



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

STAFF REPORT

Community Planning and Preservation Commission Ad Valorem Tax Exemption and Variance 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, June 8, 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.

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.

Case No.: AVT 21-90400003 / Variance 21-54000033
Request: **AVT 21-90400003:** Review of an Ad Valorem Tax Exemption and Variance Request for the property at 2500 Burlington Ave. N., a contributing property to the Kenwood National Register Historic District
Variance 21-54000033: Approval of three (3) Variances for the conversion of an existing detached garage to Accessory Living Space and the addition of a storage area at the property of 2500 Burlington Ave N:

1. A 2 feet variance to the interior side yard setback from 5.3 feet to 3.3 feet;
2. A 6.9 feet variance to the rear yard setback from 10 feet to 3.1 feet; and,
3. A variance to reduce the required parking from 2 spaces to 1 space.

Legal Description: HALL'S CENTRAL AVE NO. 1 BLK 13, N 92FT OF LOT 10
Parcel ID No.: 23-31-16-35082-013-0010
Date of Construction: 1925
Landmark: Kenwood National Register Historic District
Owner: Michael Zachary Curry
Applicant: Alexander Smith, Boone Architectural Restoration LLC

Overview

The application considerations herein propose both an Ad Valorem Tax Exemption for historic rehabilitation of a contributing property in a National Register Historic District. The request is for a Variance to the Land Development Regulations in the City Code for reduced side and rear yard setbacks and a reduction in the parking requirement. Section 16.70.015 and 16.80.010 of the City Code requires

the CPPC to act on historic and archaeological matters, including acting as the Land Development Regulation Commission (LDRC) for the purposes of and as required by the Community Planning Act to review and evaluate proposed modifications to the Land Development Regulations related to historic and archaeological preservation, to review and evaluate proposed historic designations, certificates of appropriateness and any other action to be performed pursuant to the Historic and Archaeological Preservation Overlay Section.

This report addresses the review of an Ad Valorem Tax Exemption for Rehabilitation for a contributing property to a historic district and the Variance application requesting 3 variances to the Land Development Regulations.

This report addresses first a review of the AVT and then a review of the Variance applications.

Historical Context and Significance

The Craftsman-style single family residence and detached garage at 2500 Burlington Avenue North were constructed in 1924. The property was designated as a contributing resource to the Kenwood National Register Historic District. Because of its location within the National Register District, a ten year Ad Valorem Tax Exemption is available for qualifying rehabilitation.

Project Description and Review (AVT 21-90300003)

Project Description

The AVT application (Appendix A) proposes the conversion of an existing detached garage to accessory living space and minor modifications to the main house.

The project includes the following:

- Removal of vinyl siding and restoration of original wood siding and architectural details such as gable vents,
- Addition of a storage space to the detached garage to replicate the appearance of a historic carriage door opening,
- Addition of a new double French door opening to the north elevation of the garage building (facing the primary residence),
- Addition of a window opening to the west elevation of the garage, and
- Interior changes including the division of the garage into a room and bathroom.

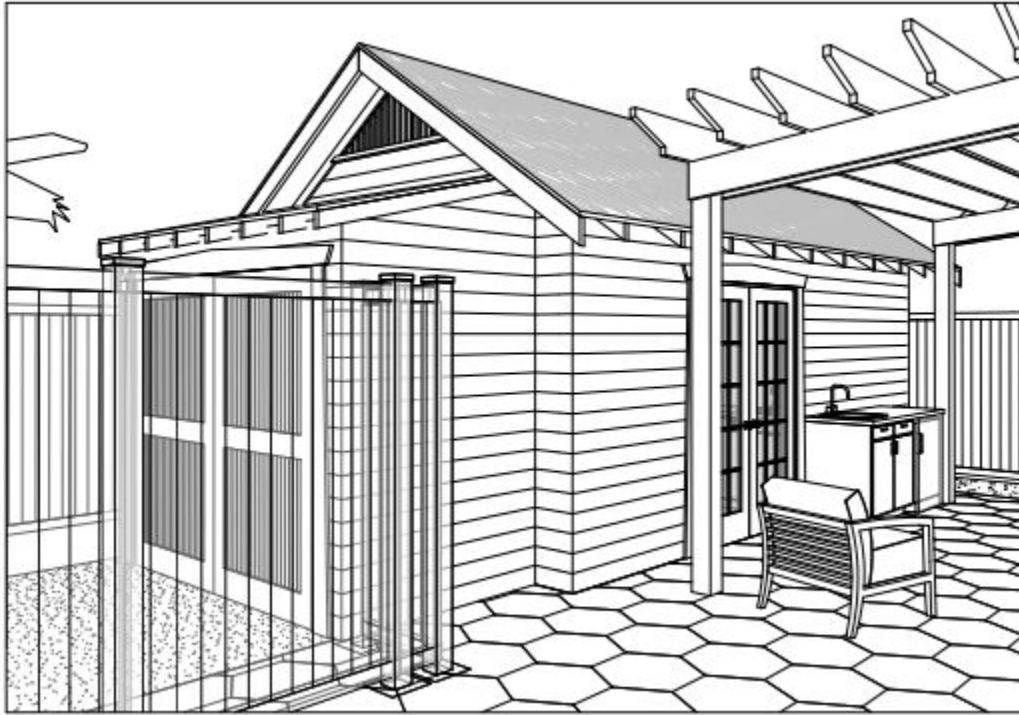


Figure 1: Rendering of proposed changes to garage

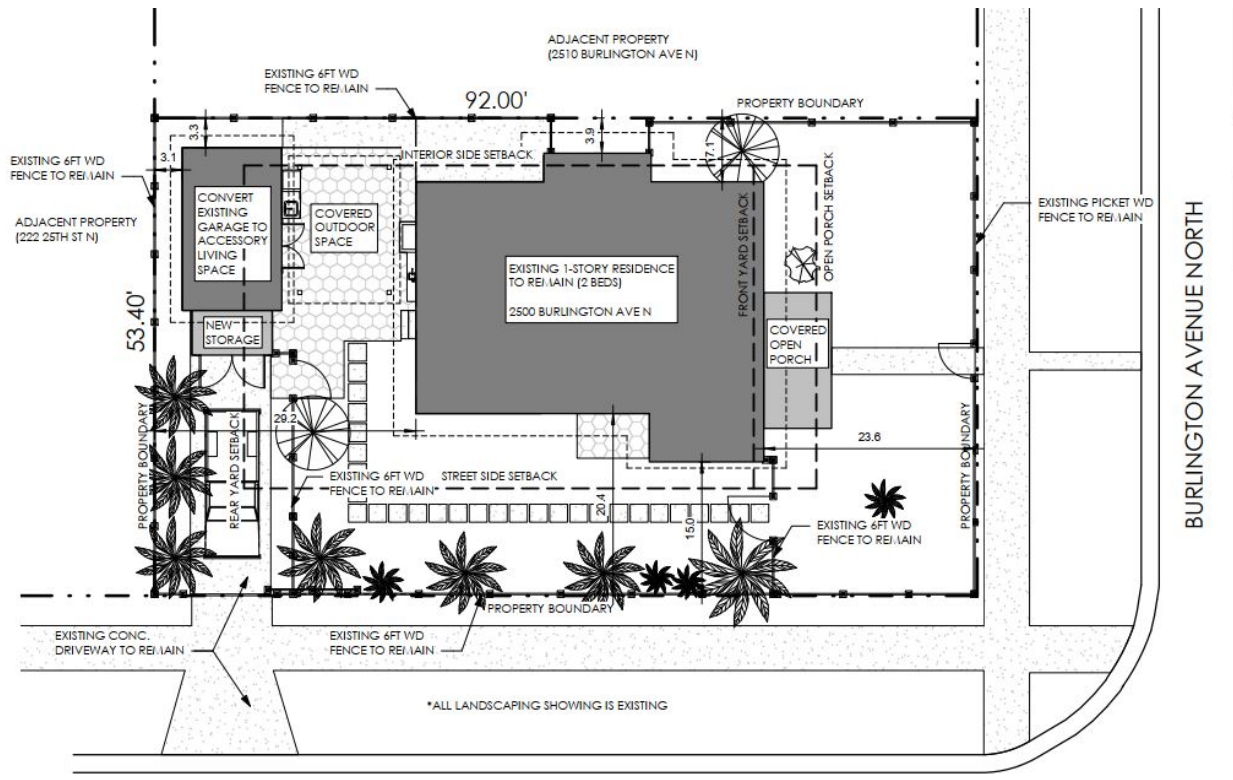


Figure 2: Proposed Site Plan

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.*

Consistent The proposed project will add door and window openings to a detached garage. Although simple accessory structures such as the one proposed for alteration were typically fairly utilitarian in nature and often lacked openings beyond the garage entrance and perhaps a side door, many evolved to include additional openings within the period of significance.

Staff considers the addition of compatible window and door units to be part of an appropriate rehabilitation project at this property. The addition of window and door units will preserve the overall character of the detached garage as a simple accessory building.

The proposed replacement doors and new window will replicate traditional door design for Craftsman-style houses.

The project will also include the restoration of historic material and features in the wood siding and architectural details.

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

Consistent The proposed doors will be compatible with other door styles in the historic district.

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.*

Consistent The footprint and vernacular character of the accessory building will be generally preserved. Staff finds the proposed storage space to be an appropriate reference to a form commonly found on historic garage buildings.

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

Not applicable There is no indication that denial of a COA would substantially adversely affect the property owner's use of the subject property.

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

Consistent The proposed project appears to be appropriate under this criterion.

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 primary house and detached garage are both contributing element of the Kenwood National Register Historic District.

Additional Guidelines for Alterations

1. *A local landmark should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Consistent The proposed property appears to meet this criterion as it remains in use as a single-family residence.

2. *The distinguishing historic qualities or character of a building, structure, or site and its environment shall be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided when reasonable.*

Consistent The footprint and vernacular character of the accessory building will be preserved.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings without sufficient documentary evidence, shall not be undertaken.*

Consistent

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved, as appropriate.*

Consistent The detached garage building, like many accessory buildings in early twentieth century suburban neighborhoods of the type, was designed with relatively utilitarian characteristics. The proposed doors and windows will be complimentary of this vernacular style.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

Consistent

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and other visual qualities and, where reasonable, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Not applicable

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Not applicable No indication that harsh treatment will be used has been given.

8. *Significant archaeological resources affected by a project shall be protected and preserved if designated pursuant to this section. If such resources must be disturbed, mitigation measures shall be undertaken.*

Not applicable The application does not propose ground-disturbing activity.

Summary of Findings, Ad Valorem Tax Exemption Review

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

- General Criteria for Granting Certificates of Appropriateness: 4 of 4 relevant criteria satisfied.
- Additional Guidelines for Alteration: 5 of 5 relevant criteria satisfied.

Variance to Land Development Regulations (File 21-54000033)

The subject property is located within a neighborhood area zoned Neighborhood Traditional-2 (NT-2). The purpose of the NT district regulations is to protect the traditional single-family character of these neighborhoods while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood. The standards for the NT districts are intended to reflect and reinforce their unique character.

The NT-2 district generally includes neighborhoods developed by the end of the 1920s. The character and context along the street should reinforce the pattern of a traditional single-family neighborhood. These areas typically exhibit a higher degree of architectural legacy and characteristics. Site layout and architectural detailing is emphasized to preserve and reinforce the existing development pattern.

Alleyways are the primary means of providing areas for utilities and access to off-street parking to the rear of the properties. Driveways and garages are typically accessed from the alleys in most traditional neighborhoods. However, in this case, the subject property does not have access to an alley but as a corner lot, it has access to a side street.

Variance Data

Structure	Required Setback/Regulation	Requested Setback/Regulation	Variance	Magnitude
Rear Yard Setback for an Accessory Structure	10 ft.	3.1 ft.	6.9 ft.	69%
Side yard setback for an Accessory Structure	5.3 ft (10% of lot width when under 60 ft.)	3.3 ft	2.0 ft.	38%
Parking	2 parking spaces	1 parking space	1 parking space	50%

Request

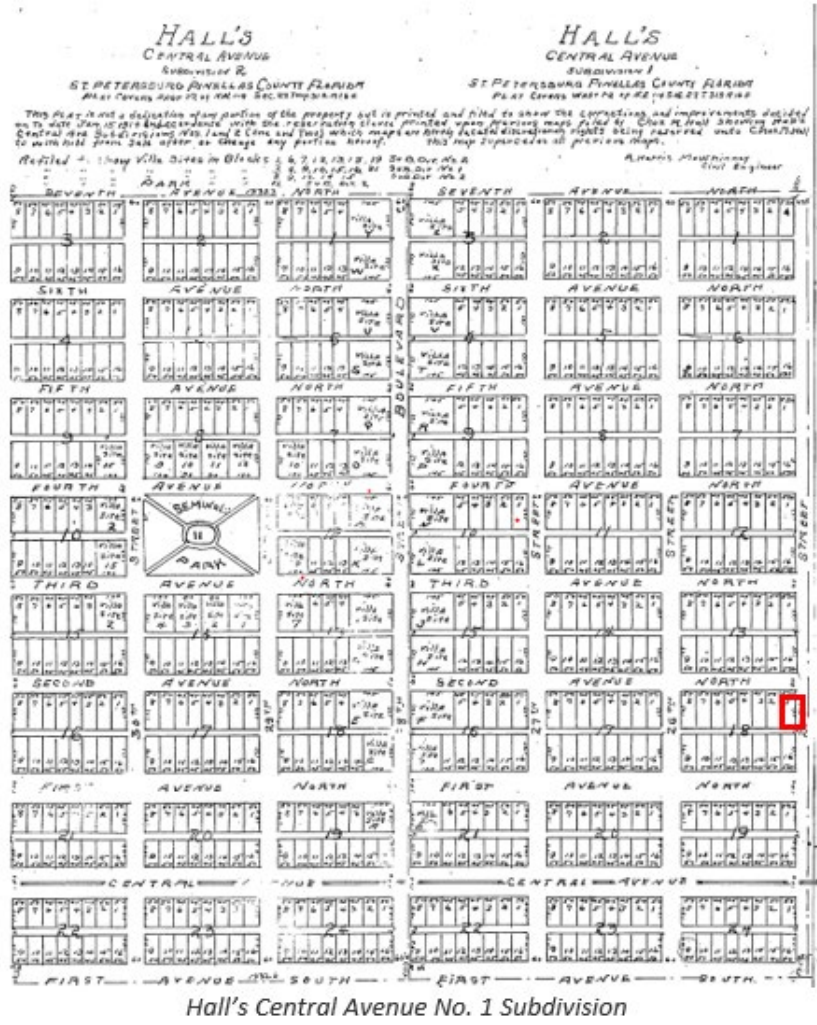
The property owners are proposing to convert an existing one car garage (Accessory Structure) to an Accessory Living Space and construct an addition for storage space to the Accessory Structure. The existing Accessory Structure encroaches into the rear and side yard setback and with the conversion of the use to Accessory Living Space, several variances are required:

- Because the single parking space in the garage is being eliminated, the applicant is requesting a variance to the parking requirement from two (2) spaces to one (1) space.
- The NT-2 Land Development Regulations requires a 10-foot rear yard setback when there is no alley. The existing garage has a rear yard setback of 3.1-feet, requiring a variance of 6.9 feet. The new storage addition will be included as part of the rear setback variance request.
- The NT-2 Land Development Regulations requires a side yard setback of 10% of the lot width when the lot is under 60 feet in width. The lot width is 53 feet; therefore, the side yard setback requirement is 5.3 feet. The existing garage has a side yard setback of 3.3-feet, requiring a variance of 2.0 feet.

Zoning Background

The parcel was originally platted as Lot 1, Block 13 of Hall's Central Ave Subdivision (Figure 1). The property is a corner lot that fronts on Burlington Ave N with 25th Street N along the east side.

Figure 1. Original Plat



Hall's Central Avenue No. 1 Subdivision

The lot was originally 53.4 ft x 127 ft; however, the lot was split in the 1920's and the remainder lot is 53.4 ft x 92 ft for a total area of 4,913 s.f. This is considered a nonconforming lot area based on the NT-2 requirement of 5,800 s.f. Because the lot was split, the portion of the original lot along the alley was combined with another parcel leaving the subject property with no alley access. The rear yard abuts the side yard of the property to the south. The driveway has access from 25th St N.



Figure 2. Existing Lot

The one-story house and garage were permitted in 1924. The subject property has 53.4-ft of frontage along Burlington Ave N and 92 ft of frontage along 25th St N. The existing house has approximately 1,146 s.f. of living space and the detached garage is 216 s.f. for a floor area ratio (FAR) of 0.28. Based on the plans provided by the applicant, the impervious surface ratio (ISR) is approximately 0.48. The NT-2 zoning district allows a 0.40 FAR and up to 0.60 FAR with design bonuses, and up to a 0.65 ISR. The existing house meets the current NT-2 density and intensity standards.

The garage is located behind the single-family structure and is setback 3.1 feet from the rear property line, and 3.3 feet from the interior side property line. The required rear and side yard setbacks are 10 feet and 5.3 feet, respectively.

The existing garage has been converted to another use and is not currently used for parking. A door and window are located where the garage door had been located. The existing driveway provides space for one vehicle. While there is no parking in the garage, the garage has never been legally approved for an alternate use and this variance request would legalize any alternate use of the garage structure if approved by the Community Planning and Preservation Commission (CPPC). Therefore, the property does not currently meet the parking requirement of 2 spaces.

Consistency Review Comments

The Urban Planning & Historic Preservation Division staff reviewed this application in the context of the following variance criteria excerpted from the City Code and found that the requested variances are **consistent** with the standards in 1, 2, 5, 6, 7, 8 and 9 below. Per City Code *Section 16.70.040.1.6 Variances, Generally*, the review and decision shall be guided by the following factors:

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought, and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*

The proposed variance meet the Special Conditions addressed in a, b, d, and f below.

- a. *Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.*

The site meets the redevelopment criterion as it has an existing 1,146 s.f. one-story single-family residence and 216 s.f. garage. The applicant is requesting to legally convert the garage (216 s.f.) to Accessory Living Space. The rear yard setback requirement for an Accessory Structure is 10 ft and the interior side yard setback is 5.3 ft.

- b. *Substandard Lot(s). If the site involves the utilization of an existing legal nonconforming lot(s) which is smaller in width, length, or area from the minimum lot requirements of the district.*

The lot size is 4,913 s.f., 15.3% smaller than the minimum NT-2 lot size of 5,800 s.f. The existing lot is a legal nonconforming lot as a portion of the lot was split in the 1920s.

- c. *Preservation district. If the site contains a designated preservation district.*

Not applicable.

- d. *Historic Resources. If the site contains historical significance.*

The subject property includes an existing single-family structure and an Accessory Structure which are considered to be contributing resources within the Kenwood Historic District listed in the National Register of Historic Places. As contributing resources, the new construction must meet building form and architectural design standards of other historic homes within the district.

- e. *Significant vegetation or natural features. If the site contains significant vegetation or other natural features.*

There are several Areca Palm trees along the street side and rear yard. While the Areca palms provide some shade, they are considered small, clumping palms which grow robustly in Florida. They are not native to Florida and are not considered significant.

- f. *Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements.*

The existing house and garage, contributing historic structures, promote the established traditional development pattern of the neighborhood. The existing house and garage were permitted in 1924. The original platted lot was 53.4 ft x 127 ft; however, the lot was split in the 1920's and the remainder lot is 53.4 ft x 92 ft. Review of the current plat maps, approximately 8 lots were split in a similar manner between the 25th St N and 31st St N and between 5th Ave N and 2nd Ave N.

- g. Public Facilities. If the proposed project involves the development of public parks, public facilities, schools, public utilities or hospitals.*

Not applicable.

2. *The special conditions existing are not the result of the actions of the applicant;*

The special conditions that are noted in Criteria 1 above are not the result of the actions of the applicant. The existing house and garage were permitted in 1924 on the current lot.

3. *Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;*

A literal enforcement of the current code would not result in an unnecessary hardship.

The property was approved with two (2) parking spaces and the proposed use requires two (2) parking spaces. However, one (1) space was eliminated when the garage was converted to another use sometime after 2011 (See photos below). There is adequate area on the property to provide a second parking space though the space will require the removal or relocation of a palm tree and a smaller fruit tree. In order to fit an additional parking space, the proposed storage area would have to be relocated to another area on the property to allow for access to the second space beside the existing space.



Garage 2011



Garage 2021

The additional space would provide a narrow access between the house and parking that leaves the pedestrian connection between the side yard and back yard narrow and awkward, taking away from the character and architectural detail of the house.

4. *Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;*

Strict application of the provisions of this chapter would allow the continued use of the Accessory Structure as a garage (nonconforming structures are allowed to continue but cannot be enlarged, altered, or changed in a way which increases its nonconformity) providing the owner with reasonable use of the garage for parking and allowing 2 parking spaces on site as required by Code. It is noted that the modification of the garage to living space is a reasonable expansion for the owners.

5. *The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;*

The variance request addresses the need for additional living space. The request for the side and rear setbacks is minimal and does not change the location or setbacks of the existing garage Accessory Structure.

The variance request also includes the loss of one (1) parking space. However, with the introduction of the Bus Rapid Transit (BRT) service in the Central Avenue corridor (within 2 blocks of the subject property), currently under construction, public transportation will be readily available to residents in this area. The Central Ave BRT will complement existing Central Avenue Trolley service with high quality, expedited, limited-stop travel from downtown St. Petersburg to St. Pete Beach, seven days a week on 1st Avenue N (westbound) and 1st Ave S (eastbound). The BRT and the Central Avenue Trolley is expected to provide a reduction of individual vehicle trips and use of efficient public transportation in St. Petersburg while creating strong jobs-to-housing balances, decreased dependence on single occupant auto trips and reduction in parking. With the availability of the public transportation, it is expected that there will be a reduction of vehicles in neighborhoods adjacent to the transit service.

6. *The granting of the variance will be in harmony with the general purpose and intent of this chapter;*

The request is consistent with the goals of the Comprehensive Plan and the Land Development Regulations to promote revitalization and redevelopment and to encourage perpetuation of historic districts. The Land Development Regulations for the Neighborhood Traditional districts state: "The purpose of the NT district regulations is to protect the traditional single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood." The Future Land Use designation in this neighborhood is Planned Redevelopment – Residential (PR-R). The following objective and policies promote redevelopment and infill development in our City:

LAND USE ELEMENT

Conceptual Land Use Pattern:

OBJECTIVE LU2: *The Future Land Use Element shall facilitate a compact urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services by concentrating more intensive growth in activity centers and other appropriate areas.*

LU3.6 Land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.

In addition, the Historic Preservation Element of the City's Comprehensive Plan encourages the perpetuation of landmarks, sites and historic districts through the objectives and policies. The variance is consistent to the following policy:

HISTORIC PRESERVATION ELEMENT

HP1.3 St. Petersburg's Design Guidelines for Historic Properties will be used in the City's Certificate of Appropriateness (COA) process for individual landmarks and to provide information to property owners, architects, and contractors. The City will update the design guidelines as needed.

7. *The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare; and,*

The granting of the variance will not be injurious to neighboring properties as there is no change to the existing location or setbacks of the existing garage. A small 9 ft x 4 ft storage area will be added to the garage at the rear of the property, this will not affect the neighboring properties or neighborhood.

As part of the associated AVT Exemption review, the applicant must integrate building form and architectural design standards into the garage conversion. Carriage doors matching the era of the house will be added to the storage area for access and will be visible along 25th St N. These architectural details will add to the historic character of the property and neighborhood.

Like many neighborhoods, Kenwood has an abundance of vehicles using on-street parking. The NT-2 Section of the Code requires 2 parking spaces for a typical single-family residence. However, with the provision of the new BRT, as discussed in Variance Criteria 5 above, it is expected that the residents in the neighborhood will use the public transit and begin to lose their dependency on vehicles which will ultimately result in fewer vehicles parked in the street.

8. *The reasons set forth in the application justify the granting of a variance;*

While parking is an issue along residential streets, it is noted that there are several compelling factors to justify this variance request:

- Special conditions exist including: the existing single-family and garage structures are considered contributing resources located within the Kenwood National Register Historic District; the lot has a substandard lot size; the existing structures promote the character and development pattern of the neighborhood.
- As a contributing resource to the Kenwood National Register of Historic Places, any new construction must meet architectural design standards of other historic homes in the district.
- The Special Conditions are not a result of the owner's actions as the existing residence and garage were permitted in 1924.

- The request is consistent with the goals of the Comprehensive Plan and the Land Development Regulations to promote revitalization and redevelopment and to encourage perpetuation of historic districts.
 - The granting of the variance will not be injurious to neighboring properties as the modifications will not change the location of setbacks of the existing Accessory Structure.
 - While parking is scarce along the residential streets, the property is close to the proposed BRT bus routes and stations, allowing access to public transit and lowering dependence on vehicles.
9. *No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.*

No nonconforming buildings, uses or structures have been considered as grounds for the issuance of the variance.

Public Comments

The Kenwood Neighborhood Association sent an email of no opposition to the variance requests. No other public comments have been received at this time.

Staff Recommendations and Conditions of Approval

COA Recommendation (21-90200049)

Based on a determination of general consistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **approve** the Ad Valorem Tax Exemption request for the alteration of the property at 2500 Burlington Avenue North, a contributing property to the Kenwood National Register Historic District, with the following conditions:

1. Windows and doors shall be recessed in the wall plane to create a 2-to-3-inch reveal to reference historic openings.
2. Doors will feature contoured, external muntins as proposed
3. A historic preservation final inspection will be required.
4. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.

Variance Recommendation (21-54000033)

Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning and Development Services Department Staff recommends **APPROVAL** of three (3) Variances for the conversion of an existing detached garage to Accessory Living Space and the addition of

a storage area at the property of 2500 Burlington Ave N with Conditions:

1. A 2 feet variance to the interior side yard setback from 5.3 feet to 3.3 feet;
2. A 6.9 feet variance to the rear yard setback from 10 feet to 3.1 feet; and,
3. A variance to reduce the required parking from 2 spaces to 1 space.

CONDITIONS OF APPROVAL:

1. Approval of the variance does not grant or imply other variances from the City Code or other applicable regulations. The Approval of the Variance only includes the 3 variances as stated in the application and Staff report.

The fencing along the driveway shall be modified to address the Driveway Visibility Triangle as required by Section 16.40.160.1. in the City Code.

ATTACHMENTS: Location map/aerial, Zoning Map, Variance Application, Public Comments

Appendix A:

Application Nos. 21-90400003 and 21-954000033



Property Tax Exemption Preconstruction Application Part I

Instructions: Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application for and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

A. General Information (to be completed by all applicants)

1. Property Identification and Location

Property Identification Number (from tax records) 23-31-16-35082-013-0010 (Attach legal description)

Address of property: Street 2500 Burlington Ave N

City St. Petersburg County Pinellas Zip Code 33713

2. Qualifying Property Information:

The property is:

- individually listed on National Register
- in a National Register district
- a locally designated historic landmark
- in a locally designated district

3. Type of request:

- Exemption under 196.1997, F.S. (standard exemption)
- Exemption under 196.1998, F.S. (Exemption for properties occupied by non-profit organizations or governmental agencies and regularly open to the public.) See section C on page 2.

4. Owner Information:

Name of individual or organization owning the property Zach Curry

Mailing Address 2500 Burlington Ave N

City St. Petersburg State FL Zip Code 33713

Daytime Telephone Number 561-436-1654

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

5. Owner Attestation: I hereby attest that the information I have provided is, to the best of my knowledge correct, and that I own the property described above or that I am the authority in charge of the property. Further, by submission of this application, I agree to allow access to the property by appropriate representatives of the City of St. Petersburg or Pinellas County for the purpose of verifying the information provided in the application. I also understand that, if the requested exemption is granted, I will be required to enter into a covenant with the City of St. Petersburg and Pinellas County in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Michael Z Curry

Name

Signature

4/24/21

Date

Complete the following if signing for an organization of multiple owners:

_____ Title

_____ Organization Name

B. Property Use (To be completed by all applicants)

1. Use(s) before improvement:
Single Family Residence with Accessory Garage
2. Proposed uses(s):
Single Family Residence with Accessory Living Space

C. Special Exemption (complete only if applying for exemption under s. 196.1998, F.S., property occupied by non-profit organization or government agency and regularly open to the public)

1. Identify governmental agency or non-profit organization occupying the building or archaeological site.

2. How often does this organization or agency use the building or archaeological site? _____
3. For buildings, indicate the total usable area of the building in square feet. (for archaeological sites, indicate the total area of the upland component in acres) _____ square feet acres
4. How much area does the organization or agency use? _____ %
5. What percentage of the usable area does the organization or agency use? _____ %
6. Is the property open to the public? Yes No If so, when?

7. Are there regular hours? Yes No. If so, what are they?

8. Is the property open by appointment? Yes No
9. Is the property open ONLY by appointment? Yes No

D. Description of Improvements (to be completed by all applicants):
 Describe in the blocks below, site work, new construction, alterations, etc. Attach photographs and maps.

<p>Feature 1: General Scope Approximate date of feature: 1924 Description and condition of feature:</p> <p>Existing garage is original to the home. The exterior was covered with vinyl siding by a previous owner and the original carriage garage doors were removed. Evidence of the decorative gable vents are still present. Original casing for the opening was removed and the soffits have been enclosed.</p> <p>Photo no. 1-6 Drawing no. ALL</p>	<p>Describe work and impact on existing feature:</p> <p>Convert the existing garage into an Accessory Living Space with a full bathroom. Construct a small storage space at the end of the driveway, attached to the East side of the garage. Construct period appropriate wood carriage doors to access the storage space.</p> <p>Restore the existing exterior by removing the vinyl siding, repair/paint the wood siding, restore the gable vents, and expose the rafter tails. Install new wood casing around the doors/window that match the design of the house.</p>
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<p>Feature 2: Storage Space & Wood Carriage Doors Approximate date of feature: New Description and condition of feature:</p> <p>Existing carriage doors were removed and replaced with a steel door and window.</p> <p>Photo no. 1 Drawing no. C1-A2/A-201</p>	<p>Describe work and impact on existing feature:</p> <p>Construct a new storage space with period appropriate wood carriage style garage doors. New work will remove inappropriate alterations and provide a suitable solution. The storage space will be subordinate to the historic structure and set back 12" from the existing facade. New doors will be cased with trim that will match the decorative details of the home. New siding will be milled to match the existing wood lap siding on the garage.</p>
<p>Feature 3: Entry Door Approximate date of feature: New Description and condition of feature:</p> <p>Addition of a new entry door on the North side of the building.</p> <p>Photo no. 2 Drawing no. A-101/201</p>	<p>Describe work and impact on existing feature:</p> <p>Install a new double 15-lite smooth fiberglass entry door. Door will provide access to the new space and is oriented to provide access via the back patio.</p> <p>New doors will be cased with trim that will match the decorative details of the home. Muntins will be raised and exposed on the exterior of the glass.</p>
<p>Feature 4: Bathroom Window Approximate date of feature: New Description and condition of feature:</p> <p>Fixed glass pane in rear portion of existing garage.</p> <p>Photo no. 3, 6 Drawing no. B1/A-201</p>	<p>Describe work and impact on existing feature:</p> <p>Install a new 1 over 1 double hung vinyl clad wood window in the rear portion of the accessory living space in the bathroom area. New window design and casing will match the details of the primary residence.</p>

<p>Feature 5: Exposed Rafter Tails Approximate date of feature: 1924 Description and condition of feature:</p> <p>Boxed soffits are enclosed with vinyl/aluminum siding/soffits.</p> <p>Photo no. 1, 5, 6 Drawing no. A-201</p>	<p>Describe work and impact on existing feature:</p> <p>Remove the existing vinyl soffits to expose the rafter tails. Restore and repaint any damaged rafter tails.</p>
<p>Feature 6: Gable Vent Approximate date of feature: 1924 Description and condition of feature:</p> <p>Existing gable vents at East and West facades.</p> <p>Photo no. 1, 4 Drawing no. A-201</p>	<p>Describe work and impact on existing feature:</p> <p>Restore and repaint existing wood gable vents. Repair any damaged wood as necessary. Gable vents will remain visible from the exterior with the change of use to the interior.</p>
<p>Feature 7: Exterior Wood Siding Approximate date of feature: 1924 Description and condition of feature:</p> <p>Existing wood lap-siding covered with vinyl siding.</p> <p>Photo no. 1-3 Drawing no. A-201</p>	<p>Describe work and impact on existing feature:</p> <p>Remove the existing vinyl siding that is currently covering the original wood lap siding. Patch and repair any damaged wood siding. Restore and repaint original wood siding.</p> <p>New wood siding will be added to the new storage space on the East end of the building. New siding will be custom milled to match the existing lap siding.</p>

Preconstruction Application Review
(For Local Historic Preservation Office use only)

Property Identification Number _____

Property Address _____

The Local Historic Preservation Office has reviewed Part 1 (Preconstruction Application) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- Qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.
Does not qualify for the special exemption provided under s. 196.1998, (11) F.S.
Certified that the above referenced property qualifies for the special exemption provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.
Certified that the above referenced property does not qualify for the special exemption provided under s.196.198, F.S.
Determined that improvements to the above referenced property are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitation
Determines that improvements to the above referenced property are not consistent with the Secretary of the Interior's Standards for Rehabilitation and guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria is identified in the Review Comments. Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced Standards, Guidelines and criteria are provided in the Review Comments.

Review Comments:

Four horizontal lines for entering review comments.

Additional review comments attached? [] Yes [] No

Signature _____

Typed or printed name _____

Title _____

Date _____

This section provides information to applicants on how to complete Section D “Description of Improvements.” In addition to detailing technical aspects of filling-out the form, these instructions discuss special rehabilitation concerns and provide a copy of the Secretary of Interior’s Standards for Rehabilitation.

Description of Improvements

All owners of historic properties must complete “Section D of the Preconstruction Application, Description of Improvements” for the requested improvements to be found consistent with the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The “Description of Improvements” will be used to describe existing conditions, proposed improvements, and the impact of these improvements on existing materials and features, and the overall historic character of the property.

Application Review: All projects are reviewed and evaluated for conformance with the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, the most recent version of which has been attached to these directions. The underlying concern expressed in the Standards is the preservation of significant historic materials and features of a building or archaeological site in the process of restoration, rehabilitation or renovation. For buildings, the Standards apply with equal force to both interior and exterior work, and the Local Historic Preservation Office will review the entire improvement project (including any attached, adjacent or related new construction). Proposed work that does not appear to be consistent with the Standards will be identified, and advice will be given to assist property owners, architects, or builders in bringing their project into conformance.

Completing the Description of Improvements

Data on building or archaeological site and improvement project: Indicate the type of construction of the existing building (e.g., masonry bearing wall, wood frame, steel frame, concrete). Give the use(s) of the building before improvement (e.g., school/vacant); and the proposed use after. For archaeological sites, indicate the age of the site, its original function, and its current and proposed future use.

Detailed description of improvement work: In the numbered blocks, provide a description of project work. Describe the entire project. For buildings, begin by describing site work, followed by work on the exterior, including new construction, and finally work on the interior, as applicable. A separate block should be used to describe each major work item and its effect on architectural or archaeological features (see examples below).

In the left block, identify the feature requiring work and indicate whether it is original to the building or site, was added at a later date, or is new construction. Give the approximate date of the feature. In the appropriate space describe the physical condition of the feature. Indicate the photograph or drawing that shows the feature.

In the right block, explain in detail the restoration, renovation or rehabilitation work to be undertaken. Describe the effect (visual, structural, or other) on existing features. Use drawings, marked up photographs, or specification page numbers that show the improvement work and its impact on the existing building or archaeological site.

Photographs

For historic buildings: For the Preconstruction Application, the applicant must submit with the application a sufficient number of good, clear photographs to document both interior and exterior conditions of the historic building, including site and environment prior to any work, and to show the areas of proposed work. Polaroid photographs are not acceptable. Such documentation is necessary for evaluation of the effect of the improvements on the historic structure. Where such documentation is not provided, staff cannot complete the review and evaluation. This may result in a recommendation for denial of the exemption request. All exterior elevations, as well as principal interior features and spaces should be shown.

For archaeological sites: Photographs should show all principal features of the site, with detailed photographs showing the features to be affected by the planned improvements.

All photographs should be numbered, dated and labeled with the property name, the view (e.g., east side) and a brief description of what is shown; photographs should be keyed to the narrative in the Description of Improvements section. In many cases, it may be helpful to mark directly on the photographs to show the areas of proposed work. Photographs may be black- and white or color, but must show features clearly. Photographs are not returnable.

Drawings or sketches

Drawings or sketches are required for proposed work to show planned alterations or new construction. They must be sufficiently detailed to show existing conditions (i.e., wall configurations) and anticipated changes. Documentation should include site plans, floor plans and, where necessary, sections and elevations. All drawings and sketches submitted with the Preconstruction Application should be numbered and should be keyed to the narrative in the Description of Improvements section.

Examples (Buildings)

<p>Feature 1: facade brick Approximate date of feature: ca. 1880 Description and condition of feature: Hard pressed red brick with butter joints in good condition. Mortar mostly sound, but deteriorated and missing around downspout at east end of facade. Some graffiti at first floor</p> <p>Photo no. 3, 6 Drawing no. N/A</p>	<p>Describe work and impact on existing feature:</p> <p>Will selectively hand clean deteriorated joints and repoint with mortar and joint width to match existing (see spec. pp. 33-35); chemically clean graffiti from first floor piers (see spec. pp. 30-31).</p>
---	---

Special Rehabilitation Concerns

Several areas of special concern have been identified in reviewing and evaluating preservation projects. Owners should address these concerns when undertaking work in any of the areas described below.

Storefront alterations: Justify changes to storefronts and provide photographs of the areas to be altered. Applicant should provide information on the construction date of existing storefront, its existing physical conditions, and evidence on what proposed new storefront designs are based. Owners should not introduce a new design element on the ground floor that alters the character of the structure, its relationship with the street or causes destruction of significant historic material.

New heating, ventilating, and air-conditioning (HVAC) systems: Indicate what effect the new equipment and duct work will have on historic building materials and features. If the HVAC system requires removal of windows or portions of wall, describe alternative systems considered in the design process and why the proposed system was chosen. Installation of systems that cause damage to historic building material, or features, or cause visual loss of character may result in a recommendation for denial of exemption.

New Windows: Indicate the condition of existing windows (sash, glazing, muntins, etc.) and the reasons for replacement. Photographs and a window survey must be provided as evidence of severe deterioration; provide data on the cost of repairing existing windows versus installing replacements. Owners are strongly encouraged to retain and repair historic windows in character. The use of tinted glass often causes a change in character and may result in a recommendation for denial of the exemption. Where replacement of existing windows appears justified by supporting documentation and where the windows are an integral part of the buildings design and character, replacement sash should match the original material size, pane configuration, color, trim details, and planar and reflective qualities.

Interior partitions and removing interior plaster: Indicate existing condition of the interior and document with photographs. Show which walls are to be removed or altered. Note whether trim elements and plaster will be affected. Owners are strongly discouraged from changing floor plans unnecessarily and from exposing masonry surfaces unless this condition is supported by historical evidence.

Exterior masonry cleaning: Owners are strongly encouraged to clean masonry only when necessary to halt deterioration or to remove stains. Indicate the condition of each material to be cleaned. Specify what the cleaning is intended to accomplish (soot removal, paint removal, etc.) and what process will be used on each masonry element. Provide supporting material to show that the method selected is the gentlest means possible for this project. Summarize results of test patches, and include close-up color photographs of masonry surface before and after cleaning as evidence. Chemical or physical treatments, such as sandblasting, that damage historic materials shall not be used.

Exterior masonry repair: Indicate deteriorated areas that require repair and provide evidence that repainting mortar will match the original in composition (i.e., ratio of lime, cement, sand and any additives), color, texture, and tooling. Owners are encouraged to repoint only those portions of the masonry that require repair.

New additions and new construction: New exterior additions may alter the appearance and form of historic structures, and may cause recommendation for denial of the exemption. Similarly, new construction, including site work, may affect the relationship of a structure to its site, change the historic landscape, or otherwise damage the historic character of the property.

The Secretary of the Interior's Standards for Rehabilitation

"Rehabilitation " as used herein is defined as the process of returning a property to a state of utility, through repair or alteration, which possible an efficient contemporary use while preserving those features of the property which are significant to its historic, architectural and cultural values.

Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2: The historic character of a building shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3: Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken.

Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize, a historic property shall be retained and preserved.

Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features, shall be substantiated by documentary, physical or pictorial evidence.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historical materials shall not be used. The surface cleaning of a structure, if appropriate, shall be undertaken using the gentlest means possible.

Standard 8: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize a property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Photos of Existing Conditions

Garage Structure



1



2



3



4

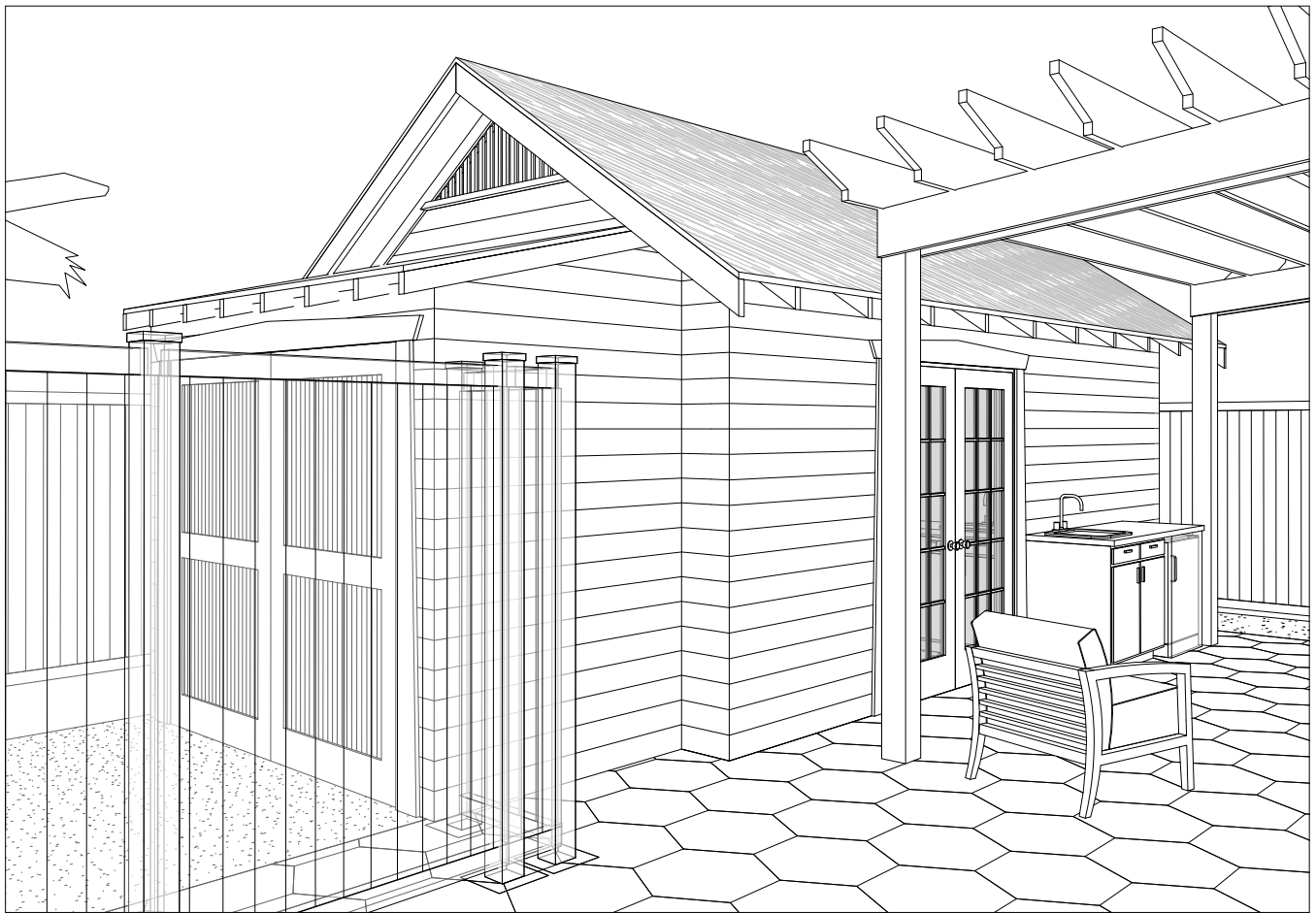


5



6

ALTERATIONS TO 2500 BURLINGTON AVE N ST. PETERSBURG, FLORIDA



INDEX OF DRAWINGS

SHEET #	SHEET COUNT	SHEET NAME
G-001	1	COVER SHEET
A-001	2	SITE PLAN
A-101	3	FLOOR PLAN
A-201	4	BUILDING ELEVATIONS

DEVELOPMENT TEAM

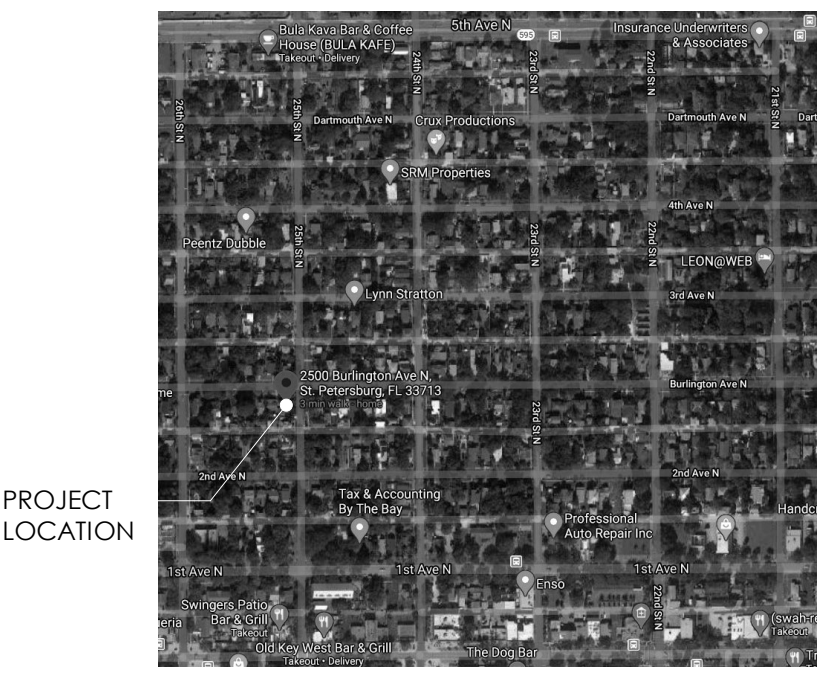
OWNER
ZACH CURRY
2500 Burlington Ave N
St. Petersburg, FL 33713
561-436-1654

ARCHITECT
BOONE ARCHITECTURAL RESTORATION LLC
2624 BURLINGTON AVE N
ST. PETERSBURG, FLORIDA 33713
P: 727.314.2724
AA26003970

ALEXANDER B. SMITH, NCARB
boonearch@gmail.com

GENERAL CONTRACTOR
TBD

PROJECT LOCATION



PROJECT LOCATION



BOONE
ARCHITECTURAL
RESTORATION

2624 Burlington Ave N
St. Petersburg, FL 33713
ph 727.314.2724
AA26003970

Alexander B. Smith, NCARB
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CLIENT / PROJECT NAME:
ACCESSORY LIVING SPACE
AT

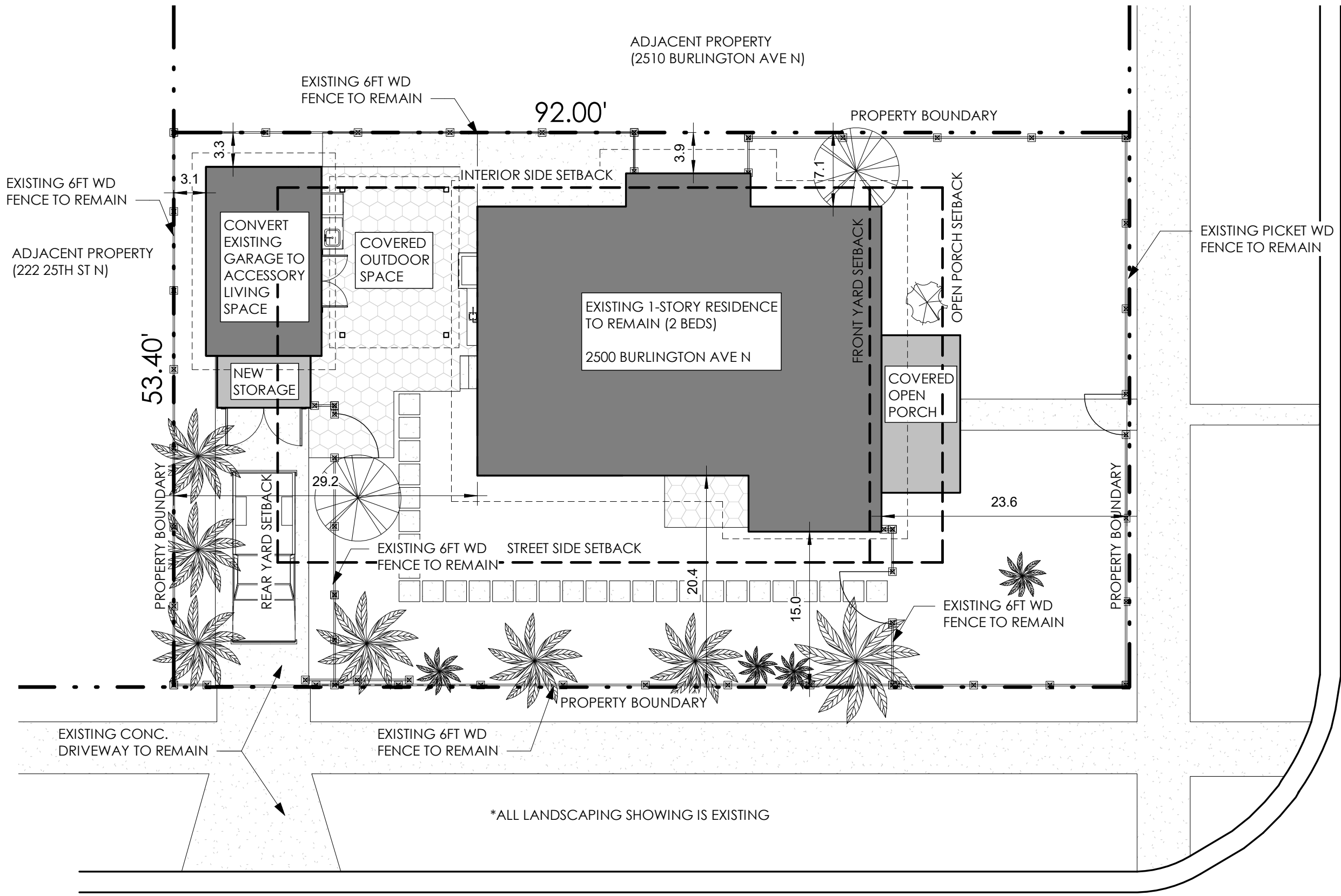
2500 BURLINGTON
2500 BURLINGTON AVE N
ST. PETERSBURG, FL 33713

Original drawing is 11"x17". Scale accordingly if reduced.

SHEET TITLE:
COVER SHEET

DATE ISSUED: 04/09/2021
PROJECT NO.: A20.0005

DRAWING NUMBER:



*ALL LANDSCAPING SHOWING IS EXISTING

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CLIENT / PROJECT NAME:
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AT

2500 BURLINGTON
2500 BURLINGTON AVE N
ST. PETERSBURG, FL 33713

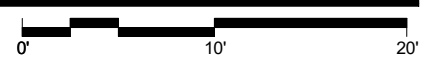
Original drawing is 11"x17". Scale accordingly if reduced.

SHEET TITLE:
SITE PLAN

DATE ISSUED: 04/09/2021
PROJECT NO.: A20.0005

DRAWING NUMBER:

SITE PLAN
1" = 10'-0"



BURLINGTON AVENUE NORTH

25TH STREET NORTH

WINDOW SCHEDULE

Mark	Width	Height	Type	Material	Glazing Type	Comments
1	2' - 0"	3' - 6"	Single-Double Hung	VINYL-CLAD WOOD	IMPACT, ENERGY STAR	RECESS WINDOW IN WALL PLANE MIN. 2 INCHES

PROJECT SCOPE

THE PROJECT CONSISTS OF CONVERSION OF AN EXISTING HISTORIC GARAGE STRUCTURE TO AN ACCESSORY LIVING SPACE WITH FULL BATH AND ADDITION OF A SMALL STORAGE SPACE.

DOORS & WINDOWS

1. REMOVAL OF NON-HISTORIC STEEL DOOR AND WINDOW THAT WERE INSTALLED BY A PREVIOUS OWNER IN PLACE OF THE ORIGINAL DOORS.
2. INSTALL NEW HISTORICALLY APPROPRIATE CUSTOM WOOD CARRIAGE DOORS AT THE NEW STORAGE.
3. INSTALL A NEW DOUBLE 15-LITE SMOOTH FIBERGLASS ENTRY DOOR.
4. INSTALL NEW 1 OVER 1 VINYL-CLAD WOOD DOUBLE HUNG WINDOW IN PLACE OF NON-HISTORIC FIXED GLASS OPENING IN BATH AREA.
5. INSTALL NEW HISTORIC WOOD CASING TO MATCH THE PRIMARY HOME, SEE CASING DETAILS.

SIDING

1. REMOVE THE EXISTING VINYL SIDING AND RESTORE THE WOOD SIDING.
2. NEW WOOD SIDING AT STORAGE, MILLED TO MATCH EXISTING SIDING.

SOFFITS & HISTORIC ELEMENTS

1. REMOVE EXISTING VINYL SOFFITS TO EXPOSE RAFTER TAILS, RESTORE & REPAINT.
2. RESTORE & REPAINT THE EXISTING GABLE VENTS.

OUTDOOR AREAS

1. NEW PAVER PATIO WITH PERGOLA ABOVE.
2. OUTDOOR SINK WITH COUNTER.

FENCING & LANDSCAPING

1. EXISTING WOOD FENCING TO REMAIN, RELOCATE GATE ENTRY FROM DRIVE.
2. EXISTING MATURE LANDSCAPING ON SITE TO REMAIN.

VARIANCES

1. 2FT INTERIOR SIDE YARD SETBACK FOR EXISTING GARAGE LOCATION.
2. 6.9FT REAR YARD SETBACK FOR EXISTING GARAGE LOCATION.
3. REDUCE PARKING REQUIREMENT TO ONE SPACE.

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CLIENT / PROJECT NAME:
**ACCESSORY LIVING SPACE
AT**

2500 BURLINGTON
2500 BURLINGTON AVE N
ST. PETERSBURG, FL 33713

Original drawing is 11"x17". Scale accordingly if reduced.

SHEET TITLE:
FLOOR PLAN

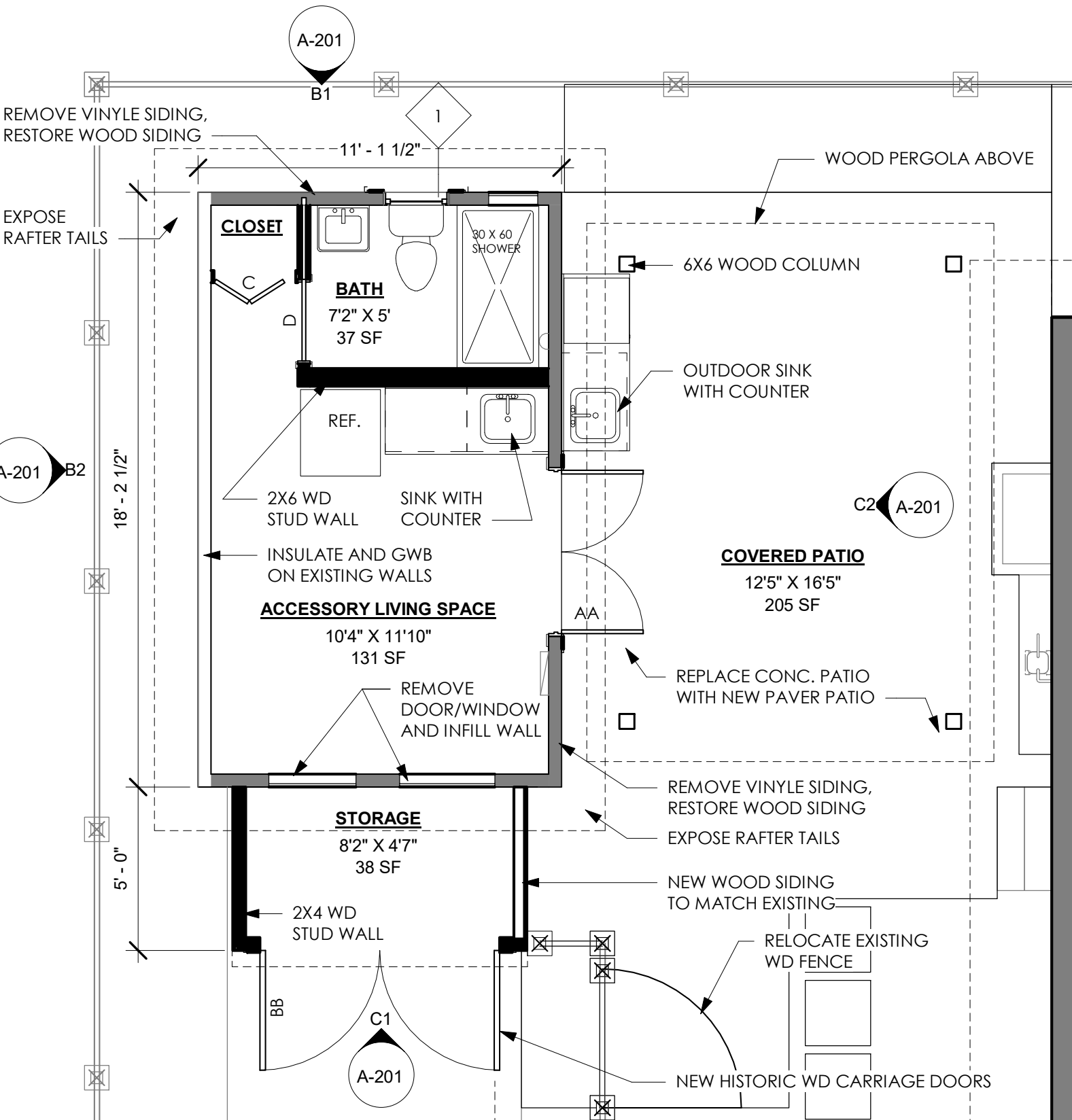
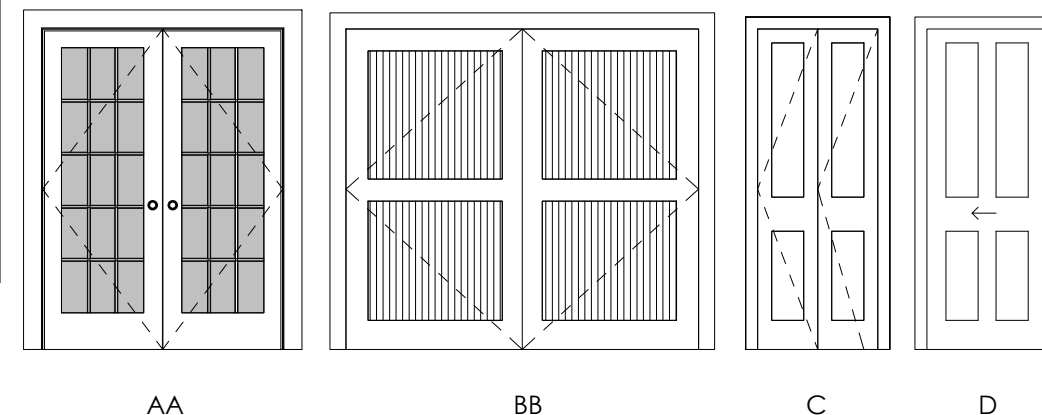
DATE ISSUED: 04/09/2021
PROJECT NO.: A20.0005

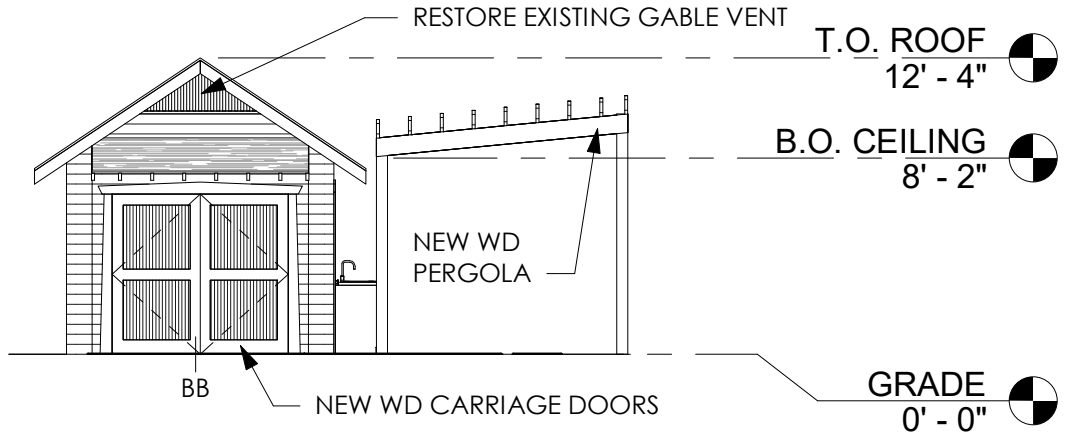
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A-101 SHEET: 3 OF 4

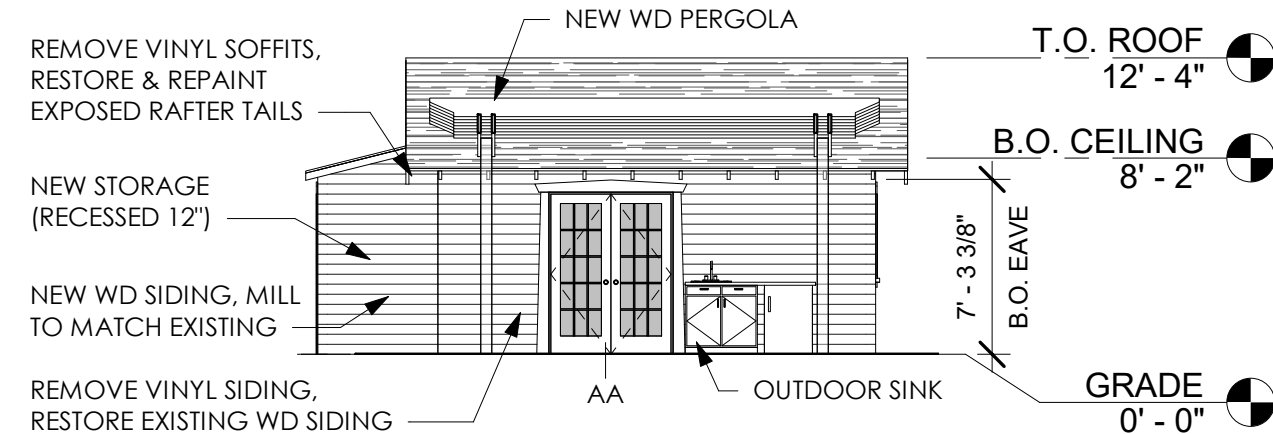
DOOR SCHEDULE

Door Number	Door Size	Frame Type	Description	Finish	
				Door	Frame
AA	60" x 80"	WD	DOUBLE 15-LITE SMOOTH FIBERGLASS OUTSWING PATIO DOORS	PAINTED	PAINTED
BB	88" x 80"	WD	DOUBLE WOOD OUTSWING CARRIAGE DOORS	PAINTED	PAINTED
C	30" x 80"	WD	2-PANEL WOOD BIFOLD DOOR	CLEAR SEALED	PAINTED
D	30" x 80"	WD	4-PANEL WOOD POCKET DOOR	CLEAR SEALED	PAINTED

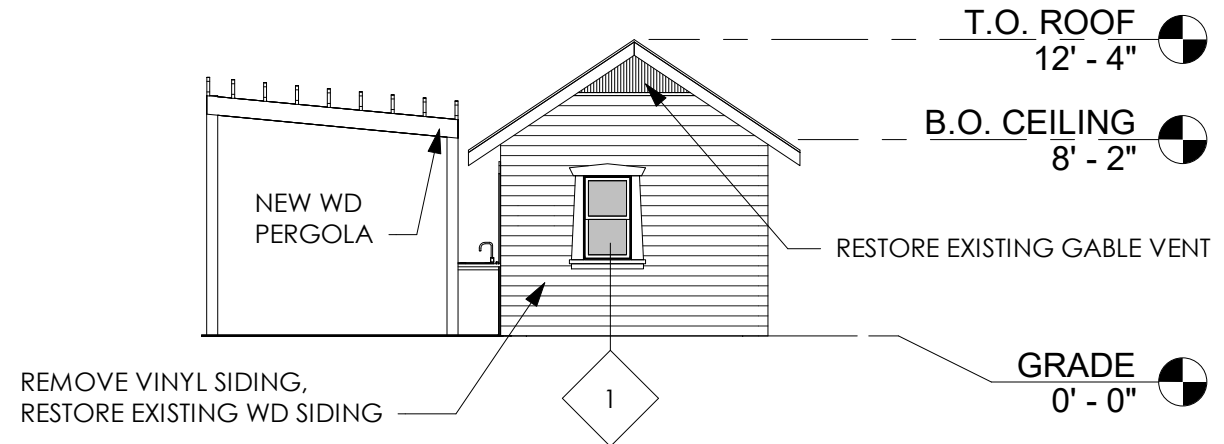




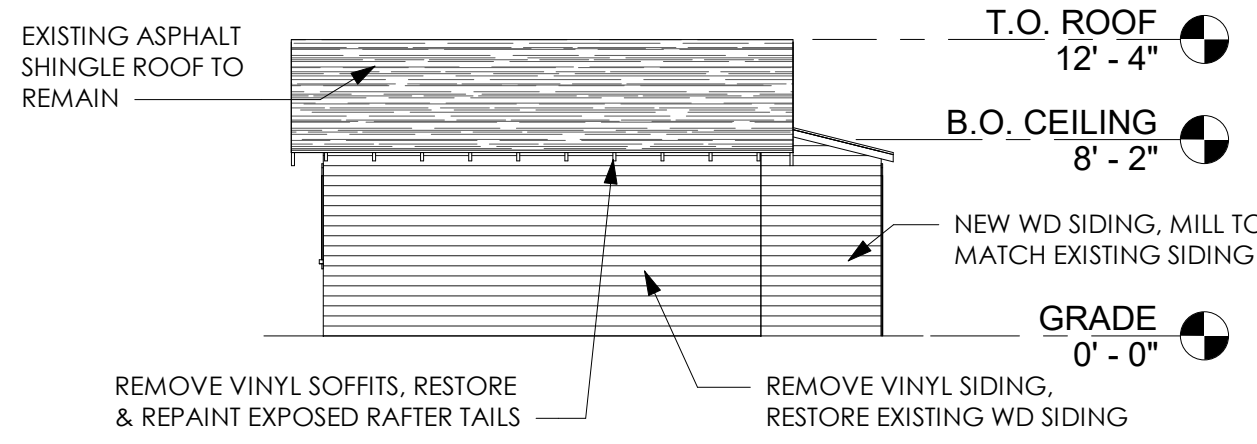
C1 EAST ELEVATION
1/8" = 1'-0"
0' 2' 4' 8'



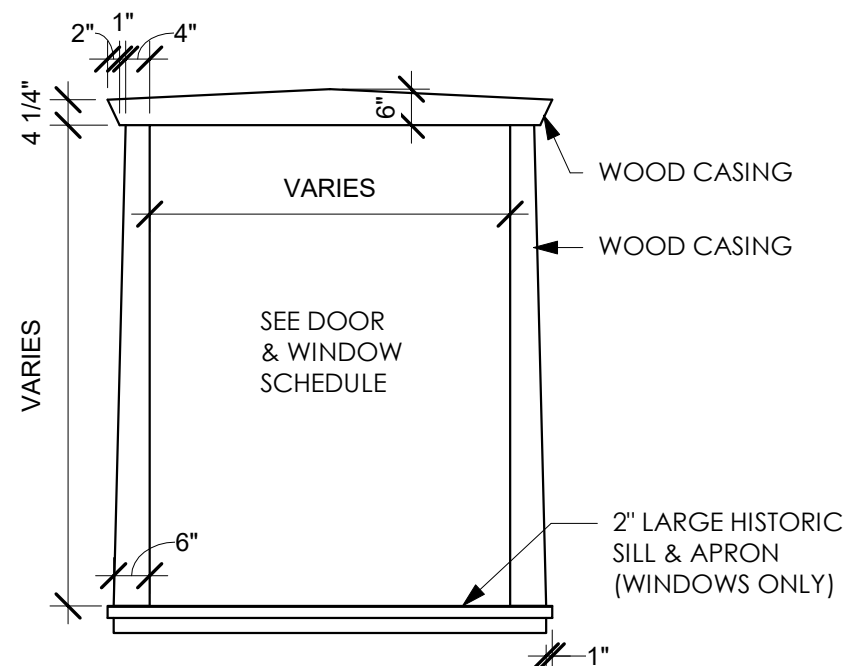
C2 NORTH ELEVATION
1/8" = 1'-0"
0' 2' 4' 8'



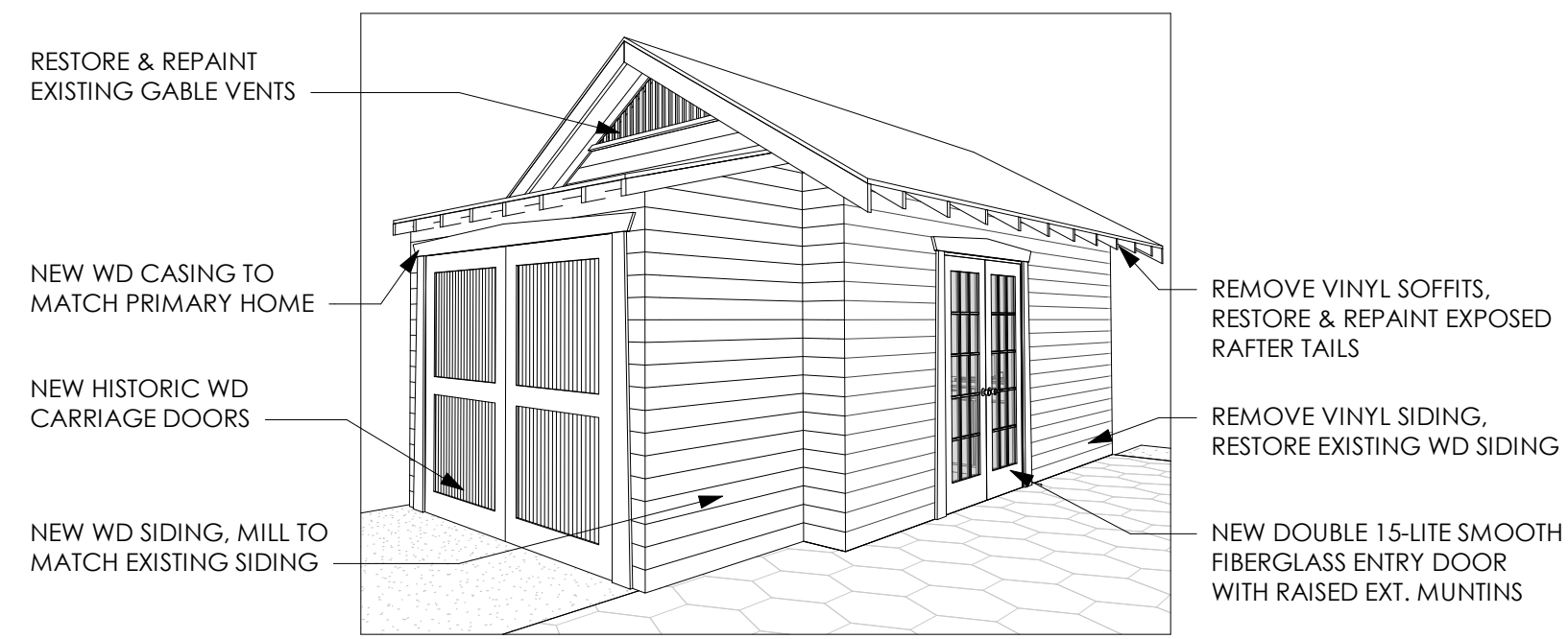
B1 WEST ELEVATION
1/8" = 1'-0"
0' 2' 4' 8'



B2 SOUTH ELEVATION
1/8" = 1'-0"
0' 2' 4' 8'



A1 EXTERIOR CASING DETAILS
3/8" = 1'-0"
0' 2' 4' 6'



A2 HISTORIC ELEMENTS
N.T.S.

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CLIENT / PROJECT NAME:
**ACCESSORY LIVING SPACE
AT**

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2500 BURLINGTON AVE N
ST. PETERSBURG, FL 33713

Original drawing is 11"x17". Scale accordingly if reduced.

SHEET TITLE:
BUILDING ELEVATIONS

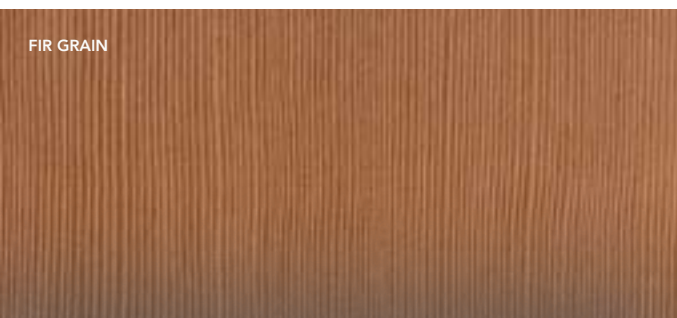
DATE ISSUED: 04/09/2021
PROJECT NO.: A20.0005

DRAWING NUMBER:

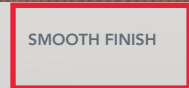
NOVA SERIES



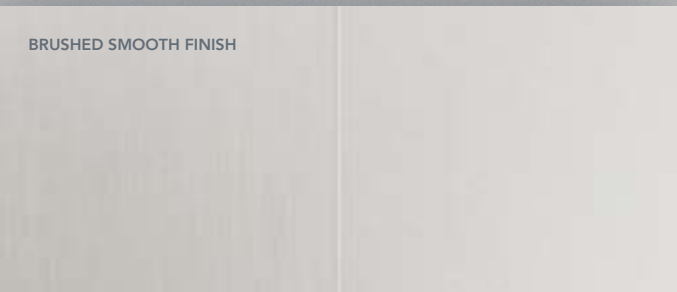
Nova Series Door • DRS1S w/ Miniblind



FIR GRAIN



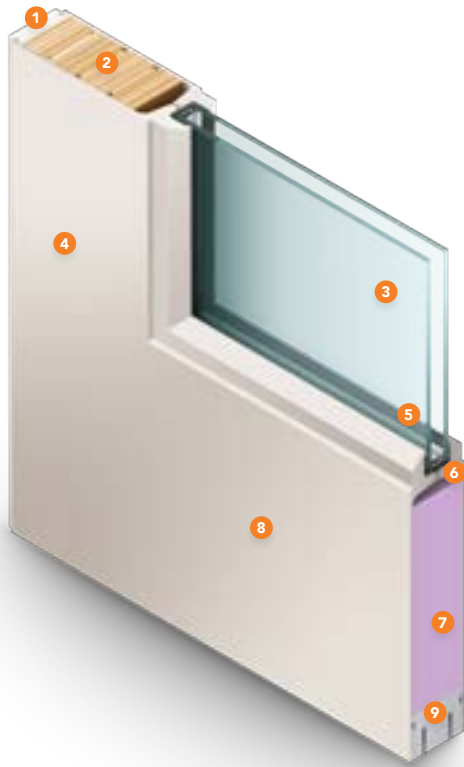
SMOOTH FINISH



BRUSHED SMOOTH FINISH

The Nova series features glass that is directly glazed into the door to create a seamless blend between the glass and door. The large pane glass allows the greatest views and amount of light into your home, brightening up the space and filling it with energy. Nova comes in two models: the 45 with a traditional, Craftsman sticking and the 90 with a modern, shaker sticking. The 45 is available in Smooth and Fir grain. The 90 is available in a brushed smooth skin finish.

ALL DOORS ARE SHOWN PRE-FINISHED



NOVA 45 FEATURES & BENEFITS

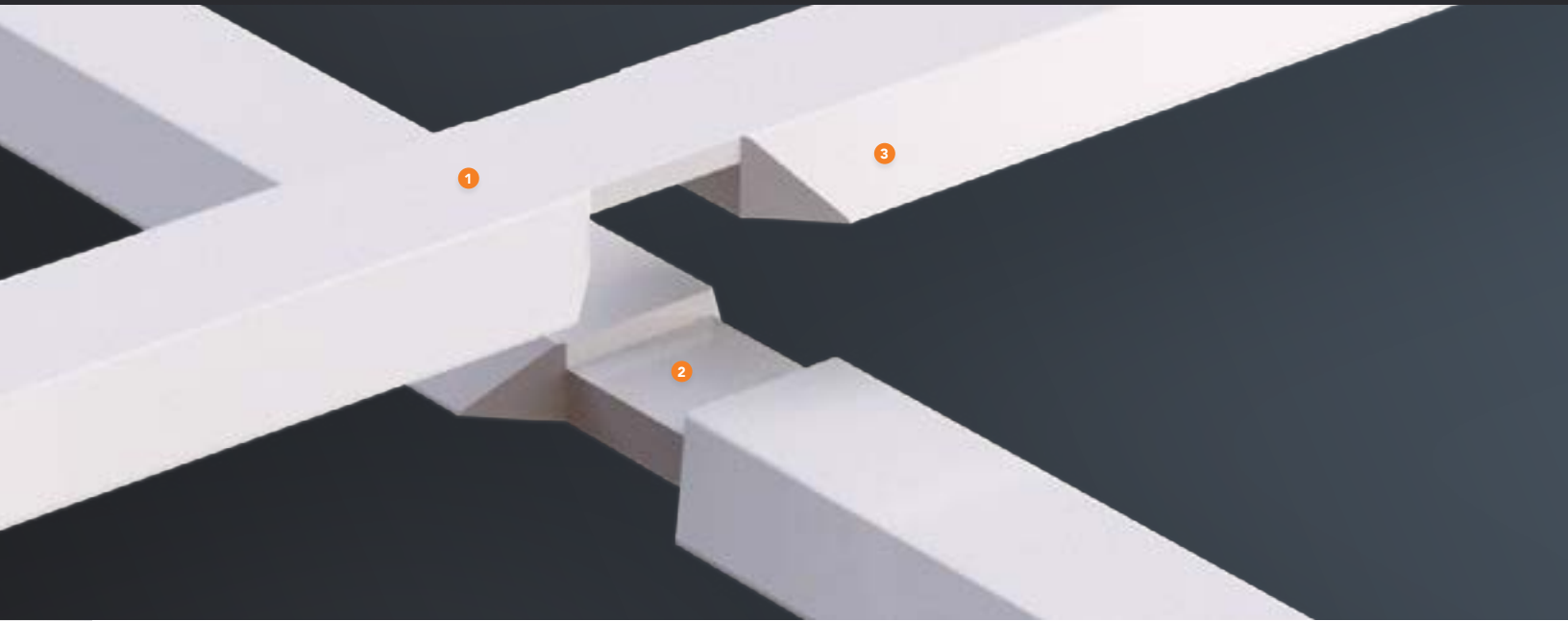
- 1 COMPOSITE STILE CAP
- 2 FULL LENGTH LVL (*Hinge & Strike side, for extra rigidity*)
- 3 INSULATED ¾" GLASS (*LowE 272, Impact LowE 366*)
- 4 COMPRESSION MOLDED FIBERGLASS SKIN
- 5 LEAK PROTECTION GLAZING TAPE
- 6 INTEGRALLY MOLDED GLASS STOP
- 7 HIGH INSULATION RIGID FOAM
- 8 ADA COMPLIANT BOTTOM RAIL
- 9 COMPOSITE BOTTOM RAIL



Nova Door • DRF1DL • Clear LowE

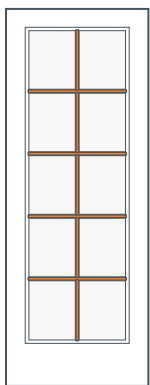
NOVA 45 SDL KITS

SMOOTH & FIR GRAIN

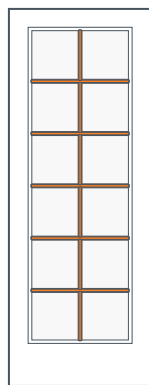


FEATURES & BENEFITS

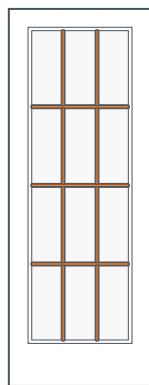
- 1 Available in Smooth and Fir Grain finish.
- 2 Notched cutout pattern for perfect alignment.
- 3 Matching Nova 45 style profile.
- 3M adhesive back for easy installation.
- Made from composite material, will not rot.
- Features a 1.125"(w) x 0.295"(h) modern trapezoidal profile.



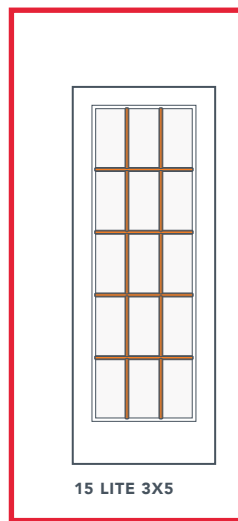
10 LITE 2X5



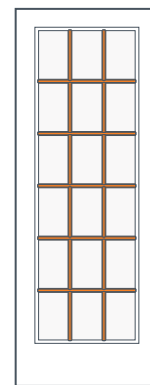
12 LITE 2X6



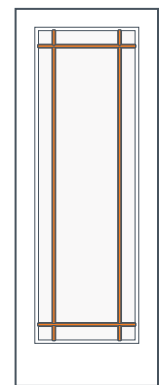
12 LITE 3X4



15 LITE 3X5



18 LITE 3X6

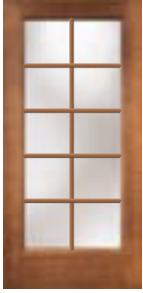


9 LITE

Plastpro's SDL Kits are pre-cut to size and can be placed directly on the interior and exterior sides of the door for an easy installation. The composite material prevents rot and maintains the weatherproof integrity of a Plastpro door, making the SDL bars a low-maintenance addition. Available in fir and smooth finishes, with five classic configuration options to choose from in 6'8" and six in 8'0".

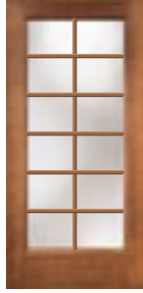
NOVA 45 SDL KIT CONFIGURATIONS

6'8"



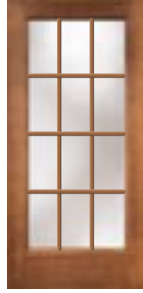
10 LITE 2X5
ACSDF1D68-10L

6'8"



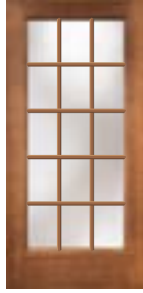
12 LITE 2X6
ACSDF1D68-12L26

6'8"



12 LITE 3X4
ACSDF1D68-12L34

6'8"



15 LITE 3X5
ACSDF1D68-15L

6'8"



9 LITE
ACSDF1D68-9LQ

6'8"



10 LITE 2X5
ACSDW1D68-10L

6'8"



12 LITE 2X6
ACSDW1D68-12L26

6'8"



12 LITE 3X4
ACSDW1D68-12L34

6'8"



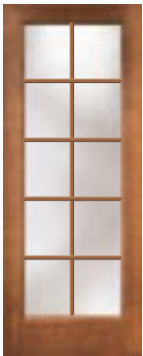
15 LITE 3X5
ACSDW1D68-15L

6'8"



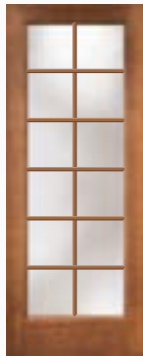
9 LITE
ACSDW1D68-9LQ

8'0"



10 LITE 2X5
ACSDF1D80-10L

8'0"



12 LITE 2X6
ACSDF1D80-12L26

8'0"



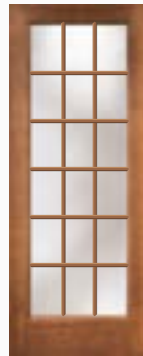
12 LITE 3X4
ACSDF1D80-12L34

8'0"



15 LITE 3X5
ACSDF1D80-15L

8'0"



18 LITE 3X6
ACSDF1D80-18L

8'0"



9 LITE
ACSDF1D80-9LQ

8'0"



10 LITE 2X5
ACSDW1D80-10L

8'0"



12 LITE 2X6
ACSDW1D80-12L26

8'0"



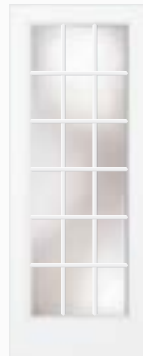
12 LITE 3X4
ACSDW1D80-12L34

8'0"



15 LITE 3X5
ACSDW1D80-15L

8'0"



18 LITE 3X6
ACSDW1D80-18L

8'0"



9 LITE
ACSDW1D80-9LQ

6'8" SDL OPTIONS

8'0" SDL OPTIONS

NOVA SERIES



400 SERIES

WINDOWS & DOORS



**THE WINDOW CONTRACTORS
TRUST THE MOST***

* 2018 Contractor Survey of Andersen 400 Series windows.



When you choose Andersen, you not only get the quality, style and performance that we've built our reputation on, but also exceptional service and support. Our exclusive Owner-2-Owner® limited warranties offer homeowners peace of mind, plus real added value.

400 SERIES PRODUCTS

TIME-TESTED, CLASSIC WOOD CRAFTSMANSHIP

As our most popular products, the 400 Series product line brings you the best overall blend of performance and style to satisfy just about any window or patio door need. With fewer callbacks, easy installation and a reputation that withstands the test of time, it's no wonder why 400 Series windows are the clad window of choice for contractors.*



Time-Tested

Our best-selling product line, 400 Series windows and patio doors are durable and stand the test of time.**



Easy to Install

400 Series windows and patio doors are designed for easy installation.



Fewer Callbacks

The window with fewer callbacks according to contractors.*

With Andersen 400 Series products, have confidence knowing you and your customers will be getting the quality and performance in which Andersen built its reputation, along with extraordinary customer service and support.

**THAT'S WHY CONTRACTORS TRUST THEM IN THEIR OWN HOMES
MORE THAN ANY OTHER WINDOW.***

* 2018 Contractor survey of Andersen 400 Series windows.

** Visit [andersenwindows.com/warranty](https://www.andersenwindows.com/warranty) for details.



DESIGNED & BUILT FOR THE COAST

Andersen® 400 Series windows with Stormwatch® Protection have the requirements needed to meet strict coastal building codes* for 24/7 protection against the harshest weather conditions.



- Virtually maintenance-free Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode*
- Weather-resistant construction for greater comfort and energy efficiency, with weatherstrip designed to seal out drafts, wind and water
- Structural enhancements such as impact-resistant glass, frame and sash reinforcements and heavy-duty hardware offer protection from harsh coastal weather
- Designed to satisfy:
 - Large missile impact test ASTM/E1886/E1996
 - TAS 201, 202, 203 (except tilt-wash double-hung)
 - AAMA/WDMA/CSA 101/I.S.2 A440-08 &-11
- Rated PG70†



*See your local code official for building code requirements in your area.
 **Visit andersenwindows.com/warranty for details on the A-Series limited warranty.
 †CX16 Impact PG +70/-70 tested to AAMA/WDMA/CSA 101/I.S. 2/A440-08. Ratings vary based on unit type and size.
 See your local Andersen dealer for specific performance data.

400 SERIES Coastal Products

PRODUCT TYPES

- Casement windows
- Awning windows
- Specialty windows
- Tilt-wash double-hung window

PRODUCT OPTIONS

GLASS OPTIONS

Impact-Resistant Low-E Glass*

- High-Performance Low-E4®
- High-Performance Low-E4 Sun**
- High-Performance Low-E4 SmartSun™

Impact-Resistant Monolithic Glass*

- Clear or gray monolithic impact-resistant glass**

Non-impact-resistant glass options are also available for Performance Grade (PG) upgrade windows. Contact your Andersen supplier.



EXTERIOR OPTIONS



INTERIOR OPTIONS



HARDWARE OPTIONS††

DOUBLE HUNG

Standard Coastal



Lock & Keeper

- Black | Gold Dust | Oil Rubbed Bronze
Satin Nickel | **Stone** | White

OPTIONAL PG UPGRADE

Standard



Lock & Keeper

- Standard:
Stone | White
Optional:
Black | **Gold Dust**

Estate™



Lock & Keeper

- Antique Brass | **Bright Brass**
Brushed Chrome
Distressed Bronze
Distressed Nickel
Oil Rubbed Bronze
Polished Chrome | Satin Nickel
Estate lock & keeper is available only for 400 Series tilt-wash double-hung windows.

CASEMENT & AWNING

Contemporary Folding



- Black | Bright Brass | Gold Dust
Oil Rubbed Bronze | **Satin Nickel**
Stone | White

Traditional Folding



- Antique Brass | Black | Bright Brass
Distressed Bronze | Distressed Nickel
Gold Dust | Oil Rubbed Bronze
Satin Nickel | Stone | White

Folding handles avoid interference with window treatments.

Bold name denotes finish shown.



For more information, visit andersenwindows.com/400series

*See your local code official for building code requirements in your area.

**Low-E4 Sun impact-resistant glass and gray Monolithic SmartSun impact-resistant glass each satisfy Florida Turtle Code.

†Dark bronze and black interior units have matching exteriors.

††Hardware is sold separately, except standard hardware. Additional hardware options are available, visit andersenwindows.com

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

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GLASS OPTIONS

Andersen has the glass you need to get the performance you want. From SmartSun™ glass with HeatLock® coating that is ENERGY STAR® certified in all climate zones* to PassiveSun® glass that helps heat homes in northern areas, there's an option for every climate, project and customer. Check with your supplier for the selections that meet ENERGY STAR requirements in your area.

PERFORMANCE COMPARISON OF ANDERSEN® GLASS OPTIONS

GLASS	ENERGY		LIGHT	
	U-FACTOR	SOLAR HEAT GAIN COEFFICIENT	VISIBLE LIGHT TRANSMITTANCE	UV PROTECTION
	How well a product prevents heat from escaping.	How well a product blocks heat caused by sunlight.	How much visible light comes through a product.	How well a product blocks ultraviolet rays.
SmartSun			◐	
SmartSun with HeatLock Coating	◐			
Low-E4®				
Low-E4 with HeatLock Coating	◐		◐	
Sun				
PassiveSun	◐			
PassiveSun with HeatLock Coating			◐	
Clear Dual-Pane				

Center of glass performance only. Ratings based on glass options as of January 2019. Visit andersenwindows.com for ENERGY STAR map and NFRC total unit performance data.



TIME-SAVING FILM

We help protect our products during delivery and construction with a translucent film on the glass. It also minimizes time spent masking on the jobsite, then peels away for a virtually spotless window.



Visit andersenwindows.com/glass for more details on our glass options.

ADDITIONAL GLASS OPTIONS

TEMPERED safety glass, standard on patio doors

LAMINATED glass for added strength, enhanced security and sound control

PATTERNED glass lets in light while obscuring vision and adds a unique, decorative touch. Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.



Cascade



Fern



Obscure



Reed

ART GLASS

With art glass from Andersen, you can add interest, create focal points and make your work stand out. These finely crafted inserts are available in two distinctly different series — Classic and Artisan — to complement any home's architecture. Visit andersenwindows.com/artglass for more information.



STORMWATCH® PROTECTION

Most Andersen 400 Series windows are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. See your local code of official for specific requirements.



* Andersen 400 Series products only with SmartSun glass with HeatLock coating (argon gas blend), no grilles, no capillary breather tubes. Excludes patterned/textured glass.



GRILLE OPTIONS

Grille patterns are available in widths and configurations to fit any architectural style or the taste of any customer. We can match virtually any existing grille pattern and we'll even work with you and your customers to create custom patterns.



Permanent exterior
Permanent interior
with spacer

FULL DIVIDED LIGHT

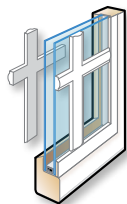
Permanently applied to the exterior and interior of the window with a spacer between the glass.



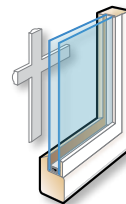
Permanent exterior
Permanent interior

SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles.



Permanent exterior
Removable interior



Removable interior

CONVENIENT CLEANING OPTIONS

Removable interior grilles come off for easy cleaning. Finelight™ grilles-between-the-glass are installed between the glass panes and feature a contoured profile in 1" (25) and 3/4" (19) widths.



Finelight
Grilles-
Between-
the-Glass*

GRILLE BAR WIDTHS

Actual size shown.



3/4" (19)



7/8" (22)



1 1/8" (29)



2 1/4" (59)



To see all of the standard patterns available for a specific window, refer to the detailed product sections in this product guide.

* 7/8" (22), 1 1/8" (29) and 2 1/4" (57) not available in Finelight grilles-between-the-glass. Dimensions in parentheses are in millimeters.

INSECT SCREEN OPTIONS

Exclusive Andersen® TruScene® insect screens provide more than 50% greater clarity than our conventional insect screens for a beautifully unobstructed view. And they let in more fresh air and sunlight while doing a better job of keeping out small insects.



TRUSCENE INSECT SCREENS

For casement and awning windows, TruScene insect screen frames are available in stone, white, dark bronze, black or natural pine veneer that can be stained to match the window. Insect screen frames for all other windows are installed on the exterior of the window and match the unit's exterior color.



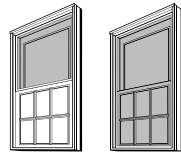
Pine | White | Stone | Black | Dark Bronze

CONVENTIONAL INSECT SCREENS

Conventional insect screen frames are available in white, stone, dark bronze and black for casement and awning windows. Insect screen frames for all other windows are installed on the exterior of the window and match the unit's exterior color.

CONFIGURATIONS

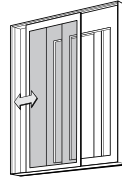
DOUBLE-HUNG WINDOWS



FULL OR HALF INSECT SCREEN

Full insect screens are available for Andersen venting windows. Andersen also offers the option of half insect screens for the lower sash of our Woodwright® and tilt-wash double-hung windows.

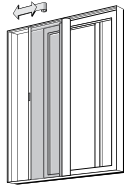
GLIDING PATIO DOORS



GLIDING INSECT SCREEN

Gliding insect screens are available for two- and four-panel doors.

RETRACTABLE INSECT SCREEN



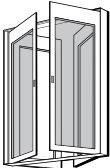
The retractable insect screen is installed on the exterior of the door and opens side to side across the width of the opening. When the insect screen is not in use, it neatly retracts into a small canister. Available for two-panel doors.

HINGED INSWING PATIO DOORS



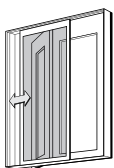
HINGED INSECT SCREEN

Available for single-panel doors.



DOUBLE-HINGED INSECT SCREEN

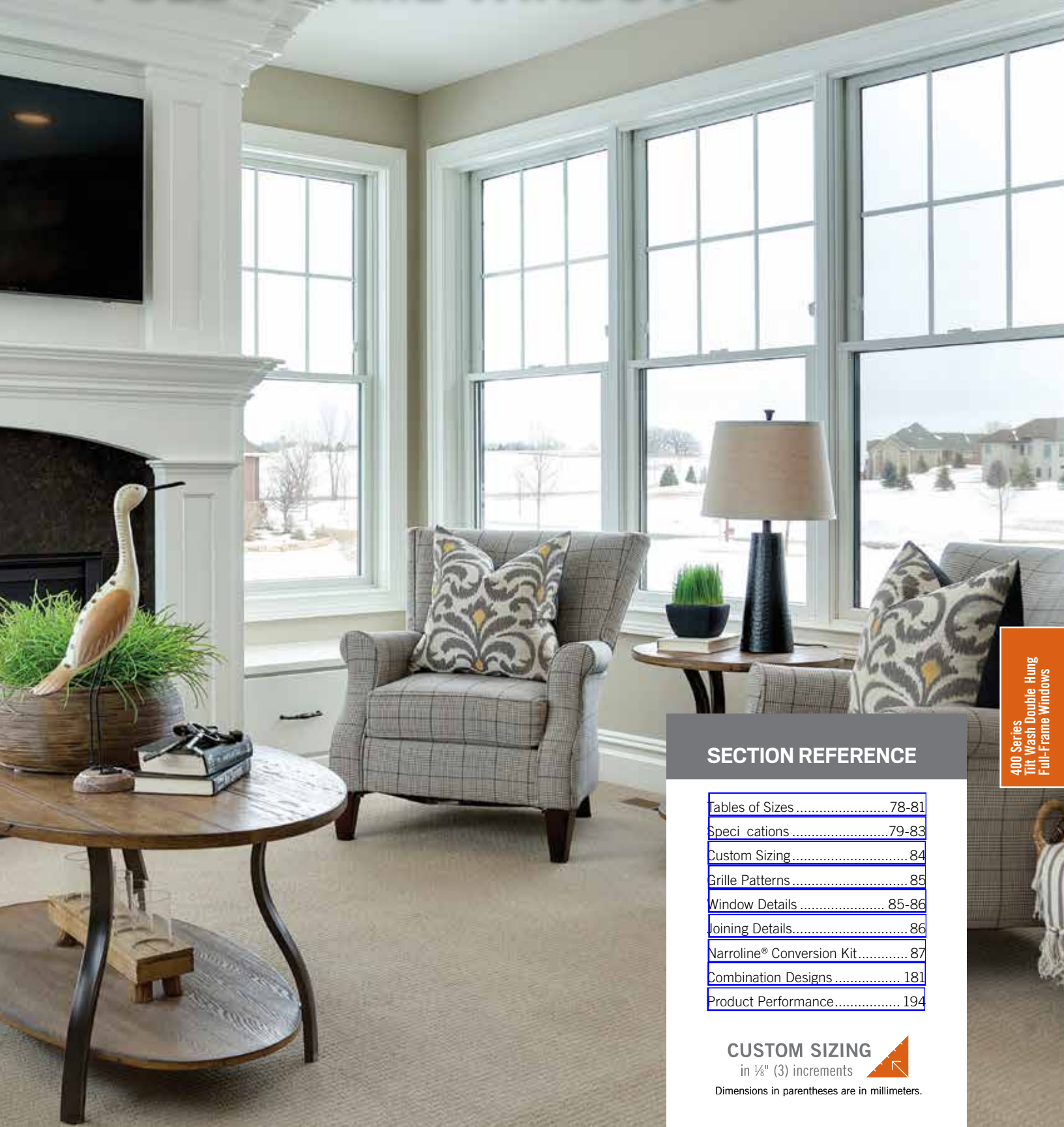
Available for two-panel active-passive doors.



GLIDING INSECT SCREEN

Available for all two- and three-panel doors.

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS



400 Series
Tilt Wash Double Hung
Full-Frame Windows

SECTION REFERENCE

Tables of Sizes	78-81
Specifications	79-83
Custom Sizing	84
Grille Patterns	85
Window Details	85-86
Joining Details.....	86
Narroline® Conversion Kit.....	87
Combination Designs	181
Product Performance.....	194

CUSTOM SIZING
in 1/8" (3) increments



Dimensions in parentheses are in millimeters.

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES

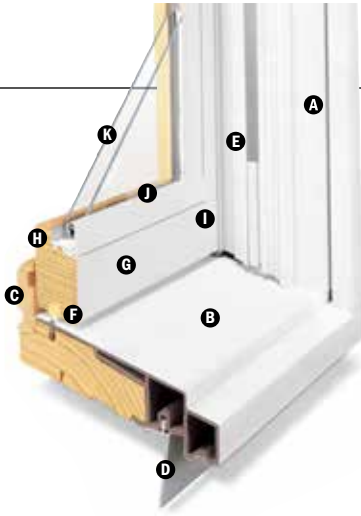
Frame

- A** Exterior outer frame members are covered with a Perma-Shield® rigid vinyl cladding, minimizing maintenance and providing an attractive appearance.
- B** For exceptional long-lasting* performance, sill members are constructed with a wood core and a Fibrex® material exterior. Sill ends are protected and sealed with weather-resistant covers.
- C** Natural wood stops are available in pine and pre-nished white, dark bronze and black.** A new, taller sill stop increases performance to PG40 while still maintaining egress on our most popular sizes.
- D** A factory-applied rigid vinyl anchoring flange on the head, sill and sides of the outer frame helps secure the unit to the structure.
- E** An extruded rigid vinyl jamb liner and n provide a protective seal against the outer frame members. Exclusive slide wash assists make it easy to tilt sash into wash mode position.



Unique block-and-tackle balancers feature sized-to-the-unit, rust-resistant springs that require no adjustment. Glass-reinforced nylon balancer shoes provide smooth, reliable sash operation. Sash can be removed, without tools, for drywall pass-through. Jamb liners are available in white or gray and must be speci ed when ordering. Contact your Andersen supplier for details.

F Weatherstrip throughout the unit provides a long-lasting, energy-ef cient, weather-resistant seal. For the top and bottom rails, an encased foam material is used. The head jamb liner and sill have a rigid vinyl rib that the weatherstrip material compresses against. At the meeting rail, compressible vinyl bulb material is used. Side jamb liners use leaf-type weatherstrip with foam inserts.



Sash

- Wash assists make it easy to tilt the sash into wash mode.
- H** Wood sash members are treated with a water-repellent preservative for long-lasting* protection and performance. Interior surfaces are un-nished pine. Low-maintenance pre-nished white interiors are also available.
- G** A polyester-stabilized coat with a Flexacron® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous finish.
- I** Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

Glass

- J** Silicone bed glazing provides superior weathertightness and durability.
- K** High-Performance glass options include:
 - Low-E4® glass
 - Low-E4 HeatLock® glass
 - Low-E4 Sun glass
 - Low-E4 SmartSun™ glass
 - Low-E4 SmartSunHeatLock glass

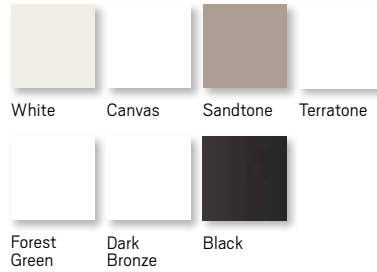
Tempered glass and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies nishing at the jobsite.

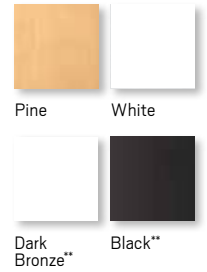
Patterned Glass

Patterned glass options are available. See [page 12](#) for more details.

EXTERIOR



INTERIOR



Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are un-nished unless a pre-nished option is speci ed.

HARDWARE FINISHES



Distressed bronze and oil rubbed bronze are "living" nishes that will change with time and use.

DOUBLE-HUNG HARDWARE

STANDARD Lock & Keeper



Black | Gold Dust | **Stone** | White
Stone is standard with natural interior units. White comes with pre-nished white interiors. Other nishes optional.

OPTIONAL DOUBLE-HUNG HARDWARE**

ESTATE™ Lock & Keeper



Optional Estate lock & keeper reduces the clear opening height by 3/16" (14). Check with local building code of cials to determine compliance with egress requirements.

CONTEMPORARY Bar Lift



Antique Brass | Black | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

TRADITIONAL



Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze | Distressed Nickel
Gold Dust | **Oil Rubbed Bronze** | Polished Chrome | Satin Nickel | Stone | White

Bold name denotes nish shown.

* Visit andersenwindows.com/warranty for details.

** Dark bronze and black interiors are only available with dark bronze and black exteriors respectively.

Flexacron is a registered trademark of PPG Industries, Inc.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and nishes. See your Andersen supplier for actual color and nish samples.

StormWATCH[®] PROTECTION

400 Series tilt-wash double-hung full-frame windows are available with Stormwatch[®] Protection. Visit andersenwindows.com/coastal for more details.

Performance Grade (PG) Upgrade

A high inside sill stop* with exterior sill brackets and hidden interior brackets are available to provide additional structural support for tilt-wash units, allowing standard glass units to achieve higher performance grade ratings. Performance Grade (PG) Ratings are more comprehensive than Design Pressure (DP) Ratings for measuring product performance. Use of this option will subtract 3/8" (15) from clear opening height. PG Upgrade not available for 72" (1829) and 76" (1930) heights. Contact your Andersen supplier for availability. For up-to-date performance information of individual products, please visit andersenwindows.com.

Sash Options



Cottage

Reverse Cottage

For more information about glass, patterned glass, art glass, grilles and TruScene insect screens, see [pages 12-14](http://pages).

For more information about combination designs, product performance, installation instructions and accessories, see [pages 181-211](http://pages) or visit andersenwindows.com

ACCESSORIES Sold Separately

Frame

Extension Jamb



Standard jamb depth is 4 1/2" (114). Extension jambs are available in unfinished pine or prefinished white. Some sizes may be veneered.

Factory-applied and non-applied interior extension jambs are available in 1/16" (1.5) increments between 5 1/4" (129) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron application) or four sides (picture frame casing).

Pine Stool



A clear pine stool is available and ready for finishing. The tilt-wash stool is available in 4 9/16" (116) for use in wall depths up to 5 1/4" (133) and 6 3/16" (167) for use in wall depths up to 7 1/8" (181). Works with 2 1/4" (57) and 2 1/2" (64) wide casings.

Hardware

Window Opening Control Device



A recessed window opening control device is available factory applied. It limits the sash travel to less than 4" (102) when the window is first opened. Available in stone, white and black. A field-applied window opening control device is also available.

Grilles

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see [page 84](http://page).

Security Sensors

VeriLock[®] Sensors

VeriLock sensors are available in five colors. See [page 13](http://page) for details.

Open/Closed Sensors

Wireless open/closed sensors are available in four colors. See [page 13](http://page) for details.

Glass

Andersen[®] Art Glass

Available for 400 Series tilt-wash transom and picture units. Andersen art glass panels come in a variety of original patterns. See [pages 173-174](http://pages) for details on Andersen art glass. Visit andersenwindows.com/artglass for details and pattern information.

Storm/Insect Screen Combination Unit**



A self-storing storm window combined with an insect screen provides greater energy efficiency, while allowing ventilation when needed.

Constructed with an aluminum frame, single-pane upper and lower glass panels and charcoal powder-coated aluminum screen mesh. Available in white, Sandtone and Terratone to match product exteriors. Canvas, forest green, dark bronze and black available by special order.

Combination units can improve Sound Transmission Class (STC) and Outdoor Indoor Transmission Class (OITC) ratings. Ideal for projects near airports, busy roadways or other noisy environments.

For example, adding a combination unit to a 400 Series tilt-wash double-hung (3862) unit with Low-E4[®] glass will improve its STC rating from 26 to 32. Contact your Andersen supplier for additional STC and OITC rating information.

Insect Screens

Insect Screen Frames



Full and half insect screens are available for most unit sizes. Frame colors match product exteriors. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Not available on windows with Stormwatch Protection.

TruScene[®] Insect Screen

Exclusive Andersen TruScene insect screens provide over 50% more clarity than our conventional insect screens for a beautiful unobstructed view. They allow more fresh air and sunlight in, while doing a better job of keeping out small insects.

Conventional Insect Screen

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

Exterior Trim

This product is available with Andersen exterior trim. See [pages 175-180](http://pages) for details.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- Do not paint 400 Series windows with white, canvas, Sandtone, forest green, dark bronze or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

* Infringes on the overall net clear opening. Unit clear operable area may not meet egress requirements. See your local building code of citation for more information.

** Do not add combination units to windows with Low-E4 Sun glass, unless window glass is tempered. Combination units may also reduce the overall clear operable area of the window. See your local code of citation for egress requirements in your area.

† Values are based on comparison of Andersen double-hung window conversion kit U-Factor to the U-Factor for clear dual-pane glass non-metal frame default values from the 2006, 2009, 2012, 2015 and 2018 International Energy Conservation Code "Glazed Fenestration" Default Tables.

Dimensions in parentheses are in millimeters.



Pre-Application Meeting Notes

Meeting Date: 03/25/2021 Zoning District: NT-2; National Kenwood Historic District

Address/Location: 2500 Burlington Ave N

Request: 1. A 2 ft Variance to side yard; 2. a 6.9 ft variance to rear yard; and 3. possible Variance to on-site parking.

Type of Application: Variance & AVT Staff Planner for Pre-App: Ann Vickstrom & Laura Duvekot

Attendees: Zoom Meeting: Alec Smith (Architect), Laura Duvekot (City) & Ann Vickstrom (City)

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
Historic Kenwood Neigh. Assoc.	Darrel Gordon	darbreg@aol.com	(727)584-6712
CONA	Tom Lally	president@stpetecona.org	

(See Public Participation Report in applicable Application Package for CONA and FICO contacts.)

Notes: The owner is converting the garage to an Accessory Living Space. Variances are required for the rear and side yard setback and possibly for a parking space if the garage space is not replaced. Alec indicated that a parking space may be provided alongside the ROW on site. It was indicated that the City would prefer a parking space. All building design requirements including architectural details and transparency would have to meet the City Code requirements.

Ann told Alec that the Legal Dept was making a determination of whether this case would go to the DRC or the CPPC (because of the location within the National Historic District). The deadline for the Pre-ap meeting with Development Services is 3/29/21. After contacting Jennifer Bryla, she indicated that if the case went to DRC she would provide a grace period for the pre-ap meeting since Alec had met with UP&HP within the timeframe. At this time, it is unknown if they will go forward with the parking variance.

Alec indicated he would provide notice to the Neighborhood Assoc 10 days prior to the submittal date of April 9, 2021.



VARIANCE

Application No. _____

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner):	Zach Curry
Street Address:	2500 Burlington Ave N
City, State, Zip:	St. Petersburg, FL 33713
Telephone No:	561-436-1654
Email Address:	ZNOLA77@YAHOO.COM
NAME of AGENT or REPRESENTATIVE:	Alexander Smith, RA
Street Address:	2624 Burlington Ave N
City, State, Zip:	St. Petersburg, FL 33713
Telephone No:	727-314-2724
Email Address:	boonearch@gmail.com
PROPERTY INFORMATION:	
Street Address or General Location:	2500 Burlington Ave N, St. Petersburg, FL 33713
Parcel ID#(s):	23-31-16-35082-013-0010
DESCRIPTION OF REQUEST: Convert existing garage to an Accessory Living Space with Storage. 2ft Side Yard & 6.9ft Rear setback variance, Reduce parking requirement by one space	
PRE-APPLICATION DATE:	03/25/2021
PLANNER:	Ann Vickstrom, AICP, RLA

FEE SCHEDULE			
1 & 2 Unit, Residential - 1 st Variance	\$350.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential - 1 st Variance	\$350.00	After-the-Fact	\$500.00
		Docks	\$400.00
		Flood Elevation	\$300.00
Cash, credit, checks made payable to "City of St. Petersburg"			

AUTHORIZATION

City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed, and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE, OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.

Signature of Owner / Agent*: 

Date: 3/27/21

*Affidavit to Authorize Agent required, if signed by Agent.

Typed Name of Signatory: Zach Curry



VARIANCE

NARRATIVE (PAGE 1)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: 2500 Burlington Ave N	Case No.:
Detailed Description of Project and Request: Convert the existing garage to an Accessory Living Space and add a small storage area. 2ft Interior Side Yard & 6.9ft Rear setback variance; Reduce parking requirement by one space to a total of 1 space provided	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	
The existing one story residence and garage are original to the property and constructed in 1924. The property is a small corner lot approx. 53ft wide x 92ft long with no alley access. The garage is accessed by a driveway to the East property line via 25th St N. The interior alterations to the garage will have little to no effect on the surrounding neighbors as nothing will be altered on the elevations adjacent to others.	
The property already has limited green space/pervious areas due to its small size and it provides sufficient parking for the requirements of the owner. Reducing the green space would limit the usability of an already small site and residence.	
2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.	
There are a number of examples throughout Historic Kenwood where historic garages have been converted to Accessory Living Spaces or Dwelling Units.	
The closest examples can be found immediately adjacent to the property at 217 25th St N and 222 25th St. N.	
3. How is the requested variance not the result of actions of the applicant?	
The garage's location is original to the property and constructed in 1924, prior to the establishment of the existing setback requirements. The original garage doors were removed by a previous owner and it's historic size has not provided the ability to park within it regardless.	



VARIANCE

NARRATIVE (PAGE 2)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE
<p>4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>The requested variance is the minimum necessary because it utilizes the existing structures and parking already provided on the site and keeps the historic character of their size and scale with relation to the adjacent neighbors.</p>
<p>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</p> <p>Another alternative would be to completely demolish the garage structure and construct a new Accessory Living Space within the required setbacks. Our intention is to apply for the Ad Volorem Tax Exemption because of the property's location in a National Register district - Historic Kenwood. The Historic Design Guidelines of the City and the Secretary of the Interior's Standards for Rehabilitation strongly discourage demolition of historic structures including garages and carriage houses.</p> <p>Providing a second parking space would greatly limit the usability of the already small rear yard space. It would also require removal of a number of mature palm trees located along the property line, to provide access.</p>
<p>6. In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>As part of the rehabilitation the existing garage exterior will be restored by removal of the vinyl siding and boxed eaves to expose the original wood lap siding and rafter tails. Replica wood carriage doors will be constructed and installed to access the storage area located on the east side of the structure, at the termination of the driveway. The historic nature of the site will be preserved and the mature landscaping maintained.</p> <p>The homeowner respects the history of the home and wants to preserve the exterior while making improvements that are adaptable to a more modern lifestyle that includes working from home.</p>



st.petersburg
www.stpete.org

VARIANCE

NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
Street Address: 2500 Burlington Ave N	Case No.:
Description of Request: Convert the existing garage to an Accessory Living Space and add a small storage area. 2ft Interior Side Yard & 6.9ft Rear setback variance; Reduce parking requirement by one space to a total of 1 space provided	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address:	2460 & 217 BURLINGTON & 25 th ST
Owner Name (print):	TOWN Improvement Assoc, Bob Jeffrey
Owner Signature:	<i>[Signature]</i>
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



PUBLIC PARTICIPATION REPORT

Application No. _____

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review or public hearing. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, (except when the application is for a local historic district) but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

NOTE: This Report may be updated and resubmitted up to 10 days prior to the scheduled Public Hearing.

APPLICANT REPORT	
Street Address:	
1. Details of techniques the applicant used to involve the public	
(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal	
Door to door contact with adjacent neighbors ongoing. Included Architect's Site Plan and variance narrative with each meeting. Mailed a letter with information to an adjacent landlord.	
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications	
Site Plan and narrative emailed/mailed to CONA, HKNA & FICO by required deadline.	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
Residents and landlords that are located adjacent to the property.	
2. Summary of concerns, issues, and problems expressed during the process	
No concerns, issues, or problems have been expressed at this time.	
NOTICE OF INTENT TO FILE	
A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Tom Lally at variance@stpetecona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24 th Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.	
<input checked="" type="checkbox"/> Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: <u>3/30/2021</u>	
<input checked="" type="checkbox"/> Attach the evidence of the required notices to this sheet such as Sent emails.	



Alexander Smith <boonearch@gmail.com> .

2500 Burlington Ave N - Variance Application .

1 message

znola77 <zno77@yahoo.com> .

Tue, Mar 30, 2021 at 5:03 PM .

To: "president@hstorckenwood.org" <president@hstorckenwood.org>

Cc: Alexander Smith <boonearch@gmail.com>

HKNA

 **2500BurlingtonAveN_VarianceApplication.pdf**
2204K .



Alexander Smith <boonearch@gmail.com>

2500 Burlington Ave N - Variance Application .

1 message

znola77 <znola77@yahoo.com>

Tue, Mar 30, 2021 at 5:01 PM

To: "variance@stpetecon.org" <variance@stpetecon.org> .

Cc: Alexander Smith <boonearch@gmail.com>

C/O Tom L y

 **2500BurlingtonAveN_VarianceApplication.pdf.**
2204K

2500 Burlington Ave N
 St Pete, FL 33713
 (Fico)
 Federation of Inner-City Community Org.
 3301 27th Ave S.
 St. Pete, FL 33712
 c/o Kimberly Frazier - Leggett

U.S. POSTAGE PAID
 PERMIT NO. 21
 SAINT PETERSBURG, FL
 ADDRESSEE ONLY
\$0.55
 N3204N11541877

UNITED STATES POSTAL SERVICE

OPEN AIR
 76 4TH ST N
 SAINT PETERSBURG, FL 33701-9998
 (800)275-8777

03/30/2021 04:26 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.55
Saint Petersburg, FL 33712 Weight: 0 lb 0.60 oz Estimated Delivery Date Fri 04/02/2021			

Grand Total: \$0.55
 Credit Card Remitted \$0.55
 Card Name: VISA
 Account #: XXXXXXXXXXXXXXX5908
 Approval #: 077400
 Transaction #: 813
 AID: A0000000001010 Chip
 AL: VISA CREDIT
 PIN: Not Required

USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.

Preview your Mail
 Track your Packages
 Sign up for FREE #
<https://inforeadelivery.usps.com>

Earn rewards on your business account purchases of Priority Mail labels with the USPS Loyalty program by using Click and Ship. Visit www.usps.com/uspsbizloyalty for more info.

All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Tell us about your experience. Go to: <https://postalexperience.com/Pos> or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 118260-0701
 Receipt #: 840-53350053-2-3312195-3
 Clerk: 77

Photos of Existing Conditions

Garage Structure



1



2



3



4

Site Conditions



5



6



7



8

Primary Residence



9



10

Boone Architectural Restoration LLC
LIC aa26003970

2624 Burlington Ave N
St. Petersburg, FL 33713

727-314-2724
boonearch@gmail.com

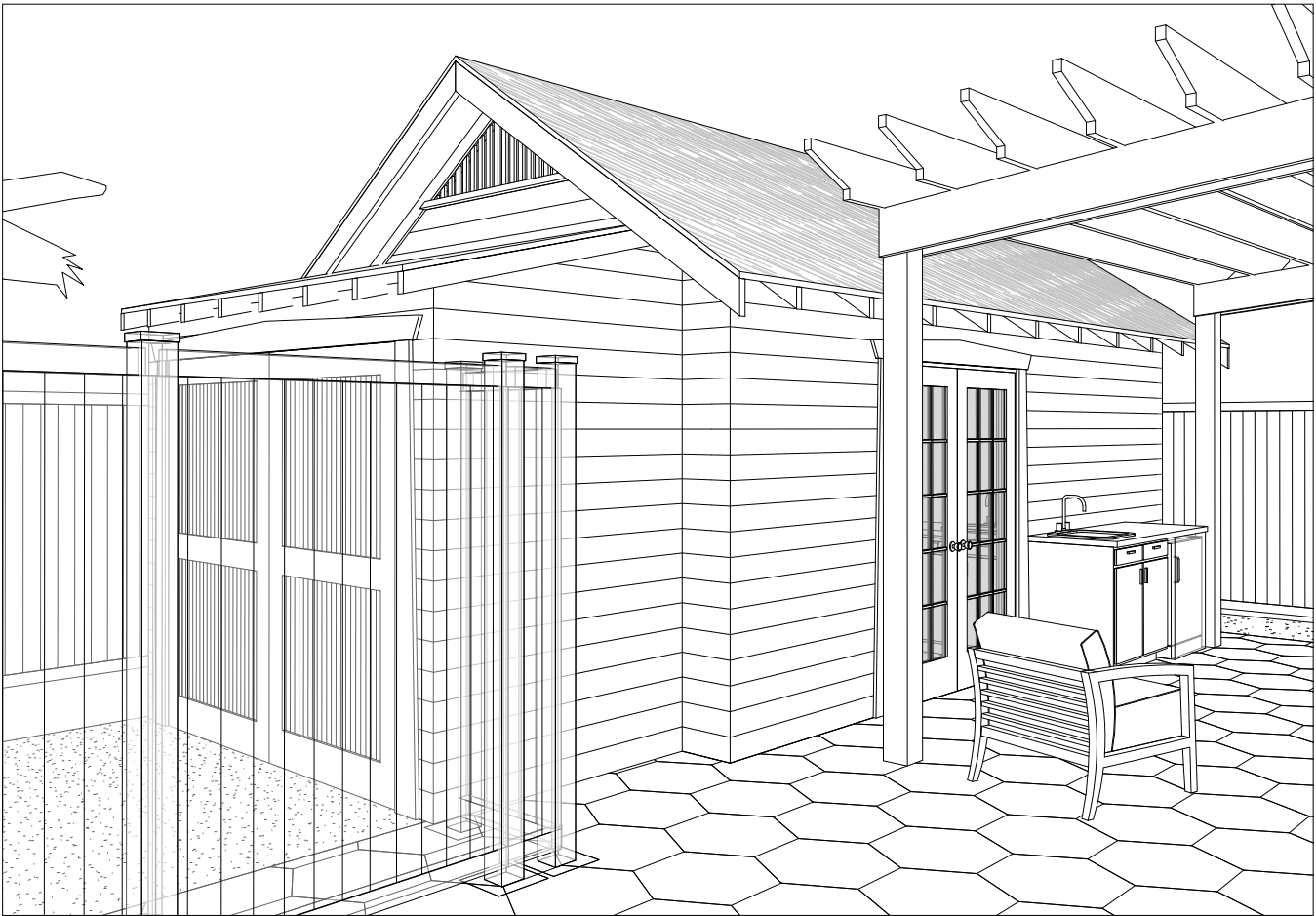


11



12

ALTERATIONS TO 2500 BURLINGTON AVE N ST. PETERSBURG, FLORIDA



INDEX OF DRAWINGS

SHEET #	SHEET COUNT	SHEET NAME
G-001	1	COVER SHEET
A-001	2	SITE PLAN
A-101	3	FLOOR PLAN
A-201	4	BUILDING ELEVATIONS

DEVELOPMENT TEAM

OWNER
ZACH CURRY
2500 Burlington Ave N
St. Petersburg, FL 33713
561-436-1654

ARCHITECT
BOONE ARCHITECTURAL RESTORATION LLC
2624 BURLINGTON AVE N
ST. PETERSBURG, FLORIDA 33713
P: 727.314.2724
AA26003970

ALEXANDER B. SMITH, NCARB
boonearch@gmail.com

GENERAL CONTRACTOR
TBD

PROJECT LOCATION



PROJECT LOCATION



BOONE
ARCHITECTURAL
RESTORATION

2624 Burlington Ave N
St. Petersburg, FL 33713
ph 727.314.2724
AA26003970

Alexander B. Smith, NCARB
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CLIENT / PROJECT NAME:
ACCESSORY LIVING SPACE
AT

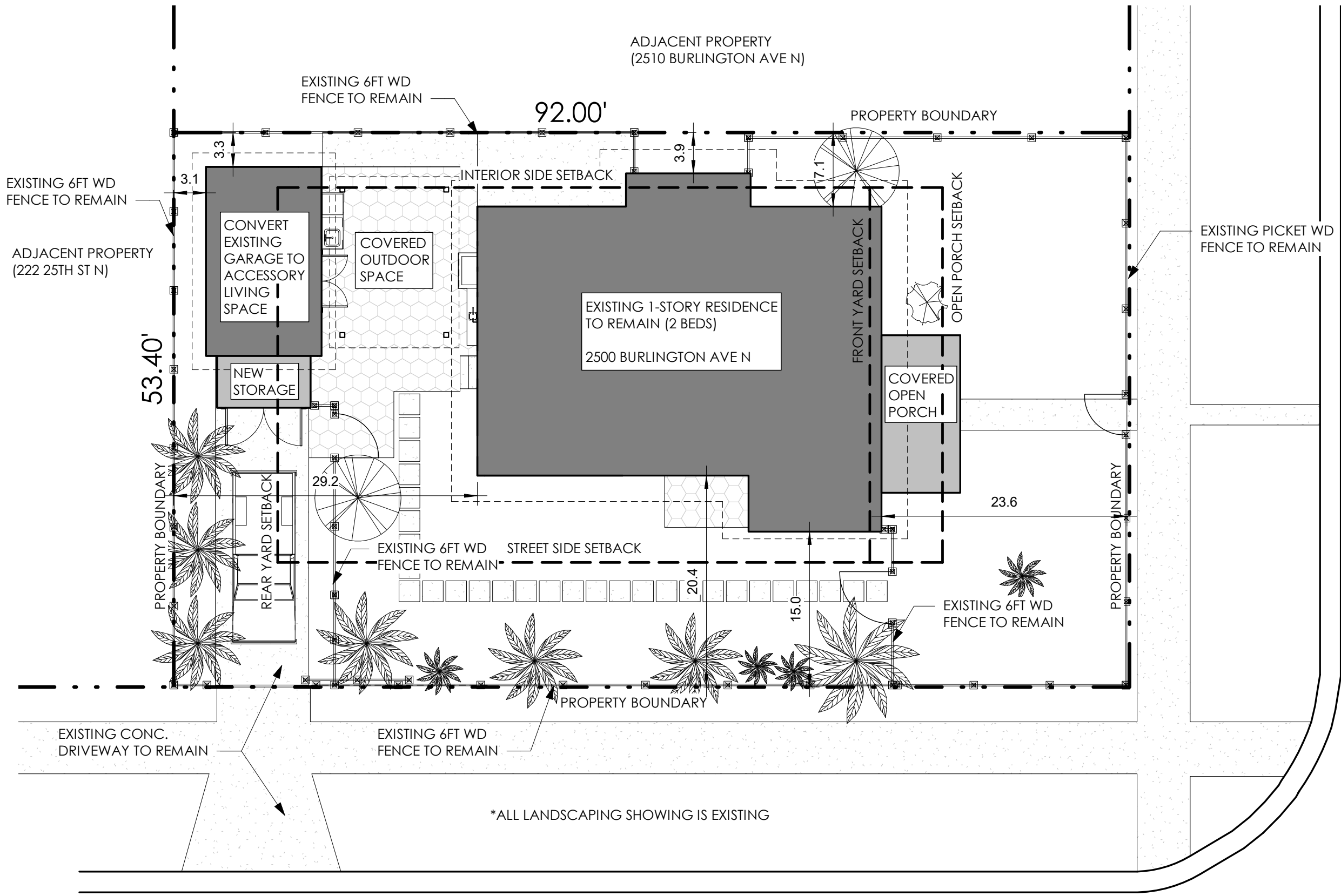
2500 BURLINGTON
2500 BURLINGTON AVE N
ST. PETERSBURG, FL 33713

Original drawing is 11"x17". Scale accordingly if reduced.

SHEET TITLE:
COVER SHEET

DATE ISSUED: 04/09/2021
PROJECT NO.: A20.0005

DRAWING NUMBER:



*ALL LANDSCAPING SHOWING IS EXISTING

BOONE

ARCHITECTURAL
RESTORATION

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St. Petersburg, FL 33713
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AA26003970

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ACCESSORY LIVING SPACE
AT

2500 BURLINGTON
2500 BURLINGTON AVE N
ST. PETERSBURG, FL 33713

Original drawing is 11"x17". Scale accordingly if reduced.

SHEET TITLE:
SITE PLAN

DATE ISSUED: 04/09/2021
PROJECT NO.: A20.0005

DRAWING NUMBER:

WINDOW SCHEDULE

Mark	Width	Height	Type	Material	Glazing Type	Comments
1	2' - 0"	3' - 6"	Single-Double Hung	VINYL-CLAD WOOD	IMPACT, ENERGY STAR	RECESS WINDOW IN WALL PLANE MIN. 2 INCHES

PROJECT SCOPE

THE PROJECT CONSISTS OF CONVERSION OF AN EXISTING HISTORIC GARAGE STRUCTURE TO AN ACCESSORY LIVING SPACE WITH FULL BATH AND ADDITION OF A SMALL STORAGE SPACE.

DOORS & WINDOWS

1. REMOVAL OF NON-HISTORIC STEEL DOOR AND WINDOW THAT WERE INSTALLED BY A PREVIOUS OWNER IN PLACE OF THE ORIGINAL DOORS.
2. INSTALL NEW HISTORICALLY APPROPRIATE CUSTOM WOOD CARRIAGE DOORS AT THE NEW STORAGE.
3. INSTALL A NEW DOUBLE 15-LITE SMOOTH FIBERGLASS ENTRY DOOR.
4. INSTALL NEW 1 OVER 1 VINYL-CLAD WOOD DOUBLE HUNG WINDOW IN PLACE OF NON-HISTORIC FIXED GLASS OPENING IN BATH AREA.
5. INSTALL NEW HISTORIC WOOD CASING TO MATCH THE PRIMARY HOME, SEE CASING DETAILS.

SIDING

1. REMOVE THE EXISTING VINYL SIDING AND RESTORE THE WOOD SIDING.
2. NEW WOOD SIDING AT STORAGE, MILLED TO MATCH EXISTING SIDING.

SOFFITS & HISTORIC ELEMENTS

1. REMOVE EXISTING VINYL SOFFITS TO EXPOSE RAFTER TAILS, RESTORE & REPAINT.
2. RESTORE & REPAINT THE EXISTING GABLE VENTS.

OUTDOOR AREAS

1. NEW PAVER PATIO WITH PERGOLA ABOVE.
2. OUTDOOR SINK WITH COUNTER.

FENCING & LANDSCAPING

1. EXISTING WOOD FENCING TO REMAIN, RELOCATE GATE ENTRY FROM DRIVE.
2. EXISTING MATURE LANDSCAPING ON SITE TO REMAIN.

VARIANCES

1. 2FT INTERIOR SIDE YARD SETBACK FOR EXISTING GARAGE LOCATION.
2. 6.9FT REAR YARD SETBACK FOR EXISTING GARAGE LOCATION.
3. REDUCE PARKING REQUIREMENT TO ONE SPACE.

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CLIENT / PROJECT NAME:
**ACCESSORY LIVING SPACE
AT**

2500 BURLINGTON
2500 BURLINGTON AVE N
ST. PETERSBURG, FL 33713

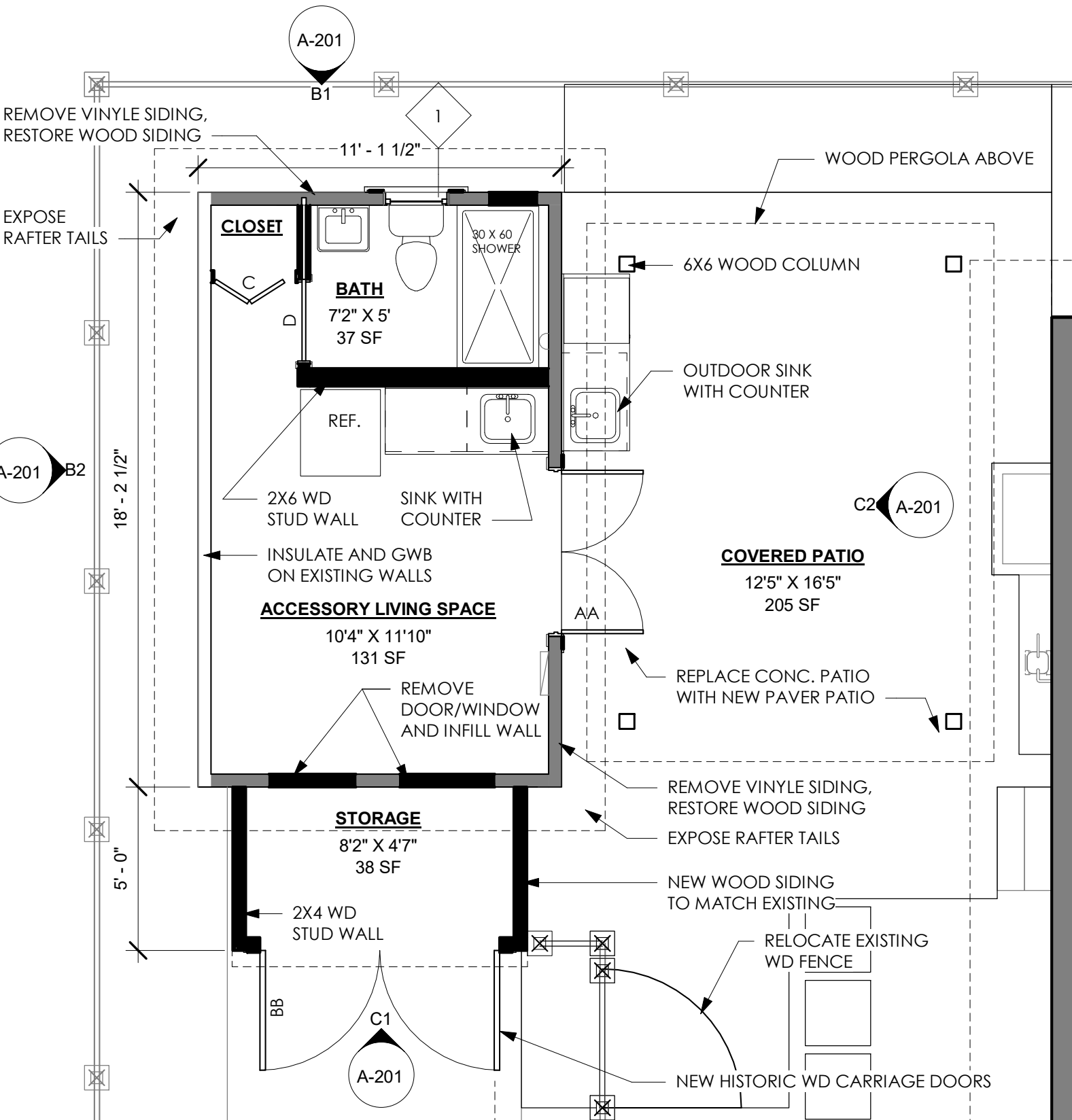
Original drawing is 11"x17". Scale accordingly if reduced.

SHEET TITLE:
FLOOR PLAN

DATE ISSUED: 04/09/2021
PROJECT NO.: A20.0005

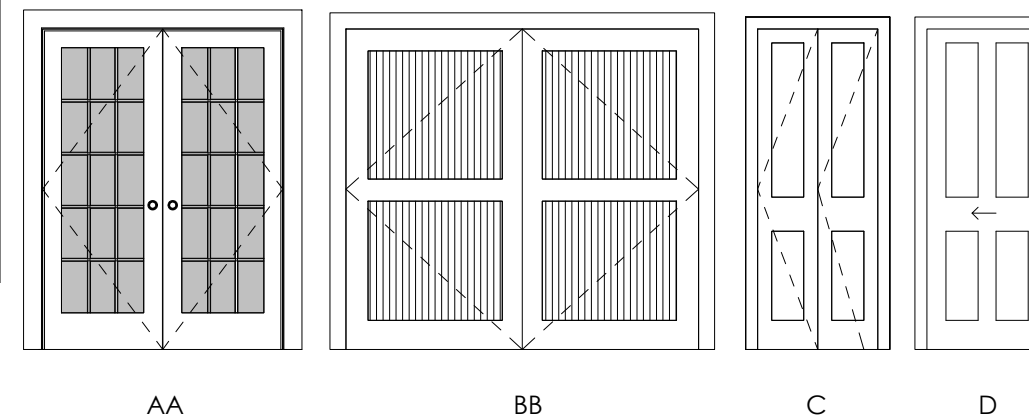
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A-101 SHEET: 3 OF 4



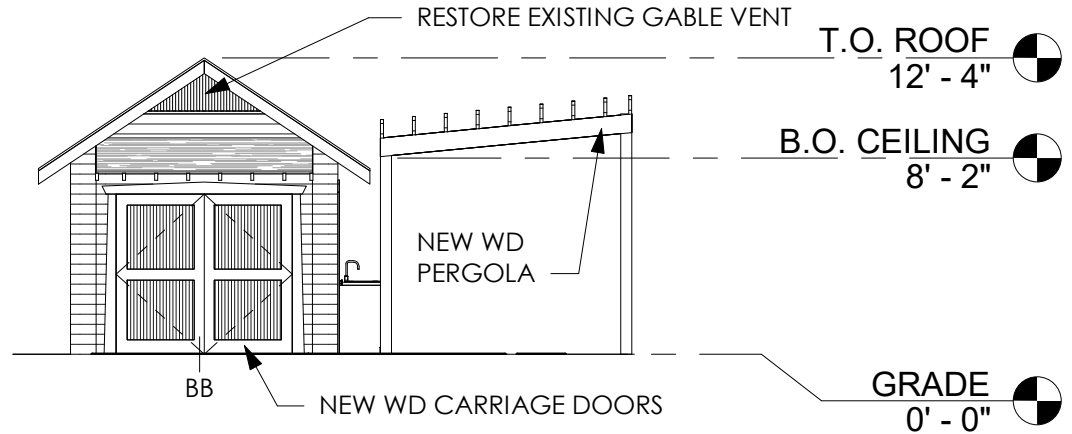
DOOR SCHEDULE

Door Number	Door Size	Frame Type	Description	Finish	
				Door	Frame
AA	60" x 80"	WD	DOUBLE 15-LITE SMOOTH FIBERGLASS OUTSWING PATIO DOORS	PAINTED	PAINTED
BB	88" x 80"	WD	DOUBLE WOOD OUTSWING CARRIAGE DOORS	PAINTED	PAINTED
C	30" x 80"	WD	2-PANEL WOOD BIFOLD DOOR	CLEAR SEALED	PAINTED
D	30" x 80"	WD	4-PANEL WOOD POCKET DOOR	CLEAR SEALED	PAINTED

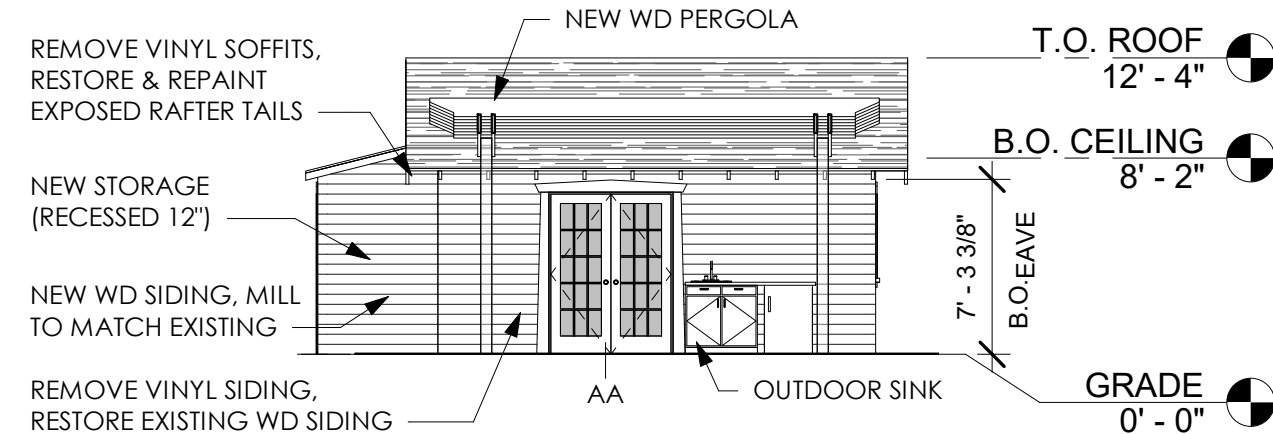


FLOOR PLAN

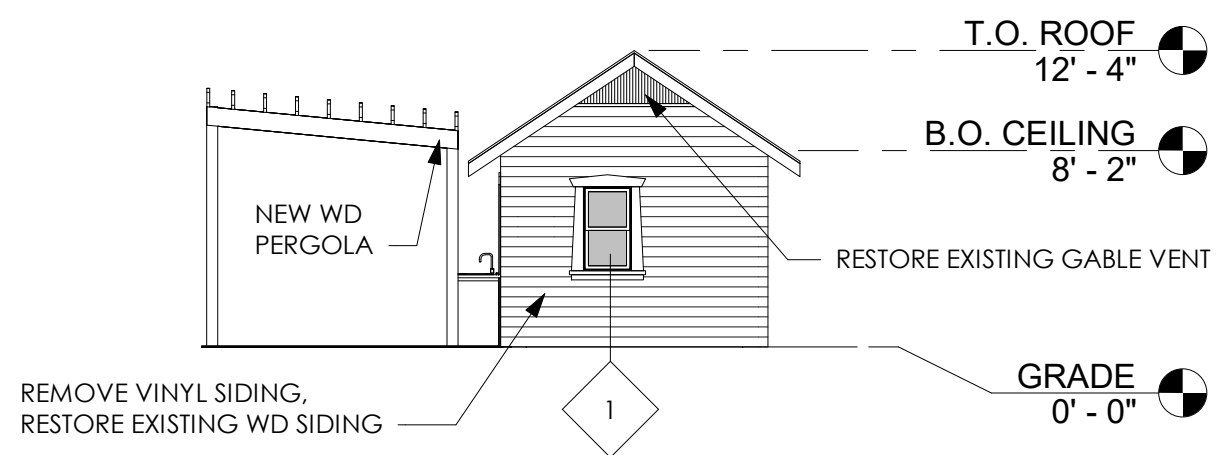




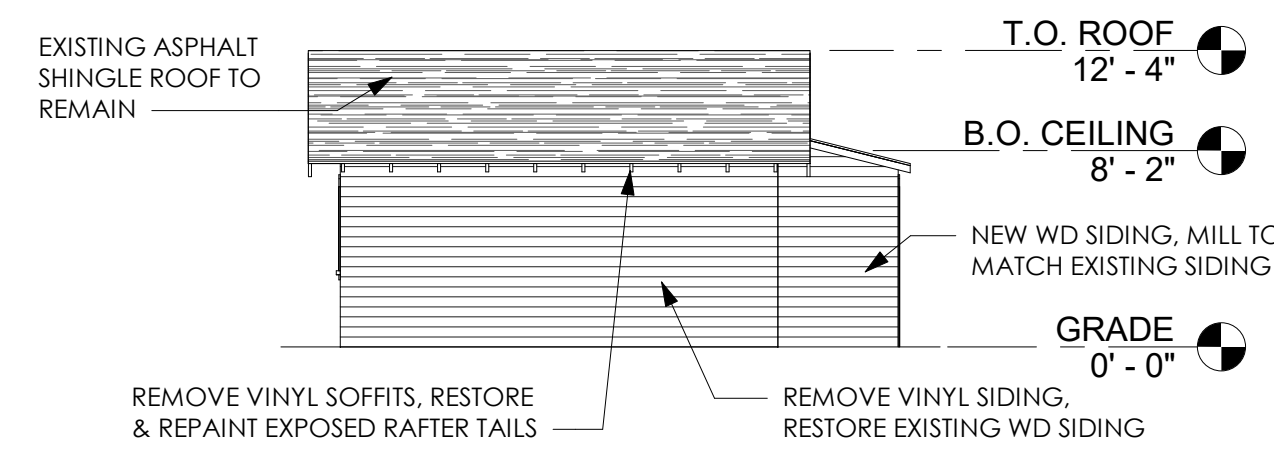
C1 EAST ELEVATION
1/8" = 1'-0"
0' 2' 4' 8'



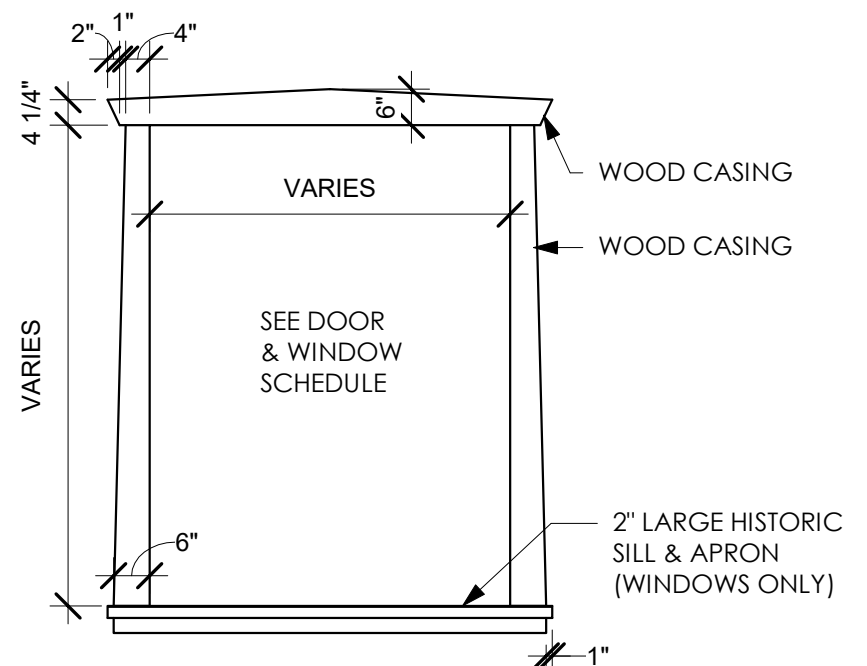
C2 NORTH ELEVATION
1/8" = 1'-0"
0' 2' 4' 8'



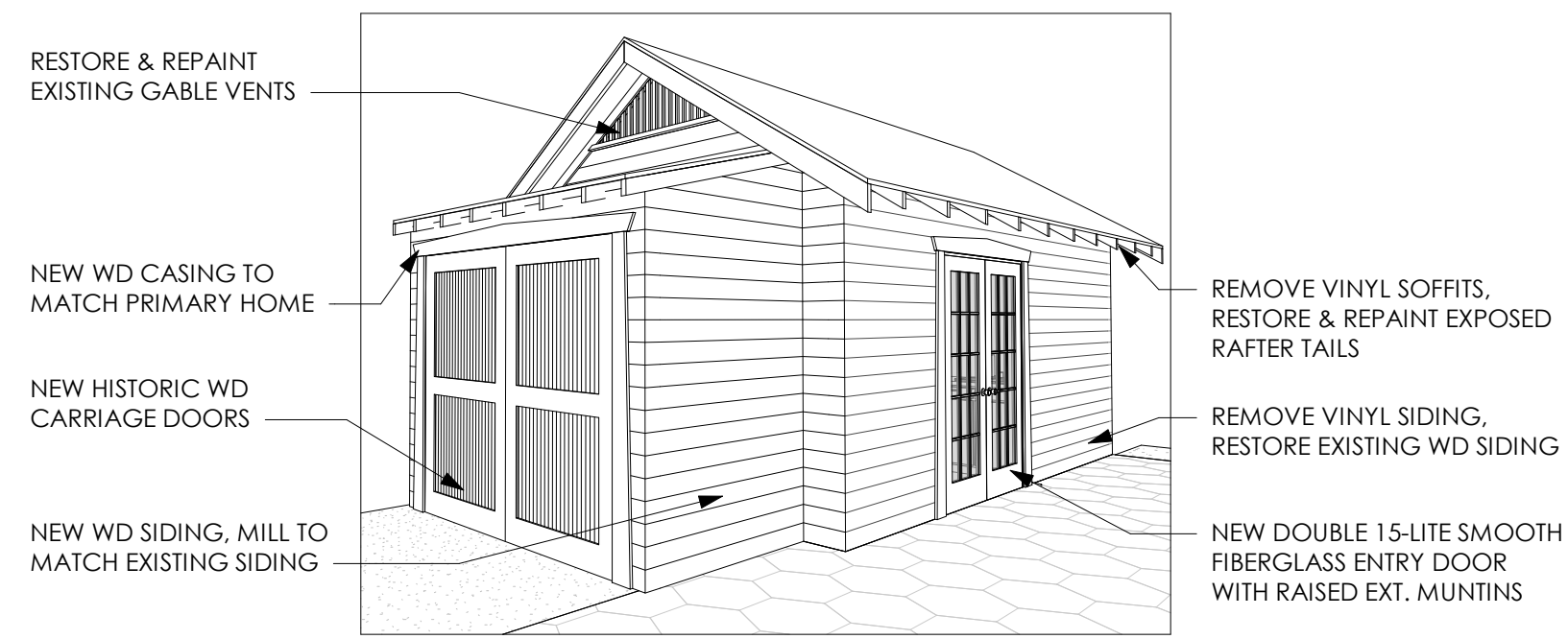
B1 WEST ELEVATION
1/8" = 1'-0"
0' 2' 4' 8'



B2 SOUTH ELEVATION
1/8" = 1'-0"
0' 2' 4' 8'



A1 EXTERIOR CASING DETAILS
3/8" = 1'-0"
0' 2' 4' 6'



A2 HISTORIC ELEMENTS
N.T.S.

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RESTORATION

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CLIENT / PROJECT NAME:
**ACCESSORY LIVING SPACE
AT**

2500 BURLINGTON
2500 BURLINGTON AVE N
ST. PETERSBURG, FL 33713

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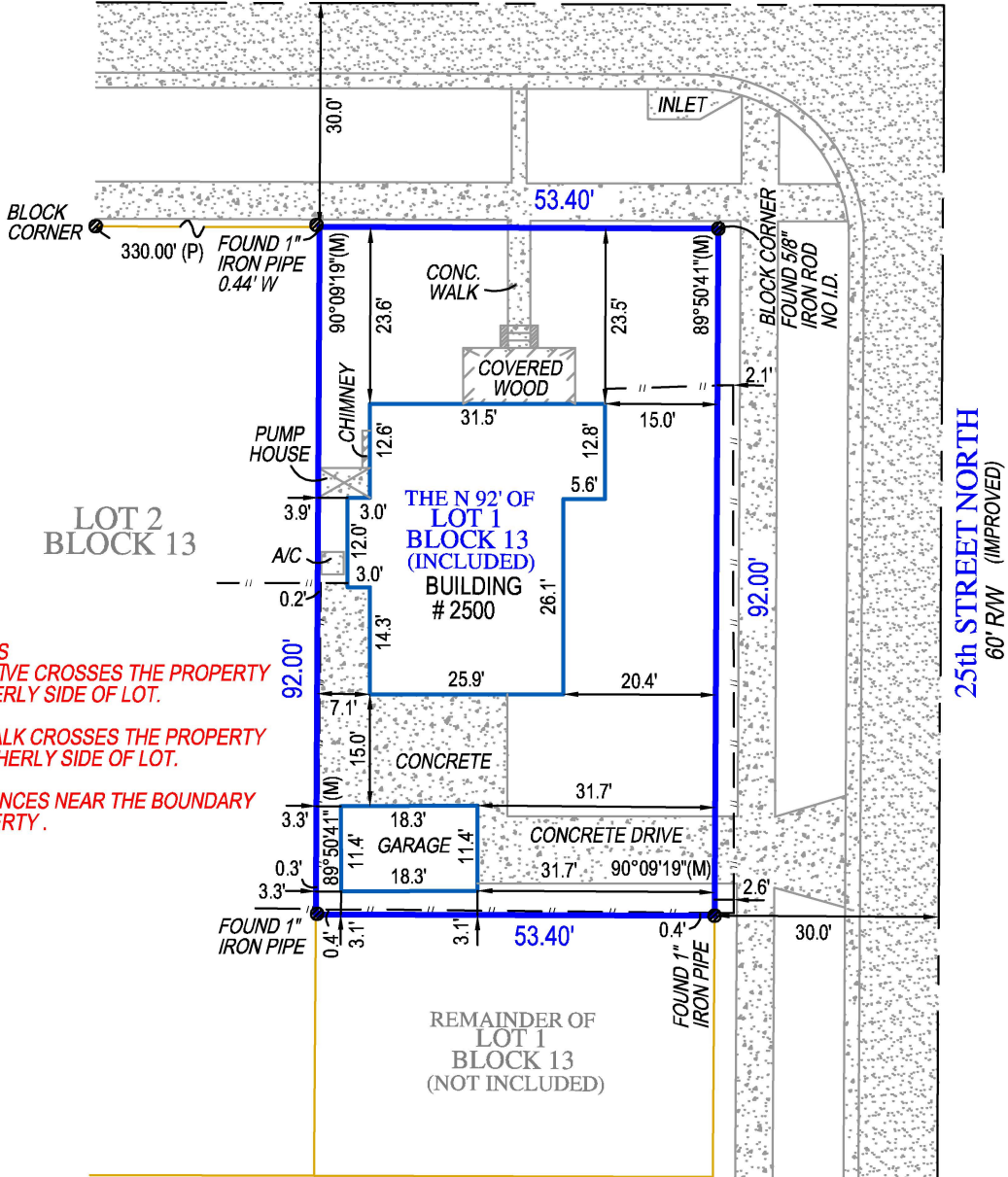
SHEET TITLE:
BUILDING ELEVATIONS

DATE ISSUED: 04/09/2021
PROJECT NO.: A20.0005

DRAWING NUMBER:

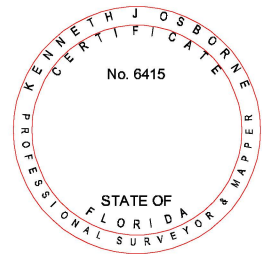
BOUNDARY SURVEY

BURLINGTON AVENUE
60' R/W (IMPROVED)



SCALE
1"=25'

SURVEY NOTES
CONCRETE DRIVE CROSSES THE PROPERTY LINE ON EASTERLY SIDE OF LOT.
CONCRETE WALK CROSSES THE PROPERTY LINE ON NORTHERLY SIDE OF LOT.
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.



SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) *Kenneth J. Osborne*
KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

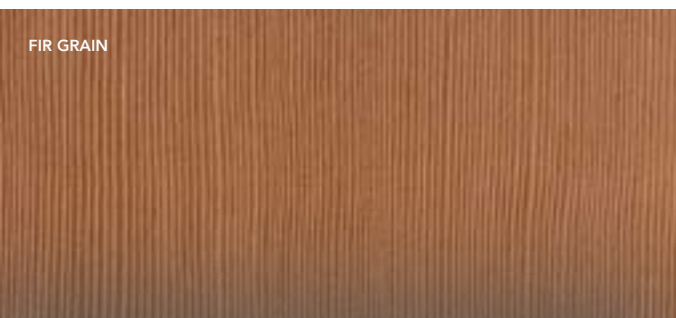
TARGET SURVEYING, LLC
LB #7893

SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

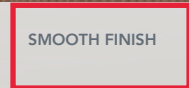
NOVA SERIES



Nova Series Door • DRS1S w/ Miniblind



FIR GRAIN



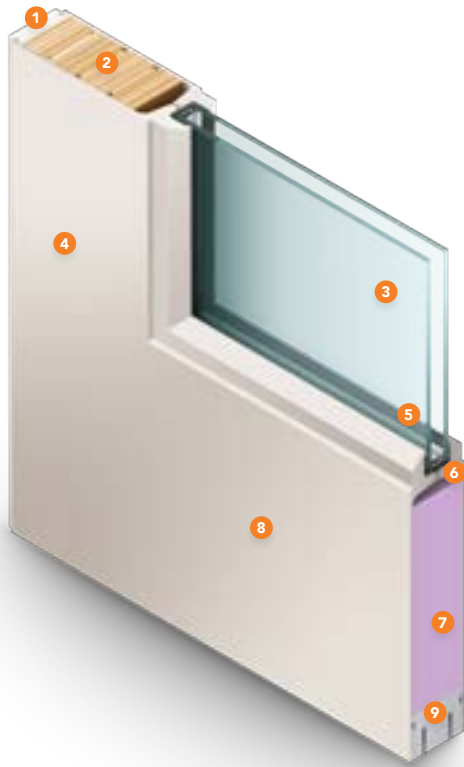
SMOOTH FINISH



BRUSHED SMOOTH FINISH

The Nova series features glass that is directly glazed into the door to create a seamless blend between the glass and door. The large pane glass allows the greatest views and amount of light into your home, brightening up the space and filling it with energy. Nova comes in two models: the 45 with a traditional, Craftsman sticking and the 90 with a modern, shaker sticking. The 45 is available in Smooth and Fir grain. The 90 is available in a brushed smooth skin finish.

ALL DOORS ARE SHOWN PRE-FINISHED



NOVA 45 FEATURES & BENEFITS

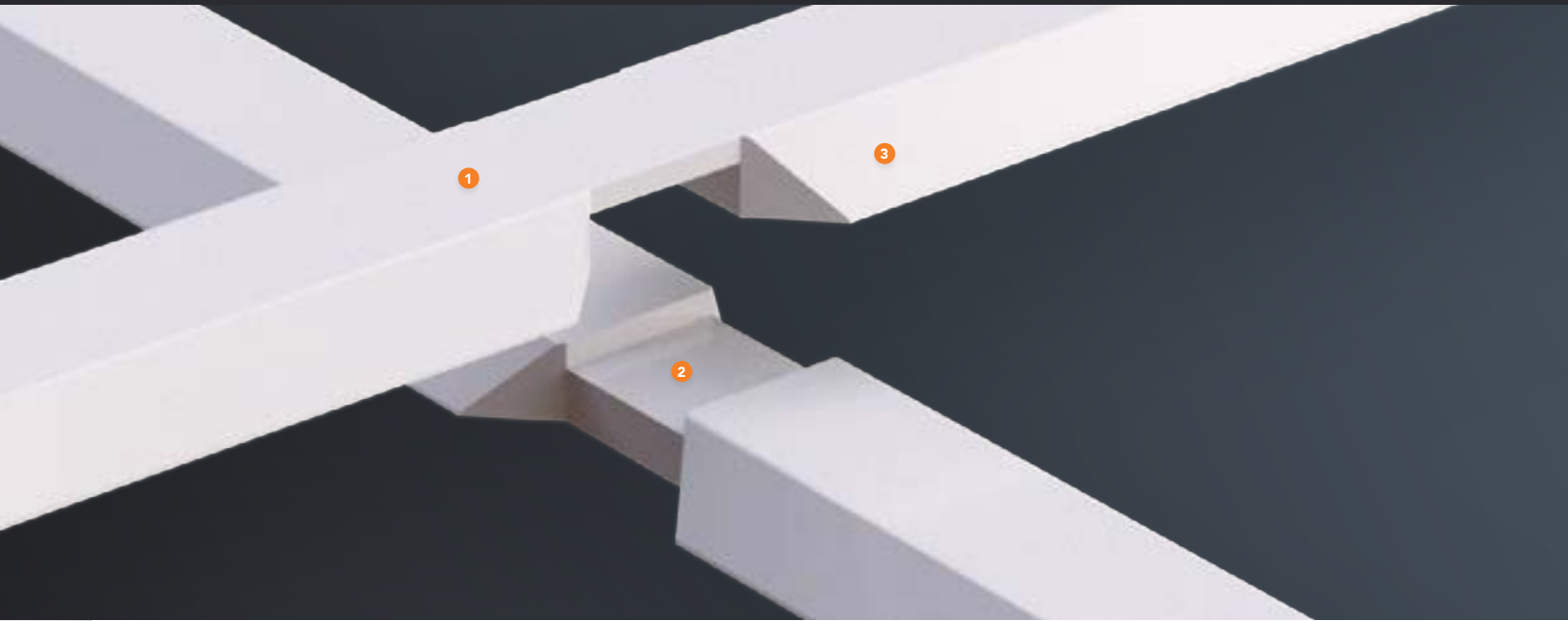
- 1 COMPOSITE STILE CAP
- 2 FULL LENGTH LVL (*Hinge & Strike side, for extra rigidity*)
- 3 INSULATED ¾" GLASS (*LowE 272, Impact LowE 366*)
- 4 COMPRESSION MOLDED FIBERGLASS SKIN
- 5 LEAK PROTECTION GLAZING TAPE
- 6 INTEGRALLY MOLDED GLASS STOP
- 7 HIGH INSULATION RIGID FOAM
- 8 ADA COMPLIANT BOTTOM RAIL
- 9 COMPOSITE BOTTOM RAIL



Nova Door • DRF1DL • Clear LowE

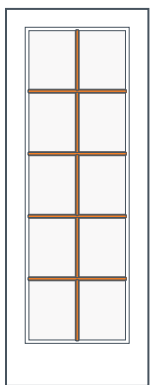
NOVA 45 SDL KITS

SMOOTH & FIR GRAIN

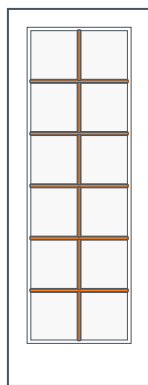


FEATURES & BENEFITS

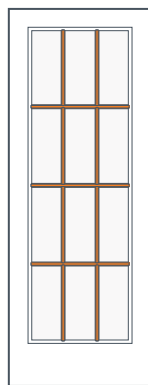
- 1 Available in Smooth and Fir Grain finish.
- 2 Notched cutout pattern for perfect alignment.
- 3 Matching Nova 45 style profile.
- 3M adhesive back for easy installation.
- Made from composite material, will not rot.
- Features a 1.125"(w) x 0.295"(h) modern trapezoidal profile.



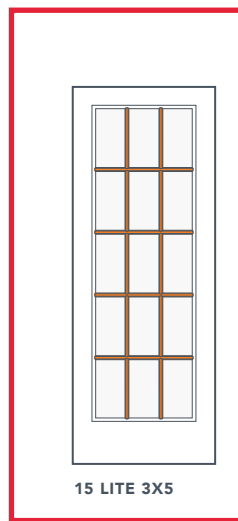
10 LITE 2X5



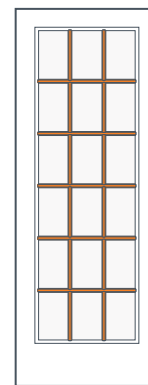
12 LITE 2X6



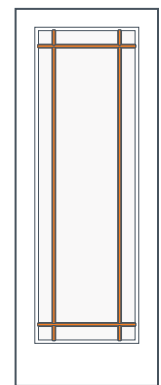
12 LITE 3X4



15 LITE 3X5



18 LITE 3X6

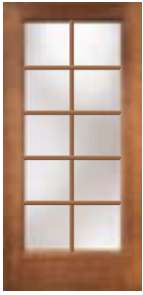


9 LITE

Plastpro's SDL Kits are pre-cut to size and can be placed directly on the interior and exterior sides of the door for an easy installation. The composite material prevents rot and maintains the weatherproof integrity of a Plastpro door, making the SDL bars a low-maintenance addition. Available in fir and smooth finishes, with five classic configuration options to choose from in 6'8" and six in 8'0".

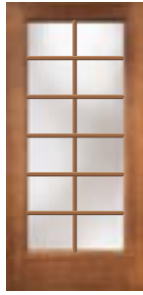
NOVA 45 SDL KIT CONFIGURATIONS

6'8"



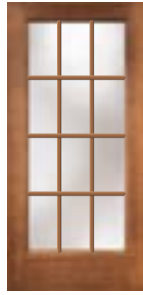
10 LITE 2X5
ACSDW1D68-10L

6'8"



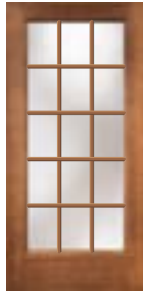
12 LITE 2X6
ACSDW1D68-12L26

6'8"



12 LITE 3X4
ACSDW1D68-12L34

6'8"



15 LITE 3X5
ACSDW1D68-15L

6'8"



9 LITE
ACSDW1D68-9LQ

6'8"



10 LITE 2X5
ACSDW1D68-10L

6'8"



12 LITE 2X6
ACSDW1D68-12L26

6'8"



12 LITE 3X4
ACSDW1D68-12L34

6'8"



15 LITE 3X5
ACSDW1D68-15L

6'8"



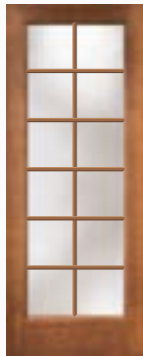
9 LITE
ACSDW1D68-9LQ

8'0"



10 LITE 2X5
ACSDW1D80-10L

8'0"



12 LITE 2X6
ACSDW1D80-12L26

8'0"



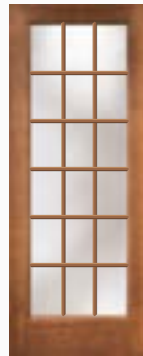
12 LITE 3X4
ACSDW1D80-12L34

8'0"



15 LITE 3X5
ACSDW1D80-15L

8'0"



18 LITE 3X6
ACSDW1D80-18L

8'0"



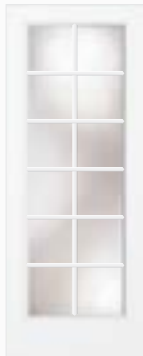
9 LITE
ACSDW1D80-9LQ

8'0"



10 LITE 2X5
ACSDW1D80-10L

8'0"



12 LITE 2X6
ACSDW1D80-12L26

8'0"



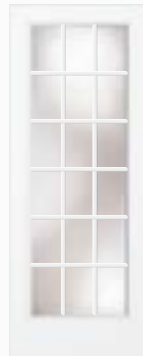
12 LITE 3X4
ACSDW1D80-12L34

8'0"



15 LITE 3X5
ACSDW1D80-15L

8'0"



18 LITE 3X6
ACSDW1D80-18L

8'0"



9 LITE
ACSDW1D80-9LQ

6'8" SDL OPTIONS

8'0" SDL OPTIONS

NOVA SERIES



400 SERIES
WINDOWS & DOORS



**THE WINDOW CONTRACTORS
TRUST THE MOST***

* 2018 Contractor Survey of Andersen 400 Series windows.



When you choose Andersen, you not only get the quality, style and performance that we've built our reputation on, but also exceptional service and support. Our exclusive Owner-2-Owner® limited warranties offer homeowners peace of mind, plus real added value.

400 SERIES PRODUCTS

TIME-TESTED, CLASSIC WOOD CRAFTSMANSHIP

As our most popular products, the 400 Series product line brings you the best overall blend of performance and style to satisfy just about any window or patio door need. With fewer callbacks, easy installation and a reputation that withstands the test of time, it's no wonder why 400 Series windows are the clad window of choice for contractors.*



Time-Tested

Our best-selling product line, 400 Series windows and patio doors are durable and stand the test of time.**



Easy to Install

400 Series windows and patio doors are designed for easy installation.



Fewer Callbacks

The window with fewer callbacks according to contractors.*

With Andersen 400 Series products, have confidence knowing you and your customers will be getting the quality and performance in which Andersen built its reputation, along with extraordinary customer service and support.

**THAT'S WHY CONTRACTORS TRUST THEM IN THEIR OWN HOMES
MORE THAN ANY OTHER WINDOW.***

* 2018 Contractor survey of Andersen 400 Series windows.

** Visit andersenwindows.com/warranty for details.



DESIGNED & BUILT FOR THE COAST

Andersen® 400 Series windows with Stormwatch® Protection have the requirements needed to meet strict coastal building codes* for 24/7 protection against the harshest weather conditions.



- Virtually maintenance-free Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode*
- Weather-resistant construction for greater comfort and energy efficiency, with weatherstrip designed to seal out drafts, wind and water
- Structural enhancements such as impact-resistant glass, frame and sash reinforcements and heavy-duty hardware offer protection from harsh coastal weather
- Designed to satisfy:
 - Large missile impact test ASTM/E1886/E1996
 - TAS 201, 202, 203 (except tilt-wash double-hung)
 - AAMA/WDMA/CSA 101/I.S.2 A440-08 &-11
- Rated PG70†



*See your local code official for building code requirements in your area.
 **Visit andersenwindows.com/warranty for details on the A-Series limited warranty.
 †CX16 Impact PG +70/-70 tested to AAMA/WDMA/CSA 101/I.S. 2/A440-08. Ratings vary based on unit type and size.
 See your local Andersen dealer for specific performance data.

400 SERIES Coastal Products

PRODUCT TYPES

- Casement windows
- Awning windows
- Specialty windows
- Tilt-wash double-hung window

PRODUCT OPTIONS

GLASS OPTIONS

Impact-Resistant Low-E Glass*

- High-Performance Low-E4®
- High-Performance Low-E4 Sun**
- High-Performance Low-E4 SmartSun™

Impact-Resistant Monolithic Glass*

- Clear or gray monolithic impact-resistant glass**

Non-impact-resistant glass options are also available for Performance Grade (PG) upgrade windows. Contact your Andersen supplier.



EXTERIOR OPTIONS



INTERIOR OPTIONS



HARDWARE OPTIONS††

DOUBLE-HUNG

Standard Coastal



Lock & Keeper

Black | Gold Dust | Oil Rubbed Bronze
Satin Nickel | **Stone** | White

OPTIONAL PG UPGRADE

Standard



Lock & Keeper

Standard:
Stone | White

Optional:
Black | **Gold Dust**

Estate™



Lock & Keeper

Antique Brass | **Bright Brass**

Brushed Chrome

Distressed Bronze

Distressed Nickel

Oil Rubbed Bronze

Polished Chrome | Satin Nickel

Estate lock & keeper is available only for 400 Series tilt-wash double-hung windows.

CASEMENT & AWNING

Contemporary Folding



Black | Bright Brass | Gold Dust
Oil Rubbed Bronze | **Satin Nickel**
Stone | White

Traditional Folding



Antique Brass | Black | Bright Brass
Distressed Bronze | Distressed Nickel
Gold Dust | Oil Rubbed Bronze
Satin Nickel | Stone | White

Folding handles avoid interference with window treatments.

Bold name denotes finish shown.



For more information, visit andersenwindows.com/400series

*See your local code official for building code requirements in your area.

**Low-E4 Sun impact-resistant glass and gray Monolithic SmartSun impact-resistant glass each satisfy Florida Turtle Code.

†Dark bronze and black interior units have matching exteriors.

††Hardware is sold separately, except standard hardware. Additional hardware options are available, visit andersenwindows.com

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

"Andersen" and all other marks where denoted are trademarks of Andersen Corporation. ©2020 Andersen Corporation. All rights reserved. 02/20

GLASS OPTIONS

Andersen has the glass you need to get the performance you want. From SmartSun™ glass with HeatLock® coating that is ENERGY STAR® certified in all climate zones* to PassiveSun® glass that helps heat homes in northern areas, there's an option for every climate, project and customer. Check with your supplier for the selections that meet ENERGY STAR requirements in your area.

PERFORMANCE COMPARISON OF ANDERSEN® GLASS OPTIONS

GLASS	ENERGY		LIGHT	
	U-FACTOR	SOLAR HEAT GAIN COEFFICIENT	VISIBLE LIGHT TRANSMITTANCE	UV PROTECTION
	How well a product prevents heat from escaping.	How well a product blocks heat caused by sunlight.	How much visible light comes through a product.	How well a product blocks ultraviolet rays.
SmartSun	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
SmartSun with HeatLock Coating	● ● ● ●	● ● ● ●	● ● ○ ○	● ● ● ●
Low-E4®	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E4 with HeatLock Coating	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ○
Sun	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
PassiveSun	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
PassiveSun with HeatLock Coating	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
Clear Dual-Pane	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of January 2019. Visit andersenwindows.com for ENERGY STAR map and NFRC total unit performance data.



TIME-SAVING FILM

We help protect our products during delivery and construction with a translucent film on the glass. It also minimizes time spent masking on the jobsite, then peels away for a virtually spotless window.



Visit andersenwindows.com/glass for more details on our glass options.

ADDITIONAL GLASS OPTIONS

TEMPERED safety glass, standard on patio doors

LAMINATED glass for added strength, enhanced security and sound control

PATTERNED glass lets in light while obscuring vision and adds a unique, decorative touch. Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.



Cascade

Fern



Obscure

Reed

ART GLASS

With art glass from Andersen, you can add interest, create focal points and make your work stand out. These finely crafted inserts are available in two distinctly different series — Classic and Artisan — to complement any home's architecture. Visit andersenwindows.com/artglass for more information.



STORMWATCH® PROTECTION

Most Andersen 400 Series windows are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. See your local code official for specific requirements.

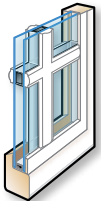


* Andersen 400 Series products only with SmartSun glass with HeatLock coating (argon gas blend), no grilles, no capillary breather tubes. Excludes patterned/textured glass.



GRILLE OPTIONS

Grille patterns are available in widths and configurations to fit any architectural style or the taste of any customer. We can match virtually any existing grille pattern and we'll even work with you and your customers to create custom patterns.



Permanent exterior
Permanent interior
with spacer

FULL DIVIDED LIGHT

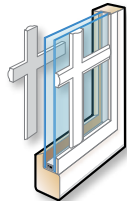
Permanently applied to the exterior and interior of the window with a spacer between the glass.



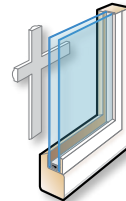
Permanent exterior
Permanent interior

SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles.



Permanent exterior
Removable interior



Removable interior

CONVENIENT CLEANING OPTIONS

Removable interior grilles come off for easy cleaning. Finelight™ grilles-between-the-glass are installed between the glass panes and feature a contoured profile in 1" (25) and 3/4" (19) widths.



Finelight
Grilles-
Between-
the-Glass*

GRILLE BAR WIDTHS

Actual size shown.



3/4" (19)



7/8" (22)



1 1/8" (29)



2 1/4" (59)



To see all of the standard patterns available for a specific window, refer to the detailed product sections in this product guide.

* 7/8" (22), 1 1/8" (29) and 2 1/4" (57) not available in Finelight grilles-between-the-glass. Dimensions in parentheses are in millimeters.

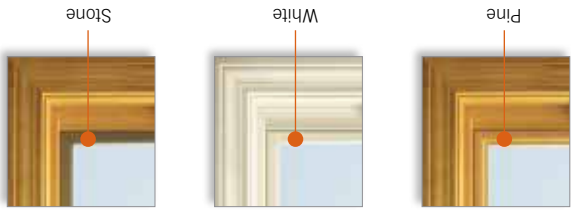
INSECT SCREEN OPTIONS

Exclusive Andersen® TruScene® insect screens provide more than 50% greater clarity than our conventional insect screens for a beautifully unobstructed view. And they let in more fresh air and sunlight while doing a better job of keeping out small insects.



TRUSCENE INSECT SCREENS

For casement and awning windows, TruScene insect screen frames are available in stone, white, dark bronze, black or natural pine veneer that can be stained to match the window. Insect screen frames for all other windows are installed on the exterior of the window and match the unit's exterior color.



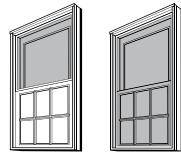
Pine | White | Stone | Black | Dark Bronze

CONVENTIONAL INSECT SCREENS

Conventional insect screen frames are available in white, stone, dark bronze and black for casement and awning windows. Insect screen frames for all other windows are installed on the exterior of the window and match the unit's exterior color.

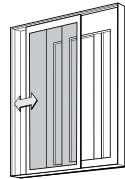
CONFIGURATIONS

DOUBLE-HUNG WINDOWS



Full insect screens are available for Andersen venting windows. Andersen also offers the option of half insect screens for the lower sash of our Woodwright® and tilt-wash double-hung windows.

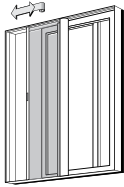
FULL OR HALF INSECT SCREEN



GLIDING INSECT SCREEN

Gliding insect screens are available for two- and four-panel doors.

GLIDING PATIO DOORS



RETRACTABLE INSECT SCREEN

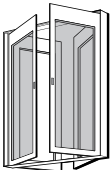
The retractable insect screen is installed on the exterior of the door and opens side to side across the width of the opening. When the insect screen is not in use, it neatly retracts into a small canister. Available for two-panel doors.

GLIDING PATIO DOORS



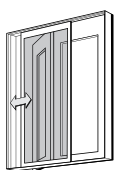
HINGED INSECT SCREEN

Available for single-panel doors.



DOUBLE-HINGED INSECT SCREEN

Available for two-panel active-passive doors.

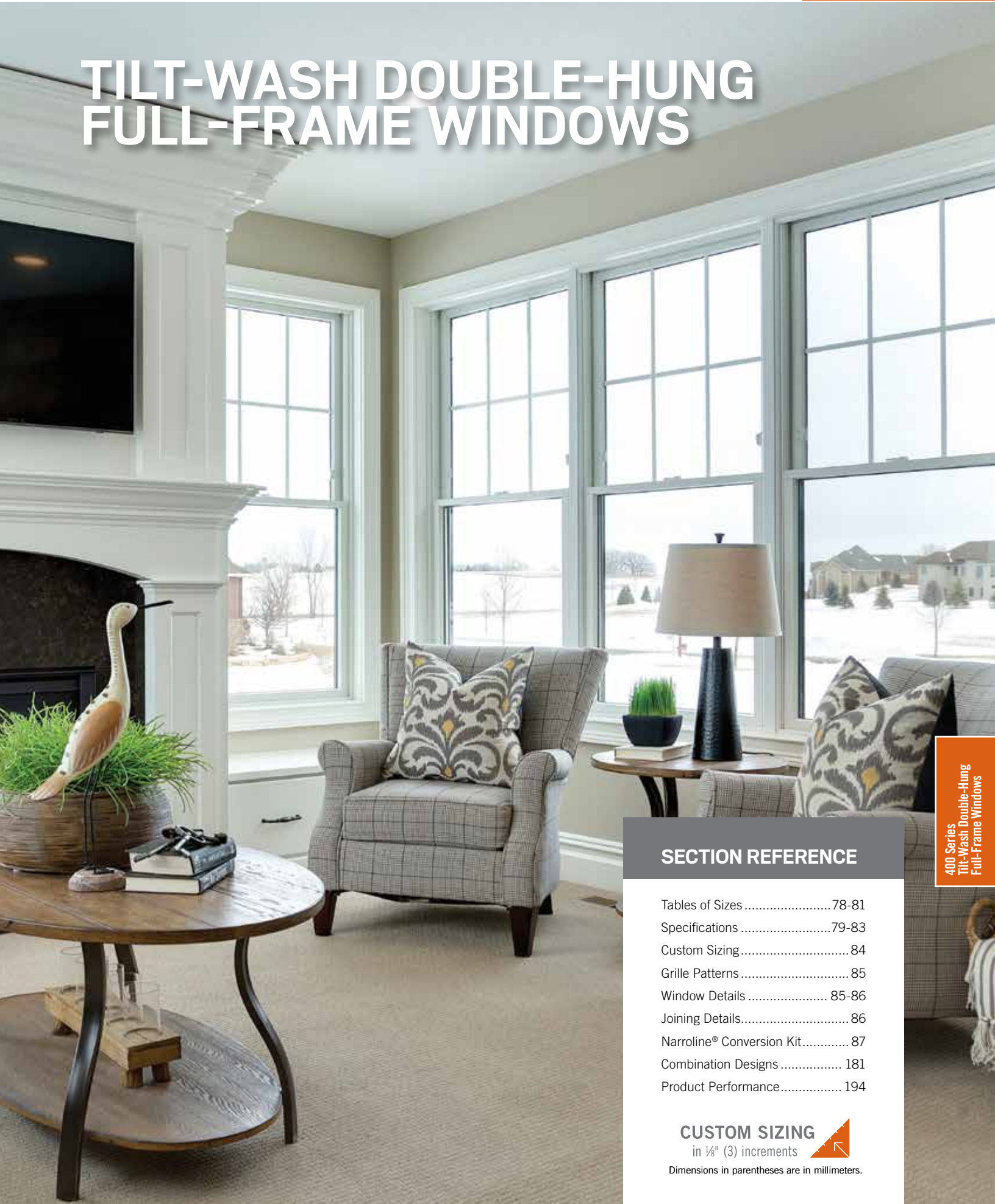


GLIDING INSECT SCREEN

Available for all two- and three-panel doors.

HINGED INSWING PATIO DOORS

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS



400 Series
Tilt-Wash Double-Hung
Full-Frame Windows

SECTION REFERENCE

Tables of Sizes	78-81
Specifications	79-83
Custom Sizing	84
Grille Patterns	85
Window Details	85-86
Joining Details.....	86
Narroline® Conversion Kit.....	87
Combination Designs	181
Product Performance.....	194

CUSTOM SIZING
in 1/8" (3) increments



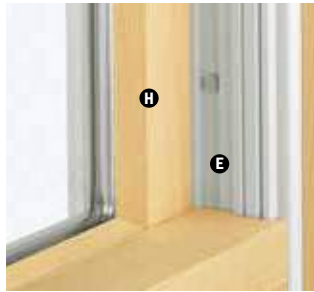
Dimensions in parentheses are in millimeters.

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES

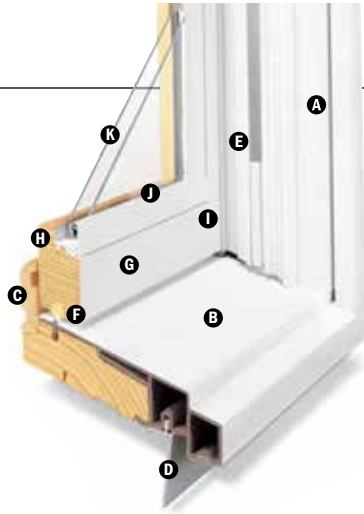
Frame

- A** Exterior outer frame members are covered with a Perma-Shield® rigid vinyl cladding, minimizing maintenance and providing an attractive appearance.
- B** For exceptional long-lasting* performance, sill members are constructed with a wood core and a Fibrex® material exterior. Sill ends are protected and sealed with weather-resistant covers.
- C** Natural wood stops are available in pine and prefinished white, dark bronze and black.** A new, taller sill stop increases performance to PG40 while still maintaining egress on our most popular sizes.
- D** A factory-applied rigid vinyl anchoring flange on the head, sill and sides of the outer frame helps secure the unit to the structure.
- E** An extruded rigid vinyl jamb liner and fin provide a protective seal against the outer frame members. Exclusive slide wash assists make it easy to tilt sash into wash mode position.



Unique block-and-tackle balancers feature sized-to-the-unit, rust-resistant springs that require no adjustment. Glass-reinforced nylon balancer shoes provide smooth, reliable sash operation. Sash can be removed, without tools, for drywall pass-through. Jamb liners are available in white or gray and must be specified when ordering. Contact your Andersen supplier for details.

F Weatherstrip throughout the unit provides a long-lasting, energy-efficient, weather-resistant seal. For the top and bottom rails, an encased foam material is used. The head jamb liner and sill have a rigid vinyl rib that the weatherstrip material compresses against. At the meeting rail, compressible vinyl bulb material is used. Side jamb liners use leaf-type weatherstrip with foam inserts.



Sash

- Wash assists make it easy to tilt the sash into wash mode.
- H** Wood sash members are treated with a water-repellent preservative for long-lasting* protection and performance. Interior surfaces are unfinished pine. Low-maintenance prefinished white interiors are also available.
- G** A polyester-stabilized coat with a Flexacron® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous finish.
- I** Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

Glass

- J** Silicone bed glazing provides superior weathertightness and durability.
- K** High-Performance glass options include:
 - Low-E4® glass
 - Low-E4 HeatLock® glass
 - Low-E4 Sun glass
 - Low-E4 SmartSun™ glass
 - Low-E4 SmartSunHeatLock glass

Tempered glass and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

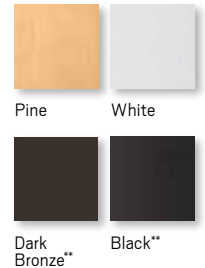
Patterned Glass

Patterned glass options are available. See page 12 for more details.

EXTERIOR



INTERIOR



Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a prefinished option is specified.

HARDWARE FINISHES



Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

DOUBLE-HUNG HARDWARE

STANDARD Lock & Keeper



Black | Gold Dust | **Stone** | White
Stone is standard with natural interior units. White comes with prefinished white interiors. Other finishes optional.

OPTIONAL DOUBLE-HUNG HARDWARE**

ESTATE™ Lock & Keeper



Optional Estate lock & keeper reduces the clear opening height by 3/16" (14). Check with local building code officials to determine compliance with egress requirements.

CONTEMPORARY Bar Lift



Antique Brass | Black | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

TRADITIONAL



Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze | Distressed Nickel
Gold Dust | **Oil Rubbed Bronze** | Polished Chrome | Satin Nickel | Stone | White

Bold name denotes finish shown.

* Visit andersenwindows.com/warranty or for details.

** Dark bronze and black interiors are only available with dark bronze and black exteriors respectively.

Flexacron™ is a registered trademark of PPG Industries, Inc.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

StormWATCH
PROTECTION

400 Series tilt-wash double-hung full-frame windows are available with Stormwatch® Protection. Visit andersenwindows.com/coastal for more details.

Performance Grade (PG) Upgrade

A high inside sill stop* with exterior sill brackets and hidden interior brackets are available to provide additional structural support for tilt-wash units, allowing standard glass units to achieve higher performance grade ratings. Performance Grade (PG) Ratings are more comprehensive than Design Pressure (DP) Ratings for measuring product performance. Use of this option will subtract 3/8" (15) from clear opening height. PG Upgrade not available for 72" (1829) and 76" (1930) heights. Contact your Andersen supplier for availability. For up-to-date performance information of individual products, please visit andersenwindows.com.

Sash Options



Cottage

Reverse Cottage

For more information about **glass, patterned glass, art glass, grilles and TruScene insect screens**, see pages 12-14.

For more information about **combination designs, product performance, installation instructions and accessories**, see pages 181-211 or visit andersenwindows.com.

ACCESSORIES Sold Separately

Frame

Extension Jamb



Standard jamb depth is 4 1/2" (114). Extension jambs are available in unfinished pine or prefinished white. Some sizes may be veneered.

Factory-applied and non-applied interior extension jambs are available in 1/16" (1.5) increments between 5 1/4" (129) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron application) or four sides (picture frame casing).

Pine Stool



A clear pine stool is available and ready for finishing. The tilt-wash stool is available in 4 9/16" (116) for use in wall depths up to 5 1/4" (133) and 6 3/16" (167) for use in wall depths up to 7 1/8" (181). Works with 2 1/4" (57) and 2 1/2" (64) wide casings.

Hardware

Window Opening Control Device



A recessed window opening control device is available factory applied. It limits the sash travel to less than 4" (102) when the window is first opened. Available in stone, white and black. A field-applied window opening control device is also available.

Grilles

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 84.

Security Sensors

VeriLock® Sensors

VeriLock sensors are available in five colors. See page 15 for details.

Open/Closed Sensors

Wireless open/closed sensors are available in four colors. See page 15 for details.

Glass

Andersen® Art Glass

Available for 400 Series tilt-wash transom and picture units. Andersen art glass panels come in a variety of original patterns. See pages 173-174 for details on Andersen art glass. Visit andersenwindows.com/artglass for details and pattern information.

Storm/Insect Screen Combination Unit**



A self-storing storm window combined with an insect screen provides greater energy efficiency, while allowing ventilation when needed.

Constructed with an aluminum frame, single-pane upper and lower glass panels and charcoal powder-coated aluminum screen mesh. Available in white, Sandtone and Terratone to match product exteriors. Canvas, forest green, dark bronze and black available by special order.

Combination units can improve Sound Transmission Class (STC) and Outdoor Indoor Transmission Class (OITC) ratings. Ideal for projects near airports, busy roadways or other noisy environments.

For example, adding a combination unit to a 400 Series tilt-wash double-hung (3862) unit with Low-E4® glass will improve its STC rating from 26 to 32. Contact your Andersen supplier for additional STC and OITC rating information.

Insect Screens

Insect Screen Frames



Full and half insect screens are available for most unit sizes. Frame colors match product exteriors. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Not available on windows with Stormwatch Protection.

TruScene® Insect Screen

Exclusive Andersen TruScene insect screens provide over 50% more clarity than our conventional insect screens for a beautiful unobstructed view. They allow more fresh air and sunlight in, while doing a better job of keeping out small insects.

Conventional Insect Screen

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

Exterior Trim

This product is available with Andersen exterior trim. See pages 175-180 for details.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- Do not paint 400 Series windows with white, canvas, Sandtone, forest green, dark bronze or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

* Infringes on the overall net clear opening. Unit clear operable area may not meet egress requirements. See your local building code official for more information.

** Do not add combination units to windows with Low-E4 Sun glass, unless window glass is tempered. Combination units may also reduce the overall clear operable area of the window. See your local code official for egress requirements in your area.

† Values are based on comparison of Andersen double-hung window conversion kit U-Factor to the U-Factor for clear dual-pane glass non-metal frame default values from the 2006, 2009, 2012, 2015 and 2018 International Energy Conservation Code "Glazed Fenestration" Default Tables. Dimensions in parentheses are in millimeters.

WIFI
CAPABLE
(SELECTED MODELS)

livo+



Inverter Driven Mini Split
Heat Pump

High Efficiency
G10 Inverter Technology
Quiet Comfort

 **GREE**

www.greecomfort.com

LIVO+



I Feel
Senses temperatures surrounding the remote control to adjust airflow and indoor temperature.



Hidden Display



LIVO+ Series Heat Pump Difference

G10 Inverter Technology
Multiple Fan Speeds
Self Diagnostics
Low Voltage Start Up
Selectable Dry Mode

Intelligent Defrost
Comfortable Sleep Mode
Auto Restart
Vertical Swing Louvers
Backlight Display

Programmable Timer
Control Lock
Blue Fin Condenser Coil
Automatic Operation
XK-41 Wired Controller (optional)

Universal WIFI Kit
Part No. WSBE02
(sold separately)
Use Part No. WSBE03 for LIVS09HP115V1B only

MODELS		LIVS09HP115V1B	LIVS12HP115V1B	LIVS09HP230V1B	LIVS12HP230V1B	LIVS18HP230V1B	LIVS24HP230V1B	LIVS30HP230V1B*	LIVS36HP230V1B*
System Type		HEAT PUMP							
		SYSTEM PERFORMANCE							
Cooling Capacity (min-max)	Btu/h	9,000 (2,764-10,918)	12,000 (3,753-12,500)	9,000 (3,100-9,600)	12,000 (3,753-12,500)	18,000 (7,165-20,001)	22,000 (8,630-23,200)	28,000 (9,500-30,000)	33,600 (7,400-36,000)
Heating Capacity (min-max)	Btu/h	9,600 (2,081-12,283)	13,000 (3,412-15,013)	9,500 (3,100-12,000)	13,000 (3,924-14,000)	19,000 (7,336-23,498)	23,000 (8,650-26,000)	28,400 (10,000-33,000)	34,600 (15,000-36,000)
SEER/EER		16/9.55	16/10.55	16/10.0	16/9.25	16/9.0	16/9.75	16/9.3	16/8.2
HSPF/COP		9.0/3.3	9.0/3.1	9.0/3.5	9.0/3.1	9.0/2.8	9.0/2.9	8.2/3.0	8.2/2.7
Energy Star®		No							
Cooling Temperature Range	°F	0 - 115	0 - 115	0 - 115	0 - 115	0 - 115	0 - 115	0 - 109	0 - 109
Heating Temperature Range	°F	-4 - 75	-4 - 75	-4 - 75	-4 - 75	-4 - 75	-4 - 75	-4 - 75	-4 - 75
		INDOOR UNIT							
Air flow (min-max)	CFM	171-318	194-400	171-318	194-400	282-471	530-706	412-706	412-736
Sound Level (min-max)	dB(A)	28-42	29-43	28-43	29-45	35-46	36-48	41-56	41-56
Dehumidification	pt/hr	1.7	3.0	1.7	3.0	3.8	5.3	6.3	7.4
Unit Dimension (WxHxD)	in	31.1 x 10.8 x 7.9	33.3 x 11.4 x 8.3	31.1 x 10.8 x 7.9	33.3 x 11.4 x 8.3	38.2 x 11.8 x 8.8	42.4 x 12.8 x 9.7	53.2 x 12.8 x 10.0	53.2 x 12.8 x 10.0
Package Dimension (WxHxD)	in	34.0 x 13.9 x 10.6	36.1 x 14.3 x 10.9	34.0 x 13.9 x 10.6	36.1 x 14.3 x 10.9	40.9 x 15.0 x 12.0	45.1 x 16.1 x 13.2	56.6 x 16.5 x 13.5	56.6 x 16.5 x 13.5
Weight (Net/Gross)	lbs	19.8 / 24.3	22.1 / 27.6	19.8 / 24.3	23.2 / 28.7	29.8 / 36.4	37.5 / 45.2	41.9 / 57.3	41.9 / 57.3
		OUTDOOR UNIT							
Compressor Type		G10 INVERTER DRIVEN ROTARY							
Sound Level	dB(A)	53	53	52	53	56	59	62	65
Unit Dimension (WxHxD)	in	33.4 x 21.3 x 12.6	33.4 x 21.3 x 12.6	30.6 x 21.3 x 12.6	30.6 x 21.3 x 12.6	39.4 x 31.2 x 16.8	38.0 x 27.6 x 15.3	39.4 x 31.2 x 16.8	39.4 x 31.2 x 16.8
Package Dimension (WxHxD)	in	34.6 x 22.6 x 14.2	34.6 x 22.8 x 14.2	32.3 x 22.8 x 14.0	33.4 x 22.8 x 14.2	40.4 x 29.0 x 17.9	40.4 x 29.0 x 17.9	42.5 x 33.1 x 19.1	42.5 x 33.1 x 19.1
Weight (Net/Gross)	lbs	62.8 / 68.4	67.3 / 72.8	66.2 / 71.7	69.5 / 75.0	95.9 / 105.8	110.3 / 120.2	154.4 / 163.2	161.0 / 169.8
Refrigerant Charge - R410A	oz	24.7	31.8	24.7	30.0	49.4	65.3	84.7	91.7
Coil Type		Copper / Aluminum with BLUE FIN Coating							
		INSTALLATION							
Line Set Size (Liquid - Gas)	in	1/4 - 3/8	1/4 - 3/8	1/4 - 3/8	1/4 - 3/8	1/4 - 1/2	1/4 - 5/8	1/4 - 5/8	1/4 - 5/8
Pre-Charge Length	ft	25	25	25	25	25	25	25	25
Max. Line Run	ft	66	66	49	49	82	82	98	98
Max. Elevation	ft	33	33	33	33	33	33	33	33
		ELECTRICAL							
Voltage / Phase / Hertz		115V /1/ 60Hz	115V /1/ 60Hz	208-230V /1/ 60Hz	208-230V /1/ 60Hz	208-230V /1/ 60Hz	208-230V /1/ 60Hz	208-230V /1/ 60Hz	208-230V /1/ 60Hz
Rated Current Cooling	amps	11.3	13.0	5.8	6.0	11.5	12.0	17.0	20.0
Rated Current Heating	amps	10.7	13.2	6.0	6.7	11.5	12.2	17.5	20.0
MCA	amps	17	20	9	9	16	16	20	24
MOCP	amps	25	30	15	15	25	25	30	40
Interconnecting Wire		AWG14 / 4	AWG14 / 4	AWG14 / 4	AWG14 / 4	AWG14 / 4	AWG14 / 4	AWG14 / 4	AWG14 / 4
Limited Warranty		5 Years on Parts							

* Model can not be upgraded with WIFI.



Specifications are subject to change without notice. Manufacturer reserves the right to discontinue or change at any time, specifications or designs without notice or without incurring obligations.
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Appendix B:

Maps of Subject Property

3RD AVE N

Kenwood Section
- Southwest Central Local Historic District

NT-2

NT-2

BURLINGTON AVE N

26TH ST N

25TH ST N

NT-2

2ND AVE N

NT-2

Community Planning and Preservation Commission

2500 Burlington Ave N

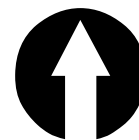
AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

21-54000033



N

SCALE:
1" = 104'

3RD AVE N

Kenwood Section
- Southwest Central Local Historic District

NT-2

NT-2

BURLINGTON AVE N

26TH ST N

2500 BURLINGTON AVE N



2ND AVE N

NT-2

NT-2

Community Planning and Preservation Commission

2500 Burlington Ave N

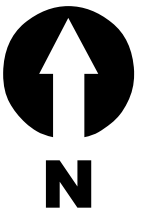
AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

21-54000033



SCALE:
1" = 40'