



Historic Architectural Review Commission Staff Report for Item 18

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Preservation Manager

Meeting Date: January 27, 2026

Applicant: A2O Architecture

Application Number: C2025-0109

Address: 900 Frances Street

Description of Work:

Replacement of storefront windows on contributing structure with aluminum frame storefront windows.

Site Facts:

The building under review is listed as contributing and was constructed in 1924 per tax assessor data. However, Sanborn Maps show it as early as the 1889 Map. The site features a two-story wood framed building. Currently the house sits on piers and is located within an X flood zone.



Photo of property under review circa 1965. Monroe County Library.



Photo of front of property under review.



Photo of front of property under review



Photo of interior of property under review showing window proposed to be replaced.

Guidelines Cited on Review:

- Guidelines for Windows, Storefronts, Shutters, and Window Protection (pages 29a-29l), specifically guidelines for storefronts 1.

Staff Analysis:

A Certificate of Appropriateness is currently under review for the replacement of current wood storefront windows with aluminum frame storefront windows. Based on the submitted wind pressure analysis, the project site is located in an Exposure category C area with a design wind speed of 176 mph.

The applicant proposes PGT Series “PW7720A” aluminum fixed windows. Per the HARC Guidelines, windows on street-facing elevations constructed before 1945 are required to be wood, without cladding, and may be impact-rated and painted. Windows on non–street-facing elevations may be wood or aluminum.

Attached is the Florida Building Code – Residential (8th Edition, 2023) which illustrates the methodology used to determine required wind pressures for building components and cladding based on exposure category, building height, and wind speed.



Existing Front Elevation

Consistency with Cited Guidelines:

Staff finds that the proposed aluminum windows do not meet the storefront window guidelines. Guideline 1 states “Replacement storefronts of buildings built on or prior 1945 shall match the historic storefront including design, dimensions, and any frame detail profile. Impact resistant storefronts matching dimensions, design and frame details and materials are an acceptable solution as replacements.” Per Sanborn Maps, the structure was built prior to 1945. The current storefront windows are wood frame, while the proposed storefront windows are aluminum frame. The applicant has stated that there are no wood frame storefront windows that meet the wind pressures for this property.

If the HARC Commission determines that the submitted documentation adequately demonstrates that a wood window product cannot meet the required design pressures for this Exposure Category C location and structure, the use of the proposed aluminum windows may be considered appropriate. In that case, the proposed material could be approved as an alternative based on demonstrated performance limitations and site-specific conditions. Staff recommend adding decorative trim over the aluminum frame to help better fit the aesthetic of the building.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # COAC 25-0109	REVISION #	INITIAL & DATE 12/19/25 Ghill
FLOOD ZONE x	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:

900 FRANCES STREET, KEY WEST, FL 33040	
900 FRANCES ST., LLC.	PHONE NUMBER 305-395-9999
900 FRANCES ST.	EMAIL DENNISPISCOPINK@GMAIL.COM
KEY WEST, FL 33040	
A2O ARCHITECTURE, LLC	PHONE NUMBER 305-741-7676
3706 N. ROOSEVELT BLVD, #202	EMAIL OFFICE@A2OARCHITECTURE.COM
KEY WEST, FL 33040	
<i>[Signature]</i>	DATE 12/19/25

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:	STOREFRONT WINDOW REPLACEMENT WITH ALUMINUM FRAME.
MAIN BUILDING:	N/A
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
N/A	

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
N/A	
PAVERS:	FENCES:
N/A	N/A
DECKS:	PAINTING:
N/A	N/A
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
N/A	N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
N/A	N/A

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)


Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Dennis Piscopink as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of 900 Frances St., LLC.
Name of office (President, Managing Member) Name of owner from deed

authorize A2O Architecture, LLC
Please Print Name of Representative

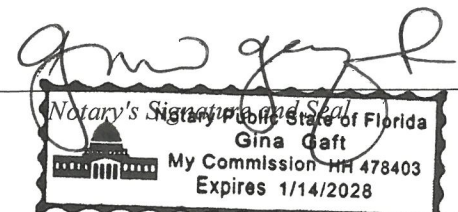
to be the representative for this application and act on my/our behalf before the City of Key West.


Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 12.19.2025
Date

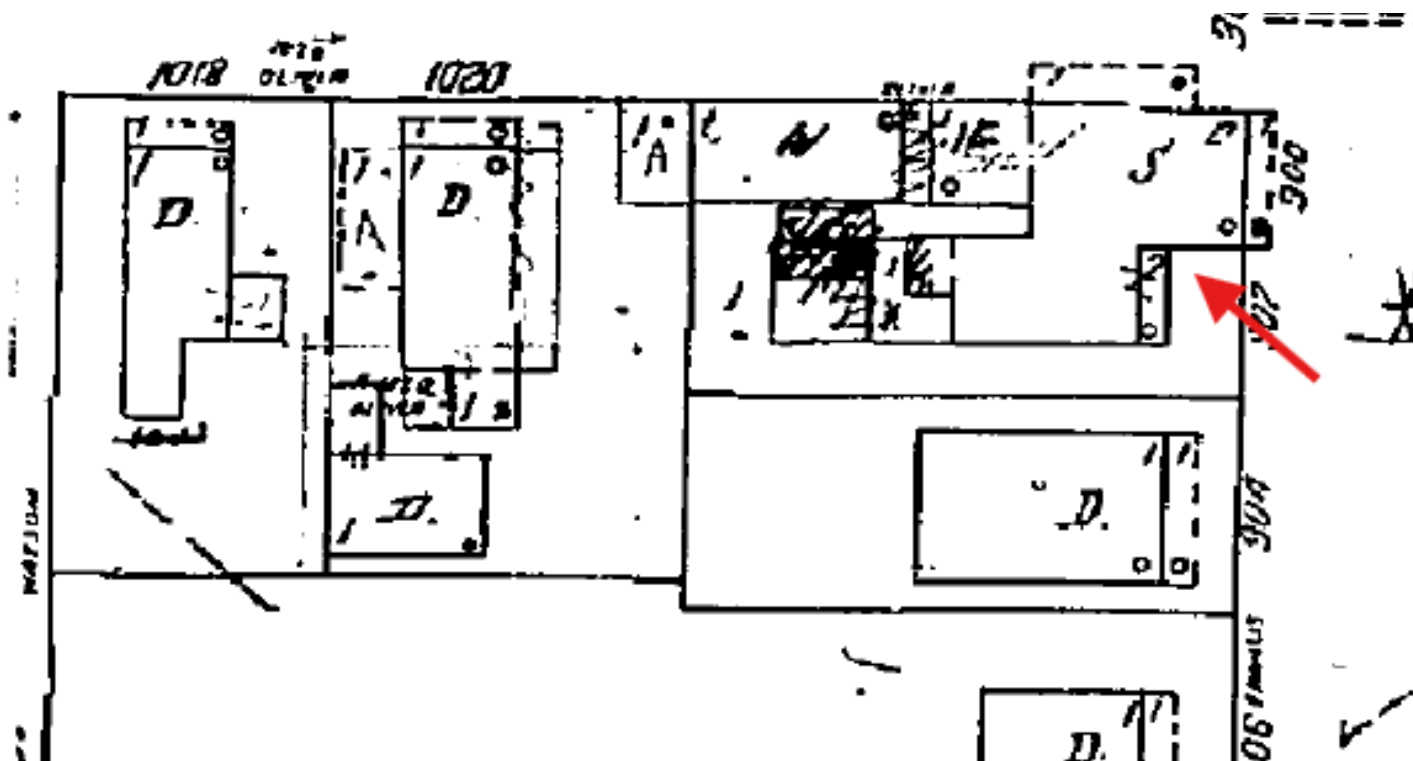
by Dennis Piscopink
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented _____ as identification.

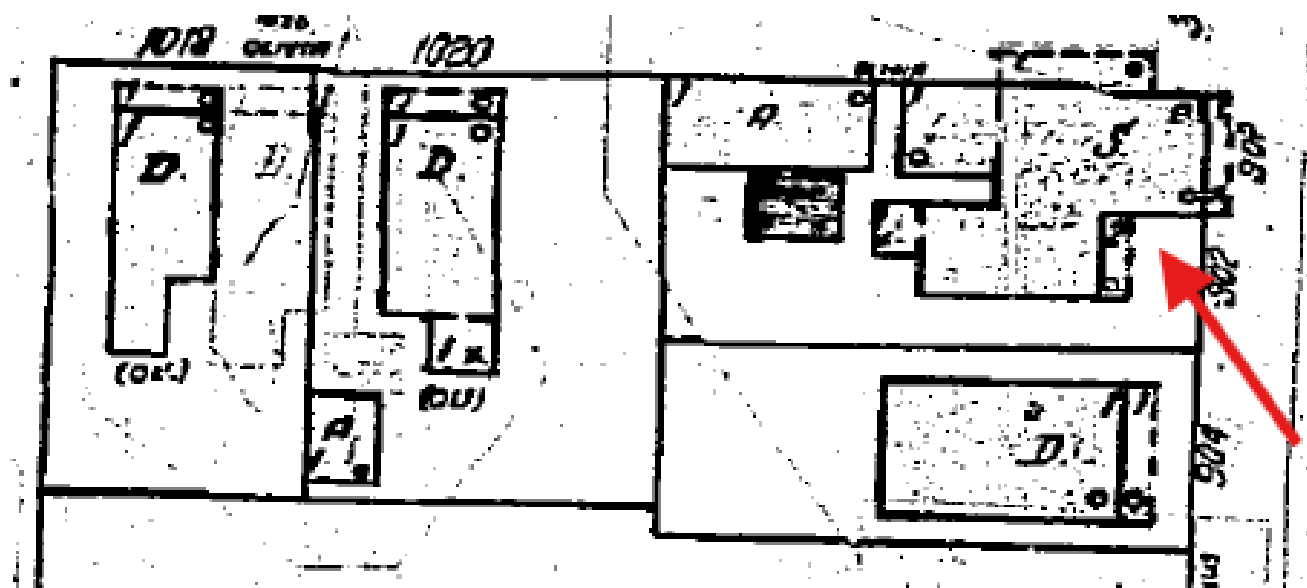

Notary's Signature and Seal
Gina Galt
My Commission HH 478403
Expires 1/14/2028
Name of Acknowledger typed, printed or stamped

HH 478403
Commission Number, if any

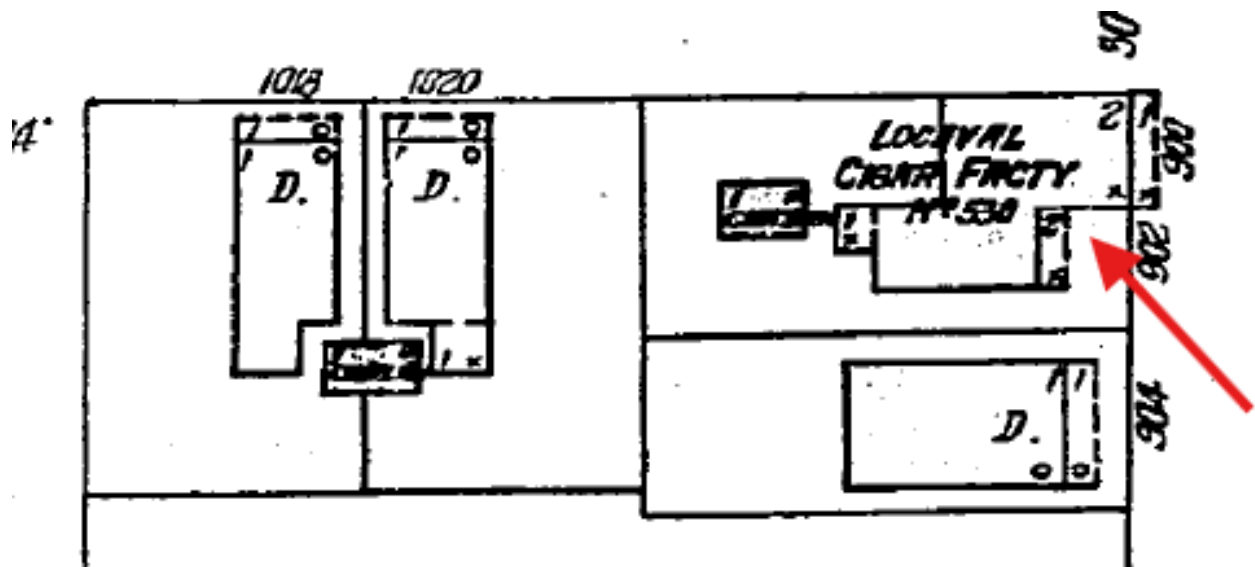
SANBORN MAPS



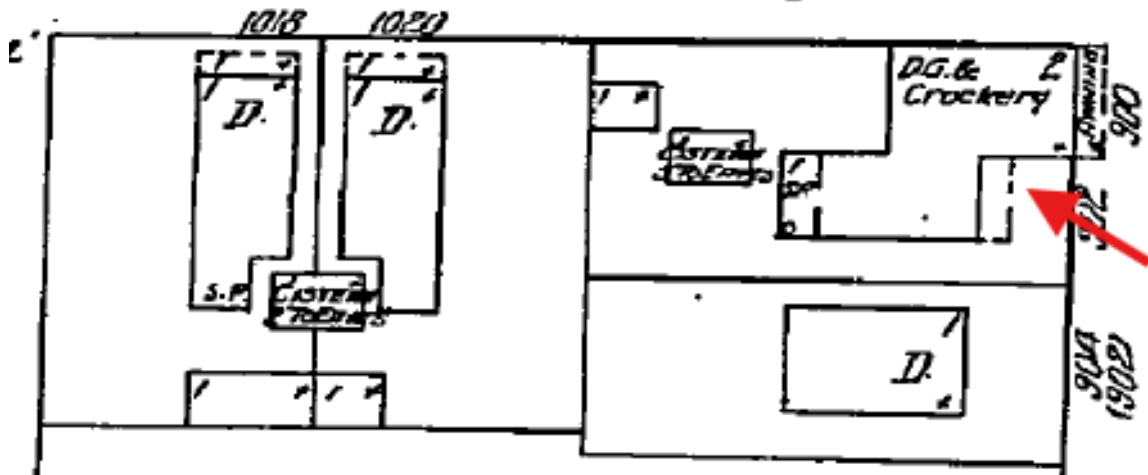
1962 Sanborn Map



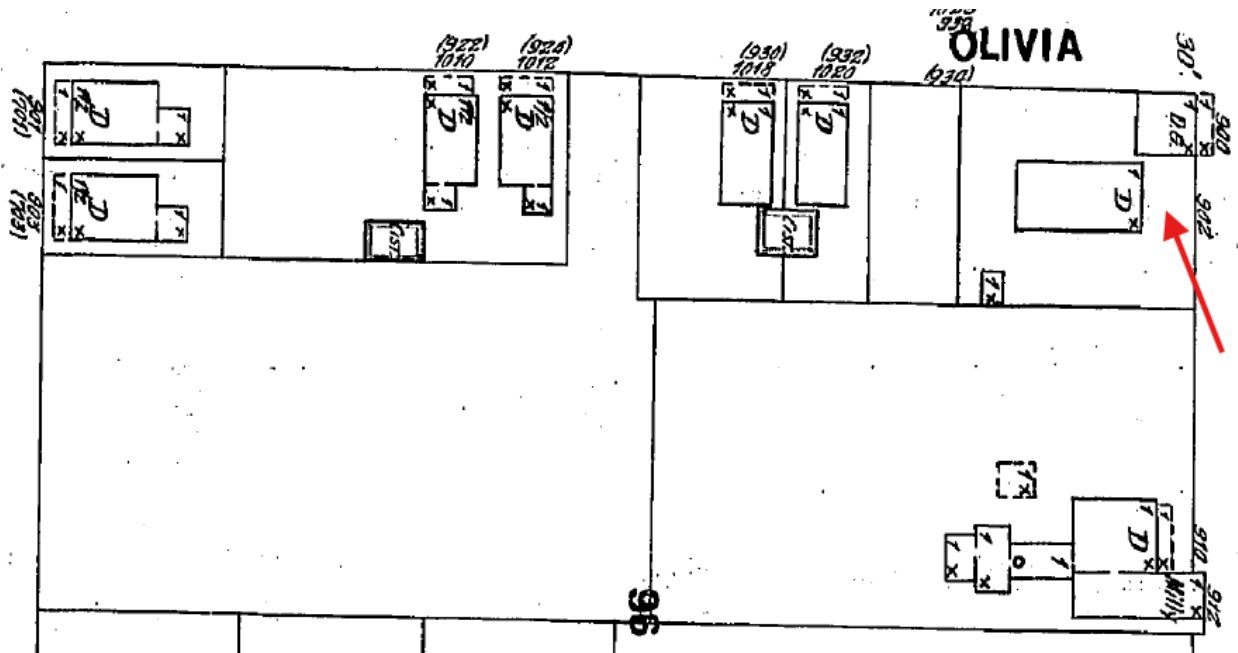
1948 Sanborn Map



1926 Sanborn Map



1912 Sanborn Map



1899 Sanborn Map

PROJECT PHOTOS



900 FRANCES STREET | EXTERIOR



900 FRANCES STREET | EXTERIOR ELEVATION



900 FRANCES STREET | STOREFRONT WINDOWS EXTERIOR



900 FRANCES STREET | STOREFRONT WINDOW INTERIOR

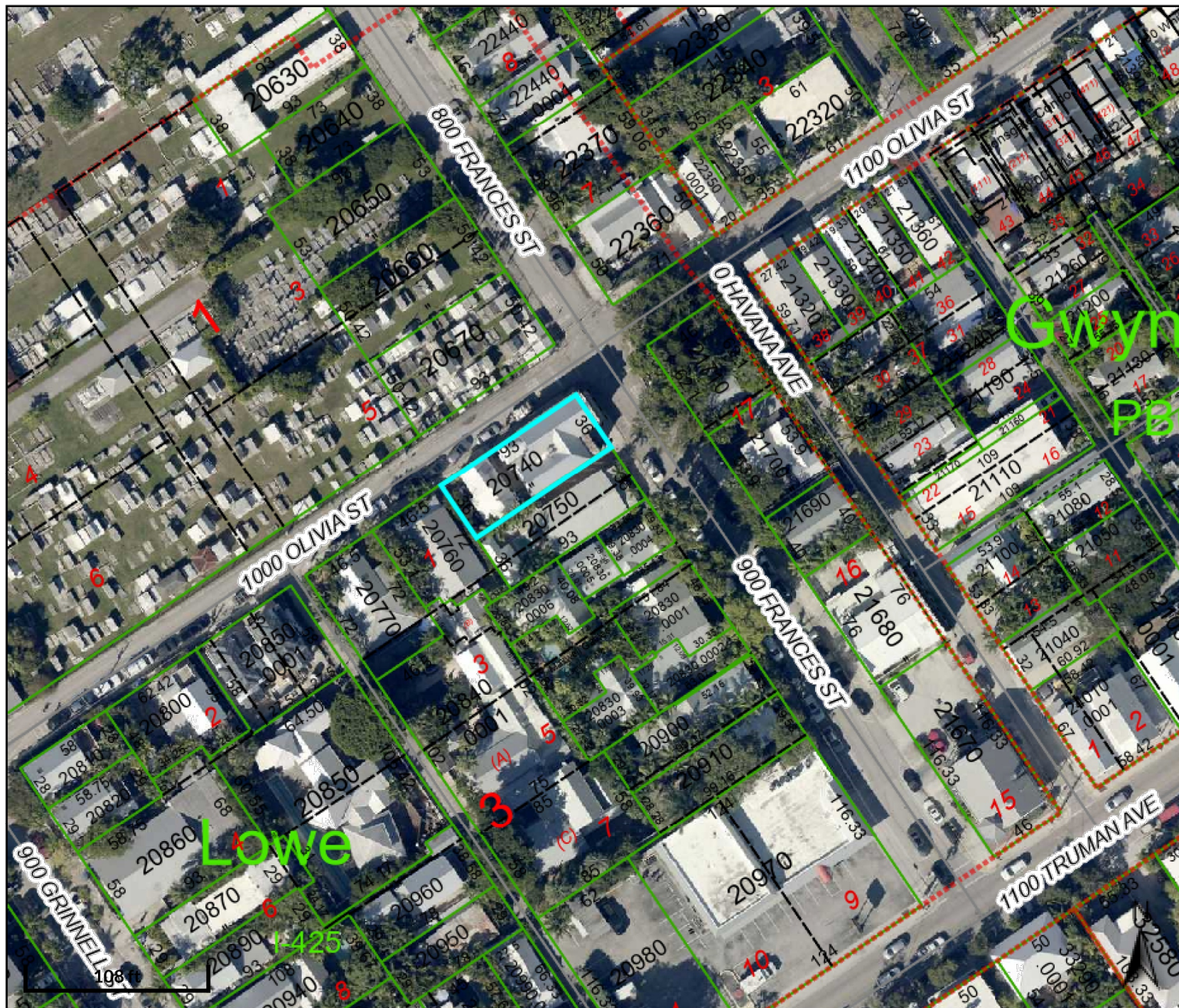


900 FRANCES STREET | STOREFRONT WINDOW INTERIOR

PROPOSED DESIGN



Monroe County, FL

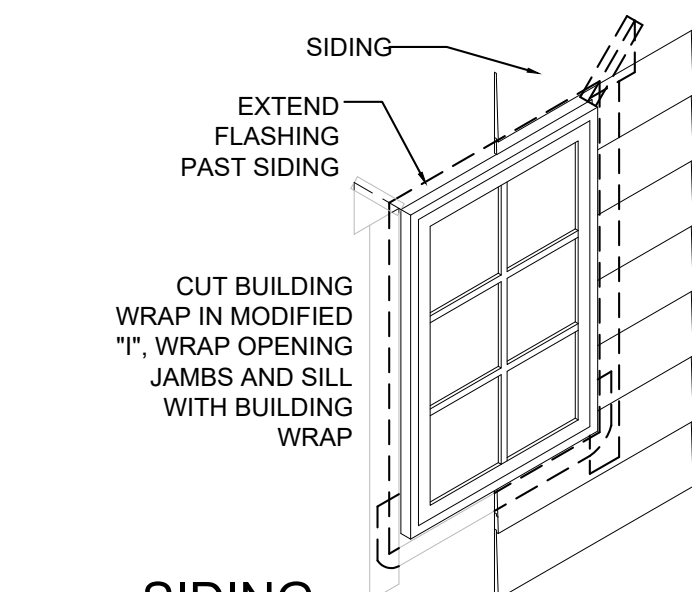


DOOR & WINDOW NOTES:

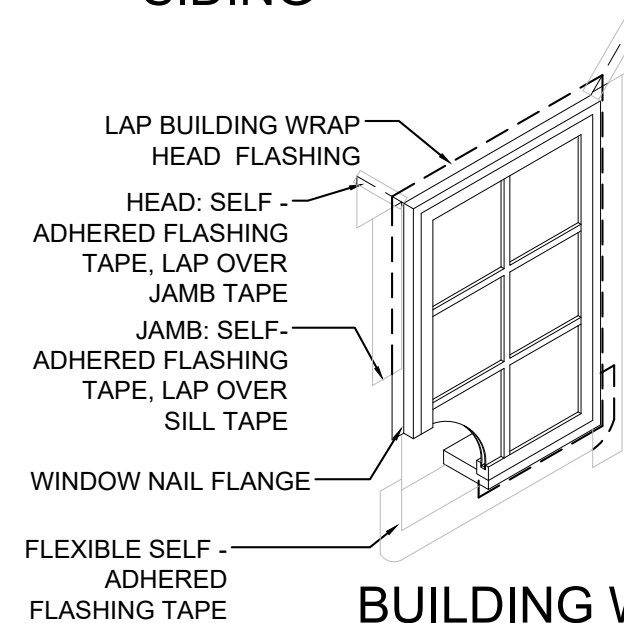
- ALL DOORS AND WINDOWS SHALL BE RATED TO WITHSTAND PRESSURES ASSOCIATED WITH 180 MPH WINDS IN ACCORDANCE WITH ASCE 7-10. DOORS AND WINDOWS SHALL BE MANUFACTURED UNITS DESIGNED AND INSTALLED TO ALLOW A MAXIMUM OF 0.5 CFM INFILTRATION PER LINEAL FOOT OF OPERABLE SASH CRACK AND A MAXIMUM 0.5 CFM PER SF OF EXTERIOR DOOR AREA. UNITS SHALL BE GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED.
- PROVIDE ONE EGRESS SIZED WINDOW IN EACH BEDROOM UNLESS THERE IS A SECOND EXIT SUCH AS A SLIDING GLASS OR SIDE HINGED DOOR TO THE EXTERIOR. EGRESS WINDOWS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR LEVEL AND MUST HAVE A MINMUM NET CLEAR OPENING OF 20" WIDTH AND A NET CLEAR OPENING AREA OF NO LESS THAN 5.7 SF.
- ALL EXTERIOR DOORS SHALL BE SOLID CORE, 1-3/4" THICK, WEATHER-PROOF TYPE. ALL INTERIOR DOORS SHALL BE 1-3/4" THICK. UNITS SHALL BE GLAZED OR RAISED PANEL BOTH SIDES. UNITS SHALL HAVE PATTERNS OR DIVIDED LITES UNLESS OTHERWISE NOTED. UNITS SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS WITH SURFACES PREPARED TO ACCEPT PAINT OR OTHER FINISH AS SPECIFIED. DOORS SHALL MEET NWMA STANDARD TOLERANCES FOR EACH TYPE.
- FURNISH AND INSTALL COMPLETE HARDWARE SETS; SCHLAGE, YALE OR EQUAL. ANSI GRADE 2 OR BETTER FOR HEAVY RESIDENTIAL/MEDIUM COMMERCIAL USE. FINISH AND STYLE TO BE SELECTED BY THE OWNER. ALL EXTERIOR HARDWARE TO BE SALT RESISTANT.
- ALL SLIDING GLASS DOORS AND SHOWER ENCLOSURES SHALL HAVE TEMPERED GLASS.
- WOOD OPERATING AND FIXED WINDOWS SHALL BE EQUIPPED WITH SALT RESISTANT HARDWARE AND REMOVABLE SCREENS. ALL UNITS SHALL BE DOUBLE-GLAZED (UNLESS OTHERWISE NOTED ON THE DRAWINGS) WITH TRUE DIVIDED LITES OR PATTERN INDICATED ON THE DRAWINGS.
- WINDOW UNITS SHALL DISPLAY LABELS INDICATING COMPLIANCE WITH THE STATE OF FLORIDA MODEL ENERGY CODE, SECTION 502.4. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
- PROVIDE CLEAR GLAZING, GASKETED OR OTHERWISE SEALED. PROVIDE SAFETY GLASS AS REQUIRED AND/OR SHOWN ON THE DRAWINGS.
- FASTEN DOOR AND WINDOW FRAMES IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND/OR PRODUCT APPROVAL DETAILS. PROVIDE SEPARATION BARRIER WITH DOOR AND WINDOW FRAMES THAT ARE INSTALLED AGAINST NON-COMPATIBLE PRESSURE-TREATED WOOD FRAMING.

MOISTURE PROTECTION NOTES:

- FLASHING SHALL BE GALVANIZED AND INCLUDE BASE FLASHING, STOPS, BUILT-IN VALLEYS, GUTTERS, SCUPPERS, AND MISCELLANEOUS METAL ACCESSORIES. USE ZINC-COATED, COMMERCIAL QUALITY ASTM A-526 G90 HOT-DIPPED GALVANIZED, 24 GAGE STEEL UNLESS OTHERWISE NOTED. SHAPES SHALL MATCH EXISTING PROFILES OF FLASHING AND STOPS. SHOP-FABRICATE TO THE MAXIMUM EXTENT POSSIBLE. COMPLY WITH DETAILS SHOWN AND APPLICABLE REQUIREMENTS OF ANSI SMACNA "ARCHITECTURAL SHEET METAL MANUAL" AND MANUFACTURER RECOMMENDATIONS.
- PROVIDE SEALANTS [CAULKING] AS FOLLOWS:
 - SILICONIZED ACRYLIC CAULK - 25 YR, PAINTABLE, NON-STAINING, MILDEW RESISTANT. FOR INTERIOR AND EXTERIOR USE, FOR WOOD AND MASONRY, AS A FILLER FOR CRACKS, VOIDS AND HOLES IN PREPARATION FOR PAINT OR OTHER FINISH.
 - POLYSEAMSEAL ALL-PURPOSE ADHESIVE CAULK, PAINTABLE, NON-STAINING, MILDEW RESISTANT. FOR INTERIOR AND EXTERIOR USE AS A FILLER AND JOINT SEAL AT TILE, TUB AND COUNTERS.
 - SILICONE RUBBER SEALANT - FS TT-S-001543, CLASS A, ONE-PART NON-SAG LOW MODULES SILICONE RUBBER SEALANT. FOR INTERIOR AND EXTERIOR USE IN WORKING JOINTS WHERE SOME MOVEMENT IS ANTICIPATED. FOR USE WITH WOOD, MASONRY, METAL AND GLASS. PROVIDE BACKER ROD DEPTH CONTROL IN ALL JOINTS GREATER THAN 1/4".



SIDING



BUILDING WRAP

BUILDING WRAP & FLASHING DETAILS

SCALE: NOT TO SCALE



1

EXISTING ELEVATION - FRANCES STREET

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

0 1 2 3 4 5 6
GRAPHIC SCALE: 1/2" = 1'-0"

General Information

Design Wind Speed	Nominal	-
Wind Speed, V (mph)	176	Click Here to find the right wind speed
Exposure Category	C	(ASCE 7-22, Sect. 26.7)
Enclosure Classification	Enclosed	(ASCE 7-22, Section 26.12 & Figure 26.13-1)

Building Information

Height above ground, z (ft.)	1	Elevation of raised structure (i.e. house floor on piles)
Building Width, B (ft)	20.3	-
Building Length, L (ft)	40	-

Frequency Information

Damping Ratio, β	0.0700	(Standard Range = 0.010-0.070)
Period Coef., C_t	0.0200	(Standard Range = 0.020-0.035), ($T = C_t \cdot h(3/4)$, and $f = 1/T$)

Roof Information

Roof Type	Gable w/Overhang	
Ridge Height, h_r (ft)	31.50	($h_r \geq h_d$), Roof Peak Height
Eave Height, h_e (ft.)	23.20	($h_r \leq h_e$), Roof Edge @ Wall
Overhang, h_o (ft.)	1.00	
Parapet Along Roof Perimeter (ft.)		
Roof Slope (x:12)	9.00	
Mean Roof Height (h) - (ft.)	26.75	($h = (h_r + h_e)/2$, for roof angle >10 deg.)

Topographic Information

Hill Shape	Flat - No Hill
H, (ft.)	
L_{hv} , (ft.)	
x_r , (ft.)	
z_r , (ft.)	

[Click to view Topographic Diagram](#)

Project Information

Client	900 FRANCES ST., LLC.
Address	900 FRANCES ST., KEY WEST, FL 33040
Company	A2O ARCHITECTURE, LLC.
Job Number	24.48
Preparer	ANTONIO A. OSBORN , JR.

Computations

Internal Pressure	0.18
Roof Angle, θ (degrees)	36.87
Edge Strip, a (ft.)	3.00
Directionality Factor, K_d	0.85
Topo. Factor, K_{zt}	1.00
Gust Factor, G	0.85
Building Type	Rigid

Components & Cladding (C&C)

ROOF											



**MIAMI-DADE COUNTY, FLORIDA
PRODUCT CONTROL SECTION**

11805 SW 26 Street, Room 208

Miami, Florida 33175-2474

T (786) 315-2590 F (786) 315-2599

www.miamidade.gov/building

**DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION**

NOTICE OF ACCEPTANCE (NOA)

**PGT Industries, Inc.
1070 Technology Drive
North Venice, FL 34275**

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami-Dade County) and/or the AHJ (in areas other than Miami-Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

DESCRIPTION: Series "PW7720A" Aluminum Fixed Window – L.M.I.

APPROVAL DOCUMENT: Drawing No. **MD-7720A.1**, titled "Fixed Window Installation Guidelines", sheets 1 through 10 of 10, dated 04/12/13, with revision **F** dated 07/31/23, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E., bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state, model/series, and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA **revises and renews** NOA No. **20-0401.10** and consists of this page 1 and evidence pages E-1, E-2, E-3, E-4 and E-5, as well as approval document mentioned above.

The submitted documentation was reviewed by **Manuel Perez, P.E.**




9/6/23

NOA No. 23-0816.02

Expiration Date: February 19, 2029

Approval Date: September 14, 2023

Page 1

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

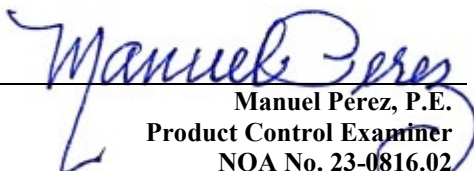
1. EVIDENCE SUBMITTED UNDER PREVIOUS NOA's

A. DRAWINGS

1. Manufacturer's die drawings and sections.
(Submitted under NOA No. 08-1112.09)
2. Drawing No. **MD-7720A.1**, titled "Fixed Window Installation Guidelines", sheets 1 through 10 of 10, dated 04/12/13, with revision **E** dated 03/11/20, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.
(Submitted under NOA No. 20-0401.10)

B. TESTS

1. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
2) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94
3) Water Resistance Test, per FBC, TAS 202-94
4) Large Missile Impact Test per FBC, TAS 201-94
5) Cyclic Wind Pressure Loading per FBC, TAS 203-94
6) Forced Entry Test, per ASTM F588 and TAS 202-94
along with marked-up drawings and installation diagram of all PGT Industries, Inc. representative units listed below and tested to qualify **Dowsil 791** and **Dowsil 983** silicones, prepared by Fenestration Testing Laboratory, Inc., Test Reports No.: **FTL-7897**, PGT PW5520 PVC Fixed Window (unit 6 in proposal), dated 09/03/14
FTL-20-2107.1, PGT SGD780 Aluminum Sliding Glass Door (unit 7 in proposal)
FTL-20-2107.2, PGT CA740 Alum. Outswing Casement Window (unit 8 in proposal)
FTL-20-2107.3, PGT PW7620A Aluminum Fixed Window (unit 9 in proposal) and
FTL-20-2107.4, PGT PW7620A Aluminum Fixed Window (unit 10 in proposal)
dated 07/13/20, all signed and sealed by Idalmis Ortega, P.E.
(Submitted under NOA No. 20-0401.10)
2. Test reports on: 1) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94
2) Large Missile Impact Test per FBC, TAS 201-94
3) Cyclic Wind Pressure Loading per FBC, TAS 203-94
along with marked-up drawings and installation diagram of a PVC sliding glass door, a PVC fixed window and an aluminum sliding glass door, using: Kodispac 4SG TPS spacer system, Duraseal® spacer system, Super Spacer® NXT™ spacer system and XL Edge™ spacer system at insulated glass, prepared by Fenestration Testing Laboratory, Inc., Test Reports No. **FTL-8717**, **FTL-8968** and **FTL-8970**, dated 11/16/15, 06/07/16 and 06/02/16 respectively, all signed and sealed by Idalmis Ortega, P.E.
(Submitted under NOA No. 16-0629.14)


Manuel Perez, P.E.
Product Control Examiner
NOA No. 23-0816.02
Expiration Date: February 19, 2029
Approval Date: September 14, 2023

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

1. EVIDENCE SUBMITTED UNDER PREVIOUS NOA's (CONTINUED)

B. TESTS (CONTINUED)

3. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
2) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94
3) Water Resistance Test, per FBC, TAS 202-94
4) Large Missile Impact Test per FBC, TAS 201-94
5) Cyclic Wind Pressure Loading per FBC, TAS 203-94
6) Forced Entry Test, per FBC 2411.3.2.1, and TAS 202-94
along with marked-up drawings and installation diagram of an aluminum fixed window, prepared by Fenestration Testing Laboratory, Inc., Test Report No. **FTL-7212**, dated 03/21/13, signed and sealed by Marlin D. Brinson, P.E.
(Submitted under NOA No. 13-0502.03)
4. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
2) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94
3) Water Resistance Test, per FBC, TAS 202-94
4) Large Missile Impact Test per FBC, TAS 201-94
5) Cyclic Wind Pressure Loading per FBC, TAS 203-94
along with marked-up drawings and installation diagram of an aluminum fixed window, prepared by Fenestration Testing Laboratory, Inc., Test Reports No. **FTL-3835** and **FTL-3850**, dated 07/18/03 and 07/31/03 respectively, all signed and sealed by Joseph C. Chan, P.E.
(Submitted under NOA No. 03-1105.02)

C. CALCULATIONS

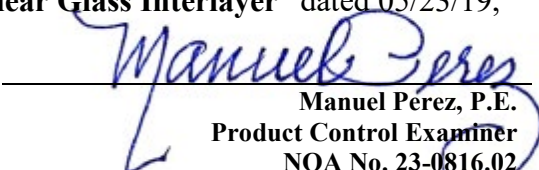
1. Anchor verification calculations and structural analysis, complying with **FBC 6th Edition (2017)**, prepared by manufacturer, dated 04/19/18, revised and updated to the **FBC 7th Edition (2020)** on 03/19/20, signed and sealed by Anthony Lynn Miller, P.E.
(Submitted under NOA No. 20-0401.10)
2. Glazing complies with **ASTM E1300-09**

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER)

E. MATERIAL CERTIFICATIONS

1. Notice of Acceptance No. **19-0305.02** issued to **Kuraray America, Inc.** for their "**Trosifol® Ultraclear, Clear and Color PVB Glass Interlayers**" dated 05/09/19, expiring on 07/08/24.
2. Notice of Acceptance No. **18-0725.11** issued to **Kuraray America, Inc.** for their "**Kuraray SentryGlas® Xtra™ (SGX™) Clear Glass Interlayer**" dated 05/23/19, expiring on 05/23/24.


Manuel Perez, P.E.
Product Control Examiner
NOA No. 23-0816.02
Expiration Date: February 19, 2029
Approval Date: September 14, 2023

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED


1. EVIDENCE SUBMITTED UNDER PREVIOUS NOA's (CONTINUED)

E. MATERIAL CERTIFICATIONS (CONTINUED)

- 3.** TREMCO Part No. **TR-14271E** EPDM exterior glazing gasket complying with the following:
- a) ASTM C864 Specification for Dense Elastomeric Compression Seal Gaskets, Setting Blocks, and Spacers with Option II exceptions.
 - b) ASTM D412 Standard Test Methods for Vulcanized Rubber and Thermoplastic Elastomers - Tension of 1600 PSI.
 - c) ASTM D395B Test Methods for Rubber Property - Compression Set for 22 HRS 158°F.
 - d) ASTM D 624 Test Method for Tear Strength of Conventional Vulcanized Rubber and Thermoplastic Elastomers of 143 lb./ in.

F. STATEMENTS

- 1.** Statement letter of conformance, complying with **FBC 6th Edition (2017)** and the **FBC 7th Edition (2020)**, dated March 10, 2020, issued by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.
(Submitted under NOA No. 20-0401.10)
- 2.** Statement letter of no financial interest, dated March 10, 2018, issued by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.
(Submitted under NOA No. 20-0401.10)
- 3.** Proposal No. **19-1155 TP** issued by the Product Control Section, dated January 10, 2020, signed by Ishaq Chanda, P.E.
(Submitted under NOA No. 20-0401.10)
- 4.** Proposal No. **17-1508** issued by the Product Control Section, dated November 16, 2017, signed by Jorge Plasencia, P.E., Product Control Unit Supervisor.
(Submitted under NOA No. 18-0430.05)
- 5.** Proposal No. **16-1372B** issued by the Product Control Section, dated 11/09/16, signed by Manuel Perez, P.E.
(Submitted under NOA No. 17-0614.11)
- 6.** Proposal No. **16-0125** issued by the Product Control Section, dated March 09, 2016, signed by Ishaq Chanda, P.E.
(Submitted under NOA No. 17-0614.11)
- 7.** Laboratory compliance letter for Test Report No. **FTL-7212**, dated 03/21/13, signed and sealed by Marlin D. Brinson, P.E.
(Submitted under NOA No. 13-0502.03)
- 8.** Laboratory compliance letter for Test Reports No. **FTL-3834** and **FTL-3847**, dated 07/30/03 and 07/31/03 respectively, all signed and sealed by Joseph C. Chan, P.E.
(Submitted under NOA No. 03-1105.01)


Manuel Pérez, P.E.
Product Control Examiner
NOA No. 23-0816.02
Expiration Date: February 19, 2029
Approval Date: September 14, 2023

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

1. EVIDENCE SUBMITTED UNDER PREVIOUS NOA's (CONTINUED)

G. OTHERS

1. Notice of Acceptance No. **18-0430.05**, issued to PGT Industries, Inc. for their Series "PW7720A" Aluminum Fixed Window – L.M.I., approved on 08/23/18 and expiring on 02/19/24.

2. NEW EVIDENCE SUBMITTED

A. DRAWINGS

1. Drawing No. **MD-7720A.1**, titled "Fixed Window Installation Guidelines", sheets 1 through 10 of 10, dated 04/12/13, with revision **F** dated 07/31/23, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.

B. TESTS

1. Test reports on: 1) 400 ft-lb Drop Test, per ANSI Z97.1-15 Class A and FBC Sections 2406.2 and 2406.4.3. along with marked-up drawings and installation diagram of CGI Windows & Doors, Inc. and PGT Industries, Inc. representative units listed below and tested to qualify ANSI Z97.1 Safety Glazing on corresponding lites of CGI and PGT lines of fixed window products, prepared by QAI Laboratories, Test Reports No.: **NOK-0049**, test specimen: CGI Windows & Doors, Inc. Series "PW238" Aluminum Fixed Window – L.M.I. (unit 1 in proposal No. **23-0441R** dated 06/12/23). **NOK-0050**, test specimen: PGT Industries, Inc. Series "PW5520 Vinyl Fixed Window – L.M.I. (unit 2 in proposal No. **23-0441R** dated 06/12/23), each dated 08/02/23, and signed and sealed by Idalmis Ortega, P.E.

C. CALCULATIONS

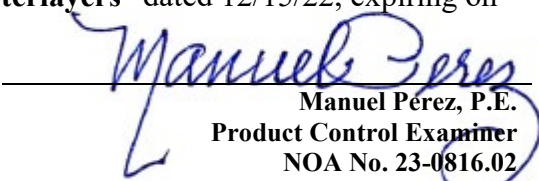
1. None.

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER)

E. MATERIAL CERTIFICATIONS

1. Notice of Acceptance No. **20-0915.22** issued to **Kuraray America, Inc.** for their "Trosifol® Ultraclear, Clear and Color PVB Glass Interlayers" dated 11/19/20, expiring on 07/08/24.
2. Notice of Acceptance No. **22-1116.01** issued to **Kuraray America, Inc.** for their "SentryGlas® (Clear and White) Glass Interlayers" dated 12/15/22, expiring on 07/04/28.


Manuel Pérez, P.E.
Product Control Examiner
NOA No. 23-0816.02
Expiration Date: February 19, 2029
Approval Date: September 14, 2023

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED


2. NEW EVIDENCE SUBMITTED (CONTINUED)

F. STATEMENTS

1. Statement letter of conformance, complying with **FBC 7th Edition (2020)** and the **FBC 8th Edition (2023)**, dated July 31, 2023, issued by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.
2. Statement letter of no financial interest, dated July 31, 2023, issued by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.
3. Proposal No. **23-0441R** issued by the Product Control Section, dated 06/06/23 and revised on 06/12/23, signed by Manuel Perez, P.E

G. OTHERS

1. Notice of Acceptance No. **20-0401.10**, issued to PGT Industries, Inc. for their Series "PW7720A" Aluminum Fixed Window – L.M.I., approved on 08/06/20 and expiring on 02/19/24.


Manuel Pérez, P.E.
Product Control Examiner
NOA No. 23-0816.02
Expiration Date: February 19, 2029
Approval Date: September 14, 2023

GENERAL NOTES: SERIES PW7720A
IMPACT-RESISTANT FIXED WINDOW

1) THIS PRODUCT HAS BEEN DESIGNED & TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, INCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ).

2) SHUTTERS ARE NOT REQUIRED WHEN USED IN WIND-BORNE DEBRIS REGIONS. FOR INSULATED GLASS INSTALLATIONS ABOVE 30' IN THE HVHZ, THE OUTBOARD LITE (CAP) MUST TEMPERED.

3) FOR MASONRY APPLICATIONS IN MIAMI-DADE COUNTY, USE ONLY MIAMI-DADE COUNTY APPROVED MASONRY ANCHORS. MATERIALS USED FOR ANCHOR EVALUATIONS WERE SOUTHERN PINE, ASTM C90 CONCRETE MASONRY UNITS AND CONCRETE WITH MIN. KSI PER ANCHOR TYPE.

4) ALL WOOD BUCKS LESS THAN 1-1/2" THICK ARE TO BE CONSIDERED 1X INSTALLATIONS. 1X WOOD BUCKS ARE OPTIONAL IF UNIT IS INSTALLED DIRECTLY TO SUBSTRATE. WOOD BUCKS DEPICTED AS 2X ARE 1-1/2" THICK OR GREATER. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED TO PROPERLY TRANSFER LOADS TO THE STRUCTURE. WOOD BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER, (EOR) OR ARCHITECT OF RECORD, (AOR).

5) ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. USE ANCHORS OF SUFFICIENT EMBEDMENT. NARROW JOINT SEALANT IS USED ON ALL FOUR CORNERS OF THE FRAME. OVERALL SEALING/FLASHING STRATEGY FOR WATER RESISTANCE OF INSTALLATION SHALL BE DONE BY OTHERS AND IS BEYOND THE SCOPE OF THESE INSTRUCTIONS.

6) MAX. 1/4" SHIMS ARE REQUIRED AT EACH ANCHOR LOCATION WHERE THE PRODUCT IS NOT FLUSH TO THE SUBSTRATE. USE SHIMS CAPABLE OF TRANSFERRING APPLIED LOADS. WOOD BUCKS, BY OTHERS, MUST BE SUFFICIENTLY ANCHORED TO RESIST LOADS IMPOSED ON THEM BY THE WINDOW.

7) DESIGN PRESSURES:
A. NEGATIVE DESIGN LOADS BASED ON STRUCTURAL/CYCLE TEST PRESSURE, FRAME ANALYSIS AND GLASS PER ASTM E1300.
B. POSITIVE DESIGN LOADS BASED ON WATER TEST PRESSURE, STRUCTURAL/ CYCLE TEST PRESSURE, FRAME ANALYSIS AND GLASS PER ASTM E1300.
C. DESIGN LOADS ARE BASED ON ALLOWABLE STRESS DESIGN, ASD.

8) THE ANCHORAGE METHODS SHOWN HAVE BEEN DESIGNED TO RESIST THE WINDLOADS CORRESPONDING TO THE REQUIRED DESIGN PRESSURE. THE 33-1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. THE 1.6 LOAD DURATION FACTOR WAS USED FOR THE EVALUATION OF ANCHORS INTO WOOD. ANCHORS THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR CORROSION RESISTANCE.

9) REFERENCES: TEST REPORTS FTL-3835, 3850, 7212 & 18-7763; DEWALT ULTRACON/ULTRACON + NOA; DEWALT/ELCO CRETEFLEX NOA; ANSI/AF&PA NDS FOR WOOD CONSTRUCTION AND ALUMINUM DESIGN MANUAL.

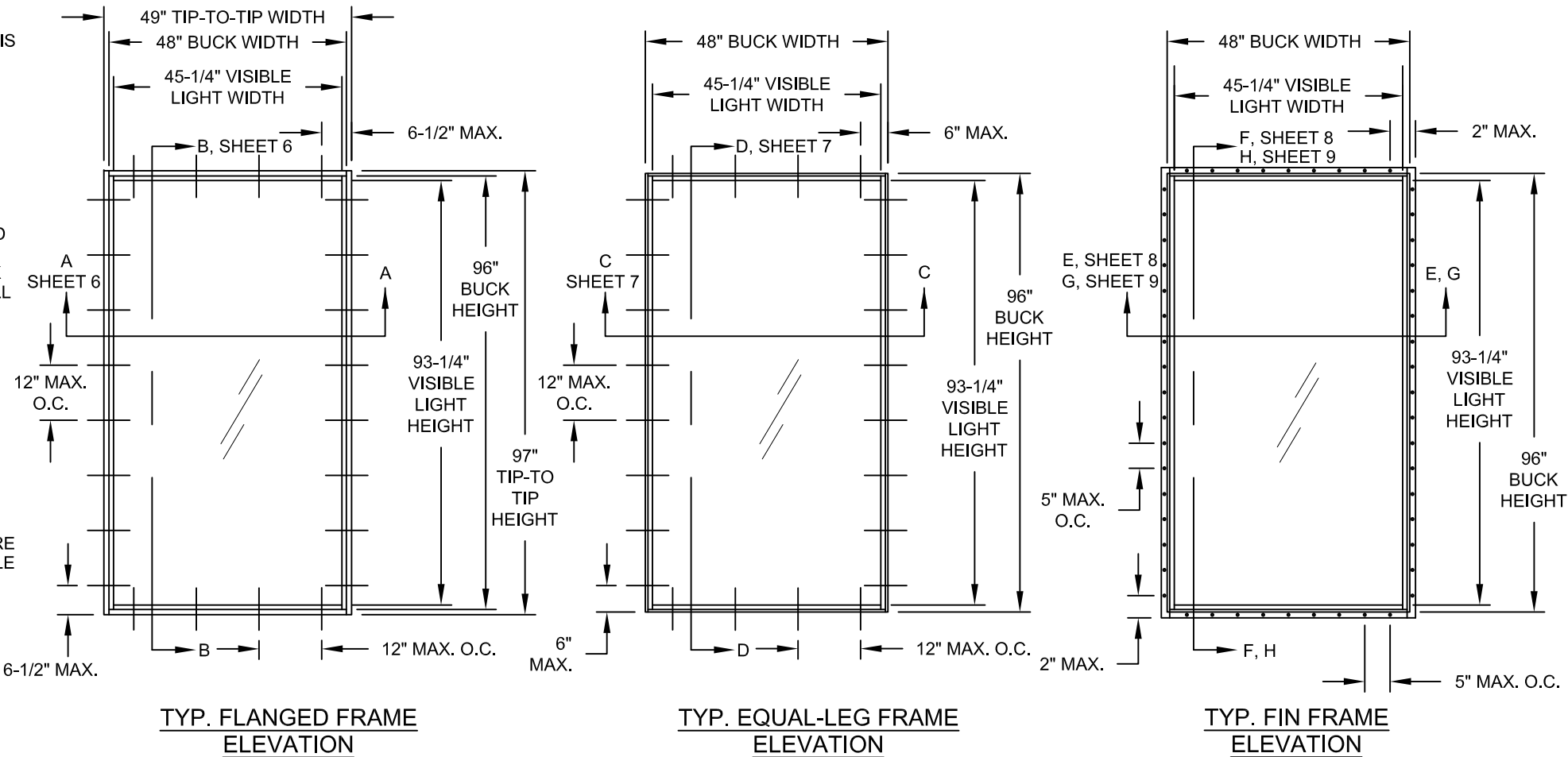
10) THE 7720A SERIES WAS FORMERLY CALLED THE 720/820 SERIES.

11) FRAME FLANGES OR INTEGRAL FINNS CAN BE REMOVED IN-FIELD TO CREATE AN EQUAL-LEG FRAME. SEAL CUT EDGE.

CODES / STANDARDS USED:

- 2023 FLORIDA BUILDING CODE (FBC), 8TH EDITION
- 2020 FLORIDA BUILDING CODE (FBC), 7TH EDITION
- ASTM E1300-09
- ANSI/AF&PA NDS-2018 FOR WOOD CONSTRUCTION
- ALUMINUM DESIGN MANUAL, ADM-2020
- AISI S100-16
- AISC 360-16

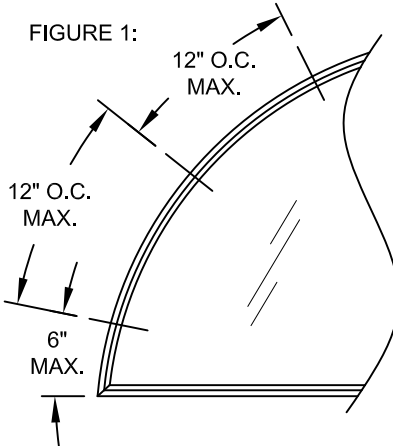
THIS SYSTEM HAS BEEN TESTED TO MEET THE 400 FT-LB KINETIC ENERGY IMPACT LOADING REQUIREMENTS OF ANSI Z97.1 WHEN USING GLASS TYPES 2, 4, 6, OR 8.



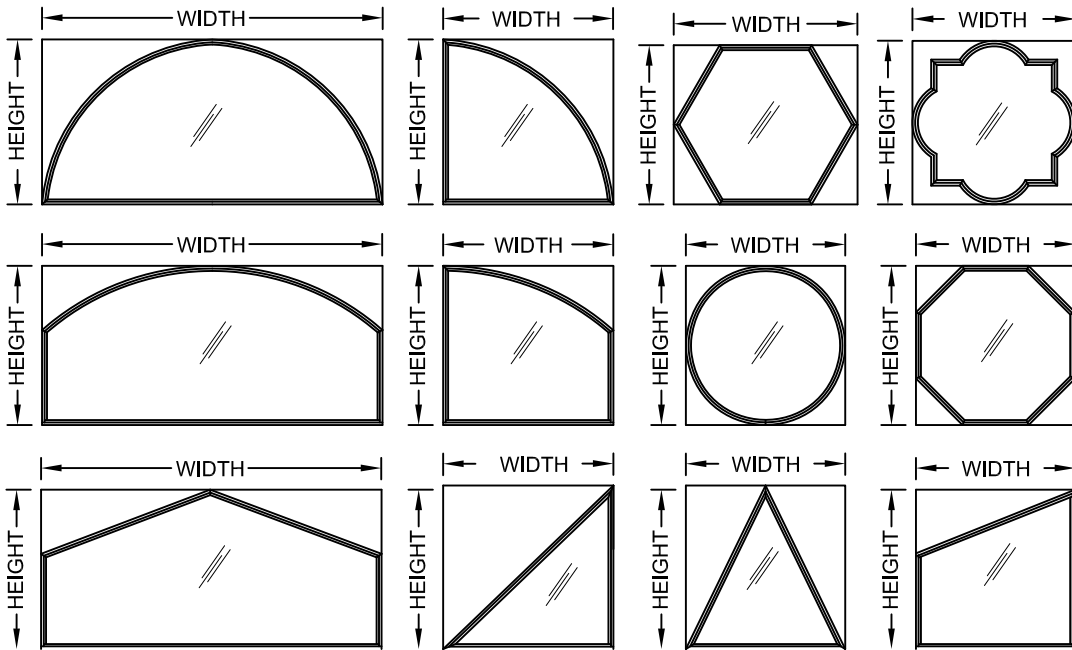
GUIDE TO SHEETS:

GENERAL NOTES.....	1
ELEVATIONS.....	1
GLAZING DETAILS.....	2-5
DESIGN PRESSURES.....	2-5
INSTALLATION, FLANGE.....	6
INSTALLATION, EQUAL-LEG.....	7
INSTALLATION, INT. FIN A.....	8
INSTALLATION, INT. FIN B.....	9
CORNER ASSEMBLY.....	10
EXTRUSION PROFILES.....	10
PARTS LIST.....	10

FIGURE 1:



SHAPES AS SHOWN BELOW OR SIMILAR, MAY BE USED BY INSCRIBING THE SHAPE IN A BLOCK AND OBTAINING DESIGN PRESSURES FOR THAT BLOCK SIZE FROM THE TABLES ON SHEETS 2-5. ANCHOR SPACING TO BE 6" MAX. FROM CORNERS AND 12" O.C. MAX. FOR ALL CURVED FRAME MEMBERS, SEE FIGURE 1, THIS SHEET.



Type #	Description	Sheet #
1	7/16" Lami (3/16" An - .090" PVB - 3/16" HS)	2
2	7/16" Lami (3/16" HS - .090" PVB - 3/16" HS)	3
3	1-1/16" Lami. IG (3/16" T - 7/16" Air - 3/16" An - .090" PVB - 3/16" HS)	2
4	1-1/16" Lami. IG (3/16" T - 7/16" Air - 3/16" HS - .090" PVB - 3/16" HS)	3
5	7/16" Lami (3/16" An - .090" SG - 3/16" An)	4
6	7/16" Lami (3/16" HS - .090" SG - 3/16" HS)	5
7	1-1/16" Lami. IG (3/16" T - 7/16" Air - 3/16" An - .090" SG - 3/16" An)	4
8	1-1/16" Lami. IG (3/16" T - 7/16" Air - 3/16" HS - .090" SG - 3/16" HS)	5

"SG" = "KURARAY SENTRYGLAS® INTERLAYER" BY KURARAY AMERICA, INC.
"PVB" = "KURARAY TROSIFOL® PVB INTERLAYER" BY KURARAY AMERICA, INC.

DESIGN PRESSURE RATING	IMPACT RATING
VARIES, SEE SHEETS 2-5	LARGE & SMALL MISSILE IMPACT RESISTANCE

PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. 23-0816.02
Expiration Date: 02/19/2029
By: *Manuel Perez*
Miami-Dade Product Control

Revision: F) UPDATED TO 2023 BUILDING CODE. REMOVE "INTALLATION ANCHORS s/b SEALED" FROM NOTE 5. ADD NOTE, MEETS ANSI Z97.1. ADD NOTE 11. REVISE ULTRACON NOA, NOTE 9. SB - 07/31/23

<div>PGT</div> <div>Custom Windows and Doors</div> <div>1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600</div>		PREPARED BY A. LYNN MILLER 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600			
		REGISTRATION #29296			
		FIXED WINDOW INSTALLATION GUIDELINES			
		04/12/13			
Title		Date			
GENERAL NOTES & ELEVATION					
Drawn		By		J ROSOWSKI	
Sheet		1 OF 10		MD-7720A.1	
PW7720A		DWC No.		Rev.	
Series		Desc.		F	

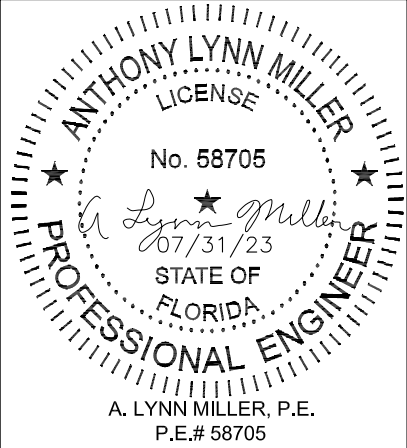


TABLE 2:

		Window Design Pressure (+/-, psf) for Glass Type 1										
		Long Side, Tip to Tip (in)										
		68-7/8	73	77	81	85	89	93	97	101	105	110-1/2
Short Side, Tip to Tip (in)	31	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80
	33	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80
	35	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-79.8	+/-79.4
	37	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-79.7	+/-77.2	+/-75.1	+/-73.4	+/-72.2
	39	+/-80	+/-80	+/-80	+/-80	+/-80	+/-78.1	+/-75.2	+/-72.5	+/-70.3	+/-68.5	+/-66.3
	41	+/-80	+/-80	+/-80	+/-79.8	+/-77.2	+/-74.3	+/-71.3	+/-67.9	+/-65.1	+/-63.4	+/-61.6
	43	+/-80	+/-80	+/-80	+/-77.4	+/-74.3	+/-71.3	+/-68.2	+/-64.7	+/-61.6	+/-59.8	+/-58.2
	45	+/-80	+/-80	+/-78.9	+/-75.4	+/-72.1	+/-68.9	+/-65.6	+/-62.2	+/-59.7	+/-57.5	
	47	+/-80	+/-80	+/-77.2	+/-73.6	+/-70.1	+/-66.8	+/-63.5	+/-60.3	+/-57.7		
	49	+/-80	+/-79.3	+/-75.6	+/-71.9	+/-68.3	+/-64.9	+/-61.5	+/-58.2			
	51	+/-80	+/-77.5	+/-74.1	+/-70.3	+/-66.7	+/-63.1	+/-59.7				
	53	+/-79.1	+/-75.6	+/-72.4	+/-68.8	+/-65.1	+/-61.5					
	55	+/-77.4	+/-73.8	+/-70.5	+/-67.3	+/-63.5						
	57	+/-75.8	+/-72	+/-68.6	+/-65.3							
	59	+/-74.2	+/-70.3	+/-66.8								
	61	+/-72.7	+/-68.7	+/-65								
	63	+/-71.2	+/-67.1									
	65	+/-69.7	+/-65.5									
	67	+/-68.3										
	68-7/8	+/-67										

- 1) TIP-TO-TIP DIMENSIONS SHOWN. FOR INTEGRAL FIN AND EQUAL LEG WINDOWS, SUBTRACT 1" FROM THE TIP-TO-TIP DIMENSION IN THE TABLE TO DETERMINE THE WINDOW SIZE.
- 2) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE SHORT OR LONG DIMENSION.
- 3) FOR ARCHITECTURAL WINDOWS, FIND THE SMALLEST WINDOW SIZE IN THE TABLE ABOVE WHICH THE OVERALL DIMENSIONS COMPLETELY FIT WITHIN.

TABLE 3:

		Window Design Pressure (+/-, psf) for Glass Type 3										
		Long Side, Tip to Tip (in)										
		68-7/8	73	77	81	85	89	93	97	101	105	110-1/2
Short Side, Tip to Tip (in)	31	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80
	33	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80
	35	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80
	37	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80
	39	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-79.4	+/-76.4	+/-74.3
	41	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-76.7	+/-73.5	+/-70.9	+/-69
	43	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-77	+/-73.1	+/-69.6	+/-66.9	+/-65.2
	45	+/-80	+/-80	+/-80	+/-80	+/-80	+/-77.8	+/-74.1	+/-70.3	+/-67.5	+/-63.9	
	47	+/-80	+/-80	+/-80	+/-80	+/-79.2	+/-75.4	+/-71.7	+/-68.1	+/-65.1		
	49	+/-80	+/-80	+/-80	+/-80	+/-77.2	+/-73.3	+/-69.5	+/-65.8			
	51	+/-80	+/-80	+/-80	+/-79.4	+/-75.3	+/-71.3	+/-67.5				
	53	+/-80	+/-80	+/-80	+/-77.7	+/-73.5	+/-69.5					
	55	+/-80	+/-80	+/-79.6	+/-76	+/-71.8						
	57	+/-80	+/-80	+/-77.5	+/-73.8							
	59	+/-80	+/-79.4	+/-75.4								
	61	+/-80	+/-77.6	+/-73.5								
	63	+/-80	+/-75.8									
	65	+/-78.8	+/-74									
	67	+/-77.2										
	68-7/8	+/-74.9										

- 1) TIP-TO-TIP DIMENSIONS SHOWN. FOR INTEGRAL FIN AND EQUAL LEG WINDOWS, SUBTRACT 1" FROM THE TIP-TO-TIP DIMENSION IN THE TABLE TO DETERMINE THE WINDOW SIZE.
- 2) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE SHORT OR LONG DIMENSION.
- 3) FOR ARCHITECTURAL WINDOWS, FIND THE SMALLEST WINDOW SIZE IN THE TABLE ABOVE WHICH THE OVERALL DIMENSIONS COMPLETELY FIT WITHIN.

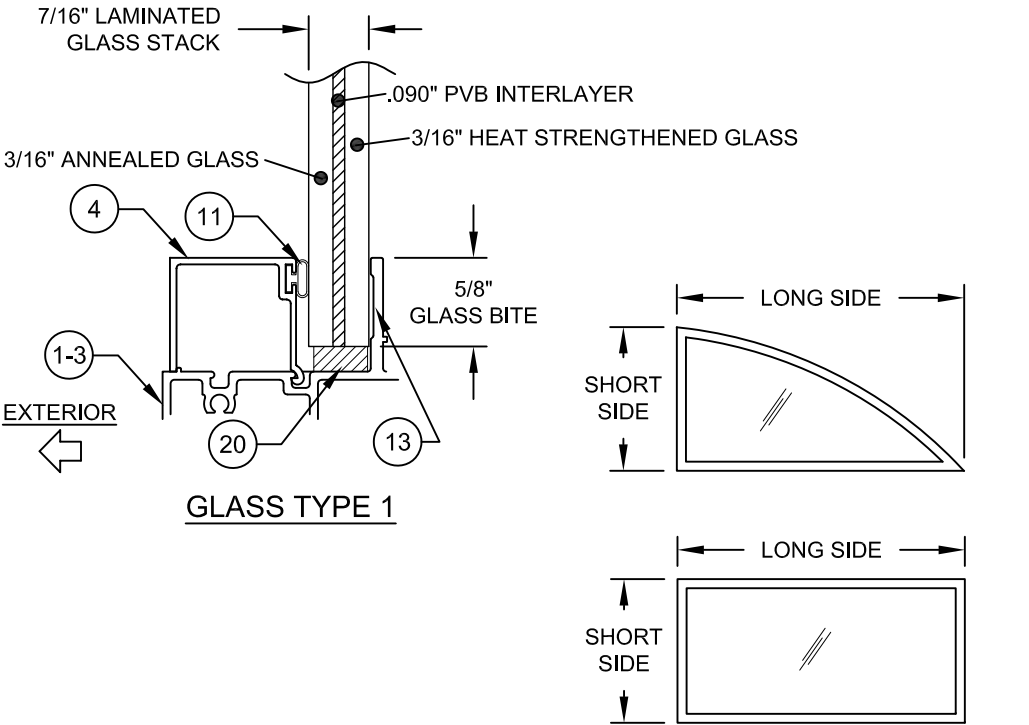
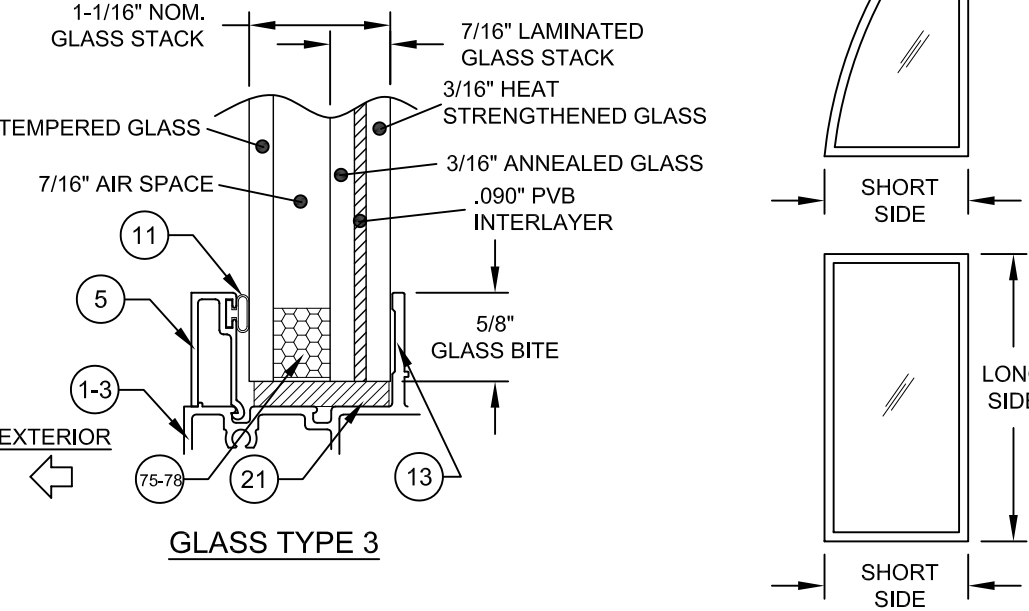


TABLE DIMENSIONS MAY BE ORIENTED VERTICALLY OR HORIZONTALLY AS SHOWN.



PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. **23-0816.02**
Expiration Date: **02/19/2029**
By: *Manuel Perez*
Miami-Dade Product Control

Revision:

F) NO CHANGES, THIS SHEET.
SB - 07/31/23

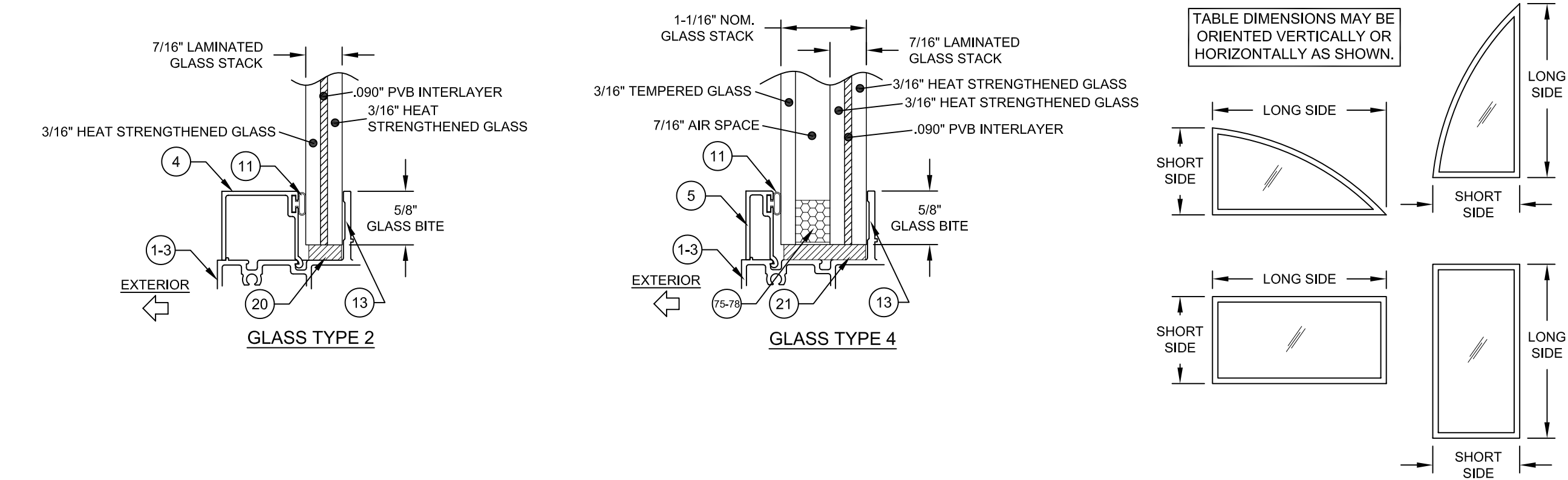
PREPARED BY A. LYNN MILLER 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600	REGISTRATION #29296	04/12/13		J ROSOWSKI	F		
		Date					
		DESIGN PRESSURE TABLES 1					
		By					
PGT Custom Windows and Doors 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600	FIXED WINDOW INSTALLATION GUIDELINES	PW7720A		MD-7720A.1	Rev.		
		2 OF 10					
		PW7720A					
		DESIGN PRESSURE TABLES 1					

ANTHONY LYNN MILLER
LICENSE
No. 58705
Anthony Lynn Miller
07/31/23
STATE OF FLORIDA
PROFESSIONAL ENGINEER
A. LYNN MILLER, P.E.
P.E.# 58705

TABLE 4:

		Window Design Pressure (+/-, psf) for Glass Types 2 & 4																			
		Long Side, Tip to Tip (in)																			
		68-7/8	73	77	81	85	89	93	97	101	105	110-1/2	113	117	121	125	129	133	137	141	145
Short Side, Tip to Tip (in)	31	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80
	33	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80
	35	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80			
	37	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80				
	39	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80						
	41	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80								
	43	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80									
	45	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80										
	47	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80											
	49	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80												
	51	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80													
	53	+/-80	+/-80	+/-80	+/-80	+/-80	+/-79.1														
	55	+/-80	+/-80	+/-80	+/-80	+/-78.6															
	57	+/-80	+/-80	+/-80	+/-79.1																
	59	+/-80	+/-80	+/-80																	
	61	+/-80	+/-80	+/-79.3																	
	63	+/-80	+/-80																		
	65	+/-80	+/-80																		
	67	+/-80																			
	68-7/8	+/-80																			

- 1) TIP-TO-TIP DIMENSIONS SHOWN. FOR INTEGRAL FIN AND EQUAL LEG WINDOWS, SUBTRACT 1" FROM THE TIP-TO-TIP DIMENSION IN THE TABLE TO DETERMINE THE WINDOW SIZE.
2) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE SHORT OR LONG DIMENSION.
3) FOR ARCHITECTURAL WINDOWS, FIND THE SMALLEST WINDOW SIZE IN THE TABLE ABOVE WHICH THE OVERALL DIMENSIONS COMPLETELY FIT WITHIN.



PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. **23-0816.02**
Expiration Date: **02/19/2029**
By: *Manuel Perez*
Miami-Dade Product Control

Revision: F) NO CHANGES, THIS SHEET.
SB - 07/31/23

PREPARED BY A. LYNN MILLER
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(941) 480-1600

REGISTRATION #29296

DATE 04/12/13
BY J ROSOWSKI

FIXED WINDOW INSTALLATION GUIDELINES
DESIGN PRESSURE TABLES 2

Rev. F
MD-7720A.1

DWG No. 3 OF 10

Sheet PW7720A

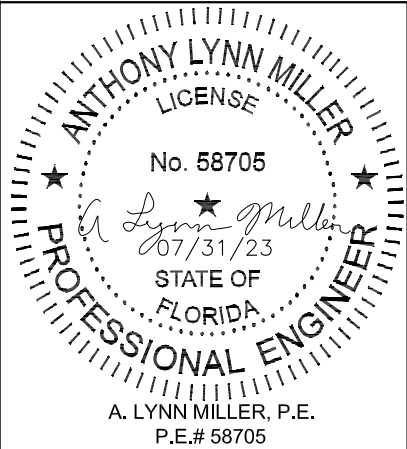


TABLE 5:

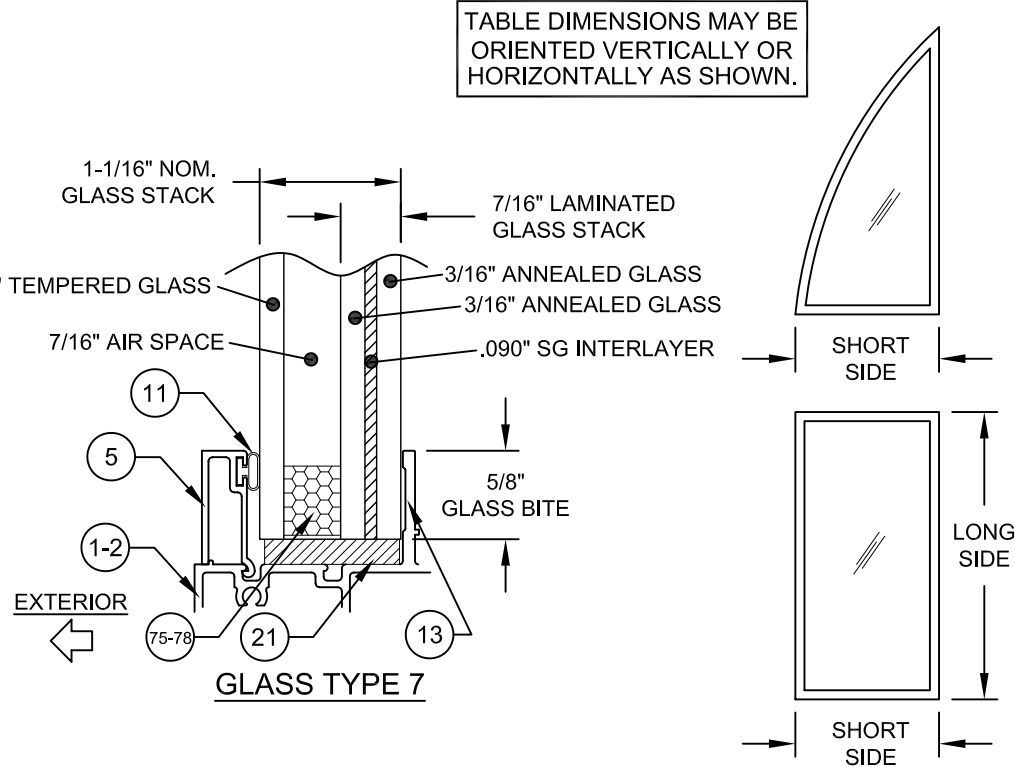
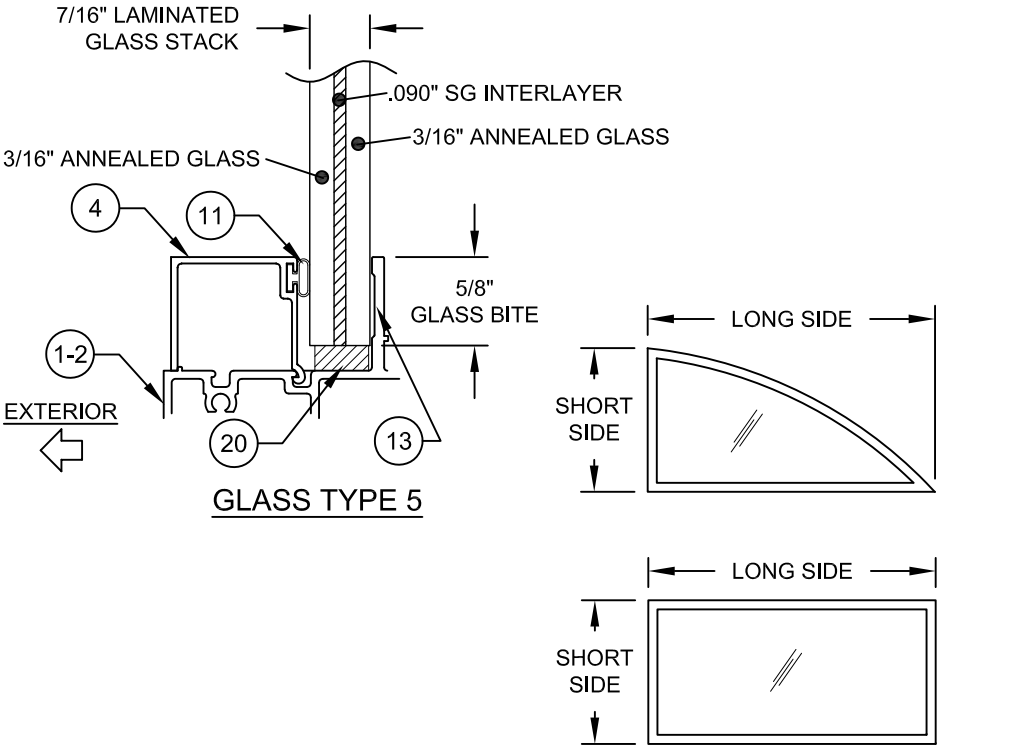
		Window Design Pressure (+/-, psf) for Glass Type 5												
		Long Side, Tip to Tip (in)												
		68-7/8	73	77	78-3/4	81	85	89	93	97	101	105	109	110-1/2
Short Side, Tip to Tip (in)	37	+90/-130	+90/-127.5	+90/-123.5	+90/-121.7	+90/-119.8	+90/-116.5	+90/-113.5	+90/-111	+90/-108.5	+90/-106.3	+90/-104.5	+90/-104.5	+90/-104.5
	39	+90/-126.1	+90/-120	+90/-114.5	+90/-112.9	+90/-111	+90/-107.5	+90/-104.5	+90/-101.7	+90/-99.5	+90/-97.7	+90/-96.1	+90/-94.6	+90/-94.1
	41	+90/-120.1	+90/-113.5	+90/-107.3	+90/-105.2	+90/-103	+90/-100.5	+90/-97.8	+90/-94.9	+90/-92	+/-89.6	+/-88	+/-86.5	+/-86
	43	+90/-114.4	+90/-107.5	+90/-102.5	+90/-100.7	+90/-98.6	+90/-95.2	+90/-92.2	+/-89.1	+/-85.8	+/-83	+/-81.4	+/-80.4	+/-80.1
	45	+90/-108.7	+90/-102.5	+90/-98.8	+90/-97.1	+90/-94.9	+90/-91	+/-87.3	+/-84.1	+/-81.7	+/-79.7	+/-77.8	+/-76.1	+/-75.6
	47	+90/-104.4	+90/-99.8	+90/-95.7	+90/-93.9	+90/-91.6	+/-87.5	+/-83.6	+/-81	+/-78.9	+/-76.7	+/-74.7	+/-72.7	+/-72
	49	+90/-101.1	+90/-97	+90/-92.8	+90/-90.9	+/-88.5	+/-84.3	+/-81.2	+/-78.5	+/-76.1	+/-73.9	+/-71.7	+/-69.6	+/-68.9
	51	+90/-98.1	+90/-94.1	+90/-90.1	+/-88.2	+/-85.7	+/-82	+/-79.1	+/-76.3	+/-73.6	+/-71.2	+/-68.9	+/-66.8	+/-65.9
	53	+90/-95.3	+90/-91.1	+/-87.4	+/-85.6	+/-83.3	+/-80	+/-77	+/-74.1	+/-71.3	+/-68.7	+/-66.3	+/-64	+/-63.2
	55	+90/-92.5	+/-88.2	+/-84.3	+/-82.9	+/-81.4	+/-78.1	+/-74.9	+/-71.9	+/-69.1	+/-66.4	+/-63.9	+/-61.8	+/-61.2
	57	+/-89.8	+/-85.3	+/-81.8	+/-80.6	+/-79	+/-76.2	+/-73	+/-69.9	+/-66.9	+/-64.1	+/-61.9	+/-60.1	
	59	+/-87.1	+/-82.8	+/-79.7	+/-78.4	+/-76.8	+/-74	+/-71.1	+/-67.9	+/-64.8	+/-62.2	+/-60.3		
	61	+/-84.6	+/-80.8	+/-77.6	+/-76.2	+/-74.6	+/-71.7	+/-69	+/-65.9	+/-62.8	+/-60.8			
	63	+/-82.5	+/-78.9	+/-74.6	+/-73.2	+/-71.4	+/-68.4	+/-65.5	+/-62.9	+/-60.9				
	65	+/-80.7	+/-77	+/-73.6	+/-72.2	+/-70.4	+/-67.3	+/-64.4	+/-62					
	67	+/-79	+/-75.3	+/-71.7	+/-70.2	+/-68.4	+/-65.2	+/-62.4						
	68-7/8	+/-77.3	+/-73.6	+/-70	+/-68.5	+/-66.6	+/-63.3	+/-61.1						
	73	+/-73.6	+/-70.2	+/-66.5	+/-64.8	+/-62.9	+/-60.5							
	77	+/-70	+/-66.5	+/-63.2	+/-61.9									
	78-3/4	+/-68.5	+/-64.8	+/-61.9	+/-60.9									

- 1) TIP-TO-TIP DIMENSIONS SHOWN. FOR INTEGRAL FIN AND EQUAL LEG WINDOWS, SUBTRACT 1" FROM THE TIP-TO-TIP DIMENSION IN THE TABLE TO DETERMINE THE WINDOW SIZE.
- 2) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE SHORT OR LONG DIMENSION.
- 3) FOR ARCHITECTURAL WINDOWS, FIND THE SMALLEST WINDOW SIZE IN THE TABLE ABOVE WHICH THE OVERALL DIMENSIONS COMPLETELY FIT WITHIN.

TABLE 6:

		Window Design Pressure (+/-, psf) for Glass Type 7												
		Long Side (in)												
		68-7/8	73	77	78-3/4	81	85	89	93	97	101	105	109	110-1/2
Short Side (in)	31	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130
	33	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130
	35	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130
	37	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-128.3	+90/-125.4	+90/-122.6	+90/-120.1	+90/-118.1	+90/-118.1	+90/-118.1
	39	+90/-130	+90/-130	+90/-129.4	+90/-127.5	+90/-125.4	+90/-121.5	+90/-118.1	+90/-114.9	+90/-112.5	+90/-110.4	+90/-108.6	+90/-106.9	+90/-106.3
	41	+90/-130	+90/-128.3	+90/-121.2	+90/-118.9	+90/-116.4	+90/-113.6	+90/-110.5	+90/-107.2	+90/-103.9	+90/-101.3	+90/-99.4	+90/-97.7	+90/-97.1
	43	+90/-129.3	+90/-121.5	+90/-115.8	+90/-113.8	+90/-111.4	+90/-107.5	+90/-104.2	+90/-100.6	+90/-97	+90/-93.8	+90/-92	+90/-90.9	+90/-90.5
	45	+90/-122.9	+90/-115.8	+90/-111.6	+90/-109.7	+90/-107.3	+90/-102.8	+90/-98.7	+90/-95	+90/-92.3	+90/-90.1	+/-87.9	+80/-85.9	+80/-85.4
	47	+90/-118	+90/-112.7	+90/-108.1	+90/-106.1	+90/-103.5	+90/-98.8	+90/-94.4	+90/-91.5	+/-89.1	+/-86.7	+80/-84.4	+80/-82.1	+80/-81.3
	49	+90/-114.2	+90/-109.6	+90/-104.8	+90/-102.7	+90/-100	+90/-95.3	+90/-91.8	+/-88.7	+/-86	+80/-83.5	+80/-81	+/-78.7	+/-77.8
	51	+90/-110.9	+90/-106.3	+90/-101.8	+90/-99.6	+90/-96.9	+90/-92.7	+/-89.3	+/-86.2	+80/-83.2	+80/-80.5	+/-77.9	+/-75.4	+/-74.5
	53	+90/-107.7	+90/-102.9	+90/-98.7	+90/-96.7	+90/-94.1	+90/-90.4	+/-87	+80/-83.7	+80/-80.6	+/-77.7	+/-74.9	+/-72.3	+/-71.4
	55	+90/-104.5	+90/-99.6	+90/-95.3	+90/-93.7	+90/-91.9	+/-88.3	+80/-84.6	+80/-81.3	+/-78.1	+/-75.1	+/-72.2	+/-69.8	+/-69.1
	57	+90/-101.5	+90/-96.4	+90/-92.5	+90/-91	+/-89.3	+80/-86.1	+80/-82.4	+/-78.9	+/-75.6	+/-72.5	+/-69.9	+/-67.9	
	59	+90/-98.5	+90/-93.5	+/-90	+/-88.5	+80/-86.8	+80/-83.6	+80/-80.3	+/-76.7	+/-73.3	+/-70.3	+/-68.2		
	61	+90/-95.6	+90/-91.3	+/-87.7	+80/-86.2	+80/-84.3	+80/-81	+/-77.9	+/-74.5	+/-71	+/-68.7			
	63	+90/-92.2	+/-88.1	+80/-84.3	+80/-82.7	+80/-80.7	+/-77.3	+/-74	+/-71	+/-68.8				
	65	+90/-91.2	+/-87	+80/-83.2	+80/-81.6	+/-79.6	+/-76.1	+/-72.8	+/-70					
	67	+/-89.3	+80/-85	+80/-81	+/-79.4	+/-77.3	+/-73.7	+/-70.5						
	68-7/8	+/-87.3	+80/-83.2	+/-79.1	+/-77.4	+/-75.2	+/-71.6	+/-69						
	73	+80/-83.2	+/-79.4	+/-75.1	+/-73.2	+/-71	+/-68.4							
	77	+/-79.1	+/-75.1	+/-71.4	+/-69.9									
	78-3/4	+/-77.4	+/-73.2	+/-69.9	+/-68.8									

- 1) TIP-TO-TIP DIMENSIONS SHOWN. FOR INTEGRAL FIN AND EQUAL LEG WINDOWS, SUBTRACT 1" FROM THE TIP-TO-TIP DIMENSION IN THE TABLE TO DETERMINE THE WINDOW SIZE.
- 2) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE SHORT OR LONG DIMENSION.
- 3) FOR ARCHITECTURAL WINDOWS, FIND THE SMALLEST WINDOW SIZE IN THE TABLE ABOVE WHICH THE OVERALL DIMENSIONS COMPLETELY FIT WITHIN.



PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. 23-0816.02
Expiration Date: 02/19/2029
By: *Manuel Perez*
Miami-Dade Product Control

Revision: F) NO CHANGES, THIS SHEET.
SB - 07/31/23

PREPARED BY A. LYNN MILLER
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(941) 480-1600

REGISTRATION #29296

DATE 04/12/13
BY J ROSOWSKI
DWG No. MD-7720A.1
Sheet PW7720A

FIXED WINDOW INSTALLATION GUIDELINES
DESIGN PRESSURE TABLES 3
4 OF 10

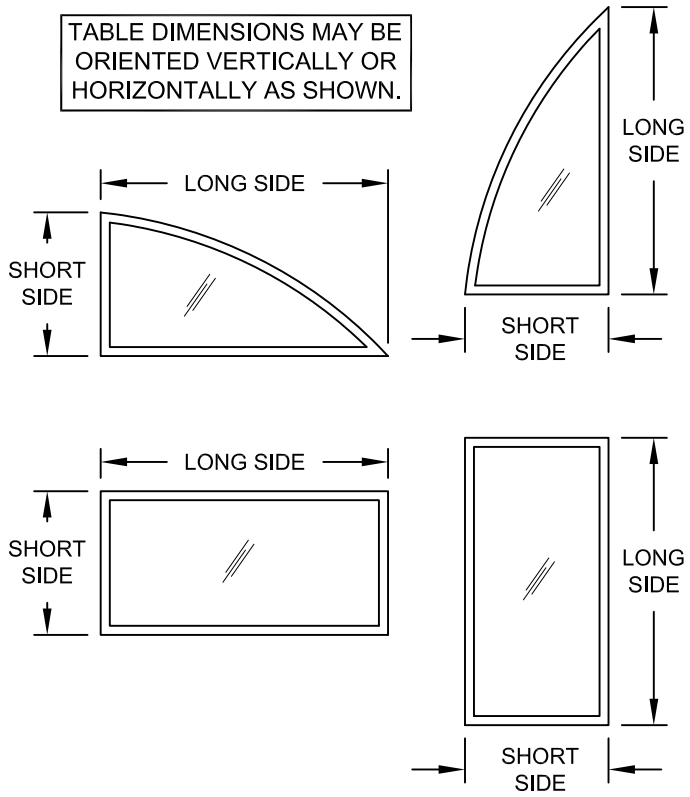
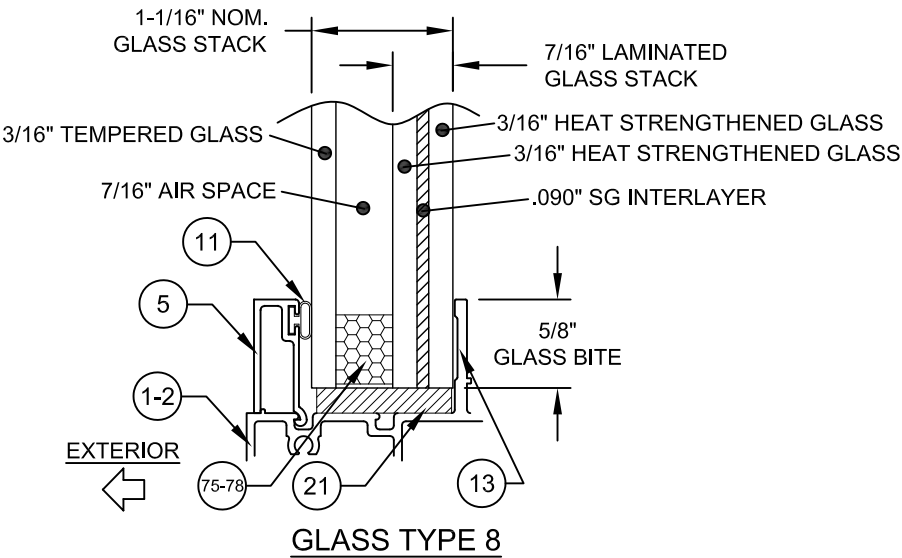
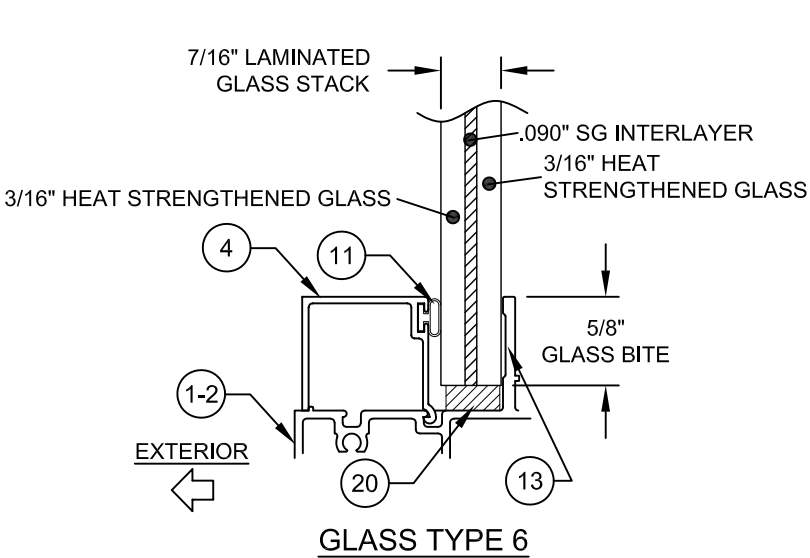
PGT Custom Windows and Doors
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(941) 480-1600

ANTHONY LYNN MILLER
LICENSE
No. 58705
07/31/23
STATE OF FLORIDA
PROFESSIONAL ENGINEER
A. LYNN MILLER, P.E.
P.E.# 58705

TABLE 7:

		Window Design Pressure (+/-, psf) for Glass Types 6 & 8																			
Short Side, Tip to Tip (in)		Long Side, Tip to Tip (in)																			
		68-7/8	73	77	78-3/4	81	85	89	93	97	101	105	109	110-1/2	113	117	121	125	129	137	145
	31	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130
	33	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130
	35	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+80/-110	+80/-110
	37	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+80/-110	+80/-110
	39	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+80/-110	+80/-110	+80/-110	+80/-110
	41	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110
	43	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110
	45	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	
	47	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110		
	49	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110			
	51	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+89.4/-128.9	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	
	53	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+88.8/-128.1	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110					
	55	+90/-130	+90/-130	+90/-130	+90/-130	+90/-130	+88.8/-128.1	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110						
	57	+90/-130	+90/-130	+90/-130	+90/-130	+89.4/-129	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110								
	59	+90/-130	+90/-130	+90/-130	+89.5/-129.1	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110									
	61	+90/-130	+90/-130	+89.6/-129.3	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110										
	63	+90/-130	+90/-130	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110											
	65	+90/-130	+90/-130	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110												
	67	+90/-130	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110													
	68-7/8	+90/-130	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110													
	73	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110														
	77	+80/-110	+80/-110	+80/-110	+80/-110																
	78-3/4	+80/-110	+80/-110	+80/-110	+80/-110																

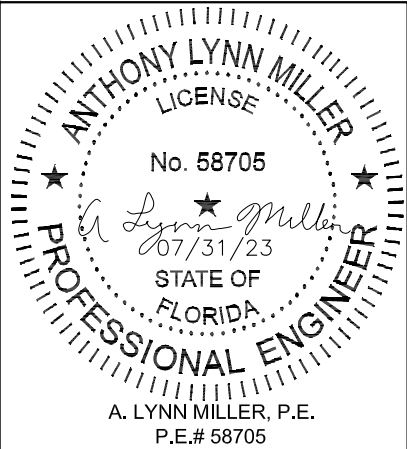
- 1) TIP-TO-TIP DIMENSIONS SHOWN. FOR INTEGRAL FIN AND EQUAL LEG WINDOWS, SUBTRACT 1" FROM THE TIP-TO-TIP DIMENSION IN THE TABLE TO DETERMINE THE WINDOW SIZE.
2) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE SHORT OR LONG DIMENSION.
3) FOR ARCHITECTURAL WINDOWS, FIND THE SMALLEST WINDOW SIZE IN THE TABLE ABOVE WHICH THE OVERALL DIMENSIONS COMPLETELY FIT WITHIN.



PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. 23-0816.02
Expiration Date: **02/19/2029**
By: *Manuel Perez*
Miami-Dade Product Control

Revision: F) NO CHANGES, THIS SHEET.
SB - 7/31/23

PREPARED BY A. LYNN MILLER 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600	REGISTRATION #29296	04/12/13		J ROSOWSKI	MD-7720A.1	F			
		Date	By						
		FIXED WINDOW INSTALLATION GUIDELINES							
		DESIGN PRESSURE TABLES 4							
PGT Custom Windows and Doors 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600	PW7720A	5 OF 10		Sheet	No.	DWG			
		PW7720A							



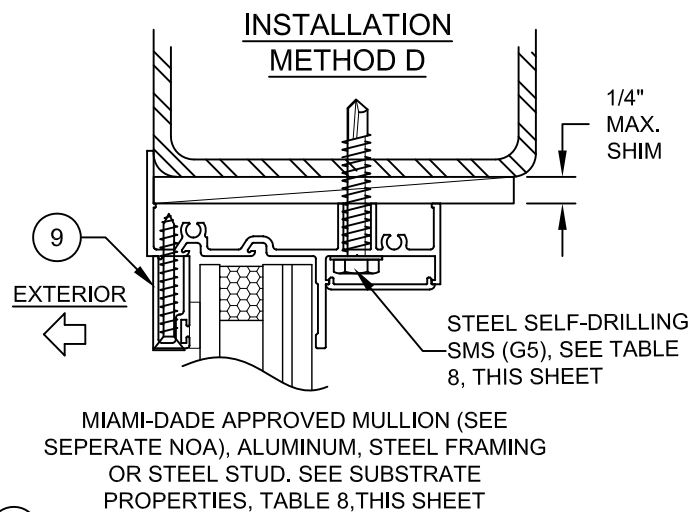
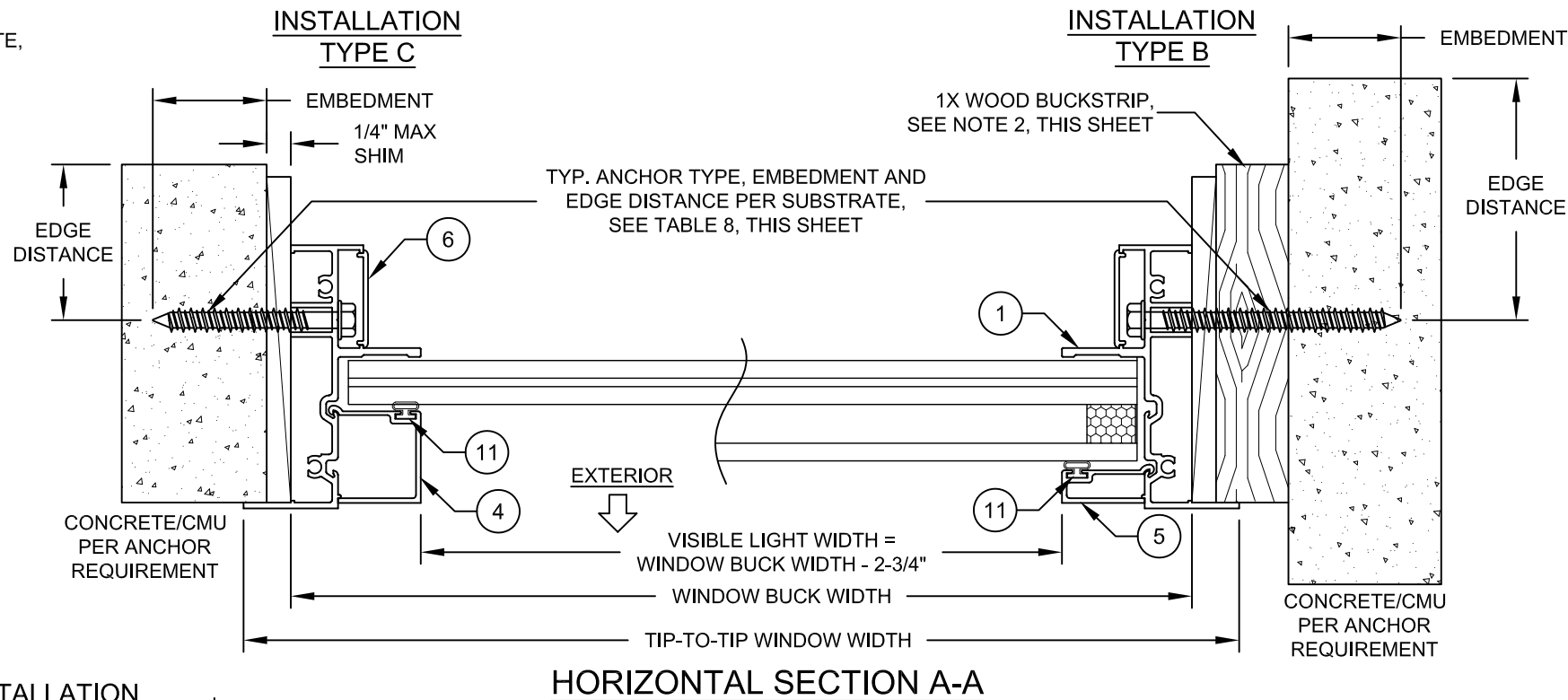
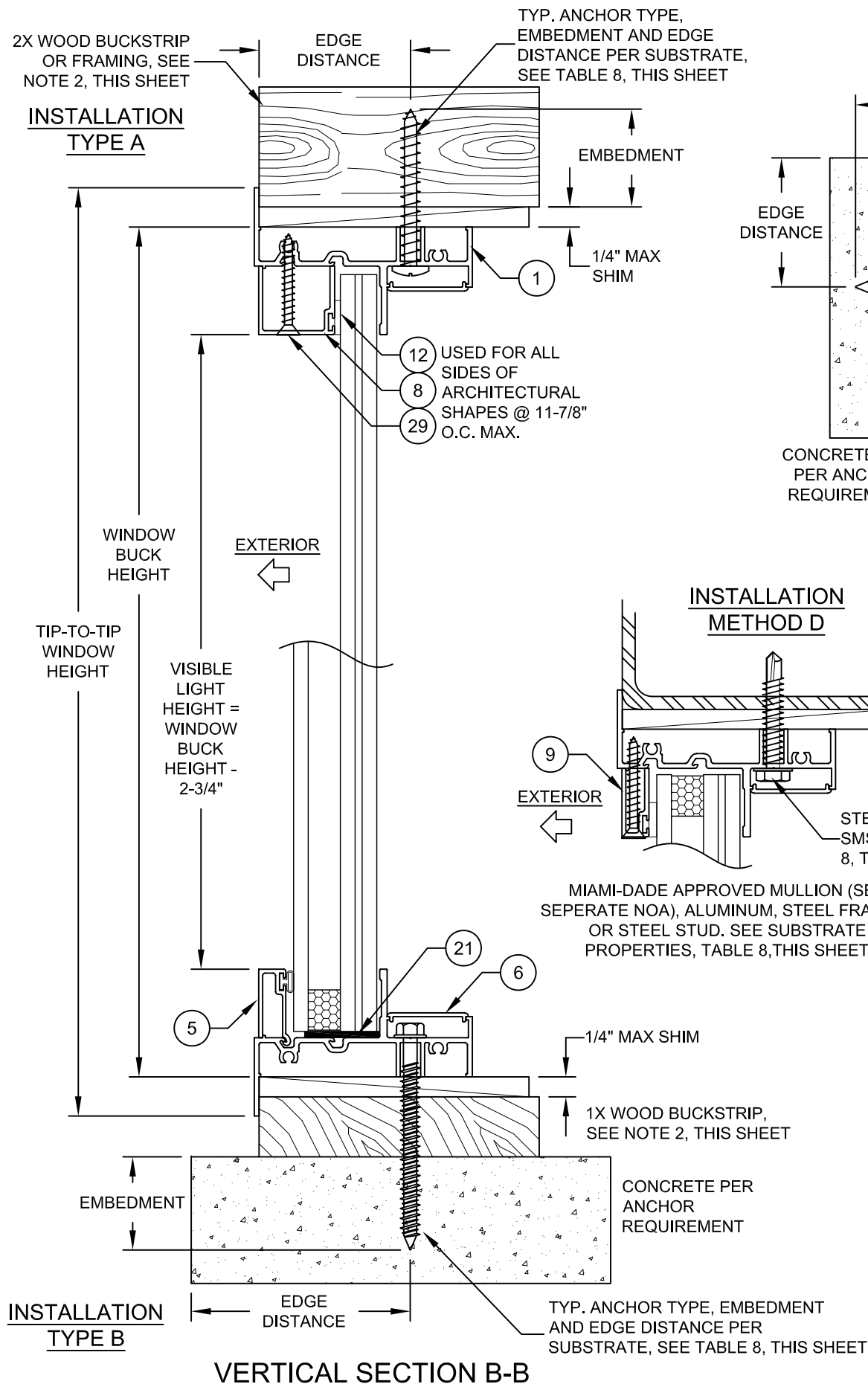


TABLE 8:

Anchor	Substrate	Min. Edge Distance	Min. Embedment	Max O.C. Spacing
#12 or #14 410 SS Screw	Southern Pine (SG=0.55)	9/16"	1-3/8"	12"
	Aluminum, 6063-T5 min.	3/8"	0.063" *	12"
	A36 Steel	3/8"	0.063" *	12"
	Steel Stud, Gr. 33 min.	3/8"	0.045" (18 Ga) *	12"
#12 or #14 Steel Screw (G5)	Southern Pine (SG=0.55)	9/16"	1-3/8"	12"
	Aluminum, 6063-T5 min.	3/8"	0.063" *	12"
	A36 Steel	3/8"	0.063" *	12"
	Steel Stud, Gr. 33 min.	3/8"	0.045" (18 Ga) *	12"
1/4" 410 SS CreteFlex	UngROUTED CMU, (ASTM C-90)	2-1/2"	1-1/4"	12"
	Concrete (min. 3.35 ksi)	1"	1-3/4"	12"
1/4" Steel Ultracon +	Concrete (min. 3 ksi)	1-3/16"	1-3/8"	12"
	UngROUTED CMU, (ASTM C-90)	1-1/2"	1-1/4"	12"
5/16" Steel Ultracon	Concrete (min. 3.5 ksi)	1-1/4"	1-3/4"	12"
	Grouted CMU, (ASTM C-90)	2-1/2"	1-3/4"	12"

* MIN. OF 3 THREADS BEYOND THE METAL SUBSTRATE.
"UNGROUTED CMU" VALUES MAY BE USED FOR GROUTED CMU APPLICATIONS.
ALL HEAD TYPES APPLICABLE.

INSTALLATION NOTES:

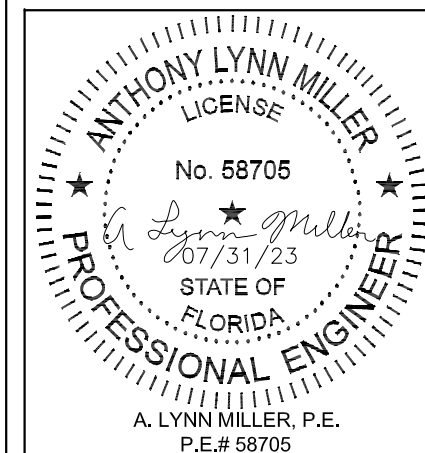
1. USE ONLY ANCHORS LISTED ON THIS SHEET. FOLLOW EMBEDMENT AND EDGE DISTANCE LIMITS.
2. WOOD BUCKS DEPICTED ON THIS SHEET AS "1X", ARE BUCKS WHOSE TOTAL THICKNESS IS LESS THAN 1-1/2". 1X WOOD BUCKS ARE OPTIONAL IF UNIT CAN BE INSTALLED DIRECTLY TO SOLID CONCRETE. WOOD BUCKS DEPICTED AS "2X" ARE 1-1/2" THICK OR GREATER. INSTALLATION TO THE SUBSTRATE OF WOOD BUCKS TO BE ENGINEERED BY OTHERS OR AS APPROVED BY AUTHORITY HAVING JURISDICTION.
3. FOR ATTACHMENT TO METAL: THE STRUCTURAL MEMBER SHALL BE OF A SIZE TO PROVIDE FULL SUPPORT TO THE WINDOW FRAME.
4. IF APPLICABLE, LOWER DESIGN PRESSURE FROM EITHER WINDOW OR MULLION NOA APPLIES TO WHOLE SYSTEM.
5. FLANGE CAN BE REMOVED IN-FIELD TO CREATE EQUAL-LEG FRAME. SEAL EXPOSED EDGE.

Material	Min. F _y	Min. F _u
Steel Screw	92 ksi	120 ksi
18-8 Screw	60 ksi	95 ksi
410 Screw	90 ksi	110 ksi
1/4" DeWalt UltraCon+®	148 ksi	164 ksi
410 SS Elco/Dewalt CreteFlex®	127.4 ksi	189.7 ksi
6063-T5 Aluminum	16 ksi	22 ksi
A36 Steel	36 ksi	58 ksi
Gr. 33 Steel Stud	33 ksi	45 ksi

PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. **23-0816.02**
Expiration Date: **02/19/2029**
By: *Manuel Perez*
Miami-Dade Product Control

Revision: F) REMOVE 1/4" ULTRACONS. ADD NOTE 5. SB - 7/31/23

<div>PGT</div> <div>Custom Windows and Doors</div> <div>1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600</div>		REGISTRATION #29296		Date		04/12/13	
				FIXED WINDOW INSTALLATION GUIDELINES			
				FLANGE INSTALLATION			
				J ROSOWSKI			
PREPARED BY A. LYNN MILLER 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600				Drawn By		MD-7720A.1	
				No.		Rev.	
				Dwg		F	
				6 OF 10			
				Sheet			
				PW7720A			
				Desc.			
				Title			



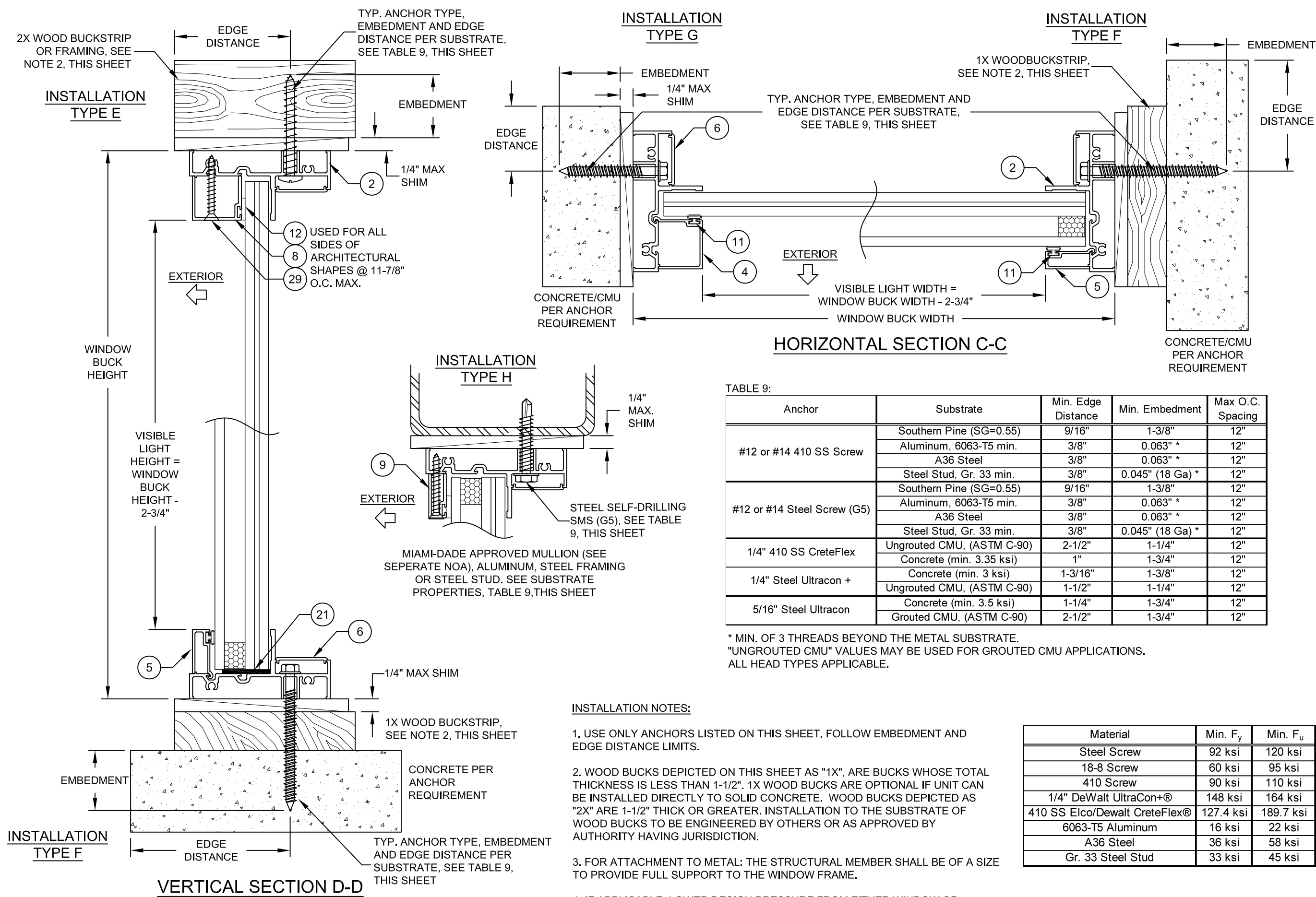


TABLE 9:

Anchor	Substrate	Min. Edge Distance	Min. Embedment	Max O.C. Spacing
#12 or #14 410 SS Screw	Southern Pine (SG=0.55)	9/16"	1-3/8"	12"
	Aluminum, 6063-T5 min.	3/8"	0.063" *	12"
	A36 Steel	3/8"	0.063" *	12"
	Steel Stud, Gr. 33 min.	3/8"	0.045" (18 Ga) *	12"
#12 or #14 Steel Screw (G5)	Southern Pine (SG=0.55)	9/16"	1-3/8"	12"
	Aluminum, 6063-T5 min.	3/8"	0.063" *	12"
	A36 Steel	3/8"	0.063" *	12"
	Steel Stud, Gr. 33 min.	3/8"	0.045" (18 Ga) *	12"
1/4" 410 SS CreteFlex	Ungrouted CMU, (ASTM C-90)	2-1/2"	1-1/4"	12"
	Concrete (min. 3.35 ksi)	1"	1-3/4"	12"
1/4" Steel Ultracon +	Concrete (min. 3 ksi)	1-3/16"	1-3/8"	12"
	Ungrouted CMU, (ASTM C-90)	1-1/2"	1-1/4"	12"
5/16" Steel Ultracon	Concrete (min. 3.5 ksi)	1-1/4"	1-3/4"	12"
	Grouted CMU, (ASTM C-90)	2-1/2"	1-3/4"	12"

* MIN. OF 3 THREADS BEYOND THE METAL SUBSTRATE.
"UNGROUTED CMU" VALUES MAY BE USED FOR GROUTED CMU APPLICATIONS.
ALL HEAD TYPES APPLICABLE.

INSTALLATION NOTES:

- USE ONLY ANCHORS LISTED ON THIS SHEET. FOLLOW EMBEDMENT AND EDGE DISTANCE LIMITS.
- WOOD BUCKS DEPICTED ON THIS SHEET AS "1X", ARE BUCKS WHOSE TOTAL THICKNESS IS LESS THAN 1-1/2". 1X WOOD BUCKS ARE OPTIONAL IF UNIT CAN BE INSTALLED DIRECTLY TO SOLID CONCRETE. WOOD BUCKS DEPICTED AS "2X" ARE 1-1/2" THICK OR GREATER. INSTALLATION TO THE SUBSTRATE OF WOOD BUCKS TO BE ENGINEERED BY OTHERS OR AS APPROVED BY AUTHORITY HAVING JURISDICTION.
- FOR ATTACHMENT TO METAL: THE STRUCTURAL MEMBER SHALL BE OF A SIZE TO PROVIDE FULL SUPPORT TO THE WINDOW FRAME.
- IF APPLICABLE, LOWER DESIGN PRESSURE FROM EITHER WINDOW OR MULLION NOA APPLIES TO WHOLE SYSTEM.

Material	Min. F _y	Min. F _u
Steel Screw	92 ksi	120 ksi
18-8 Screw	60 ksi	95 ksi
410 Screw	90 ksi	110 ksi
1/4" DeWalt UltraCon+®	148 ksi	164 ksi
410 SS Elco/Dewalt CreteFlex®	127.4 ksi	189.7 ksi
6063-T5 Aluminum	16 ksi	22 ksi
A36 Steel	36 ksi	58 ksi
Gr. 33 Steel Stud	33 ksi	45 ksi

PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. **23-0816.02**
Expiration Date: **02/19/2029**
By: *Manuel Perez*
Miami-Dade Product Control

Revision: F) REMOVE 1/4" ULTRACONS.
SB - 07/31/23

PREPARED BY A. LYNN MILLER
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(941) 480-1600

PGT
Custom Windows and Doors
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(941) 480-1600

REGISTRATION #29296

DATE 04/12/13

FIXED WINDOW INSTALLATION GUIDELINES

DRAWN BY J ROSOWSKI

EQUAL-LEG INSTALLATION

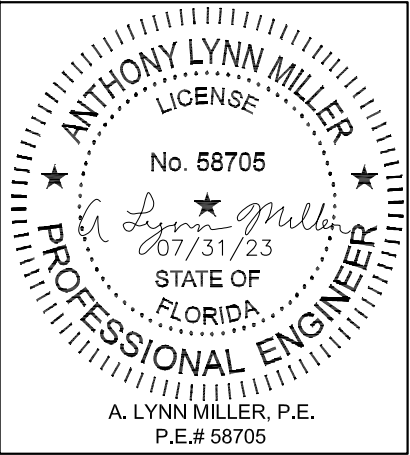
PW7720A

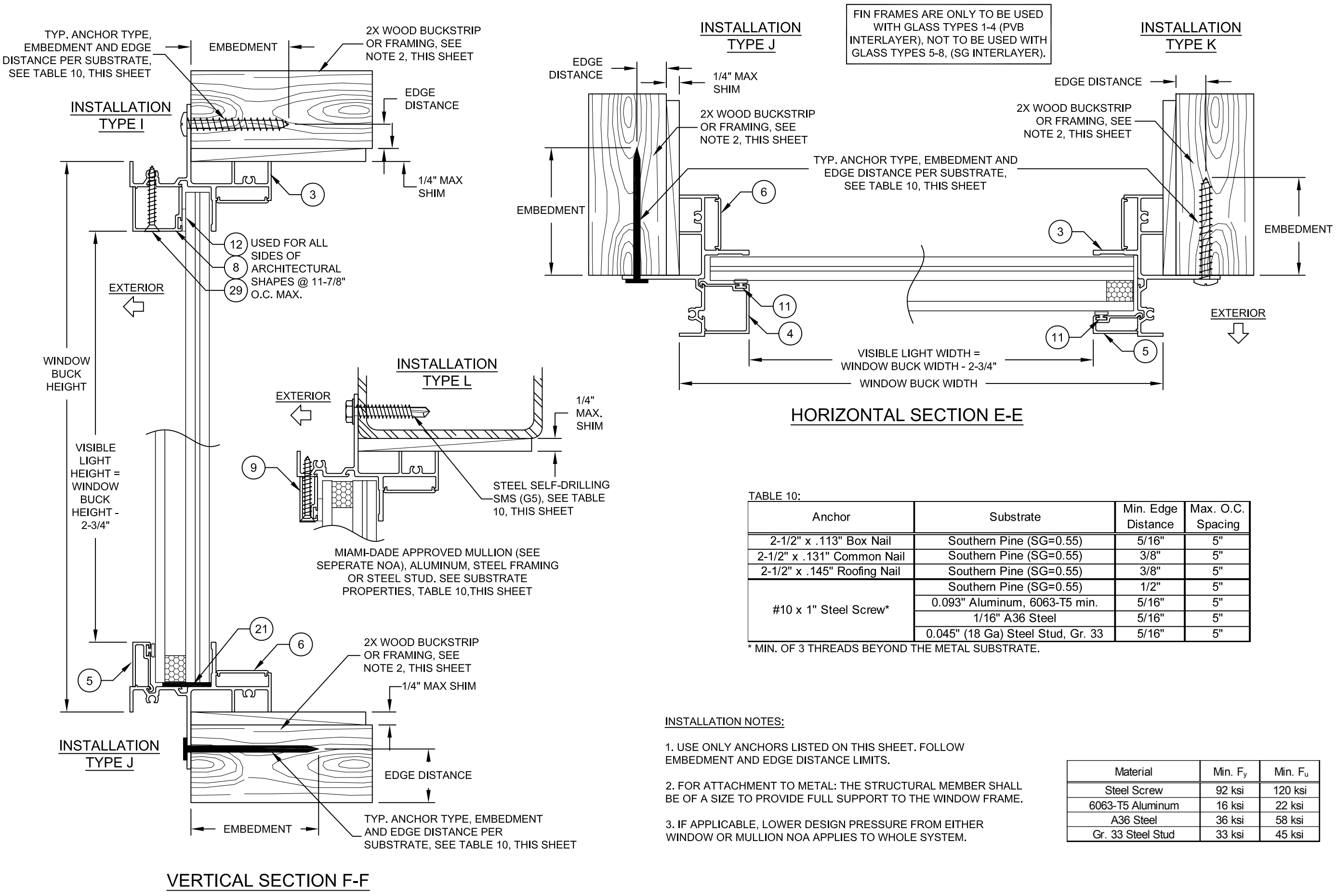
Rev. F

MD-7720A.1

7 OF 10

Sheet





FIN FRAMES ARE ONLY TO BE USED WITH GLASS TYPES 1-4 (PVB INTERLAYER), NOT TO BE USED WITH GLASS TYPES 5-8, (SG INTERLAYER).

TABLE 10:

Anchor	Substrate	Min. Edge Distance	Max. O.C. Spacing
2-1/2" x .113" Box Nail	Southern Pine (SG=0.55)	5/16"	5"
2-1/2" x .131" Common Nail	Southern Pine (SG=0.55)	3/8"	5"
2-1/2" x .145" Roofing Nail	Southern Pine (SG=0.55)	3/8"	5"
#10 x 1" Steel Screw*	Southern Pine (SG=0.55)	1/2"	5"
	0.093" Aluminum, 6063-T5 min.	5/16"	5"
	1/16" A36 Steel	5/16"	5"
	0.045" (18 Ga) Steel Stud, Gr. 33	5/16"	5"

* MIN. OF 3 THREADS BEYOND THE METAL SUBSTRATE.

INSTALLATION NOTES:

1. USE ONLY ANCHORS LISTED ON THIS SHEET. FOLLOW EMBEDMENT AND EDGE DISTANCE LIMITS.
2. FOR ATTACHMENT TO METAL: THE STRUCTURAL MEMBER SHALL BE OF A SIZE TO PROVIDE FULL SUPPORT TO THE WINDOW FRAME.
3. IF APPLICABLE, LOWER DESIGN PRESSURE FROM EITHER WINDOW OR MULLION NOA APPLIES TO WHOLE SYSTEM.

Material	Min. F _y	Min. F _u
Steel Screw	92 ksi	120 ksi
6063-T5 Aluminum	16 ksi	22 ksi
A36 Steel	36 ksi	58 ksi
Gr. 33 Steel Stud	33 ksi	45 ksi

PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. **23-0816.02**
Expiration Date: **02/19/2029**
By: *Manuel Perez*
Miami-Dade Product Control

Revision: F) NO CHANGES, THIS SHEET.
SB - 7/31/23

PREPARED BY A. LYNN MILLER
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(941) 480-1600

REGISTRATION #29296

PGT
Custom Windows and Doors
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(941) 480-1600

04/12/13
Date

J ROSOWSKI
By

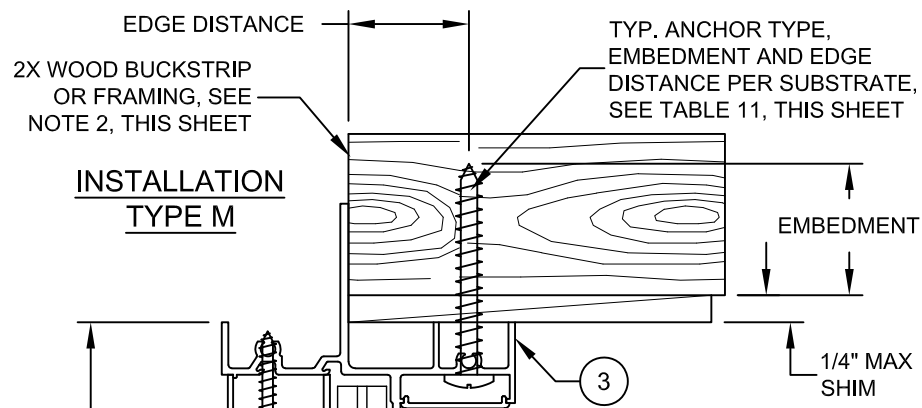
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Rev.

8 OF 10
DWG No.

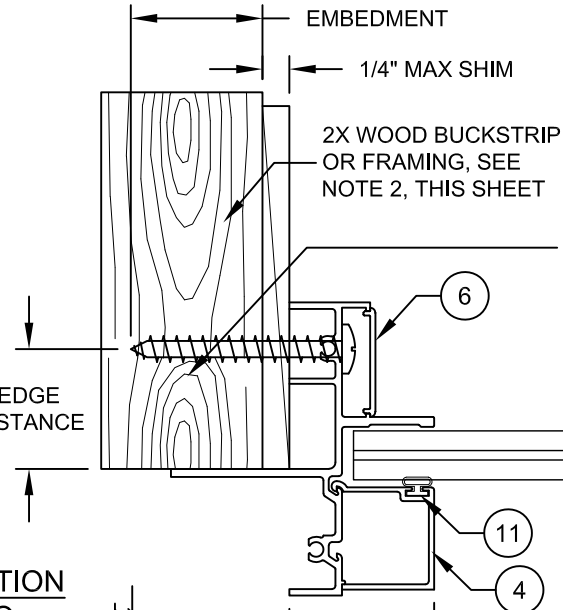
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Sheet

FIXED WINDOW INSTALLATION GUIDELINES
Title

ANTHONY LYNN MILLER
LICENSE
No. 58705
07/31/23
STATE OF FLORIDA
PROFESSIONAL ENGINEER
A. LYNN MILLER, P.E.
P.E.# 58705



INSTALLATION TYPE M

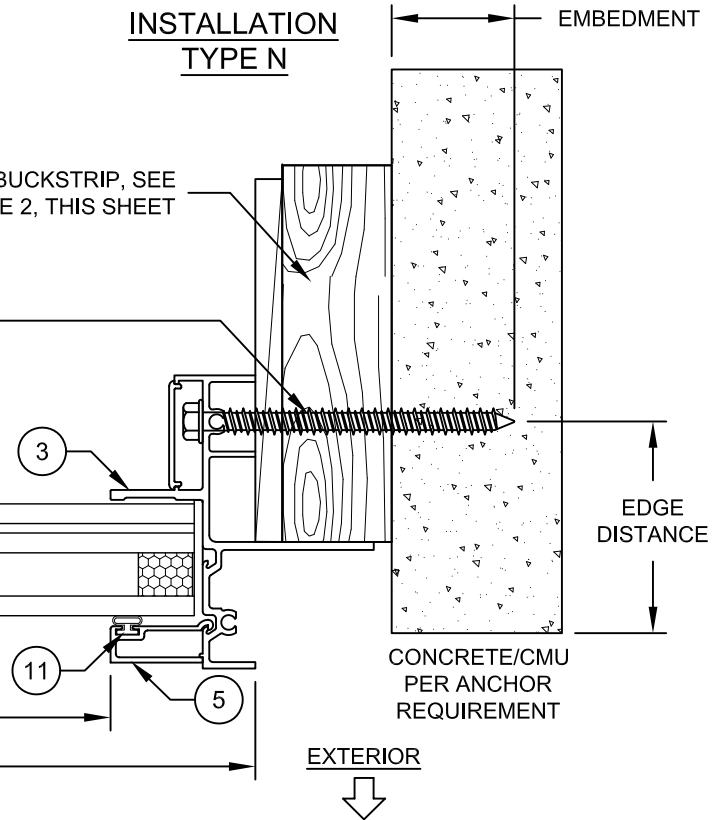


FIN FRAMES ARE ONLY TO BE USED WITH GLASS TYPES 1-4 (PVB INTERLAYER), NOT TO BE USED WITH GLASS TYPES 5-8, (SG INTERLAYER).

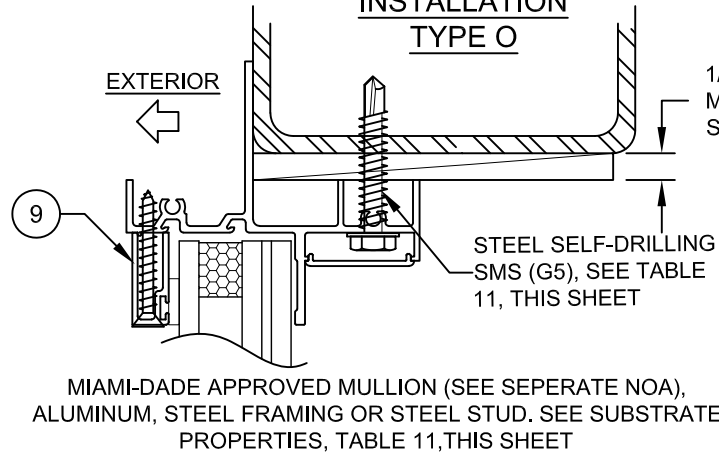
INSTALLATION TYPE N

1X WOOD BUCKSTRIP, SEE NOTE 2, THIS SHEET

TYP. ANCHOR TYPE, EMBEDMENT AND EDGE DISTANCE PER SUBSTRATE, SEE TABLE 11, THIS SHEET



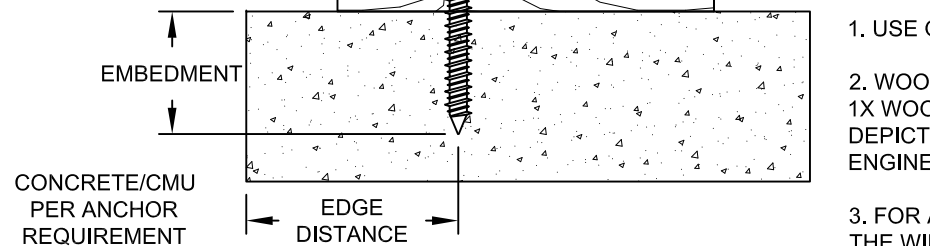
INSTALLATION TYPE O



MIAMI-DADE APPROVED MULLION (SEE SEPERATE NOA), ALUMINUM, STEEL FRAMING OR STEEL STUD. SEE SUBSTRATE PROPERTIES, TABLE 11, THIS SHEET

INSTALLATION METHOD D (FLANGE FRAME) ALLOWED WITH MULLION INSTALLATION. SEE SHEET 7.

INSTALLATION TYPE N



VERTICAL SECTION H-H

HORIZONTAL SECTION G-G

TABLE 11:

Anchor	Substrate	Min. Edge	Min. Embedment	Max O.C.
#12 or #14 410 SS Screw	Southern Pine (SG=0.55)	9/16"	1-3/8"	4.9"
	Aluminum, 6063-T5 min.	3/8"	0.063" *	4.9"
	A36 Steel	3/8"	0.063" *	4.9"
	Steel Stud, Gr. 33 min.	3/8"	0.045" (18 Ga) *	4.9"
#12 or #14 Steel Screw (G5)	Southern Pine (SG=0.55)	9/16"	1-3/8"	4.9"
	Aluminum, 6063-T5 min.	3/8"	0.063" *	4.9"
	A36 Steel	3/8"	0.063" *	4.9"
	Steel Stud, Gr. 33 min.	3/8"	0.045" (18 Ga) *	4.9"
1/4" 410 SS CreteFlex	UngROUTED CMU, (ASTM C-90)	2-1/2"	1-1/4"	9"
	Concrete (min. 3.35 ksi)	1"	1-3/4"	9"
1/4" Steel Ultracon+	Concrete (min. 3 ksi)	1"	1-3/8"	4.9"
	UngROUTED CMU, (ASTM C-90)	1"	1-1/4"	4.9"
5/16" Steel Ultracon	Concrete (min. 3.5 ksi)	1-1/4"	1-3/4"	9"
	Grouted CMU, (ASTM C-90)	2-1/2"	1-3/4"	9"

* MIN. OF 3 THREADS BEYOND THE METAL SUBSTRATE.
"UNGROUTED CMU" VALUES MAY BE USED FOR GROUTED CMU APPLICATIONS.
ALL HEAD TYPES APPLICABLE.

1. USE ONLY ANCHORS LISTED ON THIS SHEET. FOLLOW EMBEDMENT AND EDGE DISTANCE LIMITS.

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3. FOR ATTACHMENT TO METAL: THE STRUCTURAL MEMBER SHALL BE OF A SIZE TO PROVIDE FULL SUPPORT TO THE WINDOW FRAME.

4. IF APPLICABLE, LOWER DESIGN PRESSURE FROM EITHER WINDOW OR MULLION NOA APPLIES TO WHOLE SYSTEM.

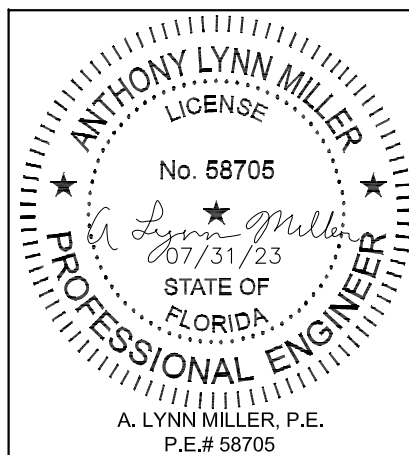
5. FIN CAN BE REMOVED IN-FIELD TO CREATE AN EQUAL-LEG FRAME. SEAL CUT EDGE.

Material	Min. F _y	Min. F _u
Steel Screw	92 ksi	120 ksi
18-8 Screw	60 ksi	95 ksi
410 Screw	90 ksi	110 ksi
1/4" DeWalt UltraCon+®	148 ksi	164 ksi
410 SS Elco/Dewalt CreteFlex®	127.4 ksi	189.7 ksi
6063-T5 Aluminum	16 ksi	22 ksi
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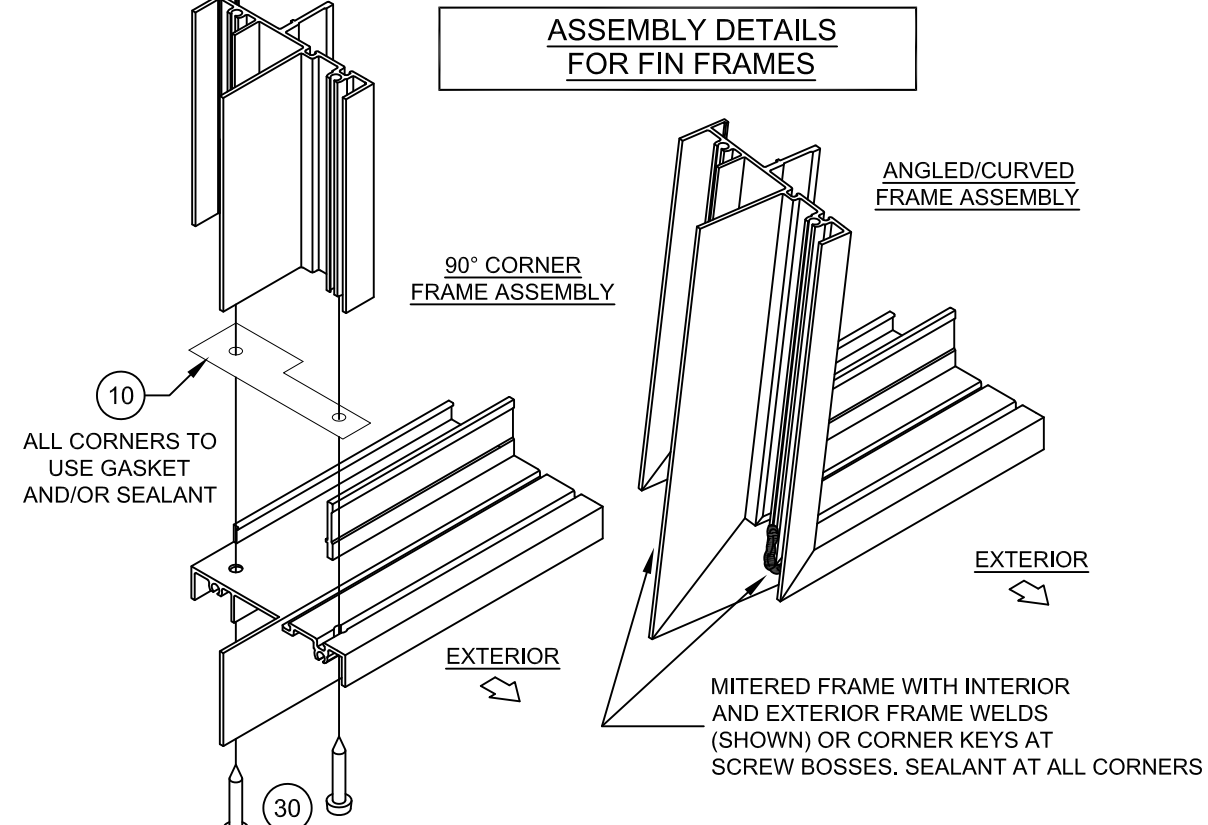
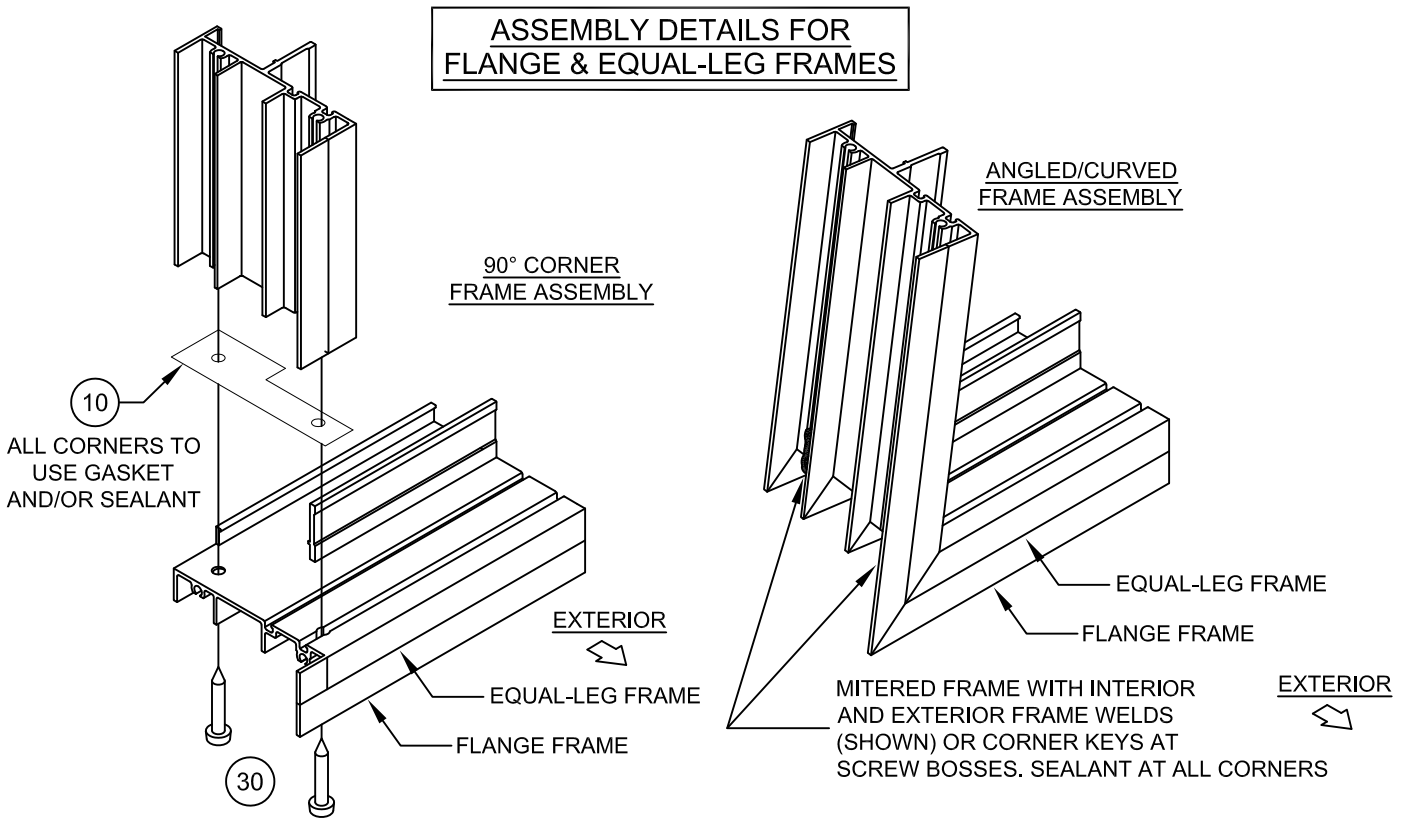
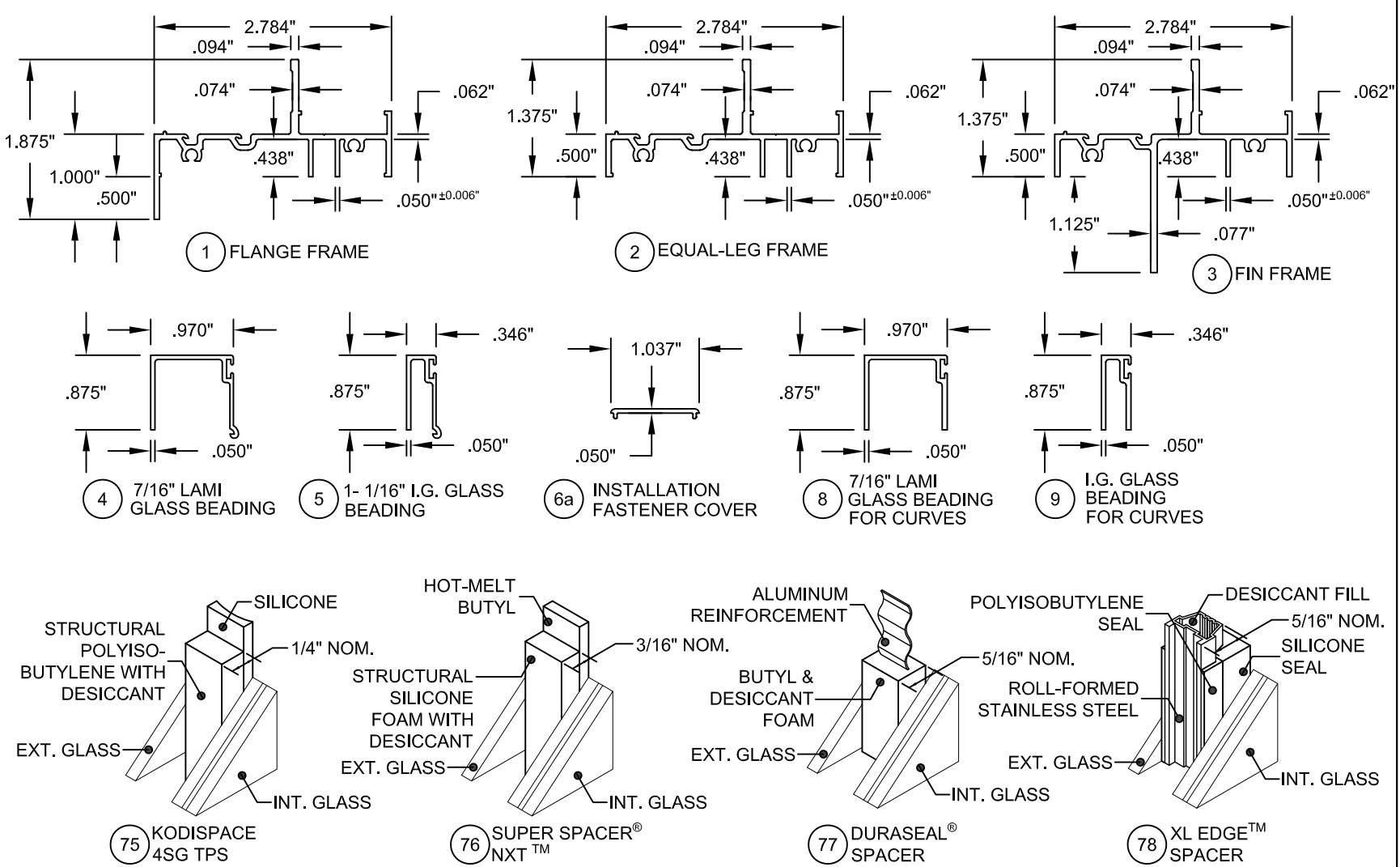
PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. **23-0816.02**
Expiration Date: **02/19/2029**
By: *Manuel Perez*
Miami-Dade Product Control

Revision: F) REMOVE 1/4" ULTRACONS. ADD NOTE 5. ADD NOTE, FLANGE FRAME ALLOWED W/ FIN AT MULLION. SB - 7/31/23

PREPARED BY A. LYNN MILLER 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600	REGISTRATION #29296 DATE 04/12/13 BY J ROSOWSKI DWG No. MD-7720A.1	SHEET 9 OF 10 PW7720A	FIN INSTALLATION	FIXED WINDOW INSTALLATION GUIDELINES



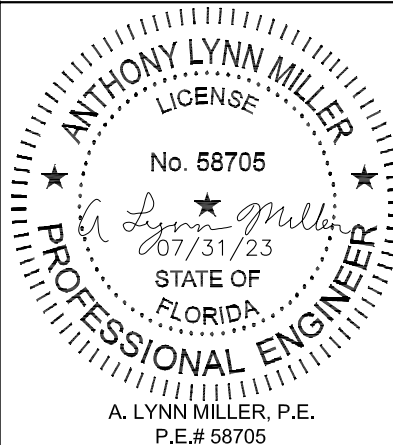
Item #	PGT Part #	Description	Material
1	4253C	Flanged Frame	Alum. 6063-T5
2	4285	Equal-leg Frame	Alum. 6063-T5
3	4256	Integral Fin Frame	Alum. 6063-T5
4	4255	7/16" Lami. Glass Beading	Alum. 6063-T5
5	4254	I.G. Glass Beading	Alum. 6063-T5
6a	4270	Installation Fastener Cover	Alum. 6063-T5
6b	4224	Installation Fastener Cover	Rigid PVC
8	4267	7/16" Lami. Glass Beading for Curves	Alum. 6063-T5
9	4269	I.G. Beading for Curves	Alum. 6063-T5
10	70589C	Gasket (at 90° corner joints)	Polyethylene
11	TP247/8	Vinyl Bulb Weatherstrip	Flex PVC, Duro. 65 +/-1
12	61308K	Foam Beading Tape	
13	Dow 791, 899, 983, 995 or GE 7700 Backbedding		Silicone
20	71652K	Setting Block, Mono. 3/16" x 7/16" x 4"	Neoprene, Duro. 85 +/-1
21	71704AK	Setting Block, I.G. 3/16" x 1-3/32" x 4"	Neoprene, Duro. 85 +/-1
29	76X114FPTX	#6 x 1-1/4" FH SMS (Curved Beading)	Stainless Steel
30	781PQX	#8 x 1" Quad PH SMS (Assembly)	Stainless Steel
75		Kommerling Kodispace 4SG TPS	See this Sheet for Materials
76		Quanex Super Spacer nXT	
77		Quanex Duraseal Spacer	
78		Cardinal XL Edge Spacer	



PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. **23-0816.02**
Expiration Date: **02/19/2029**
By: *Manuel Perez*
Miami-Dade Product Control

Revision: F) NO CHANGES, THIS SHEET.
SB - 7/31/23

<div>PGT</div> <div>Custom Windows and Doors</div>		1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600		PREPARED BY A. LYNN MILLER 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600	
REGISTRATION #29296					
FIXED WINDOW INSTALLATION GUIDELINES				Date	04/12/13
BOM, EXTRUSIONS AND CORNERS		J ROSOWSKI		By	
PW7720A		10 OF 10		Drawn	
PW7720A		10 OF 10		No.	MD-7720A.1
PW7720A		10 OF 10		Sheet	F



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m. January 27, 2026, at City Hall, 1300 White Street,** Key West, Florida. The purpose of the hearing will be to consider a request for:

REPLACEMENT OF STOREFRONT WINDOWS ON CONTRIBUTING STRUCTURE WITH ALUMINUM FRAME STOREFRONT WINDOWS.

#900 FRANCES STREET

Applicant –A2O Architecture Application #C2025-109

If you wish to see the application or have any questions, you may visit the Growth Management Division 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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Aileen Osborn, 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:

900 Frances St. on the
20 day of January, 2026.

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 Jan. 27, 2026.

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 C2025-109.

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

Signed Name of Affiant:

Aileen Osborn

Date: 1/20/26

Address: 3706 N. Roosevelt Blvd #202

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 20 day of JANUARY, 2026.

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

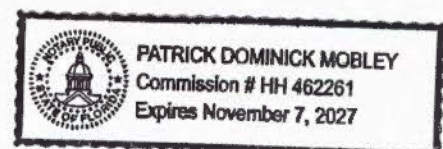
NOTARY PUBLIC

Sign Name: Patrick Mobley

Print Name: Patrick Dominick Mobley

Notary Public - State of Florida (seal)

My Commission Expires: 11/7/2027





PROPERTY APPRAISER INFORMATION

Monroe County, FL

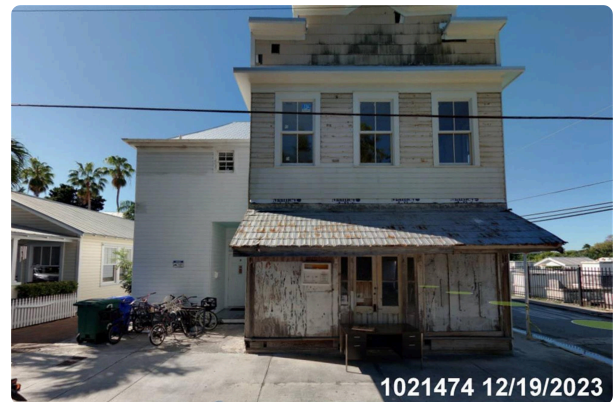
****PROPERTY RECORD CARD******Disclaimer**

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 00020740-000000
 Account# 1021474
 Property ID 1021474
 Millage Group 10KW
 Location Address 900 FRANCES St 101, KEY WEST
 Legal Description KW PT LOT 1 SQR 3 TR 6 G22-65/66 OR602-877 OR854-2375 OR986-566/67 OR2213-156/59 OR3025-0864
 (Note: Not to be used on legal documents.)
 Neighborhood 6103
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing

**Owner**

900 FRANCES STREET LLC
 900 Frances St
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$477,160	\$463,836	\$476,043	\$435,037
+ Market Misc Value	\$283	\$283	\$283	\$283
+ Market Land Value	\$1,201,262	\$1,155,060	\$739,238	\$484,355
= Just Market Value	\$1,678,705	\$1,619,179	\$1,215,564	\$919,675
= Total Assessed Value	\$1,224,088	\$1,112,807	\$1,011,643	\$919,675
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,678,705	\$1,619,179	\$1,215,564	\$919,675

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,201,262	\$477,160	\$283	\$1,678,705	\$1,224,088	\$0	\$1,678,705	\$0
2023	\$1,155,060	\$463,836	\$283	\$1,619,179	\$1,112,807	\$0	\$1,619,179	\$0
2022	\$739,238	\$476,043	\$283	\$1,215,564	\$1,011,643	\$0	\$1,215,564	\$0
2021	\$484,355	\$435,037	\$283	\$919,675	\$919,675	\$0	\$919,675	\$0
2020	\$440,463	\$445,648	\$283	\$886,394	\$234,738	\$25,000	\$209,738	\$500,000
2019	\$415,822	\$413,816	\$283	\$829,921	\$229,461	\$25,000	\$204,461	\$500,000
2018	\$381,940	\$435,037	\$283	\$817,260	\$225,183	\$25,000	\$200,183	\$500,000

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,348.00	Square Foot	36	93

Buildings

Building ID	1570	Exterior Walls	ABOVE AVERAGE WOOD with 27% ABOVE AVERAGE WOOD	
Style	2 STORY ELEV FOUNDATION	Year Built	1924	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2005	
Building Name		Foundation	WD CONC PADS	
Gross Sq Ft	3820	Roof Type	GABLE/HIP	
Finished Sq Ft	2943	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	SFT/HD WD	
Condition	AVERAGE	Heating Type	FCD/AIR NON-DC with 0% NONE	
Perimeter	424	Bedrooms	4	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	1	
Depreciation %	27	Grade	550	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	36	0	0
FLA	FLOOR LIV AREA	2,943	2,943	0
SBF	UTIL FIN BLK	841	0	0
TOTAL		3,820	2,943	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1984	1985	0 x 0	1	70 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/1/2020	\$199,000	Warranty Deed	2268210	3025	0864	30 - Unqualified	Improved		
5/1/1982	\$75,000	Warranty Deed		854	2375	Q - Qualified	Improved		

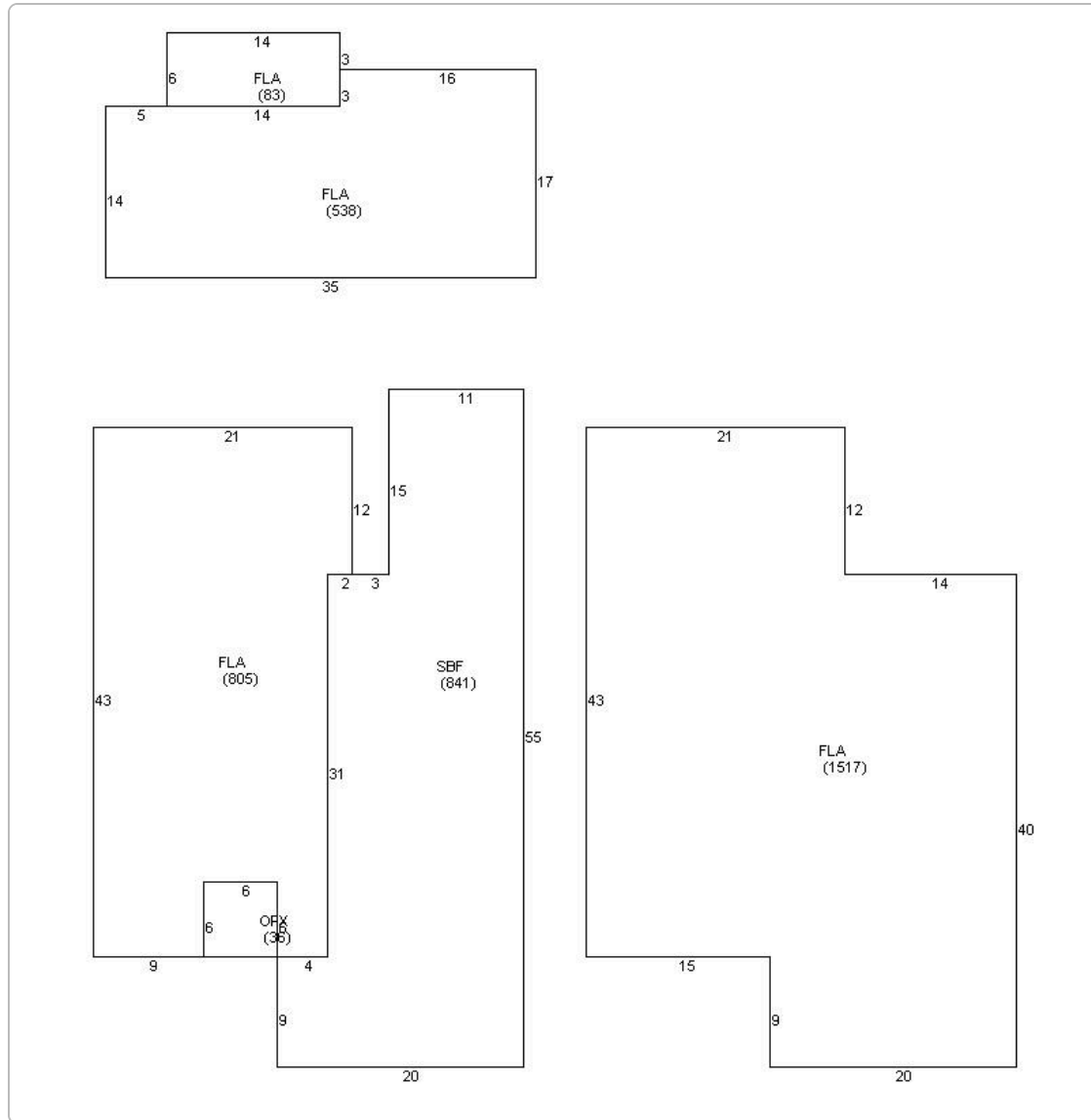
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
23-2932	10/18/2023	Active	\$20,000	Residential	REPLACE EXISTING SECOND FLOOR WINDOWS AND PAINT SIDING WHITE.
23-2639	09/15/2023	Active	\$6,000		REMOVE 5SQ EXISTING METAL SHINGLES AND INSTALL BERRIDGE METAL SHINGLES ROOFING SYSTEM WITH GRACE ICE & WATER SHEILD
23-2266	08/04/2023	Active	\$200	Residential	SAFETY INSPECTION FOR 4 GANG METER CENTER HOUSE AND COMMERCIAL METER
21-2592	11/30/2021	Completed	\$23,800	Residential	Remove 17SQ existing Metal Shingles and replace with the same. **NOC required*
10-129	04/12/2010	Completed	\$4,000		REPLACE ALL ELECTRIC 560sf, WATER HEATER, RANGE 3.5 AC, DRYER, SERVICE SUBFEED
10-0778	03/12/2010	Completed	\$2,300		INSTALL 2 TON CENTRAL AC ON BATHROOM EXHAUST DUCT AND ONE DRYER DUCT 8 OPENINGS
10-0790	03/12/2010	Completed	\$2,400		REPLACE MAIN SEWER LINE, NEW WATER LINES AND DRAINS TO EXISTING BATH, KITCHEN AND WASHER. REPLACE FIXTURES
10-0506	02/18/2010	Completed	\$4,800		REPLACE EXISTING METAL SHINGLES 8 SQRS WITH METAL SHINGLES
09-0330	02/10/2009	Completed	\$4,000		REPLACE 800SF OF NOVELTY SIDING TO MATCH EXISTING & PAINT WHITE
09-0117	01/21/2009	Completed	\$1,500		EMERGENCY REPAIRS TO FRAME WALL/MISC DEMO INTERIOR FINISH
03-1878	08/07/2003	Completed	\$1,500		ELE METER

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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 **SCHNEIDER**
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