



**Architectural Review Board Application
Full Board Review**

Application Date: 09-30-2021

Project Address: 815 N. Baylen St.

Applicant: Dalrymple | Sallis Architecture

Applicant's Address: 503 E. Government St.

Email: scott@dalsal.com **Phone:** 850-470-6399

Property Owner: Tommi & Lisa Lyter

(If different from Applicant)

District: PHD NHPD OEHPD PHBD GCD

Application is hereby made for the project as described herein:

- Residential Homestead – \$50.00 hearing fee
- Commercial/Other Residential – \$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:

Renovation of an existing two-story residence in the North Hill Historic District. The project will include removal and reuse of stone wall at property line as required to expand existing narrow drive. The project will also include interior renovations, new rear deck (covered & uncovered), new roof dormers, new exterior paint, and removal of an existing chimney to avoid current roof leaks.

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 Architectural Review Board meeting.

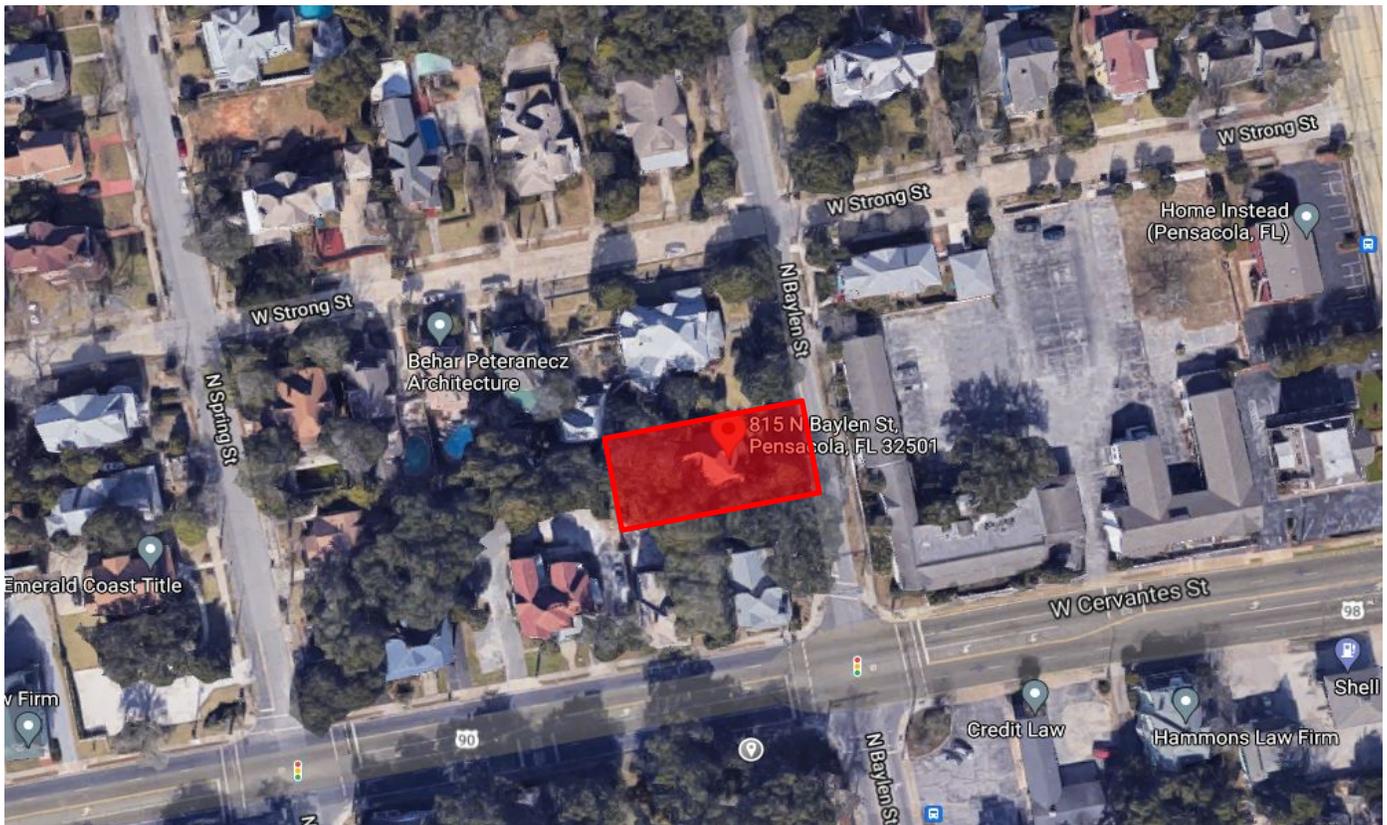
9/30/2021

Applicant Signature

Date

Date: Thursday, September 30, 2021
Project: 815 N. Baylen St.
Pensacola, FL
Recipient: Architectural Review Board – City of Pensacola

Existing Site Conditions



Project Location



View of Existing Front



View of Existing South Side



View of Existing North Side



View of Existing Rear

Exterior Color Schedule

ARCHITECTURAL ELEMENT	MANUFACTURER	COLOR
Wood Siding	Sherwin Williams	"Rookwood Dark Green"
Wood Trim	Sherwin Williams	"Tricorn Black"
Architectural Grade Running Trim	Sherwin Williams	"Loggia"
Architectural Bracket	Sherwin Williams	"Loggia"
Column/Beams	Sherwin Williams	"Loggia"
Soffit/ Ceilings	Sherwin Williams	"Loggia"
Fascia	Sherwin Williams	"Loggia"
Back Deck Screen	Sherwin Williams	"Loggia"
Existing Front Porch	Sherwin Williams	"Loggia"
New Back Deck Railing	Sherwin Williams	"Loggia"
Entry Door	-	Existing Wood
Window/Door Headers	Sherwin Williams	"Loggia"
Shutters	-	Existing Wood
Roofing	Owens Corning	Driftwood Dimensional Shingles
New Covered Deck Roofing	Metal Sales	Ash Grey
Lighting	TBD	Black or Dark Bronze Metal
Brick (Chimney & Step)	-	Existing

PAINT COLORS



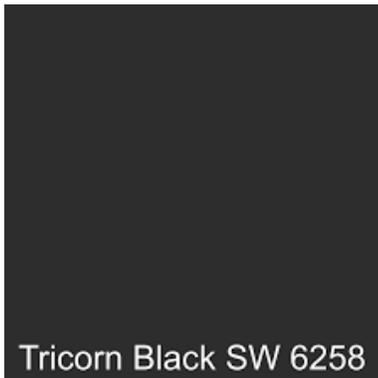
Wood Siding

Sherwin Williams: "Rookwood
Dark Green"



Wood Accent

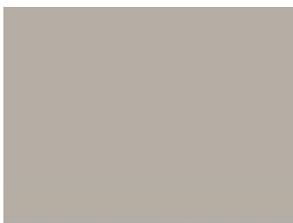
Sherwin Williams "Loggia"



Wood Trim

Sherwin Williams
"Tricorn Black"

Roofing



Standing Seam:

Metal Sales
Standing Seam Metal:
Ash Grey



Asphalt Shingle:

Owens Corning
Driftwood

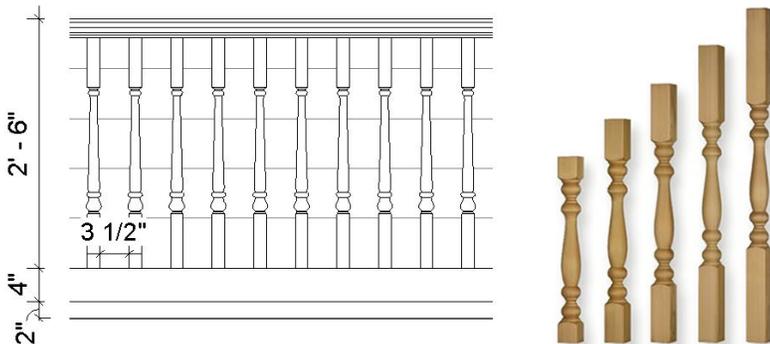
OTHER MATERIALS



Brick:
Red Brick
Match Existing



Infill Siding
1 x 4 in. Wood Siding
Sherwin Williams: "Rookwood Dark Green"



Wood Railing: Proposed to be similar as existing
3 ft. Tall: 3 1/2 in Spacing
Sherwin Williams: "Loggia"

WINDOW – DIVIDED LITES TO MATCH EXISTING
By: JELD-WEN



Clad Wood
W-2500 Series
Painted
Double Hung Window w/ Natural Interior and Screen

BACK DOOR- HINGE DOOR WITH FLAT GRILLES
By: Neuma



Fiberglass Exterior Door
Painted

LIGHTING



Lumens.com

Exterior Sconce

Finish: Black or Bronze Metal

Renderings



Views of Front



View of Rear

Historic Photos



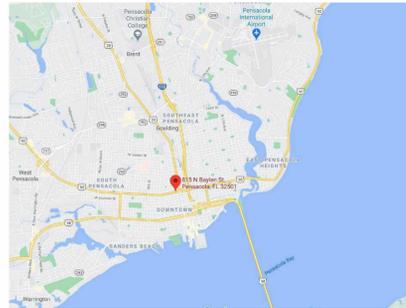
815 N. Baylen

IH5-18

LYTER RENOVATION

RENOVATION OF AN EXISTING TWO-STORY RESIDENCE

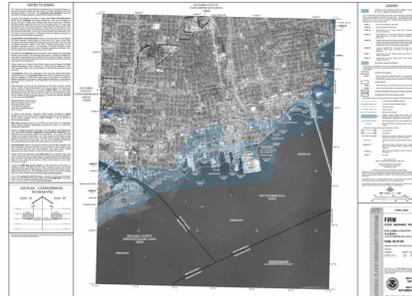
815 N BAYLEN ST. PENSACOLA, FL 32501



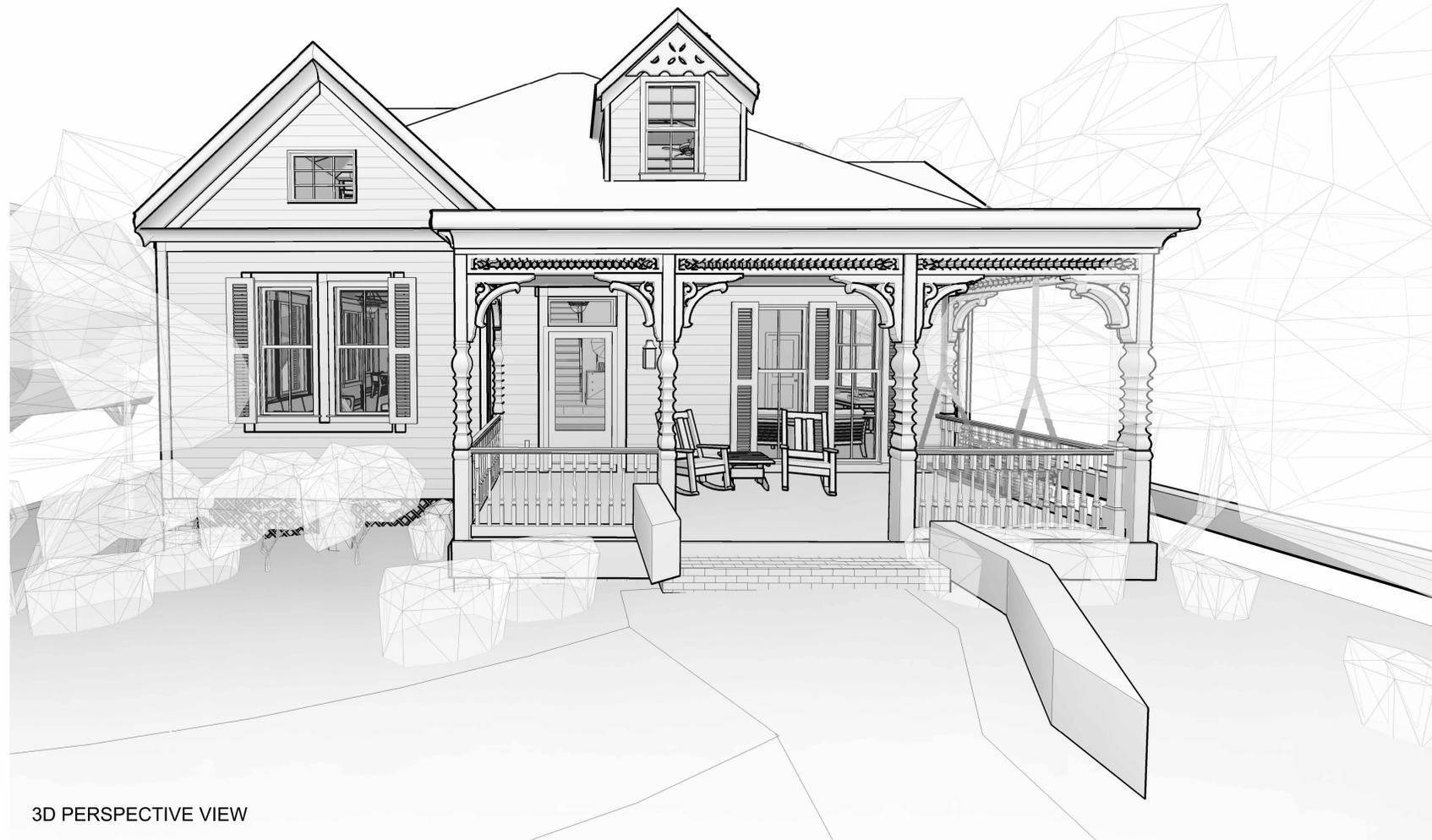
VICINITY MAP



SITE MAP



FEMA FLOOD MAP



3D PERSPECTIVE VIEW

NOTE: ALL 3D VIEWS ARE CONCEPTUAL AND NOT CONSIDERED CONTRACT DOCUMENTS

BUILDING DATA

APPLICABLE CODES:
2020 FLORIDA BUILDING CODE, RESIDENTIAL
FLORIDA FIRE PREVENTION CODE, 7th EDITION

CONSTRUCTION TYPE:
TYPE VB: UNPROTECTED, UNSPRINKLERED

OCCUPANCY CLASSIFICATION:
RESIDENTIAL (R-3) - SINGLE FAMILY DWELLING UNIT

ZONED: PR-2

FLOOD ZONE: X

PHYSICAL PROPERTIES:
BUILDING HEIGHT: 31'-4"
NO. OF STORIES: 2

BUILDING AREA TOTALS

LEVEL	AREA	COMMENTS
FIRST LEVEL		
FIRST LEVEL	1,960 SF	
SECOND LEVEL		
SECOND LEVEL	1,206 SF	
TOTAL BUILDING AREA (CONDITIONED)	3,166 SF	

GENERAL NOTES

- TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2020 EDITION.
- CONTRACTOR TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
- ALL REFERENCED STANDARDS REFER TO THE EDITION IN FORCE AT THE TIME THESE ARE ISSUED.
- CONTRACTOR TO REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES IN WRITING TO ARCHITECT. DO NOT CHANGE SIZE OR DIMENSIONS OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT OF RECORD.
- ANY DISCREPANCIES, OMISSIONS OR VARIATIONS NOTED IN THE CONSTRUCTION DOCUMENTS OR DISCOVERED DURING CONSTRUCTION SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ARCHITECT FOR HIS REVIEW. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSUMPTIONS OF CONSTRUCTION DOCUMENTS NOT VERIFIED IN WRITING BY THE ARCHITECT OF RECORD.
- PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM ALL DAMAGE. EACH CONTRACTOR SHALL PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC. EACH CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLIGENCE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.
- DO NOT SCALE DRAWINGS. USE DIMENSIONS.
- DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
- PRODUCT SUBSTITUTION SHALL BE MADE SUBJECT TO FULL COMPLIANCE WITH THE CRITERIA NOTED IN WRITING TO THE ARCHITECT FOR HIS REVIEW. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSUMPTIONS OF CONSTRUCTION DOCUMENTS NOT VERIFIED IN WRITING BY THE ARCHITECT OF RECORD.
- PRIOR TO COMMENCEMENT OF THE WORK, PROVIDE THE ARCHITECT WITH A PROPOSED SUBMITTAL SCHEDULE. ALLOW, AT MINIMUM, (12) BUSINESS DAYS FOR EACH SUBMITTAL REVIEW. NO EXTENSION OF THE CONTRACT TIME OR INCREASE IN THE CONTRACT SUM WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.
- COMPLY WITH 2020 FBC, RESIDENTIAL EDITION R301.2.1.2 FOR RESIDENTIAL WORK OR 2020 FBC 1609.1.2 FOR COMMERCIAL WORK REGARDING OPENING PROTECTION. FOR R-3 OCCUPANCIES ONLY. OPTION TO PROVIDE FLORIDA PRODUCT APPROVED IMPACT RESISTANT GLAZING PRODUCT, OR WIND LOAD APPROVED WINDOWS PROTECTED WITH FLORIDA PRODUCT APPROVED OPENING PROTECTION SYSTEM. IF LATTER OPTION IS USED, PROVIDE (2) COPIES OF MARKED INSTALLATION INSTRUCTIONS FOR ANCHOR SIZE, SPACING, MOUNTING TYPE, ETC.

ELEVATION REFERENCES

- ELEV. NO.
- INTERIOR ELEVATION REFERENCE
- SHEET NO.
- DETAIL NO.
- EXTERIOR ELEVATION REFERENCE
- SHEET NO.
- DETAIL NO.
- DETAIL REFERENCE
- SHEET NO.
- DETAIL NO.
- BUILDING SECTION REFERENCE
- SHEET NO.

ANNOTATION REFERENCES

- WALL TAG REFERENCE
- WALL TYPE
- STC
- FIRE RATING
- DOOR NUMBER REFERENCE
- WINDOW TYPE
- DATUM ELEVATION
- CENTERLINE
- COLUMN GRID NUMBER

DETAIL REFERENCES

- DETAIL NO.
- DETAIL REFERENCE
- SHEET NO.
- DETAIL NO.
- BUILDING SECTION REFERENCE
- SHEET NO.

- Room name
- ROOM TAG
- CEILING HEIGHT - ABOVE FIN. FLOOR

REVISION NUMBER REFERENCE

- REVISION NO.

INDEX OF DRAWINGS

Sheet Number	Sheet Title	Rev. #
General		
G001	TITLE SHEET	
Structural		
S001	STRUCTURAL NOTES AND DIAGRAMS	
S101	FOUNDATION/ DECK FRAMING PLAN	
S102	ROOF PLAN/ FRAMING PLAN	
Architectural		
A001	SITE PLAN	
A002	FIRST & SECOND FLOOR DEMO PLAN	
A101	NEW WORK FIRST FLOOR PLAN	
A102	NEW WORK SECOND FLOOR PLAN	
A103	FIRST FLOOR RCPL/LIGHTING	
A104	SECOND FLOOR RCPL/LIGHTING	
A201	EXTERIOR ELEVATIONS	
A202	EXTERIOR ELEVATIONS	
A301	BUILDING SECTIONS	
A302	WALL SECTIONS	
A601	SCHEDULES AND DIAGRAMMS	



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THIS DOCUMENT SHOWS ORIGINAL AND UN-FINISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

NOT FOR CONSTRUCTION

LYTER RENOVATION

815 N BAYLEN ST. PENSACOLA, FL 32501

DRAWN BY: JLR/SKG
CHECKED BY: JSS

ISSUE DATE:
09/30/2021

REVISIONS:
No. Desc. Date

SHEET TITLE:

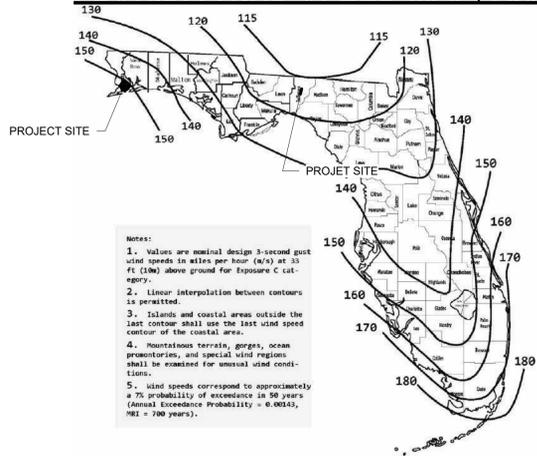
TITLE SHEET

SHEET NO.:

G001

PROJECT NO:
21015

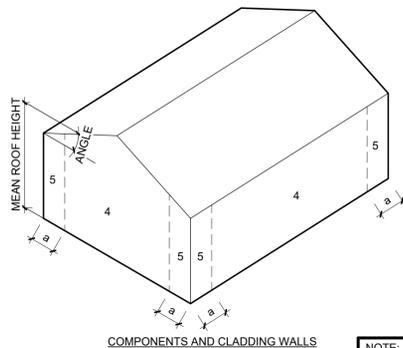
FLORIDA WIND SPEED MAP: RISK CATEGORY II



COMPONENTS AND CLADDING WIND LOADS

HIP ROOF > 27-45 DEG.		BASIC WIND SPEED 160 MPH	OVERHANG
ZONE	EFFECTIVE WIND AREA (SQ. FT)		
1	10	34.1-85.6	-96.8
2e	10	34.1-82.9	-114.1
2r	10	34.1-103.5	-134.7
3	10	34.1-117.0	-148.2
WALL			
4	10	46.1-50.0	
5	10	46.1-61.7	

GABLE ROOF > 27-45 DEG.		BASIC WIND SPEED 160 MPH	OVERHANG
ZONE	EFFECTIVE WIND AREA (SQ. FT)		
1	10	42.1-77.3	-108.5
2e	10	42.1-77.3	-108.5
2h	10	42.1-85.1	-116.3
2r	10	42.1-77.3	-108.5
3e	10	42.1-104.3	-135.6
3r	10	42.1-85.1	-116.3
WALL			
4	10	46.1-50.0	
5	10	46.1-61.7	



NOTE: VALUES IN TABLE SHALL BE MULTIPLIED BY 0.6 TO ACHIEVE ALLOWABLE STRESS DESIGN (ASD) PRESSURES

ULTIMATE WIND PRESSURE TABLE NOTES:
LINEAR INTERPOLATION FOR INTERMEDIATE VALUES OF EFFECTIVE AREAS IS ACCEPTABLE. OTHERWISE, USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.

ULTIMATE WIND LOAD PRESSURES ARE FOR USE IN LOAD COMBINATIONS LISTED IN FBC 2020 AND ASCE 7-16. THESE COMBINATIONS ARE LISTED IN FBC SECTION 1605 AND INCLUDE A WIND LOAD FACTOR OF 0.6 USING ALLOWABLE STRESS DESIGN. THEREFORE, ULTIMATE PRESSURES LISTED IN THE LOAD TABLE MAY BE REDUCED 40% WHEN USING ALLOWABLE STRESS DESIGN. REDUCED LOADS ARE THE "WORKING LOADS."

NOTE:
ALL EDGES OF WALL SHEATHING ARE BLOCKED. ALL EDGES OF ROOF SHEATHING ARE BLOCKED IN ZONES 2 AND 3 ONLY. ORIENT WALL SHEATHING HORIZONTALLY. ROOF SHEATHING SHALL BE FASTENED W/ 8d COMMON RINGSHANK 0.131" X 2 1/2" OR 10d COMMON RINGSHANK 0.12" X 3".

SHEATHING NAILING REQUIREMENTS			
ZONE	NAIL SIZE	SPACING	LOCATION
1	8d	3"	PERIMETER
	8d	6"	FIELD
2	8d	3"	PERIMETER
	8d	6"	FIELD
3	8d	3"	FIELD & PERIMETER
	8d	6"	FIELD
4	8d	4"	PERIMETER
	8d	8"	FIELD
5	8d	4"	PERIMETER
	8d	8"	FIELD
OVERHANG	8d	4"	FIELD & PERIMETER

GENERAL NOTES

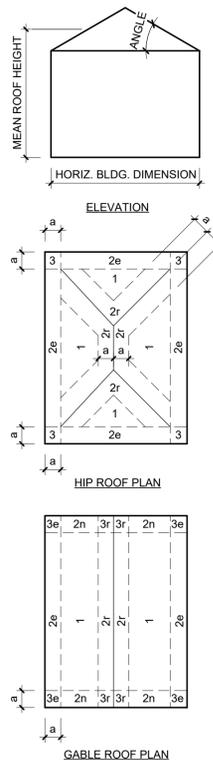
- TO THE BEST OF OUR KNOWLEDGE, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2020 EDITION.
- THE STRUCTURAL DOCUMENTS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DOCUMENTS. USE THESE NOTES IN CONJUNCTION WITH THE SPECIFICATIONS. IF A CONFLICT EXISTS, THE MORE STRINGENT GOVERNS. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF OPENINGS IN STRUCTURE NOT SHOWN ON STRUCTURAL DRAWINGS.
- REVISIONS ARE IDENTIFIED BY A REVISION NUMBER WITHIN A TRIANGLE. ALL REVISIONS ISSUED ON A SINGLE DATE WILL BE IDENTIFIED BY THE SAME REVISION NUMBER ISSUED CONSEQUENTLY.

DESIGN LOADS AND CRITERIA:

- A. FLOOR LIVE LOAD: 40 PSF
PARTITION DEAD LOAD: 20 PSF
ROOF LIVE LOAD: 20 PSF
ROOF DEAD LOAD: 10 PSF
DECK LIVE LOAD: 60 PSF
- B. WIND CRITERIA: FBC 2020 ASCE 7-16
RISK CATEGORY: II
BASIC WIND SPEED: 160 MPH (3-SECOND GUST)
EXPOSURE CATEGORY: B
STRUCTURE TYPE: ENCLOSED
INTERNAL PRESSURE COEFF: +/- 0.18
- C. MEAN ROOF HEIGHT HIP: 22' 1"
ROOF SLOPE HIP: 11/12
MEAN ROOF HEIGHT GABLE: 17' 5"
ROOF SLOPE GABLE: 11/12

WOOD FRAMING AND SHEATHING

- OSB IS NOT CONSIDERED AN ACCEPTABLE SUBSTITUTE FOR PLYWOOD SHEATHING.
- ALL WOOD IN CONTACT WITH CONCRETE, CONCRETE BLOCK, OR EXPOSED TO EXTERIOR ELEMENTS AND LEFT UNFINISHED SHALL BE PRESSURE TREATED.
- DO NOT PAINT PRESSURE TREATED WOOD WHEN MOISTURE CONTENT IS ABOVE 19%.
- ALL STRUCTURAL GRADE LUMBER SHALL BE SOUTHERN YELLOW PINE, No. 2 GRADE OR BETTER.
- NOTCHES ON THE END OF JOISTS SHOULD NOT EXCEED ONE FOURTH OF THE JOIST DEPTH. HOLES BORED IN JOISTS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE THIRD THE DEPTH OF THE JOIST. NOTCHES IN THE TOP OR BOTTOM OF THE JOIST SHALL NOT EXCEED ONE SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.
- JOISTS SHALL BE SUPPORTED Laterally AT THE ENDS AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF A JOIST ARE NAILED TO A HEADER, BAND OR RIM JOIST OR TO AN ADJOINING STUD OR BY OTHER MEANS. BLOCKING SHALL NOT BE LESS THAN 2" IN THICKNESS AND THE FULL DEPTH OF THE JOIST.
- WALL SHEATHING: 15/32" (SPAN RATING 32/16) APA RATED PLYWOOD.
A. SHEATHING SHALL BE NAILED TO WALL STUDS WITH 8d COMMON RINGSHANK 0.131" X 2 1/2" OR 10d COMMON RINGSHANK 0.12" X 3". SPACING 4" EDGE AND 8" FIELD, UNLESS NOTED OTHERWISE ON THE DESIGN DRAWINGS.
B. 2x BLOCKING SHALL BE ADDED AT PANEL JOINTS, AT CEILING BEARING, AND AT MIDSPAN MINIMUM.
C. WHERE SPECIFIED, SHEATHING SHALL BE INSTALLED ON BOTH SIDES OF WALL PANELS. SHEATHING JOINTS SHALL BE STAGGERED EACH SIDE OF WALL.
D. PLYWOOD SHEATHING SHALL BE MINIMUM 4-PLY WHILE MEETING THE SPECIFICATIONS ABOVE.
- ROOF SHEATHING: 19/32" (SPAN RATING 40/20) APA RATED PLYWOOD.
A. SHEATHING SHALL BE NAILED TO ROOF MEMBERS WITH 8d COMMON RINGSHANK NAILS 0.131" X 2 1/2" OR 10d RINGSHANK NAILS (0.12" X 3"). SPACING 3" EDGE AND 6" FIELD.
B. PLYWOOD SHEATHING SHALL BE MINIMUM 4-PLY WHILE MEETING THE SPECIFICATIONS ABOVE.



PRE-ENGINEERED WOOD TRUSSES

- WOOD STUD TRUSSES AND REQUIRED BRACING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA AND EXPERIENCED IN THE DESIGN OF PRE-ENGINEERED WOOD STRUCTURES. THE ENGINEER SHALL SEAL, SIGN, AND DATE THE SHOP DRAWINGS AND CALCULATIONS.
- DESIGN SHALL BE IN ACCORDANCE WITH ANSIT/PT1-2002 "National Design Standard for Metal Plate Connected Wood Truss Construction"
- TOP AND BOTTOM CHORDS SHALL BE PROVIDED WITH THE SHAPES AND CONFIGURATIONS INDICATED ON THE DRAWINGS. ARRANGEMENT OF WEB MEMBERS TO BE AT THE DISCRETION OF THE SPECIALTY DESIGN ENGINEER. AT TRUSS JOINTS, CENTERLINES OF MEMBERS SHALL INTERSECT AT A COMMON POINT OR ECCENTRICITIES SHALL BE CONSIDERED IN THE DESIGN.
- THE WOOD JOIST & TRUSS FABRICATORS SHALL SUBMIT CERTIFIED LETTERS TO THE ARCHITECT STATING THAT HE HAS RECEIVED SPRINKLER DRAWINGS. THE WOOD JOIST & TRUSS FABRICATORS SHALL DESIGN THEIR PRODUCTS FOR LOADING IMPOSED BY SPRINKLER MAIN SUPPLY LINES AND BRANCHES. THE WOOD JOIST & TRUSS FABRICATORS SHALL BE SOLELY RESPONSIBLE FOR THE ADEQUACY OF THE JOIST & TRUSS DESIGNS RESPECTFULLY. IF SPRINKLER DRAWINGS ARE NOT AVAILABLE, THE JOIST & TRUSS FABRICATORS SHALL USE A DESIGN LOAD OF 3 PSF APPLIED AS UNIFORM OR CONCENTRATED LOADS WHICH CAN BE SUPPORTED BY THEIR SYSTEMS.
- TRUSSES SHALL BE DESIGNED FOR THE DEAD WEIGHT OF THE TRUSSES AND BRACING PLUS THE LOADS GIVEN IN NOTE 4 OF THE GENERAL NOTES.
- TRUSS STAYS, HANDING, RESTRAINING AND BRACING SHALL BE PER BUILDING COMPONENT SAFETY INFORMATION GUIDELINES AS PRODUCED BY THE TRUSS PLATE INSTITUTE.

ENGINEERED WOOD PRODUCTS

- LVL BEAMS SHALL BE MANUFACTURED BY APA MEMBER MANUFACTURER TO APA SPECS.
- USE LVLS CONFORMING TO ASTM D 5456 AND ABLE TO WITHSTAND THE DESIGN LOADS INDICATED. REFER TO STRUCTURAL PLANS FOR SIZING. LENGTH AS REQUIRED FOR SPAN AND BEARING.
- DO NOT STORE ENGINEERED WOOD PRODUCTS IN DIRECT CONTACT WITH THE GROUND. STACK FLATWISE.
- MINIMUM BEARING LENGTH: 3" ENDS; 3" INTERMEDIATE.
- LVL BEAMS SHALL HAVE MINIMUM MATERIAL PROPERTIES:
ALLOWABLE BENDING STRESS: F_b = 2,900 PSI
COMPRESSION ⊥ TO GRAIN: F_{c⊥} = 750 PSI
COMPRESSION || TO GRAIN: F_{c||} = 3,200 PSI
HORIZONTAL SHEAR: F_v = 285 PSI
MODULUS OF ELASTICITY: E = 2x10⁶ PSI
- GLUE LAM BEAMS (PRESSURE TREATED) SHALL HAVE THE MINIMUM MATERIAL PROPERTIES:
ALLOWABLE BENDING STRESS: F_b = 2,400 PSI
COMPRESSION ⊥ TO GRAIN: F_{c⊥} = 740 PSI
COMPRESSION || TO GRAIN: F_{c||} = 1,650 PSI
HORIZONTAL SHEAR: F_v = 300 PSI
MODULUS OF ELASTICITY: E = 1.8x10⁶ PSI
DESIGN MATERIAL: 24F-V8-24F-1.8E SOUTHERN PINE 24F-V8M1 (PRESSURE TREATED)

HARDWARE REQUIREMENTS:

- ALL NAILS SHALL BE COMMON.
- ALL HARDWARE SHALL BE INSTALLED PER ALL MANUFACTURERS SPECIFICATIONS.
- ALL HARDWARE AND NAILS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL (A304/A316) WHEN EXPOSED TO WEATHER AND WATER.
- THREADED RODS SHALL MEET ASTM A307 GRADE A SPECIFICATION REQUIREMENTS OR BETTER.
- STAINLESS STEEL THREADED RODS SHALL MEET A304 OR A316 SPECIFICATION REQUIREMENTS.
- BOLTS SHALL MEET ASTM A307 SPECIFICATION REQUIREMENTS (UNLESS NOTED OTHERWISE).
- ALL WASHERS WITHIN WALL SYSTEMS SHALL BE 3"x3"x1/4".
- ALL WASHERS WITHIN HORIZONTAL CONNECTIONS SHALL BE 2"x2"x1/4" OR 3" DIA.x1/4".
- ALL COUPLING NUTS SHALL MEET ASTM A563 GRADE A SPECIFICATION REQUIREMENTS OR BETTER.

REINFORCED CONCRETE

- USE STRUCTURAL CONCRETE AND CONCRETING PRACTICES CONFORMING TO ACI-316 AND 301 AND PROPORTION CONCRETE IN ACCORDANCE WITH ACI-318 CH. 4 AND MEETING A MIN. ULTIMATE COMPRESSIVE STRENGTH IN 28 DAYS AS FOLLOWS:
FOOTING: 3000 PSI
GRADE BEAMS: 3000 PSI
POURED WALLS: 5000 PSI ***
COLUMNS: 5000 PSI ***
BEAMS & ELEVATED SLABS: 5000 PSI ***
ALL OTHER CONCRETE: 5000 PSI ***
*** UNLESS NOTED OTHERWISE
- WHERE CONCENTRATION OF REINFORCING STEEL HINDERS PROPER CONSOLIDATION OF CONCRETE, USE CONCRETE CONTAINING A SUPERPLASTICIZER (N.R.W.R.) ADMIXTURE, ASTM C494 TYPE F. SLUMP AFTER ADDITION OF SUPERPLASTICIZER SHALL BE 7"+1". IF CONCRETE IS PUMPED, SLUMP MAY BE INCREASED TO 6" AT THE TRUCK, PROVIDED THE SLUMP SPECIFIED IN NOTE 2 IS MAINTAINED AT THE DISCHARGE END. USE A MINIMUM 4-INCH PUMP, UNLESS PRE-APPROVED BY ARCHITECT. TAKE CONCRETE SAMPLES FOR SLUMP AT TRUCK AND AT DISCHARGE END.
- USE ASTM A-615 GR. 40 REINFORCING STEEL IN ALL RESIDENTIAL WORK & GR. 60 REINFORCING STEEL IN ALL COMMERCIAL WORK, CONFORM TO ACI-301, ACI-315, ACI-318, AND CRSI "MANUAL OF STANDARD PRACTICE". ALL REINFORCING SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED AND FIRMLY TIED IN PLACE WITH BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH THE ABOVE REQUIREMENTS. PROVIDE CLASS 'B' LAP SPLICE FOR CONTINUOUS BARS, UNLESS NOTED OTHERWISE. LAP BOTTOM STEEL OVER SUPPORTS AND TOP STEEL AT MIDSPAN UNLESS OTHERWISE SPECIFIED. HOOK DISCONTINUOUS ENDS OF ALL TOP BARS AND ALL BARS IN WALLS, UNLESS NOTED OTHERWISE. USE 1" COVER OVER REINFORCING EXCEPT AS FOLLOWS:

	BOTTOM	TOP	SIDES
FOOTING/PILECAP	3"	2"	3"
BEAMS (U.O.N.)	1 1/2"	-	1 1/2"
COLUMNS	-	-	1 1/2"
SLABS ON GROUND	2"	1"	2"
SLABS (OTHER THAN ON GROUND)	1"	1"	1"
POURED WALLS RETAINING FILL	-	-	2"
POURED WALLS ABOVE GROUND	-	-	1 1/2"

- USE PLAIN, COLD-DRAWN ELECTRICALLY-WELDED STEEL WIRE FABRIC CONFORMING TO ASTM A-185. SUPPLY IN FLAT SHEETS ONLY. LAP SPLICES SHALL BE MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET AND SHALL BE NOT LESS THAN TWICE THE SPACING OF THE CROSS WIRES PLUS TWO (2) INCHES.
- SLEEVE ALL PIPES THROUGH SLABS INDIVIDUALLY, UNLESS APPROVED BY ARCHITECT. WHERE PIPES OR DUCTS PENETRATE SLABS, A MAX. OF TWO BARS EACH WAY MAY BE CUT, PROVIDED SPLICE BARS ARE PLACED ALONGSIDE OPENING WITH EQUIVALENT AREA TO THE CUT BARS, WITH 36-BAR-DIA. LAP. PLACE ALL OPENINGS LARGER THAN 6" NOT SHOWN ON STRUCTURAL DRAWINGS AND ALL CONDUITS IN SLABS IN ACCORDANCE WITH ACI-318 CH. 6.3. PROVIDE 1 1/2" X 6" EACH WAY PLACED DIAGONALLY AT MID-DEPTH AROUND ALL OPENINGS LARGER THAN 12", U.O.N.

CONCRETE MASONRY

- ALL MASONRY WORK IS TO CONFORM TO ACI 530 AND 530.1.
- USE CONCRETE MASONRY UNITS CONFORMING TO ASTM C90. PROVIDE FM OF 1500 PSI (UNIT STRENGTH 1900 PSI). PERFORM FM AND C90 COMPLIANCE BY UNIT TEST METHOD. USE ONLY MASONRY UNITS THAT ARE A MIN. OF 50% OF SOLID.
- USE TYPE "S" MORTAR IN ACCORDANCE WITH ASTM C270. USE 3/8" FULL-BEDED JOINTS FOR ALL MASONRY UNITS. REMOVE MORTAR PROTRUDING INTO CELL CAVITIES THAT ARE TO BE REINFORCED AND GROUTED. ALLOW A MIN. OF 24 HOURS FOR MORTAR TO CURE BEFORE PLACING GROUT.
- USE ALL GROUT CONFORMING TO ASTM C-476 WITH A MIN. COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS, TESTED IN ACCORDANCE WITH ASTM C1019. AGGREGATE TO CONFORM TO ASTM C464 FOR COARSE GROUT AND SLUMP OF 8" TO 11".
- FOR REINFORCED MASONRY USE STANDARD (9 GAGE CROSS AND SIDE RODS) LADDER TYPE HORIZONTAL JOINT REINFORCING IN EVERY OTHER COURSE UNLESS NOTED OTHERWISE. USE PREFABRICATED CORNERS AND TEES AT WALL INTERSECTIONS. OVERLAP DISCONTINUOUS ENDS A MIN. OF 12". HORIZONTAL REINFORCING SHALL CONFORM TO ASTM A-82.
- USE ASTM A-615 GRADE 40 REINFORCING STEEL (RESIDENTIAL) GRADE 60 (COMMERCIAL).
- USE PRESSURE-TREATED WOOD FOR ALL WOOD IN CONTACT WITH MASONRY.

SHOP DRAWING SUBMITTALS

- THE FOLLOWING REQUIREMENTS IN NO WAY REDUCE OR LIMIT ANY ADDITIONAL REQUIREMENTS OF SPECIFICATIONS.
- REVIEW OF SUBMITTALS BY THE STRUCTURAL ENGINEER IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AS PRESENTED BY THE CONTRACT DOCUMENTS. NO DETAILED CHECK OF QUANTITIES OR DIMENSIONS WILL BE MADE. ONLY THOSE SHOP DRAWINGS REQUIRED BY THE CONTRACT DOCUMENTS TO BE SUBMITTED WILL BE REVIEWED. ALL OTHERS WILL BE RETURNED WITHOUT COMMENT.
- IN ACCORDANCE WITH THE SPECIFICATIONS, SUBMIT A COPY OF THE SHOP DRAWING SUBMITTAL REGISTER TO THE STRUCTURAL ENGINEER, SHOWING DATES OF SUBMITTAL FOR EACH SPECIFIC STRUCTURAL SECTION OF THE WORK, CONSISTENT WITH THE FOLLOWING CRITERIA
A. ALLOW ADEQUATE TIME FOR TRANSIT AND PROCESSING BEFORE FABRICATION. THE STRUCTURAL ENGINEER WILL REVIEW AN AVERAGE SUBMITTAL WITHIN 10 WORKING DAYS OF RECEIPT BY THEM.
B. SCHEDULE AND SUBMIT SHOP DRAWINGS FOR SPECIFIC COMPONENTS, SUCH AS COLUMNS, FOOTINGS, ETC., IN THEIR ENTIRETY. SHOP DRAWINGS FOR SIMILAR FLOORS SHALL BE SUBMITTED IN THE SAME PACKAGE.
C. SUBMIT SHOP DRAWINGS IN A TIMELY MANNER, CONSISTENT WITH THE ABOVE REQUIREMENTS.
- ALL CHANGES AND ADDITIONS MADE ON RESUBMITTALS MUST BE CLEARLY FLAGGED AND NOTED. THE PURPOSE OF THE RESUBMITTALS MUST BE CLEARLY NOTED ON THE LETTER OF TRANSMITTAL. ARCHITECT/ENGINEER REVIEW WILL BE LIMITED TO THE ITEMS CAUSING THE RESUBMITTAL. DO NOT REPRODUCE THE CONTRACT DOCUMENTS FOR USE AS SHOP DRAWINGS.
- SHOP DRAWINGS NOT MEETING THE ABOVE CRITERIA OR SUBMITTED AFTER FABRICATION WILL NOT BE REVIEWED AND WILL BE RETURNED WITHOUT COMMENT.
- RESPONSIBILITIES OF DETAILERS AND FABRICATORS:
A. GENERAL- SUBMIT SHOP DRAWINGS AND ANY OTHER SPECIAL INFORMATION NECESSARY FOR PROPER FABRICATION, ERECTION, AND PLACEMENT OF STRUCTURAL FABRICATIONS, INCLUDE PLANS, ELEVATIONS, AND SECTIONS. CLEARLY SHOW ANCHORAGES, CONNECTIONS, AND ACCESSORY ITEMS. THE DETAILER MUST INTERPRET THE CONTRACT DOCUMENTS AND CLEARLY CONVEY THIS INTERPRETATION TO THE FIELD IN THE FORM OF PLACING OR ERECTION DRAWINGS.
B. CONCRETE REINFORCING DETAILER- PROVIDE PLACING DRAWINGS FOR FABRICATION AND PLACING OF REINFORCING STEEL. THESE DRAWINGS SHALL INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: BAR LISTS, SCHEDULES, BENDING DETAILS, PLACING DETAILS, PLACING PLANS, AND PLACING ELEVATIONS.
C. CLEARLY SHOW ELEVATIONS OF ALL BEARING AND SHEAR WALLS. INDICATE CONTROL JOINTS, EXPANSION JOINTS, LINTELS, CONCRETE BOND BEAMS, AND OTHER DETAILS OF ALL REINFORCING WITH LOCATIONS OF SPLICES AND HOOKS.
D. CLEARLY SHOW BEAM ELEVATIONS AND SECTIONS. INDICATE BAR LENGTHS, HOOKS, STIRRUP SPACING, LAP SPLICES, OFFSETS, AND LOCATION SUPPORTS WITH RESPECT TO ALL SUPPORTS.
E. CLEARLY SHOW COLUMN ELEVATIONS AND SECTIONS. INDICATE DOWELS, OFFSETS, LAP SPLICES, AND TIES. PLAN SECTIONS OF ALL COLUMNS MUST CLEARLY BE SHOWN.
F. CLEARLY SHOW ELEVATION, SECTIONS, AND DETAILS OF ALL BEAM TO COLUMN CONNECTIONS.
G. CLEARLY SHOW FOUNDATION REINFORCING. INDICATE BAR LENGTHS, LOCATION AND SPLICES OF CONTINUOUS BARS, AND BAR SUPPORTS.
H. CLEARLY SHOW LOCATIONS OF ALL DOWELS ON PLAN. INDICATE FOOTING STEP LOCATIONS AND PROVIDE DETAILS.
- FOR ADDITIONAL CRITERIA APPLICABLE TO SHOP DRAWINGS REQUIRING ENGINEERING INPUT BY A SPECIALTY ENGINEER, SEE BELOW.

SHOP DRAWINGS REQUIRING ENGINEERING INPUT BY SPECIALTY ENGINEER

- DEFINITION-
A. A FLORIDA REGISTERED PROFESSIONAL ENGINEER WHO SPECIALIZES IN AND WHO UNDERTAKES THE DESIGN OF STRUCTURAL COMPONENTS OR STRUCTURAL SYSTEMS INCLUDED IN A SPECIFIC SUBMITTAL PREPARED FOR THIS PROJECT.
B. SHALL BE:
1. AN EMPLOYEE OR OFFICER OF A FABRICATOR.
2. AN EMPLOYEE OR OFFICER OF AN ENTITY SUPPLYING COMPONENTS TO A FABRICATOR.
3. AN INDEPENDENT CONSULTANT RETAINED BY THE FABRICATOR OR HIS SUPPLIER.
- THE FOLLOWING SYSTEMS AND COMPONENTS AS A MINIMUM REQUIRE FABRICATION AND ERECTION DRAWINGS WITH INPUT BY A SPECIALTY ENGINEER: PRE-ENGINEERED WOOD ROOF TRUSSES.
- THE SPECIALTY ENGINEER OR MANUFACTURER SHALL DESIGN, PROVIDE, AND INSTALL THEIR COMPONENTS AND THE COMPONENT CONNECTIONS TO THE PRIMARY STRUCTURE PER THE WIND CRITERIA STATED IN THE GENERAL NOTES ON THIS SHEET OR THE CURRENT GOVERNING BUILDING CODES, WHICHEVER IS MORE STRINGENT.
- SUBMITTALS SHALL CLEARLY IDENTIFY THE SPECIFIC PROJECT AND APPLICABLE CODES, LIST THE DESIGN CRITERIA, AND SHOW ALL DETAILS AND PLANS NECESSARY FOR PROPER FABRICATION AND INSTALLATION. CALCULATIONS AND SHOP DRAWINGS SHALL IDENTIFY SPECIFIC PRODUCT UTILIZED. GENERAL PRODUCTS WILL NOT BE ACCEPTED. ALL SHOP DRAWINGS AND CALCULATIONS MUST BE PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE SPECIALTY ENGINEER.
- SHOP DRAWINGS AND CALCULATIONS REQUIRE THE EMBOSSED SEAL, DATE AND SIGNATURE OF THE SPECIALTY ENGINEER. COMPUTER PRINTOUTS ARE AN ACCEPTABLE SUBSTITUTE FOR MANUAL COMPUTATIONS PROVIDED THEY ARE ACCOMPANIED BY SUFFICIENT DESCRIPTIVE INFORMATION TO PERMIT THEIR PROPER EVALUATION. SUCH DESCRIPTIVE INFORMATION SHALL BEAR THE EMBOSSED SEAL AND SIGNATURE OF THE SPECIALTY ENGINEER AS AN INDICATION THAT HE HAS ACCEPTED RESPONSIBILITY FOR THE RESULTS. SEPIAS DO NOT REQUIRE SIGNATURE AND SEAL. THE ARCHITECT WILL RETAIN ONE SIGNED AND SEALED BLUELINE PRINT FOR RECORD.
- CATALOG INFORMATION ON STANDARD PRODUCTS DOES NOT REQUIRE THE SEAL OF A SPECIALTY ENGINEER.
- REVIEW BY THE ARCHITECT OF SUBMITTALS IS LIMITED TO VERIFYING THE FOLLOWING:
A. THAT THE SPECIFIED STRUCTURAL SUBMITTALS HAVE BEEN FURNISHED.
B. THAT THE STRUCTURAL SUBMITTALS HAVE BEEN SIGNED AND SEALED BY THE SPECIALTY ENGINEER.
C. THAT THE SPECIALTY ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND HAS USED THE SPECIFIED STRUCTURAL CRITERIA. (NO DETAILED CHECK OF CALCULATIONS WILL BE MADE.)
D. THAT THE CONFIGURATION SET FORTH IN THE STRUCTURAL SUBMITTALS IS CONSISTENT WITH THE CONTRACT DOCUMENTS, (NO DETAILED CHECK OF DIMENSIONS OR QUANTITIES WILL BE MADE.)
- A LIST SHALL BE PREPARED AND MAINTAINED BY THE CONTRACTOR FOR ALL SHOP DRAWINGS REQUIRING PARTICIPATION OF A SPECIALTY ENGINEER. THE LIST SHALL CONTAIN PROJECT NAME, NAME OF CONTRACTOR, NAME OF SUBCONTRACTOR, NAME OF SPECIALTY ENGINEER, DRAWING NUMBER, DRAWING TITLE AND THE LATEST REVISION NUMBER AND DATE. FOR PARTIAL SUBMITTALS, THE LIST SHALL CONTAIN ALL ANTICIPATED DRAWING NUMBERS AND TITLES REQUIRED TO COMPLETE THE CONTRACT. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE LATEST UPDATED LIST OF DRAWINGS WITH EACH SUBMITTAL.
- SUBMITTALS NOT MEETING THE ABOVE CRITERIA WILL NOT BE REVIEWED AND WILL BE RETURNED TO CONTRACTOR MARKED REVISE AND RESUBMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS WHICH MAY RESULT.



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815 N BAYLEN ST. PENSACOLA, FL 32501

DRAWN BY: JLR CHECKED BY: JSS

ISSUE DATE: 09/30/2021

REVISIONS No. Des. Date

SHEET TITLE: STRUCTURAL NOTES AND DIAGRAMS

SHEET NO:

S001

PROJECT NO: 21015



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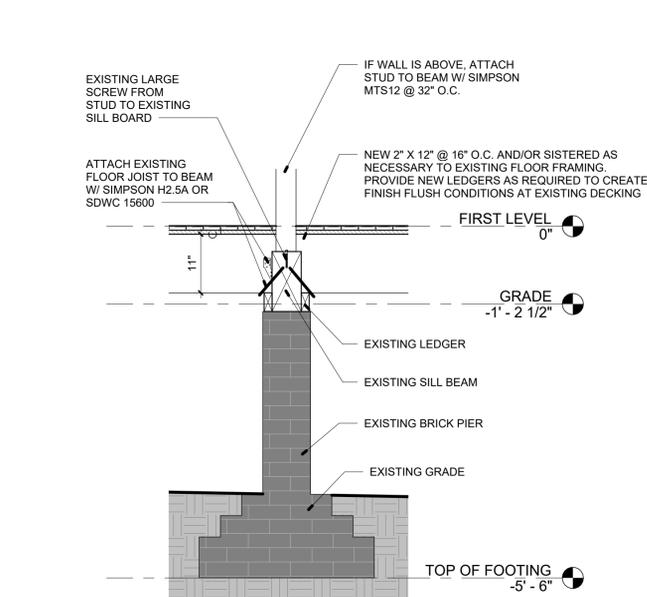
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**FOUNDATION/
DECK
FRAMING
PLAN**

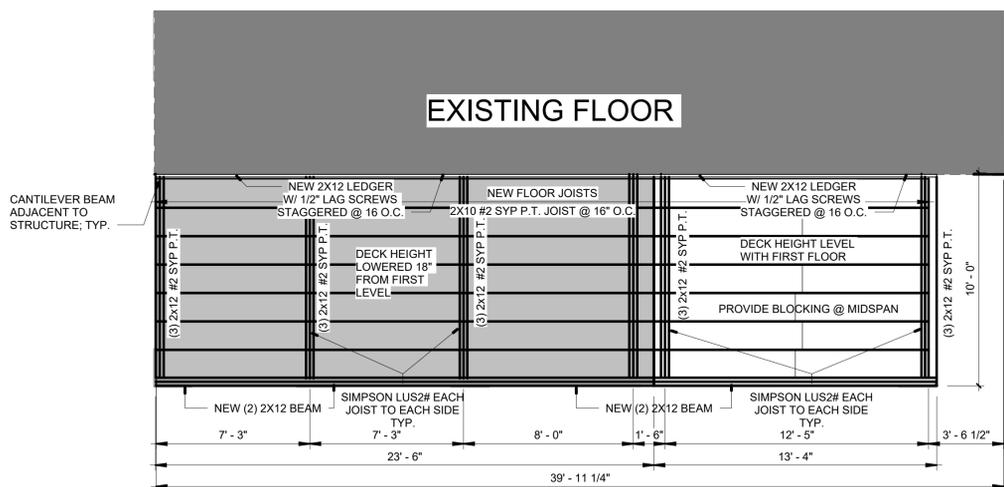
SHEET NO:

S101

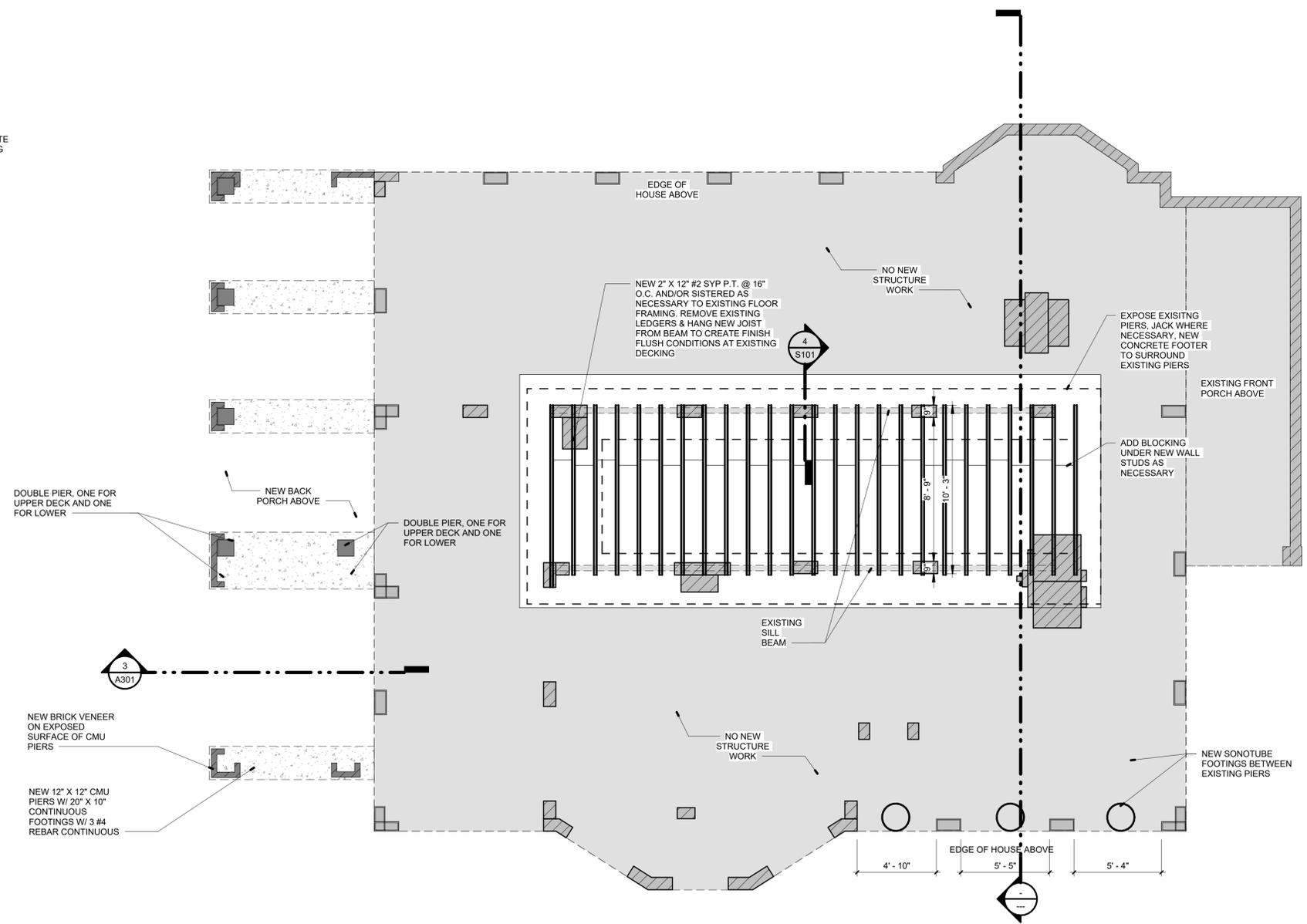
PROJECT NO:
21015



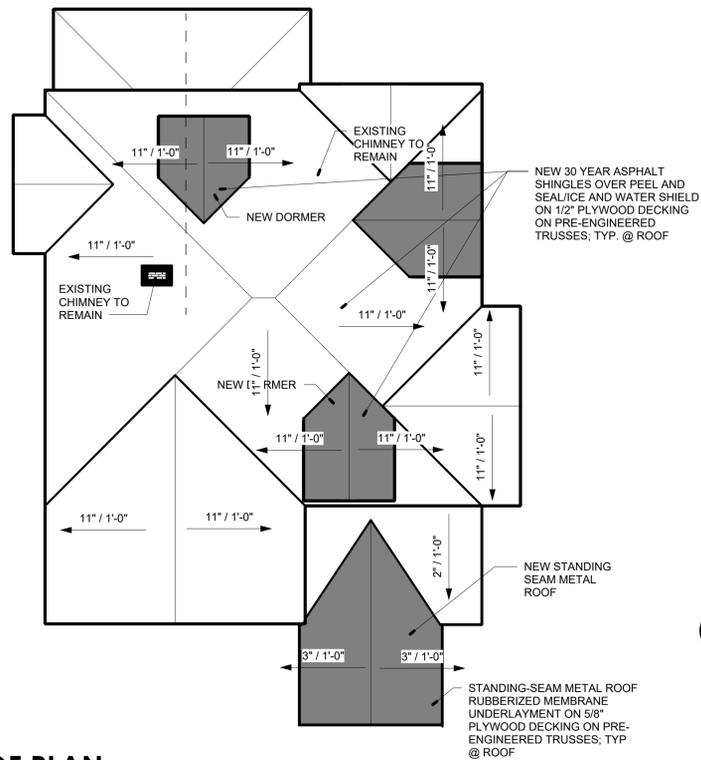
4 EXISTING BRICK PIER SECTION
3/4" = 1'-0"



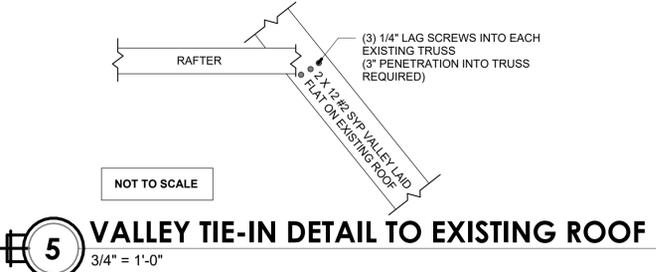
3 NEW BACK PORCH FRAMING PLAN
1/4" = 1'-0"



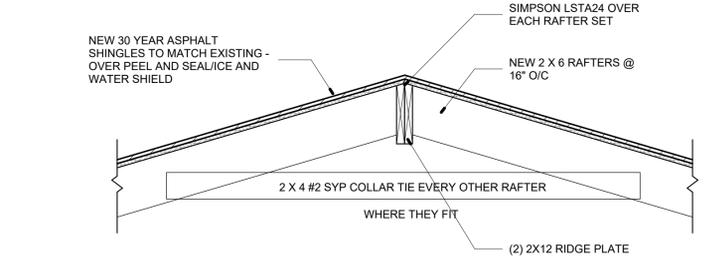
1 FOUNDATION/ FLOOR FRAMING PLAN
1/4" = 1'-0"



3 ROOF PLAN
1/8" = 1'-0"



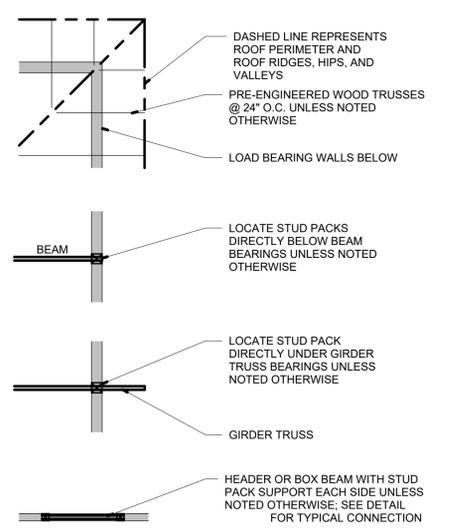
5 VALLEY TIE-IN DETAIL TO EXISTING ROOF
3/4" = 1'-0"



4 RIDGE PLATE DETAIL
3/4" = 1'-0"

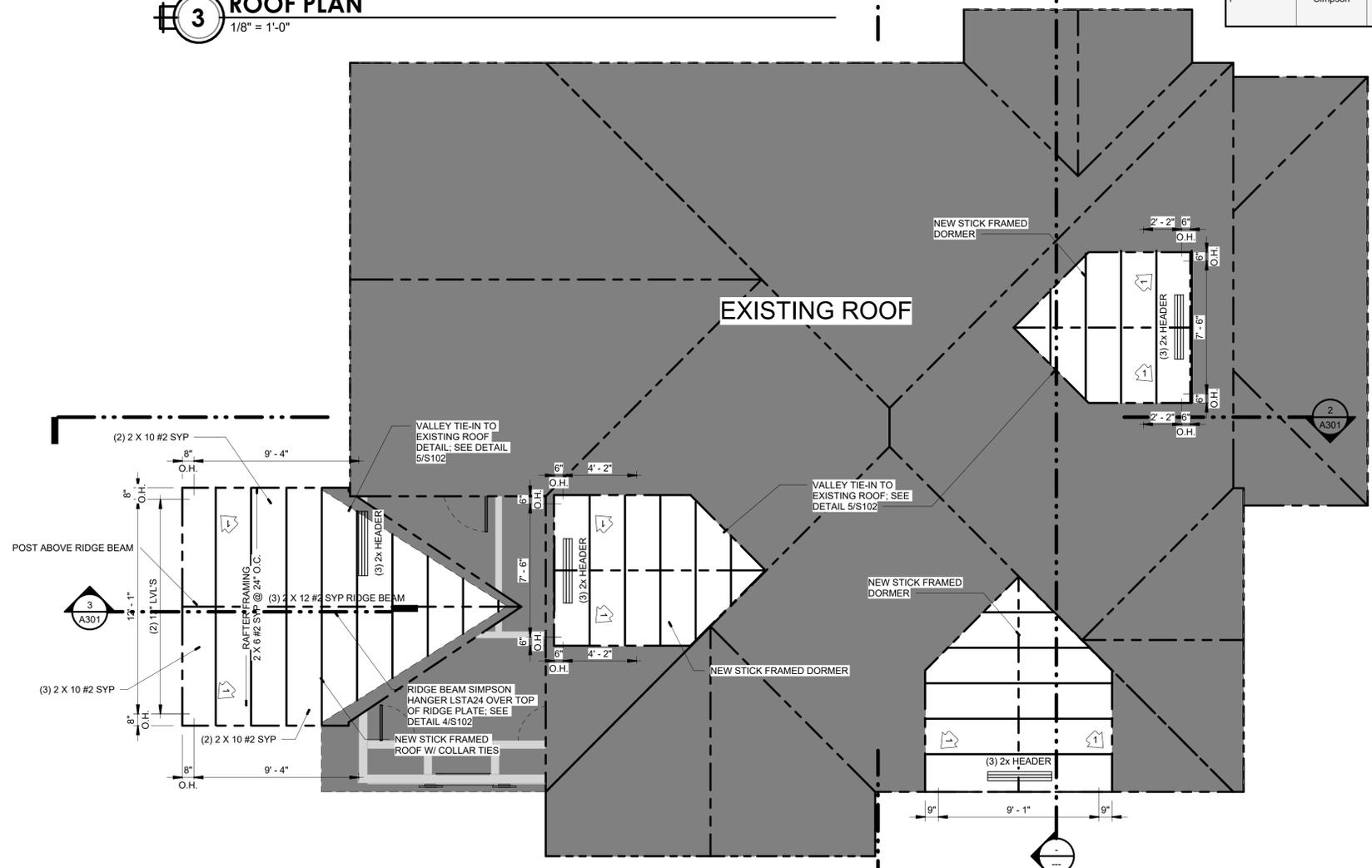
Mark	MFR.	MFR. No.	FL Product Approval No.	Use	Location
1	Simpson	H2.5A	FL 10456	Generic Hurricane Anchor	EACH STUD/TRUSS CONNECTION

LEGEND

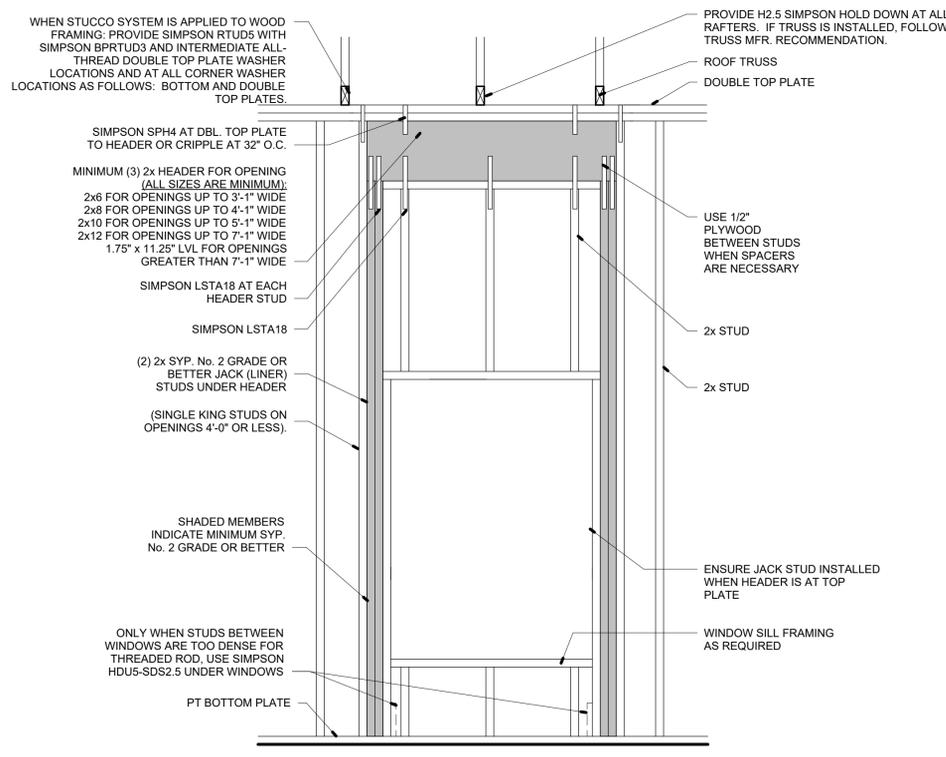


GENERAL FRAMING NOTES

- FINAL TRUSS LAYOUT TO BE DETERMINED BY FLORIDA REGISTERED TRUSS ENGINEER.
- CONTRACTOR TO SUBMIT TRUSS PACK DESIGN TO ARCHITECT FOR APPROVAL.
- PROVIDE MIN. 5/8" THICK CDX PLYWOOD SHEATHING.
- OSB IS NOT AN ACCEPTABLE SUBSTITUTE FOR PLYWOOD.



1 ROOF FRAMING PLAN
1/4" = 1'-0"



2 HEADER FRAMING DETAIL
3/4" = 1'-0"

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SHEET TITLE:
**ROOF PLAN/
FRAMING
PLAN**

SHEET NO:
S102
PROJECT NO:
21015



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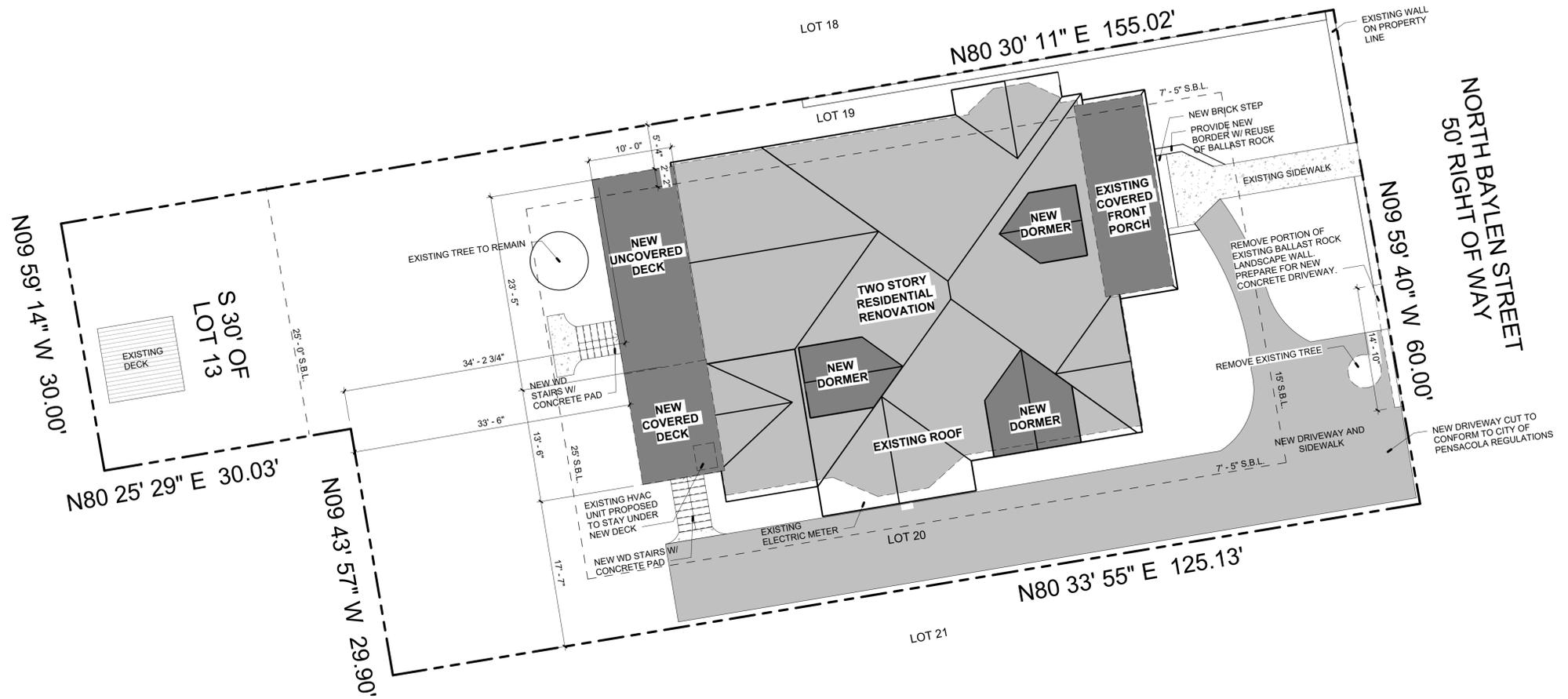
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SITE PLAN

SHEET NO:

A001

PROJECT NO: 21015



1 SITE PLAN
1/8" = 1'-0"



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SHEET TITLE:
NEW WORK FIRST FLOOR PLAN

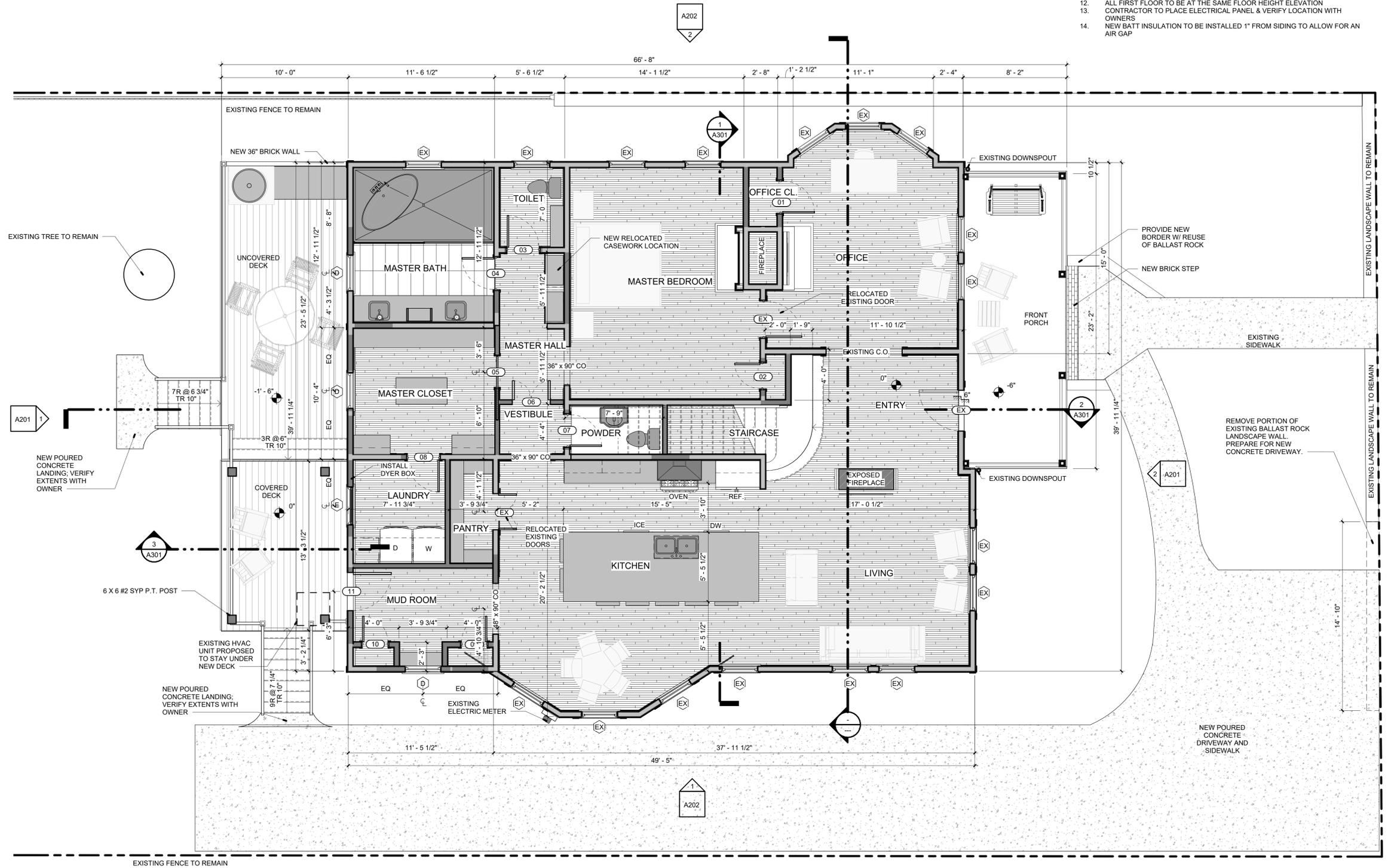
SHEET NO:

A101

PROJECT NO: 21015

NEW WORK NOTES

1. PROVIDE STREET ADDRESS WITH MIN. 6" HIGH LETTERS ON BUILDING EXTERIOR VISIBLE FROM VEHICLE APPROACH.
2. VERIFY ALL MATERIALS AND FINISHES WITH THE OWNER/ARCHITECT. CONTRACTOR TO COORDINATE WITH OWNER/SUBCONTRACTOR FOR ALL AUDIO/VISUAL WORK.
3. PROVIDE ACOUSTICAL INSULATION AT ALL NEW BEDROOM AND BATHROOM WALLS.
4. EXTERIOR EGRESS DOORS NOT TO HAVE DOUBLE CYLINDER KEY LOCKS. CAP & SEAL ALL EXISTING FIREPLACE & CHIMNEYS/FLUES. CLEAN CHIMNEYS. FIREPLACES TO BE NON-OPERATIONAL.
5. ALL NEW INTERIOR WALLS TO BE 2X4 WD STUD
6. ALL WINDOWS TO BE CLEANED, REPAIRED, REINSTALLED
7. INFILL WALLS TO MATCH EXISTING/ADJACENT WALLS
8. IN 2ND FLOOR ROOMS WHERE NEW WALLS INTERSECT EXISTING ROOF SLOPE, WALLS TO BE 5'-0" HEIGHT MIN; CONTRACTOR TO VERIFY PLACEMENTS & HEIGHTS IN FIELD
9. ALL FIRST FLOOR TO BE AT THE SAME FLOOR HEIGHT ELEVATION
10. CONTRACTOR TO PLACE ELECTRICAL PANEL & VERIFY LOCATION WITH OWNERS
11. NEW BATT INSULATION TO BE INSTALLED 1" FROM SIDING TO ALLOW FOR AN AIR GAP



FIRST FLOOR PLAN
1/4" = 1'-0"

NEW WORK NOTES

1. PROVIDE STREET ADDRESS WITH MIN. 6" HIGH LETTERS ON BUILDING EXTERIOR VISIBLE FROM VEHICLE APPROACH.
2. VERIFY ALL MATERIALS AND FINISHES WITH THE OWNER/ARCHITECT.
3. CONTRACTOR TO COORDINATE WITH OWNER/SUBCONTRACTOR FOR ALL AUDIO/VISUAL WORK.
4. ALL IRRIGATION AND LANDSCAPING PROVIDED BY OWNER.
5. PROVIDE ACOUSTICAL INSULATION AT ALL NEW BEDROOM AND BATHROOM WALLS.
6. EXTERIOR EGRESS DOORS NOT TO HAVE DOUBLE CYLINDER KEY LOCKS.
7. CAP & SEAL ALL EXISTING FIREPLACE & CHIMNEYS/FLUES. CLEAN CHIMNEYS, FIREPLACES TO BE NON-OPERATIONAL.
8. ALL NEW INTERIOR WALLS TO BE 2X4 WD STUD.
9. ALL WINDOWS TO BE CLEANED, REPAIRED, REINSTALLED.
10. INFILL WALLS TO MATCH EXISTING ADJACENT WALLS.
11. IN 2ND FLOOR ROOMS WHERE NEW WALLS INTERSECT EXISTING ROOF SLOPE, WALLS TO BE 5'-0" HEIGHT MIN. CONTRACTOR TO VERIFY PLACEMENTS & HEIGHTS IN FIELD.
12. ALL FIRST FLOOR TO BE AT THE SAME FLOOR HEIGHT ELEVATION.
13. CONTRACTOR TO PLACE ELECTRICAL PANEL & VERIFY LOCATION WITH OWNERS.
14. NEW BATT INSULATION TO BE INSTALLED 1" FROM SIDING TO ALLOW FOR AN AIR GAP.



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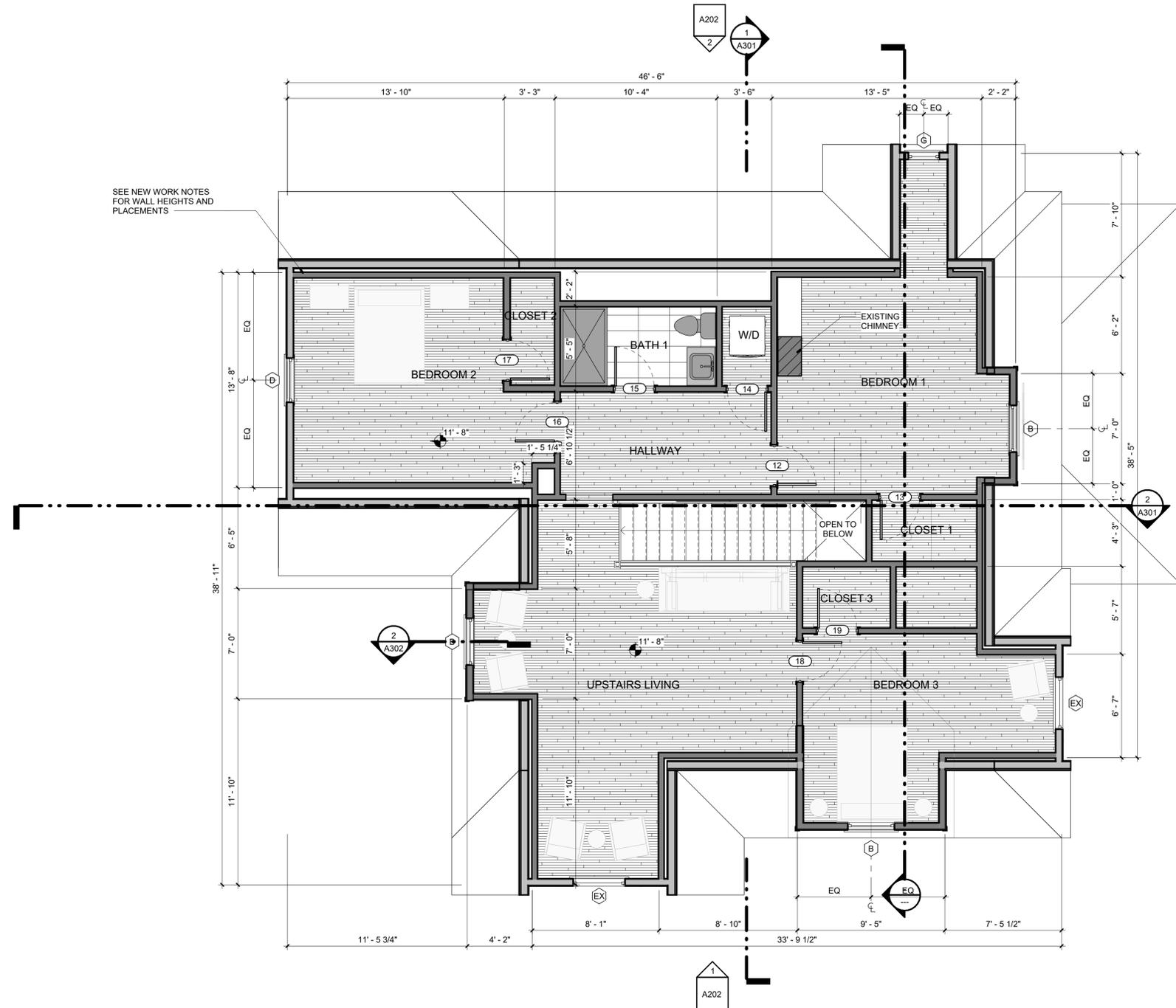
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SHEET TITLE:
**NEW WORK
SECOND
FLOOR PLAN**

SHEET NO:

A102

PROJECT NO:
21015



1 SECOND FLOOR PLAN
1/4" = 1'-0"



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SHEET TITLE:
FIRST FLOOR RCP/LIGHTING

SHEET NO:
A103

PROJECT NO:
21015

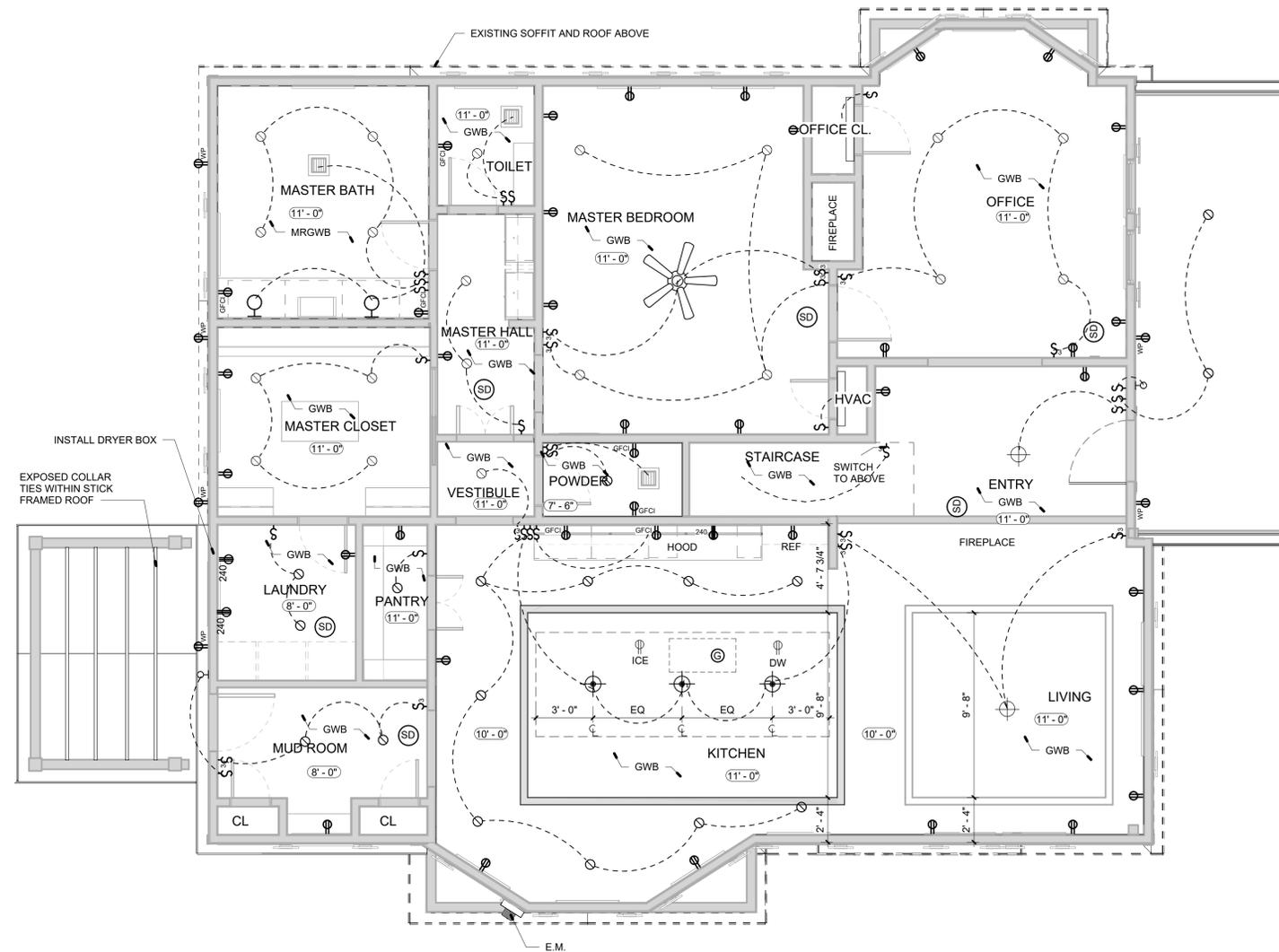
ELECTRICAL LEGEND

- ⊕ DUPLEX
- ⊕240 240V
- ⊕ SWITCH
- ⊕3 3-WAY SWITCH
- ⊕ IN-SINK GARBAGE DISPOSAL
- TV CABLE TV
- EXHAUST FAN
- ⊕ RECESSED LIGHT FIXTURE
- ⊕ PENDANT LIGHT FIXTURE
- DOWNLIGHT STRIP/ UNDER CABINET LIGHTING
- ⊕ WALL MOUNTED (SCONCE) LIGHT FIXTURE
- 1 X 4 SURFACE MOUNTED LED LIGHT FIXTURE
- ⊕ CEILING FAN
- WP WEATHER-PROOF
- GFCI GROUND FAULT CIRCUIT INTERRUPTER
- SD COMBINED SMOKE & CARBON MONOXIDE DETECTOR LISTED OR LABELED BY A NATIONAL RECOGNIZED TESTING LABORATORY. HARDWIRED TO BUILDING ELECTRICAL SYSTEM. INSTALL WITHIN 10'-0" OF ALL SLEEPING AREAS AND ENSURE EACH DEVICE HAS BATTERY BACK-UP.

ELECTRICAL NOTES

- CONFIRM ALL FIXTURES AND LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
- CONDUITS AND CONNECTIONS**
- FINAL CONDUIT CONNECTIONS TO HEAT PUMPS, AIR HANDLERS, EXHAUST FANS, AND WATER HEATERS SHALL BE FLEXIBLE METAL (LIQUID TIGHT IN FLAMMABLE, OUTSIDE AND OTHER DAMP AND WET LOCATIONS). CONDUITS LEAVING OR ENTERING BUILDING SHALL BE SEALED PER N.E.C. TO PREVENT ENTRANCE OF MOISTURE.
 - CONDUIT ROUTINGS AND DEVICE/EQUIPMENT LOCATIONS SHOWN ARE DIAGRAMMATIC ONLY. CONTRACTOR SHALL FIELD ROUTE AND LOCATE AS REQUIRED.
 - CONDUIT MATERIAL SHALL BE AS FOLLOWS:
A) BELOW GRADE - RIGID NON-METALLIC (POWER ONLY).
B) CONCEALED RISER FROM 36" BELOW GRADE - RIGID NON-METALLIC (POWER ONLY).
C) ABOVE GRADE SUBJECT TO PHYSICAL ABUSE - RIGID GALVANIZED STEEL OR INTERMEDIATE.
D) ABOVE GRADE NOT SUBJECT TO PHYSICAL ABUSE OR WEATHER - ELECTRICAL METALLIC TUBING.
E) INDOORS NOT SUBJECT TO PHYSICAL ABUSE - ROMEX.
F) ALL INTERCOM, FIRE ALARM, CLOCK AND CCTV CONDUITS INSTALLED BELOW GRADE THAT ARE NOT UNDER THE BUILDING SLAB - INTERMEDIATE OR RIGID METAL. PVC NOT ALLOWED.
- CODES & EQUIPMENT**
- ALL WORK SHALL COMPLY WITH LOCAL AND STATE ELEC. CODES, IN ADDITION TO THE NATIONAL ELECTRIC CODE.
 - ELECTRICAL CONTRACTOR SHALL COORDINATE W/ GULF POWER, TO ENSURE THE OWNER HAS A COMPLETE AND OPERABLE SERVICE.
 - ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE PROVIDED WITH SUITABLE PHENOLIC NAMEPLATES.
 - THE CONTRACTOR SHALL VERIFY ALL APPLIANCE LOADS PRIOR TO RUNNING THE CIRCUIT. THE MINIMUM CIRCUIT REQUIREMENTS SHALL BE BASED ON THE APPLIANCE NAMEPLATE VALUE OR CODE REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
 - COORDINATE LOCATIONS OF ELECTRICAL EQUIPMENT, DEVICES, OUTLETS, FIXTURES, ETC. WITH ARCHITECTURAL PLANS, ELEVATIONS AND REFLECTED CEILING PLANS PRIOR TO ROUGH-IN WORK.
 - VERIFY ALL DOOR SWINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGHING IN FOR SWITCHES.
 - WORKING SPACE OF 3 FEET SHALL BE MAINTAINED IN FRONT OF ALL ELECTRICAL PANELS AND DEVICES.

- RECEPTACLES & SWITCHES**
- ALL LOW VOLTAGE WIRING AND BOXES BY INTEGRATED SURROUNDINGS.
 - ROUTE LIGHT FIXTURE SWITCH LEGS TIED TO DIGITAL KEY PADS AS HOME RUNS TO CLOSET SHOWN AT SOUTH WEST CORNER OF GROUND FLOOR.
 - WHERE TWO SWITCHES ARE SHOWN, PROVIDE SINGLE POLE COMBINATION DECORATOR LIGHT SWITCH - WHITE.
 - ALL DIMENSIONS FOR MOUNTING HEIGHTS OF NEW RECEPTACLES AND SWITCHES ARE TO THE CENTER OF THE BOX.
 - VERIFY FLOOR RECEPTACLE LOCATIONS (IF APPLICABLE) WITH OWNER PRIOR TO ROUGH-IN.
 - RECEPTACLES, SWITCHES AND COVER PLATES SHALL BE DECORATOR STYLE. COLOR SHALL BE WHITE.
 - WALL RECEPTACLES SHALL NOT BE INSTALLED BACK TO BACK.
 - RECEPTACLE SPACING MUST BE PER NEC.
 - ALL BATHROOMS, KITCHEN AND OUTDOOR LOCATIONS TO BE GFCI AS REQUIRED PER NEC.
 - SWITCHED OUTLETS SHALL HAVE ONLY TOP PORTION OF OUTLET SWITCHED.



1 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



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CHECKED BY: JSS

ISSUE DATE:
09/30/2021

REVISIONS
No. Des. Date

SHEET TITLE:
SECOND FLOOR RCP/LIGHTING

SHEET NO:

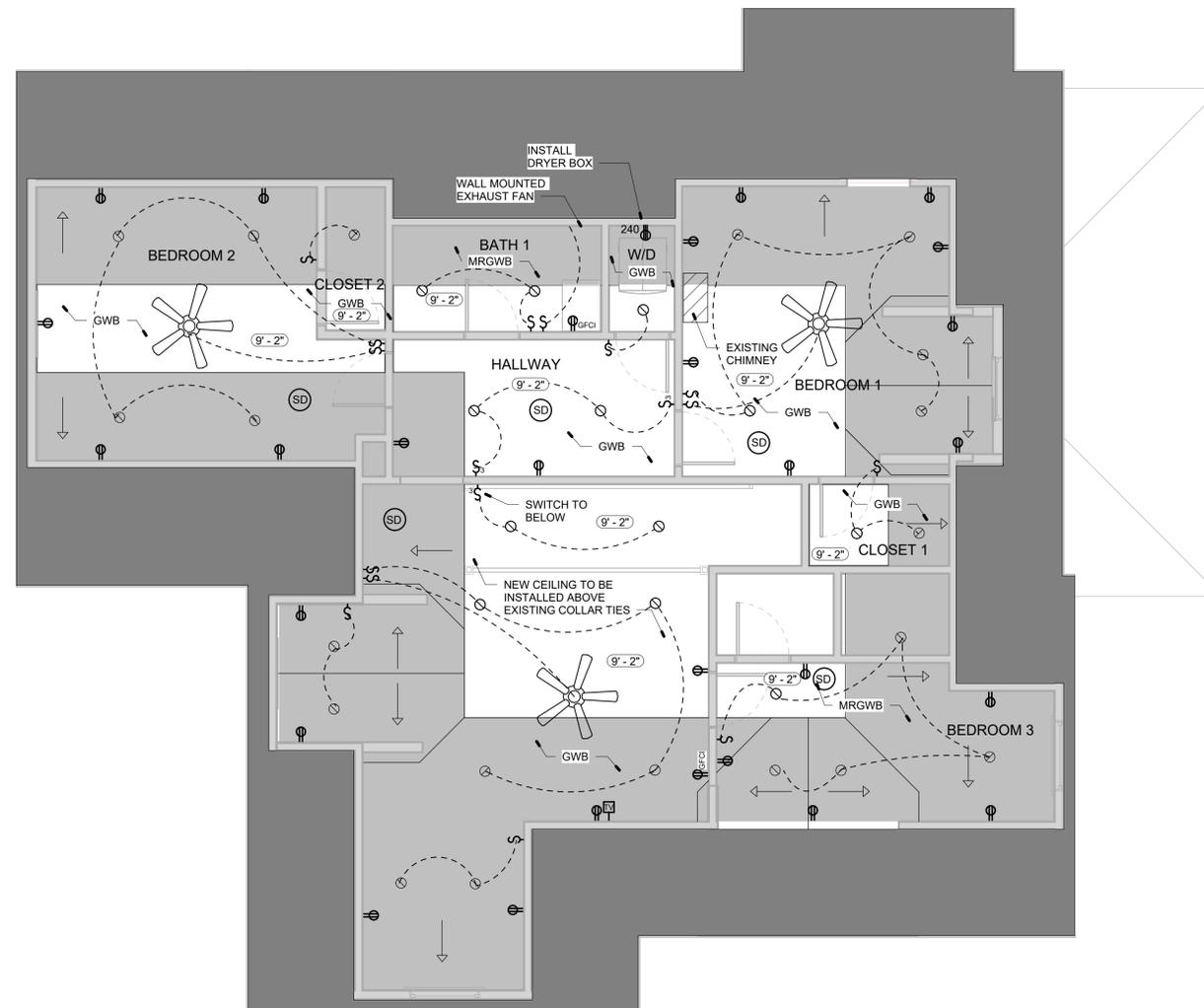
A104

PROJECT NO:
21015

ELECTRICAL LEGEND

- ⊕ DUPLEX
- ⊕240 240V
- ⌘ SWITCH
- ⌘3 3-WAY SWITCH
- Ⓞ IN-SINK GARBAGE DISPOSAL
- TV CABLE TV
- ☐ EXHAUST FAN
- ⊙ RECESSED LIGHT FIXTURE
- ⊕ PENDANT LIGHT FIXTURE
- DOWNLIGHT STRIP/ UNDER CABINET LIGHTING
- ⊙ WALL MOUNTED (SCONCE) LIGHT FIXTURE
- 1 X 4 SURFACE MOUNTED LED LIGHT FIXTURE
- ⊕ CEILING FAN
- WP WEATHER-PROOF
- GFCI GROUND FAULT CIRCUIT INTERRUPTER
- Ⓞ COMBINED SMOKE & CARBON MONOXIDE DETECTOR LISTED OR LABELED BY A NATIONAL RECOGNIZED TESTING LABORATORY. HARDWIRED TO BUILDING ELECTRICAL SYSTEM. INSTALL WITHIN 10'-0" OF ALL SLEEPING AREAS AND ENSURE EACH DEVICE HAS BATTERY BACK-UP.

- END OF ROOF LINE
- SLOPED CEILING
- FLAT CEILING



ELECTRICAL NOTES

1. CONFIRM ALL FIXTURES AND LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
- CONDUITS AND CONNECTIONS**
1. FINAL CONDUIT CONNECTIONS TO HEAT PUMPS, AIR HANDLERS, EXHAUST FANS, AND WATER HEATERS SHALL BE FLEXIBLE METAL (LIQUID TIGHT IN FLAMMABLE, OUTSIDE AND OTHER DAMP AND WET LOCATIONS).
 2. CONDUITS LEAVING OR ENTERING BUILDING SHALL BE SEALED PER N.E.C. TO PREVENT ENTRANCE OF MOISTURE.
 3. CONDUIT ROUTINGS AND DEVICE/EQUIPMENT LOCATIONS SHOWN ARE DIAGRAMMATIC ONLY, CONTRACTOR SHALL FIELD ROUTE AND LOCATE AS REQUIRED.
 4. CONDUIT MATERIAL SHALL BE AS FOLLOWS:
A) BELOW GRADE - RIGID NON-METALLIC (POWER ONLY).
B) CONCEALED RISER FROM 36" BELOW GRADE - RIGID NON-METALLIC (POWER ONLY).
C) ABOVE GRADE SUBJECT TO PHYSICAL ABUSE - RIGID GALVANIZED STEEL OR INTERMEDIATE.
D) ABOVE GRADE NOT SUBJECT TO PHYSICAL ABUSE OR WEATHER - ELECTRICAL METALLIC TUBING.
E) INDOORS NOT SUBJECT TO PHYSICAL ABUSE - ROMEX
F) ALL INTERCOM, FIRE ALARM, CLOCK AND CCTV CONDUITS INSTALLED BELOW GRADE THAT ARE NOT UNDER THE BUILDING SLAB - INTERMEDIATE OR RIGID METAL. PVC NOT ALLOWED.
- CODES & EQUIPMENT**
1. ALL WORK SHALL COMPLY WITH LOCAL AND STATE ELEC. CODES, IN ADDITION TO THE NATIONAL ELECTRIC CODE.
 2. ELECTRICAL CONTRACTOR SHALL COORDINATE W/ GULF POWER. TO ENSURE THE OWNER HAS A COMPLETE AND OPERABLE SERVICE.
 3. ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE PROVIDED WITH SUITABLE PHENOLIC NAMEPLATES.
 4. THE CONTRACTOR SHALL VERIFY ALL APPLIANCE LOADS PRIOR TO RUNNING THE CIRCUIT. THE MINIMUM CIRCUIT REQUIREMENTS SHALL BE BASED ON THE APPLIANCE NAMEPLATE VALUE OR CODE REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
 5. COORDINATE LOCATIONS OF ELECTRICAL EQUIPMENT, DEVICES, OUTLETS, FIXTURES, ETC., WITH ARCHITECTURAL PLANS, ELEVATIONS AND REFLECTED CEILING PLANS PRIOR TO ROUGH-IN WORK.
 6. VERIFY ALL DOOR SWINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGHING IN FOR SWITCHES.
 7. WORKING SPACE OF 3 FEET SHALL BE MAINTAINED IN FRONT OF ALL ELECTRICAL PANELS AND DEVICES.
- RECEPTACLES & SWITCHES**
1. ALL LOW VOLTAGE WIRING AND BOXES BY INTEGRATED SURROUNDINGS.
 2. ROUTE LIGHT FIXTURE SWITCH LEGS TIED TO DIGITAL KEY PADS AS HOME RUNS TO CLOSET SHOWN AT SOUTH WEST CORNER OF GROUND FLOOR.
 3. WHERE TWO SWITCHES ARE SHOWN, PROVIDE SINGLE POLE COMBINATION DECORATOR LIGHT SWITCH - WHITE
 4. ALL DIMENSIONS FOR MOUNTING HEIGHTS OF NEW RECEPTACLES AND SWITCHES ARE TO THE CENTER OF THE BOX.
 5. VERIFY FLOOR RECEPTACLE LOCATIONS (IF APPLICABLE) WITH OWNER PRIOR TO ROUGH-IN.
 6. RECEPTACLES, SWITCHES AND COVER PLATES SHALL BE DECORATOR STYLE. COLOR SHALL BE WHITE.
 7. WALL RECEPTACLES SHALL NOT BE INSTALLED BACK TO BACK.
 8. RECEPTACLE SPACING MUST BE PER NEC.
 9. ALL BATHROOMS, KITCHEN AND OUTDOOR LOCATIONS TO BE GFCI AS REQUIRED PER NEC.
 10. SWITCHED OUTLETS SHALL HAVE ONLY TOP PORTION OF OUTLET SWITCHED.



1

SECOND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"



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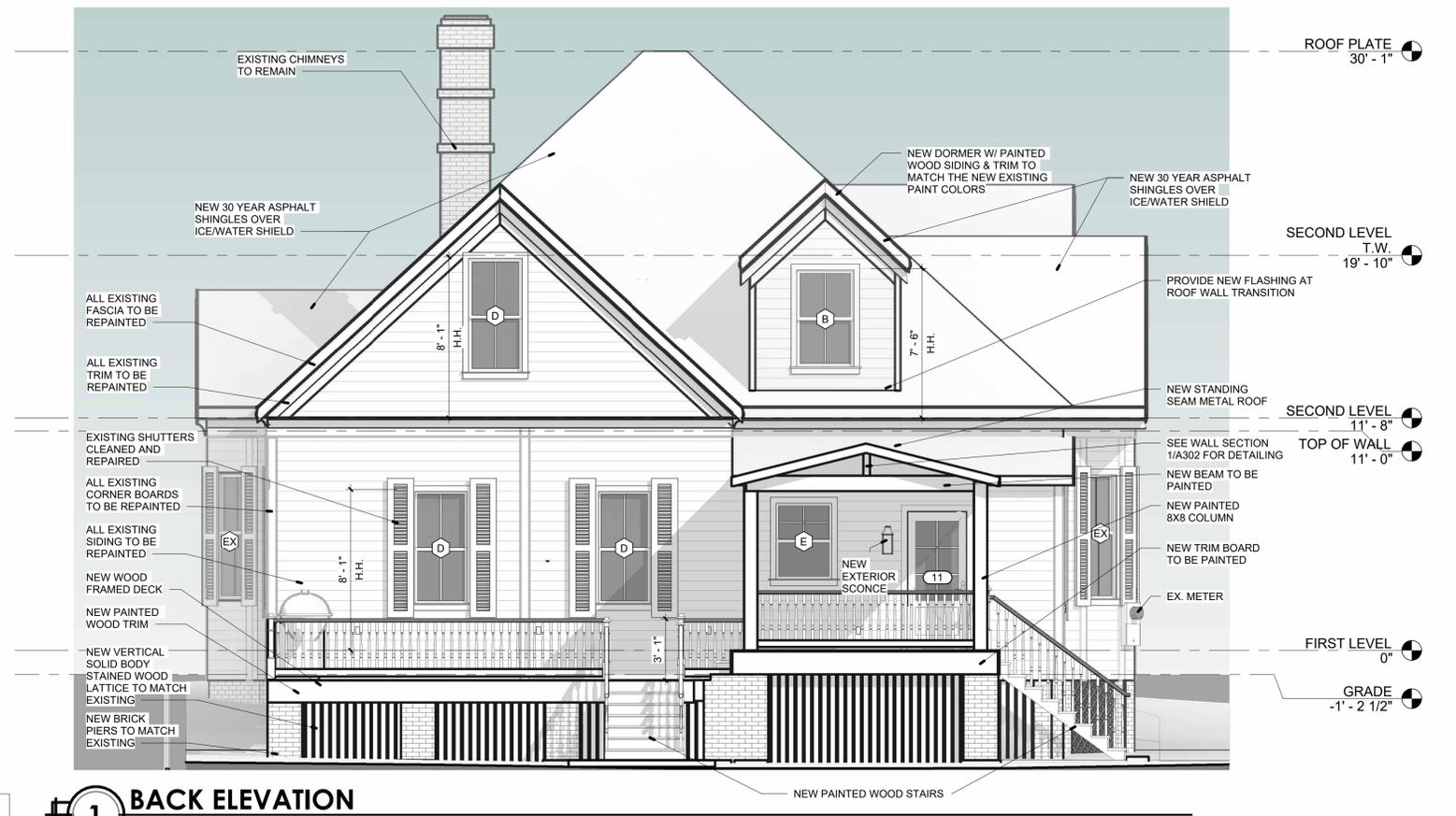
SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NO:

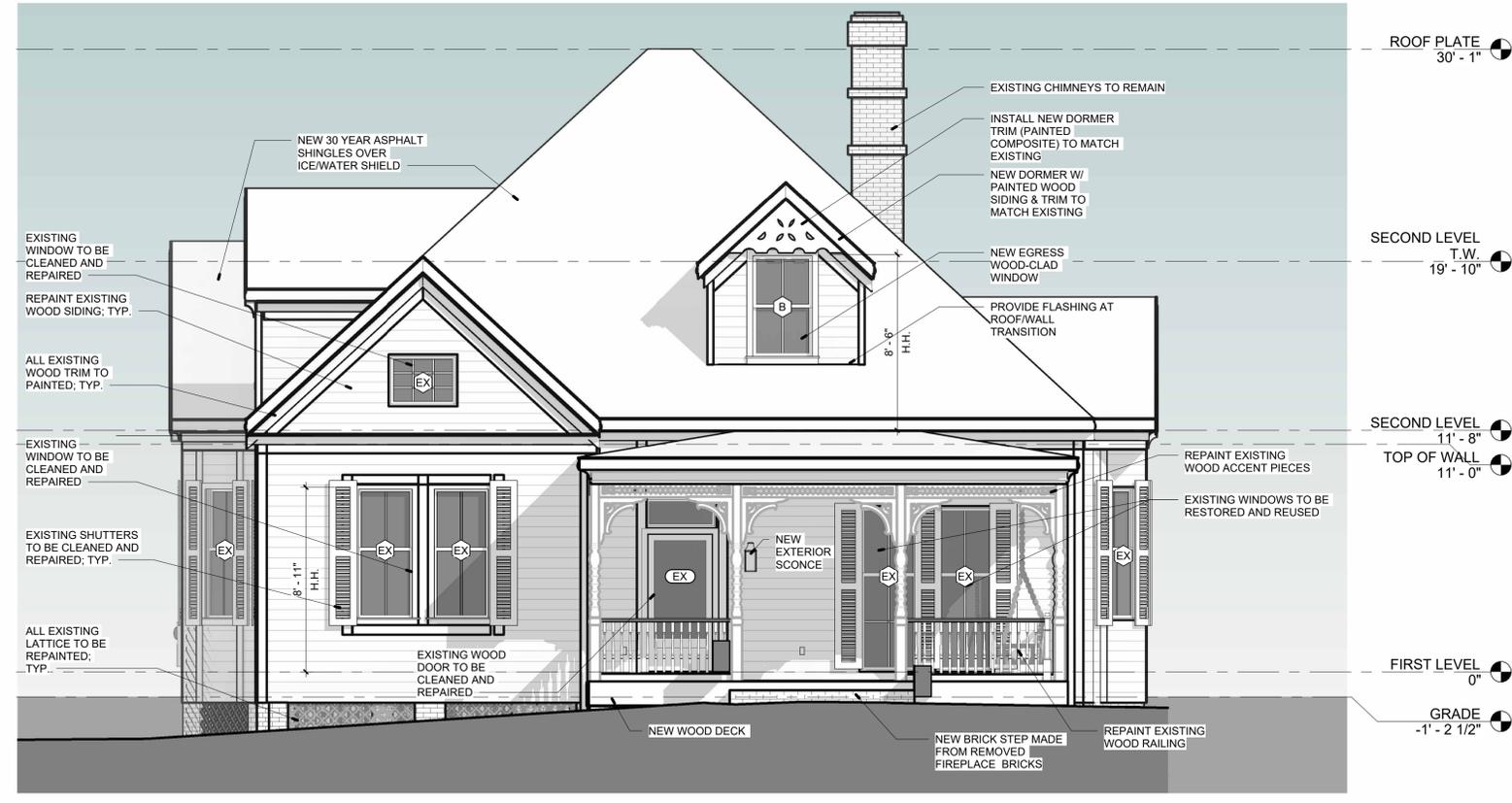
A201

PROJECT NO:
21015



1 BACK ELEVATION
1/4" = 1'-0"

VERIFY ALL PAINT COLORS WITH OWNERS



2 FRONT ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH LEGEND

WOOD SIDING	SHERWIN WILLIAMS	"ROOKWOOD DARK GREEN"
WOOD TRIM	SHERWIN WILLIAMS	"TRICORN BLACK"
ARCHITECTURAL RUNNING TRIM	SHERWIN WILLIAMS	"LOGGIA"
ARCHITECTURAL BRACKET	SHERWIN WILLIAMS	"LOGGIA"
CORNER TRIM BOARDS	SHERWIN WILLIAMS	"LOGGIA"
COLUMN/BEAMS	SHERWIN WILLIAMS	"LOGGIA"
SOFFIT/ CEILINGS	SHERWIN WILLIAMS	"LOGGIA"
FASCIA	SHERWIN WILLIAMS	"LOGGIA"
BACK DECK VERTICAL SCREEN	SHERWIN WILLIAMS	"LOGGIA"
EXISTING FRONT PORCH	SHERWIN WILLIAMS	"LOGGIA"
NEW BACK DECK RAILING	SHERWIN WILLIAMS	"LOGGIA"
ENTRY DOOR	-	EXISTING WOOD
WINDOW/DOOR HEADERS	SHERWIN WILLIAMS	"LOGGIA"
SHUTTERS	-	EXISTING WOOD
ROOFING	OWENS CORNING	DRIFTWOOD DIMENSIONAL SHINGLES
NEW COVERED DECK ROOFING	METAL SALES	ASH GREY
LIGHTING	TBD	BLACK OR DARK BRONZE METAL
BRICK (CHIMNEY & STEP)	-	EXISTING
NEW BRICK PIERS	TBD	RED BRICK TO MATCH EXISTING
ASPHALT SHINGLES	OWENS CORNING	DRIFTWOOD
DOWNSPOUTS	SHERWIN WILLIAMS	DOWNING SLATE SW 2819
STAIRS	SHERWIN WILLIAMS	"LOGGIA"
DECK BOARDS	SHERWIN WILLIAMS	"LOGGIA"



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SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NO:

A202

PROJECT NO:
21015



1 SIDE ELEVATION A
1/4" = 1'-0"

EXTERIOR FINISH LEGEND

WOOD SIDING	SHERWIN WILLIAMS	"ROOKWOOD DARK GREEN"
WOOD TRIM	SHERWIN WILLIAMS	"TRICORN BLACK"
ARCHITECTURAL RUNNING TRIM	SHERWIN WILLIAMS	"LOGGIA"
ARCHITECTURAL BRACKET	SHERWIN WILLIAMS	"LOGGIA"
CORNER TRIM BOARDS	SHERWIN WILLIAMS	"LOGGIA"
COLUMN/BEAMS	SHERWIN WILLIAMS	"LOGGIA"
SOFFIT/ CEILINGS	SHERWIN WILLIAMS	"LOGGIA"
FASCIA	SHERWIN WILLIAMS	"LOGGIA"
BACK DECK VERTICAL SCREEN	SHERWIN WILLIAMS	"LOGGIA"
EXISTING FRONT PORCH	SHERWIN WILLIAMS	"LOGGIA"
NEW BACK DECK RAILING	SHERWIN WILLIAMS	"LOGGIA"
ENTRY DOOR	-	EXISTING WOOD
WINDOW/DOOR HEADERS	SHERWIN WILLIAMS	"LOGGIA"
SHUTTERS	-	EXISTING WOOD
ROOFING	OWENS CORNING	DRIFTWOOD DIMENSIONAL SHINGLES
NEW COVERED DECK ROOFING	METAL SALES	ASH GREY
LIGHTING	TBD	BLACK OR DARK BRONZE METAL
BRICK (CHIMNEY & STEP)	-	EXISTING
NEW BRICK PIERS	TBD	RED BRICK TO MATCH EXISTING
ASPHALT SHINGLES	OWENS CORNING	DRIFTWOOD
DOWNSPOUTS	SHERWIN WILLIAMS	DOWNING SLATE SW 2819
STAIRS	SHERWIN WILLIAMS	"LOGGIA"
DECK BOARDS	SHERWIN WILLIAMS	"LOGGIA"



2 SIDE ELEVATION B
1/4" = 1'-0"



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SHEET TITLE:

BUILDING SECTIONS

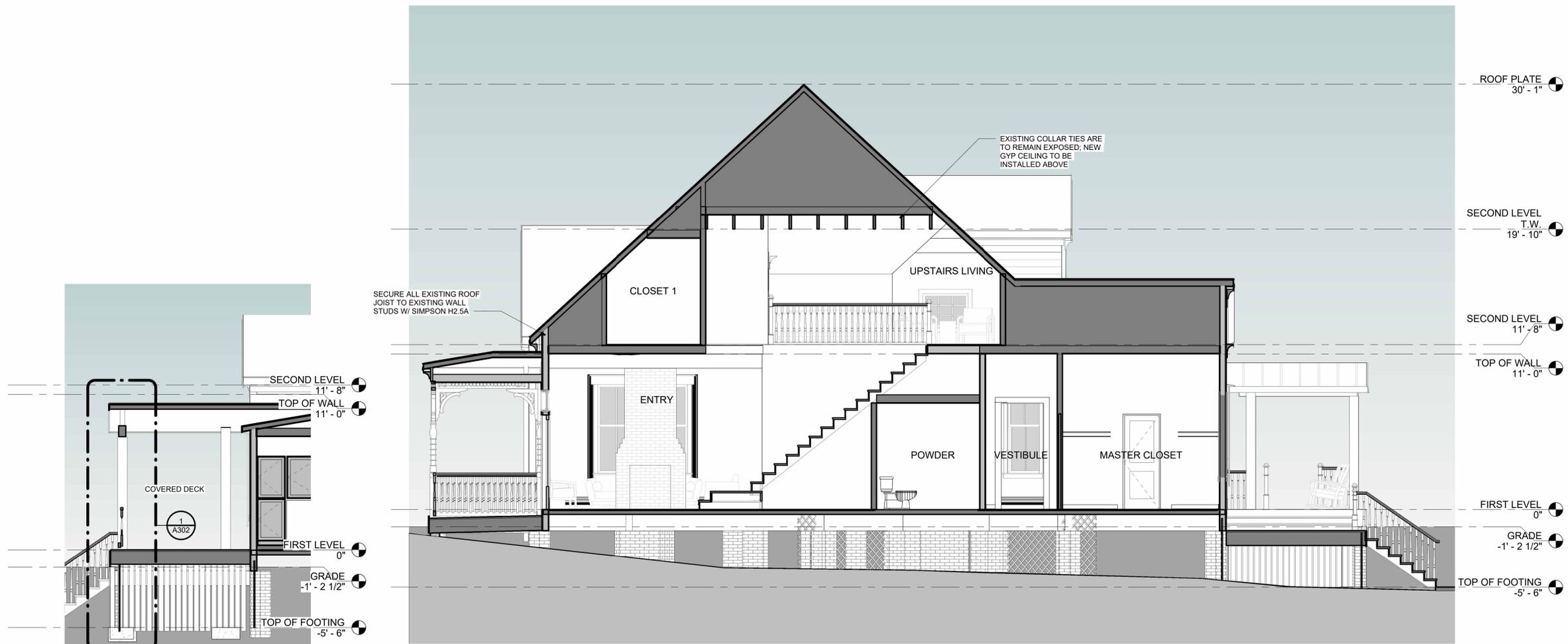
SHEET NO:

A301

PROJECT NO:
21015

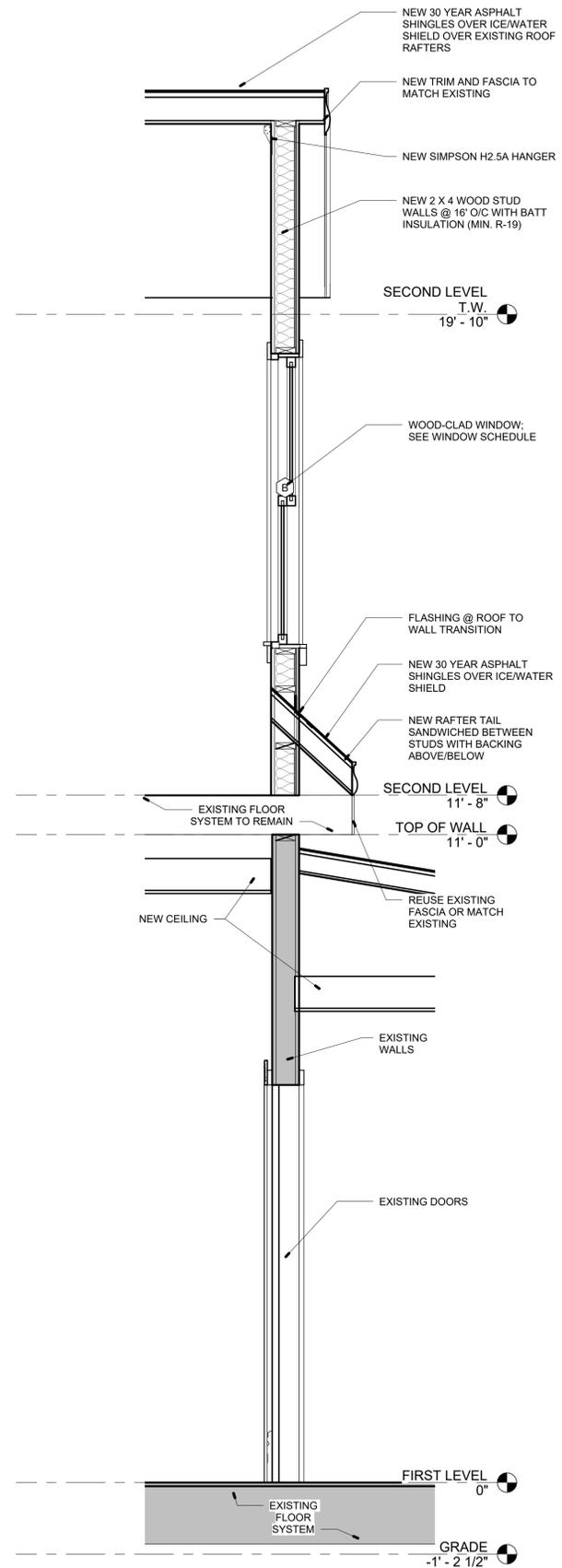


1 BUILDING SECTION 1
1/4" = 1'-0"



2 BUILDING SECTION 2
1/4" = 1'-0"

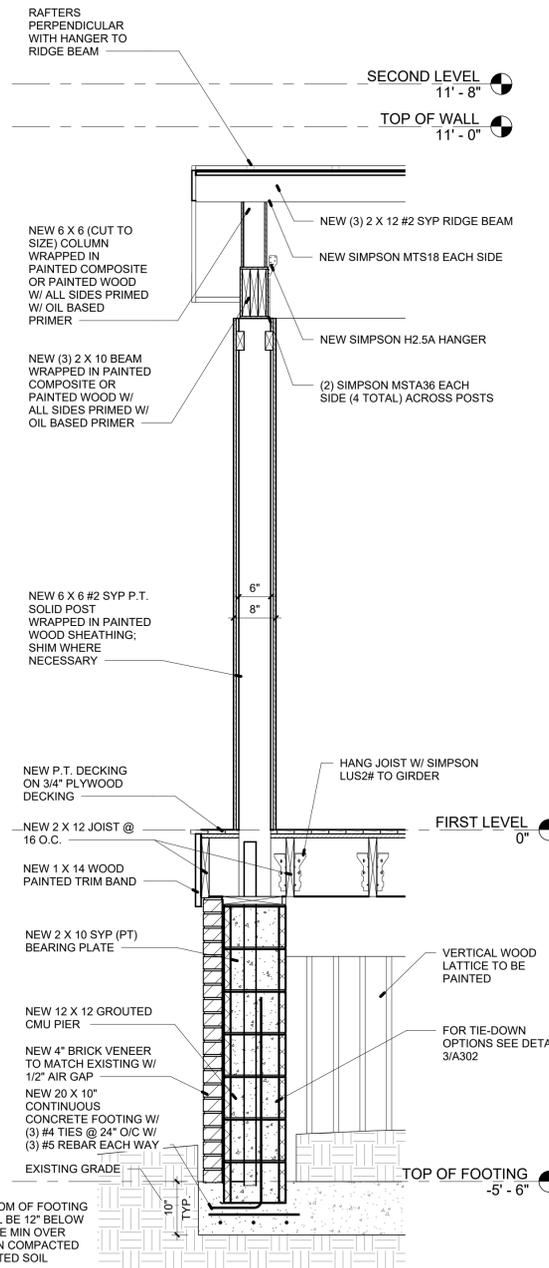
3 BACK COVERED DECK SECTION
1/4" = 1'-0"



2 WALL SECTION 2
3/4" = 1'-0"

- POST TIE-DOWN OPTIONS:**
- 1) SIMPSON STHD10 EMBED STRAP FROM PIER TO POST IF FLOOR SYSTEM IS FLUSH WITH GIRDER
 - 2) SIMPSON STHD10RJ EMBED STRAP FROM PIER TO POST IF FLOOR SYSTEM IS BEARING ABOVE GIRDER
 - 3) SIMPSON ABU#Z POST BASE IF POST EXTENDS TO TOP OF PIER. EACH GIRDER HAS TO BE INDEPENDENTLY CONNECTED TO PIER TO OVERRIDE NOTES BELOW. PROVIDE 2" CLEARANCE FROM EDGE OF POST TO EDGE OF CONCRETE AS REQUIRED BY MANUFACTURER.
- GIRDER TIE-DOWN OPTIONS:**
- 1) IF PIER IS BETWEEN 1-4 COURSES: (1) SIMPSON PA51/68 STRAP EMBED IN FOOTING AND WRAPPED OVER GIRDER. INSTALL PER MANUFACTURER
 - 2) IF PIER IS BETWEEN 1-6 COURSES: (1) SIMPSON LSTHD8 EMBED STRAP. INSTALL PER MANUFACTURER
 - 3) IF PIER IS BETWEEN 1-6 COURSES: (1) SIMPSON DTTZZ WITH 1/2" X 12" J-BOLT. INSTALL PER MANUFACTURER
- IF POST INTERRUPTS GIRDER, INCREASE ALL CONNECTIONS TO (2) PER PIER INSTEAD OF THE SPECIFIED (1).

3 EXTERIOR PORCH PIER FOOTING INFO
3/4" = 1'-0"



1 COLUMN SECTION
3/4" = 1'-0"

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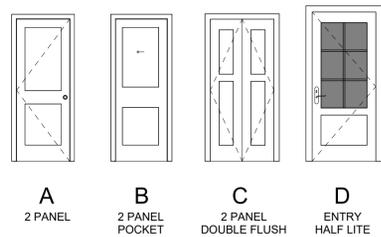
SHEET TITLE:
WALL SECTIONS

SHEET NO:
A302
PROJECT NO:
21015

Name	Floor Finish	WALLS				CEILING	Comments
		NORTH Material	SOUTH Material	EAST Material	WEST Material		
OFFICE	EX WOOD	GWB	GWB	GWB	GWB	GWB	REFINISH FLOORING
MASTER BEDROOM	EX WOOD	GWB	GWB	GWB	GWB	GWB	REFINISH FLOORING
MASTER BATH	TILE	MRGWB	MRGWB	MRGWB	MRGWB	MRGWB	
MASTER CLOSET	WOOD	GWB	GWB	GWB	GWB	GWB	
LAUNDRY	WOOD	GWB	GWB	GWB	GWB	GWB	
PANTRY	WOOD	GWB	GWB	GWB	GWB	GWB	
MUD ROOM	WOOD	GWB	GWB	GWB	GWB	GWB	
TOILET	TILE	MRGWB	MRGWB	MRGWB	MRGWB	MRGWB	
MASTER HALL	EX WOOD	GWB	GWB	GWB	GWB	GWB	REFINISH FLOORING
VESTIBULE	EX WOOD	GWB	GWB	GWB	GWB	GWB	REFINISH FLOORING
POWDER	TILE	MRGWB	MRGWB	MRGWB	MRGWB	MRGWB	
LIVING	EX WOOD	GWB	GWB	GWB	GWB	GWB	REFINISH FLOORING
KITCHEN	EX WOOD	GWB	GWB	GWB	GWB	GWB	REFINISH FLOORING
ENTRY	EX WOOD	GWB	GWB	GWB	GWB	GWB	REFINISH FLOORING
W/D	LVT	MRGWB	MRGWB	MRGWB	MRGWB	MRGWB	
BATH 1	TILE	MRGWB	MRGWB	MRGWB	MRGWB	MRGWB	
HALLWAY	LVT	GWB	GWB	GWB	GWB	GWB	
BEDROOM 2	LVT	GWB	GWB	GWB	GWB	GWB	
CLOSET 1	LVT	GWB	GWB	GWB	GWB	GWB	
BEDROOM 3	LVT	GWB	GWB	GWB	GWB	GWB	
BEDROOM 1	LVT	GWB	GWB	GWB	GWB	GWB	
CLOSET 2	LVT	GWB	GWB	GWB	GWB	GWB	
UPSTAIRS LIVING	LVT	GWB	GWB	GWB	GWB	GWB	
OFFICE CL.	EX WOOD	GWB	GWB	GWB	GWB	GWB	REFINISH FLOORING
STAIRCASE	WOOD	GWB	GWB	GWB	GWB	GWB	
HVAC	EX WOOD	GWB	GWB	GWB	GWB	GWB	REFINISH FLOORING
CL	WOOD	GWB	GWB	GWB	GWB	GWB	
CL	WOOD	GWB	GWB	GWB	GWB	GWB	
CLOSET 3							

DOOR NO.	TYPE MARK	DOOR				Hardware	FRAME MATERIAL	Comments
		WIDTH	HEIGHT	MATERIAL	FINISH			
01	A	2'-6"	6'-8"	WD	PAINT	PASSAGE	WD	
02	A	2'-0"	6'-8"	WD	PAINT	PASSAGE	WD	
03	A	2'-6"	6'-8"	WD	PAINT	PRIVATE	WD	
04	A	2'-6"	6'-8"	WD	PAINT	PRIVATE	WD	
05	B	2'-6"	6'-8"	WD	PAINT	PASSAGE	WD	
06	C	3'-0"	6'-8"	WD	PAINT	PRIVATE	WD	
07	A	2'-6"	6'-8"	WD	PAINT	PRIVATE	WD	
08	A	2'-6"	6'-8"	WD	PAINT	PASSAGE	WD	
09	A	2'-0"	6'-8"	WD	PAINT	PASSAGE	WD	
10	A	2'-0"	6'-8"	WD	PAINT	PASSAGE	WD	
11	D	3'-0"	7'-0"	FBGL	PAINT	ENTRY	FBGL	
12	A	2'-6"	6'-8"	WD	PAINT	PRIVATE	WD	
13	A	2'-6"	6'-8"	WD	PAINT	PASSAGE	WD	
14	A	2'-6"	6'-8"	WD	PAINT	PASSAGE	WD	
15	A	2'-6"	6'-8"	WD	PAINT	PRIVATE	WD	
16	A	2'-6"	6'-8"	WD	PAINT	PRIVATE	WD	
17	A	2'-6"	6'-8"	WD	PAINT	PASSAGE	WD	
18	A	2'-6"	6'-8"	WD	PAINT	PRIVATE	WD	
19	A	2'-6"	6'-8"	WD	PAINT	PRIVATE	WD	

DOOR TYPES

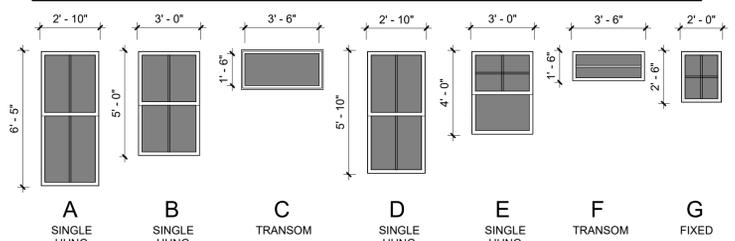


DOOR NOTES

- CONTRACTOR TO VERIFY ALL DOOR STYLES, DOOR AND FRAME MATERIALS, AND HARDWARE WITH OWNER.
- ALL GLAZING IN DOOR TO BE TEMPERED SAFETY GLAZING.
- WOOD DOORS TO BE SOLID CORE, STAINED.
- PROVIDE DOOR STOPS, BUMPERS, THRESHOLDS AND WEATHERSTRIPS FOR ALL DOORS AS REQUIRED.

Type Mark	Width	Height	Head Height	Comments
B	3'-0"	5'-0"	<varies>	<varies>
C	3'-6"	1'-6"	8'-5"	
D	2'-10"	5'-10"	8'-1"	
E	3'-0"	4'-0"	7'-6"	
G	2'-0"	2'-6"	3'-0"	

WINDOW TYPES

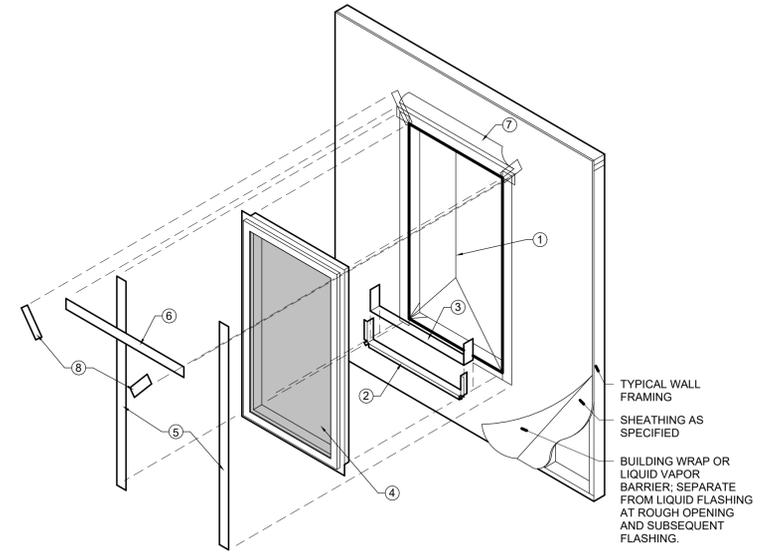


WINDOW NOTES

- ALL WINDOWS TO BE WOOD-CLAD, IMPACT-RATED PRODUCT.
- ALL WINDOWS TO HAVE MIN. LOW-E GLASS COATING.
- VERIFY ALL WINDOW REPLACEMENT SIZES ON SITE.
- ALL REMOVED WINDOWS ARE TO BE CLEANED, REPAIRED, AND REUSED IF POSSIBLE.

FLASHING PROCESS FOR NEW WINDOWS

- IF LIQUID VAPOR BARRIER IS NOT USED, CUT BUILDING WRAP VAPOR BARRIER AS SHOWN. FOLD BOTTOM AND TOP SIDE FLAPS INTO OPENING AND FASTEN. TEMPORARILY HOLD TOP FLAP UP ABOVE OPENING. IF LIQUID VAPOR BARRIER IS USED, PAINT BARRIER INTO OPENING.
- PROVIDE SILL FLASHING TAPE OR ADDITIONAL LIQUID FLASHING THAT OVERHANGS OPENING 1" AND EXTENDS UP OPENING SIDES A MINIMUM OF 6".
- PROVIDE 2ND LAYER OF SILL FLASHING OR LIQUID FLASHING TO OVERLAP FIRST LAYER BY 1". DO NOT EXTEND SILL FLASHING PAST INTERIOR FACE OF FRAMING.
- INSTALL WINDOW FROM EXTERIOR OF BUILDING, PLUMB, SQUARE AND VERIFY OPERATION. FASTEN WINDOW IN OPENING WITH 2" GALVANIZED ROOFING NAILS AT 6" O.C.
- PROVIDE SIDE FLASHING TAPE OR ADDITIONAL LIQUID FLASHING TO EXTEND 2" ABOVE TOP AND BOTTOM OF OPENING.
- PROVIDE TOP FLASHING TAPE OR LIQUID FLASHING TO EXTEND PAST EDGE OF SIDE FLASHING TAPE BY 1". DO NOT TAPE OR SEAL BOTTOM NAILING FIN.
- IF LIQUID VAPOR BARRIER IS NOT USED, FOLD DOWN TOP FLAP OF BUILDING WRAP VAPOR BARRIER.
- IF LIQUID VAPOR BARRIER IS USED, APPLY ADDITIONAL LAYER OF LIQUID FLASHING ABOVE WINDOW.
- PROVIDE FLASHING TAPE/ADDITIONAL LIQUID FLASHING AT DIAGONAL CUTS AT LEAST 1" LONGER THAN CUT.
- WHERE EXTERIOR SEALANT IS REQUIRED, USE OSI QUAD MAX CHEMICALLY CURING SEALANT, OR ARCHITECT APPROVED EQUAL.



08 WINDOW FLASHING DETAIL
1/2" = 1'-0"



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SHEET TITLE:
SCHEDULES AND DIAGRAM

SHEET NO:

A601

PROJECT NO:
21015