



**Architectural Review Board Application
Abbreviated Review**

Application Date: 01-16-21

Project Address: 220 west Gadsden Street
Applicant: J. Veal, Architect
Applicant's Address: 627 Bayshore Drive
Email: jv@jvealarchitect.com **Phone:** 850-450-3295
Property Owner: Robert Holmes

(If different from Applicant)

District: PHD NHPD OEHPD PHBD GCD

There is a \$25 Application Fee for the following project types:

- Change of Paint Color(s) Body: _____
Trim: _____
- New/Replacement Sign(s) Accent: _____
Sign Type: _____
Dimensions: _____
- Minor Deviation to an Approved Project / Change of Roofing Material / Fence Colors: _____
Description: request to install sola light tubes, add 4' to garage, shift house north 10', and relocate chimney. See attached correspondence.

(Office Use)

This request was reviewed and meets the criteria for an Abbreviated Review.

Gregg Harding
Digitally signed by Gregg Harding
 DN: cn=Gregg Harding, o, ou,
 email=gharding@cityofpensacola.com, c=US
 Date: 2021.01.29 12:07:00 -06'00'
 ARB Secretary Signature

_____ Date

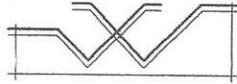
This request was reviewed and approved by the following members of the Architectural Review Board:

 2-8-2021
 Architect Signature / Date

Comments: Full Search

Comments: _____

 UWFHT Representative Signature / Date



J. Veal, Architect

16 January 2021

ARB Board

RE: Revisions to Approved Plans 220 West Gadsden Street:

page 1

ARB Board:

We are submitting for review and approval for the following.

01. Add Solatube Light tubes



The Owner has a strong preference for natural lighting and the benefits with respect to passive lighting and energy savings of these products are well established.

The roof top inlets are totally concealed from viewing from the south, while it is ideal to locate on a south facing roof plane, we propose to locate 3 collectors on the north face of the primary hip roof and 2 collectors on the east face of the rear hip behind the higher ridge of the primary hip.

02. Relocate Fireplace and Chimney

The Owner has finalized the internal organization of the Living Room and has determined locating the fireplace between the Living Room and the central Gallery/Entrance provides more flexibility on furniture arrangement etc. The proposed new location is shown in the attached drawings. I believe that there is no impact to the relationship to the overall massing of the house historically.

03. Add 4' at the back of the house to the Garage.

See the Attached drawings. The proposed addition is in the rear of the house and has no impact on appearance, setbacks, etc.

04. Relocate house on Lot, move entire house to the north 10'.

See the attached drawings. The proposed 10' shift to the north will enlarge the front yard depth and moves the house back to be more in character with the existing structure located on the lot to the east.

If you have any questions, please contact me. I sincerely look forward to working with you on this exciting project.

Respectfully,

J. Veal, Architect

627 Bayshore Dr, Pensacola, FL * iv@ivealarchitect.com * 850-450-3295

FLORIDA APPROVAL NUMBERS

01. ROOFING SHINGLES
MADE BY G.A.F. TIMBERLINE
FL# 10124-R6 11931.1
02. WINDOUS
SITELINE CLAD WOOD
MADE BY JELDEN, FLORIDA APPROVALS
SINGLE HUNG... FL# 31196
03. EXTERIOR DOORS
NEUMA MULTI-POINT LOCKING DOORS
OUTSWING DF00... FL# 14752.1
INSWING DF00... FL# 14752.4
04. LAP SIDING
MADE BY JAMES HARDIE. HARDIE-PLANK
FL# 13192
SEE FASTENING REQUIREMENTS ON APPROVAL
05. SOFFIT
MADE BY JAMES HARDIE. HARDIE SOFFIT
FL# 13223.2 & 13223-R4
06. SIMPSON HOLD DOWN & STRAPS SEE
FL# 9589-R5 10441.1, 10441.4, 10441.6
07. GARAGE DOORS
MADE BY WAYNE DALTON DOOR COMPANY
WAYNE DALTON, SERIES 3220
FL# 9114.4

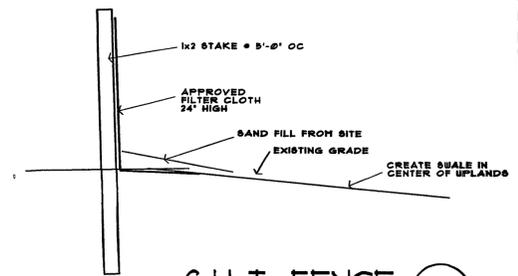
GENERAL SITE PLAN NOTES

01. THE SPECIFICATIONS ARE INCLUDED AS PART OF THESE DOCUMENTS. THE CONTRACTOR AND SUB-CONTRACTOR SHALL BE FAMILIAR WITH ALL REQUIREMENTS.
02. BOUNDARY SURVEY AND TOPOGRAPHIC INFORMATION HAS BEEN PROVIDED BY [unclear].
03. THE SITE IS LOCATED IN FLOOD ZONE [unclear].
04. SEE DIVISION TWO - SITE WORK FOR GENERAL SITE WORK REQSNTS.
05. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND EXERCISE EXTREME CARE DURING EXCAVATION AND SITE PREPARATION TO PROTECT EXISTING UNDERGROUND PIPING, WIRING, ETC.
06. EXECUTE ALL WORK WITH DUE CONSIDERATION FOR ALL PLANTS, TREES, SHRUBS AND SURROUNDING AREAS. REPLACE OR REPAIR ANY PORTIONS OF ADJACENT STRUCTURES & PROPERTY DAMAGED DURING WORK. SERVICE.
07. WATER METER IS EXISTING. PROVIDE NEW 1" SCHEDULE 80 P.V.C. WATER SERVICE.
08. O.H. POWER IS AVAILABLE AT THE SITE. VERIFY POWER REQUIREMENTS WITH POWER COMPANY.
09. PROVIDE NEW 4" SCD 80 PVC SEWER TO EXISTING SEWER MAIN.
10. PROVIDE NEW GAS SERVICE & METER.

SITE PLAN KEY NOTES

01. HVAC OUTSIDE UNIT. SEE MECH.
02. WINE ROOM HVAC OUTSIDE UNIT. SEE ALLOWANCES.
03. IRRIGATION PUMP. SEE ALLOWANCES.
04. ELECTRIC METER w/ O.H. SERVICE. SEE ELECTRICAL & ALTERNATES.
05. NATURAL GAS METER.
06. EXISTING WATER METER. VERIFY CONDITION.
07. NEW 3/4" SCHEDULE 80 PVC WATER SERVICE w/ 1" CUT-OFF IN U.G. BOX.
08. EXISTING FIRE HYDRANT TO REMAIN. PROTECT FROM DAMAGE.
09. ADJACENT PROPERTY WATER METER. FUTURE DETACHED STORAGE.
10. EXISTING 6" FT WOOD FENCE TO BE REMOVED AND REPLACED ON PROPERTY LINE.
12. EXISTING TREE TO REMAIN. PROVIDE PROTECTION AS SHOWN.
13. EXISTING CONCRETE SIDEWALK TO BE REPLACED. VERIFY CITY REQUIREMENTS.
14. SOLATUBE LIGHT TUBE COLLECTOR.
15. NEW 5" CONCRETE DRIVE OR WALK.
16. MASONRY STEPS.
17. SILT FENCE AS REQUIRED BY CODE.
18. ATT UTILITY POLE.
19. TRASH & RECYCLE BIN.

SILT FENCE
N.T.S.



AIR BALANCE STATEMENT

01. AIR BALANCE IN THE STRUCTURE WILL BE PROVIDED BY TRANSFER GRILLES THE BEDROOM DOORS, TYPICAL.
02. THE MASTER BEDROOM WILL HAVE A DEDICATED RETURN AIR FILTER GRILLE DIRECT TO THE RETURN AIR FLENUM OF HVAC #1.
03. THE STUDIO WILL HAVE A RETURN AIR FILTER GRILLE DIRECT TO THE AIR FLENUM OF HVAC #2.
04. ALL DOORS WILL BE UNDERCUT 3/4".

OPENING PROTECTION

01. THE EXTERIOR WINDOWS ARE WIND RATED. MADE BY ANDERSEN. SEE APPROVAL NOTES.
02. THE EXTERIOR DOORS ARE IMPACT RATED. MADE BY MASONITE.
03. PROVIDE APPROVED FABRIC SHIELD PROJECTILE PROTECTION FOR ALL NON-IMPACT OPENINGS.

WIND LOAD CERTIFICATION

THIS STRUCTURE IS DESIGNED TO WITHSTAND A WIND VELOCITY OF 160 MPH FASTEST MILE WIND AS REQUIRED BY FBC 2017

CODE SUMMARY

Code: Florida Building Code 2020

Live Loads:

Roof

0 to 200 sf:	20 psf
200 to 600 sf:	24 - 0.02/Area, but not less than 12 psf
over 600 sf:	12 psf

Typical Floor

Partitions	40 psf
Lobbies & first floor corridors	15 psf
Corridors above first floor	100 psf
Balconies (1.5 times live load)	80 psf
	60 psf

Dead Loads:

Floor	80.0 psf
Roof	20.0 psf

Wind Design Data:

Ultimate Design Wind Speed	160 mph
Nominal Design Wind Speed	123.94 mph
Risk Category	II
Mean Roof Ht. (h)	20.0 ft
Exposure Category	B
Enclosure Classif	Enclosed Building
Internal pressure Coef.	+/- 0.18
Directionality (Kd)	0.85

Component and cladding ultimate wind pressures

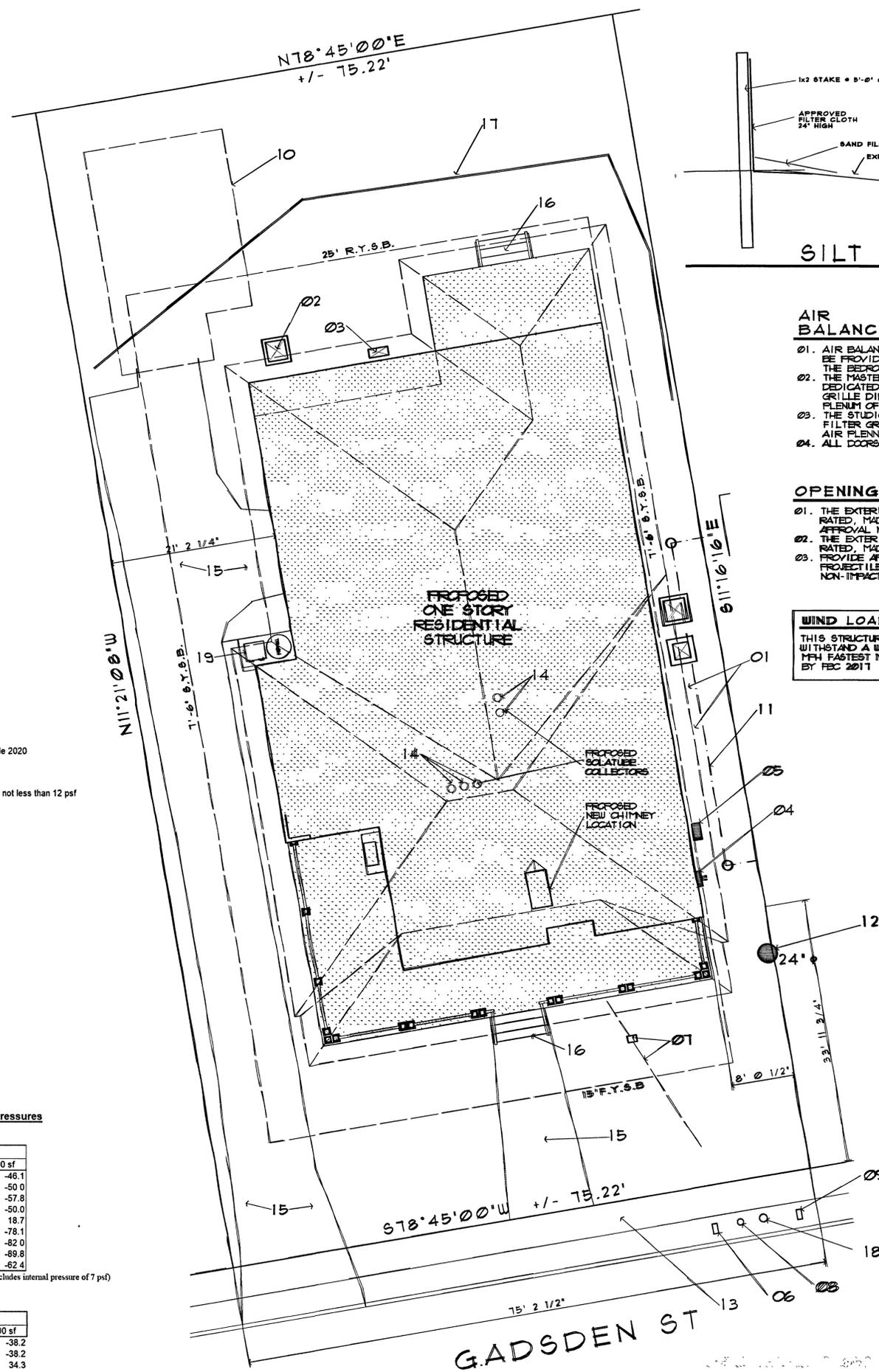
Roof

Area	Surface Pressure (psf)			
	10 sf	20 sf	100 sf	200 sf
Negative Zone 1	-57.8	-57.8	-46.1	-46.1
Negative Zone 2e	-77.3	-71.0	-56.3	-50.0
Negative Zone 2r	-100.7	-90.8	-67.7	-57.8
Negative Zone 3	-77.3	-71.0	-56.3	-50.0
Positive All Zones	34.3	29.8	18.7	18.7
Overhang Zone 1	-70.2	-70.2	-78.1	-78.1
Overhang Zone 2e	-89.8	-88.0	-83.8	-82.0
Overhang Zone 2r	-113.2	-107.8	-95.2	-89.8
Overhang Zone 3	-113.2	-101.4	-74.2	-62.4

Overhang soffit pressure equals adj wall pressure (which includes internal pressure of 7 psf)

Wall

Area	Surface Pressure (psf)			
	10 sf	100 sf	200 sf	500 sf
Negative Zone 4	-50.0	-43.1	-41.0	-38.2
Negative Zone 5	-61.7	-47.9	-43.7	-38.2
Positive Zone 4 & 5	46.1	39.2	37.1	34.3

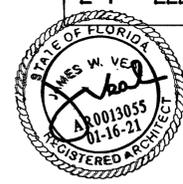


INDEX TO DRAWINGS

COV	ARCHITECTURAL SITE PLAN
SURV	SURVEY
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A-2	SECTION
A-3	ELEVATIONS
A-4	ELEVATIONS
A-5	PERSPECTIVE
A-6	FINISH SCHEDULE
A-7	REFLECTED CEILING PLAN
A-8	ROOF PLAN/STRUCTURAL CRITERIA
S-1	FOUNDATION PLAN
S-2	ROOF FRAMING PLAN
S-3	TRUSS ELEVATIONS
M-1	MECHANICAL PLAN
E-1	ELECTRICAL PLAN

APPLICABLE CODES

- 2017 F. B. C. (FBC)
- 2017 FLORIDA MECHANICAL CODE (FMC)
- 2017 FLORIDA PLUMBING CODE (FPC)
- 2015 NATIONAL ELECTRIC CODE (NEC)
- 2014 LIFE SAFETY CODE (NFPA 101)
- BUILDING INSPECTIONS DEPT. 850-535-3550
- PLANNING DEPARTMENT 850-535-3412



ARCHITECTURAL SITE PLAN

1/8" = 1' - 0"

DATE:
01-04-21
01-16-21
01-26-21

JVA
J. VEAL, ARCHITECT
jveal@jvaarchitect.com
FL # 13055
1-850-450-3295
AL 32696

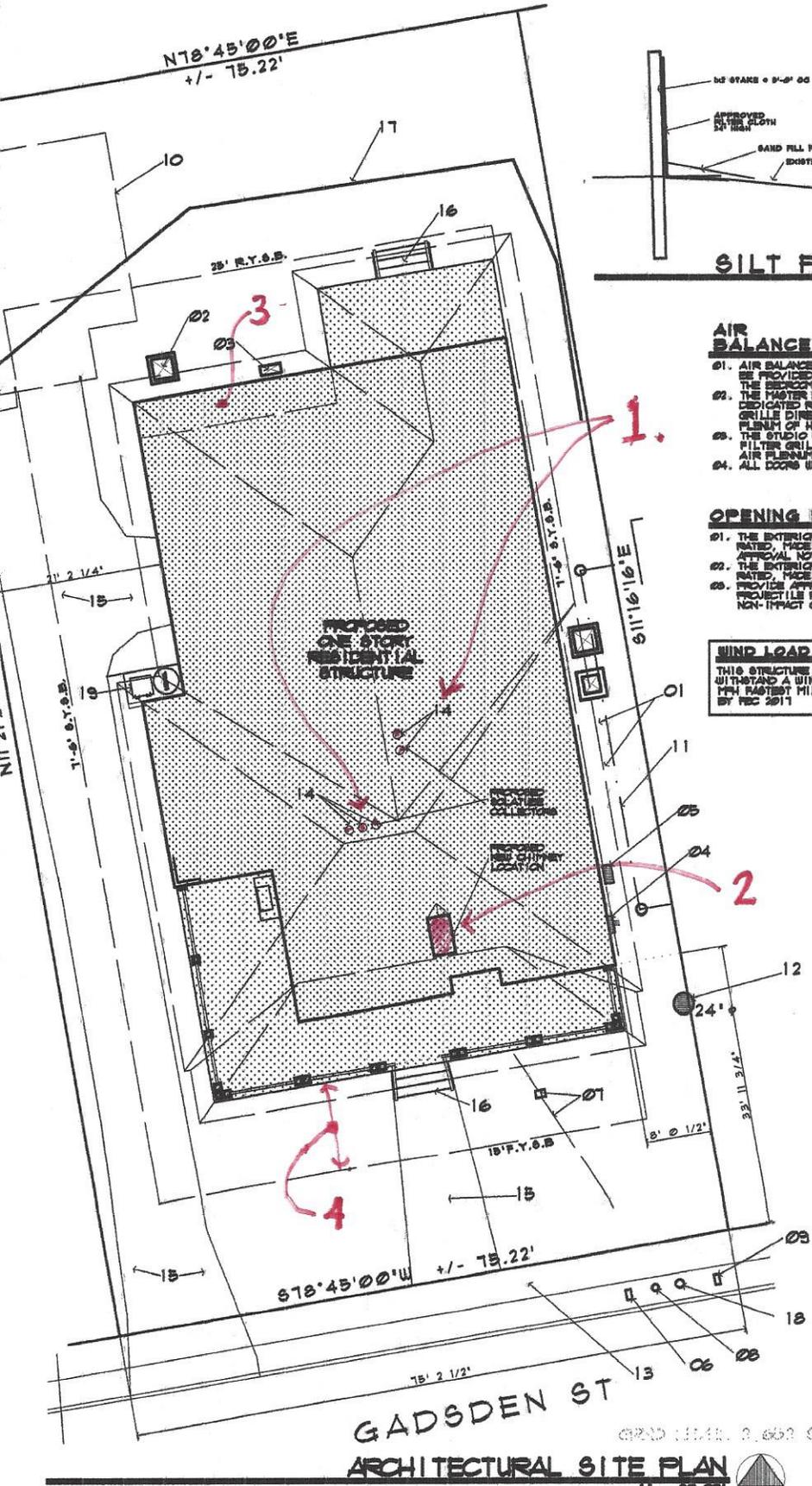
RAC
ENGINEERING
1111 FOREST DR. SUITE 100
DADE COUNTY, FL 33111
954-383-8888

A NEW **HOLMES HOME**
220 WEST GADSDEN STREET, PENSACOLA, FL

PERMIT SET
© 2021 JVA ARCHITECT

DRAWN BY:
COV
OF

BA00COV



FLORIDA APPROVAL NUMBERS

- 01. ROOFING SHINGLES
MADE BY G.A.P. TIMBERLINE
FL# 10124-76 11831.1
- 02. WINDOWS
9" TITLINE GLAD WOOD
MADE BY JELDEN, FLORIDA APPROVALS
SINGLE HING... FL# 31786
- 03. EXTERIOR DOORS
NEHA MULTI-POINT LOCKING DOORS
CUTAWING CP80... FL# 14782.1
INSULING CP80... FL# 14782.4
- 04. LAP SIDING
MADE BY JAMES HARDIE, HARDIE-PLANK
FL# 13192
SEE FASTENING REQUIREMENTS ON APPROVAL SOFFIT
- 05. MADE BY JAMES HARDIE, HARDIE SOFFIT
FL# 13223.2 & 13223-84
- 06. 9" TYPICAL HOLD DOWN STRAPS SEE
FL# 1000-70, 10441.1, 10441.4, 10441.6
- 07. GARAGE DOORS
MADE BY WAYNE DALTON DOOR COMPANY
WAYNE DALTON, SERIES 1000
FL# 1142.4

THE CONTRACTOR SHALL VERIFY ALL FL APP #

GENERAL SITE PLAN NOTES

- 01. THE SPECIFICATIONS ARE INCLUDED AS PART OF THESE DOCUMENTS. THE CONTRACTOR AND SUB-CONTRACTOR SHALL BE FAMILIAR WITH ALL REQUIREMENTS.
- 02. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND EXERCISE EXTREME CARE DURING EXCAVATION AND SITE PREPARATION TO PREVENT EXISTING UNDERGROUND PIPING, WIRING, ETC.
- 03. CONSIDERATION FOR ALL PLANTS, TREES, SHRUBS AND SURROUNDING AREAS. REPLACE OR REPAIR ANY PORTIONS OF ADJACENT STRUCTURES & PROPERTY DAMAGED DURING WORK.
- 04. WATER METER IS EXISTING. PROVIDE NEW 1" SCHEDULE 80 P.V.C. WATER SERVICE.
- 05. C.H. FIBER IS AVAILABLE FOR THE SITE. VERIFY FOUR REQUIREMENTS WITH POWER COMPANY. PROVIDE NEW 4" SCHD 80 P.V.C. SEWER TO EXISTING SEWER MAIN.
- 06. PROVIDE NEW GAS SERVICE & METER.

SITE PLAN KEY NOTES

- 01. HVAC OUTSIDE UNIT. SEE MECH.
- 02. WINE ROOM HVAC OUTSIDE UNIT. SEE ALLOWANCES
- 03. TRIGATION PIP. SEE ALLOWANCES
- 04. ELECTRIC METER w/ O.H. SERVICE. SEE ELECTRICAL & ALTERNATES
- 05. NATIONAL GAS METER
- 06. EXISTING WATER METER. VERIFY CONDITION
- 07. NEW 3/4" SCHEDULE 80 P.V.C. WATER SERVICE w/ 1" CUT-OFF IN U.S. BOX
- 08. EXISTING FIRE HYDRANT TO REMAIN. PROTECT FROM DAMAGE
- 09. ADJUST FIREMETER WATER METER TO FUTURE DETACHED STORAGE
- 10. EXISTING 6" FT WOOD FENCE TO BE REMOVED AND REPLACED ON PROPERTY LINE
- 11. EXISTING TREE TO REMAIN. PROVIDE PROTECTION AS SHOWN
- 12. EXISTING CONCRETE SIDEWALK TO BE REPLACED. VERIFY CITY REQUIREMENTS
- 13. SOLARISE LIGHT TUBE COLLECTOR. ARCHITECT. SERIES LOW PROFILE COLLECTOR
- 14. NEW 8" CONCRETE DRIVE OR WALK
- 15. MASONRY STEPS
- 16. SILT FENCE REQUIRED BY CODE
- 17. SPLIT UTILITY POLE
- 18. TRASH & RECYCLE BIN

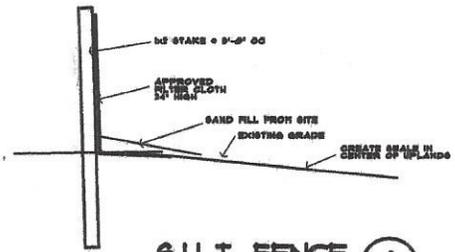
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S-3	TRUSS ELEVATIONS
M-1	MECHANICAL PLAN
E-1	ELECTRICAL FLOOR PLAN

APPLICABLE CODES

- 2011 F. B.C. (FBC)
- 2011 FLORIDA MECHANICAL CODE (FMC)
- 2011 FLORIDA PLUMBING CODE (FPC)
- 2010 NATIONAL ELECTRIC CODE (NEC)
- 2014 LIFE SAFETY CODE (NFPA 101)
- BUILDING INSPECTIONS DEPT. ... 888-388-3888
- PLANNING DEPARTMENT ... 888-388-3472

SILT FENCE (A)
N.T.S.



AIR BALANCE STATEMENT

- 01. AIR BALANCE IN THE STRUCTURE WILL BE PROVIDED BY TRANSFER GRILLES THE BEDROOM DOORS, TYPICAL.
- 02. THE MASTER BEDROOM WILL HAVE A DEDICATED RETURN AIR FILTER GRILLE DIRECT TO THE RETURN AIR FLENUM OF HVAC #1.
- 03. THE STUDIO WILL HAVE A RETURN AIR FILTER GRILLE DIRECT TO THE RETURN AIR FLENUM OF HVAC #2.
- 04. ALL DOORS WILL BE UNDERCUT 3/4".

OPENING PROTECTION

- 01. THE EXTERIOR WINDOWS ARE WIND RATED. MADE BY ANDERSEN. SEE APPROVAL NOTES
- 02. THE EXTERIOR DOORS ARE IMPACT RATED. MADE BY MASONITE. PROVIDE APPROVED FABRIC SHIELD PROJECTILE PROTECTION FOR ALL NON-IMPACT OPENINGS

WIND LOAD CERTIFICATION

THIS STRUCTURE IS DESIGNED TO WITHSTAND A WIND VELOCITY OF 140 MPH HURRICANE WIND AS REQUIRED BY REC 2011

DATE
01-21-21
01-16-21

JVA
J. VIZAL, ARCHITECT
1-888-496-3888
AL 15085

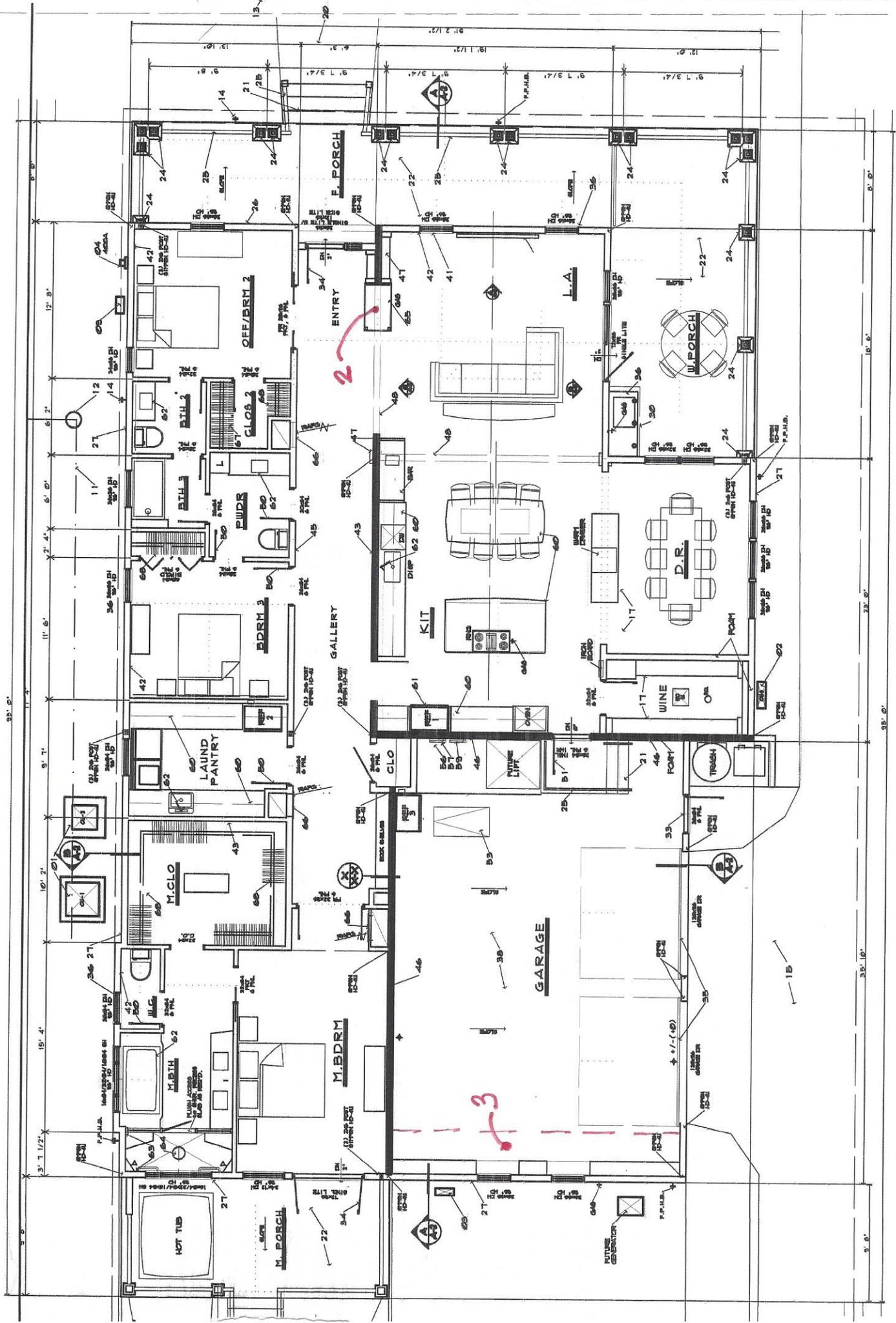


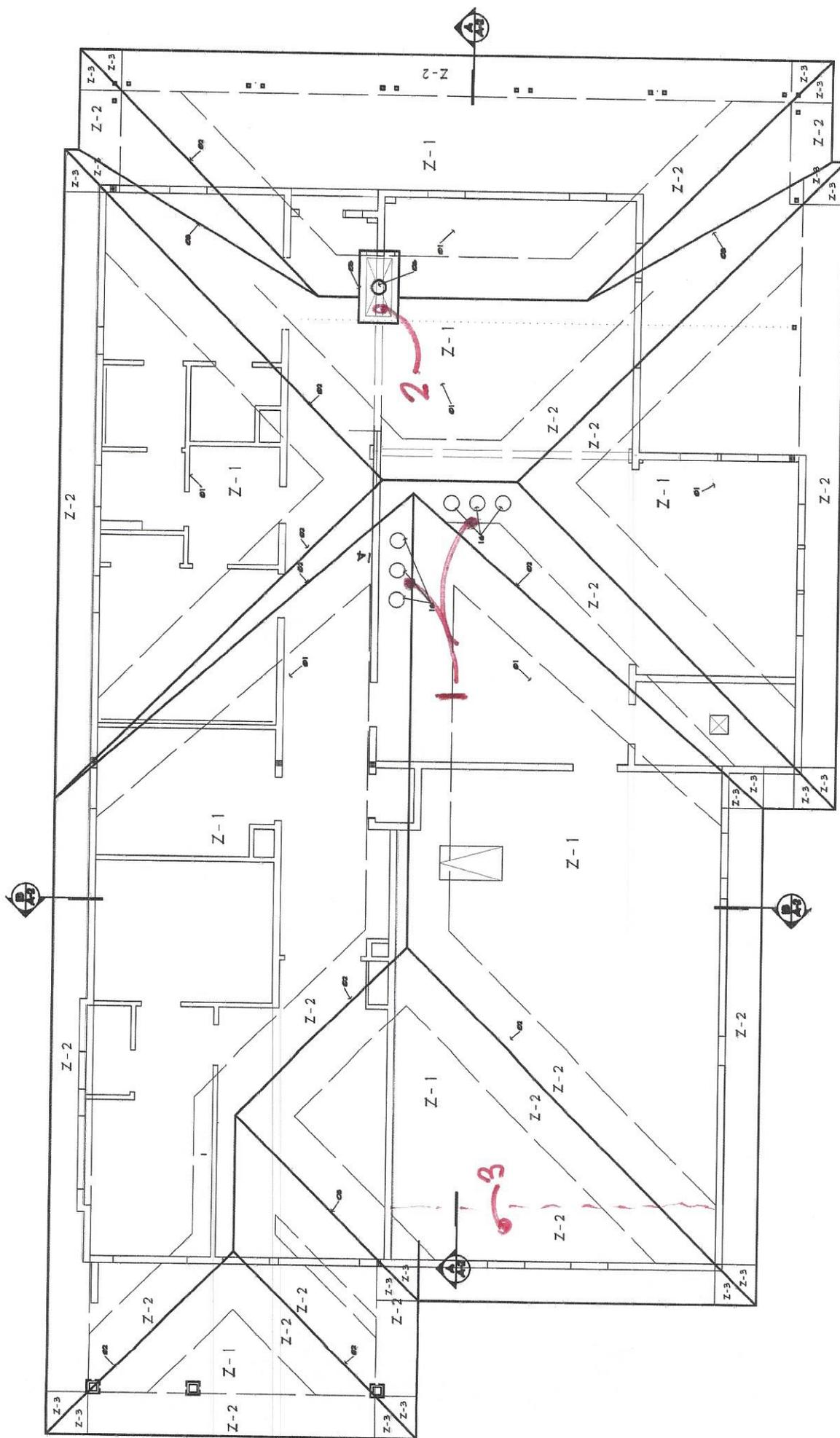
A NEW
HOLMES HOME
220 WEST GARDEN STREET, FENSACOLA, FL

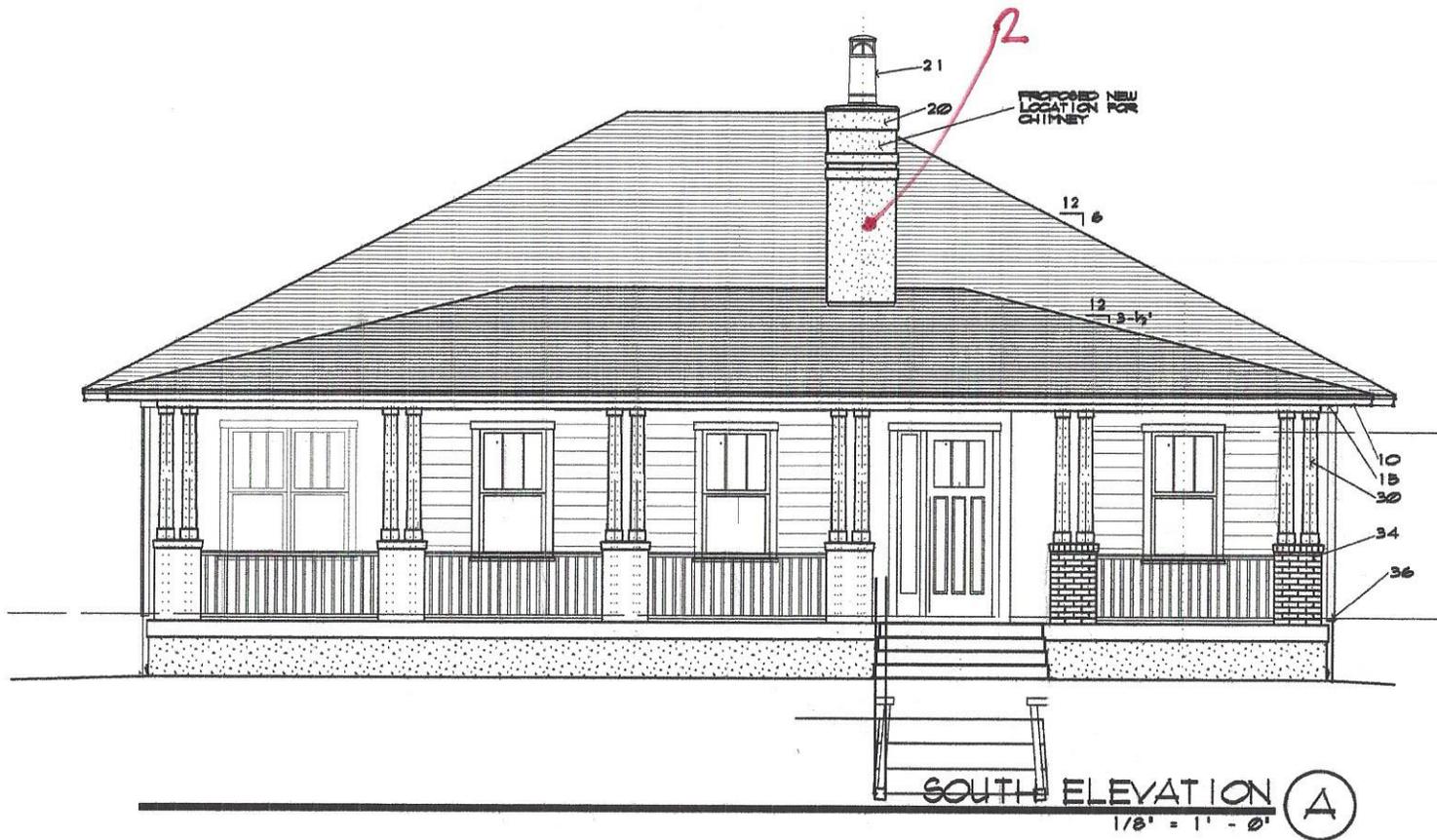


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COY

BY: **BALDOVINO**







SOUTH ELEVATION

1/8" = 1' - 0"

(A)

PROPOSED SCLATURE

DATE:
01-04-21
01-16-21

JVA
J. VIAL, ARCHITECT
220 WEST GADSDEN STREET, FENSACOLA, FL 32202
1-850-469-3200
AL 032826 NC 09066 FL 032825

A NEW RESIDENCE for
HOLMES HOME
220 WEST GADSDEN STREET, FENSACOLA, FL

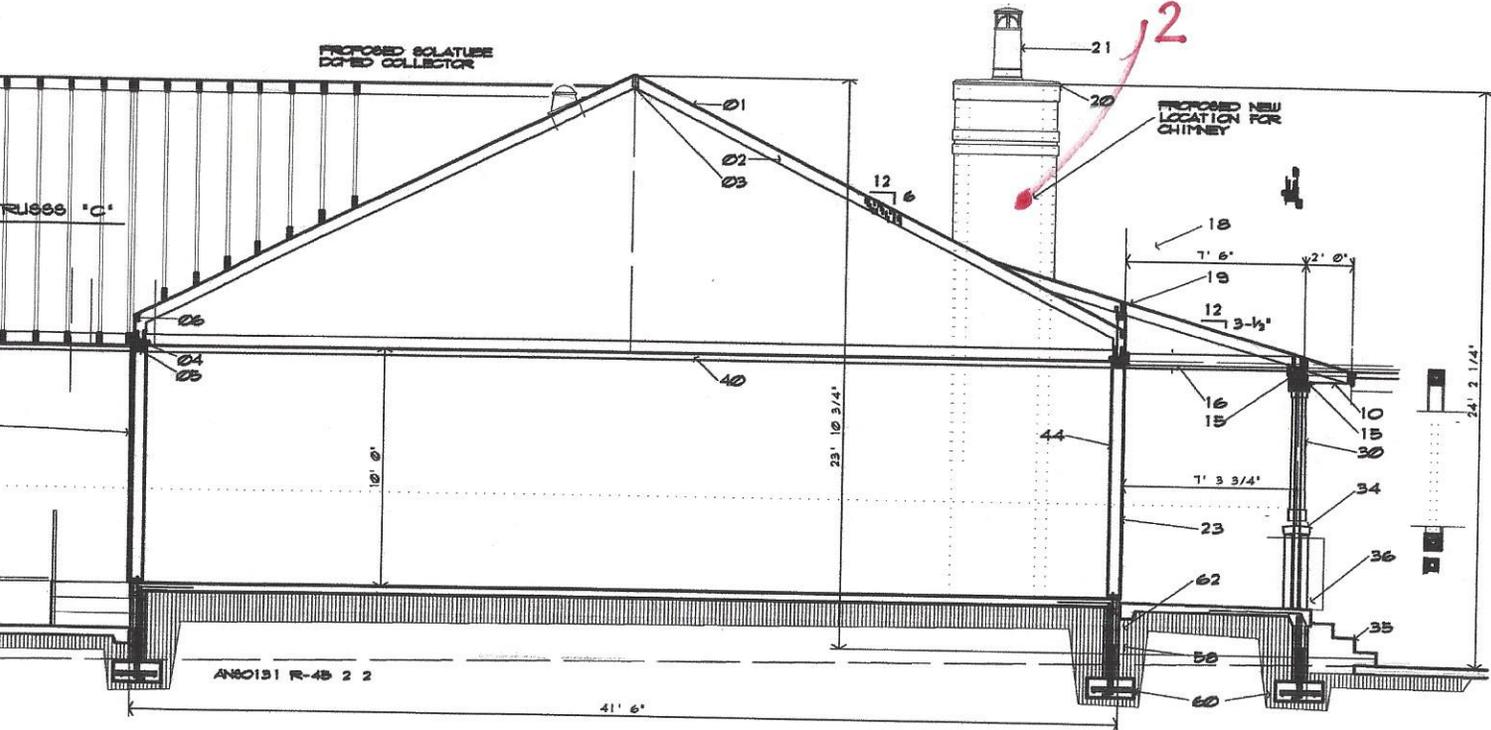
PERMIT SET
© 2021 JVA/ARCH

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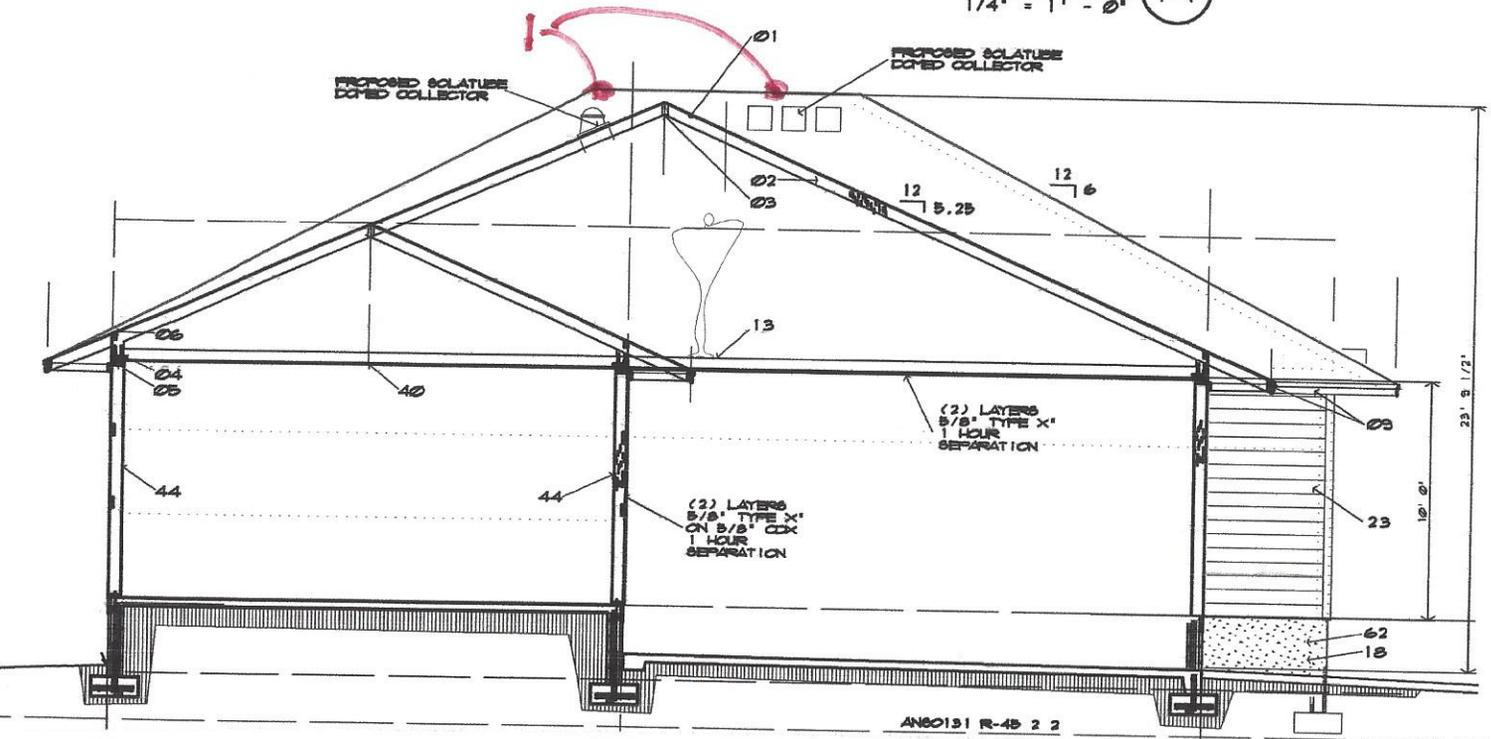
HA02SEC

DATE:
01-04-21
01-16-21

JVA
J. VIAL, ARCHITECT
607 BAYSHORE DR. FORT WASHINGTON, FL 32907
1-850-430-3292 jv@jvachitect.com
AL 030506 NC 09066 FL 010025



NORTH - SOUTH SECTION (A)
1/4" = 1' - 0"

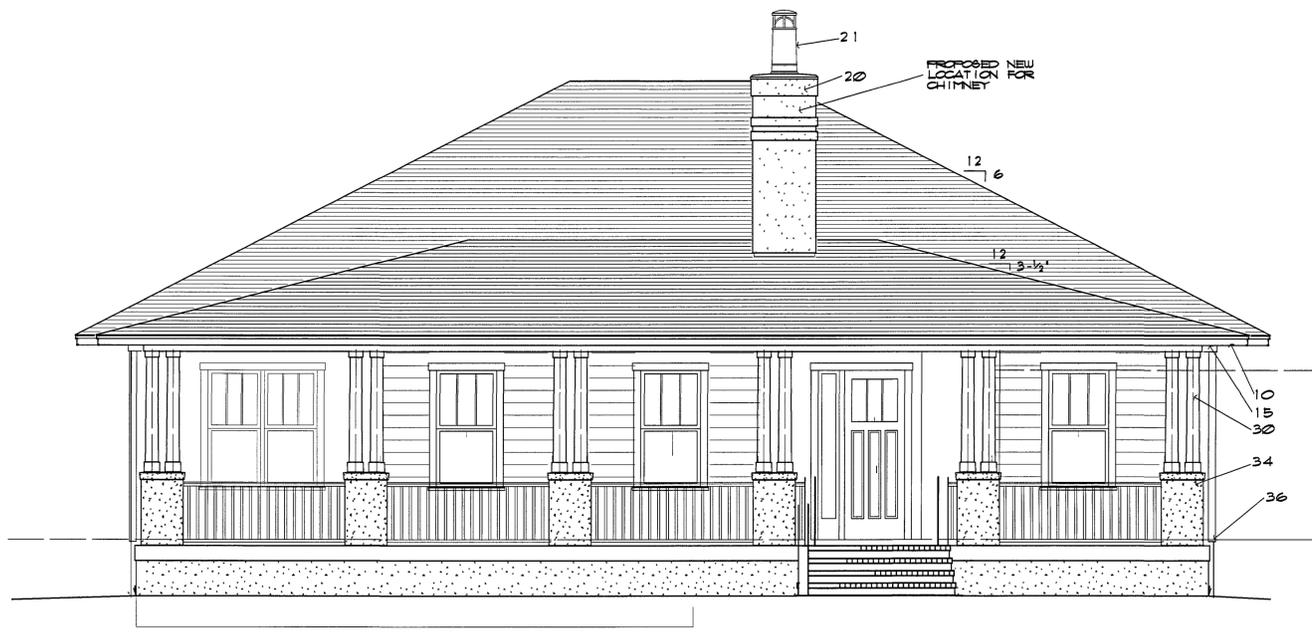


SECTION KEY NOTES

01. F.G. ROOFING ON ICE & WATER SHIELD ON 5/8" 5 FLY CDX FLYUD GLUED AND NAILED ON TRUSSES OR 2x FRAMING. SEE SPECIFICATIONS & ALTERNATES.
02. 6" OPEN CELL SPRAY FOAM INSUL. SEE SPECIFICATIONS
03. DOUBLE 2x6 BLOCKING AT RIDGE W/ BEVELED TOP FOR FLUSH CUT @ ROOF DECK. GLUE AND NAIL. SEE BLOKING FRAMING PLAN, AND NAILING NOTES
04. DOUBLE 2x6 BLOCKING @ BEARING. SEE BLOKING NOTES & NAILING
05. DEL 2x6 TOP PLATE w/ (2) STRAPS OR TIE DOUGS. INSTALL ONE ON INSIDE & ONE ON OUTSIDE OF WALL. SEE FRAMING PLAN & MANUFACTURERS RECOMMENDATIONS
06. 2x6 VERT BLOKING AT ROOF DECK W/ BEVELED TOP FOR FLUSH CUT TO ROOF DECK. GLUE AND NAIL
- 07.
08. .092 PAINTED ALUM DRIP ON STAINED P.T. 1x2 DRIP ON KOAT 1x2 FASCIA ON 2x6 SUEP-FASCIA.
09. HARDIE SOFFIT ON 2x4 FRAMING.
10. STAINED P.T. 2x69 FRIEZE.
- 11.
- 12.
13. PROVIDE 3/4" T&G FLYUD AT ATTIC TRUSS SPACE. SEE TRUSS ELEV.
- 14.
15. STAINED P.T. 1x BEAM TRIM ON BEAM. SEE FRAMING PLAN & DTLS
16. STAINED HARDIE BOARD CLG ON 2x6 CEILING FRAMING. SEE SPECIFICATIONS & REFLECTED CEILING PLAN.
- 17.
18. 3/4" STUCCO W/ ELASTOMERIC COATING ON PAPER BACKED WIRE LATH. SEE DTL AND SPEC
19. PVC COATED .092 ALUM FLASHING
20. PAINTED .092 ALUM CHIMNEY CAP. SLOPE TO DRAIN.
21. DECORATIVE CHIMNEY TOP. SEE SPEC
- 22.
23. HARDIE-PLANK LAP SIDING ON TYVEK ON P.T. 5/8" FT FLYUD SHEATHING ON 2x6 STUCCO. SEE ELEV & SPEC
24. INSTALL HORIZ. EXTEND 5/8" P.T. SHEATHING UP TO BOTTOM OF ROOF DECK. NOTCH AROUND TRUSS TAILS. SEE DTL6.
- 25.
26. MASONRY WAINGOOT. SEE ELEVATIONS, ALTERNATES & ALLOWANCES
27. PAINTED .092 ALUMINUM DRIP CAP ON TOP OF SLOPED WAINGOOT CAP.
- 28.
- 29.
30. P.T. 1x KOAT COLUMN TRIM ON COLUMN. FRAMING ON 4" STEEL TUBE COLUMN. STACKED STONE COLUMN BASE W/ CONCRETE CAP. SEE ELEVATIONS AND ALLOWANCES
34. MASONRY STEPS. SEE DETAILS AND ALLOWANCES
35. STAINED CONCRETE PORCH EDGE. SEE DETAILS.
- 36.
- 37.
- 38.
- 39.
40. 5/8" TYPE 'X' GYP. ED. ON CEILING. SEE SPECIFICATION.
41. SPLIT JOIN ATTIC STAIRS. SEE SPECIFICATIONS
42. HORIZONTAL HVAC UNIT, SUSPENDED FROM STRUCTURE AND MOUNTED ON



HOME
STREET, PENSACOLA, FL



SOUTH ELEVATION (A)
1/4" = 1' - 0"



WEST ELEVATION (B)
1/4" = 1' - 0"

SECTION KEY NOTES

01. F.G. ROOFING ON ICE & WATER SHIELD ON 5/8" 5/8" FT GYP PLYUD GLUED AND NAILLED ON TRUSSES OR 2X FRAMING. SEE SPECIFICATIONS & ALTERNATES.
02. 6" OPEN CELL SPRAY FOAM INSUL. SEE SPECIFICATIONS.
03. DOUBLE 2x6 BLOCKING AT RIDGE W/ BEVELED TOP FOR FLUSH CUT @ ROOF DECK. GLUE AND NAIL. SEE BLOCKING FRAMING PLAN, AND NAILING.
04. DOUBLE 2x6 BLOCKING @ BEARING. SEE BLOCKING NOTES & NAILING.
05. DEL. 2x6 TOP PLATE W/ (2) STRAPS OR TIE DOWNS. INSTALL ONE ON INSIDE & ONE ON OUTSIDE OF WALL. SEE FRAMING PLAN & MANUFACTURERS RECOMMENDATIONS.
06. 2x6 VENT. BLOCKING AT ROOF DECK W/ BEVELED TOP FOR FLUSH CUT TO ROOF DECK. GLUE AND NAIL.
- 07.
- 08.
09. .032 PAINTED ALUM DRIP ON STAINED P.T. 1x2 DRIP ON KDAT 1x4 FASCIA ON 2x6 SUB-FASCIA.
10. HARDIE SOFFIT ON 2x4 FRAMING.
11. STAINED P.T. 2x66 FRIEZE.
- 12.
13. PROVIDE 3/4" T&G PLYUD AT ATTIC TRUSS SPACE. SEE TRUSS ELEV.
- 14.
15. STAINED P.T. 1x BEAM TRIM ON ROOF. SEE FRAMING PLAN & DET.
16. PAINTED HARDIE BOARD GLE ON 2x6 CEILING FRAMING. SEE SPEC NOTES & REFLECTED CEILING PLAN.
- 17.
18. 3/4" STUCCO W/ ELASTOMERIC COATINGS ON PAPER BACKED W/ MATH. SEE DTL AND SPECS.
19. PVC COATED .032 ALUM FLASHING.
20. PAINTED .032 ALUM CHIMNEY SLOPE TO DRAIN.
21. DECORATIVE CHIMNEY TOP. SEE SPECS.
- 22.
23. HARDIE-PLANK LAP SIDING ON TRUSS ON P.T. 5/8" FT PLYUD SHEATHING ON 2x6 STUDS. SEE ELEV & SPECS.
24. INSTALL HORIZ. EXTEND 5/8" P.T. SHEATHING UP TO BOTTOM OF ROOF DECK. NOTCH AROUND TRUSS TAILS. SEE DTL.
- 25.
26. MASONRY WAINGSOOT. SEE ELEVATIONS & ALTERNATES & ALLOWANCES.
27. PAINTED .032 ALUMINUM DRIP CAP ON TOP OF SLOPED WAINGSOOT CAP.
- 28.
- 29.
30. P.T. 1x KDAT COLUMN TRIM ON FRAMING ON 4" STEEL TUBE COLUMN.
31. STAKED STONE COLUMN BASE W/ CONCRETE CAP. SEE ELEVATIONS AND ALLOWANCES.
32. MASONRY STEPS. SEE DETAILS AND ALLOWANCES.
33. STAINED CONCRETE PORCH EDGE. SEE DETAILS.
- 34.
- 35.
- 36.
- 37.
- 38.
- 39.
- 40.
41. 5/8" TYPE 'X' GYP. BD. ON CEILING. SEE SPECIFICATION.
42. PULL DOWN ATTIC STAIRS. SEE SPECIFICATIONS.
43. HORIZONTAL HVAC UNIT SUSPENDED FROM STRUCTURE AND MOUNTED ON VIBRATION PADS OF FT BLOCKS IN SECONDARY DRAIN PAN.
- 44.
45. 5/8" TYPE 'X' GYP. BD. ON 2x6 STUDS @ 16" OC W/ 5-1/2" BLOWN IN BATT INSULATION. SEE SPECIFICATIONS.
46. 5/8" TYPE 'X' GYP. BD. ON EACH SIDE OF 2x STUDS @ 16" OC.
47. 5/8" TYPE 'X' GYP. BD. ON 5/8" OOK. 5-FLY PLYUD WALL SHEATHING ON 2x STUDS @ 16" OC.
48. 5/8" TYPE 'X' GYP. ON 2x STUDS W/ SOUND BATT. SEE DETAILS AND SPECS.
- 49.
- 50.
- 51.
- 52.
53. SLOPED 4" CONCRETE ON 10 MIL POLY V.B. ON WELL COMPACTED, TERMITTE TREATED SOIL. SEE COMPACTION NOTES AND SPECS.
- 54.
55. 4" CONCRETE DRIVE W/ FIBERGLASS REINFORCEMENT DRIVEWAY SLAB OR WALK. SEE FOUNDATION PLAN.
- 56.
57. P.T. 2x6 PLATE W/ 5/8" x 12' A.B. W/ HDX HEAD & 2" WASHER INTO FILLED CELL OR BOND BEAM ON 8" C.M.U. STEM WALL W/ STEEL REINFORCING IN FILLED CELLS. SEE FOUNDATION PLAN AND DETAILS.
58. 8" C.M.U. STEM WALL W/ STEEL REINFORCING IN FILLED CELLS. SEE FOUNDATION PLAN AND DETAILS.
59. THICKENED CONCRETE EDGE W/ STEEL REINFORCING. SEE DETAILS.
60. CONCRETE STRIP FOOTING W/ STEEL REINFORCING. SEE FOUNDATION PLAN AND DETAILS.
61. CONCRETE PAD FOOTING W/ STEEL REINFORCING. SEE FOUNDATION PLAN.
62. ELASTOMERIC COATINGS ON 8" C.M.U. STEM WALL W/ FLUSH RAKED MORTAR JOINTS.



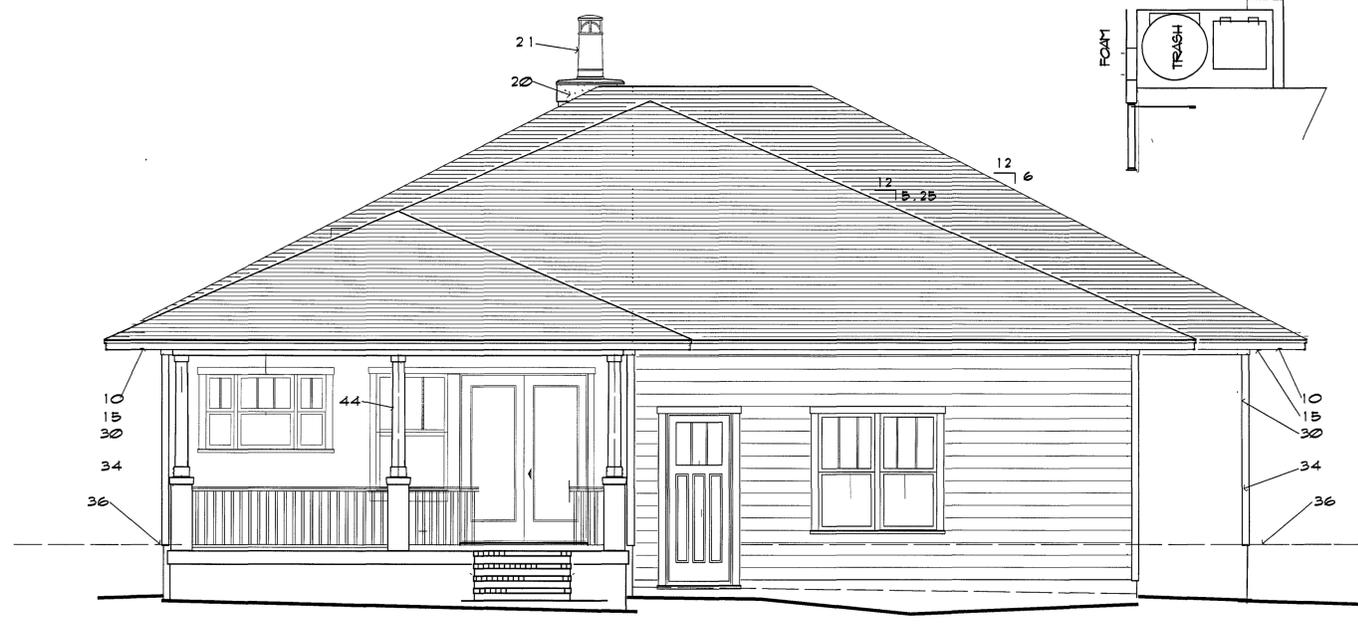
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220 WEST GARDEN STREET, PENSACOLA, FL

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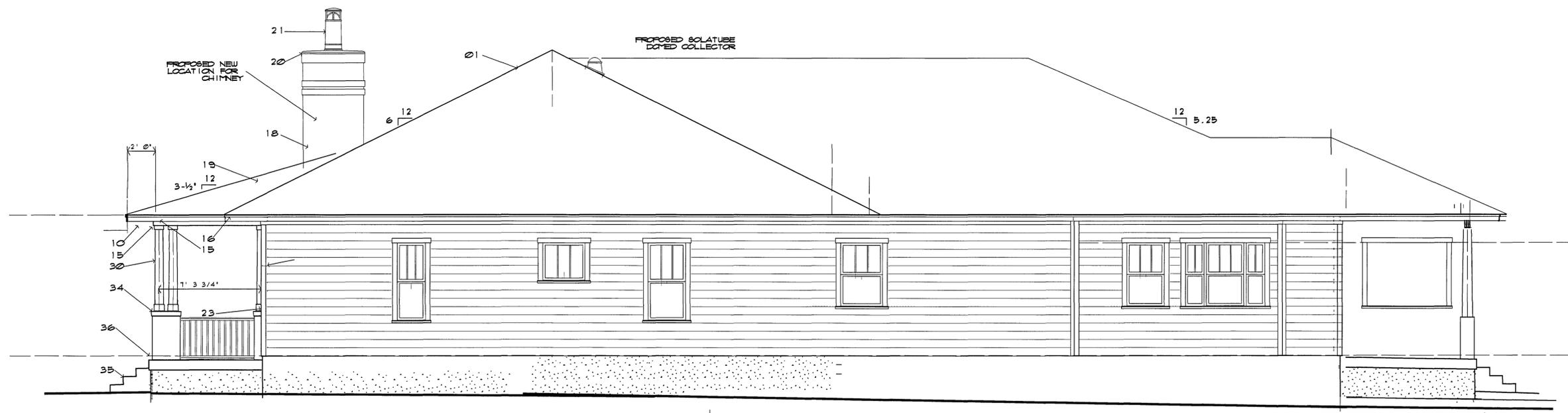
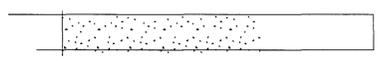
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A-3

OF



NORTH ELEVATION (A)



EAST ELEVATION (D)

SECTION KEY NOTES

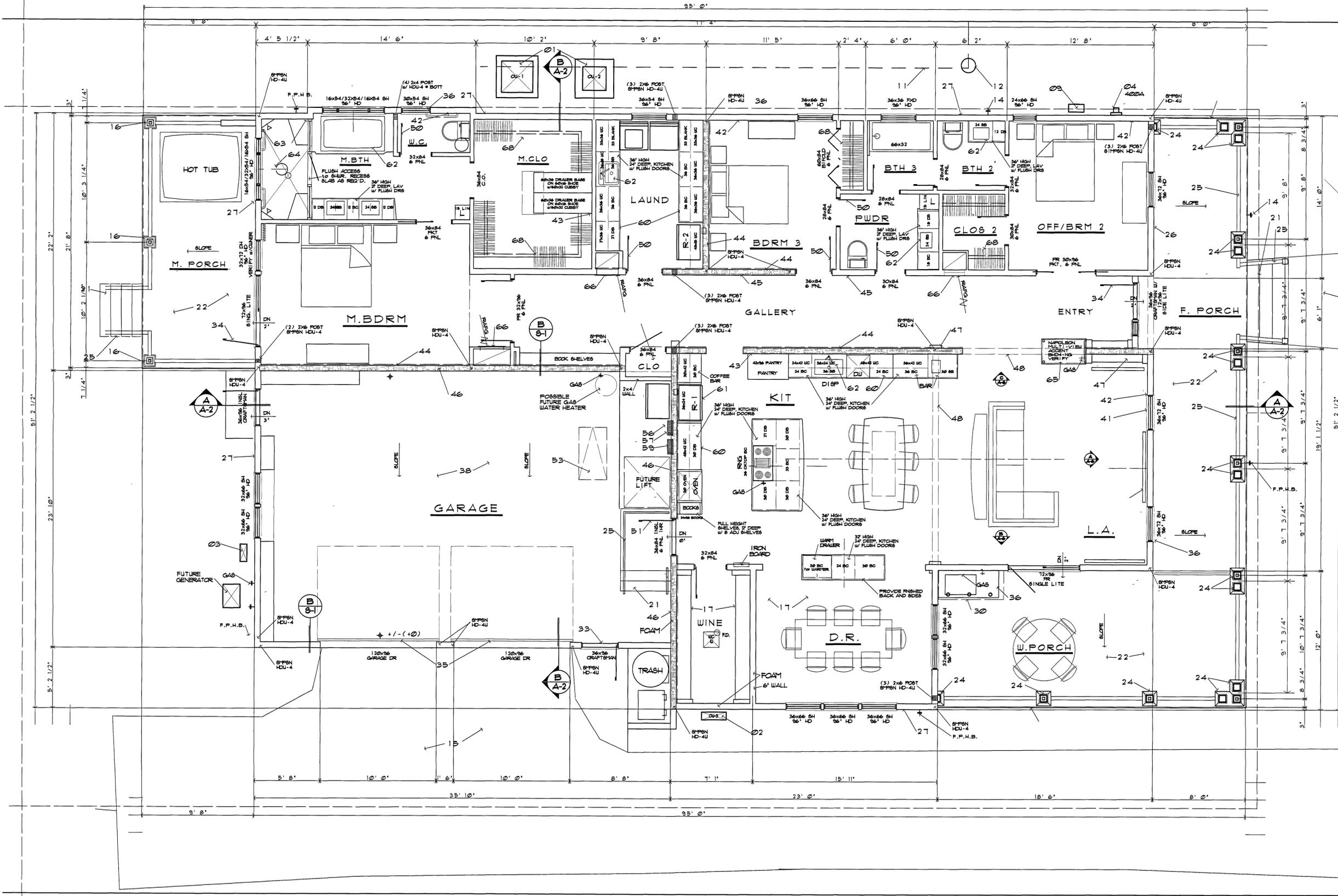
01. F.G. ROOFING ON ICE & WATER SHIELD ON 5/8" 5-PLY GYP FLYD SHEATHING AND NAILLED ON TRUSSES OR 2x FRAMING. SEE SPECIFICATIONS & ALTERNATES.
02. 6" OPEN CELL SPRAY FOAM INSUL. SEE SPECIFICATIONS.
03. DOUBLE 2x6 BLOCKING AT RIDGE w/ BEVELED TOP FOR FLUSH CUT @ ROOF DECK. GLUE AND NAIL. SEE BLUING NOTES, FRAMING PLAN, AND NAILING.
04. DOUBLE 2x6 BLOCKING @ BEARING. SEE BLUING NOTES & NAILING.
05. DEL. 2x6 TOP PLATE w/ (2) STRAPS OR TIE DOWNS. INSTALL ONE ON INSIDE & ONE ON OUTSIDE OF WALL. SEE FRAMING PLAN & MANUFACTURER'S RECOMMENDATIONS.
06. 2x6 VENT BLOCKING AT ROOF DECK w/ BEVELED TOP FOR FLUSH CUT TO ROOF DECK. GLUE AND NAIL.
- 07.
- 08.
09. .032 PAINTED ALUM DRIP ON STAINED P.T. 1x2 DRIP ON KDAT 1x4 FASCIA ON 2x6 SUB-FASCIA. HARDIE SOFFIT ON 2x4 FRAMING.
10. STAINED P.T. 2x6S FRIEZE.
- 11.
- 12.
13. PROVIDE 3/4" T&G FLYD AT ATTIC TRUSS SPACE. SEE TRUSS ELEV.
- 14.
15. STAINED P.T. 1x BEAM TRIM ON 2x4 BEAM. SEE FRAMING PLAN & DETAILS.
16. STAINED HARDIE BOARD CLS ON 2x4 CEILING FRAMING. SEE SPECIFICATIONS & REFLECTED CEILING PLAN.
- 17.
18. 3/4" STUCCO w/ ELASTOMERIC COATING ON PAPER BACKED WIRE LATH. SEE DTLS AND SPECS.
19. PVC COATED .032 ALUM FLASHING.
20. PAINTED .032 ALUM CHIMNEY CAP. SLOPE TO DRAIN.
21. DECORATIVE CHIMNEY TOP. SEE SPECS.
- 22.
23. HARDIE-PLANK LAP SIDING ON TRUSS ON P.T. 5/8" FT FLYD SHEATHING ON 2x6 STUCCO. SEE ELEV & SPECS.
24. INSTALL HORIZ. EXTEND 5/8" P.T. SHEATHING UP TO BOTTOM OF ROOF DECK. NOTCH AROUND TRUSS TAILS. SEE DTLS.
- 25.
26. MASONRY WAINECOOT. SEE ELEVATIONS, ALTERNATES & ALLOWANCES.
27. PAINTED .032 ALUMINUM DRIP CAP ON TOP OF SLOPED WAINECOOT CAP.
- 28.
- 29.
30. P.T. 1x KDAT COLUMN TRIM ON COLUMN. FRAMING ON 4" STEEL TUBE COLUMN.
34. STACKED STONE COLUMN BASE w/ CONCRETE CAP. SEE ELEVATIONS AND ALLOWANCES.
35. MASONRY STEPS. SEE DETAILS AND ALLOWANCES.
36. STAINED CONCRETE PORCH EDGE. SEE DETAILS.
- 37.
- 38.
- 39.
40. 5/8" TYPE 'X' GYP. ED. ON CEILING. SEE SPECIFICATION.
41. FULL DOWN AT/C STAIRS. SEE SPECIFICATIONS.
42. HORIZONTAL HVAC UNIT, SUSPENDED FROM STRUCTURE AND MOUNTED ON VIBRATION PADS ON FT BLOCKS IN SECONDARY DRAIN PAN.
- 43.
44. 5/8" TYPE 'X' GYP. ED. ON 2x6 BLOW-IN BATT INSULATION. SEE SPECIFICATIONS.
45. 5/8" TYPE 'X' GYP. ED. ON EACH SIDE OF 2x STUDS @ 16" OC.
46. 5/8" TYPE 'X' GYP. ED. ON 5/8" GYP. 5-PLY FLYD WALL SHEATHING ON 2x STUDS @ 16" OC.
47. 5/8" TYPE 'X' GYP. ON 2x STUDS w/ SOUND BATT. SEE DETAILS AND SPECS.
- 48.
49. COMPOSITE WOOD HANDRAIL SYSTEM. SEE DETAILS & ALLOWANCES.
- 50.
- 51.
52. 4" CONCRETE SLAB ON 10 MIL POLY Y.B. ON WELL COMPACTED TERTIARY TREATED SOIL. SEE CONTRACTION NOTES AND SPECS.
53. SLOPED CONCRETE ON 10 MIL POLY Y.B. ON WELL COMPACTED TERTIARY TREATED SOIL. SEE FOUND PLAN.
- 54.
55. 4" CONCRETE DRIVE w/ FIBERESH REINFORCEMENT OR DRIVEWAY SLAB OR WALK. SEE FOUNDATION PLAN.
- 56.
57. P.T. 2x6 PLATE w/ 5/8" x 12" A.B. w/ HEX HEAD 4 2" WASHER INTO FILLED CELL OR BOND BEAM ON 8" C.M.U. STEEL WALL w/ STEEL REINFORCING IN FILLED CELLS. SEE FOUNDATION PLAN AND DETAILS.
58. 9" C.M.U. STEEL WALL w/ STEEL REINFORCING IN FILLED CELLS. SEE FOUNDATION PLAN AND DETAILS.
59. THICKENED CONCRETE EDGE w/ STEEL REINFORCING. SEE DETAILS.
60. CONCRETE STRIP FOOTING w/ STEEL REINFORCING. SEE FOUNDATION PLAN AND DETAILS.
61. CONCRETE PAD FOOTING w/ STEEL REINFORCING. SEE FOUNDATION PLAN.
62. ELASTOMERIC COATING ON 8" C.M.U. STEEL WALL w/ FLUSH RAKED JOINTS.



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220 WEST GADDEN STREET, PENSACOLA, FL

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OF



GENERAL PLAN NOTES

01. THE SPECIFICATIONS ARE INCLUDED AS PART OF THESE DOCUMENTS. THE CONTRACTOR & SUB-CONTRACTOR SHALL BE FAMILIAR WITH ALL REQUIREMENTS.
02. ALL EXTERIOR WALLS AND SELECTED INT. WALLS SHALL BE SHEATHED 1/2" x 8" CD FLUWOOD GLUED AND NAILED. LAY FLUWOOD HORIZONTAL AND SOLID BLOCK EDGES. FLUWOOD SHALL BE CONTINUOUS ACROSS FLUR, TRUSSES AND TO BOTTOM OF RAFTER TAILS. SEE NAILING SCHEDULE.
03. VERIFY ALL ALLOWANCES AND ONE FOR ALL ALLOWANCES.
04. SEE SPECIFICATIONS, DIVISION 05, FOR DOOR & WINDOW REQUIREMENTS.
05. SEE SPECIFICATIONS, DIVISION 05, FOR THERMAL INSULATION REQUIREMENTS.
06. VERIFY SIZE REQUIREMENTS OF ALL MECHANICAL EQUIPMENT & DUCTWORK. VERIFY SIZE REQUIREMENTS OF ALL ELECTRICAL EQUIPMENT.
07. VERIFY SIZE REQUIREMENTS OF ALL EXTERIOR OPENINGS FOR ALL DOORS AND WINDOWS.
08. EXTEND ALL FLOOR FINISHES UNDER FRAYS, ETC.
09. SEE THE SITE PLAN FOR ADDITIONAL INFORMATION AND ALL OTHER SITE INFORMATION.

FLOOR PLAN KEY NOTES

01. HYAC OUTSIDE UNIT. SEE MECH.
02. LINE VENT HYAC OUTSIDE UNIT. SEE MECH.
03. IRRIGATION PUMP. SEE ALLOWANCES.
04. VERIFY SIZE REQUIREMENTS OF ALL ELECTRICAL EQUIPMENT.
05. VERIFY SIZE REQUIREMENTS OF ALL MECHANICAL EQUIPMENT.
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68. VERIFY SIZE REQUIREMENTS OF ALL ELECTRICAL EQUIPMENT.
69. VERIFY SIZE REQUIREMENTS OF ALL MECHANICAL EQUIPMENT.

DATE: 01-04-21
01-16-21

JVA
J. VIAL, ARCHITECT
609 HANCOCK BL. FORT MYERS, FL 33901
889-430-3295
AL #26656 NC #9066 FL #19055

STATE OF FLORIDA
REGISTERED ARCHITECT
No. 0013055
01-16-21

A NEW RESIDENCE FOR
HOLMES HOME
220 WEST GADSDEN STREET, PENSACOLA, FL

PERMIT SET
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DRAWN BY:
A-1

OR
H001PLN

JJ 200
DESIGN: 01-04-21
CHECK: 01-16-21
DATE: 01-16-21
SCALE: 1/4" = 1'-0"
FLOOR PLAN
NO. 0013055
01-16-21

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

DR/HANDLE	FLUMBING	AFFLIANCES
(1) INT 80 880	WC (3) 220	REF 2200
(5) EXT 140 100	TUB 200	OVEN 800
	LAV (4) 220	DU 600
	SINK (2) 600	DISP 300
	BAR 180	W 1200
	FTG (2) 440	D 800
	FAUCET (3) 300	REF 1200