

# Historic Architectural Review Commission

## Staff Report Item 11

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<b>Meeting Date:</b>	February 24, 2014
<b>Applicant:</b>	Gary Burchfield, Contractor
<b>Application Number:</b>	H14-01-0220
<b>Address:</b>	#901 Pearl Street
<b>Description of Work:</b>	Remove concrete barrel tile roof and replace it with v-crimp metal roofing. Install membrane roofing on carport flat roof.
<b>Building Facts:</b>	The house located on #901 Pearl Street is listed as a non-contributing resource. According to the Property Appraisers records the one story cbs house was built in 1953. The Sanborn map from 1962 depicts a house in the same lot with a similar footprint of the house under review. A circa 1965 photo depicts the house with a barrel tile roof.
<b>Guidelines Cited in Review:</b>	Roofing (page 26), specifically first paragraph and guidelines 2 and 4.

### Staff Analysis

The Certificate of Appropriateness proposes the replacement of an existing barrel tile roof of a historic but non-contributing house, to metal v-crimp. Staff did not found any surrounding structure with barrel tiles.

### Consistency with Guidelines

The guidelines are specific as to replacement of roofing materials to be done in kind, with the new roof matching the materials used previously, unless HARC believes that the new proposed material is more suitable than the existing one. Although guideline 2 of page 26 states that modern materials such as v-crimp may be used on non-contributing structures it is staff's opinion that the barrel tile roof is the strongest character defining element to this historic non-contributing house. The low slopes and configuration of the roof makes it different to the rest of surrounding roofs found through the historic urban context. For the proposed membrane over the existing carport it is staff's opinion that the request is consistent with the guidelines.

# Application



# CITY OF KEY WEST BUILDING DEPARTMENT CERTIFICATE OF APPROPRIATENESS

ISS 31-2014 010220  
APPLICATION # \_\_\_\_\_

OWNER'S NAME: **Thomas Cullen** DATE: **1/31/14**

OWNER'S ADDRESS: **1514 Petronia** PHONE #: **609-315-4087**

APPLICANT'S NAME: **Gary the carpenter** PHONE #: **797-0251**

APPLICANT'S ADDRESS: **800 Simonton**

ADDRESS OF CONSTRUCTION: **901 Pearl St.** # OF UNITS **1**

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

## DETAILED DESCRIPTION OF WORK:

1. Remove existing concrete barrel tile on roof and replace with V-crimp metal roofing
2. Install GAF-TPO membrane roofing on carport flat roof

*Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083*

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: **1/31/14**

Applicant's Signature: \_\_\_\_\_

*[Handwritten Signature]*

## Required Submittals

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input checked="" type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Owner: **CHALKER** Type: **BP** Drawer: **1**  
Date: **2/06/14** Receipt no: **17019**

2014 **1000220**  
\* BUILDING USE ONLY

Trans number: **1.00** \$ **100.00**  
Date: **2/05/14** Receipt no: **2993169**

MULTIPLE TENDER  
Staff Approval:

Trans date: **2/05/14** Time: **16:34:19**

Fee Due: \$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

House is listed as non-contributing. House was built in 1953  
Guidelines for roofing

Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

## 901 Pearl Deed

From: Tom Cullen (tc@newproductsgroup.com)  
Sent: Fri 1/10/14 9:48 AM  
To: garythecarpenter@gmail.com  
Cc: garythecarpenter@hotmail.com

Prepared by and return to:  
Yvette Gort  
Legal Assistant  
Alexander P. Almazan, P.A.  
7550 Red Road Suite 110  
Miami, FL 33143  
305-665-6681  
File Number: SAM13-0099  
Will Call No.:

[Spec Above This Line For Recording Data]

## Special Warranty Deed

This Special Warranty Deed made this 12 day of December, 2013 between HSBC BANK USA, N.A., TRUSTEE FOR THE HOLDERS OF THE DEUTSCHE ALT-A SECURITIES, INC. MORTGAGE LOAN TRU; MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-OA4 WHO ACQUIRED TITLE AS HSBC BAN N.A. AS TRUSTEE FOR THE HOLDERS OF DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRU; SERIES 2007-OA4 MORTGAGE PASS-THROUGH CERTIFICATES whose post office address is 8742 Lucent Bl Suite 575, Denver, CO 80129, grantor, and Thomas Cullen and Monica Cullen, husband and wife whose post of address is 901 Pearl Street, Key West, FL 33040, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individ and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum Three Hundred Fifty-Five Thousand and 00/1 Dollars(\$355,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the rec whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns fore the following described land, situate, lying and being in Monroe County, Florida, to-wit:

ON THE ISLAND OF KEY WEST AND KNOWN ON THE WILLIAM A. WHITEHEAD'S MAP, DELINEATED IN FEBRUARY, A.D. 1829, AS PART OF TRACT 7, BUT NOW BETTER KNOWN, ACCORDING TO BENJAMIN ALBURY'S DIAGRAM OF A PART OF TRACT 7, AS RECORDED IN DEED BOOK "I" PAGE 389, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AS A PART OF LOT 8 IN SQUARE 3 OF SAID TRACT 7; COMMENCING AT THE CORNER OF PEARL AND ALBURY STREETS AND RUNNING THENCE IN A SE'LY DIRECTION ALONG THE LINE OF SAID PEARL STREET 70 FEET; THENCE AT RIGHT ANGLES IN A NE'LY DIRECTION 50 FEET; THENCE AT RIGHT ANGLES IN A NW'LY DIRECTION 70 FEET; THENCE AT RIGHT ANGLES IN A SW'LY DIRECTION, ALONG THE LINE OF ALBURY STREET 50 FEET TO THE PLACE OF BEGINNING.

Parcel Identification Number: 00024240-000000

PA: 901 Pearl Street, Key West, FL 33040

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

Double

IMG\_0262

Special Warranty Deed - Page 2

DoubleTimes

State of Colorado  
County of Denver

Witness Name: John J. Brown  
Witness Name: John C. Schwan

Notary Seal: Rachel Siegel  
Notary Public  
Printed Name: Rachel Siegel  
My Commission Expires: 11/16/2017

Notary Seal: Rachel Siegel  
Notary Public  
Printed Name: Rachel Siegel  
My Commission Expires: 11/16/2017

HSBC BANK USA, N.A., AS TRUSTEE FOR THE  
HOLDERS OF THE DEUTSCHE ALT-A SECURITIES  
MORTGAGE LOAN TRUST, SERIES 2007-0A4  
MORTGAGE PASS THROUGH CERTIFICATES SERIES  
2007-0A4

By: Scott R. Keeton  
Scott R. Keeton, Vice President  
Specialized Loan Servicing LLC Attorney in Fact

The foregoing instrument was acknowledged before me this 12 day of December, 2013 by Rachel Siegel of HSBC BANK USA, N.A., AS TRUSTEE FOR THE HOLDERS OF THE DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST, SERIES 2007-0A4 MORTGAGE PASS THROUGH CERTIFICATES SERIES 2007-0A4, on behalf of the corporation. The/She is personally known to me or [X] has produced a driver's license as identification.

IMG\_0263

# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008  
Expiration Date: July 31, 2015

## SECTION A - PROPERTY INFORMATION

### FOR INSURANCE COMPANY USE

A1. Building Owner's Name Cullen, Thomas

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
901 Pearl Street

Company NAIC Number:

City Key West

State FL ZIP Code 33040

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
(Tax Parcel #: 00024240-000000) (PT LT 8, SQR 3 TR 7 KW BENJ ALBURY'S SUB DIAGRAM I-389)

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 24.5581 N Long. 81.7887 W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1B

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) NA sq ft  
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade NA  
c) Total net area of flood openings in A8.b NA sq in  
d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

- a) Square footage of attached garage NA sq ft  
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade NA  
c) Total net area of flood openings in A9.b NA sq in  
d) Engineered flood openings? ☐ Yes ☒ No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number  
City of Key West 120168

B2. County Name  
Monroe

B3. State  
FL

B4. Map/Panel Number  
12087C1516

B5. Suffix  
K

B6. FIRM Index Date  
2/18/05

B7. FIRM Panel  
Effective/Revised Date  
2/18/05

B8. Flood  
Zone(s)  
AE

B9. Base Flood Elevation(s) (Zone  
AO, use base flood depth)  
6

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No  
Designation Date: \_\_\_\_\_ ☐ CBRS ☐ OPA

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings\* ☐ Building Under Construction\* ☒ Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: BASIC

Vertical Datum: 1929

Indicate elevation datum used for the elevations in items a) through h) below. ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 6.1 ☒ feet ☐ meters  
b) Top of the next higher floor NA ☐ feet ☐ meters  
c) Bottom of the lowest horizontal structural member (V Zones only) NA ☐ feet ☐ meters  
d) Attached garage (top of slab) NA ☐ feet ☐ meters  
e) Lowest elevation of machinery or equipment servicing the building 7.5 ☒ feet ☐ meters  
(Describe type of equipment and location in Comments)  
f) Lowest adjacent (finished) grade next to building (LAG) 4.3 ☒ feet ☐ meters  
g) Highest adjacent (finished) grade next to building (HAG) 5.4 ☒ feet ☐ meters  
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 4.3 ☒ feet ☐ meters

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☒ Check here if comments are provided on back of form.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☒ Check here if attachments.

Certifier's Name J. Lynn O'Flynn

License Number 6298

Title P.S.M.

Company Name J. Lynn O'Flynn, Inc

Address 3430 Duck Avenue

City Key West

State FL ZIP Code 33040

Signature

Date 12/24/13

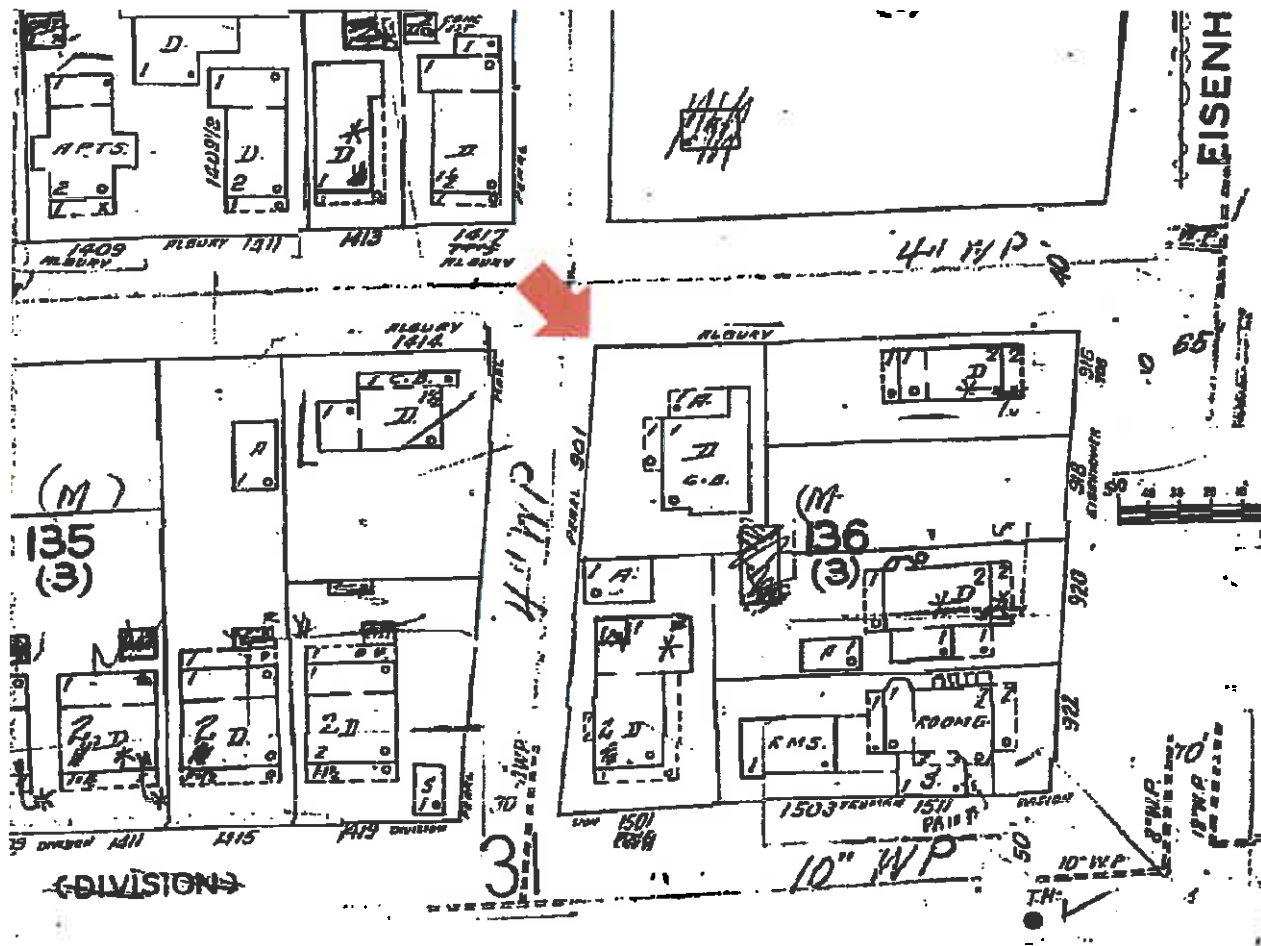
Telephone (305) 296-7422

*[Handwritten Signature]*  
12-24-13

# **Sanborn Maps**







#901 Pearl Street Sanborn map 1962

## **Project Photos**



Photo taken by the Property Appraiser's office c1965; 901 Pearl St.; Monroe County Library



# Front Elevation Picture - Existing





## Left Side Elevation Picture - Existing



# Photo Tour -Toward Albury Street





# Opposite Corner





# Rear Neighbor on Albury



# Opposite Neighbor on Pearl





# Pearl Street Neighbor Main Building



# Pearl Street neighbor – Outbuilding



## **Proposed design**



# Front Elevation with Proposed V-Crimp Roof



Viewed from Pearl Street

## Left Side Elevation – Proposed colors/rail



Viewed from Albury Street





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

MIAMI-DADE COUNTY  
PRODUCT CONTROL SECTION  
11805 SW 26 Street, Room 208  
Miami, Florida 33175-2474  
T (786) 315-2590 F (786) 315-2599  
[www.miamidade.gov/economy](http://www.miamidade.gov/economy)

## NOTICE OF ACCEPTANCE (NOA)

**Metal Sales Manufacturing Corporation**  
545 South 3<sup>rd</sup> Street, Suite 200  
Louisville, KY. 40202

### SCOPE:

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

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

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

### DESCRIPTION: 5V Crimp Metal Roofing System

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

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

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

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

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

This renews NOA#09-0105.09 and consists of pages 1 through 9.  
The submitted documentation was reviewed by Alex Tigera.



NOA No.: 13-0627.02  
Expiration Date: 06/29/18  
Approval Date: 08/01/13  
Page 1 of 9



**ROOFING SYSTEM APPROVAL:**

**Category:** Roofing  
**Sub-Category:** Metal, Panels (Non-Structural)  
**Material:** Steel  
**Deck Type:** Wood  
**Maximum Design Pressure** -196.75 psf

**TRADE NAMES OF PRODUCTS MANUFACTURED OR LABELED BY APPLICANT:**

<u>Product</u>	<u>Dimensions</u>	<u>Test Specifications</u>	<u>Product Description</u>
5V-Crimp Metal Roof	l = varies w = 24" h = 1/2" Min. Thickness 0.0179" (26ga.) Min. Yield Strength: 60ksi	TAS 110	Corrosion resistant, galvanized, preformed, coated, prefinished, metal panels.
Trim Pieces	l = varies w = varies Min. Thickness 0.0179" (26ga.)	TAS 110	Standard flashing and trim pieces. Manufactured for each panel width.

**MANUFACTURING LOCATION:**

1. Jacksonville, FL.

**EVIDENCE SUBMITTED:**

<u>Test Agency</u>	<u>Test Identifier</u>	<u>Test Name/Report</u>	<u>Date</u>
Akzo Coatings		ASTM G 23 ASTM B 117	
Valspar Corporation		ASTM G 23 ASTM B 117	
Underwriters Laboratory	R9697	UL 790	July 1998
PRI Construction Materials	MSMC-003-02-01	TAS-100	June 2006
Celotex Corporation Testing Services	MTS 520103	ASTM E 8	Jan. 1999
Hurricane Test Laboratory, Inc.	0103-1213-98 0103-0712-09	TAS 125 TAS 125	Dec. 1998 Sept 2009
Farabaugh Engineering and Testing, Inc.	T181-05 T235-07 T240-09	TAS 125 TAS 125 TAS 125	July 2005 July 2007 Sept 2009



NOA No.: 13-0627.02  
 Expiration Date: 06/29/18  
 Approval Date: 08/01/13  
 Page 2 of 9

## APPROVED ASSEMBLIES:

<b>System A:</b>	5V-Crimp Metal Roof Panel
<b>Deck Type:</b>	Wood, Non-insulated
<b>Deck Description:</b>	New Construction $1\frac{9}{32}$ " or greater plywood or wood plank, or for re-roofing $1\frac{5}{32}$ " or greater plywood.
<b>Maximum Uplift Pressure:</b>	See Table A below.

<b>Deck Attachment:</b>	In accordance with applicable Building Code, but in no case shall it be less than 8d ring shank nails spaced 6" o.c. In reroofing, where the deck is less than $1\frac{9}{32}$ " thick (Minimum $1\frac{5}{32}$ " ) the above attachment method must be in addition to existing attachment.
<b>Underlayment:</b>	Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4" side-lap and 6" end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 12 gauge 1 $\frac{1}{4}$ " annular ring-shank nails, spaced 6" o.c. at all laps and two staggered rows 12" o.c. in the field of the roll. Or, any approved underlayment having a current NOA.
<b>Fire Barrier:</b>	Any approved fire barrier having a current NOA. Refer to a current fire directory listing for fire ratings of this roofing system assembly as well as the location of the fire barrier within the assembly. See Limitation # 1.
<b>Valleys:</b>	Valley construction shall be in compliance with Roofing Application Standard RAS 133 and with Metal Sales Manufacturing Corporation's current published installation instructions.
<b>Metal Panels and Accessories:</b>	Install the "5V-Crimp Panels" and accessories in compliance with Metal Sales Manufacturing Corporation's current, published installation instructions and details. Flashing, penetrations, valley construction and other details shall be constructed in compliance with the minimum requirements provided in Roofing Application Standards RAS 133.

Panel fasteners shall be #9-15 x 1- $\frac{1}{2}$ " self drilling, self tapping, hex head screws with sealing washer of sufficient length to penetrate through the sheathing a minimum of  $\frac{3}{16}$  inch.

Fasteners shall be installed at a maximum spacing as listed in **Table A** below parallel to the slope. Fasteners shall be installed at a maximum of 12" o.c. at panel edge. See detail herein.

<b>TABLE A</b>		
<b>MAXIMUM DESIGN PRESSURES</b>		
<b>Roof Areas</b>	<b>Field</b>	<b>Perimeter and Corner<sup>1</sup></b>
<b>Maximum Design Pressures</b>	<b>-74.8 psf</b>	<b>-196.75 psf</b>
<b>Maximum Fastener Spacing</b>	<b>16" o.c.</b>	<b>8" o.c.</b>
<b>1. Extrapolation shall not be allowed</b>		



**System B:** 5V-Crimp Metal Roof Panel  
**Deck Type:** Wood, Non-insulated  
**Deck Description:** New Construction  $1\frac{9}{32}$ " or greater plywood or wood plank, or for re-roofing  $1\frac{5}{32}$ " or greater plywood.  
**Maximum Uplift Pressure:** See Table B below.

**Deck Attachment:** In accordance with applicable Building Code, but in no case shall it be less than 8d ring shank nails spaced 6" o.c. In reroofing, where the deck is less than  $1\frac{9}{32}$ " thick (Minimum  $1\frac{5}{32}$ ") the above attachment method must be in addition to existing attachment.

**Underlayment:** Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4" side-lap and 6" end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 12 gauge  $1\frac{1}{4}$ " annular ring-shank nails, spaced 6" o.c. at all laps and two staggered rows 12" o.c. in the field of the roll. Or, any approved underlayment having a current NOA.

**Fire Barrier:** Any approved fire barrier having a current NOA. Refer to a current fire directory listing for fire ratings of this roofing system assembly as well as the location of the fire barrier within the assembly. See Limitation # 1.

**Valleys:** Valley construction shall be in compliance with Roofing Application Standard RAS 133 and with Metal Sales Manufacturing Corporation's current published installation instructions.

**Metal Panels and Accessories:** Install the "5V-Crimp Panels" and accessories in compliance with Metal Sales Manufacturing Corporation's current, published installation instructions and details. Flashing, penetrations, valley construction and other details shall be constructed in compliance with the minimum requirements provided in Roofing Application Standards RAS 133.

Panel fasteners shall be #9-15 x  $1\frac{1}{2}$ " self drilling, self tapping, hex head screws with sealing washer of sufficient length to penetrate through the sheathing a minimum of  $\frac{3}{16}$  inch.

Fasteners shall be installed at a maximum spacing as listed in **Table B** below parallel to the slope. Fasteners shall be installed at a maximum of 6" o.c. at panel edge. See detail herein.

TABLE B MAXIMUM DESIGN PRESSURES		
Roof Areas	Field	Perimeter and Corner <sup>1</sup>
Maximum Design Pressures	-84.5 psf	-131.3 psf
Maximum Fastener Spacing	24" o.c.	18" o.c.
1. Extrapolation shall not be allowed		



## LIMITATIONS

1. Fire classification is not part of this acceptance; refer to a current Approved Roofing Materials Directory for fire ratings of this product.
2. The maximum designed pressure listed herein shall be applicable to all roof pressure zones (i.e. field, perimeters, and corners). Neither rational analysis, nor extrapolation shall be permitted for enhanced fastening at enhanced pressure zones (i.e. perimeters, extended corners and corners).
3. Panel shall be roll formed in continuous lengths from eave to ridge. Maximum lengths shall be described in the Roofing Application Standard RAS 133.
4. All panels shall be permanently labeled with the manufacturer's name and/or logo, and the following statement: "Miami-Dade County Product Control Approved" or with the Miami-Dade County Product Control Seal as seen below. All clips shall be permanently labeled with the manufacturer's name and/or logo, and/or model.

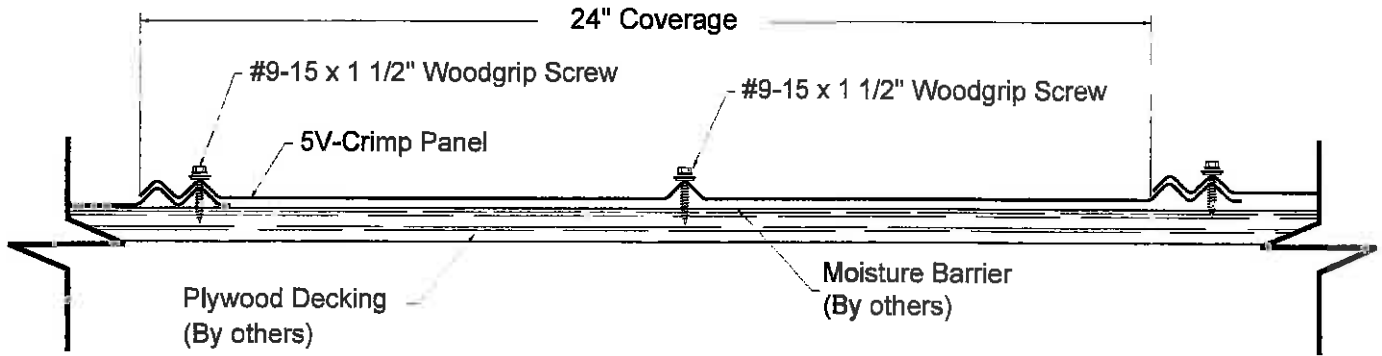


5. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 9N-3 of the Florida Administrative Code.

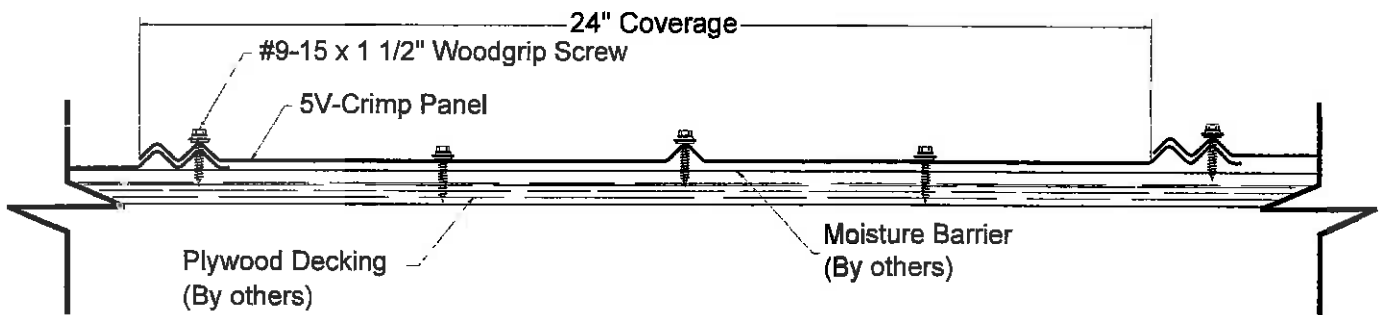


## PROFILE DRAWINGS

### DETAIL A 5V-CRIMP METAL ROOF PANEL



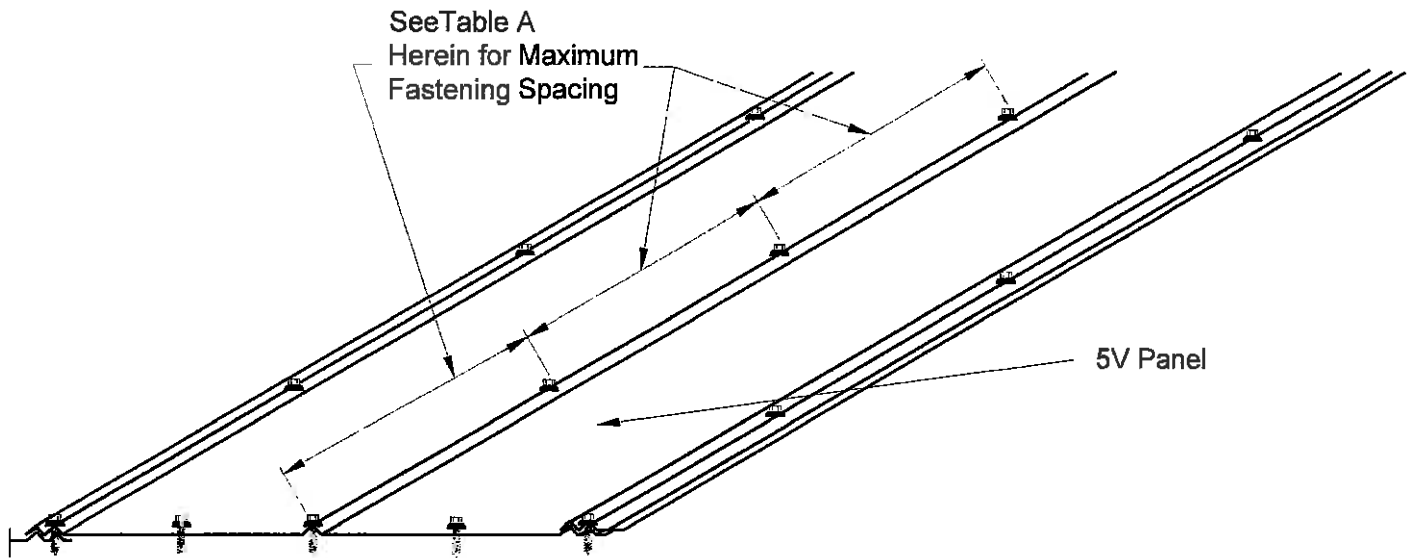
FASTENING PATTERN FOR 5V-CRIMP AT INTERIOR OF PANEL



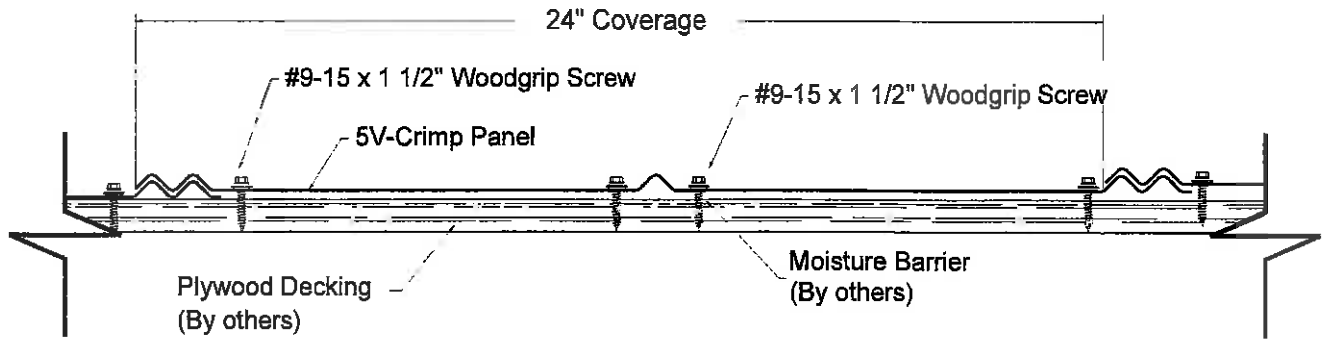
FASTENING PATTERN FOR 5V-CRIMP AT EAVE



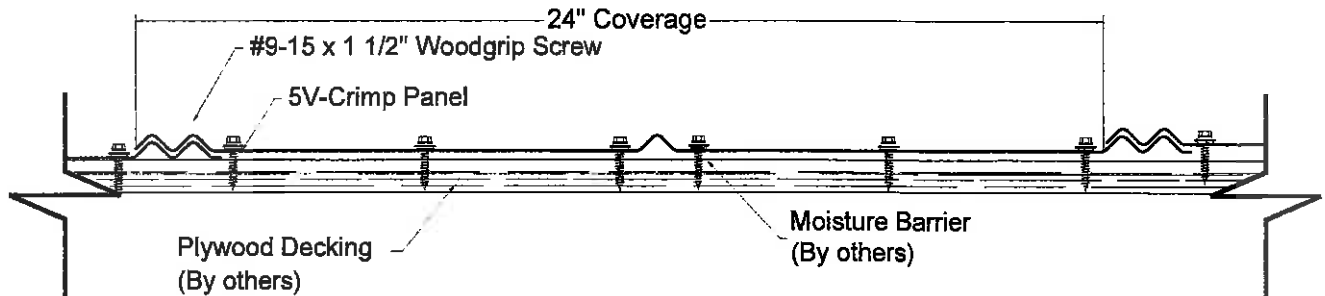
## 5V-CRIMP METAL ROOF PANEL



## DETAIL B

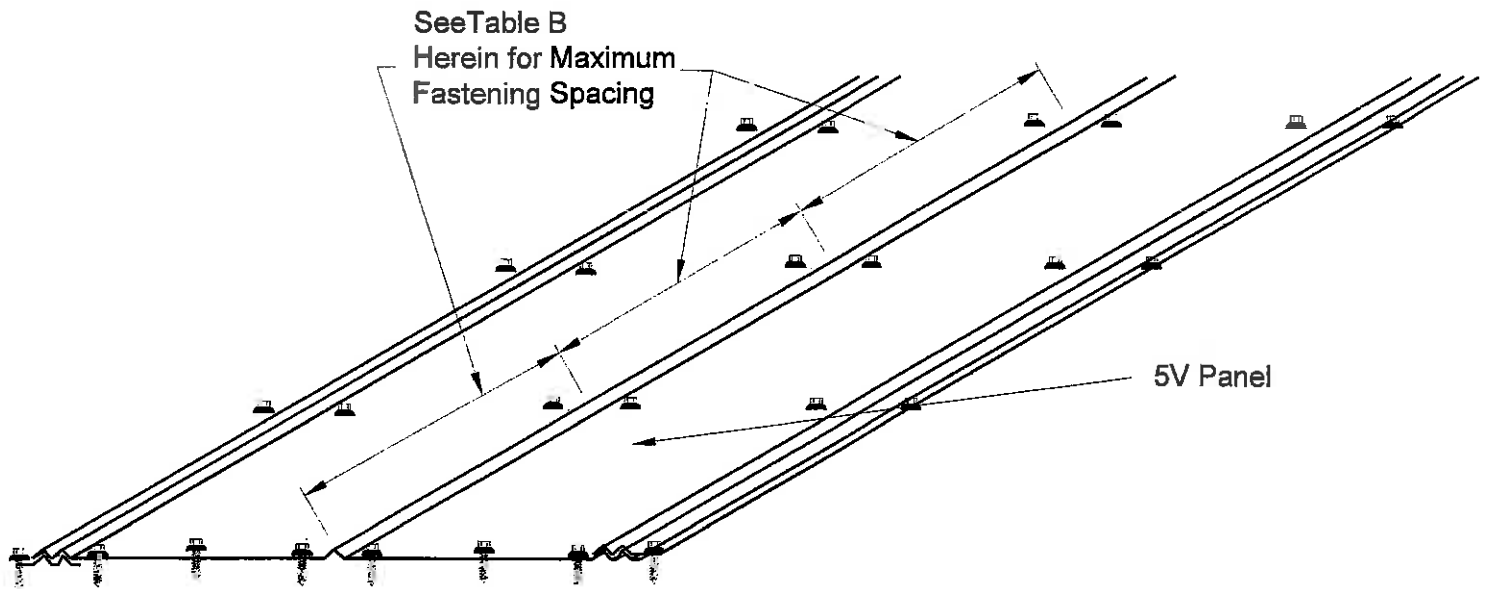


FASTENING PATTERN FOR 5V-CRIMP AT INTERIOR OF PANEL



FASTENING PATTERN FOR 5V-CRIMP AT EAVE





**END OF THIS ACCEPTANCE**



NOA No.: 13-0627.02  
Expiration Date: 06/29/18  
Approval Date: 08/01/13  
Page 9 of 9





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

## NOTICE OF ACCEPTANCE (NOA)

**MIAMI-DADE COUNTY  
PRODUCT CONTROL SECTION**

11805 SW 26 Street, Room 208  
Miami, Florida 33175-2474  
T (786)315-2590 F (786) 31525-99

[www.miamidade.gov/economy](http://www.miamidade.gov/economy)

**GAF Materials Corporation**  
**1361 Alps Road**  
**Wayne, NJ 07470**

### SCOPE:

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

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

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

**DESCRIPTION:** GAF EverGuard® TPO Single Ply Roofing Systems over Wood Decks.

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

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

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

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

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

This NOA revises NOA No. 10-0823.04 and consists of pages 1 through 12.

The submitted documentation was reviewed by Jorge L. Acebo.



NOA No.: 11-1201.05  
Expiration Date: 09/22/15  
Approval Date: 03/14/13  
Page 1 of 12

## ROOFING SYSTEM APPROVAL

**Category:** Roofing  
**Sub-Category:** Single Ply Roofing  
**Material:** TPO  
**Deck Type:** Wood  
**Maximum Design Pressure:** -97.5 psf

### TRADE NAMES OF PRODUCTS MANUFACTURED OR LABELED BY APPLICANT:

TABLE 1

<u>Product</u>	<u>Dimensions</u>	<u>Test Specification</u>	<u>Product Description</u>
EverGuard® TPO	Various	ASTM D 6878 TAS 131	Thermoplastic olefin reinforced membrane.
EverGuard® Extreme TPO	Various	ASTM D6878 TAS 131	Thermoplastic Olefin reinforced membrane.
EverGuard® TPO FB Ultra	Various	ASTM D 6878 TAS 131	Thermoplastic olefin reinforced, fleece-backed membrane.
EverGuard® TPO Coated Metal	4' x 10' sheets	Proprietary	24 gauge steel with 25 mil thick TPO membrane film.
EverGuard® TPO Cover Tape	6" x 100'	Proprietary	30 mil TPO membrane laminated to white butyl tape.
EverGuard® TPO Detailing Membrane	24" x 50'	Proprietary	55 mil thick reinforced TPO membrane.
EverGuard® TPO Flashing Membrane	Various	Proprietary	Reinforced flashing membrane.
EverGuard® TPO Pourable Sealer Pocket	9" x 6" x 4" oval with 3" base flange	Proprietary	Pourable sealer pocket is molded with TPO compound to a nominal 70 mil thickness.
EverGuard® RTA TPO (Roof Transition Anchor) Strip™	6" x 100' roll	Proprietary	Reinforced TPO membrane with pressure sensitive adhesive.
EverGuard® TPO Split Pipe Boot	Various	Proprietary	45 mil thick reinforced TPO membrane split to accommodate most common pipes and conduits.
EverGuard® TPO Square Tube Wrap	Various	Proprietary	Square tube wraps are fabricated from 45 mil thick reinforced TPO membrane.
EverGuard® TPO Corner Curb Wrap	Various	Proprietary	Corners are fabricated from 45 mil thick reinforced TPO membrane.



NOA No.: 11-1201.05  
 Expiration Date: 09/22/15  
 Approval Date: 03/14/13  
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<u>Product</u>	<u>Dimensions</u>	<u>Test Specification</u>	<u>Product Description</u>
EverGuard® TPO Scupper	Various	Proprietary	TPO coated metal 55 mil unreinforced membrane.
EverGuard® TPO T-Joint Cover Patch	100 patches per box	Proprietary	55 mil thick unreinforced membrane.
EverGuard® TPO Vent	2 vents per carton	Proprietary	Vent manufactured out of reinforced 45 mil TPO membrane and galvanized steel.
EverGuard® TPO T-Top Vent	4" or 6"	Proprietary	Vent manufactured out of reinforced 45 mil TPO membrane and galvanized steel.
EverGuard® TPO Walkway Rolls	Rolls 1/8"x30"x50'	Proprietary	Standard duty walkway rolls.
EverGuard® TPO Inside Corner	6" x 6" x 5¼"	Proprietary	Inside corners of base and curb flashings.
EverGuard® TPO Universal Corners	Various	Proprietary	The universal style corner accommodates both inside and outside corners of base and curb flashings.
EverGuard® TPO Vent Boot	1" - 6" o.d. 6 pcs. Crtn.	Proprietary	Vent pipe boots.
EverGuard® TPO Expansion Joint Cover	Various	Proprietary	60 mil thick TPO reinforced membrane, heat weldable, joint cover.
EverGuard® TPO Fluted Corner	8" diameter nominal .05" non-reinforced	Proprietary	Flashing outside corners of base and curb flashing.
EverGuard® TPO Cut Edge Sealant	1 quart squeeze tube	Proprietary	Solvent based sealant for TPO cut edges.
EverGuard® TPO Drain	Various	Proprietary	Spun aluminum drain preflashed with 55 mil. unreinforced TPO membrane.
EverGuard® TPO Seam Cleaner	1 gallon	Proprietary	Solvent-based seam cleaner
EverGuard® TPO Standing Seam Tape	6"	Proprietary	TPO white cover tape.
EverGuard® 1121 Bonding Adhesive	5 gallons	Proprietary	Adhesive for fully adhered systems and membrane flashing.



<u>Product</u>	<u>Dimensions</u>	<u>Test Specification</u>	<u>Product Description</u>
GAFGLAS® Stratavent® Eliminator™ Nailable Venting Base Sheet	39.37" (1 meter) Wide	ASTM D4897	A nailable, fiberglass base sheet coated on both sides with asphalt. Surfaced on the bottom side with mineral granules embedded in asphaltic coating.
GAFGLAS® #80 Ultima™ Base Sheet	39.37" (1 meter) wide	ASTM D4601	Type II, asphalt impregnated and coated, glass mat base sheet
Ruberoid® 20	39.37" (1 meter) wide	ASTM D 6163	SBS modified asphalt base sheet reinforce with a glass fiber mat.
Ruberoid® Mop Smooth 1.5	39.37" (1 meter) wide	ASTM D-6164	Non-woven polyester mat coated with polymer-modified asphalt and smooth surfaced base sheet.
FireOut™ Fire Barrier Coating	5 or 55 gallons	ASTM D6083	Low VOC, water-based coating system that provides outstanding flame spread and penetration protection to combustible roof decks in the event of fire.
VersaShield Fire Resistant Roof Deck Protection	42" (1 meter) wide	ASTM D226 ASTM D146	Fire resistant underlayment.



**APPROVED INSULATIONS:****TABLE 2**

<b><u>Product Name</u></b>	<b><u>Product Description</u></b>	<b><u>Manufacturer (With Current NOA)</u></b>
EnergyGuard™ Polyiso Insulation	Polyisocyanurate foam insulation	GAF Materials Corp.
EnergyGuard™ RA Polyiso Insulation	Polyisocyanurate foam insulation	GAF Materials Corp.
EnergyGuard™ RH Polyiso Insulation	Polyisocyanurate foam insulation	GAF Materials Corp.
EnergyGuard™ RM Polyiso Insulation	Polyisocyanurate foam insulation	GAF Materials Corp.
EnergyGuard™ RN Polyiso Insulation	Polyisocyanurate foam insulation	GAF Materials Corp.
DensDeck® Roof Board	Gypsum board	Georgia Pacific
Securock® Gypsum-Fiber Roof Board	Gypsum board	USG

**APPROVED FASTENERS:****TABLE 3**

<b><u>Fastener Number</u></b>	<b><u>Product Name</u></b>	<b><u>Product Description</u></b>	<b><u>Dimensions</u></b>	<b><u>Manufacturer (With Current NOA)</u></b>
1.	Drill-Tec™ #12 Fastener	Insulation fastener for steel & wood decks.	Various	GAF Materials Corp.
2.	Drill-Tec™ #14 Fastener	Insulation fastener for wood & concrete decks.	Various	GAF Materials Corp.
3.	Drill-Tec™ AccuTrac® Recessed Plate	Square galvalume® coated steel plate.	Plate Diameter: 3"	GAF Materials Corp.
4.	Drill-Tec™ AccuTrac® Flat Plate	Square galvalume® coated steel plate.	Diameter: 3"	GAF Materials Corp.
5.	Drill-Tec™ 2-3/8 in. Barbed XHD Plate	Round barbed galvalume® membrane plate.	2 3/8" round	GAF Materials Corp.
6.	Drill-Tec™ 2 in. Barbed Steel Plate	2 in. double barbed plate.	Plate Diameter: 2 in.	GAF Materials Corp.



**EVIDENCE SUBMITTED:**

<u>Test Agency/Identifier</u>	<u>Name</u>	<u>Report</u>	<u>Date</u>
Underwriters Laboratory, Inc.	03CA38009	UL 790	01/21/04
	R19254	ASTM D-226	09/13/01
Factory Mutual Research Corp.	3B9Q1.AM	FM 4470	01/08/98
	3020588	FM 4470	03/24/04
	3032856	FM 4470	11/24/08
	3023458	FM 4470	07/18/06
	3040738	FM 4470	11/16/10
	3035140	FM 4470	08/10/09
IRT-ARCON	02-005	TAS 114	01/18/01
	02-008	TAS 114	01/24/02
Atlantic & Caribbean Roof Consulting, LLC	08-022	TAS 114	04/17/08
	11-056-R1	TAS 114	05/23/12
Exterior Research & Design, L.L.C.	01509.03.04-2	TAS 114-J	03/16/04
	18029.12.02-1	TAS 131	12/06/02
Trinity-ERD	G34140.04.11-2	ASTM D 6163	04/25/11
	G31360.03.10	ASTM D 6164	03/31/10
	G34140.04.11-5	ASTM D 4897	04/25/11
	G34140.04.11-4	ASTM D 4601	04/25/11
PRI Construction Materials Technologies, LLC	GAF-306-02-01	ASTM E96	08/23/11
	GAF-289-02-01	ASTM D 6878	09/07/11
	GAF-270-02-02	ASTM D 226	11/15/11
	GAF-290-02-01	ASTM D 6878	09/21/11



### APPROVED ASSEMBLIES:

**Membrane Type:** Single Ply, TPO

**Deck Type II:** Wood, Insulated

**Deck Description:**  $\frac{19}{32}$ " CDX Plywood nailed 6" o.c. at the field of the sheet with #8 ring shank nails and 6" o.c. at the perimeter of the sheet with #8 ring shank nails. Plywood installed over wood rafters spaced 24" o.c.

**System Type C:** All layers of insulation are mechanically attached to roof deck. Membrane is subsequently fully adhered to insulation.

All General and System Limitations apply. Roof accessories not listed in Table 1 of this NOA are not approved and shall not be installed unless said accessories demonstrate compliance with prescriptive Florida Building Code requirements and are field fabricated utilizing the approved membranes listed in Table 1.

Insulation Layer	Insulation Fasteners (Table 3)	Fastener Density/ft <sup>2</sup>
Securock® Gypsum-Fiber Roof Board Minimum 1/4" thick	1 & 4	1.33 sq./ft.

**Note:** All Insulation layers shall be mechanically attached with fasteners and density described above. Insulation panels listed are minimum sizes and dimensions; if larger panels are used the number of fasteners per board shall be increased maintaining the same fastener density. See Roofing Application Standard RAS 117 for fastening details.

**Membrane:** EverGuard® TPO FB Ultra is adhered to the Securock® Gypsum-Fiber Roof Board in an approved asphalt applied within the EVT range and at a rate of 20-25 lbs./sq. with a 3" side lap and sealed with a 2" wide heat weld.

**Maximum Design Pressure:** -82.5 psf, (See General Limitation #7)



**Membrane Type:** Single Ply, TPO

**Deck Type 1I:** Wood, Insulated

**Deck Description:**  $19/32$ " or greater plywood or wood plank

**System Type D(1):** Membrane mechanically attached over preliminary fastened insulation to wood deck.

**All General and System Limitations apply. Roof accessories not listed in Table 1 of this NOA are not approved and shall not be installed unless said accessories demonstrate compliance with prescriptive Florida Building Code requirements and are field fabricated utilizing the approved membranes listed in Table 1.**

**Fire Barrier:** DensDeck® Roof Board minimum  $1/4$ " thick preliminary fastened to deck with 4 fasteners per board, VersaShield Fire Resistant Roof Deck Protection or FireOut™ Fire Barrier Coating applied per manufacturer instructions.

<b>Insulation Layer</b>	<b>Insulation Fasteners (Table 3)</b>	<b>Fastener Density/ft<sup>2</sup></b>
<b>DensDeck®, Securock® Gypsum-Fiber Roof Board Minimum <math>1/4</math>" thick</b>	N/A	N/A

**Note: Insulation layer above shall be mechanically attached with preliminary fastening. All Insulation panels shall be mechanically fastened along with the roof membrane as specified below. See Roofing Application Standard RAS 117 for fastening details.**

**Membrane:** EverGuard® TPO, EverGuard® Extreme TPO or EverGuard® TPO FB Ultra 5.0' wide mechanically attached with Drill-Tec™ #14 Fasteners and Drill-Tec™ 2-3/8 in. Barbed XHD Barbed Plates at 6" o.c. in the minimum 5" wide side lap and sealed with minimum  $1\frac{3}{4}$ " wide heat welds.

**Maximum Design Pressure:** -45 psf, (See General Limitation #7)





**Membrane Type:** Single Ply, TPO

**Deck Type 1I:** Wood, Insulated

**Deck Description:**  $1\frac{9}{32}$ " or greater plywood attached to structural wood supports spaced 24" o.c. using 8d common nails spaced 6" o.c. at all panel edges and intermediary supports.

**System Type D(2):** Membrane mechanically attached over preliminary fastened insulation to wood deck.

**All General and System Limitations apply. Roof accessories not listed in Table 1 of this NOA are not approved and shall not be installed unless said accessories demonstrate compliance with prescriptive Florida Building Code requirements and are field fabricated utilizing the approved membranes listed in Table 1.**

**Fire Barrier:** DensDeck® Roof Board minimum  $\frac{1}{4}$ " thick preliminary fastened to deck with 4 fasteners per board, VersaShield Fire Resistant Roof Deck Protection or FireOut™ Fire Barrier Coating applied per manufacturer instructions.  
**(optional)**

Insulation Layer	Insulation Fasteners (Table 3)	Fastener Density/ft <sup>2</sup>
EnergyGuard™ Polyiso Insulation, EnergyGuard™ RA Polyiso Insulation, EnergyGuard™ RH Polyiso Insulation, EnergyGuard™ RN Polyiso Insulation, EnergyGuard™ RM Polyiso Insulation Minimum 1.5" thick	N/A	N/A

**Note:** Insulation layer above shall be mechanically attached with preliminary fastening. All Insulation panels shall be mechanically fastened along with the roof membrane as specified below. See Roofing Application Standard RAS 117 for fastening details.

**Membrane:** EverGuard® TPO, EverGuard® Extreme TPO or EverGuard® TPO FB Ultra mechanically fastened using Drill-Tec™ #14 Fasteners and Drill-Tec™ 2 in. Barbed Steel Plates spaced 6" o.c. in rows spaced 55" o.c. The outside 1.75" of the 5" lap is heat welded and the fasteners are centered within the remaining 3.25" lap area.

**Maximum Design**

**Pressure:** -52.5 psf, (See General Limitation #7)



**Membrane Type:** Single Ply, TPO

**Deck Type 1:** Wood, Non-Insulated

**Deck Description:**  $1\frac{9}{32}$ " or greater plywood or wood plank

**System Type E(1):** A mechanically attached anchor sheet with membrane fully adhered.

**All General and System Limitations apply. Roof accessories not listed in Table 1 of this NOA are not approved and shall not be installed unless said accessories demonstrate compliance with prescriptive Florida Building Code requirements and are field fabricated utilizing the approved membranes listed in Table 1.**

**Fire Barrier:** DensDeck® Roof Board minimum ¼" thick preliminary fastened to deck with 4 fasteners per board, VersaShield Fire Resistant Roof Deck Protection or FireOut™ Fire Barrier Coating applied per manufacturer instructions.  
**(optional)**

**Anchor sheet:** GAFGLAS® #80 Ultima™ Base Sheet, Stratavent® Eliminator™ Nailable Venting Base Sheet, Ruberoid® 20 or Ruberoid® Mop Smooth 1.5 base sheet mechanically fastened to deck as described below.

**Fastening Options:** Anchor sheets attached to deck with approved minimum 1¼" annular ring shank nails and 1½" tin caps at a fastener spacing of 9" o.c. at the 4" lap and in two staggered rows 9" o.c. in the field.

**Membrane:** EverGuard® TPO FB Ultra adhered to anchor sheet in a full mopping of approved asphalt applied within the EVT range and at a rate of 20-40 lbs./sq. with a 3" side lap and sealed with a 2" wide heat weld.

**Maximum Design Pressure:** -60 psf, (See General Limitation #7)



### GENERAL LIMITATIONS:

1. Fire classification is not part of this acceptance; refer to a current Approved Roofing Materials Directory for fire ratings of this product.
2. Insulation may be installed in multiple layers. The first layer shall be attached in compliance with Product Control Approval guidelines. All other layers shall be adhered in a full mopping of approved asphalt applied within the EVT range and at a rate of 20-40 lbs./sq., or mechanically attached using the fastening pattern of the top layer
3. All standard panel sizes are acceptable for mechanical attachment. When applied in approved asphalt, panel size shall be 4' x 4' maximum.
4. An overlay and/or recovery board insulation panel is required on all applications over closed cell foam insulations when the base sheet is fully mopped. If no recovery board is used the base sheet shall be applied using spot mopping with approved asphalt, 12" diameter circles, 24" o.c.; or strip mopped 8" ribbons in three rows, one at each side lap and one down the center of the sheet allowing a continuous area of ventilation. Encircling of the strips is not acceptable. A 6" break shall be placed every 12' in each ribbon to allow cross ventilation. Asphalt application of either system shall be at a minimum rate of 12 lbs./sq.

**Note: Spot attached systems shall be limited to a maximum design pressure of -45 psf.**

5. Fastener spacing for insulation attachment is based on a Minimum Characteristic Force (F') value of 275 lbf., as tested in compliance with Testing Application Standard TAS 105. If the fastener value, as field-tested, are below 275 lbf. insulation attachment shall not be acceptable.
6. Fastener spacing for mechanical attachment of anchor/base sheet or membrane attachment is based on a minimum fastener resistance value in conjunction with the maximum design value listed within a specific system. Should the fastener resistance be less than that required, as determined by the Building Official, a revised fastener spacing, prepared, signed and sealed by a Florida Registered Engineer, Architect, or Registered Roof Consultant may be submitted. Said revised fastener spacing shall utilize the withdrawal resistance value taken from Testing Application Standards TAS 105 and calculations in compliance with Roofing Application Standard RAS 117.
7. Perimeter and corner areas shall comply with the enhanced uplift pressure requirements of these areas. Fastener densities shall be increased for both insulation and base sheet as calculated in compliance with Roofing Application Standard RAS 117 and/or RAS 137. Calculations prepared, signed and sealed by a Florida registered Professional Engineer, Registered Architect, or Registered Roof Consultant **(When this limitation is specifically referred within this NOA, General Limitation #9 will not be applicable.)**
8. All attachment and sizing of perimeter nailers, metal profile, and/or flashing termination designs shall conform to Roofing Application Standard RAS 111 and applicable wind load requirements.
9. The maximum designed pressure limitation listed shall be applicable to all roof pressure zones (i.e. field, perimeters, and corners). Neither rational analysis, nor extrapolation shall be permitted for enhanced fastening at enhanced pressure zones (i.e. perimeters, extended corners and corners). **(When this limitation is specifically referred within this NOA, General Limitation #7 will not be applicable.)**
10. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 9N-3 of the Florida Administrative Code.

**END OF THIS ACCEPTANCE**



# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 24, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**REMOVE CONCRETE BARREL TILE ROOF AND REPLACE IT WITH V-CRIMP METAL ROOFING. INSTALL MEMBRANE ROOFING ON CARPORT FLAT ROOF.**

**FOR: 901 PEARL STREET**

**Applicant - Gary The Carpenter**

**Application # H14-01-0220**

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 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).

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

# **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

The offices of the Property Appraiser will be closed Monday, February 17th in observance of Presidents' Day. Our offices will re-open Tuesday at 8am.

Website tested on IE8,  
 IE9, & Firefox.  
 Requires Adobe Flash  
 10.3 or higher

**Property Record Card -**  
**Maps are now launching the new map application version.**

**Alternate Key: 1025038 Parcel ID: 00024240-000000**

### Ownership Details

**Mailing Address:**  
 CULLEN THOMAS AND MONICA  
 12 MILFORD DR  
 MARLTON, NJ 08053-5409

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 901 PEARL ST KEY WEST  
**Legal Description:** KW BENJ ALBURY'S SUBD DIAGRAM I-389 PT LOT 8 SQR 3 TR 7 OR619-84 OR947-1261D/C OR1448-1665P/R OR2636-1830/31C/T OR2665-1737/38



Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	50	70	3,500.00 SF

Number of Buildings: 1  
Number of Commercial Buildings: 0



Total Living Area: 845  
Year Built: 1953

## Building 1 Details

Building Type R1  
Effective Age 32  
Year Built 1953  
Functional Obs 0

Condition A  
Perimeter 120  
Special Arch 0  
Economic Obs 0

Quality Grade 500  
Depreciation % 35  
Grnd Floor Area 845

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

Roof Type GABLE/HIP

Roof Cover CONC/CLAY TILE

Foundation CONCR FTR

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

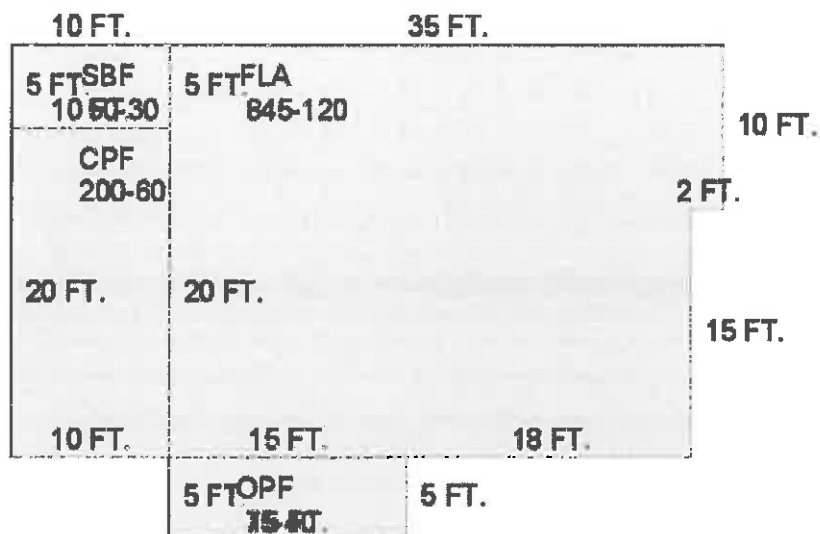
Heat Src 1 NONE

Heat Src 2 NONE

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
1	FLA	5:C.B.S.	1	1952	N	N	0.00	0.00	845
2	OPF	5:C.B.S.	1	1952	N	N	0.00	0.00	75
3	CPF	5:C.B.S.	1	1952	N	N	0.00	0.00	200
4	SBF	5:C.B.S.	1	1952	N	N	0.00	0.00	50

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	65 SF	0	0	1952	1953	1	50
2	CL2:CH LINK FENCE	880 SF	0	0	1964	1965	1	30

## 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
2013	79,026	772	362,086	441,884	378,290	0	441,884
2012	80,188	772	262,940	343,900	343,900	0	343,900
2011	81,350	772	255,652	337,774	337,774	0	337,774
2010	81,350	772	320,110	402,232	402,232	0	402,232
2009	90,673	772	486,567	578,012	578,012	0	578,012
2008	84,427	772	542,500	627,699	627,699	0	627,699
2007	87,674	705	595,000	683,379	683,379	0	683,379
2006	221,089	705	350,000	571,794	571,794	0	571,794
2005	225,424	705	245,000	471,129	471,129	0	471,129
2004	121,381	705	245,000	367,087	367,087	0	367,087
2003	121,381	705	108,500	230,587	230,587	0	230,587
2002	104,034	705	92,750	197,489	197,489	0	197,489
2001	119,713	705	92,750	213,168	213,168	0	213,168
2000	119,713	1,001	66,500	187,214	187,214	0	187,214
1999	109,843	884	66,500	177,226	144,555	25,000	119,555
1998	75,115	665	66,500	142,279	142,279	25,000	117,279
1997	48,479	606	59,500	108,585	108,585	0	108,585
1996	40,660	508	59,500	100,668	98,916	25,000	73,916
1995	38,471	70	59,500	98,041	96,504	25,000	71,504
1994	34,405	63	59,500	93,967	93,967	25,000	68,967
1993	34,483	0	59,500	93,983	93,983	25,000	68,983
1992	28,735	0	59,500	88,235	88,235	25,000	63,235
1991	28,735	0	59,500	88,235	88,235	25,000	63,235
1990	29,322	0	46,375	75,697	75,697	25,000	50,697
1989	26,656	0	45,500	72,156	72,156	25,000	47,156
1988	22,801	0	40,250	63,051	63,051	25,000	38,051
1987	22,549	0	23,975	46,524	46,524	25,000	21,524
1986	22,671	0	23,100	45,771	45,771	25,000	20,771
1985	21,801	0	14,245	36,046	36,046	25,000	11,046
1984	20,595	0	14,245	34,840	34,840	25,000	9,840
1983	20,619	0	14,245	34,864	34,864	25,000	9,864
1982	20,979	0	14,245	35,224	35,224	0	35,224

## 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
12/12/2013	2665 / 1737	355,000	WD	02
6/27/2013	2636 / 1830	100	CT	12
3/1/1997	1448 / 1665	183,700	WD	Q
2/1/1975	619 / 84	20,000	00	Q

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