

City of Cedar Key
Historic Preservation Meeting
UPDATED
September 22, 2026, at 10:00am
809 6th Street
Cedar Key, Florida 32625

1.Call to Order

2.Roll Call

Vanessa Edmunds, Seat 5

Scott Sykes, Seat 1

Doug Lindhout, Seat 2

Greg Lang, Seat 3

Susan Rosenthal, Seat 4

3.Pledge of Allegiance

4.Public Comment

5.COA 2026-11: Parcel Number 0853300000 (688 2nd Street)

6. COA 2026-12: Parcel Number 0850600500 (8020 A Street)

7. Adjourn Historic Preservation Meeting

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Cedar Key Historic Board, with respect to any matter considered at this meeting, such interested person will need a record of the proceeding, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. People with disabilities requiring accommodation to participate in the meeting should contact the City Clerk at 352-543-5132 at least 48 hours in advance to request accommodation.

CITY OF CEDAR KEY
HISTORIC PRESERVATION BOARD
STAFF RECOMMENDATION

SPECIAL ACTION	2026-11
PROPERTY	668 Second Street, Cedar Key, Florida
PARCEL	0853300000
OWNER	Thomas Bennett
APPLICANT / CONTRACTOR	Taylor Construction & Development, Inc.
REQUEST	Certificate of Appropriateness for elevation and renovation of an existing residence

REQUEST

The applicant requests approval to elevate and renovate the existing residence at 668 Second Street. The submitted plans show the residence raised from an existing finished-floor elevation of approximately 7.54 feet to 14.00 feet NAVD 1988, supported on a new elevated foundation. The work also includes reconstruction of the front porch, stairs and guardrails; installation of impact-rated vinyl windows; removal of the existing chimney and infill of the opening; and related exterior work shown in the submitted plans.

STAFF ANALYSIS

The property is located in Flood Zone AE. The submitted Elevation Certificate identifies a base flood elevation of 13 feet, and the proposed plans place the finished floor at 14.00 feet NAVD 1988. Based on the submitted drawings, the resulting elevation is within the maximum elevation allowance applicable to the property.

The project retains the existing building footprint, principal roof form and general architectural character while improving flood resilience. The reconstructed front porch and stairs maintain a traditional residential form, and the proposed window replacements generally retain the existing pattern and proportions of exterior openings.

Section 3.01.06(B)(12) requires a building elevated more than three feet above grade to use appropriate architectural screening so that, when viewed from public rights-of-way, it appears to have been constructed at or near natural grade. The submitted drawings depict the elevated foundation but do not provide a complete architectural screening plan. Screening should therefore be required as a condition of approval and reviewed for compatibility before installation.

STAFF RECOMMENDATION

Staff recommends APPROVAL WITH CONDITIONS of Special Action 2026-11 and issuance of a Certificate of Appropriateness for the elevation and renovation of the residence at 668 Second Street, subject to the following:

1. The work shall be completed substantially in accordance with the submitted architectural plans and supporting documents.
2. The finished-floor elevation shall not exceed 14.00 feet NAVD 1988 unless otherwise required by law and approved by the appropriate City authority.
3. Before installation, an architectural screening plan for the elevated foundation shall be submitted for City review and shall comply with Section 3.01.06(B)(12). Screening shall be compatible with the residence and surrounding historic development.
4. The existing principal roof form shall remain, and the reconstructed porch, stairs, guardrails, windows, doors and exterior finishes shall be substantially consistent with the submitted plans. Replacement windows shall be impact rated and shall retain the approved opening locations and proportions.
5. Any material change to the approved height, exterior design, materials, colors, openings, porch configuration or screening shall require additional review before construction.
6. The applicant shall obtain all required permits and comply with the Florida Building Code, floodplain requirements and all other applicable City regulations.

PROPOSED MOTION

"I move to approve Special Action 2026-11 and issue a Certificate of Appropriateness for the elevation and renovation of the existing residence at 668 Second Street, Parcel Number 0853300000, subject to the conditions stated in the staff recommendation."

Special Action 2026-11

City of Cedar Key
Certificate of Appropriateness Application

Date: 3/26/26 Circle One: COMMERCIAL RESIDENTIAL
Applicant Name: Taylor Construction & Development, Inc. Phone Number: 352-543-9228
Physical Address: 688 2nd St Cedar Key, Florida 32625
Owner Name: Thomas Bennett Phone Number: 6038343599
Parcel Number: 0853300000 Historic Site Number: _____
Requested Historic Board Presentation Date: Next Available

Please provide a statement to describe the requested action along with necessary drawings, product approval codes, and necessary supplemental documentation (elevation certificate, survey, building plans, etc):

Elevate residence to above base flood elevation and replace existing windows with new impact rated Vinyl windows.

AFFIDAVIT

Owner(s) Thomas Bennett

Tax Parcel Number(s) or Attach Legal Description: 0853300000

I (we), the property owner(s) of the subject property, being duly sworn, depose and say:

(initial applicable statements)

TB That I am (we are) the owner(s) and record title holder(s) of the above-described property.

That the above-described property is the property for which the attached application for land use change is being made.

TB That I (we) have appointed the following person as my (our) agent to execute any agreement, and other documents necessary to effectuate such agreement in the process of pursuing the attached variance/ conditional use/ hardship request: Corey Rudd

I (we) do hereby swear or affirm that the above information contain hereto are true and accurate to the best of my (our) knowledge.

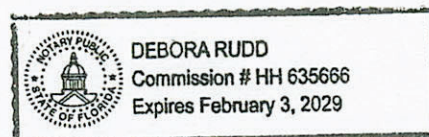
* Thomas C Bennett
Signature (Owner/ Agent)

Signature (Owner/ Agent)

STATE OF FLORIDA, COUNTY OF: Levy

I HEREBY CERTIFY that on this day before me an officer duly authorized in the State and County aforesaid to take acknowledgements personally appeared Thomas Bennett who is personally known to me or produced _____ as identification and did not take an oath. Witness my hand and official seal this 26 day of March, 2026

Debra Rudd
Notary Public



City of Cedar Key
Certificate of Appropriateness Application

1-1.8 The City hereby adopts as a Historic District the area depicted on Map 8-1, which is that area bordered by 1st Street, 3rd Street and F Street, inclusive of both sides of the street but excluding the area known as Dock Street and the proposed site of the expanded sewer treatment plant at 3rd and C Streets.

Please fill out each section with as much detail as possible.

3.01.04. Certificates of Appropriateness Required (Please check one.)

Regulated Work Items must be certified as appropriate sites listed individually on the Local Register of Historic Places and all properties within the Historic District.

☐ **A. Administrative Approval.** The Administrator may approve work which constitutes "ordinary maintenance" or work which will result in the "original appearance" as defined in this code.

☒ **B. Historic Preservation Board Approval.** If the work is not "ordinary maintenance" and will not result in the "original appearance", certification of appropriateness must be obtained from the Historic Preservation Board.

3.01.05. Regulated Work Items (Please check all applicable requests for a COA.)

☐ **A.** Installation or removal of metal awnings or canopies.

☒ **B.** Installation or removal of all decks above the first-floor level on the front of the structure.

☒ **C.** Installation of an exterior door or door frame, or the infill of an existing exterior door opening.

☐ **D.** Installation or removal of any exterior wall, including the enclosure of any porch or other outdoor area with any material other than insect screening.

☐ **E.** The installation or relocation of wood, chain-link, masonry, or wrought iron fencing.

☐ **F.** The installation or removal of all fire escapes, exterior stairs or ramps for the handicapped.

☐ **G.** The painting of previously unpainted masonry including brick, stone, terra cotta and concrete.

☐ **H.** Installation or removal of railings or other wood, wrought iron or masonry detailing.

☐ **I.** Abrasive cleaning of exterior walls.

☒ **J.** Installation of new roofing materials, or removal of existing roofing materials.

☐ **K.** Installation or removal of security grilles, except that in no case shall permission to install such grilles be completely denied.

☐ **L.** Installation of new exterior siding materials, or removal of existing exterior siding materials.

☐ **M.** Installation or removal of exterior skylights.

☐ **N.** Installation of exterior screen window or door.

☒ **O.** Installation of an exterior window or window frame or the infill of an existing exterior window opening.

☐ **P.** Erection of a new building or a parking lot.

☐ **Q.** Demolition of a structure or building.

☐ **R.** Relocation of a building or structure.

COMMENTS:

City of Cedar Key
Certificate of Appropriateness Application

3.01.06. Criteria for Certification as Appropriate: The decision to issue Certificates of Appropriateness, except those for demolition and relocation, shall be guided by:

A. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; and *(Initial Confirmation for the use of this Guideline)* TB

B. The following visual compatibility standards: *(Please initial all applicable items and acknowledge that it will be up to the applicant to provide the necessary details to ensure compliance.)*

TB 1. *Height.* Height shall be visually compatible with adjacent buildings.

TB 2. *Proportion of Building, Structure or Object's Front Facade.* The width to the height of the front elevation shall be visually compatible to buildings and places to which it is visually related.

TB 3. *Proportion of Openings Within the Facility.* The relationship of the width of the windows in a building, structure, or object shall be visually compatible with buildings and places to which it relates.

TB 4. *Rhythm of Solids to Voids in Front Facades.* The relationship of solids to voids shall be visually compatible with buildings and places to which it is visually related.

TB 5. *Rhythm of Buildings, Structures, or Objects on Streets.* The relationship to open spaces between adjoining buildings and places shall be visually compatible to the buildings and places to which it is visually related.

TB 6. *Rhythm of Entrance and/or Porch Projections.* The relationship of entrances and projections to sidewalks shall be visually compatible to the buildings and places to which it is visually related.

TB 7. *Relationship of Materials, Texture and Color.* The relationship of materials, texture and color of the facade shall be visually compatible with the predominant materials used in the buildings to which it is visually related.

TB 8. *Roof Shapes.* The roof shape shall be visually compatible with the buildings to which it is visually related.

TB 9. *Walls of Continuity.* Appurtenances such as walls, fences and landscape masses shall, if necessary, form cohesive walls of enclosure along a street to insure visual compatibility to the surrounding area.

TB 10. *Scale of a Building.* Size and building mass in relation to open space, windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is visually related.

TB 11. *Directional Expression of Front Elevation.* A building, structure, or object shall be visually compatible with the buildings and places to which it is visually related in its directional character.

TB 12. *Screening of Elevated Buildings.* A building required by Section 6.07.00 of this Chapter to be elevated more than three feet above grade shall mask the fact that it is elevated through the use of appropriate architectural screening so that the building, when viewed from public rights-of-way, appears to have been constructed at, or near, natural grade.

C. *Considerations of Scale. (Please initial acknowledgement of this standards.)*

TB 1. Buildings shall be of appropriate scale to avoid adverse impacts to the surrounding uses and properties.

TB 2. Buildings shall not be out of scale with documented historic development patterns and surrounding contributing structures.

D. *Elevation Considerations.* Where Base Flood Elevation (BFE) is less than three feet above grade, buildings shall not be elevated more than one foot above BFE. Where BFE is more than three feet and less than nine feet above grade, buildings may be elevated to nine feet above grade.

National Flood Insurance Program

Elevation Certificate and Instructions

2023 EDITION



FEMA

ELEVATION CERTIFICATE AND INSTRUCTIONS

PAPERWORK REDUCTION ACT NOTICE

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

PRIVACY ACT STATEMENT

Authority: Title 44 CFR § 61.7 and 61.8.

Principal Purpose(s): This information is being collected for the primary purpose of documenting compliance with National Flood Insurance Program (NFIP) floodplain management ordinances for new or substantially improved structures in designated Special Flood Hazard Areas. This form may also be used as an optional tool for a Letter of Map Amendment (LOMA), Conditional LOMA (CLOMA), Letter of Map Revision Based on Fill (LOMR-F), or Conditional LOMR-F (CLOMR-F), or for flood insurance rating purposes in any flood zone.

Routine Use(s): The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/ FEMA-003 – *National Flood Insurance Program Files System of Records Notice* 79 Fed. Reg. 28747 (May 19, 2014) and upon written request, written consent, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may impact the flood insurance premium through the NFIP. Information will only be released as permitted by law.

PURPOSE OF THE ELEVATION CERTIFICATE

The Elevation Certificate is an important administrative tool of the NFIP. It can be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to inform the proper insurance premium, and to support a request for a LOMA, CLOMA, LOMR-F, or CLOMR-F.

The Elevation Certificate is used to document floodplain management compliance for Post-Flood Insurance Rate Map (FIRM) buildings, which are buildings constructed after publication of the FIRM, located in flood Zones A1–A30, AE, AH, AO, A (with Base Flood Elevation (BFE)), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, and A99. It may also be used to provide elevation information for Pre-FIRM buildings or buildings in any flood zone.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. Lowest Adjacent Grade (LAG) elevations certified by a land surveyor, engineer, or architect, as authorized by state law, will be required if the certificate is used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. A LOMA, CLOMA, LOMR-F, or CLOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 application package, whichever is appropriate. If the certificate will only be completed to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request, there is an option to document the certified LAG elevation on the Elevation Form included in the MT-EZ and MT-1 application.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the BFE. A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

The expiration date on the form herein does not apply to certified and completed Elevation Certificates, as a completed Elevation Certificate does not expire, unless there is a physical change to the building that invalidates information in Section A Items A8 or A9, Section C, Section E, or Section H. In addition, this form is intended for the specific building referenced in Section A and is not invalidated by the transfer of building ownership.

Additional guidance can be found in FEMA Publication 467-1, *Floodplain Management Bulletin: Elevation Certificate*.

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>Thomas Bennett</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>668 2nd Street</u>	Company NAIC Number: _____
City: <u>Cedar Key</u> State: <u>FL</u> ZIP Code: <u>32625</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Lots 17, 18 and the West 1/2 of Lot 19, Block 4, Map of the Southern part of the City of Cedar Key. Parcel 08533-000-00</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u>	
A5. Latitude/Longitude: Lat. <u>29.135737°</u> Long. <u>-83.033785°</u> Horiz. Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84	
A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>1A</u>	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s): <u>n/a</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☒ N/A	
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>n/a</u> Engineered flood openings: <u>n/a</u>	
d) Total net open area of non-engineered flood openings in A8.c: <u>n/a</u> sq. in.	
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>n/a</u> sq. ft.	
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>n/a</u> sq. ft.	
A9. For a building with an attached garage:	
a) Square footage of attached garage: <u>n/a</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A	
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>n/a</u> Engineered flood openings: <u>n/a</u>	
d) Total net open area of non-engineered flood openings in A9.c: <u>n/a</u> sq. in.	
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>n/a</u> sq. ft.	
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>n/a</u> sq. ft.	
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	
B1.a. NFIP Community Name: <u>City of Cedar Key</u>	B1.b. NFIP Community Identification Number: <u>120373</u>
B2. County Name: <u>Levy</u>	B3. State: <u>FL</u> B4. Map/Panel No.: <u>12075C 0443</u> B5. Suffix: <u>G</u>
B6. FIRM Index Date: <u>01/18/2019</u>	B7. FIRM Panel Effective/Revised Date: <u>01/18/2019</u>
B8. Flood Zone(s): <u>AE</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>13'</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: ☐ FIS ☒ FIRM ☐ Community Determined ☐ Other: _____	
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No	

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
668 2nd Street

City: Cedar Key State: FL ZIP Code: 32625

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: D290 Vertical Datum: NAVD88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

- | | | |
|---|------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor): | 7.54 | ☒ feet ☐ meters |
| b) Top of the next higher floor (see Instructions): | 17.6 | ☒ feet ☐ meters |
| c) Bottom of the lowest horizontal structural member (see Instructions): | n/a | ☐ feet ☐ meters |
| d) Attached garage (top of slab): | n/a | ☐ feet ☐ meters |
| e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): | 8.29 | ☒ feet ☐ meters |
| f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished | 4.44 | ☒ feet ☐ meters |
| g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished | 8.46 | ☒ feet ☐ meters |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: | 9.46 | ☒ feet ☐ meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: Stephen M. McMillen License Number: 5469

Title: President

Company Name: McMillen Surveying, Inc

Address: 444 N.W. Main Street

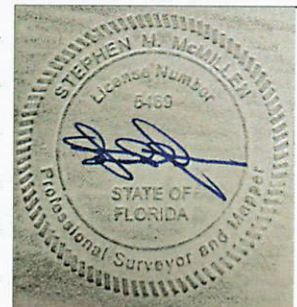
City: Williston State: FL ZIP Code: 32696

Telephone: (352) 528-6277 Ext.: _____ Email: steve@mcsurveying.com

Signature: _____

Digitally signed by Stephen M. McMillen,
P.S.M.
Date: 2026.02.09 13:56:08 -05'00'

Date: 01/30/2026



Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
Item C2(e) above is the top of the raised exterior ac compressor pad.

The elevation of the bottom of the electric meter is 13.71'

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

668 2nd Street

FOR INSURANCE COMPANY USE

Policy Number: _____

City: Cedar Key State: FL ZIP Code: 32625

Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

668 2nd Street

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

City: Cedar Key State: FL ZIP Code: 32625

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. ☐ A local official completed Section H for insurance purposes.
- G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

668 2nd Street

City: Cedar Key

State: FL

ZIP Code: 32625

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5–8. Top of bottom _____ ☐ feet ☐ meters ☐ above the LAG
floor (include above-grade floors only for buildings with
crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next _____ ☐ feet ☐ meters ☐ above the LAG
higher floor (i.e., the floor above basement, crawlspace, or
enclosure floor) is:

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
668 2nd Street

City: Cedar Key State: FL ZIP Code: 32625

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Front 02/03/2026

Clear Photo One



Photo Two

Photo Two Caption: Side 02/03/2026

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
668 2nd Street

City: Cedar Key State: FL ZIP Code: 32625

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: Rear 02/03/2026

Clear Photo Three



Photo Four

Photo Four Caption: Side 02/03/2026

Clear Photo Four

Map of Boundary Survey

Lots 17, 18 and the West 1/2 of Lot 19, Block 4, Map
of the Southern part of the City of Cedar Key,
Lying in Section 32, Township 15 South, Range 13
East, Levy County, Florida.

Description: (ORB 1500, PG 888)

Lots 17, 18, and West 1/2 of Lot 19, Block 4, MAP
OF THE SOUTHERN PART OF THE CITY OF
CEDAR KEY, FLORIDA, according to the plat
thereof recorded in Plat Book 1, Page 3, Public
Records of Levy County, Florida.

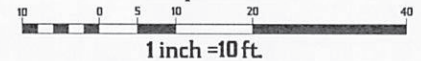
Notes:

- Bearings hereon are based on an assumed value of $N58^{\circ}40'00''E$, for the South right-of-way line of 2nd Street, said bearing is for computational purposes only.
- Features and improvements, (i.e. foundations, utilities, septic tanks, etc.) not visible beneath the surface of the ground, have not been located unless specifically depicted or noted hereon. If a septic tank is shown upon the map, it was located by probing the ground only and not by excavation. Additional wells and septic tanks may exist which are unknown to the surveyor.
- Fences, overhead wires, and symbols shown hereon may be exaggerated for pictorial purposes only and are not to scale.
- Property lines should not be reconstructed based on distances to improvements.
- Additions or deletions to Survey Maps by other than the signing surveyor is prohibited without written consent of the signing surveyor.
- This survey does not reflect or determine ownership.
- This survey is certified to the date of the data acquisition in the field (shown hereon as survey date), ONLY.
- No instruments of record reflecting easements, rights-of-way, and/or ownership were furnished to the surveyor except as shown. No search of the public records has been done by the surveyor for any encumbrances for subject property or adjoining properties.
- The building setbacks shown hereon were taken from the record plat or information furnished to the surveyor only. Therefore, if no building setbacks are shown hereon, this does not imply that there are none on subject property. It is suggested, by the surveyor, that all building setbacks (whether shown or not) are verified at the proper building department with the current zoning of the subject property.
- Subject Property shown hereon may be a division of a parent tract based on information provided by the client. If so, this survey does not guarantee a building permit and it is suggested that all divisions are verified at the proper building department with the current zoning of the subject property.
- Information from the Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map shown hereon was current as of the effective or revised date of said map. Map revisions and amendments are periodically made by letter and may not be reflected on said map.
- Fence locations shown hereon (if any) are located at the corners or ends only, unless specified otherwise. Fencing may meander between said fence corners.
- Subject Property lies in F.E.M.A. Flood Hazard Zone "AE" (base flood elevation=13') per the County Property Appraiser's website.

LEGEND:

- = 4"x4" CONC. MONUMENT FOUND (NO IDENT. UNLESS SHOWN)
- = 3/4" IRON PIPE FOUND (NO IDENT. UNLESS SHOWN)
- = 1/2" IRON ROD SET MARKED "MCMILLEN P.S.M. 5469"
- = 1/2" IRON ROD SET MARKED "WITNESS P.S.M. 5469"
- △ = NAIL & DISK SET "TOWN PCP" "MCMILLEN P.S.M. 5469"
- △ = UTILITY POLE
- ⬆ = PLAT
- (M) = MEASURED
- (D) = DESCRIPTION
- (C) = CALCULATED
- IDENT. = IDENTIFICATION
- (R.B.) = REFERENCE BEARING
- P.O.C. = POINT-OF-COMMENCEMENT
- P.O.B. = POINT-OF-BEGINNING
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.U.A.S.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- CH = CHORD
- B.S. = BUILDING SETBACK
- = FENCE LINE
- = GUY WIRE ANCHOR
- ⊕ = CLEANOUT
- ⊙ = WELL
- ⊕ = WATER METER
- ORB = OFFICIAL RECORD BOOK
- PC = PAGE
- ▨ = ASPHALT
- ▨ = CONCRETE
- ▨ = COVERED CONCRETE
- ▨ = BUILDING
- ▨ = DIRT/LIMEROCK DRIVEWAY
- ▨ = BRICK PAVERS
- ▨ = COVERED AREA

Graphic Scale



Prepared By:
MCMILLEN SURVEYING, INC.
444 N.W. Main Street
Williston, Florida, 32696
Office: 352-528-6277

For more information please
visit our website
www.mcsurveying.com
or email us at
info@mcsurveying.com

Florida Registered Surveyor and
Mapper, License No. 4515469
Florida Registered Surveyor and
Mapper, License No. 4618041
NOT VALID WITHOUT THE SIGNATURE &
ORIGINAL SEAL OF A FLORIDA
LICENSED SURVEYOR & MAPPER

Digitally signed
STATE BY: Stephen M.
FLORIDA: MCMILLEN, ES.M.
Date: 2026.02.10
08:55:25 -0500

PREPARED FOR:
THOMAS BENNETT

Scale: 1"=10'
Proj. No. 2026-0446
Drawn: M.B.C.
Chk'd: S.M.M.
Dwg. Name: 2026-0446
Survey Date: 1/29/26
Field Book: 227
Pages: 45

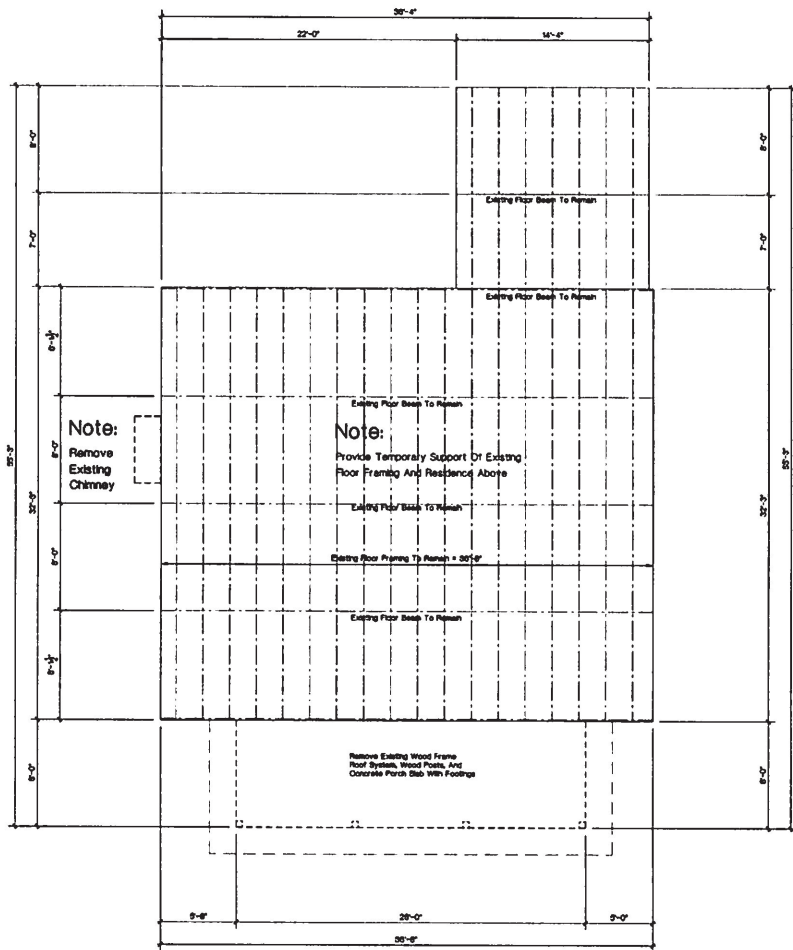
Donald Alan Yangkey
ARCHITECT
2421 Northwest 45th Avenue • Gainesville, Florida 32606
Cell (352) 278-7875 • Email: donkey@dakeyarch.com




 Digitally signed by Donald Alan Yanskey
 DN: cn=Donald Alan Yanskey, o=Donald Alan Yanskey, email=don@yanskey.com, c=US
 Date: 2023.05.20 10:08:06 -04'

DONALD ALAN YANSKEY, ARCHITECT
 FLORIDA REGISTRATION NO. AR0011010
 DATE: MAY 20, 2026

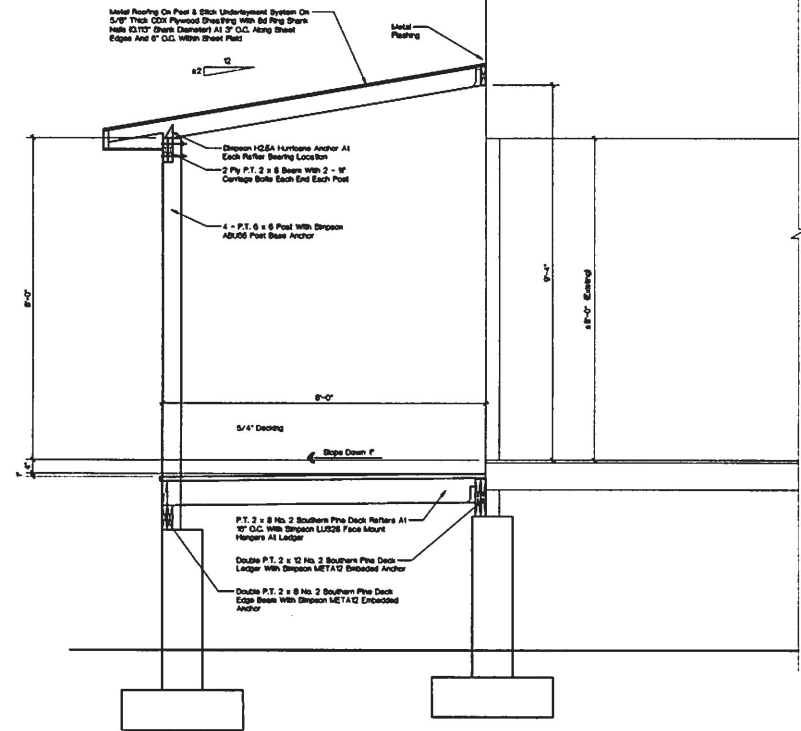
Elevation Adjustment & Renovation To Residence For
Thomas Bennett
688 Second Street - Cedar Key, Florida



First Level Floor Plan - Demolition
 $\frac{1}{4}" = 1'-0"$

Dimension Notes:

1. The Contractor Shall Verify All Existing Conditions And Dimensions Prior To Any Demolition. Any And All Discrepancies Shall Be Brought To The Attention Of The Architect.



Section Thru Front Porch
 $\frac{1}{8}" = 1'-0"$



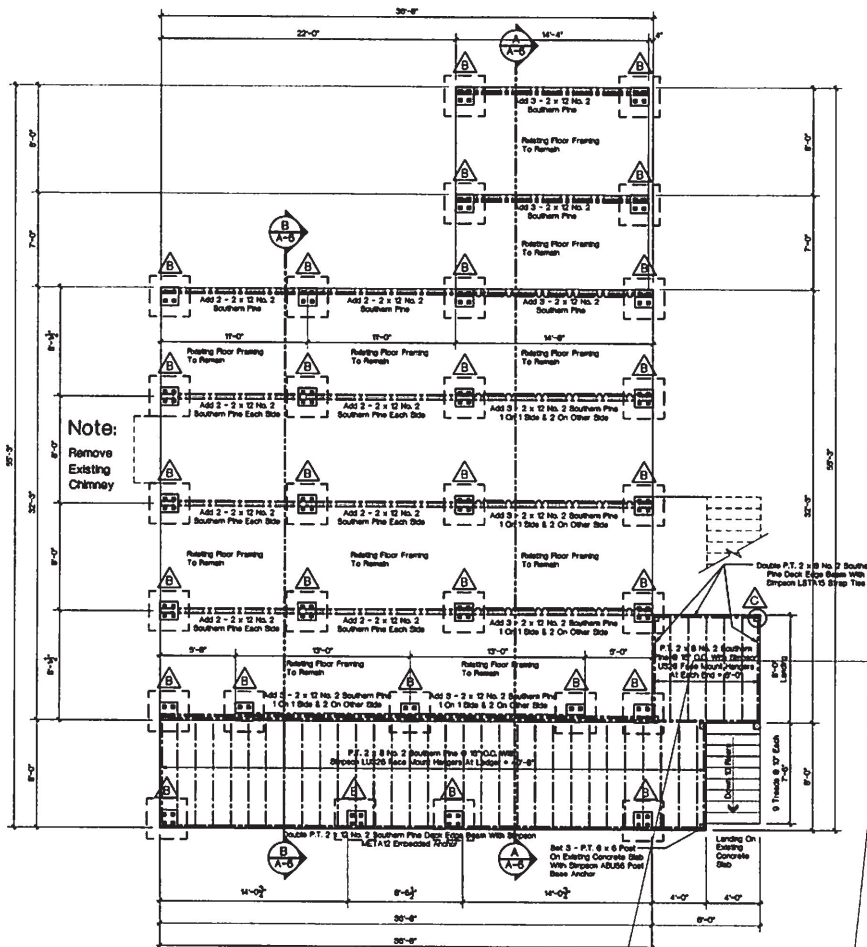
DONALD ALAN YANKEY, ARCHITECT
 FLORIDA REGISTRATION NO. A00011010
 DATE MAY 20, 2020

Donald Alan Yankey
ARCHITECT
 5401 Northwest 25th Avenue, Suite 100, Fort Lauderdale, FL 33309
 Tel: (305) 378-1872 • Fax: (305) 378-1873 • Email: dalyankey@earthlink.net

DATE	DRAWN BY	REVIEWED
MAY 20, 2020	D.A.Y.	D.A.Y.
CO. MARK	CHIEF	CHIEF
MARK	MARK	MARK

Elevation Adjustment & Renovation To Residence For
Thomas Bennett
 888 Second Street - Cedar Key, Florida

SHEET
A-2
 OF 6

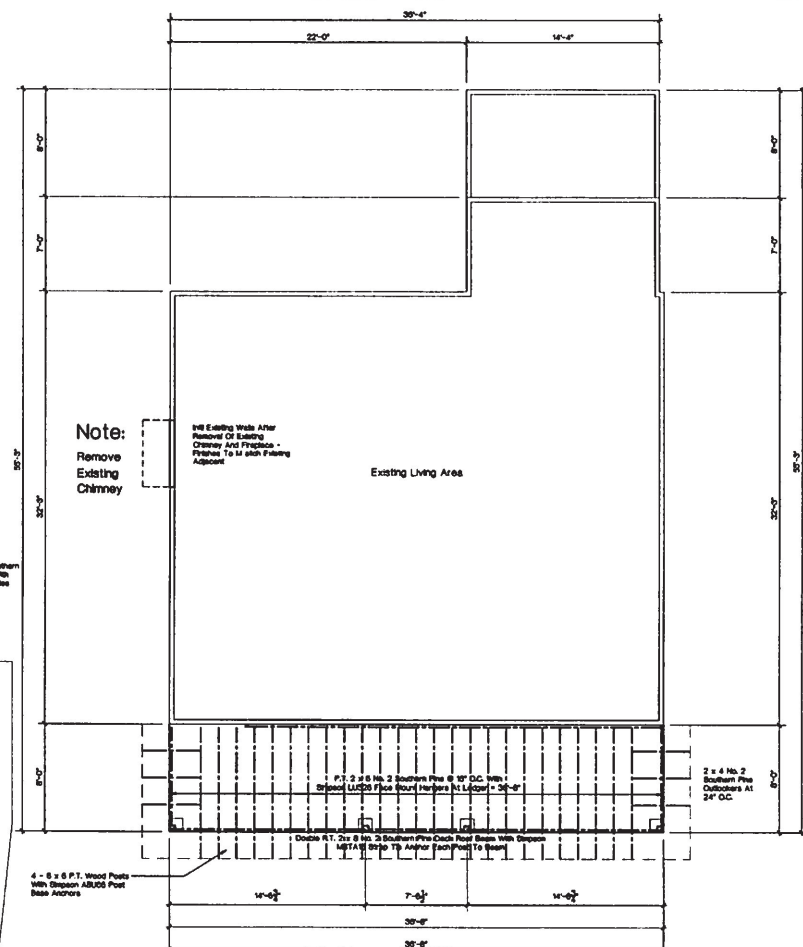


New Foundation Plan

1/4" = 1'-0"

Foundation Types:

- ▲ 24" x 24" x 12" Deep Concrete Footing
With 3 - #5 Each Way
- ▲ 36" x 36" x 16" Deep Concrete Footing
With 4 - #5 Each Way
- ▲ 16" Diameter x 24" Deep Plain
Concrete Footing For P.T. 6 x 6 Post
With Simpson AUB56 Post Base Anchor



New Front Porch Roof Plan

1/4" = 1'-0"



STATE OF FLORIDA
DONALD ALAN YANSKEY, ARCHITECT
REGISTERED ARCHITECT
DATE MAY 23, 2023

DONALD ALAN YANSKEY, ARCHITECT
FLORIDA REGISTRATION NO. AR001010
DATE MAY 23, 2023

Donald Alan Yanskey
ARCHITECT
888 Second Street - Cedar Key, Florida
Tel: 888-278-1872 • Fax: 888-278-1872

DATE	DRAWN BY	REVIEWED
MAY 23, 2023	D.A.Y.	D.A.Y.
	DESIGNED	CHECKED
	YANSKEY	YANSKEY

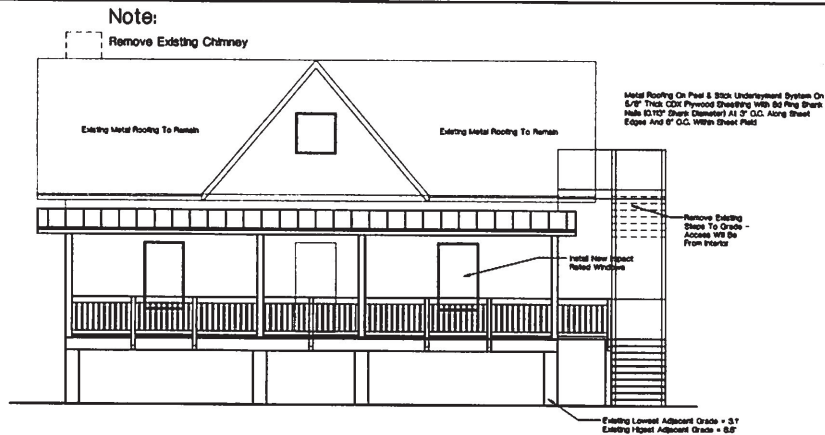
Elevation Adjustment & Renovation To Residence For
Thomas Bennett
888 Second Street - Cedar Key, Florida

SHEET
A-3
OF 8

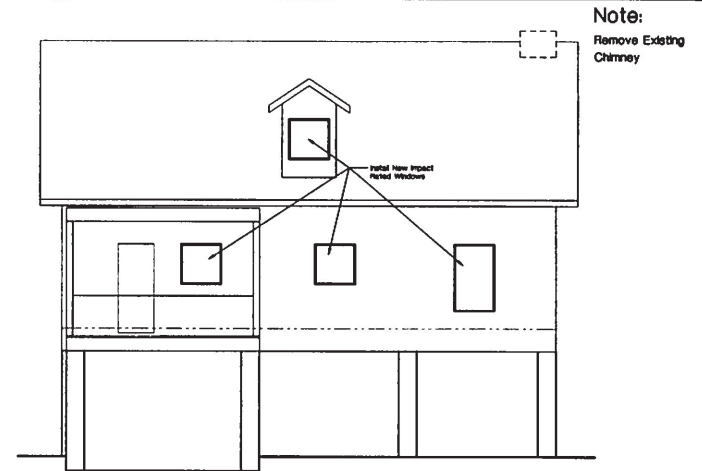


DONALD ALAN YANSKEY, ARCHITECT
FLORIDA REGISTRATION NO. AR0011010
DATE: MAY 20, 2026

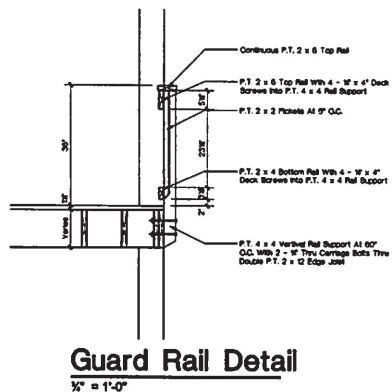
SHEET
A-4
OF 6



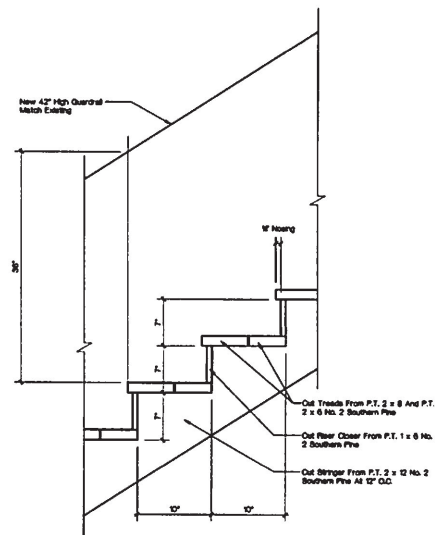
North Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"



Guard Rail Detail
1/8" = 1'-0"



Stair Detail
1 1/2" = 1'-0"



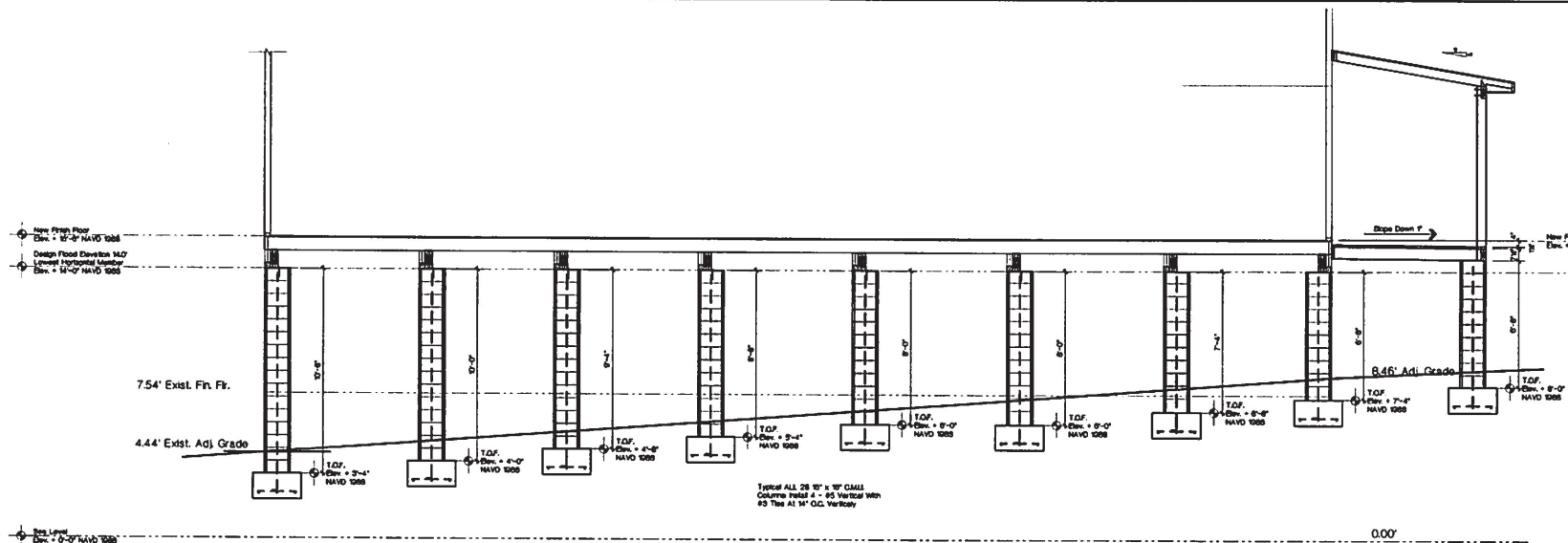
DONALD ALAN YANSKEY, ARCHITECT
FLORIDA REGISTRATION NO. A00011010
DATE: MAY 20, 2020

Donald Alan Yanskey
ARCHITECT
3021 Southwest 45th Avenue • Ocala, Florida 32609
Tel: (352) 278-1272 • Fax: (352) 278-1272

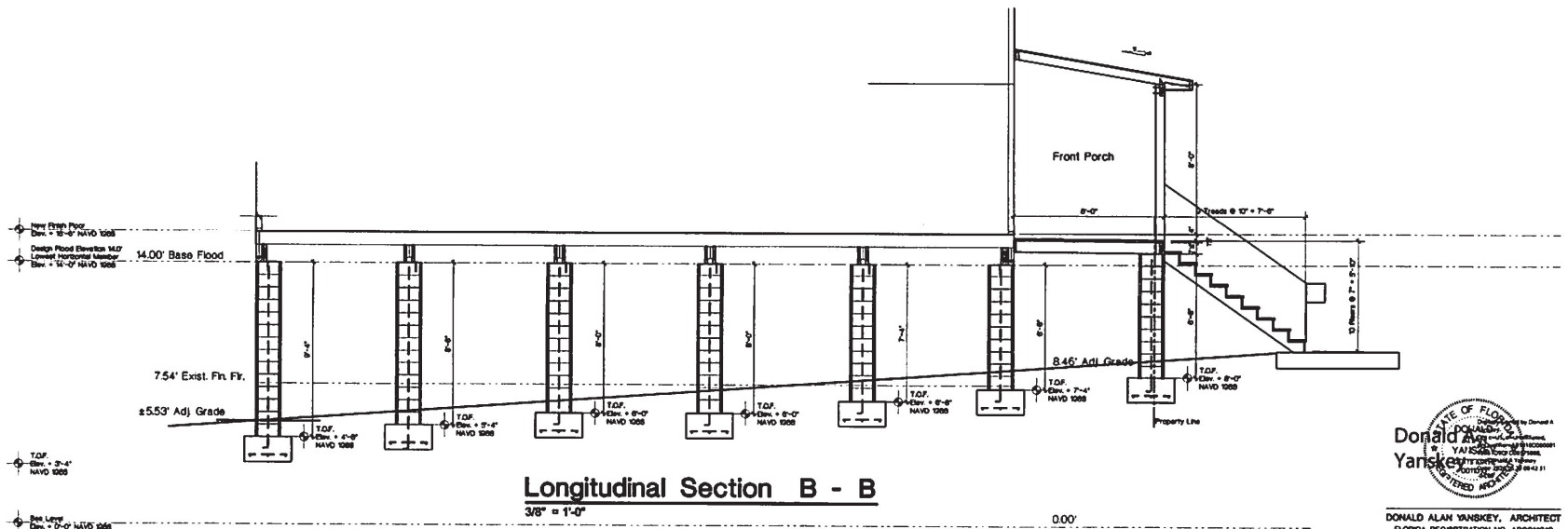
DATE	DESIGNED BY	CHECKED BY	REVIEWED BY
MAY 20, 2020	D.A.Y.	D.A.Y.	D.A.Y.
	JOE ALANIS		
	JOE ALANIS		

Elevation Adjustment & Renovation To Residence For
Thomas Bennett
688 Second Street - Cedar Key, Florida

SHEET
A-5
OF 6



Longitudinal Section A - A
3/8" = 1'-0"



Longitudinal Section B - B
3/8" = 1'-0"

Donal Alan Yansky
Yansky Architect
DONALD ALAN YANSKY, ARCHITECT
FLORIDA REGISTRATION NO. A00011010
DATE MAY 20, 2020



Donal Alan Yansky
Yansky Architect
DONALD ALAN YANSKY, ARCHITECT
FLORIDA REGISTRATION NO. A00011010
DATE MAY 20, 2020

DATE	DRAWN BY	REVIEWED
MAY 20, 2020	D.A.Y.	D.A.Y.
	CHECKED	CHECKED
	D.A.Y.	D.A.Y.

Elevation Adjustment & Renovation To Residence For
Thomas Bennett
668 Second Street - Cedar Key, Florida

SHEET
A-6
OF 6

Category/Category	Manufacturer	Product Description	Approved Manufacturer
1. EXTERIOR DOORS	2. Windows	3. S&P / Energy Star Rated	4. A-1100-2
5. Windows	6. Windows	7. S&P / Energy Star Rated	8. A-1100-2
9. Windows	10. Windows	11. S&P / Energy Star Rated	12. A-1100-2
13. Windows	14. Windows	15. S&P / Energy Star Rated	16. A-1100-2
17. Windows	18. Windows	19. S&P / Energy Star Rated	20. A-1100-2
21. Windows	22. Windows	23. S&P / Energy Star Rated	24. A-1100-2
25. Windows	26. Windows	27. S&P / Energy Star Rated	28. A-1100-2
29. Windows	30. Windows	31. S&P / Energy Star Rated	32. A-1100-2
33. Windows	34. Windows	35. S&P / Energy Star Rated	36. A-1100-2
37. Windows	38. Windows	39. S&P / Energy Star Rated	40. A-1100-2
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45. Windows	46. Windows	47. S&P / Energy Star Rated	48. A-1100-2
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261. Windows	262. Windows	263. S&P / Energy Star Rated	264. A-1100-2
265. Windows	266. Windows	267. S&P / Energy Star Rated	268. A-1100-2
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277. Windows			