



---

## Staff Report for Item 14a

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins  
HARC Assistant Planner

**Meeting Date:** September 29, 2015

**Applicant:** Perez Engineering & Development

**Application Number:** H15-01-1376

**Address:** #1116 Packer Street

---

### Description of Work:

Renovations to contributing house.

### Site Facts:

The one-story, frame structure located 1116 Packer Street is listed as a contributing resource in the survey and first appears on the 1912 Sanborn map with a long one-story addition on the rear. Sometime after 1962 and before 1965, that rear addition was enlarged to a two-story building, as evidenced by a historic photograph. Another one-story addition was added sometime after 1962. The rear addition has been greatly altered over the years.

### Guidelines Cited in Review:

Windows (pages 29-30), specifically guidelines 3 and 4.

Entrances, porches, and doors (pages 32-33), specifically guideline 9.

### Staff Analysis

The Certificate of Appropriateness in review proposes replacing windows and doors on the front contributing structure and the altered addition. The small one-story building will be replaced with wood 6/6, true divided light wood windows and a wooden door. The addition will replace metal windows with metal windows.

The plans also include some small modifications to the rear balcony and site work, such as removing the brick in the back yard.

### **Consistency with Guidelines**

It is staff's opinion that the proposed plan is consistent with the guidelines pertaining to the Entrances, Porches, and Doors and the Windows section of the guidelines.

# 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](http://www.cityofkeywest-fl.gov)

HARC PERMIT NUMBER <b>15-01-1376</b>		BUILDING PERMIT NUMBER <b>15-3670</b>		INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

1116 Packer Street		# OF UNITS <b>1</b>
00031440-000100		
Margaret Lord-Bierman		PHONE NUMBER 818-636-3808
1116 Packer Street		EMAIL mcllessalord@yahoo.com
Key West, FL 33040		
Conch Construction & Roofing		PHONE NUMBER 305-304-4188
Mike Garcia		EMAIL conchroofing@gmail.com
Perez Engineering & Development		PHONE NUMBER 305-293-9440
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:

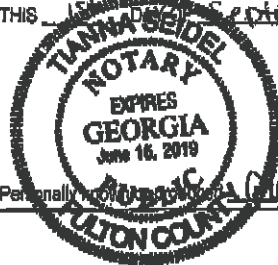
FLORIDA STATUTE 837.08: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

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 type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	<input type="checkbox"/>
	<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.,

Replacement of doors and windows. Replace/repair siding to match existing. Rear balcony modifications. Interior remodel. **Demolition of two studs.**

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: <b>Margaret Lord-Bierman</b>	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <i>Margaret Lord-Bierman</i>	QUALIFIER SIGNATURE:
Notary Signature as to owner: <i>James Seidel</i>	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <b>15</b> DAY OF <b>SEPTEMBER</b> , 20 <b>15</b>	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____
Personally known or produced <b>Georgia Drivers license</b> as identification.	Personally known or produced _____ as identification.



**Bids APP Fee**  
**/\$**

34632-15795-01c

**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](mailto: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:

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 \_\_\_\_\_

(City: KEYWEST) (Type: B) (Drawn: J)  
 DATE: 9/01/15 10:00 RECEIPT NO: 13094  
 2346 1651.75  
 \* BUILDING PERMITS-REV  
 Trans numbers: 1.00 \$150.00  
 OK CHECK 2346 386455  
 \$100.00  
 Trans date: 9/01/15 Time: 16:28:53

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	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> 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.

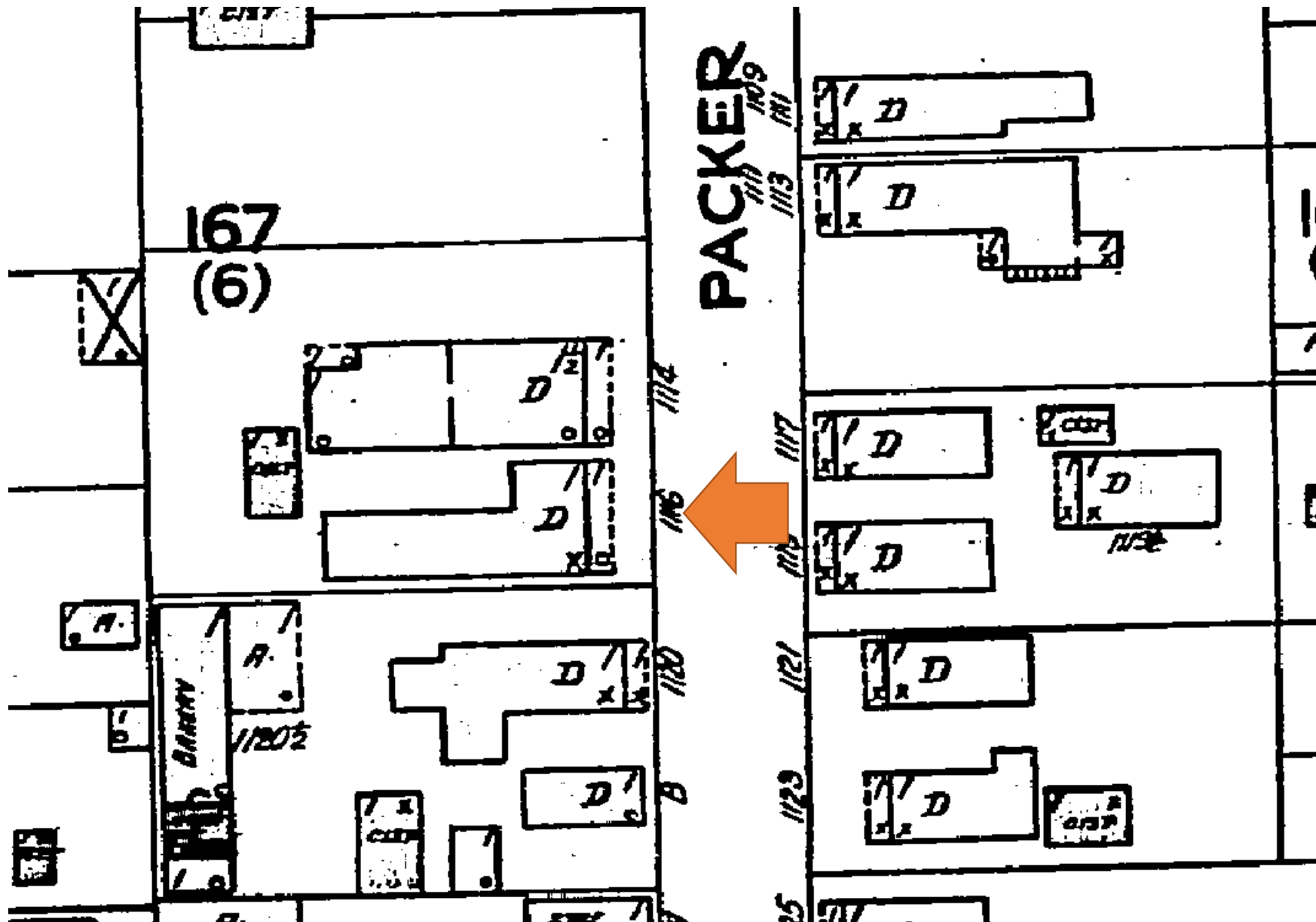
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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:

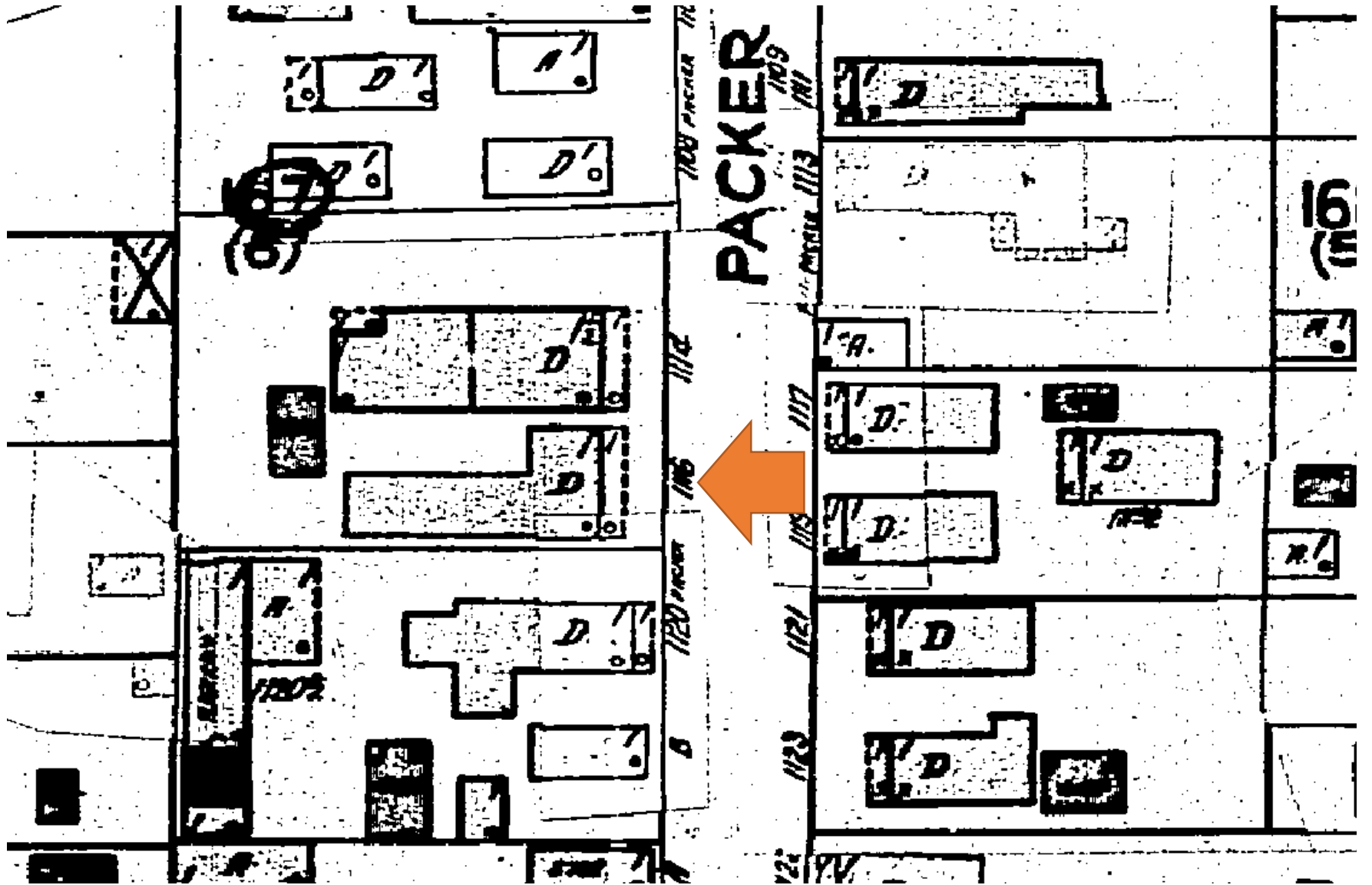
# SANBORN MAPS



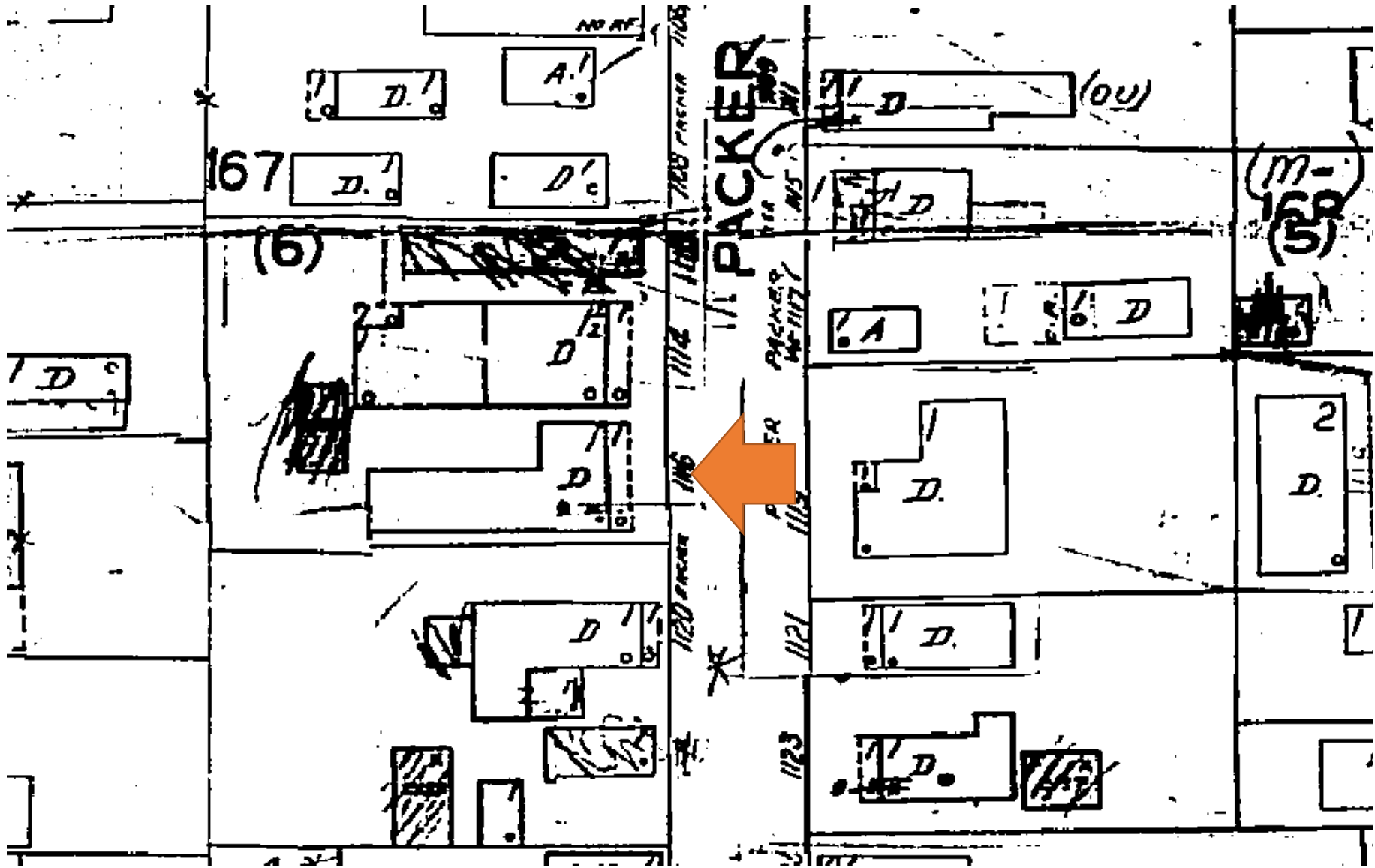




1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



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



















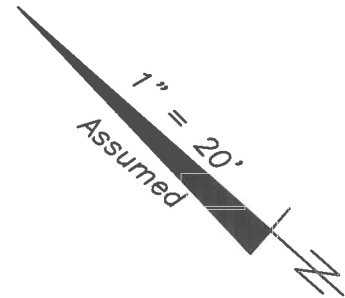
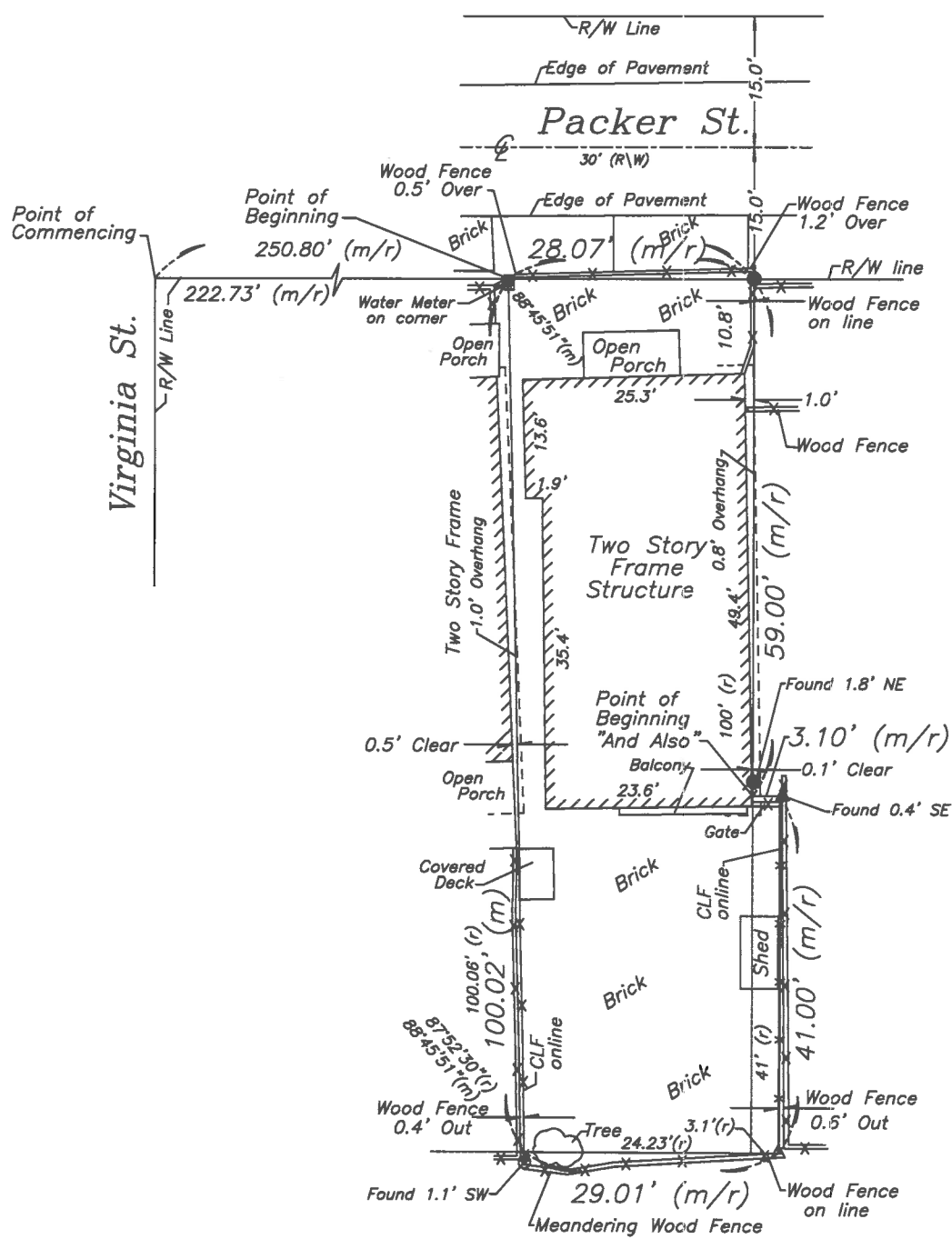




# SURVEY



# Boundary Survey Map of Part of Square 4, Tract 13, Island of Key West, FL



## LEGEND

- ⊙ Found 2" Iron Pipe (CLF Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail (PK)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊡ Sewer Cleanout
- ⊞ Water Meter

**NOTE:**  
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #8298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of Part of Square 4,  
Tract 13, Island of Key West, FL

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1116 Packer Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: May 1, 2015
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

*BOUNDARY SURVEY OF:* The following described land situate, lying and being in the County of Monroe, State of Florida, to wit: On the Island of Key West, Monroe County, Florida, and known as part of Square Four (4) of Tract Thirteen (13), according to G.G. Watson's subdivision of a part of said Tract Thirteen (13), as recorded in Plat Book One (1), Page Two Hundred and Nine (209), Public Records of Monroe County, Florida, and more particularly described as follows: Commencing at the corner of Packer and Virginia Streets and run thence along the Southwesterly side of Packer Street in a Southeasterly direction a distance of 222.73 feet for a Place or Point of Beginning; thence from said Point of Beginning run along Packer Street in a Southeasterly direction a distance of 28.07 feet to a point; thence Southwesterly at right angles 100 feet to a point; thence Northwesterly at right angles 24.23 feet to a point on a fence; thence Northeasterly with a deflection angle of 87 degrees 52 minutes 30 seconds to the right and along said fence 100.06 feet to the Point of Beginning.

AND ALSO:

On the Island of Key West, Monroe County, Florida, and known as part of Square Four (4) of Tract Thirteen (13), according to G.G. Watson's Subdivision of a part of said Tract Thirteen (13), as recorded in Plat Book One (1), Page Two Hundred and Nine (209), Public Records of Monroe County, Florida, and more particularly described as follows: Commencing at the corner of Packer and Virginia Streets and run thence along the Southwesterly side of Packer Street in a Southeasterly direction a distance of 250.80 feet; thence Southwesterly at right angles 59 feet to the Point of Beginning of the parcel herein described; thence continue Southwesterly 41 feet to a fence; thence Southeasterly at right angles along said fence 3.1 feet to a fence corner; thence Northeasterly at right angles along said fence 41 feet to a fence corner; thence Northwesterly along a fence 3.1 feet back to the Point of Beginning.

*BOUNDARY SURVEY FOR:* 1116 Packer Street, LLC;  
Smith Oropeza Hawks;  
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

\_\_\_\_\_  
J. Lynn O'Flynn, PSM  
Florida Reg. #6298

THIS SURVEY  
IS NOT  
ASSIGNABLE

May 5, 2015

Sheet Two of Two Sheets

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# PROPOSED DESIGN

### SITE DATA

ZONING DISTRICT: HMDR  
 FLOOD ZONE: X  
 F.I.R.M. - COMMUNITY #120168; PANEL #1516; SUFFIX "K"; DATED: 02-18-2005  
 LEGAL DESCRIPTION: PART OF LOT 5, TRACT 13, WATSON 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 PLAN / SITE DATA
- A-1 - FLOOR PLANS
- A-2 - EXISTING ELEVATIONS
- A-3 - PROPOSED ELEVATIONS

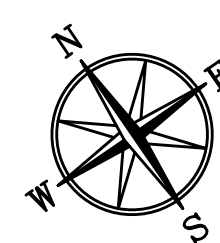
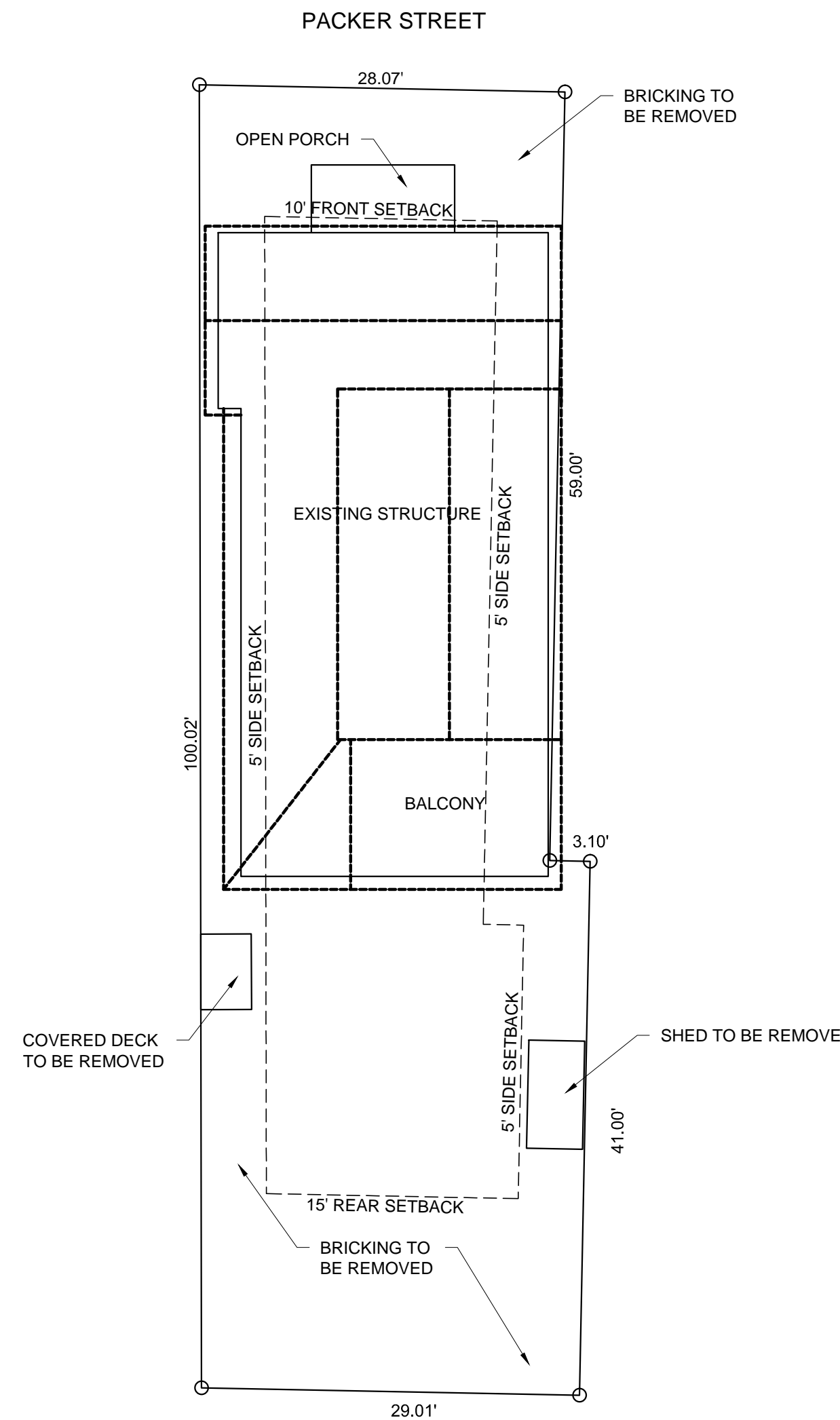
### GENERAL NOTES

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 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, FIFTH 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, FIFTH 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	2826	---	2826	
BUILDING AREA	1445	1130.4	1386	REDUCED
BUILDING COVERAGE	51.1%	40.0%	49.0%	REDUCED
IMPERVIOUS COVERAGE	2823	1695.6	1680	REDUCED / COMPLIES
IMPERVIOUS COVERAGE (%)	99.9%	60.0%	59.4%	REDUCED / COMPLIES
OPEN SPACE	131	989.1	1146	REDUCED / COMPLIES
OPEN SPACE (%)	4.6%	35.0%	40.6%	REDUCED / COMPLIES
BUILDING HEIGHT	<30'-0"	<30'-0"	<30'-0"	NO CHANGE
FRONT SETBACK	10'-10"	10'-0"	10'-10"	NO CHANGE
RIGHT SIDE SETBACK	1'-6"	5'-0"	1'-6"	NO CHANGE
LEFT SIDE SETBACK	0'-0"	5'-0"	0'-0"	NO CHANGE
STREET SIDE SETBACK	NA	7'-6"	NA	N/A
REAR SETBACK	39'-7"	15'-0"	39'-7"	NO CHANGE

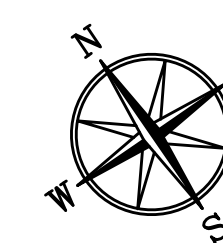
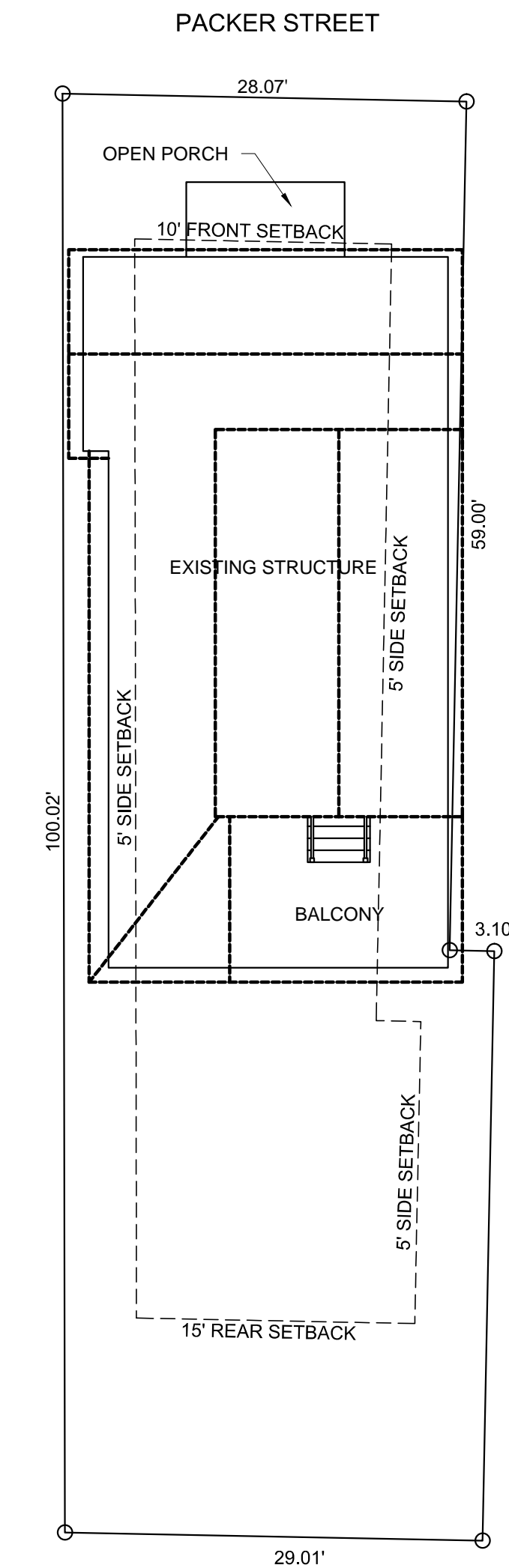
# RENOVATIONS

## 1116 PACKER STREET KEY WEST, FLORIDA



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 PALM BLVD. SUITE 201  
 KEY WEST, FLORIDA 33041  
 TEL: (305) 299-9440 FAX: (305) 299-6243

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

ORIGINAL: \_\_\_\_\_

REVISIONS:

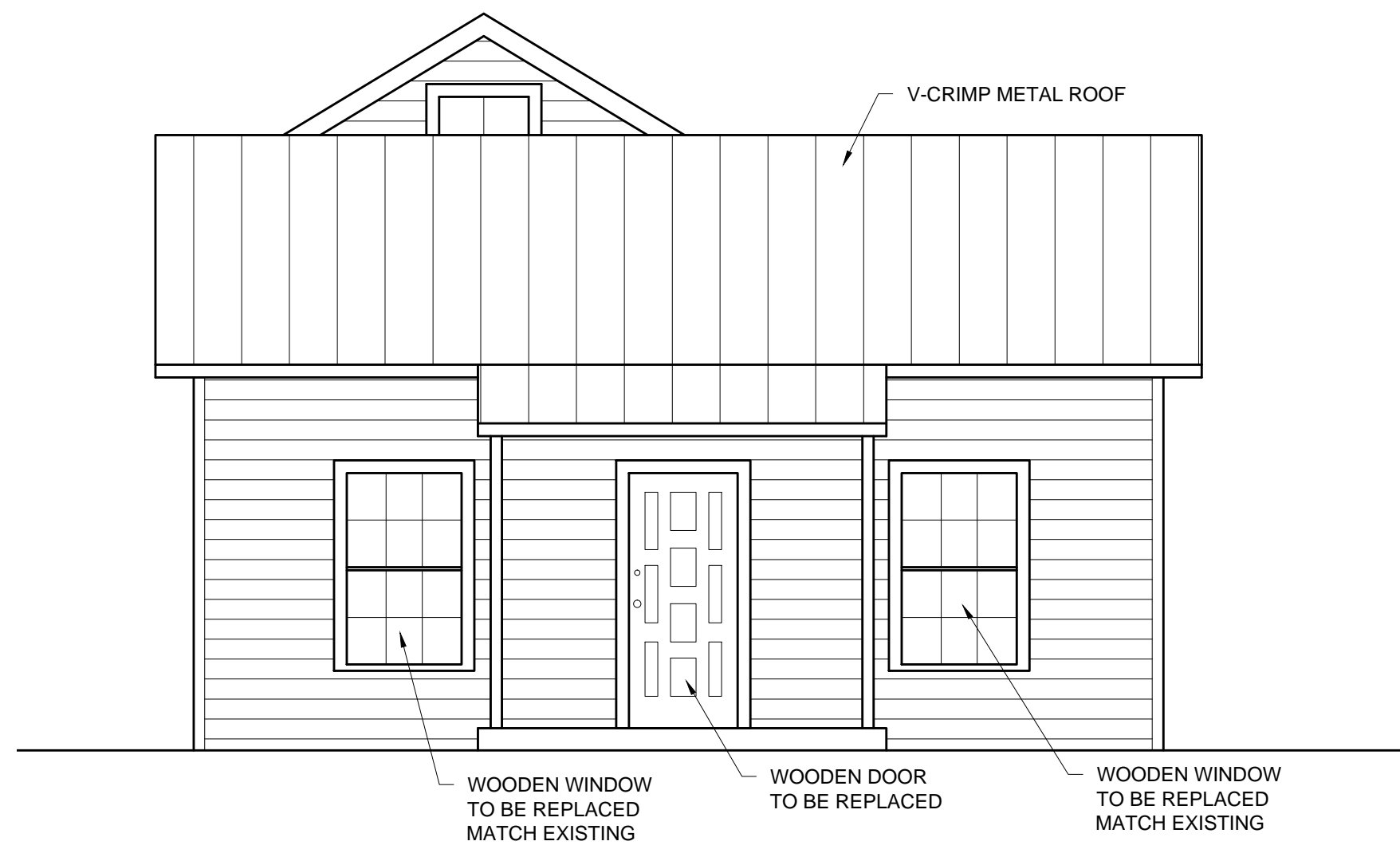
1	
2	
3	
4	
5	
6	

RENOVATIONS  
 KEY WEST, FL 33040

MARGARET LORD-BIERMAN  
 1116 PACKER STREET  
 KEY WEST, FL 33040

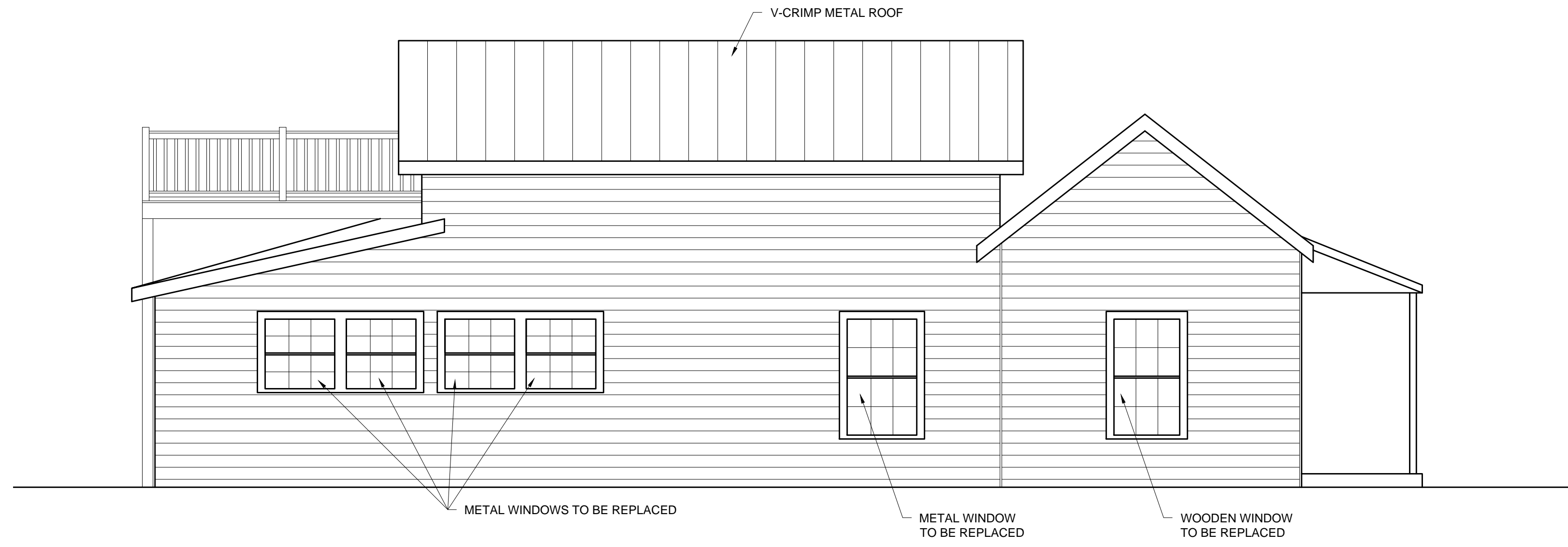
JOB NO. 151056  
 DRAWN BGO  
 DESIGNED PRS  
 CHECKED AEP  
 QC  
 SHEET T-1





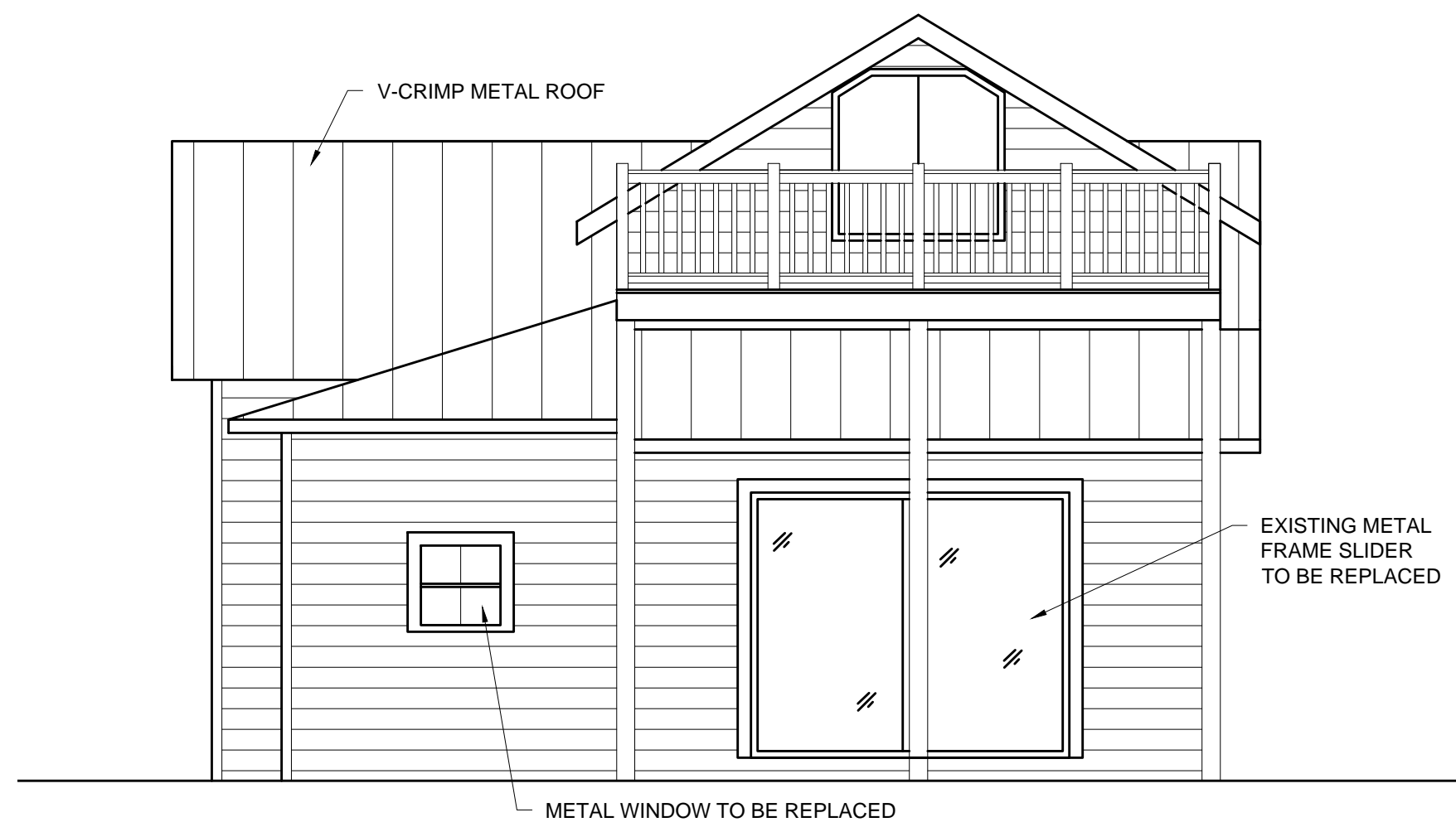
**EXISTING FRONT ELEVATION**

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



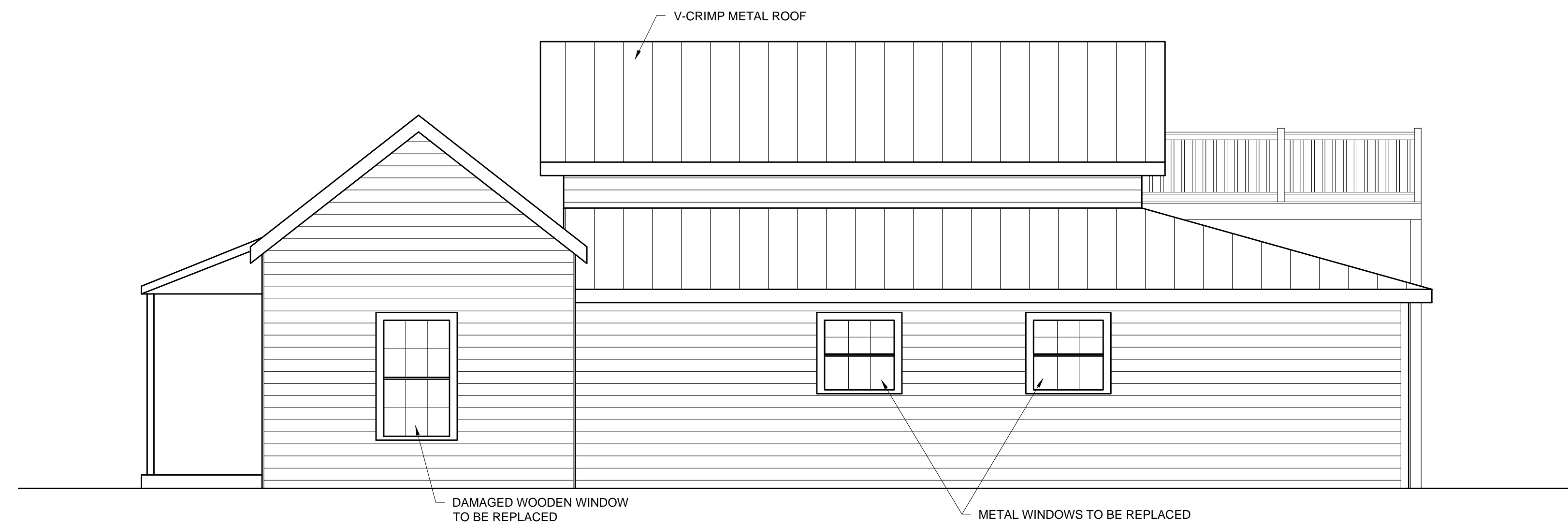
**EXISTING LEFT ELEVATION**

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



**EXISTING REAR ELEVATION**

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



**EXISTING RIGHT ELEVATION**

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

ORIGINAL:	
REVISIONS:	
1	
2	
3	
4	
5	
6	

RENOVATIONS  
 KEY WEST, FL 33040

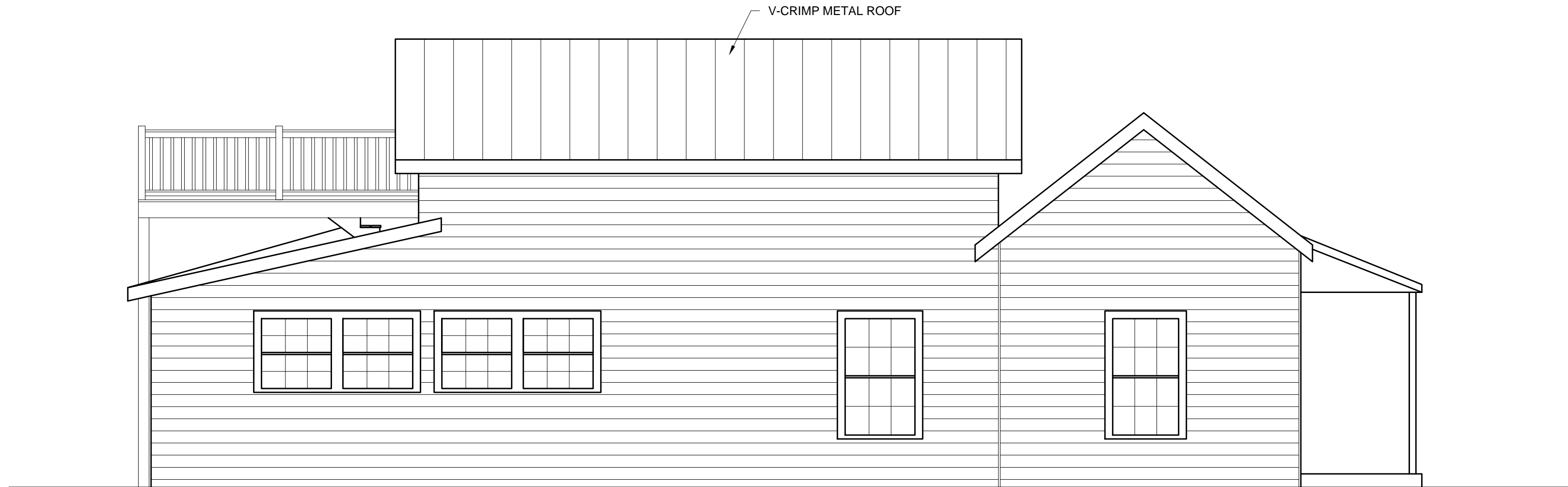
MARGARET LORD-BIERMAN  
 1116 PACKER STREET  
 KEY WEST, FL 33040

JOB NO.	151056
DRAWN	BGO
DESIGNED	PRS
CHECKED	AEP
QC	
SHEET	A-2



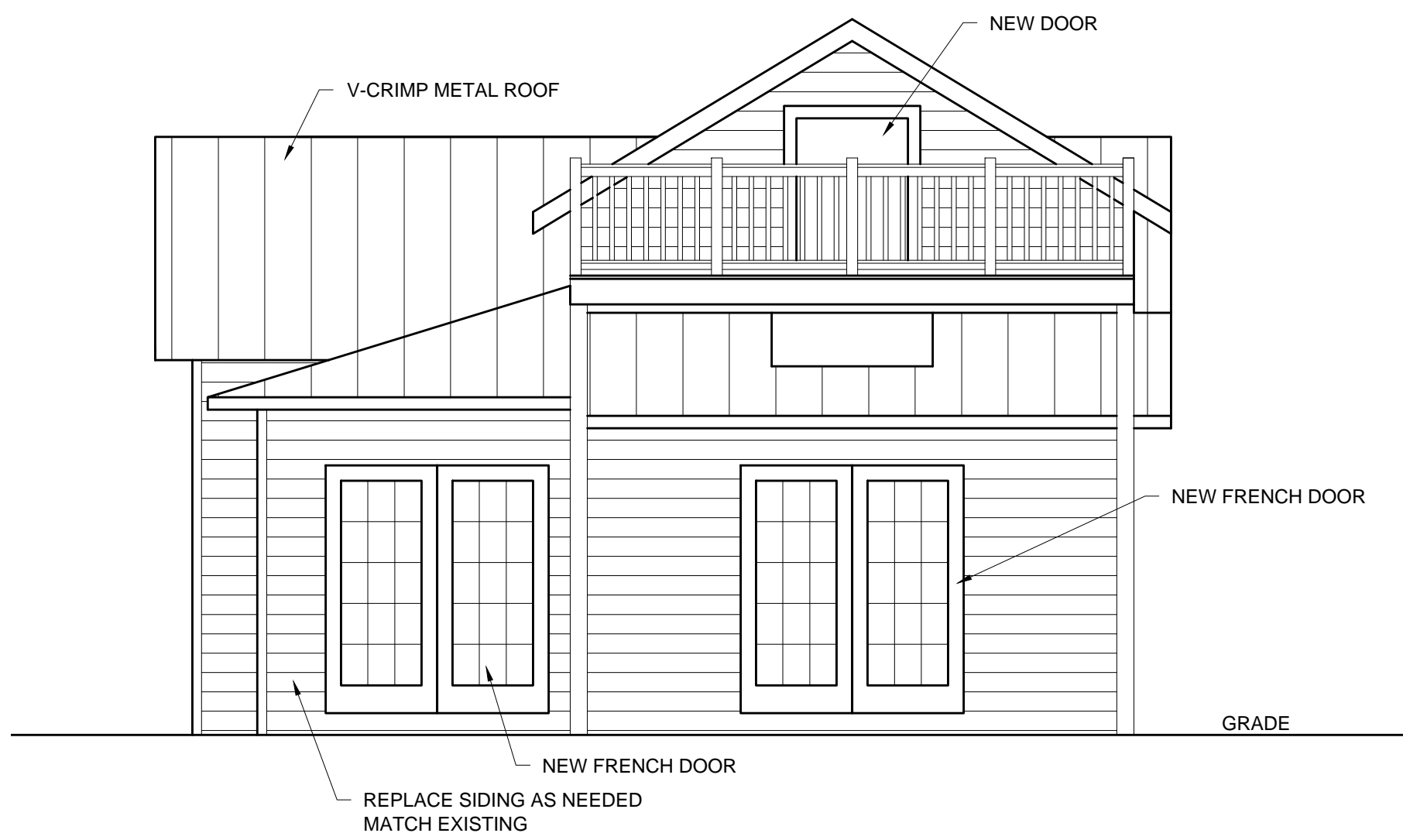
**PROPOSED FRONT ELEVATION**

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



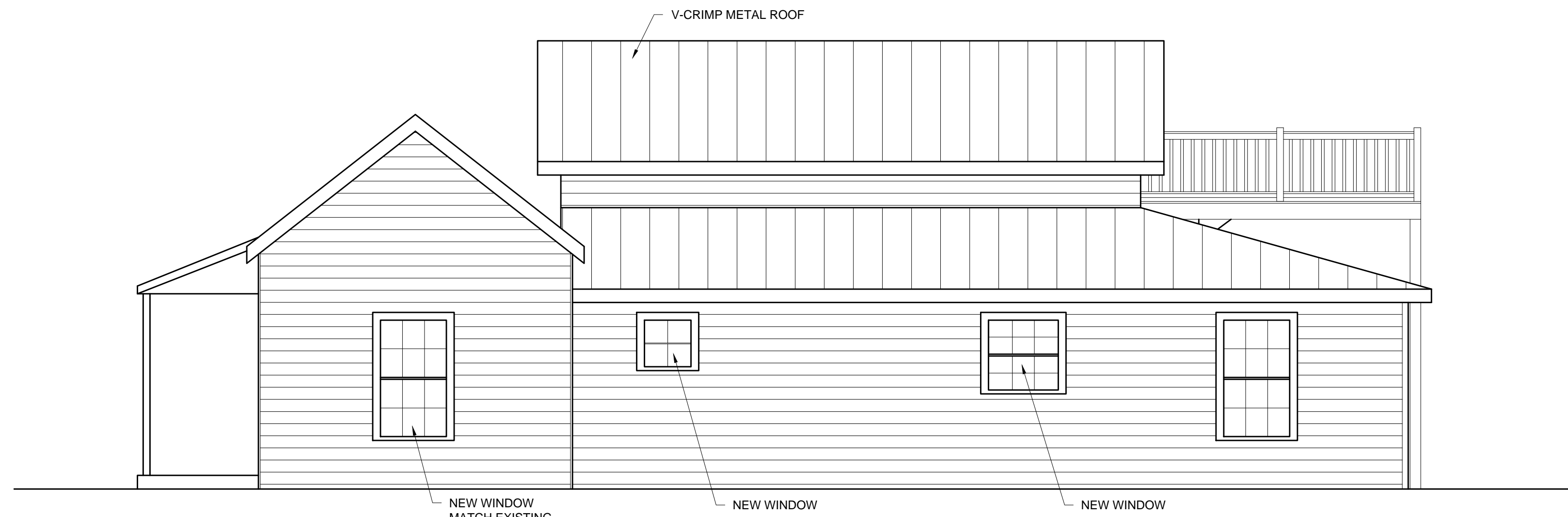
**PROPOSED LEFT ELEVATION**

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



**PROPOSED REAR ELEVATION**

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



**PROPOSED RIGHT ELEVATION**

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

ORIGINAL:	
REVISIONS:	
1	
2	
3	
4	
5	
6	

RENOVATIONS  
 KEY WEST, FL 33040

MARGARET LORD-BIERMAN  
 1116 PACKER STREET  
 KEY WEST, FL 33040

JOB NO.	151056
DRAWN	BGO
DESIGNED	PRS
CHECKED	AEP
QC	
SHEET	A-3

**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](http://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 <math>86 \frac{1}{2}</math> (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](http://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





ALUMINUM | IMPACT SERIES 700



*“PGT values the importance of serving the community because we are part of the community. We engineer products we would want in our own homes, nothing less.”*

*– Rod Hershberger, President & CEO*

## A TRADITION OF EXCEPTIONAL PRODUCTS, RELIABILITY, AND SERVICE

Founded in 1980, PGT® pioneered the U.S. impact-resistant window and door segment, growing from just four employees to approximately 1,500 at its manufacturing facility in Venice, Florida.

Today, PGT offers a total of 12 different high quality window and door lines.

Hurricane protection, security against intruders, noise reduction, UV filtering, energy efficiency, affordability, and style are some of the most notable benefits that PGT's products have to offer.

When you choose PGT products for your home or business, you can always expect top design, improved energy efficiency and extraordinary strength for the life of your investment.

You can have the confidence that PGT will not just meet, but exceed your expectations.

# SEE WHAT'S INSIDE

- 2 ▶ PGT'S ADDED VALUE
- 4 ▶ STRENGTH
- 6 ▶ RELIABILITY
- 8 ▶ EFFORTLESS PROTECTION
- 10 ▶ CUSTOMIZATION
- 12 ▶ THE WINGUARD® DIFFERENCE
- 17 ▶ PRODUCT STYLES
- 24 ▶ GLOSSARY OF TERMS





VALUE

## YOUR ALL-IN-ONE SOLUTION FOR CONTINUOUS, EFFORTLESS PROTECTION

Selecting new windows and doors for your home is an important decision, especially when you want a balance of beauty, strength and value.

### PGT® WinGuard® Aluminum products feature:

- Heavy-duty extruded aluminum frame
- Mechanically fastened corners
- Corrosion-resistant hardware and fasteners with stainless steel options
- Laminated glass
- Powder coat paint
- ETERNA® Finish options

By choosing from our WinGuard line, you are taking the right steps to protect your family and home with the most trusted, best-selling impact-resistant brand in the U.S.



*WinGuard® is America's leading impact-resistant brand, with over 3 million products installed and no reported failures.*

## TO KNOW OUR PRODUCTS IS TO KNOW OUR PROMISE

PGT® is the authority on impact-resistance. Our expertise is founded from our collaboration with Miami-Dade County to establish testing protocols for impact-resistant products. As a result of this partnership, in 1996 PGT became the first manufacturer to offer a full-suite of impact-resistant windows and doors that are – to this day – among the strongest, safest, and most reliable products in the industry.

From design to delivery, we oversee every step in our manufacturing process to ensure unsurpassed quality in every product we make. Our reputation is built on the dedication to superior materials, service and results we bring to your home for a difference you can count on.



STRENGTH

## PERFORMANCE TESTING

PGT® is dedicated to earning your confidence in our products. For this reason, we test our windows and doors to confirm that they meet the exacting standards of the industry's most respected accredited organizations. These certifications ensure you that PGT stands behind every product we manufacture for your home.

### PGT WinGuard® Aluminum product certifications, ratings, and testing include:

- Florida Product Approval
- STC (Sound Transmission Class)



See the Glossary of Terms for more details on each of these certifications and testing protocols.



*PGT® holds more Miami-Dade certifications than any other window manufacturer.*

## DESIGNED FOR STRENGTH

PGT® invests hundreds of hours into testing the designs of our windows and doors to ensure that all of our products will perform at their optimum level for many years to come.

**Each PGT WinGuard® Aluminum window and door is tested to meet or exceed the International Building Code for:**

- Air infiltration
- Deglazing
- Structural integrity
- Water resistance
- Forced-entry resistance
- Small and large missile impact protection



RELIABILITY

## ENGINEERED TO MEET HURRICANES HEAD-ON

When a storm threatens your home, PGT® WinGuard® Aluminum products have you protected without lifting a finger. Each window and door features laminated glass, which is comprised of two panes of glass bonded together with a strong, clear interlayer for effortless impact-resistance.

PGT WinGuard products also eliminate the need for unsightly, hard-to-install shutters – saving you valuable storage space, time, energy and money, while improving your home's curb appeal.





*The combination of WinGuard® Aluminum products' glass makeup and the heavy-duty frame provides superior protection – safeguarding you and your family from flying debris and high winds.*

## SUPERIOR PROTECTION BACKED BY A SUPERIOR WARRANTY

PGT® operates on the premise that promises are made to be kept, which is why our WinGuard® Aluminum products are backed by one of the best warranties in the industry.

### **WinGuard Aluminum products include:**

- 10-year warranty on the frame, laminated glass unit and component parts
- Limited lifetime warranty on the insulating glass unit
- Residential intruder protection coverage



# PROTECT

## WHETHER YOU ARE HOME OR NOT, YOU ARE PROTECTED

PGT® WinGuard® Aluminum impact-resistant products provide effortless protection against hurricane-force winds, flying debris and other year-round elements. In addition, the strong, clear interlayer we use provides extra benefits you may not have even thought about:

- Security against vandals, thieves and intruders
- Dramatic noise reduction
- 99% reduction in the fading inside your home caused by UV light
- Improved energy efficiency

Our impact-resistant aluminum products also contribute to reduced insurance premiums. Contact your insurance provider to see if you qualify for discounts.



*WinGuard® blocks 99% of UV rays, reduces outside noise, and deters residential intruders, giving you the protection you want with the value and beauty you seek.*

## MAXIMIZE YOUR ENERGY OPTIONS

PGT® WinGuard® Aluminum products offer multiple opportunities to save on energy costs, including:

- **Laminated insulating glass** which provides an additional layer of insulation between the inside and outside of your home
- **High-Performance Low-E** to deflect solar heat gain and keep unwanted heat outside your home
- **Glass Tints** that are effective at reducing heat transmitted through your windows
- **Argon Gas** which helps reflect outside heat and regulate the temperatures inside your home



CUSTOM

## TAILORED EXACTLY TO YOUR NEEDS

No two projects are ever the same. That's why each product we make for you is custom tailored to match the exact specifications of your home. No matter the size of your project, all PGT® products meet our strict standards of quality, because your satisfaction and safety are our top priority.



## SELECTIONS TO FIT ANY LIFESTYLE

PGT® WinGuard® Aluminum windows and doors are designed for every home, especially yours, with choices of:

- Frame colors
- Glass tints
- Grid styles and patterns
- Low-E
- Privacy glass
- Sea Turtle Protection Code glass options

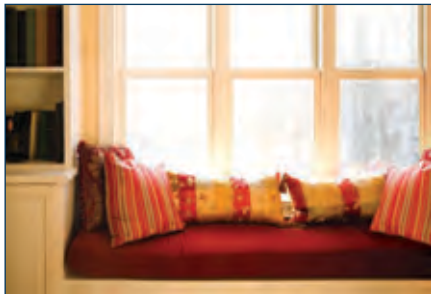
## WHAT PGT® WINGUARD® ALUMINUM MEANS TO YOU



During a hurricane, flying debris can shatter the glass in regular windows and doors, resulting in wind and water damage inside your home. WinGuard Aluminum products can withstand repeated impact from a nine-pound 2' x 4' beam traveling at 34 miles per hour, followed by hurricane-force winds. Even if the glass is damaged, it will remain secure in its frame and continue to keep the elements outside.



Breaking a window is the most common means of entry for an intruder. While non-impact resistant glass shatters easily upon contact and offers little resistance, the durable interlayer used in WinGuard Aluminum products will keep the glass in place and provide an additional barrier that deters intruders.



Constant exposure to the sun's UV rays can dramatically fade your furnishings. The clear interlayer used in WinGuard Aluminum products filters 99% of these UV rays, helping your furniture, carpet, artwork and drapes retain their original beauty.



Noise outside your home is often something you have little control over. However, with WinGuard Aluminum windows and doors, the laminated glass significantly reduces ambient noise by absorbing sound rather than transmitting it, which keeps outside disruptions where they belong.

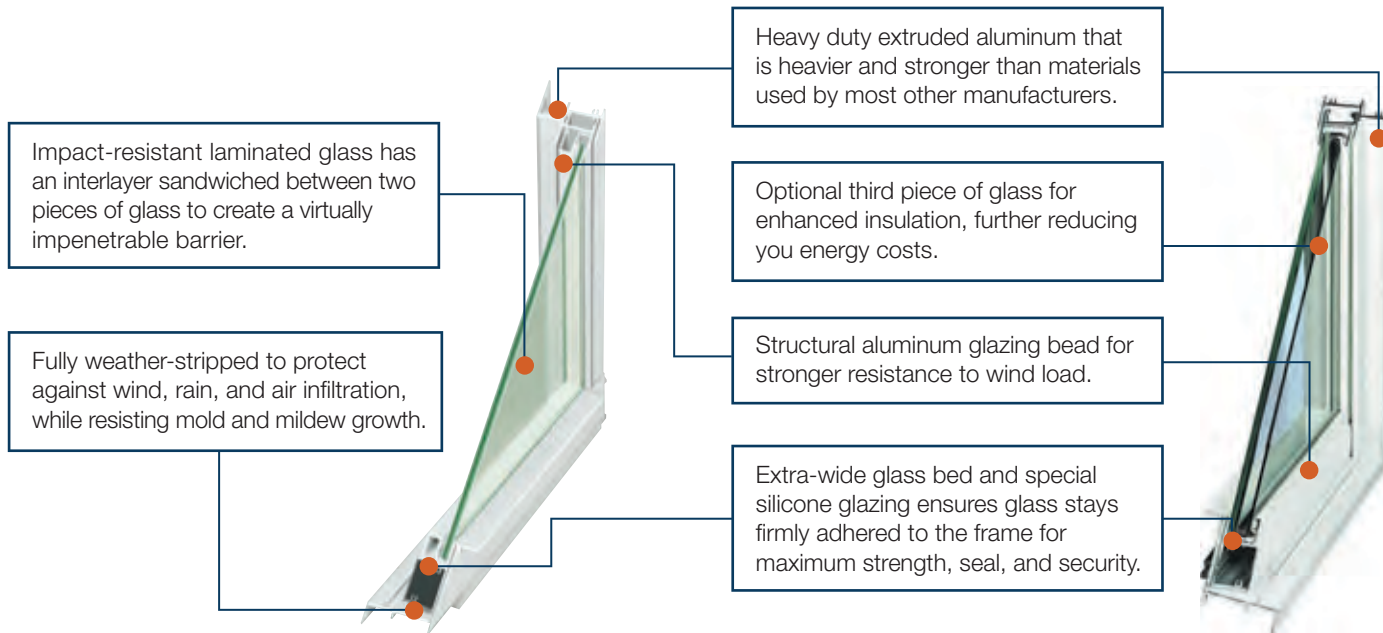
## GLASS TYPE COMPARISON



Laminated Glass

Single Pane Glass

Glass breakage patterns can vary greatly depending on the treatment and construction of the glass used in a window or door. WinGuard® Aluminum products include *laminated glass* which may crack if impacted, but will keep the glass pieces adhered to the laminate and secure in the frame. Conversely, *single pane annealed glass* will fracture into large shards and will not be held in the frame after breaking.



## BEAUTIFUL WINDOWS ARE JUST THE BEGINNING

PGT® WinGuard® Aluminum products do more than just beautify your home – they offer an all-in-one solution for continuous, effortless protection from:

- Hurricane damage
- Intruders
- Outside noise
- UV rays

The high-quality materials used in our signature line of aluminum products include:

- Laminated glass that eliminates the need for hurricane shutters or plywood
- Heavy-duty extruded aluminum that is heavier and stronger than materials used by most other manufacturers
- Mechanically fastened corners that increase the strength of the overall product
- Corrosion-resistant hardware that will stand up to even the harshest coastal environments

## ETERNA® FINISH

When wood is a primary design element used throughout your home, PGT's ETERNA Finish provides an authentic wood look to complement those attributes without sacrificing the strength and durability of aluminum. Even in the harshest coastal environments where conditions are unwelcoming to wood frames, ETERNA Finish can perform.

### **PGT's ETERNA Finish:**

- Uses a marine-grade powder coating that provides long-lasting protection
- Is available in authentic reproductions of four popular wood grains
- Adds beauty and warmth in a low-maintenance option

The ETERNA process results in a wood grain finish that outperforms wood frame alternatives, providing you with the protection of WinGuard and the beauty of wood.



## POWDER-COAT PAINT FINISH

When it comes to paint finishes, not all processes are created equal. PGT® WinGuard® Aluminum products come standard with a powder-coat paint finish that provides:

### Color Retention

- Finish is naturally resistant to fading and wearing
- Withstands exposure to natural elements

### Quality

- Identical color from batch to batch
- Single-pass application ensures a uniform coat
- Thicker, stronger coatings eliminate runs and drips

### Durability

- Resistant to scratching and corrosion
- Tested to continuously withstand salt water, heat, light and moisture exposure

### Low Environmental Impact

- Finish is 100% solvent-free
- No VOCs or heavy toxic metals



SERIES 700 WINDOW GRID STYLES



**Raised / Flat Grid**

- 1" wide raised muntin applied to exterior
- 1" wide flat bar applied to interior



**Raised / Low Profile Ogee**

- 1" wide raised ogee applied to exterior
- 1" wide low profile ogee applied to interior



**Flat Bar**

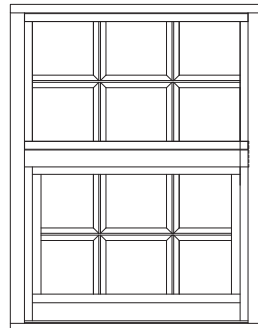
- 1" wide flat bar applied to exterior
- 1" wide flat bar applied to interior



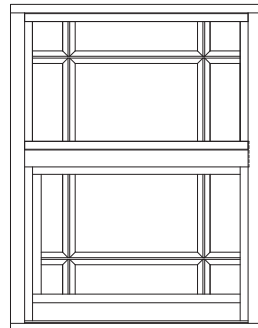
**Flat Grid**

- 9/16" wide flat grid between the glass

GRID PATTERNS



Standard



Brittany/Prairie

SERIES 700 DOOR GRID STYLES



**Raised / Flat Grid**

- 1" wide raised muntin applied to exterior
- 1" wide flat bar applied to interior



**Raised / Raised**

- 1" wide raised muntin applied to exterior
- 1" wide raised muntin applied to interior



**Raised / Low Profile Ogee**

- 1" wide raised ogee applied to exterior
- 1" wide low profile ogee applied to interior



**Raised / Raised Ogee**

- 1" wide raised ogee applied to exterior
- 1" wide raised ogee applied to interior



**Flat Grid**

- 9/16" wide flat grid between the glass



**Low Profile Traditional Simulated Divided Lite**

- 1" wide low profile ogee applied to exterior & interior
- 9/16" wide flat white grid between the glass



**Traditional Simulated Divided Lite**

- 1" wide raised ogee applied to exterior & interior
- 9/16" wide flat white grid between the glass

## STANDARD FEATURES

Products in this series come standard with clear laminated glass and a white or bronze frame that is ideal for new construction and remodeling projects. Operable windows also include a screen with 1816 mesh.

### Standard Frame Colors



White



Bronze

## PREMIUM OPTIONS

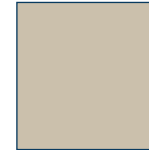
### Glass

- Tempered glass
- Heat strengthened glass
- Laminated insulating glass
- Privacy glass
  - Obscure (textured for enhanced privacy)
  - White Interlayer (opaque interlayer for enhanced privacy)
- Popular glass tints
- Hi-performance Low-E
  - Solarban® 60
  - Solarban® 70XL
- Argon gas

### Frame Colors



Clear Anodize



Arizona Beige\*

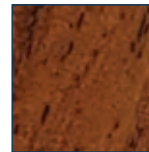


Pebble Khaki\*



Venetian Bronze\*

### ETERNA® Finishes



Dark Walnut\*



Cherry\*



Dark Oak\*



Acacia\*



\*Available for select styles only. Ask your dealer for more details.

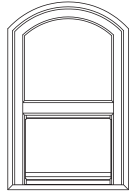
## SINGLE HUNG (SH700)

### Pre-tensioned spiral balance system

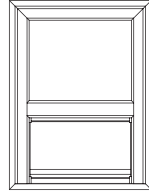
- Provides smooth, easy opening and closing

### Integrated lift rails and deluxe swivel locks

- Allow easy fingertip operation



Radius Top



Proview/Oriel



## HORIZONTAL ROLLER (HR710)

### Available in 2- and 3-lite configurations

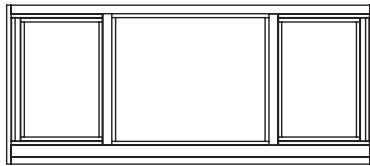
- Operation viewed from outside

### Low-friction brass tandem rollers in a nylon housing

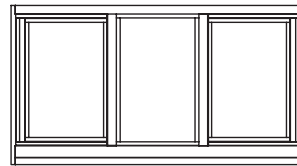
- Provide smooth, durable, adjustable operation

### Removable sash design

- For easy exterior cleaning



Unequal Lite



Equal Lite



## CASEMENT (CA740)

### Available in various configurations

- Single unit hinged for opening either left or right
- Double unit hinged for opening: one left, one right
- Triple unit hinged for opening: one left, one right, fixed center unit
- Fixed unit can serve as a standalone or companion window

### Multi-point locking system

- Provides added strength and security

### Egress hinge standard

### Optional washable hinge

- For easy cleaning from inside the home

### Optional fold away handle

- Will not interfere with your window treatments



## AWNING (AW740)

### Available in single vent

- Individual vent units can be mullied vertically or horizontally for custom configurations

### Multi-point locking system

- Provides added strength and security



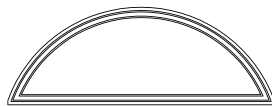
## PICTURE WINDOW / FIXED LITE ARCHITECTURAL (PW/AR720)

### Available in a variety of shapes & sizes

- Provides maximum amount of light
- Can serve as standalone or companion window

### Installation covers

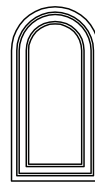
- For a complete, clean appearance



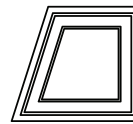
Half Circle



Eyebrow



Arch



Trapezoid

Other standard and custom shapes available.



## FRENCH DOOR (FD101H)

### Pre-hung

- Available as a single or a double door

### Heavy duty hinge

- Allows easy operation

### Optional side lites available

- Beautifully fills large openings and provides additional light

### Concealed 2-point locking system

- Provides added strength and security

### Prepped for industry-standard hardware

- Accommodates an array of handle and deadbolt hardware



## FRENCH DOOR (FD750)

### Heavy-duty, hidden piano hinge

- Supports the weight of the door
- Allows enduring optimal operation

### 3-point, stainless steel locking mechanism

- Secures the door to the frame or adjoining door in three places

### Prepped for European-style hardware

- Trim-sets are available

### Optional side lites

- Full jamb
- Narrow jamb



## SLIDING GLASS DOOR (SGD770/770HP)

### Expansions of up to 40 feet

- Amazing, uninterrupted views and a great source of natural light

### Panels up to 4' x 10' or 5' x 8'

- Sizes available for every opening

### By-pass, pocket, and 90-degree corner door configurations

- Customizable with multiple tracks from 2 to 8 panels

### Dual-point locking mechanism

- Provides added security for your home by restricting panels from being lifted off the tracks

### Heavy-duty tandem rollers

- Allow easy opening with just your fingertips

### Hidden installation and assembly screws

- Deliver a sleek, finished appearance

### Raised pull handles or recessed pulls available

### High performance options

- Available to meet all your design pressure needs

### Optional screens available

- Standard or box screen



Crystal Achievement  
Award-winning  
Design



## SLIDING GLASS DOOR (SGD780)

### French door-look

- Standard 4" bottom rail
- Optional 9" bottom rail

### Expansions of up to 40 feet

- Amazing, uninterrupted views and a great source of natural light

### Panels up to 4' x 10' or 5' x 8'

- Sizes available for every opening

### By-pass, pocket, and 90-degree corner door configurations

- Customizable with multiple tracks from 2 to 8 panels

### Dual-point locking mechanism

- Provides added security for your home by restricting panels from being lifted off the tracks

### Heavy-duty tandem rollers

- Allow easy opening with just your fingertips

### Optional unique, stylish handles available

### Optional screens available

- Standard or box screen



**Annealed glass:** Standard sheet of float glass which has not been heat-treated.

**Argon gas:** Argon is a safe, odorless, colorless, non-toxic, non-flammable inert gas that is commonly used in place of air between the glass panes of an insulated Low-E glass unit to reduce temperature transfer.

**Box screen:** A heavy duty sliding glass door screen frame that simulates the actual glass panels. It is typically similar in size and shape to the glass door panels.

**By-pass door:** A sliding door that has two or more panels that can slide horizontally in either direction in upper and lower tracks.

**Corrosion-resistant:** Refers to how well a substance can withstand damage caused by oxidization or other chemical reactions.

**Deglazing:** An effect of severe weather on windows, where the silicone glazing bead separates from the window pane, thus reducing the window's ability to restrict water from entering the structure and decreasing the strength of the overall window.

**Design load:** Wind load pressure, usually expressed in pounds per square foot (psf). Equal to 2/3 of the Structural Test Load.

**Design pressure:** See Design load.

**Dual-point mortise lock:** A lock that is recessed in the edge of a stile and has two throw hooks that engage with a keeper.

**Energy Star:** ENERGY STAR® is an independent U.S. government program establishing a standard set of guidelines to recognize the energy efficiency of various products. ENERGY STAR® guidelines are used in conjunction with a variety of building materials, including windows and doors.

**Florida Product Approval:** A series of tests performed by a State of Florida approved testing lab to ensure certain building components meet Florida standards.

**Forced-entry resistance:** The test methods intended to establish a measure of resistance for window assemblies subjected to attacks, other than by impact.

**Heat-strengthened glass:** Glass that is reheated, after forming, to just below melting point, and then cooled, forming a compressed surface that increases its strength beyond that of typical annealed glass.

**Impact resistant:** Shatter-resistant glass, when the outer glass breaks the shattered pieces will adhere to an intermediate layer of a shatter-proof membrane.

**Insulating glass:** Window panes separated by an air or other gas filled space to reduce heat transfer.

**Interlayer:** A shatterproof membrane sandwiched between two panes of glass.

**International Building Code:** A model building code developed by the International Code Council that has been adopted throughout most of the United States.

**Laminated glass:** Comprised of two panes of glass bonded together with a strong, clear interlayer.

**Laminated Insulating glass:** Comprised of three panes of glass: two panes bonded together with a strong, clear interlayer and one pane for added insulation.

**Large Missile Impact:** Test used on windows and doors in which a 9lb 2x4 traveling at 50 ft per second is propelled at a speed of 34 mph into test subject.

**Lift rail:** A handhold for raising and lowering the sash. Rail implies that the handhold is continuous across the sash.

**Low-E (Emissivity) glass:** Glass with a transparent metallic oxide coating applied onto or into a glass surface. The coating typically allows short-wave energy to pass through but reflects long-wave infrared energy which improves the U-value.

**Miami-Dade Notice of Acceptance:** Protocol for testing windows for impact by large or small missiles.

**NFRC – National Fenestration Rating Council:** A non-profit organization which provides energy performance ratings on windows, doors, skylights, and attachment products.

**Obscure glass:** Glass that has been made translucent instead of transparent.

**Pocket door:** Sliding glass door that when opened slides clear of the opening.

**Powder Coat Paint:** A free-flowing, dry powder that is typically applied electrostatically. It is then cured under heat and used to create a hard finish that is tougher than conventional paint.

**Sea Turtle Protection Code:** Lighting ordinance to protect Sea Turtles along the Florida coastline during nesting season by restricting the amount of light permitted through windows and doors.

**Sound Transmission Class (STC):** The sound transmission loss rating of a material over a selected range of sound frequencies. The higher the number, the less sound is transmitted.

**Small Missile Impact:** Test used on windows where it has been exposed to various impacts with 10 ball bearings traveling at a speed of 80 feet per second (50 mph).

**Tempered glass:** Treated glass that is strengthened by reheating it to just below the melting point and then suddenly cooling it. When shattered, it breaks into small pieces. Approximately four times stronger than standard annealed glass; is required as safety glazing in patio doors, entrance doors, side lights, and other hazardous locations. It cannot be recut after tempering.

**Ultra-violet (UV):** The invisible rays of the spectrum that are outside of the visible spectrum at its short-wavelength violet end. Ultraviolet rays are found in everyday sunlight and can cause fading of paint finishes, carpets, and fabrics.

**Washable hinges:** Track type hinges on casement windows that, aside from normal operation, have the ability to slide towards frame center and allow for easy sash cleaning.



# 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:

**RENOVATIONS TO CONTRIBUTING HOUSE. DEMOLITION OF TWO SHED STRUCTURES IN BACK YARD.**

**FOR- #1116 PACKER STREET**

**Applicant – Perez Engineering & Development**

**Application #H15-01-1376**

**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](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 305-809-3731 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: 8613865 Parcel ID: 00031440-000100**

**Ownership Details**

**Mailing Address:**

BIERMAN DREW AND MARGARET LORD  
1116 PACKER ST  
KEY WEST, FL 33040-3263

**Property Details**

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-Township-Range:** 05-68-25

**Property Location:** 1116 PACKER ST KEY WEST

**Legal Description:** KW G G WATSON SUB I-209 PT SQR 4 TR 13 OR846-1970/71 OR849-1691E OR864-1873/74 OR864-1877/78 OR1645-961/63R/S OR1700-991 OR2047-2271/72 OR2655-1947/49C/T OR2740-8/10 OR2758-1472/1473 OR2758-1474/1476Q/C

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	31	100	2,953.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 1128  
 Year Built: 1938



## Building 1 Details

**Building Type** R1  
**Effective Age** 23  
**Year Built** 1938  
**Functional Obs** 0

**Condition** A  
**Perimeter** 206  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 500  
**Depreciation %** 30  
**Grnd Floor Area** 1,128

**Inclusions:** R1 includes 1 3-fixture bath and 1 kitchen.

**Roof Type** GABLE/HIP  
**Heat 1** NONE  
**Heat Src 1** NONE

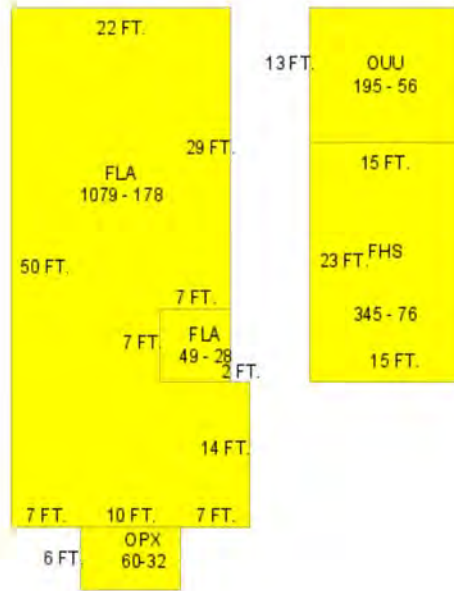
**Roof Cover** METAL  
**Heat 2** NONE  
**Heat Src 2** NONE

**Foundation** CONC BLOCK  
**Bedrooms** 3

**Extra Features:**

**2 Fix Bath** 0  
**3 Fix Bath** 0  
**4 Fix Bath** 0  
**5 Fix Bath** 0  
**6 Fix Bath** 0  
**7 Fix Bath** 0  
**Extra Fix** 0

**Vacuum** 0  
**Garbage Disposal** 0  
**Compactor** 0  
**Security** 0  
**Intercom** 0  
**Fireplaces** 0  
**Dishwasher** 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OUU		1	2013				195
0	FLA	10:HARDIE BD	1	2013	Y			49
1	FLA	12:ABOVE AVERAGE WOOD	1	1937	N Y	0.00	0.00	1,079
2	OPX		1	1937	N N	0.00	0.00	60
3	FHS	12:ABOVE AVERAGE WOOD	1	1997	N Y	0.00	0.00	345

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	520 SF	26	20	2003	2004	2	50
2	UB2:UTILITY BLDG	32 SF	8	4	2003	2004	2	50
3	CL2:CH LINK FENCE	400 SF	0	0	1964	1965	1	30
4	AC2:WALL AIR COND	1 UT	0	0	1994	1995	2	20
5	FN2:FENCES	88 SF	25	4	1996	1997	2	30

## Appraiser Notes

PER QUIT CLAIM DEED RECORDED IN OR2758-1474/1476 THIS PARCEL HAS INCREASED BY 211 SQUARE FEET OF LAND WHICH WAS ACQUIRED FROM NEIGHBOR WHO OWNS RE 00031460-000000 AK 1032247. LAND SIZE ADJUSTED FOR THE 2015 TAX ROLL.

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	9800493	03/04/1998	11/12/1998	648	Residential	ROOF
1	9801730	06/02/1998	11/12/1998	500	Residential	ELECTRICAL
	03-3570	10/05/2003	12/18/2003	800		200 AMP UPGRADE

## 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	131,963	4,436	413,213	549,612	452,221	0	549,612
2014	140,828	4,129	266,153	411,110	411,110	0	411,110
2013	131,526	624	310,369	442,519	236,783	25,000	211,783
2012	133,353	633	213,170	347,156	232,825	25,000	207,825
2011	133,353	642	229,890	363,885	226,044	25,000	201,044
2010	127,873	655	196,131	324,659	222,703	25,000	197,703
2009	142,527	664	250,993	394,184	216,848	25,000	191,848
2008	132,709	673	350,743	484,125	216,631	25,000	191,631
2007	233,135	655	285,168	518,958	210,321	25,000	185,321
2006	263,059	689	219,360	483,108	191,019	25,000	166,019
2005	230,177	724	164,520	395,421	199,215	25,000	174,215
2004	152,903	761	160,200	313,864	193,413	25,000	168,413
2003	127,847	550	61,410	189,807	189,807	25,000	164,807
2002	138,393	575	61,410	200,378	200,378	25,000	175,378
2001	117,283	600	61,410	179,293	179,293	0	179,293
2000	118,690	1,333	45,390	165,413	165,413	0	165,413

<b>1999</b>	135,278	1,341	45,390	182,009	182,009	0	182,009
<b>1998</b>	69,068	304	45,390	114,762	114,762	0	114,762
<b>1997</b>	62,161	274	40,050	102,485	102,485	0	102,485
<b>1996</b>	44,894	198	40,050	85,142	82,146	25,000	57,146
<b>1995</b>	42,477	0	40,050	82,527	80,143	25,000	55,143
<b>1994</b>	37,987	0	40,050	78,037	78,037	25,000	53,037
<b>1993</b>	34,990	0	40,050	75,040	75,040	25,000	50,040
<b>1992</b>	34,990	0	40,050	75,040	75,040	25,000	50,040
<b>1991</b>	34,990	0	40,050	75,040	75,040	25,000	50,040
<b>1990</b>	41,522	0	27,368	68,890	68,890	25,000	43,890
<b>1989</b>	32,319	0	26,700	59,019	59,019	25,000	34,019
<b>1988</b>	26,397	0	21,360	47,757	47,757	25,000	22,757
<b>1987</b>	26,072	0	14,418	40,490	40,490	0	40,490
<b>1986</b>	26,219	0	14,418	40,637	40,637	0	40,637
<b>1985</b>	25,417	0	9,360	34,777	34,777	0	34,777
<b>1984</b>	23,691	0	9,360	33,051	33,051	0	33,051
<b>1983</b>	23,691	0	9,360	33,051	33,051	0	33,051
<b>1982</b>	19,605	0	8,112	27,717	27,717	0	27,717

## 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
<b>8/26/2015</b>	2758 / 1474	100	<u>QC</u>	<u>11</u>
<b>8/26/2015</b>	2758 / 1472	522,300	<u>WD</u>	<u>37</u>
<b>5/4/2015</b>	2740 / 8	449,700	<u>WD</u>	<u>12</u>
<b>10/23/2013</b>	2655 / 1947	410,000	<u>CT</u>	<u>12</u>
<b>7/21/2000</b>	1645 / 0961	199,000	<u>WD</u>	<u>Q</u>
<b>1/1/1982</b>	846 / 1970	40,000	<u>WD</u>	<u>Q</u>

This page has been visited 419,840 times.

Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176