



CITY OF ST. PETERSBURG, FLORIDA  
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

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## STAFF REPORT

### Community Planning and Preservation Commission Certificate of Appropriateness Request

Report to the Community Planning and Preservation Commission from the Urban Planning and Historic Preservation Division, Planning and Development Services Department, for Public Hearing and Executive Action scheduled for **Tuesday, February 9, 2021, beginning at 2:00 p.m.**, in Council Chambers of City Hall, 175 Fifth St. N., St. Petersburg, Florida. Everyone is encouraged to view the meetings on TV or online at [www.stpete.org/meetings](http://www.stpete.org/meetings).

#### UPDATE: COVID-19

Procedures will be implemented to comply with the CDC guidelines during the Public Hearing, including mandatory face coverings and social distancing, with limitations on the number of attendees within Council Chambers. The City's Planning and Development Services Department requests that you visit the City website at [www.stpete.org/meetings](http://www.stpete.org/meetings) and contact the case planner for up-to-date information pertaining to this case.

According to Planning and Development Services Department records, no member of the Community Planning and Preservation Commission resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

**AGENDA ITEM:** CITY FILE NO.: 20-90200119

**REQUEST:** Review of an After-the-Fact Certificate of Appropriateness for window replacement at 812 8<sup>th</sup> Ave. S., a contributing property to the Roser Park Local Historic District (87-01)

**OWNER:** Albano Investments Group, Inc.

**AGENT:** Louis Albano, President

**PARCEL ID NO.:** 31-31-17-77022-000-0230

**LEGAL DESCRIPTION:** ROSER PARK 3<sup>RD</sup> ADD (ROSER PARK HISTORIC DISTO W 7 FT OF LOT 22 & E 43 FT OF LOT 23)

**ZONING:** NT-2



## Historic Significance

The Craftsman-influenced house and vernacular garage apartment at 812 8<sup>th</sup> Ave. S. were constructed circa 1923. The property is listed as contributing to the Roser Park Local Historic District. Because of Roser Park's unique natural topography, the property is set high above 8<sup>th</sup> Ave. S. and accessed by a concrete flight of stairs. The house's main form is a two-story front-gabled rectangle with a one-story gabled front porch. The exterior features wood siding, though the porch is clad in stucco.

The subject property's design is fairly simple overall and might aptly be classified as Frame Vernacular were it not for a small number of simple but impactful details which elevate its style and reference the Craftsman vocabulary of the era. These include the porch's broad stucco beams and surround featuring horizontal banding, exposed rafter tails, wood shingles at the porch's gable end, and three-over-one windows.

## Project Description and Review

### Project Description and Background

The subject property came before this Commission in February 2020 for the after-the-fact replacement of the main house's original 31 windows with vinyl windows (19-90200065). On November 20, 2020, city staff observed that the garage apartment, located in the rear of the property, had new windows partially installed without prior approval. The installed windows appear to feature internal muntins only, and were installed flush with the exterior wall plane, a contemporary method that is not in keeping with historic methods or craftsmanship. The City's Construction Services Department confirmed that no building permit for the installation of replacement windows had been obtained for the subject property. A Stop Work Order (SWO) was issued on November 23, 2020.

The application (Appendix A) proposes after-the-fact replacement of the garage apartment's 11 historic wood-frame windows, the majority of which were three-over-one double-hung sash, with the same vinyl windows that were approved for the main house. The application also includes the replacement of garage doors to match existing.

## General Criteria for Granting Certificates of Appropriateness and Staff Findings

1. *The effect of the proposed work on the landmark or the property upon which such work is to be done.*

**Inconsistent** The proposal will not substantially affect the integrity of the Roser Park Local Historic District. However, it will slightly diminish the subject property's integrity of materials and workmanship.

2. *The relationship between such work and other structures on the landmark site or other property in the historic district.*

**Consistent** The subject property is a contributing resource to the Roser Park Local Historic District, and its windows are a character-defining feature. Preservation of the windows' size, distribution, profile, and configuration is a necessary aspect of the district's retained historic integrity.

3. *The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the local landmark or the property will be affected.*

**Inconsistent** The windows that were installed appear to feature the same dimensions and three-over-one configuration as the subject property's original windows, thus preserving design and arrangement. The change in window frame materials from wood to vinyl is generally approved when determined necessary due to deterioration, as discussed below. City Code's *Additional guidelines for window replacement* specify that replacement windows' depth in wall (Criterion 3) and proportions (Criterion 6) should be replicated, which the windows do not appear to do.

4. *Whether the denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property.*

**Consistent** The applicant has stated that the original windows were beyond repair, in similar condition to the windows in the main house, which were approved for replacement.

5. *Whether the plans may be reasonably carried out by the applicant.*

**Consistent** Work has begun as of November 20, 2020.

6. *A COA for a noncontributing structure in a historic district shall be reviewed to determine whether the proposed work would negatively impact a contributing structure or the historic integrity of the district. Approval of a COA shall include any conditions necessary to mitigate or eliminate negative impacts.*

**Not applicable** The subject property is a contributing property to the Roser Park Local Historic District (87-01).

## Additional Guidelines for Window Replacement

The City's historic preservation office, State of Florida Division of Historic Resources, and U.S. Department of Interior Technical Preservation Services can provide additional information relating to window repair and replacement for individual landmark buildings and properties within local historic districts. While

preservation and repair of historic windows is often preferable, property owners may replace windows provided that each replacement window meets the following criteria:

1. *Impact resistance. The replacement window and glass shall be impact resistant;*

**Consistent** Windows will be impact resistant, per information provided with the application (Appendix A).

2. *Energy performance. The replacement window shall be Energy Star qualified for southern climate zones;*

**Consistent**

3. *Depth in wall. The replacement window shall be setback into the wall the same distance as the historic window;*

**Inconsistent** The windows at the garage building, like those at the primary residence, have been installed approximately flush with the exterior wall plane, with depth added by trim applied around the opening. This was a point of discussion during the after-the-fact COA for the installation of windows at the main residence, with.

The installation of raised trim certainly mitigates the flatness created by the flush-mounted windows. However, staff does not find that the resulting effect sufficiently recreates the degree of texture that is created by the traditional method of installation of double-hung sash windows with a 2 inch to 3 inch reveal.

As seen in the figures below, replacement windows that are installed with an appropriate setback in the wall plane much more closely reference the historic workmanship and texture of original windows.

Staff recommends approval of the windows that have already been installed at the garage apartment with their existing reveal, but finds this case to exemplify the necessity of requiring that all replacement windows be installed with a traditional setback.



**Figure 1:** Replacement windows after installation at primary residence, 812 8<sup>th</sup> Ave. S., 2020



**Figure 2:** Example of non-historic windows installed with traditional amount of reveal, 2709 Burlington Ave. N.



**Figure 3:** Example of typical reveal found in historic double-hung sash windows, 2734 2<sup>nd</sup> Ave. N.

4. *Frame size, shape and exterior trim. The replacement window shall be the same size and shape as the historic window and opening. Historic openings shall not be altered in size. Existing, exterior trim shall be retained, where practicable;*

**Consistent** The sizes of the replacement windows match existing openings.

5. *Configuration. The replacement window shall have the same light configuration as the historic window. If the historic window configuration cannot be determined, the replacement window configuration shall be appropriate to the architectural style of the subject building;*

**Consistent** Three-over-one sash windows are consistent with those observed at the property historically.

6. *Proportions. The replacement window shall have the same visual qualities of the historic window, where commercially reasonable:*
- a. *Muntins and mullions. Where provided, muntins and mullions shall have the same dimensions and profile of the historic muntins and mullions.*
  - b. *Stiles. For hung windows, stiles shall align vertically and be the same width at the upper and lower sashes.*
  - c. *Top, meeting and bottom rails, and blind stop. The top, meeting and bottom rails of a hung window, including the corresponding blind stop, shall have the same dimensions and profile of the historic window.*

**Consistent per application** The replacement windows installed feature internal muntins. The applicant has stated that external muntins would be applied to match the replacement windows in the main house.

7. *Finish. The finished surface and appearance shall match the historic window, where practicable.*

**Inconsistent** Window frames will be vinyl.

#### Summary of Findings

Staff evaluation yields a finding of the following criteria being met by the proposed project:

- General Criteria for Granting Certificates of Appropriateness: 3 of 5 relevant criteria met.
- Additional Guidelines for Window Replacement: 5 of 7 criteria satisfied by application as submitted.

#### Staff Recommendation and Conditions of Approval

Based on a determination of general consistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **approve with conditions** the Certificate of Appropriateness request for the after-the-fact alteration of the property at 812 8<sup>th</sup> Ave. S., subject to the following:

1. Replacement windows will be fitted with contoured, three-dimensional external muntins.
2. Wooden exterior casing and trim will be reinstalled in kind, and closely replicated where the historic material cannot be salvaged or reinstalled.
3. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
4. This approval will be valid for 24 months beginning on the date of revocation of the local Emergency Declaration.
5. A historic preservation final inspection will be required.

# Appendix A:

Application No. 20-90200119 and Submittals



# CERTIFICATE OF APPROPRIATENESS

## APPLICATION

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department, located on the 3th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida. Laura Duvekot, Historic Preservationist II, (727) 892-5451 or Laura.Duvekot@stpete.org

### GENERAL INFORMATION

812 8th Ave S. GARAGE 30-31-17-77022-000-0230  
 Property Address Parcel Identification No.  
 Rosen Park 19-08 000 994  
 Historic District / Landmark Name Corresponding Permit Nos.  
 ALBANO Investments Group Inc 727 479-5977  
 Owner's Name Property Owner's Daytime Phone No.  
 P.O. Box 1064 St. Pete FL 33771 lou@albanoinvestments.com  
 Owner's Address, City, State, Zip Code Owner's Email


Authorized Representative (Name & Title), if applicable Representative's Daytime Phone No.  
 Representative's Address, City, State, Zip Code Representative's Email

APPLICATION TYPE (Check applicable)		TYPE OF WORK (Check applicable)	
Addition	<input checked="" type="checkbox"/>	Window Replacement	<input type="checkbox"/>
New Construction	<input checked="" type="checkbox"/>	Door Replacement (GARAGE)	<input type="checkbox"/>
Demolition	<input type="checkbox"/>	Roof Replacement	<input type="checkbox"/>
Relocation	<input type="checkbox"/>	Mechanical (e.g. solar)	<input type="checkbox"/>
Other:	<input type="checkbox"/>	Repair Only	<input type="checkbox"/>
		In-Kind Replacement	<input type="checkbox"/>
		New Installation	<input type="checkbox"/>
		Other:	<input type="checkbox"/>

### AUTHORIZATION

By signing this application, the applicant affirms that all information contained within this application packet has been read and that the information on this application represents an accurate description of the proposed work. The applicant certifies that the project described in this application, as detailed by the plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. Further, the applicant agrees to conform to all conditions of approval. It is understood that approval of this application by the Community Planning and Preservation Commission in no way constitutes approval of a building permit or other required City permit approvals. Filing an application does not guarantee approval.

- NOTES:** 1) It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.  
 2) To accept an agent's signature, a notarized letter of authorization from the property owner must accompany the application.

Signature of Owner:  Date: 12/2/2020  
 Signature of Representative: \_\_\_\_\_ Date: \_\_\_\_\_





# CERTIFICATE OF APPROPRIATENESS

APPLICATION

COA #

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department by emailing directly to Historic Preservationists Laura Duvekot ([Laura.Duvekot@stpete.org](mailto:Laura.Duvekot@stpete.org)) or Kelly Perkins ([Kelly.Perkins@stpete.org](mailto:Kelly.Perkins@stpete.org)).

## PROPOSED SCOPE OF WORK

Please provide a detailed description of the proposed work, organized according to the COA Matrix. Include information such as materials, location, square footage, etc. as applicable. Attach supplementary material as needed.

Building or Site Feature	Photo No.	Proposed Work
		Replace Windows (Already Approved) Same as used in front house
		Replace Garage Doors w/ steel ones as per original ones



# CERTIFICATE OF APPROPRIATENESS

## CHECKLIST, WINDOW REPLACEMENT

- Completed COA application
- Application fee - \$50 (same materials) or \$300 (change of materials)
- Floor Plans and Elevations:
  - To scale, no larger than 11" x 17" paper or digitally submitted
  - Depicts all sides of existing & proposed structure(s)
  - Indicate location of each window replacement
- Window Schedule specifying existing windows to be replaced: materials, size, type, finish
- Number Key Photos, Floor Plans, and Elevation to correspond with Window Schedule
- Dimensioned and scaled profile section of new windows
- Manufacturers brochure and catalog photo of proposed replacement
- Written description explaining how the proposed window replacement complies with the following evaluation criteria: *All below requirements satisfied*
  1. The replacement window and glass shall be impact resistant.
  2. The replacement window shall be Energy Star qualified for southern climate zones.
  3. The replacement window shall be setback into the wall the same distance as the historic window.
  4. The replacement window shall be the same size and shape as the historic window and opening. Historic openings shall not be altered in size. Existing, exterior trim shall be retained, where practicable.
  5. The replacement window shall have the same light configuration as the historic window. If the historic window configuration cannot be determined, the replacement window configuration shall be appropriate to the architectural style of the subject building;
  6. The replacement window shall have the same visual qualities of the historic window, where commercially reasonable:
    - a. Where provided, muntins and mullions shall have the same dimensions and profile of the historic muntins and mullions.
    - b. For hung windows, stiles shall align vertically and be the same width at the upper and lower sashes.
    - c. The top, meeting and bottom rails of a hung window, including the corresponding blind stop, shall have the same dimensions and profile of the historic window.
  7. The finished surface and appearance shall match the historic window, where practicable.

Window Sizes  
812 8th Ave S.

Arrange

Qty 9

$27\frac{3}{4} \times 53\frac{3}{4}$

Qty 1

$27\frac{1}{2} \times 47$

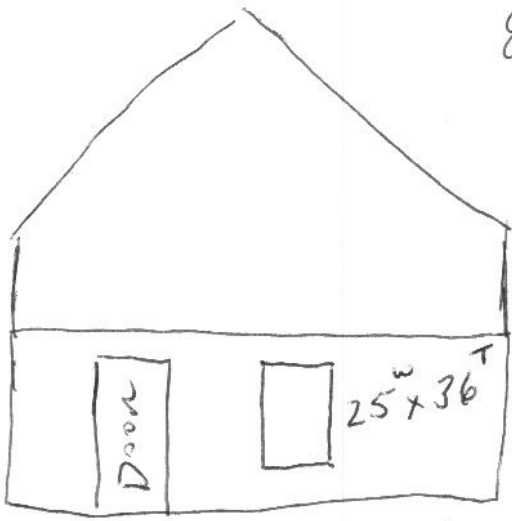
Qty 1

$25 \times 36$

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Total Qty 11

Window Placement  
812 8th Ave S.  
Garage



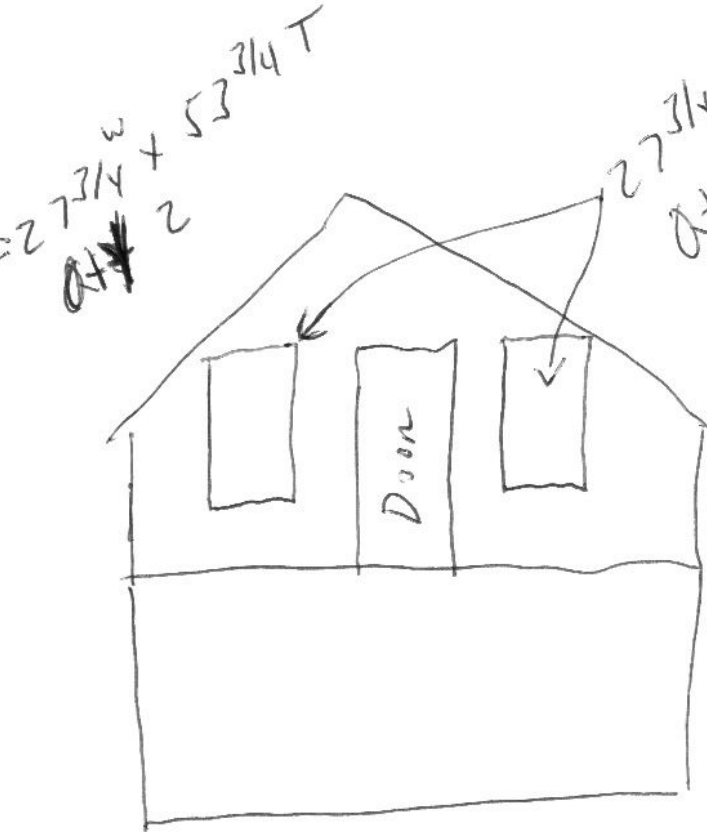
N. View



S. View



W. View



E. View



# The Home Depot Special Order Quote

Customer Agreement #: H0257-304698

Printed Date: 12/4/2019

Window Specs

**Customer:** LOUIS ALBANO

**Address:** 500 14TH AVENUE SOUTH  
SAINT PETERSBURG, FL  
33701

**Phone 1:** 727-479-5977

**Phone 2:** 727-479-5977

**Email:** LOU@ALBANOINVESTMEN  
TS.COM

**Store:** 0257

**Associate:** WILLIAM

**Address:** 2300 22ND AVE NORTH  
SAINT PETERSBURG, FL  
33713

**Phone:** 727-898-1100

**Pre-Savings Total:** \$929.54

**Total Savings:** (\$0.00)

**Pre-Tax Price:** \$929.54

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



Standard Width = Custom  
Standard Height = Custom  
Frame Width = 28 3/4  
Frame Height = 61 3/4

Line Number	Item Description	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	70 Series Block Impact Single-Hung-2127/IMPACT Equal Sash, Fixed/Active, Rough Opening 29.25 x 62.25, 28.75 x 61.75, White / White	\$464.77	\$464.77	2	\$0.00	\$929.54
<b>Unit 100 Total:</b>		<b>\$464.77</b>	<b>\$464.77</b>		<b>\$0.00</b>	<b>\$929.54</b>

### Begin Line 100 Description

#### ---- Line 100-1 ----

70 Series Block Impact Single-Hung-2127/IMPACT  
Overall Rough Opening = 29 1/4" x 62 1/4"  
Overall Unit = 28 3/4" x 61 3/4"  
Installation Zip Code = 33713  
U.S. ENERGY STAR® Climate Zone = Southern  
ENERGY STAR Required = No  
Standard Width = Custom  
Standard Height = Custom  
Frame Width = 28 3/4  
Frame Height = 61 3/4  
Tip To Tip Flange Width = 29.75  
Tip To Tip Flange Height = 62.75  
Venting / Handing = Fixed/Active  
Exterior Color = White  
Interior Finish Color = White  
Performance Rating = PG55 / DP 55/60

Glass Construction Type = Dual Pane  
Glass Option = Low-E LS  
High Altitude Breather Tubes = No  
Glass Strength = Impact Resistant  
Glass Tint = No Tint  
Specialty Glass = None  
Gas Fill = Air  
Unit 1 Lower Glass: None  
Unit 1 Upper Glass: Flat Grilles-Between-the-Glass  
Unit 1 Upper Glass: Specified Equal Light  
Unit 1 Upper Glass: Grille Pattern = Specified Equal Light  
Unit 1 Upper Glass: Exterior Grille Color = White  
Unit 1 Upper Glass: Interior Grille Color = White  
Unit 1 Upper Glass: 3W1H  
Hardware Color/Finish = White  
Number of Sash Locks = Double

Lock Type = Standard  
Insect Screen Type = Half Screen  
Insect Screen Material = Fiberglass  
Re-Order Item = No  
Room Location = front  
Unit U-Factor = 0.42  
Unit Solar Heat Gain Coefficient (SHGC) = 0.26  
U.S. ENERGY STAR Certified = No  
Florida Product Approval Number (FL#) = 14911  
High Velocity Hurricane Zone (HVHZ) = Yes  
SKU = 1000026796  
Vendor Name = S/O SILVER LINE BLDG PRD  
Vendor Number = 60660514  
Customer Service = (888) 504-0005  
Catalog Version Date = 09/16/2019

### End Line 100 Description

1 of 6

# SILVER LINE BUILDING PRODUCTS CORP.

## V1 SERIES/70 SERIES SINGLE HUNG WINDOW (2127) (IMPACT RATED)(HVHZ)

**GENERAL NOTES:**

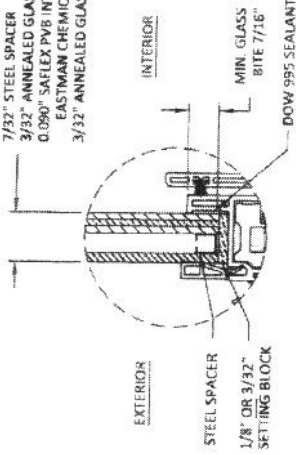
- THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE CURRENT EDITION FLORIDA BUILDING CODE (FBC), INCLUDING HVHZ AND HAS BEEN EVALUATED ACCORDING TO THE FOLLOWING:
  - TAS 201-94
  - TAS 202-94
  - TAS 203-94
  - ASTM E330-07
  - ASTM E1886-05
  - ASTM E1996-06/09/12
  - AAMA/MDMA/CSA 101/1.5/2/A440-08
- ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE/MASONRY, 2X FRAMING, AND METAL FRAMING AS A MAIN WIND FORCE RESISTING SYSTEM CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
- 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO THE STRUCTURE. BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
- THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT IN HVHZ AREAS. IN HVHZ AREAS, ONE TIME PRODUCT APPROVAL TO BE OBTAINED FROM MIAMI-DADE PER OR ANU
- APPROVED IMPACT PROTECTIVE SYSTEM IS NOT REQUIRED ON THIS PRODUCT IN AREAS REQUIRING IMPACT RESISTANCE
- WINDOW FRAME MATERIAL: PVC
- IN ACCORDANCE WITH THE CURRENT EDITION FBC, WOOD COMPONENTS SHALL HAVE BEEN PRESERVATIVE TREATED CHAPTER 23.
- GLASS MEETS THE REQUIREMENTS OF ASTM E 1300 GLASS CHARTS. SEE SHEET 1 FOR GLAZING DETAILS.

MAX OVERALL SIZE		CONFIG.	DESIGN PRESSURE	MISSILE IMPACT RATING
WIDTH	HEIGHT			
52"	73"	07X	+55 / -60 PSF	LMI/SMI

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SHEET	REVISION
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4	-
5	-

SHEET DESCRIPTION  
GENERAL NOTES & GLAZING DETAIL  
ELEVATION & ANCHOR LAYOUTS  
VERTICAL SECTIONS  
HORIZONTAL SECTIONS  
HORIZONTAL & VERTICAL SECTIONS, INSTALLATION NOTES & REINFORCEMENT DETAILS

43/64" O.A. I.G. LAMINATED GLASS  
CONSISTING OF:  
1/8" ANNEALED GLASS  
7/32" STEEL SPACER  
3/32" ANNEALED GLASS  
0.090" SAFLEX PVB INTERLAYER BY  
EASTMAN CHEMICAL COMPANY  
3/32" ANNEALED GLASS



GLAZING DETAIL 1

NOTE:  
ALL GLAZING CONFIGURATIONS SHALL COMPLY WITH SAFETY GLAZING REQUIREMENTS OUTLINED IN CURRENT FBC AND ASTM E 1300 GLASS LOAD RESISTANCE.

Silver Line  
BUILDING PRODUCTS

ONE SILVERLINE DRIVE  
NORTH BRUNSWICK, NJ 07902  
TEL: (800) 234-4278

V1 SERIES/70 SERIES SINGLE HUNG WINDOW (2127)  
INSTALLATION & GENERAL NOTES  
PREPARED BY:  
BUILDING DROPS, INC.  
200 E. OAKA BEACH BLVD., STE. 136  
MIAMI BEACH, FL 33139  
TEL: (305) 439-9818  
WWW.BUILDINGDROPS.COM



REMARKS	BY	DATE

THE INSTALLATION, TOTAL COORDINATION, AND PROTECTION OF ALL WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE RELEVANT AUTHORITIES.

Original signed by: Anthony J. Nocera, P.E.  
Professional Engineer No. 12000  
Date: 08/11/2011  
Title: Project Engineer



SEAL BY: [Signature]  
DATE: 08/11/2011  
SILVER LINE BUILDING PRODUCTS  
200 E. OAKA BEACH BLVD., STE. 136  
MIAMI BEACH, FL 33139  
TEL: (305) 439-9818  
WWW.BUILDINGDROPS.COM

PL #:  
**FL14911**  
DATE: 01.23.18  
DWG. BY: HR  
CHK. BY: HFN  
SCALE: NTS  
DWG. #: SWD050  
SHEET: 1

14911.5

2 of 6

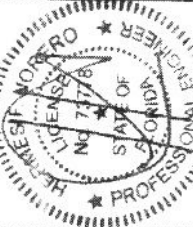


ONE SILVERLINE DRIVE  
NORTH BRUNSWICK, NJ 08902  
PH: (800) 284-3228

PREPARED BY:  
BUILDING DROPS, INC.  
384 F. DANIEL BEACH BLVD., 3RD FLOOR  
DANIEL BEACH, FL 33524  
TEL: (813) 948-9118  
WEB: www.buildingdrops.com

REMARKS	BY	DATE

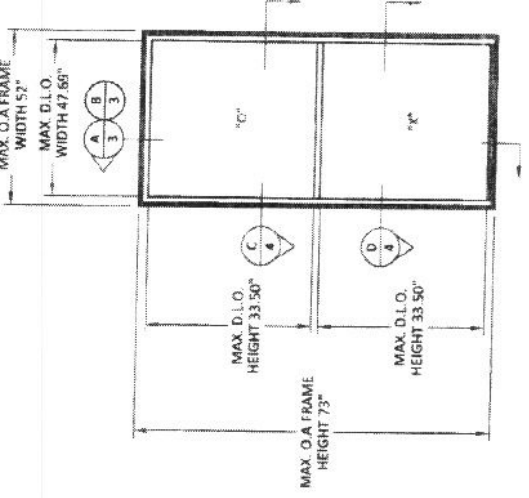
THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BUILDING DROPS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BUILDING DROPS, INC. IN THE STATE OF FLORIDA, BUILDING DROPS, INC. IS LICENSED AS AN ARCHITECTURAL FIRM UNDER LICENSE NO. 73178.



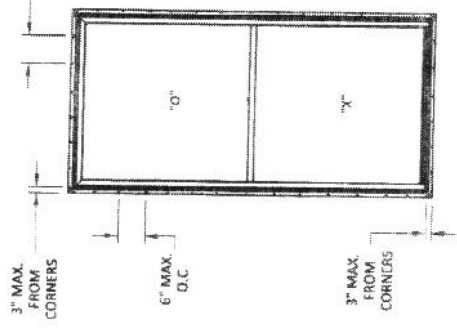
James Romero  
Professional Engineer  
380 E. DANIEL BEACH BLVD., 3RD FLOOR  
DANIEL BEACH, FL 33524  
PHONE: (813) 948-9118  
FIRM: (800) 284-3228

FL #: **FL14911**  
DATE: **01.23.18**  
DWG. BY: **HR** CHK. BY: **HFN**  
SCALE: **NTS**  
DWG. #: **SWD050**  
SHEET:

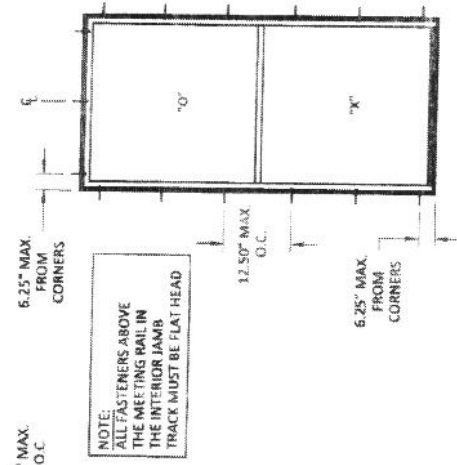
**2** OF 5



**ELEVATION**  
SINGLE HUNG WINDOW



**ANCHOR LAYOUT**  
MAIL FIN - SINGLE HUNG WINDOW



**ANCHOR LAYOUT**  
THROUGH FRAME - SINGLE HUNG WINDOW

3 of 6

Silver Line  
by Architect



ONE SKYLINE DRIVE  
NORTH BRUNSWICK, NJ 08907  
PH: (800) 334-2228

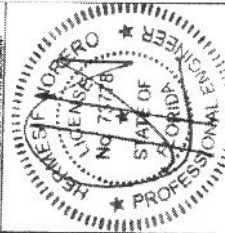
VERTICAL SECTIONS  
V1 SERIES/70 SERIES SINGLE  
HUNG WINDOW (2227)

PREPARED BY:  
BUILDING DROPS, INC.  
3887 DUMM ROAD, SUITE 200  
DUMM, PENNSYLVANIA 17020  
PH: (717) 344-4378  
WWW.BUILDINGDROPS.COM



TITLE: VERTICAL SECTIONS  
REMARKS: BY: DATE:

THE INSTALLATION OF THIS WINDOW SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND ALL LOCAL, STATE AND FEDERAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.



FL #:  
DATE: 01.23.18  
DWG. BY: HR  
CHK. BY: HFN  
SCALE: NTS  
DWG. #: SW/D050  
SHEET: 3

FL #:  
DATE: 01.23.18  
DWG. BY: HR  
CHK. BY: HFN  
SCALE: NTS  
DWG. #: SW/D050  
SHEET: 3

DATE: 01.23.18  
DWG. BY: HR  
CHK. BY: HFN  
SCALE: NTS  
DWG. #: SW/D050  
SHEET: 3

DATE: 01.23.18  
DWG. BY: HR  
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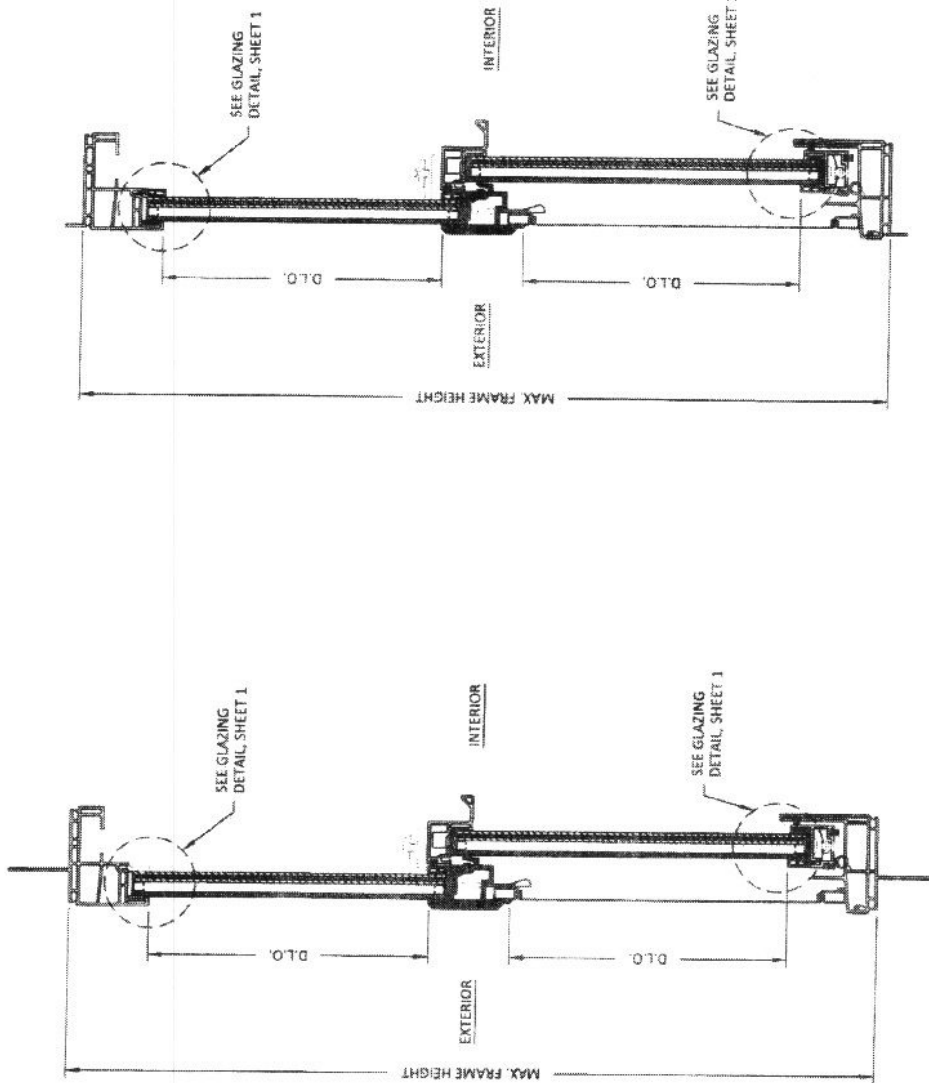
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SHEET: 3

DATE: 01.23.18  
DWG. BY: HR  
CHK. BY: HFN  
SCALE: NTS  
DWG. #: SW/D050  
SHEET: 3



VERTICAL SECTION  
NAIL FIN

3

VERTICAL SECTION  
THRU FRAME

3

4 of 6



Silver Line  
by Architect



ONE SILVERLINE DRIVE  
NORTH BRUNSWICK, NJ 08902  
PH: (800) 334-4278

HORIZONTAL SECTIONS  
HUNG WINDOW (2127)  
V1 SERIES/70 SERIES SINGLE

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BUILDING DROPS, INC.  
1907 CHERRY BEACH BLVD. SUITE 108  
MAYFIELD HEIGHTS, OHIO 44130  
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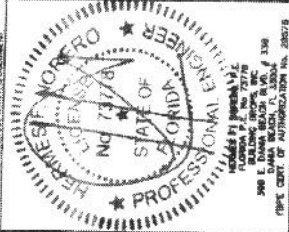
PREPARED BY:



REMARKS

BY DATE

THIS INSTALLATION DETAIL IS DESIGNED FOR THE WINDOW TYPES AND MATERIALS LISTED. IT IS THE USER'S RESPONSIBILITY TO VERIFY THAT THE WINDOW TYPE AND MATERIALS LISTED ARE COMPATIBLE WITH THE WINDOW TYPE AND MATERIALS LISTED. THE USER SHOULD CONSULT THE WINDOW MANUFACTURER'S LITERATURE FOR A COMPLETE LIST OF COMPATIBLE WINDOW TYPES AND MATERIALS. THE USER SHOULD ALSO CONSULT THE WINDOW MANUFACTURER'S LITERATURE FOR A COMPLETE LIST OF COMPATIBLE WINDOW TYPES AND MATERIALS.



FL #:

FL14911

DATE: 01.23.18

DWG. BY: HR

CHK. BY: HFN

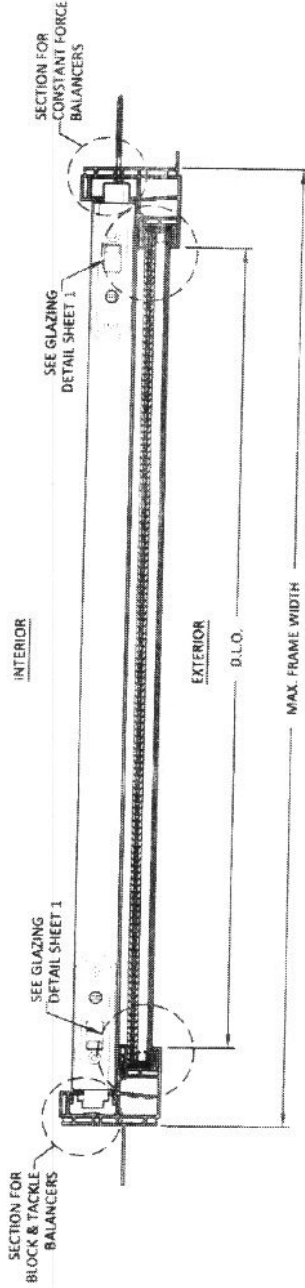
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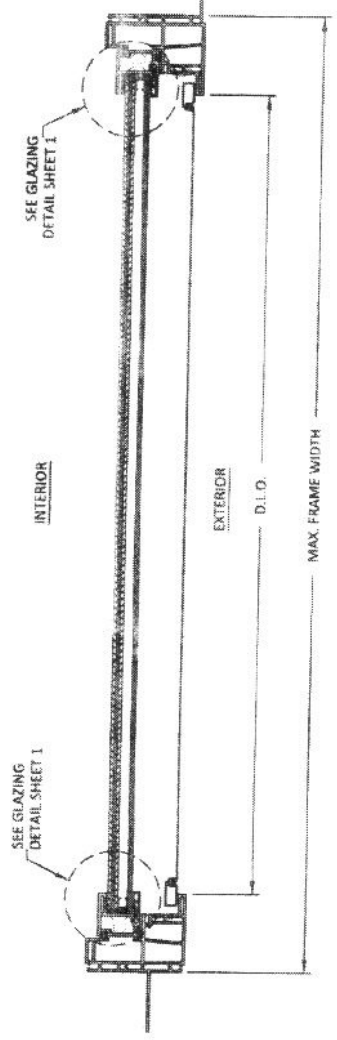
SHEET:

4

OF 5



C  
4  
HORIZONTAL SECTION  
UPPER SASH



D  
4  
HORIZONTAL SECTION  
LOWER SASH

5 of 6

PREPARED BY: BUILDING DROPS, INC.  
HORIZONTAL & VERTICAL SECTIONS  
INSTALLATION NOTES &  
REINFORCEMENT DETAILS

VT SERIES/70 SERIES SINGLE  
HUNG WINDOW (227)

TITLE: HORIZONTAL & VERTICAL SECTIONS  
INSTALLATION NOTES &  
REINFORCEMENT DETAILS

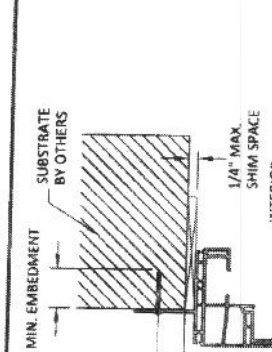
BY DATE

REMARKS

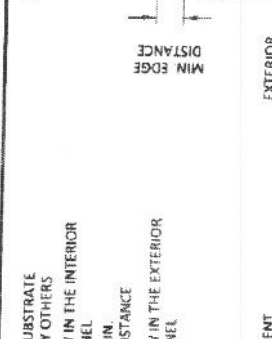
HERBERT NORRIS  
NO. 7378  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

PREPARED BY: BUILDING DROPS, INC.  
HORIZONTAL & VERTICAL SECTIONS  
INSTALLATION NOTES &  
REINFORCEMENT DETAILS

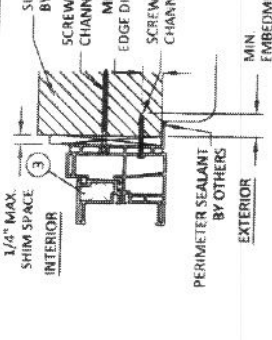
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SHEET: 5



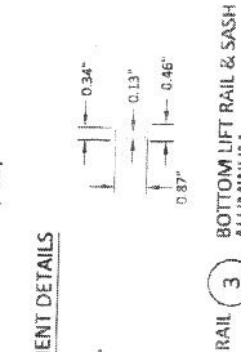
**A** VERTICAL SECTION  
THROUGH FRAME (HEAD)



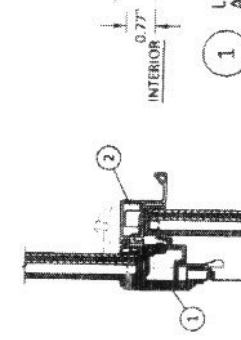
**B** HORIZONTAL SECTION  
THROUGH FRAME (JAMB)



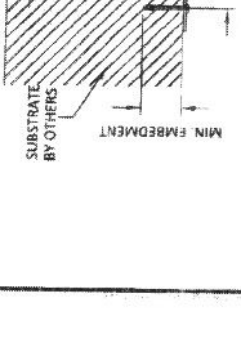
**C** HORIZONTAL SECTION  
NAIL FIN (HEAD)



**D** HORIZONTAL SECTION  
NAIL FIN (JAMB)



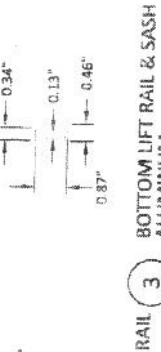
**E** VERTICAL SECTION  
MEETING STYLE



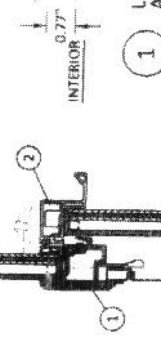
**F** HORIZONTAL SECTION  
BOTTOM LIFT RAIL & SASH  
ALUMINUM



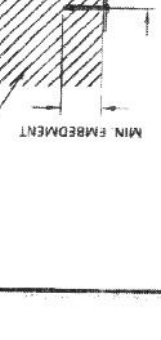
REINFORCEMENT DETAILS



**1** LOCK RAIL TOP  
ALUMINUM



**2** LOCK MEETING RAIL  
ALUMINUM



**3** BOTTOM LIFT RAIL & SASH  
ALUMINUM

METHOD	SUBSTRATE	ANCHOR SCHEDULE	MIN. EMBEDMENT	MAX. EDGE DISTANCE
NAILING FIN	WOOD: MIN. 3/4" x 0.85"	#8 WOOD SCREW PAN HEAD	1.5"	0.75"
	METAL: 18 GAUGE SINK MIN. 1/4" x 3/16"	#8 TEK SCREW #11 HEADS MIN. PENETRATION BEYOND METAL.	1.5"	0.50"
THROUGH FRAME	WOOD: MIN. 3/4" x 0.85"	#10 PAN HEAD IN EXTENSION CHANNEL	1.5"	0.75"
	METAL: 18 GAUGE SINK MIN. 1/4" x 3/16"	#10 FLAT HEAD IN THE INTERIOR CHANNEL	1.5"	0.75"
	CONCRETE: #6-300PSI	3 THREADS MIN. PENETRATION BEYOND METAL	1.5"	0.50"
MASONRY: CMU, BRICK, BLOCK	CONCRETE: #6-300PSI	#10 FLAT HEAD IN THE INTERIOR CHANNEL	1.5"	0.50"
		#10 FLAT HEAD IN THE INTERIOR CHANNEL	1.5"	0.50"
MASONRY: CMU, BRICK, BLOCK	CONCRETE: #6-300PSI	3 THREADS MIN. PENETRATION BEYOND METAL	1.5"	0.50"
		3 THREADS MIN. PENETRATION BEYOND METAL	1.5"	0.50"
MASONRY: CMU, BRICK, BLOCK	CONCRETE: #6-300PSI	3 THREADS MIN. PENETRATION BEYOND METAL	1.5"	0.50"
		3 THREADS MIN. PENETRATION BEYOND METAL	1.5"	0.50"
MASONRY: CMU, BRICK, BLOCK	CONCRETE: #6-300PSI	3 THREADS MIN. PENETRATION BEYOND METAL	1.5"	0.50"
		3 THREADS MIN. PENETRATION BEYOND METAL	1.5"	0.50"

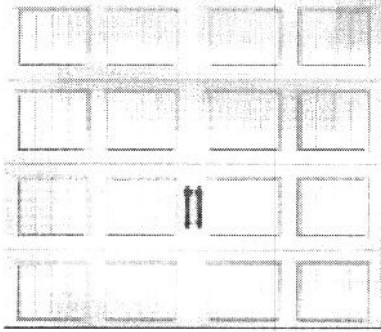
INSTALLATION NOTES:

- ONE (1) INSTALLATION ANCHOR IS REQUIRED AT EACH ANCHOR LOCATION SHOWN.
- THE NUMBER OF INSTALLATION ANCHORS DEPICTED IS THE MINIMUM NUMBER OF ANCHORS TO BE USED FOR PRODUCT INSTALLATION OF THE MAXIMUM SIZE LISTED.
- INSTALL INDIVIDUAL INSTALLATION ANCHORS WITHIN A TOLERANCE OF ±1/2 INCH THE DEPICTED LOCATION & SPACING IN THE ANCHOR LAYOUT DETAILS (I.E., WITHOUT CONSIDERATION OF TOLERANCES). TOLERANCES ARE NOT CUMULATIVE FROM ONE INSTALLATION ANCHOR TO THE NEXT.
- SHIMS AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIMS). MAXIMUM ALLOWABLE SHIM STACK TO BE 3/8 INCH. SHIM WHERE SPACE OF 1/16 INCH OR GREATER OCCURS. SHIMS SHALL BE CONSTRUCTED OF HIGH DENSITY PLASTIC OR BETTER.
- FOR MASONRY OR CONCRETE OPENINGS, 1X WOOD BLOCK MAY BE USED (OPTIONAL AS LONG AS THE MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS ARE STILL MET WITHIN THE CORRESPONDING HOST SUBSTRATE. SEE GENERAL NOTE #3 ON SHEET 1 FOR MORE INFORMATION.
- MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDE WALL FINISHES, INCLUDING BUT NOT LIMITED TO STUCCO, FOAM, BRICK VENEER, AND SIDING.
- INSTALLATION ANCHORS AND ASSOCIATED HARDWARE MUST BE MADE OF CORROSION RESISTANT MATERIAL OR HAVE A CORROSION RESISTANT COATING.
- FOR HOLLOW BLOCK AND GROUT FILLED BLOCK, DO NOT INSTALL INSTALLATION ANCHORS INTO MORTAR JOINTS. EDGE DISTANCE IS MEASURED FROM FREE EDGE OF BLOCK OR EDGE OF MORTAR JOINT INTO FACE SHELL OF BLOCK.
- INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BY THE ANCHOR MANUFACTURER.
- FOR INSTALLATION ANCHORS ABOVE THE MEETING RAIL IN THE INTERIOR JAMB TRACK, USE FLAT HEAD ANCHORS.

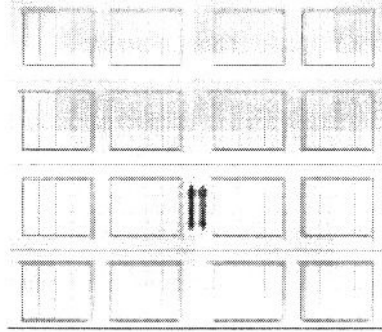
# Garage Door Replacement

812 8<sup>th</sup> Ave S

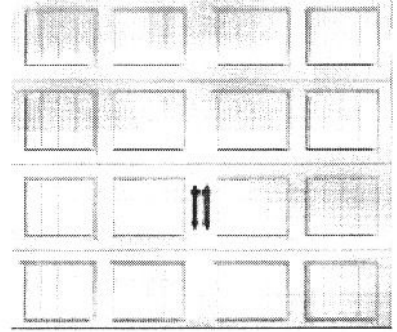
~~Customer approval~~ \_\_\_\_\_



GD 1



GD 2



GD 3

Southern Exposure

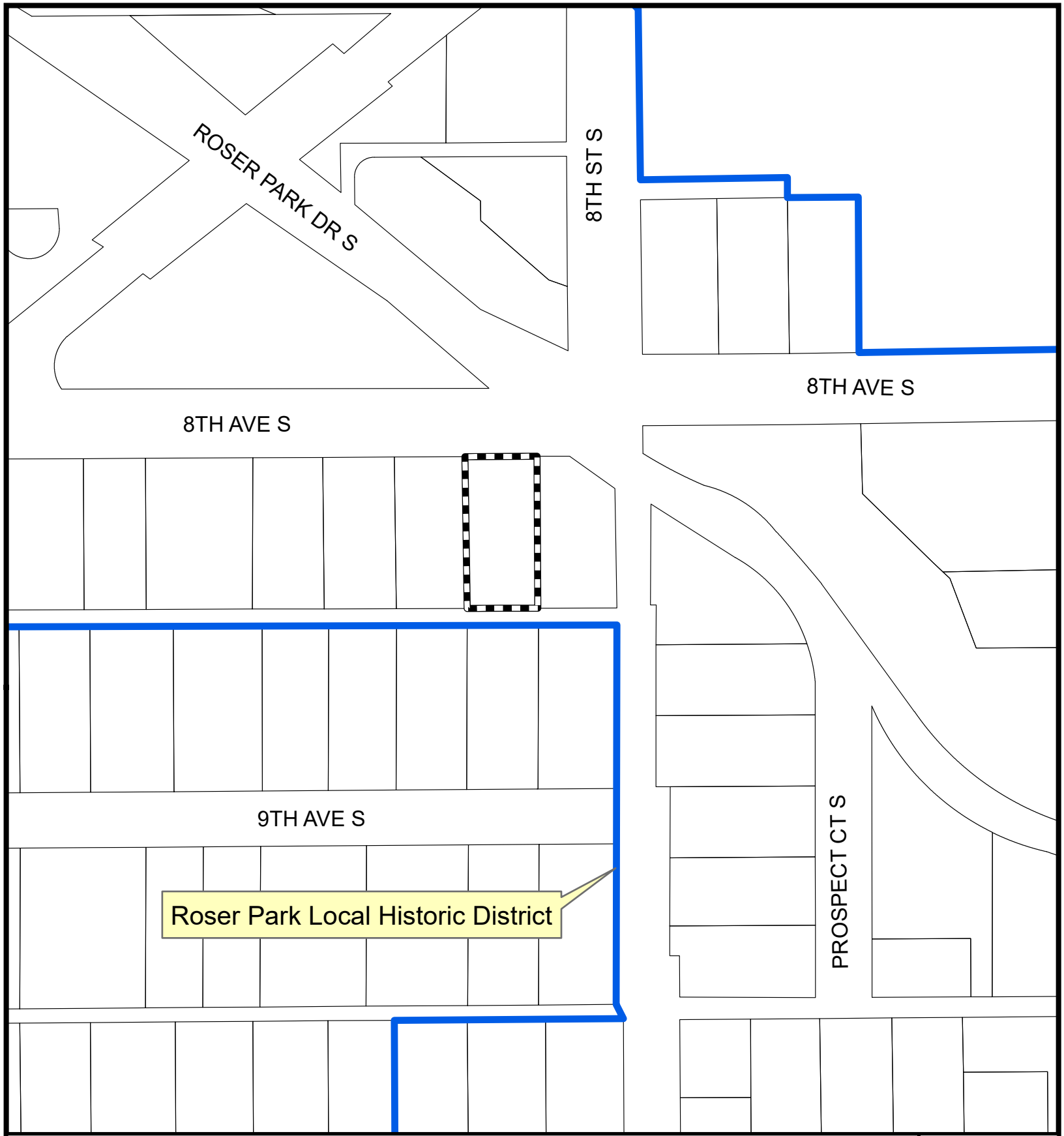
Garage Door Fla Curt Specs

REV	DATE	DESCRIPTION
1	11/20/02	DESIGN LOADS WERE +377/-40
2	9/7/03	UPDATED LAG SCREW SPECIFICATIONS
3	6/7/03	UPDATED CODE REFERENCE
4	8/7/03	ADDED BRACKET OPTION
5	12/20/06	ADDED IMPACT-RESISTANT LIFE OPTIONS
10	11/30/07	ADDED EXTENDED HEIGHTS AND COMBINED CLOPAY, HOLMES, AND IDEAL M/W
11	08/11/08	ANNOTATED IMPACT RESISTANT CONSTRUCTION
12	10/17/08	ADDED "CARRIAGE HOUSE" EMBROSS DOORS
13	12/20/09	ADDED LONG PANEL MODELS
14	04/20/10	ADDED LONG PANEL MODELS
15	02/20/12	UPDATED WINDOWCODE CHART

CLASSIC RAKED PANEL EMBROSS DOORS	DOOR HEIGHT	# OF SECTIONS	# OF U-BARS
MODEL 1	UP TO 7'0"	5	6
MODEL 2	7'0" TO 7'6"	4	5
MODEL 3	7'6" TO 8'0"	3	4
MODEL 4	8'0" TO 8'6"	2	3
MODEL 5	8'6" TO 9'0"	1	2
MODEL 6	9'0" TO 9'6"	1	1
MODEL 7	9'6" TO 10'0"	1	1
MODEL 8	10'0" TO 10'6"	1	1
MODEL 9	10'6" TO 11'0"	1	1
MODEL 10	11'0" TO 11'6"	1	1
MODEL 11	11'6" TO 12'0"	1	1
MODEL 12	12'0" TO 12'6"	1	1
MODEL 13	12'6" TO 13'0"	1	1
MODEL 14	13'0" TO 13'6"	1	1
MODEL 15	13'6" TO 14'0"	1	1
MODEL 16	14'0" TO 14'6"	1	1
MODEL 17	14'6" TO 15'0"	1	1
MODEL 18	15'0" TO 15'6"	1	1
MODEL 19	15'6" TO 16'0"	1	1
MODEL 20	16'0" TO 16'6"	1	1
MODEL 21	16'6" TO 17'0"	1	1
MODEL 22	17'0" TO 17'6"	1	1
MODEL 23	17'6" TO 18'0"	1	1
MODEL 24	18'0" TO 18'6"	1	1
MODEL 25	18'6" TO 19'0"	1	1
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MODEL 27	19'6" TO 20'0"	1	1
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MODEL 200	106'0" TO 106'6"	1	1
MODEL 201	106'6" TO 107'0"	1	1
MODEL 202	107'0" TO 107'6"	1	1
MODEL 203	107'6" TO 108'0"	1	1
MODEL 204	108'0" TO 108'6"	1	1
MODEL 205	108'6" TO 109'0"	1	1
MODEL 206	109'0" TO 109'6"	1	1
MODEL 207	109'6" TO 110'0"	1	1
MODEL 208	110'0" TO 110'6"	1	1
MODEL 209	110'6" TO 111'0"	1	1
MODEL 210	111'0" TO 111'6"	1	1
MODEL 211	111'6" TO 112'0"	1	1
MODEL 212	112'0" TO 112'6"	1	1
MODEL 213	112'6" TO 113'0"	1	1
MODEL 214	113'0" TO 113'6"	1	1
MODEL 215	113'6" TO 114'0"	1	1
MODEL 216	114'0" TO 114'6"	1	1
MODEL 217	114'6" TO 115'0"	1	1
MODEL 218	115'0" TO 115'6"	1	1
MODEL 219	115'6" TO 116'0"	1	1
MODEL 220	116'0" TO 116'6"	1	1
MODEL 221	116'6" TO 117'0"	1	1
MODEL 222	117'0" TO 117'6"	1	1
MODEL 223	117'6" TO 118'0"	1	1
MODEL 224	118'0" TO 118'6"	1	1
MODEL 225	118'6" TO 119'0"	1	1
MODEL 226	119'0" TO 119'6"	1	1
MODEL 227	119'6" TO 120'0"	1	1
MODEL 228	120'0" TO 120'6"	1	1
MODEL 229	120'6" TO 121'0"	1	1
MODEL 230	121'0" TO 121'6"	1	1
MODEL 231	121'6" TO 122'0"	1	1
MODEL 232	122'0" TO 122'6"	1	1
MODEL 233	122'6" TO 123'0"	1	1
MODEL 234	123'0" TO 123'6"	1	1
MODEL 235	123'6" TO 124'0"	1	1
MODEL 236	124'0" TO 124'6"	1	1
MODEL 237	124'6" TO 125'0"	1	1
MODEL 238	125'0" TO 125'6"	1	1
MODEL 239	125'6" TO 126'		

# Appendix B:

## Maps of Subject Property



Roser Park Local Historic District

**Community Planning and Preservation Commission**

**812 8th Ave S**

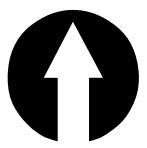
**AREA TO BE APPROVED,**

**SHOWN IN**



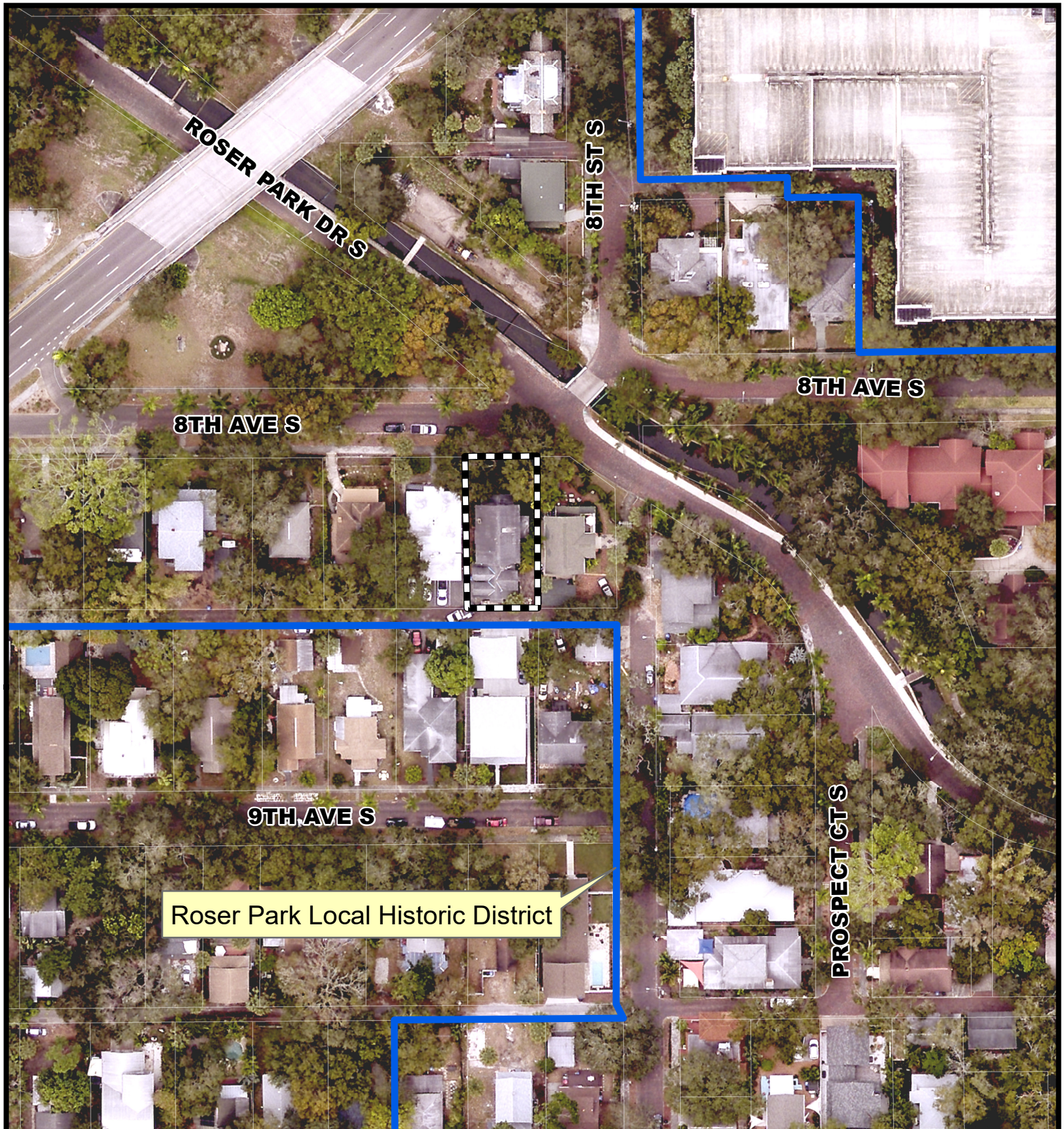
**CASE NUMBER**

**20-90200119**



**N**

SCALE:  
1" = 100'



Roser Park Local Historic District

**Community Planning and Preservation Commission**

**812 8th Ave S**

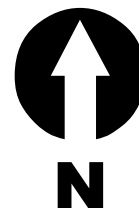
**AREA TO BE APPROVED,**

**SHOWN IN**



**CASE NUMBER**

**20-90200119**



SCALE:  
1" = 100'