



Staff Report for Item 11b

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: September 29, 2015

Applicant: Perez Engineering & Development

Application Number: H15-01-1358

Address: #1200 Florida Street

Description of Work:

Demolition of rear roof on addition. Demolition of rear overhang.

Site Facts:

Located at the corner of Florida and Catherine Street, the house at 1200 Florida Street is a contributing resource that was constructed c.1933 according to the survey. First appearing on the 1948 Sanborn map, the house is one-story and L-shaped. Over the years, the house has been altered, with additions on the front, rear, and side of the structure.

Ordinance Cited in Review:

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

Staff Analysis

This Certificate of Appropriateness proposes the demolition of the roof of a rear non-historic addition and the removal of a non-historic overhang. Staff believes that both these structures not meet any of the criteria listed in Sec.102-125, and therefore it can be considered for demolition. As it is not historic, only one reading is required for demolition.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER 150-1358		BUILDING PERMIT NUMBER 15-3639		INITIAL & DATE <i>[Signature]</i>
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %	

ADDRESS OF PROPOSED PROJECT:

1200 Florida Street

OF UNITS
1

RE # OR ALTERNATE KEY:

00035320-000000

NAME ON DEED:

Seashell Investments, LLC

PHONE NUMBER
414-727-4545

OWNER'S MAILING ADDRESS:

PO Box 98

EMAIL
jeff@knightbarry.com

Racine, WI 53401

CONTRACTOR COMPANY NAME:

Key West Boyz Company, LLC

PHONE NUMBER
305-797-4266

CONTRACTOR'S CONTACT PERSON:

Frank White

EMAIL
kwboyz@gmail.com

ARCHITECT / ENGINEER'S NAME:

Perez Engineering & Development

PHONE NUMBER
305-293-9440

ARCHITECT / ENGINEER'S ADDRESS:

1010 Kennedy Drive, Suite 201

EMAIL
aperez@perezeng.com

Key West, FL 33040

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

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

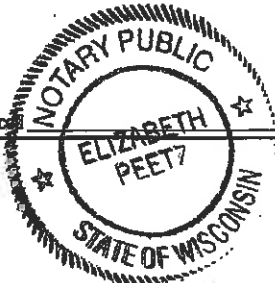
FLORIDA STATUTE 837.08: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE: <input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input checked="" type="checkbox"/> REMODEL
<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input checked="" type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	
<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input checked="" type="checkbox"/> INTERIOR	<input checked="" type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Removal of an existing covered deck, +/- 130 square foot addition with a new gable roof.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: <i>Jeffrey B. Green, Manager</i>	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <i>[Signature]</i>	QUALIFIER SIGNATURE:
Notary Signature as to owner: <i>[Signature]</i> exp: 8-14-16	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>29</u> DAY OF <u>August</u> , 20 <u>15</u> .	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20 _____.
Personally known or produced <i>[Signature]</i> as identification.	Personally known or produced _____ as identification.



(Signature) NO APP REC [Signature] 8/31/15

16914/116207 or 16914/116991

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

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

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

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

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

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
 RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov
 INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Removal of an ext. covered deck 11x30 sq ft addition w/ new gable roof.		

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

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

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

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

Users: KeyWest D Types: B0 Drawers: 1
 Date: 9/01/15 08 Receipt no: 09657
 0915 1001300
 * BUILDING PERMITS-NEW
 Trans numbers: 1 00 \$30.00
 CK CHECK 2029 \$50.00
 Trans date: 9/01/15 Time: 8:31:00

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

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW					
___ APPROVED		___ NOT APPROVED		___ DEFERRED FOR FUTURE CONSIDERATION		___ TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:			HARC MEETING DATE:			HARC MEETING DATE:		
REASONS OR CONDITIONS:								
STAFF REVIEW COMMENTS:								
HARC PLANNER SIGNATURE AND DATE:					HARC CHAIRPERSON SIGNATURE AND DATE:			

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

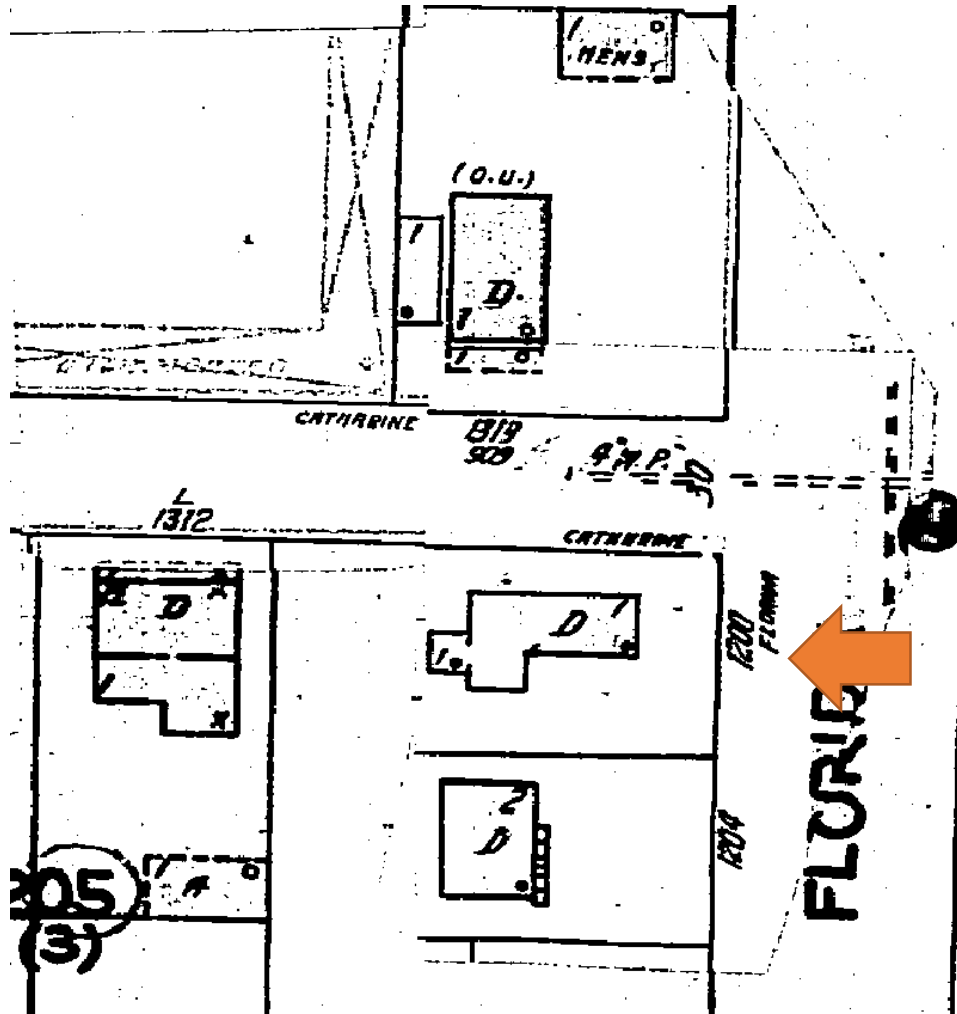
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

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

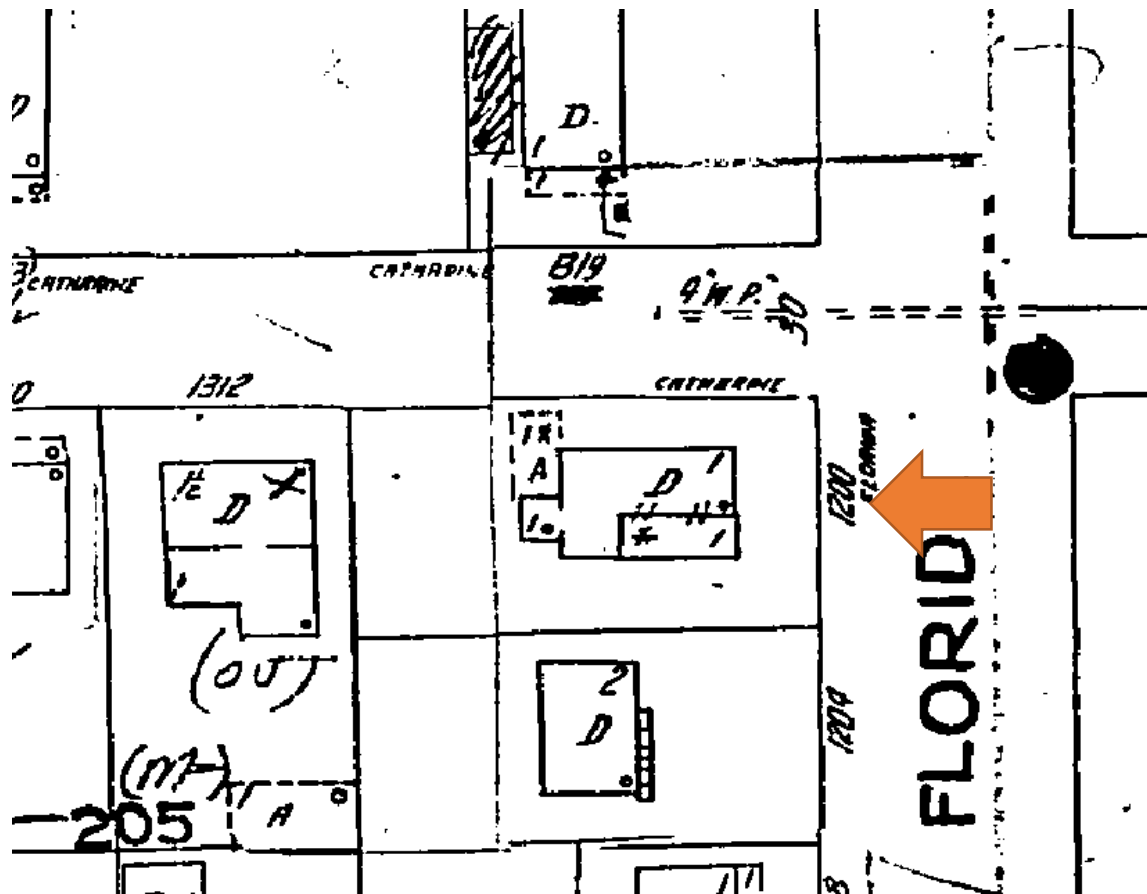
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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

SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Property Appraiser's Photograph, c. 1965. Monroe County Public Library.



















SURVEY

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON N27° 16' 21" W ASSUMED
ALONG THE CENTERLINE OF
FLORIDA STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

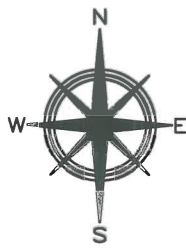
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
1200 FLORIDA STREET
KEY WEST, FL 33040

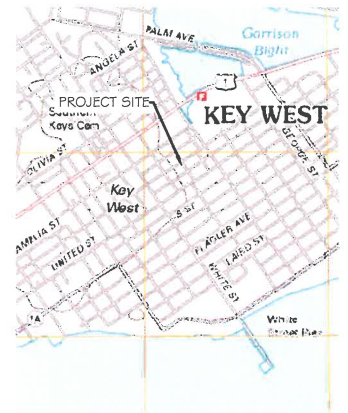
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: AE
BASE ELEVATION: 6

LEGEND

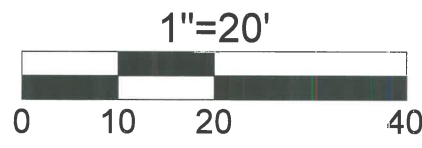
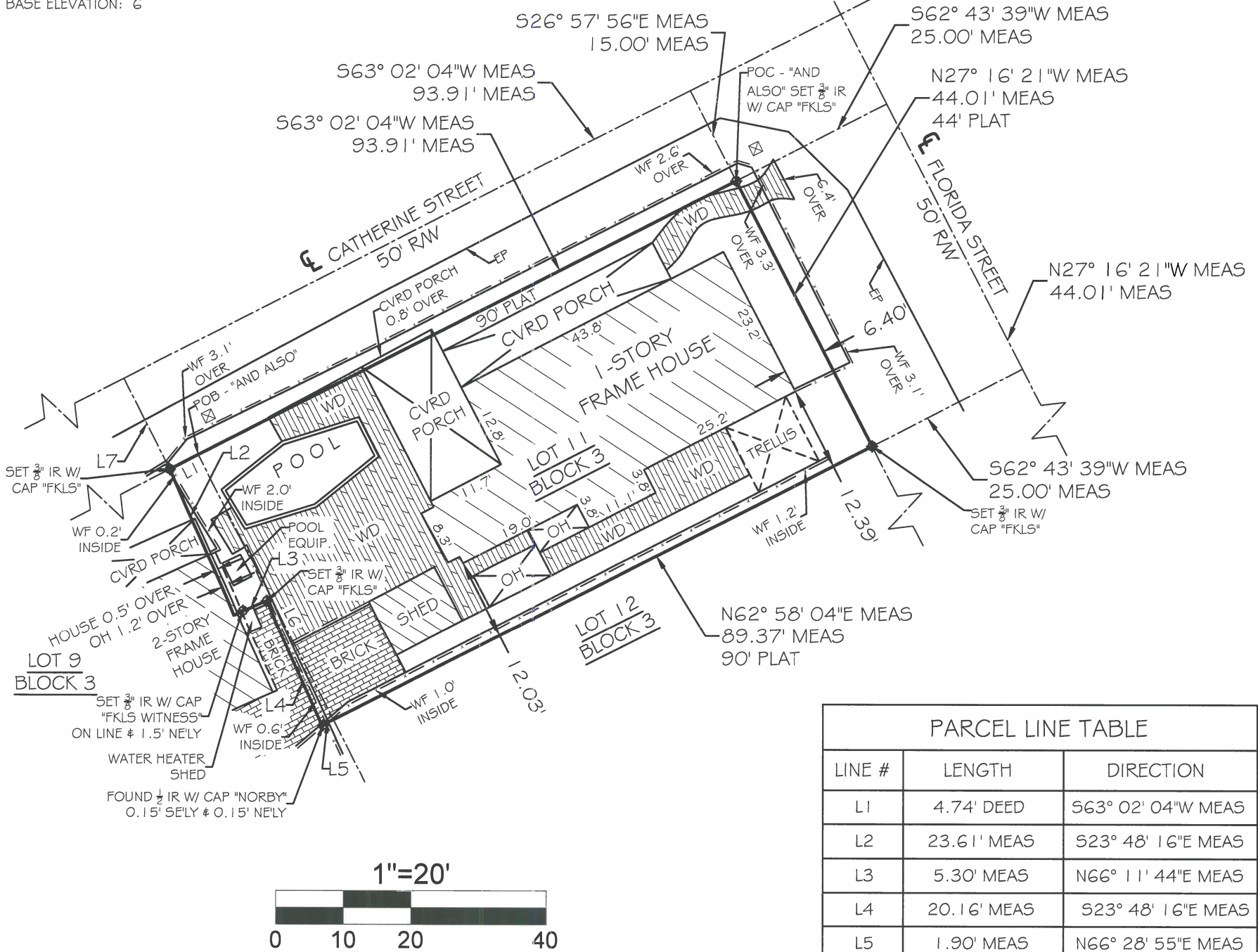
- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



ASSUMED



LOCATION MAP - NTS
SEC. 05-T685-R25E



TOTAL AREA = 4,088.31 SQFT±

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	4.74' DEED	S63° 02' 04" W MEAS
L2	23.61' MEAS	S23° 48' 16" E MEAS
L3	5.30' MEAS	N66° 11' 44" E MEAS
L4	20.16' MEAS	S23° 48' 16" E MEAS
L5	1.90' MEAS 1.86' DEED	N66° 28' 55" E MEAS
L6	44.0' DEED	N27° 00' 44" W MEAS
L7	15.00' MEAS	S26° 57' 56" E MEAS

THE SURVEY MAP (SHEET 1 OF 2) IS NOT COMPLETE
AND VALID WITHOUT THE ATTACHED SURVEY REPORT
(SHEET 2 OF 2)

CERTIFIED TO -

Seashell Investments, LLC;
Stones & Cardenas;
Chicago Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL
PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- | | | |
|-----------------------------------|-------------------------------|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GUY = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE BID | PRC = POINT OF REVERSE CURVE |
| C & G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE |
| CB = CONCRETE BLOCK | IR = IRON ROD | MONUMENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | PT = POINT OF TANGENT |
| CL = CENTERLINE | L5 = LANDSCAPING | R = RADIUS |
| CLF = CHAINLINK FENCE | MB = MAILBOX | RAW = RIGHT OF WAY LINE |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SSCO = SANITARY SEWER CLEAN-OUT |
| CONC = CONCRETE | MF = METAL FENCE | SW = SIDE WALK |
| CPP = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TYP = TYPICAL |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC | U/R = UNREADABLE |
| DEASE = DRAINAGE EASEMENT | VERTICAL DATUM (1929) | U/E = UTILITY EASEMENT |
| EL = ELEVATION | NTS = NOT TO SCALE | WD = WOOD DECK |
| ENCL = ENCLOSURE | OH = ROOF OVERHANG | WF = WOOD FENCE |
| EP = EDGE OF PAVEMENT | OHW = OVERHEAD WIRES | WL = WOOD LANDING |
| FF = FINISHED FLOOR ELEVATION | PC = POINT OF CURVE | WM = WATER METER |
| FH = FIRE HYDRANT | PM = PARKING METER | WPP = WOOD POWER POLE |
| FI = FENCE INSIDE | PCP = POINT OF COMPOUND CURVE | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FND = FOUND | PK = PARKER KALON NAIL | WV = WATER VALVE |
| FO = FENCE OUTSIDE | POB = POINT OF BEGINNING | |
| FOL = FENCE ON LINE | PI = POINT OF INTERSECTION | |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1" = 20'
FIELD WORK DATE:	07/01/2015
REVISION DATE:	XX/XX/XXXX
SHEET:	1 OF 2
DRAWN BY:	MPB
CHECKED BY:	-----
INVOICE NO.:	-----

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

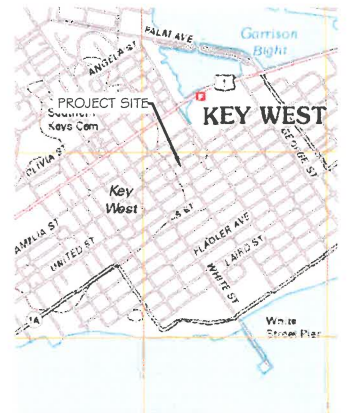
NOT VALID WITHOUT THE
SIGNATURE AND THE RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER



FLORIDA KEYS LAND SURVEYING

1996 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

REPORT OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 05-T685-R25E

LEGAL DESCRIPTION -

A parcel of land on the Island of Key West, Monroe County, Florida, and being all of Lot 11, Block 3, according to T.J. ASHE'S SUBDIVISION as recorded in Plat Book 1, Page 12, of the Public Records of said Monroe County AND ALSO a part of Lot 9 of said Block 3 being more particularly described as follows: COMMENCE at the intersection of the SW'ly right of way line (ROWL) of Florida Street (50' RW) and the SE'ly ROWL of Catherine Street (30' RW); thence run SW'ly along said SE'ly ROWL a distance of 90 feet to the Point of Beginning; thence continue SW'ly along said SE'ly ROWL a distance of 4.74 feet; thence run SE'ly along a line deflected 86 degrees 50 minutes 20 seconds to the left, a distance of 23.61 feet; thence run NE'ly along a line deflected 90 degrees to the left, a distance of 5.3 feet; thence run SE'ly along a line deflected 90 degrees to the right 20.16 feet; thence run NE'ly and parallel to said SW'ly ROWL a distance of 1.86 feet to the Southerly corner of said Lot 11; thence run NE'ly along the SW'ly boundary line of said Lot 11, a distance of 44.0 feet to a point on said SE'ly ROWL, said point being the Point of Beginning.

THE SURVEY REPORT (SHEET 2 OF 2) IS NOT COMPLETE AND VALID WITHOUT THE ATTACHED SURVEY MAP (SHEET 1 OF 2)

CERTIFIED TO -

Seashell Investments, LLC;
Stones & Cardenas;
Chicago Title Insurance Company;

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| CB = CONCRETE BLOCK | IR = IRON ROD | MONUMENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | PT = POINT OF TANGENT |
| CL = CENTERLINE | LS = LANDSCAPING | R = RADIUS |
| CLF = CHAINLINK FENCE | MB = MAILBOX | RAW = RIGHT OF WAY LINE |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SSCO = SANITARY SEWER CLEAN-OUT |
| CONC = CONCRETE | MF = METAL FENCE | SW = SIDE WALK |
| CFP = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TBM = TEMPORARY BENCHMARK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC | TOB = TOP OF BANK |
| DELTA = CENTRAL ANGLE | VERTICAL DATUM (1929) | TOG = TOE OF SLOPE |
| DEASE = DRAINAGE EASEMENT | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| EL = ELEVATION | OH = ROOF OVERHANG | TYP = TYPICAL |
| ENCL = ENCLOSURE | OHW = OVERHEAD WIRES | U/R = UNREADABLE |
| EP = EDGE OF PAVEMENT | PC = POINT OF CURVE | U/E = UTILITY EASEMENT |
| FF = FINISHED FLOOR ELEVATION | PM = PARKING METER | WD = WOOD DECK |
| FH = FIRE HYDRANT | PCC = POINT OF COMPOUND CURVE | WF = WOOD FENCE |
| FI = FENCE INSIDE | PCP = PERMANENT CONTROL POINT | WL = WOOD LANDING |
| FND = FOUND | PK = PARKER KALON NAIL | WM = WATER METER |
| FO = FENCE OUTSIDE | POB = POINT OF BEGINNING | WPP = WOOD POWER POLE |
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| | | WV = WATER VALVE |

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SCALE:	1"=20'
FIELD WORK DATE	07/01/2015
REVISION DATE	XX/XX/XXXX
SHEET	2 OF 2
DRAWN BY:	MPB
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I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED


ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



FLORIDA KEYS LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

PROPOSED DESIGN

SITE DATA

ZONING DISTRICT: HMDR
 FLOOD ZONE: AE 6
 F.I.R.M. - COMMUNITY #120168; PANEL #1516; SUFFIX "K"; DATED: 02-18-2005
 LEGAL DESCRIPTION: PART OF LOTS 9 & 11, SQUARE 3, TRACT 14, MOFFAT'S SUBDIVISION

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 5TH EDITION (2014) AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
 THE WORK DEPICTED HEREIN WILL NOT YIELD ADDITIONAL IMPERVIOUS COVERAGE
 OCCUPANCY CLASSIFICATION: R3
 CONSTRUCTION TYPE: V
 THE FOLLOWING LOADINGS WERE USED:
 WIND LOAD: 180 MPH (ASCE 7-10) EXPOSURE D
 FLOOR LIVE LOAD: 40 PSF

INDEX OF DRAWINGS

- T-1 - SITE PLANS / SITE DATA
- A-1 - FLOOR PLANS
- A-2 - EXISTING ELEVATIONS
- A-3 - PROPOSED ELEVATIONS
- A-4 - CATHERINE STREET ELEVATIONS

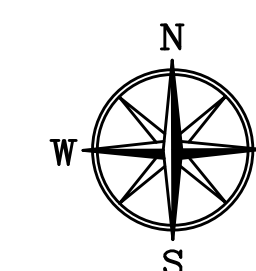
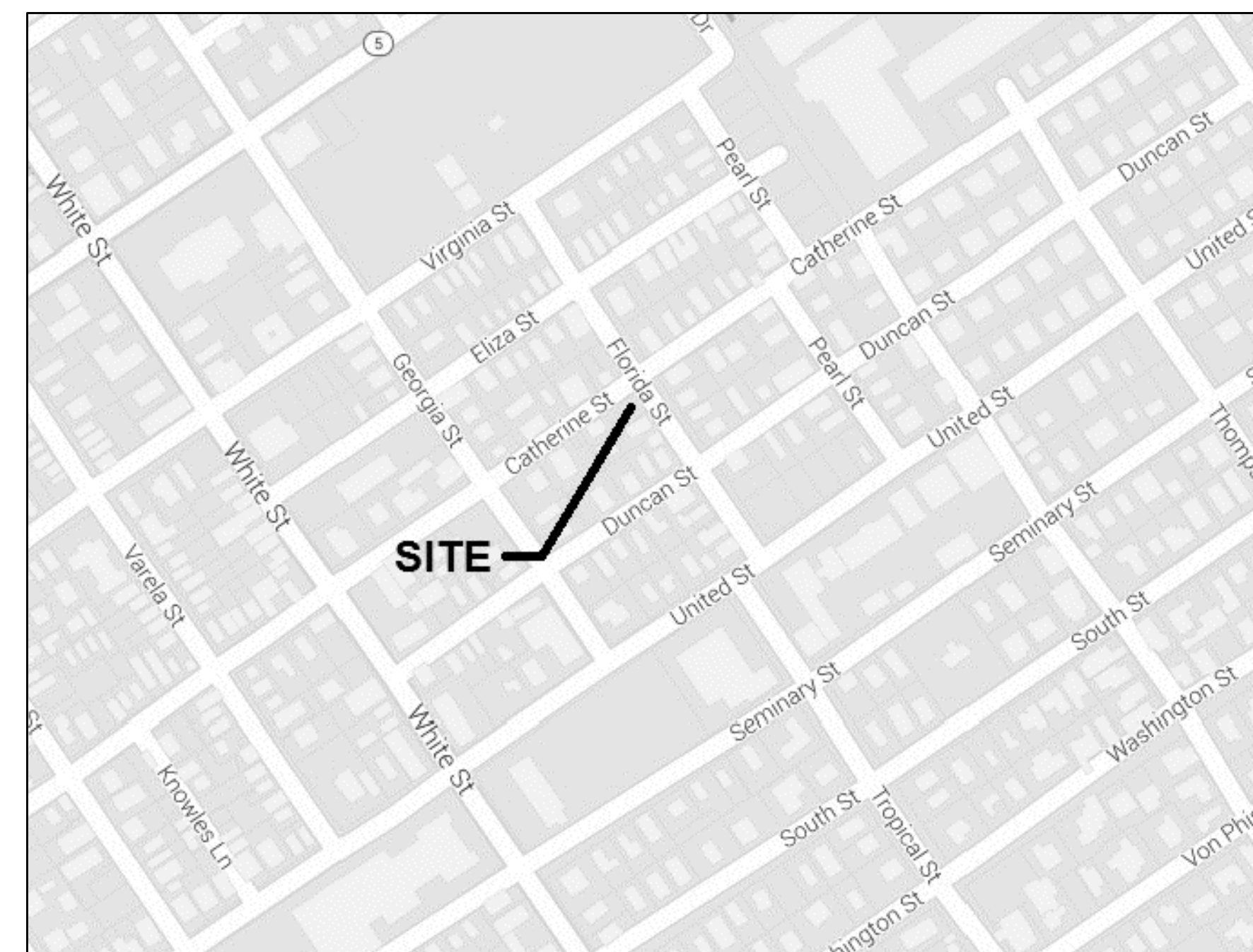
GENERAL NOTES

1. THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, FLORIDA BUILDING CODE, 5TH EDITION (2014), LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE FLORIDA BUILDING CODE, 5TH EDITION (2014), AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

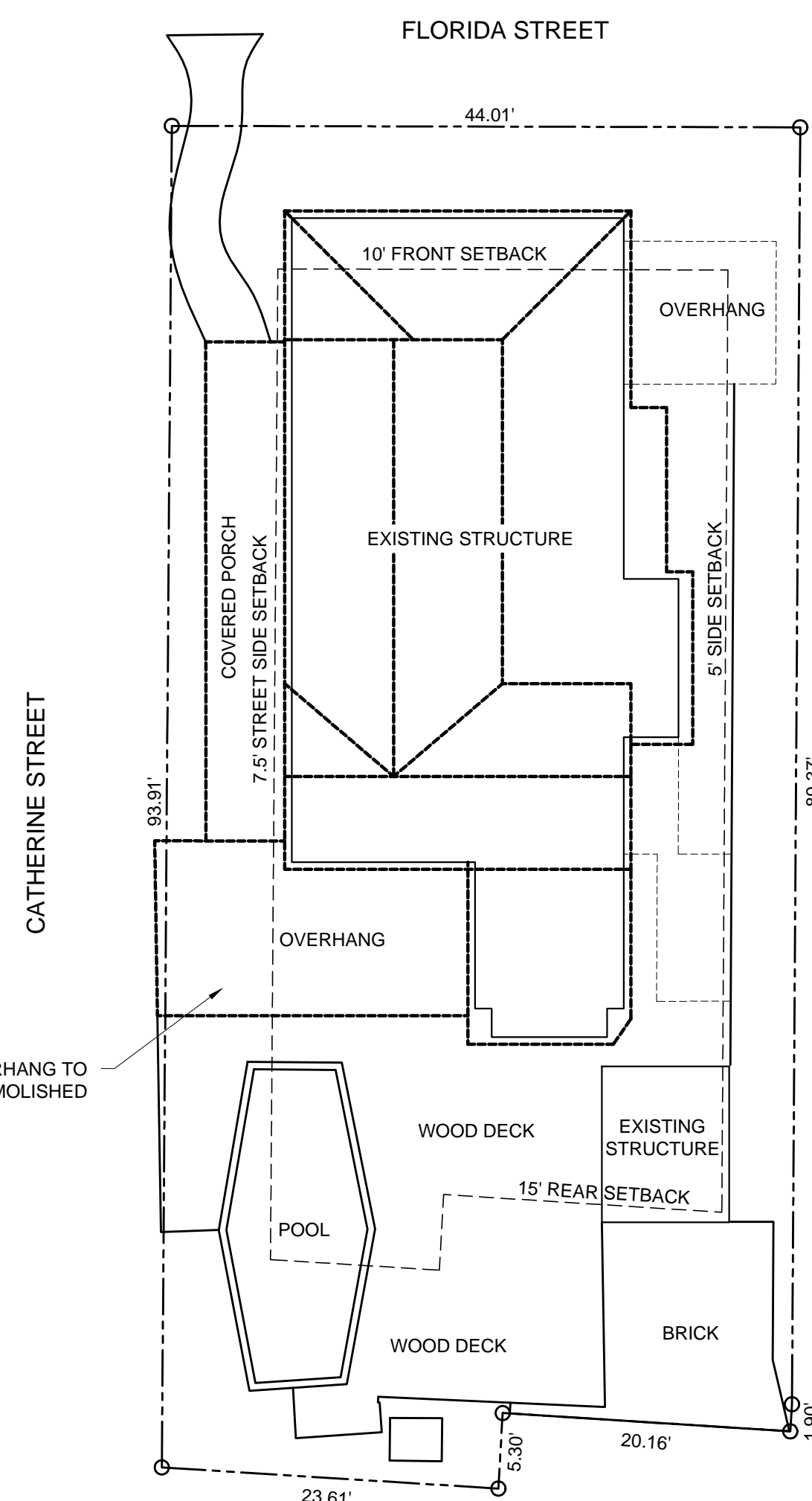
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	
LOT SIZE	4089	---	4089	
BUILDING AREA	2041	1635.6	1839	REDUCED
BUILDING COVERAGE	49.9%	40.0%	45.0%	REDUCED
IMPERVIOUS COVERAGE	2227	2453.4	2025	COMPLIES
IMPERVIOUS COVERAGE (%)	54.5%	60.0%	49.5%	COMPLIES
BUILDING HEIGHT	<30'-0"	<30'-0"	<30'-0"	NO CHANGE
FRONT SETBACK	5'-11"	10'-0"	5'-11"	NO CHANGE
RIGHT SIDE SETBACK	N/A	5'-0"	N/A	N/A
LEFT SIDE SETBACK	7'-3"	5'-0"	7'-3"	NO CHANGE
STREET SIDE SETBACK	0'-0"	7'-6"	2'-9"	REDUCED
REAR SETBACK	25'-9"	15'-0"	25'-9"	NO CHANGE

RENOVATIONS

1200 FLORIDA STREET KEY WEST, FLORIDA

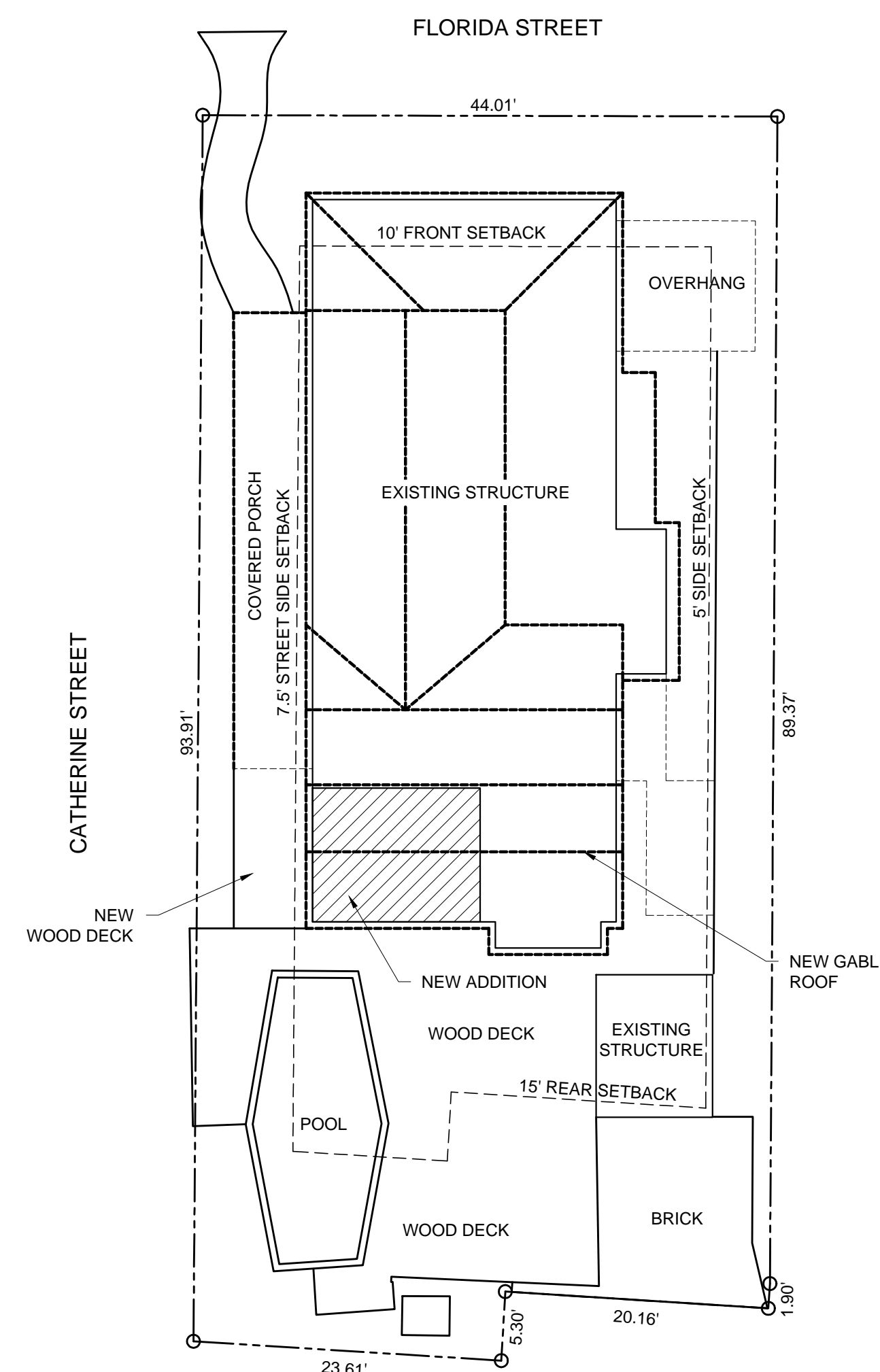


LOCATION MAP



EXISTING SITE PLAN

SCALE: 1"=10'-0"



PROPOSED SITE PLAN

SCALE: 1"=10'-0"

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
PEREZ ENGINEERING & DEVELOPMENT, INC.
 1010 EAST KENNEDY DRIVE, SUITE 201
 KEY WEST, FLORIDA 33040
 TEL: (305) 259-9440 FAX: (305) 259-0243
 CERTIFICATE OF AUTHORIZATION: BE79

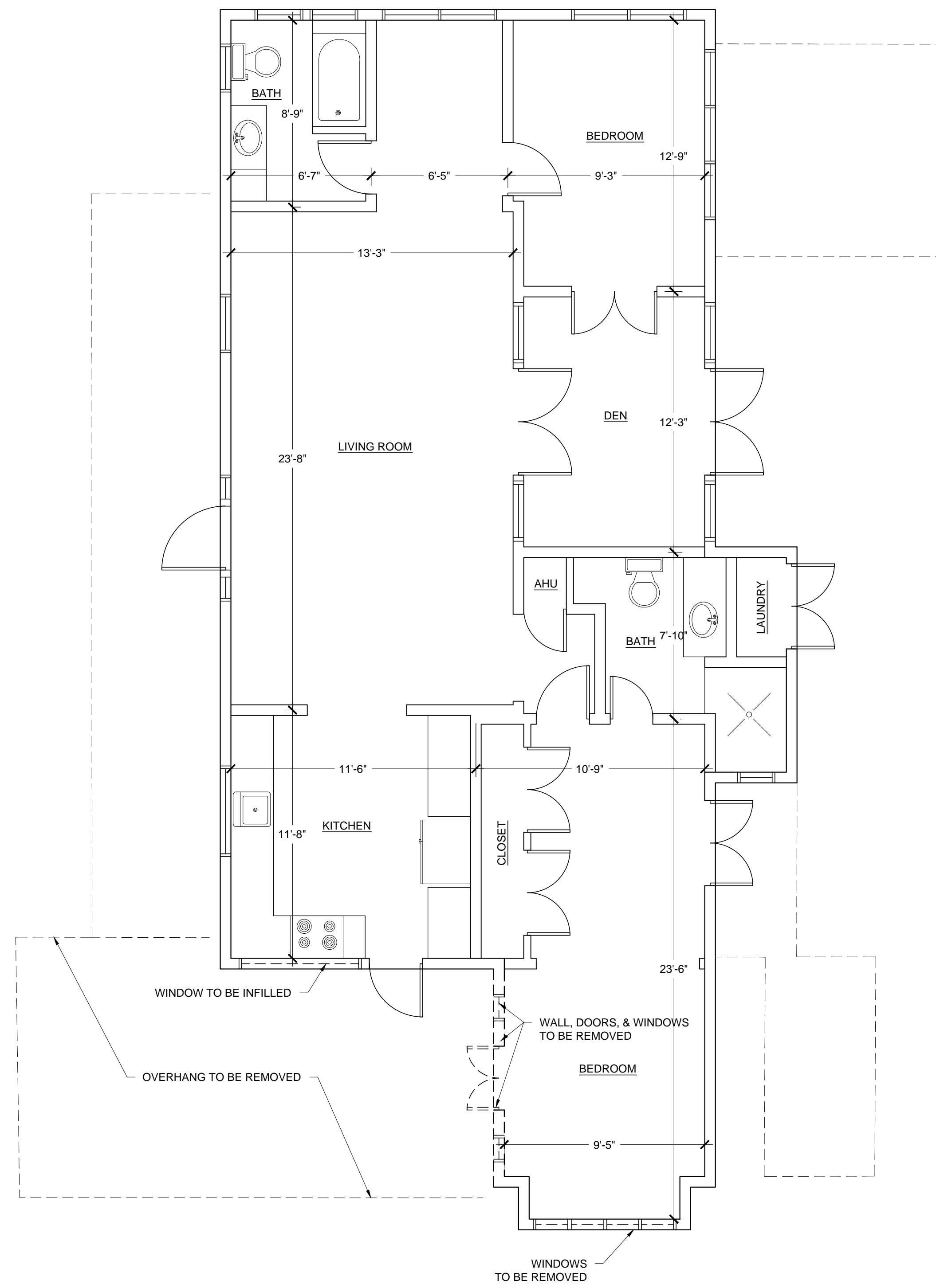
PAUL R. SEMMES, P.E.
 Florida P.E. NO. 44137
 September 11, 2015

ORIGINAL:	1
REVISIONS:	2
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SEASHELL INVESTMENTS, LLC
 RENOVATIONS
 1200 FLORIDA STREET
 KEY WEST, FL 33040

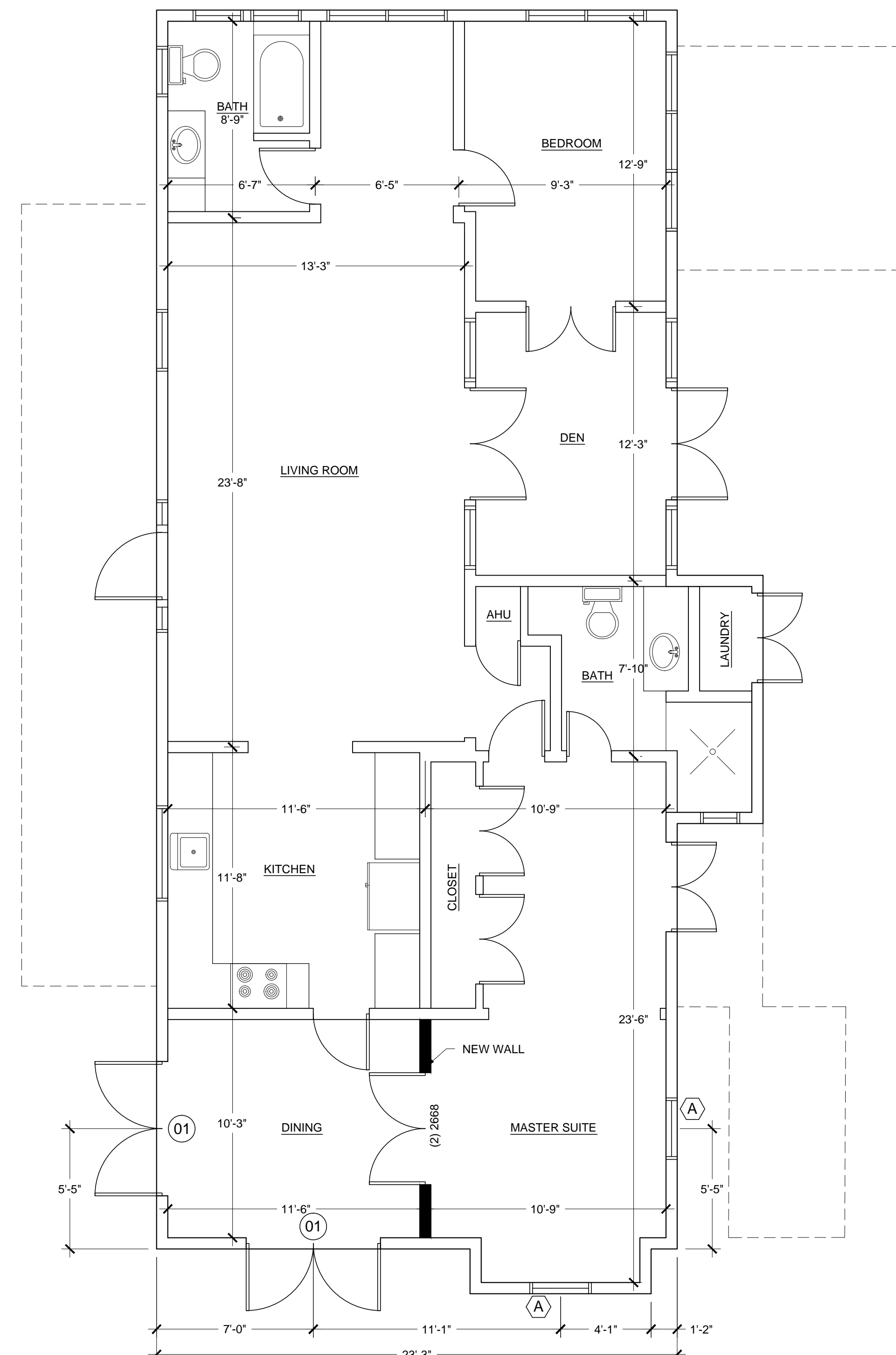
P.O. BOX 98
 RACINE, WI 53401

JOB NO.	151050
DRAWN	BGO
DESIGNED	PRS
CHECKED	AEP
QC	
SHEET	T-1



EXISTING FLOOR PLAN

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



PROPOSED FLOOR PLAN

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

DEMOLITION NOTES

1. PRIOR TO SUBMITTING A BID, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOB SITE, AND ALSO AFTER AWARD, BUT PRIOR TO THE START OF CONSTRUCTION.
2. ALL DEMOLISHED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE, AND SHALL BE PROPERLY REMOVED FROM THE SITE. COMPLY WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
3. ALL COST OF DEMOLITION INCLUDING PERMIT FEES, DISPOSAL FEES, ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF AND TO CONFORM WITH ALL APPLICABLE DEMOLITION AND DISPOSAL CODES, SAFETY REQUIREMENT, AND ENVIRONMENTAL PROTECTION REGULATIONS OF ANY GOVERNMENTAL BODY HAVING JURISDICTION OVER THE WORK.
5. PROVIDE SAFETY BARRICADES AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS ASSOCIATED WITH THE PROJECT.
6. PROVIDE BRACING AND SHORING AS REQUIRED TO TEMPORARILY SUPPORT STRUCTURAL MEMBERS DURING CONSTRUCTION. BRACING & SHORING OF STRUCTURAL MEMBERS SHALL BE DESIGNED AND/OR APPROVED BY A PROFESSIONAL ENGINEER.
7. DEMOLISHED MATERIAL CLASSIFIED AS CLEAN FILL MAY BE DISTRIBUTED ONSITE WHEN SPECIFICALLY APPROVED BY THE ENGINEER.

DOOR SCHEDULE			
MARK	NOMINAL SIZE (W x H)	TYPE	DESCRIPTION
01	6'-0"x6'-8"	SWING	DOUBLE FRENCH DOOR (15 LITE)

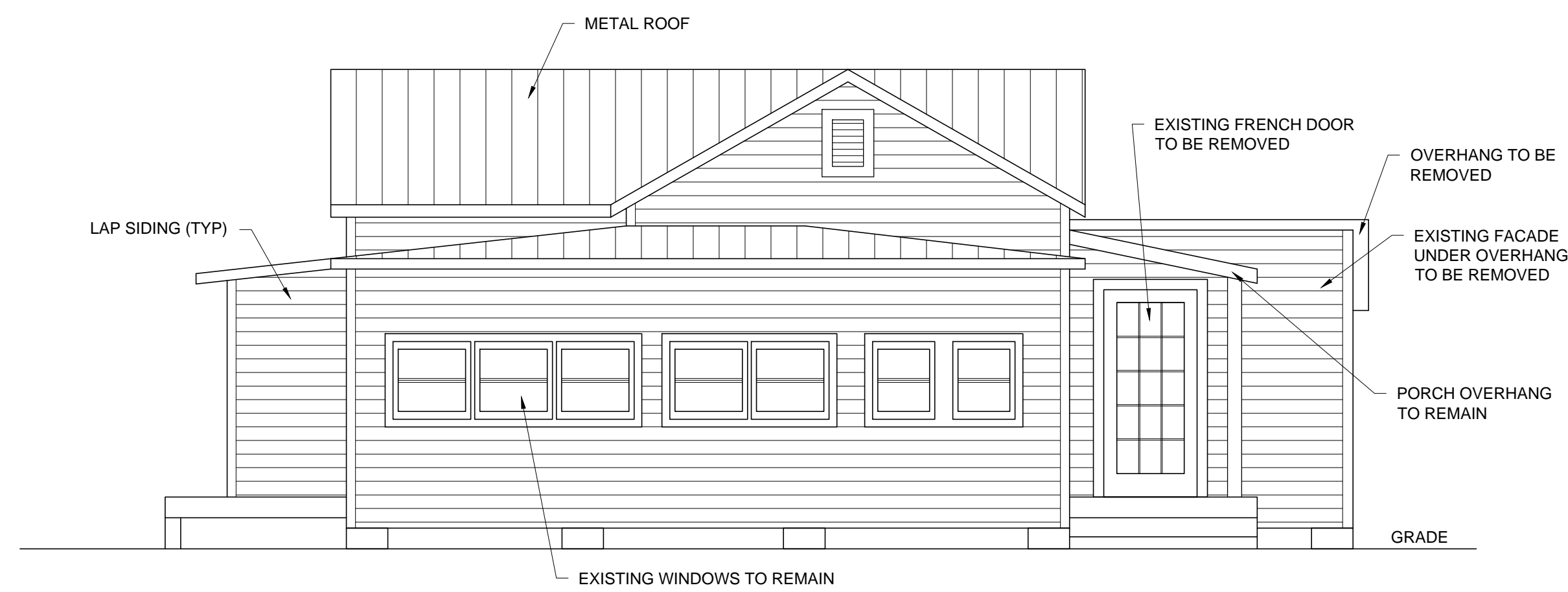
WINDOW SCHEDULE			
MARK	NOMINAL SIZE (W x H)	TYPE	MANUFACTURER & MODEL NUMBER
A	2'-6"x5'-0"	SINGLE HUNG	6 OVER 6 DIVIDED LITE

REVISIONS:	ORIGINAL:
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SEASHELL INVESTMENTS, LLC
 RENOVATIONS
 1200 FLORIDA STREET
 KEY WEST, FL 33040

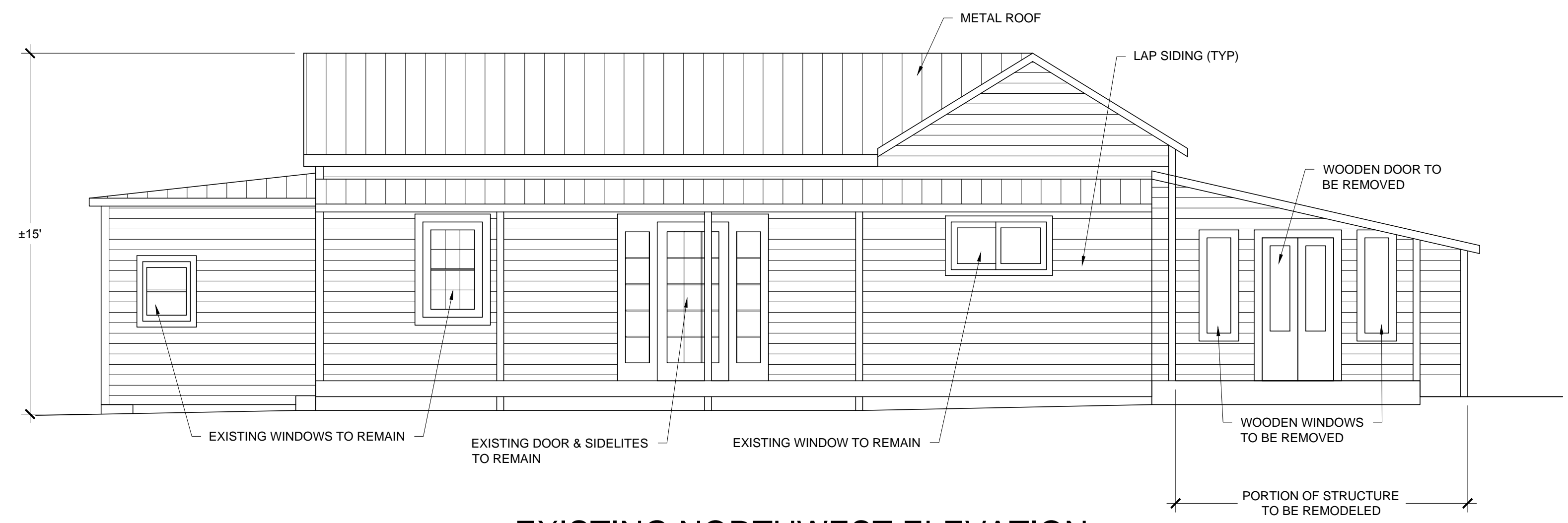
P.O. BOX 98
 RACINE, WI 53401

JOB NO.	151050
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DESIGNED	PRS
CHECKED	AEP
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SHEET	



EXISTING NORTHEAST ELEVATION

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



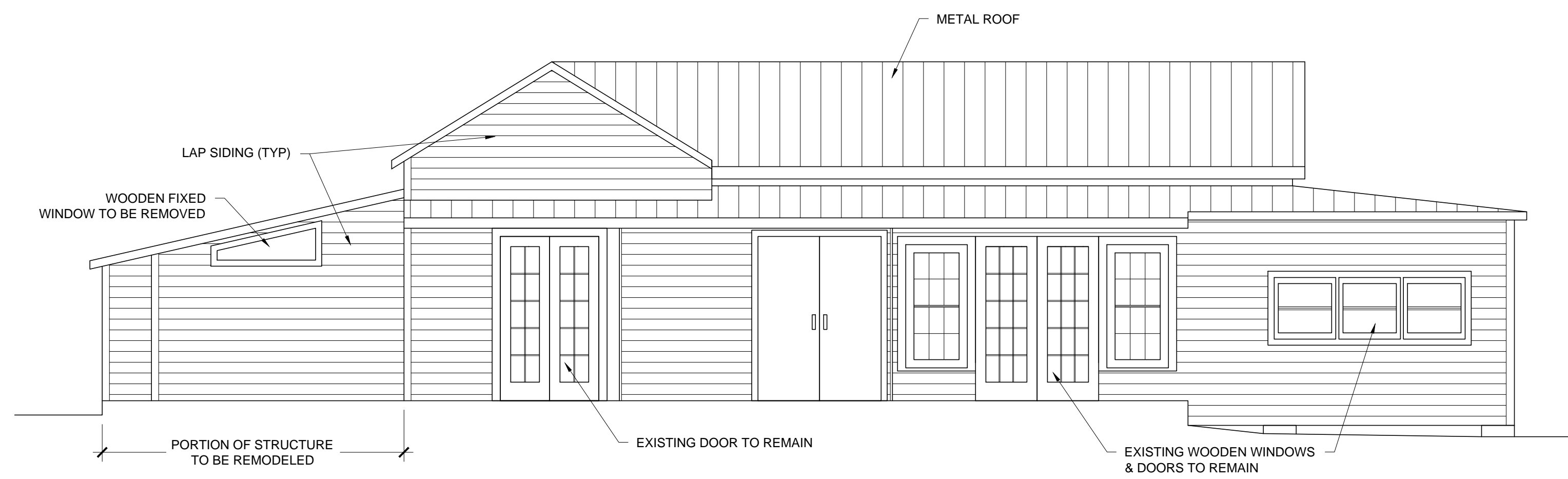
EXISTING NORTHWEST ELEVATION

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



EXISTING SOUTHWEST ELEVATION

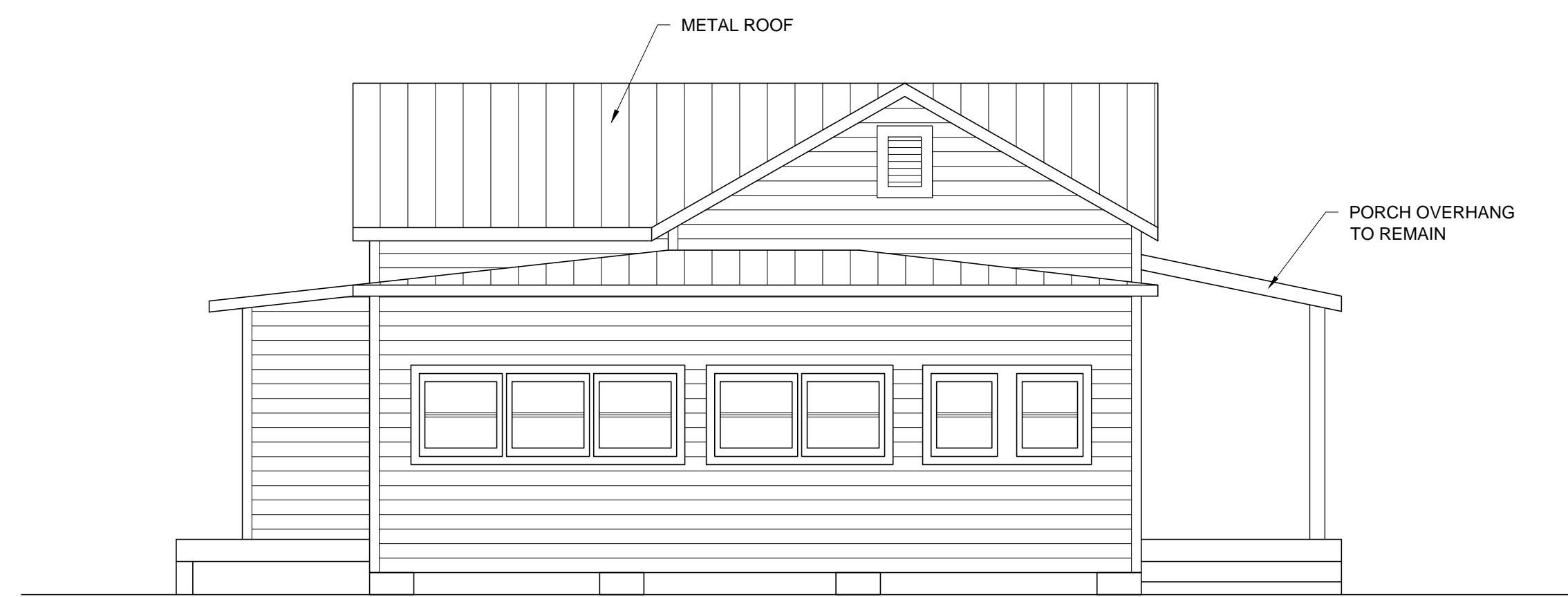
SCALE: 1/4"=1'-0"



EXISTING SOUTHEAST ELEVATION

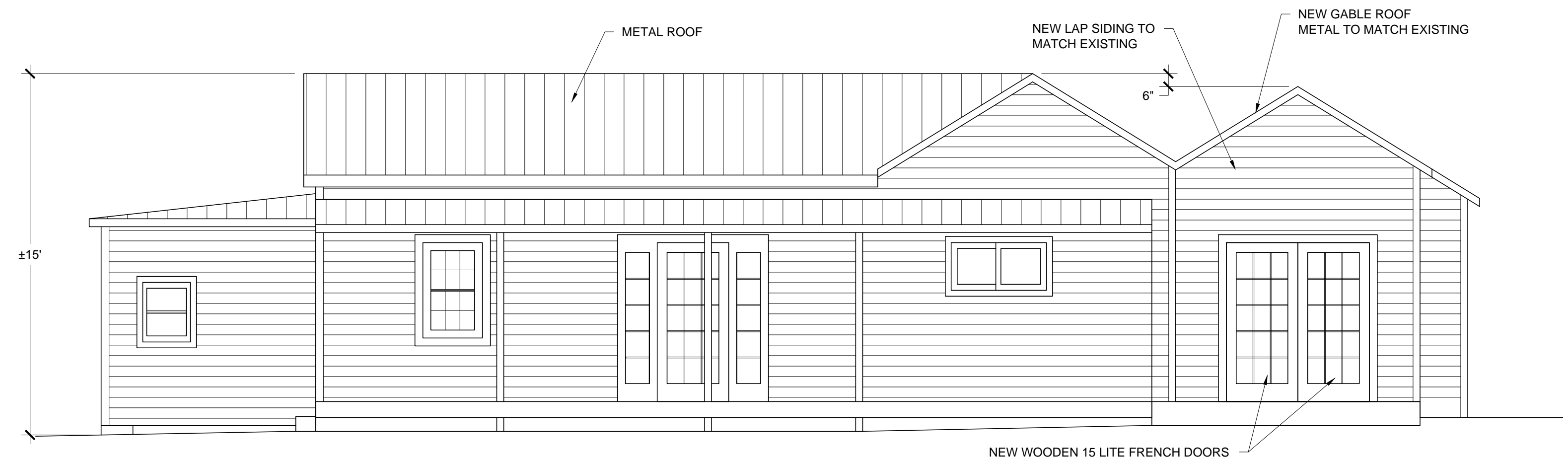
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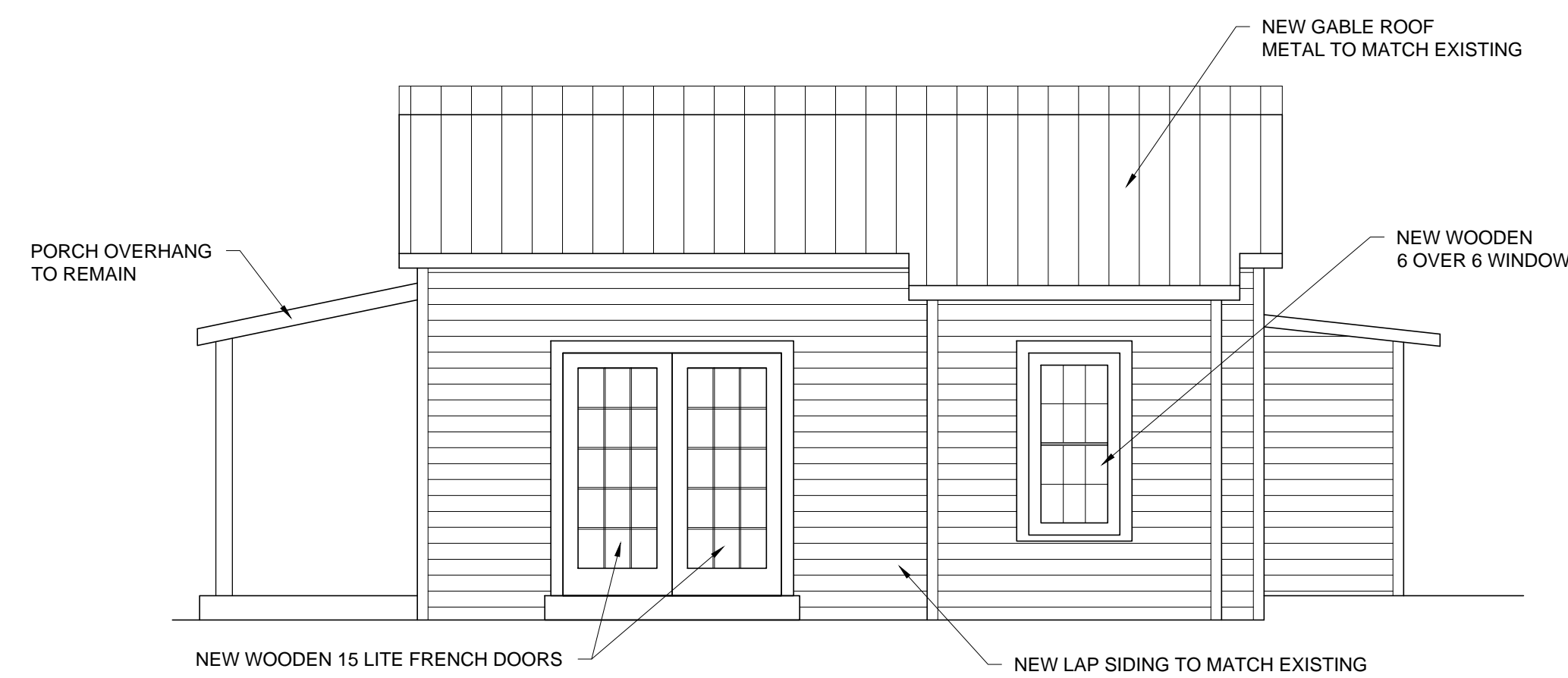
PROPOSED NORTHEAST ELEVATION

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



PROPOSED NORTHWEST ELEVATION

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



PROPOSED SOUTHWEST ELEVATION

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



PROPOSED SOUTHEAST ELEVATION

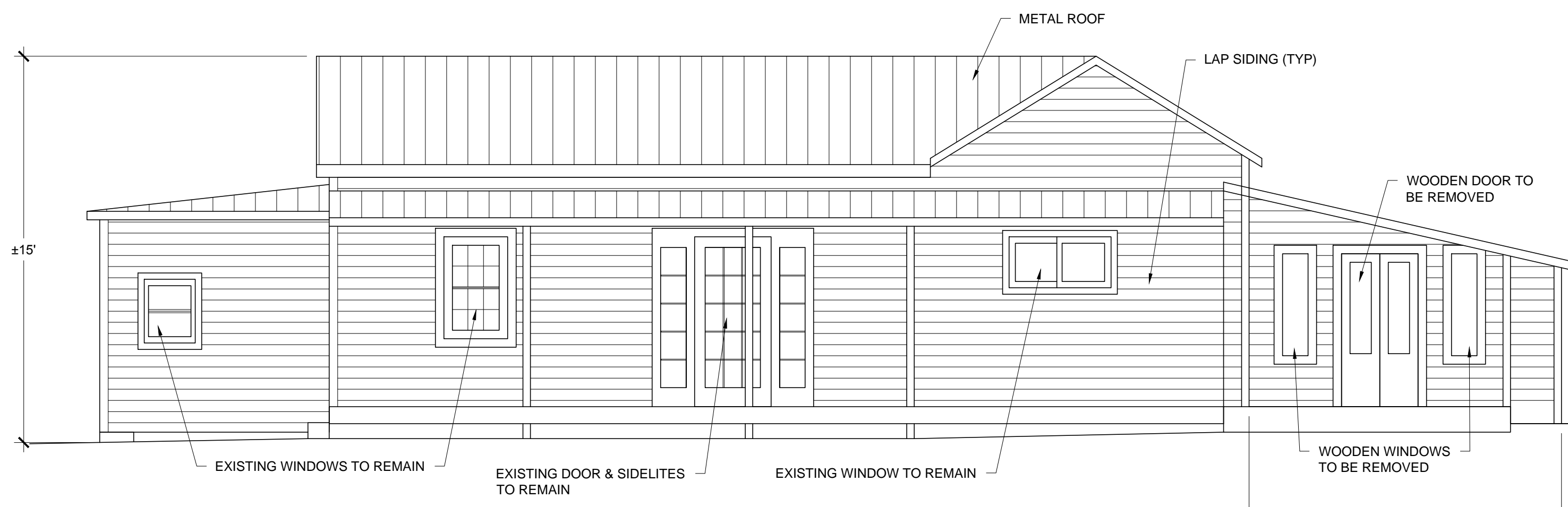
SCALE: 1/4"=1'-0"

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RENOVATIONS
 1200 FLORIDA STREET
 KEY WEST, FL 33040

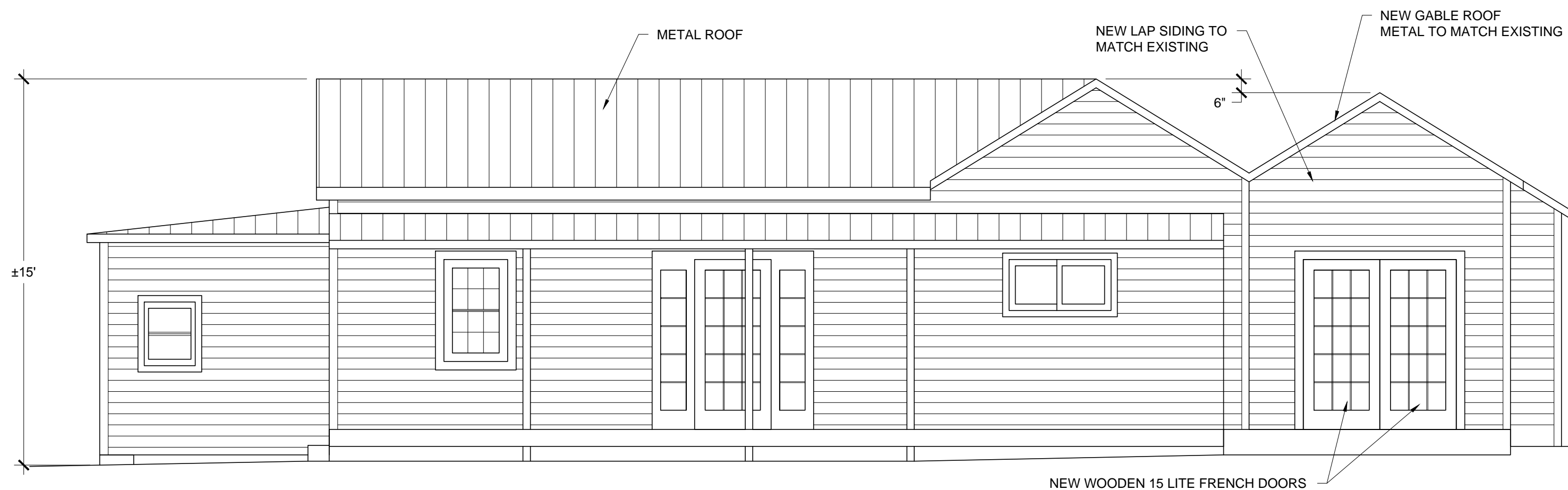
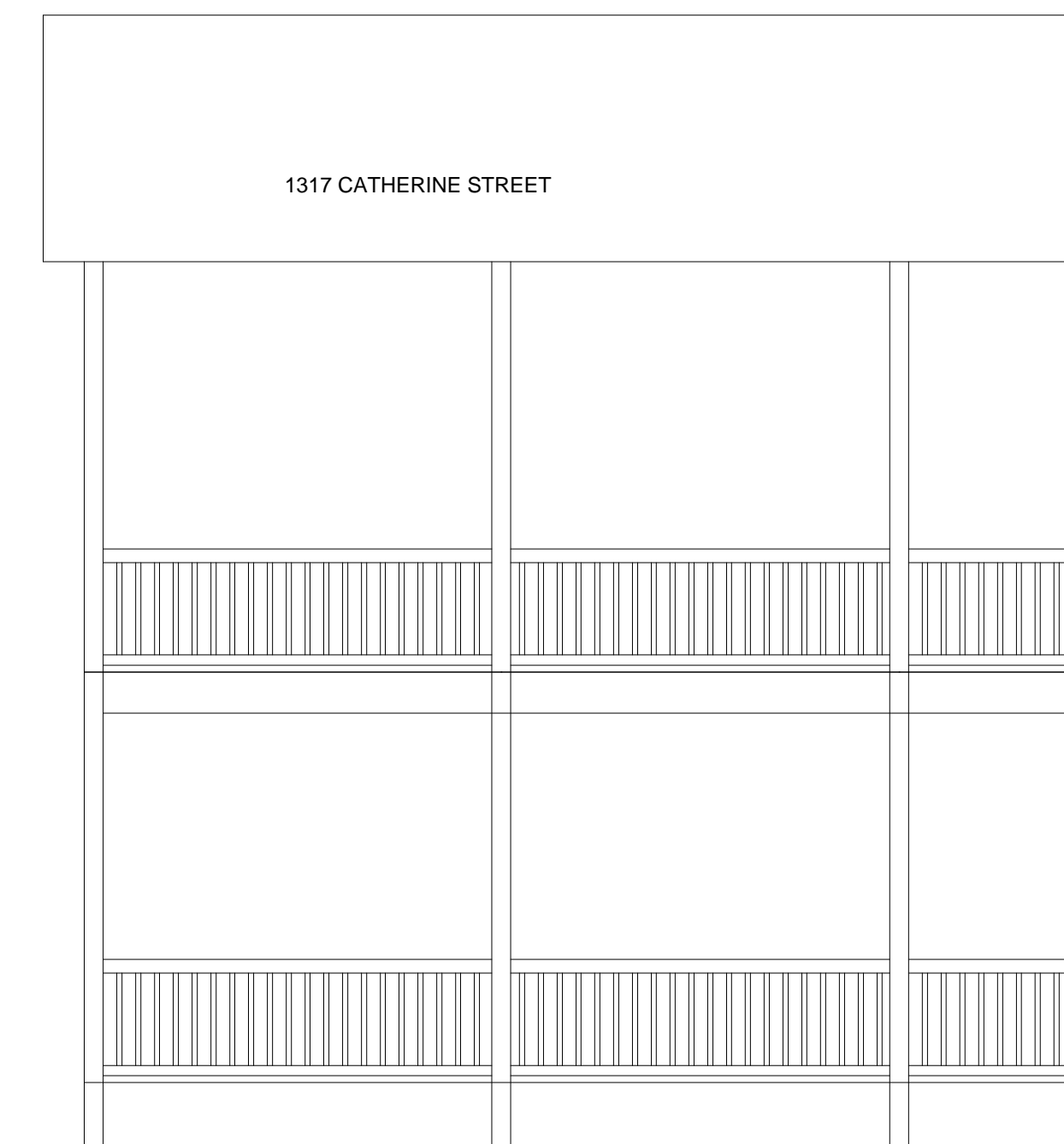
SEASHELL INVESTMENTS, LLC
 P.O. BOX 98
 RACINE, WI 53401

JOB NO.	151050
DRAWN	BGO
DESIGNED	PRS
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SHEET	



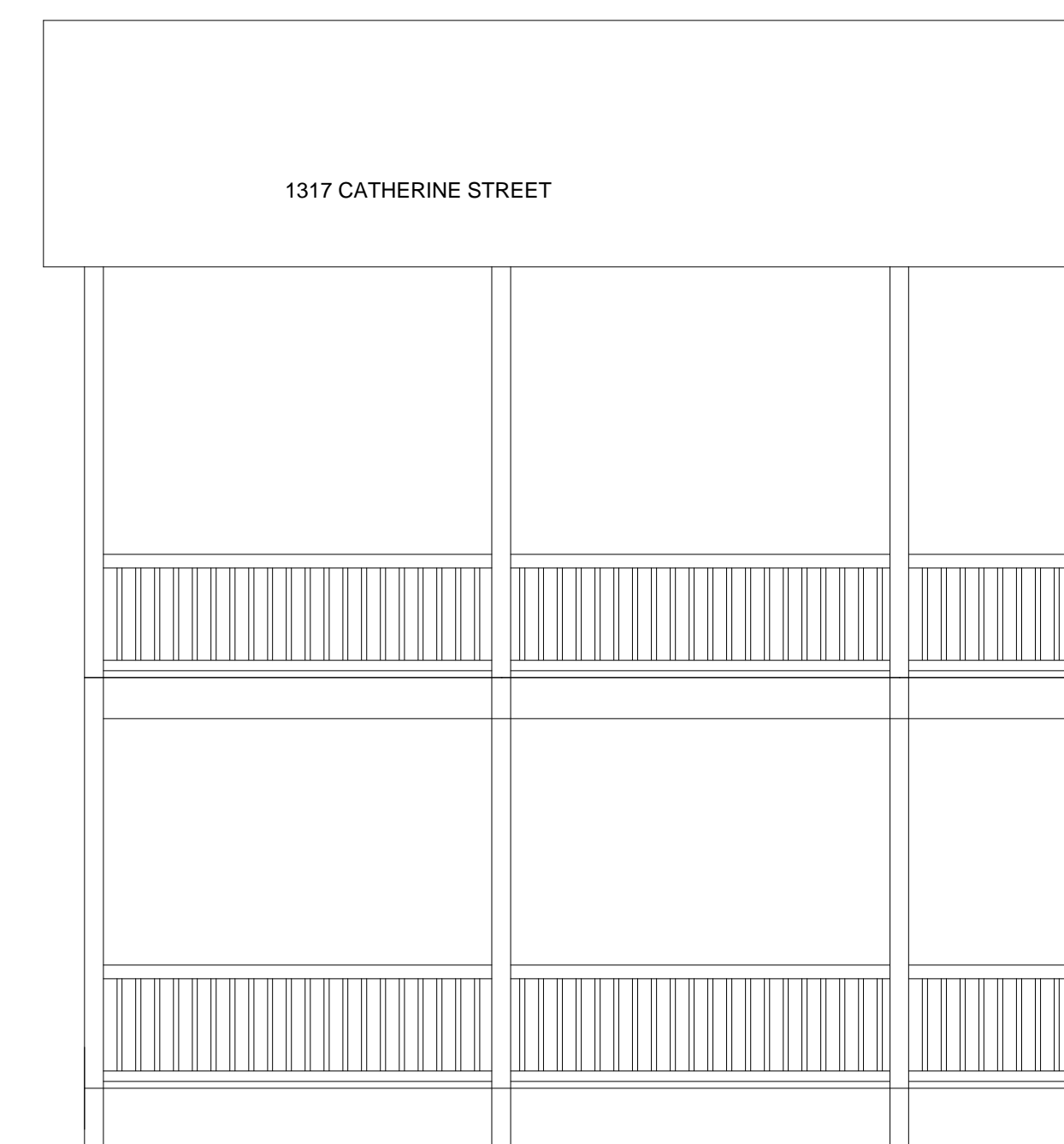
CATHERINE STREET ELEVATIONS - EXISTING

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



CATHERINE STREET ELEVATIONS - PROPOSED

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



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Section 08 14 00
Wood Ultimate Inswing / Outswing French Door Collection

Part 1 General

1.1 Section Includes

- A. Wood Ultimate Inswing / Outswing French Door and frame complete with glazing, weather strip, hardware, insect screen, removable grilles, simulated divided lites, grilles-between-the-glass, authentic divided lite, stationary sidelite, stationary transom, jamb extension, and standard or specified anchors, trim, attachments, and accessories.

1.2 Related Sections

- A. Section 01 33 23 – Submittal Procedures: Shop Drawings, Product Data, and Samples
- B. Section 01 62 00 – Product Options
- C. Section 01 63 00 – Product Substitution Procedures
- D. Section 01 65 00 – Product Delivery
- E. Section 01 66 00 – Product Storage and Handling Requirements
- F. Section 01 71 00 – Examination and Preparation
- G. Section 01 73 00 - Execution
- H. Section 01 74 00 – Cleaning and Waste Management
- I. Section 01 75 00 – Starting and Adjusting
- J. Section 01 76 00 – Protecting Installed Construction
- K. Section 06 22 00 – Millwork: Wood trim other than furnished by door and frame manufacturer
- L. Section 07 92 00 – Joint Sealants: Sill sealant and perimeter caulking
- M. Section 08 71 00 – Door Hardware: Hardware other than furnished by door and frame manufacturer
- N. Section 09 90 00 – Paints and Coatings: Paint and stain other than factory-applied finish

1.3 References

- A. American Society for Testing and Materials (ASTM):
 - 1. E283: Standard Test Method for Rate of Air Leakage through Exterior Windows, Curtain Walls, and Doors

2. E330: Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference
 3. E547: Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic
 4. E2190: Specification for Sealed Insulated Glass Units
 5. C1036: Standard Specification for Flat Glass
 6. E 2112: Standard Practice for Installation of Exterior Windows, Doors and Skylights
- B. American Architectural Manufacturer's Association / Window and Door Manufacturer's Association (AAMA / WDMA/CSA):
1. AAMA/WDMA/CSA 101/I.S.2/A440-05: Standard/Specification for windows, doors, and unit skylights
 2. AAMA/WDMA/CSA 101/I.S.2/A440-08: North American Fenestration, Standard/Specification for windows, doors, and skylights
 3. AAMA/WDMA/CSA 101/I.S.2/A440-11: NAFS - North American Fenestration, Standard/Specification for windows, doors, and skylights
- C. WDMA I.S.4: Industry Standard for Water Repellant Preservative Treatment for Millwork
- D. Window and Door Manufacturer's Association (WDMA): 101/I.S.2 WDMA Hallmark Certification Program
- E. Sealed Insulating Glass Manufacturer's Association / Insulating Glass Certification Council (SIGMA/IGCC)
- F. National Fenestration Rating Council (NFRC):
1. 101: Procedure for Determining Fenestration Product Thermal Properties
 2. 200: Procedure for Determining Solar Heat Gain Coefficients at Normal Incidence
- G. Window Covering Manufacturer's Association
1. A100.1: Standard for safety of corded window covering products

1.4 System Description

A. Design and Performance Requirements:

Rectangular Inswing French Doors:

Product	Air Tested to psf	Water Tested to psf	Structural Tested to psf	Certification Rating	Design Pressure (DP)	Overall Width		Overall Height		# of Panels
						in	mm	in	mm	
Wood 1 3/4" Inswing French Door 12080 (OXXO)	1.57	7.50	60	LC-PG40-SHD	40	143	(3632)	95 1/2	(2426)	4
Wood 1 3/4" Inswing French Door 14080 (OXXO)	1.57	4.5	45	LC-PG30-SHD	30	167	(4242)	95 1/2	(2426)	4

Rectangular Outswing French Doors:

Product	Air Tested to psf	Water Tested to psf	Structural Tested to psf	Certification Rating	Design Pressure (DP)	Overall Width		Overall Height		# of Panels
						in	mm	in	mm	
Wood 1 3/4" Outswing French Door 6080 (XX)	1.57	7.5	75	LC-PG50-SHD	50	72 5/8	(1845)	95 1/2	(2426)	2
Wood 1 3/4" Outswing French Door 12080 (OXXO)	1.57	6.0	60	LC-PG40-SHD	40	143	(3632)	95 1/2	(2426)	4
Wood 1 3/4" Outswing French Door 14080 (OXXO)	1.57	4.5	45	LC-PG30-SHD	30	167	(4242)	95 1/2	(2426)	4

1.5 Submittals

- A. Shop Drawings: Submit shop drawings under provision of Section 01 33 23
- B. Product Data: Submit catalog data under provision of Section 01 33 23
- C. Samples:
 - 1. Submit corner section under provision of section 01 33 23
 - 2. Include glazing system, quality of construction and specified finish
- D. Quality Control Submittals: Certificates: submit manufacturer's certification indicating compliance with specified performance and design requirement under provision of section 01 33 23

1.6 Quality Assurance

- A. Requirements: Consult local code for IBC [International Building Code] and IRC [International Residential Code] adoption year and pertinent revisions

1.7 Delivery

- A. Comply with provisions of Section 01 65 00
- B. Deliver in original packaging and protect from weather

1.8 Storage and Handling

- A. Prime and seal wood surfaces, including to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation. Seal unfinished top and bottom edges of doors if doors are stored at the job site more than one (1) week.
- B. Store door panels flat on a level surface in a clean and dry storage area above ground to protect from weather under provision of Section 01660
- C. Condition doors to local average humidity before hanging

1.9 Warranty

Complete and current warranty information is available at marvin.com/warranty. The following summary is subject to the terms, condition, limitations and exclusions set forth in the Marvin Windows and Door Limited Warranty and Products in Coastal Environments Limited Warranty Supplement:

- A. Clear insulating glass with stainless steel spacers is warranted against seal failure caused by manufacturing defects and resulting in visible obstruction through the glass for twenty (20) years from the original date of purchase. Glass is warranted against stress cracks caused by manufacturing defects from ten (10) years from the original date of purchase.
- B. Factory applied interior finish is warranted to be free from finish defects for a period of five (5) years from the original date of purchase.
- C. Hardware and other non-glass components are warranted to be free from manufacturing defects for ten (10) years from the original date of purchase.

Part 2 Products

2.1 Manufactured Units

- A. Description: Factory-assembled Wood Ultimate Inswing / Outswing French Door(s), and related stationary units as manufactured by Marvin Windows and Doors, Ripley, Tennessee.

2.2 Frame Description

- A. Non Finger-Jointed Pine or finger-jointed core with non finger-jointed Pine veneer; non finger-jointed Mahogany or finger-jointed core with non finger-jointed Mahogany veneer; non finger-jointed Vertical Grain Douglas Fir or finger-jointed with non finger-jointed Vertical Grain Douglas Fir veneer
 - 1. Kiln-dried to moisture content no greater than twelve (12) percent at time of fabrication
 - 2. Water repellant, preservative treated in accordance with WDMA I.S.4
- B. Frame width: 4 9/16" (116mm); 6 9/16" (167mm)
- C. Frame thickness: 1 1/16" (27mm)
- D. Inswing French door sill: A single pultrusion of Fiber Reinforced Plastic (FRP), also known as Ultrex®, provides superior thermal performance
 - 1. An integral weep system is part of a water management system that directs any incidental moisture to the exterior
 - 2. Sill depth is 5 5/8" (143mm) for 4 9/16" (116mm) wall application and 7 5/8" (194mm) for 6 9/16" (167mm) jambs
 - 3. Standard finish is beige with an option for bronze
 - 4. Optional interior sill liner available in Oak, Mahogany, or Cherry for WUIFD. Standard feature for arch top doors.
 - 5. Optional exterior sill cover in Mahogany for O, X, or XX operating configurations

- E. Outswing French door sill: A single pultrusion of Fiber Reinforced Plastic (FRP), also known as Ultrex®, provides superior thermal performance
 - 1. Sill depth is 5 21/32" (144mm) for 4 9/16" and 6 9/16" (116mm) wall application
 - 2. Optional interior sill liner available in: Oak, Mahogany, or Cherry for WUOFD. Standard feature for arch top doors.
 - 3. Standard finish is beige with any option for bronze
 - 4. Optional interior sill cover in Mahogany for all operating configurations
 - 5. Optional factory-applied low profile sill, meets ADA requirements (non-certified)
- F. Wood Trim for Arch Top Doors: Standard is Pine, optional Red Oak interior radius trim

2.3 Panel Description

- A. Panels: Laminated veneer lumber (LVL) cores with non finger-jointed Pine, Mahogany, and Vertical Grain Douglas Fir veneer
 - 1. Kiln-dried to moisture content no greater than twelve (12) percent at time of fabrication
 - 2. Water repellent, preservative treated in accordance with WDMA I.S.4.
- B. Panel thickness: 1 3/4" (44mm)
- C. Top rail and stile width: 4 3/4" (121mm)
- D. Sidelite stile width: 3" (76mm)
- E. Traditional French Door bottom rail height: 8 1/8" (206mm)
- F. Contemporary Door bottom rail height: 4 3/4" (121mm)
- G. Panel corners glued and fastened with 5/8" x 4 inch (16mm by 102mm) fluted hardwood dowels. Removable interior vinyl glazing stops with non finger-jointed wood covers. No visible fasteners.

2.4 Glazing

- A. Select quality complying with ASTM C 1036; Shall comply with 16 CFR 1201 Safety Standard for Architectural Glazing Materials
- B. Glazing Method: Tempered insulating glass
- C. Traditional French Door interior wood cope sticking: Ogee
 - 1. Optional interior wood cope sticking: Square
- D. Contemporary French Door interior wood cope sticking: Square

1. Optional interior wood cope sticking: Ogee
- E. Glass Type: Clear, Bronze, Gray, Reflective Bronze, Tempered, Obscure, Laminated, Low E2 with or without Argon, Low E3 with or without Argon, Low E1 with or without Argon
- F. Glazing Seal: Silicone bedding, exterior

2.5 Finish

- A. Interior/Exterior: Treated bare wood
 1. Prime: Factory-applied enamel primer. Available on Pine product only
- B. Interior Finish Options:
 1. Painted Interior Finish. Available on Pine product only.
 2. Factory-applied water-borne acrylic enamel clear coat. Applied in two separate coats with light sanding between coats. Available on Pine, Mahogany, Vertical Grain Douglas Fir.
 3. Factory-applied water-borne urethane stain. Stain applied over a wood (stain) conditioner. A water-borne acrylic enamel clear coat applied in two separate coats, with light sanding coats, applied over the stain. Available on Pine, Mahogany, and Vertical Grain Douglas Fir. Colors available: Wheat, Honey, Hazelnut, Leather, Cabernet, or Espresso.

2.6 Hardware

- A. Adjustable Hinges:
 1. 4 ¼" (108mm) x 3 ¾" (95mm) with 3/8" (10mm) radius corners
 - a. Adjustment is 3/16" for horizontal and vertical of panels in frame
 2. Rectangle doors have three adjustable hinges on 6-6, 6-8, 7-0, 8-0 heights, optional four hinges in 7-0 and 8-0 heights
 3. Finish: Satin Taupe with steel substrate
 - a. Optional powder coat finish: Gold tone, Dark Bronze, Silver Frost, White
 - b. Optional metal finish: Brass PVD, Oil Rubbed Bronze PVD, Satin Nickel PVD, Antique Brass, Satin Chrome, Oil Rubbed Bronze, or Polished Chrome.
- B. Butt Hinges:
 1. 4" (102mm) x 4" (102mm) with radius corners
 2. Outswing hinge has a non-removable pin

3. Units with rough opening height $86 \frac{1}{2}$ (2198mm) have three hinges, units with rough opening greater or equal to $86 \frac{1}{2}</math> (2198mm) up to $110 \frac{1}{2}</math> (2807mm) have four hinges, units with rough opening greater than $110 \frac{1}{2}</math> (2807mm) have five hinges$$$
 4. Finish (Inswing) Default: Satin Taupe with steel substrate
 - a. Optional finish: Brass Plated, Solid Brass, Antique Brass, Oil Rubbed Bronze, Satin Chrome, Satin Nickel, White, Stainless Steel, or Satin Nickel PVD
 5. Finish (Outswing) Default: Solid Brass, Stainless Steel, or Satin Nickel PVD
- C. Traditional Handle Set: Active, Inactive, Dummy
1. Powder Coat finishes: Satin Taupe, White, and Dark Bronze
 2. Metal finishes: Brass PVD, Oil Rubbed Bronze PVD, Satin Nickel PVD, Antique Brass, Satin Chrome, Oil Rubbed Bronze, or Polished Chrome
- D. Contemporary Handle Set: Active, Inactive, Dummy
1. Painted finished: Satin Taupe or Dark Bronze
 2. PVD finishes: Oil Rubbed Bronze or Satin Nickel
- E. Locking System:
1. Active panel: Marvin exclusive concealed multi-point locking system. Stainless steel head and shoot bolts operated from lever set. One inch dead bolt.
 2. Inactive panel: Manual stainless steel head and shoot bolts with dummy handle. Optional Stainless steel head and shoot bolts operated with inactive handle.
 3. Optional: Mortise lock and passage latch on active panel, prep for passage latch with deadbolt, or no lock/no bore

2.7 Weather Strip

- A. Inswing: Head jamb and side jambs to have 2 rows of bulb weather strip maintaining contact with door panels
- B. Outswing: Head jamb and side jambs to have single bulb weather strip maintaining contact with door panels
- C. Inswing or Outswing: Threshold to have bulb weather strip maintaining contact with bottom of panel
- D. Inswing: Vinyl panel drip applied to bottom rail
 1. Color: Beige or black
- E. Inswing: Painted aluminum watershed and weep system at sill
 1. Color: Beige or black

- F. Panel: Active panel sweep, inactive panel sweep, panel weatherstrip, panel cover weather strip, astragal weather strip, bulb weather strip
 - 1. Color: Beige or black
- G. Outswing: Surface mounted aluminum panel drip mounted at bottom of panel (shipped loose for field application)
 - 1. Panel drip to default to sill color
 - 2. Beige for clear anodized, gold anodized or beige sills
 - 3. Bronze for bronze sill

2.8 Jamb Extension

- A. Factory-applied up to 3" (76), for other wall thickness indicated or required (shipped loose)
- B. Finish: Matches interior frame finish

2.9 Insect Screen (Inswing Only)

- A. Standard/Ultimate Sliding Screen
 - 1. Extruded aluminum sliding frame, top hung roller assembly with stainless steel ball bearings in nylon wheels, top rollers adjustable up to 1/4" (6mm). Frame to have edge mounted wool pile bug strip.
 - 2. Sliding screen for XO, OX, OOX, XOO, OXXO operation
 - 3. Standard Sliding Screen available in Bahama Brown, Bronze, Evergreen, Pebble Gray, or White
 - 4. Ultimate Sliding Screen comes with a roller bar and profile replicates the look of a traditional wood screen. Screen will match exterior aluminum clad color.
 - 5. Screen mesh: Charcoal fiberglass, Charcoal Aluminum Wire, Black Aluminum Wire, Bright Aluminum Wire, Bright Bronze Wire
- B. Standard/Ultimate Swinging Screen (Rectangular Inswing Unit Only)
 - 1. Extruded aluminum swinging frame. Standard swinging screen available in Bahama Brown, Bronze, Evergreen, Pebble Gray, or White.
 - 2. Ultimate swinging screen with screen and glass insert
 - 3. Aluminum clad colors: Stone White, Bahama Brown, Bronze, Pebble Gray, Evergreen, Sierra White, Coconut Cream, French Vanilla, Cashmere, Desert Beige, Cumulus Gray, Cadet Gary, Ebony, Arctic White, Cascade Blue, Hampton Sage, Wineberry, Bright Silver (pearlescent), or Copper (pearlescent)

4. Glass insert is tempered and available in clear, green, bronze or gray tint
5. Screen mesh: Charcoal fiberglass, Bronze, Charcoal Aluminum, Silver Aluminum, Black Aluminum, or High Transparency screen mesh (CH Hi-Tran) fiberglass
6. For standard swinging screen: black hinges: 2 for doors under 90" and 3 hinges for doors over 90". Ultimate swinging screen has 4 hinges per panel and a factory installed Z-bar.
7. Flush mounted zinc die cast handle on both sides of screen. Handle includes latch with exterior handle and internal locking mechanism. Available in Bronze, Satin Nickel, Brass, or Satin Taupe.

C. Combination Storm/Screen Door (Inswing only)

1. Door panel: Non Finger-Jointed Pine or edge glued Pine
2. Panel thickness: 1 1/16" (27mm)
3. Screen panel: screen mesh is charcoal fiberglass with optional charcoal aluminum wire, black aluminum wire, bright bronze wire
4. Storm panel: Clear tempered glass
5. Frame color: Match door panel
6. Hardware: solid brass handle. Brass strike plate, 3 hinges on 6-5 and 6-8 height, 4 hinges on 7-0 and 8-0 heights. Brass flush mounted head and foot bolts with receptacles.

2.10 Removable Interior Grilles

- A. 3/4" by 15/32" (19mm x12mm) or 1 1/8" x 15/32" (29mm x12mm) – Pine only
1. Pattern: Rectangular; custom lite layout
 2. Finish: Match interior panel finish

2.11 Simulated Divided Lites (SDL)

- A. 5/8" (16mm), 7/8" (22mm) wide, 1 1/8" (29mm) wide, 1 15/16" (49mm), 2 13/32" (61mm) wide with or w/out internal spacer bar
- B. Sticking:
1. Standard: Ogee
 2. Optional: Square

- C. Muntins: Pine, Mahogany, or Vertical Grain Douglas Fir
- D. Muntins adhere to glass with double coated acrylic foam tape
- E. Pattern: Rectangular, cottage, custom lite layout
- F. Finish: Match panel finish

2.12 Grilles-Between-the-Glass (GBG)

- A. 11/16" contoured aluminum bar
 - 1. Exterior Colors: Stone White. The use of different types of glazing may alter the exterior GBG color appearance
 - 2. Interior Color: Stone White is the default. Optional colors: Bronze, Pebble Gray, Sierra White.
- B. Optional flat aluminum spacer bar
 - 1. Contact your Marvin representative
- C. Pattern: Rectangular, cottage, custom lite layout

2.13 Authentic Divided Lites (ADL) – For 1 3/4" Doors Only

- A. 1 1/2" (38mm) insulating Pine, Mahogany, Vertical Grain Douglas Fir muntins or 7/8" (22mm) single glaze ADL with energy panel.
 - 1. Pattern: Rectangular; custom lite layout
 - 2. Finish: Match sash finish

2.14 Raised or Flat Panels

- A. Extira® panel for wood exterior or interior. Constructed of medium density fiberboard (MDF) core with laminate veneer to interior and exterior. Available bare wood or selected interior finish.
- B. Utilizes 4 3/4" intermediate rail. Visible panel height is 12 1/64" (305mm).

2.15 Interior Shades

- A. Cellular shade is attached to the door with a removable traditional or contemporary profile system that houses the cellular shade system and mechanism
 - 1. Shade cartridge is removable and replaceable
 - 2. One shade surround per panel DLO opening

3. Shade control option of top down, bottom up
4. Spindle extension is necessary on door handles

B. Surround Frame

1. Species: Pine, Mahogany, or Vertical Grain Douglas Fir
2. Interior finishes: Bare, Prime, Painted Interior Finish (PIF), Clear Interior Finish (CIF), or Stain Interior Finish (SIF)
3. Pull Bar: Wood wrapped extruded aluminum
4. Shade track color: Beige (default), White, or Bronze
5. End cap color will default with track color
6. Optional shade cover:
 - a. Short shade cover – doors up to 7-0 height
 - b. Tall shade cover – doors over 7-0 height

C. Cellular Shade

1. Single non-fire rated hexagonal honeycomb (cellular) 3/4" (19mm)
2. Semi-Opaque Fabric (light filtering)
 - a. Colors: Driftwood, Marigold, Almond, Rose, Denim, Biscuit, Champagne, Moss, Cinnamon, Silver, White, Stone, Tan, Ivory, or Eggshell
3. Opaque Fabric (blackout)
 - a. Colors: White, Stone, Tan, Ivory, or Eggshell

2.16 Accessories and Trim

A. Installation and Hardware Accessories:

1. Aluminum drip cap
2. Installation brackets: 6 3/8" (162mm), 9 3/8" (238mm), 15 3/8" (390mm)
3. Masonry brackets: 6" (152mm), 10" (254mm)

B. Exterior Wood Moulding:

1. Profile: Brick mold casing, flat casing, stucco brick mold, stucco flat casing, SPC3, SPC7, SPC21, SPC18, SPC26
2. Finish: Match exterior frame finish

C. Cedar Dress:

1. Brick Mold and Flat Casing
2. Available on Pine frames
3. Bare cedar

Part 3 Execution

3.1 Examination

- A. Verification of Condition: Before installation, verify openings are plumb, square and of proper dimensions as required in Section 01 71 00. Report frame defects or unsuitable conditions to the General contractor before proceeding.
- B. Acceptance of Condition: Beginning on installation confirms acceptance of existing conditions.

3.2 Installation

- A. Comply with Section 01 73 00.
- B. Assemble and install window/door unit(s) according to manufacturer's instruction and reviewed shop drawing.
- C. Install sealant and related backing materials at perimeter of unit or assembly in accordance with Section 07 92 00 Joint Sealants. Do not use expansive foam sealant.
- D. Install accessory items as required.
- E. Use finish nails to apply wood trim and mouldings.

3.3 Cleaning

- A. Remove visible labels and adhesive residue according to manufacturer's instruction.
- B. Leave windows and glass in a clean condition. Final cleaning as required in Section 01 74 00.

3.4 Protecting Installed Construction

- A. Comply with Section 07 76 00.
- B. Protecting windows from damage by chemicals, solvents, paint or other construction operations that may cause damage.

End of Section

Section 08 52 00
Wood Ultimate Double Hung Collection

Part 1 General

1.1 Section Includes

- A. Wood Ultimate Double Hung, Single Hung, Transom, Picture window complete with hardware, glazing, weather strip, insect screen, removable grille, grilles-between-the-glass, simulated divided lite, authentic divided lite, jamb extension, combination storm/screen, interior shade, and standard or specified anchors, trim, and attachments
- B. Wood Ultimate Double Hung, Single Hung Bay or Bow complete with hardware, glazing, weather strip, insect screen, removable grille, grilles-between-the-glass, simulated divided lite, authentic divided lite, jamb extension, combination storm/screen, head/seat board, and standard or specified anchors, trim attachments, and accessories
- C. Wood Round Top Ultimate Double Hung window complete with hardware, glazing, weather strip, insect screen, removable grille, simulated divided lite, grilles-between-the-glass, authentic divided lite, jamb extension, combination storm/screen, and standard or specified anchors, trim, and attachments

1.2 Related Sections

- A. Section 01 33 23 – Submittal Procedures, Shop Drawings, Product Data and Samples
- B. Section 01 62 00 – Product Options
- C. Section 01 65 00 – Product Delivery
- D. Section 01 66 00 – Storage and Handling Requirements
- E. Section 01 71 00 – Examination and Preparation
- F. Section 01 73 00 - Execution
- G. Section 01 74 00 – Cleaning and Waste Management
- H. Section 01 76 00 – Protecting Installed Construction
- I. Section 06 22 00 – Millwork: Wood trim other than furnished by window manufacturer
- J. Section 07 92 00 – Joint Sealant: Sill sealant and perimeter caulking
- K. Section 09 90 00 – Painting and Coasting: Paint and stain other than factory-applied finish

1.3 References

- A. American Society for Testing Materials (ASTM):
 - 1. E283: Standard Test method for Rate of Air Leakage through Exterior Windows, Curtain Walls and Doors
 - 2. E330: Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls and Door by Uniform Static Air Pressure Difference
 - 3. E547: Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls and Doors by Cyclic Static Air Pressure Differential
 - 4. E2190: Specification for Sealed Insulated Glass Units
 - 5. C1036: Standard Specification for Flat Glass
 - 6. E2068: Standard Test Method for Determination of Operating Force of Sliding Windows and Doors
- B. American Architectural Manufacturer's Association/Window and Door Manufacturer's Association (AAMA/WDMA/CSA):
 - 1. AAMA/WDMA/CSA 101/I.S.2/A440-08, North American Fenestration, Standard/Specification for window, doors and skylights
 - 2. AAMA/WDMA/CSA 101/I.S.2/A440-11,NAFS 2011 – North American Fenestration, Standard/Specification for windows, doors and skylights
- C. WDMA I.S.4: Industry Standard for Water Repellant Preservative Treatment for Millwork
- D. Window and Door Manufacturer's Association (WDMA): 101/I.S.2 WDMA Hallmark Certification Program
- E. Sealed Insulating Glass Manufacturer's Association/Insulating Glass Certification Council (SIGMA/IGCC)
- F. American Architectural Manufacturer's Association (AAMA): 2605: Voluntary Specification for High Performance Organic Coatings on Architectural Extrusions and Panels
- G. National Fenestration rating Council (NFRC):
 - 1. 101: Procedure for Determining Fenestration Product thermal Properties
 - 2. 200: Procedure for Determining Solar Heat Grain Coefficients at Normal Incidence
- H. Window Covering Manufacturer's Association
 - 1. A100.1: Standard for safety of corded covering products

1.4 System Description

A. Design and Performance Requirements:

Product	Air Tested to psf	Water Tested to psf	Structural Tested to psf	Certification Rating	Design Pressure (DP)	Overall Width		Overall Height	
						in	mm	in	mm
Wood Double Hung Window 3644	1.57	6	60	LC-PG40-H	40	41 3/8	(1051)	97	(2464)
Wood Double Hung Window 3644 High Performance	1.57	8.25	60	LC-PG40-H	40	41 3/8	(1051)	97	(2464)
Wood Ultimate Double Hung 4026	1.57	6	60	LC-PG40-H	40	45 3/8	(1153)	61	(1549)
Wood Ultimate Double Hung 4036	1.57	6	45	LC-PG40-H	40	45 3/8	(1153)	81	(2057)
Wood Double Hung Window 4036 High Performance	1.57	8.25	60	LC-PG40-H	40	45 3/8	(1153)	81	(2057)
Wood Ultimate Double Hung 2830 High Performance	1.57	7.5	75	LC-PG50-H	50	33 3/8	(848)	69	(1753)
Wood Ultimate Double Hung 3026 High Performance	1.57	7.5	75	LC-PG50-H	50	35 3/8	(899)	61	(1549)

Product	Air Tested to psf	Water Tested to psf	Structural Tested to psf	Certification Rating	Design Pressure (DP)	Overall Width		Overall Height	
						in	mm	in	mm
Wood Ultimate Double Hung Round Top 4036	1.57	4.5	45	LC--PG30-H	30	45 3/8	(1153)	81	(2057)
Wood Ultimate Double Hung Picture/Transom Round Top & Polygon	1.57	9	90	CW-PG60-FW	60	75	(1905)	90	(2286)

1.5 Submittals

- A. Shop Drawings: Submit shop drawings under provision of Section 01 33 23
- B. Product Data: Submit catalog data under provision of Section 01 33 23
- C. Samples:
 - 1. Submit corner section under provision of section 01 33 23
 - 2. Include glazing system, quality of construction and specified finish
- D. Quality Control Submittals: Certificates: submit manufacturer's certification indicating compliance with specified performance and design requirement under provision of section 01 33 23

1.6 Quality Assurance

- A. Requirements: consult local code for IBC [International Building Code] and IRC [International Residential Code] adoption year and pertinent revisions for information on:
 - 1. Egress, emergency escape and rescue requirements
 - 2. Basement window requirements
 - 3. Windows fall prevention and/or window opening control device requirements

1.7 Delivery

- A. Comply with provisions of Section 01 65 00
- B. Deliver in original packaging and protect from weather

1.8 Storage and Handling

- A. Prime and seal wood surfaces, including to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation
- B. Store window units in an upright position in a clean and dry storage area above ground to protect from weather under provision of Section 01 66 00

1.9 Warranty

Complete and current warranty information is available at marvin.com/warranty. The following summary is subject to the terms, condition, limitations and exclusions set forth in the Marvin Windows and Door Limited Warranty and Products in Coastal Environments Limited Warranty Supplement:

- A. Clear insulating glass with stainless steel spacers is warranted against seal failure caused by manufacturing defects and resulting in visible obstruction through the glass for twenty (20) years from the original date of purchase. Glass is warranted against stress cracks caused by manufacturing defects from ten (10) years from the original date of purchase.
- B. Factory applied interior finish is warranted to be free from finish defects for a period of five (5) years from the original date of purchase.
- C. Hardware and other non-glass components are warranted to be free from manufacturing defects for ten (10) years from the original date of purchase.

Part 2 Products

2.1 Manufactured Units

- A. Description: Wood Ultimate Double Hung, Single Hung, Transom, Picture, as Manufactured by Marvin Windows and Doors, Warroad, Minnesota.
- B. Description: Wood Ultimate Double Hung, Single Hung Round Top as manufactured by Marvin Windows and Doors, Warroad, Minnesota.
- C. Description: Wood Ultimate Double Hung Bow unit, (and related stationary units) as manufactured by Marvin Windows and Door, Warroad, Minnesota.
 - 1. Available in 3, 4, 5, and 6 wide assemblies
 - 2. 6 degree angle
 - 3. With and w/out head and seat board
- D. Description: Wood Ultimate Double Hung Bay Assemblies as manufactured by Marvin Window and Doors, Warroad, Minnesota.
 - 1. Available 30 degree, 45 degree, 60 degree, and 90 degree
 - 2. With and w/out head and seat board

2.2 Frame Description

- A. Non Finger-Jointed Pine or finger-jointed core with non finger-jointed Pine veneer; non finger-jointed Mahogany or finger-jointed core with non finger-jointed Mahogany veneer; non finger-jointed Vertical Grain Douglas Fir or finger-jointed with non finger-jointed Vertical Grain Douglas Fir veneer
 - 1. Kiln-dried to moisture content no greater than 12 percent at the time of fabrication
 - 2. Water repellent, preservative treated in accordance with ANSI/WDMA I.S.4.
- B. Frame thickness: 11/16" (17mm) head and side jambs

- C. Frame depth: Frame depth had an overall 5 21/32" jamb (144mm). 4 9/16" (116mm) jamb depth from the nailing fin plane to the interior face of the frame for new construction.
- D. Frame bevel: 8 degree bevel on sill and subsill
- E. Subsill: 1 3/32" (28mm)

2.3 Sash Description

- A. Interior: Non Finger-Jointed Pine or finger-jointed core with non finger-jointed Pine veneer; non finger-jointed Mahogany or finger-jointed core with non finger-jointed Mahogany veneer; non finger-jointed Vertical Grain Douglas Fir or finger-jointed with non finger-jointed Vertical Grain Douglas Fir veneer
 - 1. Kiln-dried to moisture content no greater than twelve (12) percent at the time of fabrication.
 - 2. Water repellent preservative treated with accordance with WDMA I.S.4.
- B. Sash thickness: 1 5/8" (41mm) for operable units, 1 5/8" (41mm) or 2" (51mm) for picture units
- C. Operable sash tilt to interior for cleaning or removal
- D. Sash Options: Unequal Sash
- E. Interior Sash Sticking
 - 1. Standard: Ovolo
 - 2. Optional: Interior Square sticking

2.4 Glazing

- A. Select quality complying with ASTM C1036. Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E2190.
- B. Glazing method: Insulating glass
- C. Glazing seal: Silicone glazed
- D. Glass Type: Clear, Bronze, Gray, Reflective Bronze, Tempered, Obscure, Laminated, Low E2 with or without Argon, Low E3 with or without Argon, Low E1 with or without Argon
- E. Tri-pane glass(TG): Tripane Low E1 Argon, Tripane Low E2 Argon, Tripane Low E3 Argon, Tripane Low E1 Krypton/Argon, Tripane Low E2 Krypton/Argon, Tripane Low E3 Krypton/Argon
 - 1. This glass type is dependent on sash thickness and availability
 - 2. Consult ADM or OMS for availability

2.5 Finish

- A. Interior/Exterior: Treated bare wood
 - 1. Prime: factory-applied enamel primer. Available on Pine product only.
- B. Interior Finish options:
 - 1. Painted Interior Finish. Available on Pine product only.
 - 2. Factory-applied water-borne acrylic enamel clear coat. Applied in two separate coats with light sanding between coats. Available on Pine, Mahogany, and Vertical Grain Douglas Fir.
 - 3. Factory-applied water-borne urethane stain. Stain applied over a wood (stain) conditioner. A water-borne acrylic enamel clear coat applied in two separate coats, with light sanding between coats, applied over the stain. Available on Pine, Mahogany, and Vertical Grain Douglas Fir. Colors available: Wheat, Honey, Hazelnut, Leather, Cabernet, and Espresso.

2.6 Hardware

- A. Balance System: Coil spring block and tackle with nylon cord and fiber filled nylon clutch
- B. Jamb Carrier: Vinyl extrusion with wood inserts
 - 1. Color: beige
- C. Lock: High pressure zinc die-cast cam lock and keeper
 - 1. Finish: Phosphate coated and electrostatically painted Satin Taupe, Bronze, White, Brass, Satin Chrome, Satin Nickel, Antique Brass, Oil Rubbed Bronze
- D. Check rail guide
- E. Optional Window Operating Control Device

2.7 Weather Strip

- A. Operating units:
 - 1. Continuous, leaf weather strip at head jamb, parting stop, dual durometer bulb at check rail, foam bulb type dual durometer weather strip on vertical sash edge; dual durometer bulb weather strip at bottom rail
- B. Stationary units:
 - 1. Continuous, bulb weather strip at perimeter of sash, concealed slotted bulb weather strip on exterior of sash, pile strip on interior of blind stop, dual durometer bulb weather strip at bottom rail.

2.8 Jamb Extension

- A. Jamb extensions are available for various wall thickness factory-applied up to a 12" (305mm) wide
- B. Finish: Match interior frame finish

2.9 Heat/Seat Board (For use with Bow and Bay units)

- A. Factory-installed (head board) (seat board) for wall thickness indicated or required
- B. Finish: match interior finish

2.10 Insect Screen

- A. Factory-installed full or half screen. Half screen covers sash opening.
 - 1. Screen Mesh: Charcoal fiberglass, charcoal aluminum wire, black aluminum wire, bright aluminum wire, bright bronze wire, Hi-Tran fiberglass mesh
- B. Aluminum frame finish:
 - 1. Color: Stone White, Bahama Brown, Bronze, Pebble Gray, Evergreen, Sierra White, Coconut Cream, French Vanilla, Cashmere, Desert Beige, Cumulus Gray, Cadet Gray, Ebony, Arctic White, Cascade Blue, Hampton Sage, Wineberry, Bright Silver (pearlescent), Copper (pearlescent)
- C. Optional Magnum Screen:
 - 1. Extruded aluminum surround with charcoal Hi-Tran fiberglass mesh

2.11 Wood Combination Storm Sash and Screen

- A. Frame: Finger-jointed Pine, Mahogany, Vertical Grain Douglas Fir
 - 1. Kiln-dried to moisture content no greater than twelve (12) percent at the time of fabrication
 - 2. Water repellent preservative treated in accordance with WDMA I.S.4.
 - 3. Frame thickness: 1-1/16 inches (26 mm)
 - 4. Extruded aluminum track utilized to hold storm and screen panels
 - 5. Finish: Treated bare wood; Latex prime coat, white – available for Pine wood species only
- B. Hardware: Spring loaded latches to hold removable storm panel in position
- C. Weather strip: Pile weather strip seals between operating panels and against stiles of main frame

- D. Storm Panel: Select quality glass in aluminum frame
 - 1. Frame finish: Bronze; Bahama Brown; Pebble Gray; White; Evergreen
- E. Insect Screen Panel:
 - 1. Extruded aluminum surround, screen mesh: Charcoal fiberglass; charcoal aluminum wire; black aluminum wire; bright aluminum wire; bright bronze wire, Hi-Tran fiberglass screen mesh
 - 2. Aluminum frame finish: Bronze; White; Bahama Brown; Pebble Gray; Evergreen
- F. Wood Storm Sash: Select quality glass in clear Pine, Mahogany, and Vertical Grain Douglas Fir frame
 - 1. Top Rail and stiles: 2-1/8 inches (54 mm) wide
 - 2. Bottom rail: 4-1/16 inches (103 mm) wide
 - 3. Sash thickness: 1-3/32 inches (28 mm)
 - 4. Finish: Latex prime coat, white – available for Pine wood species only

2.12 Interior Shade

- A. Cellular shade is attached to the window with a removable surround system that houses the cellular shade system
 - 1. Minimum jamb depth required 5 13/16" (148mm)
 - 2. Shade cartridge is removable and replaceable
 - 3. Shade control: Top down, bottom up
- B. Wood wrapped extruded aluminum cellular shade
 - 1. Single non-fire rated hexagonal honeycomb (cellular) 3/4" (19mm)
 - 2. Semi-opaque fabric (light filtering)
 - a. Colors: Driftwood, Marigold, Almond, Rose, Denim, Biscuit, Champagne, Moss, Cinnamon, Silver, White, Stone, Tan, Ivory, Eggshell
 - 3. Opaque fabric (blackout)
 - a. Colors: White, Stone, Tan, Ivory, Eggshell

2.13 Removable Interior Grilles

- A. 3/4" by 15/32" (19mm x 12mm), 1 1/8" x 15/32" (29mm x 12mm) wide – Pine only
 - 1. Pattern: Rectangular, Diamond, Custom lite layout

2. Finish: Match interior sash finish

2.14 Simulated Divided Lites (SDL)

- A. 5/8" (16mm) wide, 7/8" (22mm) wide, 1 1/8" (29mm), 1 3/4" (44mm), 2 13/32" (61mm) wide with or w/out internal spacer bar
- B. Muntins: Pine, Mahogany, or Vertical Grain Douglas Fir
- C. Muntins adhere to glass with closed-cell copolymer acrylic foam tape
- D. Sticking:
 1. Standard: Ovolo
 2. Optional: Interior Square sticking
- E. Pattern: Rectangular, diamond, custom lite cut
- F. Finish: Match panel finish

2.15 Grilles-Between-the-Glass (GBG)

- A. 11/16" (17mm) contoured aluminum bar.
 1. Exterior Colors: Stone White. The exterior GBG color is designed to best match the Marvin aluminum clad color when used with LoE glass. The use of different types of glazing may alter the exterior GBG color appearance.
 2. Standard Interior Color: Stone White
 3. Optional Interior Colors: Bronze, Pebble Gray, Sierra, White
- B. Optional flat aluminum spacer bar. Contact your Marvin representative.
- C. Pattern: Rectangular, Cottage, Custom lite layout

2.16 Authentic Divided Lites (ADL)

- A. 1 1/2" (38mm) insulating Pine, Mahogany, Vertical Grain Douglas Fir muntins or 7/8" (22mm) single glaze ADL with energy panel
 1. Pattern: Rectangular; Custom lite layout
 2. Finish: Match sash finish

2.17 Accessories and Trim

- A. Installation Accessories:

1. Factory installed vinyl nailing/drip cap
 2. Installation brackets: 6 3/8" (162mm), 9 3/8" (283mm), 15 3/8" (390mm)
 3. Masonry brackets: 6" (152mm), 10" (254mm)
- B. Exterior Wood Moulding:
1. Profile: Brick Mould Casing, Flat Casing, Stucco Brick Mould, Stucco Flat Casing, Special Casing 3 (SPC3), Special Casing 7 (SPC7), Special Casing 21 (SPC21), Special Casing 18 (SPC18), Special Casing 26 (SPC26)
 2. Finish: Match exterior frame finish
- C. Cedar Dress:
1. Sill
 2. Subsill
 3. Blind stops and jamb covers
 4. Mull covers
 5. Brick Mould and Flat Casing
 6. Available on Pine frames
 7. Bare cedar

Part 3 Execution

3.1 Examination

- A. Verification of Condition: Before installation, verify openings are plumb, square and of proper dimensions as required in Section 01 71 00. Report frame defects or unsuitable conditions to the General contractor before proceeding.
- B. Acceptance of Condition: Beginning on installation confirms acceptance of existing conditions.

3.2 Installation

- A. Comply with Section 01 73 00.
- B. Assemble and install window/door unit(s) according to manufacturer's instruction and reviewed shop drawing.
- C. Install sealant and related backing materials at perimeter of unit or assembly in accordance with Section 07 92 00 Joint Sealants. Do not use expansive foam sealant.
- D. Install accessory items as required.

- E. Use finish nails to apply wood trim and mouldings.

3.3 Cleaning

- A. Remove visible labels and adhesive residue according to manufacturer's instruction.
- B. Leave windows and glass in a clean condition. Final cleaning as required in Section 01 74 00.

3.4 Protecting Installed Construction

- A. Comply with Section 07 76 00.
- B. Protecting windows from damage by chemicals, solvents, paint or other construction operations that may cause damage.

End of Section

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 29, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW REAR ADDITION AND REAR GABLE ROOF ON
CONTRIBUTING BUILDING.
DEMOLITION OF REAR ROOF ON ADDITION.**

FOR- #1200 FLORIDA STREET

Applicant – Perez Engineering & Development

Application #H15-01-1358

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

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

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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1036170 Parcel ID: 00035320-000000

Ownership Details

Mailing Address:

SEASHELL INVESTMENTS LLC
400 WISCONSIN AVE
RACINE, WI 53403-1049

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: 1200 FLORIDA ST KEY WEST

Subdivision: Moffat's Sub

Legal Description: KW MOFFATS SUB PB 1-12 PT LOT 9 & LOT 11 SQR 3 TR 14 G28-185/86 OR435-371 OR648-176D/C OR657-872 OR900-1978 OR902-1168 OR902-1169 OR1408-2110/12R/S OR1893-1213/15 OR2753-442/43

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	44	95	4,139.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1159
 Year Built: 1938

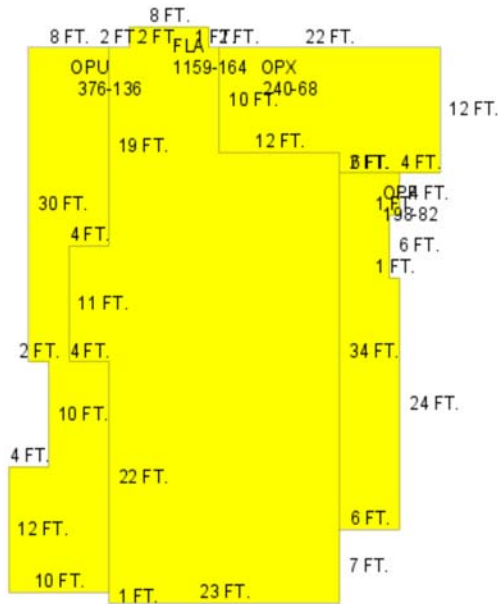
Building 1 Details

Building Type R1	Condition G	Quality Grade 450
Effective Age 19	Perimeter 164	Depreciation % 26
Year Built 1938	Special Arch 0	Grnd Floor Area 1,159
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
Roof Type GABLE/HIP **Roof Cover** METAL **Foundation** WD CONC PADS
Heat 1 NONE **Heat 2** NONE **Bedrooms** 2
Heat Src 1 NONE **Heat Src 2** NONE

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1988	N Y	0.00	0.00	1,159

2	<u>OPU</u>	1	1988	N	Y	0.00	0.00	376
3	<u>OPF</u>	1	1988	N	Y	0.00	0.00	198
4	<u>OPX</u>	1	1988	N	Y	0.00	0.00	240

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	176 SF	0	0	1987	1988	5	50
2	FN2:FENCES	428 SF	0	0	1987	1988	2	30
3	WD2:WOOD DECK	74 SF	0	0	1987	1988	1	40
4	WD2:WOOD DECK	214 SF	0	0	1987	1988	2	40

Appraiser Notes

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
15-2710	07/02/2015		1,800		REMOVE INTERIOR DRYWALL TO INSULATE EAST WALLS 350 SQ/FT, REPLACE KITCHEN COUNTERTOPS, 30 SQ/FT.
B933200	11/01/1993	12/01/1994	450		REPAIRS TO SIDING
9604293	11/01/1996	07/01/1997	1,200		RENOVATION
9700787	03/01/1997	07/01/1997	2,000		REPAIRS & PAINTING
0101788	04/30/2001	11/28/2001	5,250		14 SQS V-CRIMP
03-2001	06/04/2003	08/08/2003	1,200		UPGRADE SERVICE PANEL

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	126,654	11,120	309,275	447,049	314,615	25,000	289,615
2014	123,046	10,466	231,470	364,982	312,118	25,000	287,118
2013	126,284	10,822	341,358	478,464	307,505	25,000	282,505
2012	137,617	11,178	310,326	459,121	302,365	25,000	277,365
2011	139,236	11,633	201,712	352,581	293,558	25,000	268,558
2010	140,855	12,055	154,193	307,103	289,220	25,000	264,220
2009	156,565	12,510	308,386	477,461	281,616	25,000	256,616
2008	148,268	12,932	447,012	608,212	281,335	25,000	256,335
2007	182,929	10,522	662,240	855,691	273,141	25,000	248,141
2006	327,267	10,852	393,205	731,324	231,174	25,000	206,174

2005	304,669	11,260	331,120	647,049	258,717	25,000	233,717
2004	217,621	11,649	227,645	456,916	251,182	25,000	226,182
2003	197,092	12,057	99,336	308,485	246,499	25,000	221,499
2002	173,199	12,431	93,128	278,758	240,722	25,000	215,722
2001	152,380	12,854	93,128	258,362	236,932	25,000	211,932
2000	152,380	15,567	62,085	230,032	230,032	25,000	205,032
1999	148,982	15,670	62,085	226,736	174,019	25,500	148,519
1998	118,386	12,254	62,085	192,725	171,279	25,500	145,779
1997	103,588	11,022	53,807	168,416	168,416	25,500	142,916
1996	79,911	8,721	53,807	142,439	131,121	25,000	106,121
1995	70,751	8,165	53,807	132,723	127,923	25,000	102,923
1994	63,273	7,480	53,807	124,560	124,560	25,000	99,560
1993	63,273	7,668	51,480	122,421	122,421	25,000	97,421
1992	63,273	7,854	51,480	122,607	122,607	25,000	97,607
1991	63,273	8,042	51,480	122,795	122,795	25,000	97,795
1990	59,203	8,220	40,590	108,013	108,013	25,000	83,013
1989	53,821	7,651	39,600	101,072	101,072	25,000	76,072
1988	35,674	1,270	32,670	69,614	69,614	25,000	44,614
1987	35,225	1,306	24,750	61,281	61,281	25,000	36,281
1986	35,422	1,356	23,760	60,538	60,538	0	60,538
1985	22,193	0	14,256	36,449	36,449	0	36,449
1984	20,758	0	14,256	35,014	35,014	0	35,014
1983	20,758	0	14,256	35,014	35,014	0	35,014
1982	21,176	0	12,355	33,531	33,531	5,000	28,531

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
7/17/2015	2753 / 442	745,000	WD	01
6/2/2003	1893 / 1213	98,000	QC	P
5/1/1996	1408 / 2110	243,000	WD	U
1/1/1984	902 / 1168	65,000	WD	Q
1/1/1984	902 / 1169	78,000	WD	U
2/1/1976	657 / 872	22,000	00	Q

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Monroe County Property Appraiser
 Scott P. Russell, CFA
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