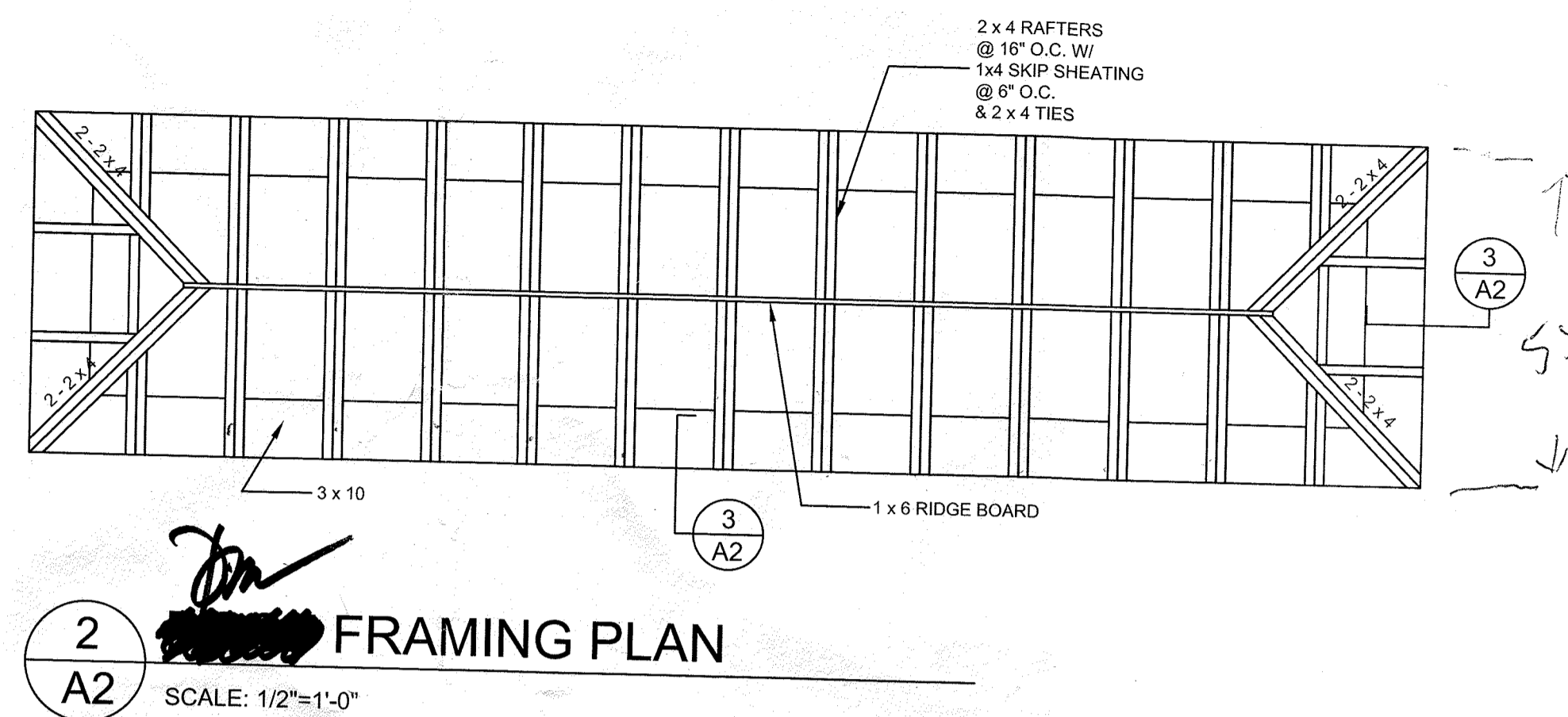
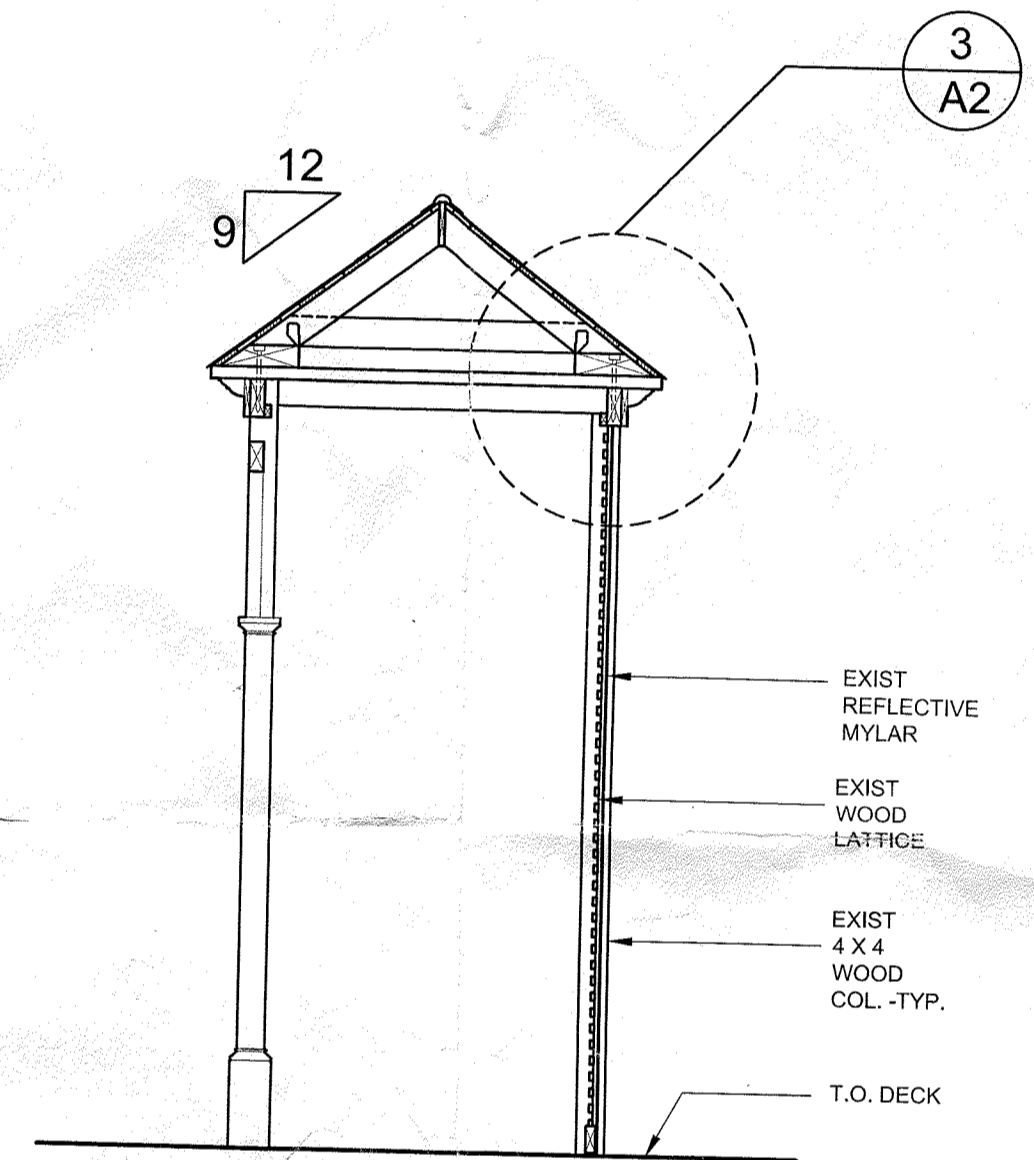


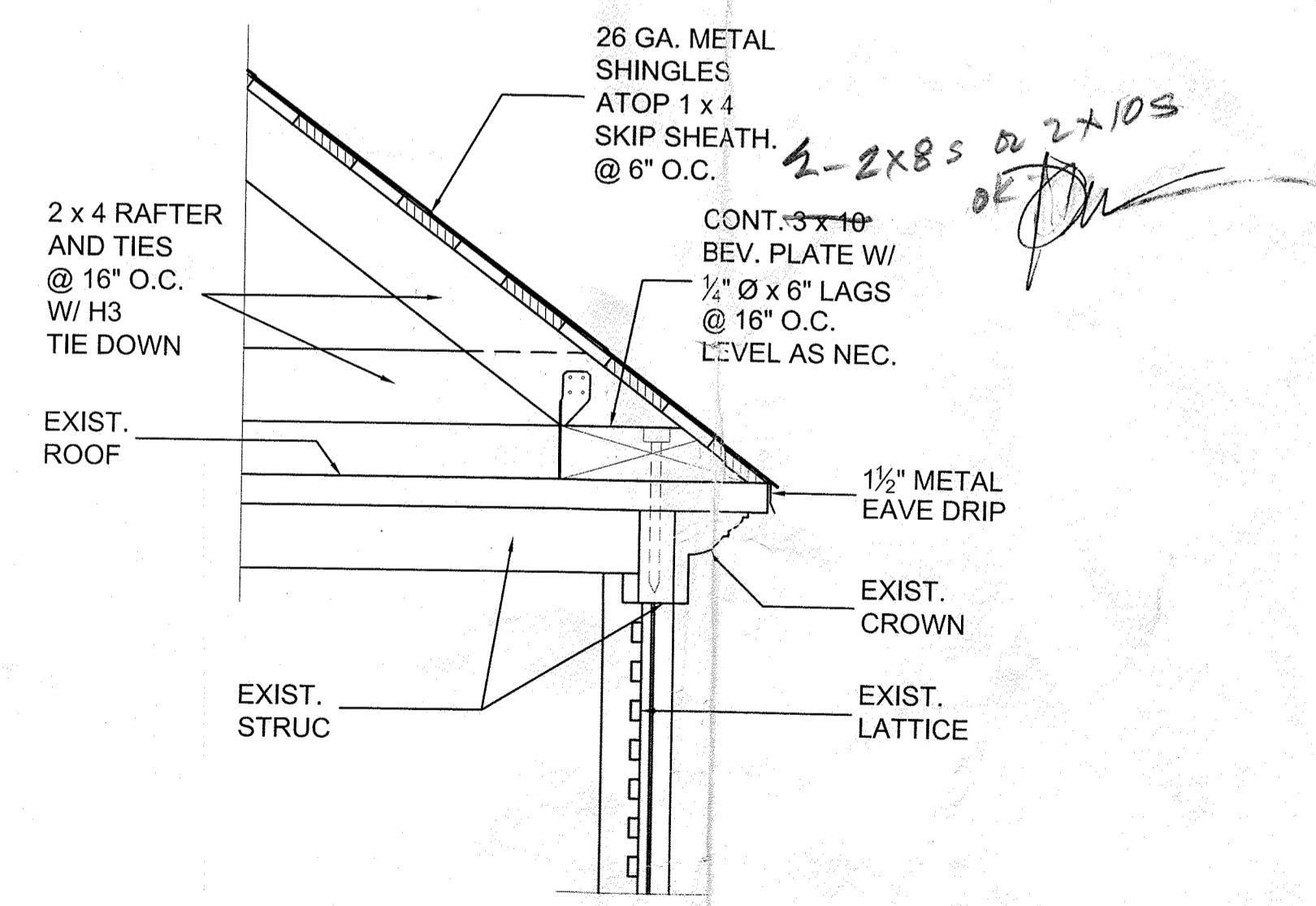
1 NEW FRONT ELEVATION
SCALE: 1/2"=1'-0"



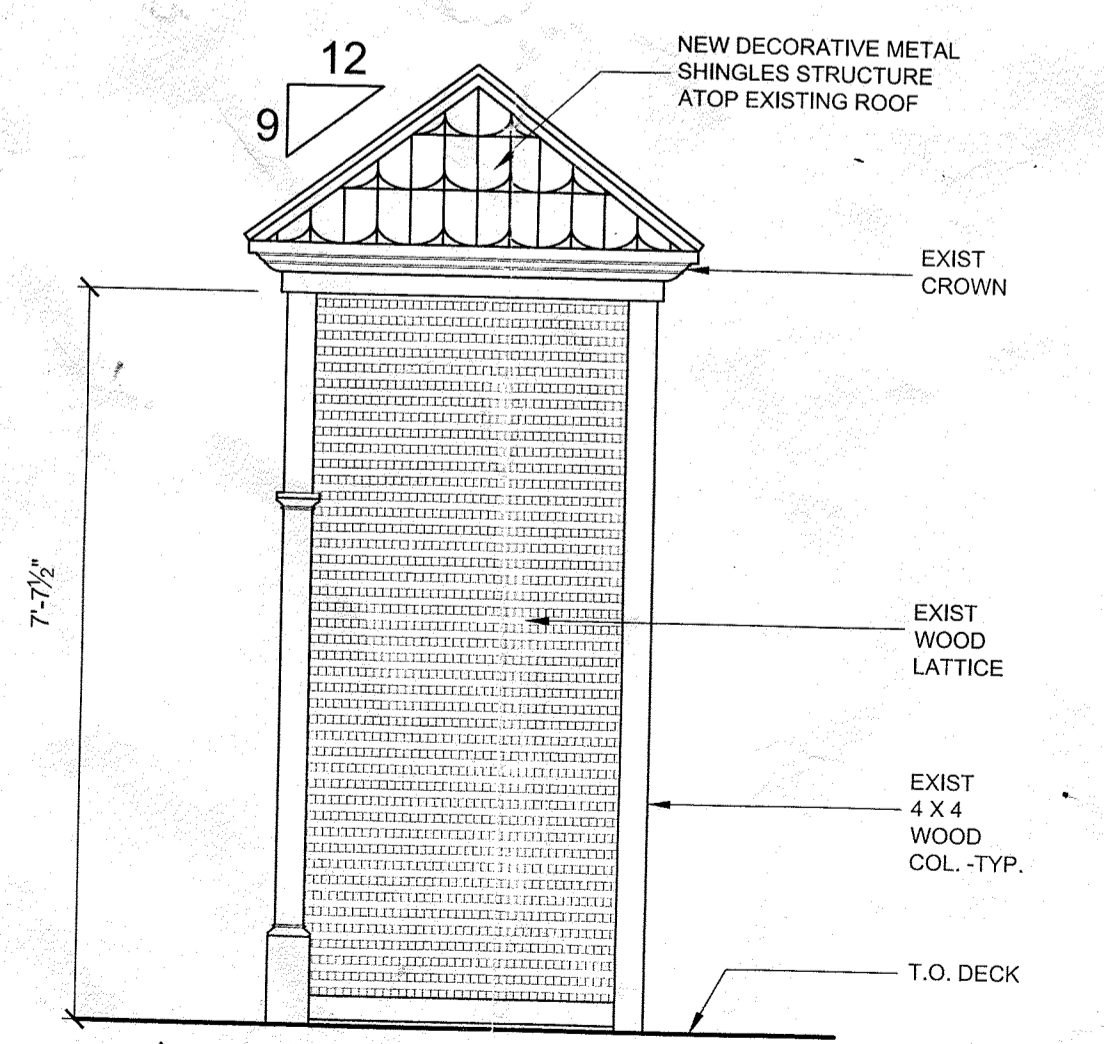
2 FRAMING PLAN
SCALE: 1/2"=1'-0"



4 NEW CROSS-SECTION
SCALE: 1/2"=1'-0"



3 DETAIL SECTION
SCALE: 1 1/2"=1'-0"



5 NEW SIDE ELEVATION
SCALE: 1/2"=1'-0"

GENERAL NOTES

- I. General Conditions
 - A. **Scope of Work:** The work consists of the addition of a new decorative metal shingle structure atop the existing roof on the gazebo at the rear of the property at 525 Francis Street, Key West, Florida.
 - B. **Permits:** The General Contractor shall be responsible for procuring all necessary construction permits. The Owner shall pay all permit and impact fees.
 - C. **Insurance:** Contractor shall maintain for the length of the contract Contractor's Commercial Liability and Property Damage, and Contractors Automobile Liability Insurance, and Workman's Compensation Certificates for all companies engaged in work on the job to the limits prescribed by law.
 - D. **Code Compliance:** Strictly follow the Florida Building Code with reference to all requirements.
- II. Structure and Trim
 - A. **Framing:** P.T wood rafters to sizes indicated on the drawings.
 - B. **Wind Resisting Connections:** "Z-Max" by Simpson Strong-Tie Co., Pleasant, CA as indicated on plans. All other loose miscellaneous iron connectors shall be double hot-dip galvanized or stainless steel to sizes indicated on plans.
 - C. **Sheathing:** 1x4 P.T.
- III. Metal Shingles
 - A. **Shingles:** Manley Deboor 26 Ga. Galvalume "Victorian" shingles.
 - B. **Flashing:** 26 Ga. Galvalume to size indicated on the plans.

- SHEET NOTES:
1. Drawings and specifications are to be used together. Contractors and workers shall consult both when questions concerning the letter and/or intent of the design arise.
 2. No changes to the drawings or to the design may be made without the written approval of the architect.
 3. All work shall be done in accordance with all applicable local, state, and national building and life safety codes. The Contractor and all Subcontractors shall be familiar with these codes and shall build accordingly.
 4. When a conflict or ambiguity exists between a Contractor's understanding of a code and the drawings and specifications, it is the Contractor's responsibility to cease work on the item in question and notify the architect in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's permission will be removed at the Contractor's expense.
 5. When a conflict or ambiguity exists between the drawings or within the specifications, or if the contractor cannot find information he needs on the drawings or in the specifications it is the responsibility of the Contractor to cease work on the item in question and notify the architect in a manner that will allow a timely resolution.
 6. In general, interior dimensions are taken from the face of stud or furring strip. Nominal dimensions are noted for standard lumber sizes but actual sizes are given where lumber is to be milled to a non-standard dimension. Exterior dimension lines are taken from face of concrete (e.g. not from the face of the stucco finish).
 7. Drawings shall not be scaled without permission of the Architect. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Architect for a resolution before proceeding.
 8. "V.I.F." means "Verify In Field" and it is the Contractor's responsibility to measure or otherwise confirm a site condition that cannot be accurately determined before construction begins, and to notify the Architect if it differs from what is on the drawings before proceeding with the affected work.
 9. The Drawings, Specifications, and other documents prepared by the Architect, are instruments of the Architect's service and are Copyright © 2012 by Michael Miller, Architects INC AR10013216.
 10. The site and floor plans are laid out according to the survey provided by the owner. The Contractor shall verify any inconsistencies between the drawings and field conditions before proceeding with the affected work.

MICHAEL MILLER ARCHITECT
517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mllrarch@bellsouth.net

HAFFENREFFER GAZEBO
525 FRANCES STREET.
KEY WEST, FLORIDA

DATE: AUGUST 30, 2012.
SCALE: AS NOTED
DRAWN BY: AA
CHECKED BY: MM
PROJECT NO: 1205

NEW DECORATIVE SHINGLES ATOP EXISTING ROOF

SPW 10-1-12
PLANS REVIEWED BY BUILDING DEPARTMENT AND ALL FEDERAL, STATE AND MORRIS COUNTY LAWS WHEN THEY SHOW ON THIS PLAN OR NOT.
OWNER/AGENT: [Signature]
[Signature] 8/31/12
A1