



Staff Report for Item 12a

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: September 29, 2015

Applicant: Perez Engineering & Development

Application Number: H15-01-1359

Address: #525 Olivia Street

Description of Work:

Renovations and new roof configuration to eyebrow house. New deck.

Site Facts:

The house at 525 Olivia Street is a contributing resource that was constructed c.1889 according to the survey. One of only 80 eyebrow houses left in Key West, this one and a half story structure was expanded with a large addition added onto the rear. Today, the house is in poor condition and in desperate need of repair.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 2, 3, 4, 5, 6, 9, and 10.

Decorative Elements and Details (page 24), specifically guideline 1.

Roofing (page 26), specifically guideline 4.

Windows (pages 29-30), specifically guidelines 3 and 10.

Entrances, Porches, and Doors (pages 32-33), specifically 3, 4, and 7.

Additions and alterations/ New construction (pages 36-38a); specifically guidelines for additions and alterations and guideline 4 of new construction (pages 38-38a).

Staff Analysis

The Certificate of Appropriateness in review proposes altering the main roof of an eyebrow house, raising the ridge of the roof from 22' 2" to 24" tall. The plans also call for changing the original window openings on the southwest elevation, removing elements that show the delineation of the contributing house and its historic addition, adding new posts and 42" tall wood railings. The project also proposes expanding the rear addition, so that the ridge of the gable roof will intersect with the new main roof of the eyebrow house, increasing the ceiling height on the second floor. The addition will run the entire width of the historic house.

Other changes include repairing and replacing the wood lap siding, adding 6/6 wood windows to the front and side elevations, and a new v-crimp roof. A small deck is also proposed in the rear.

Consistency with Cited Guidelines

1. Roof: The form and configuration of a roof must not be altered in pitch, design, materials, or shape. This plan will alter the form and height of the original roof of the historic eyebrow house. A structure also should not be altered or expanded so that its essential character defining features are disguised or concealed. The roof of an eyebrow house is a character defining feature that will be disguised and changed with this proposed project. The Secretary of the Interior's Standards specifically state that new construction shall not destroy historic materials, and new construction shall be taken in a manner that the essential form and integrity of the property would be unimpaired. Changing the roof height would be a permanent impairment on the historic house, and the new roof is too large for the historic structure, changing its proportions and massing.
2. Windows: The guidelines state that, "Replacement windows on contributing structures should be made to fit the original window opening," and "Original windows may not be moved, changed in size, shape or design, boarded up or bricked over." The proposed plan removes two original fenestrations on the side of the house, which are character defining features.
3. Porch: The introduction of posts and railings that are not historically accurate or previously documented on this building. There are three other eyebrow houses within two blocks – each of those have four equally spaced posts. Also historically, railings are 32-34 inches tall. There is no need for the proposed railings at 42 inches tall, which creates a proportion not appropriate for the front porch of this house.
4. Addition: the proposed addition is out of scale with the historic house and the neighboring structures. The addition's ridgeline will also meet the new proposed ridgeline on the eyebrow house, creating one large roof. The proposed addition will overwhelm the eyebrow house in terms of mass and proportion.

It is staff's opinion that the proposed design fails to meet many of the guidelines and the Secretary of the Interior's Standards, particularly the alteration of the main roof of the eyebrow house, the removal of original window fenestrations, the introduction of posts not in a normal fashion, and the relationship of the proportion and massing between the addition and the original historic house.

Ridge of the roof is expanded.

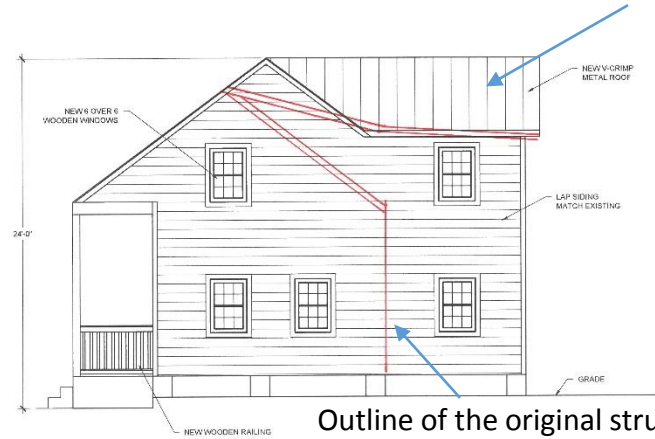


More appropriate location of new posts

PROPOSED SOUTHEAST ELEVATION

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

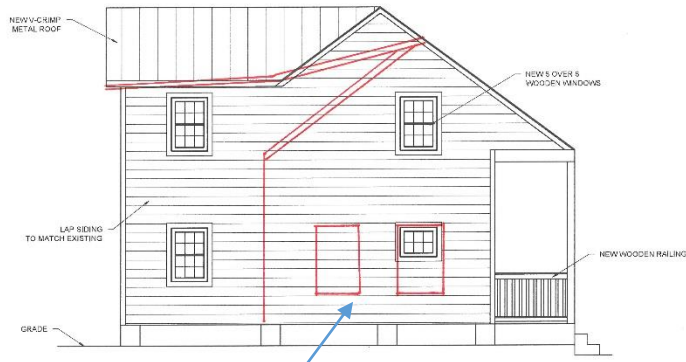
The proposed addition will overwhelm the historic house.



Outline of the original structure will be removed.

PROPOSED NORTHEAST ELEVATION

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



Original window openings to be removed.

PROPOSED SOUTHWEST ELEVATION

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



PROPOSED NORTHWEST ELEVATION

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

CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT
PEREZ ENGINEERING & DEVELOPMENT, INC.
 1010 EAST WASHINGTON DRIVE SUITE 201
 TAMPA, FL 33602-2000
 TEL: (813) 283-9240 FAX: (813) 283-2043

PAUL S. PEREZ, P.E.
 PROFESSIONAL ENGINEER
 No. 14137
 September 10, 2015

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

RENOVATIONS
 PROPOSED ELEVATIONS

ROBERT CERKLESKI
 525 OLIVIA STREET
 KEY WEST, FL 33040

JOB NO.	151022
DRAWN	ETM
DESIGNED	AEP
CHECKED	AEP
DATE	
SHEET	A-3

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE

Blds. - 7



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER 15-01-1359		BUILDING PERMIT NUMBER 15-3041		INITIAL & DATE
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:	525 Olivia Street		# OF UNITS 1
RE # OR ALTERNATE KEY:	00016760-000000		
NAME ON DEED:	Robert Cerkleski	PHONE NUMBER 305-587-6048	
OWNER'S MAILING ADDRESS:	38 Key Haven Road	EMAIL kwbob1@yahoo.com	
	Key West, FL 33040		
CONTRACTOR COMPANY NAME:	Conch Construction & Roofing	PHONE NUMBER 305-304-4188	
CONTRACTOR'S CONTACT PERSON:	Mike Garcia	EMAIL conchroofing@gmail.com	
ARCHITECT / ENGINEER'S NAME:	Perez Engineering & Development	PHONE NUMBER 305-293-9440	
ARCHITECT / ENGINEER'S ADDRESS:	1010 Kennedy Drive, Suite 201	EMAIL aperez@perezeng.com	
	Key West, FL 33040		

2162/2009 ak

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

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

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

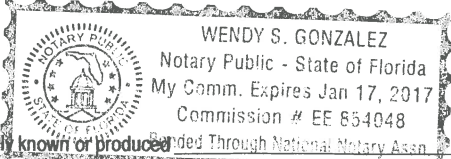
PROJECT TYPE: <input checked="" type="checkbox"/> ONE OR TWO FAMILY <input type="checkbox"/> MULTI-FAMILY <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> NEW <input checked="" type="checkbox"/> REMODEL
<input type="checkbox"/> CHANGE OF USE / OCCUPANCY <input type="checkbox"/> ADDITION 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

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Exterior replacement of rotted and deteriorated siding to match existing. New doors and windows. Interior renovations.

New gable roof to replace deteriorated & structurally unsafe flat roof.

DN 2162/18989

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: ROBERT F CERKLESKI	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <i>Robert F Cerkleski</i>	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>28th</u> DAY OF <u>August</u> , 20 <u>15</u> .	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
	
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

8/31/15
No App Fee Issue

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

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

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

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

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

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

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

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov
 INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER
 ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

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

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

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

City of Key West Type: B4 Drawers: 1
 2015 1001359
 # BUILDING PERMITS-NEW
 1.00 \$100.00
 30646.00
 CK CHECK 3014 \$100.00
 Trans date: 9/01/15 Time: 8:27:42

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

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

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

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

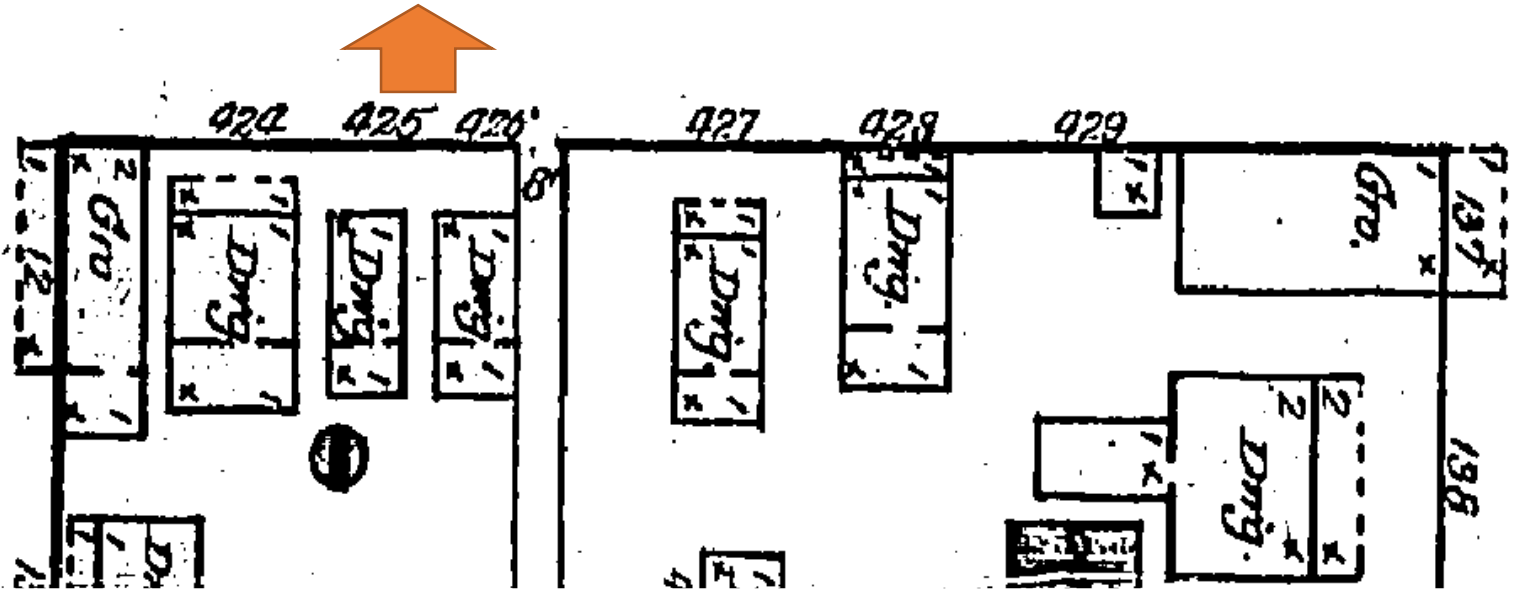
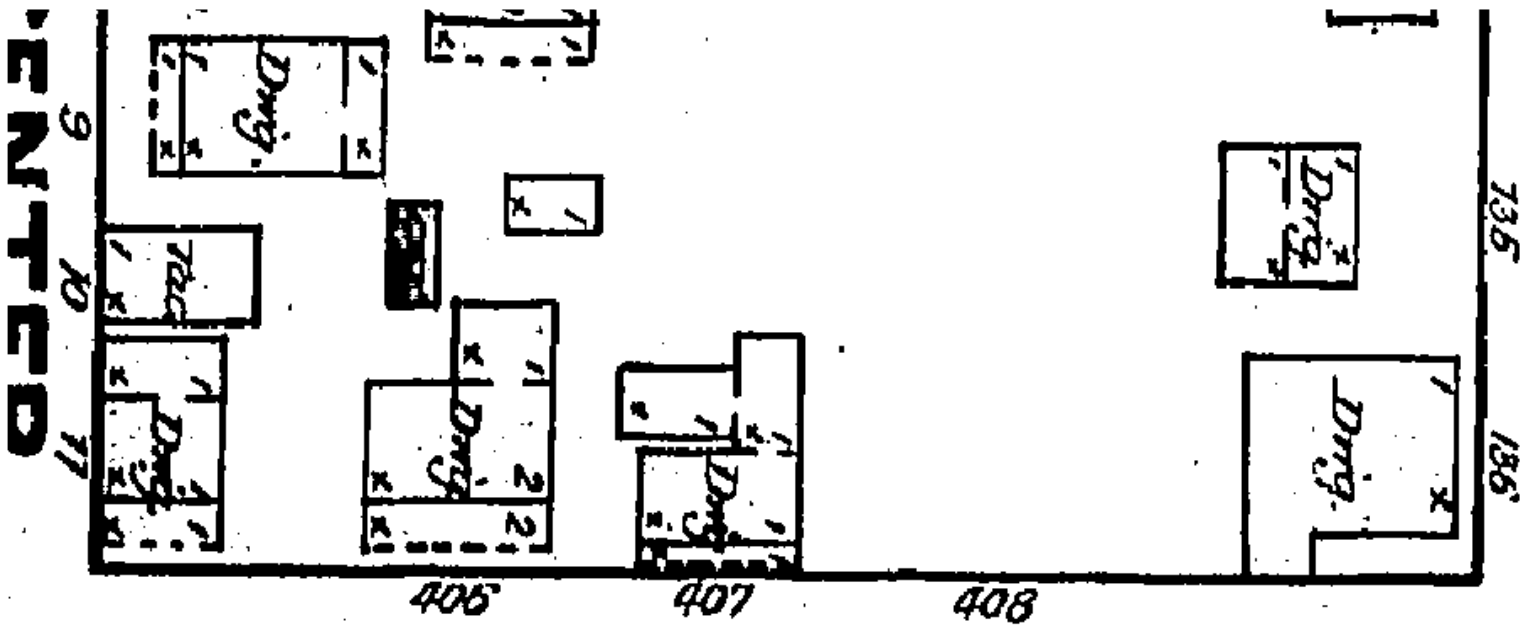
FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

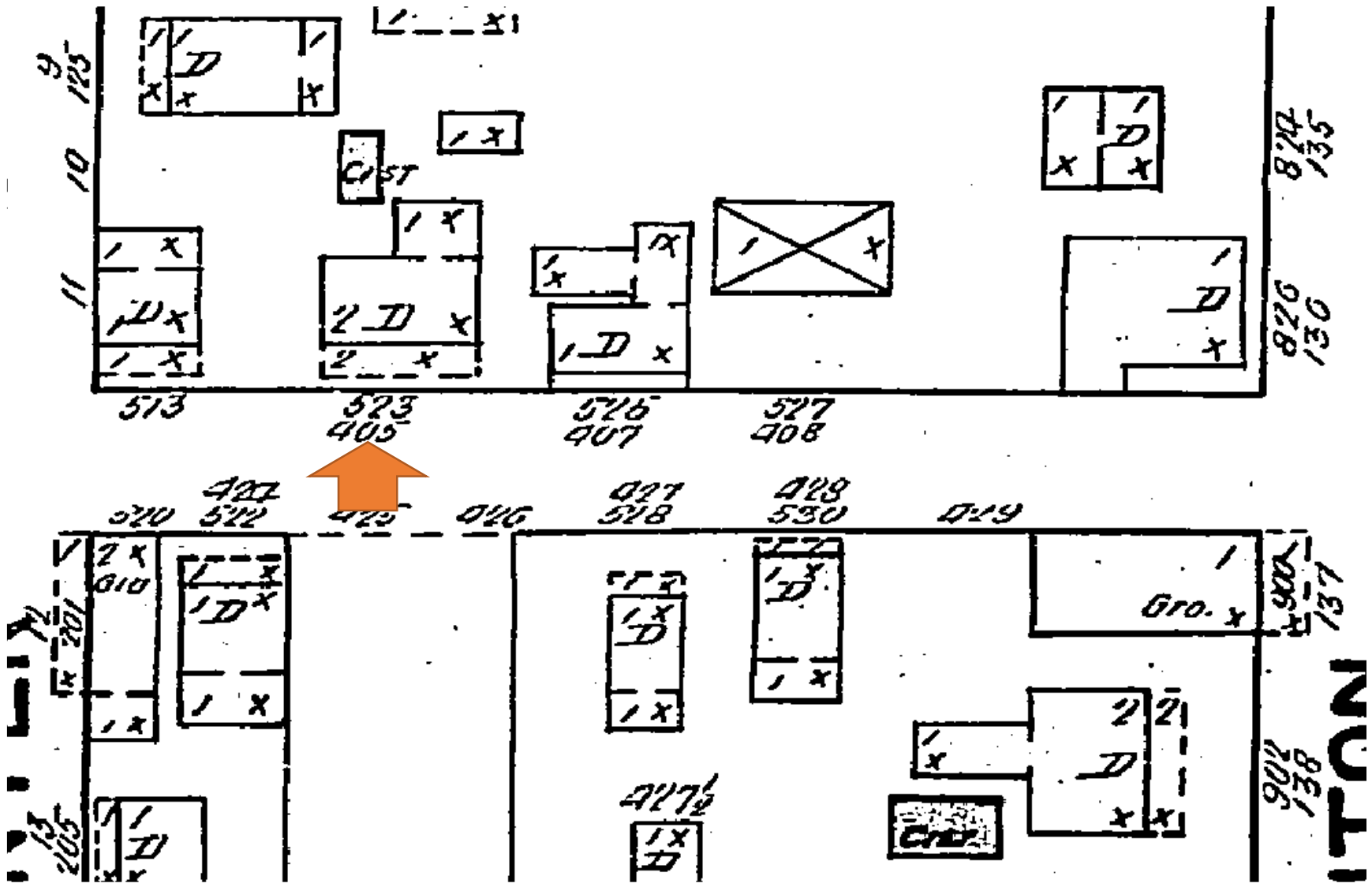
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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

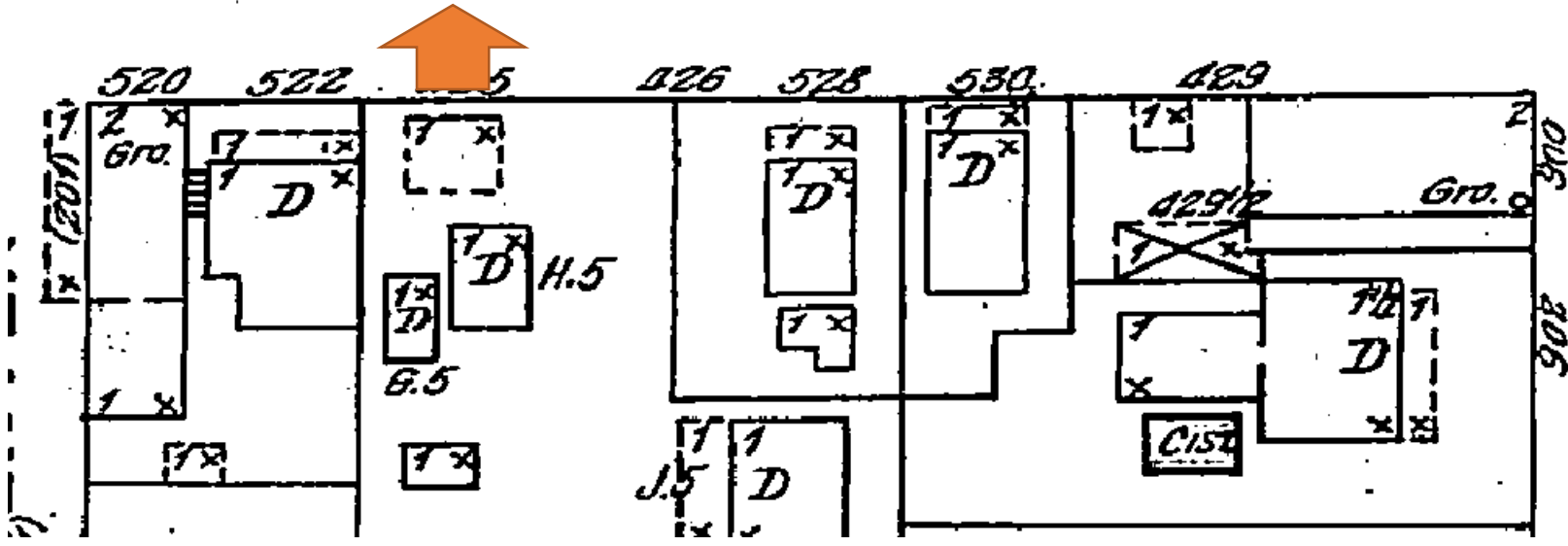
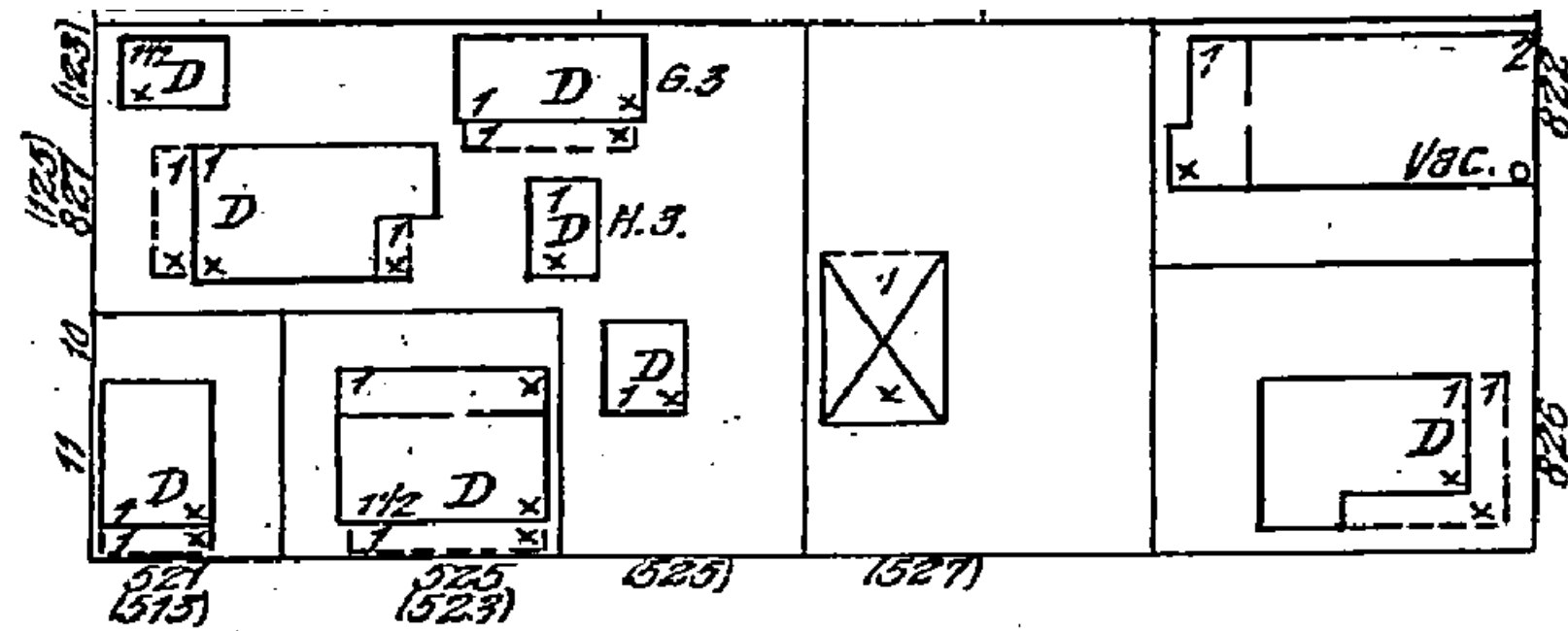
SANBORN MAPS



1889 Sanborn Map

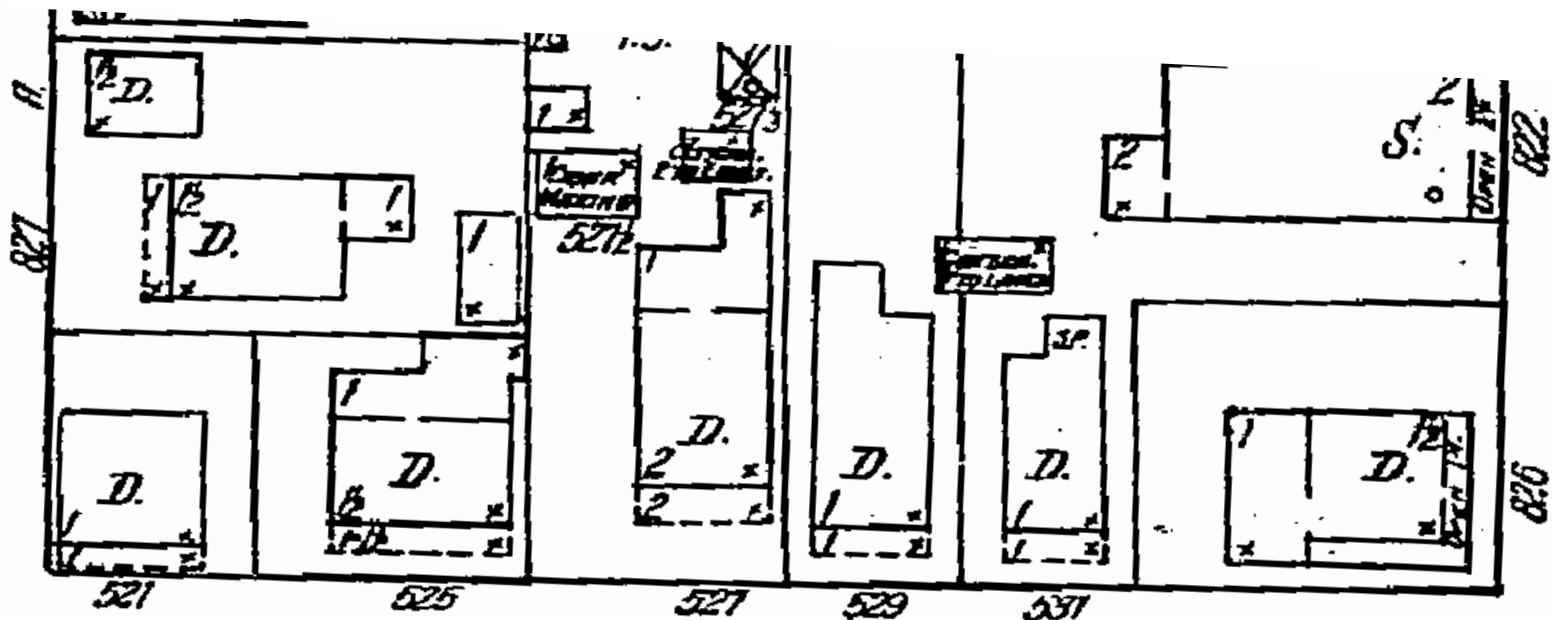


1892 Sanborn Map

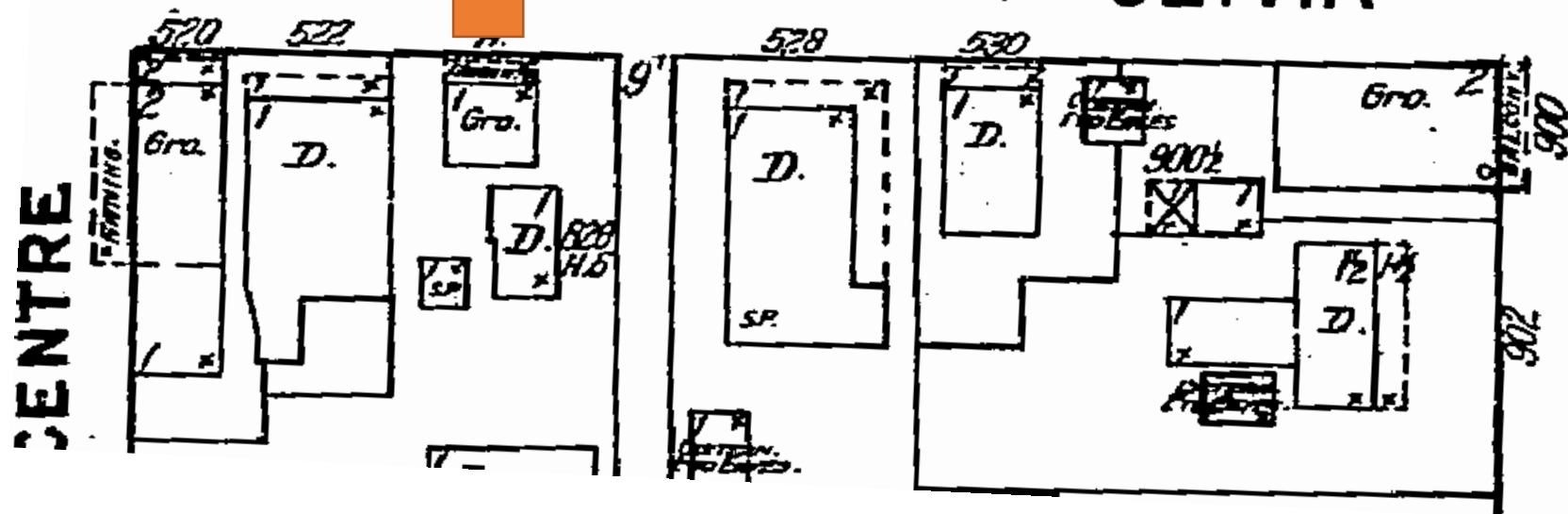


1899 Sanborn Map

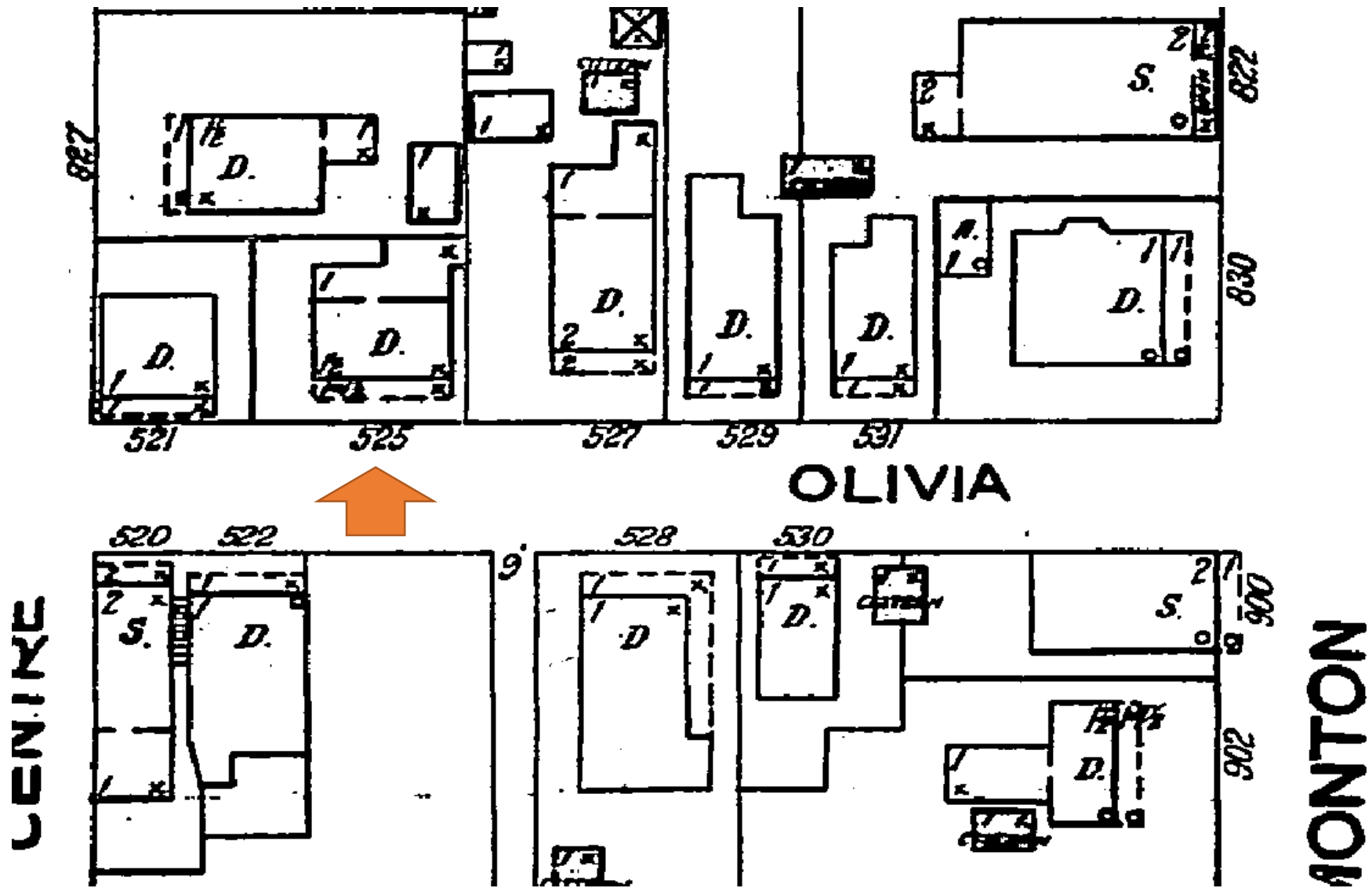
MONROE



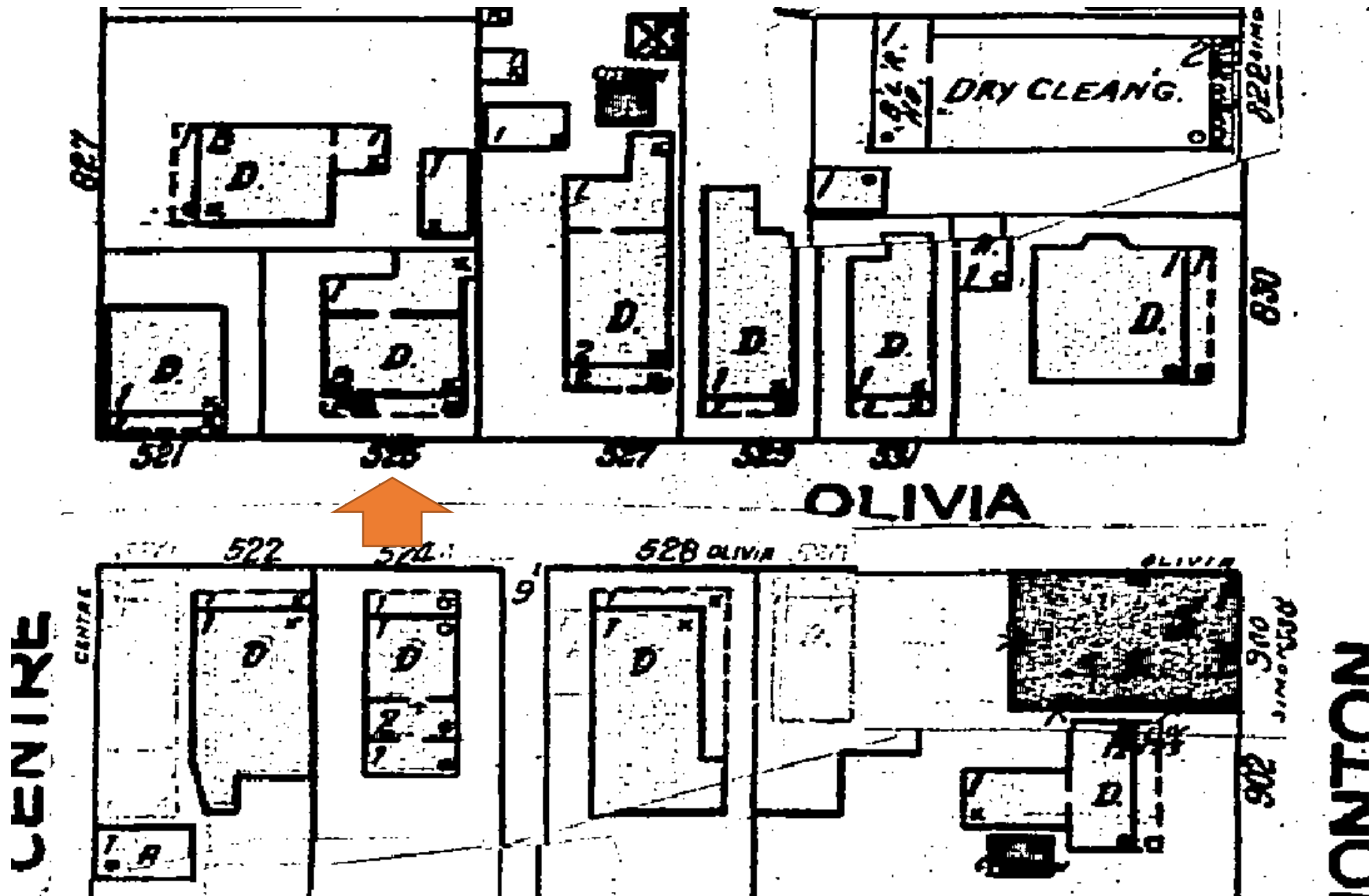
OLIVIA



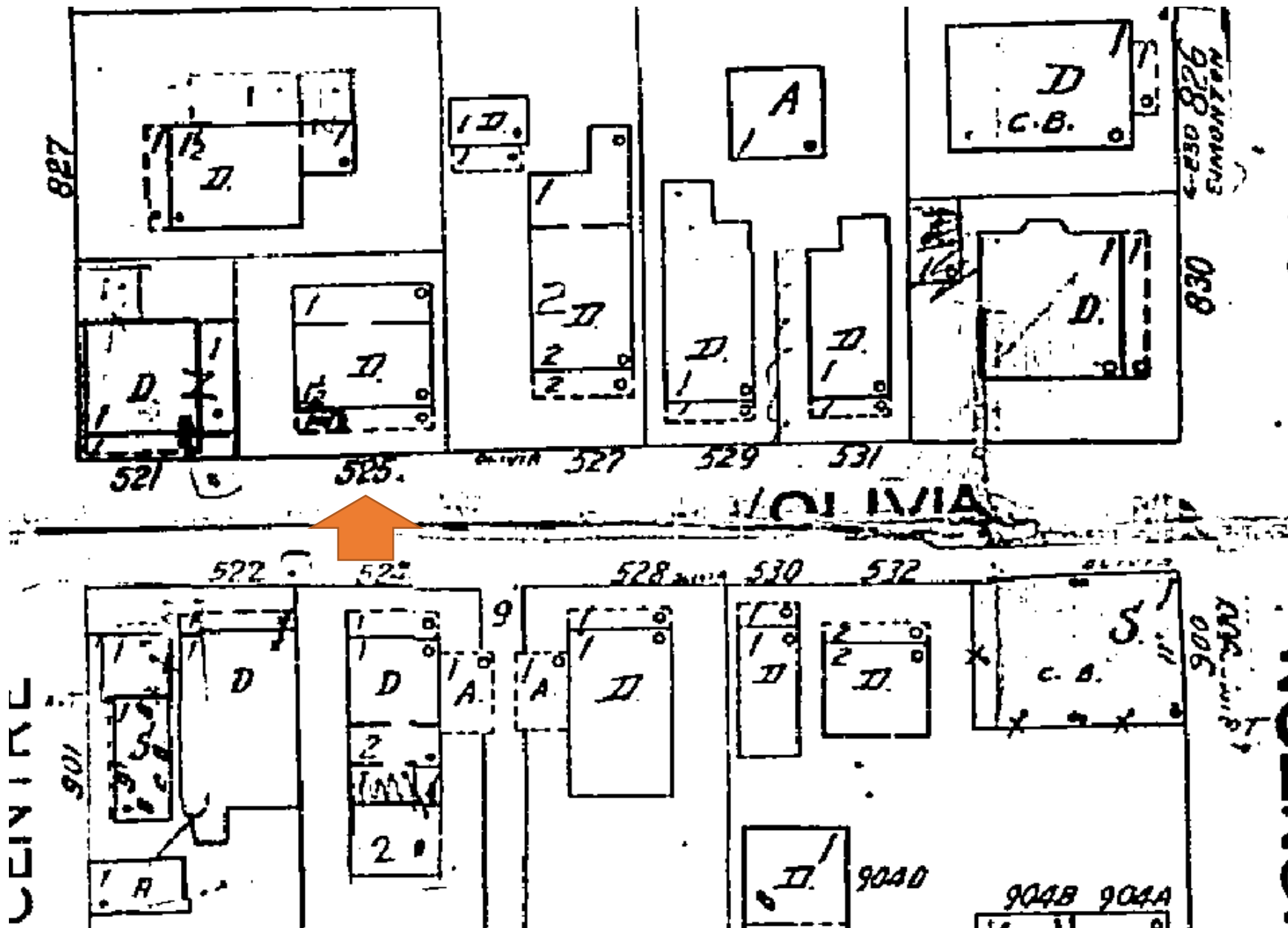
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



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







**POSTED
NO TRESPASSING
KEEP OUT**





















Eyebrow house at 516 Olivia. Note the four evenly spaced posts.



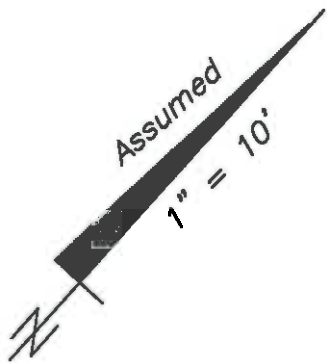
Eye-brow house at 508 Olivia. Note the four evenly spaced posts.



Eyebrow house at 532 Olivia. Note the four evenly spaced posts.

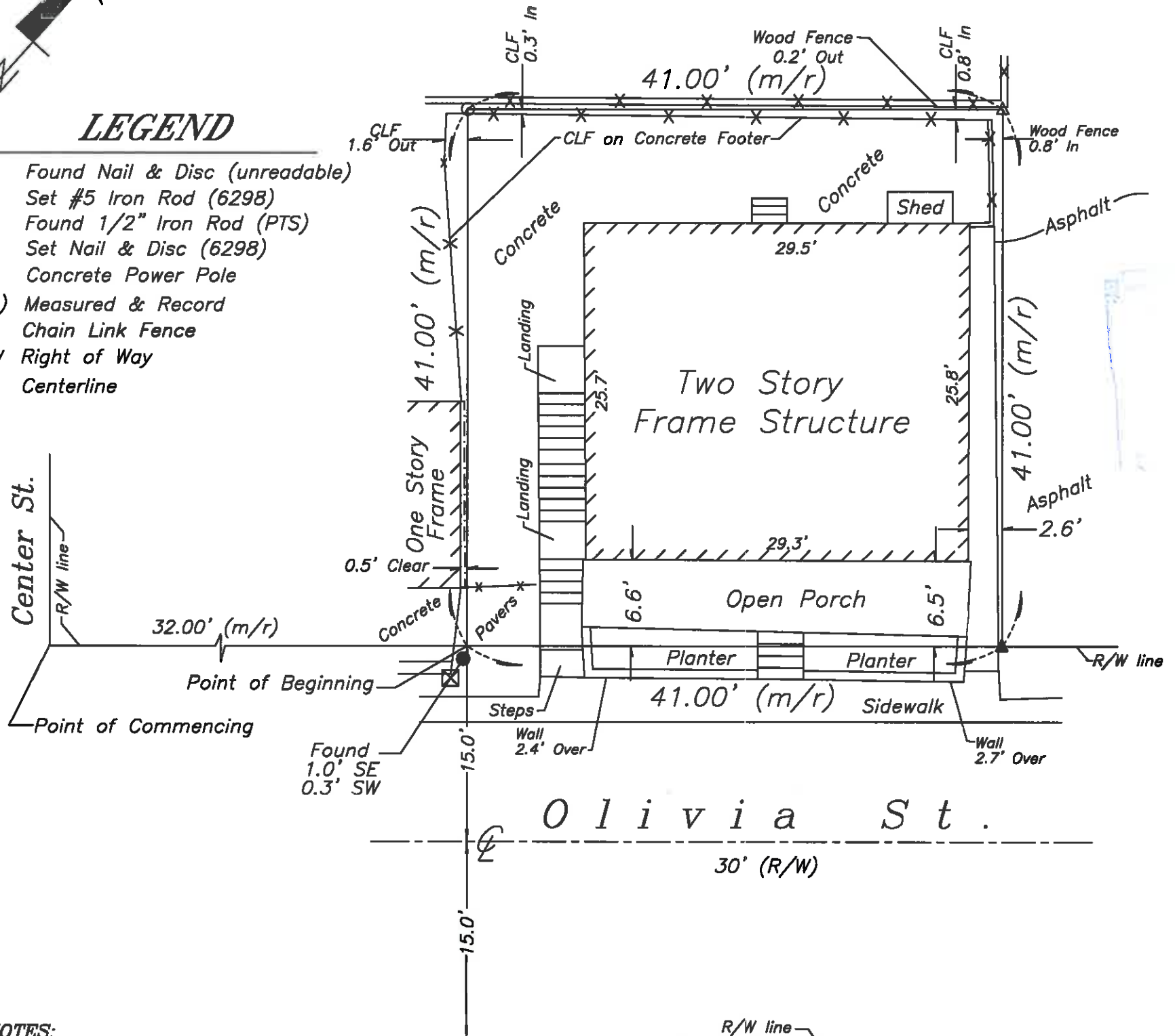
SURVEY

Boundary Survey Map of part of Lot 3, Square 5, of Tract 4, Island of Key West, Florida



LEGEND

- ▲ Found Nail & Disc (unreadable)
- Set #5 Iron Rod (6298)
- Found 1/2" Iron Rod (PTS)
- △ Set Nail & Disc (6298)
- ⊠ Concrete Power Pole
- (M/R) Measured & Record
- CLF Chain Link Fence
- R\W Right of Way
- ⊕ Centerline



NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 525 Olivia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All bricking and concrete is not shown.
9. Date of field work: April 27, 2015
10. The ownership of fences is undeterminable unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West and is a part of Lot 3 of Square 5 of Tract 4: Commencing at a point distance thirty-two (32) feet from the corner of Olivia and Center Streets, and running thence along Olivia Street in a Northeasterly direction 41 feet; thence at right angles in a Northwesterly direction 41 feet; thence at right angles in a Southwesterly direction 41 feet; thence at right angles in a Southeasterly direction 41 feet to the point or place of beginning.

BOUNDARY SURVEY FOR: Robert Cerkleski;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

April 29, 2015

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



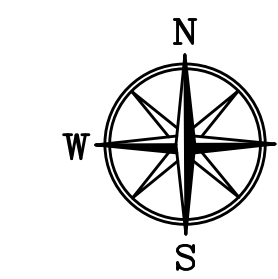
Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN

RENOVATIONS

525 OLIVIA STREET KEY WEST, FLORIDA VARIANCE #15-8098



LOCATION MAP

SITE DATA

ZONING DISTRICT: HNC-1
 FLOOD ZONE: X
 F.I.R.M. - COMMUNITY #120168; PANEL #1516; SUFFIX 'K'; DATED: 02-18-2005
 LEGAL DESCRIPTION: PART OF LOT 3, SQUARE 5, TRACT 4, ISLAND OF KEY WEST

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE WITH 2012 SUPPLEMENTS.
 THE WORK DEPICTED HEREIN WILL NOT YIELD ADDITIONAL IMPERVIOUS COVERAGE
 OCCUPANCY CLASSIFICATION: R3
 CONSTRUCTION TYPE: V
 THE FOLLOWING LOADINGS WERE USED:
 WIND LOAD: 180 MPH (ASCE 7-10) EXPOSURE D
 FLOOR LIVE LOAD: 40 PSF

INDEX OF DRAWINGS

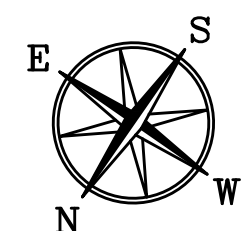
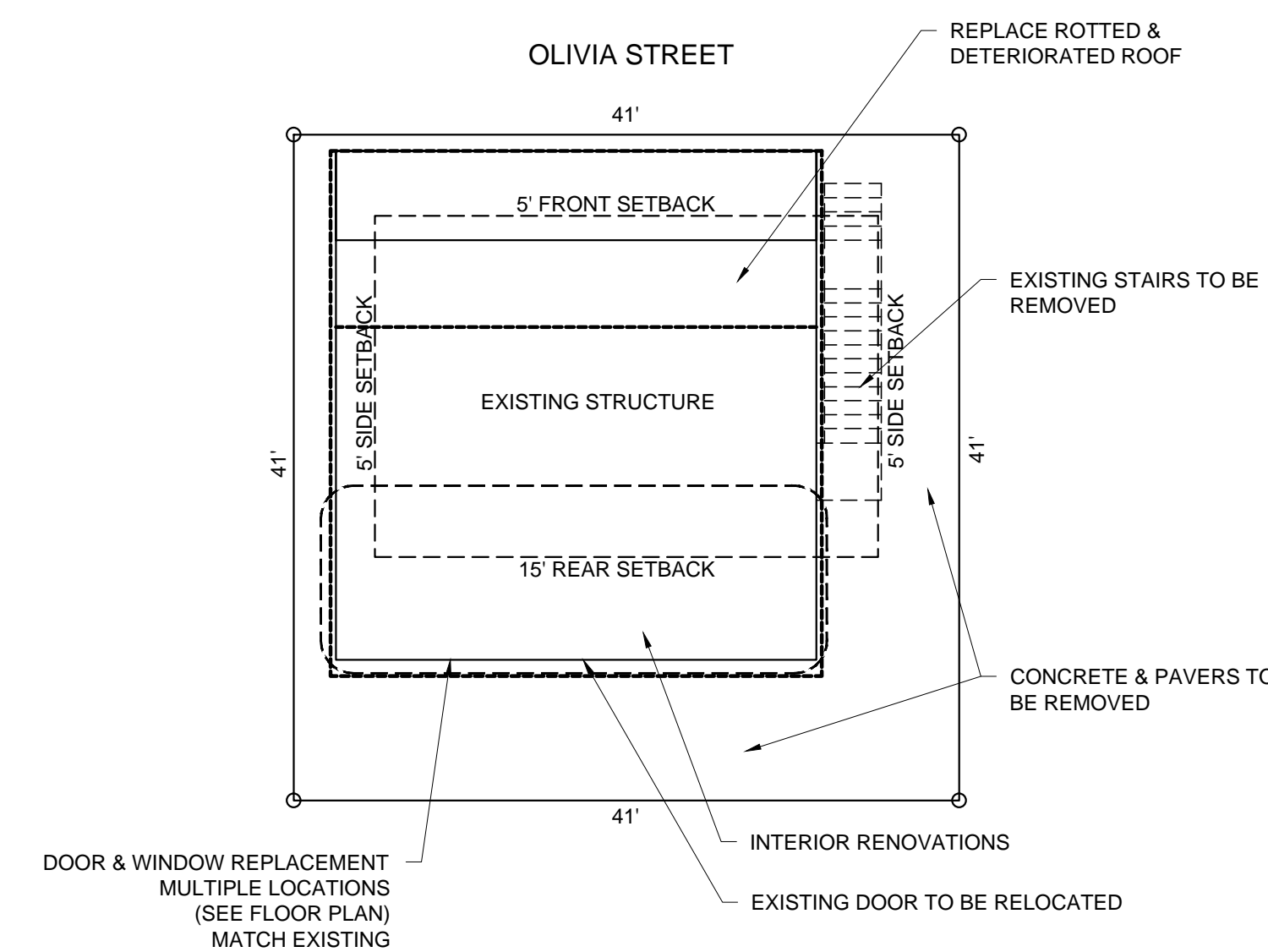
T-1 - SITE DATA
 D-1 - EXISTING FLOOR PLAN / DEMOLITION PLAN
 A-1 - PROPOSED FLOOR PLAN
 A-2 - EXISTING ELEVATIONS
 A-3 - PROPOSED ELEVATIONS

GENERAL NOTES

- THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK. PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2010 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BE SUBMITTED TO THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2010 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

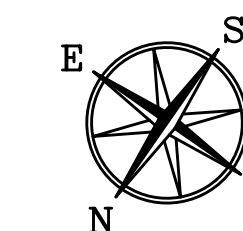
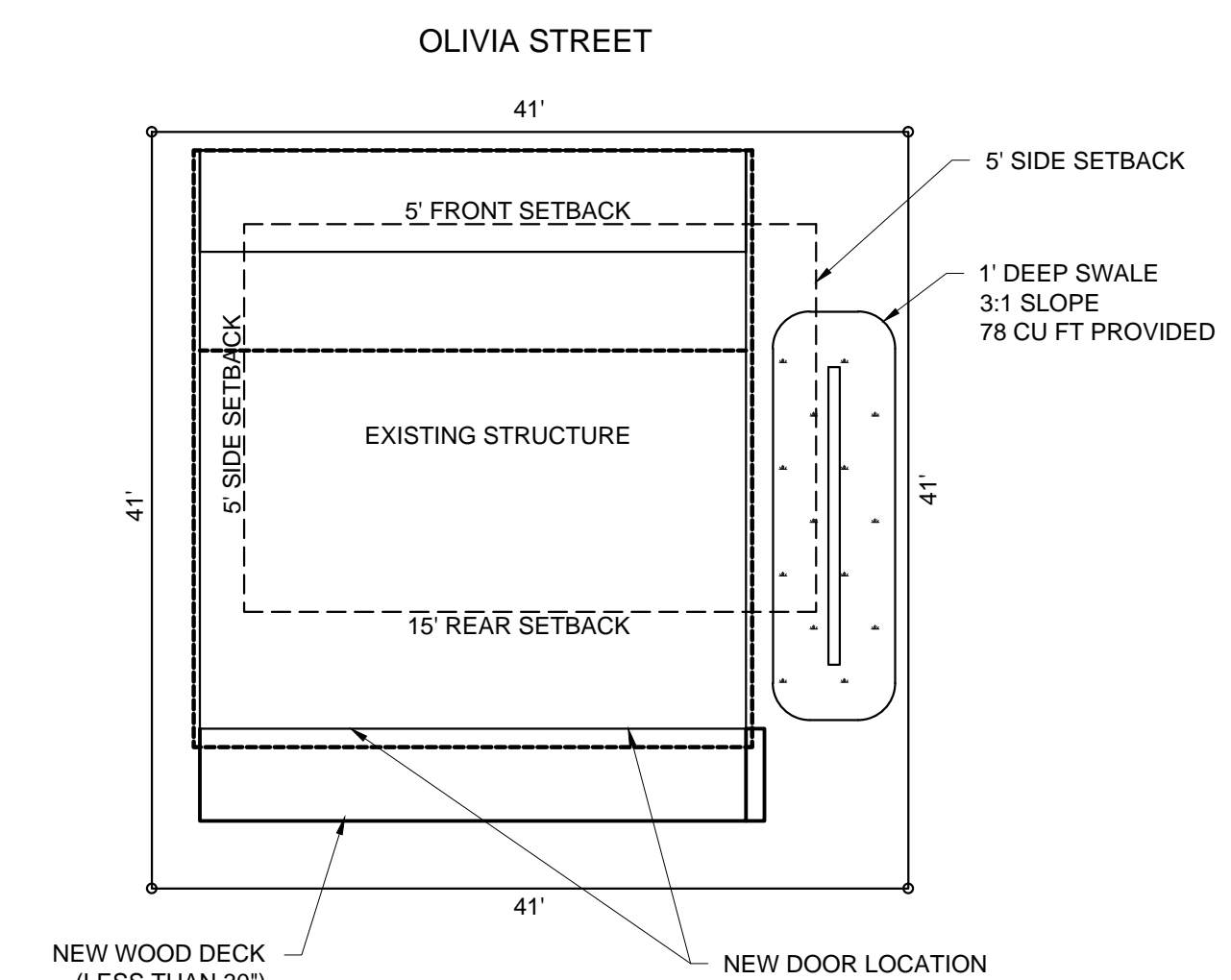
SITE DATA TABLE				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HNC-1	HNC-1	HNC-1	NO CHANGE
LOT SIZE	1681 SF	1681 SF	1681 SF	
BUILDING AREA	997 SF	840.5 SF	980 SF	NO CHANGE
BUILDING COVERAGE %	59.3%	50%	58.3%	NO CHANGE
IMPERVIOUS COVERAGE	1,093 SF	1,008.6 SF	980 SF	REDUCED / COMPLIES
IMPERVIOUS COVERAGE %	65%	60%	58.3%	REDUCED / COMPLIES
OPEN SPACE	101 SF	588.4 SF	579 SF	REDUCED / COMPLIES
OPEN SPACE RATIO (%)	6%	35%	34.4%	REDUCED / COMPLIES
BUILDING HEIGHT	<35'-0"	35'-0"	<35'-0"	NO CHANGE
FRONT SETBACK	1'-0"	5'-0"	1'-0"	NO CHANGE
SIDE SETBACK	2'-3"	5'-0"	2'-3"	NO CHANGE
STREET SIDE SETBACK	N/A	7'-6"	N/A	NO CHANGE
REAR SETBACK	7'-8"	15'-0"	7'-8"	NO CHANGE

Water Quality Calculations - 25yr/72hr Design Storm			
<i>Water Quality</i>			
Project Area	0.039	ac	1,681
Surface Water	0.000	ac	0
Roof Area	0.022	ac	980
Pavement/Walkways	0.000	ac	0
Pervious area	0.016	ac	701
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.000	ac	0
% Impervious	0%		
A) One inch of runoff from project area	0.039	ac-in	
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	0.000	ac-in	
<i>Comparison of Water Quality Methods</i>			
	0.039	>	0.000
	ac-in		ac-in
Total Volume Required	0.039	ac-in	140
50% Credit for Dry Retention	0.019	ac-in	70
Total Provided	0.021	ac-in	78



EXISTING SITE PLAN

SCALE: 1"=10'-0"



PROPOSED SITE PLAN

SCALE: 1"=10'-0"

REVISIONS:

NO.	DATE	DESCRIPTION
1	MARCH 2015	ORIGINAL
2		
3		
4		
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6		

RENOVATIONS

ROBERT CERKLESKI

525 OLIVIA STREET

KEY WEST, FL 33040

JOB NO.	151022
DRAWN	EPM
DESIGNED	AEP
CHECKED	AEP
QC SHEET	

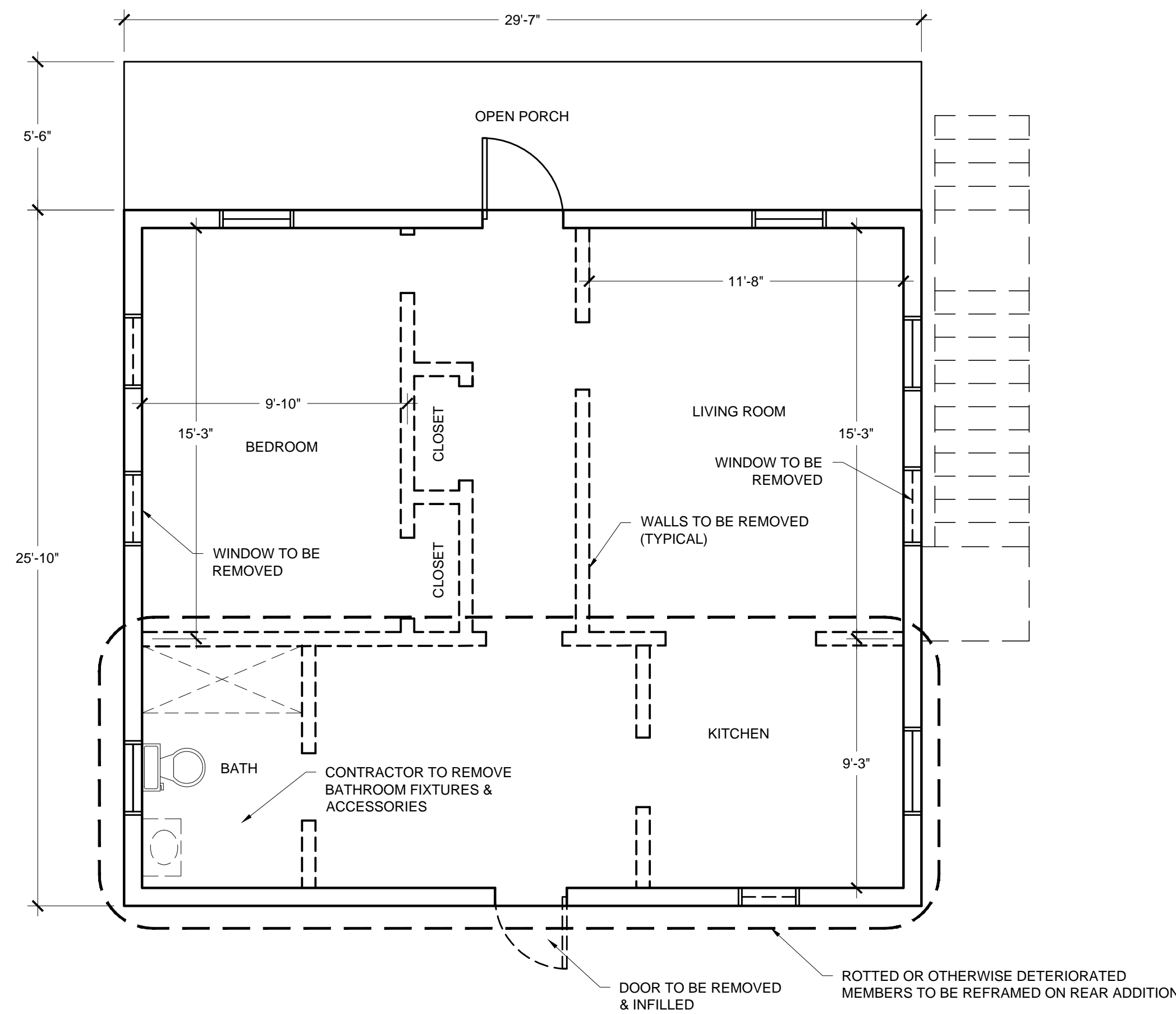
T-1

PAUL R. SEMMES, PE
 Florida P.E. NO. 44137
 September 10, 2015

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
PEREZ ENGINEERING
 & DEVELOPMENT, INC.
 CERTIFICATE OF AUTHORIZATION NO. 9879
 KEY WEST OFFICE
 1010 EAST KENNEDY DRIVE, SUITE 201
 KEY WEST, FLORIDA 33040
 TEL: (305) 259-9440 FAX: (305) 259-60243

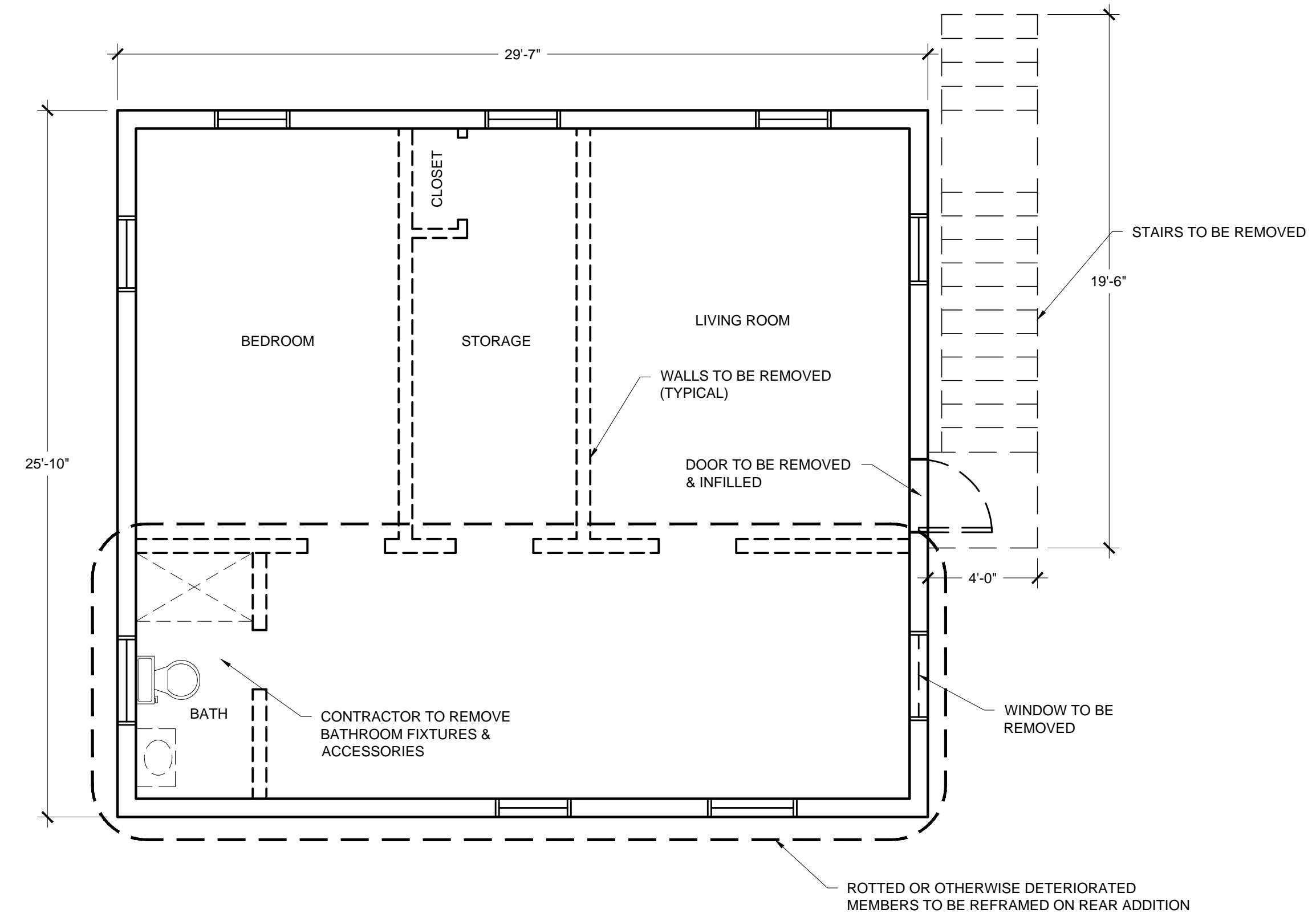
DEMOLITION NOTES

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



FIRST FLOOR DEMOLITION PLAN

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



SECOND FLOOR DEMOLITION PLAN

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

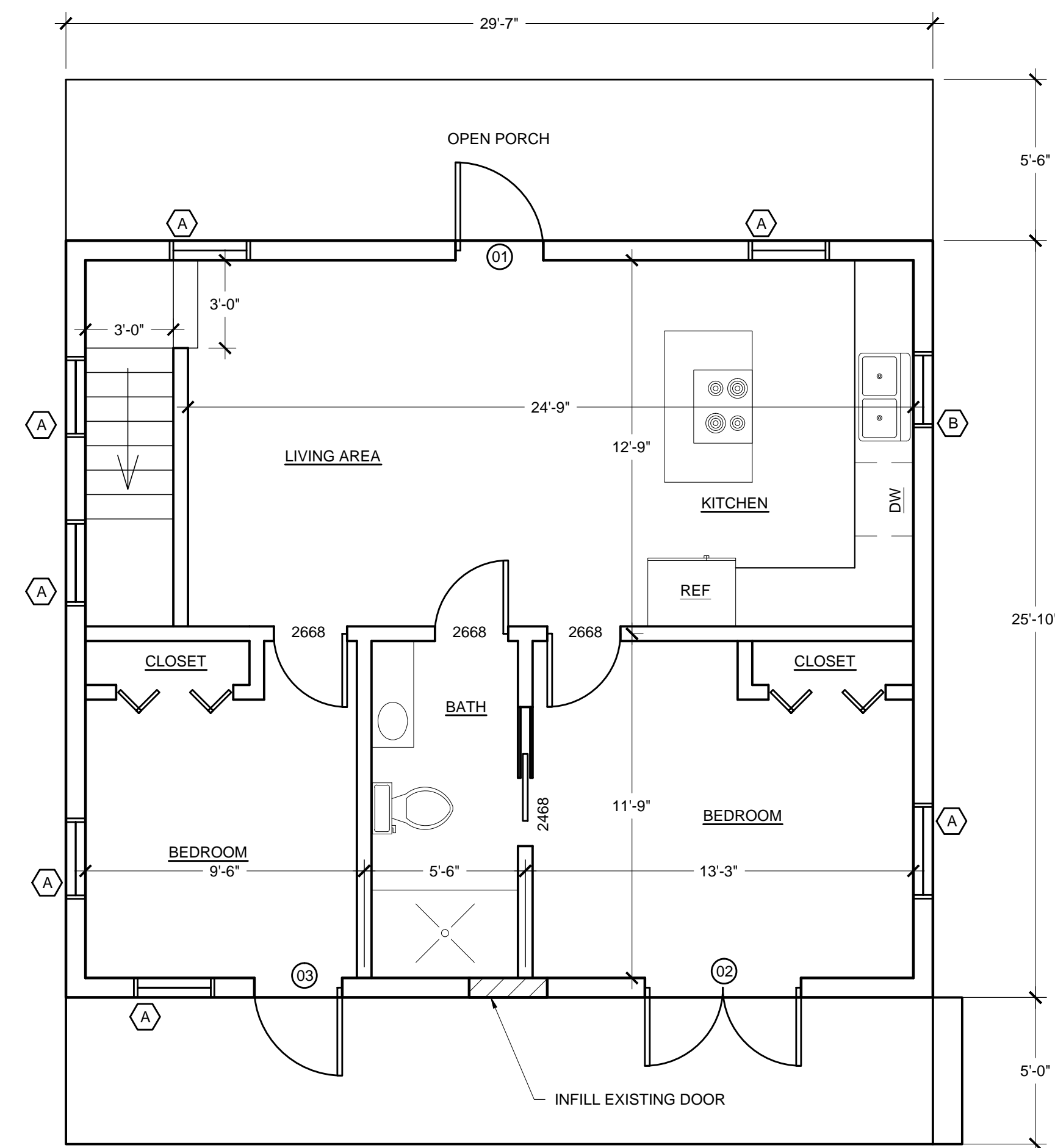
PAUL R. SEMMES, PE
Florida P.E. NO. 44137
September 10, 2015

REVISIONS:	ORIGINAL: MARCH 2015
1	
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RENOVATIONS

ROBERT CERKLESKI
525 OLIVIA STREET
KEY WEST, FL 33040

JOB NO.	151022
DRAWN	EPM
DESIGNED	AEP
CHECKED	AEP
QC	
SHEET	D-1

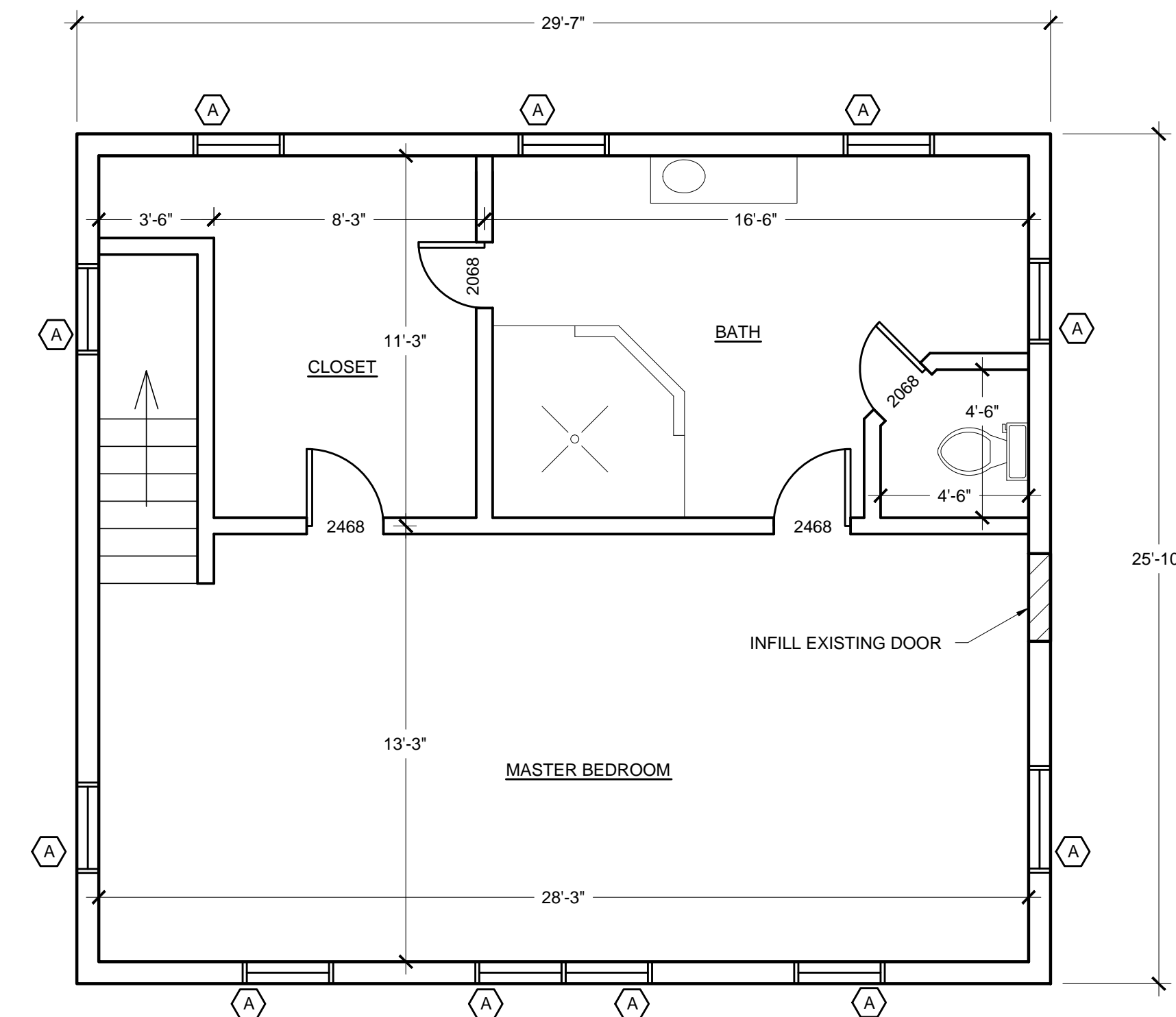


PROPOSED FIRST FLOOR PLAN

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

DOOR SCHEDULE						
MARK	NOMINAL SIZE (W x H)	TYPE	WINDLOAD REQUIREMENTS (ASCE 7-10) Vult	WINDLOAD REQUIREMENTS (ASCE 7-10) Vassd	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
01	3'-0"x6'-8"	SWING	-XX.X / +XX.X	-XX.X / +XX.X	JELD-WEN 160 WOODEN 6 PANEL DOOR	-XX.X / +XX.X (FL # XX.XXXX)
02	(2) 2'-8"x6'-8"	SWING	-XX.X / +XX.X	-XX.X / +XX.X	MARVIN OUTSWING ULTIMATE	-XX.X / +XX.X (FL # XX.XXXX)
03	3'-0"x6'-8"	SWING	-XX.X / +XX.X	-XX.X / +XX.X	MARVIN OUTSWING ULTIMATE	-XX.X / +XX.X (FL # XX.XXXX)

WINDOW SCHEDULE						
MARK	NOMINAL SIZE (W x H)	TYPE	WINDLOAD REQUIREMENTS (ASCE 7-10) Vult	WINDLOAD REQUIREMENTS (ASCE 7-10) Vassd	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
A	2'-4"x4'-0"	SINGLE HUNG	-XX.X / +XX.X	-XX.X / +XX.X	MARVIN 6 OVER 6 WOODEN WINDOW	-XX.X / +XX.X (FL # XX.XXXX)
B	2'-4"x2'-0"	SINGLE HUNG	-XX.X / +XX.X	-XX.X / +XX.X	MARVIN 3 OVER 3 WOODEN WINDOW	-XX.X / +XX.X (FL # XX.XXXX)



PROPOSED SECOND FLOOR PLAN

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

REVISIONS:	DATE	DESCRIPTION
1	MARCH 2015	ORIGINAL
2		
3		
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6		

RENOVATIONS
 FLOOR PLANS

ROBERT CERKLESKI
 525 OLIVIA STREET
 KEY WEST, FL 33040

JOB NO.	151022
DRAWN	EPM
DESIGNED	AEP
CHECKED	AEP
QC	
SHEET	A-1



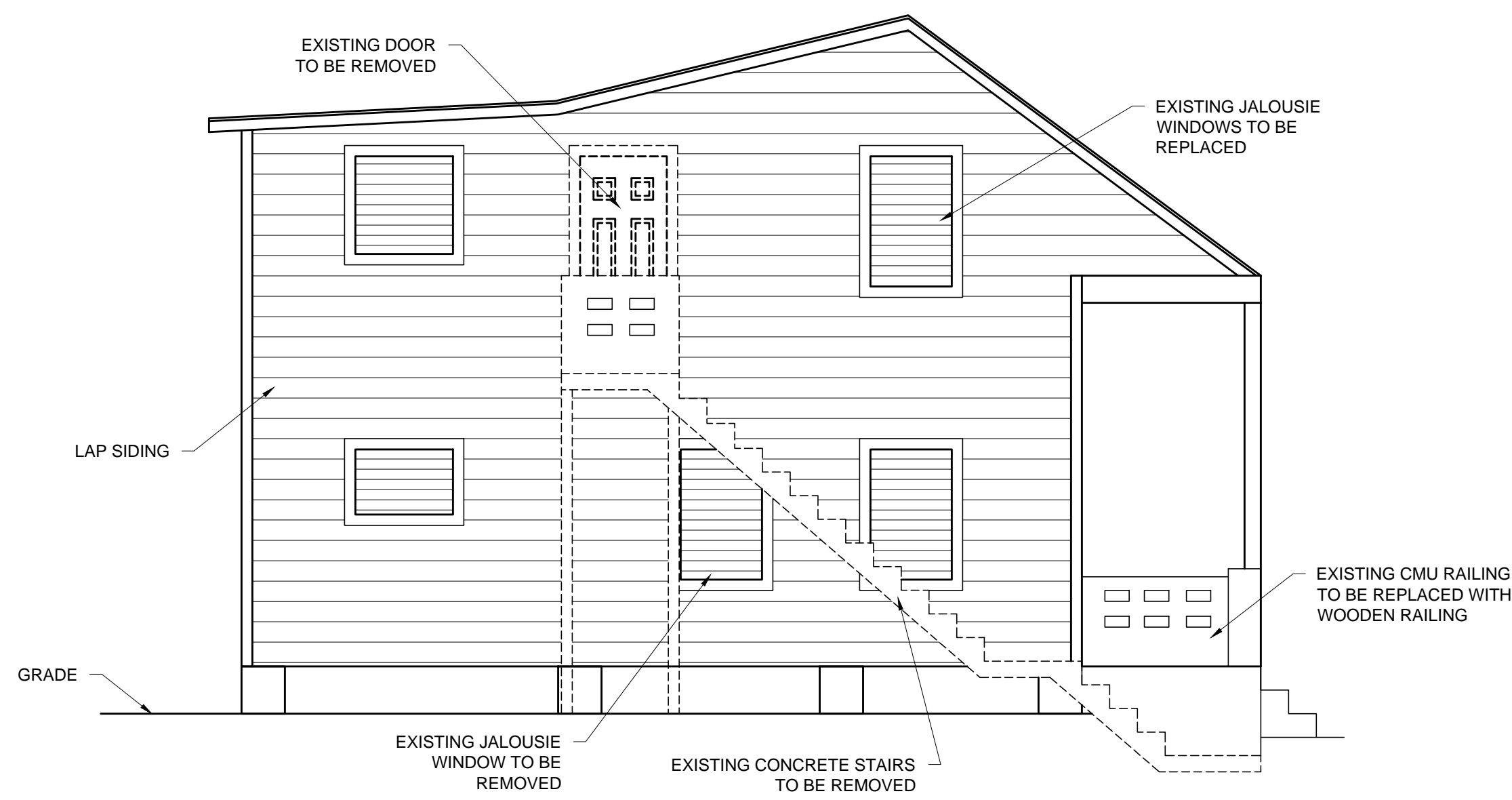
EXISTING SOUTHEAST ELEVATION

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



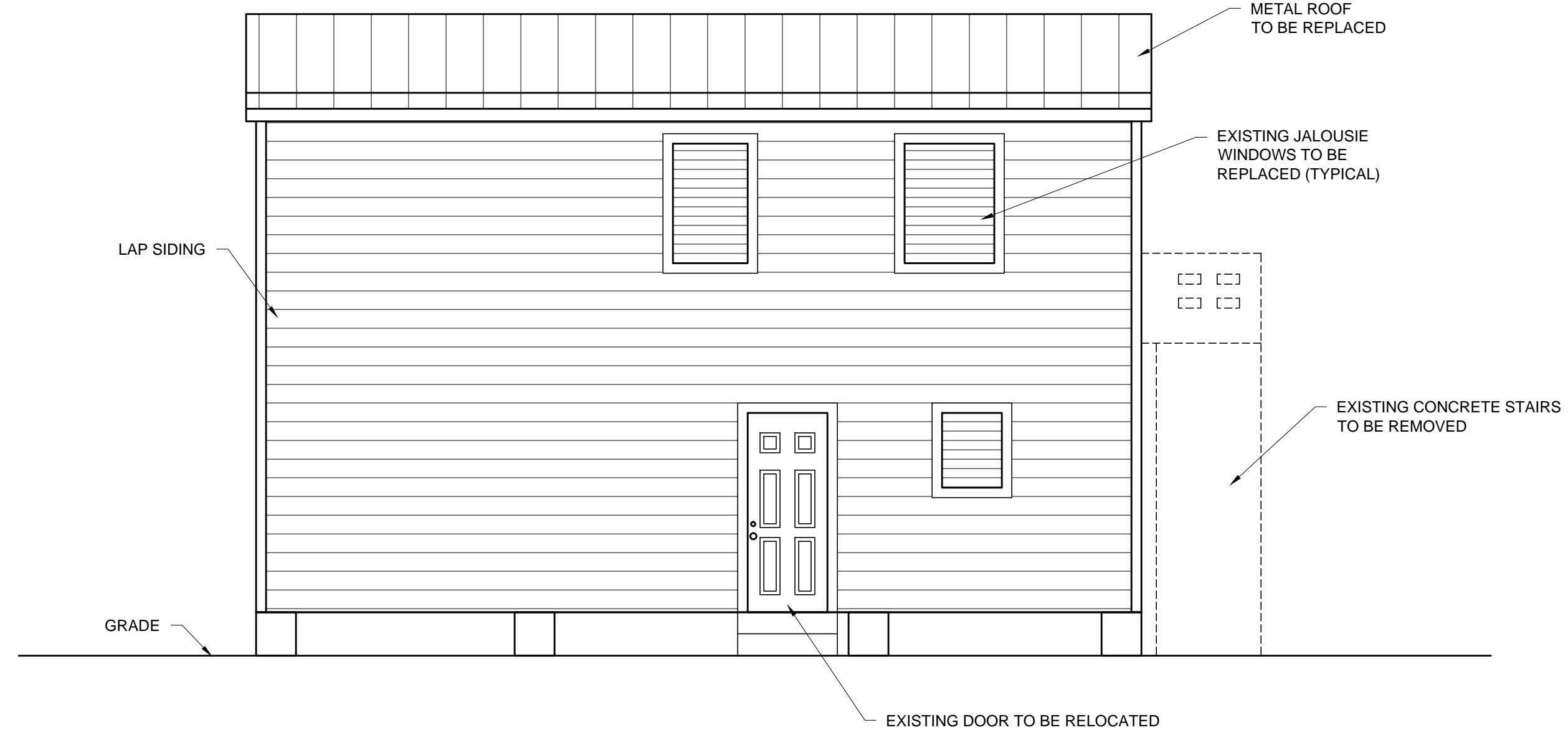
EXISTING NORTHEAST ELEVATION

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



EXISTING SOUTHWEST ELEVATION

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



EXISTING NORTHWEST ELEVATION

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

ORIGINAL:	MARCH 2015
REVISIONS:	
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RENOVATIONS	
EXISTING ELEVATIONS	

ROBERT CERKLESKI	525 OLIVIA STREET	KEY WEST, FL 33040
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JOB NO.	151022
DRAWN	EPM
DESIGNED	AEP
CHECKED	AEP
QC	
SHEET	A-2



PROPOSED SOUTHEAST ELEVATION

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



PROPOSED NORTHEAST ELEVATION

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



PROPOSED SOUTHWEST ELEVATION

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



PROPOSED NORTHWEST ELEVATION

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

REVISIONS:	ORIGINAL: MARCH 2015
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RENOVATIONS	

ROBERT CERKLESKI	525 OLIVIA STREET	KEY WEST, FL 33040
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JOB NO.	151022
DRAWN	EPM
DESIGNED	AEP
CHECKED	AEP
QC	
SHEET	



704
Oak Door, Chappo Finish, All-Panel Door



110
Genuine Mahogany Door, Cherry Finish, Optional Radius Top, All-Panel Door



160
Oak Door, Chappo Finish, All-Panel Door



461
Genuine Mahogany Door, Dark Cherry Finish, Clear IG Glass



403
Oak Door, Cherry Finish, All-Panel Door, Optional Carving on One Side



405
Genuine Mahogany Door, Chappo Finish, A Glass, Brass Caming

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

Part 1 General

1.1 Section Includes

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

1.2 Related Sections

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

1.3 References

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

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

1.4 System Description

A. Design and Performance Requirements:

Rectangular Inswing French Doors:

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

Rectangular Outswing French Doors:

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

1.5 Submittals

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

1.6 Quality Assurance

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

1.7 Delivery

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

1.8 Storage and Handling

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

1.9 Warranty

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

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

Part 2 Products

2.1 Manufactured Units

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

2.2 Frame Description

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

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

2.3 Panel Description

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

2.4 Glazing

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

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

2.5 Finish

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

2.6 Hardware

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

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

2.7 Weather Strip

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

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

2.8 Jamb Extension

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

2.9 Insect Screen (Inswing Only)

- A. Standard/Ultimate Sliding Screen
 - 1. Extruded aluminum sliding frame, top hung roller assembly with stainless steel ball bearings in nylon wheels, top rollers adjustable up to ¼" (6mm). Frame to have edge mounted wool pile bug strip.
 - 2. Sliding screen for XO, OX, OOX, XOO, OXXO operation
 - 3. Standard Sliding Screen available in Bahama Brown, Bronze, Evergreen, Pebble Gray, or White
 - 4. Ultimate Sliding Screen comes with a roller bar and profile replicates the look of a traditional wood screen. Screen will match exterior aluminum clad color.
 - 5. Screen mesh: Charcoal fiberglass, Charcoal Aluminum Wire, Black Aluminum Wire, Bright Aluminum Wire, Bright Bronze Wire
- B. Standard/Ultimate Swinging Screen (Rectangular Inswing Unit Only)
 - 1. Extruded aluminum swinging frame. Standard swinging screen available in Bahama Brown, Bronze, Evergreen, Pebble Gray, or White.
 - 2. Ultimate swinging screen with screen and glass insert
 - 3. Aluminum clad colors: Stone White, Bahama Brown, Bronze, Pebble Gray, Evergreen, Sierra White, Coconut Cream, French Vanilla, Cashmere, Desert Beige, Cumulus Gray, Cadet Gary, Ebony, Arctic White, Cascade Blue, Hampton Sage, Wineberry, Bright Silver (pearlescent), or Copper (pearlescent)

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

C. Combination Storm/Screen Door (Inswing only)

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

2.10 Removable Interior Grilles

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

2.11 Simulated Divided Lites (SDL)

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

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

2.12 Grilles-Between-the-Glass (GBG)

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

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

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

2.14 Raised or Flat Panels

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

2.15 Interior Shades

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

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

B. Surround Frame

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

C. Cellular Shade

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

2.16 Accessories and Trim

A. Installation and Hardware Accessories:

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

B. Exterior Wood Moulding:

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

C. Cedar Dress:

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

Part 3 Execution

3.1 Examination

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

3.2 Installation

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

3.3 Cleaning

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

3.4 Protecting Installed Construction

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

End of Section

Section 08 52 00
Wood Ultimate Double Hung Collection

Part 1 General

1.1 Section Includes

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

1.2 Related Sections

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

1.3 References

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

1.4 System Description

A. Design and Performance Requirements:

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

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

1.5 Submittals

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

1.6 Quality Assurance

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

1.7 Delivery

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

1.8 Storage and Handling

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

1.9 Warranty

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

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

Part 2 Products

2.1 Manufactured Units

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

2.2 Frame Description

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

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

2.3 Sash Description

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

2.4 Glazing

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

2.5 Finish

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

2.6 Hardware

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

2.7 Weather Strip

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

2.8 Jamb Extension

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

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

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

2.10 Insect Screen

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

2.11 Wood Combination Storm Sash and Screen

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

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

2.12 Interior Shade

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

2.13 Removable Interior Grilles

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

2. Finish: Match interior sash finish

2.14 Simulated Divided Lites (SDL)

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

2.15 Grilles-Between-the-Glass (GBG)

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

2.16 Authentic Divided Lites (ADL)

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

2.17 Accessories and Trim

- A. Installation Accessories:

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

Part 3 Execution

3.1 Examination

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

3.2 Installation

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

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

3.3 Cleaning

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

3.4 Protecting Installed Construction

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

End of Section

NOTICING

Public Meeting Notice

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

RENOVATIONS AND NEW ROOF CONFIGURATION TO EYEBROW HOUSE. NEW DECK. PARTIAL DEMOLITION OF MAIN ROOF OF HISTORIC EYEBROW HOUSE AND OF REAR ROOF OF HISTORIC ADDITION. DEMOLITION OF EXTERIOR STAIRCASE.

FOR- #525 OLIVIA STREET

Applicant – Perez Engineering & Development

Application #H15-01-1359

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

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

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

PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1017167 Parcel ID: 00016760-000000

Ownership Details

Mailing Address:
CERKLESKI ROBERT F
38 KEY HAVEN RD
KEY WEST, FL 33040-6220

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 525 OLIVIA ST KEY WEST
Legal Description: KW PT LOT 3 SQR 5 TR 4 OR244-297/98 OR257-166/67 OR393-229/30 OR576-21 OR824-1198/1199 OR2727-879/80

[Click Map Image to open interactive viewer](#)





Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	41	41	1,681.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1798
Year Built: 1928

Building 1 Details

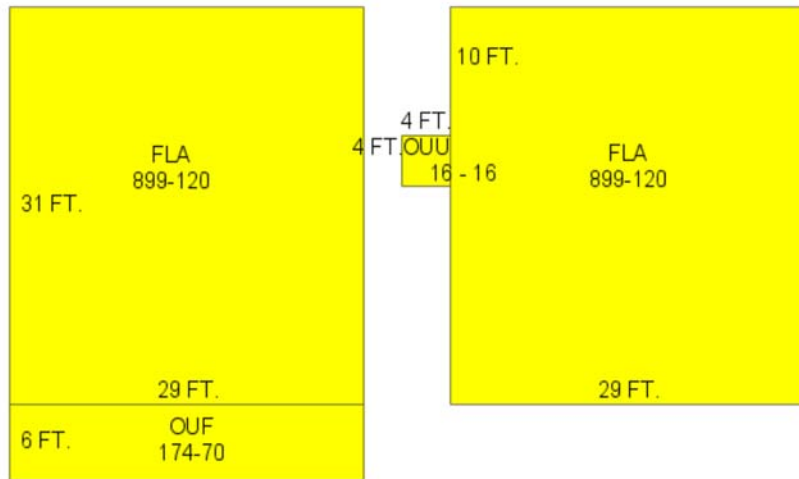
Building Type R2	Condition A	Quality Grade 550
Effective Age 41	Perimeter 240	Depreciation % 40
Year Built 1928	Special Arch 0	Grnd Floor Area 1,798
Functional Obs 0	Economic Obs 0	

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type GABLE/HIP	Roof Cover MIN/PAINT CONC	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	<u>OUU</u>		1	1982				16
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1982	N N	0.00	0.00	899
2	<u>OUF</u>	12:ABOVE AVERAGE WOOD	1	1982	N N	0.00	0.00	174
3	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1982	N N	0.00	0.00	899

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	RW2:RETAINING WALL	58 SF	0	0	1944	1945	2	50
2	FN2:FENCES	60 SF	0	0	1959	1960	2	30

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	155,927	296	204,943	361,166	297,820	0	361,166
2014	157,541	270	130,868	288,679	270,746	0	288,679

2013	157,541	270	121,738	279,549	246,133	0	279,549
2012	157,541	270	65,947	223,758	223,758	0	223,758
2011	157,541	270	91,311	249,122	247,738	0	249,122
2010	160,020	270	64,927	225,217	225,217	0	225,217
2009	175,846	270	192,180	368,296	361,053	0	368,296
2008	159,860	270	168,100	328,230	328,230	0	328,230
2007	211,170	270	277,365	488,805	488,805	0	488,805
2006	359,697	270	159,695	465,707	465,707	0	465,707
2005	226,766	270	142,885	369,921	369,921	0	369,921
2004	151,504	270	117,670	269,444	269,444	0	269,444
2003	196,955	270	36,982	234,207	234,207	0	234,207
2002	185,935	270	36,982	223,187	223,187	0	223,187
2001	164,821	270	36,982	202,073	202,073	0	202,073
2000	164,821	186	28,577	193,585	193,585	0	193,585
1999	110,335	139	28,577	139,050	139,050	0	139,050
1998	121,077	146	28,577	149,801	149,801	0	149,801
1997	121,077	146	25,215	146,439	146,439	0	146,439
1996	74,649	95	25,215	99,958	99,958	0	99,958
1995	74,649	95	25,215	99,958	99,958	0	99,958
1994	66,759	85	25,215	92,059	92,059	0	92,059
1993	66,759	0	25,215	91,974	91,974	0	91,974
1992	81,446	0	25,215	106,661	106,661	0	106,661
1991	81,446	0	25,215	106,661	106,661	0	106,661
1990	95,367	0	21,433	116,800	116,800	0	116,800
1989	95,787	0	21,013	116,800	116,800	0	116,800
1988	58,642	0	18,071	76,713	76,713	0	76,713
1987	57,873	0	12,608	70,481	70,481	0	70,481
1986	58,193	0	12,103	70,296	70,296	0	70,296
1985	56,320	0	12,103	68,423	68,423	0	68,423
1984	52,437	0	12,103	64,540	64,540	0	64,540
1983	52,437	0	5,799	58,236	58,236	0	58,236
1982	24,208	0	5,413	29,621	29,621	0	29,621

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/2/2015	2727 / 879	375,000	WD	37
1/1/1981	824 / 1198	40,000	WD	Q
2/1/1974	576 / 21	9,000	00	Q

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Monroe County Property Appraiser
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