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## Staff Report for Item 11a

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

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** September 29, 2015

**Applicant:** Perez Engineering & Development

**Application Number:** H15-01-1358

**Address:** #1200 Florida Street

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### Description of Work:

New rear addition and rear gable roof on contributing building.

### Site Facts:

Located at the corner of Florida and Catherine Street, the house at 1200 Florida Street is a contributing resource that was constructed c.1933 according to the survey. First appearing on the 1948 Sanborn map, the house is one-story and L-shaped. Over the years, the house has been altered, with additions on the front, rear, and side of the structure.

### Guidelines and Ordinances Cited in Review:

Additions, Alterations, and New Construction (page 36-38a), specifically guidelines 1, 3, 4, 5, 6, 7, and 8 for additions and alterations.

### Staff Analysis

The Certificate of Appropriateness proposes expanding an existing addition on the rear. The addition will have a side gable roof and will be 6 inches shorter than the main roof of the house. The new addition will have lap siding with wood doors and windows with a metal roof to match the existing house. The project also proposes removing an existing façade below a rear overhang.

### **Consistency with Guidelines**

The proposed project is consistent with the guidelines in regards to additions, alterations, and new construction. The contributing house has been greatly altered over the years, and the project only covers the alteration of a non-historic addition on the rear. This lot is a corner lot, so the northwest elevation is very publicly visible. Staff feels the proposed project won't have any adverse effect on the historic house.

# APPLICATION

**COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC**

\$50.00 APPLICATION FEE NON-REFUNDABLE



**City of Key West**

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

|                                       |         |  |                                     |                                      |
|---------------------------------------|---------|--|-------------------------------------|--------------------------------------|
| HARC PERMIT NUMBER<br><b>150-1358</b> |         | BUILDING PERMIT NUMBER<br><b>15-3639</b> |                                     | INITIAL & DATE<br><i>[Signature]</i> |
| FLOODPLAIN PERMIT                     |         |  | REVISION #                          |                                      |
| FLOOD ZONE                            | PANEL # | ELEV. L. FL.                             | SUBSTANTIAL IMPROVEMENT<br>YES NO % |                                      |

ADDRESS OF PROPOSED PROJECT:

1200 Florida Street

# OF UNITS  
1

RE # OR ALTERNATE KEY:

00035320-000000

NAME ON DEED:

Seashell Investments, LLC

PHONE NUMBER  
414-727-4545

OWNER'S MAILING ADDRESS:

PO Box 98

EMAIL  
jeff@knightbarry.com

Racine, WI 53401

CONTRACTOR COMPANY NAME:

Key West Boyz Company, LLC

PHONE NUMBER  
305-797-4266

CONTRACTOR'S CONTACT PERSON:

Frank White

EMAIL  
kwboyz@gmail.com

ARCHITECT / ENGINEER'S NAME:

Perez Engineering & Development

PHONE NUMBER  
305-293-9440

ARCHITECT / ENGINEER'S ADDRESS:

1010 Kennedy Drive, Suite 201

EMAIL  
aperez@perezeng.com

Key West, FL 33040

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING:  YES  NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

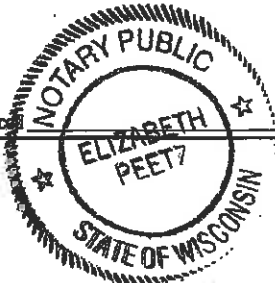
FLORIDA STATUTE 837.08: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

|   |  |  |  |   |
|---|--|--|--|---|
| PROJECT TYPE: <input checked="" type="checkbox"/> ONE OR TWO FAMILY | <input type="checkbox"/> MULTI-FAMILY        | <input type="checkbox"/> COMMERCIAL          | <input type="checkbox"/> NEW                 | <input checked="" type="checkbox"/> REMODEL |
| <input type="checkbox"/> CHANGE OF USE / OCCUPANCY                  | <input checked="" type="checkbox"/> ADDITION | <input type="checkbox"/> SIGNAGE             | <input type="checkbox"/> WITHIN FLOOD ZONE   | <input type="checkbox"/>                    |
| <input type="checkbox"/> DEMOLITION                                 | <input type="checkbox"/> SITE WORK           | <input checked="" type="checkbox"/> INTERIOR | <input checked="" type="checkbox"/> EXTERIOR | <input type="checkbox"/> AFTER-THE-FACT     |

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Removal of an existing covered deck, +/- 130 square foot addition with a new gable roof.

|   |   |
|---|---|
| I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT: |   |
| OWNER PRINT NAME:<br><i>Jeffrey B. Green, Manager</i>   | QUALIFIER PRINT NAME:   |
| OWNER SIGNATURE:<br><i>[Signature]</i>  | QUALIFIER SIGNATURE:  |
| Notary Signature as to owner:<br><i>[Signature]</i> exp: 8-14-16  | Notary Signature as to qualifier:   |
| STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>29</u> DAY OF <u>August</u> , 20 <u>15</u>                     | STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____ |
| Personally known or produced <i>[Signature]</i> as identification.  | Personally known or produced _____ as identification.   |



*[Handwritten note]* NO APP REC *[Signature]* 8/31/15

*16014/116207 or 160291/141691*

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

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

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

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

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

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

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

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

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

RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

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

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)  
 INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: \_\_\_\_\_

| PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA |                    |                    |
|--|--------------------|--------------------|
| ARCHITECTURAL FEATURES TO BE ALTERED:  | ORIGINAL MATERIAL: | PROPOSED MATERIAL: |
| Removal of an ext. covered deck 11x30 sq ft addition w/ new gable roof.                                      |                    |                    |
|  |                    |                    |
|  |                    |                    |

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

Users: KEYWEST Types: 00 Drawers: 1  
 Date: 9/01/15 08 Receipt no: 09657  
 0015 1001300  
 \* BUILDING PERMITS-NEW  
 1.00 \$30.00  
 Trans numbers: 2029 \$664631  
 CK CHECK \$50.00  
 Trans date: 9/01/15 Time: 8:31:00

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

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

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

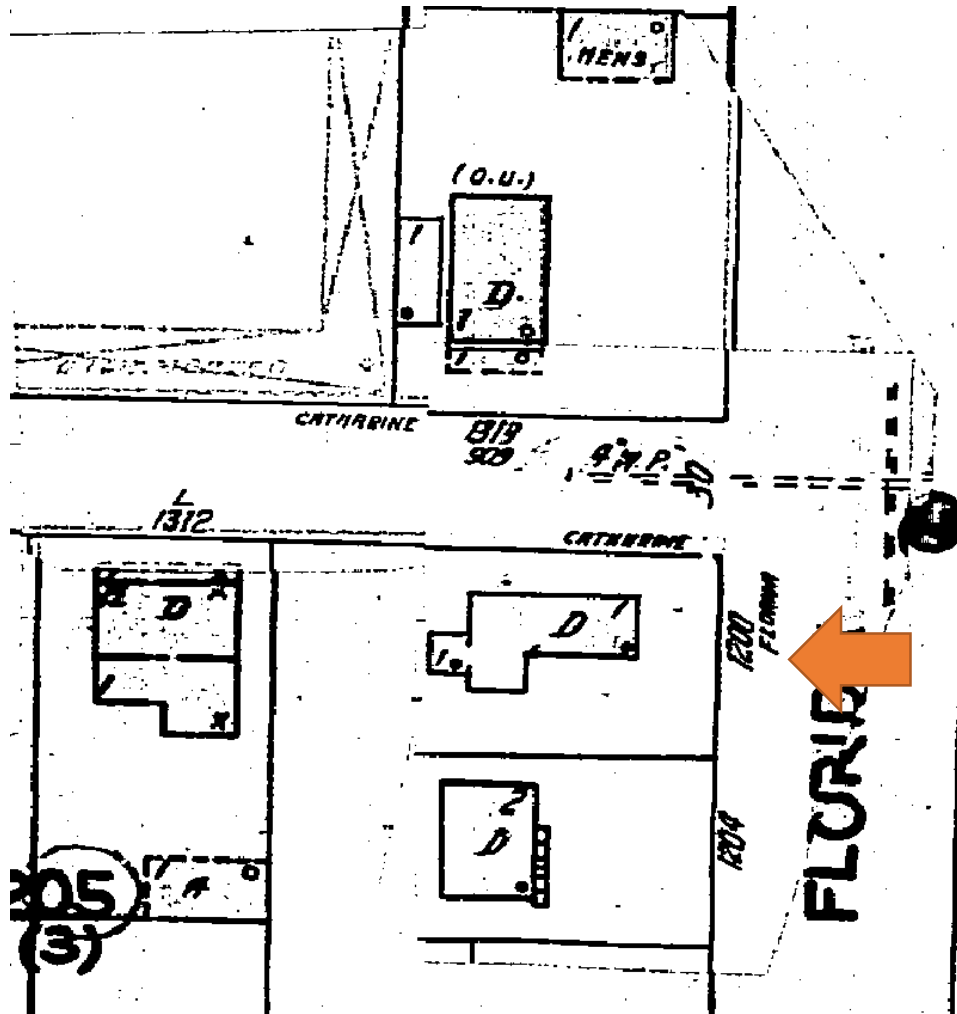
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

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

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

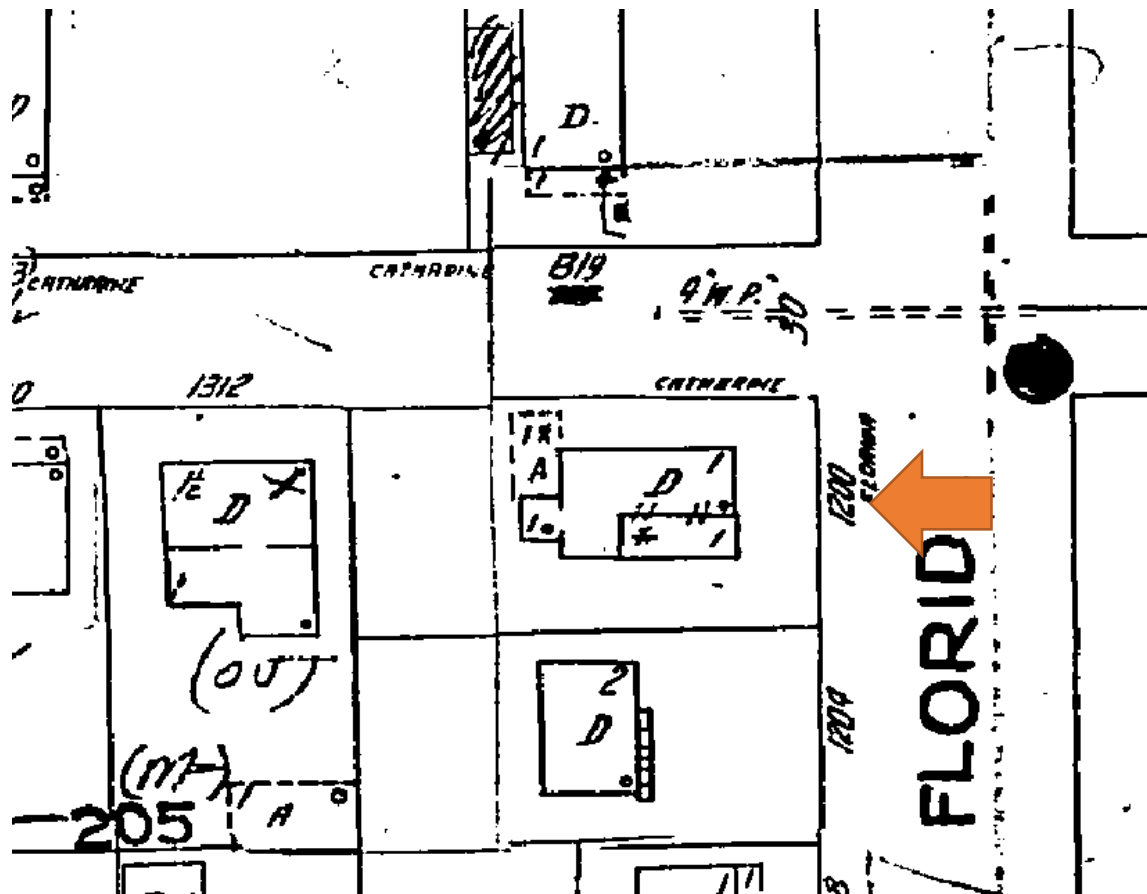
| OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL: |             |                   |              | CBO OR PL. EXAM. APPROVAL: |
|---|-------------|-------------------|--------------|----------------------------|
| HARC FEES:  | BLDG. FEES: | FIRE MARSHAL FEE: | IMPACT FEES: |      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

# SANBORN MAPS



1948 Sanborn Map





1962 Sanborn Map

# PROJECT PHOTOS



Property Appraiser's Photograph, c. 1965. Monroe County Public Library.





















# SURVEY

# MAP OF BOUNDARY SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N27° 16' 21" W ASSUMED  
ALONG THE CENTERLINE OF  
FLORIDA STREET.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

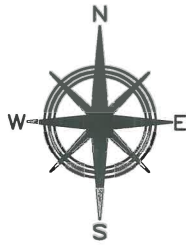
ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
1200 FLORIDA STREET  
KEY WEST, FL 33040

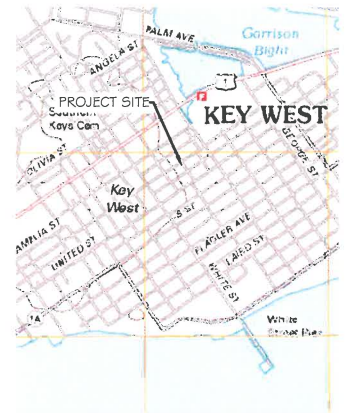
COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: AE  
BASE ELEVATION: 6

## LEGEND

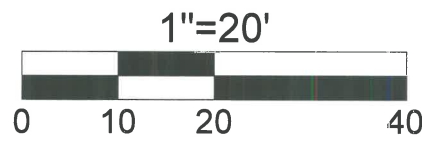
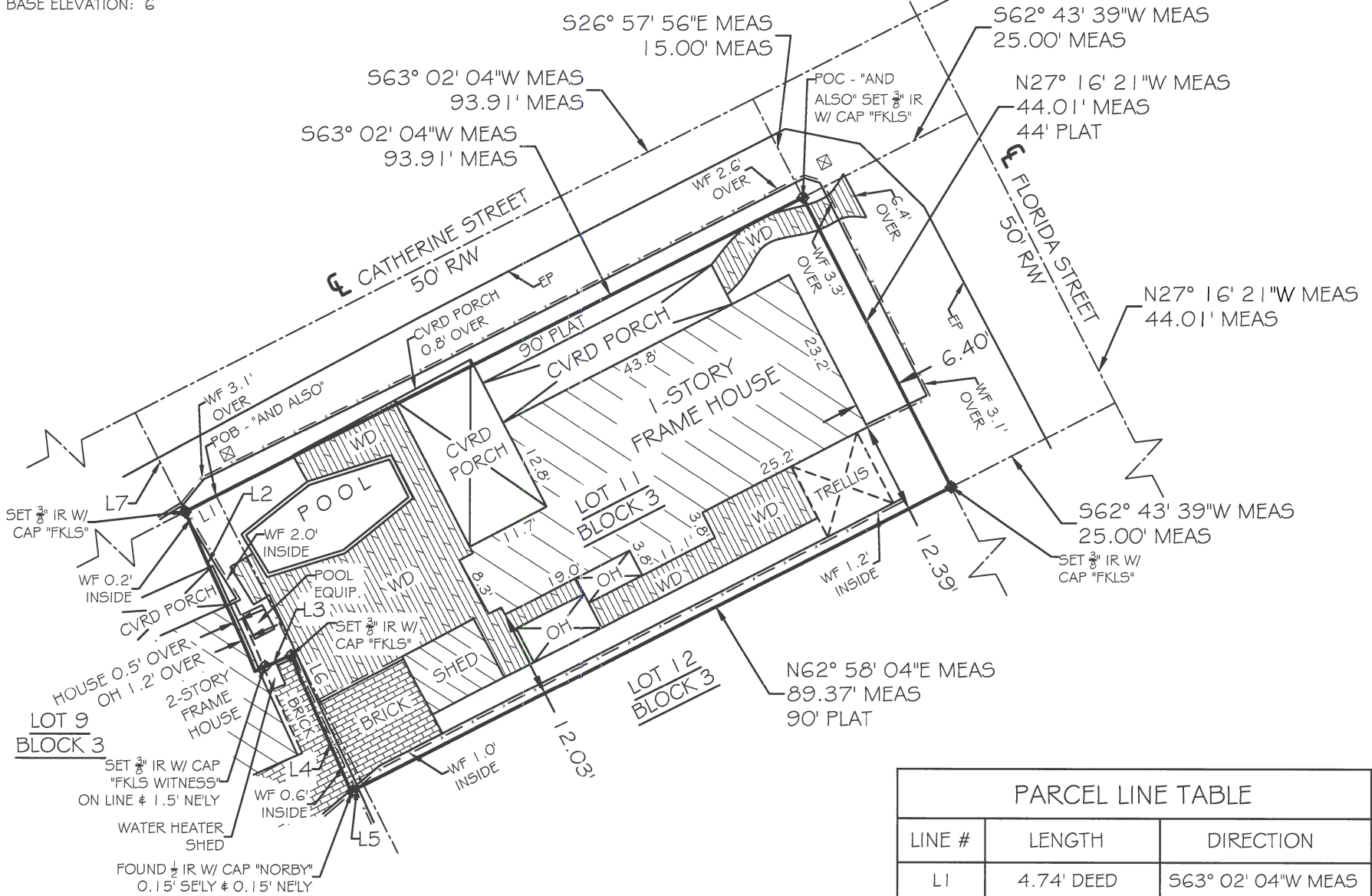
- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



ASSUMED



LOCATION MAP - NTS  
SEC. 05-T685-R25E



TOTAL AREA = 4,088.31 SQFT±

| PARCEL LINE TABLE |                          |                     |
|-------------------|--------------------------|---------------------|
| LINE #            | LENGTH                   | DIRECTION           |
| L1                | 4.74' DEED               | S63° 02' 04" W MEAS |
| L2                | 23.61' MEAS              | S23° 48' 16" E MEAS |
| L3                | 5.30' MEAS               | N66° 11' 44" E MEAS |
| L4                | 20.16' MEAS              | S23° 48' 16" E MEAS |
| L5                | 1.90' MEAS<br>1.86' DEED | N66° 28' 55" E MEAS |
| L6                | 44.0' DEED               | N27° 00' 44" W MEAS |
| L7                | 15.00' MEAS              | S26° 57' 56" E MEAS |

THE SURVEY MAP (SHEET 1 OF 2) IS NOT COMPLETE  
AND VALID WITHOUT THE ATTACHED SURVEY REPORT  
(SHEET 2 OF 2)

CERTIFIED TO -

Seashell Investments, LLC;  
Stones & Cardenas;  
Chicago Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL  
PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.  
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- |                                   |                               |                                      |
|-----------------------------------|-------------------------------|--------------------------------------|
| BFP = BACK-FLOW PREVENTER         | GUY = GUY WIRE                | POC = POINT OF COMMENCEMENT          |
| BO = BLOW OUT                     | HB = HOSE BID                 | PRC = POINT OF REVERSE CURVE         |
| C & G = 2' CONCRETE CURB & GUTTER | IP = IRON PIPE                | PRM = PERMANENT REFERENCE            |
| CB = CONCRETE BLOCK               | IR = IRON ROD                 | MONUMENT                             |
| CBW = CONCRETE BLOCK WALL         | L = ARC LENGTH                | PT = POINT OF TANGENT                |
| CL = CENTERLINE                   | L5 = LANDSCAPING              | R = RADIUS                           |
| CLF = CHAINLINK FENCE             | MB = MAILBOX                  | RAW = RIGHT OF WAY LINE              |
| CM = CONCRETE MONUMENT            | MEAS = MEASURED               | SSCO = SANITARY SEWER CLEAN-OUT      |
| CONC = CONCRETE                   | MF = METAL FENCE              | SW = SIDE WALK                       |
| CPP = CONCRETE POWER POLE         | MHWL = MEAN HIGH WATER LINE   | TBM = TEMPORARY BENCHMARK            |
| CVRD = COVERED                    | NGVD = NATIONAL GEODETIC      | TOB = TOP OF BANK                    |
| DEASE = DRAINAGE EASEMENT         | VERTICAL DATUM (1929)         | TOS = TOE OF SLOPE                   |
| EL = ELEVATION                    | NTS = NOT TO SCALE            | TS = TRAFFIC SIGN                    |
| ENCL = ENCLOSURE                  | OH = ROOF OVERHANG            | TYP = TYPICAL                        |
| EP = EDGE OF PAVEMENT             | OHW = OVERHEAD WIRES          | U/R = UNREADABLE                     |
| FF = FINISHED FLOOR ELEVATION     | PC = POINT OF CURVE           | U/E = UTILITY EASEMENT               |
| FH = FIRE HYDRANT                 | PM = PARKING METER            | WD = WOOD DECK                       |
| FI = FENCE INSIDE                 | PCC = POINT OF COMPOUND CURVE | WF = WOOD FENCE                      |
| FND = FOUND                       | PCP = PERMANENT CONTROL POINT | WL = WOOD LANDING                    |
| FO = FENCE OUTSIDE                | PK = PARKER KALON NAIL        | WM = WATER METER                     |
| FOL = FENCE ON LINE               | POB = POINT OF BEGINNING      | WPP = WOOD POWER POLE                |
|                                   | PI = POINT OF INTERSECTION    | WRACK LINE = LINE OF DEBRIS ON SHORE |
|                                   |                               | WV = WATER VALVE                     |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

|                 |            |
|-----------------|------------|
| SCALE:          | 1"=20'     |
| FIELD WORK DATE | 07/01/2015 |
| REVISION DATE   | XX/XX/XXXX |
| SHEET           | 1 OF 2     |
| DRAWN BY:       | MPB        |
| CHECKED BY:     | -----      |
| INVOICE NO.:    | -----      |

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

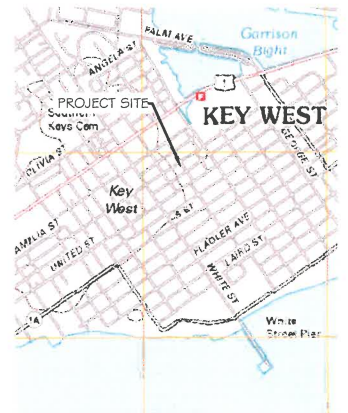
NOT VALID WITHOUT THE  
SIGNATURE AND THE RAISED  
SEAL OF A FLORIDA  
SURVEYOR AND MAPPER



## FLORIDA KEYS LAND SURVEYING

1996 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@Gmail.com

# REPORT OF BOUNDARY SURVEY



LOCATION MAP - NTS  
SEC. 05-T685-R25E

## LEGAL DESCRIPTION -

A parcel of land on the Island of Key West, Monroe County, Florida, and being all of Lot 11, Block 3, according to T.J. ASHE'S SUBDIVISION as recorded in Plat Book 1, Page 12, of the Public Records of said Monroe County AND ALSO a part of Lot 9 of said Block 3 being more particularly described as follows: COMMENCE at the intersection of the SW'ly right of way line (ROWL) of Florida Street (50' RW) and the SE'ly ROWL of Catherine Street (30' RW); thence run SW'ly along said SE'ly ROWL a distance of 90 feet to the Point of Beginning; thence continue SW'ly along said SE'ly ROWL a distance of 4.74 feet; thence run SE'ly along a line deflected 86 degrees 50 minutes 20 seconds to the left, a distance of 23.61 feet; thence run NE'ly along a line deflected 90 degrees to the left, a distance of 5.3 feet; thence run SE'ly along a line deflected 90 degrees to the right 20.16 feet; thence run NE'ly and parallel to said SW'ly ROWL a distance of 1.86 feet to the Southerly corner of said Lot 11; thence run NE'ly along the SW'ly boundary line of said Lot 11, a distance of 44.0 feet to a point on said SE'ly ROWL, said point being the Point of Beginning.

THE SURVEY REPORT (SHEET 2 OF 2 ) IS NOT COMPLETE AND VALID WITHOUT THE ATTACHED SURVEY MAP (SHEET 1 OF 2)

CERTIFIED TO -

Seashell Investments, LLC;  
Stones & Cardenas;  
Chicago Title Insurance Company;

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| CB = CONCRETE BLOCK               | IR = IRON ROD                 | MONUMENT                             |
| CBW = CONCRETE BLOCK WALL         | L = ARC LENGTH                | PT = POINT OF TANGENT                |
| CL = CENTERLINE                   | LS = LANDSCAPING              | R = RADIUS                           |
| CLF = CHAINLINK FENCE             | MB = MAILBOX                  | RMW = RIGHT OF WAY LINE              |
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| CVRD = COVERED                    | NGVD = NATIONAL GEODETIC      | TOB = TOP OF BANK                    |
| DELTA = CENTRAL ANGLE             | VERTICAL DATUM (1929)         | TOG = TOE OF SLOPE                   |
| DEASE = DRAINAGE EASEMENT         | NTS = NOT TO SCALE            | TS = TRAFFIC SIGN                    |
| EL = ELEVATION                    | OH = ROOF OVERHANG            | TYP = TYPICAL                        |
| ENCL = ENCLOSURE                  | OHW = OVERHEAD WIRES          | U/R = UNREADABLE                     |
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|                 |            |
|-----------------|------------|
| SCALE:          | 1"=20'     |
| FIELD WORK DATE | 07/01/2015 |
| REVISION DATE   | XX/XX/XXXX |
| SHEET           | 2 OF 2     |
| DRAWN BY:       | MPB        |
| CHECKED BY:     | -----      |
| INVOICE NO.:    | -----      |

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

  
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



**FLORIDA KEYS  
LAND SURVEYING**

19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@Gmail.com

# PROPOSED DESIGN



### SITE DATA

ZONING DISTRICT: HMDR  
 FLOOD ZONE: AE 6  
 F.I.R.M. - COMMUNITY #120168; PANEL #1516; SUFFIX "K"; DATED: 02-18-2005  
 LEGAL DESCRIPTION: PART OF LOTS 9 & 11, SQUARE 3, TRACT 14, MOFFAT'S SUBDIVISION

### DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 5TH EDITION (2014) AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.  
 THE WORK DEPICTED HEREIN WILL NOT YIELD ADDITIONAL IMPERVIOUS COVERAGE  
 OCCUPANCY CLASSIFICATION: R3  
 CONSTRUCTION TYPE: V  
 THE FOLLOWING LOADINGS WERE USED:  
 WIND LOAD: 180 MPH (ASCE 7-10) EXPOSURE D  
 FLOOR LIVE LOAD: 40 PSF

### INDEX OF DRAWINGS

T-1 - SITE PLANS / SITE DATA  
 A-1 - FLOOR PLANS  
 A-2 - EXISTING ELEVATIONS  
 A-3 - PROPOSED ELEVATIONS  
 A-4 - CATHERINE STREET ELEVATIONS

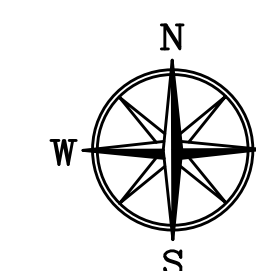
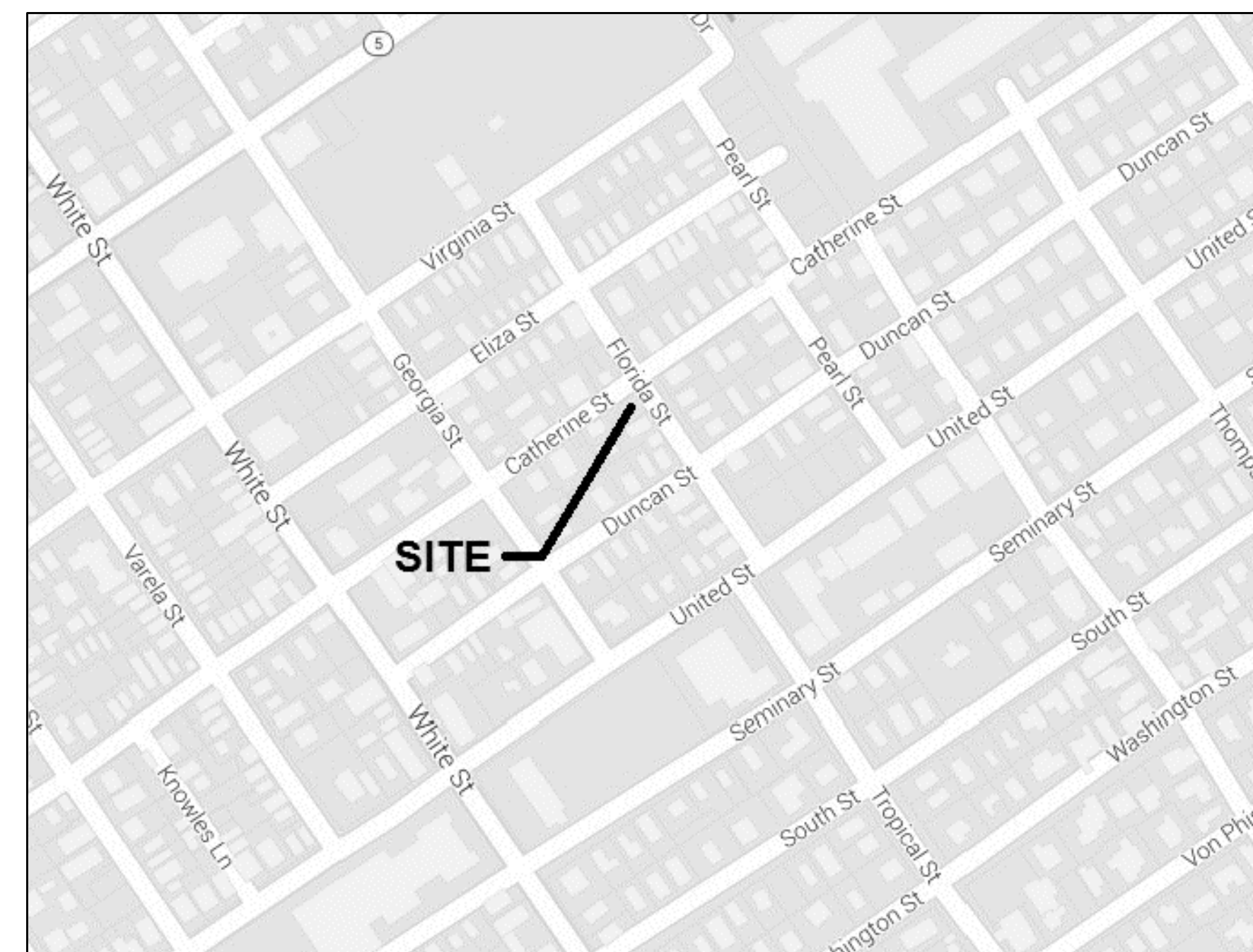
### GENERAL NOTES

- THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, FLORIDA BUILDING CODE, 5TH EDITION (2014), LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE FLORIDA BUILDING CODE, 5TH EDITION (2014), AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

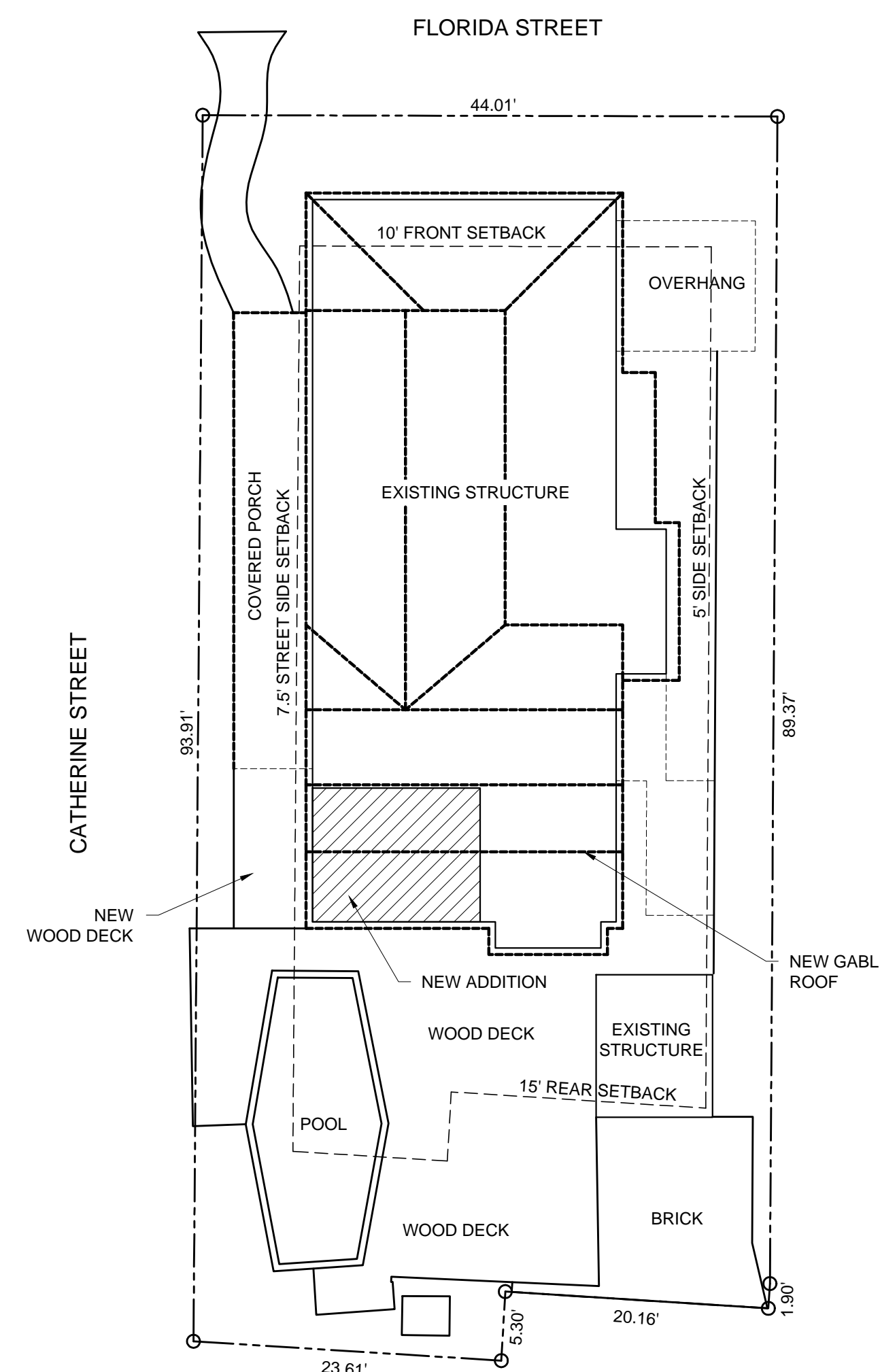
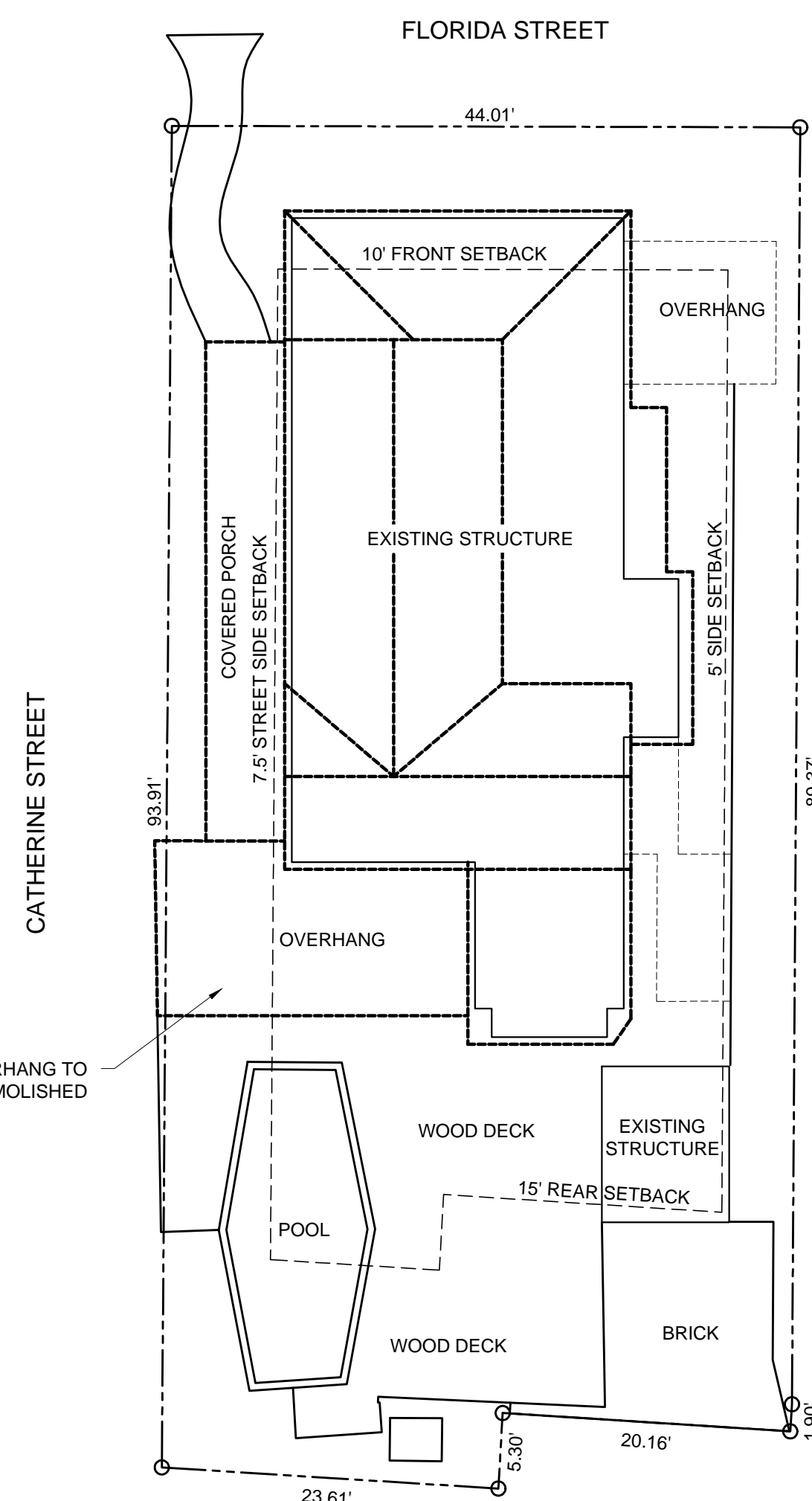
|                         | EXISTING CONDITIONS | ALLOWABLE CONDITIONS | PROPOSED CONDITIONS | COMMENTS  |
|-------------------------|---------------------|----------------------|---------------------|-----------|
| DISTRICT                | HMDR                | HMDR                 | HMDR                |           |
| LOT SIZE                | 4089                | ---                  | 4089                |           |
| BUILDING AREA           | 2041                | 1635.6               | 1839                | REDUCED   |
| BUILDING COVERAGE       | 49.9%               | 40.0%                | 45.0%               | REDUCED   |
| IMPERVIOUS COVERAGE     | 2227                | 2453.4               | 2025                | COMPLIES  |
| IMPERVIOUS COVERAGE (%) | 54.5%               | 60.0%                | 49.5%               | COMPLIES  |
| BUILDING HEIGHT         | <30'-0"             | <30'-0"              | <30'-0"             | NO CHANGE |
| FRONT SETBACK           | 5'-11"              | 10'-0"               | 5'-11"              | NO CHANGE |
| RIGHT SIDE SETBACK      | N/A                 | 5'-0"                | N/A                 | N/A       |
| LEFT SIDE SETBACK       | 7'-3"               | 5'-0"                | 7'-3"               | NO CHANGE |
| STREET SIDE SETBACK     | 0'-0"               | 7'-6"                | 2'-9"               | REDUCED   |
| REAR SETBACK            | 25'-9"              | 15'-0"               | 25'-9"              | NO CHANGE |

# RENOVATIONS

## 1200 FLORIDA STREET KEY WEST, FLORIDA



LOCATION MAP



CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT  
**PEREZ ENGINEERING & DEVELOPMENT, INC.**  
 1010 EAST KENNEDY DRIVE, SUITE 201  
 KEY WEST, FLORIDA 33040  
 TEL: (305) 259-9440 FAX: (305) 259-0243  
 CERTIFICATE OF AUTHORIZATION: BE79

PAUL R. SEMMES, P.E.  
 Florida P.E. NO. 44137  
 September 11, 2015

ORIGINAL: \_\_\_\_\_

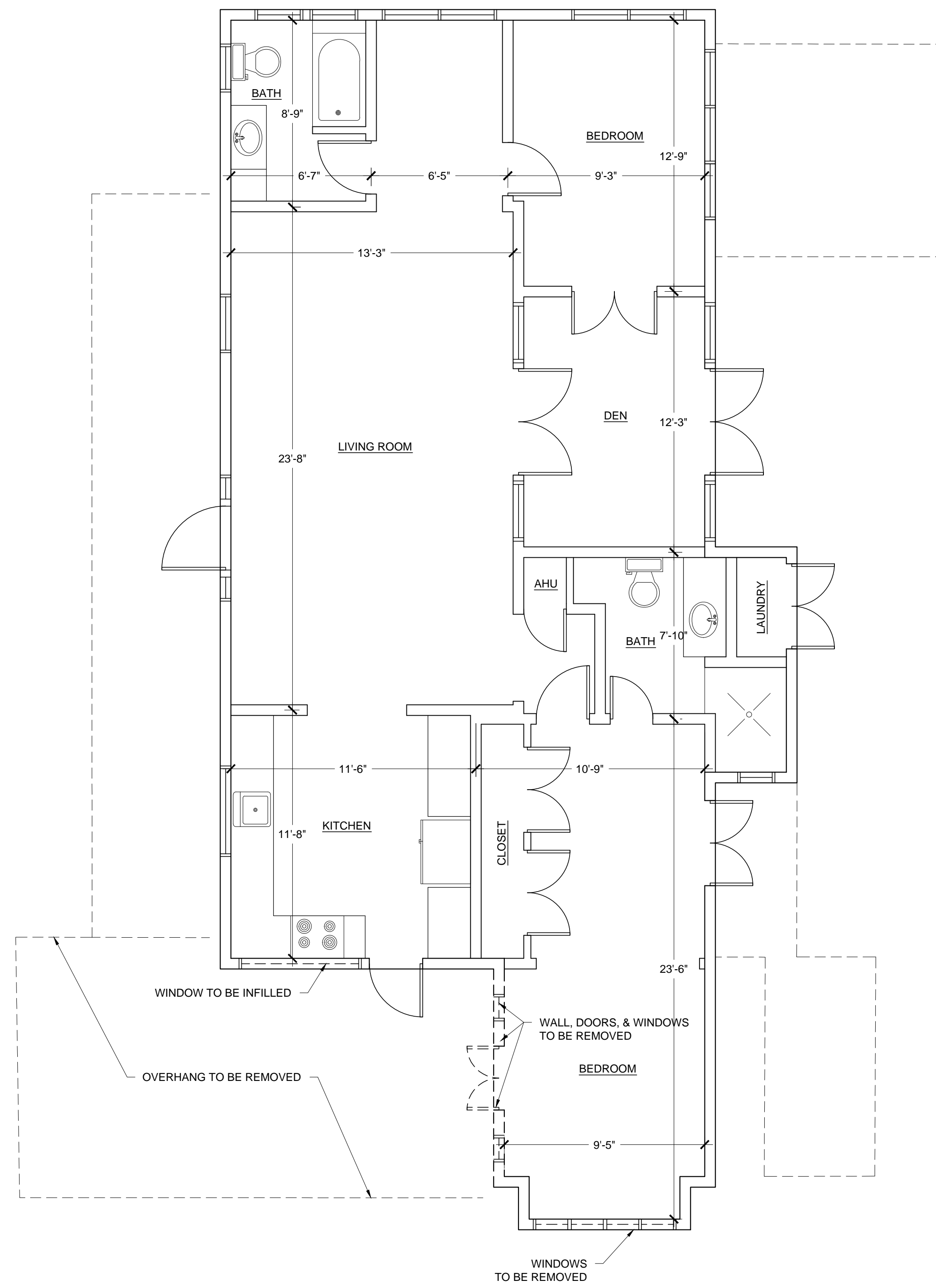
REVISIONS:

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SEASHELL INVESTMENTS, LLC  
 RENOVATIONS  
 1200 FLORIDA STREET  
 KEY WEST, FL 33040

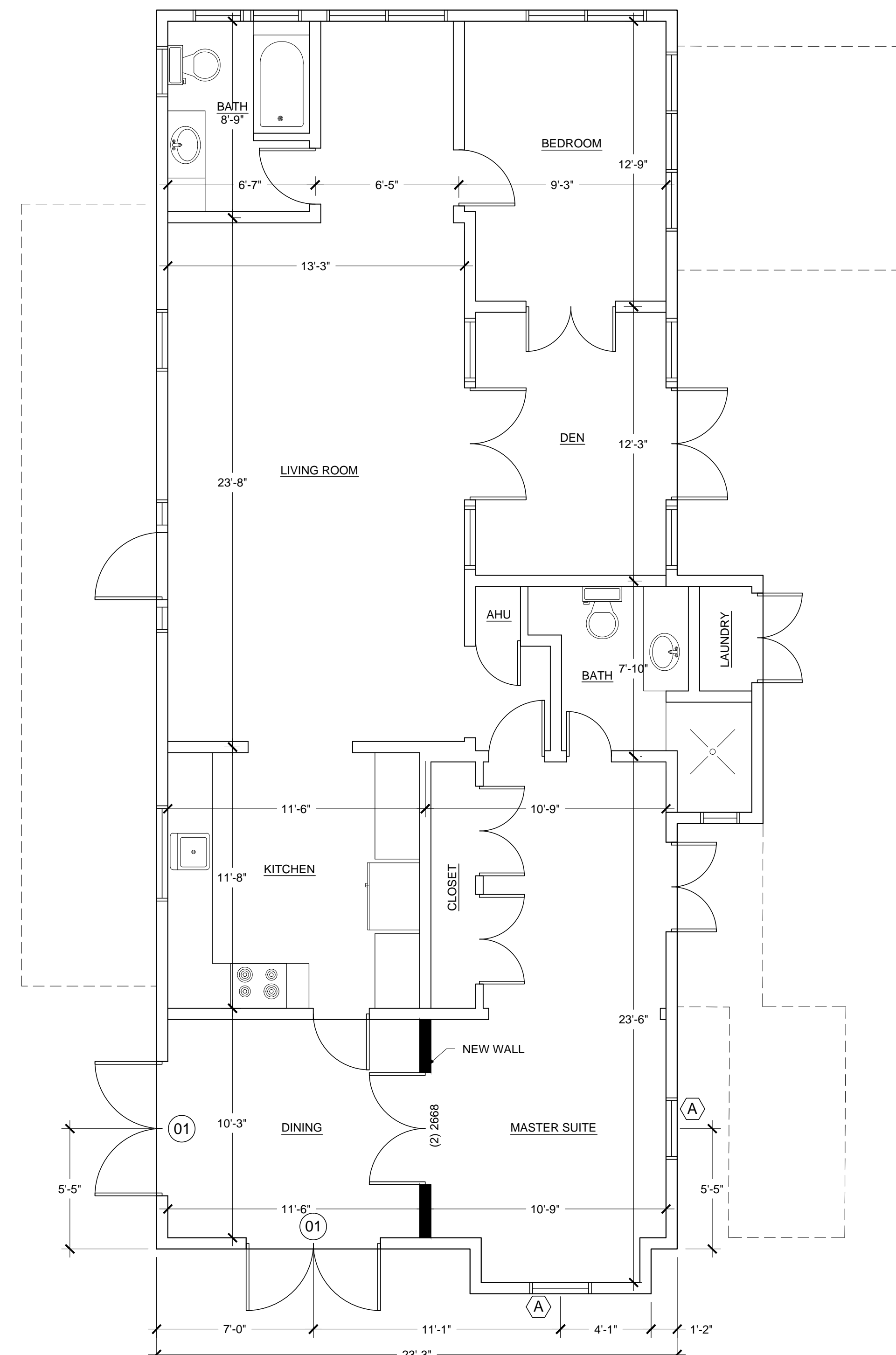
P.O. BOX 98  
 RACINE, WI 53401

JOB NO. 151050  
 DRAWN BGO  
 DESIGNED PRS  
 CHECKED AEP  
 QC \_\_\_\_\_  
 SHEET T-1



**EXISTING FLOOR PLAN**

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



**PROPOSED FLOOR PLAN**

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

**DEMOLITION NOTES**

1. PRIOR TO SUBMITTING A BID, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOB SITE, AND ALSO AFTER AWARD, BUT PRIOR TO THE START OF CONSTRUCTION.
2. ALL DEMOLISHED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE, AND SHALL BE PROPERLY REMOVED FROM THE SITE. COMPLY WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
3. ALL COST OF DEMOLITION INCLUDING PERMIT FEES, DISPOSAL FEES, ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF AND TO CONFORM WITH ALL APPLICABLE DEMOLITION AND DISPOSAL CODES, SAFETY REQUIREMENT, AND ENVIRONMENTAL PROTECTION REGULATIONS OF ANY GOVERNMENTAL BODY HAVING JURISDICTION OVER THE WORK.
5. PROVIDE SAFETY BARRICADES AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS ASSOCIATED WITH THE PROJECT.
6. PROVIDE BRACING AND SHORING AS REQUIRED TO TEMPORARILY SUPPORT STRUCTURAL MEMBERS DURING CONSTRUCTION. BRACING & SHORING OF STRUCTURAL MEMBERS SHALL BE DESIGNED AND/OR APPROVED BY A PROFESSIONAL ENGINEER.
7. DEMOLISHED MATERIAL CLASSIFIED AS CLEAN FILL MAY BE DISTRIBUTED ONSITE WHEN SPECIFICALLY APPROVED BY THE ENGINEER.

**DOOR SCHEDULE**

| MARK | NOMINAL SIZE (W x H) | TYPE  | DESCRIPTION                  |
|------|----------------------|-------|------------------------------|
| 01   | 6'-0"x6'-8"          | SWING | DOUBLE FRENCH DOOR (15 LITE) |

**WINDOW SCHEDULE**

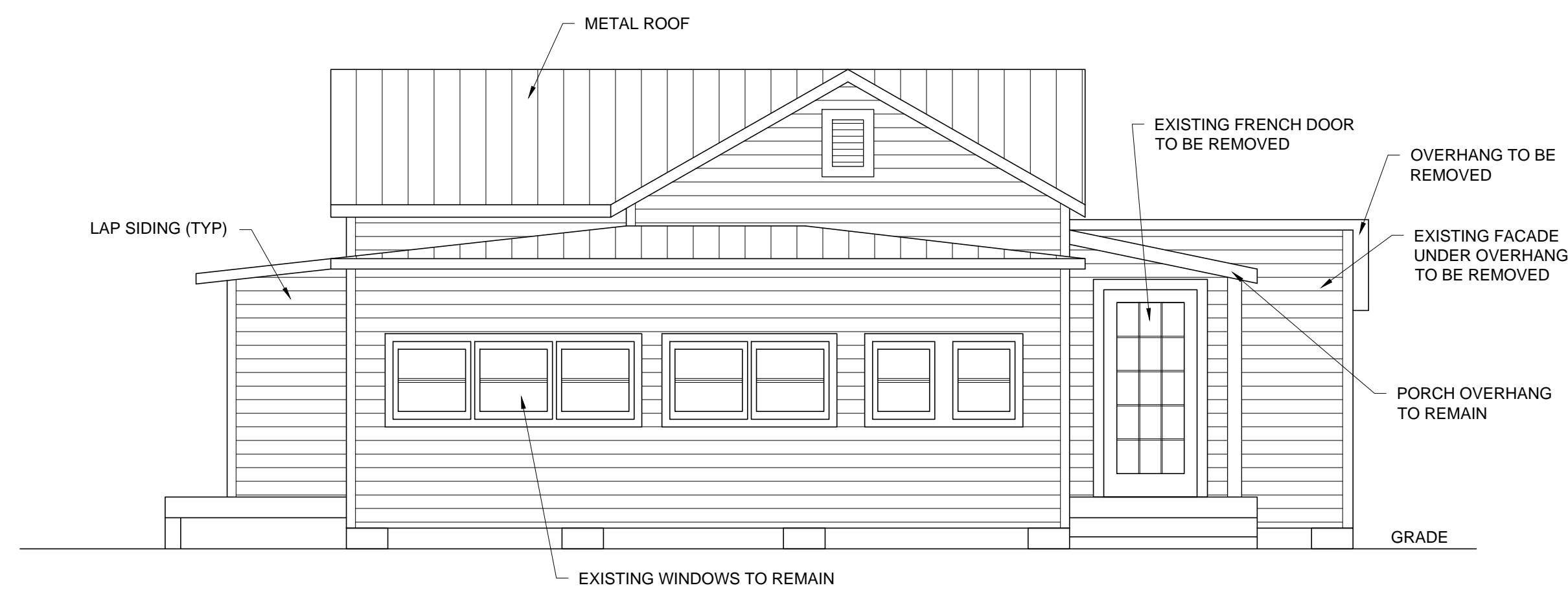
| MARK | NOMINAL SIZE (W x H) | TYPE        | MANUFACTURER & MODEL NUMBER |
|------|----------------------|-------------|-----------------------------|
| A    | 2'-6"x5'-0"          | SINGLE HUNG | 6 OVER 6 DIVIDED LITE       |

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**RENOVATIONS**  
 1200 FLORIDA STREET  
 KEY WEST, FL 33040

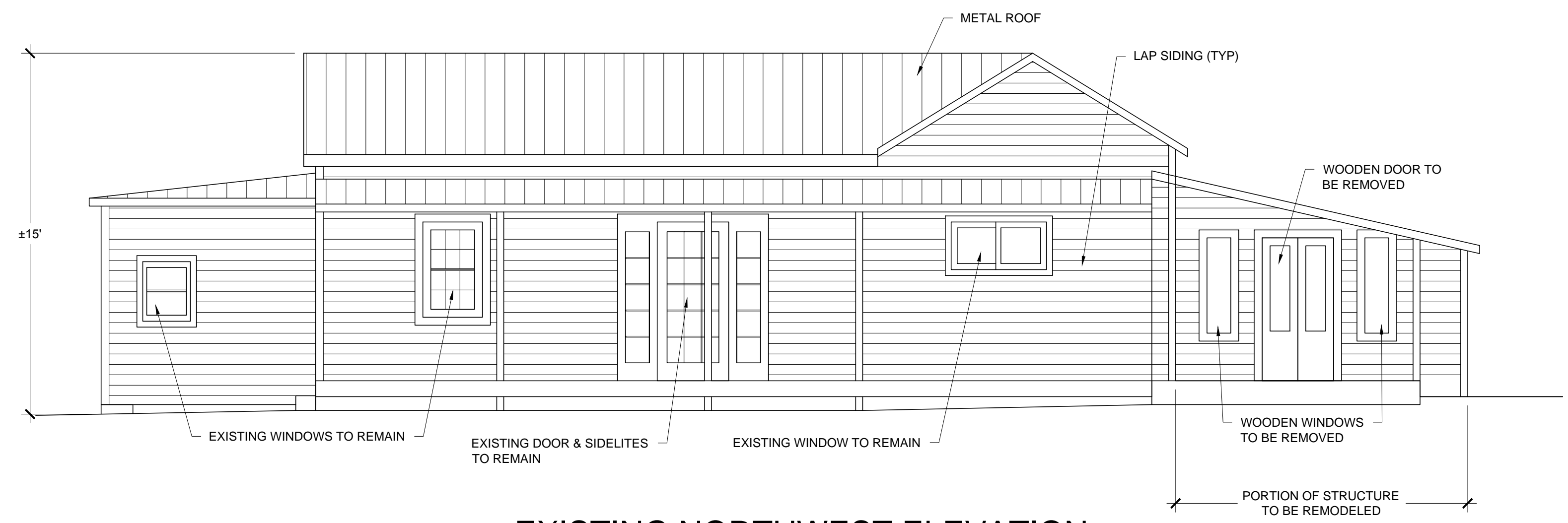
**SEASHELL INVESTMENTS, LLC**  
 P.O. BOX 98  
 RACINE, WI 53401

|          |        |
|----------|--------|
| JOB NO.  | 151050 |
| DRAWN    | BGO    |
| DESIGNED | PRS    |
| CHECKED  | AEP    |
| QC       |        |
| SHEET    |        |



**EXISTING NORTHEAST ELEVATION**

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



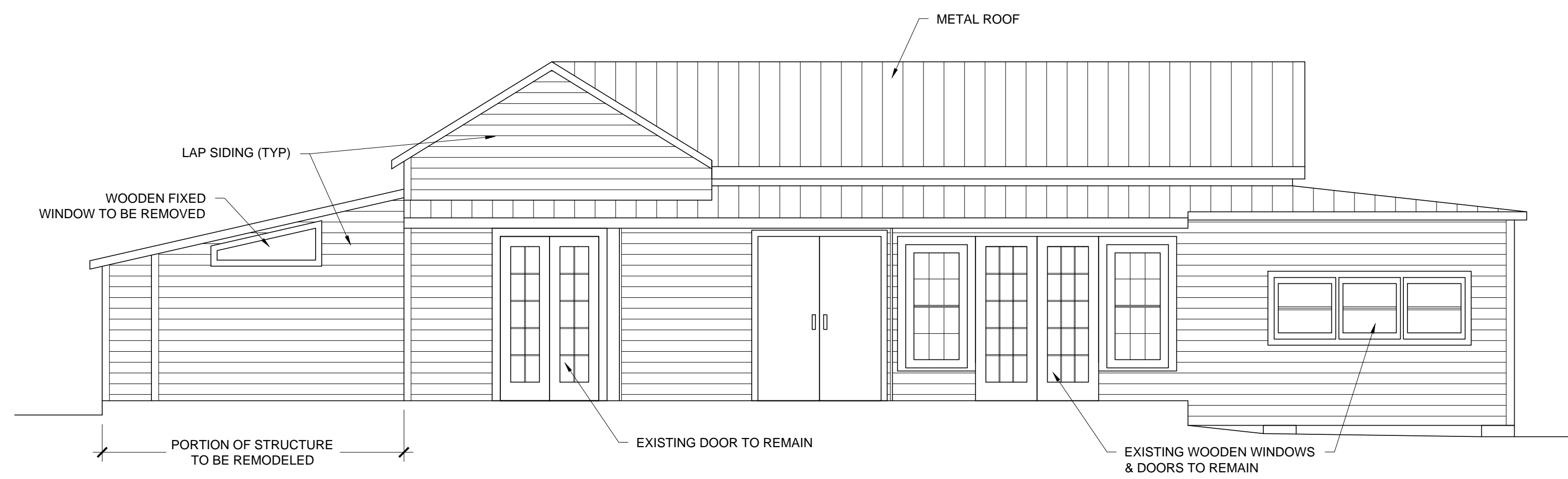
**EXISTING NORTHWEST ELEVATION**

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



**EXISTING SOUTHWEST ELEVATION**

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



**EXISTING SOUTHEAST ELEVATION**

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

REVISIONS:

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SEASHELL INVESTMENTS, LLC

P.O. BOX 98  
RACINE, WI 53401

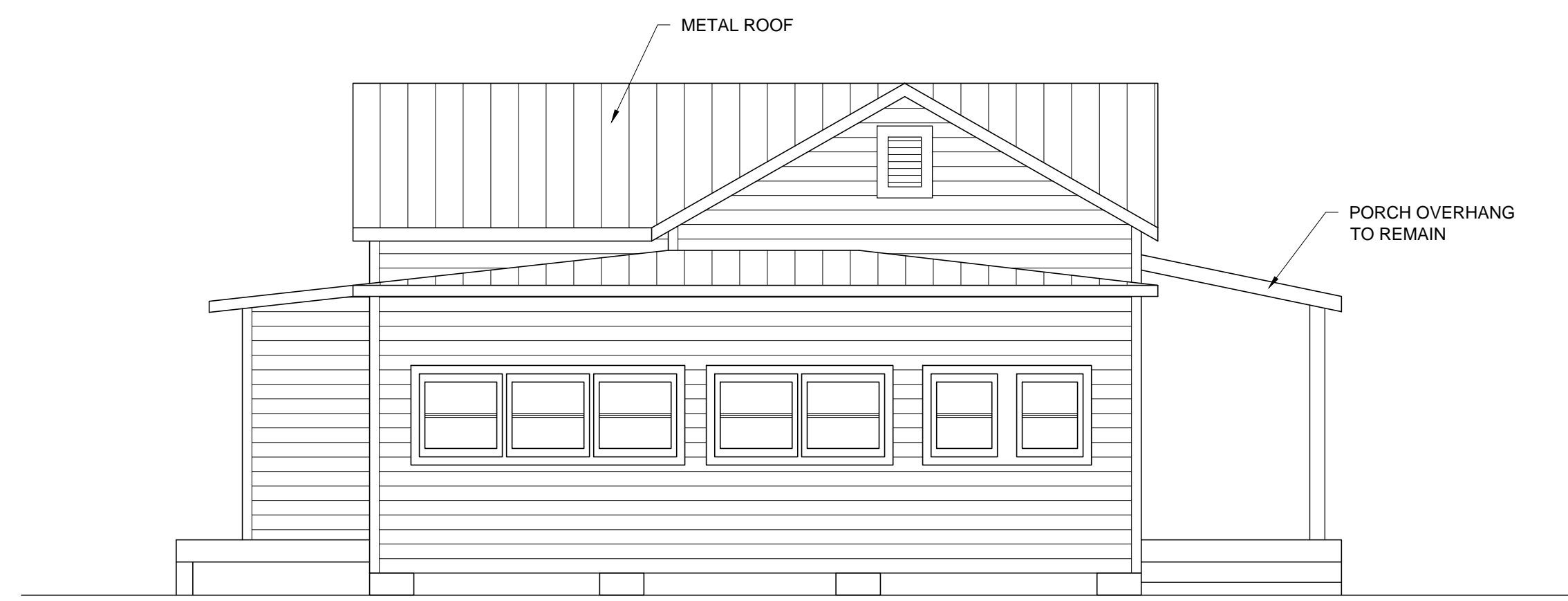
RENOVATIONS  
1200 FLORIDA STREET  
KEY WEST, FL 33040

PAUL R. SEMMES, P.E.  
Florida P.E. NO. 44137  
September 11, 2015

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT  
**PEREZ ENGINEERING**  
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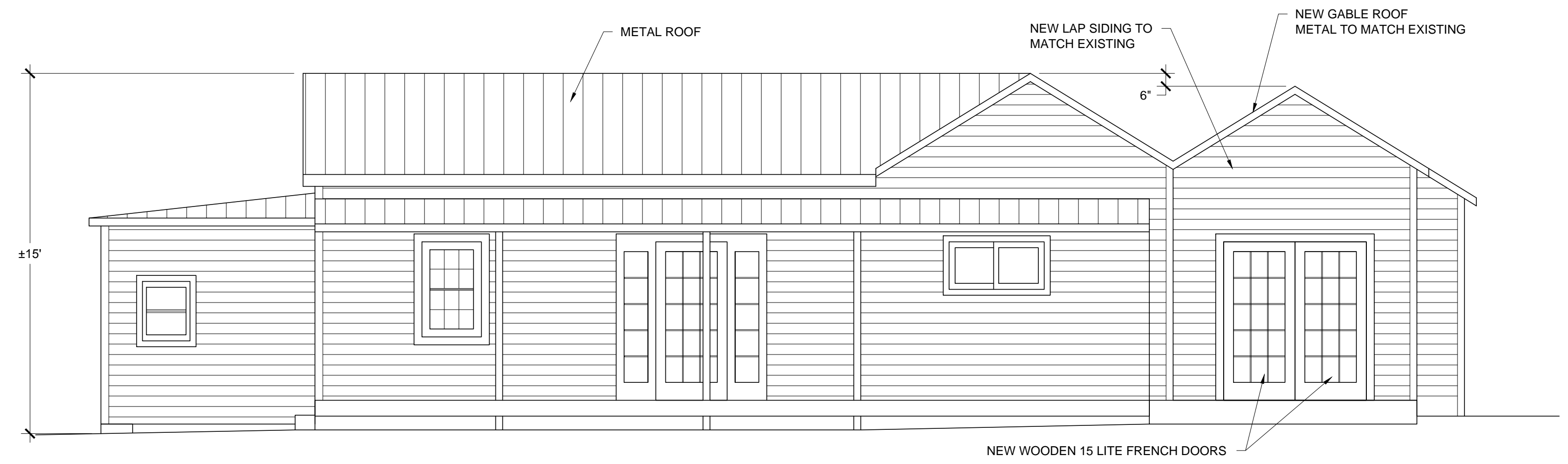
KEY WEST OFFICE  
1010 EAST KENNEDY DRIVE, SUITE 201  
KEY WEST, FLORIDA 33040  
TEL: (305) 259-5440 FAX: (305) 259-0243

JOB NO. 151050  
DRAWN BGO  
DESIGNED PRS  
CHECKED AEP  
QC  
SHEET



**PROPOSED NORTHEAST ELEVATION**

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



**PROPOSED NORTHWEST ELEVATION**

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



**PROPOSED SOUTHWEST ELEVATION**

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



**PROPOSED SOUTHEAST ELEVATION**

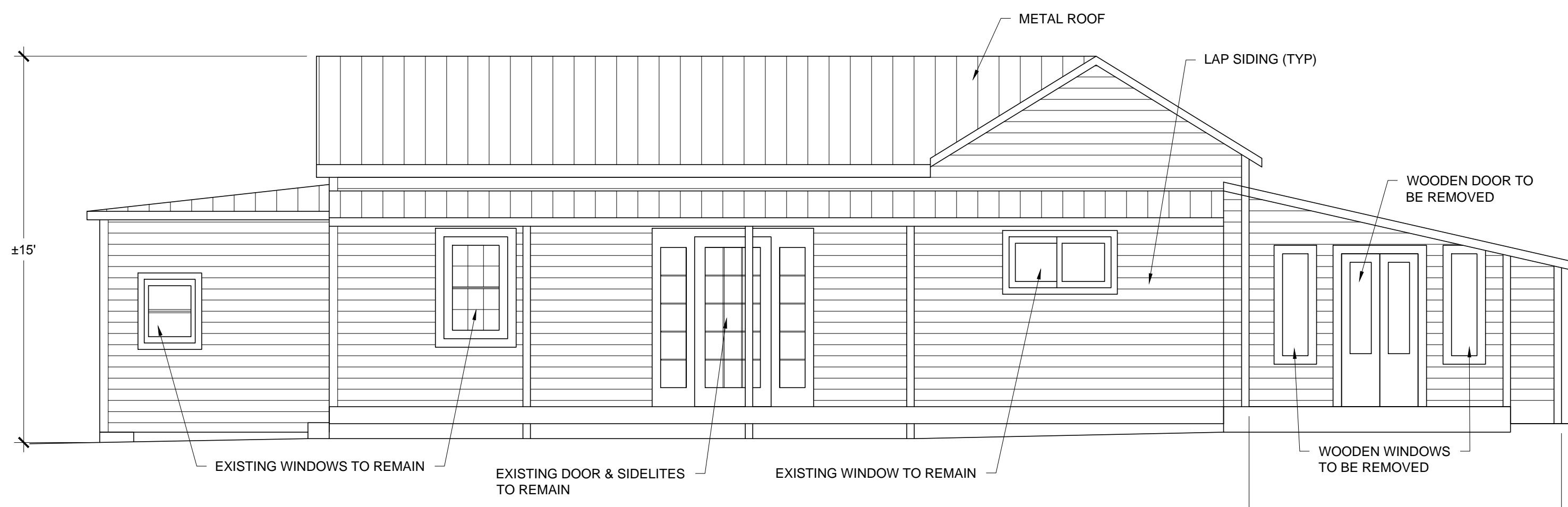
SCALE: 1/4"=1'-0"

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**RENOVATIONS**  
 1200 FLORIDA STREET  
 KEY WEST, FL 33040

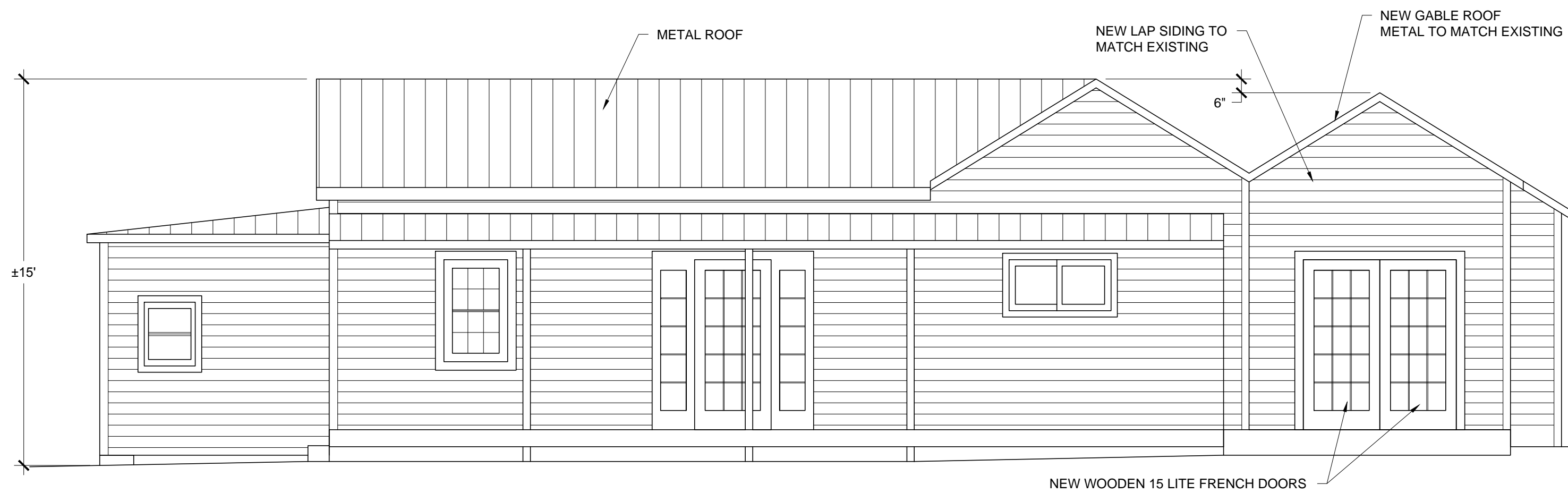
**SEASHELL INVESTMENTS, LLC**  
 P.O. BOX 98  
 RACINE, WI 53401

|          |        |
|----------|--------|
| JOB NO.  | 151050 |
| DRAWN    | BGO    |
| DESIGNED | PRS    |
| CHECKED  | AEP    |
| QC       |        |
| SHEET    |        |



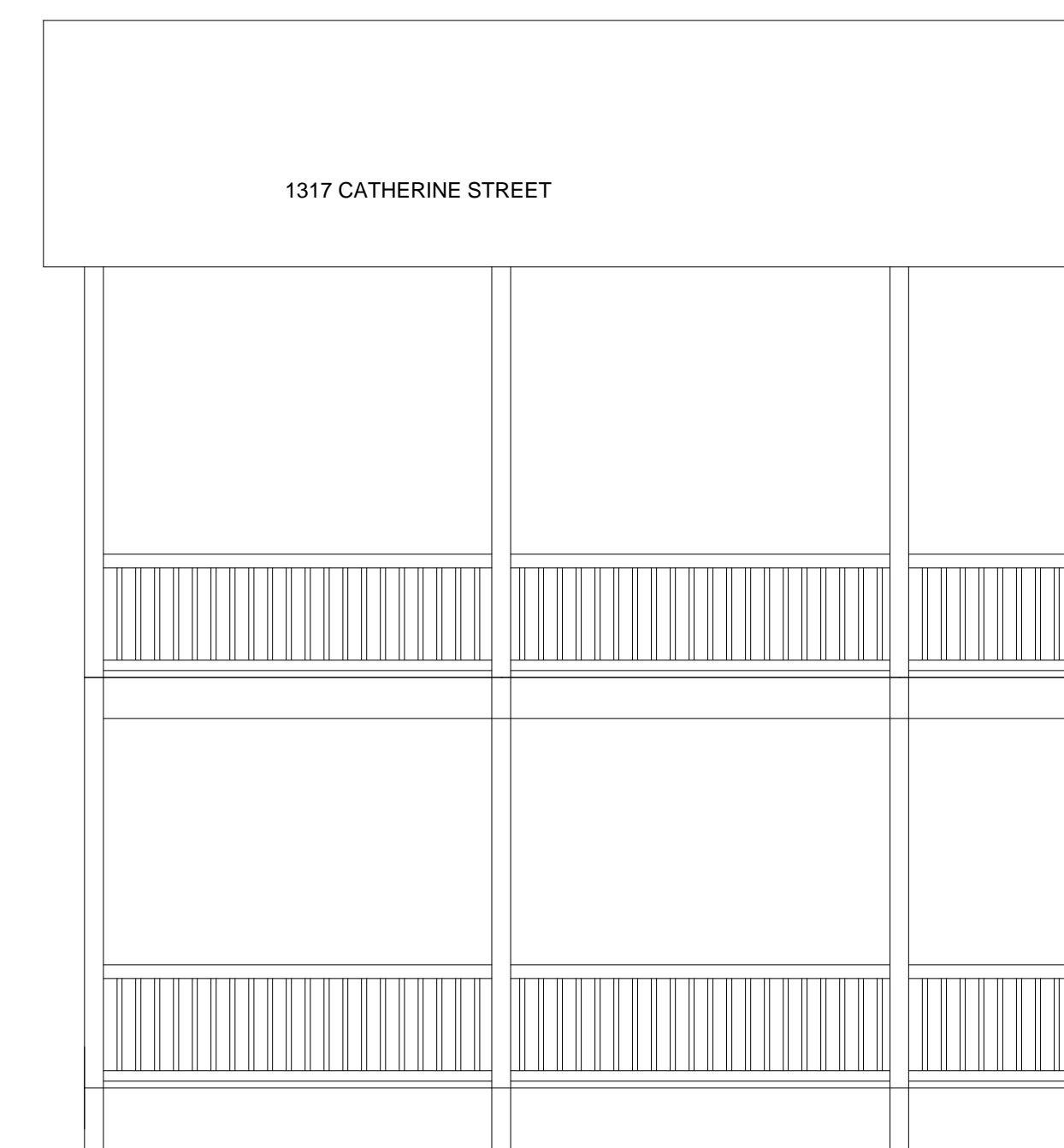
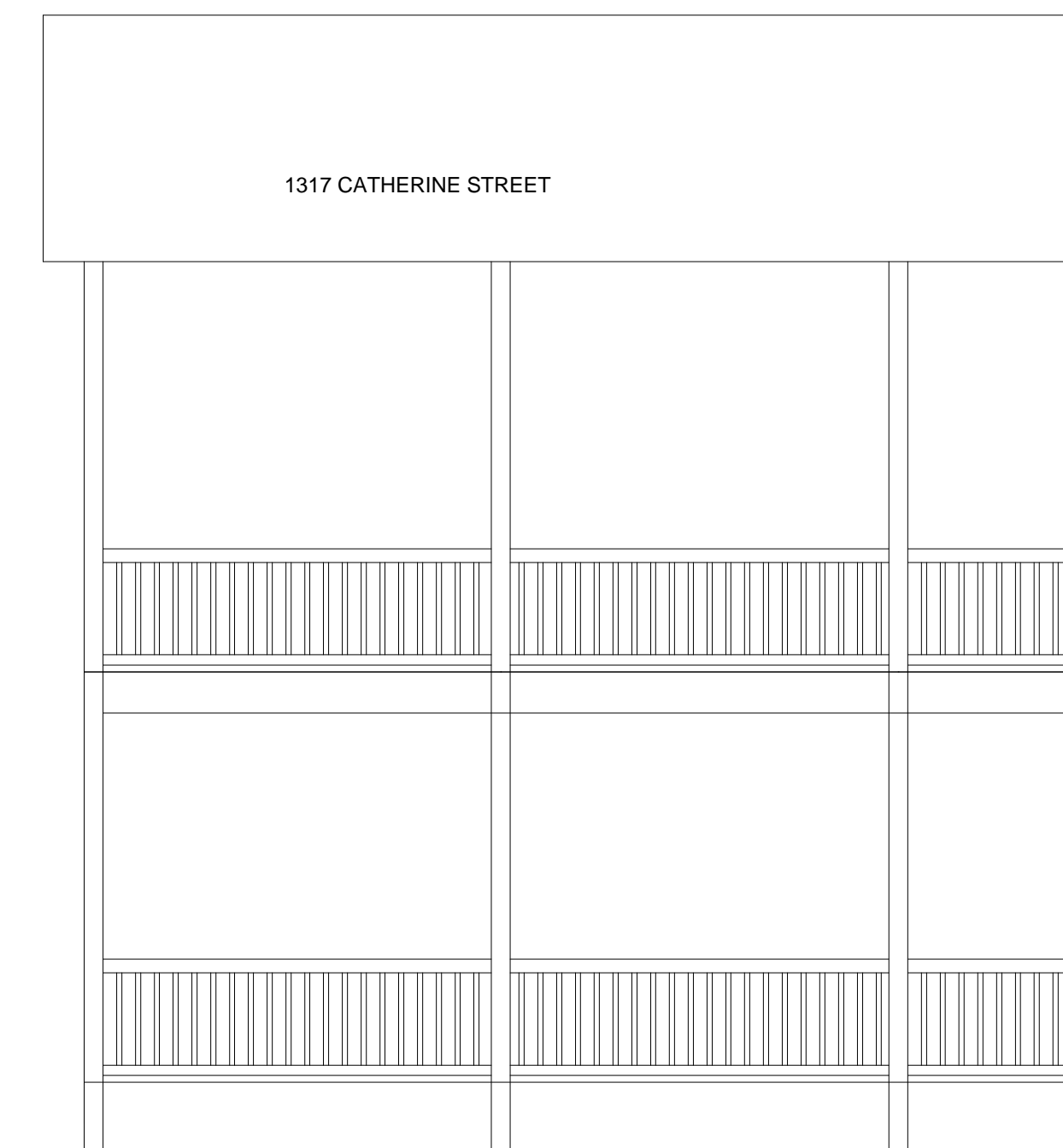
**CATHERINE STREET ELEVATIONS - EXISTING**

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



**CATHERINE STREET ELEVATIONS - PROPOSED**

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



|            |  |
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**Section 08 14 00**  
**Wood Ultimate Inswing / Outswing French Door Collection**

**Part 1 General**

**1.1 Section Includes**

- A. Wood Ultimate Inswing / Outswing French Door and frame complete with glazing, weather strip, hardware, insect screen, removable grilles, simulated divided lites, grilles-between-the-glass, authentic divided lite, stationary sidelite, stationary transom, jamb extension, and standard or specified anchors, trim, attachments, and accessories.

**1.2 Related Sections**

- A. Section 01 33 23 – Submittal Procedures: Shop Drawings, Product Data, and Samples
- B. Section 01 62 00 – Product Options
- C. Section 01 63 00 – Product Substitution Procedures
- D. Section 01 65 00 – Product Delivery
- E. Section 01 66 00 – Product Storage and Handling Requirements
- F. Section 01 71 00 – Examination and Preparation
- G. Section 01 73 00 - Execution
- H. Section 01 74 00 – Cleaning and Waste Management
- I. Section 01 75 00 – Starting and Adjusting
- J. Section 01 76 00 – Protecting Installed Construction
- K. Section 06 22 00 – Millwork: Wood trim other than furnished by door and frame manufacturer
- L. Section 07 92 00 – Joint Sealants: Sill sealant and perimeter caulking
- M. Section 08 71 00 – Door Hardware: Hardware other than furnished by door and frame manufacturer
- N. Section 09 90 00 – Paints and Coatings: Paint and stain other than factory-applied finish

**1.3 References**

- A. American Society for Testing and Materials (ASTM):
  - 1. E283: Standard Test Method for Rate of Air Leakage through Exterior Windows, Curtain Walls, and Doors

2. E330: Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference
  3. E547: Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic
  4. E2190: Specification for Sealed Insulated Glass Units
  5. C1036: Standard Specification for Flat Glass
  6. E 2112: Standard Practice for Installation of Exterior Windows, Doors and Skylights
- B. American Architectural Manufacturer's Association / Window and Door Manufacturer's Association (AAMA / WDMA/CSA):
1. AAMA/WDMA/CSA 101/I.S.2/A440-05: Standard/Specification for windows, doors, and unit skylights
  2. AAMA/WDMA/CSA 101/I.S.2/A440-08: North American Fenestration, Standard/Specification for windows, doors, and skylights
  3. AAMA/WDMA/CSA 101/I.S.2/A440-11: NAFS - North American Fenestration, Standard/Specification for windows, doors, and skylights
- C. WDMA I.S.4: Industry Standard for Water Repellant Preservative Treatment for Millwork
- D. Window and Door Manufacturer's Association (WDMA): 101/I.S.2 WDMA Hallmark Certification Program
- E. Sealed Insulating Glass Manufacturer's Association / Insulating Glass Certification Council (SIGMA/IGCC)
- F. National Fenestration Rating Council (NFRC):
1. 101: Procedure for Determining Fenestration Product Thermal Properties
  2. 200: Procedure for Determining Solar Heat Gain Coefficients at Normal Incidence
- G. Window Covering Manufacturer's Association
1. A100.1: Standard for safety of corded window covering products

## 1.4 System Description

### A. Design and Performance Requirements:

#### Rectangular Inswing French Doors:

| Product                                      | Air Tested to psf | Water Tested to psf | Structural Tested to psf | Certification Rating | Design Pressure (DP) | Overall Width |        | Overall Height |        | # of Panels |
|--|-------------------|---------------------|--------------------------|----------------------|----------------------|---------------|--------|----------------|--------|-------------|
|  |                   |                     |                          |                      |                      | in            | mm     | in             | mm     |             |
| Wood 1 3/4" Inswing French Door 12080 (OXXO) | 1.57              | 7.50                | 60                       | LC-PG40-SHD          | 40                   | 143           | (3632) | 95 1/2         | (2426) | 4           |
| Wood 1 3/4" Inswing French Door 14080 (OXXO) | 1.57              | 4.5                 | 45                       | LC-PG30-SHD          | 30                   | 167           | (4242) | 95 1/2         | (2426) | 4           |

#### Rectangular Outswing French Doors:

| Product                                       | Air Tested to psf | Water Tested to psf | Structural Tested to psf | Certification Rating | Design Pressure (DP) | Overall Width |        | Overall Height |        | # of Panels |
|---|-------------------|---------------------|--------------------------|----------------------|----------------------|---------------|--------|----------------|--------|-------------|
|   |                   |                     |                          |                      |                      | in            | mm     | in             | mm     |             |
| Wood 1 3/4" Outswing French Door 6080 (XX)    | 1.57              | 7.5                 | 75                       | LC-PG50-SHD          | 50                   | 72 5/8        | (1845) | 95 1/2         | (2426) | 2           |
| Wood 1 3/4" Outswing French Door 12080 (OXXO) | 1.57              | 6.0                 | 60                       | LC-PG40-SHD          | 40                   | 143           | (3632) | 95 1/2         | (2426) | 4           |
| Wood 1 3/4" Outswing French Door 14080 (OXXO) | 1.57              | 4.5                 | 45                       | LC-PG30-SHD          | 30                   | 167           | (4242) | 95 1/2         | (2426) | 4           |



## **1.5 Submittals**

- A. Shop Drawings: Submit shop drawings under provision of Section 01 33 23
- B. Product Data: Submit catalog data under provision of Section 01 33 23
- C. Samples:
  - 1. Submit corner section under provision of section 01 33 23
  - 2. Include glazing system, quality of construction and specified finish
- D. Quality Control Submittals: Certificates: submit manufacturer's certification indicating compliance with specified performance and design requirement under provision of section 01 33 23

## **1.6 Quality Assurance**

- A. Requirements: Consult local code for IBC [International Building Code] and IRC [International Residential Code] adoption year and pertinent revisions

## **1.7 Delivery**

- A. Comply with provisions of Section 01 65 00
- B. Deliver in original packaging and protect from weather

## **1.8 Storage and Handling**

- A. Prime and seal wood surfaces, including to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation. Seal unfinished top and bottom edges of doors if doors are stored at the job site more than one (1) week.
- B. Store door panels flat on a level surface in a clean and dry storage area above ground to protect from weather under provision of Section 01660
- C. Condition doors to local average humidity before hanging

## **1.9 Warranty**

Complete and current warranty information is available at [marvin.com/warranty](http://marvin.com/warranty). The following summary is subject to the terms, condition, limitations and exclusions set forth in the Marvin Windows and Door Limited Warranty and Products in Coastal Environments Limited Warranty Supplement:

- A. Clear insulating glass with stainless steel spacers is warranted against seal failure caused by manufacturing defects and resulting in visible obstruction through the glass for twenty (20) years from the original date of purchase. Glass is warranted against stress cracks caused by manufacturing defects from ten (10) years from the original date of purchase.
- B. Factory applied interior finish is warranted to be free from finish defects for a period of five (5) years from the original date of purchase.
- C. Hardware and other non-glass components are warranted to be free from manufacturing defects for ten (10) years from the original date of purchase.

## **Part 2 Products**

### **2.1 Manufactured Units**

- A. Description: Factory-assembled Wood Ultimate Inswing / Outswing French Door(s), and related stationary units as manufactured by Marvin Windows and Doors, Ripley, Tennessee.

### **2.2 Frame Description**

- A. Non Finger-Jointed Pine or finger-jointed core with non finger-jointed Pine veneer; non finger-jointed Mahogany or finger-jointed core with non finger-jointed Mahogany veneer; non finger-jointed Vertical Grain Douglas Fir or finger-jointed with non finger-jointed Vertical Grain Douglas Fir veneer
  - 1. Kiln-dried to moisture content no greater than twelve (12) percent at time of fabrication
  - 2. Water repellant, preservative treated in accordance with WDMA I.S.4
- B. Frame width: 4 9/16" (116mm); 6 9/16" (167mm)
- C. Frame thickness: 1 1/16" (27mm)
- D. Inswing French door sill: A single pultrusion of Fiber Reinforced Plastic (FRP), also known as Ultrex®, provides superior thermal performance
  - 1. An integral weep system is part of a water management system that directs any incidental moisture to the exterior
  - 2. Sill depth is 5 5/8" (143mm) for 4 9/16" (116mm) wall application and 7 5/8" (194mm) for 6 9/16" (167mm) jambs
  - 3. Standard finish is beige with an option for bronze
  - 4. Optional interior sill liner available in Oak, Mahogany, or Cherry for WUIFD. Standard feature for arch top doors.
  - 5. Optional exterior sill cover in Mahogany for O, X, or XX operating configurations

- E. Outswing French door sill: A single pultrusion of Fiber Reinforced Plastic (FRP), also known as Ultrex®, provides superior thermal performance
  - 1. Sill depth is 5 21/32" (144mm) for 4 9/16" and 6 9/16" (116mm) wall application
  - 2. Optional interior sill liner available in: Oak, Mahogany, or Cherry for WUOFD. Standard feature for arch top doors.
  - 3. Standard finish is beige with any option for bronze
  - 4. Optional interior sill cover in Mahogany for all operating configurations
  - 5. Optional factory-applied low profile sill, meets ADA requirements (non-certified)
- F. Wood Trim for Arch Top Doors: Standard is Pine, optional Red Oak interior radius trim

### 2.3 Panel Description

- A. Panels: Laminated veneer lumber (LVL) cores with non finger-jointed Pine, Mahogany, and Vertical Grain Douglas Fir veneer
  - 1. Kiln-dried to moisture content no greater than twelve (12) percent at time of fabrication
  - 2. Water repellent, preservative treated in accordance with WDMA I.S.4.
- B. Panel thickness: 1 3/4" (44mm)
- C. Top rail and stile width: 4 3/4" (121mm)
- D. Sidelite stile width: 3" (76mm)
- E. Traditional French Door bottom rail height: 8 1/8" (206mm)
- F. Contemporary Door bottom rail height: 4 3/4" (121mm)
- G. Panel corners glued and fastened with 5/8" x 4 inch (16mm by 102mm) fluted hardwood dowels. Removable interior vinyl glazing stops with non finger-jointed wood covers. No visible fasteners.

### 2.4 Glazing

- A. Select quality complying with ASTM C 1036; Shall comply with 16 CFR 1201 Safety Standard for Architectural Glazing Materials
- B. Glazing Method: Tempered insulating glass
- C. Traditional French Door interior wood cope sticking: Ogee
  - 1. Optional interior wood cope sticking: Square
- D. Contemporary French Door interior wood cope sticking: Square

1. Optional interior wood cope sticking: Ogee
- E. Glass Type: Clear, Bronze, Gray, Reflective Bronze, Tempered, Obscure, Laminated, Low E2 with or without Argon, Low E3 with or without Argon, Low E1 with or without Argon
- F. Glazing Seal: Silicone bedding, exterior

## 2.5 Finish

- A. Interior/Exterior: Treated bare wood
1. Prime: Factory-applied enamel primer. Available on Pine product only
- B. Interior Finish Options:
1. Painted Interior Finish. Available on Pine product only.
  2. Factory-applied water-borne acrylic enamel clear coat. Applied in two separate coats with light sanding between coats. Available on Pine, Mahogany, Vertical Grain Douglas Fir.
  3. Factory-applied water-borne urethane stain. Stain applied over a wood (stain) conditioner. A water-borne acrylic enamel clear coat applied in two separate coats, with light sanding coats, applied over the stain. Available on Pine, Mahogany, and Vertical Grain Douglas Fir. Colors available: Wheat, Honey, Hazelnut, Leather, Cabernet, or Espresso.

## 2.6 Hardware

- A. Adjustable Hinges:
1. 4 ¼" (108mm) x 3 ¾" (95mm) with 3/8" (10mm) radius corners
    - a. Adjustment is 3/16" for horizontal and vertical of panels in frame
  2. Rectangle doors have three adjustable hinges on 6-6, 6-8, 7-0, 8-0 heights, optional four hinges in 7-0 and 8-0 heights
  3. Finish: Satin Taupe with steel substrate
    - a. Optional powder coat finish: Gold tone, Dark Bronze, Silver Frost, White
    - b. Optional metal finish: Brass PVD, Oil Rubbed Bronze PVD, Satin Nickel PVD, Antique Brass, Satin Chrome, Oil Rubbed Bronze, or Polished Chrome.
- B. Butt Hinges:
1. 4" (102mm) x 4" (102mm) with radius corners
  2. Outswing hinge has a non-removable pin

3. Units with rough opening height <math>86 \frac{1}{2}</math> (2198mm) have three hinges, units with rough opening greater or equal to  $86 \frac{1}{2}</math> (2198mm) up to  $110 \frac{1}{2}</math> (2807mm) have four hinges, units with rough opening greater than  $110 \frac{1}{2}</math> (2807mm) have five hinges$$$
  4. Finish (Inswing) Default: Satin Taupe with steel substrate
    - a. Optional finish: Brass Plated, Solid Brass, Antique Brass, Oil Rubbed Bronze, Satin Chrome, Satin Nickel, White, Stainless Steel, or Satin Nickel PVD
  5. Finish (Outswing) Default: Solid Brass, Stainless Steel, or Satin Nickel PVD
- C. Traditional Handle Set: Active, Inactive, Dummy
1. Powder Coat finishes: Satin Taupe, White, and Dark Bronze
  2. Metal finishes: Brass PVD, Oil Rubbed Bronze PVD, Satin Nickel PVD, Antique Brass, Satin Chrome, Oil Rubbed Bronze, or Polished Chrome
- D. Contemporary Handle Set: Active, Inactive, Dummy
1. Painted finished: Satin Taupe or Dark Bronze
  2. PVD finishes: Oil Rubbed Bronze or Satin Nickel
- E. Locking System:
1. Active panel: Marvin exclusive concealed multi-point locking system. Stainless steel head and shoot bolts operated from lever set. One inch dead bolt.
  2. Inactive panel: Manual stainless steel head and shoot bolts with dummy handle. Optional Stainless steel head and shoot bolts operated with inactive handle.
  3. Optional: Mortise lock and passage latch on active panel, prep for passage latch with deadbolt, or no lock/no bore

## 2.7 Weather Strip

- A. Inswing: Head jamb and side jambs to have 2 rows of bulb weather strip maintaining contact with door panels
- B. Outswing: Head jamb and side jambs to have single bulb weather strip maintaining contact with door panels
- C. Inswing or Outswing: Threshold to have bulb weather strip maintaining contact with bottom of panel
- D. Inswing: Vinyl panel drip applied to bottom rail
  1. Color: Beige or black
- E. Inswing: Painted aluminum watershed and weep system at sill
  1. Color: Beige or black

- F. Panel: Active panel sweep, inactive panel sweep, panel weatherstrip, panel cover weather strip, astragal weather strip, bulb weather strip
  - 1. Color: Beige or black
- G. Outswing: Surface mounted aluminum panel drip mounted at bottom of panel (shipped loose for field application)
  - 1. Panel drip to default to sill color
  - 2. Beige for clear anodized, gold anodized or beige sills
  - 3. Bronze for bronze sill

## 2.8 Jamb Extension

- A. Factory-applied up to 3" (76), for other wall thickness indicated or required (shipped loose)
- B. Finish: Matches interior frame finish

## 2.9 Insect Screen (Inswing Only)

- A. Standard/Ultimate Sliding Screen
  - 1. Extruded aluminum sliding frame, top hung roller assembly with stainless steel ball bearings in nylon wheels, top rollers adjustable up to 1/4" (6mm). Frame to have edge mounted wool pile bug strip.
  - 2. Sliding screen for XO, OX, OOX, XOO, OXXO operation
  - 3. Standard Sliding Screen available in Bahama Brown, Bronze, Evergreen, Pebble Gray, or White
  - 4. Ultimate Sliding Screen comes with a roller bar and profile replicates the look of a traditional wood screen. Screen will match exterior aluminum clad color.
  - 5. Screen mesh: Charcoal fiberglass, Charcoal Aluminum Wire, Black Aluminum Wire, Bright Aluminum Wire, Bright Bronze Wire
- B. Standard/Ultimate Swinging Screen (Rectangular Inswing Unit Only)
  - 1. Extruded aluminum swinging frame. Standard swinging screen available in Bahama Brown, Bronze, Evergreen, Pebble Gray, or White.
  - 2. Ultimate swinging screen with screen and glass insert
  - 3. Aluminum clad colors: Stone White, Bahama Brown, Bronze, Pebble Gray, Evergreen, Sierra White, Coconut Cream, French Vanilla, Cashmere, Desert Beige, Cumulus Gray, Cadet Gary, Ebony, Arctic White, Cascade Blue, Hampton Sage, Wineberry, Bright Silver (pearlescent), or Copper (pearlescent)

4. Glass insert is tempered and available in clear, green, bronze or gray tint
5. Screen mesh: Charcoal fiberglass, Bronze, Charcoal Aluminum, Silver Aluminum, Black Aluminum, or High Transparency screen mesh (CH Hi-Tran) fiberglass
6. For standard swinging screen: black hinges: 2 for doors under 90" and 3 hinges for doors over 90". Ultimate swinging screen has 4 hinges per panel and a factory installed Z-bar.
7. Flush mounted zinc die cast handle on both sides of screen. Handle includes latch with exterior handle and internal locking mechanism. Available in Bronze, Satin Nickel, Brass, or Satin Taupe.

C. Combination Storm/Screen Door (Inswing only)

1. Door panel: Non Finger-Jointed Pine or edge glued Pine
2. Panel thickness: 1 1/16" (27mm)
3. Screen panel: screen mesh is charcoal fiberglass with optional charcoal aluminum wire, black aluminum wire, bright bronze wire
4. Storm panel: Clear tempered glass
5. Frame color: Match door panel
6. Hardware: solid brass handle. Brass strike plate, 3 hinges on 6-5 and 6-8 height, 4 hinges on 7-0 and 8-0 heights. Brass flush mounted head and foot bolts with receptacles.

## 2.10 Removable Interior Grilles

- A. 3/4" by 15/32" (19mm x12mm) or 1 1/8" x 15/32" (29mm x12mm) – Pine only
1. Pattern: Rectangular; custom lite layout
  2. Finish: Match interior panel finish

## 2.11 Simulated Divided Lites (SDL)

- A. 5/8" (16mm), 7/8" (22mm) wide, 1 1/8" (29mm) wide, 1 15/16" (49mm), 2 13/32" (61mm) wide with or w/out internal spacer bar
- B. Sticking:
1. Standard: Ogee
  2. Optional: Square

- C. Muntins: Pine, Mahogany, or Vertical Grain Douglas Fir
- D. Muntins adhere to glass with double coated acrylic foam tape
- E. Pattern: Rectangular, cottage, custom lite layout
- F. Finish: Match panel finish

## **2.12 Grilles-Between-the-Glass (GBG)**

- A. 11/16" contoured aluminum bar
  - 1. Exterior Colors: Stone White. The use of different types of glazing may alter the exterior GBG color appearance
  - 2. Interior Color: Stone White is the default. Optional colors: Bronze, Pebble Gray, Sierra White.
- B. Optional flat aluminum spacer bar
  - 1. Contact your Marvin representative
- C. Pattern: Rectangular, cottage, custom lite layout

## **2.13 Authentic Divided Lites (ADL) – For 1 3/4" Doors Only**

- A. 1 1/2" (38mm) insulating Pine, Mahogany, Vertical Grain Douglas Fir muntins or 7/8" (22mm) single glaze ADL with energy panel.
  - 1. Pattern: Rectangular; custom lite layout
  - 2. Finish: Match sash finish

## **2.14 Raised or Flat Panels**

- A. Extira® panel for wood exterior or interior. Constructed of medium density fiberboard (MDF) core with laminate veneer to interior and exterior. Available bare wood or selected interior finish.
- B. Utilizes 4 3/4" intermediate rail. Visible panel height is 12 1/64" (305mm).

## **2.15 Interior Shades**

- A. Cellular shade is attached to the door with a removable traditional or contemporary profile system that houses the cellular shade system and mechanism
  - 1. Shade cartridge is removable and replaceable
  - 2. One shade surround per panel DLO opening



3. Shade control option of top down, bottom up
4. Spindle extension is necessary on door handles

**B. Surround Frame**

1. Species: Pine, Mahogany, or Vertical Grain Douglas Fir
2. Interior finishes: Bare, Prime, Painted Interior Finish (PIF), Clear Interior Finish (CIF), or Stain Interior Finish (SIF)
3. Pull Bar: Wood wrapped extruded aluminum
4. Shade track color: Beige (default), White, or Bronze
5. End cap color will default with track color
6. Optional shade cover:
  - a. Short shade cover – doors up to 7-0 height
  - b. Tall shade cover – doors over 7-0 height

**C. Cellular Shade**

1. Single non-fire rated hexagonal honeycomb (cellular) 3/4" (19mm)
2. Semi-Opaque Fabric (light filtering)
  - a. Colors: Driftwood, Marigold, Almond, Rose, Denim, Biscuit, Champagne, Moss, Cinnamon, Silver, White, Stone, Tan, Ivory, or Eggshell
3. Opaque Fabric (blackout)
  - a. Colors: White, Stone, Tan, Ivory, or Eggshell

## **2.16 Accessories and Trim**

**A. Installation and Hardware Accessories:**

1. Aluminum drip cap
2. Installation brackets: 6 3/8" (162mm), 9 3/8" (238mm), 15 3/8" (390mm)
3. Masonry brackets: 6" (152mm), 10" (254mm)

**B. Exterior Wood Moulding:**

1. Profile: Brick mold casing, flat casing, stucco brick mold, stucco flat casing, SPC3, SPC7, SPC21, SPC18, SPC26
2. Finish: Match exterior frame finish

**C. Cedar Dress:**

1. Brick Mold and Flat Casing
2. Available on Pine frames
3. Bare cedar

## **Part 3 Execution**

### **3.1 Examination**

- A. Verification of Condition: Before installation, verify openings are plumb, square and of proper dimensions as required in Section 01 71 00. Report frame defects or unsuitable conditions to the General contractor before proceeding.
- B. Acceptance of Condition: Beginning on installation confirms acceptance of existing conditions.

### **3.2 Installation**

- A. Comply with Section 01 73 00.
- B. Assemble and install window/door unit(s) according to manufacturer's instruction and reviewed shop drawing.
- C. Install sealant and related backing materials at perimeter of unit or assembly in accordance with Section 07 92 00 Joint Sealants. Do not use expansive foam sealant.
- D. Install accessory items as required.
- E. Use finish nails to apply wood trim and mouldings.

### **3.3 Cleaning**

- A. Remove visible labels and adhesive residue according to manufacturer's instruction.
- B. Leave windows and glass in a clean condition. Final cleaning as required in Section 01 74 00.

### **3.4 Protecting Installed Construction**

- A. Comply with Section 07 76 00.
- B. Protecting windows from damage by chemicals, solvents, paint or other construction operations that may cause damage.

End of Section

**Section 08 52 00**  
**Wood Ultimate Double Hung Collection**

**Part 1 General**

**1.1 Section Includes**

- A. Wood Ultimate Double Hung, Single Hung, Transom, Picture window complete with hardware, glazing, weather strip, insect screen, removable grille, grilles-between-the-glass, simulated divided lite, authentic divided lite, jamb extension, combination storm/screen, interior shade, and standard or specified anchors, trim, and attachments
- B. Wood Ultimate Double Hung, Single Hung Bay or Bow complete with hardware, glazing, weather strip, insect screen, removable grille, grilles-between-the-glass, simulated divided lite, authentic divided lite, jamb extension, combination storm/screen, head/seat board, and standard or specified anchors, trim attachments, and accessories
- C. Wood Round Top Ultimate Double Hung window complete with hardware, glazing, weather strip, insect screen, removable grille, simulated divided lite, grilles-between-the-glass, authentic divided lite, jamb extension, combination storm/screen, and standard or specified anchors, trim, and attachments

**1.2 Related Sections**

- A. Section 01 33 23 – Submittal Procedures, Shop Drawings, Product Data and Samples
- B. Section 01 62 00 – Product Options
- C. Section 01 65 00 – Product Delivery
- D. Section 01 66 00 – Storage and Handling Requirements
- E. Section 01 71 00 – Examination and Preparation
- F. Section 01 73 00 - Execution
- G. Section 01 74 00 – Cleaning and Waste Management
- H. Section 01 76 00 – Protecting Installed Construction
- I. Section 06 22 00 – Millwork: Wood trim other than furnished by window manufacturer
- J. Section 07 92 00 – Joint Sealant: Sill sealant and perimeter caulking
- K. Section 09 90 00 – Painting and Coasting: Paint and stain other than factory-applied finish

### 1.3 References

- A. American Society for Testing Materials (ASTM):
  - 1. E283: Standard Test method for Rate of Air Leakage through Exterior Windows, Curtain Walls and Doors
  - 2. E330: Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls and Door by Uniform Static Air Pressure Difference
  - 3. E547: Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls and Doors by Cyclic Static Air Pressure Differential
  - 4. E2190: Specification for Sealed Insulated Glass Units
  - 5. C1036: Standard Specification for Flat Glass
  - 6. E2068: Standard Test Method for Determination of Operating Force of Sliding Windows and Doors
- B. American Architectural Manufacturer's Association/Window and Door Manufacturer's Association (AAMA/WDMA/CSA):
  - 1. AAMA/WDMA/CSA 101/I.S.2/A440-08, North American Fenestration, Standard/Specification for window, doors and skylights
  - 2. AAMA/WDMA/CSA 101/I.S.2/A440-11,NAFS 2011 – North American Fenestration, Standard/Specification for windows, doors and skylights
- C. WDMA I.S.4: Industry Standard for Water Repellant Preservative Treatment for Millwork
- D. Window and Door Manufacturer's Association (WDMA): 101/I.S.2 WDMA Hallmark Certification Program
- E. Sealed Insulating Glass Manufacturer's Association/Insulating Glass Certification Council (SIGMA/IGCC)
- F. American Architectural Manufacturer's Association (AAMA): 2605: Voluntary Specification for High Performance Organic Coatings on Architectural Extrusions and Panels
- G. National Fenestration rating Council (NFRC):
  - 1. 101: Procedure for Determining Fenestration Product thermal Properties
  - 2. 200: Procedure for Determining Solar Heat Grain Coefficients at Normal Incidence
- H. Window Covering Manufacturer's Association
  - 1. A100.1: Standard for safety of corded covering products

## 1.4 System Description

### A. Design and Performance Requirements:

| Product   | Air Tested to psf | Water Tested to psf | Structural Tested to psf | Certification Rating | Design Pressure (DP) | Overall Width |        | Overall Height |        |
|---|-------------------|---------------------|--------------------------|----------------------|----------------------|---------------|--------|----------------|--------|
|   |                   |                     |                          |                      |                      | in            | mm     | in             | mm     |
| Wood Double Hung Window 3644                    | 1.57              | 6                   | 60                       | LC-PG40-H            | 40                   | 41 3/8        | (1051) | 97             | (2464) |
| Wood Double Hung Window 3644 High Performance   | 1.57              | 8.25                | 60                       | LC-PG40-H            | 40                   | 41 3/8        | (1051) | 97             | (2464) |
| Wood Ultimate Double Hung 4026                  | 1.57              | 6                   | 60                       | LC-PG40-H            | 40                   | 45 3/8        | (1153) | 61             | (1549) |
| Wood Ultimate Double Hung 4036                  | 1.57              | 6                   | 45                       | LC-PG40-H            | 40                   | 45 3/8        | (1153) | 81             | (2057) |
| Wood Double Hung Window 4036 High Performance   | 1.57              | 8.25                | 60                       | LC-PG40-H            | 40                   | 45 3/8        | (1153) | 81             | (2057) |
| Wood Ultimate Double Hung 2830 High Performance | 1.57              | 7.5                 | 75                       | LC-PG50-H            | 50                   | 33 3/8        | (848)  | 69             | (1753) |
| Wood Ultimate Double Hung 3026 High Performance | 1.57              | 7.5                 | 75                       | LC-PG50-H            | 50                   | 35 3/8        | (899)  | 61             | (1549) |

| Product   | Air Tested to psf | Water Tested to psf | Structural Tested to psf | Certification Rating | Design Pressure (DP) | Overall Width |        | Overall Height |        |
|---|-------------------|---------------------|--------------------------|----------------------|----------------------|---------------|--------|----------------|--------|
|   |                   |                     |                          |                      |                      | in            | mm     | in             | mm     |
| Wood Ultimate Double Hung Round Top 4036                      | 1.57              | 4.5                 | 45                       | LC--PG30-H           | 30                   | 45 3/8        | (1153) | 81             | (2057) |
| Wood Ultimate Double Hung Picture/Transom Round Top & Polygon | 1.57              | 9                   | 90                       | CW-PG60-FW           | 60                   | 75            | (1905) | 90             | (2286) |

## **1.5 Submittals**

- A. Shop Drawings: Submit shop drawings under provision of Section 01 33 23
- B. Product Data: Submit catalog data under provision of Section 01 33 23
- C. Samples:
  - 1. Submit corner section under provision of section 01 33 23
  - 2. Include glazing system, quality of construction and specified finish
- D. Quality Control Submittals: Certificates: submit manufacturer's certification indicating compliance with specified performance and design requirement under provision of section 01 33 23

## **1.6 Quality Assurance**

- A. Requirements: consult local code for IBC [International Building Code] and IRC [International Residential Code] adoption year and pertinent revisions for information on:
  - 1. Egress, emergency escape and rescue requirements
  - 2. Basement window requirements
  - 3. Windows fall prevention and/or window opening control device requirements

## **1.7 Delivery**

- A. Comply with provisions of Section 01 65 00
- B. Deliver in original packaging and protect from weather

## **1.8 Storage and Handling**

- A. Prime and seal wood surfaces, including to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation
- B. Store window units in an upright position in a clean and dry storage area above ground to protect from weather under provision of Section 01 66 00

## **1.9 Warranty**

Complete and current warranty information is available at [marvin.com/warranty](http://marvin.com/warranty). The following summary is subject to the terms, condition, limitations and exclusions set forth in the Marvin Windows and Door Limited Warranty and Products in Coastal Environments Limited Warranty Supplement:

- A. Clear insulating glass with stainless steel spacers is warranted against seal failure caused by manufacturing defects and resulting in visible obstruction through the glass for twenty (20) years from the original date of purchase. Glass is warranted against stress cracks caused by manufacturing defects from ten (10) years from the original date of purchase.
- B. Factory applied interior finish is warranted to be free from finish defects for a period of five (5) years from the original date of purchase.
- C. Hardware and other non-glass components are warranted to be free from manufacturing defects for ten (10) years from the original date of purchase.

## **Part 2 Products**

### **2.1 Manufactured Units**

- A. Description: Wood Ultimate Double Hung, Single Hung, Transom, Picture, as Manufactured by Marvin Windows and Doors, Warroad, Minnesota.
- B. Description: Wood Ultimate Double Hung, Single Hung Round Top as manufactured by Marvin Windows and Doors, Warroad, Minnesota.
- C. Description: Wood Ultimate Double Hung Bow unit, (and related stationary units) as manufactured by Marvin Windows and Door, Warroad, Minnesota.
  - 1. Available in 3, 4, 5, and 6 wide assemblies
  - 2. 6 degree angle
  - 3. With and w/out head and seat board
- D. Description: Wood Ultimate Double Hung Bay Assemblies as manufactured by Marvin Window and Doors, Warroad, Minnesota.
  - 1. Available 30 degree, 45 degree, 60 degree, and 90 degree
  - 2. With and w/out head and seat board

### **2.2 Frame Description**

- A. Non Finger-Jointed Pine or finger-jointed core with non finger-jointed Pine veneer; non finger-jointed Mahogany or finger-jointed core with non finger-jointed Mahogany veneer; non finger-jointed Vertical Grain Douglas Fir or finger-jointed with non finger-jointed Vertical Grain Douglas Fir veneer
  - 1. Kiln-dried to moisture content no greater than 12 percent at the time of fabrication
  - 2. Water repellent, preservative treated in accordance with ANSI/WDMA I.S.4.
- B. Frame thickness: 11/16" (17mm) head and side jambs

- C. Frame depth: Frame depth had an overall 5 21/32" jamb (144mm). 4 9/16" (116mm) jamb depth from the nailing fin plane to the interior face of the frame for new construction.
- D. Frame bevel: 8 degree bevel on sill and subsill
- E. Subsill: 1 3/32" (28mm)

## 2.3 Sash Description

- A. Interior: Non Finger-Jointed Pine or finger-jointed core with non finger-jointed Pine veneer; non finger-jointed Mahogany or finger-jointed core with non finger-jointed Mahogany veneer; non finger-jointed Vertical Grain Douglas Fir or finger-jointed with non finger-jointed Vertical Grain Douglas Fir veneer
  - 1. Kiln-dried to moisture content no greater than twelve (12) percent at the time of fabrication.
  - 2. Water repellent preservative treated with accordance with WDMA I.S.4.
- B. Sash thickness: 1 5/8" (41mm) for operable units, 1 5/8" (41mm) or 2" (51mm) for picture units
- C. Operable sash tilt to interior for cleaning or removal
- D. Sash Options: Unequal Sash
- E. Interior Sash Sticking
  - 1. Standard: Ovolo
  - 2. Optional: Interior Square sticking

## 2.4 Glazing

- A. Select quality complying with ASTM C1036. Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E2190.
- B. Glazing method: Insulating glass
- C. Glazing seal: Silicone glazed
- D. Glass Type: Clear, Bronze, Gray, Reflective Bronze, Tempered, Obscure, Laminated, Low E2 with or without Argon, Low E3 with or without Argon, Low E1 with or without Argon
- E. Tri-pane glass(TG): Tripane Low E1 Argon, Tripane Low E2 Argon, Tripane Low E3 Argon, Tripane Low E1 Krypton/Argon, Tripane Low E2 Krypton/Argon, Tripane Low E3 Krypton/Argon
  - 1. This glass type is dependent on sash thickness and availability
  - 2. Consult ADM or OMS for availability



## 2.5 Finish

- A. Interior/Exterior: Treated bare wood
  - 1. Prime: factory-applied enamel primer. Available on Pine product only.
- B. Interior Finish options:
  - 1. Painted Interior Finish. Available on Pine product only.
  - 2. Factory-applied water-borne acrylic enamel clear coat. Applied in two separate coats with light sanding between coats. Available on Pine, Mahogany, and Vertical Grain Douglas Fir.
  - 3. Factory-applied water-borne urethane stain. Stain applied over a wood (stain) conditioner. A water-borne acrylic enamel clear coat applied in two separate coats, with light sanding between coats, applied over the stain. Available on Pine, Mahogany, and Vertical Grain Douglas Fir. Colors available: Wheat, Honey, Hazelnut, Leather, Cabernet, and Espresso.

## 2.6 Hardware

- A. Balance System: Coil spring block and tackle with nylon cord and fiber filled nylon clutch
- B. Jamb Carrier: Vinyl extrusion with wood inserts
  - 1. Color: beige
- C. Lock: High pressure zinc die-cast cam lock and keeper
  - 1. Finish: Phosphate coated and electrostatically painted Satin Taupe, Bronze, White, Brass, Satin Chrome, Satin Nickel, Antique Brass, Oil Rubbed Bronze
- D. Check rail guide
- E. Optional Window Operating Control Device

## 2.7 Weather Strip

- A. Operating units:
  - 1. Continuous, leaf weather strip at head jamb, parting stop, dual durometer bulb at check rail, foam bulb type dual durometer weather strip on vertical sash edge; dual durometer bulb weather strip at bottom rail
- B. Stationary units:
  - 1. Continuous, bulb weather strip at perimeter of sash, concealed slotted bulb weather strip on exterior of sash, pile strip on interior of blind stop, dual durometer bulb weather strip at bottom rail.

## **2.8 Jamb Extension**

- A. Jamb extensions are available for various wall thickness factory-applied up to a 12" (305mm) wide
- B. Finish: Match interior frame finish

## **2.9 Heat/Seat Board (For use with Bow and Bay units)**

- A. Factory-installed (head board) (seat board) for wall thickness indicated or required
- B. Finish: match interior finish

## **2.10 Insect Screen**

- A. Factory-installed full or half screen. Half screen covers sash opening.
  - 1. Screen Mesh: Charcoal fiberglass, charcoal aluminum wire, black aluminum wire, bright aluminum wire, bright bronze wire, Hi-Tran fiberglass mesh
- B. Aluminum frame finish:
  - 1. Color: Stone White, Bahama Brown, Bronze, Pebble Gray, Evergreen, Sierra White, Coconut Cream, French Vanilla, Cashmere, Desert Beige, Cumulus Gray, Cadet Gray, Ebony, Arctic White, Cascade Blue, Hampton Sage, Wineberry, Bright Silver (pearlescent), Copper (pearlescent)
- C. Optional Magnum Screen:
  - 1. Extruded aluminum surround with charcoal Hi-Tran fiberglass mesh

## **2.11 Wood Combination Storm Sash and Screen**

- A. Frame: Finger-jointed Pine, Mahogany, Vertical Grain Douglas Fir
  - 1. Kiln-dried to moisture content no greater than twelve (12) percent at the time of fabrication
  - 2. Water repellent preservative treated in accordance with WDMA I.S.4.
  - 3. Frame thickness: 1-1/16 inches (26 mm)
  - 4. Extruded aluminum track utilized to hold storm and screen panels
  - 5. Finish: Treated bare wood; Latex prime coat, white – available for Pine wood species only
- B. Hardware: Spring loaded latches to hold removable storm panel in position
- C. Weather strip: Pile weather strip seals between operating panels and against stiles of main frame

- D. Storm Panel: Select quality glass in aluminum frame
  - 1. Frame finish: Bronze; Bahama Brown; Pebble Gray; White; Evergreen
- E. Insect Screen Panel:
  - 1. Extruded aluminum surround, screen mesh: Charcoal fiberglass; charcoal aluminum wire; black aluminum wire; bright aluminum wire; bright bronze wire, Hi-Tran fiberglass screen mesh
  - 2. Aluminum frame finish: Bronze; White; Bahama Brown; Pebble Gray; Evergreen
- F. Wood Storm Sash: Select quality glass in clear Pine, Mahogany, and Vertical Grain Douglas Fir frame
  - 1. Top Rail and stiles: 2-1/8 inches (54 mm) wide
  - 2. Bottom rail: 4-1/16 inches (103 mm) wide
  - 3. Sash thickness: 1-3/32 inches (28 mm)
  - 4. Finish: Latex prime coat, white – available for Pine wood species only

## **2.12 Interior Shade**

- A. Cellular shade is attached to the window with a removable surround system that houses the cellular shade system
  - 1. Minimum jamb depth required 5 13/16" (148mm)
  - 2. Shade cartridge is removable and replaceable
  - 3. Shade control: Top down, bottom up
- B. Wood wrapped extruded aluminum cellular shade
  - 1. Single non-fire rated hexagonal honeycomb (cellular) 3/4" (19mm)
  - 2. Semi-opaque fabric (light filtering)
    - a. Colors: Driftwood, Marigold, Almond, Rose, Denim, Biscuit, Champagne, Moss, Cinnamon, Silver, White, Stone, Tan, Ivory, Eggshell
  - 3. Opaque fabric (blackout)
    - a. Colors: White, Stone, Tan, Ivory, Eggshell

## **2.13 Removable Interior Grilles**

- A. 3/4" by 15/32" (19mm x 12mm), 1 1/8" x 15/32" (29mm x 12mm) wide – Pine only
  - 1. Pattern: Rectangular, Diamond, Custom lite layout

2. Finish: Match interior sash finish

### **2.14 Simulated Divided Lites (SDL)**

- A. 5/8" (16mm) wide, 7/8" (22mm) wide, 1 1/8" (29mm), 1 3/4" (44mm), 2 13/32" (61mm) wide with or w/out internal spacer bar
- B. Muntins: Pine, Mahogany, or Vertical Grain Douglas Fir
- C. Muntins adhere to glass with closed-cell copolymer acrylic foam tape
- D. Sticking:
  1. Standard: Ovolo
  2. Optional: Interior Square sticking
- E. Pattern: Rectangular, diamond, custom lite cut
- F. Finish: Match panel finish

### **2.15 Grilles-Between-the-Glass (GBG)**

- A. 11/16" (17mm) contoured aluminum bar.
  1. Exterior Colors: Stone White. The exterior GBG color is designed to best match the Marvin aluminum clad color when used with LoE glass. The use of different types of glazing may alter the exterior GBG color appearance.
  2. Standard Interior Color: Stone White
  3. Optional Interior Colors: Bronze, Pebble Gray, Sierra, White
- B. Optional flat aluminum spacer bar. Contact your Marvin representative.
- C. Pattern: Rectangular, Cottage, Custom lite layout

### **2.16 Authentic Divided Lites (ADL)**

- A. 1 1/2" (38mm) insulating Pine, Mahogany, Vertical Grain Douglas Fir muntins or 7/8" (22mm) single glaze ADL with energy panel
  1. Pattern: Rectangular; Custom lite layout
  2. Finish: Match sash finish

### **2.17 Accessories and Trim**

- A. Installation Accessories:

1. Factory installed vinyl nailing/drip cap
  2. Installation brackets: 6 3/8" (162mm), 9 3/8" (283mm), 15 3/8" (390mm)
  3. Masonry brackets: 6" (152mm), 10" (254mm)
- B. Exterior Wood Moulding:
1. Profile: Brick Mould Casing, Flat Casing, Stucco Brick Mould, Stucco Flat Casing, Special Casing 3 (SPC3), Special Casing 7 (SPC7), Special Casing 21 (SPC21), Special Casing 18 (SPC18), Special Casing 26 (SPC26)
  2. Finish: Match exterior frame finish
- C. Cedar Dress:
1. Sill
  2. Subsill
  3. Blind stops and jamb covers
  4. Mull covers
  5. Brick Mould and Flat Casing
  6. Available on Pine frames
  7. Bare cedar

## **Part 3 Execution**

### **3.1 Examination**

- A. Verification of Condition: Before installation, verify openings are plumb, square and of proper dimensions as required in Section 01 71 00. Report frame defects or unsuitable conditions to the General contractor before proceeding.
- B. Acceptance of Condition: Beginning on installation confirms acceptance of existing conditions.

### **3.2 Installation**

- A. Comply with Section 01 73 00.
- B. Assemble and install window/door unit(s) according to manufacturer's instruction and reviewed shop drawing.
- C. Install sealant and related backing materials at perimeter of unit or assembly in accordance with Section 07 92 00 Joint Sealants. Do not use expansive foam sealant.
- D. Install accessory items as required.

- E. Use finish nails to apply wood trim and mouldings.

### **3.3 Cleaning**

- A. Remove visible labels and adhesive residue according to manufacturer's instruction.
- B. Leave windows and glass in a clean condition. Final cleaning as required in Section 01 74 00.

### **3.4 Protecting Installed Construction**

- A. Comply with Section 07 76 00.
- B. Protecting windows from damage by chemicals, solvents, paint or other construction operations that may cause damage.

End of Section

# NOTICING

# Public Meeting Notice

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

**NEW REAR ADDITION AND REAR GABLE ROOF ON  
CONTRIBUTING BUILDING.  
DEMOLITION OF REAR ROOF ON ADDITION.**

**FOR- #1200 FLORIDA STREET**

**Applicant – Perez Engineering & Development**

**Application #H15-01-1358**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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

**ADA ASSISTANCE:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



# 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

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## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 1036170 Parcel ID: 00035320-000000**

### Ownership Details

**Mailing Address:**

SEASHELL INVESTMENTS LLC  
400 WISCONSIN AVE  
RACINE, WI 53403-1049

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-Township-Range:** 05-68-25

**Property Location:** 1200 FLORIDA ST KEY WEST

**Subdivision:** Moffat's Sub

**Legal Description:** KW MOFFATS SUB PB 1-12 PT LOT 9 & LOT 11 SQR 3 TR 14 G28-185/86 OR435-371 OR648-176D/C OR657-872 OR900-1978 OR902-1168 OR902-1169 OR1408-2110/12R/S OR1893-1213/15 OR2753-442/43

**Click Map Image to open interactive viewer**



### Exemptions

| Exemption            | Amount    |
|----------------------|-----------|
| 39 - 25000 HOMESTEAD | 25,000.00 |
| 44 - ADDL HOMESTEAD  | 25,000.00 |

### Land Details

| Land Use Code          | Frontage | Depth | Land Area   |
|------------------------|----------|-------|-------------|
| 010D - RESIDENTIAL DRY | 44       | 95    | 4,139.00 SF |

## Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 1159  
 Year Built: 1938

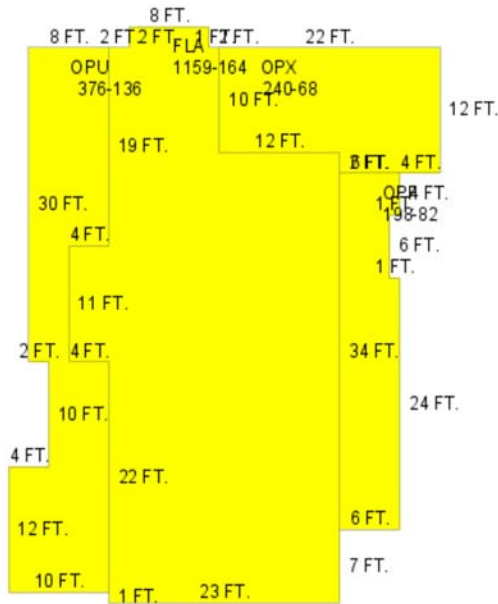
## Building 1 Details

Building Type R1 Condition G Quality Grade 450  
 Effective Age 19 Perimeter 164 Depreciation % 26  
 Year Built 1938 Special Arch 0 Grnd Floor Area 1,159  
 Functional Obs 0 Economic Obs 0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.  
 Roof Type GABLE/HIP Roof Cover METAL Foundation WD CONC PADS  
 Heat 1 NONE Heat 2 NONE Bedrooms 2  
 Heat Src 1 NONE Heat Src 2 NONE

Extra Features:

|            |   |                  |   |
|------------|---|------------------|---|
| 2 Fix Bath | 0 | Vacuum           | 0 |
| 3 Fix Bath | 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  | 1 | Dishwasher       | 0 |



Sections:

| Nbr | Type       | Ext Wall              | # Stories | Year Built | Attic A/C | Basement % | Finished Basement % | Area  |
|-----|------------|-----------------------|-----------|------------|-----------|------------|---------------------|-------|
| 1   | <u>FLA</u> | 12:ABOVE AVERAGE WOOD | 1         | 1988       | N Y       | 0.00       | 0.00                | 1,159 |

|   |            |   |      |   |   |      |      |     |
|---|------------|---|------|---|---|------|------|-----|
| 2 | <u>OPU</u> | 1 | 1988 | N | Y | 0.00 | 0.00 | 376 |
| 3 | <u>OPF</u> | 1 | 1988 | N | Y | 0.00 | 0.00 | 198 |
| 4 | <u>OPX</u> | 1 | 1988 | N | Y | 0.00 | 0.00 | 240 |

## Misc Improvement Details

| Nbr | Type          | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|---------------|---------|--------|-------|------------|-----------|-------|------|
| 1   | PO4:RES POOL  | 176 SF  | 0      | 0     | 1987       | 1988      | 5     | 50   |
| 2   | FN2:FENCES    | 428 SF  | 0      | 0     | 1987       | 1988      | 2     | 30   |
| 3   | WD2:WOOD DECK | 74 SF   | 0      | 0     | 1987       | 1988      | 1     | 40   |
| 4   | WD2:WOOD DECK | 214 SF  | 0      | 0     | 1987       | 1988      | 2     | 40   |

## Appraiser Notes

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## Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes  |
|-------------|-------------|----------------|--------|-------------|--|
| 15-2710     | 07/02/2015  |                | 1,800  |             | REMOVE INTERIOR DRYWALL TO INSULATE EAST WALLS 350 SQ/FT, REPLACE KITCHEN COUNTERTOPS, 30 SQ/FT. |
| B933200     | 11/01/1993  | 12/01/1994     | 450    |             | REPAIRS TO SIDING  |
| 9604293     | 11/01/1996  | 07/01/1997     | 1,200  |             | RENOVATION   |
| 9700787     | 03/01/1997  | 07/01/1997     | 2,000  |             | REPAIRS & PAINTING   |
| 0101788     | 04/30/2001  | 11/28/2001     | 5,250  |             | 14 SQS V-CRIMP   |
| 03-2001     | 06/04/2003  | 08/08/2003     | 1,200  |             | UPGRADE SERVICE PANEL  |

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

| Roll Year | Total Bldg Value | Total Misc Improvement Value | Total Land Value | Total Just (Market) Value | Total Assessed Value | School Exempt Value | School Taxable Value |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2015      | 126,654          | 11,120                       | 309,275          | 447,049                   | 314,615              | 25,000              | 289,615              |
| 2014      | 123,046          | 10,466                       | 231,470          | 364,982                   | 312,118              | 25,000              | 287,118              |
| 2013      | 126,284          | 10,822                       | 341,358          | 478,464                   | 307,505              | 25,000              | 282,505              |
| 2012      | 137,617          | 11,178                       | 310,326          | 459,121                   | 302,365              | 25,000              | 277,365              |
| 2011      | 139,236          | 11,633                       | 201,712          | 352,581                   | 293,558              | 25,000              | 268,558              |
| 2010      | 140,855          | 12,055                       | 154,193          | 307,103                   | 289,220              | 25,000              | 264,220              |
| 2009      | 156,565          | 12,510                       | 308,386          | 477,461                   | 281,616              | 25,000              | 256,616              |
| 2008      | 148,268          | 12,932                       | 447,012          | 608,212                   | 281,335              | 25,000              | 256,335              |
| 2007      | 182,929          | 10,522                       | 662,240          | 855,691                   | 273,141              | 25,000              | 248,141              |
| 2006      | 327,267          | 10,852                       | 393,205          | 731,324                   | 231,174              | 25,000              | 206,174              |

|      |         |        |         |         |         |        |         |
|------|---------|--------|---------|---------|---------|--------|---------|
| 2005 | 304,669 | 11,260 | 331,120 | 647,049 | 258,717 | 25,000 | 233,717 |
| 2004 | 217,621 | 11,649 | 227,645 | 456,916 | 251,182 | 25,000 | 226,182 |
| 2003 | 197,092 | 12,057 | 99,336  | 308,485 | 246,499 | 25,000 | 221,499 |
| 2002 | 173,199 | 12,431 | 93,128  | 278,758 | 240,722 | 25,000 | 215,722 |
| 2001 | 152,380 | 12,854 | 93,128  | 258,362 | 236,932 | 25,000 | 211,932 |
| 2000 | 152,380 | 15,567 | 62,085  | 230,032 | 230,032 | 25,000 | 205,032 |
| 1999 | 148,982 | 15,670 | 62,085  | 226,736 | 174,019 | 25,500 | 148,519 |
| 1998 | 118,386 | 12,254 | 62,085  | 192,725 | 171,279 | 25,500 | 145,779 |
| 1997 | 103,588 | 11,022 | 53,807  | 168,416 | 168,416 | 25,500 | 142,916 |
| 1996 | 79,911  | 8,721  | 53,807  | 142,439 | 131,121 | 25,000 | 106,121 |
| 1995 | 70,751  | 8,165  | 53,807  | 132,723 | 127,923 | 25,000 | 102,923 |
| 1994 | 63,273  | 7,480  | 53,807  | 124,560 | 124,560 | 25,000 | 99,560  |
| 1993 | 63,273  | 7,668  | 51,480  | 122,421 | 122,421 | 25,000 | 97,421  |
| 1992 | 63,273  | 7,854  | 51,480  | 122,607 | 122,607 | 25,000 | 97,607  |
| 1991 | 63,273  | 8,042  | 51,480  | 122,795 | 122,795 | 25,000 | 97,795  |
| 1990 | 59,203  | 8,220  | 40,590  | 108,013 | 108,013 | 25,000 | 83,013  |
| 1989 | 53,821  | 7,651  | 39,600  | 101,072 | 101,072 | 25,000 | 76,072  |
| 1988 | 35,674  | 1,270  | 32,670  | 69,614  | 69,614  | 25,000 | 44,614  |
| 1987 | 35,225  | 1,306  | 24,750  | 61,281  | 61,281  | 25,000 | 36,281  |
| 1986 | 35,422  | 1,356  | 23,760  | 60,538  | 60,538  | 0      | 60,538  |
| 1985 | 22,193  | 0      | 14,256  | 36,449  | 36,449  | 0      | 36,449  |
| 1984 | 20,758  | 0      | 14,256  | 35,014  | 35,014  | 0      | 35,014  |
| 1983 | 20,758  | 0      | 14,256  | 35,014  | 35,014  | 0      | 35,014  |
| 1982 | 21,176  | 0      | 12,355  | 33,531  | 33,531  | 5,000  | 28,531  |

## Parcel Sales History

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

| Sale Date | Official Records Book/Page | Price   | Instrument | Qualification |
|-----------|----------------------------|---------|------------|---------------|
| 7/17/2015 | 2753 / 442                 | 745,000 | WD         | 01            |
| 6/2/2003  | 1893 / 1213                | 98,000  | QC         | P             |
| 5/1/1996  | 1408 / 2110                | 243,000 | WD         | U             |
| 1/1/1984  | 902 / 1168                 | 65,000  | WD         | Q             |
| 1/1/1984  | 902 / 1169                 | 78,000  | WD         | U             |
| 2/1/1976  | 657 / 872                  | 22,000  | 00         | Q             |

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