



**Historic Architectural Review Commission
Staff Report for Item 8**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: September 29, 2015

Applicant: Phyllis M. Allen, Owner

Application Number: H15-01-1314

Address: #806 Elizabeth Street Rear

Description of Work

Install 16 aluminum impact windows in contributing house.

Building Facts

The building under review is a contributing resource to the historic district. The house, built circa 1900, is a one story frame vernacular structure and is part of a five building residential complex. The house sits on the rear of the site. The building was alter in the 1950's with new additions attached to the rear and south side of the house. Historically the house used to have 2 over 2 wood windows and now it has different type of windows including glass jalousie, awning, 1 over 1 metal hung, and 2 over 2 wood windows.

Guidelines Cited on Review

Windows (pages 29-30), specifically guideline 3 of page 29 and last sentence of guideline 11.

Staff Analysis:

The Certificate of Appropriateness in review is for the replacement of 14 non-original windows with aluminum impact 1 over 1 single hung units. Two sets of windows, one on the rear and one on the side are wood units and are included on this application to be

replaced with aluminum windows. The applicant stated to staff that she does not qualify for economic hardship.

Consistency with Guidelines

The guideline specific to replacement of windows on contributing structures is very clear as to those replacement units must match the original windows in design and material. The house in question was built circa 1900 and by that period, vernacular architecture did not have aluminum windows. Moreover the house still exhibits two historic 2 over 2 wood windows, which are also depicted in a circa 1965 photograph found in the Monroe County Library. In conclusion, it is staff's opinion that the proposed replacement windows are inconsistent with the cited guidelines.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER 15-01-1314		BUILDING PERMIT NUMBER 15-3523		INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

806 Elizabeth Street (rear)

OF UNITS

RE # OR ALTERNATE KEY:

NAME ON DEED:

George W. Allen (Deceased)

PHONE NUMBER

305-294-5461

OWNER'S MAILING ADDRESS:

EMAIL

pmallen07@comcast.net

CONTRACTOR COMPANY NAME:

Family

PHONE NUMBER

305-294-5461

CONTRACTOR'S CONTACT PERSON:

Phyllis M. Allen

EMAIL

pmallen07@comcast.net

ARCHITECT / ENGINEER'S NAME:

N.A.

PHONE NUMBER

N.A.

ARCHITECT / ENGINEER'S ADDRESS:

N.A.

EMAIL

N.A.

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:

\$ 5,000.00

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.,

Pull out 16 old Aluminium windows and install 16 new Aluminium windows single hung white.

**Photos given to Kelly*

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.	
OWNER PRINT NAME: Phyllis Allen	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <i>Phyllis M. Allen</i>	QUALIFIER SIGNATURE:
Notary Signature as to owner: <i>[Signature]</i>	Notary Signature as to qualifier: <i>[Signature]</i>
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 21 DAY OF August 20 15	STATE OF FLORIDA; COUNTY OF MONROE; SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____ 20____
<p>MIRIAM CLEARE Commission # FF 215464 Expires March 30, 2019 Bonded Thru Troy Fain Insurance 800-385-7019</p>	<p>Print Name: _____ Type: RF Drawn: 1 Date: 8/24/15 08 Receipt no: 34632 2015 3523 Trans number: 3053523 CK CHECK 7/58 \$150.00 Trans date: 8/21/15 Time: 16:21:53</p>
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

10-6582 1006-2399-07
12770-2459-106

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE.

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

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

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

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

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

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

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

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	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
<i>There is listed as a contributing resource. Build circa 1900 Guidelines for windows</i>			
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.

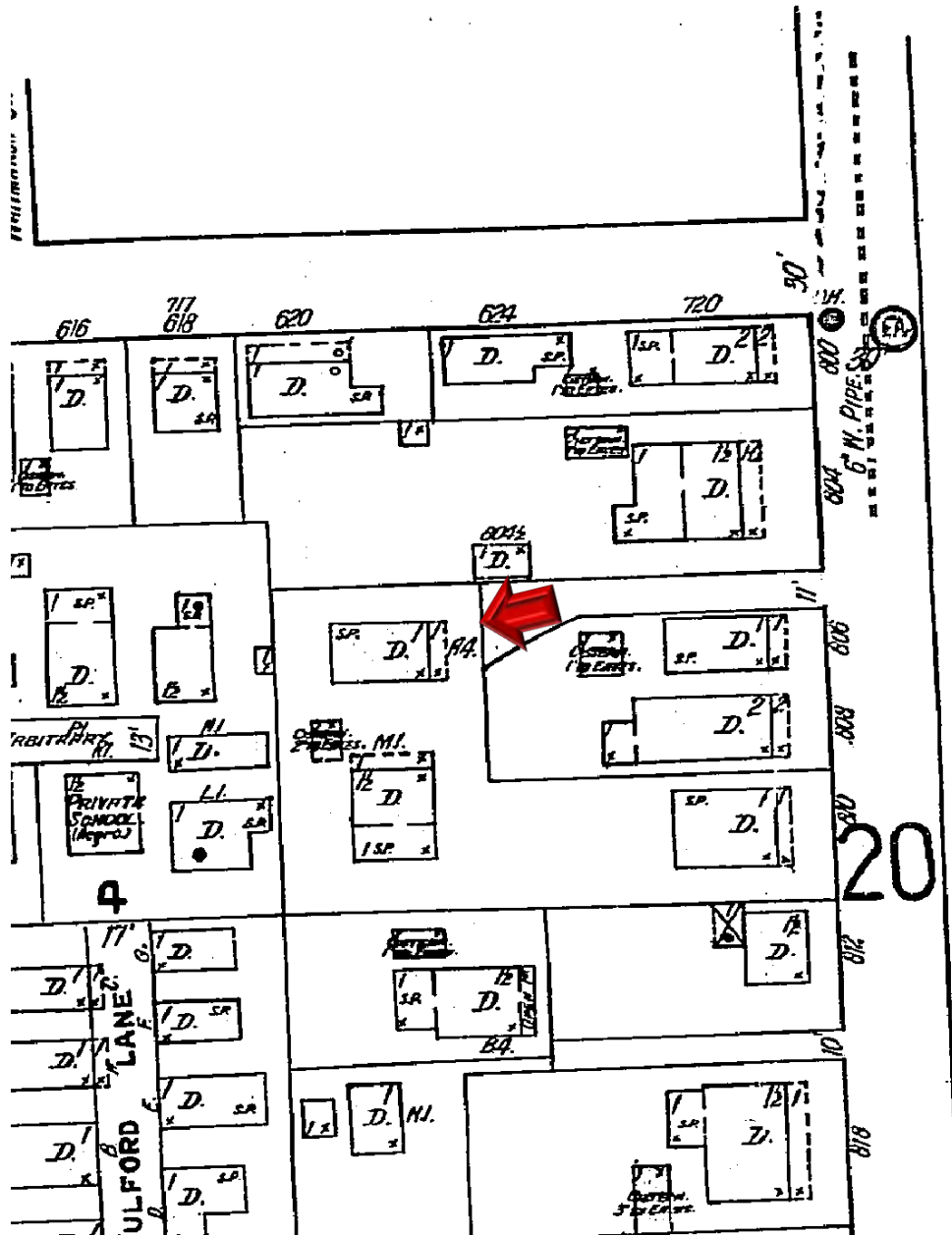
FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS 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.

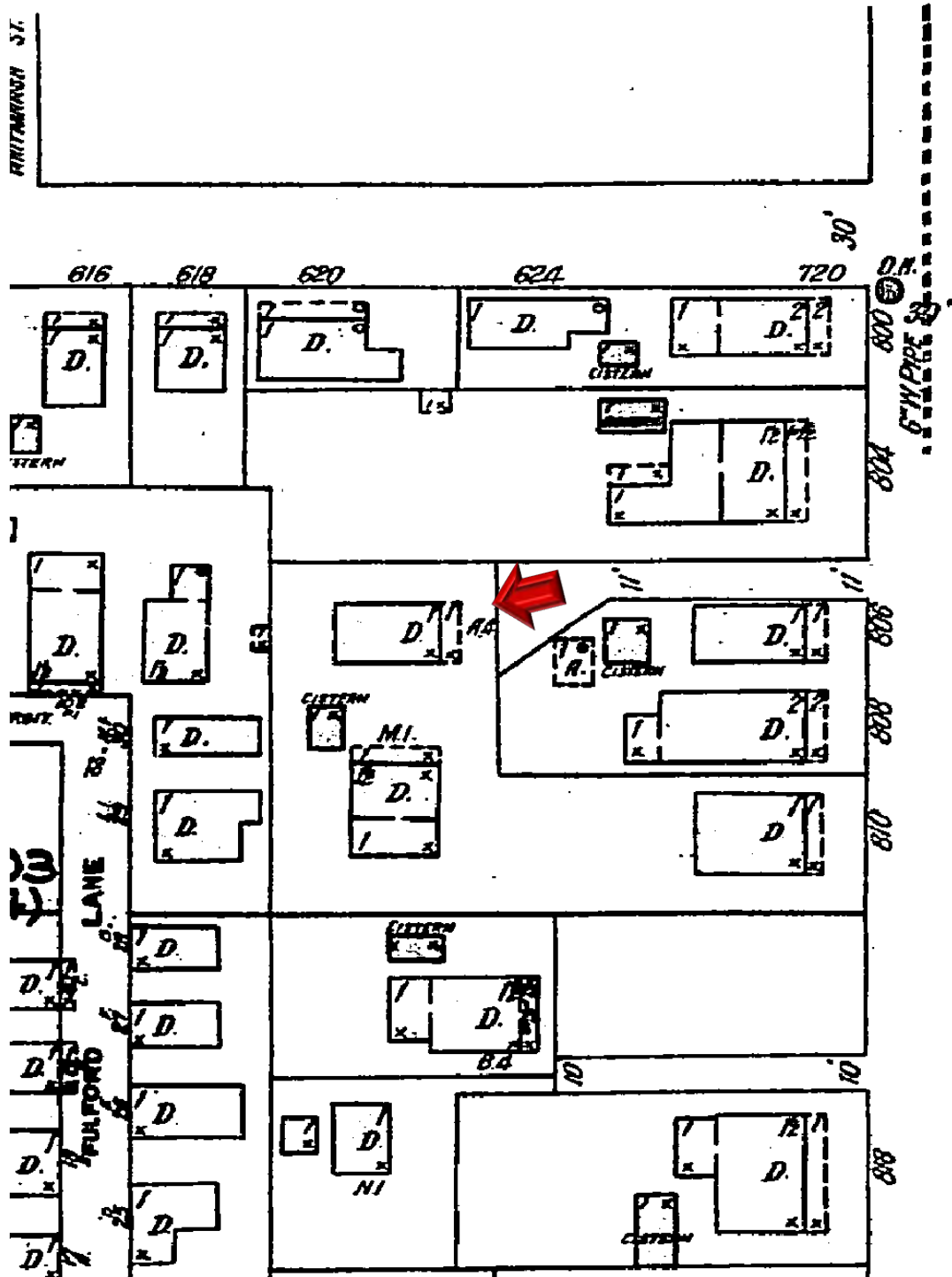
OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:	
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	Order: KEYWORD	Type: BP
				Date: 8/24/15 50	Drawer: 1
				2015 1201314	Receipt no: 34652
				PT *	BUILDING PERMITS-REW
				Trans number:	DATE 1.00
				CK CHECK	\$100.00
				Trans date: 07/21/15	7768 \$306.00
					\$150.00
					Time: 16:21:53

SANBORN MAPS

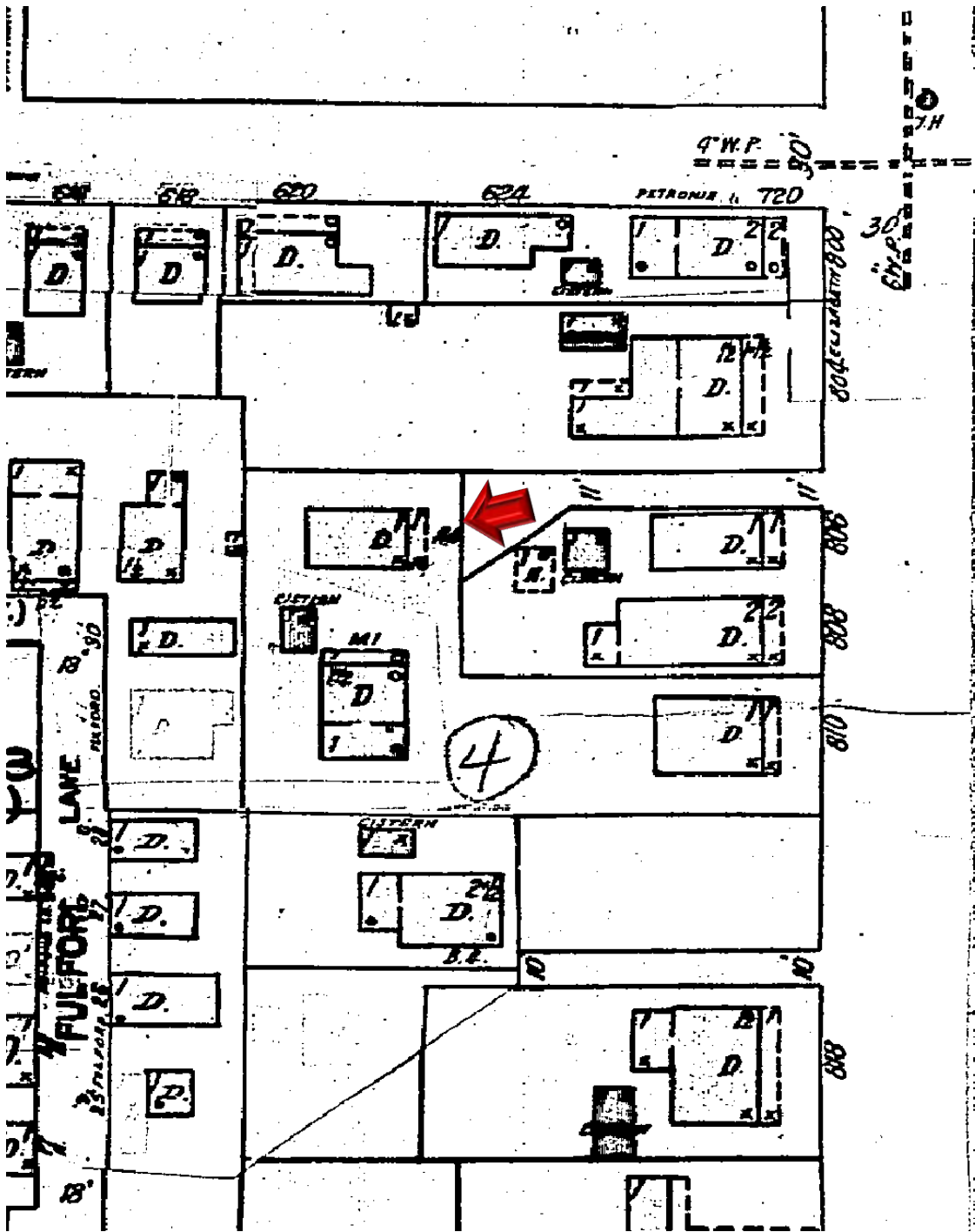
APR. 1912.
KEY WEST
 FLA.



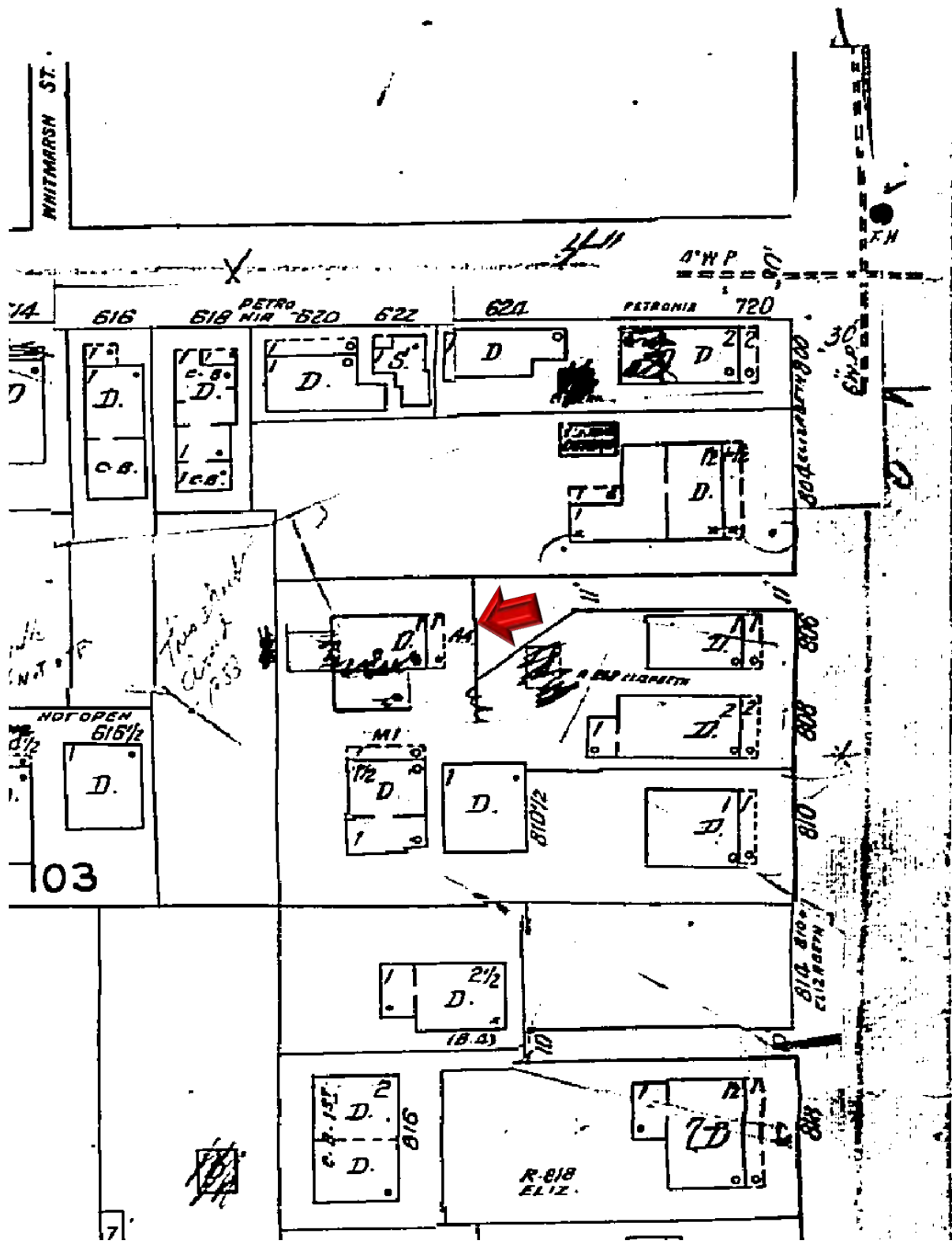
#806 Elizabeth Street rear Sanborn map 1912



#806 Elizabeth Street rear Sanborn map 1926



#806 Elizabeth Street rear Sanborn map 1948



#806 Elizabeth Street rear Sanborn map 1962

PROJECT PHOTOS



#806 Elizabeth Street rear circa 1965. Monroe County Library













FRIGIDAIRE



MISCELLANEOUS INFORMATION



DEPARTMENT OF PERMITTING, ENVIRONMENT, AND REGULATORY
 AFFAIRS (PERA)
 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) 315-2599
www.miamidade.gov/pera/

PGT Industries
 1070 Technology Drive
 North Venice, FL 34275

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 PERA - 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. PERA 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.

DESCRIPTION: Series "SH-200" Aluminum Single Hung Window – N.I.

APPROVAL DOCUMENT: Drawing No. MD-SH200-01, titled "Single Hung Window Installation" sheets 1 through 8 of 8, dated 05/11/11 with revision A dated 10/10/11, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E., bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: None

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state, model/series, 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 # 11-0614.01 and consists of this page 1 and evidence page E-1, as well as approval document mentioned above.

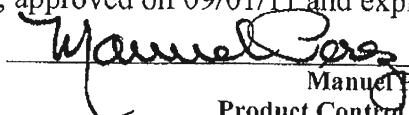
The submitted documentation was reviewed by **Manuel Perez, P.E.**



NOA No. 11-1013.12
 Expiration Date: September 01, 2016
 Approval Date: December 08, 2011
 Page 1

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

- A. DRAWINGS**
1. Manufacturer's die drawings and sections.
 2. Drawing No. **MD-SH200-01**, titled "Single Hung Window Installation" Sheets 1 through 8 of 8, dated 05/11/11 with revision A dated 10/10/11, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.
- B. TESTS**
1. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
2) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94
3) Water Resistance Test, per FBC, TAS 202-94
4) Forced Entry Test, per FBC 2411 3.2.1, TAS 202-94
along with marked-up drawings and installation diagram of series SH-200 aluminum single hung window, prepared by Fenestration Testing Laboratory, Inc., Test Report No. **FTL-6479**, specimens 1 thru 26, dated 03/28/11, signed and sealed by Marlin D. Brinson, P.E.
(Submitted under previous NOA #11-0614.01)
- C. CALCULATIONS:**
1. Anchor verification calculations and structural analysis, complying with FBC-2007 and FBC-2010, dated 06/08/11 and updated on 10/07/11, prepared, signed and sealed by Anthony Lynn Miller, P.E.
 2. Glazing complies with ASTM E1300-04
- D. QUALITY ASSURANCE**
1. Miami-Dade Department of Permitting, Environment, and Regulatory Affairs (PERA).
- E. MATERIAL CERTIFICATIONS**
1. None.
- F. STATEMENTS**
1. Statement letter of conformance to the FBC-2007 and FBC-2010, dated 10/07/11, signed and sealed by Anthony Lynn Miller, P.E.
 2. Statement letter of no financial interest, dated 10/07/11, signed and sealed by Anthony Lynn Miller, P.E.
 3. Proposal No. **10-1066** issued by BNC, dated 11/09/10, signed by Ishaq Chanda, P. E.
- G. OTHERS**
1. Notice of Acceptance No. **11-0614.01**, issued to PGT Industries for their Series "SH-200" Aluminum Single Hung Window – N.I., approved on 09/01/11 and expiring on 09/01/16.

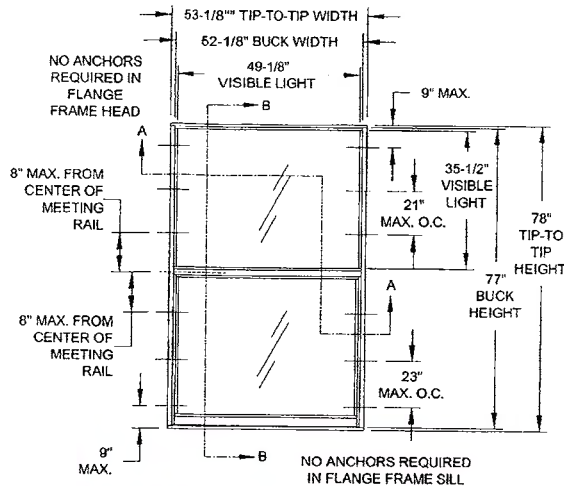

Manuel Perez, P.E.

Product Control Examiner
NOA No. 11-1013.12

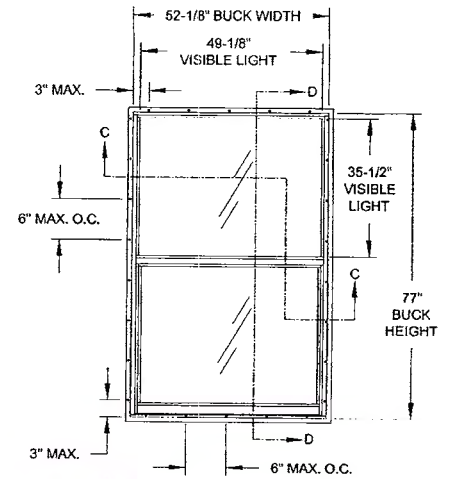
Expiration Date: September 01, 2016
Approval Date: December 08, 2011

GENERAL NOTES: SERIES 200 NON-IMPACT SINGLE HUNG WINDOW

- 1) THIS PRODUCT HAS BEEN DESIGNED & TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, INCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ).
- 2) SHUTTERS ARE REQUIRED WHEN USED IN WIND-BORNE DEBRIS REGIONS.
- 3) FOR MASONRY APPLICATIONS IN MIAMI-DADE COUNTY, USE ONLY MIAMI-DADE COUNTY APPROVED MASONRY ANCHORS. MATERIALS USED FOR ANCHOR EVALUATIONS WERE SOUTHERN PINE, ASTM C80 CONCRETE MASONRY UNITS AND CONCRETE WITH MIN. KSI PER ANCHOR TYPE, SEE TABLES 5 & 6, SHEET 4 & 5.
- 4) MASONRY ANCHORS MAY BE USED INTO WOOD AS PER TABLE 5, SHEET 4. ALL WOOD BUCKS LESS THAN 1-1/2" THICK ARE TO BE CONSIDERED 1X INSTALLATIONS. 1X WOOD BUCKS ARE OPTIONAL IF UNIT IS INSTALLED DIRECTLY TO SUBSTRATE. WOOD BUCKS DEPICTED AS 2X ARE 1-1/2" THICK OR GREATER. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED TO PROPERLY TRANSFER LOADS TO THE STRUCTURE. WOOD BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD.
- 5) ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. USE ANCHORS OF SUFFICIENT LENGTH AS SPECIFIED ON TABLE 5 & 6, SHEET 4 & 5. NARROW JOINT SEALANT IS USED ON ALL FOUR CORNERS OF THE FRAME. INSTALLATION ANCHORS SHOULD BE SEALED. OVERALL SEALING/FLASHING STRATEGY FOR WATER RESISTANCE OF INSTALLATION SHALL BE DONE BY OTHERS AND IS BEYOND THE SCOPE OF THESE INSTRUCTIONS.
- 6) SHIMS ARE REQUIRED AT EACH ANCHOR LOCATION WHERE THE PRODUCT IS NOT FLUSH TO THE SUBSTRATE. USE SHIMS CAPABLE OF TRANSFERRING APPLIED LOADS. WOOD BUCKS, BY OTHERS, MUST BE SUFFICIENTLY ANCHORED TO RESIST LOADS IMPOSED ON THEM BY THE WINDOW.
- 7) DESIGN PRESSURES:
 - A. NEGATIVE DESIGN LOADS BASED ON STRUCTURAL TEST PRESSURE, FRAME ANALYSIS AND GLASS PER ASTM E1300.
 - B. POSITIVE DESIGN LOADS BASED ON WATER TEST PRESSURE, STRUCTURAL TEST PRESSURE, FRAME ANALYSIS AND GLASS PER ASTM E1300.
- 8) THE ANCHORAGE METHODS SHOWN HAVE BEEN DESIGNED TO RESIST THE WINDLOADS CORRESPONDING TO THE REQUIRED DESIGN PRESSURE. THE 33 1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. THE 1.6 LOAD DURATION FACTOR WAS USED FOR THE EVALUATION OF ANCHORS INTO WOOD. ANCHORS THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR CORROSION RESISTANCE.
- 9) REFERENCES: TEST REPORTS FTL-6479; ELCO ULTRACON NOA; ELCO CRETEFLEX NOA; ANSI/AF&PA NDS-2005 FOR WOOD CONSTRUCTION AND ADM-2005 ALUMINUM DESIGN MANUAL.
- 10) THE 200 SERIES SINGLE HUNG WINDOW WAS FORMERLY KNOWN AS THE 4000 SERIES (FLANGE FRAME) OR 4001 SERIES (FIN FRAME).

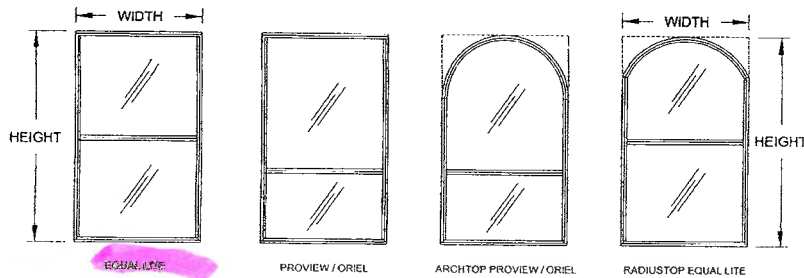


**TYP. FLANGE FRAME ELEVATION
(TESTED UNIT)**



**TYP. INTEGRAL FIN FRAME ELEVATION
(TESTED UNIT)**

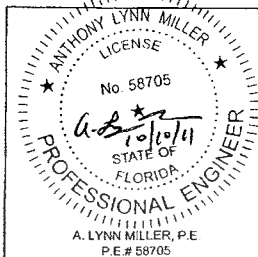
WINDOW SHAPES AND SASH CONFIGURATIONS AS SHOWN BELOW OR SIMILAR, MAY BE USED BY INSCRIBING THE SHAPE IN A BLOCK AND OBTAINING DESIGN PRESSURES FOR THAT BLOCK SIZE FROM THE TABLES ON SHEETS 2 & 3.



DESIGN PRESSURE RATING	IMPACT RATING
VARIES, SEE SHEETS 2 & 3	NOT RATED FOR IMPACT RESISTANCE

GUIDE TO SHEETS:

- GENERAL NOTES..... 1
- ELEVATIONS..... 1
- DESIGN PRESSURES..... 2 & 3
- INSTALLATION, FLANGE..... 4
- INSTALLATION, INTEGRAL FIN... 5
- ANCHOR QUANTITIES..... 6
- GLAZING DETAILS..... 7
- CORNER ASSEMBLY..... 7
- EXTRUSION PROFILES..... 8
- PARTS LIST..... 8



PGT
 1070 TECHNOLOGY DRIVE
 N. VENICE, FL 34275
 P.O. BOX 1529
 NOKOMIS, FL 34274
 CERT. OF AUTH. #29296

Revised By: JJ	Date: 10/10/11	Revision: 2010 FBC NOTE	PRODUCT REVISED as complying with the Florida Building Code Acceptance No 11-1013.12 Expiration Date SEPT 1, 2016 By: <i>Maurice Perez</i> Miami Dade Product Control
Revised By:	Date:	Revision:	
Description: GENERAL NOTES & ELEVATION			Drawn By: J ROSOWSKI
Title: SINGLE HUNG WINDOW INSTALLATION			Date: 05/11/11
Series/Model: SH-200	Scale: NTS	Sheet: 1 OF 8	Drawing No. MD-SH200-01
			Rev: A

TABLE 1:

Maximum Window Height ¹	Sash Height ² (see Figure A, this sheet)	Design Pressure (lbs/ft ²) for Glass Type A, Fin & Flange Frame															
		Maximum Window Width ¹															
		19-1/8"		26-1/2"		33"		37"		41"		45"		49"		53-1/8"	
23"	11-9/16" (Equal Lite)	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0
37"	under 18-9/16"	+55.0	-90.0	+55.0	-90.0	+55.0	-75.2	+55.0	-65.5	+55.0	-57.3	+50.2	-50.2	+44.8	-44.8	+39.9	-39.9
	18-9/16" (Equal Lite)	+55.0	-90.0	+55.0	-90.0	+55.0	-84.2	+55.0	-74.5	+55.0	-66.5	+55.0	-61.0	+55.0	-57.7	+55.0	-55.0
38-3/8"	over 18-9/16"	+55.0	-90.0	+55.0	-90.0	+55.0	-75.2	+55.0	-65.5	+55.0	-57.3	+50.2	-50.2	+44.8	-44.8	+39.9	-39.9
	under 15-7/8"	+55.0	-90.0	+55.0	-87.1	+55.0	-73.4	+55.0	-63.8	+55.0	-56.8	+50.0	-50.0	+44.8	-44.8	+40.0	-40.0
	15-7/8" thru 19-3/16" ³	+55.0	-90.0	+55.0	-90.0	+55.0	-78.7	+55.0	-68.0	+55.0	-58.5	+51.1	-51.1	+45.9	-45.9	+41.3	-41.3
45"	19-1/4" (Equal Lite)	+55.0	-90.0	+55.0	-90.0	+55.0	-82.7	+55.0	-72.6	+55.0	-63.5	+55.0	-57.9	+54.2	-54.2	+51.5	-51.5
	over 19-1/4"	+55.0	-90.0	+55.0	-87.1	+55.0	-73.4	+55.0	-63.8	+55.0	-56.8	+50.0	-50.0	+44.8	-44.8	+40.0	-40.0
	under 19-9/16"	+55.0	-81.5	+55.0	-72.3	+55.0	-61.3	+55.0	-55.3	+50.5	-50.5	+45.8	-45.8	+42.0	-42.0	+38.7	-38.7
	19-9/16" thru 22-5/8" ³	+55.0	-90.0	+55.0	-87.9	+55.0	-74.0	+55.0	-64.3	+55.0	-53.9	+50.1	-50.1	+44.8	-44.8	+40.0	-40.0
49"	22-9/16" (Equal Lite)	+55.0	-90.0	+55.0	-90.0	+55.0	-78.8	+55.0	-68.1	+55.0	-53.5	+51.1	-51.1	+46.0	-46.0	+41.4	-41.4
	over 22-9/16"	+55.0	-81.5	+55.0	-72.3	+55.0	-61.3	+55.0	-55.3	+50.5	-50.5	+45.8	-45.8	+42.0	-42.0	+38.7	-38.7
	under 20-1/8"	+55.0	-71.6	+55.0	-62.8	+55.0	-55.4	+50.3	-50.3	+45.9	-45.9	+41.7	-41.7	+38.9	-38.9	+36.2	-36.2
	20-1/8" thru 24-1/2" ³	+55.0	-90.0	+55.0	-82.5	+55.0	-69.5	+55.0	-61.6	+55.0	-55.4	+49.3	-49.3	+44.6	-44.6	+40.0	-40.0
50-5/8"	24-9/16" (Equal Lite)	+55.0	-90.0	+55.0	-90.0	+55.0	-76.4	+55.0	-66.5	+55.0	-57.8	+50.4	-50.4	+45.0	-45.0	+40.1	-40.1
	over 24-9/16"	+55.0	-71.6	+55.0	-62.8	+55.0	-55.4	+50.3	-50.3	+45.9	-45.9	+41.7	-41.7	+38.9	-38.9	+36.2	-36.2
	under 20-13/16"	+55.0	-67.8	+55.0	-59.9	+53.3	-53.3	+48.5	-48.5	+44.1	-44.1	+40.2	-40.2	+37.6	-37.6	+34.8	-34.8
	20-13/16" thru 24-11/16" ³	+55.0	-89.6	+55.0	-80.3	+55.0	-67.7	+55.0	-60.6	+54.2	-54.2	+49.0	-49.0	+44.2	-44.2	+40.0	-40.0
61"	24-3/4" (Equal Lite)	+55.0	-90.0	+55.0	-90.0	+55.0	-75.4	+55.0	-65.7	+55.0	-57.4	+50.3	-50.3	+44.9	-44.9	+39.9	-39.9
	over 24-3/4"	+55.0	-67.8	+55.0	-59.9	+53.3	-53.3	+48.5	-48.5	+44.1	-44.1	+40.2	-40.2	+37.6	-37.6	+34.8	-34.8
	under 24-15/16"	+55.0	-56.0	+43.8	-43.8	+41.9	-41.9	+39.1	-39.1	+36.0	-36.0	+32.6	-32.6	+30.0	-30.0	+27.6	-27.6
	24-15/16" thru 30-5/8" ³	+55.0	-75.0	+55.0	-66.0	+55.0	-57.4	+51.9	-51.9	+47.4	-47.4	+43.2	-43.2	+39.9	-39.9	+37.3	-37.3
63"	30-9/16" (Equal Lite)	+55.0	-87.9	+55.0	-75.8	+55.0	-66.6	+55.0	-59.7	+53.5	-53.5	+48.7	-48.7	+43.9	-43.9	+39.9	-39.9
	over 30-9/16"	+55.0	-67.8	+55.0	-59.9	+53.3	-53.3	+48.5	-48.5	+44.1	-44.1	+40.2	-40.2	+37.6	-37.6	+34.8	-34.8
	under 25-3/4"	+54.7	-54.7	+41.2	-41.2	+40.3	-40.3	+37.8	-37.8	+34.6	-34.6	+31.3	-31.3	+28.9	-28.9	+26.5	-26.5
	25-3/4" thru 31-5/8" ³	+55.0	-72.0	+55.0	-63.2	+55.0	-55.7	+50.5	-50.5	+46.1	-46.1	+41.9	-41.9	+39.0	-39.0	+36.3	-36.3
73"	31-9/16" (Equal Lite)	+55.0	-83.9	+55.0	-71.7	+55.0	-64.8	+55.0	-58.2	+52.4	-52.4	+47.9	-47.9	+43.3	-43.3	+39.7	-39.7
	over 31-9/16"	+55.0	-67.8	+55.0	-59.9	+53.3	-53.3	+48.5	-48.5	+44.1	-44.1	+40.2	-40.2	+37.6	-37.6	+34.8	-34.8
	under 29-3/4"	+53.3	-53.3	+39.7	-39.7	+39.1	-39.1	+36.7	-36.7	+33.4	-33.4	+30.3	-30.3	+28.0	-28.0	+25.8	-25.8
	29-3/4" thru 36-5/8" ³	+55.0	-61.0	+52.0	-52.0	+48.2	-48.2	+44.0	-44.0	+40.1	-40.1	+37.0	-37.0	+34.1	-34.1	+31.4	-31.4
78"	36-9/16" (Equal Lite)	+55.0	-68.3	+55.0	-56.3	+52.1	-52.1	+51.5	-51.5	+47.0	-47.0	+42.7	-42.7	+39.6	-39.6	+37.0	-37.0
	over 36-9/16"	+55.0	-67.8	+55.0	-56.3	+52.1	-52.1	+48.5	-48.5	+44.1	-44.1	+40.2	-40.2	+37.6	-37.6	+34.8	-34.8
	under 31-3/4"	+53.3	-53.3	+39.7	-39.7	+39.1	-39.1	+36.7	-36.7	+33.4	-33.4	+30.3	-30.3	+28.0	-28.0	+25.8	-25.8
	31-3/4" thru 39" ³	+55.0	-58.3	+48.0	-48.0	+45.2	-45.2	+41.2	-41.2	+37.9	-37.9	+34.8	-34.8	+31.7	-31.7	+29.5	-29.5
78"	39-1/16" (Equal Lite)	+55.0	-62.5	+50.8	-50.8	+46.3	-46.3	+45.2	-45.2	+44.2	-44.2	+40.3	-40.3	+37.7	-37.7	+34.9	-34.9

¹ Tip-to-tip dimensions for flange windows shown. For fin windows or buck dimensions, subtract 1".
² Overall sash height. For clear daylight height, subtract 3-9/16".
³ Size range includes the standard Pro-View (3-over-2 configuration) for the given Window Height.
 For overall sash width, subtract 2-15/16" from the buck dimension.

TABLE 2:

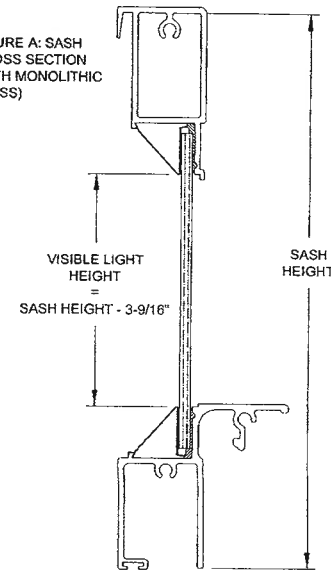
Monolithic Glass Types	
A	1/8" Annealed
B	1/8" Tempered
C	3/16" Annealed
D	3/16" Tempered
E	1/4" Annealed
F	1/4" Tempered

PRODUCT REVISED
 as complying with the Florida
 Building Code
 Acceptance No. 11-1013.12
 Expiration Date SEPT 1, 2016
 By *Marcus Perry*
 Miami/Dade Product Control

TABLE 3:

Insulated Glass Types	
G	1/8" Annealed, 1/4" Airspace, 1/8" Annealed
H	3/16" Annealed, 3/16" Airspace, 1/8" Annealed
I	1/8" Tempered, 1/4" Airspace, 1/8" Tempered
J	3/16" Tempered, 3/16" Airspace, 1/8" Tempered

FIGURE A: SASH CROSS SECTION (WITH MONOLITHIC GLASS)



NOTES

- 1) USE THIS TABLE FOR ALL WINDOWS THAT ARE GLAZED WITH 1/8" ANNEALED GLASS (TYPE A).
- 2) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE WIDTH OR HEIGHT DIMENSION SHOWN ON THE TABLE.

Drawn By: J ROSOWSKI Drawn Date: 05/11/11	Revision: NO CHANGE Revision:	Date: 10/10/11 Revised By: JJ	Description: DESIGN PRESSURE A Title: SINGLE HUNG WINDOW INSTALLATION Scale: NTS Series/Model: SH-200 Sheet: 2 OF 8 Drawing No.: MD-SH200-01 Rev: A
		1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 P.O. BOX 1529 NOKOMIS, FL 34274 CERT. OF AUTH. #29296	

TABLE 4:

Maximum Window Height ¹	Sash Height ² (see Figure A, this sheet)	Design Pressure (lbs/ft ²) for Glass Type B - J, Fin & Flange Frame																											
		Maximum Window Width ¹																											
		19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"												
23"	11-9/16" (Equal Lite)	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				
37"	under 18-9/16"	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-84.3	+55.0	-78.0	+55.0	-72.9	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"		
	18-9/16" (Equal Lite)	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-81.1	+55.0	-73.4	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"		
	over 18-9/16"	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-84.3	+55.0	-78.0	+55.0	-72.9	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"		
38-3/8"	under 15-7/8"	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-88.5	+55.0	-81.8	+55.0	-75.0	+55.0	-68.5	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"
	15-7/8" thru 19-3/16" ³	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-87.9	+55.0	-78.8	+55.0	-71.2	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"		
	19-1/4" (Equal Lite)	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-87.9	+55.0	-78.8	+55.0	-71.2	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"		
	over 19-1/4"	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-88.5	+55.0	-81.8	+55.0	-75.0	+55.0	-68.5	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"
45"	under 19-9/16"	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-86.5	+55.0	-81.8	+55.0	-75.0	+55.0	-68.5	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"
	19-9/16" thru 22-5/8" ³	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-89.1	+55.0	-78.5	+55.0	-70.0	+55.0	-63.0	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"
	22-9/16" (Equal Lite)	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-89.3	+55.0	-78.5	+55.0	-70.0	+55.0	-63.0	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"
	over 22-9/16"	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-86.5	+55.0	-81.8	+55.0	-75.0	+55.0	-68.5	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"
49"	under 20-1/8"	+55.0	-90.0	+55.0	-90.0	+55.0	-86.0	+55.0	-81.8	+55.0	-75.7	+55.0	-69.2	+55.0	-62.8	+55.0	-57.7	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				
	20-1/8" thru 24-1/2" ³	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-84.8	+55.0	-74.2	+55.0	-65.9	+55.0	-59.1	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				
	24-9/16" (Equal Lite)	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-84.8	+55.0	-74.2	+55.0	-65.9	+55.0	-59.1	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				
	over 24-9/16"	+55.0	-90.0	+55.0	-90.0	+55.0	-86.0	+55.0	-81.8	+55.0	-75.7	+55.0	-69.2	+55.0	-62.8	+55.0	-57.7	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				
50-5/8"	under 20-13/16"	+55.0	-90.0	+55.0	-90.0	+55.0	-83.5	+55.0	-79.1	+55.0	-74.0	+55.0	-67.3	+55.0	-61.9	+55.0	-56.8	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				
	20-13/16" thru 24-11/16" ³	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-83.2	+55.0	-72.7	+55.0	-64.5	+55.0	-57.8	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				
	24-3/4" (Equal Lite)	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-90.0	+55.0	-83.2	+55.0	-72.7	+55.0	-64.5	+55.0	-57.8	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				
	over 24-3/4"	+55.0	-90.0	+55.0	-90.0	+55.0	-83.5	+55.0	-79.1	+55.0	-74.0	+55.0	-67.3	+55.0	-61.9	+55.0	-56.8	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				
61"	under 24-15/16"	+55.0	-87.9	+55.0	-75.6	+55.0	-65.7	+55.0	-62.3	+55.0	-60.0	+55.0	-56.5	+53.2	-53.2	+49.6	-49.6	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				
	24-15/16" thru 30-5/8" ³	+55.0	-87.9	+55.0	-75.8	+55.0	-74.1	+55.0	-74.1	+55.0	-74.1	+55.0	-65.5	+55.0	-57.5	+51.1	-51.1	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				
	30-9/16" (Equal Lite)	+55.0	-87.9	+55.0	-75.8	+55.0	-74.1	+55.0	-74.1	+55.0	-74.1	+55.0	-65.5	+55.0	-57.5	+51.1	-51.1	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				
	over 30-9/16"	+55.0	-87.9	+55.0	-75.8	+55.0	-74.1	+55.0	-74.1	+55.0	-74.0	+55.0	-65.5	+55.0	-57.5	+51.1	-51.1	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				
63"	under 25-3/4"	+55.0	-83.9	+55.0	-71.7	+55.0	-62.0	+55.0	-59.9	+55.0	-57.8	+54.5	-54.5	+51.3	-51.3	+48.3	-48.3	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				
	25-3/4" thru 31-5/8" ³	+55.0	-83.9	+55.0	-71.7	+55.0	-69.4	+55.0	-69.4	+55.0	-69.4	+55.0	-64.5	+55.0	-56.5	+50.2	-50.2	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				
	31-9/16" (Equal Lite)	+55.0	-83.9	+55.0	-71.7	+55.0	-69.4	+55.0	-69.4	+55.0	-69.4	+55.0	-64.5	+55.0	-56.5	+50.2	-50.2	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				
	over 31-9/16"	+55.0	-83.9	+55.0	-71.7	+55.0	-69.4	+55.0	-69.4	+55.0	-69.4	+55.0	-64.5	+55.0	-56.5	+50.2	-50.2	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				
73"	under 29-3/4"	+55.0	-68.3	+55.0	-56.3	+52.1	-52.1	+51.5	-51.5	+51.5	-51.5	+51.5	-51.5	+50.0	-50.0	+46.4	-46.4	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				
	29-3/4" thru 36-5/8" ³	+55.0	-68.3	+55.0	-56.3	+52.1	-52.1	+51.5	-51.5	+51.5	-51.5	+51.5	-51.5	+51.5	-51.5	+46.4	-46.4	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				
	36-9/16" (Equal Lite)	+55.0	-68.3	+55.0	-56.3	+52.1	-52.1	+51.5	-51.5	+51.5	-51.5	+51.5	-51.5	+51.5	-51.5	+46.4	-46.4	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				
	over 36-9/16"	+55.0	-68.3	+55.0	-56.3	+52.1	-52.1	+51.5	-51.5	+51.5	-51.5	+51.5	-51.5	+51.5	-51.5	+46.4	-46.4	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				
78"	under 31-3/4"	+55.0	-62.5	+50.8	-50.8	+46.3	-46.3	+45.2	-45.2	+45.0	-45.0	+45.0	-45.0	+45.0	-45.0	+45.0	-45.0	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				
	31-3/4" thru 39" ³	+55.0	-62.5	+50.8	-50.8	+46.3	-46.3	+45.2	-45.2	+45.0	-45.0	+45.0	-45.0	+45.0	-45.0	+45.0	-45.0	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				
	39-1/16" (Equal Lite)	+55.0	-62.5	+50.8	-50.8	+46.3	-46.3	+45.2	-45.2	+45.0	-45.0	+45.0	-45.0	+45.0	-45.0	+45.0	-45.0	19-1/8"	26-1/2"	33"	37"	41"	45"	49"	53-1/8"				

¹ Tip-to-tip dimensions for flange windows shown. For fin windows or buck dimensions, subtract 1".
² Overall sash height. For clear daylight height, subtract 3-9/16".
³ Size range includes the standard Pro-View (3-over-2 configuration) for the given Window Height. For overall sash width, subtract 2-15/16" from the buck dimension.

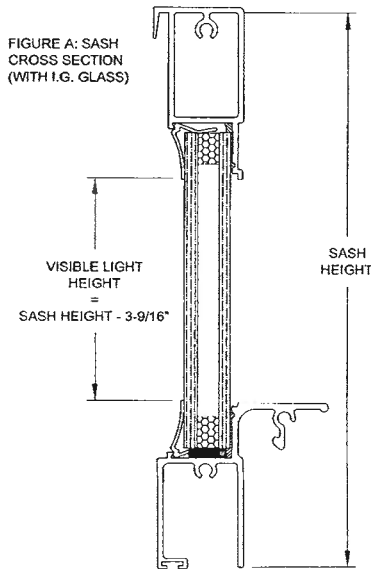
TABLE 2:

Monolithic Glass Types	
A	1/8" Annealed
B	1/8" Tempered
C	3/16" Annealed
D	3/16" Tempered
E	1/4" Annealed
F	1/4" Tempered

TABLE 3:

Insulated Glass Types	
G	1/8" Annealed, 1/4" Airspace, 1/8" Annealed
H	3/16" Annealed, 3/16" Airspace, 1/8" Annealed
I	1/8" Tempered, 1/4" Airspace, 1/8" Tempered
J	3/16" Tempered, 3/16" Airspace, 1/8" Tempered

FIGURE A: SASH CROSS SECTION (WITH I.G. GLASS)

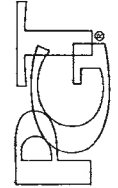


NOTES

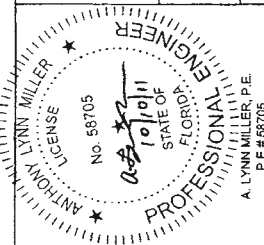
- 1) USE THIS TABLE FOR ALL WINDOWS THAT ARE GLAZED WITH GLASS TYPES B - J. NOT APPLICABLE WITH 1/8" ANNEALED GLASS (TYPE A).
- 2) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE WIDTH OR HEIGHT DIMENSION SHOWN ON THE TABLE.

PRODUCT REVISED as complying with the Florida Building Code Acceptance No. 11-1013.12 Expiration Date SEPT. 1, 2016
 By Michael Miller
 Miami Trade Product Control

Drawn By: J ROSOWSKI	Drawn Date: 05/11/11
Revised By: NO CHANGE	Revised Date:
Date: 10/10/11	Date:
Description: DESIGN PRESSURE B-J	
Title: SINGLE HUNG WINDOW INSTALLATION	Scale: NTS
Series/Model: SH-200	Sheet: 3 OF 8
Drawing No. MD-SH200-01	Rev: A



1070 TECHNOLOGY DRIVE
 N. VENICE, FL 34275
 P.O. BOX 1529
 NOKOMIS, FL 34274
 CERT. OF AUTH. #25296



INSTALLATION DETAILS FOR FLANGE FRAMES

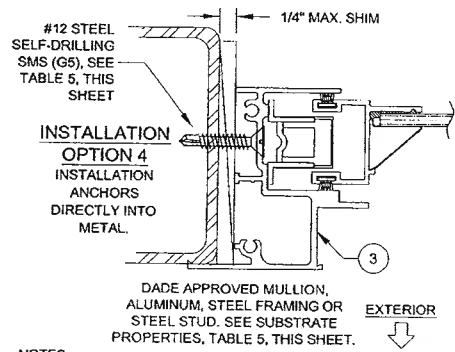
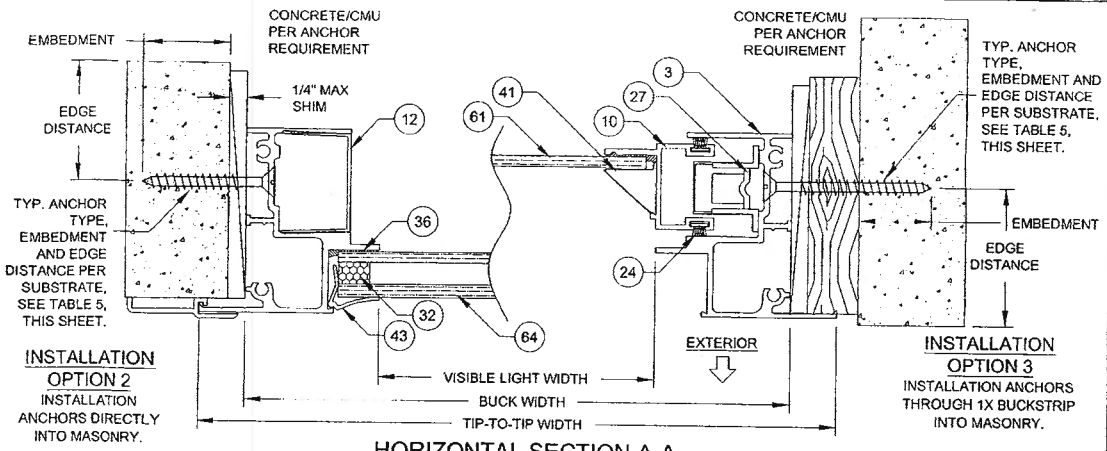
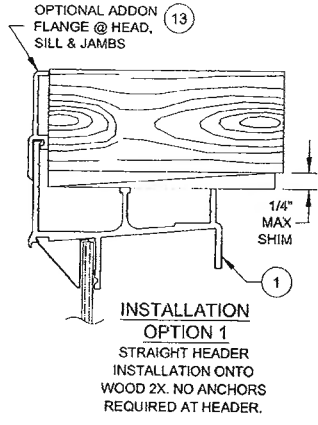
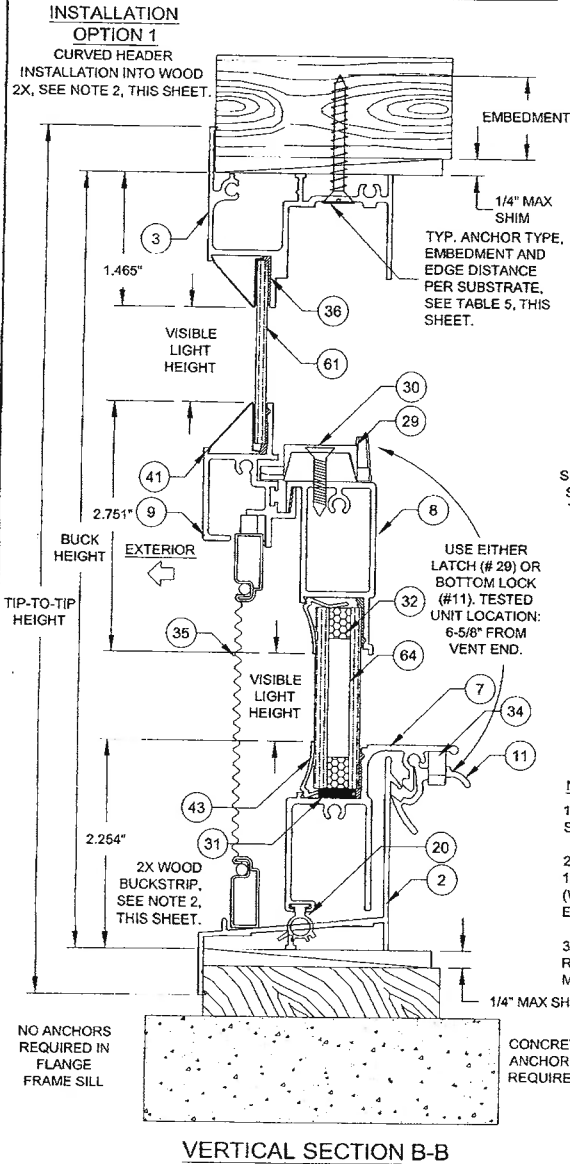


TABLE 5:

Anchor Group	Anchor	Substrate	Min. Edge Distance	Min. Embedment
A	1/4" 410 SS CreteFlex	UngROUTED CMU, (ASTM C-90)	1"	1-1/4"
		P.T. Southern Pine (SG = .55)	9/16"	1-3/8"
B	#12 Steel SMS Screw (G5)	Aluminum, 6063-T5 min.	3/8"	1/8"
		Steel Stud, Gr. 33 min.	3/8"	0.0346 (20 Ga)*
		A36 Steel	3/8"	1/8"
		P.T. Southern Pine (SG = .55)	1"	1-3/8"
C	1/4" Steel Ultracon	Concrete (min. 3.35 ksi)	1"	1"
		UngROUTED CMU, (ASTM C-90)	1-3/4"	1-1/4"
		P.T. Southern Pine (SG = .55)	1"	1-3/8"
		Concrete (min. 2.7 ksi)	1"	1-3/8"
		UngROUTED CMU, (ASTM C-90)	1"	1-1/4"

* MINIMUM OF 3 THREADS BEYOND THE METAL SUBSTRATE.

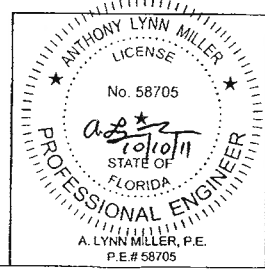
EGRESS FORMULAS (EQUAL-LITE)

WIDTH: TIP-TO-TIP WIDTH - 4"
HEIGHT: TIP-TO-TIP WIDTH/2 - 6-5/16"

VISIBLE LIGHT FORMULAS (EQUAL-LITE)

WIDTH (SASH): TIP-TO-TIP WIDTH - 5-1/16"
WIDTH (FIXED): TIP-TO-TIP WIDTH - 4"
HEIGHT: (TIP-TO-TIP HEIGHT - 7-1/16")/2

- NOTES**
- 1) USE ONLY SUBSTRATE-APPROPRIATE ANCHORS LISTED ON TABLE 5 OF THIS SHEET. FOLLOW EMBEDMENT AND EDGE DISTANCE LIMITS. ANY INSTALLATION OPTION SHOWN MAY BE USED ON ANY SIDE OF THE WINDOW.
 - 2) MASONRY ANCHORS MAY BE USED INTO WOOD AS PER TABLE 5, THIS SHEET. ALL WOOD BUCKS LESS THAN 1-1/2" THICK ARE TO BE CONSIDERED 1X INSTALLATIONS. 1X WOOD BUCKS ARE OPTIONAL IF UNIT IS INSTALLED DIRECTLY TO SUBSTRATE. WOOD BUCKS DEPICTED AS 2X ARE 1-1/2" THICK OR GREATER. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED TO PROPERLY TRANSFER LOADS TO THE STRUCTURE. WOOD BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD.
 - 3) VISIBLE LIGHT WIDTH OR HEIGHT (ALSO REFERRED TO AS DAYLIGHT OPENING) IS MEASURED FROM BEADING TO BEADING.



PGT

1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
P.O. BOX 1529
NOKOMIS, FL 34274

CERT. OF AUTH. #29296

Revised By: JJ	Date: 10/10/11	Revision: NO CHANGE
Revised By:	Date:	Revision:
Description: FLANGE FRAME INSTALLATION DETAILS		Drawn By: J ROSOWSKI
Title: SINGLE HUNG WINDOW INSTALLATION		Date: 05/11/11
Series/Model: SH-200	Scale: NTS	Sheet: 4 OF 8
Drawing No. MD-SH200-01		Rev: A

PRODUCT REVISED as complying with the Florida Building Code Acceptance No. 11-1013.12 Expiration Date SEPT. 1, 2016

By: *Marcus J. Rosowski*
Miami Dade Product Control

NOTICING

Public Meeting Notice

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

INSTALL 16 ALUMINUM IMPACT WINDOWS IN CONTRIBUTING HOUSE.

FOR- #806 ELIZABETH STREET REAR
Applicant- Phyllis M. Allen Application # H15-01-1314

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 305-809-3973 or visit our website at www.cityofkeywest-fl.gov

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.

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

Public Meeting Notice

NOTICE OF PUBLIC MEETING FOR THE PROPOSED CONSTRUCTION OF A NEW 100-UNIT APARTMENT BUILDING AT 12345 SOUTH BEACH BLVD., SUITE 100, MIAMI, FL 33139.

CITY OF MIAMI, DEPARTMENT OF CITY PLANNING & DEVELOPMENT

THE PROPOSED PROJECT IS:

1. PROJECT NAME: 12345 SOUTH BEACH BLVD. APARTMENTS
2. PROJECT ADDRESS: 12345 SOUTH BEACH BLVD., SUITE 100, MIAMI, FL 33139
3. PROJECT TYPE: 100-UNIT APARTMENT BUILDING
4. PROJECT STATUS: PRELIMINARY PLANS UNDER REVIEW

FOR MORE INFORMATION, CONTACT:

1. NAME: JANE DOE, PROJECT MANAGER
2. PHONE: (305) 555-1234
3. EMAIL: jane.doe@cityofmiami.gov

4. WEBSITE: www.cityofmiami.gov/planning

5. MEETING DATE: TUESDAY, JUNE 15, 2023, 7:00 PM

6. MEETING LOCATION: 12345 SOUTH BEACH BLVD., SUITE 100, MIAMI, FL 33139

7. MEETING AGENDA: PUBLIC COMMENT PERIOD, PRESENTATION BY PROJECT MANAGER, Q&A SESSION

8. MEETING PURPOSE: TO PROVIDE THE PUBLIC WITH AN OPPORTUNITY TO COMMENT ON THE PROPOSED PROJECT

9. MEETING FORMAT: PUBLIC MEETING WITH PUBLIC COMMENT PERIOD

10. MEETING CONTACT INFORMATION: (305) 555-1234

11. MEETING CONTACT EMAIL: jane.doe@cityofmiami.gov

12. MEETING CONTACT WEBSITE: www.cityofmiami.gov/planning

13. MEETING CONTACT PHONE: (305) 555-1234

14. MEETING CONTACT ADDRESS: 12345 SOUTH BEACH BLVD., SUITE 100, MIAMI, FL 33139

15. MEETING CONTACT FAX: (305) 555-1234

16. MEETING CONTACT TOLL FREE: 1-800-555-1234

17. MEETING CONTACT TOLL FREE FAX: 1-800-555-1234

18. MEETING CONTACT TOLL FREE WEBSITE: www.cityofmiami.gov/planning

19. MEETING CONTACT TOLL FREE PHONE: 1-800-555-1234

20. MEETING CONTACT TOLL FREE ADDRESS: 12345 SOUTH BEACH BLVD., SUITE 100, MIAMI, FL 33139

21. MEETING CONTACT TOLL FREE FAX: 1-800-555-1234

22. MEETING CONTACT TOLL FREE WEBSITE: www.cityofmiami.gov/planning

23. MEETING CONTACT TOLL FREE PHONE: 1-800-555-1234

24. MEETING CONTACT TOLL FREE ADDRESS: 12345 SOUTH BEACH BLVD., SUITE 100, MIAMI, FL 33139

25. MEETING CONTACT TOLL FREE FAX: 1-800-555-1234

26. MEETING CONTACT TOLL FREE WEBSITE: www.cityofmiami.gov/planning

27. MEETING CONTACT TOLL FREE PHONE: 1-800-555-1234

28. MEETING CONTACT TOLL FREE ADDRESS: 12345 SOUTH BEACH BLVD., SUITE 100, MIAMI, FL 33139

29. MEETING CONTACT TOLL FREE FAX: 1-800-555-1234

30. MEETING CONTACT TOLL FREE WEBSITE: www.cityofmiami.gov/planning

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: 1018783 Parcel ID: 00018290-000000

Ownership Details

Mailing Address:

ALLEN PHILLIP JR
 C/O ALLEN PHILBRICK G
 402 CROSSVINE WAY
 SIMPSONVILLE, SC 29680-6865

All Owners:

ALLEN GEO W COL ESTATE T/C, ALLEN PHILLIP JR

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 806-808 ELIZABETH ST KEY WEST
Legal Description: KW LOT 11 OF TR 5 YY-270 B3-262 OR1034-200D/C OR1301-1730/31AFF OR1294-1677D/C

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	13,630.00
37 - SPECIAL HOMESTEAD	13,630.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	7,700.00 SF

Building Summary

Number of Buildings: 5
Number of Commercial Buildings: 0
Total Living Area: 4957

Year Built: 1933

Building 1 Details

Building Type R2	Condition A	Quality Grade 550
Effective Age 33	Perimeter 264	Depreciation % 36
Year Built 1938	Special Arch 0	Grnd Floor Area 1,768
Functional Obs 0	Economic Obs 0	

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 3
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1933	N N	0.00	0.00	968
2	OPX		1	1933	N N	0.00	0.00	108
3	FLA	12:ABOVE AVERAGE WOOD	1	1933	N N	0.00	0.00	800

4	OPX	1	1993	N	N	0.00	0.00	108
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Building 2 Details

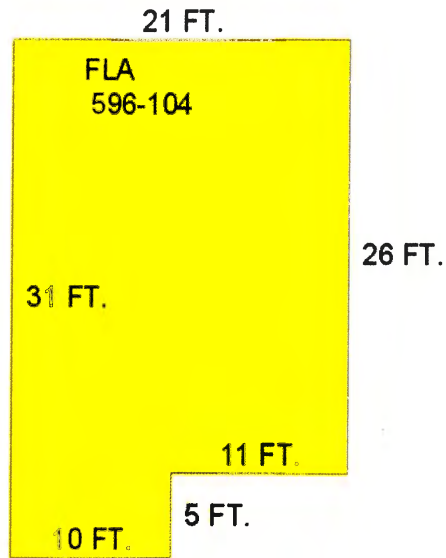
Building Type R1	Condition A	Quality Grade 450
Effective Age 33	Perimeter 104	Depreciation % 36
Year Built 1943	Special Arch 0	Grnd Floor Area 596
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 1
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	596

Building 3 Details

Building Type R1
 Effective Age 86
 Year Built 1933
 Functional Obs 99

Condition P
 Perimeter 114
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 77
 Grnd Floor Area 792

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

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

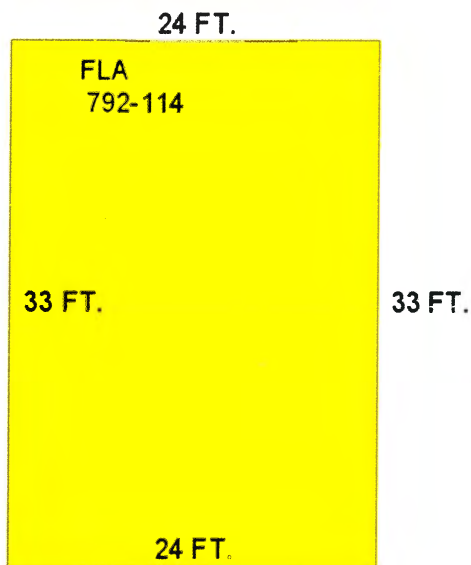
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 2

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	1:WD FRAME	1	1993	N	N	0.00	0.00	792

Building 4 Details

Building Type R1
 Effective Age 33
 Year Built 1933

Condition A
 Perimeter 154
 Special Arch 0

Quality Grade 450
 Depreciation % 36
 Grnd Floor Area 1,117

Functional Obs 0

Economic Obs 0

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0

Vacuum 0

3 Fix Bath 0

Garbage Disposal 0

4 Fix Bath 0

Compactor 0

5 Fix Bath 0

Security 0

6 Fix Bath 0

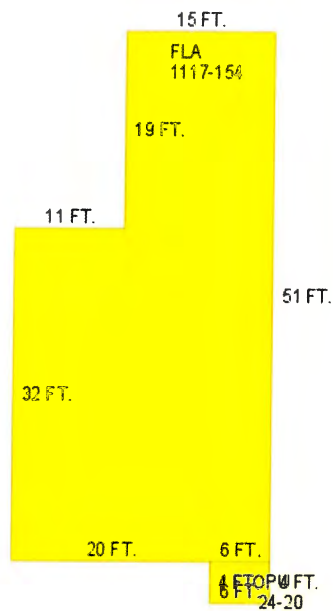
Intercom 0

7 Fix Bath 0

Fireplaces 0

Extra Fix 0

Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME	1	1993	N	N	0.00	0.00	1,117
2	OPU		1	1993	N	N	0.00	0.00	24

Building 5 Details

Building Type R1
Effective Age 33
Year Built 1933
Functional Obs 0

Condition A
Perimeter 112
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 36
Grnd Floor Area 684

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE
Heat Src 1 NONE

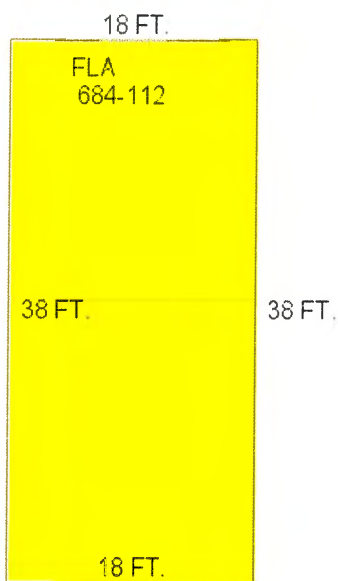
Heat 2 NONE
Heat Src 2 NONE

Bedrooms 1

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	2:B & B	1	1993	N	N	0.00	0.00	684

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB3:LC UTIL BLDG	48 SF	0	0	1959	1960	1	30
2	FN2:FENCES	184 SF	0	0	1949	1950	3	30
3	PT3:PATIO	210 SF	0	0	1949	1950	1	50
4	CL2:CH LINK FENCE	824 SF	0	0	1964	1965	1	30
5	PT3:PATIO	240 SF	0	0	1976	1977	2	50

Appraiser Notes

BLDG.#1 = 808 ELIZABETH. BLDG.#2 = BLDG BEHIND 808. BLDG.#3 = 2ND BLDG. BEHIND 808. FUNCTIONAL OBSOLESENCE=90% BLDG.#4 = BLDG.BEHIND 806. BLDG.#5 = 806 ELIZABETH.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-3242	09/04/2008	01/06/2009	500		INSTALL FLASHING ON 2 PCS OF SIDING
B930412	02/01/1993	10/01/1994	900		MINOR REPAIRS
B933393	11/01/1993	10/01/1994	200		MINOR REPAIRS
9603836	09/01/1927	12/01/1997	400		AWNINGS
9701313	04/01/1997	12/01/1997	200		SHUTTERS
07-4672	10/10/2007	02/29/2008	800		REPLACE 100SF OF SIDING PAINT EXTERIOR

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	387,789	2,737	534,824	925,350	736,350	17,064	904,802
2014	373,618	2,487	341,546	717,651	669,888	13,257	702,940
2013	390,320	2,487	288,053	680,860	609,425	12,581	667,108
2012	395,886	2,487	156,070	554,443	554,442	10,263	544,180
2011	401,455	2,487	216,068	620,010	612,876	11,466	608,004
2010	401,455	2,487	153,649	557,591	557,591	10,321	547,270
2009	447,277	2,487	437,258	887,022	884,220	16,367	867,854
2008	418,698	2,487	628,800	1,049,985	1,045,548	19,353	1,026,195
2007	562,246	2,424	1,037,520	1,602,190	1,565,541	25,000	1,540,541
2006	844,504	2,462	597,360	1,444,326	1,392,238	25,500	1,366,738
2005	757,889	2,501	503,040	1,263,430	1,219,801	25,500	1,194,301
2004	542,793	2,539	377,280	922,612	802,400	25,500	776,900
2003	522,690	2,578	220,080	745,348	635,380	25,500	609,880
2002	580,108	2,616	150,912	733,636	625,036	25,500	599,536
2001	462,519	2,654	150,912	616,085	531,454	25,500	505,954
2000	442,707	2,947	119,472	565,126	489,893	25,500	464,393
1999	361,669	2,437	95,578	459,683	405,450	25,500	379,950
1998	305,106	2,046	95,578	402,730	361,282	25,500	335,782
1997	283,157	1,283	85,517	369,957	335,452	25,500	309,952
1996	179,961	830	85,517	266,309	255,099	25,500	229,599
1995	179,961	445	85,517	265,924	253,521	25,500	228,021
1994	160,941	398	85,517	246,856	246,856	25,500	221,356
1993	158,186	0	85,517	243,703	243,703	25,500	218,203

1992	170,790	0	85,517	256,307	256,307	25,500	230,807
1991	170,790	0	85,517	256,307	256,307	25,500	230,807
1990	133,198	0	51,719	184,917	184,917	25,000	159,917
1989	110,081	0	50,618	160,699	160,699	25,000	135,699
1988	96,186	0	44,016	140,202	140,202	25,000	115,202
1987	95,016	0	39,300	134,316	134,316	25,000	109,316
1986	95,543	0	37,728	133,271	133,271	25,000	108,271
1985	92,699	0	22,176	114,875	114,875	25,000	89,875
1984	86,353	0	22,176	108,529	108,529	25,000	83,529
1983	86,353	0	22,176	108,529	108,529	25,000	83,529
1982	88,159	0	19,835	107,994	107,994	25,000	82,994

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.

There are no sales to display for this parcel.

This page has been visited 204,855 times.

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