



CITY SEXTON'S HOUSE
KEY WEST CEMETERY
 701 PASSOVER LANE
 KEY WEST, FLORIDA

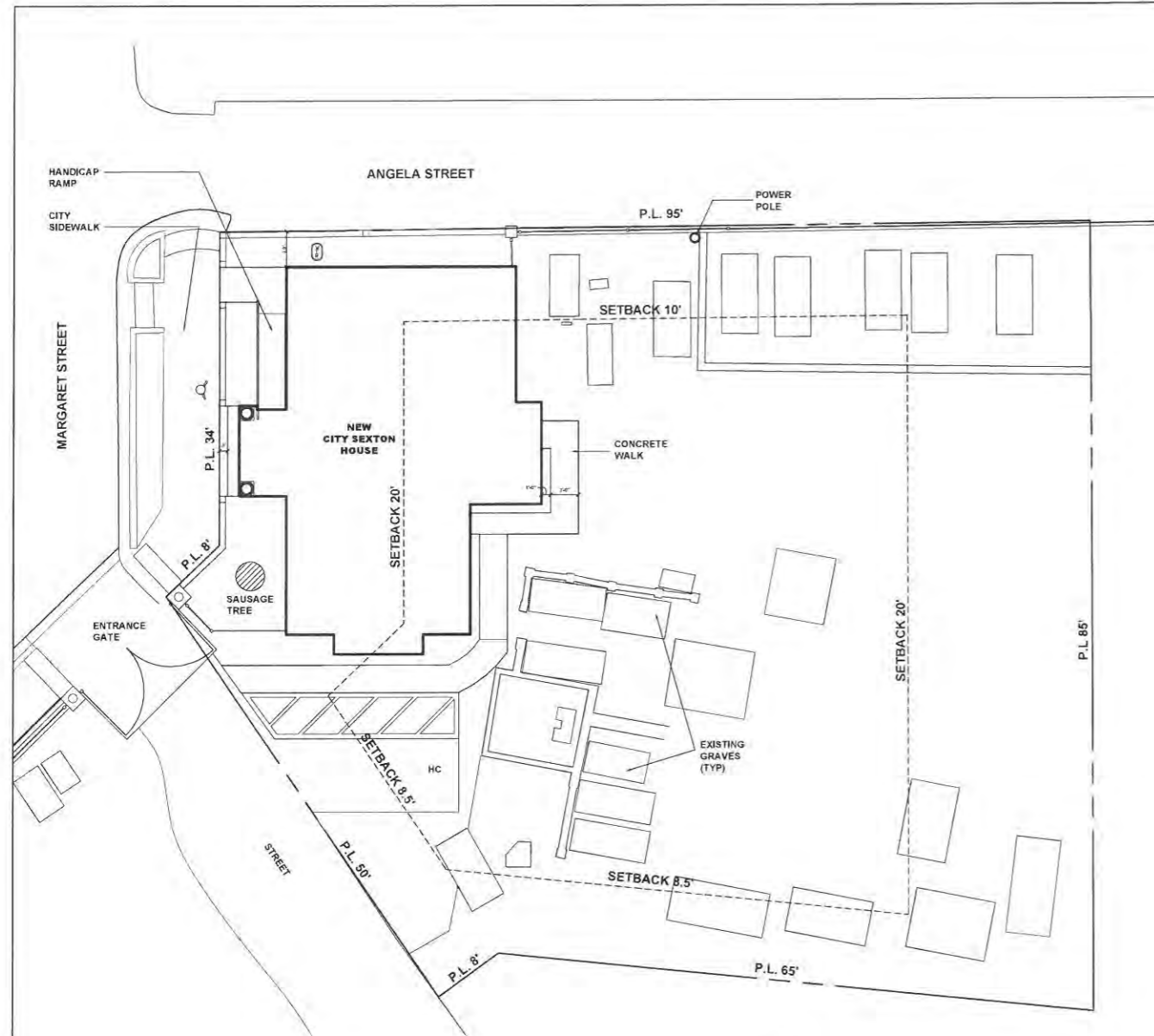
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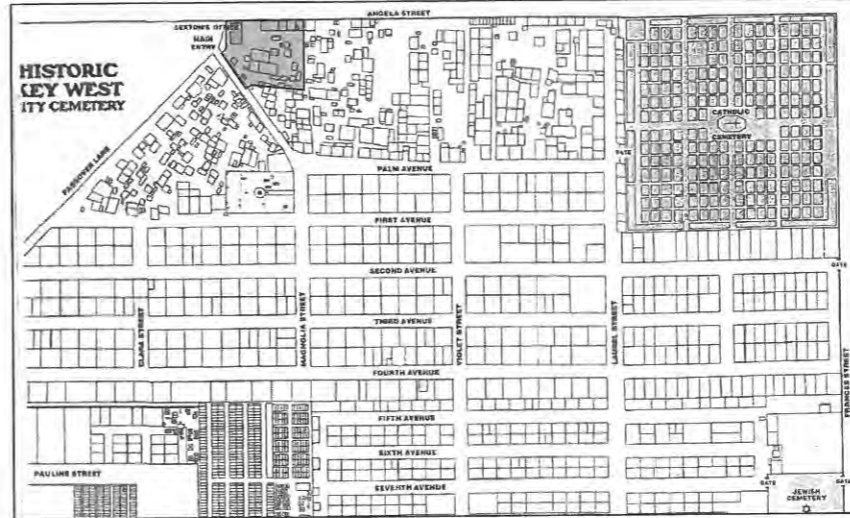
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P1	PLUMBING PLAN AND ISOMETRICS

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1 SITE PLAN
C1 SCALE: 3/16"=1'-0"



SITE DATA:		STORMWATER DATA	
ZONING	HPS	LOT SIZE	7,419.6 SF
ZONE		ALLOWABLE IMPERVIOUS SURFACE	50 %
CITY MIN SETBACKS		PROPOSED IMPERVIOUS SURFACE	3,356.3 SF
FRONT (WEST)	20 FT	PERCENT PROPOSED IMPERVIOUS SURFACE	46.6%
SIDE (SOUTH)	8.5 FT		
REAR (EAST)	20 FT		
STREET SIDE (NORTH)	10 FT		
PROPOSED MIN SETBACKS			
FRONT (WEST)	0.9 FT		
SIDE (SOUTH)	8.5 FT		
REAR (EAST)	20' FT		
STREET SIDE (NORTH)	3.9 FT		
LOT SIZE	7,419.6 SF		
ALLOWABLE PERCENT LOT COVERAGE	40 %		
PROPOSED LOT COVERAGE	1,042 SF		
PERCENT PROPOSED LOT COVERAGE	14%		
MAX HEIGHT	25 FT		
PROPOSED HEIGHT	20.5 FT		

- SHEET NOTES:**
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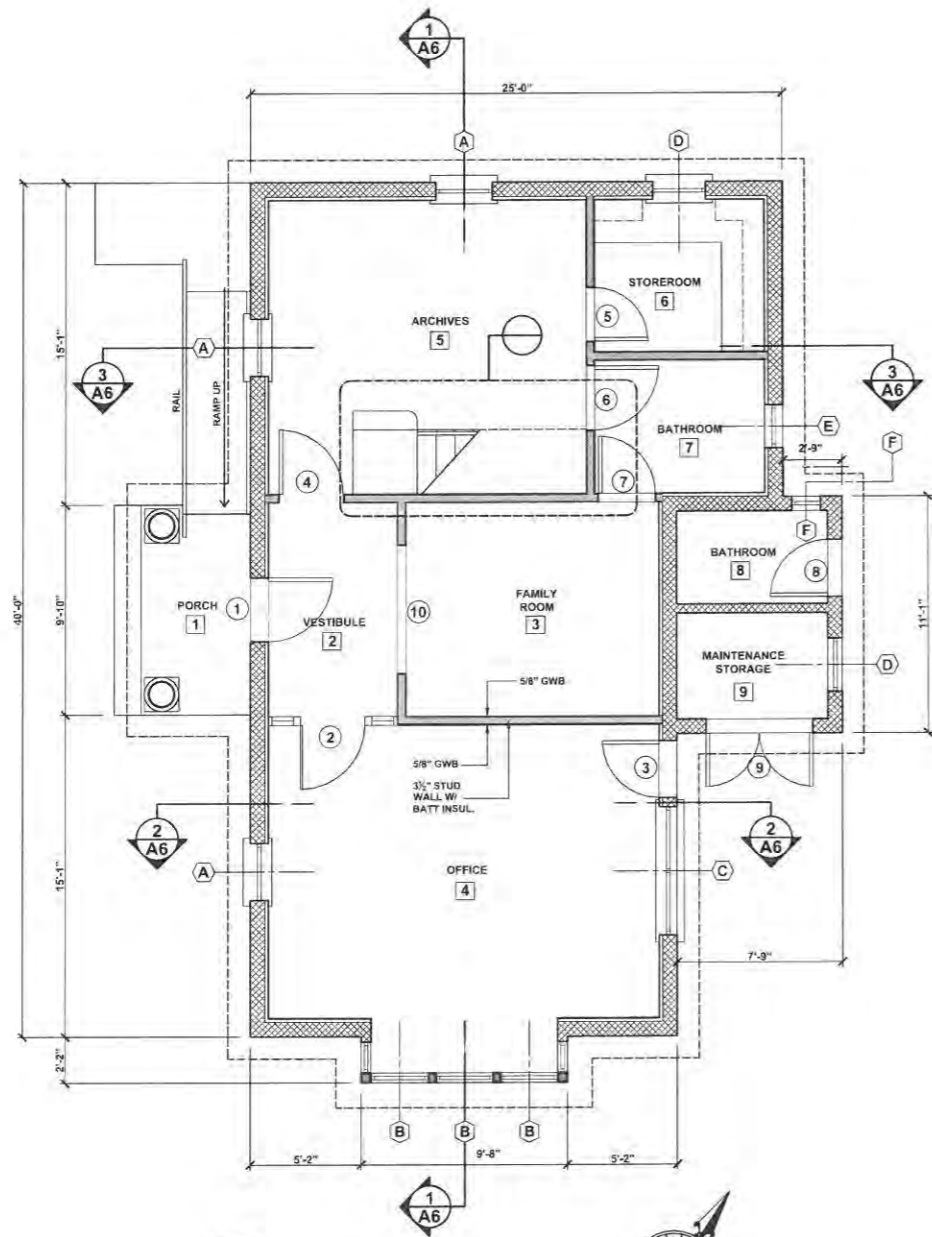
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 SCALE: AS NOTED
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 PROJECT NO: 1207

**SITE PLAN, SITE DATA
 AND SITE DETAILS**

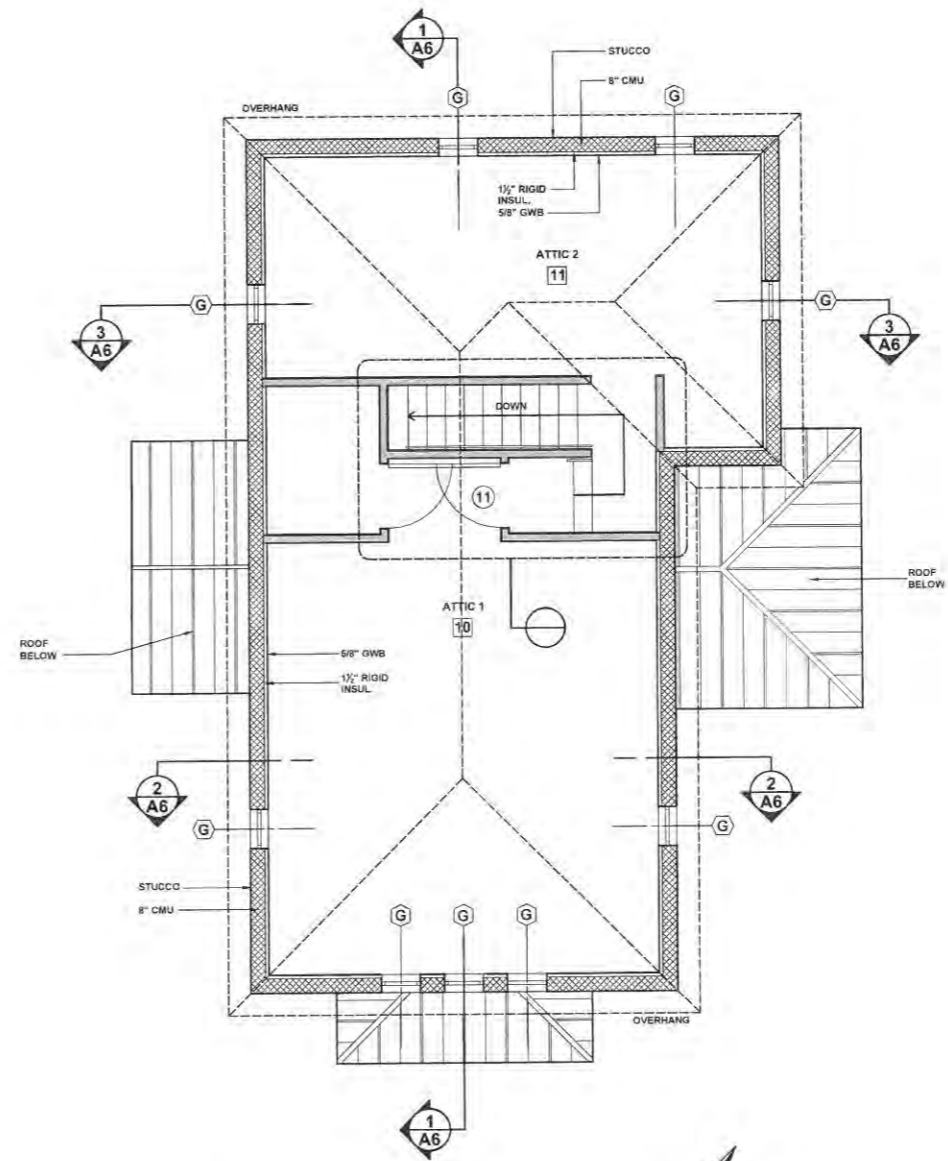
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C1

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1
A1 **FIRST FLOOR PLAN**
SCALE: 1/4"=1'-0"



2
A1 **ATTIC FLOOR PLAN**
SCALE: 1/4"=1'-0"



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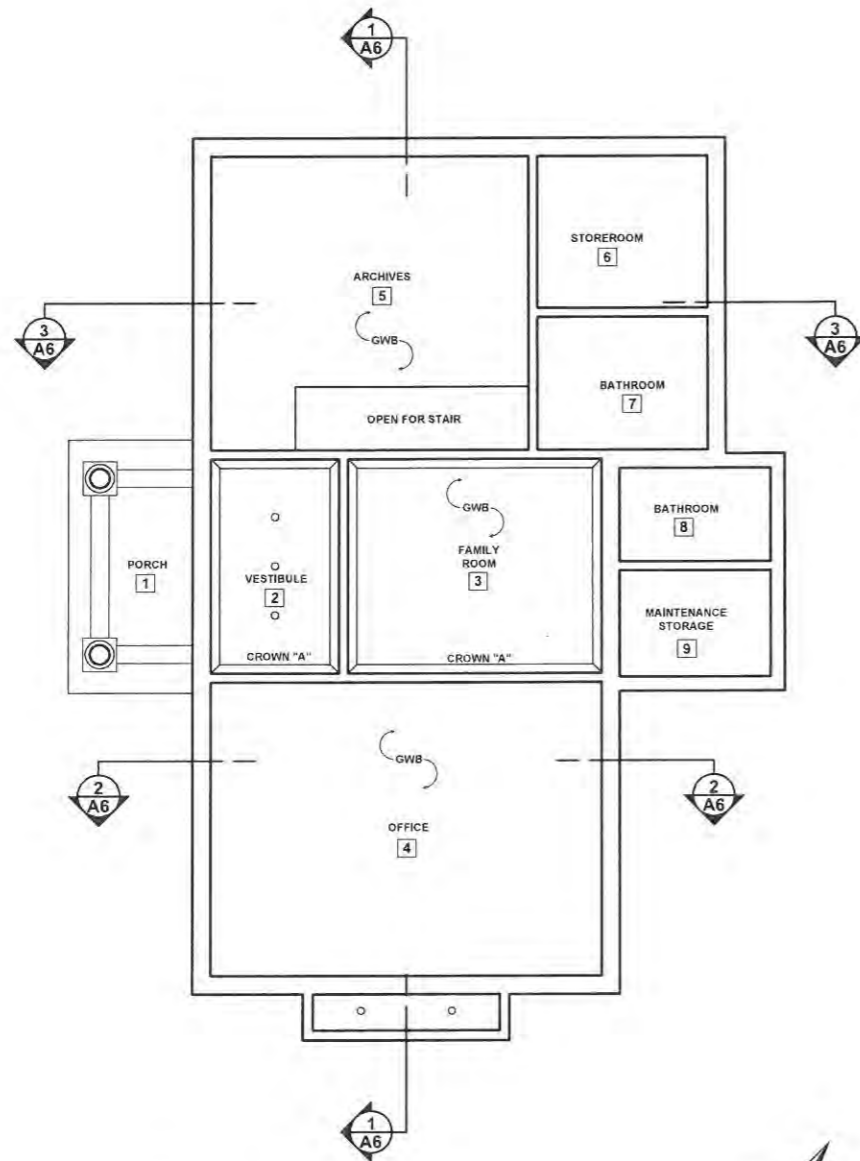
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**FIRST FLOOR AND
ATTIC PLAN**

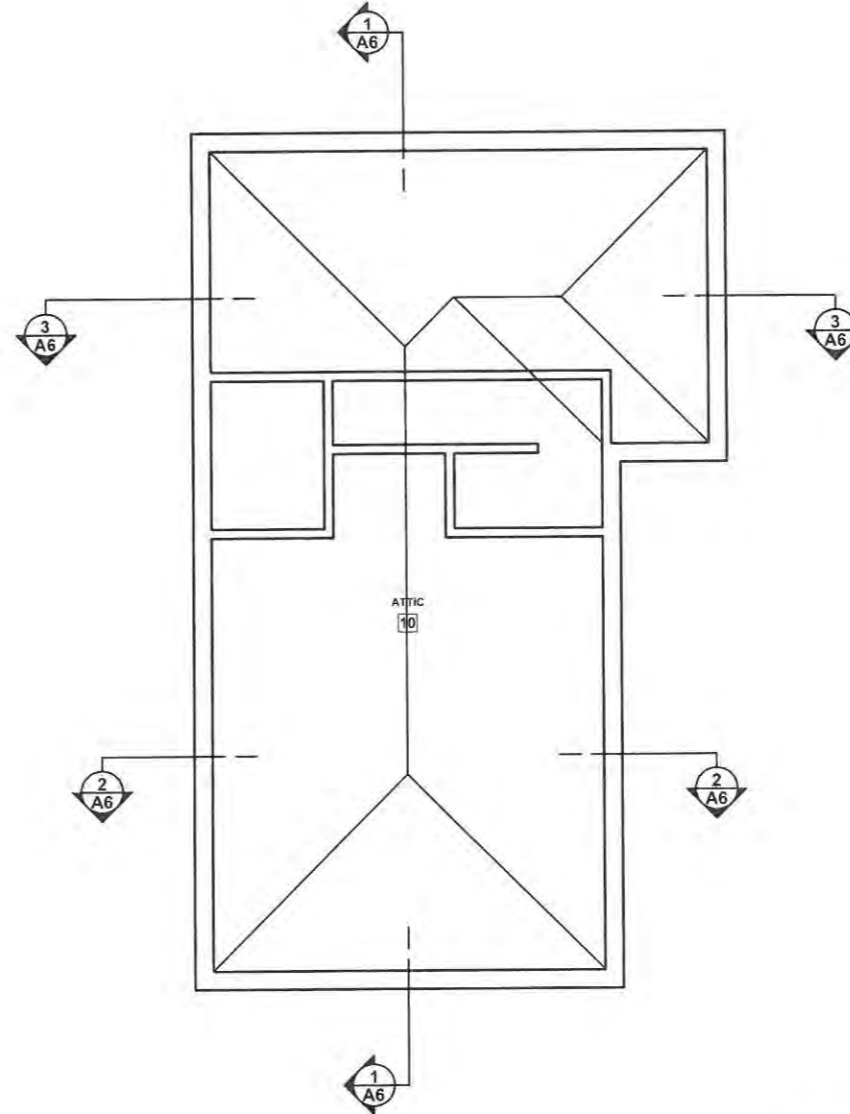
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A1

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1
A2 **FIRST FLOOR REFLECTED CEILING PLAN**
SCALE: 1/4"=1'-0"



2
A2 **ATTIC REFLECTED CEILING PLAN**
SCALE: 1/4"=1'-0"



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**REFLECTED
CEILING PLAN**

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A2

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DOOR SCHEDULE

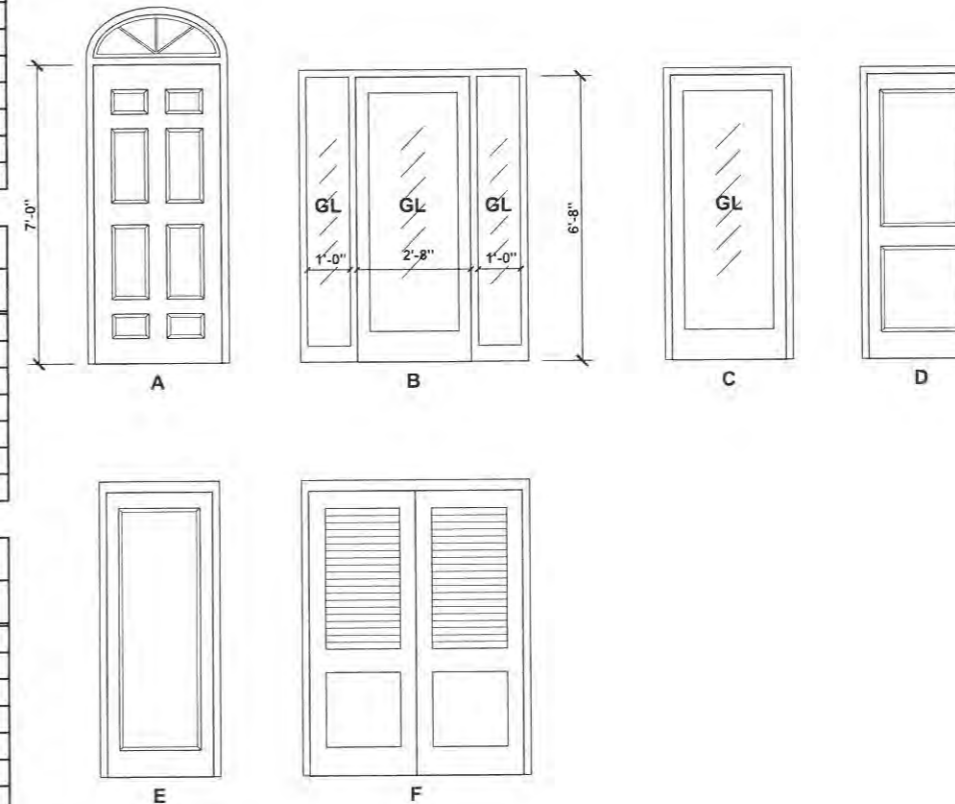
MK.	ROOM LOCATION	TYPE	SIZE	MFR. / NO.	DOOR		FRAME		THRESHOLD		REMARKS
					MAT.	FIN.	MAT.	FIN.	TYPE	MAT.	
1	VESTIBULE	A	3'-0" x 7'-0"		WD	PNT	WD	PNT	1	ALUM	ADA THRESHOLD
2	OFFICE	B	2'-8" x 6'-8"		WD/GL	PNT	MTL	PNT	NONE	---	
3	OFFICE	E	2'-8" x 6'-8"		MTL	PNT	MTL	PNT	2	ALUM	
4	ARCHIVES	C	2'-8" x 6'-8"		WD/GL	PNT	MTL	PNT	NONE	---	
5	STOREROOM	D	2'-6" x 6'-8"		WD	PNT	MTL	PNT	NONE	---	
6	BATHROOM	D	3'-0" x 6'-8"		WD	PNT	MTL	PNT	NONE	---	
7	BATHROOM	D	2'-8" x 6'-8"		WD	PNT	MTL	PNT	NONE	---	
8	BATHROOM	E	2'-6" x 6'-8"		MTL	PNT	MTL	PNT	2	ALUM	
9	MAINTENANCE STORAGE	F	2'-6" x 6'-8"		MTL	PNT	MTL	PNT	2	ALUM	
10	FAMILY ROOM	---	---	---	---	---	---	---	3	ALUM	CASED OPENING
11	ATTIC	D	3'-0" x 6'-8"		WD	PNT	WD	PNT	NONE	---	

WINDOW SCHEDULE

MK.	TYPE	M.O. SIZE / WxH	MFR. / NO.	MAT.	FIN.	GLASS	HEADER M.O. HEIGHT	INTERIOR TRIM	EXTERIOR TRIM	REMARKS
B	DBL CASEMENT	DBL 2'-8" x 4'-4"	ES							
C	SLIDING	3'-0" x 4'-0"	ES							
D	DBL CASEMENT	DBL 2'-8" x 2'-6"	ES							
E	CASEMENT	1'-4" x 4'-4"	ES							
F	CASEMENT	1'-4" x 1'-10"	ES							
G	CASEMENT	1'-10" x 1'-10"	ES	ALUM	PNT	IMPACT	3'-10"	NONE	NONE	

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR		CEILING			WEST WALL	NORTH WALL	EAST WALL	SOUTH WALL	BASE		REMARKS
		MAT.	FIN.	MAT.	FIN.	HT.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	
1	PORCH	CONC	BR	WD	PNT					STUCCO	FLT		
2	VESTIBULE	VT	ACRY	GWB	PNT	8'-2" NOM	GWB	PNT	GWB	PNT	GWB	PNT	VB FAC
3	FAMILY ROOM	CARP	NAT	GWB	PNT	8'-2" NOM	GWB	PNT	GWB	PNT	GWB	PNT	VCB FAC
4	OFFICE	VT	ACRY	GWB	PNT	8'-2" NOM	GWB	PNT	GWB	PNT	GWB	PNT	VB FAC
5	ARCHIVES	VT	ACRY	GWB	PNT	8'-2" NOM	GWB	PNT	GWB	PNT	GWB	PNT	VB FAC
6	STOREROOM	VT	ACRY	GWB	PNT	8'-2" NOM	GWB	PNT	GWB	PNT	GWB	PNT	VB FAC
7	BATHROOM	C.T.	FAC	GWB	PNT	8'-2" NOM	GWB	PNT	GWB	PNT	GWB	PNT	C.T. FAC
8	BATHROOM	C.T.	FAC	GWB	PNT		CMU	PNT	CMU	PNT	CMU	PNT	C.T. FAC
9	MAINTENANCE STORAGE	CONC	TRL	GWB	PNT		CMU	PNT	CMU	PNT	CMU	PNT	NONE
10	ATTIC	PLY	UNFIN	GWB	PNT	VARIES	GWB	PNT	GWB	PNT	GWB	PNT	WD PNT



ABBREVIATIONS LEGEND:

ACRY	ACRYLIC	MRB	MOISTURE RESISTANT BOARD
CARP	CARPET	MTL	METAL
ALUM	ALUMINUM	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	PLY	PLYWOOD
COL	COLUMN	PNT	PAINT
CONC	CONCRETE	PREP	PREPARED
CONT	CONTINUOUS	R	RISER
C.T.	CERAMIC TILE	REQ'D	REQUIRED
DWG	DRAWING	T	TREAD
DWGS	DRAWINGS	TRL	TROWEL
EA	EACH	UNFIN	UNFINISHED
E.S.	EACH SIDE	V	VERTICAL
EXIST	EXISTING	VARN	VARNISHED
FAC	FACTORY FINISHED	VB	VINYL BASE
GL	GLASS	VCB	VINYL CARPET BASE
GWB	GYPSSUM WALL BOARD	VIF	VERIFY IN FIELD
H	HORIZONTAL	VT	VINYL TILE
HP	HARDPLANK	WI	WITH
MARB	MARBLE	WD	WOOD
		@	AT

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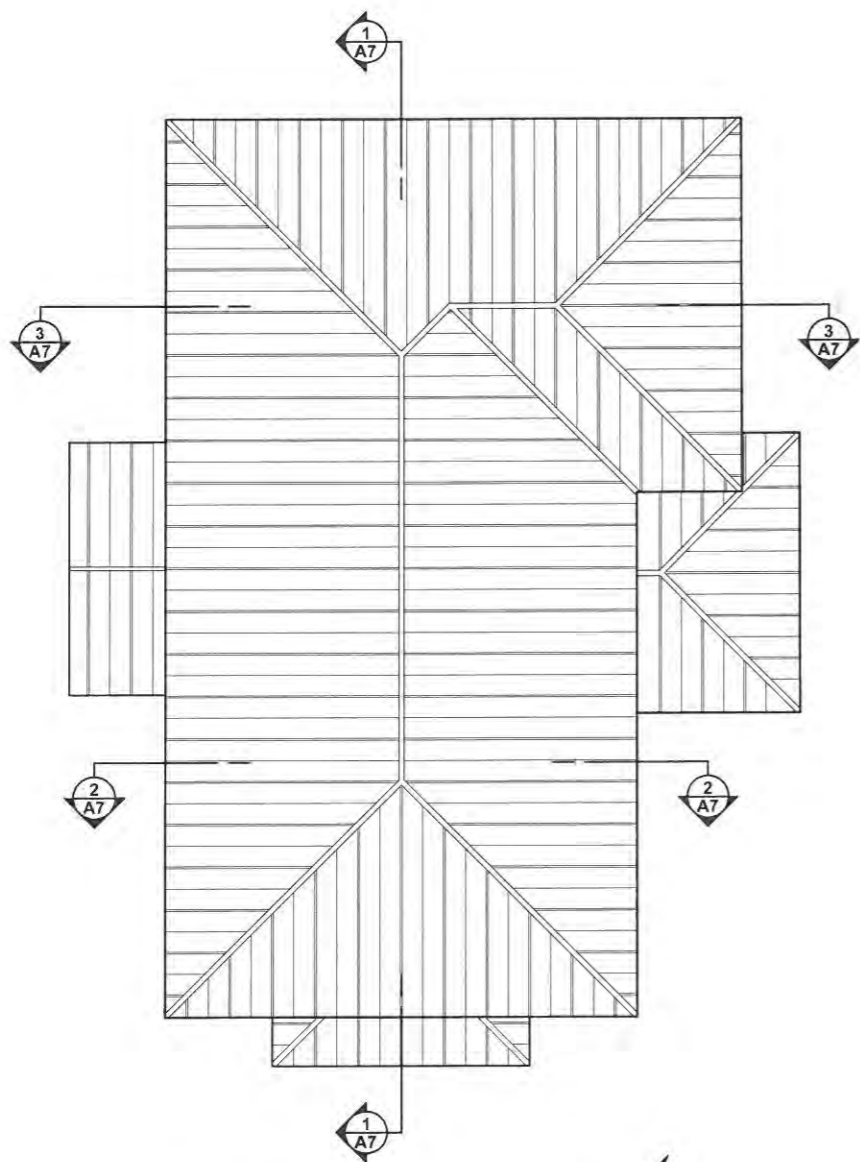
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SCHEDULES AND DETAILS

A3



1 ROOF PLAN
A4 SCALE: 1/4"=1'-0"



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**ROOF PLAN AND
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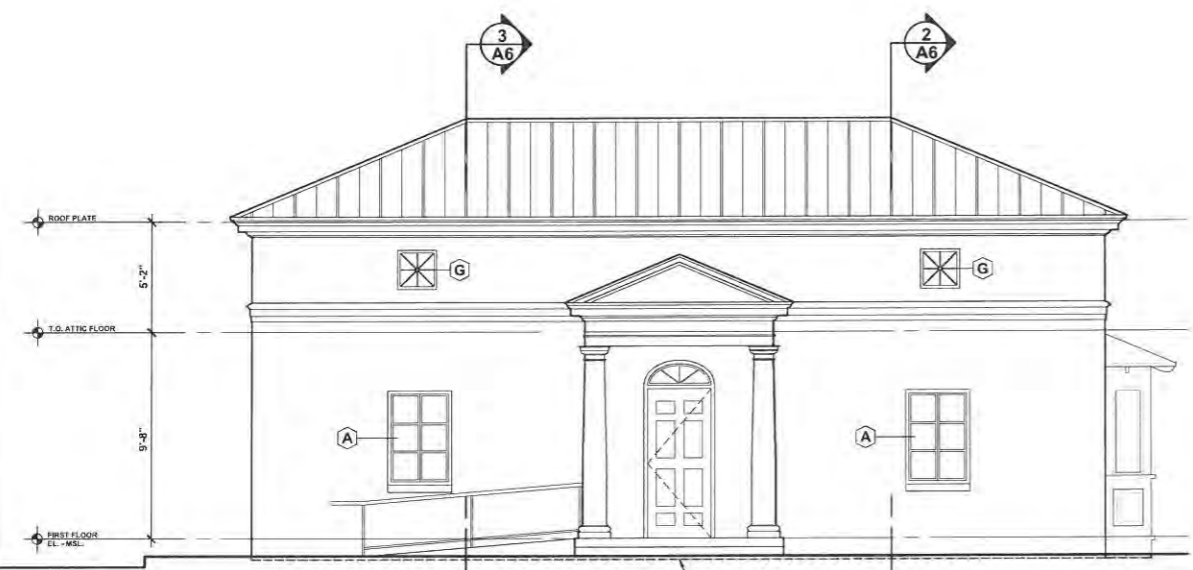
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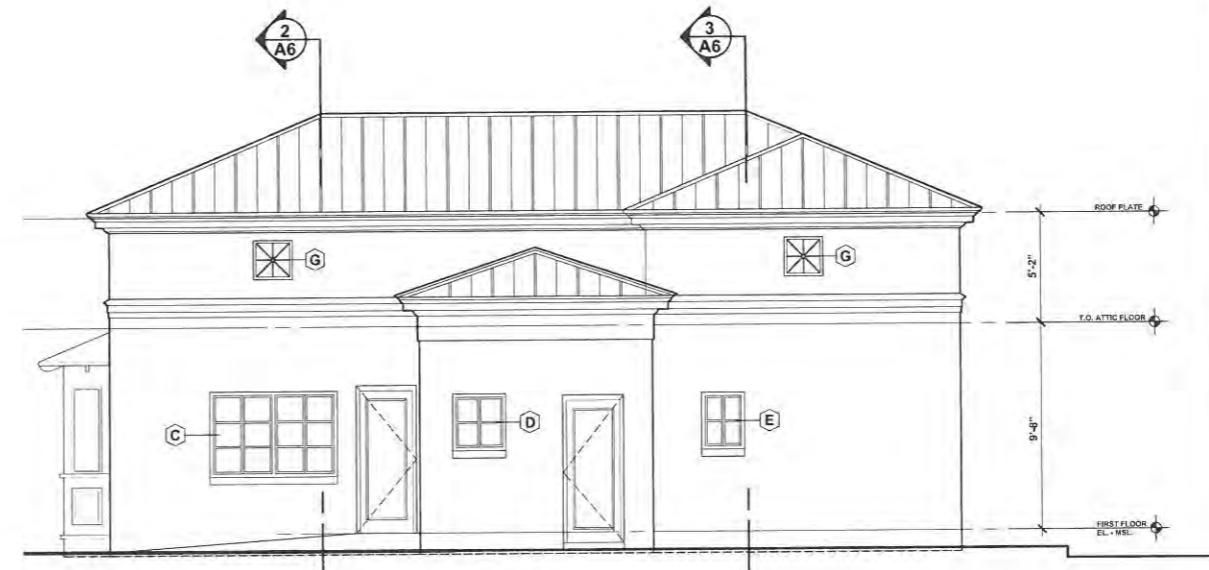
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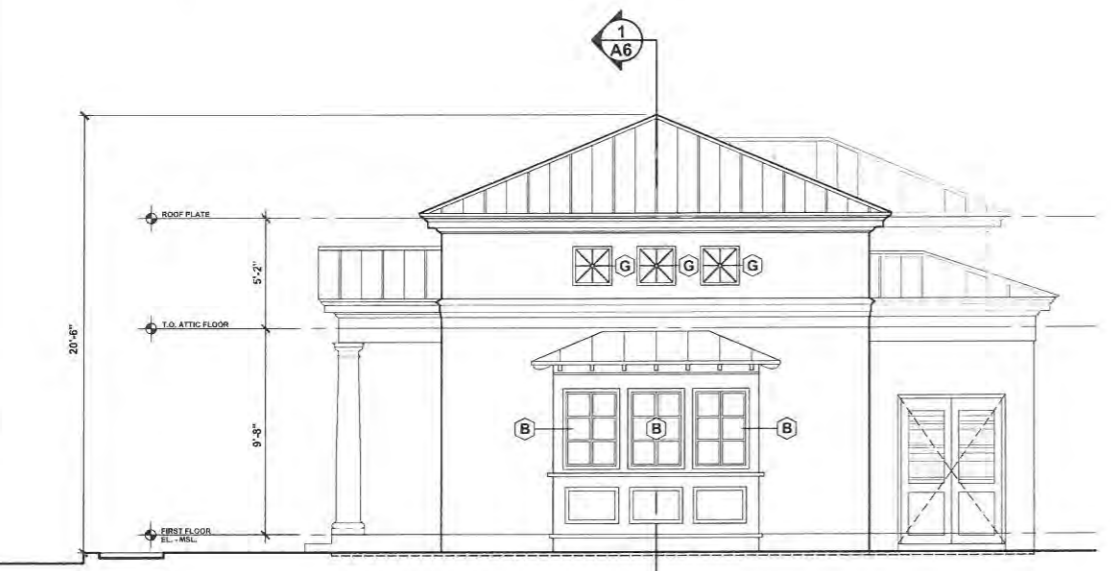
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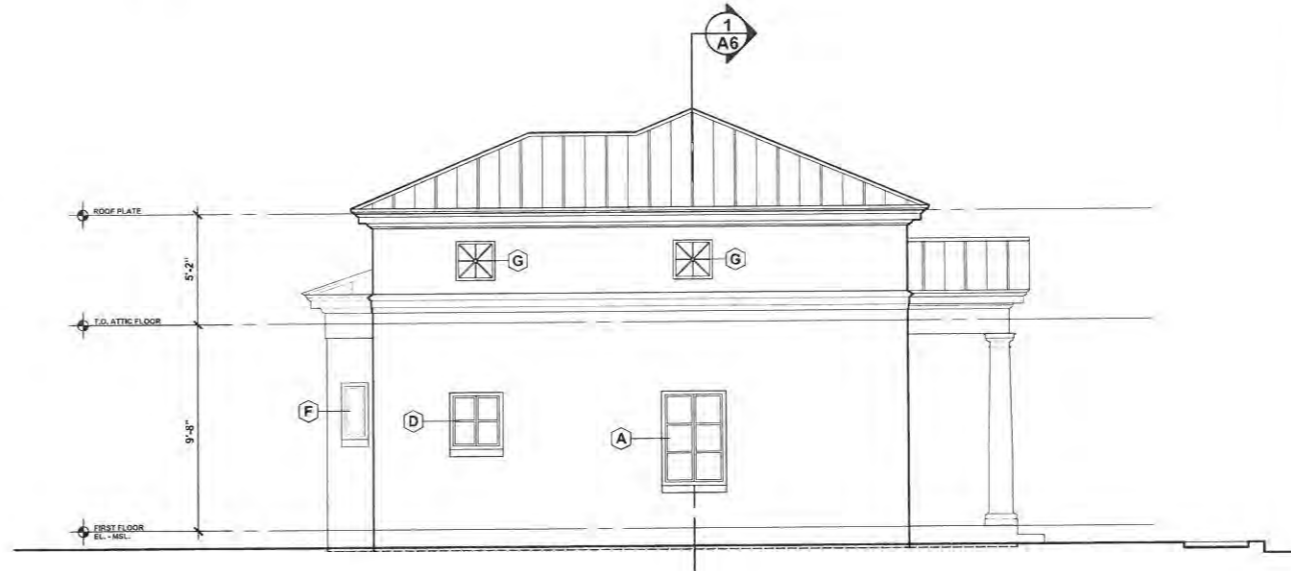
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3 SOUTH EXTERIOR ELEVATION
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4 NORTH EXTERIOR ELEVATION
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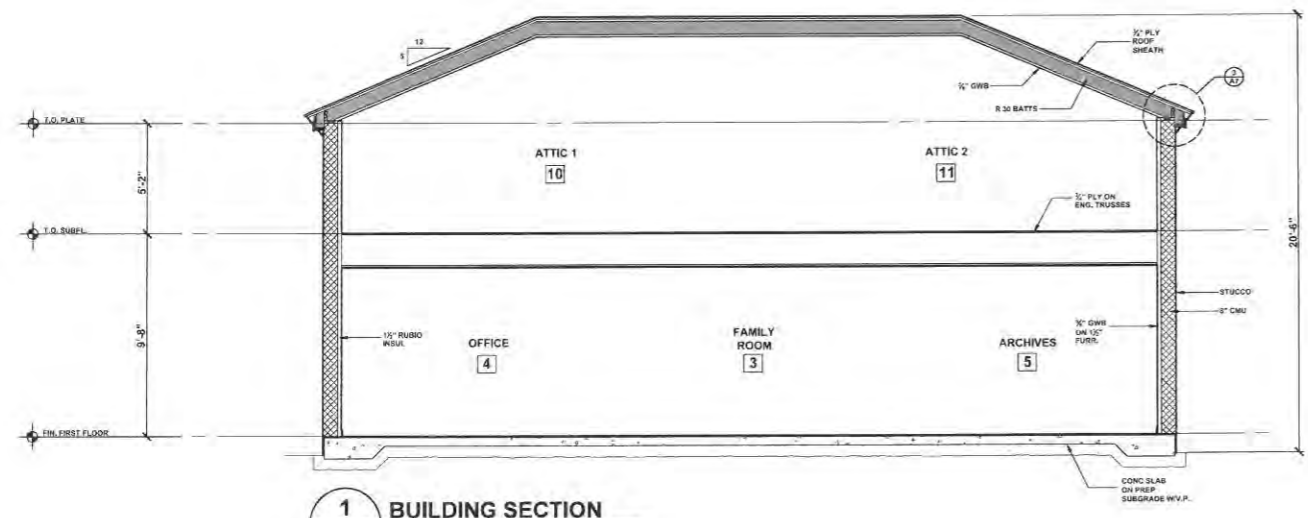
EXTERIOR ELEVATIONS

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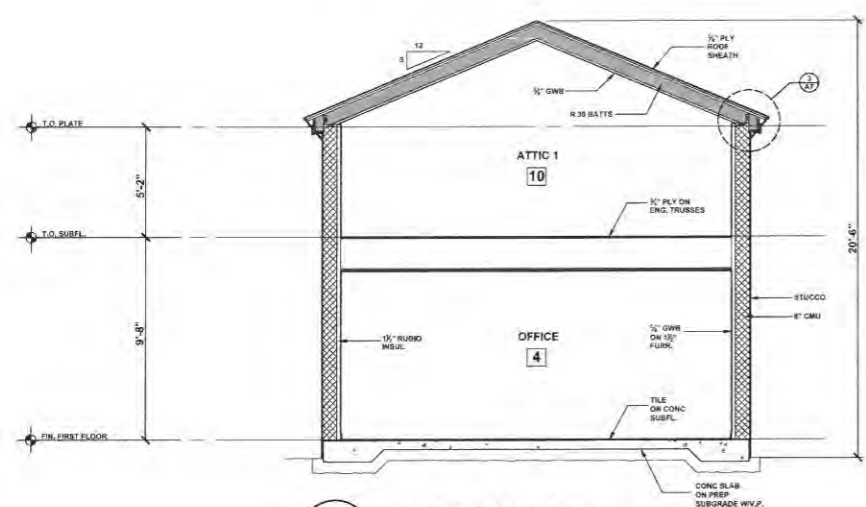
A5

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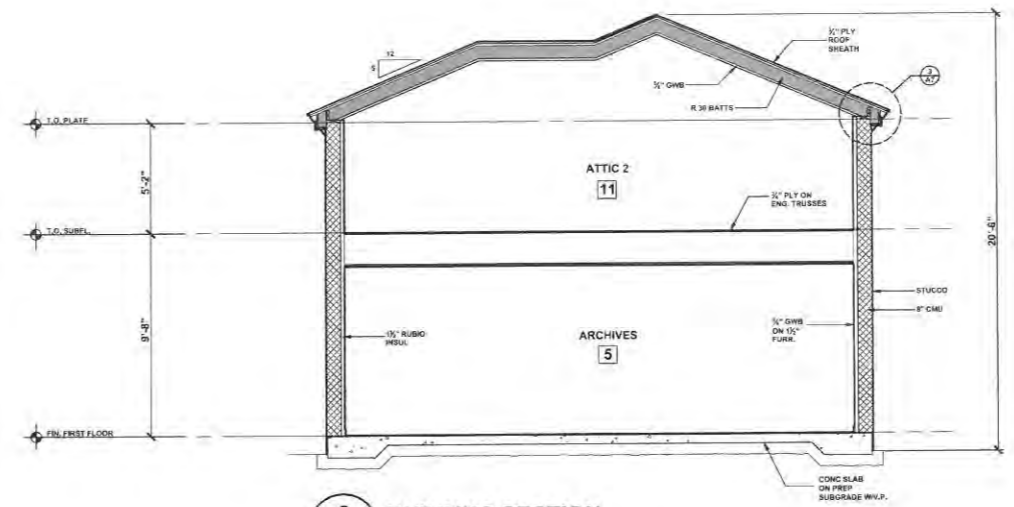
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1 BUILDING SECTION
A6 SCALE: 1/4"=1'-0"



2 BUILDING SECTION
A6 SCALE: 1/4"=1'-0"



3 BUILDING SECTION
A6 SCALE: 1/4"=1'-0"

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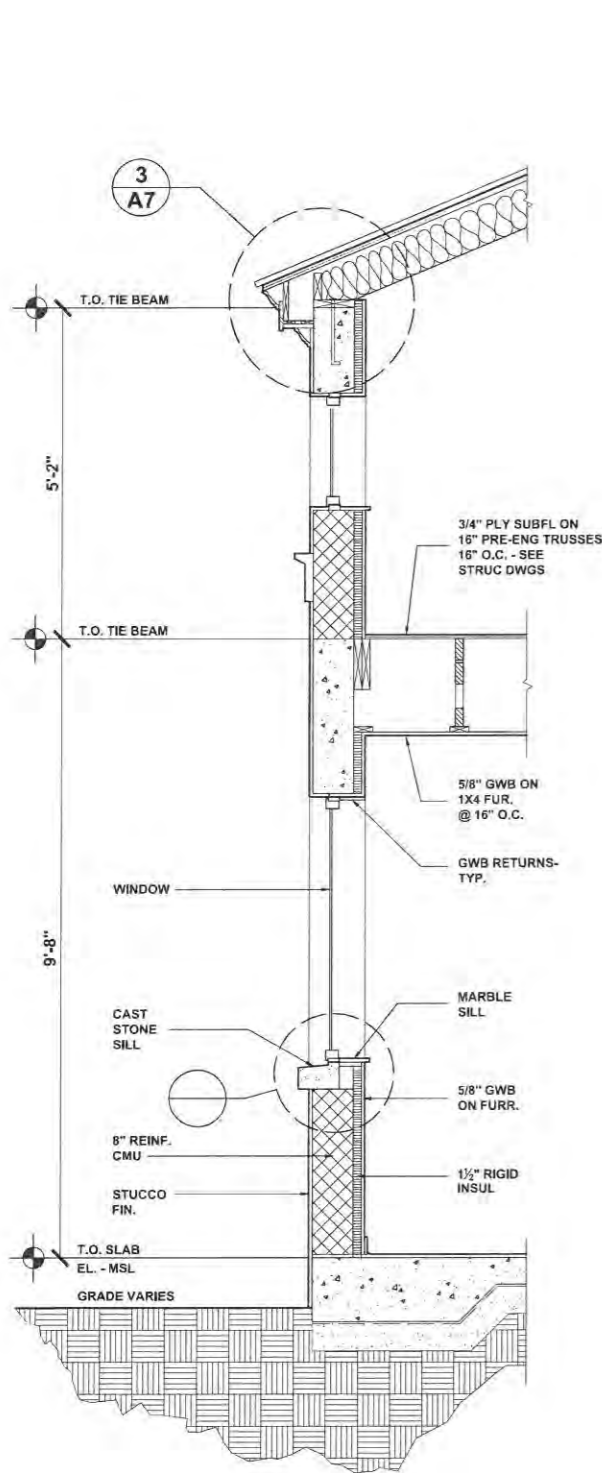
**CITY SEXTON'S HOUSE
KEY WEST CEMETERY**
701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: PROGRESS 10-3-12
SCALE: AS NOTED
DRAWN BY: AA
CHECKED BY: MM
PROJECT NO: 1207

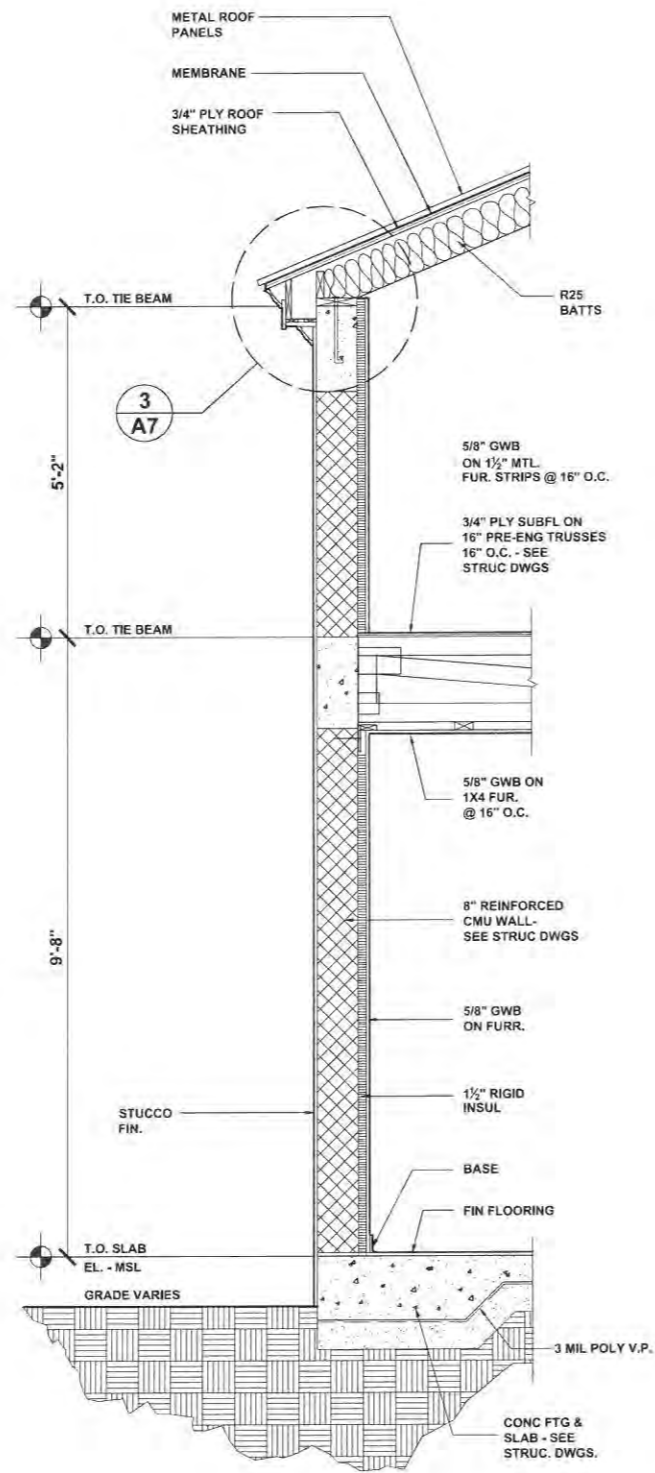
**BUILDING
SECTIONS**

**50% WD PROGRESS SET
NOT FOR CONSTRUCTION
OCTOBER 3, 2012**

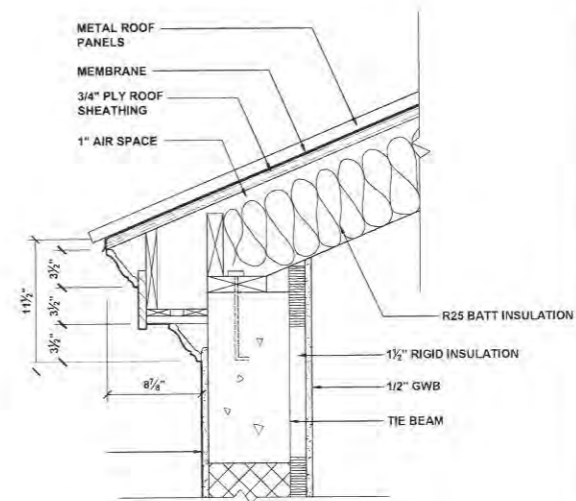
A6



1
A7 WALL SECTION
SCALE: 3/4"=1'-0"



2
A7 WALL SECTION
SCALE: 3/4"=1'-0"



3
A7 EAVE SECTION DETAIL
SCALE: 1-1/2"=1'-0"

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**CITY SEXTON'S HOUSE
KEY WEST CEMETERY**

701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: PROGRESS 10-3-12

SCALE: AS NOTED

DRAWN BY: AA

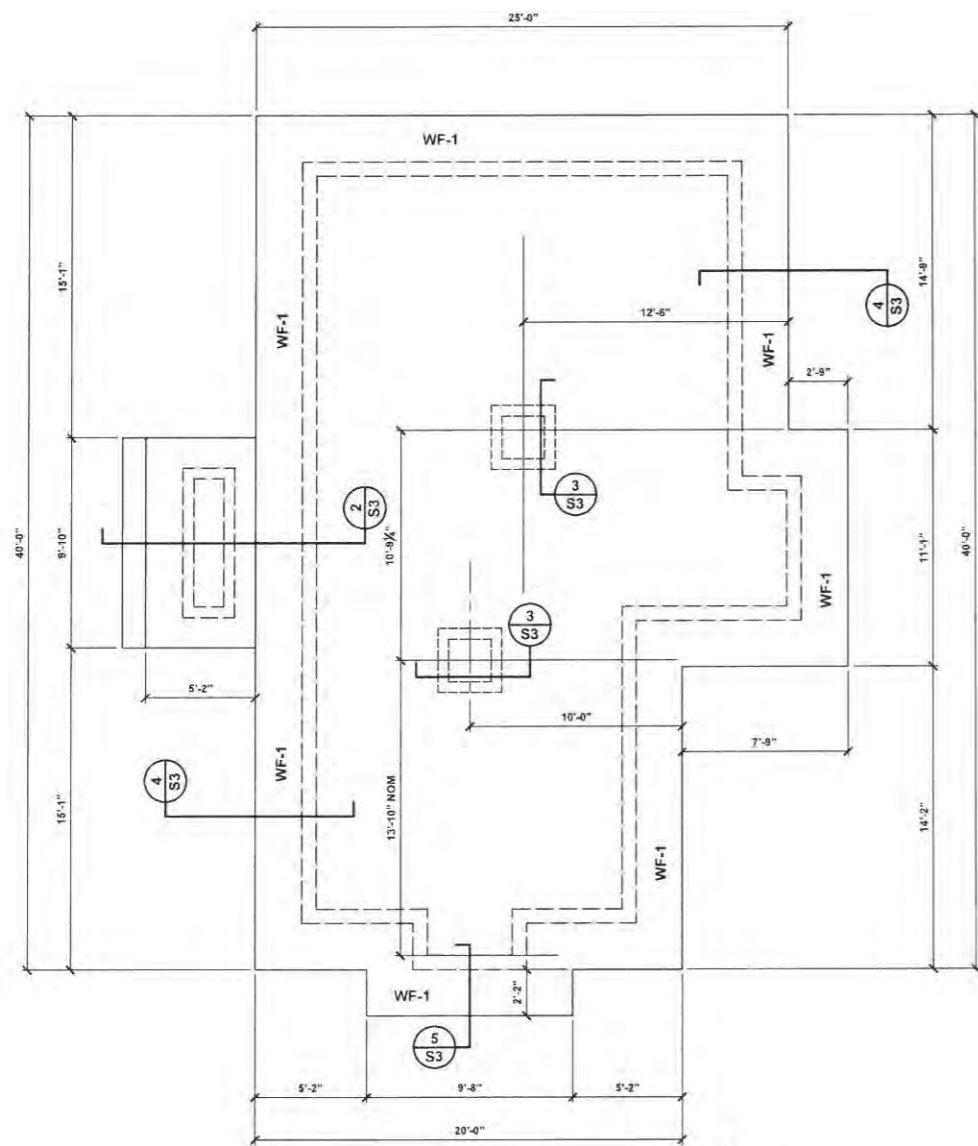
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PROJECT NO: 1207

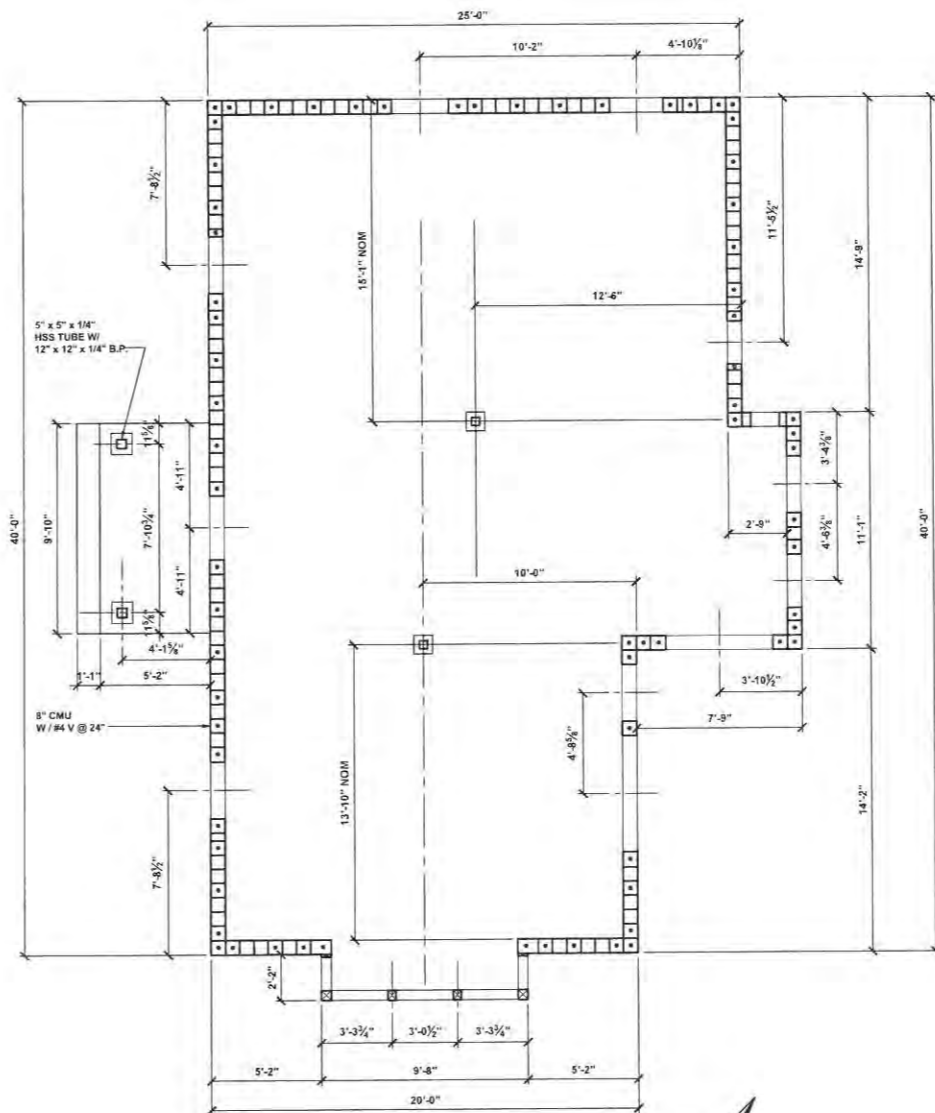
**WALL SECTIONS
AND DETAILS**

A7

**50% WD PROGRESS SET
NOT FOR CONSTRUCTION
OCTOBER 3, 2012**



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



2 CONCRETE REINFORCEMENT PLAN
SCALE: 1/4"=1'-0"



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KEY WEST, FLORIDA

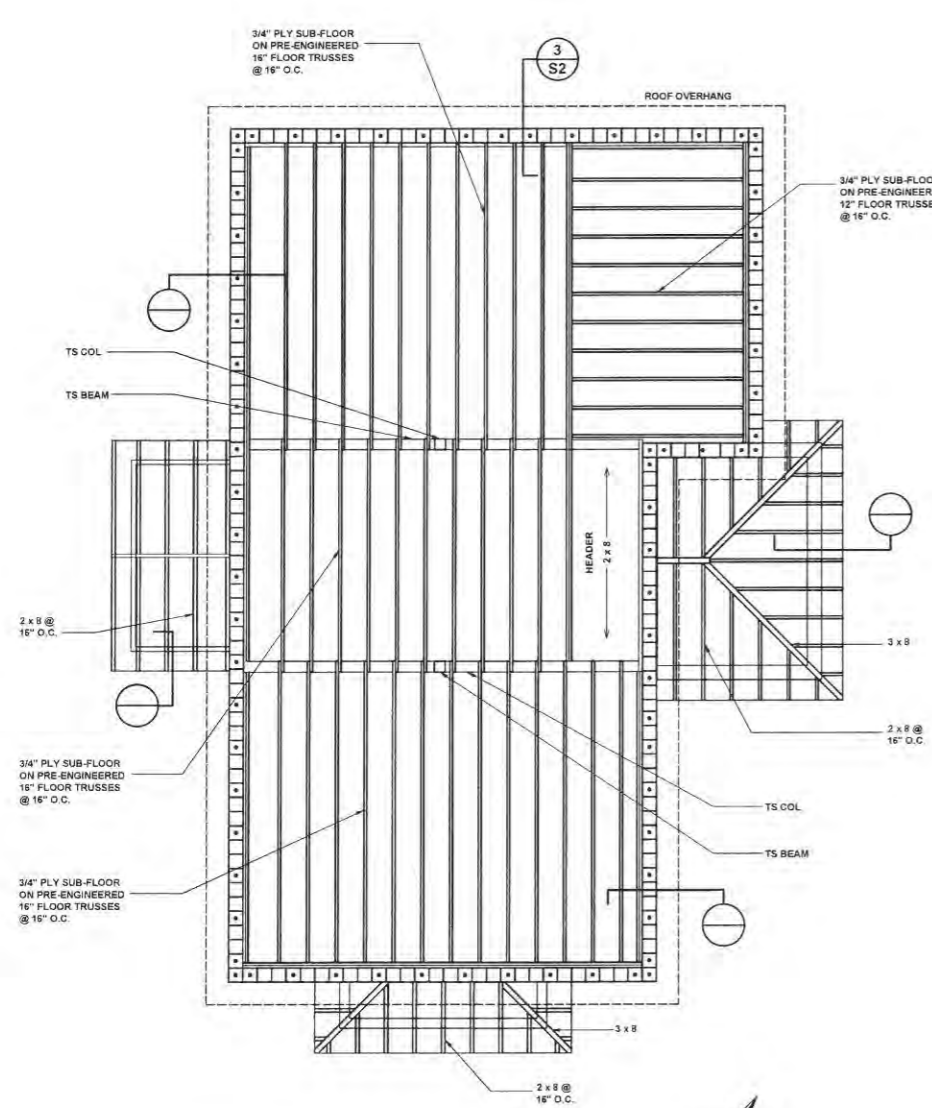
DATE: PROGRESS 10-3-12
SCALE: AS NOTED
DRAWN BY: AA
CHECKED BY: MM
PROJECT NO: 1207

**FOUNDATION PLAN
REINFORCEMENT PLAN
AND
STRUCTURAL DETAILS**

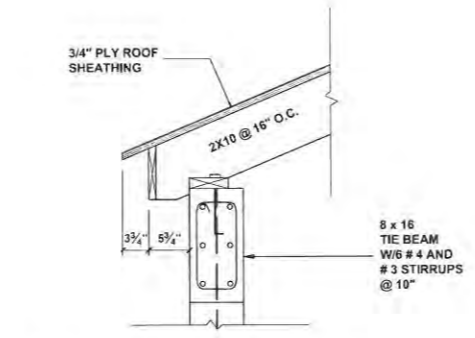
**50% WD PROGRESS SET
NOT FOR CONSTRUCTION
OCTOBER 3, 2012**

S1

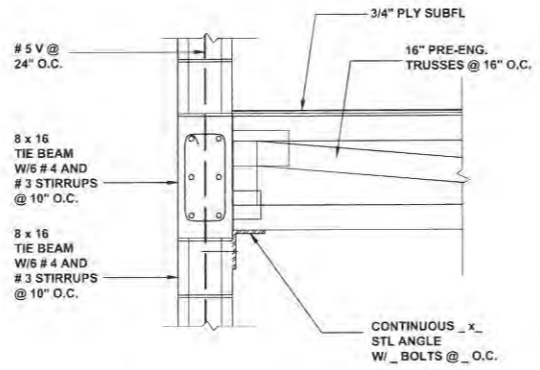
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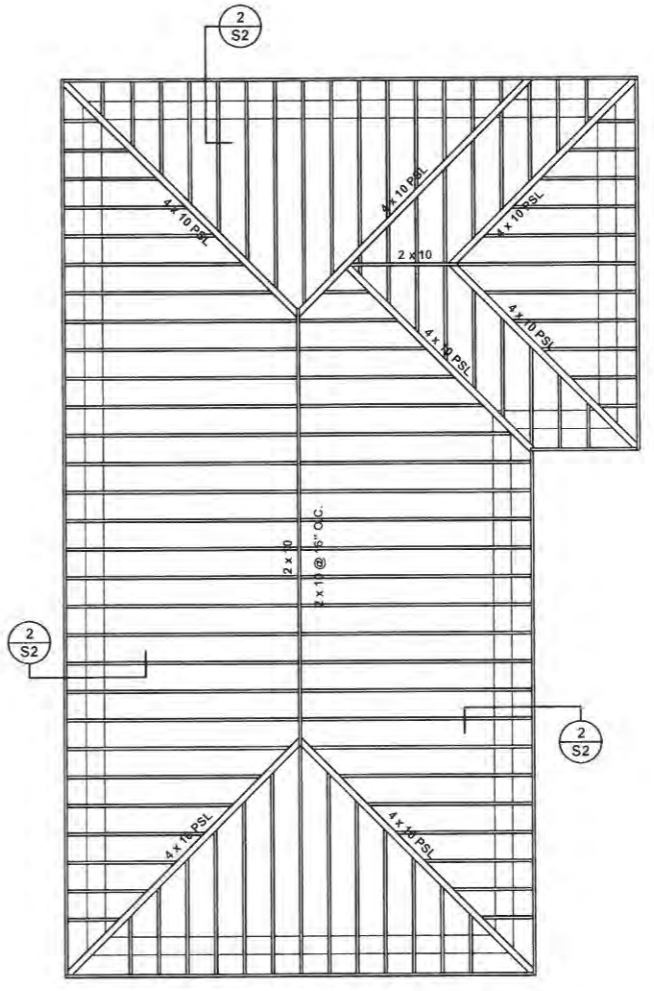
1 ATTIC FLOOR FRAMING PLAN
S2 SCALE: 1/4"=1'-0"



2 ROOF FRAMING DETAIL
S2 SCALE: 1"=1'-0"



3 ATTIC FLOOR FRAMING DETAIL
S2 SCALE: 1"=1'-0"



4 ROOF FRAMING PLAN
S2 SCALE: 1/4"=1'-0"



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 KEY WEST, FLORIDA

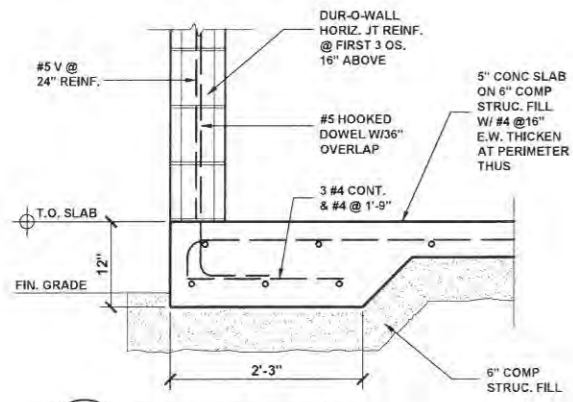
DATE: PROGRESS 10-3-12
 SCALE: AS NOTED
 DRAWN BY: AA
 CHECKED BY: MM
 PROJECT NO: 1207

**ROOF FRAMING
 PLAN AND
 STRUCTURAL DETAILS**

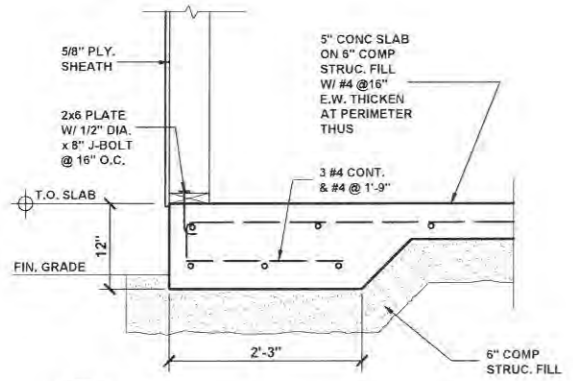
**50% WD PROGRESS SET
 NOT FOR CONSTRUCTION
 OCTOBER 3, 2012**

S2

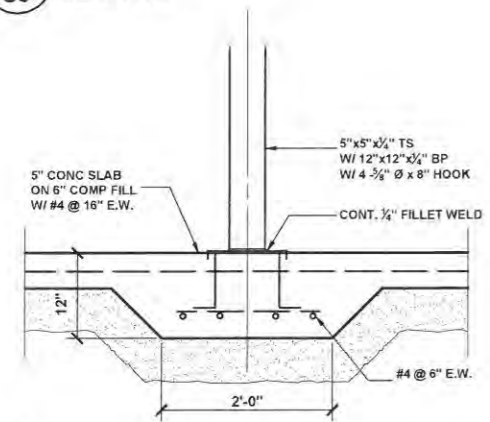
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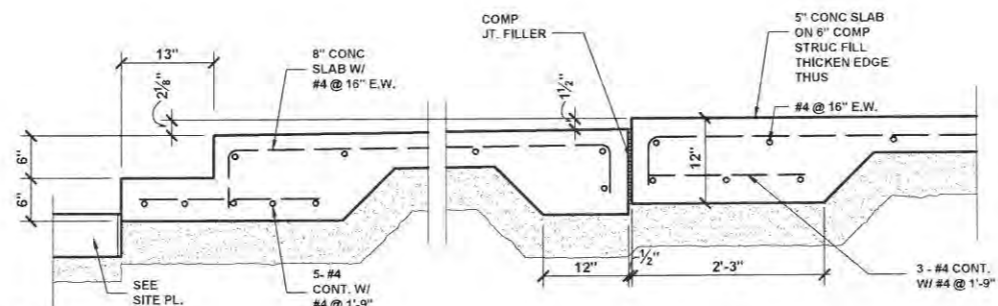
1 SLAB EDGE DETAIL
S3 SCALE: 1"=1'-0"



4 SLAB EDGE DETAIL
S3 SCALE: 1"=1'-0"



3 COLUMN FOUNDATION
S3 SCALE: 1"=1'-0"



2 DROP SLAB AT ENTRANCE PORCH
S3 SCALE: 1"=1'-0"

50% WD PROGRESS SET
NOT FOR CONSTRUCTION
OCTOBER 3, 2012

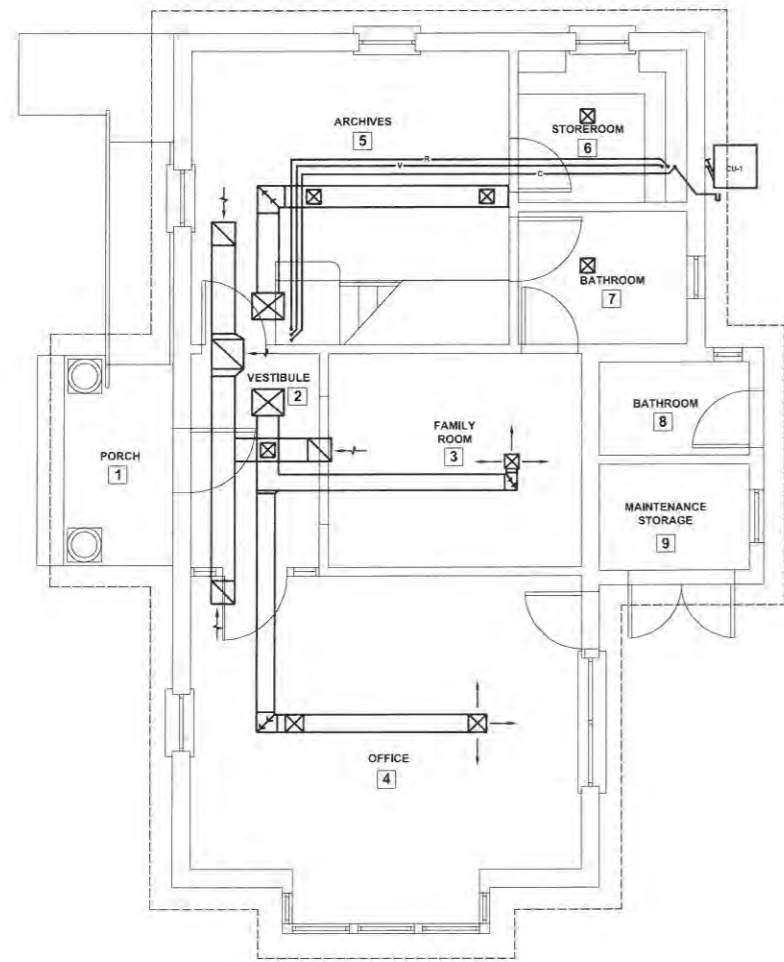
MICHAEL MILLER · ARCHITECT
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3051 294-7587
mmiller@bbscoun.net

CITY SEXTON'S HOUSE
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KEY WEST, FLORIDA

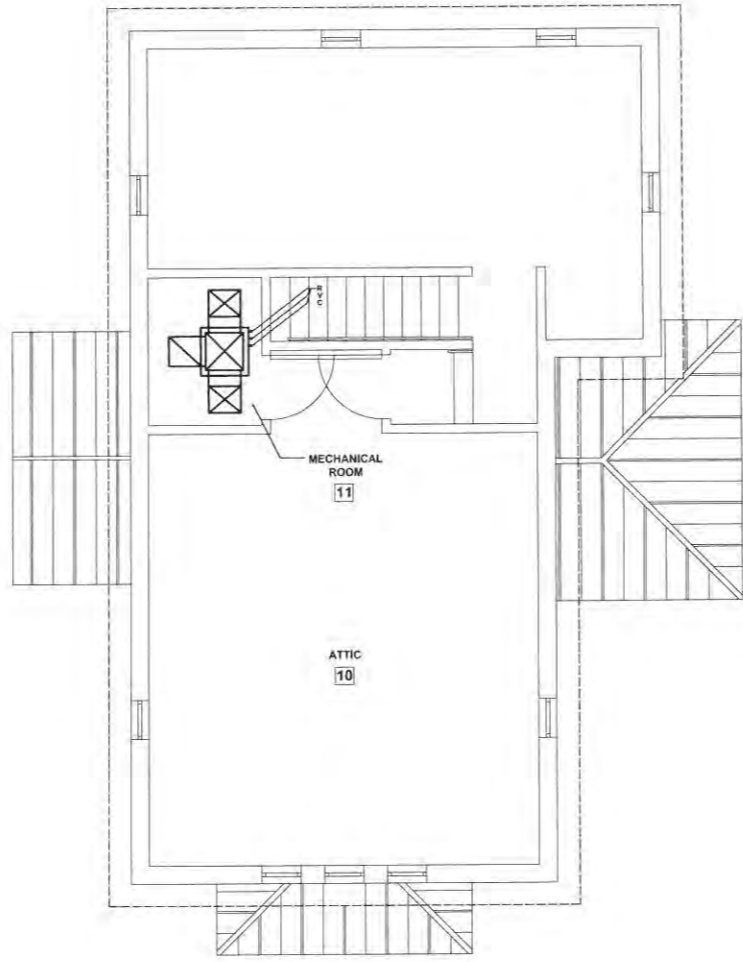
DATE: PROGRESS 10-3-12
SCALE: AS NOTED
DRAWN BY: AA
CHECKED BY: MM
PROJECT NO: 1207

STRUCTURAL DETAILS

S3



1 FIRST FLOOR HVAC PLAN
M1 SCALE: 1/4"=1'-0"



2 ATTIC HVAC PLAN
M1 SCALE: 1/4"=1'-0"

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701 PASSOVER LANE
 KEY WEST, FLORIDA

DATE: PROGRESS 10-3-12

SCALE: AS NOTED

DRAWN BY: AA

CHECKED BY: MM

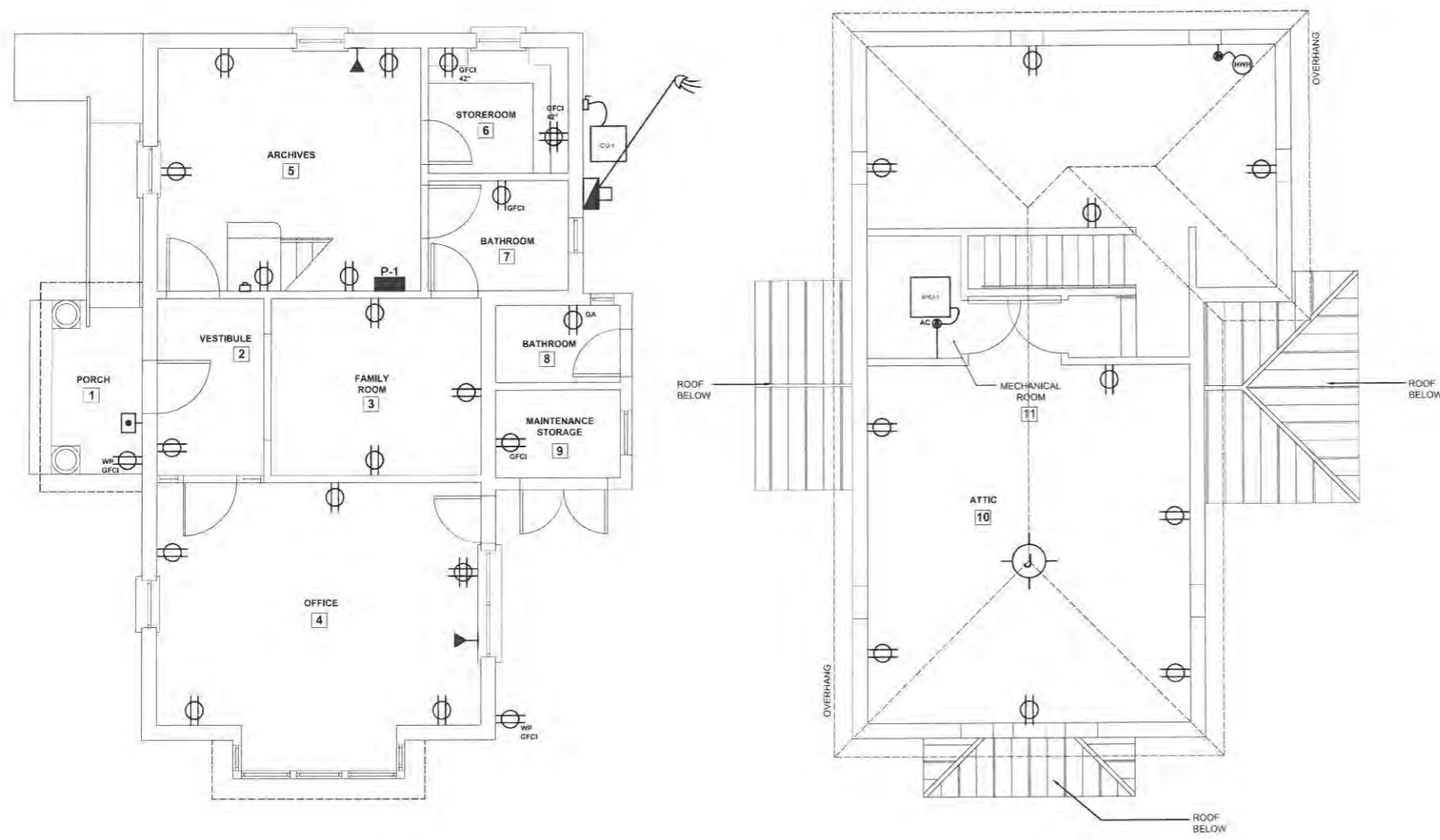
PROJECT NO: 1207

**HVAC PLAN
 AND DETAILS**

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M1

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- SERVICE MAIN
- POWER PANEL
- SPECIAL PURPOSE HARD WIRED CONNECTION
- DUPLEX RECEPTACLE OUTLET
- FOUR-PLEX RECEPTACLE OUTLET
- GROUND FAULT CONNECTION INTERCEPT
- WATERPROOF DUPLEX RECEPTACLE OUTLET
- SINGLE POLE SWITCH
- SINGLE POLE SWITCH W/DIMMER
- THREE WAY SWITCH
- CEILING LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESSED CEILING LIGHT FIXTURE
- SURFACE FLORESCENT LIGHT FIXTURE
- JUNCTION BOX
- LIGHT W/PULL SWITCH
- LIGHT ACTIVATED BY TIME CLOCK
- LIGHT W/MOTION SENSOR
- LIGHT W/PHOTOELECTRIC SENSOR
- CEILING FAN
- LAND LINE OUTSIDE TELEPHONE CONNECTION
- DEDICATED COMPUTER OUTLET
- INTERCONNECTED LAND LINE TELEPHONE C.
- CABLE TV OUTLET
- DOOR BELL
- BELL OR CHIME
- CONCEALED WIRING
- UNDERGROUND CONDUIT
- EXIT SIGN
- EMERGENCY LIGHT W/BATTERY PACK
- SERVICE RISER AND WEATHER HEAD
- DISCONNECT SWITCH
- SMOKE ALARM
- CEILING VENT

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OCTOBER 3, 2012

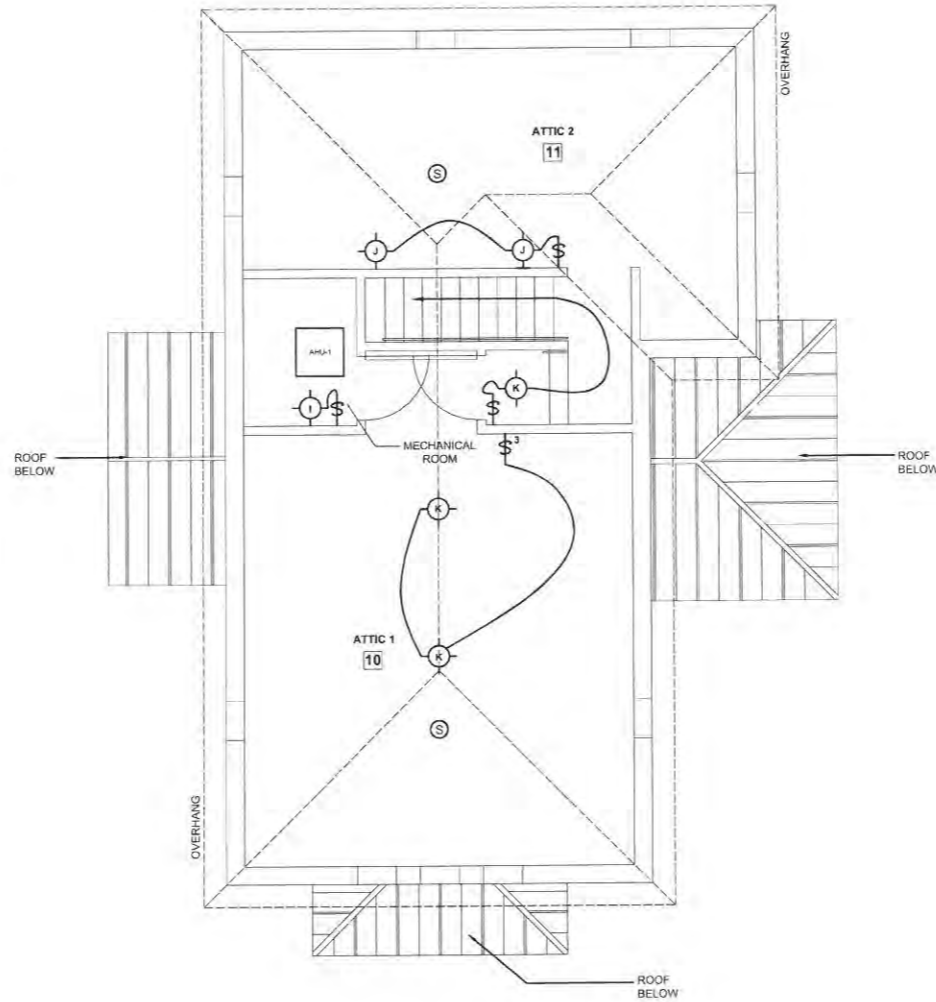
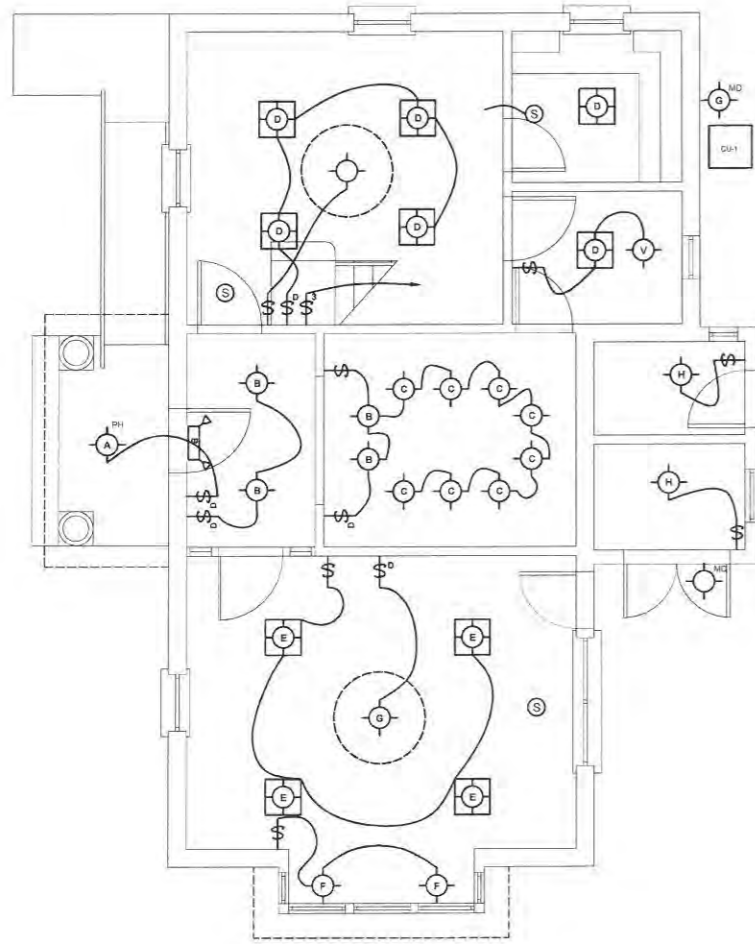
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KEY WEST, FLORIDA

DATE: PROGRESS 10-3-12
SCALE: AS NOTED
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CHECKED BY: MM
PROJECT NO: 1207

ELECTRICAL PLANS
PANEL SCHEDULE
AND RISER DIAGRAMS

E1



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**CITY SEXTON'S HOUSE
KEY WEST CEMETERY**

701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: PROGRESS 10-3-12

SCALE: AS NOTED

DRAWN BY: AA

CHECKED BY: MM

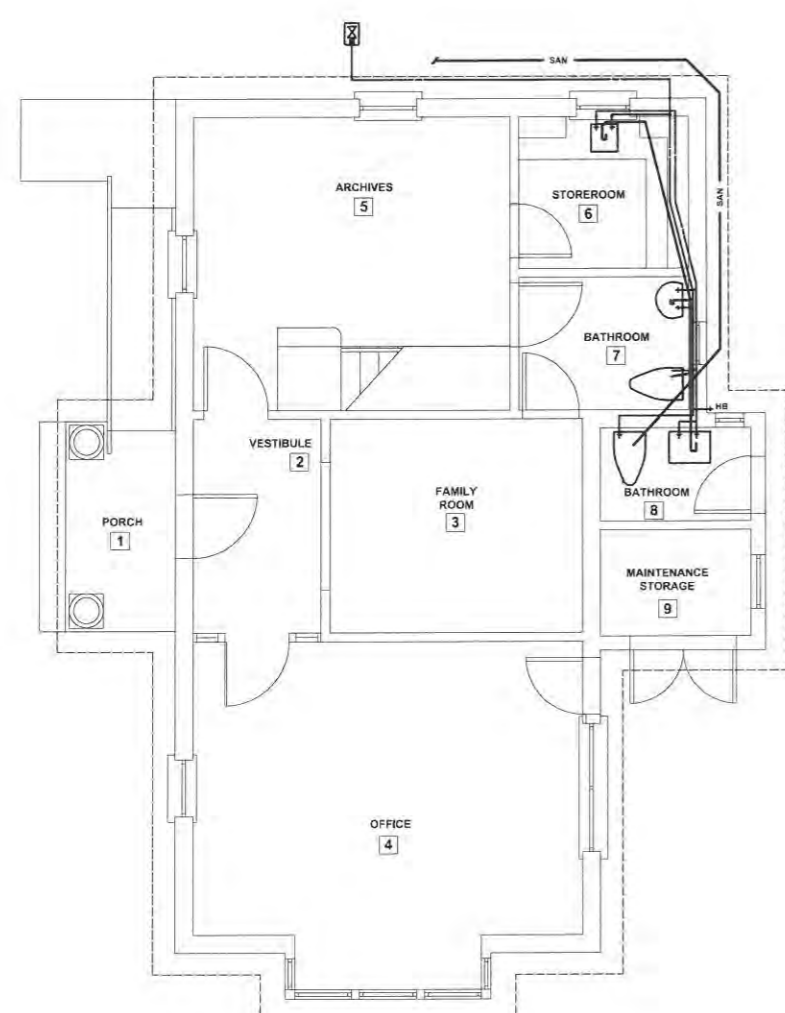
PROJECT NO: 1207

**ELECTRICAL
LIGHTING PLANS**

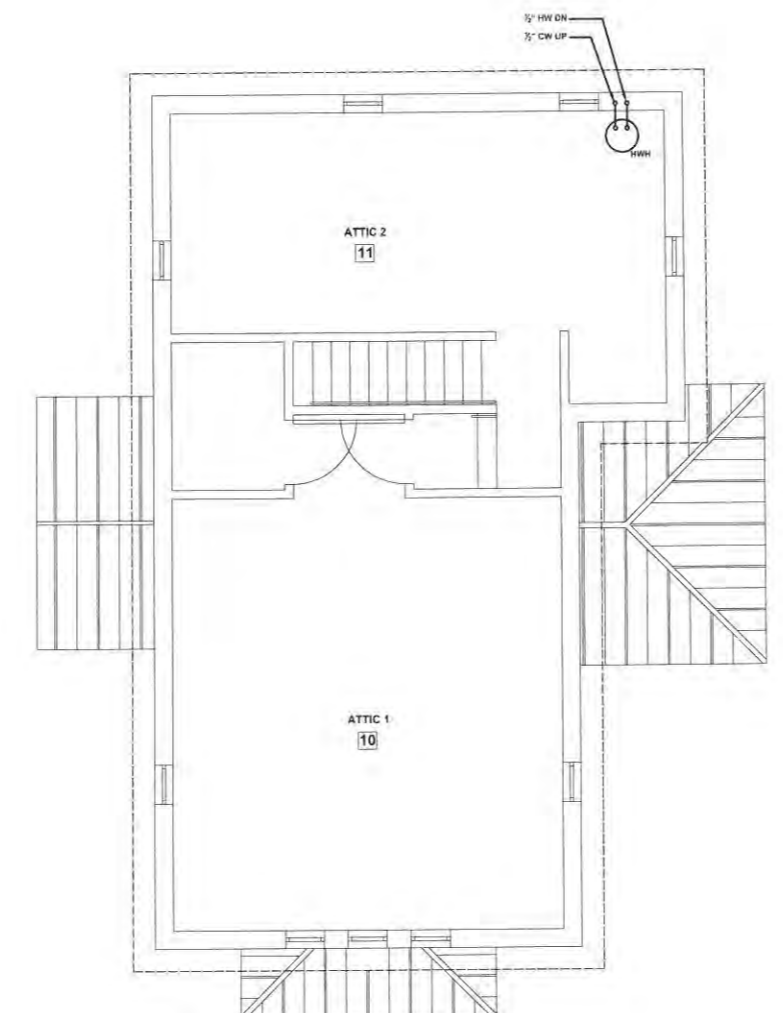
E2

LIGHT FIXTURE SCHEDULE				
MK	FIXTURE TYPE	MFR/CATALOG NO.	LAMP	REMARKS
A	HANGING LANTERN			
B	RECESSED DOWNLIGHT			
C	RECESSED SPOT LIGHT			
D	SURFACE FLORESCENT			
E	SURFACE FLORESCENT			
F	RECESSED DOWNLIGHT			
G	SECURITY LIGHT			
H	SURFACE FIXTURE			
I	WALL MOUNT FLORESCENT			
J	WALL MOUNT FLORESCENT			
K	STRIP FLORESCENT			

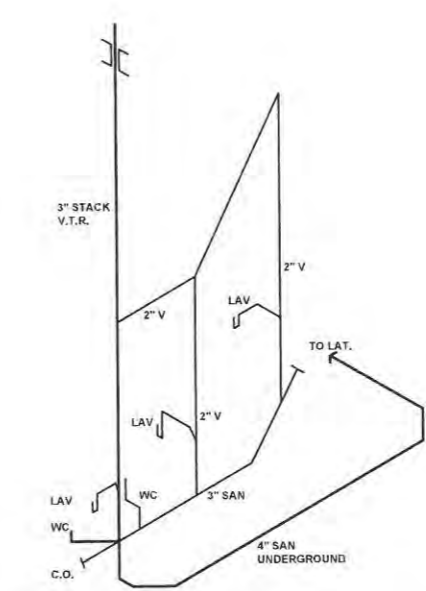
**50% WD PROGRESS SET
NOT FOR CONSTRUCTION
OCTOBER 3, 2012**



1 FIRST FLOOR PLUMBING PLAN
P1 SCALE: 1/4"=1'-0"



2 ATTIC PLUMBING PLAN
P1 SCALE: 1/4"=1'-0"



3 PLUMBING ISOMETRIC
P1

50% WD PROGRESS SET
 NOT FOR CONSTRUCTION
 OCTOBER 3, 2012

- 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 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. All rights reserved.
 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.

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DATE: PROGRESS 10-3-12
 SCALE: AS NOTED
 DRAWN BY: AA
 CHECKED BY: MM
 PROJECT NO. 1207

**PLUMBING PLANS
 AND ISOMETRIC**

P1

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