Historic Architectural Review Commission

Staff Report
Item 2

Meeting Date: October 28, 2014

Applicant: Stefano de Luca, Architect

Application Number: H14-01-1351

Address: #500 Duval Street

Description of Work: Renovation of storefront windows. New egress door and fire safety equipment at Old Kress Building.

Building Facts: The historic building is listed as a contributing resource. The two story masonry vernacular structure was built in 1918. The building is located on the south west corner of Duval and Fleming Streets. The structure will be converted into a CVS Store. The historic Kress signs will not be altered or removed.

In October 23, 2012 the Commission approved plans for revisions to the first floor façade in order to match original openings. The design was never executed.

Guidelines Cited in Review: Commercial Storefronts and Signage (page 46), specific guidelines 1, 2 and 5.

Staff Analysis

The Certificate of Appropriateness in review proposes the removal of all existing storefronts and their replacement with new impact resistant units. The applicant has stated that the existing storefronts are plated glass and the aluminum frames have been patched through time. It is staff opinion that **the existing glass panels as well as the metal frames are not original to the building**. The main challenge for the designer is the availability of impact resistant glass in the actual dimensions that the storefront exhibits. On September 23 the Commission motioned to postpone the review of the proposed storefronts and requested to the applicant considering keeping the same size of storefronts.

The applicant has submitted three schemes for replacing the existing storefronts;

Scheme 1-Current single panels of glass on Duval Street will be split into two equal panels of glass. The Fleming storefront will be replaced to match existing number and size of panels.

Scheme 2- Current single panels on Duval will be split into two unequal panels of glass, approximately 4' and 8' wide. The Fleming storefront will be replaced to match existing number and size of panels.

Scheme 3- Current single panels of glass on Duval Street will be replaced with similar size glass panels, after widening the leftmost center column. The Fleming storefront will be replaced to match existing number and size of panels.

All new storefront frames will be 2" clear anodized metal units. The glass will be clear, transparent with no film of any kind.

The design also includes the installation of a metal door on the back of the building as well as signage and equipment requested by the Fire Department. The new door will be located on the back and will be facing an alleyway. The Fire Sprinkler Room signage and bell will be visible from Fleming Street.

Consistency with Guidelines

A review of the old photos reveal that the first floor was almost a glass façade. It is staff's opinion that the existing fabric of the storefronts is not historic. The applicant has included three schemes to which staff opines that number three will meet the Commission's concerns during the last meeting. Since the span between glasses on the leftmost bay, facing Duval Street is larger than the other two storefront bays, the design includes a 1'-2" column between the two panels. Staff opines that the proposed scheme 3 will be more in keeping with the existing storefronts, although they are not the original to the building.

For the review of the new metal door on the back façade as well as the fire signage and bell it is staff opinion that these new elements will not have any adverse impact in the historic building.

Application

CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

08-22-2014 011351
APPLICATION #___-_____

OWNER'S NAME: OLD KRESS BLDG CO. INC & PAUL L. FERBER IRREVOCABLE TRUST 11.21.68

DATE: 8.21.14

OWNER'S ADDRESS: 151 SAWGRASS CENTER, SUITE 202 PONTE VEDRA, FL. 32082

PHONE #: 904.285.7600

APPLICANT'S NAME: STEFANO DE LUCA

PHONE #: 954.927.2690 260 6496

APPLICANT'S ADDRESS: 611 EDWIN ST., HLWD, FLA 33020

ADDRESS OF CONSTRUCTION: 500 DUVAL ST., KEY WEST, FL 33040

OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: (1) REPLACING ~~PORTIONS~~ ALL OF THE EXIST. STOREFRONT WINDOWS (2) ADDED NEW EGRESS DOOR (3) ADDED NEW FDC CONNECTION & FIRE BELL & FIRE SPRINKLER ROOM IDENTIFICATION.

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: 8.21.14

Applicant's Signature: _____ STEFANO DE LUCA

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

Chgr: KEYWTOR SAMPLES Type: OC Drawer: 1
Date: 8/26/14 22 Receipt no: 30[illegible]7
2614 1001451
PT * BUILDING PERMITS-NEW 1.00 $50.00
Trans number: 3017577
CK CHECK 5699 $50.00
Trans date: 8/26/14 Time: 13:06:22

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 listed as contributing. Masonry vernacular built in 1918.

Guidelines for storefronts

_____

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

_____

_____

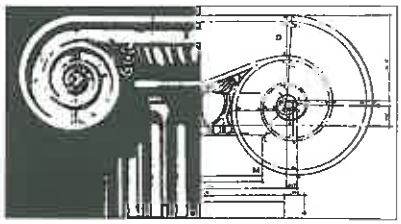
_____

_____

Date: _____ Signature: _____

Historic Architectural
Review Commission

Correspondence



Stefano De Luca & Associates, Inc.
Architecture & Design
AA26001224

October 10, 2014

City of Key West
3140 Flagler Avenue
Key West, FL 33040

Re: **HARC Certificate of Appropriateness**
CVS #10169
500 Duval Street
Key West, FL 33040

Mrs. Enid Torregrosa,

We are re-submitting for an additional HARC review, for the following items, based on the Commission comments received from the September 23rd meeting:

Replacing all of the existing storefront that have either failed and fallen into the public Right of Way or are in danger of failing. The exterior elevations attached provide three (3) schemes to accommodate the maximum width of 142" for locally available laminated glass as noted below:

1. Scheme #1 – the current single panes of glass on the Duval elevation will be split into two equal panes of glass. The Fleming storefront will be replaced to match existing number and size of panes of glass.
2. Scheme #2 – the current single panes of glass on the Duval elevation will be split into two, unequal panes of glass, approximately 4' and 8' wide. The Fleming storefront will be replaced to match existing number and size of panes of glass.
3. Scheme #3 – the current single panes of glass on the Duval elevation will be replaced with similar sized glass panes after widening the existing columns as shown. The Fleming storefront will be replaced to match existing number and size of panes of glass.

Sincerely,
Stefano De Luca & Associates, Inc.

By: Stefano De Luca
President
AR0014815

611 Edwin Street, Hollywood, FL 33020 (p) 954-927-2690 (f) 954-927-9107 Stefano.DeLuca@sdlainc.com

Enid Torregrosa

From: Stefano DeLuca <stefano.deluca@sdlainc.com>
Sent: Tuesday, October 14, 2014 2:30 PM
To: Ron Wampler; Enid Torregrosa
Cc: rwampler@keywestcity.com; Danlys Hernandez (dhernandez@boosdevelopment.com); Bryan.Brewster@CVSCaremark.com; (David Hartman) fwcdavid@yahoo.com; brandon@glrinc.net; Roy Aldecoa
Subject: RE: 10169 CVS Key West - 500 Duval Street Window Replacement

Ron, thank you for reviewing our submittal.

In regards to item 4(c), we should have no issues providing the category II safety glazing for both schemes "A" & "B". If HARC will allow us to widen the one column on Duval street, then providing category II safety for "Scheme C", will also not be an issue.

Stefano De Luca
Architect AR0014815

Stefano De Luca & Associates, Inc. **AA26001224**
611 Edwin Street
Hollywood, FL 33020

P 954.927.2690 x101
F 954.927.9107
M 954.260.6436

From: Ron Wampler [mailto:rwampler@cityofkeywest-fl.gov]
Sent: Tuesday, October 14, 2014 1:58 PM
To: Stefano DeLuca; Enid Torregrosa
Cc: rwampler@keywestcity.com; Danlys Hernandez (dhernandez@boosdevelopment.com); Bryan.Brewster@CVSCaremark.com; (David Hartman) fwcdavid@yahoo.com; brandon@glrinc.net; Roy Aldecoa
Subject: RE: 10169 CVS Key West - 500 Duval Street Window Replacement

Afternoon All.

Having reviewed Mr. Deluca's thorough report:

1. I agree with Ms. Torregrosa's statement that the Kress Bldg. is a contributing Historic structure.
2. I understand the significance of the large historic storefront windows.
3. I understand Mr. Deluca's approach to a 'prescriptive solution'.
4. Concerning the Chief Building Official's position:
   a) The remodel is a Level 2 Alteration.
   b) Chapter 11 Historic Buildings allows the CBO to accept alternative solutions as equivalent.
   c) Category II safety glazing would be preferred but an alternative might be researched concerning safety films that can be added to the safety glass on-site...Other alternatives may exist that will increase the safety from hazardous glazing but satisfy the HARC concerns for preservation.

I am available and willing to discuss alternative creative solutions to this opportunity...

Thank you,

From: Stefano DeLuca [mailto:stefano.deluca@sdlainc.com]
Sent: Friday, October 10, 2014 9:24 AM
To: Enid Torregrosa
Cc: rwampler@keywestcity.com; Danlys Hernandez (dhernandez@boosdevelopment.com); Bryan.Brewster@CVSCaremark.com; (David Hartman) fwcdavid@yahoo.com; brandon@glrinc.net; Roy Aldecoa
Subject: Re: 10169 CVS Key West - 500 Duval Street Window Replacement

Thank you Enid. That's exactly what I needed.

Do you see any issues with timing for the October 28 meeting? When do I need to have the revised exterior elevations to you ?

Sent from my iPhone

On Oct 10, 2014, at 9:15 AM, "Enid Torregrosa" <etorregrosa@cityofkeywest-fl.gov> wrote:

> Dear Stefano:
>
> Good morning. By the definition of the FBC the Kress building is a historic structure. The city of Key West is a recognized Certified Local Government by the Florida State Historic Preservation Office and National Park Service since 1991. The building was included in the list of contributing structures in the KW historic district listed in the National Register of Historic Places in 1971.
>
> I am attaching a copy of my staff report that was part of the package for HARC Commission review on the September 23 meeting.
>
> Hope this clarifies the historic status of the building.
>
> Enid
>
> **From:** Stefano DeLuca [mailto:stefano.deluca@sdlainc.com]
> **Sent:** Thursday, October 09, 2014 11:18 PM
> **To:** rwampler@keywestcity.com; Enid Torregrosa
> **Cc:** Danlys Hernandez (dhernandez@boosdevelopment.com); Bryan.Brewster@CVSCaremark.com; (David Hartman) fwcdavid@yahoo.com; brandon@glrinc.net; Roy Aldecoa
> **Subject:** 10169 CVS Key West - 500 Duval Street Window Replacement
>
> Mr. Wampler/Mrs. Torregrosa,
>
> We are the architects of record for the CVS under construction at 500 Duval Street. On September 23, we presented to the "Key West Historic Architectural Review Commission" HARC Application #H14-01-1351. The purpose of the presentation was a request to replace the two damaged storefront windows and replace the balance of the existing storefront windows with new impact rated storefront windows. The existing window frames are in poor condition and appear to have been repaired over time which . They are also comprised of plate glass which is very dangerous when it breaks.
>
> We approached the replacement, as we would any project, and started with a storefront system and analyzed the opening size vs. the maximum size glazing permitted based, on the wind pressures. Using 180 mph as our starting point, our structural engineer developed the pressures. Based on the pressure

of +45/-60, and the N.O.A. (see attached), the maximum width of the glazing is 60". The existing storefront window sizes range from 12'-10" wide x 6'-5" high to 9'-10 wide x 6'-5" high. The larger openings would require three (3) sections of glass and the smaller openings (12' wide or less) could be done with two (2) sections of glass. Our presentation to the Commission was based on the sizes noted. Unfortunately the commission did not agree with our solution. The commissions comments were as follows:

1. Since this is a Historic Building, they did not want the replacement windows to be smaller in panel size i.e. 3 panels to replace the one.
2. One of the commissioners stated that there was a local Key West Ordinance that would allow us to replace the storefront with an equal size storefront.

Since this meeting and your suggestions during my phone conversation with you (Ron Wampler), I have researched the Florida Building Code 2010 Existing Building and have determined the following based on my interpretation of the code: I have scanned my research so you can see the sections that are noted below in the outline.

Florida Building Code - Existing Building 2010

CHAPTER 1:

1. Select a "Compliance Method": I chose the 'Prescriptive Compliance Method (FBCEB 2010, sec. 101.5.1, pg 1.1). Based on the information below, we will probably need the exception noted in (FBCEB 2010, sec. 101.5, pg 1.1) to address the requirements in Chapter 3.

CHAPTER 2:

1. (FBCEB 2010, sec. 202, pg 1.1) - Definitions: **Alteration**: this seems to be the most accurate in describing the window replacement and I would not consider it a repair.
2. (FBCEB 2010, sec. 202, pg 2.1) - Definitions: Dangerous, #2: we are making an argument the existing condition is dangerous due to the condition of the existing window framing and the plate glass.
3. (FBCEB 2010, sec. 202, pg 2.1.) - Definitions: Existing Building: this space meets the definition.
4. (FBCEB 2010, sec. 202, pg 2.1.) - Definitions: Historic Building: we will need input from Mrs. Torregrosa to determine if this building meets the definition NEED MRS. TORREGROSA'S INPUT.
5. (FBCEB 2010, sec. 202, pg 2.1) - Definitions: Existing Building: this space meets the definition.

CHAPTER 3:

1. (FBCEB 2010, sec. 301, pg 3.1) - Historic is included under the "Prescriptive Compliance Method".
2. (FBCEB 2010, sec. 301.2.2, pg 3.1) - New & Replacement: the storefront material we are proposing is permitted by this code.
3. (FBCEB 2010, sec. 304.2.1, pg 3.3.) – Evaluation: If we were to repair the attachments and the frame of the remaining existing storefront windows, they would not meet the wind loads of the FBCB 2010 sec. 1609.
4. (FBCEB 2010, sec. 306.1, pg 3.4.) – Conformance: glass replacement would need to meet the current building code. This is to address plate glass vs. Category II glazing that is now required adjacent to doors and walkways. The storefront windows that we are proposing will meet the new code requirements relative to glazing.
5. (FBCEB 2010, sec. 308, pg 3.4) – This differs to Chapter 11 for historic Buildings.

CHAPTER 4:

1. (FBCEB 2010, sec. 401.1, pg 4.1) - Historic is included under the Scope. Since we are assuming the correct definition for the replacement of windows is an "Alteration" then we are assuming that we must follow the guidelines of this chapter.
2. (FBCEB 2010, sec. 401.1.1, pg 4.1) – Compliance allows the design professional to choose whether to comply with Chapters 4-12 or one of the alternatives in section 101.5. I am going to use the "Prescriptive Compliance Method".
3. (FBCEB 2010, sec. 403.1, pg 4.1.) – The window replacement will be considered a "Level 1" Alteration. This will require us to comply with Chapter 6.
4. (FBCEB 2010, sec. 408.1, pg 4.1.) – Historic Building will comply with chapter 11.

CHAPTER 6:

1. (FBCEB 2010, sec. 601.1, pg 6.1) - Historic shall comply with this chapter except as modified by chapter 11.
2. (FBCEB 2010, sec. 601.4, pg 6.2) – This section requires that the window replacement shall be designed and constructed to comply with chapter 16 of the FBCB. This cannot be achieved since the commission is requiring that the new glazing size match the existing, this would require that we install what was presented to the board, 3 sections of storefront per opening for the large openings and 2 sections of storefront in the smaller openings. THIS WILL REQUIRE FURTHER DISCUSSION WITH MR. WAMPLER.

CHAPTER 11:

1. (FBCEB 2010, sec. 1101.1, pg 11.1) – Historically or architecturally significant buildings will be addressed in this chapter.
2. (FBCEB 2010, sec. 1102, pg 11.1) – Definitions: Historic Building: we will need input from Mrs. Torregrosa to determine if this building meets one of the definitions. NEED MRS. TORREGROSA'S INPUT.

CHAPTER 24: Florida Building Code Building 2010

1. (FBCB 2010, table 2406, pg 24.4) – The shift to the FBCB 2010 is due to the requirement under Chapter 6 above, item #2.
2. (FBCB 2010, table 2406.2(1), pg 24.4) – This table requires the glazing that will be used in the replacement storefront shall be a "Category II" safety glazing. In order to meet this requirement, we will need to use a laminated glass which may not come in sizes large enough to match the existing opening sizes. The last two (2) sheets in the pdf above contain the exterior elevations of the building with the actual design pressures and the window dimensions.

Mr. Wampler/Mrs. Torregrosa, based on the code research above, there are items that will require input from both of you in order to determine if the code will permit us to place large sections of laminated glass in the openings. Can we set up a time to discuss this or set up an appointment to meet with you in your offices. CVS is currently on the October 28th schedule to present to the commission. What will we be required to have resolved in order to keep this appointment?

Sincerely,

Stefano De Luca
Architect AR0014815

Stefano De Luca & Associates, Inc. **AA26001224**
611 Edwin Street
Hollywood, FL 33020

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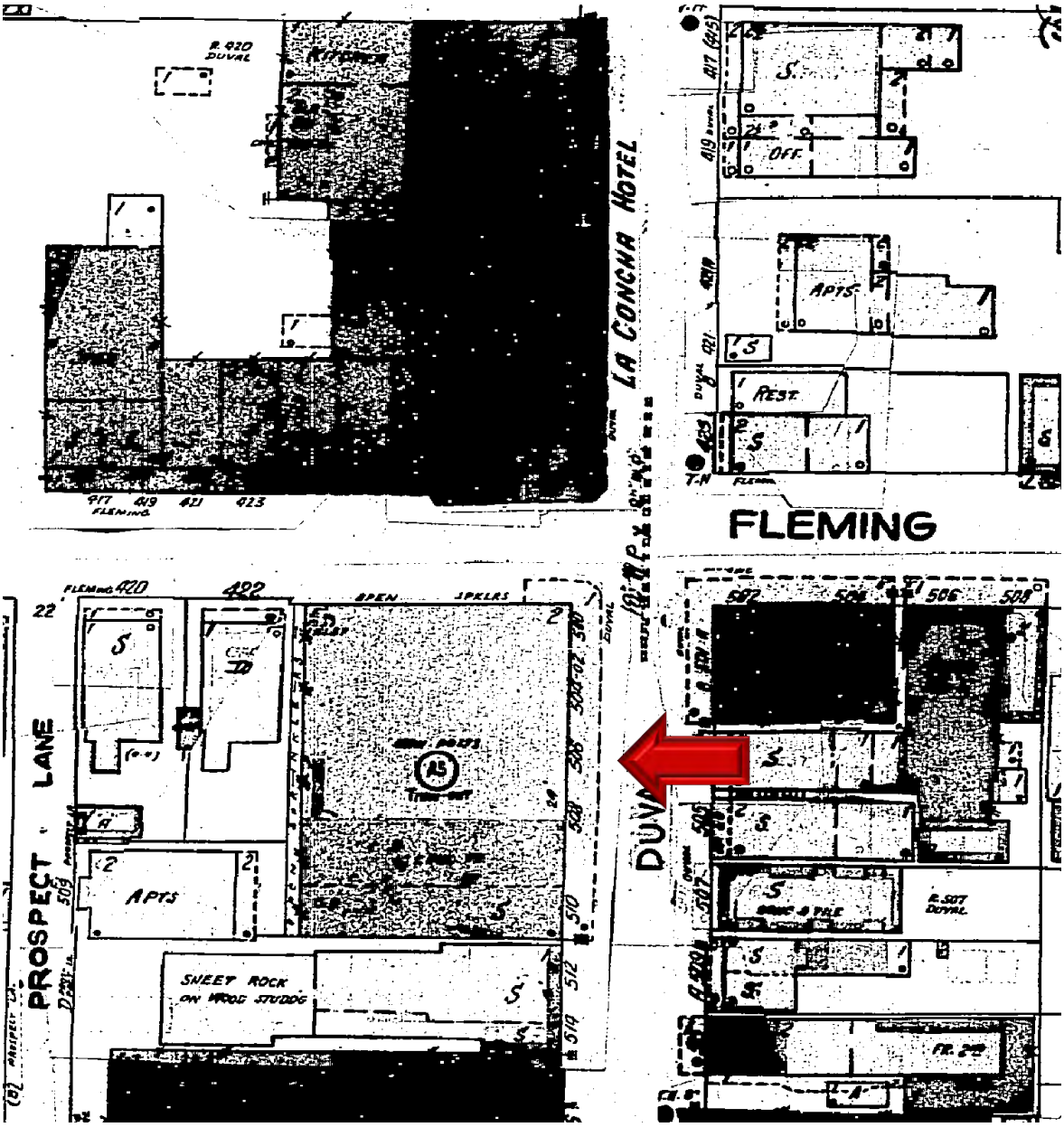
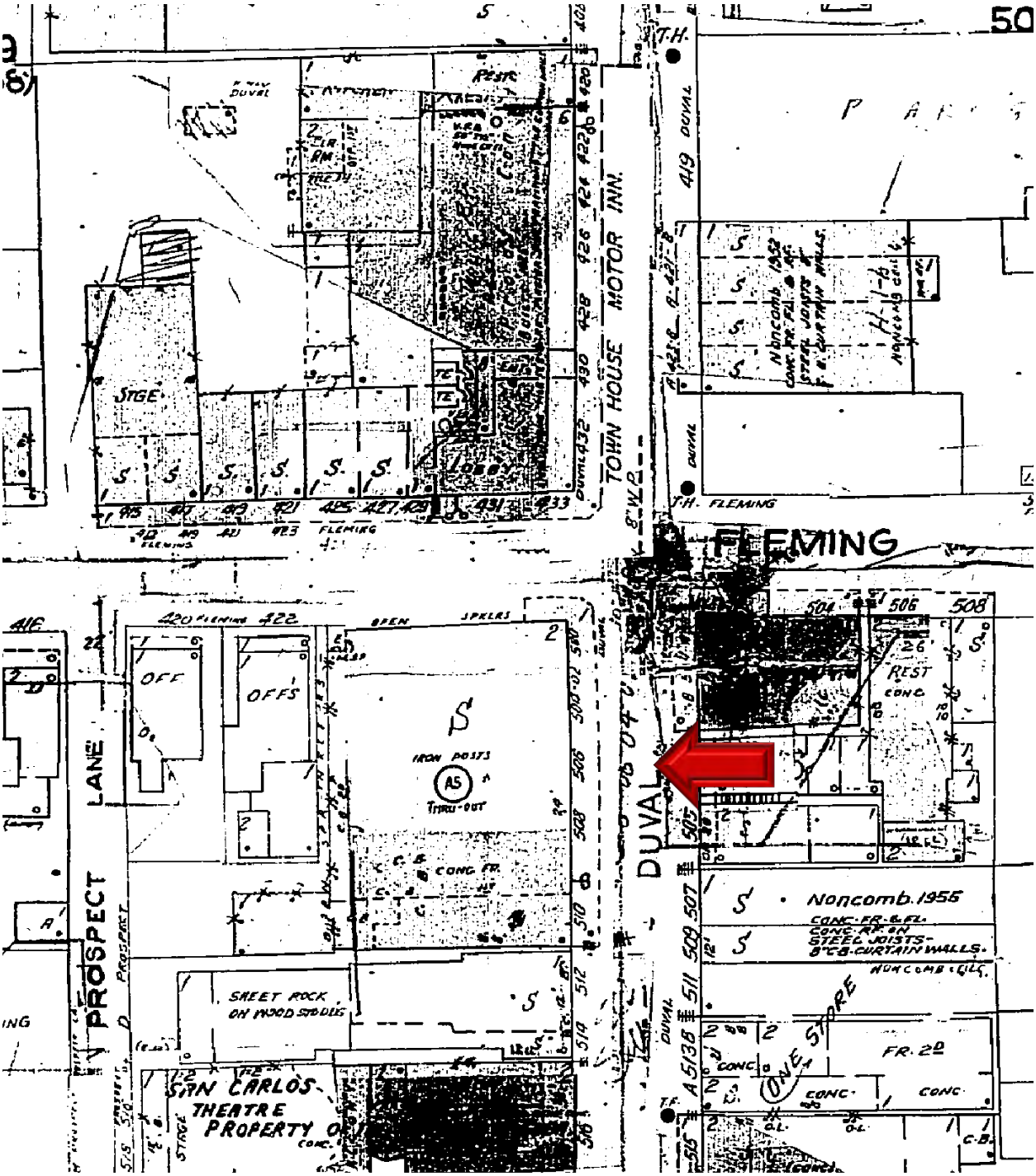
F 954.927.9107
M 954.260.6436

<Staff report.pdf>

Sanborn Maps

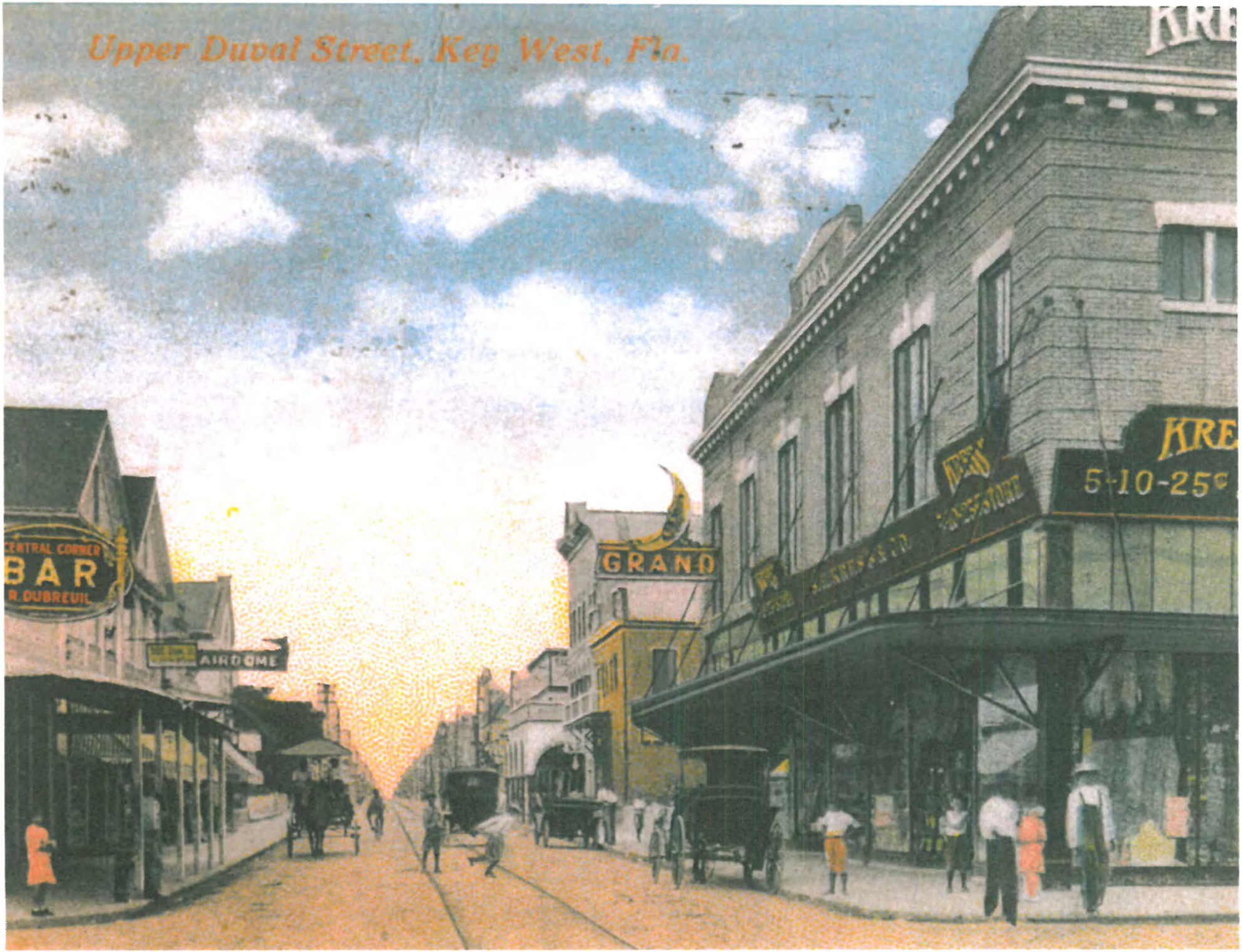


#500 Duval Street 1948 Sanborn map



#500 Duval Street 1962 Sanborn map

Project Photos


Upper Duval Street, Key West, Fla.
BAR
AIRDOME
GRAND
5-10-25¢


Duval from Fleming Street, Key West, Florida
KRESS
S.H.KRESS & CO.
KRESS

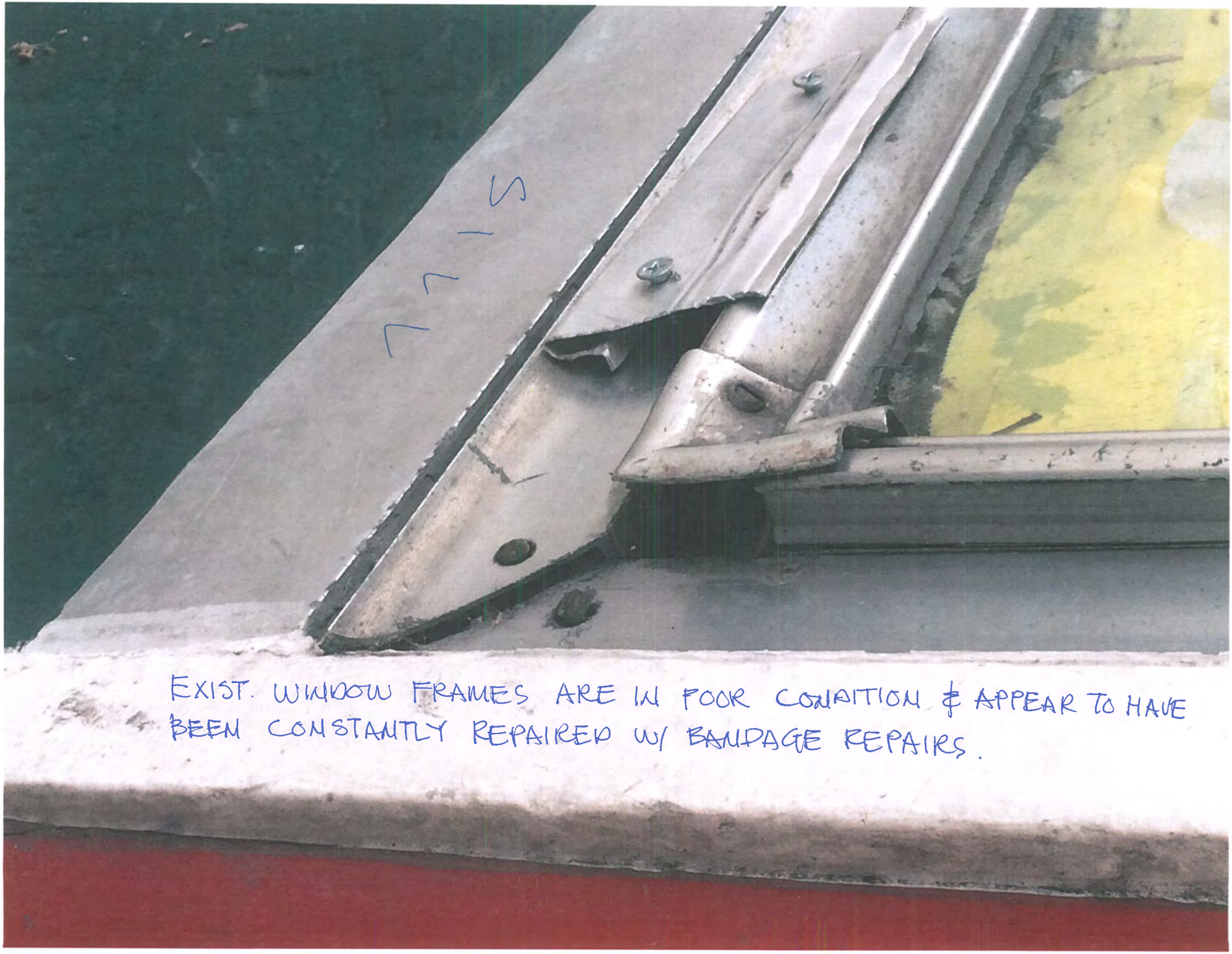
#500 Duval Street circa 1950. Monroe County Library

#500 Duval Street. Photo ca. 1965. Monroe County Library

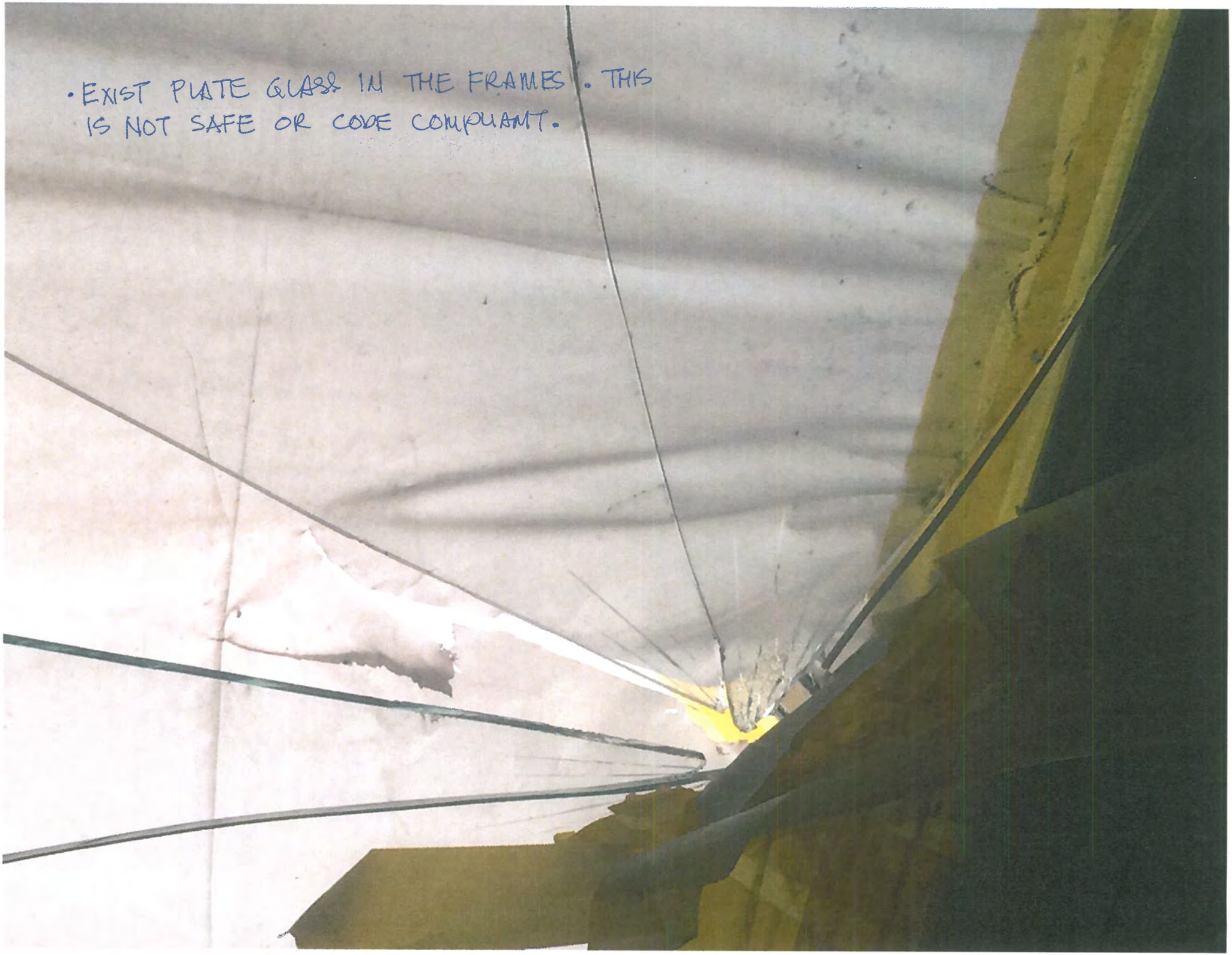
#500 Duval Street. Photo ca. 1990. Monroe County Library

#500 Duval Street. Photo 1975. Monroe County Library

EXIST. CONDITION



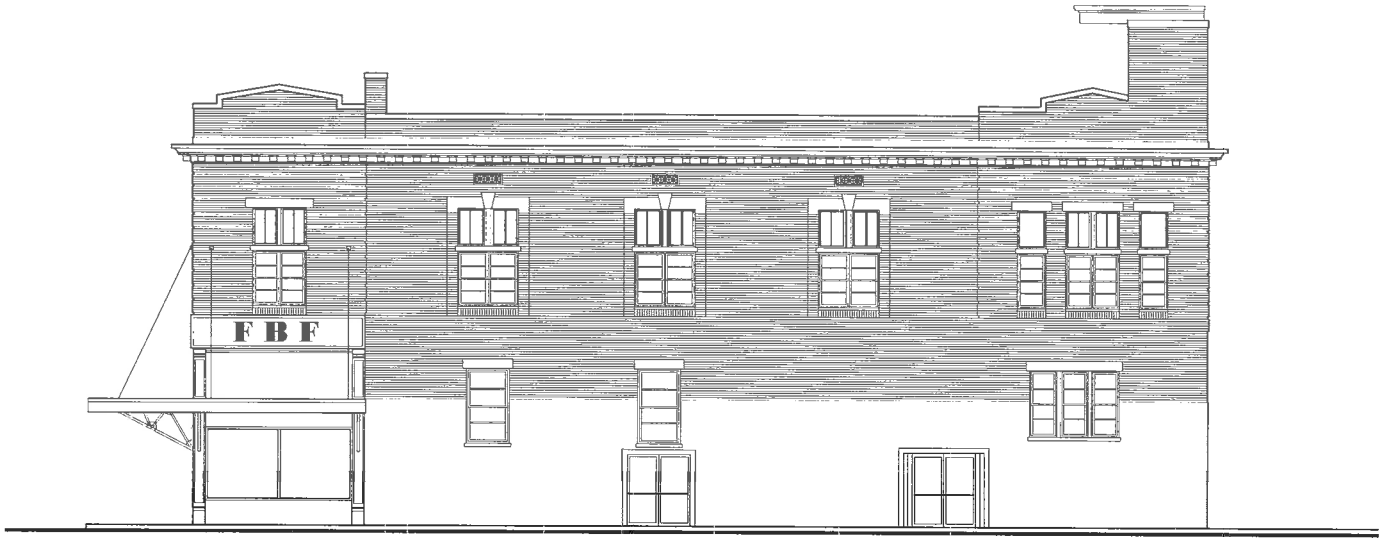
EXIST. WINDOW FRAMES ARE IN POOR CONDITION & APPEAR TO HAVE BEEN CONSTANTLY REPAIRED W/ BANDAGE REPAIRS.


• EXIST PLATE GLASS IN THE FRAMES. THIS
IS NOT SAFE OR CODE COMPLIANT.


EXIST. WINDOW FRAME. WOOD BLOCKING WAS IN BAD CONDITION & ALLOWED THE WINDOW FRAME TO MOVE. THIS IS TYPICAL FOR ALL EXIST. FRAMES.

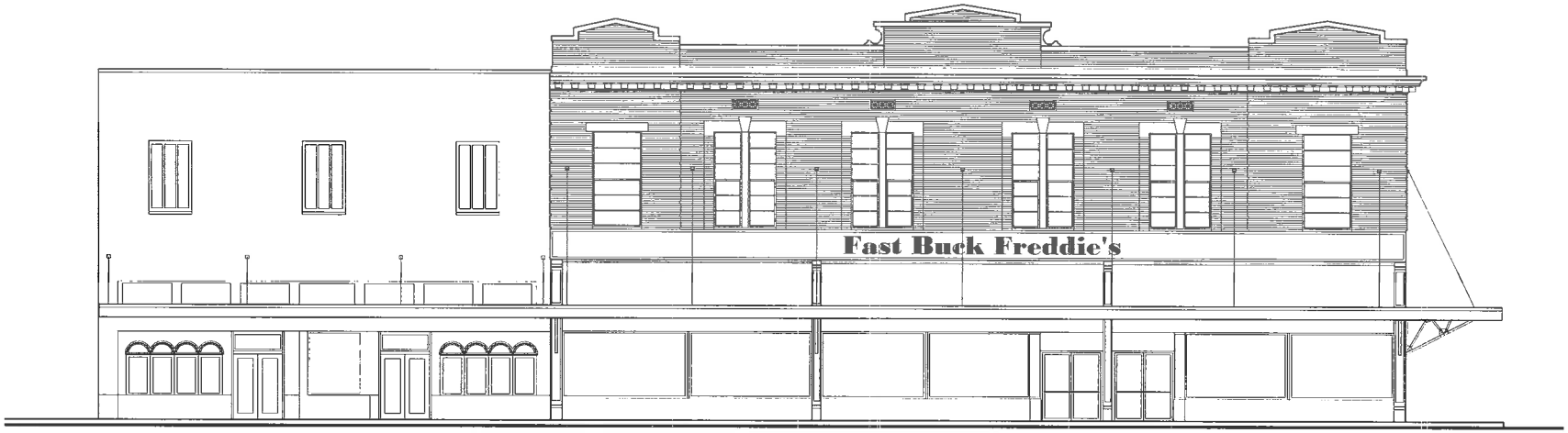
ADJACENT TENANT / ADJACENT BLDG.

Previous Approved Plans



1 EX-2 EXISTING FLEMING ST. ELEVATION

SCALE: 3/16"=1'-0"



2 EX-2 EXISTING DUVAL ST. ELEVATION

SCALE: 3/16"=1'-0"

FAST BUCK FREDDIE'S

DUVAL

KEY WEST, FLORIDA

EX-2

WILLIAM P. HORN
ARCHITECT, P.A.

916 EATON ST
KEY WEST
FLORIDA
33040

TEL (305) 294-5369
FAX (305) 296-1033

LICENSE NO
AR 0009161

FAST BUCK FREDDIE'S

DUVAL
KEY WEST, FLORIDA

SEAL

THESE DRAWINGS ARE NOT TO BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION BY WILLIAM P. HORN

DATE
10-12-12 HARC

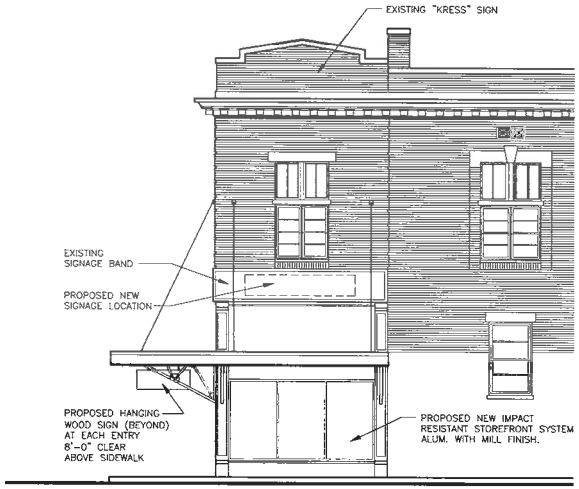
REVISIONS

DRAWN BY
AR

PROJECT NUMBER
1217

1 / A-1 PROPOSED DUVAL ST. ELEVATION

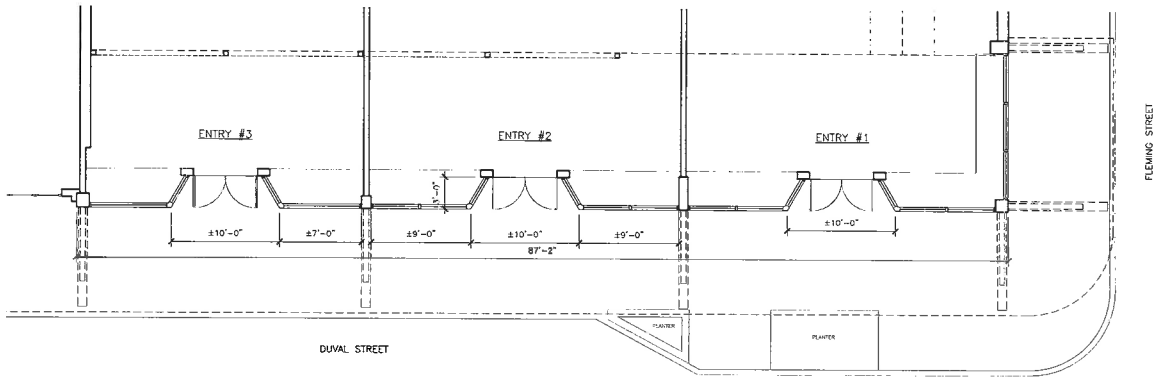
SCALE: 3/16"=1'-0"



2 / A-1 PROPOSED FLEMING ST. ELEVATION

CORNER

SCALE: 3/16"=1'-0"



3 / A-1 PROPOSED PARTIAL PLAN

SCALE: 3/16"=1'-0"

WILLIAM P. HORN
ARCHITECT, P.A.
915 EATON ST
KEY WEST
FLORIDA
33040
TEL. 305-296-4309
FAX 305-296-1031
LICENSE NO.
AA 0006040

FAST BUCK FREDDIE'S
DUVAL
KEY WEST, FLORIDA

SEAL

DATE
10-12-12 HARC

REVISIONS

DRAWN BY
-R

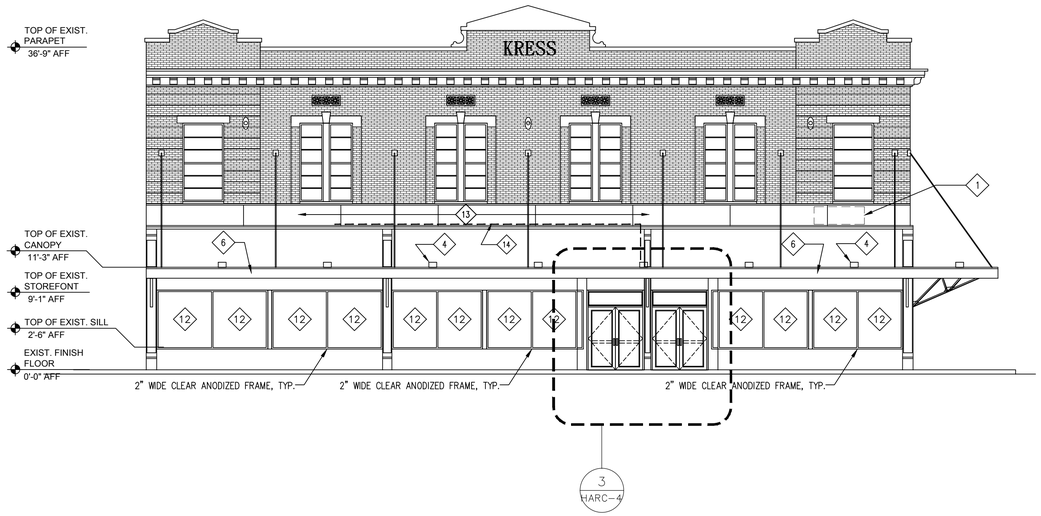
PROJECT NUMBER
1217

A-1

FAST BUCK FREDDIE'S

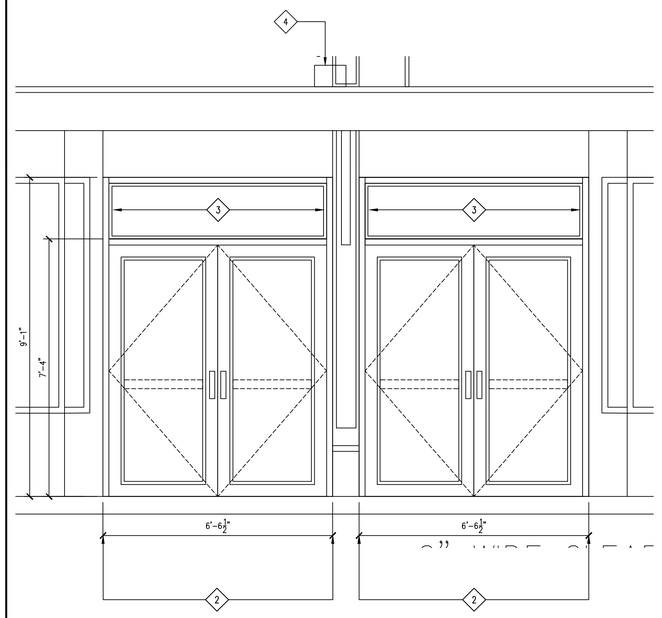
DUVAL
KEY WEST, FLORIDA

Revised Design



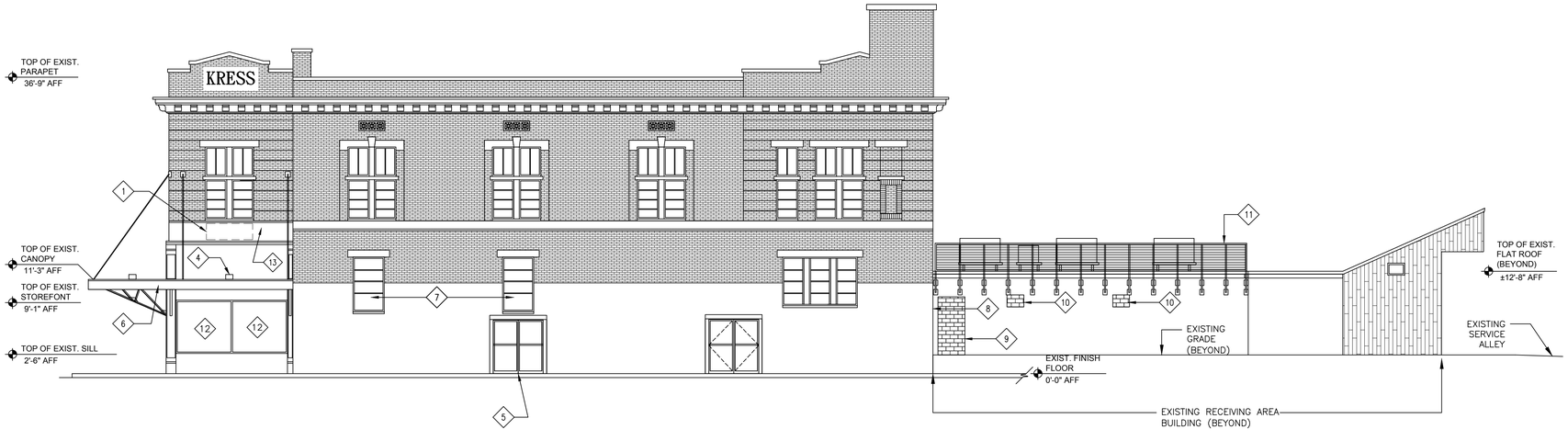
1 SCHEME-1 FRONT ELEVATION (NORTH)

SCALE: ⅛"=1'-0"



3 NEW IMPACT STOREFRONT DOORS

SCALE: ½"=1'-0" TRULITE "RESISTOR SERIES 350" NOA. 12-0117.05 EXP. 03.17.15



2 SCHEME-1 SIDE ELEVATION (WEST)

SCALE: ⅛"=1'-0"

EXT. ELEVATION KEY NOTES

KEY NOTE TAG #

1. APPROXIMATE LOCATION OF CVS BLDG SIGNAGE. SEE HARC SIGN SUBMITTAL FOR COMPLETE SIGN PACKAGE.
2. NEW IMPACT STOREFRONT DOORS. TRULITE CLEAR ANODIZED IMPACT STOREFRONT DOORS MODEL NUMBER "RESISTOR 350" MEDIUM STILE. (NOA # 12-0117.05 EXP. 03.17.15)
3. THE EXISTING STRUCTURE MAY NOT PERMIT THE INSTALLATION OF A TRANSOM. IF THIS IS THE CASE THEN THE PAIR OF STOREFRONT DOORS WILL BE THE ONLY THING INSTALLED.
4. EXISTING WALL WASH FIXTURES TO REMAIN (TYP)
5. EXISTING STOREFRONT DOORS TO REMAIN. GC SHALL PROVIDE AN OPAQUE WHITE FILM ON INSIDE FACE OF THE EXISTING STOREFRONT DOORS.
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14. REMOVE EXISTING CONDUIT, FASTENERS, ETC.

CVS pharmacy®

STORE NUMBER: 10169

500 DUVAL STREET
KEY WEST, FL 33040

PROJECT TYPE:

CVS PROJECT NUMBER:

CAP CODE:

STEFANO DE LUCA
& ASSOCATES, INC.
ARCHITECTURE & DESIGN
AA26001224
P (954) 927-2690 F (954) 927-9107
611 EDWIN STREET, HOLLYWOOD, FLORIDA 33020

SEAL:

ARCHITECT OF RECORD: STEFANO DE LUCA
STATE OF FLORIDA SEAL #AR0014815

SQUARE FOOTAGE:

TOTAL STORE AREA: 9,090 S.F.	
RETAIL AREA: 6,744 S.F.	PHARMACY AREA: N/A
SERVICE AREA: 931 S.F.	MEZZANINE AREA: N/A
RECEIVING AREA: 1,415 S.F.	SUBLEASE AREA(S): N/A

REVISIONS:

PROJECT MANAGER:	ISABEL VEGA
LAYOUT COORD.	SCOTT A. MACKENZIE
PROJECT ARCHITECT:	SDLA
PLANNING MGR.	NEIL A. VECCHIARELLI
DRAWING BY:	RLA / CJM / RD
DATE:	05/03/13
DRAWING SCALE:	AS SHOWN

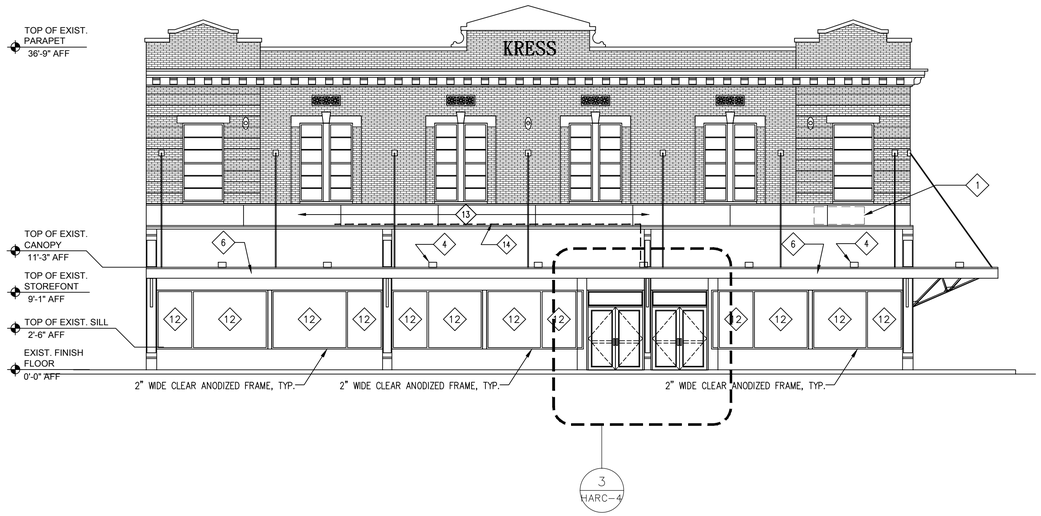
TITLE:

SCHEME-1 ELEVATIONS

SHEET NUMBER:

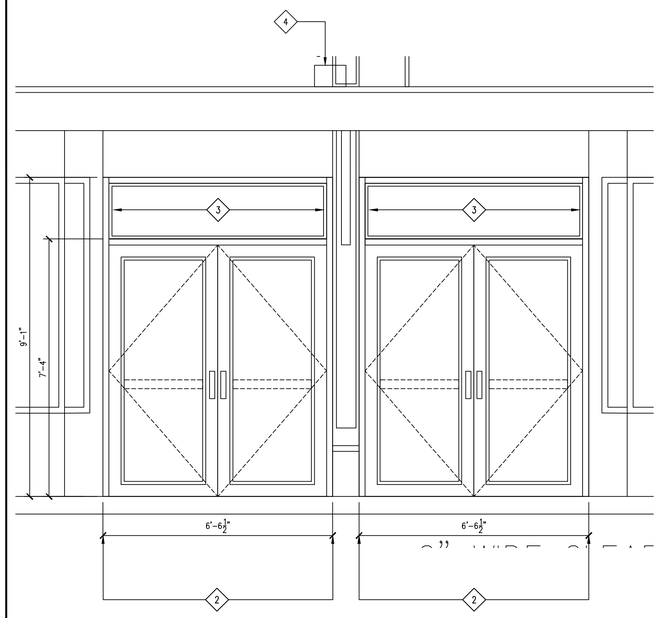
HARC-4

COMMENTS:



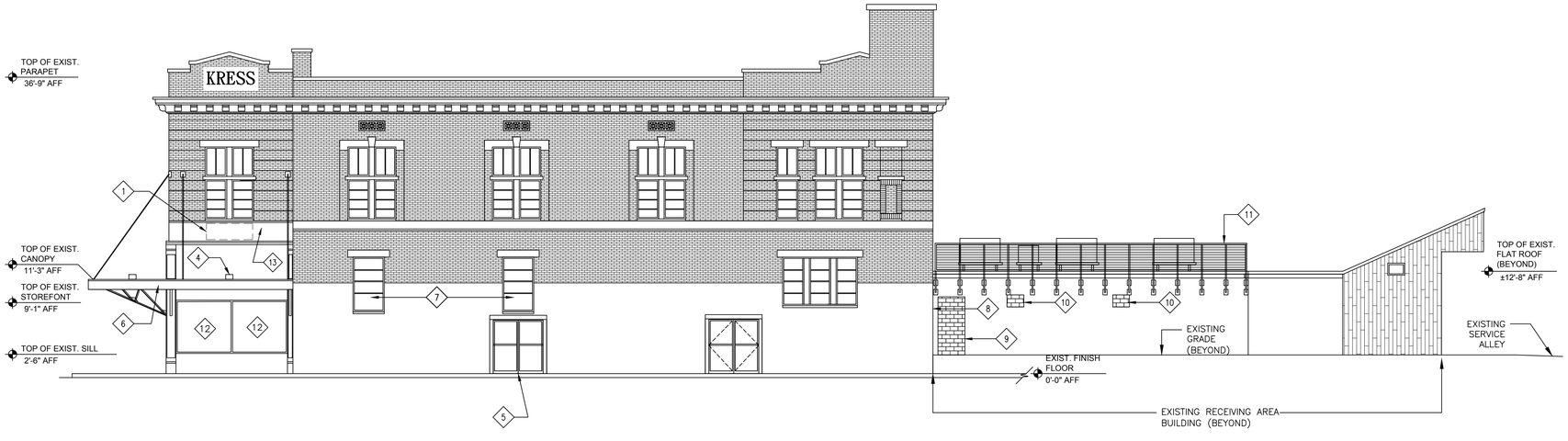
1 SCHEME-2 FRONT ELEVATION (NORTH)

SCALE: ⅛"=1'-0"



3 NEW IMPACT STOREFRONT DOORS

SCALE: ½"=1'-0" TRULITE "RESISTOR SERIES 350" NOA. 12-0117.05 EXP. 03.17.15



2 SCHEME-2 SIDE ELEVATION (WEST)

SCALE: ⅛"=1'-0"

EXT. ELEVATION KEY NOTES

KEY NOTE TAG #

1. APPROXIMATE LOCATION OF CVS BLDG SIGNAGE. SEE HARC SIGN SUBMITTAL FOR COMPLETE SIGN PACKAGE.
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500 DUVAL STREET
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SEAL:

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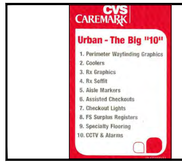
STATE OF FLORIDA SEAL #AR0014815



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REVISIONS:

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LAYOUT COORD.	SCOTT A. MACKENZIE
PROJECT ARCHITECT:	SDLA
PLANNING MGR.	NEIL A. VECCHIARELLI
DRAWING BY:	RLA / CJM / RD
DATE:	05/03/13
DRAWING SCALE:	AS SHOWN

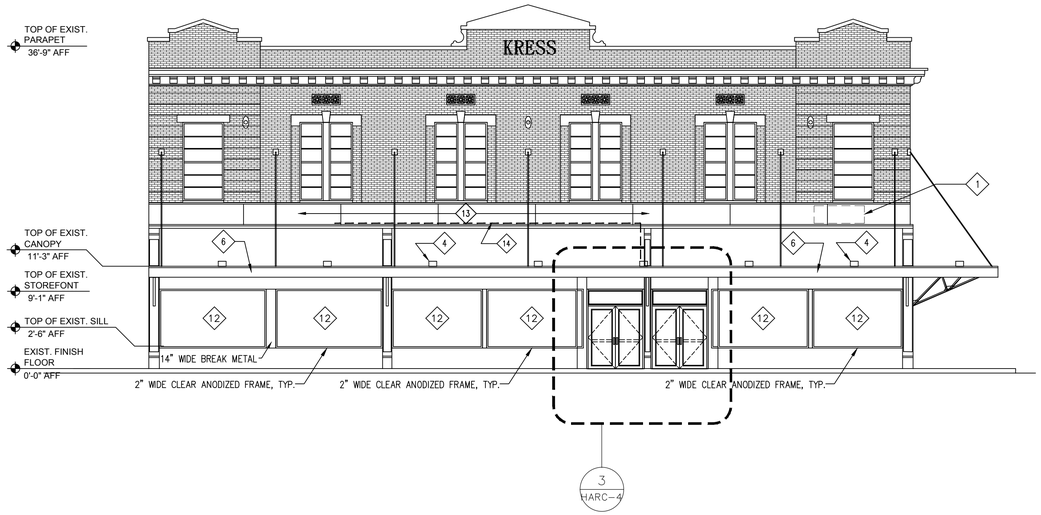
TITLE:

SCHEME-2 ELEVATIONS

SHEET NUMBER:

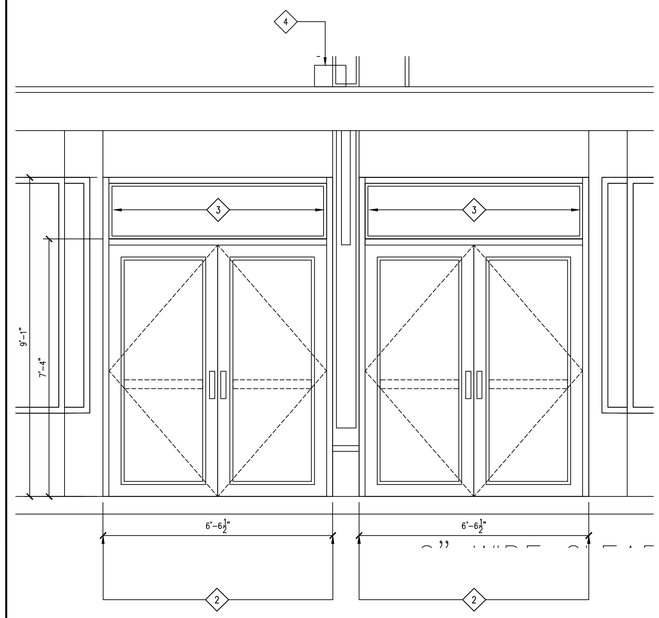
HARC-4

COMMENTS:



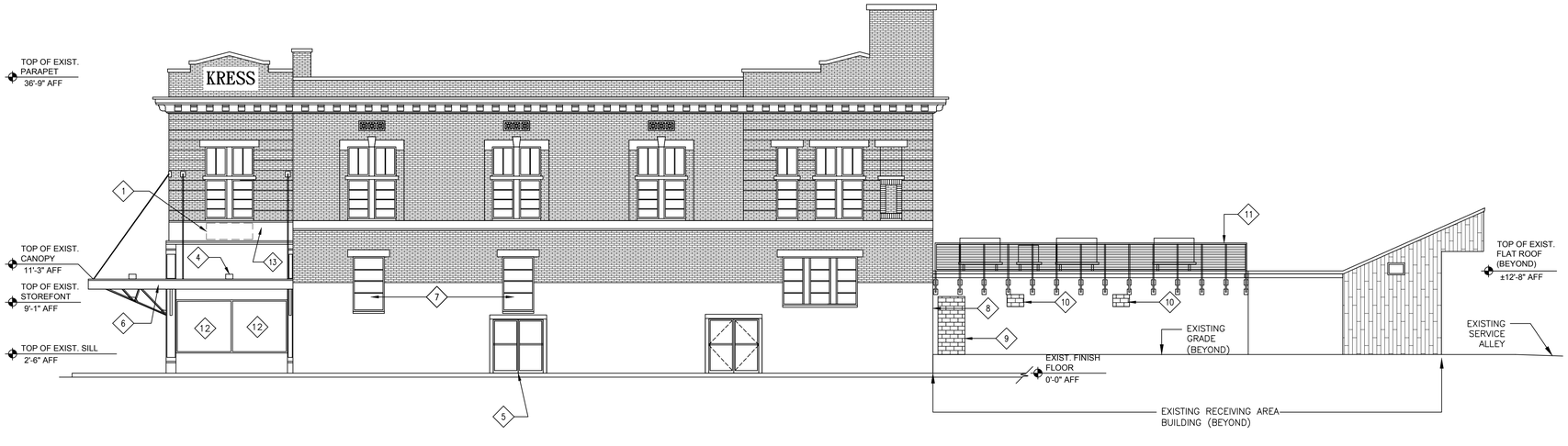
1 SCHEME-3 ELEVATION (NORTH)

SCALE: ⅛"=1'-0"



3 NEW IMPACT STOREFRONT DOORS

SCALE: ½"=1'-0" TRULITE "RESISTOR SERIES 350" NOA. 12-0117.05 EXP. 03.17.15



2 SCHEME-3 SIDE ELEVATION (WEST)

SCALE: ⅛"=1'-0"

EXT. ELEVATION KEY NOTES

KEY NOTE TAG #

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CVS pharmacy®

STORE NUMBER: 10169

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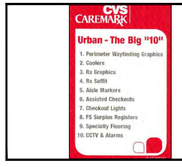
SEAL:

ARCHITECT OF RECORD: STEFANO DE LUCA
STATE OF FLORIDA SEAL #AR0014815



SQUARE FOOTAGE:

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REVISIONS:

PROJECT MANAGER:	ISABEL VEGA
LAYOUT COORD.	SCOTT A. MACKENZIE
PROJECT ARCHITECT:	SDLA
PLANNING MGR.	NEIL A. VECCHIARELLI
DRAWING BY:	RLA / CJM / RD
DATE:	05/03/13
DRAWING SCALE:	AS SHOWN

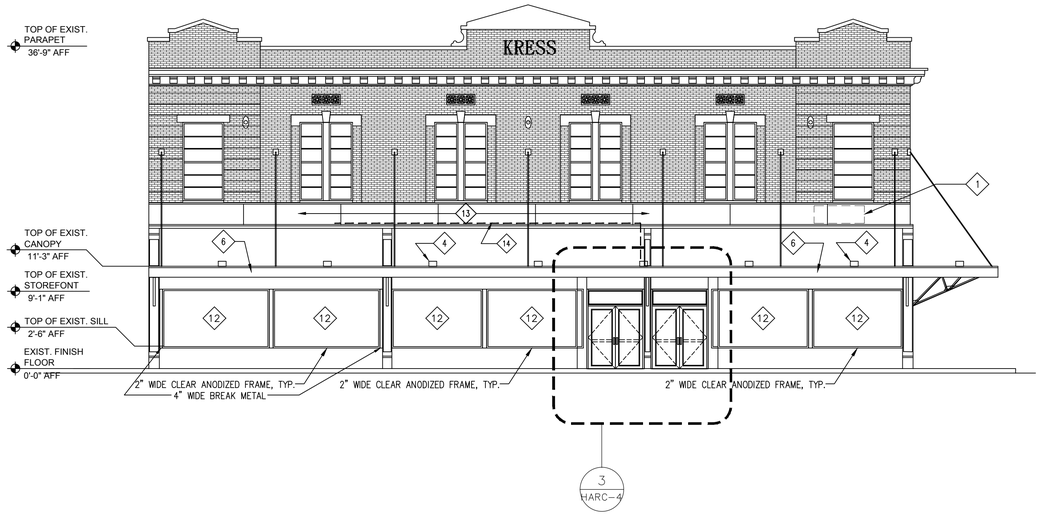
TITLE:

SCHEME-3 ELEVATIONS

SHEET NUMBER:

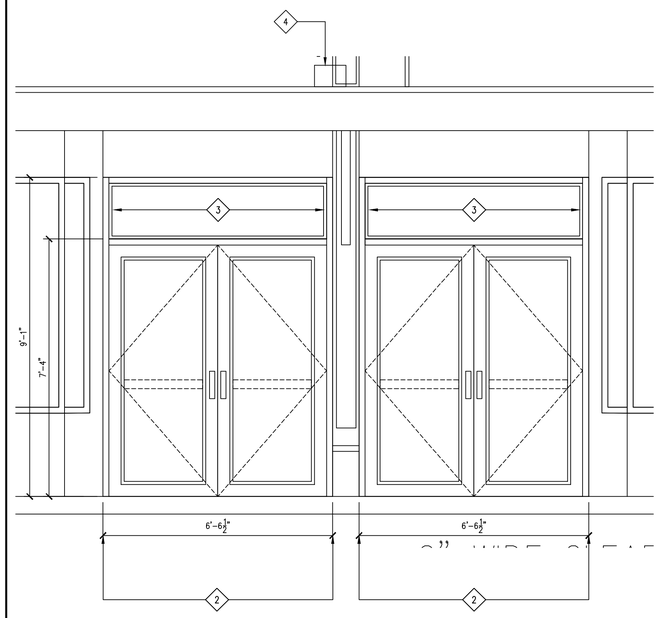
HARC-4

COMMENTS:



1 SCHEME-3 ELEVATION (NORTH)

SCALE: ⅛"=1'-0"



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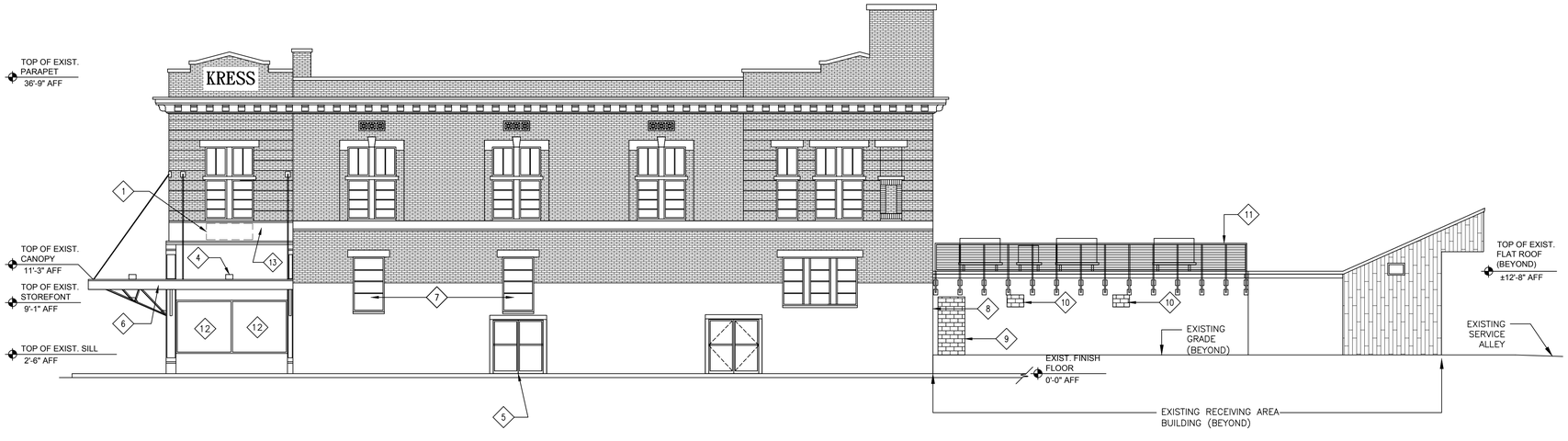

2 SCHEME-3 SIDE ELEVATION (WEST)

SCALE: ⅛"=1'-0"

EXT. ELEVATION KEY NOTES

KEY NOTE TAG #

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CVS pharmacy®

STORE NUMBER: 10169

500 DUVAL STREET
KEY WEST, FL 33040

PROJECT TYPE:

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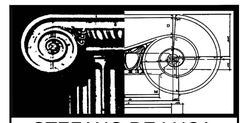
CAP CODE:



STEFANO DE LUCA
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ARCHITECTURE & DESIGN
AA26001224
P (954) 927-2690 F (954) 927-9107
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SEAL:

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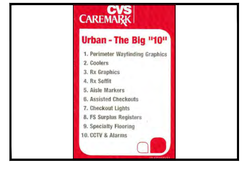
STATE OF FLORIDA SEAL #AR0014815



SQUARE FOOTAGE:

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REVISIONS:

PROJECT MANAGER:	ISABEL VEGA
LAYOUT COORD.	SCOTT A. MACKENZIE
PROJECT ARCHITECT:	SDLA
PLANNING MGR.	NEIL A. VECCHIARELLI
DRAWING BY:	RLA / CJM / RD
DATE:	05/03/13
DRAWING SCALE:	AS SHOWN

TITLE:

SCHEME-4 ELEVATIONS

SHEET NUMBER:

HARC-4

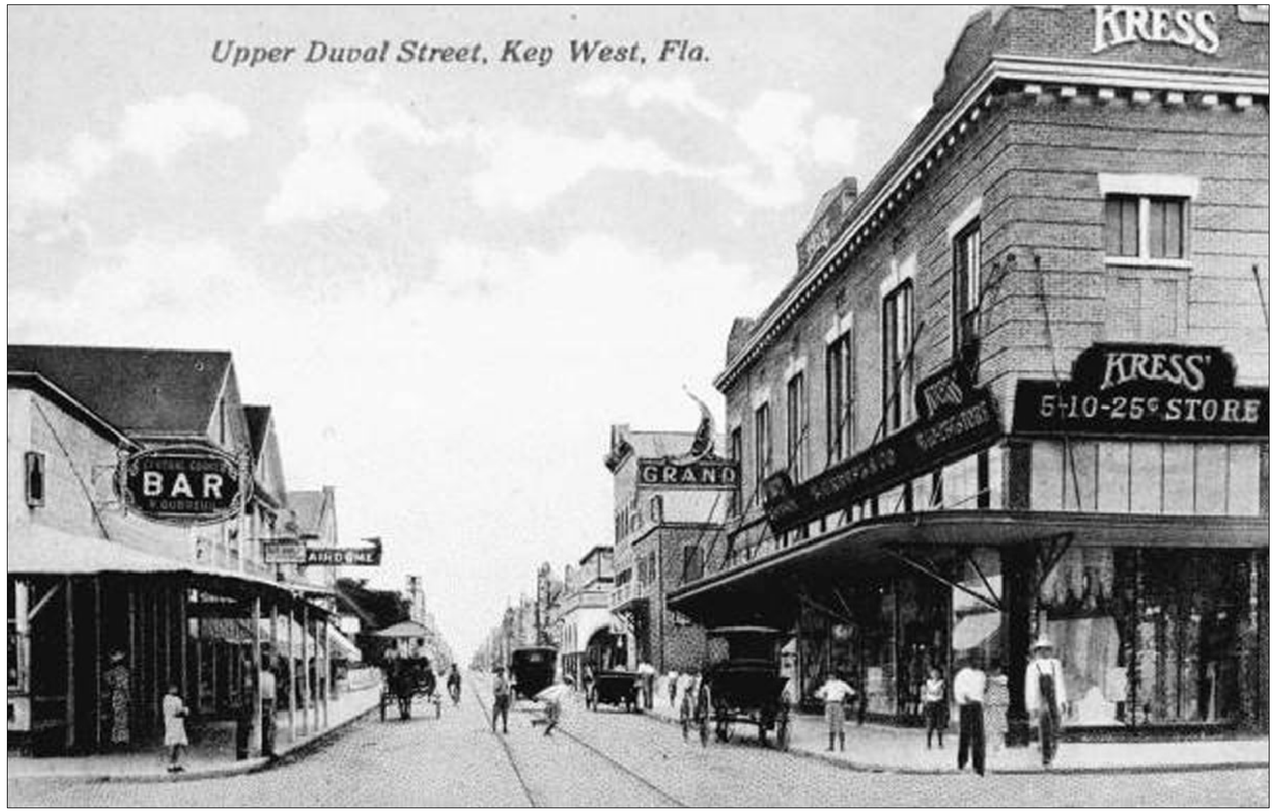
COMMENTS:

Previously Submitted Design
For the September 23, 2014 Meeting

CVS/pharmacy®

STORE #: 10169
500 DUVAL STREET
KEY WEST, FLORIDA 33040
PARCEL ID #: 00009850-000000
CITY OF KEY WEST JURISDICTION

08 /28 / 2014 SUBMITTAL



CVS pharmacy®

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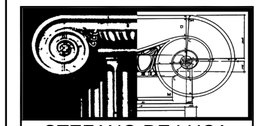

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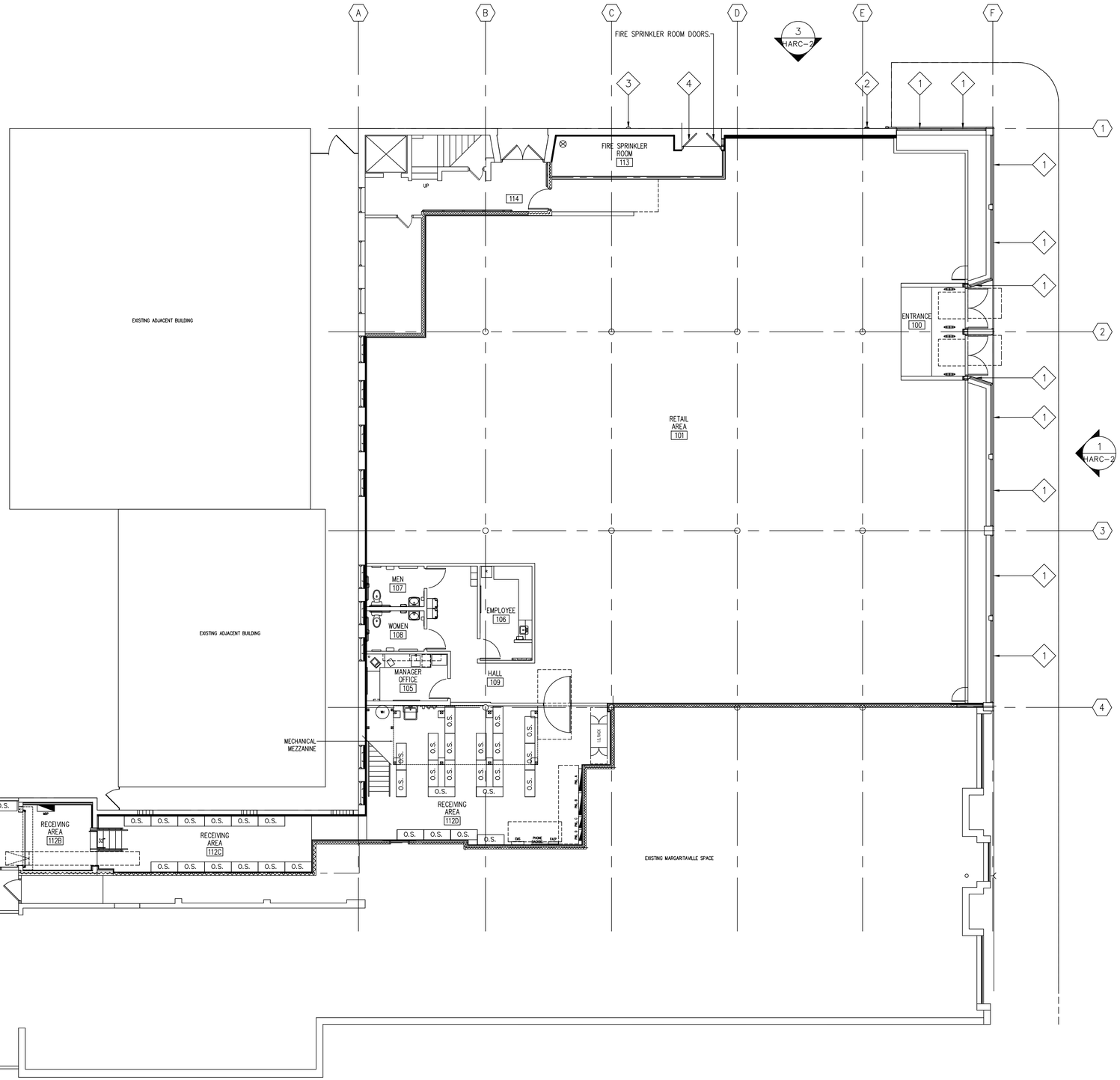
LAYOUT COORD.	SCOTT A. MACKENZIE
PROJECT ARCHITECT:	SDLA
PLANNING MGR.	NEIL A. VECCHIARELLI
DRAWING BY:	CE
DATE:	08/28/14
DRAWING SCALE:	AS SHOWN

TITLE:
COVER SHEET

SHEET NUMBER:
HARC-C

COMMENTS:



1 FLOOR PLAN

SCALE: 1/8"=1'-0"

FLOOR PLAN KEY NOTES -

KEY NOTE TAG #

1. DHS-500 IMPACT RATED STOREFRONT SYSTEM WITH CLEAR ANODIZED FINISH AND CLEAR GLASS FINISH.
2. NEW FIRE DEPARTMENT CONNECTION (FDC).
3. NEW FIRE DEPARTMENT BELL
4. NEW 6" HEIGHT WHITE LETTERS ON GLASS IDENTIFYING THIS ROOM AS THE "FIRE SPRINKLER ROOM".
5. NEW RECEIVING AREA 7'X4' HOLLOW METAL DOOR TO MATCH EXISTING DOORS AT REAR OF BUILDING.

SCOPE OF WORK

REPLACE EXISTING STOREFRONT WINDOWS THAT HAVE EITHER FALLEN OUT DUE TO FAILURE OF THE SURROUNDING SUPPORT STRUCTURE OR ARE IN JEOPARDY OF FAILING.

INDICATED FIRE SPRINKLER CONNECTION & FIRE ALARM BELL REQUIRED BY THE FIRE DEPARTMENT.

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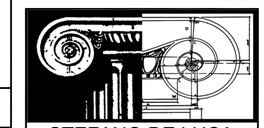

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DRAWING BY:	CE
DATE:	08/28/14
DRAWING SCALE:	AS SHOWN

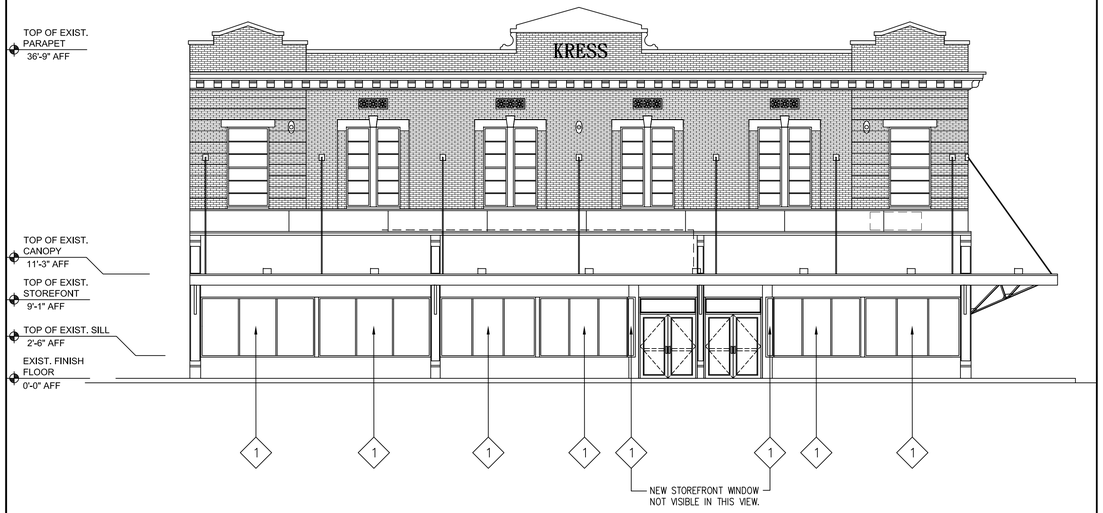
TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

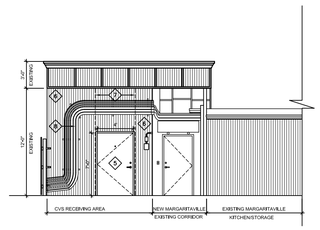
HARC-1

COMMENTS:



1 EXISTING FRONT (EAST) ELEVATION

SCALE: 1/8"=1'-0"



2 EXISTING RECEIVING AREA (WEST) ELEVATION

SCALE: 1/8"=1'-0"

3 EXISTING SIDE (NORTH) ELEVATION

SCALE: 1/8"=1'-0"

EXTERIOR ELEVATION KEY NOTES -

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6. EXISTING GROOVED PLYWOOD SHEATHING.
7. NEW GROOVED PLYWOOD SHEATHING TO MATCH EXISTING.
8. EXISTING ELECTRICAL CONDUITS. PROTECT FROM DAMAGE DURING CONSTRUCTION.

SCOPE OF WORK

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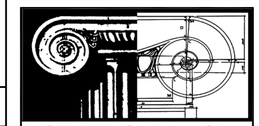
CVS PROJECT NUMBER:

CAP CODE:



STEFANO DE LUCA
& ASSOCIATES, INC.
ARCHITECTURE & DESIGN
AA26001224
P (954) 927-2690 F (954) 927-0107
611 EDWIN STREET, HOLLYWOOD, FLORIDA 33020

SEAL:

ARCHITECT OF RECORD: STEFANO DE LUCA
STATE OF FLORIDA SEAL #AR0014815

SQUARE FOOTAGE:

TOTAL STORE AREA: 9,090 S.F.	
RETAIL AREA: 6,744 S.F.	PHARMACY AREA: N/A
SERVICE AREA: 931 S.F.	MEZZANINE AREA: N/A
RECEIVING AREA: 1,415 S.F.	SUBLEASE AREA(S): N/A

REVISIONS:

PROJECT MANAGER:	BRYAN BREWSTER
LAYOUT COORD.	SCOTT A. MACKENZIE
PROJECT ARCHITECT:	SDLA
PLANNING MGR.	NEIL A. VECCHIARELLI
DRAWING BY:	CE
DATE:	08/28/14
DRAWING SCALE:	AS SHOWN

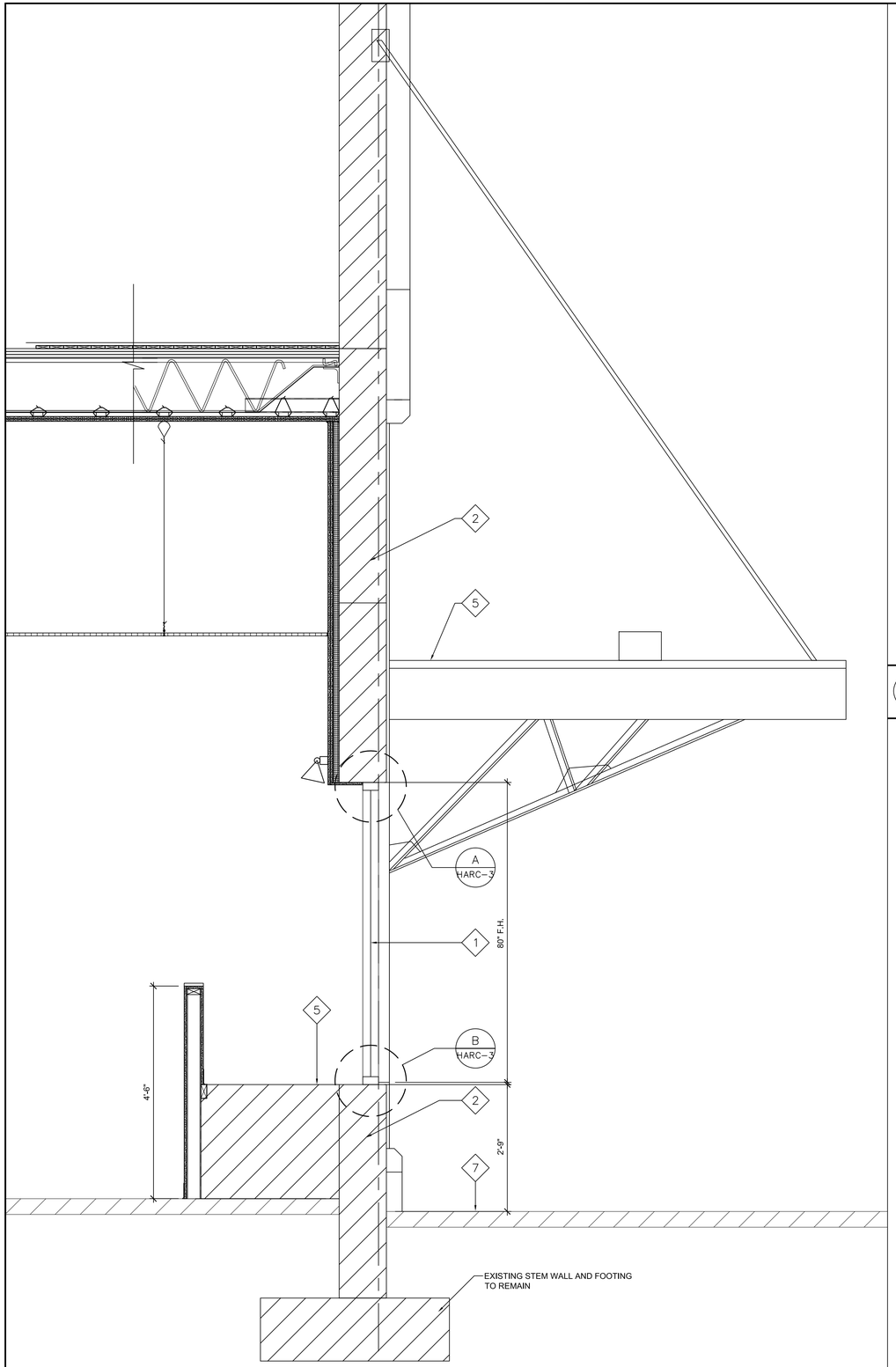
TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

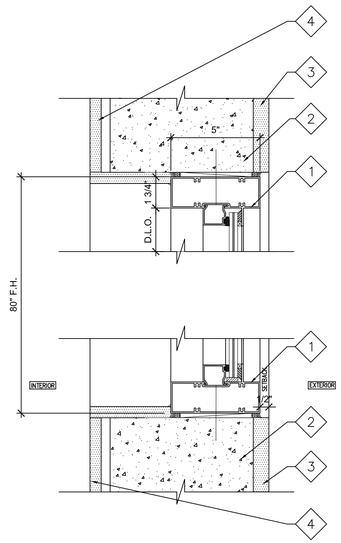
HARC-2

COMMENTS:



1 WALL SECTION

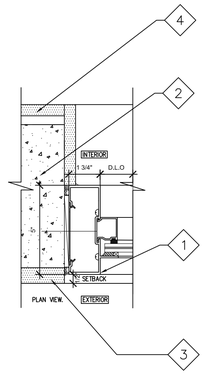
SCALE: 3/4"=1'-0"



SECTION

A HEAD/ SILL DETAIL

SCALE:3"=1'-0"



PLAN VIEW

B JAM / INTERMEDIATE MULLION DETAIL

SCALE: 3"=1'-0"

KEY NOTES

KEY NOTE TAG #

1. DHS-500 IMPACT RATED STOREFRONT SYSTEM WITH CLEAR ANODIZED FINISH AND CLEAR GLASS FINISH.
2. EXISTING CMU STRUCTURE.
3. EXISTING/NEW STUCCO.
4. NEW GYPSUM WALLBOARD FINISH.
5. EXISTING CANOPY.
6. EXISTING SHOW WINDOW MASONRY PLATFORM.
7. EXISTING SIDEWALK.

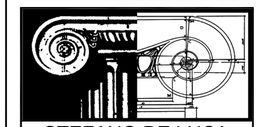
CVS pharmacy®

STORE NUMBER: 10169
500 DUVAL STREET
KEY WEST, FL 33040

PROJECT TYPE:

CVS PROJECT NUMBER:

CAP CODE:



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SEAL:

ARCHITECT OF RECORD: STEFANO DE LUCA
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SQUARE FOOTAGE:

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RETAIL AREA: 6,744 S.F.	PHARMACY AREA: N/A
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RECEIVING AREA: 1,415 S.F.	SUBLEASE AREA(S): N/A

REVISIONS:

PROJECT MANAGER:	BRYAN BREWSTER
LAYOUT COORD.	SCOTT A. MACKENZIE
PROJECT ARCHITECT:	SDLA
PLANNING MGR.	NEIL A. VECCHIARELLI
DRAWING BY:	CE
DATE:	08/28/14
DRAWING SCALE:	AS SHOWN

TITLE:

STOREFRONT SECTION

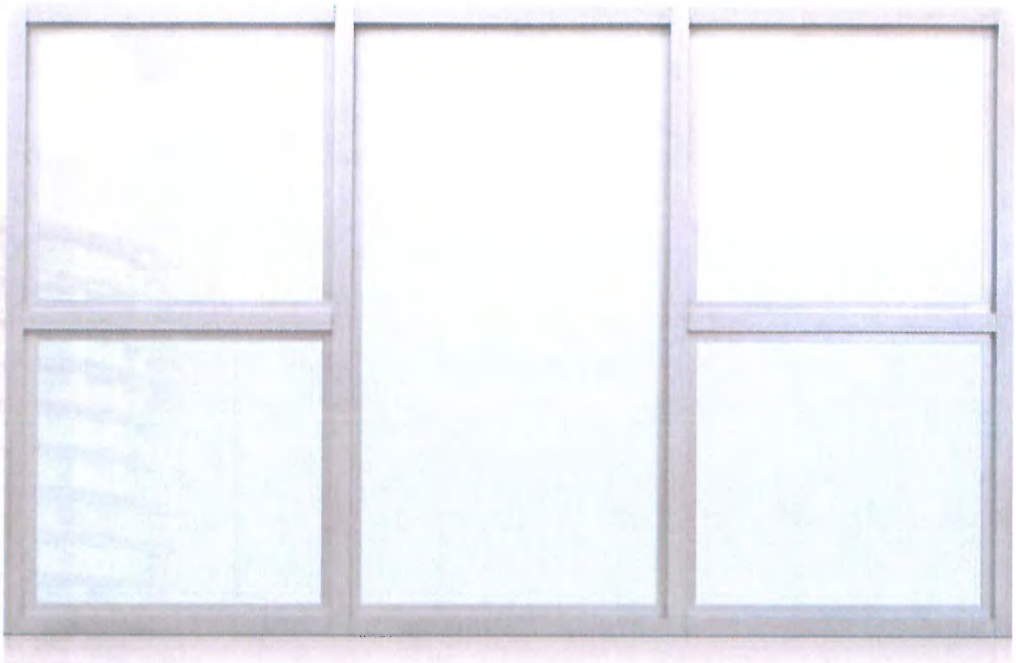
SHEET NUMBER:

HARC-3

COMMENTS:

DHS-500 IMPACT RESISTANT STOREFRONT SYSTEM *(With 9/16" Laminated Glass or 1 5/16" Insulating Glass Option)*

The D S-500 s a 5 deep mpac Res s an S orefron W ndow Wa sys em des gned for a commerc a app ca ons nc ud ng re a space, ho e s, condom n ums, off ce bu d ngs, ns u ona fac es and ndus r a s ruc ures. The D S-500 s eng neered o de ver super or qua y, s reng h and durab y, wh e ma n a n ng a ru y e egan appearance.



Testing and Code Compliance:

- M am -Dade Coun y Approved
  (See Approval for Specific Order Options).
- or da Bu d ng Code Approved
  (See Approval for Specific Order Options).
- Max mum Des gn Pressures: +100 psf /-130 psf
  arge M ss e mpac and Sma M ss e mpac .
- Tes ed orced n ry Res s ance o AAMA 1304.
- Tes A r nf ra on o ASTM 283 a 6.24 psf.

Options:

- Cus om n shes: AAMA 2603, 2604 and 2605 Comp an Pa n ed n shes.
- arge M ss e 9/16 SGP am na ed mpac G ass
  (Heat Strengthened/Heat Strengthened).
- arge M ss e 9/16 VS am na ed mpac G ass
  (Heat Strengthened/Heat Strengthened).
- Sma M ss e 9/16 PVB am na ed mpac G ass
  (Tempered/Tempered).

Options: *(Continued)*

- arge M ss e 1-5/16 SGP am na ed nsu a ng G ass
  (Heat Strengthened/Heat Strengthened on Exterior, 1/2 Air Space, 1/4 Tempered on the Interior).
- G ass T n Ava ab e as Se ec ed by he Arch ec /Owner.
- Doub e a or Doub e Ra sed App ed Mun ns.

Specifications:

- rame Sec ons are x ruded from a M n mum of 6063 T6 A um num A oy.
- rame Dep h 1-3/4 x 5 .
- 0.125 Nom na Wa Th ckness, Door and rame.
- Max mum rame e gh 120 nc ud ng Transom.
- Max mum Pane S ze: 48 x 120 .
- S andard n shes: Wh e/Bronze Kynar Pa n and C ear Anod zed (C ass).
- ac ory Pre-G azed W h S ruc ura S cone.

Shown Above:
Series DH-500 Impact Resistant Storefront System (Front View).

PROPOSED

Energy Efficient Solutions

CURRIES
ASSA ABLOY

Energy Efficient

Ensure Better Performing Buildings with CURRIES Weatherized Doors and Frames

Finding ways to cut energy cost is a smart and environmentally wise decision. With the rising cost of energy any reduction in the heating or cooling of a building affects the bottom line of a company. This same energy reduction is also an eco-friendly choice. Making these wise choices is becoming a necessity for surviving in this difficult market. Look to CURRIES for help in making the right choice in your openings solutions.

Cuts Cold Transmission
Combats Frost and Condensation

CURRIES Thermal Break Frame

The thermal performance is enhanced with the new design and incorporates a gasket to reduce air infiltration at the gap between the door and door frame. The new design also offers more profile types that may be used with the Thermal-Break option.

The new design has been independently tested in an operable condition for thermal performance with the 607, 707, and 747 doors in accordance with ASTM C1363. It was also tested for resistance to air infiltration with these same doors, in accordance with ASTM E283.

In addition to thermal performance, frost and condensation on the interior door frame face are significantly reduced with a thermal break frame. This is accomplished with a true thermally broken frame profile and delivers maximum protection against cold penetration through conduction. Mullions used in hollow metal transom/sidelite and borrowed-lite frames feature the same new thermal-break design.

CURRISeal Frames

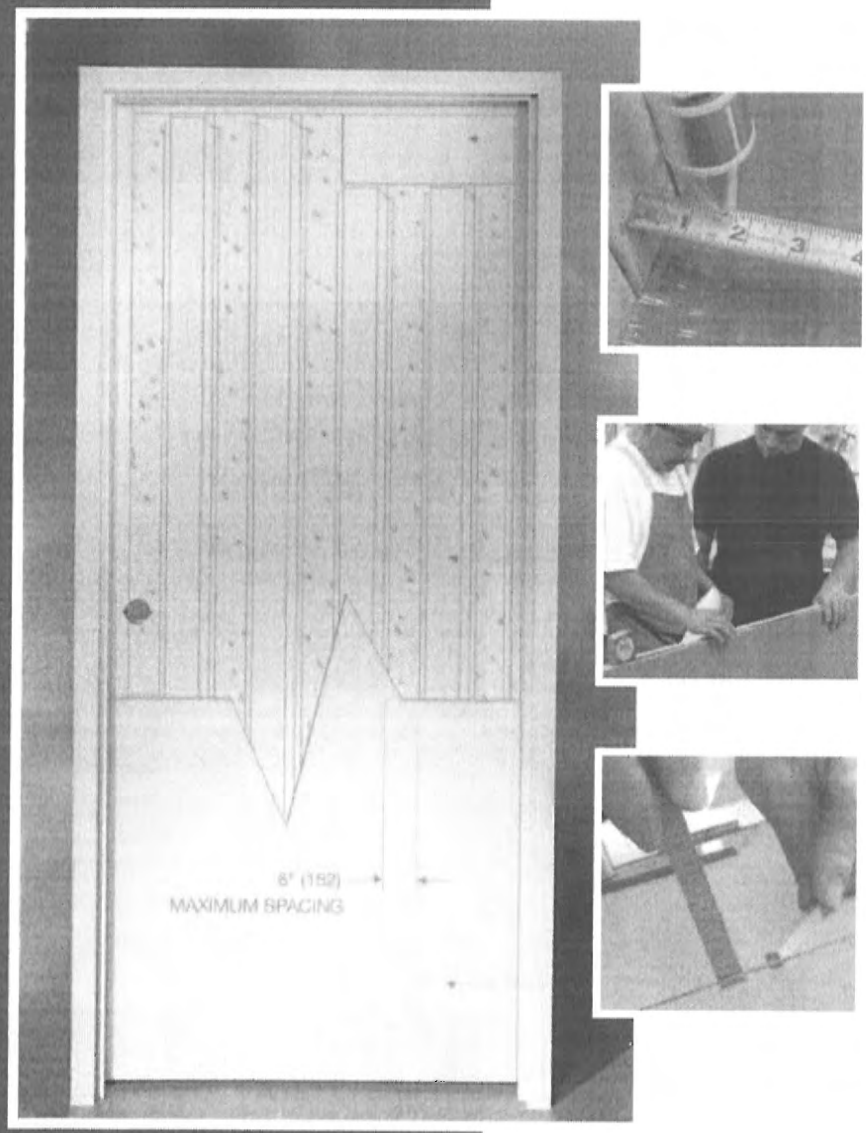
Prohibits the loss of heat from escaping between the door and frame.

Polyurethane Core Doors

Doors with Polyurethane core have outstanding thermal properties to provide complete resistance to the harshest winds that mother nature can create.

CURRIES

ASSA ABLOY



Engineering Specifications

ASSA ABLOY, the global leader in door opening solutions

Index

General Information

General:

The Engineering Specification Sheets have been developed to provide a technical description of CURRIES' products. Every effort has been made to insure the accuracy of the information. CURRIES Company reserves the right to revise these specifications without notification as new tests are conducted, tests or specifications are revised, and as new products are introduced.

Please contact the CURRIES Customer Service Department if any errors, omissions, or questions are identified.

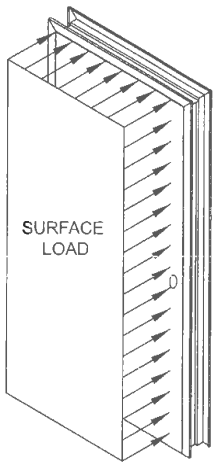
707 Door Series Physical Performance

Surface Load Test

Pressure was applied across a 707 series door installed in a test frame and deflection was recorded to determine maximum surface load achieved.

Surface Load (lb/ft2)	Bottom Door Deflection (in)	Center Door Deflection (in)
720	0.005	0.050
1,440	0.250	1.406
1,585	0.269	1.406
1,730*	0.288	1.406
2,300	--	--

* 2300 lb/ft2 was achieved but could not be sustained long enough for deflection reading.

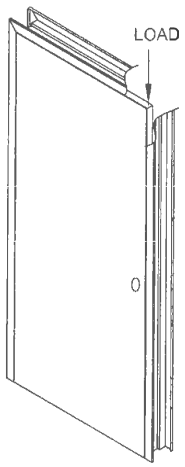


Sag Test

A downward force was applied at the lock edge top corner of a 707 series door installed in a test frame. Deflection was recorded between frame and top hinge location to determine maximum corner loading prior to hinge reinforcement failure.

Load (lb)	Deflection (in)
1,000	0.05
1,600	0.12
2,200	0.23
3,000	0.5
3,400	0.7
4,000*	1.02

* Top hinge screw threads stripped out after approximately 1 minute at load.



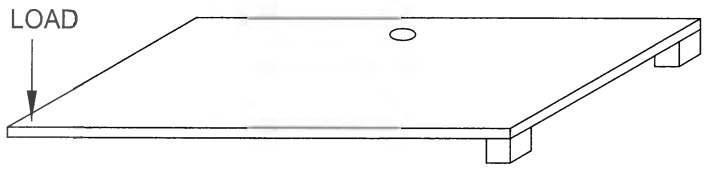
NOTE: Information included in this data sheet is proprietary to CURRIES Company and subject to revision without notification.

707 Door Series Physical Performance

Racking Twist Test

Three corners of a 707 series door were supported and a load was applied to the unsupported corner. Deflection was measured to determine maximum rack load achieved.

Load (lb)	Deflection (in)
200	0.25
550	0.75
650	0.95
700	1.05
900	1.75
1050*	2.8



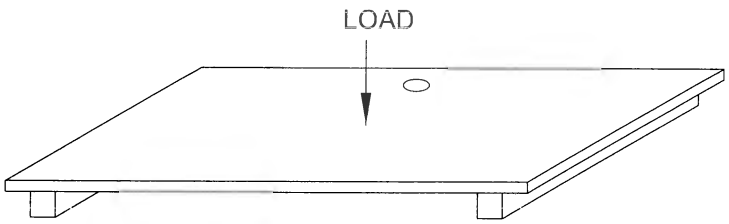
* Maximum sustainable load, 1.95" permanent deflection.

Beam Test

The ends of a 707 series door were supported across the width and a load was applied in the center. Deflection was measured to determine maximum load achieved.

Load (lb)	Deflection (in)
500	0.111
700	0.156
1,000	0.228
1,500	0.342
2,000*	0.489

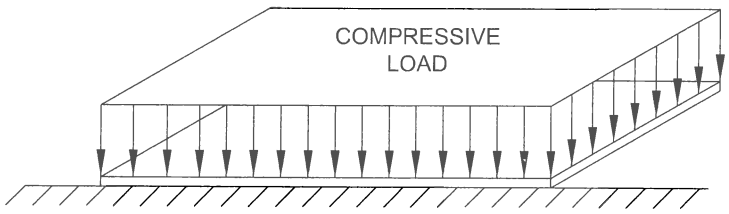
* Maximum sustainable load



Compression Load Test

A 707 series door samples was compressed to determine deflection achieved at varying compressive loads.

Compressive Load (lb)	Deflection (in)
30,000	0.16
35,000	0.51
55,000	0.91
75,000	1.3
100,000	1.46



Channel Reinforcing Performance Characteristics

Channel vs. Plate Reinforcing Section Properties Comparison

A comparison of the section properties (tension, compression, and flexure) of channel type (3/4" x 1.625") and flat bar (1-1/4") reinforcing was performed. The u-channel reinforcing used in CURRIES' hollow metal doors exhibits superior properties to that of the flat bar reinforcing.

Channel vs. Plate	% Increase in Compression and Yielding Tension	% Increase in in Fracture Tension	% Increase in Flexure (Perpendicular)	% Increase in Flexure (Parallel)
14 ga. vs. 10 ga.	32	36	2,100	395
12 ga. vs. 7 ga.	38	41	1,550	407

Hinge Channel Reinforcing #12-24 Thread Pullout Strength

Screw pullout testing has been performed on CURRIES' 12 and 14 gauge channel with extruded hole, 12 and 7 gauge flat, and 14 gauge flat double thickness to determine relative thread strength.

Sample	Results* (lb)	Observations
12 gauge channel with extruded hole	1,840	Fastener pulled apart, screw still operable in sample
12 gauge flat	1,240	Thread stripped off end of fastener
7 gauge flat	1,910	Fastener pulled apart, screw still operable in sample
14 gauge channel with extruded hole	1,250	Channel distorted before threads failed
14 gauge flat double thickness	1,320	Material distorted and thread failed

*Average of three samples tested.

The 14 gauge channel's extruded hole threads are stronger than the parent metal or the fastener. The results listed are for a single screw hole. A hinge that is mounted to a 14 gauge hinge channel has a combined strength of 5000 lbs ((1,250lbs/screw)*(4 screws/hinge)).

Steel Specifications

ASTM Steel Specifications

CURRIES manufactures products from steel meeting applicable ASTM specifications that are listed in ANSI A250.8. Cold rolled, hot rolled, galvanized, galvannealed, and stainless steel products are summarized in the table below:

CURRIES Product Uses	Material Gauge	Steel Type	ASTM Designation
Doors and Reinforcements	20, 18, 16, 14, 12	Cold Rolled	A1008/A1008M
Frames	18, 16, 14, 12		A568/A568M
E1 Coverbox w/Integral Tabs	16		A1008/A1008M
Reinforcing	11, 7	Hot Rolled	A568/A568M
Door Hinge/Lock Channels	14, 12, 10		A1011/A1011M
Doors	20, 18, 16, 14,	Galvanized	A653/A653M
Frames	16, 14,12	G90	
Doors	20, 18, 16, 14,	Galvannealed	A653/A653M
Frames	18, 16, 14, 12	A60	A924/A924M
Snap-In Top Caps	24		
Doors	20, 18, 16	Stainless Steel	A480/A480M
Frames	18, 16, 14	#304	

A480/A480M	Specification for General Requirements for Flat-Rolled Stainless and Heat-Resisting Steel Plate, Sheet, and Strip.
A568/A568M	Specification for Steel, Sheet, Carbon, and High-Strength, Low-Alloy, Hot-Rolled and Cold-Rolled Sheet, General Requirements for
A653/A653M	Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot Dip Process.
A924/A924M	Specification for General Requirements for Steel Sheet, Metallic-Coated by the Hot-Dip Process.
A1008/A1008M	Specification for Steel, Sheet, Cold-Rolled, Carbon, Structural, High-Strength Low-Alloy and High-Strength Low-Alloy with Improved Formability.
A1011/A1011M	Specification for Steel, Sheet and Strip, Hot-Rolled, Carbon, Structural, High-Strength Low-Alloy and High-Strength Low Alloy with Improved Formability.

Types of Zinc-Coating

Zinc-coated steel doors and frames are fabricated from steel that has been zinc-coated by the "Hotdip" process. This process consists of submerging the steel in a bath of molten zinc. As the steel emerges various means are used to level and control the thickness of the zinc-coating to achieve a specific coating weight.

The zinc-coating produced from this method consists of an iron-zinc alloy layer with spangles of free zinc sitting on the surface. This type of coating is referred to with a G designation. If the steel is subjected to an additional annealing (heat treating) step the result is a completely alloyed iron-zinc coating referred to with an A designation. Both the A and G designations are a hot-dipped galvanized coating.

Coating Designations

Coating designations are written to represent the coating type, either G or A, and the coating weight. The coating weight is the amount of zinc on the steel surface and is expressed to represent the ounces per square foot of zinc as the total weight on both surfaces of the steel sheet.

Although sometimes specified, the zinc-coating designation G90 or greater is not recommended for door and frame construction. In addition to the limited availability of this material, the heavier coating causes problems in the fabrication process during forming, welding, and painting operations.

Minimum Coating Weights

In a coating weight of 40 there is an average of 0.4 ounces of zinc per square foot of steel, in 60 there is an average of 0.6 ounces of zinc per square foot of steel, and in 90 there is an average of 0.9 ounces of zinc per square foot of steel.

NOTE: Information included in this data sheet is proprietary to CURRIES Company and subject to revision without notification.

Steel Specifications

Average Coating Thickness

The average coating thickness can be estimated from the minimum coating weight specified in the table by using a conversion factor. One ounce of zinc coating per square foot of surface equals an average coating thickness of 0.0017 in. (0.043 mm).

This coating thickness is not significant enough to make an appreciable difference in the measurable thickness of coated or uncoated steel of the same gage. Refer to the following table showing the coating designations, minimum coating weights, and average coating thickness.

The G type coatings have a free zinc spangled surface and may be processed to minimize the size of the spangle resulting in a smooth dull gray appearance. The A type coating has the zinc completely alloyed with the steel sheet and results in a dull gray surface with no spangles that is ready for painting after normal cleaning without further treatment.

Corrosion resistance is directly proportional to coating weight. The heavier the coating weight the more zinc is present and the more corrosion protection it will provide. Therefore, under normal atmospheric conditions a 60 designation will provide 50% more corrosion protection than the 40 designation coating.

Type	Coating Designation	Min. Requirement Triple-Spot Test, ($oz./ft^2$)	Min. Requirement Single-Spot Test, ($oz./ft.^2$)	Coating Designation	Min Requirement Triple-Spot Test, (g/m^2)	Min. Requirement Single Spot Test, (g/m^2)
Regular (Galvanized)	G90[A]	0.90	0.80	Z275[A]	275	235
	G60	0.60	0.50	Z180	180	150
Alloyed (Galvannealed)	A60	0.60	0.50	ZF180	180	150
	A40	0.40	0.30	ZF120	120	90

[A]CURRIES' Galvanized product

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Thermal Performance

Thermal Transmission Terms

The following terms are used in describing thermal properties of building products:

BTU - The BTU (British Thermal Unit) is the amount of heat needed to raise the temperature of one pound of water one degree Fahrenheit. The BTU is used to measure the amount of heat just as the inch or foot is used to measure length.

K-Factor - The measure of thermal conductivity or amount of heat transferred (measured in BTU's) in one hour through one square foot of a single material which is one inch thick for a difference of one degree Fahrenheit between the two surfaces. THE LOWER THE "K" FACTOR, the more effective the insulation of the material.

U-Factor - The total or overall transmission of heat through a combination of materials assembly measured in BTU's per hour per square foot of area for a difference in temperature of 1 °F between the air on one side to the air on the other side. THE LOWER THE "U" VALUE, the more effective the insulation of the material.

R-Factor - The resistance or ability to retard heat flow (as opposed to ability to transmit heat) of any single material determined by the reciprocal of its conductivity. R=1/U or t/K, where t is the thickness of the material involved. THE GREATER THE "R" FACTOR (or resistance), the more effective the insulation of the material.

All "K" and "U" factor values are expressed in BTU's/hr-ft^2-°F (W/m^2-°K). Materials possessing low "K" and "U" factor values are more efficient insulators than those with higher values.

Helpful conversion factors:

$$\text{"R"} = \frac{1}{\text{"U"}} = \frac{t}{\text{"K"}}$$ (where t is the material thickness in inches and the products are of uniform composition)

$$\text{"U"} = \frac{1}{R1+R2+...+etc.}$$ (Rx is for each material layer)

Energy Efficient Solutions

Similar to most other building products manufacturers, the Steel Door Institute has encouraged the practice of citing a calculated value for thermal performance of the cores in the doors (U and R Values). While this remains the industry standard, we are seeing more specs with the latest standards for thermal transmittance (ASTM C1363) and air infiltration (ASTM E283). Note, ASTM C1363 is the most current test standard for thermal transmittance and replaces ASTM C236.

You will see significant differences between the calculated core values (ASTM C518) and the operable door assembly values as door and frame construction varies. Design professionals are beginning to see these variances in other building products such as wall partitions (an industry that has already begun to move from calculated to operable values). We believe it's important you and your customers understand the operable performance levels of the opening assemblies you purchase along with the calculated core values.

Door Assembly Operable U-Factor and R-Value Ratings

Door Series/Core	Test Method: ASTM C518 Calculated		Test Method: ASTM C1363 * Operable	
	U-Factor	R-Value	U-Factor	R-Value
707 / Polystyrene	0.16	6.4	0.37	2.7
707 / Polystyrene Kerf	0.16	6.4	0.45	2.2
607 / Polystyrene	0.16	6.4	0.39	2.6
707 / Polyurethane	0.10	10.0	0.35	2.9
777 / Polyurethane	0.09	11.0	0.42	2.4
777E (Trio-E)/Polyurethane	0.09	11.0	0.29	3.4
777E (Trio-E)/Polyurethane Kerf	0.09	11.0	0.36	2.7
707 / Honeycomb	N/A	N/A	0.54	1.9
747 / Fiberglass	0.15	6.8	0.55	1.8

Air Infiltration Testing

What is air infiltration?
Air infiltration: A measurement of the air leakage around the perimeter of a door opening.
CFM: Cubic Feet per minute

Door Series/Core	Test Method: ASTM E283*	
	CFM / SQ FT	CFM / LN FT
All CURRIES door construction with CURRIES Thermal Break Frame	0.04	0.06

* *Tested with hardware from other ASSA ABLOY Group brands including Corbin Russwin, Pemko, McKinney, Sargent and Yale in a CURRIES Thermal Break Frame*

NOTE: Information included in this data sheet is subject to revision without notification.

Core Materials

Polystyrene Coreboard Material Specifications (607, 707, and 737)

The polystyrene foam used in the manufacturing of CURRIES' 607 and 707 series doors is a rigid cellular expanded polystyrene bead board that contains no formaldehyde and is chloroflurocarbon (CFC) and hydrochiorofluorocarbon (HCFC) free. This material meets or exceeds the requirements of ASTM C 578, Type I.

Physical Property	Result	ASTM Test Method
Density, minimum lb/ft³ (kg/m³)	1.0 (16)	C303 or D1622
Thermal resistance (R-factor/inch) of 1.00 in. (25.4 mm) thickness, min. °F-ft²h/Btu (°K-m²/W)		C177 or C518
25 °F (-3.9 °C) mean temperature	4.35 (0.76)	
40 °F (4.4 °C) mean temperature	4.17 (0.72)	
75 °F (23.9 °C) mean temperature	3.85 (0.67)	
Compressive resistance at yield or 10% deformation, whichever occurs first (with skins intact), minimum, lb/in² (kPa)	10.0 (69)	C161
Flexural strength, minimum, lb/in² (kPa)	25.0 (173)	C203
Water vapor permeance of 1.00 in. (25.4 mm) thickness, perm (ng/Pa-s-m²)	5.0 (287)	E96
Water absorption by total immersion, maximum	4.0 max.	C272
Dimensional stability (change in dimensions), maximum, %	2.0 max.	D2126
Oxygen index, minimum, volume %	24.0	D2863
Flame spread index, maximum	20	E84
Smoke developed index, maximum	150-300	E84
Classification	1	C578

The R-Value at 75° at nominal core thickness is 6.4 (U=0.16)

Polyurethane (Polyisocyanurate) Coreboard Material Specifications (707, 777, and 777E)

The polyurethane door core available in CURRIES' 707 series doors is a rigid cellular polyisocyanurate foam that is HCFC free. This material meets or exceeds the requirements of ASTM C 591, Type I.

Physical Property	Result	ASTM Test Method
Density, average lb/ft³ (kg/m³)	2.0 (32)	D1622
Thermal resistance (R-factor/inch) of 1.00 in. (25.4 mm) thickness, min. °F-ft²-h/Btu (°K-m²/W), typical		C177 or C518
initial 75°F (23.9°C) mean temperature	6.06 (1.06)	
aged 10 days at mean temperature 158°F (70°C)	5.41 (0.95)	
Compressive resistance at yield or 10% deformation, whichever occurs first (with skins intact), minimum, lb/in² (kPa)	17 (117)	C1621
Shear strength, lb/in² (kPa)	16 (110)	C273
Tensile strength, minimum, lb/in² (kPa)	47 (323)	D1623
Water absorption by total immersion, volume %	1.3	C272
Dimensional stability, maximum, % linear change		D2126
158 °F, 100% relative humidity, 28 days	+4	
-40 °F, ambient relative humidity, 28 days	-0.6	
212 °F, ambient relative humidity, 28 days	+0.9	
Closed Cell Content, minimum, %	92.0	D2856
Flame spread index up to 6"	25	E84
Smoke developed index, up to 6"	185	E84

The R-Value at 75° at nominal core thickness is 10.0 (U=0.10)

NOTE: Information included in this data sheet is proprietary to CURRIES Company and subject to revision without notification.

Core Materials

Fire Door Temperature Rise Coreboard Material Specifications (727)

The coreboard used in the manufacturing of CURRIES' 727 series temperature rise rated fire doors consists of incombustible minerals formed into a highly insulative, stable panel. This material is asbestos free and provides a 30 minute temperature rise of 250 °F or less when used in the 727 series doors.

Physical Property	Result	Test Method
Density, minimum lb/ft³ (kg/m³)	15.0 (250)	C303
Thermal resistance (R-factor/inch) of 1.00 in. (25.4 mm) thickness, min. °F-ft²h/Btu (°K-m²/W) 75 °F (23.9 °C) mean temperature	3.03 (.53)	ASTM C518
Compressive resistance at yield or 10% deformation, whichever occurs first (with skins intact), minimum, lb/in² (kPa)	125 (865)	C165
Flexural strength, minimum, lb/in² (kPa)	85 (588)	C203
Flame spread index, maximum	10	E84
Smoke developed index, maximum	30	E84

The R-Value at 75° at nominal core thickness is 5.0 (U=0.20)

Thermal Resistant Glass Fiber Insulation Material Specifications (747 and 777)

The flexible blanket glass fiber thermal insulation used in CURRIES' 747 series doors is comprised of glass fibers bonded together with a thermo-setting resin and meets or exceeds ASTM C553, Type II requirements.

Physical Property	Result	Test Method
Density, minimum lb/ft³ (kg/m³)	0.75 (12.5)	ASTM C167
Thermal resistance (R-factor/inch) of 1.00 in. (25.4 mm) thickness, min. °F-ft²-h/Btu (°K-m²/W) 75 °F mean temperature	2.8 (.49)	ASTM C177 or C518
Flame spread index, maximum	25	ASTM E84
Smoke developed index, maximum	50	ASTM E84
Classification	1	ASTM C553

The R-Value at 75° at nominal core thickness is 4.6 (U=0.22)

Thermal Resistant Mineral Wool Insulation (747 Temperature Rise)

The flexible blanket thermal insulation used in CURRIES' 747 rated to 450°F temperature rise is comprised of mineral wool fibers.

Physical Property	Result	Test Method
Density	8 lb/ft³	ASTM C303
Maximum use temperature, minimum (°F)	150	ASTM C411 and C447
Thermal Conductivity, minimum (Btu-in./h-ft²-F°)R factor @ 75° F	4.17	ASTM C177, C518, or C1114
Flame spread index, maximum	10	ASTM E84
Smoke developed index, maximum	0	ASTM E84

The R-Value at 75° at nominal core thickness is 6.9 (U=0.14)

Honeycomb Core Material Specifications (707)

The paper honeycomb core available as an option in the CURRIES' 607 and 707 Series doors is kraft paper faced.

Physical Property	Result	Test Method
Honeycomb cell paper weight	31-35	N.A.
Kraft facing paper weight	42	N.A.
Compressive strength, typical (lb/in2)	11	ASTM C365
Honeycomb cell size (inch)	1.2	Super Capability

No R-value has been established for this core.

NOTE: Information included in this data sheet is proprietary to CURRIES Company and subject to revision without notification.

Acoustic Performance

Sound Transmission Loss Performance Test Results

CURRIES' products are tested in accordance with ASTM E90-04, ASTM E413, and SDI 128 to determine the Sound Transmission Coefficients (STC Value) of the specified assemblies. The higher the STC value, the better the rating.

CURRIES' Product Description	Sound Transmission Coefficient (STC Value)	Test Method
707 Door (Polystyrene core) and Frame Assembly	24	ASTM E90-04
707 Door (polyisocyanurate core)	29	ASTM E90-04
707 Door (Embossed panel)	29	ASTM E90-04
707 Door (Honeycomb)	30	ASTM E90-09
707 Door (Honeycomb) with 6" x 30" Window	30	ASTM E90-09
607 Door	27	ASTM E90-04
757 - STC 32 Door	32	ASTM E90-04
757 - STC 38 Door	38	ASTM E90-02
757 - STC 41 Door	41	ASTM E90-02
757 - STC 41 Pairs	41	ASTM E90-04
757 - STC 43 Door	43	ASTM E90-04
757 - STC 46 Door	46	ASTM E90-04
757 - STC 50 Door	50	ASTM E90-09
757 - STC 52 Door	52	ASTM E90-09
757 - STC 54 Door	54	ASTM E90-09

NOTES:

1. The door and seals were tested in a fully grouted, 16 gauge, M-Series masonry frame.
2. 18 Gauge face sheets tested on 607, 707, 757, STC 32, 38, 50, 52, and 54.
3. 16 Gauge face sheets tested on 757, STC 41, 41 pairs, 43, and 46.
4. All STC values are for operable doors. Sealed opening values should not be used.
5. Air infiltration less than 0.01 cubic foot/minute/ft^2 at 1.57 pounds/ft^2 pressure differential when tested to ASTM E283.
6. See technical manual or contact factory for information on seals that were tested.
7. All CURRIES STC doors are in compliance with HMMA 865-03 and SDI 128

STC	What Can Be Heard
25	Normal speech can be understood quite easily and distinctly through wall
30	Loud speech can be understood fairly well, normal speech heard but not understood
35	Loud speech audible but not intelligible
40	Onset of "privacy"
42	Loud speech audible as a murmur
45	Loud speech not audible; 90% of statistical population not annoyed
50	Very loud sounds such as musical instruments or a stereo can be faintly heard

NOTE: Information included in this data sheet is proprietary to CURRIES Company and subject to revision without notification.

Paint Specifications

Surface Preparation

Commercial hollow metal doors and frames are designed to meet the requirements of ANSI A250.8 (formerly SDI 100) and are to be thoroughly cleaned, and chemically treated to insure maximum paint adhesion. All surfaces of the door and frame exposed to view shall receive a factory baked-on applied coat of rust inhibiting prime paint. CURRIES' products can be provided with prime painted finishes meeting the requirements for acceptance stated in ANSI A250.10, *Test Procedure and Acceptance Criteria for Prime Painted Steel Surfaces.*

Pre-Treatment

An automatic washing system washes, degreases, and phosphatizes CURRIES' hollow metal products. Maximum metal protection is achieved by phosphatizing prior to painting. Phosphatizing etches the metal, providing an effective surface for paint adhesion. The phosphatized metal prevents the paint from lifting and peeling. The non-metallic phosphate coating resists moisture penetration. Maximum rust protection is achieved by combining phosphatized metal with CURRIES' baked-on rust-inhibiting prime paint.

Prime Paint Tests

Requirements of ANSI A250.10 (formerly ANSI A224.1), Test Procedure and Acceptance Criteria for *Prime Painted Steel Surfaces include:*

- Salt spray testing in accordance with ASTM B117
- Condensation (humidity) testing in accordance with ASTM D4585
- Impact test in accordance with ASTM A2794
- Film adhesion test in accordance with ASTM D3359

CURRIES' product can be provided with factory applied baked-on primers complying to the following performance requirements of ANSI A250.10:

Test	Standard	Hours	Results
Salt Spray	ASTM B117	120	Passed
Condensation	ASTM D4585	240	Passed
Impact Test	ASTM D2794	N.A.	Passed
Adhesion	ASTM D3359	N.A.	Passed

CURRIStain Finish

- CURRIStain door coating system meets the requirements of ANSI A250.3 Test Procedure and Acceptance Criteria for Finish Painted Steel Surfaces.

Door/Frame Prime Paint Properties

The lead and chromate free gray primer paint used on CURRIES' doors and frames may be coated over with an alkyd enamel type of paint. Contact the factory for specific information regarding top coats to be applied over these primers.

Physical Property	Door Primer	Frame Primer	Test Method
Solids by weight, (%)	80	70	ASTM D 2369
Solids by volume, (%)	60	55	formula constants
Resin type	Alkyd	2 Component Epoxy	not applicable
Recommended dry film thickness per coat, (mils)	1.0	1.0	ASTM D 1186
Gloss @ 60° light source, (%)	0 (Flat)	15-20	ASTM D 523

NOTE: Information included in this data sheet is proprietary to CURRIES Company and subject to revision without notification.

Windstorm Products

Windstorm Products - Hurricane/Severe Storm

A variety of products are available that meet various state and national code requirements for hurricane.

CURRIES products have been successfully tested and certified to the national consensus standards that are developed through the American Society of Testing Materials (ASTM). These standards are ASTM E330, ASTM E1886, and ASTM E1996 and are included in the International Building Code (IBC). These test methods apply in any state where the IBC has been adopted.

The state of Florida has been divided into two areas. Dade and Broward counties in South Florida have been designated as the High Velocity Hurricane Zone (HVHZ). Products installed in the High Velocity Hurricane Zone must be tested to and meet the requirements of the Florida Building Code's testing Application Standards (TAS) TAS 201, TAS 202, and TAS 203. Products outside the HVHZ must meet the requirements of ASTM E330, ASTM E1886, and ASTM E1996 or ANSI A250.13. CURRIES hurricane rated products meet all these requirements.

Windstorm products for protection from hurricanes are rated by design pressure and impact energy. The design pressure is pounds per square foot (psf) and impact rating is in foot-pounds (t-lbs). The impact energy may also be designated by the speed and weight of the 2x4 used for impact. The most common speed is 50 feet per second (approx. 33 miles per hour) and the most common weight of the 2x4 is 9 lbs. A 9 lb. 2x4 at 50 feet per second results in an impact energy of 350 ft-lbs. There are other impact energies that may be required depending on the use of the building. For example, a hospital or hurricane shelter may require a higher impact energy. The design professional for the building should provide the required design pressure and impact energy.

Windstorm Products - Tornado

StormPro™ 320/361
StormPro™ 320/361 door/frame/hardware assembly meets the debris impact criteria for storm shelters of the Federal Emergency Management Agency (FEMA 320/FEMA 361) and /or International Code Council/National Storm Shelter Association ICC 500.

	Debris Impact	Pressure
StormPro 361	15 lb. 2x4 at 100 mph (outswing door)	250 lb/ft² @ 5 seconds
StormPro 320	15 lb. 2x4 at 100 mph (inswing door)	197 lb/ft² @ 5 seconds

Certification of Products

CURRIES products are certified by Underwriters Laboratories and Warnock Hersey for hurricane performance and by Underwriters Laboratories for tornado performance. CURRIES windstorm hurricane products are approved by the Florida Building Commission and the Texas Department of Insurance.

Please visit CURRIES website or contact your CURRIES Customer Service Professional for more information.

NOTE: Information included in this data sheet is proprietary to CURRIES Company and subject to revision without notification. Please refer to curries.com website for updated windstorm product listings.

Security Product

Commercial Security Hollow Metal Doors and Frames

CURRIES' 847 and 857 door/frame systems meet the requirements for jamb/wall stiffness, door impact, and glazing panel impact as specified in NAAMM HMMA 862-87 and ASTM F476. Refer to the table or Specifications listed for test requirements. Hardware preparations for 2" doors may not fit 1-3/4" doors (847). Contact factory for availability.

Security Grades and Test Load Requirements per NAAMM HMMA 862-87

Door Series	Grade No.	Door Face Sheet and Frame Thickness gauge (in) min.	Jamb/ Wall Stiffness Test (lb)	Impact 59 (ft-lb)	Impact 89 (ft-lb)	Impact 118 (ft-lb)	Impact 148 (ft-lb)	Glazing Impacts 74 (ft-lb)	ASTM
857	40	14 (.073)	4,950	2	2	2	2	10	F476
847	40	14 (.073)	4,950	2	2	2	2	10	F476

NAAMM HMMA 862 Guide Specifications for Commercial Security Hollow Metal Doors and Frames
ASTM F476 Standard Test Methods for Security of Swinging Doors Assemblies.

NOTE: Information included in this data sheet is proprietary to CURRIES Company and subject to revision without notification.

CURRIES

ASSA ABLOY

CURRIES • 1502 12th Street NW • Mason City • IA 50401
Phone: 641-423-1334 • Fax: 641-424-8305
Website: www.curries.com

ASSA ABLOY, the global leader
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Standards As Tough As Steel™

NAAMM National Association of Architectural Metal Manufacturers

Habitat for Humanity®

ES-9-2011

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., September 23, 2014 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATION OF STOREFRONT WINDOWS. NEW EGRESS DOOR AND FIRE SAFETY EQUIPMENT AT OLD KRESS BUILDING.

FOR- #500 DUVAL STREET

Applicant- Stefano De Luca **Application # H14-01-1351**

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.cityofkeywest-fl.gov.

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 STEFANO DE LUCA, 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: 500 DUVAL STREET, KEY WEST, FLORIDA on the 17 day of SEPTEMBER, 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 SEPTEMBER 23, 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 H14-01-1351.

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

Signed Name of Affiant:

Date: 9.18.14
Address: 611 EDWIN ST.
City: HOLLYWOOD
State, Zip: FL. 33020.

The forgoing instrument was acknowledged before me on this 18th day of September, 2014.

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

NOTARY PUBLIC
Sign Name: Janet Roberts Krieger
Print Name: Janet Roberts Krieger
Notary Public - State of Florida (seal)
My Commission Expires: 3/20/18

JANET ROBERTS-KRIEGER
Notary Public - State of Florida
My Comm. Expires Mar 20, 2018
Commission # FF 104313

Public Meeting Notice

RENOVATION OF STOREFRONT WINDOWS, NEW EGRESS DOOR AND FIRE SAFETY EQUIPMENT AT OLD KRESS BUILDING.

FOR: 0500 DUVAL STREET

Applicant: Stefano De Luca Application # H14-01-1191

CO

CVS

CO

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: 1010111 **Parcel ID:** 00009850-000000

Ownership Details

Mailing Address:
OLD KRESS BUILDING COMPANY INC
C/O THE FERBER COMPANY
151 SAWGRASS CORNERS DR STE 202
PONTE VEDRA BEACH, FL 32082-3579

All Owners:
FERBER PAUL L IRREVOCABLE TRUST 11/21/1968, OLD KRESS BUILDING COMPANY INC

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 424A FLEMING ST KEY WEST
500 DUVAL ST KEY WEST
Legal Description: KW PT LOT 2 SQR 51 OR305-314/15 OR767-1760/61 OR767-1762/63 OR768-317/18 OR1245-1859/66L/E OR2692-1545/50

Click Map Image to open interactive viewer

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	100	134	16,475.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1

Total Living Area: 28912
Year Built: 1918

Building 1 Details

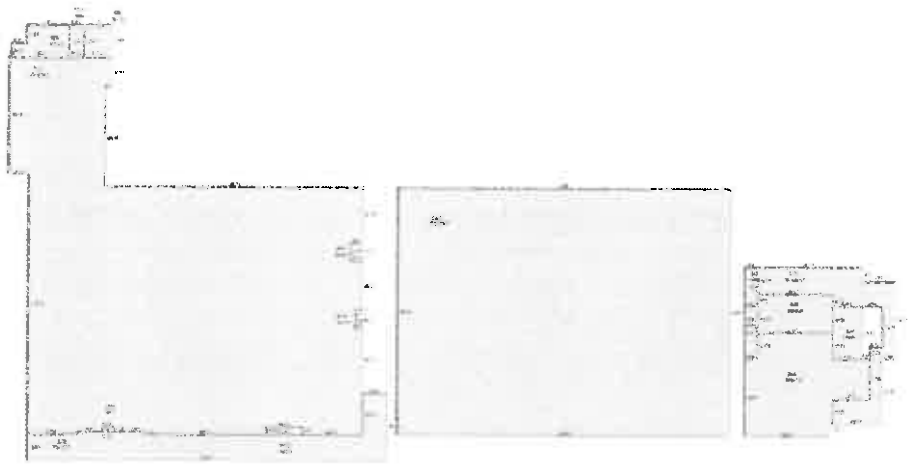
Building Type	Condition G	Quality Grade 450
Effective Age 15	Perimeter 1,284	Depreciation % 19
Year Built 1918	Special Arch 0	Grnd Floor Area 28,912
Functional Obs 0	Economic Obs 0	

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	1	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	79	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1992					14,532
2	SBF		1	1992					132
3	OPF		1	1992					72
4	SBF		1	1992					234
5	OPX		1	1992					35
6	OPX		1	1992					18

7	CAN	1	1992	1,627
8	OPX	1	1992	42
9	OPX	1	1992	10
10	FLA	1	1992	12,730
11	FLA	1	1992	1,575
12	OUF	1	1992	239
13	OPF	1	1992	450
14	SBF	1	1992	1,010
15	FLA	1	1992	75
16	OPU	1	1992	100

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2108	1 STY STORE-A	60	Y	Y
	2109	NIGHT CLUBS/BARS-A-	40	Y	Y
	2110	SBF	100	N	N
	2111	OPF	100	N	N
	2112	SBF	100	N	N
	2113	OPX	100	N	N
	2114	OPX	100	N	N
	2115	CAN	100	N	N
	2116	OPX	100	N	N
	2117	OPX	100	N	N
	2118	OFF BLDG-1 STY-B	95	Y	Y
	2119	APTS-B	5	Y	Y
	2120	APTS-A	100	Y	Y
	2121	OUF	100	N	N
	2122	APTS-B	100	Y	N
	2123	SBF	100	N	N
	2124	APTS-B	100	Y	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
542	MIN WOOD SIDING	20
543	C.B.S.	30
544	BRICK	50

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	2,866 SF	0	0	1983	1984	1	40
2	FN2:FENCES	360 SF	90	4	1997	1998	2	30

Appraiser Notes

OR2692-1545 CONVEYANCE OF 50% INTEREST STILL SUBJECT TO THE LIFE ESTATE HELD BY DAVID WILLIAMS WOLKOWSKY PURSUANT TO OR1245-1857
FAST BUCK FREDDIE'S & MARGARITAVILLE (**NOTE** L/E VESTED IN D W WOLKOWSKY FOR PENTHOUSE APT, OFFICE, SERVANT & GUEST QUARTERS, GARDENS & DECK SEE OR1245-1859/1866 L.G.) .PENTHOUSE MEASURED FROM LA CONCHA ROOF. PETITION KW 113-1997
TPP8848315 - OLD KRESS BUILDING CO
TPP 8929220 - SMITH-MARTIN PRODUCTIONS (424-C FLEMING - SIDE OF BLDG)

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	08-0788	03/24/2008		12,400	Commercial	REPLACE EXISTING A/C WITH NEW 12.5 TO A/C
1	09-1195	05/01/2009		45,000	Commercial	REMOVE & REPLACE EXISTING ROOF, 6 SKYLIGHTS
1	13-0160	01/14/2013		12,500	Commercial	CHANGE A/C SYSTEM ON ROOF
1	13-0888	03/06/2013		10,000	Commercial	A/C CHANGE OUT OF EXISTING A/C SPLY SYSTEM MODEL #RAWL90 CONDENSOR, RHGL 90, AIR HANDLER, 7.5 TON NO HEAT, NO ELECTRICAL.
1	13-0936	03/12/2013		1,379	Commercial	INSTALL POWER DISCONNECT WIRING ETC. FOR NEW ROOF-TOP A/C UNIT
1	13-2073	05/09/2013		6,100	Commercial	EMERGENCY REPLACEMENT OF 5 TON A/C UNIT.
	09-3361	09/29/2009		5,000	Commercial	DISCONNECT KITCHEN EQUIPMENT SURFACE MOUNTED RECEPTACLES ADN DISCONNECTS FOR INSTALLATION OF FRP WALL COVERING. RE-INSTALL SURFACE MOUNTED RECEPTACLES AND DISCONNECTS ATER FRP INSTALLATION. RECONNECT KITCHEN EQUIPMENT. REMOVE SURFACE MOUNT LIGHTS KITCHEN ENTRANCE HALL AND INSTALL RECESSED LIGHTS. REMOVE 8 KITCHEN LIGHTS AND REINSTALL NEW KITCHEN LIGHTS.
	10-3255	10/05/2010		2,100	Commercial	REBUILD AND RE-INSTALL A NEW SIGN 50SF
	11-0340	02/17/2011		17,500	Commercial	INSTALL 2 5-TON SPLIT CENTRAL A/C UNITS. CONDENSING UNITS WILL BE SET ON KITCHEN ROOF ON STANDS TO BE BOLTED DOWN. UNIT 1/3 DROPS, FRONT DINING ROOM AND UNIT2/5 DROPS, BACK DINING ROOM.
	10-3425	10/28/2010		800	Commercial	INSTALL 6' SEAMLESS GUTTERS K STYLE ON BACK OF BUILDING AND DS APPROX. 65'
	11-0894	03/18/2011		3,390	Commercial	ADD CONDUIT, WIRING AND CIRCUIT BREAKER FOR TWO AIR HANDLER UNITS AND TWO CONDENSING UNITS.
	14-1151	03/24/2014		2,000	Commercial	INVESTIGATIVE DEMO, REMOVE DRYWALL AND CEILING PANELS TO ALLOW ACCESS TO SYSTEMS FOR SPRINKLER AND STRUCTURAL ENGINEERS.
	13-2679	06/25/2013		15,000	Commercial	REPLACE EXISTING CENTRAL A/C
	13-3206	08/10/2013		1,200	Commercial	REPLACE EXISTING 1/4 CLEAR LAMINATED GLASS WITH NEW 1/4 CLEAR LAMINATED GLASS.
	14-2910	06/16/2014		50,000	Commercial	DEMO OF INTERIOR WALLS/CEILING FLOORING
	14-3134	06/30/2014		52,000	Commercial	INSTALLATION OF NEW SERVICE ENTRANCE DISTRIBUTION CONDUIT FEEDERS AND OVER CURRENT PROTECTION. INSTALLATION OF BRANCH CIRCUITRY FOR LIGHTING POWER HVAC EMS SYSTEM.
1	97-3611	10/24/1997	12/07/1998	3,000	Commercial	REPLACE DECKING WALKWAYS
1	98-1787	06/05/1998	12/07/1998	10,000	Commercial	ELECTRICAL
1	98-3878	12/07/1998	12/07/1998	14,322	Commercial	ROOF

1	98-0265	01/27/1998	11/02/1998	3,750	Commercial	MAKE A SERVICE BAR
1	98-0644	03/04/1998	11/02/1998	1,875	Commercial	FENCE
1	98-0822	03/13/1998	11/02/1998	4,000	Commercial	3 FIX BATHROOM
1	98-1640	05/26/1998	11/02/1998	3,600	Commercial	INSTALL HOOD FIRE SUPPRES
1	00-1921	07/11/2000	11/01/2000	6,500	Commercial	10 TON AC
1	00-0482	07/18/2000	11/01/2000	98,124	Commercial	BAHAMA SHUTTERS
1	00-0931	04/25/2000	11/01/2000	30,000	Commercial	ROOLUP INTERIOR SHUTTERS
1	00-3550	10/25/2000	11/01/2000	700	Commercial	ELECTRICAL
1	99-4025	12/29/1999	07/14/2000	1,500	Commercial	TILE RETAIL SPACE
1	01-3077	09/18/2001	11/16/2001	1,600	Commercial	FIRE SUPPRESSION SYSTEM
1	0103076	09/18/2001	11/16/2001	15,000	Commercial	INSTALL KITCHEN HOOD
1	02-0781	04/08/2002	08/16/2002	800	Commercial	NEW LIGHTING
1	03-363	06/05/2003	10/03/2003	18,000	Commercial	INSTALL FIRE SYSTEM
1	05-2351	12/02/2005	11/02/2005	4,600	Commercial	NEW A/C
1	05-3237	08/03/2005	11/02/2005	4,000	Commercial	NEW A/C
1	06-5647	11/03/2006	03/08/2007	10,000	Commercial	REPLACE CONDENSING UNIT ON THE ROOF
1	07-0735	02/15/2007	02/15/2007	4,400	Commercial	CHANGE OUT A 7 1/2 TON CONDENSER
1	07-4002	08/16/2007	08/16/2007	1,500	Commercial	CONNECT 600 AMP 3-PHASE TO CAFE SUBFEED

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	3,625,178	8,330	2,009,876	5,643,384	5,643,384	0	5,643,384
2013	3,446,157	8,368	1,911,485	5,366,010	5,366,010	0	5,366,010
2012	3,446,157	8,406	1,911,485	5,366,048	5,366,048	0	5,366,048
2011	3,625,178	8,456	1,911,485	5,545,119	5,545,119	0	5,545,119
2010	3,625,178	8,494	1,944,890	5,578,562	5,578,562	0	5,578,562
2009	3,804,200	8,532	2,463,453	6,276,185	6,276,185	0	6,276,185
2008	3,804,200	8,582	2,569,632	6,491,442	6,491,442	0	6,491,442
2007	2,748,749	9,201	2,569,632	6,491,442	6,491,442	0	6,491,442
2006	2,813,426	9,625	1,482,480	6,634,922	6,634,922	0	6,634,922
2005	2,813,426	10,256	1,235,400	5,943,735	5,943,735	0	5,943,735
2004	2,867,958	10,681	1,037,736	5,943,735	5,943,735	0	5,943,735
2003	2,867,704	11,299	1,021,264	5,943,735	5,943,735	0	5,943,735
2002	2,801,836	11,736	1,021,264	5,943,735	5,943,735	0	5,943,735
2001	2,801,836	12,355	1,021,264	5,332,164	5,332,164	0	5,332,164
2000	2,719,878	4,734	856,544	5,194,482	5,194,482	0	5,194,482
1999	2,719,878	4,968	856,544	5,194,482	5,194,482	0	5,194,482
1998	1,870,814	4,657	856,544	3,548,032	3,548,032	0	3,548,032
1997	1,870,814	4,872	823,600	3,548,032	3,548,032	0	3,548,032

1996	1,587,357	5,016	823,600	2,532,335	2,532,335	0	2,532,335
1995	1,524,762	5,230	823,600	2,532,335	2,532,335	0	2,532,335
1994	1,524,762	5,374	823,600	2,399,054	2,399,054	0	2,399,054
1993	1,524,762	5,589	823,600	2,353,951	2,353,951	0	2,353,951
1992	1,406,231	3,791	823,600	1,653,712	1,653,712	0	1,653,712
1991	1,406,231	3,912	823,600	1,800,000	1,800,000	0	1,800,000
1990	1,068,539	8,815	662,998	1,800,000	1,800,000	0	1,800,000
1989	1,037,621	8,989	658,880	1,705,490	1,705,490	0	1,705,490
1988	752,862	8,634	474,394	1,601,711	1,601,711	0	1,601,711
1987	740,208	8,794	252,228	1,562,778	1,562,778	0	1,562,778
1986	740,990	8,957	247,080	1,553,780	1,553,780	0	1,553,780
1985	723,253	9,118	177,908	1,595,743	1,595,743	0	1,595,743
1984	714,830	6,359	177,908	1,053,900	1,053,900	0	1,053,900
1983	604,730	6,439	118,061	729,230	729,230	0	729,230
1982	560,034	6,533	118,061	684,628	684,628	0	684,628

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
6/25/2014	2692 / 1545	5,000,000	WD	16
2/1/1993	1245 / 1859	3,000,000	WD	Q
8/1/1978	768 / 317	210,000	00	Q

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