



Staff Report for Item 7b

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: June 23, 2015

Applicant: Fairbank Construction

Application Number: H15-01-0742

Address: #1112 Southard Street

Description of Work:

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

Site Facts:

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

Ordinances Cited in Review:

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

Consistency with the Ordinance

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

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

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

APPLICATION

15-01-742



City of Key West

3140 FLAGLER AVENUE
 KEY WEST, FLORIDA 33040
 Phone: 305.809.3956

HARC PERMIT NUMBER H 14-01001395	BUILDING PERMIT NUMBER 16-28555	INITIAL & DATE 5/12/15
FLOODPLAIN PERMIT		REVISION # 1
FLOOD ZONE AE 6	PANEL #	ELEV. L. FL.
SUBSTANTIAL IMPROVEMENT		%
<input type="checkbox"/> YES <input type="checkbox"/> NO		

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

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

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT: **\$2,300**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE: ONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., Remove two wall sections that were to remain. Walls were mistakenly removed as they were not historic in nature or built of historic materials. The walls would have been completely re-framed to accommodate the new structural requirements as drawn. *please see plans*

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	QUALIFIER PRINT NAME: Jonathan J Fairbank
OWNER PRINT NAME:	QUALIFIER SIGNATURE:
OWNER SIGNATURE:	Notary Signature as to qualifier:
Notary Signature as to owner:	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 15 DAY OF May 2015
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 15 DAY OF May 2015	MIRIAM CLEARE Commission # FF 215464 Expires March 30, 2019 Bonded Thru Troy Fair Insurance Bro. 205-7119
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

52928-2655-OK
52928-8123-OK

PART B:

SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

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

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

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

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

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

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C:

HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

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

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

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

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

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
two wall sections	modern press. treat lumber	modern Pres. treated lumber
Floor framing	rotted under-size old wood	all new pt lumber to code req.

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

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

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

Oper: KEYWBLD Type: RP Drawn: 1
 Date: 5/18/15 SB Receipt no: 22654

BUSINESS LICENSE #

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE 1.00 * BUILDING PERMITS-NEW \$50.00

Trans number: 3949976
 CK CHECK 6587 \$50.00

Trans date: 5/18/15 Time: 9:42:11

SIGN SPECIFICATIONS

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

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

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

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

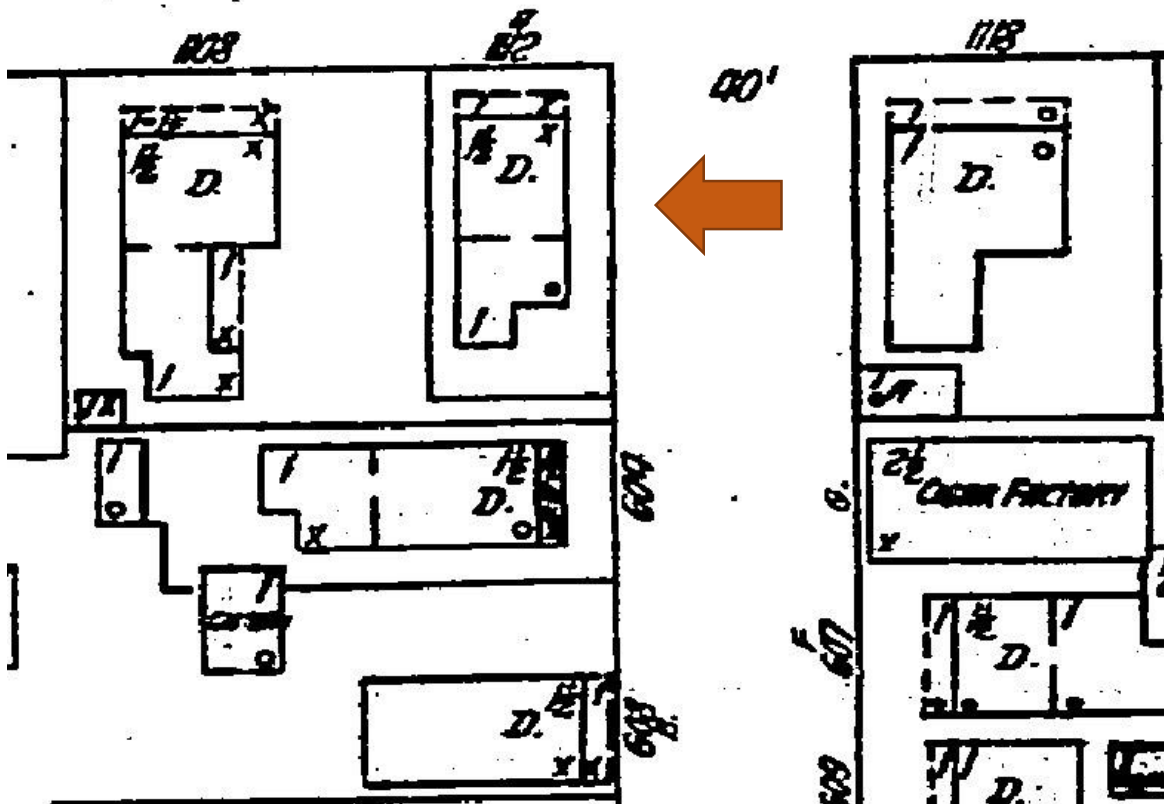
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USEP ON STRUCTURES BUILT PRIOR TO 1978.

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

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

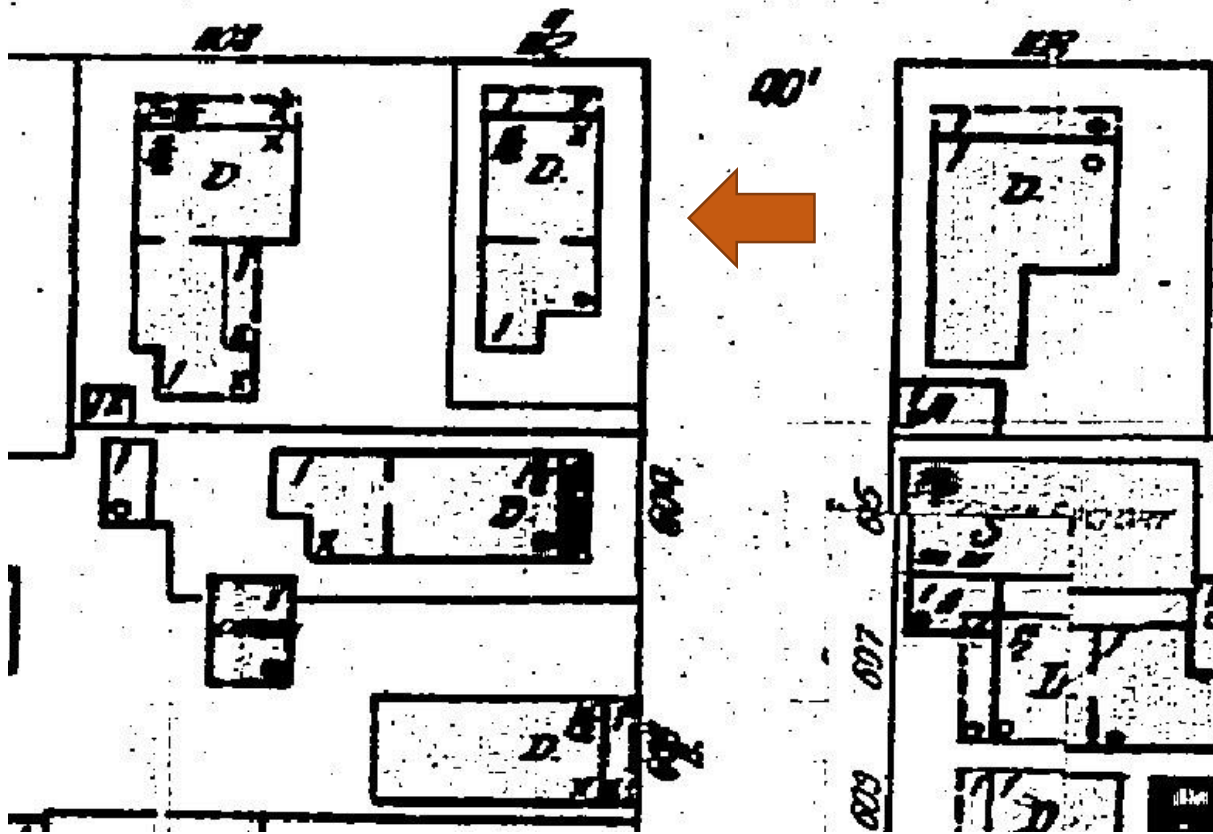
SANBORN MAPS

SOUTHARD

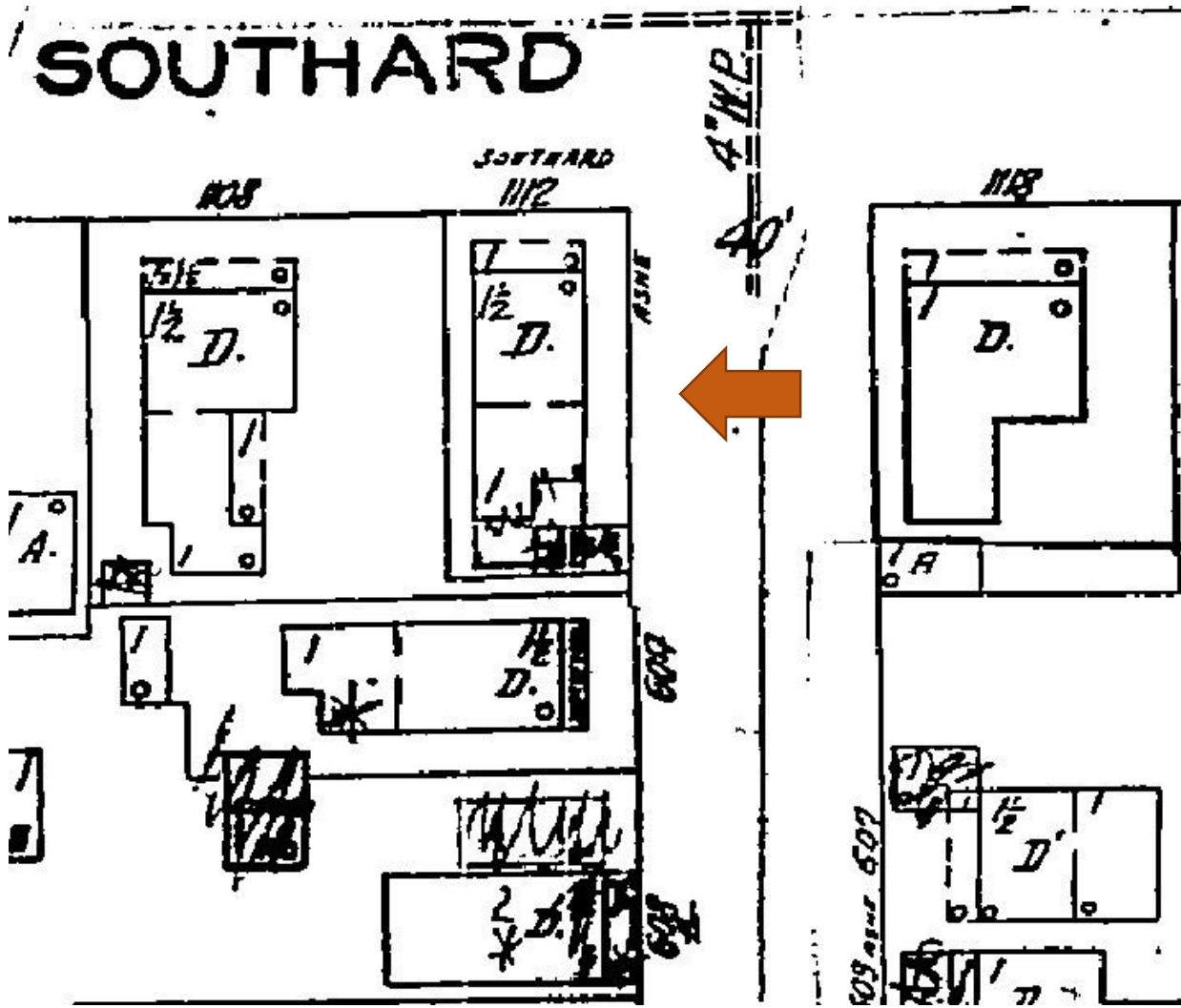


1112 Southard Street, 1926 Sanborn map

SOUTHARD



1112 Southard Street, 1945 Sanborn map



1112 Southard Street, 1962 Sanborn map

PROJECT PHOTOS



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



1. 1112 Southard Street. View from the street.



2. 1112 Southard Street.



3. 1112 Southard Street.



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



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



NO TRESPASSING

AMERICAN
PROPERTY



↑ south wall to the left west wall ↑



↑ East wall

South wall ↑



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

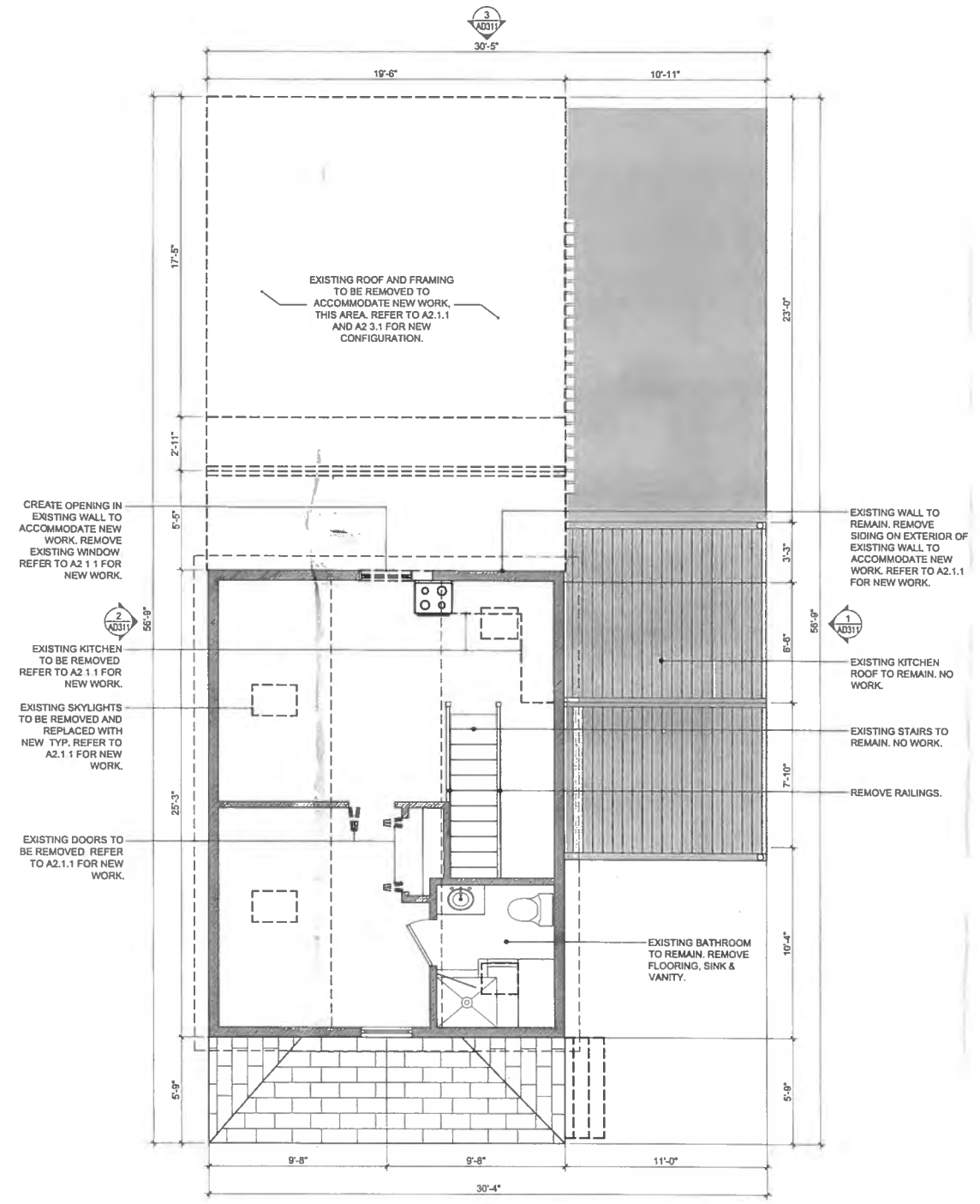
PROPOSED DESIGN

K2M DESIGN
SOLARIA
 Architecture, Interior Design,
 Engineering, Procurement,
 Owner Representation,
 Specialty Consulting
 1001 Whitehead St., Suite 101
 Key West, Florida 33040
 Tel: 305.292.7722
 Fax: 305.292.2162
 Email: info@k2mDesign.com
 URL: www.k2mDesign.com
 PROF. REG. AA26001059
 FL CERT. OF AUTH. 30945
 Building Relationships
 Based on Trust and Results
 Owners | Key West | Marathon | Curacao
 Builders | Sarasota

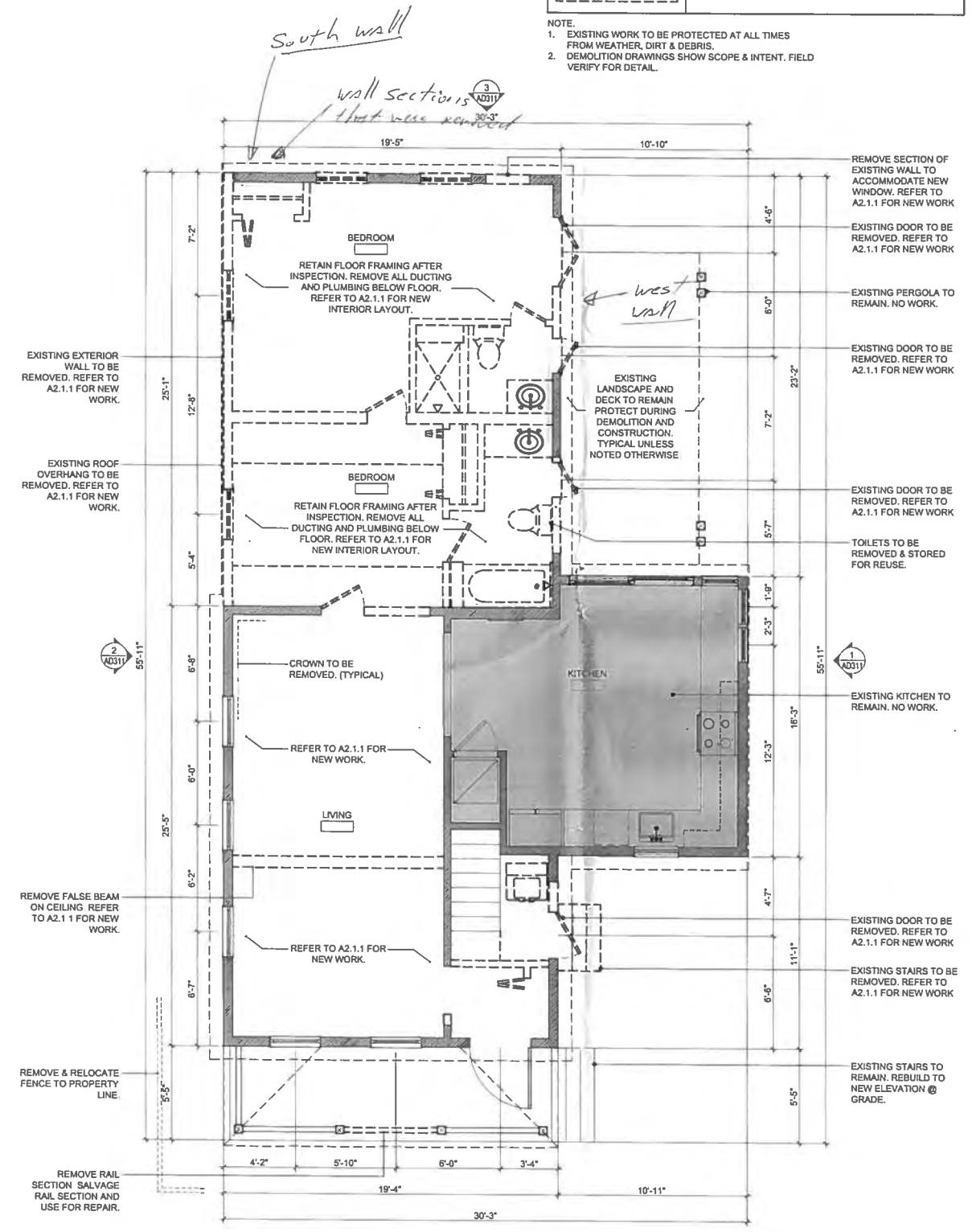
FLOOR PLAN LEGEND:

XXXX	ROOM NAME ROOM NUMBER
	EXISTING TO REMAIN.
	EXISTING DOOR TO BE DEMOLISHED.
	EXISTING WALL TO REMAIN.
	WALL TO BE DEMOLISHED.

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



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



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

ARCHITECT SEAL:
 ENGINEER SEAL:

Revisions:
 Approvals:
 2014.08.19 - Valance Approval
 2014.07.02 - TADSC Approval # 114911106
 2014.09.22 - TADSC Approval # 114911309

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

PLOTTED: 2/6/2015 2:18 PM
 Drawing Size: 24x36 Project #: 13 131
 Drawn By: KMA Checked By: MBJ
 Title: DEMOLITION FLOOR PLANS
 Sheet Number: **AD2.1.1**
 Date: February 06, 2015
 ©2015 by k2m Design, Inc.

1:\Projects\1313 131 - 1112 Southard - Miller Residence\Drawings\AD2.1.1.dwg, 2/2/2015 2:18 PM, scale: 1/4" = 1'-0", sheet: 0001

ARCHITECT SEAL:

Anthony D. Baker, License # AB000000
Expiration Date: February 28, 2015

ENGINEER SEAL:

Revisions:

Approvals:

2/14/06 - V. Varnace Approval
2/14/07 - HARC Approval # H14011109
2/14/09 - HARC Approval # H14011395

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

PLOTTED: 2/6/2015 2:18 PM

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

Title:
DEMOLITION
EXTERIOR
ELEVATIONS

Sheet Number

AD3.1.1

Date: February 06, 2015

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



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



1 DEMOLITION WEST ELEVATION
SCALE: 1/4"=1'-0"



ARCHITECT SEAL

Anthony D. Sims, License # A185208
Expiration Date: February 28, 2015

ENGINEER SEAL

Revisions:

Approvals:

2/14/15, 10:19 - Veronica Approved
2/14/15, 07:52 - KAMA Approved # 101491179
2/14/15, 09:23 - KAMA Approved # 101491179

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

PLOTTED: 2/6/2015 2:18 PM

Drawing Size: 24x36 | Project #: 13 131

Drawn By: KAMA | Checked By: MBI

Title:

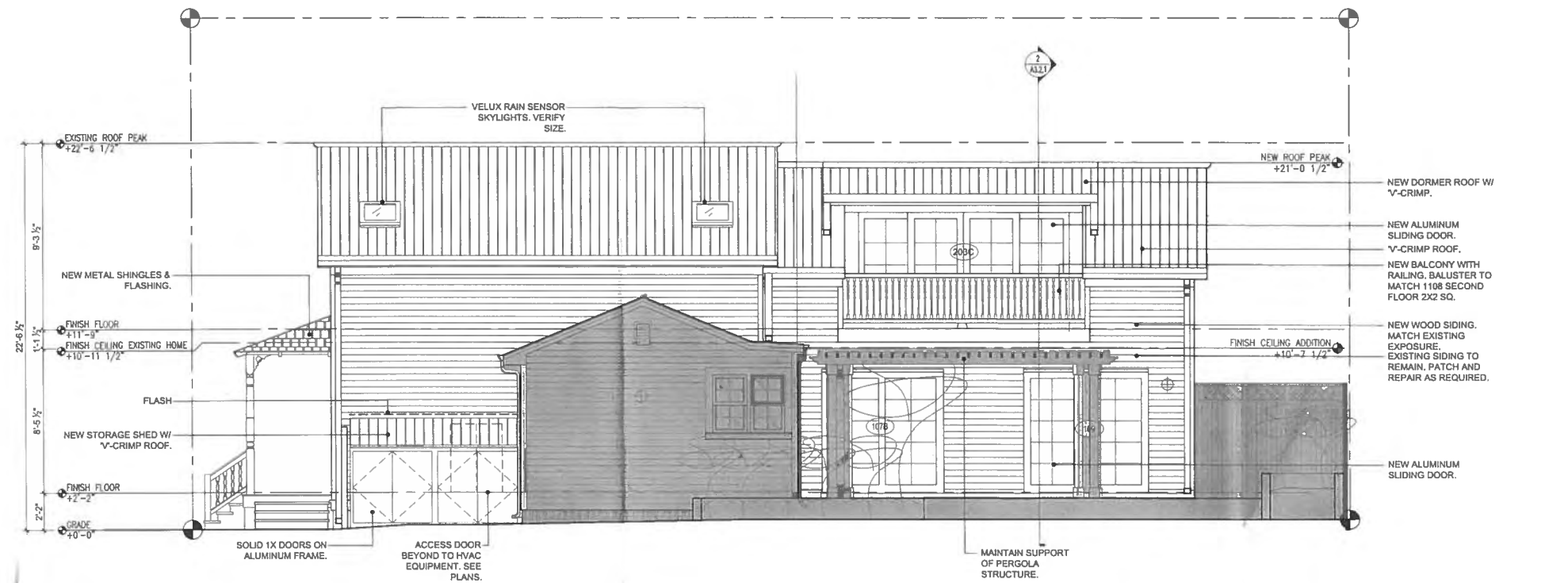
EXTERIOR ELEVATIONS

Sheet Number:

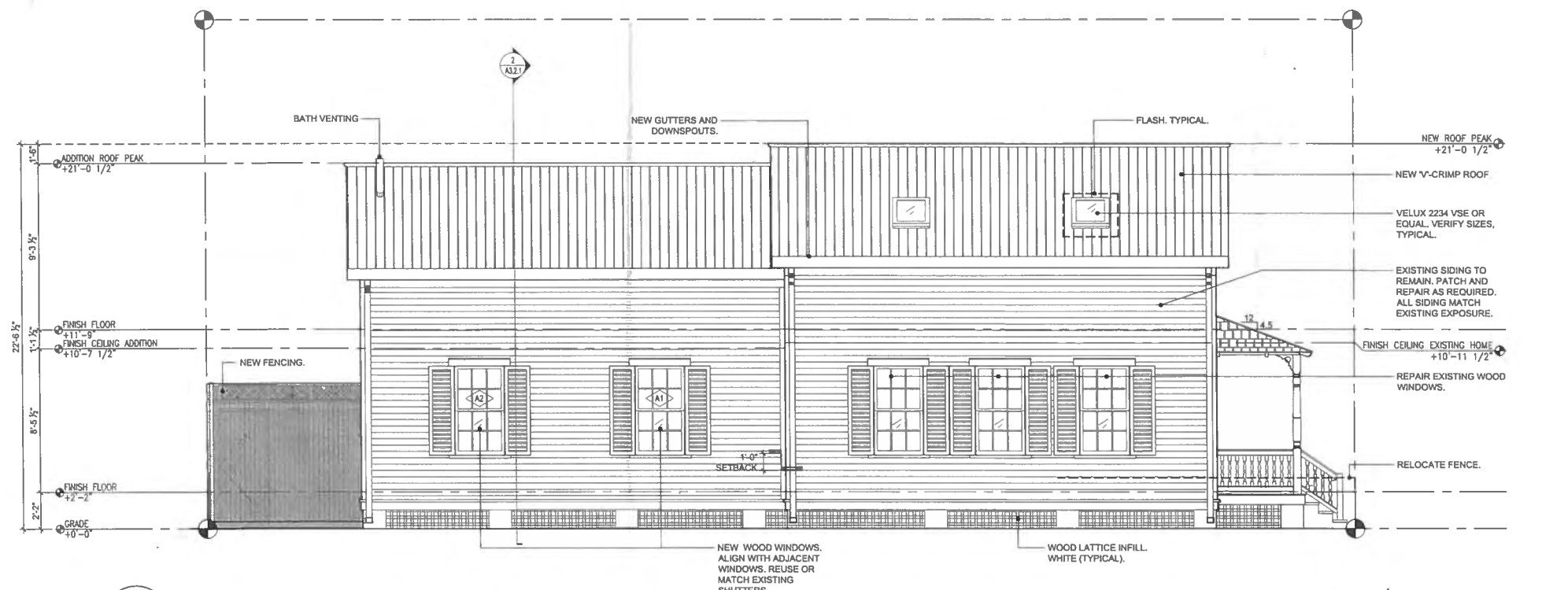
A3.1.2

Date: February 06, 2015

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



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



ARCHITECT SEAL:

ENGINEER SEAL:

Revisions:

Approvals:

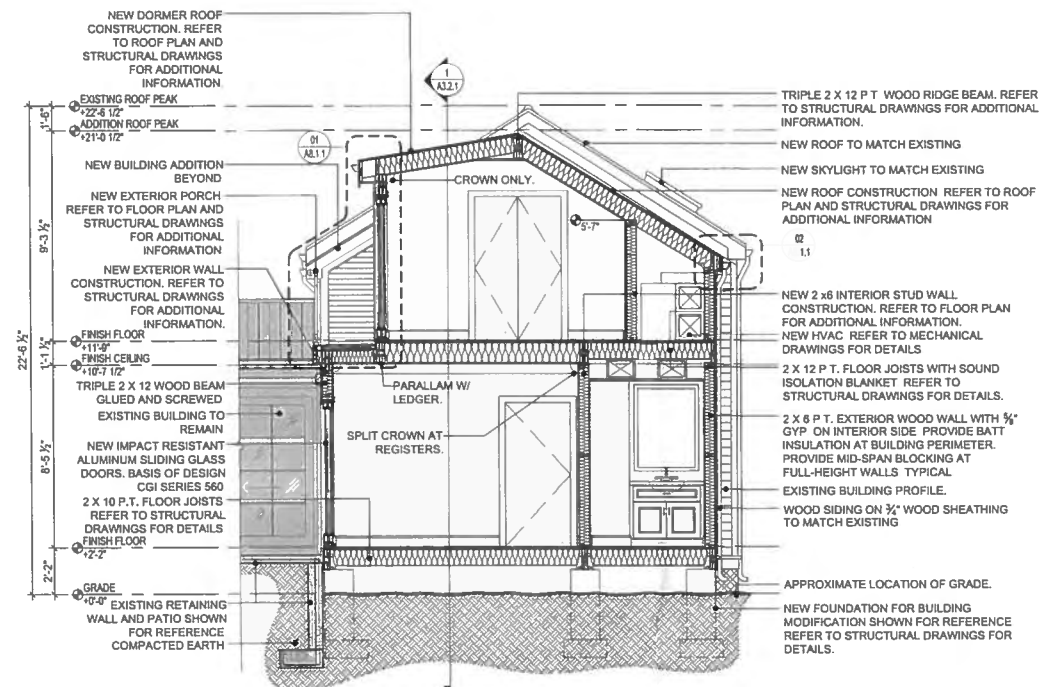
2014.06.18 - Vantage Approval
2014.07.02 - HVAC Approval # H14011108
2014.08.22 - HVAC Approval # H14011395

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

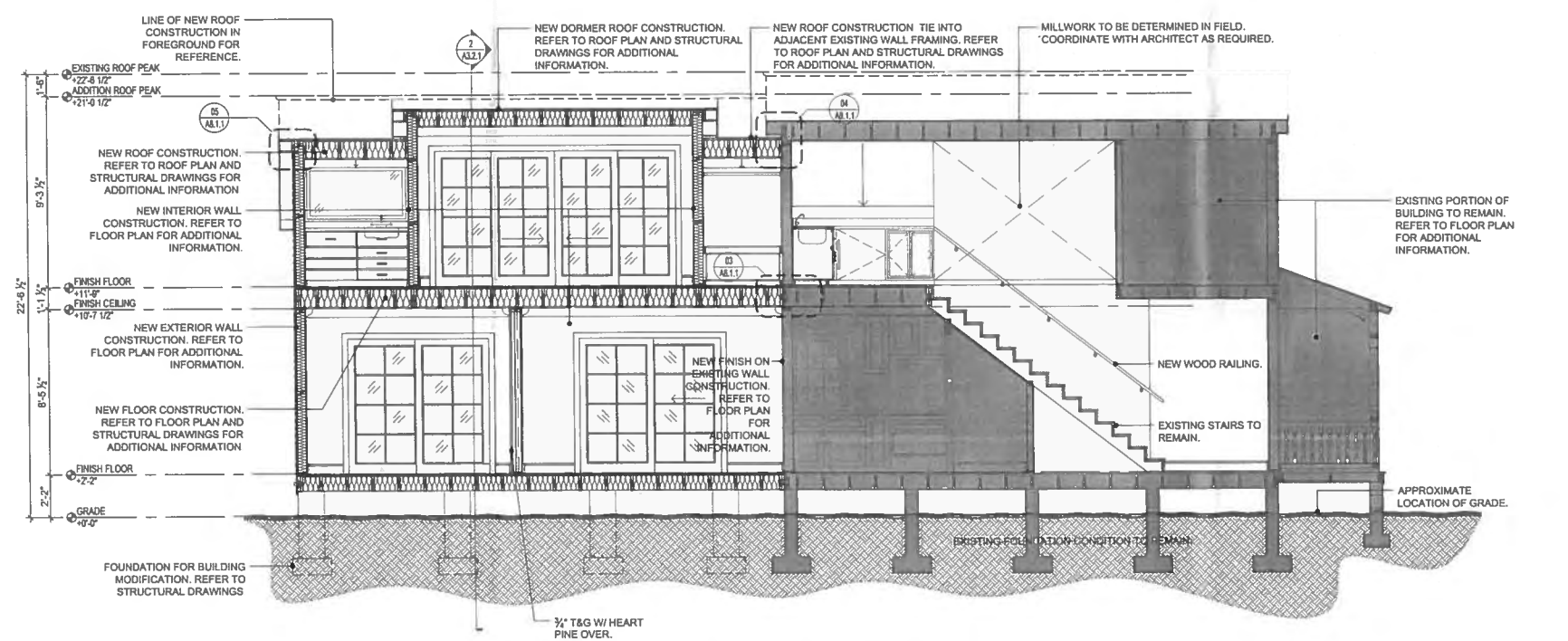
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Drawn By: KMA Checked By: MBI
Title:

BUILDING SECTIONS

Sheet Number:
A3.2.1
Date: February 06, 2015
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2 BUILDING SECTION
SCALE: 1/4"=1'-0"
GRAPHIC SCALE 1/4" = 1'-0"



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

K:\Projects\13131 Miller Residence\13131 Miller Residence.dwg

GENERAL NOTES

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

CONNECTION SCHEDULE

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

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

STRUCTURAL GENERAL NOTES

GENERAL NOTES

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

CODE REQUIREMENTS:

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

TEMPORARY CONDITIONS:

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

FOUNDATIONS:

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

CONCRETE:

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

WEATHER RESISTANCE:

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

REINFORCING STEEL:

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

CHEMICAL ADHESIVE ANCHORING AND DOWELING TO CONCRETE:

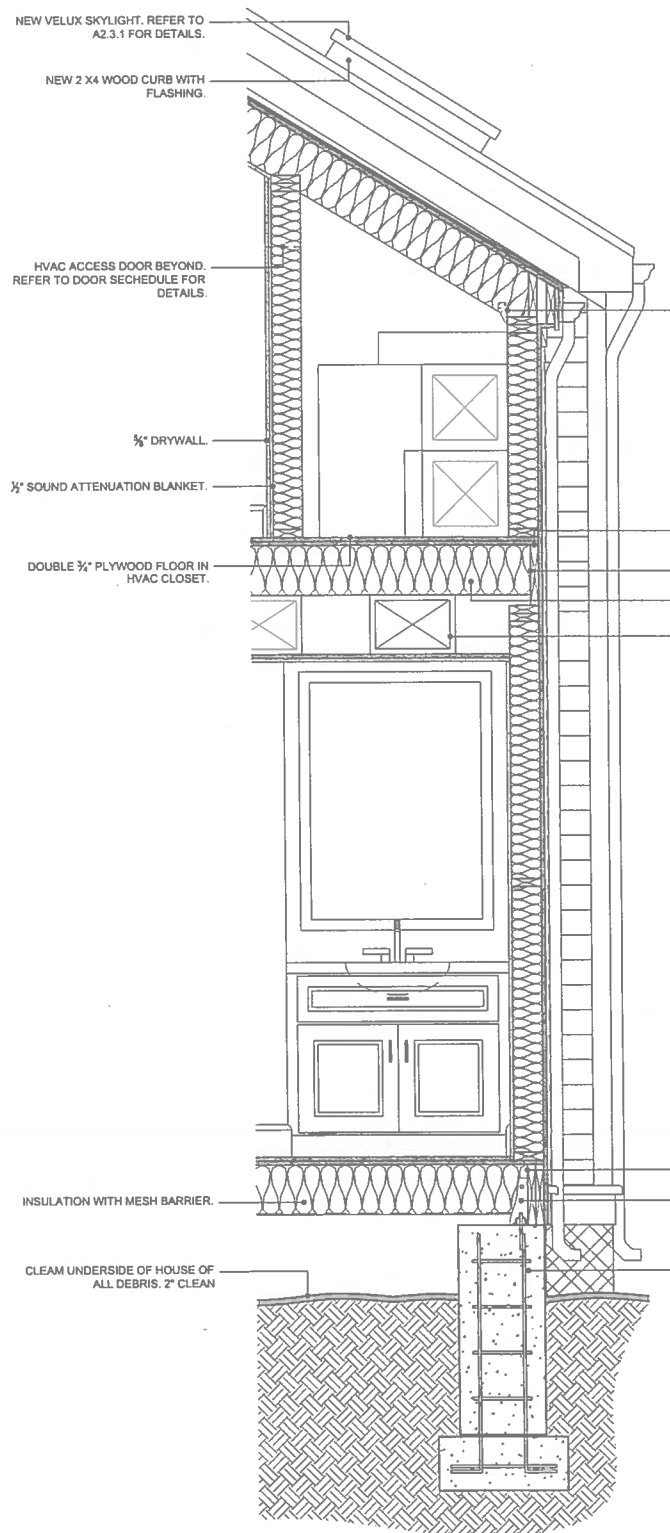
1. ADHESIVE ANCHORS (EPOXY STYLE) SHALL BE USED IN SOLID CONCRETE OR GROUT-FILLED APPLICATIONS FOR STRUCTURAL ANCHORING AND REBAR DOWELING. ANCHORS SHALL BE TESTED TO ASTM E488 AND ICBO AC08. ICBO AND/OR SBCCI CODE COMPLIANCE IS REQUIRED IN APPROPRIATE AREAS. METRO-DADE COMPLIANCE AND/OR FLORIDA BUILDING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

ANCHOR RODS:

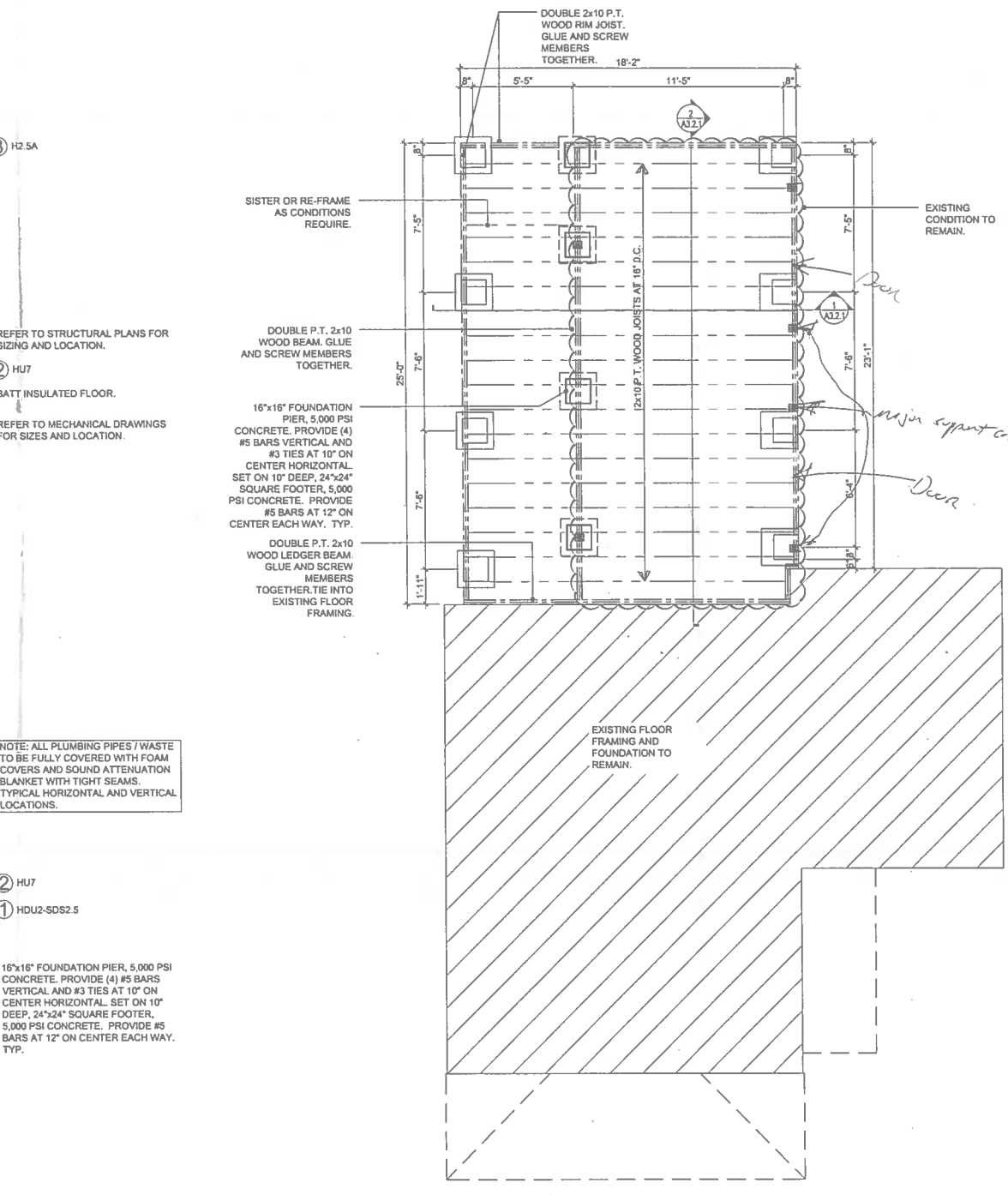
UNLESS INDICATED OTHERWISE ON THE DRAWINGS, ANCHOR RODS SHALL BE ASTM A1554, GRADE 55, 3/4 DIA. AND SHALL BE EMBEDDED INTO THE CONCRETE FOUNDATION A DISTANCE OF 1'-0" WITH A HEAVY HEX NUT AT THE EMBEDDED END.

RAILINGS:

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



2 CONNECTOR SCHEDULE DIAGRAM
SCALE: 3/4" = 1'-0"



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

NOTE: ALL PLUMBING PIPES / WASTE TO BE FULLY COVERED WITH FOAM COVERS AND SOUND ATTENUATION BLANKET WITH TIGHT SEAMS. TYPICAL HORIZONTAL AND VERTICAL LOCATIONS.

GENERAL NOTES

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

ARCHITECT SEAL:

Anthony G. Barro, License # AH03338
Expiration Date: February 28, 2015

ENGINEER SEAL:

Revisions:

Approvals:

2014.08.18 - Variance Approval
2014.07.02 - HARC Approval # 11401108
2014.05.23 - HARC Approval # 11401105

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

PLOTTED: 2/6/2015 2:18 PM

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

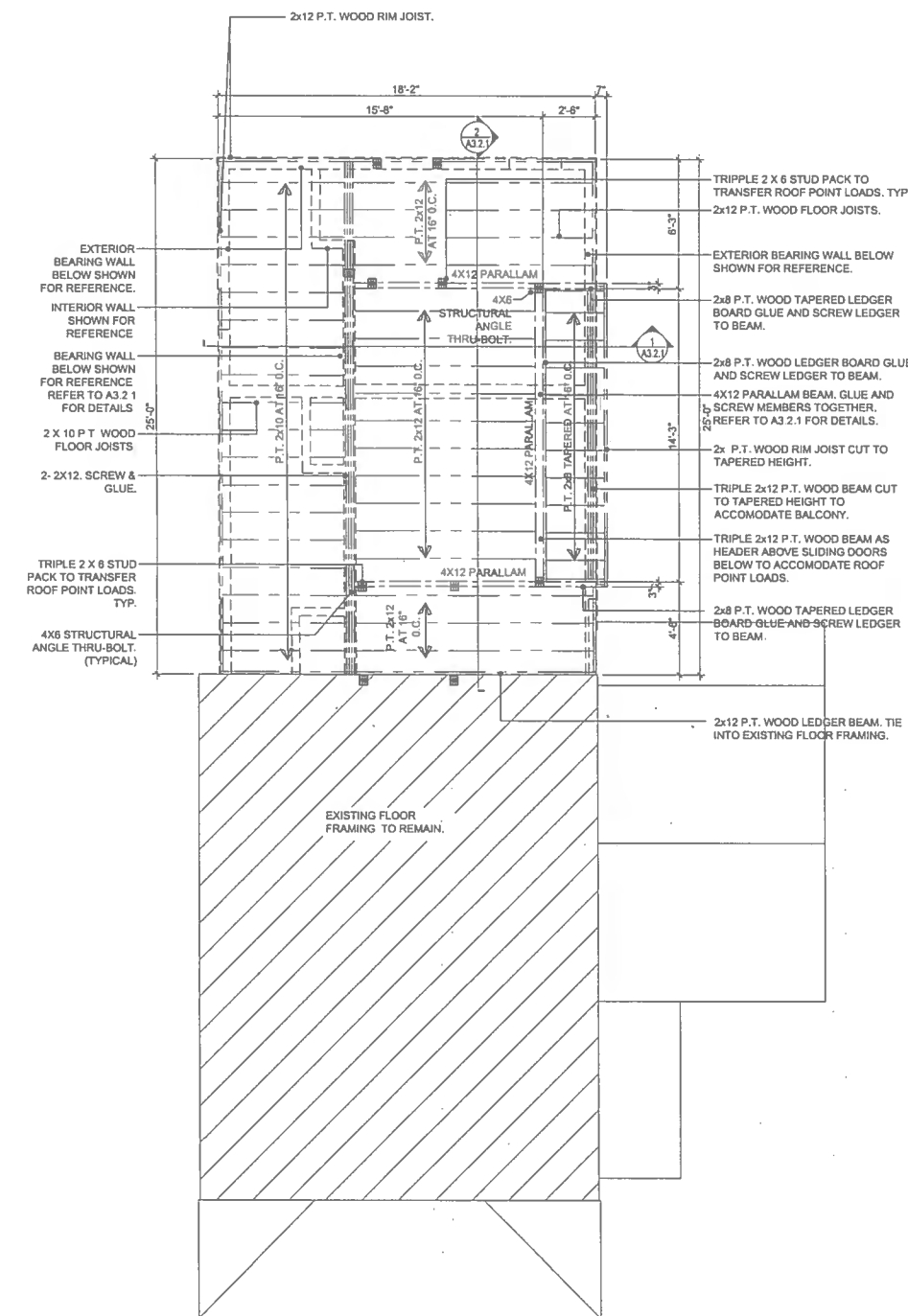
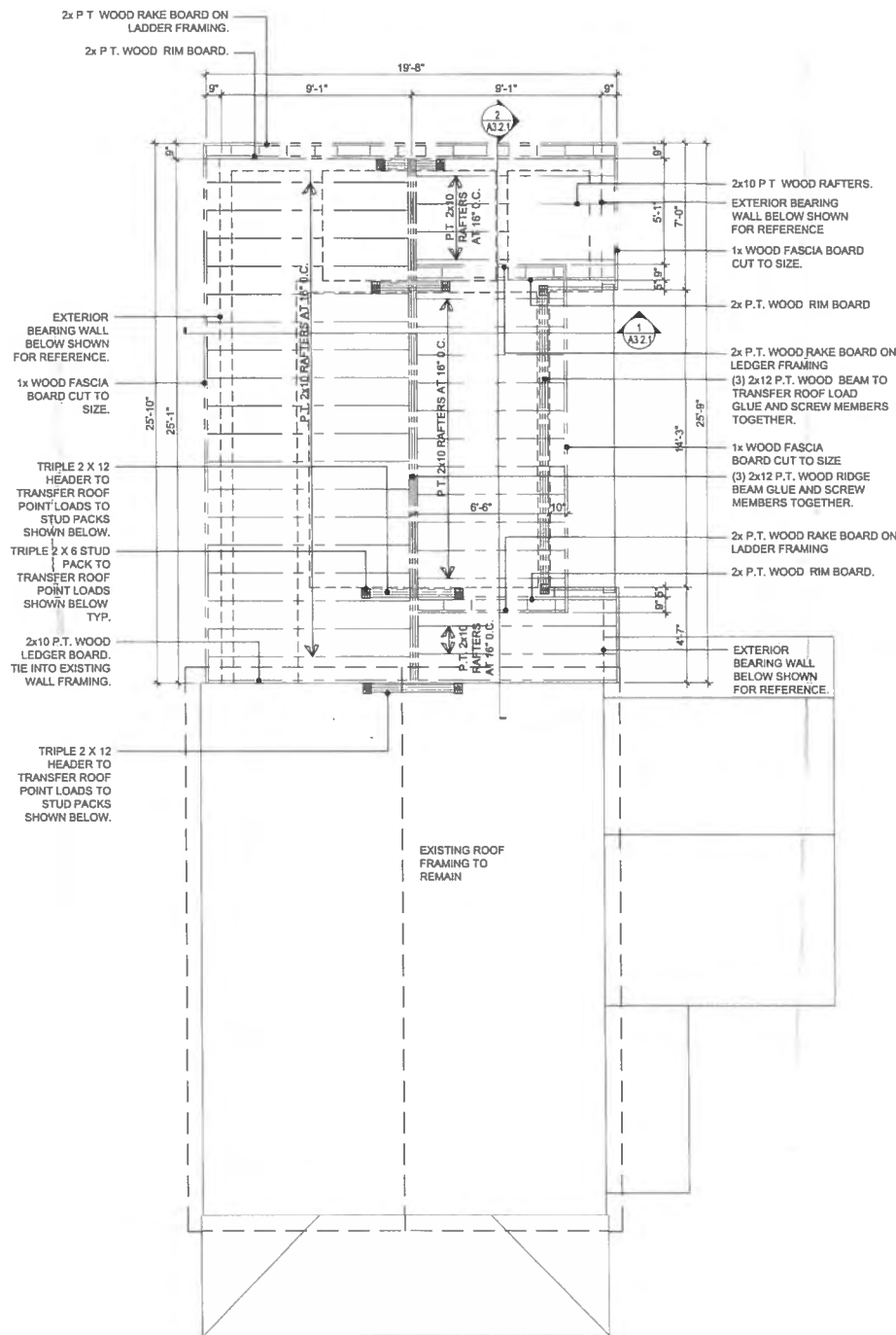
Title:
SECOND FLOOR AND ROOF FRAMING PLAN

Sheet Number

S2.1.2

Date: February 06, 2015

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C:\Users\k2m\Documents\Projects\Miller Residence\2015\20150206_S2.1.2.dwg, 2/6/2015 2:18 PM, Scale: 1/4" = 1'-0", Sheet: 2 of 2

PREVIOUSLY APPROVED DESIGN

MILLER RESIDENCE RESIDENTIAL RENOVATION

1112 SOUTHARD STREET , KEY WEST, FLORIDA 33040

HARC SUBMISSION AUGUST 29, 2014

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

MILLER RESIDENCE
1112 SOUTHARD STREET
HARC SUBMISSION

K2M DESIGN

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

SUBMISSIONS

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

Project No. 13 131	Phase: HARC
-----------------------	----------------

COVER SHEET

A0.1.1

DATE: August 29, 2014

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



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



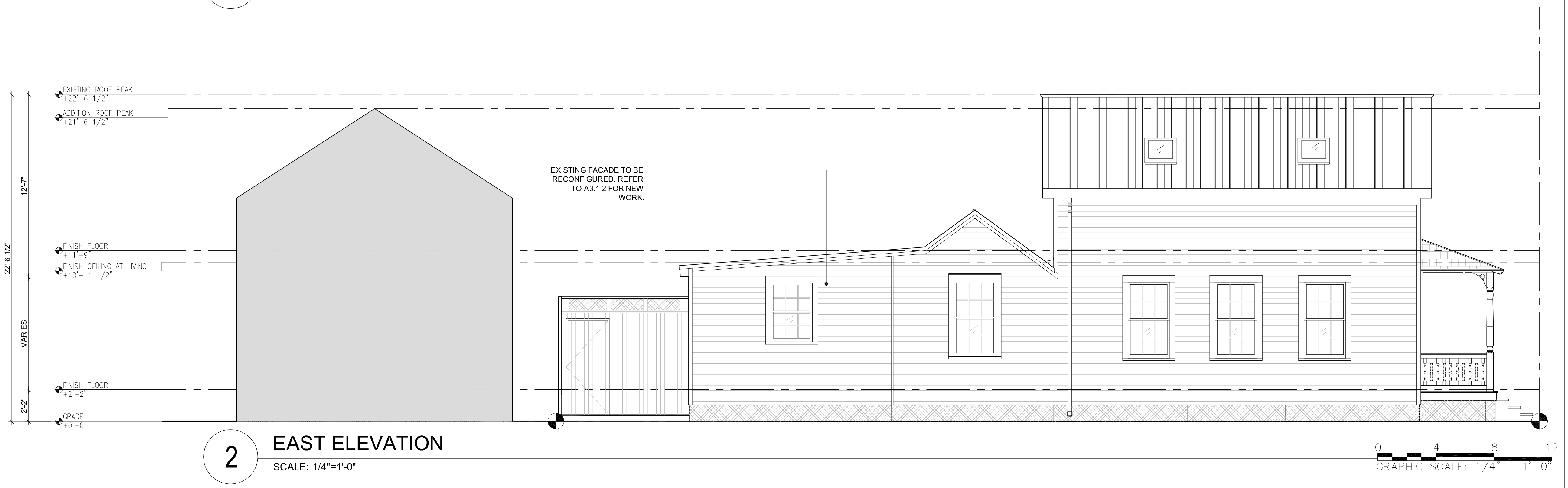
2 NORTH ELEVATION
 SCALE: 1/4"=1'-0"



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



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



P:\PROJECTS\1112 SOUTHARD STREET\1112 SOUTHARD STREET\1112 SOUTHARD STREET.dwg, 9/9/2014 4:41 PM, 1/4"=1'-0"

PROJECT STATISTICS:

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

SITE PLAN LEGEND

	BUILDING COVERAGE
	EXISTING WOOD DECK
	EXISTING BRICK PAVER

REAR SET BACK 4.
 REQUIRED: 20'-0"
 PROPOSED: 7'-7"

SIDE SET BACK 3.
 REQUIRED: 5'-0"
 PROPOSED: 0'-8"

RECONFIGURED
 EXISTING TWO STORY
 FRAME STRUCTURE.
 REFER TO A2.1.2 FOR
 NEW WORK.

PERIMETER OF
 BUILDING.

CENTER OF ROAD
 SHOWN FOR
 REFERENCE.

EXISTING SIDEWALK
 SHOWN FOR
 REFERENCE.

FRONT SET BACK 1.
 REQUIRED: 10'-0"
 PROPOSED: 1'-9"

EXISTING UTILITY POLE
 SHOWN FOR
 REFERENCE.

BOLD DASHED
 LINE
 REPRESENTS
 AREA OF
 SECOND FLOOR
 ADDITION.

AREA OF WORK
 PREVIOUSLY STAFF
 APPROVED BY HARC.
 APPROVAL # H14 011109.

SIDE SET BACK 2.
 REQUIRED: 5'-0"
 PROPOSED: 2'-0"

NEW WOOD STORAGE
 SHED.

AREA OF WORK
 PREVIOUSLY STAFF
 APPROVED BY HARC.
 APPROVAL # H14 011109.

EXISTING SIDEWALK
 SHOWN FOR
 REFERENCE.



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

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

PLANNING AND DESIGN SERVICES, INC. 1112 SOUTHARD STREET, KEY WEST, FLORIDA 33040 TEL: 305.292.7721 FAX: 305.292.2162

Seal:

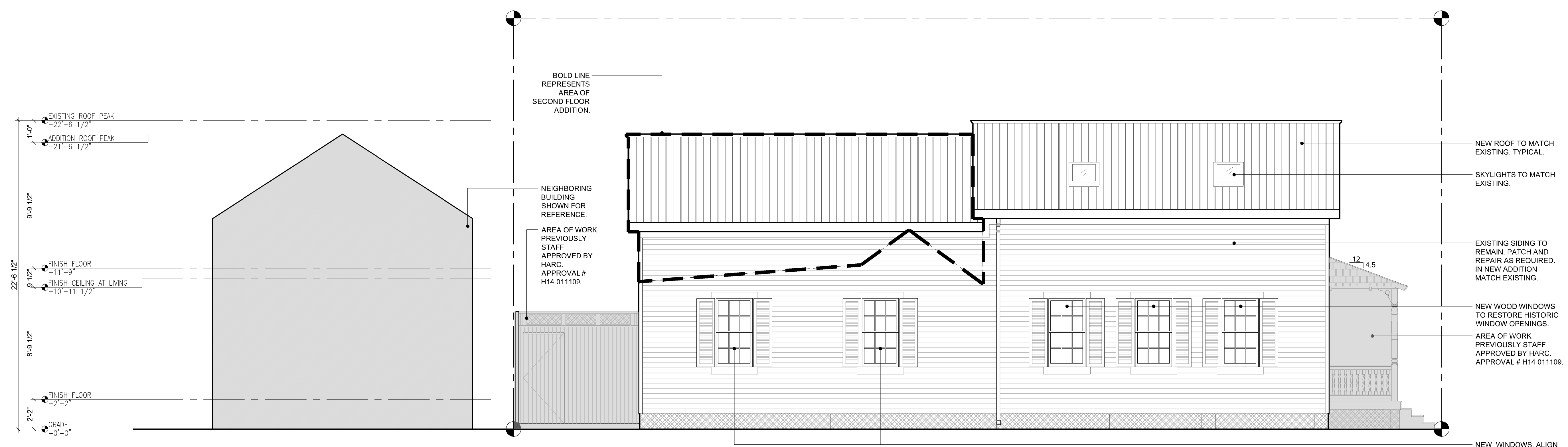
Anthony D. Sarro License # AR9500 B
 Expiration Date February 28, 2015

Consultants:

Revisions:



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



1 PROPOSED EAST ELEVATION
 SCALE: 1/4"=1'-0"



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

PLOTTED: 9/9/2014 4:58 PM

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

Title:
EXTERIOR ELEVATIONS

Sheet Number:
A3.1.2

Date: August 29, 2014
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City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

October 1, 2014

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

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

Dear Arch. Sarno:

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

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

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

Sincerely:

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

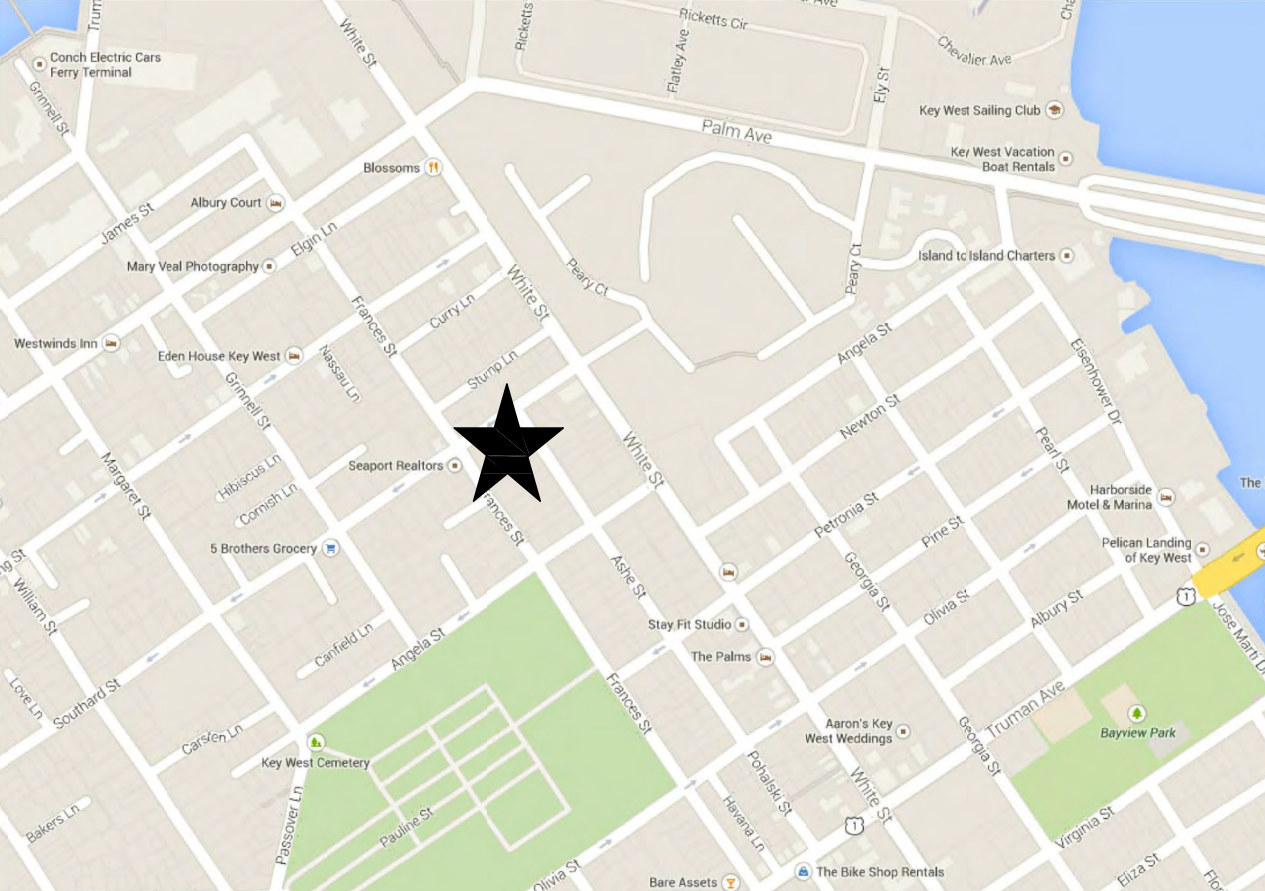
MILLER RESIDENCE

RESIDENTIAL RENOVATION PHASE II

1112 SOUTHARD STREET , KEY WEST, FLORIDA 33040

PERMIT DOCUMENTS

FEBRUARY 6, 2015

<p>DESIGN TEAM</p> <p><u>ARCHITECT:</u> K2M Design, Inc. Anthony D. Sarno, R.A., NCARB 1001 Whitehead Street, Suite 101 Key West, Florida 33040 305.292.7722</p> <p>And</p> <p>Michael B. Ingram, RA 1001 Whitehead Street, Suite 101 Key West, Florida 33040 305.292.7722</p>	<p>CODE INFORMATION</p> <p><u>APPLICABLE CODES</u> 2010 FLORIDA BUILDING CODE RESIDENTIAL</p> <p><u>FEMA REQUIREMENTS</u> FLOOD ZONE: X / AE - 6'-0"</p> <p><u>GENERAL BUILDING HEIGHTS AND AREAS</u> MAX HEIGHT - 30'-0"</p> <p>*REFER TO SITE DATA TABLES AE1.1.1 AND A1.1.1.</p>	<p>DRAWING INDEX</p> <table border="1"> <thead> <tr> <th>ISSUED FOR:</th> <th>2015.02.06 PERMIT SUBMISSION</th> </tr> </thead> <tbody> <tr> <td>GENERAL</td> <td></td> </tr> <tr> <td>A0.1.1</td> <td>COVER SHEET, DRAWING INDEX, CODE INFORMATION, LOCATION MAP, AND SCOPE OF WORK</td> </tr> <tr> <td>A0.2.1</td> <td>GENERAL NOTES</td> </tr> <tr> <td>A.0.2.2</td> <td>GENERAL DEMOLITION NOTES</td> </tr> <tr> <td>ARCHITECTURAL</td> <td></td> </tr> <tr> <td>AE1.0.1</td> <td>SITE SURVEY - COPY</td> </tr> <tr> <td>AD2.1.1</td> <td>DEMOLITION FLOOR PLANS</td> </tr> <tr> <td>AD2.3.1</td> <td>DEMOLITION ROOF PLAN</td> </tr> <tr> <td>AD3.1.1</td> <td>DEMOLITION EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A1.1.1</td> <td>SITE PLAN</td> </tr> <tr> <td>A2.1.1</td> <td>FLOOR PLANS</td> </tr> <tr> <td>A2.3.1</td> <td>ROOF PLAN</td> </tr> <tr> <td>A3.1.1</td> <td>EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A3.1.2</td> <td>EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A3.2.1</td> <td>BUILDING SECTIONS</td> </tr> <tr> <td>A4.3.1</td> <td>ENLARGED INTERIOR ELEVATIONS & SCHEDULES</td> </tr> <tr> <td>A6.1.1</td> <td>DOOR AND WINDOW SCHEDULE</td> </tr> <tr> <td>A8.1.1</td> <td>SECTIONS AND DETAILS</td> </tr> <tr> <td>STRUCTURE</td> <td></td> </tr> <tr> <td>S2.1.1</td> <td>STRUCTURAL FRAMING PLANS</td> </tr> <tr> <td>S2.1.2</td> <td>STRUCTURAL FRAMING PLANS</td> </tr> <tr> <td>MECHANICAL</td> <td></td> </tr> <tr> <td>M2.1.1</td> <td>MECHANICAL LAYOUT PLANS</td> </tr> <tr> <td>ELECTRICAL</td> <td></td> </tr> <tr> <td>E2.1.1</td> <td>GENERAL NOTES, ELECTRICAL POWER & LIGHTING PLANS</td> </tr> </tbody> </table>		ISSUED FOR:	2015.02.06 PERMIT SUBMISSION	GENERAL		A0.1.1	COVER SHEET, DRAWING INDEX, CODE INFORMATION, LOCATION MAP, AND SCOPE OF WORK	A0.2.1	GENERAL NOTES	A.0.2.2	GENERAL DEMOLITION NOTES	ARCHITECTURAL		AE1.0.1	SITE SURVEY - COPY	AD2.1.1	DEMOLITION FLOOR PLANS	AD2.3.1	DEMOLITION ROOF PLAN	AD3.1.1	DEMOLITION EXTERIOR ELEVATIONS	A1.1.1	SITE PLAN	A2.1.1	FLOOR PLANS	A2.3.1	ROOF PLAN	A3.1.1	EXTERIOR ELEVATIONS	A3.1.2	EXTERIOR ELEVATIONS	A3.2.1	BUILDING SECTIONS	A4.3.1	ENLARGED INTERIOR ELEVATIONS & SCHEDULES	A6.1.1	DOOR AND WINDOW SCHEDULE	A8.1.1	SECTIONS AND DETAILS	STRUCTURE		S2.1.1	STRUCTURAL FRAMING PLANS	S2.1.2	STRUCTURAL FRAMING PLANS	MECHANICAL		M2.1.1	MECHANICAL LAYOUT PLANS	ELECTRICAL		E2.1.1	GENERAL NOTES, ELECTRICAL POWER & LIGHTING PLANS
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<p>LOCATION MAP</p>  <p>PROJECT LOCATION ★</p>	<p>SCOPE OF WORK</p> <p>INTERIOR RENOVATION AND RECONFIGURATION TO EXISTING 1 1/2-STORY FRAME STRUCTURE. EXPANSION OF THE EXISTING SECOND FLOOR AT THE REAR 1/2 OF THE HOUSE OVER THE EXISTING SINGLE STORY PORTION OF THE BUILDING. STRUCTURAL ENGINEERING AND M.E.P. LAYOUT PLANS FOR DESIGN INTENT.</p> <p>DEMOLITION MAY UNCOVER UNANTICIPATED CONDITIONS WHICH CAUSE MODIFICATION TO CONTRACT DOCUMENTS. VERIFY CONDITION AND PROPOSED ACTION WITH ARCHITECT.</p>	<p>PROJECT APPROVALS</p> <p><u>VARIANCE</u> SUBMITTED: MARCH 3, 2014 APPROVED: JUNE 19, 2014</p> <p><u>HARC</u> APPROVED: JULY 2, 2014 # H14 011109 APPROVED: SEPTEMBER 23, 2014 # H14 011395</p>																																																					

MILLER RESIDENCE
1112 SOUTHARD STREET
PERMIT SET

K2M DESIGN

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

SUBMISSIONS
February 6, 2015 - Permit Submission

Project No. 13 131 Phase: PERMIT

COVER SHEET

A0.1.1

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DATE: February 6, 2015

GENERAL NOTES:

CODES, PERMITS, AND REGULATIONS:

- CONTRACTORS ARE RESPONSIBLE FOR SECURING ALL BUILDING PERMITS REQUIRED BY LOCAL GOVERNING AUTHORITIES.
- CONTRACTORS SHALL MEET ALL LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS OF DEMOLITION, SAFETY, AND SANITARY PRECAUTIONS DURING BUILDING OPERATIONS.
- ALL WORK SHALL COMPLY WITH APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC., THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN. REQUIREMENTS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE CURRENTLY APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING:
 - FLORIDA BUILDING CODE.
 - ALL LOCAL AND MUNICIPAL CODES.
 - ALL LOCAL AND MUNICIPAL CODES.
- CONTRACTOR SHALL WAIVE "COMMON PRACTICE" AND "COMMON USAGE" AS CONSTRUCTION CRITERIA WHEREVER DETAILS AND CONTRACT DOCUMENTS GOVERN CODES, ORDINANCES, ETC., REQUIRE GREATER QUANTITY OR BETTER QUALITY THAN COMMON PRACTICE OR COMMON USAGE WOULD REQUIRE.
- VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. COORDINATE ALL SITE REQUIREMENTS, ISSUES AND UTILITIES.

OWNERSHIP OF DRAWINGS AND CONTRACT ITEMS:

- THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE CONTRACT DOCUMENTS ARE NOT TO BE USED BY THE OWNER FOR OTHER PROJECTS OR EXTENSIONS TO THE PROJECT NOR ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. IF COPIES ARE REQUIRED NOTIFY THE ARCHITECT.
- THE CONTRACT DOCUMENTS CONSIST OF THE FOLLOWING:
 - DRAWINGS AND SPECIFICATIONS
 - ANY AND ALL ADDENDA
- IF AT ANY TIME BEFORE COMMENCEMENT OF WORK, OR DURING PROGRESS THEREOF, CONTRACTOR'S METHODS, EQUIPMENT OR APPLIANCES ARE INEFFICIENT OR INAPPROPRIATE FOR SECURING QUALITY OF WORK, OR RATE OF PROGRESS INTENDED BY CONTRACT DOCUMENTS, OWNER MAY ORDER CONTRACTOR TO IMPROVE THE QUALITY OR INCREASE THEIR EFFICIENCY. THIS WILL NOT RELIEVE THE CONTRACTOR OF HIS SURETIES FROM THEIR OBLIGATIONS TO SECURE QUALITY OR WORK RATE OF PROGRESS SPECIFIED IN CONTRACT.
- THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT AND OWNER IN WRITING FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.

GENERAL COORDINATION OF DRAWINGS:

- CONTRACTORS SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF PROPOSED WALLS. COORDINATE ALL MECHANICAL, DATA, ELECTRICAL, PLUMBING AND SPRINKLER EQUIPMENT TO BE REMOVED, RELOCATED, OR INSTALLED (ITEMS TO INCLUDE ARE ALL PIPING, DUCT WORK, STRUCTURAL MEMBERS AND CONDUIT; AND EXISTING CONDITIONS). VERIFY THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. ELEMENTS TO BE EXPOSED OR CONCEALED SHALL BE DETERMINED AND REVIEWED WITH OWNER PRIOR TO CONSTRUCTION PENDING.
- CONTRACTORS AND SUBS SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONS, DOORS, ACCESSORIES, ELECTRICAL / DATA OUTLETS AND LIGHT SWITCHES WITH ARCHITECTURAL DRAWINGS IN THE FIELD PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE FINISHED WORK SHALL BE FIRM, WELL ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCES WITHOUT WAVES, DISTORTIONS, HOLE MARKS, CRACKS, STAINS, OR DISCOLORATION. JOINTING SHALL BE CLOSE FITTING, NEAT AS WELL SCRIBED. THE FINISH WORK SHALL HAVE NO EXPOSED UNSIGHTLY ANCHORS OR FASTENERS AND SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE THE PROVISION FOR EXPANSION, CONTRACTION, AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.
- ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE AND THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEM ACCORDINGLY AND TO THESE CONDITIONS. THE DRAWINGS SHOW ONLY SPECIAL CONDITIONS TO ASSIST CONTRACTOR. THEY DO NOT ILLUSTRATE EVERY DETAILED CONNECTION.
- THE CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND ELEVATIONS OF EXISTING CONDITIONS AT THE SITE. THE CONTRACTORS AND SUBS SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL ITEMS IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO COORDINATE AND SCHEDULE ALL DELIVERIES AND DISPOSAL COORDINATION WITH THE OWNER.
- EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSION AT THE JOB AND SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF HIS/HER WORK THERE TO.
- ALL EXISTING MATERIALS, EQUIPMENT, AND CONSTRUCTION ARE IDENTIFIED ON DRAWINGS BY THE WORDS "EXISTING" OR "EXIST". UNLESS STATED OTHERWISE, ALL NOTES REFER TO NEW MATERIALS, EQUIPMENT, AND CONSTRUCTION INSTALLED UNDER EACH CONTRACT.
- MATERIAL INDICATIONS, NOTES, AND ETC. ARE TYPICAL FOR ALL CONTRACT DRAWINGS (UNO) UNLESS NOTED OTHERWISE.
- ALIGN MEANS SIMILAR COMPONENTS OF CONSTRUCTION, I.E. WALLS, JAMBS, ETC. SHALL BE IN LINE ACROSS VOIDS.

- THESE DRAWINGS ARE COMPLEMENTARY AND INTERRELATED; WORK OF ANY INDIVIDUAL TRADE IS NOT NECESSARILY CONFINED TO SPECIFIC DOCUMENTS, CHAPTERS OR LOCATIONS.
- IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO BE DESIGNED IN ACCORDANCE WITH ALL CODES AND ORDINANCES IN EFFECT AT THE TIME THE PERMIT IS ISSUED. NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF SUSPECTED DEVIATION.
- CONSTRUCTION TECHNIQUES, PROCEDURES, SEQUENCING AND SCHEDULING ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- DO NOT SCALE DRAWINGS; USE DIMENSIONS ONLY. ALL DIMENSIONS MUST BE VERIFIED ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- IT IS THE INTENT OF THE DOCUMENTS AND REQUIREMENTS OF ALL CONTRACTORS TO BID AND PROVIDE A COMPLETELY WATERPROOF BUILDING ENVELOPE. REPORT TO ARCHITECT ANY CONDITION THAT WOULD PREVENT THIS IMMEDIATELY.
- COORDINATE LOCATIONS AND/OR ELEVATIONS OF FLOOR DRAINS, REGISTERS, GRILLES, LOUVERS, DUCTS, UNIT HEATERS, PANELS, ETC. WITH MECHANICAL AND ELECTRICAL CONTRACTORS AND ARCHITECTURAL DRAWINGS.
- BLOCKING AT OPENINGS, DOORS AND WINDOWS SHALL BE 2X MATERIALS. AT WALL MOUNTED EQUIPMENT LOCATIONS, USE 1/2" PLYWOOD SHEET MATERIAL.
- WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY TO ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS.
- CONSTRUCTION TECHNIQUES, PROCEDURES, SEQUENCING AND SCHEDULING ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL PENETRATIONS IN RATED CONSTRUCTION ARE TO BE SEALED WITH APPROPRIATE MATERIALS AS INDICATED BY THESE DOCUMENTS OR OTHERWISE REQUIRED BY INSPECTORS OR APPLICABLE CODES AND ORDINANCES.
- THERE SHALL BE NO BACK-TO-BACK ELECTRICAL, TELEPHONE, OR OTHER OUTLETS.
- FOLLOW MANUFACTURER'S INSTRUCTION SPECIFICATIONS FOR CONSTRUCTION MATERIALS AND SYSTEMS. (I.E. STUCCO, SIMULATED STONE, SHEATHING PRODUCTS, STOREFRONT, ETC.)

DIMENSIONAL COORDINATION OF DRAWINGS:

- DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
- HORIZONTAL DIMENSIONS INDICATED ARE TO / FROM FINISHED FACE OF CONSTRUCTION, EXCEPT AS NOTED.
- VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB, EXCEPT WHERE NOTED TO BE FROM ABOVE FINISHED FLOOR (A.F.F.).
- DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT UNLESS OTHERWISE NOTED ON DRAWINGS.
- THE CONTRACTORS SHALL CONTINUOUSLY CHECK ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT AND MECHANICAL AND ELECTRICAL SYSTEMS. NO ALLOWANCE OF ANY KIND WILL BE MADE FOR THE CONTRACTOR'S NEGLIGENCE TO FORESEE MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURES OR PROPOSED CONSTRUCTION ELEVATIONS. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY ITEMS THAT MAY CAUSE A CHANGE FROM THE DIMENSIONS OUTLINED IN THE CONSTRUCTION DOCUMENTS FOR INSTRUCTIONS TO CLARIFY OR MODIFY OF THE AREA.
- FLOOR TOLERANCE: FINISHED FLOORS SLABS TO BE LEVELED TO A TOLERANCE OF +/- 1/8" SLOPE IN 10 FEET. CONTRACTORS TO IMMEDIATELY VERIFY SLOPE AND REPORT ANY DEVIATIONS FROM ABOVE STATED TOLERANCE TO THE ARCHITECT PRIOR TO COMMENCING THE WORK. ALIGNMENT OF DOOR HEADS AND OTHER CRITICAL HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANES. CONTRACTOR IS RESPONSIBLE TO LEVEL FLOOR TO MEET ACCEPTABLE TOLERANCES REQUIRED.
- ANY DIMENSION NOTED "VERIFY" OR "VERIFY IN FIELD (VIF)" MUST BE REVIEWED WITH THE ARCHITECT BEFORE BEGINNING CONSTRUCTION.
- DIMENSIONS INDICATED TO BE "CLEAR" SHALL BE MAINTAINED. ANY DISCREPANCIES OR VARIATIONS IN THESE DIMENSIONS SHALL BE REVIEWED WITH THE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE QUESTIONABLE AREA.

PATCHING, REPAIR AND CONSTRUCTION:

- CONTRACTORS ARE RESPONSIBLE FOR AND SHALL PROVIDE PROTECTION FOR ANY EXISTING FINISHES.
- CUT AND FIT ALL NEW COMPONENTS ETC. FOR ALTERATION OF EXISTING CONDITIONS AND INSTALLATION OF NEW WORK. CONTRACTOR TO PATCH AND REPAIR ALL DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES.

SCHEDULING ITEMS:

- CONTRACTOR SHALL ORDER AND SCHEDULE DELIVERY OF MATERIALS IN AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION. IF AN ITEM IS FOUND TO BE UNAVAILABLE OR HAVE A LONG LEAD TIME, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.

WORKING HOURS:

- CONTRACTOR TO COORDINATE WITH PROPERTY OWNER REPRESENTATIVE TO ESTABLISH WORK HOURS, MEANS AND METHODS, SECURITY, DISPOSAL, ETC.

SECTION 01 00 00 - GENERAL REQUIREMENTS

- DESCRIPTION
 - THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED AND NECESSARY TO PROVIDE A COMPLETE HABITABLE, WEATHERPROOF, SAFE AND SECURE FINISH BUILDING, SUITABLE FOR HUMAN OCCUPANCY IN ACCORDANCE WITH SPECIFICATIONS, DRAWING AND PROJECT DOCUMENTS.
- CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH

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

- CONTRACTOR SHALL COMPLETE NEW WORK IN CONFORMANCE WITH THESE DRAWINGS. NOTIFY ARCHITECT IF CONFLICTS APPEAR OR ARE UNCOVERED DURING THE PROGRESS OF THE WORK PRIOR TO ANY FIELD MODIFICATIONS OR CONSTRUCTION. DEVIATIONS FROM PERMITTED DRAWINGS WITHOUT ARCHITECTS PRIOR WRITTEN APPROVAL SHALL BE AT THE CONTRACTORS RESPONSIBILITY.
- ALLOWANCE:
 - CONTRACTOR SHALL INCLUDE AND ENUMERATE IN HIS BASE BID THE TOTAL SUMS FOR ALL ALLOWANCES ITEMS. QUANTITIES, PURCHASE, DELIVERY AND INSTALLATION SHALL BE BY CONTRACTOR. ALL OVERRAGES OF ALLOWANCE AMOUNTS SHALL BE PAID FOR BY OWNER. ALL SAVINGS OF ALLOWANCE AMOUNTS SHALL BE CREDITED TO OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING, DELIVERY AND INSTALLATION DATES. ALLOWANCE ITEMS, IF ANY, SHALL BE LISTED IN WRITING BY THE OWNER/ARCHITECT PRIOR TO BIDDING.
- PERMIT:
 - CONTRACTOR SHALL PAY FOR ALL PERMITS, TESTING, FEES, AND INSPECTIONS.

GENERAL CONDITIONS

- THE SCOPE OF WORK IS BASED ON THE CONSTRUCTION DOCUMENTS AND SHALL INCLUDE THE FURNISHING OF MATERIALS AND LABOR REQUIRED FOR THE COMPLETE PROJECT. COMPLY WITH THE CRITERIA DESCRIBED IN THE DRAWINGS.
- VISIT THE JOB SITE PRIOR TO SUBMITTING BID. CONTRACTOR SHALL WALK THROUGH THE SITE WITH AN AUTHORIZED REPRESENTATIVE OF THE PROPERTY AND REVIEW CONSTRUCTION REQUIREMENTS. COORDINATE WORK WITH THE OWNER WITH REGARD TO TEMPORARY UTILITIES, ALLOWABLE MATERIAL, TRAFFIC ROUTES, STORAGE OF TOOLS AND MATERIALS, USE OF TOILET FACILITIES, HOURS IN WHICH WORK IS ALLOWED, NOISE AND DUST CONTROL, CLEANUP AND OTHER MATTERS REQUIRING ADHERENCE TO CITY REQUIREMENTS.
- REVIEW WITH THE OWNER'S REPRESENTATIVE THE MANNER IN WHICH ALL CONNECTIONS TO STRUCTURE WILL BE MADE. NEW PENETRATIONS IN THE BUILDING ENVELOPE OR STRUCTURE SHALL BE REVIEWED WITH THE OWNER AND APPROVED IN WRITING. IF THE OWNER REQUIRES THAT PORTIONS OF WORK BE PERFORMED BY ITS OWN CONTRACTOR, INCLUDE COSTS ASSOCIATED WITH THAT PORTION OF THE WORK IN BID UNLESS STATED OTHERWISE IN WRITING BY TENANT.
- DURING PERFORMANCE OF WORK, BE RESPONSIBLE FOR PROVISION AND MAINTENANCE OF WARNING SIGNS, LIGHT SIGNAL DEVICES, GUARD LIGHTS, BARRICADES, GUARD RAILS, FENCES AND OTHER DEVICES, APPROPRIATELY LOCATED ON AND AROUND THE JOB SITE WHICH GIVE PROPER AND UNDERSTANDABLE WARNING TO PERSONS WITH REGARD TO HAZARDOUS CONDITIONS, EQUIPMENT AND OPERATIONS BEING PERFORMED IN CONJUNCTION WITH THE WORK.
- DISCREPANCIES IDENTIFIED DURING CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF CONTRACTOR'S CONSTRUCTION MANAGER AND ARCHITECT IN WRITING. DISCREPANCIES IDENTIFIED DURING CONSTRUCTION WILL BE CLARIFIED BY CHANGE ORDERS. CHANGE ORDER APPROVAL IS SUBJECT TO AUTHORIZATION BY 'S CONSTRUCTION MANAGER.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS INCURRED FOR NONCOMPLIANCE WITH THESE CONTRACT DOCUMENTS. CONTRACTOR WILL NOT BE ALLOWED CHANGE ORDERS FOR PROBLEMS ARISING FROM NEGLECT OF PROVISIONS INCLUDED IN THESE CONDITIONS.
- ACCOMPLISH THE WORK IN COMPLIANCE WITH THE RESTRICTIONS AND REQUIREMENTS OF THE OWNER. WORK SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT AND APPLICABLE LOCAL AND STATE HANDICAPPED DISABILITY DESIGN REQUIREMENTS. VERIFY THAT THE WORK COMPLIES WITH ALL APPLICABLE LOCAL AND STATE FIRE, SAFETY, HEALTH, ENERGY AND BUILDING CODE REQUIREMENTS.
- REMOVE CONSTRUCTION RUBBISH, SCAFFOLDING, EQUIPMENT, TEMPORARY PROTECTION, TEMPORARY FIELD STRUCTURES, AND OTHER MATERIALS OR EQUIPMENT THAT WAS REQUIRED IN CONNECTION WITH THE CONSTRUCTION, BUT NOT A PERMANENT PART THEREOF.
- SCAFFOLDING SHALL BE BUILT IN ACCORDANCE WITH REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAWS. TEMPORARY SHORING REQUIRED FOR THE REMOVAL OF EXISTING WORK FOR THE INSTALLATION OF NEW WORK SHALL BE INCLUDED IN THE CONTRACT. BE RESPONSIBLE FOR THIS WORK, CORRECT AND REPAIR DAMAGES CAUSED BY IMPROPER SUPPORT OR FAILURE OF SHORING.
- MAINTAIN ORDERLY HOUSEKEEPING DURING CONSTRUCTION, AND UPON SUBSTANTIAL COMPLETION PERFORM FINAL CLEANUP. FINAL CLEANUP SHALL INCLUDE THE FOLLOWING: SWEEP, DAMP MOP, AND WAX RESILIENT FLOORING. DUST, DIRT, PAINT DRIPPINGS, OIL, GREASE, AND OTHER BLEMISHES SHALL BE REMOVED FROM FINISHED SURFACES, INCLUDING PIPES AND EQUIPMENT. WINDOWS, GLASS UNITS, GLASS DOORS AND MIRRORS SHALL BE WASHED. PAINT OVERRUNS AND PUTTY SMEARS SHALL BE REMOVED AND HARDWARE SHALL BE RUBBED CLEAN WITH FLANNEL CLOTH.
- BE RESPONSIBLE FOR JOB SITE SAFETY AND WARRANT THAT THIS INTENT SHALL BE MADE EVIDENT IN THE AGREEMENT WITH THE CONTRACTOR.
- INSOFAR AS JOBSITE SAFETY IS CONCERNED, THE ARCHITECT IS RESPONSIBLE SOLELY FOR HIS OWN AND HIS EMPLOYEES'

ACTIVITIES ON THE JOBSITE, BUT THIS SHALL NOT BE CONSTRUED TO RELIEVE THE OWNER OR ANY CONSTRUCTION CONTRACTORS FROM THEIR RESPONSIBILITIES FOR MAINTAINING A SAFE JOBSITE. NEITHER THE PROFESSIONAL ACTIVITIES OF THE ARCHITECT, NOR THE PRESENCE OF THE ARCHITECT OR HIS EMPLOYEES AND SUBCONTRACTORS, SHALL BE CONSTRUED TO IMPLY THE ARCHITECT HAS ANY RESPONSIBILITY FOR METHODS OF WORK PERFORMANCE, SUPERINTENDENCE, SEQUENCING OF CONSTRUCTION, OR SAFETY IN, ON OR ABOUT THE JOBSITE. THE OWNER AGREES THAT THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY AND WARRANTS THAT THIS INTENT SHALL BE MADE EVIDENT IN THE OWNER'S AGREEMENT WITH THE CONTRACTOR. THE OWNER ALSO WARRANTS THAT THE ARCHITECT SHALL BE MADE ADDITIONAL INSURED UNDER THE CONTRACTOR'S GENERAL LIABILITY INSURANCE POLICY.

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

MANUFACTURER'S OF SPECIFIED ITEMS ARE NOTED FOR QUALITY AND DESIGN. SUBSTITUTE PRODUCTS ARE SUBJECT TO APPROVAL BY CONTRACTOR'S CONSTRUCTION MANAGER. THE CONTRACTOR IS ENCOURAGED TO SUBMIT ALTERNATE PRODUCTS FOR CONSIDERATION IN AN EFFORT TO REDUCE THE CONSTRUCTION COST OR TIME. REASONABLE REQUESTS WILL BE REVIEWED FOR COMPLIANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.

PRODUCTS AND MATERIALS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. PROVIDE A COPY OF THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS UPON REQUEST OF CONTRACTOR'S CONSTRUCTION MANAGER.

THE GENERAL CONTRACTOR SHALL VERIFY THAT THE WORK ADHERES TO ALL FIRE, SAFETY, AND BUILDING CODES. CONTRACTOR SHALL VERIFY THAT THE WORK COMPLIES WITH OWNER AND INSURANCE REQUIREMENTS.

CONTRACTOR SHALL PROVIDE AND MAINTAIN FULL INSURANCE AS REQUIRED BY THE GENERAL CONDITIONS AND THE OWNER. EVIDENCE OF INSURANCE SHALL BE PROVIDED TO THE OWNER BEFORE PAYMENTS SHALL COMMENCE TO THE CONTRACTOR.

THE OWNER WILL PROVIDE INSURANCE REQUIREMENTS PRIOR TO THE BIDDING. EVIDENCE OF INSURANCE SHALL BE PROVIDED TO 'S CONSTRUCTION MANAGER AT THE TIME OF BID SUBMITTAL.

APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY HAVE THE SAME FORCE AND EFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS OR BOUND AND PUBLISHED THEREWITH. COMPLY WITH STANDARDS IN EFFECT ON THE DATE OF ISSUE OF THE CONTRACT DOCUMENTS, UNLESS OTHERWISE INDICATED.

UPON COMPLETION OF THE WORK, COMPILER FOR AND DELIVER TO CONTRACTOR 'S CONSTRUCTION MANAGER A COMPLETE SET OF RECORD DOCUMENTS. THIS SET OF DOCUMENTS SHALL CONSIST OF RECORD SPECIFICATIONS AND RECORD DRAWINGS SHOWING THE REPORTED LOCATION OF THE WORK.

WARRANT MATERIALS AND WORKMANSHIP FOR A PERIOD OF (1) YEAR FROM DATE OF ACCEPTANCE BY 'S CONSTRUCTION MANAGER.

CONTRACTOR'S CONSTRUCTION MANAGER SHALL REVIEW SHOP DRAWING SUBMISSIONS SOLELY FOR THEIR CONFORMANCE WITH THE DESIGN INTENT AND CONFORMANCE WITH INFORMATION GIVEN IN THE CONSTRUCTION DOCUMENTS. SHALL NOT BE RESPONSIBLE FOR ASPECTS OF A SHOP DRAWING SUBMISSION THAT AFFECT OR ARE AFFECTED BY THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF THE CONSTRUCTION, SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. CONTRACTOR SHALL REVIEW SHOP DRAWINGS WITH RESPECT TO THESE CONDITIONS BEFORE SUBMITTING THEM TO MBJK2M ARCHITECTURE.

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Revisions:

Approvals:

2014.06.19 - Variance Approval
2014.07.02 - HARC Approval # 114011109
2014.09.23 - HARC Approval # 114011366

MILLER RESIDENCE
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PLOTTED: 2/6/2015 2:18 PM

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

Title:
GENERAL NOTES

Sheet Number:

A0.2.1

Date: February 06, 2015

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GENERAL DEMOLITION NOTES:

SCOPE OF DEMOLITION

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

GENERAL CONDITIONS

- 1. ALL CONTRACTORS ARE REQUIRED TO VISIT THE JOB SITE TO VERIFY EXISTING CONDITIONS AND DIMENSION PRIOR TO BEGINNING ANY WORK. NOTIFY ARCHITECT / OWNER AS SOON AS POSSIBLE OF ANY DISCREPANCIES FOR RESOLUTION OF THE ISSUES(S) PRIOR TO BEGINNING OF ANY WORK.
2. TYPICAL DEMOLITION CONTRACTOR AND/OR GENERAL CONTRACTOR ARE TO REMOVE ALL EXISTING ITEMS SHOWN ON PLANS INCLUDING ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION ITEMS ASSOCIATED WITH THE DEMOLITION.
3. ACCESS TO THE WORK SITE IS TO BE COORDINATED WITH THE OWNER.
4. THE SITE MUST REMAIN SECURE DURING DEMOLITION AND CONSTRUCTION. EACH PHASE OF THE PROJECT IS TO BE COORDINATED WITH OWNER.
5. IF SCAFFOLDING WILL BE REQUIRED FOR THE WINDOW / DOOR REPAIR / REPLACEMENT, ACCESS SHALL BE UNIMPEDED.
6. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DEBRIS, LOCATION OF DUMPSTERS/TRUCKS SHALL BE COORDINATED WITH OWNER AND CITY.

HEALTH, SAFETY, AND WELFARE

- 1. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING DEMOLITION AND CONSTRUCTION TO PROTECT AND MAINTAIN THE INTEGRITY AND OPERATION OF EXISTING OR TEMPORARY LIFE SAFETY AND EGRESS AREAS REQUIRED BY THE LOCAL AUTHORITY GOVERNING THIS PROJECT.
2. THE CONTRACTORS ARE RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLITION AND CONSTRUCTION DEBRIS GENERATED FROM WORK AND SHALL NOT REMAIN EXPOSED FOR MORE THAN TWENTY-FOUR (24) HOURS, TAKING CARE TO PROTECT OVERLOADING THE FLOOR ASSEMBLY AND PROTECTION OF ADJACENT EXISTING CONSTRUCTION AND FINISHES.
3. DURING DEMOLITION, THE CONTRACTOR(S) SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT STRUCTURAL DAMAGE TO THE BUILDINGS EXISTING WALLS, OR INTERRUPT POWER AND LIGHTING WITHOUT NOTIFICATION.
4. ALL ITEMS INDICATED TO BE REMOVED AND ITEMS NOT INDICATED TO BE REUSED SHALL BE DISPOSED OF PROPERLY BY THE CONTRACTORS AS AGREED UPON AND DIRECTED BY THE OWNER OR THEIR AGENT IN CONJUNCTION WITH BUILDING MANAGEMENT.

SAFETY AND CONVENIENCE.

SAFETY EQUIPMENT

- 1. THE CONTRACTOR SHALL NOT CAUSE ANY CONDITION TO EXIST WHICH MIGHT BE DEEMED TO BE HAZARDOUS TO VEHICULAR TRAFFIC, PEDESTRIANS, OR OCCUPANTS NEAR OR WITHIN THE PREMISES.
2. BUILDING SHALL BE MAINTAINED WEATHER PROOF AT ALL TIMES. IN THE EVENT OF EXTREME WEATHER EVENTS, ALL OPENINGS SHALL BE SECURED WITH 3/4" PLYWOOD.

SAFE ACCESS BY FEDERAL, STATE, AND LOCAL GOVERNMENT AUTHORITIES

- 1. AUTHORIZED REPRESENTATIVES OF THE STATE, FEDERAL, OR LOCAL GOVERNMENT AGENCIES, SHALL AT ALL TIMES HAVE SAFE ACCESS TO THE WORK, AND THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND INSPECTION.

PROTECTION OF PROPERTY

- 1. NOTIFY PROPERTY OWNERS AFFECTED BY THE DEMOLITION AT LEAST 48 HOURS IN ADVANCE OF THE TIME DEMOLITION BEGINS. DURING CONSTRUCTION OPERATIONS, MAINTAIN CONDITIONS, AS MAY BE REQUIRED, TO PROVIDE ACCESS BY ALL TENANTS ON PROPERTY UNLESS THE CONTRACTOR HAS MADE SPECIAL ARRANGEMENTS WITH THE AFFECTED PERSONS/PROPERTY.
2. MATERIALS SHALL BE STORED ON SITE OR IN SEALED, WEATHERPROOF, SECURE CONTAINERS. NO MATERIALS MAY BE LEFT WITHIN THE BUILDING OTHER THAN THE AREA UNDER RENOVATION.
3. PREMISES SHALL BE CLEANED ON A DAILY BASIS INCLUSIVE AT AREA OF WORK AND ALL INTERIOR AND EXTERIOR "PATHS OF TRAVEL".
4. NO SMOKING IS ALLOWED WITHIN THE BUILDING OR EXTERIOR AREAS IMMEDIATELY ADJACENT TO PROPERTY.

ACCESS FOR POLICE AND FIRE

- 1. NOTIFY THE POLICE AND FIRE DEPARTMENTS BEFORE CLOSING ANY STREETS. DO NOT PROCEED TO CLOSE STREET WITHOUT EXPRESS PERMISSION FROM THESE DEPARTMENTS.

PROTECTION OF THE ENVIRONMENT

PROTECTION OF SEWERS

- 1. TAKE ADEQUATE MEASURE TO PREVENT THE IMPAIRMENT OF THE OPERATION OF THE EXISTING STORM AND SANITARY SEWER SYSTEMS. PREVENT CONSTRUCTION MATERIAL, PAVEMENT, CONCRETE, EARTH, OR OTHER DEBRIS FROM ENTERING A SEWER OR STORM STRUCTURE.

NOISE CONTROL

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

SECTION 02 41 19 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

- A. THIS SECTION INCLUDES THE FOLLOWING:
1. DEMOLITION AND REMOVAL OF SELECTED PORTIONS OF BUILDING AS REQUIRED TO COMPLETE SCOPE OF WORK.

1.2 DEFINITIONS

- A. REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE.
B. REMOVE AND REINSTALL: DETACH ITEMS FROM EXISTING CONSTRUCTION, PREPARE THEM FOR REUSE, AND REINSTALL THEM WHERE INDICATED.
C. EXISTING TO REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE REMOVED AND THAT ARE NOT OTHERWISE INDICATED TO BE REMOVED, REMOVED AND SALVAGED, OR REMOVED AND REINSTALLED.

1.3 SUBMITTALS

- A. SCHEDULE OF SELECTIVE DEMOLITION ACTIVITIES: INDICATE DETAILED SEQUENCE OF SELECTIVE DEMOLITION AND REMOVAL WORK, WITH STARTING AND ENDING DATES FOR EACH ACTIVITY, INTERRUPTION OF UTILITY SERVICES, USE OF STAIRS, AND LOCATIONS OF TEMPORARY PARTITIONS AND MEANS OF EGRESS.

1.4 QUALITY ASSURANCE

- A. DEMOLITION FIRM QUALIFICATIONS: AN EXPERIENCED FIRM THAT HAS

SPECIALIZED IN DEMOLITION WORK SIMILAR IN MATERIAL AND EXTENT TO THAT INDICATED FOR THIS PROJECT.

B. REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE BEGINNING SELECTIVE DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

C. STANDARDS: COMPLY WITH ANSI A10.6 AND NFPA 241.

1.5 PROJECT CONDITIONS

- A. ALL EMERGENCY EGRESS SHALL BE MAINTAINED, FIRE PROTECTION SYSTEMS SHALL REMAIN OPERATIONAL AND SECURE AREAS SHALL REMAIN SECURE DURING ENTIRE PROJECT.
B. NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.
C. STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON-SITE IS NOT PERMITTED.
D. UTILITY SERVICE: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.

1.6 WARRANTY

- A. EXISTING WARRANTIES: REMOVE, REPLACE, PATCH, AND REPAIR MATERIALS AND SURFACES CUT OR DAMAGED DURING SELECTIVE DEMOLITION, BY METHODS AND WITH MATERIALS SO AS NOT TO VOID EXISTING WARRANTIES.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED WHERE REQUIRED.
B. SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
C. INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED AND REINSTALLED AND ITEMS TO BE REMOVED AND SALVAGED.
D. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE THE NATURE AND EXTENT OF CONFLICT. PROMPTLY SUBMIT A WRITTEN REPORT TO ARCHITECT AND OWNER.
E. ENGAGE A PROFESSIONAL ENGINEER TO SURVEY CONDITION OF BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF STRUCTURE OR ADJACENT STRUCTURES DURING SELECTIVE DEMOLITION OPERATIONS.
F. PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM SELECTIVE DEMOLITION ACTIVITIES.

3.2 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

- A. EXISTING SERVICES/SYSTEMS: MAINTAIN SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.

3.3 PREPARATION

- A. SITE ACCESS AND TEMPORARY CONTROLS: CONDUCT SELECTIVE DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
B. TEMPORARY FACILITIES: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
C. IN CONFINED AREAS OF SELECTIVE DEMOLITION, INSTALL AND MAINTAIN DUST AND NOISE CONTROL BARRIERS TO KEEP DIRT, DUST, AND NOISE FROM BEING TRANSMITTED TO ADJACENT AREAS. REMOVE THESE PROTECTION MEASURES AFTER DEMOLITION OPERATIONS ARE COMPLETED.
D. TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.

3.4 SELECTIVE DEMOLITION

- A. GENERAL: DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED ON DRAWINGS. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS AND AS FOLLOWS:

- 1. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION. USE HAND TOOLS OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERING AND CHOPPING, TO MINIMIZE DISTURBANCE OF ADJACENT SURFACES. TEMPORARILY COVER OPENINGS TO REMAIN.
2. CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHED SURFACES.
3. DO NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. AT CONCEALED SPACES, SUCH AS DUCT AND PIPE INTERIORS, VERIFY CONDITION AND CONTENTS OF HIDDEN SPACE BEFORE STARTING FLAME-CUTTING OPERATIONS. MAINTAIN PORTABLE FIRE-SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.
4. COMPLETELY REMOVE ALL EQUIPMENT NOTED ON THE DRAWINGS FOR REMOVAL INCLUDING ALL ASSOCIATED DEVICES, CONTROLS, CONDUIT, WIRING, ETC. REMOVE ALL EXPOSED CONDUIT AND WIRING BACK TO THE PANEL FROM WHICH IT IS SERVED. MARK ALL DISASSOCIATED BREAKERS "SPARE". UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL FILL AND PATCH ALL WALL, FLOOR, AND CEILING OPENINGS RESULTING FROM THIS DEMOLITION WORK WITH MATERIALS AND FINISHES IDENTICAL TO ADJACENT MATERIALS AND FINISHED.
5. UNLESS OTHERWISE NOTED, REMOVE ALL WIRING DEVICES, FIXTURES, CONTROLS, CIRCUITRY (CONDUIT AND WIRING), ETC., MADE OBSOLETE BY THE DEMOLITION WITHIN OR AROUND THE BUILDING.
6. THE CONTRACTOR SHALL RELOCATE ALL EXISTING PIPING, CIRCUITRY (CONDUIT AND WIRING), DUCTWORK, ETC., WHICH IMPEDES THE INSTALLATION OF NEW MATERIALS AND EQUIPMENT, UNLESS OTHERWISE NOTED.
7. LOCATE SELECTIVE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
8. DISPOSE OF DEMOLISHED ITEMS AND MATERIALS PROMPTLY

3.5 DISPOSAL OF DEMOLISHED MATERIALS

- A. GENERAL: EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY, REMOVE DEMOLISHED MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL.
B. BURNING: DO NOT BURN DEMOLISHED MATERIALS.
C. DISPOSAL: TRANSPORT DEMOLISHED MATERIALS OFF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM.

3.6 CLEANING

- A. CLEAN DEMOLITION AREA, ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS AT THE END OF EACH WORK DAY. RETURN ADJACENT AREAS TO EXISTING CONDITION BEFORE SELECTIVE DEMOLITION OPERATIONS BEGAN.

ARCHITECT / ENGINEER:



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ARCHITECT SEAL:

Anthony D. Sarno License # AR65358 Expiration Date: February 28, 2015

ENGINEER SEAL:

Revisions:

Approvals:

2014.06.19 - Virginia Approval

2014.07.02 - HARC Approval # 114011109

2014.09.23 - HARC Approval # 114011305

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

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Drawing Size 24x36 Project # 13 131

Drawn By: KMA Checked By: MBI

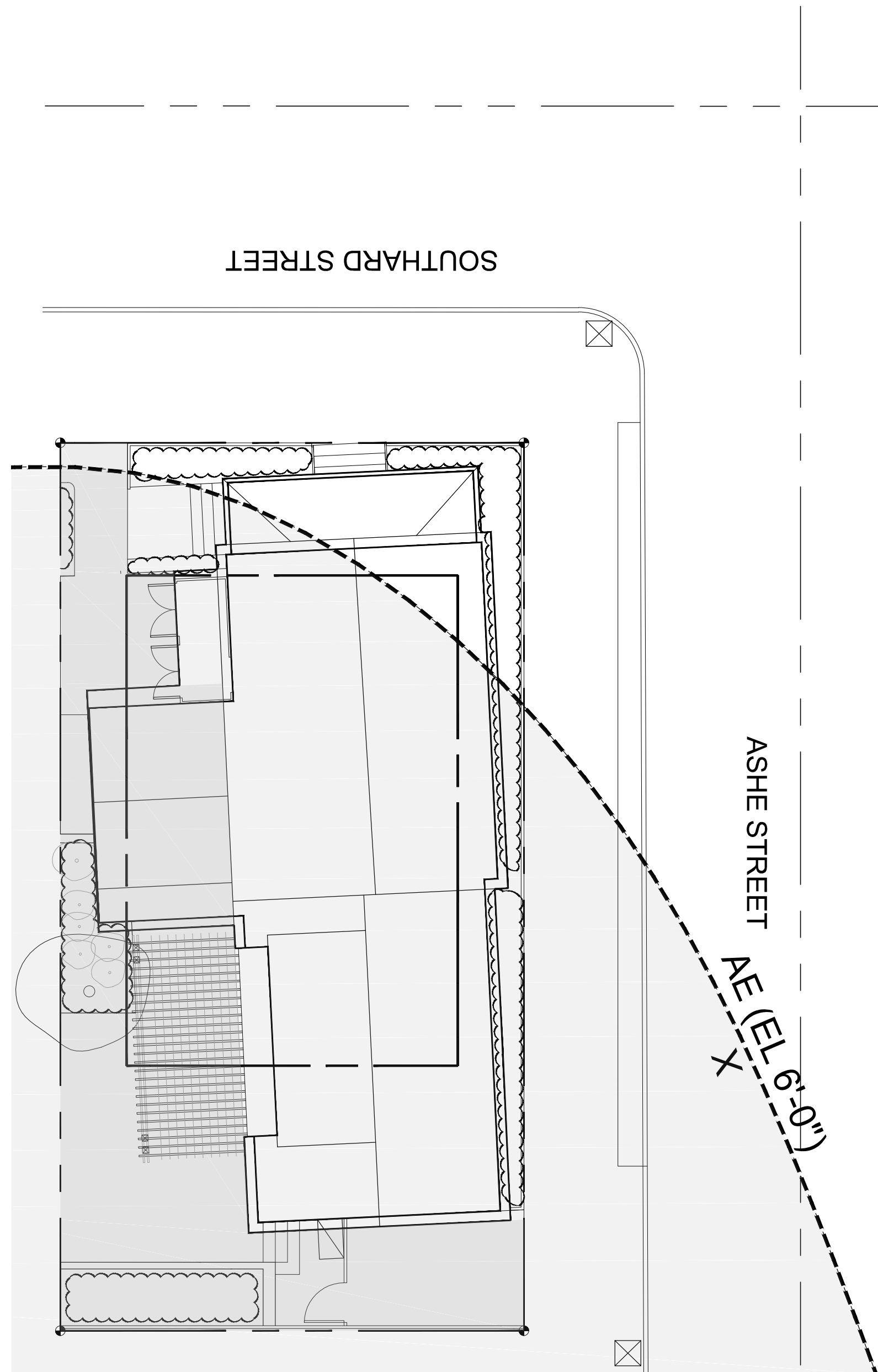
Title: GENERAL DEMOLITION NOTES

Sheet Number:

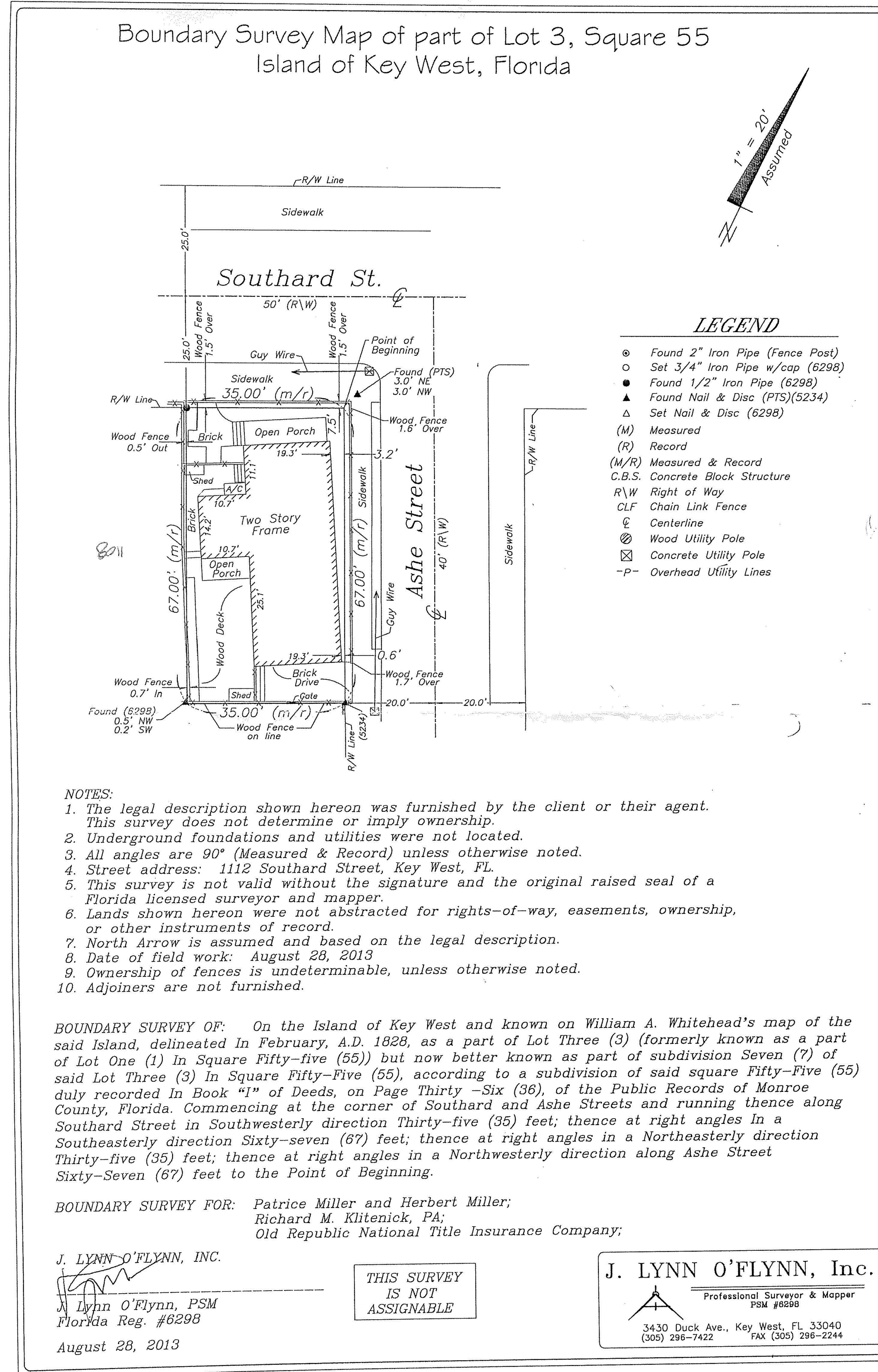
A0.2.2

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2 X-ZONE OVERLAY DIAGRAM
SCALE: 1/8"=1'-0"



1 SITE SURVEY - COPY
SCALE: NTS

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ENGINEER SEAL:

Revisions:

Approvals:

2014.06.19 - Variance Approval
2014.07.02 - HARC Approval # H14011109
2014.09.23 - HARC Approval # H14011385

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Title:
SITE SURVEY - COPY

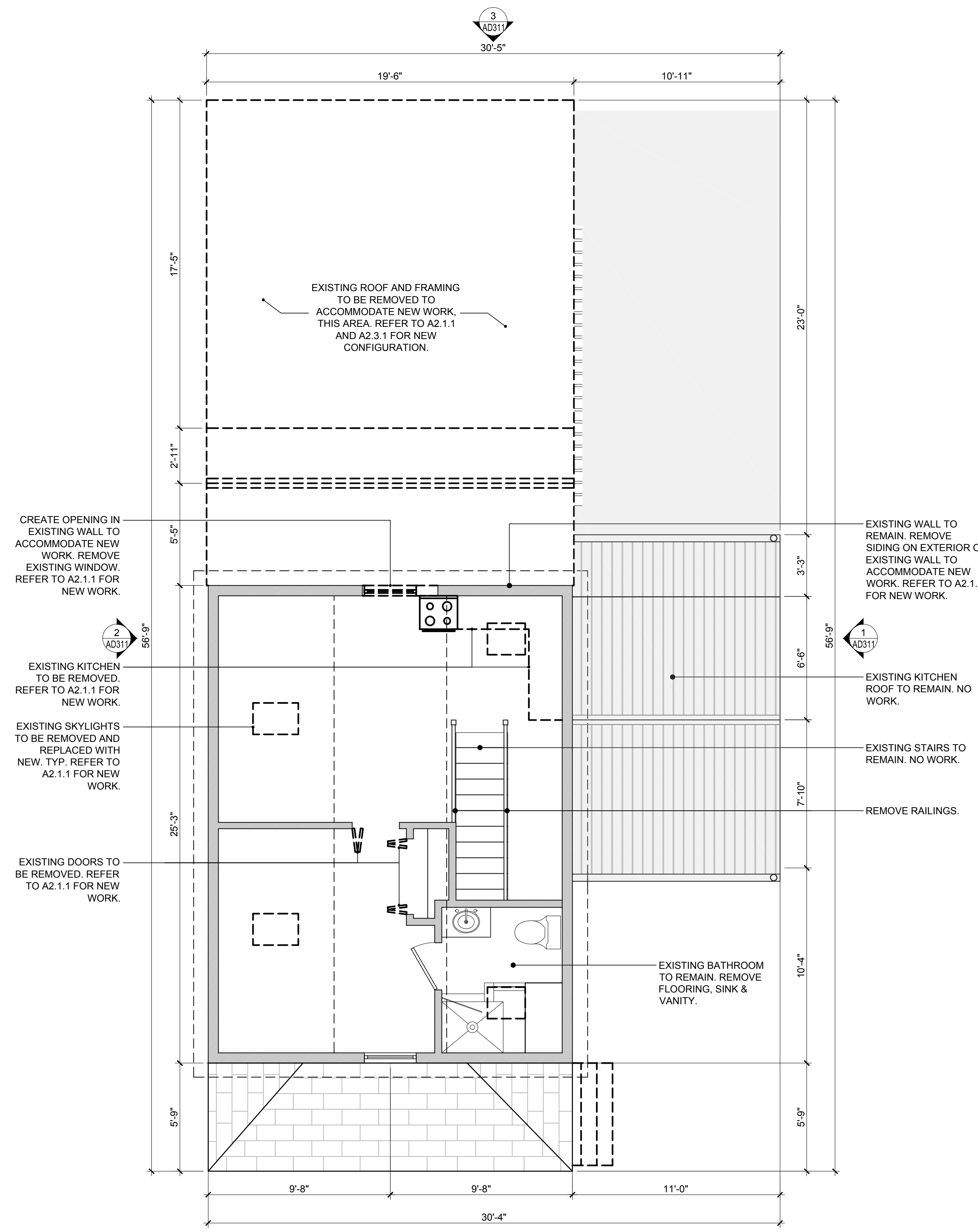
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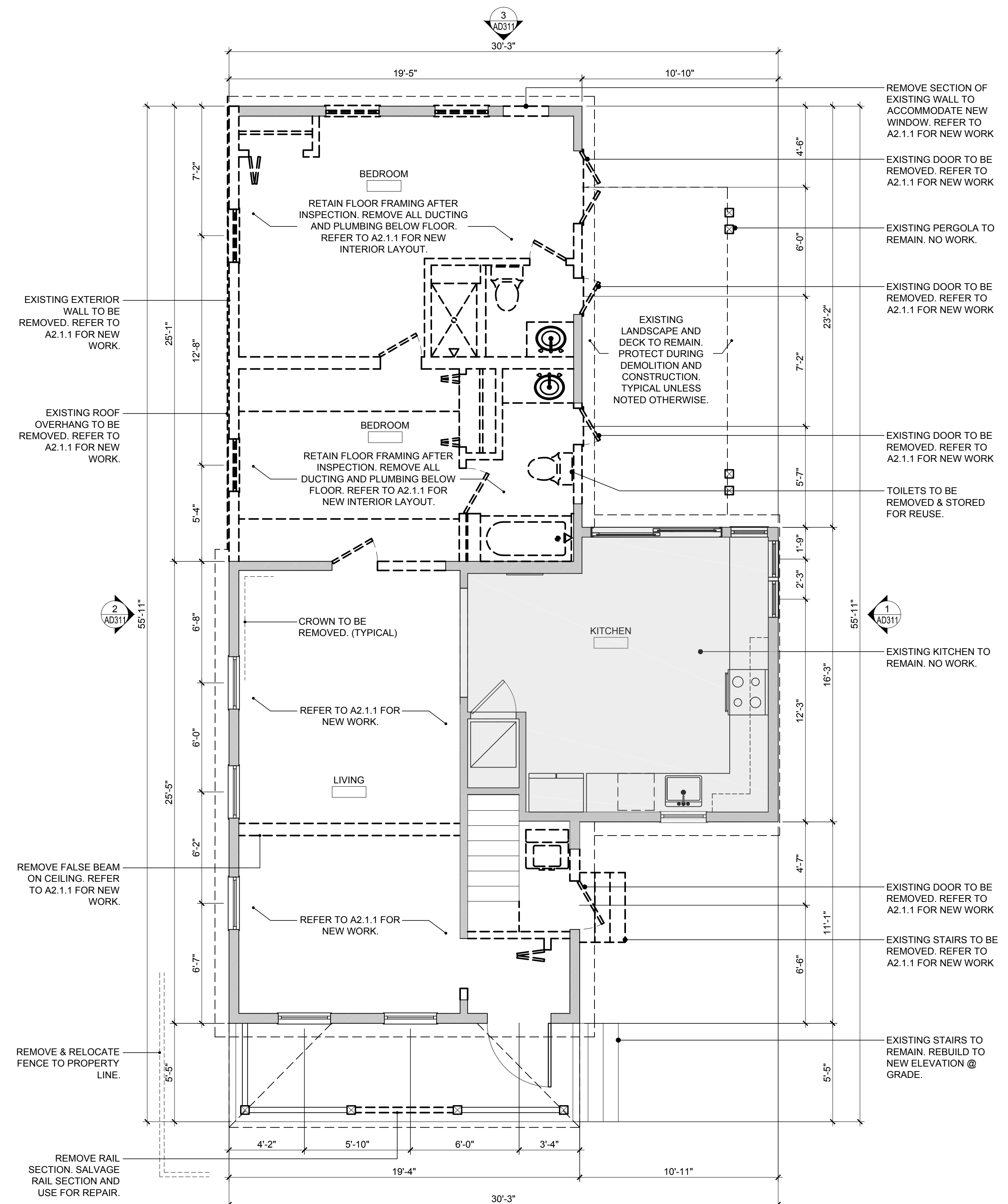
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FLOOR PLAN LEGEND:	
XXXX	ROOM NAME ROOM NUMBER
	EXISTING TO REMAIN.
	EXISTING DOOR TO BE DEMOLISHED.
	EXISTING WALL TO REMAIN.
	WALL TO BE DEMOLISHED.

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



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



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

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ENGINEER SEAL:

Revisions:

Approvals:
 2014.06.19 - Variances Approval
 2014.07.02 - HARC Approval # H14011109
 2014.09.23 - HARC Approval # H14011395

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Drawing Size 24x36	Project # 13 131
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Title:
DEMOLITION FLOOR PLANS

Sheet Number:
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Y:\Users\AD311\131 - 1112 Southard - Miller Residence\Drawings\Arch\AD2.1.1.dwg, 2/6/2015 2:18 PM, notes: 1'-0" = 1'-0", allen givado

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Revisions:

Approvals:

2014.06.19 - Variance Approval
 2014.07.02 - HARC Approval # H14011100
 2014.09.23 - HARC Approval # H14011390

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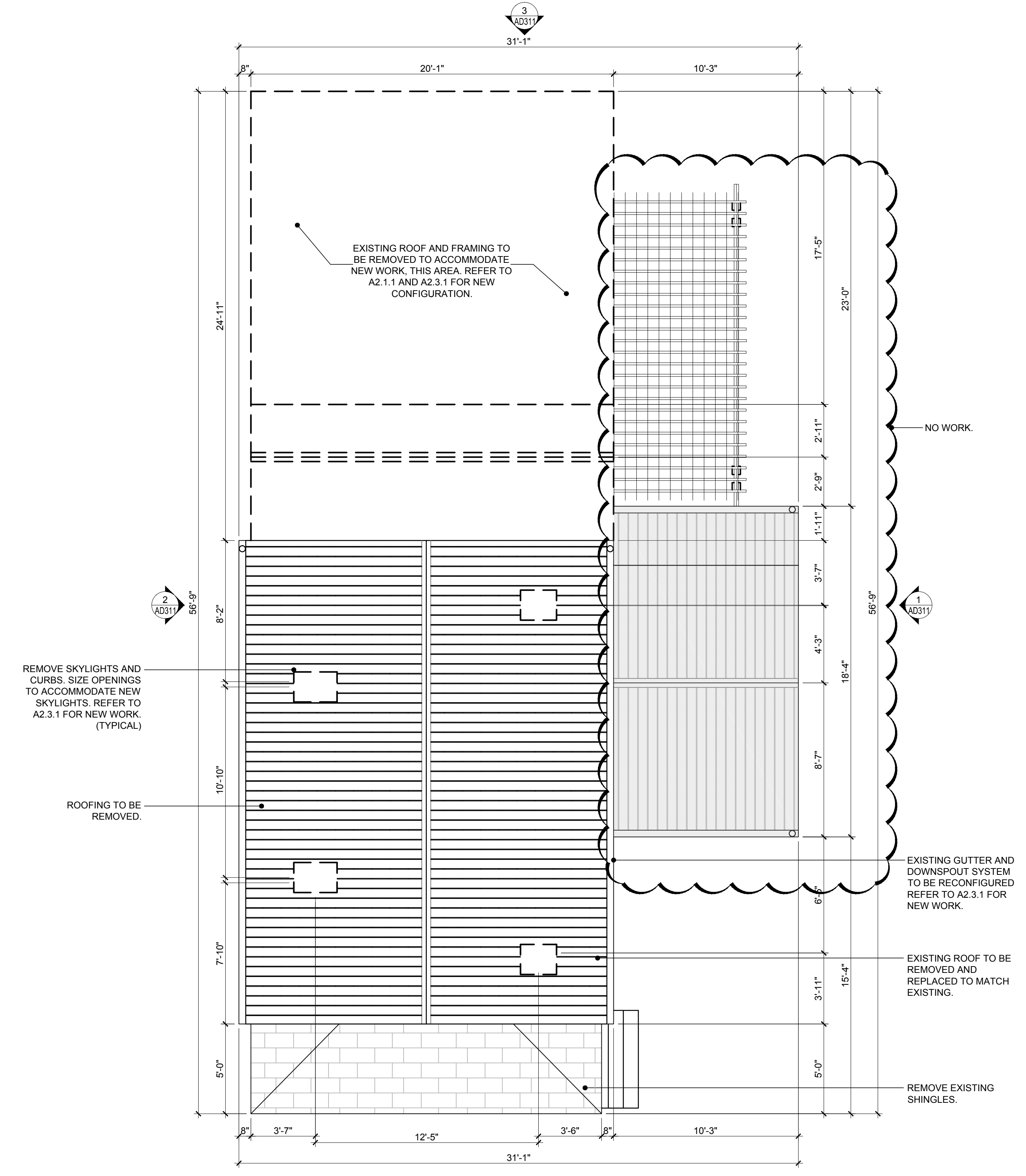
Title: DEMOLITION ROOF PLAN

Sheet Number:

AD2.3.1

Date: February 06, 2015

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



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2014.06.19 - Variance Approval
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Drawn By: KMA Checked By: MBI

Title:
**DEMOLITION
EXTERIOR
ELEVATIONS**

Sheet Number:

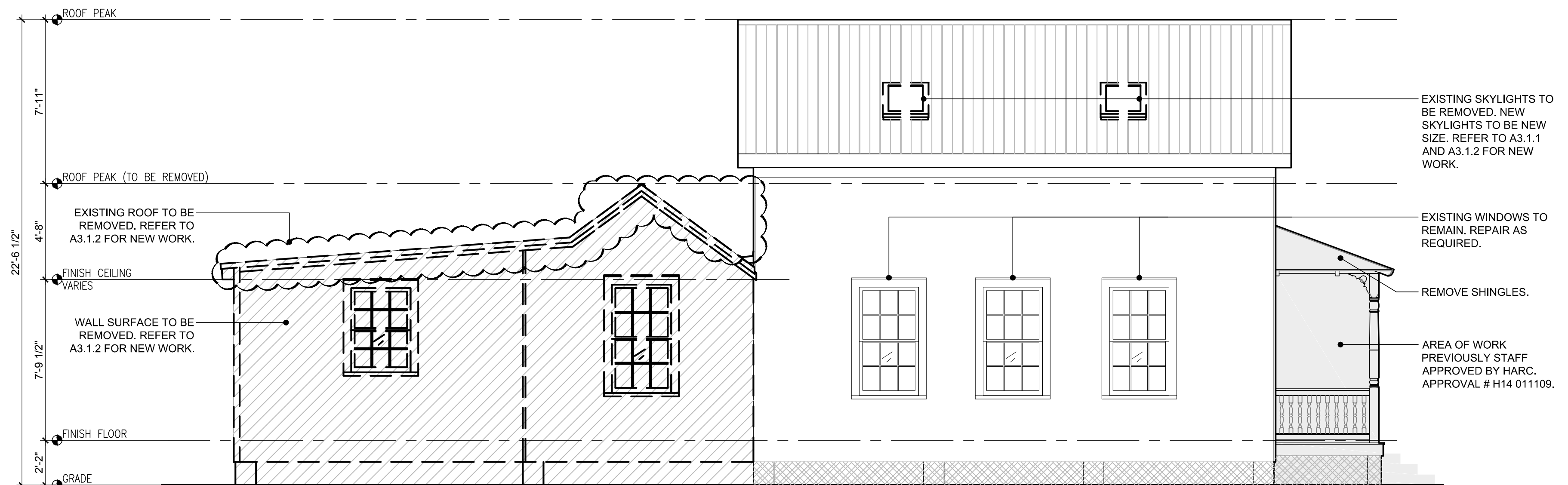
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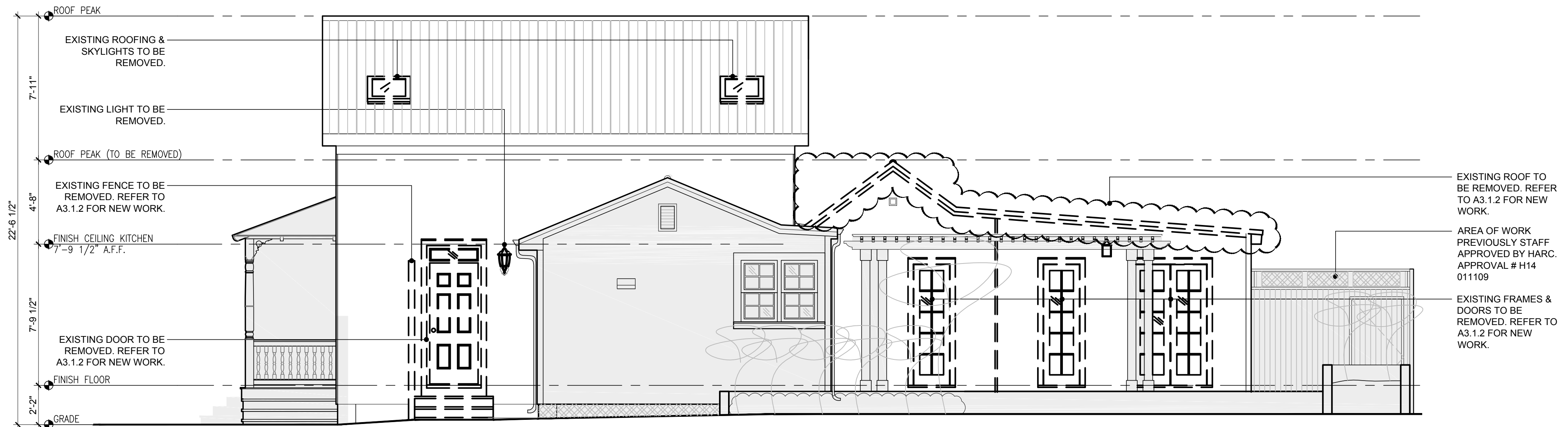
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3 DEMOLITION SOUTH ELEVATION
SCALE: 1/4"=1'-0" GRAPHIC SCALE: 1/4" = 1'-0"



2 DEMOLITION EAST ELEVATION
SCALE: 1/4"=1'-0" GRAPHIC SCALE: 1/4" = 1'-0"



1 DEMOLITION WEST ELEVATION
SCALE: 1/4"=1'-0" GRAPHIC SCALE: 1/4" = 1'-0"

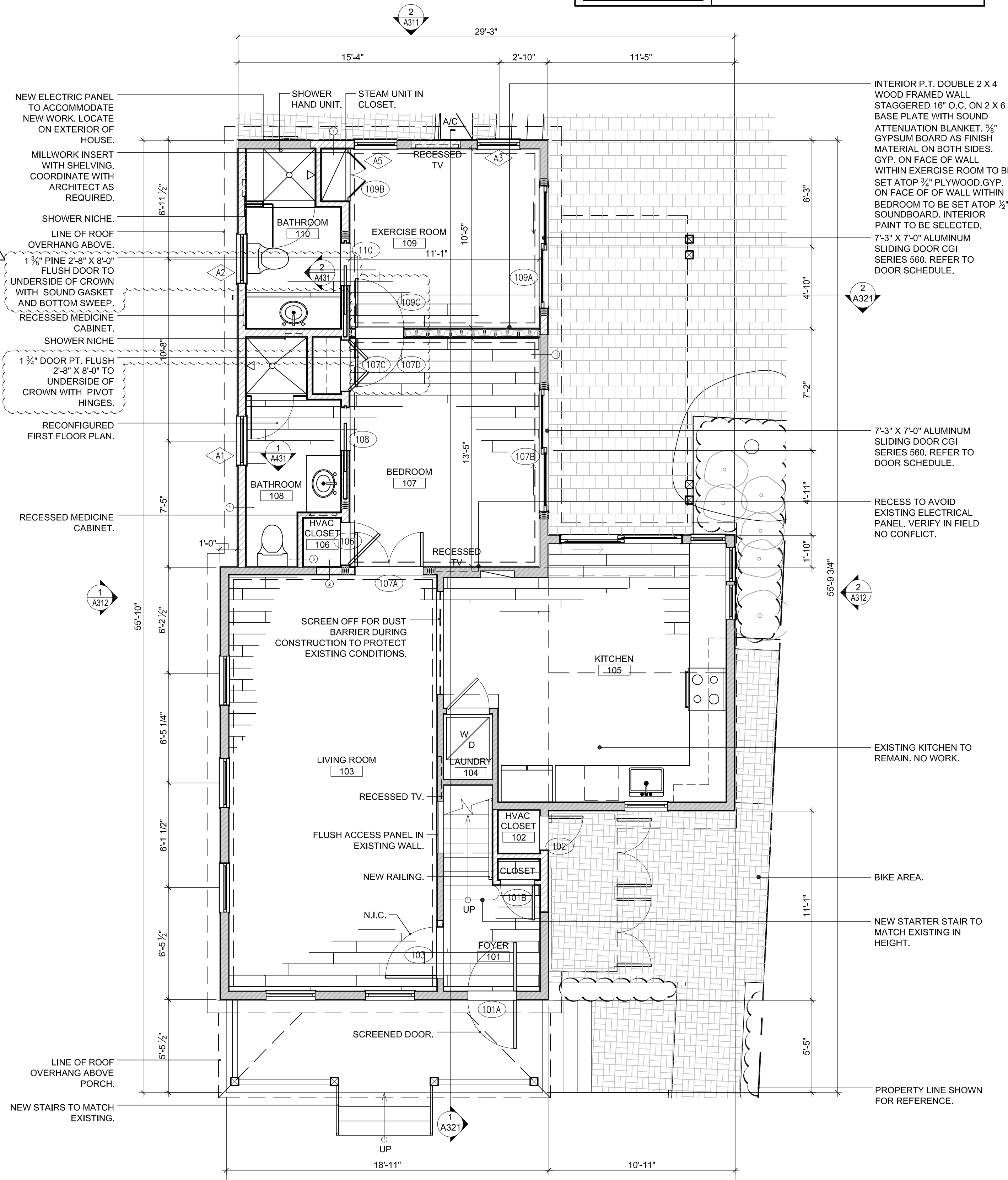
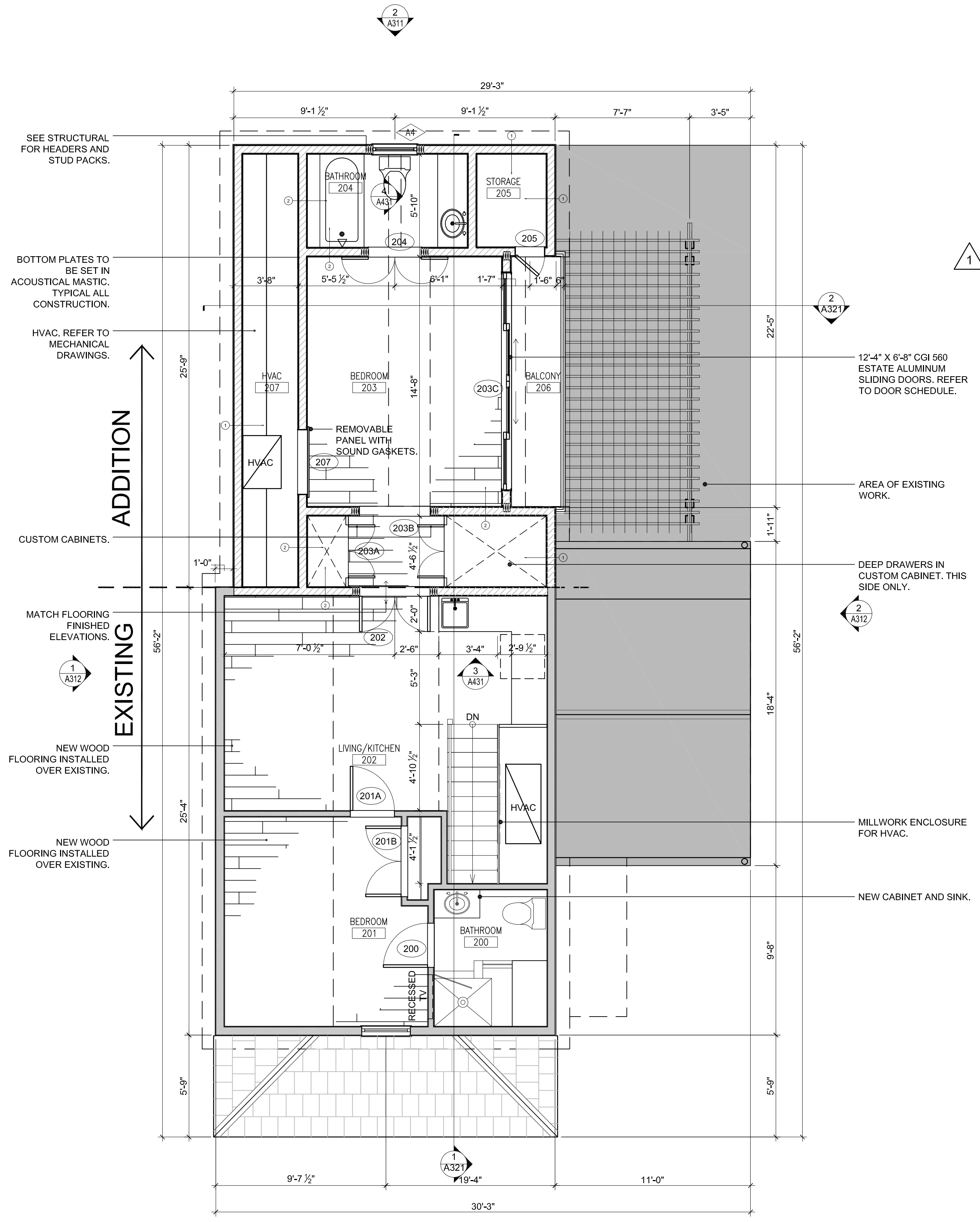
WALL TYPE SCHEDULE:

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

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

FLOOR PLAN LEGEND:

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



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ENGINEER SEAL:

Revisions:

Approvals:

2014.06.19 - Variance Approval
 2014.07.02 - HARC Approval # H14011100
 2014.09.23 - HARC Approval # H14011399

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24x36	13 131
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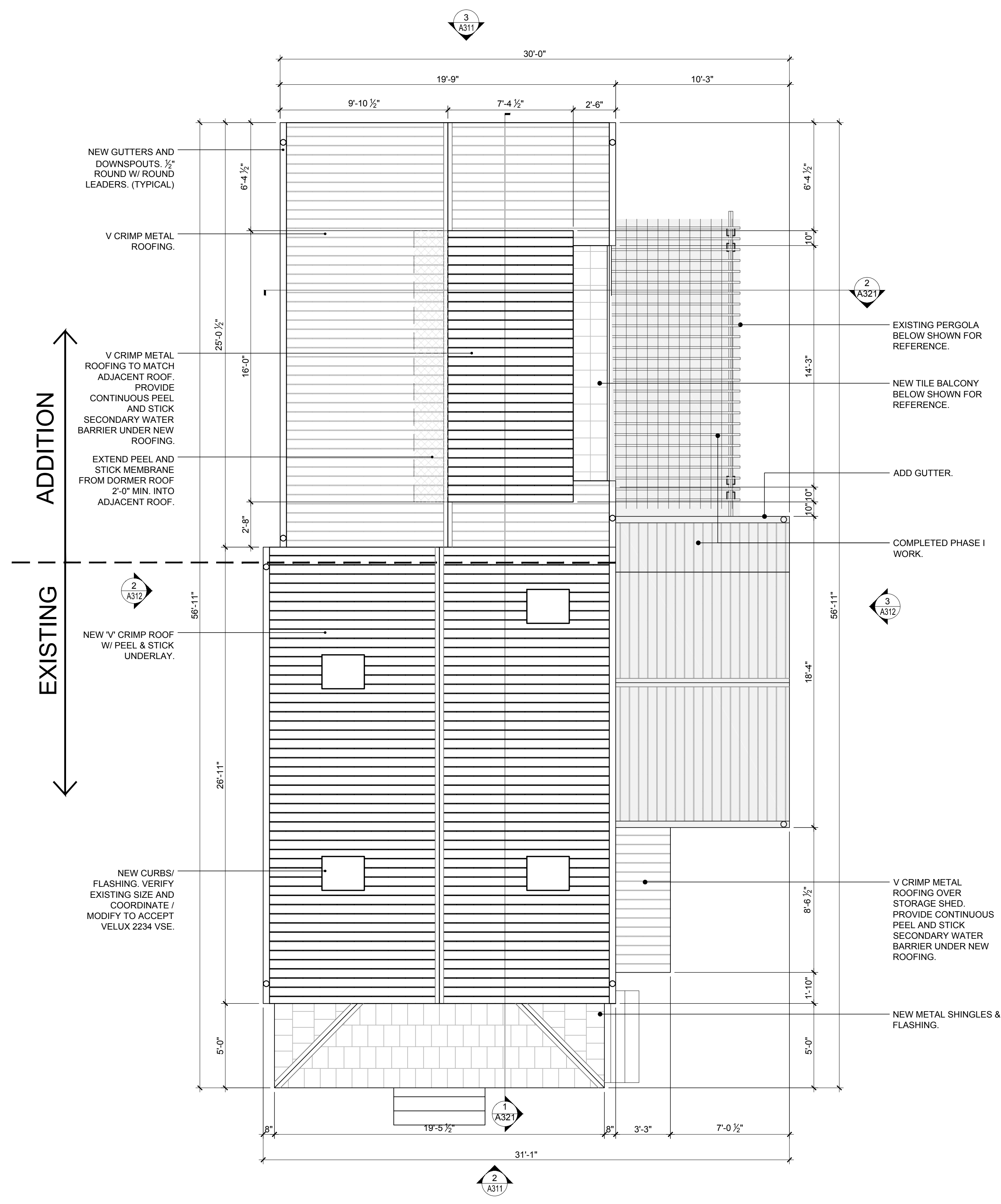
Title: ROOF PLAN

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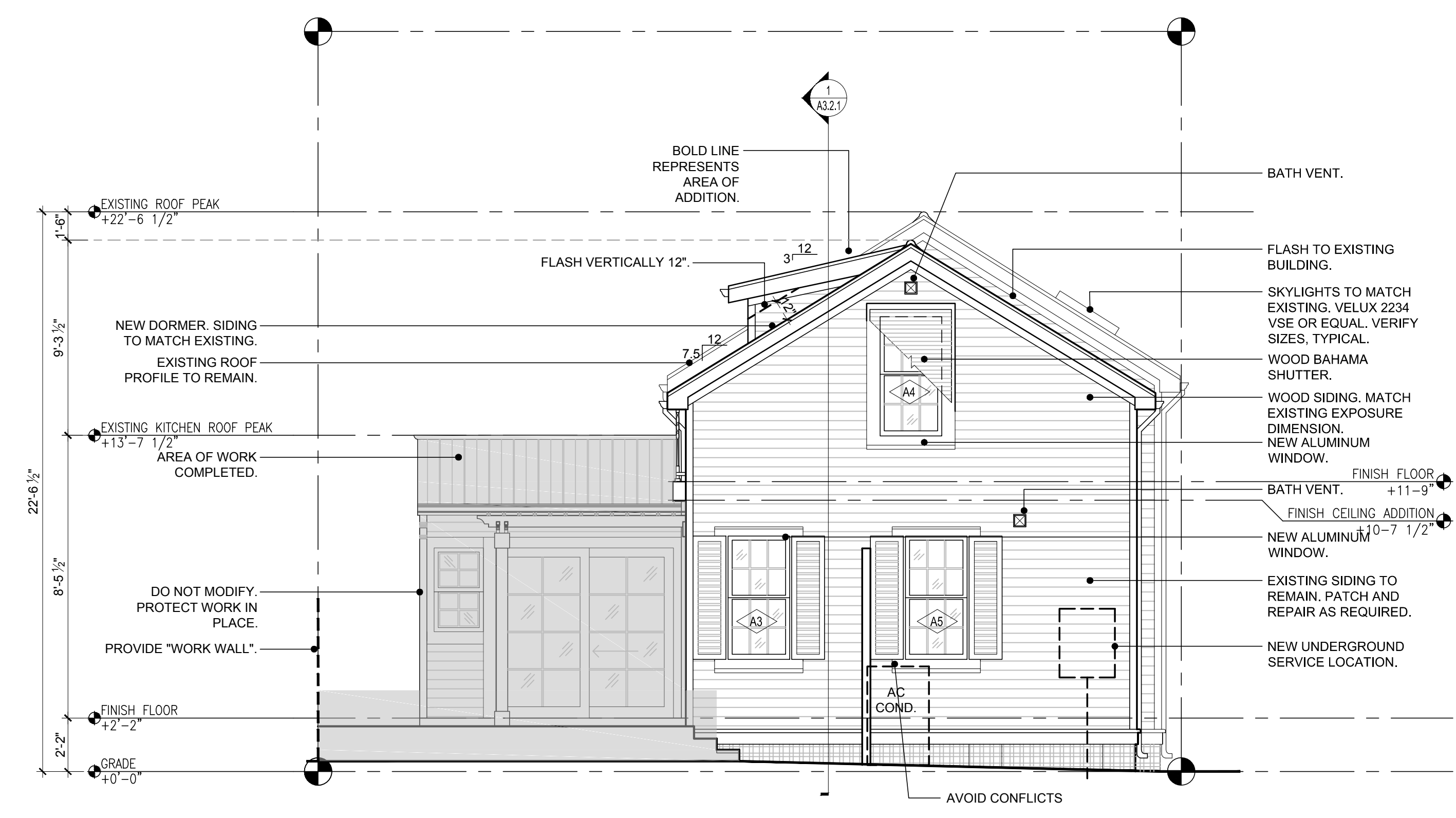


1 ROOF PLAN
 SCALE: 1/4"=1'-0"

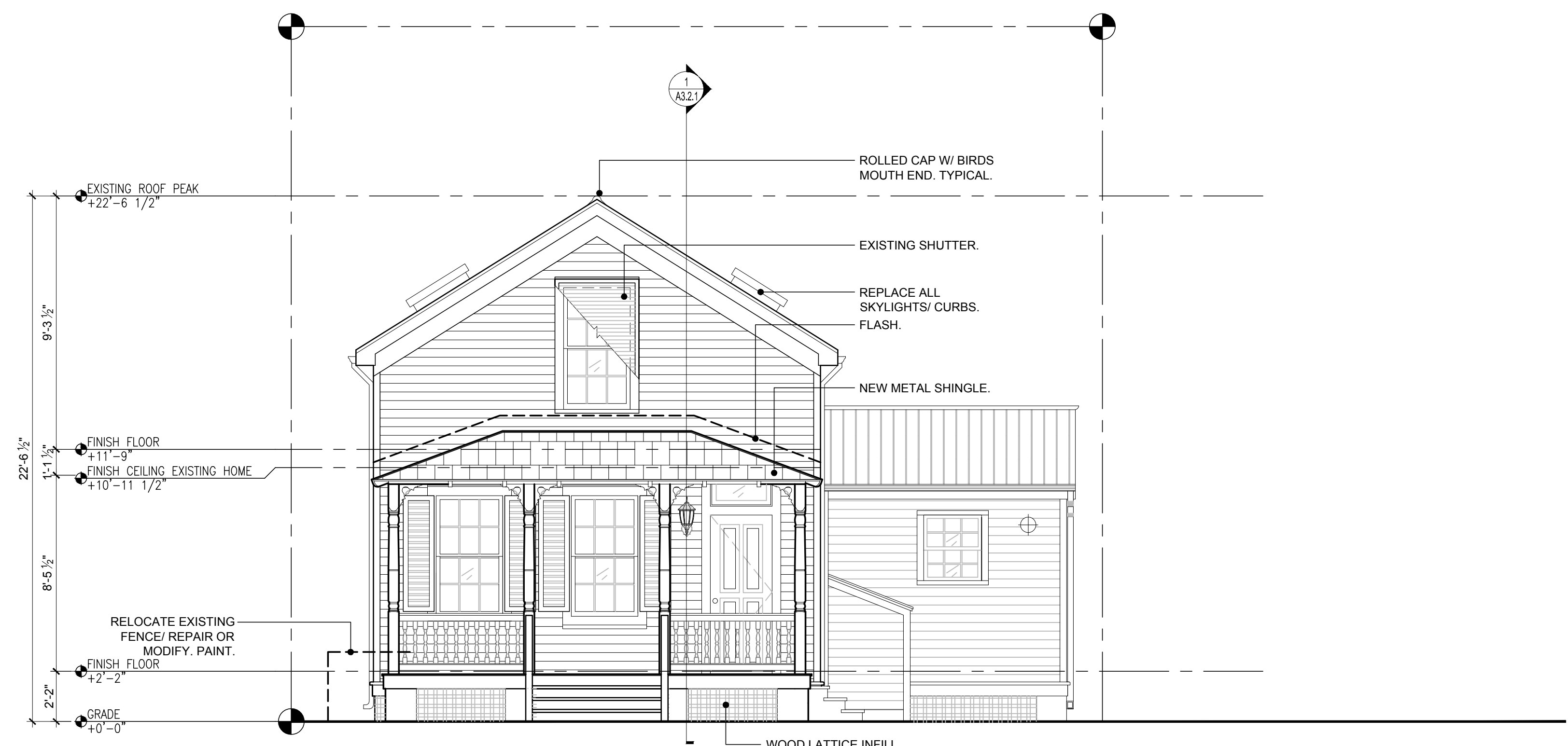


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NOTE: ALL SIDING TO BE REPAIRED, REPLACED, NEW, PAINT WHITE.
 EXISTING SHUTTERS TO BE PROTECTED & REUSED, NEW SHUTTERS TO MATCH.



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



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



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Revisions:

Approvals:

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

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EXTERIOR ELEVATIONS

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Revisions:

Approvals:

2014.06.19 - Variance Approval
2014.07.02 - HARC Approval # 114611109
2014.09.23 - HARC Approval # 114611395

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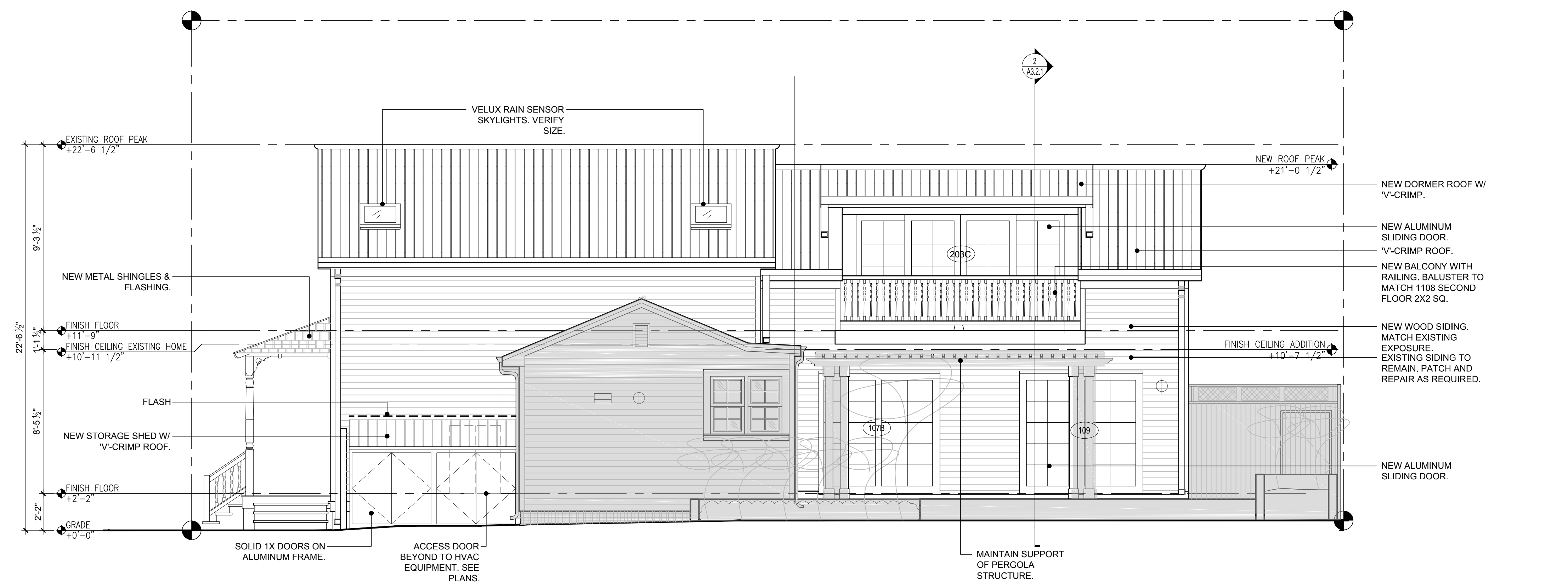
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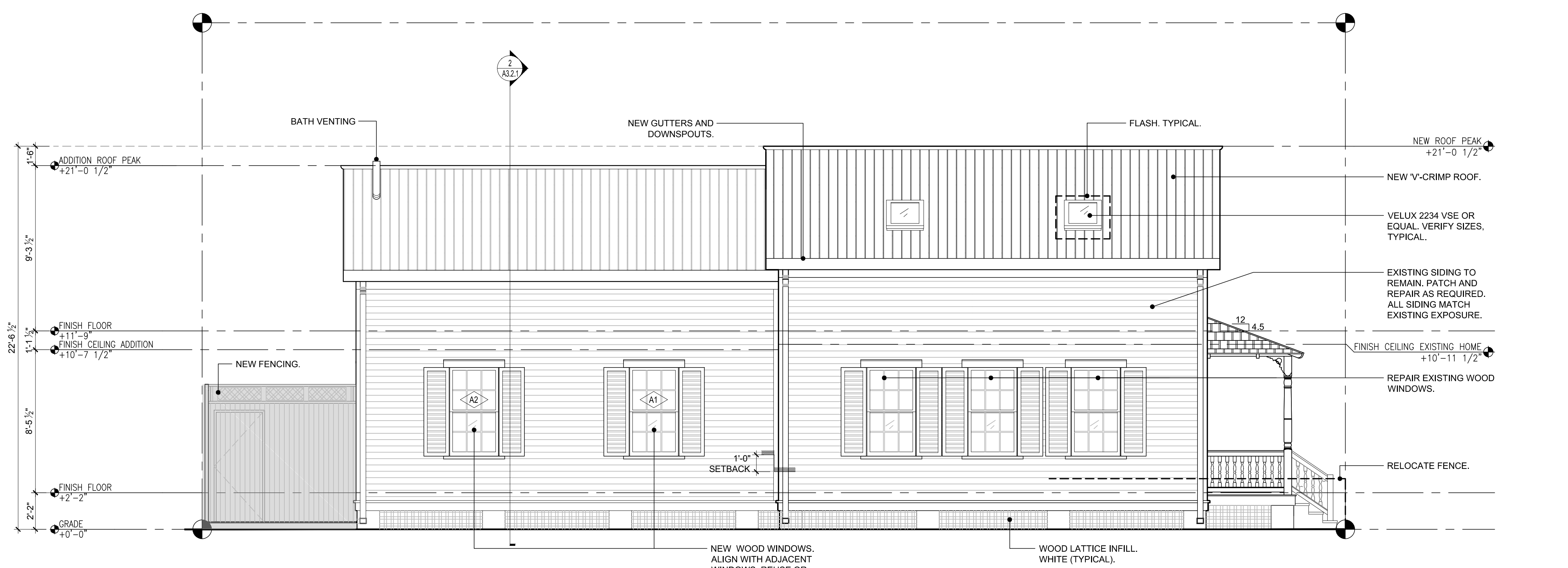
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2 WEST ELEVATION
SCALE: 1/4"=1'-0"



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



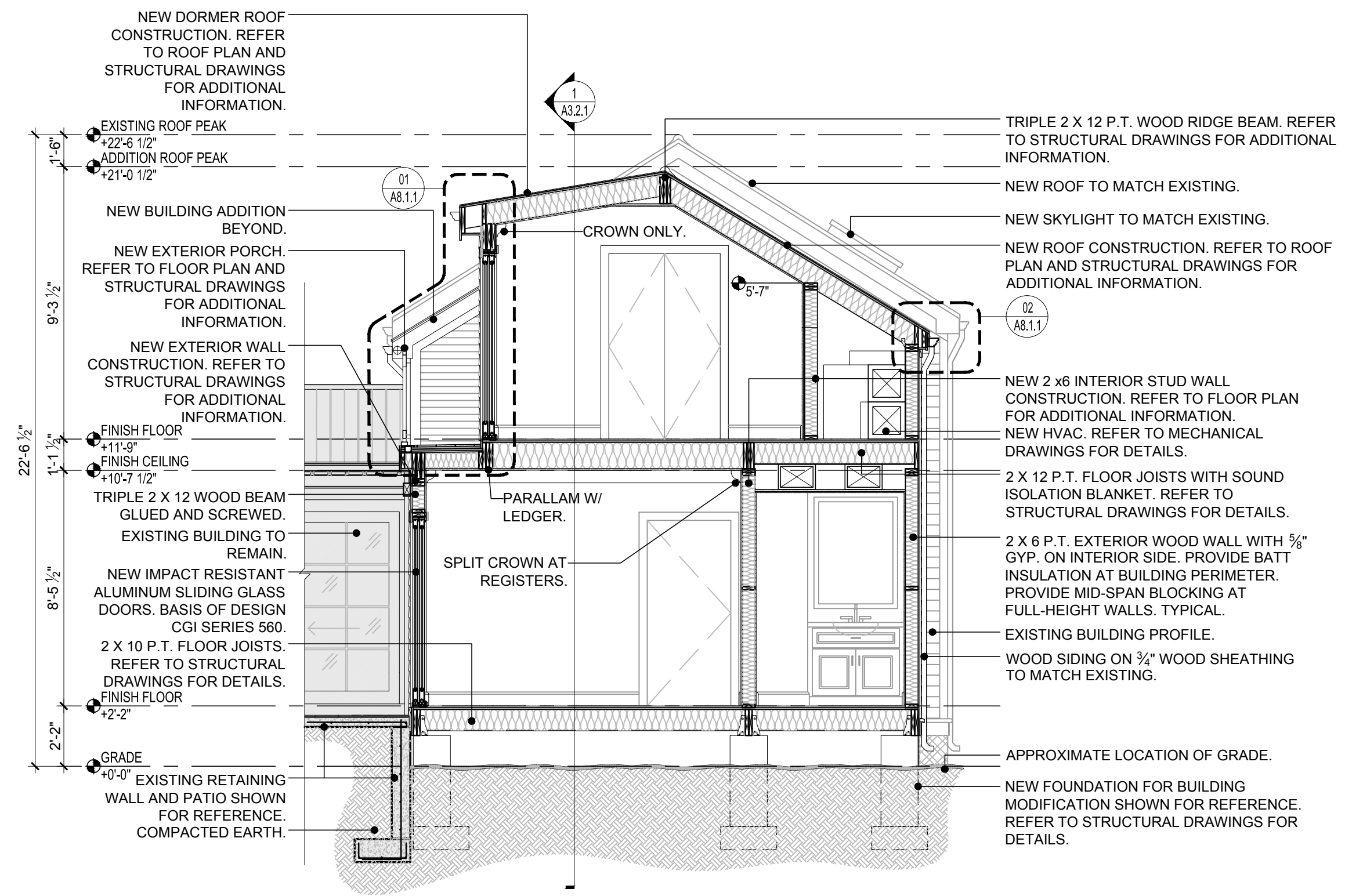
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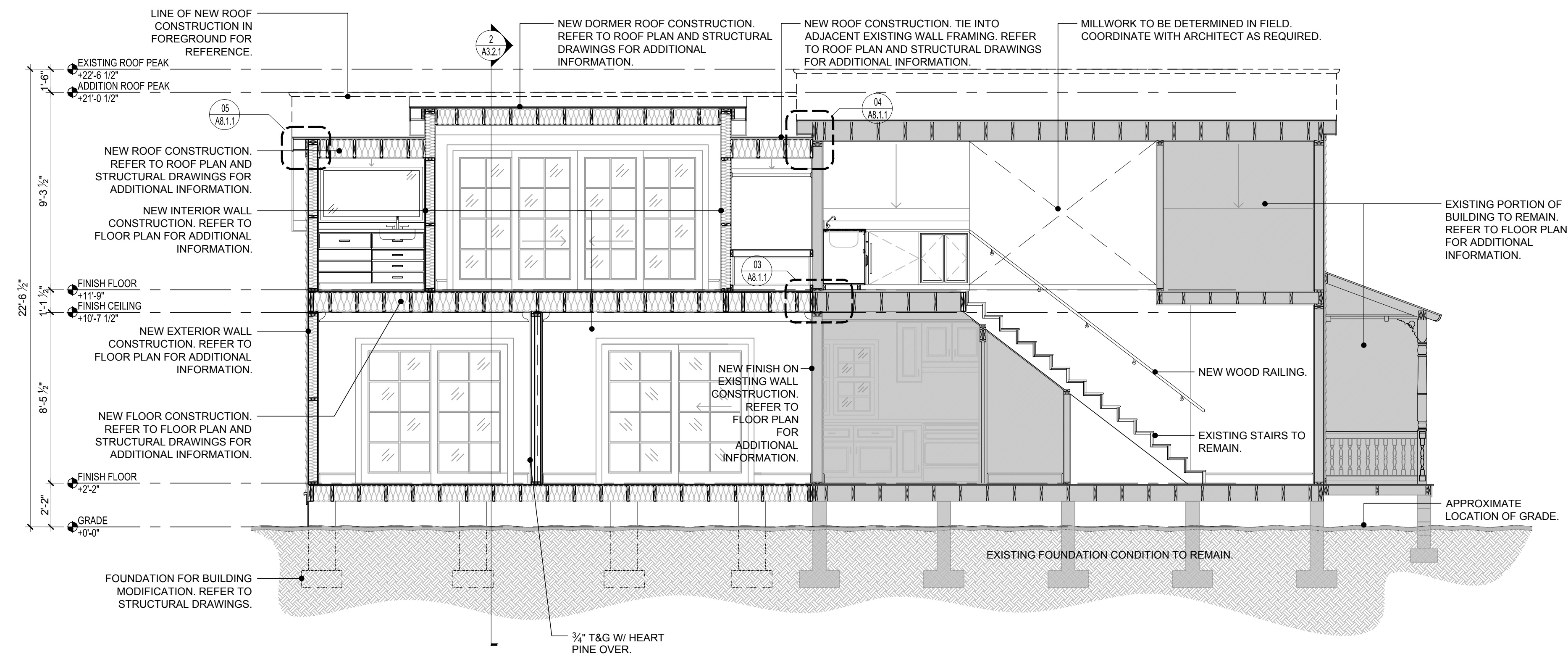
Revisions:

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2014.06.19 - Variance Approval
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2 BUILDING SECTION
 SCALE: 1/4"=1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



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

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BUILDING SECTIONS

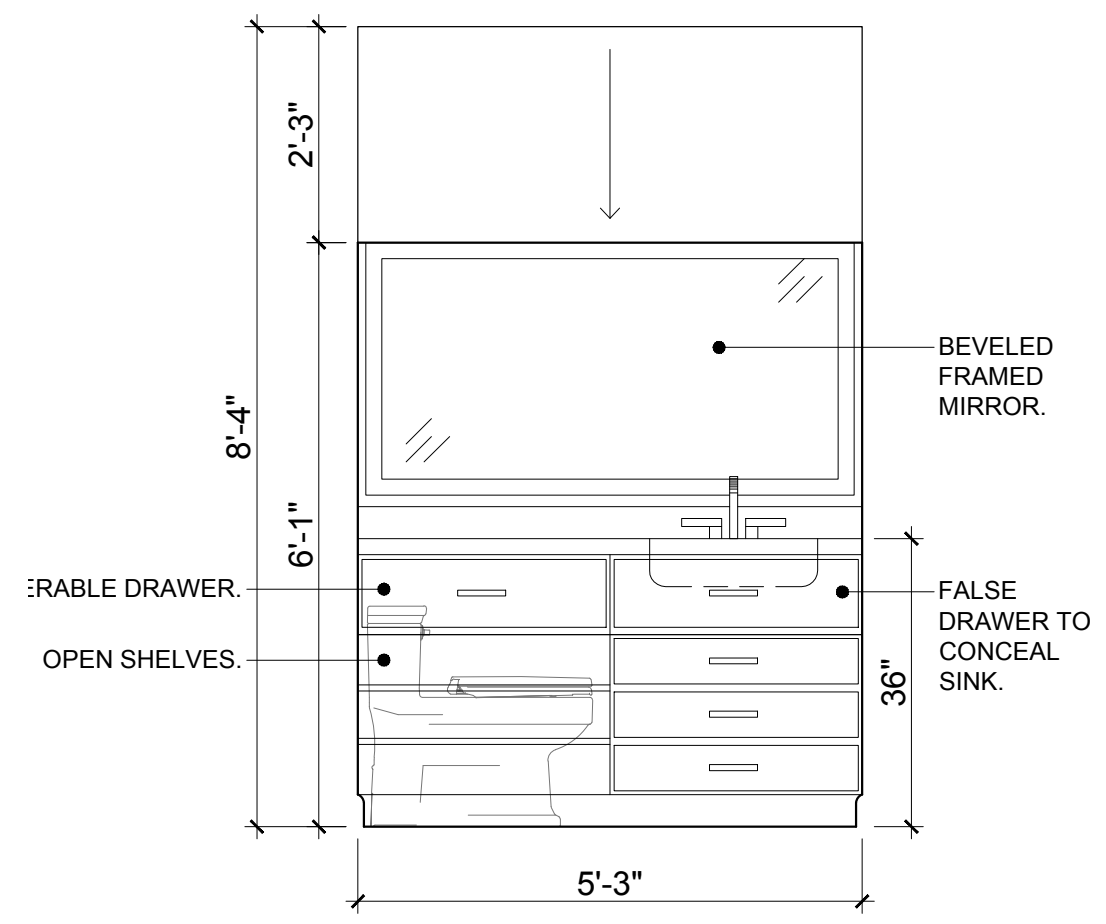
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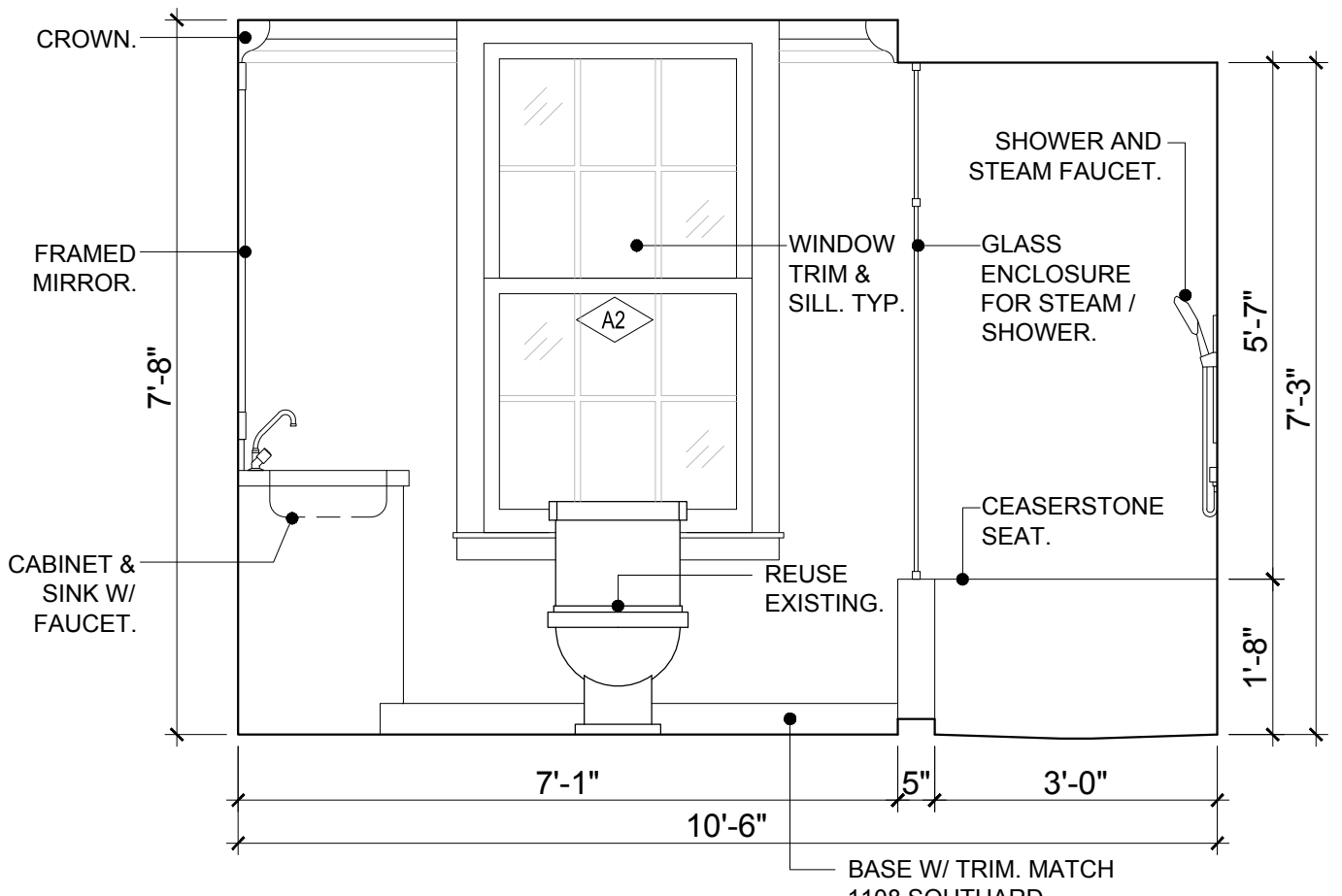
GENERAL NOTES
 1. SEE SEPARATE SCHEDULE FOR TILE SELECTION.
 2. BATHROOM FIXTURES TO MATCH 1108 SOUTHARD STREET. TOILETS TO BE REUSED.
 3. DOOR HARDWARE TO BE BALDWIN. MATCH 1108 SOUTHARD STREET.
 4. STEAM SHOWER AT #110 BATHROOM.

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



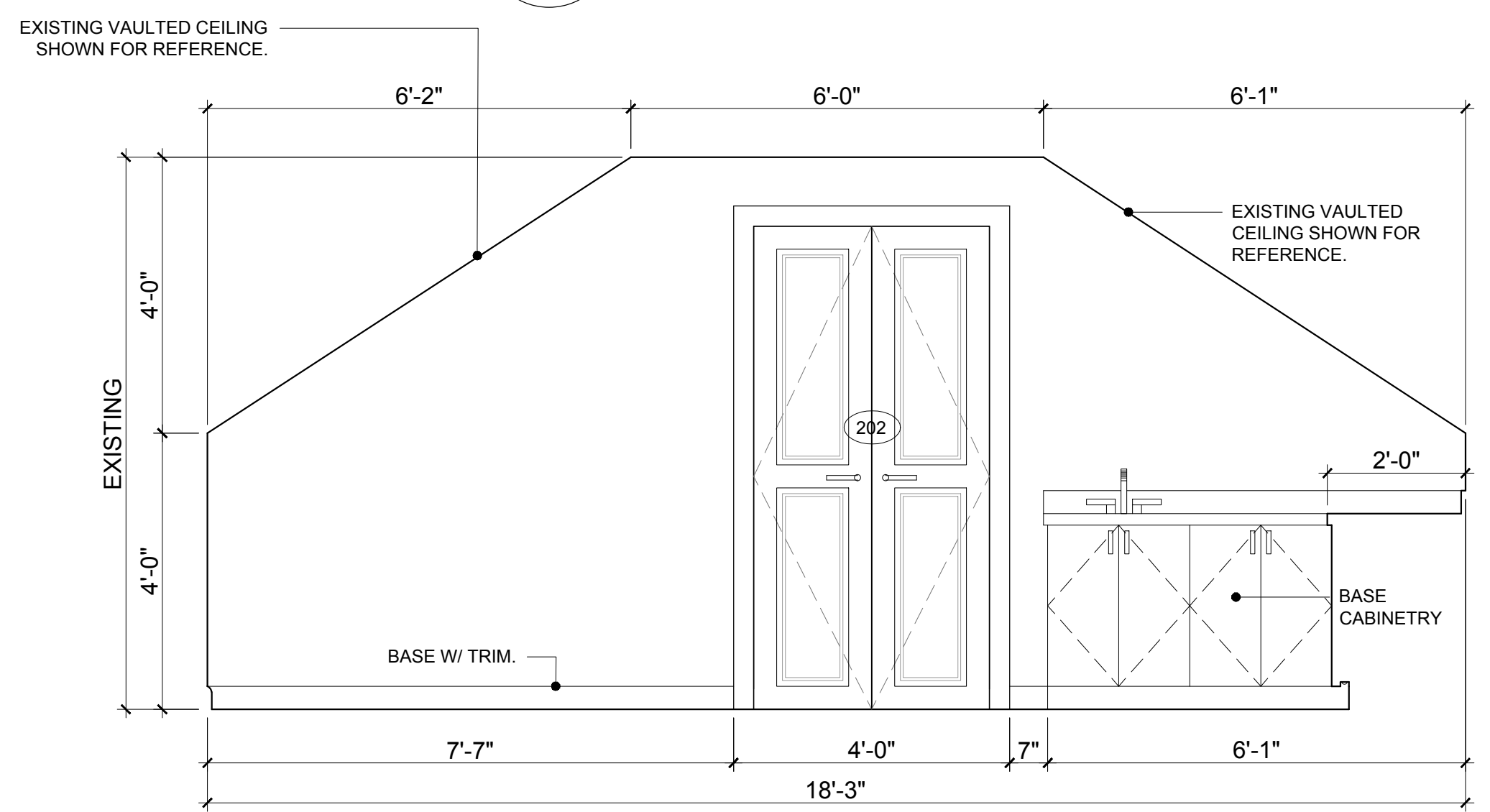
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04 A4.3.1 SCALE: 1/2" = 1'-0" GRAPHIC SCALE: 1/2" = 1'-0"



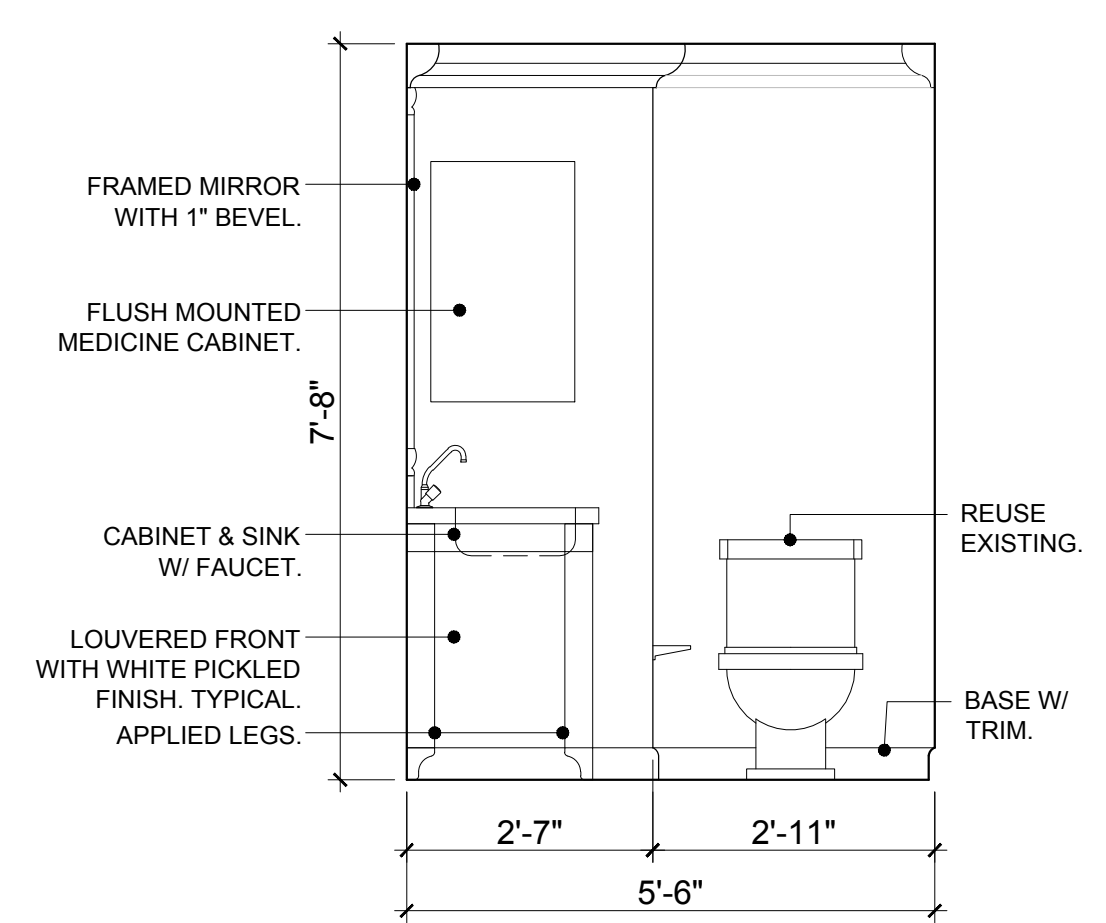
ROOM 110 BATHROOM ELEVATION

02 A4.3.1 SCALE: 1/2" = 1'-0" GRAPHIC SCALE: 1/2" = 1'-0"



ROOM 202 LIVING/KITCHEN ELEVATION

03 A4.3.1 SCALE: 1/2" = 1'-0" GRAPHIC SCALE: 1/2" = 1'-0"



ROOM 108 BATHROOM ELEVATION

01 A4.3.1 SCALE: 1/2" = 1'-0" GRAPHIC SCALE: 1/2" = 1'-0"

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Revisions:
 Approvals:
 2014.06.19 - Variance Approval
 2014.07.02 - HARC Approval # H14011109
 2014.09.23 - HARC Approval # H14011385

MILLER RESIDENCE
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Title: ENLARGED INTERIOR ELEVATIONS & SCHEDULES

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ARCHITECT SEAL:

Anthony D. Sarno: License # AR65358
 Expiration Date: February 28, 2015

ENGINEER SEAL:

Revisions:

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

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

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

Title:
DOOR & WINDOW SCHEDULES

Sheet Number:
A6.1.1
 Date: February 06, 2015
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COMPUTATIONAL INFORMATION				WIND SPEED	
1.80 MPH	Z4/5+	Z4-	Z5-	1.80	MPH
COEFF	69.67	74.3	104.8	EXPOSURE	C
EXP	-0.075	-0.068	-0.122	RISK CATEGORY	II
LAMBDA	ALL ELEV.			ROOF ANGLE	30-45 DEG
COEFF	0.6833			MEAN ROOF HT	19 FT
EXP	0.2115			LAMBDA	1.274

WD	ID	DESCRIPTION	ELEVATION	WIDTH	HEIGHT	EFF. AREA	ZONE	PRESSURE
W	I	SKYLIGHT	19	24	30	5.0	4	47.2 -50.9
W	A1, A2, A5	SINGLE HUNG	7	34	60	14.2	4	35.3 -38.4
W	A3	SINGLE HUNG	7	34	60	14.2	5	35.3 -46.9
W	A4	SINGLE HUNG	16	34	60	14.2	4	42.1 -45.7
D	101	IN-SWING	5	34	80	18.9	5	32.2 -42.2
D	102	OUTSWING	4	24	36	6.0	5	33.5 -46.3
D	107B	SLIDING	5	87	84	50.8	4	29.9 -32.8
D	109	SLIDING	5	87	84	50.8	5	29.9 -37.4
D	203C	SLIDING	15	148	80	82.2	5	36.4 -44.5
D	205	OUTSWING	15	20	84	11.7	5	42.1 -56.5

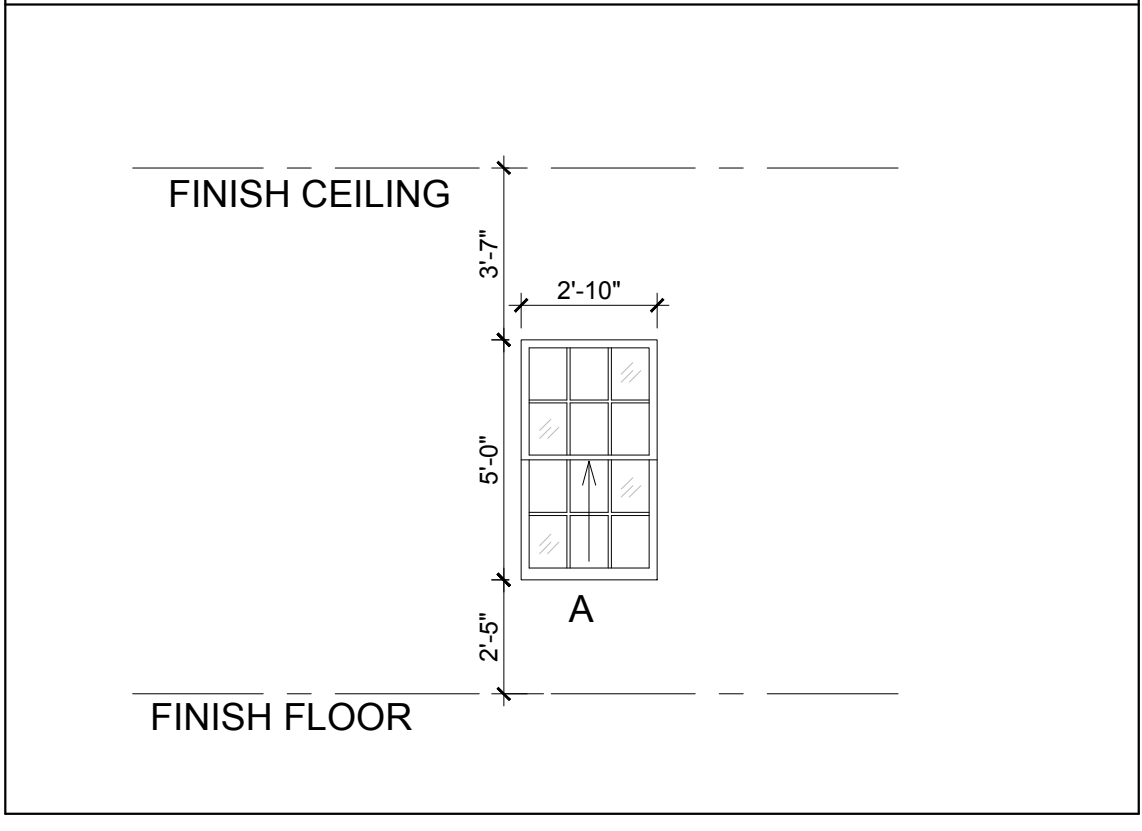
WINDOW SCHEDULE

WINDOW NO.	WINDOW TYPE	WINDOW SIZE		FRAME	BASIS OF DESIGN	REMARKS	NOA
		NOMINAL	MATR. FINISH				
A1	A	2'-10" X 5'-0"		PAINTED WOOD	HURD. WOOD INSULATED W/ SIMULATED DIVIDED LITES. INSULATED GLASS	TRADITIONAL PROFILE	N/A SHUTTERED
A2							
A3							
A4							
A5							

GENERAL NOTES

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

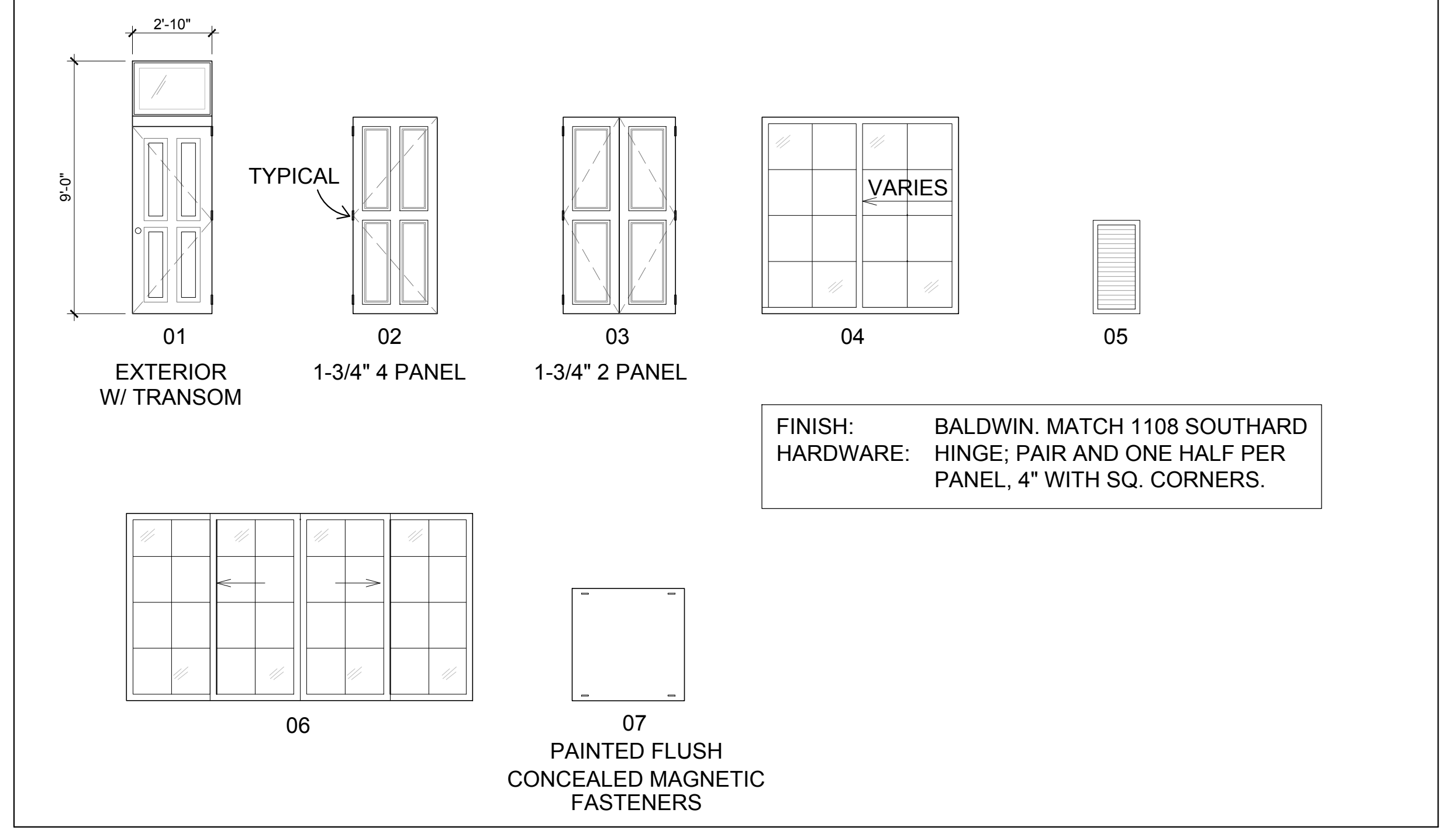
WINDOW TYPES



DOOR SCHEDULE

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

DOOR TYPES



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Anthony D. Sarno License # AR65358
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2014.06.19 - Variance Approval
2014.07.02 - HARC Approval # 114011109
2014.09.23 - HARC Approval # 114011395

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

PLOTTED: 2/6/2015 2:19 PM

Drawing Size: 24x36 Project #: 13 131

Drawn By: KMA Checked By: AD

Title: SECTIONS AND DETAILS

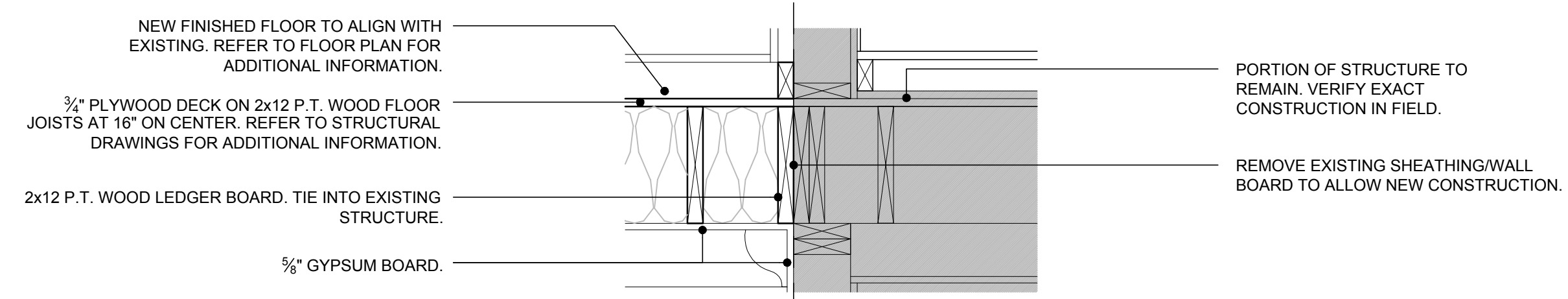
Sheet Number:

A8.1.1

Date: February 06, 2015

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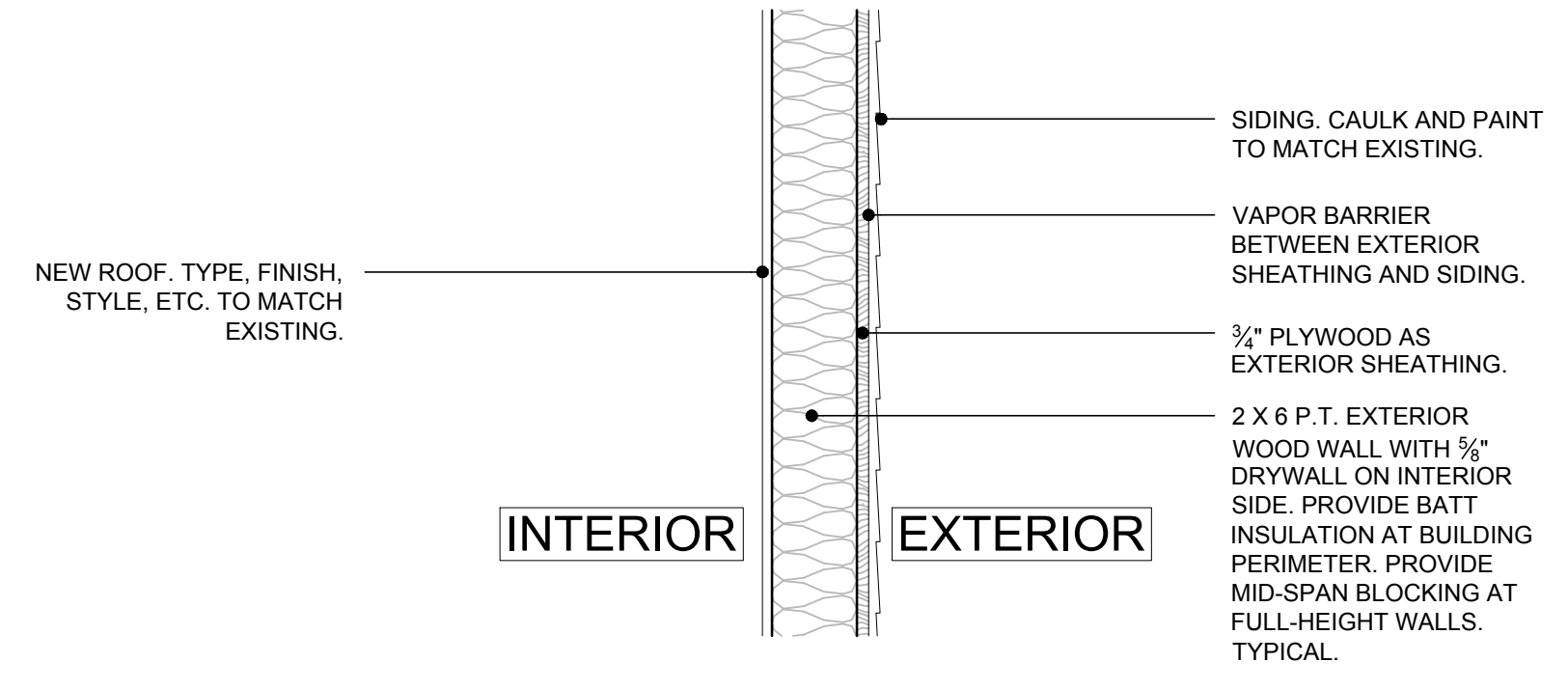
NEW ADDITION | EXISTING TO REMAIN



3

SECTION DETAIL

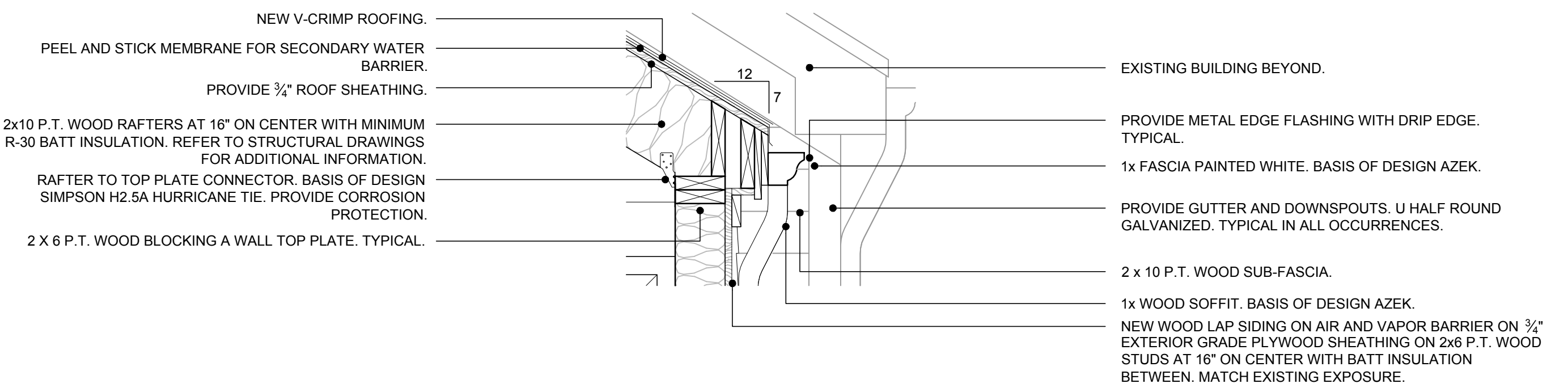
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6

SECTION DETAIL

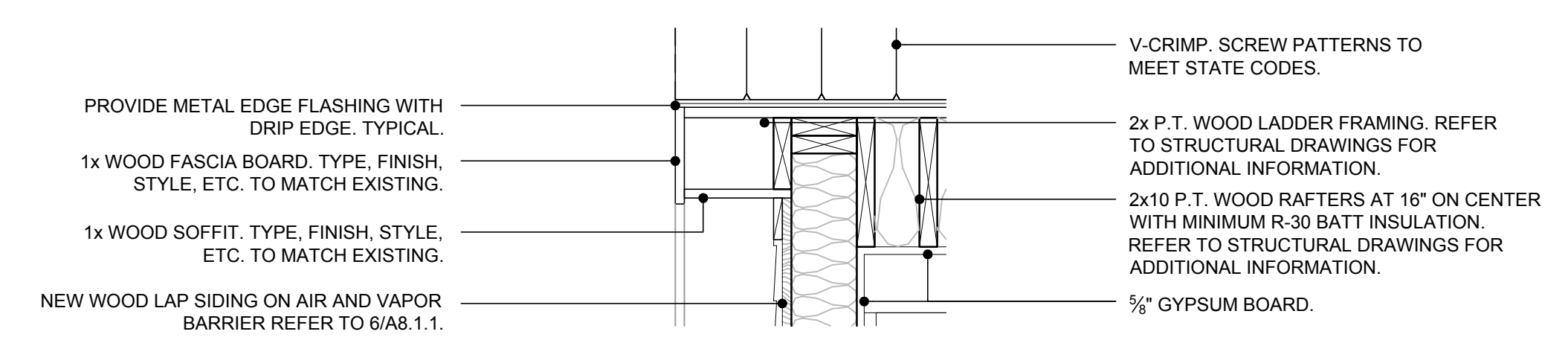
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2

SECTION DETAIL

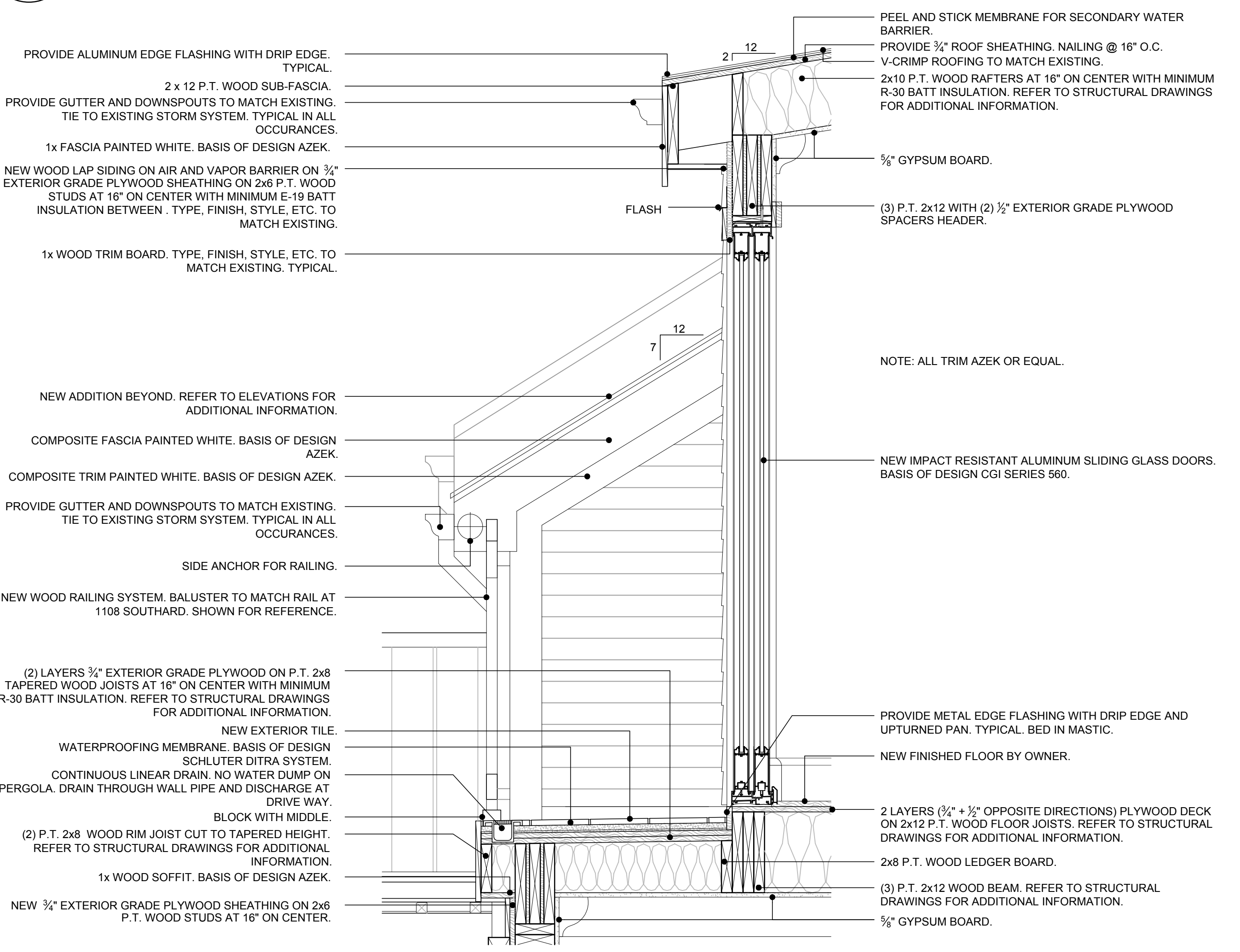
SCALE: 1"=1'-0"



5

SECTION DETAIL

SCALE: 1"=1'-0"



1

SECTION DETAIL

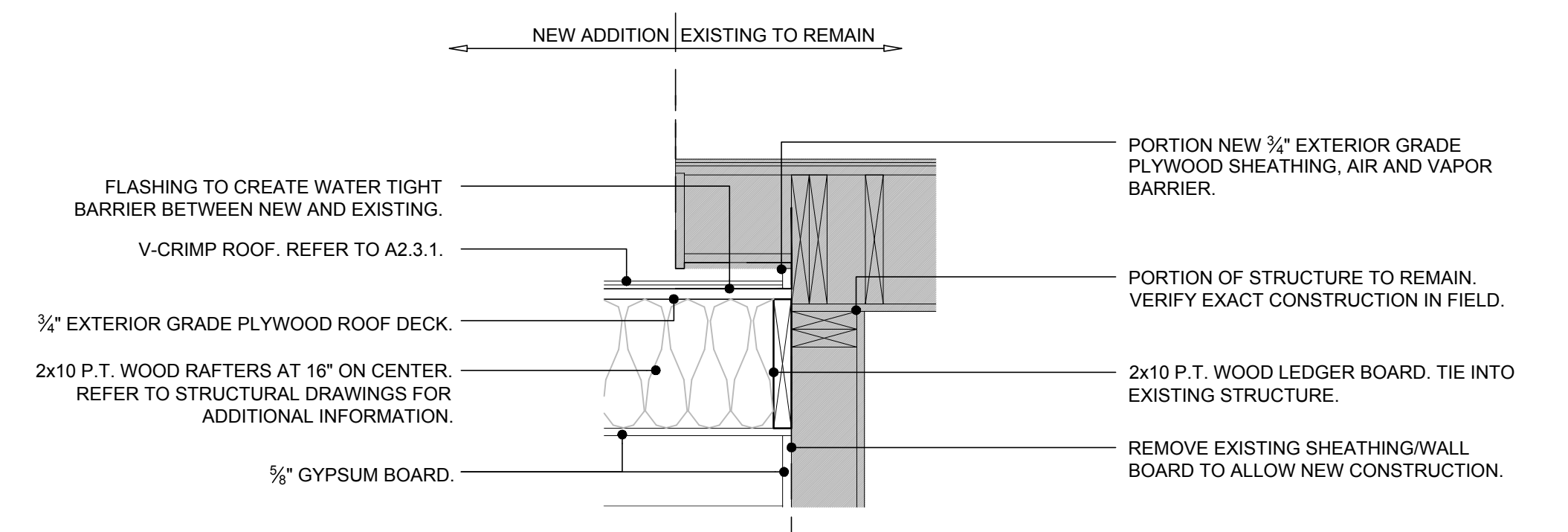
SCALE: 1"=1'-0"



4

SECTION DETAIL

SCALE: 1"=1'-0"



4

SECTION DETAIL

SCALE: 1"=1'-0"



\\K2M\K2M\131 - 1112 Southard - Miller Residence\Working\A8.1.1.dwg, 2/6/2015 2:19 PM, scale: 1"=1'-0", sheet: 1 of 1

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 2014.09.23 - HARC Approval # 114011105

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RESIDENTIAL RENOVATION

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

Title:
FOUNDATION & FIRST FLOOR FRAMING PLAN

Sheet Number:
S2.1.1
 Date: February 06, 2015
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STRUCTURAL GENERAL NOTES

- GENERAL NOTES:**
1. DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE TYPICAL AND APPLY TO SIMILAR SITUATIONS ELSEWHERE, EXCEPT AS OTHERWISE INDICATED.
 2. ADAPT REQUIREMENTS OF DETAILS, SECTIONS, PLANS, AND NOTES AT LOCATIONS WHERE CONDITIONS ARE SIMILAR.
 3. CENTER ALL FOOTINGS UNDER COLUMNS UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
 4. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND SITE DRAWINGS.
 5. CONTRACTOR SHALL LOCATE ALL BURIED UTILITIES PRIOR TO EXCAVATION FOR BUILDING FOUNDATIONS. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF POTENTIAL CONFLICTS BETWEEN FOUNDATIONS AND BURIED UTILITIES.
 6. GENERAL CONTRACTOR: DO NOT SCALE DRAWINGS. COORDINATE DIMENSIONS BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS. NOTIFY STRUCTURAL ENGINEER AND ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- CODE REQUIREMENTS:**
- THE BUILDING STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2010 EDITION OF THE FLORIDA BUILDING CODE. FOLLOW ALL APPLICABLE PROVISIONS FOR ALL PHASES OF CONSTRUCTION.
- TEMPORARY CONDITIONS:**
1. THE STRUCTURAL INTEGRITY OF THE COMPLETED STRUCTURE DEPENDS ON INTERACTION OF VARIOUS CONNECTED COMPONENTS.
 2. PROVIDE ADEQUATE BRACING, SHORING, AND OTHER TEMPORARY SUPPORTS AS REQUIRED TO SAFELY COMPLETE THE WORK. THE STRUCTURE SHOWN ON THE DRAWINGS HAS BEEN DESIGNED FOR STABILITY UNDER FINAL CONFIGURATION ONLY.
- FOUNDATIONS:**
- FOUNDATIONS ARE DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT PROVIDED BY PSI, DATED JULY 20, 2009. THE CONTRACTOR SHALL ALSO FOLLOW THE RECOMMENDATIONS OF THE REPORT TO ENSURE THAT THE STRUCTURAL DESIGN REQUIREMENTS ARE ACHIEVED FOR THE FOUNDATIONS, INCLUDING THE ROCK ANCHORS. GROUNDWATER LEVELS FLUCTUATE SEASONALLY AND THEREFORE SHOULD BE VERIFIED AT THE TIME OF CONSTRUCTION TO DETERMINE IF THERE WILL BE ANY IMPACT ON CONSTRUCTION PROCEDURE.
- CONCRETE:**
1. REINFORCED CONCRETE CONSTRUCTION SHALL CONFORM TO THE FBC AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE". CONCRETE STRENGTHS SHALL BE VERIFIED BY STANDARD 28-DAY CYLINDER TESTS PER ASTM C39
 - ** PROVIDE CORROSION-INHIBITING ADMIXTURE WHERE PERMANENTLY EXPOSED TO WEATHER OR EARTH. WATER USED FOR CONCRETE MIXES SHALL BE CLEAN AND POTABLE.
- WEATHER RESISTANCE:**
1. ALL CONCRETE EXPOSED TO CHLORIDES SHALL CONTAIN A CALCIUM-NITRITE BASED CORROSION INHIBITING ADMIXTURE. THE DOSAGE FOR CONCRETE EXPOSED TO AIRBORNE CHLORIDES SHALL BE MINIMUM TWO GALLONS PER CUBIC YARD. THE WATER CONTAINED IN THE CORROSION-INHIBITING ADMIXTURE SHALL BE USED IN THE CALCULATION OF THE WATER-TO-CEMENTITIOUS RATIO OF THE CONCRETE.
- REINFORCING STEEL:**
1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, FOR DEFORMED BARS AND ASTM A185 FOR SMOOTH WELDED WIRE FABRIC (WWF), UNLESS OTHERWISE NOTED. REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING STEEL SHALL BE SECURELY TIED IN PLACE WITH #16 ANNEALED IRON WIRE.
 2. ALL DETAILING AND ACCESSORIES SHALL CONFORM TO ACI DETAILING MANUAL SP-66. PROVIDE CHAIRS, SPACERS, BOLSTERS, AND ITEMS IN CONTACT WITH FORMS WITH HOT-DIP GALVANIZED LEGS OR PLASTIC LEGS. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT AGAINST DISPLACEMENT BY FORMWORK CONSTRUCTION OR CONCRETE PLACEMENT OPERATIONS. "WET-STICKING" OF REINFORCING IS PROHIBITED.
 3. REQUIRED CONCRETE COVER FOR REINFORCING STEEL (UNLESS NOTED OTHERWISE):
 PILES 2" SIDES
 FOOTINGS 3" BOTTOM AND SIDES, 2" TOP
 SLABS 3/4"
 WALLS 1-1/2"
 4. LAP SPICE CONTINUOUS VERTICAL OR HORIZONTAL BARS IN CONCRETE MEMBERS IN ACCORDANCE WITH ACI 318, LATEST EDITION, FOR CLASS "B" TENSION LAP SPLICES. DO NOT SPLICE CONTINUOUS TOP BARS IN BEAMS AT ENDS OF CLEAR SPANS. DO NOT SPLICE CONTINUOUS BOTTOM BARS IN BEAMS IN CLEAR SPANS BETWEEN SUPPORTS. SHOW ALL SPLICES ON SHOP DRAWINGS. SPLICE LOCATIONS AND METHODS SUBJECT TO APPROVAL OF STRUCTURAL ENGINEER.
 5. AT SLAB AND WALL OPENINGS PROVIDE A MINIMUM OF (2) #5 BARS ALL FOUR SIDES AND DIAGONALLY; EXTEND THESE BARS A LAP DISTANCE OR A MINIMUM OF 24" PAST THE OPENING OR HOOK BARS IF DISCONTINUOUS.
 6. DOWEL ALL WALLS AND COLUMNS TO FOOTINGS WITH BAR SIZE AND SPACING TO MATCH VERTICAL REINFORCING UNLESS OTHERWISE SHOWN.
- CHEMICAL ADHESIVE ANCHORING AND DOWELING TO CONCRETE:**
1. ADHESIVE ANCHORS (EPOXY STYLE) SHALL BE USED IN SOLID CONCRETE OR GROUT-FILLED APPLICATIONS FOR STRUCTURAL ANCHORING AND REBAR DOWELING. ANCHORS SHALL BE TESTED TO ASTM E488 AND ICBO AC508. ICBO AND/OR SBCCI CODE COMPLIANCE IS REQUIRED IN APPROPRIATE AREAS. METRO-DADE COMPLIANCE AND/OR FLORIDA BUILDING CODE COMPLIANCE ARE REQUIRED IN FLORIDA. ACCEPTED PRODUCTS ARE ITW RED HEAD, GRANITE 5, ACRYLIC 7, ALLIED A1000+, BRINKER BROWN 20/20 OR ENGINEER APPROVED SUBSTITUTION.
 2. ADHESIVE SHALL BE MOISTURE INSENSITIVE. (ALLOWING INSTALLATIONS IN DAMP OR WATER-FILLED HOLES). ADHESIVE SHALL HAVE A FULL-CURE LOAD OF 2 HOURS OR LESS AT 70°F OR SAFETY ISSUES.
 3. THREADED STUDS SHALL CONFORM TO ASTM A36 (STANDARD CARBON STEEL), UNLESS NOTED OTHERWISE. PERMANENTLY EXPOSED STUDS SHALL BE STAINLESS STEEL. NUTS AND WASHERS SHALL CONFORM TO SAME SPECIFICATION AS THE SUPPLIED ANCHOR RODS.
 4. INSTALLATION SHALL BE IN CONFORMANCE WITH MANUFACTURER'S PRINTED LITERATURE. INSTALLATION SHALL ALSO INCLUDE BRUSHING AND CLEANING OF DRILLED HOLES WITH COMPRESSED AIR AS INSTRUCTED. INSTALLERS SHALL BE TRAINED BY THE MANUFACTURER'S REPRESENTATIVE. EMBEDMENT SHALL BE AS INDICATED ON THE STRUCTURAL DRAWINGS.
- ANCHOR RODS:**
- UNLESS INDICATED OTHERWISE ON THE DRAWINGS, ANCHOR RODS SHALL BE ASTM F1554, GRADE 55, 3/4" DIA. AND SHALL BE EMBEDDED INTO THE CONCRETE FOUNDATION A DISTANCE OF 1'-0" WITH A HEAVY HEX NUT AT THE EMBEDDED END.
- RAILINGS:**
1. RAILING SYSTEM AND ALL CONNECTIONS SHALL BE DESIGNED FOR ALL APPLICABLE LOADS AS INDICATED ON THE PLANS AND IN THE BUILDING CODE. THE CONFIGURATION OF THE RAILING SYSTEM SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.

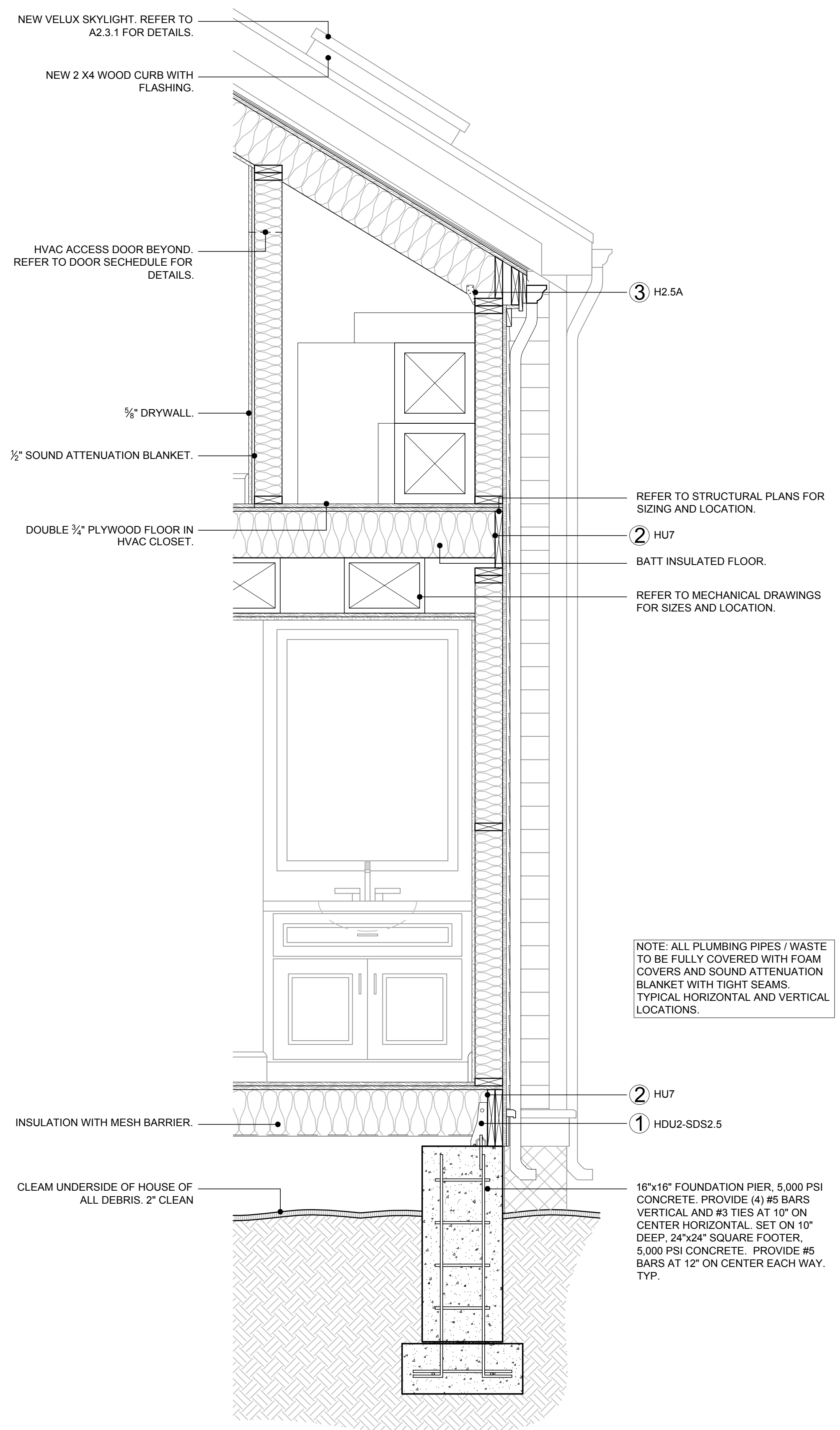
CONNECTION SCHEDULE

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

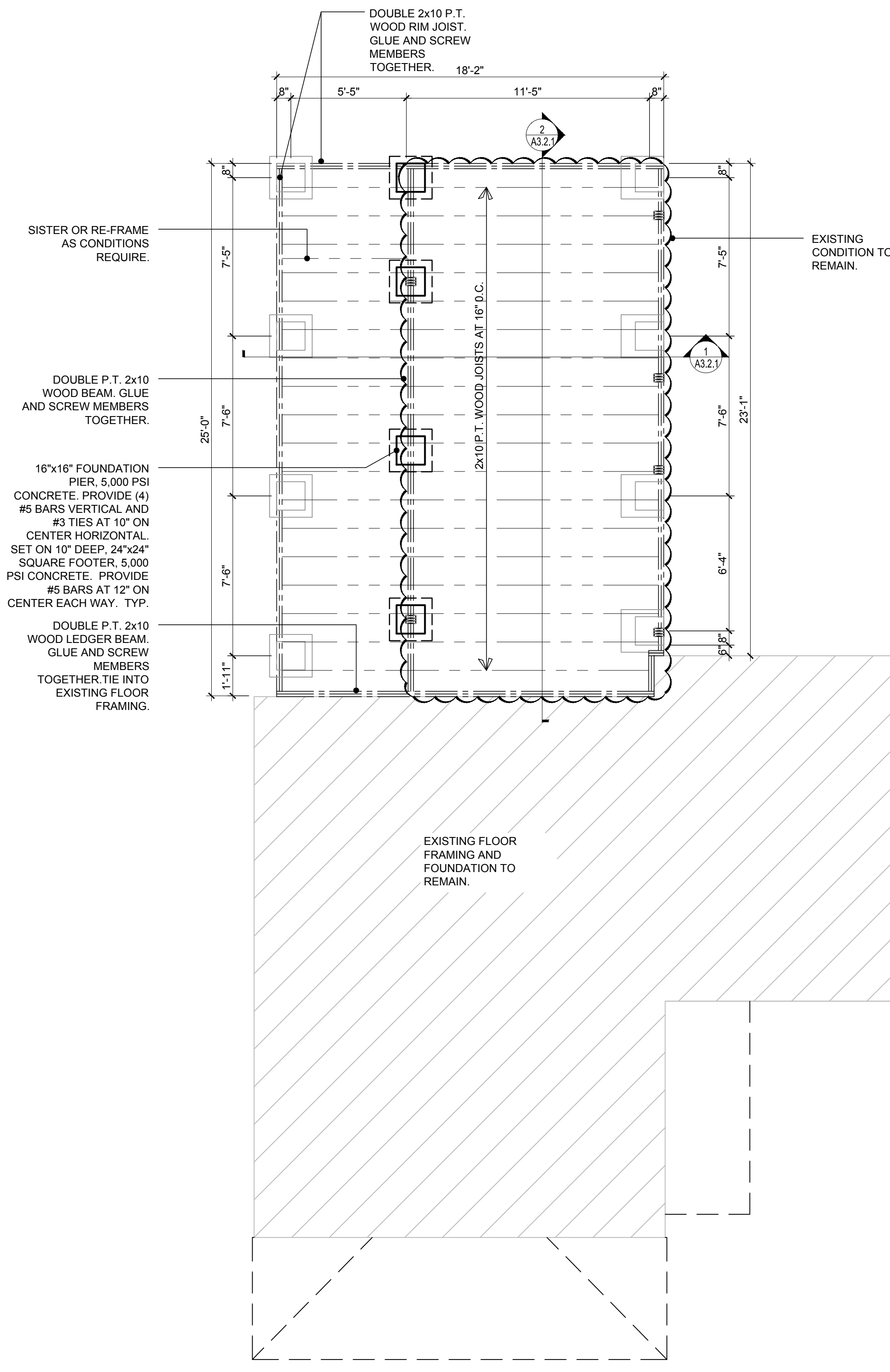
*NOTE: CONTRACTOR TO VERIFY CONNECTORS AS SCHEDULED WITH FIELD CONDITIONS.

GENERAL NOTES

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



2 **CONNECTOR SCHEDULE DIAGRAM**
 SCALE: 3/4"=1'-0"
 GRAPHIC SCALE: 3/4" = 1'-0"



1 **FOUNDATION/ FIRST FLOOR FRAMING PLAN**
 SCALE: 1/4"=1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"

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GENERAL NOTES

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

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2014.06.19 - Variance Approval
 2014.07.02 - HARC Approval # H14011109
 2014.09.23 - HARC Approval # H14011305

MILLER RESIDENCE
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 KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

PLOTTED: 2/6/2015 2:19 PM

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

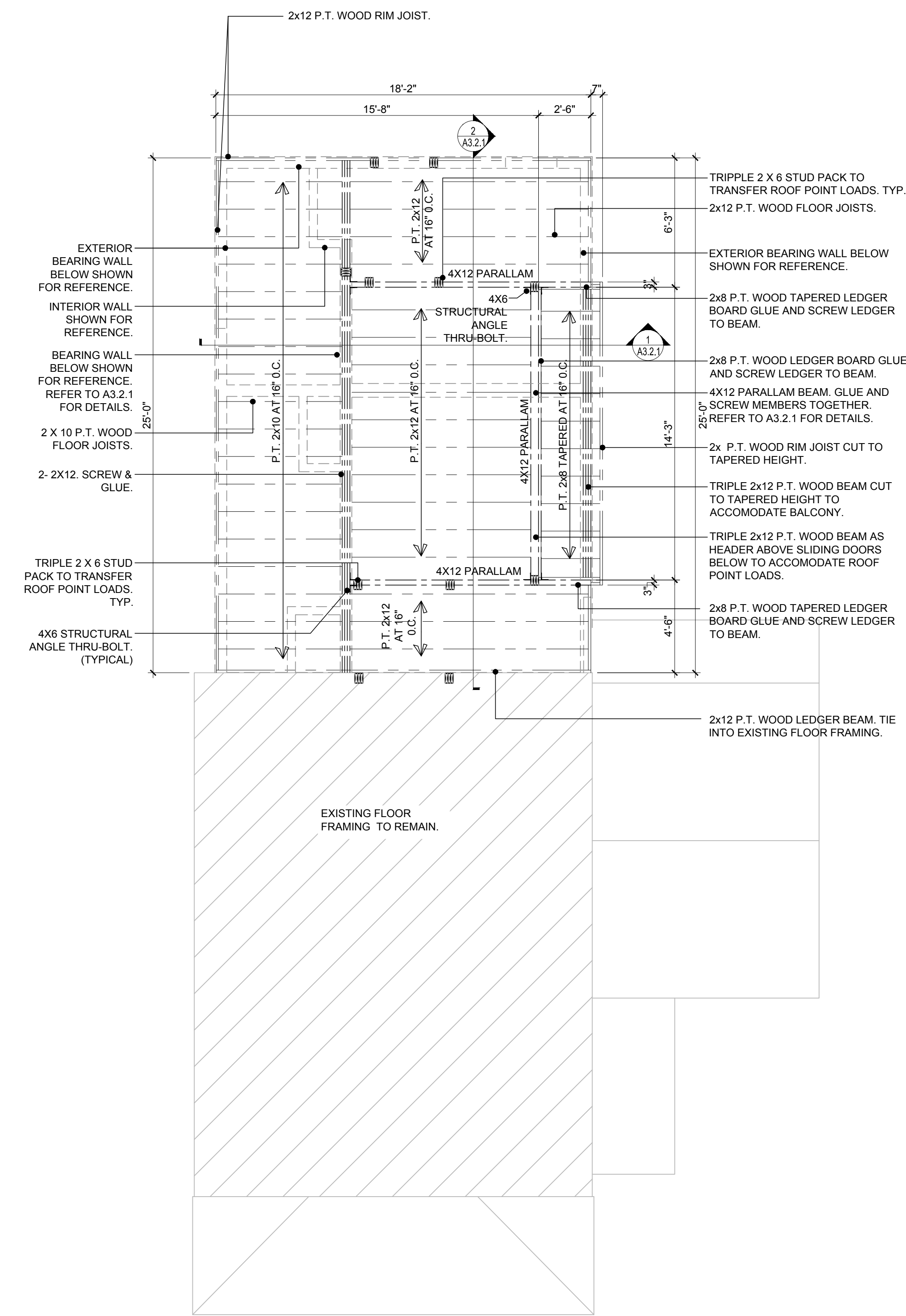
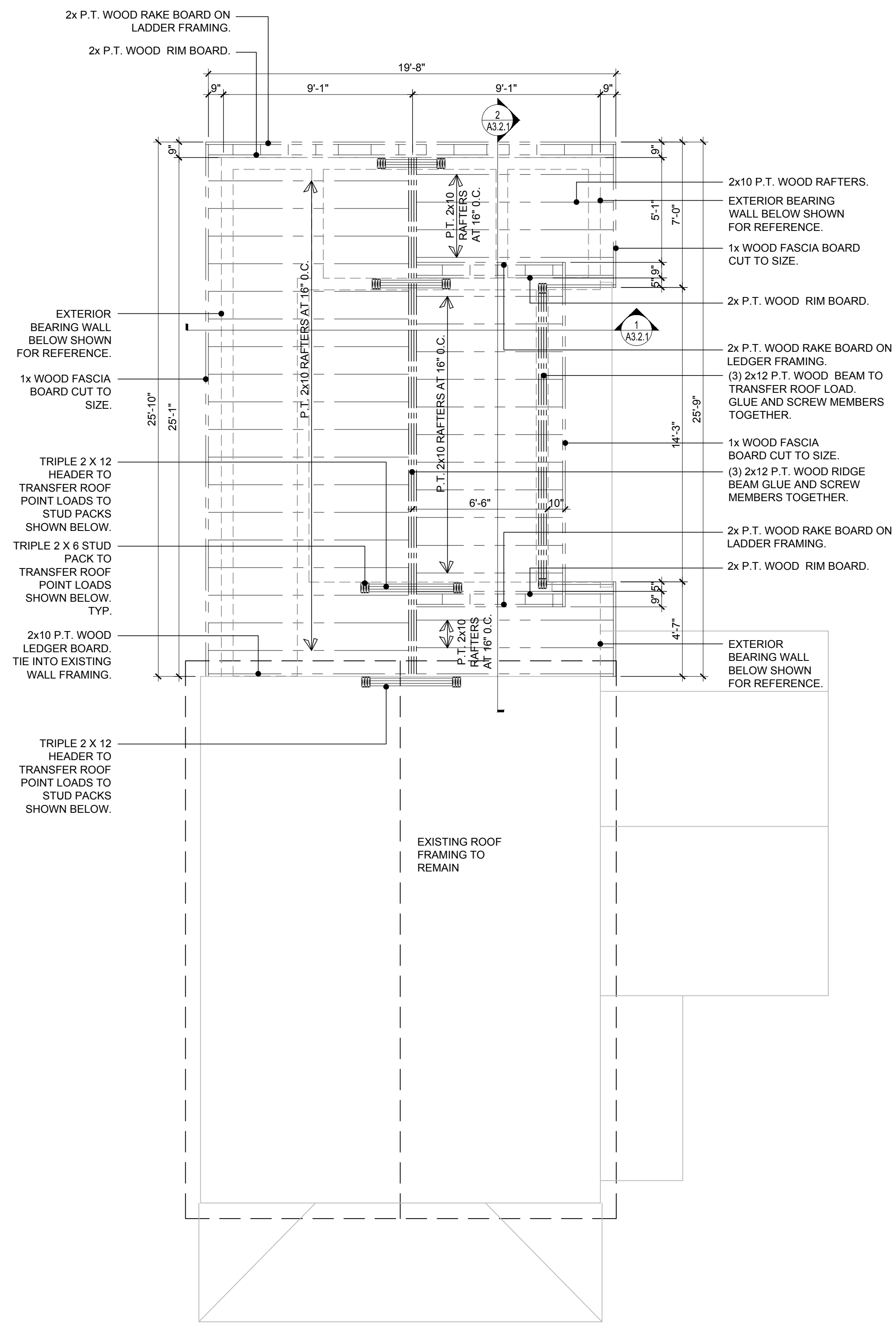
Title:
SECOND FLOOR AND ROOF FRAMING PLAN

Sheet Number:

S2.1.2

Date: February 06, 2015

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ARCHITECT SEAL:

Anthony D. Sarno, License # AR93308
 Expiration Date: February 28, 2015

ENGINEER SEAL:

Revisions:

Approvals:
 2014.06.19 - Variance Approval
 2014.07.02 - HARC Approval # H14011199
 2014.09.23 - HARC Approval # H14011396

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 KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

PLOTTED: 2/9/2015 10:46 AM

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

Title: MECHANICAL LAYOUT PLANS

Sheet Number:

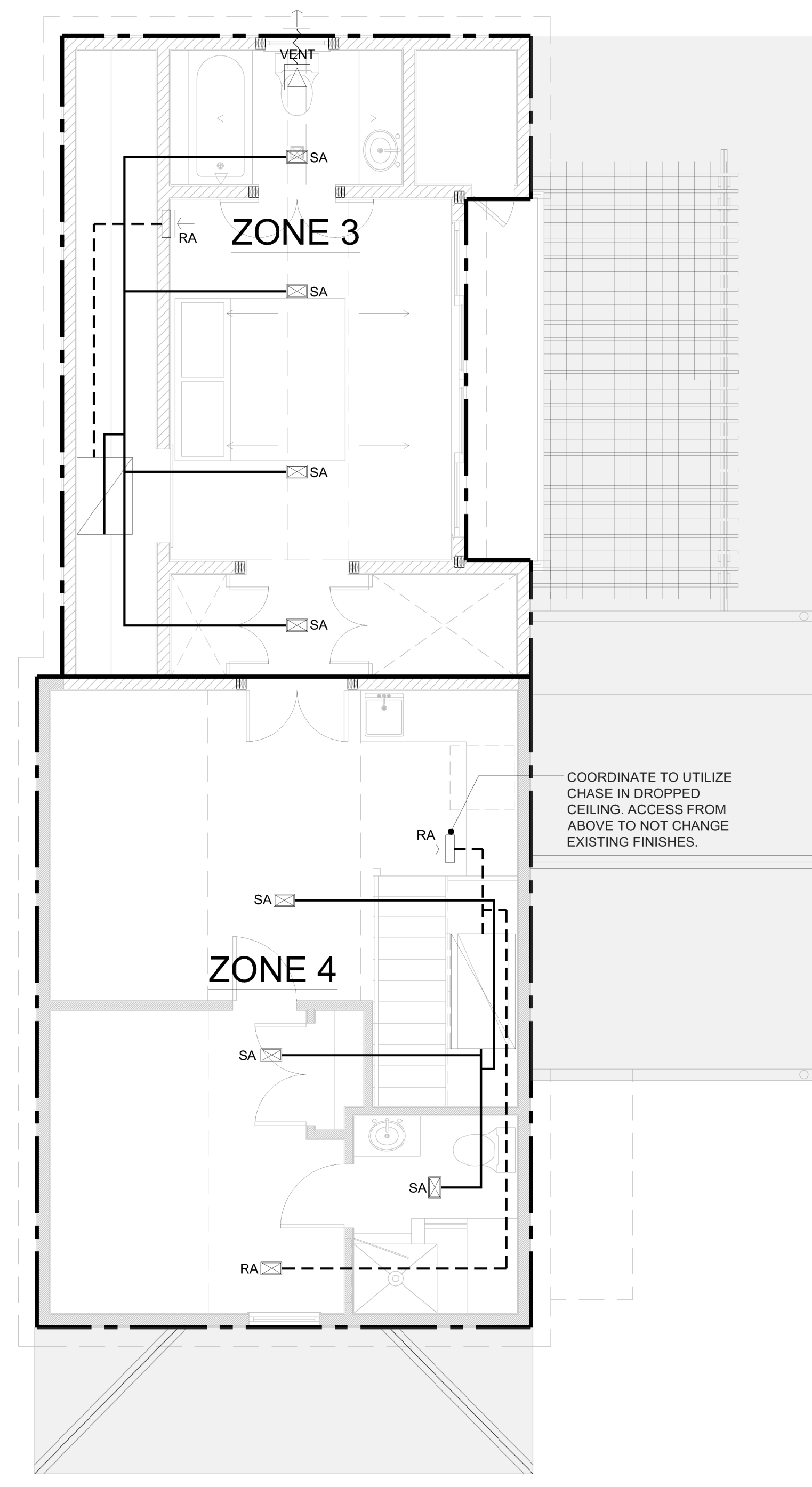
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Date: February 06, 2015

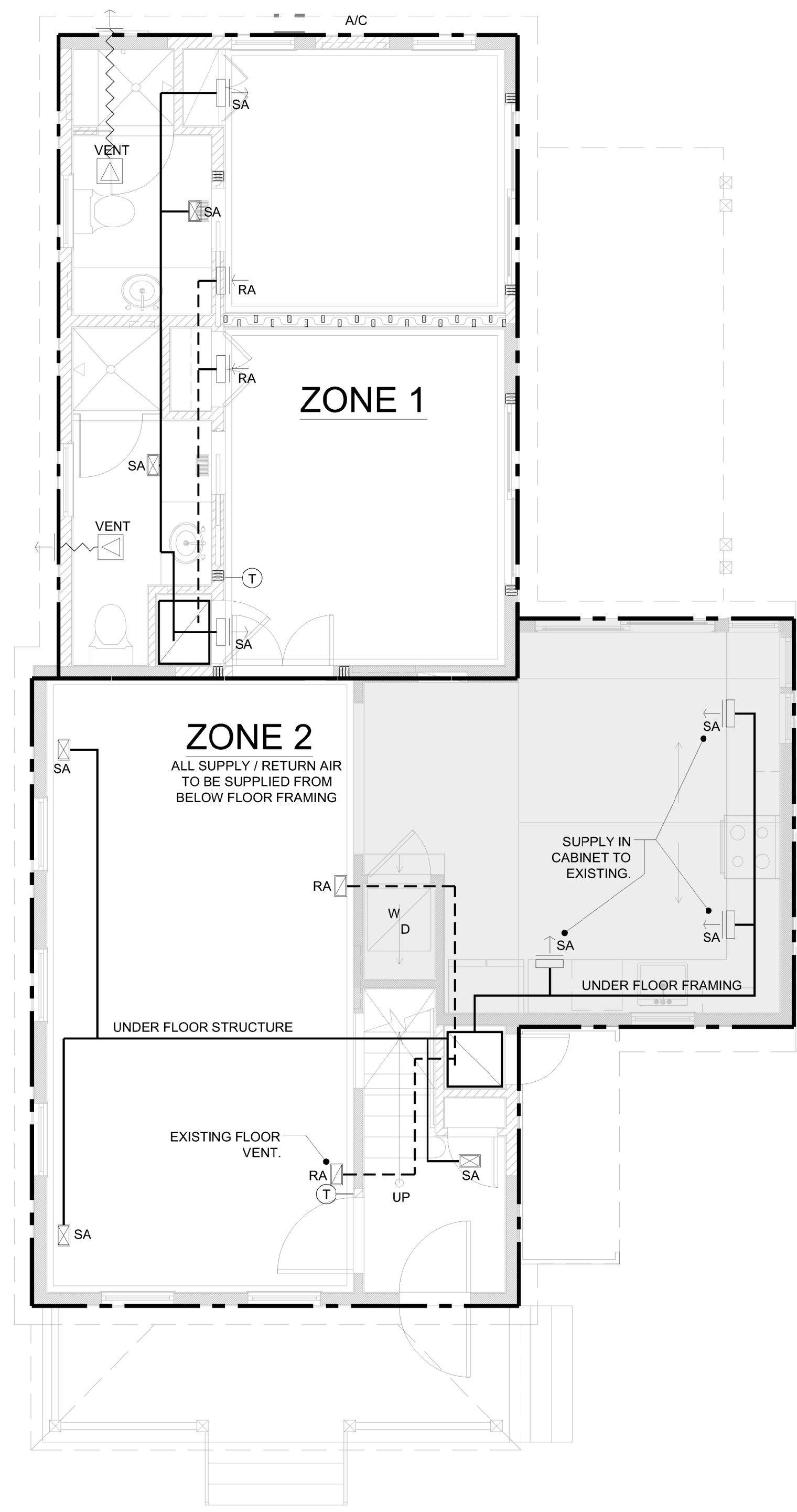
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	LINEAR RETURN GRILL, WHITE.
	LINEAR SUPPLY GRILL, WHITE.
	SUPPLY
	RETURN
	AIR HANDLER UNIT
	EXHAUST/ VENT. PANASONIC ION SENSOR.
	INDICATES WALL MOUNTED GRILL LOCATION.
	THERMOSTAT
	ZONE DESIGNATION

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



2 SECOND FLOOR MECHANICAL LAYOUT PLAN
 SCALE: 1/4"=1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



1 FIRST FLOOR MECHANICAL LAYOUT PLAN
 SCALE: 1/4"=1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"

K2M SOLARIA DESIGN
 Architecture, Interior Design,
 Engineering, Procurement,
 Owner Representation,
 Specialty Consulting

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Building Relationships
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 | Baltimore | Bethesda

ARCHITECT SEAL:

ENGINEER SEAL:

Revisions:

Approvals:

2014.06.19 - Variance Approval
 2014.07.02 - HARC Approval #11401109
 2014.09.23 - HARC Approval #11401196

MILLER RESIDENCE
 1112 SOUTHWARD STREET
 KEY WEST, FLORIDA, 33040

RESIDENTIAL RENOVATION

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

Title: GENERAL NOTES, ELECTRICAL POWER & LIGHTING PLANS

Sheet Number:

E2.1.1

Date: February 06, 2015

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ELECTRICAL GENERAL NOTES

DIVISION 16 - ELECTRICAL

I. GENERAL PROVISIONS

A. GENERAL CONDITIONS, CODES & STANDARDS

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

B. SCOPE OF WORK

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

C. DOCUMENTS

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

D. COORDINATION

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

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

II. PRODUCTS

A. CONDUIT

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

B. CONDUIT FITTINGS AND BOXES

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

C. WIRING DEVICES

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

H. LUMINAIRES AND LAMPS

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

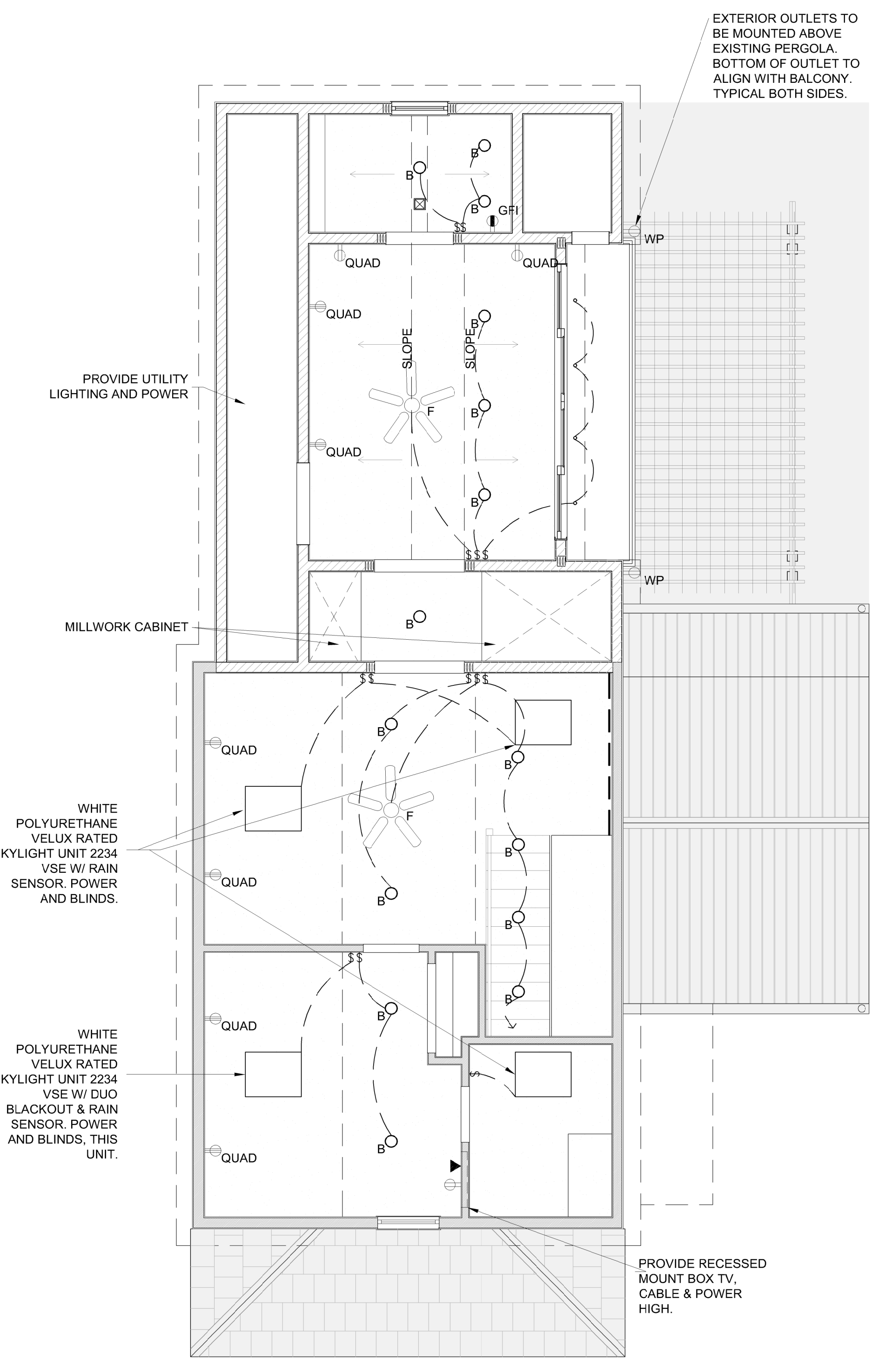
III. EXECUTION

A. GENERAL MISCELLANEOUS

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

B. GROUNDING

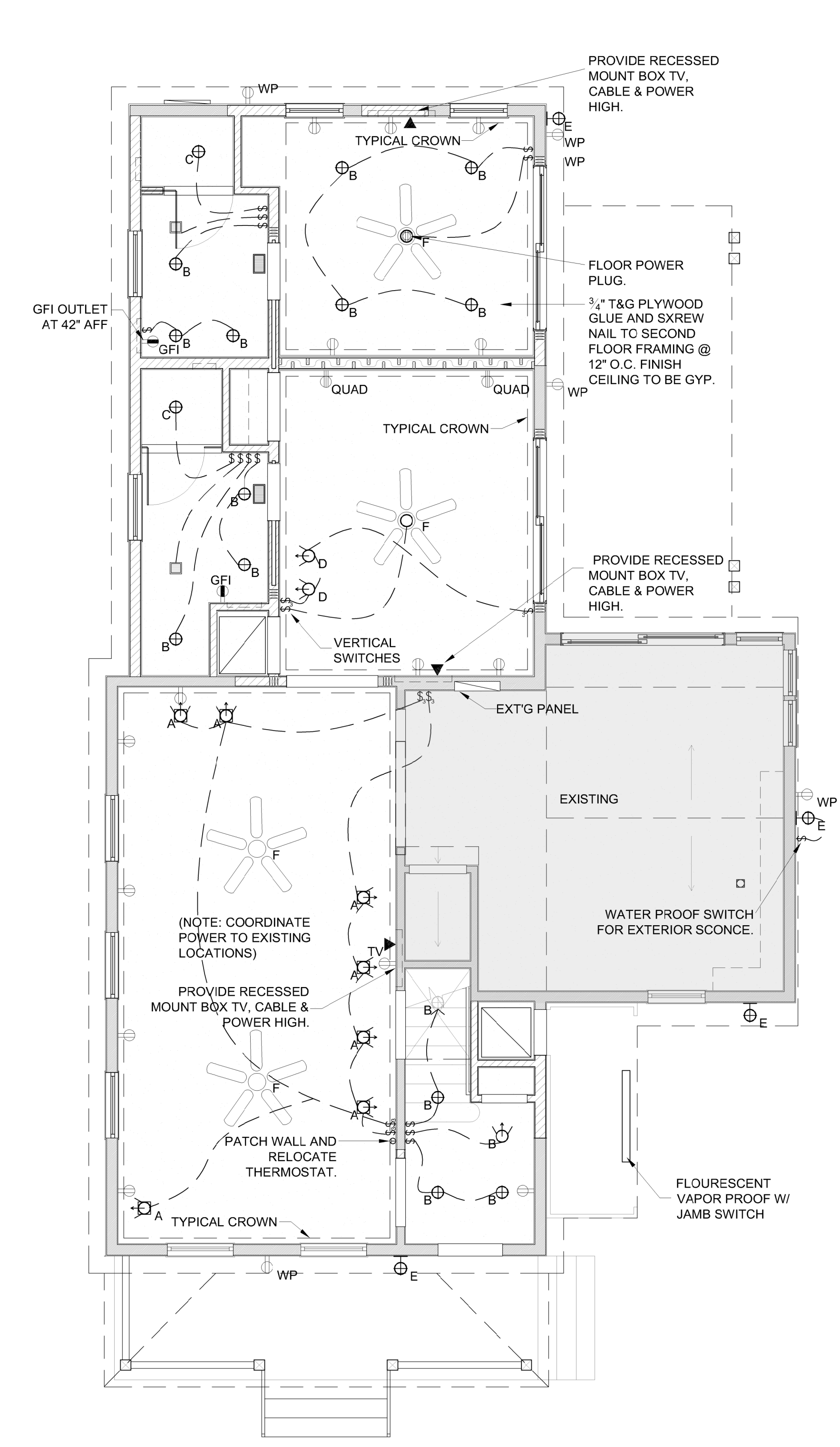
- GROUND ALL CONDUITS, CABINETS, MOTORS, PANELS, AND OTHER EXPOSED NON-CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH NEC ARTICLE 250.
- BOND METAL WATER PIPING AND OTHER METAL PIPING (INCLUDING GAS PIPING) AND EXPOSED STRUCTURAL METAL IN ACCORDANCE WITH NEC ARTICLE 250.
- GROUNDING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



2 SECOND FLOOR POWER & LIGHTING PLAN
 SCALE: 1/4"=1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"

LIGHTING POWER SCHEDULE		ELECTRICAL POWER LEGEND	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
A	RECESSED LIGHTING TO MATCH KITCHEN	⊕	EXTERIOR SCENCE
B	4" DOWNLIGHTING	⊖	EXTERIOR CAN
C	WATER PROOF 4" DOWNLIGHTING	⊖	WATER PROOF RECESSED CAN
D	4" WALLWASHER	⊖	WALLWASHER
E	EXTERIOR SCENCE MATCH 1108 SOUTHARD CEILING MOUNTED FAN WITH 4" DOWNLIGHT	⊖	DATA
F		⊖	EXHAUST FAN
		⊖	QUAD
		⊖	GROUND FAULT
		⊖	WEATHERPROOF
		⊖	OUTLET
		⊖	THREE WAY SWITCH
		⊖	SWITCH
		⊖	RECESSED CAN
		⊖	SKYLIGHT
		⊖	CEILING FAN

NOTE:
 MATCH SWITCHES AT 1108 SOUTHARD STREET.



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

NOTICING

Public Meeting Notice

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

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

FOR- #1112 SOUTHARD STREET

Applicant – Fairbank Construction

Application #H15-01-0742

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

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

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

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

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

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

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

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

Signed Name of Affiant: _____

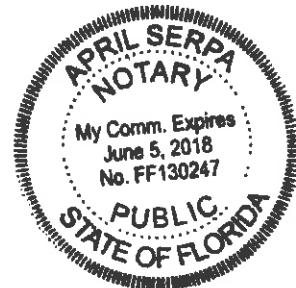
Date: June 17, 2015
Address: 13440 Dick Ave
City: Key West
State, Zip: FL 33040

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

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

NOTARY PUBLIC

Sign Name: April Serpa
Print Name: April Serpa
Notary Public - State of Florida (seal)
My Commission Expires: _____



Public Meeting Notice

The Historic Preservation Review Commission will hold a public hearing at 12:00 P.M., on the 15th day of August, 2011, at the City of Tallahassee, Florida. The purpose of the hearing will be to consider the following:

NEW WALLS FOR REAR ADDITION TO CONTRIBUTING STRUCTURE, AFTER THE FACT OF MOULTON OF WALLS OF ADDITION OF CONTRIBUTING STRUCTURE

100 S. WALLSOUTHARD STREET

Application: 0725-04-0127
Application: 0725-04-0127
If you wish to attend the hearing, you must file an application with the City of Tallahassee, Florida, at least 10 business days before the hearing. For more information, please contact the City of Tallahassee, Florida, at 904.644.2200 or visit our website at www.tallahassee.org.

1112

PROPERTY APPRAISER INFORMATION



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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1010634 Parcel ID: 00010350-000000

Ownership Details

Mailing Address:

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

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 10KW

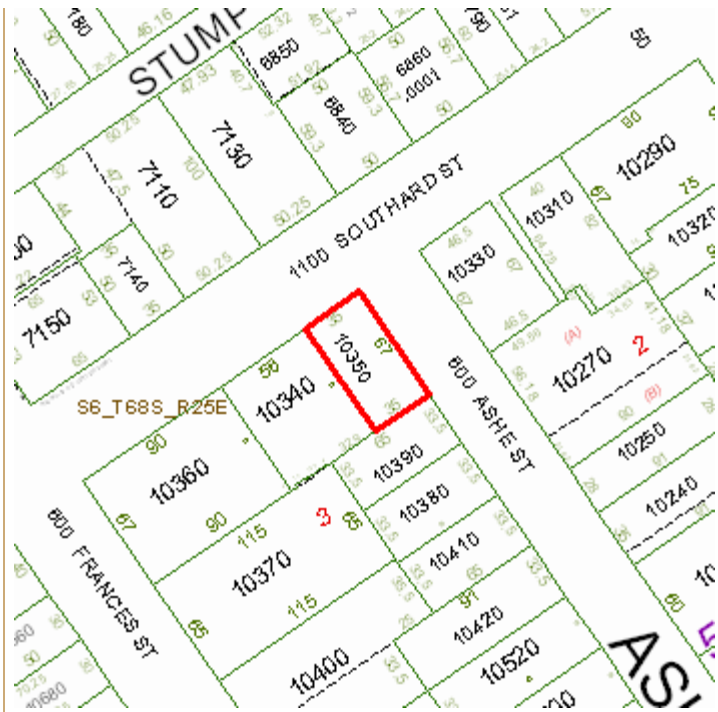
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 1112 SOUTHARD ST KEY WEST

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

Click Map Image to open interactive viewer



Land Details

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

Building Summary

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

Building 1 Details

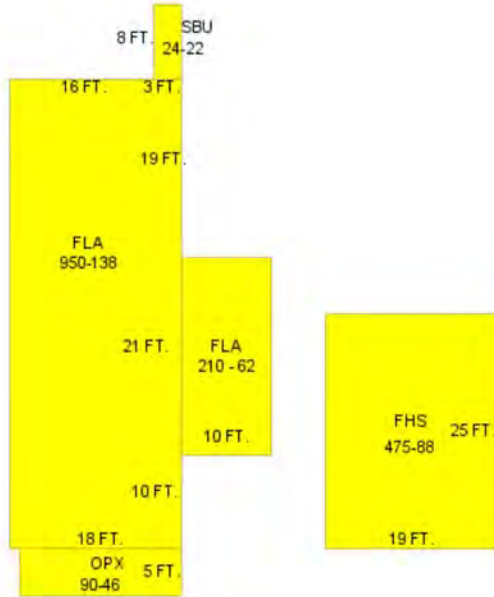
Building Type R2	Condition G	Quality Grade 500
Effective Age 16	Perimeter 200	Depreciation % 18
Year Built 1948	Special Arch 0	Grnd Floor Area 1,160
Functional Obs 0	Economic Obs 0	

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

Roof Type IRR/CUSTOM	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 3
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

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



Sections:

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

Misc Improvement Details

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

Appraiser Notes

TPP 8582412 - RENTAL

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

Building Permits

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

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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

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

Parcel Sales History

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

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

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