



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 #	REVISION #	INITIAL & DATE
COA C25-0109		12/19/25 G Hill
FLOOD ZONE X	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	900 FRANCES STREET, KEY WEST, FL 33040	
NAME ON DEED:	900 FRANCES ST., LLC.	PHONE NUMBER 305-395-9999
OWNER'S MAILING ADDRESS:	900 FRANCES ST.	EMAIL DENNISPISCOPINK@GMAIL.COM
	KEY WEST, FL 33040	
APPLICANT NAME:	A2O ARCHITECTURE, LLC	PHONE NUMBER 305-741-7676
APPLICANT'S ADDRESS:	3706 N. ROOSEVELT BLVD, #202	EMAIL OFFICE@A2OARCHITECTURE.COM
	KEY WEST, FL 33040	
APPLICANT'S SIGNATURE:	<i>Ailee Osh</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:	
N/A	
DECKS:	
N/A	
SITE (INCLUDING GRADING, FILL, TREES, ETC):	
N/A	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	
N/A	
FENCES:	
N/A	
PAINTING:	
N/A	
POOLS (INCLUDING EQUIPMENT):	
N/A	
OTHER:	
N/A	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> 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

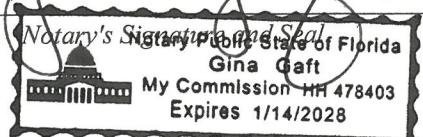
to be the representative for this application and act on my/our behalf before the City of Key West.

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.

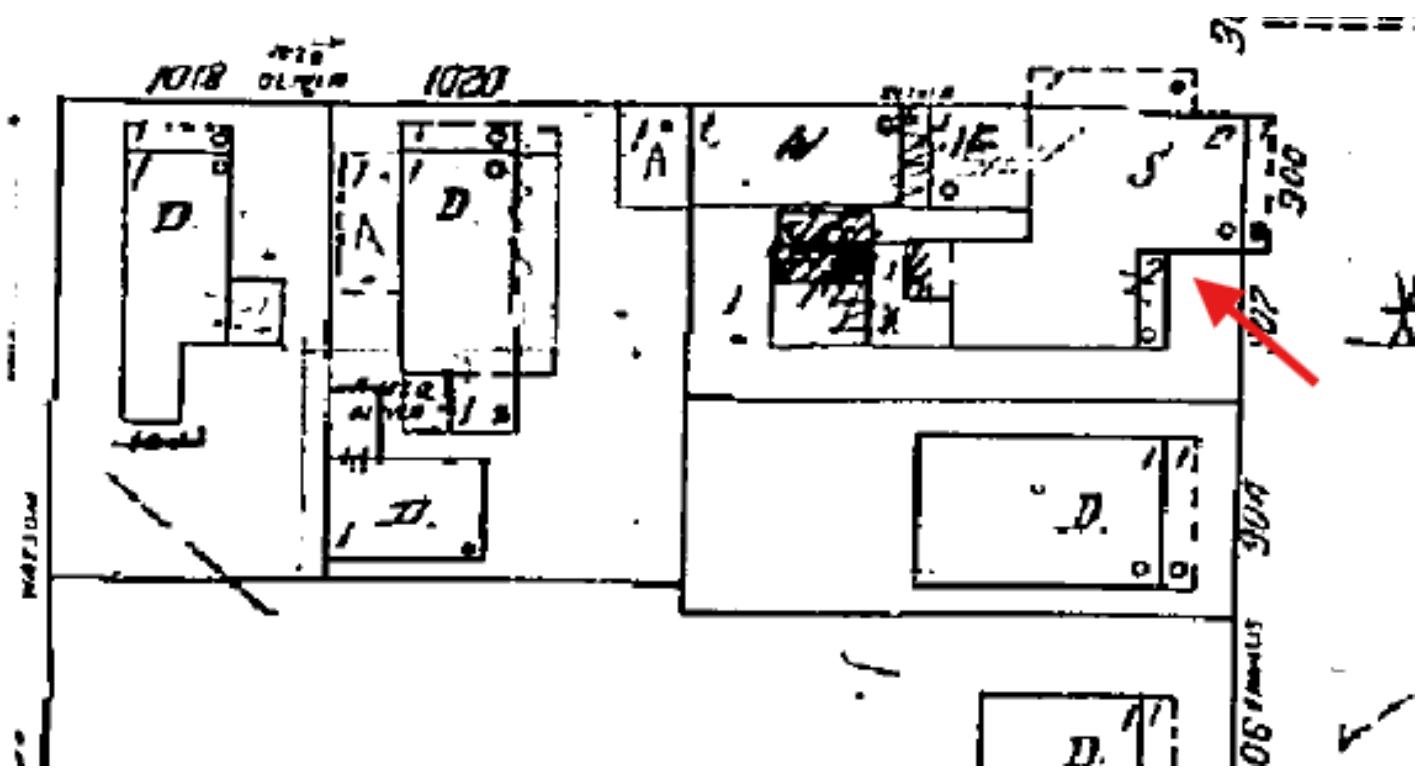


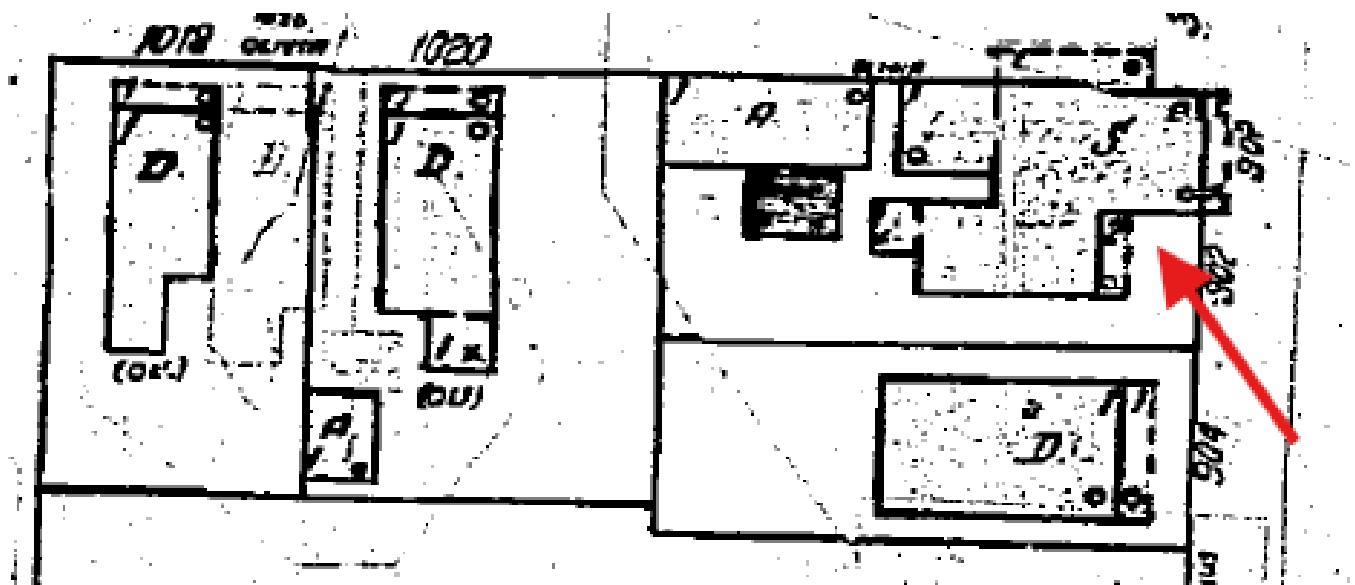
Name of Acknowledger typed, printed or stamped

HH 478403

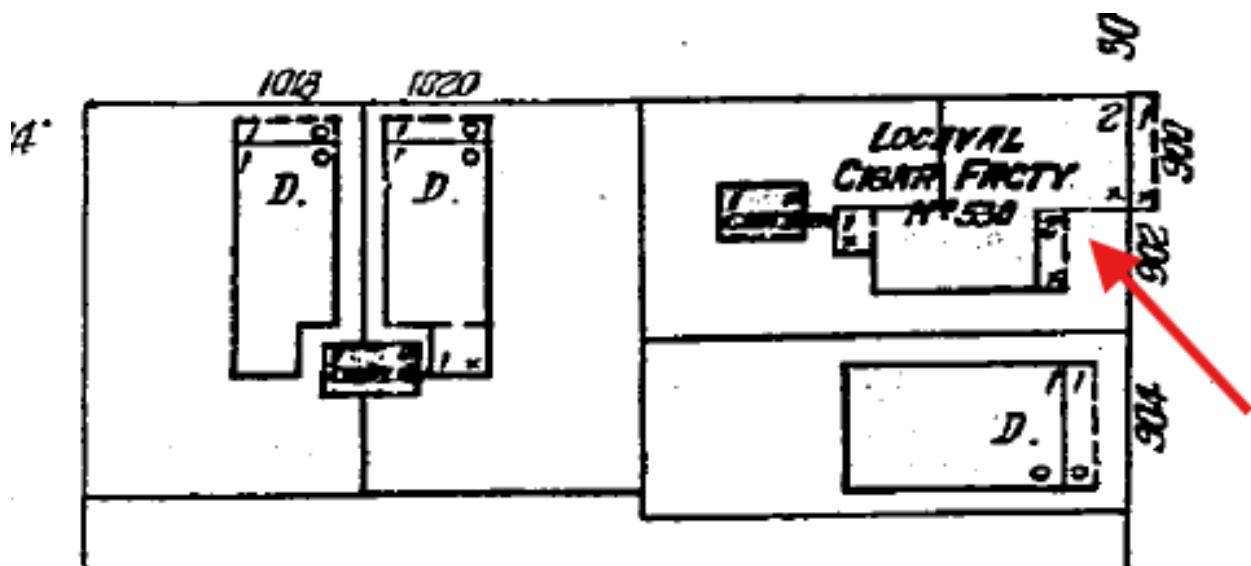
Commission Number, if any

SANBORN MAPS

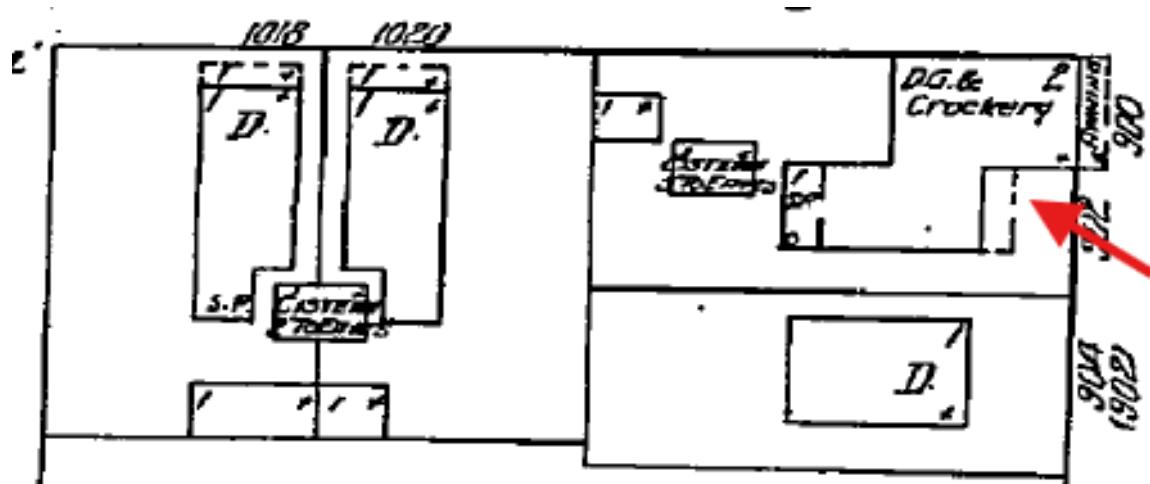




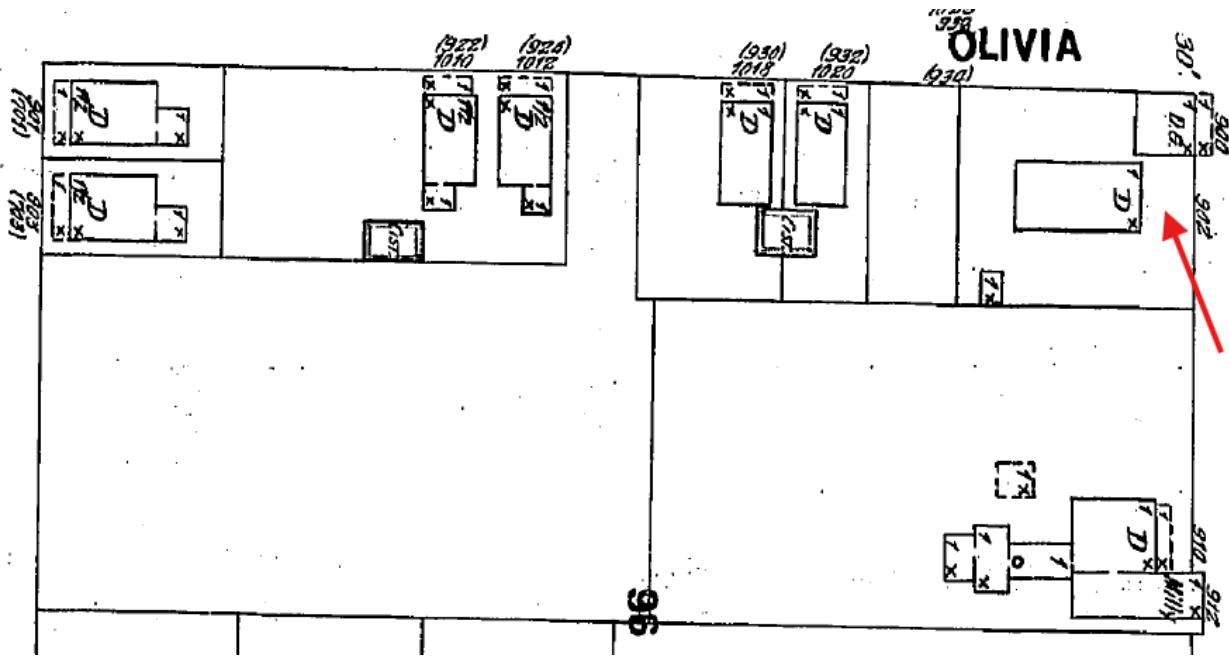
1948 Sanborn Map



1926 Sanborn Map



1912 Sanborn Map



1899 Sanborn Map

PROJECT PHOTOS

900 FRANCES STREET, KEY WEST, FLORIDA 33040
HARC APPLICATION

DECEMBER 15, 2025



900 FRANCES STREET | EXTERIOR



900 FRANCES STREET | EXTERIOR ELEVATION

900 FRANCES STREET, KEY WEST, FLORIDA 33040
HARC APPLICATION

DECEMBER 15, 2025



900 FRANCES STREET | STOREFRONT WINDOWS EXTERIOR



900 FRANCES STREET | STOREFRONT WINDOW INTERIOR

900 FRANCES STREET, KEY WEST, FLORIDA 33040
HARC APPLICATION

DECEMBER 15, 2025

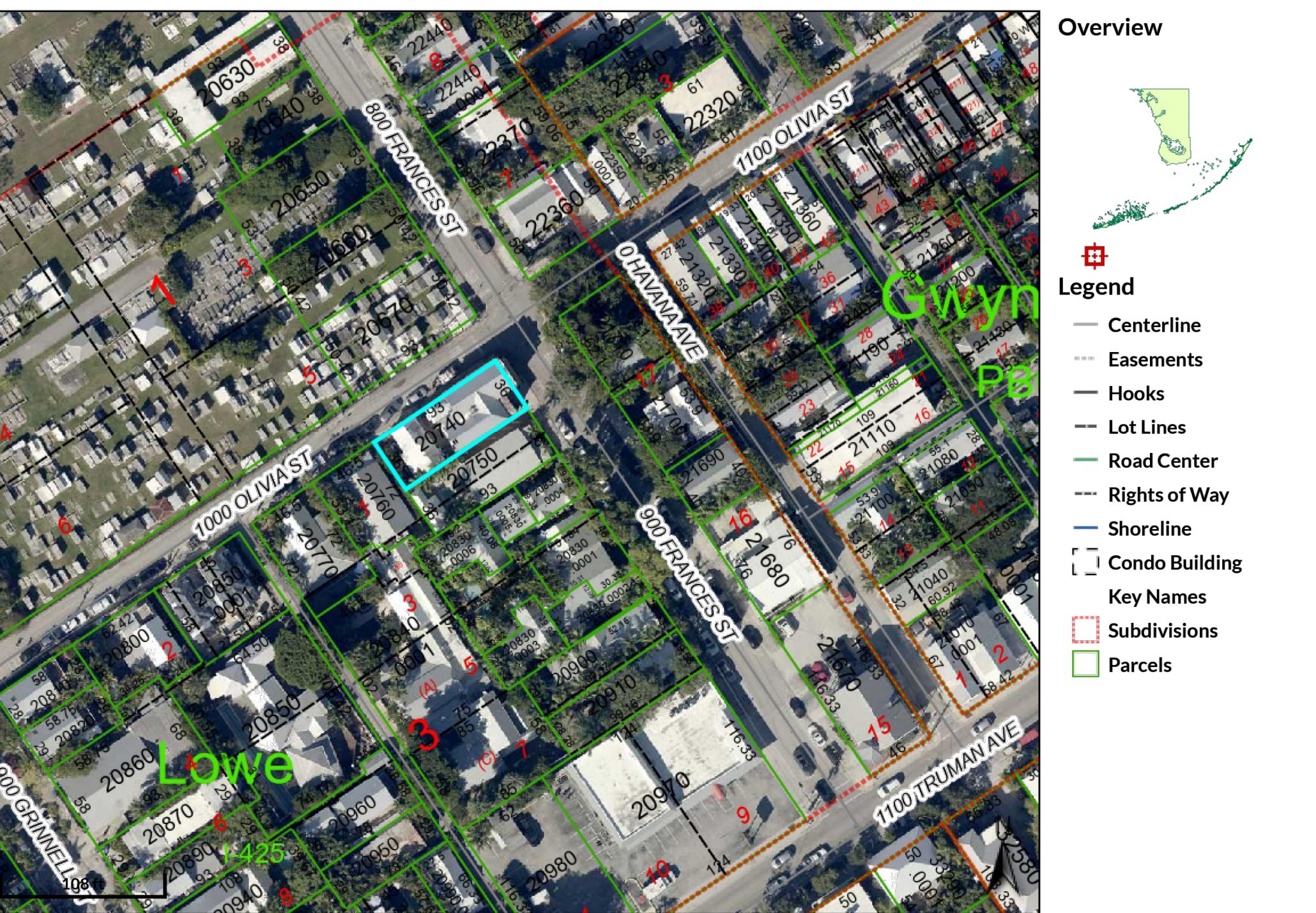


900 FRANCES STREET | STOREFRONT WINDOW INTERIOR

PROPOSED DESIGN



Monroe County, FL



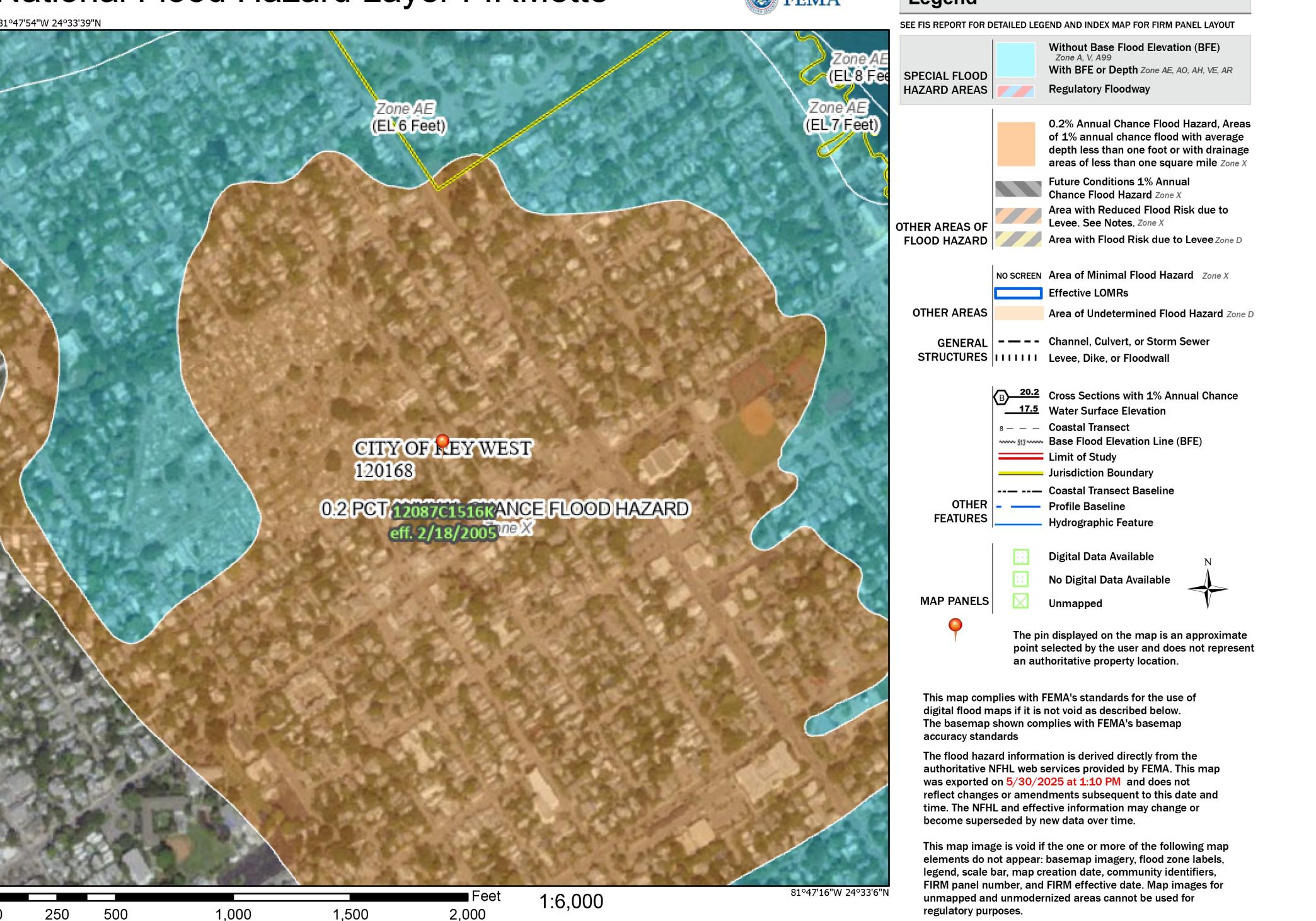
Parcel ID 00020740-000000
Sec/Twp/Rng 05/68/25
Property Address 900 FRANCES St 101
District KEY WEST
Brief Tax Description 10KW
(Note: Not to be used on legal documents)

Date created: 5/30/2025
Last Data Uploaded: 5/30/2025 1:40:22 AM
Developed by SCHNEIDER GEOSPATIAL

1 LOCATION MAP

SCALE: NOT TO SCALE

National Flood Hazard Layer FIRMette



2 FEMA FLOOD MAP

SCALE: NOT TO SCALE

900 FRANCES STREET, LLC. 900 FRANCES STREET

KEY WEST, FL 33040
PARCEL: 00020740-000000

RESIDENTIAL BEAM, DOOR, & WINDOW REPLACEMENT

SCOPE OF WORK

STOREFRONT WINDOW REPLACEMENT.

CODE INFORMATION

APPLICABLE CODES

FLORIDA BUILDING CODE 8TH EDITION 2023; WITH ALL AMENDMENTS.
CODE OF ORDINANCES CITY OF KEY WEST, FLORIDA

FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS

ASCE 7-16 WIND LOADS
NGVD 1929 ELEVATION DATUM
FLOOD ZONE X

COKW [CITY OF KEY WEST] LAND USE DISTRICT

ZONE: HNC-1 [HISTORIC NEIGHBORHOOD COMMERCIAL-1]
DENSITY: 16 DU/AC
MAX. F.A.R. 1.0
HEIGHT: 35'-0"
BUILDING COVER: 50%
IMPERVIOUS COVER: 60%
MIN. LOT SIZE: 4,000 SF
SETBACKS:
FRONT: 5'-0"
SIDE: 5'-0"
REAR: 15'-0"
STREET SIDE: 7'-6"

USE AND OCCUPANCY CLASSIFICATION

RESIDENTIAL R-3

DESIGN CRITERIA

WIND LOADS: 180 MPH ULTIMATE; 139.4 MPH NOMINAL
WIND EXPOSURE: D
FLOOR LOADS: 40 PSF LL - 20 PSF DL
ROOF LOADS: 20 PSF LL - 15 PSF DL
SEISMIC LOAD: 0

SHEET INDEX

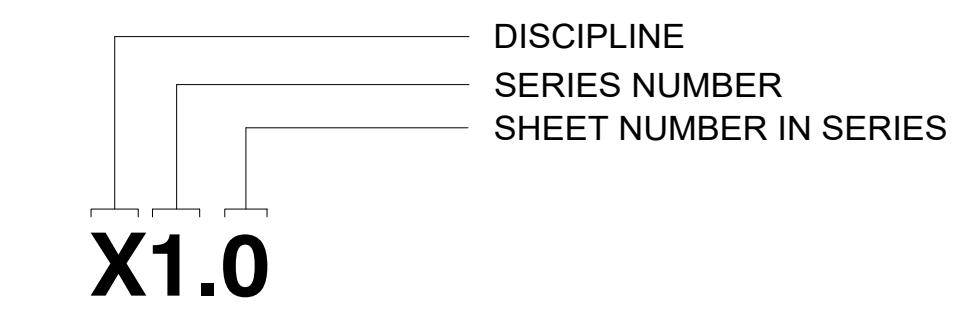
GENERAL

G1.0 COVER, SCOPE OF WORK, LOCATION MAP
G1.1 GENERAL NOTES

ARCHITECTURAL

A3.0 EXISTING FRONT ELEVATION & FLASHING DETAILS

SHEET NUMBERING SYSTEM



RESIDENTIAL BEAM, DOOR, & WINDOW REPLACEMENT
900 FRANCES STREET, LLC.
PARCEL ID: 00020740-000000
900 FRANCES STREET
KEY WEST, FLORIDA 33040

TITLE:
COVER, SCOPE
OF WORK,
LOCATION MAP,
& FLOOD MAP

PROJECT #: 24.48
SHEET:
G1.0

DECEMBER 15, 2025
DRAWING SIZE: 24x36 (NO SCALE DRAWINGS)

A2O
ARCHITECTURE

P: 305.741.7676
E: INFO@A2OARCHITECTURE.COM
REG. NO. A2O203029
3705 N. ROOSEVELT BLVD. UNIT #202
KEY WEST, FL 33040

ARCHITECT:
NOT VALID FOR CONSTRUCTION
WITHOUT ORIGINAL SIGN AND SEAL

AILEEN A. OSBORN, R.A.
LICENSE NO. AR97003
EXPIRATION DATE: 02/28/27

THE DRAWINGS AND SPECIFICATIONS MATERIAL
HEREIN ARE THE ORIGINAL WORK
OF THE ARCHITECT, AND AS
INTELLECTUAL PROPERTY AND
INSTRUMENTS OF TRADE, THEY ARE
SUBJECT TO COPYRIGHT AND MAY NOT
BE REPRODUCED, DISTRIBUTED,
PUBLISHED, OR USED IN ANY WAY
WITHOUT THE EXPRESS WRITTEN
CONSENT OF THE ARCHITECT.

REVISIONS:

APPROVALS:

GENERAL NOTES:**CODES, PERMITS, AND REGULATIONS:**

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

OWNERSHIP OF DRAWINGS AND CONTRACT ITEMS:

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

GENERAL COORDINATION OF DRAWINGS:

- CONTRACTORS SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF PROPOSED WALLS. COORDINATE ALL MECHANICAL, DATA, ELECTRICAL, AND PLUMBING TO BE REMOVED, RELOCATED, OR INSTALLED (ITEMS TO INCLUDE ARE ALL PIPING, DUCT WORK, STRUCTURAL MEMBERS AND CONDUIT; AND EXISTING CONDITIONS). VERIFY THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. ELEMENTS TO BE EXPOSED OR CONCEALED SHALL BE DETERMINED AND REVIEWED WITH OWNER PRIOR TO CONSTRUCTION.
- CONTRACTORS AND SUBS SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONS, DOORS, ACCESSORIES, ELECTRICAL / DATA OUTLETS AND LIGHT SWITCHES WITH ARCHITECTURAL DRAWINGS IN THE FIELD PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE FINISHED WORK SHALL BE FIRM, WELL ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCES WITHOUT WAVES, DISTORTIONS, HOLE MARKS, CRACKS, STAINS, OR DISCOLORATION. JOINTING SHALL BE CLOSE FITTING, NEAT AS WELL SCRIBED. THE FINISH WORK SHALL HAVE NO EXPOSED UNSIGHTLY ANCHORS OR FASTENERS AND SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE THE PROVISION FOR EXPANSION, CONTRACTION, AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.
- ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE AND THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEM ACCORDINGLY AND TO THESE CONDITIONS. THE DRAWINGS SHOW ONLY SPECIAL CONDITIONS TO ASSIST CONTRACTOR. THEY DO NOT ILLUSTRATE EVERY DETAILED CONNECTION.
- THE CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND ELEVATIONS OF EXISTING CONDITIONS AT THE SITE. THE CONTRACTORS AND SUBS SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL ITEMS IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO COORDINATE AND SCHEDULE ALL DELIVERIES AND DISPOSAL COORDINATION WITH THE OWNER.
- EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AT THE JOB AND SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF HIS/HER WORK THERE TO.
- ALL EXISTING MATERIALS, EQUIPMENT, AND CONSTRUCTION ARE IDENTIFIED ON DRAWINGS BY THE WORDS "EXISTING" OR "EXIST". UNLESS STATED OTHERWISE, ALL NOTES REFER TO NEW MATERIALS, EQUIPMENT, AND CONSTRUCTION INSTALLED.
- MATERIAL INDICATIONS, NOTES, AND ETC. ARE TYPICAL FOR ALL CONTRACT DRAWINGS (UNO) UNLESS NOTED OTHERWISE.
- ALIGN MEANS SIMILAR COMPONENTS OF CONSTRUCTION, I.E. WALLS, JAMBS, ETC. SHALL BE IN LINE ACROSS VOIDS.
- THESE DRAWINGS ARE COMPLEMENTARY AND INTERRELATED; WORK OF ANY INDIVIDUAL TRADE IS NOT NECESSARILY CONFINED TO SPECIFIC DOCUMENTS, CHAPTERS OR LOCATIONS.
- IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO BE DESIGNED IN ACCORDANCE WITH ALL CODES AND ORDINANCES IN EFFECT AT THE TIME THE PERMIT IS ISSUED. NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF SUSPECTED DEVIATION.
- CONSTRUCTION TECHNIQUES, PROCEDURES, SEQUENCING AND SCHEDULING ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- DO NOT SCALE DRAWINGS; USE DIMENSIONS ONLY. ALL DIMENSIONS MUST BE VERIFIED ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- IT IS THE INTENT OF THE DOCUMENTS AND REQUIREMENTS OF ALL CONTRACTORS TO BID AND PROVIDE AND MAINTAIN A COMPLETELY WATERPROOF BUILDING ENVELOPE DURING AND AT THE COMPLETION OF WORK. REPORT TO ARCHITECT ANY CONDITION THAT WOULD PREVENT THIS IMMEDIATELY.
- COORDINATE LOCATIONS AND/OR ELEVATIONS OF FLOOR DRAINS, REGISTERS, GRILLES, LOUVERS, DUCTS, UNIT HEATERS, PANELS, ETC. WITH MECHANICAL AND ELECTRICAL CONTRACTORS AND ARCHITECTURAL DRAWINGS.
- WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY TO ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS.
- ALL PENETRATIONS IN RATED CONSTRUCTION ARE TO BE SEALED WITH APPROPRIATE MATERIALS AS INDICATED BY THESE DOCUMENTS OR OTHERWISE REQUIRED BY INSPECTORS OR APPLICABLE CODES AND ORDINANCES.
- THERE SHALL BE NO BACK-TO-BACK ELECTRICAL, TELEPHONE, OR OTHER OUTLETS.
- BLOCKING AT OPENINGS, DOORS AND WINDOWS SHALL BE 2X F.R.T. MATERIALS, UNLESS NOTED OTHERWISE HEREIN. AT WALL MOUNTED EQUIPMENT LOCATIONS, USE 1/2" PLYWOOD SHEET MATERIAL, UNLESS NOTED OTHERWISE HEREIN. ALL BLOCKING IN CONTACT W/ CONCRETE OR CMU TO BE PRESSURE TREATED.
- FOLLOW MANUFACTURER'S INSTRUCTION SPECIFICATIONS FOR CONSTRUCTION MATERIALS AND SYSTEMS.

DIMENSIONAL COORDINATION OF DRAWINGS:

- DO NOT SCALE DRAWINGS: DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
- HORIZONTAL DIMENSIONS INDICATED ARE TO / FROM FINISHED FACE OF CONSTRUCTION, EXCEPT AS NOTED.
- VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB, EXCEPT WHERE NOTED TO BE FROM ABOVE FINISHED FLOOR (A.F.F.).
- DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT UNLESS OTHERWISE NOTED ON DRAWINGS.
- THE CONTRACTORS SHALL CONTINUOUSLY CHECK ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT AND MECHANICAL AND ELECTRICAL SYSTEMS. NO ALLOWANCE OF ANY

KIND WILL BE MADE FOR THE CONTRACTOR'S NEGLIGENCE TO FORESEE MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURES OR PROPOSED CONSTRUCTION ELEVATIONS. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY ITEMS THAT MAY CAUSE A CHANGE FROM THE DIMENSIONS OUTLINED IN THE CONSTRUCTION DOCUMENTS FOR INSTRUCTIONS TO CLARIFY OR MODIFY OF THE AREA.

- ANY DIMENSION NOTED "VERIFY" OR "VERIFY IN FIELD (VIF)" MUST BE REVIEWED WITH THE ARCHITECT BEFORE BEGINNING CONSTRUCTION.
- DIMENSIONS INDICATED TO BE "CLEAR" SHALL BE MAINTAINED. ANY DISCREPANCIES OR VARIATIONS IN THESE DIMENSIONS SHALL BE REVIEWED WITH THE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE QUESTIONABLE AREA.

PATCHING, REPAIR AND CONSTRUCTION:

- CONTRACTORS ARE RESPONSIBLE FOR AND SHALL PROVIDE PROTECTION FOR ANY EXISTING EQUIPMENT, LANDSCAPE AND SITE CONDITIONS ON SITE, OUTSIDE PROJECT SCOPE OF WORK.
- CUT AND FIT ALL NEW COMPONENTS ETC. FOR ALTERATION OF EXISTING CONDITIONS AND INSTALLATION OF NEW WORK. CONTRACTOR TO PATCH AND REPAIR ALL DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES, UNLESS NOTED OTHERWISE.

SCHEDULING ITEMS:

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

M.E.P. COORDINATION ITEMS:

- ALL DATA WORK SHALL BE COORDINATED BY THE CONTRACTOR WITH THE OWNER'S REPRESENTATIVE.
- CONTRACTOR TO COORDINATE AND REVIEW WITH ARCHITECT THE LOCATION OF ALL NEW SLAB PENETRATIONS PRIOR TO BEGINNING ANY WORK. SEAL OPENINGS AS REQUIRED TO MEET ALL APPLICABLE RATINGS AND CODES.
- PROVIDE REQUIRED MECHANICAL DRAWINGS.

WORKING HOURS:

- CONTRACTOR TO COORDINATE WITH PROPERTY OWNER AND/OR MUNICIPALITY REQUIREMENTS TO ESTABLISH WORK HOURS, MEANS AND METHODS, SECURITY, DISPOSAL, ETC.

ELECTRICAL:

- ELECTRICAL SUB-CONTRACTOR TO UTILIZE EXISTING POWER SOURCE (S) AT BUILDING. PROVIDE REQUIRED ELECTRICAL DRAWINGS.

SECTION 01 00 00 - GENERAL REQUIREMENTS**PART 1 - GENERAL****1.01 DESCRIPTION**

- THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED AND NECESSARY TO PROVIDE A COMPLETE HABITABLE, WEATHERPROOF, SAFE AND SECURE FINISH BUILDING, SUITABLE FOR HUMAN OCCUPANCY IN ACCORDANCE WITH PROJECT DOCUMENTS.
- CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND REQUIREMENTS OF CONSTRUCTION PRIOR TO START OF WORK.
- CONTRACTOR SHALL COMPLETE NEW WORK IN CONFORMANCE WITH THESE DRAWINGS. NOTIFY ARCHITECT IF CONFLICTS APPEAR OR ARE UNCOVERED DURING THE PROGRESS OF THE WORK PRIOR TO ANY FIELD MODIFICATIONS OR CONSTRUCTION. DEVIATIONS FROM PERMITTED DRAWINGS WITHOUT ARCHITECTS PRIOR WRITTEN APPROVAL SHALL BE AT THE CONTRACTORS RESPONSIBILITY.
- ALLOWANCE:
 - CONTRACTOR SHALL INCLUDE AND ENUMERATE IN HIS BASE BID THE TOTAL SUMS FOR ALL ALLOWANCES ITEMS. QUANTITIES, PURCHASE, DELIVERY AND INSTALLATION SHALL BE BY CONTRACTOR. ALL OVERAGES OF ALLOWANCE AMOUNTS SHALL BE PAID FOR BY OWNER. ALL SAVINGS OF ALLOWANCE AMOUNTS SHALL BE CREDITED TO OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING, DELIVERY AND INSTALLATION DATES. ALLOWANCE ITEMS, IF ANY, SHALL BE LISTED IN WRITING BY THE OWNER PRIOR TO BIDDING.
- PERMIT:
 - CONTRACTOR SHALL PAY FOR ALL PERMITS, TESTING, FEES, AND INSPECTIONS.

GENERAL CONDITIONS

- THE SCOPE OF WORK IS BASED ON THE CONSTRUCTION DOCUMENTS AND SHALL INCLUDE THE FURNISHING OF MATERIALS AND LABOR REQUIRED FOR THE COMPLETE PROJECT. COMPLY WITH THE CRITERIA DESCRIBED IN THE DRAWINGS.
- COORDINATE WITH OWNERS REPRESENTATIVE FOR SITE STAGING AND TEMPORARY LOBBY RELOCATIONS.
- VISIT THE JOB SITE PRIOR TO SUBMITTING BID. CONTRACTOR SHALL WALK THROUGH THE SITE WITH AN AUTHORIZED REPRESENTATIVE OF THE PROPERTY AND REVIEW CONSTRUCTION REQUIREMENTS. COORDINATE WORK WITH THE OWNER WITH REGARD TO TEMPORARY UTILITIES, ALLOWABLE MATERIAL, TRAFFIC ROUTES, STORAGE OF TOOLS AND MATERIALS, USE OF TOILET FACILITIES, HOURS IN WHICH WORK IS ALLOWED, NOISE AND DUST CONTROL, CLEANUP AND OTHER MATTERS REQUIRING ADHERENCE TO CITY REQUIREMENTS.
- DURING PERFORMANCE OF WORK, BE RESPONSIBLE FOR PROVISION AND MAINTENANCE OF WARNING SIGNS, LIGHT SIGNAL DEVICES, GUARD LIGHTS, BARRICADES, GUARD RAILS, FENCES AND OTHER DEVICES, APPROPRIATELY LOCATED ON AND AROUND THE JOB SITE WHICH GIVE PROPER AND UNDERSTANDABLE WARNING TO PERSONS WITH REGARD TO HAZARDOUS CONDITIONS, EQUIPMENT AND OPERATIONS BEING PERFORMED IN CONJUNCTION WITH THE WORK.
- EXISTING CONDITIONS AND DIMENSIONS MAY BE TAKEN FROM INFORMATION FURNISHED BY THE OWNER. VERIFY SPACE DIMENSIONS AND IDENTIFY DISCREPANCIES BETWEEN BUILDING OR SITE ELEMENTS AND DRAWINGS BEFORE COMMENCING CONSTRUCTION. DISCREPANCIES FOUND ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING NO LATER THAN (5) WORKING DAYS PRIOR TO THE BID DATE. DISCREPANCIES IDENTIFIED DURING BIDDING WILL BE CLARIFIED BY ADDENDUM.
- DISCREPANCIES IDENTIFIED DURING CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF CONTRACTOR'S CONSTRUCTION MANAGER AND ARCHITECT IN WRITING. DISCREPANCIES IDENTIFIED DURING CONSTRUCTION WILL BE CLARIFIED BY CHANGE ORDERS. CHANGE ORDER APPROVAL IS SUBJECT TO AUTHORIZATION BY OWNER'S CONSTRUCTION MANAGER, OR AUTHORIZED REPRESENTATIVE.

- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS INCURRED FOR NONCOMPLIANCE WITH THESE CONTRACT DOCUMENTS. CONTRACTOR WILL NOT BE ALLOWED CHANGE ORDERS FOR PROBLEMS ARISING FROM NEGLECT OF PROVISIONS INCLUDED IN THESE CONDITIONS.
- ACCOMPLISH THE WORK IN COMPLIANCE WITH THE RESTRICTIONS AND REQUIREMENTS OF THE OWNER. WORK SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT AND APPLICABLE LOCAL AND STATE HANDICAPPED DISABILITY DESIGN REQUIREMENTS. VERIFY THAT THE WORK COMPLIES WITH ALL APPLICABLE LOCAL AND STATE FIRE, SAFETY, HEALTH, ENERGY AND BUILDING CODE REQUIREMENTS.
- REMOVE CONSTRUCTION RUBBISH, SCAFFOLDING, EQUIPMENT, TEMPORARY PROTECTION, TEMPORARY FIELD STRUCTURES, AND OTHER MATERIALS OR EQUIPMENT THAT WAS REQUIRED IN CONNECTION WITH THE CONSTRUCTION, BUT NOT A PERMANENT PART THEREOF.
- SCAFFOLDING SHALL BE BUILT IN ACCORDANCE WITH REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAWS. TEMPORARY SHORING REQUIRED FOR THE REMOVAL OF EXISTING WORK FOR THE INSTALLATION OF NEW WORK SHALL BE INCLUDED IN THE CONTRACT. BE RESPONSIBLE FOR THIS WORK, CORRECT AND REPAIR DAMAGES CAUSED BY IMPROPER SUPPORT OR FAILURE OF SHORING.
- MAINTAIN ORDERLY HOUSEKEEPING DURING CONSTRUCTION, AND UPON SUBSTANTIAL COMPLETION PERFORM FINAL CLEANUP. FINAL CLEANUP SHALL INCLUDE THE FOLLOWING: SWEEP, DAMP MOP, AND WAX RESILIENT FLOORING, DUST, DIRT, PAINT Drippings, OIL, GREASE, AND OTHER BLEMISHES SHALL BE REMOVED FROM FINISHED SURFACES, INCLUDING PIPES AND EQUIPMENT. WINDOWS, GLASS UNITS, GLASS DOORS AND MIRRORS SHALL BE WASHED. PAINT OVERRUNS AND PUTTY SMEARS SHALL BE REMOVED AND HARDWARE SHALL BE RUBBED CLEAN WITH FLANNEL CLOTH.
- IN SO FAR AS JOBSITE SAFETY IS CONCERNED, THE ARCHITECT IS RESPONSIBLE SOLELY FOR HIS OWN AND HIS EMPLOYEES' ACTIVITIES ON THE JOBSITE, BUT THIS SHALL NOT BE CONSTRUED TO RELIEVE THE OWNER OR ANY CONSTRUCTION CONTRACTORS FROM THEIR RESPONSIBILITIES FOR MAINTAINING A SAFE JOBSITE. NEITHER THE PROFESSIONAL ACTIVITIES OF THE ARCHITECT, NOR THE PRESENCE OF THE ARCHITECT OR HIS EMPLOYEES AND SUBCONTRACTORS, SHALL BE CONSTRUED TO IMPLY THE

ARCHITECT HAS ANY RESPONSIBILITY FOR METHODS OF WORK PERFORMANCE, SUPERINTENDENCE, SEQUENCING OF CONSTRUCTION, OR SAFETY IN, ON OR ABOUT THE JOBSITE. THE OWNER AGREES THAT THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY AND WARRANTS THAT THIS INTENT SHALL BE MADE EVIDENT IN THE OWNER'S AGREEMENT WITH THE CONTRACTOR. THE OWNER ALSO WARRANTS THAT THE ARCHITECT SHALL BE MADE ADDITIONAL INSURED UNDER THE CONTRACTOR'S GENERAL LIABILITY INSURANCE POLICY.

- BE RESPONSIBLE TO THE OWNER FOR DAMAGES THAT OCCUR TO THE OWNER'S FACILITIES BEFORE, DURING, OR AFTER CONSTRUCTION PROCEDURES CAUSED BY CONTRACTOR, CONTRACTOR'S EMPLOYEES, OR SUBCONTRACTORS.
- THE GENERAL CONTRACTOR SHALL VERIFY THAT THE WORK ADHERES TO ALL FIRE, SAFETY, AND BUILDING CODES. CONTRACTOR SHALL VERIFY THAT THE WORK COMPLIES WITH OWNER AND INSURANCE REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN FULL INSURANCE AS REQUIRED BY THE GENERAL CONDITIONS AND THE OWNER. EVIDENCE OF INSURANCE SHALL BE PROVIDED TO THE OWNER BEFORE PAYMENTS SHALL COMMENCE TO THE CONTRACTOR.

- APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY HAVE THE SAME FORCE AND EFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS OR BOUND AND PUBLISHED THEREWITH. COMPLY WITH STANDARDS IN EFFECT ON THE DATE OF ISSUE OF THE CONTRACT DOCUMENTS, UNLESS OTHERWISE INDICATED.
- WARRANT MATERIALS AND WORKMANSHIP FOR A PERIOD OF (1) YEAR FROM DATE OF ACCEPTANCE BY 'S CONSTRUCTION MANAGER.
- CONTRACTOR'S CONSTRUCTION MANAGER SHALL REVIEW SHOP DRAWING SUBMISSIONS SOLELY FOR THEIR CONFORMANCE WITH THE DESIGN INTENT AND CONFORMANCE WITH INFORMATION GIVEN IN THE CONSTRUCTION DOCUMENTS. SHALL NOT BE RESPONSIBLE FOR ASPECTS OF A SHOP DRAWING SUBMISSION THAT AFFECT OR ARE AFFECTED BY THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF THE CONSTRUCTION, SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. CONTRACTOR SHALL REVIEW SHOP DRAWINGS WITH RESPECT TO THESE CONDITIONS BEFORE SUBMITTING THEM TO THE ARCHITECT.
- DISSIMILAR METALS SHALL HAVE PROTECTIVE COATING TO PREVENT GALVANIZING.

A2O
ARCHITECTURE

P: 305.741.7676
E: OFFICE@A2OARCHITECTURE.COM
REG A20203029
3705 N. ROOSEVELT BLVD. UNIT #202
KEY WEST, FL 33040

ARCHITECT:
NOT VALID FOR CONSTRUCTION
WITHOUT ORIGINAL SIGN AND SEAL

AILEEN A. OSBORN, R.A.
LICENSE NO. AR97003
EXPIRATION DATE: 02/28/27
THE DRAWINGS AND ASSOCIATED MATERIAL HEREBY ARE THE ORIGINAL WORK OF THE ARCHITECT, AND AS INTELLECTUAL PROPERTY AND TRADE SECRETS, ARE SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED, DISTRIBUTED, PUBLISHED, OR OTHERWISE USED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

REVISIONS:

APPROVALS:

900 FRANCES STREET, LLC.
PARCEL ID: 00020740-000000
900 FRANCES STREET
KEY WEST, FLORIDA 33040

TITLE:
GENERAL
PROJECT NOTES

PROJECT #: 24.48

SHEET:

G1.1

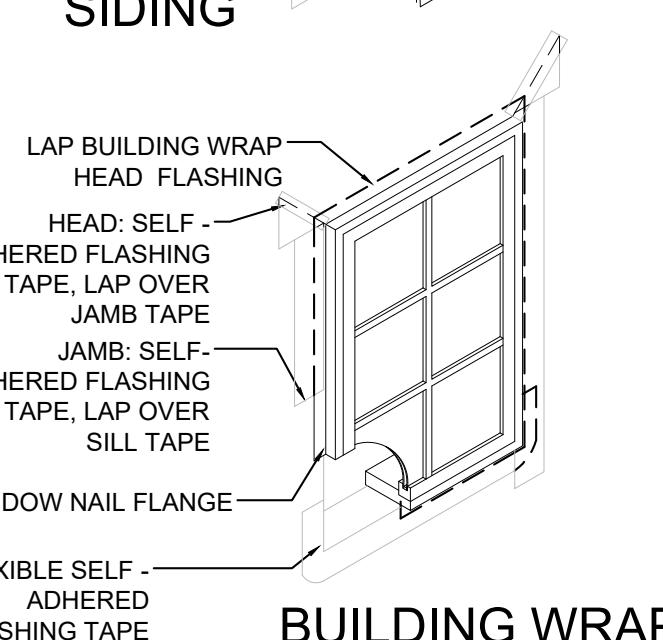
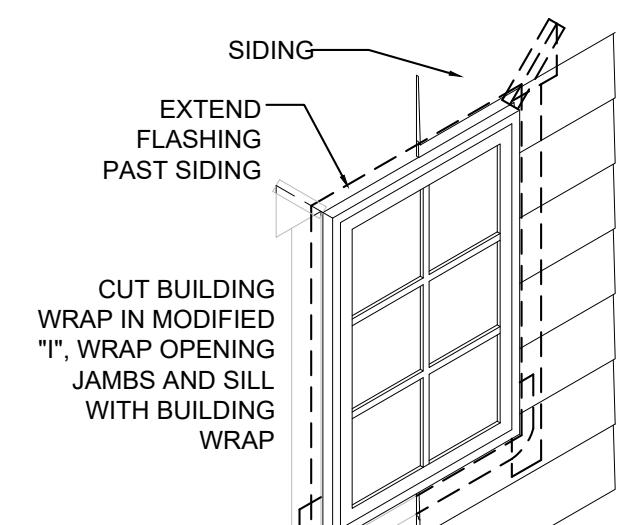
DECEMBER 15, 2025

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 IN 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 MINIMUM 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".



**BUILDING WRAP &
FLASHING DETAILS**

X 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	$(h_r \geq h_e)$, Roof Peak Height
Eave Height, h_e (ft.)	23.20	$(h_e \leq h_r)$, 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	$(h=(h_r+h_e)/2, \text{ for roof angle} > 10 \text{ deg.})$

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)

WALL OPENINGS - user entry

General Information <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Design Wind Speed</td> <td>Nominal</td> <td>-</td> </tr> <tr> <td>Wind Speed, V (mph)</td> <td>176</td> <td>Click Here to find the right wind speed</td> </tr> <tr> <td>Exposure Category</td> <td>C</td> <td>(ASCE 7-22, Sect. 26.7)</td> </tr> <tr> <td>Enclosure Classification</td> <td>Enclosed</td> <td>(ASCE 7-22, Section 26.12 & Figure 26.13-1)</td> </tr> </table>			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)	Roof Information <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Roof Type</td> <td>Gable w/Overhang</td> <td></td> </tr> <tr> <td>Ridge Height, h_r (ft)</td> <td>31.50</td> <td>$(h_r > h_o)$, Roof Peak Height</td> </tr> <tr> <td>Eave Height, h_e (ft.)</td> <td>23.20</td> <td>$(h_e \leq h_r)$, Roof Edge @ Wall</td> </tr> <tr> <td>Overhang, h_o (ft.)</td> <td>1.00</td> <td></td> </tr> <tr> <td>Parapet Along Roof Perimeter (ft.)</td> <td></td> <td></td> </tr> <tr> <td>Roof Slope (x:12)</td> <td>9.00</td> <td></td> </tr> <tr> <td>Mean Roof Height (h) - (ft.)</td> <td>26.75</td> <td>$(h = (h_r + h_e)/2, \text{ for roof angle} > 10 \text{ deg.})$</td> </tr> </table>			Roof Type	Gable w/Overhang		Ridge Height, h_r (ft)	31.50	$(h_r > h_o)$, Roof Peak Height	Eave Height, h_e (ft.)	23.20	$(h_e \leq h_r)$, 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	$(h = (h_r + h_e)/2, \text{ for roof angle} > 10 \text{ deg.})$	Project Information <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Client</td> <td>900 FRANCES ST., LLC.</td> </tr> <tr> <td>Address</td> <td>900 FRANCES ST., KEY WEST, FL 33040</td> </tr> <tr> <td>Company</td> <td>A2O ARCHITECTURE, LLC.</td> </tr> <tr> <td>Job Number</td> <td>24.48</td> </tr> <tr> <td>Preparer</td> <td>ANTONIO A. OSBORN , JR.</td> </tr> </table>			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.																													
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)																																																																														
Roof Type	Gable w/Overhang																																																																															
Ridge Height, h_r (ft)	31.50	$(h_r > h_o)$, Roof Peak Height																																																																														
Eave Height, h_e (ft.)	23.20	$(h_e \leq h_r)$, 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	$(h = (h_r + h_e)/2, \text{ for roof angle} > 10 \text{ deg.})$																																																																														
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.																																																																															
Building Information <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Height above ground, z (ft.)</td> <td>1</td> <td>Elevation of raised structure (i.e. house floor on piles)</td> </tr> <tr> <td>Building Width, B (ft)</td> <td>20.3</td> <td>-</td> </tr> <tr> <td>Building Length, L (ft)</td> <td>40</td> <td>-</td> </tr> </table>			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	-	Topographic Information <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Hill Shape</td> <td>Flat - No Hill</td> <td>Click to view Topographic Diagram</td> </tr> <tr> <td>H, (ft.)</td> <td></td> <td></td> </tr> <tr> <td>L_h, (ft.)</td> <td></td> <td></td> </tr> <tr> <td>x, (ft.)</td> <td></td> <td></td> </tr> <tr> <td>z, (ft.)</td> <td></td> <td></td> </tr> </table>			Hill Shape	Flat - No Hill	Click to view Topographic Diagram	H , (ft.)			L_h , (ft.)			x , (ft.)			z , (ft.)			Computations <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Internal Pressure</td> <td>0.18</td> </tr> <tr> <td>Roof Angle, θ (degrees)</td> <td>36.87</td> </tr> <tr> <td>Edge Strip, a (ft.)</td> <td>3.00</td> </tr> <tr> <td>Directionality Factor, K_d</td> <td>0.85</td> </tr> <tr> <td>Topo. Factor, K_{zt}</td> <td>1.00</td> </tr> <tr> <td>Gust Factor, G</td> <td>0.85</td> </tr> <tr> <td>Building Type</td> <td>Rigid</td> </tr> </table>			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																																		
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	-																																																																														
Hill Shape	Flat - No Hill	Click to view Topographic Diagram																																																																														
H , (ft.)																																																																																
L_h , (ft.)																																																																																
x , (ft.)																																																																																
z , (ft.)																																																																																
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																																																																															
Frequency Information <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Damping Ratio, β</td> <td>0.0700</td> <td>(Standard Range = 0.010-0.070)</td> </tr> <tr> <td>Period Coef., C_1</td> <td>0.0200</td> <td>(Standard Range = 0.020-0.035), $(T = C_1 * h / (3/4))$, and $f = 1/T$</td> </tr> </table>									Damping Ratio, β	0.0700	(Standard Range = 0.010-0.070)	Period Coef., C_1	0.0200	(Standard Range = 0.020-0.035), $(T = C_1 * h / (3/4))$, and $f = 1/T$																																																																		
Damping Ratio, β	0.0700	(Standard Range = 0.010-0.070)																																																																														
Period Coef., C_1	0.0200	(Standard Range = 0.020-0.035), $(T = C_1 * h / (3/4))$, and $f = 1/T$																																																																														
Components & Cladding (C&C) <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>WALL OPENING INFO</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>									WALL OPENING INFO																																																																							
WALL OPENING INFO																																																																																
ROOFS - user entry					WIND LOAD PRESSURES		PRODUCT APPROVALS		VENDOR INFORMATION																																																																							
INFO.	Mark ID	ROOF TYPE	ZONE	WIDTH (in.)	LENGTH (in.)	EFFECTIVE WIND AREA (sq.ft.)	Nominal Wind Load Pressures	PRODUCT DETAILS		Manufacturer	Model Number																																																																					
ROOF INFORMATION							MAXIMUM POSITIVE	MAXIMUM NEGATIVE																																																																								
OF INFORMATION																																																																																
Wind Load Solutions LLC																																																																																

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_1	0.0200	(Standard Range = 0.020-0.035), ($T = C_1 \cdot h(3/4)$, and $f = 1/T$)

Components & Cladding (C&C)

Roof											

Roof Information

Roof Type	Gable w/Overhang	
Ridge Height, h_r (ft)	31.50	($h_r > h_o$), Roof Peak Height
Eave Height, h_o (ft.)	23.20	($h_r \leq h_o$), 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	($h = (h_r + h_o)/2$, for roof angle >10 deg.)

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



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

NOTICE OF ACCEPTANCE (NOA)

**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

**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.**

**MIAMI-DADE COUNTY
APPROVED**


9/6/23

**NOA No. 23-0816.02
Expiration Date: February 19, 2029
Approval Date: September 14, 2023
Page 1**

PGT Industries, Inc.

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: Kodispace 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

PGT Industries, Inc.

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**

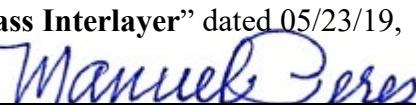
D. QUALITY ASSURANCE

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

PGT Industries, Inc.

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 Perez, P.E.
Product Control Examiner
NOA No. 23-0816.02

Expiration Date: February 19, 2029
Approval Date: September 14, 2023

PGT Industries, Inc.

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

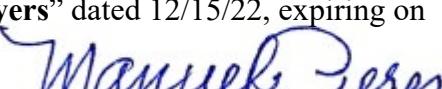
1. None.

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

PGT Industries, Inc.

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

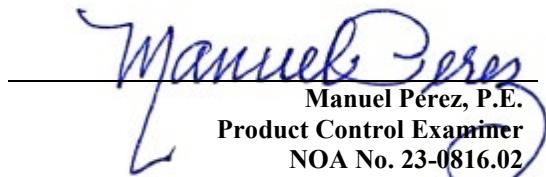
2. NEW EVIDENCE SUBMITTED (CONTINUED)

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 Perez, 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 CRETAFLEX NOA; ANSI/AF&PA NDS FOR WOOD CONSTRUCTION AND ALUMINUM DESIGN MANUAL.

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

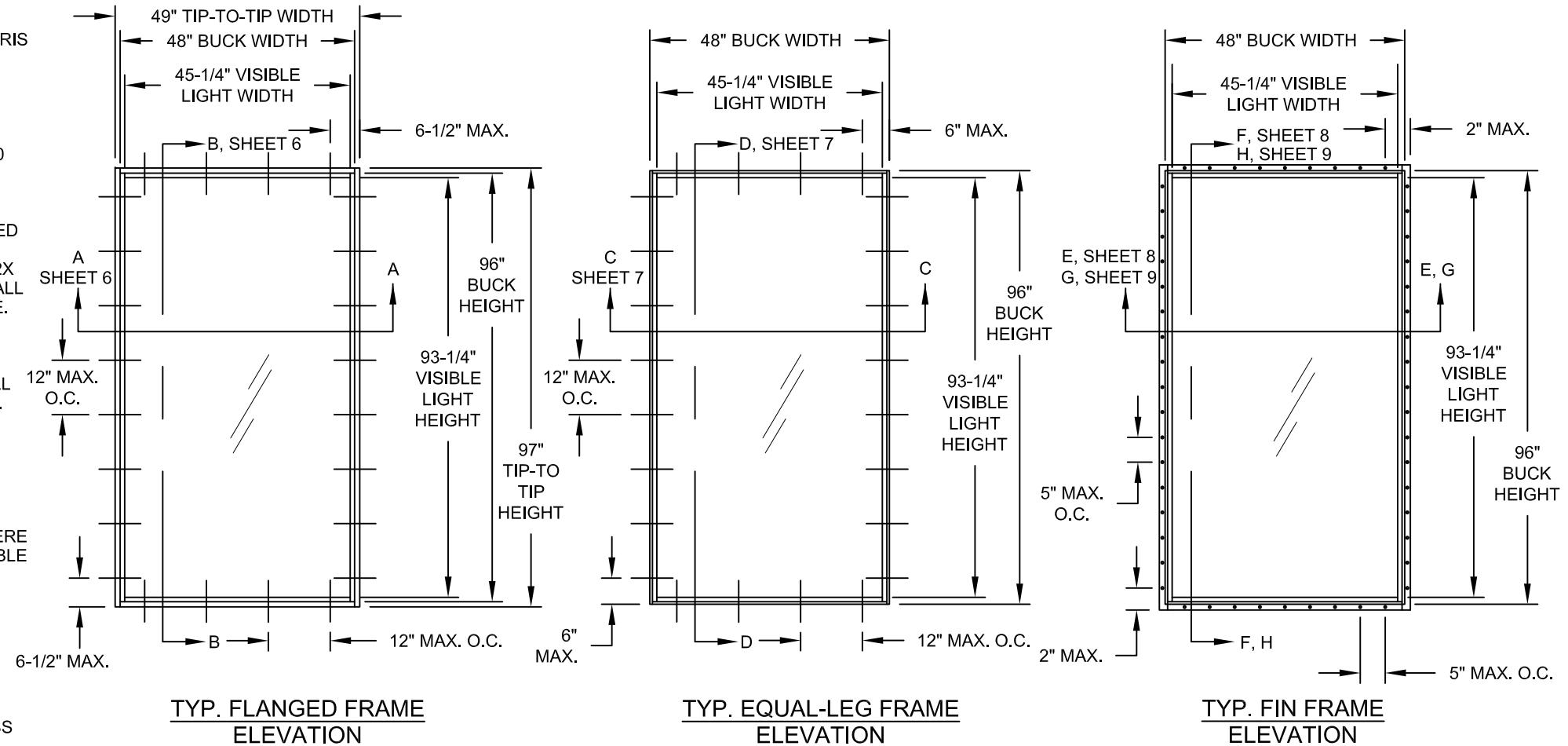
11) FRAME FLANGES OR INTEGRAL FINS CAN BE REMOVED IN-FIELD TO CREATE AN EQUAL-LEG FRAME. SEAL CUT EDGE.

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

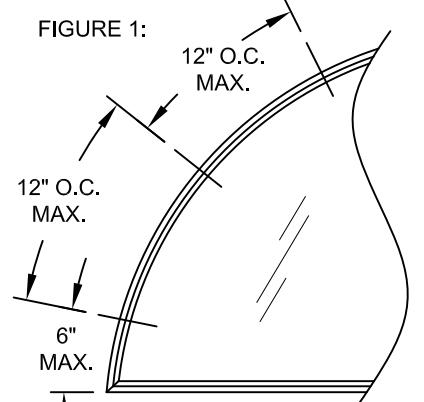
THIS SYSTEM HAS BEEN TESTED TO MEET THE 400 FT-LB KINETIC ENERGY IMPACT LOADING REQUIREMENTS OF ANSI Z97.1 WHEN USING GLASS TYPES 2, 4, 6, OR 8.

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

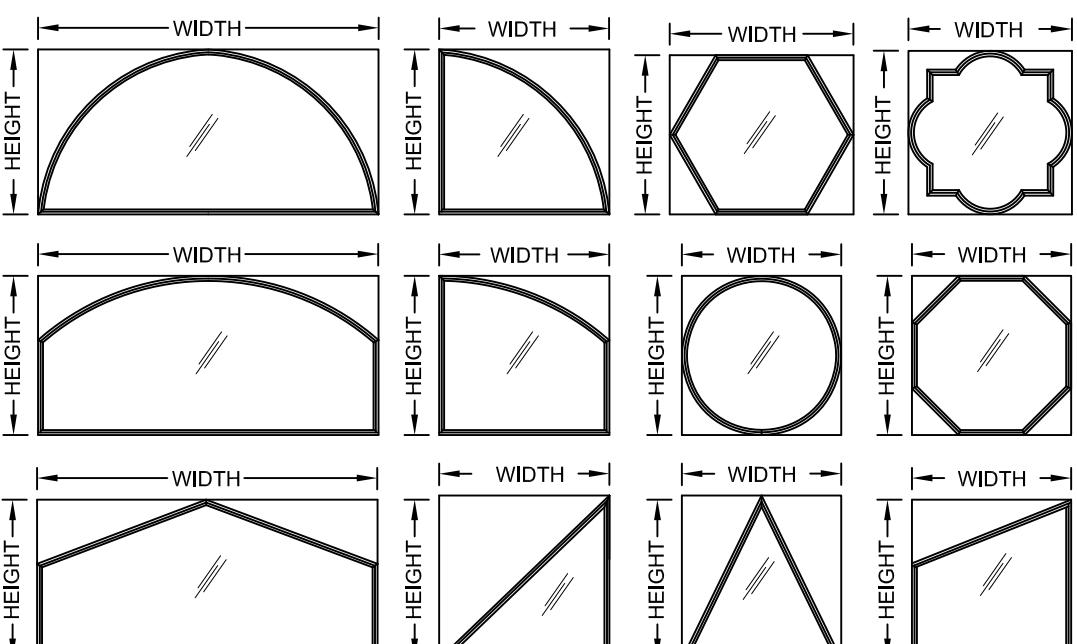


GUIDE TO SHEETS:

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



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.

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

F) UPDATED TO 2023 BUILDING CODE. REMOVE "INSTALLATION 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

PREPARED BY A. LYNN MILLER 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600	REGISTRATION #29296	J ROSOWSKI
Rev. F	Date 04/12/13	Drawn By
Dwg. No. MD-7720A.1	Sheet 1 OF 10	GENERAL NOTES & ELEVATION

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

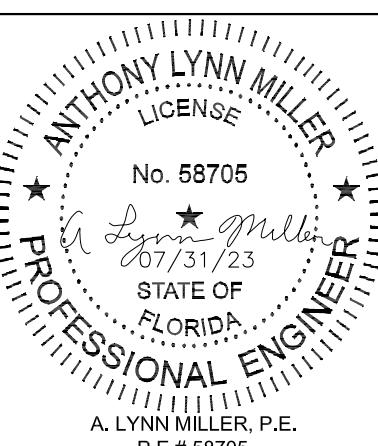


TABLE 2:

Short Side, Tip to Tip (in)	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
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	+/-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:

Short Side, Tip to Tip (in)	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
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	+/-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.

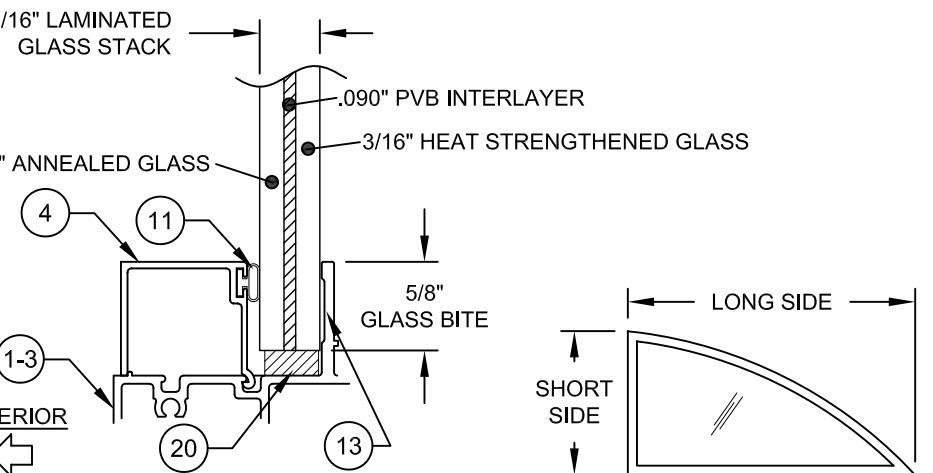
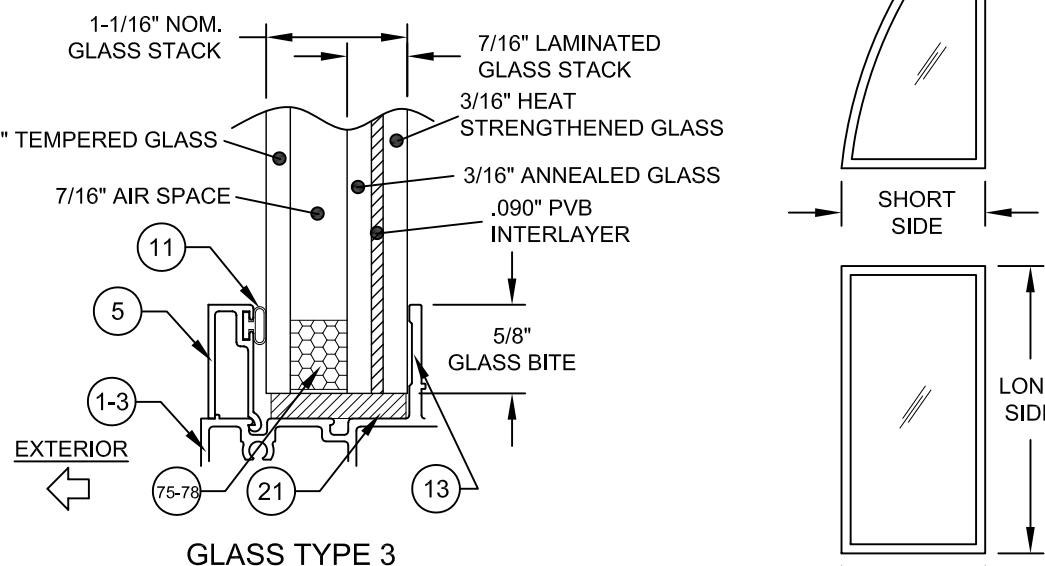


TABLE DIMENSIONS MAY BE
ORIENTED VERTICALLY OR
HORIZONTALLY AS SHOWN.



PCGT		PREPARED BY A. LYNN MILLER 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600	REGISTRATION #29296	04/12/13
DESIGN PRESSURE TABLES 1 2 OF 10		Series Desc. Title	Drawn By	Rev. F
MD-7720A.1		J. ROSOWSKI		
FIXED WINDOW INSTALLATION GUIDELINES				
PROFESSIONAL ENGINEER A. LYNN MILLER, P.E. No. 58705 Lynn Miller 07/31/23 STATE OF FLORIDA A. LYNN MILLER, P.E. No. 58705				

TABLE 4:

Short Side, Tip to Tip (in)	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
31	+/-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
35	+/-80	+/-80	+/-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	+/-80	+/-80	+/-80
39	+/-80	+/-80	+/-80	+/-80	+/-80	+/-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	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80
43	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80
45	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80
47	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80
49	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80
51	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80	+/-80
53	+/-80	+/-80	+/-80	+/-80	+/-80	+/-79.1													
55	+/-80	+/-80	+/-80	+/-80	+/-80	+/-78.6													
57	+/-80	+/-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

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

PCGT	PREPARED BY A. LYNN MILLER 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600	REGISTRATION #29296
DESIGN PRESSURE TABLES 2	3 OF 10	MD-7720A.1
Series Desc. Title	Dwg. No.	Date

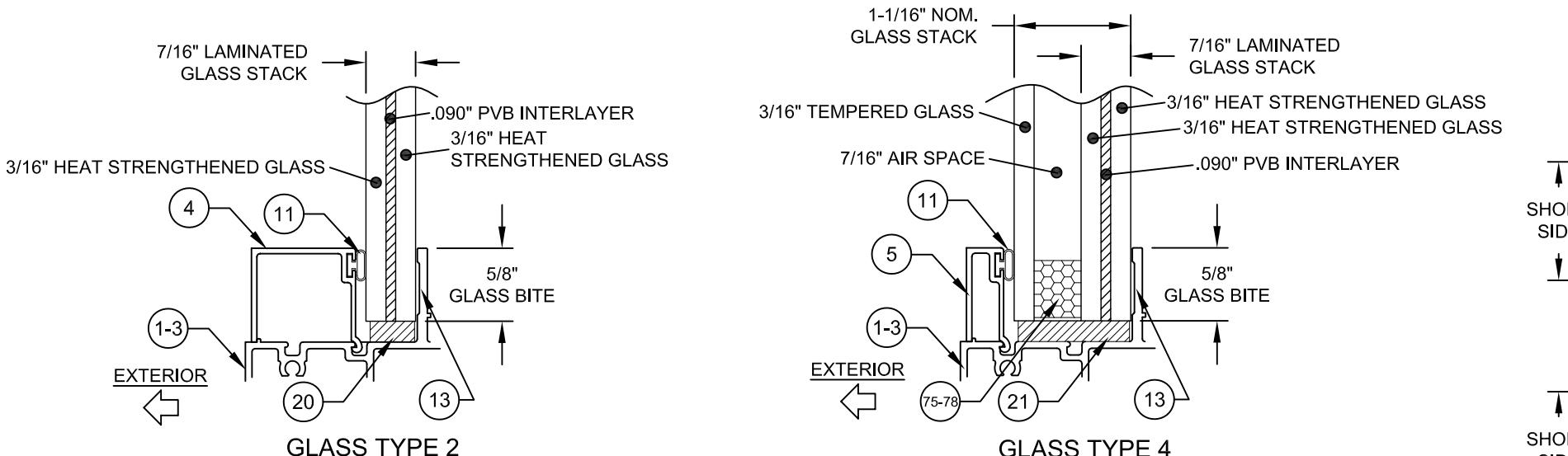
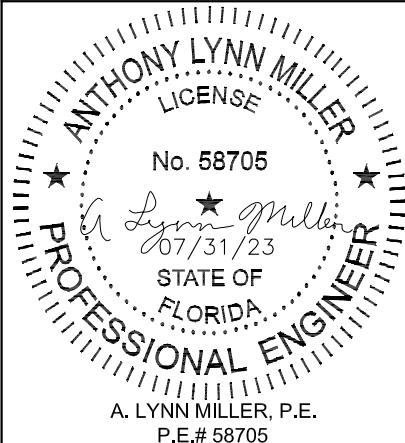


TABLE 5:

Window Design Pressure (+/-, psf) for Glass Type 5													
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
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													
Short Side (in)		Long Side (in)											
		68-7/8	73	77	78-3/4	81	85	89	93	97	101	105	109
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/-128.3	+90/-125.4	+90/-122.6	+90/-120.1	+90/-118.1	+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	+90/-89.3	+90/-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									

TABLE 7:

Short Side, Tip to Tip (in)	Window Design Pressure (+/-, psf) for Glass Types 6 & 8																		
	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
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
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
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	+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	+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
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	+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
45	+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
47	+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
49	+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
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	+90/-130	+88.8/-128.1	+80/-110	+80/-110	+80/-110	+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	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110
57	+90/-130	+90/-130	+90/-130	+90/-130	+89.4/-129.1	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+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	+80/-110	+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	+80/-110	+80/-110	+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	+80/-110	+80/-110	+80/-110	+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	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+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	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+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	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+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	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110
77	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110
78-3/4	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+80/-110	+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.

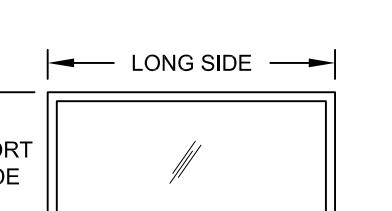
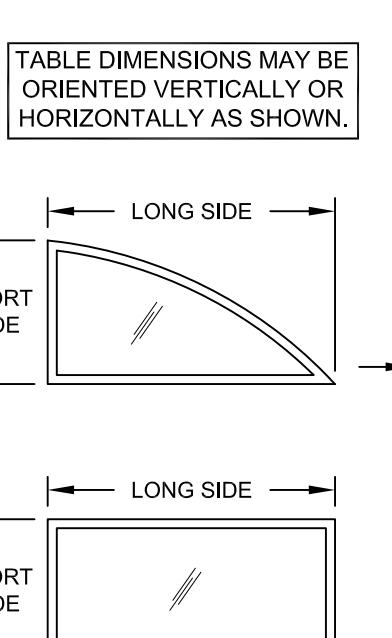
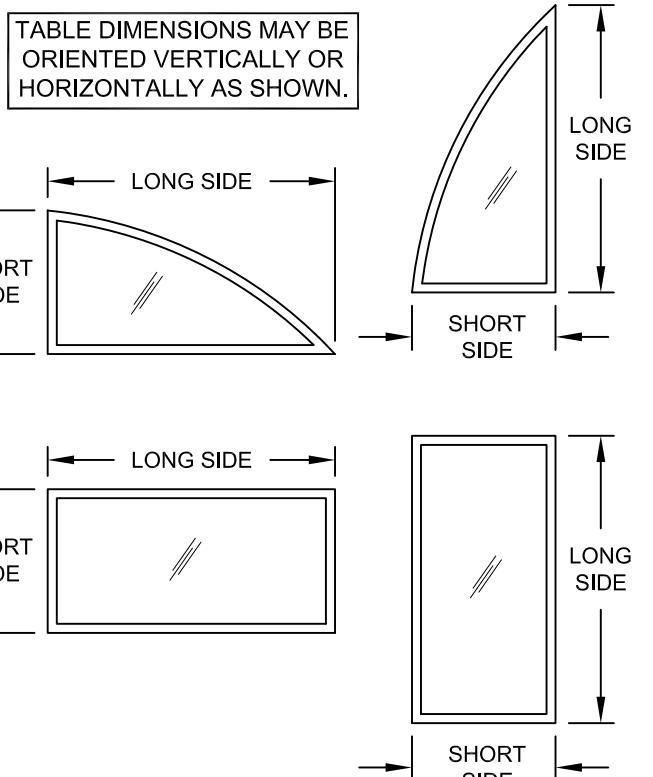
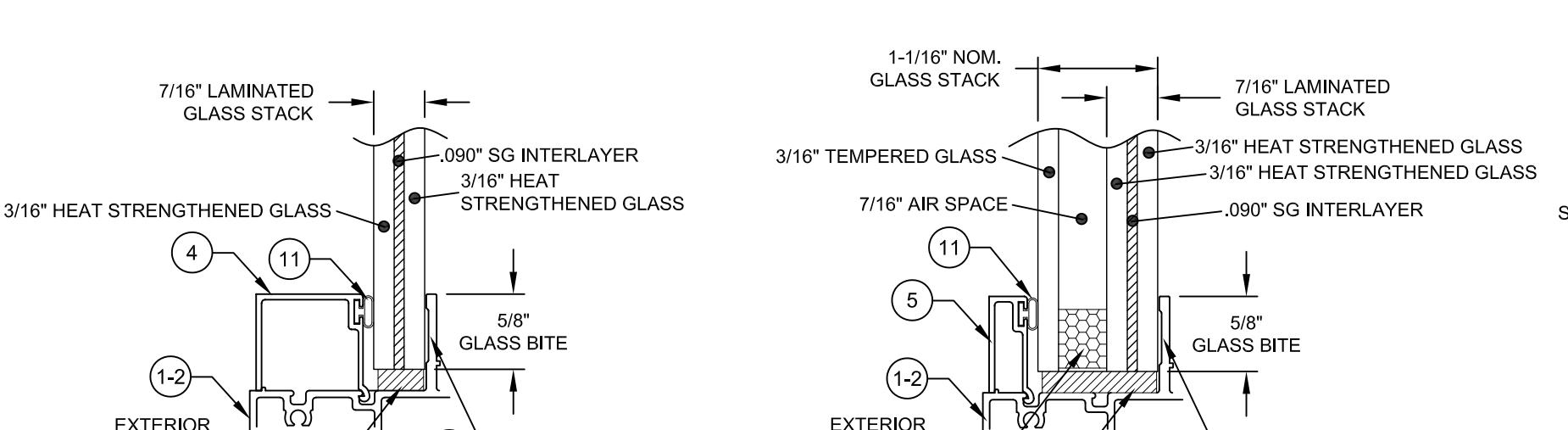
2) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE SHORT OR LONG DIMENSION.

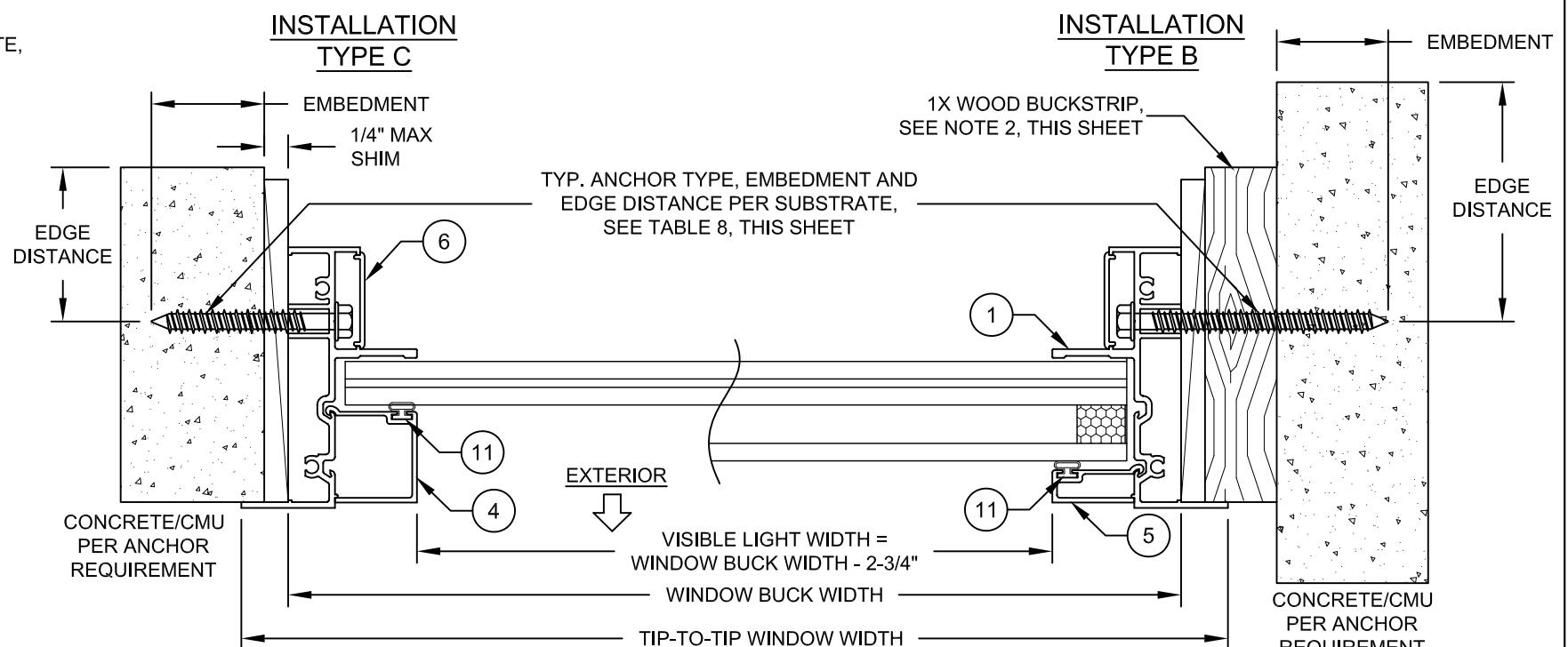
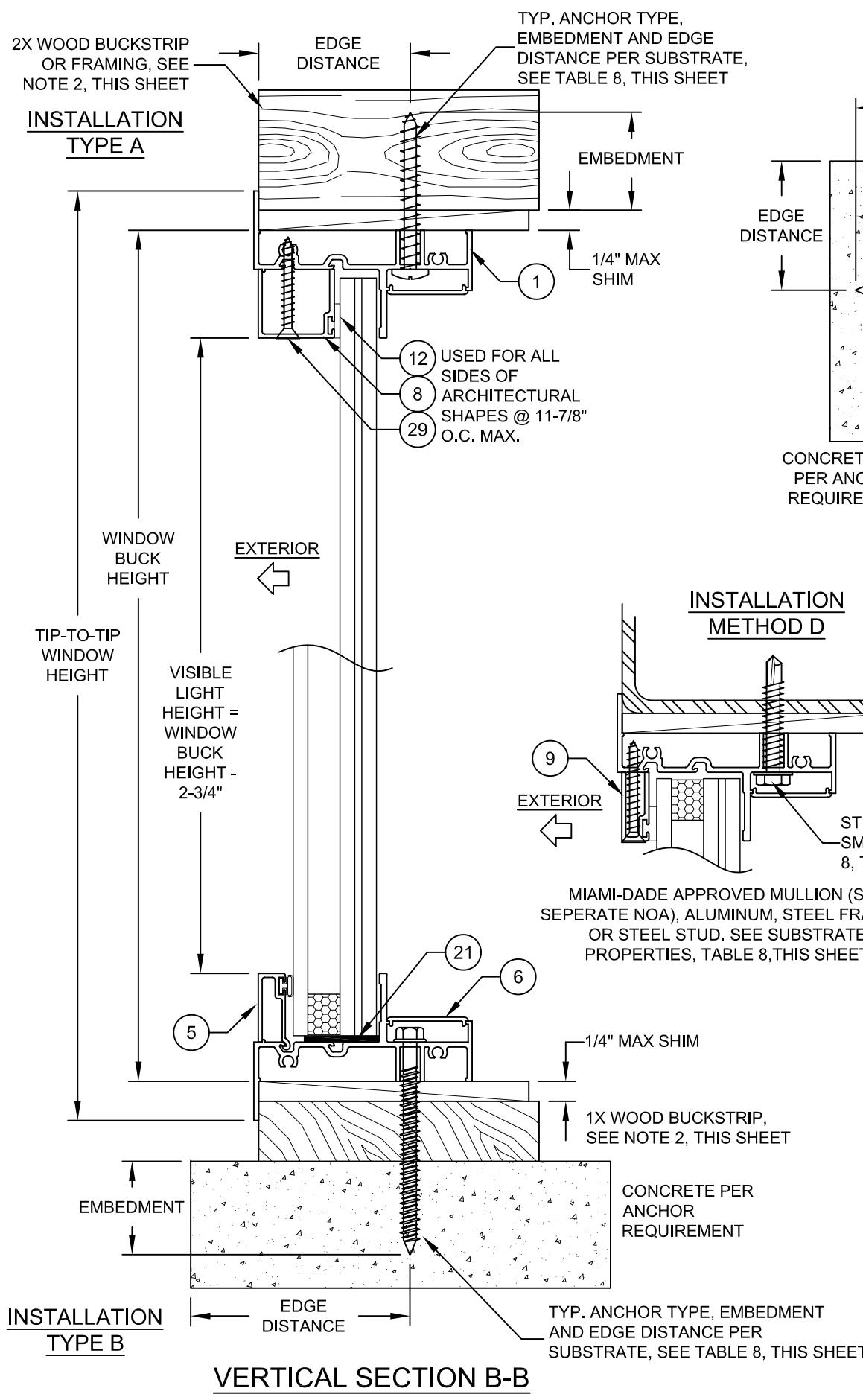
3) FOR ARCHITECTURAL WINDOWS, FIND THE SMALLEST WINDOW SIZE IN THE TABLE ABOVE WHICH THE OVERALL DIMENSIONS COMPLETELY FIT WITHIN.

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

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

Series	Desc.	Title	Date
PW7720A	5 OF 10	J ROSOWSKI	04/12/13
Dwg. No.	MD-7720A.1	Drawn By	F
PREPARED BY A. LYNN MILLER 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600			
REGISTRATION #29296			
PCG Custom Windows and Doors 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600			
FIXED WINDOW INSTALLATION GUIDELINES			
DESIGN PRESSURE TABLES 4			
ANTHONY LYNN MILLER LIC# No. 58705 G Lynn Miller 07/31/23 STATE OF FLORIDA PROFESSIONAL ENGINEER A. LYNN MILLER, P.E. P.E.# 58705			





HORIZONTAL SECTION A-A

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"
	Concrete (min. 3 ksi)	1-3/16"	1-3/8"	12"
1/4" Steel Ultracon +	Ungrouted CMU, (ASTM C-90)	1-1/2"	1-1/4"	12"
	Concrete (min. 3.5 ksi)	1-1/4"	1-3/4"	12"
5/16" Steel Ultracon	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

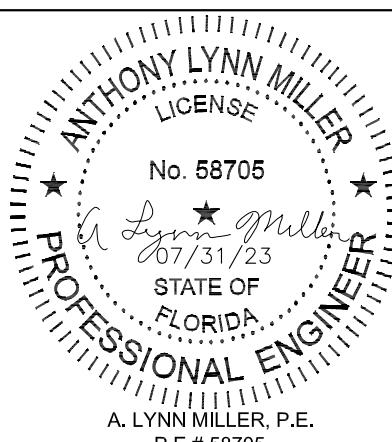
PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. **23-0816.02**
Expiration Date: **02/19/2029**
By: **Manuel Perez**
Miami-Dade Product Control

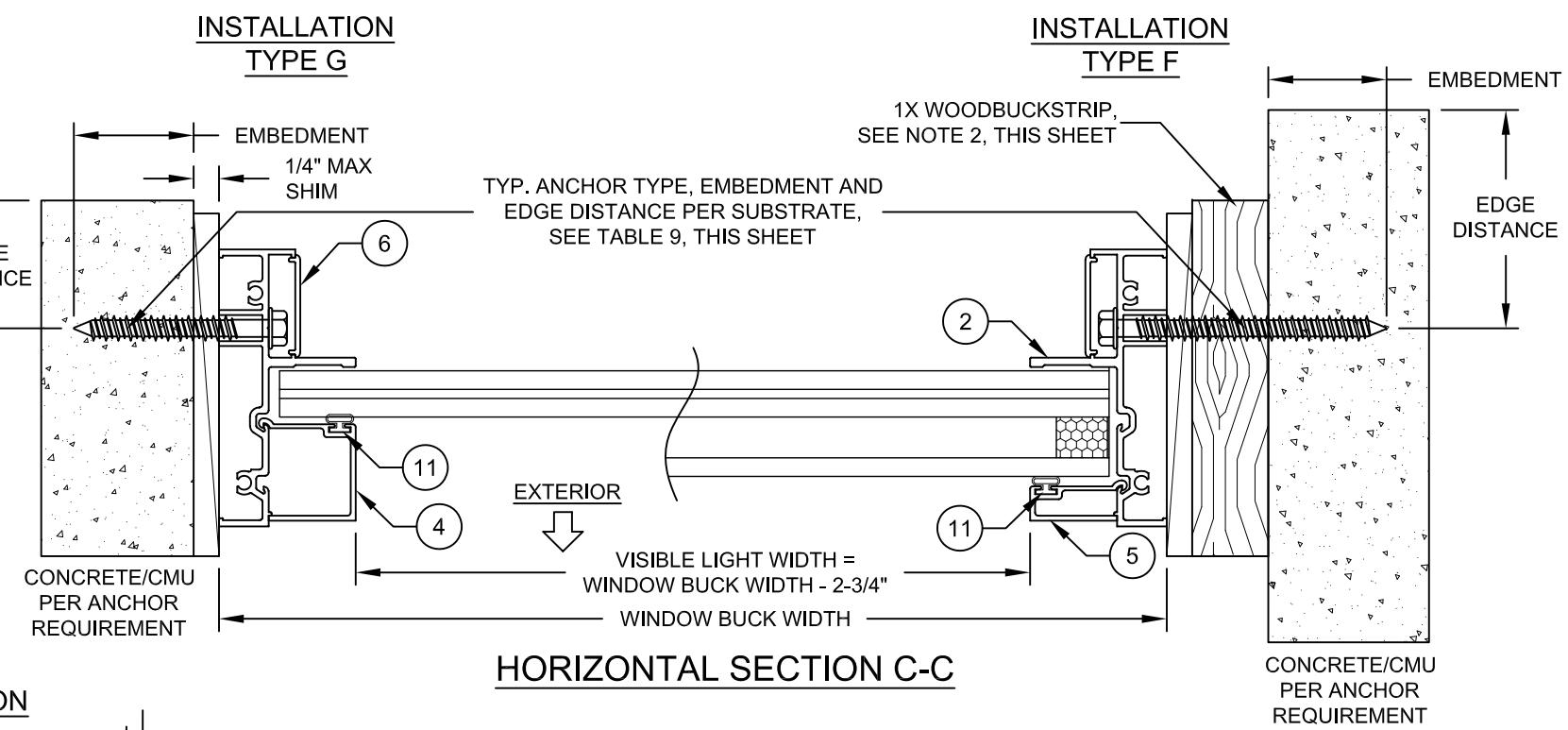
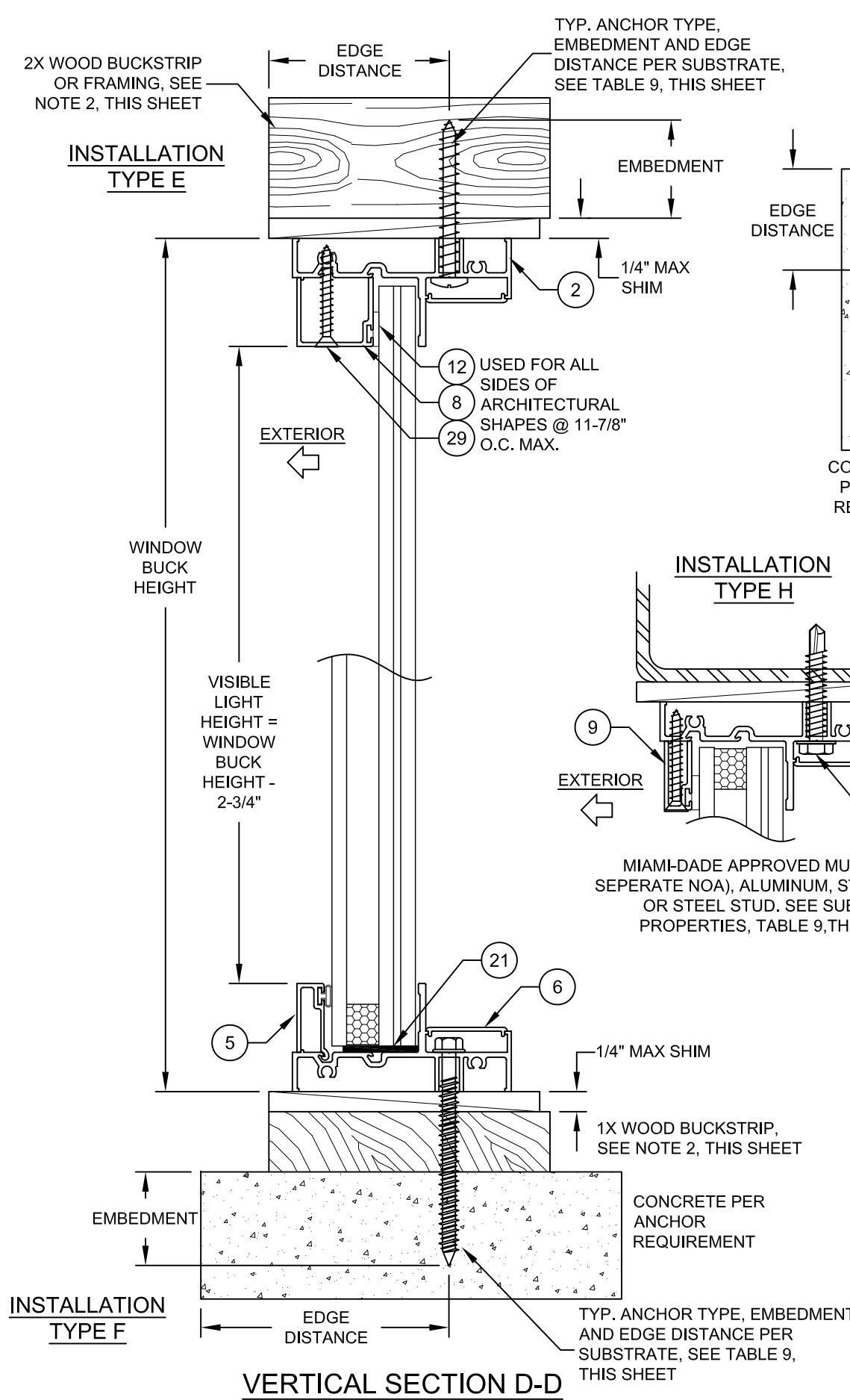
F) REMOVE 1/4" ULTRACONS.
ADD NOTE 5.
SB - 7/31/23

PREPARED BY A. LYNN MILLER 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600	REGISTRATION #29296
Drawn By: J ROSOWSKI	Date: 04/12/13
Series Desc: PW7720A	Rev. F
Sheet No.: 6 OF 10	Dwg. No.: MD-7720A.1

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

FIXED WINDOW INSTALLATION GUIDELINES





HORIZONTAL SECTION C-C

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"
	Concrete (min. 3.5 ksi)	1-1/4"	1-3/4"	12"
5/16" Steel Ultracon	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.

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

PCGT
Custom Windows and Doors
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

Series	Desc.	Title	Date	Rev.
PW7720A	7 OF 10	MD-7720A.1	04/12/13	F

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

PRODUCT REVISED As complying with the Florida Building Code	
NOA-No. <u>23-0816.02</u>	
Expiration Date: <u>02/19/2029</u>	
By: <u>Manuel Perez</u> Miami-Dade Product Control	
Revision:	F) REMOVE 1/4" ULTRACONS. SB - 07/31/23

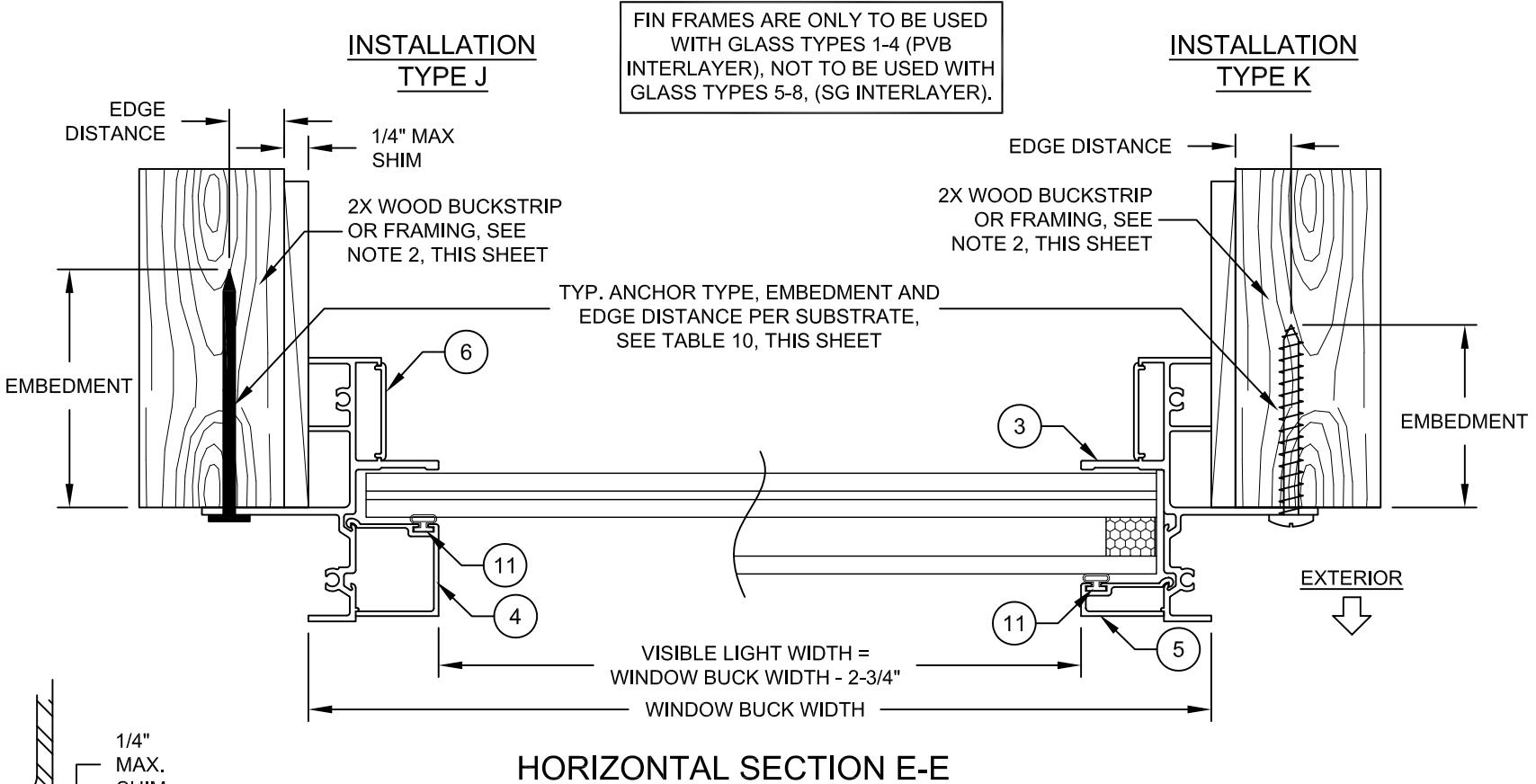
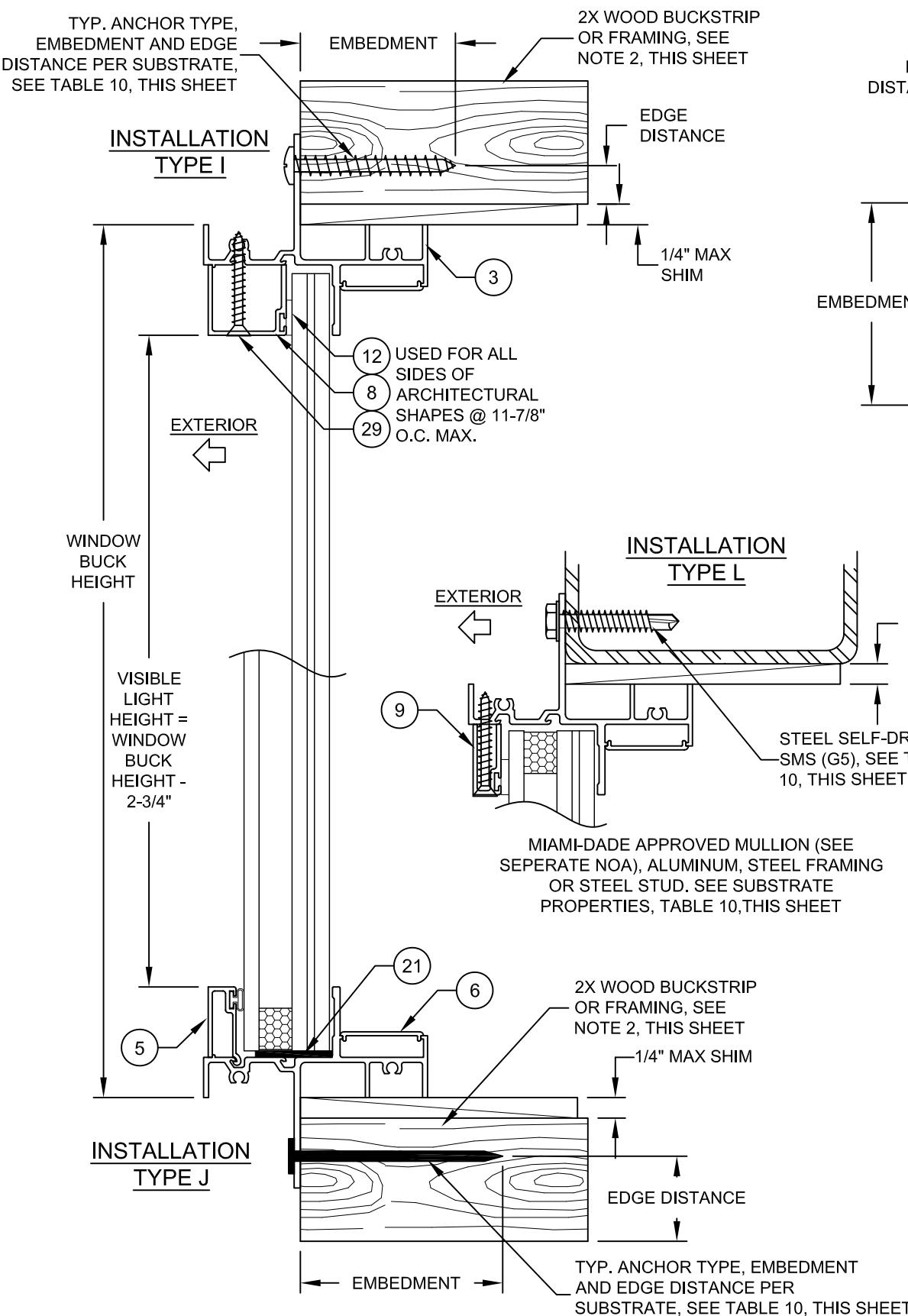


TABLE 10:

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:

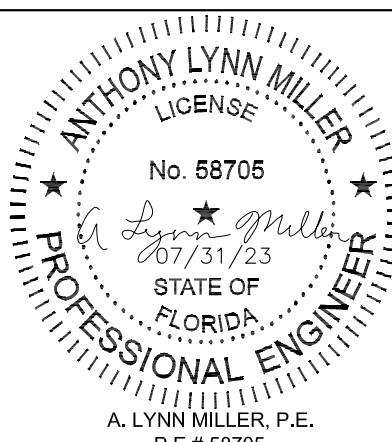
1. USE ONLY ANCHORS LISTED ON THIS SHEET. FOLLOW EMBEDMENT AND EDGE DISTANCE LIMITS.
2. FOR ATTACHMENT TO METAL: THE STRUCTURAL MEMBER SHALL BE OF A SIZE TO PROVIDE FULL SUPPORT TO THE WINDOW FRAME.
3. IF APPLICABLE, LOWER DESIGN PRESSURE FROM EITHER WINDOW OR MULLION NOA APPLIES TO WHOLE SYSTEM.

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

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

Series	Desc.	Title	Dwg. No.	MD-7720A.1	Rev. F
Prepared By	J. ROSOWSKI	Date	04/12/13	REGISTRATION #29296	
Custom Windows and Doors	1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600				
PCGT					



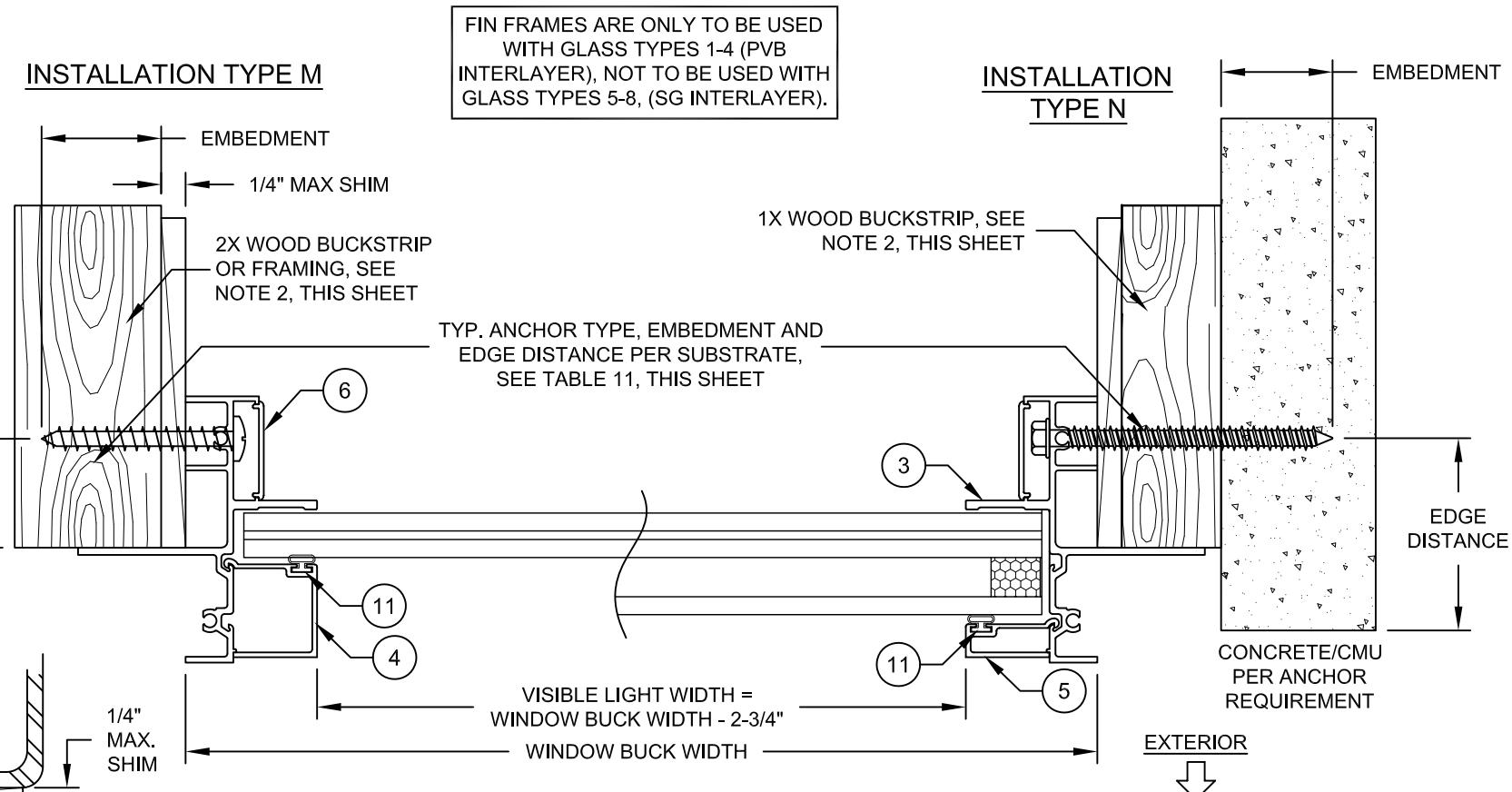
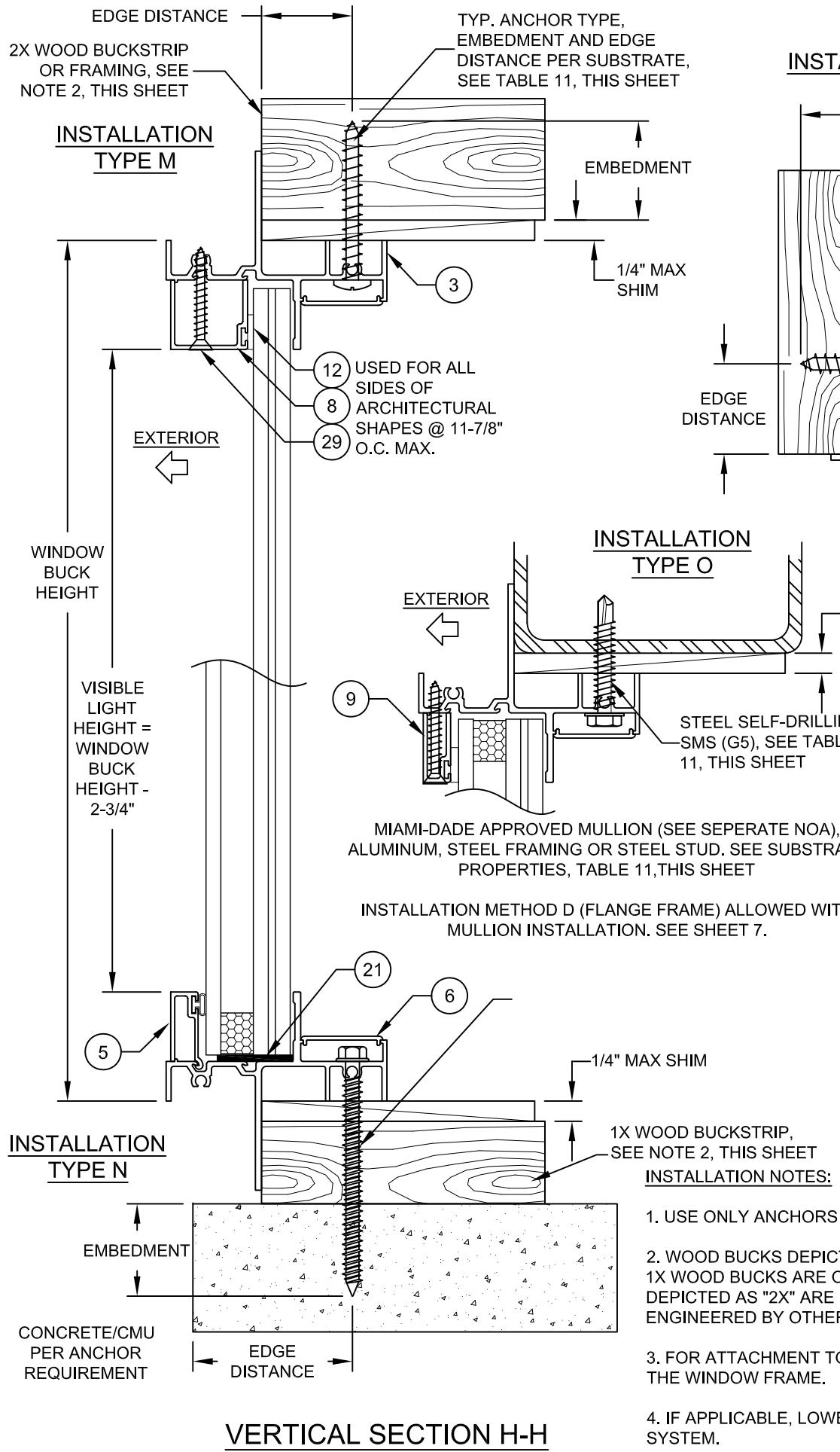


TABLE 11:

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.

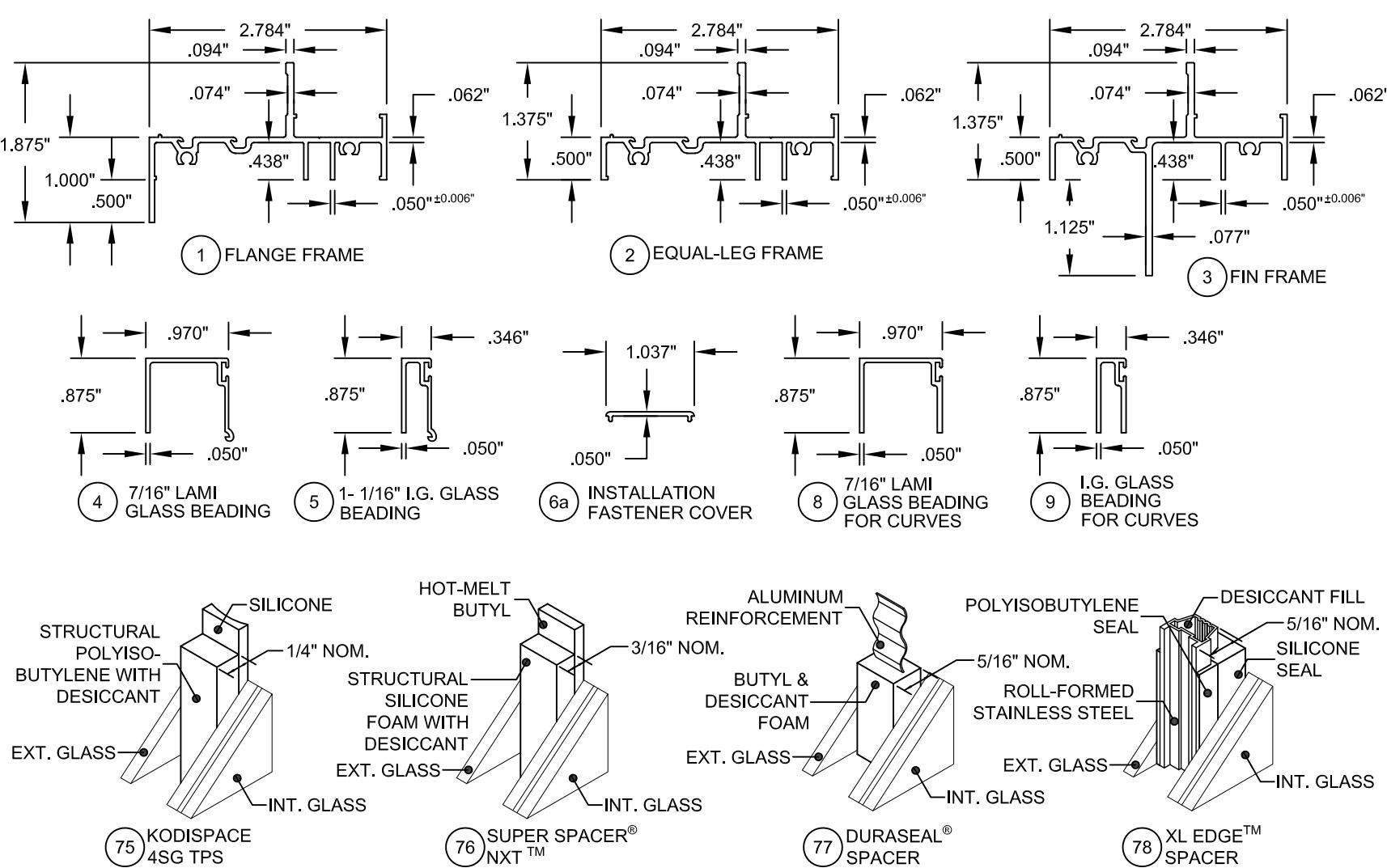
"UNGROUTED CMU" VALUES MAY BE USED FOR GROUTED CMU APPLICATIONS. ALL HEAD TYPES APPLICABLE.

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

PREPARED BY A. LYNN MILLER 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600		REGISTRATION #29296
IPC	Custom Windows and Doors 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600	04/12/13
FIXED WINDOW INSTALLATION GUIDELINES		
Series	9 OF 10	Rev. F
Drawn By	J ROSOWSKI	Date
Dwg. No.	MD-7720A.1	Sheet

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

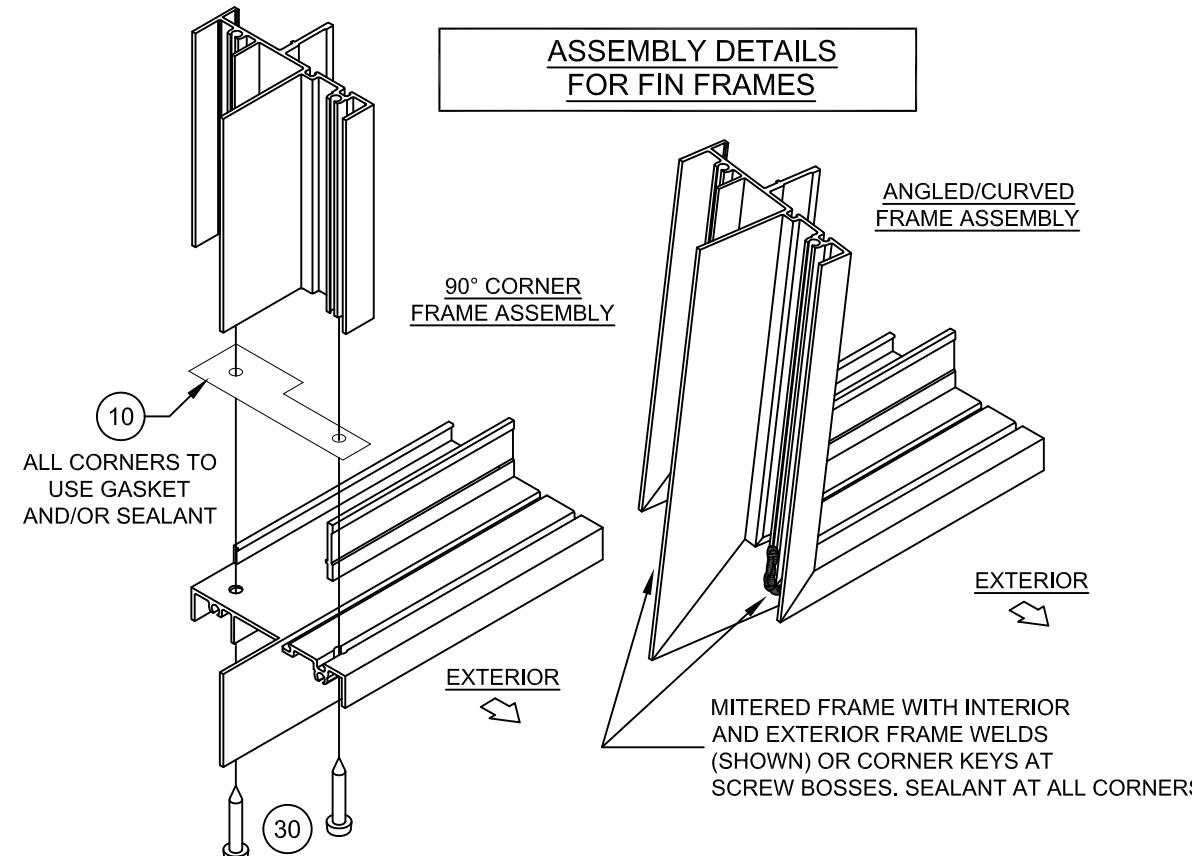
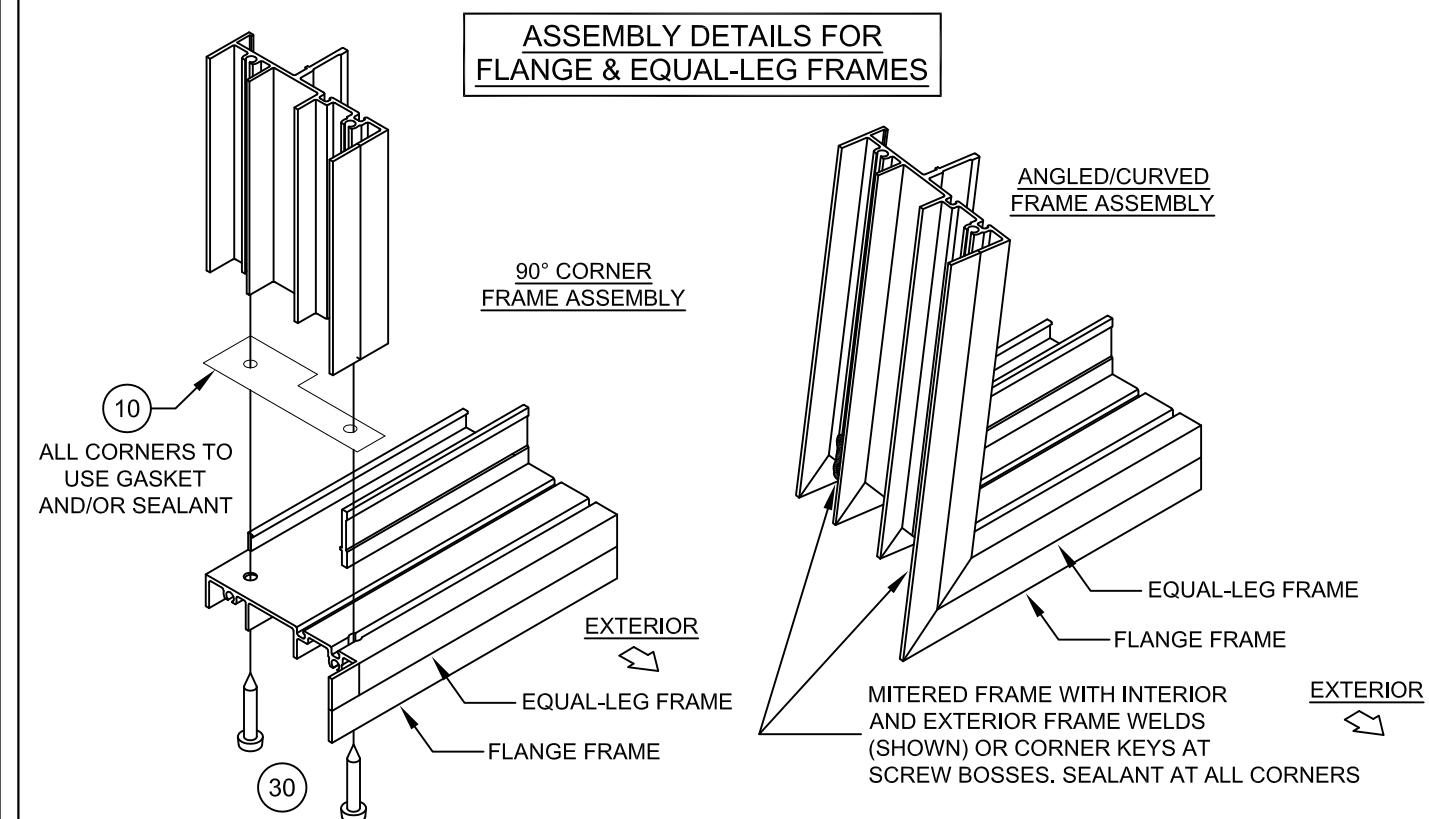
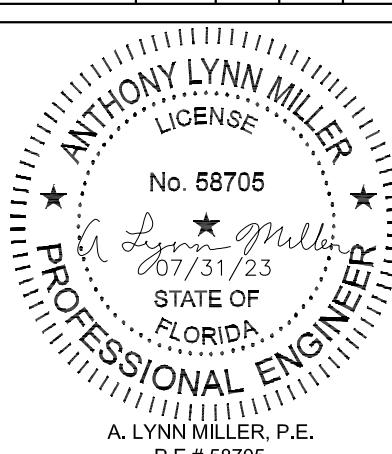
Item #	PGT Part #	Description	Material
1	4253C	Flanged Frame	Alum. 6063-T5
2	4285	Equal-leg Frame	Alum. 6063-T5
3	4256	Integral Fin Frame	Alum. 6063-T5
4	4255	7/16" Lami. Glass Beading	Alum. 6063-T5
5	4254	I.G. Glass Beading	Alum. 6063-T5
6a	4270	Installation Fastener Cover	Alum. 6063-T5
6b	4224	Installation 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

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

Prepared by A. LYNN MILLER	1070 TECHNOLOGY DRIVE	Date 04/12/13
1070 TECHNOLOGY DRIVE	N. VENICE, FL 34275	Drawn by J. ROSOWSKI
(941) 480-1600	(941) 480-1600	Registration #29296
Series PW7720A	10 OF 10	Rev. F
Desc. BOM, EXTRUSIONS AND CORNERS	Sheet 1	Dwg. No.
Custom Windows and Doors	Date 04/12/13	Drawn by J. ROSOWSKI



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 Oshen, 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:

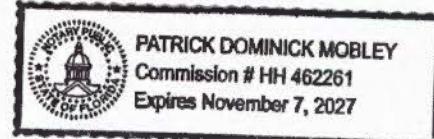
Aileen Oshen
Date: 1/20/26
Address: 3106 N. Roosevelt Blvd #202
City: Key West
State, Zip: FL 33040

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 Dominick 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 <i>(Note: Not to be used on legal documents.)</i>
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	Effective Year Built	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
OPX	EXC OPEN PORCH	36	0
FLA	FLOOR LIV AREA	2,943	0
SBF	UTIL FIN BLK	841	0
TOTAL		3,820	2,943
			0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1984	1985	0x0	1	70 SF	2

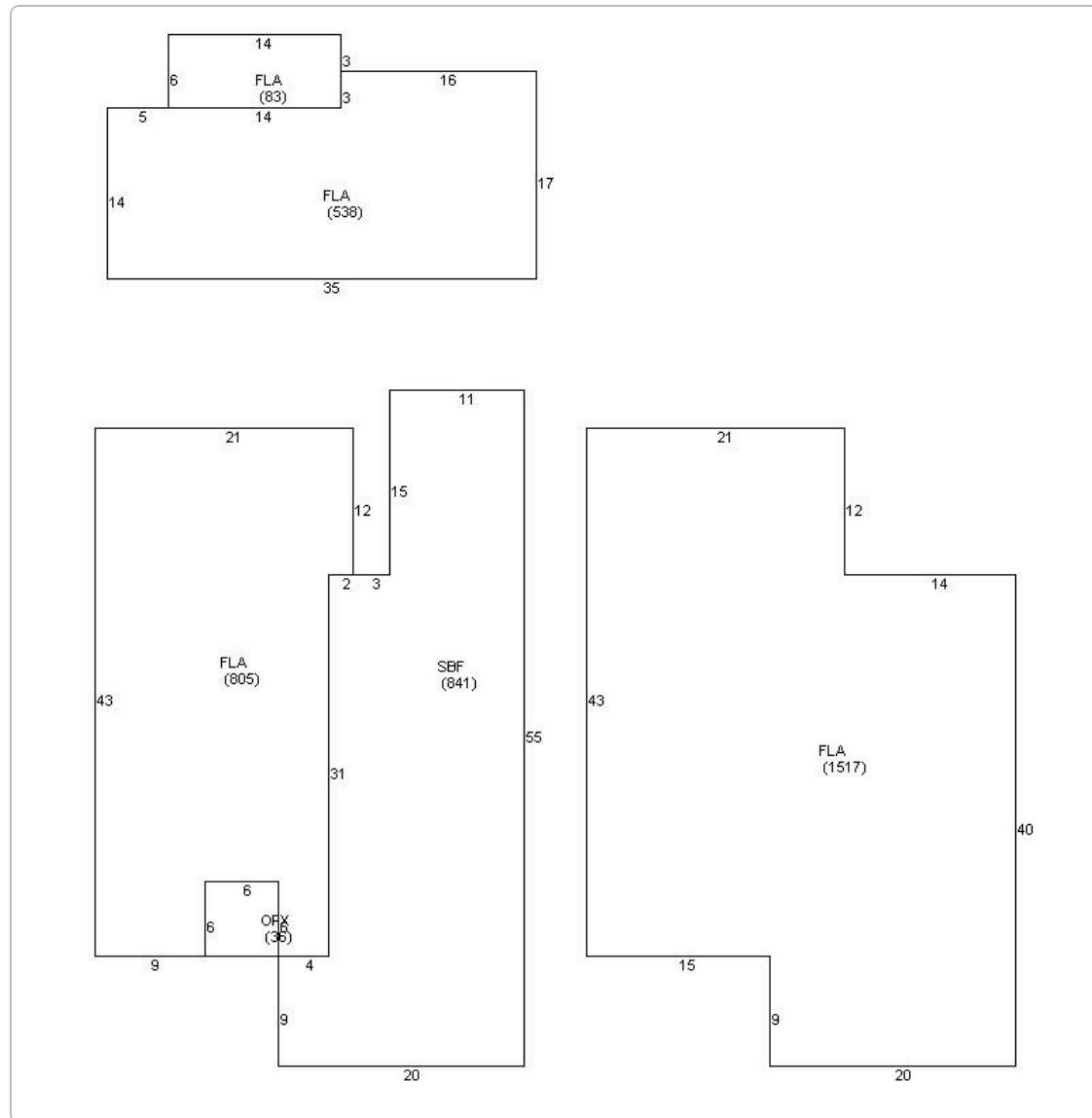
Sales

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	Permit			Notes
			Amount	Type		
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 \(PDF\)](#)

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

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 12/8/2024, 1:23:12 AM

[Contact Us](#)

Developed by

