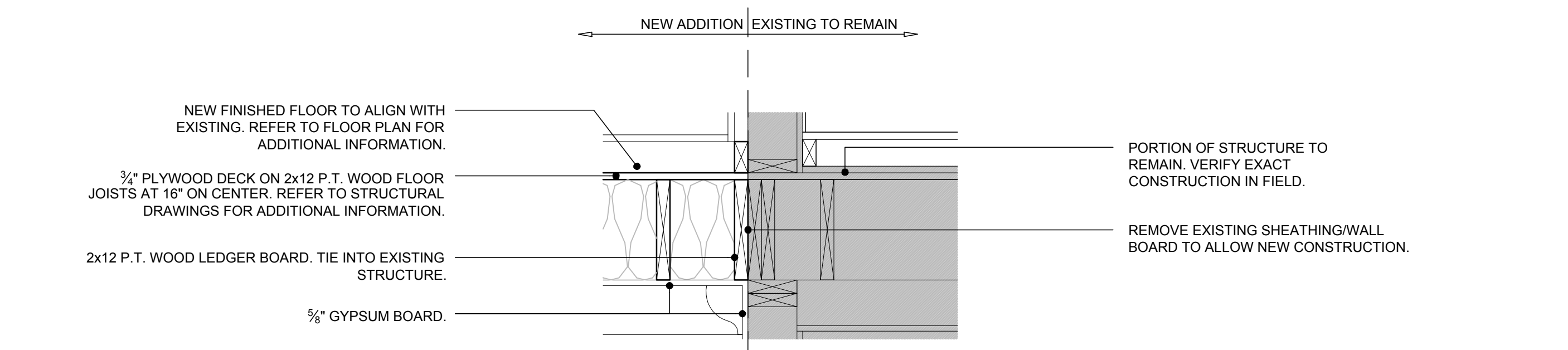
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3 SECTION DETAIL

SCALE: 1"=1'-0"

GRAPHIC SCALE: 1" = 1'-0"



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Owner Representation,  
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1001 Whitehead St., Suite 101  
Key West, Florida 33040  
Tel: 305.262.7722  
Fax: 305.292.2162  
Email: infoKW@k2mDesign.com  
URL: www.k2mDesign.com  
PROF. REG. AA26001059  
FL CERT. OF AUTH. 30945

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Based on Trust and Results  
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Baltimore | Bensenville

ARCHITECT SEAL:

Anthony D. Sarno License # AR66308  
Expiration Date: February 28, 2015

ENGINEER SEAL:

Revisions:

Approvals:

2014.06.19 - Variance Approval  
2014.07.02 - HARC Approval # H14011109  
2014.09.23 - HARC Approval # H14011395

**MILLER RESIDENCE**  
1112 SOUTHARD STREET  
KEY WEST, FLORIDA, 33040

**RESIDENTIAL RENOVATION**

PLOTTED: 2/6/2015 2:19 PM	
Drawing Size 24x36	Project # 13 131
Drawn By: KMA	Checked By: ADS

Title:

**SECTIONS  
AND  
DETAILS**

Sheet Number:

**A8.1.1**

Date: February 06, 2015  
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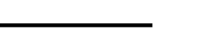
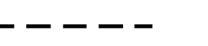
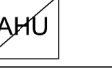

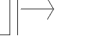






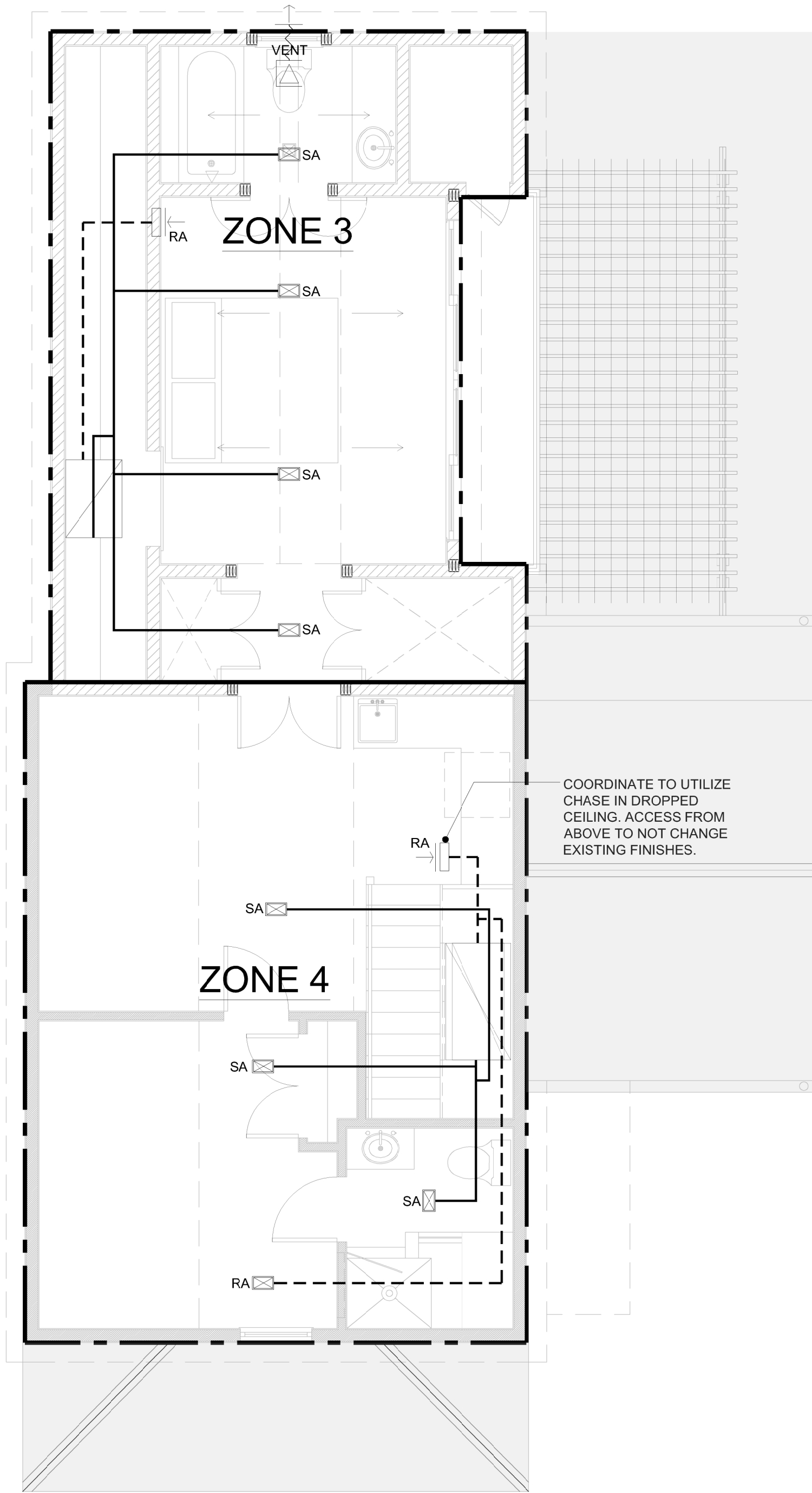




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MECHANICAL LEGEND	
	LINEAR RETURN GRILL. WHITE.
	LINEAR SUPPLY GRILL. WHITE.
	SUPPLY
	RETURN
	AIR HANDLER UNIT
	EXHAUST/ VENT. PANASONIC ION SENSOR.
	INDICATES WALL MOUNTED GRILL LOCATION.
	THERMOSTAT
	ZONE DESIGNATION

- MECHANICAL NOTES**
- ALL WORK TO BE PERFORMED BY LICENSED, INSURED CONTRACTORS IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
  - GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND COORDINATE WITH ARCHITECT BEFORE PROCEEDING.
  - REFER TO REFLECTED CEILING PLANS CEILING HEIGHTS.
  - ALL MECHANICAL SHOWN FOR CONCEPT. MECHANICAL CONTRACTOR TO MODIFY AS REQUIRED TO PROVIDE SYSTEM COMPLIANT WITH LOCAL, STATE AND NATIONAL CODES.**
  - SUPPLY AND RETURN SHOWN FOR INTENT. DUCTS TO BE FIELD LOCATED IN CEILING, MECHANICAL SPACES AND UNDER FLOOR FRAMING AS REQUIRED.
  - PROVIDE VENT TO EXTERIOR FOR EXHAUST FANS, AS REQUIRED.
  - CONTRACTOR TO OBTAIN ALL PERMITS PRIOR TO START OF CONSTRUCTION.
  - CONTRACTOR TO PROVIDE ALL DAMPERS, ETC. REQUIRED TO BALANCE THE AIR SYSTEM.
  - TEMPERATURE CONTROL WIRING BY HVAC CONTRACTOR.
  - CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP, MATERIAL, & SYSTEMS FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OR PER MANUFACTURER IF LONGER.
  - ALL PLUMBING FIXTURE SELECTIONS AS SPECIFIED BY OWNER.
  - CONTRACTOR TO SCHEDULE LAYOUT REVIEW MEETING W/ MECHANICAL SUB-CONTRACTOR AND ARCHITECT.
  - ALL VENTS TO EXTERIOR TO BE EXTERIOR RATED AND SEALED. LOCATE IN INCONSPICUOUS LOCATION AND COORDINATE WITH ELEVATIONS.
  - CONTRACTOR SHALL TEST & BALANCE COMPLETE SYSTEM PRIOR TO C.O.
  - THERMOSTAT LOCATIONS TO BE APPROVED BY ARCHITECT.
  - EQUIPMENT TO BE MOUNTED ON RESILIENT ISOLATION PADS W/ DRIP TRAYS DRAINED TO EXTERIOR.
  - ALL ELECTRICAL, CONDENSATE LINES, AND EXCHANGE LINES TO BE CONCEALED.



2

SECOND FLOOR MECHANICAL LAYOUT PLAN

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

0

4 8 12  
GRAPHIC SCALE: 1/4" = 1'-0"

1

FIRST FLOOR MECHANICAL LAYOUT PLAN

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

0

4 8 12  
GRAPHIC SCALE: 1/4" = 1'-0"

ARCHITECT / ENGINEER:

**K2M SOLARIA DESIGN**  
Architecture, Interior Design,  
Engineering, Procurement,  
Owner Representation,  
Specialty Consulting  
1001 Whitehead St., Suite 101  
Key West, Florida 33040  
Tel: 305.292.7722  
Fax: 305.292.2162  
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PLOTTED: 2/9/2015 10:46 AM

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Drawn By:	Checked By:
AAG	MBI

Title:

MECHANICAL  
LAYOUT  
PLANS

Sheet Number:

M2.1.1

Date: February 06, 2015

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ELECTRICAL GENERAL NOTES

DIVISION 16 - ELECTRICAL

I. GENERAL PROVISIONS

A. GENERAL CONDITIONS, CODES & STANDARDS

1. GENERAL CONDITIONS OF THE CONTRACT FOUND IN THE ARCHITECTURAL DRAWINGS, GENERAL AND SPECIAL CONDITIONS OF THE AMERICAN INSTITUTE OF ARCHITECTS (AIA) AND ANY OF THE OWNER'S GENERAL REQUIREMENTS SHALL APPLY UNLESS NOTED OTHERWISE.
2. REFER TO THE GENERAL CONDITIONS ON THE ARCHITECTURAL DOCUMENTS AND THE GENERAL AND SPECIAL CONDITIONS OF THE AIA FOR ADDITIONAL REQUIREMENTS REGARDING: SAFETY, COORDINATION & COOPERATION, WORKMANSHIP, PROTECTION, CUTTING AND PATCHING, DAMAGE TO OTHER WORK, PRELIMINARY OPERATIONS, STORAGE, ADJUSTMENTS, CLEANING, ETC.
3. ALL WORK SHALL BE IN CONFORMANCE WITH ALL LOCALLY ENFORCED, FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES INCLUDING ANY SPECIAL. THE OWNER REQUIREMENTS IN ADDITION TO THOSE SPECIFIED.
4. CONTRACTOR SHALL PAY FOR AND OBTAIN ALL NECESSARY LICENSES, PERMITS AND INSPECTIONS REQUIRED TO PROCEED WITH THE WORK. THIS SHALL INCLUDE ALL REQUIRED COORDINATION WITH THE LOCAL UTILITY COMPANIES AND THEIR ASSOCIATED FEES OR COSTS.

B. SCOPE OF WORK

1. THIS CONTRACT SHALL INCLUDE THE FURNISHING, INSTALLING, CONNECTING, AND OPERATION OF ALL EQUIPMENT WHICH IS A PART OF THE ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND AS REQUIRED BY SIMILAR INSTALLATIONS. ANY MATERIAL OR LABOR WHICH IS NEITHER SHOWN ON THE DRAWINGS NOR CALLED FOR IN THE SPECIFICATIONS, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK AND WHICH IS USUALLY INCLUDED IN WORK OF A SIMILAR CHARACTER SHALL BE FURNISHED AND INSTALLED UNDER THIS CONTRACT AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS REQUIRED TO PROVIDE THE OWNER A COMPLETE, CODE APPROVED AND OPERATIONAL ELECTRICAL SYSTEM.
2. CAREFULLY READ SPECIFICATION FOR ALL PARTS OF THE WORK SO AS TO BECOME FAMILIAR WITH ALL TRADES' WORK SCOPE. CONSULT WITH OTHER TRADES TO INSURE PROPER LOCATIONS AND AVOID INTERFERENCES. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK IS COMMENCED. CONTRACTORS SHALL BE HELD TO HAVE EXAMINED THE PREMISES AND SITE SO AS TO COMPARE THEM WITH THE DRAWINGS AND SPECIFICATIONS, NOTE THE EXISTING CONDITIONS AND OTHER WORK THAT WILL BE REQUIRED, AND THE NATURE OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. NO ALLOWANCE SHALL BE MADE TO THE CONTRACTOR BY REASON OF THIS FAILURE TO HAVE MADE SUCH EXAMINATIONS OR OF ANY ERROR ON HIS PART.
3. ALL EXISTING UTILITY AND ELECTRICAL SERVICES SHALL BE FIELD VERIFIED. CORRECTIONS TO THE DESIGN AND INSTALLATION SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
4. PROVIDE ALL CUTTING AND PATCHING REQUIRED FOR INSTALLATION OF ELECTRICAL WORK. ALL CORE DRILLING OR CUTTING OF FIRE RATED FLOORS, SHAFTS, AND WALLS SHALL BE FIRE STOPPED PRIOR TO FINISH PATCHING. ALL PENETRATIONS SHALL BE FIRE SEALED TO MATCH THE FIRE RATING OF THE FLOORS, SHAFTS, AND WALLS PENETRATED.
5. TEMPORARY ELECTRICAL SERVICE, LIGHTING, AND RELATED WIRING SHALL BE PROVIDED TO OSHA REQUIREMENTS FOR THE USE OF ALL TRADES DURING CONSTRUCTION.
6. TEMPORARY ELECTRICAL SERVICE, LIGHTING, AND RELATED WIRING SHALL BE PROVIDED TO OSHA REQUIREMENTS FOR THE USE OF ALL TRADES DURING CONSTRUCTION.
7. TEMPERATURE AND INTERLOCK CONTROL COMPONENTS AND ALL RELATED WIRING SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
8. THIS CONTRACT SHALL ALSO INCLUDE ALL LABOR, MATERIALS AND MISCELLANEOUS EXPENSES REQUIRED FOR ALL REQUIRED ELECTRICAL DEMOLITION OF THE EXISTING AREAS BEING RENOVATED.
  - a. THE DEMOLITION SHALL CONSIST OF THE COMPLETE REMOVAL (PROPERLY DISPOSED OFF SITE UNLESS OTHERWISE NOTED) OF ALL ELECTRICAL EQUIPMENT, WIRING, CONDUIT, MATERIALS, ETC. NOT REQUIRED IN THE FINAL DESIGN AND INSTALLATION OF THE ELECTRICAL SYSTEMS FOR THE NEW RENOVATED AREAS.
  - b. ALL UNDERGROUND SERVICES NOT BEING REUSED SHALL BE CAPPED BELOW THE FLOOR, WIRING REMOVED, AND FLOOR PENETRATIONS REPAIRED TO MATCH ADJACENT SURFACES.
  - c. ALL ABOVE GROUND CIRCUITS SHALL BE REMOVED BACK TO THE SOURCE UNLESS INDICATED OTHERWISE.
  - d. COORDINATE ALL DEMOLITION WITH THE ARCHITECTURAL DOCUMENTS, THE ARCHITECT, AND THE OWNER'S GENERAL REQUIREMENTS.
9. THE GENERAL CONTRACTOR SHALL VERIFY SITE LIGHTING BASE DETAILS WITH STRUCTURAL ENGINEER TO VERIFY APPLICABILITY OF POLE/FIXTURE BASE WITH LOCAL SOIL CONDITIONS.
10. ALL WORK INCLUDING, BUT NOT LIMITED TO PARTS, MATERIAL, EQUIPMENT AND LABOR SHALL BE GUARANTEED FOR ONE YEAR AFTER ACCEPTANCE BY THE ENGINEER AND OWNER. WHERE AN EQUIPMENT MANUFACTURER HAS A WARRANTY THAT EXCEEDS ONE YEAR, THAT WARRANTY PERIOD SHALL APPLY TO THIS PROJECT.

C. DOCUMENTS

1. THE DRAWINGS ARE DIAGRAMMATIC; ALL WORK SHALL BE PERFORMED AS INDICATED ON THE DRAWINGS UNLESS EXISTING CONDITIONS OR COORDINATION ISSUES REQUIRE CHANGES. THESE CHANGES SHALL BE MADE WITH NO ADDITIONAL COST TO THE OWNER.
2. ANY INCIDENTAL ITEMS OR LABOR, ETC. NOT INCLUDED IN THE SPECIFICATIONS OR THE DRAWINGS BUT REASONABLY IMPLIED AS NECESSARY FOR THE COMPLETE INSTALLATION OF ALL APPARATUS SHALL BE INCLUDING IN BID.
3. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT EACH OTHER AND ANY MATERIAL OR LABOR CALLED FOR IN ONE SHALL BE FURNISHED EVEN THOUGH NOT MENTIONED IN BOTH.
4. IF ERRORS ARE FOUND IN THE DRAWINGS OR SPECIFICATIONS OR DISCREPANCIES OCCUR BETWEEN THE SAME, OR BETWEEN THE FIGURES ON THE DRAWINGS, AND THE SCALE OF SAME OR BETWEEN THE LARGER AND SMALLER DRAWINGS, OR IN THE DESCRIPTIVE MATTER ON THE DRAWINGS SHALL BE REFERRED TO THE OWNER FOR REVIEW AND FINAL DECISION PRIOR TO THE BID DUE DATE.
5. THE BIDDING OF THIS WORK WILL CONTEMPLATE THE USE OF EQUIPMENT AND MATERIALS EXACTLY AS SPECIFIED HEREIN. WHERE MORE THAN ONE MANUFACTURER IS MENTIONED ANY ONE MAY BE UTILIZED. SUBSTITUTE MANUFACTURERS MAY BE OFFERED ONLY AS AN ALTERNATE TO THE SPECIFIED EQUIPMENT AND MATERIAL AND MUST BE SUBMITTED AS SPECIFIED IN THE ARCHITECTURAL DOCUMENTS.
6. MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE SYSTEMS CAN BE OF ANY RECOGNIZED MANUFACTURE PROVIDED THESE ITEMS MEET MINIMUM STANDARDS AS SET IN THESE SPECIFICATIONS. REFER TO EACH SECTION FOR ANY SPECIFIC REQUIREMENTS.

D. COORDINATION

1. CONTRACTOR SHALL LOCATE, IDENTIFY AND PROTECT ANY EXISTING SERVICES WHICH ARE REQUIRED TO BE MAINTAINED OPERATIONAL AND SHALL EXERCISE EXTRA CAUTION IN THE PERFORMANCE OF ALL WORK TO AVOID DISTURBING SUCH FACILITIES. ALL COSTS FOR REPAIR OF DAMAGES TO SUCH SERVICES SHALL BE PAID BY THE CONTRACTOR CAUSING THE DAMAGE.
2. EACH CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO OTHER WORK CAUSED BY HIS WORK OR THROUGH THE NEGLIGENCE OF HIS, OR HIS SUB-TRADE'S PERSONNEL. ALL PATCHING, REPAIRING,

- REPLACEMENT AND PAINTING, ETC. SHALL BE DONE AS DIRECTED BY THE OWNER BY THE CRAFTSMEN OF THE TRADES INVOLVED. THE COSTS OF SUCH WORK SHALL BE PAID BY THE CONTRACTOR CAUSING THE DAMAGE.
3. IT IS ESSENTIAL THAT ALL WORK AT THE PROJECT BE DONE AT SUCH TIME AND IN SUCH MANNER AS NOT TO INTERFERE WITH THE OPERATIONS OF THE SPACE, ADJACENT SPACES, OR FACILITY. A WORK SCHEDULE SHALL BE ARRANGED WITH THE OWNER, INCLUDING PREMIUM TIME WORK TO FACILITATE WORK WITH A MINIMUM OF INTERFERENCE TO THE OWNER'S OPERATIONS.

II. PRODUCTS

A. CONDUIT

1. CONDUIT SHALL BE HEAVY WALL RIGID GALVANIZED STEEL WHERE EXPOSED AND SUBJECT TO DAMAGE, 8'-0" AFF AND BELOW, AND IN WET LOCATIONS WHERE INDICATED ON THE DRAWINGS. UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC AND SHALL BE CONCRETE ENCASED (3" MINIMUM) WHERE INDICATED ON THE DRAWINGS. A TRANSITION SHALL BE MADE TO HEAVY WALL RIGID GALVANIZED STEEL BEFORE PVC CONDUITS PENETRATE THE FLOOR SLAB. INTERIOR CONDUITS SHALL BE ELECTRICAL METALLIC TUBING (EMT). METAL CLAD (MC) CABLE MAY BE USED IF APPROVED BY THE OWNER, AND INSTALLED IN LOCATIONS PERMITTED BY CODE.
2. FLEXIBLE METAL CONDUIT SHALL BE USED FROM OUTLET BOX TO INDIVIDUAL RECESSED LIGHT FIXTURES, AND FOR FINAL CONNECTIONS TO MOTORS AND OTHER DEVICES SUBJECT TO VIBRATION.

B. CONDUIT FITTINGS AND BOXES

1. INTERIOR OUTLET BOXES SHALL BE STANDARD GALVANIZED SHEET STEEL TYPE, NOT LESS THAN 14 GAUGE IN THICKNESS, WITH KNOCKOUT OPENINGS, EXTENSIONS, PLASTER RINGS AND COVER PLATES TO ACCOMMODATE THE DEVICES INSTALLED. COVER PLATES SHALL BE SMOOTH PLASTIC TO MATCH DEVICE COLOR. USE STEEL PLATES WITH ROUNDED CORNERS FOR SURFACE BOXES. OUTDOOR (WET LOCATION) OUTLET BOXES SHALL BE CAST ALUMINUM TYPE WITH DEVICE COVERS TO SUIT.
2. OUTLET BOXES SHALL NOT BE LESS THAN 4 INCHES SQUARE, 1-1/2 INCHES DEEP.
3. COUPLINGS AND CONNECTORS FOR EMT SHALL BE DIE CAST ZINC OR STEEL. BUSHING SHALL BE GROUNDING TYPE WITH INSULATING PLASTIC INSERT.

C. WIRING DEVICES

1. DUPLEX RECEPTACLES SHALL BE GROUNDING TYPE, NEMA 5-20R, RATED FOR 20 AMPS, 125 VOLTS, WITH PROVISIONS FOR BACK AND SIDE WIRING.
2. GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLES SHALL BE PROVIDED WHERE INDICATED.
3. SWITCHES SHALL BE TOGGLE OPERATED, QUIET TYPE, RATED FOR 20 AMPS, 120/277 VOLTS, WITH PROVISIONS FOR BACK AND SIDE WIRING. THREE WAY AND FOUR WAY SWITCHES SHALL BE PROVIDED WHERE INDICATED.
4. COLORS OF DEVICES SHALL BE SELECTED BY ARCHITECT.
5. WIRING DEVICES SHALL BE SPECIFICATION GRADE, AS MANUFACTURED BY HUBBELL, PASS & SEYMOUR, ARROW HART, LEVITON AND GENERAL ELECTRIC.

H. LUMINAIRES AND LAMPS

1. ALL LUMINAIRES SHALL BE SPECIFIED ON THE LUMINAIRE SCHEDULE.
2. BALLASTS SHALL BE INSTANT START, ELECTRONIC TYPE, CLASS P, "A" SOUND RATING AND MAXIMUM HARMONIC CONTENT OF 10%. DIMMING BALLASTS SHALL BE 5-WIRE TYPE, WITH DIMMING CAPABILITY TO 10% OF RATED FULL OUTPUT.
3. RECESSED LUMINAIRES WITH INCANDESCENT LAMPS SHALL BE PROVIDED WITH THERMAL PROTECTION.
4. FLUORESCENT LAMPS SHALL BE 3500 K. INCANDESCENT LAMPS SHALL BE 130 VOLT. HIGH INTENSITY DISCHARGE LAMPS SHALL BE COATED.
5. ALL FIXTURE / BALLAST / LAMP COMBINATIONS SHALL BE ENERGY SAVING TYPE.

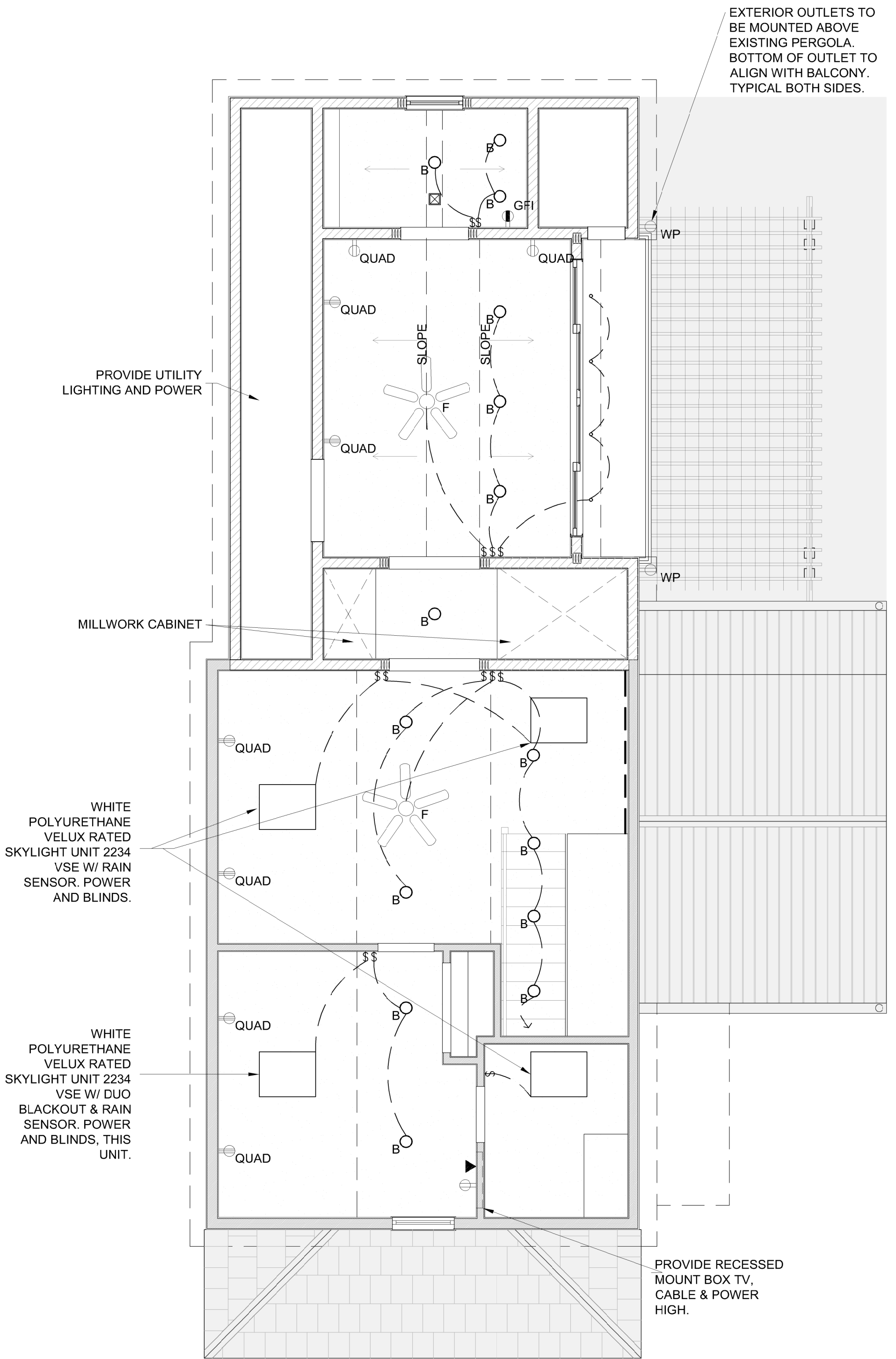
III. EXECUTION

A. GENERAL MISCELLANEOUS

1. ALL CONDUIT RUN IN FINISHED AREAS SHALL BE CONCEALED. CONDUIT SMALLER THAN 3/4" SHALL NOT BE USED FOR ANY CIRCUIT HOMERUNS.
2. RACEWAYS EXPOSED TO DIFFERENT TEMPERATURES SHALL BE FILLED WITH AN APPROVED MATERIAL IN ACCORDANCE WITH ARTICLE 300.7 OF THE NATIONAL ELECTRICAL CODE.
3. HANGERS, SUPPORTS, OR FASTENINGS SHALL BE PROVIDED AT EACH ELBOW, AT THE ENDS OF STRAIGHT RUNS TERMINATING AT BOXES OR CABINETS, AND AT INTERMEDIATE POINTS AS REQUIRED BY CODE. CONDUITS OR BOXES SHALL NOT BE SUPPORTED BY CEILING SUPPORT WIRES OR OTHER CEILING SUPPORTING HARDWARE.
4. FIXTURE SUPPORTS SHALL BE IN ACCORDANCE WITH ARTICLE 410-30 OF THE NATIONAL ELECTRICAL CODE, OR ANY LOCAL CODES WHICH MY APPLY.
5. PROVIDE PERMANENT NAMEPLATES WITH DESIGNATIONS FOR PANELBOARDS, FEEDER DEVICES, DISTRIBUTION EQUIPMENT AND STARTERS.
6. PROVIDE TYPEWRITTEN DIRECTORY CARDS WITH BRANCH CIRCUIT IDENTIFICATION FOR BRANCH CIRCUIT PANELBOARDS. PANELBOARDS, FEEDER DEVICES, DISTRIBUTION EQUIPMENT AND STARTERS SHALL BE FIELD MARKED TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH HAZARDS IN ACCORDANCE WITH NEC 110.16.
7. THE ELECTRICAL CONTRACTOR SHALL BALANCE PANELBOARD LOADING TO WITHIN 10% ON EACH PHASE BASED ON INSTALLED CONDITIONS. LOAD BALANCING CIRCUIT CHANGES SHALL BE PERFORMED OUTSIDE THE NORMAL OCCUPANCY WORKING SCHEDULE AND AT A TIME DIRECTED BY LANDLORD.
8. ALL FLUSH MOUNTED PANELBOARDS SHALL HAVE (3) 3/4" EMPTY CONDUITS INSTALLED TO ABOVE ACCESSIBLE CEILING FOR FUTURE USE.
9. THE FINAL LOCATIONS OF ALL EQUIPMENT, OUTLETS, ETC. SHALL BE SUBJECT TO REASONABLE CHANGES IN LOCATION UP TO THE TIME OF ROUGHING-IN, AT NO ADDITIONAL COST TO THE OWNER.
10. CONTACT ELECTRIC POWER COMPANY AND MAKE NECESSARY ARRANGEMENTS FOR ELECTRIC SERVICE.
11. CONTACT TELEPHONE COMPANY AND MAKE NECESSARY ARRANGEMENTS FOR TELEPHONE SERVICE.
12. AT ALL TIMES KEEP PREMISES AND BUILDING IN A NEAT AND ORDERLY CONDITION, FOLLOWING OWNERS INSTRUCTION IN REGARD TO STORING OF MATERIALS, PROTECTIVE MEASURES AND DISPOSING OF DEBRIS.
13. RACEWAYS BELOW DRIVEWAYS, PARKING LOTS, AND ANY RACEWAYS INSTALLED BELOW GRADE SHALL BE INSTALLED A MINIMUM OF 24" BELOW FINISHED GRADE PER NEC 300-5.

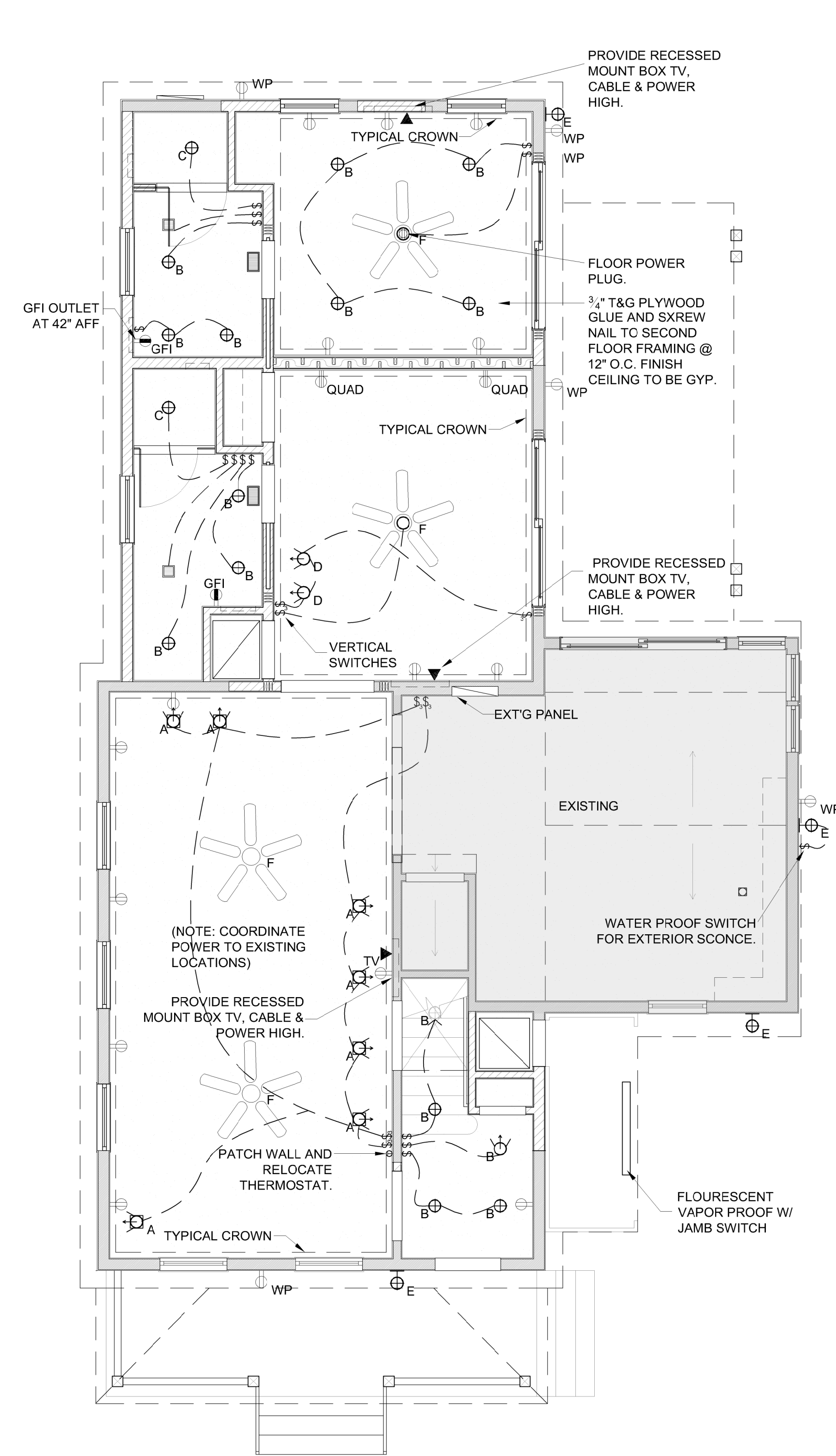
B. GROUNDING

1. GROUND ALL CONDUITS, CABINETS, MOTORS, PANELS, AND OTHER EXPOSED NON-CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH NEC ARTICLE 250.
2. BOND METAL WATER PIPING AND OTHER METAL PIPING (INCLUDING GAS PIPING) AND EXPOSED STRUCTURAL METAL IN ACCORDANCE WITH NEC ARTICLE 250.
3. GROUNDING OF THE ELECTRICAL SYSTEM SHALL BE BY MEANS OF AN INSULATED GROUNDING CONDUCTOR INSTALLED WITH ALL FEEDERS AND BRANCH CIRCUIT CONDUCTORS IN ALL CONDUITS.



SECOND FLOOR POWER & LIGHTING PLAN

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



FIRST FLOOR POWER & LIGHTING PLAN

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

ARCHITECT / ENGINEER:

K2M SOLARIA DESIGN

Architecture, Interior Design, Engineering, Procurement, Owner Representation, Specialty Consulting

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2014.09.23 - HARC Approval #1145011595

MILLER RESIDENCE  
1112 SOUTHWARD STREET  
KEY WEST, FLORIDA, 33040  
RESIDENTIAL RENOVATION

Drawing Size: 24x36  
Project #: 13 131  
Drawn By: KMA  
Checked By: MBI

Title:  
GENERAL NOTES,  
ELECTRICAL POWER  
& LIGHTING PLANS

Sheet Number:

E2.1.1

Date: February 06, 2015

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# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 23, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW WALLS FOR REAR ADDITION TO CONTRIBUTING  
STRUCTURE. AFTER-THE-FACT DEMOLITION OF WALLS OF  
ADDITION OF CONTRIBUTING STRUCTURE.**

**FOR- #1112 SOUTHARD STREET**

**Applicant – Fairbank Construction**

**Application #H15-01-0742**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**



# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Susan Isherwood  
Fairbank Construction, who, first being duly sworn, on oath,  
depone and says that the following statements are true and correct to the best of  
his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural  
Review Commission (HARC) was placed on the following address:  
1112 Southard St. Key West FL on the  
17<sup>th</sup> day of June, 2015.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic  
Architectural Review Commission to be held on June 23,  
2015.

The legal notice(s) is/are clearly visible from the public street adjacent to the  
property.

The Certificate of Appropriateness number for this legal notice is H15-01-9742

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant: \_\_\_\_\_

[Signature]

Date: June 17, 2015

Address: 13440 Dick Ave

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 17<sup>th</sup> day of  
June, 2015.

By (Print name of Affiant) Susan Isherwood who is  
personally known to me or has produced fla drivers lic. as  
identification and who did take an oath.

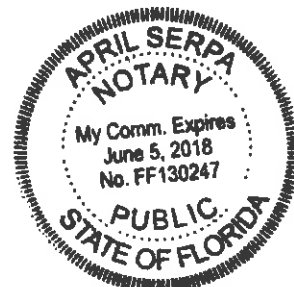
NOTARY PUBLIC

Sign Name: [Signature]

Print Name: April Serpa

Notary Public - State of Florida (seal)

My Commission Expires: \_\_\_\_\_



# Public Meeting Notice

**PLEASE ADD TO CONTRIBUTING**

**NEW WALLS FOR REAR ADDITION TO CONTRIBUTING STRUCTURE AFTER THE FACT OF DEMOLITION OF WALLS OF ADDITION OF CONTRIBUTING STRUCTURE**

FOR DISCUSSION

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Approved: 0023-04-0000

SECRET



# PROPERTY APPRAISER INFORMATION



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

---

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 1010634 Parcel ID: 00010350-000000**

### Ownership Details

**Mailing Address:**

MILLER HERBERT S AND PATRICE R  
1108 SOUTHARD ST  
KEY WEST, FL 33040-7147

### Property Details

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS

**Millage Group:** 10KW

**Affordable  
Housing:** No

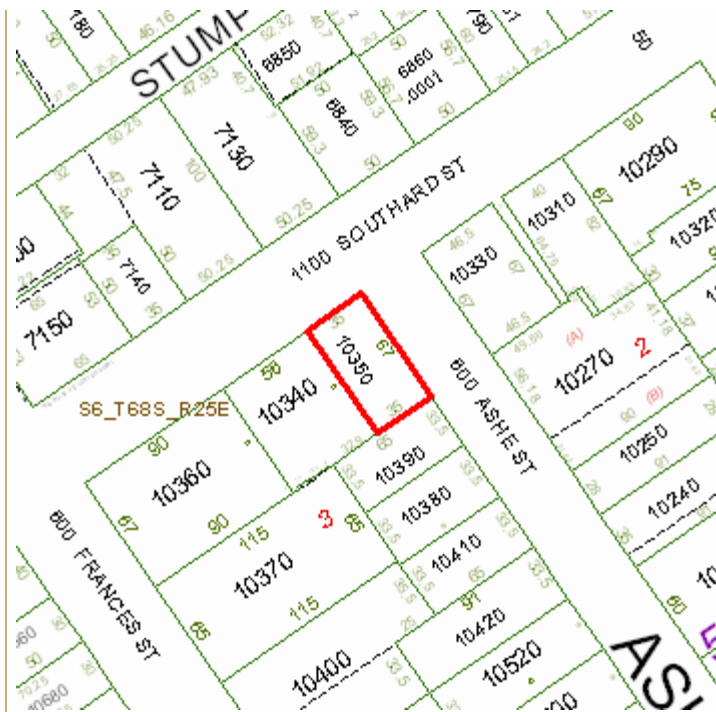
**Section-Township-  
Range:** 06-68-25

**Property Location:** 1112 SOUTHARD ST KEY WEST

**Legal Description:** KW PT LT 3 SQR 55 OR57-242/43 OR57-244/45 OR386-55/56 OR694-353 OR726-629 OR728-494 OR754-49/50  
OR754-1884/85C OR1038-371/73 OR1354-1680/81 OR1538-2454/56 OR2652-409/11

**Click Map Image to open interactive viewer**





Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	35	67	2,345.00 SF

## Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 1160  
**Year Built:** 1948

## Building 1 Details

Building Type R2

Effective Age 16

Year Built 1948

Functional Obs 0

Condition G

Perimeter 200

Special Arch 0

Economic Obs 0

Quality Grade 500

Depreciation % 18

Grnd Floor Area 1,160

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type IRR/CUSTOM

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 3

Heat Src 1 NONE

Heat Src 2 NONE

### Extra Features:

2 Fix Bath 0

3 Fix Bath 2

4 Fix Bath 0

5 Fix Bath 0

6 Fix Bath 0

7 Fix Bath 0

Extra Fix 0

Vacuum 0

Garbage Disposal 0

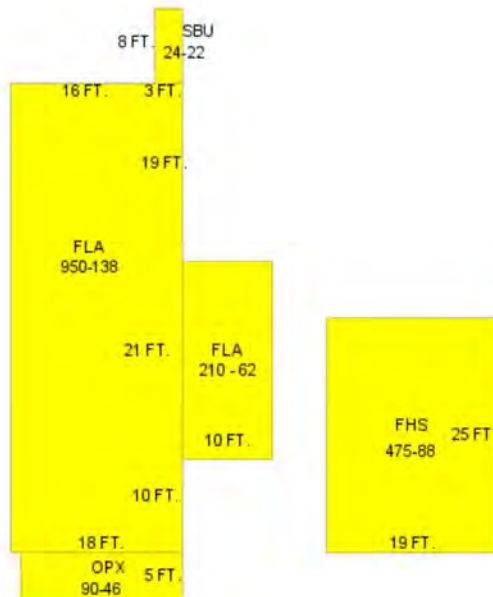
Compactor 0

Security 1

Intercom 0

Fireplaces 0

Dishwasher 0



### Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA	12:ABOVE AVERAGE WOOD	1	2011	Y			210
1	FLA	12:ABOVE AVERAGE WOOD	1	1948	N Y	0.00	0.00	950
2	SBU	12:ABOVE AVERAGE WOOD	1	1948	N N	0.00	0.00	24
3	OPX		1	1948		0.00	0.00	90
4	FHS	12:ABOVE AVERAGE WOOD	1	1948	N Y	0.00	0.00	475



## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	454 SF	0	0	1976	1977	2	30
2	PT2:BRICK PATIO	36 SF	0	0	1976	1977	4	50
3	WD2:WOOD DECK	500 SF	0	0	1995	1996	2	40
4	FN2:FENCES	272 SF	34	8	1995	1996	2	30
5	AC2:WALL AIR COND	1 UT	0	0	1995	1996	2	20

## Appraiser Notes

TPP 8582412 - RENTAL

2006-11-16 - LISTED FOR SALE \$995,000. 2 UNITS: 2/2 DOWN, 1/1 UP. - JEN

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
14-3850	11/20/2014	11/26/2014	31,000	REVISION: REWIRE KITCHEN 1 RANGE, TRASH COMP., GARBAGE DIS., DISHWASHER, AND REFRIGERATOR	
15-0169	01/28/2015		2,400	CONSTRUCT NEW 6' HIGH WOOD PICKET FENCE WITH GATE. FENCE LENGTH 24' REMOVE EXISTING 9' HIGH FENCE BEHIND NEW FENCE. (LENGTH 24') HARC #15-01-0067-HSA-1/23/15-KP FENCE TO BE PAINTED WHITE.	
15-1496	04/27/2015		18,000	PLUMBING FOR ADDITIONAL TO 1112 SOUTHARD - 3 TOILETS, 2- SHOWERS, 3- LAVATORIES, 1- BATHTUB AND 1- STEAM UNIT SHOWER.	
B952123	06/01/1995	06/01/1996	18,000	RENOVATIONS	
E953055	09/01/1995	06/01/1996	1,100	ELECTRICAL	
B953411	10/01/1995	06/01/1996	5,000	UPGRADE PERMIT/RENOVATION	
P953423	10/01/1995	06/01/1996	4,000	PLUMBING	

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	172,006	4,943	334,540	511,489	511,489	0	511,489
2013	157,059	5,166	155,600	317,825	259,414	25,000	244,169
2012	160,754	5,334	84,291	250,379	250,379	25,000	225,379
2011	160,754	5,558	116,711	283,023	281,639	25,000	258,023
2010	162,602	5,717	82,987	251,306	251,306	0	251,306
2009	180,714	5,950	234,506	421,170	421,170	0	421,170
2008	167,977	6,108	234,500	408,585	408,585	0	408,585
2007	223,170	6,357	386,925	616,452	616,452	0	616,452

<b>2006</b>	484,431	6,558	222,775	713,764	713,764	0	713,764
<b>2005</b>	384,469	6,813	201,670	592,952	592,952	0	592,952
<b>2004</b>	327,763	7,005	175,875	510,643	510,643	0	510,643
<b>2003</b>	260,720	7,270	82,075	350,065	350,065	0	350,065
<b>2002</b>	230,253	7,462	82,075	319,790	319,790	0	319,790
<b>2001</b>	189,601	7,549	82,075	279,225	279,225	0	279,225
<b>2000</b>	202,526	6,472	44,555	253,554	253,554	0	253,554
<b>1999</b>	192,840	6,377	44,555	243,773	243,773	0	243,773
<b>1998</b>	164,639	5,531	44,555	214,725	214,725	0	214,725
<b>1997</b>	151,290	5,255	39,865	196,410	196,410	0	196,410
<b>1996</b>	62,631	2,047	39,865	104,542	104,542	0	104,542
<b>1995</b>	60,311	2,053	39,865	102,229	102,229	0	102,229
<b>1994</b>	51,032	1,803	39,865	92,700	92,700	0	92,700
<b>1993</b>	50,592	1,921	39,865	92,378	92,378	0	92,378
<b>1992</b>	61,723	1,921	39,865	103,509	103,509	0	103,509
<b>1991</b>	61,723	1,921	39,865	103,509	103,509	0	103,509
<b>1990</b>	70,148	1,746	38,106	110,000	110,000	0	110,000
<b>1989</b>	70,734	1,746	37,520	110,000	110,000	0	110,000
<b>1988</b>	43,813	1,746	30,485	76,044	76,044	0	76,044
<b>1987</b>	38,224	1,746	17,509	57,479	57,479	0	57,479
<b>1986</b>	38,394	1,746	16,870	57,010	57,010	0	57,010
<b>1985</b>	37,402	1,746	9,544	48,692	48,692	0	48,692
<b>1984</b>	35,502	1,746	9,544	46,792	46,792	0	46,792
<b>1983</b>	35,502	1,746	9,544	46,792	46,792	0	46,792
<b>1982</b>	36,037	1,746	9,544	47,327	47,327	0	47,327

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
<b>9/30/2013</b>	2652 / 409	825,000	<u>WD</u>	<u>30</u>
<b>8/17/1998</b>	1538 / 2454	275,000	<u>WD</u>	<u>Q</u>
<b>5/1/1995</b>	1354 / 1680	1	<u>WD</u>	<u>M</u>
<b>2/1/1978</b>	754 / 1884	125,000	00	<u>Q</u>

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Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176