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## Historic Architectural Review Commission Staff Report for Item 16

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: November 29, 2022

Applicant: David Cera, Architect

Application Number: H2022-0050

Address: 430 Duval Street

### **Description of Work:**

New storefronts at La Concha Hotel.

### **Site Facts:**

The building under review is listed as a contributing resource to the historic district. The seven-story Mediterranean Revival hotel was built circa 1925. Located on the southwest corner of Duval and Fleming streets the building has undergone many alterations. The building on its first floor still possesses many of the original fenestrations and some historic elements, particularly on the south portion facing Duval Street and on Fleming Street. This is not the same with the four bays at the norther portion of the façade facing Duval Street where no historic fabric, other than the structural elements of the building. On that section of the facade all four storefronts have no rhythm or cohesiveness among them. The building “L” shape arcade is unique to the historic district.

### **Secretary of the Interior’s Standards and Guidelines Cited on Review:**

- SOIS (pages 16-23) specifically standards 1, 2, and 9.
- Guidelines for window and transom window replacements (pages 29-f- i), specifically guidelines 3 and 8.
- Storefronts (pages 29k-1), specifically first paragraph and guideline 1.
- Commercial Storefronts and Signage (page 46), specifically preamble and guidelines 1 and 5.



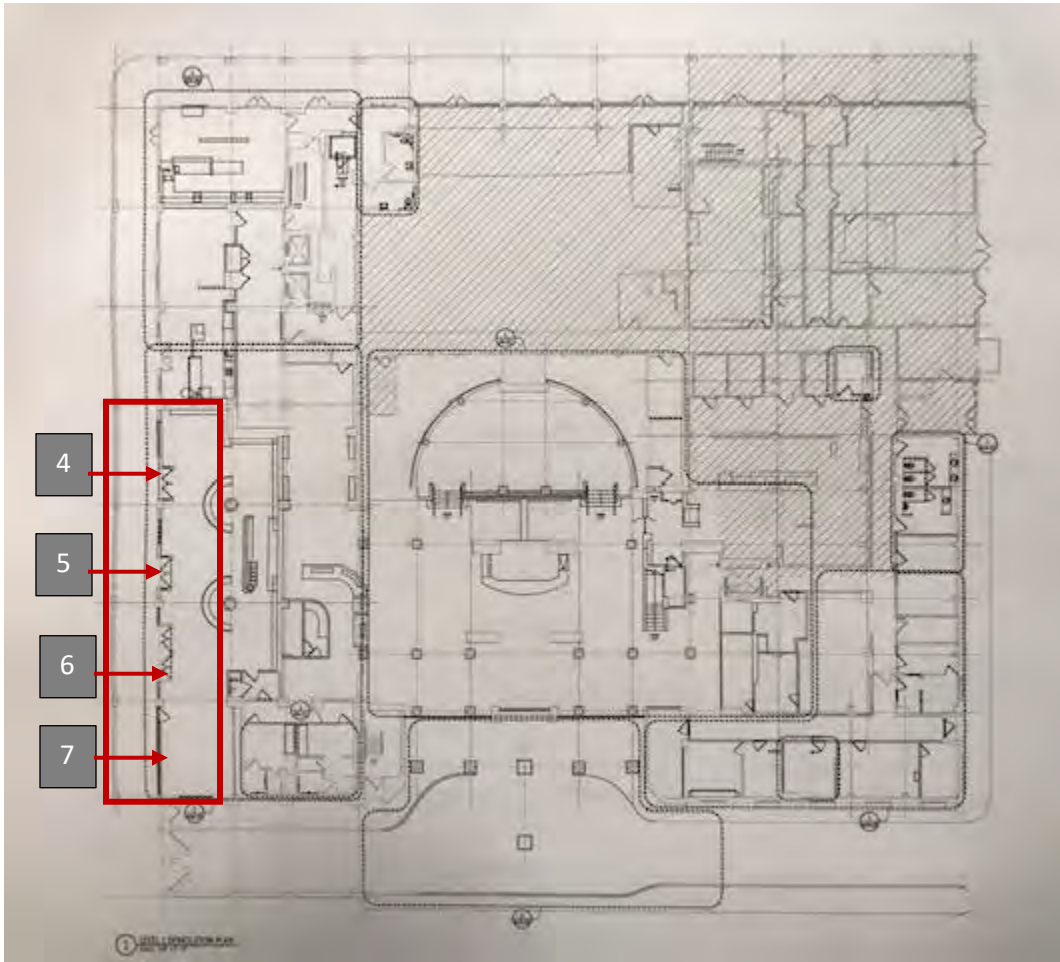
*Postcard from late 1920's.*

**Staff Analysis:**

The Certificate of Appropriateness under review is for the reconfiguration of existing storefronts facing Duval Street, specifically the four northernmost bays. It is evident that through times these four bay storefronts have changed not only in façade configuration but also portions have been recessed to accommodate new needs.



*Detail of northernmost storefronts facing Duval Street.*



*Existing conditions marking 4 bays under review. Duval Street will be on the left side of the drawing.*

Existing conditions includes the following:

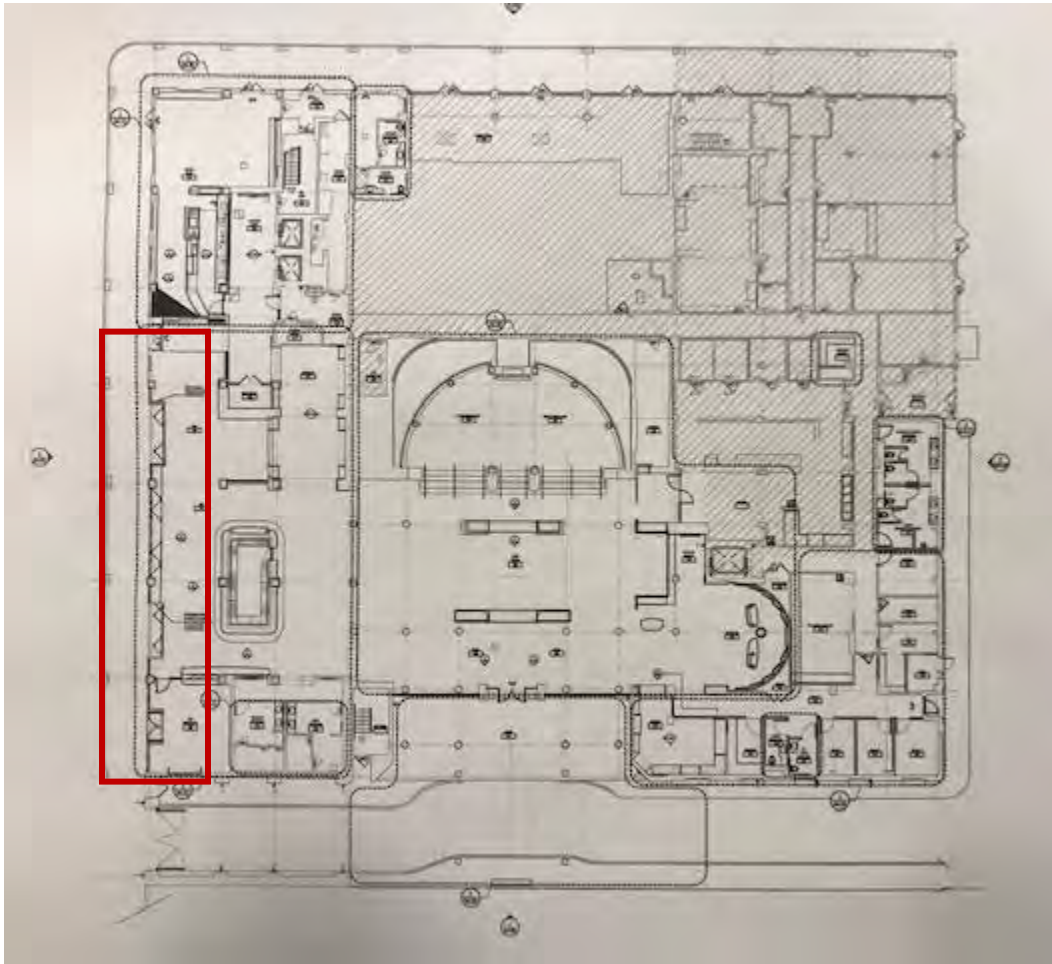
Bay 4- Recessed double door towards the north side and three picture windows.

Bay 5- Recessed double door towards the north side and two picture windows.

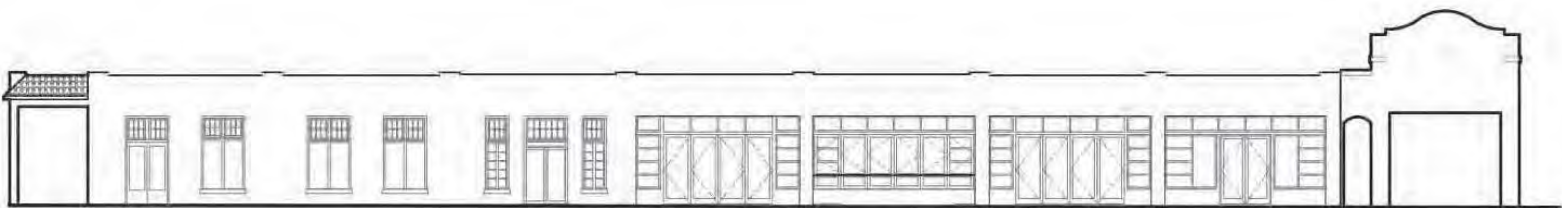
Bay 6- Recessed two double doors in the center flanked with single picture windows.

Bay 7- Flush single door towards the south with one large picture window and a smaller window towards the north.





*Proposed floor plan for all four storefronts.*



2022 - PROPOSED RETROFIT BACK TO LARGER OPENINGS AND WINDOW CONFIGURATION

The new design proposes the following treatment for fenestrations:

Bay 4 - Recessed two double folding doors at center flanked with sidelights

Bay 5 - Flush two pair of folding windows at center flanked with sidelights

Bay 6 - Recessed two double folding doors at center flanked with sidelights

Bay 7 - Recessed double doors flanked with single picture window and sidelights

All exterior frames will be wood, for both windows and doors. All new components will be painted white to match rest of the wood trim on the building. The architect is proposing Nana Wall for the doors. Here is the link to their website:

[NW Wood 540 Generation 4 Folding Glass Wall | NanaWall](#)



*Example of proposed doors.*

For the window frame thickness is 2". Door frame thickness is 3" sides and top, 6" bottom with no kick plates. All glass for windows and doors will be clear, no low e nor tinted glass. At bay #5 it is proposed to be clear ribbed pattern glass which is original to the building. There are examples of this glass on the Fleming St side of the building. The bottom row of this section is proposed to be ribbed because those windows open directly under a bar counter and to have a 'modesty panel' to prevent pedestrians on the sidewalk to see below the counter of ladies sitting at the bar. The division of the sidelight windows is derived from the 1930s era window configuration.

### **Consistency with Cited Guidelines:**

It is staff's opinion that the proposed configuration of all four bays is consistent with the guidelines as they create a cohesive facade. Nevertheless, staff finds the proposed folding doors and windows

to be foreign to the period of the building and its historic character. There is pictorial evidence that this building historically had regular hinged entry doors and fixed windows, whether they were used as sidelights or storefronts, some can still be seen on the Fleming Street elevation. Allowing the use of folding doors and windows will alter the sense and historic character of the building as the structure has always maintained on its first-floor commercial elevation fixed storefronts, where the only means of accessing the interior is through traditional commercial doors. Altering three out of four bays with large operable folding doors and windows while in use will adversely impact the still retained controlled connection between the exterior and interior of the building. Staff recommends the use of traditional commercial wood with glass hinged doors and fixed glass to maintain the architectural character the building intended to have as it was designed.

The Secretary of the Interior's Standards are very specific as to alterations to historic buildings. Although the first-floor four northernmost bays of this building had changed through time, the building has retained one main characteristic, which is how permeable the first-floor façade is. Historically the first floor contained the lobby and commercial spaces that supported the hotel. Through historic photographs and current conditions, it can be observed the preservation of that character defining element in the building. Standard # 9 clearly states “new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. **The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**” Staff finds that folding doors and windows will alter and diminish the integrity of this unique and historic building.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <i>H2022-050</i>	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	430 Duval Street		
NAME ON DEED:	Ashford TRS Five LLC	PHONE NUMBER	972-490-9600
OWNER'S MAILING ADDRESS:	11485 Dallas Parkway, #1100	EMAIL	
	Dallas TX 75254		
APPLICANT NAME:	David Cera	PHONE NUMBER	910-209-0758
APPLICANT'S ADDRESS:	11485 Dallas Parkway, #1400	EMAIL	davidcera@premierpm.com
	Dallas TX 75254		
APPLICANT'S SIGNATURE:	<i>David Cera</i>	DATE	31 Oct 2022

**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

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<p><b>GENERAL:</b> Exterior renovation to La Concha Hotel: No additions to height or footprint to building. Exterior to be painted; awnings replaced; overhang at hotel lobby entrance to be removed and replaced with new. New overhang to match 1986 portion of the building. Four bays of Duval Street facade to revert back to original appearance - based on photographs and drawing references. Second floor balcony doors at guestrooms along Duval St (qty 10) to be replaced to match existing.</p>
<p><b>MAIN BUILDING:</b> Duval Street facade: New windows and doors to be white to match existing. Appearance to reflect the 1930s appearance as shown in 1986 renovation drawings.                  1986 Lobby entrance: New enlarged overhang to extend across the drive without need for a center column. Replace pavers at pedestrian area of entrance with terrazzo.</p>
<p><b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b></p>



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): Not applicable.	
PAVERS: Not applicable.	FENCES: Not applicable.
DECKS: Not applicable.	PAINTING: Entire exterior to be painted
	Sherwin-Williams SW 6323,
	'Romance'
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
Not applicable.	Not applicable.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
Not applicable.	

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.

## HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



**City of Key West**  
 1300 White Street  
 Key West, Florida 33040

HARC COA # <i>H-2022-050</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	430 Duval Street, Key West FL 33040
PROPERTY OWNER'S NAME:	Key West Florida Hotel Limited Partnership
APPLICANT NAME:	David Cera, Project Architect

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval PRIOR to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

PROPERTY OWNER'S SIGNATURE <i>Alex Rose</i>	10/31/2022 Alex Rose
	DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION
1. Renovation to exterior of La Concha Hotel to include removal non-historic doors, windows, and wall infill along Duval Street which were not present in 1970s era photos. The intent is to remove the areas of the non-historic infill and return the facade to resemble 1930s storefront appearance.
2. The removal of the existing overhang at the hotel entrance, located at the one-way entry drive at the north side of the property. The current version of the covered entrance is from the 2010s. The intent is to remove the overhang and the support column in the center of the drive and install a new overhang across the drive to shelter visitors as they enter the hotel.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
Not applicable.
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
Area of first floor facade to be removed is not original to the building. Photos from the 1970's display a different condition than current appearance. A 1986 renovation also references 1930s era storefront appearance that coincides with the 1970s window sizes. Entrance overhang: this area was originally built in 1986 and is not historic to the building.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
Not applicable.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
Not applicable.
(d) Is not the site of a historic event with significant effect upon society.
Not applicable.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
Not applicable.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
Not applicable.
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
Not applicable.
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.
Not applicable.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

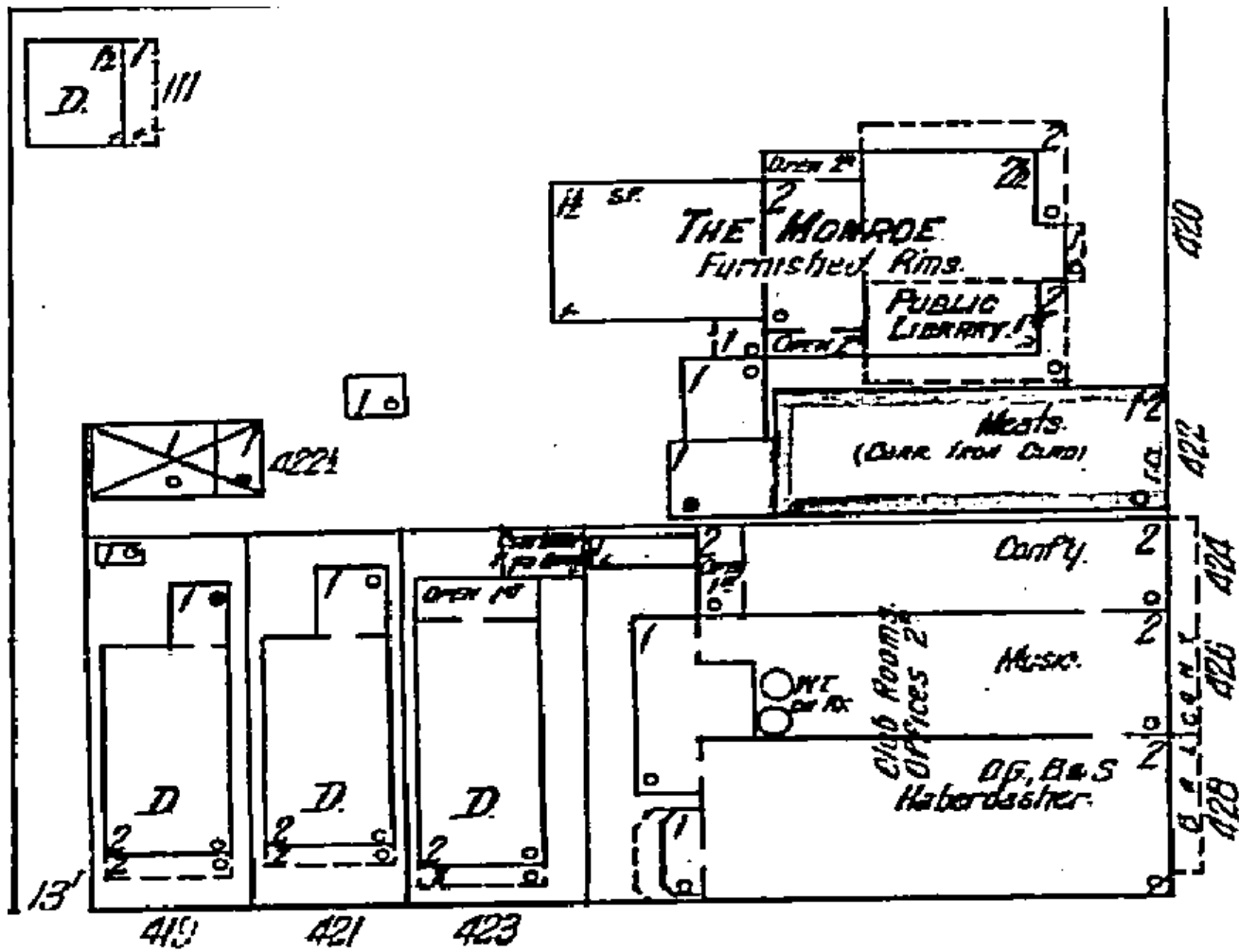
(i) Has not yielded, and is not likely to yield, information important in history,
Not applicable.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
<b>The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):</b>
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
Not applicable.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
Not applicable.
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
Not applicable.
(4) Removing buildings or structures that would otherwise qualify as contributing.
Not applicable.

# SANBORN MAPS



**430 Duval Street circa 1924. Public Library was located on the Queen Anne building. After the building was demolished it was relocated across the street at 417 Duval Street. Monroe County Library.**



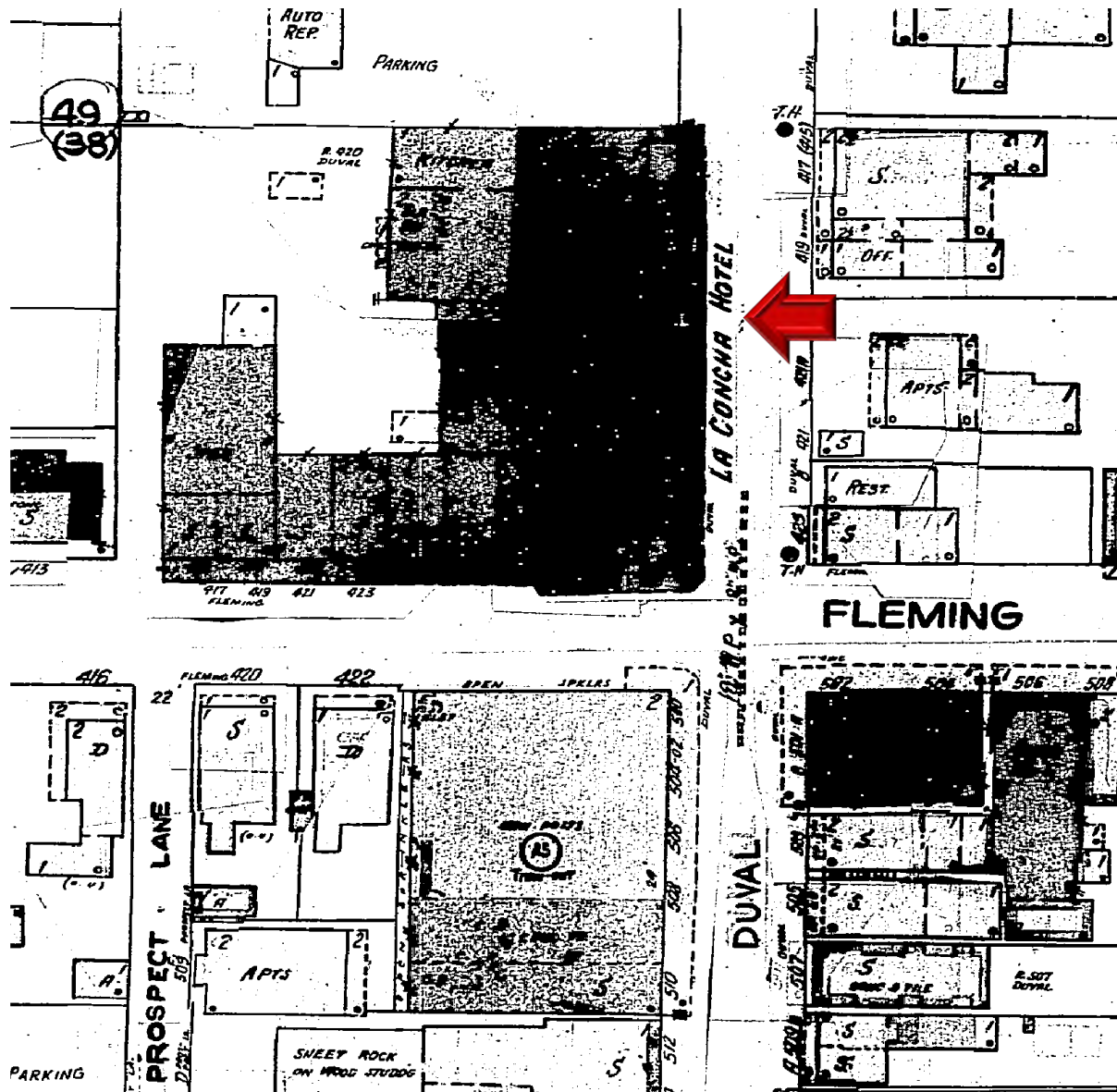
BRICK PAVED.

WP. 8"WP. ASPHALT BRICK PAVED.

Sanborn map 1912







Sanborn map 1948



# PROJECT PHOTOS



**Postcard from late 1920's Monroe County Library.**



**La Concha Hotel circa 1940. Monroe County Library.**



**Detail of circa 1940 photograph. Monroe County Library.**



**La Concha Hotel 1957. Monroe County Library.**



**Detail of 1957 photograph. Monroe County Library.**





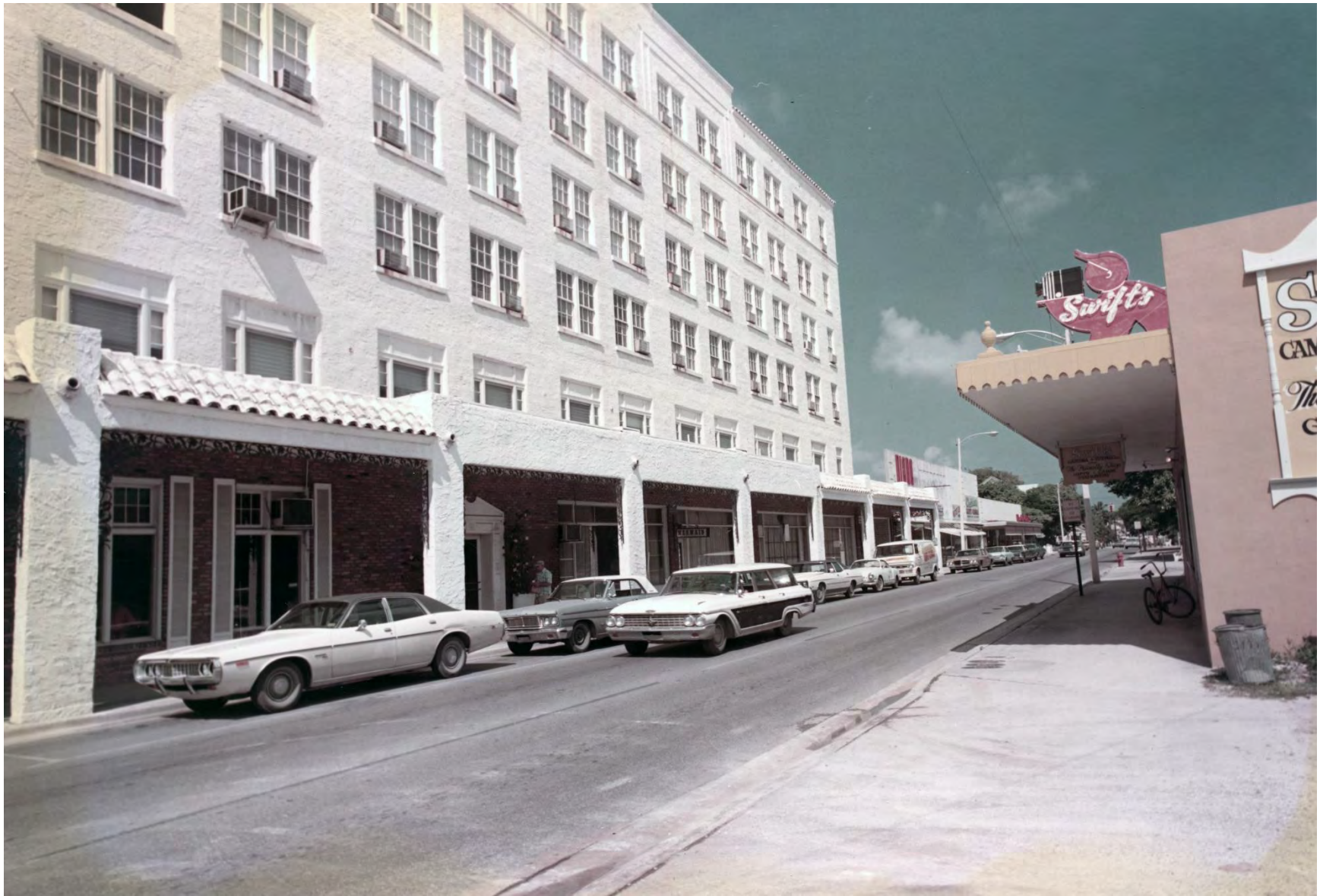
**430 Duval Street in 1962. From archives of Edwin O. Swift III. Monroe County Library.**



**Detail of 1962 photograph. Monroe County Library.**



**La Concha Hotel circa 1965. Monroe County Library.**



**430 Duval Street in 1973. From archives of Edwin O. Swift III. Monroe County Library.**



**Detail of 1973 photograph. Monroe County Library.**



**430 Duval Street in 2011. From archives of Edwin O. Swift III. Monroe County Library.**

## 2.2.1 HISTORIC STOREFRONT WINDOW CONFIGURATION

Historic photos showing storefront window configurations along Duval Street elevation.



Circa 1940s photo from Duval, north of La Concha



Circa 1970s photo from corner of Duval and Fleming, looking north showing 4 bays of large storefront openings at north end of building.

**2.2.2 EXISTING DOORS AND WINDOWS AT DUVAL STREET**



**Bay 4 – existing conditions**



**2.2.2 EXISTING DOORS AND WINDOWS AT DUVAL STREET**



**Bay 5 – existing conditions**

### 2.2.2 EXISTING DOORS AND WINDOWS AT DUVAL STREET



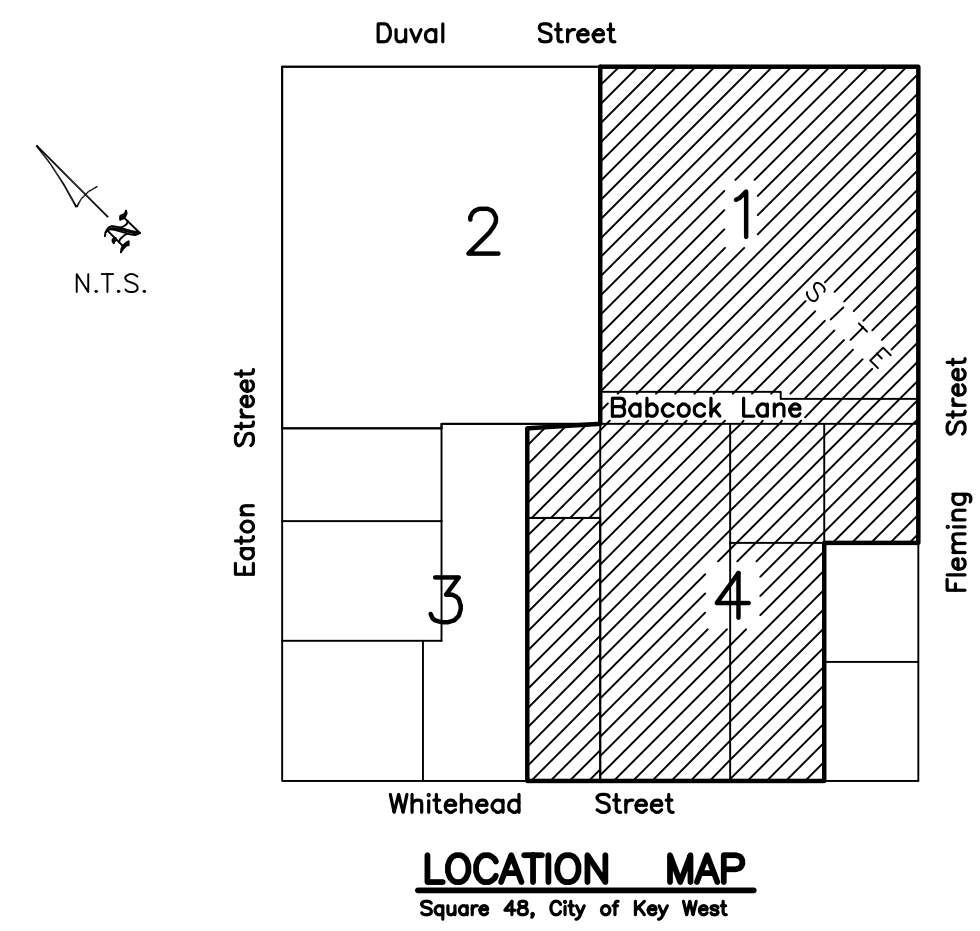
Bay 6 – existing conditions

### 2.2.2 EXISTING DOORS AND WINDOWS AT DUVAL STREET



Bay 7 – existing conditions

# SURVEY



On the Island of Key West, and is known as Part of Lot 4 in Square 38, according to W.A. Whitehead's map or plan of said Key West, delineated in February, 1829; Commencing at a point on Fleming Street, 131 feet, 10 inches, from the corner of Whitehead and Fleming Streets, and running thence on Fleming Street in a N.E.'ly direction 65 feet, 11 inches; thence at right angles in a N.W.'ly direction 52 feet, 11 inches; thence at right angles in a S.W.'ly direction 65 feet, 11 inches; thence at right angles in a S.E.'ly direction 52 feet to the point of beginning.

Also, part of said Lot 4 in said Square 38, commencing at a point on the dividing line of said Lot 4 and Lot 1 in said Square 38, 52 feet North Westerly from Fleming Street, and 197 feet and 9 inches North Easterly from Whitehead Street, and running thence from said point in a North Westerly direction and parallel with Whitehead Street 52 feet; thence at right angles in a South Westerly direction and parallel with Fleming Street 65 feet and 11 inches; thence at right angles in a South Easterly direction and parallel with Whitehead Street 52 feet; thence at right angles in a North East direction and parallel with Fleming Street 65 feet and 11 inches to the point of beginning.

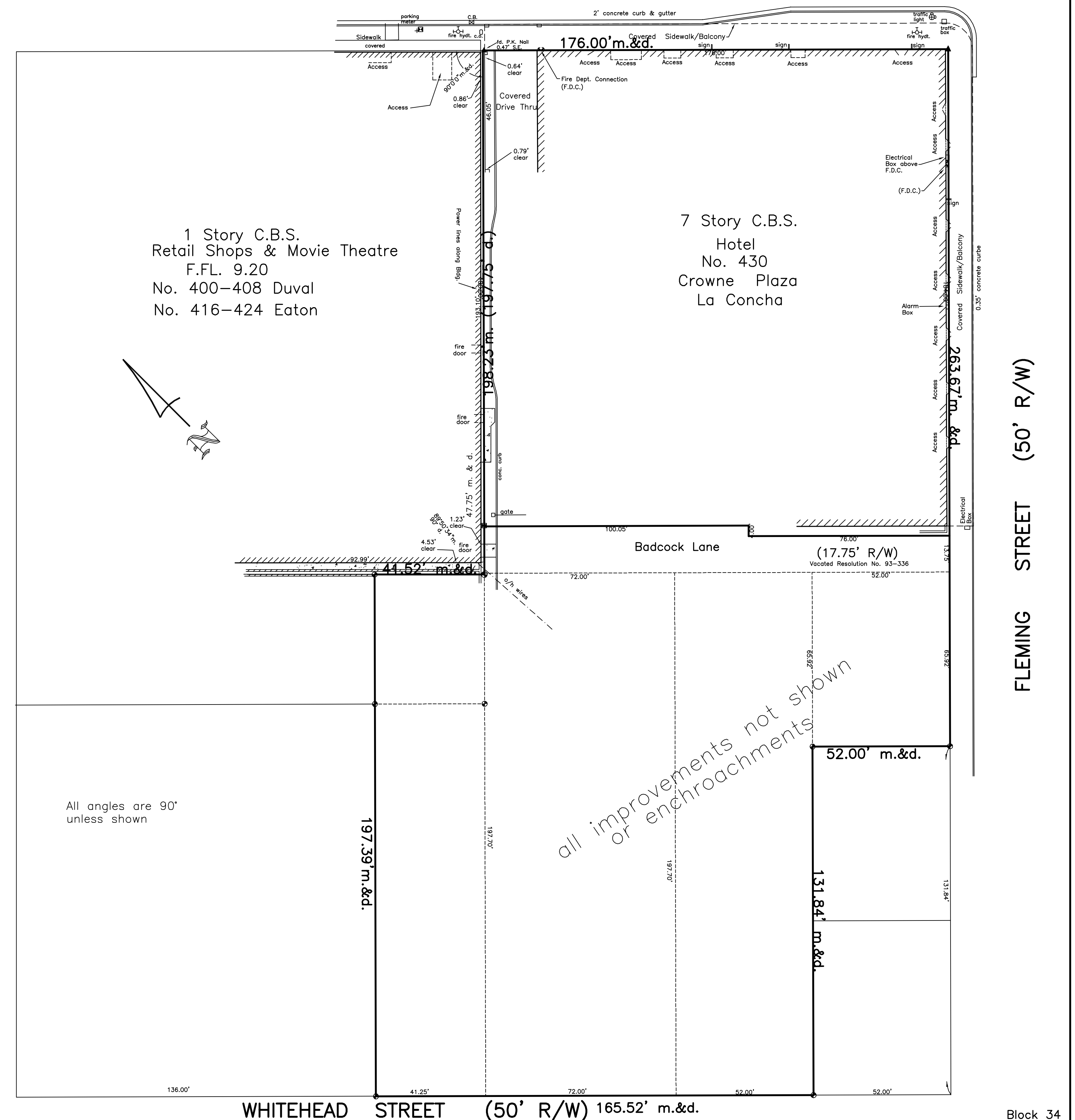
**SURVEYOR'S NOTES:**  
North arrow based on assumed median  
Reference Bearing: R/W Duval Street  
9.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 14.324

**Abbreviations:**  
Sty. = Story  
R/W = Right-of-Way  
fd. = Found  
p. = Plat  
m. = Measured  
M.H.W. = Mean High Water  
cov'd. = Covered  
wd. = Wood  
P.O.C. = Point of Commence  
o/h = Overhead  
u/g = Underground  
F.F.L. = Finish Floor Elevation  
conc. = concrete  
I.P. = Iron Pipe  
I.B. = Iron Bar  
C.B.S. = Concrete Block Stucco  
P.B. = Plat Book  
pg. = page

**Monumentation:**  
⊕ = set 1/2" Iron Pipe, P.L.S. No. 2749  
● = Found 1/2" Iron Bar  
△ = Set P.K. Nail, P.L.S. No. 2749  
▲ = Found P.K. Nail

**P.O.B. = Point of Beginning**  
**O.R. = Official Records**  
**d. = deed**  
**N.T.S. = Not to Scale**  
**⊙ = Centerline**  
**Elev. = Elevation**  
**B.M. = Bench Mark**  
**A/C = Air Conditioner**

EATON STREET (50'R/W) (Public)



All angles are 90° unless shown

all improvements not shown or encroachments

**CERTIFICATION:**  
I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

WHITEHEAD STREET (50' R/W) 165.52' m.&d.

Block 34

La Concha 430 Duval Street, Key West, Florida 33040			
Boundary Survey		Dwn No.: 13-217	
Scale: 1"=30'	Ref. 69-30 191-69	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 5/2/13		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
H:\drawings\key west\block 34			

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

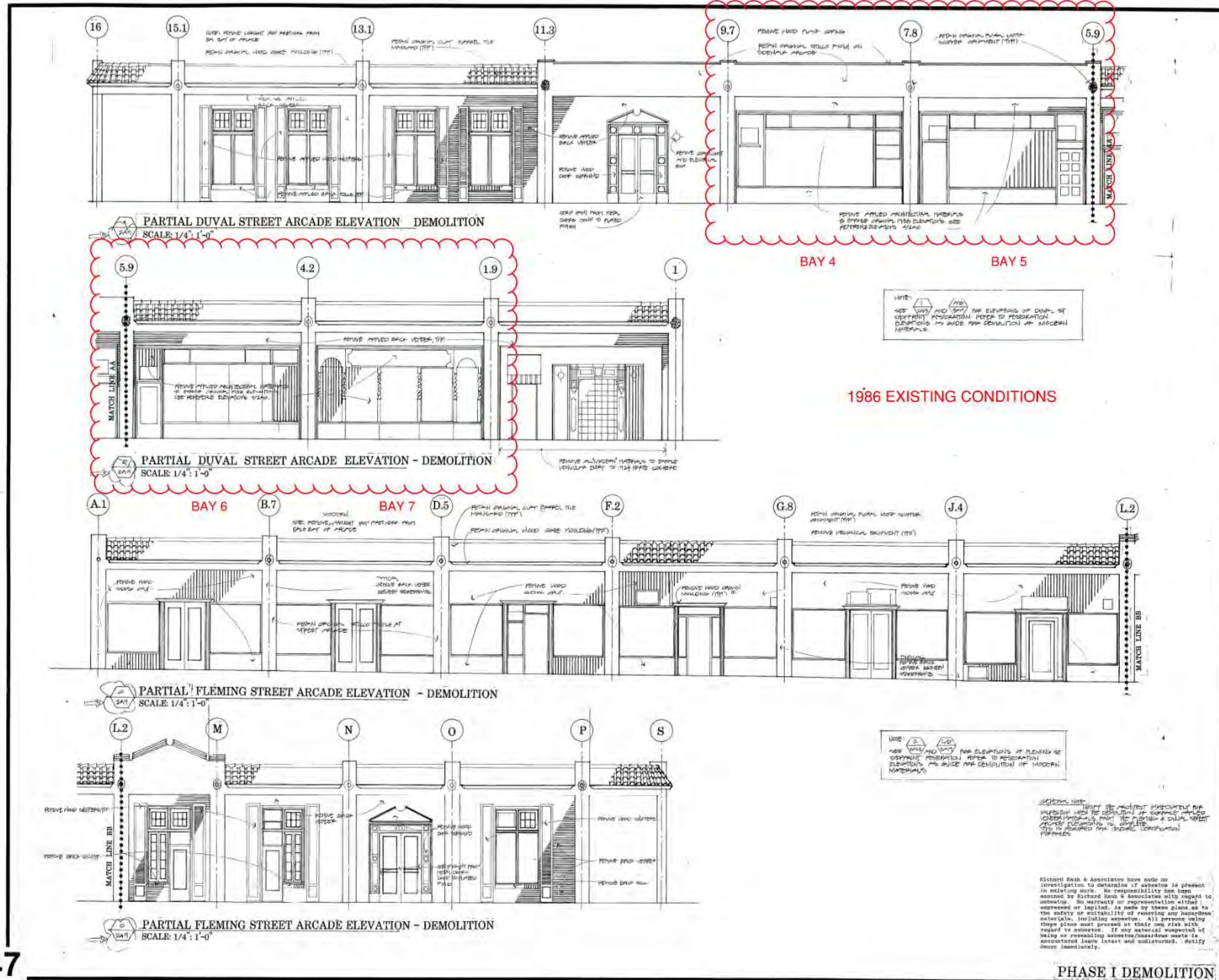
3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

(305) 293-0466  
Fax. (305) 293-0237  
fhildeb1@bellsouth.net  
L.B. No. 7700

# PROPOSED DESIGN



**2.2.4 EXISTING/DEMO ELEVATIONS  
FROM 1986 RENOVATION**



**Richard Rauh & Associates**  
Architects



Revisions		
No.	Date	Remarks
2	05/28/86	CHANGE IN ROOF
5	05/28/86	CLARIFICATION

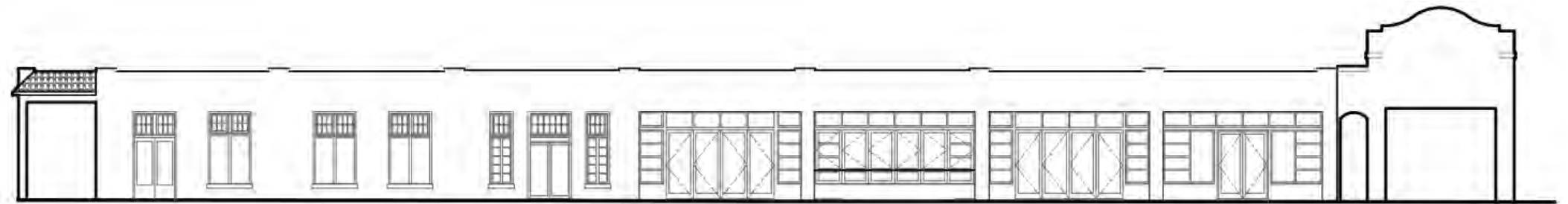


Sheet Title: <b>ARCADE ELEVATIONS</b>	
<b>DEMOLITION</b>	
Job Number: 8521	Sheet Number: <b>DEMO 2A9</b>
Date: 4/18/86	Prepared For Construction: Date: 4/18/86





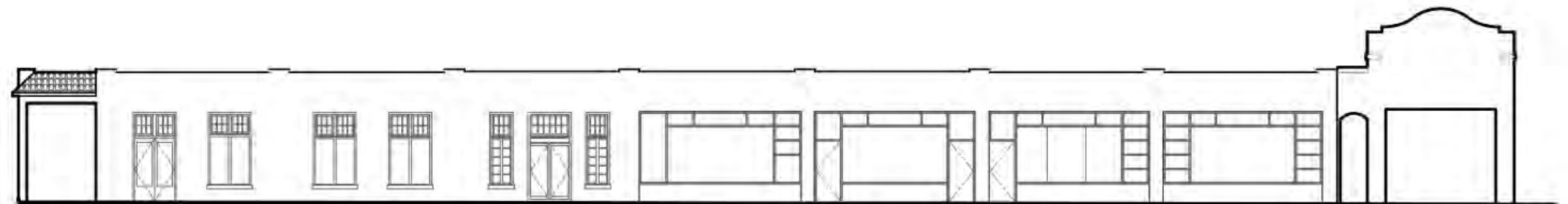
**2.2.6 EVOLUTION OF DUVAL STREET FIRST FLOOR ELEVATIONS**



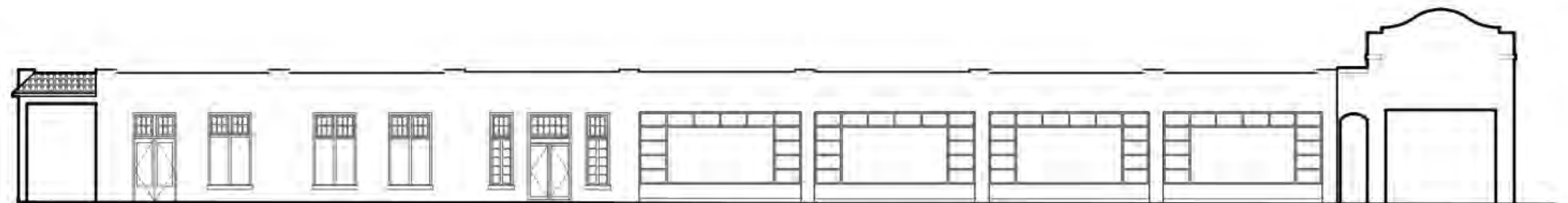
2022 - PROPOSED RETROFIT BACK TO LARGER OPENINGS AND WINDOW CONFIGURATION



2022 - EXISTING CONDITIONS

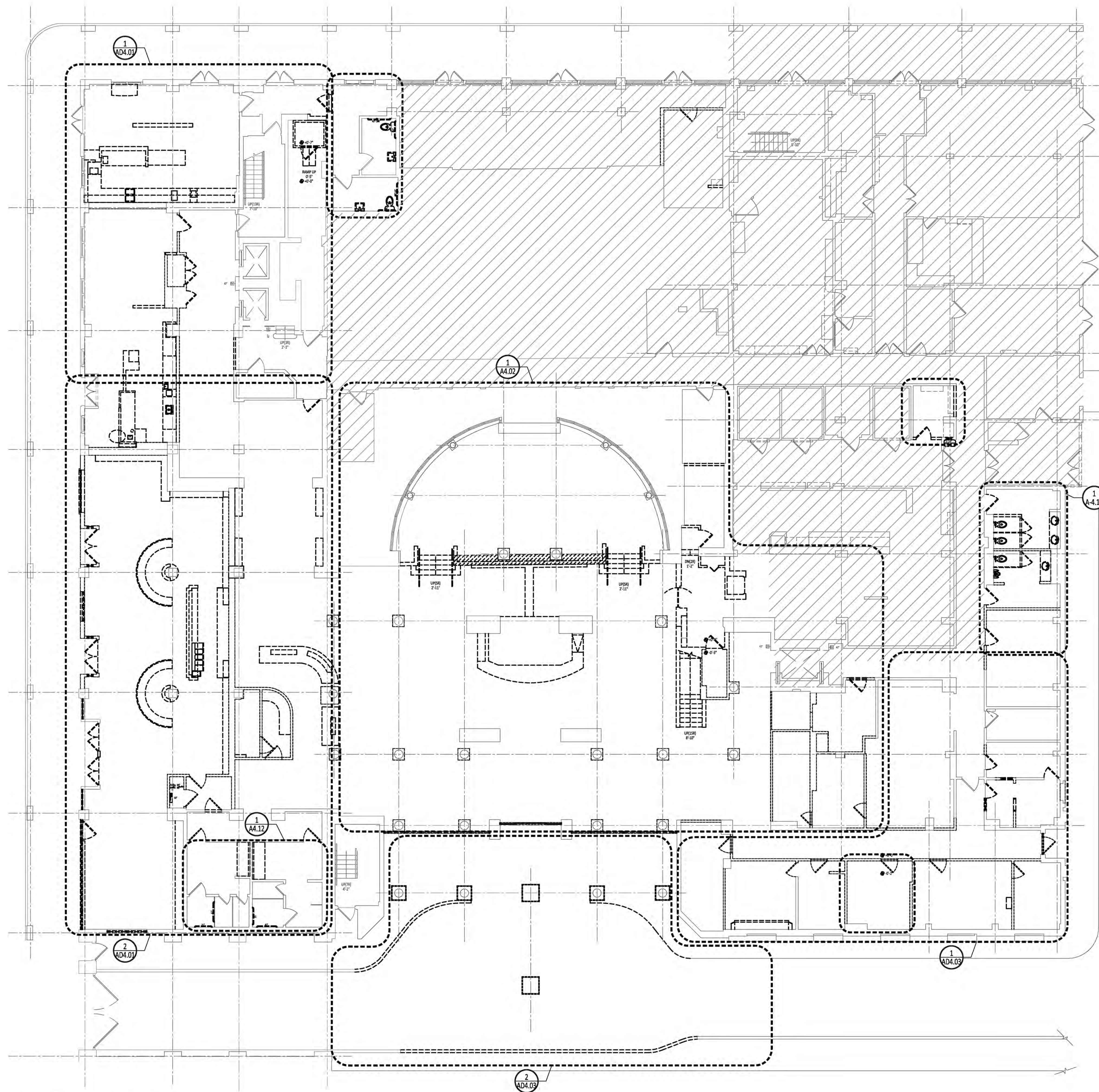


1986 APPEARANCE



1930 - TYPICAL STOREFRONT WINDOW ARRANGEMENT

DUVAL STREET - SIDEWALK LEVEL ELEVATIONS



1 LEVEL 1 DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"

ARCHITECT

PREMIER ARCHITECTURE LLC  
14185 DALLAS PARKWAY, STE 1400  
DALLAS, TX 75254  
PHONE : 972-778-9500  
ARCHITECT : ROBIN BELLERBY  
ARCHITECT LICENSE #: AR101750



LA CONCHA HOTEL  
LOBBY AND EXTERIOR RENOVATION  
430 DUVAL STREET, KEY WEST, FL 33040

ISSUE FOR XXXXXXXX: XXXXXXXX

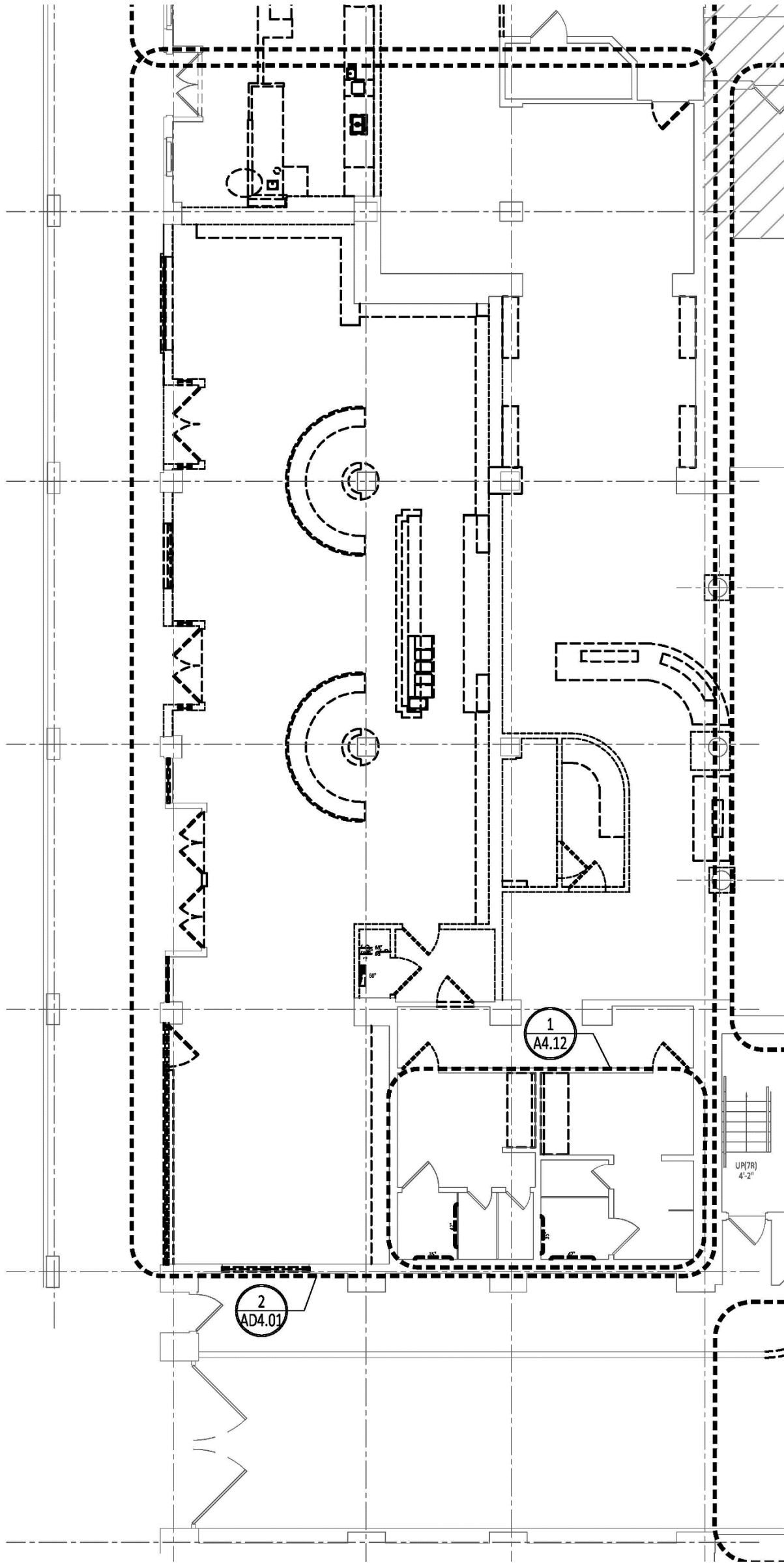
REVISIONS:

- △ ---
- △ ---
- △ ---

SHEET TITLE:

LEVEL 1  
DEMOLITION PLAN  
OVERALL PLAN

AD-1.01

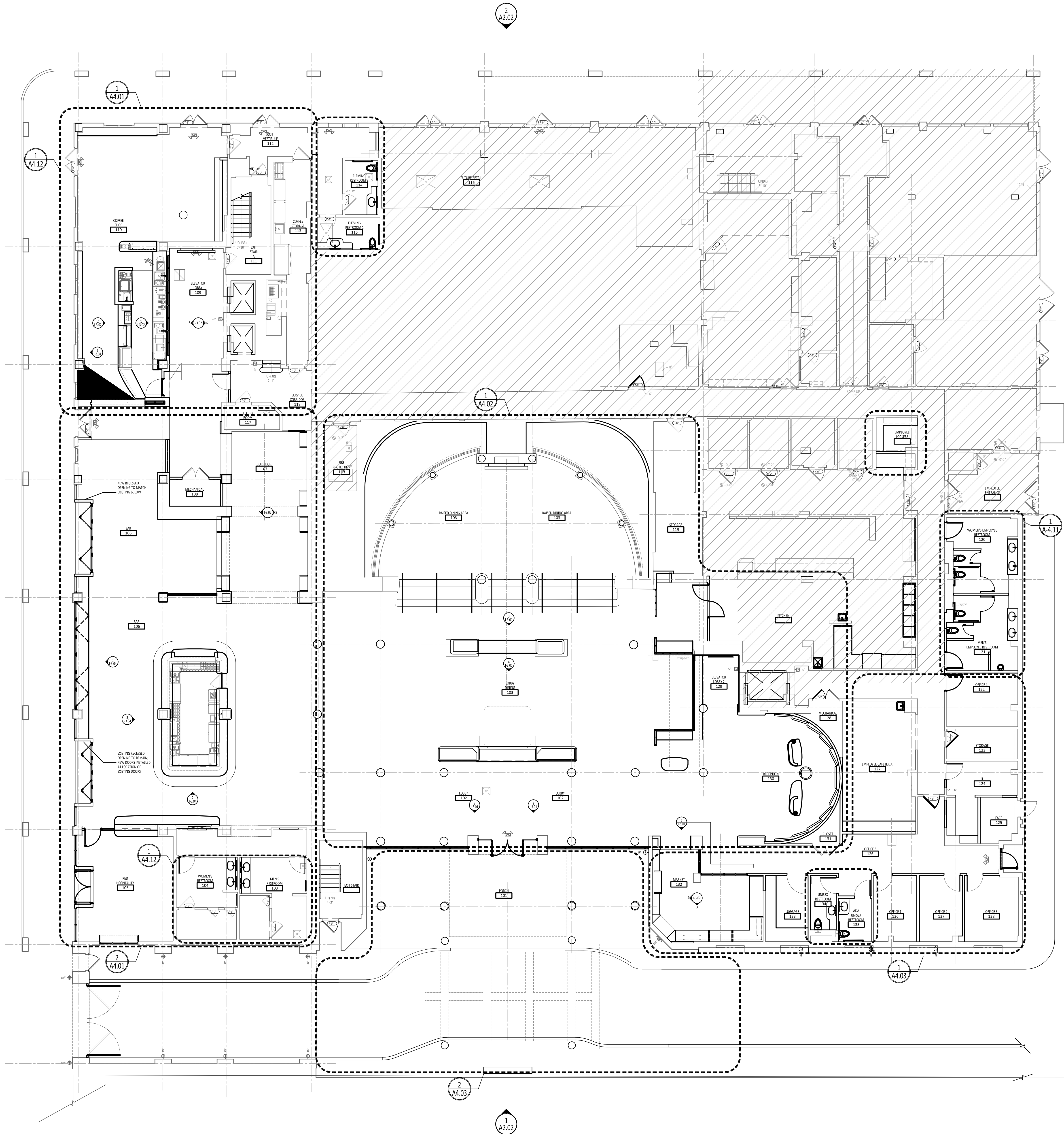


**Demolition Plan Detail**

ARCHITECT  
 PREMIER ARCHITECTURE LLC  
 14185 DALLAS PARKWAY, STE 1400  
 DALLAS, TX 75254  
 PHONE : 972-778-9500  
 ARCHITECT : ROBIN BELLERBY  
 ARCHITECT LICENSE #: AR101750



**LA CONCHA HOTEL**  
 LOBBY AND EXTERIOR RENOVATION  
 430 DUVAL STREET, KEY WEST, FL 33040

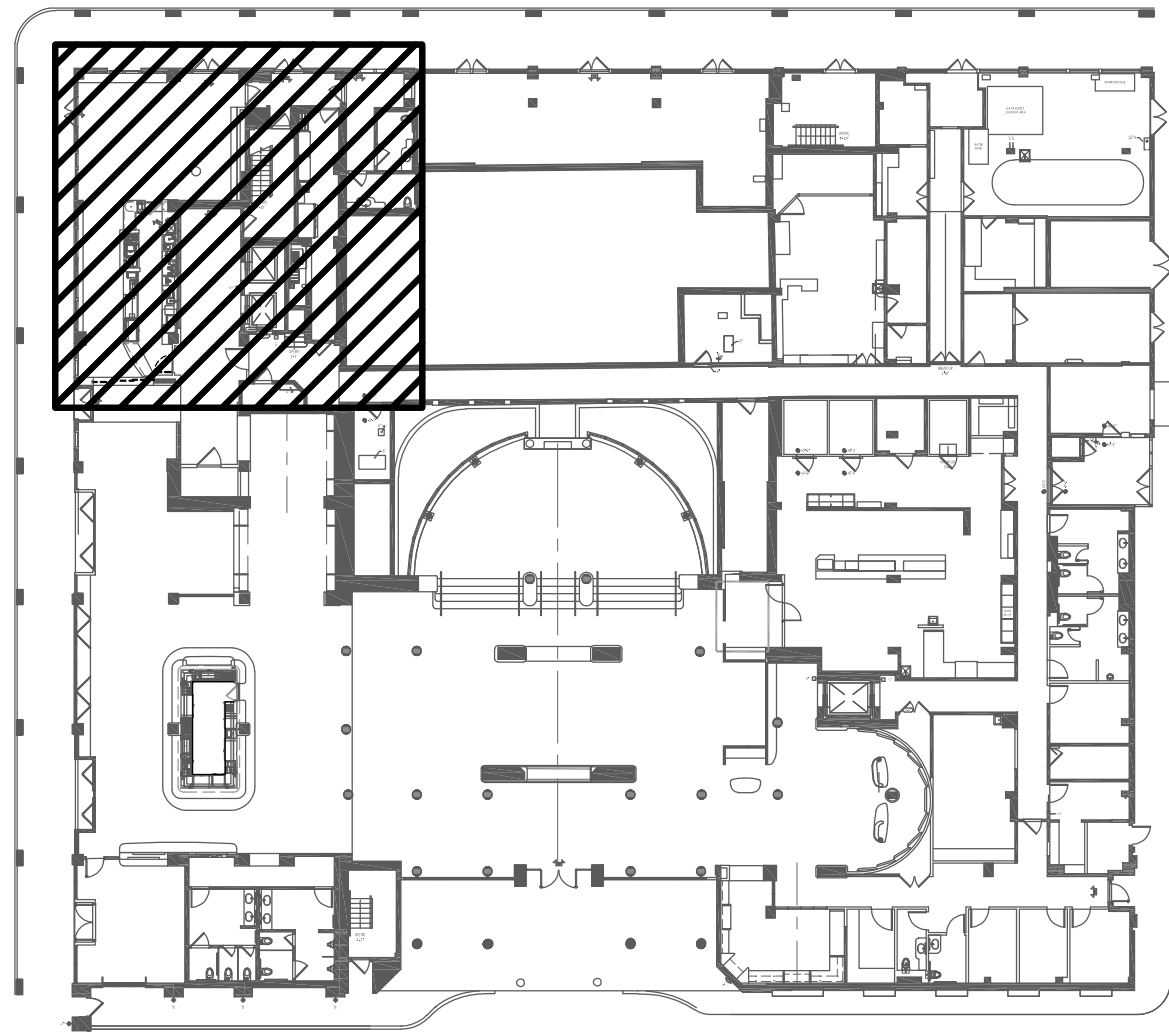


ISSUE FOR XXXXXXXX: XXX.XXX.XXXX

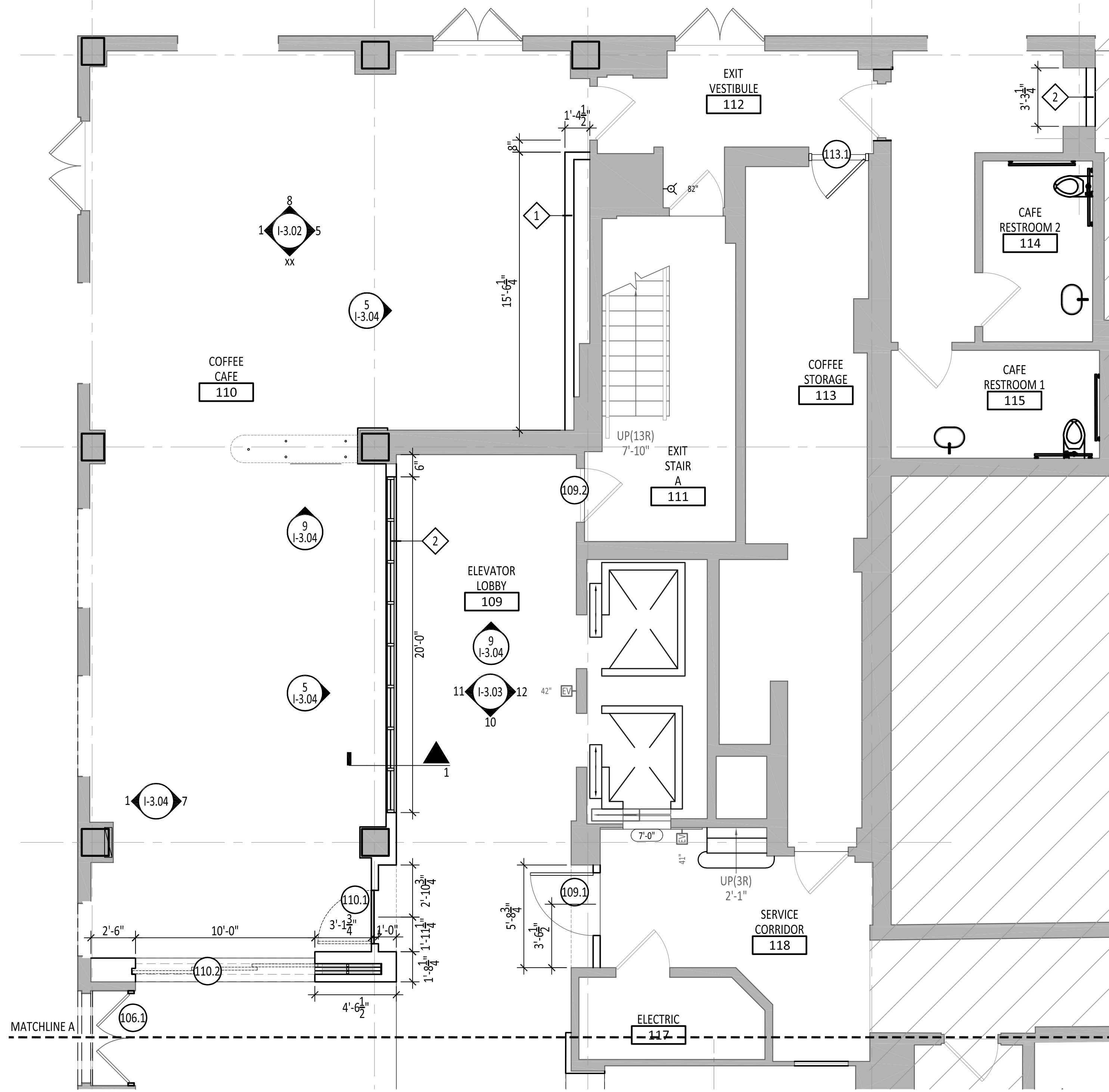
REVISIONS:  
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SHEET TITLE:  
**OVERALL LEVEL 1  
 CONSTRUCTION PLAN**

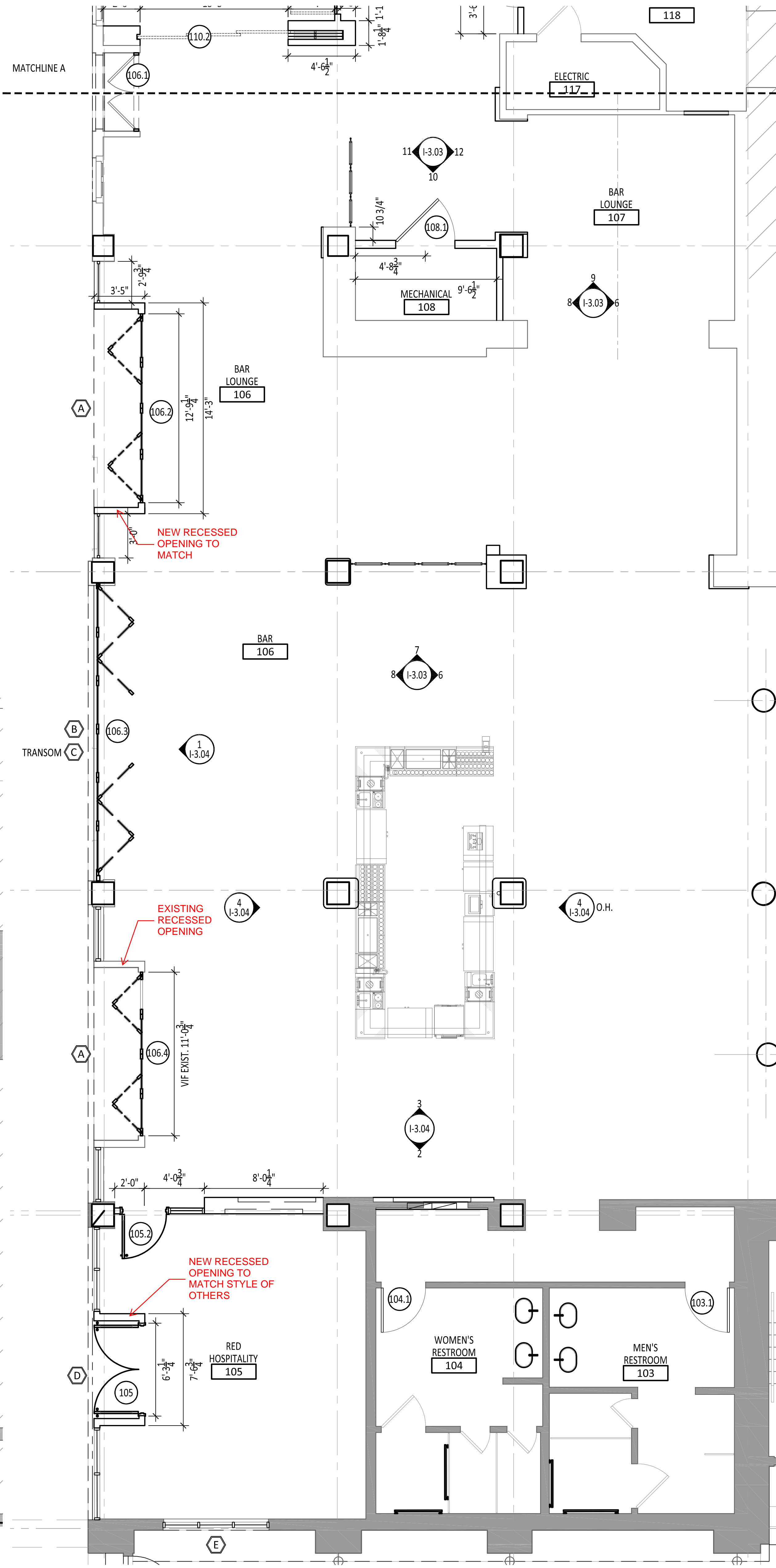
**A-1.01**



KEYPLAN  
SCALE: NTS

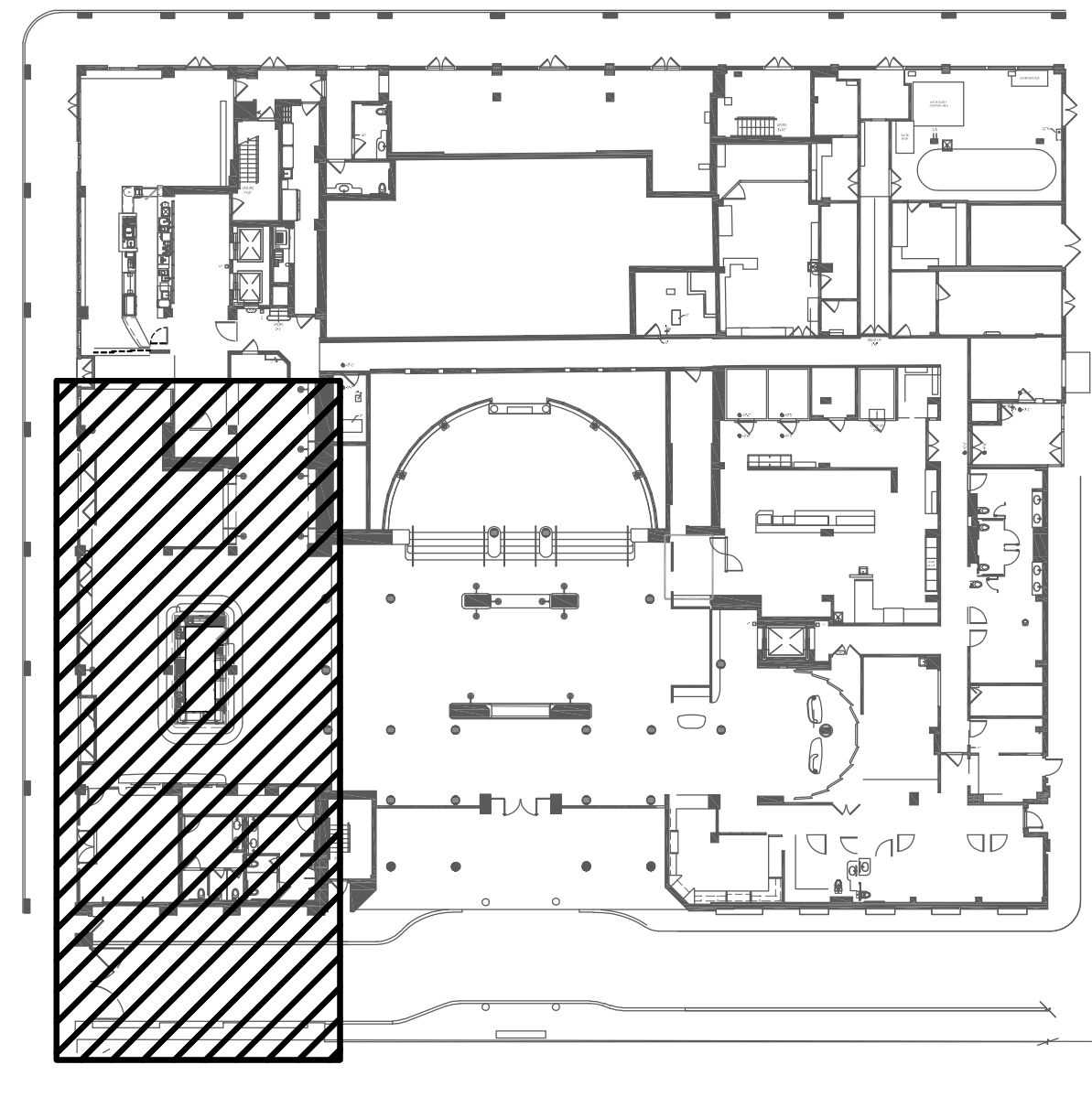


1 LEVEL 1 - ENLARGED PLAN  
SCALE: 1/4" = 1'-0"



3 LEVEL 1 - ENLARGED PLAN  
SCALE: 1/4" = 1'-0"

TYPICAL CONSTRUCTION NOTES	
REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION. REFER TO MEP AND INTERIOR PLANS FOR ADDITIONAL INFORMATION.	
<b>A. FLOORS:</b>	
-	INFILL NEW HOLES AND TRENCHES IN SLAB FLUSH TO REQUIRED SUBFLOOR HEIGHT
-	INSTALL NEW FINISH FLOORS IN PUBLIC SPACES.
-	REFER TO INTERIOR FINISH PLAN FOR TYPE AND LOCATION.
-	FORM NEW CONCRETE SUBSTRATE FOR NEW STAIRS AT RAISED PLATFORM. ALIGN FACE OF TREAD AND RISER SURFACES WITH EXISTING STAIR FORMS.
<b>B. WALLS:</b>	
-	FRAME NEW WALLS AS SHOWN. REFER TO WALL SCHEDULE FOR TYPES.
-	PAINT ALL NEW WALL SURFACES. REFER TO INTERIOR FINISH PLAN FOR INFO
<b>C. BASE:</b>	
-	REFER TO INTERIOR FOR BASE LOCATIONS
<b>D. CEILING:</b>	
-	REFER TO CEILING PLANS
<b>E. DOORS AND HARDWARE:</b>	
-	INSTALL NEW DOORS AS SHOWN ON PLAN. REFER TO DOOR SCHEDULE FOR SIZES AND SPECS
-	BAR BATHROOMS: REINSTALL DOORS IN OPPOSITE LOCATIONS, REVERSING THE SWING OF THE EXISTING DOORS. REUSE FRAMES IF SALVAGEABLE.
-	EXTERIOR: PAINT EXISTING DOORS. REFER TO ELEVATIONS FOR PAINT INFORMATION
<b>G. WINDOWS:</b>	
-	NEW WINDOWS AS SHOWN ON PLANS. REFER TO WINDOW SCHEDULE FOR INFORMATION
-	EXTERIOR: PAINT EXISTING WINDOWS REFER TO ELEVATIONS FOR PAINT INFORMATION



KEYPLAN  
SCALE: NTS

ARCHITECT  
PREMIER ARCHITECTURE LLC  
14185 DALLAS PARKWAY, STE 1400  
DALLAS, TX 75254  
PHONE : 972-778-9500  
ARCHITECT : ROBIN BELLERBY  
ARCHITECT LICENSE #: AR101750



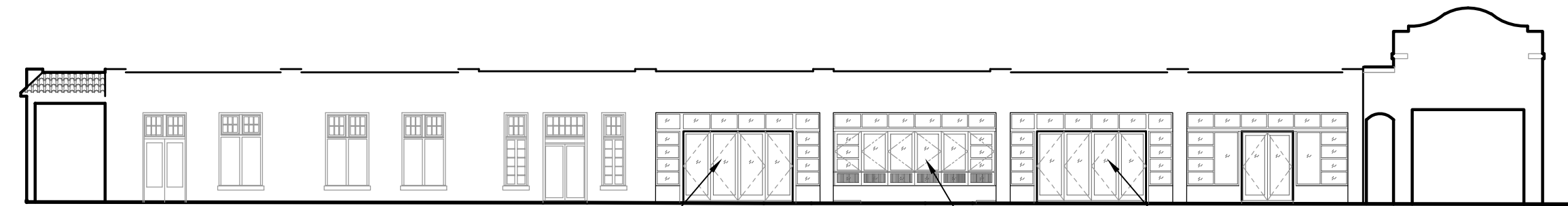
LA CONCHA HOTEL  
LOBBY AND EXTERIOR RENOVATION  
430 DUVAL STREET, KEY WEST, FL 33040

ISSUE FOR XXXXXXXX: XXXXX.XXXX

REVISIONS:  
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SHEET TITLE:  
**LEVEL 1  
ENLARGED PLAN**

**A-1.02**



1 EAST FACADE  
A8 SCALE: 3/32" = 1'-0"

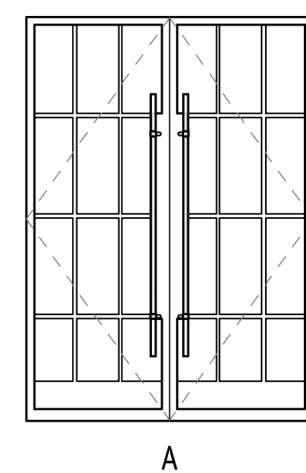
NEW RECESSED OPENING  
TO MATCH

EXISTING RECESSED OPENING

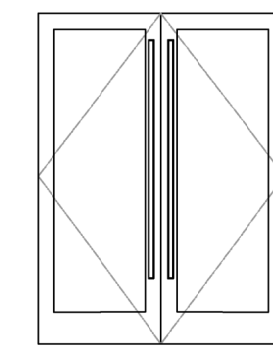
OPERABLE DOORS ABOVE COUNTER  
AT INTERIOR WALL;  
GLASS BELOW OPENING TO BE  
RIBBED PATTERN AS A 'MODESTY  
PANEL' FOR WOMEN PATRONS  
SITTING AT COUNTER FACING THE  
SIDEWALK.  
RIBBED PATTERN GLASS IS ORIGINAL  
TO THE BUILDING AND IS PRESENT  
ALONG FLEMING ST.

## DOOR SCHEDULE

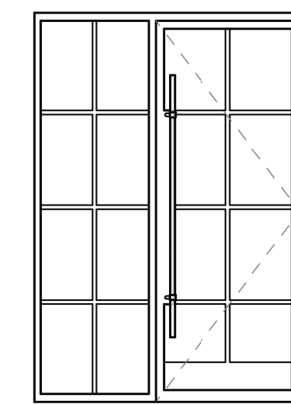
DOOR NO.	NAME	TYPE	DOOR SIZE	FRAME	FINISH	HARDWARE	DETAILS			NOTES
							HEAD	JAMB	SILL	
101.1	ENTRY	A	DBL 3'-0" x 8'-6"	STEEL	MTL GLASS	REFER INTERIOR				ADA COMPLIANT CONCEALED FLOOR CLOSER, DOOR SWEEP, WEATHER SEALS AT JAMBS, STEEL FRAME W/ TEMPERED GLASS, RECESSED LOCK PINS
102.1	KITCHEN	J	DBL 3'-0" x 7'-0"	STAINLESS	STAINLESS W/ WOOD CORE					DOUBLE-ACTING SWINGING DOUBLE DOORS; STAINLESS FINISH WITH WOOD CORE; 15" DIAMETER ACRYLIC PORTHOLES IN EACH DOOR. REFER INTERIOR FOR ELEVATION
103.1	LOBBY RESTROOM - MEN	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	RE-INSTALL DOOR FROM WOMENS RESTROOM TO REVERSE DOOR SWING
104.1	LOBBY RESTROOM - WOMEN	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	RE-INSTALL DOOR FROM MENS RESTROOM TO REVERSE DOOR SWING
105.1	RETAIL	B	DBL 3'-0" x 7'-11"	MTL STOREFRONT	WHITE	REFER INTERIOR				DBL STOREFRONT DOORS, WHITE FINISH; OFFICE LOCKSET; SINGLE ACTIVE WITH FLUSH BOLT LOCKS ON PASSIVE LEAF; COORDINATE KEYING WITH OWNER
105.2	RETAIL TO BAR	C	3'-0" x 8'-0" + 2'-3" x 8'-0" SIDELITE	STEEL						STEEL FRAME W/ TEMPERED GLASS; OFFICE LOCKSET, COORDINATE KEYING WITH OWNER
106.1	CAFE ENTRY	B	DBL 2'-6" x 7'-0"	MTL STOREFRONT	MTL GLASS					DBL STOREFRONT DOORS, WHITE FINISH; MAGLOCK ENTRY W/ CARD READER; SINGLE ACTIVE WITH FLUSH BOLT LOCKS ON PASSIVE LEAF; COORDINATE KEYING WITH OWNER
106.2	MOJITO BAR - SOUTH	D1	12'-9" x 8'-0" 4 PANEL; NANAWALL 2L2R	MTL	WOOD CLAD, PRIMED					NANAWALL 4-PANEL - 2L2R, PRIMED WOOD CLAD ON EXTERIOR, MTL INTERIOR; RECESSED TRACK; RECESSED LOCKING HARDWARE FROM SUPPLIER
106.3	MOJITO BAR - CENTER	D2	13'-8" x 5'-0" 6 PANEL; NANAWALL 3L3R	MTL	WOOD CLAD, PRIMED					NANAWALL 5-PANEL - 3L3R, PRIMED WOOD CLAD ON EXTERIOR, MTL INTERIOR; RECESSED TRACK; RECESSED LOCKING HARDWARE FROM SUPPLIER, INSTALL AS WINDOW OVER COUNTER
106.4	MOJITO BAR - NORTH	D3	10'-3" x 8'-0" 4 PANEL; NANAWALL 3L1R	MTL	WOOD CLAD, PRIMED					NANAWALL 4-PANEL - 3L1R, PRIMED WOOD CLAD ON EXTERIOR, MTL INTERIOR; RECESSED TRACK; RECESSED LOCKING HARDWARE FROM SUPPLIER
108.1	MECHANICAL	E	4'-0" x 7'-0"	MTL	WOOD					HIDDEN DOOR; RECESSED FRAME, CYLINDER LOCKSET, NO HANDLE
109.1	B.O.H. ACCESS	F	3'-6" x 7'-0"	HM	WOOD	ELECTRIC STRIKE/MAGLOCK				2-PANEL STAIN GRADE; ELECTRIC STRIKE/MAGLOCK FOR CARD READER ACCESS
109.2	EXIT	F	3'-0" x 7'-0"	HM RATED	WOOD	FIRE RATED PANIC HARDWARE				2-PANEL STAIN GRADE; 1 HR RATED DOOR; FIRE RATED PANIC HARDWARE
110.1	CAFE SERVICE	F	3'-0" x 8'-9"	MTL	WOOD	ELECTRIC STRIKE/MAGLOCK				2-PANEL STAIN GRADE; ELECTRIC STRIKE/MAGLOCK FOR CARD READER ACCESS
110.2	CAFE SLIDER	G	10'-4" x 9'-0" 3-PANELS @ 3'-8" EA	N/A	MTL GLASS					SUSPENDED 3-PANEL ACCORDION SLIDING DOOR; RECESSED FLOOR TRACK.
113.1	CAFE STORAGE	H	3'-0" x 7'-0"	HM	PT METAL	STOREROOM LOCKSET				
120.1	WOMEN EMPLOYEE RESTROOM	H	3'-0" x 7'-0"	HM	PT METAL					CLOSER, PUSH/PULL KICKPLATE ON CORRIDOR SIDE
121.1	MEN EMPLOYEE RESTROOM	H	3'-0" x 7'-0"	HM	PT METAL					CLOSER, PUSH/PULL KICKPLATE ON CORRIDOR SIDE
122.1	OFFICE	H	3'-0" x 7'-0"	HM	PT METAL					
124.1	IT ROOM	H	3'-0" x 7'-0"	HM	PT METAL					
125.1	FACP	H	3'-0" x 7'-0"	HM	PT METAL	STOREROOM LOCKSET				EXTERIOR DOOR; PROVIDE TOP DRIP EDGE AND WEATHERSTRIPPING
126.1	PARKING ENTRY	C	3'-0" x 7'-0" + SIDELIGHT	STEEL						REPLACE EXISTING DOOR
128.1	MECHANICAL	H	DBL 3'-0" x 7'-0"	HM	PT METAL	STOREROOM LOCKSET				
131.1	STORAGE	F	DBL 3'-0" x 7'-0"	WD	WOOD	STOREROOM LOCKSET				
133.1	LUGGAGE	F	3'-6" x 7'-0"	WD	WOOD	MAGLOCK/E-STRIKE				
134.1	RESTROOM	F	3'-0" x 7'-0"	WD	WOOD	CLOSER, PRIVACY LOCK				
135.1	ADA RESTROOM	F	3'-0" x 7'-0"	WD	WOOD	CLOSER, PRIVACY LOCK				
136.1	OFFICE	F	3'-0" x 7'-0"	WD	WOOD	MAGLOCK/E-STRIKE				
137.1	OFFICE	F	3'-0" x 7'-0"	WD	WOOD	MAGLOCK/E-STRIKE				
138.1	OFFICE	F	3'-0" x 7'-0"	WD	WOOD	MAGLOCK/E-STRIKE				



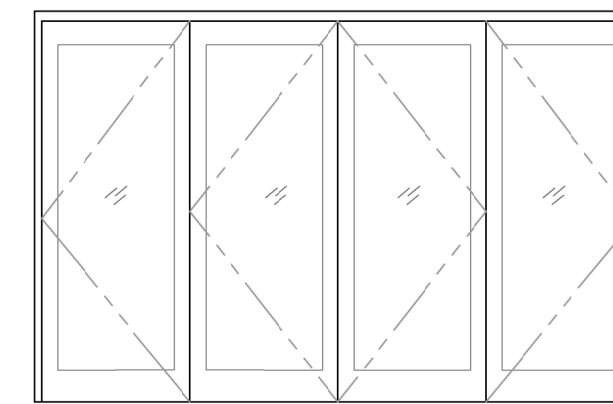
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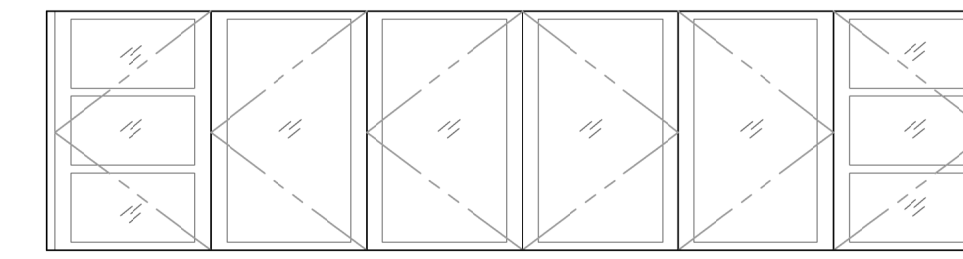
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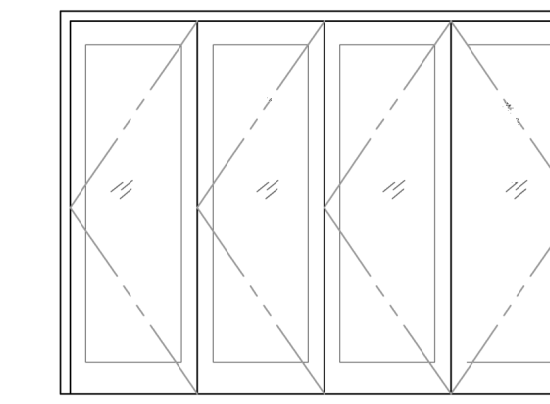
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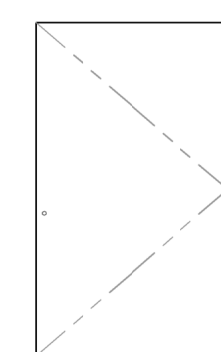
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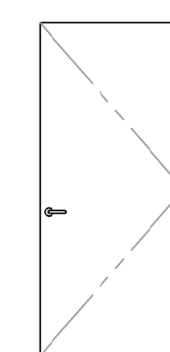
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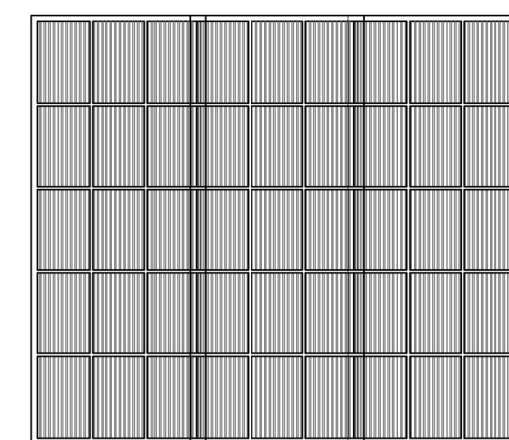
D3



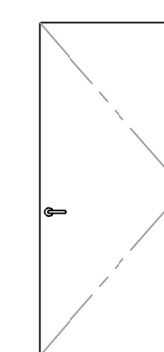
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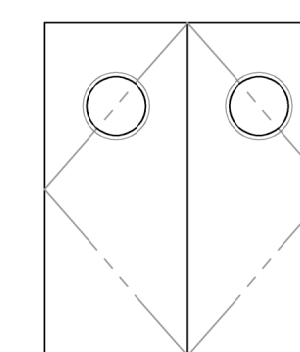
F



G



H



J

ARCHITECT

PREMIER ARCHITECTURE LLC  
14185 DALLAS PARKWAY, STE 1400  
DALLAS, TX 75254  
PHONE : 972-778-9500  
ARCHITECT : ROBIN BELLERBY  
ARCHITECT LICENSE #: AR101750



**LA CONCHA HOTEL**  
 LOBBY AND EXTERIOR RENOVATION  
480 DUAL STREET, KEY WEST, FL 33900

ISSUE FOR XXXXXXXX: XX.XX.XXXX

REVISIONS:

- △ ---
- △ ---
- △ ---

SHEET TITLE:

**DOOR  
SCHEDULE**

A-6.01



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., November 29, 2022, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

## **NEW STOREFRONTS AT LA CONCHA HOTEL. PARTIAL DEMOLITION AT LA CNCHA HOTEL.**

### **#430 DUVAL STREET**

**Applicant – David Cera, Architect    Application #H2022-0050**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://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 Enid Torregrosa Silva, 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:  
430 Duval Street on the 18 day of November, 2022.

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 November 29, 2022.

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 H 2022-0050

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

**Signed Name of Affiant:**

Enid Torregrosa Silva  
**Date:** November 18, 2022

**Address:** 1300 White Street

**City:** Key West

**State, Zip:** Florida 33040

The forgoing instrument was acknowledged before me on this 18 day of November, 2022.

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

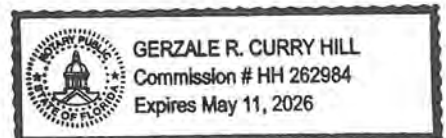
**NOTARY PUBLIC**

Sign Name: Gerzale R. Curry Hill

Print Name: Gerzale R. Curry Hill

Notary Public - State of Florida (seal)

My Commission Expires: 3/11/2026



PULL

PULL

# Public Meeting Notice

NOTICE OF PUBLIC MEETING  
DATE: [illegible]  
TIME: [illegible]  
LOCATION: [illegible]

[illegible chalkboard text]

Public  
Meeting  
Notice

DATE: 11/15/2017  
TIME: 7:00 PM  
LOCATION: 11111 N. 111th St., Suite 100, Omaha, NE 68148  
AGENDA: 1. Welcome  
2. Presentation by the City of Omaha  
3. Public Comments  
4. Meeting Adjourns

DISCOVER A WORLD OF

WINE

WINE SHOP | TASTING ROOM

# PROPERTY APPRAISER INFORMATION

**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 00006570-000000  
 Account# 1006807  
 Property ID 1006807  
 Millage Group 10KW  
 Location 430 DUVAL St, KEY WEST  
 Address  
 Legal KW PT LOT 1 SQR 38 & PT BABCOCK LANE OR245-397/398 OR374- 51/54 OR941-2262/65 OR985-1803 OR1268-869/71 OR1566-1343/51 OR1585-1884 OR1585-1908/26 OR1585-1927/45 OR1617-1226/42 OR1617-1243/59 OR1617-1260/76  
 Description  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32030  
 Property HOTEL - LUXURY (3900)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

[SPOTTSWOOD PARTNERS II LTD](#)  
 500 Fleming St  
 Key West FL 33040

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$23,208,248	\$11,734,320	\$17,660,677	\$14,656,904
+ Market Misc Value	\$3,315,464	\$1,303,813	\$1,766,068	\$1,628,545
+ Market Land Value	\$39,785,568	\$13,038,134	\$15,894,609	\$16,285,449
= Just Market Value	\$66,309,280	\$26,076,267	\$35,321,354	\$32,570,898
= Total Assessed Value	\$28,683,893	\$26,076,267	\$33,935,825	\$30,850,750
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$66,309,280	\$26,076,267	\$35,321,354	\$32,570,898

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
(3900)	33,407.00	Square Foot	0	0

**Buildings**

Building ID 39393  
 Style  
 Building Type HOTELS/MOTEL A / 39A  
 Gross Sq Ft 27344  
 Finished Sq Ft 46794  
 Stories 4 Floor  
 Condition GOOD  
 Perimeter 1210  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 30  
 Interior Walls  
 Exterior Walls CUSTOM  
 Year Built 1938  
 EffectiveYearBuilt 2000  
 Foundation  
 Roof Type  
 Roof Coverage  
 Flooring Type  
 Heating Type  
 Bedrooms 0  
 Full Bathrooms 160  
 Half Bathrooms 0  
 Grade 600  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	3,097	0	0
OPX	EXC OPEN PORCH	2,923	0	0
FLA	FLOOR LIV AREA	18,458	46,794	0
OPU	OP PR UNFIN LL	2,677	0	0
SBF	UTIL FIN BLK	189	0	0
TOTAL		27,344	46,794	0

<b>Building ID</b>	39394	<b>Exterior Walls</b>	CUSTOM
<b>Style</b>		<b>Year Built</b>	1986
<b>Building Type</b>	HOTELS/MOTEL A / 39A	<b>EffectiveYearBuilt</b>	2000
<b>Gross Sq Ft</b>	57531	<b>Foundation</b>	
<b>Finished Sq Ft</b>	44687	<b>Roof Type</b>	
<b>Stories</b>	6 Floor	<b>Roof Coverage</b>	
<b>Condition</b>	GOOD	<b>Flooring Type</b>	
<b>Perimeter</b>	2024	<b>Heating Type</b>	
<b>Functional Obs</b>	0	<b>Bedrooms</b>	0
<b>Economic Obs</b>	0	<b>Full Bathrooms</b>	0
<b>Depreciation %</b>	30	<b>Half Bathrooms</b>	0
<b>Interior Walls</b>		<b>Grade</b>	450
		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	3,508	0	0
FLA	FLOOR LIV AREA	44,687	44,687	0
PTO	PATIO	9,336	0	0
<b>TOTAL</b>		<b>57,531</b>	<b>44,687</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
HOT TUB	1985	1986	1	1 UT	4
WOOD DECK	1985	1986	1	1321 SF	4
CUSTOM PATIO	1985	1986	1	2065 SF	4
FENCES	1988	1989	1	1120 SF	2
COMM POOL	1999	2000	1	650 SF	2

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2022-1005	6/16/2022	7/7/2022	\$70,000	Commercial	RENOVATION OF 2 EXISTING GUESTROOMS & PARTIAL CORRIDOR NEW TILE FLOOR, WALL FINISHES, CASEGOODS, SOFTGOODS, VANITY MIRROR, REPLACE TOILETS 5/23/2022
BLD2022-0070	1/25/2022		\$3,500	Commercial	4 SETS OF DOUBLE DOORS. DOORS ONLY. FRAMES TO REMAIN 1/24/2022 5:15:45 PM ***EXTERIOR DOORS TO BE WOOD, CLEAR GLASS AND STAINED TO MATCH EXISTING DOORS. ET***
BLD2019-1400	4/18/2019		\$12,000	Commercial	To replace existing water heaters
17-3774	10/31/2017	3/5/2018	\$222,125	Commercial	RE-ROOF FOR 3 SECTIONS OF THE HOTEL ROOF. SECTION A- 7067 SQ FT WITH A TOTAL SF OF 7748 SQ FT. REMOVE EXISTING ROOF DOWN TO STRUCTURAL DECK AND FULLY ADHERING NEW ROOF.
16-00002221	6/3/2016	6/3/2018	\$3,200	Commercial	REPLACE 100 LF OF 1X6 PICKETS ON EXISTING FENCE WITH NEW 1 X6 WOOD PICKETS ON EXISTING FRAMING. REPLACE POST AS NEEDED DUE TO ROTTING. PAINT SAME COLOR AS EXISTING . SAME DOG EAR PICKET AS EXISTING. APPROXIMATELY 190 LF. (NOC REQUIRED). H16-01-0789 *HSA 06/01/16 (KP)
15-4881	12/18/2015	12/15/2017	\$10,000	Commercial	PRESSURE WASH PATCH PAINT WALL IN POOL AREA 100SF.
15-0187	3/13/2015	3/12/2017	\$550	Commercial	ALUMINUM LETTERS WITH LED HALO
15-0188	3/11/2015	3/10/2017	\$1,680	Commercial	ALUMINUM LETTERS ON FRONT OF BLDG.
13-4868	1/16/2015		\$1,418,139		REVISION #4: INSTALL ROOF RAILING ON FLEMING SIDE
14-5733	12/19/2014	12/18/2016	\$17,900	Commercial	CEILING RESTORATION ON 4TH FLOOR AROUND ROOM 413
14-5566	12/12/2014	12/11/2016	\$31,000	Commercial	ASPHALT REPAIRS, AND RESTRIPIING
13-5193	11/24/2014	4/16/2017	\$136,400	Commercial	REVISION ON #4 & #5 DRYWALL AND FRAMING AND DOOR IN CORRIDOR
14-3129	10/9/2014	5/14/2017	\$607,500	Commercial	6/26/2014 12:00:00 AM SENSE OF ARRIVAL - INSTALL TILE, PAINT AREA, REFRESH FACE OF BUILDING. ***MC *RECEIVED N. O. C. W/APP. *****MC *HARC #141-01-058. H/S/A 1-10/2014 ET** T/S: 06/26/2014 09:53 AM KEYWMXC --- ***** 7/21/2014 12:00:00 AM REVISION #1- ONLY TO SHOW GATE STAY OPENED AS PER FIRE DEPARTMENT REQUIRED, T/S: 07/21/2014 03:17 PM KEYWMXC --- ***** 8/15/2014 12:00:00 AM INSTALL METAL FRAMING STRUCTURAL BRACES *N. O. C. W. MAIN APP. ***** MC T/S: 08/15/2014 09:29 AM KEYWMXC --- ***** 8/18/2014 12:00:00 AM Revision: Metal framing; structural braces for decoratvie facade over entry gates. NOTE:FOR DECORATIVE FACADE OVER ENTRY GATES PER JC. ***** 8/22/2014 12:00:00 AM THIS PROJECT NEEDS A CO ***** 9/23/2014 12:00:00 AM REVISION #4: DELETE DOORWAY IN STORAGE ROOM. (NOC RECEIVED W/ORIGINAL PERMIT). T/S: 09/23/2014 12:22 PM KEYWVXC --- 10/24/2014 12:00:00 AM requested partial fee refund 10/28/2014 12:00:00 AM requested refund for contractor \$3488.85 based on overcharge on permit fees.
14-4301	9/18/2014	5/14/2017	\$2,400	Commercial	SENSE OF ARRIVAL PORTE-COCHERE ROOF V-CRIMP ROOF - BLACK 6 SQUARE. (NOC EXEMPT). HARC #14-01-1375-HSA-8/27/14-ET. Non-historic& non-visible from streets. Paint frame silver
14-3066	9/4/2014	2/3/2015	\$3,000	Commercial	INSTALLATION/CONNECTION OF DEVICES TO EXISTING FIRE ALARM SYSTEM W/ASSOCIATED BOXES CONDUIT CABLING DEVICES AND TERMINATION. N.O.C. REQUIRED
14-4042	8/26/2014	5/14/2017	\$12,000	Commercial	INSTALLATION OF ACCENT LIGHTING TO SENCE OF ARRIVAL WITH ASSOCIATED BRANCH CIRCUITRY, BOXES, FIXTURE INSTALLATION; AND LIGHTING CONTROLS INSTALLATION OF GFI W/P/TP RECEPTACLES



14-3937	8/22/2014	11/12/2014	\$6,800	Commercial	PROVIDE AND INSTALL TWO SANITARY SEWER CLEAN-OUT BOXES FOR STARBUCKS COFFEE SHOP. CLEAN-OUT BOX CONNECTIONS SHALL BE ON FLEMING STREET. N.O.C. REQUIRED. MC
14-3858	8/13/2014	11/10/2014	\$22,100	Commercial	REPAIR MISC. SPALLING CONCRETE IN DECK ABOVE CEILING IN AREA OF THE STARBUCKS REMODEL/REPAIRS ARE WITHIN IN A 70'X16' AREA. (RECV'D N.O.C. W/APP
14-3790	8/6/2014	11/10/2014	\$35,506	Commercial	ROUGH & TRIM OF 2 ADA WATER CLOSETS 2 ADA LAVATORIES 5 FLOOR DRAINS. 2 FLOOR SINKS. CONNECTION ONLY OF 1-3-COMP SINK, 1-HAND SINK, 1-FILTRATION SYSTEM. CONNECTION OF 3-SINKS & 2-ICE BIN DRAINS. INSTALLATION OF GB25 GREASE INTERCEPTOR. N.O.C. REQUIRED
14-3126	8/4/2014		\$305,146	Commercial	GENERAL BUILT-OUT (FOR STARBUCK'S) TILE CEILING, BATHROOM PARTITIONS (INTERIOR) (DOESN'T INCLUDED PLMB, ELECTR OR MECH) *
14-3416	8/1/2014	5/14/2017	\$5,000	Commercial	REPLACE ELEVATOR EXISTING DUCTLESS W/EQUAL A/C. N.O.C. EXEMPT.
14-3505	7/31/2014	5/13/2017	\$10,000	Commercial	INSTALL EIGHT (8) 1.5 TON ROOF TOP PACKAGE UNITS WITH FOURTY (40) DUCTWORK OPENINGS & ONE (1)EXHAUST FAN DUCTING. *NOC under GC
14-3373	7/22/2014	5/13/2017	\$11,800	Commercial	Replaster existing pool; place new non-skid tile; replace tile and depth markers. **NOC REQ**
14-2543	7/17/2014	9/23/2015	\$29,700	Commercial	PROVIDE FULL FIRE WET SPRINKLER SUPPRESSION SYSTEM FOR 7TH FLOOR SPA AND MECH ROOM TIE INTO EXISTING SYSTEM. N.O.C. REQUIRED. ADD SPRINKLER'S (3) TO SKYLITE/COFFERED RAISED CEILING IN MAIN HALLWAY *ONLY*. RELOCATE STANDPIPE ROOF VALVE ONLY.
14-3113	7/3/2014	2/3/2015	\$239,958	Commercial	POOL TOPPING REPLACEMENT (DOESN'T INCLUDING PLUMBING OR ELECTRICAL) MC *RECEIVED N. O. C. W/APPLICATION* *
14-3068	7/1/2014	2/3/2015	\$45,000	Commercial	INSTALLATION OF SERVICE DISTRIBUTION EQUIPMENT CONDUIT FEEDERS PANELS GROUNDING AND OVER CURRENT PROTECTION. INSTALLATION OF BOX DEVICE RING DEVICES BRANCH CIRCUITRY AND OVER CURRENT PROTECTION FOR LIGHTING POWER HVAC EQUIPMENT AND APPLIACNCES. N.O.C. REQUIRED. GH
14-2794	6/19/2014	2/5/2015	\$50,000	Commercial	INSTALL 3600SF RIDGIT INSULATION SEVURE ROCK ROOFING PANELS
14-2421	5/27/2014	5/13/2017	\$97,581	Commercial	ROUGH AND TRIM: 6 WATER CLOSETS, 6 LAVATORIES, 6 TANKLESS WATER HATERS, ONE BAR SINK, SIX SHOWERS, PROVIDE DRAIN AND SUPPLY FOR 1 TREATMENT BEDS.
14-2165	5/16/2014	5/13/2017	\$20,000	Commercial	*INTERIOR WORK* CHANGE OUT ONE (1) FIFTEEN (15) TON AIR HANDLER.
14-0773	2/28/2014	5/13/2017	\$8,250	Commercial	DEMO OF 1500SF OF VACANT RETAIL SPACE FRONTING FLEMING STREET
13-5084	2/7/2014	4/16/2017	\$80,000	Commercial	REVISION: RELOCATING 2 30,000 BTU FAN COIL UNIT W/DUCT 9 S/A DROPS
13-4868	12/20/2013	1/15/2017	\$1,400,000	Commercial	DEMOLITION OF ROOF TOP CONFERENCE STRUCTURE, RECONSTRUCTION OF 4500SF SPA 6 TREATMENT ROOMS AND ONE EXERCISE AREA, 1 ROOM TO BE ADA COMPLIANT. CONSTRUCTION OF A GUEST RECEPTION AREA. EXTERIOR DECKS TO BE CONSTRUCTED AT EACH. SPA ROOM W/ AN ENLARGED DECK ON THE NORTH SIDE OF STRUCTURE.
13-5193	12/13/2013	4/16/2017	\$126,200	Commercial	EXISTING MECHANICAL, STORAGE AND HOUSE KEEPING CLOSETS TO BE UPGRADED TO MEET FIRE AND BUILDING CODE REQUIREMENTS ADDITIONAL INFO/CLARIFICATION SHEET: CERTIFICATION LETTER OF FIRE STOPPING. REVISION:MECANICAL ROOMS FIRE PROOFING IN HOTEL TO COMPLY TO CODE & FIRE MARSHALL REQUIREMENTS ALSO FIRE PROOF CORRIDOR AS PER PLAN. Remove and replace sheetrock, vinyl flooring, baseboard and trim. Remove and re-set cabinetry, regrout tile floor, seal and paint walls Change of contractor from Mingo & Company to Global Disaster Recovery REVISION #4 & #5 (combined) DRYWALL AND NON LOAD BEARING FRAMING, INSTALL NEW DOOR IN SERVICE CORRIDOR. * ***** REMOVE & REPLACE REPLACE 375 S.F. 5/8 sheetrock, paint wall and ceiling. 10/2/2015 12:00:00 AM paid for 6 additional seats for juice bar to total 12 (original starbuck's space; starbucks moved to another unit in same structure)
13-4977	11/25/2013	11/25/2015	\$15,000	Commercial	RELOCATE AND/OR ADD FIRE SPRINKLERS TO SUIT NEW TENANT IMPROVEMENTS IN LOBBY AND THE MEN/WOMEN RESTROOMS.
13-4718	11/4/2013	4/22/2017	\$55,000	Commercial	INSTALLATION OF LIGHTING AND POWER WITH ASSOCIATED BRANCH CIRCUITRY, DEVICES BOXES LIGHTING CONTROL AND OVER CURRENT FEEDERS NEW 100A PANEL BOARD, INSTALLATION OF POWER FOR HVAC
13-4719	11/4/2013	4/22/2017	\$2,000	Commercial	INSTALLATION OF BOXES, DEVICE, AND CABLING FOR TELEPHONE, DATA AND POINT OF SALES IN LOBBY AREA.
13-4452	10/17/2013	12/29/2015	\$34,486	Commercial	REPLACE EXISTING 5 WATER CLOSETS, 4 LAVATORIES, 1 TANKLESS WATER HEATER, 2 URINALS, 1 FLOOR SINK, 2 FLOOR DRAINS. CONNECT 1-3 COMPARTMENT SINK, 1 HAND SINK, 1 ICE BIN.
13-3005	10/3/2013	10/3/2015	\$25,000	Commercial	DEMO EXISTING LOBBY NONSTRUCTURAL COMPONENT INCLUDING: EXISTING GUEST CHECKIN, RESTROOM HVAC CLOSET AND PARTIAL WALL REMOVAL AT JACK'S RESTAURANT.
13-3508	10/3/2013	4/22/2017	\$220,000	Commercial	RENOVATION OF EXISTING HOTEL LOBBY AND RESTROOMS, RELOCATION OF EXISTING RESTAURANT, RECONSTRUCTION OF EXISTING BATHROOMS AND ADA IMPROVMENTS, RELOCATION OF EXISTING GUEST CHECK-IN AND ELECTRICAL/MECHANICAL IMPROVMENTS.
13-2933	9/27/2013	9/27/2015	\$6,260	Commercial	REMOVE EXISTING 1000 GALLON LP CONCRETE SLABS AND POUR REQUIRED SLAB WITH PROPER ANCHORAGE
13-3453	8/23/2013	4/22/2017	\$78,375	Commercial	PROVIDE AND INSTALL A DRAINAGE SYSTEM FOR EXISTING PARKING LOT AT REAR OF BUILDING. INSTALL 90/60 ENCASED 16" WELL CASING INJUNCTION WELL. PROVIDE WATER CONTROL STRUCTURE. INSTALL TRENCH DRAIN AT SERVICE ENTRANCE. INSTALL 46' OF 6" SOLID PIPE
13-3230	8/5/2013	4/22/2017	\$15,000	Commercial	REMOVE EXISTING MOBILE CELL PHONE EQUIPMENT, PATCH AND PAINT.
13-3231	8/5/2013	4/22/2017	\$1,200	Commercial	REMOVE AND DISCONNECT ELECTRICAL SERVICES
12-3760	10/15/2012		\$28,177	Commercial	REPLACE EXISTING DRAIN AND FRENCH DRAIN AT DUMPSTER/COMPACTOR AREA. NEW SYSTEM SHALL HAVE 750 GAL. INERCEPTOR, 8" THROUGH DRAIN 30LF FRENCH DRAIN , REPAIR ASPHALT, INSTALL 3.6 BALLARDS. REPAIR EXISTING CURB WHERE DAMAGED.
11-4590	2/7/2012		\$55,000	Commercial	FRAMING & REPLACING EXISTING STEEL STUDS W/TREATED STUDS ON 16" CENTER PER PLANS. DENS GLASS & HARDI BOARD STUCCO WALLS IN
11-3193	10/25/2011		\$29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3194	10/25/2011		\$29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.

11-3195	10/25/2011	\$29,545	Commercial	REFURBISH 10 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3196	10/25/2011	\$29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT.
11-3197	10/25/2011	\$29,545	Commercial	REFURBISH 21 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3198	10/25/2011	\$29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3199	10/25/2011	\$29,545	Commercial	REFURBISH 14 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3200	10/25/2011	\$29,545	Commercial	REFURBISH 16 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3210	10/25/2011	\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE POWER TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3211	10/25/2011	\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3212	10/25/2011	\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3213	10/25/2011	\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3214	10/25/2011	\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3215	10/25/2011	\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3216	10/25/2011	\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3217	10/25/2011	\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3801	10/25/2011	\$29,545	Commercial	REFURBISH 10 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3802	10/25/2011	\$29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3803	10/25/2011	\$29,545	Commercial	REFURBISH 10 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
11-3808	10/25/2011	\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3809	10/25/2011	\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3810	10/25/2011	\$16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
11-3201	10/24/2011	\$42,272	Commercial	REFURBISH OF 14 HOTEL ROOMS; REMOVE AND REPLACE 14 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
11-3202	10/24/2011	\$42,272	Commercial	REFURBISH OF 16 HOTEL ROOMS; REMOVE AND REPLACE 16 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
11-3203	10/24/2011	\$42,272	Commercial	REFURBISH OF 18 HOTEL ROOMS; REMOEV AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
11-3204	10/24/2011	\$42,272	Commercial	REFURBISH OF 18 HOTEL ROOMS; REMOVE AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
11-3205	10/24/2011	\$42,272	Commercial	REFURBISH OF 18 HOTEL ROOMS; REMOVE AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
11-3206	10/24/2011	\$42,272	Commercial	REFURBISH OF 18 HOTEL ROOMS; REMOVE AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
11-3207	10/24/2011	\$42,272	Commercial	REFURBISH OF 15 HOTEL ROOMS; REMOVE AND REPLACE 15 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.

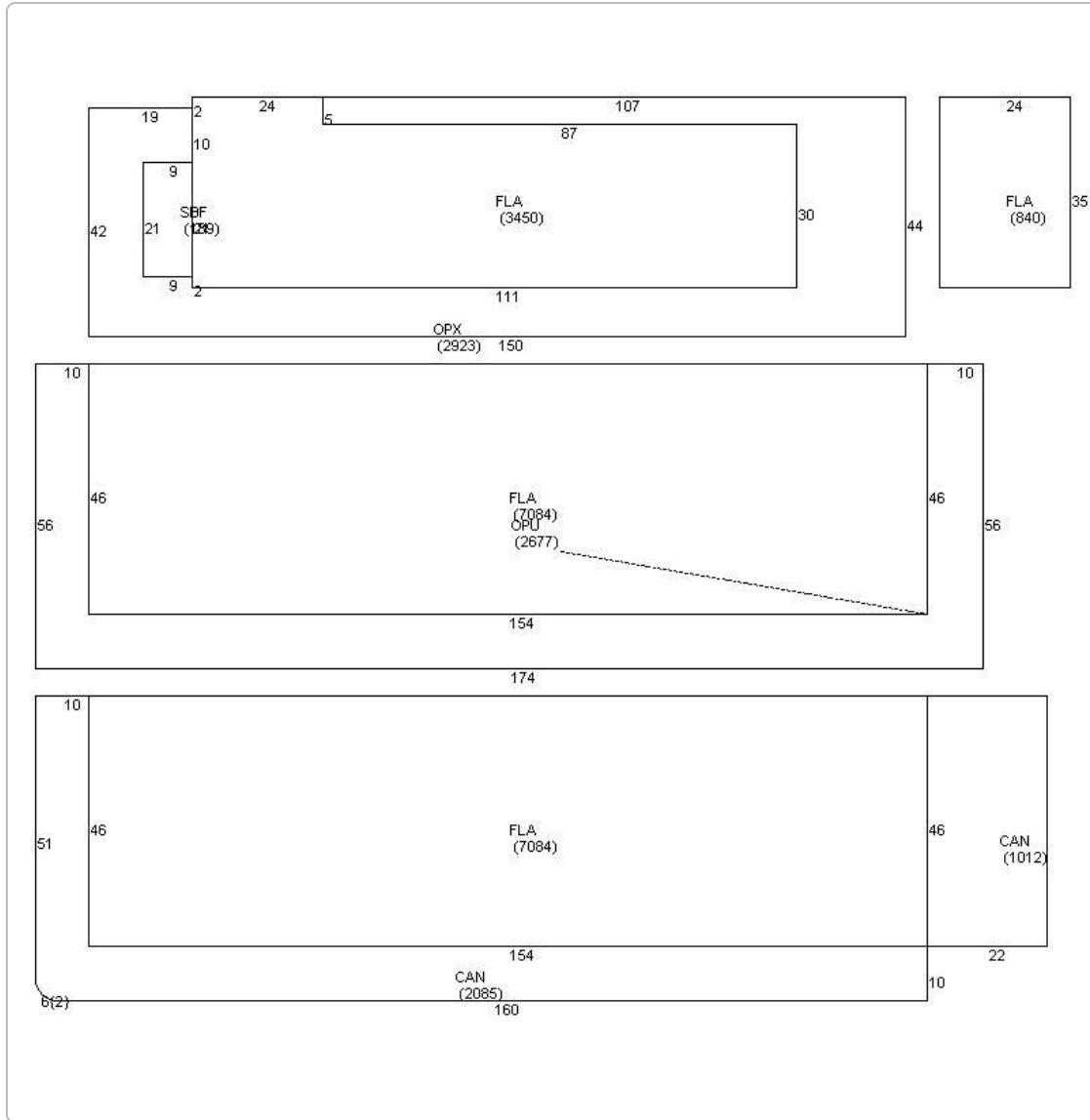
11-3208	10/24/2011		\$42,272	Commercial	REFURBISH OF 10 HOTEL ROOMS; REMOVE AND REPLACE 10 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
11-3834	10/24/2011		\$42,272	Commercial	REFURBISH 10 ROOMS; REMOVE AND REPLACE 10 LAVS/FAUCETS. RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS, RELOCATE SHOWER CONTROL.
11-3835	10/24/2011		\$42,272	Commercial	REFURBISH 13 ROOMS; REMOVE AND REPLACE 13 LAVS/FAUCETS. RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS, RELOCATE SHOWER CONTROL. ROOMS: 301-311; 329-339
11-3836	10/24/2011		\$42,272	Commercial	REFURBISH 10 ROOMS; REMOVE AND REPLACE 10 LAVS/FAUCETS. RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS, RELOCATE SHOWER CONTROL. ROOMS: 201-207; 229-233
11-2878	8/11/2011		\$12,000	Commercial	REPAIR 90 SF DAMAGED CONCRETE CEILING ON 4TH FLOOR, ELEVATOR LANDING. REMOVE AND REPLACE 100 SQ ACOUSTICAL CEILING. ALL INTERIOR WORK ONLY.
11-1319	4/25/2011		\$7,500	Commercial	REPLACE 3 SECTIONS OF THE SECOND FLOOR ELEVATION ROOF TILE S.W. SIDE OF THE BLDG (FLEMING ST) EACH SECTION IS 18' LONG. CONCRETE TILES WILLHAVE SAME COLOR & PROFILE AS EXISTING
08-4135	11/6/2008		\$7,000	Commercial	SEALCOAT ALL ASPHALT PARKING AND DRIVEWAY AREAS. RE-STRIPE TO EXISTING FORMAT
07-4396	9/20/2007		\$40,000	Commercial	REPLACE EXISTING MAKE-UP AIR A/H WITH EQUAL IN ELEVATOR ROOM, 15 TON. REPLACE EXISTING MAKE-UP AIR A/H WITH QUAL ON 4TH FLOOR ROOF. 7.5 TON INSTALL TWO 4 T CHILLED WATER A/H IN BAR AREA.
07-4123	8/29/2007		\$2,000	Commercial	INSTALL 3-PHASE AIR HANDLERS
07-4038	8/20/2007		\$1,500	Commercial	INSTALL CIRCUIT FOR 1. TON A.C. FOR TELEPHONE ROOM
07-4039	8/20/2007		\$2,400	Commercial	RUN ELECTRIC FOR HOTEL KITCHEN AIR-MOVERS
07-3960	8/15/2007		\$30,000	Commercial	CHANGE OUT EXISTING HOOD INTERIOR WORK ONLY
07-0444	2/13/2007		\$1,100	Commercial	REPLACE 70 LOW VOLTAGE LIGHTS IN ROOF
06-6275	1/24/2007		\$9,000	Commercial	SEAL COAT 34,870SF RE-STRIP PARKING
06-5686	10/17/2006	12/19/2006	\$10,000	Commercial	ADD LIGHTS AND OUTLETS IN DINING AREA
06-5420	10/5/2006	12/19/2006	\$314,000	Commercial	EXTERIOR PAINTING / STUCCO REPAIR / CONCRETE REPAIR
06-4266	8/4/2006	12/19/2006	\$200,000	Commercial	INTERIOR DEMO OF NON BEARING WALLS FINISHES
06-3783	6/29/2006	12/19/2006	\$900	Commercial	HARD WIRE 7 WALL SCONES SMOKE DETECTORS EMERGENCY SIGHNS
05-1079	4/6/2005	11/8/2005	\$2,000	Commercial	RELOCATE EXISTING PANEL ANTENNA
04-2999	9/14/2004	11/8/2005	\$10,000	Commercial	REPIPE POOL SYSTEM
04-0047	1/9/2004	2/23/2004	\$20,000	Commercial	ELE FOR STARBUCKS
04-0023	1/8/2004	2/23/2004	\$9,000	Commercial	REPLACE AIR HANDLER
03-0478	8/5/2003	2/23/2004	\$77,500	Commercial	PLUMBING & BUILDOUT
03-1601	6/6/2003	10/3/2004	\$3,000	Commercial	REMOVE WINDOW
02-3282	3/25/2003	10/3/2003	\$33,000	Commercial	RENOVATE TOP-BAR
02-2720	12/17/2002	10/3/2003	\$40,695	Commercial	ROOFING OVER BAR
02-0675	3/21/2002	8/16/2002	\$100	Commercial	MOVE TICKET BOOTH
01-3968	12/14/2001	8/16/2002	\$5,000	Commercial	PLUMBING
01-3061	12/4/2001	8/16/2002	\$20,000	Commercial	REMOVE 8 GUEST ROOMS
01-3346	10/16/2001	11/16/2001	\$5,500	Commercial	INSTALL/CONNECT 3 ANTENNAS
01-2818	8/14/2001	11/16/2001	\$8,800	Commercial	REPLACE FIRE ALARM
01-2707	8/2/2001	11/16/2001	\$2,000	Commercial	ELECTRICAL
01-977	3/12/2001	11/16/2001	\$8,381	Commercial	INTERIOR RENOVATION
99-1725	8/25/2000	11/1/2000	\$5,500	Commercial	3 ADDITIONAL ANTENNAS
00-1996	8/1/2000	11/1/2000	\$42,000	Commercial	POWER PAINT BUILDING
00-1641	6/20/2000	11/1/2000	\$90,000	Commercial	142 CANVAS AWNINGS
99-4041	12/23/1999	7/12/2000	\$16,000	Commercial	REMOVE/REPL DRIVEWAY
99-2193	6/28/1999	11/3/1999	\$5,000	Commercial	REFINISH POOL
99-1725	5/19/1999	11/3/1999	\$6,000	Commercial	ANTENNA'S
9901216	4/13/1999	11/3/1999	\$1		INSTALL ANTENNA
99-1104	3/30/1999	11/3/1999	\$25,000	Commercial	REMOV/REPL CONCRETE STAIR
99-0869	3/12/1999	11/3/1999	\$55,000	Commercial	NEW AWNINGS
99-0457	2/5/1999	11/3/1999	\$8,000	Commercial	REPLACE 3 AIR HANDLERS
99-0039	1/7/1999	11/3/1999	\$8,000		3 ANTENNA'S
99-4040	1/7/1999	11/3/1999	\$60,000		REPAIR CONCRETE SPALLING
98-3220	12/21/1998	12/30/1998	\$20,000	Commercial	UPDATE SERVICE
98-2916	10/20/1998	12/7/1998	\$39,000	Commercial	ROOF REPAIRS
98-2072	7/2/1998	12/7/1998	\$19,000	Commercial	REPL AIR HANDLER
98-1086	1/6/1998	12/7/1998	\$40,000	Commercial	PAINT ALL WOOD
97-3899	11/18/1997	12/7/1998	\$2,000	Commercial	REPL AIR HANDLER
97-1289	4/1/1997	10/1/1997	\$57,000	Commercial	ROOFING
96-3984	10/1/1996	11/1/1996	\$41,000	Commercial	MECHANICAL
964194	10/1/1996	11/1/1996	\$41,000	Commercial	MECHANICAL
B95-1244	4/1/1995	8/1/1995	\$27,920	Commercial	REPL 28 WDWS - 5 DOORS
B95-0145	1/1/1995	8/1/1995	\$4,000	Commercial	REPLACE WOOD ENTRY DOOR
E95-0139	1/1/1995	8/1/1995	\$200	Commercial	1 MOTOR
M94-3567	10/1/1994	12/1/1994	\$1,000	Commercial	REPLACE A/C UNIT

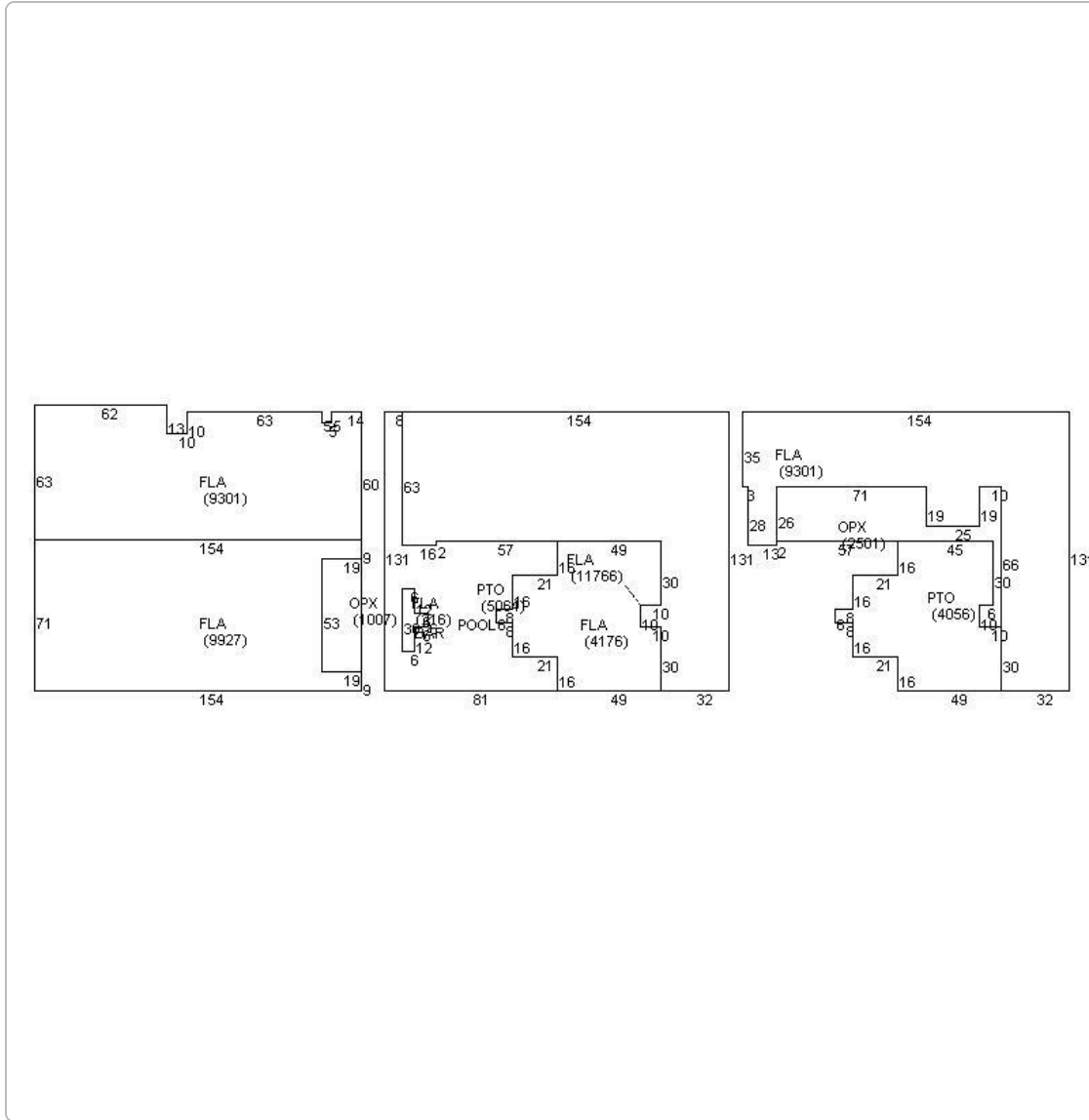
B94-0410	2/1/1994	12/1/1994	\$3,750	Commercial	ADDING A STRUCTURAL BEAM
B94-002	1/1/1994	2/1/1994	\$95,805	Commercial	RENOVATIONS,RELOCATE BAR
M94-0126	1/1/1994	12/1/1994	\$700	Commercial	3 DROPS

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### Sketches (click to enlarge)





Photos



