Historic Architectural Review Commission

Staff Report
Item 7a

Meeting Date: August 27, 2014

Applicant: Bender and Associates, Architects

Application Number: H14-01-1259

Address: #1001 James Street

Description of Work: Major Development Plan- Renovation of existing building and enclose existing metal accessory structure.

Building Facts: The Key's Energy Building is not listed in the actual surveys. The reinforced concrete has experience several alterations and additions though its life. The modern style building was built in 1954. Of simple architectural details the historic building has a unique design. The exterior concrete cantilever canopies, aluminum metal shades, proportions of window fenestrations and the east side stairs are character defining elements to the building. The building is located on the north east corner of James and Grinnell Streets.

Guidelines Cited in Review: U.S. Secretary of the Interior's Standards (pages 16-23), specifically Standards 1, 2, 5 and 6.

Windows (pages 29-30), specifically guideline 4.

Additions, alterations and new construction (pages 36-38a), specifically guidelines 1 and 2 of page 37.

Staff Analysis

The Certificate of Appropriateness proposes the rehabilitation of a reinforced concrete building. Repairs of concrete spalling and removal of non-historic elements and additions are part of this review. The plans include the removal of existing awning metal windows and their replacement with metal units. All historic window fenestrations will remain with their actual size and

configuration. The design includes the removal of a metal v-crimp roof that was installed over the front concrete canopy. This will liberate the canopy from an intrusive addition. Additionally an aluminum frame awning located on the back of the building will be removed.

The plan also depicts the replacement of existing aluminum metal shades with similar units. The design includes the removal of the main entrance configuration. On James Street the new main entrance will be on the third bay from the corner instead of the actual entrance. Ramps with metal handrails are proposed on the front façade as well as on the north elevation. Also on the north elevation a concrete pad is proposed for the installation of a generator. A concrete block screen is proposed on the north elevation for hiding the new mechanical equipment that will be over an existing canopy.

The design depicts an existing steel frame located on the east side of the lot to be enclosed with metal panels. This structure will serve as a storage shed.

On the site plan part of the metal fence on James and Grinnell Streets will be permanently removed. The refuse area will be screened with concrete block walls. There are proposed modifications to the parking area as well as the introduction of new bicycle racks on the site.

Consistency with Guidelines

1. The proposed design will liberate the building from intrusive additions that detract from the original historic fabric.

2. The proposed enclosure of the steel frame located on the east side of the site will have the same proportions and mass than the existing storage located next to it.

3. The proposed replacement of the aluminum shades with similar units is an appropriate solution to the existing deteriorated shades. The complete removal of the aluminum shades with no replacement will have an adverse impact in the building since the shades are character defining elements to the building.

4. The use of new window units that will have the same design configuration and proportions is in keeping with maintaining the integrity of the original design.

5. The proposed site plan changes to modify the existing fences will make the site more open to the general public. The installation of bicycle racks will promote the use of bicycles.

The proposed design promotes the rehabilitation of the historic building to its original design with minimum additions and alterations that will not obscure or overshadow any character defining element the historic building possesses. It is staff opinion that the proposed design meets the U.S. Secretary of the Interior's Standards and Guidelines for Rehabilitation and the cited Architectural Review Guidelines.

Application

CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

08-04-2014 011259

APPLICATION #__-_____

OWNER'S NAME: KEYS ENERGY SERVICES

DATE: 07/31/14

OWNER'S ADDRESS: 1001 JAMES STREET

PHONE #:

APPLICANT'S NAME: BENDER & ASSOCIATES

PHONE #: (305)296-1347

APPLICANT'S ADDRESS: 410 ANGELA STREET

ADDRESS OF CONSTRUCTION: 1001 JAMES STREET

OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
RENOVATION OF EXISTING THREE STORY CONCRETE BUILDING AND METAL ACCESSORY STRUCTURE.

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

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

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

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

Date: 07/31/14

Applicant's Signature: _____

Required Submittals

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

Oper: KEYWTOB Type: OC Drawer: 1
Date: 8/05/14 22 Receipt no: 355754
2014 1001259
PT
* BUILDING SERVICES-NEW 1.00 $50.00
Trans number 301433
CK CHECK 12008 $50.00
Trans date: 8/05/14 Time: 14:40:20

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due:$_____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

****

Approved _____ Denied _____ Deferred _____

Reason for Deferral or Denial:

HARC Comments:

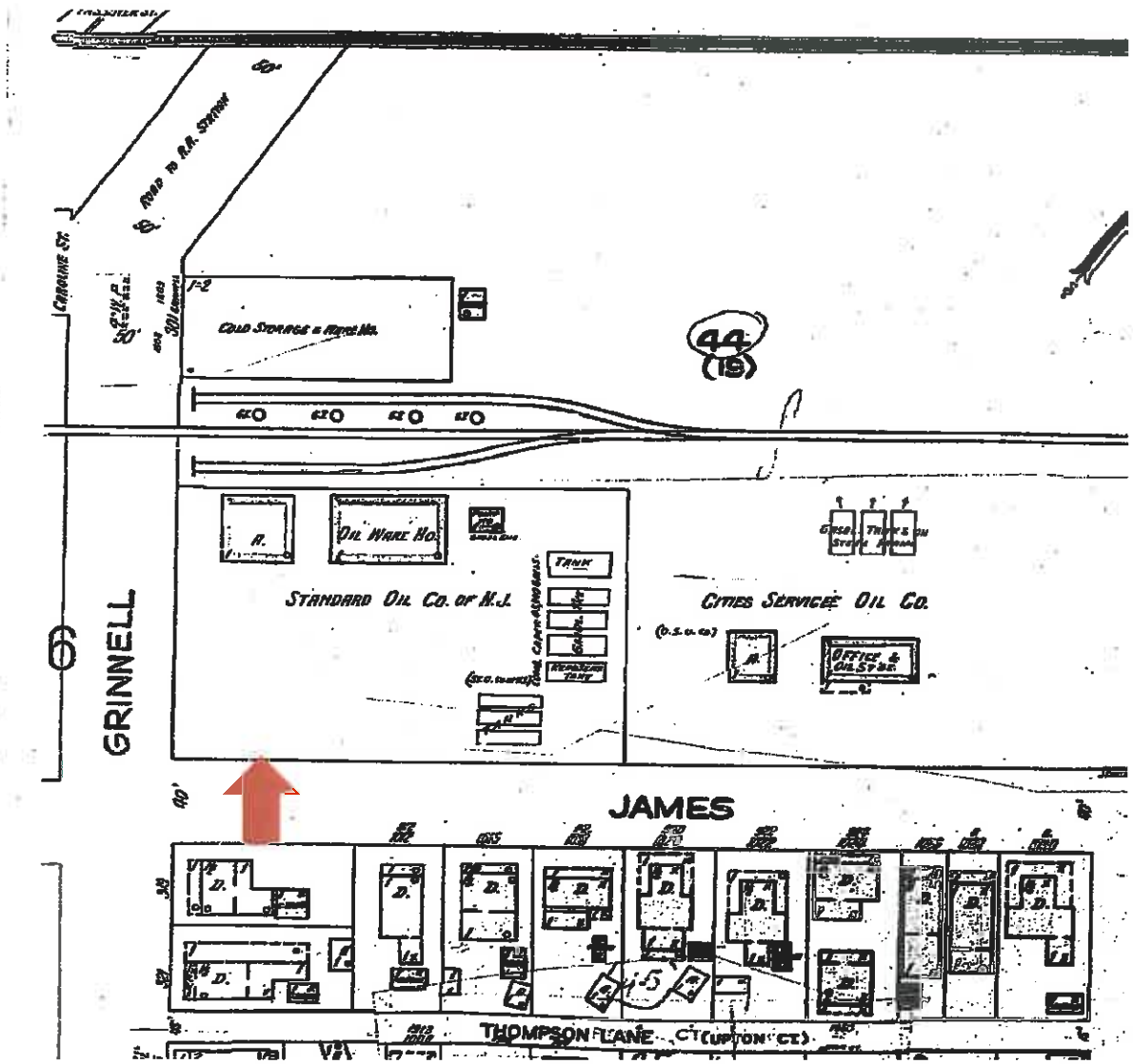
Building is not listed in the survey.
Reinforce concrete structure built 1954
Guidelines for alterations (pages 36-38a)
Ordinance for demolition of non contributing or not historic structures

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

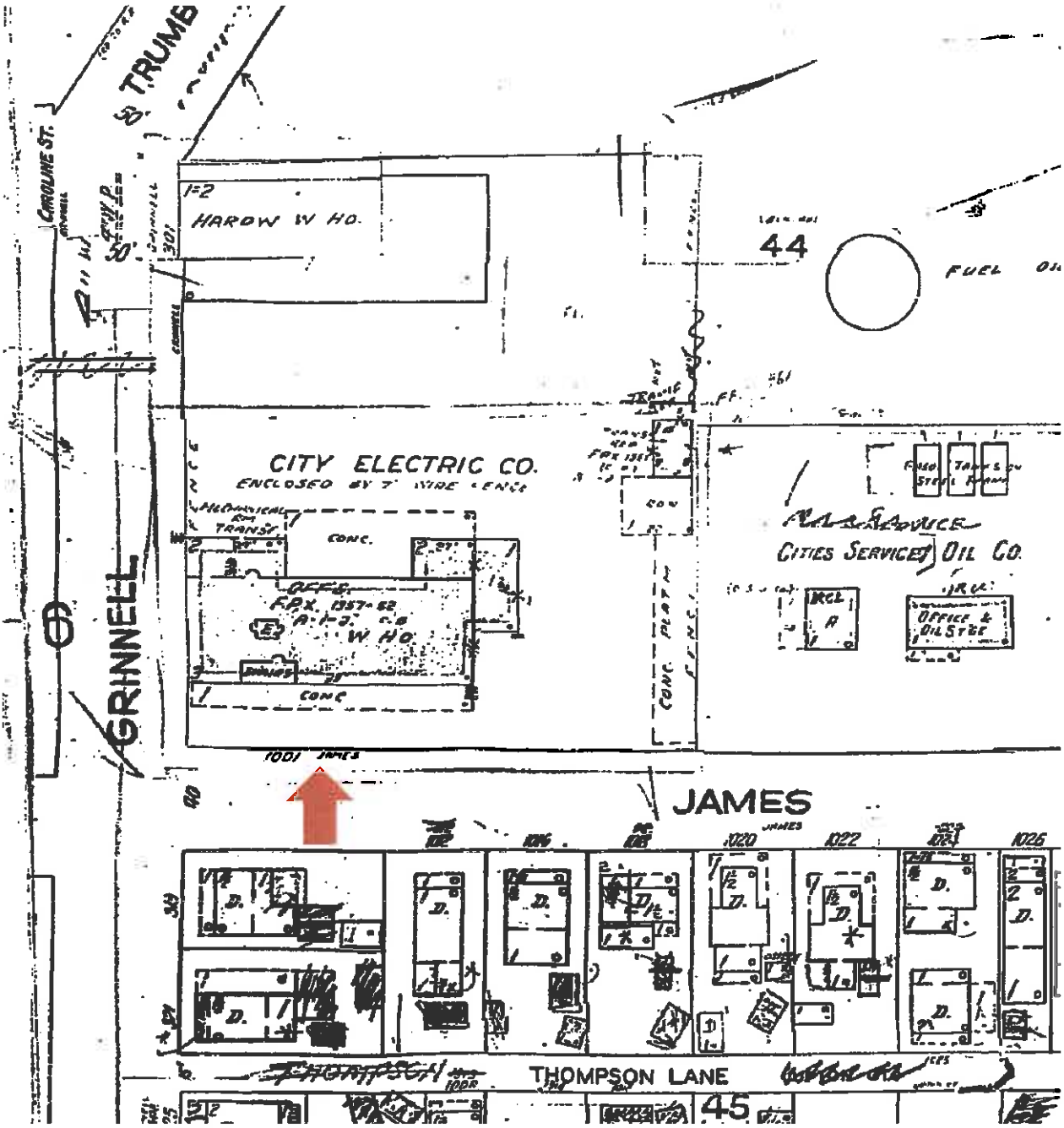
Date: _____ Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#1001 James Street Sanborn map 1948



#1001 James Street Sanborn map 1962

Project Photos

Photo taken by Property Appraiser's office c1965; 1001 James St.; City Electric System. Monroe County Library

Proposed design

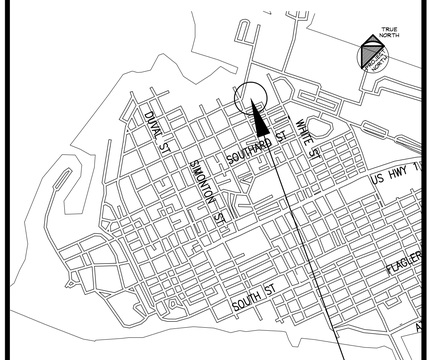
HARC SUBMITTAL

Keys Energy Services

1001 JAMES STREET

HARC SUBMITTAL - AUGUST 1, 2014

SITE MAP - KEY WEST



SITE LOCATION:
1001 JAMES ST., KEY WEST

Not to Scale

GENERAL NOTES

1. All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:
   FLORIDA BUILDING CODE - Building 2010 EDITION
   FLORIDA BUILDING CODE - Existing 2010 EDITION
   FLORIDA BUILDING CODE - Residential 2010 EDITION
   FLORIDA BUILDING CODE - Plumbing 2010
   FLORIDA BUILDING CODE - Fuel Gas 2010 EDITION
   FLORIDA BUILDING CODE - Mechanical 2010 EDITION
   NATIONAL ELECTRICAL CODE 2008 EDITION
   NFPA 101 LIFE SAFETY CODE w/ Florida Modifications
   2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION
   NFPA 1 2006 EDITION
   This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (gusts).
2. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
3. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
4. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
5. Dimensions shall take precedence over scale.
6. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
7. After completion of construction remove all debris and construction equipment. Restore site to original condition.
8. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
9. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
10. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

61G1-16.003 Use of Seal.The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.

Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.2251(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.

PROJECT DIRECTORY

PROJECT: KEYS ENERGY SERVICES 1001 JAMES STREET
ARCHITECT'S PROJECT No.: 1310

OWNER: Keys Energy Services
1001 James Street
Key West, FL 33040
E-mail: ------
Phone: ------
Representative: --------

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.
Address: 410 Angela Street, Key West, FL 33040
Tel: (305) 296-1347 Fax: (305) 296-2727
E-mail: blbender@bellsouth.net
Project Manager: Bert L. Bender (Principal-in-Charge)
Project Architect: Haven Burkee

ENGINEERING CONSULTANTS:
STRUCTURAL: H.W. KEISTER ASSOCIATES
Address: 2027 University Boulevard, North, Jacksonville, FL 32211
Tel: (904) 743-4633 Fax: (904) 744-6985
Representative: Mark J. Keister, P.E.,

MEP: HNGS ENGINEERS
Address: 4800 SW 74th Court, Miami, FL 33155
Tel: 305-270-9935 Fax: 305-665-5891
E-mail: hngs@hngsengineers.com
Representative: Enrique J. Suarez, Jr. P.E.

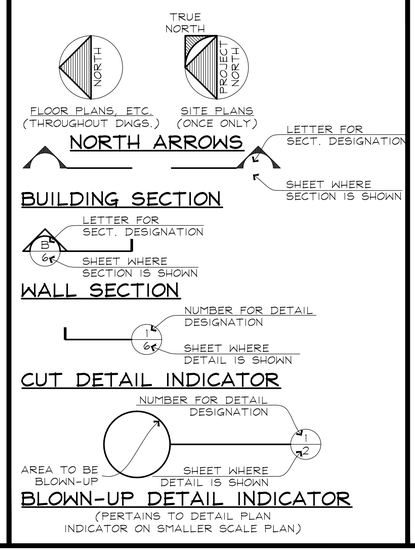
CIVIL: Perez Engineering and Development, Inc.
1010 Kennedy Dr., Suite 400, Key West
Tel: (305) 293-9440
Email: perezengineering@bellsouth.net
Representative: Allen Perez

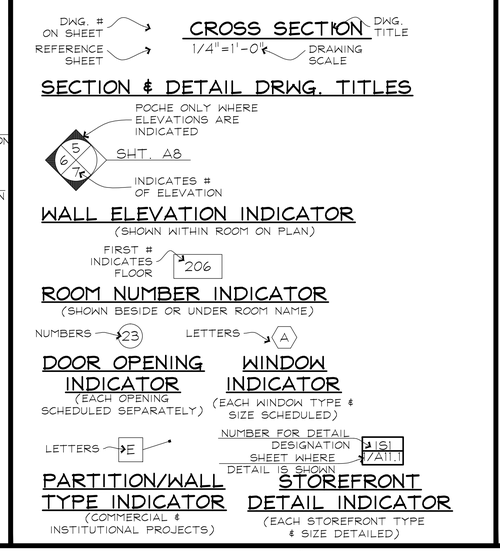
SHEET INDEX

ABBREVIATIONS

AB	ANCHOR BOLT
ABC	AGGREGATE BASE COURSE
A/C	AIR CONDITIONING
BLKG	BLOCKING
BUR	BILT UP ROOF
CAB	CABINET
CER	CERAMIC
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
DBL	DOUBLE
DIAG	DIAGONAL
DS	DOWNSPOUT
DTL	DETAIL
DWR	DRAWER
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC
EQ	EQUAL
EXH	EXHAUST
FV	FIELD VERIFY
GALV	GALVANIZED
GI	GALVANIZED IRON
HORZ	HORIZONTAL
HDW	HARDWARE
HVAC	HEATING VENTILATING & AIR CONDITIONING
FOC	FACE OF CONCRETE
FOS	FACE OF STUD
FIN	FINISH
FE	FIRE EXTINGUISHER
FND	FOUNDATION
FTG	FOOTING
ID	INSIDE DIAMETER
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
PCF	POUNDS PER CUBIC FOOT
PL	PROPETRY LINE
PLAM	PLASTIC LAMINATE
PLF	POUNDS PER LINEAL FOOT
PNL	PANEL
PT	CCA PRESSURE TREATED
PT	POINT
PVC	POLYVINYLCHLORIDE
R	RADIUS (OR) RISER
R/A	RETURN AIR
REBAR	STEEL REINF. BAR
REFR.	REFRIGERATOR
SF	SQUARE FOOT (FEET)
SS	STAINLESS STEEL
SPEC	SPECIFICATION
T	TREAD(S)
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
WD	WOOD
WWF	WELDED WIRE FABRIC
WH	WATER HEATER
W/O	WITHOUT

SYMBOLS LEGEND





MATERIAL DESIGNATIONS

- CONCRETE MASONRY UNITS IN PLAN
- CONC., STUCCO, PLASTER IN ELEV.;POURED CONC. IN PLAN
- METAL IN ELEVATION
- METAL IN SECTION
- FINISH WOOD IN ELEV. & IN SECTION
- DIMENSION LUMBER IN SECTION (CONTINUOUS)
- WOOD BLOCKING IN SECTION (DISCONTINUOUS)
- GYPSUM WALL BOARD IN SECTION (LARGE SCALE)
- EARTH, NATURAL SUBSTRATE
- GRAVEL, AGGREGATE BASE COURSE, FILL
- FIBERGLASS BATT INSULATION
- RIGID INSULATION

PARTITIONS & WALLS

- CONCRETE MASONRY UNITS
- POURED CONCRETE
- WOOD FRAME
- METAL STUDS
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED

DESCRIPTION OF WORK:
RENOVATION OF EXISTING THREE STORY CONCRETE BUILDING.

KEYS ENERGY SERVICES
1001 JAMES STREET
Key West, Florida 33040

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimilie (305) 296-2727
Florida License AAC002022

Bender & Associates ARCHITECTS p.a.

Project №: 1310

SITE MAP
PROJECT DIRECTORY
GENERAL NOTES
ABBREVIATIONS
SHEET INDEX
SYMBOL LEGEND

Date: 8/01/14

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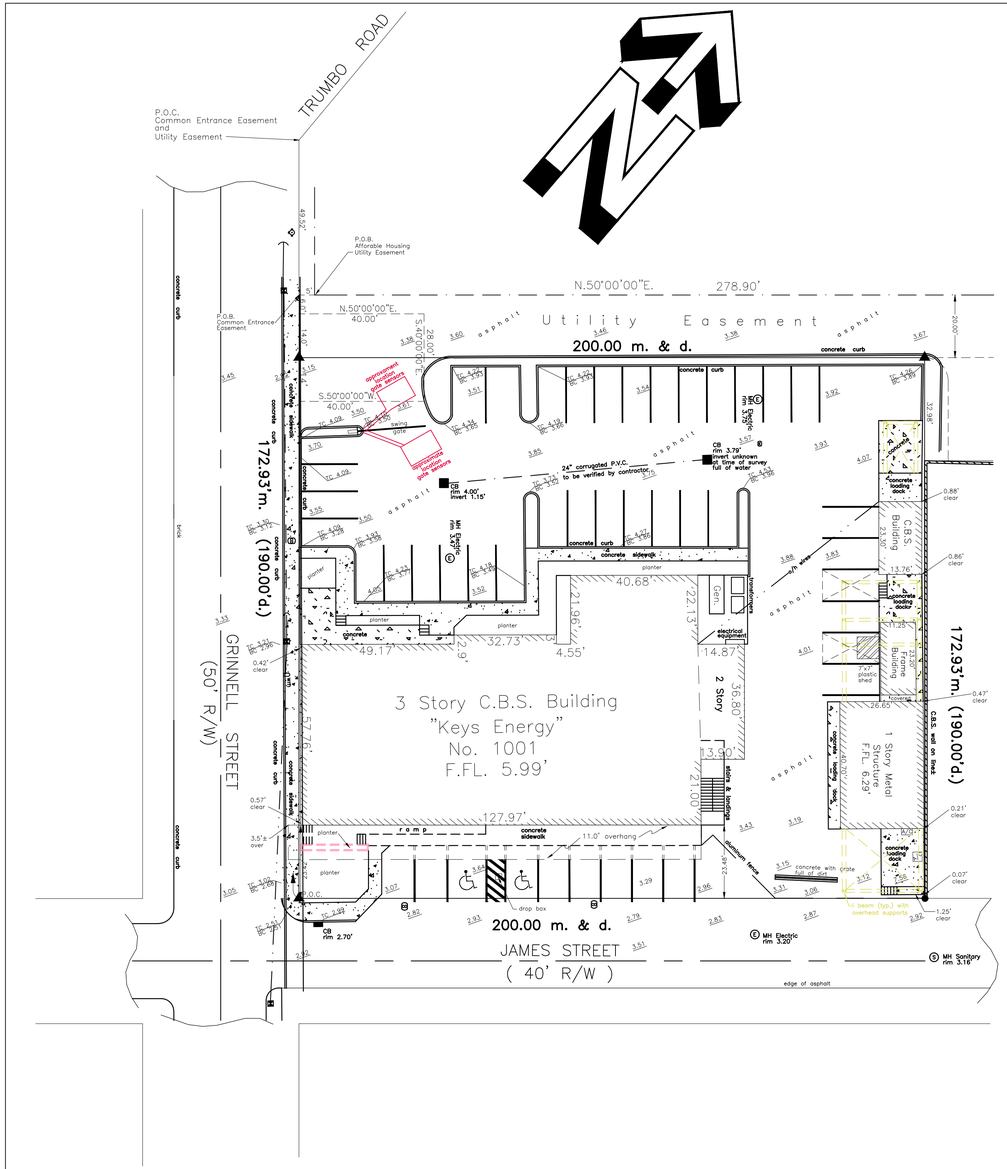
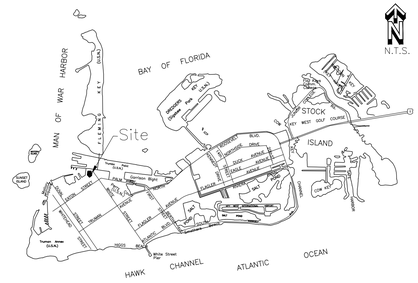




LOCATION MAP
City of Key West
and Stock Island

LEGAL DESCRIPTION:

A parcel of land in Square 19 and/or in the filled land contiguous to the Northerly and Northwesterly boundary of said Square 19, on the Island of Key West, Florida according to the William A. Whitehead's map of said Island and being more particularly described by metes and bounds as follows:
Commencing at the intersection of the Northwesterly property line of James Street and the Northeasterly property line of Grinnell Street, said intersection also to be known as the Point of Beginning of the parcel of land hereinafter described, bear Northwesterly along the Northeasterly property line of Grinnell Street for a distance of 190 feet to a point; thence at right angles and Northeasterly and parallel with the Northwesterly property line of James Street for a distance of 200 feet to a point; thence at right angles and Southeasterly and parallel with the Northeasterly property line of Grinnell Street for a distance of 190 feet to a point on the Northwesterly property line of James Street; thence at right angles and Southwesterly along the Northwesterly property line of James Street for a distance of 200 feet, back to the Point of Beginning; subject to an encroachment of 9 inches along the Northwesterly boundary of this Parcel No.1.

LEGAL DESCRIPTION: (Utility Easement)

On the Island of Key West, Monroe County, Florida and being more particularly described as follows:
Commencing at the intersection of the Easterly Right-of-Way Line of Trumbo Road and the Northeasterly Right-of-Way Line of Grinnell Street; thence S.40°00'00"E., along the said Northeasterly Right-of-Way line of Grinnell Street a distance of 49.52 feet to the Point of Beginning; thence N.50°00'00"E., a distance of 283.90 feet to a point on a curve to the left, having: a radius of 7.15 feet, a central angle of 84°24'47", a chord bearing of S.83°08'39"E. and a chord length of 9.61 feet; thence along the arc of said curve, an arc length of 10.53 feet to the point of tangency of said curve; thence N.54°38'57"E., a distance of 71.76 feet; thence N.65°38'21"E., a distance of 52.30 feet to the point of curvature of a curve to the left, having: a radius of 25.00 feet, a central angle of 15°40'21", a chord bearing of N.57°48'10"E. and a chord length of 6.82 feet; thence along the arc of said curve, an arc length of 6.84 feet to the point of tangency of said curve; thence N.49°58'00"E., a distance of 159.26 feet to a point on a curve to the right, having: a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing of S.04°58'00"W. and a chord length of 35.36 feet; thence along the arc of said curve, an arc length of 39.27 feet to the point of tangency of said curve; thence S.49°58'00"W., a distance of 126.60 feet to the point of curvature of a curve to the right, having: a radius of 25.00 feet, a central angle of 15°40'21", a chord bearing of S.57°48'10"W. and a chord length of 6.82 feet; thence along the arc of said curve, an arc length of 6.84 feet to the point of tangency of said curve; thence S.65°38'21"W., a distance of 64.32 feet; thence S.54°38'57"W., a distance of 14.99 feet to the point of curvature of a curve to the left, having: a radius of 7.50 feet, a central angle of 94°40'57", a chord bearing of S.07°18'29"W. and a chord length of 11.03 feet; thence along the arc of said curve, an arc length of 12.39 feet to the point of tangency of said curve; thence S.40°02'00"E., a distance of 12.05 feet; thence S.49°58'00"W., a distance of 127.50 feet; thence N.40°02'00"W., a distance of 25.48 feet to the point of curvature of a curve to the left, having: a radius of 7.50 feet, a central angle of 89°58'00", a chord bearing of N.85°01'00"W. and a chord length of 10.60 feet; thence along the arc of said curve, an arc length of 11.78 feet to the point of tangency of said curve; thence S.50°00'00"W., a distance of 200.04 feet to the said Northeasterly Right-of-Way Line of Grinnell Street; thence N.40°00'00"W., along the said Northeasterly Right-of-Way Line of Grinnell Street a distance of 20.00 feet to the Point of Beginning.
Parcel contains 16247 square feet or 0.37 acres, more or less.

LEGAL DESCRIPTION: (Common Entrance Easement):

On the Island of Key West, Monroe County, Florida and being more particularly described as follows:
Commencing at the intersection of the Easterly Right-of-Way Line of Trumbo Road and the Northeasterly Right-of-Way Line of Grinnell Street; thence S.40°00'00"E., along the said Northeasterly Right-of-Way Line of Grinnell Street a distance of 55.52 feet to the Point of Beginning; thence N.50°00'00"E., a distance of 40.00 feet; thence S.40°00'00"E., a distance of 28.00 feet; thence S.50°00'00"W., a distance of 40.00 feet to the said Northeasterly Right-of-Way Line of Grinnell Street; thence N.40°00'00"W., a distance of 28.00 feet to the Point of Beginning.
Parcel contains 1120 square feet or 0.03 acres, more or less.

LEGEND

A/C	Air Conditioner	LB	Licensed Business
BAL	Balcony		Number
BM	Bench Mark	M	Measured
CB	Catch Basin	N.T.S.	Not To Scale
℄	Center Line	O.R.	Official Records
CO	Clean Out	OH	Over Head
CONC	Concrete	P	Plat
C.B.S.	Concrete Block Stucco	PB	Plat Book
CUP	Concrete Utility Pole	P.O.B.	Point Of Beginning
COV'D	Covered	P.O.C.	Point Of Commence
D	Deed	R/W	Right Of Way
ELEV	Elevation	SIB	Set Iron Bar
F.FL.	Finished Floor Elevation	SIP	Set Iron Pipe
FD	Found	SPK	Set Nail And Disc
FIB	Found Iron Bar	STY	Story
FIP	Found Iron Pipe	UP	Utility Pole
INV	Invert	WM	Water Meter
IRR	Irregular	WV	Water Valve

SYMBOLS

	Concrete Utility Pole		Street Light
	Sanitary Sewer Clean Out		Wood Utility Pole
	Fire Hydrant		Electric Junction Box

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

SURVEYOR'S NOTES:
North arrow based on plat assumed median
Reference Bearing: R/W Grinnell Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: D-121 Elevation: 3.914
Field Work performed on: 1/23/14
All angles 90°00'00" unless otherwise described
TC = top of curve
BC = bottom of curve

CERTIFICATION:
I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and beleif; that it meets the minimun technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statue Section 472.027, and the American land Title Association, and that there are no visable 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

Utility Board of the City of Key West
1001 James Streets, Key West, Fl.

BOUNDARY SURVEY — Dwn No.: 14-211

Scale: 1"=20'	Ref. 120-21 169-52 file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 4/29/14		Flood Zone: AE	Flood Elev.: 7'

REVISIONS AND/OR ADDITIONS

c/dwg/keys

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

1 AO.1 EXISTING SURVEY FOR REFERENCE

SCALE: N.T.S.

NORTH

KEYS ENERGY SERVICES
1001 JAMES STREET
Key West, Florida 33040

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimilie (305) 296-2727
Florida License AAC002022

Bender & Associates ARCHITECTS p.a.

Project №: 1310
SURVEY
Date: 8/01/14

A0.1

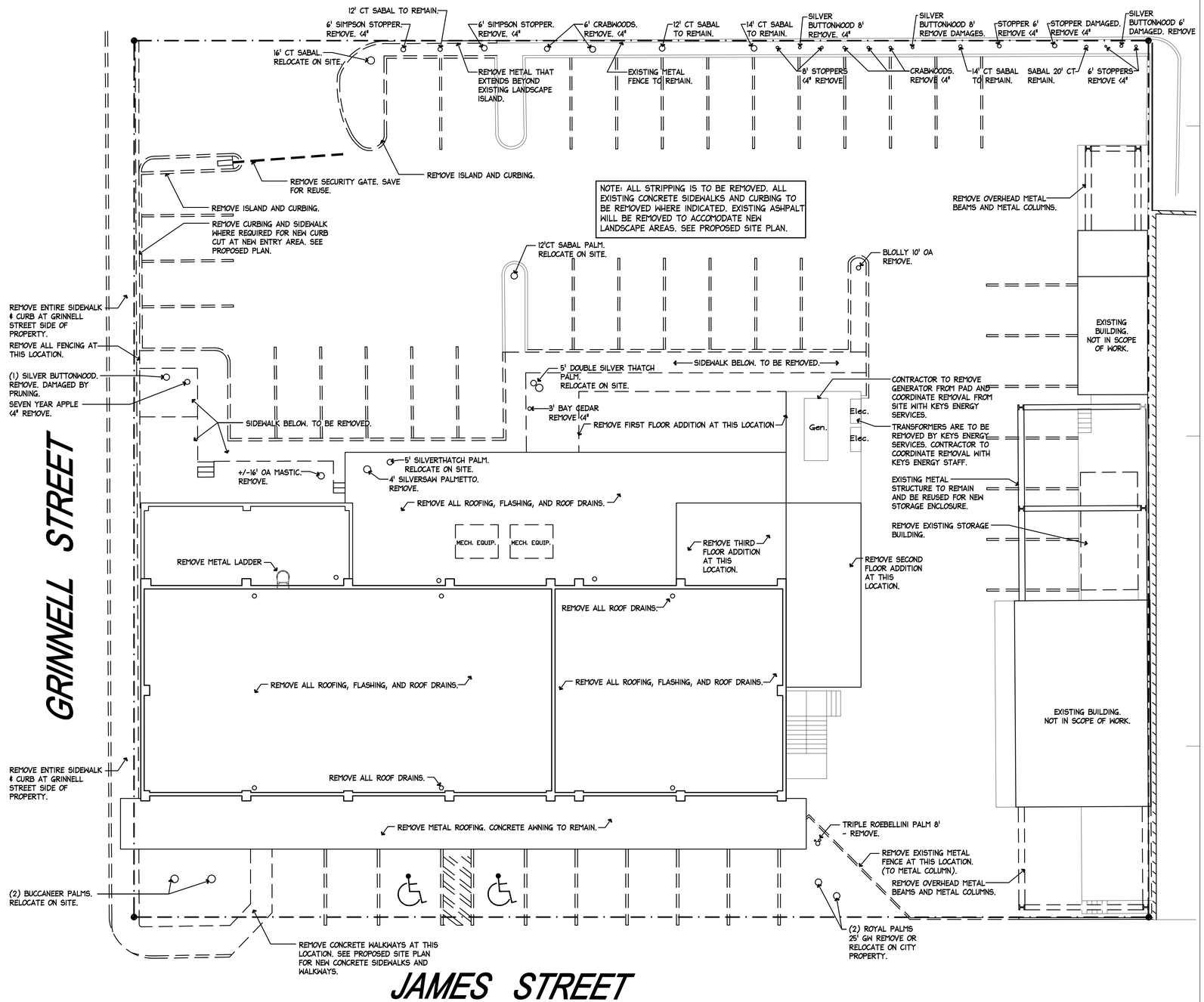
GENERAL NOTES:
1. ALL FIXTURES AND FINISHES ARE TO BE REMOVED. ALL INTERIOR PARTITION WALLS, ALL EXTERIOR DOORS, AND ALL EXTERIOR WINDOWS ARE TO BE REMOVED.
2. ALL CONCRETE COLUMNS, CONCRETE/CMU EXTERIOR WALLS, CONCRETE FLOOR SLABS, AND OTHER STRUCTURAL FRAMING MEMBERS ARE TO REMAIN.
3. REMOVE ALL ROOFING, FLASHING, AND DRAINS.
4. SEE MEP PLANS FOR MORE DETAILS AND NOTES ON DEMOLITION OF MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
5. ALL EXTERIOR CONDUIT, WIRES, PLUMBING, SHUTTERS, EQUIPMENT STANDS, JUNCTION BOXES, AND ELECTRICAL FIXTURES ARE TO BE REMOVED.

6. ASBESTOS ABATEMENT WILL BE REQUIRED FOR THIS PROJECT. REFER TO THE SPECIFICATIONS FOR 'EE&G ENVIRONEMNTAL SERVICES' LIMITED ASBESTOS PRE-RENOVATION INSPECTION REPORT.

DEMOLITION NOTES

1. Remove all miscellaneous fasteners such as nails, screws and clips, as required, to allow patching of existing finishes. Some fasteners will not be able to be removed without extensive damage to historic finishes. Subject to concurrence by the Architect, such fasteners may remain, but must be treated to inhibit rust after cutting back below the wood surface.
2. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
3. All demolished material, except for artifacts, shall become the property of the contractor, unless specifically noted otherwise, and shall be properly removed from the site. Comply with all applicable laws, codes and regulations of governmental agencies having jurisdiction over the project.
4. All costs of demolition including permit fees, disposal fees, etc. are the responsibility of the Contractor.
5. It is the Contractor's responsibility to be aware of and to conform with all applicable demolition and disposal codes, safety requirements, and environmental protection regulations of any governmental body having jurisdiction over the work.
6. Provide safety barricades as required to protect the safety of the general public and workers connected with the project.
7. Provide bracing and shoring as required to protect the safety of the general public and workers connected with the project.

HARC SUBMITTAL



1 / A2.1 DEMOLITION SITE PLAN
SCALE: 1/8"=1'-0"

PROJECT NORTH

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Bender & Associates ARCHITECTS p.a.

Project No: 1310

DEMOLITION PLANS

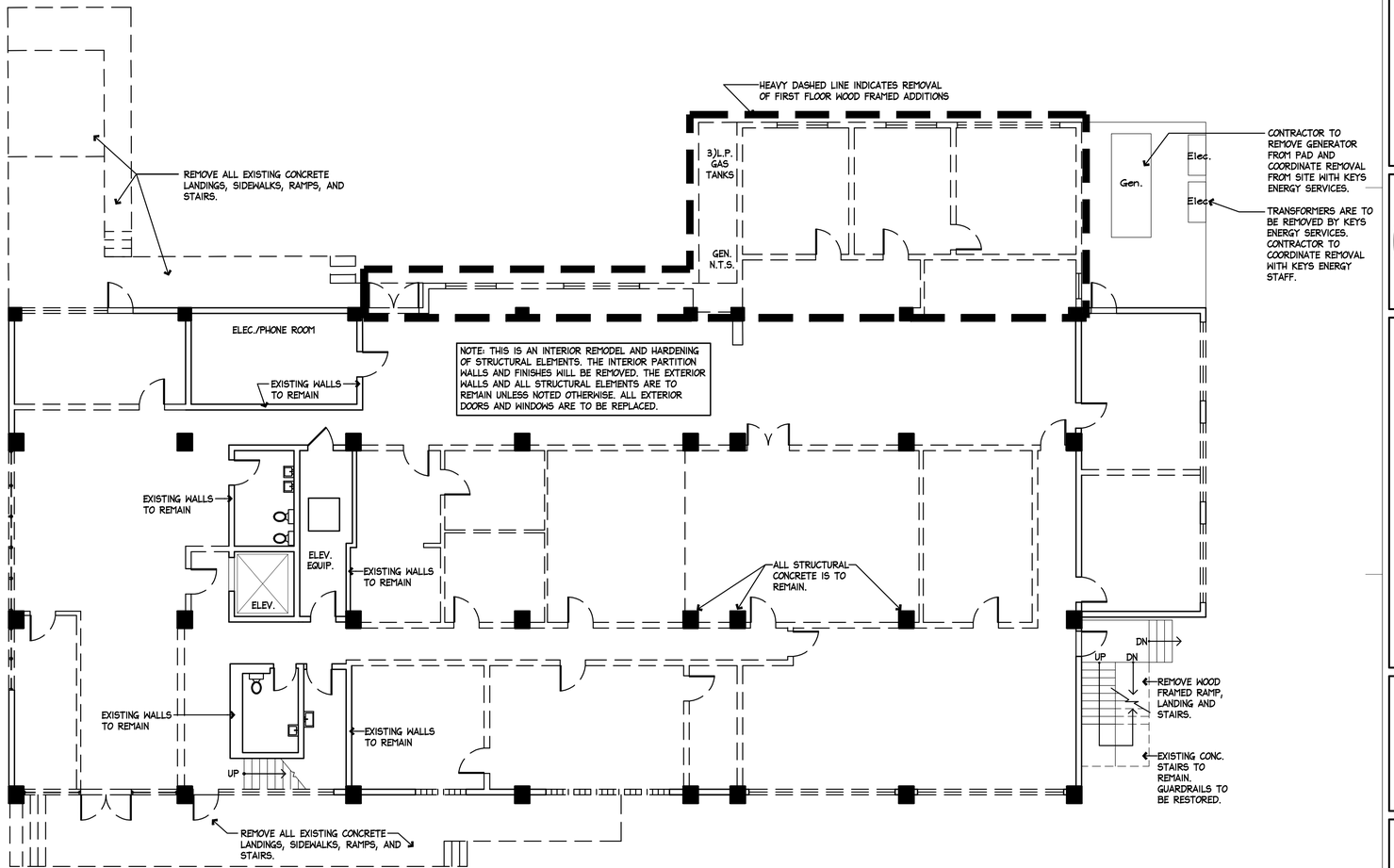
Date: 8/01/14

A2.1

GENERAL NOTES:
1. ALL FIXTURES AND FINISHES ARE TO BE REMOVED. ALL INTERIOR PARTITION WALLS, ALL EXTERIOR DOORS, AND ALL EXTERIOR WINDOWS ARE TO BE REMOVED.
2. ALL CONCRETE COLUMNS, CONCRETE/CMU EXTERIOR WALLS, CONCRETE FLOOR SLABS, AND OTHER STRUCTURAL FRAMING MEMBERS ARE TO REMAIN.
3. REMOVE ALL ROOFING, FLASHING, AND DRAINS.
4. SEE MEP PLANS FOR MORE DETAILS AND NOTES ON DEMOLITION OF MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
5. ALL EXTERIOR CONDUIT, WIRES, PLUMBING, SHUTTERS, EQUIPMENT STANDS, JUNCTION BOXES, AND ELECTRICAL FIXTURES ARE TO BE REMOVED.
6. ASBESTOS ABATEMENT WILL BE REQUIRED FOR THIS PROJECT. REFER TO THE SPECIFICATIONS FOR 'EE&G ENVIRONEMNTAL SERVICES' LIMITED ASBESTOS PRE-RENOVATION INSPECTION REPORT.

DEMOLITION NOTES

1. Remove all miscellaneous fasteners such as nails, screws and clips, as required, to allow patching of existing finishes. Some fasteners will not be able to be removed without extensive damage to historic finishes. Subject to concurrence by the Architect, such fasteners may remain, but must be treated to inhibit rust after cutting back below the wood surface.
2. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
3. All demolished material, except for artifacts, shall become the property of the contractor, unless specifically noted otherwise, and shall be properly removed from the site. Comply with all applicable laws, codes and regulations of governmental agencies having jurisdiction over the project.
4. All costs of demolition including permit fees, disposal fees, etc. are the responsibility of the Contractor.
5. It is the Contractor's responsibility to be aware of and to conform with all applicable demolition and disposal codes, safety requirements, and environmental protection regulations of any governmental body having jurisdiction over the work.
6. Provide safety barricades as required to protect the safety of the general public and workers connected with the project.
7. Provide bracing and shoring as required to protect the safety of the general public and workers connected with the project.



1 / A2.2 DEMOLITION PLAN: FIRST FLOOR
SCALE: 1/8"=1'-0"

PROJECT NORTH

HARC SUBMITTAL

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Bender & Associates ARCHITECTS *p.a.*

Project No: 1310
DEMOLITION PLAN
Date: 8/01/14

A2.2

GENERAL NOTES:
1. ALL FIXTURES AND FINISHES ARE TO BE REMOVED. ALL INTERIOR PARTITION WALLS, ALL EXTERIOR DOORS, AND ALL EXTERIOR WINDOWS ARE TO BE REMOVED.
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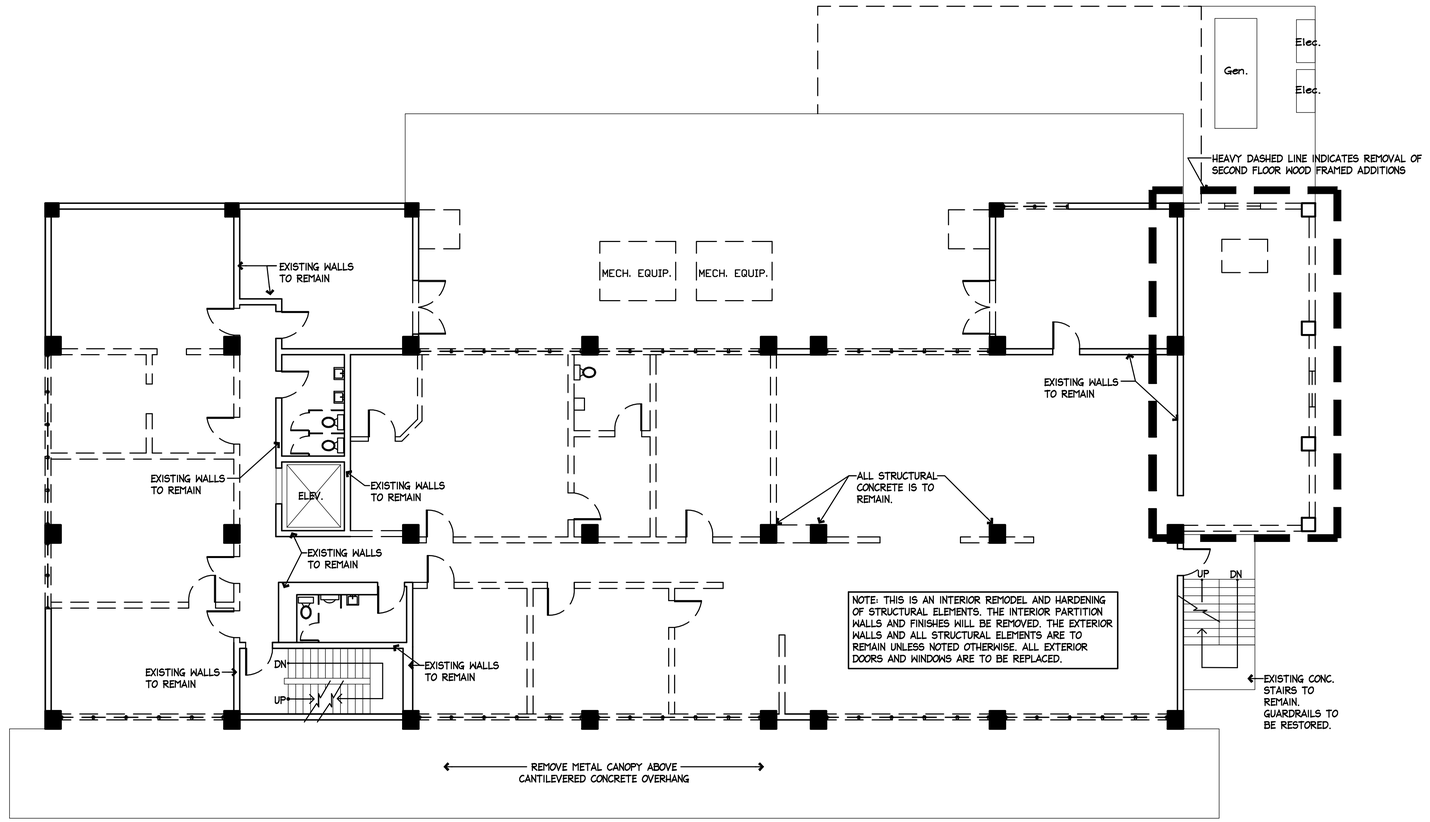

1 / A2.3 DEMOLITION PLAN: SECOND FLOOR
SCALE: 1/8"=1'-0"

PROJECT NORTH

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Project №: 1310
DEMOLITION PLANS
Date: 8/01/14

A2.3

GENERAL NOTES:
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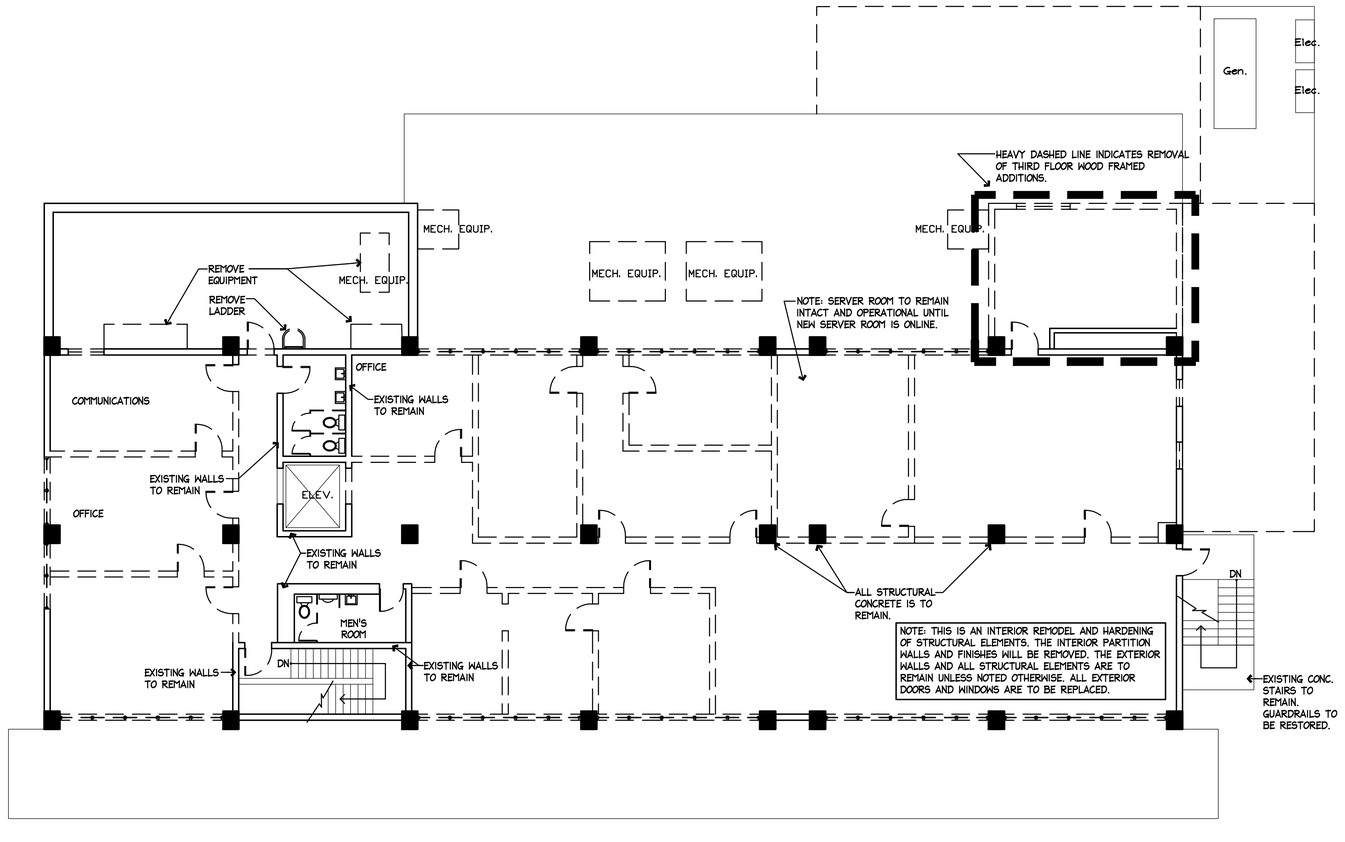

1 / A2.4 DEMOLITION PLAN: THIRD FLOOR
SCALE: 1/8"=1'-0"

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Project №: 1310
DEMOLITION PLANS
Date: 8/01/14

A2.4

GENERAL NOTES:
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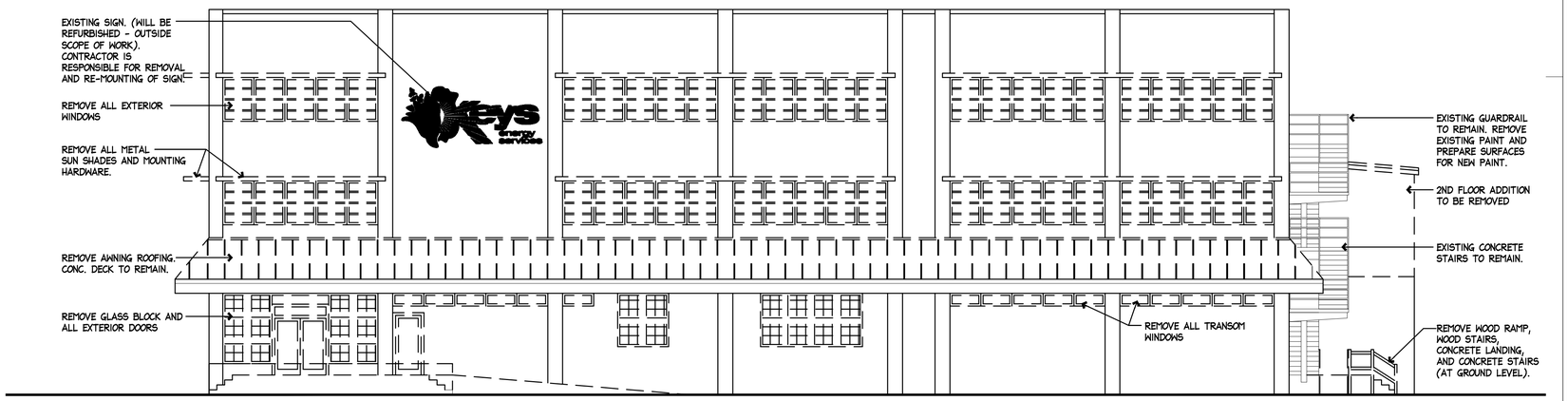
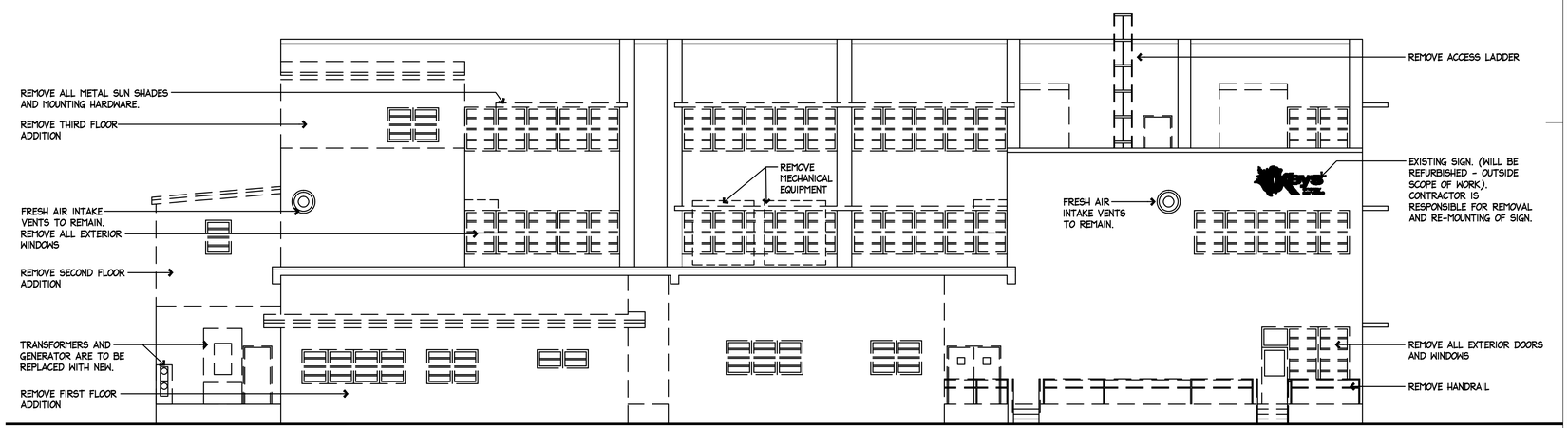


1 A2.5 DEMOLITION PLAN: SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 A2.5 DEMOLITION PLAN: NORTH ELEVATION
SCALE: 1/8"=1'-0"

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Bender & Associates ARCHITECTS *p.a.*

Project No: 1310

DEMOLITION ELEVATIONS

Date: 8/01/14

A2.5

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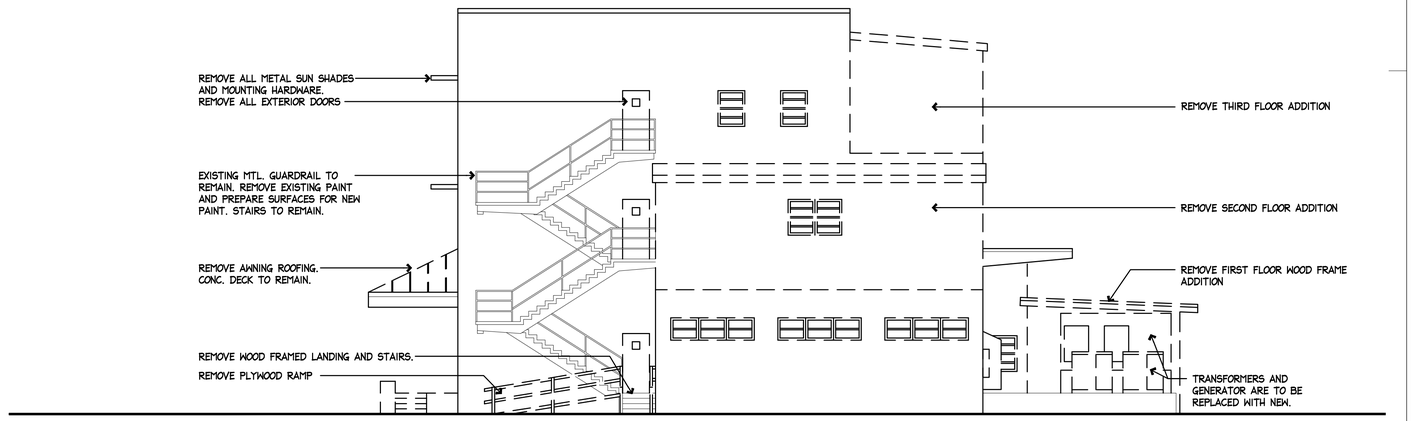
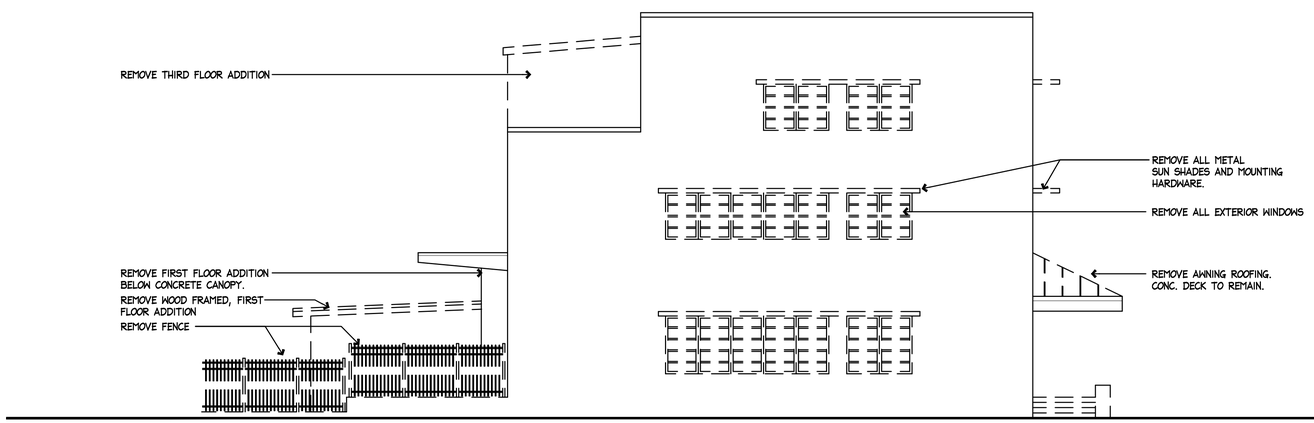
HARC SUBMITTAL



2 / A2.6 DEMOLITION PLAN: EAST ELEVATION
SCALE: 1/8"=1'-0"



2 / A2.6 DEMOLITION PLAN: WEST ELEVATION
SCALE: 1/8"=1'-0"

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Bender & Associates ARCHITECTS *p.a.*

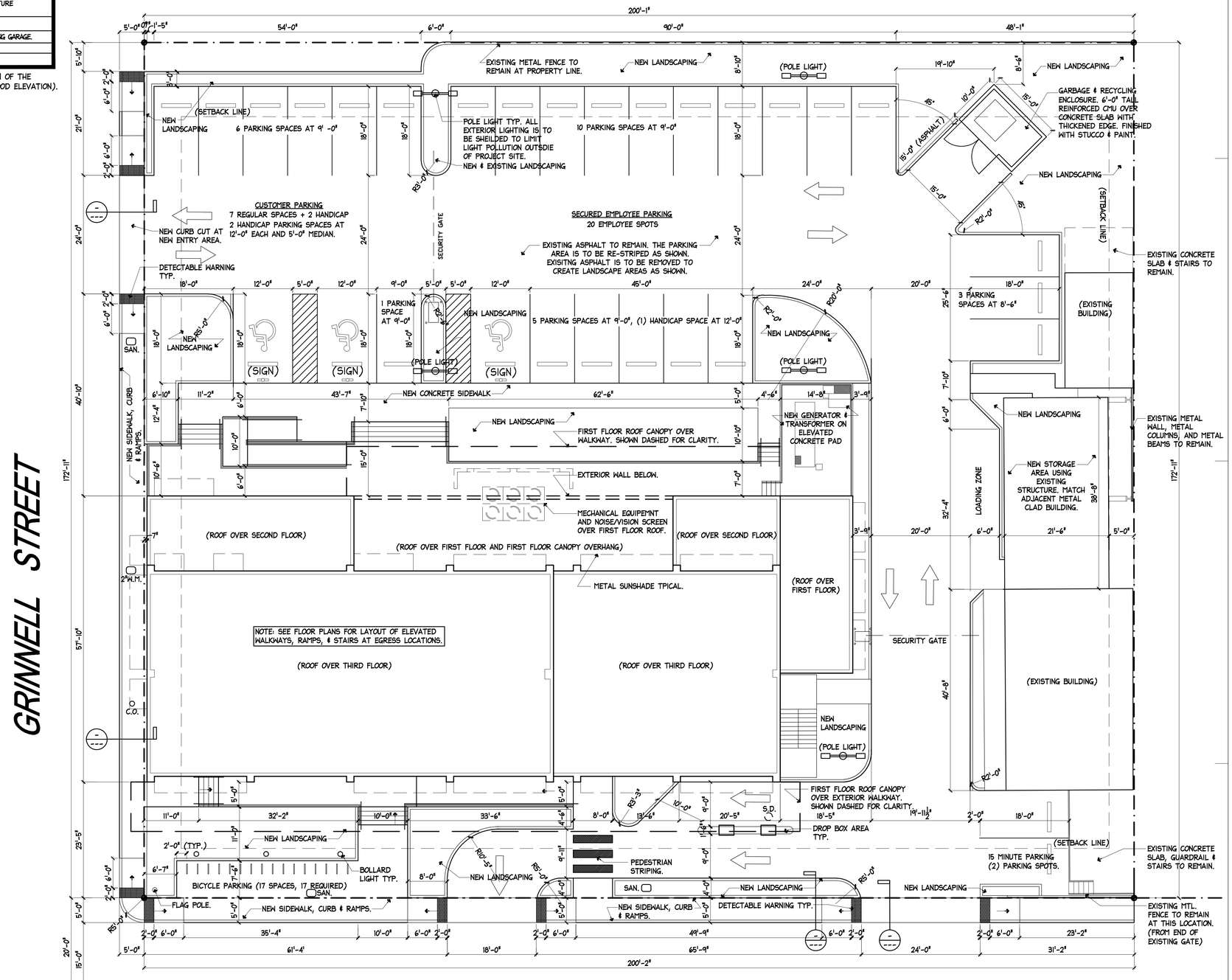
Project No: 1310
DEMOLITION ELEVATIONS
Date: 8/01/14

A2.6

HARC SUBMITTAL

PROJECT STATISTICS			
FEMA FLOOD ZONE	ZONE 'AE(7)' EXISTING FINISHED FLOOR: 6'-0" ABV. MSL.		
ZONING DESIGNATION	HRCC-2		
LOT SIZE	34,600 S.F.		
NO. OF UNITS	1 BUILDING UNDER SCOPE, 3 BUILDINGS ON SITE		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE 34,600 S.F. X 50%	17,300 S.F. MAX.	13,600 S.F.	13,725 S.F.
BUILDING HEIGHT	35'-0" MAX.	43'-11" (EXISTING)	43'-11" (EXISTING)
IMPERVIOUS SURFACE 34,600 S.F. X 60%	20,760 S.F. MAX.	33,215 S.F.	30,050 S.F.
FLOOR AREA	17,300 S.F. (FAR)	21,400 S.F.	20,490 S.F.
FRONT SETBACK	10'-0" MIN.	12'-6"	12'-6"
STREET SIDE SETBACK	7'-6" MIN.	0'-5" (3'-6" OVER AT ROOF CANOPY & SHADE STRUCTURES)	0'-5" (3'-6" OVER AT ROOF CANOPY & SHADE STRUCTURES)
SIDE SETBACK	5'-0" MIN.	2-1/2" TO ACCESSORY STRUCTURE 56'-10" TO MAIN BUILDING	2-1/2" TO ACCESSORY STRUCTURE 56'-10" TO MAIN BUILDING
REAR SETBACK	15'-0" MIN.	68'-8"	68'-8"
PARKING SPACES	65	44 PLUS 50 AT ADJACENT PARKING GARAGE.	30 PLUS 50 AT ADJACENT PARKING GARAGE.
FLOOR AREA # RATIO	.50	.62	.56
OPEN SPACE AREA # RATIO	6,920 S.F. (20%)	1,380 S.F. (4%)	4,600 S.F. (14%)

NOTE: EXISTING FINISH FLOOR ELEVATION IS AT 6'-0" ABOVE MEAN SEA LEVEL. THE PROPOSED RENOVATION OF THE BUILDING INCLUDES FLOOD PROOFING MEASURES TO 10'-6" ABOVE MEAN SEA LEVEL (3'-6" ABOVE BASE FLOOD ELEVATION).



1 / A1.1 SITE PLAN

SCALE: 3/32"=1'-0"

PROJECT NORTH

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Project №: 1310

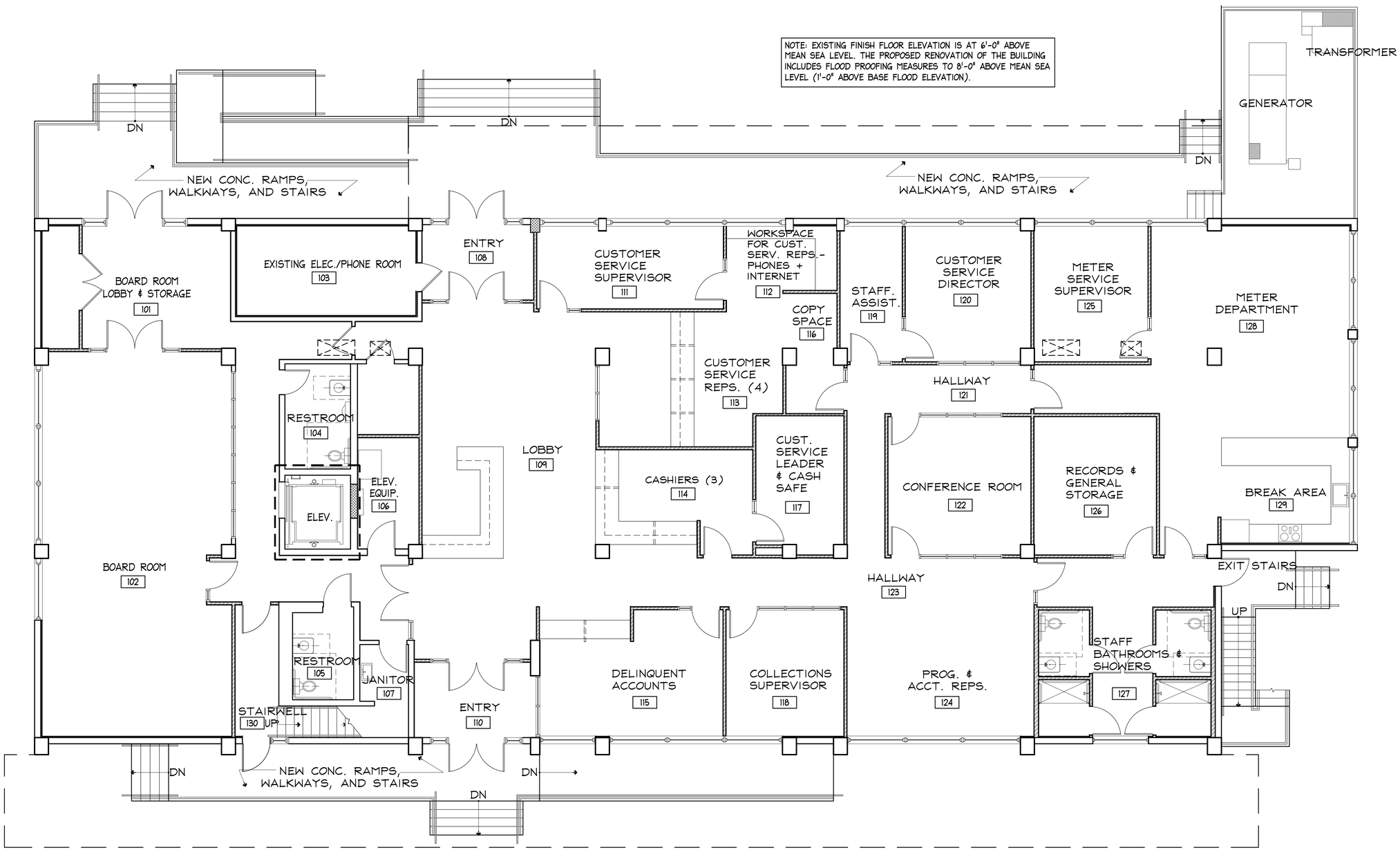
SITEPLAN

Date: 8/01/14

A1.1

HARC SUBMITTAL

NOTE: EXISTING FINISH FLOOR ELEVATION IS AT 6'-0" ABOVE MEAN SEA LEVEL. THE PROPOSED RENOVATION OF THE BUILDING INCLUDES FLOOD PROOFING MEASURES TO 8'-0" ABOVE MEAN SEA LEVEL (1'-0" ABOVE BASE FLOOD ELEVATION).



1 / A3.1 FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

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Project №: 1310

FIRST FLOOR PLAN

Date: 8/01/14

A3.1

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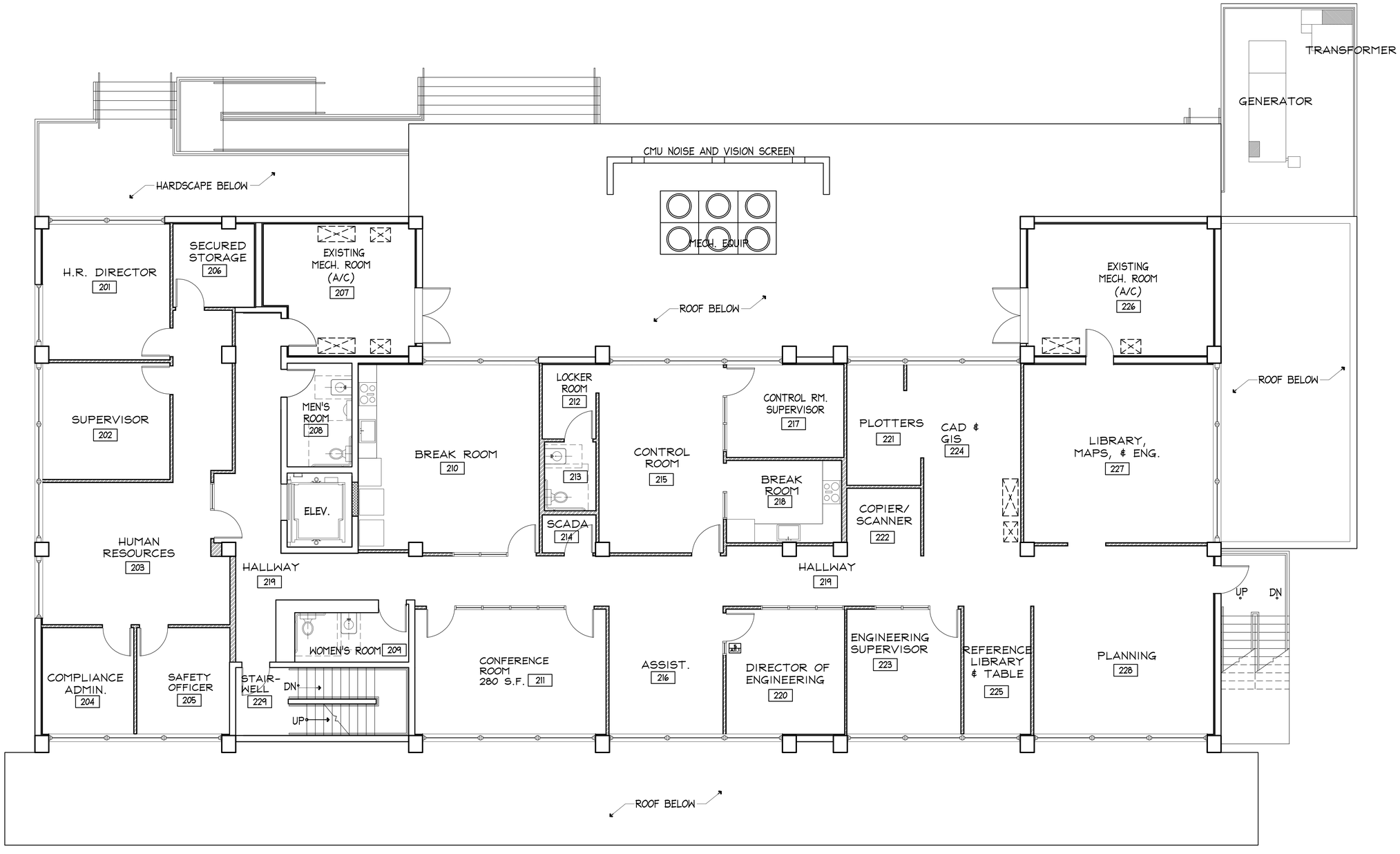

1 / 3.2 SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

PROJECT NORTH

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Project №: 1310

SECOND FLOOR PLAN

Date: 8/01/14

A3.2

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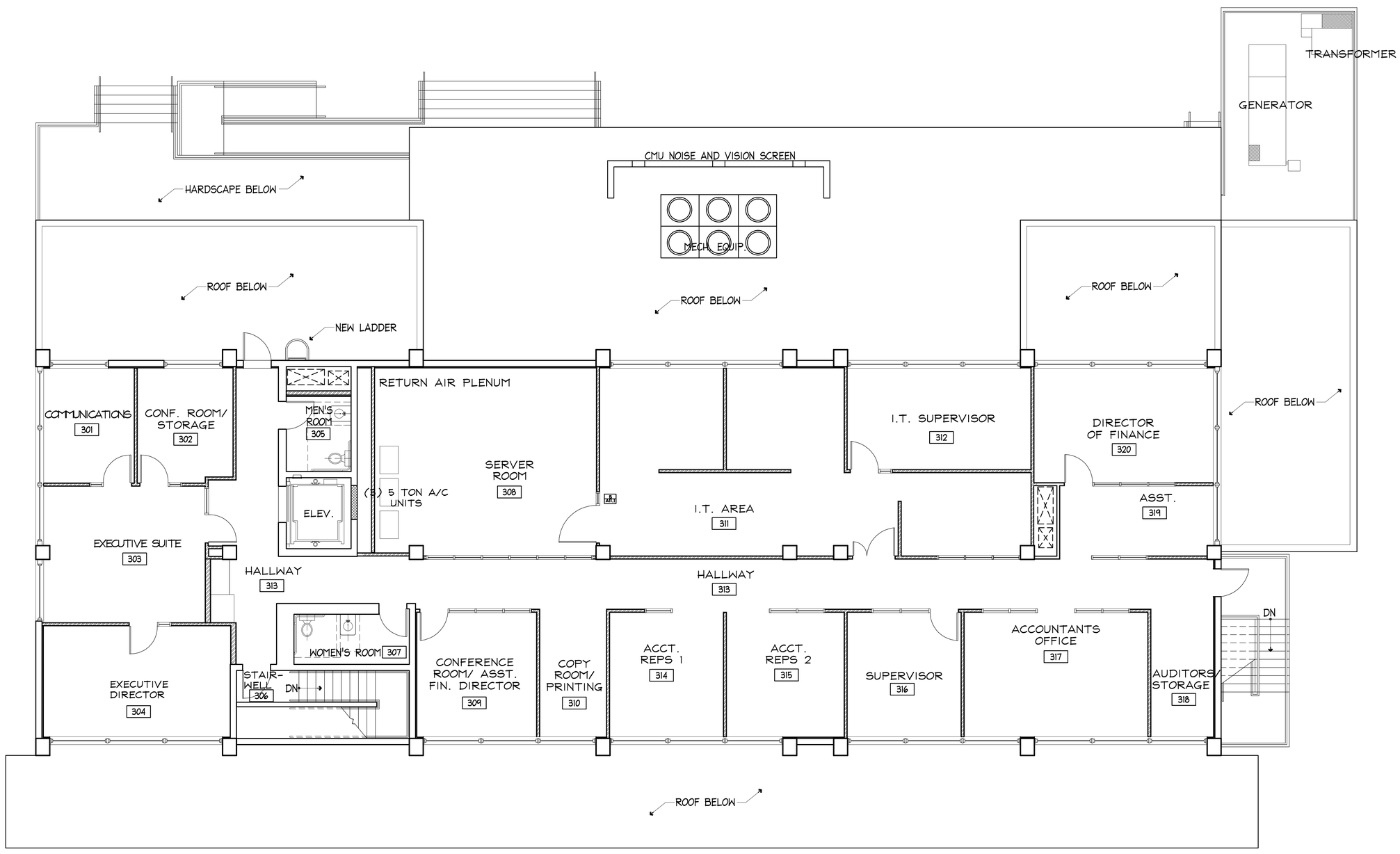

1/3.3 THIRD FLOOR PLAN
SCALE: 3/16"=1'-0"

PROJECT NORTH

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Project №: 1310

THIRD FLOOR PLAN

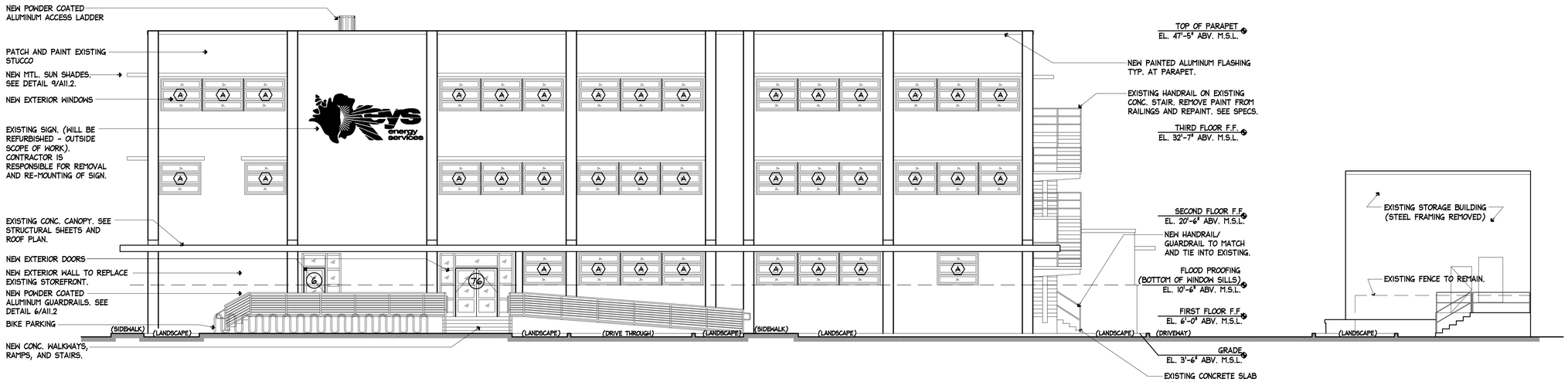
Date: 8/01/14

A3.3

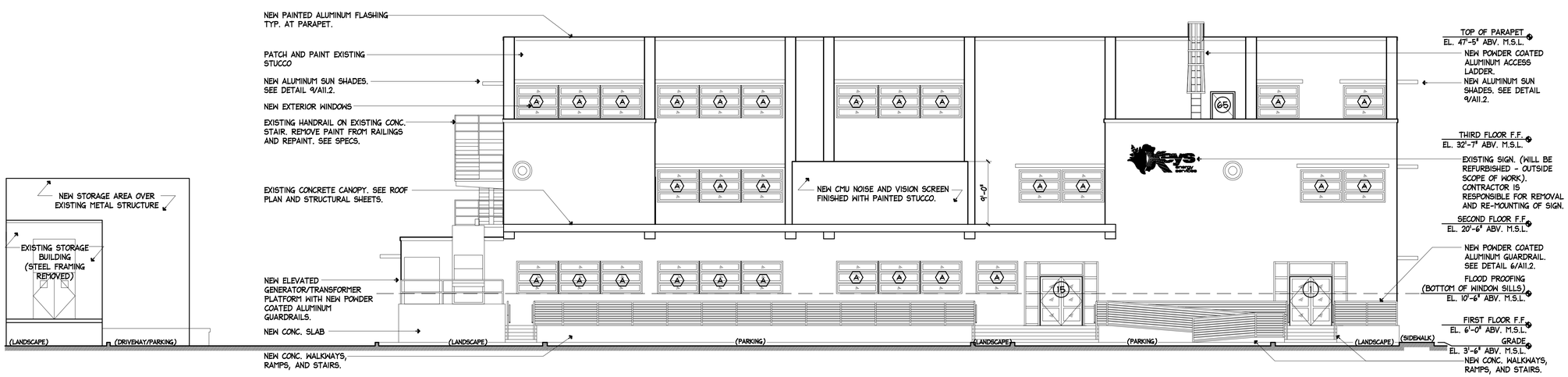
HARC SUBMITTAL

GENERAL EXTERIOR ELEVATION NOTE:

- THE EXTERIOR WALLS OF THE EXISTING BUILDING ARE TO BE REINFORCED, SEE STRUCTURAL PLANS. ALL LOOSE AND DAMAGED STUCCO IS TO BE REMOVED. AFTER REINFORCING WORK IS COMPLETE THE EXTERIOR IS TO RECEIVE NEW STUCCO WHERE REQUIRED AND EXISTING STUCCO IS TO BE PATCHED WHERE REQUIRED. PREPARE ALL SURFACES, INCLUDING EXISTING STUCCO WHICH HAS NOT BEEN REMOVED, TO RECEIVE NEW STUCCO. AFTER STUCCO INSTALLATION THE BUILDING WILL RECEIVE NEW PAINT. SEE PAINT SPECIFICATIONS FOR APPROVED PRODUCTS. ALL RAILING, SUN SHADES, EXTERIOR WALLS, DOORS, AND WINDOWS ARE TO BE PAINTED WHITE. ALL NEW DOORS AND WINDOWS ARE TO BE ALUMINUM IMPACT RESISTANT PRODUCTS MANUFACTURED BY CGI.



2 A6.1 SOUTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



1 A6.1 NORTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

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Project No: 1310
EXTERIOR ELEVATIONS
Date: 8/01/14

A6.1

HARC SUBMITTAL

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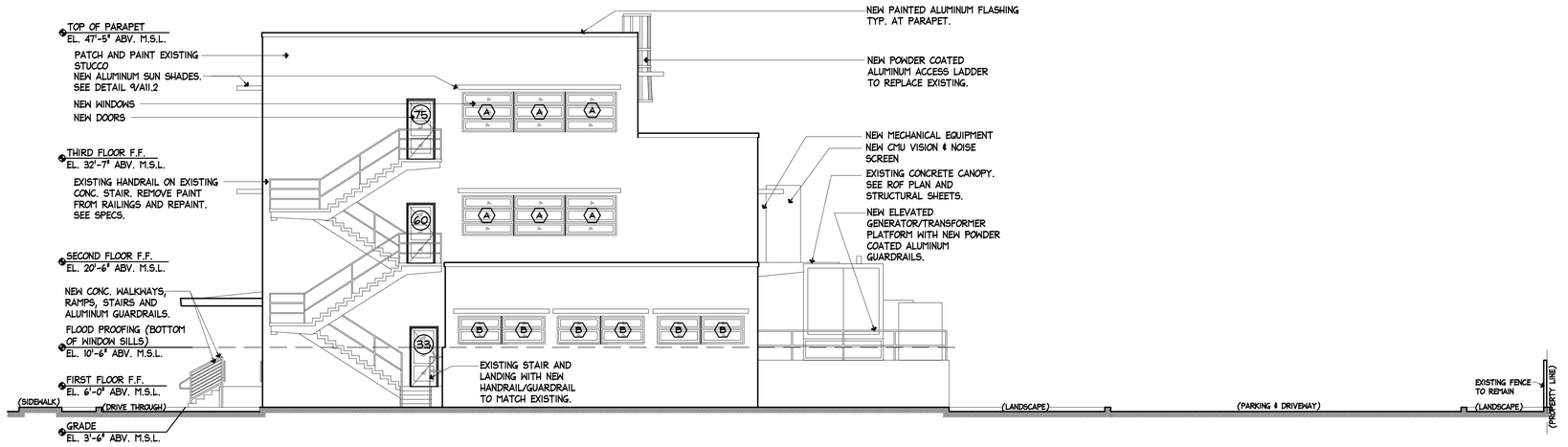
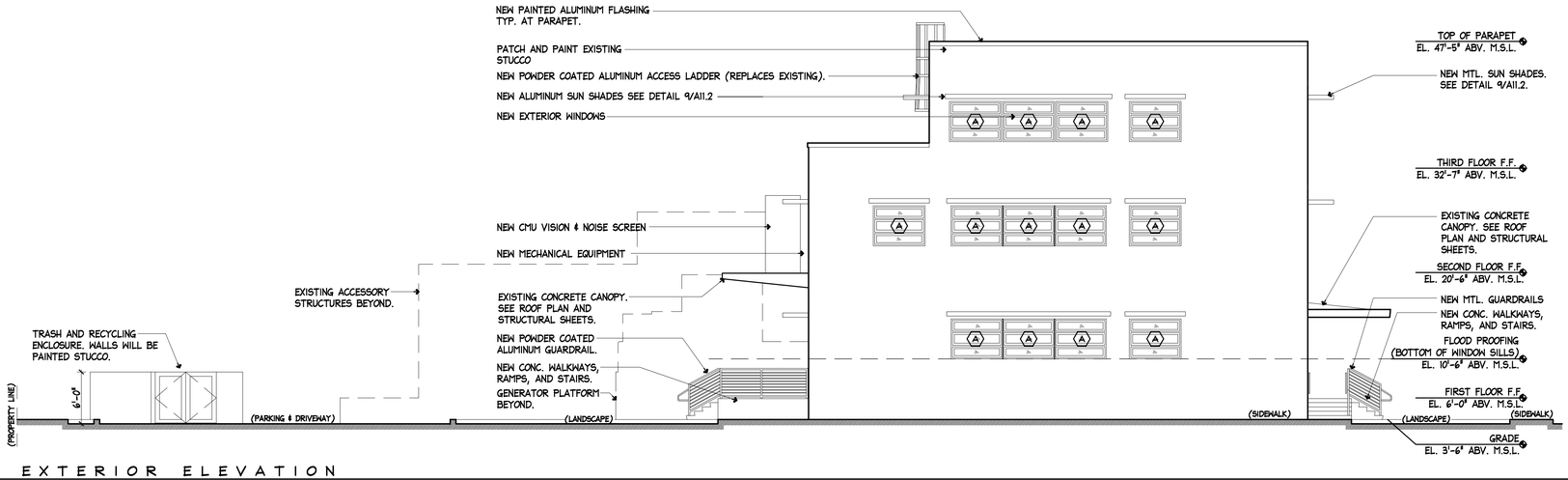


2 EAST EXTERIOR ELEVATION
A6.2 SCALE: 1/8"=1'-0"



1 WEST EXTERIOR ELEVATION
A6.2 SCALE: 1/8"=1'-0"

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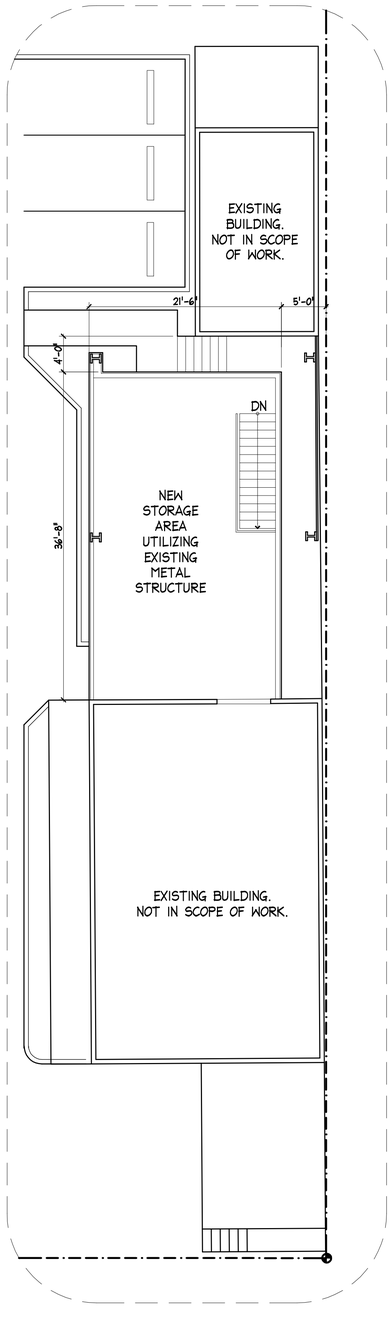
Project No: 1310

EXTERIOR ELEVATIONS

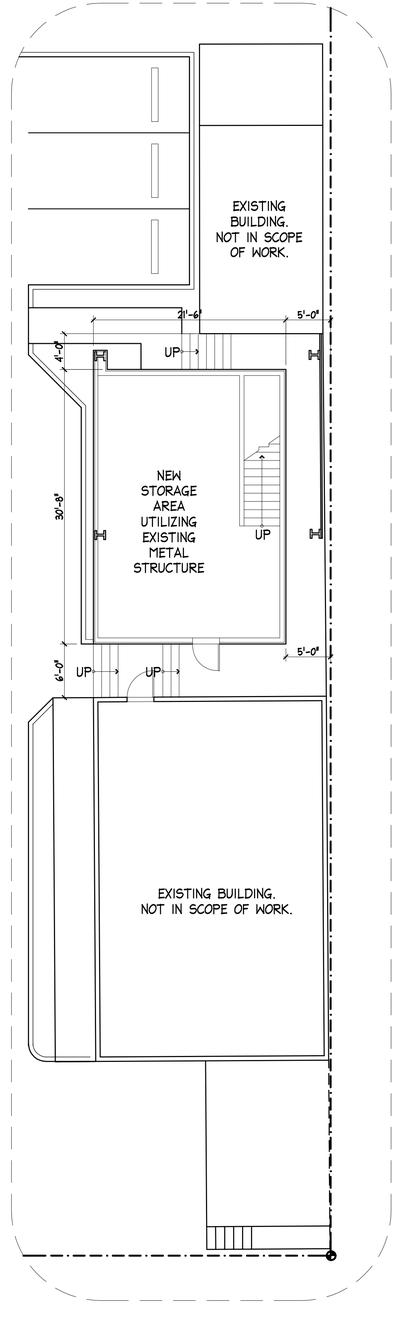
Date: 8/01/14

A6.2

HARC SUBMITTAL



3 A3.7 PROPOSED PLAN: STORAGE SECOND FLOOR
SCALE: 1/8"=1'-0"



2 A3.7 PROPOSED PLAN: STORAGE FIRST FLOOR
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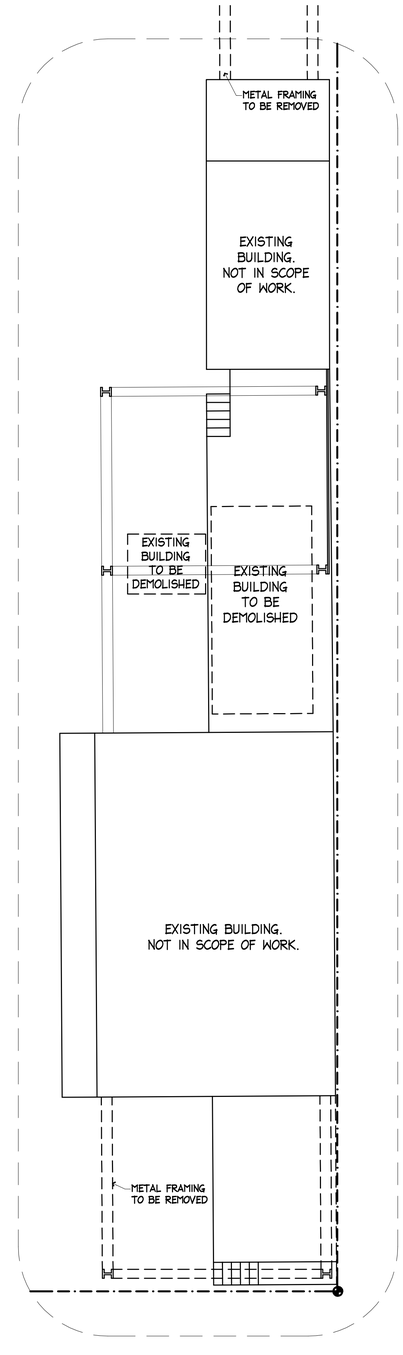

1 A3.7 EXISTING PLAN: STORAGE FIRST FLOOR
SCALE: 1/8"=1'-0"

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Project No: 1310

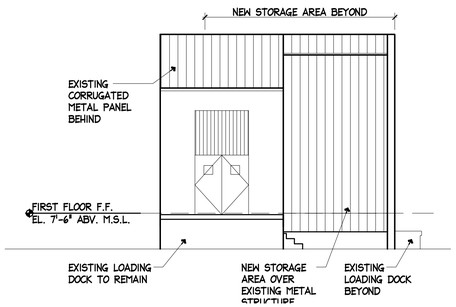
Date: 8/01/14

A3.7

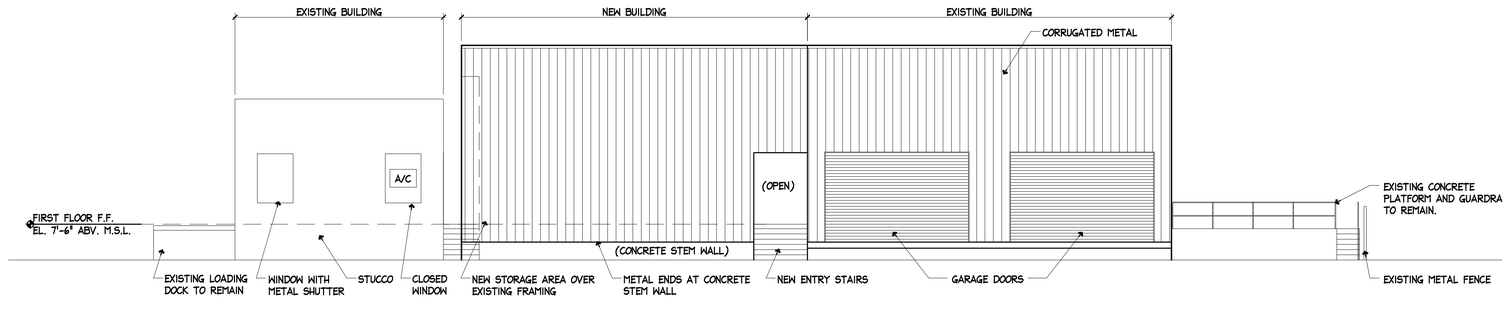
8 A6.3 PHOTO OF EXISTING STRUCTURE
N.T.S.

7 A6.3 PHOTO OF EXISTING STRUCTURE
N.T.S.

6 A6.3 PHOTO OF EXISTING STRUCTURE
N.T.S.



5 A6.3 PROPOSED NORTH ELEVATION
SCALE: 1/8"=1'-0"



4 A6.3 PROPOSED WEST ELEVATION
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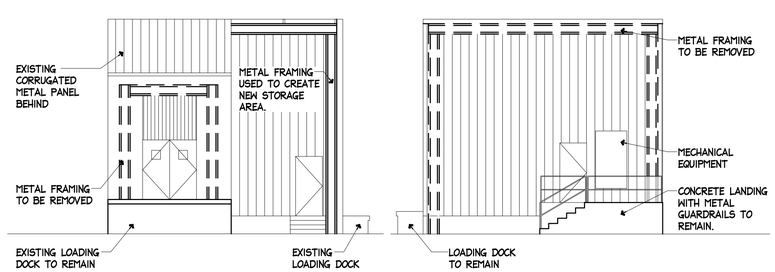
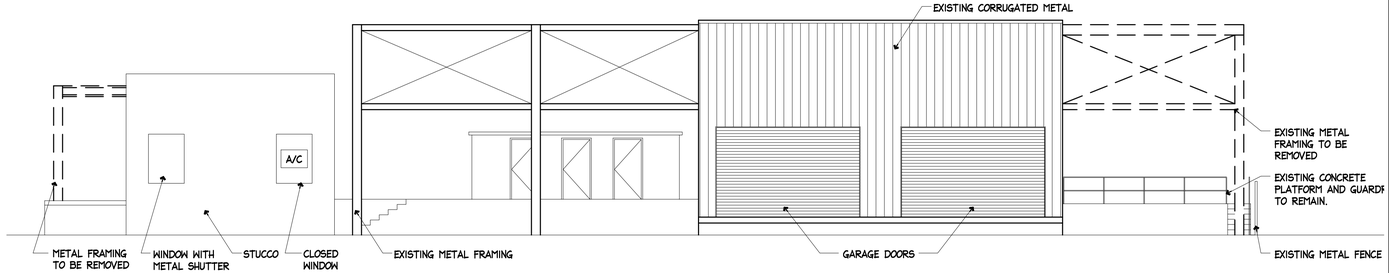


2 A6.3 EXISTING NORTH ELEVATION
SCALE: 1/8"=1'-0"

3 A6.3 EXISTING SOUTH ELEVATION
SCALE: 1/8"=1'-0"



1 A6.3 EXISTING WEST ELEVATION
SCALE: 1/8"=1'-0"

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Project №: 1310

EXTERIOR ELEVATIONS OF ACCESSORY STRUCTURE

Date: 8/01/14

A6.3

4 H1 HISTORIC PHOTOGRAPH OF THE NORTH EXTERIOR ELEVATION BEFORE EAST ADDITION

3 H1 HISTORIC PHOTOGRAPH OF THE SOUTH EXTERIOR ELEVATION BEFORE EAST ADDITION

2 H1 NORTH ELEVATION

1 H1 SOUTH ELEVATION

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Project №: 1310

IMAGES OF 1001 JAMES STREET

Date: 8/01/14

H1

3 H2 HISTORIC PHOTOGRAPH OF THE WEST EXTERIOR ELEVATION BEFORE EAST ADDITION

2 H2 EAST ELEVATION

1 H2 WEST ELEVATION

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Project №: 1310

IMAGES OF NEIGHBORING BUILDINGS

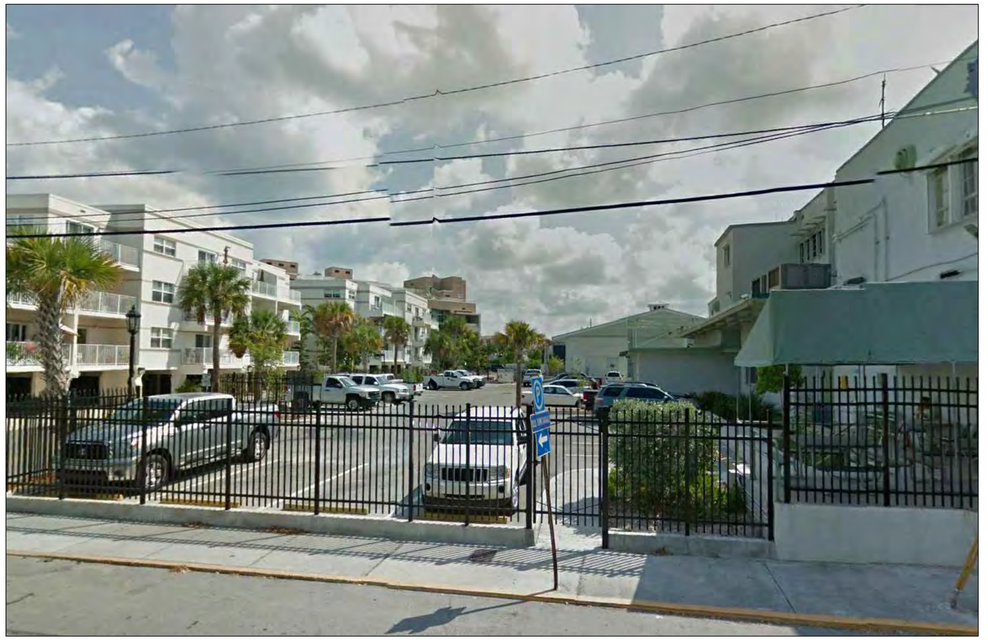
Date: 8/01/14

H2

4 H3 STRUNK HARDWARE - NEIGHBOR ON EAST SIDE OF BUILDING

3 H3 PARKING GARAGE ACROSS JAMES STREET

2 H3 STORAGE SHEDS ON EAST SIDE OF SITE



1 H3 KES PARKING LOT AND STEAMPLANT CONDOMINIUMS ADJACENT

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Project №: 1310

IMAGES OF NEIGHBORING BUILDINGS

Date: 6/30/14

H3

TREE BRACING NOTES:
2" and larger caliper trees braced by guying:
1. Choose the correct size and number of stakes and size of hose and wire. Guying shall be completed within 48 hours of planting the tree.
2. Cut lengths of staking hose to extend 2 inches past tree trunk when wrapping around.
3. Space stakes evenly on outside of water ring and drive each firmly into ground. Stakes should be driven at a 30 degree angle with the point of the stake toward the tree until 4 to 5 inches are left showing.
4. Place the hose around the trunk just above the lowest branch.
5. Thread the wire through the hose and past the stake, allowing approximately 2 feet of each of the two ends beyond the stake before cutting the wire.
6. Twist wire at rubber hose to keep it in place.
7. Pull wire down and wind both ends around stake twice. Twist wire back onto itself to secure it before cutting off the excess.
8. The above procedures are to be followed for each stake, keeping the tree straight at all times. There should be a 1 to 3 inch sway in the tree (the wires should not be pulled tight) for best establishment.
9. Flag the guy wires with surveyor's flagging or approved equal for safety.
10. Guys are not to be removed until approved by landscape contractor.

Specimen trees and tall palms braced with props:
11. Choose the correct size, length, and number of props to be used (pressure treated (PT) 2"x4", 4"x4").
12. Wrap at least 5 layers of burlap around trunk of the palm at least 4 inches wider than the battens being used. Battens should be mounted at a point 1/3 of the distance from ground to the clear trunk of the tree or palm, but not less than 4 feet, whichever is greater.
13. Select the proper length and size of battens (PT 2"x4"x12"-16")
14. Use the same number of battens as props being used.
15. Place the battens vertically and evenly spaced against the burlap.
16. Secure the battens in place with metal or plastic banding straps. DO NOT NAIL INTO TREE.
17. Wedge lower end of prop into soil and secure with a 2"x4"x30" stake. Props should be installed at a 30 to 40 degree angle from the battens and of sufficient length to reach the ground. NOTE: ON STRAIGHT TREES OR PALMS OR TREES, SPACE PROPS EQUAL DISTANCE AROUND TREE OR PALM. ON CURVED PALMS OR TREES, SPACE PROPS AGAINST THE FRONT OF THE CURVE OF THE PALM.
18. Cut a smooth angle at the end of the props. Align with and nail into battens. DO NOT PENETRATE TREE OR PALM WITH NAILS.
19. **If it appears that additional construction work will take place near to or in the vicinity of the newly braced trees or palms, then props are to be clearly labeled with the statement, "DO NOT REMOVE."**
20. Props are not to be removed until approved by the landscape contractor.

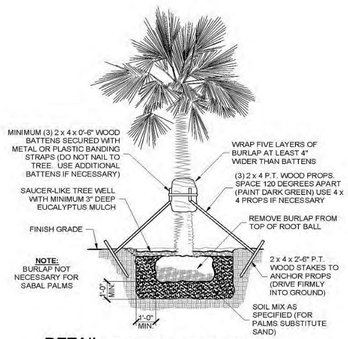
END

GENERAL LANDSCAPE NOTES:
1. **Changes may occur during the normal course of implementation. Verbal change orders will not be honored. Any changes must be submitted to landscape architect in writing as a change order to be reviewed and approved in writing by owner/client.**
2. All newly planted areas to receive 100% coverage by automatic irrigation system (drip preferred) unless otherwise directed by OWNER. **Landscape contractor to coordinate installation of irrigation system with irrigation contractor. Irrigation time clock to be HARD WIRED on completion – responsibility of irrigation contractor. Landscape contractor to hand water or arrange for watering during planting until irrigation system is 100% operable.** ***This is the responsibility of the landscape contractor.***
3. Landscape contractor to become familiar with the scope of work as well as the site, digging conditions, and any obstacles prior to bidding.
4. Landscape contractor shall locate and verify all underground utilities prior to digging.
5. All Plant material is to be Florida No. 1 or better. Florida Department of Agriculture Grades and Standards, Parts I & II, 1975, respectively.
6. All trees to be staked in a good workmanlike manner. No nail staking permitted. (Refer to planting details)
7. Landscape plan shall be installed in compliance with all local codes.
8. All tree holes to be back filled around and under root ball with washed beach sand. All shrub beds to be installed with washed beach sand. (See spec)
9. All trees, shrubs and ground covers shall be guaranteed for six months from date of final acceptance. All palms are to be guaranteed for one year.
10. All planting beds shall be weed and grass free.
11. All trees, palms, shrubs and ground cover plants shall be fertilized at installation according to manufacturers' recommendations. Type and amount of fertilizer is up to discretion of Landscape Contractor in order to avoid "burn" on plants that may already contain fertilizer from nursery and ensure proper establishment to maintain contractors warranty.
12. **Planting plan shall take precedence over plant list in case of discrepancies.**
13. No change shall be made without prior consent of Landscape Architect.
14. All material shall be subject to availability at time of installation. Substitutions may be made after consultation with Landscape Architect
15. Landscape Contractor to coordinate his work with the General Contractor, Irrigation Contractor, and the Electrical Contractor.
16. All existing plant material to remain shall be protected.
17. All trees to be relocated will get root pruned 30 days min. (or more if required by the species). Upon relocation, thin out 30% of the relocated trees' canopy.
18. After removal or relocation of existing trees and palms, backfill tree pit with washed beach sand, and sod disturbed area, if required.
19. All trees on sod area shall receive a mulch ring 2" in diameter typical.
20. All trees shall have 2" caliper at D.B.H. minimum for a 10' height tree.
21. All 1 gallon material to have 12" spread minimum, all 3 gallon material to have 20-24" spread minimum.
22. Landscape contractor to be County and City licensed where work is to be performed. Liability and Workman's' comp insurance is required for each and every employee to be on-site at any time during implementation. Paperwork to this effect to be provided on request within 2 business days.

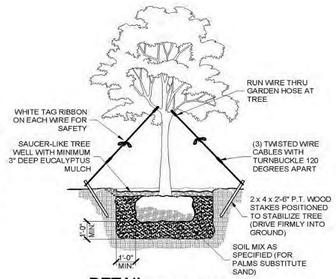
END

IRRIGATION NOTES:
1. All Lady Palms (*Rhapis spp.)*, Heliconia, and Bamboos to have single bubbler. All Major Palms to have two bubblers on opposing sides of root ball. Bubblers to be hidden from view.
2. Irrigation contractor to coordinate location of main lines with Landscape Contractor prior to implementation. Avoid root balls of trees and large plant materials. Refer to landscape drawings.
3. All pipe to be PVC schedule 40, 8" minimum cover.
4. All heads installed on flexible PVC pipe and fittings.
5. Pressurized backflow, rain switch, and multi-programmable controller with battery backup required.
6. All crossings under permanent concrete to be sleeved two times the sprinkler pipe size with schedule 40 PVC.
7. All valves to have flow control and be installed in green valve boxes with room to work in future.
8. All valve boxes to be located away from walkways, garden paths, and groundcovers – keep to back of beds.
9. All sprinklers to be commercial grade Toro 570 Series 4" and 12" and installed out of sight.
10. Irrigation contractor to measure water available on-site and use no more than 75% of available GPM.
11. Water connection to the house, including shut-off valves, shall not be altered by pressurized backflow.
12. All wire splices to be in valve boxes and clearly labeled at back of time clock. All wire splices to be installed with water proof connections.
13. 2 spare wires to be run to the last valve in each direction.
14. Controller to be hard-wired at time of completion and included in irrigation contractors bid.
15. System to provide 100% controlled coverage on completion. Additions/modifications from irrigation plan may be necessary.
16. Irrigation contractor to be County and City licensed where work is to be performed. Liability and Workman's' comp insurance is required for each and every employee to be on-site at any time during implementation. Paperwork to this effect to be provided on request within 2 business days.
17. **As-built irrigation drawing to be provided prior to final payment.**

END



DETAIL OF SPECIMEN TREE AND TALL PALMS SUPPORT
SCALE: NONE



DETAIL OF SMALL TREE SUPPORT
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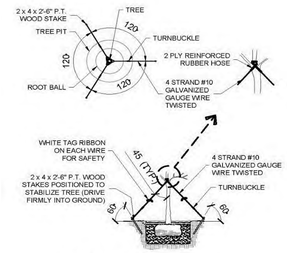

DETAIL OF TYPICAL TREE GUYING
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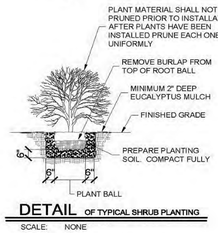

DETAIL OF TYPICAL SHRUB PLANTING
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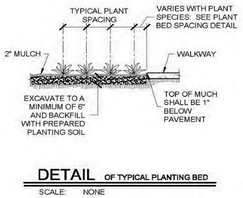
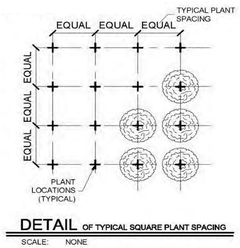
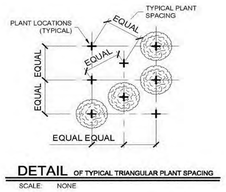


DETAIL OF TYPICAL PLANTING BED
SCALE: NONE



DETAIL OF TYPICAL SQUARE PLANT SPACING
SCALE: NONE



DETAIL OF TYPICAL TRIANGULAR PLANT SPACING
SCALE: NONE

PLANT LIST

Qty.	Botanical Name	Common Name	Specifications	Provide Photo
TREES AND PALMS				
1	*Ardisia escalanoides*	Marlberry	6' PH, very full	
4	*Bursera simaruba*	Gumbo Limbo	12' PH, FF#1	
10	*Capparis cynophallophora*	Jamaica Caper	4' PH	
5	*Chrysophyllum oliviforme*	Satinleaf	8' PH, FF#1	
1	*Coccoloba diversifolia*	Pigeon Plum	8' PH x 3' spread	
7	*Coccothrinax argentata*	Florida Silver Palm	15 gallon	
1	*Guiacum sanctum*	Lignum Vitae	5' PH x 5' spread, specimen	Yes
6	*Gymanthes lucida*	Crabwood	25 gallon	
5	*Lysiloma latisilliquum*	Tamarind	12' PH x 6' spread, standard FF#1	
3	*Myrcianthes fragrans*	Simpson Stopper	45 gallon, multi-trunk specimens, Plant Creations Nursery	
2	*Pseudophoenix sargentii*	Buccaneer Palm	5' PH, fat & heavy, (1) double, (1) single	
1	*Swietenia mahogani*	Mahogany	14-16' PH, FF#1	
23	*Sabal Palmetto*	Same	Regenerated, slicks, mix of 10-24' CT with leans	
15	*Serenoa repens 'cericeus'*	Silver Saw Palmetto	3' x 3' PH	
1	*Thrinax morisii*	Silver Thatch Palm	Double trunk, 4' PH	
SHRUBS AND GROUNDCOVERS				
21	*Baccharis halimifolia*	Groundsel Bush	15 gallon, full, Doug Ingram & Sons Nursery	
37	*Borischia arborescens*	Sea Oxeye Daisy	1 gallon	
145	*Ernodiea littoralis*	Golden Creeper	1 gallon	
153	*Hymenocalis latifolia*	Spider Lily	3 gallon	
916	*Liriope sp. 'Isabella'*	DWARF Isabella Liriope	1 gallon, full	
67	*Phyllanthus sp.*	Phyllanthus	1 gallon, Doug Ingram & Sons Nursery	
240	*Pilea depressa*	Pilea	1 gallon	
40	*Polypodium scolopendria*	Wart Fern	1 gallon	
18	*Psychotria ligustrifolia*	DWARF Wild Coffee	7 gallon, full	
250	*Stachytarpheta jamaciensis*	DWARF Blue Porterweed	1 gallon	
230	*Tradescantia microfolia*	Argentine Ivy	1 gallon, Plant Creations Nursery	
7	*Tripsacum dactyloides*	Fakahatchee Grass	3 gallon	
22	*Xylosma sp.*	Xylosma	7 gallon, full, Plant Creations Nursery	
73	*Zamia floridana*	Coontie	7 gallon, full	
ADDITONAL ITEMS				
TBD	*BLACK Eucalyptus Mulch*		1" minimum	
TBD	*Planting soil*		50/50 sand/soil mix	

KEYS ENERGY SERVICES

1001 JAMES STREET
KEY WEST, FL 33040

Date: 08-07-2014

REVISIONS

No.	Date	Remarks
1	8-12-2014	Revised planting plan & quantities

DRAWING LIST

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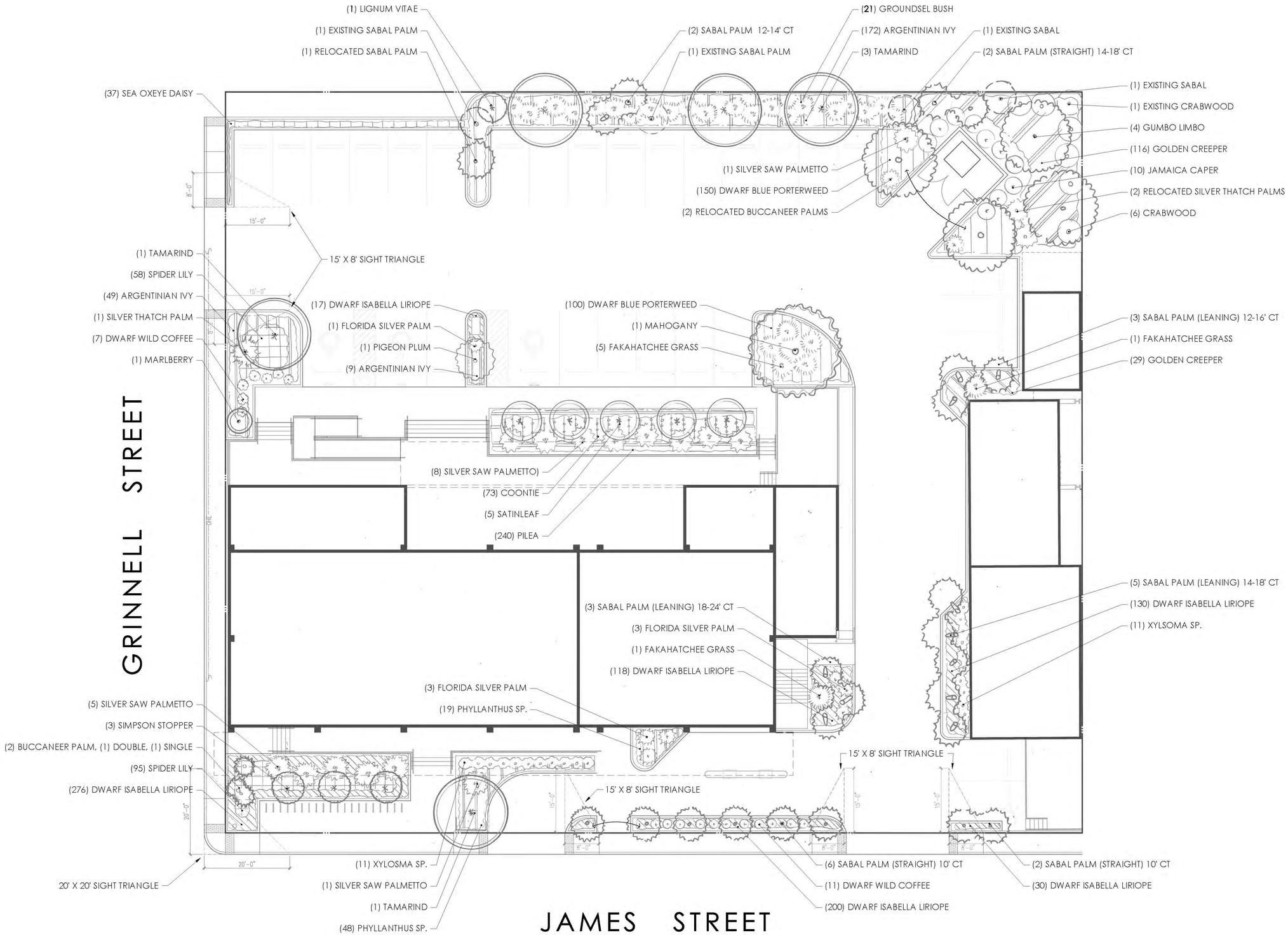
landscape architecture
craigreynolds.net 305.292.7243
517 Duval Street, Suite 204 Key West, Florida 33040



1001 JAMES STREET KEYS ENERGY SERVICES

SHEET TITLE

SCALE: 3/32" = 1'
SHEET: LP-2
REVISED: August 12, 2014
~~DATE: August 7, 2014~~

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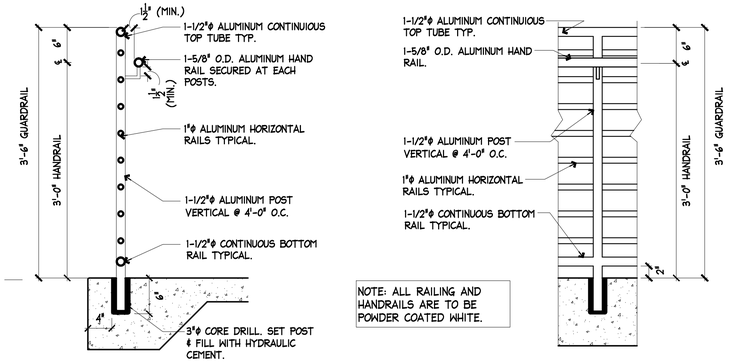
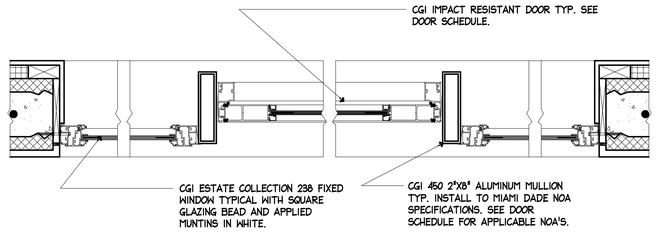
craigreynolds.net 305.292.7243
517 Duval Street, Suite 204 Key West, Florida 33040



1 A11.2 TYPICAL GUARDRAIL DETAIL
SCALE: 1-1/2"=1'-0"



2 A11.2 TYPICAL DOOR DETAIL
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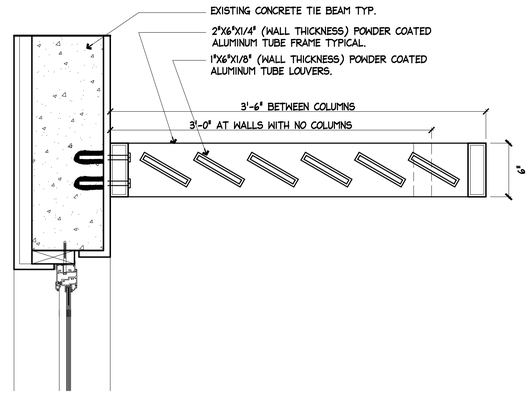

3 A11.2 METAL LOUVER DETAIL
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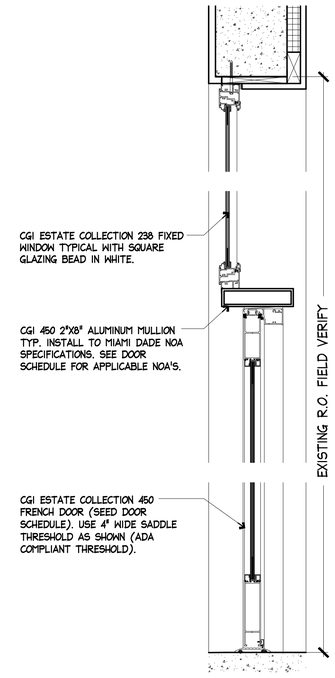

4 A11.2 TYPICAL DOOR DETAIL
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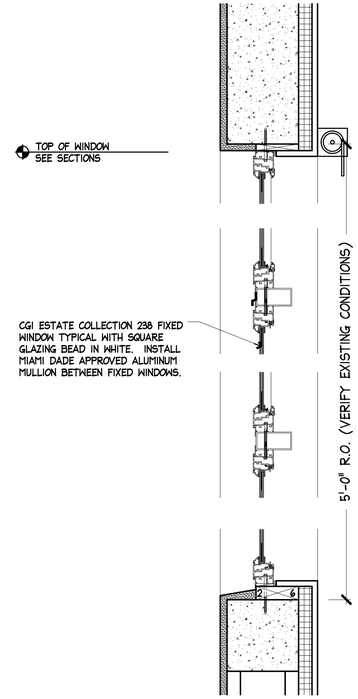

5 A11.2 TYPICAL WINDOW DETAIL
SCALE: 1-1/2"=1'-0"

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Project Nº: 1310

Date: 8/01/14

A11.2

Estate Collection

Impact Resistant Windows & Doors

EVERYWHERE QUALITY, BEAUTY *and* STRENGTH MATTER

Tests have proven that many of our products withstand winds of nearly 300 MPH.

CGI windows and doors exude quality without compromise. As the premier manufacturer of impact resistant windows and doors, our products offer superior strength, energy efficiency and beauty. Every detail reflects our commitment to exceptional quality, from our strong commercial-grade aluminum frames to impact resistant

glass options and finest hardware components.

The best choice for hurricane prone coastal regions, the CGI Estate Collection exceeds the Miami-Dade county and Florida building codes, considered some of the most rigorous in the industry and assures best-in-class performance against high winds and violent storms. Found in many of the most prestigious residential homes, office buildings and resorts, including the historic Breakers Hotel in Palm Beach, Florida, CGI windows and doors are everywhere quality, beauty and strength matter.

A PERFECT COMBINATION *of* FORM AND FUNCTION

Unparalleled elegance is the first impression, and a lasting one. CGI impact resistant windows and doors capture the look you desire, from traditional to contemporary. The sheer beauty is matched by remarkable functionality. Our windows and doors protect and insulate against every imaginable external event, from hurricanes to UV protection, outside noise and forced entry. Add in the finest selection of glass and colors, including a variety

of Aspen wood grain finishes and it is no wonder top designers and architects prefer the CGI Estate Collection for their most upscale projects and exclusive homes.

Our aluminum frames are up to 100% thicker than competitors and are the most sensible choice for coastal areas.

THE DIFFERENCE SUPERIOR ENGIN

LARGER STAINLESS STEEL FASTENERS

ESTATE

We use #10-1 ¼ inch stainless steel fasteners in each window frame corner. Bigger, longer screws means more frame strength, greater longevity and better hurricane resistance.

Theirs

Others use #8-1-inch galvanized screws in each corner.

OVER 100% HIGHER DESIGN PRESSURES

ESTATE

The higher the max design pressure the more resistant to hurricane strength winds. Our design pressure max is +110/-195.

Theirs

Max design pressure is only +70/-90.

THICKER LAMINATED GLASS

Our glass thickness- 7/16”

Their glass thickness- 5/16”

ESTATE

Most Estate products use thicker glass.

Theirs

Typically use thinner glass.

EERING *makes* IS CRYSTAL CLEAR

DISTINCTIVE MUNTIN/GRID DETAILS

Ogee

Triangular

ESTATE

Our highly contoured muntin provides a fashionable look.

Theirs

Some competitors offer basic, less contoured muntins that lack real style.

ATTRACTIVE GLAZING BEAD TRIM

Ogee

Square

ESTATE

Designed to look like wood. Square is also available.

Theirs

Only available in square.

THICKER ALUMINUM FRAME

.090”

ESTATE

Strength starts with an aluminum extrusion. At .090 ours is 45% thicker.

.062”

Theirs

Standard aluminum thickness is just .062”.

ESTATE *gives* YOU MAXIMUM PROTECTION

Aluminum frames that are up to 100% thicker than competitors and windows that withstand winds of nearly 300 mph is just the beginning of the Estate Collection story. It also exceeds the Florida Building Code and the Miami-Dade County protocols, considered among the toughest in the industry.

Distinctive sightlines and beautiful designs are two of the reasons it's the choice of the most demanding architects. Premium components, expert engineering, along with years of research and development, have enabled us to develop impact resistant windows and doors that not only look great, but outperform their competitors in quality and value.

A wide selection of energy efficient glass options are available with each of our product lines to provide you with both energy savings and the strength homeowners and architects have come to expect from CGI.

ESTATE *offers* LARGER SIZES

The Estate Collection offers so much strength and durability that we can offer windows, sliding glass doors and entry doors in heights of up to 10 feet tall. It's the perfect choice for homeowners that desire beautiful, unobstructed views without sacrificing protection. 10 foot tall windows are a tall order for other manufacturers to meet.

ESTATE *offers* ENERGY EFFICIENCY

By combining the advantages of impact protection and energy savings, you can achieve greater energy efficiency and meet your budget requirements based on the glass you choose. The most cost effective impact resistant glazing option, for example, is tinted laminated glass. Laminated glass or insulated laminated glass with a LoE coating is another choice. Both options represent higher costs but with the best energy efficiency. These advanced glass options are more appropriate for cooler climates.

Why LAMINATED GLASS

HOW *to* SELECT GLASS

Step 1: Select between laminated glass or insulated laminated glass

Laminated Hurricane Impact Resistant Glass is comprised of two sheets of glass bonded together with a protective interlayer. Laminated glass is the primary hurricane barrier used in impact resistant windows. Laminated glass is also used in the windshields of cars.

Insulated Laminated Glass adds an extra single pane of glass to the laminated glass unit with a sealed air space (or gas filled space) in between. This glass is generally more expensive but offers enhanced energy performance. Although it is more useful in colder climates, it does improve the performance of LoE coatings and in some cases architects or local building departments are requiring its use.

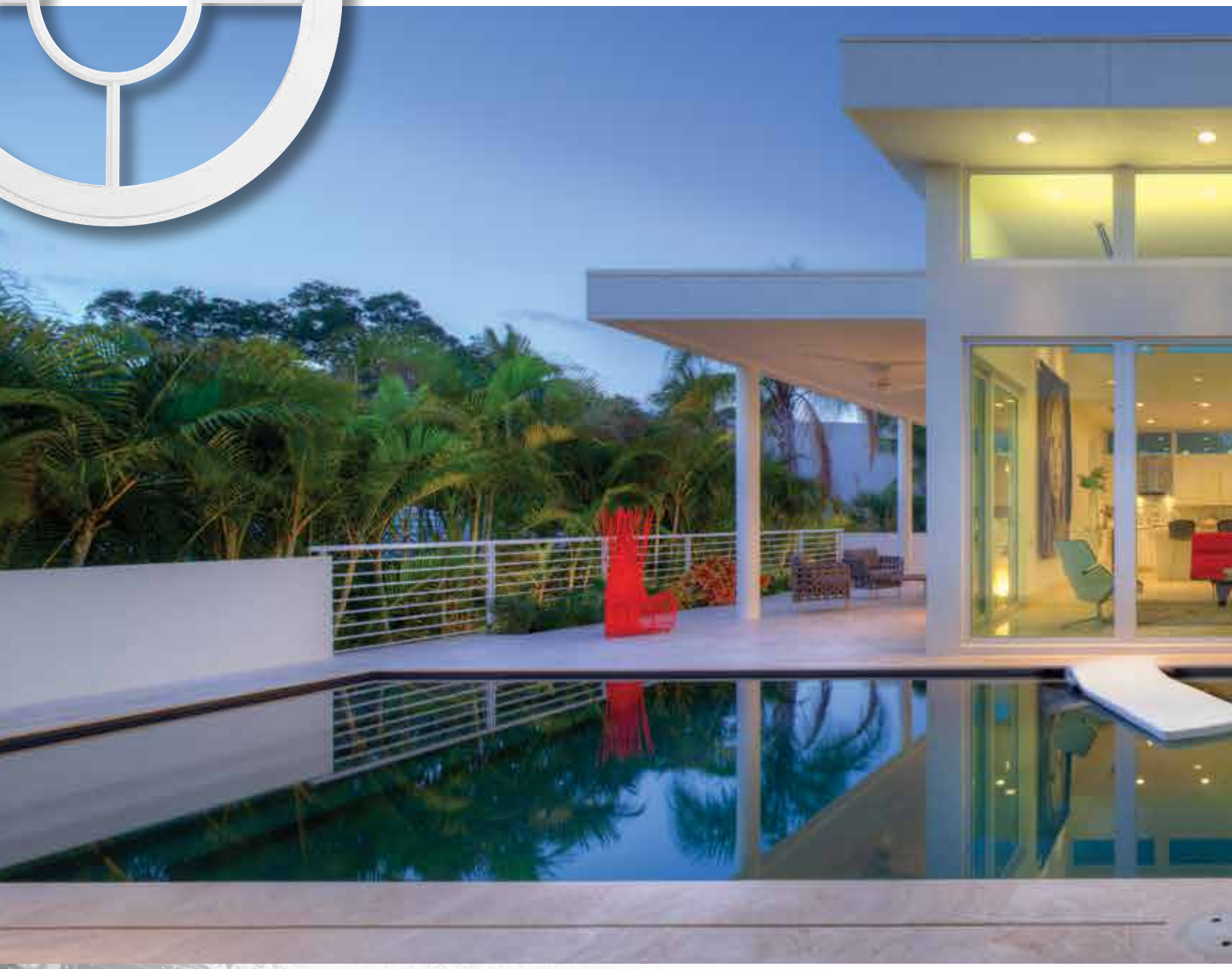
Step 2: Decide whether to use a LoE coating or glass tints.

Tinted Glass - Tinted glass is typically the most cost effective solution combining cost reductions with energy efficiency. Tinted glass absorbs incoming solar radiation through the glass thereby reducing the heat and light transfer into a room. Clear glass is also available, although without special coatings or tints heat transfer is not minimized and may not meet code requirements.

LoE Glass - LoE coatings are applied to the internal glass surface to separate heat energy (long wave) and light energy (short wave). The heat energy (long wave) is reflected back to the heat source and the short wave can pass through the coating. CGI offers high performance coatings on its insulated laminated products and certain laminated products.

With all of these options of tints, LoE and Insulated Glass, how do I decide? - In warm tropical climates if you are cost conscious, avoid insulated glass if not required by codes. Suggest tinted glass or clear glass with LoE. If you want the best energy performance, consider insulated laminated glass with a LoE coating. Also, discuss with your dealer to ensure that you are in compliance with building code requirements.

WE TAKE PRIDE IN OUR



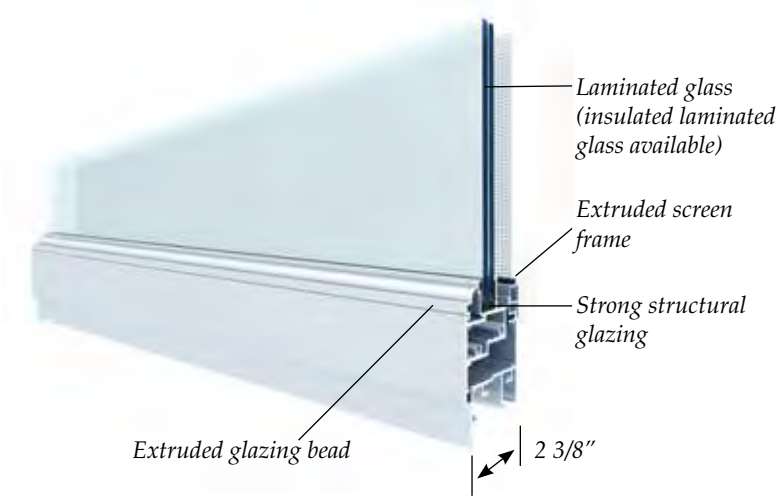
Our impact resistant windows and doors also provide 24/7 intruder protection.

SUPERIOR QUALITY, CRAFTSMANSHIP *and* FIT AND FINISH

CGI's Estate Collection combines the advantages of impact protection, aesthetics, security and energy savings. Built to the most exacting specifications, every window and door reflects the highest quality standards. From superior engineering to fit, finish and handcrafted detailing, we take pride in creating quality products that are as resistant to impact from storms as they are stunningly beautiful.

238 CASEMENT WINDOW

Industry leading casement with design pressures up to +110/-195 PSF, Ogee glazing beads and muntins, standard stainless steel package, multipoint locks and matching sightlines to the fixed and project out windows.



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
- 3/4″ Insulated Laminated

Glass Coatings

- Energy Efficient LoE Coatings

Standard Hardware

- Single arm stainless steel roto operator and nesting crank handle
- Stainless steel operator track
- Pair of stainless steel 4 bar concealed hinges
- All stainless steel multipoint lock bars
- Snubber blocks
- Small operator on units less than 24″, Large operator on units 24″ or more

Standard Features

- Extruded screen frame with Super-View™ screen fiberglass mesh
- Extruded snap on glazing beads (in contoured ogee or contemporary square profiles)
- Stainless steel assembly screws and corner keys
- Double Weatherstripping
- 1/2″ exterior flange frame

Optional Items

- Limit opening devices
- Hinges with washability feature (for high-rise use)
- Custodial type locks (for institutional use)
- Equal leg frames
- Square glazing beads
- Extruded double applied raised profile 1″ and 3 1/2″ muntins (not applicable with insulated glass)
- Muntin grids inside insulated glass (GBGs)

SIZE LIMITATIONS (In inches)

Minimum	Size	Maximum	Size
Minimum Width	18	Maximum Width	42
Minimum Height	17	Maximum Height	84

MODULAR SIZES (In inches)

20 x 24	24 x 24	28 x 24	30 x 24	32 x 24	36 x 24
20 x 30	24 x 30	28 x 30	30 x 30	32 x 30	36 x 30
20 x 36	24 x 36	28 x 36	30 x 36	32 x 36	36 x 36 e
20 x 42	24 x 42	28 x 42	30 x 42 e	32 x 42 e	36 x 42 e
20 x 48	24 x 48	28 x 48 e	30 x 48 e	32 x 48 e	36 x 48 e
20 x 54	24 x 54	28 x 54 e	30 x 54 e	32 x 54 e	36 x 54 e
20 x 60	24 x 60	28 x 60 e	30 x 60 e	32 x 60 e	36 x 60 e
20 x 66	24 x 66	28 x 66 e	30 x 66 e	32 x 66 e	
20 x 72	24 x 72	28 x 72 e	30 x 72 e	32 x 72 e	
20 x 78	24 x 78	28 x 78 e			
20 x 84	24 x 84				

All window dimensions shown are tip to tip of exterior 1/2" flange on frame.
e = Indicates windows that comply with egress (emergency escape) opening requirements when properly located on wall opening.

COMMODITY SIZES (In inches)

19 1/8 x 17	26 1/2 x 17	37 x 17
19 1/8 x 26	26 1/2 x 26	37 x 26
19 1/8 x 38 3/8	26 1/2 x 38 3/8	37 x 38 3/8 e
19 1/8 x 50 5/8	26 1/2 x 50 5/8 e	37 x 50 5/8 e
19 1/8 x 63	26 1/2 x 63 e	37 x 63 e
19 1/8 x 72	26 1/2 x 72 e	37 x 76 e (July 2014)

PERFORMANCE RESULTS

Maximum Water Resistance		16.5 PSF
Large Missile Laminated Glass	26 1/2" x 50 5/8" Window (Ann/Ann or HS/HS Glass) 37" x 63" Window (Ann/Ann or HS/HS Glass) 37" x 76" Window (Ann/Ann or HS/HS Glass)	+110 /-195 PSF +110 /-120 PSF +60 /-60 PSF
Large Missile Insulated Laminated Glass	26 1/2" x 50 5/8" Window (Temp-Air-Ann/Ann Glass) 37" x 63" Window (Temp-Air-Ann/Ann Glass) 37" x 76" Window (Temp-Air-Ann/Ann Glass) 26 1/2" x 50 5/8" Window (Temp-Air-Temp/Temp Glass) 37" x 63" Window (Temp-Air-Temp/Temp Glass) 37" x 76" Window (Temp-Air-Temp/Temp Glass)	+99.7 /-104.3 PSF +60 /-60 PSF +60 /-60 PSF +110 /-195 PSF +110 /-117 PSF +60 /-60 PSF
Forced Entry Test (AAMA 1302.5)		Passed

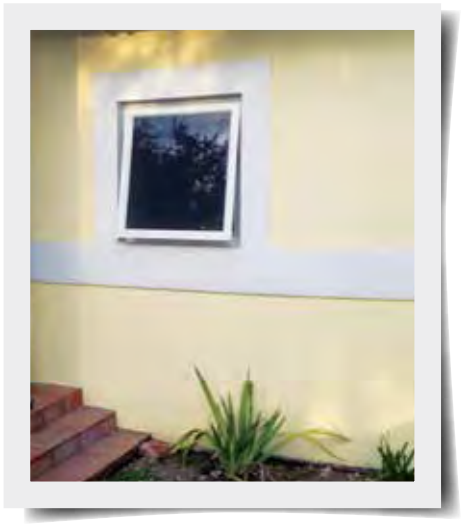
* Performance values for small missile are also available.

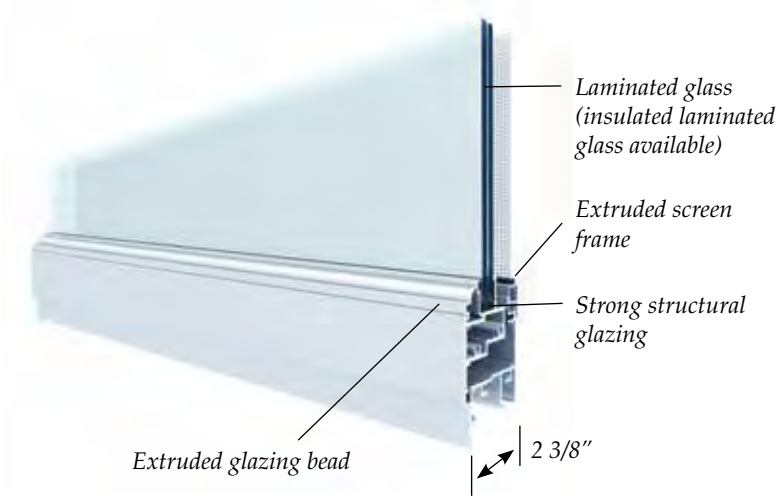
ENERGY VALUES (NFRC Approved)

238 Casement	U-Factor	SHGC	VT
7/16" Laminated Gray	1.02	0.40	0.33
7/16" Laminated Clear	1.02	0.51	0.58
7/16" Laminated Clear LoE 366	1.02	0.26	0.40
3/4" Insulated Laminated Clear LoE 366	0.63	0.21	0.42
3/4" Insulated Laminated Clear LoE 270	0.63	0.27	0.46

238 PROJECT OUT WINDOW

Industry leading Project Out with design pressures up to +110/-195 PSF, Ogee glazing beads and muntins, standard stainless steel package and matching sightlines to the fixed and casement windows.





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
- 3/4″ Insulated Laminated

Glass Coatings
- Energy Efficient LoE Coatings

Standard Hardware
- Dual arm stainless steel roto operator and crank handle
- Stainless steel operator track
- Pair of stainless steel 4 bar concealed hinges
- Pair of Cam locks
- Pair of stainless steel lock keepers
- Snubber blocks
- Small operator on units less than 32″, Large operator on units 32″ or more

Standard Features
- Extruded screen frame with Super-View™ screen fiberglass mesh
- Extruded snap on glazing beads (in contoured ogee or contemporary square profiles)
- Stainless steel assembly screws and corner keys
- Double weatherstripping
- 1/2″ exterior flange frame

Optional Items
- Limit opening devices
- Custodial type locks (for institutional use)
- Equal leg frame
- Collapsible cranks
- Extruded double applied raised profile 1″ and 3 1/2″ muntins (not applicable with insulated glass)
- Muntin grids inside insulated glass (GBGs)

SIZE LIMITATIONS (In inches)

Minimum	Size	Maximum	Size
Minimum Width	18	Maximum Width	72
Minimum Height	17	Maximum Height	72

Use of small arm operator will limit window opening (ventilation) to 2 3/4". Use of large arm operator will limit window opening (ventilation) to 8"

MODULAR SIZES (In inches)

20 x 24	24 x 24	28 x 24	30 x 24	32 x 24	36 x 24	40 x 24	42 x 24	48 x 24	54 x 24	60 x 24	66 x 24	72 x 24
20 x 30	24 x 30	28 x 30	30 x 30	32 x 30	36 x 30	40 x 30	42 x 30	48 x 30	54 x 30	60 x 30	66 x 30	72 x 30
20 x 36	24 x 36	28 x 36	30 x 36	32 x 36	36 x 36	40 x 36	42 x 36	48 x 36	54 x 36	60 x 36		
20 x 42	24 x 42	28 x 42	30 x 42	32 x 42	36 x 42	40 x 42	42 x 42	48 x 42	54 x 42			
20 x 48	24 x 48	28 x 48	30 x 48	32 x 48	36 x 48	40 x 48	42 x 48	48 x 48				
20 x 54	24 x 54	28 x 54	30 x 54	32 x 54	36 x 54	40 x 54	42 x 54					
20 x 60	24 x 60	28 x 60	30 x 60	32 x 60	36 x 60							
20 x 66	24 x 66	28 x 66	30 x 66	32 x 66								
20 x 72	24 x 72	28 x 72	30 x 72	32 x 72								

All window dimensions shown are tip to tip of exterior 1/2" flange on frame.
Do not use Project Out windows where Egress (Emergency Escape) is required.

COMMODITY SIZES (In inches)

19 1/8 x 17	26 1/2 x 17	37 x 17	53 1/8 x 17
19 1/8 x 26	26 1/2 x 26	37 x 26	53 1/8 x 26
19 1/8 x 38 3/8	26 1/2 x 38 3/8	37 x 38 3/8	53 1/8 x 38 3/8
19 1/8 x 50 5/8	26 1/2 x 50 5/8	37 x 50 5/8	
19 1/8 x 63	26 1/2 x 63	37 x 63	
19 1/8 x 72	26 1/2 x 72		

PERFORMANCE RESULTS

Maximum Water Resistance		16.5 PSF
Large Missile Laminated Glass	53 1/8" x 26" Window (Ann/Ann Glass) 54" x 24" Window (Ann/Ann Glass) 53 1/8" x 26" Window (HS/HS Glass) 54" x 24" window (HS/HS Glass)	+110 /-195 PSF +110 /-195 PSF +110 /-120 PSF +110 /-195 PSF
Large Missile Insulated Laminated Glass	53 1/8" x 26" Window (Ann-Air-Ann/Ann Glass) 54" x 24" Window (Ann-Air-Ann/Ann Glass) 53 1/8" x 26" Window (Temp-Air-Temp/Temp Glass) 54" x 24" Window (Temp-Air-Temp/Temp Glass)	+101.30 /-120 PSF +107.9 /-107.9 PSF +110 /-120 PSF +110 /-195 PSF
Forced Entry Test (AAMA 1302.5)		Passed

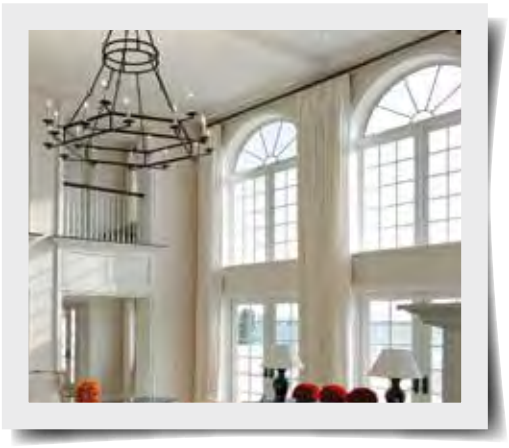
* Performance values for small missile are also available.

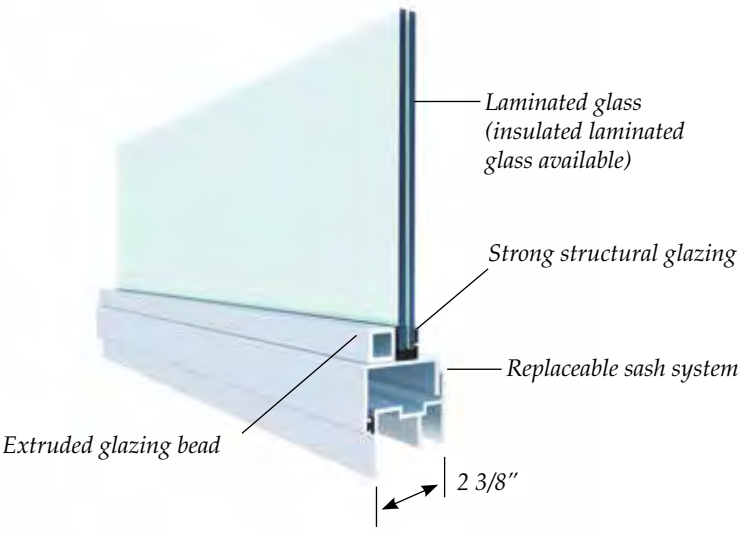
ENERGY VALUES (NFRC Approved)

238 Project Out	U-Factor	SHGC	VT
7/16" Laminated Gray	1.05	0.40	0.33
7/16" Laminated Clear	1.05	0.51	0.58
7/16" Laminated Clear LoE 366	1.06	0.26	0.40
3/4" Insulated Laminated Clear LoE 366	0.63	0.21	0.42
3/4" Insulated Laminated Clear LoE 270	0.63	0.27	0.46

238 FIXED AND DESIGNER FIXED WINDOW

Available up to 45 Sq ft, architecturally correct sightlines, sash and frame construction allowing for easy sash replacement and install.





Designer window shown. See profile of casement for rectangular fixed windows.

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
- 3/4″ Insulated Laminated

Glass Coatings
- Energy Efficient LoE Coatings

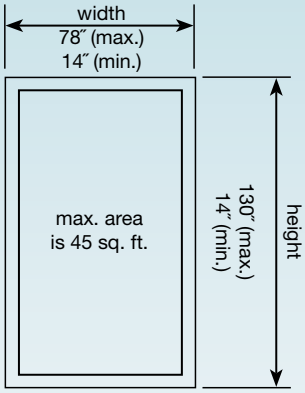
Standard Features
- Extruded glazing beads (contoured ogee for rectangular window, and contemporary square bead for designer)
- Stainless steel assembly screws
- Corner keys for rectangular units and welded corner in designer units
- Double Weatherstripping
- 1/2″ exterior flange frame

Optional Items
- Decorative screw covers for rectangular fixed window
- Square glazing beads
- Equal leg frame (rectangular fixed only)
- Extruded double applied raised profile 1″ and 3 1/2″ muntins (not applicable with insulated glass)
- Muntin grids inside insulated glass (GBGs)

– *See page 29 for some of our Designer Fixed configurations.*

SIZE LIMITATIONS ON RECTANGULAR FIXED WINDOW

- Visible glass area (daylight dimension) equals window “width” or “height”- 7”
- Maximum area 25 square feet for insulated laminated glass
- Overall square footage area not to exceed 45 square feet for laminated glass
- Maximum window width is 130” (Maximum height at this width is 48”)
- Minimum window width is 14”
- Please contact your CGI provider for Designer Fixed window size limitations



PERFORMANCE RESULTS

SERIES 238 RECTANGULAR FIXED WINDOW

Maximum Water Resistance		16.5 PSF
Large Missile Laminated Glass	26 1/2” x 50 5/8” Window (Ann/Ann or HS/HS Glass) 37” x 63” Window (Ann/Ann or HS/HS Glass) 48” x 72” Window (Ann/Ann or HS/HS Glass) 26 1/2” x 50 5/8” Window (HS/HS Glass) 48” x 72” Window (HS/HS Glass) 54” x 120” Window (HS/HS Glass)	+110 /-148.7 PSF +102.1/-111.3 PSF +85.5 /-85.5 PSF +110 /-195 PSF +90 /-90 PSF +50 /-50 PSF
Large Missile Insulated Laminated Glass	26 1/2” x 50 5/8” Window (Ann-Air-Ann/Ann Glass) 37” x 63” Window (Ann-Air-Ann/Ann Glass) 48” x 72” Window (Ann-Air-Ann/Ann Glass) 26 1/2” x 50 5/8” Window (Temp-Air-Temp/Temp Glass) 37” x 63” Window (Temp-Air-Temp/Temp Glass) 48” x 72” Window (Temp-Air-Temp/Temp Glass)	+110 /-139.4 PSF +74.9 /-74.9 PSF +53.7 /-53.7 PSF +110 /-147.2 PSF +110.2 /-110.2 PSF +90 /-90 PSF
Forced Entry Test (AAMA 1302.5)		Passed

* Design Load Capacities with Reinforcement

PERFORMANCE RESULTS

SERIES 238 DESIGNER FIXED WINDOW

Maximum Water Resistance		16.5 PSF
Large Missile Laminated Glass	26 1/2” x 50 5/8” Window (Ann/Ann Glass) 37” x 63” Window (Ann/Ann Glass) 48” x 72” Window (Ann/Ann Glass) 26 1/2” x 50 5/8” Window (HS/HS Glass) 37” x 63” Window (HS/HS Glass) 48” x 72” Window (HS/HS Glass)	+110 /-147.2 PSF +110 /-110.2 PSF +83.9 /-83.9 PSF +110 /-169.7 PSF +110 /-120 PSF +90.0 /-90.0 PSF
Large Missile Insulated Laminated Glass	26 1/2” x 50 5/8” Window (Temp-Air-Ann/Ann Glass) 37” x 63” Window (Temp-Air-Ann/Ann Glass) 48” x 72” Window (Temp-Air-Ann/Ann Glass) 26 1/2” x 50 5/8” Window (Temp-Air-Temp/Temp Glass) 37” x 63” Window (Temp-Air-Temp/Temp Glass 48” x 72” Window (Temp-Air-Temp/Temp Glass)	+110 /-133 PSF +72.9 /-72.9 PSF +52.9 /-52.9 PSF +110 /-169.7 PSF +110 /-120 PSF +90.0 /-90.0 PSF
Forced Entry Test (AAMA 1302.5)		Passed

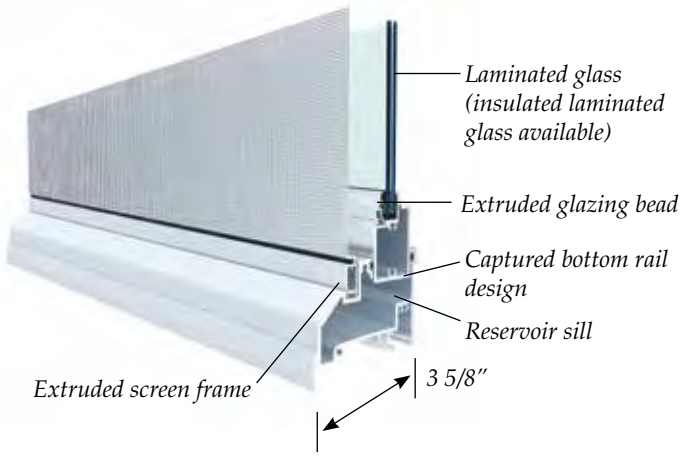
* Performance values for small missile are also available.

ENERGY VALUES (NFRC Approved)

238 Designer/Fixed	U-Factor	SHGC	VT
7/16” Laminated Gray	0.98	0.46	0.38
7/16” Laminated Clear	0.98	0.58	0.68
7/16” Laminated Clear LoE 366	0.99	0.29	0.47
3/4” Insulated Laminated Clear LoE 366	0.52	0.23	0.49
3/4” Insulated Laminated Clear LoE 270	0.52	0.30	0.54

360 SINGLE HUNG WINDOW

Industry leading single hung with design pressures up to +100/-210 PSF, available up to 42x120 or 54x96, Ogee glazing beads and muntins, standard 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

- 5/16″ Laminated
- 7/16″ Laminated
- 13/16″ Insulated Laminated

Glass Coatings

- Energy Efficient LoE Coatings

Standard Hardware

- Pair of CGI egress self closing locks (sill mounted). Note: one lock used on windows 28″ wide or less
- Pair of concealed balances
- CGI Patented Carrier Slide System

Standard Features

- Extruded screen frame with Super-View™ screen with fiberglass mesh
- Extruded snap on glazing beads
- Stainless steel assembly screws
- Double and triple Weatherstripping
- Standard 12 PSF water sill
- Balance covers and screen pocket covers

Optional Items

- Small missile impact resistant option
- 15 PSF waterbar adapter
- Sweep lock, keeper, and lift/pull (available for 5/16″ glass only)
- Clipless mullions
- Oriel/Proview (uneven size vent available)
- Extruded double applied 1″ colonial muntins (in standard or custom grids) with Ogee glazing beads only (not applicable with insulated glass)
- Muntin grids inside insulated glass (GBGs)

SIZE LIMITATIONS (In inches)

Minimum	Size	Maximum	Size
Minimum Width Minimum Height	18 24	Maximum Width Maximum Height	54 120

MODULAR SIZES (In inches)

24 x 24 24 x 36 24 x 48 24 x 60 24 x 72 24 x 84 24 x 96	30 x 24 30 x 36 30 x 48 30 x 60 30 x 72 30 x 84 e 30 x 96 e	32 x 24 32 x 36 32 x 48 32 x 60 32 x 72 32 x 84 e 32 x 96 e	36 x 24 36 x 36 36 x 48 36 x 60 36 x 72 e 36 x 84 e 36 x 96 e	42 x 24 42 x 36 42 x 48 42 x 60 e 42 x 72 e 42 x 84 e 42 x 96 e 42 x 120 e	48 x 24 48 x 36 48 x 48 48 x 60 e 48 x 72 e 48 x 84 e 48 x 96 e	54 x 24 54 x 36 54 x 48 54 x 60 e 54 x 72 e 54 x 84 e 54 x 96 e

All window dimensions shown are tip to tip of exterior 1/2" flange on frame.
e = Indicates windows that comply with egress (emergency escape) opening requirements when properly located on wall opening.

COMMODITY SIZES (In inches)

19 1/8 x 26 19 1/8 x 38 3/8 19 1/8 x 50 5/8 19 1/8 x 63 19 1/8 x 72 19 1/8 x 76	26 1/2 x 26 26 1/2 x 38 3/8 26 1/2 x 50 5/8 26 1/2 x 63 26 1/2 x 72 26 1/2 x 76	37 x 26 37 x 38 3/8 37 x 50 5/8 37 x 63 e 37 x 72 e 37 x 76 e	53 1/8 x 26 53 1/8 x 38 3/8 53 1/8 x 50 5/8 53 1/8 x 63 e 53 1/8 x 72 e 53 1/8 x 76 e

PERFORMANCE RESULTS

Maximum Water Resistance	Without waterbar adapter With waterbar adapter	12.0 PSF 15.0 PSF
Large Missile Laminated Glass (5/16")	37" x 63" Window (Ann/Ann Glass) 54" x 96" Window (Ann/Ann Glass) 42" x 120" Window (Ann/Ann Glass) 37" x 63" Window (HS/HS Glass) 54" x 96" Window (HS/HS Glass) 42" x 120" Window (HS/HS Glass)	+100 /-154.9 PSF +68.9 /-68.9 PSF +66.4 /-66.4 PSF +100 /-210 PSF +100 /-120 PSF +100 /-120 PSF
Large Missile Insulated Laminated Glass	37" x 63" Window (Ann-Air-Ann/Ann Glass) 54" x 96" Window (Ann-Air-Ann/Ann Glass) 42" x 120" Window (Ann-Air-Ann/Ann Glass) 37" x 63" Window (HS-Air-HS/HS Glass) 54" x 96" Window (HS-Air-HS/HS Glass) 42" x 120" Window (HS-Air-HS/HS Glass)	+100 /-177.6 PSF +73.2 /-73.2 PSF +70.6 /-70.6 PSF +100 /-210 PSF +100 /-120 PSF +100 /-120 PSF
Forced Entry Test (AAMA 1302.5)		Passed

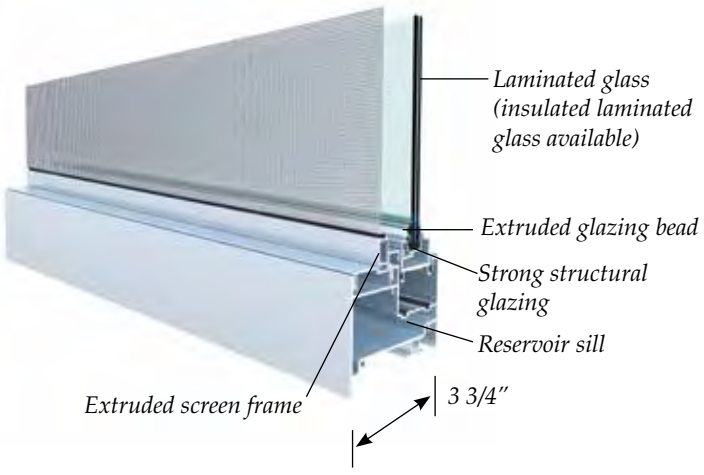
* Performance values for small missile are also available.

ENERGY VALUES (NFRC Approved)

360 Single Hung	U-Factor	SHGC	VT
5/16" Laminated Gray	1.06	0.44	0.39
5/16" Laminated Clear	1.06	0.53	0.59
5/16" Laminated Clear LoE 366	1.07	0.25	0.42
13/16" Insulated Laminated Clear LoE 366	0.61	0.21	0.42
13/16" Insulated Laminated Clear LoE 270	0.61	0.27	0.46

375 HORIZONTAL ROLLING WINDOW

Industry leading rolling window with design pressures up to +120/-147.7 PSF, patented ultra smooth rolling operation, available up to 74x76 in 2 panel and 111x76 in 3 panel configurations, Ogee glazing beads and muntins, standard 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
- 5/16″ Laminated
- 7/16″ Laminated
- 13/16″ Insulated Laminated

Glass Coatings
- Energy Efficient LoE Coatings

Standard Hardware
- CGI egress lock
- Patented Quad Roller System

Standard Features
- Extruded screen frame with Super-View™ screen with fiberglass mesh (retaining clips not required)
- Extruded snap on glazing beads
- Stainless steel assembly screws
- Double and triple Weatherstripping
- 1/2″ exterior flange frame
- 2 and 3 panel configurations

Optional Items
- 18 PSF waterbar adapter
- Small missile impact resistant option
- Uneven size vent windows
- Concealed aluminum reinforcing
- Clipless mullions
- Extruded double applied 1″ colonial muntins (in standard or custom grids) with Ogee glazing beads only (Not applicable with insulated glass)
- Muntin grids inside insulated glass (GBGS)

SIZE LIMITATIONS (In inches)

Minimum	Size	Maximum	Size
Minimum window (XO equal panel) width	24	Maximum available window width (XOX)	159 3/8
Minimum window (XO unequal panel) width	24	Maximum available window width (XO)	106 1/4
Minimum window (XOX equal panel) width	36	Maximum available window height	76
Minimum window (XOX unequal panel) width	36	Maximum over-all window area	58.6 Sq. Ft.
Minimum window height	24		

MODULAR SIZES (2 equal size panels XO, OX- in inches)

24 x 24	36 x 24	48 x 24	60 x 24	72 x 24
24 x 36	36 x 36	48 x 36	60 x 36	72 x 36 e
24 x 48	36 x 48	48 x 48 e	60 x 48 e	72 x 48 e
24 x 60	36 x 60	48 x 60 e	60 x 60 e	72 x 60 e
24 x 72	36 x 72	48 x 72 e	60 x 72 e	72 x 72 e
24 x 76	36 x 76	48 x 76 e	60 x 76 e	72 x 76 e

MODULAR SIZES (3 equal size panels XOX- in inches)

36 x 24	54 x 24	72 x 24	90 x 24	108 x 24
36 x 36	54 x 36	72 x 36	90 x 36	108 x 36 e
36 x 48	54 x 48	72 x 48	90 x 48 e	108 x 48 e
36 x 60	54 x 60	72 x 60	90 x 60 e	108 x 60 e
36 x 72	54 x 72	72 x 72	90 x 72 e	108 x 72 e
36 x 76	54 x 76	72 x 76	90 x 76 e	108 x 76 e

e = Indicates windows that comply with egress (emergency escape) opening requirements when properly located on wall opening.

COMMODITY SIZES (2 equal size panels XO, OX- in inches)

26 1/2 x 26	37 x 26	53 1/8 x 26	74 x 26
26 1/2 x 38 3/8 R	37 x 38 3/8	53 1/8 x 38 3/8	74 x 38 3/8 e
26 1/2 x 50 5/8 R	37 x 50 5/8 R	53 1/8 x 50 5/8 e	74 x 50 5/8 e
26 1/2 x 63 R	37 x 63 R	53 1/8 x 63 e	74 x 63 e
26 1/2 x 72 R	37 x 72 R	53 1/8 x 72 e R	74 x 72 e
26 1/2 x 76 R	37 x 76 R	53 1/8 x 76 e R	74 x 76 e

COMMODITY SIZES (3 equal size panels XOX- in inches)

53 1/8 x 26	74 x 26	106 1/4 x 26	111 x 26
53 1/8 x 38 3/8	74 x 38 3/8	106 1/4 x 38 3/8 e	111 x 38 3/8 e
53 1/8 x 50 5/8 R	74 x 50 5/8 e	106 1/4 x 50 5/8 e	111 x 50 5/8 e
53 1/8 x 63 R	74 x 63 e R	106 1/4 x 63 e	111 x 63 e
53 1/8 x 72 R	74 x 72 e R	106 1/4 x 72 e	111 x 72 e
53 1/8 x 76 R	74 x 76 e R	106 1/4 x 76 e	111 x 76 e

PERFORMANCE RESULTS

Maximum Water Resistance	Without waterbar adapter With waterbar adapter	12.0 PSF 18.0 PSF
Large Missile Laminated Glass (5/16")	2 equal panel 72" x 48" Window (Ann/Ann Glass) 3 equal panel 111" x 76" Window (Ann/Ann Glass) 2 equal panel 72" x 48" Window (HS/HS Glass) 3 equal panel 111" x76" Window (HS/HS Glass)	+98.5 /-98.5 PSF +50 /-50 PSF +120 /-147.7 PSF +75 /-75 PSF
Large Missile Insulated Laminated Glass	2 equal panel 72" x 48" Window (Ann-Air-Ann/Ann Glass) 3 equal panel 111" x76" Window (Ann-Air-Ann/Ann Glass) 2 equal panel 72" x 48" Window (Ann-Air-HS/HS Glass) 3 equal panel 111" x 76" Window (Ann-Air-HS/HS Glass)	+98.5 /-98.5 PSF +100 /-100 PSF +120 /-147.7 PSF +75 /-75 PSF
Forced Entry Test (AAMA 1302.5)		Passed

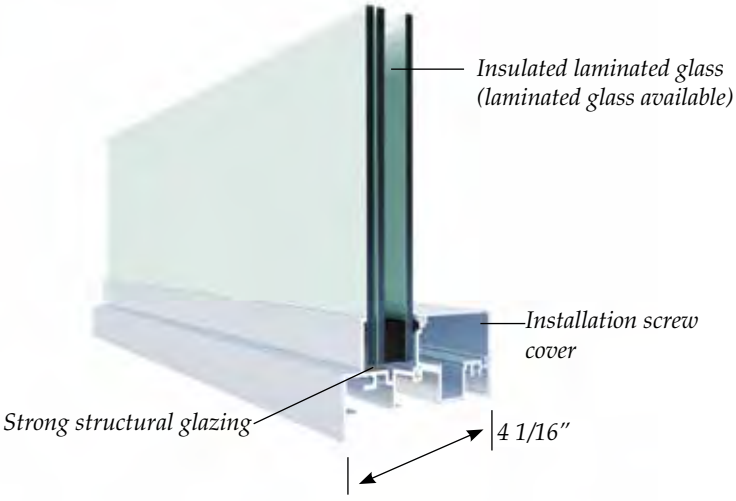
* Performance values for small missile are also available.

ENERGY VALUES (NFRC Approved)

375 Horizontal Roller	U-Factor	SHGC	VT
5/16" Laminated Gray	1.09	0.45	0.40
5/16" Laminated Clear	1.09	0.54	0.60
5/16" Laminated Clear LoE 366	1.10	0.26	0.42
13/16" Insulated Laminated Clear LoE 366	0.64	0.21	0.42
13/16" Insulated Laminated Clear LoE 270	0.64	0.27	0.46

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

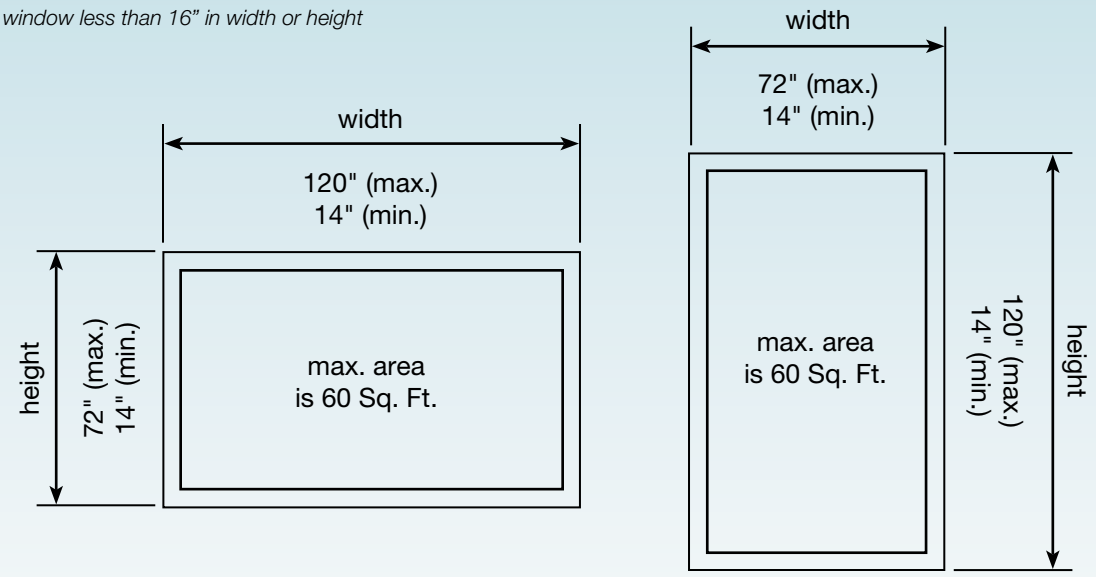
Glass Coatings
- Energy Efficient LoE Coatings

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.

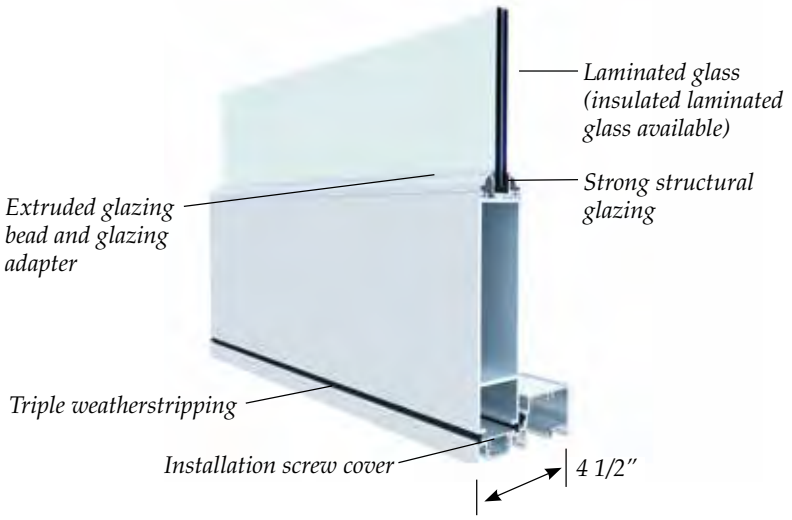
ENERGY VALUES (NFRC Approved)

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

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
- Hager 4 1/2" x 4" hinges (solid brass or stainless steel)
- Baldwin 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
- Baldwin levers
- 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)

SWING DOOR SIZES (In inches)

Code Size	Door Type	6´ 8˝ high units	8´ high units	9´ high units	10’ high units
2068 / 2080 / 2090 / 20100	single	26 9/16 x 80 3/4	26 9/16 x 96 3/4	26 9/16 x 108 3/4	26 9/16 x 120 3/4
2668 / 2680 / 2690 / 26100	single	32 9/16 x 80 3/4	32 9/16 x 96 3/4	32 9/16 x 108 3/4	32 9/16 x 120 3/4
2868 / 2880 / 2890 / 28100	single	34 9/16 x 80 3/4	34 9/16 x 96 3/4	34 9/16 x 108 3/4	34 9/16 x 120 3/4
3068 / 3080 / 3090 / 30100	single	38 9/16 x 80 3/4	38 9/16 x 96 3/4	38 9/16 x 108 3/4	38 9/16 x 120 3/4
4068 / 4080 / 4090 / 40100	pair	50 1/2 x 80 3/4	50 1/2 x 96 3/4	50 1/2 x 108 3/4	50 1/2 x 120 3/4
5068 / 5080 / 5090 / 50100	pair	62 1/2 x 80 3/4	62 1/2 x 96 3/4	62 1/2 x 108 3/4	62 1/2 x 120 3/4
5468 / 5480 / 5490 / 54100	pair	66 1/2 x 80 3/4	66 1/2 x 96 3/4	66 1/2 x 108 3/4	66 1/2 x 120 3/4
6068 / 6080 / 6090 / 60100	pair	74 1/2 x 80 3/4	74 1/2 x 96 3/4	74 1/2 x 108 3/4	74 1/2 x 120 3/4

Also available in wide configurations: 44 9/16 x 80 3/4, 44 9/16 x 96 3/4, 44 9/16 x 102 3/4, 86 1/2 x 80 3/4, 86 1/2 x 96 3/4, 86 1/2 x 102 3/4

SELF-MATING SIDELITE SIZES (In inches. Has one full jamb and one jamb adapter, designed to mate with doors or a free-standing sidelite)

Code Size	Note	6´ 8˝ high units	8´ high units	9´ high units	10’ high units
1068 / 1080 / 1090 / 10100	1 3/4 stiles	13 1/4 x 80 3/4	13 1/4 x 96 3/4	13 1/4 x 108 3/4	13 1/4 x 120 3/4
1668 / 1680 / 1690 / 16100	1 3/4 stiles	19 1/4 x 80 3/4	19 1/4 x 96 3/4	19 1/4 x 108 3/4	19 1/4 x 120 3/4
2068 / 2080 / 2090 / 20100	5 1/2 stiles	25 1/4 x 80 3/4	25 1/4 x 96 3/4	25 1/4 x 108 3/4	25 1/4 x 120 3/4
2668 / 2680 / 2690 / 26100	5 1/2 stiles	31 1/4 x 80 3/4	31 1/4 x 96 3/4	31 1/4 x 108 3/4	31 1/4 x 120 3/4
2868 / 2880 / 2890 / 28100	5 1/2 stiles	33 1/4 x 80 3/4	33 1/4 x 96 3/4	33 1/4 x 108 3/4	33 1/4 x 120 3/4
3068 / 3080 / 3090 / 30100	5 1/2 stiles	37 1/4 x 80 3/4	37 1/4 x 96 3/4	37 1/4 x 108 3/4	37 1/4 x 120 3/4

FREE-STANDING SIDELITE SIZES (In inches. Has full jambs on both sides and can be installed independently as a single unit.)

Code Size	Note	6´ 8˝ high units	8´ high units	9´ high units	10’ high units
1068 / 1080 / 1090 / 10100	1 3/4 stiles	14 3/8 x 80 3/4	14 3/8 x 96 3/4	14 3/8 x 108 3/4	14 3/8 x 120 3/4
1668 / 1680 / 1690 / 16100	1 3/4 stiles	20 3/8 x 80 3/4	20 3/8 x 96 3/4	20 3/8 x 108 3/4	20 3/8 x 120 3/4
2068 / 2080 / 2090 / 20100	5 1/2 stiles	26 3/8 x 80 3/4	26 3/8 x 96 3/4	26 3/8 x 108 3/4	26 3/8 x 120 3/4
2668 / 2680 / 2690 / 26100	5 1/2 stiles	32 3/8 x 80 3/4	32 3/8 x 96 3/4	32 3/8 x 108 3/4	32 3/8 x 120 3/4
2868 / 2880 / 2890 / 28100	5 1/2 stiles	34 3/8 x 80 3/4	34 3/8 x 96 3/4	34 3/8 x 108 3/4	34 3/8 x 120 3/4
3068 / 3080 / 3090 / 30100	5 1/2 stiles	38 3/8 x 80 3/4	38 3/8 x 96 3/4	38 3/8 x 108 3/4	38 3/8 x 120 3/4

PERFORMANCE RESULTS

Maximum Water Resistance	Out-Swing Sill In-Swing Sill Saddle Thresholds	15 PSF 7.5 PSF Not Rated For Water
Large Missile Laminated Glass	3090 Door Panel (Ann/Ann Glass) 3686 Door Panel (Ann/Ann Glass) 30100 Door Panel (Ann/Ann Glass)	+100 /-110 PSF +70 /-70 PSF +70 /-70 PSF
Large Missile Insulated Laminated Glass	3090 Door Panel (Temp-Air-Ann/Ann Glass)* 3686 Door Panel (Temp-Air-Ann/Ann Glass)* 30100 Door Panel (Temp-Air-Ann/Ann Glass)*	+70 /-70 PSF +70 /-70 PSF +70 /-70 PSF
Forced Entry Test (AAMA 1302.5)		Passed

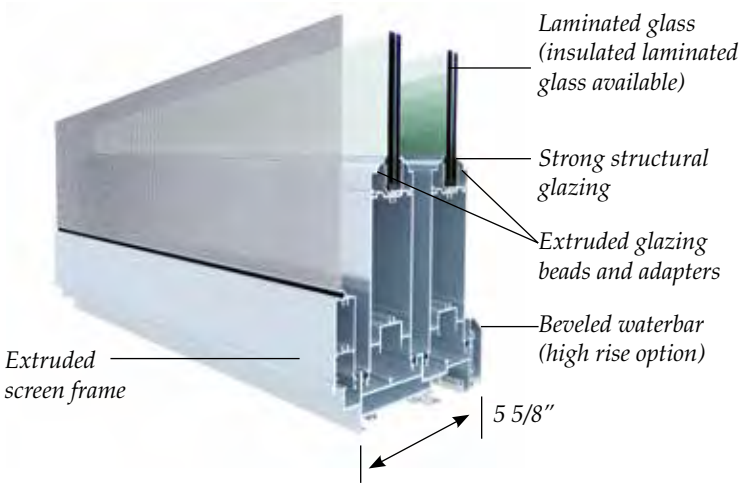
Performance values are for laminated glass with .090” Sentryglas Interlayer . Consult the NOA for values with PVB Interlayer.
*Glass limited to 8/0 daylight opening. Panel sizes above 8/0 require true muntin.

ENERGY VALUES (NFRC Approved)

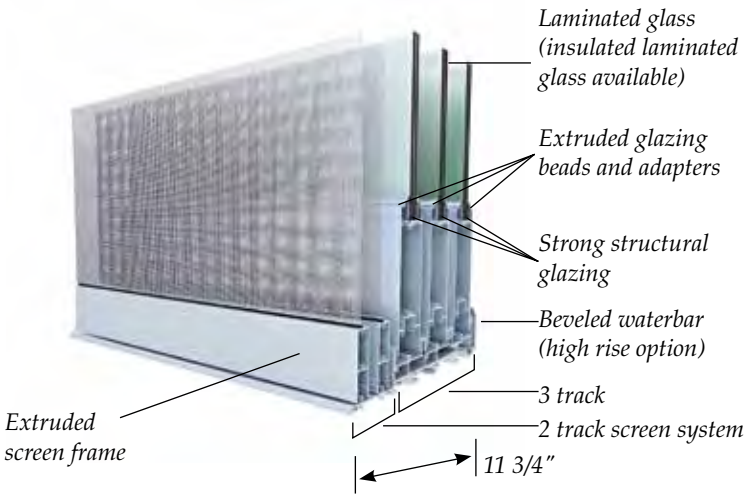
450 Swing Door	U-Factor	SHGC	VT
7/16” Laminated Gray	1.01	0.33	0.25
7/16” Laminated Clear	1.01	0.42	0.45
7/16” Laminated Clear LoE 366	1.05	0.23	0.31
1” Insulated Laminated Clear LoE 366	0.72	0.18	0.32
1” Insulated Laminated Clear LoE 270	0.73	0.23	0.34

560 ESTATE SLIDING GLASS DOOR

Industry leading sliding glass door system with design pressures up to +120/-167 PSF, available up to 30'x10' six panel configurations with standard stainless steel package and Ogee glazing beads and muntins. Available in two track, three track and pocket configurations.



3 TRACK WITH OPTIONAL 2 TRACK SCREEN SYSTEM



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
- 1/2" Laminated
- 1" Insulated Laminated

Glass Coatings
- Energy Efficient LoE Coatings

Standard Hardware
- Commercial grade maximum security hook bolt lock with all stainless steel mechanism
- Custom cast stainless steel HD keeper with three stainless steel screws
- Interior brass cylinder thumbturn
- 3/4" diameter back to back solid round pulls (10" center to center) with 1 1/2" x 12" escutcheon plate
- Tandem stainless steel rollers with precision bearings in a stainless steel housing (2 rollers per operable door panel)
- Heavy duty head mounted round door stop with rubber bumper
- Available hardware finishes: Satin Nickel PVD, Dark Bronze, White

Standard Features
- 8 1/8" tall bottom rail sightline
- Stainless steel fasteners throughout
- Class I Clear Anodized tubular aluminum sill with internal drain chamber
- Interior sill face trim (waterbar) painted to match door frame for 9 or 12 PSF water resistance
- Extruded snap-on glazing beads (in contoured ogee or contemporary square profiles)

Optional Items
- Small missile impact resistant option
- 15 and 18 PSF water resistant waterbar painted to match door frame
- Extruded frame screen up to 8' tall
- Heavy duty screen with extruded 1 3/4" vertical members for units above 8'
- Extruded double applied raised profile 1" and 3 1/2" muntins (not applicable on insulated glass)
- Concealed aluminum reinforcing
- Small missile impact resistant option
- Keyed cylinder (Satin Nickel or Dark Bronze)
- 2 track screen system for 3 track doors
- Muntin grids inside insulated glass (GBGs)

SIZES (In inches)

Estate 6'8", 8'0", 9'0", and 10'0" Sliding Glass Door Sizes (80", 96", 108", and 120" Frame Height)

	Configuration	Call Width	Frame Width		Configuration	Call Width	Frame Width
2 Track	OX, XO, XX, XX-R (2 panel)	4-0 5-0 6-0 8-0 10-0	48 60 72 96 120	3 Track	XXX,XXX-R, XXO, OXX (3 panel)	6-0 7-6 9-0 12-0 15-0	69 1/4 87 1/4 105 1/4 141 1/4 177 1/4
	OXO, OXO-R (3 panel)	6-0 7-6 9-0 12-0 15-0	73 1/2 91 1/2 109 1/2 145 1/2 181 1/2		XXXXXX, OXXXXO (6 panel)	12-0 15-0 18-0 24-0 30-0	137 1/2 173 1/2 209 1/2 281 1/2 353 1/2
	OXXO,XXXX (4 panel)	8-0 10-0 12-0 16-0 20-0	94 3/4 118 3/4 142 3/4 190 3/4 238 3/4				

Pocket configurations available. Consult the factory.

PERFORMANCE RESULTS

Maximum Water Resistance		9 PSF 12 PSF 15 PSF 18 PSF
Large Missile Laminated Glass	4' x 8' Door Panel (Ann/Ann Glass) 4' x 10' Door Panel (Ann/Ann Glass) 4' x 8' Door Panel (HS/HS Glass) 4' x 10' Door Panel (HS/HS Glass) 5' x 10' Door Panel (HS/HS Glass)	+83.5 /-83.5 PSF +70 /-70 PSF +120 /-167 PSF* +120 /-140 PSF* +90 /-90 PSF*
Large Missile Insulated Laminated Glass	4' x 8' Door Panel (Temp-Air-Ann/Ann Glass) 4' x 10' Door Panel (Temp-Air-Ann/Ann Glass) 4' x 8' Door Panel (Temp-Air-HS/HS Glass) 4' x 10' Door Panel (Temp-Air-HS/HS Glass) 5' x 10' Door Panel (Temp-Air-HS/HS Glass)	+83.5 /-83.5 PSF +70 /-70 PSF +120 /-167 PSF* +120 /-140 PSF* +90 /-90 PSF*
Forced Entry Test (AAMA 1302.5)		Passed

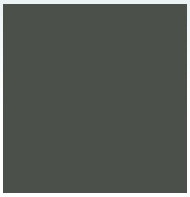
* Design Load Capacities with Reinforcement
* Performance values for small missile are also available.

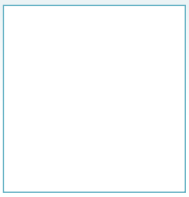
ENERGY VALUES (NFRC Approved)

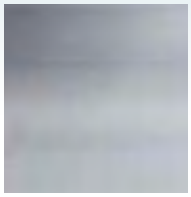
560 Sliding Glass Door	U-Factor	SHGC	VT
1/2" Laminated Gray 1/2" Laminated Clear 1" Insulated Laminated Clear LoE 366 1" Insulated Laminated Clear LoE 270	1.06 1.06 0.65 0.65	0.39 0.50 0.20 0.26	0.32 0.57 0.40 0.44

CHOOSE A FINISH *that* COMPLIMENTS YOUR HOME

Our windows come in a host of standard and custom finishes. Choose from our standard white, bronze or upgrade to a variety of colors including our Aspen Wood Grain Finishes. Simulated wood grain finishes by nature are designed to imitate real wood, and therefore will exhibit color variability. This is not considered to be a defect in the product.*


Bronze


White/Bone White
Kynar or equivalent†


Class I Clear Anodized


Hazelnut Brown*


Mahogany Red*


Walnut Brown*

* Paint finish colors may not be accurate representations. Other custom colors and wood finishes available upon request subject to a minimum order size.
†Note that white and bone white kynar are different

ESTATE COLLECTION DOORS LEVER HARDWARE *finishes*

Baldwin offers inspired door hardware designs in highly crafted, rich finishes. The Baldwin door hardware is the beginning of a grand style that can be carried throughout the home with coordinating interior hardware, latches, and bath products.


Polished Brass


Satin Nickel


Venetian Bronze


Satin Nickel*


Satin Nickel*


Polished Brass


Satin Nickel


Venetian Bronze


Venetian Bronze Deluxe Handleset*


Satin Nickel Deluxe Handleset*

*Available for Estate Entrances

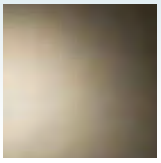
PICK A GLASS TINT *from* OUR WIDE SELECTION

The Estate Windows Collection is available with impact and intruder resistant glass and a variety of thermally efficient glass types such as insulated glass with LoE coatings. Glass tint colors may not be accurate representations.

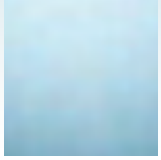

Clear


Gray


Dark Gray
(Turtle Code)


Bronze


Solexia Green


Azuria Blue


Mist
(Pattern 62)


Rain

ASPEN WOOD *finishes*

CGI offers the highest quality wood grain finishes available in the market.

OURS

Finishes that look like real wood
Super durable base coat

OTHERS

Appearance of painted aluminum
Standard base coat

VARIATION *is* PART OF THE NATURAL BEAUTY

Process:
The Aspen Wood Grain Finishes are created with a three step process. The aluminum material is chemically pre-treated to prepare the surface for paint. Then, a base coat of paint is applied. Finally, a special ink pattern is applied through a sublimation process. The final result is an integrated color that mimics real wood finishes.

Maintenance:
Simulated wood grain finishes perform best when cleaned with soap and water. No solvents, glass cleaners, abrasive materials, etc. should be used.

Expectations:
Wood grain finishes are designed to mimic wood, consequently there will be color variations between extrusions, within extrusions and on the same projects just like wood. Additionally, wood grains follow the "long" dimension of the material. So, some products may have wood grain that runs in different directions like below (*). Additionally small blemishes may be touched up during the manufacturing process. Imperfections that are difficult to detect from 6 feet are not considered manufacturing defects.

Real Wood

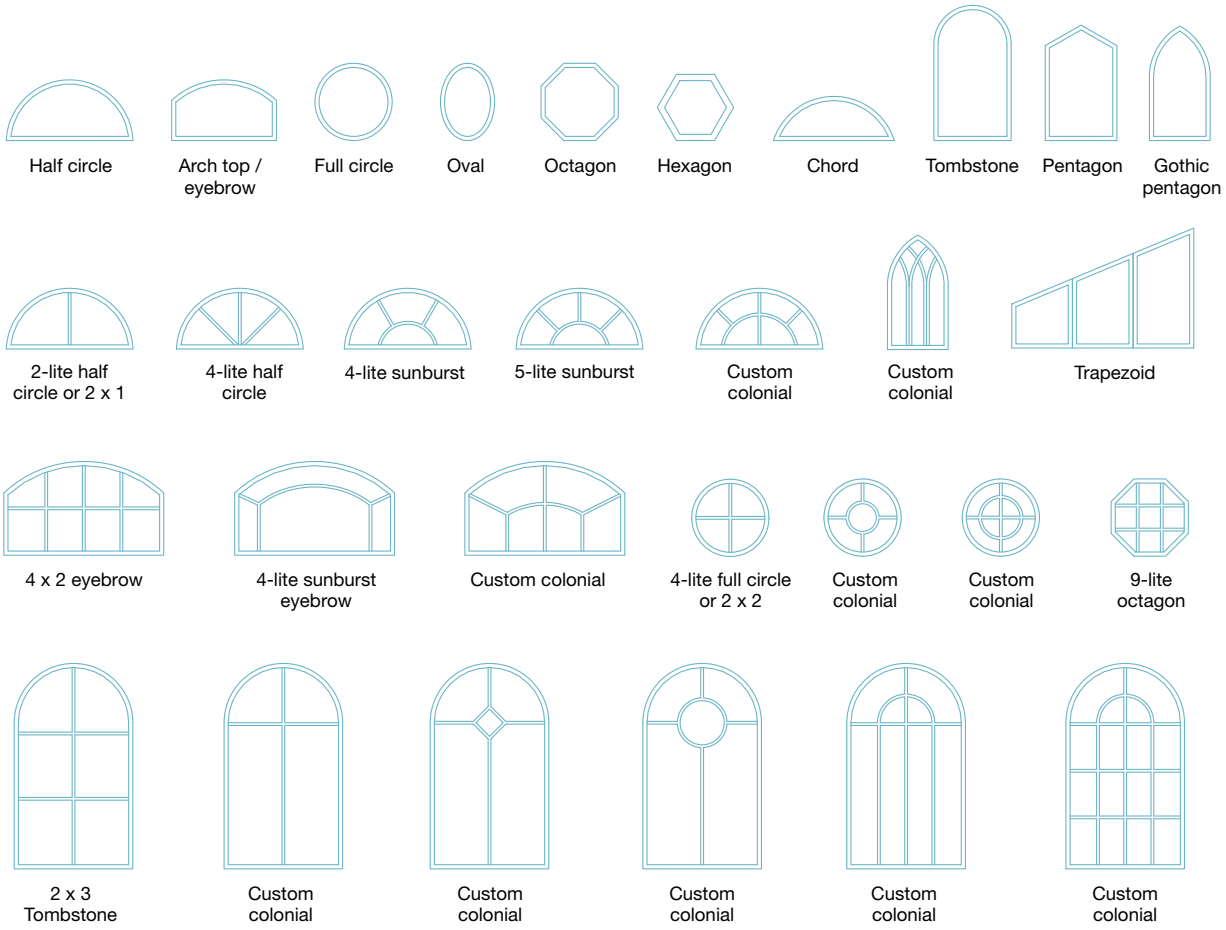
**Real wood products have color variations between panels and frequently the grain will run in different directions.*

CGI Aspen wood grain finish

**Just like real wood, CGI's Aspen wood grain finishes will have some color variations and wood grain that runs in different directions.*

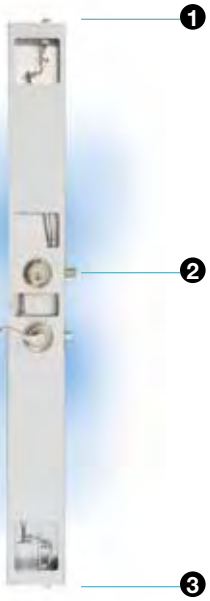
CGI wood variation

SOME *of* OUR FIXED DESIGNER CONFIGURATIONS



THE CGI *difference*

Our Super-View™ see-through screen material provides strong construction and clearer, unobstructed views. Our screens are constructed using a sturdy extruded frame design.



Three-point door lock is a CGI patented design.

Casement, Fixed and Project Out windows have matching profiles.

DON'T FORGET TO ASK *about* OUR ESTATE ENTRANCE DOORS

ESTATE ENTRANCES

Peace of mind has never looked so good

Security, durability and beauty, the perfect combination!

Estate Entrances from CGI Windows and Doors provide you with the beauty of wood and the security, durability, quality and strength of heavy-gauge aluminum. Our doors require minimal maintenance and will not swell or decay. The raised colonial muntins, painted wood grain finishes, custom colors, and the wide selection of glass and hardware options are elegant enhancements to any home.

EVERY ONE OF *our* ENTRANCE DOORS IS CUSTOM MADE, LIMITED ONLY BY YOUR IMAGINATION

ESTATE COLLECTION
Impact Resistant Windows & Doors

Sentinel
by Impact Resistant Windows & Doors

TARGA
by Impact Resistant Windows & Doors

ESTATE ENTRANCES
Peace of mind has never looked so good

Commercial Series
Impact Resistant Windows & Doors

Impact Resistant Windows & Doors
WE'RE STRONGER™

CGI Windows and Doors, Inc.
10100 NW 25th Street
Miami, FL 33172

800.442.9042
Office: 305.593.6590
Fax: 305.593.6592

E-mail: inquiries@cgiwindows.com
www.cgiwindows.com

Planning Board Resolution

PLANNING BOARD
RESOLUTION NO. 2014-47

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN, CONDITIONAL USE AND LANDSCAPE WAIVER APPROVALS PURSUANT TO SECTIONS 108-91.A.2., 108-517, 122-62 AND 122-718 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE RECONSTRUCTION OF 2,500 OR GREATER OF GROSS FLOOR AREA, FOR THE MODIFICATION AND CONTINUATION OF PUBLIC UTILITY AND PARKING LOT USES AND FOR THE REDUCTION OF REQUIRED LANDSCAPING ASSOCIATED WITH THE PROPOSED RENOVATION OF THE KEYS ENERGY OFFICE BUILDING ON PROPERTY LOCATED AT 1001 JAMES STREET (RE # 00001700-000000; AK # 1001767) IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – KEY WEST BIGHT (HRCC-2) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 108-91 of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that within the Historic District, a Major Development Plan is required for the addition or reconstruction of equal to or greater than 2,500 square feet of gross floor area; and

WHEREAS, the proposed use of the property is continuation of the existing public utility use, which is a conditional use within the Historic Residential Commercial Core – Key West Bight (HRCC-2) Zoning District pursuant to Code Section 122-718(8); and

WHEREAS, waivers to reduce the City's landscaping ~~requirements are~~ request pursuant to City Code Section 108-517; and

_____ Vice-Chair

_____ Planning Director

WHEREAS, Code Sections 108-196(a) and 122-62(a) require the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan and Conditional Use in an advisory capacity to the City Commission; and

WHEREAS, Code Section 108-517(a) requires the Planning Board to consider the landscape waiver request and render the final action; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 24, 2014; and

WHEREAS, the granting of a Major Development Plan, Conditional Use and Landscape Waiver application is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting of a Major Development Plan, Conditional Use and Landscape Waiver application is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. The Major Development Plan, Conditional Use and Landscape Waiver for the renovation of the existing office building and parking lot for the public electric utility use on property located at 1001 James Street (RE # 00001700-000000; AK # 1001767) in the Historic Residential Commercial Core – Key West Bight (HRCC-2) Zoning District pursuant to Sections 108-91.A.2., 108-517, 122-62 and 122-718 of the Land Development Regulations of the Code of

WS Vice-Chair

OC Planning Director

Ordinances of the City of Key West, Florida, as shown in the attached plans dated June 30, 2014, is hereby approved with the following conditions:

General conditions:

1. Prior to the City Commission hearing for the subject request, the Applicant shall address all of staff's and the DRC's concerns as outlined in the July 21, 2014 staff letter and the June 5, 2014 DRC minutes.

2. Although subject to a separate City approval, the City shall not bear any of the costs of the proposed sidewalk improvements along James Street.

Conditions prior to issuance of a building permit:

3. The property owner shall obtain an easement from the City for the proposed replacement and maintenance of existing encroachments into the Grinnell Street right-of-way, consisting of a concrete roof canopy on the south side of the building and metal sun shades mounted on the west side of the building.

4. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.

Conditions prior to issuance of a Certificate of Occupancy:

5. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.

Section 3. Full, complete and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Vice-Chair

Planning Director

Section 4. This Major Development Plan, Conditional Use and Landscape Waiver application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Vice-Chair

Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 24th day of July, 2014.

Authenticated by the Vice-Chair of the Planning Board and the Planning Director.

8.5.14

Sam Holland, Jr., Planning Board Vice-Chair — Date

Attest:

7/28/14

Donald Leland Craig, AICP, Planning Director — Date

Filed with the Clerk:

8/5/14

Cheryl Smith, City Clerk — Date

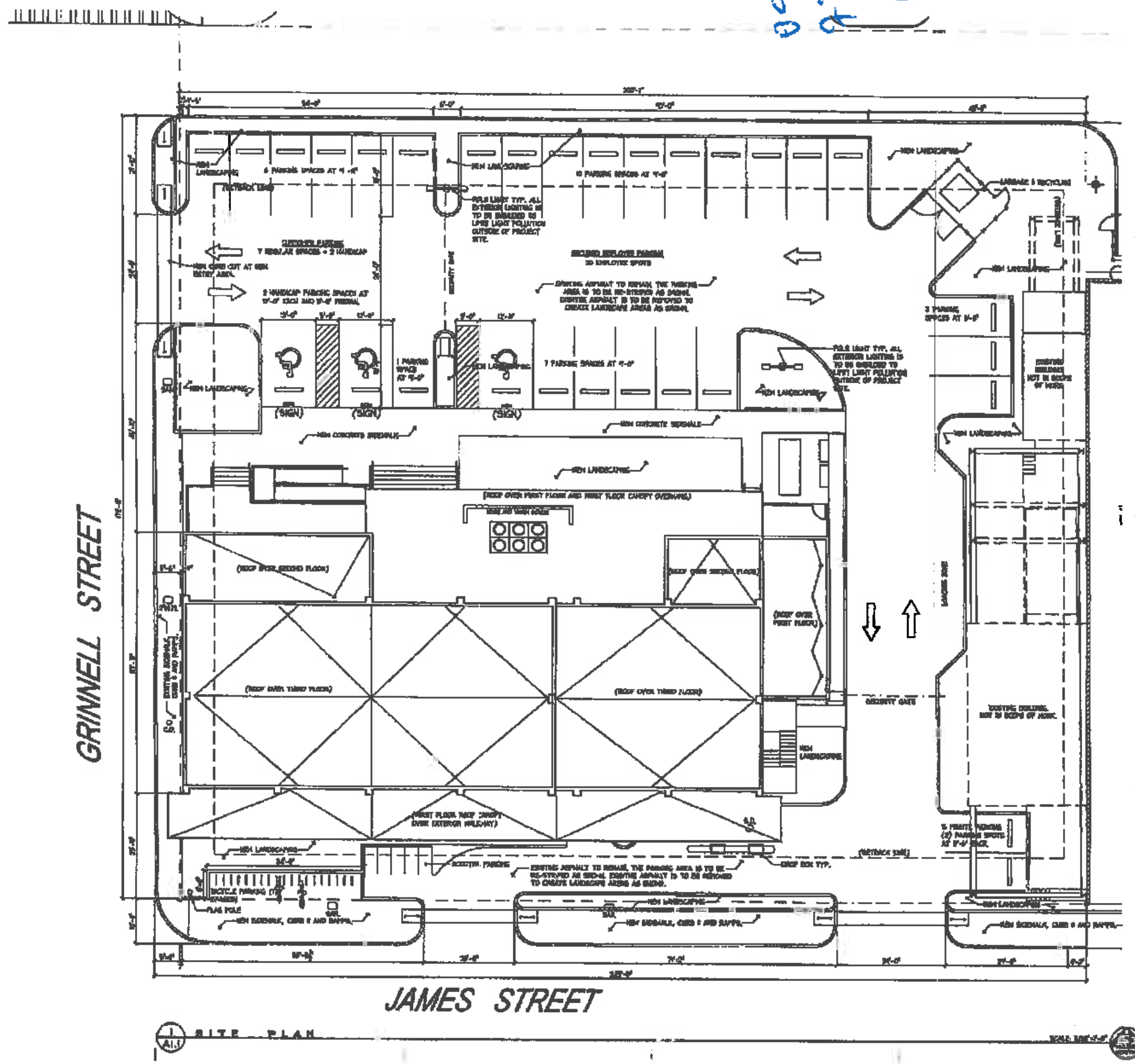
Vice-Chair

Planning Director

60% SUBMITTAL

PROJECT STATISTICS		
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]	[illegible]	
	REQUIRED	PROPOSED
BUILDING COVERAGE [illegible]	[illegible] S.F. MAX.	[illegible] S.F.
BUILDING HEIGHT	[illegible] MAX.	[illegible] (EXISTING)
IMPERVIOUS SURFACE [illegible]	[illegible] S.F. MAX.	[illegible] S.F.
FRONT SETBACK	[illegible] MIN.	[illegible]
STREET SIDE SETBACK	[illegible] MIN.	[illegible] (EXISTING)
SIDE SETBACK	[illegible] MIN.	[illegible] TO ACCESSORY STRUCTURE [illegible] TO MAIN BUILDING
REAR SETBACK	[illegible] MIN.	[illegible]
PARKING SPACES	[illegible]	[illegible] AT ADJACENT PARKING [illegible]
[illegible] AREA & RATIO	[illegible]	[illegible]
OPEN SPACE AREA & RATIO	[illegible] S.F. ([illegible])	

NOTE: EXISTING [illegible] FLOOR ELEVATION IS AT [illegible] ABOVE MEAN SEA LEVEL. THE PROPOSED RENOVATION OF THE BUILDING INCLUDES FLOOD PROOFING MEASURES TO [illegible] ABOVE MEAN SEA LEVEL. ([illegible] ABOVE BASE FLOOD ELEVATION).



KEYS ENERGY SERVICES
1001 JAMES STREET
Key West, Florida 33040

Bender & Associates
ARCHITECTS P.A.

A1.1

GENERAL LANDSCAPE NOTES:

1. Contractor shall review existing site material conditions and limitations. Verbal changes are not to be accepted. Any changes shall be confirmed on landscape construction drawings and shall in writing for a change order to be reviewed and approved in writing by owner/lessee.
2. All newly planted areas to receive 100% coverage by automatic irrigation system (drip preferred) designed and shown by Contractor. Landscape contractor to coordinate with contractor of irrigation system and irrigation contractor. Irrigation lines shall not be [illegible] All installation is responsibility of irrigation contractor. Landscape contractor to have copies of irrigation plans on hand during planting and irrigation system is 100% operable. This is the responsibility of the landscape contractor.
3. Landscape contractor shall become familiar with the scope of work to install on the site, staging locations, and any obstacles prior to bidding.
4. Landscape contractor shall verify and field all underground utilities prior to digging.
5. All Plant material is to be Florida No. 1 or better, Florida Department of Agriculture Standards and Standards, Parts I & II 1997 (or latest).
6. All trees to be staked to support minimum tree growth. Do not overstake or overprune. (prune to natural growth)
7. Landscape plan shall be installed to compliance with, or have a Title.
8. All new trees to be hand dug around perimeter and tied with knotted mesh rope. All shrub beds to be bounded with mulch and backed mulch. (See spec)
9. All tree, shrubs and ground covers shall be guaranteed for (1) one year from date of final acceptance. All guarantees to be given in writing.
10. All planting beds shall be raised and grass free.
11. All trees, shrubs, shrubs and ground cover plants shall be balanced and installed according to manufacturer's recommendations. Types and amounts of fertilizer to be at discretion of Landscape Contractor with regard to each "bed" as shown and may change according to plant requirements and actual proper conditions found on site/site contractor warranty.
12. Planting plan should take precedence over plant list in case of discrepancies.
13. No change shall be made without prior approval of Landscape Architect.
14. All material shall be subject to possibility of loss or prohibition. Substitutions may be made after consultation with Landscape Architect.
15. Landscape Contractor to coordinate his work with the Owner, Contractor, Irrigation Contractor, and the Electrical Contractor.
16. All existing plant material to remain shall be protected.
17. All trees to be selected and get root pruned 30 days/min. (or more) evaluated by the appointed Upon selection, tree and size of the selected trees/ overpass.
18. After removal or replacement existing trees and palms, backfill pits with backfill based mixed, and not discharged area, if required.
19. All Plans on root area shall receive a mulch ring 24" in diameter typ.
20. All trees shall have 3" caliper at DBH minimum for a 10' height tree.
21. All 1 gallon material to have 12" spread minimum, all 3 gallon material to have 20-24" spread minimum.
22. Landscape contractor to be County and City licensed where work has to be performed. Liability and Workmen's comp insurance is required for each and every employee to be on-site at any time during implementation. Paperwork to be attached on request. allow 2 business days.

END

IRRIGATION NOTES:

1. All Lady Palms (Rhapis spp.) Hardside, and Bluebeys to have single bubbler. All Major Palms to have two bubblers on opposing sides of root ball. Bubblers to be hidden from view.
2. Irrigation contractor to coordinate location of main lines with Landscape Contractor prior to implementation. Avoid root balls of trees and large plant materials. Refer to landscape plan drawings.
3. All pipe to be PVC minimum 40, or minimum cover.
4. All risers to be rated as Class line PVC pipe and fittings.
5. Pressurized backflow, pull-in station, and all other project controls overlooks with battery backup required.
6. All crossings under pavement contracts to be sleeved two times the sprinkler pipe size with schedule 40 PVC.
7. All valves to have box number and be painted in green valve covers with room for work in future.
8. All valve boxes to be located away from walkways, planter walls, and groundcovers - bumpin tracks of beds.
9. All sprinklers to be commercial grade. Toro 570 Series 4" and 12" and rotators out of sight.
10. Irrigation contractor to measure water pressure on site and then use more than 75% of available GPM.
11. Water connection to the site, including shut-off valves, shall not be altered by unauthorized bodies.
12. All valve spaces to be in valve boxes and clearly labeled at back of box stack. All wire splices to be waterproof with water proof connectors.
13. 2 spare wires to be run to the last valve in each direction.
14. Controller to be backlighted at time of completion and provided at irrigation as-backed kit.
15. System to provide 100% overlapped coverage on completion. Adjustments/additional from irrigation plans may be necessary.
16. Irrigation contractor to be County and City licensed where work has to be performed. Liability and Workmen's comp insurance is required for each and every employee to be on-site at any time during implementation. Paperwork to be attached on request. allow 2 business days.
17. An-hold irrigation training to be provided prior to final payment.

END

PLANT LIST

Qty.	Botanical Name	Common Name	Specification
TREES AND PALMS			
1	Bursera simaruba	Gumbo Limbo	12-14' OA
1	Chrysophyllum oliviforme	Satin Leaf	12' OA x 4" caliper, specimen
12	Chrysobalanus icaco	Cocoplum	8' OA
3	Clusia guttifera	Small-Leaf Clusia	8' OA
3	Coccothrinax argentata	Florida Silver Palm	8' OA
95	Conocarpus erectus sericeus	Silver Buttonwood	8' OA clustered
1	Guaiacum sanctum	Lignum Vitae	8' OA, specimen
12	Myrsine floridana	Florida Myrsine	8' OA, 30-50 stem
1	Pinanga coronata	Dwarf Pinanga	8' OA
24	Sabal palmetto	Sabal Palm	14-18' C.T. as-bs, replacement not/excess
7	Serenoa repens	Silver Saw Palmetto	7' x 7'
2	Swietenia mahagoni	Paradise Tree	14' OA min.
8	Thrinax morrisii	Brittle Thatch Palm	as shown
SHRUBS AND GROUNDCOVERS			
705	Bonsai tabernaemana	Dwarf Orange Jasmine	1 gallon
160	Bulbine frutescens	Bulbine	1 gallon
173	Chrysobalanus icaco	Horizontal Cocoplum	3 gallon
3	Clusia guttifera 'Nana'	Dwarf Clusia	3 gallon
185	Encyclia tampensis	Tampa Encyclia	1 gallon
6	Epiphyllum hybrida	Orchid Cactus	3 gallon
209	Ficus repens 'Sonsi'	Dwarf Creeping Fig	1 gallon
3	Russelia equisetiformis	Coral Fountain	3 gallon
40	Tillandsia fasciculata	Giant Wild Pine	1 gallon
20	Tillandsia utriculata	Giant Wild Pine	1 gallon
70	Zamia pumila	Coontie	3 gallon, o.c.
ADDITIONAL ITEMS			
150	Excelsior Mulch		3" minimum
150	Planting soil		SEED mix/sod as-shown
150	3/4" granite gravel		3" minimum

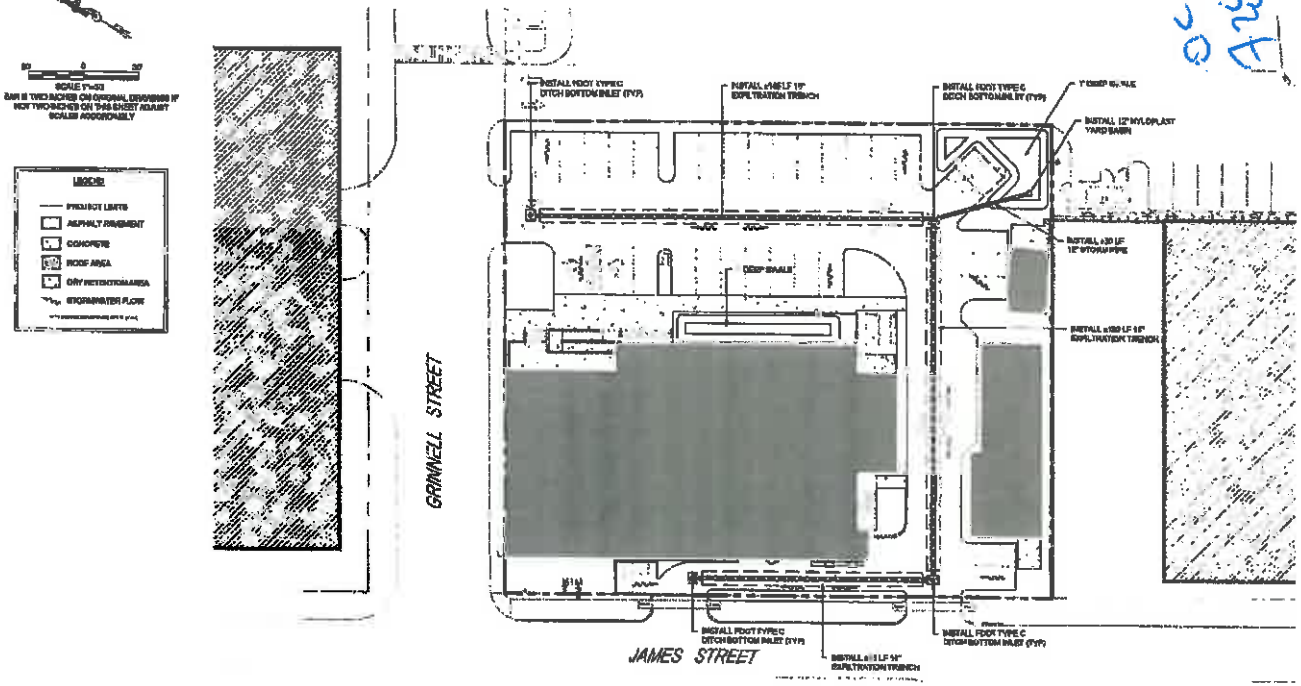
LANDSCAPE PLAN

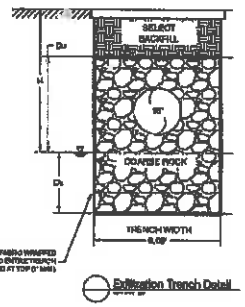
CRAIG REYNOLDS landscape architecture

KEYS ENERGY SERVICES
1001 JAMES STREET
Key West, Florida 33040

Bender & Associates ARCHITECTS

L-1





Exfiltration Trench Detail

KEYS ENERGY SERVICES	1001 JAMES STREET	KEY WEST, FL 33040
1001 JAMES STREET	KEY WEST, FL 33040	CONCEPTUAL DRAINAGE PLAN

PEREZ ENGINEERING & DEVELOPMENT, INC

JOB NO. 14084
DRAWN ROD
DESIGNED MP
CHECKED AGP
QC
SHEET C-1

60% SUBMITTAL

NOTE:
1. ALL FIXTURES AND FINISHES ARE TO BE REMOVED, ALL INTERIOR PARTITION WALLS, ALL EXTERIOR DOORS, AND ALL EXTERIOR WINDOWS ARE TO BE REMOVED.
2. ALL CONCRETE STAIRS, CONCRETE EXTERIOR WALLS, CONCRETE FLOOR SLABS, AND CERTAIN STRUCTURAL FRAMING MEMBERS ARE TO REMAIN.
3. REMOVE ALL ROOFING, FLASHING, AND DRAINS.
4. SEE P2.0 PLAN FOR MORE DETAILS AND NOTES ON DEMOLITION OF MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.

DEMOLITION NOTES

1. Remove all miscellaneous fasteners such as nails, screws and other, as required, to allow patching of existing finishes. Screw fasteners will not be able to be removed without extensive damage to substrate finishes. Subject to concurrence by the Architect, such fasteners may remain, but must be treated to finish flat with other existing back behind the wood surface.
2. Prior to commencing a bid, verify all existing conditions and dimensions on the jobsite, and also other sheets, but prior to the start of construction.
3. All demolished materials, except for artifacts, shall become the property of the contractor, unless specifically noted otherwise, and shall be properly removed from the site. Comply with all applicable laws, codes and regulations of governmental agencies having jurisdiction over the project.
4. All costs of demolition including permit fees, disposal fees, etc. are the responsibility of the Contractor.
5. It is the Contractor's responsibility to be aware of and to conform with all applicable demolition and disposal codes, safety requirements, and environmental protection regulations of any governmental body having jurisdiction over the work.
6. Provide safety barricades as required to protect the safety of the general public and workers connected with the project.
7. Provide bracing and shoring as required to protect the safety of the general public and workers connected with the project.
8. Demolished materials classified as trash to be disposed in an off-site dumpster approved by the Architect in advance.

NOTE: ALL STRIPPING IS TO BE REMOVED. ALL EXISTING CONCRETE SIDEWALKS AND CURBING TO BE REMOVED WHERE INDICATED. EXISTING ASPHALT MILL BE REMOVED TO ACCOMODATE NEW LANDSCAPE AREAS. SEE PROPOSED SITE PLAN.

GRINNELL STREET

JAMES STREET

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

KEYS ENERGY SERVICES
1001 JAMES STREET
Key West, Florida 33040

Bender & Associates ARCHITECTS p.a.

DEMOLITION PLANS

A2.1

Public Notice

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., August 27, 2014 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

MAJOR DEVELOPMENT PLAN- RENOVATION OF EXISTING BUILDING AND ENCLOSE EXISTING METAL ACCESSORY STRUCTURE. DEMOLITION OF SIDE AND BACK ADDITIONS. REMOVAL OF METAL SHED AND METAL ELEMENTS. REMOVE FENCE FROM GRINNELL STREET AND PORTION ON JAMES STREET WITH NO BUILT BACK.

FOR- 1001 JAMES STREET

Applicant- Bender & Associates **Application # H14-01-1259**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Lynne Tejeda, 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: 1001 James Street on the 13 day of August, 2014.

   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 Aug 27, 2014.

   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 H14-01-1259.

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

Signed Name of Affiant: Lynne Tejeda
Date: Aug 14, 2014
Address: 1001 James Street
City: Key West, FL
State, Zip: 33040

The forgoing instrument was acknowledged before me on this 14 day of August, 2014.

By (Print name of Affiant) Lynne Tejeda who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC
Sign Name: Edee Gates-Delph
Print Name: Edee Gates-Delph
Notary Public - State of Florida (seal)
My Commission Expires: 6/17/2017

EDEE GATES-DELPH
Notary Public - State of Florida
My Comm. Expires Jun 10, 2017
Commission # FF 25835

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

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

Alternate Key: 1001767 **Parcel ID:** 00001700-000000

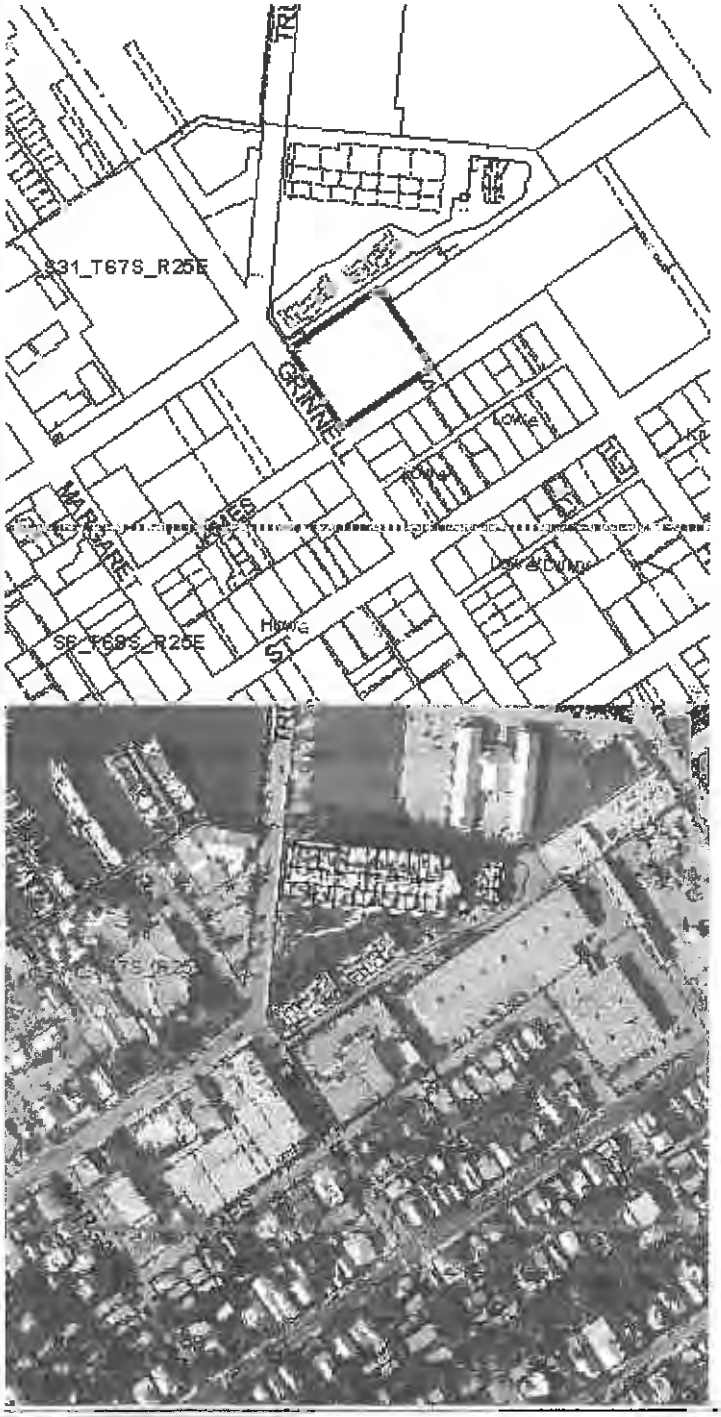
Ownership Details

Mailing Address:
THE UTILITY BOARD OF THE CITY OF KEY WEST
1001 JAMES ST
KEY WEST, FL 33040-6935

Property Details

PC Code: 91 - UTILITIES,WATER TANKS
Millage Group: 12KW
Affordable Housing: No
Section-Township-Range: 31-67-25
Property Location: 1001 JAMES ST KEY WEST
Legal Description: KW PT LOT 2 SQR 19 JAMES AND GRINNELL ST OR80-477/479 OR1428-1157/75F/J OR2571-2253/75 OR2592-2258/80

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
15 - MUNICIPAL LANDS	5,913,147.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT			34,600.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 21656
Year Built: 1954

Building 1 Details

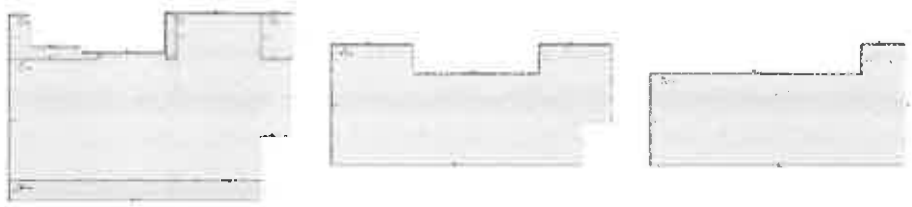
Building Type	Condition A	Quality Grade 500
Effective Age 19	Perimeter 1,238	Depreciation % 23
Year Built 1954	Special Arch 0	Grnd Floor Area 21,656
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

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	27	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1953					8,874

2	OPX	1	1953	1,260
3	OPU	1	1953	390
4	OPU	1	1953	110
5	OPU	1	1953	352
6	FLA	1	1953	6,944
7	FLA	1	1953	5,838

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	660	ELEC/TELEPHONE ETC B	100	Y	Y
	661	ELEC/TELEPHONE ETC B	100	Y	Y
	662	ELEC/TELEPHONE ETC B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
214	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	280 SF	0	0	1995	1996	4	30
2	AP2:ASPHALT PAVING	29,638 SF	0	0	1953	1954	2	25
3	CL2:CH LINK FENCE	2,352 SF	392	6	2009	2010	3	30
4	PT3:PATIO	113 SF	0	0	2001	2002	2	50

Appraiser Notes

FOR THE 2007 TAX ROLL THIS PARCEL HAS DECREASED IN SIZE DUE TO A PORTION OF THIS LAND GOING TO LEASED LANDS FOR THE STEAMPLANT CONDO PROJECT
TPP 8551193

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08-1942	07/22/2008	07/01/2009	23,500	Commercial	ALUMINUM FENCE 392 LF
	13-0315	01/25/2013	12/11/2013	1,000	Commercial	CONSTRUCT 22' OF 2x4 PARTITION WALL INSIDE FERRY TERMINAL. 1/2" DRYWALL
1	B16806	04/01/1990	12/01/1994	150,000		REMODELING
2	B920036	01/01/1992	12/01/1994	21,000	Commercial	ROOFING
3	96-3426	08/01/1996	12/01/1996	1,900	Commercial	REPAIRS
4	9703061	09/01/1997	12/01/1997	4,200	Commercial	AWNINGS
5	9701012	04/01/1997	12/01/1997	11,000	Commercial	ELECTRIC
6	9801888	06/22/1998	11/09/1998	81,000	Commercial	DEMO CONCRETE STRUCT
7	9803514	11/15/1998	12/31/1999	138,000	Commercial	SUBSTATION FOUNDATION

8	9900042	01/07/1999	12/31/1999	53,000	Commercial	CHANGEOUT AC
9	9902111	07/01/1999	12/31/1999	10,000	Commercial	CONCRETE GENERATOR PAD
10	0002876	09/14/2000	11/15/2000	39,000	Commercial	REPLACE AIR HANDLER
11	0103409	10/17/2001	12/04/2001	108,980	Commercial	58 SQS BUILTUP/15 SQS V-C
12	01/3409	12/06/2001	10/29/2002	176,000	Commercial	REPAIRS
13	02/0461	02/28/2002	10/29/2002	23,500	Commercial	REPAIR SPALLING
14	02/0792	10/02/2002	10/30/2002	1,500	Commercial	SEAL PARKING AREA
15	03-1873	06/02/2003	12/04/2003	2,981	Commercial	TILE WALKWAY
16	04-1743	05/27/2004	12/15/2004	1,700	Commercial	REPLACE LAV,&TOILET
17	05-2803	07/06/2005	11/14/2005	20,000	Commercial	ROOF REPLACEMENT 8SQS
18	05-3408	08/11/2005	11/14/2005	2,200	Commercial	INSTALL ELECTRIC FOR A 100AMP SUBFEED FOR ELECTRIC CARS

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
2014	3,240,539	29,860	2,642,748	5,913,147	5,913,147	5,913,147	0
2013	3,240,539	26,361	2,642,748	5,909,648	5,909,648	5,909,648	0
2012	3,240,539	26,485	2,642,748	5,909,772	5,909,772	5,909,772	0
2011	3,408,879	26,583	2,642,748	6,078,210	6,062,716	6,078,210	0
2010	3,408,879	26,681	2,076,000	5,511,560	5,511,560	5,511,560	0
2009	3,577,219	26,805	2,595,000	6,199,024	6,199,024	6,199,024	0
2008	3,577,219	26,904	2,595,000	6,199,123	6,199,123	6,199,123	0
2007	2,391,606	26,974	2,595,000	5,013,580	5,013,580	5,013,580	0
2006	2,447,879	27,098	3,406,500	5,881,477	5,881,477	5,881,477	0
2005	2,290,250	27,196	3,406,500	5,723,946	5,723,946	5,723,946	0
2004	2,316,564	27,294	3,406,500	5,750,358	5,750,358	5,750,358	0
2003	2,301,173	27,418	870,550	3,199,141	3,199,141	3,199,141	0
2002	2,301,173	27,516	870,550	3,199,239	3,199,239	3,199,239	0
2001	2,353,473	2,208	870,550	3,226,231	3,226,231	3,226,231	0
2000	2,357,045	487	794,850	3,152,382	3,152,382	3,152,382	0
1999	1,303,462	504	794,850	2,098,816	2,098,816	2,098,816	0
1998	870,734	521	794,850	1,666,105	1,666,105	1,666,105	0
1997	870,734	543	719,150	1,590,427	1,590,427	1,590,427	0
1996	686,033	0	719,150	1,405,183	1,405,183	1,405,183	0
1995	686,033	0	719,150	1,405,183	1,405,183	1,405,183	0
1994	605,603	0	719,150	1,324,753	1,324,753	1,324,753	0
1993	605,603	0	719,150	1,324,753	1,324,753	1,324,753	0
1992	605,603	0	719,150	1,324,753	1,324,753	1,324,753	0
1991	605,603	0	719,150	1,324,753	1,324,753	1.324,753	0
1990	512,433	0	605,600	1,118,033	1,118,033	1,118,033	0

1989	512,433	0	605,600	1,118,033	1,118,033	1,118,033	0
1988	405,943	0	529,900	935,843	935,843	935,843	0
1987	399,525	0	271,858	671,383	671,383	671,383	0
1986	400,564	0	271,858	672,422	672,422	672,422	0
1985	392,966	0	102,980	495,946	495,946	495,946	0
1984	385,479	0	102,980	488,459	488,459	488,459	0
1983	385,479	0	102,980	488,459	488,459	488,459	0
1982	367,344	0	102,980	470,324	470,324	470,324	0

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
9/26/2012	2592 / 2258	100	QC	11
4/25/2012	2571 / 2253	100	QC	11

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