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## Staff Report for Item 18a

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

**From:** Kelly Perkins  
HARC Assistant Planner

**Meeting Date:** February 23, 2016

**Applicant:** William Shepler

**Application Number:** H16-03-0006

**Address:** #700 Duval Street

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### Description of Work:

Renovations to existing existing buildings including changes to fenestrations and new cable railings. New staircases, one to be covered with a roof. Site work.

### Site Facts:

Located at the corner of Duval and Angela Streets, the two-story structure is not listed as contributing according to the survey. The Property Appraiser's website states that the building was constructed in 1943. There was a one-story cbs structure that first appears on the 1948 Sanborn map. It appears that the one-story cbs structure has been so altered and added onto over time that it is not recognizable, and the once modern structure was modified that it now faux-traditional style building.

### Guidelines Cited in Review:

Additions and Alterations/New Construction (pages 36-38a), specifically guidelines 1 through 8 of additions and alterations.

### Staff Analysis

This Certificate of Appropriateness proposes renovations to the existing restaurant, such as replacing the existing wood railings with cable railings, adding a smooth stucco finish to the

bottom cbs structure, installing new door systems on the front of the building, and installing new windows on the Angela Street side.

Changes to the site include removing some exterior staircases, remove the ramp along Angela Street, adding a new exterior staircase in the rear of the building, and fenestration modification to the front bar.

### **Consistency with the Guidelines**

1. The guidelines state that additions and alterations may be reviewed more liberally on non-contributing buildings. What architectural significance this building might have once had is no longer in existence.
2. While the new front staircase will have a larger roof, it will be set back and hidden by a neighboring structure.

Staff feels that the proposed project is consistent with the guidelines in regards additions and alterations.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

31 40 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

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

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		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:

		# OF UNITS
		PHONE NUMBER
		EMAIL
		PHONE NUMBER
		EMAIL
		PHONE NUMBER
		EMAIL

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

PROJECT TYPE: ___ ONE OR TWO FAMILY ___ MULTI-FAMILY ___ COMMERCIAL ___ NEW ___ REMODEL
___ CHANGE OF USE / OCCUPANCY ___ ADDITION ___ SIGNAGE ___ WITHIN FLOOD ZONE
___ DEMOLITION ___ SITE WORK ___ INTERIOR ___ EXTERIOR ___ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

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I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

**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 \_\_\_\_\_

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

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

**PART D:            STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

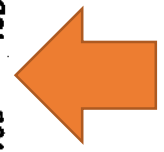
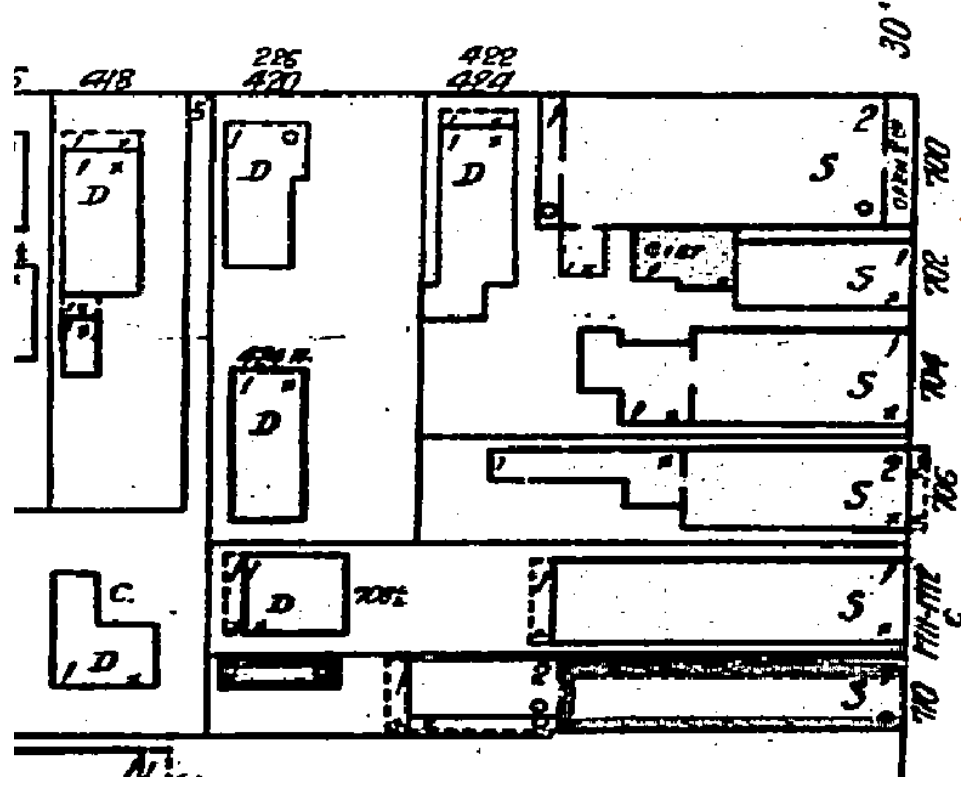
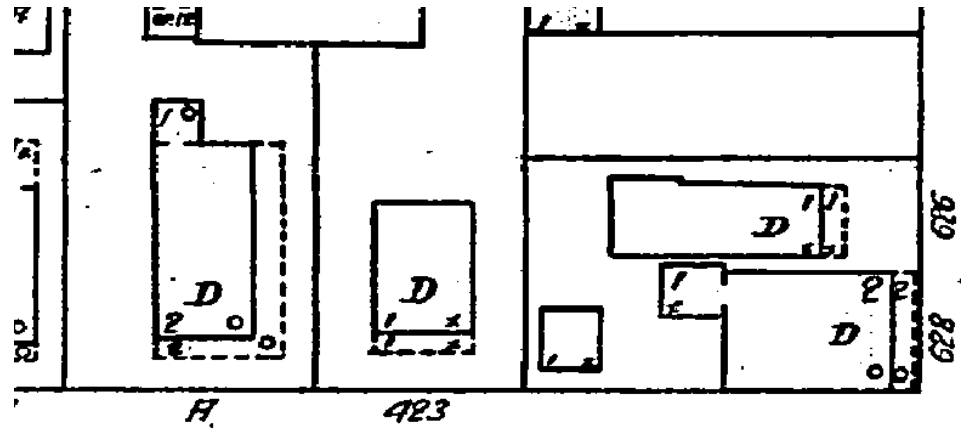
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

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

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

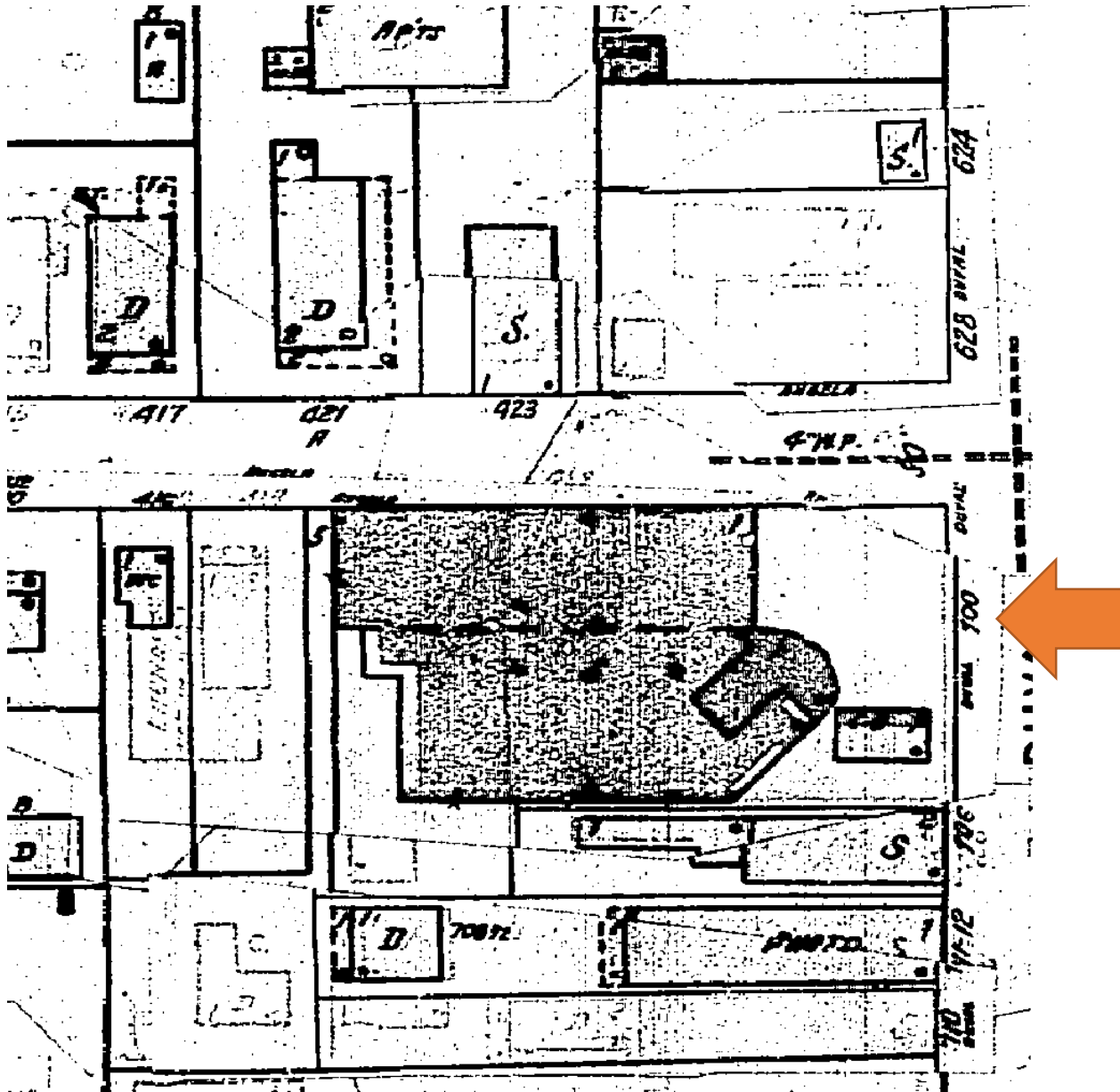
OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

# SANBORN MAPS

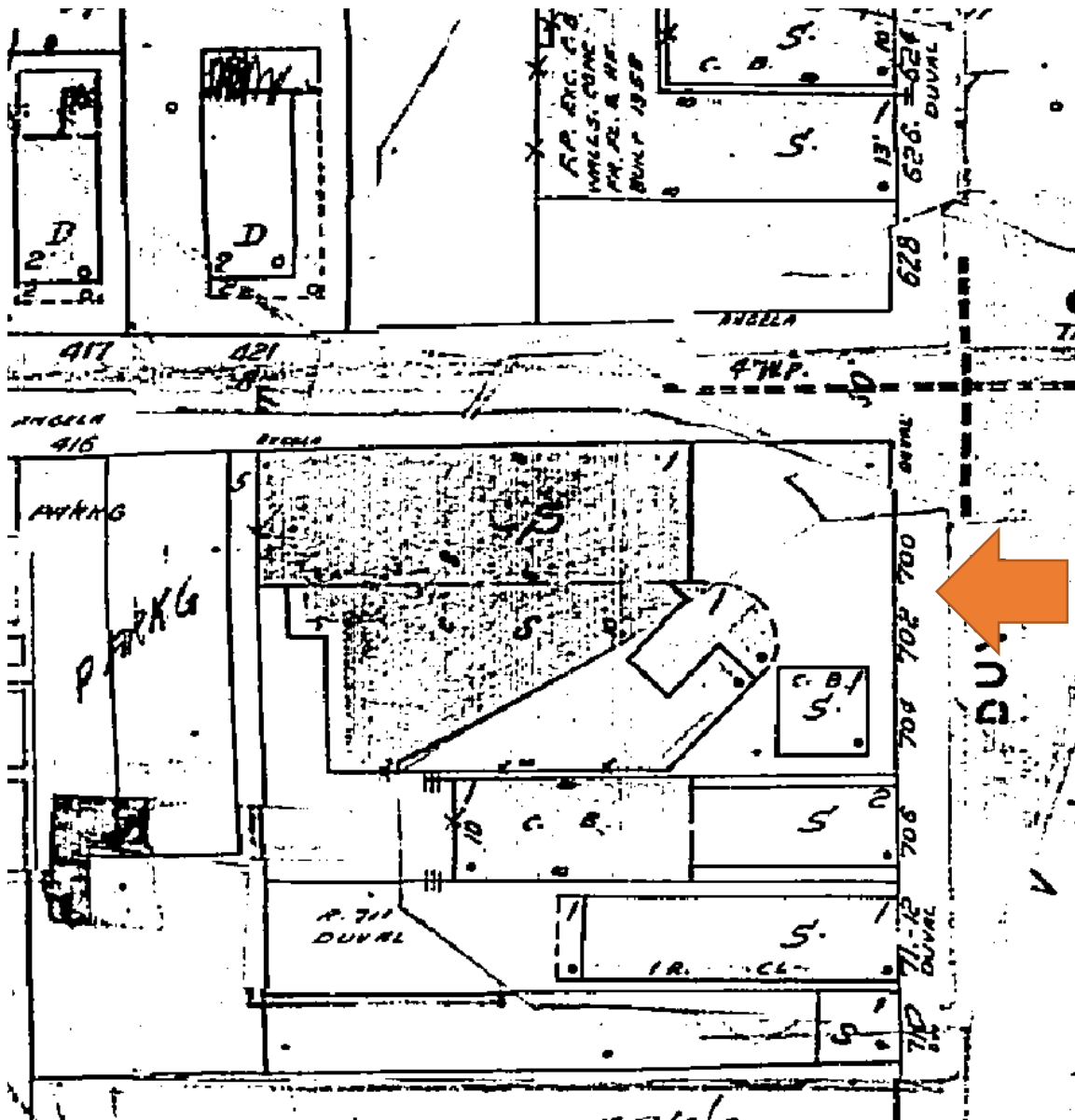


1926 Sanborn Map





1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



Photo from Jeff Broadhead Collection, c.1950s. Monroe County Public Library.



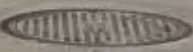
Monroe County Property Appraiser's Photo, c.1960s. Monroe County Public Library.



From the archives of Edwin O. Swift III, 1975. Monroe County Public Library.



WINDMILL





Duval St

WEEKLY





MANGOES

See you @ noon

Menu board with multiple items listed.

Menu board with multiple items listed.















PROHIBITED  
NO PARKING











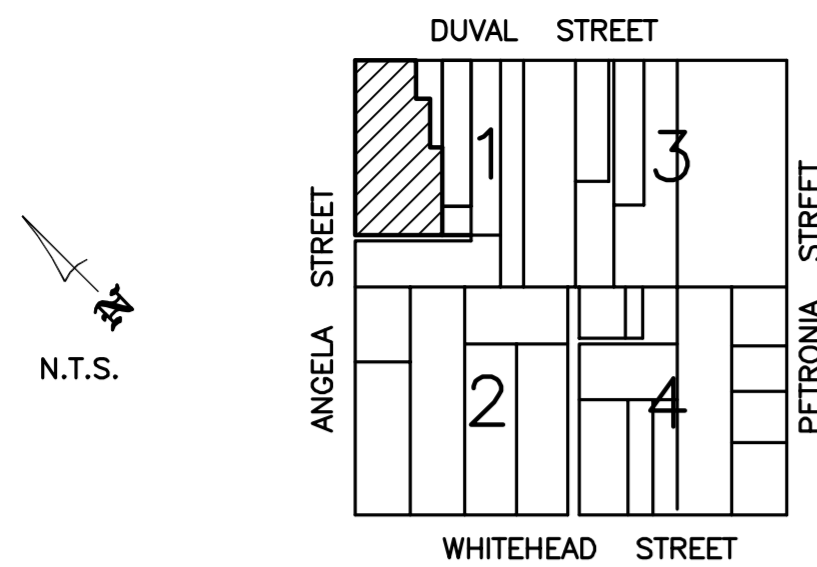






# SURVEY





**LOCATION MAP**

Sq. 3, Tr. 4, SIMONTON & WALLS SUB  
City of Key West

On the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February, A.D., 1829 as part of Tract Four (4) but now better known as part of Lot One (1) in Square Three (3) according to Simonton and Wall's Addition to the City of Key West as recorded in Deed Book "E" at Page 245 of the Public Records of Monroe County, Florida, said parcel of land being further described by metes and bounds as follows:

Begin at the intersection of the Southwesterly right of way line of Duval Street with the Southeasterly right of way line of Angela Street and run thence in a Southeasterly direction along the Southwesterly right of way line of the said Duval Street for a distance of 48.55 feet; thence Southwesterly and at right angles for a distance of 39.15 feet; thence Southeasterly and at right angles for a distance of 25.45 feet; thence Southwesterly and at right angles for a distance of 39.15 feet; thence Southeasterly and at right angles for a distance of 26.45 feet; thence Southwesterly and at right angles for a distance of 82.85 feet; thence Southeasterly and at right angles for a distance of 25.33 feet; thence Southwesterly and at right angles for a distance of 63.75 feet; thence Northwesterly and at right angles for a distance of 100.33 feet to the Southeasterly right of way line of said Angela Street; thence Northeasterly and along the Southeasterly right of way line of the said Angela Street for a distance of 185.75 feet back to the Point of Beginning.

**FURTHER:**

A perpetual easement for the purpose of a private right of way for vehicle and pedestrian traffic for the benefit of and appurtenant to the dominate tenement described above, over the following legally described land:

On the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829 as part of Tract four (4) but now better known as part of Lot One (1) Square Three (3) according to Simonton and Wall's Addition to the City of Key West as recorded in Deed Book "E" at Page 245 of the Public Records of Monroe County, Florida, said parcel being further described by metes and bounds as follows:  
Beginning at a point on the Southeasterly right of way line of Angela Street One Hundred Eighty Five Feet, Nine inches from the intersection of the Southeasterly right of way line of Angela Street with the Southwesterly right of way line of Duval Street, run thence at right angles in a Southeasterly direction 20 feet; thence at right angles in a Southwesterly direction 12 feet; thence at right angles in a Northwesterly direction 20 feet to the Southeasterly right of way line of Angela Street; thence at right angles in a Northeasterly direction along the said Southeasterly right of way line of Angela Street for a distance of 12 feet back to the Point of Beginning.

**SURVEYOR'S NOTES:**

North arrow based on plat  
Reference Bearing: R/W Duval Street  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 14.324

**Monumentation:**

- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1/2" Iron Bar
- △ = Set P.K. Nail, P.L.S. No. 2749
- ▲ = Found P.K. Nail, P.L.S. No. 1587

**Abbreviations:**

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- m. = Measured
- N.T.S. = Not to Scale
- C = Centerline
- B.M. = Bench Mark
- w.m. = Water Meter
- C.B.S. = Concrete Block Stucco
- conc. = concrete
- I.P. = Iron Pipe
- F.F.L. = Finish Floor Elev.
- d. = deed
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- P.B. = Plat Book
- o/h = Overhead

Field Work performed on: 3/18/02

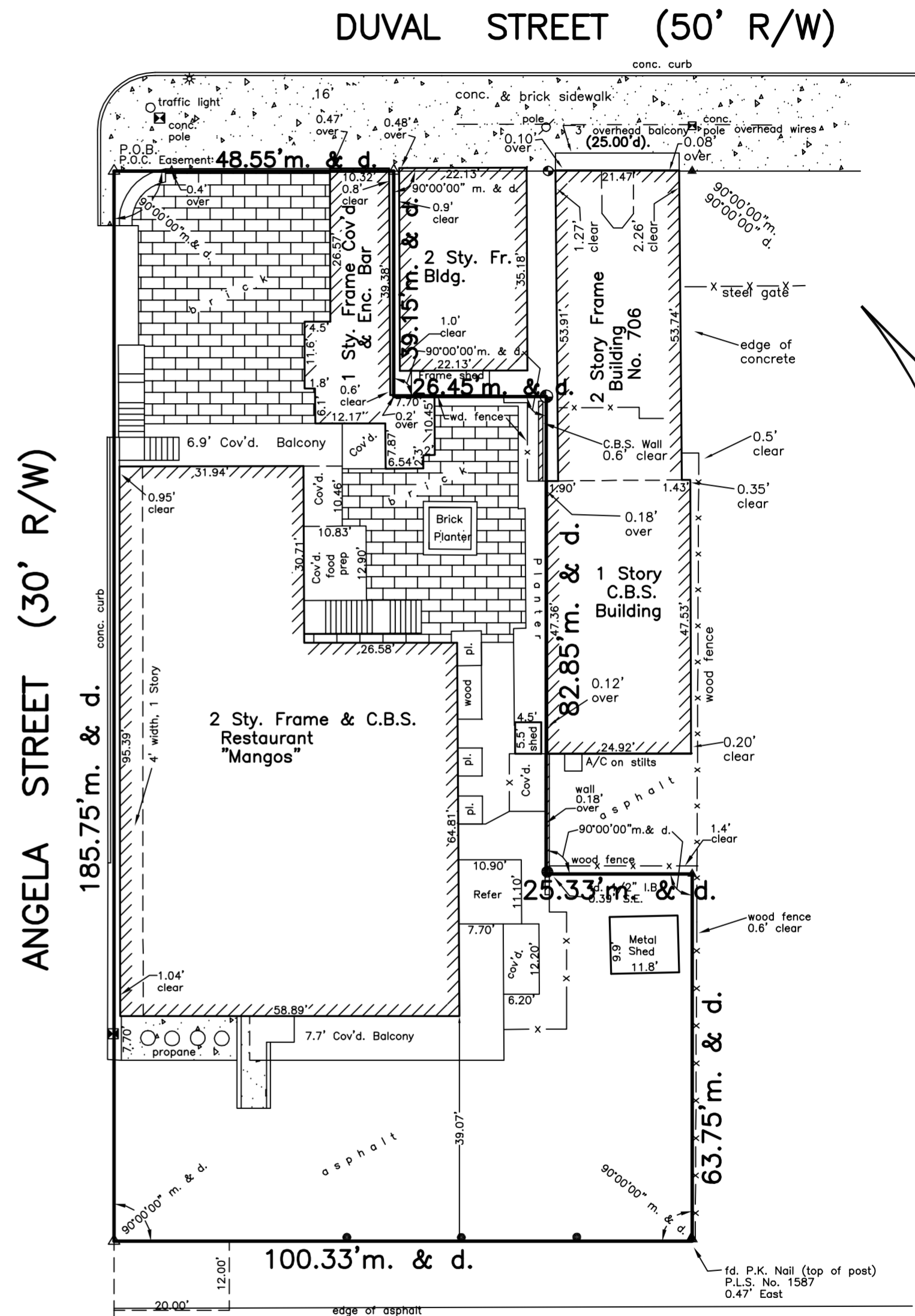
CERTIFICATION made to:  
U.S. Small Business Administration  
Key West Havana, Inc., A Florida Corporation  
Giorgio P. Aversa  
Amy S. Culver-Aversa  
Linda B. Walker, Esq.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American land Title Association, and that there are no visible encroachments unless shown hereon.

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



Key West Havana, Inc., A Florida Corporation (Mango's)  
700 Duval Street, Key West, Fl. 33040

BOUNDARY SURVEY		Dwn No.: 02-237	
Scale: 1"=20'	Ref. 165-71	Flood panel No. 1716H	Dwn. By: F.H.H.
Date: 5/25/02		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
Block 69			

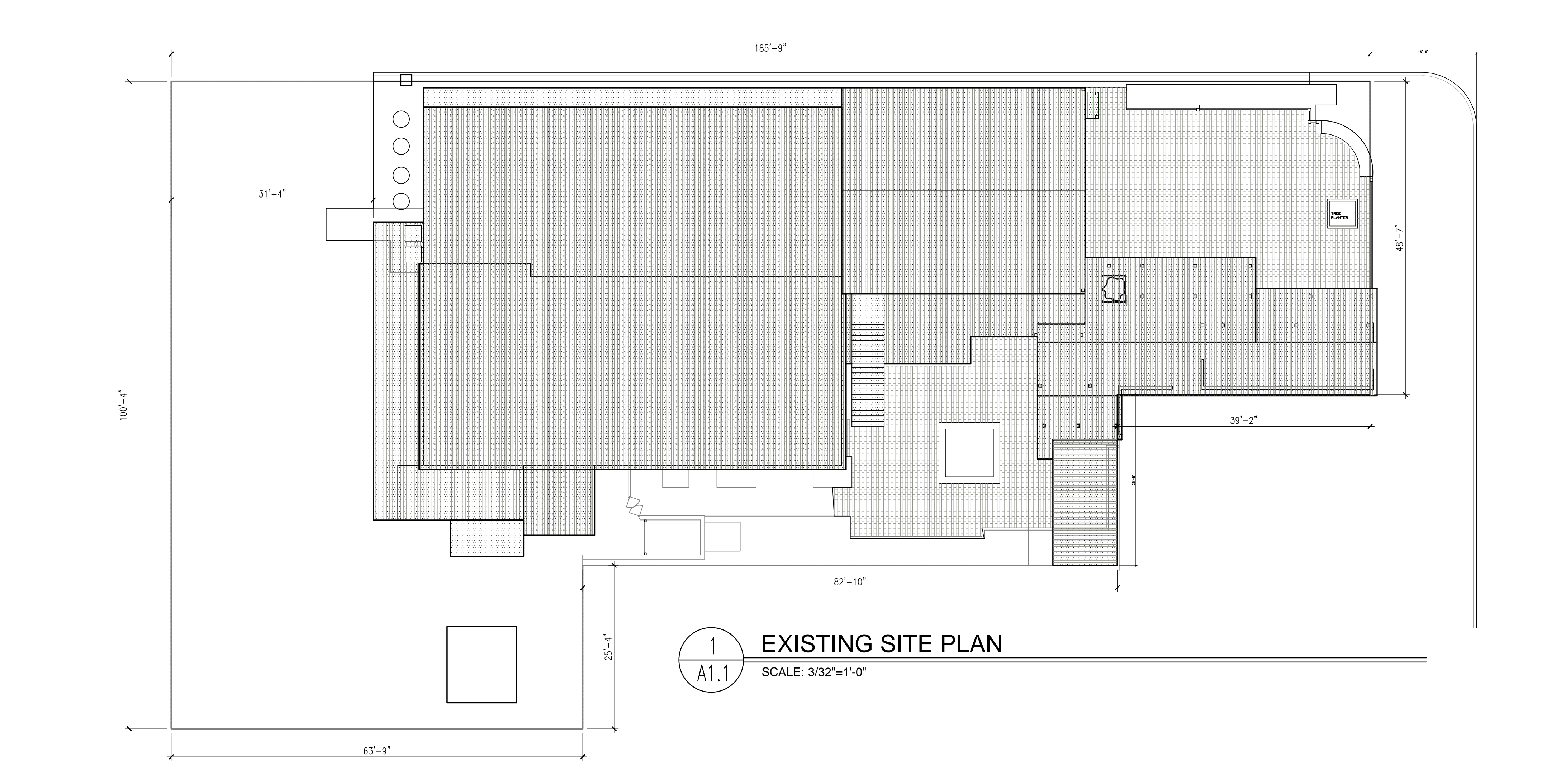
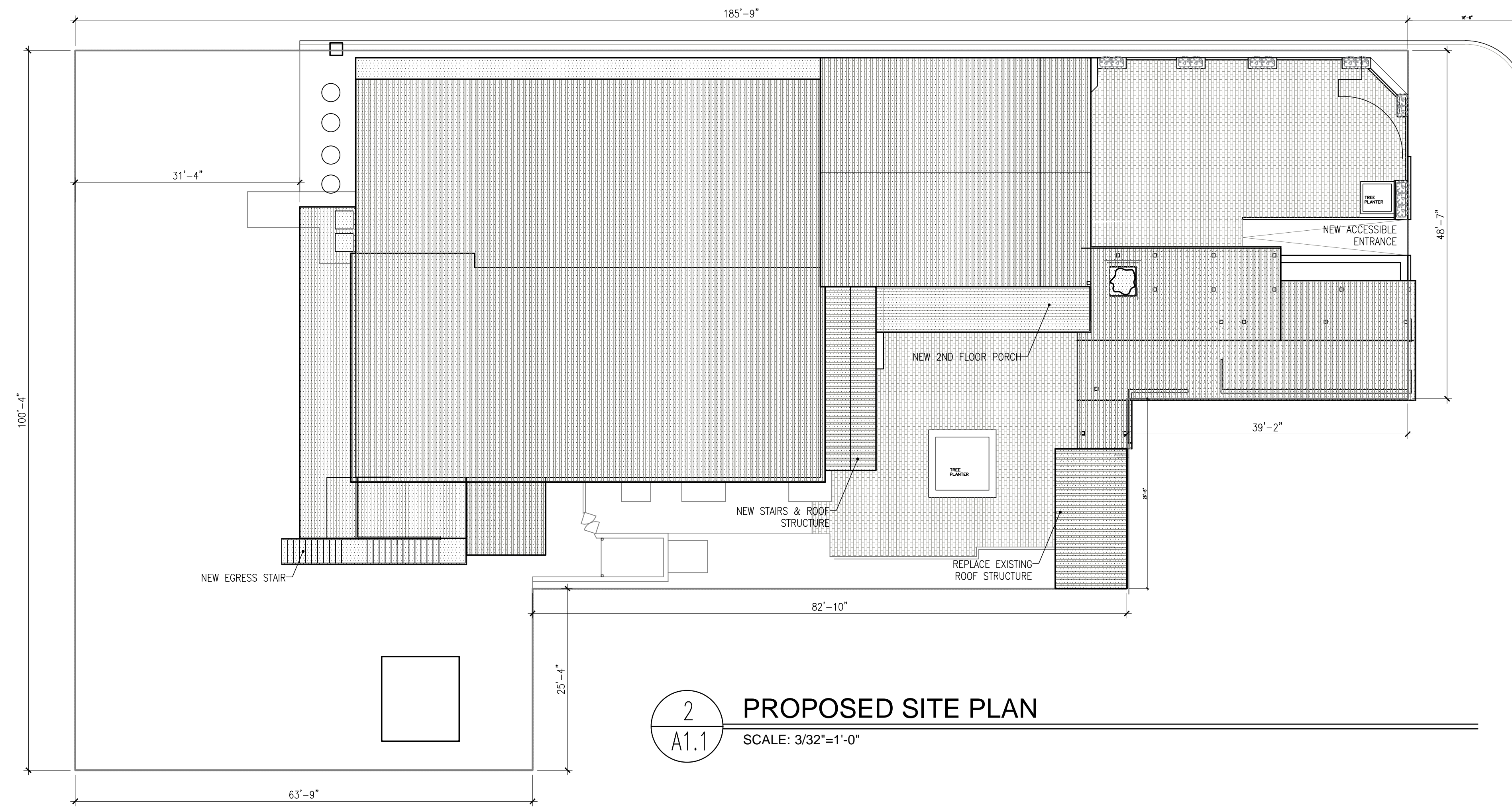
**FREDERICK H. HILDEBRANDT**  
ENGINEER PLANNER SURVEYOR

3150 Northside Drive  
Suite 101  
Key West, Fl. 33040  
(305) 293-0466  
Fax. (305) 293-0237

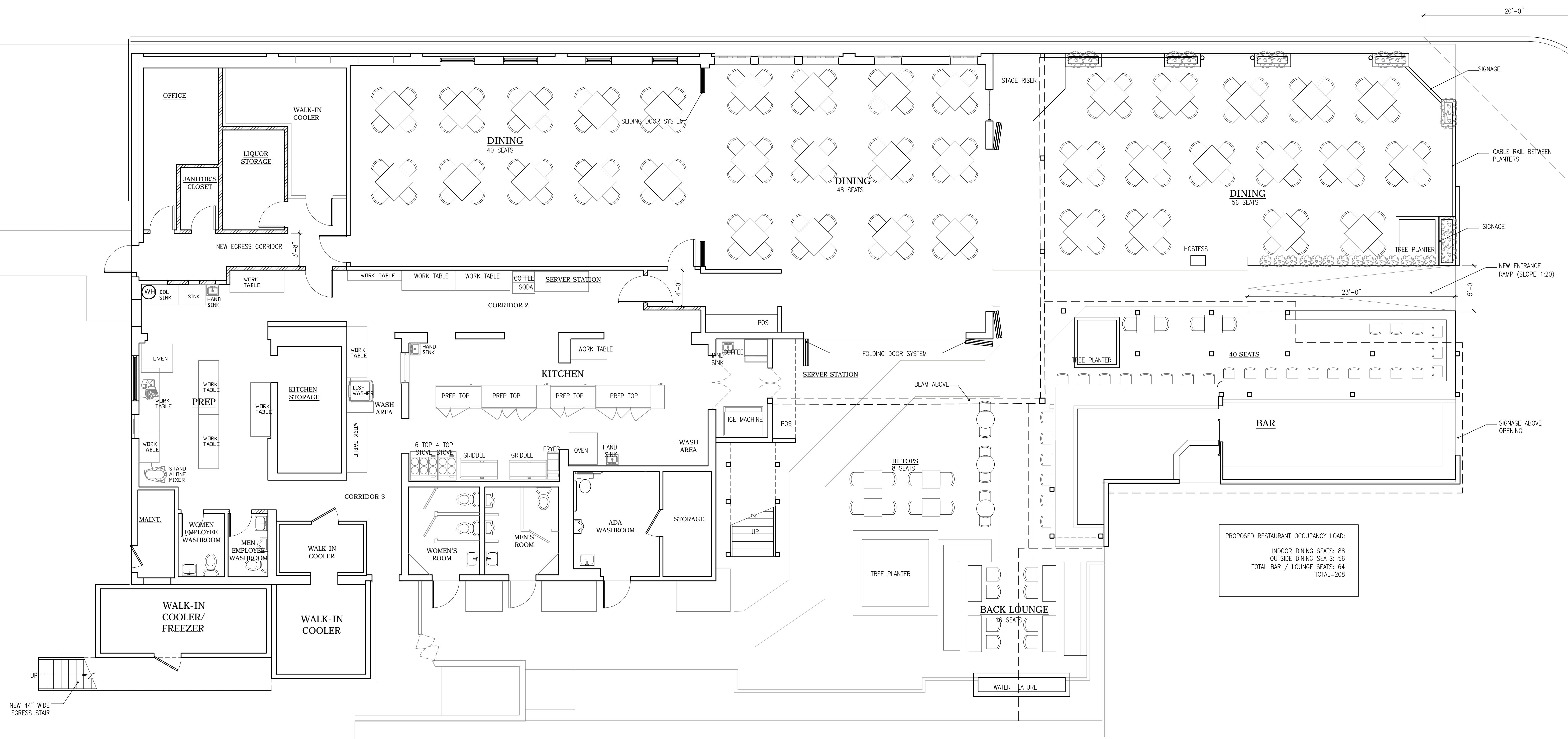
# PROPOSED DESIGN

SITE CALCULATIONS - ZONING DISTRICT: HRCC-1

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	35'	N/A	No Change	N/A
BUILDING COVERAGE	50%	7,333 s.f. (50.5%)	7,281 s.f. (50%)	Yes
IMPERVIOUS SURFACE RATIO	70%	9,834 s.f. (67.8%)	9,834 s.f. (67.8%)	Yes
LOT SIZE	Min. 4,000 s.f.	14,510 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	100.33'	N/A	N/A
LOT DEPTH	Min. 90'	185.75'	N/A	N/A
FRONT SETBACK	Min. 0'	0'	No Change	N/A
SIDE SETBACK (SOUTH)	Min. 2.5'	0'	No Change	N/A
SIDE SETBACK-STREET (NORTH)	Min. 0'	0'	No Change	Yes
REAR SETBACK	Min. 10'	31'-4"	No Change	Yes
OPEN SPACE	Min. 35%	32.20%	No Change	N/A

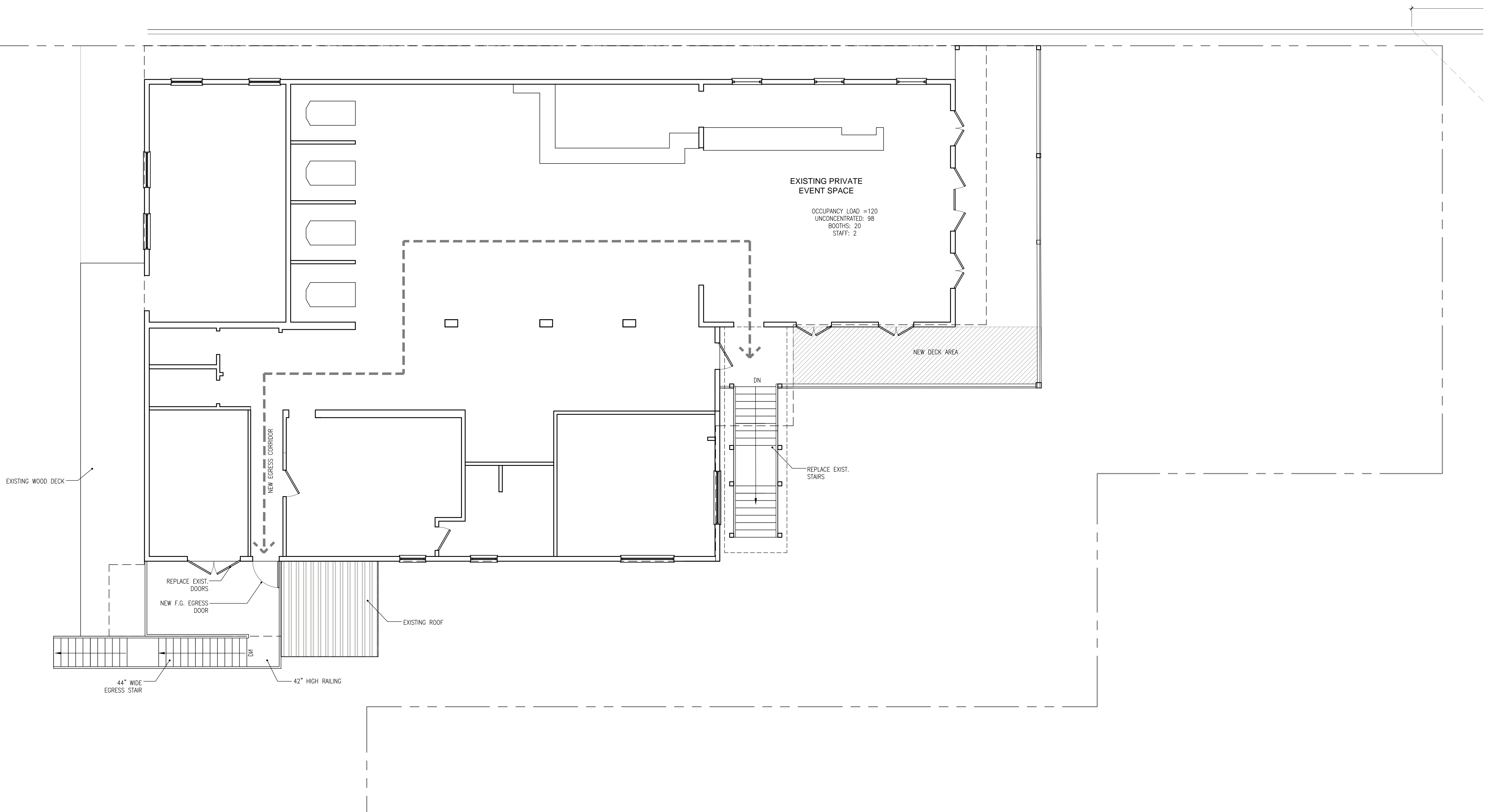


**700 DUVAL STREET**  
KEY WEST, FL  
**COMMERCIAL RENOVATION PROJECT**

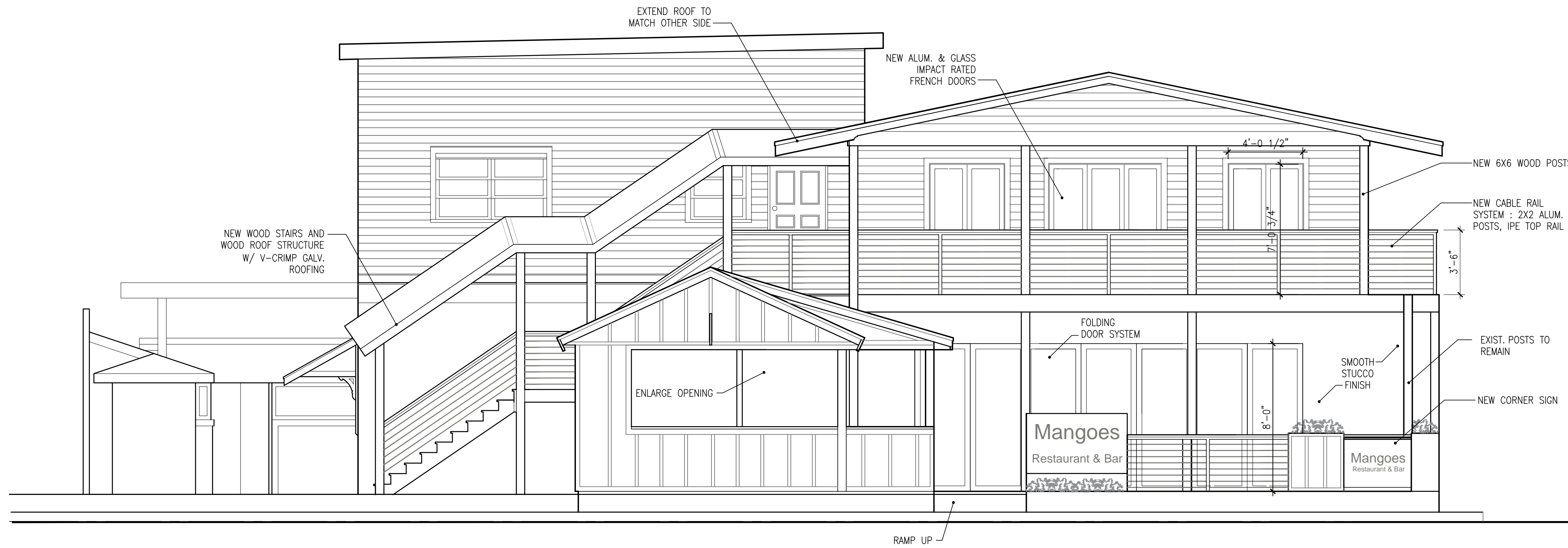


**1**  
A2.1 **FIRST FLOOR PLAN - SITE PLAN**  
SCALE: 3/16"=1'-0"

**700 DUVAL STREET**  
KEY WEST, FL  
**COMMERCIAL RENOVATION PROJECT**



**1** SECOND FLOOR PLAN  
A2.2 SCALE: 3/16"=1'-0"



2 PROPOSED EAST ELEVATION  
A3.1 SCALE: 1/4"=1'-0"



1 EXISTING EAST ELEVATION  
A3.1 SCALE: 1/4"=1'-0"



700 DUVAL STREET  
KEY WEST, FL  
COMMERCIAL RENOVATION PROJECT

Drawing Size: 24x36 | Project #: 15017

Title:

ELEVATIONS

Sheet Number:

A-3.2

Date: - JANUARY 1, 2016

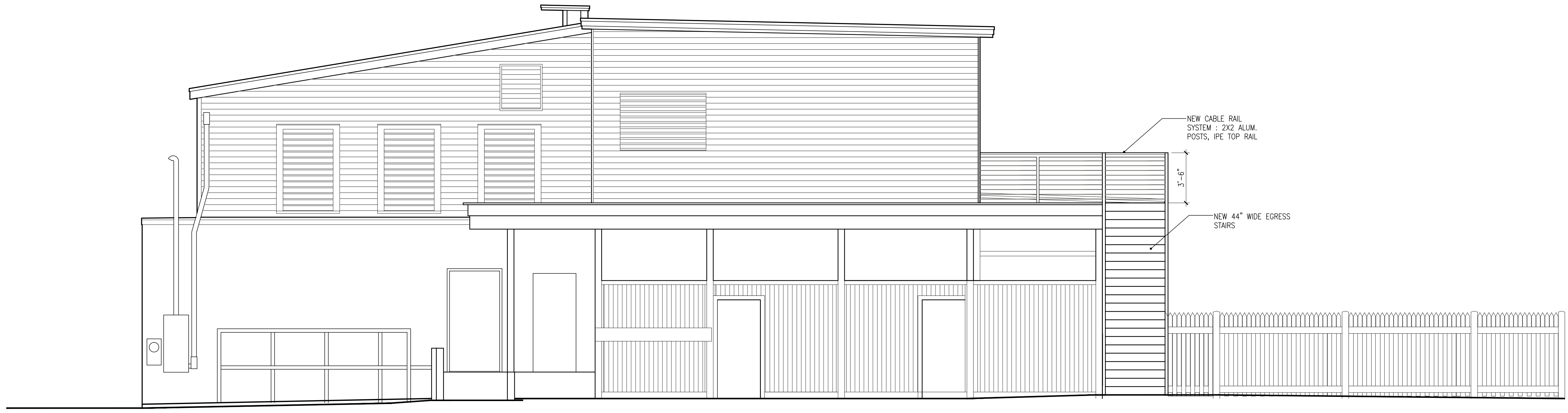
©2016 by William Shepler Architect



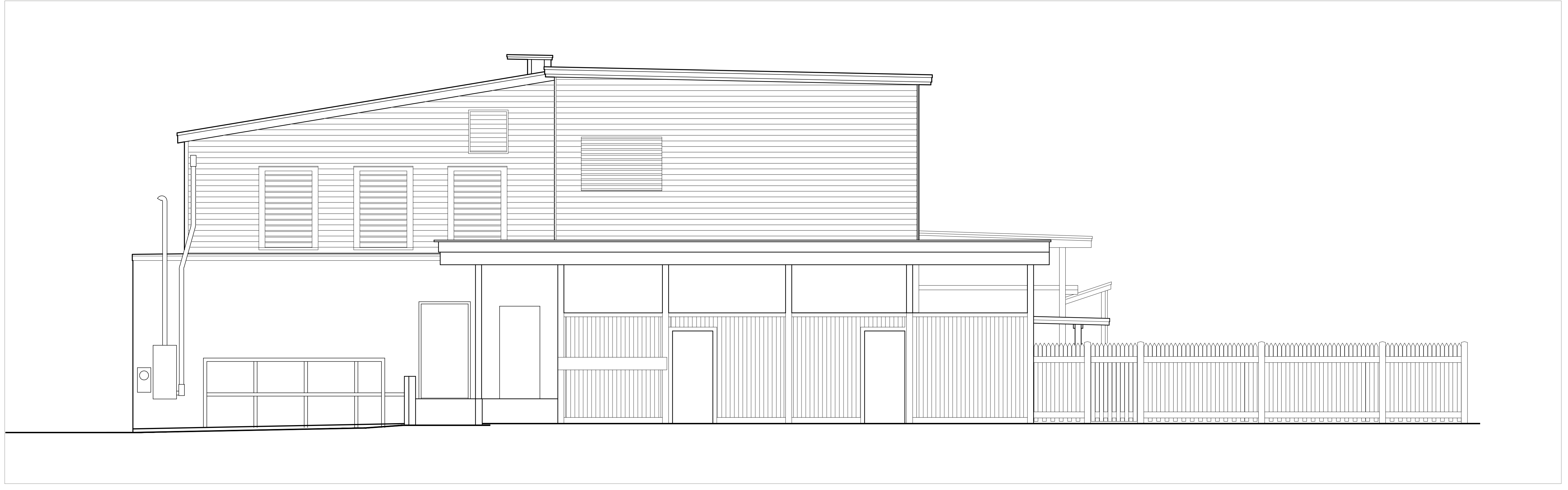
2 PROPOSED NORTH ELEVATION  
A3.2 SCALE: 3/16"=1'-0"



1 EXISTING NORTH ELEVATION  
A3.2 SCALE: 3/16"=1'-0"



2 PROPOSED WEST ELEVATION  
 A3.3 SCALE: 1/4"=1'-0"



1 EXISTING WEST ELEVATION  
 A3.3 SCALE: 1/4"=1'-0"

Seal:

Consultants:  
**Meridian Engineering**  
 201 Front Street, Suite 203  
 Key West FL  
 Certificate of Authorization 29401  
 Tel: 305-293-3263

Submissions / Revisions:  
 H.A.R.C. SUBMISSION - 2016.2.1

**700 DUVAL STREET**  
 KEY WEST, FL  
**COMMERCIAL RENOVATION PROJECT**

Drawing Size: 24x36 | Project #: 15017

Title:

WEST ELEVATIONS

Sheet Number:  
**A-3.3**





**2** PROPOSED SOUTH ELEVATION  
A3.4 SCALE: 3/16"=1'-0"



**1** EXISTING SOUTH ELEVATION  
A3.4 SCALE: 3/16"=1'-0"

# MISCELLANEOUS INFORMATION

2015 MASONITE STEEL & FIBERGLASS

**STORM  
GUARD™**

IMPACT-RATED DOORS

PROTECTED BY  
**CORESHIELD™**  
TECHNOLOGY

 *Masonite®*  
the beautiful door™

# STORM GUARD™

IMPACT-RATED DOORS

Living on the coast is one of life's luxuries. Upgrading home construction in areas prone to high winds and hurricanes provides peace of mind during times of severe weather activity.

Masonite engineered Storm Guard™ impact-rated smooth and textured fiberglass doors, featuring CoreShield™ Technology and Masonite steel doors meet strict building code requirements without compromising beauty.

The Wind-Borne Debris Region and High Velocity Hurricane Zones (HVHZ) have specific test requirements for doors.

- Wind-Borne is defined as 120 mph winds or 110 mph within 1 mile of the coast line
- Florida Wind-Borne is defined as 140 mph winds or 130 mph within 1 mile of the coast
- HVHZ is specific to hurricane-rated winds in Florida's Dade and Broward counties

## DESIGNATED ZONES

### 1 Wind-Borne Debris

- Winds from 120 mph and above, or 110 mph within 1 mile of the coast
- Doors required to meet ASTM E1886 and E1996 tests
- Must comply with specific DP ratings in accordance with ASTM E330

### 2 Florida Wind-Borne Debris

### 3 High Velocity Hurricane Zone (HVHZ)

- Dade and Broward counties (FL)
- Doors required to meet Florida TAS 201 and 203 test standards
- Must comply with specific DP ratings in accordance with TAS 202



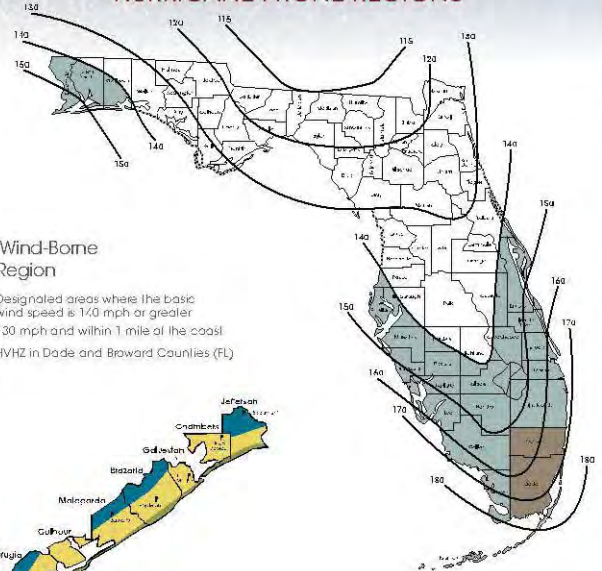
#### CoreShield™ Technology

An additional layer of protection on Storm Guard™ fiberglass doors that adds protection and meets the most stringent building codes



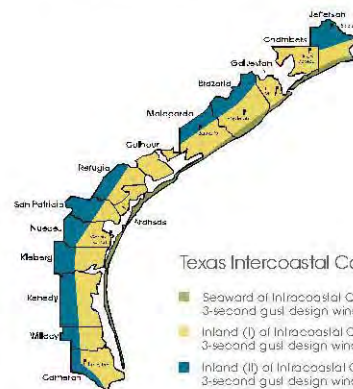
Masonite Storm Guard™ doors are designed specifically for coastal area homeowners and comply with High Velocity Hurricane Zones (HVHZ) or Wind-Borne Debris region. Choose from a variety of fiberglass and steel doors.

## HURRICANE PRONE REGIONS



### Florida Wind-Borne Debris Region

- Designated areas where the basic wind speed is 140 mph or greater
- 130 mph and within 1 mile of the coast
- HVHZ in Dade and Broward Counties (FL)



### Texas Intercoastal Canal

- Seaward of Intracoastal Canal 130 mph 3-second gust design wind speed
- Inland (I) of Intracoastal Canal 120 mph 3-second gust design wind speed
- Inland (II) of Intracoastal Canal 110 mph 3-second gust design wind speed

NOTE:  
 ■ We are not an engineering or architectural firm. Our drawings are not to be used for construction without the approval of a licensed professional engineer or architect.  
 ■ These drawings are for informational purposes only and do not constitute a contract.  
 ■ All dimensions and specifications are subject to change without notice.  
 ■ All drawings are subject to the latest revisions.  
 ■ All drawings are subject to the latest revisions.  
 ■ All drawings are subject to the latest revisions.

# euro-wall®

888.989.EURO (3876)  
www.euro-wall.com



## Euro-Wall C3 Aluminum Folding Door System

Approved for use in Miami-Dade HVHZ Zones  
Florida Building Code Approved Product  
Approval FL 15472-R1

# Specifications

## Euro-C3 Exterior Aluminum Folding Door System

### In a single direction:

Maximum Panel Weight:	220 lbs (100kg) each panel
Minimum Panel Width:	24" (609mm)
Maximum Panel Width:	39" (990 mm)
Minimum Panel Height:	32" (813mm)
Maximum Panel Height:	120" (3048mm)
Euro-C3 Door Thickness:	2-1/4" (57.15mm)
Maximum # of Doors:	8 each way = 16 panels = 52 ft (15.8m) total.

**NOTE:** When using maximum panel width & height 39" x 120" (990 mm to 3048 mm) panel may exceed maximum panel weight of 220 lbs (100kg). Calculated weight check should be done. Panel heights of 120" (3048mm) and over may fall under the weight restrictions.

**Euro-C3 Extrusions:** Extruded Aluminum 6063-T5.

### Euro-C3 Extrusion Finishes:

1. a) Clear & b) Bronze anodized finishes are Class 1.
2. a) Standard Mill Finish available for custom colors from Euro-Wall.
3. a) White Powder Coat finish: D2000-AAMA 2604 (5 year Florida) 15 year MFG's warranty.
4. a) Custom Powder Coat finishes available D3000-AAMA 2605 (10 year Florida) 20 year MFG's warranty.
5. a) Wood Grain finishes (custom): AAMA 2604 (5 year Florida) 10 year MFG's warranty.

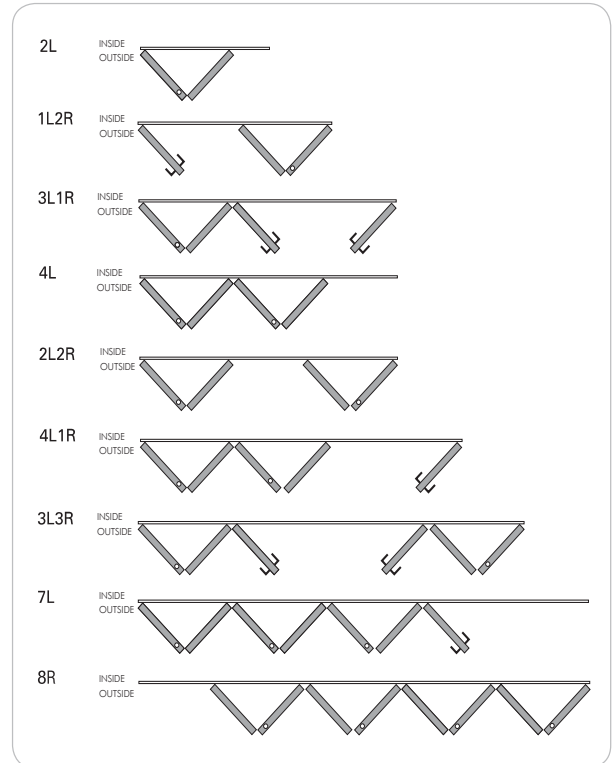
**Euro-C3 Hardware:** Stainless Steel (304SS) Components with Aluminum hinges.

**Euro-C3 Twinpoint Hardware:** Stainless Steel (304SS) & Aluminum Components.

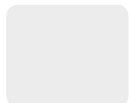
**Euro-C3 Lever Lock Sets:** F-2 Sets Powder Coat over Brass.

**Euro-DSD Multi-point Door Locks:** Faceplate, latch and hooks are 304SS.

Choose from hundreds of configurations, see examples below:



### 4 Standard Frame & Door Panel Finishes:



White Powder Coat



Clear Anodized



Black Powder Coat



Bronze Anodized

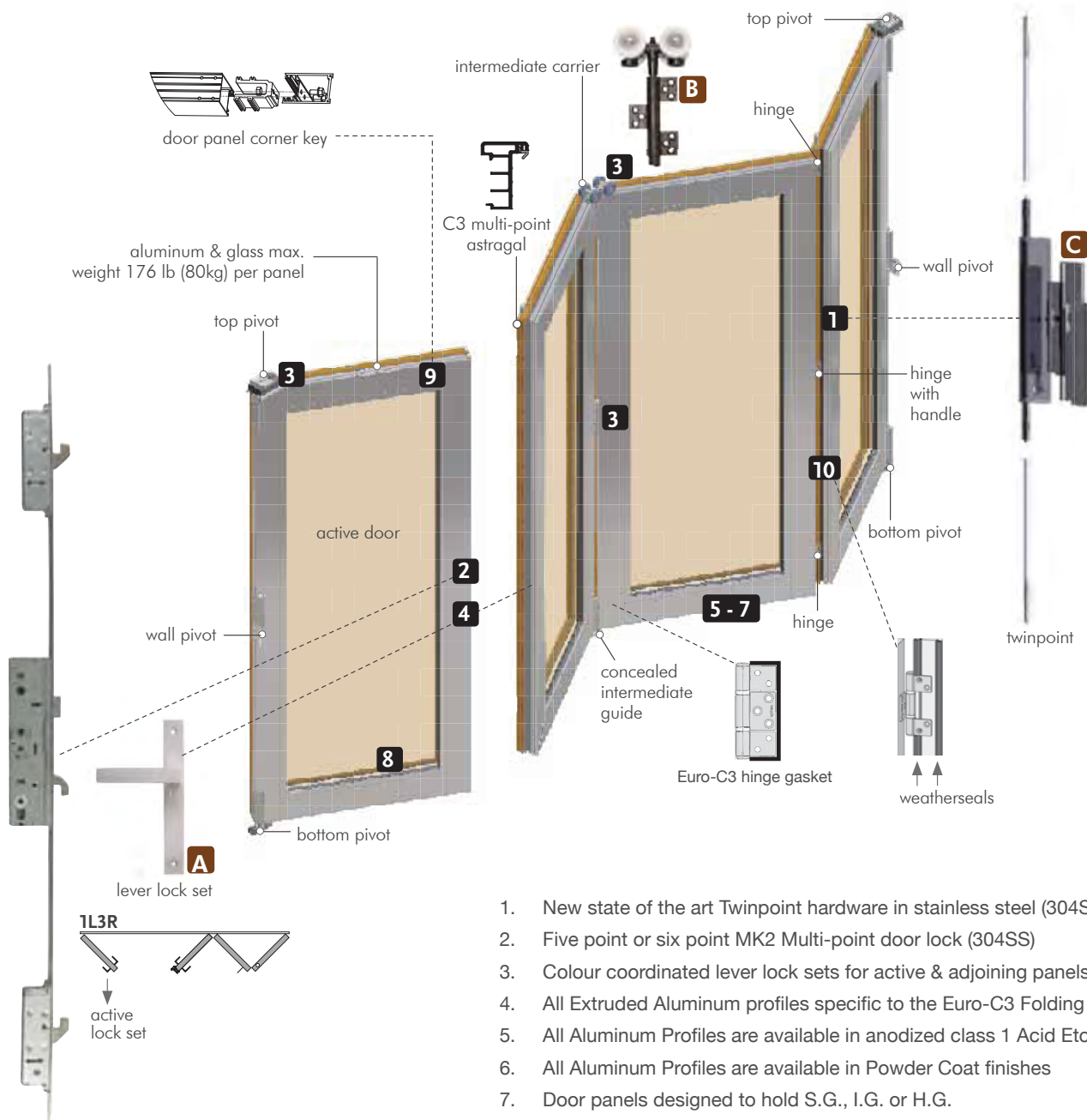
- 19 Custom Wood Grain finishes available (not shown)
- 31 Solid Colors: Custom powder coat finishes available (not shown)
- 18 Metallic Custom Powder coat finishes available (not shown)

**PLEASE NOTE:** For technical reasons associated with color reproduction, the colors shown on this brochure give only an indication of color & finish. No warranty or guarantee can be given that they will exactly match the product as supplied.

### Euro-Wall Warranty

The Euro-Wall program is a complete product offering. Component deletions and/or substitutions are strictly prohibited. Warranty is void if system has missing or substitute products. Please refer to [www.euro-wall.com/](http://www.euro-wall.com/) for our full warranty information, terms & conditions, returns & allowances, claims policy, and other general information.

# Features of the Euro-C3 Folding Door System



1. New state of the art Twinpoint hardware in stainless steel (304SS)
2. Five point or six point MK2 Multi-point door lock (304SS)
3. Colour coordinated lever lock sets for active & adjoining panels
4. All Extruded Aluminum profiles specific to the Euro-C3 Folding Door System
5. All Aluminum Profiles are available in anodized class 1 Acid Etch
6. All Aluminum Profiles are available in Powder Coat finishes
7. Door panels designed to hold S.G., I.G. or H.G.
8. Door Panel Corner Key makes for easy assembly
9. Dual weatherseals on head, jamb, sill & between each panel

## Multi-point Door Lock

- (3 hooks) + top & bottom shootbolts = 5 point
- 3 Hook Model for door heights of up to 95-15/16" (2437 mm)
- 4 Hook Model for door heights of 96" (2438.4mm) or over.

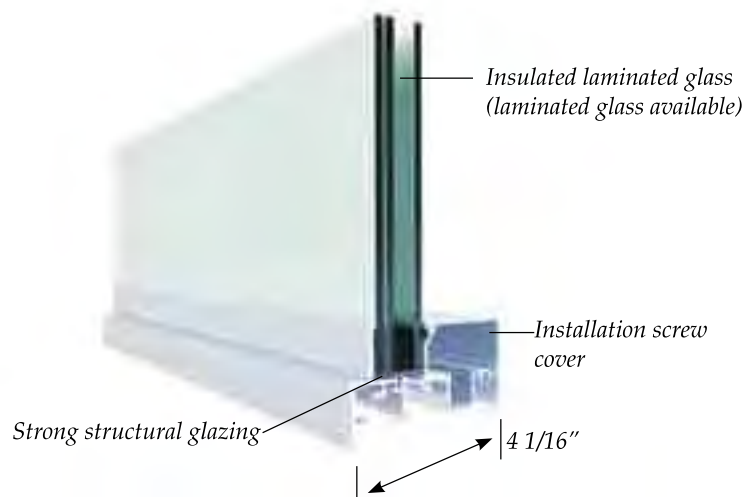
**A** Lever Lock Set    **B** Carrier & Hinge    **C** Twinpoint Handle

A, B & C available in white, satin, black & bronze powder coat finishes.

NO SCALE

## 410 FIXED WINDOW

Industry's largest fixed window available in sizes up to 6x10 (60 square feet), direct set frame design, removable interior glazing bead cover, stainless steel assembly screws and clipless mullions.



### Available Finishes

White, Bronze, Bone White Kynar or equivalent, Class I Clear Anodized, Aspen Wood Grain Finishes, Custom Colors

### Standard Glass Colors

Clear, Gray, Dark Gray (Turtle Code), Bronze, Solexia Green, Azuria Blue, White Interlayer, Mist (Pattern 62), Rain

### Glass Types

- 7/16" Laminated
- 1.2" Insulated Laminated

### Glass Coatings

- Energy Efficient LoE Coatings

### Standard Features

- Direct set frame design
- Stainless steel assembly screws
- Removable interior glazing bead and cover
- Concealed installation fasteners
- 1/2" exterior flange frame

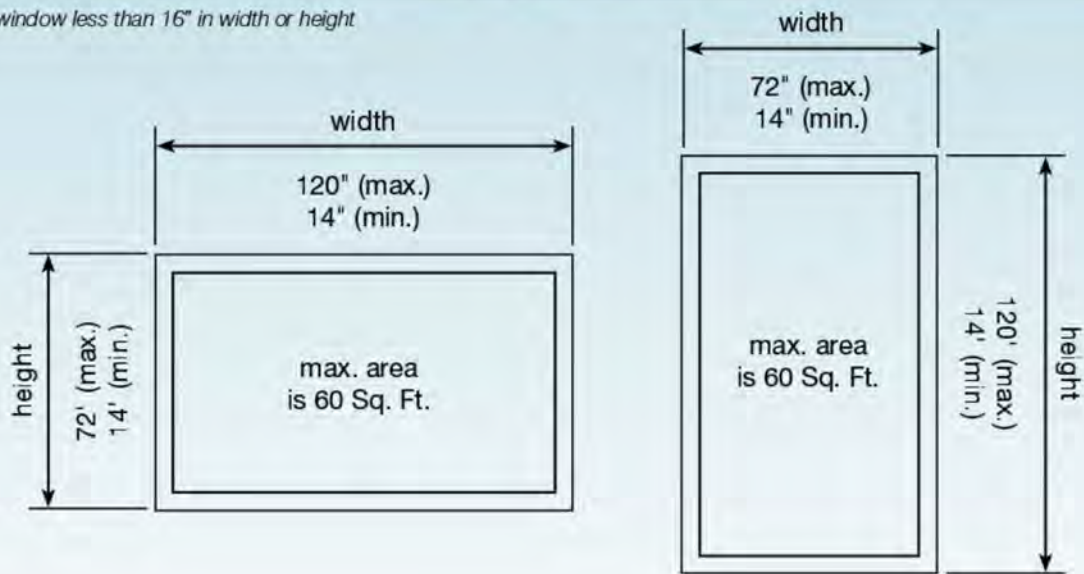
### Optional Items

- Flat muntins
- Equal leg frame
- Clipless mullion
- Small missile impact resistant option



## SIZE LIMITATIONS

Avoid using window less than 16" in width or height



## PERFORMANCE RESULTS

Maximum Water Resistance		20 PSF
Large Missile Laminated Glass	63" x 48" Window (Ann/Ann Glass) 60" x 96" Window (Ann/Ann Glass) 72" x 120" Window (HS/HS Glass) 63" x 48" Window (HS/HS Glass) 60" x 96" Window(HS/HS Glass)	+91.1 /-91.1 PSF +51.8 /-51.8 PSF +75 /-75 PSF +133 /-150 PSF +103.6 /-103.6 PSF
Large Missile Insulated Laminated Glass	63" x 48" Window (Ann/Ann-Air-Ann Glass) 60" x 96" Window (Ann/Ann-Air-Ann Glass) 72" x 120" Window (HS/HS-Air-Temp Glass) 63" x 48" Window (HS/HS-Air-Temp Glass) 60" x 96" Window (HS/HS-Air-Temp Glass)	+88.4 /-88.4 PSF +50.3 /-50.3 PSF +75 /-75 PSF +133 /-150 PSF +106.2 /-106.2 PSF
Forced Entry Test (AAMA 1302.5)		Passed

\* Design Load Capacities with Reinforcement

\* Performance values for small missile are also available.

## ENERGY VALUES (NFRC Approved)

410 Fixed	U-Factor	SHGC	VT
7/16" Laminated Gray	1.04	0.48	0.40
7/16" Laminated Clear	1.04	0.61	0.70
7/16" Laminated Clear LoE 366	1.04	0.31	0.49
1.2" Insulated Laminated Clear LoE 366	0.48	0.31	0.50
1.2" Insulated Laminated Clear LoE 270	0.49	0.35	0.54

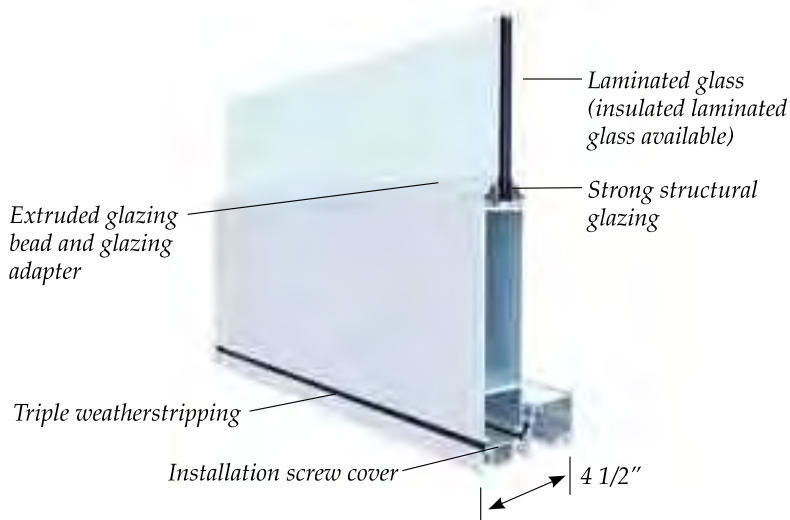
\* For turtle code, please refer to center of glass values.

## 450 FRENCH DOOR

Industry leading entry door system available in configurations up to 12'x10' (with matching sidelites), standard stainless steel package, patented 3 point lock and a variety of design options.



See our Estate Entrances brochure for additional entry door options



Outswing shown. Available in Inswing.

### Available Finishes

White, Bronze, Bone White Kynar or equivalent, Class I Clear Anodized, Aspen Wood Grain Finishes, Custom Colors

### Standard Glass Colors

Clear, Gray, Dark Gray (Turtle Code), Bronze, Solexia Green, Azuria Blue, White Interlayer, Mist (Pattern 62), Rain

### Glass Types

- 7/16" Laminated
- 1" Insulated Laminated

### Glass Coatings

- Energy Efficient LoE Coatings

### Standard Hardware

#### Residential

- 4 1/2" x 4" hinges (solid brass or stainless steel)
- Single cylinder deadbolt
- CGI patented three point lock mechanism
- Active and inactive door panels pre-bored for levers
- Flushbolts at inactive panel
- Available hardware finish: Satin Nickel PVD, Polished Brass PVD, Venetian Bronze

#### Commercial

- Commercial three point MS deadbolt lock
- Exterior cylinder/interior thumbturn
- Standard Push bar/Pull handle
- Flushbolts at inactive panel
- Available hardware finish: Clear (Silver) Aluminum

### Standard Features

- Outswing configuration
- 2" thick (nominal) door panels
- Complete frame, threshold and Weatherstripping
- Extruded snap on glazing beads (in contoured ogee or contemporary square profiles)
- Extruded astragal adapter
- Extruded installation screw covers
- Dummy handle on inactive panel

### Optional Items

- Panic hardware: Jackson series 2086 concealed vertical rod exit device
- In-swing configuration
- Extruded double applied raised profile 1" and 3 1/2" muntins (not applicable with insulated glass)
- True horizontal muntin (4 5/8" wide)
- 1/2" thick combinations aluminum/wood panel (in lieu of glass)
- Free-Standing and Self-Mating Sidelites and Transoms
- Residential Saddle or ADA Saddle thresholds (not rated for water resistance)
- Decorative aluminum panels
- Decorative wrought iron aluminum grills
- Muntin grids inside insulated glass (GBGs)

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 23, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO EXISTING BUILDINGS INCLUDING CHANGES TO FENESTRATIONS AND NEW CABLE RAILINGS. NEW STAIRCASES, ONE TO BE COVERED WITH A ROOF. SITE WORK. DEMOILTION OF EXTERIOR STAIRCASE AND REMOVAL OF RAMP.**

**FOR- #700 DUVAL STREET**

**Applicant – William Shepler**

**Application #H16-03-0011**

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.

Side Posting (Angela St.)

700 Duval St.

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing on February 23, 2016 at 2:00 PM at 200 City Hall, 200 Duval Street, Key West, Florida. The purpose of the hearing will be to consider a request for

**RENOVATIONS TO EXISTING BUILDINGS INCLUDING CHANGES TO FENESTRATIONS AND NEW CABLE RAILINGS, NEW STAIRCASES, ONE TO BE COVERED WITH A ROOF, SITE WORK, DEMOLITION OF EXTERIOR STAIRCASE AND REMOVAL OF RAMP.**

**FOR 700 DUVAL STREET**

Applicant - William Shepler

Application #1716-02-0011

Please visit our Web Application at [www.cityofkeywest.com](http://www.cityofkeywest.com) for more information. For more information, please contact the Planning Department during regular office hours at 200 Duval Street, Key West, FL 33443, or call our website at 305.293.6600.

**THIS NOTICE IS A PUBLIC NOTICE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.**

**ALL APPLICANTS MUST COMPLY WITH THE CITY OF KEY WEST'S ZONING AND SUBDIVISION REGULATIONS AND THE FLORIDA HISTORIC PRESERVATION ACT.**

Rear Posting (Alleyway)

700 Duval St.

# Public Meeting Notice

The City of Atlanta and Board of Commissioners will hold a public hearing at 4:00 p.m., February 27, 2013, at the City Hall, 200 Peachtree Street, N.W., 15th Floor, for the purpose of reviewing and/or amending the

**RENOVATIONS TO EXISTING BUILDINGS INCLUDING CHANGES TO FENESTRATIONS AND NEW CABLE RAILINGS, NEW STAIRCASES, ONE TO BE COVERED WITH A ROOF, SITE WORK, DEMOLITION OF EXTERIOR STAIRCASE AND REMOVAL OF RAMP.**

**FOR 6700 DUNN STREET**

Applicant - Wilson Design

Application #2013-02-0013

If you wish to provide input on the proposed project, you may do so by attending the public hearing or by submitting written comments to the City of Atlanta, 200 Peachtree Street, N.W., 15th Floor, Atlanta, Georgia 30333.

For more information, please contact the City of Atlanta, 200 Peachtree Street, N.W., 15th Floor, Atlanta, Georgia 30333, at (404) 478-2000.

Front Posting (Duval St.)

700 Duval St.

Public  
Meeting  
Notice

REPUBLICAN PARTY OF FLORIDA  
COUNTY COMMISSIONERS  
DUVAL COUNTY

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared RALPH  
Sanchez, who, first being duly sworn, on  
oath, depose and says that the following statements are true and correct to the  
best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:

700 Duval St. Key West, FL on  
the 18<sup>th</sup> day of February, 2016.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on February 23<sup>rd</sup>, 2016.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H16-03-0006

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

Signed Name of Affiant:

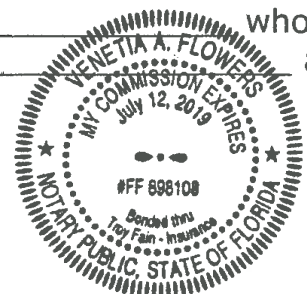
[Signature]  
Date: 2/18/16  
Address: 1223 White St.  
City: Key West  
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 18<sup>th</sup> day of February, 2016.

By (Print name of Affiant) Ralph Sanchez  
personally known to me or has produced \_\_\_\_\_  
identification and who did take an oath.

NOTARY PUBLIC  
Sign Name: [Signature]  
Print Name: Venetia A. Flowers

Notary Public - State of Florida (seal)  
My Commission Expires: 7/12/19



who is \_\_\_\_\_ as



# 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: 1016357 Parcel ID: 00015970-000000

### Ownership Details

**Mailing Address:**

700 DUVAL ST LLC  
 100 N PARK ST  
 TRAVERSE CITY, MI 49684-5700

### Property Details

**PC Code:** 21 - RESTAURANTS & CAFETERIAS

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-Township-  
Range:** 06-68-25

**Property Location:** 700 DUVAL ST KEY WEST

**Legal Description:** KW PT LOT 1 SQR 3 TR 4 G13-129/130 OR16-415/416 OR613-759 OR937-2488/2490 OR1159-102/103 OR1416-325/326 OR2223-1528/29

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	14,510.00 SF

### Building Summary

**Number of Buildings:** 1

**Number of Commercial Buildings:** 1

**Total Living Area:** 9863

**Year Built:** 1943

### Building 1 Details

<b>Building Type</b>	<b>Condition</b> A	<b>Quality Grade</b> 450
<b>Effective Age</b> 16	<b>Perimeter</b> 914	<b>Depreciation %</b> 19
<b>Year Built</b> 1943	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 9,863
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:**

**Roof Type**  
Heat 1  
Heat Src 1

**Roof Cover**  
Heat 2  
Heat Src 2

**Foundation**  
Bedrooms 0

**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 25

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	<u>OPU</u>		1	2004					102
1	<u>FLA</u>		1	1989					470
2	<u>OPF</u>		1	1989					646
3	<u>PDO</u>		1	1989					1,462
5	<u>PDO</u>		1	1989					976
6	<u>FLA</u>		1	1989					5,417
7	<u>OPF</u>		1	1989					588
8	<u>OOU</u>		1	1989					770
9	<u>FLA</u>		1	1989					1,848
10	<u>SBU</u>		1	1989					420
11	<u>OOU</u>		1	1989					273
12	<u>FLA</u>		1	1989					1,344

13	<u>FLA</u>	1	1999	784
14	<u>OPX</u>	1	1999	341
16	<u>OUU</u>	1	1999	24
17	<u>SBF</u>	1	1989	260

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2826	NIGHT CLUBS, BARS C	100	N	N
	2830	RESTRNT/CAFETR-B-	100	N	Y
	2833	RESTRNT/CAFETR-B-	100	N	Y
	2836	RESTRNT/CAFETR-B-	100	N	Y
	2837	RESTRNT/CAFETR-B-	100	N	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
745	AVE WOOD SIDING	50
746	C.B.S.	50

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	FN2:FENCES	126 SF	21	6	1984	1985	4	30
3	FN2:FENCES	156 SF	26	6	1984	1985	2	30
4	AC2:WALL AIR COND	1 UT	0	0	1984	1985	1	20
5	UB2:UTILITY BLDG	100 SF	0	0	1989	1990	3	50
6	FN2:FENCES	216 SF	36	6	1994	1995	2	30

**Appraiser Notes**

MANGOE'S

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9900408	02/02/1999	12/07/1999	20,695		ROOF
	9901498	06/02/1999	12/07/1999	2,000		ELECTRICAL
	9903443	10/05/1999	12/07/1999	11,257		ROOF
	9903525	10/14/1999	12/07/1999	6,800		A/C
	9903778	12/22/1999	11/02/2000	1,700		AWNING
	0200420	02/20/2002	08/16/2002	1,500		CANVAS AWNINGS
	0200902	04/15/2002	08/16/2002	1,500		REPAIRS TO SIDING
	0201164	05/14/2002	08/16/2002	425		GATE TO ALLEYWAY
	04-2504	08/12/2004	12/16/2004	20,300		ADD HANDICAP BATHRM.176SF

06-4474	07/25/2006	10/04/2006	2,400	BAFFLE WALL IN GREASE TRAP
06-4255	08/04/2006	10/04/2006	20,000	REPAIR DAMAGE ON SUPPORT COLUMN

## 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	1,421,771	2,376	1,077,919	2,502,066	2,502,066	0	2,502,066
2014	1,351,561	2,199	1,077,919	2,431,679	2,431,679	0	2,431,679
2013	1,351,561	2,239	1,010,549	2,364,349	2,364,349	0	2,364,349
2012	1,351,561	2,302	1,010,549	2,364,412	2,364,412	0	2,364,412
2011	1,421,771	2,372	1,010,549	2,434,692	2,434,692	0	2,434,692
2010	1,421,771	2,435	1,009,896	2,434,102	2,434,102	0	2,434,102
2009	1,491,982	2,498	1,786,489	3,280,969	3,280,969	0	3,280,969
2008	1,491,982	2,568	2,003,053	3,497,603	3,497,603	0	3,497,603
2007	1,021,982	2,367	2,775,038	3,799,387	3,799,387	0	3,799,387
2006	1,046,029	2,421	1,305,900	2,835,085	2,835,085	0	2,835,085
2005	1,046,029	2,484	1,160,800	2,362,571	2,362,571	0	2,362,571
2004	1,022,927	2,538	870,600	2,362,571	2,362,571	0	2,362,571
2003	1,022,927	2,593	710,990	2,362,571	2,362,571	0	2,362,571
2002	828,736	2,708	710,990	2,362,571	2,362,571	0	2,362,571
2001	828,736	2,833	710,990	1,917,965	1,917,965	0	1,917,965
2000	823,304	1,581	609,420	1,868,441	1,868,441	0	1,868,441
1999	580,932	1,104	609,420	1,868,441	1,868,441	0	1,868,441
1998	388,193	1,152	609,420	1,175,329	1,175,329	0	1,175,329
1997	388,193	1,192	580,400	1,175,329	1,175,329	0	1,175,329
1996	352,903	1,258	580,400	680,421	680,421	0	680,421
1995	339,787	1,039	580,400	680,421	680,421	0	680,421
1994	355,978	877	621,840	744,342	744,342	0	744,342
1993	355,978	920	621,840	532,614	532,614	0	532,614
1992	355,978	971	621,840	532,614	532,614	0	532,614
1991	355,978	1,014	621,840	978,832	978,832	0	978,832
1990	356,020	1,060	451,223	540,509	540,509	0	540,509
1989	144,824	10,322	447,725	540,509	540,509	0	540,509
1988	137,441	10,322	377,768	525,531	525,531	0	525,531
1987	135,025	10,322	192,296	486,952	486,952	0	486,952
1986	135,374	10,322	186,739	446,704	446,704	0	446,704
1985	132,550	10,322	158,773	551,938	551,938	0	551,938
1984	130,985	10,322	123,155	216,817	216,817	0	216,817
1983	130,985	10,322	76,118	216,817	216,817	0	216,817
1982	110,572	10,322	44,493	165,387	165,387	0	165,387

## Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
7/10/2006	2223 / 1528	4,100,000	<u>WD</u>	<u>Q</u>
8/1/1996	1416 / 0325	1,800,000	<u>WD</u>	<u>U</u>
1/1/1991	1159 / 102	650,000	<u>WD</u>	<u>U</u>
3/1/1985	937 / 2488	500,000	<u>WD</u>	<u>Q</u>
2/1/1975	613 / 759	55,000	00	<u>Q</u>

This page has been visited 131,164 times.

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