



CITY OF KEY WEST
SEXTON'S HOUSE

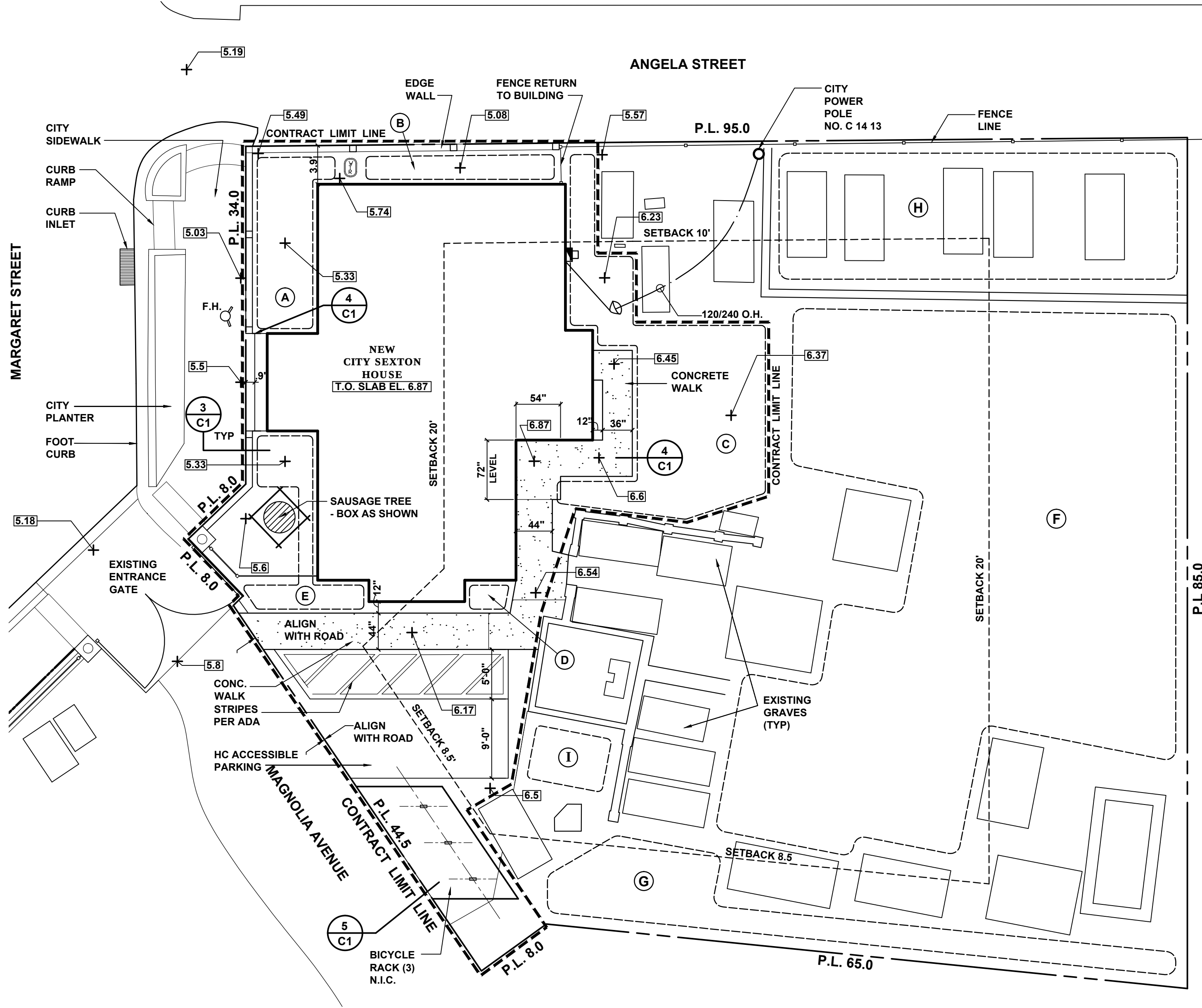
KEY WEST CEMETERY
701 PASSOVER LANE
KEY WEST, FLORIDA

INDEX OF DRAWINGS

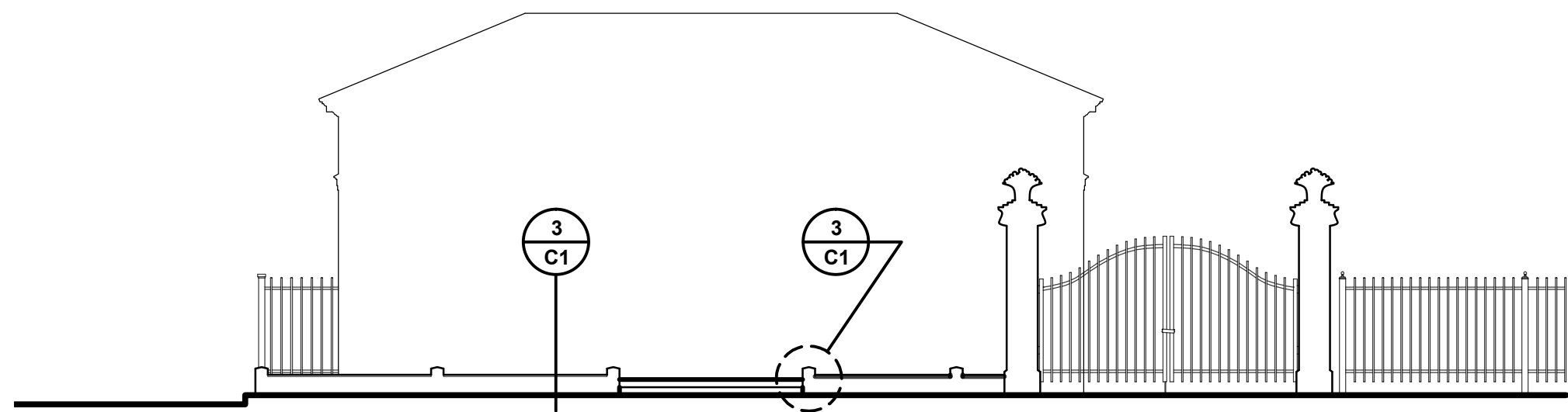
SHEET NUMBER	TITLE
C1	SITE PLAN, SITE DATA AND SITE DETAILS
C2	DEMOLITION SITE PLAN
A1	FIRST FLOOR AND ATTIC PLAN
A2	REFLECTED CEILING PLANS
A3	SCHEDULES AND DETAILS
A4	ROOF PLANS AND DETAILS
A5	EXTERIOR ELEVATIONS
A6	BUILDING SECTIONS
A7	WALL SECTIONS AND DETAILS
A8	STAIR DETAILS
A9	PORCH DETAILS
A10	INTERIOR ELEVATIONS AND DETAILS
S1	FOUNDATION PLAN AND WALL REINFORCEMENT PLAN
S2	ROOF FRAMING PLAN AND STRUCTURAL DETAILS
S3	STRUCTURAL DETAILS
E1	ELECTRICAL POWER PLANS, PANEL SCHEDULE AND RISER DIAGRAM
E2	ELECTRICAL LIGHTING PLANS
M1	HVAC PLAN AND DETAILS
P1	PLUMBING PLAN AND ISOMETRICS

MICHAEL MILLER . ARCHITECTS

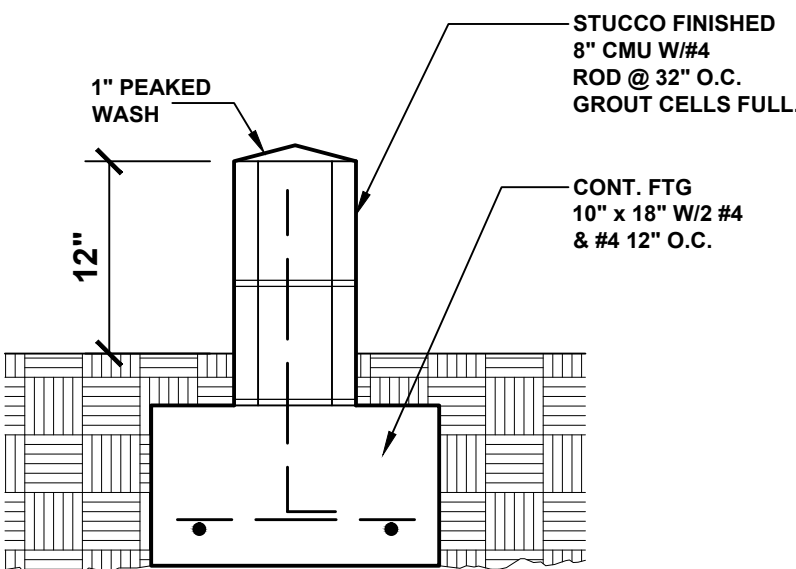
517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net



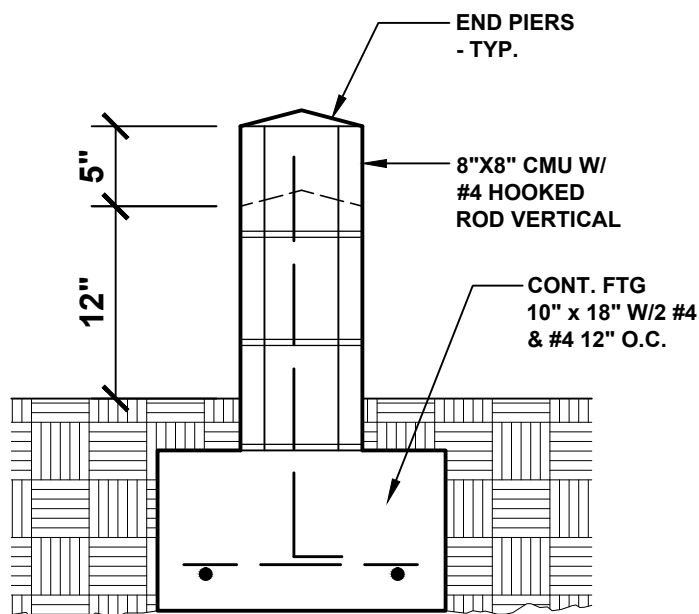
1 SITE PLAN
SCALE: 1/8"=1'-0"



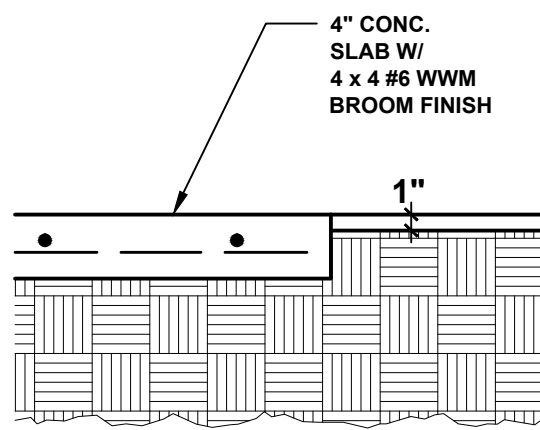
2 EDGE WALL ELEVATION
SCALE: 1/8"=1'-0"



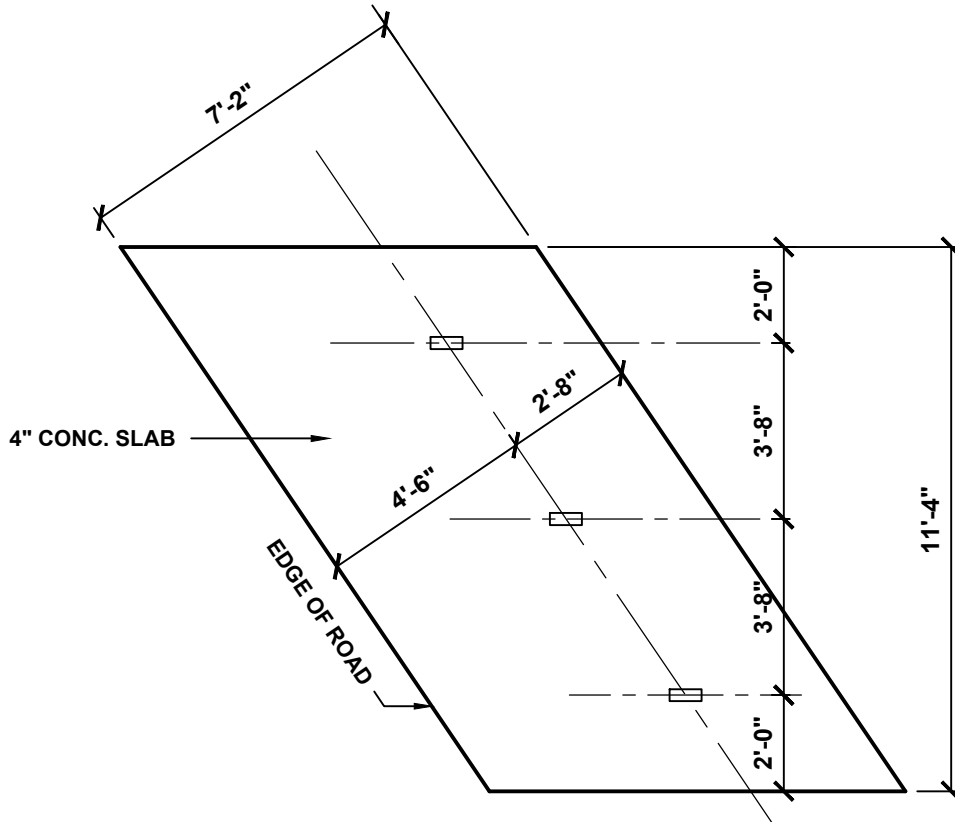
3 EDGE WALL
SCALE: 1"=1'-0"



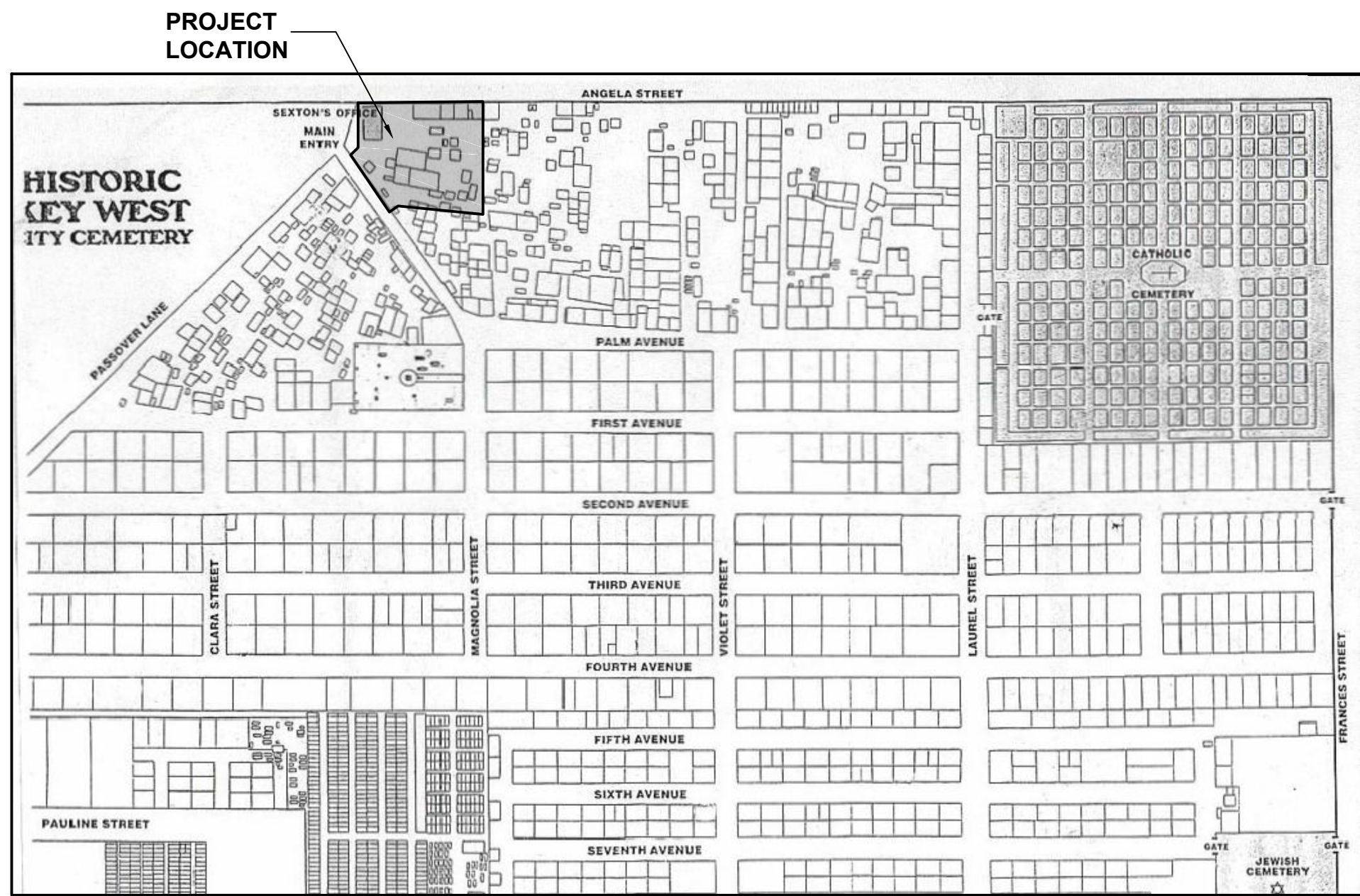
4 EDGE WALL PIER
SCALE: 1"=1'-0"



5 CONCRETE WALK
SCALE: 1"=1'-0"



6 BICYCLE RACKS N.I.C.
SCALE: 1/4"=1'-0"



KEY WEST CEMETERY

SITE DATA

CITY ZONING REQUIREMENTS

ZONE:	HPS
SETBACKS	
Front (West)	20 FT
Side (South)	8.5 FT
Rear (East)	20 FT
Street Side (North)	10 FT
PROPOSED 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
LOT COVERAGE	
Allowable	40%
Proposed	14%
IMPERVIOUS COVERAGE	
Allowable	50%
Proposed	46.6%
BUILDING HEIGHT	
Allowable	25 FT
Proposed	20.5 FT
FEMA FLOOD ZONE	AE 6
FINISH FLOOR ELEVATION	6.87

STORMWATER RETENTION CALCULATION

A. LOT AREA: 7,419.6 SF	5. Average Depth of Swales Required =
B. DISTURBED (IMPERVIOUS) AREAS	$1,051 \text{ CU FT} = .31 \text{ FT} = 3.73 \text{ IN}$ 3,389 SF
1. Roofed Structures 1,198.1 SF	BECAUSE IT IS IMPRACTICAL TO CREATE NEW SWALES AT ANY OTHER LOCATION THAN WITHIN THE CONTRACT LIMIT LINES ONLY SWALES A THROUGH E (THOSE DIRECTLY AROUND THE BUILDING WILL BE USED FOR EFFECTIVE STORMWATER RETENTION. THUS:
2. Paving, Graves and Parking 2,158.2 SF Total 3,356.3 SF	Proposed Lot Coverage Percentage: 46.6%
C. STORM DRAINAGE CALCULATIONS	
1. Impervious Coverage = 46.6%	6. Effective Retention Area Using only Swales around New Building
2. Rainfall = .466 X 2.5 In = 1.17 IN	Swale A 93.5 SF Swale B 38 SF Swale C 352 SF Swale D 10 SF Swale E 70 SF Swale F 2,297 SF Swale G 235 SF Swale H 240 SF Swale I 64 SF 3,389 SF
3. Cubic Feet of Retention Required =	$\frac{\text{Lot Area in SF} \times \text{Rainfall in Inches}}{12}$ $= \frac{7,419.6 \text{ SF} \times 1.7 \text{ In}}{12} = 1,051 \text{ CU FT}$
4. Retention Area Provided Using Entire Property	7. Cubic Feet of Retention Required Around New Building $= \text{Disturbed Area in SF Around Building} \times \frac{\text{Rainfall in Inches}}{12}$ $= 2,138 \text{ SF} \times 1.7 \text{ IN} = 305 \text{ CU FT}$
	8. Average Depth of Swales Required around New Building $= \frac{305 \text{ CU FT}}{533 \text{ SF}} = .57 \text{ FT IN} = 6.84 \text{ IN}$
	CONTRACTOR SHALL MAKE SWALES A-E AN AVERAGE DEPTH OF 6.84 IN.

SHEET NOTES:

- 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.
- No changes to the drawings or to the design may be made without the written approval of the architect and Owner's representative.
- 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.
- 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 owner's representative in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's or Owner's representative's permission will be removed at the Contractor's expense.
- 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 cease work on the item in question and notify the Owner's representative in a manner that will allow timely resolution.
- 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).
- Drawings shall not be scaled. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Owner's representative for a resolution before proceeding.
- "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 Owner's representative if it differs from what is on the drawings before proceeding with the affected work.
- The Drawings, Specifications, and other documents prepared by the Architect, are instruments of the Architect's service, belong to the City and are Copyright © 2013 by Michael, Miller, Architects INC AR10013216.
- 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 . ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

CITY SEXTON'S HOUSE KEY WEST CEMETERY

701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: 05-04-13

SCALE: AS NOTED

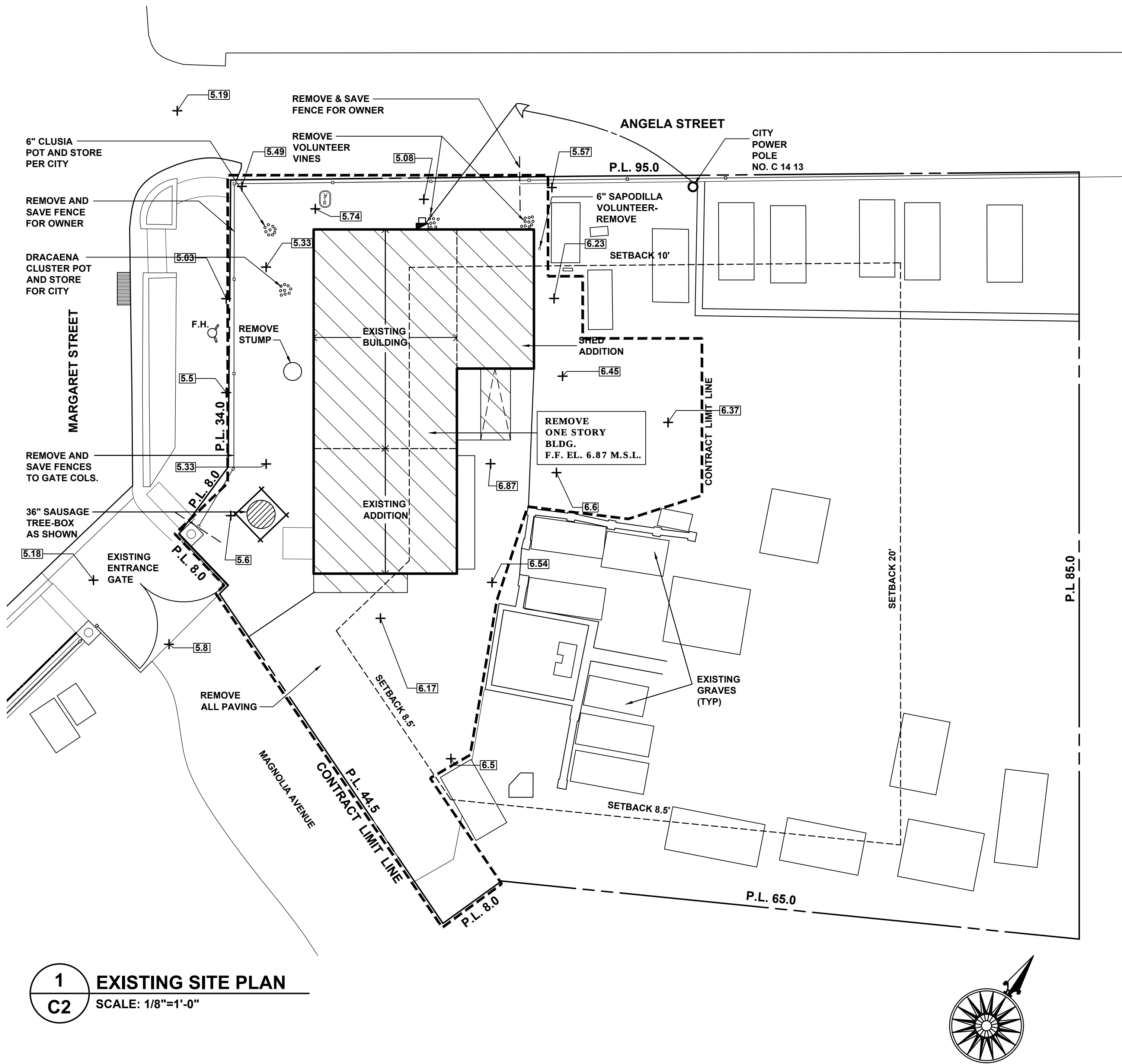
DRAWN BY: AA, AR

CHECKED BY: MM

PROJECT NO: 1207

SITE PLAN, SITE DATA AND SITE DETAILS

C1



1 EXISTING SITE PLAN
C2 SCALE: 1/8"=1'-0"

PROJECT ABBREVIATIONS LEGEND :

ACRY	ACRYLIC	DWGS	DRAWINGS	LAM	LAMINATED	STL	STEEL
ADA	AMERICAN DISABILITIES ACT	EA	EACH	LAV	LAVATORY	T	TREAD
ADJ	ADJUSTABLE	E.S.	EACH SIDE	MARB	MARBLE	T.O.	TOP OF
ALUM	ALUMINUM	EXIST	EXISTING	MFR	MANUFACTURE	TPD	TOILET PAPER DISPENSER
BACKSPL.	BACKSPASH	FAC	FACTORY FINISHED	MG	MARINE GRADE	TRL	TROWEL
BR	BROOM	FC	FIRECODE GWB	MRB	MOISTURE RESISTANT BOARD	UNFIN	UNFINISHED
CAB	CABINET	FIX.	FIXED	MTL	METAL	V	VERTICAL
CARP	CARPET	FLR.	FLOOR	NTS	NOT TO SCALE	VARN	VARNISHED
CFB	CEMENT FIBER BOARD	FLRG.	FLOORING	O.C.	ON CENTER	VB	VINYL BASE
CLG	CEILING	FM	FRAME	PLAS	PLASTIC	VCB	VINYL CARPET BASE
CMU	CONCRETE MASONRY UNIT	FRM.	FROM	PLY	PLYWOOD	VIF	VERIFY IN FIELD
C.O.	CONVENIENCE OUTLET	FTG	FOOTING	PNT	PAINT	VT	VINYL TILE
COL	COLUMN	GL	GLASS	PREP	PREPARED	WI	WITH
CONC	CONCRETE	GWB	GYPNUM WALL BOARD	Q.R.	QUARTER ROUND	WC	WATER CLOSET
CONT	CONTINUOUS	GR	GRANITE	R	RISER	WD	WOOD
C.T.	CERAMIC TILE	H	HORIZONTAL	REFRIG.	REFRIGERATOR	WDO	WINDOW
DR	DOOR	HPLK	HARDIPLANK	REQ'D	REQUIRED	@	AT
DRW	DRAWER	HSS	HIGH STRENGTH STEEL	RFL	RESILIENT FLOOR TILE		
DWG	DRAWING	HTB	HARDIE TRIM BOARD	S.A.	SMOKE ALARM		

DEMOLITION NOTES

1. **SCOPE OF WORK:** The demolition work consists of the demolition of the existing Sexton's House at the Key West Cemetery and the legal removal and disposal of all demolished material, and the removal for Owner's reuse of landscape and fencing material.
2. **ARCHEOLOGICAL CONSIDERATIONS:** The site is part of an historic burial ground and may or may not have important artifacts below the existing house. The contractor may not commence work until his methods and plans have been review and coordinated with the Owner's representative. If during demolition an artifact is unearthed the demolition work shall cease immediately and the Owner's representative notified. Work may not again commence until approved by the Owner's representative.
3. **CONTRACT LIMIT LINE:** See Demolition Plan, this sheet for location of contract limit line.
4. **SPECIFICATIONS:** Contractor shall familiarize himself with Division 1, GENERAL REQUIREMENTS and Division 2A, DEMOLITION before commencing demolition. Also, examine all other Sections of the Specifications for requirements that affect the work of this Section whether or not such work is specifically mentioned in this section.
5. **CODES:** All work shall be in conformity with the Florida Building Code 2010 Edition and all applicable laws, codes, and ordinances of the City of Key West.
6. **SAFETY:** The Contractor shall provide for the safety, prevention of injury, and loss of property at the job site to all persons employed on the work, persons visiting the work, cemetery employees, and the general public and shall save the Owner and Architect and his consultants harmless from all claims arising from the use of public streets, sidewalks, and adjoining premises for construction purposes.
7. **PROTECTION OF PROPERTY:** The contractor shall be wholly responsible for protecting the work under construction, construction materials stored on site, and the Owner's property adjacent to or in the path of the work, and shall insure himself for any losses, damages, or injuries related herein.
8. **USE OF ADJACENT STREETS AND SIDEWALKS:** Unless permitted by the city to use adjacent streets and sidewalks Contractor shall keep all public streets and sidewalks adjacent to the property clear of debris, materials, and construction equipment during work. Repair all public property where disturbed or damaged during construction and leave them is as good condition after the completion of work as before operations began.
9. **TEMPORARY FENCING AND BARRICADE:** Install temporary fencing and barricades along the contract limit lines as described in Division 2A DEMOLITION, Section 8. See Sheet 2A for location of contract limit line.
10. **PERMITS:** Contractor shall be responsible for procuring all necessary construction permits. The cost of the permits shall be reimbursable to the Owner.
11. **REMOVAL OF UTILITIES:** Contractor is responsible for identifying and locating all utilities. Contractor responsible for damage to any utility. Before demolishing and removing any part of the existing electrical, water and sanitary sewer system the Contractor shall notify the Owner's representative, city departments having jurisdiction, and utility companies, and confirm that these items are out of service and can be removed without danger. Water lines to be demolished shall be disconnected and capped by the Contractor. Abandoned sewer lines shall be plugged with concrete. Utilities to remain shall be capped in place.
12. **REMOVAL OF FOUNDATIONS AND BELOW GRADE STRUCTURES:** Structures below grade shall be removed strictly to the instructions of the Owner's representative.
13. **STAGING AND SPOILS:** Contractor shall meet with the Owner's Representative prior to commencing work and together shall determine where within the contract limit lines the job shall be staged and where spoils shall be temporarily stored.
14. **TEMPORARY SHORING:** Provide all temporary shoring and bracing necessary to withstand winds and other loads during demolition.
15. **FIRE EXTINGUISHERS:** Provide two (2) 10 lb ABC fire extinguishers ready for instant use during duration of demolition.
16. **DUST CONTROL:** Provide hosed water during demolition to control dust from becoming a nuisance and hazard to the public and neighborhood.
17. **SMOKE FREE WORKSITE:** All Contractors and sub-contractors shall abide by this regulation. Anyone caught smoking on the worksite will be warned once, second will be removal from job.
18. Any damage to asphalt roadways within the cemetery due to construction work will be the general contractors responsibility to repair to the city's satisfaction.

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 and Owner's representative.
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 owner's representative in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's or Owner's representative'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 cease work on the item in question and notify the Owner's representative 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. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Owner's representative 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 Owner's representative 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, belong to the City and are Copyright © 2013 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 . ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

CITY SEXTON'S HOUSE
KEY WEST CEMETERY

701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: 05-04-13

SCALE: AS NOTED

DRAWN BY: AA, AR

CHECKED BY: MM

PROJECT NO: 1207

DEMOLITION
SITE PLAN

C2

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 and Owner's representative.

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 owner's representative in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's or Owner's representative'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 cease work on the item in question and notify the Owner's representative in a manner that will allow timely resolution.

6. In general, interior dimensions are taken from the face of stud or turring 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. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Owner's representative 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 Owner's representative 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, belong to the City and are Copyright © 2013 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 . ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

CITY SEXTON'S HOUSE
KEY WEST CEMETERY

701 PASSEOVER LANE
KEY WEST, FLORIDA

DATE: 05-04-13

SCALE: AS NOTED

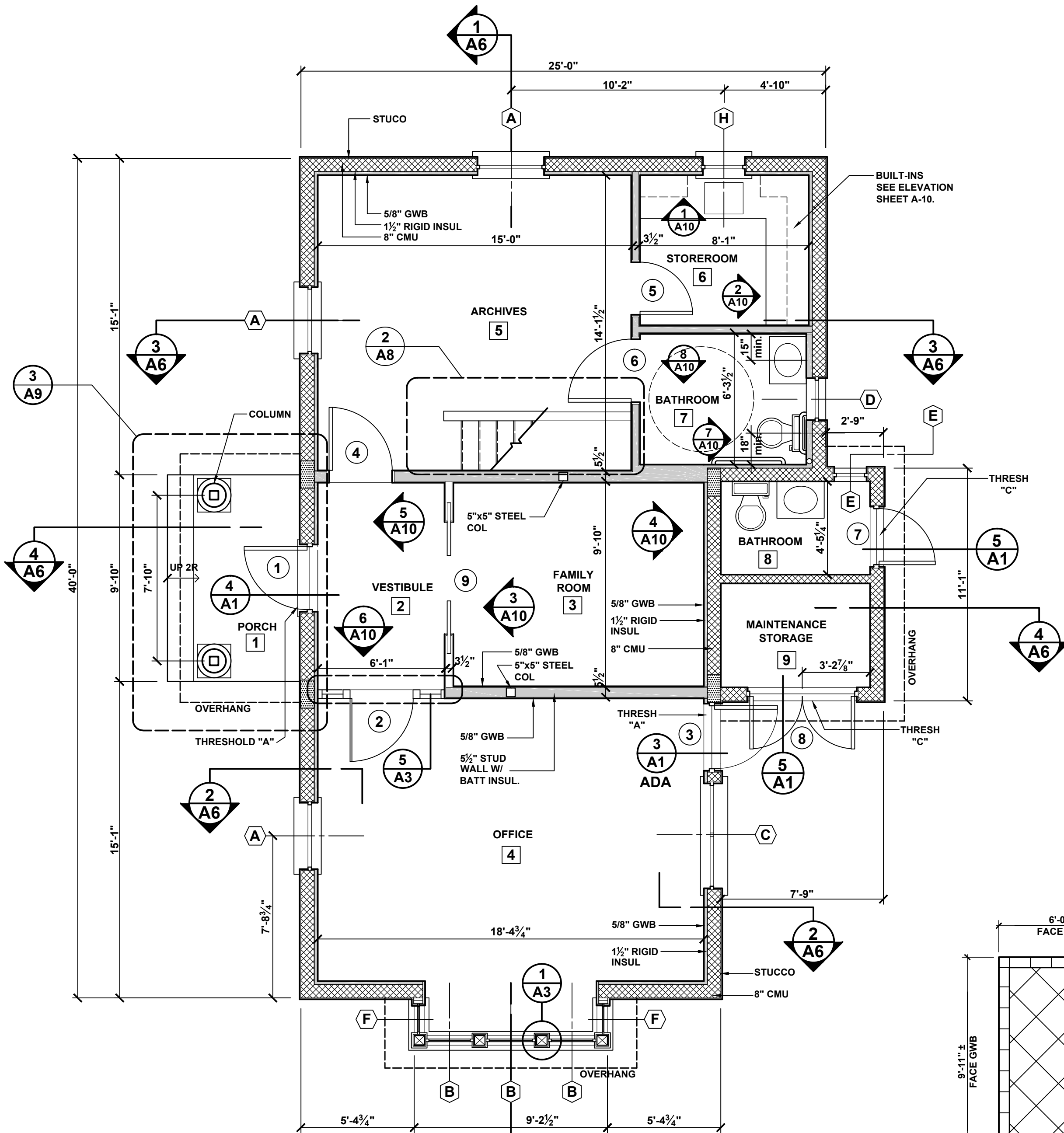
DRAWN BY: AA, AR

CHECKED BY: MM

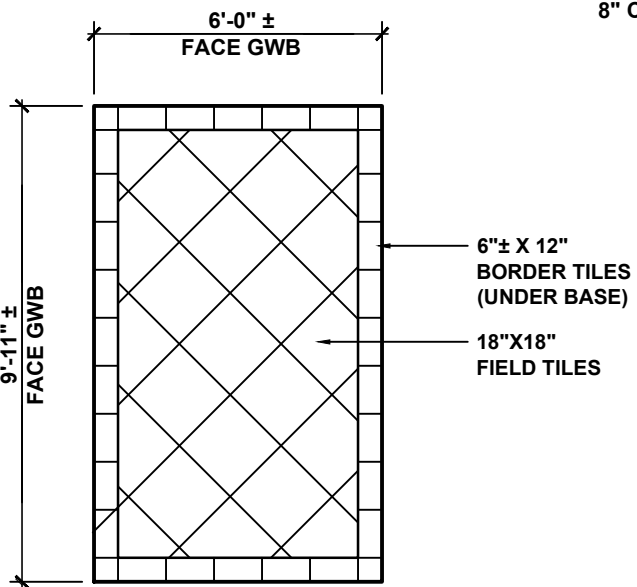
PROJECT NO: 1207

FIRST FLOOR AND
ATTIC PLAN

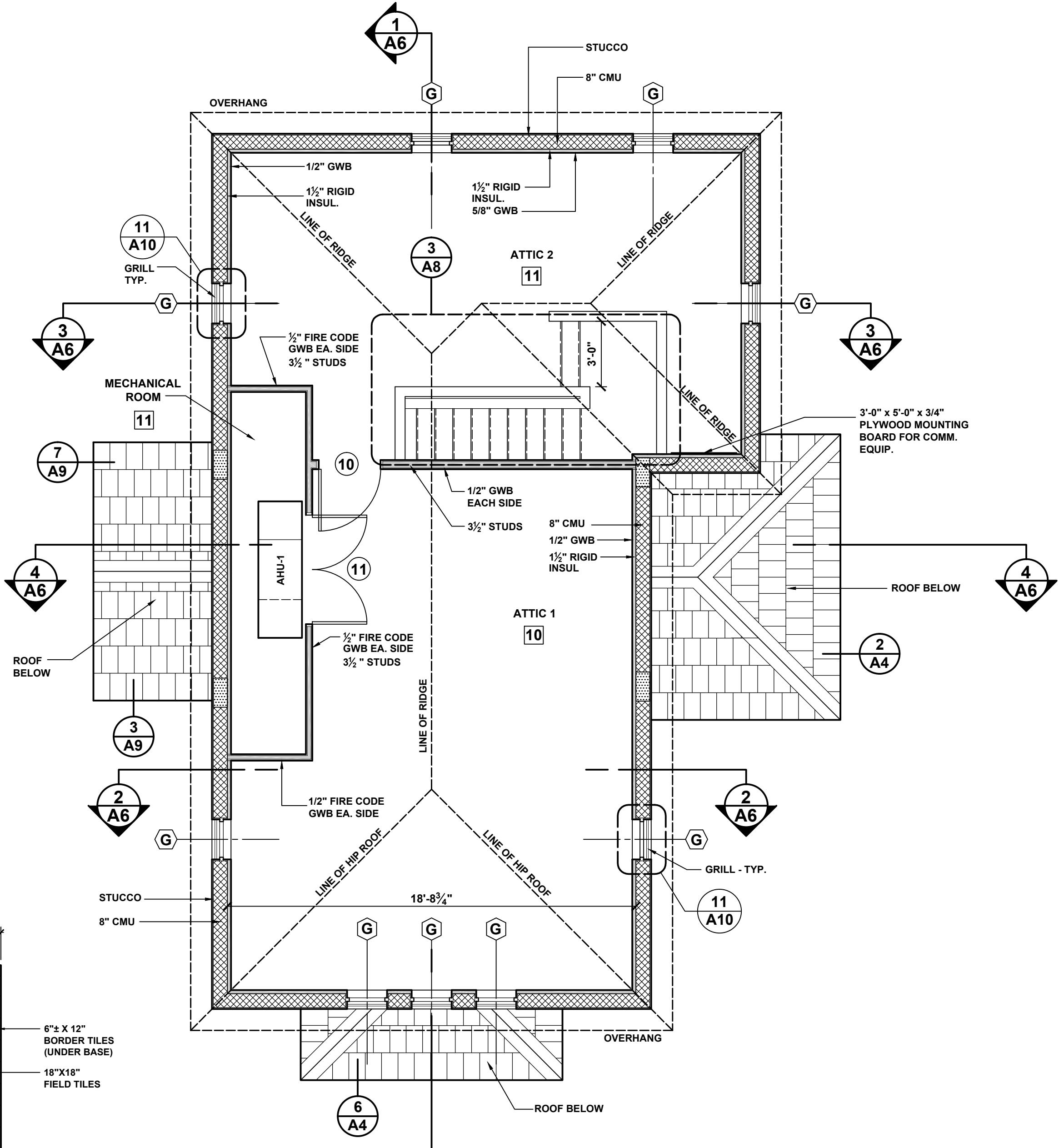
A1



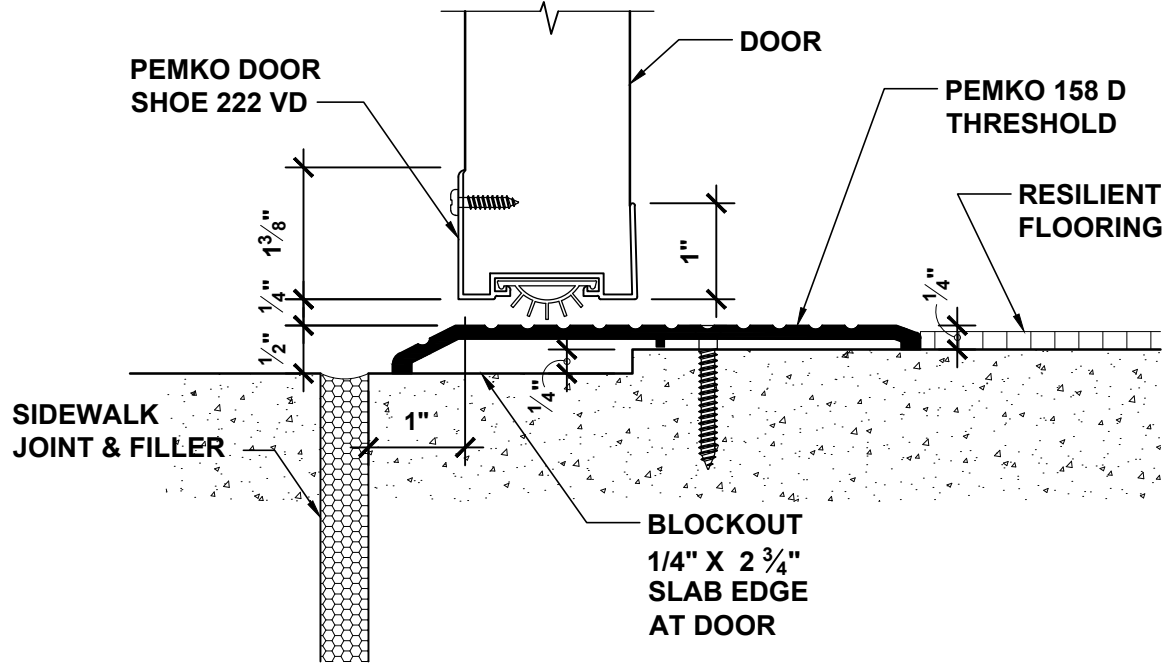
1
A1
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



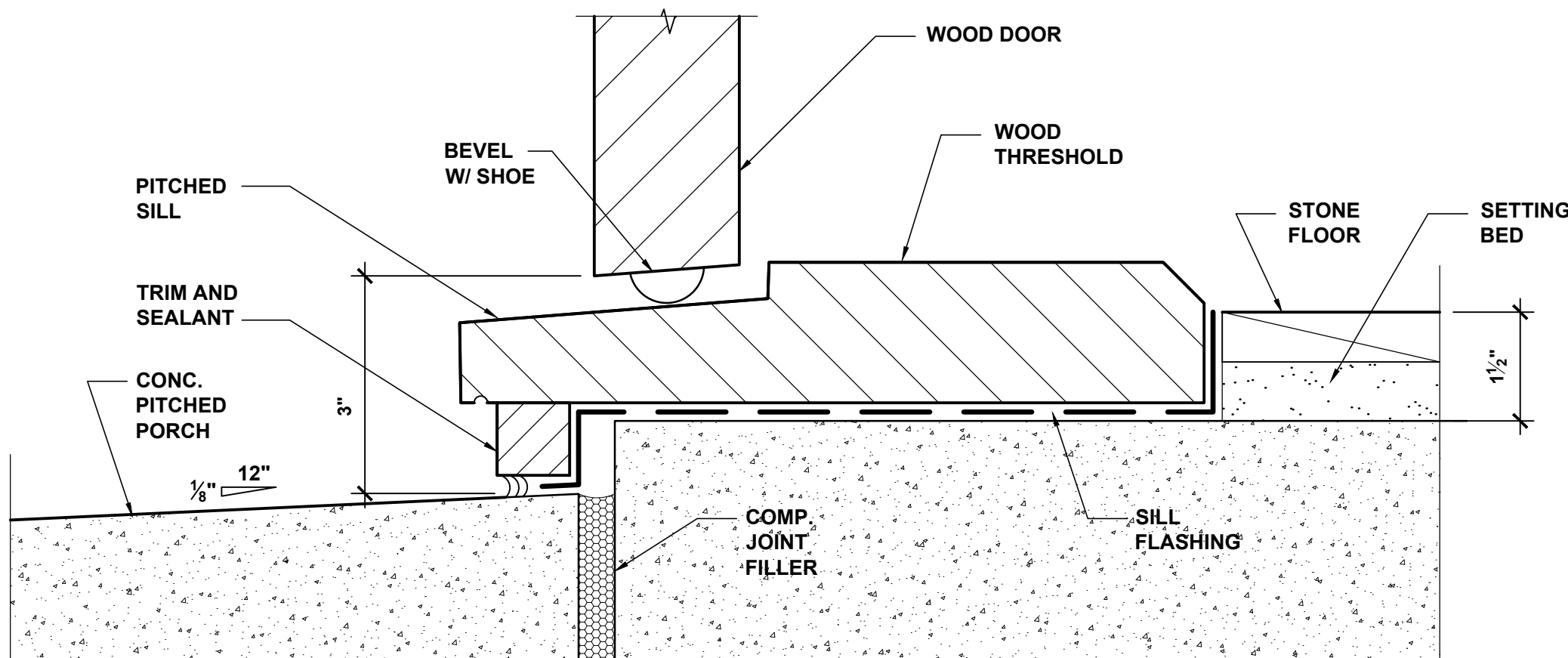
6
A1
VESTIBULE TILE LAYOUT
SCALE: 3/8"=1'-0"



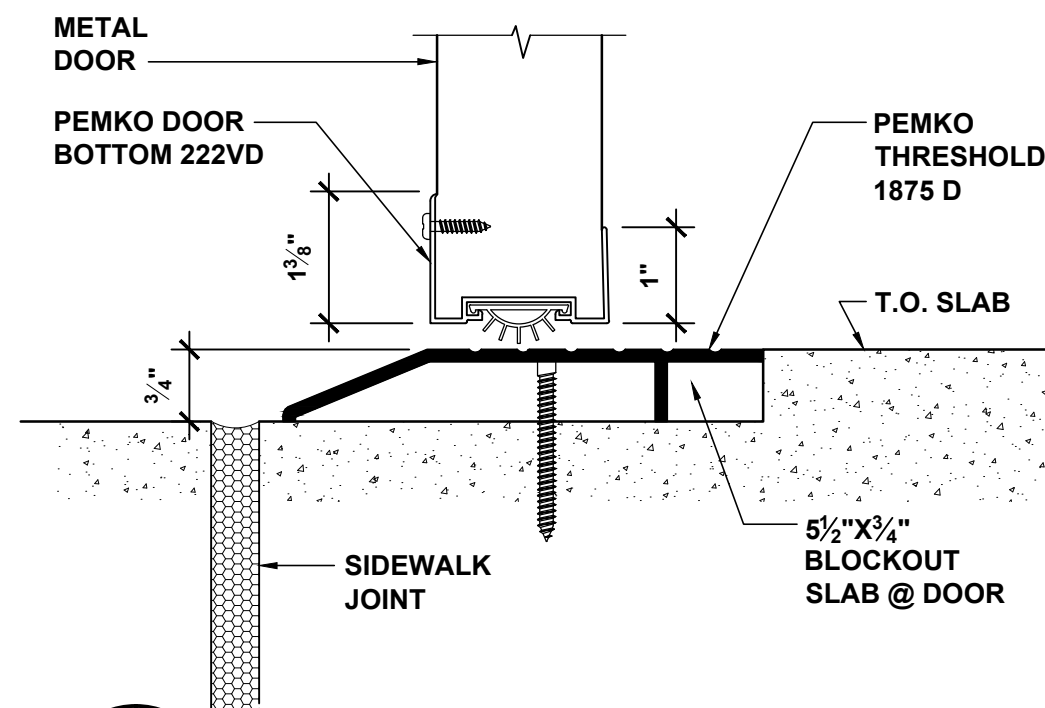
2
A1
ATTIC FLOOR PLAN
SCALE: 1/4"=1'-0"



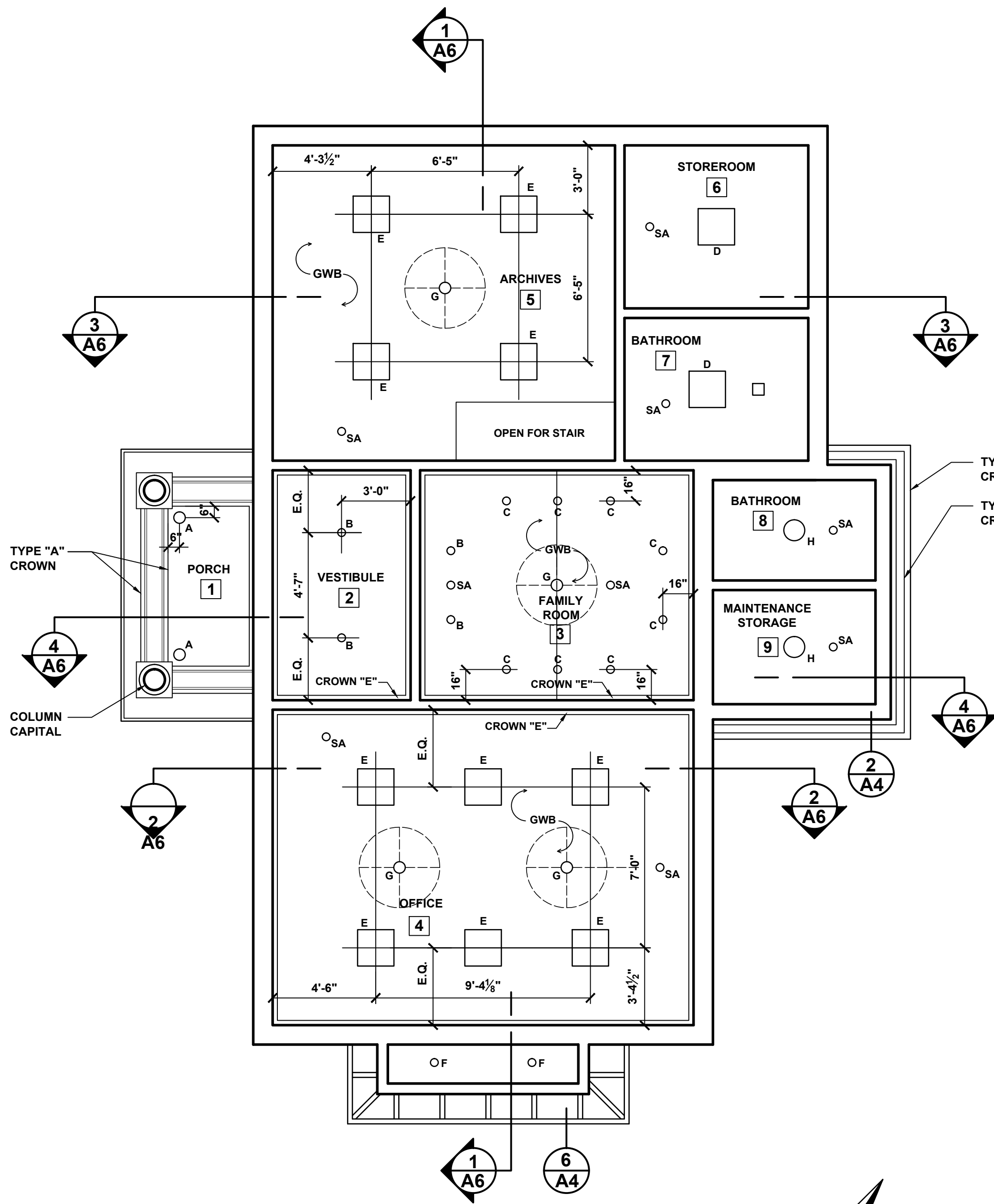
3
A1
TYPE A THRESHOLD
SCALE: 1/2 FS



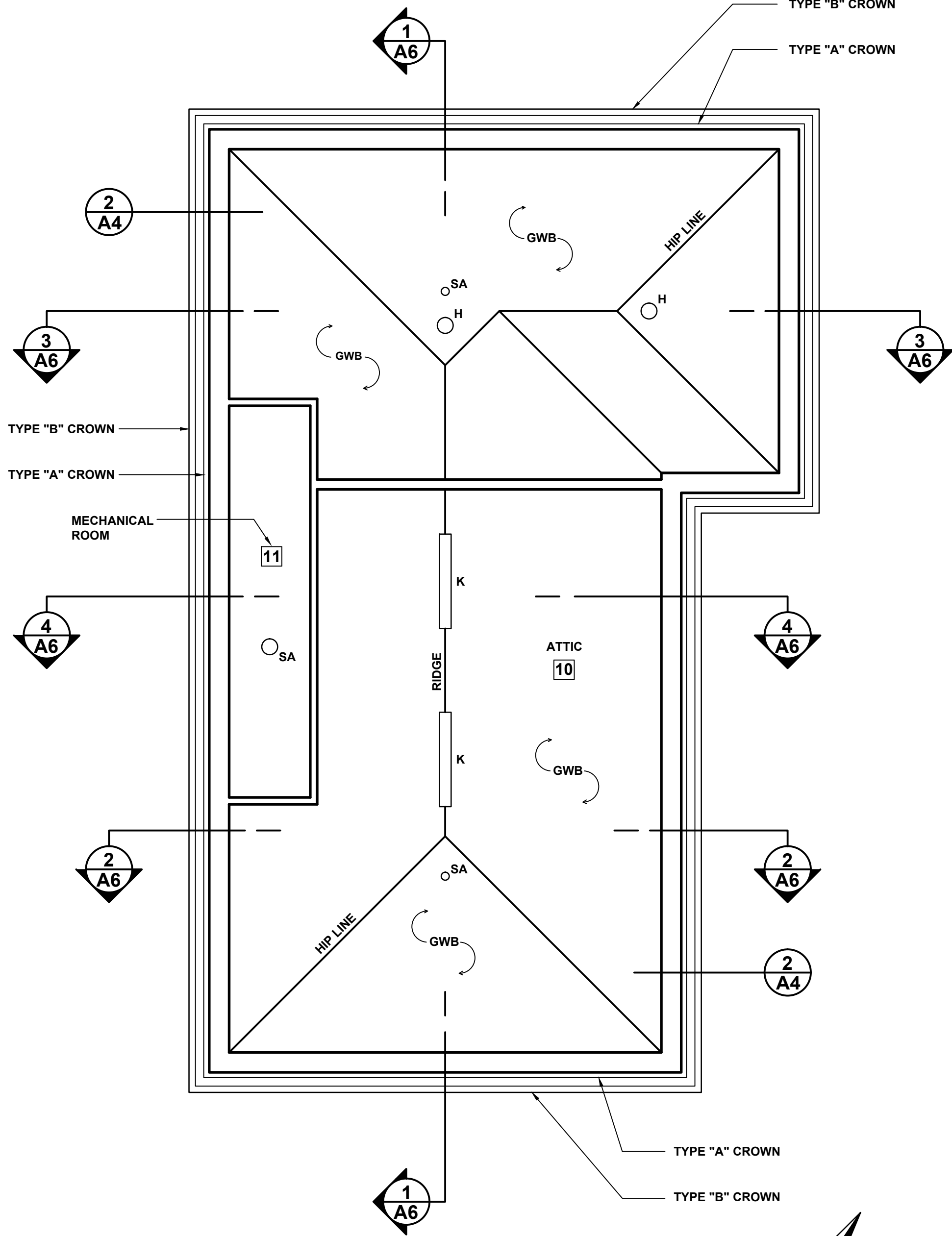
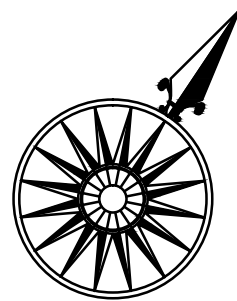
4
A1
TYPE B THRESHOLD
SCALE: 1 1/2" = 1'-0"



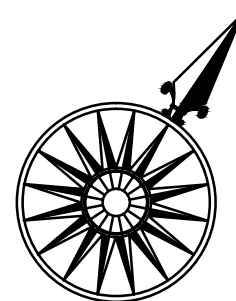
5
A1
TYPE C THRESHOLD
SCALE: 1/2 FS



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



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



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 and Owner's representative.
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 owner's representative in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's or Owner's representative'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 cease work on the item in question and notify the Owner's representative 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. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Owner's representative 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 Owner's representative 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, belong to the City and are Copyright © 2013 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 . ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

CITY SEXTON'S HOUSE
KEY WEST CEMETERY

701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: 05-04-13

SCALE: AS NOTED

DRAWN BY: AA, AR

CHECKED BY: MM

PROJECT NO: 1207

REFLECTED
CEILING PLANS

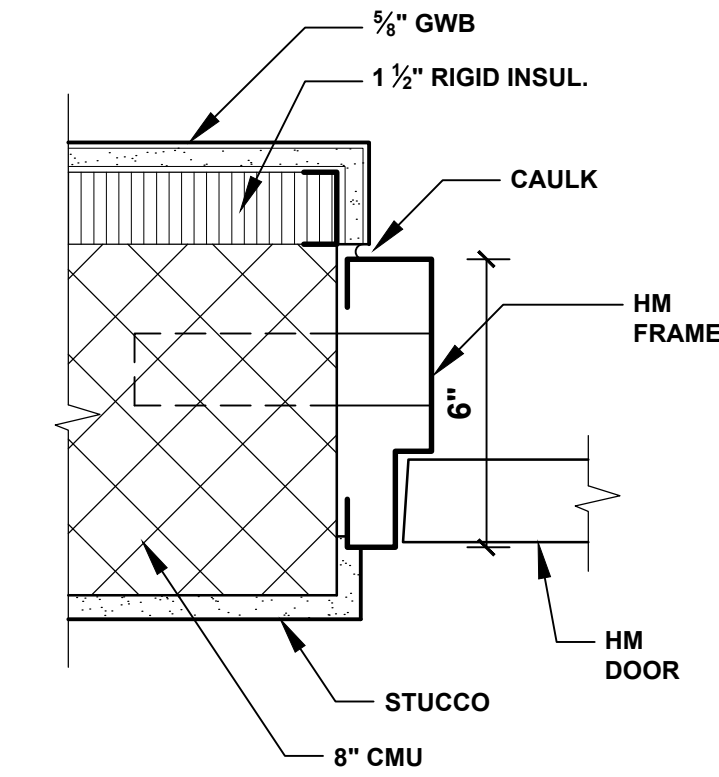
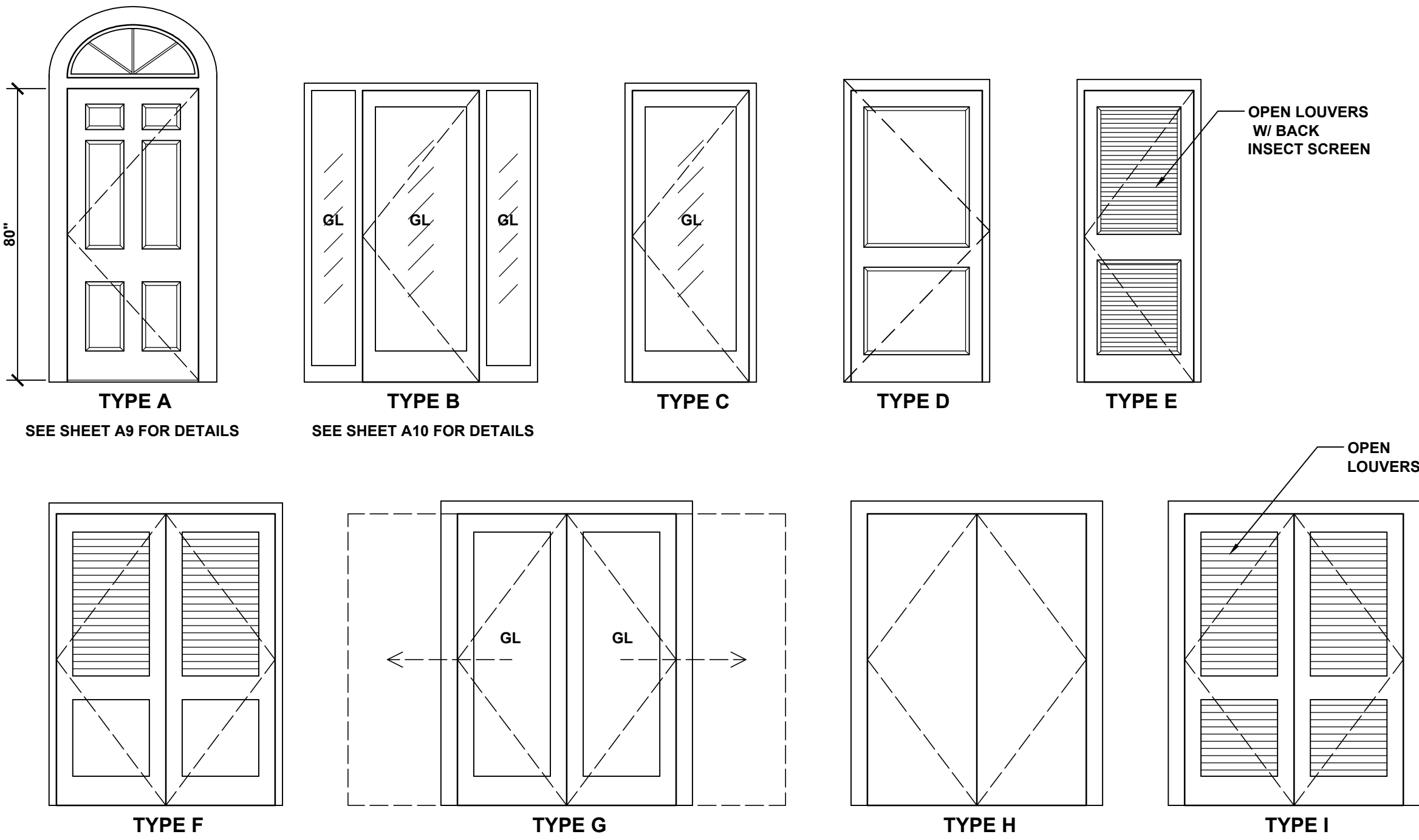
A2

DOOR SCHEDULE											
MK.	ROOM LOCATION	TYPE	SIZE	M.O. / R.O.	DOOR		FRAME		THRESHOLD		REMARKS
					MAT.	FIN.	MAT.	FIN.	TYPE	MAT.	
1	VESTIBULE	A	3'-0" x 7'-0" x 2 ¼"	4'-0" x 8'-4"	WD	PNT	WD	PNT	WD	TYPE B	SEE DETAILS FOR THRESHOLD
2	OFFICE	B	3'-0" x 6'-8" x 1 ¾"	3'-3" x 6'-9"	WD/GL	PNT	WD	PNT	WD	—	CLEAR GLASS
3	OFFICE	D	3'-0" x 6'-8" x 1 ¾"	3'-4" x 6'-9"	MTL	PNT	MTL	PNT	HM	TYPE A	
4	ARCHIVES	C	3'-0" x 6'-8" x 1 ¾"	3'-4" x 6'-9"	WD/GL	PNT	WD	PNT	WD	—	SEMI-OPAQUE GLASS
5	STOREROOM	C	2'-6" x 6'-8" x 1 ¾"	2'-8" x 6'-9"	WD	PNT	WD	PNT	WD	—	CLEAR GLASS
6	BATHROOM	D	3'-0" x 6'-8" x 1 ¾"	3'-3" x 6'-9"	WD	PNT	WD	PNT	WD	—	
7	BATHROOM	E	2'-8" x 6'-8" x 1 ¾"	2'-11" x 6'-9"	MTL	PNT	WD	PNT	HM	—	
8	MAINTENANCE STORAGE	F	PR 2'-6" x 6'-8" x 1 ¾"	2'-8" x 6'-9"	MTL	PNT	MTL	PNT	HM	TYPE C	
9	FAMILY ROOM	G	DBL 2'-6" x 6'-8" x 1 ¾"	5'-2" x 6'-9"	WD	PNT	WD	PNT	WD	—	SEMI-OPAQUE GLASS
10	ATTIC	D	3'-0" x 6'-8" x 1 ¾"	3'-3" x 6'-9"	MTL	PNT	MTL	PNT	WD	—	
11	MECHANICAL ROOM	I	PR 2'-6" x 6'-8" x 1 ¾"	2'-8" x 6'-9"	WD	PNT	WD	PNT	WD	—	

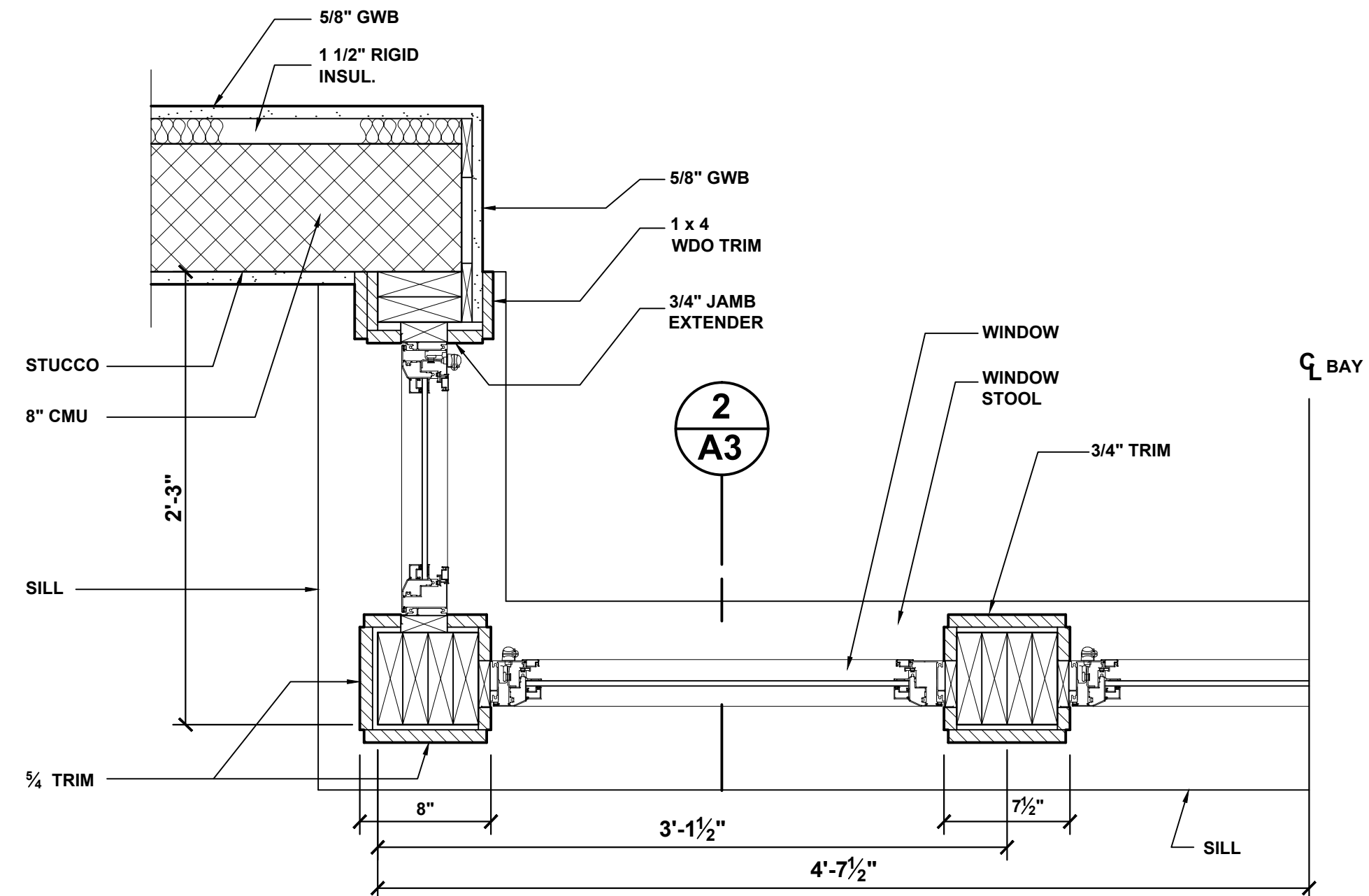
SEE SHEET A2 FOR CASING DETAILS

WINDOW SCHEDULE											NOTE : CONTRACTOR TO VERIFY M.O.'S WITH WDO MFR.
MK.	TYPE	M.O. SIZE / WxH	MFR. / NO.	MAT.	FIN.	GLASS	HEADER M.O. HEIGHT	INTERIOR TRIM	EXTERIOR TRIM	REMARKS	
A	DBL CASEMENT	DBL 3'-2" x 4'-4"	PGT	ALUM	PNT	IMPACT	7'-2"	NONE	NONE	SEE DETAILS FOR SILL & STOOL AND SEE ELEVATIONS FOR GRILLS	
B	CASEMENT	2'-4" x 3'-9"	PGT	"	"	"	6'-10"	"	"	"	
C	HOR. ROLLER	5'-0" x 4'-0"	PGT	"	"	"	6'-10"	"	"	"	
D	CASEMENT	2'-0" x 2'-8"	PGT	"	"	"	7'-2"	"	"	"	
E	CASEMENT	1'-7½" x 2'-8"	PGT	"	"	"	6'-10"	"	"	"	
F	CASEMENT	1'-7½" x 3'-9"	PGT	"	"	"	6'-10"	"	"	"	
G	CASEMENT	1'-10" x 1'-10"	PGT	"	"	"	3'-10"	"	"	COORDINATE W/ GRILL	
H	CASEMENT	2'-2" x 3'-1"	PGT	"	"	"	7'-2"	"	"	"	

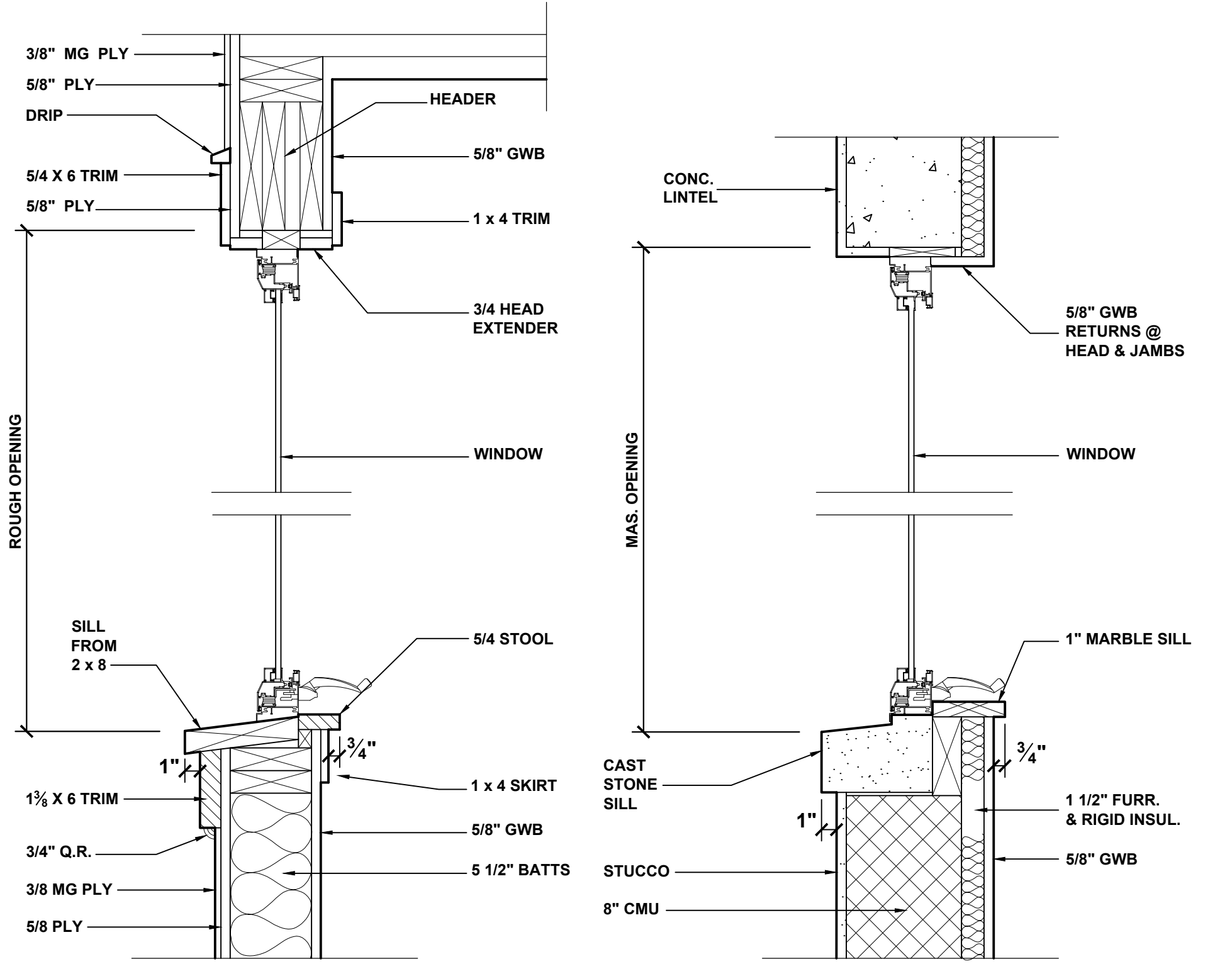
ROOM FINISH SCHEDULE																	
NO.	ROOM NAME	FLOOR		CEILING			WEST WALL		NORTH WALL		EAST WALL		SOUTH WALL		BASE		REMARKS
		MAT.	FIN.	MAT.	FIN.	HT.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	
1	PORCH	CONC	BR	WD	PNT	10'-0" NOM	---	---	---	---	STUCCO	FLT	---	---	---	---	COLOR ADDITIVE IN CONC. FLR.
2	VESTIBULE	MARB	POL	GWB	PNT	8'-10" NOM	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	WD	PNT	SEE ALTERNATE NO.2
3	FAMILY ROOM	VT	NAT	GWB	PNT	8'-1" NOM	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	WD	PNT	
4	OFFICE	VT	ACRY	GWB	PNT	8'-1" NOM	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	WD	PNT	
5	ARCHIVES	VT	ACRY	GWB	PNT	8'-1" NOM	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	WD	PNT	
6	STOREROOM	VT	ACRY	GWB	PNT	8'-1" NOM	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	WD	PNT	
7	BATHROOM	VT	ACRY	GWB	PNT	8'-1" NOM	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	WD	PNT	
8	BATHROOM	CONC	TRL	GWB	PNT	8'-0" NOM	CMU	PNT	CMU	PNT	CMU	PNT	CMU	PNT	WD	PNT	
9	MAINTENANCE STORAGE	CONC	TRL	GWB	PNT	8'-0" NOM	CMU	PNT	CMU	PNT	CMU	PNT	CMU	PNT	NONE	---	
10	ATTIC	PLY	UNFIN	GWB	PNT	VARIES	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	WD	PNT	
11	MECHANICAL ROOM	PLY	UNFIN	FC	PNT	VARIES	FC	PNT	FC	PNT	FC	PNT	FC	PNT	NONE	---	



4 EXTERIOR HM DOOR
SCALE: 3"=1'-0"

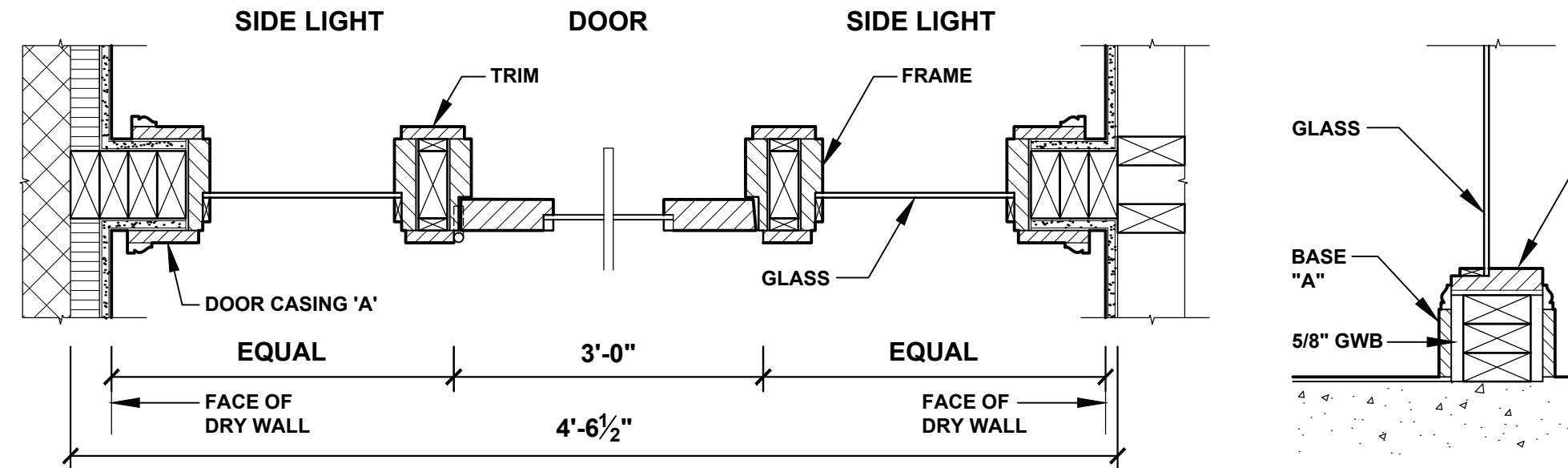


1 BAY FRAMING
SCALE: 1½"=1'-0"



2 BAY WINDOW SECTION
SCALE: 1½"=1'-0"

3 TYPICAL WINDOW SECTION
SCALE: 1½"=1'-0"



5 OFFICE DOOR AND SIDELIGHTS
SCALE: 1½"=1'-0"

6 SIDELIGHT BASE
SCALE: 1½"=1'-0"

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 and Owner's representative.

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 owner's representative in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's or Owner's representative'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 cease work on the item in question and notify the Owner's representative 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. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Owner's representative 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 Owner's representative 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, belong to the City and are Copyright © 2013 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 . ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294- 7687
mlrarch@bellsouth.net

CITY SEXTON'S HOUSE
KEY WEST CEMETERY

701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: 05-04-13

SCALE: AS NOTED

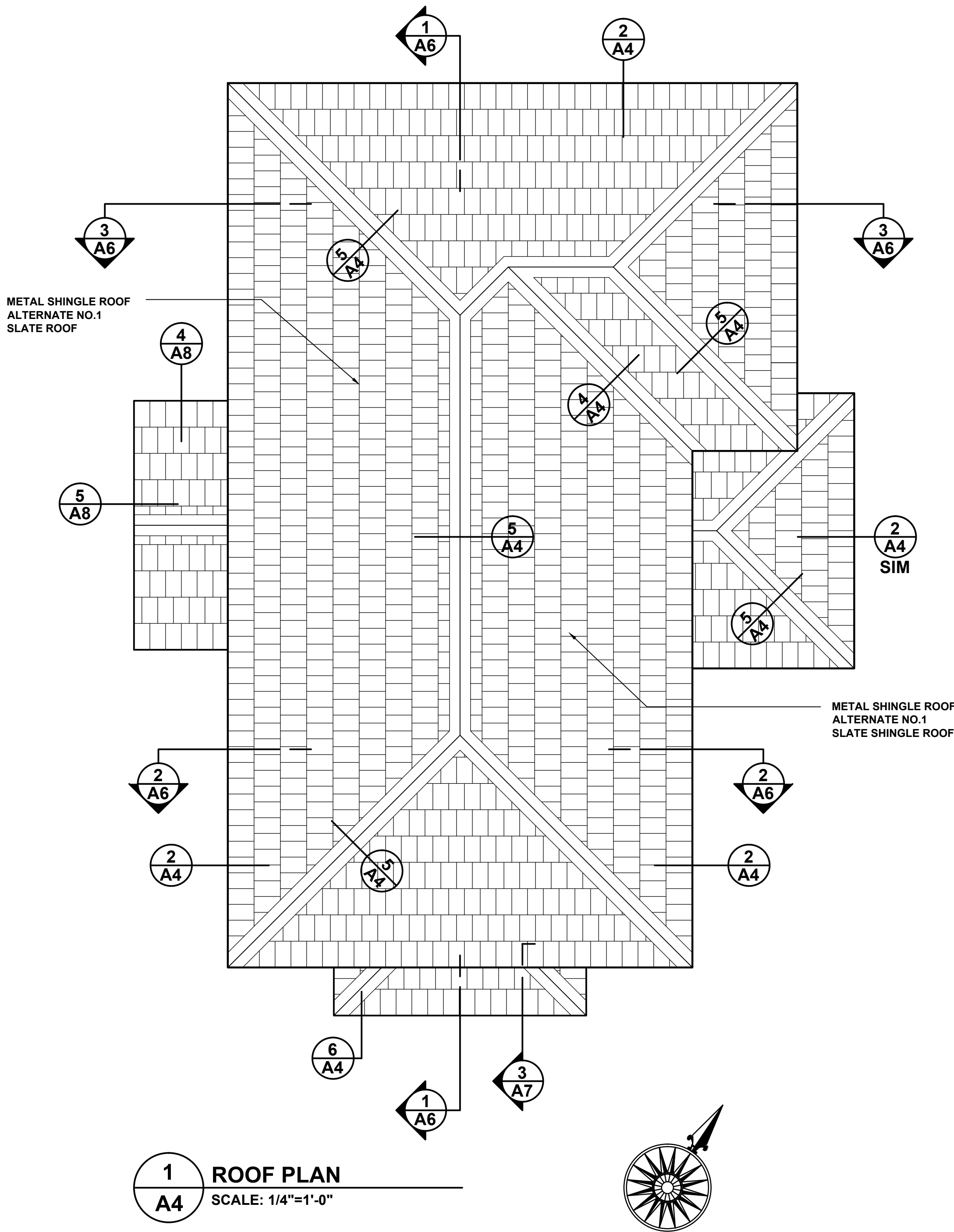
DRAWN BY: AA, AR

CHECKED BY: MM

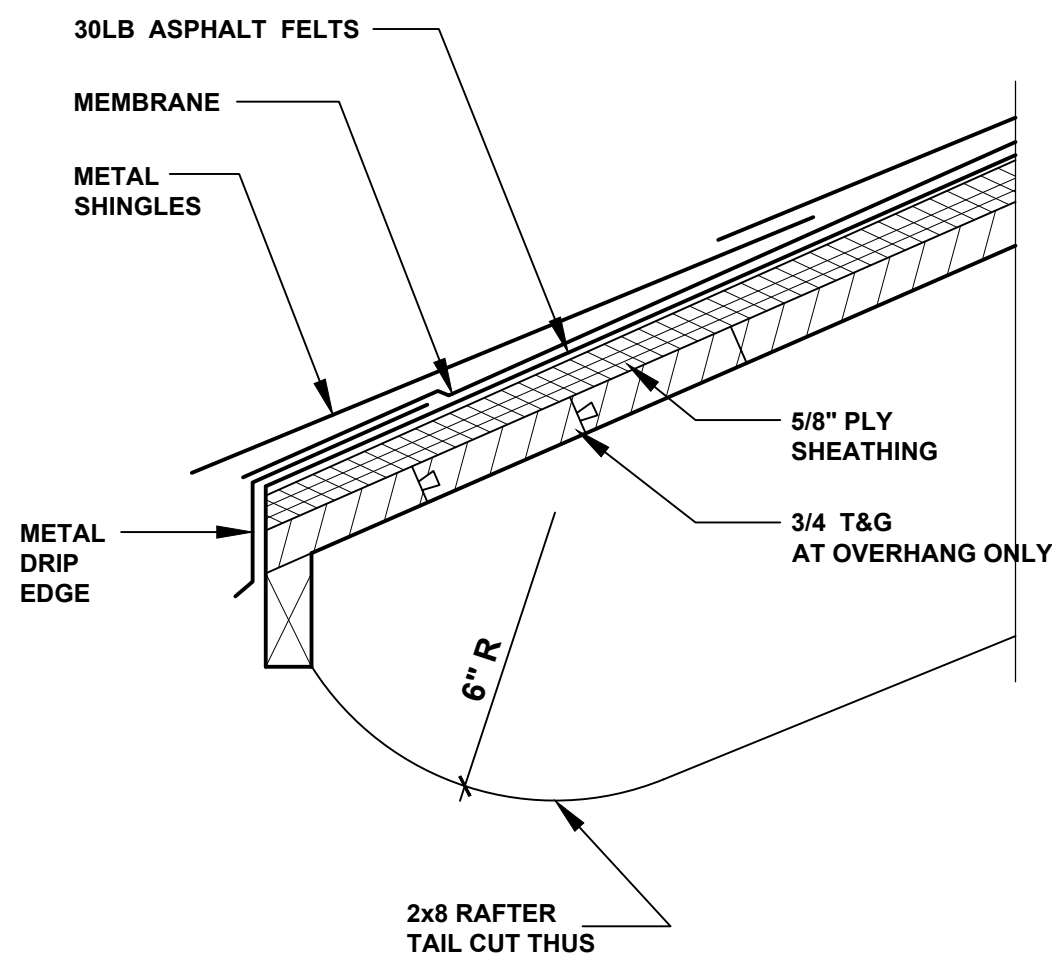
PROJECT NO: 1207

SCHEDULES
AND DETAILS

A3

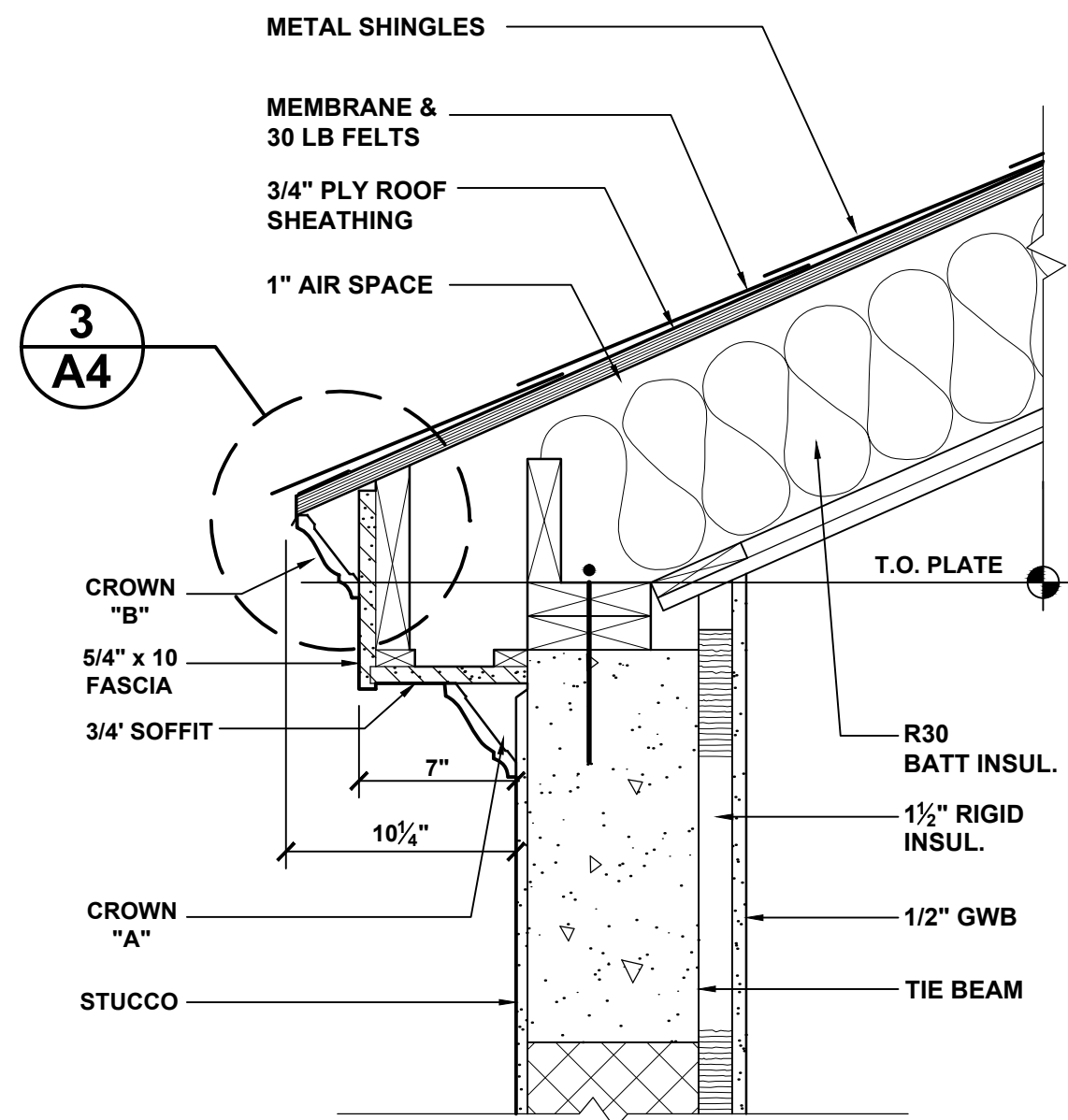


1 ROOF PLAN
SCALE: 1/4"=1'-0"

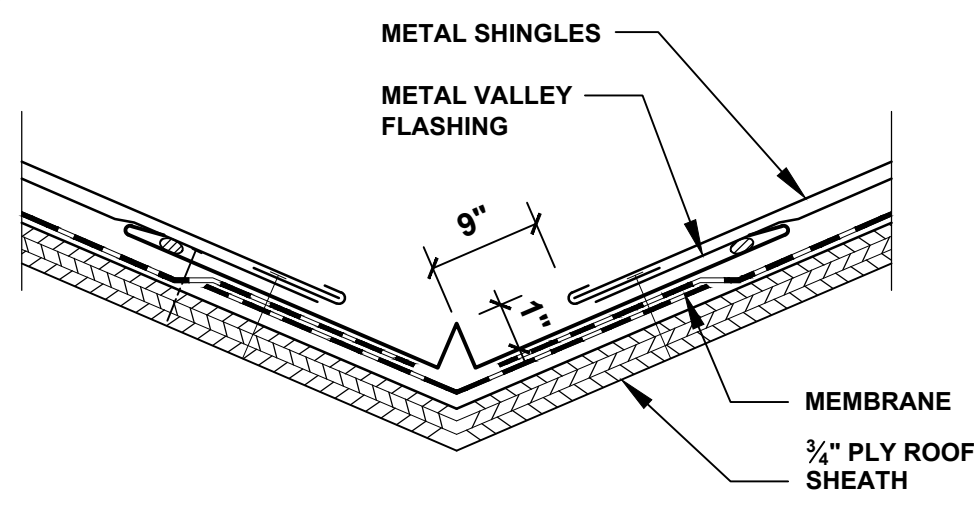


6 EAVE AT BAY
SCALE: 3"=1'-0"

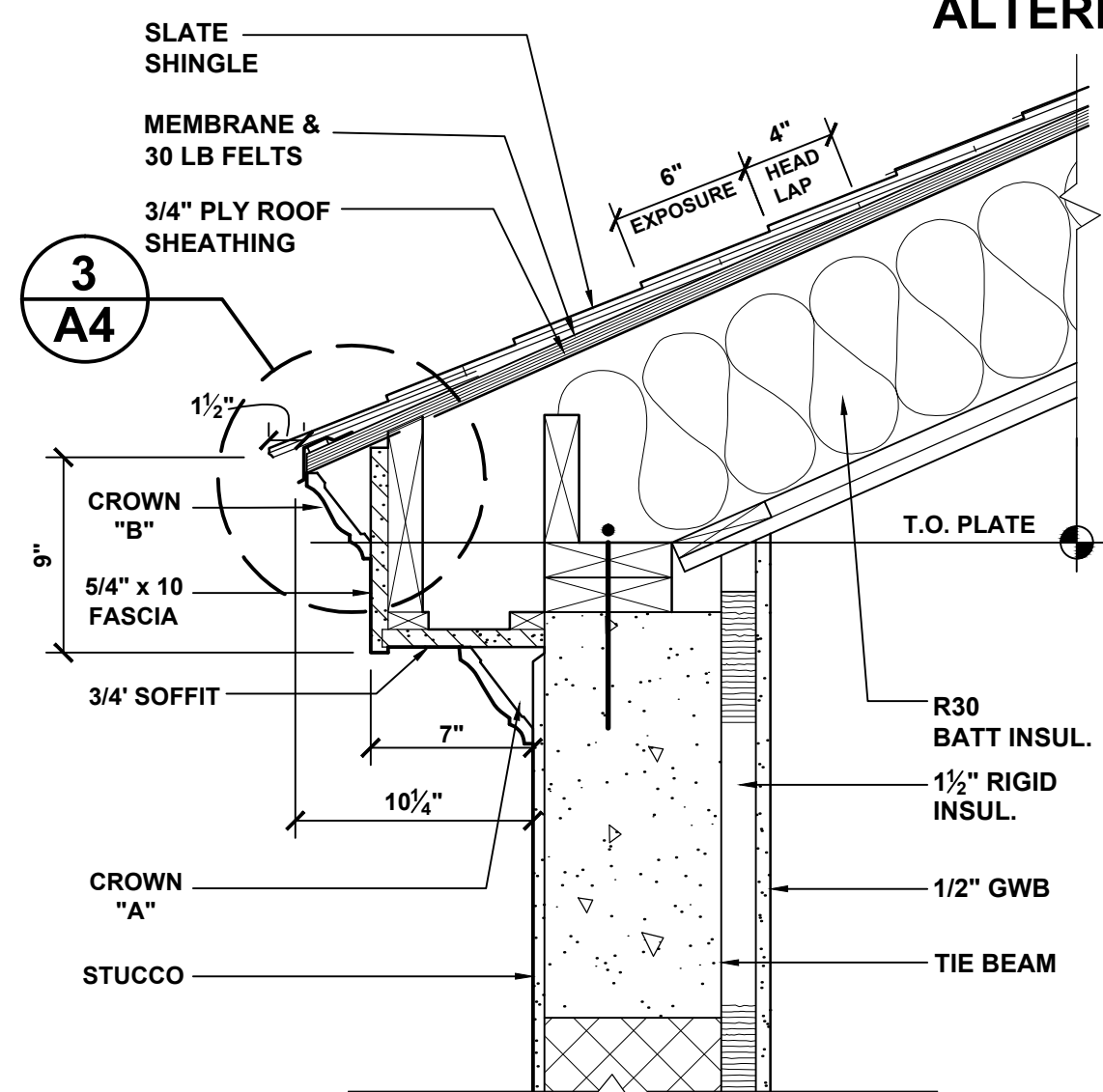
NOTE: UNDER ALTERNATE NO.1
THE BAY ROOF SHALL BE 12 OZ.
STANDING SEAM COPPER @16" O.C.



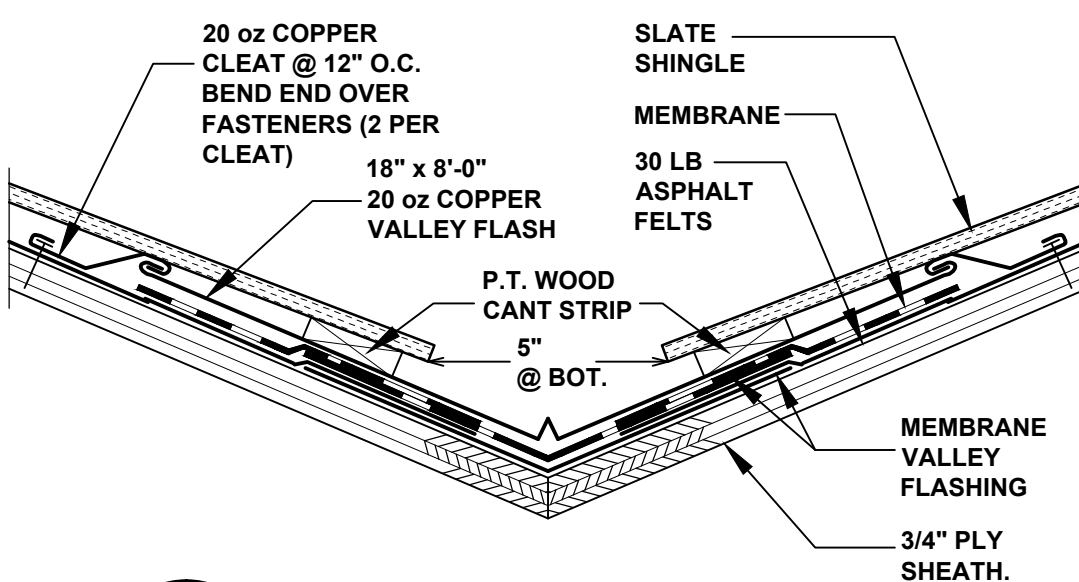
2 EAVE SECTION DETAIL
SCALE: 1-1/2"=1'-0"



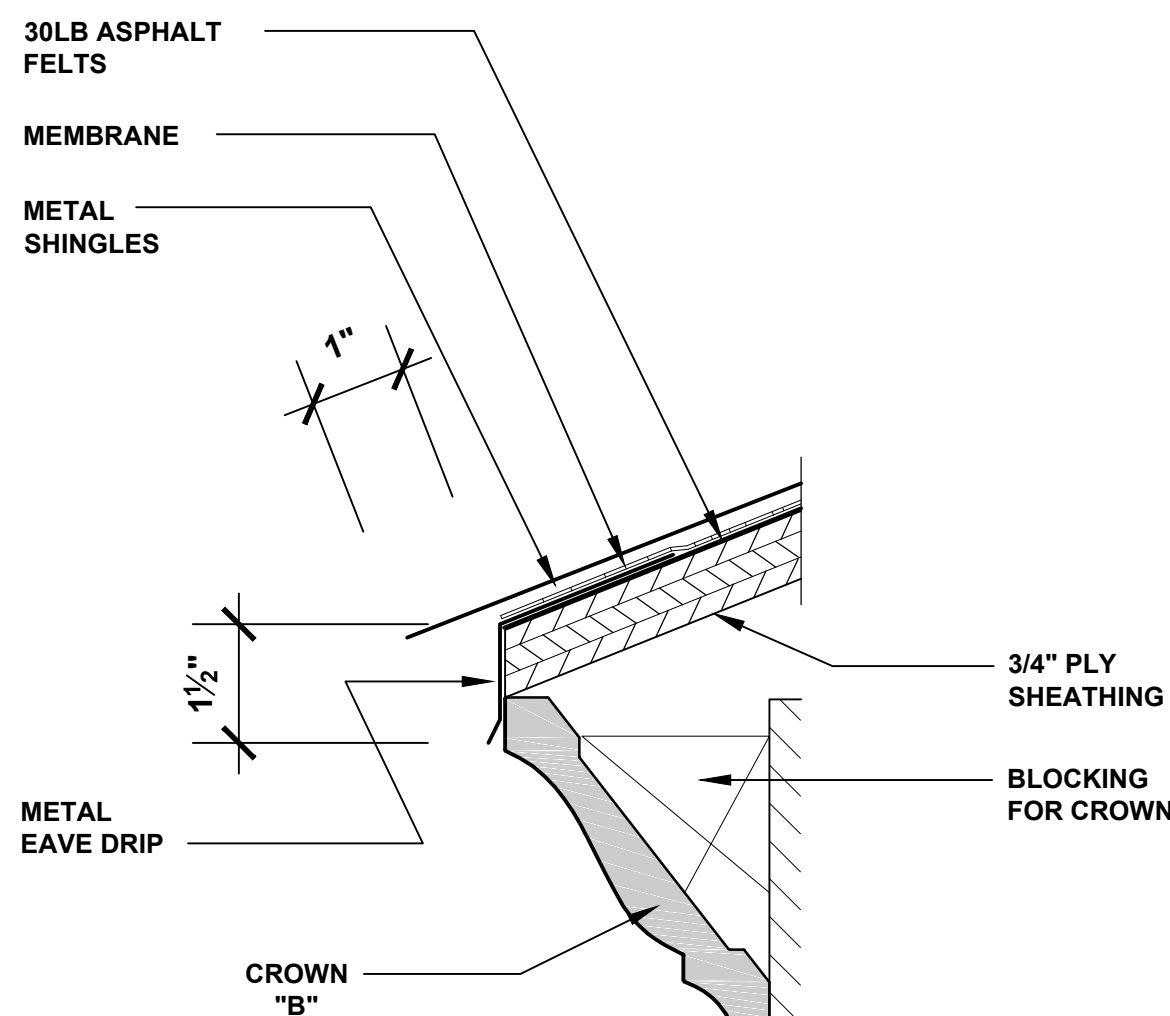
4 VALLEY
SCALE: 3"=1'-0"



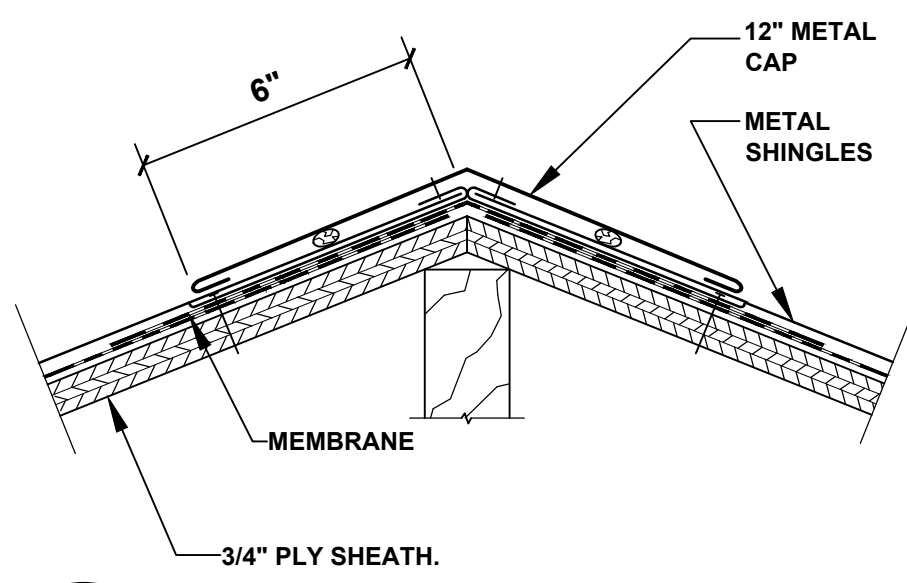
2 EAVE SECTION DETAIL
SCALE: 1-1/2"=1'-0"



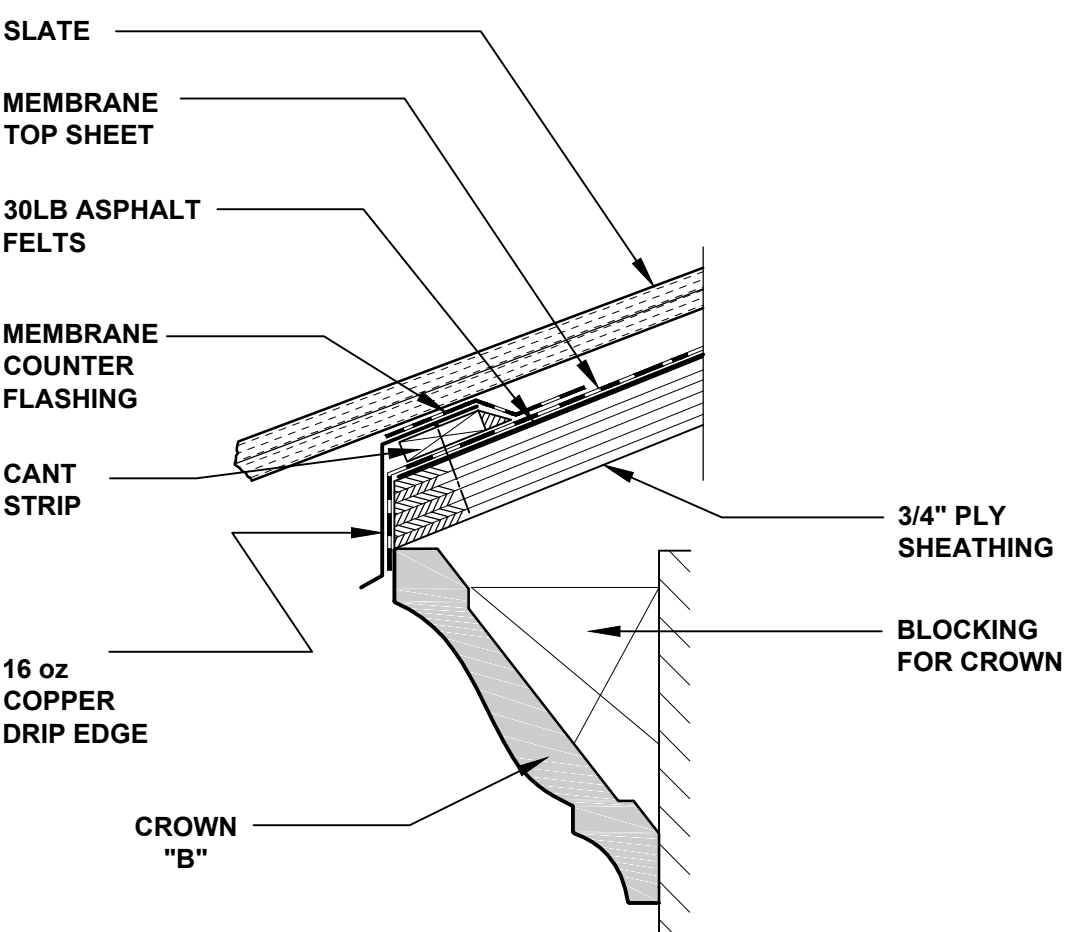
4 VALLEY
SCALE: 3"=1'-0"



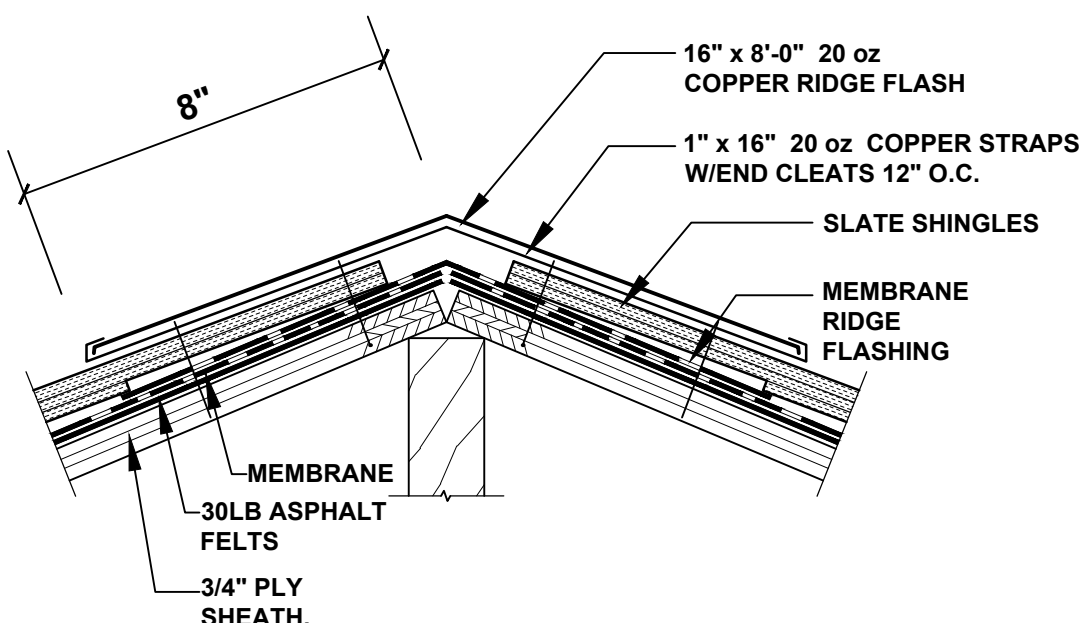
3 EAVE DRIP
SCALE: 1/2 FULL SIZE



5 RIDGE AND HIP
SCALE: 3"=1'-0"



3 EAVE DRIP
SCALE: 1/2 FULL SIZE



5 RIDGE AND HIP
SCALE: 3"=1'-0"

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 and Owner's representative.
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 owner's representative in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's or Owner's representative'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 cease work on the item in question and notify the Owner's representative 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. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Owner's representative 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 Owner's representative 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, belong to the City and are Copyright © 2013 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 . ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

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

701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: 05-04-13

SCALE: AS NOTED

DRAWN BY: AA, AR

CHECKED BY: MM

PROJECT NO: 1207

**ROOF PLANS
AND DETAILS**

A4

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 and Owner's representative.

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 owner's representative in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's or Owner's representative'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 cease work on the item in question and notify the Owner's representative in a manner that will allow timely resolution.

6. In general, interior dimensions are taken from the face of stud or turring 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. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Owner's representative 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 Owner's representative 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, belong to the City and are Copyright © 2013 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 . ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

CITY SEXTON'S HOUSE
KEY WEST CEMETERY

701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: 05-04-13

SCALE: AS NOTED

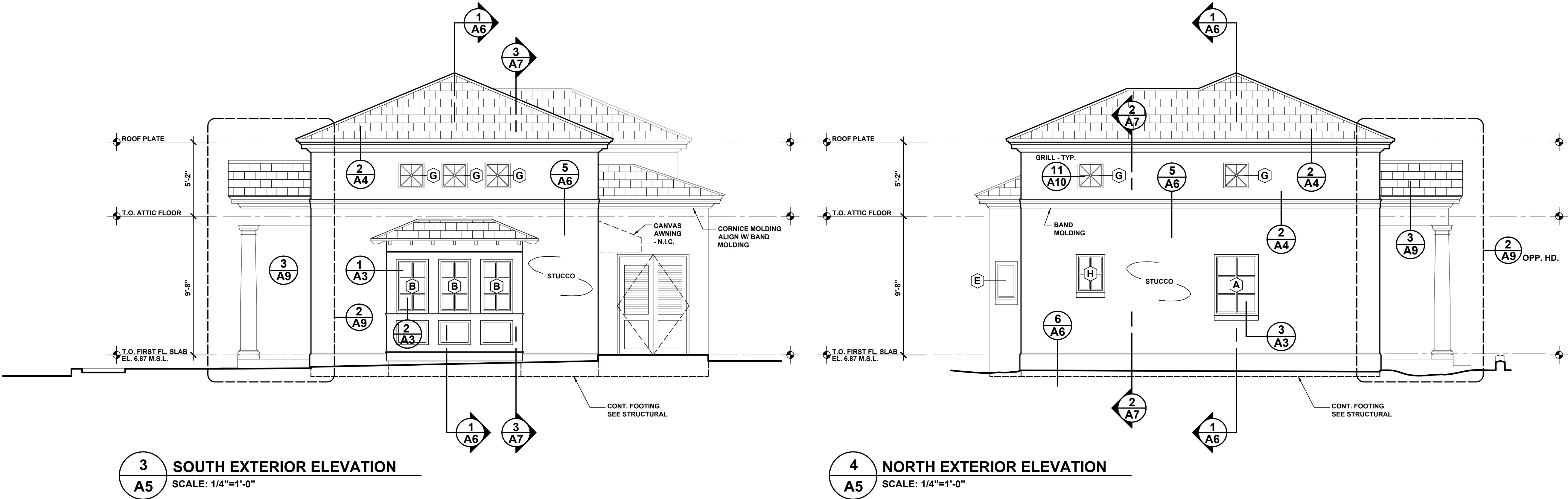
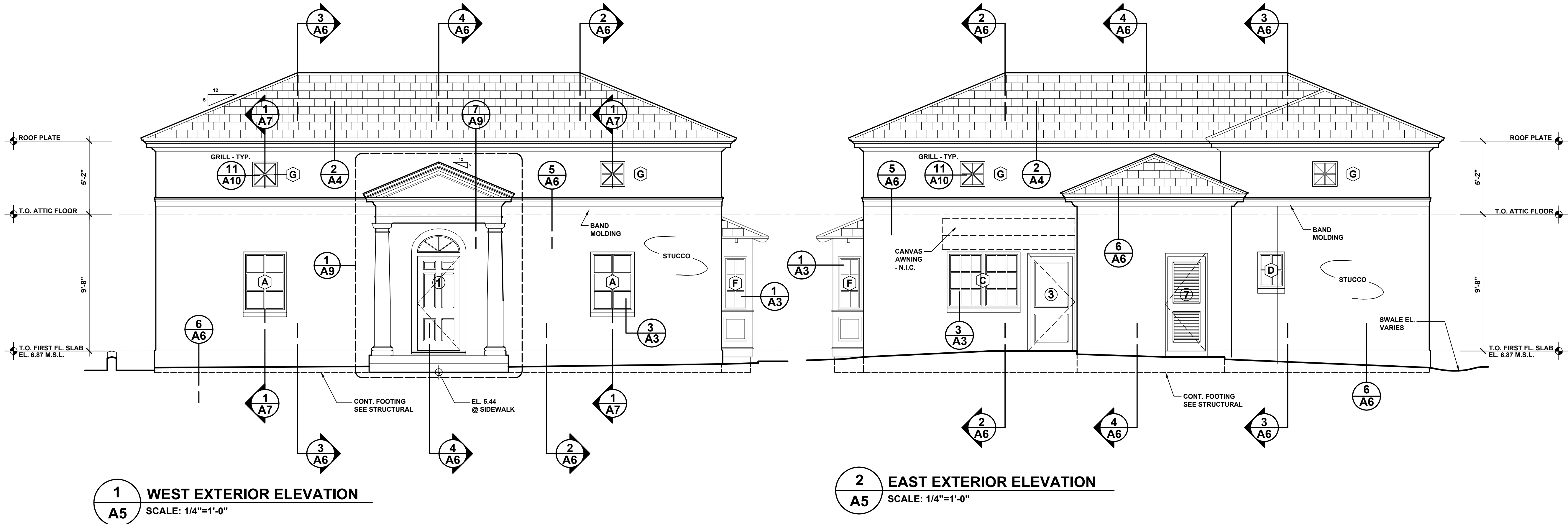
DRAWN BY: AA, AR

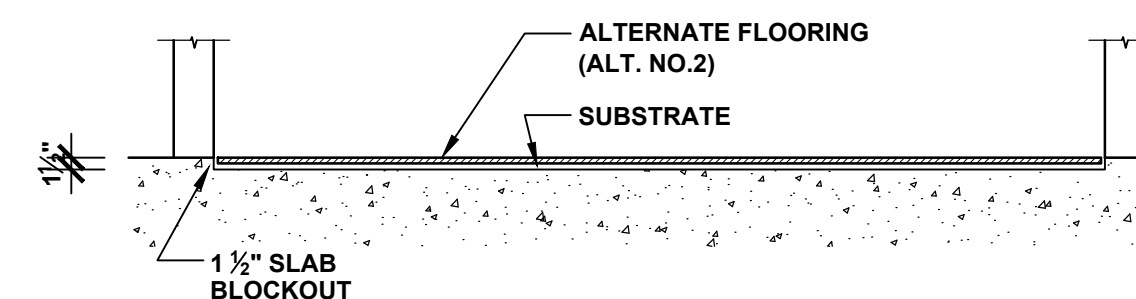
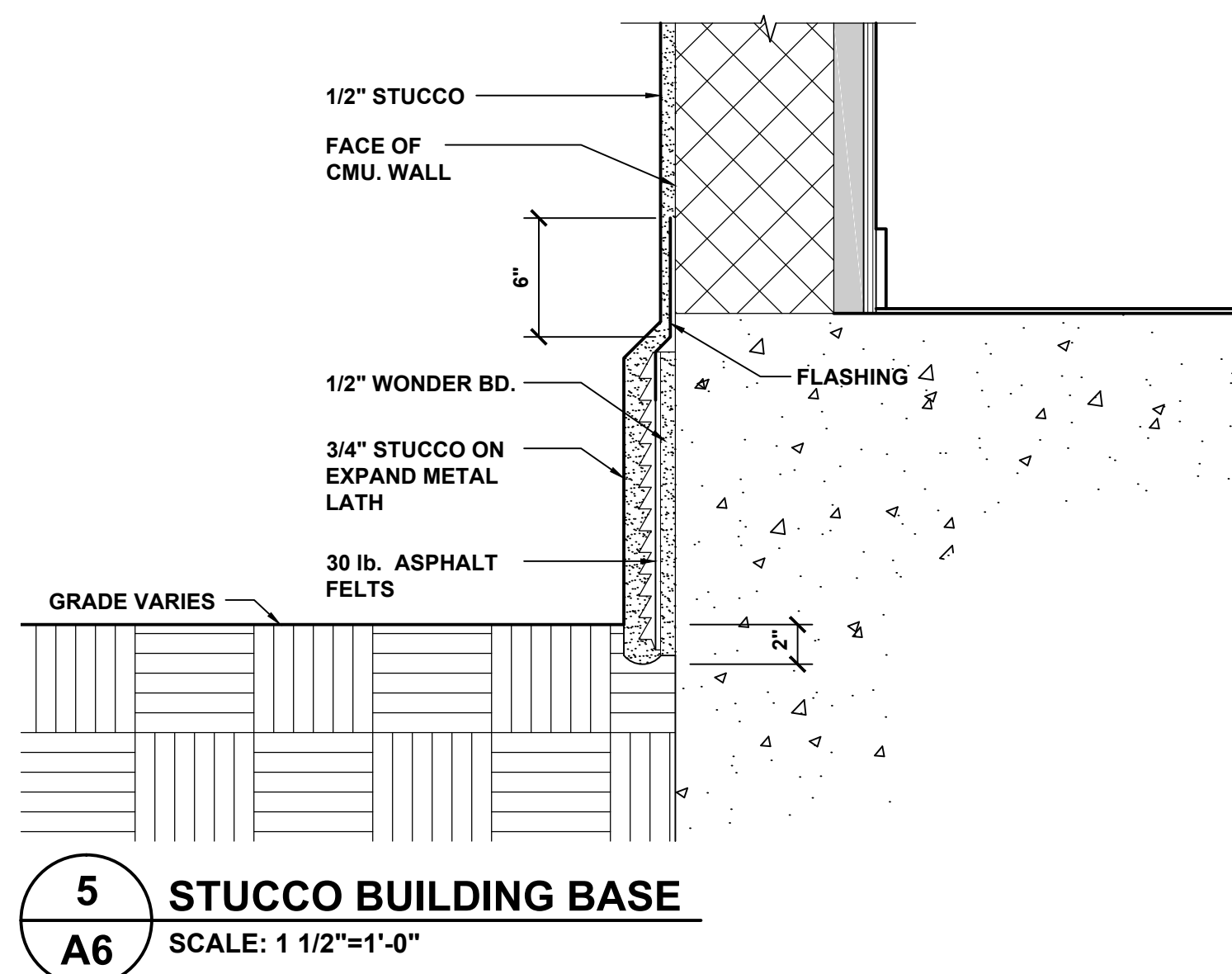
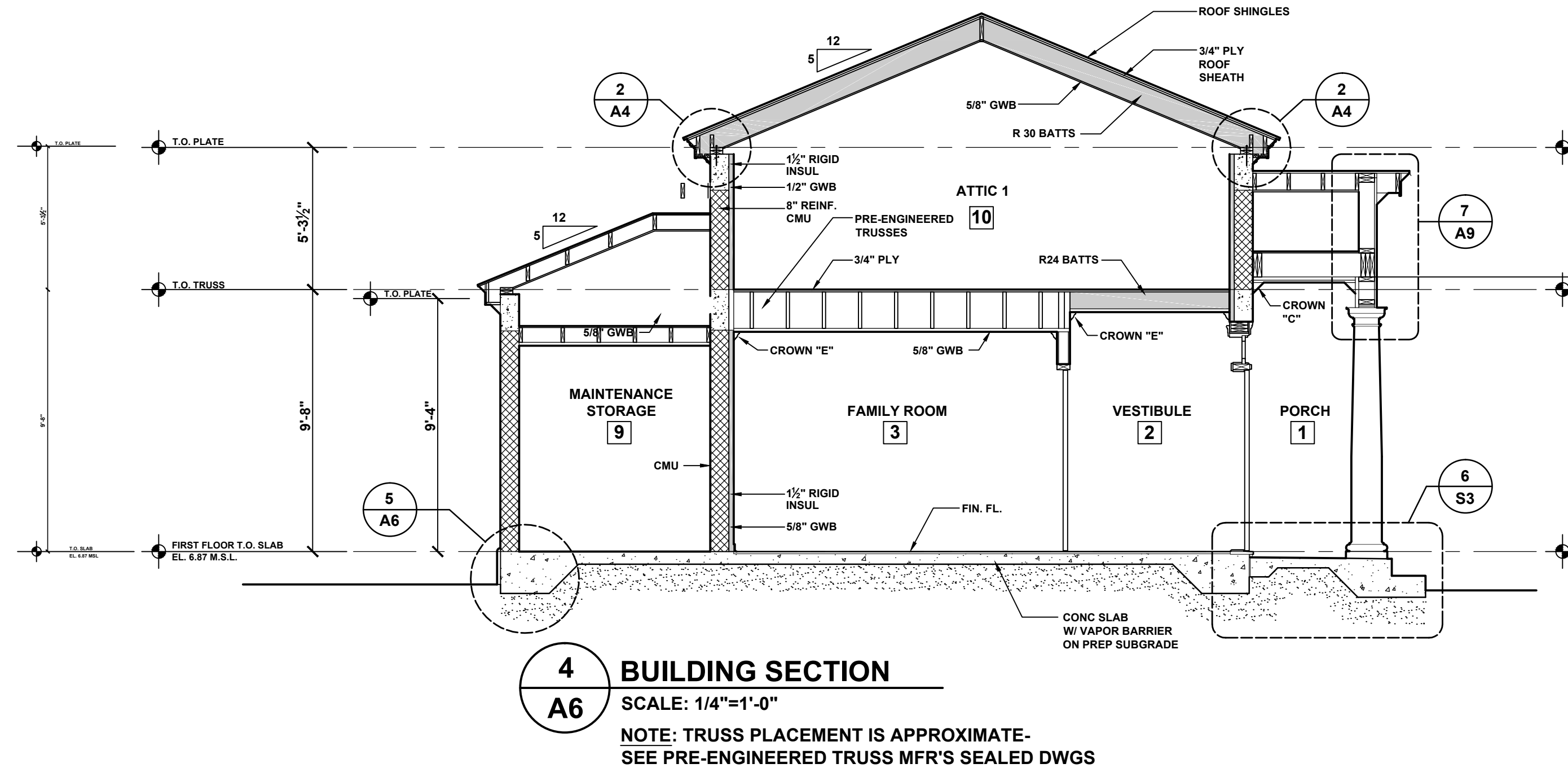
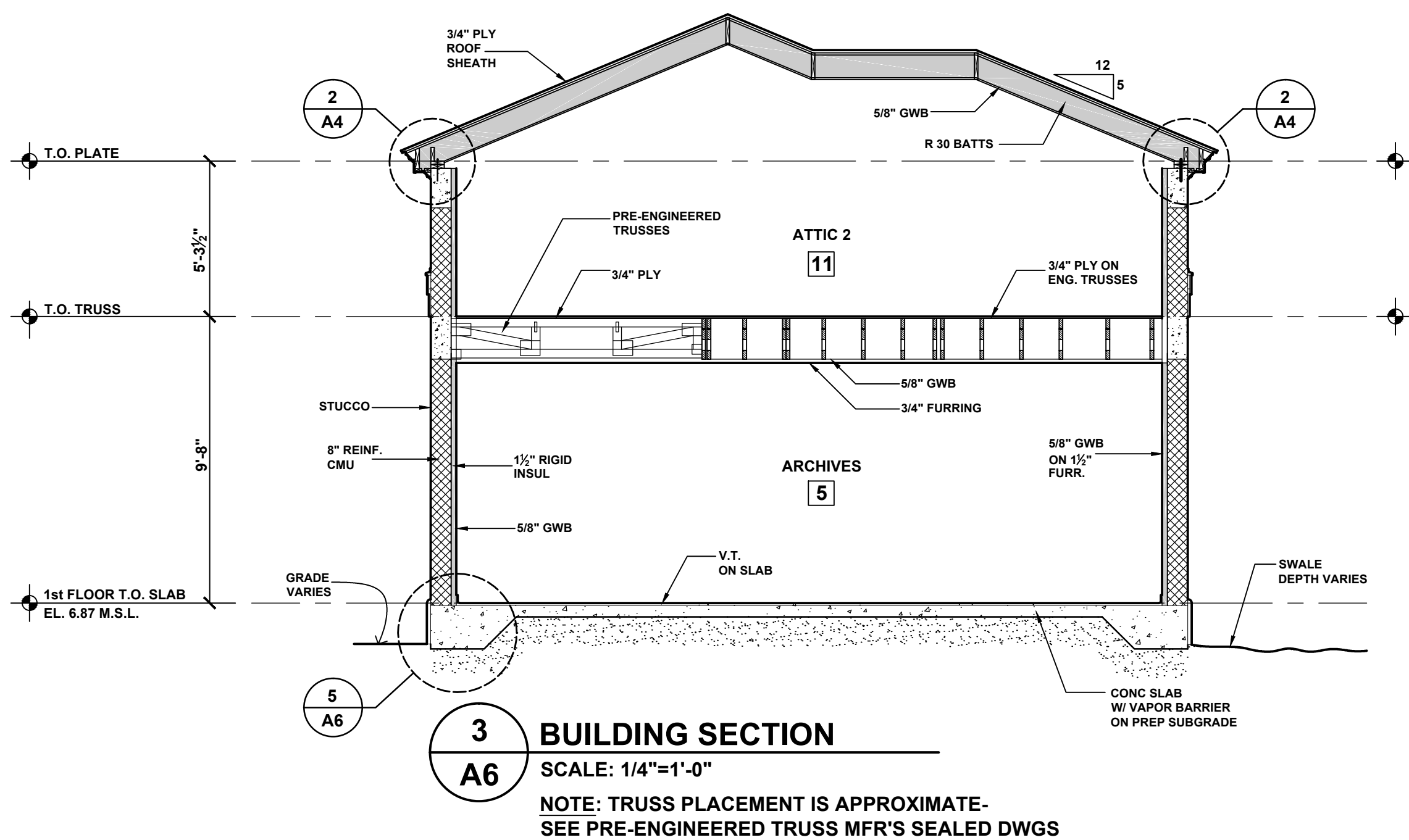
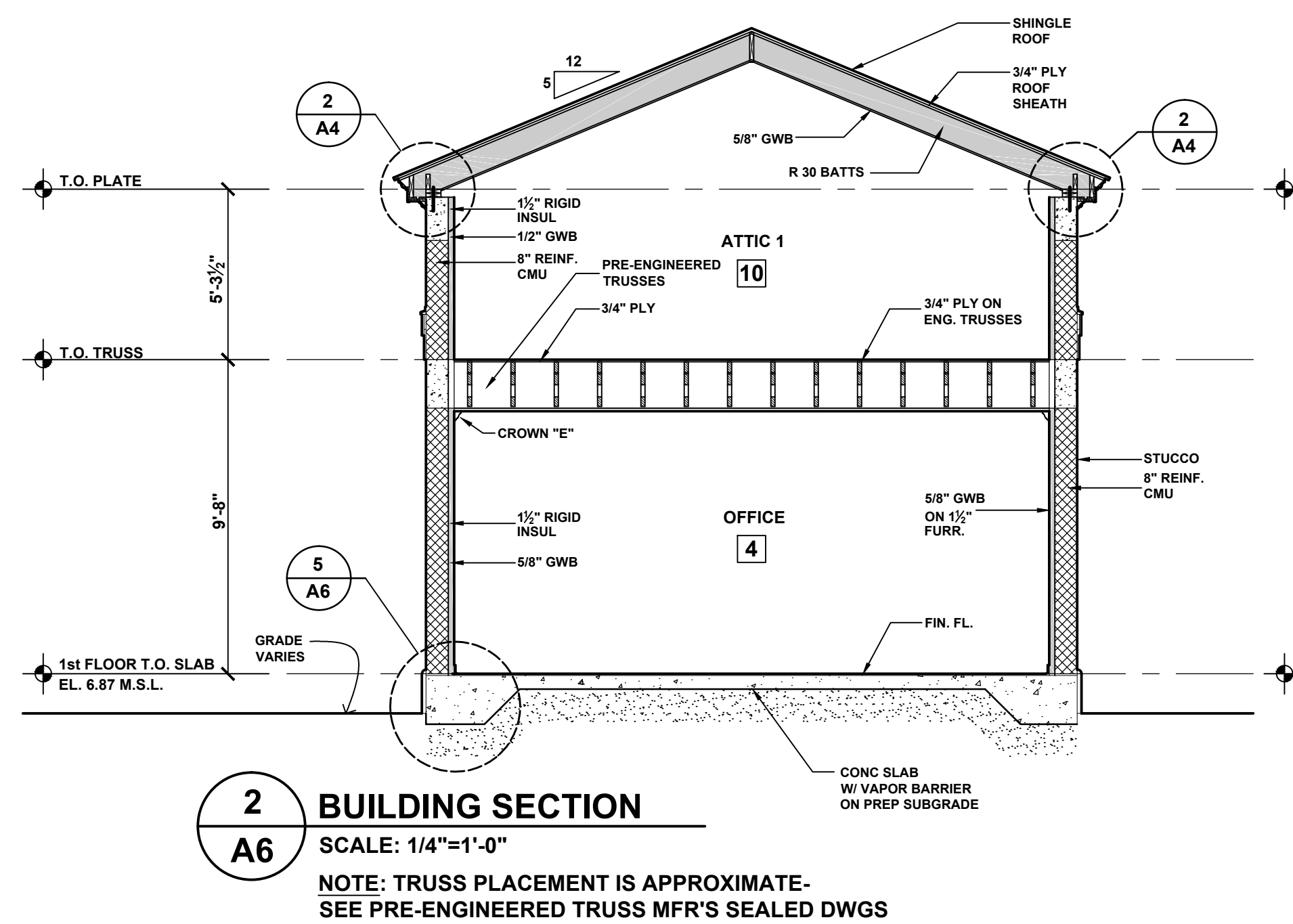
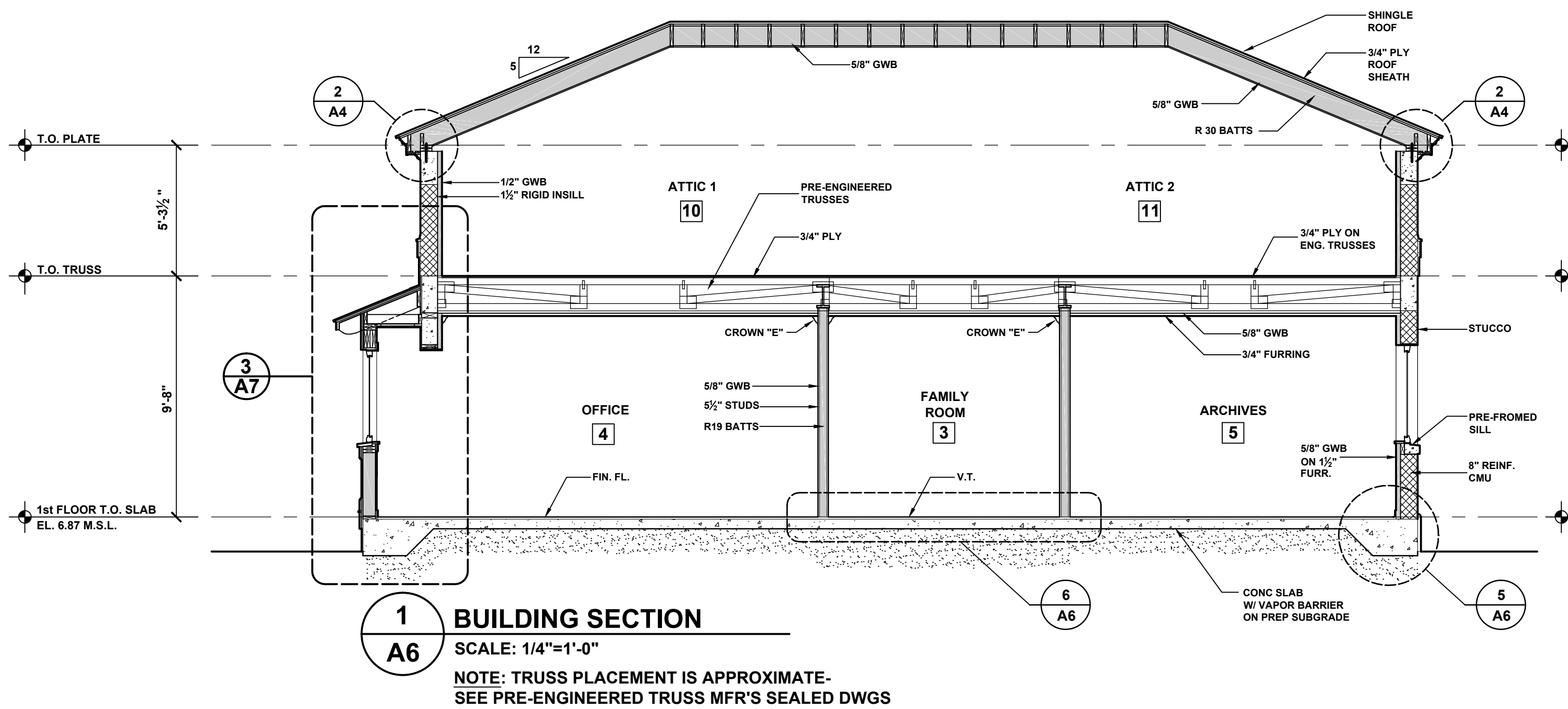
CHECKED BY: MM

PROJECT NO: 1207

EXTERIOR
ELEVATIONS

A5





- SHEET NOTES:**
- 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.
 - No changes to the drawings or to the design may be made without the written approval of the architect and Owner's representative.
 - 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.
 - 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 owner's representative in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's or Owner's representative's permission will be removed at the Contractor's expense.
 - 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 Owner's representative in a manner that will allow timely resolution.
 - 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).
 - Drawings shall not be scaled. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Owner's representative for a resolution before proceeding.
 - "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 Owner's representative if it differs from what is on the drawings before proceeding with the affected work.
 - The Drawings, Specifications, and other documents prepared by the Architect, are instruments of the Architect's service, belong to the City and are Copyright © 2013 by Michael, Miller, Architects INC AR10013216.
 - 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 . ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

CITY SEXTON'S HOUSE
KEY WEST CEMETERY

701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: 05-04-13

SCALE: AS NOTED

DRAWN BY: AA, AR

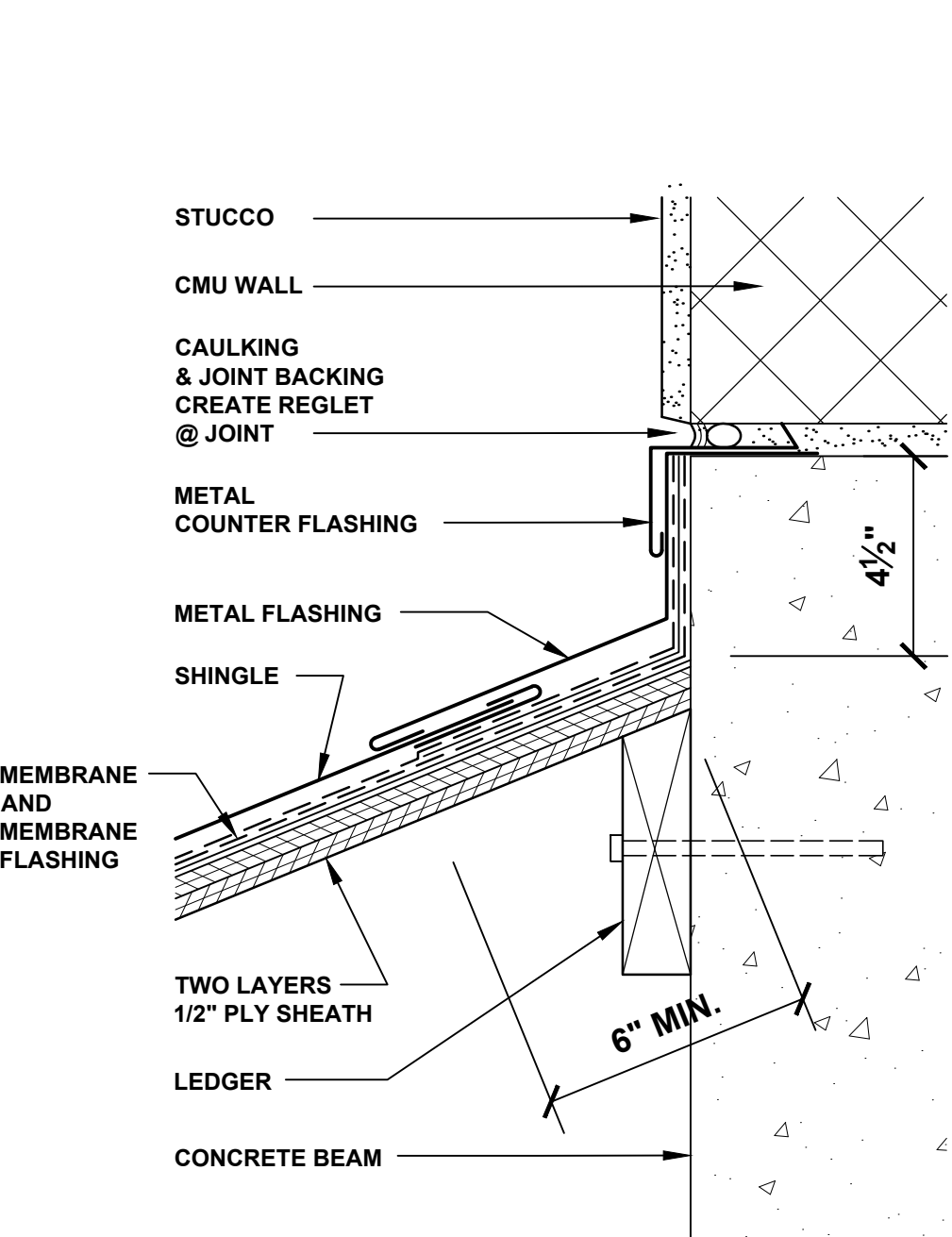
CHECKED BY: MM

PROJECT NO: 1207

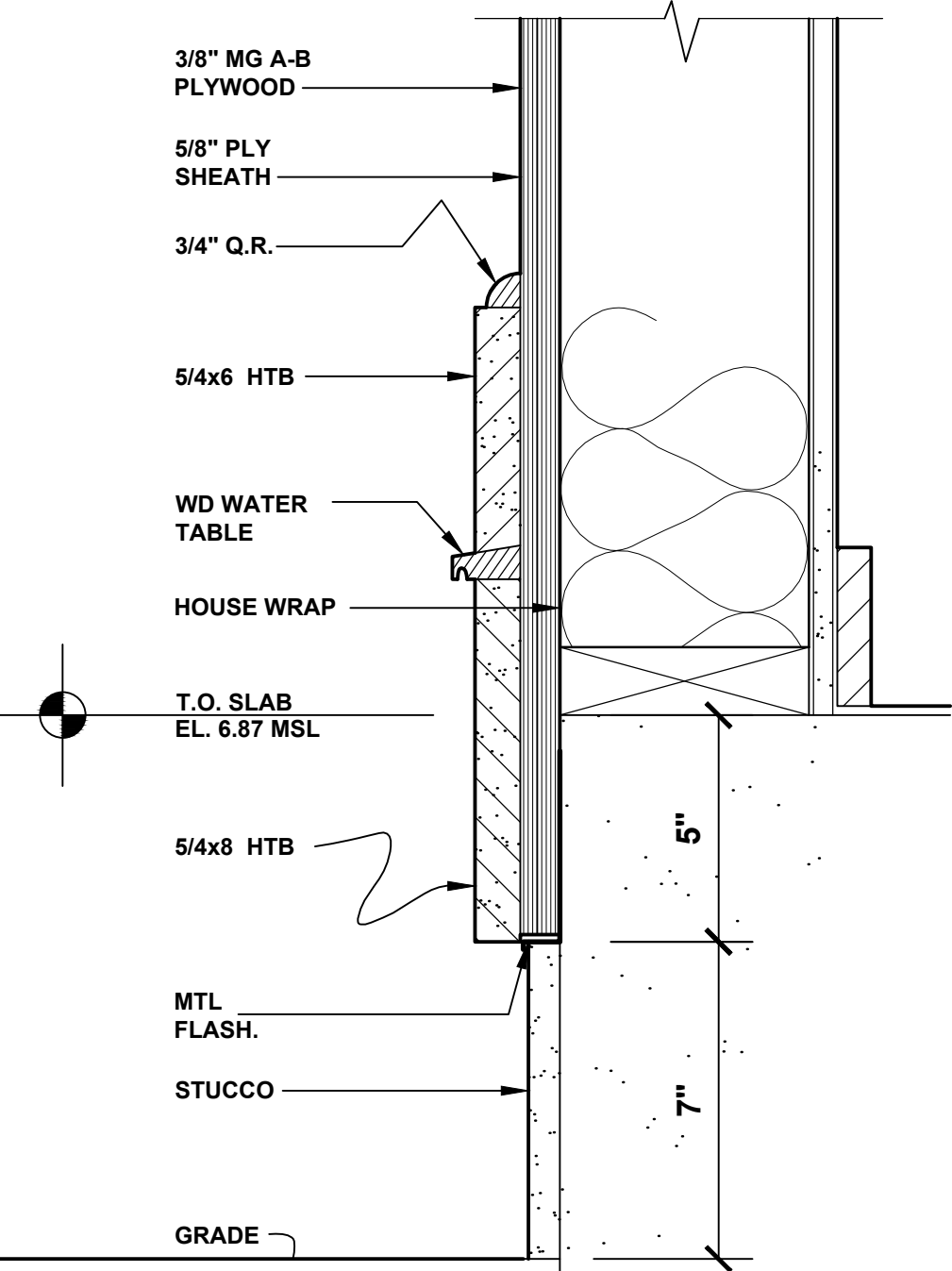
**BUILDING
SECTIONS**

A6

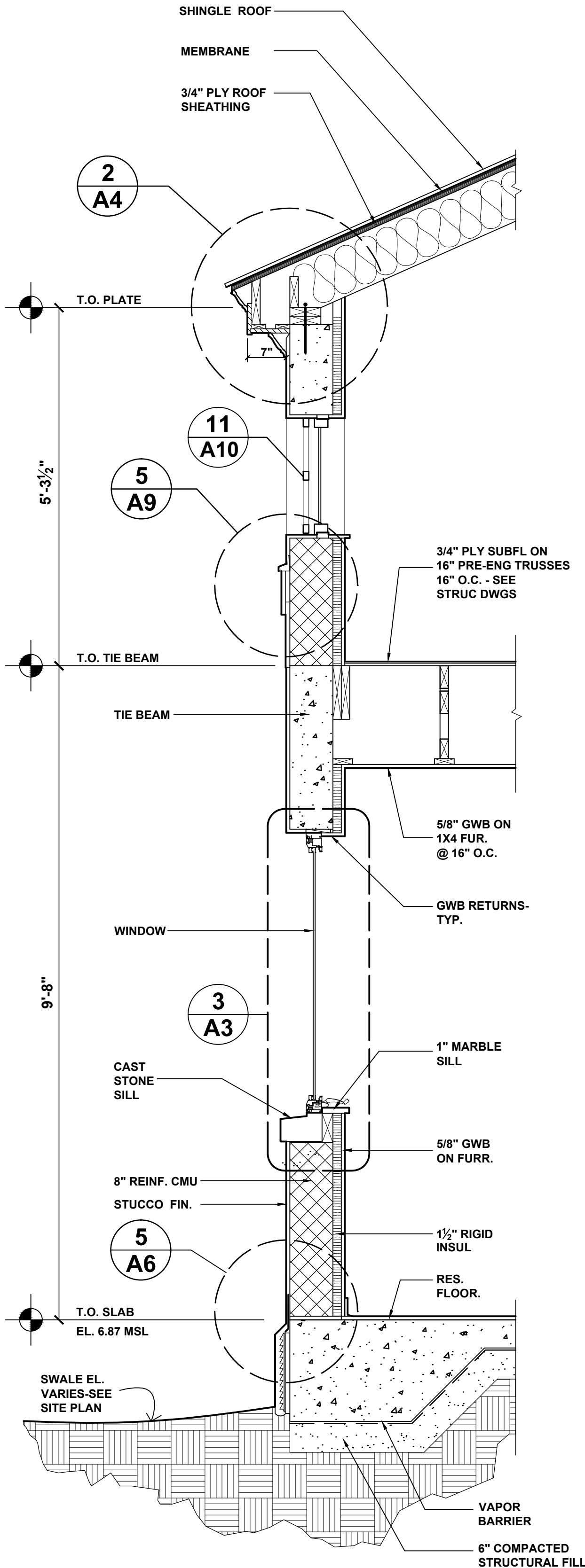
NOTE : "SHINGLE" ROOF REFERS TO EITHER METAL OR SLATE SHINGLES
DEPENDING OF ALTERNATIVE CHOSEN BY OWNER.
SEE SHEET A4 FOR ROOF DETAILS



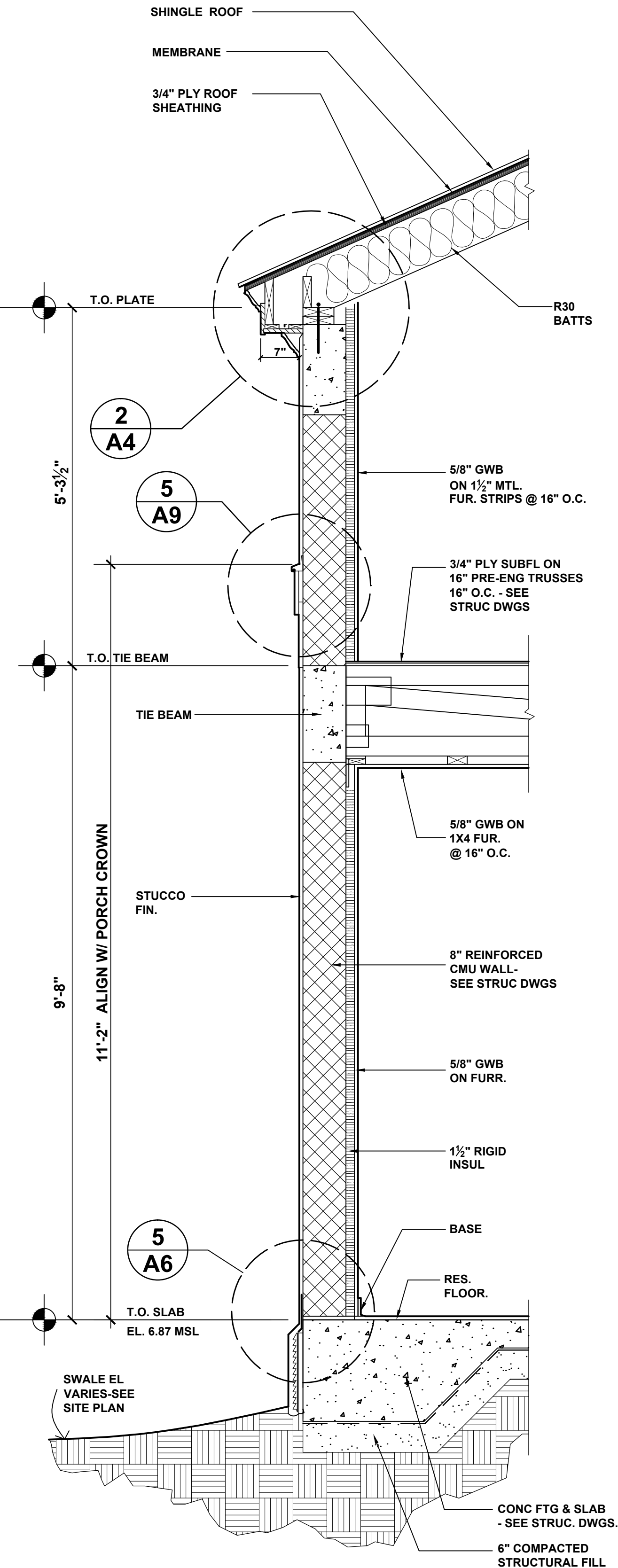
5 WALL FLASHING
SCALE: 3"=1'-0"



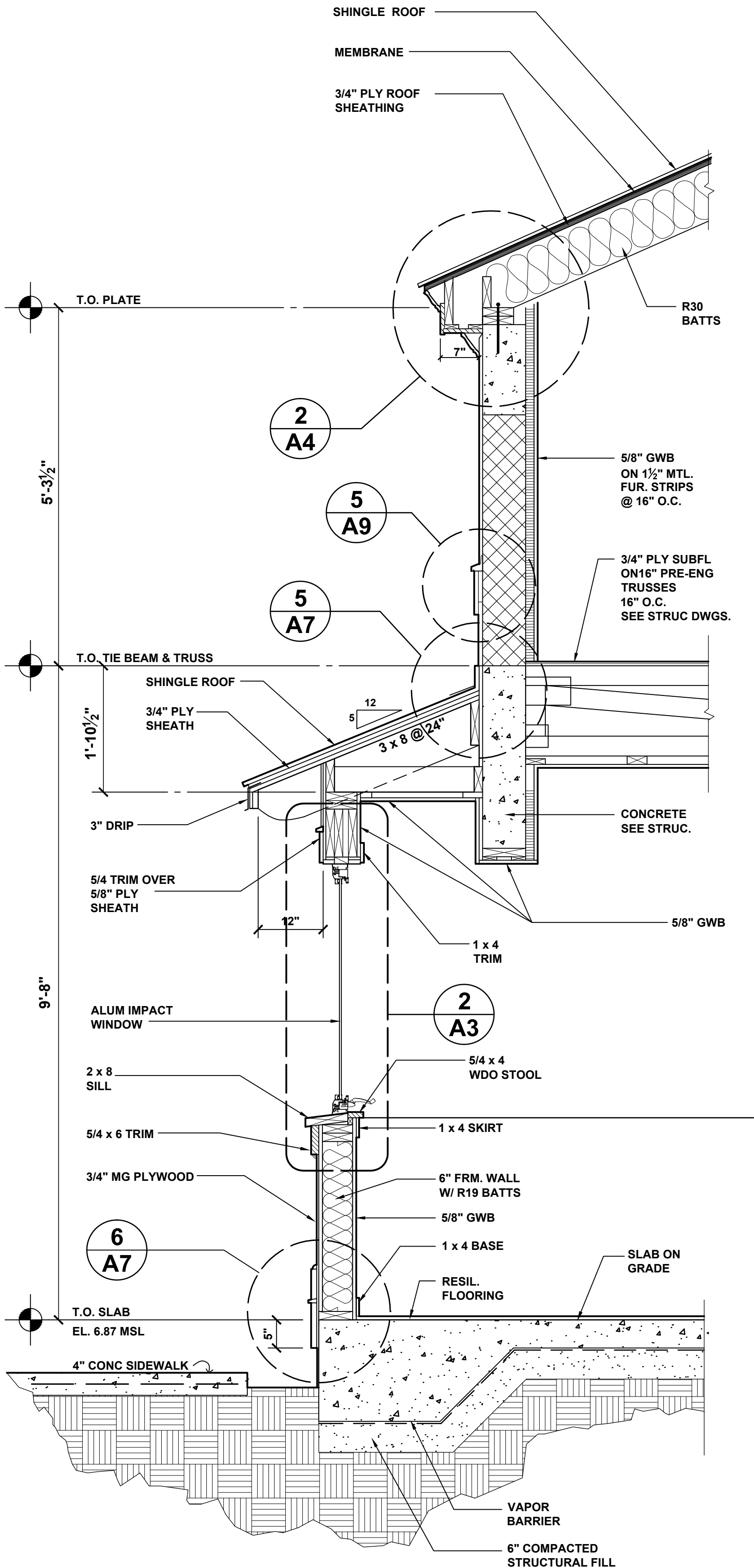
6 EAVE SECTION DETAIL
SCALE: 3"=1'-0"



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



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



3 WALL SECTION AT BAY WINDOW
SCALE: 3/4"=1'-0"

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 and Owner's representative.
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 owner's representative in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's or Owner's representative'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 cease work on the item in question and notify the Owner's representative 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. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Owner's representative 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 Owner's representative 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, belong to the City and are Copyright © 2013 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 . ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

CITY SEXTON'S HOUSE
KEY WEST CEMETERY

701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: 05-04-13

SCALE: AS NOTED

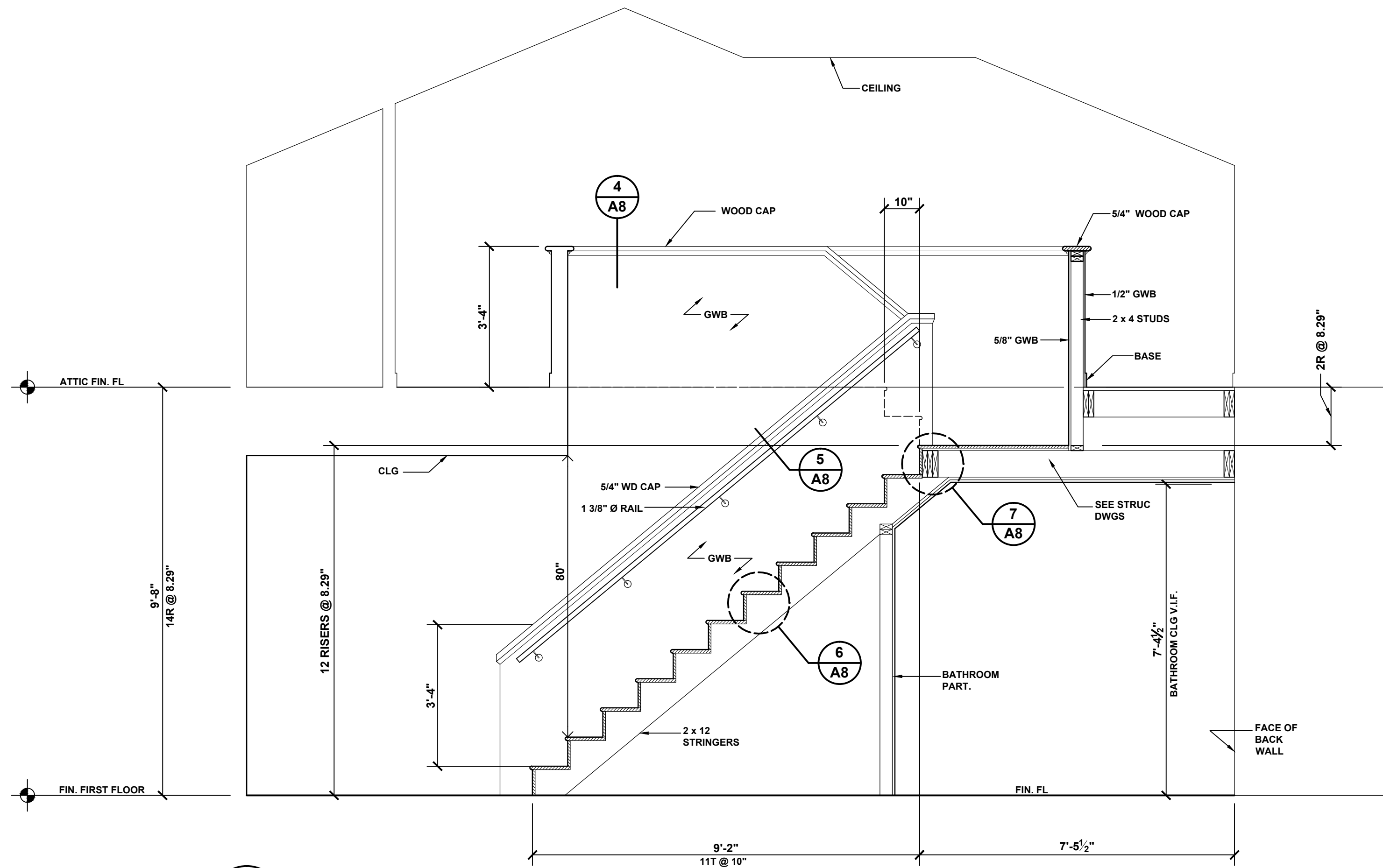
DRAWN BY: AA, AR

CHECKED BY: MM

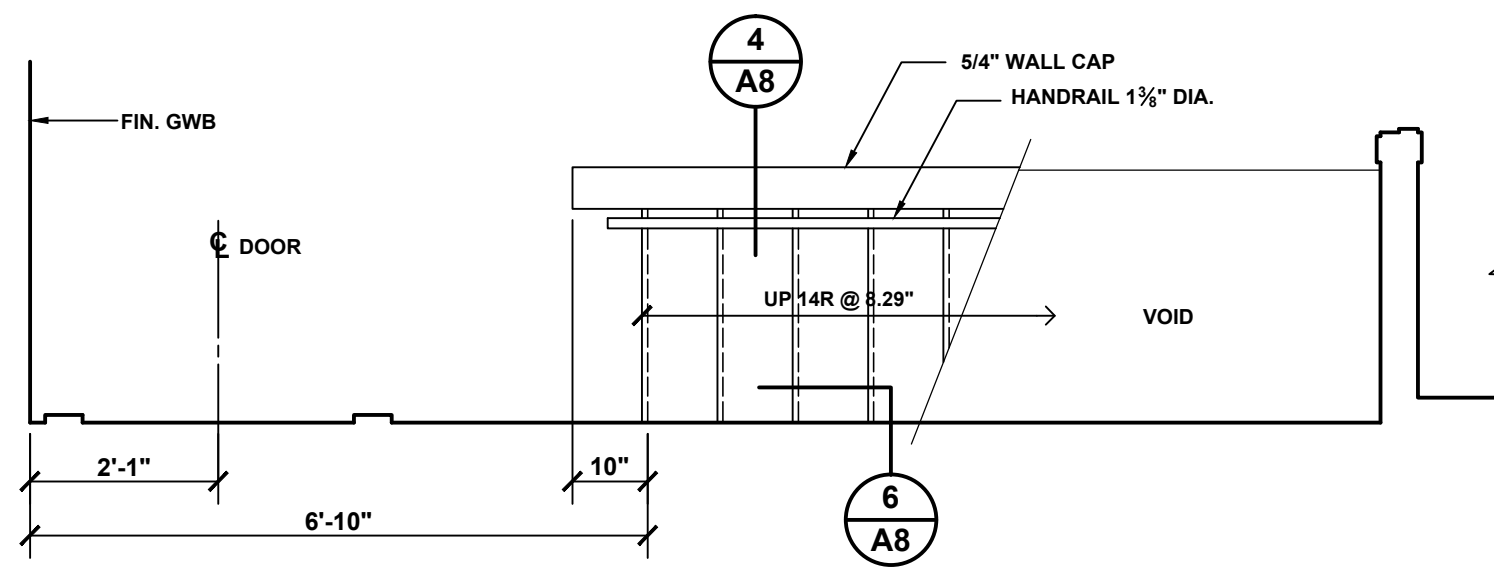
PROJECT NO: 1207

WALL SECTIONS
AND DETAILS

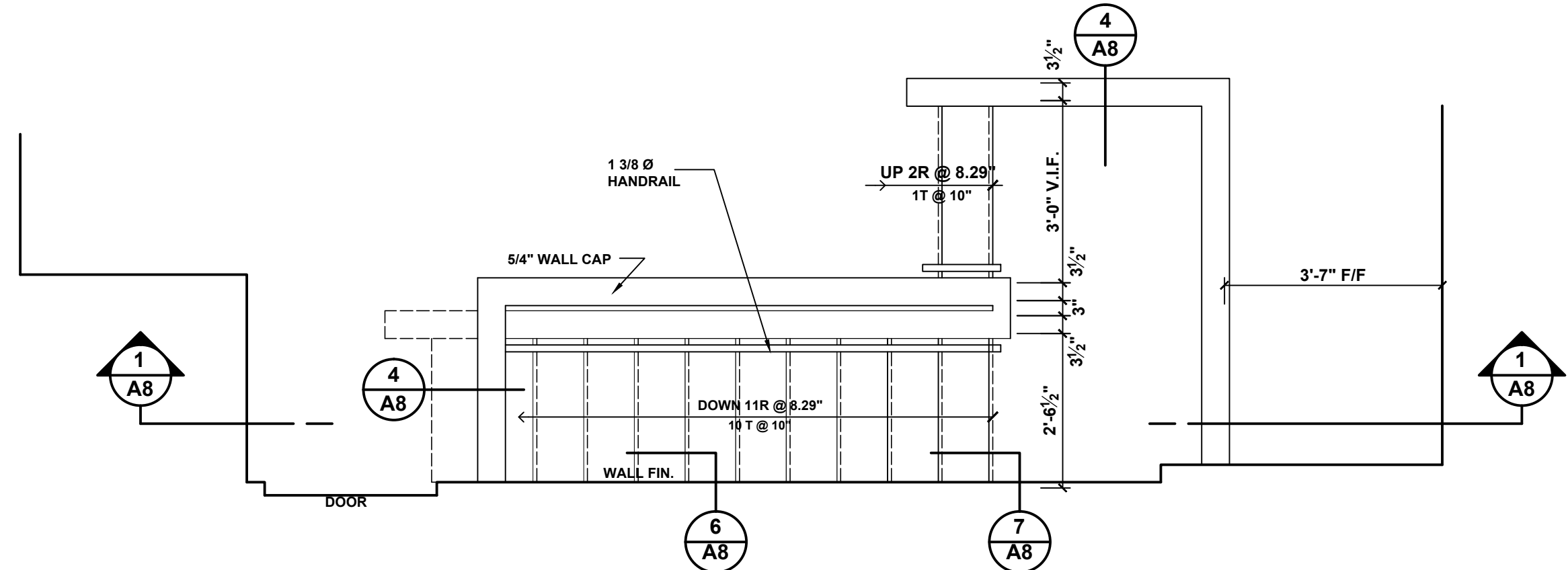
A7



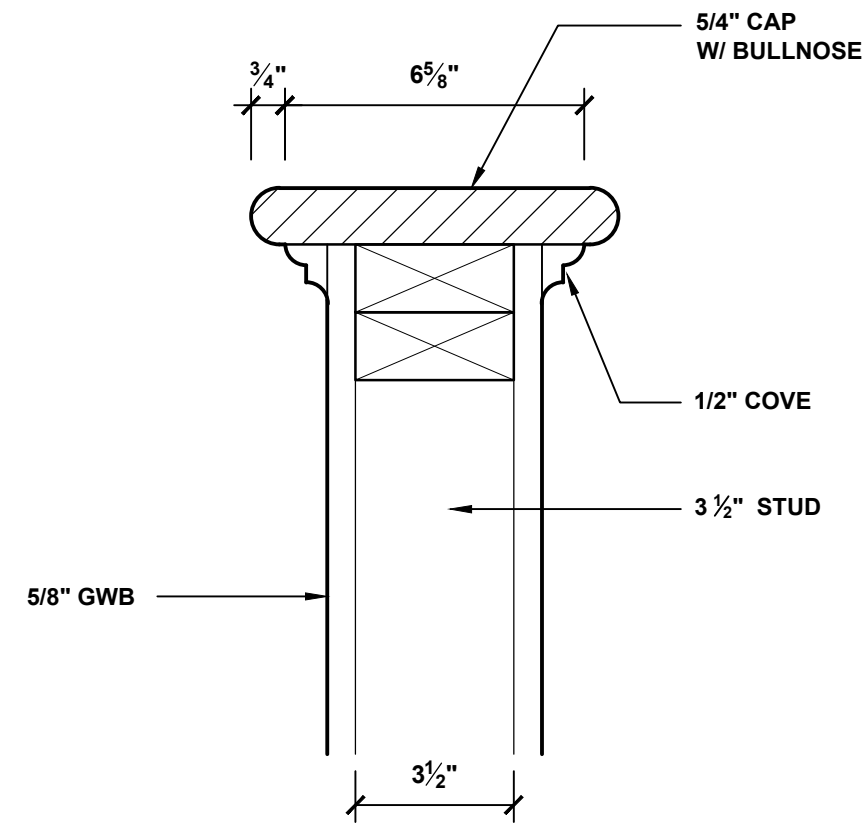
1
A8 **STAIR SECTION**
SCALE: 1/2"=1'-0"



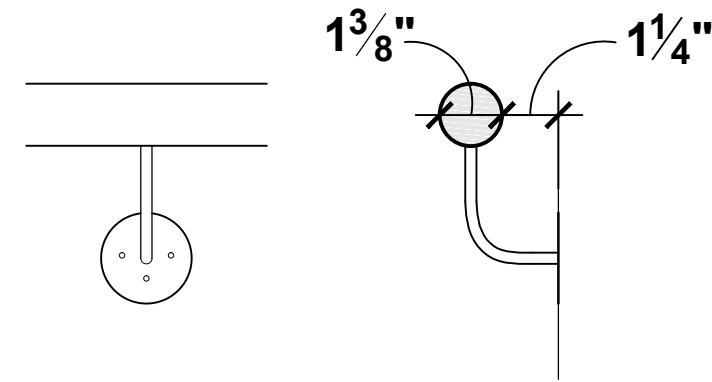
2
A8 **FIRST FLOOR STAIR PLAN**
SCALE: 1/2"=1'-0"



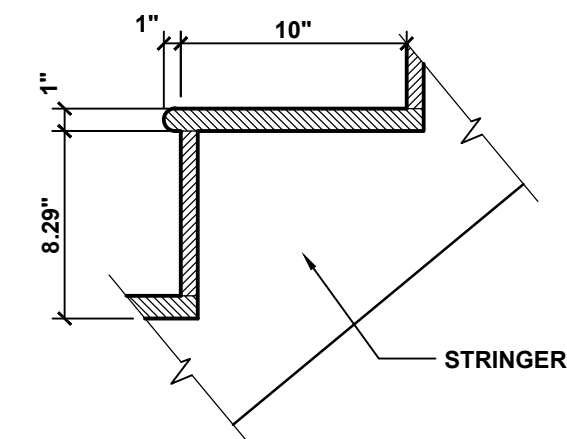
3
A8 **ATTIC STAIR PLAN**
SCALE: 1/2"=1'-0"



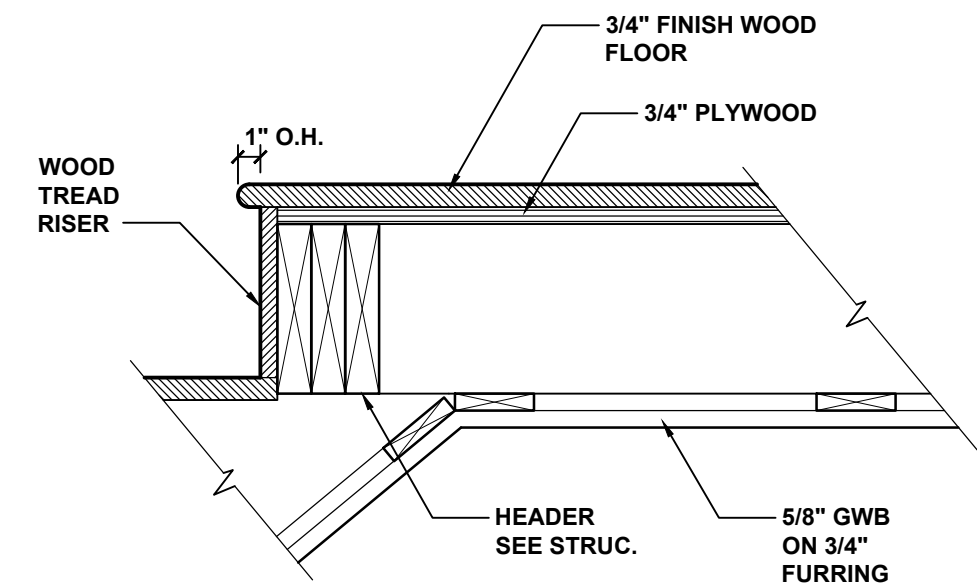
4
A8 **STAIR WALL DETAIL**
SCALE: 3"=1'-0"



5
A8 **RAIL DETAIL**
SCALE: 3"=1'-0"



6
A8 **STAIR DETAIL**
SCALE: 1 1/2"=1'-0"



7
A8 **STAIR DETAIL**
SCALE: 1 1/2"=1'-0"

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 and Owner's representative.

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 owner's representative in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's or Owner's representative'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 Owner's representative 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. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Owner's representative 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 Owner's representative 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, belong to the City and are Copyright © 2013 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 . ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
millarch@bellsouth.net

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

701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: 05-04-13

SCALE: AS NOTED

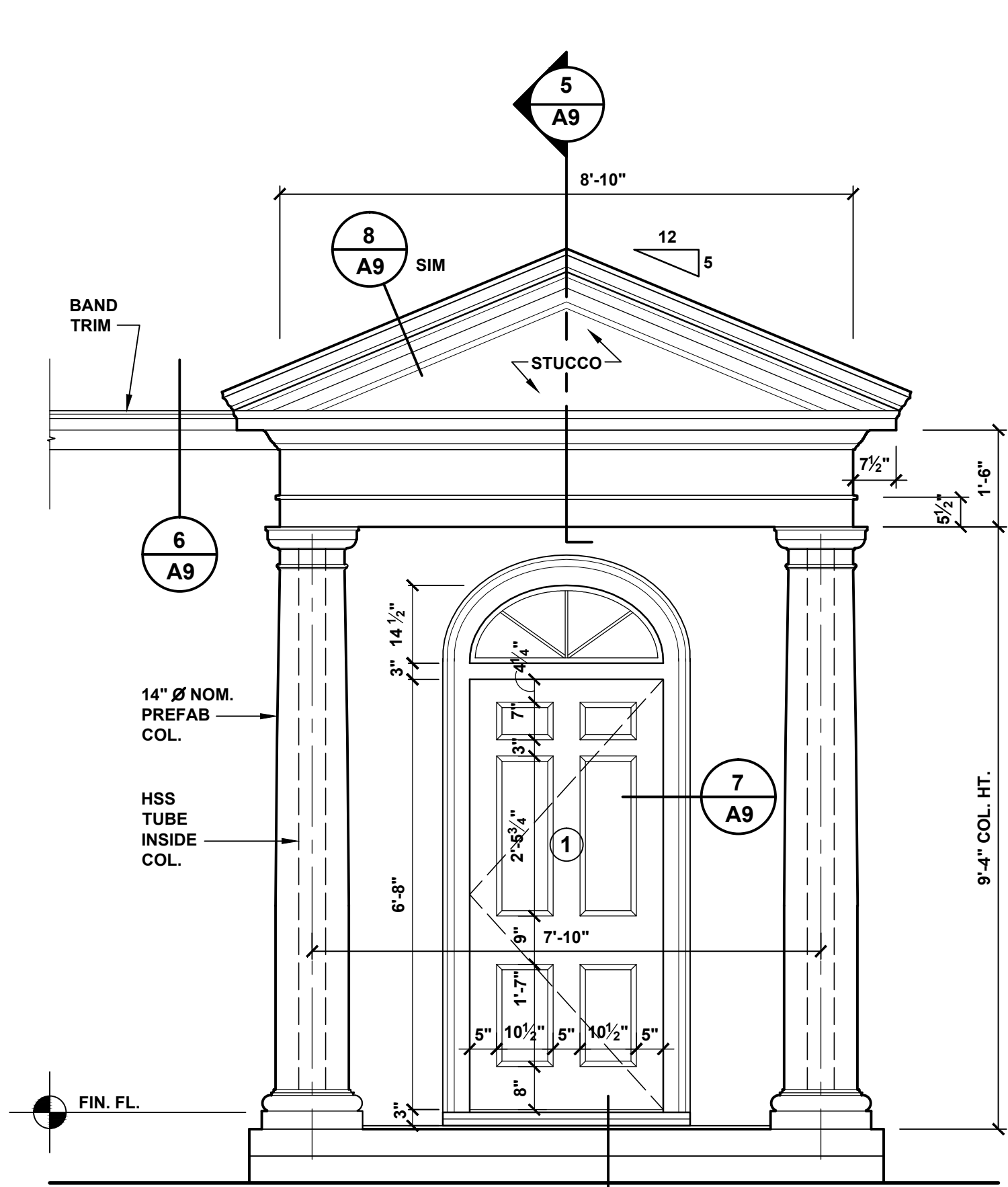
DRAWN BY: AA, AR

CHECKED BY: MM

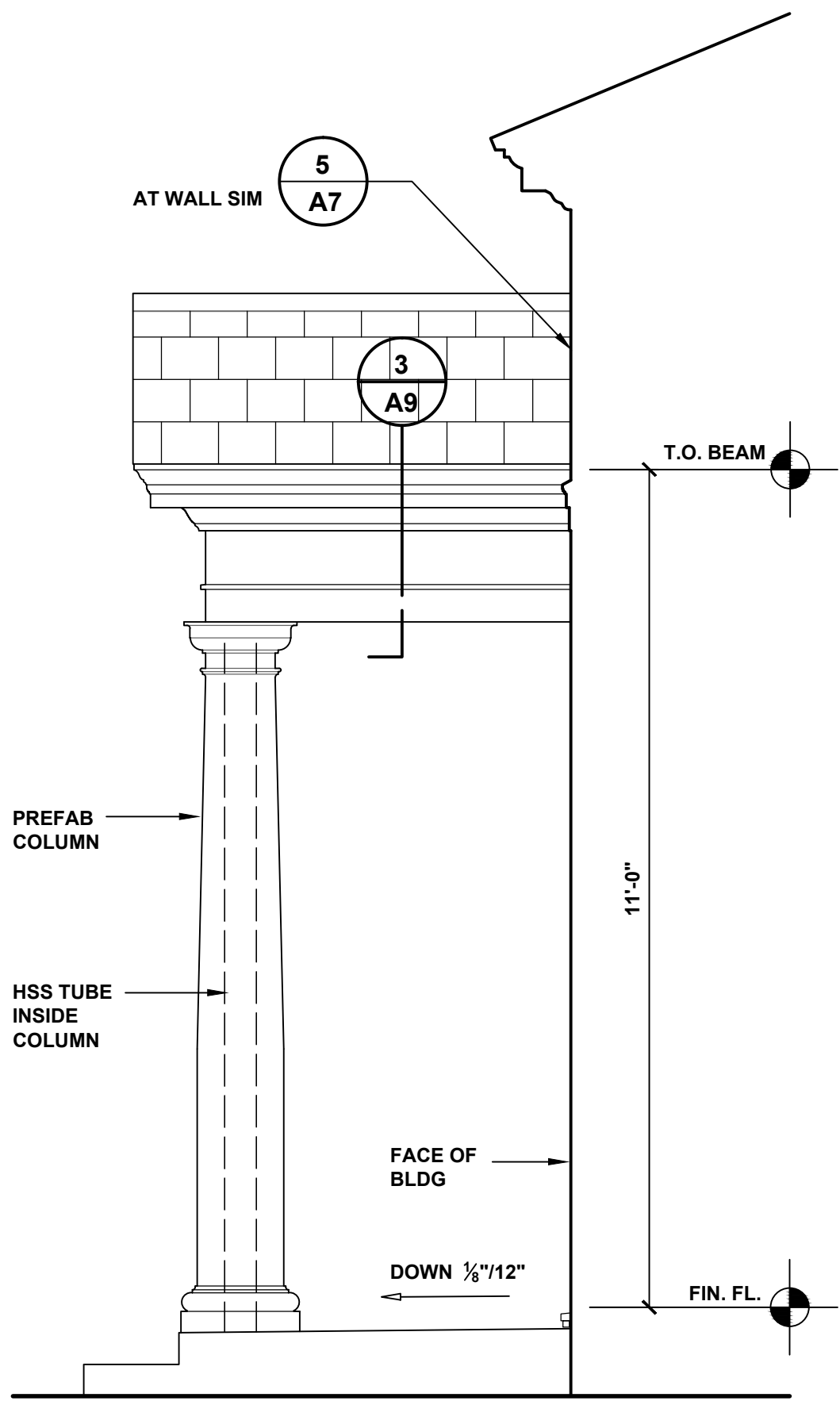
PROJECT NO: 1207

STAIR DETAILS

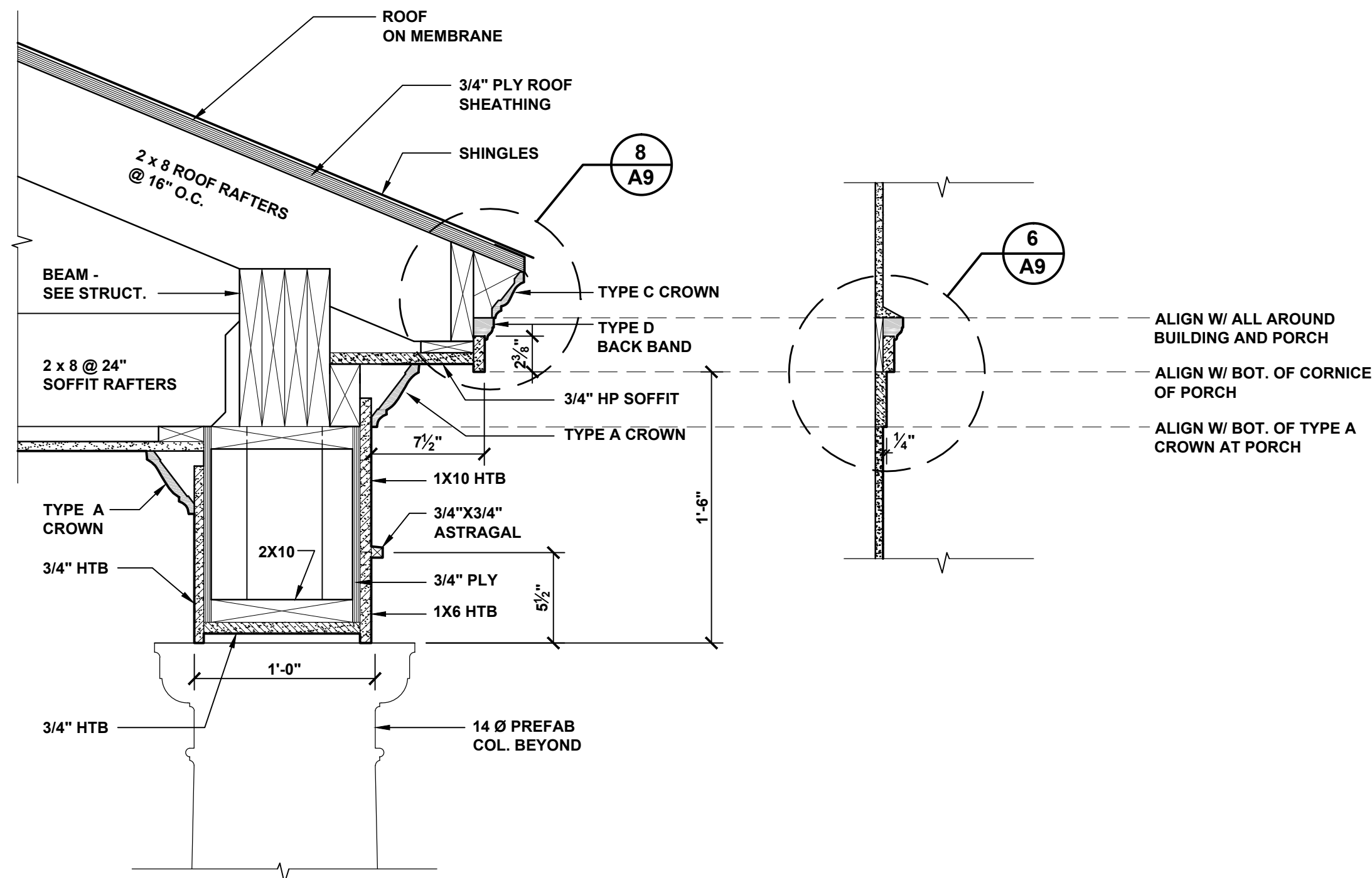
A8



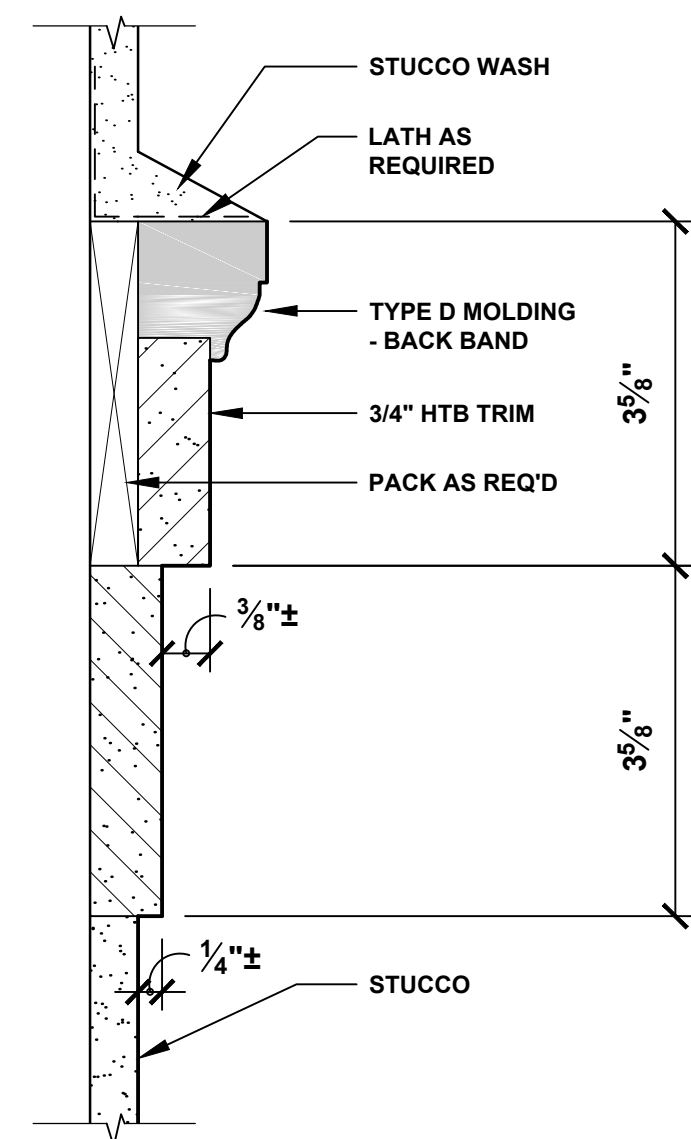
1 FRONT PORCH ELEVATION
SCALE: 1/2"=1'-0"



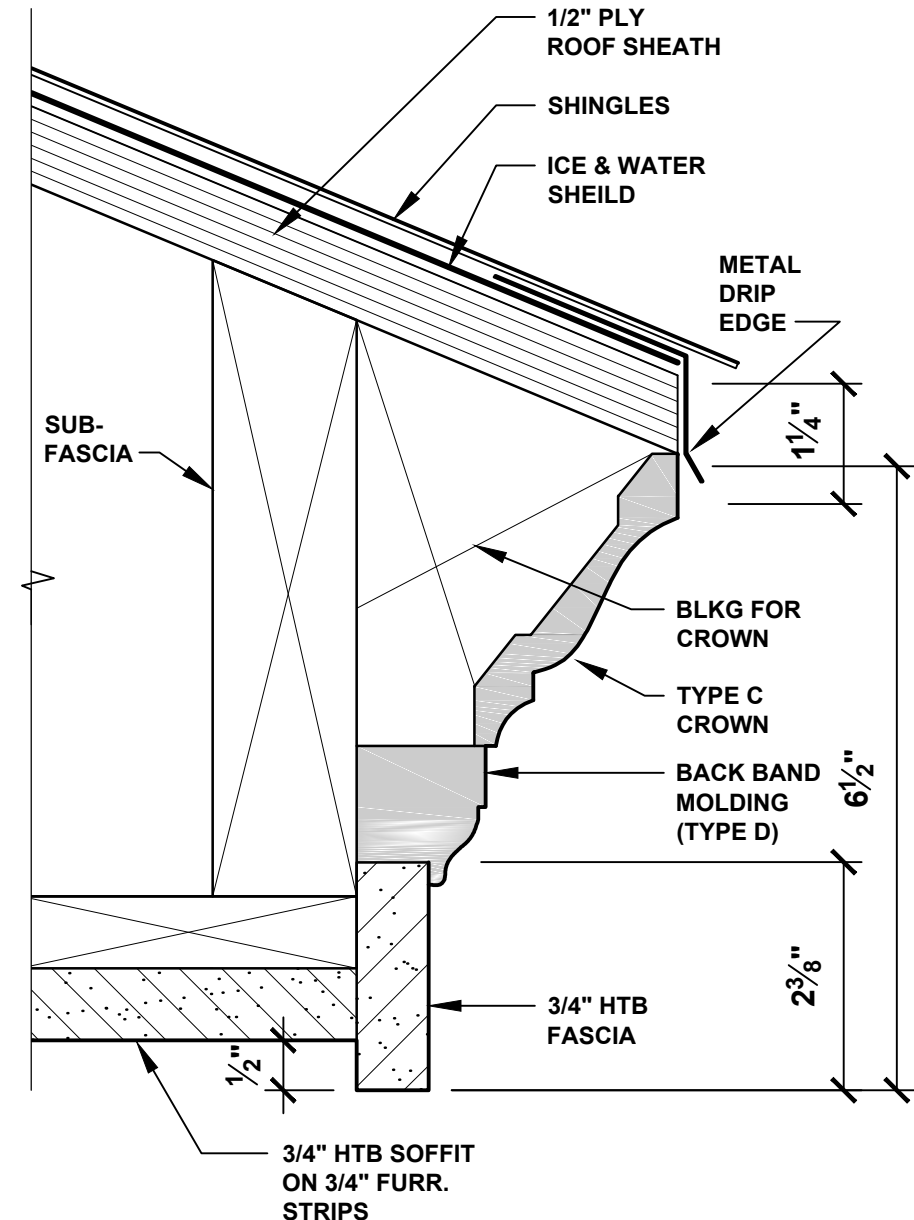
2 FRONT PORCH ELEVATION
SCALE: 1/2"=1'-0"



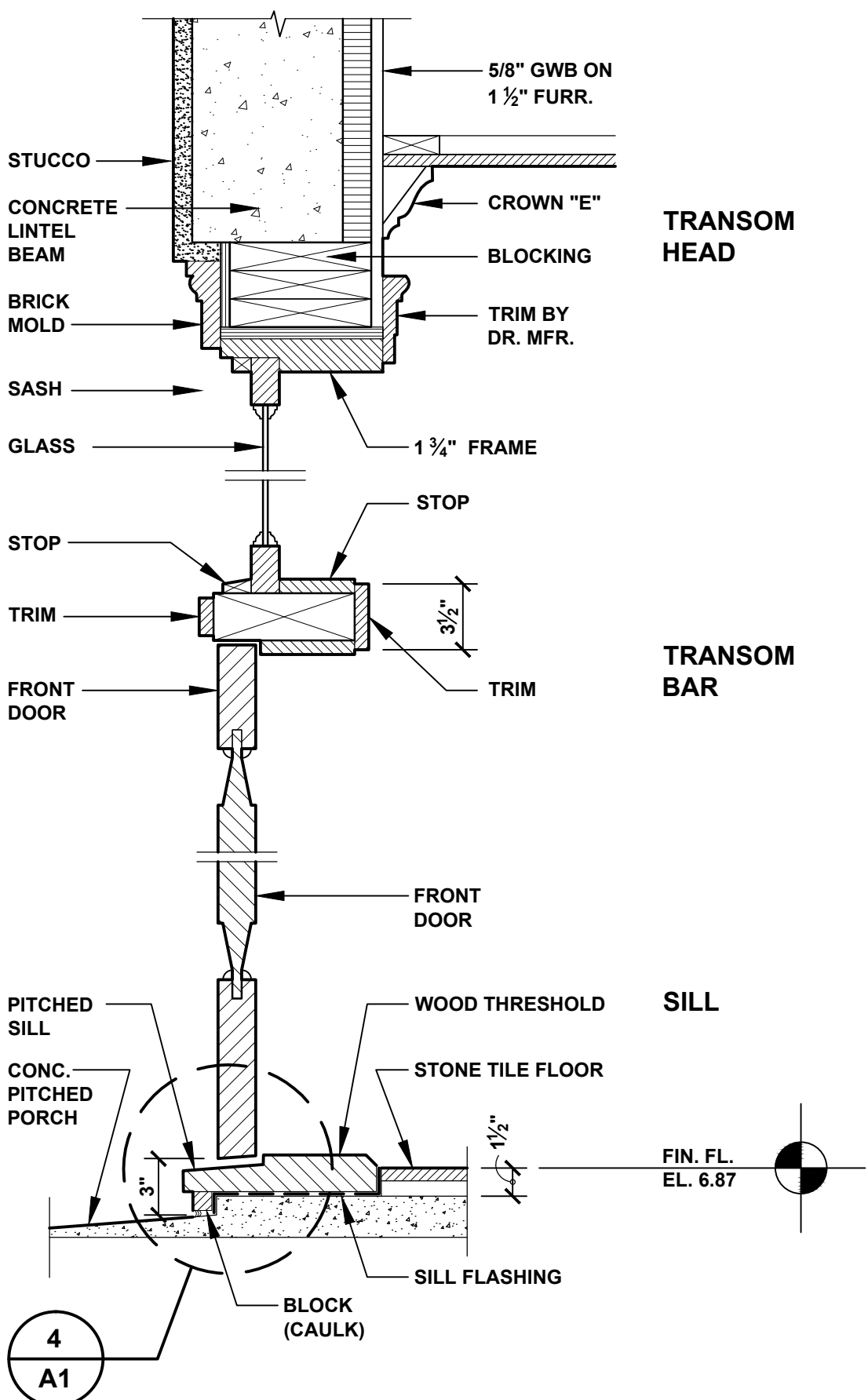
3 PORCH SECTION
SCALE: 1 1/2"=1'-0"



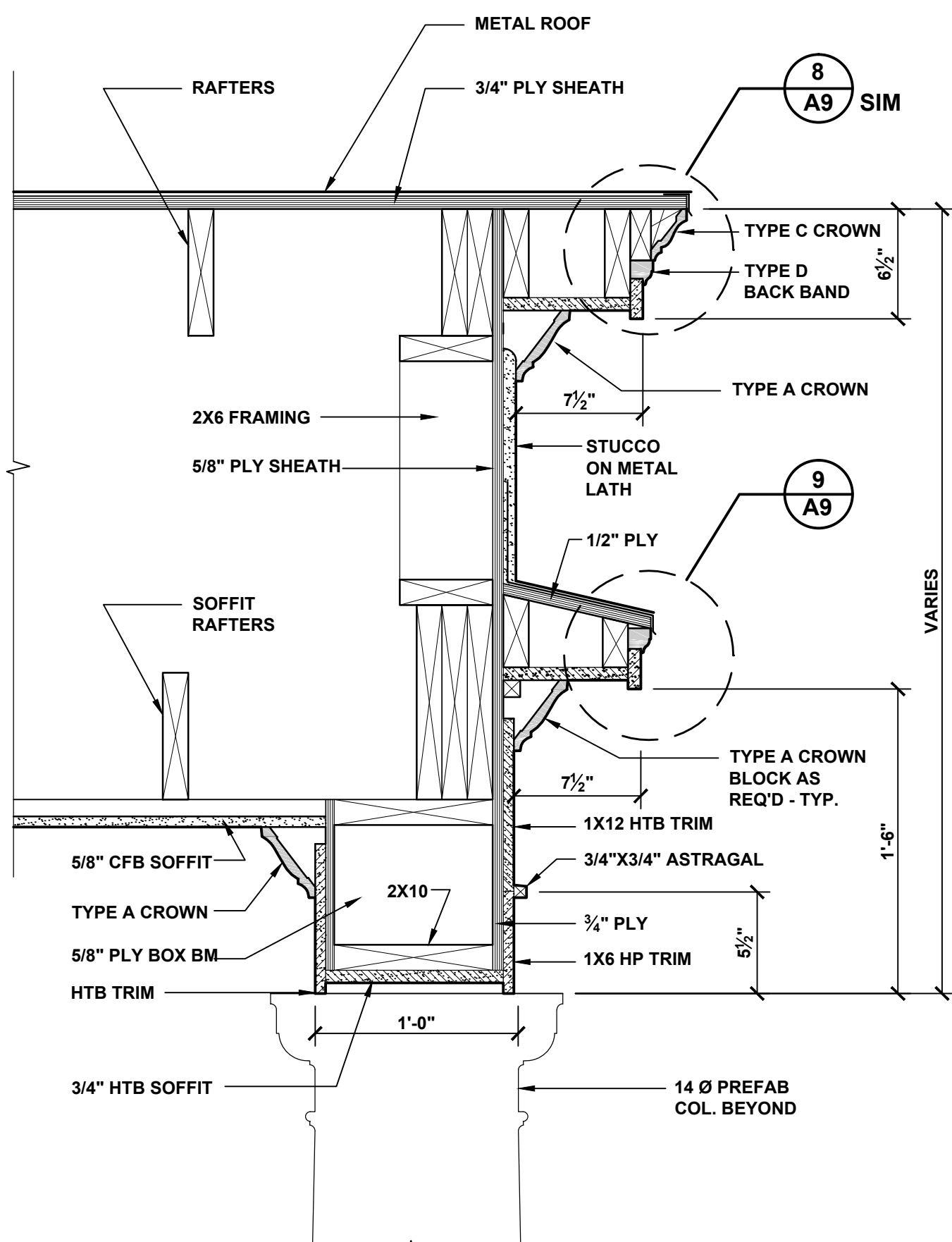
6 BAND TRIM
SCALE: 1/2" FS



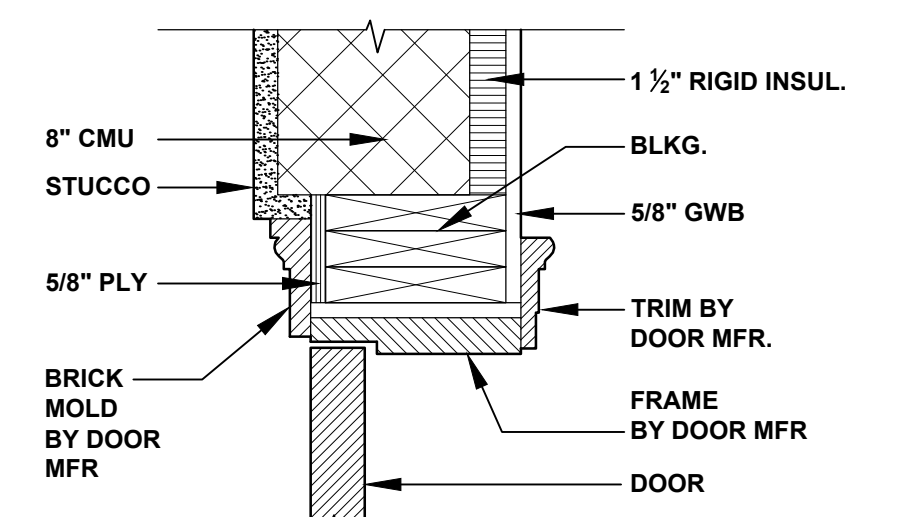
8 PORCH EAVE CORNICE
SCALE: 1/2" FS



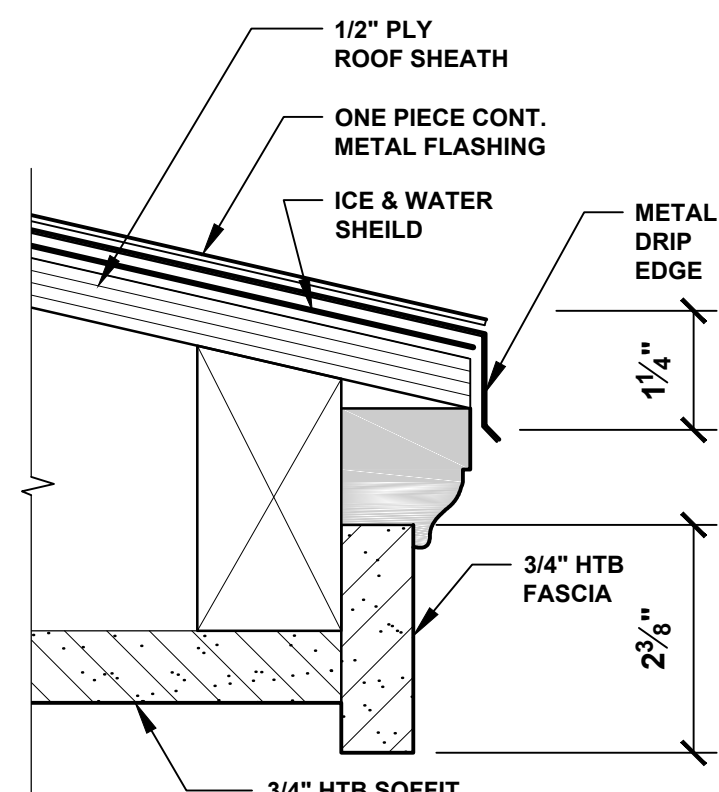
4 FRONT DOOR SECTION
SCALE: 1 1/2"=1'-0"



5 PORCH GABLE SECTION
SCALE: 1 1/2"=1'-0"



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



9 BAND TRIM
SCALE: 1/2" FS

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 and Owner's representative.
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 owner's representative in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's or Owner's representative'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 Owner's representative 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. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Owner's representative 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 Owner's representative 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, belong to the City and are Copyright © 2013 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 . ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

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

701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: 05-04-13

SCALE: AS NOTED

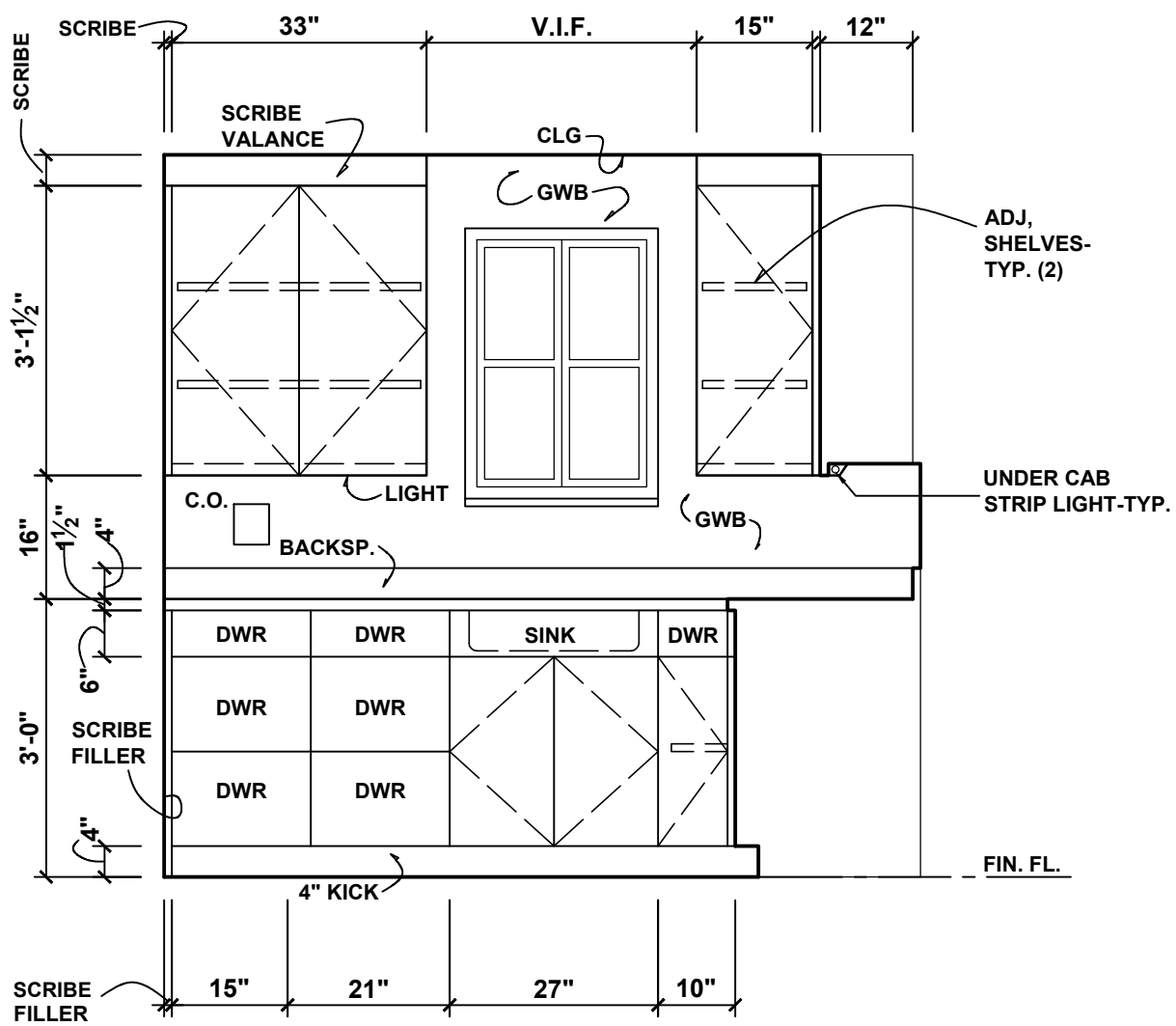
DRAWN BY: AA, AR

CHECKED BY: MM

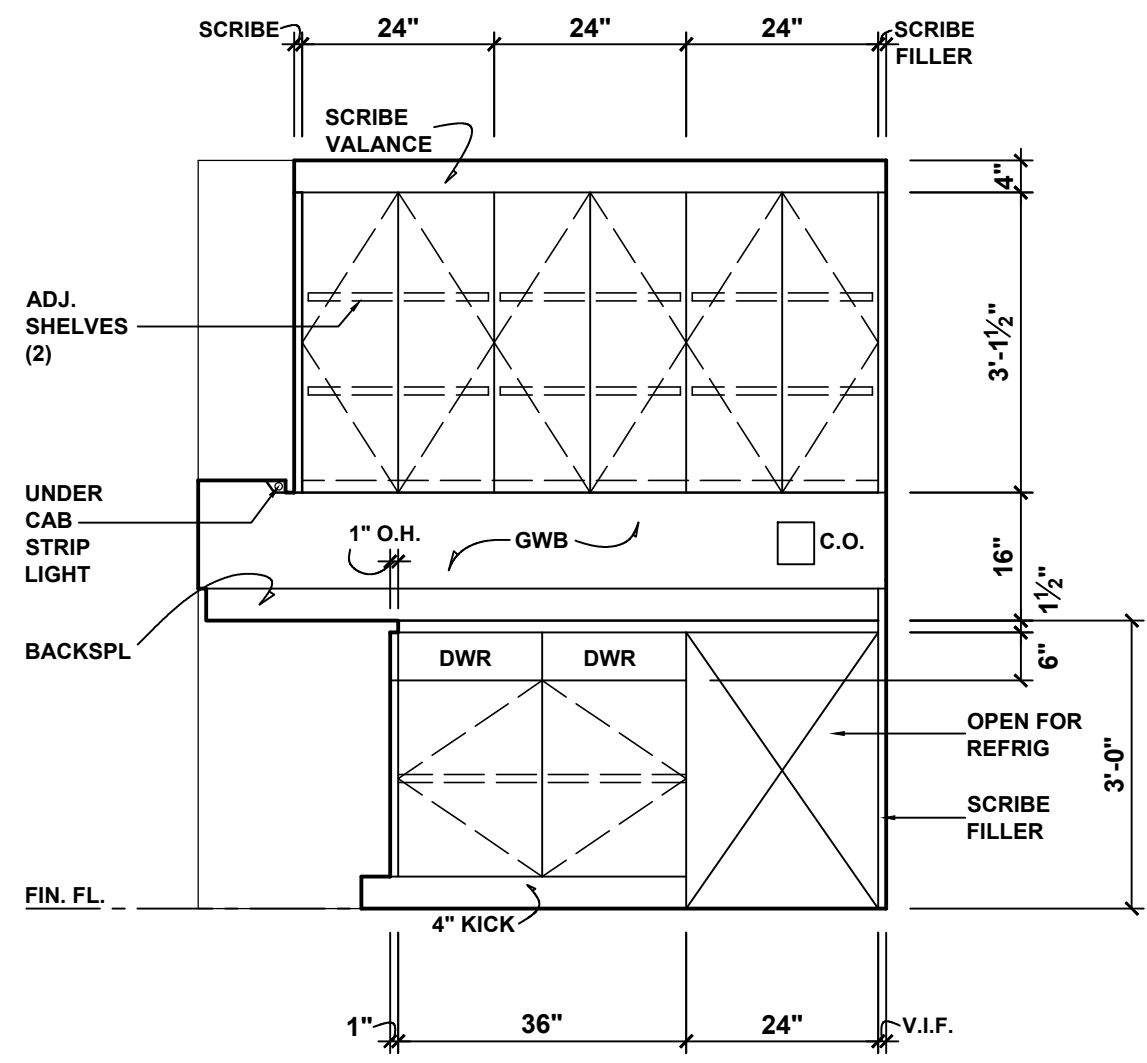
PROJECT NO: 1207

PORCH DETAILS

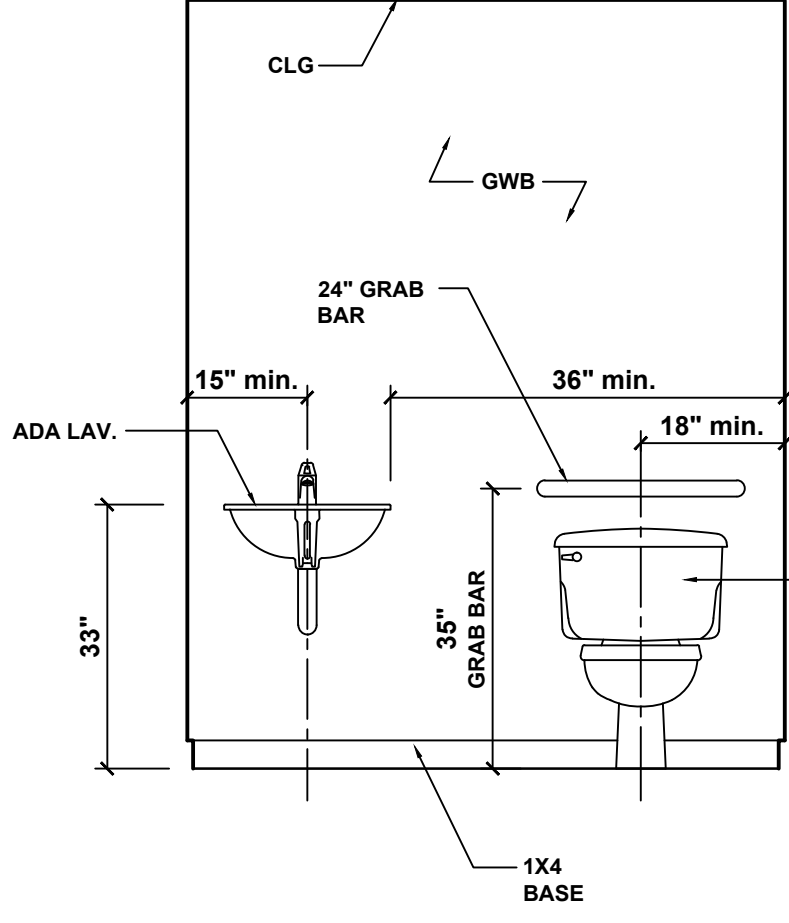
A9



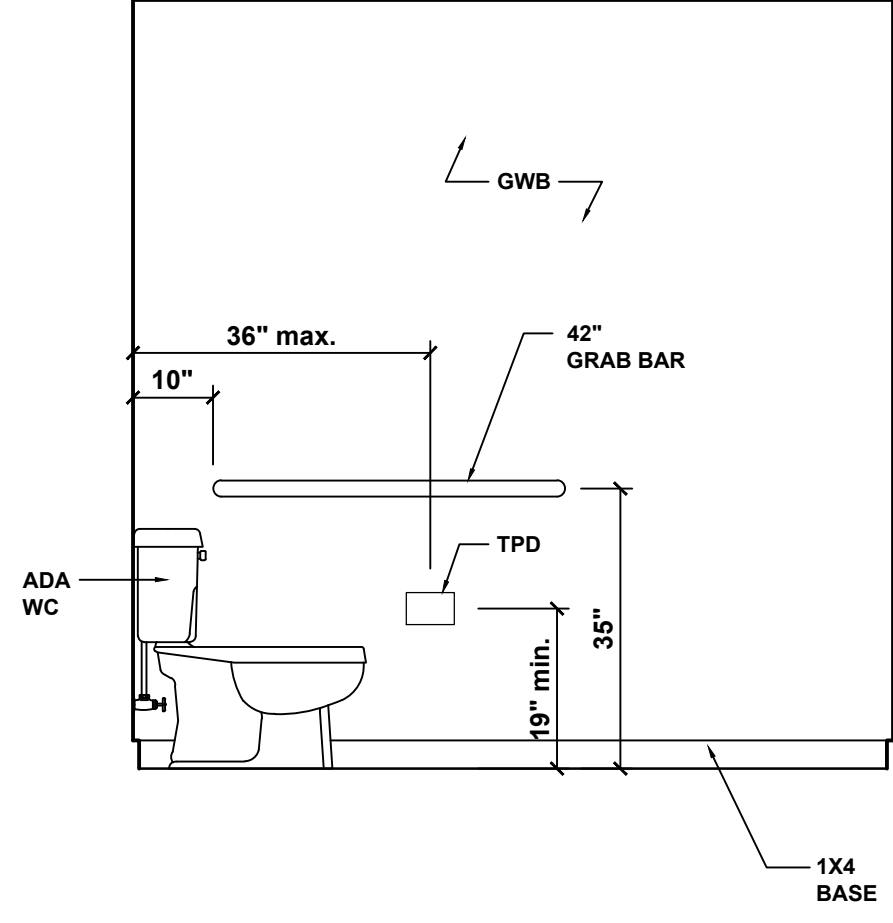
1 **STOREROOM NORTH WALL**
A10 SCALE: 1/2"=1'-0"
NOTE: CONTRACTOR TO VERIFY CLEARANCES IN FIELD



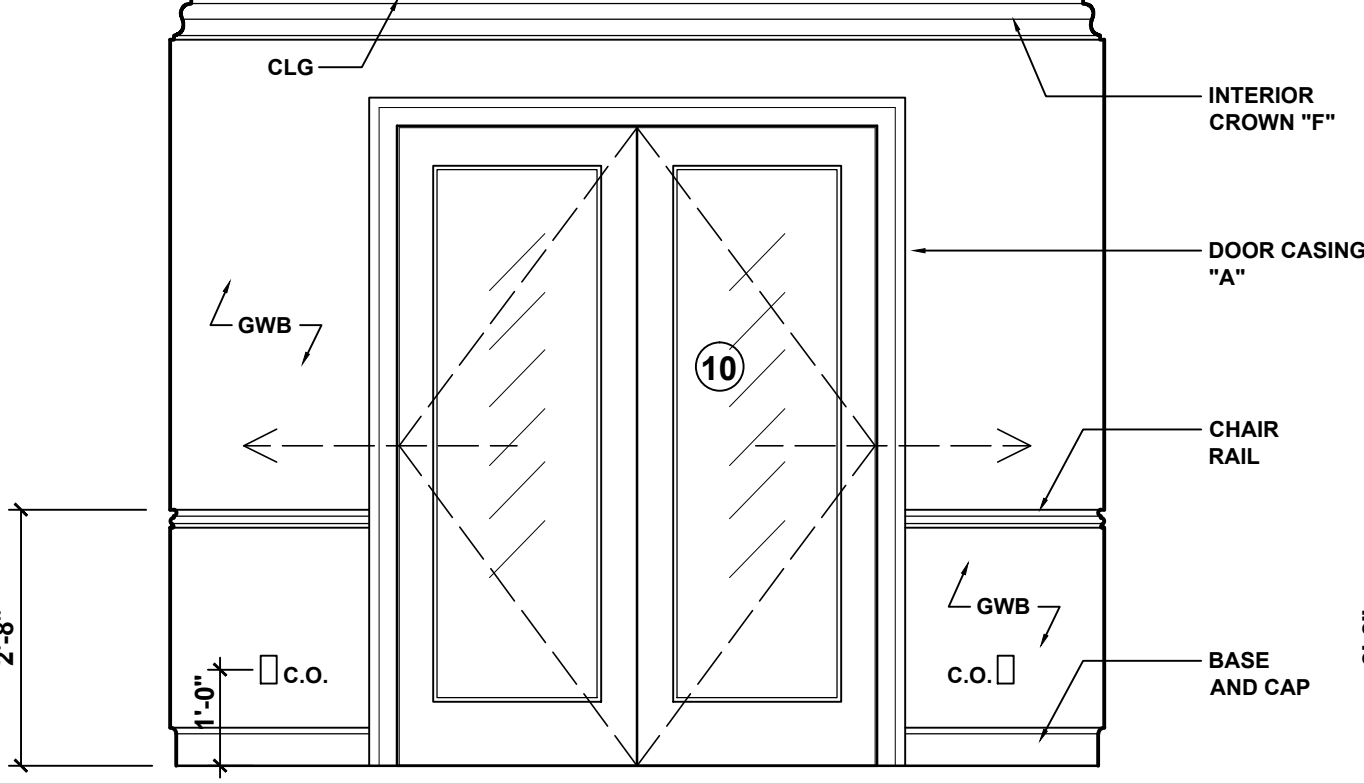
2 **STOREROOM EAST WALL**
A10 SCALE: 1/2"=1'-0"
NOTE: CONTRACTOR TO VERIFY CLEARANCES IN FIELD



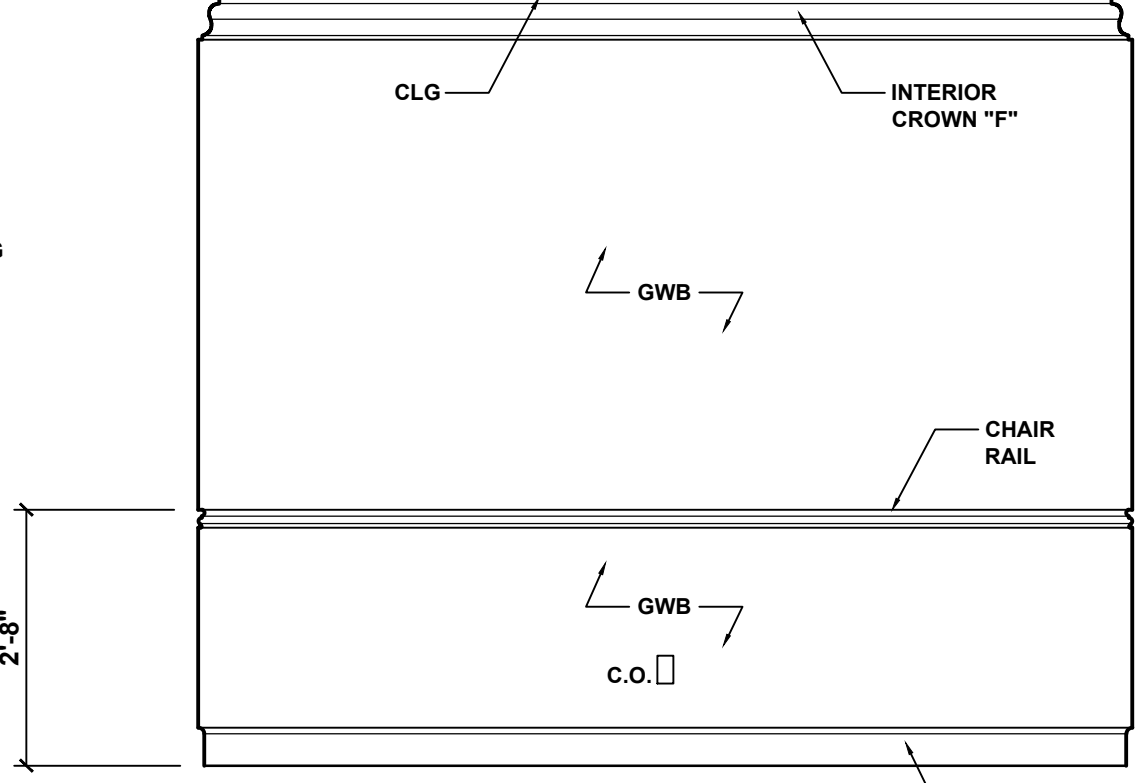
7 **BATHROOM 7 EAST WALL**
A10 SCALE: 1/2"=1'-0"
NOTE: CONTRACTOR TO VERIFY CLEARANCES IN FIELD



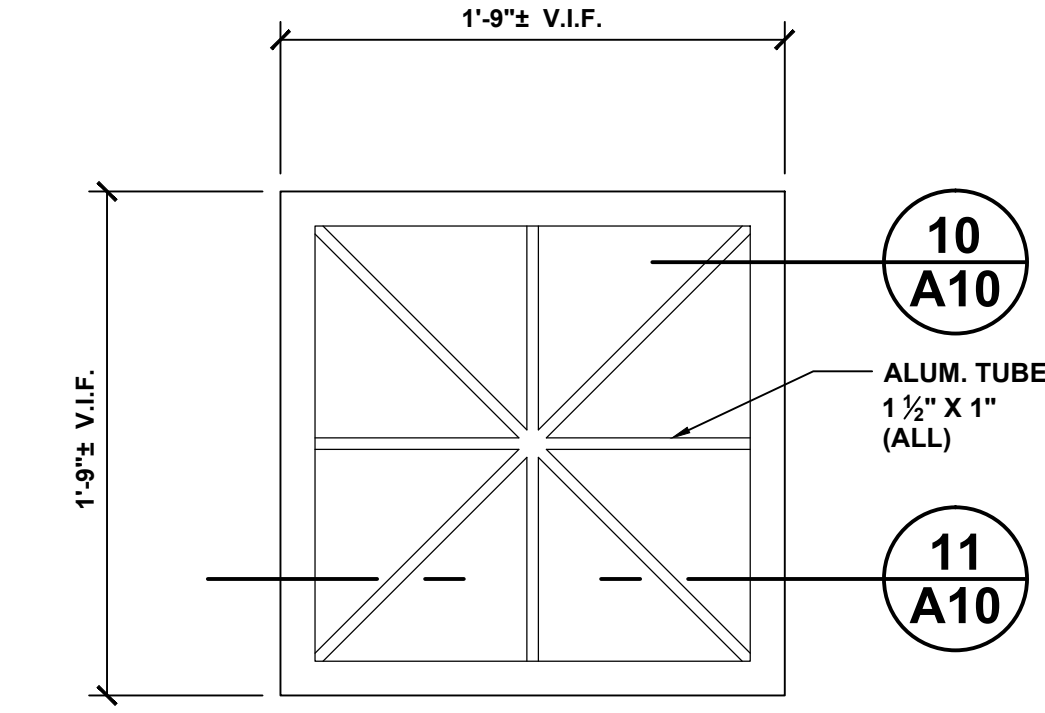
8 **BATHROOM 7 NORTH WALL**
A10 SCALE: 1/2"=1'-0"
NOTE: CONTRACTOR TO VERIFY CLEARANCES IN FIELD



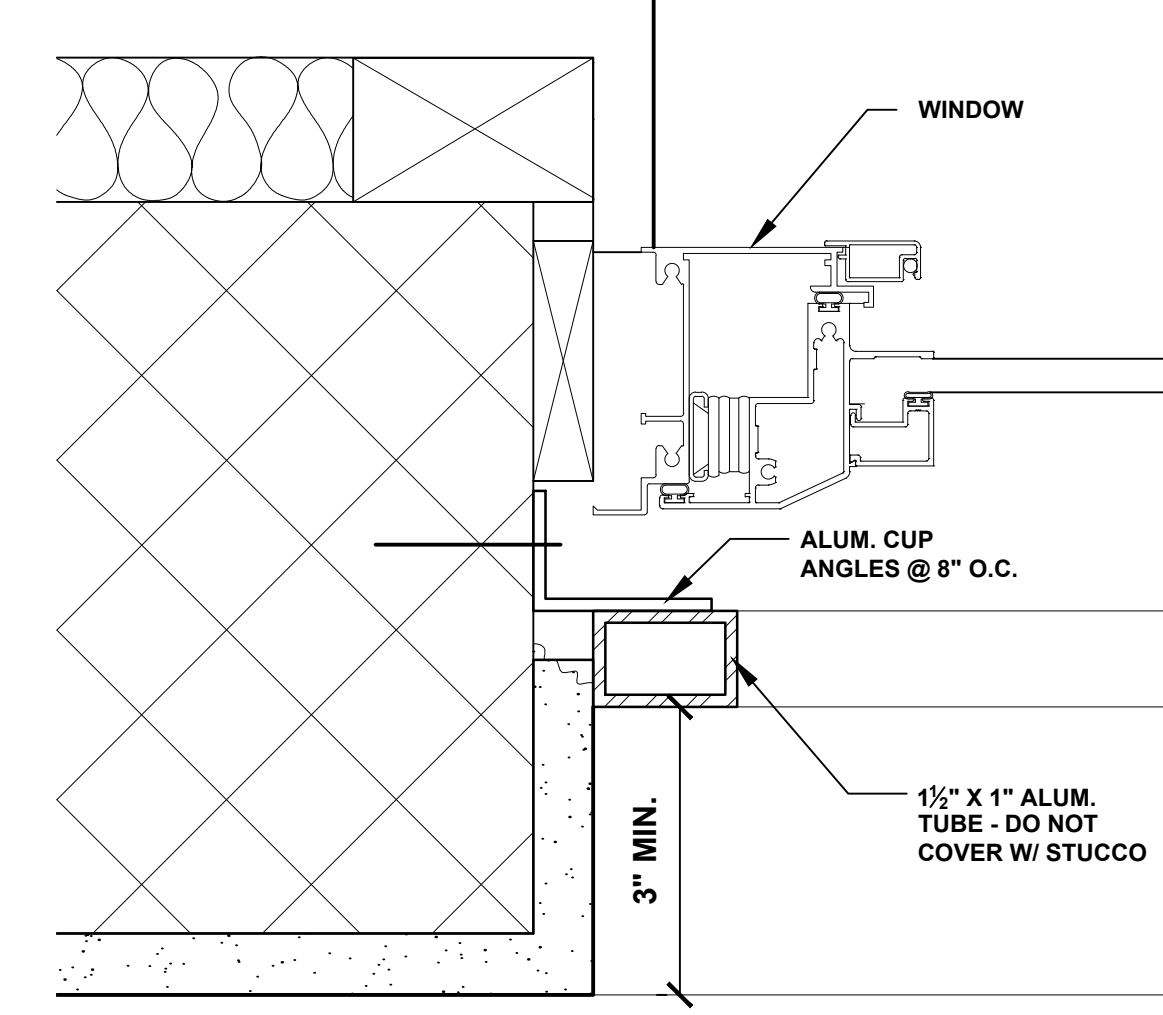
3 **FAMILY ROOM WEST ELEVATION**
A10 SCALE: 1/2"=1'-0"



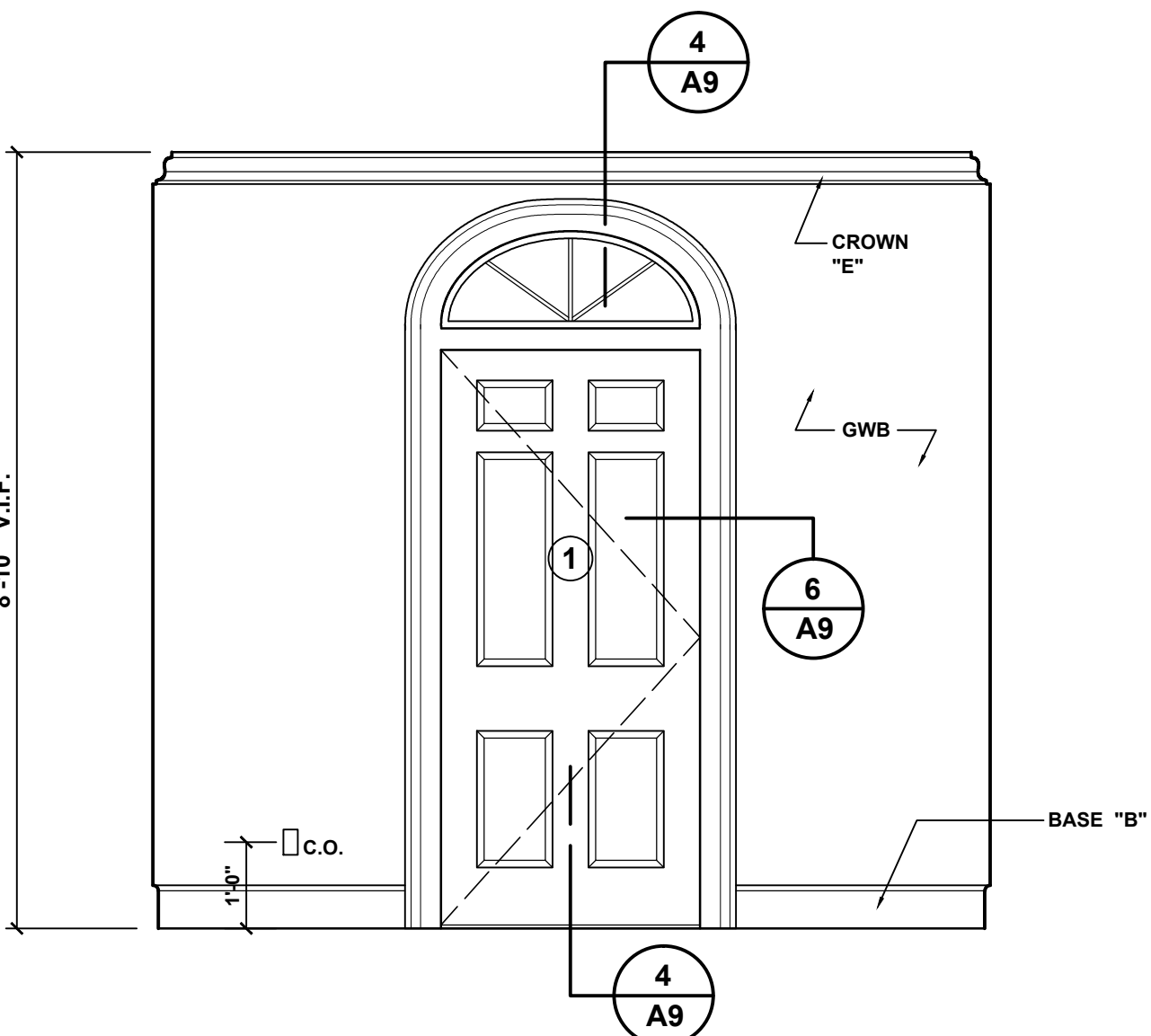
4 **FAMILY ROOM EAST ELEVATION**
A10 SCALE: 1/2"=1'-0"



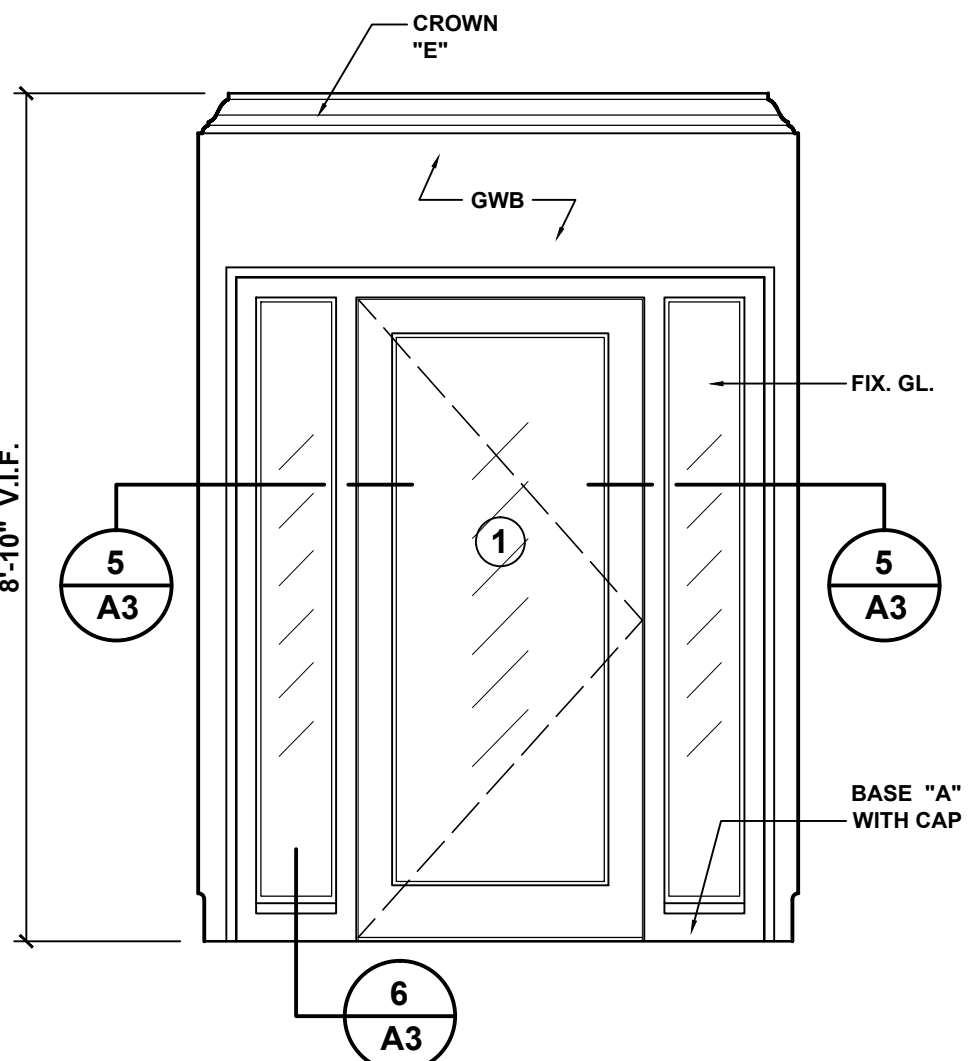
9 **WINDOW GRILL ELEVATION**
A10 SCALE: 1 1/2"=1'-0"



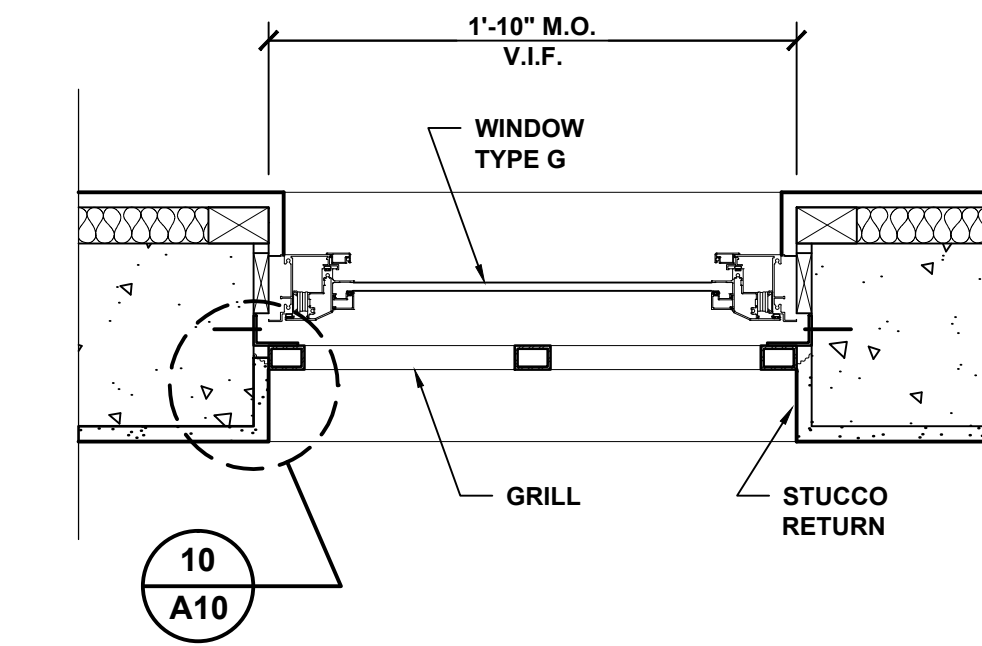
10 **GRILL CONNECTION TO JAMB**
A10 SCALE: 1/2"=1'-0"



5 **VESTIBULE WEST ELEVATION**
A10 SCALE: 1/2"=1'-0"



6 **VESTIBULE SOUTH ELEVATION**
A10 SCALE: 1/2"=1'-0"



11 **WINDOW GRILL SECTION**
A10 SCALE: 1 1/2"=1'-0"

- 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 and Owner's representative.
 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 owner's representative in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's or Owner's representative'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 cease work on the item in question and notify the Owner's representative 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. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Owner's representative 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 Owner's representative 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, belong to the City and are Copyright © 2013 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 . ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

CITY SEXTON'S HOUSE
KEY WEST CEMETERY

701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: 05-04-13

SCALE: AS NOTED

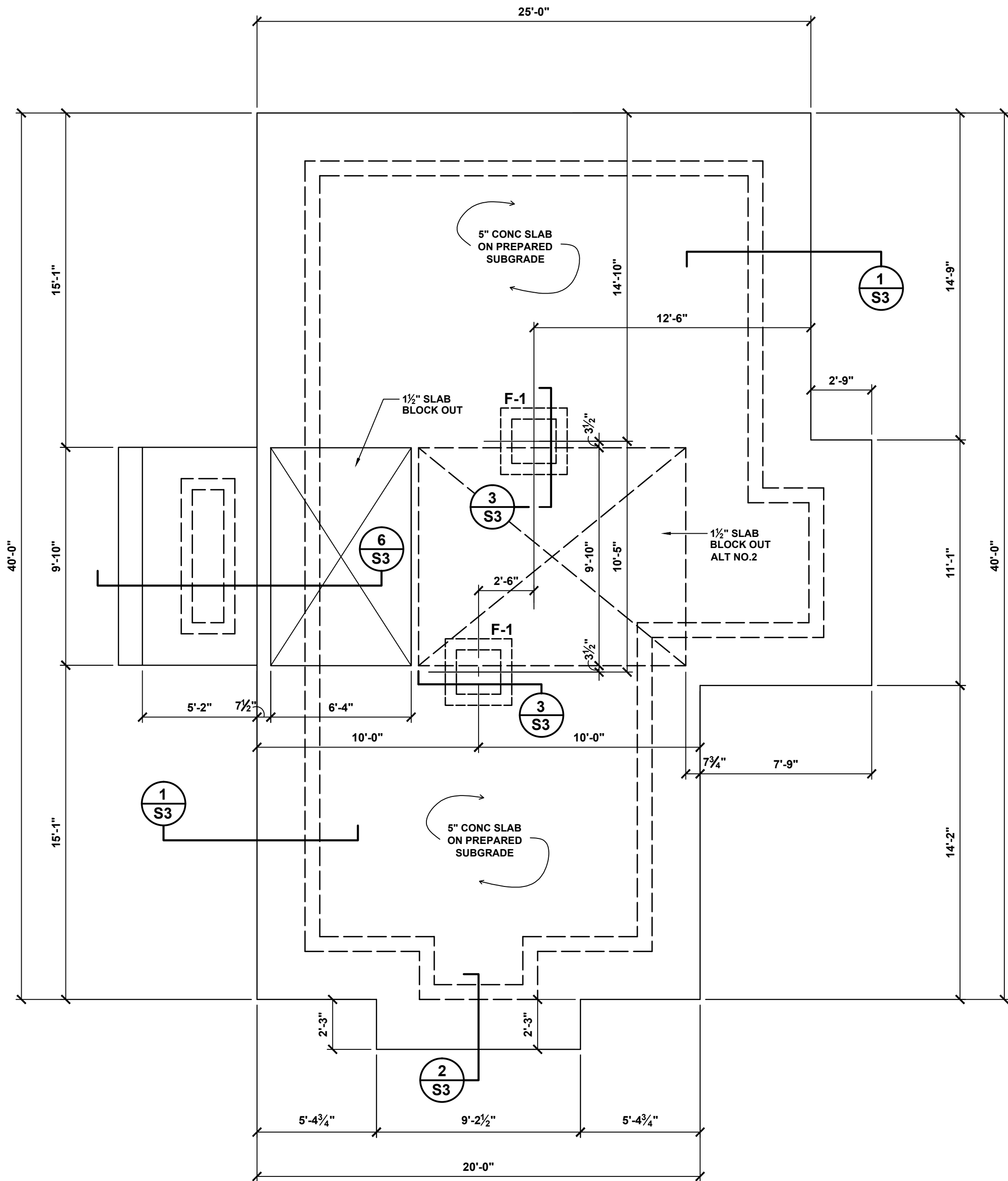
DRAWN BY: AA, AR

CHECKED BY: MM

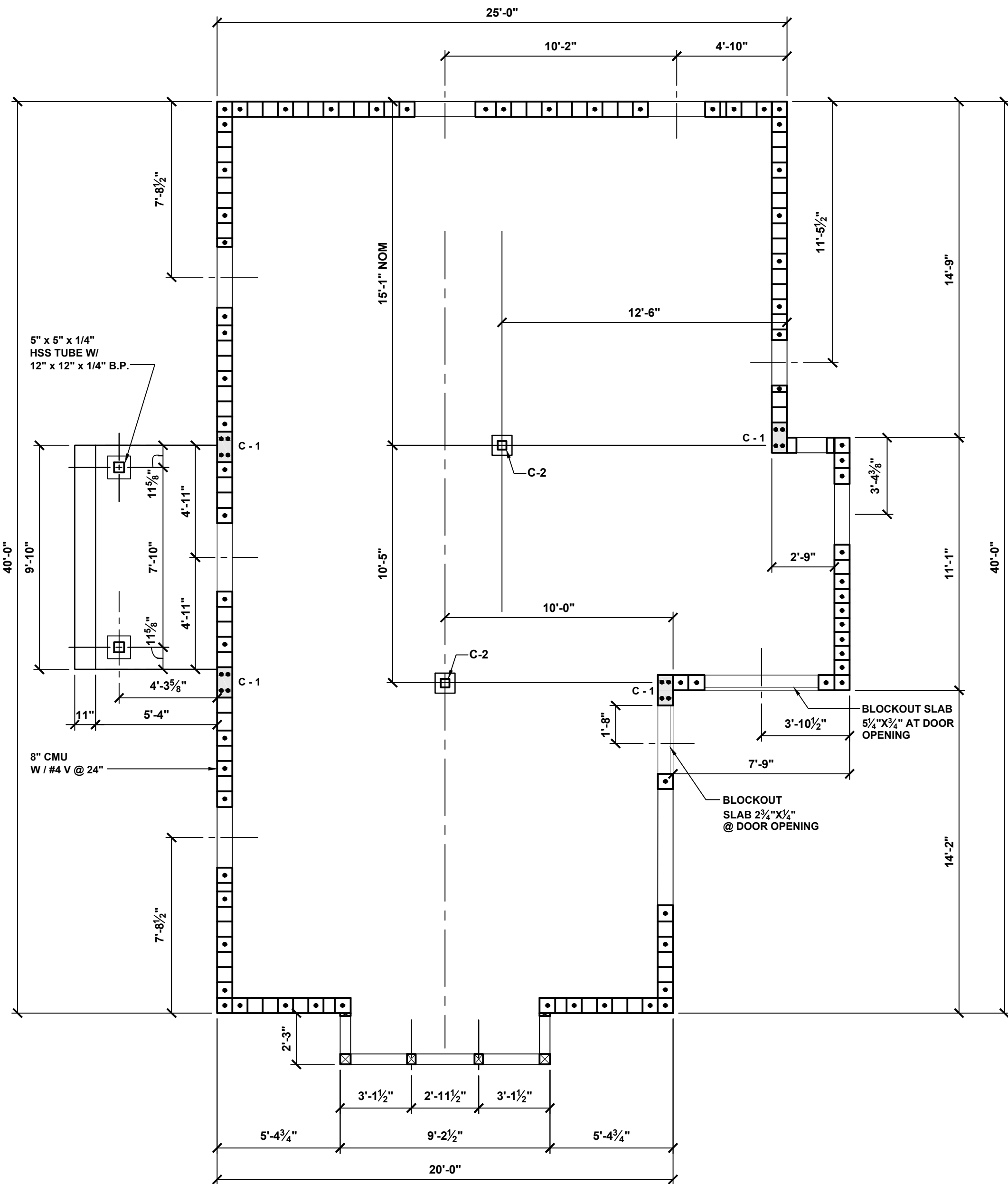
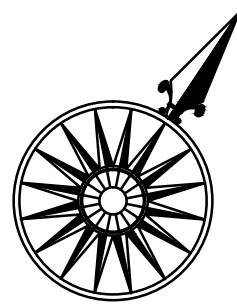
PROJECT NO: 1207

**INTERIOR ELEVATIONS
AND DETAILS**

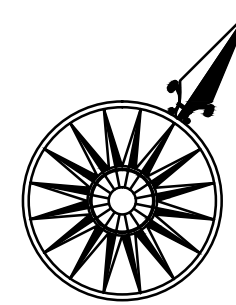
A10



1
S1 FOUNDATION PLAN
SCALE: 1/4"=1'-0"



2
S1 CONCRETE WALLS REINFORCEMENT PLAN
SCALE: 1/4"=1'-0"



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 and Owner's representative.
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 owner's representative in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's or Owner's representative'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 cease work on the item in question and notify the Owner's representative 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. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Owner's representative 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 Owner's representative 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, belong to the City and are Copyright © 2013 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 . ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

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

701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: 05-04-13

SCALE: AS NOTED

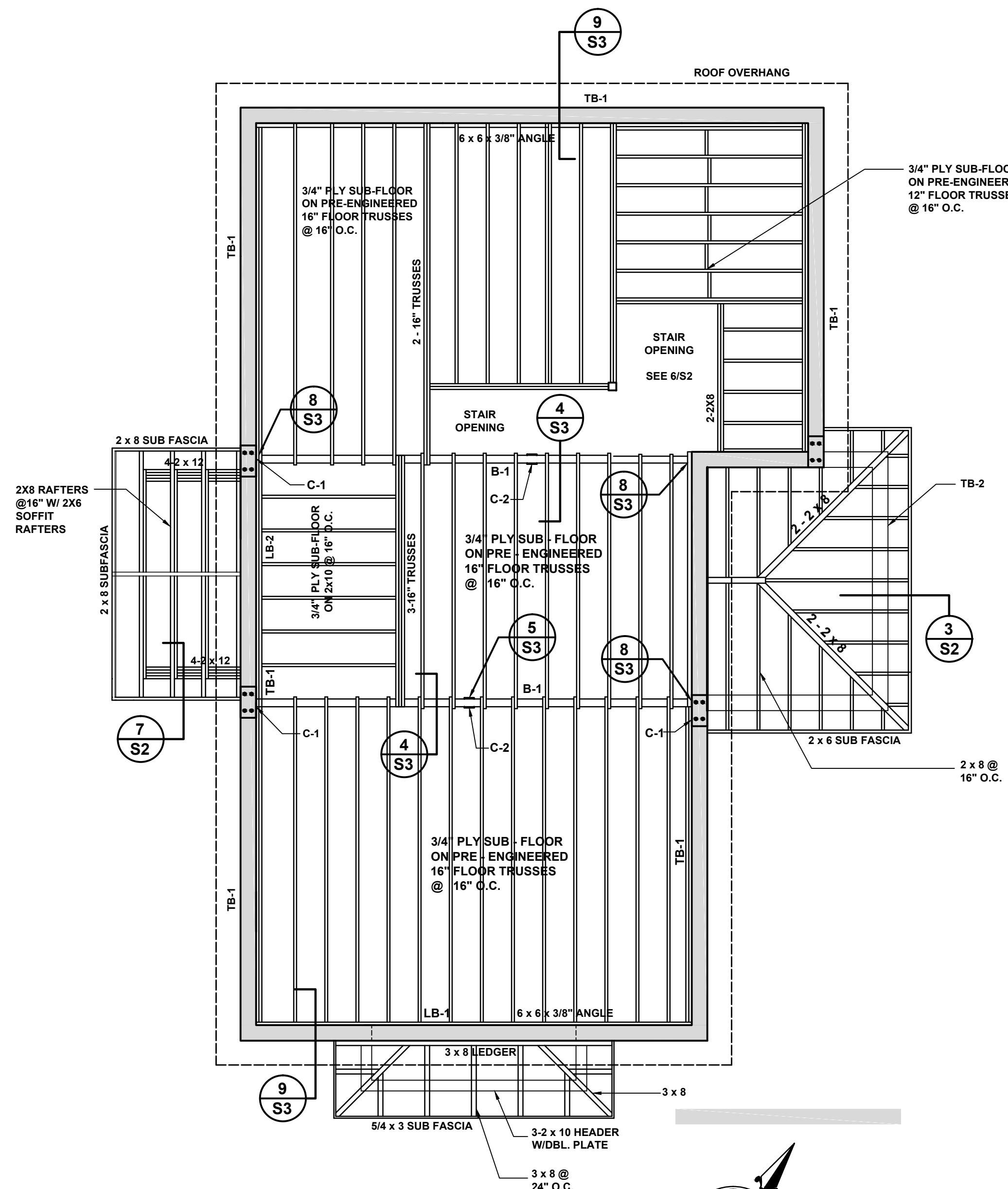
DRAWN BY: AA, AR

CHECKED BY: MM

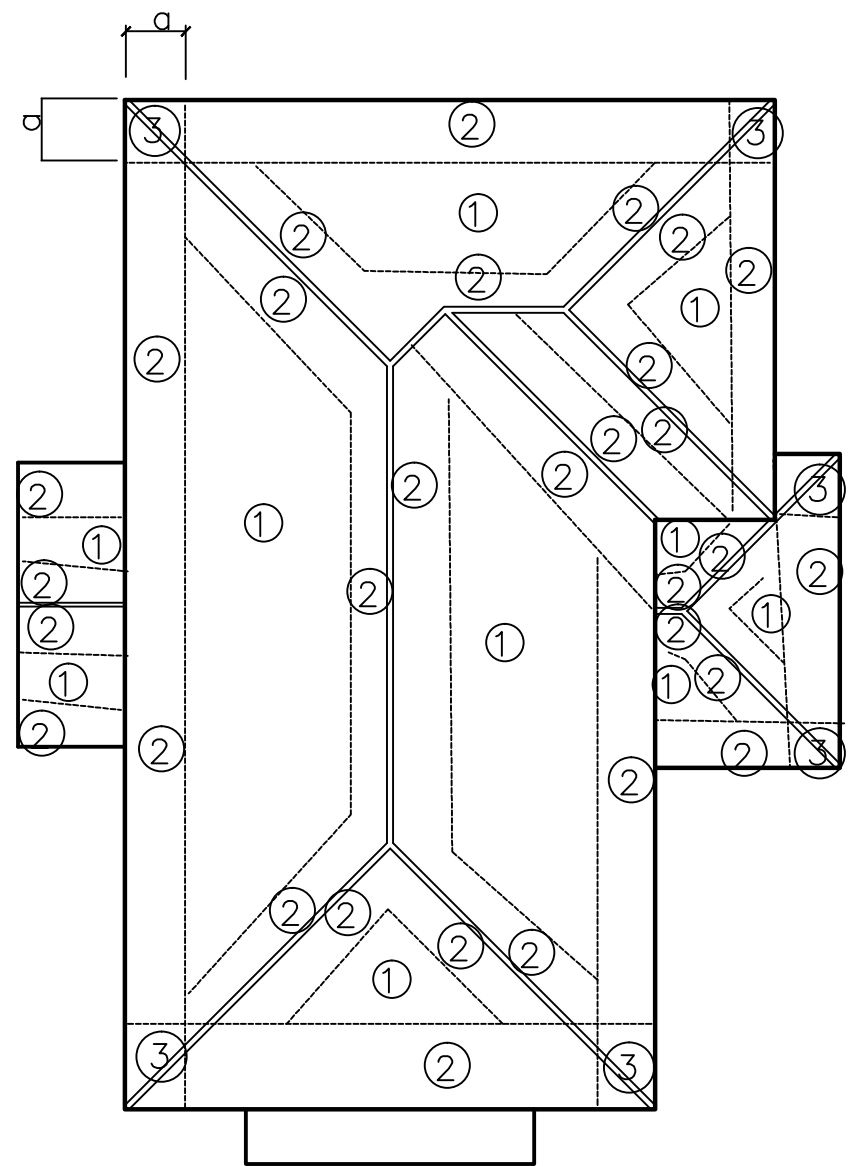
PROJECT NO: 1207

**FOUNDATION PLAN
AND
REINFORCEMENT PLAN**

S1



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

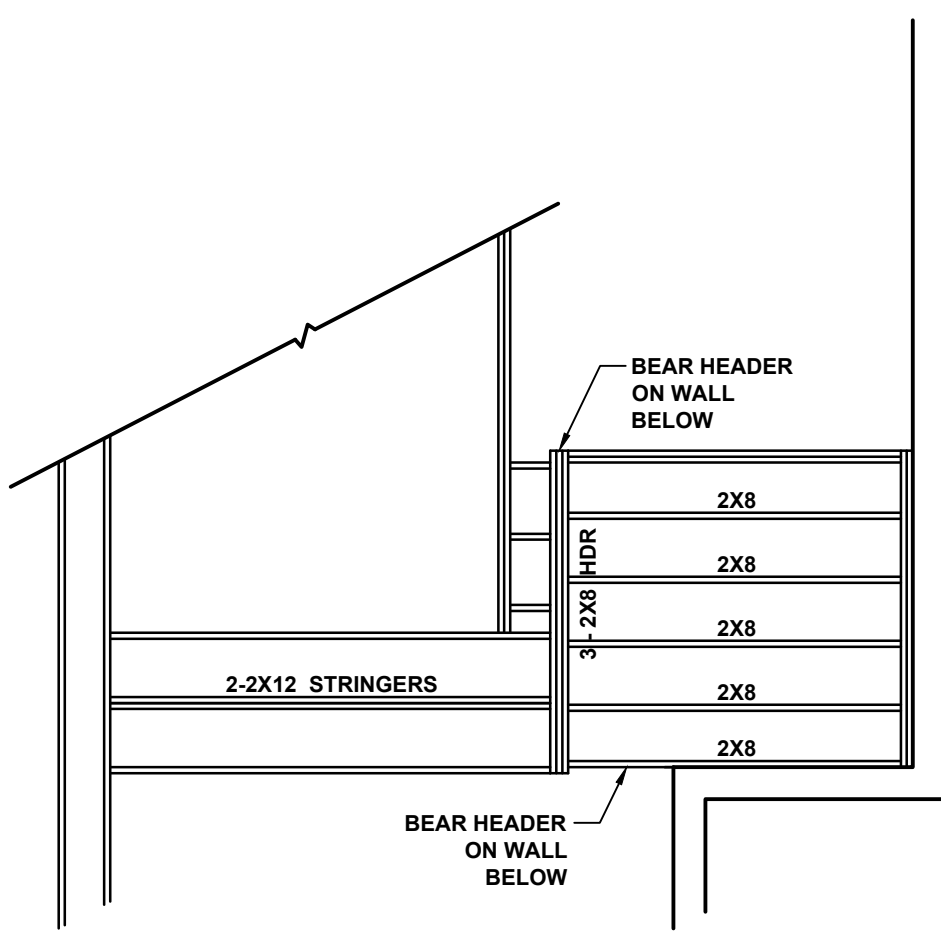


2 ROOF WIND PRESSURES
SCALE: 1/8"=1'-0"

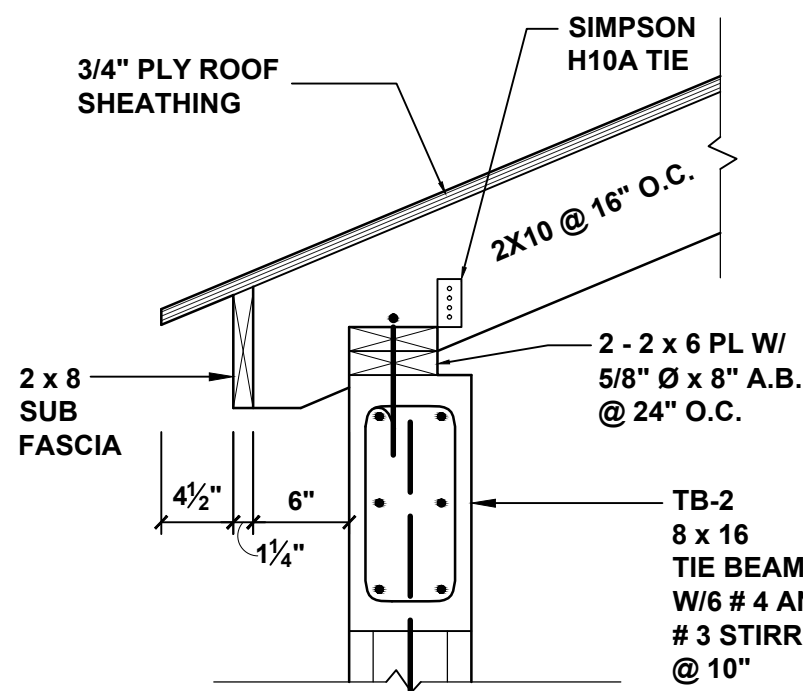
WIND PRESSURES
ULTIMATE/WORKING LOADS

ZONE	+	- (UPLIFT)
1	35.8 / 21.5	-73.1 / -43.9
2	35.8 / 21.5	-103 / -61.8
3	35.8 / 21.5	-103 / -61.8

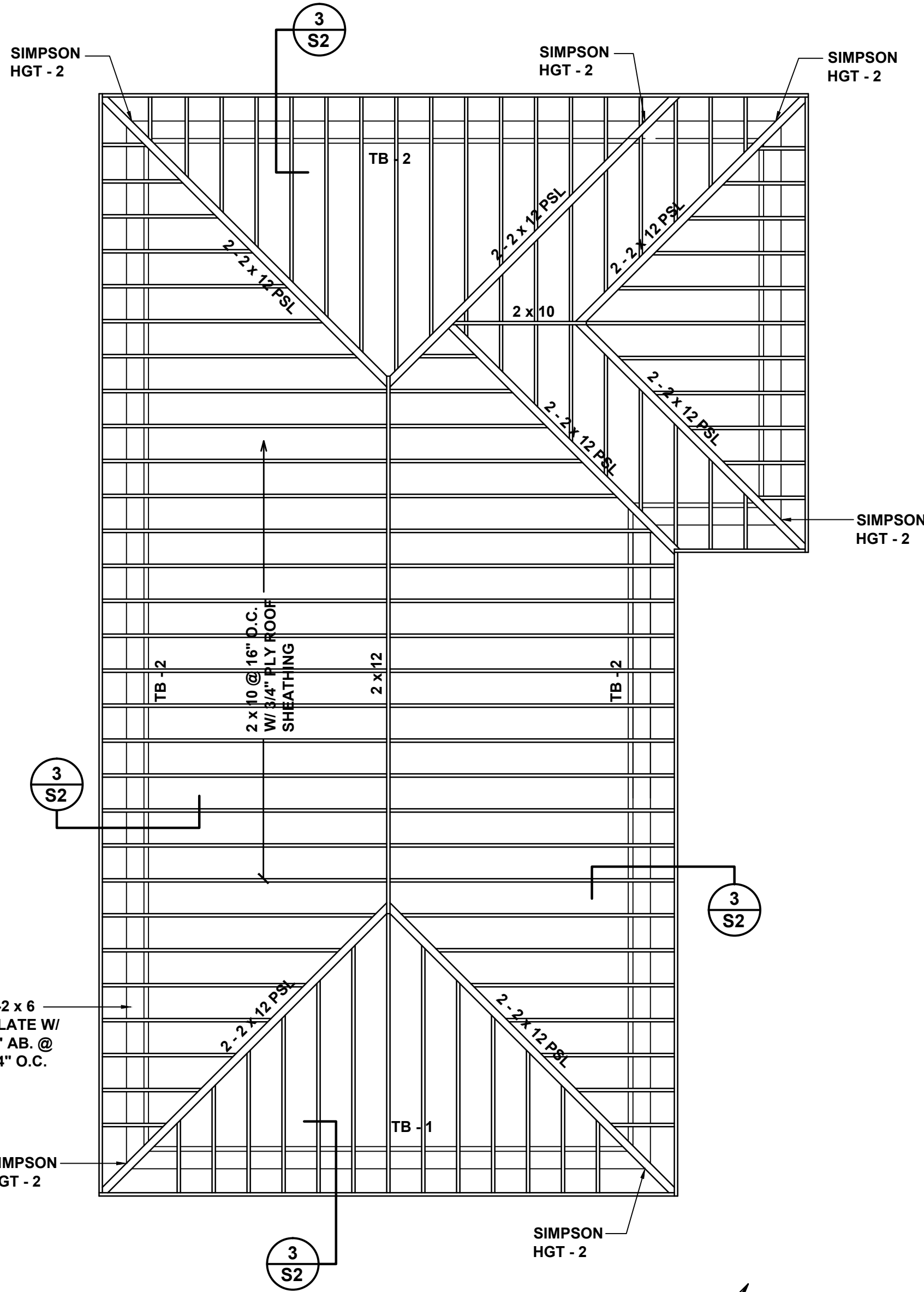
a = TYPICAL ZONE
WIDTH DIMENSION



6 STAIR LANDING FRAMING
SCALE: 1/4"=1'-0"



3 MAIN ROOF JOISTS
RAFTER TAIL @ TIE BEAM
SCALE: 1"=1'-0"



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

BEAM SCHEDULE

MK.	TYPE	SIZE	REINFORCING	REINFORCING
TB-1	CONCRETE TIE BEAM	8" x 16"	6 #4 & #3 STIRRUPS @ 10"	
TB-2	CONCRETE TIE BEAM	8" x 12"	4 #4 & #3 STIRRUPS @ 10"	
LB-1	CONCRETE LINTEL BEAM	8" x 16"	6 #5 & #3 STIRRUPS @ 10"	
LB-2	CONCRETE LINTEL BEAM	8" x 12"	4 #4 & #3 STIRRUPS @ 10"	
B-1	HSS BEAM	W 12 x 22	SEE CONNECTION DETAILS 8/S3	CONT. OF TIE BEAM

COLUMN SCHEDULE

MK.	TYPE	SIZE	REINFORCING	BASE	SADDLE
C-1	CONCRETE	8" x 16"	4 #5 W/ #3 TIES @ 8"	—	—
C-2	HSS	5" x 5" x 1/4"		12" x 12" x 3/4" W/ 4-5/8" A.B.	12" x 6 1/2" x 12" x 1/4" x 0'-10"

SHEET NOTES:

- 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.
- No changes to the drawings or to the design may be made without the written approval of the architect and Owner's representative.
- 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.
- 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 owner's representative in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's or Owner's representative's permission will be removed at the Contractor's expense.
- 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 cease work on the item in question and notify the Owner's representative in a manner that will allow timely resolution.
- In general, interior dimensions are taken from the face of stud or turring 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).
- Drawings shall not be scaled. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Owner's representative for a resolution before proceeding.
- "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 Owner's representative if it differs from what is on the drawings before proceeding with the affected work.
- The Drawings, Specifications, and other documents prepared by the Architect, are instruments of the Architect's service, belong to the City and are Copyright © 2013 by Michael, Miller, Architects INC AR10013216.
- 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 . ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

CITY SEXTON'S HOUSE
KEY WEST CEMETERY

701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: 05-04-13

SCALE: AS NOTED

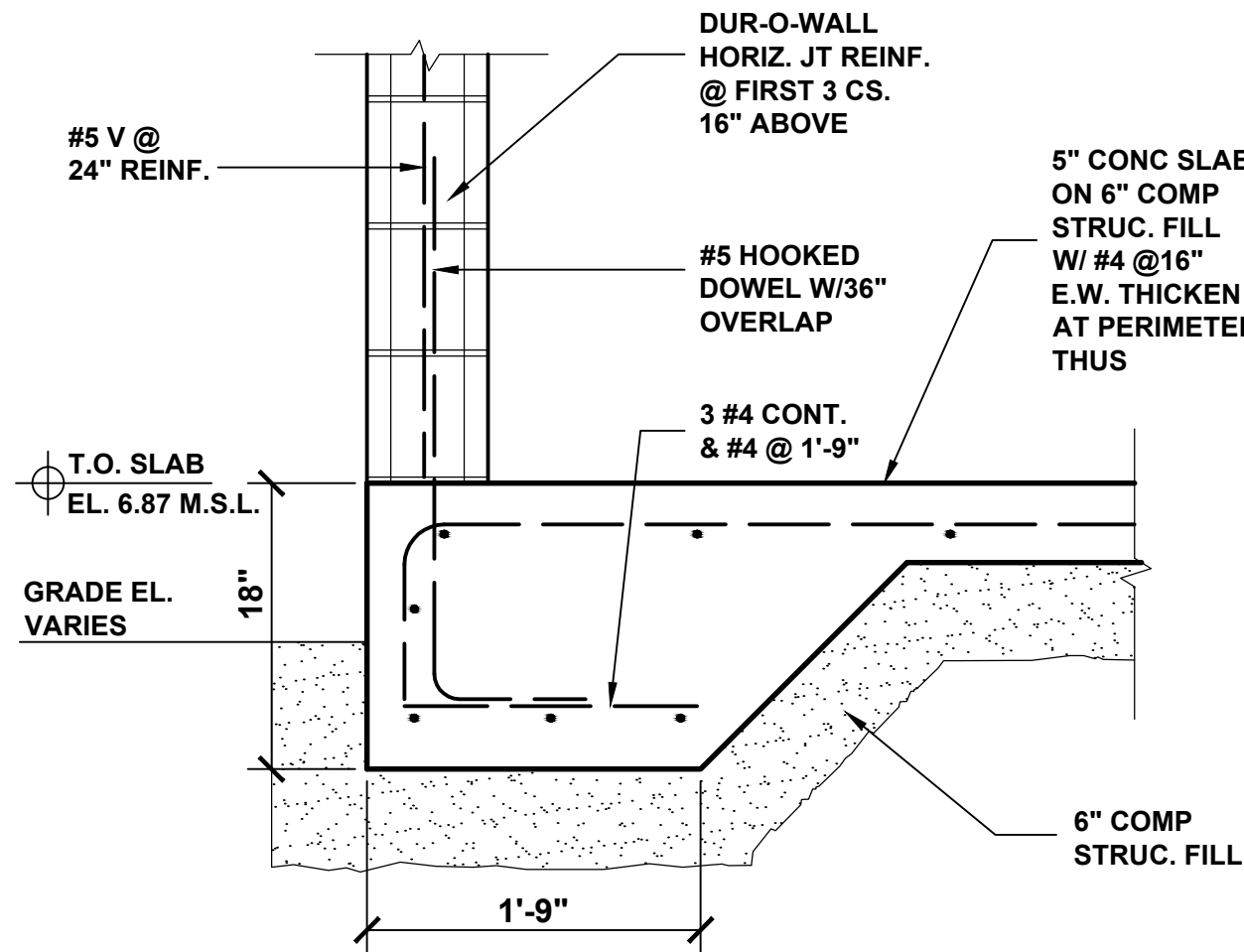
DRAWN BY: AA, AR

CHECKED BY: MM

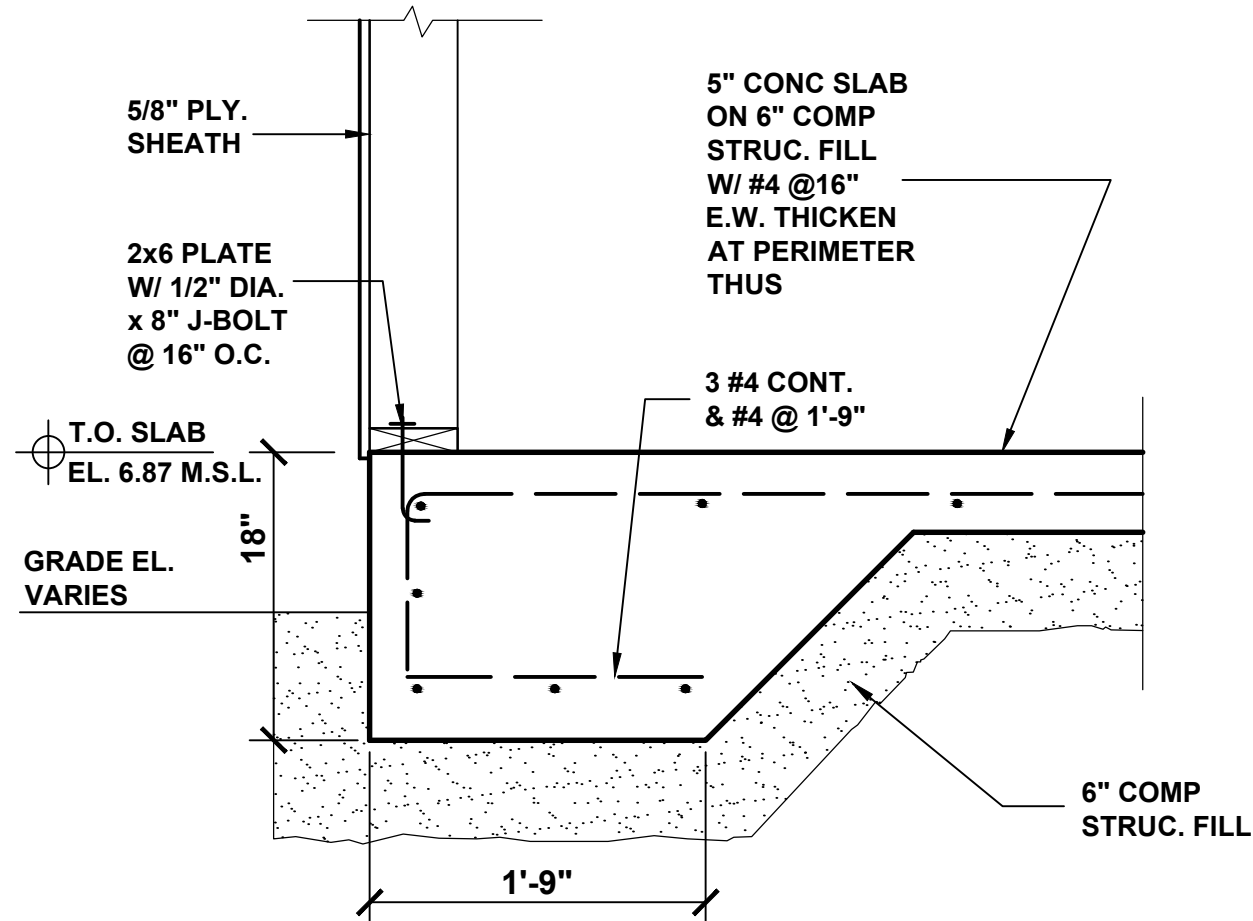
PROJECT NO: 1207

ROOF FRAMING
PLAN AND
STRUCTURAL DETAILS

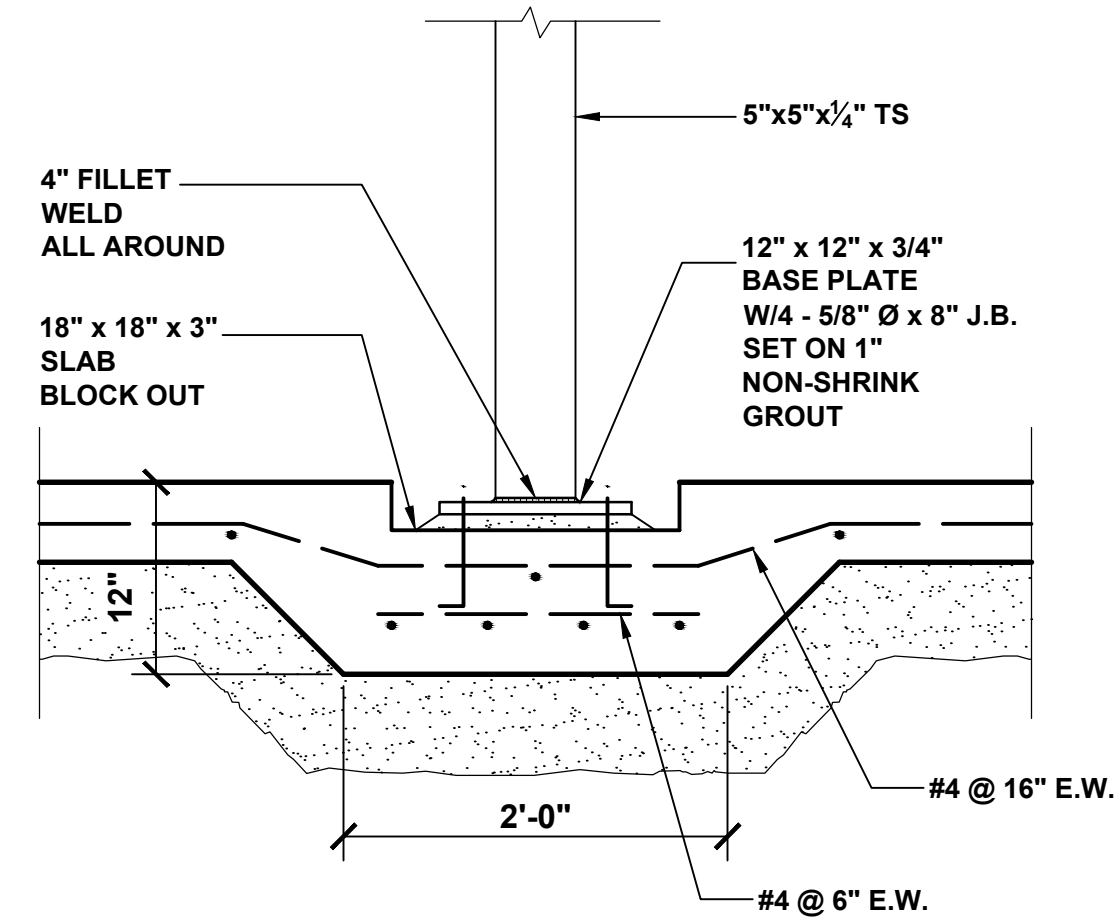
S2



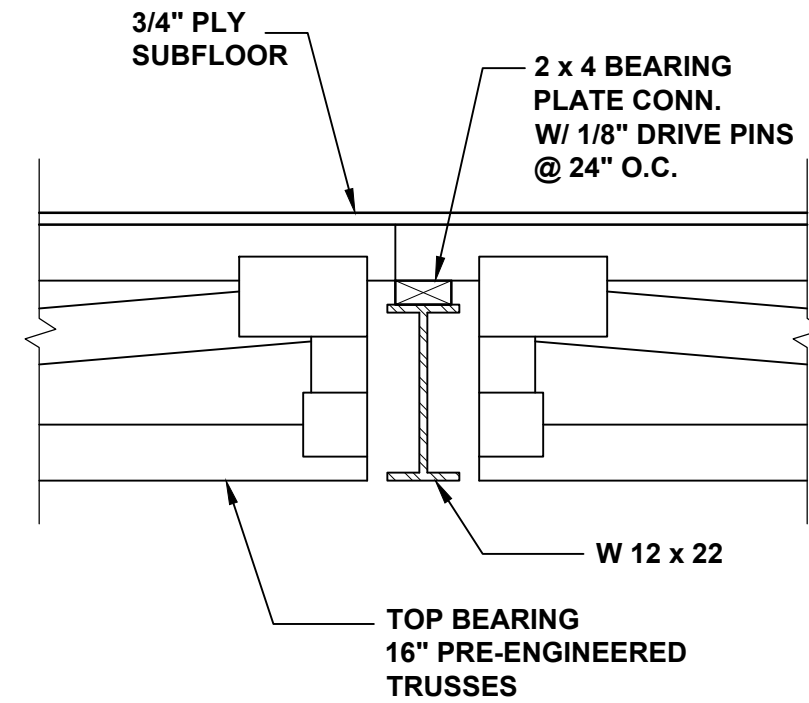
1 SLAB EDGE DETAIL
SCALE: 1"=1'-0"



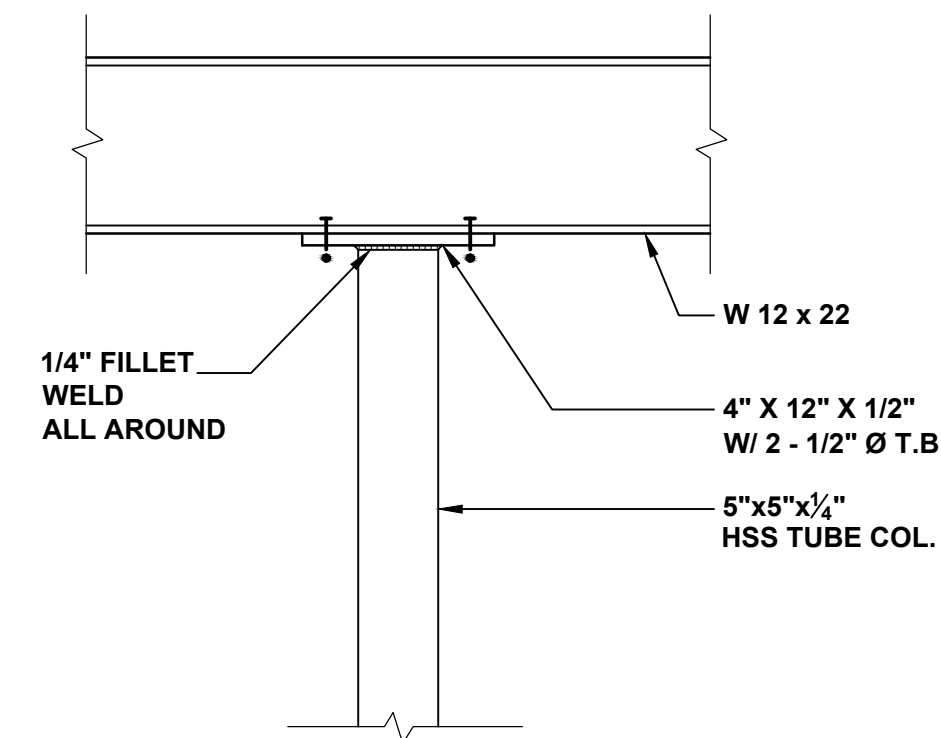
2 SLAB EDGE DETAIL
SCALE: 1"=1'-0"



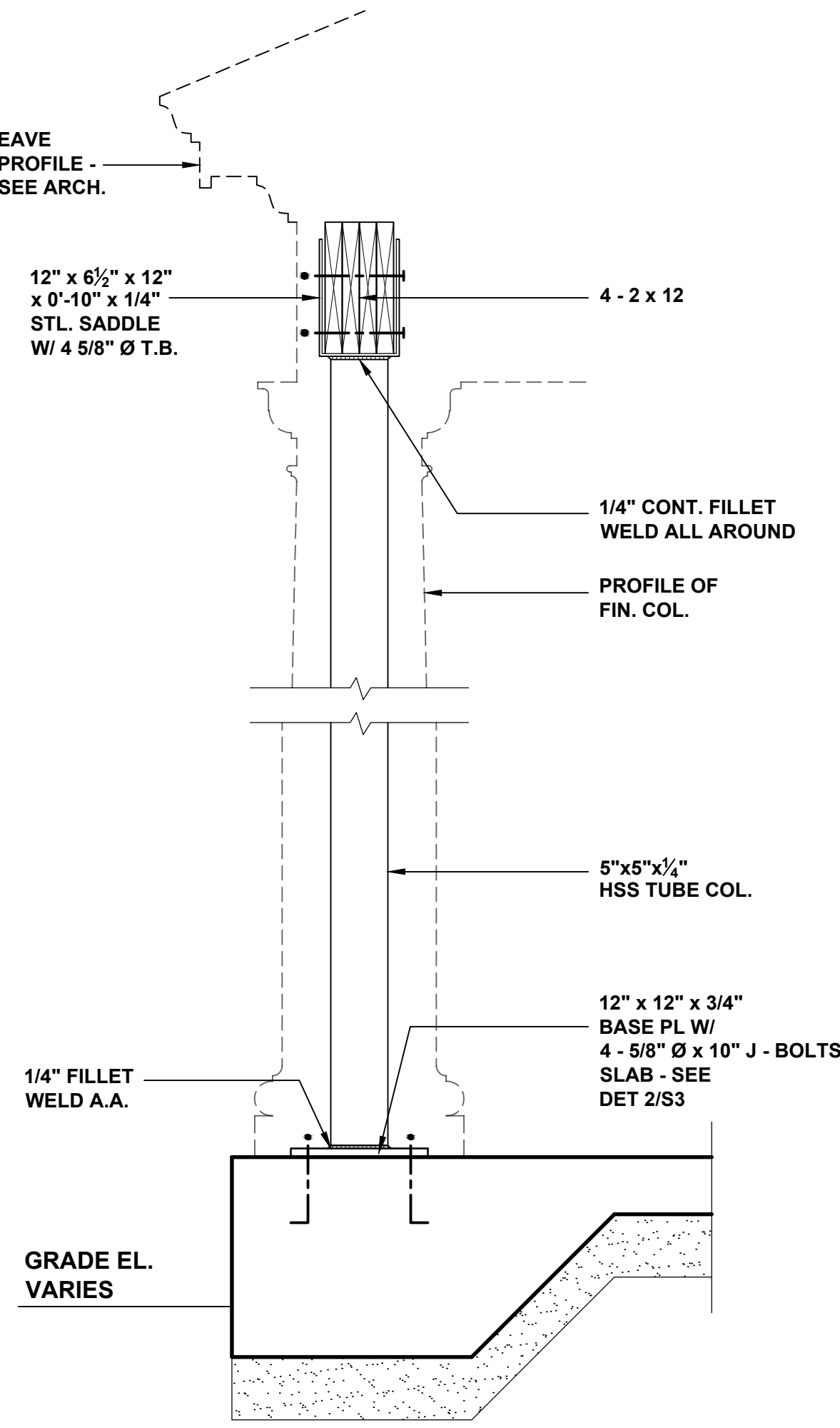
3 COLUMN AND FOUNDATION CONN.
SCALE: 1"=1'-0"



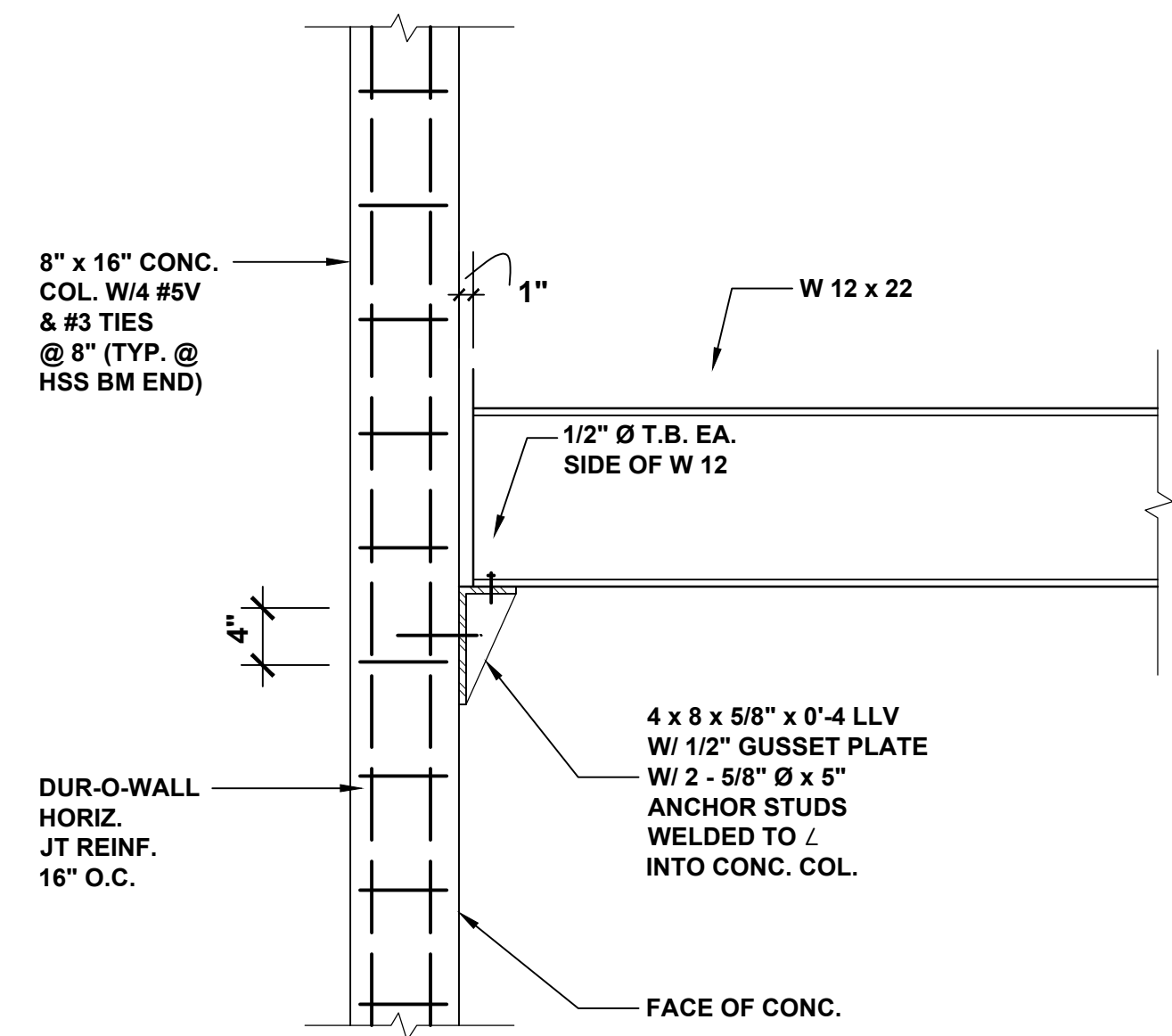
4 STEEL BEAM/TRUSSES
SCALE: 1"=1'-0"



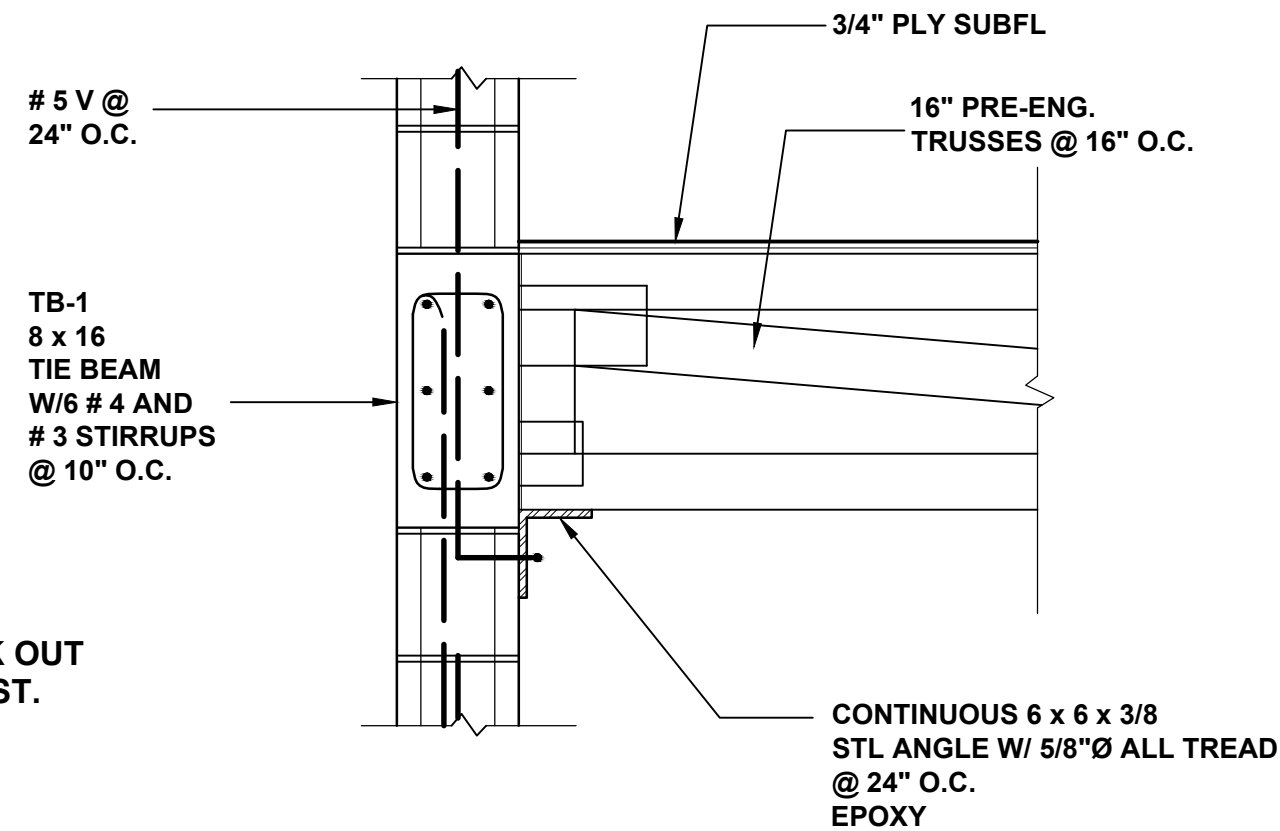
5 COLUMN CAP TO BEAM
SCALE: 1"=1'-0"



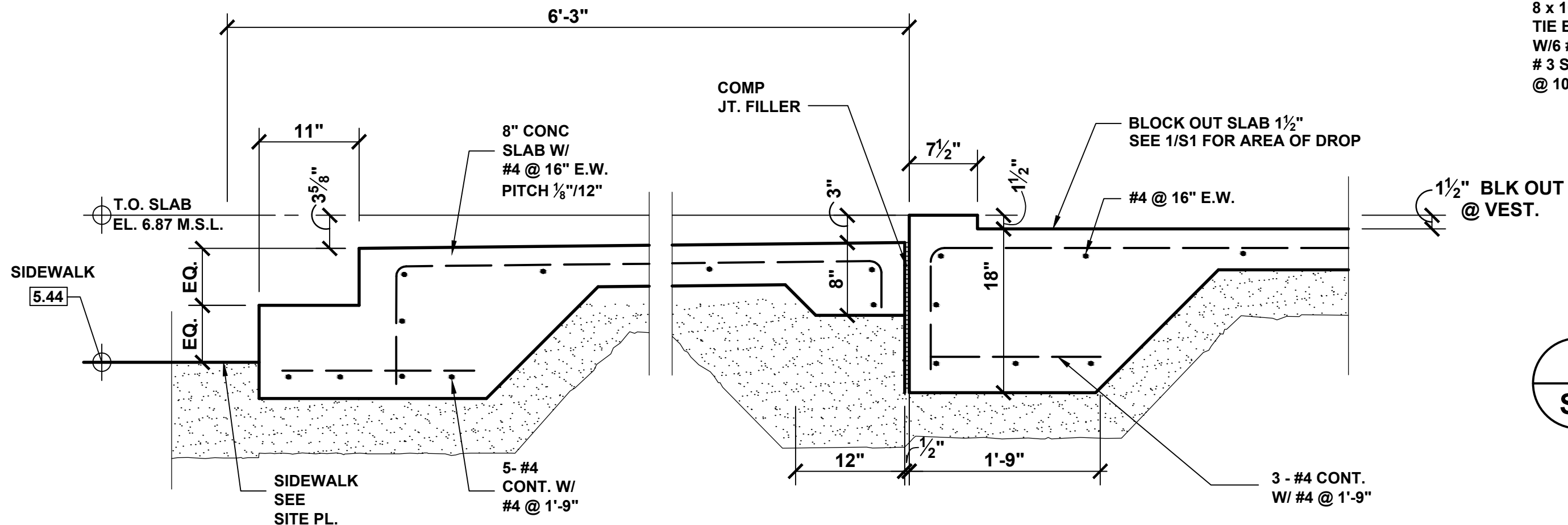
7 PORCH COLUMNS
SCALE: 1"=1'-0"



8 BEAM LEDGER AND CONC. COL.
SCALE: 1"=1'-0"



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



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

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 and Owner's representative.
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 owner's representative in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's or Owner's representative'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 cease work on the item in question and notify the Owner's representative 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. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Owner's representative 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 Owner's representative 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, belong to the City and are Copyright © 2013 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 . ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

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

701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: 05-04-13

SCALE: AS NOTED

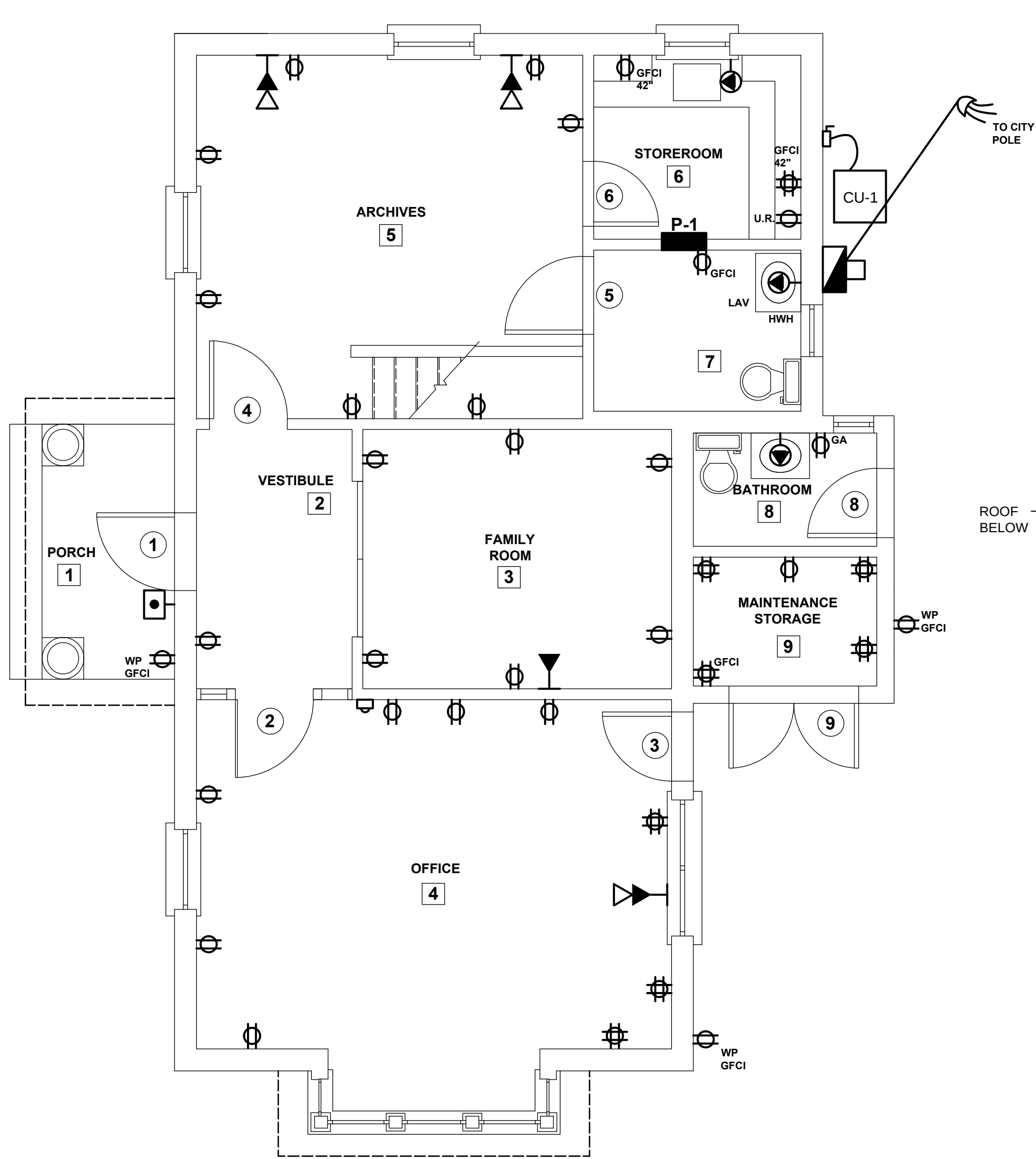
DRAWN BY: AA, AR

CHECKED BY: MM

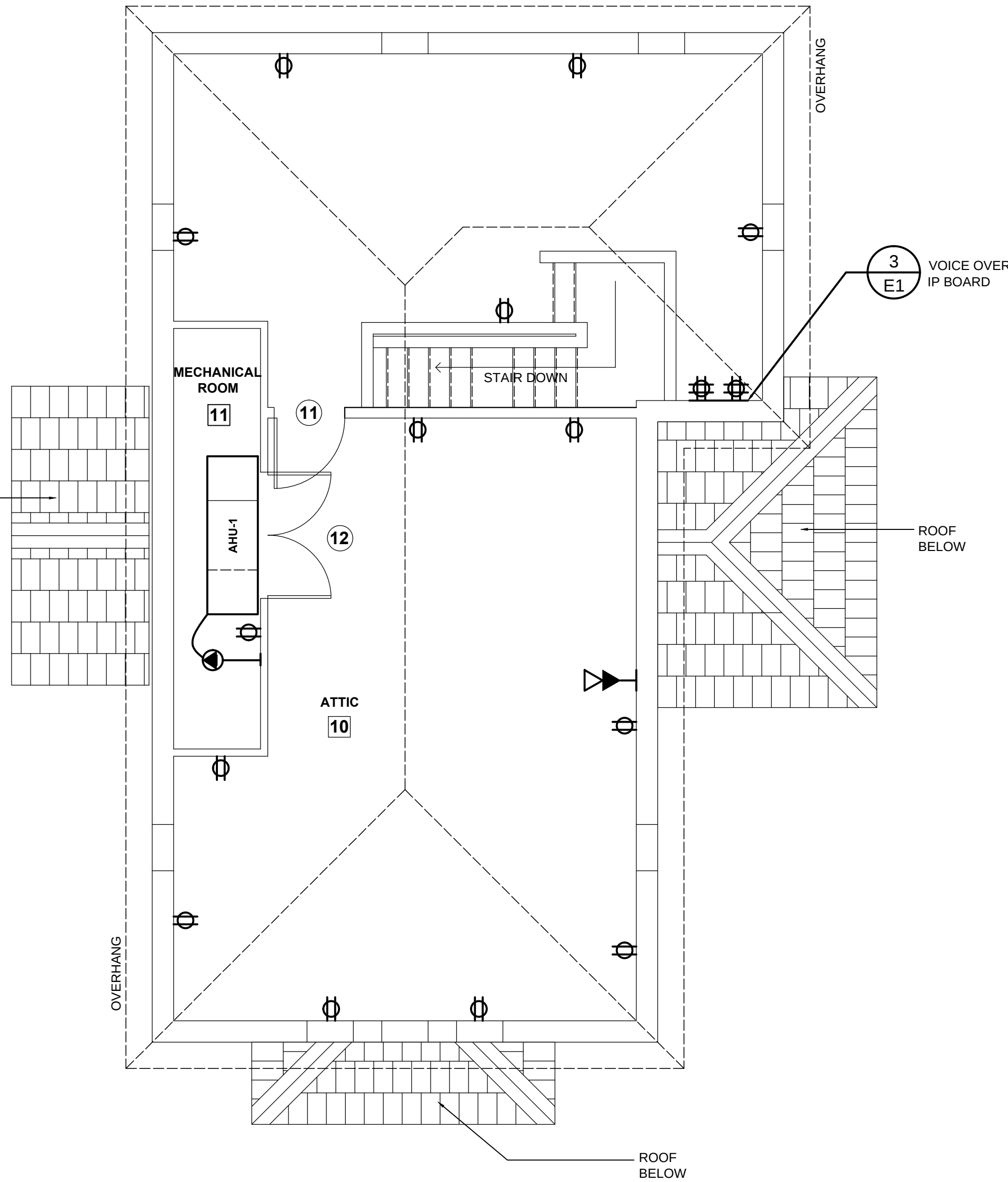
PROJECT NO: 1207

STRUCTURAL DETAILS

S3



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



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

ELECTRICAL LEGEND

- SERVICE MAIN WITH METER
- 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.
- VOICE OVER IP
- 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
- PHOTO CELL
- HOT WATER HEATER
- UNDER COUNTER REFRIGERATOR

SHEET NOTES:

- 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.
- No changes to the drawings or to the design may be made without the written approval of the architect and Owner's representative.
- 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.
- 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 owner's representative in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's or Owner's representative's permission will be removed at the Contractor's expense.
- 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 cease work on the item in question and notify the Owner's representative in a manner that will allow timely resolution.
- 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).
- Drawings shall not be scaled. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Owner's representative for a resolution before proceeding.
- "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 Owner's representative if it differs from what is on the drawings before proceeding with the affected work.
- The Drawings, Specifications, and other documents prepared by the Architect, are instruments of the Architect's service, belong to the City and are Copyright © 2013 by Michael, Miller, Architects INC AR10013216.
- 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 . ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

CITY SEXTON'S HOUSE KEY WEST CEMETERY

701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: 05-04-13

SCALE: AS NOTED

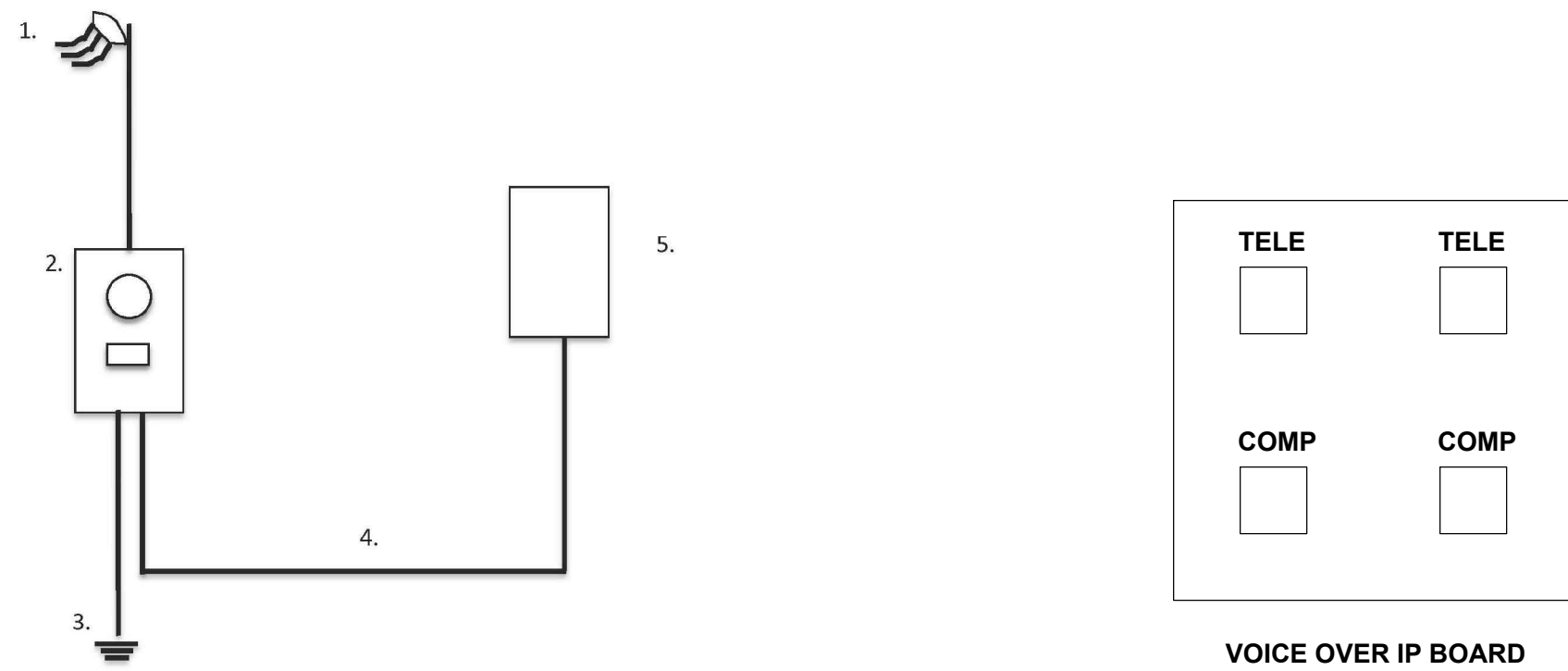
DRAWN BY: AA, AR

CHECKED BY: MM

PROJECT NO: 1207

ELECTRICAL PLANS PANEL SCHEDULE AND RISER DIAGRAMS

E1



Riser Schematic (N.T.S.)

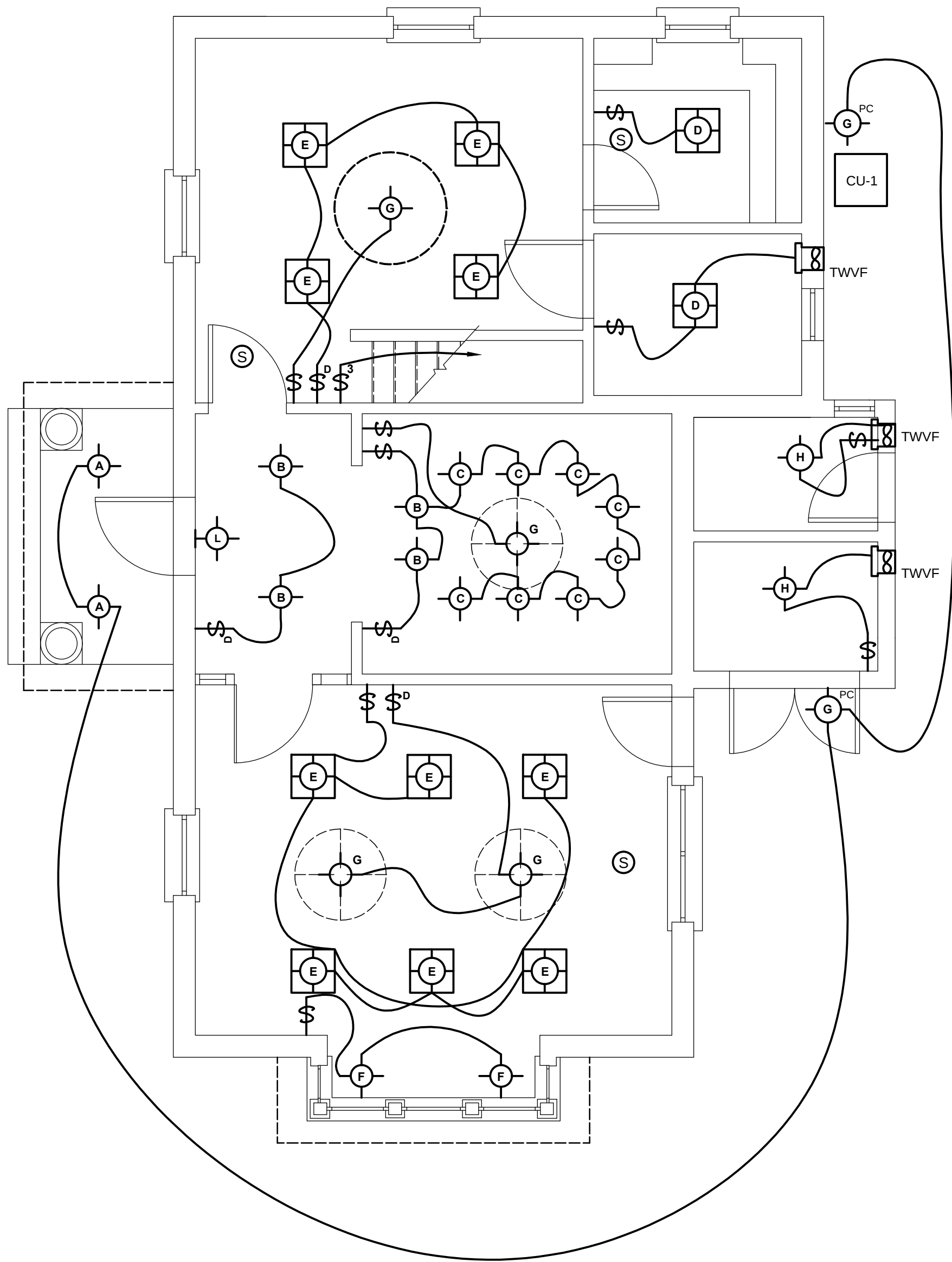
- New 200 A 120/240 Volt service. Coordinate weatherhead location with Keys Energy Services. 2" conduit with (2) 3/0, (1) 1/0 THHN.
- Square D Meter/Main QC816F200C with feed through lugs. Provide QO2175SB surge breaker.
- 5/8 x8' copper clad grounding electrode with #6 grounding electrode conductor. Add second ground rod @6'0" if more than 25 Ohms resistance.
- 2" conduit with (3) 3/0, (1) #6 equipment ground.
- Square D load center # QO 140L200G.

3 VOICE OVER IP BOARD
SCALE: NS

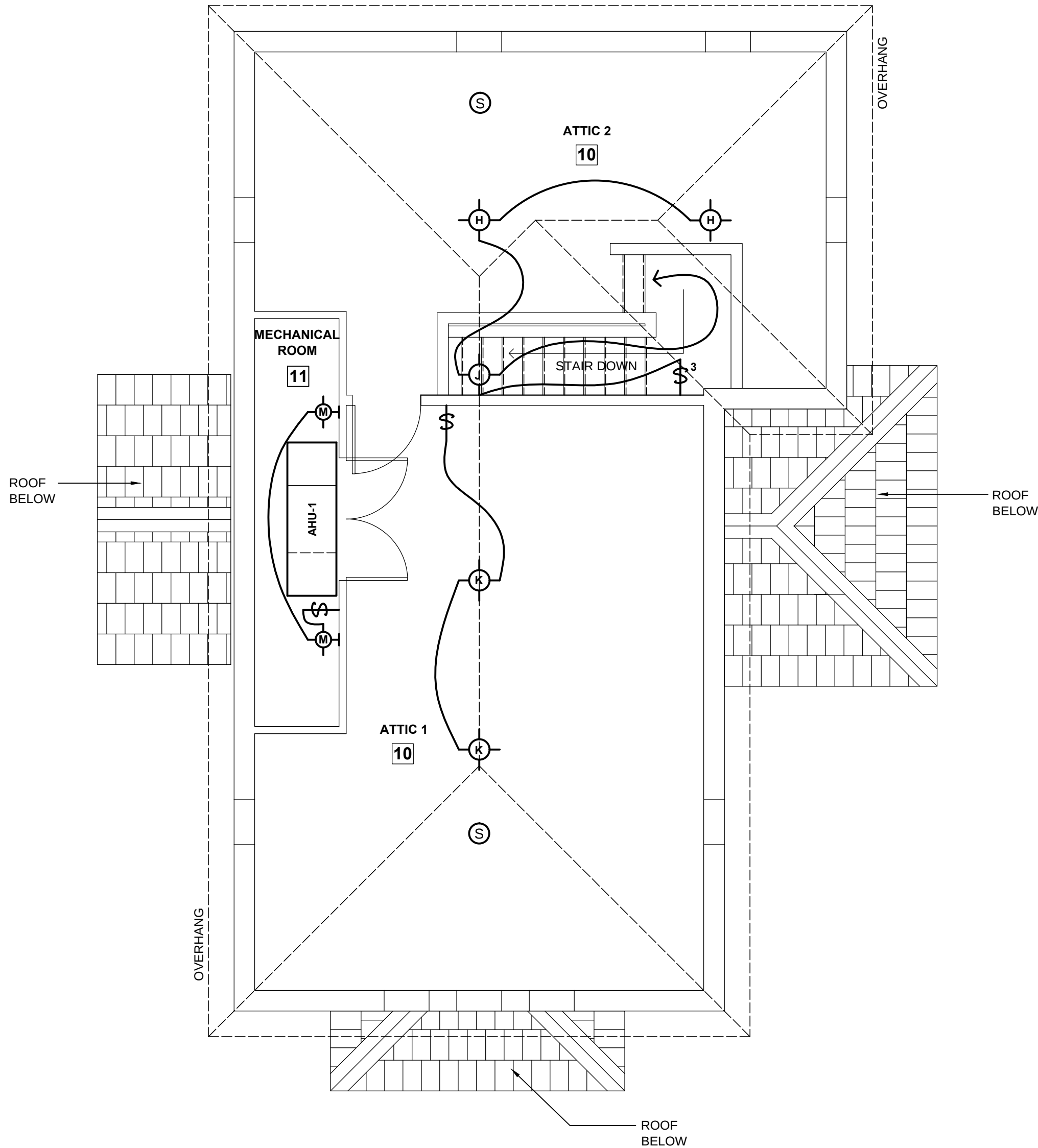
1φ 3-WIRE PANELBOARD SCHEDULE										VOLTAGE 120/240		1φ 3W	
Jobsite: Sexton's House													
PANEL #: P1			Mounting - Flush					Main Amperage: M.L.O.					
Location: Store Room								Bus Amperage: 200					
Ct. #	KVA φA	KVA φC	Description	Pole	AIC	Phase	Pole	AIC	Description	KVA φA	KVA φC	Ct. #	
1	1.9		Porch, vestibule, family rm	1	20	A	2	60	ACU (5 ton) *	3.4		2	
3		1.8	Office	1	20	C			"		3.4	4	
5	0.5		Maint, bath	1	20	A	2	30	AHU (7 KW heat)	3.5		6	
7		0.9	Bath, store room	1	20	C			"		3.5	8	
9	1.4		Archives	1	20	A	1	20	Tankless heater	2.4		10	
11		1.0	Attic	1	20	C	1	20	Tankless heater		2.4	12	
13	1.0		Attic	1	20	A			Space			14	
15			Space			C						16	
17						A						18	
19						C						20	
21						A						22	
23						C						24	
25						A						26	
27						C						28	
29						A						30	
31						C						32	
33						A						34	
35						C						36	
37						A						38	
39						C						40	

Total KVA / φA	10.7
Total KVA / φC	9.6
Total KVA	20.3
Line Amperes connected	84.6

* non coincidental



1 FIRST FLOOR LIGHTING PLAN
E2 SCALE: 1/4"=1'-0"



2 ATTIC LIGHTING PLAN
E2 SCALE: 1/4"=1'-0"

LIGHT FIXTURE SCHEDULE			
MK	FIXTURE TYPE	MFR/CATALOG NO.	LAMP
A	SPOT	WINONA ASBRLD-3024-12V-L0-BRZ-F0-SH0-C3-STD	
B	RECESSED DOWNLIGHT	ELITE # B5IC-LED-14W-120V-DIM-FL-30K-AT with #L507W-WH	
C	RECESSED SPOT LIGHT	ELITE # LD6IC-AT-RL663-14W-120V-DIMTR-30K-W-WH	
D	Not Used		
E	SURFACE FLORESCENT	LITHONIA # FM 72 ACLS LP	1-32/40 CIRCLINE LAMP
F	RECESSED DOWNLIGHT	ELITE # B6IC-LED-14W-120-DIM-FL-30K/L607CL-WH	
G	SECURITY LIGHT	WF HARRIS 300S-OW-HW-13QD-HPF-120-LP-PC-3BW-DBK	1-13W FL-120
H	SURFACE FIXTURE	WF HARRIS #80-CP-HW-26PLT-HPF-120-LP	1-26 QUAD LAMP
I	Not Used		
J	WALL MOUNT FLORESCENT	LITHONIA # 11881 120	1-13TT LAMP
K	STRIP FLORESCENT	LITHONIA # C232 mvolt GEB 101 S	2-FO32 LAMPS
L	EXIT - EM LIGHT	LITHONIA # LHQM S W 3 R N	
M	WALL MOUNT	LITHONIA # VW 1501 M12	150 A

- 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 and Owner's representative.
 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 owner's representative in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's or Owner's representative'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 cease work on the item in question and notify the Owner's representative in a manner that will allow timely resolution.
 6. In general, interior dimensions are taken from the face of stud or turring 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. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Owner's representative 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 Owner's representative 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, belong to the City and are Copyright © 2013 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 . ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

CITY SEXTON'S HOUSE
KEY WEST CEMETERY

701 PASSEOVER LANE
KEY WEST, FLORIDA

DATE: 05-04-13

SCALE: AS NOTED

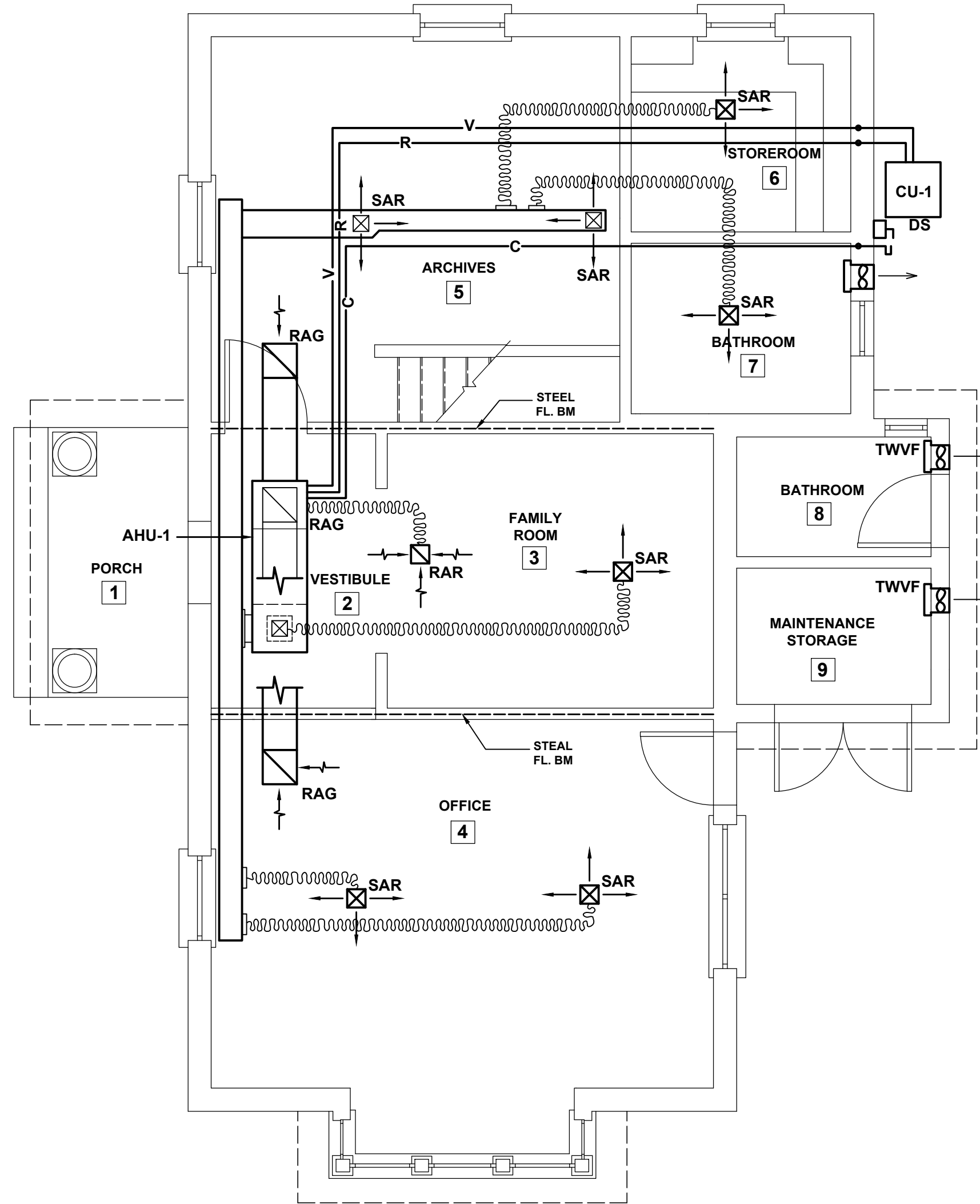
DRAWN BY: AA, AR

CHECKED BY: MM

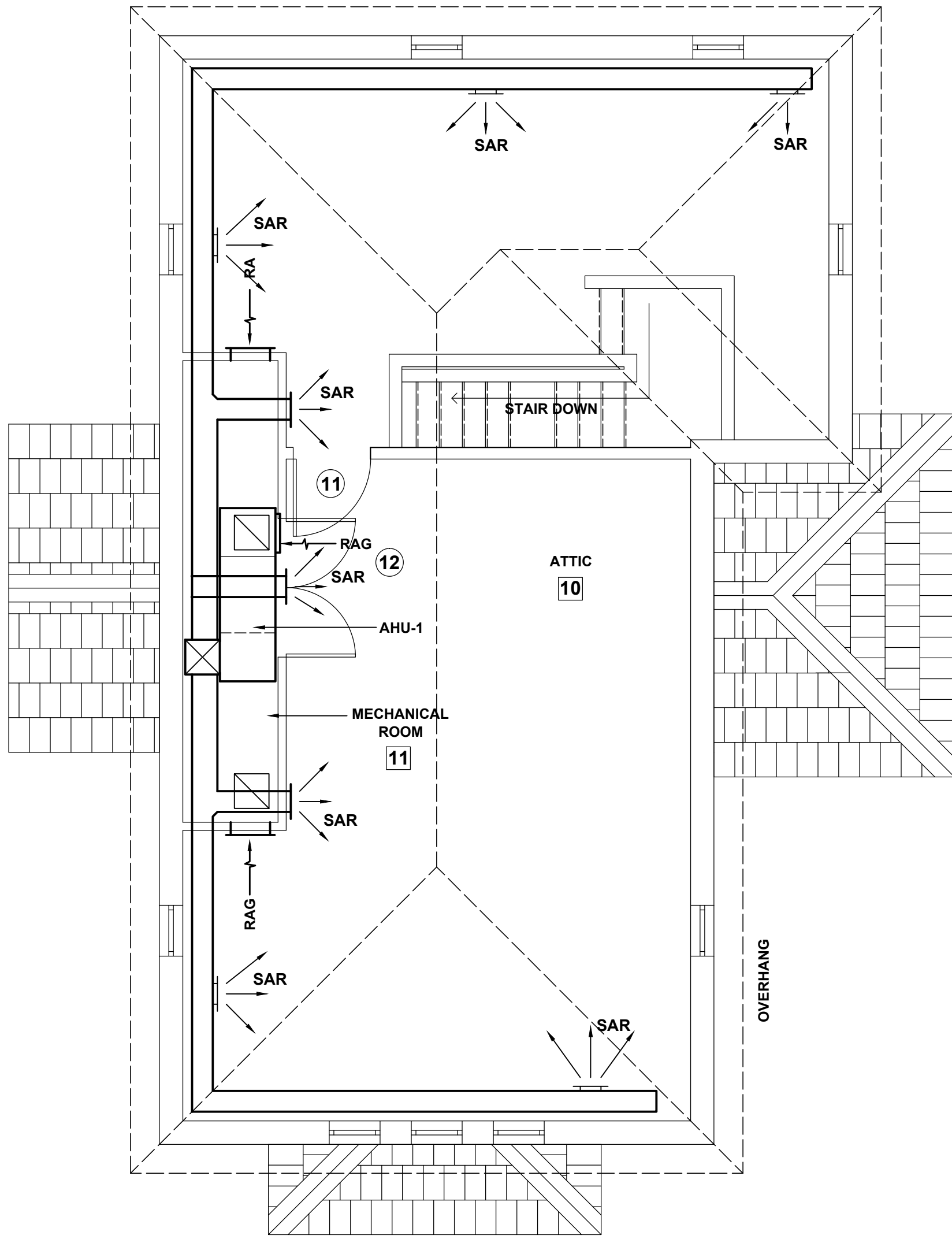
PROJECT NO: 1207

ELECTRICAL
LIGHTING PLANS

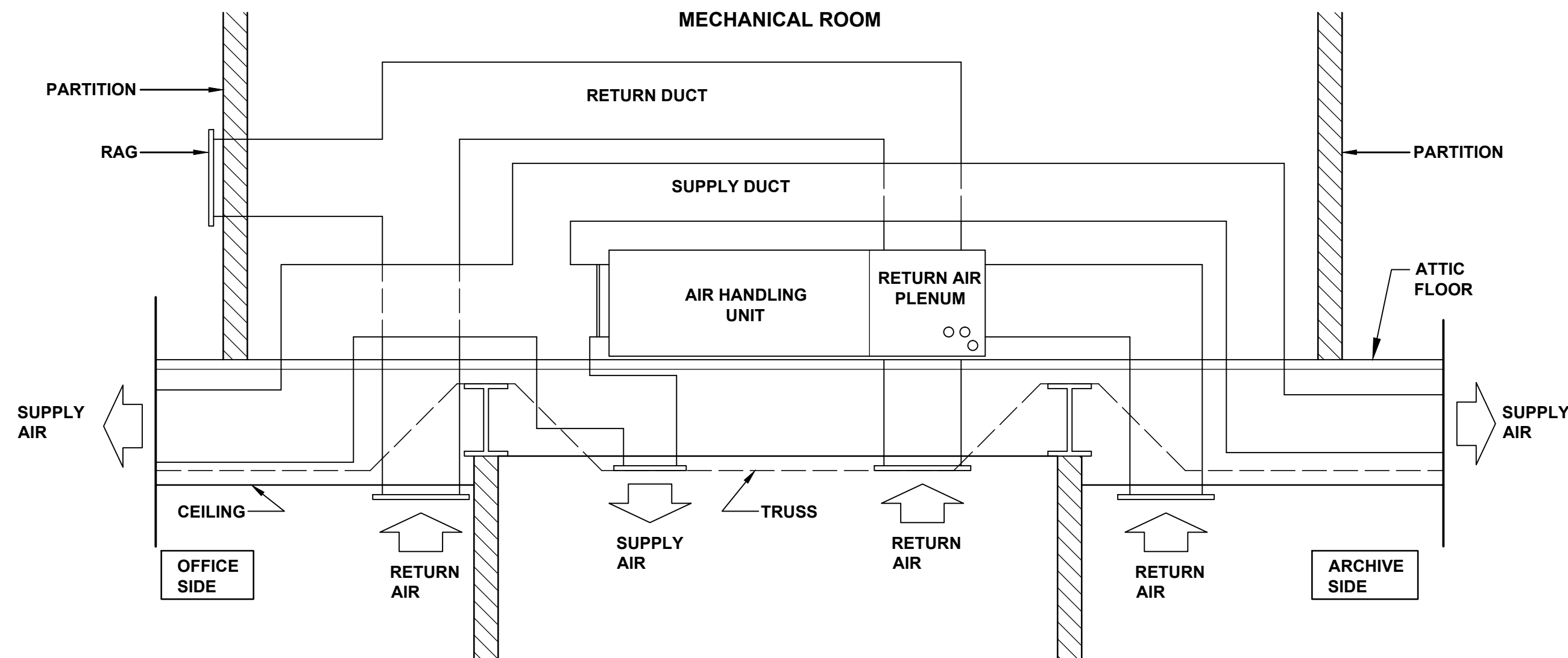
E2



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



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



3 DIAGRAMMATIC MECHANICAL ROOM SECTION
M1 SCALE: 1/2"=1'-0"

LEGEND		
CU	COMPRESSOR UNIT	CEILING AIR SUPPLY REGISTER
AHU	AIR HANDLING UNIT	
DS	DISCONNECT SWITCH	CEILING AIR RETURN REGISTER
C	CONDENSATE	
R	REFRIGERANT	WALL AIR SUPPLY REGISTER
V	VACUUM	
RAR	RETURN AIR REGISTER	INSULATED FLEX DUCT
SAG	SUPPLY AIR GRILL	
TWVF	THROUGH WALL VENTILATION FAN	

- SHEET NOTES:**
- 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.
 - No changes to the drawings or to the design may be made without the written approval of the architect and Owner's representative.
 - 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.
 - 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 owner's representative in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's or Owner's representative's permission will be removed at the Contractor's expense.
 - 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 cease work on the item in question and notify the Owner's representative in a manner that will allow timely resolution.
 - In general, interior dimensions are taken from the face of stud or turring 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).
 - Drawings shall not be scaled. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Owner's representative for a resolution before proceeding.
 - "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 Owner's representative if it differs from what is on the drawings before proceeding with the affected work.
 - The Drawings, Specifications, and other documents prepared by the Architect, are instruments of the Architect's service, belong to the City and are Copyright © 2013 by Michael, Miller, Architects INC AR10013216.
 - 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 . ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

CITY SEXTON'S HOUSE KEY WEST CEMETERY

701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: 05-04-13

SCALE: AS NOTED

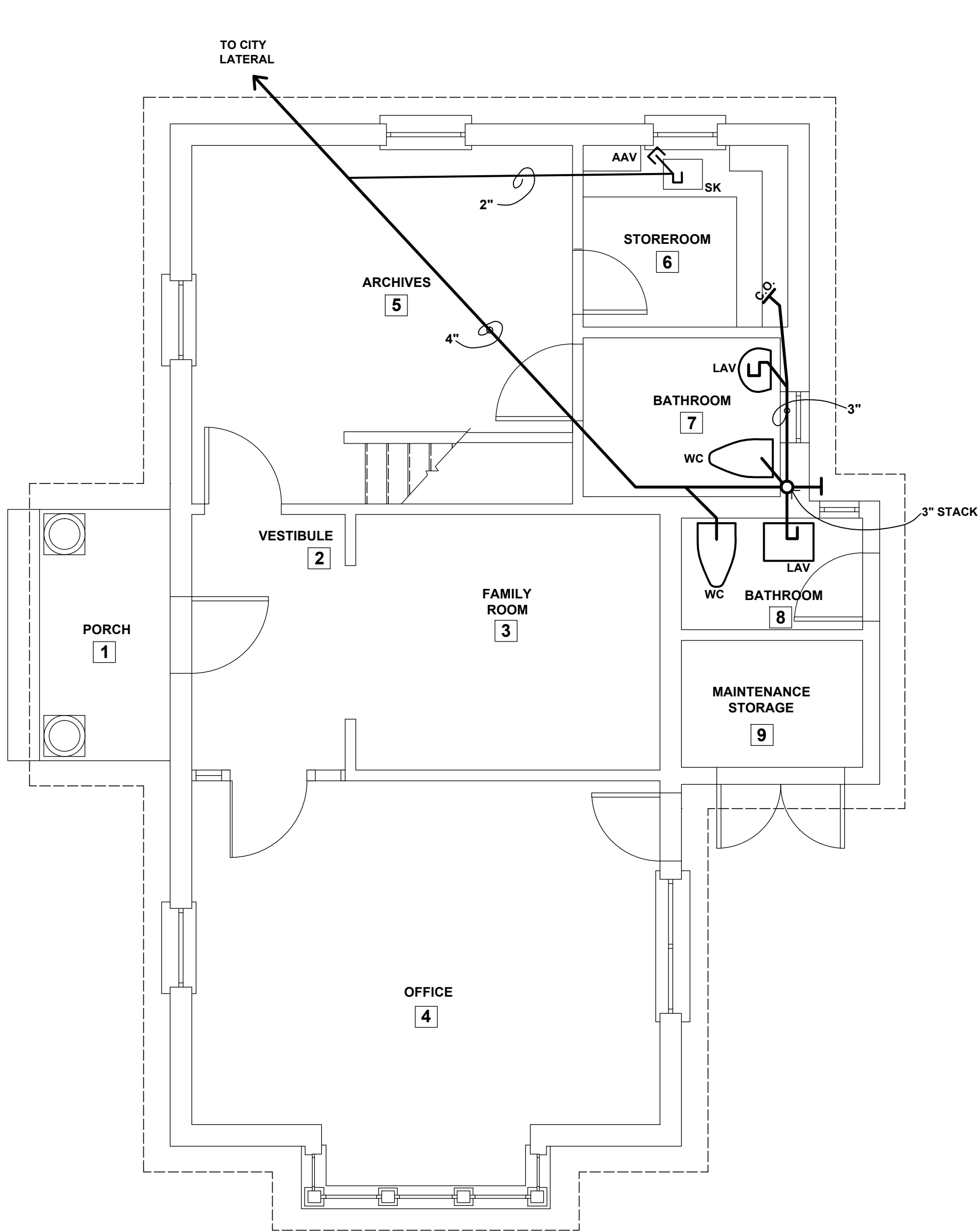
DRAWN BY: AA, AR

CHECKED BY: MM

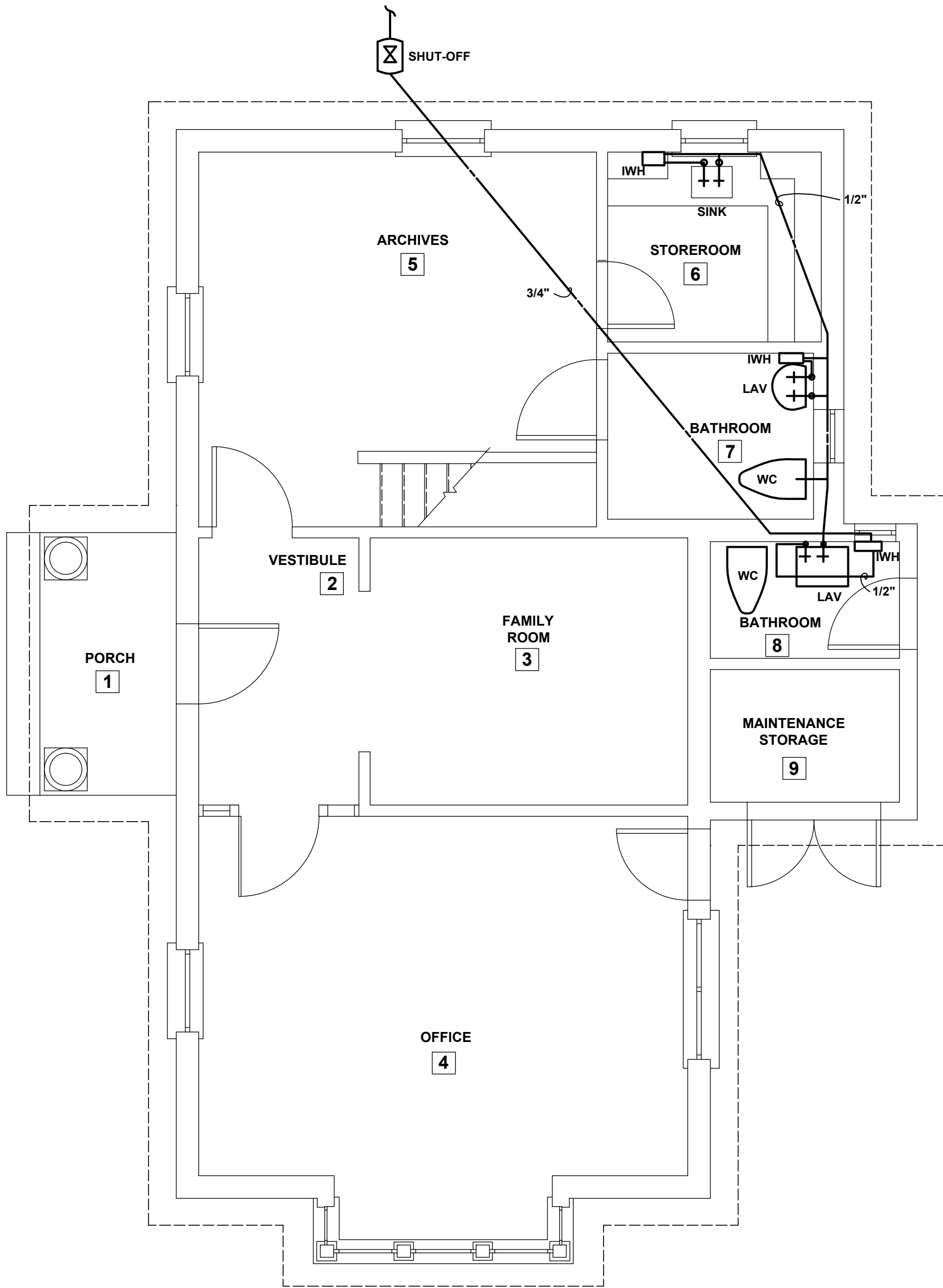
PROJECT NO: 1207

HVAC PLANS AND DETAILS

M1



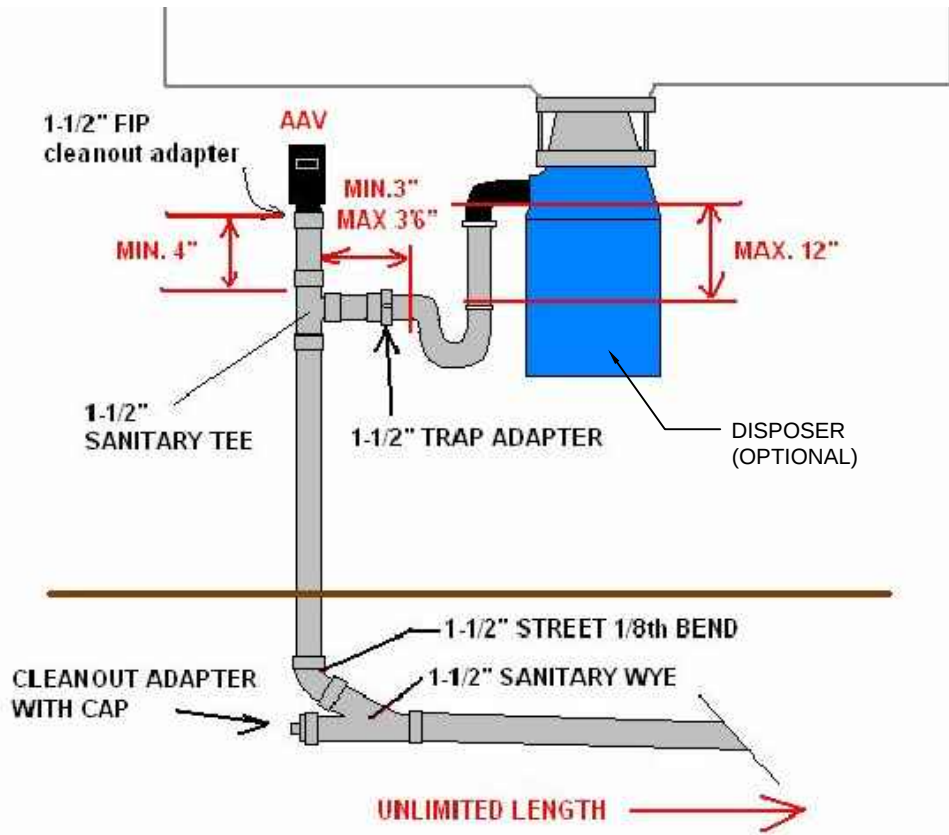
1 **SANITARY PLUMBING PLAN**
P1 SCALE: 1/4"=1'-0"



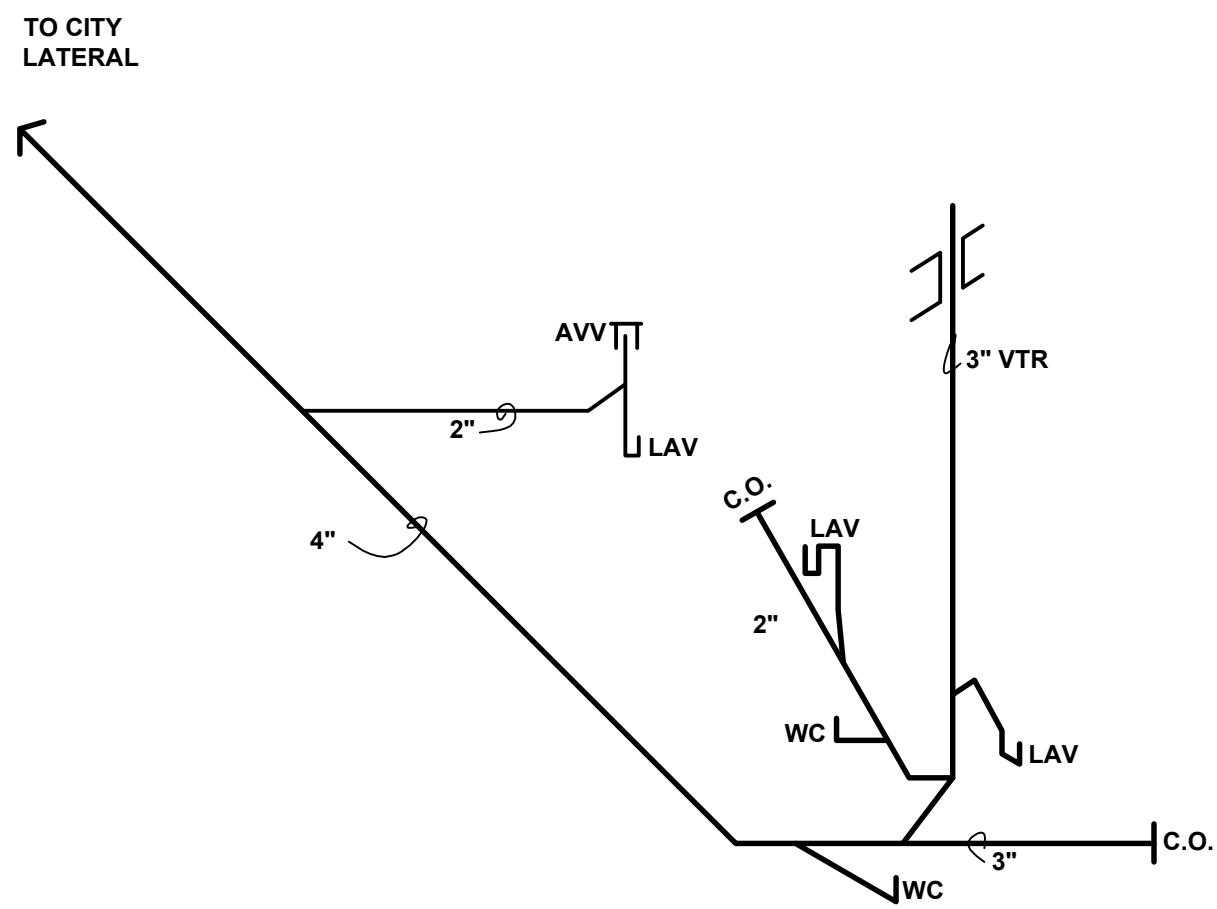
2 **DOMESTIC PLUMBING PLAN**
P1 SCALE: 1/4"=1'-0"

LEGEND

- | | |
|------|--------------------------|
| A.A. | SHUT OFF |
| AAV | AIR ADMITTANCE VALVE |
| IWH | INSTANT HOT WATER HEATER |
| LAT | LATERAL |
| LAV | LAVATORY |
| SAN | SANITARY WASTE LINE |
| TWH | TANKLESS WATER HEATER |
| V | VENT |
| VTR | VENT THROUGH ROOF |
| WC | WATER CLOSET |
| --- | COLD WATER |
| --- | HOT WATER |



3 **SINK VENT**
P1 SCALE: NS



4 **SANITARY ISOMETRIC**
P1 SCALE: NS

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 and Owner's representative.
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 owner's representative in a manner that will allow a timely resolution. Work undertaken as instructed by the building inspector without the Architect's or Owner's representative'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 cease work on the item in question and notify the Owner's representative 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. Where errors or inconsistencies exist regarding dimensions on the drawings, the Contractor shall notify the Owner's representative 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 Owner's representative 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, belong to the City and are Copyright © 2013 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 . ARCHITECTS

517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

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

701 PASSOVER LANE
KEY WEST, FLORIDA

DATE: 05-04-13

SCALE: AS NOTED

DRAWN BY: AA, AR

CHECKED BY: MM

PROJECT NO: 1207

**PLUMBING PLANS
AND ISOMETRIC**

P1