

# **Staff Report**

5 **Demolition of entry canopy - #325 Julia Street- JDS of North America (H11-01-676)**

This staff report is for the review of a second reading for a Certificate of Appropriateness for a demolition request of a non contributing entry canopy. Part of the canopy encroaches city right-of-way. The remaining canopy will be renovated and its height will be extended approximately one foot. According to the Sanborn map of 1962 as well as a photo circa 1965 of the Property Appraiser's records, the canopy is not a historic structure. On May 22, 2012 the Commission approved the first reading for demolition of this request.

It is staff's opinion that the Commission can consider the request for demolition as it is consistent with the criteria for demolitions in the historic district, Sec. 102-218 of the Land Development Regulations. The proposed demolition will be for a structure that is not historic and will not be considered contributing in a near future.

# **Application**



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # H12-01000676

OWNER'S NAME: Jacob Somorost DATE: 4/19/12

OWNER'S ADDRESS: 325 Julia St Key West PHONE #: 305 923-1796

APPLICANT'S NAME: J.D.S of North America Inc PHONE #: 305 923-1796

APPLICANT'S ADDRESS: 626 Duval St Key West FL 33040

ADDRESS OF CONSTRUCTION:  
325 Julia St. Key West # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

- \* Replace Existing Doors + Windows (Aluminum) (S)
  - \* One Door with Side Light (Aluminum) (1)
  - \* Renewal Existing Exterior
  - \* New 4' fence at Right Hand ± 18' ft
- Demolition of entry

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, 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: 4/19/12  
 Applicant's Signature: \_\_\_\_\_



REQUIRED SUBMITTALS

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

Staff Use Only

Date: 4 \_\_\_\_\_

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION



# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved

✓ 5/22/12 ECF

Denied

Deferred

Reason for Deferral or Denial:

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HARC Comments:

Not contributing.

- Ordinance for demolitions
- Guidelines for windows / entries.

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

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Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission



City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

May 29 2012

Mr. Joel Dos Santos  
JDS of North America Inc.  
#626 Duval Street  
Key West, Florida 33040

**RE: NEW ENTRYWAY. NEW 4 FEET TALL FRONT PICKET FENCE  
AND REPLACEMENT OF EXIT DOORS AND WINDOWS  
FOR: #325 JULIA STREET - HARC APPLICATION # H12-01-676  
KEY WEST HISTORIC DISTRICT**

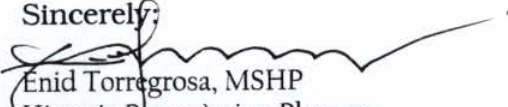
Dear Mr. Dos Santos:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved with conditions** the first reading for demolition and the proposed design for the above mentioned project on the public hearing held on Tuesday May 22, 2012. The Commissioners motioned to approve the project with the conditions that the front door and side lites been made of wood and that the new window replacement will have clear glass and white or bone white in color. The motion was based on the submitted documents and your presentation.

Because this project includes a demolition request, a second reading will take place on Tuesday June 12, 5:30 pm at Old City Hall, 510 Greene Street. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely,

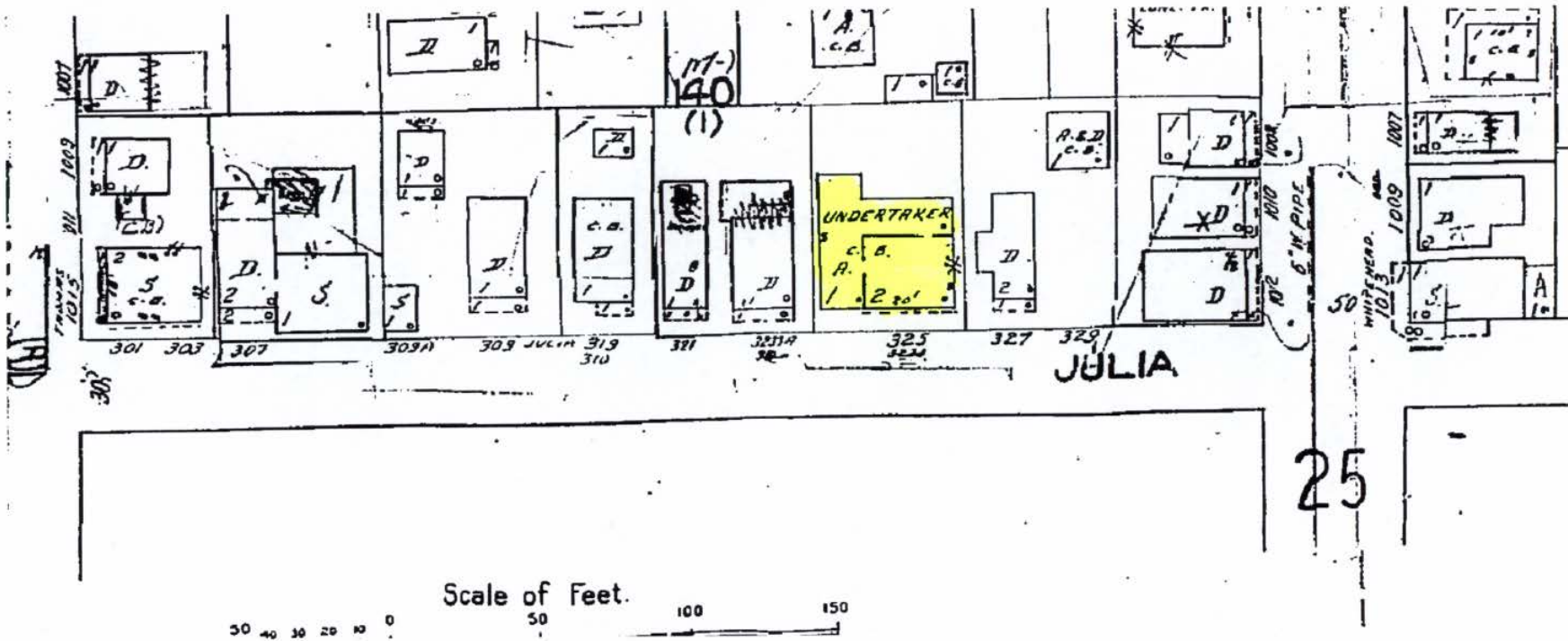
  
Enid Torregrosa, MSHP  
Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

305.809.3973

[etorregr@keywestcity.com](mailto:etorregr@keywestcity.com)

# **Sanborn Maps**





#325 Julia Street Sanborn map 1962



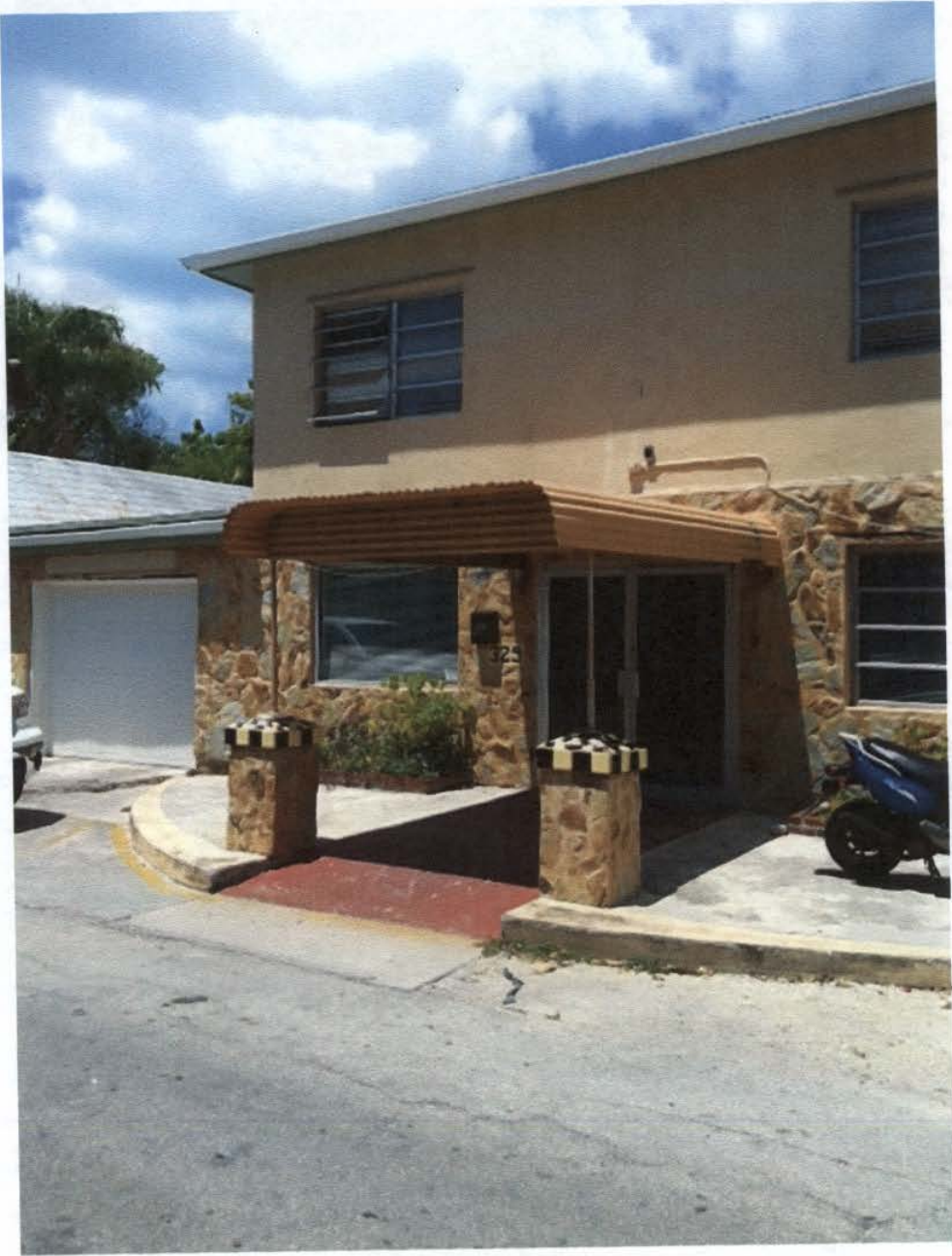
## **Project Photos**



Photo taken by the Property Appraiser's office c1965; 325 Julia St.; Monroe County Library

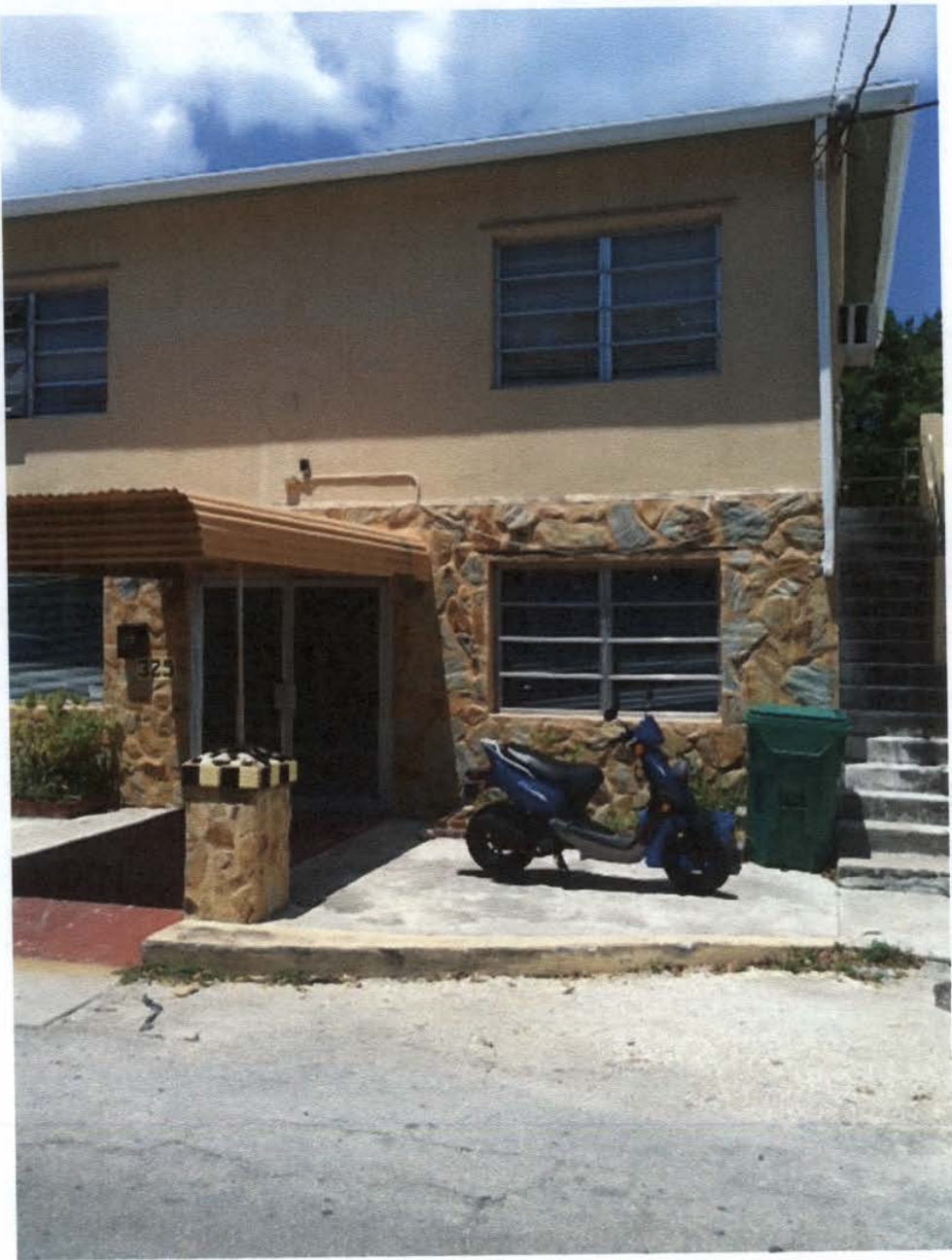


**Subject:** [No Subject]  
**From:** Joel Dos Santos (keysrugby@yahoo.com)  
**To:** keysrugby@yahoo.com;  
**Date:** Tuesday, April 10, 2012 1:59 PM



Sent from my iPhone

**Subject:** [No Subject]  
**From:** Joel Dos Santos (keysrugby@yahoo.com)  
**To:** keysrugby@yahoo.com;  
**Date:** Tuesday, April 10, 2012 1:58 PM



Sent from my iPhone

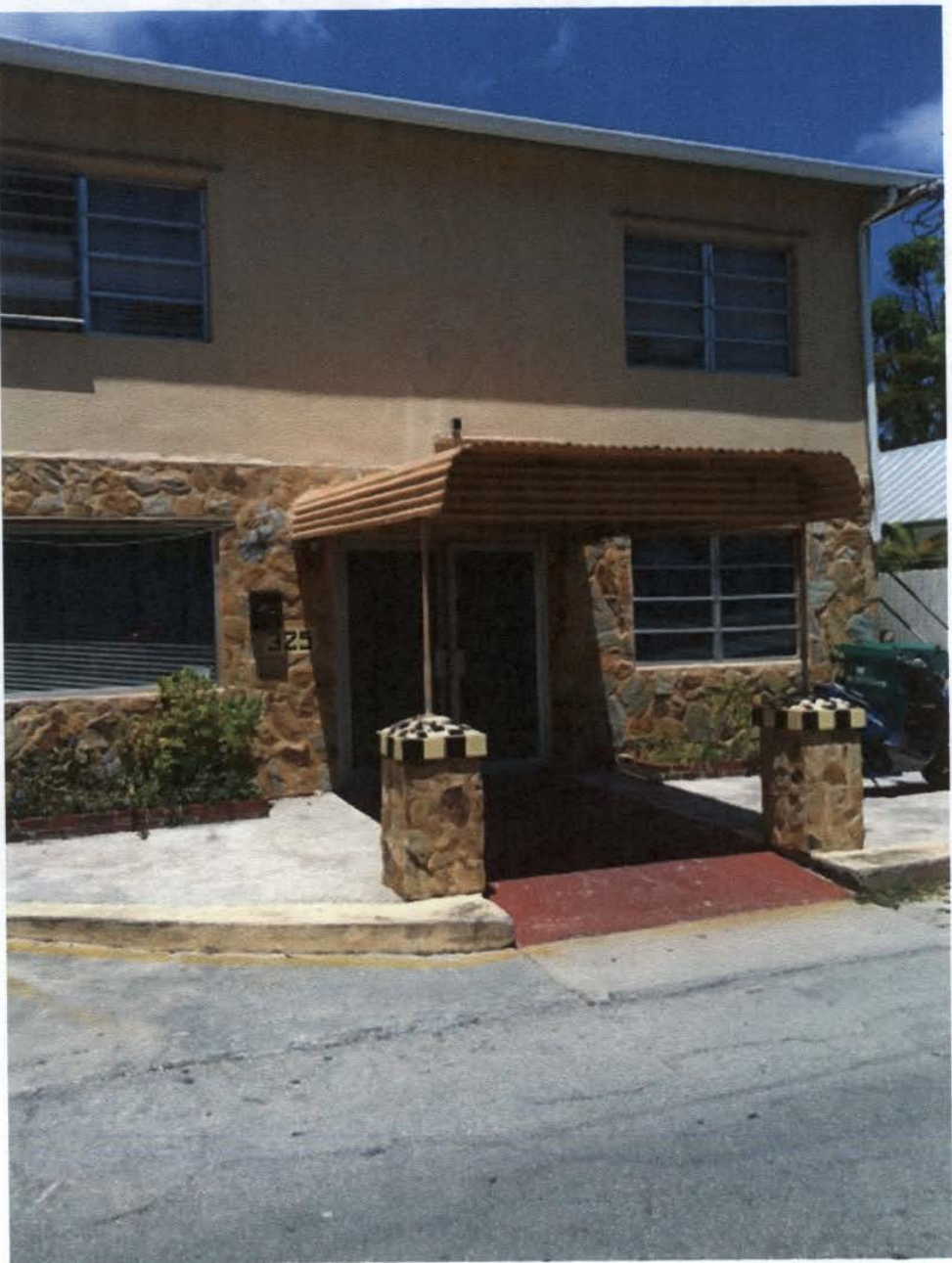


**Subject:** [No Subject]  
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**To:** keysrugby@yahoo.com;  
**Date:** Tuesday, April 10, 2012 1:52 PM



Sent from my iPhone

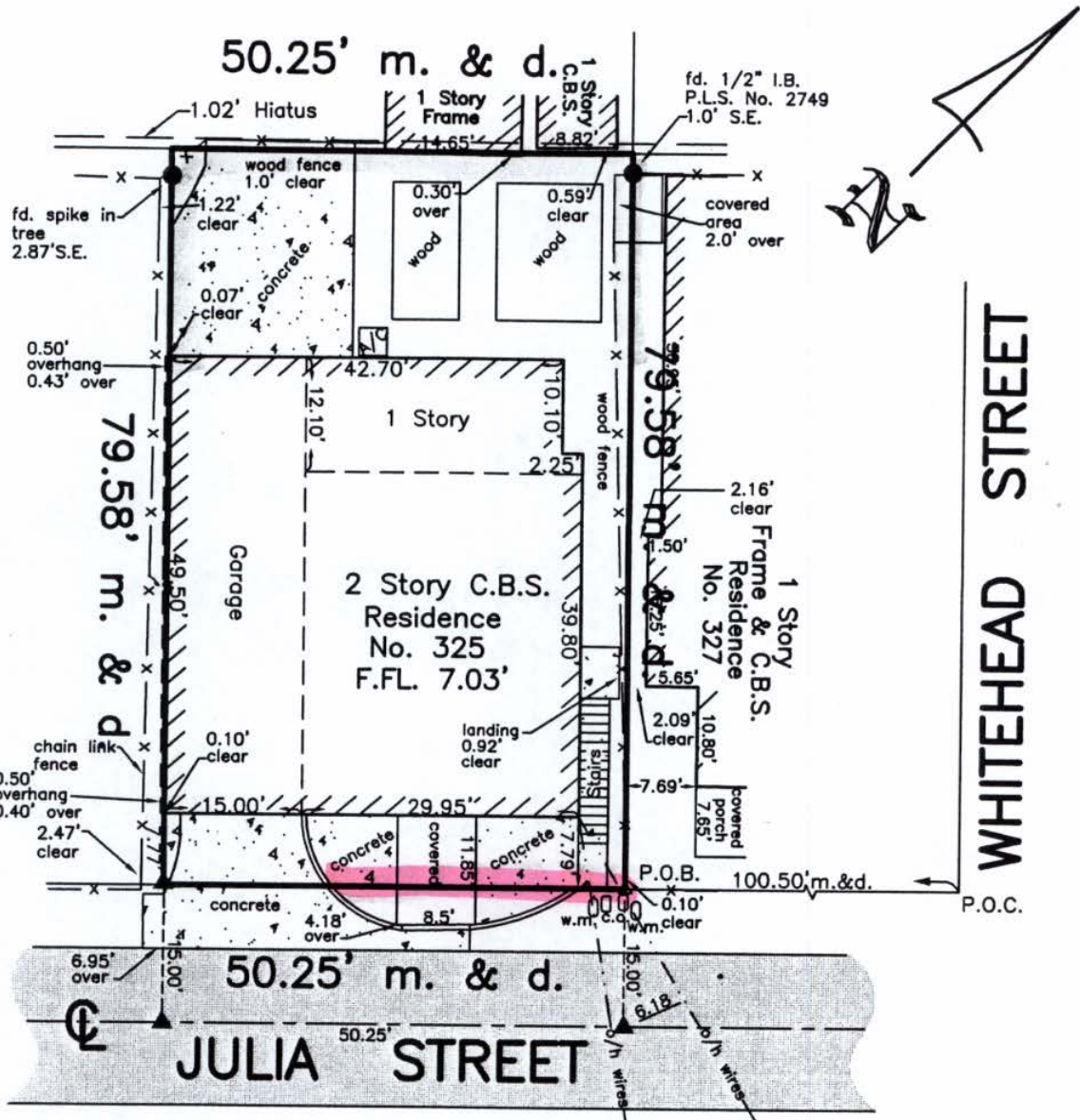
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**To:** keysrugby@yahoo.com;  
**Date:** Tuesday, April 10, 2012 1:56 PM



Sent from my iPhone

# Survey





NOTE: Unless otherwise specified all angles are 90°00'00"



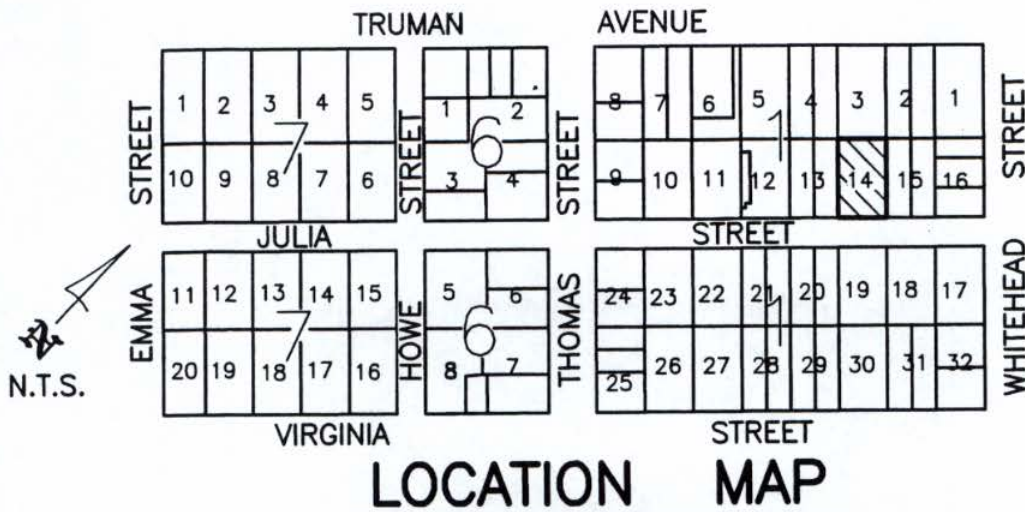
Christina Maria Grass & Julia Ann Fondriest Trust 325 Julia Street, Key West, Florida 33040			
BOUNDARY SURVEY		Dwn No.: 11-334	
Scale: 1"=20'	Ref. 204-72	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 10/21/11		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
11/7/11: Typo's			
fred\drawings\keywest\block97\1312olivia			

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

(305) 293-0466  
Fax. (305) 293-0237  
fhildeb1@bellsouth.net  
L.B. No. 7700





## LOCATION MAP

Square 1, Tract 10  
City of Key West

**LEGAL DESCRIPTION:**

On the Island of Key West being a part of Tract 10, according to William A. Whitehead's map of said Island, delineated in February, A.D. 1852 but better described as, being Lot 14 of Square 1 of said Tract 10, according to Plat thereof, as recorded in Plat Book 1, Page 40, Monroe County, Florida.

**SURVEYOR'S NOTES:**

North arrow based on assumed median  
Reference Bearing: R/W Julia Street  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 14.324

**Monumentation:**

⊕ = Fd. 1/2" Iron Pipe, P.L.S. No. 2749  
△ = Fd. P.K. Nail, P.L.S. No. 2749

**Abbreviations:**

Sty. = Story  
R/W = Right-of-Way  
fd. = Found  
P. = Plat  
m. = Measured  
d. = Deed  
N.T.S. = Not to Scale  
⊕ = Centerline  
Elev. = Elevation  
B.M. = Bench Mark

o/h = Overhead  
u/g = Underground  
F.F.L. = Finish Floor Elevation  
conc. = concrete  
I.P. = Iron Pipe  
I.B. = Iron Bar  
C.B. = Concrete Block  
C.B.S. = Concrete Block Stucco  
cov'd. = Covered  
☒ = Concrete Utility Pole

P.O.C. = Point of Commence  
P.O.B. = Point of Beginning  
P.B. = Plat Book  
pg. = page  
wd. ≙ Wood  
Bal. = Balcony  
Pl. = Planter  
A/C = Air Conditioner

Field Work performed on: 10/14/11

**CERTIFICATION made to:**

The Smith law Firm  
Old Republic National Title Insurance Company  
First State Bank of the Florida Keys  
Christina Maria Grass Trust, dated December 30, 2008  
and Julia Ann Fondriest, dated December 20, 2008

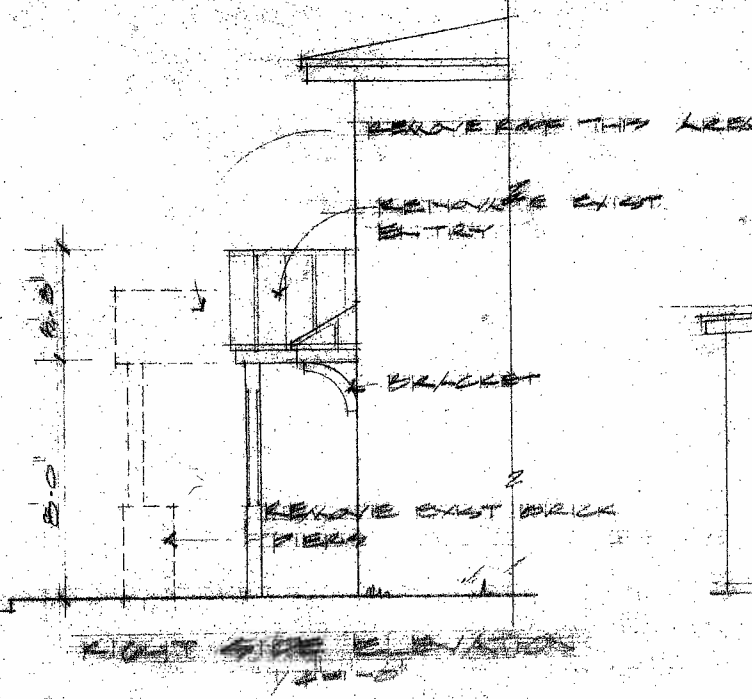
**CERTIFICATION:**

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

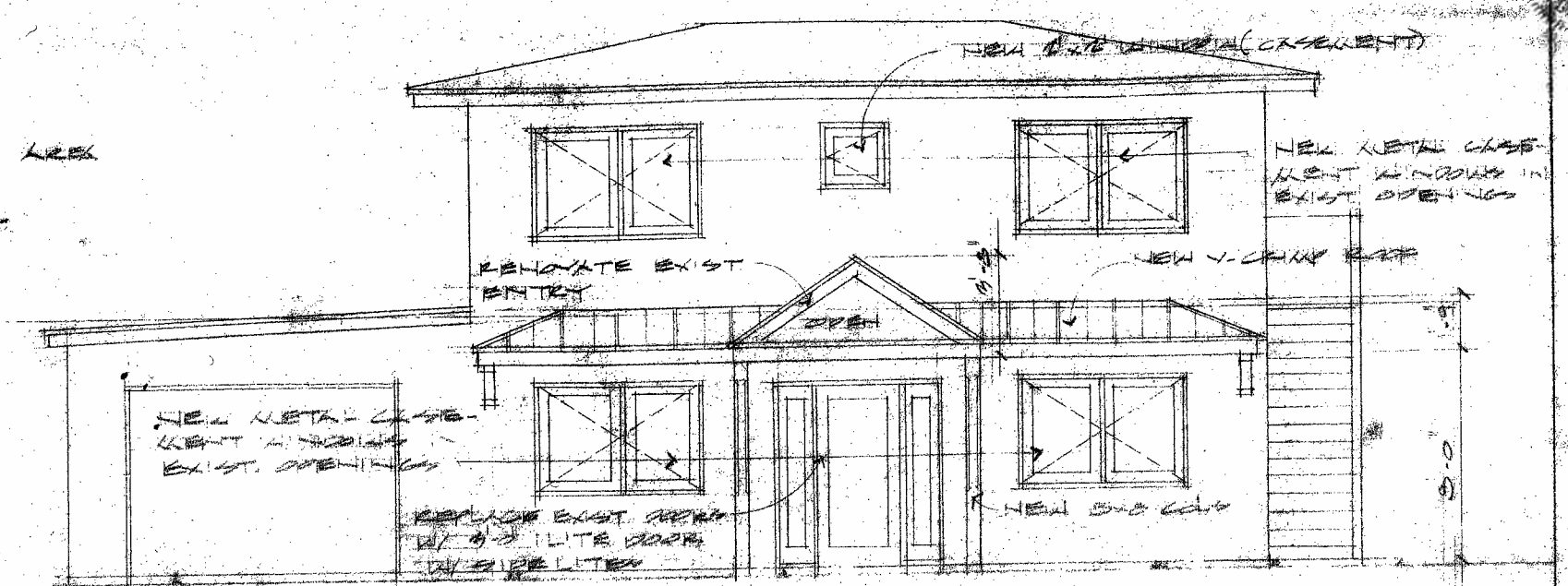
FREDERICK H. HILDEBRANDT  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

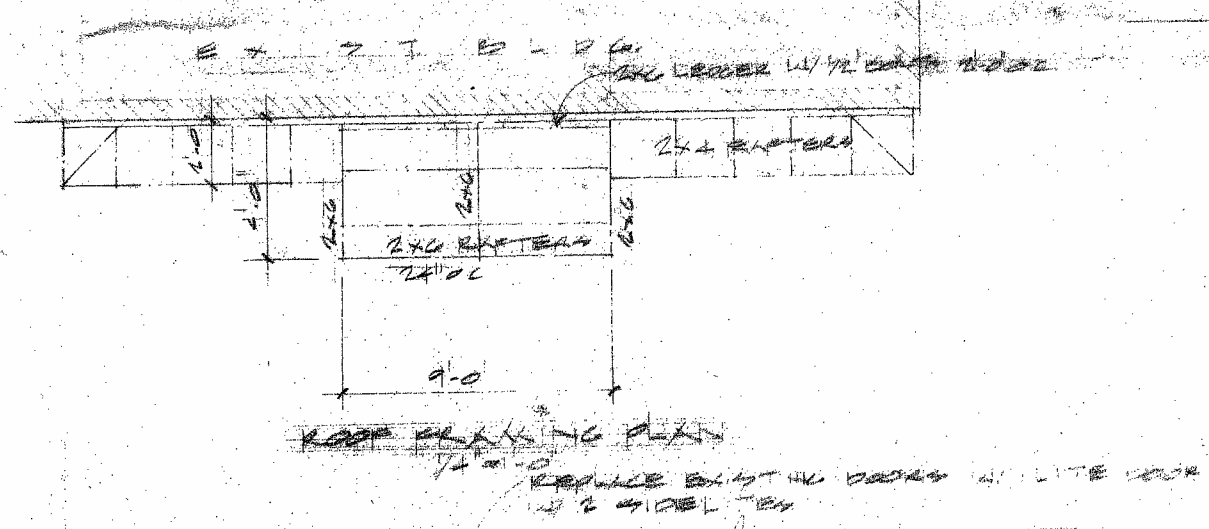
# **Proposed Design**



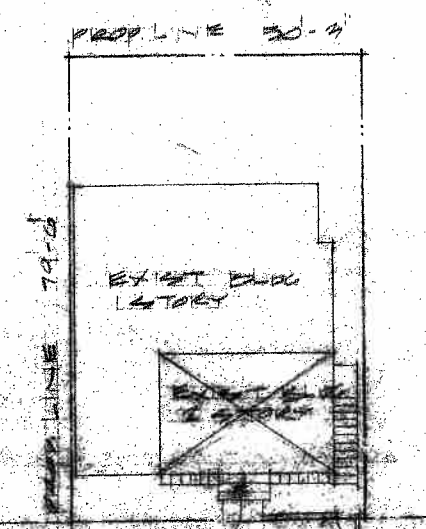
RIGHT SIDE ELEVATION  
1/20/0



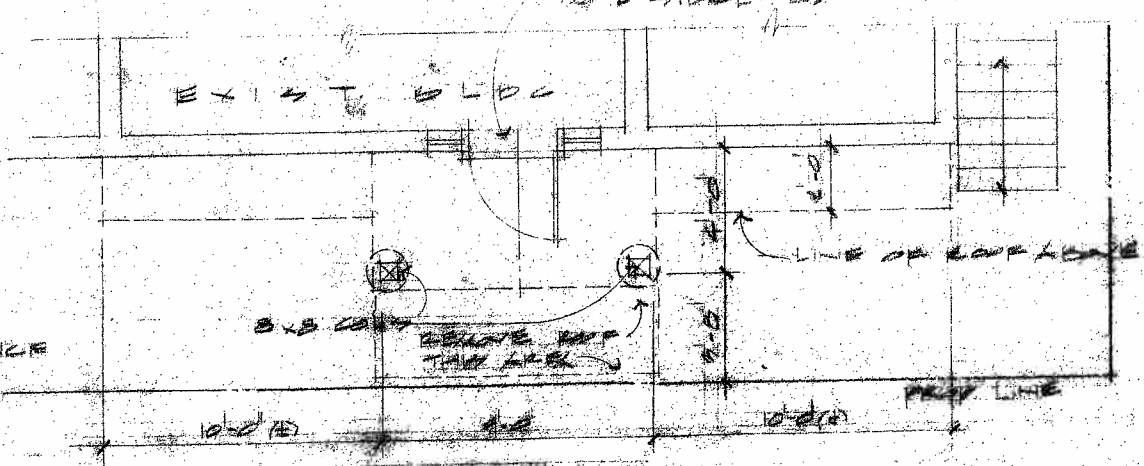
FRONT ELEVATION  
1/20/0



ROOF PLAN  
1/20/0



RENOVATE EXIST. ENTRY  
NEW 2x6 FENCE AND GATE  
JULIA ST  
SITE PLAN  
1/20/0



ARCHITECT  
 325 JULIA ST.  
 NEW YORK





**Impact Resistant Windows & Doors**  
WE'RE STRONGER™

*1st choice*

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AVAILABLE FINISHES



Consult dealer for custom colors.

GLASS COLOR OPTIONS



**ESTATE COLLECTION**  
Impact Resistant Windows & Doors



**Casement Windows**



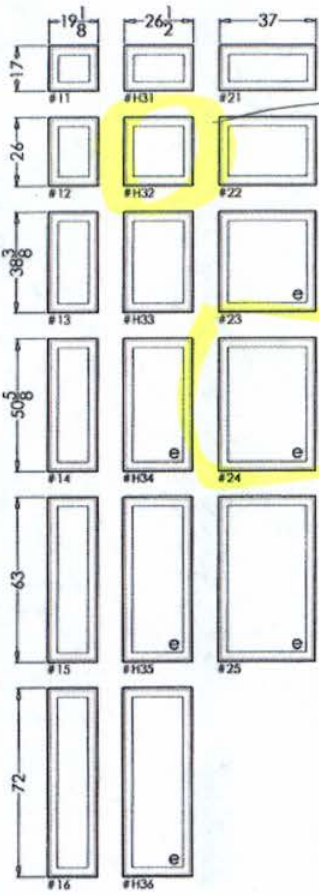
CGI's Estate Collection impact resistant aluminum casement windows have very clean lines and incredible eye appeal and when used with our colonial muntins give the appearance of wood but with the added advantage of quality aluminum construction. To ensure product excellence our impact resistant casement windows offer top of the line components such as Truth Hardware, Schlegel weather-stripping and G.E. Silicone sealants. Our casement window with its superior design backed by years of research and development not only looks great but outperforms its competitors in quality and value.

Thanks to CGI's impact resistant 238 series of casements, project-out / awning and fixed windows these products can be used interchangeably with their matching site lines giving you a consistent look throughout your home.

[Glass](#)   [Standard Hardware](#)   [Standard Accessories](#)   [Optional Items](#)   [Performance Chart](#)   [Sizes](#)

TEST TYPE		RESULTS
Air Infiltration		.04 CFM @ 6.24 PSF
Maximum Water Resistance		16.5 PSF
Cyclic Design Load After Large Missile Impact Using KeepSafe Maximum® Laminated Glass (In Accordance with Dade County Protocols PA-201 & PA-203)	@ 26 1/2" x 50 5/8" Window	+110 PSF/-220 PSF
	@ 37" x 63" Window	+110 PSF/-120 PSF
Forced Entry Test (AAMA 1302.5)		Passed





New 2nd floor front facade

Replace window 1st + 2nd floor (in pairs)

**Custom Sizes Also Available**

Minimum available window width is 18"  
Maximum available window width is 37"  
Maximum available window height is 84"  
Maximum over-all window area is 16.19 Square Feet



**MIAMI-DADE COUNTY**  
 BUILDING CODE COMPLIANCE OFFICE (BCCO)  
 PRODUCT CONTROL DIVISION

MIAMI-DADE COUNTY, FLORIDA  
 METRO-DADE FLAGLER BUILDING  
 140 WEST FLAGLER STREET, SUITE 1107  
 MIAMI, FLORIDA 33130-1563  
 (305) 375-2902 FAX (305) 372-6339

**NOTICE OF ACCEPTANCE (NOA)**

[www.miamidade.gov/buildingcode](http://www.miamidade.gov/buildingcode)

**CGI WINDOWS AND DOORS, INC.**  
 10100 NW 25 Street  
 Miami, FL 33172

**SCOPE:**

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed by Miami-Dade County Product Control Division and accepted by the Board of Rules and Appeals (BORA) to be used in Miami-Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Division (In Miami-Dade County) and/or the AHJ (in areas other than Miami-Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. BORA reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Division that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

**DESCRIPTION: Series "Sentinel 110" Aluminum Single Hung Window - L.M.I.**

**APPROVAL DOCUMENT:** Drawing No. **W10-03**, titled Series "110 Sentinel Aluminum S.H. Window (L.M.I. / S.M.I.)", sheets 1 through 9 of 9, dated 02/02/10, with the latest revision no. "A", dated 08/13/10, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P. E., bearing the Miami-Dade County Product Control Approval stamp with the Notice of Acceptance number and Approval date by the Miami-Dade County Product Control Division.

**MISSILE IMPACT RATING: Large and Small Missile Impact Resistant.**

**LABELING:** Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

**RENEWAL** of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

**TERMINATION** of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

**ADVERTISEMENT:** The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

**INSPECTION:** A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official. This NOA consists of this page 1, evidence page E-1, as well as approval document mentioned above. The submitted documentation was reviewed by **Jaime D. Gascon, P. E.**



NOA No. 10-0510.11  
 Expiration Date: September 22, 2015  
 Approval Date: September 22, 2010  
 Page 1



CGI WINDOWS AND DOORS, INC.

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

**A. DRAWINGS**

1. Manufacturer's die drawings and sections.
2. Drawing No **W10-03**, titled Series "**110 Sentinel Aluminum S.H. Window (L.M.I. / S.M.I.)**", sheets 1 through 9 of 9, dated 02/02/10, with the latest revision no. "A", dated 08/13/10, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P. E.

**B. TESTS**

1. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94  
2) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94  
3) Water Resistance Test, per FBC, TAS 202-94  
4) Large Missile Impact Test per FBC, TAS 201-94  
5) Cyclic Wind Pressure Loading per FBC, TAS 203-94  
along with marked-up drawings and installation diagram of mullion, prepared by Hurricane test Laboratory, LLC, Test Report No. **HTL-0080-0101-10**, dated February 03, 2010, signed and sealed by Vinu J. Abraham, P. E.

**C. CALCULATIONS**

1. Anchor verification calculations and structural analysis, complying with FBC-2007, prepared by Al-Farooq Corporation, dated 04/26/10, signed and sealed by Javad Ahmad, P. E.

**D. QUALITY ASSURANCE**

1. Miami-Dade Building Code Compliance Office (BCCO).

**E. MATERIAL CERTIFICATIONS**

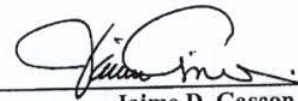
1. Notice of Acceptance No. **09-0312.03** issued to E.I. DuPont DeNemours & Co., Inc. for their "**DuPont Sentry Glass® Interlayer**" dated 05/13/09, expiring on 01/14/12.
2. Notice of Acceptance No. **06-0216.06** issued to Solutia Inc. for their "**Saflex III Clear or colored interlayer**" dated 05/04/06, expiring on 05/21/11.
3. Notice of Acceptance No. **08-0520.08** issued to Solutia Inc. for their "**Vanceva Composites Glass Interlayer**" dated 7/17/08, expiring on 12/11/13.

**F. STATEMENTS**

1. Statement letter of conformance, no financial interest and compliance with the FBC-2007, dated March 23, 2010, signed and sealed by Javad Ahmad, P. E.
2. Laboratory compliance letter for Test Report No. **HTL-0080-0101-10**, issued by Hurricane Test Laboratory, LLC, dated February 03, 2010, signed and sealed by Vinu J. Abraham, P. E.
3. Proposal No. **09-0032** issued by BCCO, dated October 22, 2009, signed by Renzo Narcisco.

**G. OTHERS**

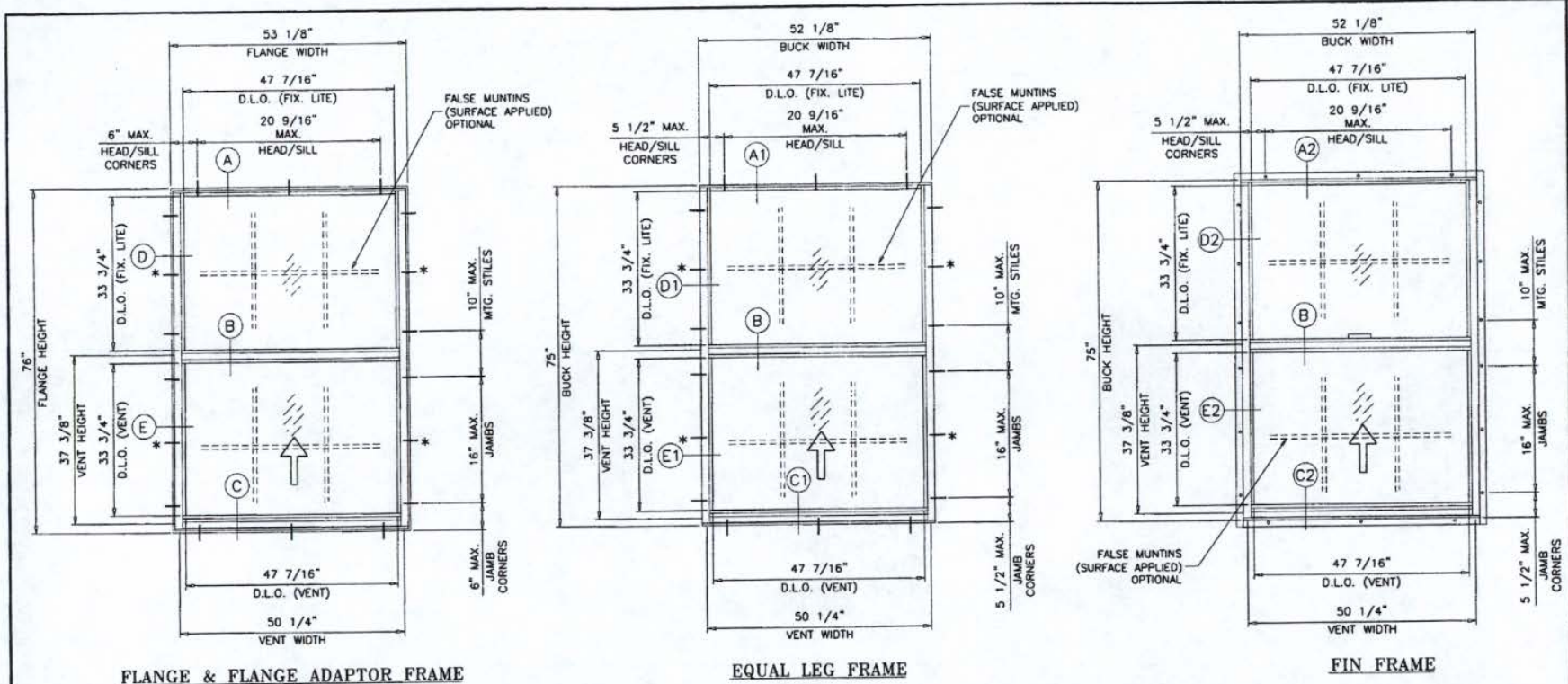
1. None.



Jaime D. Gascon, P. E.  
Chief, Product Control Division  
NOA No. 10-0510.11

Expiration Date: September 22, 2015  
Approval Date: September 22, 2010





**FLANGE & FLANGE ADAPTOR FRAME**

**EQUAL LEG FRAME**

**FIN FRAME**

**TYPICAL ELEVATION**

**SERIES 110 SENTINEL ALUMINUM SINGLE HUNG WINDOW**

DESIGN LOAD RATINGS FOR THESE WINDOWS TO BE AS PER CHARTS SHOWN ON SHEET 2.

APPROVAL APPLIES TO SINGLE UNITS OR SIDE BY SIDE COMBINATIONS OF S.H./S.H. OR SINGLE HUNG WDW. WITH OTHER MIAMI-DADE COUNTY APPROVED WINDOWS USING MIAMI-DADE COUNTY APPROVED MULLIONS IN BETWEEN.

LOWER DESIGN PRESSURE FROM WINDOWS OR MULLION APPROVAL WILL APPLY TO ENTIRE SYSTEM.

THIS PRODUCT HAS BEEN DESIGNED AND TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2007 EDITION INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ).

WOOD BUCKS BY OTHERS, MUST BE ANCHORED PROPERLY TO TRANSFER LOADS TO THE STRUCTURE.

ANCHORS SHALL BE AS LISTED, SPACED AS SHOWN ON DETAILS, ANCHORS EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO.

ANCHORING OR LOADING CONDITIONS NOT SHOWN IN THESE DETAILS ARE NOT PART OF THIS APPROVAL.

A LOAD DURATION INCREASE IS USED IN DESIGN OF ANCHORS INTO WOOD ONLY.

MATERIALS INCLUDING BUT NOT LIMITED TO STEEL/METAL SCREWS, THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF 2007 FLORIDA BLDG. CODE SECTION 2003.8.4.

\* ADDITIONAL ANCHORS ARE REQUIRED WHEN THE DESIGN PRESSURE IS GREATER THAN > 75 PSF

LAMINATED GLASS  
INSULATING LAM. GLASS  
SMALL MISSILE IMPACT  
LARGE MISSILE IMPACT

Engr: JAVAD AHMAD  
CIVIL  
FLA. PE # 70592  
C.A.N. 5538  
  
AUG 13 2010

Approved as complying with the Florida Building Code  
Date: 07/29/2010  
NOA# 10-0316.11  
Miami-Dade Product Control Division  
By: *[Signature]*

**af c**  
**AL-FAROOQ CORPORATION**  
ENGINEERS & PRODUCT DEVELOPMENT  
3235 S.W. 87 AVE  
MIAMI, FLORIDA 33174  
TEL. (305) 264-8100 FAX. (305) 262-6978  
COMP-ANL W10-0303

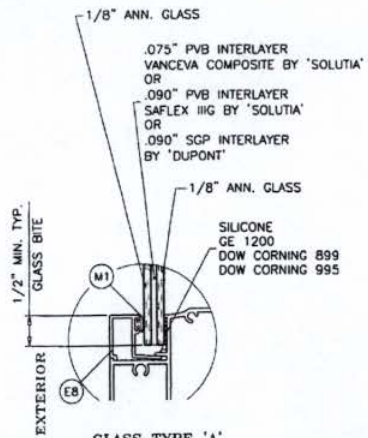
SERIES 110 SENTINEL ALUM. S.H. WDW (S.M.I.) (L.M.I.)  
**CGI WINDOWS & DOORS**  
10100 N.W. 25TH STREET  
MIAMI, FL. 33172  
TEL. (305) 593-6590 FAX. (305) 593-6592

REV	DATE	BY	DESCRIPTION
A	08/13/10		REV FOR ECC COMMENTS

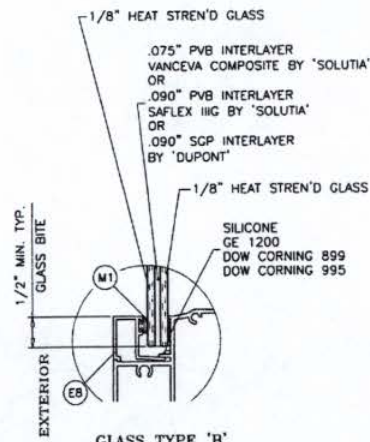
date: 02-02-10  
scale: 1/2" = 1"  
dr. by:  
chk. by:  
drawing no.  
**W10-03**  
sheet 1 of 9





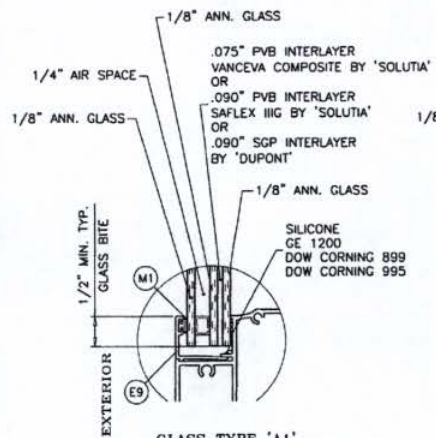


**GLASS TYPE 'A'**  
5/16" OVERALL LAM. GLASS



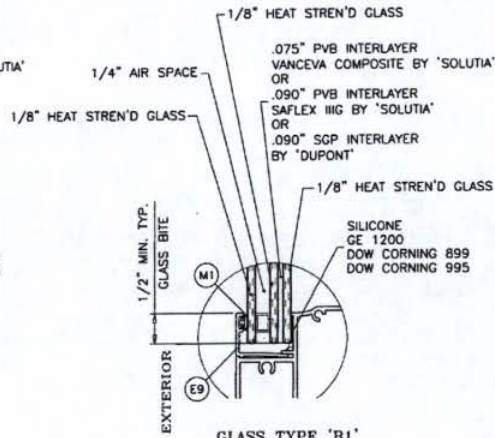
**GLASS TYPE 'B'**  
5/16" OVERALL LAM. GLASS

(L.M.I & S.M.I.)



**GLASS TYPE 'A1'**  
0.70" OVERALL INSUL. LAM. GLASS

(L.M.I ONLY)



**GLASS TYPE 'B1'**  
0.70" OVERALL INSUL. LAM. GLASS

(S.M.I.)

IN ORDER TO QUALIFY FOR SMALL MISSILE IMPACT RATING  
EXTERIOR PLY OF GLASS TYPES 'A1' & 'B1' MUST BE TEMPERED.

Engr: JAVAD AHMAD  
CIVIL  
FLA. PE # 70592  
C.A.N. 3538

*[Signature]*  
AUG 13 2010

Approved as complying with the  
Florida Building Code  
Date 04/23/2010  
NOA# 10-0510-11  
Miami-Dade Product Control  
Division  
By *[Signature]*

**af c**  
**AL-FAROOG CORPORATION**  
ENGINEERS & PRODUCT DEVELOPMENT  
12335 S.W. 27 AVE  
MIAMI, FLORIDA 33174  
TEL (305) 264-8100 FAX (305) 262-6978  
COMP-ANL\W10-03CG

SERIES 110 SENTINEL ALUM. S.H. WDW (S.M.I.) (L.M.I.)  
**CGI WINDOWS & DOORS**  
10100 N.W. 25TH STREET  
MIAMI, FL. 33172  
TEL (305) 593-6590 FAX (305) 593-6592

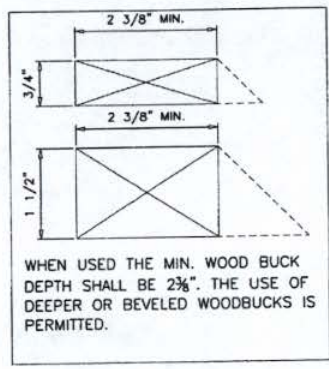
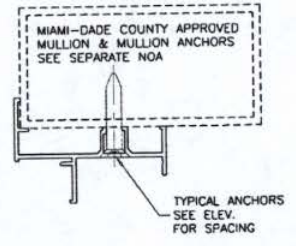
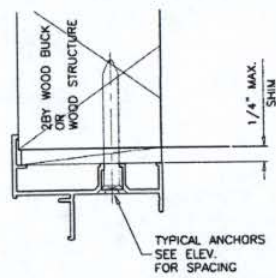
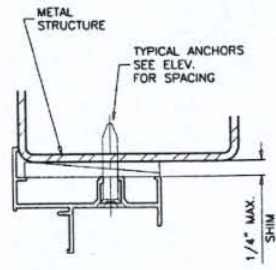
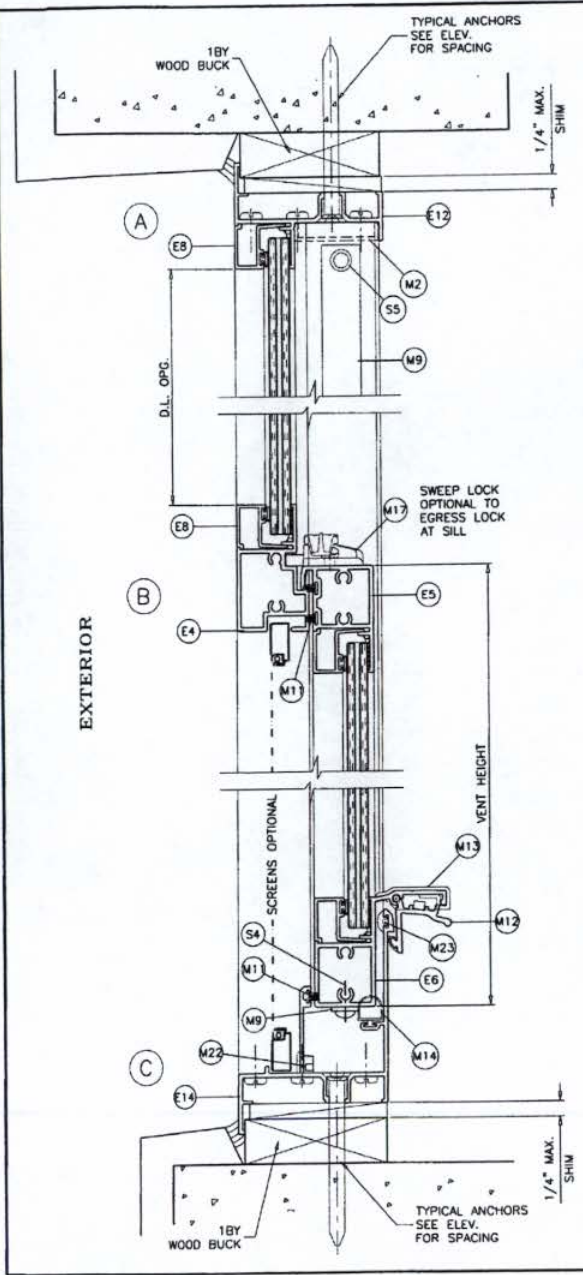
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	A	08.13.10		REV. PER BIDD COMMENTS

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dr. by:  
chk. by:

drawing no.  
**W10-03**  
sheet 3 of 9

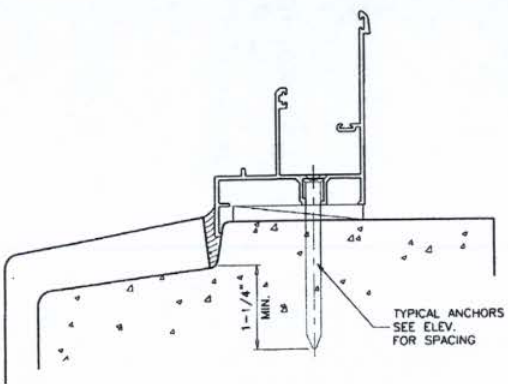


**FLANGE & FLANGE ADAPTOR FRAME**



WOOD BUCKS AND METAL STRUCTURE NOT BY CGI WDW. MUST SUSTAIN LOADS IMPOSED BY GLAZING SYSTEM AND TRANSFER THEM TO THE BUILDING STRUCTURE.

**TYPICAL ANCHORS:** SEE ELEV. FOR SPACING  
 1/4" DIA. TAPCON BY 'ITW' (Fu=120 KSI, Fy=92 KSI)  
 1/4" DIA. ULTRACON BY 'ELCO' (Fu=177 KSI, Fy=155 KSI)  
 INTO 2BY WOOD BUCKS OR WOOD STRUCTURES  
 1-3/8" MIN. PENETRATION INTO WOOD  
 THRU 1BY BUCKS INTO CONC. OR MASONRY  
 1-1/4" MIN. EMBED INTO CONC. OR MASONRY  
 DIRECTLY INTO CONC. OR MASONRY  
 1-1/4" MIN. EMBED INTO CONC. OR MASONRY  
**#14 SMS OR SELF DRILLING SCREWS** (GRADE 2 CRS)  
 INTO METAL STRUCTURES  
 STEEL : 12 GA. MIN. (Fy = 36 KSI MIN.)  
 ALUMINUM : 1/8" THK. MIN. (6063-T5 MIN.)  
 (STEEL IN CONTACT WITH ALUMINUM TO BE PLATED OR PAINTED)  
**#14 SMS OR SELF DRILLING SCREWS** (GRADE 2 CRS)  
 INTO MIAMI-DADE COUNTY APPROVED MULLIONS (MIN. THK. = .090")  
 (NO SHIM SPACE)  
**TYPICAL EDGE DISTANCE**  
 INTO CONCRETE AND MASONRY = 2" MIN.  
 INTO WOOD STRUCTURE = 1" MIN.  
 INTO METAL STRUCTURE = 3/4" MIN.  
 CONCRETE AT HEAD, SILL OR JAMBS f'c = 3000 PSI MIN.  
 C-90 HOLLOW/FILLED BLOCK AT JAMBS f'm = 2000 PSI MIN.



Engr: JAVAD AHMAD  
 CIVIL  
 FLA. PE # 70592  
 C.A.N. 3538  
 AUG 13 2010

Approved as complying with the  
 Florida Building Code  
 Date 07/22/2010  
 NOA# 10-05-10-11  
 Miami Dade Product Control  
 Division

**AL-FAROOQ CORPORATION**  
 ENGINEERS & PRODUCT DEVELOPMENT  
 1235 S.W. 87 AVE  
 MIAMI, FLORIDA 33174  
 TEL: (305) 264-8100 FAX: (305) 262-6978  
 COMP-ANL W10-03CGI

**CGI WINDOWS & DOORS**  
 10100 N.W. 25TH STREET  
 MIAMI, FL. 33172  
 TEL: (305) 593-6590 FAX: (305) 593-6592

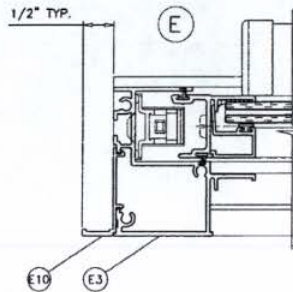
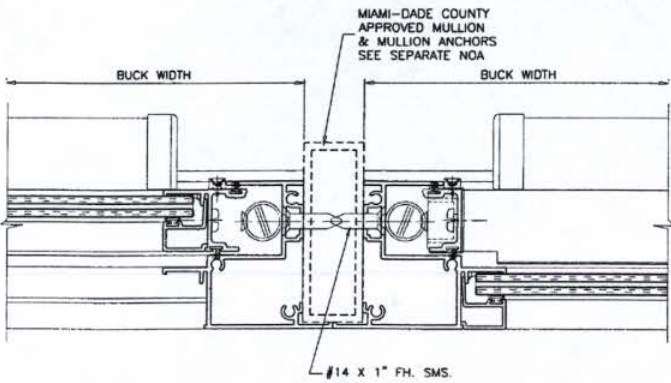
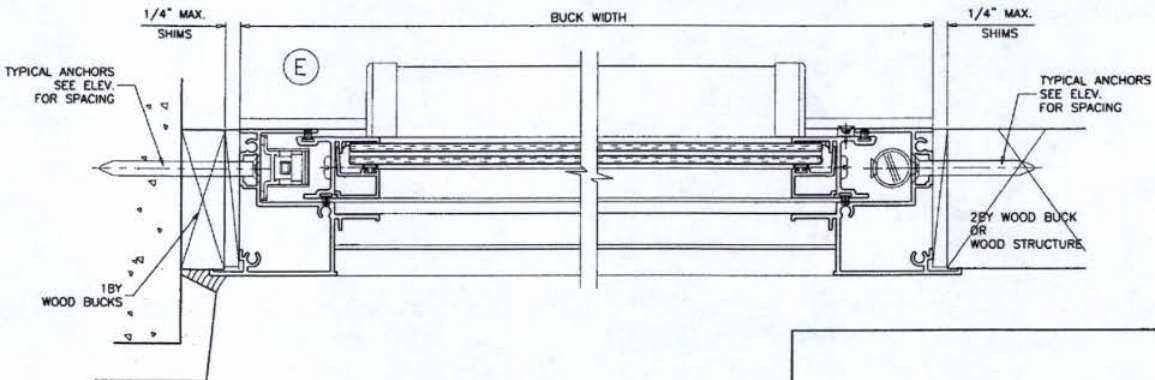
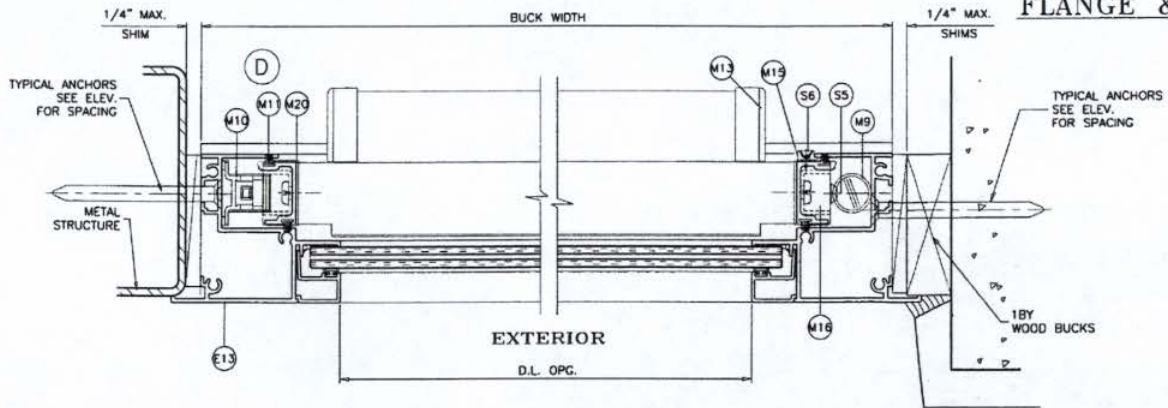
Series 110 SENTINEL ALUM S.H. WDW.(S.M.) (L.M.I.)

NO.	DATE	BY	DESCRIPTION

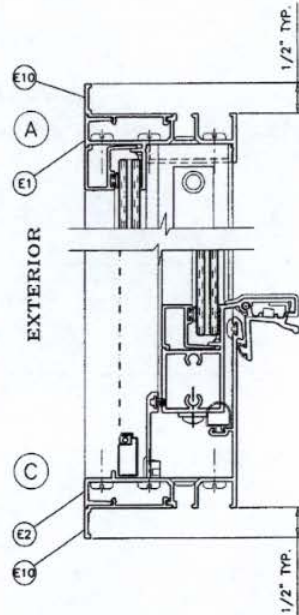
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 drawing no. W10-03  
 sheet 4 of 9



FLANGE & FLANGE ADAPTOR FRAME



FLANGE ADAPTOR FRAME



INSTALLATION DETAILS SHOWN ON PAGES 4 AND 5 APPLY TO BOTH FLANGE FRAME AND FLANGE ADAPTOR FRAMES.

Engr. JAVAD AHMAD  
 CIVIL  
 FLA. PE # 70592  
 C.A.N. 3538  
 AUG 13 2010

Approved as complying with the  
 Florida Building Code  
 Date 09/22/2010  
 NOA# 10-0510-11  
 Miami Dade Product Control  
 Division  
 By *[Signature]*

**AL-FAROOQ CORPORATION**  
 ENGINEERS & PRODUCT DEVELOPMENT  
 1235 S.W. 87 AVE  
 MIAMI, FLORIDA 33174  
 TEL. (305) 264-8100  
 FAX. (305) 264-8978  
 COMP-ANL W10-03(C)

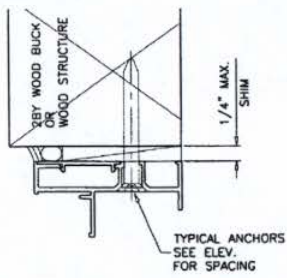
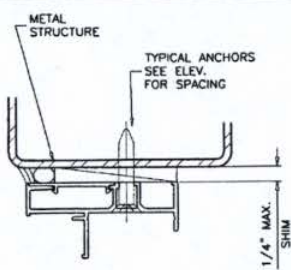
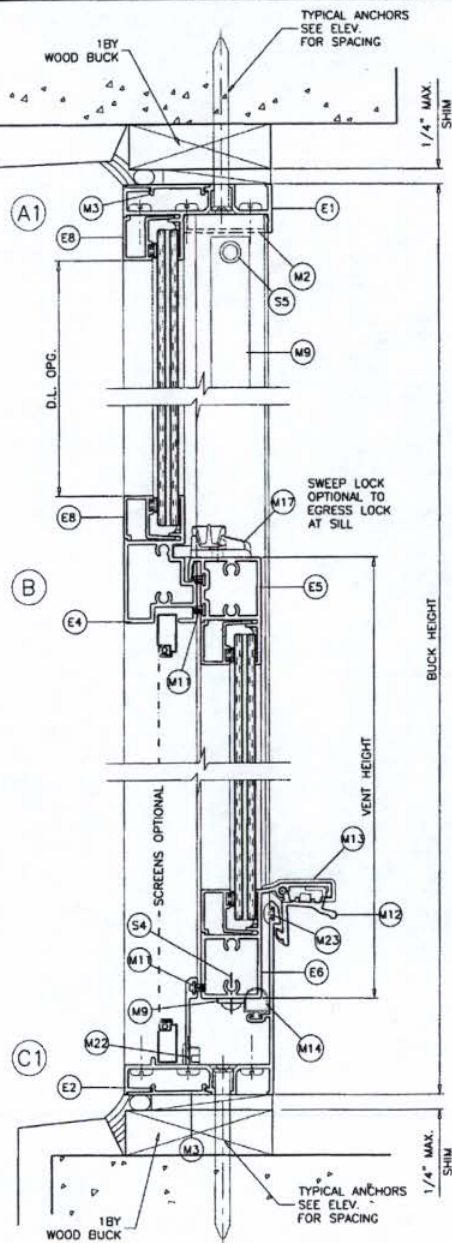
SERIES 110 SENTINEL ALUM. S.H. WDW. (S.M.I.) (L.M.I.)  
**CGI WINDOWS & DOORS**  
 10100 N.W. 25TH STREET  
 MIAMI, FL. 33172  
 TEL. (305) 593-6590  
 FAX. (305) 593-6592

Revisions:	no.	date	description
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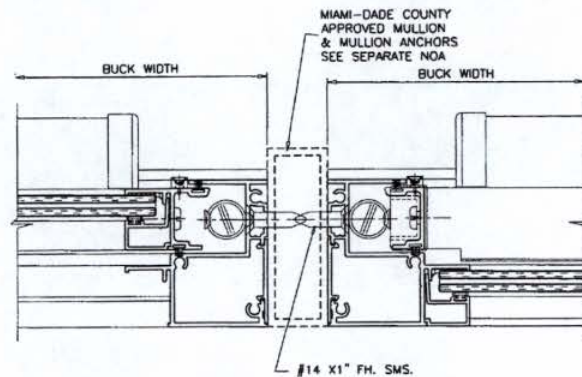
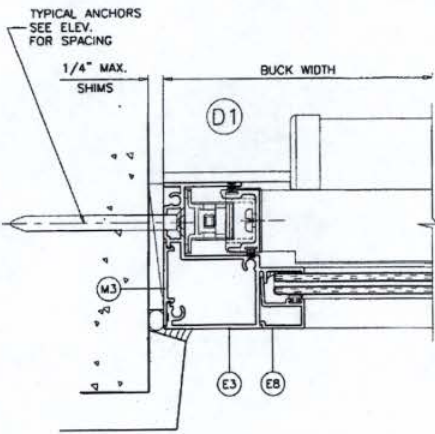
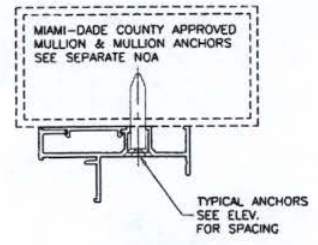
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chk. by:	

drawing no.  
**W10-03**

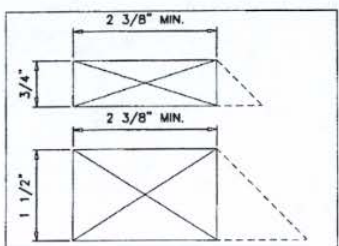
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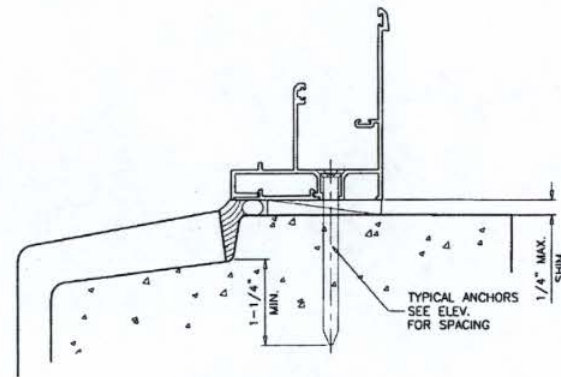
EQUAL LEG FRAME



EQUAL LEG FRAME CAN BE INSTALLED DIRECTLY INTO WOOD, CONCRETE OR METAL STRUCTURES WITHOUT THE NEED OF A WOOD BUCK.

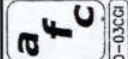


WHEN USED THE MIN. WOOD BUCK DEPTH SHALL BE 2 3/8\"/>



Engr. JAVAD AHMAD  
 CIVIL  
 FLA. PE # 70592  
 C.A.N. 3538  
 AUG 13 2010

Approved as complying with the Florida Building Code  
 Date 09/22/2010  
 NOAB 10-6510-11  
 Miami-Dade Product Control Division  
 By *[Signature]*



**AL-FAROOQ CORPORATION**  
 ENGINEERS & PRODUCT DEVELOPMENT  
 1335 S.W. 87 AVE  
 MIAMI, FLORIDA 33174  
 TEL. (305) 264-8100 FAX. (305) 262-6978  
 COMP-ANL W10-03CGI

SERIES 110 SENTINEL ALUM. S.H. WDW (S.M.J.) (L.M.I.)  
**CGI WINDOWS & DOORS**  
 10100 N.W. 25TH STREET  
 MIAMI, FL. 33172  
 TEL. (305) 593-6590 FAX. (305) 593-6592

revisions:	no	date	by	description
	A	08.13.10		REV PER BIDD COMMENTS

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 chk. by:

drawing no.  
**W10-03**  
 sheet 6 of 9



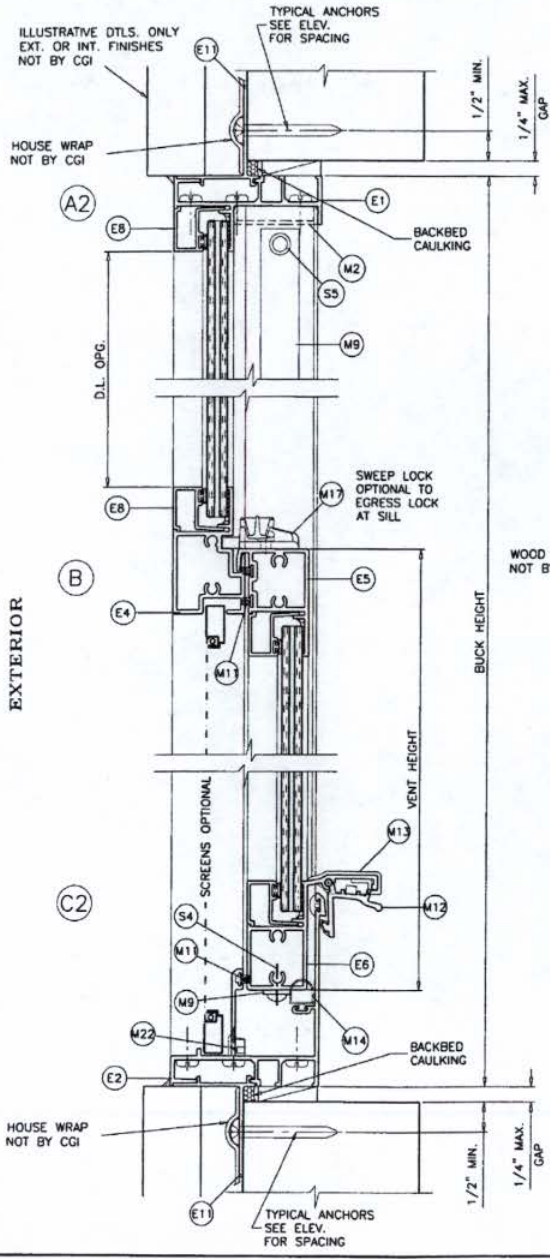
# FIN FRAME

**af c**  
**AL-FAROOQ CORPORATION**  
 ENGINEERS & PRODUCT DEVELOPMENT  
 1235 S.W. 87 AVE  
 MIAMI, FLORIDA 33174  
 TEL. (305) 264-8100 FAX. (305) 262-6976  
 COMP-NL\W10-03CGI

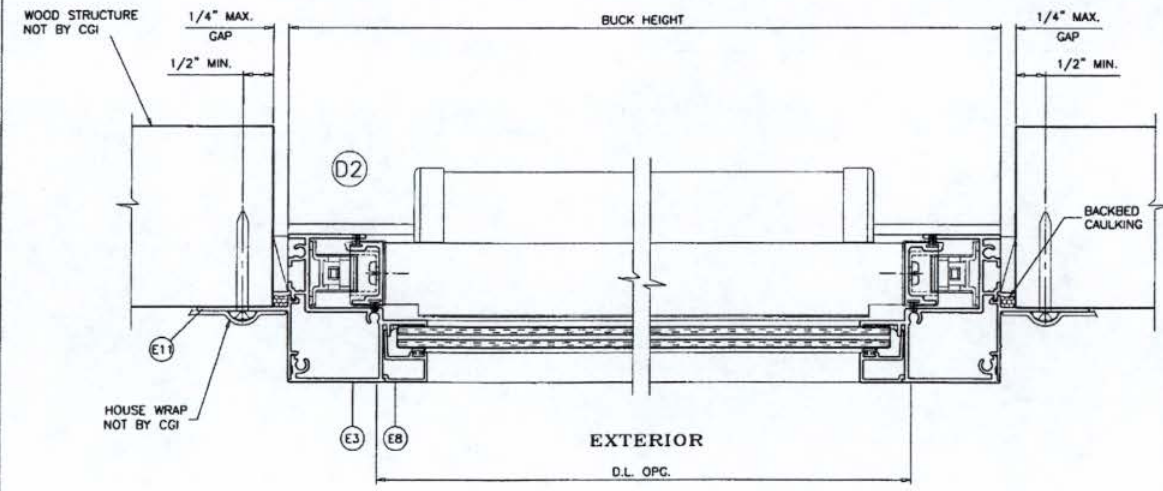
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**CGI WINDOWS & DOORS**  
 10100 N.W. 25TH STREET  
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revisions:	no.	date	by	description
	A	08.13.10		NO CHANGE THIS SHEET

date: 02-02-10  
 scale: 1/2" = 1"  
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 ch. by:  
 drawing no. **W10-03**  
 sheet 7 of 9



**TYPICAL ANCHORS:** SEE ELEV. FOR SPACING  
**#8 SMS** (GRADE 2 CRS)  
 INTO 2BY WOOD BUCKS OR WOOD STRUCTURES  
 1-1/4" MIN. PENETRATION INTO WOOD



Engr: JAVAD AHMAD  
 CIVIL  
 FLA. PE # 70592  
 C.A.N. 3538  
 AUG 23 2010

Approved as complying with the  
 Florida Building Code  
 Date: 8/23/2010  
 NOAF 10-6510-11  
 Miami Dade Product Control  
 Division  
 By: *[Signature]*



ITEM	PART #	QUANTITY	DESCRIPTION	MATERIAL	MANF./SUPPLIER/REMARKS
E1	CGI-100	1	FRAME HEAD	6063-T6	-
E2	CGI-101	1	FRAME SILL	6063-T6	-
E3	CGI-102	2	FRAME JAMB	6063-T6	-
E4	CGI-103	1	MEETING RAIL	6063-T6	-
E5	CGI-104	1	LOCK RAIL	6063-T6	-
E6	CGI-105	1	HANDLE RAIL	6063-T6	-
E7	CGI-106	2	SASH RAIL	6063-T6	-
E8	CGI-107	AS REQD.	5/16" GLAZING BEAD	6063-T5	-
E9	CGI-108	AS REQD.	0.700" GLAZING BEAD	6063-T5	-
E10	CGI-109	AS REQD.	FRONT FLANGE ADAPTOR	6063-T6	-
E11	CGI-110	AS REQD.	NAIL FIN ADAPTOR	6063-T5	-
E12	CGI-135	1	FLANGE FRAME HEAD	6063-T6	-
E13	CGI-136	2	FLANGE FRAME JAMB	6063-T6	-
E14	CGI-137	1	FLANGE FRAME SILL	6063-T6	-
E17	CGI-605	OPTIONAL	SCREEN FRAME	6063-T5	-
M1	CGI-382V	AS REQD.	GLAZING BULB VINYL (DUROMETER 75-80 SHORE A)	PVC	-
M2	CGI-111	OPTIONAL	SCREW COVER	PVC	PROTOTYPE OR EQUIV.
M3	CGI-112	AS REQD.	EQUAL LEG COVER/SHIM, 3" LONG AT ANCHOR LOCATIONS	PVC	-
M9	SUPER BOOST	2/ WDW.	SPIRAL BALANCE	-	BSI OR EQUIV.
M10	-	2/ WDW.	BLOCK/TACKLE BALANCE	-	BSI OR EQUIV.
M11	W23201NG	AS REQD.	PILE WITH CENTER FIN	WOOL	ULTRAFAB OR EQUIV.
M12	CGI-129	1/ WDW.	EGRESS LOCK	ALUM.	SULLIVAN
M13	CGI-131	2/ WDW.	HANDLE RAIL END CAP	NYLON	M&M
M14	E26018WN	-	D BULB-T SLOT	PVC	ULTRAFAB OR EQUIV.
M15	CGI-133	4/ WDW.	SASH GUIDE(SPIRAL BALANCE)	NYLON	M&M
M16	CGI-130	2/ WDW.	SASH TOP GUIDE(SPIRAL BALANCE)	NYLON	M&M
M17	A30730401-32	1/ WDW.	CAM LOCK	ZINC	TRUTH OR EQUIV.
M18	CGI-132	2/ WDW.	SASH STOP, 2" LONG	PVC	PROTOTYPE OR EQUIV.
M20	CGI-125	2/ WDW.	SASH CAM (B/T BALANCE)	NYLON	M&M
M21	-	2/ WDW.	B/T BALANCE TAKE OUT CLIP	-	BSI OR EQUIV.
M22	146-6	2/ WDW.	WEEP COVER	NYLON	AMESBURY OR EQUIV.
M23	CGI-134	-	SILL SPACER	PVC	PROTOTYPE OR EQUIV.
S2	-	2 OR 3/CORNER	# 10 X 1 1/4" LG. PHL. PH. SMS. ST/ST. ASSEMBLY SCREW	-	-
S4	-	4/ WDW.	# 8 X 1/2" PH. SMS. ST/ST BALANCE BRACKET SCREW	-	-
S5	-	2/ WDW.	# 8 X 1" LG. FH. SMS. ST/ST. SPIRAL B. ASSEMBLY	-	-
S6	-	2/ LOCK	# 6 X 1/2" LG. FH. SMS. @ CGI-133 & CAM LOCK	-	-

Engr: JAVAD AHMAD  
 CIVIL  
 FLA. PE # 70592  
 C.A.N. 3538

*JA*  
 AUG 13 2010

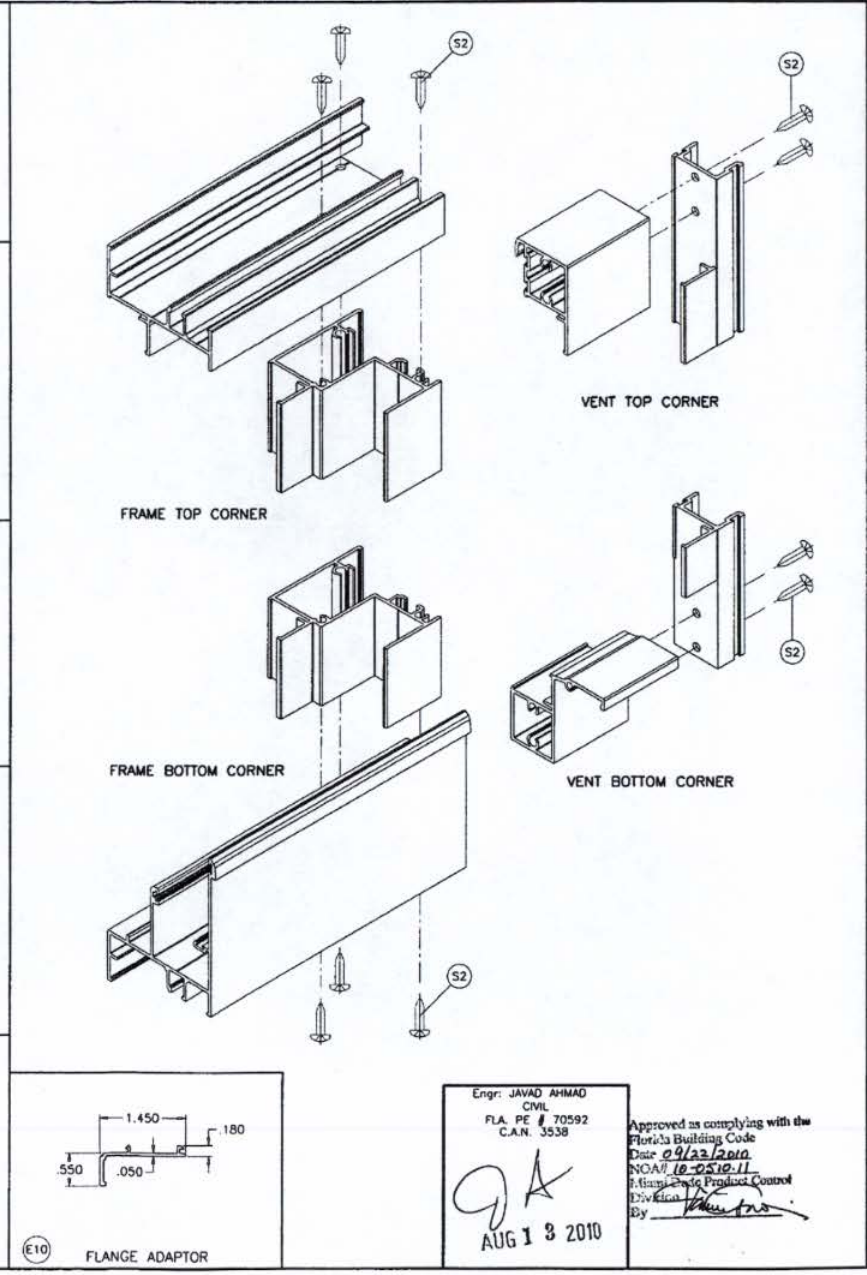
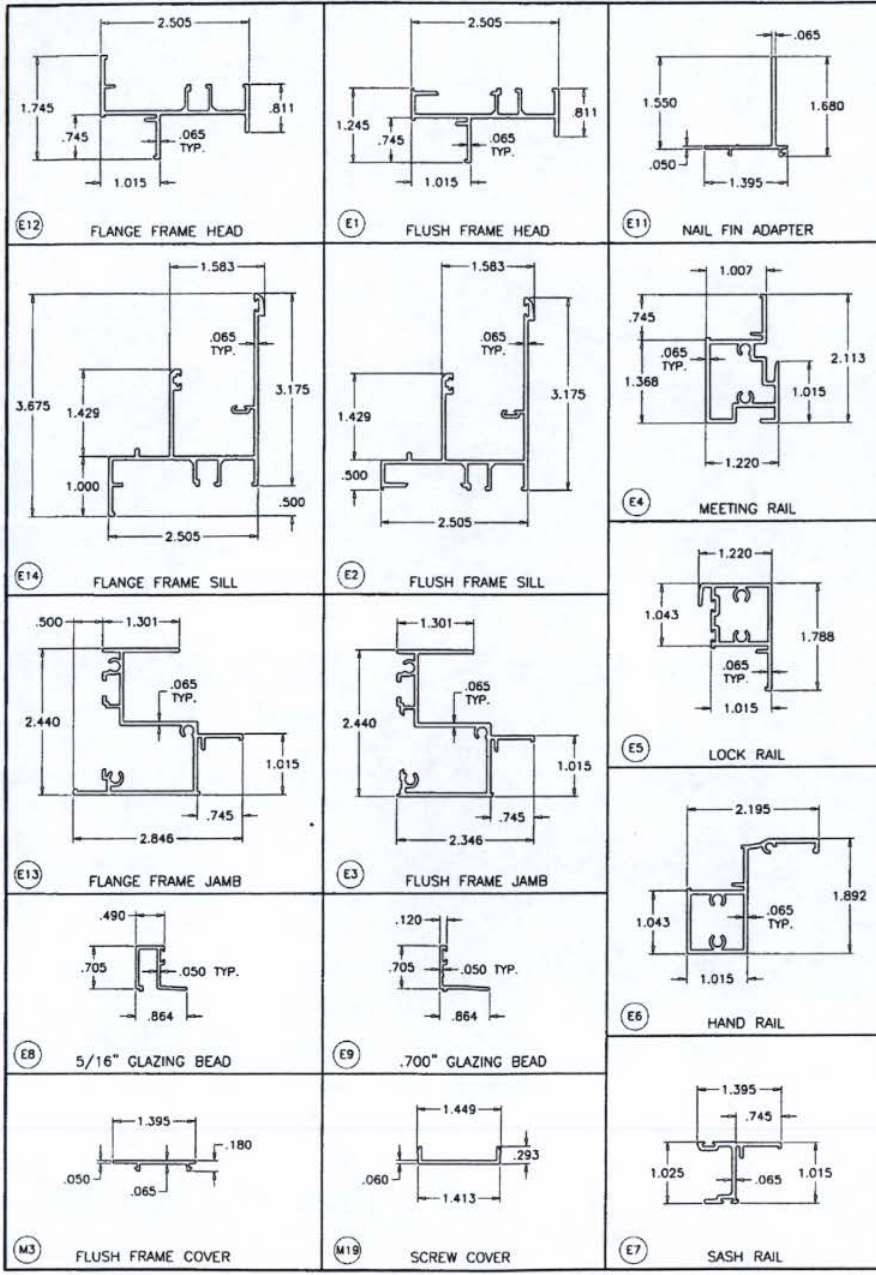
Approved as complying with the  
 Florida Building Code  
 Date *09/23/2010*  
 NOAH *10-0510-11*  
 Miami Dade Product Control  
 Division  
 By *[Signature]*

**af c**  
**AL-FAROOQ CORPORATION**  
 ENGINEERS & PRODUCT DEVELOPMENT  
 1236 S.W. 87 AVE  
 MIAMI, FLORIDA 33174  
 TEL (305) 264-8100 FAX (305) 262-6978  
 COMP-ANL\W10-03CGI

SERIES 110 SENTINEL ALUM S.H. WDW.(S.M.) (L.M.I.)  
**CGI WINDOWS & DOORS**  
 10100 N.W. 25TH STREET  
 MIAMI, FL. 33172  
 TEL. (305) 593-6590 FAX. (305) 593-6592

REVISIONS:	no	date	by	description
A	08.13.10			REV. PER BIDD COMMENTS

date: 02-09-10  
 scale: 1/2" = 1"  
 dr. by:  
 chk. by:  
 drawing no.  
**W10-03**  
 sheet 8 of 9



Engr. JAVAD AHMAD  
 CIVIL  
 FLA. PE # 70592  
 C.A.N. 3538

*GA*  
 AUG 13 2010

Approved as complying with the  
 Florida Building Code  
 Date *09/23/2010*  
 NOA# *10-0510-11*  
 Division of Product Control  
 By *[Signature]*

**af c**  
**AL-FAROOQ CORPORATION**  
 ENGINEERS & PRODUCT DEVELOPMENT  
 1236 S.W. 87 AVE  
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 TEL. (305) 264-8100 FAX. (305) 262-6978  
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SERIES 110 SENTINEL ALUM S.H. WDW (S.M.) (L.M.I.)  
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revisions:	no	date	by	description
	A	08.13.10		NO CHANGE THIS SHEET

date: 02-02-10  
 scale: 1/2" = 1"  
 dr. by:  
 chk. by:

drawing no.  
**W10-03**  
 sheet 9 of 9





**BUILDING CODE COMPLIANCE OFFICE (BCCO)  
PRODUCT CONTROL DIVISION**

**MIAMI-DADE COUNTY, FLORIDA  
METRO-DADE FLAGLER BUILDING  
140 WEST FLAGLER STREET, SUITE 1603  
MIAMI, FLORIDA 33130-1563  
(305) 375-2901 FAX (305) 375-2908  
www.buildingcodeonline.com**

**NOTICE OF ACCEPTANCE (NOA)**

**Construction Glass Industries  
10100 N.W. 25 St.  
Miami FL., 33172**

**SCOPE:**

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed by Miami-Dade County Product Control Division and accepted by the Board of Rules and Appeals (BORA) to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Division (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. BORA reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Division that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

**DESCRIPTION: Series "450" Outswing Aluminum Door w/ Sidelites - Impact**

**APPROVAL DOCUMENT:** Drawing No. **W98-01**, titled "Series 450 Doors & Sidelites", sheets 1, 1.1 through 7.1 of 7.1, prepared by Al-Farooq Corporation, dated 10/02/98 and last revised on 11-08-2006, signed and sealed by Dr. Humayoun Farooq, P.E., bearing the Miami-Dade County Product Control Renewal stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Division.

**MISSILE IMPACT RATING: Large and Small Missile Impact**

**LABELING:** Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

**RENEWAL** of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

**TERMINATION** of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

**ADVERTISEMENT:** The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

**INSPECTION:** A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA revises & renews NOA # **03-0422.02** and, consists of this page 1 as well as approval document mentioned above.

The submitted documentation was reviewed by **Ishaq I. Chanda, P. E.**



**NOA No. 06-0127.02  
Expiration Date: November 09, 2011  
Approval Date: November 30, 2006  
Page 1**

11/9/11



Construction Glass Industries

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

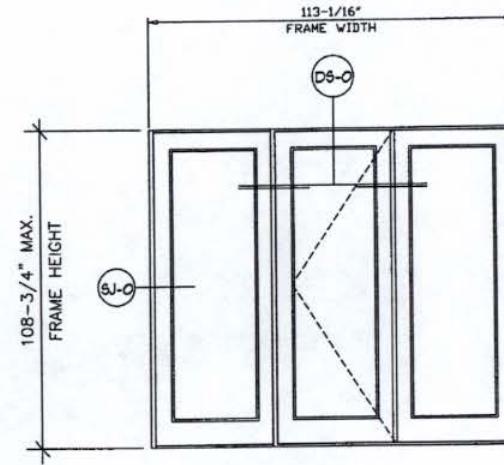
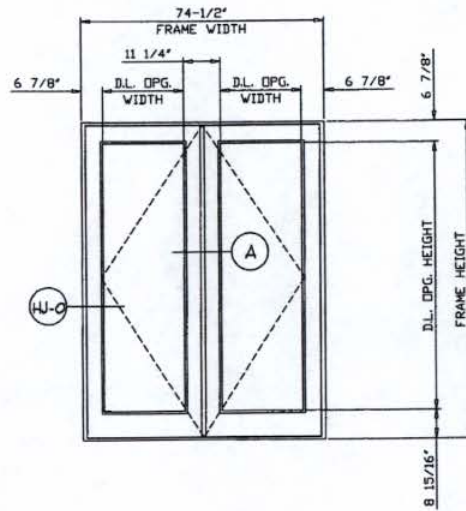
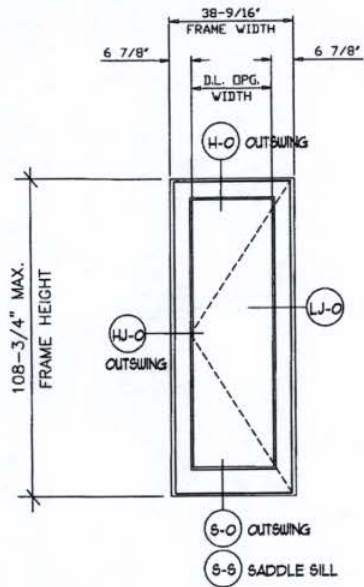
- A. **DRAWINGS** (transferred from file # 03-0422.02)
1. Manufacturer's die drawings and sections.
  2. Drawing No. **W98-01**, titled "Series 450 Doors & Sidelites", sheets 1, 1.1 through 7.1 of 7.1, prepared by Al-Farooq Corporation, dated 10/02/98 and last revised on 11-08-2006, signed and sealed by Dr. Humayoun Farooq, P.E.
- B. **TESTS** (transferred from file # 03-0422.02) Original test conducted per FBC, PA 201, 202 & 203-94 now known as FBC, TAS 201, 202 & 203-94.
1. Test report on
    - 1) Air Infiltration Test, per PA 202-94
    - 2) Uniform Static Air Pressure Test, Loading per PA 202-94
    - 3) Water Resistance Test, per PA 202-94.
    - 4) Forced Entry Test, per SFBC 3603.2 (b) and PA 202-94
    - 5) Large Missile Impact Test per SFBC and PA201-94
    - 6) Cyclic Wind Pressure Loading per SFBC and PA203-94Along with manufacturer's parts and section drawing marked-up drawings of an aluminum In/out swing door w/sidelites, by Hurricane Testing Laboratory, Inc., Test Report No. **HTL-97055 (0080-912-97)** dated 09/23/97 thru 02/27/98 for specimen #1, 2, 3, 4 tested per PA202-94, specimen #4, 5A, 5B, 5C tested per PA201-94 & PA203-94, signed and sealed by Timothy S. Marshall, P.E.
  2. Additional test report on
    - 1) Uniform Static Air Pressure Test, Loading per PA 202-94
    - 2) Large Missile Impact Test per SFBC, PA201-94
    - 3) Cyclic Wind Pressure Loading per SFBC, PA 203-94Along with manufacturer's parts and section drawing marked-up drawings of aluminum out swing door w/sidelites, by Hurricane Testing Laboratory, Inc., Test Report No. **HTL-01071 (0080-0402-02)** dated 04/01/20028 tested per PA201-94 & PA203-94, signed and sealed by Vinu Abraham, P.E.
- C. **CALCULATIONS**
1. Anchor verification dated 12-21-05 and last revised on 11/06/06, prepared by Al-Farooq Corp., complying w/ FBC 2004 prepared, signed and sealed by Dr. Humayoun Farooq, P.E.
  2. Glazing complies with ASTM E-1300-02
- D. **QUALITY ASSURANCE**
1. Miami Dade Building Code Compliance Office (BCCO).
- E. **MATERIAL CERTIFICATIONS**
1. Notice of Acceptance No. 03-0827.08 issued to Solutia, Inc. for "**Solutia Interlayers**", expiring on 03/04/09.
- F. **STATEMENTS** (transferred from file# 02-0702.01).
1. Statement letter of conformance and no financial interest, dated 12-21-05, signed by Dr. Humayoun Farooq, P.E.
  2. Letter of lab compliance, part of the above test reports.
- G. **OTHER**
1. This NOA revises & renews # 03-0422.02, expiring 11-09-06

Ishaq I. Chanda  
Ishaq I. Chanda, P.E.  
Product Control Examiner  
NOA No. 06-0127.02

Expiration Date: November 09, 2011  
Approval Date: November 30, 2006

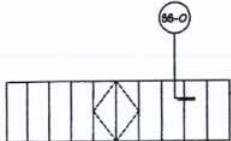
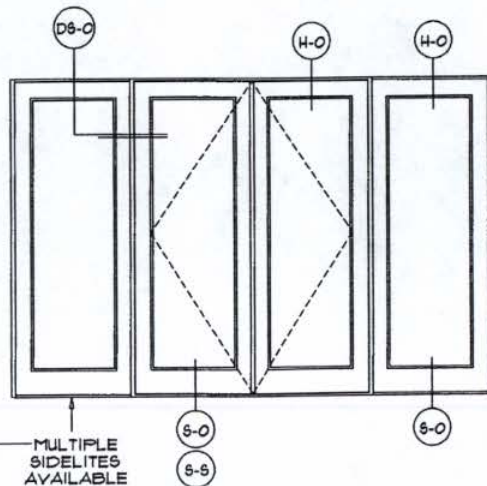
# TYPICAL ELEVATIONS

TYPICAL ANCHORS SPACED AS SHOWN IN DETAILS AND CHARTS.  
ANCHORS TO BE AT 6" FROM CORNERS  
MAX. SPACING 24" O.C. AT HEAD & SILL.



FRAME HEIGHT = PANEL HEIGHT + 1.750"  
FRAME WIDTH = PANEL WIDTH + 2.750"

STEPS TO USE CHARTS/GRAPHS  
SEE SHEETS 6 & 7.



PANEL WIDTH	D.L. DPG. WIDTH
24"	12-7/8"
30"	18-7/8"
36"	24-7/8"
42"	30-7/8"

PANEL HEIGHT	D.L. DPG. HEIGHT
80"	66-1/2"
84"	70-1/2"
90"	76-1/2"
96"	82-1/2"
108"	94-1/2"

**LEGEND**

—O— - OUTSWING DOOR DETAIL

□ - ITEM DESCRIPTION (see sheet 2 of 7)

revisions:

- A 11.01.01 CHART REV. PER ASTM E-1300 & 1997 NDS
- B 11.14.02 GLASS TYPES REV.
- C 08.05.03 INSUL. GLASS ADDED
- D 12.14.05 NO CHANGE THIS SHEET
- E 10.16.06 NO CHANGE THIS SHEET

W98-01

Engr. DR. HUMAYOUN FAROOQ  
STRUCTURES  
FLA. P.C. # 16557

NOV 08 2006

**PRODUCT RENEWED**  
in compliance with the Florida  
Building Code  
Amendment No. 06-0127.02  
Expiration Date 11/26/2011

By: *Shas I. Khan*  
Structural Product Control  
Division



construction glass industries corporation  
10100 northwest 25 street miami, florida 33172

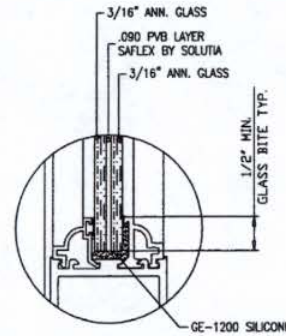
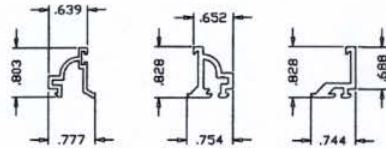
product : Series 450 Outswing Doors & Sidelites

ENGINEER : Al Farooq Corporation  
Dr. Humayoun Farooq  
Structural -Fla. PE # 16557

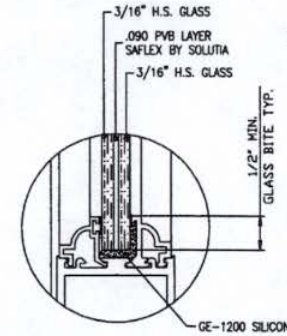
date : 10-20-97 sheet 1 of 7



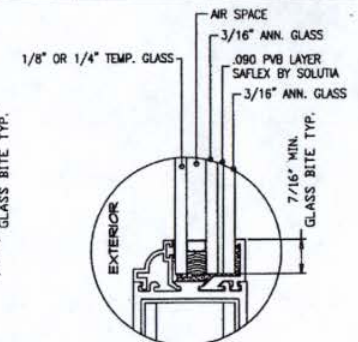
# TYPICAL ELEVATIONS



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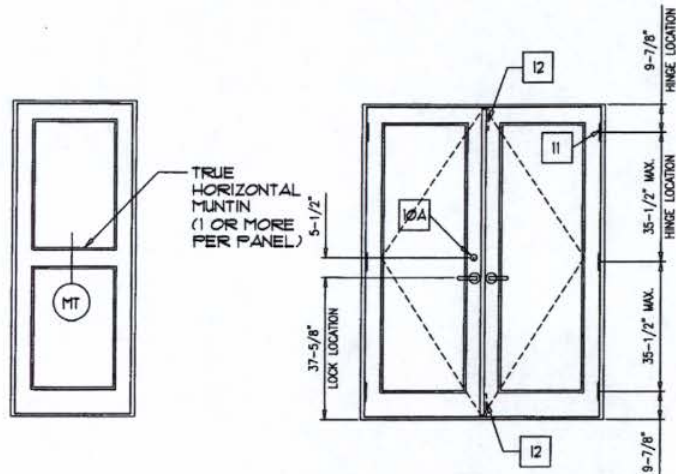


GLASS TYPE 13B

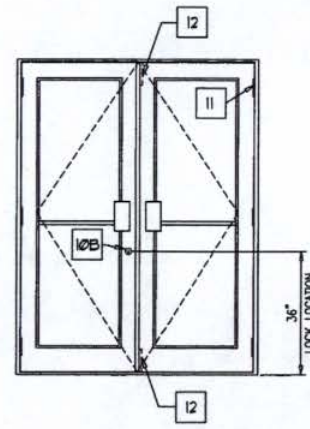


GLASS TYPE 13C

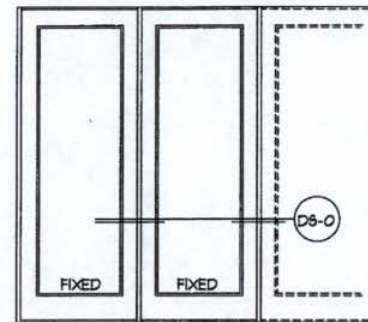
## TYPICAL GLAZING DETAILS



RESIDENTIAL HARDWARE



COMMERCIAL HARDWARE



LEGEND	
—O	- OUTSWING DOOR DETAIL
□	- ITEM DESCRIPTION (see sheet 2 of 7)

HINGE LOCATIONS		
MAX. DOOR HEIGHT	NO. REQD.	MAX. SPACING
UPTO 90-3/4"	3	35 1/2"
ABOVE 90-3/4"	4	30 1/2"

OPTIONAL TRUE MUNTINS  
DOOR OR SIDELITE

HARDWARE DESCRIPTION

B 11.14.02  
C 08.04.03  
D 12.14.05  
E 10.16.06  
GLAZING DETL. REV.  
GLAZING DETL. ADDED  
NO CHANGE THIS SHEET  
REV. PER BIDD COMMENTS

Engr: DR. HUMAYOON FAROOQ  
STRUCTURES  
FLA. PE # 16557

NOV 8 2005

PRODUCT RENEWED  
as complying with the Florida  
Building Code  
Acceptance No. 26-0127.02  
Expiration Date: NOV 09, 2011  
By: *Slugs I. Chant*  
Miami Dade Product Control  
Division

W98-01



construction glass industries corporation  
10100 northwest 25 street miami, florida 33172

product : Series 450 Outswing Doors & Sidelites

ENGINEER : Al Farooq Corporation  
Dr. Humayoun Farooq  
Structural -Fla. PE # 16557

date : 10-20-97

sheet 11 of 7



# BILL OF MATERIALS

ITEM	DESCRIPTION
1	#12 X 1 1/4" HEX HEAD 5/8 SMS (3 PER CONNECTION)
2A	3/8-16 FULLY THREADED CONTINUOUS ROD
2B	3/8-16 HEX NUT
2C	1 1/2" X 1 1/2" X 3/16" THK. ALUMINUM PLATE
3	SHEAR CLIP (EXT. NO. 506)
4	DOUBLE 9/32" DIA. JAMB INSTLL. HOLES AT 6" FROM ENDS & 24 3/16" O.C. MAX.
5	9/32" DIA. HEAD & SILL INSTLL. HOLES AT 6" FROM ENDS, 3 @ CENTER OF PAIRS SPACED 6" O.C. & 24" O.C. MAX.
6	#10 X 1" PH-PH-88 TEKS SCREW, @ 3" & 7" FROM ENDS & 24" O.C. MAX.
7	#14 X 3/4" HEX HEAD 5/8 TEKS SCREW AT 6" FROM ENDS & 24 3/16" O.C. MAX.
8	320 HIGH WOOL FILE WITH CENTER FIN (ULTRAFAB # 3032)
9	350 HIGH FOAM-TITE WEATHERSEAL (AMESBURY # 32011)
10	THREE POINT LOCK AT ACTIVE LEAF
10A	CUSTOM CGI THREE POINT LOCK MECHANISM WHICH CONSISTS OF (1) TITAN KWIKSET SERIES 180 DEADBOLT (OR EQUAL) (2) DEADBOLT LATCH (TOP & BOTTOM) AND CUSTOM CGI INTERIOR LINKAGE MECHANISM
10B	REFLECTOLITE SERIES 6000 THREE POINT LOCK MECHANISM
11	HAGER 4 1/2" X 4" SOLID BRASS (OR 5/8) HINGE SECURED WITH (8) #12-24 X 1/2" BRASS F.H. M.S. (3 PER PANEL UP TO 7'-6 3/4" HIGH) (4 PER PANEL OVER 7'-6 3/4" TO 9'-0 3/4" HIGH)
12	FLUSHBOLT AT TOP & BOTTOM OF INACTIVE LEAF (DELTA MODEL 5509) WITH REINFORCED TIP

13	13A) 1/2" NOMINAL (.466 ACTUAL) ANNEALED LAMINATED GLASS (2 PCS.) 3/16" THK. ANN. GLASS AND .090" SAFLEX INTERLAYER
	13B) 1/2" NOMINAL (.466 ACTUAL) HEAT STREN'D LAMINATED GLASS (2 PCS.) 3/16" THK. H.S. GLASS AND .090" SAFLEX INTERLAYER
	13C) 1" NOMINAL (.966 ACTUAL) INSUL. ANN. LAMINATED GLASS 1/8" TEMP. GLASS (OUTBOARD), 3/8" AIR SPACE AND (2 PCS.) 3/16" THK. ANN. GLASS AND .090" SAFLEX INTERLAYER OR 1" NOMINAL (.966 ACTUAL) INSUL. ANN. LAMINATED GLASS 1/4" TEMP. GLASS (OUTBOARD), 1/4" AIR SPACE AND (2 PCS.) 3/16" THK. ANN. GLASS AND .090" SAFLEX INTERLAYER
14	GE-1200 SILICONE
15	3/4" X 1 1/4" X 3/4" X 1/8" THK. CONTINUOUS ALUMINUM CHANNEL SECURED WITH INSTALLATION SCREWS (SEE ITEM 5)
16	1/2" THK. (nom) CUSTOM ALUMINUM PANEL CONSISTING OF (2) .090 THK. ALUM. SHEETS & (1) 1/4" PLYWOOD AT CENTER
17	1/2" X 1/2" CONTINUOUS CLOSED CELL FOAM TAPE WITH ONE SIDE ADHESIVE
18	PLASTIC WEEP BAFFLE
19	7/8" X 5" X 1/8" THK. CONTINUOUS ALUMINUM SILL ANGLE ADAPTOR
EXT. = EXTRUSION LIST 500, 501, 502, 506, 507, 508, 509, 510 & 511 ALL EXTRUSIONS ARE 6063-T6.	

W98-01

GLASS TYPES REV.  
INSUL. GLASS ADDED  
C 08.03.03 NO CHANGE THIS SHEET  
D 12.14.05 NO CHANGE THIS SHEET  
E 10.16.06 REV. PER BIDD COMMENTS

Engr. DR. HUMAYOUN FAROOQ  
STRUCTURES  
F.I.A. PE # 18557

NOV 08 2006

**PRODUCT RENEWED**  
in compliance with the Florida  
Building Code  
Amendment No. 06-0127-02  
Expiration Date 12/05/2011  
By: *Shaq I. Khan*  
Structural - Fla. PE # 16557  
Division



construction glass industries corporation  
10100 northwest 25 street miami, florida 33172

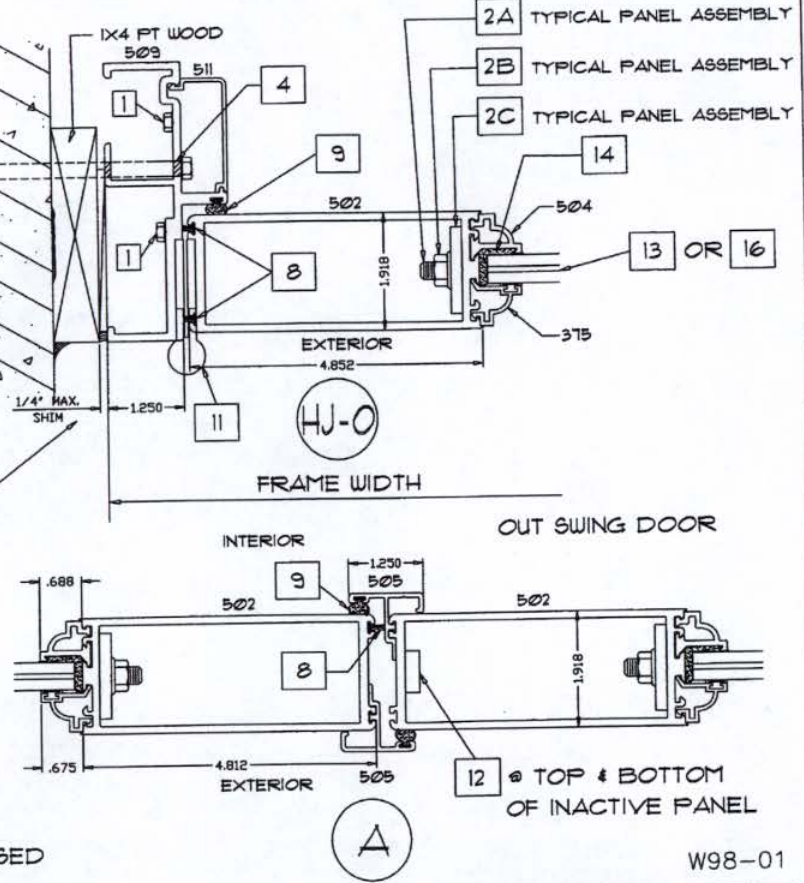
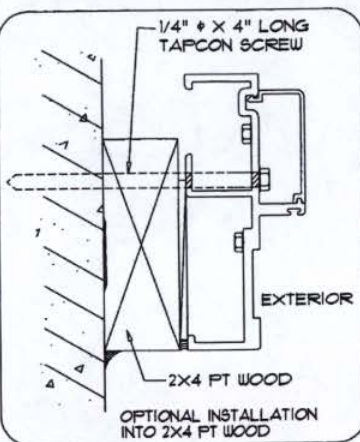
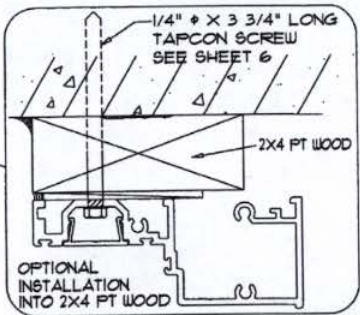
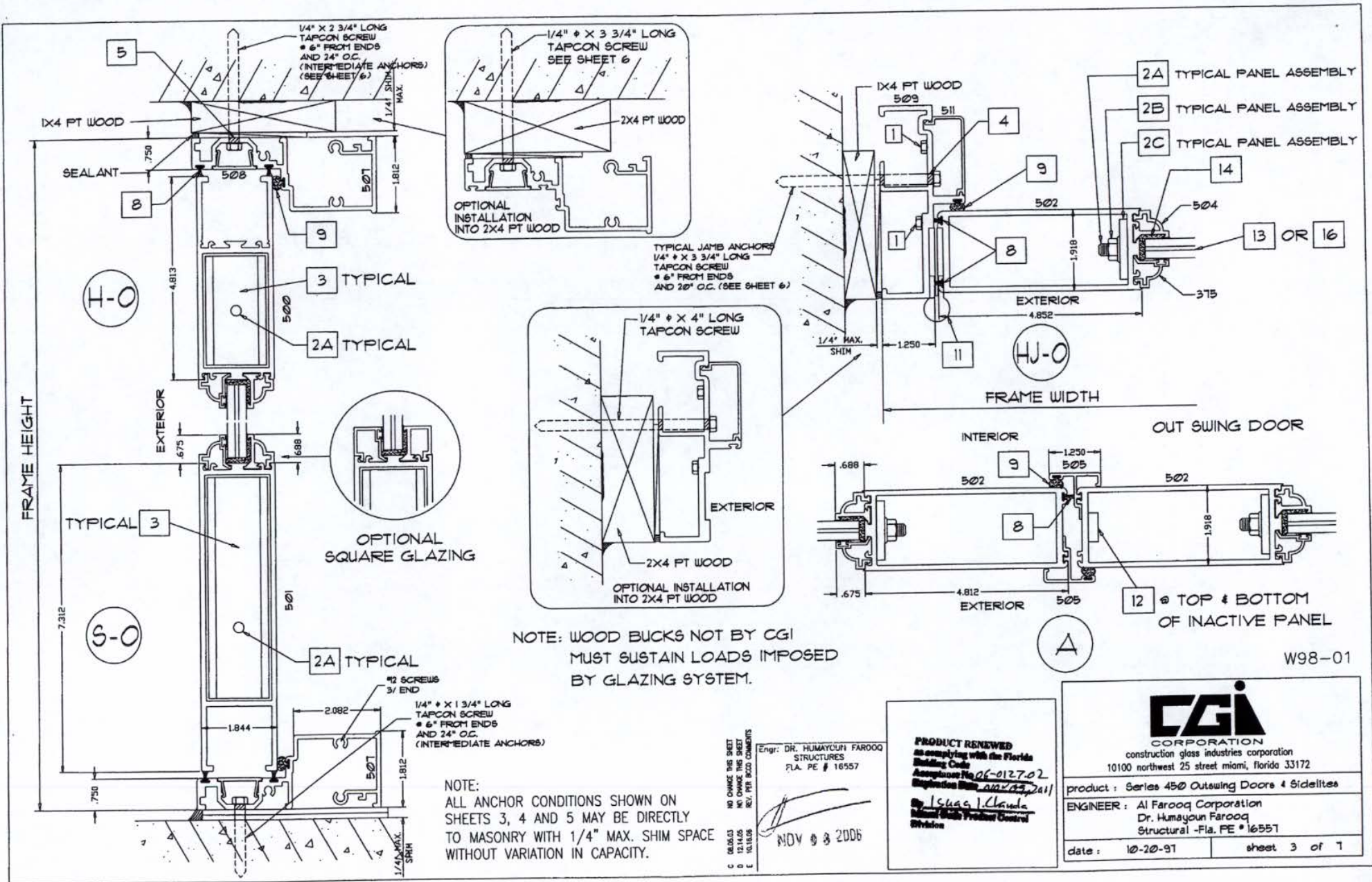
product : Series 450 Outswing Doors & Sidelites

ENGINEER : Al Farooq Corporation  
Dr. Humayoun Farooq  
Structural - Fla. PE # 16557

date : 10-20-97

sheet 2 of 7





NOTE: WOOD BUCKS NOT BY CGI  
MUST SUSTAIN LOADS IMPOSED  
BY GLAZING SYSTEM.

NOTE:  
ALL ANCHOR CONDITIONS SHOWN ON  
SHEETS 3, 4 AND 5 MAY BE DIRECTLY  
TO MASONRY WITH 1/4" MAX. SHIM SPACE  
WITHOUT VARIATION IN CAPACITY.

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Engr. DR. HUMAYOON FAROOQ  
STRUCTURES  
FLA. PE # 16557  
NOV 8 2006

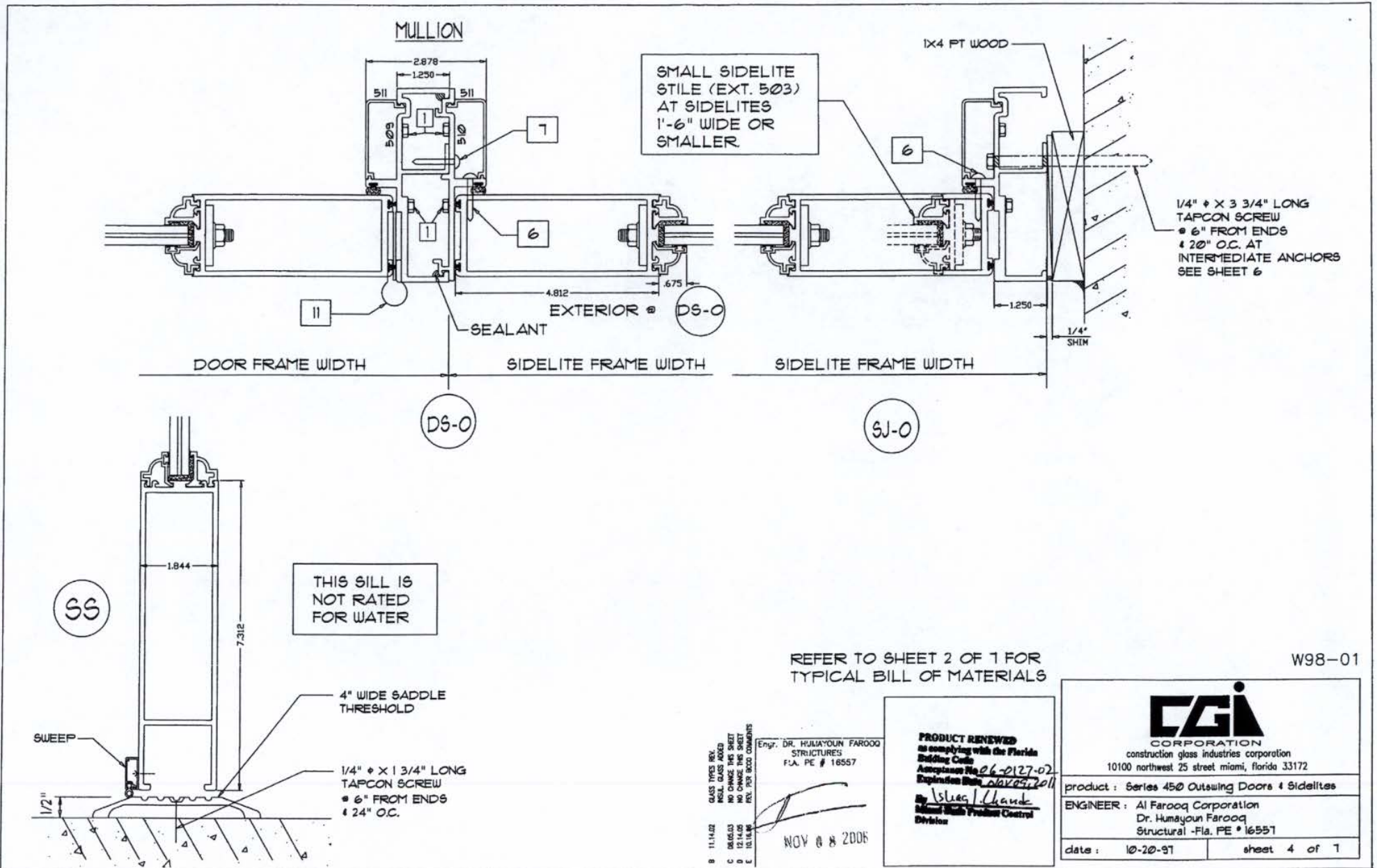
**PRODUCT RENEWED**  
in compliance with the Florida  
Building Code  
Acceptance No. 06-017-02  
Expiration Date 02/23/2011  
By Isaac J. Claudi  
Miami Glass Product Control  
Division

W98-01

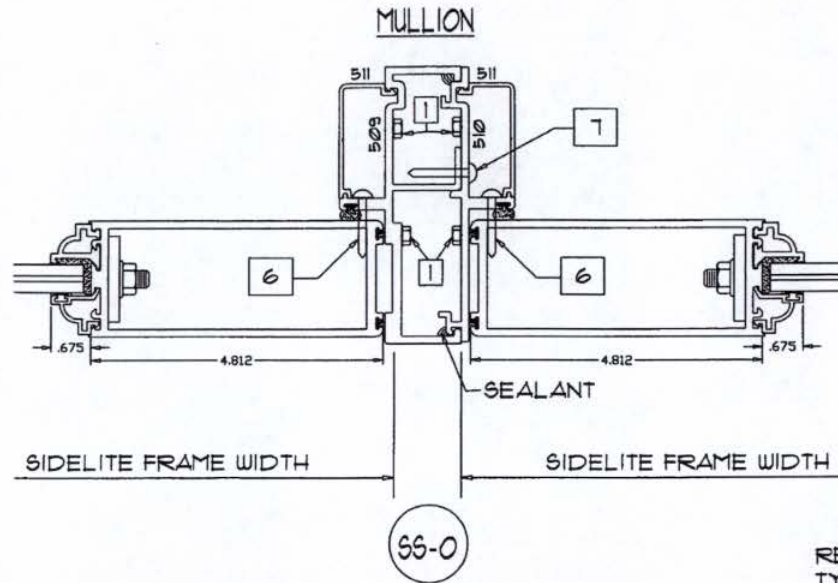
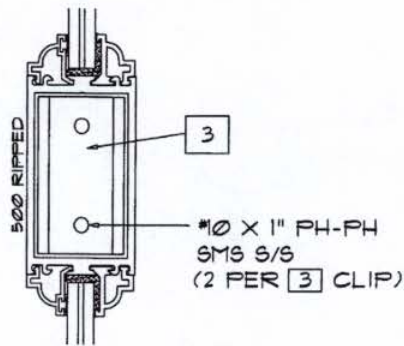
**CGI CORPORATION**  
construction glass industries corporation  
10100 northwest 25 street miami, florida 33172

product : Series 450 Outswing Doors & Sidelites	
ENGINEER : Al Farooq Corporation Dr. Humayoun Farooq Structural -Fla. PE # 16557	
date : 10-20-91	sheet 3 of 7





MT



REFER TO SHEET 2 OF 1 FOR  
TYPICAL BILL OF MATERIALS

W98-01

C 08.05.03  
 D 12.14.05  
 E 10.16.08

NO CHANGE THIS SHEET  
 NO CHANGE THIS SHEET  
 REV. PER BICO COMMENTS

Engr: DR. HUMAYOUN FAROOQ  
 STRUCTURES  
 F.L.A. PE # 16557

NOV 08 2006

**PRODUCT REVIEWED**  
 as complying with the Florida  
 Building Code  
 Approval No. 06-012702  
 Expiration Date: 10/05/11  
 By: Ismael Chavira  
 Miami Beach Product Control  
 Division



construction glass industries corporation  
 10100 northwest 25 street miami, florida 33172

product : Series 450 Outswing Doors & Sidelites

ENGINEER : Al Farooq Corporation  
 Dr. Humayoun Farooq  
 Structural -Fla. PE # 16557

date : 10-20-91

sheet 5 of 7

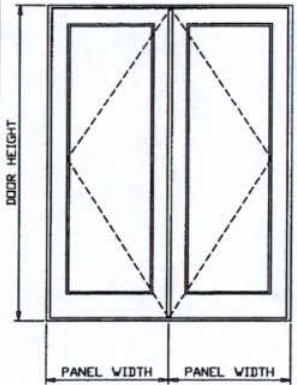
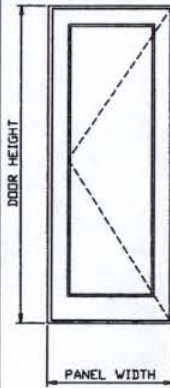


PANEL PERFORMANCE CHART FOR DOORS, SINGLE SIDELITES AND MULLIONS LAMINATED GLASS						
NOMINAL DIMS.		OUT-SWING				MULLION LOAD CAPACITY PSF
		DESIGN LOAD CAPACITY-PSF				
PANEL WIDTH	PANEL HEIGHT	ANN. LAM. GLASS (TYPE 13A)		H.S. LAM. GLASS (TYPE 13B)		
		EXT.	INT.	EXT.	INT.	
2/0	6/8	100.0	100.0	100.0	110.0	110.0
2/6		100.0	100.0	100.0	110.0	110.0
3/0		100.0	100.0	100.0	110.0	110.0
3/6		87.1	87.1	100.0	110.0	110.0
2/0	7/0	100.0	100.0	100.0	110.0	110.0
2/6		100.0	100.0	100.0	110.0	110.0
3/0		100.0	100.0	100.0	110.0	110.0
3/6		82.6	82.6	100.0	110.0	110.0
2/0	7/6	100.0	100.0	100.0	110.0	110.0
2/6		100.0	100.0	100.0	110.0	110.0
3/0		100.0	100.0	100.0	110.0	110.0
3/6		76.8	76.8	100.0	102.9	110.0
2/0	8/0	100.0	100.0	100.0	110.0	110.0
2/6		100.0	100.0	100.0	110.0	110.0
3/0		100.0	100.0	100.0	110.0	110.0
2/0	9/0	100.0	100.0	100.0	110.0	110.0
2/6		100.0	100.0	100.0	110.0	96.6
3/0		100.0	100.0	100.0	100.0	80.5

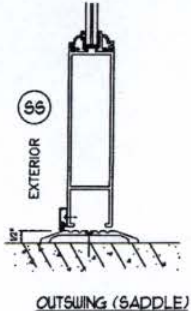
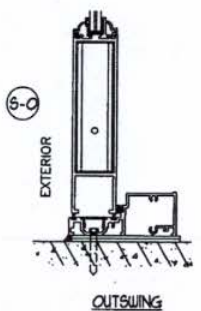
LOADS SHOWN ABOVE ARE FOR DOORS USING THRESHOLD (S-S) WHERE WATER INFILTRATION REQUIREMENTS ARE NOT APPLICABLE AND FOR THRESHOLD (S-D) IN ANY CONDITION.

PANEL PERFORMANCE CHART FOR DOORS, SINGLE SIDELITES AND MULLIONS INSULATED LAMINATED GLASS					
NOMINAL DIMS.		OUT-SWING			
		DESIGN LOAD CAPACITY-PSF			
PANEL WIDTH	PANEL HEIGHT	INSUL. ANN. LAM. GLASS (TYPE 13C)			
		EXT.	INT.	EXT.	INT.
2/0	6/8	80.0	80.0	80.0	80.0
2/6		80.0	80.0	80.0	80.0
3/0		80.0	80.0	80.0	80.0
3/6		80.0	80.0	80.0	80.0
2/0	7/0	80.0	80.0	80.0	80.0
2/6		80.0	80.0	80.0	80.0
3/0		80.0	80.0	80.0	80.0
2/0	7/6	80.0	80.0	80.0	80.0
2/6		80.0	80.0	80.0	80.0
3/0		80.0	80.0	80.0	80.0
2/0	8/0	80.0	80.0	80.0	80.0
2/6		80.0	80.0	80.0	80.0
3/0		80.0	80.0	80.0	80.0

LOADS SHOWN ABOVE ARE FOR DOORS USING THRESHOLD (S-S) WHERE WATER INFILTRATION REQUIREMENTS ARE NOT APPLICABLE AND FOR THRESHOLD (S-D) IN ANY CONDITION.



NOTE:  
GLASS CAPACITIES ON THIS SHEET ARE  
BASED ON ASTM E1300-02 (3 SEC. GUSTS)



THESE CHARTS CAN BE USED TO CHECK CAPACITY FOR  
SINGLE OR DOUBLE LEAF DOORS.  
REFER TO TABLES ON SHEET 7 TO DETERMINE ANCHORS REQUIRED.

**STEPS TO USE CHARTS:**

1. DETERMINE WIND LOAD BASED ON PROVISIONS OF 2004 FLORIDA BLDG. CODE.
2. DETERMINE WATER INFILTRATION REQUIREMENTS BASED ON PROVISIONS OF FBC.
3. SELECT A DOOR SYSTEM I.E. INSWING/OUTSWING AND TYPE OF THRESHOLD.
4. CHECK THE ALLOWABLE EXTERIOR AND INTERIOR LOADS FROM APPROPRIATE CHART. THE ALLOWABLE LOADS MUST MEET OR EXCEED THE DESIGN LOADS REQUIREMENTS.
5. SELECT AND CHECK ANCHORS TO MEET LOAD.
6. FOR MULLED SIDELITE REFER TO MULLION CAPACITY.

Engr. DR. HUMAYOUN FAROOQ  
STRUCTURES  
FLA. PE # 16557

*[Signature]*  
NOV 8 2006

**PRODUCT RENEWED**  
in compliance with the Florida  
Building Code  
Amendment No. 01-0127.62  
Expiration Date: Nov 09, 2011

By: *[Signature]*  
Structural Product Control  
Division

*afc*

**AL-FAROOQ CORPORATION**  
ENGINEERS, PLANNERS & PRODUCT DESIGN  
1235 SW 87 AVE  
MIAMI, FLORIDA 33174  
TEL. (305) 264-8100 FAX. (305) 262-6878

SERIES 450 OUTSWING DOOR AND SIDELITE  
CONSTRUCTION GLASS INDUSTRIES  
10100 N.W. 25 ST.  
MIAMI, FL. 33172  
(305) 593 - 6590

NO.	DATE	BY	DESCRIPTION
A	11/01/01		CHART REV. PER ASTM E-1300
B	11/14/02		GLASS TYPES REV.
C	06/05/03		NO CHANGE THIS SHEET
D	12/14/05		NOTE ADDED
E	10/18/06		REV. PER BIDD COMMENTS

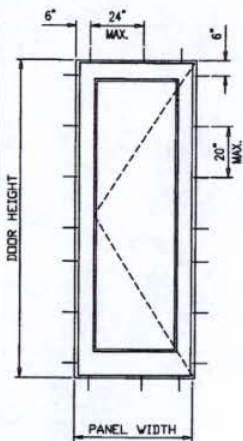
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scale: 1/2" = 1"  
cr. by: HAMD  
chk. by:

drawing no.  
**W98-01**

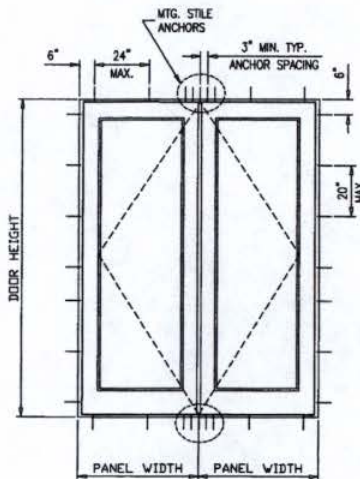
sheet 6 of 7

COMP-ANL\W98-01CG

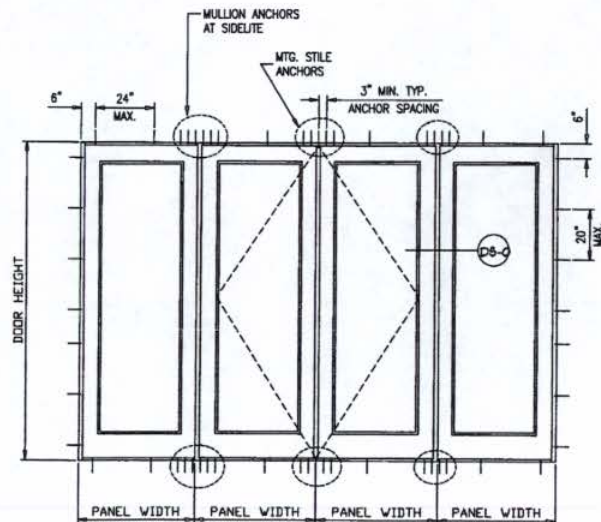




SINGLE DOOR OR SIDELITE



DOUBLE DOOR



FOR SIDELITE AVG. PANEL WIDTH =  $\frac{\text{DOOR PANEL} + \text{FIXED PANEL}}{2}$

MULLION ANCHORS AT SIDELITES					
DESIGN LOAD CAPACITY-PSF					
NOMINAL DIMS		TYPE 'B'		TYPE 'C'	
PANEL WIDTH	PANEL HEIGHT	CLUSTER OF 2 ANCHORS	CLUSTER OF 4 ANCHORS	CLUSTER OF 6 ANCHORS	CLUSTER OF 4 ANCHORS
2/0	6/8	88.2	110.0	110.0	110.0
2/6		70.6	110.0	110.0	100.3
3/0		58.8	110.0	110.0	83.6
3/6	7/0	50.4	100.8	110.0	71.7
2/0		84.0	110.0	110.0	110.0
2/6		67.2	110.0	110.0	95.5
3/0	7/6	56.0	110.0	110.0	79.6
3/6		48.0	96.0	110.0	68.2
2/0		78.4	110.0	110.0	110.0
2/6	8/0	62.7	110.0	110.0	89.2
3/0		52.3	104.5	110.0	74.3
3/6		44.8	89.6	110.0	63.7
2/0	9/0	73.5	110.0	110.0	104.5
2/6		58.8	110.0	110.0	83.6
3/0		49.0	98.0	110.0	69.7
2/0	9/6	65.3	110.0	110.0	92.9
2/6		52.3	104.5	110.0	74.3
3/0		43.6	87.1	110.0	61.9

MTG. STILE ANCHORS AT DOUBLE DOORS					
DESIGN LOAD CAPACITY-PSF					
NOMINAL DIMS		TYPE 'B'		TYPE 'C'	
PANEL WIDTH	PANEL HEIGHT	CLUSTER OF 2 ANCHORS	CLUSTER OF 4 ANCHORS	CLUSTER OF 5 ANCHORS	CLUSTER OF 4 ANCHORS
2/0	6/8	88.2	110.0	110.0	110.0
2/6		70.6	110.0	110.0	100.3
3/0		58.8	110.0	110.0	83.6
3/6	7/0	50.4	100.8	110.0	71.7
2/0		84.0	110.0	110.0	110.0
2/6		67.2	110.0	110.0	95.5
3/0	7/6	56.0	110.0	110.0	79.6
3/6		48.0	96.0	110.0	68.2
2/0		78.4	110.0	110.0	110.0
2/6	8/0	62.7	110.0	110.0	89.2
3/0		52.3	104.5	110.0	74.3
3/6		44.8	89.6	110.0	63.7
2/0	9/0	73.5	110.0	110.0	104.5
2/6		58.8	110.0	110.0	83.6
3/0		49.0	98.0	110.0	69.7
2/0	9/6	65.3	110.0	110.0	92.9
2/6		52.3	104.5	110.0	74.3
3/0		43.6	87.1	108.9	61.9

**ANCHORS:**

TYPE 'B' - 1/4" TAPCONS

INTO WOOD STRUCTURES  
1-3/4" MIN. PENETRATION INTO WOOD

THRU WOOD BUCKS INTO CONC. OR MASONRY  
1-1/4" MIN. EMBED INTO CONC. OR MASONRY

TYPE 'C' - 1/4" TAPCONS

DIRECTLY INTO CONC. OR MASONRY  
1-1/4" MIN. EMBED INTO CONC. OR MASONRY

**EDGE DISTANCES**

INTO CONCRETE AND MASONRY = 2-5/8" MIN.  
INTO WOOD STRUCTURE = 1" MIN.

**STEPS TO USE CHARTS:**

1. SELECT TYPE OF ANCHOR.
2. FOR SIZE OF UNITS DETERMINE ALLOWABLE LOAD CAPACITY. THIS LOAD CAPACITY MUST MEET OR EXCEED DESIGN WIND LOAD REQUIREMENT DETERMINE IN STEP 1 OF SHEET 6.

Engr: DR. HUMAYOUN FAROOQ  
STRUCTURES  
FLA. PE # 18557

NOV 08 2006

**PRODUCT RENEWED**  
as complying with the Florida  
Building Code  
Amendment No. 06-0127.02  
Expiration Date 06/07/2011  
By: *Ishag I. Chaudh*  
Miami State Product Control  
Division

**AL-FAROOQ CORPORATION**  
ENGINEERS, PLANNERS & PRODUCT DESIGN  
1235 SW 87 AVE  
MIAMI, FLORIDA 33174  
TEL. (305) 284-8100 FAX. (305) 262-8978

SERIES 450 OUTSILING DOOR AND SIDELITE  
CONSTRUCTION GLASS INDUSTRIES  
10100 N.W. 25 ST.  
MIAMI, FL. 33172  
(305) 593 - 6590

NO. DATE	BY	DESCRIPTION
A. 11/2/01		CHG. REV. PER. REV. NOS.
C. 06/20/03		NO CHG. THIS SHEET
D. 12/14/05		CHG. REV.
E. 10/18/06		REV. PER. REV. COMMENTS

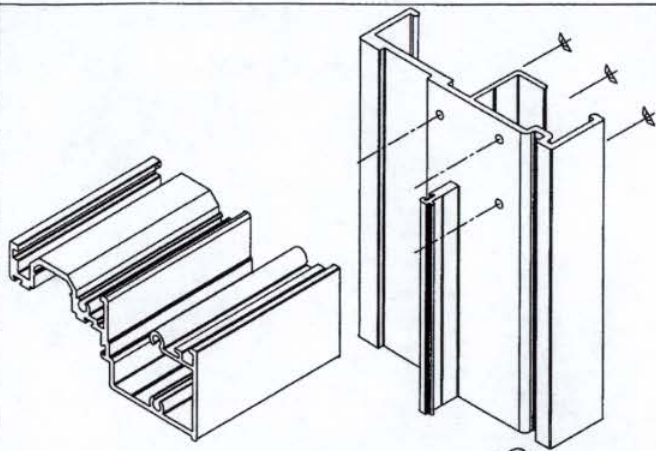
date: 01-02-06  
scale: 1/2" = 1"  
dr. by: HAMD  
chk. by:

drawing no.  
W98-01  
sheet 7 of 7

afc

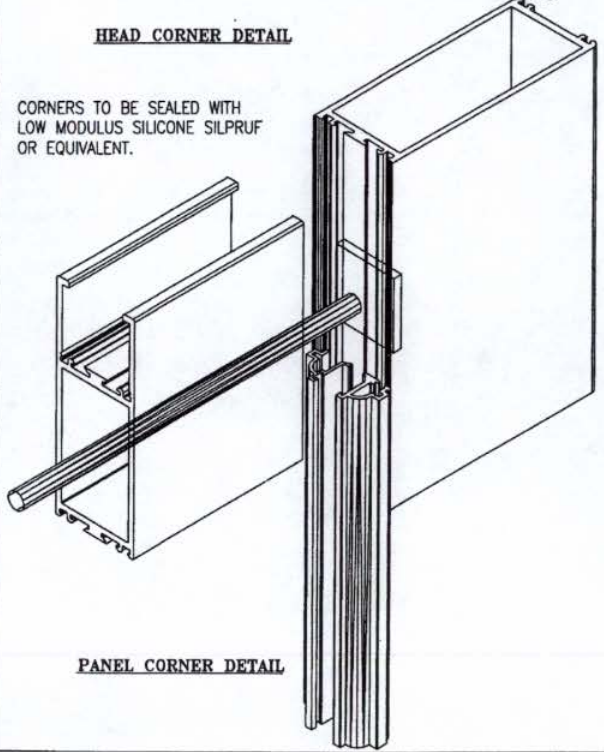
COMP-ANL-W98-01CC



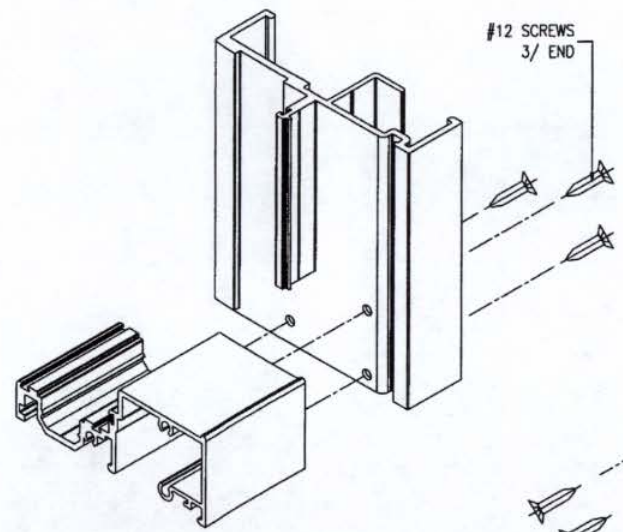


HEAD CORNER DETAIL

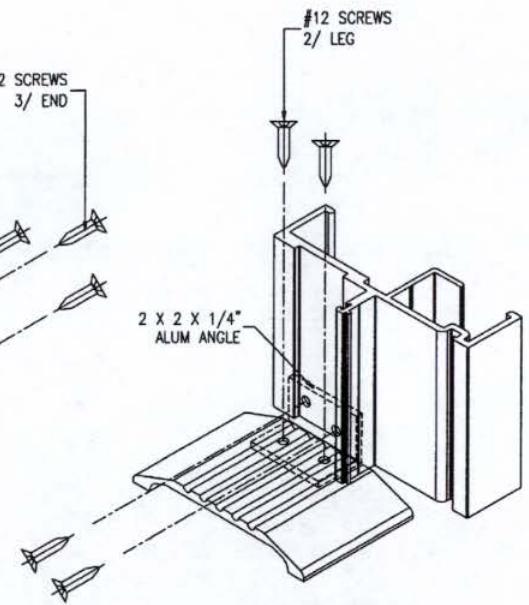
CORNERS TO BE SEALED WITH LOW MODULUS SILICONE SILPRUF OR EQUIVALENT.



PANEL CORNER DETAIL



SILL CORNER DETAIL



SILL CORNER DETAIL

Engr: DR. HUMAYOUN FAROOQ  
STRUCTURES  
FLA. PE # 18557

NOV 08 2006

**PRODUCT RENEWED**  
as complying with the Florida  
Building Code  
Amendment No. 260127.02  
Explosion Risk, always, 2011  
By: *Ismael Chande*  
Miami Glass Products Control  
Division



**AL-FAROOQ CORPORATION**  
ENGINEERS, PLANNERS & PRODUCT DESIGN  
1235 SW 87 AVE  
MIAMI, FLORIDA 33174  
TEL. (305) 264-8100 FAX. (305) 262-6978

SERIES 450 OUTSWING DOOR AND SIDELITE  
CONSTRUCTION GLASS INDUSTRIES  
10100 N.W. 25 ST.  
MIAMI, FL. 33172  
(305) 593 - 6590

REV. NO.	DATE	BY	DESCRIPTION
A	11/27/01		CHART REV. PER 1897 A05
C	10/20/03		REV. CHANGE THIS SHEET
D	12/14/05		CHART REV.
E	10/18/06		REV. PER BICO COMMENTS

date: 01-02-08  
scale: 1/2" = 1"  
dr. by: HAMD  
chk. by:

drawing no.  
W98-01  
sheet 7.1 of 7

COMP-ANL W98-01 CG

# **Noticing**



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 22, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ENTRYWAY. NEW 4 FEET TALL FRONT PICKET FENCE  
AND REPLACE EXISTING DOORS  
AND WINDOWS.PARTIAL DEMOLITION OF ENTRY CANOPY  
#325 JULIA STREET**

**Applicant- JDS of North America Inc. -**

**Application Number H12-01-676**

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](http://www.keywestcity.com) .

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

# **Property Appraiser Information**



**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

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

**Property Record View**

Alternate Key: 1026450 Parcel ID: 00025680-000000

Website tested on  
Internet Explorer.  
Requires Adobe Flash  
10.3 or higher

**Ownership Details**

**Mailing Address:**  
FONDRIEST JULIA ANN TRUST 12/30/2008  
1953 LONG BEACH DR  
BIG PINE KEY, FL 33043-3508

**All Owners:**  
GRASS CHRISTIAN MARIA TRUST 12/30/2008 R/S,  
FONDRIEST JULIA ANN TRUST 12/30/2008

**Property Details**

**PC Code:** 12 - STORE/OFF/RES OR COMBINATION  
**Millage Group:** 11KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 325 JULIA ST KEY WEST  
**Subdivision:** Tracts 10 and 15  
**Legal Description:** KW PB 1-25-40 LT 14 SQR 1 TR 10 OR57-63/66 OR365-629/30 OR958-1991/92 OR1046-2090 OR1348-2461/62PET CASE95-54-CP-10 OR1547-375/380AFFDS OR1547-381 OR1547-383P/R OR2453-113/14C/T OR2500-1760/64 OR2543-373 OR2543-377 OR2543-381 OR2543-383 OR2543-385 OR2543-387/88R/S OR2559-1439/40AMD OR2563-833/34C OR2563-835/36C OR2563-837/38C OR2563-839/40C OR2563-841/42C

**Parcel Map (Click to open dynamic parcel map)**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	3,999.00 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 1



Total Living Area: 1800  
Year Built: 1943

### Building 1 Details

Building Type  
Effective Age 29  
Year Built 1943  
Functional Obs 0

Condition F  
Perimeter 240  
Special Arch 0  
Economic Obs 0

Quality Grade 350  
Depreciation % 38  
Grnd Floor Area 1,800

Inclusions:

Roof Type  
Heat 1  
Heat Src 1

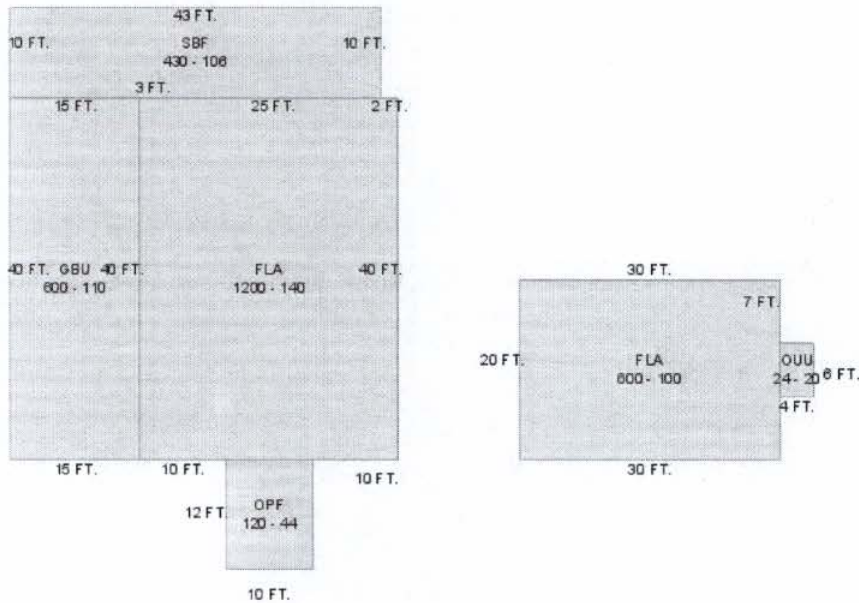
Roof Cover  
Heat 2  
Heat Src 2

Foundation  
Bedrooms 0

Extra Features:

2 Fix Bath 0  
3 Fix Bath 2  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 0

Vacuum 0  
Garbage Disposal 0  
Compactor 0  
Security 0  
Intercom 0  
Fireplaces 0  
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA		1	1943					600
0	FLA		1	1943					1,200
0	GBU		1	1943					600
0	SBF		1	1982					430
0	OPF		1	1943					120
0	OUU		1	1943					24

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APARTMENTS	100	N	N
		OFFICE BLD-1 STORY	100	N	Y

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	WD2:WOOD DECK	158 SF	0	0	1982	2012	2	40
1	PT3:PATIO	324 SF	0	0	1992	1993	2	50

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9604429	11/01/1996	11/01/1997	11,000		REPAIR/REMODEL

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
2011	173,269	1,659	439,890	335,000	335,000	0	335,000
2010	173,269	1,711	382,412	389,000	389,000	0	389,000
2009	178,600	1,763	465,727	646,090	646,090	0	646,090
2008	178,600	1,814	506,375	686,789	686,789	0	686,789
2007	125,225	1,866	465,865	592,956	592,956	0	592,956
2006	125,225	1,918	344,335	471,478	471,478	0	471,478
2005	132,381	1,970	283,570	417,921	417,921	0	417,921
2004	132,381	2,022	243,060	377,463	377,463	0	377,463
2003	132,381	2,074	121,530	255,985	255,985	0	255,985



2002	132,381	2,125	64,816	199,322	199,322	0	199,322
2001	132,381	2,177	64,816	199,374	199,374	0	199,374
2000	132,381	697	56,714	189,792	189,792	0	189,792
1999	132,381	713	56,714	189,808	189,808	0	189,808
1998	88,460	729	56,714	145,903	145,903	0	145,903
1997	88,460	745	48,612	137,817	137,817	0	137,817
1996	80,419	761	48,612	129,792	129,792	0	129,792
1995	80,419	778	48,612	129,809	129,809	0	129,809
1994	80,419	794	48,612	129,825	129,825	0	129,825
1993	80,419	0	48,612	129,031	129,031	0	129,031
1992	78,366	0	48,612	126,978	126,978	0	126,978
1991	78,366	0	48,612	126,978	126,978	0	126,978
1990	60,282	0	41,523	101,805	101,805	0	101,805
1989	60,282	0	40,510	100,792	100,792	0	100,792
1988	58,464	0	36,459	94,923	94,923	0	94,923
1987	57,364	0	15,799	73,163	73,163	0	73,163
1986	57,567	0	14,584	72,151	72,151	0	72,151
1985	55,180	0	13,000	68,180	68,180	0	68,180
1984	54,284	0	13,000	67,284	67,284	0	67,284
1983	54,284	0	13,000	67,284	67,284	0	67,284
1982	48,352	0	9,640	57,992	57,992	0	57,992

## 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
3/26/2012	2563 / 835	100	QC	11
3/22/2012	2563 / 841	100	QC	11
3/21/2012	2563 / 837	100	QC	11
3/19/2012	2563 / 839	100	QC	11
3/19/2012	2563 / 833	100	QC	11
2/13/2012	2555 / 1439	100	CT	11
11/16/2011	2543 / 387	281,000	WD	01
8/30/2011	2543 / 377	0	QC	11
8/23/2011	2543 / 373	0	QC	11
8/22/2011	2543 / 381	0	QC	11
8/22/2011	2543 / 383	0	QC	11
8/22/2011	2543 / 385	0	QC	30
1/7/2011	2500 / 1760	100	QC	11
2/11/2010	2453 / 113	100	CT	12
11/5/1998	1547 / 0381	140,000	WD	Q

This page has been visited 31,231 times.

Monroe County Property Appraiser  
Karl D. Borglum  
P.O. Box 1176  
Key West, FL 33041-1176