



PLANNING SERVICES

*Gateway Review Board*

CHAIRMAN AND MEMBERS OF THE GATEWAY REVIEW BOARD

There will be a meeting of the City Gateway Review Board on **Tuesday, May 14, 2019**, at **11:00 a.m. in the Mason Conference Room, Mezzanine Level, City Hall, 222 West Main Street.**

AGENDA:

1. Call to Order
2. Approval of the December 11, 2018, Meeting Minutes
3. 99 BLK South 9th Avenue: Consider *Conceptual* Approval of a multi-story hotel within the 99 BLK of South 9th Avenue
4. Open Forum

Sincerely,

A handwritten signature in blue ink, appearing to read "Leslie Statler".

Leslie Statler  
Planner

PLANNING SERVICES

***Gateway Review Board***

**MINUTES OF THE GATEWAY REVIEW BOARD**

**December 11, 2018**

**MEMBERS PRESENT:** Robert Montgomery, Bob Wilson, Brett Janson, Sergio Hernandez, Elizabeth Fleischhauer, Michael Wolf, Eric Schmitz

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Leslie Statler, Planner, Amy Hargett, Planning Technician

**OTHERS PRESENT:** Andy Leach

**CALL TO ORDER / QUORUM PRESENT**

The meeting was called to order at 10:59 am by Chairman Montgomery with a quorum present.

**APPROVAL OF MINUTES**

**Item 2: The Chairman asked for approval of the July 10, 2018 meeting minutes. Mr. Wilson made the motion to approve, seconded by Mr. Hernandez and carried unanimously. Item 3: Mr. Wilson made a motion to approve the August 14, 2018 meeting minutes, seconded by Mr. Wolf, and it carried unanimously.**

**NEW BUSINESS**

**Item 4: 400 E. Chase Street – Aesthetic Review for Exterior Modifications - Aesthetic Review for Attached Wall Signage**

Andy Leach is requesting aesthetic approval for exterior modifications to the west side of the existing building to accommodate a drive-thru window. The scope of the proposed modifications call for the removal of one of the windows and the installation of a small addition with a drive-thru window. The addition will be framed with columns to match the existing exterior details. The parking lot will also be reconfigured to accommodate the addition and traffic flow. All exterior finishes will match the existing building. In an effort to streamline the process, the attached wall signage is also under consideration with this application. In 2015, the Zoning Board granted additional signage for the building tenants. The amount of signage complies with the Variance; only the aesthetics of the signage are under consideration at this time.

Chairman Montgomery asked if staff had any issues with the proposal, and Ms. Statler said there were none. The applicant had been through development review where the project was discussed in whole, and parking and signage were not an issue. She explained they worked with Mr. Leach in regard to the signage variance approved several years ago, and they were not asking for more than was allowed previously.

EVERYTHING THAT'S GREAT ABOUT FLORIDA IS BETTER IN PENSACOLA.

Mr. Leach addressed the Board and stated the drive-thru would be located on the west side of the building, and everything would be uniform with what already exists. The signage would face the Convention Center and Chase Street. He explained the outdoor section might be used for wine tasting in the future. Ms. Fleischhauer asked if there was a complete site plan, and Mr. Leach stated there was, but he had not included it in this package. He advised they would be eliminating 11 parking spaces to accommodate the drive-thru. Mr. Janson suggested looking into providing some green space. It was confirmed the business was strictly retail, and Ms. Statler stated the loss of 11 parking spaces was not an issue.

Ms. Fleischhauer asked if there was a reason the drive-thru was not located on the side of the building. Mr. Leach explained the back side contained a large drainage ditch, and there was no way to bring a drive up to it, and they would be invading the other spaces across the front which are rented. Mr. Hernandez confirmed all the businesses face Chase Street.

**Mr. Hernandez made a motion to approve as submitted for the driveway and signage, seconded by Mr. Schmitz. The vote carried 6 to 1 with Ms. Fleischhauer dissenting.** Ms. Fleischhauer did not think having the drive-thru straight on 9th Avenue was effective, although there was no other place for them to place it; she felt it would kill that street façade, and it was a lot of hardscape on a primary elevation. Mr. Janson stated without having the use for the sidewalk now, they could incorporate a lot of green space, and Mr. Hernandez suggested more mature landscaping. For clarification, Ms. Statler explained the Board could not request but could suggest.

**Item 5:**

**OPEN FORUM** – Mr. Hernandez asked about an inventory of empty or buildable lots. Ms. Statler stated she would get with Paul Kelly to provide this information. She also stated she would follow up with Code Enforcement on the East Gregory project. Mr. Wilson asked what authority the Board had to set parameters in a case like this one, stating the sign should be removed within a certain timeframe. Ms. Statler confirmed the Board would not have this authority since typically boards cannot set timeframes. She pointed out it was deemed noncompliant when the Board did not grant the variance, so the ordinance would have covered the remedy of the noncompliance, and there were timeframes set out in Code Enforcement. Mr. Wilson asked if the Board could have an understanding what that timeframe was so it would know when the sign might be corrected. Ms. Statler stated she would look into the matter and inform the Board. She did state she always informed Code Enforcement when a decision was made by the Board.

The Board considered inviting Mayor Robinson to a Board meeting to get to know him better and understand his viewpoints. They also considered inviting Jonathan Bilby, Building Official, to a Board meeting to get acquainted.

There being no further business, **Mr. Hernandez made a motion to adjourn, seconded by Mr. Wilson, and it carried unanimously** with the meeting being adjourned at 11:19 am.

Respectfully Submitted,



Leslie Statler  
City Planner  
Secretary to the Board

PLANNING SERVICES

MEMORANDUM

TO: Gateway Review Board Members  
FROM: Leslie Statler, Planner   
DATE: May 6, 2019  
SUBJECT: 99 BLK South 9th Ave – New Multi-Story Hotel

**BACKGROUND**

Philip Partington, SMP architecture, is requesting *conceptual* approval for a multi-story hotel located within the 99 BLK of South 9th Avenue. This project was previously granted conceptual approval in March 2018 and final approval in July 2018 after contextual detailing representative of Pensacola was added to the exterior. Per the application, the project has been revised due to soil composition. The building has been relocated to the interior of the lot with the surface parking area now on the southern half of the lot, adjacent to 3 roadways. With the proposed reorientation, the entrance along North 9th Avenue aligns with Aragon Street. The façade has changed from a predominately brick exterior with stucco accents to a predominately stucco exterior with a brick along the first floor. Since the application is conceptual, it does not include color specifications, material specifications/details, or a landscape plan. The screening required for the parking lot has also not been addressed within the submittal.

All relevant documentation is included for your review.



**Gateway Review Board Application  
Full Board Review**

Application Date: 4/23/19  
~~6/23/19~~

**Project Address:** The corner of 9th AV and Colfax Street  
**Applicant:** Philip Partington , A.I.A.  
**Applicant's Address:** SMP Architecture, 40 S. Palafox Street, Pensacola, FL.  
**Email:** Philip@smp-arch.com **Phone:** 850-432-7772  
**Property Owner:** Peachtree Hotel Group  
*(If different from Applicant)*

Application is hereby made for the project as described herein:

- Residential – \$50.00 hearing fee
- Commercial – \$250.00 hearing fee

*\* An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include eleven (11) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

**Project specifics/description:**

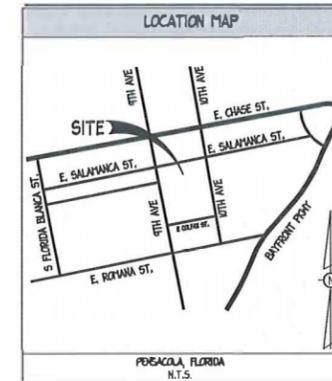
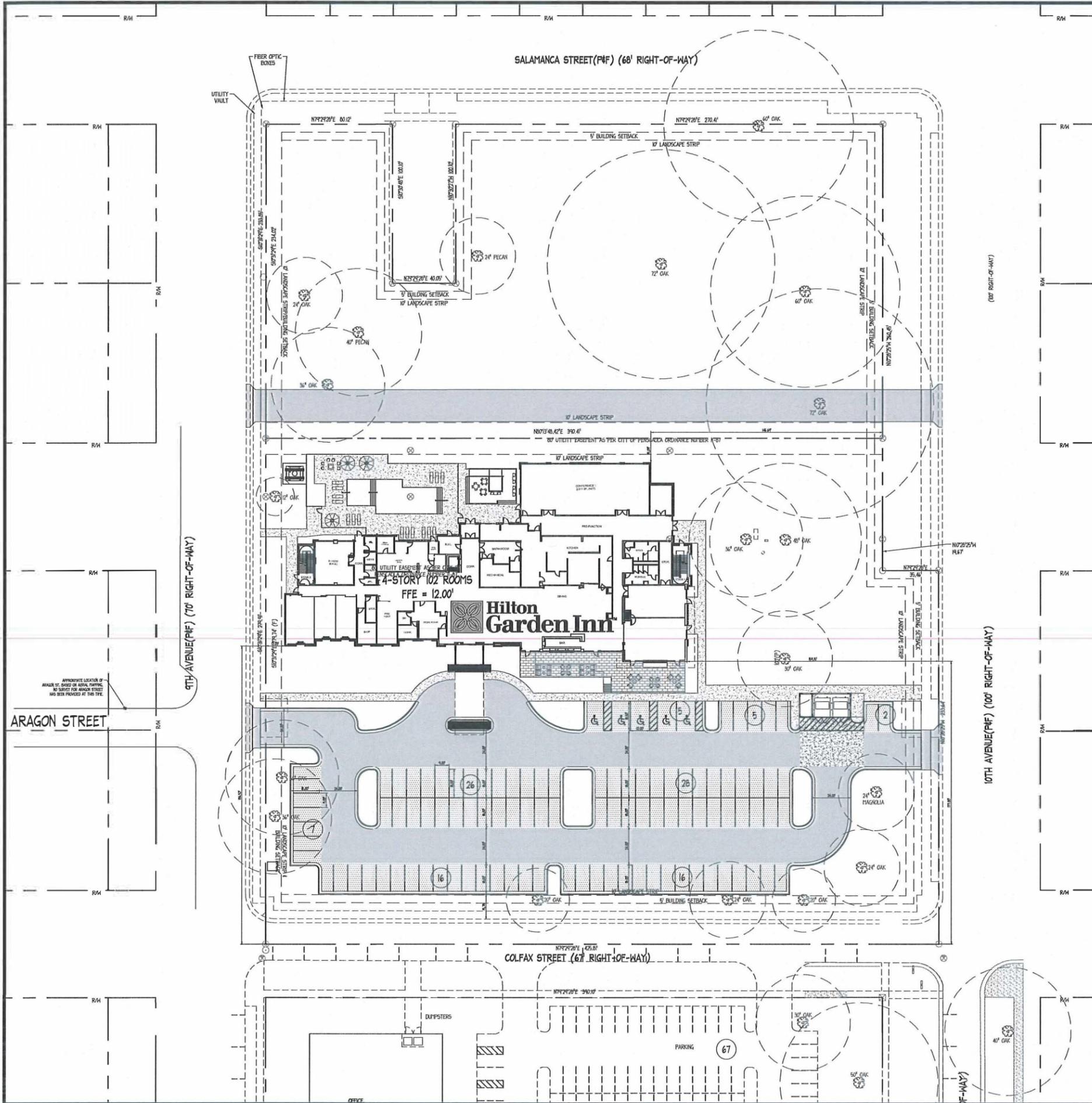
The project is a new 102 room Hilton Garden Inn that has previously been reviewed by the board.  
Due to subsoil conditions the building has been relocated to the north. The entrance to the site  
now aligns with Argon Street. The main Entrance to the building now faces South. In addition  
the elevations have been revised as indicated on the attached sheets.

*I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Gateway Review Board meeting.*

*RP*  
Applicant Signature

4/23/19  
Date





**SITE INFORMATION**

JURISDICTION: PENSAOLA, FLORIDA  
 ESCAMPA COUNTY

ZONING: GATEWAY REDEVELOPMENT DISTRICT (GRD)

REQUIRED BUILDING SETBACKS  
 FRONT (NORTH): 5'  
 SIDE (EAST): 5'  
 SIDE (WEST): 10'  
 REAR (SOUTH): 5'

REQUIRED PARKING  
 1 SPACE PER SLEEPING ROOM + 102 SPACES

PROPOSED PARKING  
 9' X 18' (REGULAR) = 100  
 12' X 18' (TICK) = 5  
 TOTAL = 105

DRIVE AISLE: 24'

SITE AREA CALCULATIONS  
 SITE: 14,700 AC.  
 PERVIOUS AREA: 1,180 AC.  
 IMPERVIOUS AREA: 1,180 AC.  
 DISTURBED AREA: 1,180 AC.

FLOOD HAZARD  
 NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER FURJL MAP NO. 12288BPC, DATED 09/29/2006.

EXISTING INFORMATION  
 PROVIDED BY PERRILL PARKER SHIM, INC., DATED 02/06/2008 (SEE SHEET 002.0 & 003.0).

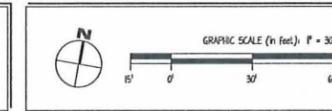
CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

24-HOUR CONTACT:  
 MICHAEL MCHALE  
 (404) 245-3568



ALL CURB AND GUTTER, SIDEWALK, AND HANDICAP RAMPS SHALL BE A MINIMUM OF 3,000 PSI CONCRETE AT 28 DAYS WITH FIBERMESH.



**ingenium**  
 ENTERPRISE  
 PLANNING & ENGINEERING  
 1400 N DALE MERRY HWY  
 SUITE 250  
 TAMPA, FL 33604  
 813.307.0004  
 WWW.INGENIUMTEAM.COM

HILTON GARDEN INN  
 EAST SALAMANCA STREET  
 PENSAOLA, FLORIDA



CLIENT:  
**PEACHTREE HOTEL GROUP**  
 ONE ALLIANCE CENTER, 3500  
 LENOX ROAD, SUITE 625  
 ATLANTA, GEORGIA 30326  
 PHONE: (404) 497-4111

REVISION HISTORY

NO.	DATE	DESCRIPTION
1	04/23/2014	ISSUE
2	04/23/2014	ISSUE
3	04/23/2014	ISSUE
4	04/23/2014	ISSUE
5	04/23/2014	ISSUE
6	04/23/2014	ISSUE
7	04/23/2014	ISSUE
8	04/23/2014	ISSUE
9	04/23/2014	ISSUE
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100	04/23/2014	ISSUE

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PROJ # 170071  
 ENG NAME 170071 CIV ENG  
 ISSUE DATE 04/23/2014  
 PROJ TITLE JP

PRELIMINARY SITE PLAN

COB.2  
 SHEET NUMBER

PRELIMINARY

Listen. Interpret. Translate.

CERTIFICATION:



9TH AVENUE  
Pensacola, Florida

ALL DRAWINGS AND WRITTEN MATERIAL  
HEREIN CONSTITUTE ORIGINAL AND UN-  
PUBLISHED WORK OF THE ARCHITECT  
AND MAY NOT BE DUPLICATED IN ANY  
PART WITHOUT THE WRITTEN CONSENT  
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REVISIONS:

DRAWN BY: RAP / DJG

CHECKED BY: PDP

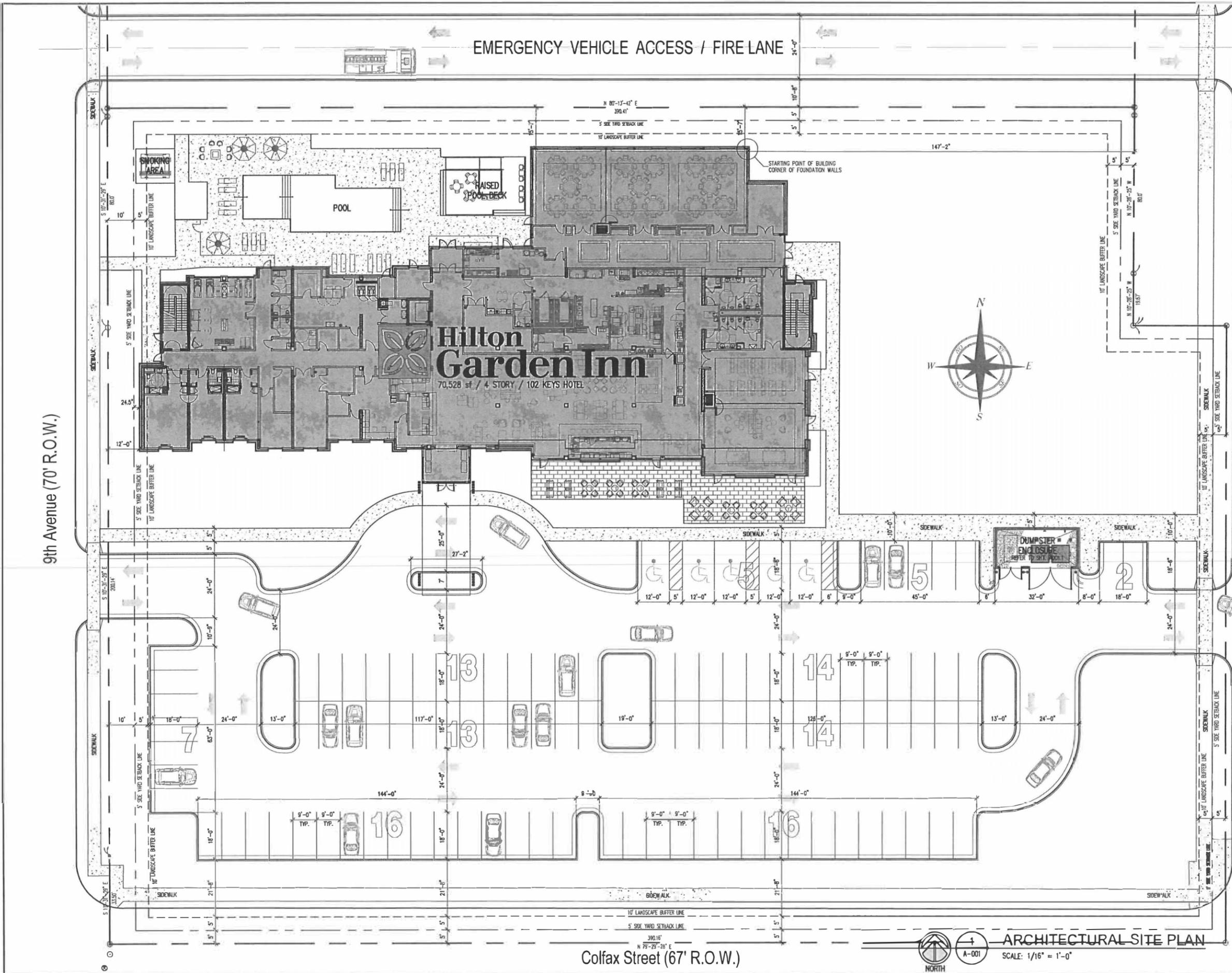
PROJECT NO. 1729

DATE: 4/23/19

SHEET TITLE:  
ARCHITECTURAL  
SITE PLAN

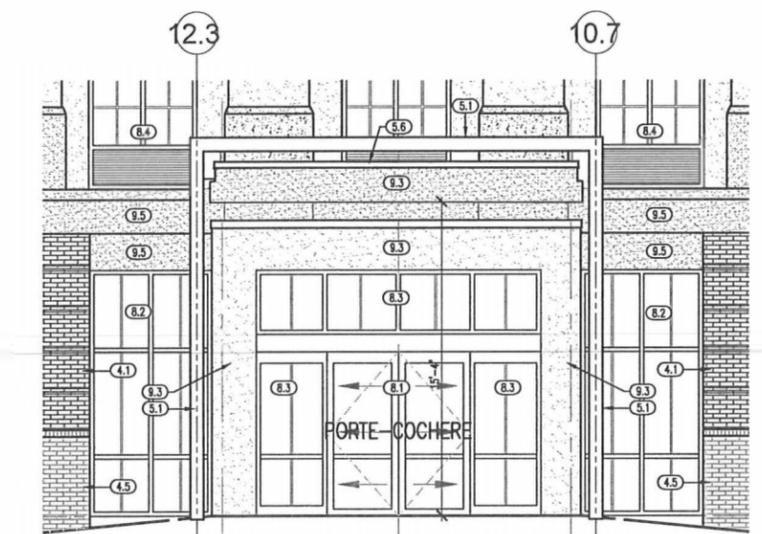
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**A-001**

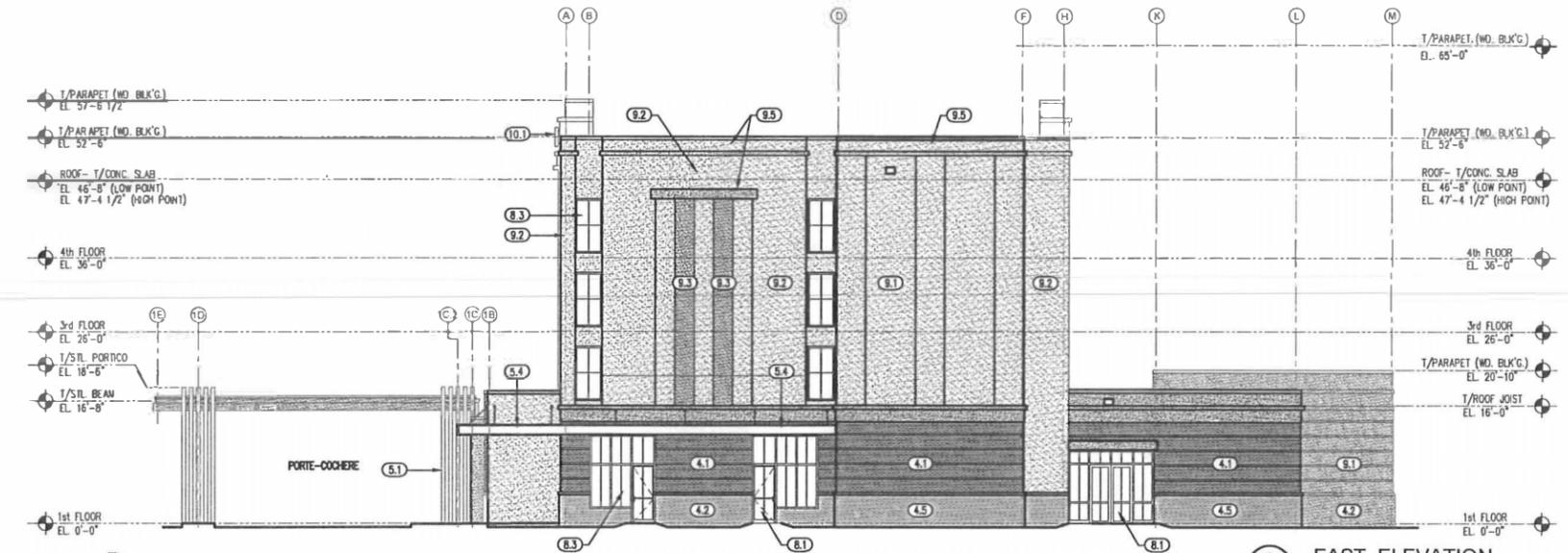




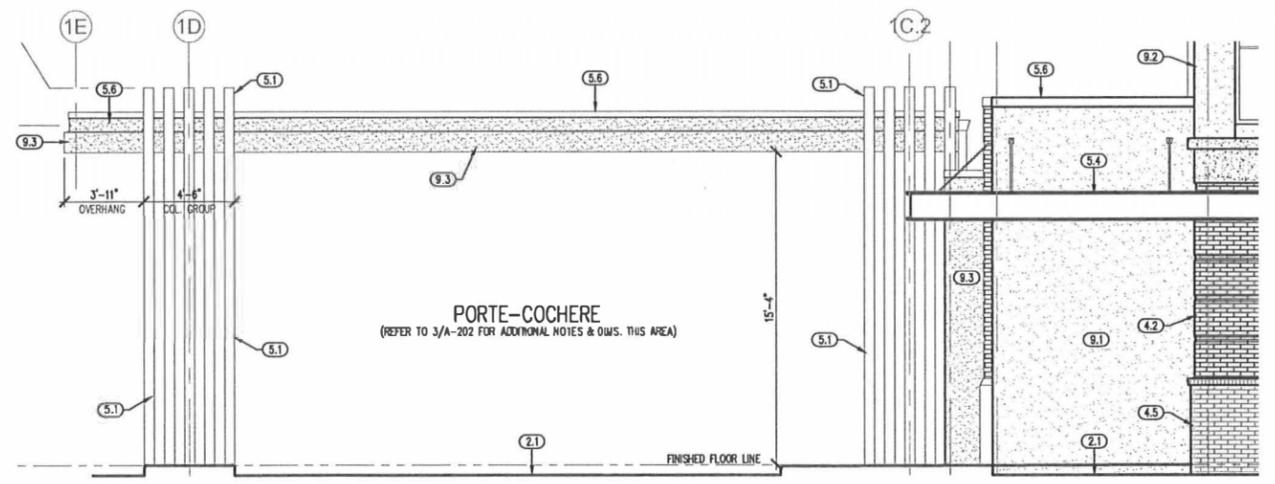
**1 SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**4 ENLARGED PORTE-COCHERE / CANOPY ELEVATION - NORTH**  
SCALE: 1/4" = 1'-0"



**2 EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



**3 ENLARGED PORTE-COCHERE / CANOPY ELEVATION - EAST**  
SCALE: 1/4" = 1'-0"

**ELEVATION KEY NOTES:**

(8.4) SCHEDULED I.R. ALUM./GLASS WINDOW UNIT SYSTEM w/ INTEGRATED FTAC LOUVER - REFER TO WINDOW SCHEDULE & FLOOR PLANS.	(4.1) FINISHED GRADE - REFER TO CIVIL DWGS.
(8.5) PREFINISHED LOUVER - COLOR TO MATCH ALUM./GLASS WINDOW FRAME SYSTEM. REFER TO MECHANICAL FOR SIZE(S).	(4.2) FACE BRICK - RUNNING BOND.
(8.6) SPANDREL GLASS WINDOW UNIT w/ DUMMY LOUVER BELOW REFER TO WINDOW SCHEDULE & FLOOR PLANS.	(4.3) CAST STONE BASE.
(8.1) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) COLOR #1	(4.4) CAST STONE HEADER / LINTEL.
(8.2) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) COLOR #2	(4.5) CAST STONE CAPITAL / CORNICE.
(8.3) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) COLOR #3	(4.6) BASE - FACE BRICK - RUNNING BOND.
(8.4) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM BUILD-OUT CORNICE SYSTEM - SLOPE TO DRAIN.	(5.1) PAINTED TUBE STEEL CANOPY FRAME FEATURE.
(8.5) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM BUILD-OUT BANDING / HEADER FEATURE.	(5.2) ALUM. LOUVER & FRAME. SIZE AS PER MECHANICAL PLANS.
(8.6) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM BUILD-OUT WALL BASE.	(5.3) PRE-FINISHED CORRUGATED METAL PANELS (HORIZONTAL) WITH CONCEALED FASTENERS-ATLAS "CORRA-LOK"
(10.1) BUILDING SIGNAGE - PROVIDE POWER & WOOD BLOCKING REQUIREMENTS, COORDINATE w/ SIGN MFR.	(5.4) PRE-ENGINEERED METAL CANOPY ROOF SYSTEM w/ SUSPENSION ROOFS.
	(5.5) SECONDARY THRU-WALL ROOF OVERSLOW SLOPPER. FINISH TO MATCH ADJACENT WALL FINISH MATERIAL. COLOR.
	(5.6) PREFINISHED ALUMINUM CORNING WITH CONTINUOUS GLEATS.
	(5.7) PREFINISHED ALUMINUM FLASHING.
	(5.8) FULL SIZE VENT CAP. SIZE AS PER MECHANICAL.
	(8.1) SCHEDULED DOOR & FRAME- REFER TO DOOR SCHEDULE & FLOOR PLANS.
	(8.2) SCHEDULED I.R. CURTAIN WALL SYSTEM - REFER TO WINDOW SCHEDULE & FLOOR PLANS.
	(8.3) SCHEDULED I.R. STOREFRONT WINDOW SYSTEM - REFER TO WINDOW SCHEDULE & FLOOR PLANS.

Listen. Interpret. Translate.

CERTIFICATION:

**Hilton Garden Inn**  
9TH AVENUE  
Pensacola, Florida

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

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PROJECT NO. 1729

DATE: 4/23/19

SHEET TITLE:

**EXTERIOR ELEVATIONS**

SHEET NO.:

**A-201**

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CERTIFICATION:

**Hilton Garden Inn**  
9TH AVENUE  
Pensacola, Florida



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PROJECT NO. 1729

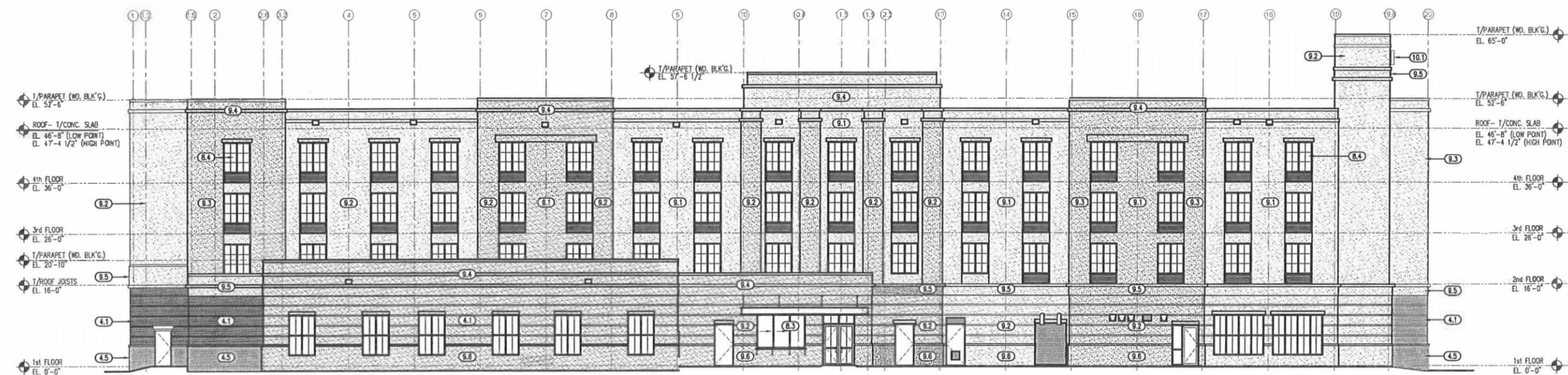
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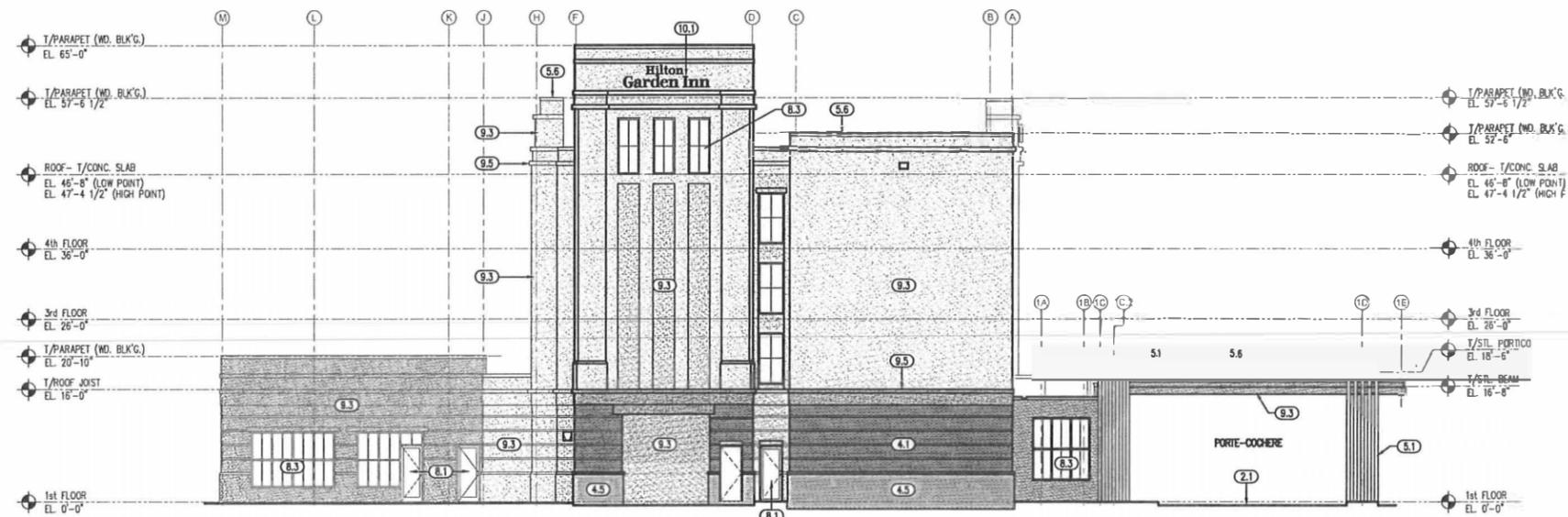
**EXTERIOR ELEVATIONS**

SHEET NO.:

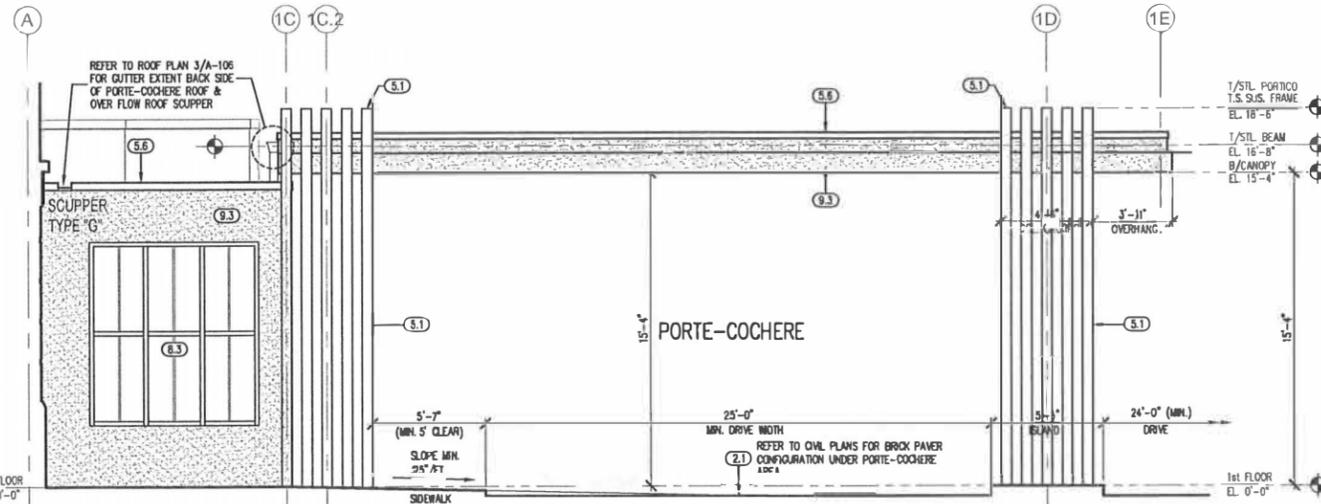
**A-202**



**1 NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 3/32" = 1'-0"



**3 ENLARGED PORTE-COCHERE / CANOPY ELEVATION - WEST**  
SCALE: 1/4" = 1'-0"

**ELEVATION KEY NOTES:**

(8.4) SCHEDULED LR. ALUM./GLASS WINDOW UNIT SYSTEM w/ INTEGRATED PTAC LOUVER - REFER TO WINDOW SCHEDULE & FLOOR PLANS.	(2.1) FINISHED GRADE - REFER TO CIVL DWGS.
(8.5) PREFINISHED LOUVER - COLOR TO MATCH ALUM./GLASS WINDOW FRAME SYSTEM. REFER TO MECHANICAL FOR SIZE(S).	(4.1) FACE BRICK - RUNNING BOND.
(8.6) SPANFOLD GLASS WINDOW UNIT w/ DUNGY LOUVER BELOW REFER TO WINDOW SCHEDULE & FLOOR PLANS.	(4.2) CAST STONE BASE.
(8.1) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) COLOR #1	(4.3) CAST STONE HEADER / LINTEL.
(8.2) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) COLOR #2	(4.4) CAST STONE CAPITAL / CORNICE.
(8.3) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) COLOR #3	(4.5) BASE - FACE BRICK - RUNNING BOND.
(8.4) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM BUILD-OUT CORNICE SYSTEM - SLOPE TO DRAIN.	(5.1) PAINTED TUBE STEEL CANOPY FRAME FEATURE.
(8.5) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM BUILD-OUT BANDING / HEADER FEATURE.	(5.2) ALUM. LOUVER & FRAME. SIZE AS PER MECHANICAL PLANS.
(8.6) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM BUILD-OUT WALL BASE.	(5.3) PRE-FINISHED CORRUGATED METAL PANELS (HORIZONTAL) WITH CONCEALED FASTENERS-ATLAS "CORRA-LOK"
(10.1) BUILDING SIGNAGE - PROVIDE POWER & WOOD BLOCKING REQUIREMENTS, COORDINATE w/ SIGN MFR.	(5.4) PRE-ENGINEERED METAL CANOPY ROOF SYSTEM w/ SUSPENSION RODS.
	(5.5) SECONDARY THRU-WALL ROOF OVERFLOW SCUPPER. FINISH TO MATCH ADJACENT WALL FINISH MATERIAL COLOR.
	(5.6) PREFINISHED ALUMINUM COPING WITH CONTINUOUS GLEATS.
	(5.7) PREFINISHED ALUMINUM FLASHING.
	(5.8) FULL SIZE VENT CAP. SIZE AS PER MECHANICAL.
	(8.1) SCHEDULED DOOR & FRAME - REFER TO DOOR SCHEDULE & FLOOR PLANS.
	(8.7) SCHEDULED LR. CURTAIN WALL SYSTEM - REFER TO WINDOW SCHEDULE & FLOOR PLANS.
	(8.3) SCHEDULED LR. STOREFRONT WINDOW SYSTEM - REFER TO WINDOW SCHEDULE & FLOOR PLANS.

**GENERAL NOTES:**

- THE DRAWINGS, SPECIFICATIONS, INTERIOR DESIGN MANUAL, GEOTECHNICAL REPORT, 2007 FBC, AND HILTON GARDEN INN STANDARDS ARE COMPLEMENTARY AND INTERRELATED. WORK OF ANY INDIVIDUAL TRADE IS NOT CONFINED TO SPECIFIC DOCUMENTS, CHAPTERS OR LOCATIONS. THE CONTRACTOR AND ALL SUB CONTRACTORS SHALL REVIEW, COORDINATE AND EXECUTE THE WORK BASED ON ALL OF THESE DOCUMENTS.
- FOLLOW MANUFACTURER'S INSTRUCTION, DETAILS AND SPECIFICATIONS FOR ALL CONSTRUCTION MATERIALS AND SYSTEMS.
- WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY TO ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS.