

### **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

### **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

HOW FEE NO	*KEFUNDA	10	-01 900
HARC PERMIT	NUMBER	BUILDING PER	MIT NUMBER INITIAL & DATE
H 14-01001395		16,2855	5/12/15
FLOODPLAINP	ERMIT	3 # <u>150</u> 3   17   18   180	REVISION #
FLOOD ZONE	PANEL#	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT
AE 6			YESNO%

Priorie: 303	3.8U7.3Y30	AE 6		YES NO %
ADDRESS OF PROPOSED PROJECT:	1112 Southard Stree	et .		# OF UNITS
RE # OR ALTERNATE KEY:	Parcel ID # 000163	50		
NAME ON DEED:	Herbert & Patrice M	iller	PHONE NUMBER	-297-0458
OWNER'S MAILING ADDRESS:	1108 Southard St., k	Key West, FL	EMAIL	
			<del></del>	
CONTRACTOR COMPANY NAME:	Fairbank Construction	भागिति कि रागण क	PHONE NUMBER	305-292-6584
CONTRACTOR'S CONTACT PERSON:	Jay Fairbank	<b>S</b>	EMAIL iav@fa	irbankkevwest.com
ARCHITECT / ENGINEER'S NAME:	K2M Design	MAC	PHONE NUMBER	305-292-7722
ARCHITECT / ENGINEER'S ADDRESS:	1001 Whitehead St.		EMAIL	
HARC: PROJECT LOCATED IN HISTORIC	DISTRICT OR IS CONTRIB	UTING: X_YESNO (SE	E PART C FO	R HARC APPLICATION.)
CONTRACT PRICE FOR PROJECT OR ES	STIMATED TOTAL FOR MAT	"L., LABOR & PROFIT:	\$2,30	00
FLORIDA STATUTE 837.06: WHOEVER KNOWINGL PERFORMANCE OF HIS OR HER OFFICIAL DUTY 9				
PROJECT TYPE: \ ONE OR TWO FAM				
PROJECT TYPE: SONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL  CHARGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE				
DEMOLITION SITE WORK INTERIOR EXTERIOR 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 dra				
I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:				
OWNER PRINT NAME:	9	OHALIEJEO ODINIT MANE:	nathan J F	
OWNER SIGNATURE:	•	QUALIFIER SIGNATURE:	111/2	
Notary Signature as to owner: 10		Notary Signature as to qualifier:		
STATE OF FLORIDA; COUNTY OF MONROE SWOF	RN TO AND SCRIBED BEFORE ME	STATE OF FLORIDA; COUNTY	OF MONROE, SV	YORN TO AND SCRIBED BEFORE ME
MIRIAM CLEARE				
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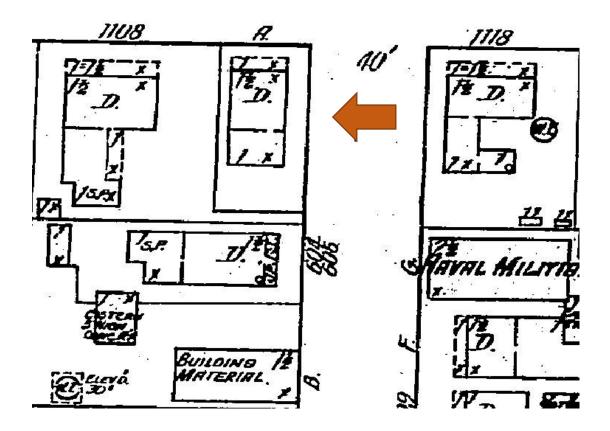
PART B:

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

PROPERTY STRUCTURES AFFECTED BY PROJECT	ACCES	SORY STRUCTURE SITE	
	RAGE / CARPORT DECK FENCE	OUTBUILDING / SHED	
	6 FT. SOL <u>ID</u> 6 FT. / TOP 2 F <u>T. 5</u> 0% O	PEN	
	GROUND SPA / HOT TUB PRIV		
	NSE APPLICATION AT TIME OF CITY APPLICATION		
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		LT. UP TPO OTHER	
	0% OF PROJECT FUNDS INVESTED IN AC		
SIGNAGE: # OF SINGLE FACE		E SKIN ONLY BOULEVARD ZONE	
POLE WALL		ANGING WINDOW	
SQ. FT. OF EACH SIGN FA	ACE:		
SUBCONTRACTORS / SPECIALTY CONTRACTORS S	UPPLEMENTARY INFORMATION:		
		AKE / EXH. FANS LPG TANKS	
A / C: COMPLETE SY			
ELECTRICAL: LIGHTING	RECEPTACLES HOOK-UP EQUIP		
SERVICE: OVERHEAD	UNDERGROUND 1 PHASE		
PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTOPTRS. LPG TANKS			
RESTROOMS: MEN'S			
PART C: HARC APPLICATI	ON FOR A CERTIFICATE OF	ADDRODDIATENERS	
	\$10 STAFF APPROVAL: \$50 (		
PLEASE ATTACH APPROPRIATE VARIANCES / RESOLATION: NO BUILDING PERMITS WILL BE ISSUED		OR TREE COMMISSION.	
PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc			
INDICATE TYPE OF CERTIFICATE. OF APPROPRIATE	NESS: GENERAL DEMOLITION	SIGN PAINTING OTHER	
ADDITIONAL INFORMATION:			
PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOT	OS OF EXISTING CONDITIONS, PLANS, P	RODUCT SAMPLES, TECHNICAL DATA	
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:	
		h .	
two wall sections	modern press. treat lumber	modern Pres. treated lumber	
Floor framing	rotted under-size old wood	all new pt lumber to code reg.	
<b>DEMOLITION: PLEASE FILL OUT THE HARC APPENDI</b>	X FOR PROPOSED DEMOLITION.	72	
DEMOLITION OF HISTORIC STRUCTURES IS NO	T ENCOURAGED BY THE HISTORIC ARC	HITECTURAL REVIEW COMMISSION	
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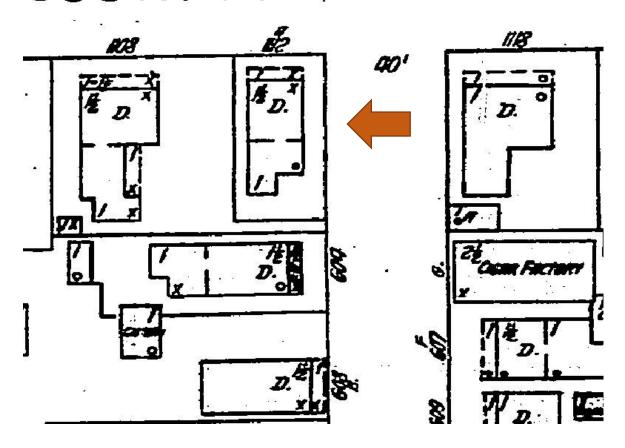
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		LTG. LINEAL FTG.:	
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:	
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IF USING LIGHT FIXTURES PLEASE INDICATE H	OW MANY: INCLUDE SPEC. SHEE	T WITH LOCATIONS AND COLORS.	
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APPROVED NOT APPROVE	HARC STAFF OR COMMISSION DEFERRED FOR FUTURE CO		i
			_
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:	·		<del></del>
HARC PLANNER SIGNATURE AND DATE:	HARC CHA	IRPERSON SIGNATURE AND DATE:	
As do served			
PART D: STATE OF F	LORIDA OFFICIAL NOTIFI	CATIONS AND WARNINGS	
		F COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR	
		WITH THE COUNTY RECORDER AND A COPY POSTED ON THE J JR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.	OF SITE
		ORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION OF BY INTENT TO DEMOLISH / REMOVE ASSESTED	
		ESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE	
PROPERTY THAT MAY BE FOUND IN THE PUBLIC	RECORDS OF MONROE COUNTY AND THER	E MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVE	ERMMENT
entities such as aquaduct athority, flor	IDA DEP OR OTHER STATE AGENCIES; ARM	Y CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.	
FEDERAL LAW REQUIRES LEAD PAINT ABATEMI	ENT PER THE STANDARDS OF THE USDEP O	R STRUCTURES BUILT PRIOR TO 1978.	
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HARC FEES: BLDG, FEES:	FIRE MARSHAL FEE:	CEO OR PL. EXAM. APPRO	JYAL:
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### SOUTHARD

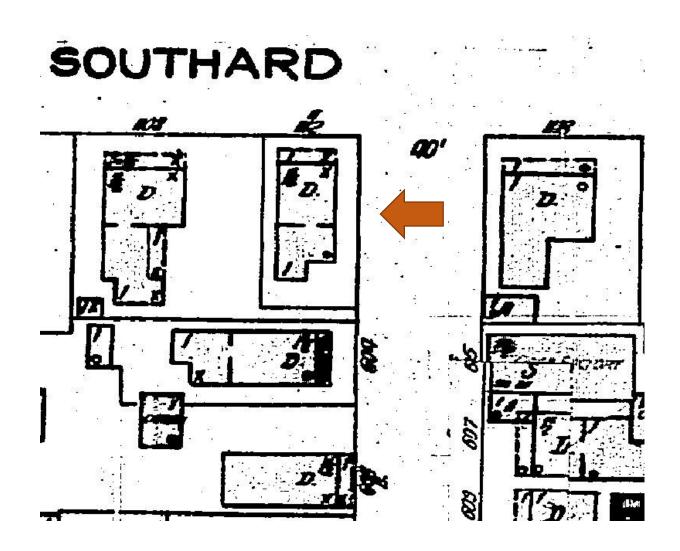


1112 Southard Street, 1912 Sanborn map

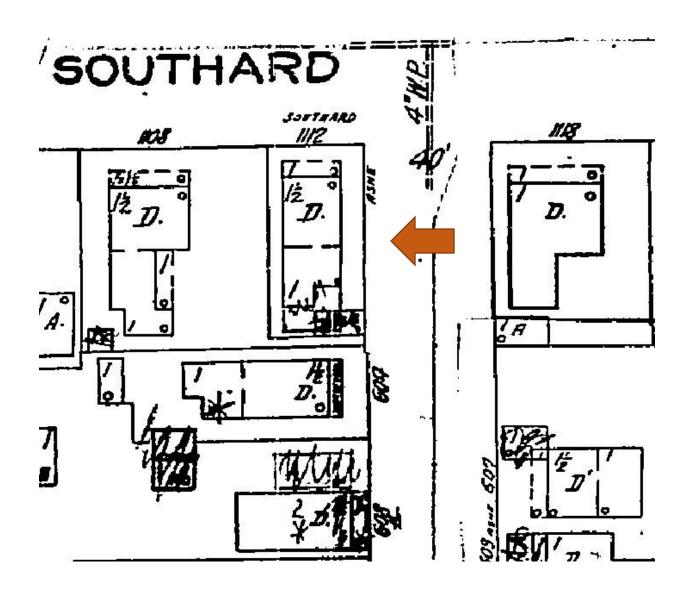
### SOUTHARD



1112 Southard Street, 1926 Sanborn map



1112 Southard Street, 1945 Sanborn map



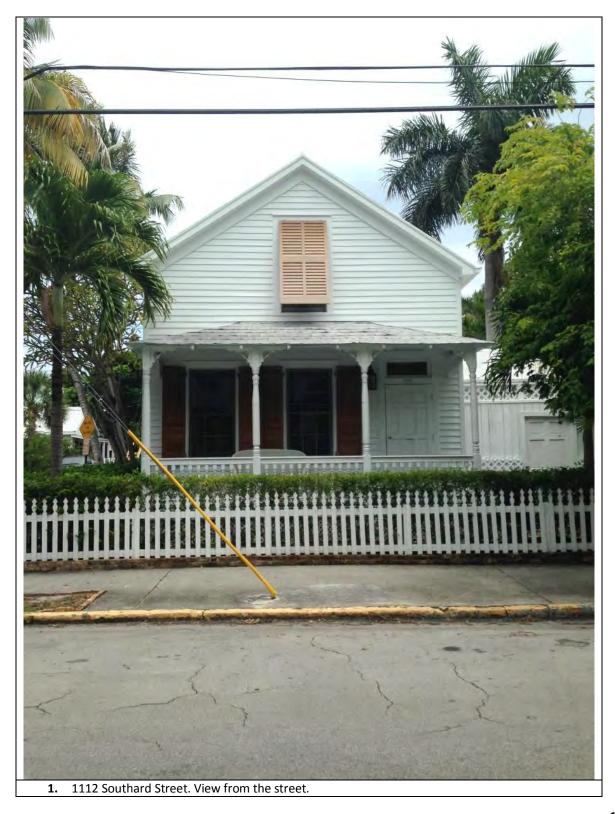
1112 Southard Street, 1962 Sanborn map

# PROJECT PHOTOS



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





Page **1** of 15





Page **2** of 15





Page **3** of 15





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

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

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1 South wall to the left west wall 1

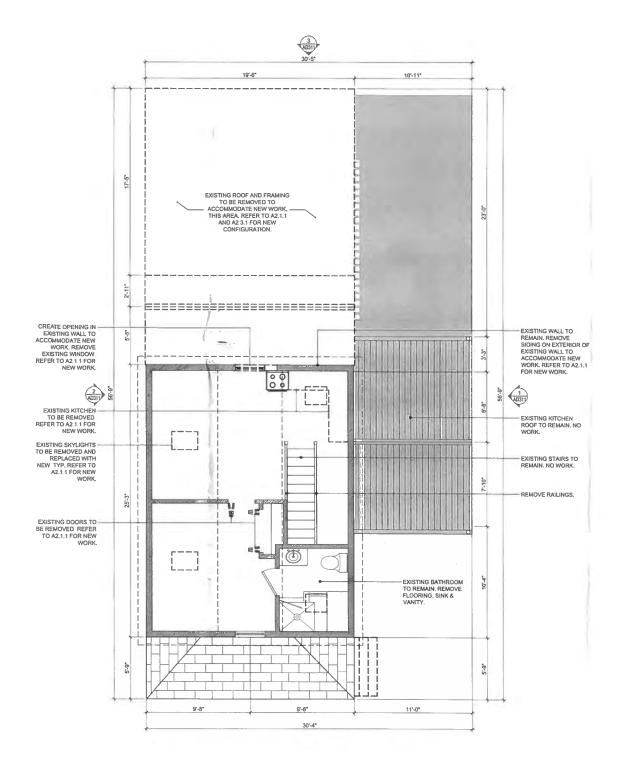


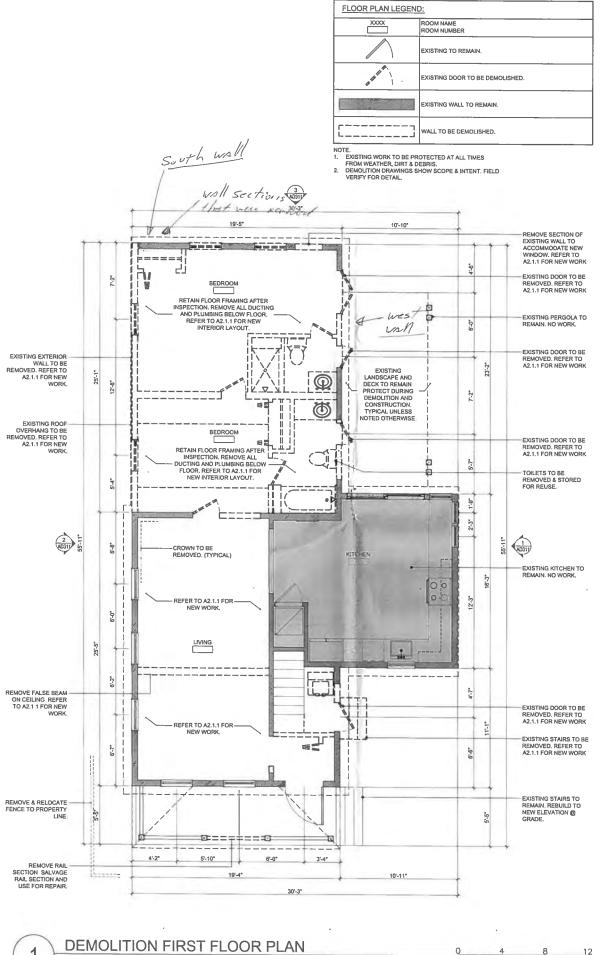
& East wall

South wall



New foundation Piers to CARRY increased lotels old foundation piers were set on top soil





ARCHITECT / ENGINEER. K2M2

Architecture, Interior Design, Engineering, Procurement, Owner Representation, Specialty Consulting Specialty Consulting
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ARCHITECT SEAL:

Anthony D. Sarrer: Leannes of Arbitical Expension Date: February 23, 2018
ENGINEER SEAL:

Revisions:

Approvals: 2014 05 19 - Variance Approved

2014 07 02 - HARC Approved 8 H14011109 2014 09:23 - HARC Approval # H14311305

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

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> DEMOLITION FLOOR PLANS

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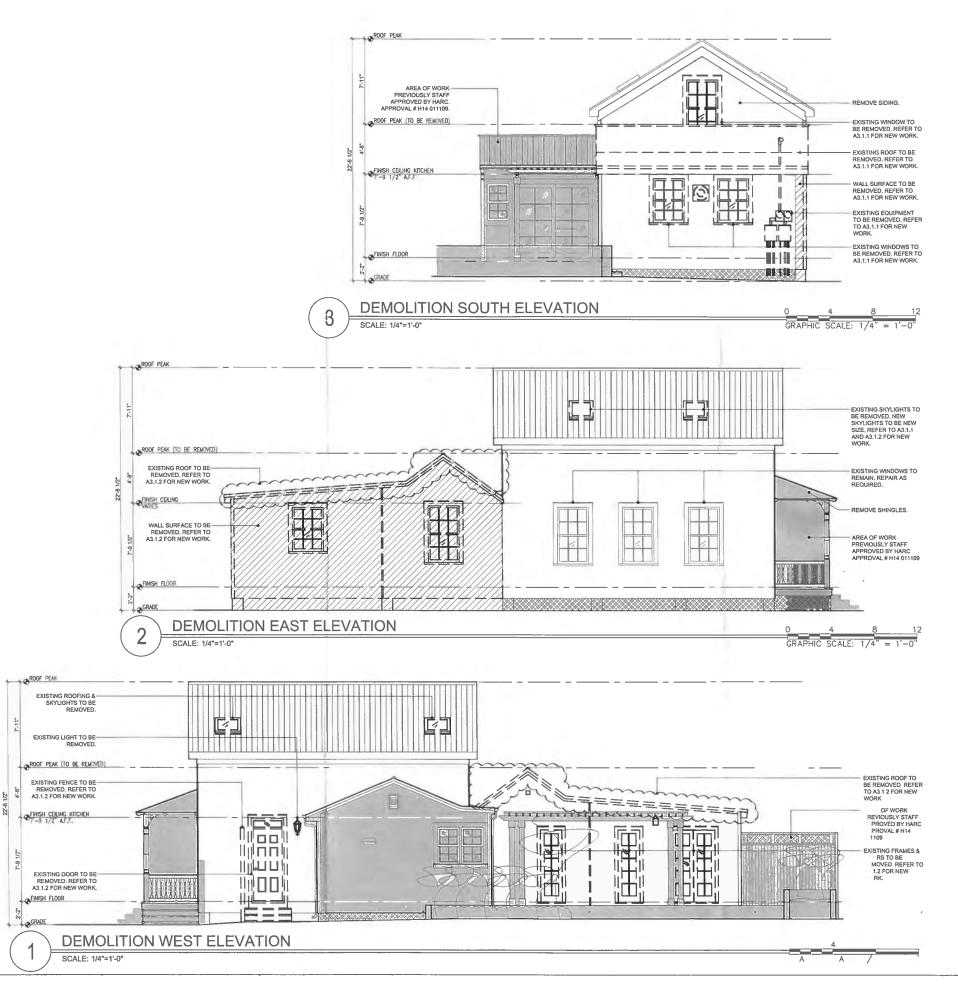
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SCALE: 1/4"=1'-0"

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

**DEMOLITION SECOND FLOOR PLAN** 

Date: February 06, 2015 ©2015 by k2m Design, Inc.



K2M

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Building Relationships Based on Trust and Results Covaind | Kay Weat | Manatan | Chylinia | Batterara | Bertandia

ARCHITECT SEAL:

Andrewy D. Barret: Lieuwe & AR03308 Expiration Date: February 28, 2015 ENGINEER SEAL:

2014 08:19 - Vartence Approval

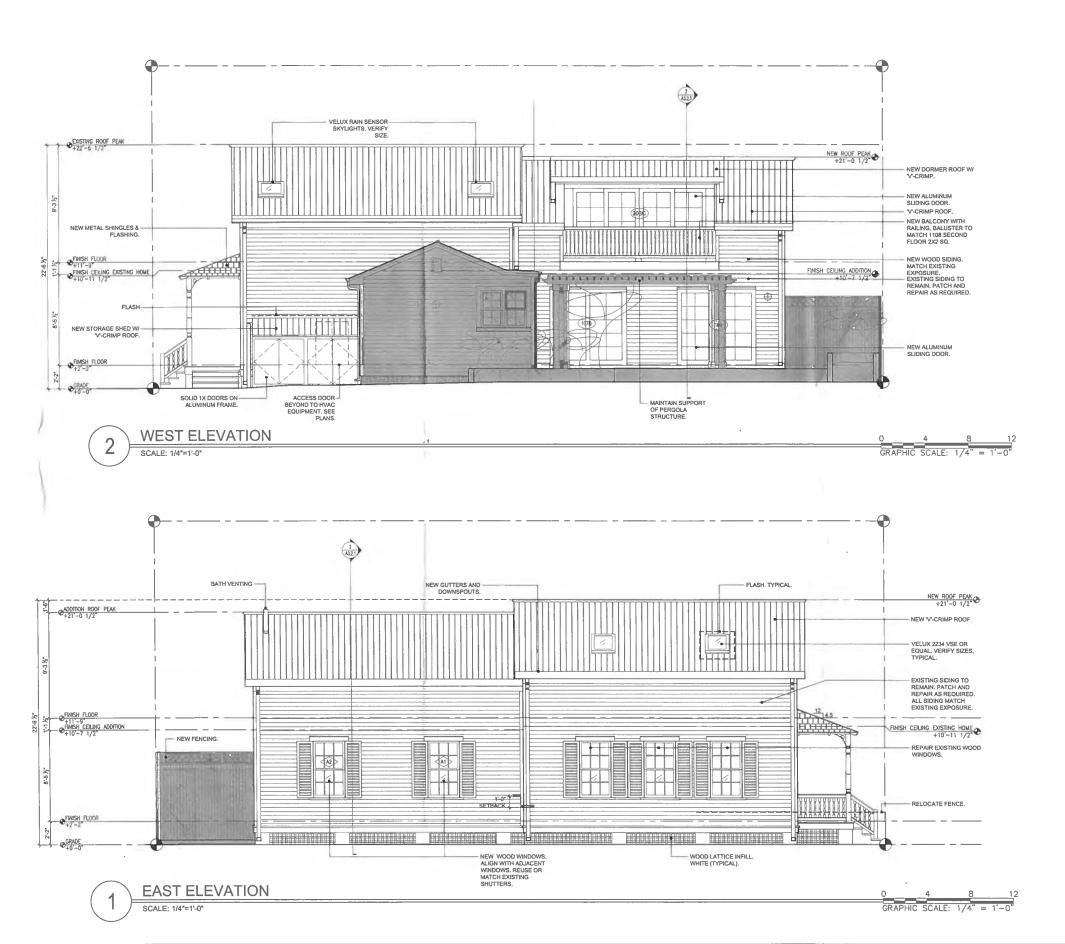
2014 07 02 - HARC Approval 6 H1401116 2014 59 23 - HARC Approval # H14011385

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

PLOTTED: 2/6/2015 2:18 PM Drawing Size | Project #: 24x36 | 13 131 Drawn By: Checked By:

> DEMOLITION EXTERIOR ELEVATIONS

AD3.1. Date: February 06, 2015



ARCHITECT / ENGINEER. K2M

Specialty Consulting
Specialty Consulting
Way West, Florida 33040
Tel: 395 292, 7722
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Based on Trust and Results
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ARCHITECT SEAL.

Anthony D. Some: Lloones of ARSISSOS Expresson Date: February 28, 2015 ENGINEER SEAL:

Revisions:

Approvals:

2014 05 19 - Variance Approved 2014 07 02 - HARC Approval # H14011109 2014 09 23 - HARC Approval # H14011305

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

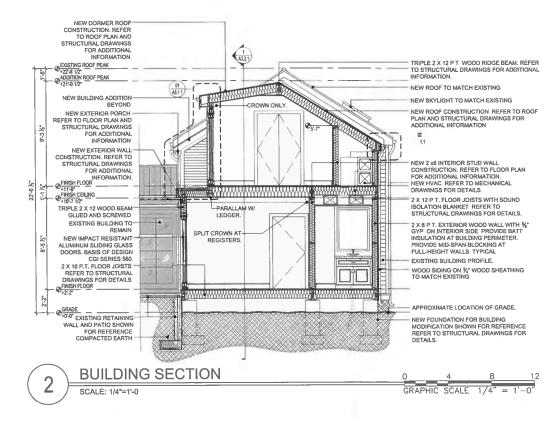
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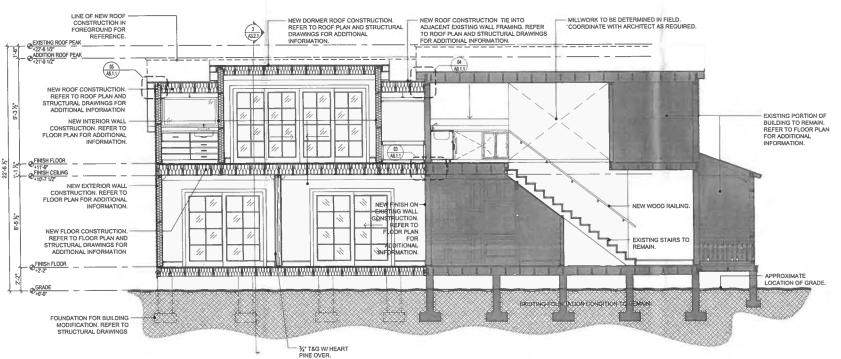
EXTERIOR ELEVATIONS

Sheet Number:

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Date: February 06, 2015 62015 by k2m Design, Inc.





**BUILDING SECTION** SCALE: 1/4"=1'-0"

GRAPHIC SCALE: 1/4"

ARCHITECT / ENGINEER K2M

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

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ARCHITECT SEAL:

Anthony D. Sarrio: Lisense d ARSCION
Expiration Date: February 29, 2015
ENGINEER SEAL:

2014 05 18 - Verlança Approval 2014 07 02 - HARC Approved 8 H14011109

2014 09:23 - HARC Approval # H14011305

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

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BUILDING SECTIONS

Sheet Number:

A3.2.1 Date: February 06, 2015 ©2015 by k2m Design, Inc.

### STRUCTURAL GENERAL NOTES

### GENERAL NOTES

- 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
  CONDITIONS ARE SIMILAR
  CONDITIONS AND CONTROL WHICH STATES AND CONTROL OTHERWISE
  STRUCTURAL PROVINCE 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 DRAWNINGS. COORDINATE DIMENSIONS BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWNINGS. 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

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

### FOUNDATION

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 VERRIFIED 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

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

- REINFORCING STEEL SHALL CONFORM TO ASTM A815, GRADE 60, FOR DEFORMED BARS AND
  ASTM A185 FOR SMOOTH WELDED WIRE FABRIC
  GWAPI, NURLESS OTHER RIVES NOTED, REINFORCING STEEL TO BE WELDED SHALL CONFORM TO
  ASTM A706, REINFORCING STEEL SHALL BE SECURELY TIED IN PLACE
  WITH 816 ANNEALED IRON WIRE.

  2. ALL DETAILING AND ACCESSORIES SHALL CONFORM TO ACI DETAILING MANUAL SP-66, PROVIDE
- 2. ALL DETAILING AND ACCESSORIES SHALL CONFORM TO ACI DETAILING MANUAL SP-68. PROVID CHAIRS, BPACERS, BOLSTERS, AND ITEMS IN CONTRACT WITH FORMS WITH HOT-DIP GALYANIZED LEGS OR PLASTIC LEGS. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT AGAINST DISPLACEMENT BY FORMWORK CONSTRUCTION OR CONCRETE PLACEMENT OPERATIONS. "VET-STICKING" OF REINFORCING IS PROHIBITED.
- REQUIRED CONCRETE COVER FOR REINFORCING STEEL (UNLESS NOTED OTHERWISE):
   PLUS TENDES

PILES 2" SIDES FOOTINGS 3" BOTTOM AND SIDES, 2" TOP

SLABS 3/4° WALLS 1-1/2°

- 4. LAP SPLICE CONTINUOUS VERTICAL OR HORIZONTAL BARS IN CONCRETE MEMBERS IN ACCORDANCE WITH ACI 319, LATEST EDITION, FOR CLASS "8" TENSION LAP SPLICES. DO NOT SPLICE CONTINUOUS TOP PARS IN BEAMS AT ENDS OF CLEAR SPANS, DO NOT SPLICE CONTINUOUS BOTTOM BARS IN BEAMS IN CLEAR SPANS BETWEEN SUPPORTS. SHOW ALL SPLICES ON SHOP DRAWINGS. SPLICE LOCATIONS AND METHODS SUBJECT TO APPROVAL OF STRUCTURAL ENGINEER.
- 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 OF HOOK BARS IF DISCONTINUOUS.
- 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

- 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 EASB AND IGED ACSS. ICED ANDION SECCI CODE COMPLIANCE IS REQUIRED IN
  APPROPRIATE AREAS. METRO-DADE COMPLIANCE ANDIOR FLORIDA BUILDING CODE COMPLIANCE
  ARE REQUIRED IN FLORIDA. ACCEPTED PRODUCTS ARE ITW RED HEAD. GRANITE S. ACRYLIC 7,
  ALLIED ALOND BRINKER BRIVEN 2020 OR ENGINEER APPROVED SUBSTITUTION.
- ARE REQUIRED IN FLORIDA. ROCKET ELEPHONO TO ARE THIS BOOK THOSE OF THE AREA AND ALLIED A HOUSE PRIVARE REGION 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.
- OR SAFETY ISSUES.

  3. THREADED STUDS SHALL CONFORM TO ASTM A36 (STANDARD CARBON STEEL), UNILESS 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 DRAWMAGE.

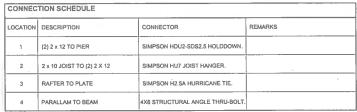
### ANCHOR RODS

UNLESS INDICATED OTHERWISE ON THE DRAWINGS, ANCHOR RODS SHALL BE ASTAF F1554, GRADE 55, 340 DIA, AND SHALL BE EMBEDDED INTO THE CONCRETE FOUNDATION A DISTANCE OF 11-0" WITH A HEAVY HEX NUT AT THE EMBEDDED BND.

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

### RAILINGS:

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 DRAWNINGS.



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

### GENERAL NOTES

- CONTRACTOR TO COORDINATE WITH FLOOR PLANS TO ROUGH IN PLUMBING.
   ALL FLOOR JOISTS TO BE #2 SYP -PT.
   CONTRACTOR TO PROVIDE ISOLATION BETWEEN DISSIMILAR METALS AND WHERE
- CONTRACTOR TO PROVIDE ISOLATION BETWEEN DISSIMILAR METALS AND WH WOOD MEETS CONCRETE.
- WOOD MEETS CONCRETE.

  ALL CONCRETE TO BE 5,000 PSI UNLESS SPECIFIED OTHERWISE.

  PROVIDE MID SPAN BLOCKING AT ALL WALL, FLOOR AND ROOF FRAMING.

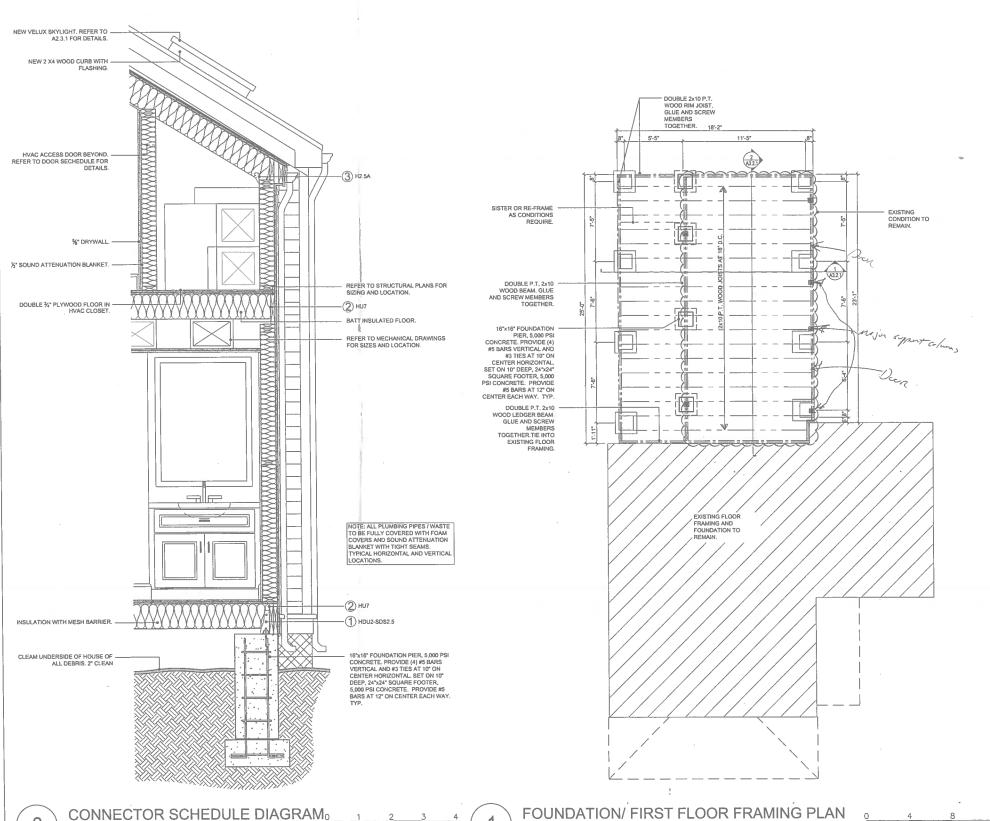
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ARCHITECT SEAL:

ARCHITECT / ENGINEER

K2M2 SOLARIAD



Revisions:

Approvals:

231.03 15 - Venero & Approval #1011109

231.03 15 - Venero & Approval #1011109

231.03 15 - Venero & Approval #11011109

2014 09 23 - HARC Approved # H14011395

MILLER RESIDENCE
1112 SOUTHARD STREET
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RESIDENTIAL RENOVATION

FOUNDATION & FIRST FLOOR FRAMING PLAN

Sheet Number:

SCALE: 1/4"

S2.1.1

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### 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 NEFTS CONCEPTE.
- WOOD MEETS CONCRETE.

  ALL CONCRETE TO BE 5,000 PSI UNLESS SPECIFIED OTHERWISE.

  PROVIDE MID SPAN BLOCKING AT ALL WALL, FLOOR AND ROOF FRAMING.

K2M2 Architecture, Interior Design, Engineering, Procurement, Owner Representation, Specialty Consulting

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ARCHITECT SEAL: Revisions: 2014 08 19 - Variance Approval 2014.07.02 - HARC Approval 8 H14011109 2014.08.23 - HARC Approval 8 H14011305 RESIDENTIAL RENOVATION MILLER RESIDENCE 1112 SOUTHARD STREET KEY WEST, FLORIDA, 33040

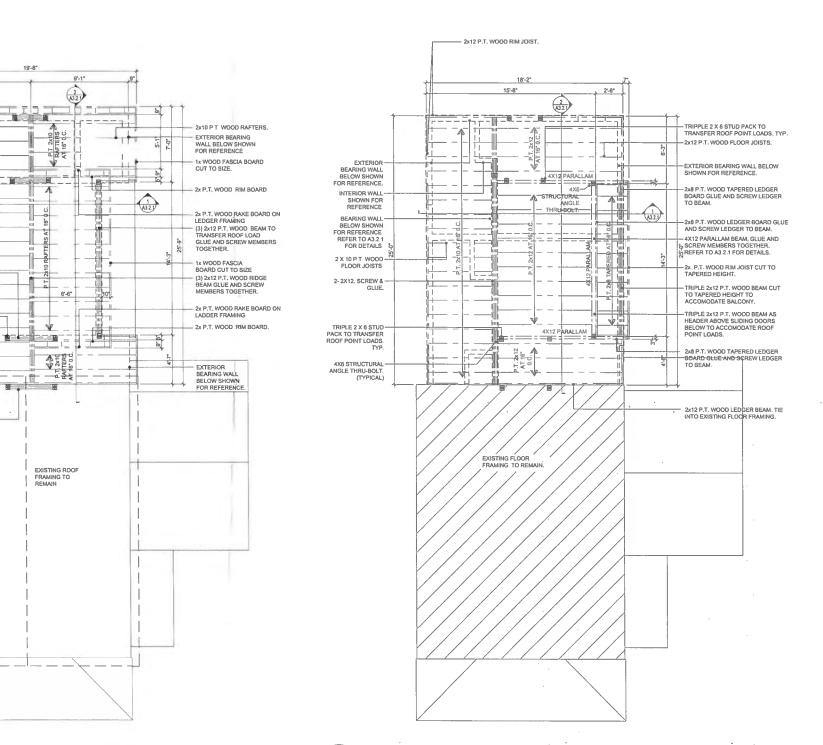
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SECOND FLOOR AND ROOF FRAMING PLAN

Sheet Number

S2.1.2

Date: February 06, 2015



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

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

SECOND FLOOR FRAMING PLAN

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

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

2x P T WOOD RAKE BOARD ON LADDER FRAMING.

BEARING WALL BELOW SHOWN FOR REFERENCE.

1x WOOD FASCIA BOARD CUT TO SIZE.

TRIPLE 2 X 12
HEADER TO
TRANSFER ROOF
POINT LOADS TO
STUD PACKS
SHOWN BELOW.

TRIPLE 2 X 6 STUD 
PACK TO

TRANSFER ROOF

POINT LOADS
SHOWN BELOW

TYP,

2x10 P.T. WOOD -LEDGER BOARD. TIE INTO EXISTING WALL FRAMING.

TRIPLE 2 X 12 HEADER TO TRANSFER ROOF POINT LOADS TO STUD PACKS SHOWN BELOW.

2x P T. WOOD RIM BOARD.

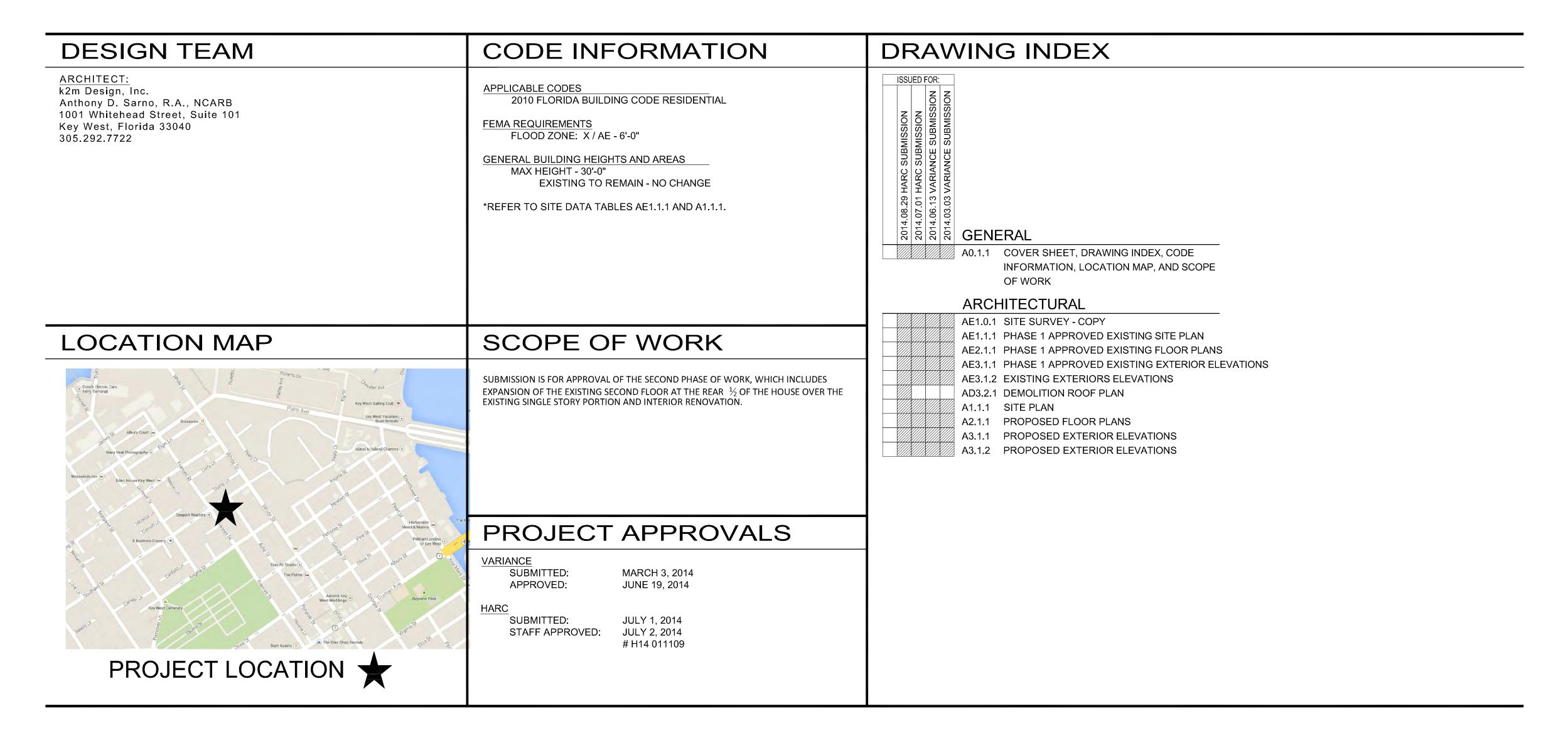
. .

# PREVIOUSLY APPROVED DESIGN

### MILLER RESIDENCE RESIDENTIAL RENOVATION

1112 SOUTHARD STREET, KEY WEST, FLORIDA 33040

## HARC SUBMISSION AUGUST 29, 2014



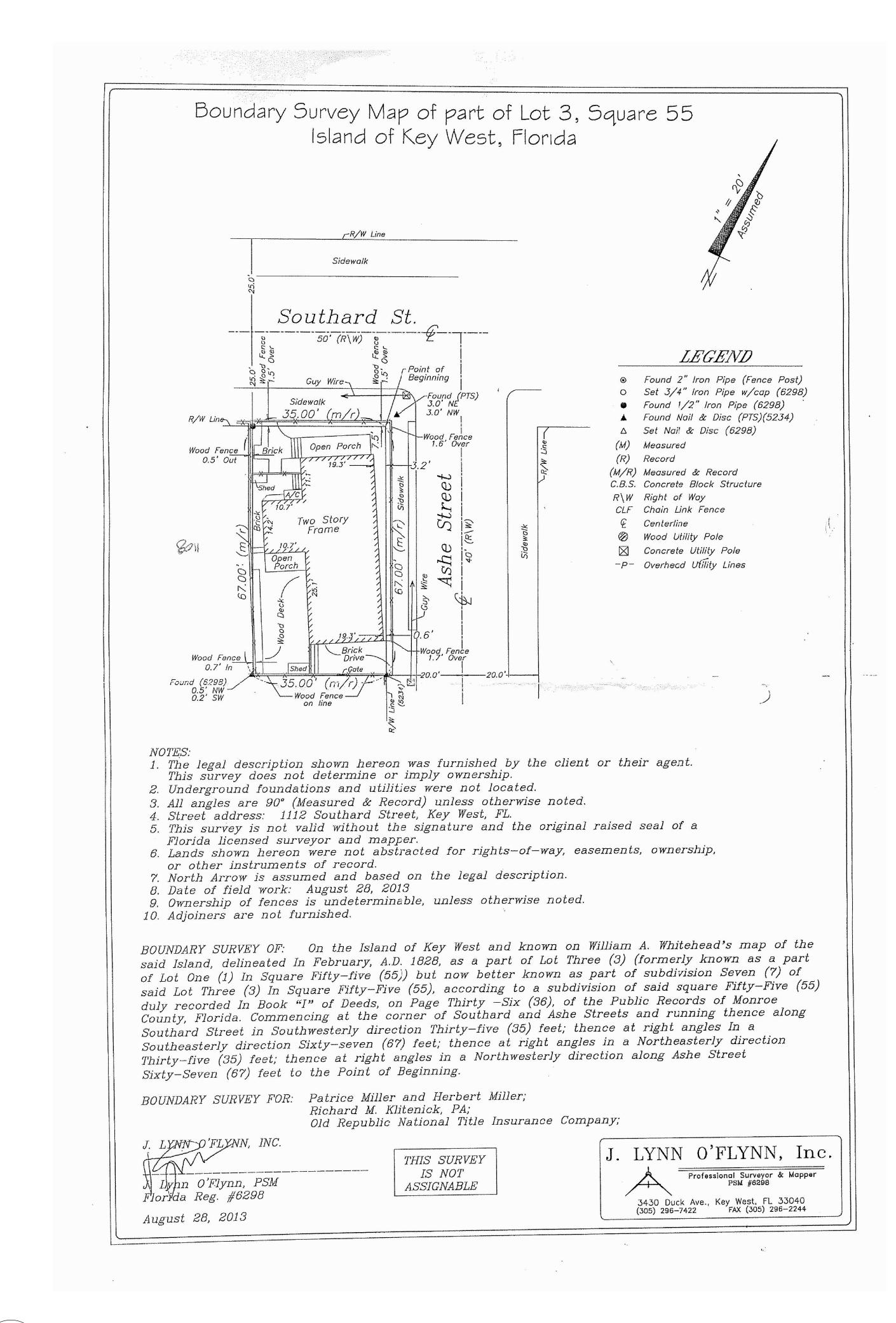
### MILLER RESIDENCE 1112 SOUTHARD STREET HARC SUBMISSION



roject No. Phase: 13 131 **COVER SHEET** 

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Seal:

Anthony D. Sarno: License # AR95308 Expiration Date: February 28, 2015

Consultants:

Revisions:

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SIDENTIAL RENOVATION

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Drawing Size | Project #: 24x36 | 13 131

Drawn By: Checked By:

KMA ADS

SITE SURVEY-COPY

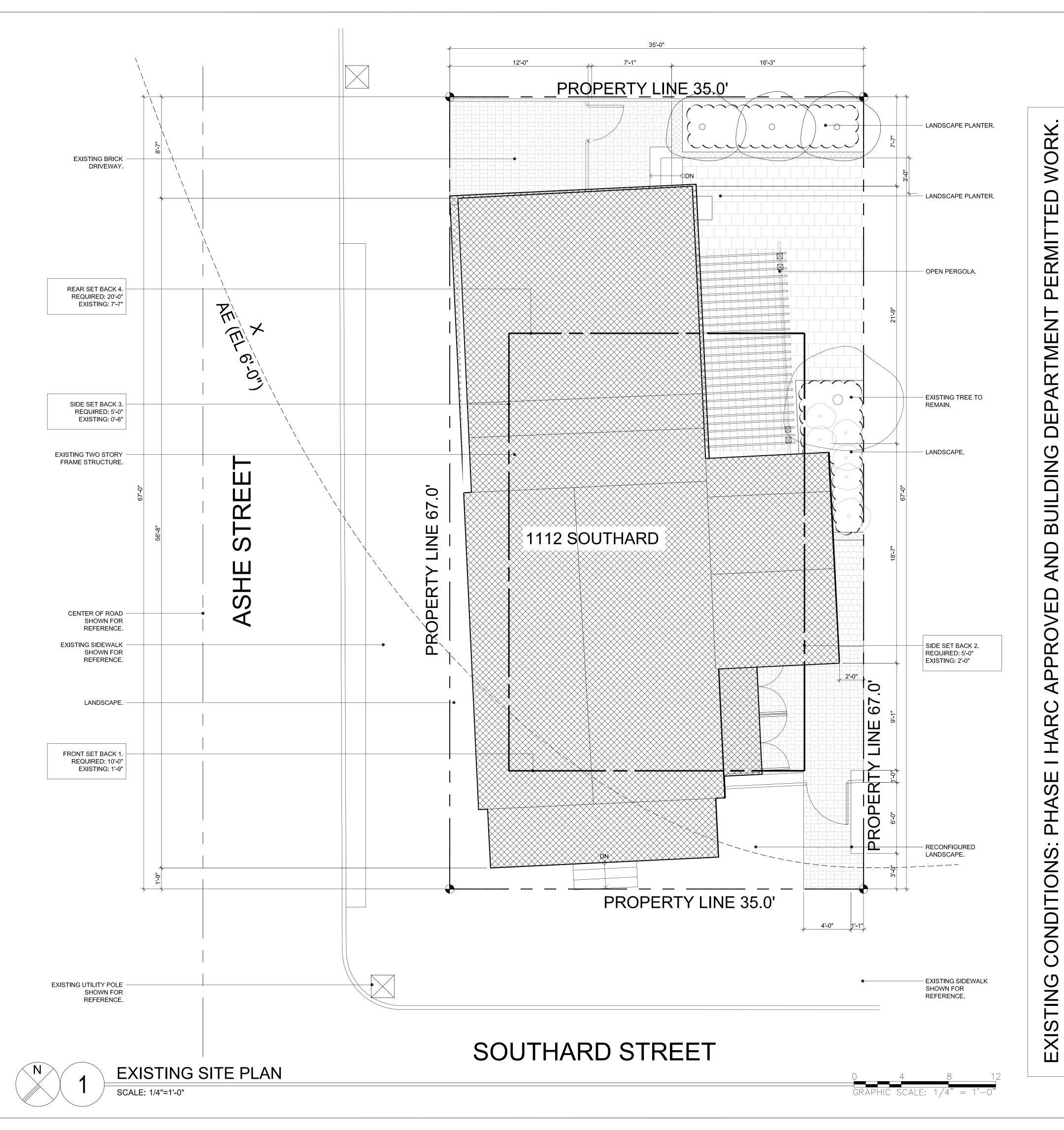
Sheet Number:

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Date: August 29, 2014 ©2014 by k2m Design, Inc.

PROJECT STATISTICS:			
	CODE REQUIREMENT	EXISTING	
ZONING	HHDR		
FLOOD ZONE	X / AE - 6'-0"		
SIZE OF SITE	4,000 SF	2,345 SF	
HEIGHT	30'-0"	22'-6 ½"	
SETBACK 1: FRONT	10'-0"	1-9"	
SETBACK 2: RIGHT SIDE SETBACK	5'-0"	2'-0"	
SETBACK 3: LEFT SIDE SETBACK	5'-0"	0'-8"	
SETBACK 4: REAR SETBACK	20'-0"	7'-7"	
FLOOR AREA RATIO	1.0	0.73	
BUILDING COVERAGE	50% (1,172.5 SF)	56.8 % (1,332.22 SF)	
IMPERVIOUS SURFACE	60% (1,407 SF)	84.8% (1,989.43 SF)	

SITE PLAN LEGEND	
	BUILDING COVERAGE
	EXISTING WOOD DECK
	EXISTING BRICK PAVER



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Drawing Size | Project #: 24x36 | 13 131

Drawing Size Project #:
24x36 13 131

Drawn By: Checked By:
KMA ADS

EXISTING SITE PLAN

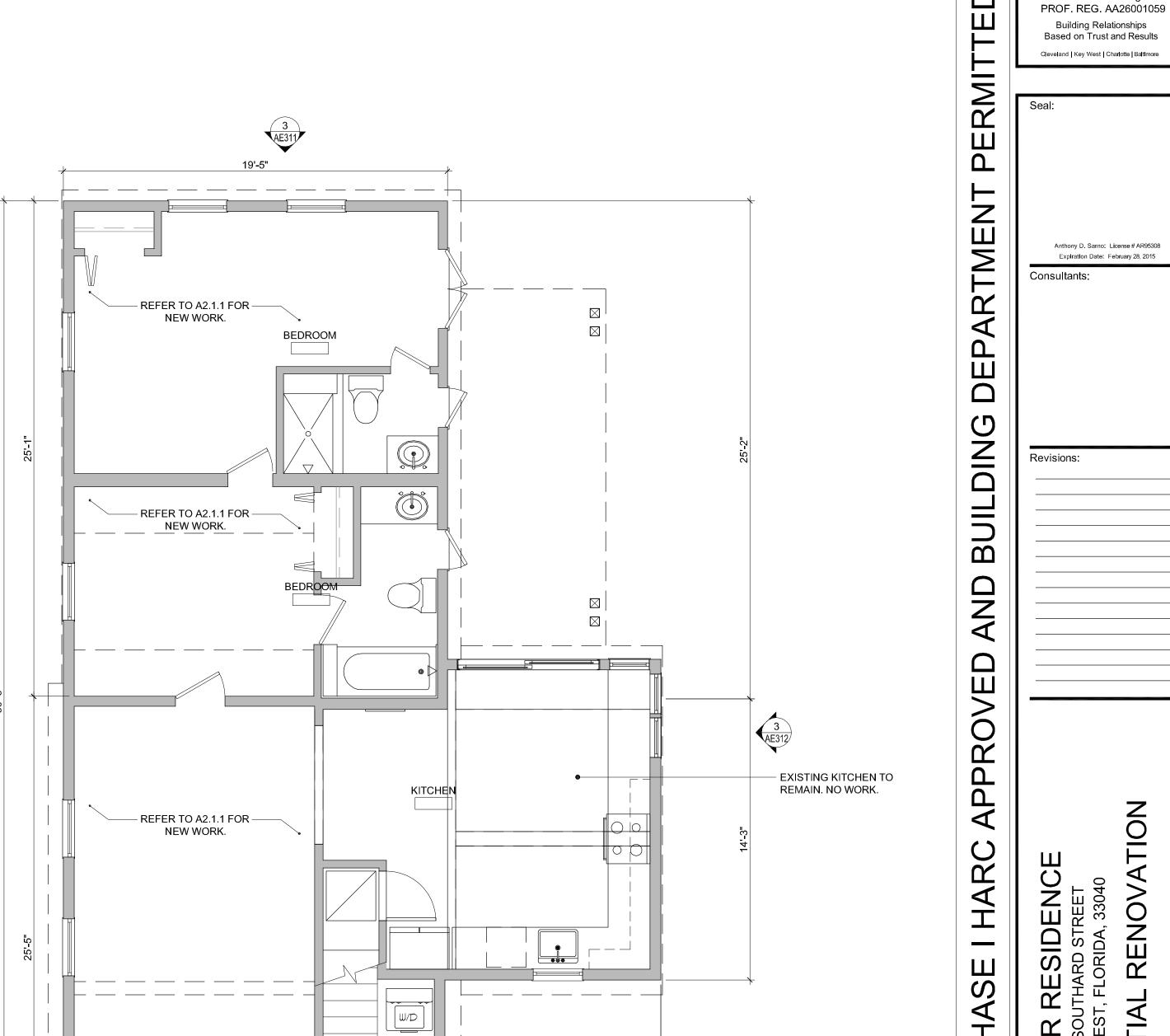
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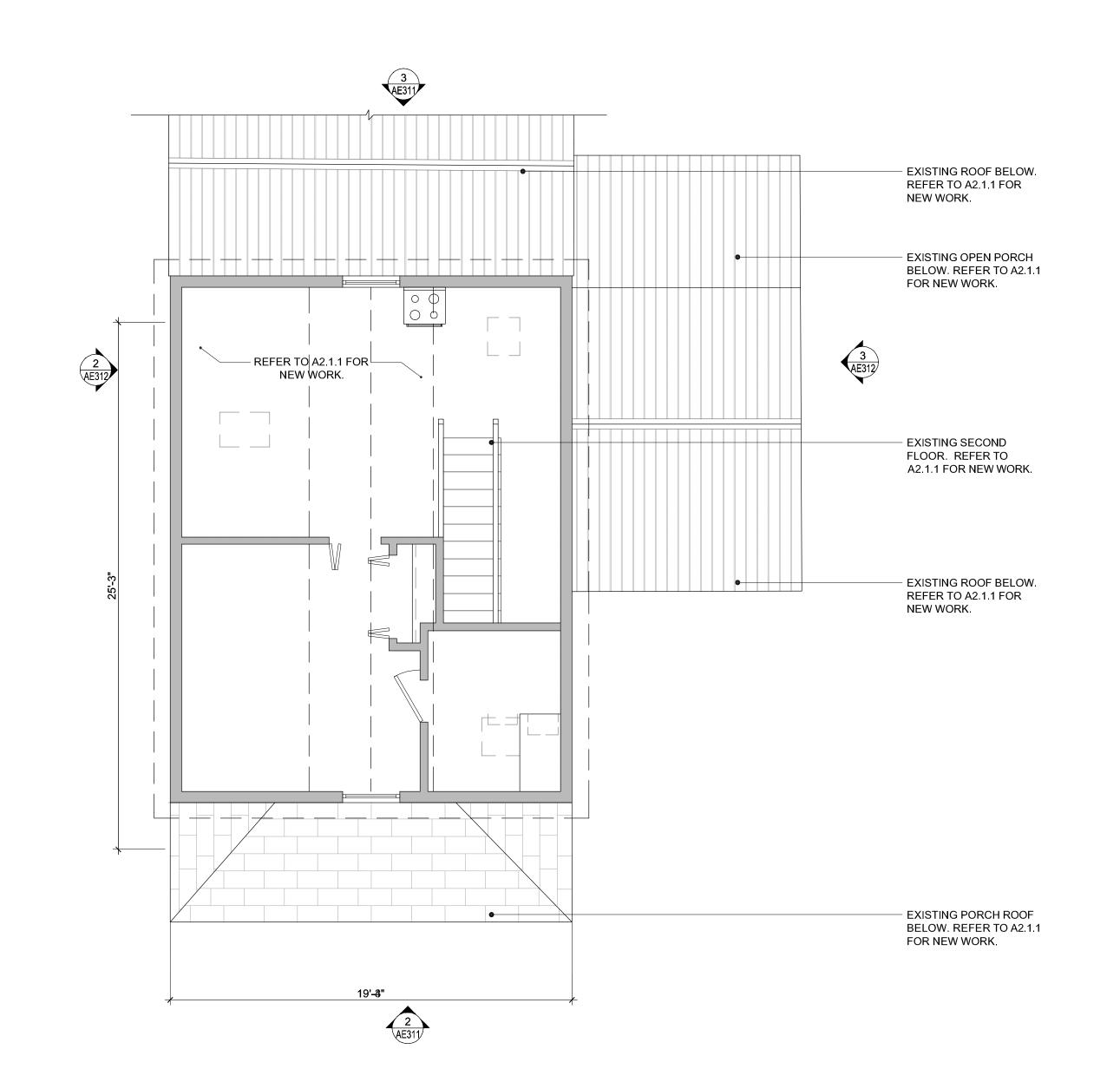
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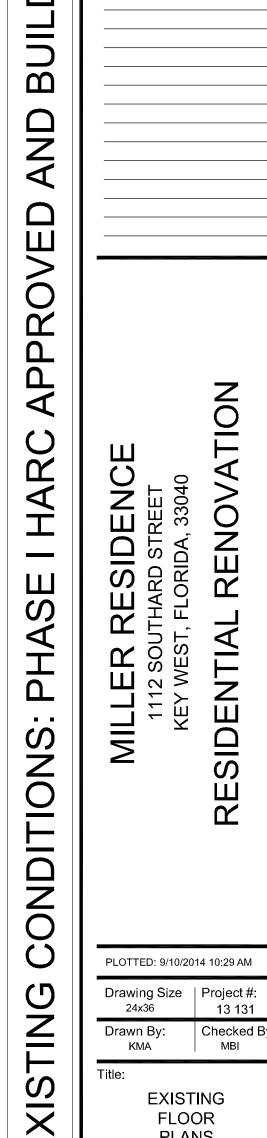
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FLOOR PLAN LEGEND:	
XXXX	ROOM NAME
	EXISTING TO REMAIN.
	EXISTING WALL TO REMAIN.



10'-11"





Checked By:

**EXISTING** 

FLOOR PLANS

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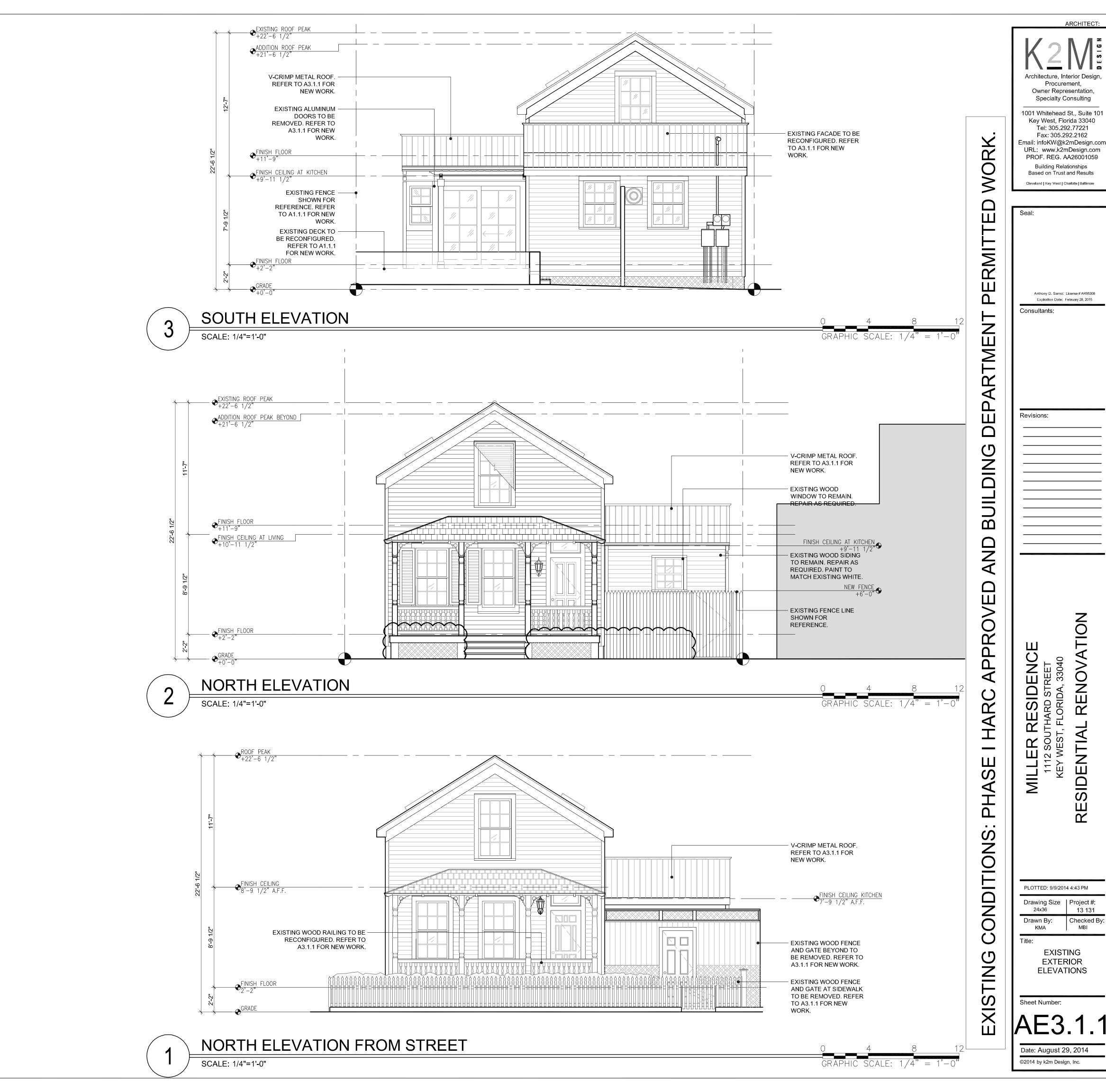
EXISTING SECOND FLOOR PLAN SCALE: 1/4"=1'-0"



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

REFER TO A2.1.1 FOR -NEW WORK.

19'-4"



ARCHITECT:

Checked By:

**EXISTING** 

**EXTERIOR** 

Procurement,



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**EXISTING EXTERIOR ELEVATIONS** 

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Consultants:

BOLD LINE REPRESENTS AREA OF WORK. - EXISTING ROOF TO BE REMOVED TO ACCOMMODATE NEW WORK, THIS AREA. REFÉR TO PROPOSED PLANS FOR NÉW CONFIGURATION. - EXISTING PERGOLA TO REMAIN. NO WORK. — EXISTING ROOF BELOW, AT FIRST FLOOR TO REMAIN. NO WORK. — EXISTING ROOF AT SECOND FLOOR TO REMAIN. NO WORK. — EXISTING STAIRS AT FIRST FLOOR SHOWN FOR REFERENCE. NO WORK.

MILLER RESIDENCE

1112 SOUTHARD STREET

KEY WEST, FLORIDA, 33040

RESIDENTIAL RENOVATION

1

1 DEMOLITION ROOF PLAN

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

0 4 8 1

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

<sup>12</sup>AD2.3.

Sheet Number:

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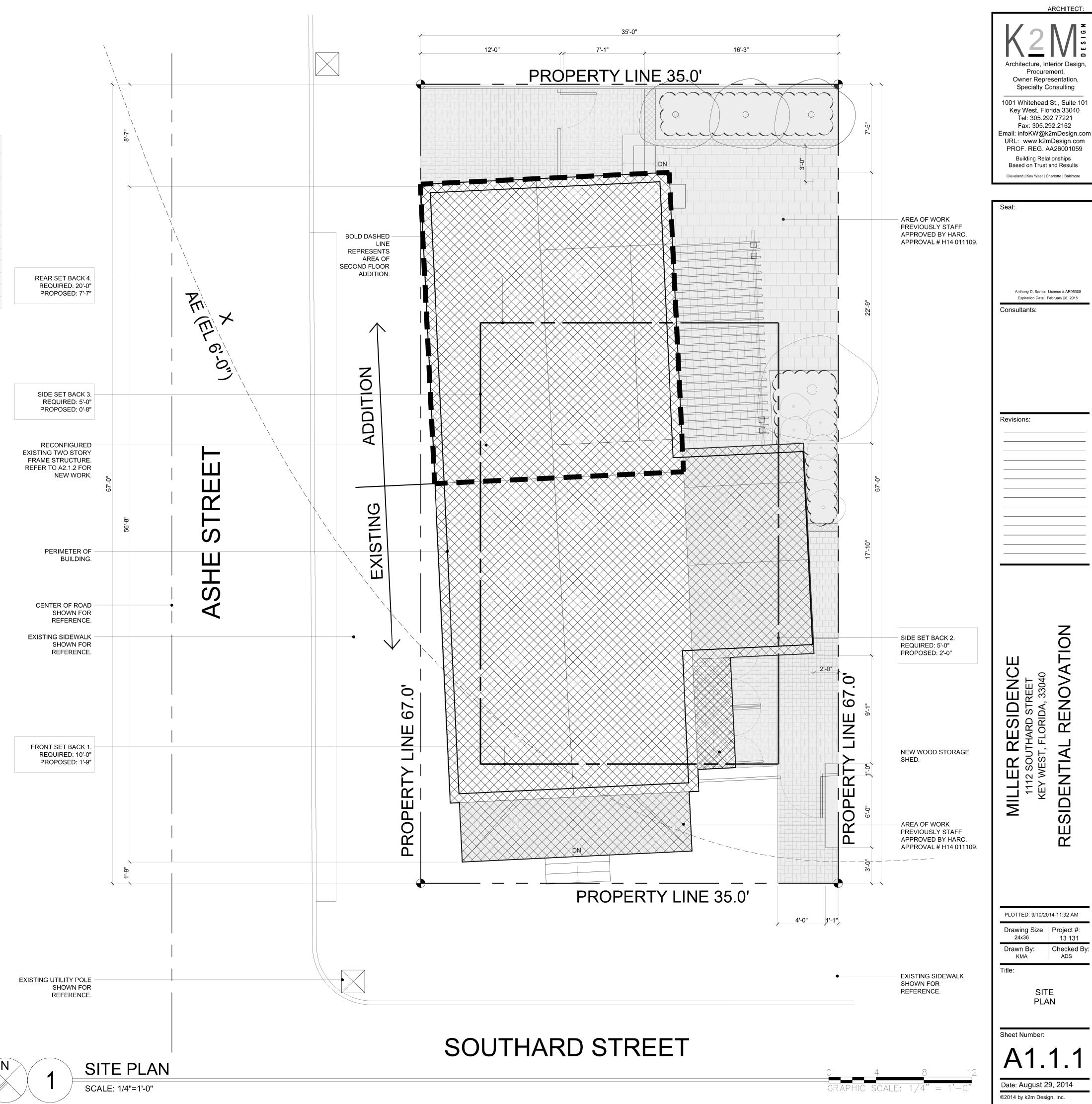
Drawing Size | Project #: 24x36 | 13 131

Drawn By: Checked By: MBI

DEMOLITION ROOF PLAN

	CODE REQUIREMENT	EVICTING	DDODOSED	VARIANCE
	CODE REQUIREMENT	EXISTING	PROPOSED	APPROVED
ZONING	HHDR			
FLOOD ZONE	X / AE - 6'-0"			
SIZE OF SITE	4,000 SF	2,345 SF		
HEIGHT	30'-0"	22'-6 ½"	22'-6 ½"	NO CHANGE
SETBACK 1: FRONT	10'-0"	1-9"	1-9"	NO CHANGE
SETBACK 2: RIGHT SIDE SETBACK	5'-0"	0'-0"	2'-0"	IMPROVING
SETBACK 3: LEFT SIDE SETBACK	5'-0"	0'-8"	0'-8"	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



Fax: 305.292.2162 Cleveland | Key West | Charlotte | Baltimore Anthony D. Sarno: License # AR95308 Expiration Date: February 28, 2015

Procurement,

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PLOTTED: 9/10/2014 11:32 AM

Drawing Size | Project #: 24x36 | 13 131 Checked By:

SITE PLAN

Sheet Number:

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Revisions:

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1112 SOUTHARD STREET
KEY WEST, FLORIDA, 33040

RESIDENTIAL

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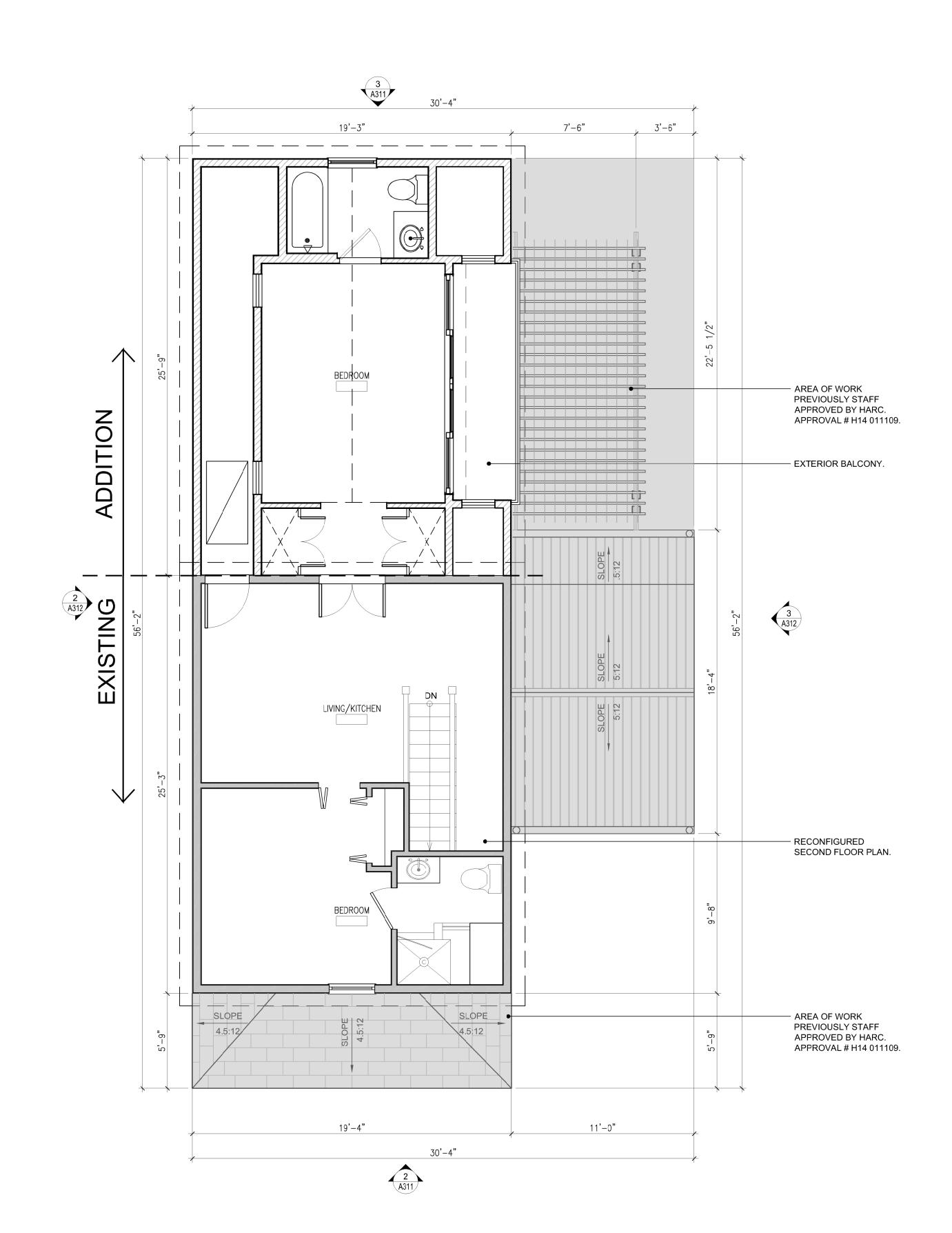
Drawing Size | Project #: 24x36 | 13 131 Drawn By: Checked By: MBI

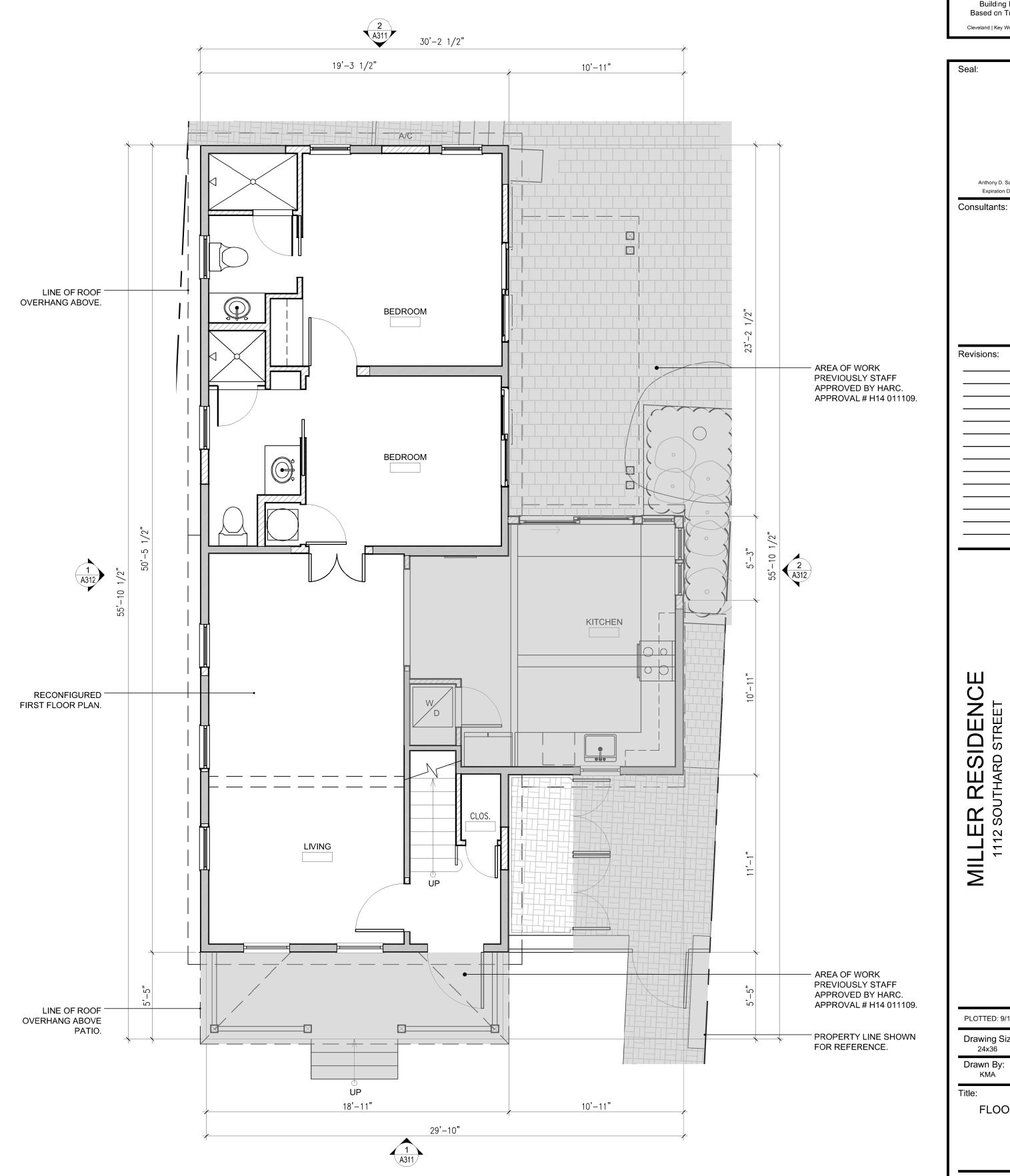
FLOOR PLANS

Sheet Number:

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

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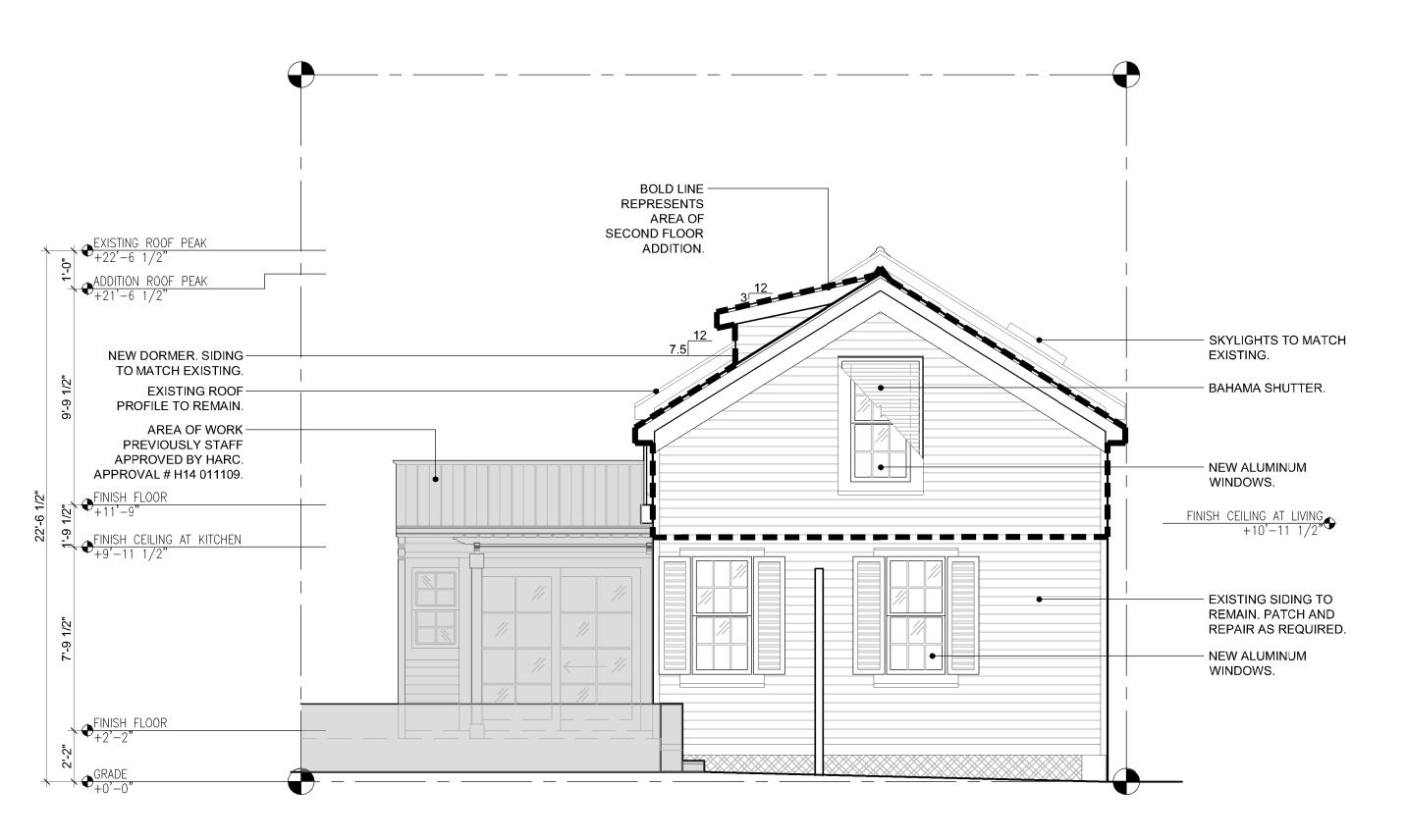
PROPOSED SECOND FLOOR PLAN

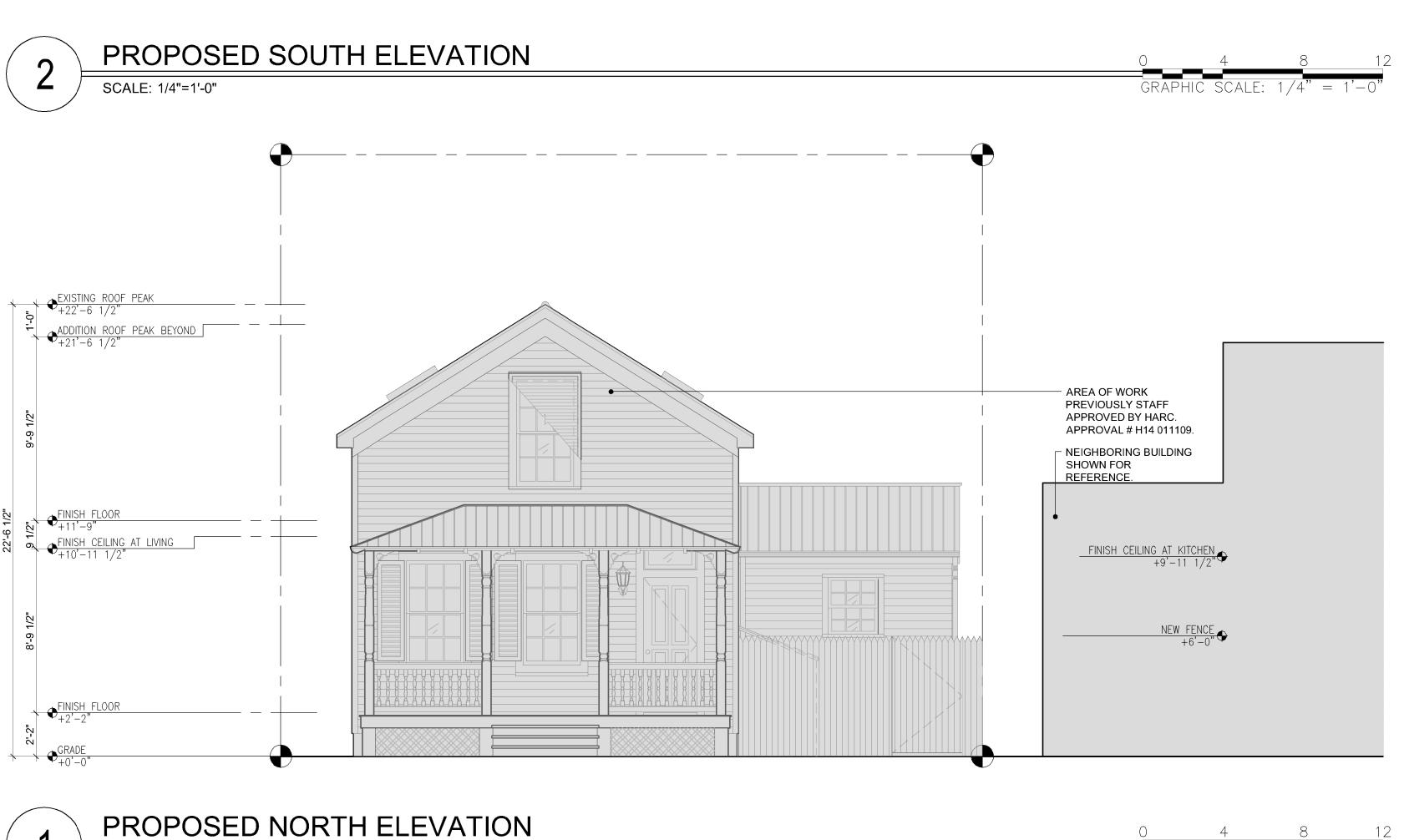
GRAPHIC SCALE: 1/4" = 1'-0'

PROPOSED FIRST FLOOR PLAN

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

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





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

ARCHITECT:

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Consultants:

Revisions:

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Drawing Size | Project #:
24x36 | 13 131

Drawn By: Checked By: MBI

Title:

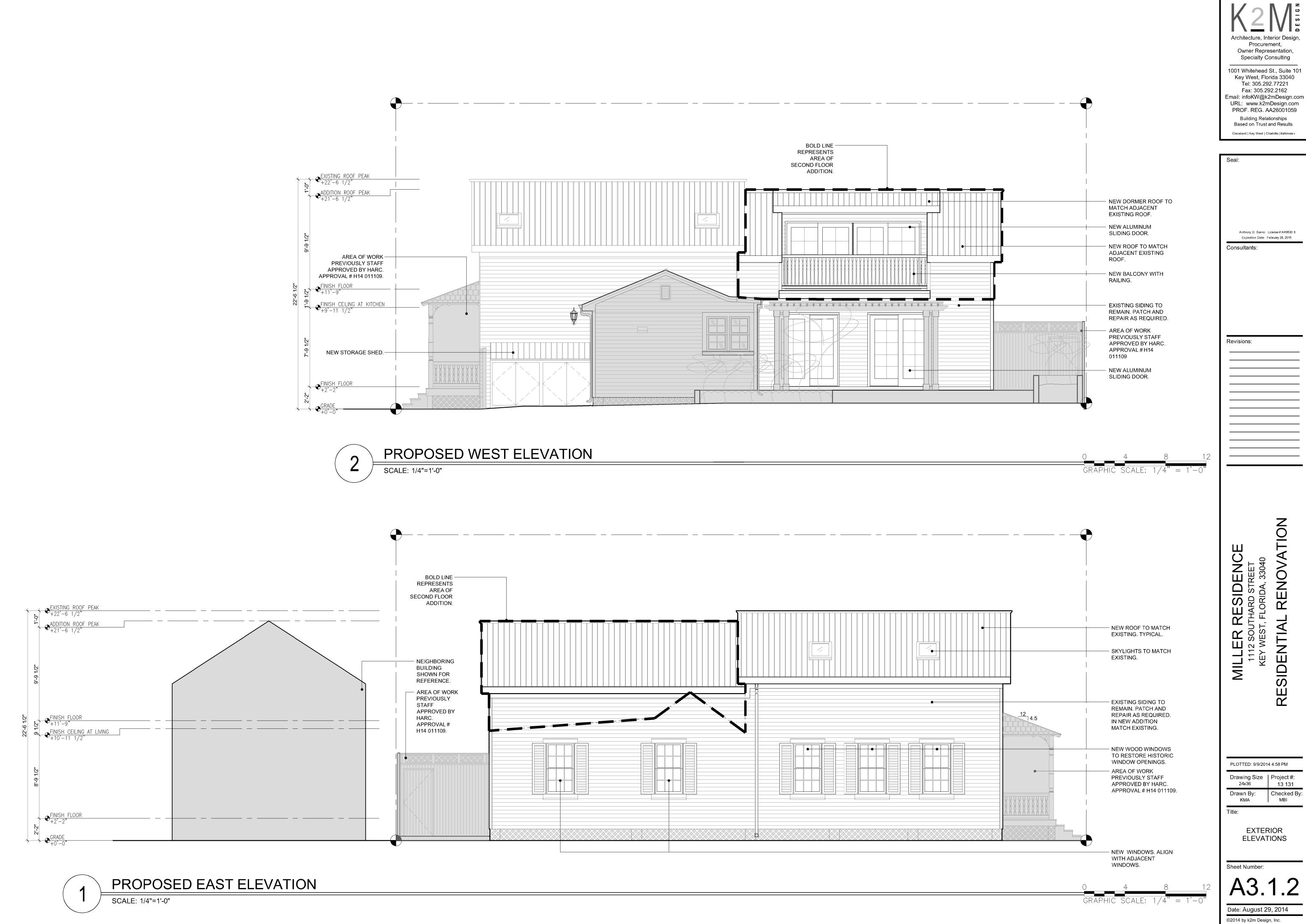
EXTERIOR ELEVATIONS

Sheet Number:

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

A3.1.1

Date: August 29, 2014 ©2014 by k2m Design, Inc.



Checked By:



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:

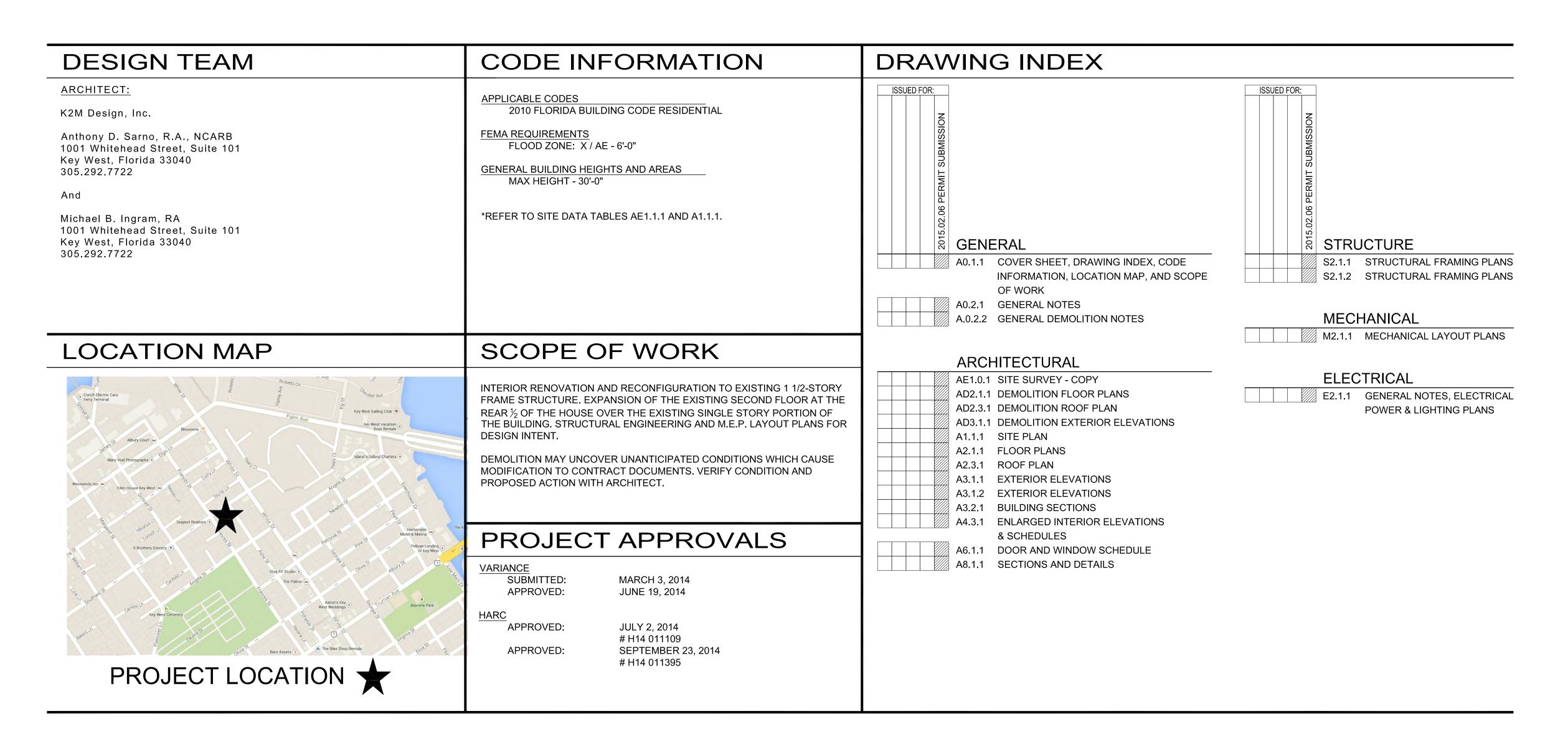
Kelly Perkins, MHP HARC Assistant Planner

City of Key West 3140 Flagler Avenue

# MILLER RESIDENCE RESIDENTIAL RENOVATION PHASE II

1112 SOUTHARD STREET, KEY WEST, FLORIDA 33040

# PERMIT DOCUMENTS FEBRUARY 6, 2015



## MILLER RESIDENCE 1112 SOUTHARD STREET PERMIT SET

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	_							
	_							
	_							
	_							
	_							
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Project No. Phase:
13 131 PERMIT

COVER SHEET

A0.1.1

DATE: February 6, 2015

## **GENERAL NOTES:**

## CODES, PERMITS, AND REGULATIONS:

- CONTRACTORS ARE RESPONSIBLE FOR SECURING ALL BUILDING PERMITS REQUIRED BY LOCAL GOVERNING AUTHORITIES.
- 2. CONTRACTORS SHALL MEET ALL LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS OF DEMOLITION, SAFETY, AND SANITARY PRECAUTIONS DURING BUILDING OPERATIONS.
- 3. 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:
  - A. FLORIDA BUILDING CODE.
  - B. ALL LOCAL AND MUNICIPAL CODES.

C. ALL LOCAL AND MUNICIPAL CODES

- 4. 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.
- 5. 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:

- 1. 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.
- 2. THE CONTRACT DOCUMENTS CONSIST OF THE FOLLOWING:A. DRAWINGS AND SPECIFICATIONSB. ANY AND ALL ADDENDA
- 3. IF AT ANY TIME BEFORE COMMENCEMENT OF WORK, OR DURING PROGRESS THEREOF, CONTRACTOR'S METHODS, EQUIPMENT OR APPLIANCES 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 OF HIS SURETIES FROM THEIR OBLIGATIONS TO SECURE QUALITY OR WORK RATE OF PROGRESS SPECIFIED IN CONTRACT.
- 4. 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:

- 1. 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.
- 2. 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.
- 3. 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.
- 4. 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.
- 5. 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.
- 6. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO COORDINATE AND SCHEDULE ALL DELIVERIES AND DISPOSAL COORDINATION WITH THE OWNER.
- 7. 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.
- 8. 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.
- 9. MATERIAL INDICATIONS, NOTES, AND ETC. ARE TYPICAL FOR ALL CONTRACT DRAWINGS (UNO) UNLESS NOTED OTHERWISE.
- 10. ALIGN MEANS SIMILAR COMPONENTS OF CONSTRUCTION, I.E. WALLS, JAMBS, ETC. SHALL BE IN LINE ACROSS VOIDS.

- 11. THESE DRAWINGS ARE COMPLEMENTARY AND INTERRELATED;
  WORK OF ANY INDIVIDUAL TRADE IS NOT NECESSARILY CONFINED
  TO SPECIFIC DOCUMENTS, CHAPTERS OR LOCATIONS.
- 12.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.
- 13. CONSTRUCTION TECHNIQUES, PROCEDURES, SEQUENCING AND SCHEDULING ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- 14. <u>DO NOT SCALE DRAWINGS</u>; 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.
- 15.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.
- 16. COORDINATE LOCATIONS AND/OR ELEVATIONS OF FLOOR DRAINS, REGISTERS, GRILLES, LOUVERS, DUCTS, UNIT HEATERS, PANELS, ETC. WITH MECHANICAL AND ELECTRICAL CONTRACTORS AND ARCHITECTURAL DRAWINGS.
- 17.BLOCKING AT OPENINGS, DOORS AND WINDOWS SHALL BE 2X MATERIALS. AT WALL MOUNTED EQUIPMENT LOCATIONS, USE 1/2" PLYWOOD SHEET MATERIAL.
- 18. 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.
- 19. CONSTRUCTION TECHNIQUES, PROCEDURES, SEQUENCING AND SCHEDULING ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- 20.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.
- 21.THERE SHALL BE NO BACK-TO-BACK ELECTRICAL, TELEPHONE, OR OTHER OUTLETS.
- 22.FOLLOW MANUFACTURER'S INSTRUCTION SPECIFICATIONS FOR CONSTRUCTION MATERIALS AND SYSTEMS. (I.E. STUCCO, SIMULATED STONE, SHEATHING PRODUCTS, STOREFRONT, ETC.)

## DIMENSIONAL COORDINATION OF DRAWINGS:

- 1. 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.
- 2. HORIZONTAL DIMENSIONS INDICATED ARE TO / FROM FINISHED FACE OF CONSTRUCTION, EXCEPT AS NOTED.
- 3. VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB, EXCEPT WHERE NOTED TO BE FROM ABOVE FINISHED FLOOR (A.F.F.).
- 4. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT UNLESS OTHERWISE NOTED ON DRAWINGS.
- 5. 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.
- 6. 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.
- 7. ANY DIMENSION NOTED "VERIFY" OR "VERIFY IN FIELD (VIF)" MUST BE REVIEWED WITH THE ARCHITECT BEFORE BEGINNING CONSTRUCTION.
- 8. 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.
- 2. 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 OWNER
 REPRESENTATIVE TO ESTABLISH WORK HOURS, MEANS AND
 METHODS, SECURITY, DISPOSAL, ETC.

## SECTION 01 00 00 - GENERAL REQUIREMENTS

## PART 1 - GENERAL 1.01 DESCRIPTION

A. 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.

1.02 CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH

EXISTING CONDITIONS AND REQUIREMENTS OF CONSTRUCTION PRIOR TO START OF WORK.

- 1.03 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.
  - A. 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

## 1.05 PERMIT: A. CONTRACTOR SHALL PAY FOR ALL PERMITS, TESTING, FEES,

## GENERAL CONDITIONS

BIDDING.

AND INSPECTIONS.

1.04 ALLOWANCE:

- 1. 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.
- 2. VISIT THE JOB SITE PRIOR TO SUBMITTING BID. CONTRACTOR SHALL WALK THROUGH THE SITE WITH AN AUTHORIZED REPRESENTATIVE OF THE PROPERTY AND REVIEW CONSTRUCTION REQUIREMENTS. COORDINATE WORK WITH THE OWNER WITH REGARD TO TEMPORARY UTILITIES, ALLOWABLE MATERIAL, TRAFFIC ROUTES, STORAGE OF TOOLS AND MATERIALS, USE OF TOILET FACILITIES, HOURS IN WHICH WORK IS ALLOWED, NOISE AND DUST CONTROL, CLEANUP AND OTHER MATTERS REQUIRING ADHERENCE TO CITY REQUIREMENTS.
- 3. 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 BY TENANT.
- 4. DURING PERFORMANCE OF WORK, BE 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.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. 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.
- 10.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. BE RESPONSIBLE FOR THIS WORK, CORRECT AND REPAIR DAMAGES CAUSED BY IMPROPER SUPPORT OR FAILURE OF SHORING.
- 11.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.
- 12.BE RESPONSIBLE FOR JOB SITE SAFETY AND WARRANT THAT THIS INTENT SHALL BE MADE EVIDENT IN THE AGREEMENT WITH THE CONTRACTOR.
- 13.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 ALSO WARRANTS THAT THE ARCHITECT SHALL BE MADE ADDITIONAL INSURED UNDER THE CONTRACTOR'S GENERAL LIABILITY INSURANCE POLICY.

14.BE RESPONSIBLE TO THE OWNER FOR DAMAGES THAT OCCUR TO THE OWNER'S FACILITIES BEFORE, DURING, OR AFTER CONSTRUCTION PROCEDURES CAUSED BY CONTRACTOR, CONTRACTOR'S EMPLOYEES, OR SUBCONTRACTORS.

15.MANUFACTURER'S 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.

16.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.

17.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.

18.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.

- 19. THE OWNER WILL PROVIDE INSURANCE REQUIREMENTS PRIOR TO
  THE BIDDING. EVIDENCE OF INSURANCE SHALL BE PROVIDED TO 'S
  CONSTRUCTION MANAGER AT THE TIME OF BID SUBMITTAL.
   20 APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY HAVE THE
- 20.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.
- 21.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.
- 22.WARRANT MATERIALS AND WORKMANSHIP FOR A PERIOD OF (1)
  YEAR FROM DATE OF ACCEPTANCE BY 'S CONSTRUCTION MANAGER.
- 23.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 MBIJK2M ARCHITECTURE.

ARCHITECT / ENGINEER:

ARCHITECT SEAL:

EXPIRATION Date: February 28, 2015

ENGINEER SEAL:

Anthony D. Sarno: License # AR95308

Based on Trust and Results

Cleveland | Key West | Marathon | Charlotte

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ORIDA, 33040
RENOVATION

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GENERAL NOTES

Sheet Number:

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## GENERAL DEMOLITION NOTES:

## SCOPE OF DEMOLITION

1. THE EXISTING CONDITION / DEMOLITION DRAWINGS ARE INTENDED AS A GENERAL
GUIDE TO THE DEMOLITION REQUIRED FOR THE PROJECT. DEMOLITION IS NOT
SHOWN IN COMPLETE DETAIL AND IT SHALL BE THE RESPONSIBILITY OF THE
DEMOLITION CONTRACTORS TO REMOVE EXISTING CONSTRUCTION AS REQUIRED
TO ACCOMPLISH THE NEW DESIGN INTENT AND / OR WORK SHOWN ON
REASONABLY IMPLIED FOR THE CONSTRUCTION OF THE PROJECT. THE
CONTRACTOR SHALL REFER TO THE WORK SHOWN ON ALL OTHER DRAWINGS IN
THE SET FOR THE EXTENT OF DEMOLITION REQUIRED TO PERFORM WORK INTENT.

B. NOTIFY ARCH

## **GENERAL CONDITIONS**

- 1. 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.
- 2. 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.
- 3. ACCESS TO THE WORK SITE IS TO BE COORDINATED WITH THE OWNER.
  4. THE SITE MUST REMAIN SECURE DURING DEMOLITION AND CONSTRUCTION. EACH
- PHASE OF THE PROJECT IS TO BE COORDINATED WITH OWNER.

  5. IF SCAFFOLDING WILL BE REQUIRED FOR THE WINDOW / DOOR REPAIR /
- REPLACEMENT, ACCESS SHALL BE UNIMPEDED.
- 6. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DEBRIS; LOCATION OF DUMPSTERS/TRUCKS SHALL BE COORDINATED WITH OWNER AND CITY.

## HEALTH, SAFETY, AND WELFARE

- 1. 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.
- 2. 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.
- 3. 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.
- 4. 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.
- 2. 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

  1. 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

- 1. 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 TENANTS ON PROPERTY UNLESS THE CONTRACTOR HAS MADE SPECIAL ARRANGEMENTS WITH THE AFFECTED PERSONS/PROPERTY.
- 2. 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.
- 3. 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

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

## SECTION 02 41 19 - SELECTIVE DEMOLITION

- PART 1 GENERAL 1.1 SUMMARY
  - A. THIS SECTION INCLUDES THE FOLLOWING:
- DEMOLITION AND REMOVAL OF SELECTED PORTIONS OF BUILDING AS REQUIRED TO COMPLETE SCOPE OF WORK.
   DEFINITIONS
  - A. REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE.
  - B. REMOVE AND REINSTALL: DETACH ITEMS FROM EXISTING CONSTRUCTION, PREPARE THEM FOR REUSE, AND REINSTALL THEM WHERE INDICATED.
  - C. 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
- A. 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
  - A. DEMOLITION FIRM QUALIFICATIONS: AN EXPERIENCED FIRM THAT HAS

- SPECIALIZED IN DEMOLITION WORK SIMILAR IN MATERIAL AND EXTENT TO THAT INDICATED FOR THIS PROJECT.
- B. REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE BEGINNING SELECTIVE DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
- C. STANDARDS: COMPLY WITH ANSI A10.6 AND NFPA 241.
- A. ALL EMERGENCY EGRESS SHALL BE MAINTAINED, FIRE PROTECTION
  SYSTEMS SHALL REMAIN OPERATIONAL AND SECURE AREAS SHALL
  REMAIN SECURE DURING ENTIRE PROJECT.
  - B. NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN EXISTING
    CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE
    DEMOLITION
  - DEMOLITION.

    C. STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON-SITE IS NOT
  - D. UTILITY SERVICE: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.

## 1.6 WARRANTY

A. 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.

PART 2 - PRODUCTS (NOT USED) PART 3 - EXECUTION

## 3.1 EXAMINATION

- A. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED WHERE REQUIRED.
- B. SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
- C. INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED
- AND REINSTALLED AND ITEMS TO BE REMOVED AND SALVAGED.

  D. 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.

  E. 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.
- F. PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM SELECTIVE DEMOLITION ACTIVITIES.
- 3.2 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS
- A. EXISTING SERVICES/SYSTEMS: MAINTAIN SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.

## 3.3 PREPARATION

- A. 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.
- B. TEMPORARY FACILITIES: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
- C. 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.
- D. 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
  - A. 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.
- 2. CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHED SURFACES.
- 3. 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 DISASSOCIATED 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.
- 5. UNLESS OTHERWISE NOTED, REMOVE ALL WIRING DEVICES, FIXTURES, CONTROLS, CIRCUITRY (CONDUIT AND WIRING), ETC., MADE OBSOLETE BY THE DEMOLITION WITHIN OR AROUND THE BUILDING.
- 6. 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.
- 7. LOCATE SELECTIVE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
- 8. DISPOSE OF DEMOLISHED ITEMS AND MATERIALS PROMPTLY
- 3.5 DISPOSAL OF DEMOLISHED MATERIALS
  - A. 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
  - B. BURNING: DO NOT BURN DEMOLISHED MATERIALS.
  - C. DISPOSAL: TRANSPORT DEMOLISHED MATERIALS OFF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM.

## 3.6 CLEANING

A. 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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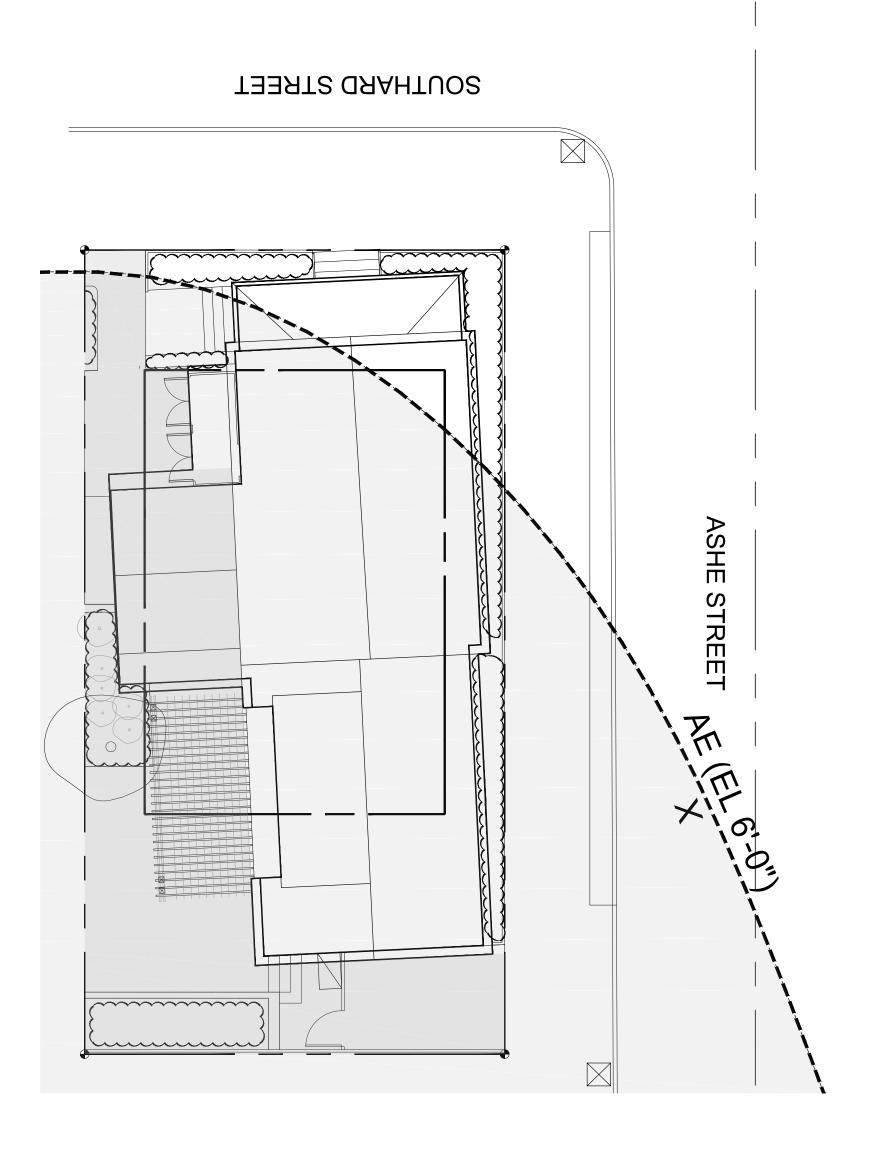
Drawn By: Checked By

KMA MBI

GENERAL DEMOLITION NOTES

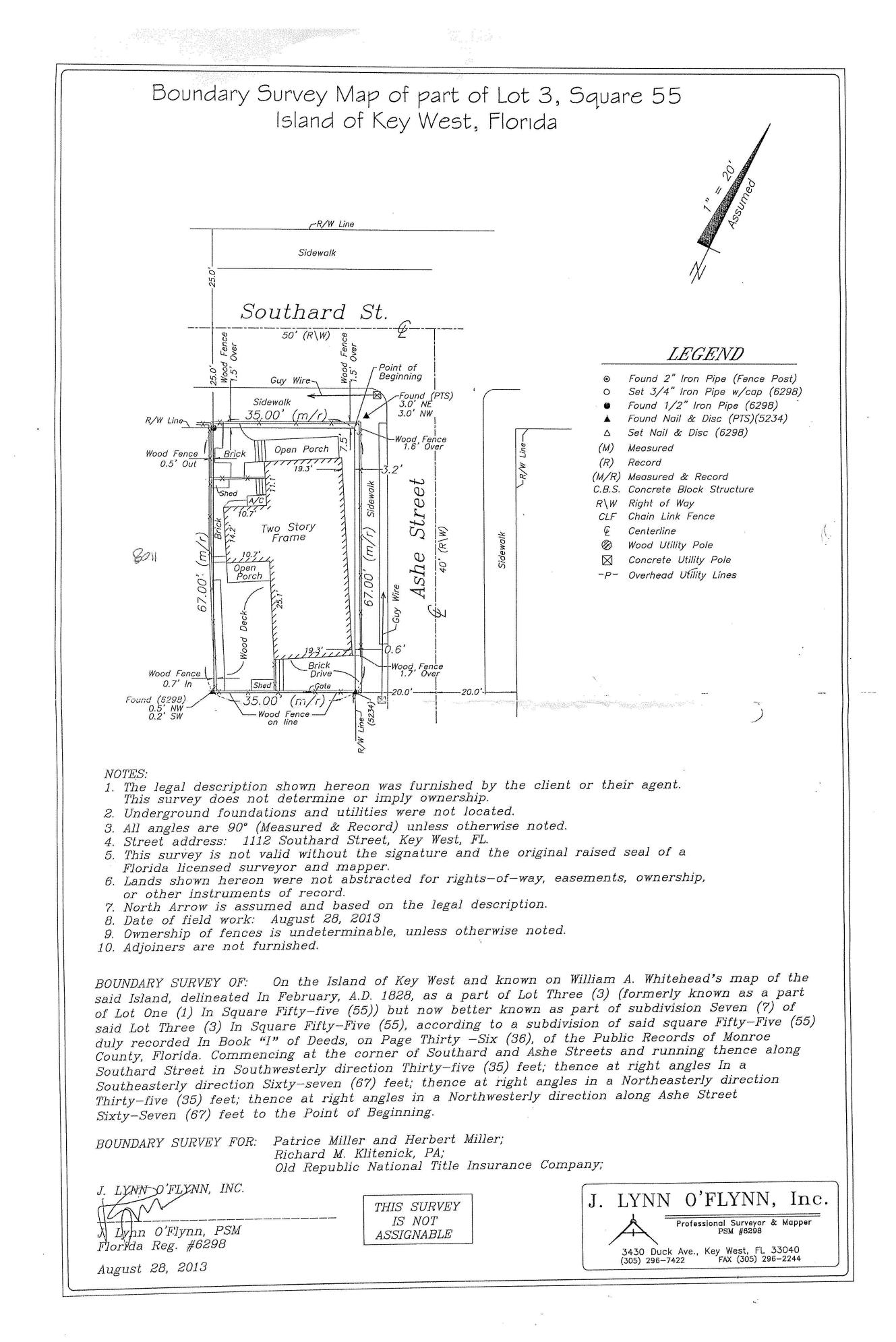
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2 X-ZONE OVERLAY DIAGRAM

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



1 SITE SURVEY - COPY

SCALE: NTS

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24x36 13 131

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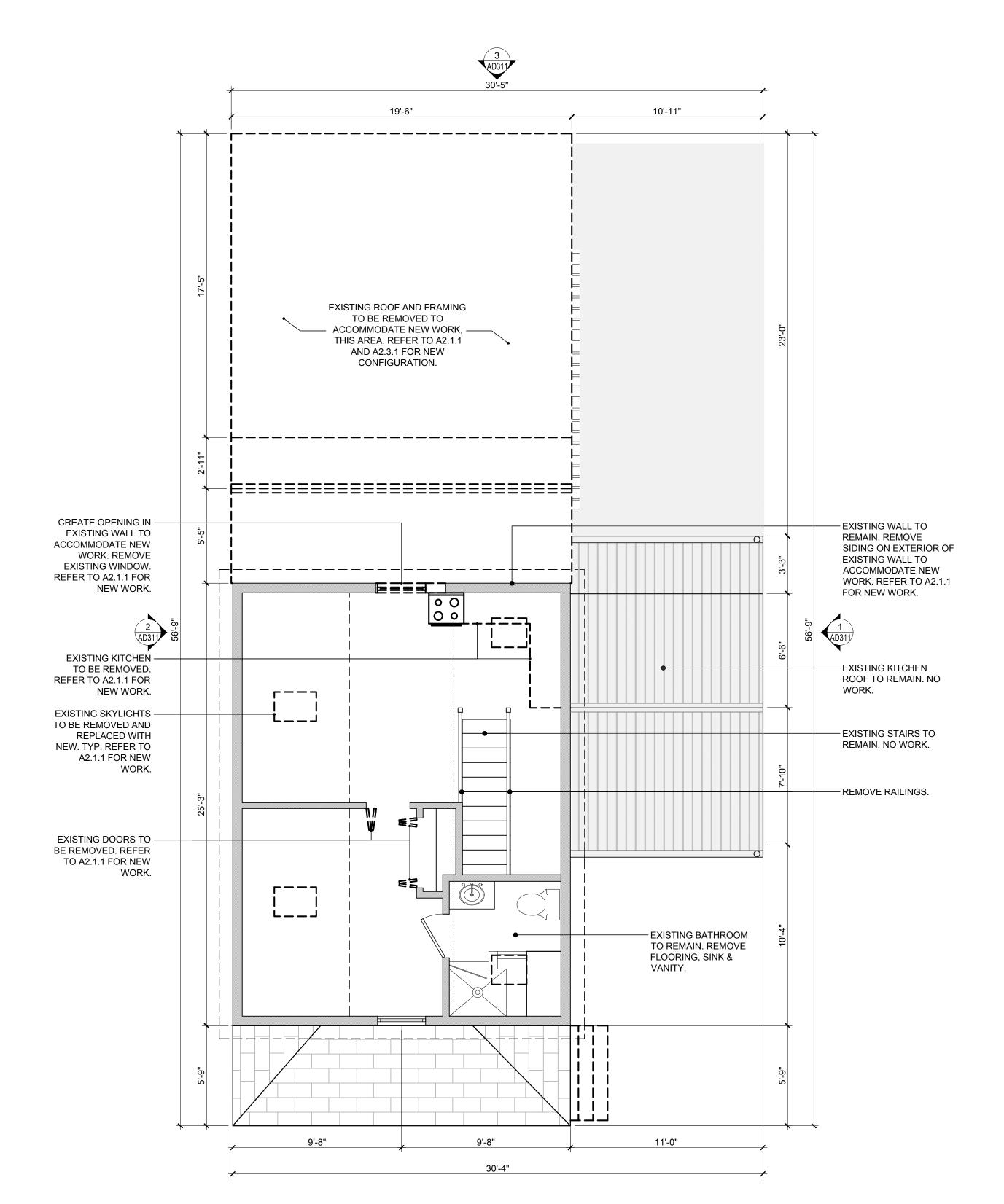
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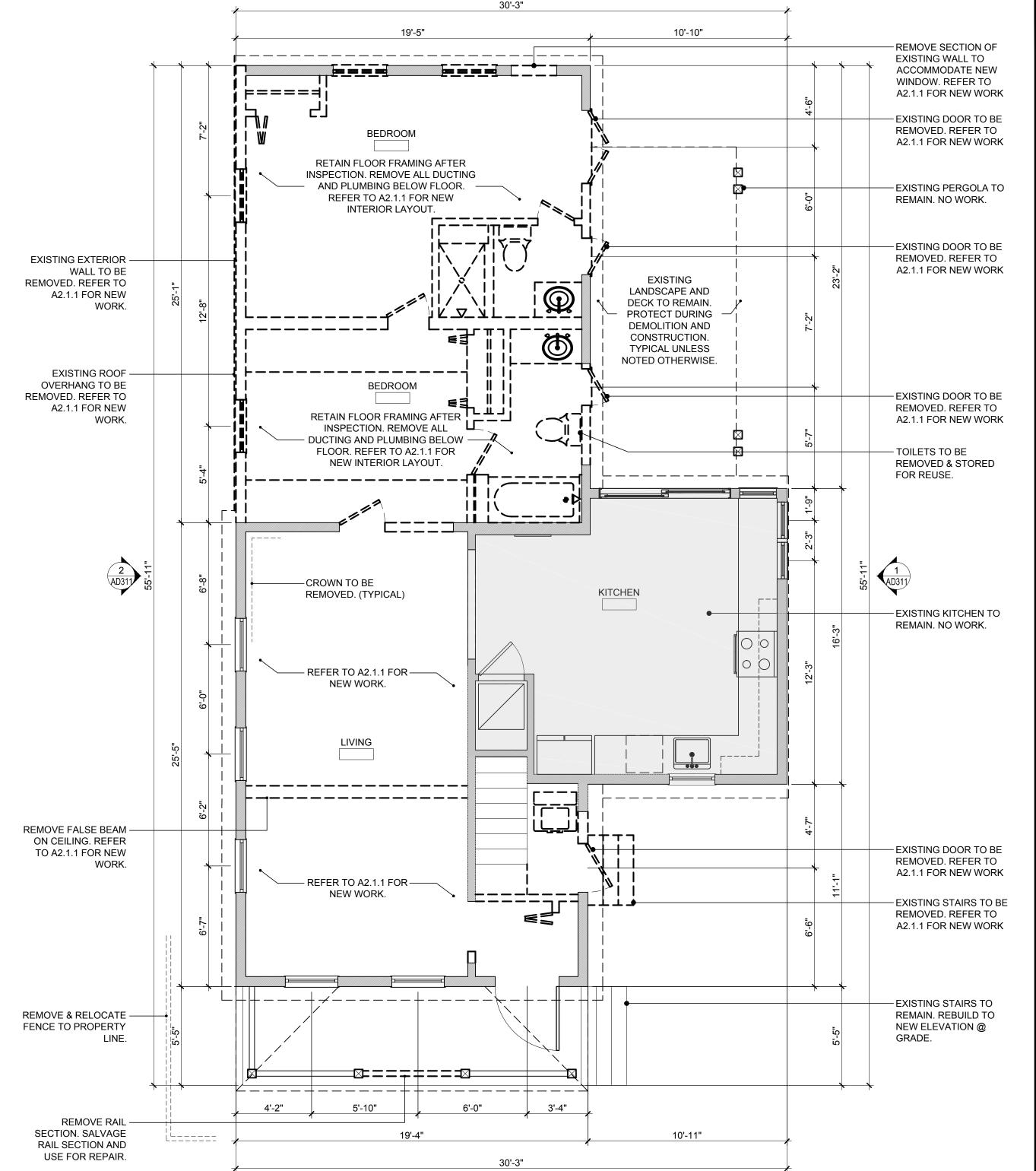
SITE SURVEY-COPY

Sheet Number:

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 EXISTING WORK TO BE PROTECTED AT ALL TIMES FROM WEATHER, DIRT & DEBRIS. 2. DEMOLITION DRAWINGS SHOW SCOPE & INTENT. FIELD VERIFY FOR DETAIL.





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

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

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

Sheet Number:

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Drawing Size | Project #:

DEMOLITION

**FLOOR** 

**PLANS** 

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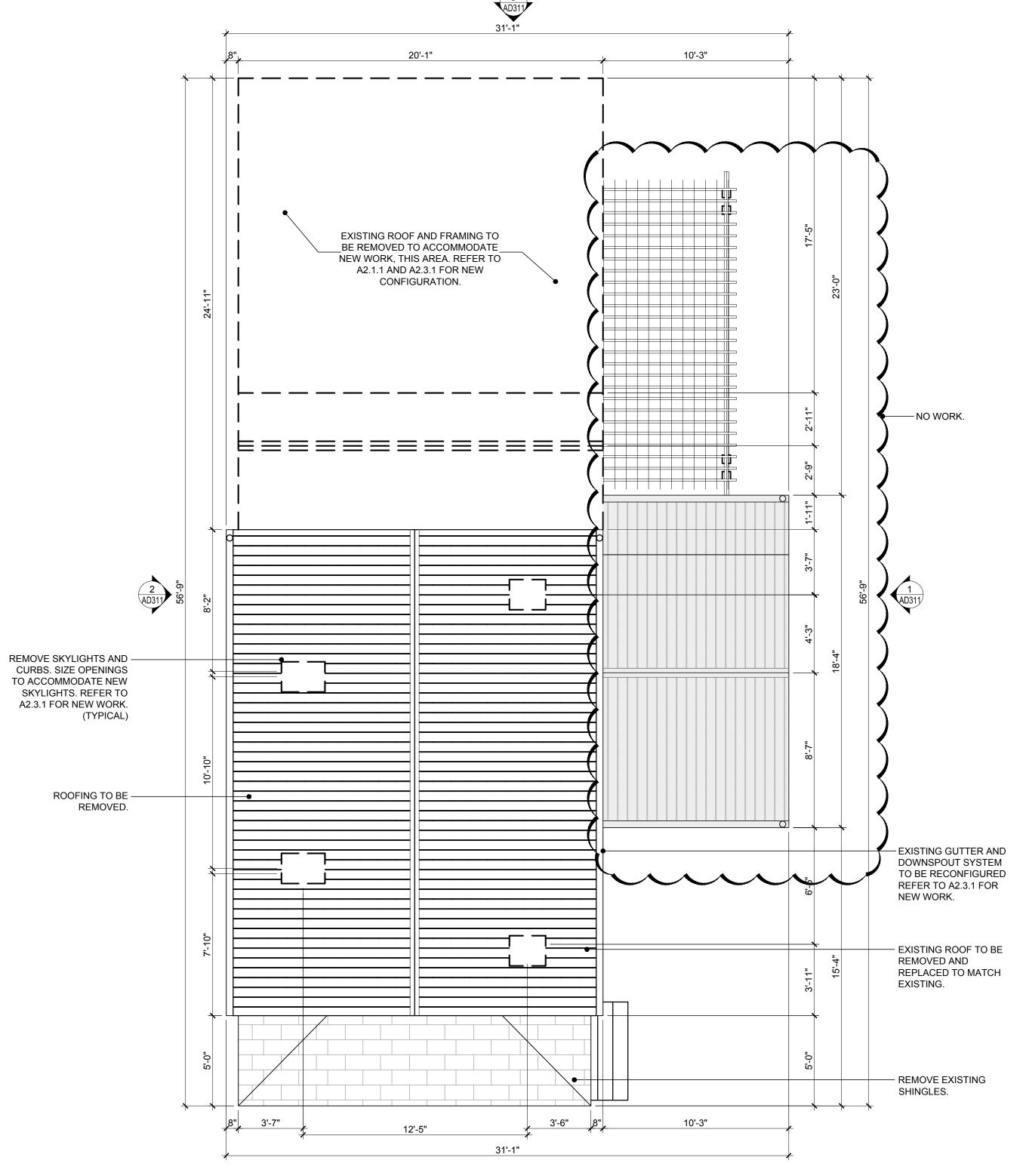
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DEMOLITION SECOND FLOOR PLAN





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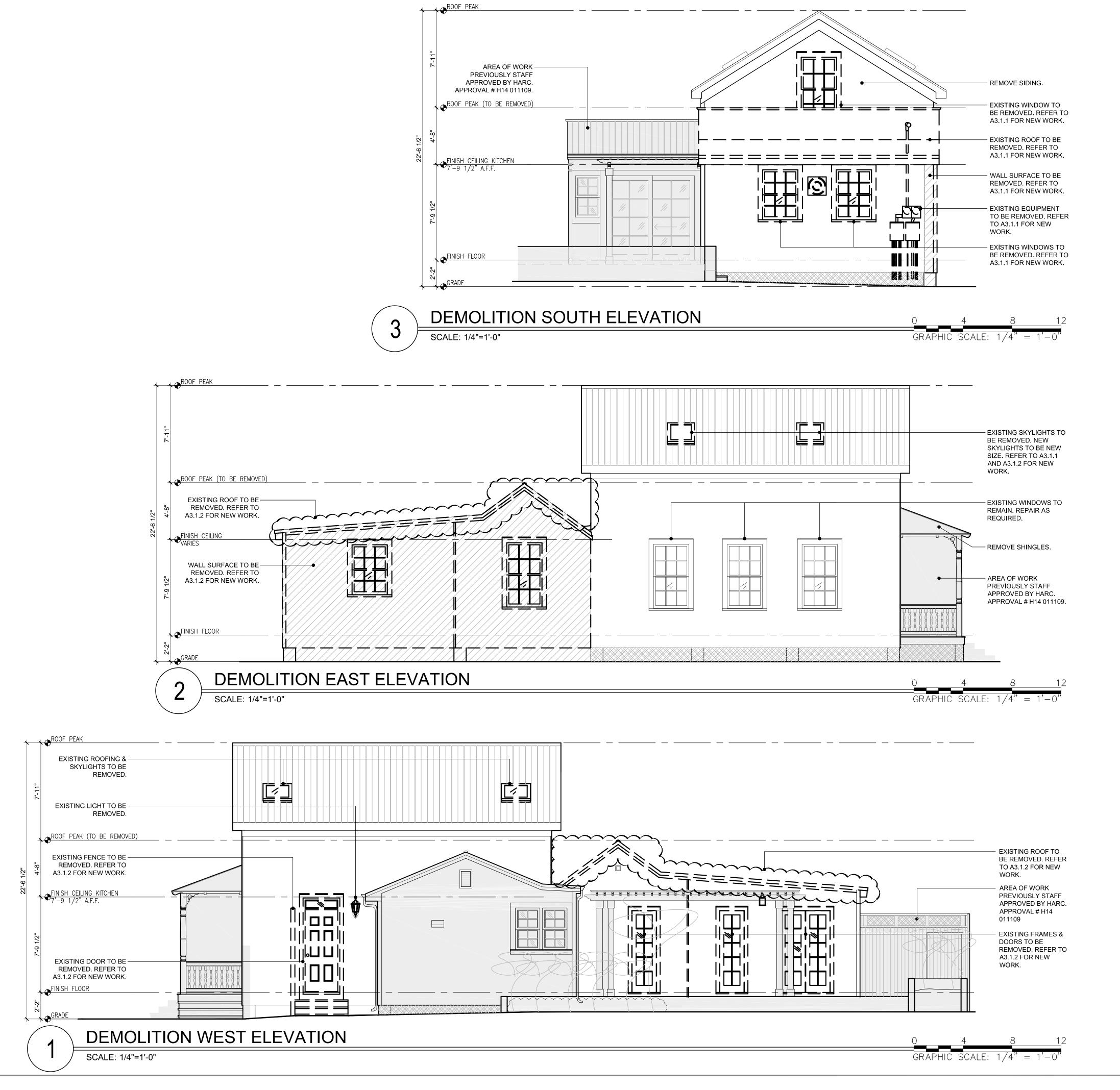
> DEMOLITION ROOF PLAN

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DEMOLITION ROOF PLAN

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



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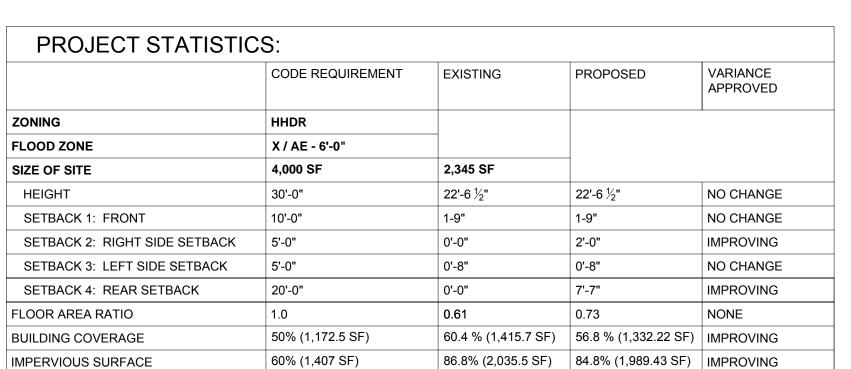
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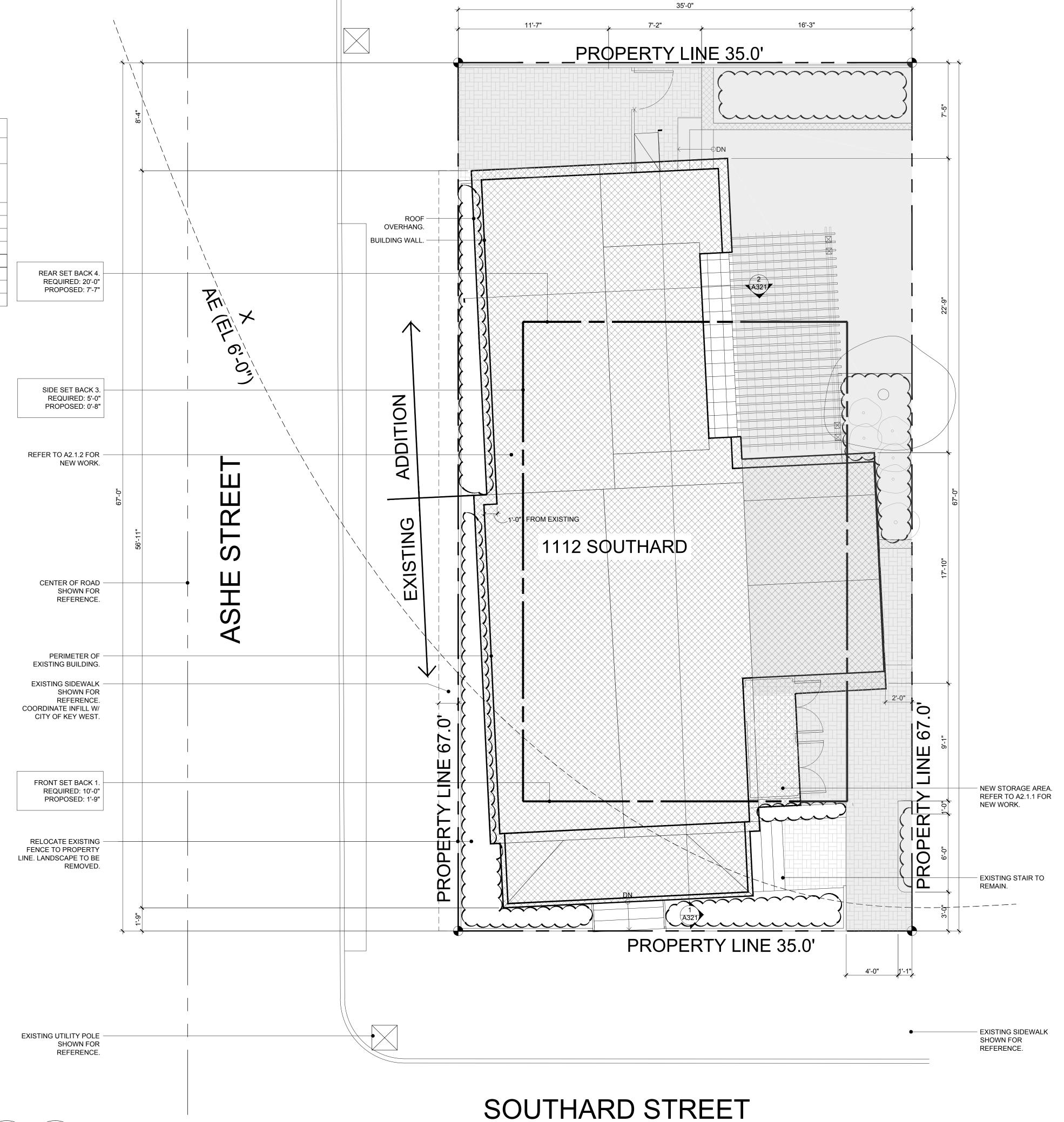
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> DEMOLITION **EXTERIOR ELEVATIONS**

Sheet Number:



SITE PLAN LEGEND									
	BUILDING COVERAGE								
	EXISTING WOOD DECK								
	EXISTING BRICK PAVER								



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SITE PLAN

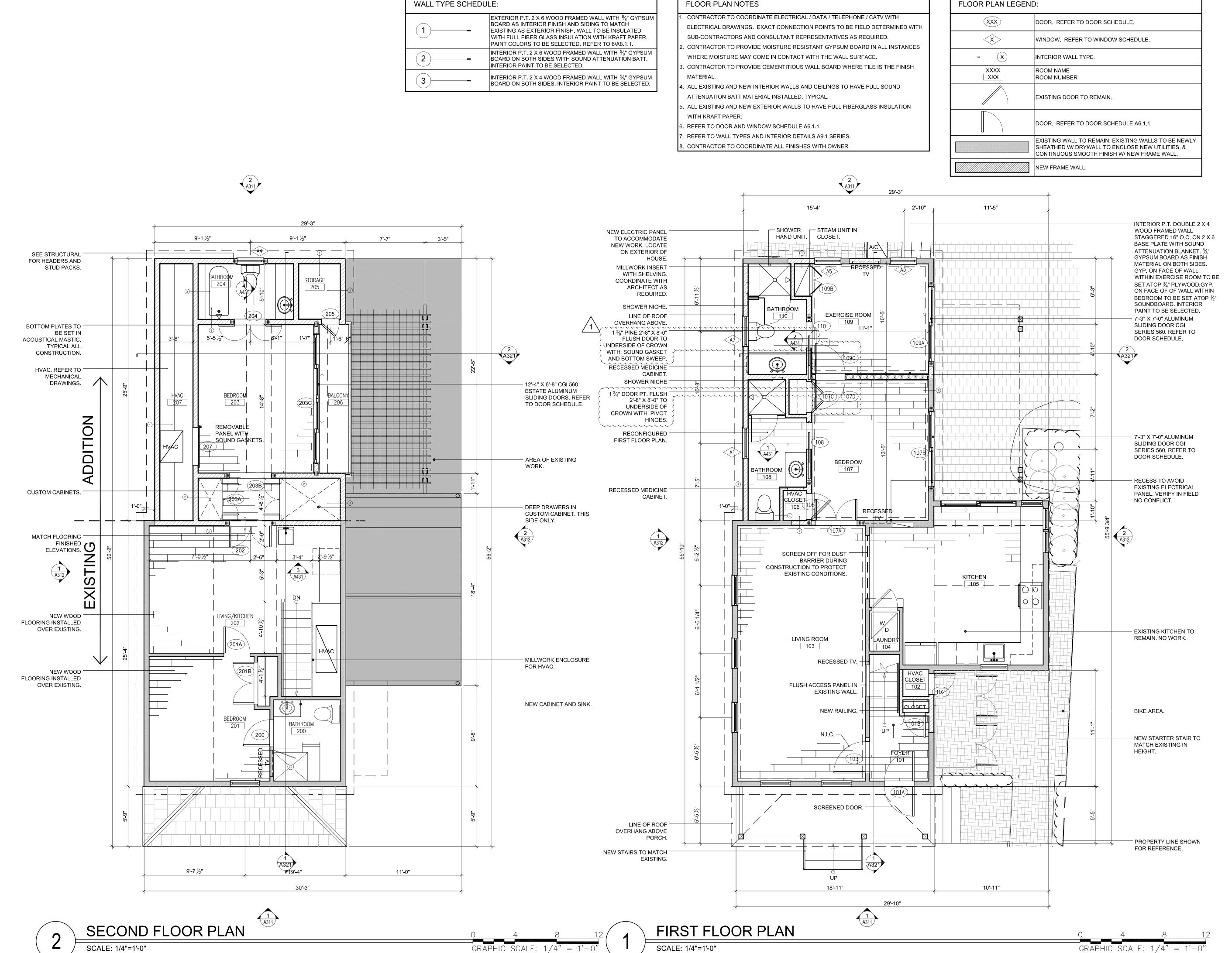
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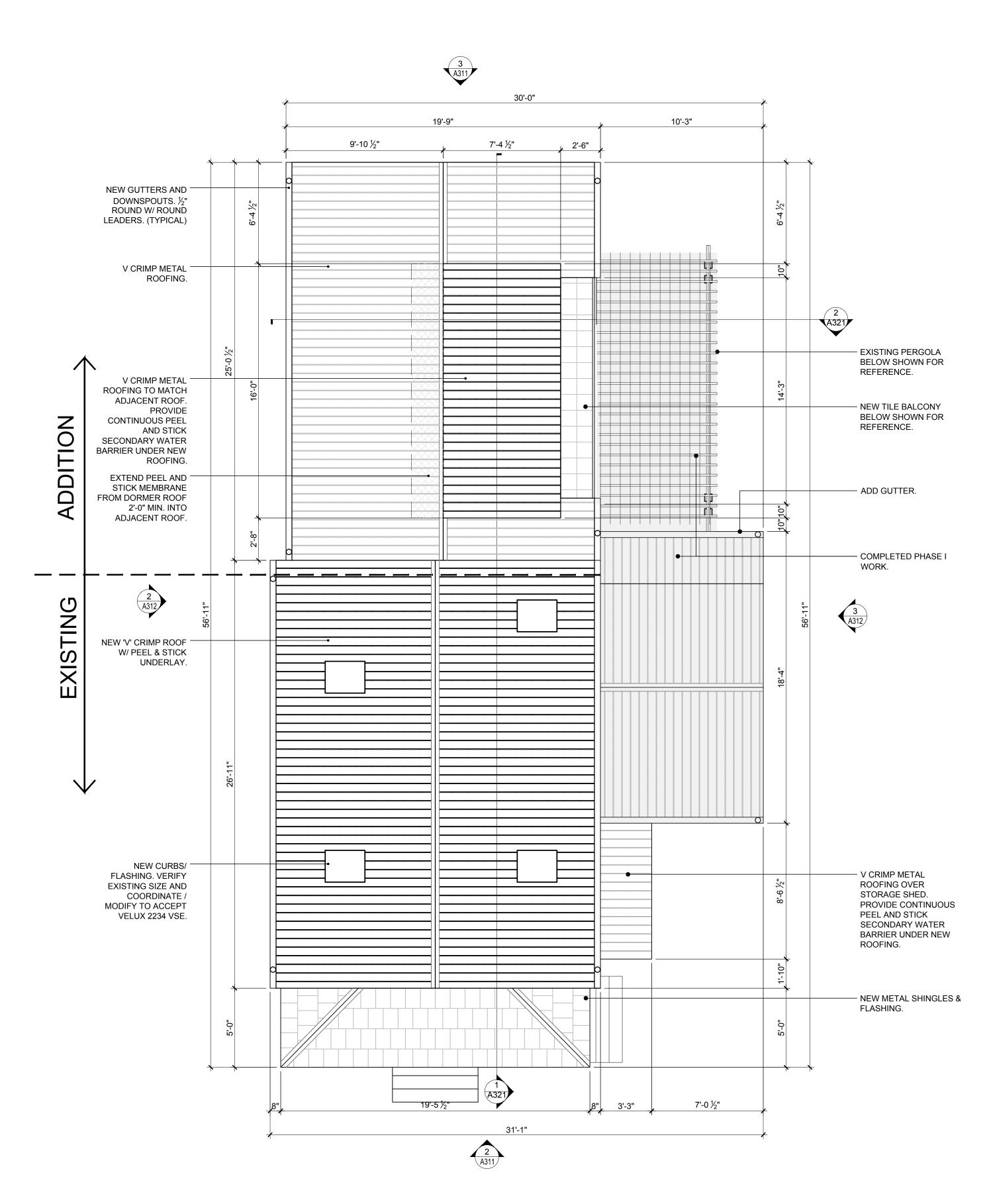
FLOOR PLANS

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**ROOF PLAN** 

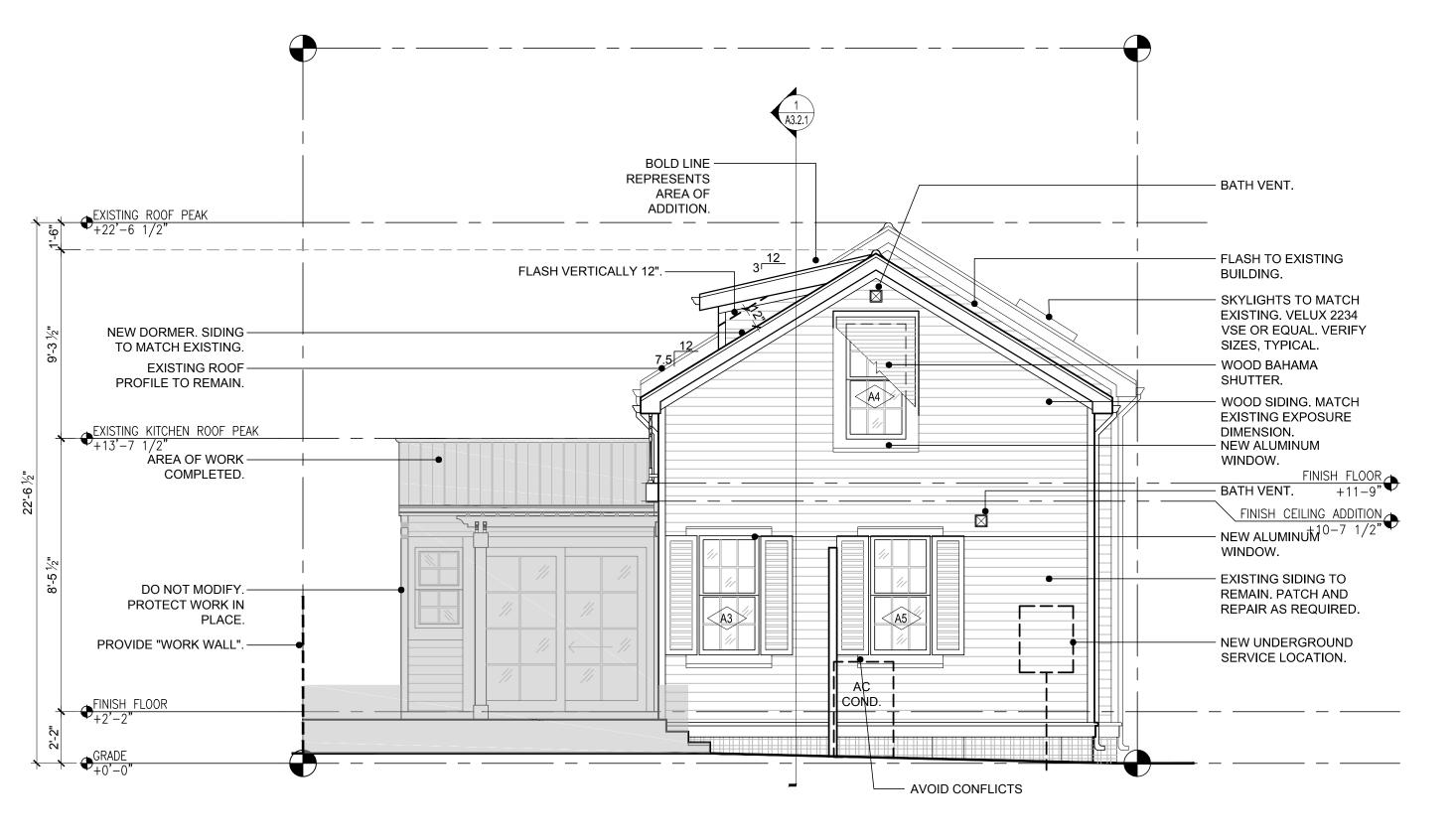
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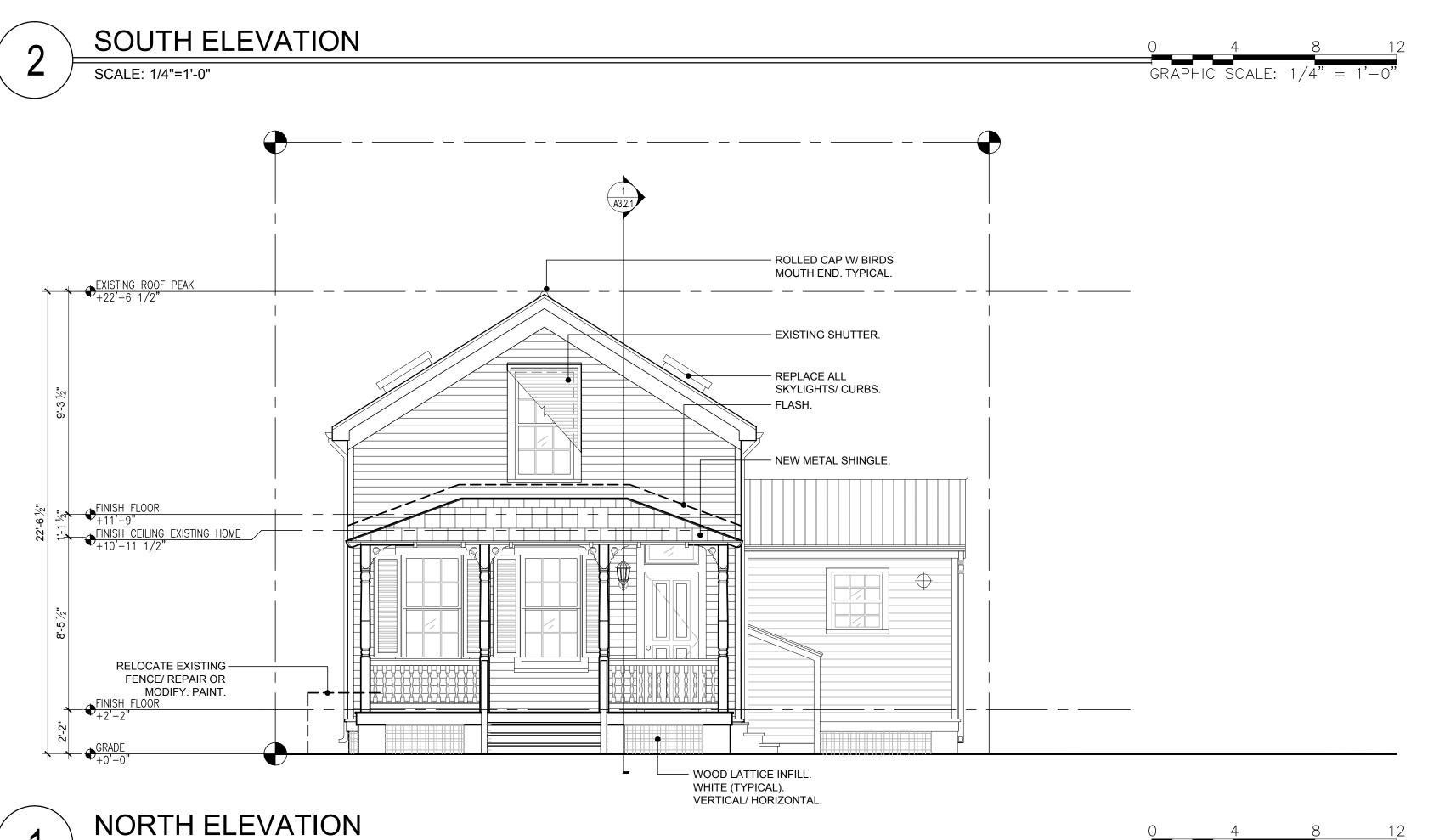
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**ROOF PLAN** SCALE: 1/4"=1'-0"

**NOTE**: ALL SIDING TO BE REPAIRED, REPLACED, NEW; PAINT WHITE. EXISTING SHUTTERS TO BE PROTECTED &

REUSED, NEW SHUTTERS TO MATCH.





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

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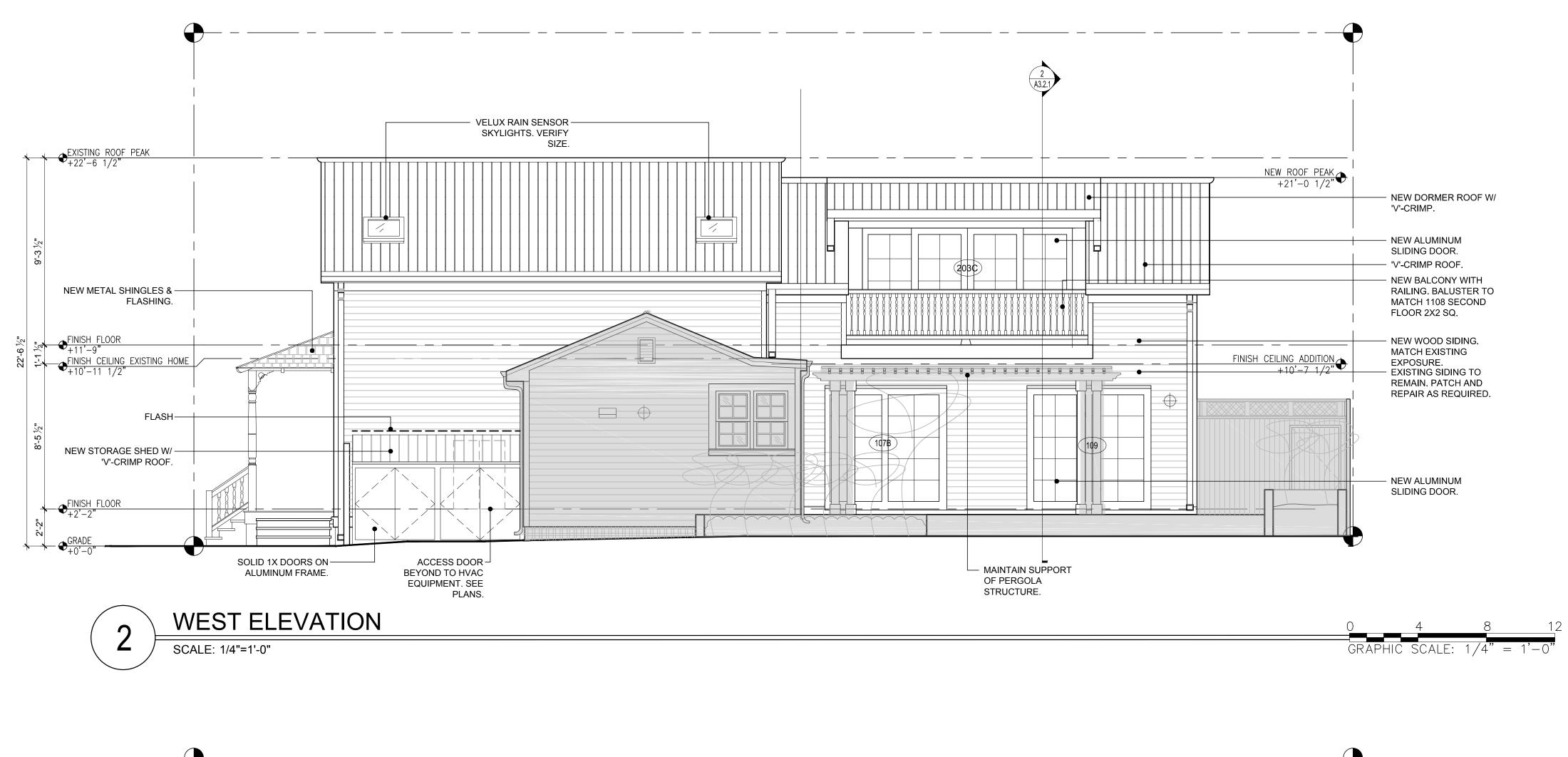
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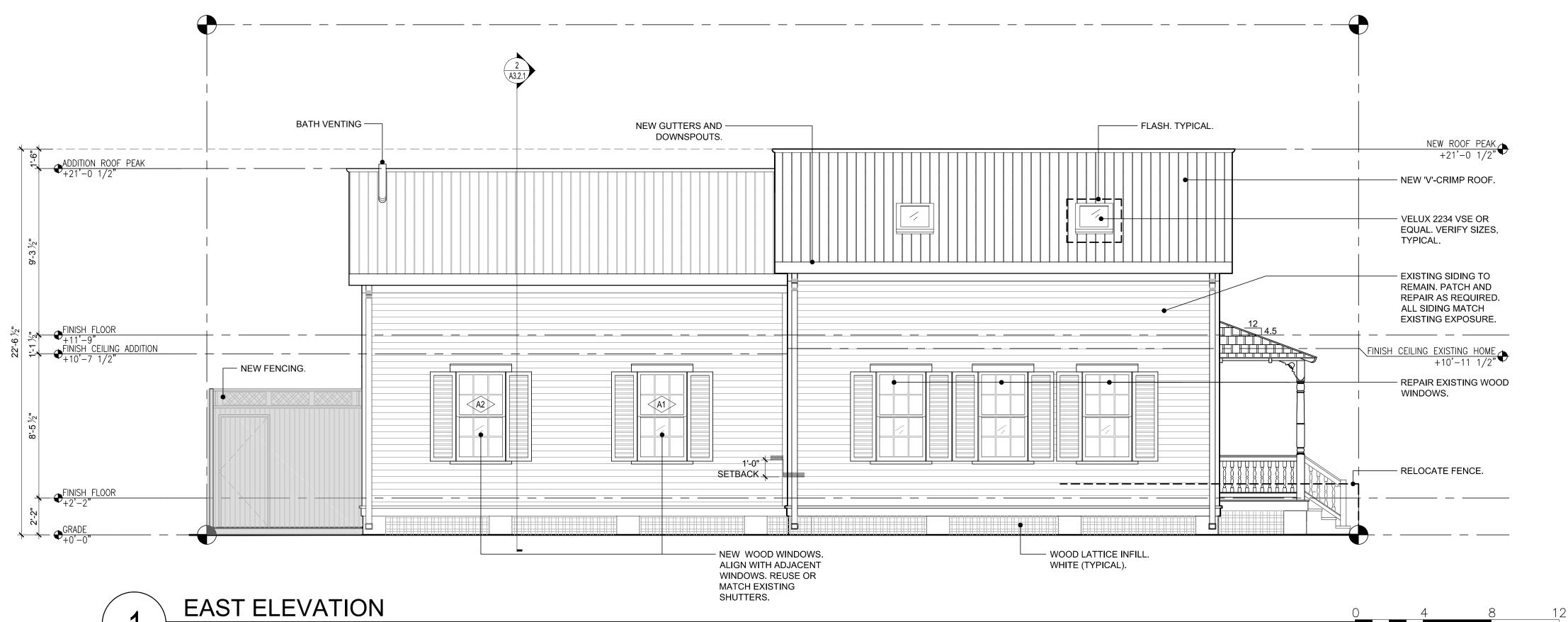
EXTERIOR ELEVATIONS

Sheet Number:

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

A3.1.1





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

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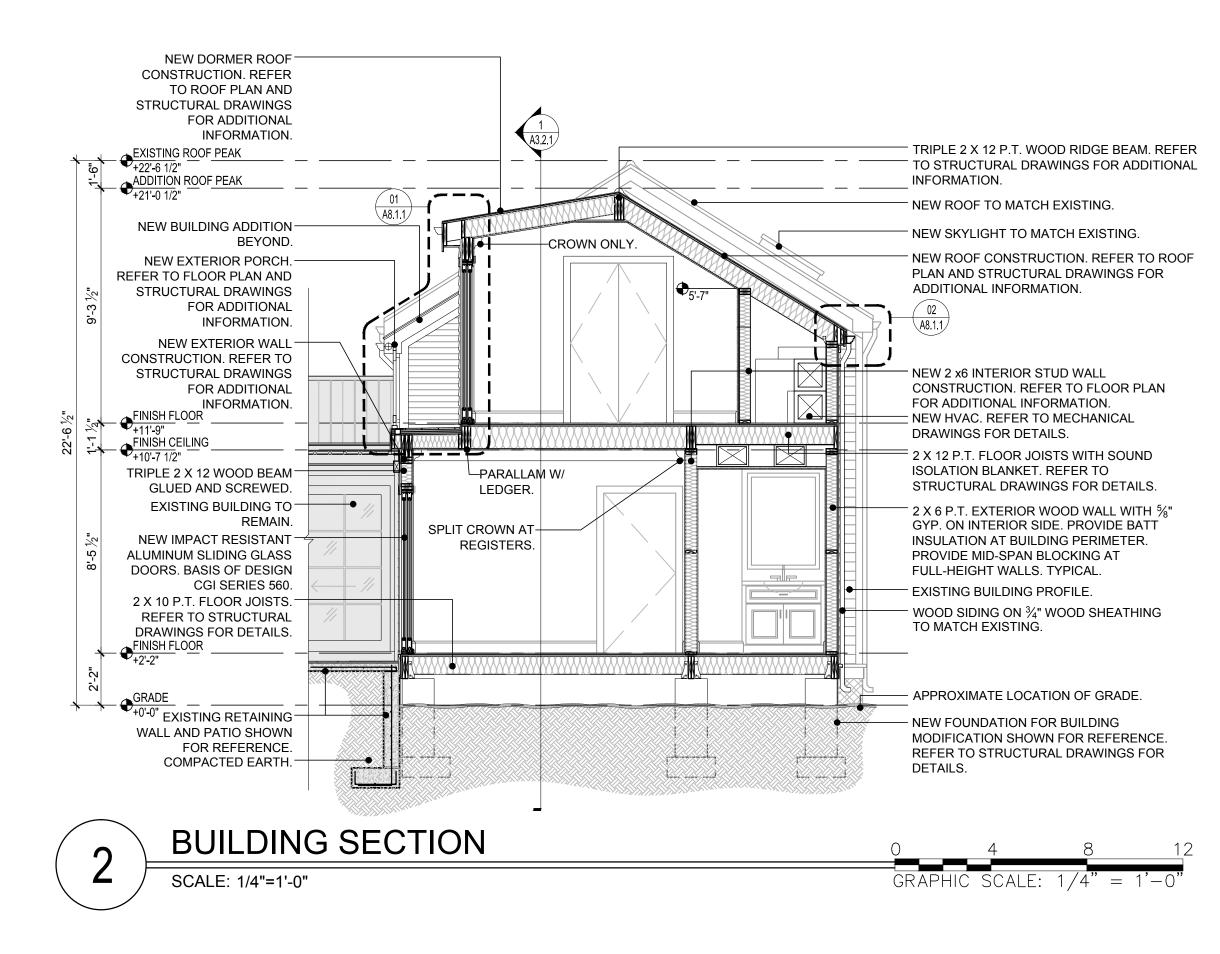
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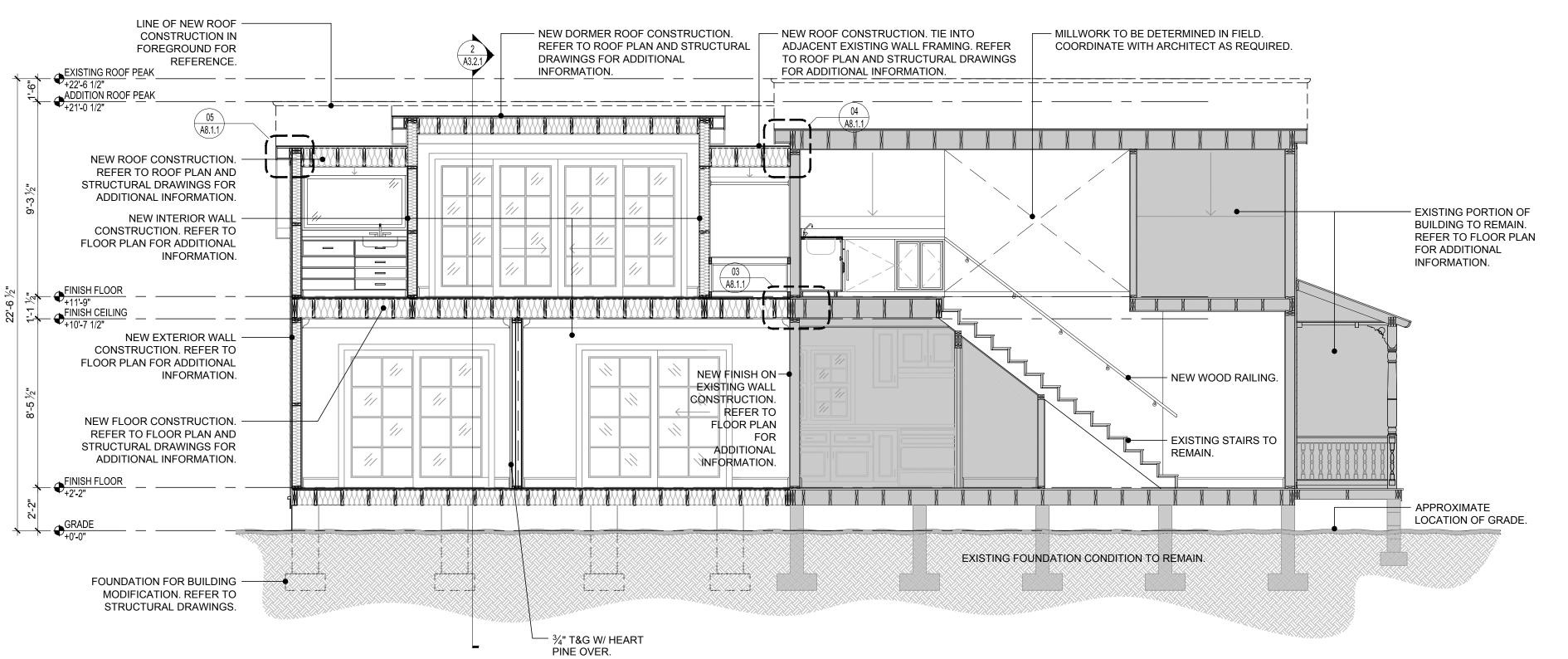
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> **EXTERIOR ELEVATIONS**

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**BUILDING SECTION** 

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BUILDING **SECTIONS** 

Sheet Number:

A3.2.

## 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.

FINI	SH SCHE	DULE				
ROOM NO.	ROOM NAME	WALL	TRIM	CEILING	FLOOR	NOTES
FIRST FLO	OOR	<u>'</u>				
101	FOYER	60% 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 SHELVING 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	<u>'</u>				
200	BATHROOM	60% 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
202	LIVING / KITCHEN			FLAT WHITE	NEW WOOD	& SLIDING DOORS FOR CURTAIN ROD BELOW CROWN.
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 PAIN	TED WHITE		MARINE PLYWOOD PAINTED MARINE GREY	WEATHER PROOF SEALS @ DOORS. BLIND ONLY. LOCK ONLY. MATCH SIDING.
207	HVAC CLOSET	60% OC-15 BM EGGSHELL	SEMI GLOSS WHITE	00-15 BM EGGSHELL	MARINE PLYWOOD GREY MARINE ENAMEL	TAPE & PAINT PRIOR TO HVAC UNIT INSTALL

CROWN.-

FRAMED-

MIRROR.

CABINET &-

SINK W/

FAUCET.

**ROOM 110** 

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

FRAMED MIRROR -WITH 1" BEVEL.

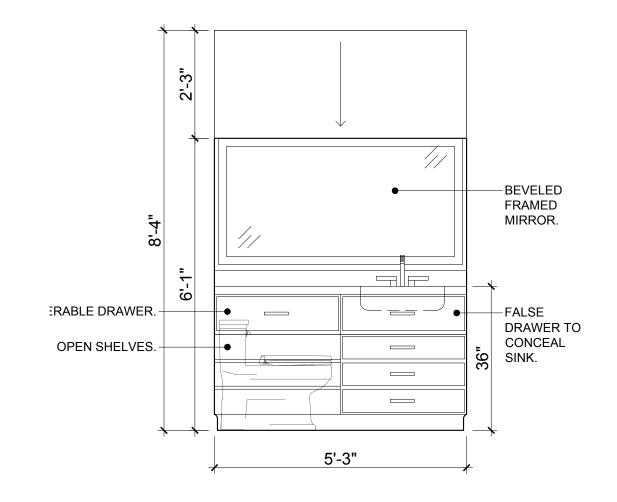
FLUSH MOUNTED-MEDICINE CABINET.

> CABINET & SINK -W/ FAUCET.

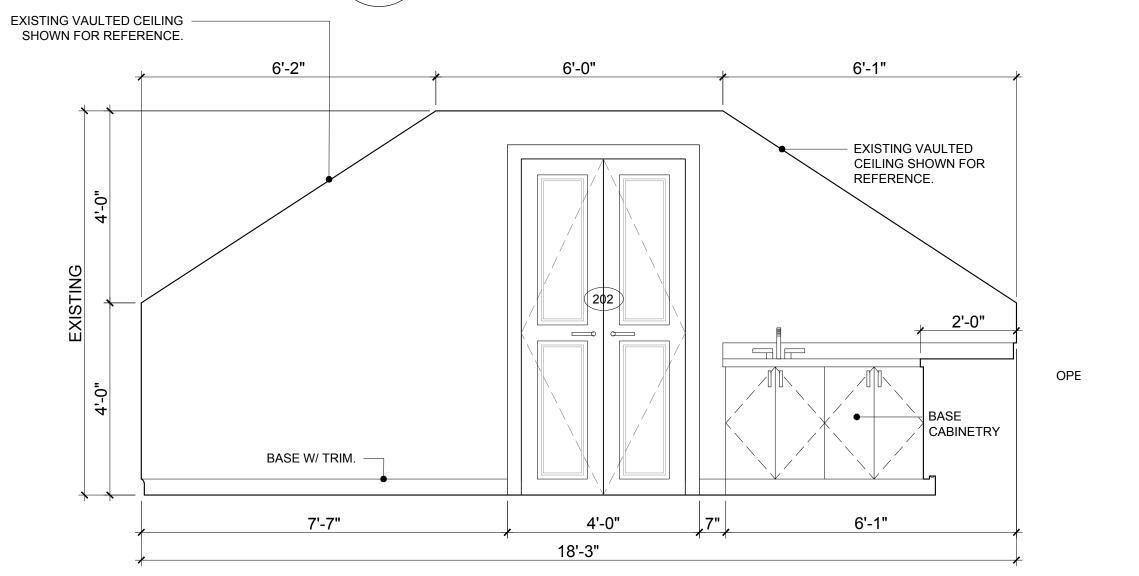
APPLIED LEGS.

LOUVERED FRONT — WITH WHITE PICKLED FINISH. TYPICAL.

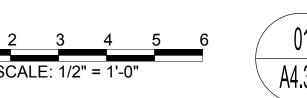
**BATHROOM ELEVATION** 

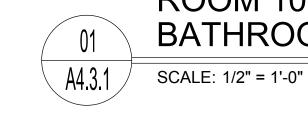












## **ROOM 108** BATHROOM ELEVATION

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

- REUSE EXISTING.

– BASE W/ TRIM.

2'-11"

5'-6"

SHOWER AND -STEAM FAUCET.

—GLASS

SEAT.

BASE W/ TRIM. MATCH

**ENCLOSURE** 

SHOWER.

FOR STEAM /

-CEASERSTONE

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

SILL. TYP.

TRIM &

- REUSE

10'-6"

EXISTING.

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**ENLARGED** INTERIOR ELEVATIONS & SCHEDULES

Sheet Number:

A4.3.

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

COMPUTATIONAL INFORMATION									
180 MPH	Z4/5+	Z4-	Z5-						
COEFF	69.67	74.3	104.8						
EXP	-0.075	-0.068	-0.122						
LAMBDA	ALL ELEV.								
COEFF	0.6833								
EXP	0.2115								

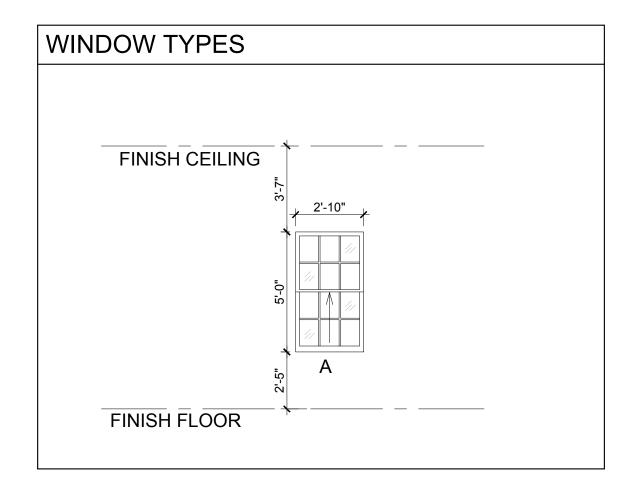
WIND SPEED	180	MPH
EXPOSURE	С	
RISK CATEGORY	11	
ROOF ANGLE	30-45	DEG
MEAN ROOF HT	19	FT
LAMBDA	1.274	

W/D	ID	DESCRIPTION	ELEVATION	WIDTH	HEIGHT	EFF. AREA	ZONE	PRES	SURE
W	I	SKYLIGHT	19	24	30	5.0	4	47.2	-50.9
W	AI, A2, A5	SINGLE HUNG	7	34	60	14.2	4	35.3	-38.4
W	A3	SINGLE HUNG	7	34	60	14.2	5	35.3	-46.9
W	A4	SINGLE HUNG	16	34	60	14.2	4	42.1	-45.7
D	101	IN-SWING	5	34	80	18.9	5	32.2	-42.2
D	102	OUTSWING	4	24	36	6.0	5	33.5	-46.3
D	107B	SLIDING	5	87	84	50.8	4	29.9	-32.8
D	109	SLIDING	5	87	84	50.8	5	29.9	-37.4
D	203C	SLIDING	15	148	80	82.2	5	36.4	-44.5
D	205	OUTSWING	15	20	84	11.7	5	42.1	-56.5

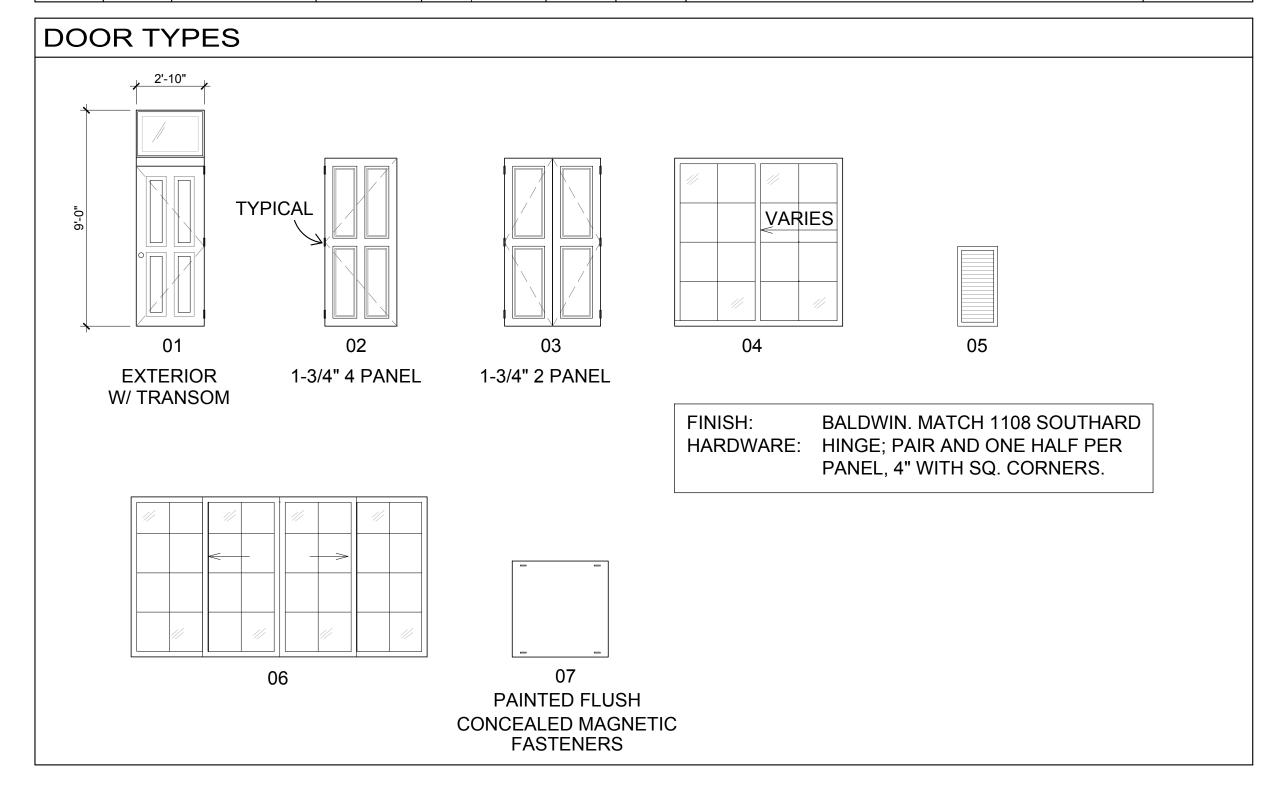
## GENERAL NOTES

- 1. ALL DIMENSIONS LOCATED ON THE DOOR TYPES ARE NOMINAL.
  REFER TO SPECIFICATION FOR ACTUAL SIZES.
  - ALL DIMENSIONS LOCATED ON THE WINDOW TYPES ARE NOMINAL. REFER TO SPECIFICATION FOR ACTUAL SIZES.
  - 3. THE CONTRACTOR SHALL VERIFY SPECIFIC ROUGH OPENING SIZES PRIOR TO ORDERING ALL DOORS AND WINDOWS AND CONFIRM SIZES OF EACH OPENING PRIOR TO INSTALLATION.
  - 4. ALL DOOR TRACKS TO BE RECESSED FOR FLUSH TRANSITION
    APPEARANCE, UNLESS NOTED OTHERWISE. POCKET DOORS- TRIM
    HEIGHTS TO BE SAME AS STANDARD DOORS NECESSITATING TRACKS
    & DOOR (LARGER) SIZE TO BE MOUNTED HIGHER THAN NOMINAL
    DIMENSION.
  - 5. ALL INTERIOR DOORS TO BE 1-3/4" SOLID PANEL DOORS UNLESS NOTED OTHERWISE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
  - 6. SCHEDULE ABBREVIATIONS: MANUF MANUFACTURER
    SLIDER SLIDER DOOR HARDWARE
    PR PAIR

WINDO	OW SCH	HEDULE				
	WINDOW	WINDOW SIZE	FRAME	BASIS OF DESIGN	REMARKS	NOA
NO.	TYPE	NOMINAL	MATR. FINISH	Bridio of Bedioit	TALIVII WAXO	NOA
A1	Α	2'-10 1/2" X 5'-0"	PAINTED WOOD	HURD. WOOD INSULATED W/ SIMULATED DIVIDED LITES. INSULATED GLASS	TRADITIONAL PROFILE	N/A
A2	]					SHUTTERED
A3	1					
A4	1					
	1					



DOOR ROOM NO.	ROOM	DOOR			GLAZING	HARDWARE	BASIS OF DESIGN /	NOA		
X			NOMINAL	TYPE	FIN	GL/ T	HARI	REMARKS		
FIRST FLO	OOR		•	•	1	•	•		•	
101A	101	FOYER	2'-10" X 6'-8"	01	STAIN		HINGE	W/ TRANSOM IN EXISTING FRAME, INTERIOR SWING + SCREEN DOOR.		
101B	101	FOYER CLOSET	2'-0" X 7'-0"	02	PAINT				N/A	
102	102	HVAC CLOSET	2'-0" X 3'-0"	05	SIDING		HINGE	ACCESS DOOR W/ MATCHING SIDING. FLUSH	N/A	
103	103	LIVING ROOM	3'-0" X 7'-0"	02	PAINT		HINGE	DO NOT PROVIDE	N/A	
106	106	HVAC CLOSET	2'-6" X 7'-0"	02	PAINT		HINGE		N/A	
107A	107	BEDROOM	4'-0" X 7'-0" PR	03	PAINT		HINGE		N/A	
107B	107	BEDROOM	7'-3" X 7'-0"	04	WHITE	INSUL.	SLIDER	INSULATED GLASS LH (FROM EXTERIOR) FULL PROFILE MUNTINS	12-0319.04	
107C	107	BEDROOM CLOSET	3'-0" X 7'-0" PR	03	PAINT		HINGE		N/A	
108	108	BATHROOM	3'-0" X 7'-0"	02	PAINT		SLIDER		N/A	
109A	109	EXERCISE ROOM	7'-3" X 7'-0"	04	WHITE	INSUL.	SLIDER	INSULATED GLASS RH (FROM EXTERIOR) FULL PROFILE MUNTINS	12-0319.04	
109B	109	EXERCISE ROOM	2'-6" X 7'-0" PR	03	PAINT		HINGE		N/A	
110	110	BATHROOM	3'-0" X 7'-0"	02	PAINT		SLIDER		N/A	
SECOND	FLOOR									
200	200	BATHROOM	3'-0" X 7'-0"	02	PAINT		HINGE		N/A	
201A	201	BEDROOM	2'-6" X 7'-0"	02	PAINT		HINGE		N/A	
201B	201	BEDROOM CLOSET	4'-0" X 7'-0" PR	03	PAINT		HINGE		N/A	
202	202	LIVING/KITCHEN	4'-0" X 6'-8" PR	03	PAINT		HINGE		N/A	
203A	203	BEDROOM CLOSET	3'-0" X 6'-8" PR	03	PAINT		HINGE		N/A	
203B	203	BEDROOM CLOSET	3'-0" X 6'-8" PR	03	PAINT		HINGE		N/A	
203C	203	BEDROOM	12'-0" X 6"-8"	06	WHITE	INSUL.	SLIDER	CGI ESTATE SERIES W/ INSULATED GLASS.	12-0319.04	
204	204	BATHROOM	3'-0" X 6'-8" PR	03	PAINT		HINGE		N/A	
205	205	STORAGE	1'-8" X 3'-4"	05	SIDING		HINGE	ACCESS DOOR W/ MATCHING SIDING. FLUSH	N/A	
207	207	HVAC CLOSET	4'-0" X 4'-0"	07	PAINT		MAGNETIC	1-3/4" FLUSH PANEL. FULL SOUND GASKETS. CONCEALED HARDWARE	N/A	



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Approvals:

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

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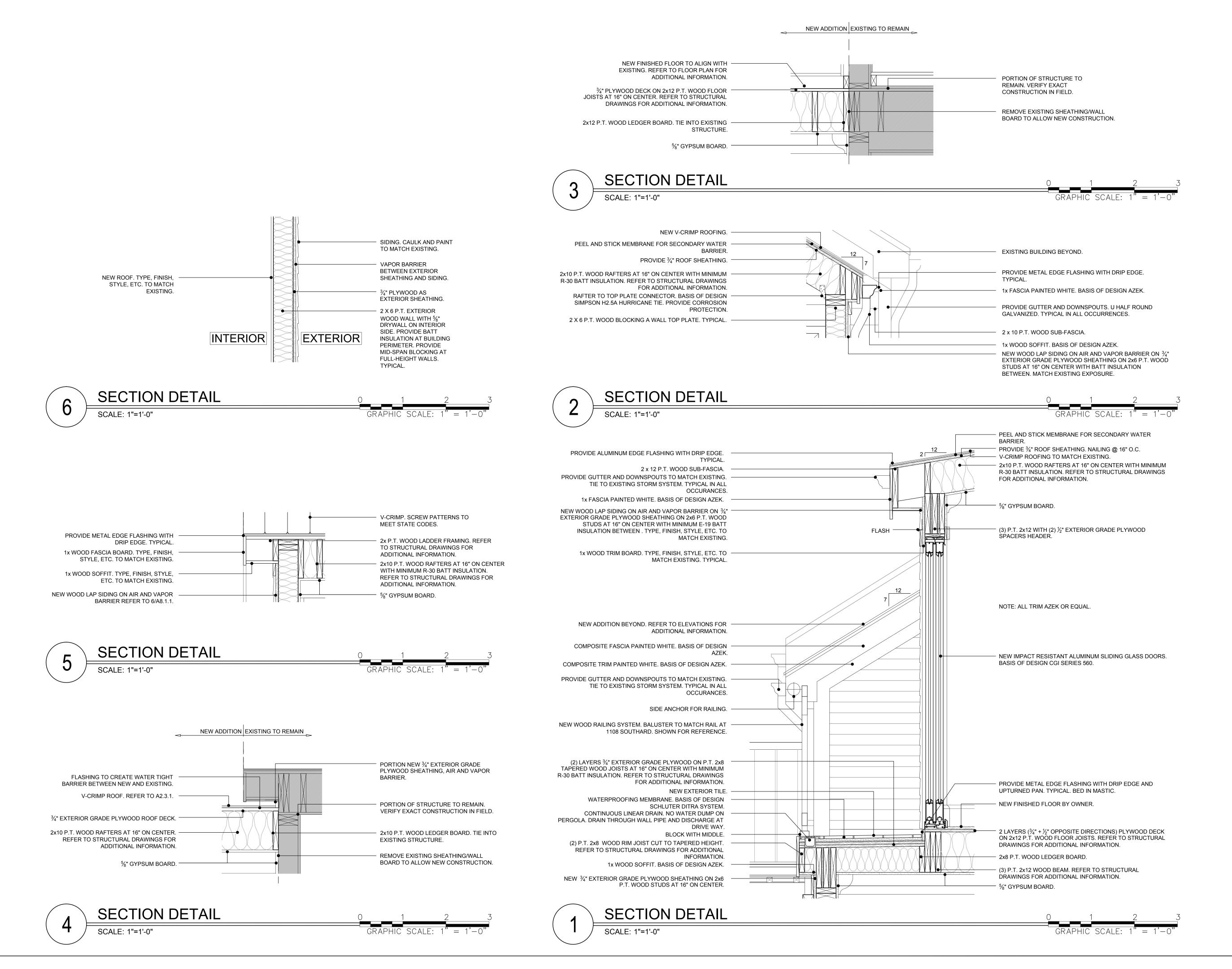
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DOOR & WINDOW SCHEDULES

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SECTIONS AND DETAILS

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## **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:

- . 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 1-1/2"

- 4. LAP SPLICE CONTINUOUS VERTICAL OR HORIZONTAL BARS IN CONCRETE MEMBERS IN ACCORDANCE WITH ACI 318, LATEST EDITION, FOR CLASS "B" TENSION LAP SPLICES. DO NOT SPLICE CONTINUOUS TOP BARS IN BEAMS AT ENDS OF CLEAR SPANS. DO NOT SPLICE CONTINUOUS BOTTOM BARS IN BEAMS IN CLEAR SPANS BETWEEN SUPPORTS. SHOW ALL SPLICES ON SHOP DRAWINGS. SPLICE LOCATIONS AND METHODS SUBJECT TO APPROVAL OF STRUCTURAL
- 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 AC58. 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 20/20 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.

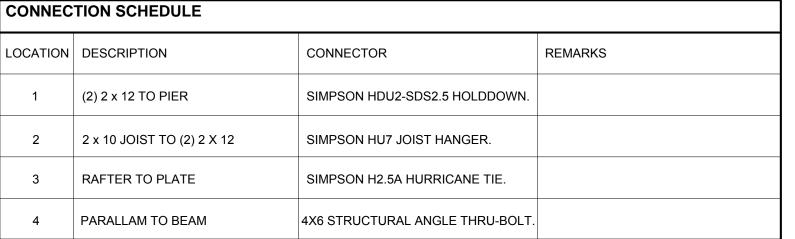
## **ANCHOR RODS:**

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.

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

## 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.



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

## **GENERAL NOTES**

- . CONTRACTOR TO COORDINATE WITH FLOOR PLANS TO ROUGH IN PLUMBING. . ALL FLOOR JOISTS TO BE #2 SYP -PT.
  - CONTRACTOR TO PROVIDE ISOLATION BETWEEN DISSIMILAR METALS AND WHERE
  - WOOD MEETS CONCRETE.
  - ALL CONCRETE TO BE 5.000 PSI UNLESS SPECIFIED OTHERWISE. . PROVIDE MID SPAN BLOCKING AT ALL WALL, FLOOR AND ROOF FRAMING.

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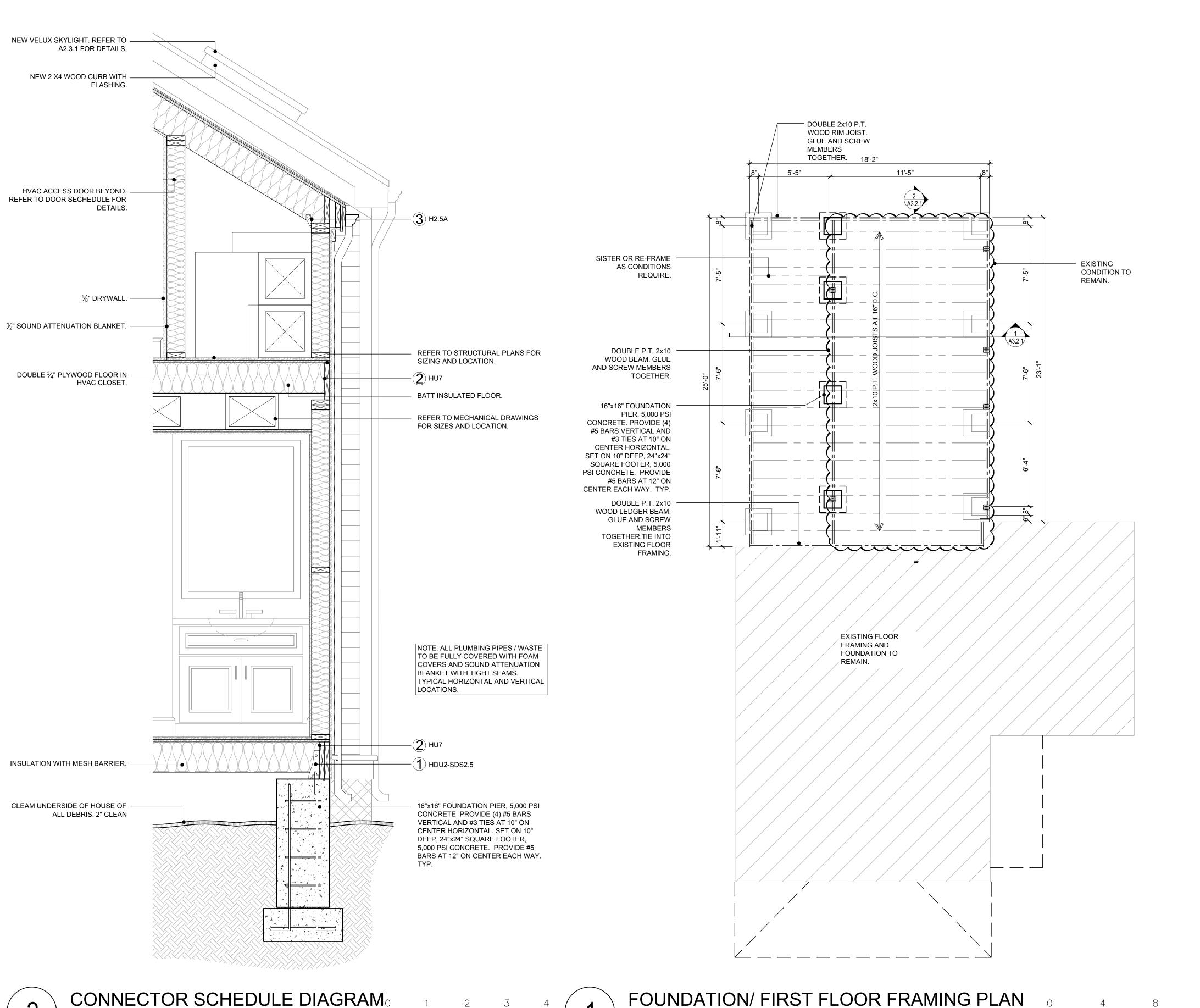
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SCALE: 1/4"=1'-0"

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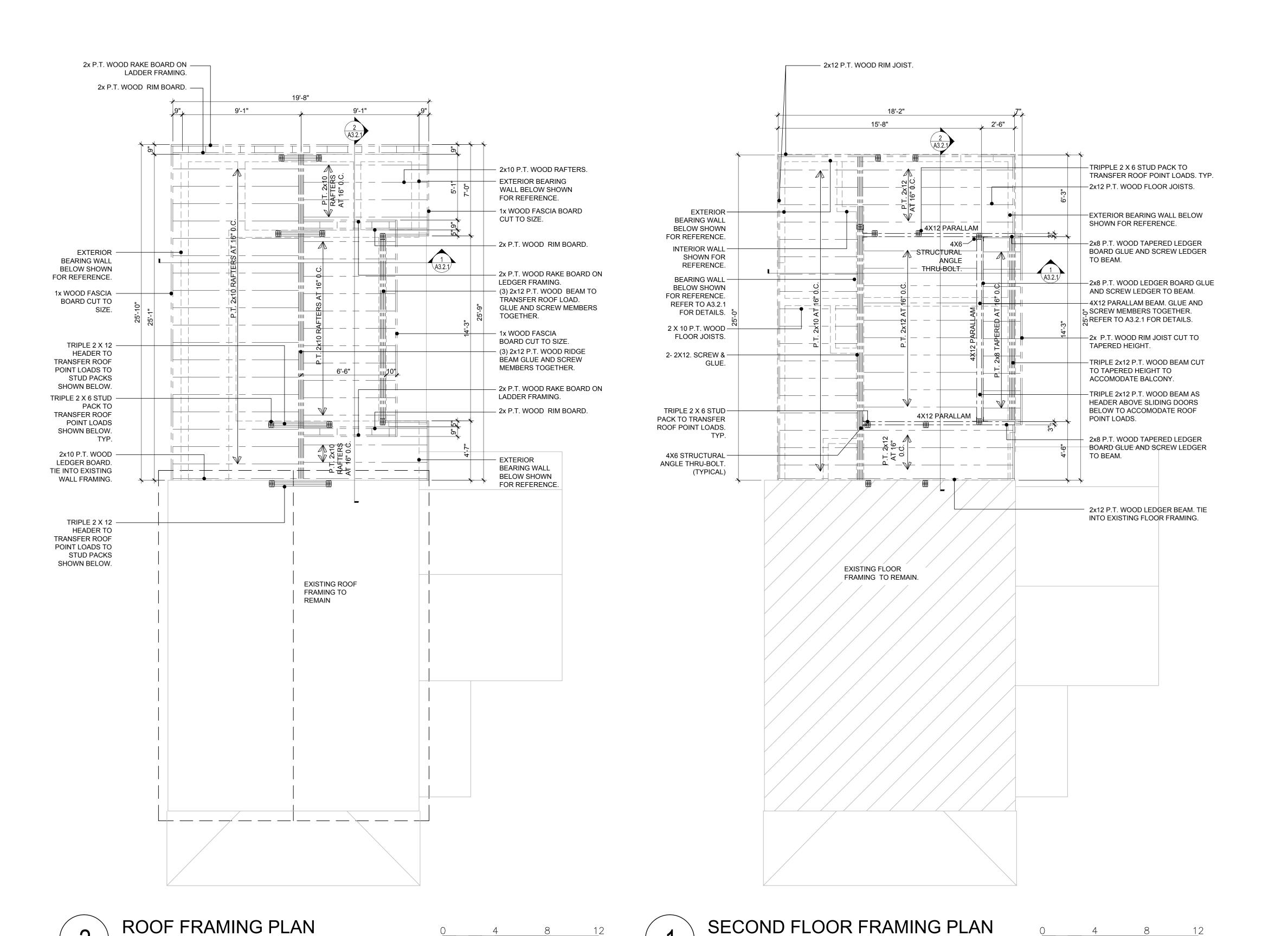
GRAPHIC SCALE: 1/4" = 1'-0

## **GENERAL NOTES**

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

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

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SECOND FLOOR AND **ROOF FRAMING** PLAN

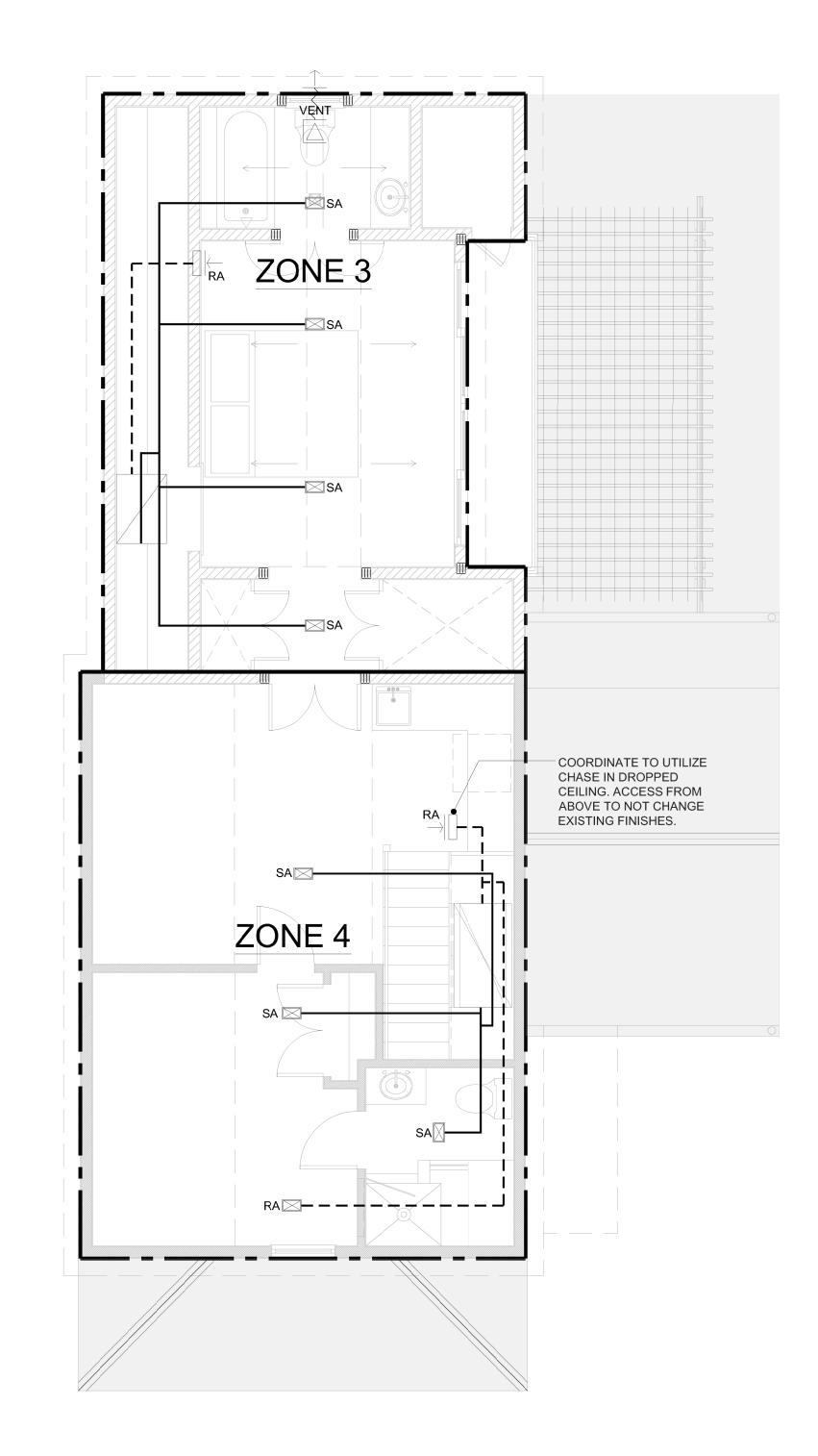
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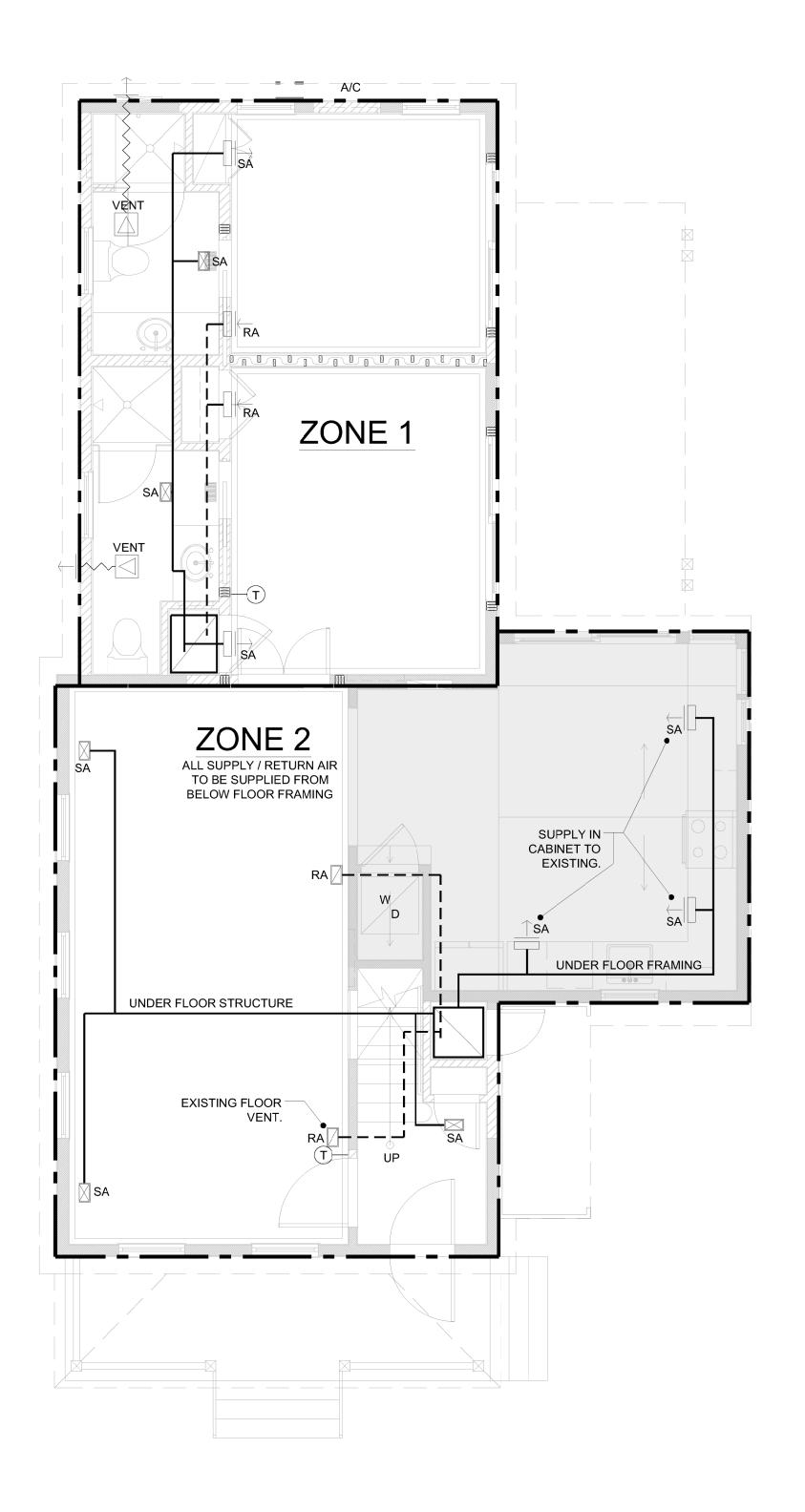
## MECHANICAL NOTES

- 1. ALL WORK TO BE PERFORMED BY LICENSED, INSURED CONTRACTORS IN ACCORDANCE
- WITH ALL APPLICABLE CODES AND ORDINANCES.
- 2. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND COORDINATE WITH ARCHITECT BEFORE PROCEEDING.

ZONE DESIGNATION

- 8. REFER TO REFLECTED CEILING PLANS CEILING HEIGHTS.
- 4. ALL MECHANICAL SHOWN FOR CONCEPT. MECHANICAL CONTRACTOR TO MODIFY AS REQUIRED TO PROVIDE SYSTEM COMPLIANT WITH LOCAL, STATE AND NATIONAL
- 5. SUPPLY AND RETURN SHOWN FOR INTENT. DUCTS TO BE FIELD LOCATED IN CEILING,
- MECHANICAL SPACES AND UNDER FLOOR FRAMING AS REQUIRED.
- 6. PROVIDE VENT TO EXTERIOR FOR EXHAUST FANS, AS REQUIRED. 7. CONTRACTOR TO OBTAIN ALL PERMITS PRIOR TO START OF CONSTRUCTION.
- 8. CONTRACTOR TO PROVIDE ALL DAMPERS, ETC. REQUIRED TO BALANCE THE AIR SYSTEM.
- 9. TEMPERATURE CONTROL WIRING BY HVAC CONTRACTOR.
- 10. CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP, MATERIAL, & SYSTEMS FOR A
- PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OR PER MANUFACTURER IF
- 11. ALL PLUMBING FIXTURE SELECTIONS AS SPECIFIED BY OWNER. 12. CONTRACTOR TO SCHEDULE LAYOUT REVIEW MEETING W/ MECHANICAL
- SUB-CONTRACOTR AND ARCHITECT.
- 13. ALL VENTS TO EXTERIOR TO BE EXTERIOR RATED AND SEALED. LOCATE IN INCONSPICUOUS LOCATION AND COORDINATE WITH ELEVATIONS.
- 14. CONTRACTOR SHALL TEST & BALANCE COMPLETE SYSTEM PRIOR TO C.O.
- 15. THERMOSTAT LOCATIONS TO BE APPROVED BY ARCHITECT.
- 16. EQUIPMENT TO BE MOUNTED ON RESILIENT ISOLATION PADS W/ DRIP TRAYS DRAINED
- 17. ALL ELECTRICAL, CONDENSATE LINES, AND EXCHANGE LINES TO BE CONCEALED.





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**MECHANICAL** LAYOUT **PLANS** 

Sheet Number:

M2.1. Date: February 06, 2015

SECOND FLOOR MECHANICAL LAYOUT PLAN \_\_ SCALE: 1/4"=1'-0"

FIRST FLOOR MECHANICAL LAYOUT PLAN \_

## 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
- 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.

  3. 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 EXAMINATION OR OF ANY ERROR ON HIS PART.
- 4. 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.
- 5. 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 FIRESTOPPED PRIOR TO FINISH PATCHING. ALL PENETRATIONS SHALL BE FIRE SEALED TO MATCH THE FIRE RATING OF THE FLOORS, SHAFTS, AND WALLS PENETRATED.
- 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 AND CONDUIT 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 BENOVATED.
- 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.
   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.
- 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

THE BIDDING OF THIS WORK WILL CONTEMPLATE THE USE OF

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.
- CAUSING THE DAMAGE.

  2. EACH CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO OTHER WORK CAUSED BY HIS WORK OR THROUGH THE NEGLECT 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 WCRK 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
- 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
- GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLES SHALL BE PROVIDED WHERE INDICATED.
- 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.
- COLORS OF DEVICES SHALL BE SELECTED BY ARCHITECT.
   WIRING DEVICES SHALL BE SPECIFICATION GRADE, AS MANUFACTURED BY HUBBELL, PASS & SEYMOUR, ARROW HART, LEVITON AND GENERAL ELECTRIC.

## H. LUMINAIRES AND LAMPS

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

## III. EXECUTION

## A. GENERAL MISCELLANEOUS

SAVING TYPE.

- ALL CONDUIT RUN IN FINISHED AREAS SHALL BE CONCEALED. CONDUIT SMALLER THAN 3/4" SHALL NOT BE USED FOR ANY CIRCUIT HOMERUNS.
   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
- 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 NECESS
- 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 OWNER'S 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

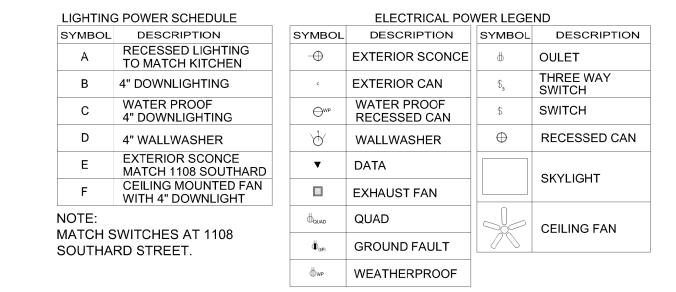
- 1. GROUND ALL CONDUITS, CABINETS, MOTORS, PANELS, AND OTHER EXPOSED NON-CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH NEC ARTICLE 250.
- IN ACCORDANCE WITH NEC ARTICLE 250.
   BOND METAL WATER PIPING AND OTHER METAL PIPING (INCLUDING GAS PIPING) AND EXPOSED STRUCTURAL METAL IN ACCORDANCE WITH NEC ARTICLE 250.

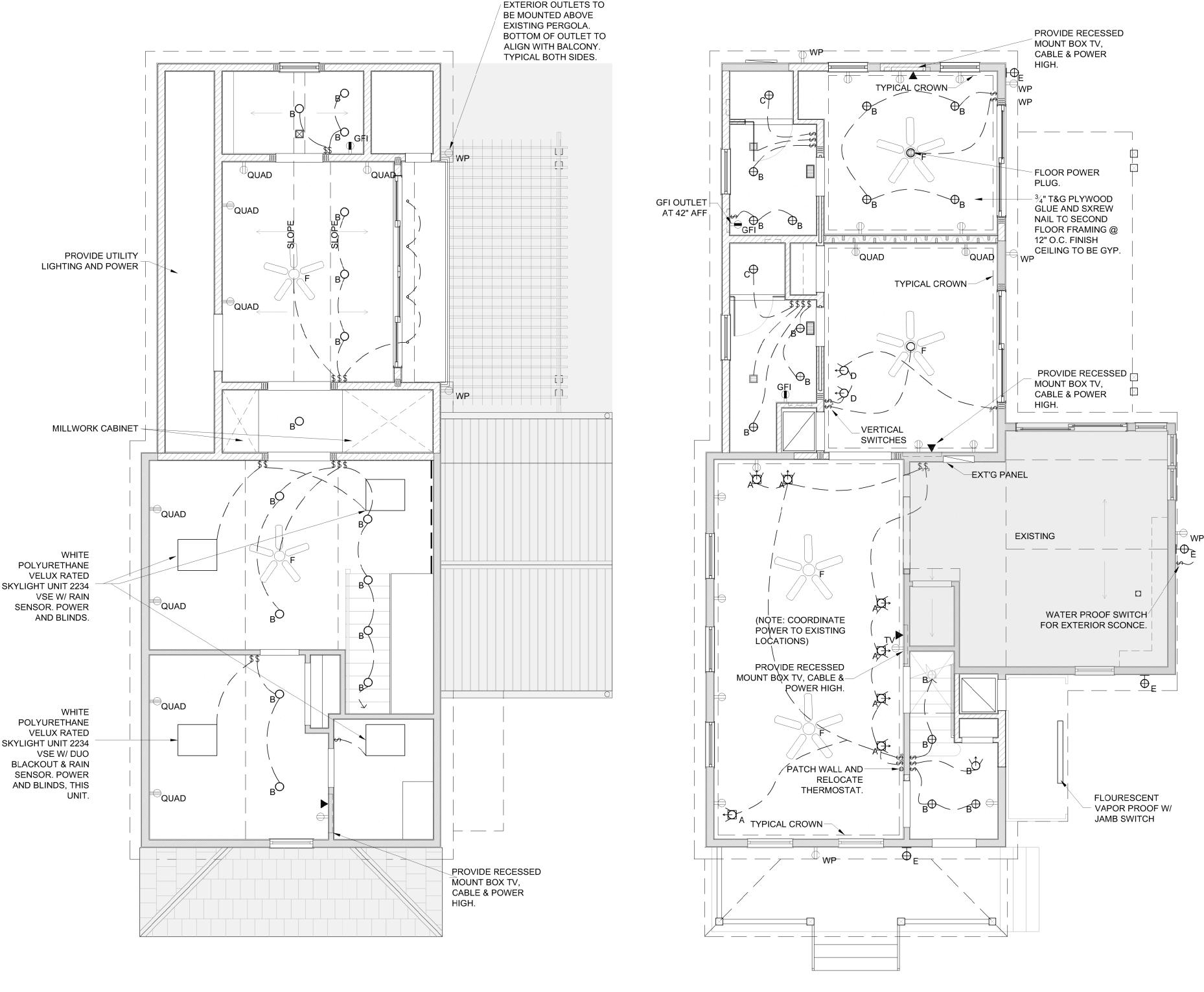
SECOND FLOOR POWER

& LIGHTING PLAN

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

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.





ARCHITECT / ENGINEER Architecture, Interior Design. Engineering, Procurement, Owner Representation, Specialty Consulting 1001 Whitehead St., Suite 10 Key West, Florida 33040 Tel: 305.292.7722 Fax: 305.292.2162 mail: infoKW@k2mDesign.con URL: www.k2mDesign.com PROF. REG. AA26001059 FL CERT. OF AUTH. 30945 Building Relationships Based on Trust and Results Cleveland | Key West | Marathon | Charlotte | Baltimore | Bentonville

Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2015

ENGINEER SEAL:

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
ESIDENTIAL RENOVATION

Drawing Size Project #:
24x36 13 131

Drawn By: Checked By:
KMA MBI

Title:
GENERAL NOTES,

& LIGHTING PLANS

Sheet Number:

**ELECTRICAL POWER** 

E2.1.1

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

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

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

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

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

FIRST FLOOR POWER

The Historic Architectural Review Commission will hold a public hearing <u>at 5:30 p.m., June 23, 2015 at Old City</u> <u>Hall, 510 Greene Street</u>, 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 <a href="https://www.cityofkeywest-fl.gov">www.cityofkeywest-fl.gov</a>.

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 Englished Constitution, who, first being duly sworn, on oath, depose 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:
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, 20_15
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 $\pm 15-01-96$ .
2. A photograph of that legal notice posted in the property is attached hereto.
Signed Name of Affiant:  Date:
The forgoing instrument was acknowledged before me on this 17th day of, 20_15
By (Print name of Affiant) Susun I Sherwood who is personally known to me or has produced fla ariver lic. as identification and who did take an oath.
NOTARY PUBLIC  Sign Name:  Print Name:  Notary Public - State of Florida (seal)  My Commission Expires:  April Sero  My Comm. Expires  No. FF130247  April Sero  My Commission Expires:



# PROPERTY APPRAISER INFORMATION



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

http://www.mcpafl.org/PropSearch.aspx

**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 No Housing:

Section-Township-

Range:

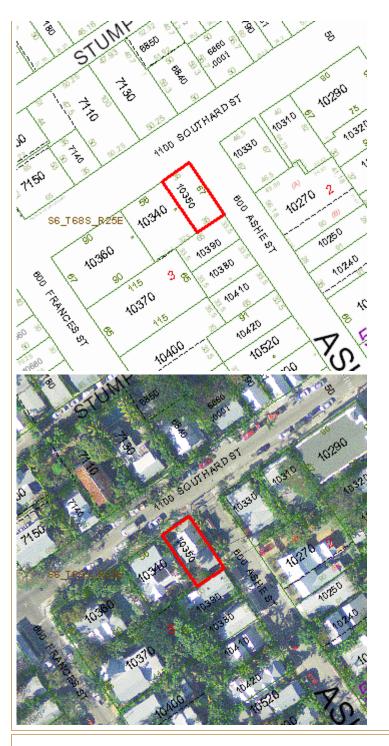
Property Location: 1112 SOUTHARD ST KEY WEST

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

6/18/2015 2:56 PM 1 of 5



## **Land Details**

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

2 of 5

## **Building 1 Details**

Building TypeR2ConditionGQuality Grade500Effective Age16Perimeter200Depreciation %18Year Built1948Special Arch0Grnd Floor Area1,160

Functional Obs 0 Economic Obs 0

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

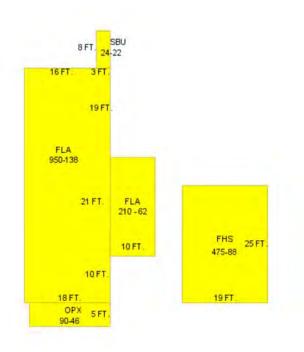
Roof Type IRR/CUSTOM Roof Cover METAL Foundation WD CONC PADS

Heat 1 NONE Heat 2 NONE Bedrooms 3

Heat Src 1 NONE Heat Src 2 NONE

## **Extra Features:**

2 Fix Bath	0	Vacuum	0
3 Fix Bath	2	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	1
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



## Sections:

Nbr	Туре	Ext Wall	# Stories	Year Built	Attic A/	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

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## **Misc Improvement Details**

Nbr	Туре	# 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 ADDITIONALTO 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
							-

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

<b>9/30/2013</b> 2652 / 409 825,000	WD 30
<b>8/17/1998</b> 1538 / 2454 275,000	<u>WD</u> Q
<b>5/1/1995</b> 1354 / 1680 1	WD M
<b>2/1/1978</b> 754 / 1884 125,000	00 <u>Q</u>

This page has been visited 72,724 times.

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

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