



Historic Architectural Review Commission Staff Report for Item 12

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: November 26, 2021

Applicant: Oscar Fernandez, Owner

Application Number: H2021-0056

Address: 529 Simonton Street

Description of Work:

Replace windows with metal units.

Site Facts:

The building under review is a contributing resource to the historic district. The two-story frame house was built circa 1900. The house has historic 2 over 2 wood windows, many of them in disrepair, but also have glass jalousie units. The first-floor front elevation's windows have old glass. The applicant applied for the removal of all windows and their replacement with wood energy efficient ones and staff approved the application but leave the two first-floor front windows with the understanding that if the windows are considered energy efficient devices they will be replaced with new wooden units. The applicant now wants to use 2 over 2 Marvin Coastline single hung metal units as he finds the wood impact units to be more expensive than the aluminum units and he opines that the aluminum units are *significantly better than the wood alternative*. Applicant stated that he does not qualify for economic hardship.

SOI Standards and Guidelines Cited on Review:

- Secretary of the Interior's Standards (pages 16-23), specifically standards 2, 5, 6, and 9.
- Windows (pages 29-30), specifically first paragraph and guidelines 2, 3, 7 and 11.

Staff Analysis:

The Certificate of Appropriateness under review proposes the replacement of all existing windows with aluminum impact units due to better energy efficiency and costs. The proposed windows will have low E glass and will be 2 over two single hung units. Staff has been exchanging emails with the applicant and requested comparable numbers between a wood impact window and a metal impact window, more precisely with same glass. Last numbers provided by the applicant are as follows:

	Marvin Aluminum Windows (Low-E glass)	Jeld Wen Wood Windows (Clear insulated Glass)	Jeld Wen Wood Windows (Low-E insulated Glass)
Design Pressure	80/-80	50/-65	50/-65
SHGC	0.25	0.48	0.27
U-Factor	0.94	0.47	0.32

SHGC= Solar Heat Gain Coefficient- Which is how much solar heat gets inside the building once it has reached the glass. The lower the number the better.

U-Factor or U-Value= Measures the rate the window transfers non-solar heat; a measurable indication of the quality of insulation the glass provides. The lower the U-Value means the glass will transfer less heat.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed aluminum windows do not meet current guidelines for windows as the house still have historic windows that are wooden units. Guidelines require replacement windows to be of similar and compatible configuration, **material**, size, design, and placement as those of original windows. Through research of historic photographs (late 1890's and early last century) staff has not been able to find frame vernacular houses with steel windows or any other type of metal windows, but wood frame windows.

Enid Torregrosa

From: Enid Torregrosa
Sent: Wednesday, November 10, 2021 8:36 AM
To: Oscar Fernandez
Subject: RE: [EXTERNAL] Re: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] HARC Meeting 10.27.2021

Hi Oscar:

Yes, I understand the numbers, but did you look at the numbers of a wood Marvin with low E, or an aluminum Jeld Wen Low-E Insulated? That is what I mean about comparing apples with apples, as the Low – E Insulated glass that offers Jeld Wen may be of different composition than the one offered by Marvin Low-E glass.

From: Oscar Fernandez <oscar@concretebella.com>
Sent: Tuesday, November 9, 2021 7:46 PM
To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Re: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] HARC Meeting 10.27.2021

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So the lowE glass has a special coating that blocks UV rays. That's why the shgc is so much lower (the lower the better.) The u-factor is the insulation. The lower the number, the better. The double pain jeldwen windows are better for insulation. Aluminum is stronger than wood obviously so that's why the pressure ratings are so much better.

From: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Sent: Tuesday, November 9, 2021 4:09:27 PM
To: Oscar Fernandez <oscar@concretebella.com>
Subject: RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] HARC Meeting 10.27.2021

Hi Oscar:

How glass can have such a difference in values? How Marvin wood windows with same Low E glass that you proposed on Marvin Aluminum?

From: Oscar Fernandez <oscar@concretebella.com>
Sent: Tuesday, November 9, 2021 3:38 PM
To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Subject: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] HARC Meeting 10.27.2021

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Enid,

Hope this helps.

	Marvin Aluminum Windows (Low-E glass)	Jeld Wen Wood Windows (Clear insulated Glass)	Jeld Wen Wood Windows (Low-E insulated Glass)
Design Pressure	80/-80	50/-65	50/-65
SHGC	0.25	0.48	0.27
U-Factor	0.94	0.47	0.32

Regards,

Oscar Fernandez
Project Manager
Bella Construction of Key West, Inc
Office #: 305-292-9888
Cell Phone #: 305-304-3727
Fax #: 305-292-9880



From: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Sent: Tuesday, November 9, 2021 1:38 PM
To: Oscar Fernandez <oscar@concretebella.com>
Subject: RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] HARC Meeting 10.27.2021

Thanks Oscar!

I want the Commissioners to have the apples with apples comparison.

Send me the document once you have it.

Take care, Enid

From: Oscar Fernandez <oscar@concretebella.com>
Sent: Tuesday, November 9, 2021 1:17 PM
To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Subject: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] HARC Meeting 10.27.2021

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Enid,

The energy efficiency is different because I had one quote with low-e glass vs regular glass. The design pressures are significantly better with aluminum.

I have asked the supplier to give me the shgc and u factor for wood with low E. Once I get that info, I will send it to you.

	Aluminum Windows (Low-E glass)	Wood Windows (Clear Glass)
Design Pressure	80/-80	50/-65
SHGC	0.25	0.48
U-Factor	0.94	0.47

Regards,

Oscar Fernandez
Project Manager
Bella Construction of Key West, Inc
Office #: 305-292-9888
Cell Phone #: 305-304-3727
Fax #: 305-292-9880



From: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Sent: Tuesday, November 9, 2021 11:22 AM
To: Oscar Fernandez <oscar@concretebella.com>
Subject: RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] HARC Meeting 10.27.2021

Hi Oscar:

Can you include the comparison between the wood and aluminum window, as you noted in the last sentence of your email (design pressures, SHGF and U-factor of the windows)? Are you using the same glass for both wood and aluminum windows?

I am working on my report and find these comparable that you are stating important to be included as part of your application. Be well, Enid

From: Oscar Fernandez <oscar@concretebella.com>
Sent: Wednesday, November 3, 2021 11:09 AM
To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Subject: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] HARC Meeting 10.27.2021

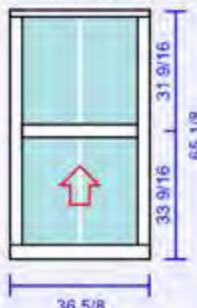
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Of course I can.

Please look at the attached PDF "pages from Marvin Coastline." The Muntins and frames will have this design that gives them the wood look we both desire (no arch over top obviously.)

I asked for a 2/2 design as noted in the permit conditions. Single muntin down the middle. White frame. Low-e glass

Please note the design pressures, SHGF, and U-factor on these windows. **Significantly** better than the wood alternative.

Viewed from Outside	RoomCode	Item DP	U-Fac	SHGC	Qty	Unit	Extended
		80/-80	0.94	0.25	10		
Line Full Description							
60 MARVIN COASTLINE- SH RESIDENTIAL STORM SAFE (36 5/8 x 65 1/8) OGEE/FLAT COLONIAL2L(1V0H)/2L(1V0H) WHITE FRAME CLEAR LO-E 366 GLASS 7/16 IMPACT HS w/PVB INTERLAYER w/OGEE GLAZING BEAD w/SCREEN							
FBC:FL33620.1							

Regards,

Oscar Fernandez
Project Manager
Bella Construction of Key West, Inc
Office #: 305-292-9888
Cell Phone #: 305-304-3727
Fax #: 305-292-9880



From: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Sent: Wednesday, November 3, 2021 10:44 AM
To: Oscar Fernandez <oscar@concretebella.com>
Subject: RE: [EXTERNAL] RE: [EXTERNAL] HARC Meeting 10.27.2021

Hi Oscar:

Can you send me the specs for the metal window you want to install in your house, including grid pattern and thickness and type of glass?

Thanks, Enid

From: Oscar Fernandez <oscar@concretebella.com>
Sent: Friday, October 29, 2021 12:55 PM
To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Subject: [EXTERNAL] RE: [EXTERNAL] HARC Meeting 10.27.2021

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I look forward to watching this progress. This first draft is very well thought out.

I hope you have a great weekend as well.

Regards,

Oscar Fernandez
Project Manager
Bella Construction of Key West, Inc
Office #: 305-292-9888
Cell Phone #: 305-304-3727
Fax #: 305-292-9880



From: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Sent: Friday, October 29, 2021 12:09 PM
To: Oscar Fernandez <oscar@concretebella.com>
Cc: Clayton Lopez <clopez@cityofkeywest-fl.gov>; Kathleen McDonald <kmcdonald@cityofkeywest-fl.gov>; Raj Ramsingh <raj.ramsingh@cityofkeywest-fl.gov>; John A. Castro <jacastro@CityofKeyWest.onmicrosoft.com>
Subject: RE: [EXTERNAL] HARC Meeting 10.27.2021

Hi Oscar:

Thanks for your input. I am attaching the first draft that was included in last Wednesday packet for your review and future comments. Please keep in mind that this document has not been revised after Wednesday's meeting.

Again, thank you and hope you have a wonderful weekend! Enid

From: Oscar Fernandez <oscar@concretebella.com>
Sent: Friday, October 29, 2021 11:24 AM
To: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Cc: Clayton Lopez <clopez@cityofkeywest-fl.gov>; Kathleen McDonald <kmcdonald@cityofkeywest-fl.gov>; Raj Ramsingh <raj.ramsingh@cityofkeywest-fl.gov>; John A. Castro <jacastro@CityofKeyWest.onmicrosoft.com>
Subject: [EXTERNAL] HARC Meeting 10.27.2021

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Following up on chairman Green's request on Wednesday's meeting. The following items should be topics for discussion when potentially revising the HARC guidelines.

- Replacement of historic windows using energy efficient products. (Obviously your team is all over this one but I thought it should be mentioned.)

- The use of Low-e glass. Low-e glass offers huge energy savings by reducing the amount of cooling systems usage. The solar heat gain factor of low-e glass half of what it is for regular glass. I believe this falls under the same statute 163.04 as the windows.
- Aluminum vs Wood Windows.
 - Aluminum windows are significantly more affordable than wood. I would argue that under Florida statute 553.72, home and business owners should have aluminum windows as an option.
 - The impact and pressure ratings for aluminum windows are much higher than wood windows. I'm sure there are additional insurance savings associated with these facts.
 - Given the tropical climate we have here, wood is likely to rot over time. I have been warned by my window expert to caution the use of wood windows for this reason.
 - Wood is subject to termite damage.

Please take my notes into consideration. I am happy to discuss any of these topics further if anyone has any questions or comments.

For what its worth coming from a crusty old conch, I think that HARC staff and commission are doing an amazing job keeping our city beautiful. I appreciate all that you do for us and look forward to seeing an evolution to the HARC Guidelines.

Regards,

Oscar Fernandez
 Project Manager
 Bella Construction of Key West, Inc
 Office #: 305-292-9888
 Cell Phone #: 305-304-3727
 Fax #: 305-292-9880



APPROVED PERMIT



THE CITY OF KEY WEST

1300 White Street, Key West, Florida 33040

PERMIT NUMBER

BLD2021-2860

FLOODPLAIN RENOVATION EXTERIOR PERMIT

PERMIT TYPE: **RENOVATION EXTERIOR**

Issued: **10/18/2021**

PERMIT SUB TYPE : **RESIDENTIAL HARC**

Expires: 4/16/2022

Application By: BELLA CONSTRUCTION OF KW INC
EDGAR G. BRASWELL IV (QUALIFIER)
KEY WEST, FL 33040

On Property Of:: 529 SIMONTON ST

Scope of Work

Conditions Apply _____

Exterior Renovation - Replace Doors and Windows with more Energy Efficient Products. **NOC received 10/22/2021** HARC INSPECTION REQUIRED

****Approved for two over two wood impact windows with exterior wood grid applied. As per today staff has not received a determination from legal department and I have asked the applicant to restore the two first floor windows at the main façade as they still have their historic glass. The rest of historic windows in the house are in disrepair. If opinion determines that the historic windows should be replaced, those two front windows shall be replaced. Changes to doors at front elevation shall be with wood units. ET****

Revision #1: I would like to use aluminum windows instead of the wood ones mandated as a permit condition.

WARNING TO OWNERS

YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY PRIOR TO RECORDING YOUR NOTICE OF COMMENCEMENT.

Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

- **This card and approved plans must be posted in a location clearly visible from the street.**
- **The location of construction must have posted a clearly legible address visible from the street.**

PERMIT VOID IF CONSTRUCTION IS NOT STARTED WITHIN 180 DAYS.
Commercial construction allowed M-F 8:00 am – 7:00 pm, Saturday 9:00 am – 5:00 pm.

INSPECTIONS

Type _____
Approved _____ By _____
Date ____/____/____

Type _____
Approved _____ By _____
Date ____/____/____

****FINAL****
Approved _____ By _____
Date ____/____/____

Building Official:

Issued By: **Patrick D Mobley**

Date: **10/18/2021**



Hallmark® Certificate of Conformance and License (CCL)



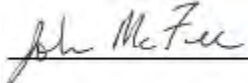
AMS, INC.
Administrative Management
Systems, Inc.


JELD-WEN INC.
401 Harbor Isles Boulevard
Klamath Falls, OR 97601

Mfr ID: 419
For more Information visit www.amscert.com
Website: WWW.JELD-WEN.COM
TEL: (541) 882-3451

Product No.	Product Name	Standard	Rating	Wide	High	Test Report #	CertDate	ExpDate
419-H-1008.04	Custom Wood Single Hung - IG Impact	101/I.S.2/A440-11	Class LC-PG50; Size Tested 1052mm x 1930mm (41in x 76in) Type-H; DP +50/-65 psf	1052mm	1930mm	i8029.01-301-47-r0	4/12/2019	5/22/2027
419-H-1008.05	Custom Wood Single Hung - IG Impact	ASTM E-1996 14/ASTM E-1886 13a	DP +50/-65 psf, Missile D, Wind Zone 3	1052mm	1930mm	i8029.01-301-47-r0	4/4/2019	2/27/2029

WDMA and AMS HEREBY CERTIFY that the aforesaid Company ("Licensee"), at its participating manufacturing plant(s), is licensed to use the WDMA Registered Hallmark on product lines that have been manufactured in accordance with the indicated standards. It is further certified that the plant(s), facilities, quality control procedures, methods, and processes of Licensee have been inspected, and are subject to regular follow-up inspection and test. It is further certified that samples of the product set forth above were tested and found to comply with the standards.

By:  John McFee, VP of Certification Programs, WDMA Hallmark

By:  Lucas L. Wenzel, Authorized Representative, AMS

Program Sponsor:
Window and Door Manufacturers Assoc
330 N. Wabash Avenue, Suite 2000
Chicago, IL 60611
TEL (312)673-4828 www.wdma.com

Program Administrator:
Administrative Management Systems, Inc.
PO Box 730, 205 West Main
Sackets Harbor, NY 13685
TEL (315)646-2234 staff@amscert.com



NATIONAL CERTIFIED TESTING LABORATORIES

FIVE LEIGH DRIVE • YORK, PENNSYLVANIA 17406 • TELEPHONE (717) 846-1200
FAX (717) 767-4100
www.nctlinc.com

August 19, 2011

JELD-WEN Windows and Doors
3737 Lakeport Blvd.
Klamath Falls, OR 97601

Re: ASTM E1996-05 equivalence to the ASTM E1996-06 or ASTM-02 test methods

To whom it may concern;

This letter is written to state that products successfully tested to the ASTM E1996-05 criteria also meet the testing requirements ASTM E1996-06 or ASTM E1996-02 up to Wind Zone 3. Products must meet additional impact requirements to be equivalent to ASTM E1996-06.

The revision from ASTM E1996-05 to ASTM E1996-05b and subsequent versions introduces the additional Wind Zone 4 impact requirement that differs from previous versions: *"5.3.3.6 In Wind Zone 4, impact the integral mullion and other intermediate members such as a meeting rail, check rail, or meeting stile mid-span..."*.

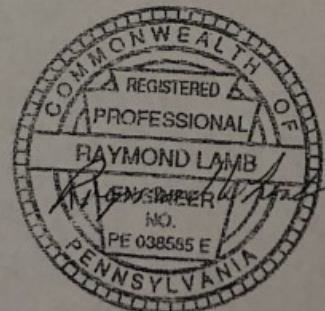
In virtually all methods, criteria and other aspects, the testing requirements of ASTM E1996-05 are equivalent to the comparable elements of the ASTM E1996-06 or ASTM E1996-02 requirements and methods.

Therefore, products that have passed the ASTM E1996-05 testing also qualify under the aegis of the ASTM E1996-06 or ASTM E1996-02 test methods for Wind Zone 3. Wind Zone 4 compliance is only met by products as long as the additional shot to intermediate members has been performed.

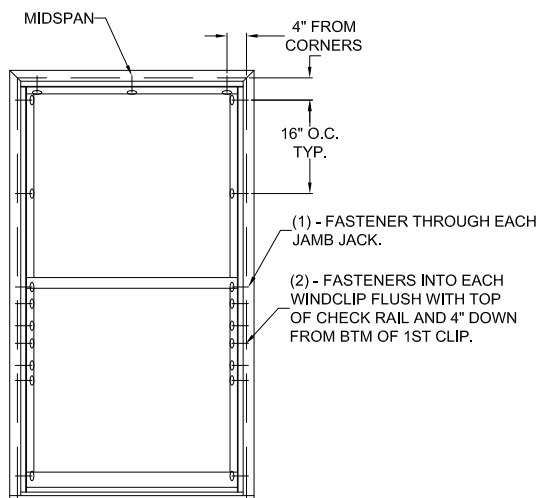
Respectfully,
NATIONAL CERTIFIED TESTING LABORATORIES, INC.

A handwritten signature in dark ink, appearing to read "Raymond Lamb", is written over a horizontal line.

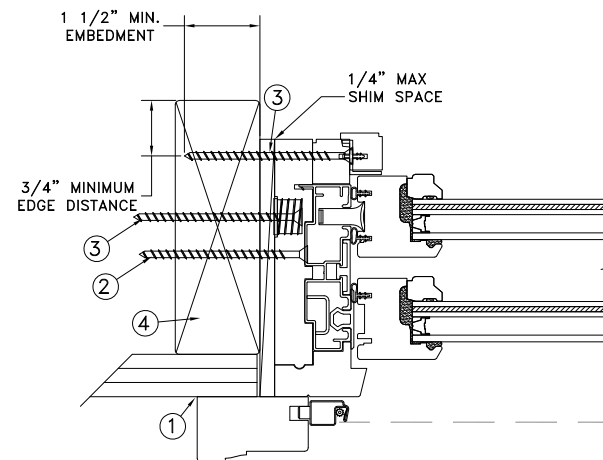
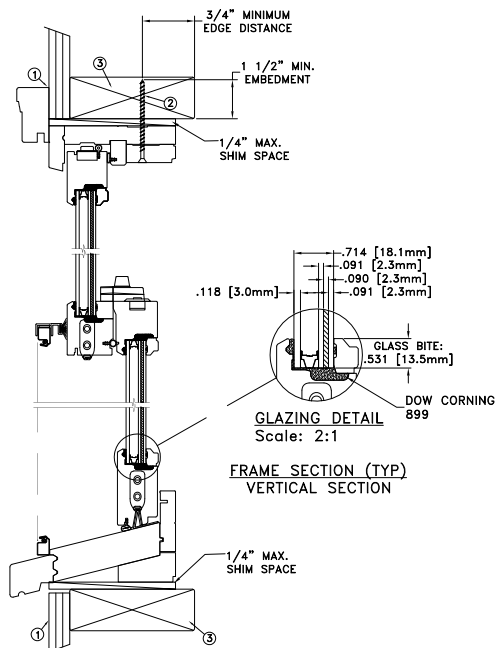
Ray Lamb, P.E.



THROUGH FRAME INSTALLATION



TYPICAL ELEVATION WITH FASTENER SPACING



FRAME JAMB SECTION (TYP)
HORIZONTAL SECTION

MAXIMUM FRAME	DP	IMPACT
41 3/8 x 76	+50/-65	YES

WINDZONE 3

Installation Notes:

1. Seal flange/frame to substrate. Sill shall be set on a continuous serpentine bead of structural grade silicone caulk when no fastener is used to anchor the sill (typical).
2. Use #8 PH or greater fastener through the head & side jambs with sufficient length to penetrate a minimum of 1 1/2" into the wood framing. For 2x wood frame substrate (min. S.G. = 0.42).
3. Use #8 PH or greater fastener through wind clips and jamb jacks through side jamb into buck.
4. Host structure (wood buck, masonry, steel) to be designed and anchored to properly transfer all loads to the structure. The host structure is the responsibility of the architect or engineer of record for the project of installation.

General Notes:

1. The product shown herein is designed, tested and manufactured to comply with the wind load criteria of the adopted International Building Code (IBC), the International Residential Code (IRC), the Florida Building Code (FBC) and the industry requirement for the stated conditions.
2. All glazing shall conform to ASTM E1300.
3. At minimum, glazing is 3.0mm annealed - 8.3mm airspace - 2.3mm annealed - 2.3mm PVB Interlayer by Kuraray - 2.3mm annealed insulating glass.
4. Use structural or composite shims where required.

This schedule addresses only the fasteners required to anchor the unit to achieve the rated design pressure and impact performance (where applicable) up to the size limitations noted. It is not intended as a guide to the installation process and does not address the sealing consideration that may arise in different wall conditions. For the complete installation procedure, see the instructions packaged with the unit or go to www.jeld-wen.com.

DISCLAIMER:

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"AS TESTED"

DATE:
03/14/2019

DRAWN BY:
J.HAWKINS

SCALE:
NTS

CHECKED BY:
G.GARDNER

APPROVED BY:
D.STOKES

RECORD No.:
D004262

REPORT No.:

JELD-WEN

3737 LAKEPORT BLVD.
KLAMATH FALLS OR, 97601
PHONE: (800) 535-3936

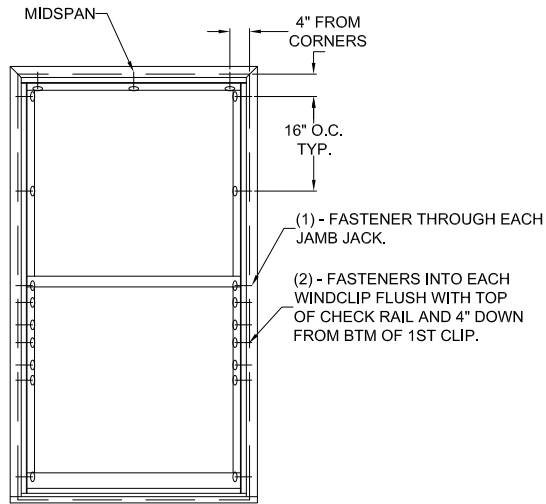
Custom Wood Single Hung Window - Impact

CAD DWG. No.:
CustWDSHung Cert

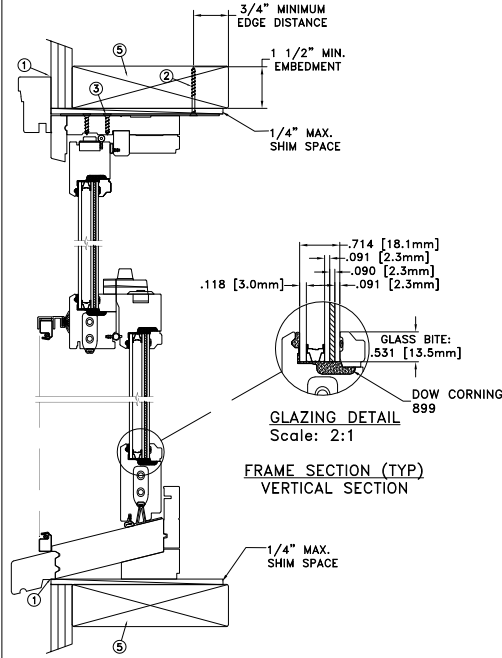
REV: A

SHEET 1 of 2

MASONRY STRAP INSTALLATION

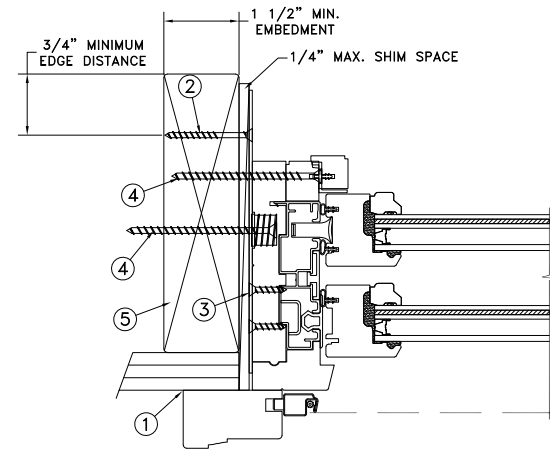


TYPICAL ELEVATION WITH FASTENER SPACING



GLAZING DETAIL
Scale: 2:1

FRAME SECTION (TYP)
VERTICAL SECTION



FRAME JAMB SECTION (TYP)
HORIZONTAL SECTION

MAXIMUM FRAME	DP	IMPACT
41 3/8 x 76	+50/-65	YES

WINDZONE 3

Installation Notes:

1. Seal flange/frame to substrate. Sill shall be set on a continuous serpentine bead of structural grade silicone caulk when no fastener is used to anchor the sill (typical).
2. Use 2 - #8 PFH or larger fasteners through masonry strap with sufficient length to penetrate a minimum of 1 1/2" into the buck. For 2x wood frame substrate (min. S.G. = 0.42).
3. Use 2 - #8 PFH or larger fasteners through masonry strap into jamb without penetrating through the jamb into product causing visibility or collateral damage to product.
4. Use #8 PFH or greater fasteners through wind clips and jamb jacks through jamb into buck.
5. Host structure (wood buck, masonry, steel) to be designed and anchored to properly transfer all loads to the structure. The host structure is the responsibility of the architect or engineer of record for the project of installation.

General Notes:

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3. At minimum, glazing is 3.0mm annealed - 8.3mm airspace - 2.3mm annealed - 2.3mm PVB Interlayer by Kuraray - 2.3mm annealed insulating glass.
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DISCLAIMER:

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"AS TESTED"

DATE:
03/14/2019

DRAWN BY:
J.HAWKINS

SCALE:
NTS

CHECKED BY:
G.GARDNER

APPROVED BY:
D.STOKES

RECORD No.:
D004262

REPORT No.:

JELD-WEN

3737 LAKEPORT BLVD.
KLAMATH FALLS OR, 97601
PHONE: (800) 535-3936

Custom Wood Single Hung Window - Impact

CAD DWG. No.:
CustWDSHung Cert

REV: A

SHEET 2 of 2

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # <u>2021-0056</u>	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

<u>529 Simonton St</u>	
<u>Oscar Fernandez</u>	PHONE NUMBER <u>305-304-3727</u>
<u>529 Simonton St</u>	EMAIL
<u>Oscar Fernandez</u>	
<u>529 Simonton St</u>	EMAIL <u>oscar@concretebella.com</u>
	DATE <u>10/25/2021</u>

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☒ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐

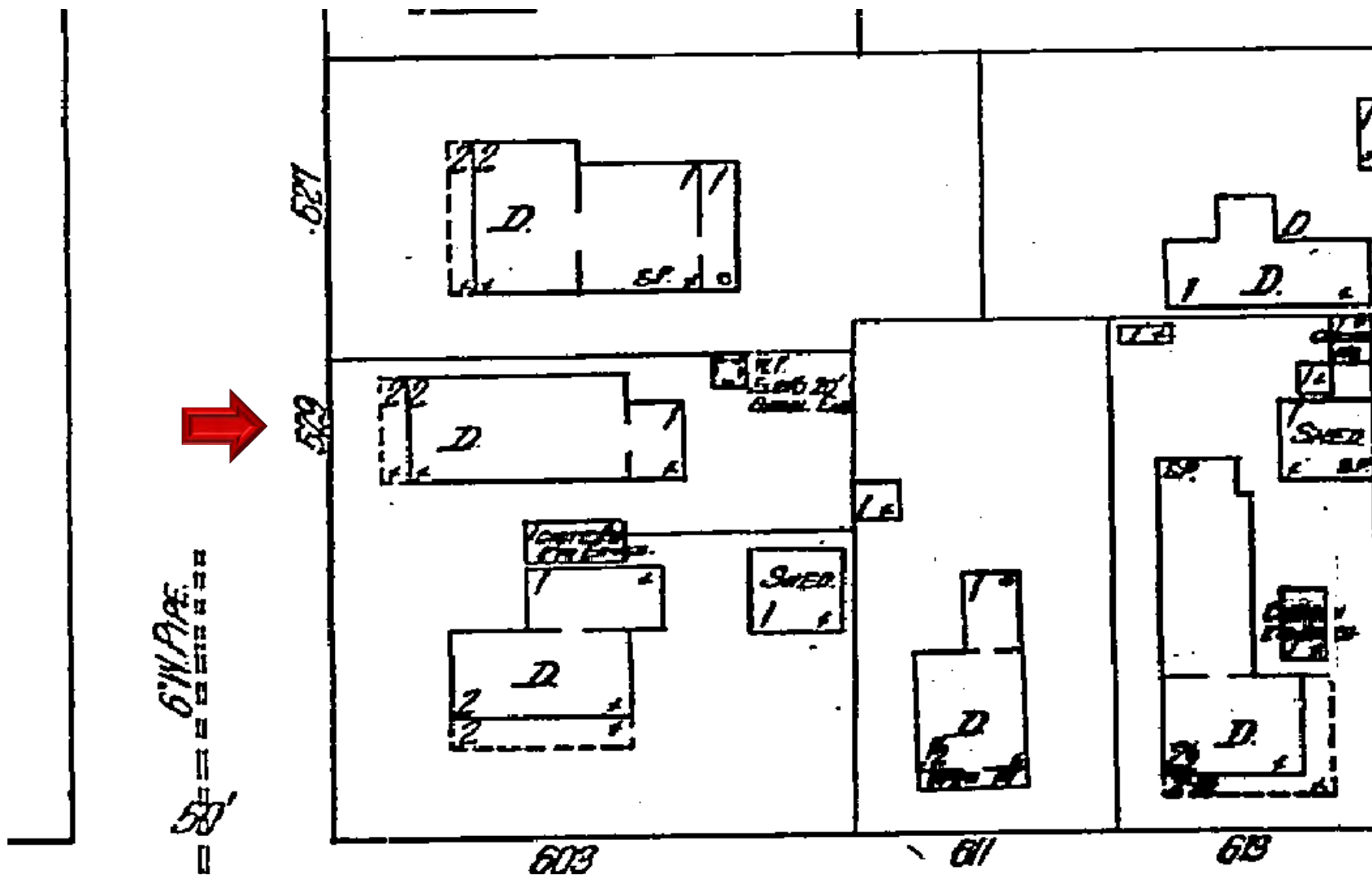
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☒ NO ☐ INVOLVES A HISTORIC STRUCTURE: YES ☐ NO ☐

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☐

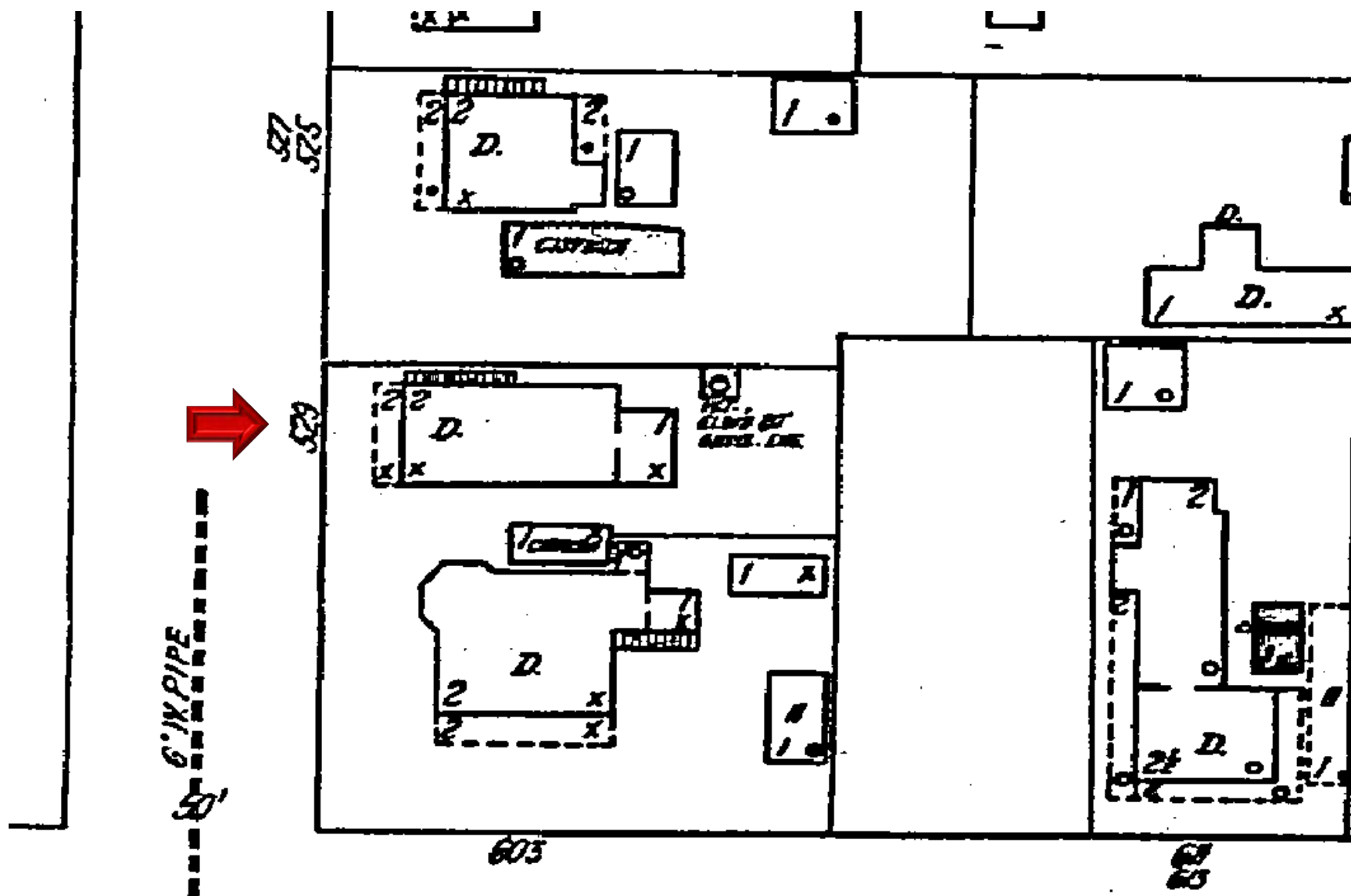
DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	<u>Replace Windows</u>
MAIN BUILDING:	
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	

RECEIVED
OCT 25 2021
BY: MP

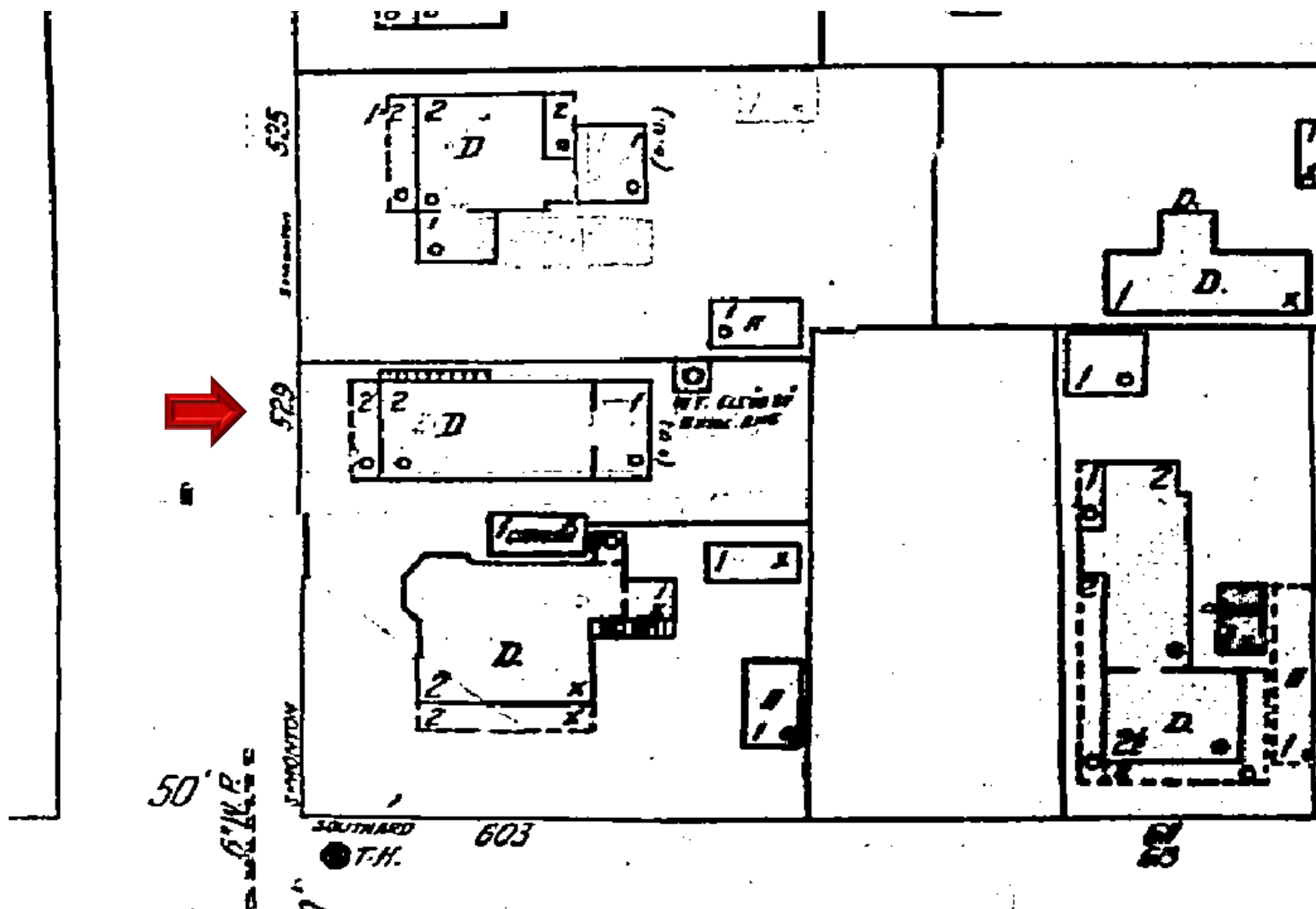
SANBORN MAPS



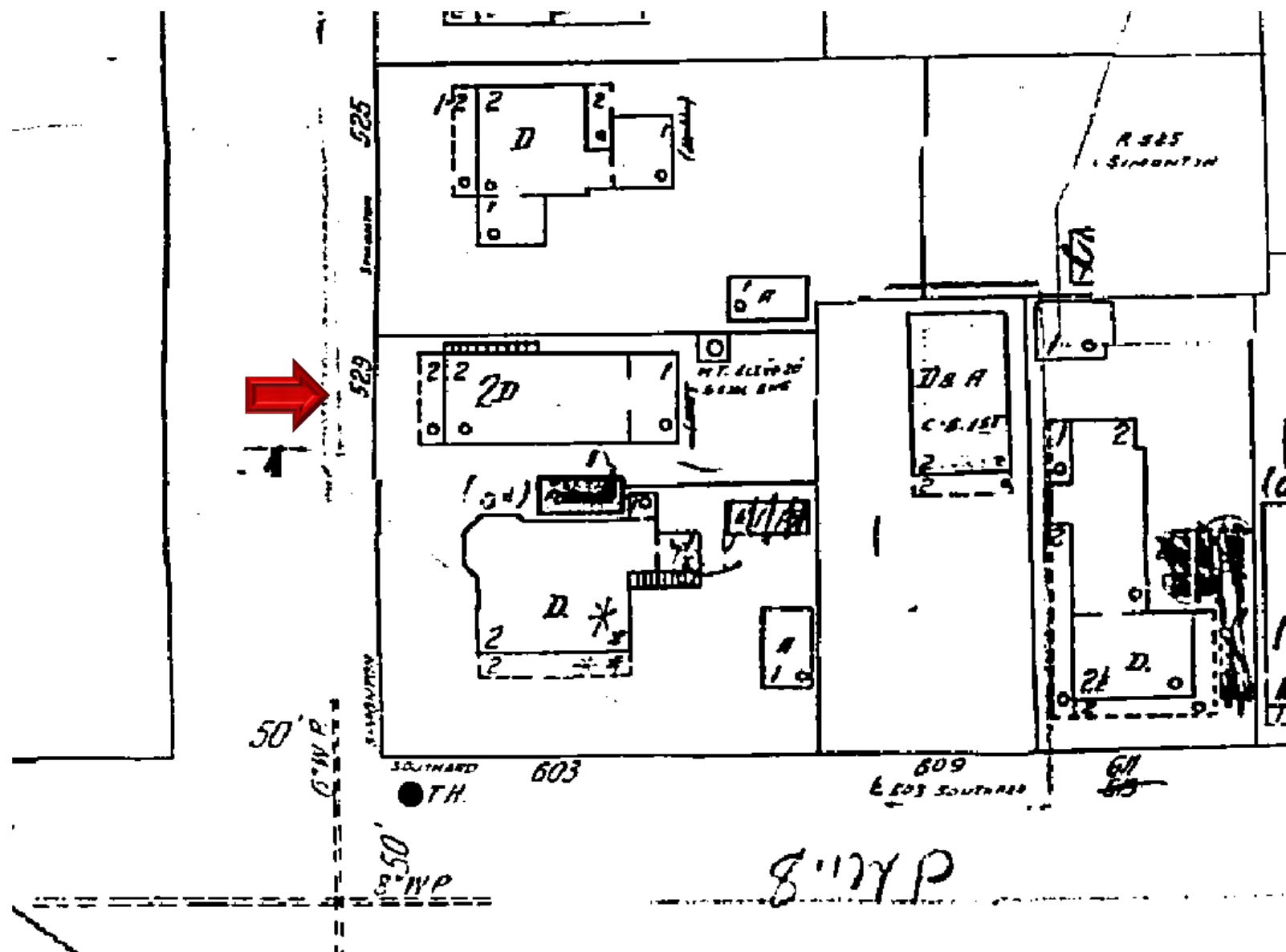
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



526 Simonton Street circa 1965. Monroe County Library.



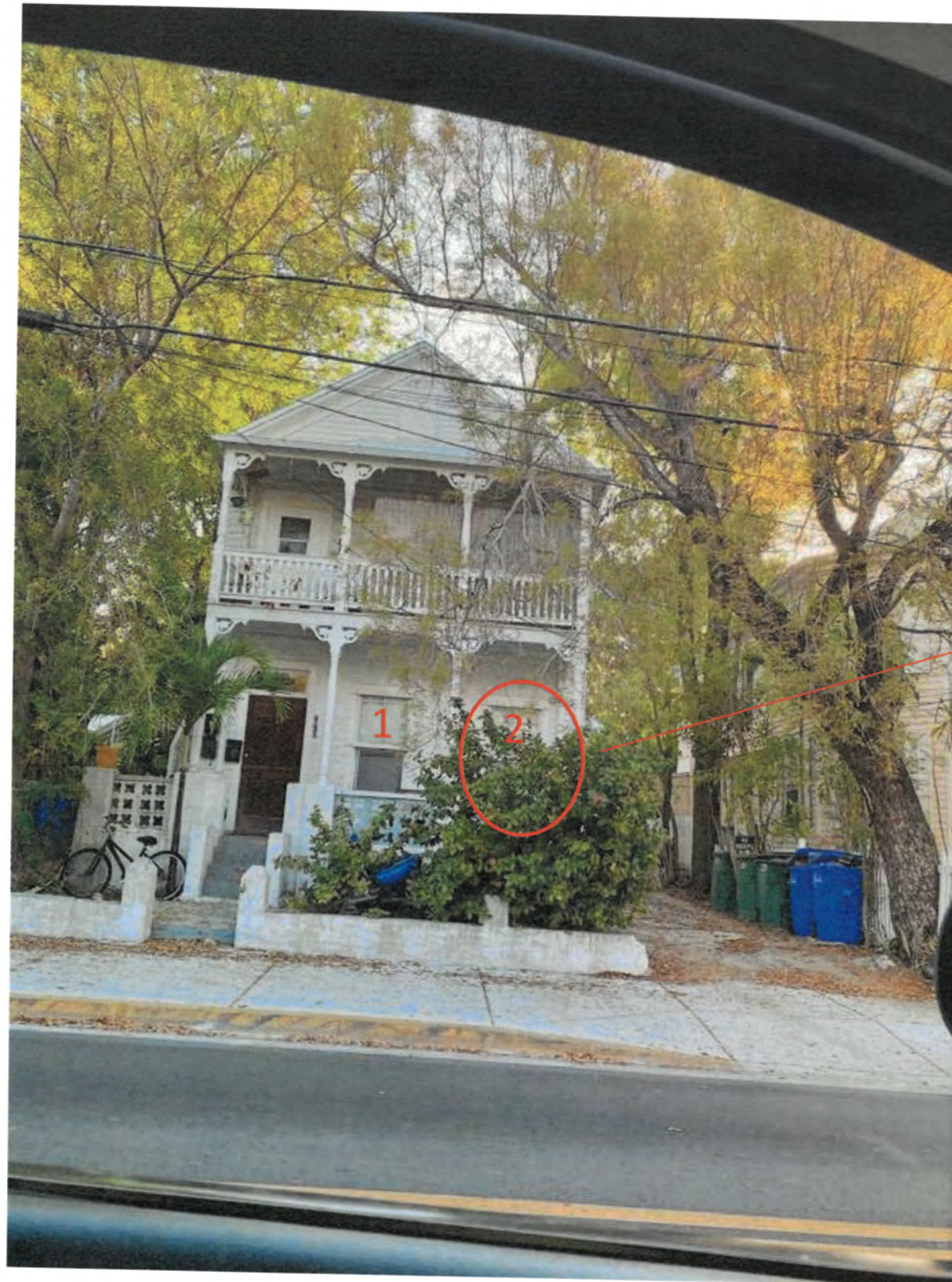
M02588

529 Simonton Street

Key West

Monroe

Feb. 2004



Windows have no bucks or headers. The frames have been eaten by termites. The lower sash was held in by 3/4" trim. All of the windows are being held together by paint and the rope for the counterweights. These windows are not repairable. They do not meet design pressures. Must be replaced with energy efficient windows that meet code.

Front Elevation



Window 6

1" x 4" frames have been hollowed out by termites.



Window 3

1" x 4" frames spliced together.



Window 5



Window 7



South Elevation



Window 6



Window 4



Window 7



Window 8



Window 5



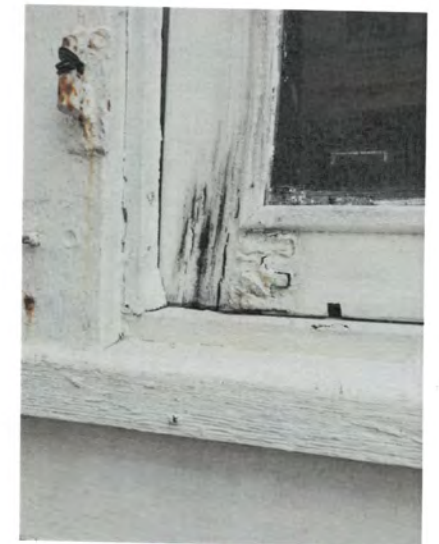
Window 5



Window 7



Window 7



Window 8



Frames have been eaten by termites



Window on North Elevation

Infill existing door and move to new location



Jambs have been hollowed out by termites

Rear Elevation

PROPOSED DESIGN

SITE INFORMATION

ADDRESS: 529 SIMONTON STREET, KEY WEST, FL 33040
RE # 0000269-00000
LEGAL DESCRIPTION: 1/4 AC PT LOT 4 SQR 49
FLOOD ZONE: ZONE-X
F.I.R.M. - COMMUNITY#12087C, MAP & PANEL #1515 SUFFIX K, DATE: 02-18-05
ZONING - HNC-1 (HISTORIC NEIGHBORHOOD COMMERCIAL 1)

SCOPE OF WORK

REPLACE EXISTING DOORS AND WINDOWS. ADD NEW DOOR IN REAR OF HOUSE.

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 7TH EDITION OF THE FLORIDA BUILDING CODE (2020) AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.

THE FOLLOWING LOADINGS WERE USED:

DESIGN LOADS: ASCE 7-19
WIND LOAD: 160 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF;
FLOOR LL 40 PSF; DECK LL 60 PSF;
SOIL BEARING CAPACITY ASSUMED 2000 LBS PER SQ. FT.
FEMA FLOOD DESIGN PER ASCE 24-14

GENERAL NOTES

- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK. PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2020 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2020 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

EXTERIOR DOOR SCHEDULE

MARK	NOMINAL SIZE (W X H)	TYPE	WINDLOAD REQUIREMENT (ASCE 7-10)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
01	3'-0" x 6'-8"	IMPACT DOOR	+46.5/-57.4	BY CONTRACTOR	PROVIDED BY CONTRACTOR

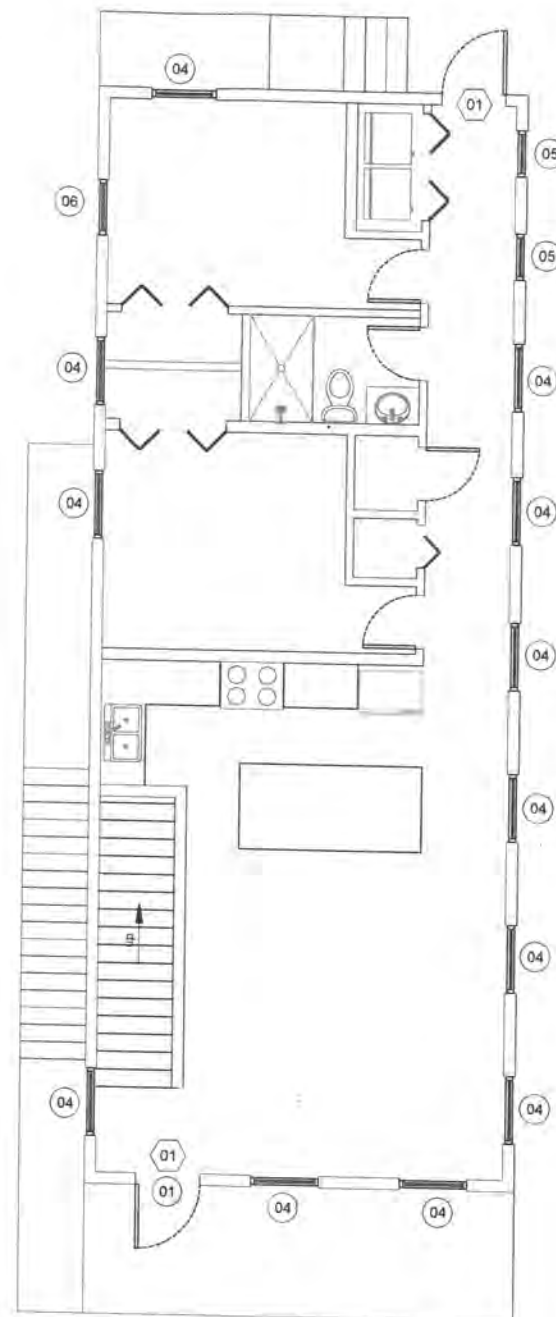
- CONTRACTOR TO PROVIDE THE NOA'S.
- CONTRACTOR TO FIELD VERIFY ALL DOOR DIMENSIONS.
- CONTRACTOR TO FOLLOW ALL MANUF. INSTRUCTIONS FOR INSTALLATION.

WINDOW SCHEDULE

MARK	NOMINAL SIZE (W X H)	TYPE	WINDLOAD REQUIREMENT (ASCE 7-10)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
01	3'-0" x 2'-0"	TRANSOM	+48.7/-55.2	BY CONTRACTOR	PROVIDED BY CONTRACTOR
02	3'-0" x 5'-2"	SINGLE HUNG	+47.5/-56.1	BY CONTRACTOR	PROVIDED BY CONTRACTOR
03	1'-4" x 2'-7"	SINGLE HUNG	+48.7/-52.8	BY CONTRACTOR	PROVIDED BY CONTRACTOR
04	3'-2" x 5'-8"	SINGLE HUNG	+47.0/-53.6	BY CONTRACTOR	PROVIDED BY CONTRACTOR
05	2'-2" x 3'-0"	SINGLE HUNG	+48.7/-50.4	BY CONTRACTOR	PROVIDED BY CONTRACTOR
06	2'-5" x 4'-0"	SINGLE HUNG	+48.7/-52.7	BY CONTRACTOR	PROVIDED BY CONTRACTOR

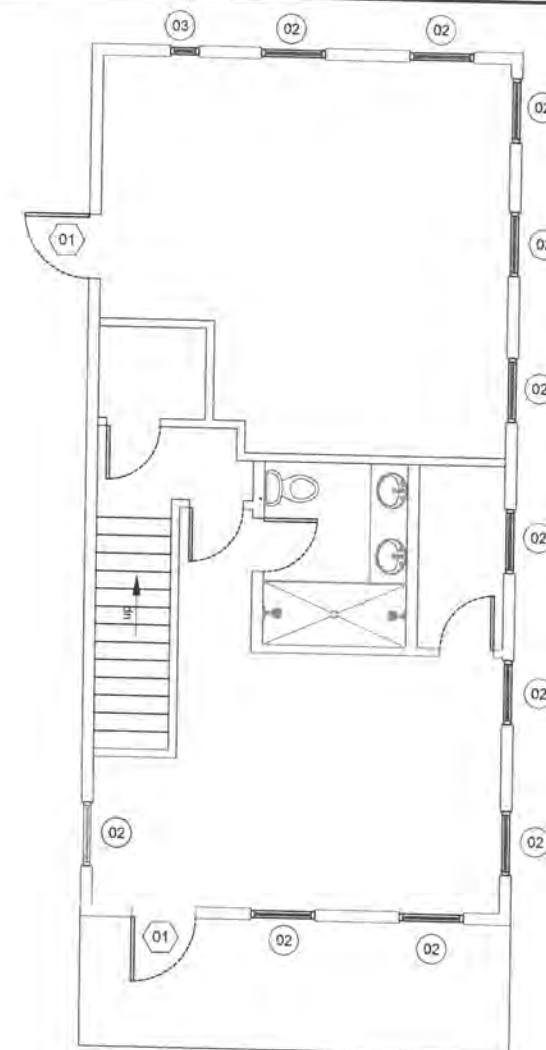
NOTE: ALL BEDROOM WINDOWS ARE TO MEET FL. BLDG. CODE 2020 FOR EGRESS. A MIN. 5 SQ. FT. NET CLEAR OPENING IS REQUIRED WITH A MIN. NET CLEAR HEIGHT OF 24" & MIN. NET CLEAR WIDTH OF 20".

- ADDITIONAL NOTES:
- CONTRACTOR TO PROVIDE THE NOA'S.
 - CONTRACTOR TO FIELD VERIFY ALL WINDOW DIMENSIONS.
 - CONTRACTOR TO FOLLOW ALL MANUF. INSTRUCTIONS FOR INSTALLATION.



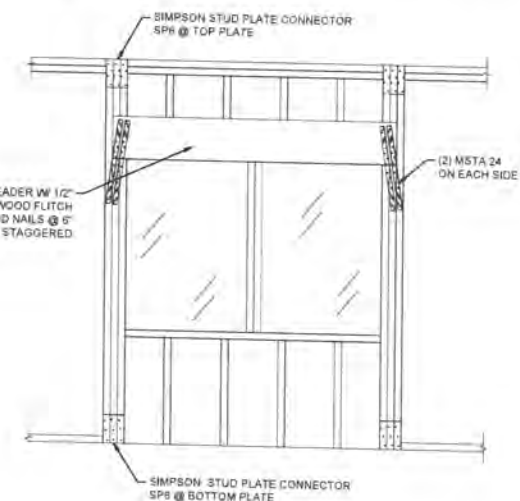
1
3-1.0
SCALE 1/4"=1'-0"

PROPOSED FIRST FLOOR PLAN



2
3-1.0
SCALE 1/4"=1'-0"

PROPOSED SECOND FLOOR PLAN



HEADER SCHEDULE

OPENING SIZE	BEAM
< OR = 5'-0"	(3) 2"X8" W/ (2) 1/2" PLYWOOD FLITCH
5'-0" - 8'-0"	(3) 2"X10" W/ (2) 1/2" PLYWOOD FLITCH
8'-0" - 10'-0"	(3) 2"X12" W/ (2) 1/2" PLYWOOD FLITCH

STUD SCHEDULE AT HEADER

OPENING SIZE	BEAM
< OR = 3'-0"	1 JACK STUD/1 KING STUD
3'-0" - 5'-0"	2 JACK STUDS/1 KING STUD
5'-0" - 8'-0"	2 JACK STUDS/2 KING STUDS
8'-0" - 10'-0"	2 JACK STUDS/3 KING STUDS
10'-0" - 12'-0"	3 JACK STUDS/3 KING STUDS

3
3-1.0
SCALE 1/4"=1'-0"

TYPICAL HEADER DETAIL



REVISIONS		
No.	DATE	REMARKS

Alexander N. Fernandez, PE
745 Crane Boulevard
Sugarloaf Key, FL 33042
305-395-0521
anfernandez1036@gmail.com

DOOR & WINDOW REPLACEMENT PLAN

FOR
FERNANDEZ RESIDENCE

529 SIMONTON STREET, KEY WEST, FL



Alexander N. Fernandez, PE
FL License No. 91452
Drawn by: _____ Checked by: _____

Title: _____

Sheet
S-1.0
Date: 10.06.2021



SINGLE HUNG

- Available in widths over 4 feet and heights up to 8 feet
- Designed to provide a traditional aesthetic
- Features a fixed top sash and a well-balanced bottom sash that lifts to open
- Customizable divided lite options
- Dual-point locking system



EQUAL LITES WINDOWS											
DESIGN LOAD CAPACITY - PSF											
FLANGE DIMS.		GLASS TYPE 'A'		GLASS TYPE 'B'		GLASS TYPE 'C'		GLASS TYPE 'D'		GLASS TYPE 'E'	
WIDTH	HEIGHT	EXT.(+)	INT.(-)	EXT.(+)	INT.(-)	EXT.(+)	INT.(-)	EXT.(+)	INT.(-)	EXT.(+)	INT.(-)
19-1/8"	26" (4)	70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
26-1/2"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
32"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
37"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
42"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
48"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
53-1/8"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
19-1/8"	38-3/8" (4)	70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
26-1/2"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
32"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
37"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
42"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
48"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
53-1/8"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
19-1/8"	50-5/8" (6)	70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
26-1/2"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
32"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
37"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
42"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
48"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
53-1/8"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
19-1/8"	63" (6)	70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
26-1/2"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
32"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
37"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
42"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
48"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
53-1/8"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
19-1/8"	74-1/4" (8)	70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
26-1/2"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
32"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
37"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
42"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
48"		-	-	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
53-1/8"		-	-	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
19-1/8"	78" (8)	70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
26-1/2"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
32"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
37"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
42"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
48"		-	-	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
53-1/8"		-	-	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
SHOWN EXT.(+) LOADS REQUIRE ADD-ON SILL RAMP REDUCE EXT.(+) LOADS CAPACITY TO +70.0 PSF WITHOUT RAMP.											

* NO. IN PARENTHESIS INDICATE NO. OF ANCHORS PER JAMB.

NOTE:
GLASS CAPACITIES ON THIS SHEET ARE
BASED ON ASTM E1300-09 (3 SEC. GUSTS)
AND FLORIDA BUILDING COMMISSION
DECLARATORY STATEMENT DCA05-DEC-219

Coastline Single Hung IZ4 (6'-8")

DESIGN LOAD RATINGS FOR THESE WINDOWS TO BE AS PER
CHARTS SHOWN ON SHEETS 1 & 2.

APPROVAL APPLIES TO SINGLE UNITS OR SIDE BY SIDE
COMBINATIONS OF S.H./S.H. OR SINGLE HUNG WITH OTHER
WINDOW TYPES IN MODULES OF TWO OR MORE WINDOWS USING
F.B.C. APPROVED MULLIONS IN BETWEEN.
LOWER DESIGN PRESSURE FROM WINDOWS OR MULLION APPROVAL
WILL APPLY TO ENTIRE SYSTEM.

THIS PRODUCT HAS BEEN DESIGNED AND TESTED TO COMPLY WITH THE
REQUIREMENTS OF THE 2017 (6TH EDITION)/2020 (7TH EDITION) FLORIDA
BUILDING CODE INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ).

1BY OR 2BY WOOD BUCKS & BUCK FASTENERS BY OTHERS, MUST BE
DESIGNED AND INSTALLED ADEQUATELY TO TRANSFER APPLIED PRODUCT LOADS
TO THE BUILDING STRUCTURE.

ANCHORS SHALL BE CORROSION RESISTANT, SPACED AS SHOWN ON DETAILS
AND INSTALLED PER MANUF'S INSTRUCTIONS. SPECIFIED EMBEDMENT TO BASE
MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO.

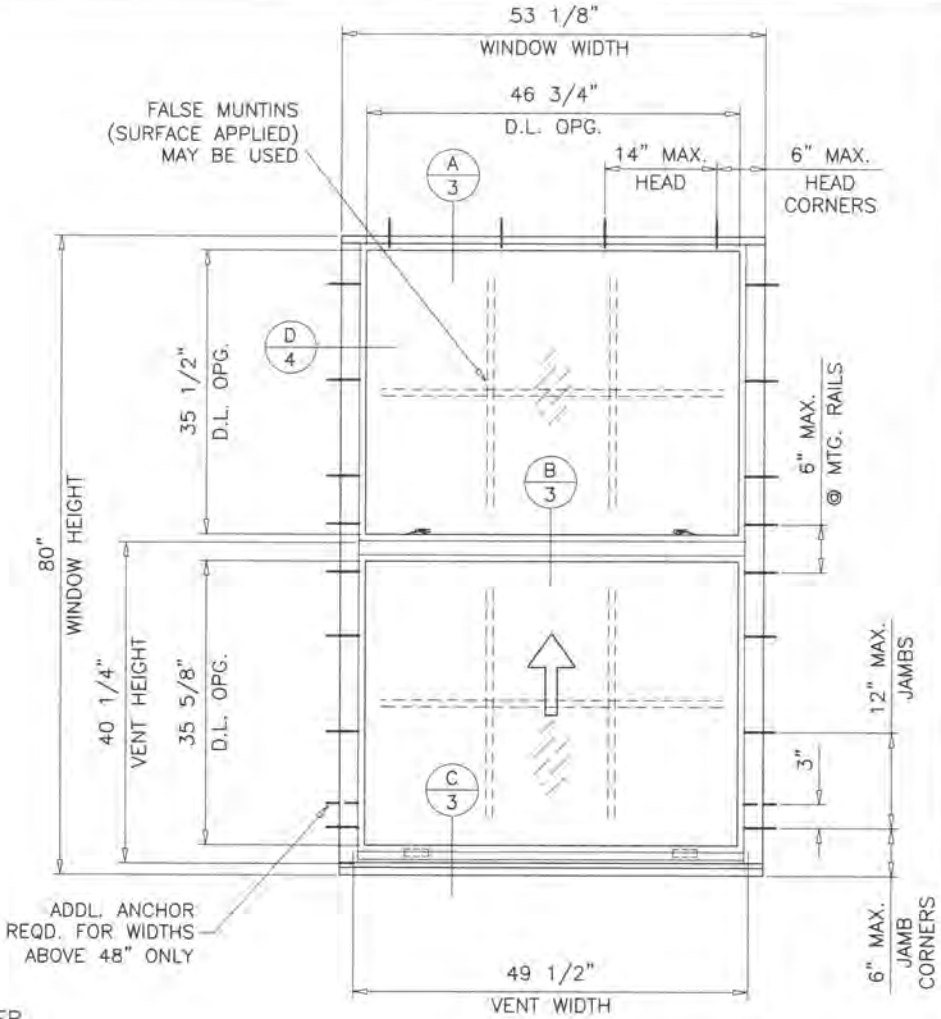
A LOAD DURATION INCREASE IS USED IN DESIGN OF ANCHORS INTO WOOD ONLY.

ALL SHIMS TO BE HIGH IMPACT, NON-METALLIC AND NON-COMPRESSIBLE.

MATERIALS INCLUDING BUT NOT LIMITED TO STEEL/METAL SCREWS, THAT
COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE
REQUIREMENTS OF THE 2017/2020 FLORIDA BLDG. CODE & ADOPTED STANDARDS.

THIS PRODUCT APPROVAL IS GENERIC AND DOES NOT PROVIDE INFORMATION
FOR A SITE SPECIFIC PROJECT, I.E. LIFE SAFETY OF THIS PRODUCT, ADEQUACY
OF STRUCTURE RECEIVING THIS PRODUCT AND SEALING AROUND OPENING FOR
WATER INFILTRATION RESISTANCE ETC.
CONDITIONS NOT SHOWN IN THIS DRAWING ARE TO BE ANALYZED SEPARATELY,
AND TO BE REVIEWED BY BUILDING OFFICIAL.

DESIGN LOADS SHOWN ARE BASED ON 'ALLOWABLE STRESS DESIGN (ASD)'.
MANUFACTURER'S LABEL SHALL BE LOCATED ON A READILY VISIBLE LOCATION
IN ACCORDANCE WITH SECTION 1709.9.3 OF FLORIDA BUILDING CODE.
LABELING TO COMPLY WITH SECTION 1709.9.2.



EQUAL LITES

TYPICAL ELEVATION
TESTED UNIT

THESE WINDOWS ARE RATED FOR LARGE & SMALL MISSILE IMPACT.
SHUTTERS ARE NOT REQUIRED.

- A- CONTRACTOR TO BE RESPONSIBLE FOR THE SELECTION, PURCHASE AND
INSTALLATION OF THIS PRODUCT BASED ON THIS PRODUCT EVALUATION
PROVIDED HE/SHE DOES NOT DEVIATE FROM THE CONDITIONS DETAILED
ON THIS DOCUMENT.
- B- THIS PRODUCT EVALUATION DOCUMENT WILL BE CONSIDERED INVALID IF
ALTERED BY ANY MEANS.
- C- SITE SPECIFIC PROJECTS SHALL BE PREPARED BY A FLORIDA REGISTERED
ENGINEER OR ARCHITECT WHICH WILL BECOME THE ENGINEER OF RECORD (E.O.R.)
FOR THE PROJECT AND WHO WILL BE RESPONSIBLE FOR THE PROPER
USE OF THE P.E.D. ENGINEER OF RECORD, ACTING AS A DELEGATED
ENGINEER TO THE P.E.D. ENGINEER SHALL SUBMIT TO THIS LATTER THE SITE
SPECIFIC DRAWINGS FOR REVIEW.
- D- THIS P.E.D. SHALL BEAR THE DATE AND ORIGINAL SEAL AND SIGNATURE OF
THE PROFESSIONAL ENGINEER OF RECORD THAT PREPARED IT.



Sealed: 9/25/2020

FL #33620

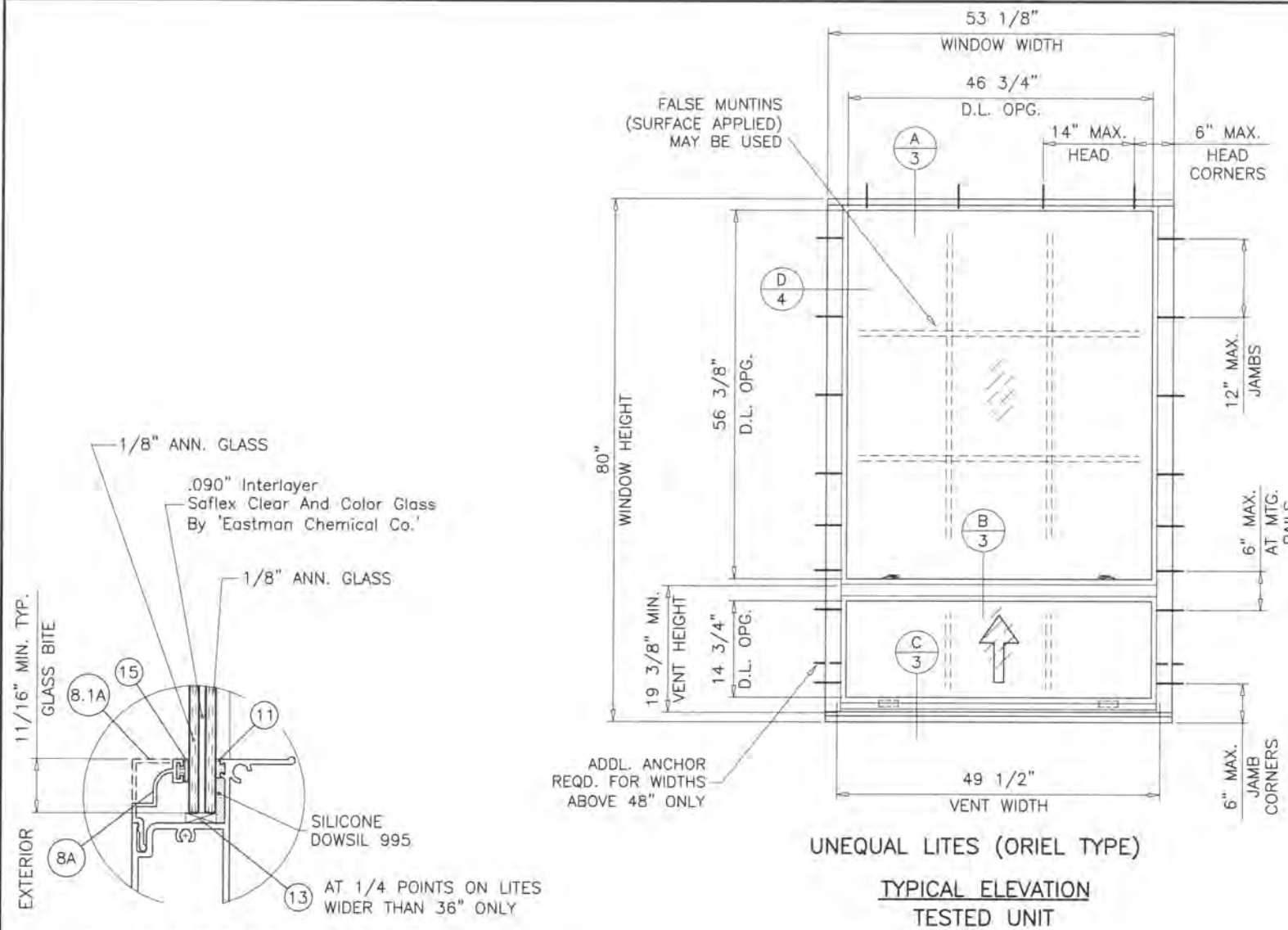
af c
AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220 (C.A.N. 3538)
MIAMI, FLORIDA 33173
TEL. (305) 264-8100 FAX. (305) 262-6978
COMP-ANL\W15-41SIW

Coastline Single Hung IZ4 (6'-8")



PO Box 100, 401 State Ave. N.
Warroad, MN. 56763
Tel. (218) 386-1430 Ext. 2143

revisions:		description	
no	date	by	
A	11.09.17	UPDATED TO 2017 FBC	
B	12.10.18	COMPANY NAME REV	
C	09.02.20	UPDATED TO 2020 FBC	
date: 07-30-15		scale: 1/2"=1'-0"	
dr. by: TARIQ		chk. by:	
drawing no.		W15-41	
sheet 1 of		5	

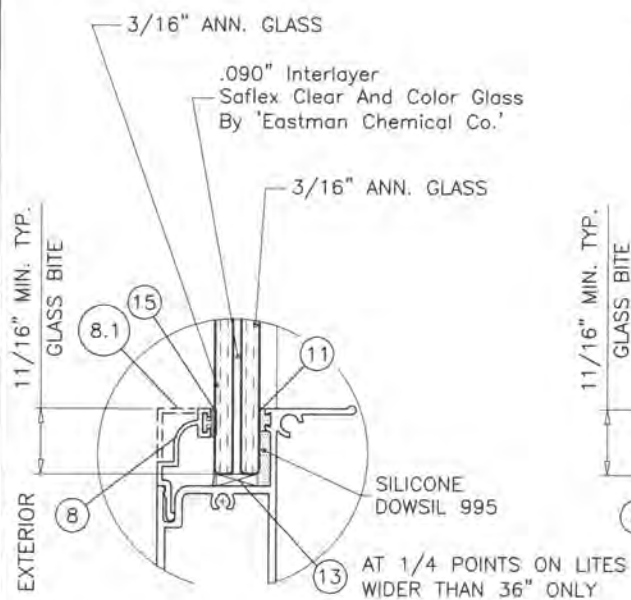


UNEQUAL LITES (ORIEL TYPE)
TYPICAL ELEVATION
TESTED UNIT

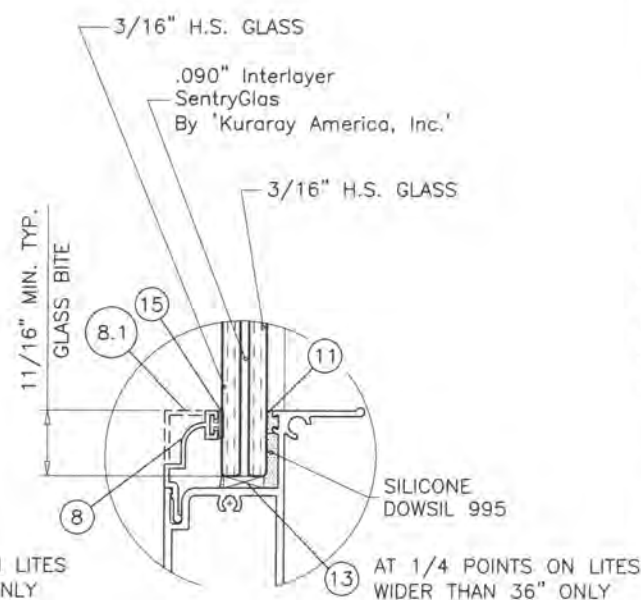
UNEQUAL LITES WINDOWS											
DESIGN LOAD CAPACITY - PSF											
FLANGE DIMS.		GLASS TYPE 'A'		GLASS TYPE 'B'		GLASS TYPE 'C'		GLASS TYPE 'D'		GLASS TYPE 'E'	
WIDTH	HEIGHT	EXT.(+)	INT.(-)	EXT.(+)	INT.(-)	EXT.(+)	INT.(-)	EXT.(+)	INT.(-)	EXT.(+)	INT.(-)
19-1/8"	50-5/8" (5)	70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
26-1/2"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
32"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
37"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
42"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
48"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
53-1/8"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
19-1/8"	63" (6)	70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
26-1/2"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
32"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
37"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
42"		-	-	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
48"		-	-	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
53-1/8"		-	-	60.0	60.0	80.0	120.0	70.0	70.0	-	-
19-1/8"	74-1/4" (8)	70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
26-1/2"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
32"		-	-	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
37"		-	-	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
42"		-	-	60.0	60.0	80.0	120.0	70.0	70.0	-	-
48"		-	-	60.0	60.0	80.0	120.0	70.0	70.0	-	-
53-1/8"		-	-	60.0	60.0	80.0	120.0	70.0	70.0	-	-
19-1/8"	78" (8)	70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
26-1/2"		70.0	70.0	80.0	80.0	80.0	120.0	70.0	70.0	80.0	120.0
32"		-	-	60.0	60.0	80.0	120.0	70.0	70.0	80.0	120.0
37"		-	-	60.0	60.0	80.0	120.0	70.0	70.0	-	-
42"		-	-	60.0	60.0	80.0	120.0	70.0	70.0	-	-
48"		-	-	60.0	60.0	80.0	120.0	70.0	70.0	-	-
53-1/8"		-	-	60.0	60.0	80.0	120.0	70.0	70.0	-	-

* NO. IN PARENTHESIS INDICATE NO. OF ANCHORS PER JAMB.

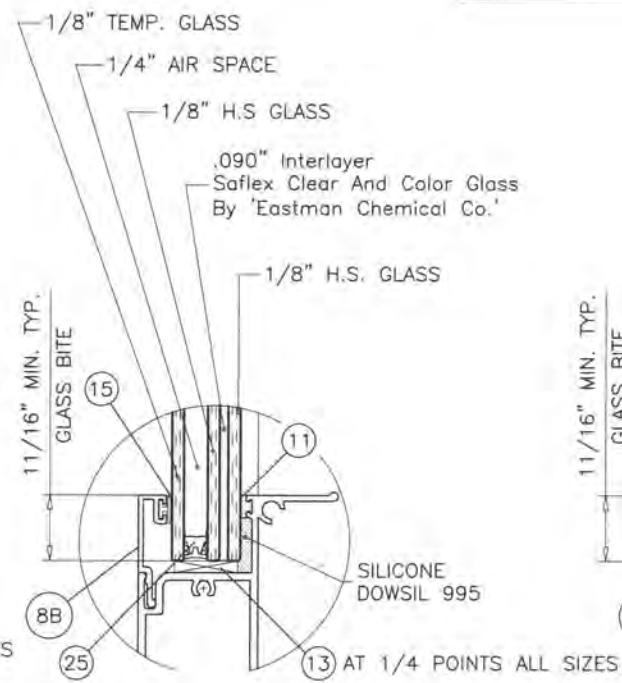
GLASS TYPE 'A'



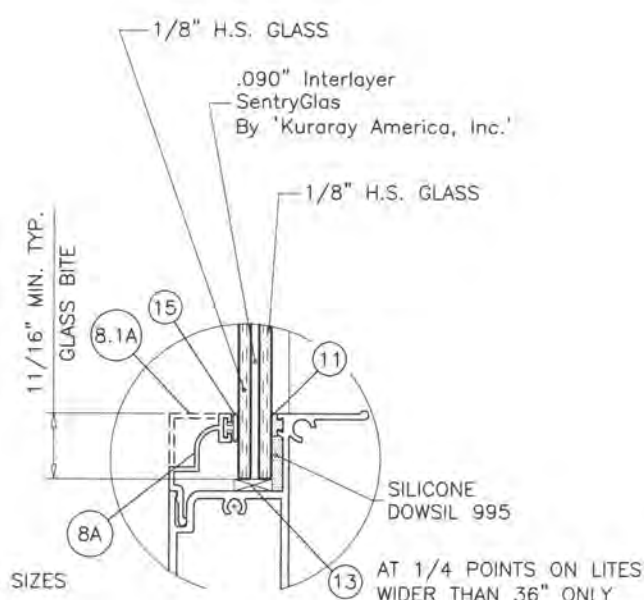
GLASS TYPE 'B'



GLASS TYPE 'C'



GLASS TYPE 'D'



GLASS TYPE 'E'

GLAZING OPTIONS

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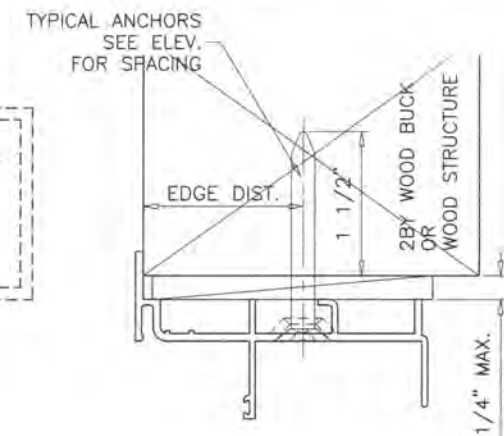
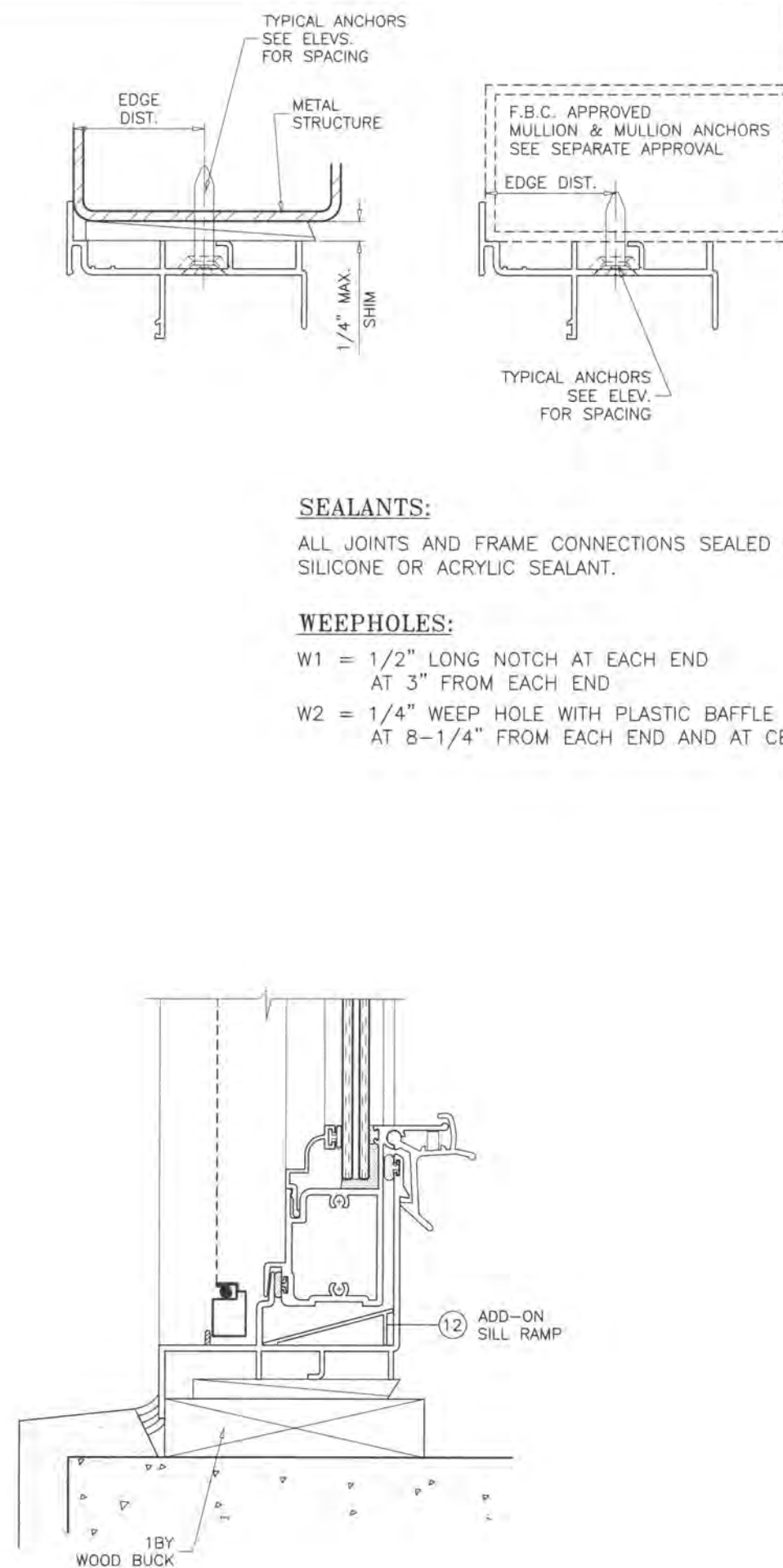
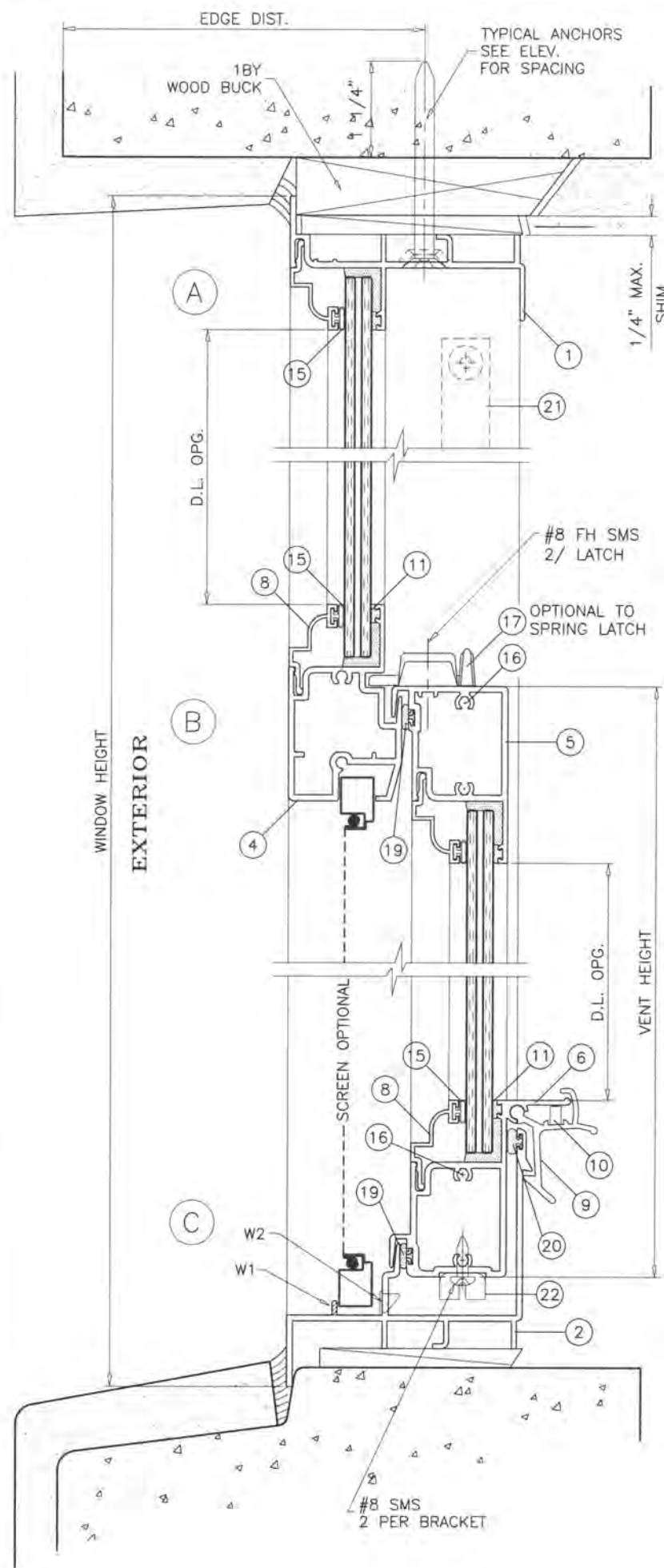
FL #33620



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AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220
MIAMI, FLORIDA 33173 (C.A.N. 3538)
TEL. (305) 264-8100 FAX. (305) 262-6978
COMP-ANL\W15-41SIW

Coastline Single Hung IZ4 (6'-8")
MARVIN
PO Box 100, 401 State Ave. N.
Warroad, MN. 56763
Tel. (218) 386-1430 Ext. 2143

revisions:	no	date	by	description
date:	07-30-15	scale:	1/2" = 1"	
dr. by:	TARIQ	chk. by:		
drawing no.	W15-41	sheet	2 of 5	



WOOD BUCKS AND METAL STRUCTURE NOT BY 'MARVIN'
MUST SUSTAIN LOADS IMPOSED BY GLAZING SYSTEM
AND TRANSFER THEM TO THE BUILDING STRUCTURE.

SEALANTS:

ALL JOINTS AND FRAME CONNECTIONS SEALED WITH
SILICONE OR ACRYLIC SEALANT.

WEEPHOLES:

- W1 = 1/2" LONG NOTCH AT EACH END
AT 3" FROM EACH END
- W2 = 1/4" WEEP HOLE WITH PLASTIC BAFFLE
AT 8-1/4" FROM EACH END AND AT CENTER

TYPICAL ANCHORS: SEE ELEV. FOR SPACING

1/4" DIA. ULTRACON+ BY 'DEWALT' ($F_u=164$ KSI, $F_y=148$ KSI)
INTO 2BY WOOD BUCKS OR WOOD STRUCTURES
1-1/2" MIN. PENETRATION INTO WOOD (HEAD/JAMBS)

THRU 1BY BUCKS INTO CONC. OR BLOCKS
1-1/4" MIN. EMBED INTO CONCRETE (HEAD/JAMBS)
1-1/4" MIN. EMBED INTO BLOCKS (JAMBS)

DIRECTLY INTO CONCRETE OR BLOCKS
1-1/4" MIN. EMBED INTO CONCRETE (HEAD/JAMBS)
1-1/4" MIN. EMBED INTO BLOCKS (JAMBS)

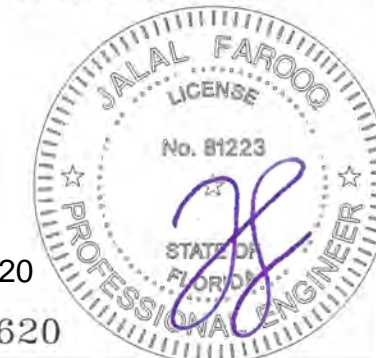
#14 SMS OR SELF DRILLING SCREWS (GRADE 2 CRS)
INTO METAL STRUCTURES (HEAD/JAMBS)
(3) THREADS MIN. PENETRATION BEYOND SUBSTRATE
ALUMINUM: 1/8" THK. MIN. (6063-T5 MIN.)
STEEL: 1/8" THK. MIN. ($F_y = 36$ KSI MIN.)
(STEEL IN CONTACT WITH ALUMINUM TO BE PLATED OR PAINTED)

#12 SMS OR SELF DRILLING SCREWS (GRADE 2 CRS)
INTO F.B.C. APPROVED MULLIONS
(3) THREADS MIN. PENETRATION BEYOND SUBSTRATE
ALUMINUM: 1/8" THK. MIN. (6063-T5 MIN.) (NO SHIM SPACE)
STEEL: 1/8" THK. MIN. ($F_y = 36$ KSI MIN.) (NO SHIM SPACE)
(STEEL IN CONTACT WITH ALUMINUM TO BE PLATED OR PAINTED)

TYPICAL EDGE DISTANCE

INTO CONCRETE AND MASONRY = 2-1/2" MIN.
INTO WOOD STRUCTURE = 1" MIN.
INTO METAL STRUCTURE = 3/4" MIN.

WOOD AT HEAD OR JAMBS SG = 0.55 MIN.
CONCRETE AT HEAD, SILL OR JAMBS $f'_c = 3000$ PSI MIN.
C-90 HOLLOW/FILLED BLOCK AT JAMBS $f'_m = 2000$ PSI MIN.



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FL #33620

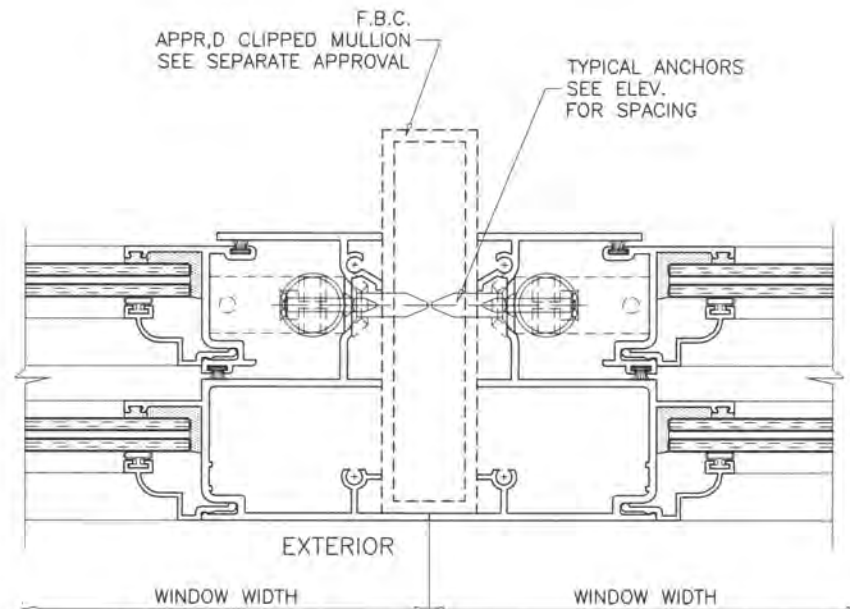
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AL-FAROOQ CORPORATION
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9360 SUNSET DRIVE, SUITE 220
MIAMI, FLORIDA 33173
TEL. (305) 264-8100 FAX. (305) 262-6978
C.A.N. 3538
COMP-ANL\W15-41SW

Coastline Single Hung IZ4 (6'-8")
MARVIN
PO Box 100, 401 State Ave. N.
Warroad, MN. 56763
Tel. (218) 386-1430 Ext. 2143

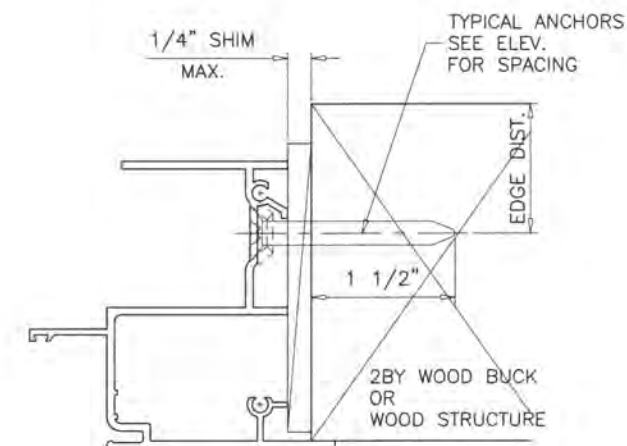
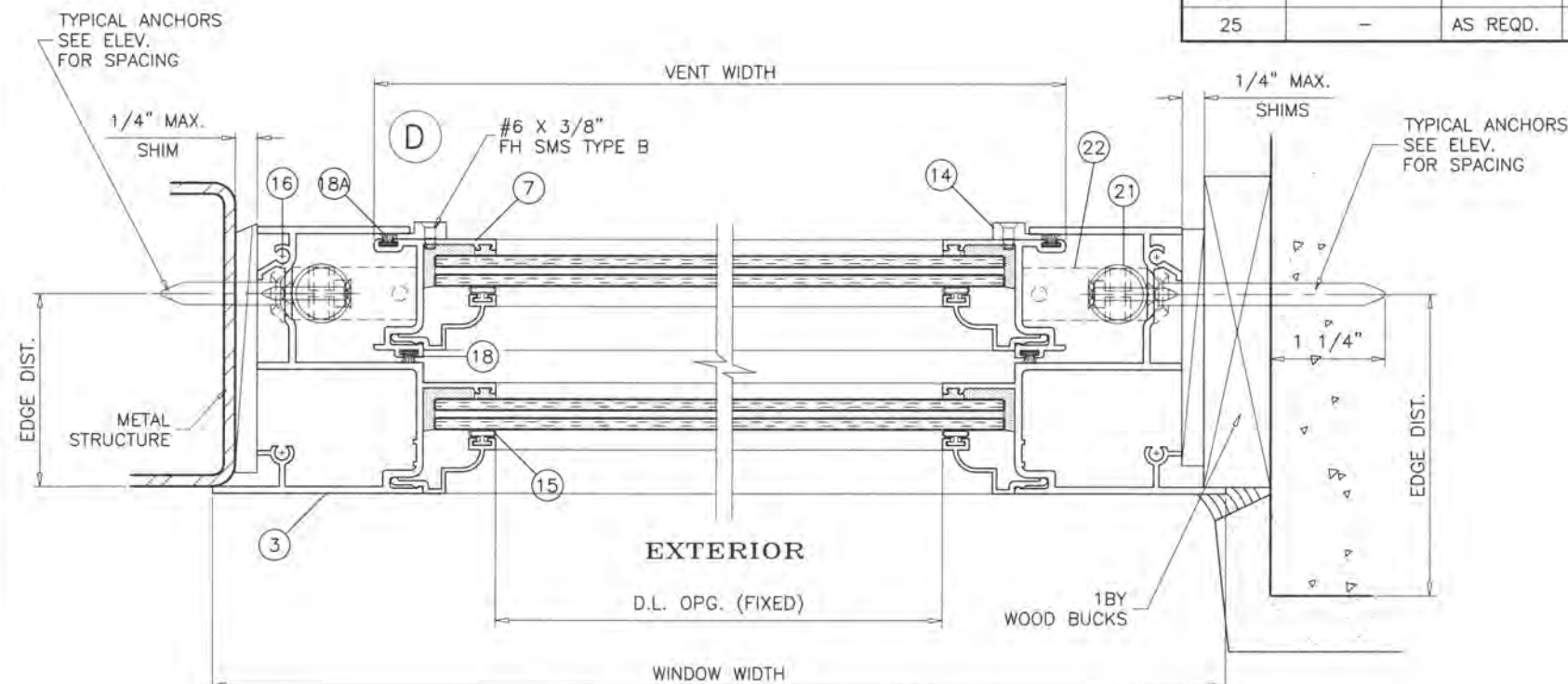
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scale: 1/2" = 1"
dr. by: TARIQ
chk. by:

drawing no.
W15-41
sheet 3 of 5



ITEM #	PART #	REQD.	DESCRIPTION	MATERIAL	MANF./SUPPLIER/REMARKS
1	SIW101	1	FRAME HEAD	6063-T6	-
2	SIW102	1	FRAME SILL	6063-T6	-
3	SIW103	2	FRAME JAMB	6063-T6	-
4	SIW104	1	FIXED MTG. RAIL	6063-T6	-
5	SIW105	1	VENT TOP RAIL	6063-T6	-
6	SIW106	1	VENT BOTTOM RAIL	6063-T6	-
7	SIW107	2	VENT SIDE RAIL	6063-T6	-
8	SIW108	AS REQD.	GLAZING BEAD (7/16" GLASS)	6063-T6	-
8.1	SIW127	AS REQD.	ALT. GLAZING BEAD (7/16" GLASS)	6063-T6	-
8A	SIW112	AS REQD.	GLAZING BEAD (3/8" GLASS)	6063-T6	-
8.1A	SIW128	AS REQD.	ALT. GLAZING BEAD (3/8" GLASS)	6063-T6	-
8B	SIW117	AS REQD.	GLAZING BEAD (LAM. INSUL. GLASS)	6063-T6	-
9	SIW109	2/VENT	VENT LATCH @ 9-3/4" FROM ENDS	6063-T6	-
10	-	1/LATCH	LATCH SPRING	ST. STEEL	-
11	E20218	AS REQD.	INTERIOR GLAZING GASKET	TPE	ULTRAFAB
12	SIW124	1	SILL RAMP	6063-T5	-
13	-	AS REQD.	SETTING BLOCKS	EPDM	DUROMETER 80±5 SHORE A
14	-	4/ VENT	VENT GUIDE	NYLON	-
15	5530	AS REQD.	EXTERIOR GLAZING GASKET	SANTOPRENE	CENTRAL PLASTICS
16	#10 X 1-1/2"	20	FRAME & VENT ASSEMBLY SCREWS	CRS	PH SMS
17	-	2/VENT	SWEEP LATCH (OPTIONAL)	ZAMAK	BUILDERS HARDWARE
18	W23201NG0000	AS REQD.	VENT W'STRIPPING @ EXTERIOR (.187"W X .200"H)	-	ULTRAFAB OR EQUIV.
18A	W33321NG0000	AS REQD.	VENT W'STRIPPING @ INTERIOR (.187"W X .320"H)	-	ULTRAFAB OR EQUIV.
19	CIB301NW	AS REQD.	BULB W'STRIPPING @ VENT HORIZ. (.187"W X .300"H)	-	CENTRAL PLASTICS
20	938BL	AS REQD.	FRAME SILL W'STRIPPING (.18"W X .325"H)	POLYPROPYLENE	CENTRAL PLASTICS
21	-	2/VENT	SPIRAL BALANCE	-	UNIQUE BALANCE
22	-	1/ BAL	ULTRALIFT BRACKET	STEEL	-
23	-	2	SASH STOP	-	NOT SHOWN
24	-	1	7/16" BOX SCREEN	-	OPTIONAL
25	-	AS REQD.	INSULATED GLASS EDGE SPACER	ST. STEEL	CARDINAL XL



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Coastline Single Hung IZ4 (6'-8")



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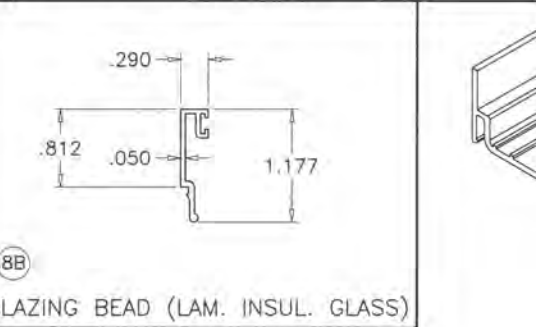
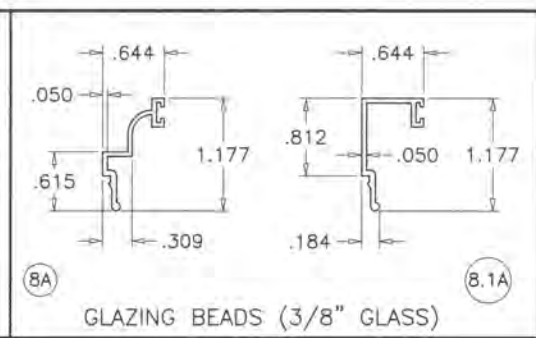
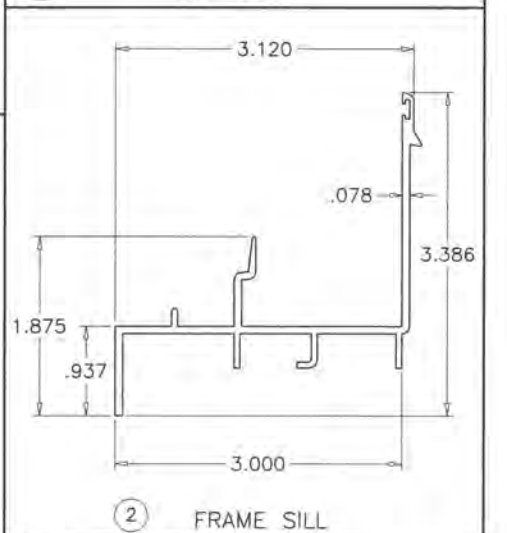
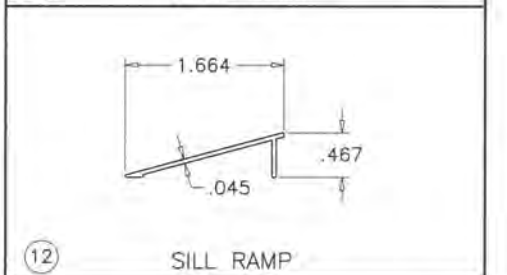
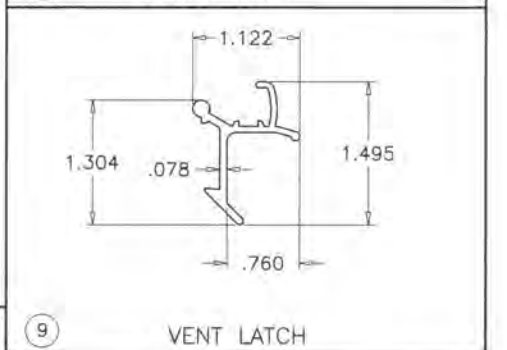
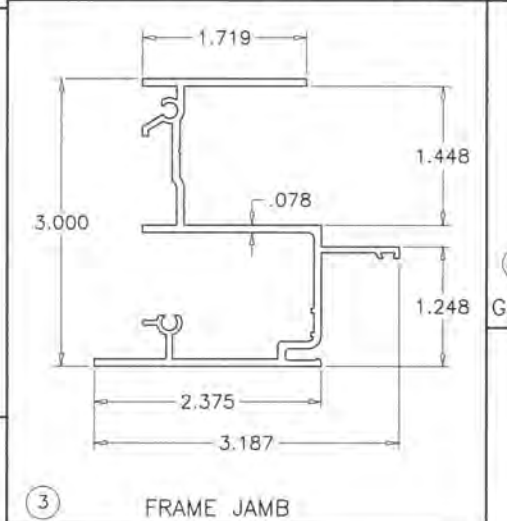
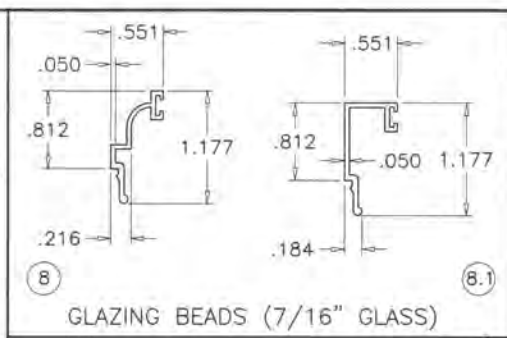
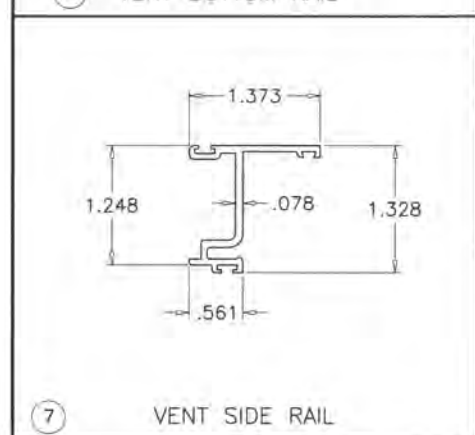
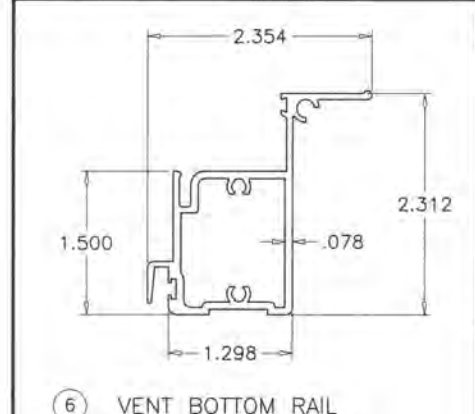
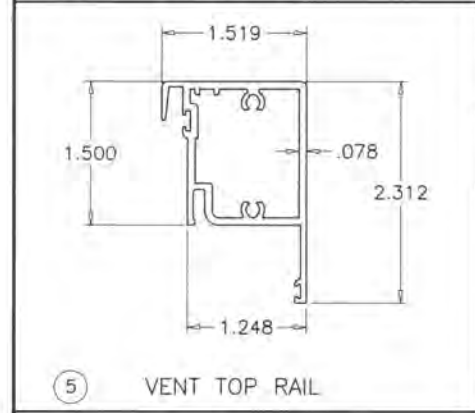
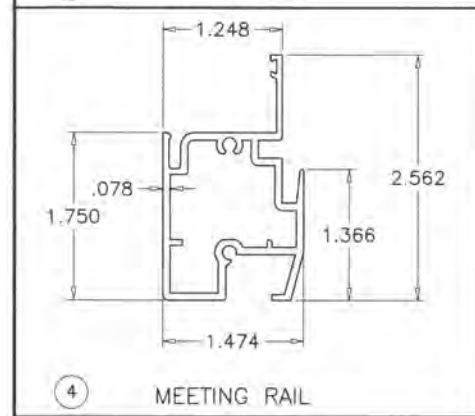
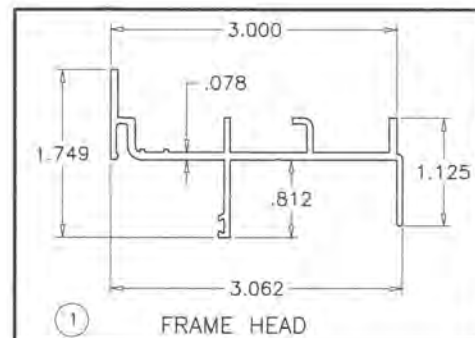
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dr. by: TARIQ
chk. by:

drawing no.
W15-41
sheet 4 of 5

AL-FAROOQ CORPORATION
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MIAMI, FLORIDA 33173
TEL. (305) 264-8100 FAX. (305) 262-6978
(C.A.N. 3538)

COMP - ANL \ W15-41SIW



FRAME TOP CORNER

FRAME BOTTOM CORNER

VENT TOP CORNER

VENT BOTTOM CORNER



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Coastline Single Hung (Z4 (6'-8"))
MARVIN
 PO Box 100, 401 State Ave. N.
 Warroad, MN. 56763
 Tel. (218) 386-1430 Ext. 2143

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drawing no.
W15-41
 sheet 5 of 5

COASTLINE

MARVIN SIGNATURE® COLLECTION



Marvin Signature® Collection

DESIGNED FOR THE BEST COASTAL VIEWS, ENGINEERED FOR THE WORST COASTAL WEATHER

Built for the most exacting architects, builders, and homeowners, Marvin Coastline windows, previously known as SIW, combine a beautiful aesthetic, design flexibility, and a rigorous impact performance to help fulfill even the most ambitious visions for coastal homes. Coastline windows feature narrow sightlines and a clean aesthetic that will complement a wide range of architectural styles, and you can personalize your design with a custom color, a beautiful wood grain finish, or by creating a unique pattern of divided lites. Coastline windows are available in expansive sizes allowing you to leverage stunning coastal views. The reinforced impact glass and extruded all aluminum frames meet the most stringent hurricane impact code requirements.

Designed and manufactured in Florida, Coastline products are available in select southeast coastal regions.

About Us

At Marvin, we're driven to imagine and create better ways of living, helping people feel happier and healthier inside their homes. We believe that our work isn't just about designing better windows and doors—it's about opening new possibilities for the people who use them.

Coastline Multi-Slide door, Casement, and Picture Narrow Frame windows

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6	COASTLINE WINDOW PORTFOLIO
8	CASEMENT
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Coastline Multi-Slide door, Casement, and Picture Narrow Frame windows

COASTLINE WINDOW PORTFOLIO



Casement and Picture Narrow Frame windows

STYLE AND PERFORMANCE

Marvin Coastline windows are designed to bring a sense of quality to every room, yet are engineered to meet the challenges of the unpredictable and severe weather patterns that threaten homes on the coast. Offering an expansive range of shapes, sizes, styles, and design options, Coastline windows promise a new possibility for your home.



CASEMENT + AWNING



SINGLE HUNG



GLIDER / HORIZONTAL ROLLER



PICTURE



SPECIALTY SHAPES



Coastline Casement windows



Coastline Awning, Picture Narrow Frame windows, and Multi-Slide door

CASEMENT

- Available in widths up to 6 feet and heights up to 7 feet
- Perfect for hard-to-reach areas like over a sink or counter
- Narrow sitelines perfectly suited for homes with contemporary aesthetic
- Combine with round top or transom windows
- Fixed, or non-operational casements available



AWNING

- Available in widths up to 7 feet and heights up to 7 feet
- Can be left partially open during wet weather for continuous access to fresh air
- Install awning windows higher up on a wall to create more useable wall space or conceal less desirable views while still enjoying the benefits of natural light
- Often used in conjunction with picture windows





Coastline Single Hung windows



Coastline Glider windows

SINGLE HUNG

- Available in widths over 4 feet and heights up to 8 feet
- Designed to provide a traditional aesthetic
- Features a fixed top sash and a well-balanced bottom sash that lifts to open
- Customizable divided lite options
- Dual-point locking system



GLIDER

- Also known as horizontal roller
- Available in XO, OX, and XOX in widths over 14 feet and heights over 6 feet
- Larger custom configurations can be created
- Excellent choice for wide horizontal openings
- Operating sashes are equipped with brass tandem rollers making them easy to open and close
- Choose clear glass for a contemporary style or add a colonial grid for a more traditional aesthetic





Coastline Picture Narrow Frame windows with Simulated Divided Lites



Coastline Specialty Shape window

PICTURE

- Available in widths and heights up to 12 feet and a max of 72 square feet
- Custom sizing available for design flexibility
- Glass is direct glazed into the frame, eliminating the need for a sash resulting in narrow sightlines, more light, and larger unobstructed views
- Can be combined with round top or transom windows
- Picture Narrow Frame window option features a more streamlined frame that will complement any contemporary aesthetic, available in widths and heights up to 12.5 feet and a max of 54 square feet



SPECIALTY SHAPES

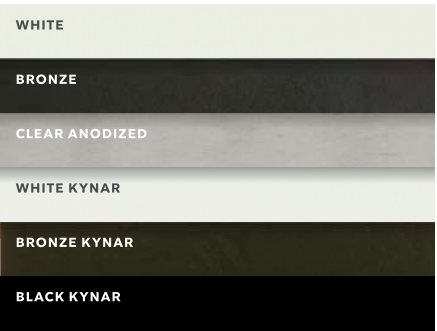
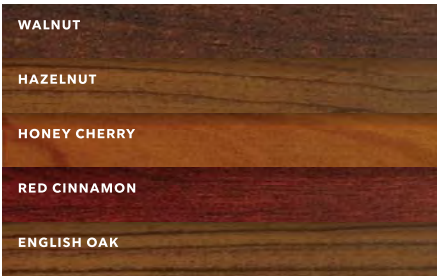
- Available in widths and heights up to 12 feet and a max of 72 square feet
- Glass is glazed directly into the frame, eliminating the need for a sash resulting in narrow sightlines, more light and larger unobstructed views
- Available in multiple geometric shapes including circle, half circle, oval, arch, triangle, trapezoid, hexagon, and octagon
- Provides the design freedom to create unique and stunning architectural statements
- The Specialty Shape Narrow Frame window option features a more streamlined frame that will complement any contemporary aesthetic, available in widths and heights up to 12.5 feet and a max of 54 square feet and a max of 54 square feet



DESIGN OPTIONS

INTERIOR AND EXTERIOR FINISHES*

Coastline is available in eleven low-maintenance interior and exterior finishes that resist fading, peeling, and chalking even under the most extreme coastal conditions. Our palette includes five woodgrain finishes that deliver a natural warmth and beauty. Custom color options are also available.



SIMULATED DIVIDED LITES**

Simulated divided lites replicate the look of individual panes while maintaining the advantages of a single pane of impact resistant glass, which is stronger and more energy efficient than multiple panes separated by muntin bars. Available in several profiles and custom configurations to meet an extensive range of design possibilities.



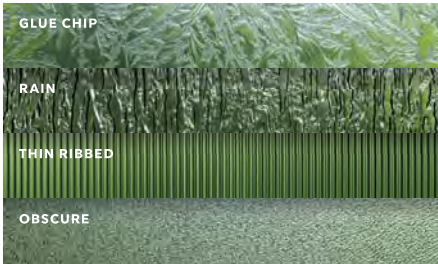
* Interior/Exterior finish samples are approximate. Visit your local Marvin Coastline dealer to see finish samples or to learn more about creating a custom color.

** Not all simulated divided lite profiles and configurations are compatible with all products. Check with your Marvin Coastline dealer for a recommendation on which profile is right for your project.

GLASS OPTIONS*

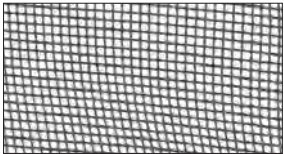
All Coastline windows and doors are built with impact resistant glass that is engineered to stand up to the punishing winds and flying debris generated by tropical storms and hurricanes. Coastline offers several interlayer, laminated tinting options and decorative glass including Glue Chip, Rain, Thin Ribbed, and Obscure that will increase privacy, reduce solar heat gain, and meet the requirements of Sea Turtle Conservation Codes. Specialty glass solutions for specific project needs like sound management are also available.

DECORATIVE GLASS



SCREENS

Featuring aluminum frames specifically engineered to stand up to coastal weather. Capture cool ocean breezes and take advantage of fresh air while preventing insects, pests, and floating debris like leaves and seeds from entering your home.



* Several additional decorative glass options are available. Not all decorative and specialty glass is compatible with all products. Visit your local Marvin Coastline dealer for a recommendation on which glass is right for your project.

WINDOW HARDWARE

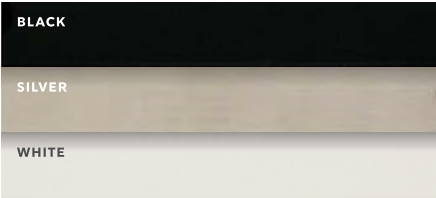


Coastline Casement window with Black folding handle and lock lever

WINDOW HARDWARE

Features locking and latching mechanisms that are engineered to protect your home against harsh coastal weather. Hardware finishes withstand corrosion caused by humid conditions and salty air, and resist fading even after many years of direct exposure to the intense UV rays generated by the sun. Window hardware available in Black, Silver, and White.

HARDWARE FINISHES



Coastline Casement window with Black hardware

Coastline Single Hung window with Black hardware

IN HARSH COASTAL CONDITIONS, YOUR WINDOWS AND DOORS MATTER

Marvin offers windows and doors specifically designed for the coast.

Coastline Direct Glaze windows and Multi-Slide door



Marvin products are designed to fit the diverse needs of architects, builders, and designers, and to improve a homeowner's sense of well-being by leveraging light, views, and air in those spaces where they spend the most time. For over a century, Marvin has imagined better ways of living through forward-thinking, people-first design.

MARVIN.COM

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Part #19983223. March 2021.

Colors shown in printed materials are simulations and may not precisely duplicate product or finish colors. Contact your local Marvin Coastline dealer to view actual product and finish color samples.

F.S. 163.04

Select Year: 2021 ▼ Go

The 2021 Florida Statutes

[Title XI](#)
COUNTY ORGANIZATION AND INTERGOVERNMENTAL
RELATIONS

[Chapter 163](#)
INTERGOVERNMENTAL
PROGRAMS

[View Entire
Chapter](#)

163.04 Energy devices based on renewable resources.—

(1) Notwithstanding any provision of this chapter or other provision of general or special law, the adoption of an ordinance by a governing body, as those terms are defined in this chapter, which prohibits or has the effect of prohibiting the installation of solar collectors, clotheslines, or other energy devices based on renewable resources is expressly prohibited.

(2) A deed restriction, covenant, declaration, or similar binding agreement may not prohibit or have the effect of prohibiting solar collectors, clotheslines, or other energy devices based on renewable resources from being installed on buildings erected on the lots or parcels covered by the deed restriction, covenant, declaration, or binding agreement. A property owner may not be denied permission to install solar collectors or other energy devices by any entity granted the power or right in any deed restriction, covenant, declaration, or similar binding agreement to approve, forbid, control, or direct alteration of property with respect to residential dwellings and within the boundaries of a condominium unit. Such entity may determine the specific location where solar collectors may be installed on the roof within an orientation to the south or within 45° east or west of due south if such determination does not impair the effective operation of the solar collectors.

(3) In any litigation arising under the provisions of this section, the prevailing party shall be entitled to costs and reasonable attorney's fees.

(4) The legislative intent in enacting these provisions is to protect the public health, safety, and welfare by encouraging the development and use of renewable resources in order to conserve and protect the value of land, buildings, and resources by preventing the adoption of measures which will have the ultimate effect, however unintended, of driving the costs of owning and operating commercial or residential property beyond the capacity of private owners to maintain. This section shall not apply to patio railings in condominiums, cooperatives, or apartments.

History.—s. 8, ch. 80-163; s. 1, ch. 92-89; s. 14, ch. 93-249; s. 1, ch. 2008-191; s. 3, ch. 2008-227.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., November 23, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

REPLACE WINDOWS WITH METAL UNITS.

#529 SIMONTON STREET

Applicant – Oscar Fernandez

Application #H2021-0056

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00009260-000000
Account# 1009512
Property ID 1009512
Millage Group 10KW
Location 529 SIMONTON St, KEY WEST
Address
Legal KW PT LOT 4 SQR 49 OR311-26 OR1971-524/25 OR2060-330 OR2269-1814/16
Description OR2288-915/18 OR2337-2047/49 OR2449-245/47 OR2896-1372 OR3112-2424
(Note: Not to be used on legal documents.)
Neighborhood 6108
Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

[FERNANDEZ OSCAR](#)
 4 Emerald Dr
 Key West FL 33040

FERNANDEZ KATHERINE
 4 Emerald Dr
 Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$216,576	\$216,576	\$219,960	\$219,960
+ Market Misc Value	\$482	\$482	\$482	\$482
+ Market Land Value	\$425,951	\$390,345	\$381,114	\$434,432
= Just Market Value	\$643,009	\$607,403	\$601,556	\$654,874
= Total Assessed Value	\$643,009	\$607,403	\$601,556	\$547,765
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$643,009	\$607,403	\$601,556	\$654,874

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	3,470.35	Square Foot	35	100

Buildings

Building ID	656	Exterior Walls	ABOVE AVERAGE WOOD
Style		Year Built	1938
Building Type	M.F. - R3 / R3	EffectiveYearBuilt	1987
Gross Sq Ft	2128	Foundation	WD CONC PADS
Finished Sq Ft	1800	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	260	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	3
Depreciation %	37	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	228	0	0
FLA	FLOOR LIV AREA	1,800	1,800	0
OPU	OP PR UNFIN LL	40	0	0
OUF	OP PRCH FIN UL	60	0	0
TOTAL		2,128	1,800	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1944	1945	1	16 SF	1
RW2	1944	1945	1	20 SF	4
FENCES	1938	1939	1	64 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/16/2021	\$750,000	Warranty Deed	2330415	3112	2424	37 - Unqualified	Improved
2/24/2018	\$0	Death Certificate	2159789	2896	1372	88 - Unqualified	Improved
12/13/2007	\$0	Quit Claim Deed		2449	245	J - Unqualified	Improved
12/13/2007	\$0	Quit Claim Deed		2337	2047	J - Unqualified	Improved

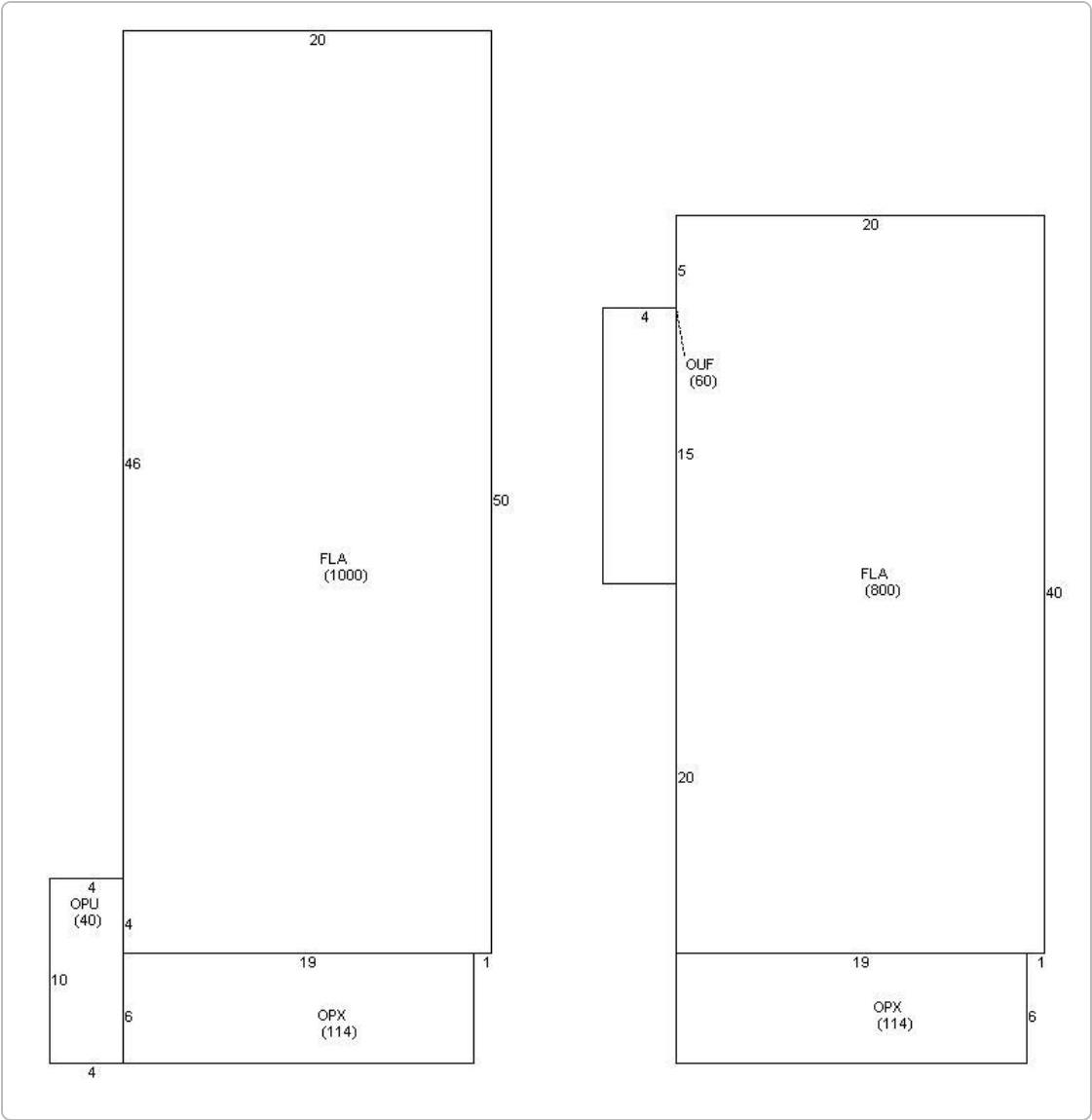
Permits

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
21-2146	9/23/2021		\$0	Residential	6' tall privacy fence with gate. Close off the back yard for our dogs. **NOC exempt** HARC INSPECTION REQUIRED
21-2167	9/3/2021		\$900	Residential	Demolish interior drywall and flooring for renovation plans.
19-1880	6/28/2019	8/12/2019	\$20,000	Residential	tear off existing roof, install Polyglass peel & stick base sheet and we will install 5-v crimp metal 1180 sf 06-27-2019 Changing scope of work from 5vcrimp to Metal Shingles at the urging of HARC department
03-4265	12/29/2003	10/21/2004	\$2,000	Residential	REPLACE TILE
9800182	1/30/1998	1/1/1999	\$1,500	Residential	PAINT ENTIRE BUILDING
9800182	1/29/1998	11/23/1998	\$1,500	Residential	PAINT BLDG
9700932	4/1/1997	7/1/1997	\$400		ROOF REPAIRS
9700756	3/1/1997	7/1/1997	\$500		ELECTRICAL
9601893	5/1/1996	8/1/1996	\$20,000		MECHANICAL

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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