

Historic Architectural Review Commission

Staff Report Item 8

Meeting Date: March 25, 2014

Applicant: William Shepler, Architect

Application Number: H14-01-0230

Address: #322 Amelia Street

Description of Work: New two story single family residence on vacant lot. Rear deck and pool.

Building Facts: The site where the house is planned to be built has been vacant for more than 50 years. The surrounding houses are one story frame structures.

The owner recently received an approval for beneficial use allocation for a single family unit.

Guidelines Cited in Review: Additions/ alterations and new construction (pages 36-38 a), specifically guidelines 1 through 7 of pages 38-38a).

Decks, patios, hot tubs and pools (pages 39-40), specifically 1, 3 and 4.

Staff Analysis

On February 24, 2014 the Commission motioned to postpone the item and requested more drawings and details from the applicant. At the time of this report staff has not receive any new documents, therefore staff's comments will remain the same as they were for the last meeting.

The Certificate of Appropriateness proposes the construction of a two story frame structure on a vacant lot. The proposed design is based on traditional forms but has a contemporary flavor. The architectural composition consists of a two story house where the first story is setback in relation to the second story, creating a cantilever effect on the front since the design does not proposes columns to support the second floor volume at the front. The second floor volume will have a gable roof with no eaves. A one story volume is attached to the west side of the structure.

The design also proposes the use of aluminum standing seam as the roofing system and as siding for the second story volume. The first story volume will have a stucco finish. The one story addition will have a side gable roof with metal v-crimp roofing system and wood novelty siding. All windows will be single pane aluminum impact units. On the back of the house a second floor balcony is proposed with cable railings.

The plan also includes a back swimming pool and deck.

Consistency with Guidelines

It is staff's opinion that the proposed design is inconsistent with many of the guidelines for new construction. The proposed two story structure will be much taller and massive than the surrounding structures found in the street. According to the guidelines for new construction new buildings must have a sympathetic relationship of height with existing adjacent structures. The use of standing seam as a siding material will enforce the verticality of the house and will make it visually taller. Staff also opines that the massing of the building and its austere details will make the house stick out from the streetscape due to incompatibility of materials, building details and proportion.

The proposed swimming pool and deck complies with guidelines for such elements.

Application



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION # _____

02-03-2014 010230

OWNER'S NAME:

JAMES HAMILTON

DATE:

2/3/14

OWNER'S ADDRESS:

321 CATHERINE ST., KEY WEST

PHONE #:

305-923-0059

APPLICANT'S NAME:

WILLIAM SHEPLER ARCHITECT

PHONE #:

305-890-6191

APPLICANT'S ADDRESS:

513 FLEMING ST., #14 KEY WEST, FL

ADDRESS OF CONSTRUCTION:

322 AMELIA ST., KEY WEST

OF
UNITS

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: NEW 2 STORY SINGLE FAMILY
RESIDENCE. REAR DECK & POOL. STUCCO FINISH FIRST FLOOR,
STAINLESS STEEL SIDING AT SECOND FLOOR.

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: 2/3/14

Applicant's Signature: William Shepler

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

Staff Use Only	
Oper: CHALKER	Drawer: 1
Date: 2/06/14	Receipt no: 17029
2014 1008230	
* BUILDING PERMITS-NEW	
Staff Approval:	\$50.00
Trans number:	2993178
CK CHECK	132 \$50.00
Trans date: 2/05/14	Time: 17:32:51

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

vacant lot

Guidelines for new construction (pages 38-38a)

Guidelines for pools/decks.

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

Beneficial Use Allocation Letter



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

February 4, 2014

VIA ELECTRONIC MAIL
hamiltonbuilders1@hotmail.com

James Hamilton
321 Catherine Street
Key West, FL 33040

RE: Beneficial Use Allocation, 322 Amelia (RE#00026220-000000, AK# 1026999)

Dear Mr. Hamilton,

This letter is in response to your request for a beneficial use allocation for property located at 322 Amelia. The subject property is a vacant lot located within the Historic Medium Density Residential (HMDR) zoning district. Pursuant to Section 108-998, neither provisions of the comprehensive plan nor the land development regulations shall deprive a property owner of all reasonable economic use of a parcel of real property which is a lot or parcel of record as of the date of adoption of the comprehensive plan.

The minimum lot size in the HMDR zoning district is 4,000 square feet. The lot size of 322 Amelia is 3999 square feet. Per Section 122-31(a) in any district in which single-family dwellings are allowed, a single-family dwelling and customary accessory buildings may be erected on any legal nonconforming single lot that is in existence on January 1, 1994, and that is in different ownership from the adjoining property. This subsection shall apply even though such lot fails to meet the requirements for area, depth or width, provided that all other zoning requirements shall apply.

In accordance with Code of Ordinance Sections 108-994 through 108-998 and 122-31(a), the Planning Department hereby grants a building permit allocation for property located at 322 Amelia Street. The allocation will be for a 1.0 full Building Permit Allocation System unit for the purpose of constructing a permanent single-family dwelling on a single family lot. This is necessary as the property has been vacant since the original plat was filed and thus was not included in the 1990-1991 hurricane evacuation modeling. This granting of an allocation is conditioned on all necessary building permits being applied for within 24 months of issuance. Otherwise, this allocation will revert back to the City unless an extension is requested prior to expiration.

This action is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). This permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective until forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in the development order; that within the forty five (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 or development order until the appeal is resolved by agreement or order.

322 Amelia Street
Beneficial Use

Please contact me directly should you have any questions. Thank you.

Respectfully,

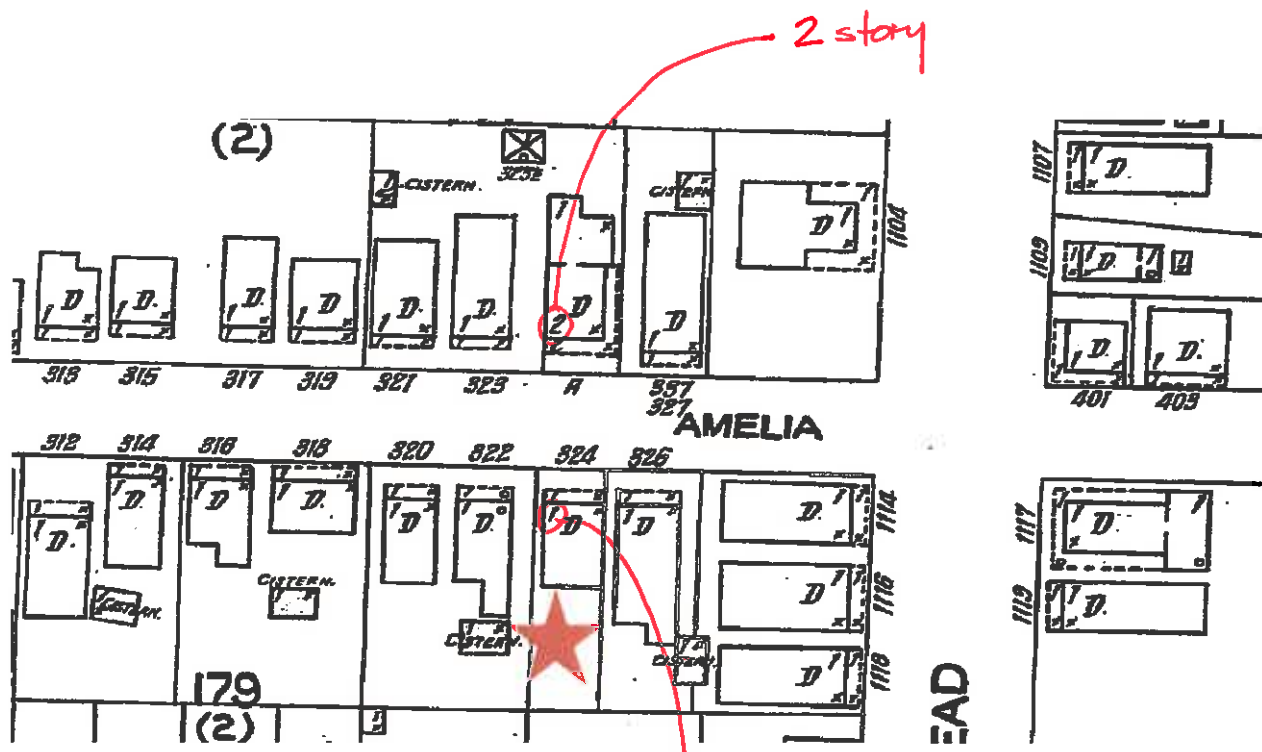
A handwritten signature in black ink, appearing to read 'Carlene Smith', written in a cursive style.

Carlene Smith
Planner Analyst

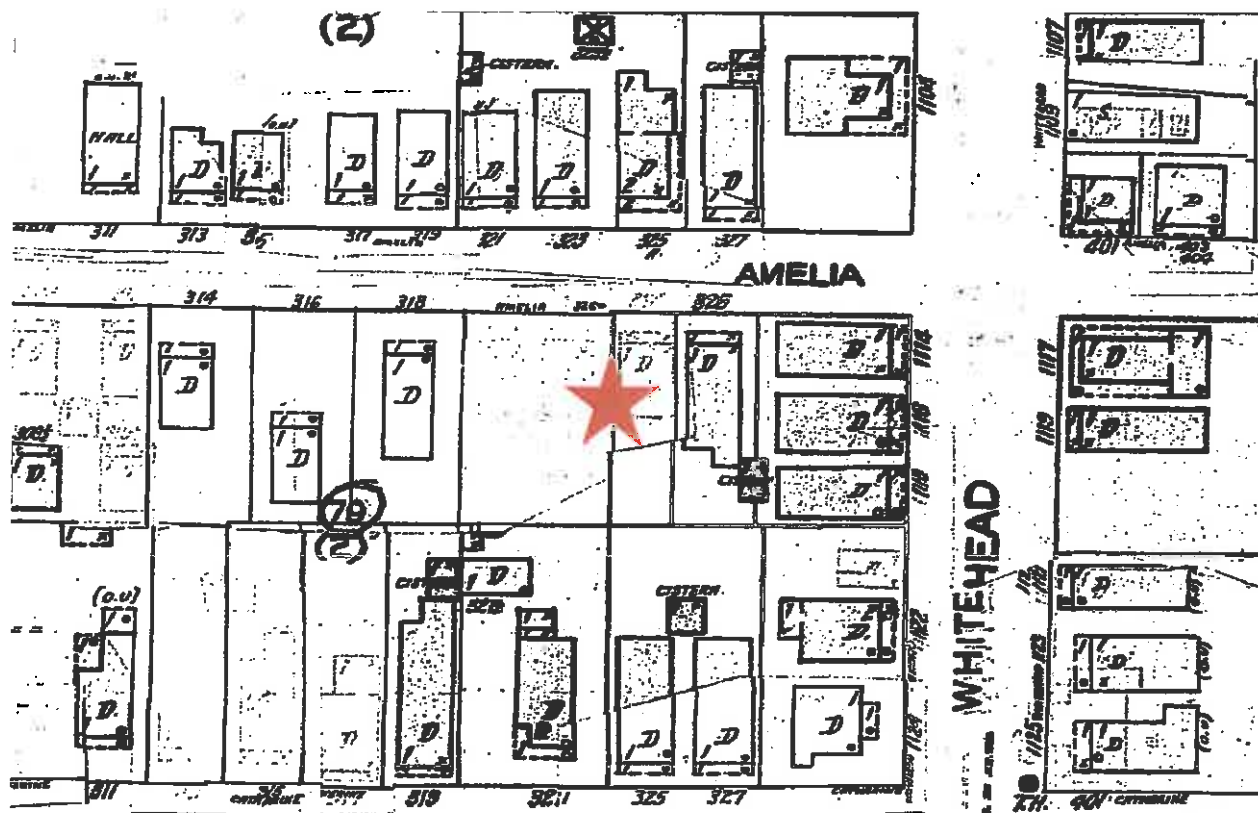
Attachment: Application

cc: Donald Leland Craig, AICP, Community Development Services Director / Planning Director
Ron Wampler, Building Official
Larry Erskine, Chief Assistant City Attorney
Carolyn Walker, Licensing Official
Michael Turner, Utilities Collection Manager
Enid Torregrosa, Historic Preservation Planner
Scott Russell, C.F.A., Monroe County Property Appraiser

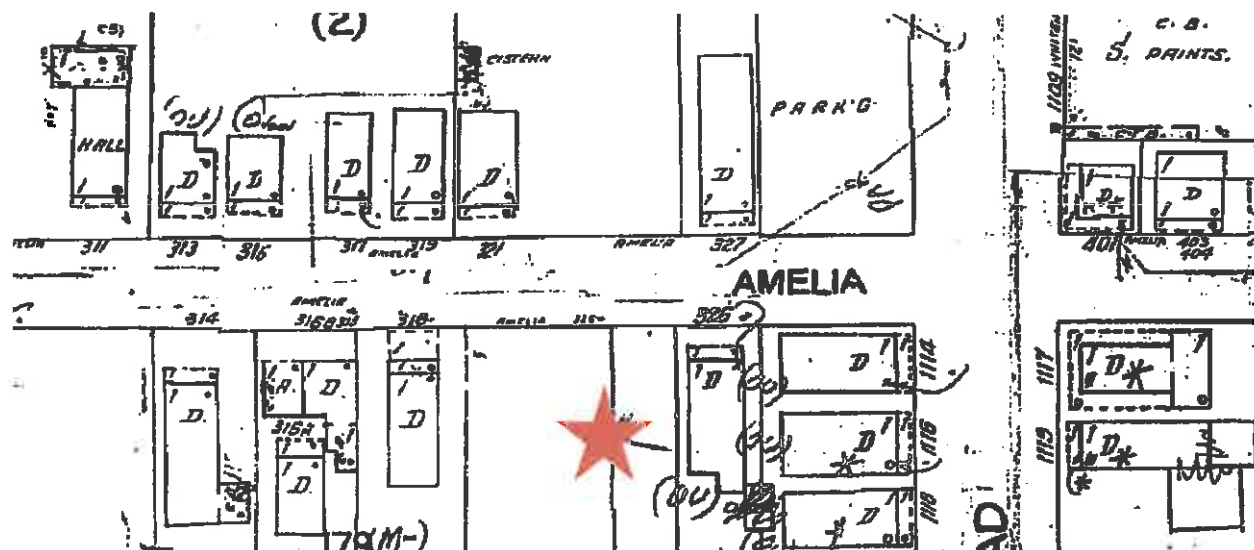
Sanborn Maps



#322 Amelia Street Sanborn map 1926



#322 Amelia Street Sanborn map 1948



#322 Amelia Street Sanborn map 1962

Project Photos



322 Amelia Street - Vacant Lot



322 Amelia Street - Vacant Lot



320 Amelia Street - Adjacent Property



324 Amelia Street - Adjacent Property



310 Amelia Street



315 Amelia Street

322 Amelia Street

H.A.R.C. APPLICATION PHOTOS 2.3.2014



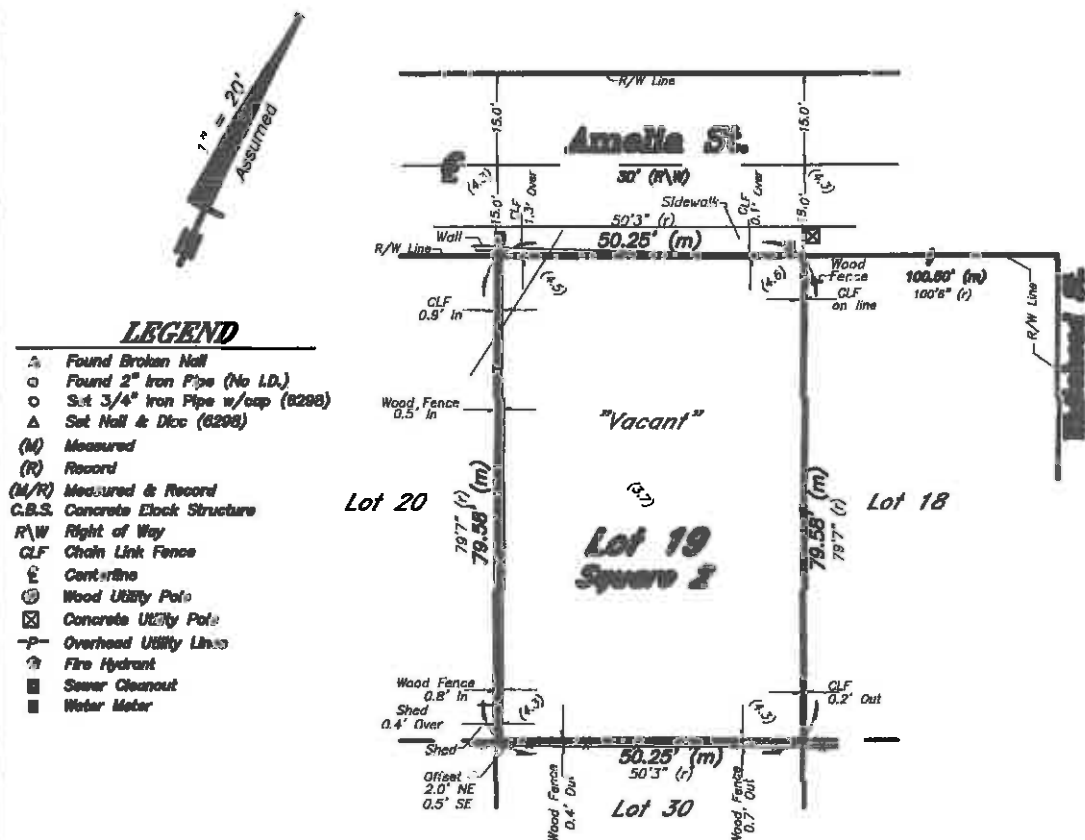
Amelia Street - View looking East towards Whitehead Street



Amelia Street - View looking West towards Thomas Street

Survey

Boundary Survey Map of Lot 19, Square 2, Tract 10 Island of Key West, Florida



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 333 Amelia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: December 21, 2013.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjainers are not furnished.
11. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
12. Flood Insurance Rate Map Zones: AE (EL 6) & AE (EL 7), Community Panel #120168, Panel 1516K, dated 2-18-05.
13. Benchmark Used: U 867.

BOUNDARY SURVEY OF: In the City of Key West, County of Monroe and State of Florida, being a part of Lot Four (4) of Square Three (3) of Tract Eleven (11) and more particularly described as follows:

BOUNDARY SURVEY FOR: James Hamilton

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6288

January 28, 2014

**THIS SURVEY
IS NOT
ASSIGNABLE**

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
Firm Seal

3430 Duck Ave., Key West, FL 33040
(305) 288-7482 FAX (305) 288-8244

Proposed design



JO Bennett <jbennett@keywestcity.com>

322 Amelia Street

William Shepler <will@wshepler.com>

Thu, Mar 20, 2014 at 5:19 PM

To: jbennett@keywestcity.com

Cc: Enid Torregrosa <etorregr@keywestcity.com>, Hamilton Builders <hamiltonbuilders1@hotmail.com>

Jo,

Please find the attached additional requested materials for the Meeting next week. Let me know if you need me to bring the originals by tomorrow.

Thanks,

Will

William Shepler Architect AIA, LEED-AP, NCARB

513 Fleming Street , Suite 14

Key West, FL 33040

ph 305.890.6191

6 attachments

13032_Architectural Model - roof edge.pdf
120K

13032_Architectural Model 1.pdf
124K

13032_Architectural Model 2.pdf
115K

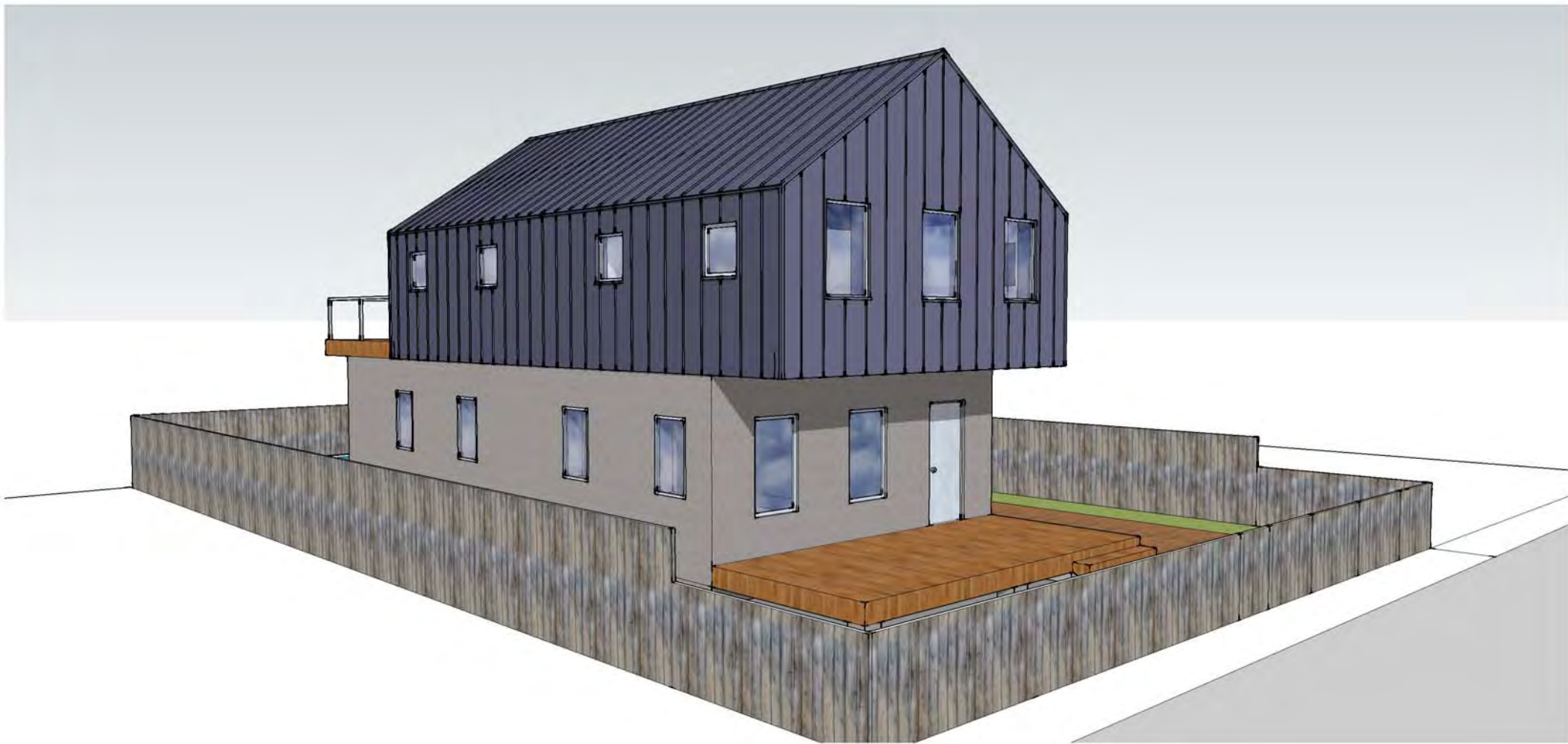
13032_Context View 4.pdf
201K

13032_Context View 5.pdf
216K



A31_13032_ELEVATIONS -REV1_2014.03.20.pdf

1660K



322 Amelia Street - Architectural Model - View 1

William Shepler Architect

3-20-2014



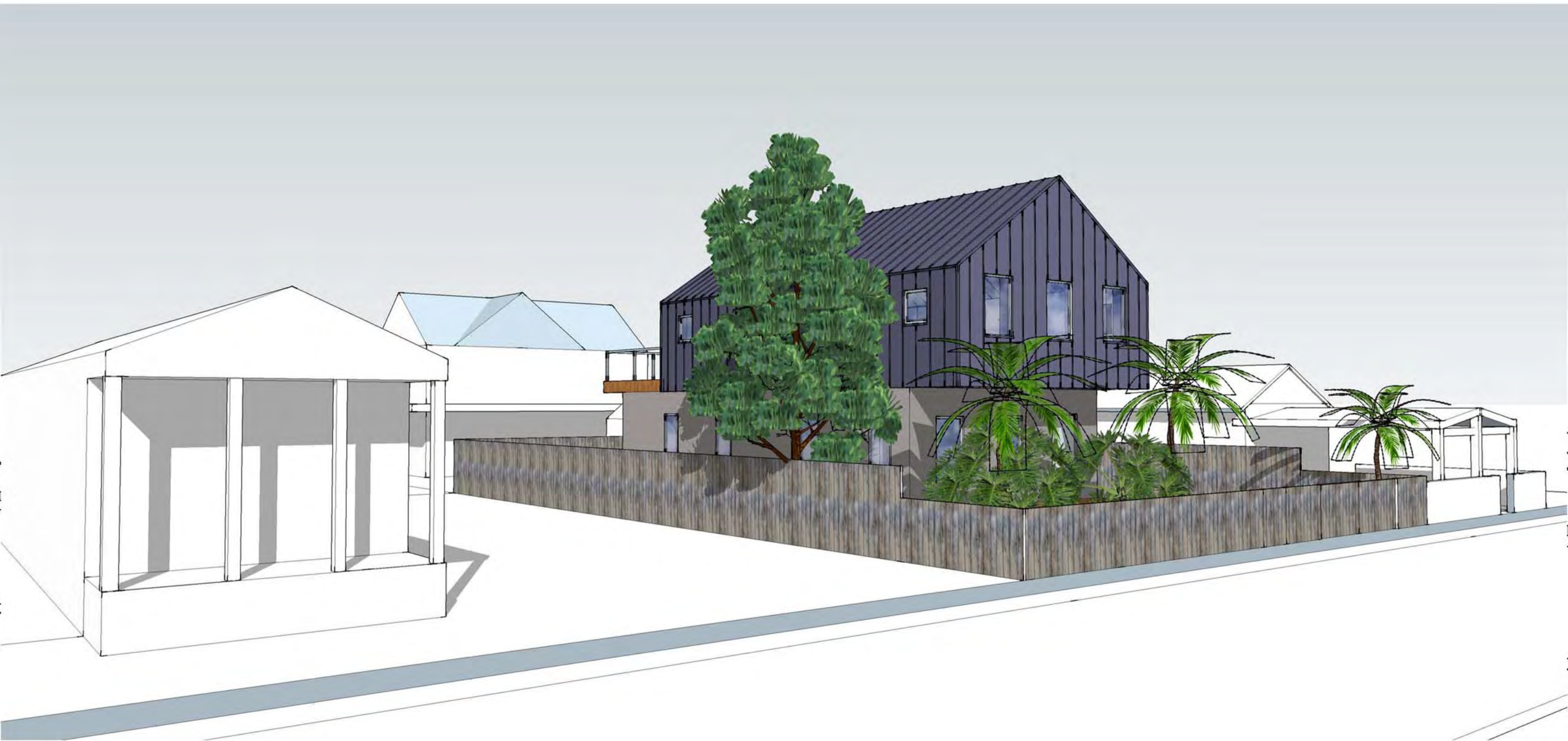
322 Amelia Street - Architectural Model - View 2

William Shepler Architect

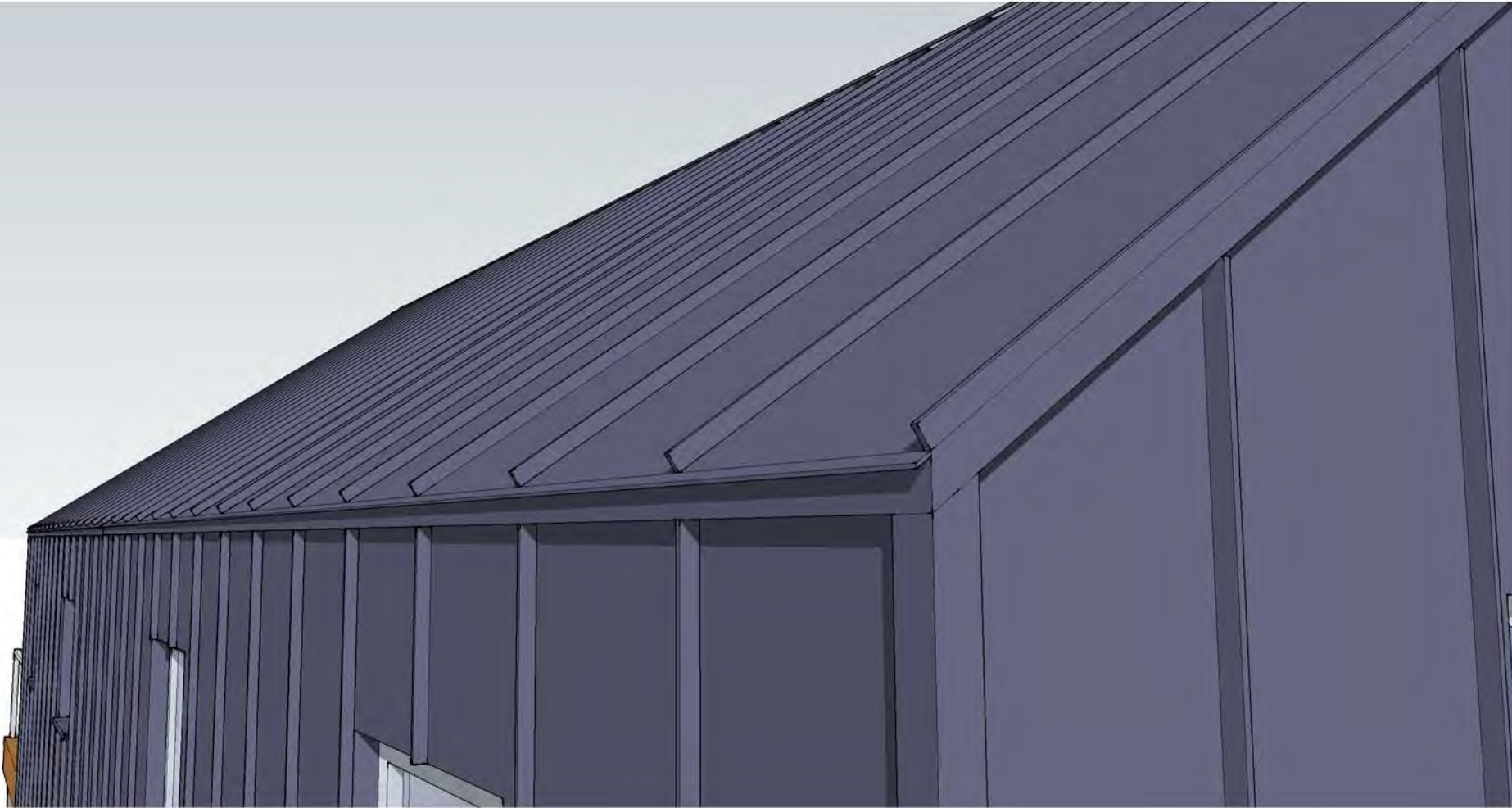
3-20-2014



322 Amelia Street - Contextual View 4



322 Amelia Street - Contextual View 5



322 Amelia Street - Architectural Model - Roof Edge Detail

William Shepler Architect

3-20-2014

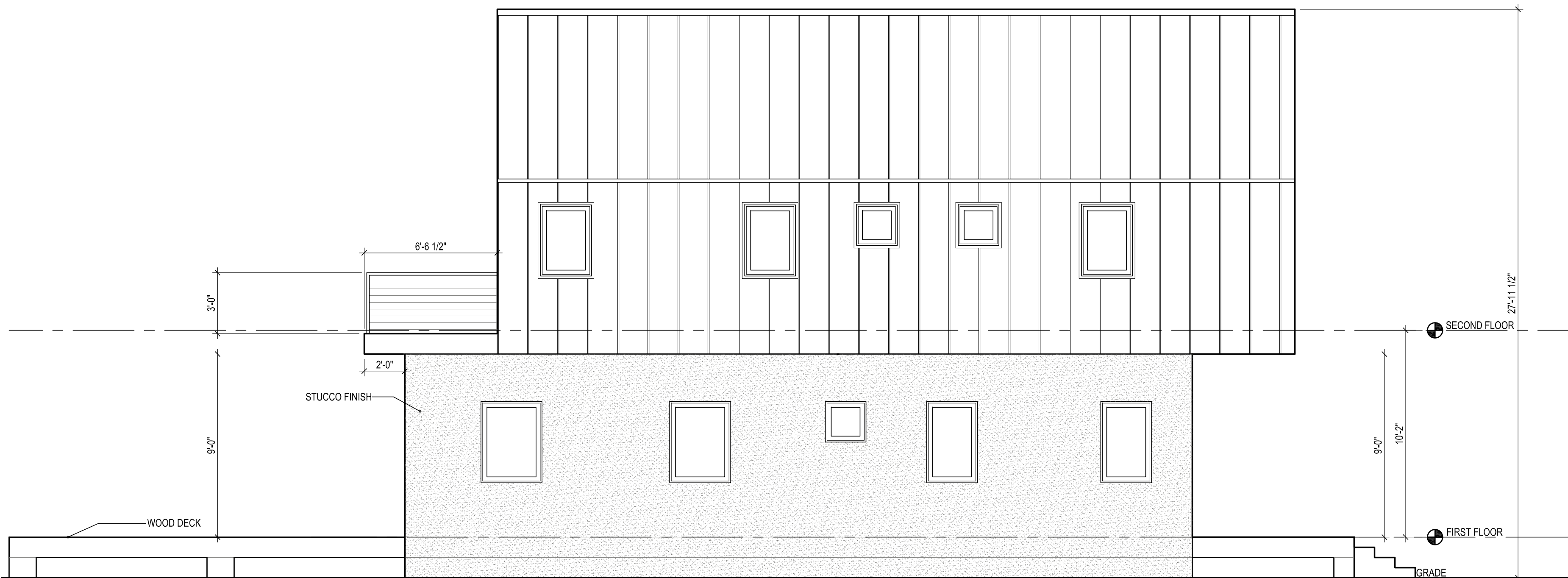
322 AMELIA STREET
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE



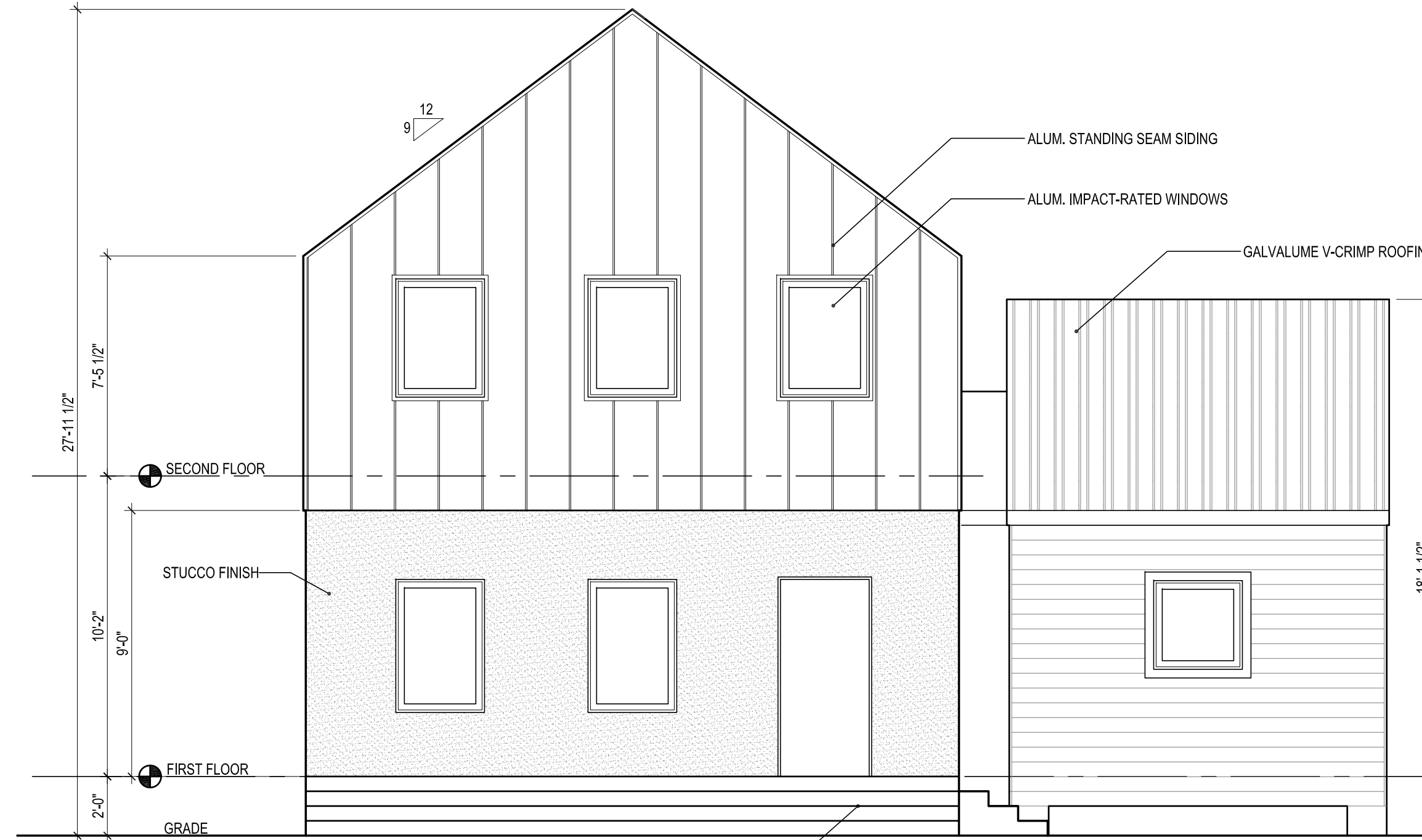
4
A3.1 **SOUTH ELEVATION**
SCALE: 1/4"=1'-0"



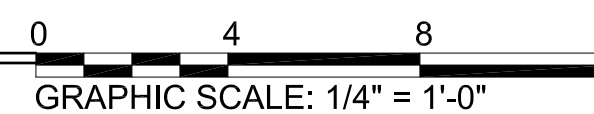
3
A3.1 **WEST ELEVATION**
SCALE: 1/4"=1'-0"



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



1
A3.1 **NORTH ELEVATION**
SCALE: 1/4"=1'-0"



Previously Submitted Plans



322 Amelia Street - Contextual View 1

William Shepler Architect



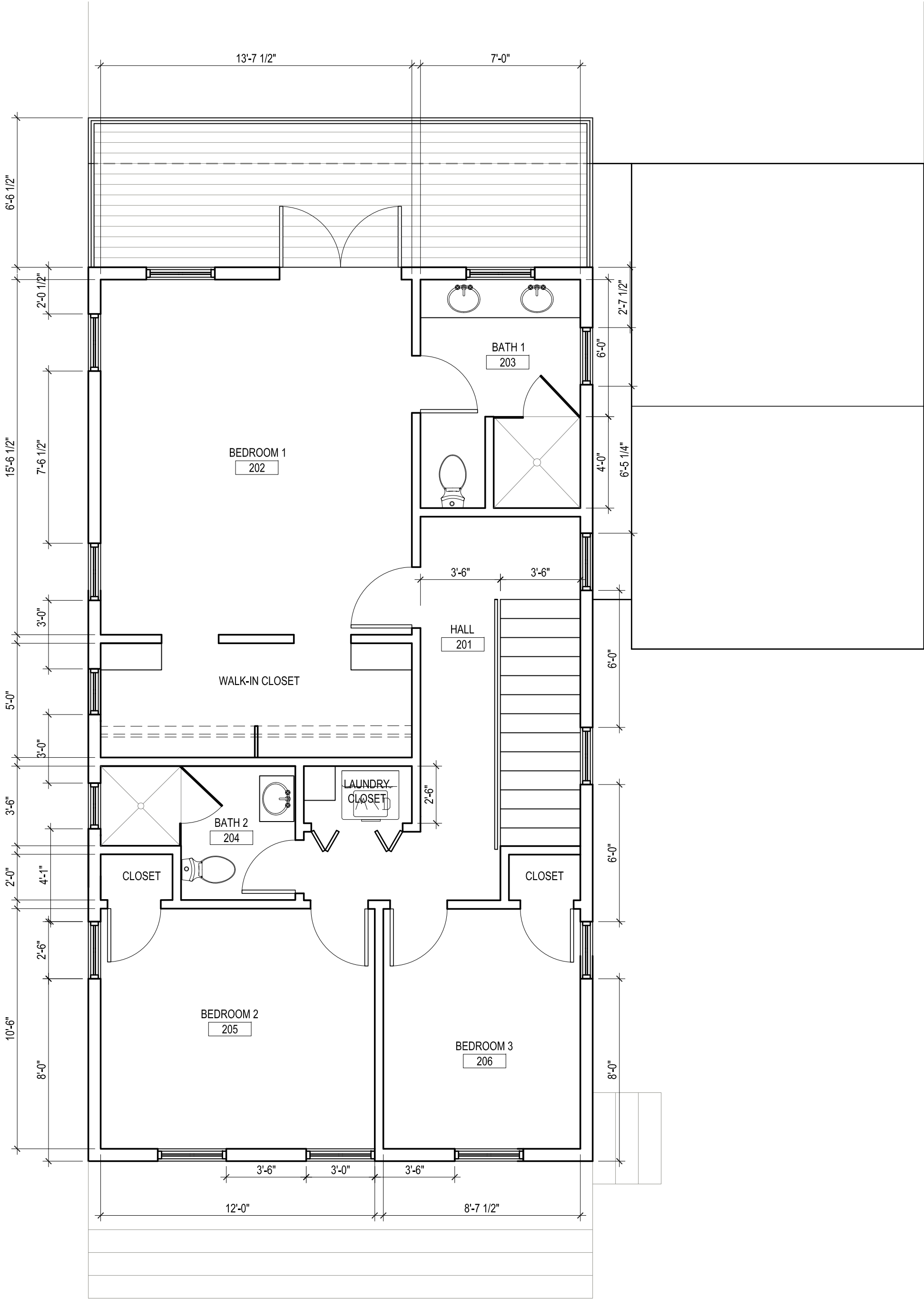
322 Amelia Street - Contextual View 2

William Shepler Architect

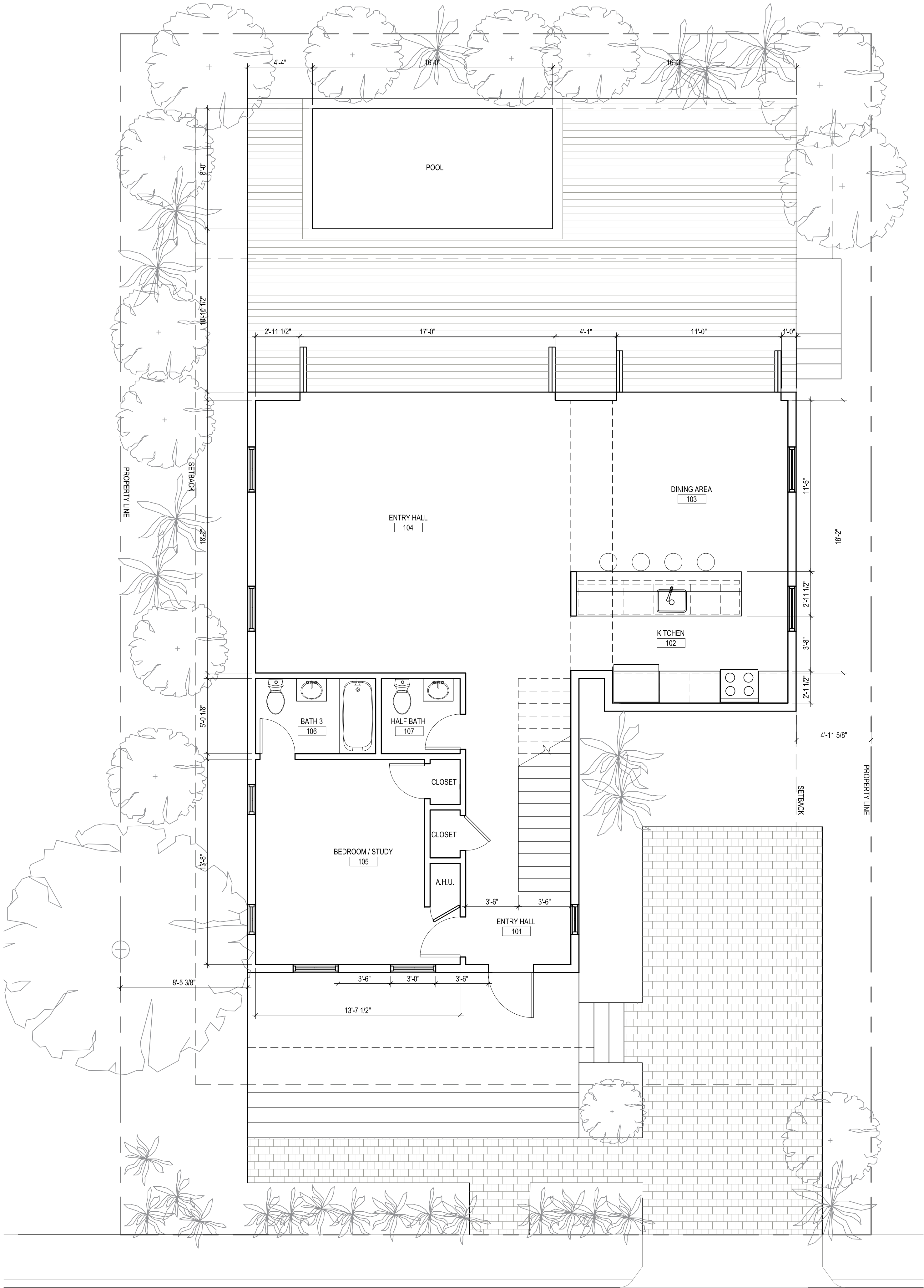


322 Amelia Street - Contextual View 3

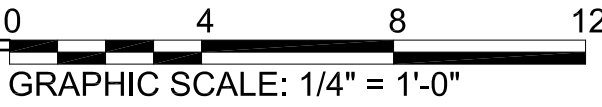
ZONING CALCULATIONS				
	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	27'-11"	Yes
BUILDING COVERAGE	40%	N/A	1,291s.f. (32%)	Yes
IMPERVIOUS SURFACE RATIO	60%	N/A	1,871 s.f. (46.8%)	Yes
LOT SIZE	Min. 4,000 s.f.	4,000 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	27'	N/A	N/A
LOT DEPTH	Min. 90'	98'	N/A	N/A
FRONT SETBACK	Min. 10'	N/A	11'-6"	Yes
SIDE SETBACK (EAST)	Min. 5'	N/A	7'-6"	Yes
SIDE SETBACK (WEST)	Min. 5'	N/A	6'-0"	Yes
STREET SIDE SETBACK	Min. 7.5'	N/A	N/A	N/A
REAR SETBACK	Min. 15'	N/A	21'-10"	Yes



2 SECOND FLOOR PLAN
A2.1 SCALE: 1/4"=1'-0"



1 FIRST FLOOR / SITE PLAN
A2.1 SCALE: 1/4"=1'-0"



wsa

william shepler

Tel: 305-890-6191

Email: info@wshepler.com

513 Fleming St, Suite 14
Key West, FL 33040

Seal:

Consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION - 2014.2.3

322 AMELIA STREET
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size: 24x36
Project #: 13032

Title:
FLOOR PLANS

Sheet Number:
A-2.1

Date: - JANUARY 31, 2014

©2014 by William Shepler Architect

322 AMELIA STREET
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size: 24x36
Project #: 13032

Title:

ELEVATIONS

Sheet Number:

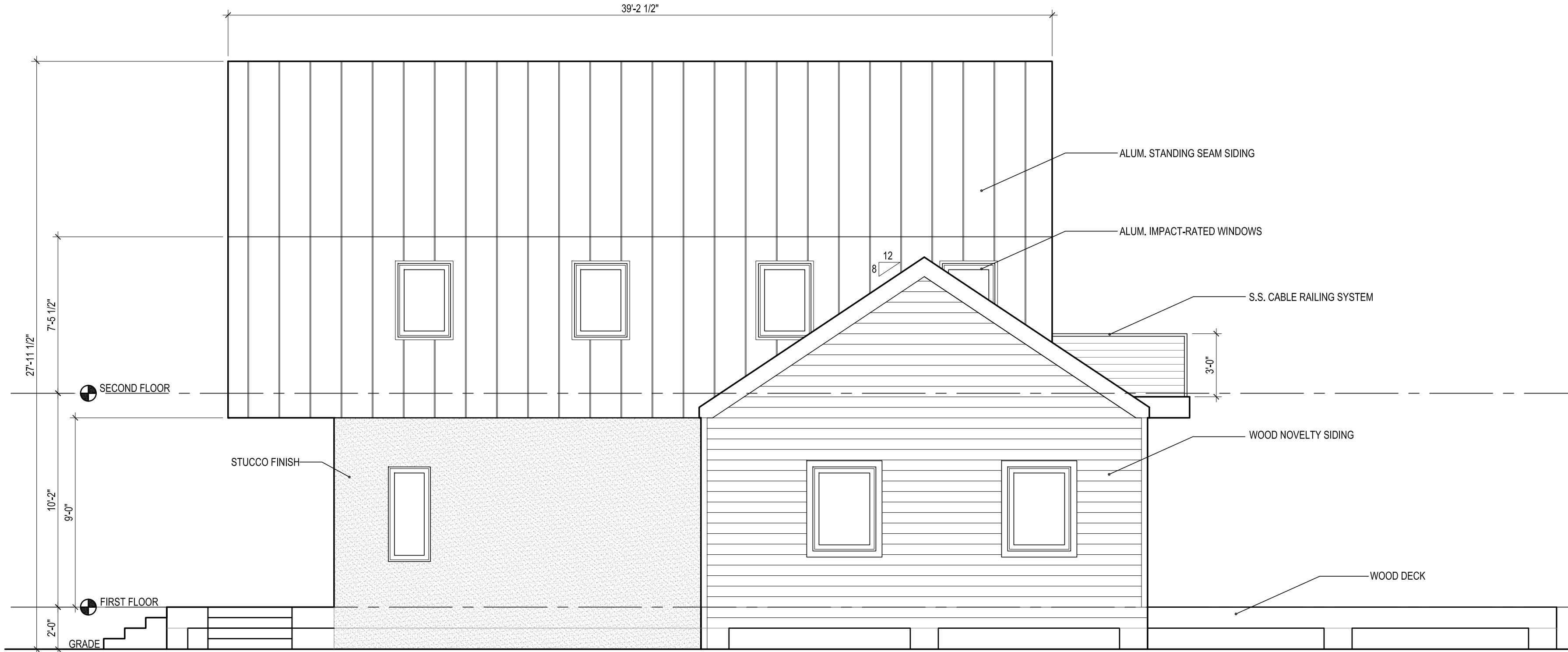
A-3.1

Date: - JANUARY 31, 2014

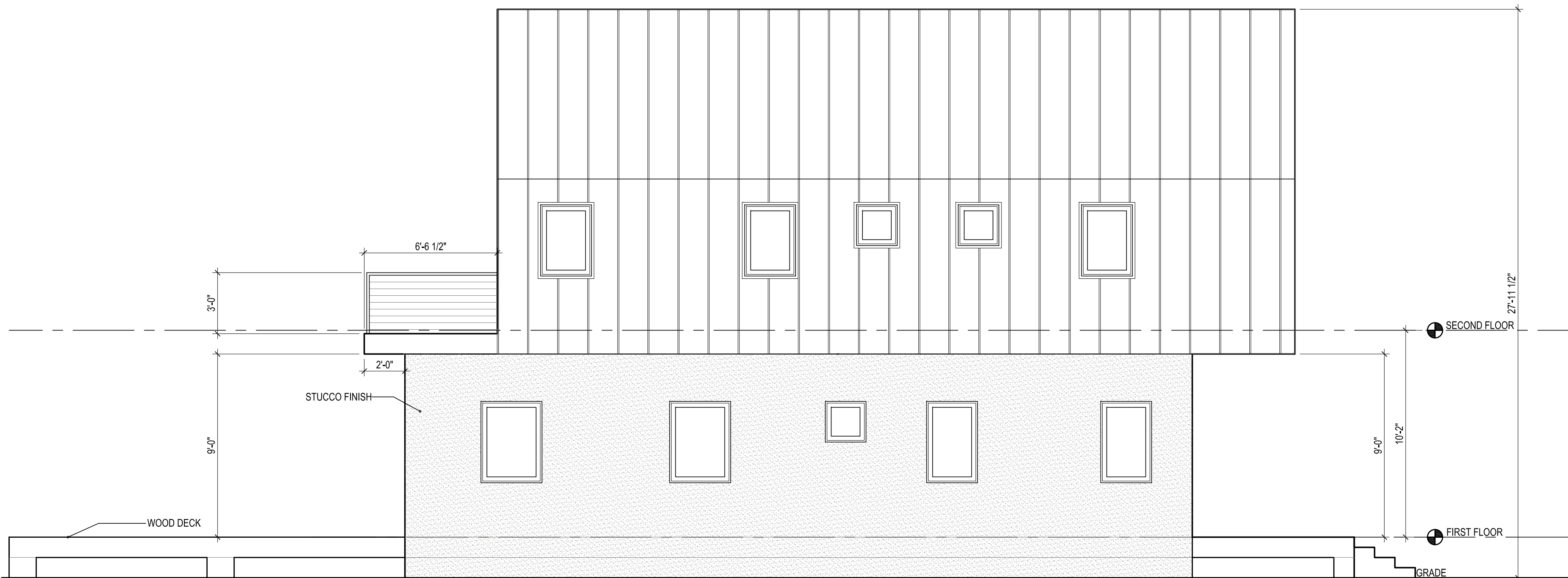
©2014 by William Shepler Architect



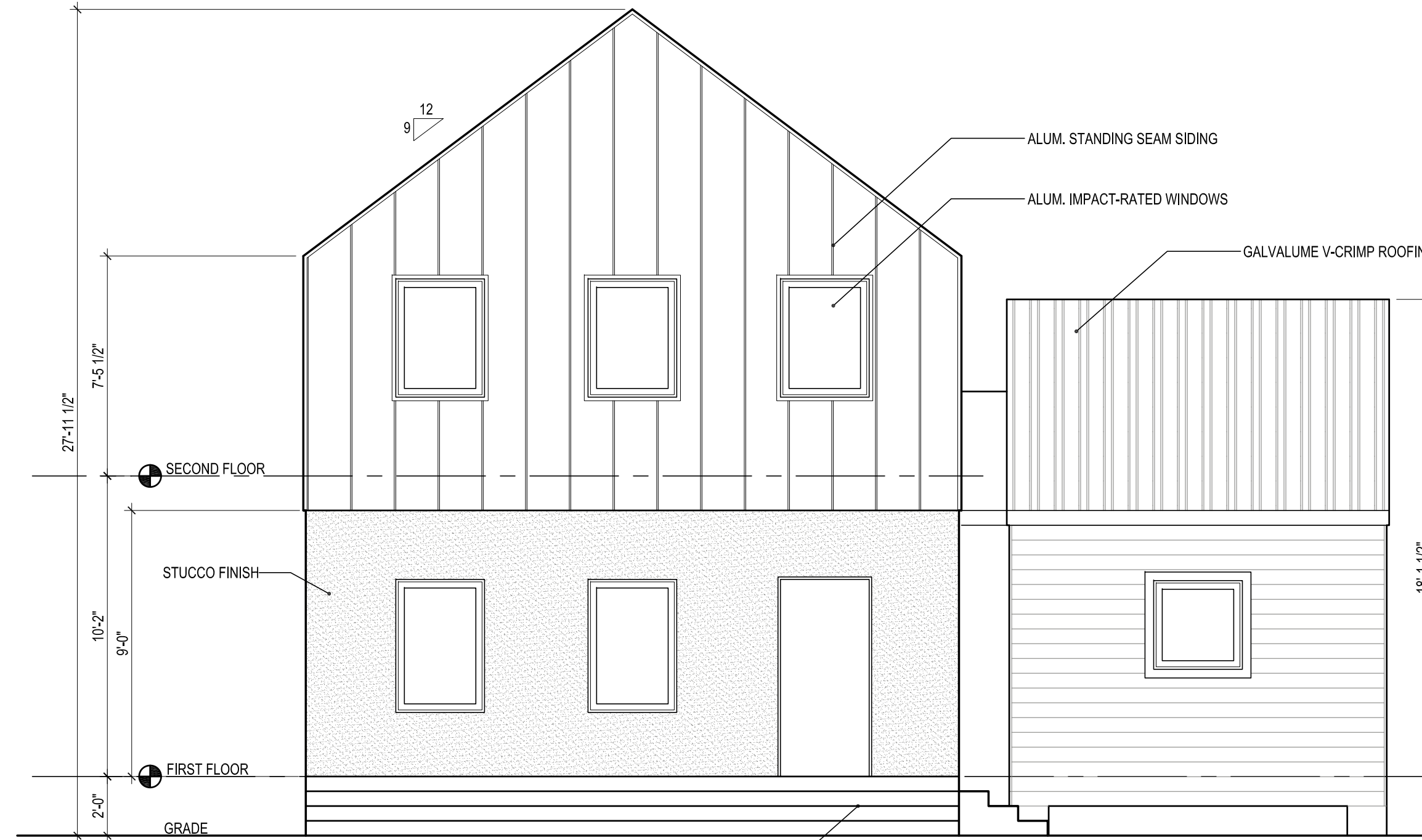
4 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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

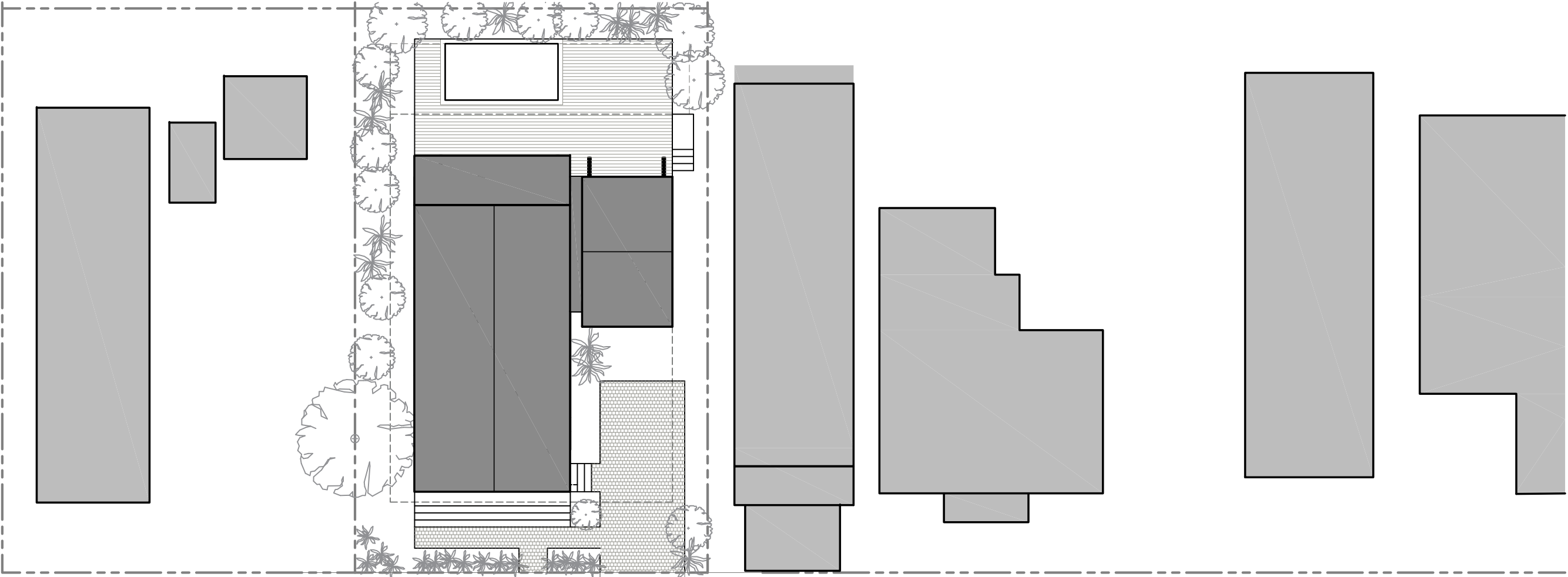


2 EAST ELEVATION
SCALE: 1/4"=1'-0"

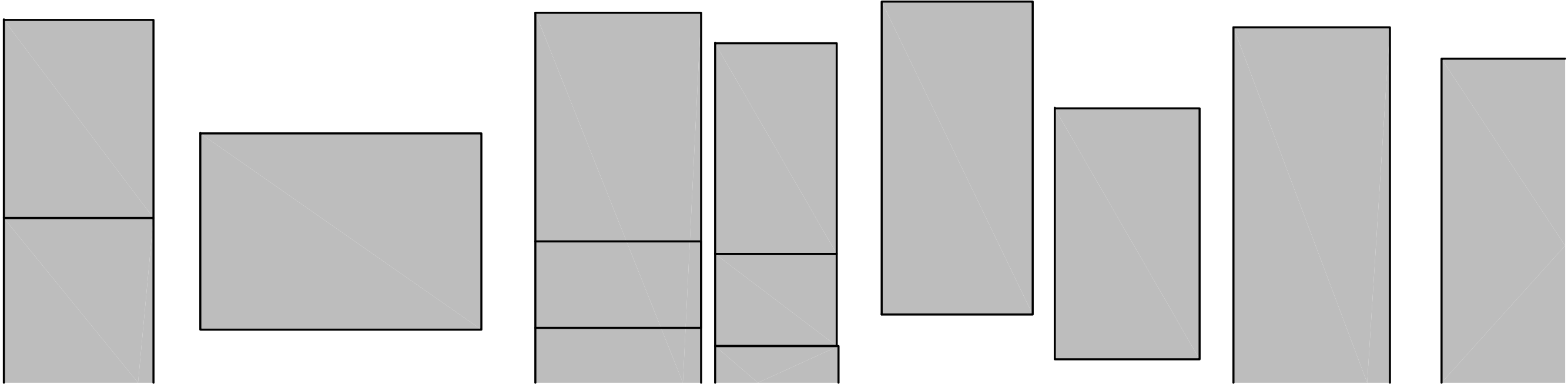


1 NORTH ELEVATION
SCALE: 1/4"=1'-0"

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



AMELIA STREET



wsa

william shepler

513 Fleming St., Suite 14
Key West, FL 33040

Tel: 305.890.6191
Email: info@wshepler.com

architect

322 AMELIA STREET

KEY WEST, FL

NEW SINGLE FAMILY
RESIDENCE

Drawing Size
11X17

Project #:
13-032

Title:

SITE PLAN /
AREA
DENSITY

Scale: 1 /16" = 1'-0"

Sheet Number:

A-0

Date:

FEB. 3, 2014

©2013 by William Shepler Architect



3

3

H.A.R.C. SUBMISSION – 2014.2.5

322 AMELIA STREET
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Title:

1000

A-3.1

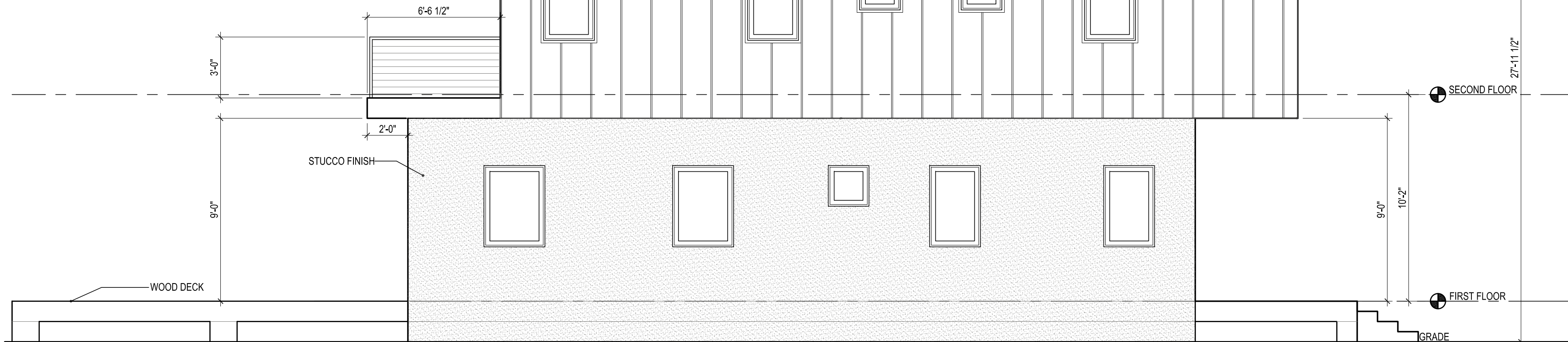
2014 by William Shepler Architect



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



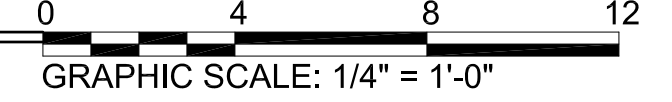
3 WEST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



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



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







SUPERIOR BY DESIGN.

EURO-C3 ALUMINUM FOLDING DOOR SYSTEM

Approved for use in Miami-Dade HVHZ Zones
Florida Building Code Approved Product
Approval FL 15472
www.euro-wall.com

euro-wall®

888.989.EURO (3876)

SPECIFICATIONS

EURO-C3 EXTERIOR ALUMINUM FOLDING DOOR SYSTEM

Maximum / Minimum Specifications

Max Panel Weight:	240 lbs each panel
Min Panel Width:	18"
Max Panel Width:	40"
Min Panel Height:	32"
Max Panel Height:	120"
Door Thickness:	2-1/4"
Max # of Panels:	Unlimited

NOTE: When using maximum panel width & height 40" x 120" panel may exceed maximum panel weight of 240 lbs. Calculated weight check should be done.

Euro-C3 Extrusions:

Extruded Aluminum 6063-T5.

Euro-C3 Extrusion Finishes:

1. a) Clear & b) Bronze anodized Class 1.
2. a) Standard Mill Finish available for custom colors from Euro-Wall.
3. a) White and bronze Kynar Coat finish: D2000-AAMA 2605.
4. a) Custom Powder Coat finishes available D3000-AAMA 2604 and 2605.
5. a) Wood Grain finishes (custom): AAMA 2604.

Euro-C3 Hardware:

Stainless Steel (316SS) Components with Aluminum hinges.

Euro-C3 Twinpoint Hardware:

Stainless Steel (304SS) & Aluminum Components.

Euro-C3 Lever Lock Sets:

F-2 Sets Powder Coat over Brass.

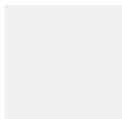
Euro-DSD Multi-point Door Locks:

Faceplate, latch and hooks are 304SS.

Euro-Wall 10 Year Warranty

Euro-Wall offers a complete 10 Year Warranty. Component deletions and/or substitutions are strictly prohibited. Warranty is void if system has missing or substitute products. Please refer to www.euro-wall.com/ for our full warranty information, terms & conditions, returns & allowances, claims policy, and other general information.

3 STANDARD FRAME & DOOR PANEL FINISHES



White



Clear



Bronze

- Anodized, Powder Coat or Kynar® are available
- 40 Custom Wood Grain finishes available (not shown)
- 30 Solid Colors: Custom powder coat finishes available (not shown)
- 40 Metallic Custom Powder coat finishes available (not shown)

NOTE: The colors shown in this brochure give only an approximation of color and finish. Actual colors and finishes may vary.

RAILEASY™ SPECTRUM

A SQUARE POST SYSTEM WITH MANY OPTIONS

The RailEasy™ Spectrum features pre-drilled square posts and fittings to fascia mount the posts and mount handrails. The cable infill offers a choice between using HandiSwage fittings with 1/8" cable or RailEasy™ Studs with 5/32" cable. You can find installation instructions specific to your cable railing infill choice at www.atlantisrail.com or by asking your Atlantis Rail Sales Representative for more information. Customers must source their own flat handrail. Choose from the stock colors below or special order the color that best fits your application.



COLOR SELECTION

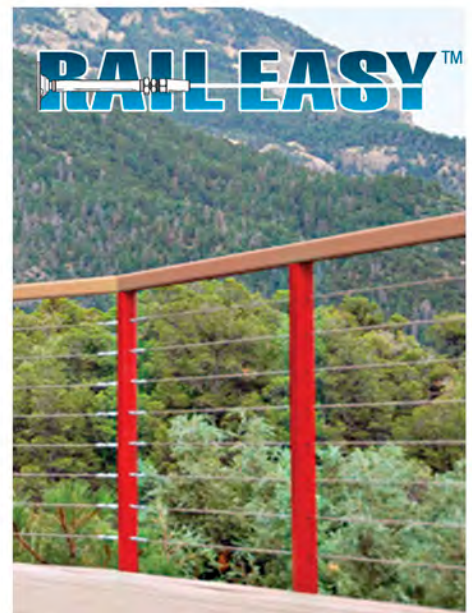
STANDARD	BLACK	CLEAR COATED STAINLESS
SPECIAL ORDER	GREEN	WHITE
	RED	BLUE
		LIGHT GRAY
		AGED COPPER

*Custom colors available upon request.

CABLE INFILL OPTIONS

HandiSwage

The HandiSwage cable infill option features a line of stainless steel hand swage fittings and 1/8" cable, making it one of the simplest and most economical cable railing systems available. All fittings, cable and accessories are made from 316L stainless steel for corrosion resistance. They are offered in 1/8" cable size and include standard studs, small studs and a variety of nut sets.



RailEasy™

The RailEasy™ cable infill option features patented mechanical swage capabilities. The cable used is a 5/32" diameter, 1x19 strand cable. All fittings, cable and accessories are made from 316L stainless steel for corrosion resistance. They are offered in 5/32" cable size and include the RailEasy™ Stud and a variety of nut sets to provide a finished look.

RAILEASY™ SPECTRUM



RAILEASY™ SPECTRUM POST KITS

For easy ordering, the RailEasy™ Spectrum is offered as 3 post kit options. The post kits available are 36" straight posts, 42" straight posts and 36" stair posts. Each post kit is offered in a standard color of black or clear coated stainless. Special order and custom post colors are available upon request. All post kits feature a 316L stainless steel 1-1/2" square post and a Top Mounting Plate with screws. These kits space the cable railing infill at less than 3" on-center.



RailEasy™ Spectrum Components

PART NUMBER	DESCRIPTION
S0904-BK36	RailEasy™ Spectrum 36" Straight Post Kit - Black
S0904-CL36	RailEasy™ Spectrum 36" Straight Post Kit - Clear
S0904-BK42	RailEasy™ Spectrum 42" Straight Post Kit - Black
S0904-CL42	RailEasy™ Spectrum 42" Straight Post Kit - Clear
S0904-BK36-ST	RailEasy™ Spectrum 36" Stair Post Kit - Black
S0904-CL36-ST	RailEasy™ Spectrum 36" Stair Post Kit - Clear

36" Post Kit:

- 36" square tube
- Top Mounting Plate assembly (fasteners included)
- 12 pre-drilled holes for running cable
- 3 pre-drilled holes for fascia mounting (fasteners not included)

42" Post Kit:

- 42" square tube
- Top Mounting Plate assembly (fasteners included)
- 14 pre-drilled holes for running cable
- 3 pre-drilled holes for fascia mounting (fasteners not included)

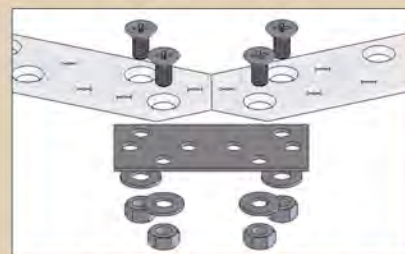
36" Stair Post Kit:

- 36" square tube with a 36° angle
- Top Mounting Plate assembly (fasteners included)
- 11 pre-drilled holes for running cable
- 3 pre-drilled holes for fascia mounting (fasteners not included)



Top Mounting Plate Assembly
(fasteners included)

This assembly allows for the easy installation of a customer supplied flat top rail. Each plate is precision machined with matching hole patterns for easy installation to posts and handrails. A stainless plate is fastened to the post and wood screws are then drilled up into the top rail.

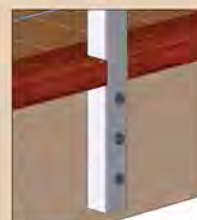


Corner Mending Plate Set - S0904-0051
(fasteners included)

This set is used to join Top Mounting Plate Assemblies on corner posts. The hole patterns match those of the Mounting Plate and attach using the 1/4" screws and nuts.



The mounting plate features angled ends which allow installers to meet 90° or 135° angles at corners. Corners require double posts.



S0335-08100
stainless lag screws (5/16" x 4-1/2") are available for fascia mounting posts.

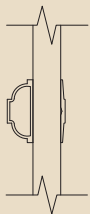


The RailEasy™ Spectrum can easily be adapted for stair applications using the 36" Stair Post Kit.

ALUMINUM FRAMES

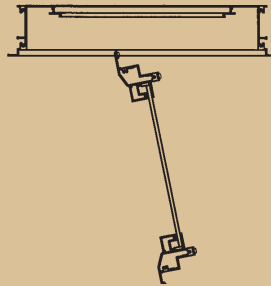
CASEMENT – SERIES CA740

- Projected windows are available
- Modular design, featuring self-contained operating and fixed sections, allows multiple window configurations, including X, XX, O and XOX
- Contoured sash is inset within the main frame for less exposure to elements
- Washable hinges, heavy-duty egress or egress washable hinges available
- Aluminum snap-on cover hides fixed window installation fasteners
- Truth® Maxim Series operators and multi-point locking system
- Raised and low ogee

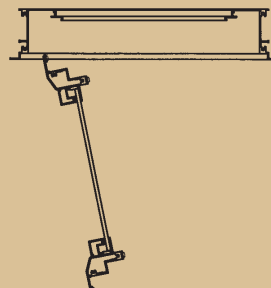


winguard.com

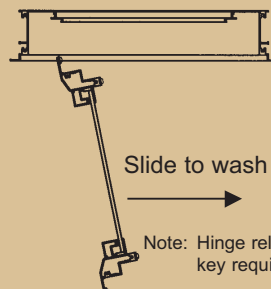
WASHABLE HINGE
UNITS UP TO 24"



EGRESS HINGE
UNITS OVER 24"

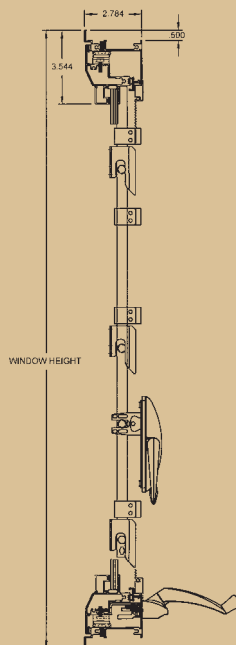


EGRESS WASHABLE HINGE
UPGRADE

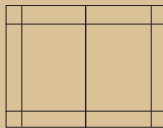
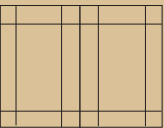


Slide to wash

Note: Hinge release key required



SIZE CHART & STANDARD COLONIAL CONFIGURATIONS

COMMODITY	X						XX		
	FLANGE WINDOW WIDTH		19 1⁄8	26 1⁄2	37	37	53 1⁄8	74	
	MASONRY OPENING*		19 7⁄8	27 1⁄4	37 3⁄4	37 3⁄4	53 7⁄8	74 3⁄4	
	WOOD FRAME OPENING		18 3⁄8	25 3⁄4	36 1⁄4	36 1⁄4	52 3⁄8	73 1⁄4	
26	26	25 1⁄4	 12	 H32	 22	 22	 32	 D22	
38 3⁄8	38 3⁄8	37 5⁄8	 13	 H33	 23	 23	 33	 D23	
50 5⁄8	50 5⁄8	49 7⁄8	 14	 H34	 24	 24	 34	 D24	
63	63	62 1⁄4	 15	 H35	 25	 25	 35	 D25	
76	76	75 1⁄4	 16	 H36	 26	 26	 36	 D36	
FLANGE WINDOW HEIGHT	MASONRY OPENING*	WOOD FRAME OPENING							
			Brittany 9-lite (standard)			Brittany 6-lite (standard)		Brittany 9-lite (custom)	

*Note: Openings calculated using 1/8" shim space (maximum 1/4" allowed), 1x bucks and pre-cast sills.
If using poured sills add 3/4". Framing dimensions are calculated with drywall butted.

SIZE CHART & STANDARD COLONIAL CONFIGURATIONS

MODULAR

			X				XX		
FLANGE WINDOW WIDTH	24	30	32	36	48	60	72		
MASONRY OPENING*	24 ^{3/4}	30 ^{3/4}	32 ^{3/4}	36 ^{3/4}	48 ^{3/4}	60 ^{3/4}	72 ^{3/4}		
WOOD FRAME OPENING	23 ^{1/4}	29 ^{1/4}	31 ^{1/4}	35 ^{1/4}	47 ^{1/4}	59 ^{1/4}	71 ^{1/4}		
24	24	23 ^{1/4}	 2020	 2620	 2820	 3020	 4020	 5020	 6020
36	36	35 ^{1/4}	 2030	 2630	 2830	 3030	 4030	 5030	 6030
48	48	47 ^{1/4}	 2040	 2640	 2840	 3040	 4040	 5040	 6040
60	60	59 ^{1/4}	 2050	 2650	 2850	 3050	 4050	 5050	 6050
72	72	71 ^{1/4}	 2060	 2660	 2860	 3060	 4060	 5060	 6060
FLANGE WINDOW HEIGHT									
MASONRY OPENING*									
WOOD FRAME OPENING									

*Note: Openings calculated using 1/8" shim space (maximum 1/4" allowed), 1x bucks and pre-cast sills. If using poured sills add 3/4". Framing dimensions are calculated with drywall butted.

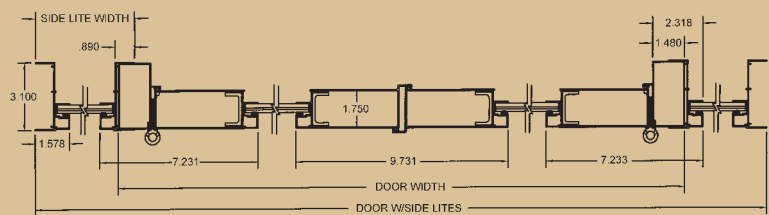
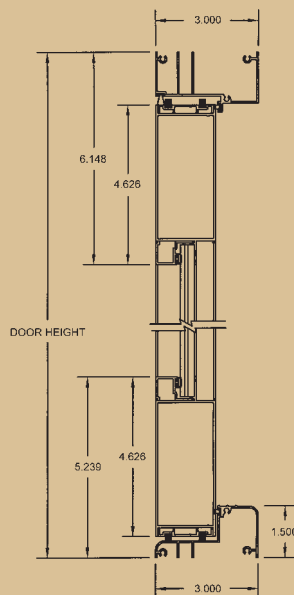
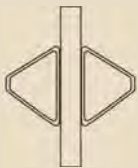
DESIGN PRESSURE GUIDE

STYLE	TESTED PRESSURE	WATER-TESTED PRESSURE	TESTED SIZE	TYPE OF TEST
Casement	+70/-90 psf	11.5 psf	37" x 63" X 32" x 72" X 74" x 63" XX	Miami-Dade Protocols TAS 201, 202, 203
Casement	+/-55 psf	10.5 psf	37" x 76" X 74" x 76" XX	Miami-Dade Protocols TAS 201, 202, 203

ALUMINUM FRAMES

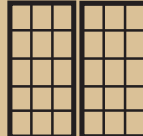
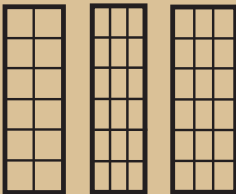
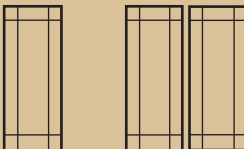
FRENCH DOORS – SERIES FD101

- Concealed 2-point locking system for added strength and protection
- Doors are pre-hung with 7" aluminum hinges for added strength and protection
- Tubular door jamb for extra strength
- Bumper threshold prevents water infiltration
- French doors have extruded aluminum glazing bead
- Sidelites are available
- Custom and standard sizes available
- Prepped for standard hardware (not included, available at local hardware and big box retailers/home supply stores.)
- Double raised muntins available



SIZE CHART & STANDARD COLONIAL CONFIGURATIONS

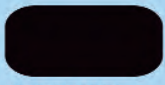
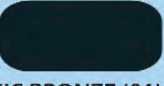
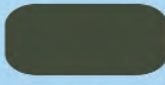
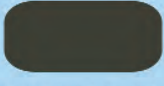
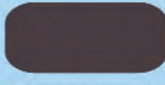
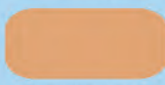
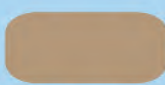
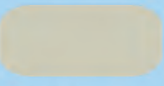
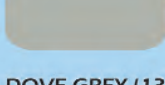
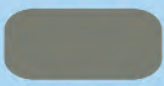
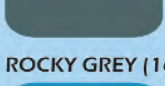
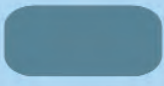
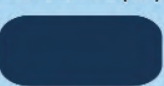
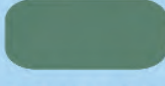
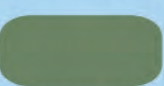
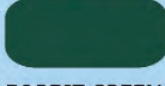
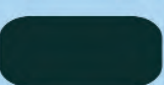
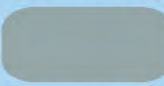
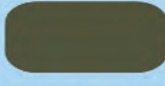
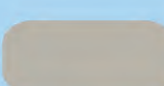
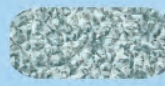
	X			XX			
DOOR WIDTH	31½	33½	37½	47¾	59¾	63¾	71¾
MASONRY OPENING NO BUCK	31¾	33¾	37¾	48	60	64	72
MASONRY OPENING 1X BUCK	33¼	35¼	39¼	49½	61½	65½	73½
MASONRY OPENING 2X BUCK	34¾	36¾	40¾	51	63	67	75

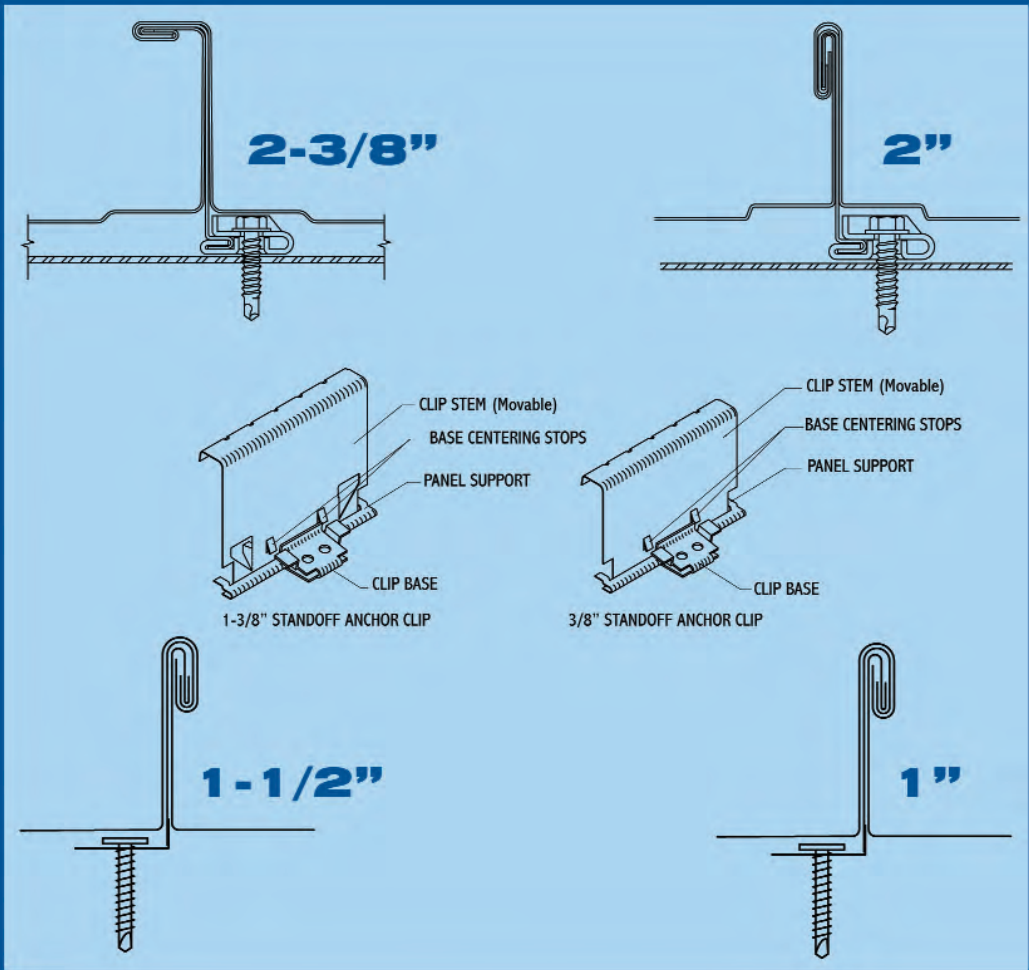
DOOR HEIGHT	MASONRY OPENING NO BUCK	MASONRY OPENING 1X BUCK	MASONRY OPENING 2X BUCK	BUCKS									
79 ³ / ₄	80	80 ³ / ₄	81 ¹ / ₂	 2668 2868 3068			 4068 5068		 5468 6068		 6068		
95 ³ / ₄	96	96 ³ / ₄	97 ¹ / ₂	 2680 2880 3080			 4080 5080		 5480 6080		 6080		
				 Brittany (standard) Brittany (standard)									

Note: Masonry openings given assume a 1/8" shim space, maximum is 1/4".

DESIGN PRESSURE GUIDE

STYLE	TESTED PRESSURE	WATER-TESTED PRESSURE	TESTED SIZE	TYPE OF TEST
French Doors (X, XX)	+/-75 psf	11.25 psf	71 ³ / ₄ " x 95 ³ / ₄ "	Miami-Dade Protocols TAS 201, 202, 203

	BLACK (02)		CLASSIC BRONZE (01)
	MEDIUM BRONZE (03)		CHOCOLATE BROWN (04)
	BOYSENBERRY (25)		REDWOOD (07)
	BRITE RED (17)		MISSION RED (08)
	RAWHIDE (15)		CONCORD CREAM (05)
	SIERRA TAN (09)		SANDSTONE (06)
	BONE WHITE (26)		ASCOT WHITE (10)
	DOVE GREY (13)		SLATE GREY (20)
	ROCKY GREY (16)		SLATE BLUE (21)
	SIAM BLUE (14)		REGAL BLUE (18)
	TEAL (19)		MINT GREEN (22)
	HEMLOCK GREEN (30)		PATINA GREEN (12)
	FOREST GREEN (11)		HARTFORD GREEN (27)
	COPPERTONE (23)		SILVERSMITH (28)
	ANTIQUE PATINA (24)		CHAMPAGNE (31)
			
55% Al-Zn COATED STEEL WITH ACRYLIC COATING (97)			



ATAS International, Inc.

Allentown, PA ~ Mesa, AZ ~ Maryville, TN
www.atas.com ~ 1.800.468.1441 ~ info@atas.com

Field-Lok is a trademark of ATAS International, Inc.
KYNAR 500® is a registered trademark of Atofina Chemicals, Inc.
HYLAR 5000® is a registered trademark of Ausimont.



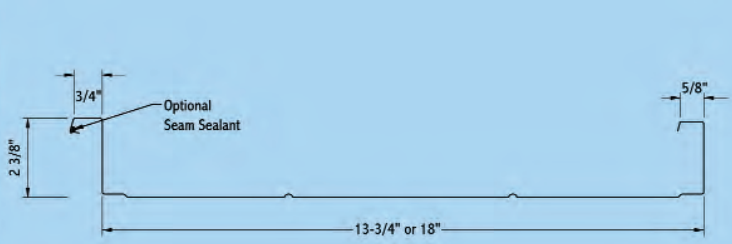
LAT180

FIELD-LOK™

Field Seamed Standing Seam Panels



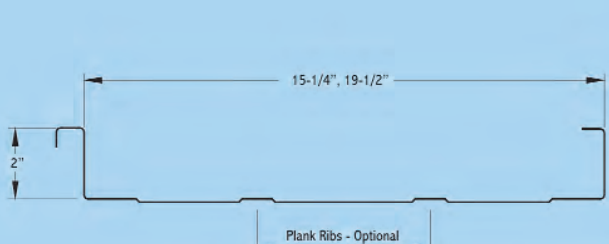
Because of its strength, watertightness, and aesthetics, FIELD-LOK meets the new stringent building codes and specifications and is suitable for a wide range of climatic conditions.



2-3/8" Field-Lok™

The 2-3/8" Field-Lok panel features a Triple-Lok design that has been proven to outperform all roof systems in testing for wind uplift resistance. It incorporates a "hooked in" standing seam with a double folded design to resist seam failure between supports and inhibit sidelap, unfurling, unzipping and adds structural integrity to the roof system. Installed with "floating" clips, Field-Lok accommodates for expansion and contraction of the roof system. The adjacent panel conceals the fasteners and clips. The extra high locked standing seam adds structural integrity to the roof system.

- SKU: FLS137, FLS180
Gauge: .032, .040 Aluminum, 24, 22* ga. Metallic Coated Steel, 24*, 22* ga. 55% Al-Zn alloy coated Steel
*subject to minimum quantities and lead time
Panel Width: 13-3/4", 18"
Panel Length: Cut to customer specifications with a min. of 4'-0", max. to transportation limitations
Seam Height: 2 3/8"
Texture: Smooth
Finish: KYNAR 500® or HYLAR 5000®
Colors: Choice of 30 standard colors.
Accessories: Same gauge and finish as the panel or as specified.
Minimum Pitch: 1/2:12
Optional Sealant is available for all panels.
Available with or without striation ribs or pencil ribs.



- SKU: FLR154, FLR195
Gauge: .032 Aluminum, 24, 22* ga. Metallic Coated Steel, 24* ga. 55% Al-Zn alloy coated Steel
*subject to minimum quantities and lead time
Panel Width: 15-1/4", 19-1/2"
Panel Length: Cut to customer specifications with a min. of 4'-0", max. to transportation limitations
Seam Height: 2"
Texture: Smooth
Finish: KYNAR 500® or HYLAR 5000®
Colors: Choice of 30 standard colors.
Accessories: Same gauge and finish as the panel or as specified.
Minimum Pitch: 1/2:12
Optional Sealant is available for all panels.
Available with or without plank ribs.



2" Field-Lok™

The FLR series is a mechanical field seamed panel system. The double locked structural panel can meet the most severe load requirements. For aesthetic reasons or personal preference, the panel can be seamed with a single fold displaying a broader seam. The single fold meets the needs for a structural panel, while providing the practicality of a weathertight roof. The panel system is installed with a sliding clip.

FIELD-LOK™

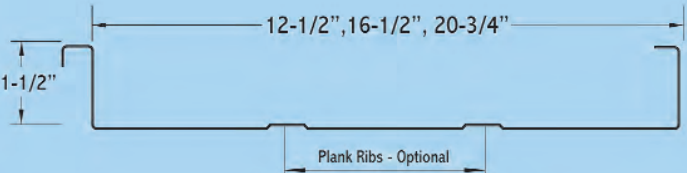
Field Seamed Standing Seam Panels

Installed with a sliding clip, the 1 1/2" Field Lok panel is a non-structural double locked roof panel. The FLM series is mechanically seamed in the field and to provide the traditional appearance of standing seam. Plank ribs are optional. The FLM series may also be curved, but plank ribs are not available when the panels are curved. The minimum radius for steel is 28'; for Aluminum, 16'.

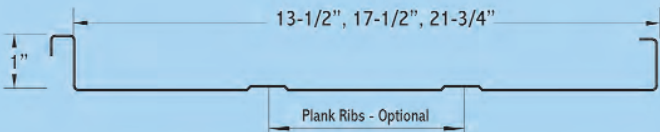
1-1/2" Field-Lok™



- SKU: FLM125, FLM165, FLM207
Gauge: .032 Aluminum, 24 ga. Metallic Coated Steel, 24* ga. 55% Al-Zn alloy coated Steel
*subject to minimum quantities and lead time
Panel Width: 12-1/2", 16-1/2", 20-3/4"
Panel Length: Cut to customer specifications with a min. of 4'-0", max. to transportation limitations
Seam Height: 1 1/2"
Texture: Smooth
Finish: KYNAR 500® or HYLAR 5000®
Colors: Choice of 30 standard colors.
Accessories: Same gauge and finish as the panel or as specified.
Minimum Pitch: 2:12
Optional Sealant is available for all panels.
Available with or without plank ribs.



- SKU: FLL135, FLL175, FLL217
Gauge: .032 Aluminum, 24 ga. Metallic Coated Steel, 24* ga. 55% Al-Zn alloy coated Steel
*subject to minimum quantities and lead time
Panel Width: 13-1/2", 17-1/2", 21-3/4"
Panel Length: Cut to customer specifications with a min. of 4'-0", max. to transportation limitations
Seam Height: 1"
Texture: Smooth
Finish: KYNAR 500® or HYLAR 5000®
Colors: Choice of 30 standard colors.
Accessories: Same gauge and finish as the panel or as specified.
Minimum Pitch: 2:12
Optional Sealant is available for all panels.
Available with or without plank ribs.



With a 1" high seam FLL is a non-structural double-locked roof panel. FLL panel has obtained the metal roofing industry's highest ratings in accordance with; U.L 580 class 90 in U.L. construction report #516 U.L. Fire resistance ratings. It can be curved (FLX) for special accents, or over entrances and walkways. The minimum radius for steel is 28'; for Aluminum, 16'. The panel system is installed with a sliding clip.

1" Field-Lok™



Noticing

Public Meeting Notice

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

NEW TWO STORY SINGLE FAMILY RESIDENCE ON VACANT LOT. REAR DECK AND POOL.

FOR: 322 AMELIA STREET-

Applicant - William Shepler

Application # H14-01-0230

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

Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

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

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

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

Alternate Key: 1026999 Parcel ID: 00026220-000000

Ownership Details

Mailing Address:
HAMILTON JAMES D
319 CATHERINE ST
KEY WEST, FL 33040-7504

Property Details

PC Code: 00 - VACANT RESIDENTIAL
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 322 AMELIA ST KEY WEST
Subdivision: Tracts 10 and 15
Legal Description: KW PB1-25-40 LOT 19 SQR 2 TR 10 G8-558 OR490-1091/92 OR635-428/31 OR1289-2363C OR2467-1045 OR2556-835/36

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
M10D - RESIDENTIAL DRY	50	80	3,999.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	200 SF	0	0	1964	1965	1	30

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	0	140	124,785	124,925	124,925	0	124,925
2012	0	140	124,785	124,925	124,925	0	124,925
2011	0	140	124,673	124,813	124,813	0	124,813
2010	0	140	136,947	137,087	137,087	0	137,087
2009	0	140	217,870	218,010	218,010	0	218,010
2008	0	140	331,359	331,499	331,499	0	331,499
2007	0	125	379,905	380,030	380,030	0	380,030
2006	0	125	339,915	340,040	340,040	0	340,040
2005	0	125	279,930	280,055	280,055	0	280,055
2004	0	125	199,950	200,075	200,075	0	200,075
2003	0	125	95,976	96,101	96,101	0	96,101
2002	0	125	69,983	70,108	70,108	0	70,108
2001	0	125	63,984	64,109	64,109	0	64,109
2000	0	76	51,987	52,063	52,063	0	52,063
1999	0	76	51,987	52,063	52,063	0	52,063
1998	0	76	51,987	52,063	52,063	0	52,063
1997	0	76	43,989	44,065	44,065	0	44,065
1996	0	76	43,989	44,065	44,065	0	44,065
1995	0	0	43,989	43,989	43,989	0	43,989
1994	0	0	43,989	43,989	43,989	0	43,989
1993	0	0	43,989	43,989	43,989	0	43,989
1992	0	0	43,989	43,989	43,989	0	43,989
1991	0	0	43,989	43,989	43,989	0	43,989
1990	0	0	34,991	34,991	34,991	0	34,991
1989	0	0	33,992	33,992	33,992	0	33,992
1988	0	0	27,993	27,993	27,993	0	27,993
1987	0	0	15,596	15,596	15,596	0	15,596
1986	0	0	14,396	14,396	14,396	0	14,396
1985	0	0	9,520	9,520	9,520	0	9,520
1984	0	0	9,520	9,520	9,520	0	9,520
1983	0	0	9,520	9,520	9,520	0	9,520
1982	0	0	9,520	9,520	9,520	0	9,520

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
2/8/2012	2556 / 835	100,000	WD *****	37 *****
5/24/2010	2467 / 1046	100	WD *****	11 *****
2/1/1971	635 / 428	3,000	00	Q

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Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
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