City of Pensacola

Architectural Review Board

Agenda - Final

Thursday, October 21, 2021, 2:00 PM | **Hagler-Mason Conference Room, 2nd Floor**

CALL TO ORDER / QUORUM

1. 21-00920 SWEARING IN REAPPOINTMENT(S) AND NEW APPOINTMENT(S)

2. 21-00921 BOARD ELECTION OF OFFICERS (CHAIRPERSON AND VICE CHAIRPERSON)

APPROVAL OF MINUTES

3. 21-00836 ARCHITECTURAL REVIEW BOARD MEETING MINUTES FROM 9/16/2021

Attachments: *09-16-21 ARB minutes.pdf*

OPEN FORUM

NEW BUSINESS

4. 21-00838 1390 N. SPRING STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA
REPLACEMENT GARAGE DOORS AT A CONTRIBUTING STRUCTURE

Attachments: *Florida Master Site File*
Images
Application Packet

5. 21-00842 411 S. FLORIDA BLANCA STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / WOOD COTTAGES
NONCONTRIBUTING STRUCTURE

Attachments: *Images*
Application Packet_9.30.2021

6. 21-00847 210 S. ALCANIZ STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / WOOD COTTAGES

Attachments: *Florida Master Site File*
Images
Application Packet

7. 21-00843 815 N. BAYLEN STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2
CONTRIBUTING STRUCTURE

Attachments: *Florida Master Site File*
Images
May 2021 Packet
Email Memo from Applicant_10.14.2021
Application Packet

8. 21-00849 412 E. BELMONT STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1
SIDING REPLACEMENT AT A CONTRIBUTING STRUCTURES

Attachments: *Florida Master Site File*
Images
Application Packet
ARB Alternative Materials Policy

9. 21-00848 29 S. PALAFOX PLACE
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C2-A
AWNING REPLACEMENT AND NEW EXTERIOR DESIGN AT A CONTRIBUTING STRUCTURE

Attachments: *Florida Master Site File*
Florida Master Site File_2
Images
Application Packet

10. 21-00846 223 S. PALAFOX STREET
PALAFOX HISTORIC BUSINESS / ZONE C2-A
CONTRIBUTING STRUCTURE

Attachments: *Florida Master Site File*
Images
Application Packet

11. 21-00851 319 N. TARRAGONA STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A
EXTERIOR MODIFICATIONS TO A CONTRIBUTING STRUCTURE

Attachments: *Florida Master Site File*
Images
Application Packet_10.1.2021

12. 21-00850 11 E. GARDEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A
DEMOLITION OF A CONTRIBUTING STRUCTURE

Attachments: *Images*
Application Packet_10.4.2021
October 2020 Minutes

13. 21-00852 400 BLK CEVALLOS STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / WOOD COTTAGES
AESTHETIC REVIEW FOR NEW CONSTRUCTION

Attachments: *400 BLK Cevallos Street_Image.pdf*
June 2021 Approved Elevations for Comparison
Application Packet_10.5.2021

ADJOURNMENT

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to city services, programs, and activities. Please call 850-435-1606 (or TDD 435-1666) for further information. Requests must be made at least 48 hours in advance of the event in order to allow the city time to provide the requested services.

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00920 | Architectural Review Board | 10/21/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 10/14/2021

SUBJECT:

Swearing in reappointment(s) and new appointment(s).

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00921 Architectural Review Board 10/21/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 10/14/2021

SUBJECT:

Board election of officers (Chairperson and Vice Chairperson).

BACKGROUND:

Per Sec. 12-13-3(C), “The board shall elect from among its members a chairman and such other officers as it may determine. The terms of officers shall be one (1) year, with eligibility for reelection, and officers shall serve until their successors are selected and qualified”.

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00836 City Council 10/21/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 10/13/2021

SUBJECT:

Architectural Review Board Meeting Minutes from 9/16/2021

MINUTES OF THE ARCHITECTURAL REVIEW BOARD

September 16, 2021

MEMBERS PRESENT: Chairperson Salter, Vice Chairperson Mead, Board Member Courtney, Board Member Fogarty, Board Member Ramos, Board Member Yee

MEMBERS ABSENT: Board Member Spencer

STAFF PRESENT: Historic Preservation Planner Harding, Senior Planner Statler, Help Desk Technician Russo, Advisor Pristera

STAFF VIRTUAL: Planning Director Morris, Assistant Planning Director Cannon, Assistant City Attorney Lindsay

OTHERS PRESENT: Chris Paul, Jeff Paul, Brad Brown, Brandon Myers, Andrew Fisher, Mike Bradley, James Ray, Jeb Hunt, Kevin Fox, Charles Liberis, Chad Kaipo Robello, Ronnie Rainwater, Tim Daniel, Katherine Michelle Hendricks, Aislinn Rehwinkel, Stacy Robello, Danny Grundhoefer, Dr. Gloria Horning

CALL TO ORDER / QUORUM PRESENT

Chairperson Salter called the meeting to order at 2:05 p.m. with a quorum present and reminded guests to sign in for the meeting.

APPROVAL OF MINUTES

Board Member Mead made a motion to approve the August 19, 2021 minutes, seconded by Board Member Yee, and it carried unanimously.

OPEN FORUM - None

NEW BUSINESS

Item 2 **1200 N. Baylen Street** **NHPD**
Noncontributing Structure **PR-1AAA**
Action taken: Approved.

Andrew Fisher is seeking approval to replace the front door, side entry door, and rear sliding door. The current front and side doors are fiberglass and are proposed to be replaced with new fiberglass doors with a slightly different pattern and painted blue. The rear sliding glass door will be replaced

with one matching the existing dimensions and painted white. North Hill had no objections to the request.
Mr. Fisher presented to the Board. Board Member Ramos asked if this project could not have been presented in an abbreviated review, and staff advised abbreviated reviews were generally for change of paint colors, signs, deviations to improve projects, fences, and solar panels. When there was a change in materials or design, the applicant was required to consult the full Board.
Board Member Ramos made a motion for approval as submitted, seconded by Board Member Mead, and it carried 6 to 0.

Item 3 817 N. Palafox Street NHPD
Noncontributing Structure PC-1
Action taken: Approved.
Kaipo Robello is seeking approval to paint a noncontributing brick structure. The applicant is proposing to use "Richmond White" ROMABIO which is a breathable, mineral based, and toxin-free paint made specifically for brick and masonry elements. The final product also appears as a natural finish rather than leaving a glossy or shiny surface. North Hill approved the ROMABIO but not the limewash.
Mr. Robella presented to the Board and stated it was not limewash. He confirmed the keystones would remain brick, and keystones and trim would not be painted. Chairperson Salter stated he was traditionally against painting existing masonry since the brick presents an architectural feature, pattern, finish, or texture and sometimes color. He saw this brick as more of a field, not intended to be an architectural element, and for that reason, he could support this. Board Member Mead pointed out North Hill suggested painting the trim elements a different color. Mr. Robella stated the trim would be painted the same color and touched up. Board Member Mead pointed out there was a tradition of painted brick and agreed it was more a field. **Board Member Mead made a motion for approval, seconded by Board Member Fogarty, and it carried 6 to 0.**

Item 4 115 W. Brainerd Street NHPD
Variance PR-1AAA
Action taken: Approved.
Tim Daniel is seeking a variance to reduce the side yard setback requirements of Section 12-3-55(4)a of the City of Pensacola Land Development Code. The variance request is to decrease the minimum west side yard setback from 9 feet to 4 feet to accommodate an addition to an existing accessory dwelling unit. A conceptual review of the addition is also under consideration with this item.
Mr. Daniel presented to the Board and stated the original structure was a shotgun style home which had repairs over the years that were not necessarily done correctly. Their intent was to restore the home to the original structure. Chairperson Salter stated based on the site plan provided, it appeared that the existing structure came as close as 4' 2" off the existing property line. Mr. Daniel confirmed that was a cantilever section that came within the 4' 2" away from it, and the existing back structure corner was 4' 7.5" but they needed to get the 4' to allow for that not being paralleled. Chairperson Salter asked if there was consideration to taking the rear wall and stepping it 2" or 4" or some distance such that the addition does not get any closer to the existing property line than the building does. Mr. Daniel explained they needed to consider the roof structure and continuity of the interior space. They also wanted to make sure they had a seamless roof and no maintenance issues later on. Board Member Mead asked about the difference in the treatment of ADUs in the rear yard. Staff confirmed that ADUs typically do not have the same setbacks as the primary structures unless they are located within the buildable area, then they

must meet the side yard setback of the principal structure. Board Member Mead indicated since we have lot coverage requirements which deal with the area of the building which is distinct from the proximity of the closest part of any portion of the building to the lot line, which is the setback question, are we actually varying for the footprint of the structure or only varying 2" difference into that setback. Staff advised per ordinance, they were varying 5' from the 9' to 4'. This would be similar to building above or up, creating a second story. You would still have to ask for a variance because any development over that setback line would require a variance. Board Member Mead asked if the rear of the structure was sitting on the rear yard setback, none of the addition would be covered by this regulation because it would not be within the buildable area. Staff agreed but explained we would still be dealing with the side setback.

Board Member Courtney felt this was parallel to painting the brick in terms of the variance for this structure because of the nature of its historical significance and the proximity with the extreme setback already. With neighbors' permission, they won't be hampered with that addition. She preferred a jog in the building for the history of the nature of the building. Mr. Daniel explained the front area that was added on had the water intrusion issues, and there was not enough room for the trim to match the existing on the corners; it all becomes one solid trim, and they did not have the defined line of the house color versus the trim color. Board Member Yee asked if this were the primary structure, how had the Board ruled on those conditions, and staff advised it would still be a variance request, and since this was a quasi-judicial matter, the Board had to only consider what was in the application. There had been side yard setbacks in the past which had been granted either to extend a nonconformity or extending something which reduced a nonconformity. He also explained if this were wholly in the rear yard setback, then the setbacks would only be 3' off the side; also, if this were a building that went all the way down to the rear yard setback and the only addition was wholly within the rear yard, that addition could also be set back to the 3' and the 3' – any new development must comply with the current setbacks. The administrative variance allowed in this case was 10% up to 2' however, the Board could not stack variances. Board Member Yee asked to clarify that the variance would be 10% of 9' or 10.8" up to a maximum of 2'. With no speakers, **Board Member Mead made a motion to approve the variance percent per 12-12-2 and find that the conditions of circumstances that exist are peculiar to the land and not applicable to other lands in the same zoning district; that conditions and circumstances have no responsibility to the applicant or his actions; it will not confer any special rights since other properties in the area certainly have the right to extend into the rear yard, which is effectively what this is requesting, but for the configuration of the existing structure within the present authorized side setback area; that the literal interpretation of provisions would deprive the applicant of the right to extend into that rear yard area that would otherwise be enjoyed by other properties in the zoning district and the variance is the minimum necessary to make that reasonable use of the land that would otherwise be denied; the grant of the variance is in harmony with the intent of the district and the other regulations and should not injure the area or be detrimental to the public welfare; that it will not constitute any change in the zoning map or any of the other factors under Subsection 7 that do not appear to be in the record that there's any impact there. Finally, with respect to 12-13-3 that it will not detract from the architectural integrity, in fact, the purpose of this extension is to maintain that architectural integrity as opposed to doing an "L" or something along those lines which would destroy that, and it will be in harmony with the general intent and purpose of the title under the same terms as Subsection 6 of the Code. Board Member Ramos seconded the motion, and it carried 6 to 0.**

Item 5 115 W. Brainerd Street NHPD

Conceptual Review **PR-1AAA**
Action taken: Conceptual Approval.
Tim Daniel is seeking conceptual review to rebuild and add to an accessory structure. The proposed project will extend and raise the existing rear roofline which was a past and poorly executed addition to the original structure. Although this item will return for final review, all materials are proposed to be consistent with the existing structure, and the design of the addition is meant to keep with the existing shotgun style architecture. Although the structure is historic, ADUs and other accessory buildings are typically considered "noncontributing".
Mr. Daniel identified the areas for the addition and the repaired roof. He explained the cantilevered section which was an existing pantry/closet. Board Member Ramos clarified that the new roof would be at the same ridge elevation as the existing center portion over the entry door. Mr. Daniel stated they were extending the roofline to be continuous and removing the shed roof. **Board Member Yee made a motion to conceptually approve as submitted, seconded by Board Member Fogarty, and it carried 6 to 0.**

Item 6 **205 Cevallos Street** **PHD**
Noncontributing Structure **HR-1 / Wood Cottages**
Action taken: Approved.
Aislinn Rehwinkel is seeking approval to replace all windows and doors at a noncontributing structure. The existing windows are a mix of original windows from 1997 or replacement vinyl windows. These will be replaced with fiberglass-clad wood windows which will be 2 over 2, double hung, and with simulated divided lites to match the surrounding historic homes. Likewise, all existing French doors (14) will be replaced with new fiberglass-clad 6-lite French doors with some being replaced with full length 6-lite windows. Lastly, the stairway at the rear porch will be removed. Matching tongue-and-groove wood will fill in its place on the second-floor balcony and the bottom-floor empty space will be filled in for a storage area with matching fiber cement siding currently on the house.
Ms. Rehwinkel presented to the Board and distributed handouts with further details. Chairperson Salter asked if the intent was to have simulated divided lite type mullion patterns, and Ms. Rehwinkel indicated the grids would be molded wood on top to simulate a true historic window. **Board Member Ramos made a motion to approve and commended the applicant on the historically appropriate renovation to a noncontributing structure. Board Member Courtney seconded the motion, and it carried 6 to 0.**

Item 7 **200 W. Blount Street** **NHPD**
Noncontributing **PR-1AAA**
Action taken: Approved with Comments & Abbreviated Review
Christine Paul is requesting approval to renovate the exterior of a noncontributing brick residence. The scope of work includes replacing the existing windows with double hung, 1 over 1 vinyl, replace all exterior entry doors with fiberglass products, replace exterior wood siding with fiber cement Hardie siding, install a generator and pad along the rear, install composite decking and a screen at the rear, and to repaint all existing painted elements.
Christine and Jeff Paul along with Katherine Hendricks presented to the Board. Chairperson Salter read the North Hill comments and asked if the new deck was being installed over the existing mosaic tile in the back, and Ms. Paul confirmed it was, and they were keeping the mosaic in the front. Chairperson Salter asked if there was any consideration for a double door or the addition of side lites on the front entry which would be more characteristic. Ms. Paul advised they wanted privacy. Mr. Paul stated they observed another house in North Hill with the same brick and a blue

solid door, and they loved it. Regarding the mullion patterns, they were prepared to place some type of divisions on Blount and Spring, preferring the grid between the glass type of pattern with impact resistant glass. It was determined due to COVID, the builders were having issues in finding the ones with simulated divided lites. Board Member Fogarty questioned the location of the light fixtures and fans. Ms. Paul advised they would basically remain in the same locations. Board Member Courtney explained the motion lights should be angled down, and Ms. Paul agreed. Chairperson Salter was not familiar with the Oceanview vinyl window, but the images showed a possible depth to it. Board Member Yee asked about the location for the retractable screen, and Ms. Paul indicated it would be in front of the rear door. Board Member Ramos agreed with North Hill's comments, but since this was a noncontributing structure, he did not feel what the applicant proposed would necessarily deter from the surrounding homes. Staff advised the language was not as specific as contributing structures which were held to a higher standard, with elements replaced with in kind materials; noncontributing structures are viewed as products in their own time. On a case-by-case basis, vinyl windows were allowed on noncontributing structures which were sometimes treated as new construction.

Board Member Yee wanted to see the divided lite on the street elevations; they could be eliminated on the rear, and if a solid door was preferred, perhaps a pair of solid doors would be more appropriate. Board Member Ramos asked if the siding on the recessed area would be replaced with lap siding or just the back wall, and it was determined to be new since the current siding was not in good shape, and the builder had recommended they replace all siding. Regarding the front doors, the applicant was agreeable to double doors. It was determined new doors were required to be 36" each to meet the Code, so they would have to confirm the existing doors were 36". Chairperson Salter stated the applicant preferred in-glass for mullions, but his preference would be a 1 over 1 window without mullions. **Chairperson Salter made a motion to approve as submitted with the modification that the front door remain a double door with door style as submitted, and if that becomes a Code issue, that the front door be submitted for an abbreviated review for modification. Board Member Mead seconded the motion, and it carried 6 to 0.**

Item 8 **1009 N. Reus Street** **NHPD**
Contributing Structure **PR-1AAA**
Action taken: Approved.

Eric Mead is requesting approval to restore and replace missing shutters on all windows. The proposed shutters will be impact-rated aluminum colonial shutters. The applicant has provided quotes and product information for the proposed materials as well as photographs of the home and windows to be protected.

Board Member Mead recused himself and presented to the Board. Chairperson Salter advised the Board had seen applications for the aluminum shutters before, and Mr. Mead indicated he had submitted examples on Gonzales and North Palafox within the district. Chairperson Salter stated in the mounting of these shutters, it appeared there was stucco and no window trim on the second floor and lap siding with traditional wood trim on the first floor; the trim would not require any alterations to mount the shutters. Mr. Mead explained it was hardware consistent with those already closed up which mount to the trim covering the window frame, goes into the studs adjoining the window frame, and then leafs over the window inside of the surround. In 2007, the home had plastic decorative screw-on shutters; the original shutters were designed to leaf into the window opening whereas the decoratives were not. They wanted to get the original configuration of the home restored as well as obtain storm protection without worrying about plywood especially on the upper floors. He pointed out the shutters had always been in a darker contrasting color to the

body of the house and window trim, and they intended to maintain that contrast. They wanted to go with a more charcoal color "Black-Grey" to complement the rose color of the house. Also, in the renovation of the house, they discovered the original house was a dust gray green, and they proposed to return to that color sometime in the future. Board Member Yee asked about the pair of windows on the front, and Mr. Mead explained they would be a pair of bifold which would unfold onto the windows.

Board Mead Courtney made a motion to approve as submitted, seconded by Board Member Fogarty, and it carried 5 to 0 with Board Member Mead recusing.

Item 9 29 S. Palafox Place PHBD
Contributing-Conceptual C-2A
Action taken: Conceptual Approval.

Scott Holland is requesting CONCEPTUAL approval to replace the existing metal awning with a new fabric awning at a contributing structure. The scope of work encompasses the following: 1) removal of an existing flat metal awning and supporting rods; 2) repair the exiting outer wall to address water intrusion; and 3) design and construct a new awning composed of a painted steel rigid frame and fabric cover.

Mr. Holland presented to the Board and stated they wanted a conceptual review since that would impact the elevation. Advisor Pristera explained there had always been some type of awning or canopy on these buildings; in this block, it was a metal or wood awning with metal poles at the sidewalk, and throughout Palafox there were fabric awnings with metal poles. He furnished pictures to the Board and stated even on the upper stories, there were fabric awnings. But in modern times, people would have the frame underneath with the fabric stretched over it. He felt this project was appropriate and helped to break up the current monotonous canopy and provided some variety and interest in separating those buildings. It also gave another feel and texture when walking on the sidewalk to make it more of a personal scale than under the one canopy that was one solid mass. Board Member Ramos asked the height of the existing awning, and Mr. Holland thought it might be 13' 2" and the new awning would be a little lower. He also stated they were going to address the panels underneath the awning at a later time. They might do something in stucco to match the building. Board Member Yee asked if the improvements to the wall detailing require a full Board review, and Mr. Holland stated they would return with complete details of the awning and replacements.

Chairperson Salter explained that conceptually the Board was agreeable to removing the existing canopy which was not original to the building and did not appear to have an architecturally significant contribution to the building; it was conceptually agreeable with a fabric type awning and removing some of the existing deteriorating trim and replacing it with something to be determined later. With the awning supports, there was an opportunity to consider some historic features which may have been downtown. **Board Member Fogarty made a motion to approve conceptually, seconded by Board Member Courtney.** Board Member Mead asked if the ends would be covered with similar awning material, and Mr. Holland stated they would probably cover them. **The motion then carried 6 to 0.**

Item 10 40 S. Alcaniz Street PHD
Noncontributing-Addition HC-1
Action taken: Approved.

Carter Quina is requesting approval to construct a new pavilion in the existing courtyard at IHMC to enclose research equipment. The proposed addition has been designed to blend with the existing architectural style and will consist of stucco walls, a galvalume standing seam metal roof,

and a new deck to connect with the east building. The existing landscape will remain or be slightly shifted to accommodate the new wall.

Mr. Grundhoefer presented to the Board. Chairperson Salter explained it appeared the courtyard would be enclosed with a block and stucco wall with detail similar to the existing and a black metal gate. The interior of the courtyard would be a panelized prefab building system that would also have a stucco coating. The Board was provided samples, and it was determined you would not see the pre-engineered panels from alleyway. Mr. Grundhoefer advised the visible stucco would be true stucco on concrete block with details from the existing structure. Chairperson Salter clarified the courtyard wall was the wall with the stucco and detailing to match the existing building, and the entirety of the enclosure within the courtyard was the panelized system. Mr. Grundhoefer advised IHMC was a research facility, and the grant for this particular research tub and pool being housed at this location might be a short-lived endeavor, so they did not want to put a lot of money into a permanent structure, and they might want to do something else within that courtyard in the future. Chairperson Salter stated the window might not be wanted but was a Code requirement; it was determined not to be required. Board Member Mead asked if the existing fence would remain, and Mr. Grundhoefer stated it would remain in front of the stucco wall. Board Member Mead asked if there could be more treatment to the gables on the wall, and Mr. Grundhoefer advised that could easily be done.

Board Member Ramos was concerned with the wing walls and asked if someone walking by would see the prefab structure from the side, and Board Member Mead explained there was a short return which should cover that. Mr. Brown stated if you looked at the entire elevation, the wall was actually taller – 3' higher at the lowest point and should not be visible from the road. Board Member Yee stated the roof that goes over the new walkway would be visible from the cemetery and wondered if the shorter walls could be extended upward so they would be less likely to be visible. Mr. Grundhoefer explained the building to the east would block any views from the alley or cemetery. He suggested they modify the parapet for submission in an abbreviated review. Board Member Mead pointed out the cemetery rises from the fence row and did not think the visibility would be significant. He also wondered if some water feature could be placed on the outside wall or some ornamental feature that would be pleasing to the eye. Mr. Grundhoefer pointed out this project was tied to a grant and might last 3 to 5 years, and once the program is completed, the courtyard would probably be removed and something else constructed in its place.

Board Member Ramos made a motion to approve as submitted but did not think the Board needed to rework the profile of the parapet since the scale was appropriate and did not need to compete with the more grand designs there. Board Member Fogarty seconded the motion, and it carried 6 to 0.

Item 11 Covington Place, Building G NHPD
New Construction PC-1
Action taken: Approved.

Jim Bozeman is requesting approval for three new single-family residences. This project is an addition to a larger project approved by the Board in September 2017 and again in April and May 2020. The design and materials of the new building, "Building G", will be identical to "Building F" which was approved last year. These are called out on the elevations and include Hardie shiplap siding, carriage-style garage doors, and asphalt dimensional shingles. The windows are proposed to be JeldWen Premium Atlantic vinyl. The previously approved paint palette has also remained which alternates between gray hues within the Sherwin Williams collection.

North Hill provided comments addressed a 2' wide area between the entrance drives which had already been approved and was not part of the current application.
Mr. Liberis presented to the Board and advised the masterplan was approved in 2017. They had since acquired the property to the east. He also stated the question was raised if they would be using wood spindles, and he confirmed they would. They were also building a pavilion as a common area since the current and future residents did not want a swimming pool. Board Member Mead questioned the location of the louvered fence, and it was determined to be skirting around the common area; it was also confirmed they were not using solar panels but beveled lights. He explained the purchased property was long and narrow going from north to south; the front portion facing Strong would contain the three units, and south of that would be the common area. Board Member Mead stated the pavilion and common area were very simple and well thought out. Board Member Fogarty was observing paint samples, and staff explained some samples were scanned and appeared dull.
Chairperson Salter clarified that on the actual residential building, the only difference from the approved adjacent building was the window type; all the other trim work and materials were the same. It appeared the windows were 1 over 1 with no mullion patterns. North Hill had no objection to the paint colors, windows, siding, trim, columns, "Carriage House Option" of the garage doors but made reference to railings which had been confirmed; a supplemental package addressed the wire mesh railings, brick for the fireplace and column bases, and solar-powered lanterns proposed on the gazebo.
Board Member Mead made a motion to approve, seconded by Board Member Courtney, and it carried 6 to 0.

Item 12 SW Block of W. Government Street & So. Reus Street GCD
New Construction C-2
Action taken: Approved with Abbreviated Review.
Adams Homes of Northwest Florida is seeking final approval for nine (9) new two-story single-family residences. The section of development under review is completely located in the Governmental Center District (GCD) and immediately adjacent to the CRA Urban Design Overlay which encompasses the west portion of the project. The homes slightly vary from each other with the main exterior components being made up of fiber cement and brick veneer siding, vinyl windows and doors, shingle roofs, and aluminum railings. Homes located in the deeper lots are accompanied by detached garages with similar features.
Jeb Hunt and Ronnie Rainwater were present to address the Board. Board Member Mead advised the project was in the path of Washer Woman Creek, and they need to be aware of the soils in that basin since other projects had been held up, and for conventional foundation purposes, they needed to be aware this issue. Mr. Rainwater advised they had a number of professionals to guide them through this.
Board Member Fogarty inquired about the CRA requirements with this project and Senior Planner Statler indicated the designs had been reviewed for the minimum 18" above grade for the porches, 20% glazing on the front façade and the secondary facades as applicable. In this case, the Board was looking at interior lots. The roof pitch would be 6:12, and the facades were alternating so there would a little bit of distinction as you proceed down the street. Mr. Hunt explained the parking access on Fort Street and individual parking for some interior structures. They were not sure if Fort Street would be gravel, concrete, or paved. Staff explained that issue would be considered by the Engineering Department and the Fire Marshall. Board Member Mead asked for the finished floor elevations which looked to be 1' 6" but they might be 5' above the sidewalk.
Mr. Rainwater did not know if any of the trees were heritage. Staff advised there was a new

requirement to add trees which would also be a part of the application process. Regarding the CRA requirements, a tree is required to be planted on each single-family lot, and a list of approved trees is available.

Dr. Horning explained she called the street Fort River since the river runs through it. She explained she lost everything in Hurricane Sally with 3.5' of sea water, fresh water, and sewage in her home. With the recent rain, there were five sewer sanitation overflows on South DeVilliers alone. She indicated you could not place anything at this location until addressing the infrastructure. There were also sewer sanitation overflows on Reus Street. She pointed out the fecal matter coming off Fort Street drained into the storm water and eventually into Bruce Beach. She was concerned the project would be higher than her home which would then impact her. She advised the infrastructure should be addressed before more structures were built because fecal matter was a dangerous health issue. Staff advised the land use was not under the purview of this Board but ECUA, Engineering, and Public Works would be heavily involved in any kind of development in this area. Board Member Mead was concerned with the elevation of the buildings. He provided an email from UWF showing the watershed running directly through the block.

Staff advised the GCD was a non-historic district and Section 12-3-28 indicates: The purpose for the establishment of this district is to provide the redevelopment of a centralized area for government related land use; and to encourage a coordinated architectural character within the district. Every decision of the board, in their review of plans for building or signs located or to be located in the district, shall be in the form of a written order stating the finding of the board, its decision and the reasons therefor. The board may at its discretion make recommendations for changes necessary to be made before the plans will be reconsidered. If recommendations for changes are made by the board, they may be general in scope and compliance with them shall only qualify the plans for reconsideration by the board but compliance with recommendations shall not bind or stop the board from disapproving the plans under reconsideration. Proposed plans shall be approved unless the board finds that the proposed erection, construction, renovation and/or alteration is not compatible with the built environment of the governmental center district.

Board Member Mead explained the FIRM maps do not recognize that this is a floodway and not merely a floodplain, and he was concerned the elevations of these buildings was insufficient knowing this was in a floodway. The south side was fine, but he had a problem in supporting this project without a serious look at those foundations.

Mr. Rainwater stated they had Butler Engineering perform flood elevation and a typography survey of the entire land. Staff pointed out the applicants would be working closely with the Building Official who is the floodplain manager and read 12-3-28 (c) (2) stating that the board shall not consider interior design or plan. The board shall not exercise any control over land use, such as is governed by the city's zoning ordinance, chapters 12-3 and 12-4, or over construction, such as is governed by the city's building codes. Any new development would take into consideration floodplain management and the Florida Building Code regarding that.

Board Member Mead asked if it would be appropriate to approve the application with the limited exception of submitting for abbreviated review the question of the elevation of foundations after the City floodplain manager has looked at these questions, in particular the floodway, as opposed to the floodplain question. Staff indicated it would be appropriate and something Mr. Bilby would be willing to look at fairly soon. The abbreviated review process was explained to the applicant.

Board Member Mead made a motion to approve as submitted with an exception for abbreviated review that the height of the foundation be examined by staff and Building Official and submitted back to the appropriate architect for abbreviated review as to how that will function from an architectural standpoint once that review has been conducted and we know what the finished elevation needs to be for these foundations based on the

concerns expressed. Chairperson Salter advised he would be willing to accept that review assignment. The motion was seconded by Board Member Yee, and it carried 5 to 1 with Board Member Fogarty dissenting.

ADJOURNMENT – With no further business, the meeting adjourned at 5:10 p.m.

Respectfully Submitted,

Gregg Harding

Historic Preservation Planner Harding
Secretary to the Board

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
Mead, George R.	Architectural Review Board
MAILING ADDRESS 1009 N. Reus Street	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☑ COUNTY ☐ OTHER LOCAL AGENCY
CITY: Pensacola — COUNTY: Escambia	NAME OF POLITICAL SUBDIVISION: na
DATE ON WHICH VOTE OCCURRED September 16, 2021	MY POSITION IS: ☐ ELECTIVE ☑ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * * * * * * * * * * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, George R. Mead, II, hereby disclose that on September 16, 20 21 :

(a) A measure came or will come before my agency which (check one or more)

✓ inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____ ;

___ inured to the special gain or loss of my relative, _____ ;

___ inured to the special gain or loss of _____, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

City of Pensacola Architectural Review Board item for 1009 N. Reus Street -

Eric Mead is requesting approval to restore and replace missing shutters on all windows. The proposed shutters will impact-rated aluminum colonial shutters. The applicant has provided quotes and product information for the proposed materials as well as photographs of the home and windows to be protected.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

9/20/21
Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00838 Architectural Review Board 10/21/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 10/13/2021

SUBJECT:

1390 N. Spring Street
North Hill Preservation District / Zone PR-1AAA
Replacement Garage Doors at a Contributing Structure

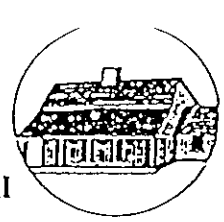
BACKGROUND:

Jason Strahan is requesting approval for new garage doors on a detached accessory building. The proposed project will replace the existing inoperable wood doors with Raynor steel garage doors in a style that reflects the historic elements, with a 3 over 3 pane pattern and sectional cross bucks. Although the primary structure is a contributing structure, accessory buildings are typically (though not always) considered noncontributing.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS:

Sec. 12-3-10(2)d.2.ii.(a) North Hill preservation district, Procedure for review, Decisions



HISTORICAL STRUCTURE FORM
FLORIDA SITE FILE
Version 2.0 7/92

Site #8 ES00637
Recorder #
Field Date 5 /3 /95
Form Date 7 /9 /95

___ Original
_x_ Update

SITE NAMES (addr. if none) M. E. HANNAH HOUSE [MULT. LIST. #8]
SURVEY NORTH HILL [SURVEY # 4758]
NATIONAL REGISTER CATEGORY X building __structure X district __site __object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 1390 N. SPRING ST.
CROSS STREETS nearest/between SE CORNER OF N SPRING ST AND W LEE ST
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS X yes __no
COUNTY ESCAMBIA TAX PARCEL #9010-008-162
SUBDIVISION NAME NORTH HILL BLOCK 162 LOT NO. 8-11
OWNERSHIP __private-profit __priv-nonprofit X priv-indiv __priv-unspecified __city __county __state __federal __unknown
NAME OF PUBLIC TRACT (e.g., park) BELMONT TRACT
ROUTE TO

MAPPING

USGS 7.5' MAP NAME 30087-D2-TF-024 1987
TOWNSHIP 2S RANGE 30W SECT. 19 1/4 1/4-1/4 IRREG. SECT.? y n
[UTM: ZONE 16 17 EASTING | | | | | | 0 | *NORTHING* | | | | | | 0 |
PLAT OR OTHER MAP (Map's name, location)

DESCRIPTION

STYLE COLR GEOR EXTERIOR PLAN USHP NO. STORIES 1.5
STRUCTURAL SYSTEMS MASO
FOUNDATION: Types CONT Materials BRIC
EXTERIOR FABRICS BRIC
ROOF: Types GAMG GAMO Materials SHCO
Secondary strucs. (dormers etc.) CRGA, DRSH,
CHIMNEY : No. 2 Materials BRIC LOCATIONS EXT SW CORNER, EXT E
WINDOWS (types, materials, and placements) DHS, 6/1, 9/1, WOOD # ALSO DHS; 6/4, WOOD IN FLORIDA ROOM

MAIN ENTRANCE (stylistic details)
PORCHES: #open ___ #closed ___ #incised ___ Locations W/ 1 STORY SHED PORCH WITH BRICK
Porch roof types COLUMNS, 3 BAY, ACCESS FROM WEST
EXTERIOR ORNAMENT

INTERIOR PLAN CONDITION: __excellent X good __fair __deteriorated __ruinous
SURROUNDINGS (N-None, S-Some, M-Most, A-All or nearly all) __commercial A residential __institutional __rural
ANCILLARY FEATURES (No., type of outbuildings; major landscape features)

ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? _y _n (No-explain; yes-attach!)
Artifacts or other remains
NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History and Records Management
DS-HSF-3AA4 Rev 3/79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =
Site No. ES 637
Site Name Hannah, M.E. House 830 = = Survey Date 8005 820 = =
Address of Site: 1390 N. Spring St. Pensacola, Fl. 32501 905 = =
Instruction for locating SE corner of N. Spring and W. Lee St. 813 = =
868 = =
Location: Clapp Tract (subdivision name) 162 (block no.) (lot no.)
County: Escambia 808 = =
Owner of Site: Name: Scholz, E.P. Jr. and Faye N.
Address: 1309 N. Spring St.
Pensacola, Fl. 32501 902 = =
Type of Ownership Private 848 = = Recording Date 8005 832 = =
Recorder:
Name & Title: Gantzhorn, Alam; Guedez, Susan
Address: HPPB 818 = =

Condition of Site: Integrity of Site: Original Use Residence 838 = =

Check One		Check One or More		
Excellent	863 = =	☐ Altered	858 = =	Present Use Residence 850 = =
■ Good	863 = =	☐ Unaltered	858 = =	Dates: Beginning +1925 844 = =
Fair	863 = =	■ Original Site	858 = =	Culture/Phase American 840 = =
Deteriorated	863 = =	☐ Restored ( ) (Date:)	( ) 858 = =	Period 20th Century 845 = =
		☐ Moved ( ) (Date:)	( ) 858 = =	

NR Classification Category: District 916 = =

Threats to Site:

Check One or More			
☐ Zoning ( )	( ) 878 = =	☐ Transportation ( )	( ) 878 = =
☐ Development ( )	( ) 878 = =	☐ Fill ( )	( ) 878 = =
☐ Deterioration ( )	( ) 878 = =	☐ Dredge ( )	( ) 878 = =
☐ Borrowing ( )	( ) 878 = =		
☐ Other (See Remarks Below)	878 = =		

Areas of Significance: Architecture, History 910 = =

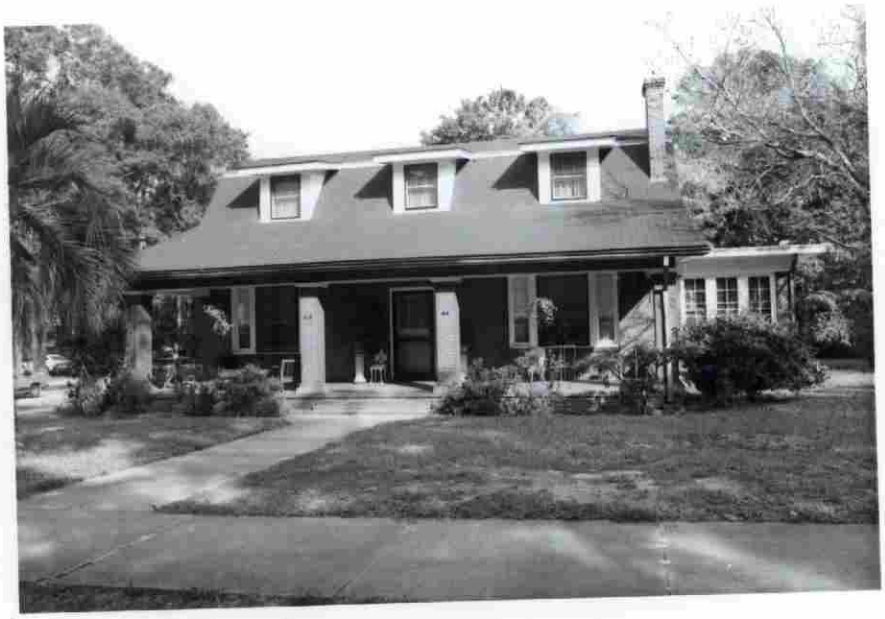
Significance:

Constructed in 1925 from lumber and bricks specially imported, this Colonial Revival house was the home of Malcolm E. Hannah, a promiment pharmacist.

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

911 = =





1390 N. Spring Street





APPLICATION TO: **ARCHITECTURAL REVIEW BOARD**
CITY OF PENSACOLA
P. O. BOX 12910
PENSACOLA, FL 32521

DATE OF APPLICATION: 09/28/21

ADDRESS OF PROJECT:
1390 N. Spring St. Pcola 32501

Application is hereby made for project as described herein:

Functioning Garage Doors for detached Garage. These doors will be of such design as to look more like the original doors than the current ones do.

ATTACH REQUIRED ADDITIONAL INFORMATION
APPLICANT IS HEREBY NOTIFIED TO BE PRESENT OR HAVE AN AUTHORIZED AGENT ATTEND THE MEETING.

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

NAME & ADDRESS OF PETITIONER: (Please print)

Jason Strahan — **NAME**

8502554134 — **TELEPHONE #**

5582 Oakmont Dr — **ADDRESS**

Pace — **CITY**

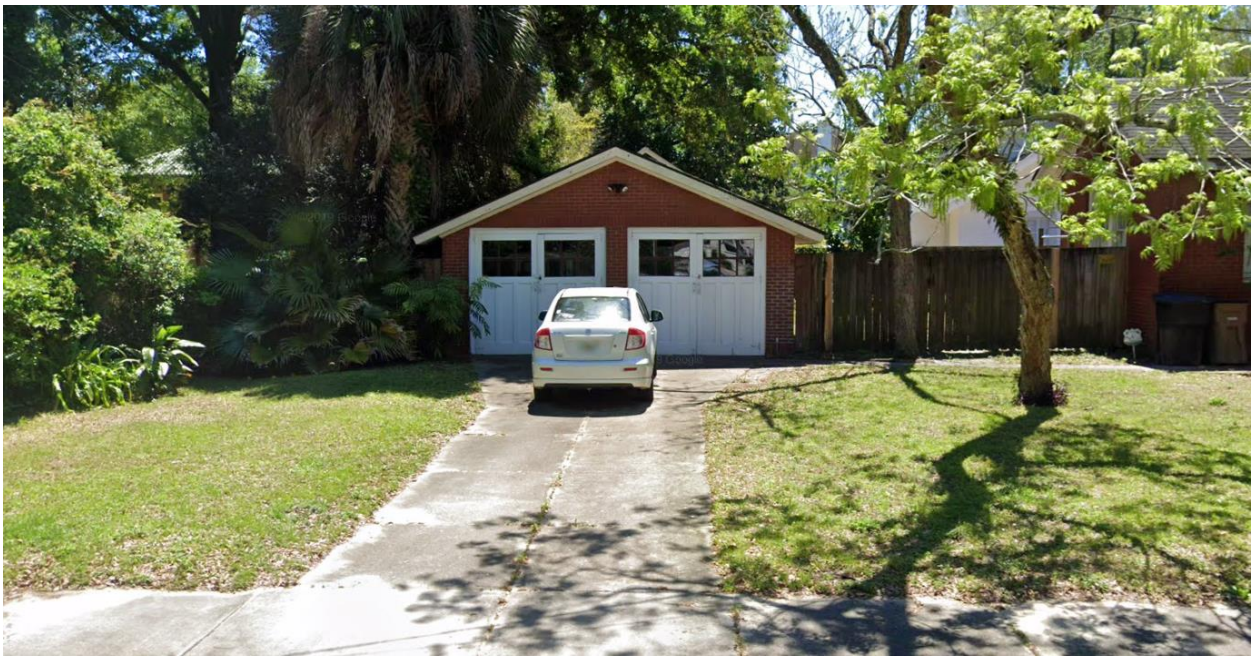
FL — **STATE**

32571 — **ZIP CODE**

SIGNATURE

09/28/21 — **DATE**

Current Photographs





Historic Photographs





Proposed Doors



Door

Family: Distinctions Series™ (Custom)
Model: RockCreeke
Panel: X-Buck with Windows (White)
Accent Color: (White)
Window: 3 Over 3 (White)
Window Glass: Clear
Decorative Hinges: Fleur-de-Lis Strap
Decorative Handles: Cast Pull Handle Fleur-de-Lis

made by renoworks

RAYNOR GARAGE DOORS

RockCreeke™

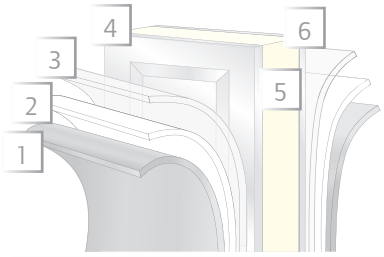


Classic Carriage House Style

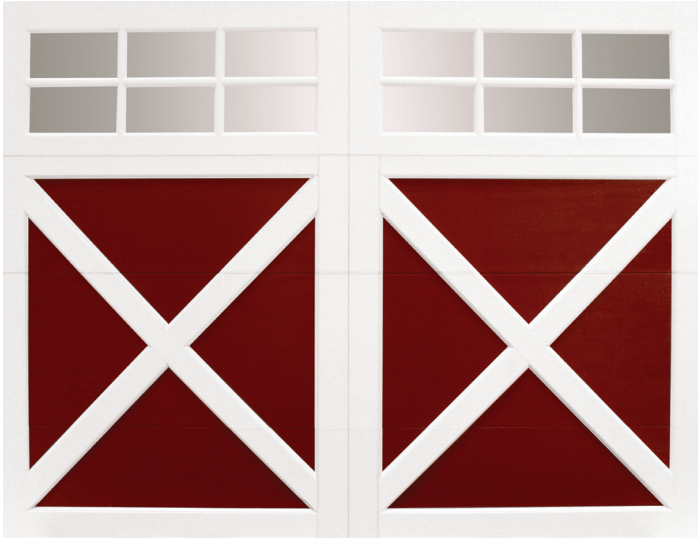
RockCreeke gives you time honored styling and wood appearance without the high maintenance associated with a wood door. Your RockCreeke door starts with a high quality insulated steel door and is overlayed with a highly engineered, long-lasting vinyl capstock material, duplicating the appearance of classic wood, without the hassles of wood. With Raynor's ColorWave™ post paint system available, choices are almost endless, giving your home a perfect match with unsurpassed curb appeal. RockCreeke is the perfect balance between unrivaled beauty and enduring quality.

RockCreeke™

Designed to provide unsurpassed character in a maintenance-free design, Raynor RockCreeke overlay doors feature an environmentally stable trim board material. With a long-lasting vinyl capstock, this trim board material has an attractive appearance that holds up over time. Best of all, the material technology can utilize "reclaimed" wood fiber and vinyl from post production processes, helping to save natural resources. And, with an R-value of 13.0, RockCreeke doors have durable 1⅜" Neufoam insulated base door sections for thermal efficiency and maximum structural integrity.



1. baked-on finish
2. epoxy primer
3. galvanized layer
4. high-strength steel
5. polyurethane insulation
6. high-strength steel



RockCreeke, Swing-Out, White over Barn Red with 3 over 3 clear glass

Colors*

Base Colors

Standard

White | Almond | Bronze
Brown | Desert Tan | Sandstone

Optional

Black | Charcoal

Board Colors

Standard

White

Optional

Almond | Black | Bronze
Brown | Desert Tan | Sandstone
Charcoal

Optional Post Paint Finish

COLORWAVE™

Raynor's ColorWave™ features Sherwin-Williams® next generation post paint system for your garage door. With 1,500 colors to choose from, home and business owners can couple this elite paint system with state of the art Raynor manufacturing to craft the perfect look for their home or project.

If overlay trim boards are painted, select a color with a Light Reflective Value (LRV) of 50 or higher for doors that receive direct sunlight (east, west or south facing). Refer to the Sherwin-Williams color chart for LRV.

** The swatches shown on monitors and printed materials may vary from the actual color. For a true representation of the color, visit your local Raynor Dealer.*

Optional Decorative Hardware

Raynor's many decorative hardware options add the finishing touches to your RockCreeke™ Door.

Handles

- Cast Lift Handle Fleur-de-Lis *6131100*
- Cast Pull Handle Fleur-de-Lis *6131117*
- Cast Lift Handle Spear *6131115*
- Cast Pull Handle Spear *6131116*
- Cast Pull Handle Colonial *6131113*
- Stamped Lift Handle Spade *6131101*
- Stamped Pull Handle Spade *6131102*
- Stamped Bean Handles 2/pack *6130498*
- Low Profile Stamped Handle Fleur-de-Lis 2/pack *6130499*

Straps

- Stamped 16" Hinge Spade (2" High) *6131105*
- Stamped 16" Hinge Narrow Spade (1⅝" High) *6131111*
- Stamped 24" Hinge Spade *6131106*
- Cast 16" Hinge Colonial *6131114*
- Cast 16" Hinge Spear *6131104*
- Cast 16" Hinge Assembly Spear *6131103*
- Stamped 17" Bean Straps 4/pack *6130491*
- Stamped 17" Fleur-de-Lis Straps 4/pack *6130492*

Plastic Decorative Hardware Kit



Screw Applied Colonial Kit
4051105

Track/Hardware Finishes



RockCreeke doors are available with a standard galvanized track and hardware system or an EnduraCote™ powder coated track and hardware system. The EnduraCote™ Hardware System features extended-life torsion springs and powder coated hardware. Nylon rollers with steel ball bearings also help to provide superior noise reduction.

Door Styles and Panel Options

Door styles: Simulated Swing-Out, Bi-fold, and Accordion (12′ only)

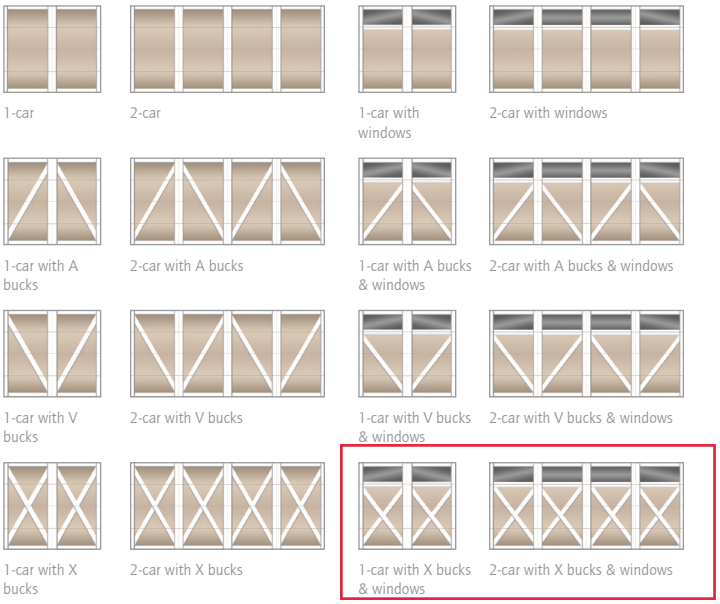
Sizes:

Heights: up to 10′ in 6″ increments

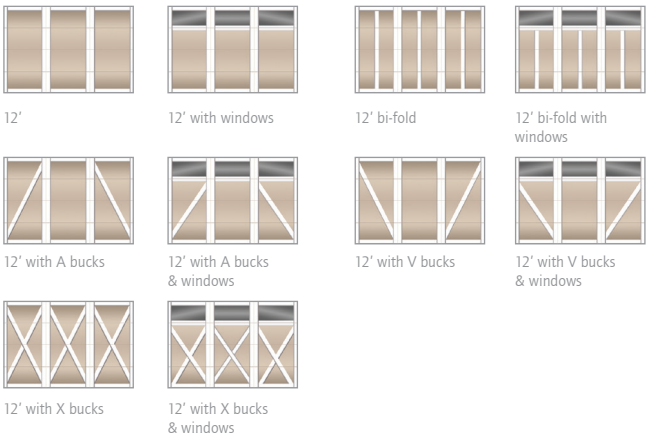
Widths: 8′0″, 9′0″, 10′0″, 12′0″, 16′0″, 18′0″

(Accordion style doors only available in 12′ widths)

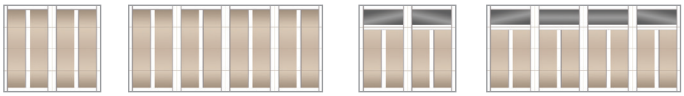
Swing-Out Single-Car and Double-Car Panel Configurations



Accordion Panel Configurations (Only Available in 12′ widths)



Bi-Fold



Window Options

RockCreeke's window battens are made from an environmentally stable material that utilizes "reclaimed" wood fiber and vinyl from post-production processes and coated with a long-lasting vinyl capstock, while arches are made from industrial grade polyurethane. Battens and arches are fitted to the window and locked in place, resulting in unprecedented beauty.

Glass Type

Standard:
Clear 1/8″ DSB

Optional:
Clear 1/8″ Insulated
Rain Glass 3/16″
Rain Glass 3/16″ Insulated

Number of Lites Across

Single Car: 2
12′ Accordion: 3
Double Car: 4

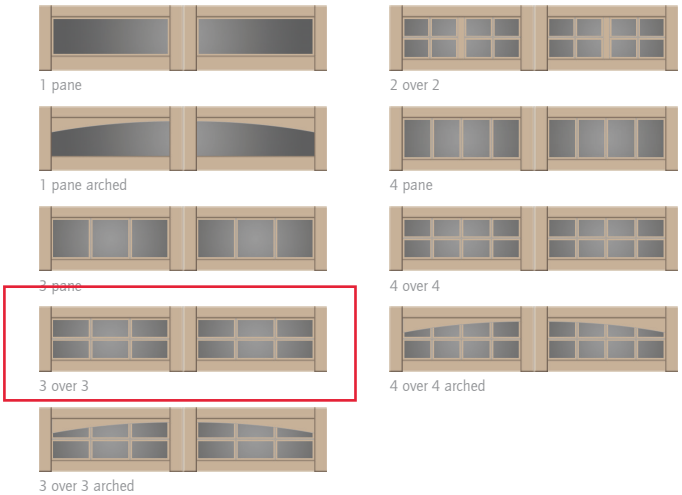
Pane Pattern

1-pane, 1-pane arched,
2 over 2
3-pane, 3 over 3,
3 over 3 pane arched,
4-pane, 4 over 4,
4 over 4 pane arched



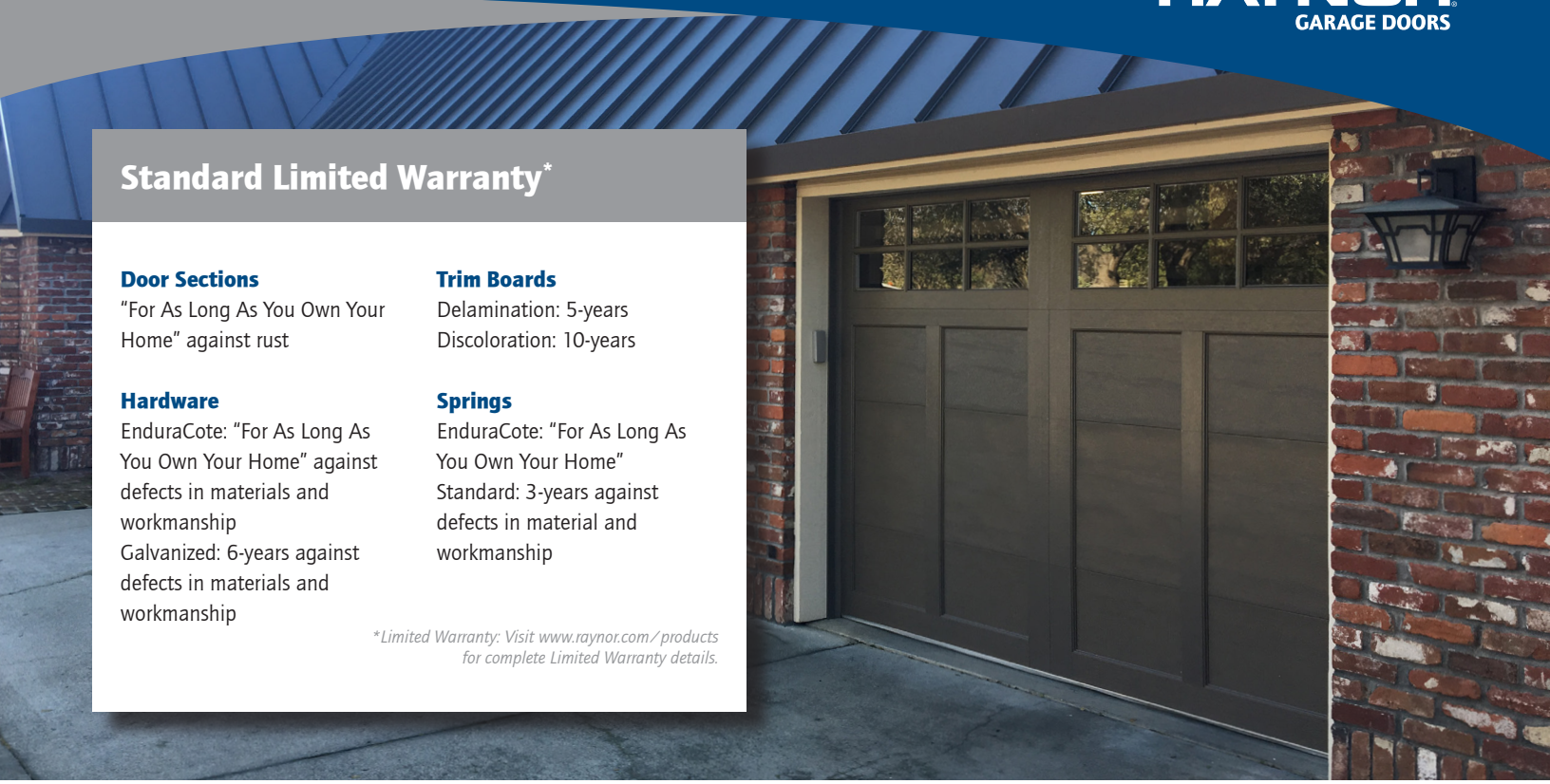


Our beautiful window designs put the perfect finishing touch on your new Raynor RockCreeke garage door.



RockCreeke™

RAYNOR GARAGE DOORS



Standard Limited Warranty*

Door Sections
"For As Long As You Own Your Home" against rust

Trim Boards
Delamination: 5-years
Discoloration: 10-years

Hardware
EnduraCote: "For As Long As You Own Your Home" against defects in materials and workmanship
Galvanized: 6-years against defects in materials and workmanship

Springs
EnduraCote: "For As Long As You Own Your Home"
Standard: 3-years against defects in material and workmanship

**Limited Warranty: Visit www.raynor.com/products for complete Limited Warranty details.*

Unsurpassed Character in a Maintenance-free Design

The material used in the decorative overlay trim boards is a revolutionary structural composite that blends the very best attributes of vinyl and wood. Its strength and durability have been field-proven in extreme weather and environmental conditions.

Pick your Opener

Raynor's full line of residential openers offer a broad selection of performance, features and durability. All models offer the ultimate in safety and security features, are available in a variety of horsepower levels and drive systems, as well as wall mounted jackshaft operators and battery backup systems. MyQ™ technology enables you to securely monitor and control your garage door opener with your smart phone, tablet or computer.



Sentinel™

Follow Us

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City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00842 Architectural Review Board 10/21/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 10/13/2021

SUBJECT:

411 S. Florida Blanca Street
Pensacola Historic District / Zone HC-1 / Wood Cottages
Noncontributing Structure

RECOMMENDATION:

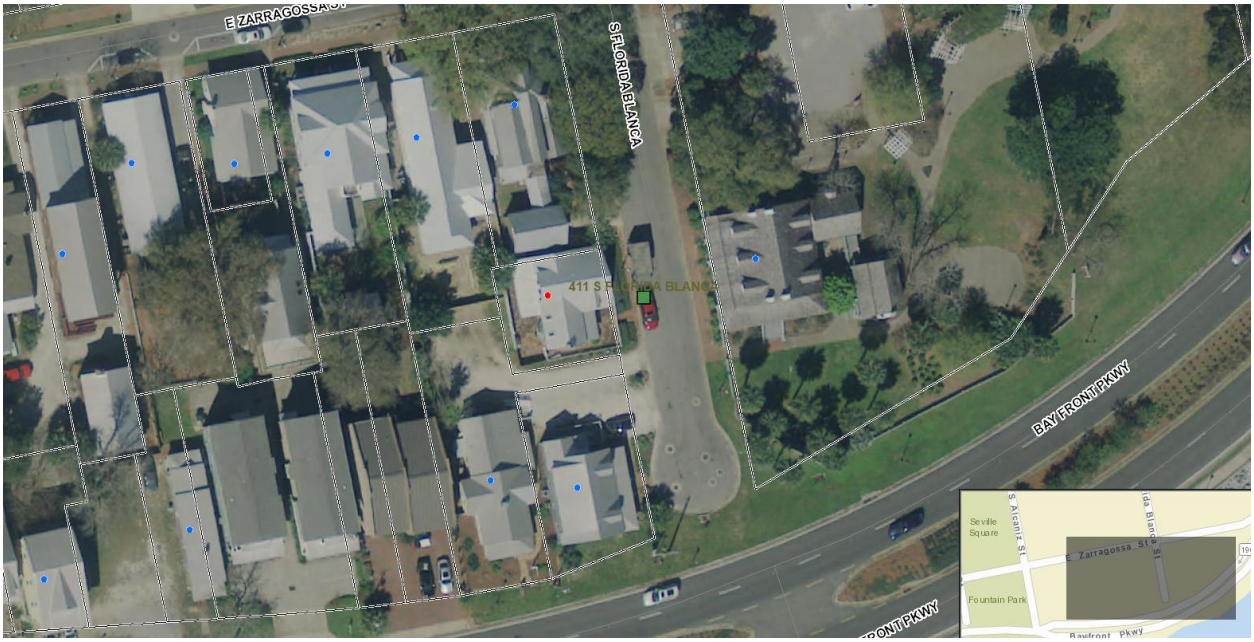
Dan Martin is seeking approval to replace the windows at a noncontributing structure. The current windows date to 1979 and after and are a mix of aluminum, vinyl, wood, and fiberglass. The proposed window is a white, double hung vinyl unit with a 2 over 2 divided lite pattern. The existing trim and sills will remain.

Please find attached all relevant documentation for your review.

BACKGROUND:

Sec. 12-3-10(1)d.2.ii.(a) *Pensacola Historic District, Decisions, Rules for governing decisions*
Sec. 12-3-10(1)g. *PHD, Alterations to contributing structures*

411 S. Florida Blanca Street





City of Pensacola
America's First Settlement
And Most Historic City

Architectural Review Board Application
Full Board Review

Application Date: 17 Sep 21

***Project Address*:** **411 S. Florida Blanca, Pensacola, FL 32502**

Applicant: Daniel Martin

Applicant's Address: Same

Email: *Mart1413@yahoo.com* Phone: 9787583575

Property Owner: Daniel Martin

(If different from Applicant)

District: ***PHD*** ***NHPD*** ***OEHPD*** ***PHBD*** ***GCD***

Application is hereby made for the project as described herein:

- [x] 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 ten (10) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

Remove and replace windows one for one. Existing frames and moulding will be retained and replaced where rotted. Replacement windows will be ViWinTech 5100 Shoreline, Hurricane Rated, with a single vertical light divider. Due to the location of this house with direct bay access, DP70 rated windows and H-R 70, Wind Sone 4, Missle level D, Design Pressure +-70, Large Missile Impact Rated

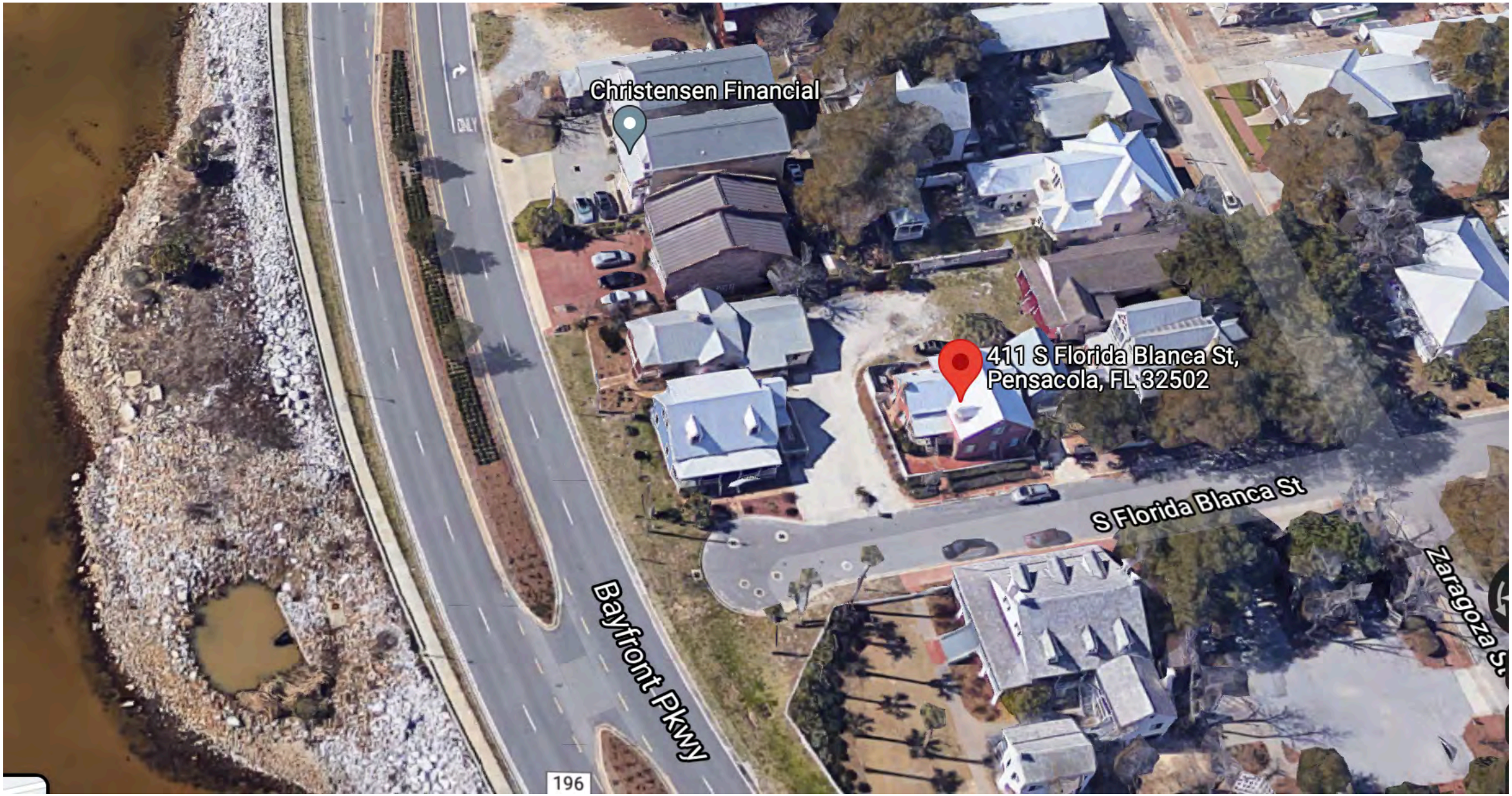
I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.

Applicant Signature — Date: 29 Sept 2021

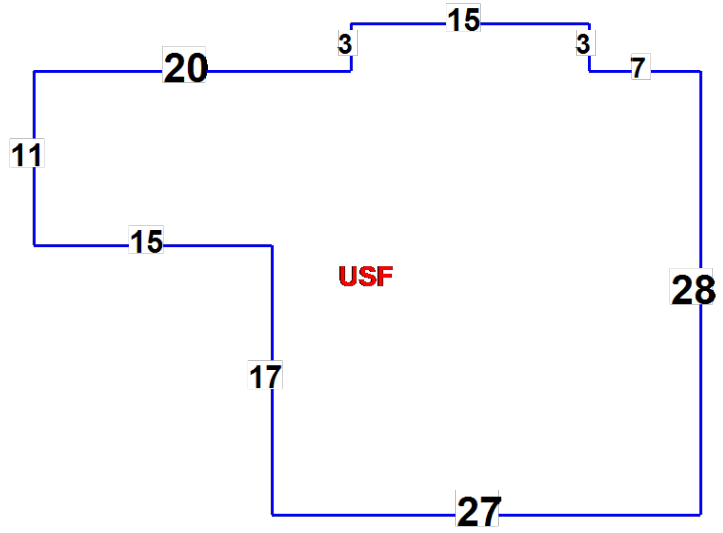
Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

411 S. Florida Blanca Replacement Windows




Christensen Financial
411 S Florida Blanca St,
Pensacola, FL 32502
S Florida Blanca St
Bayfront Pkwy
196

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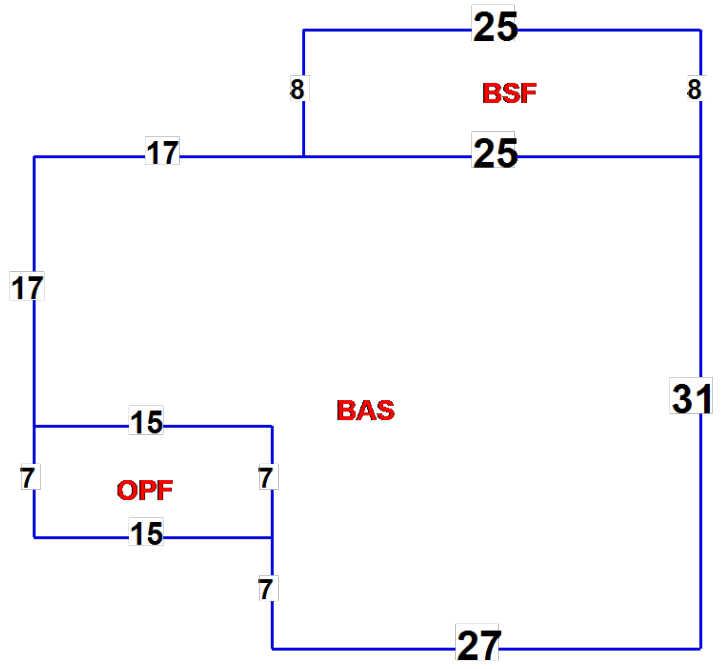
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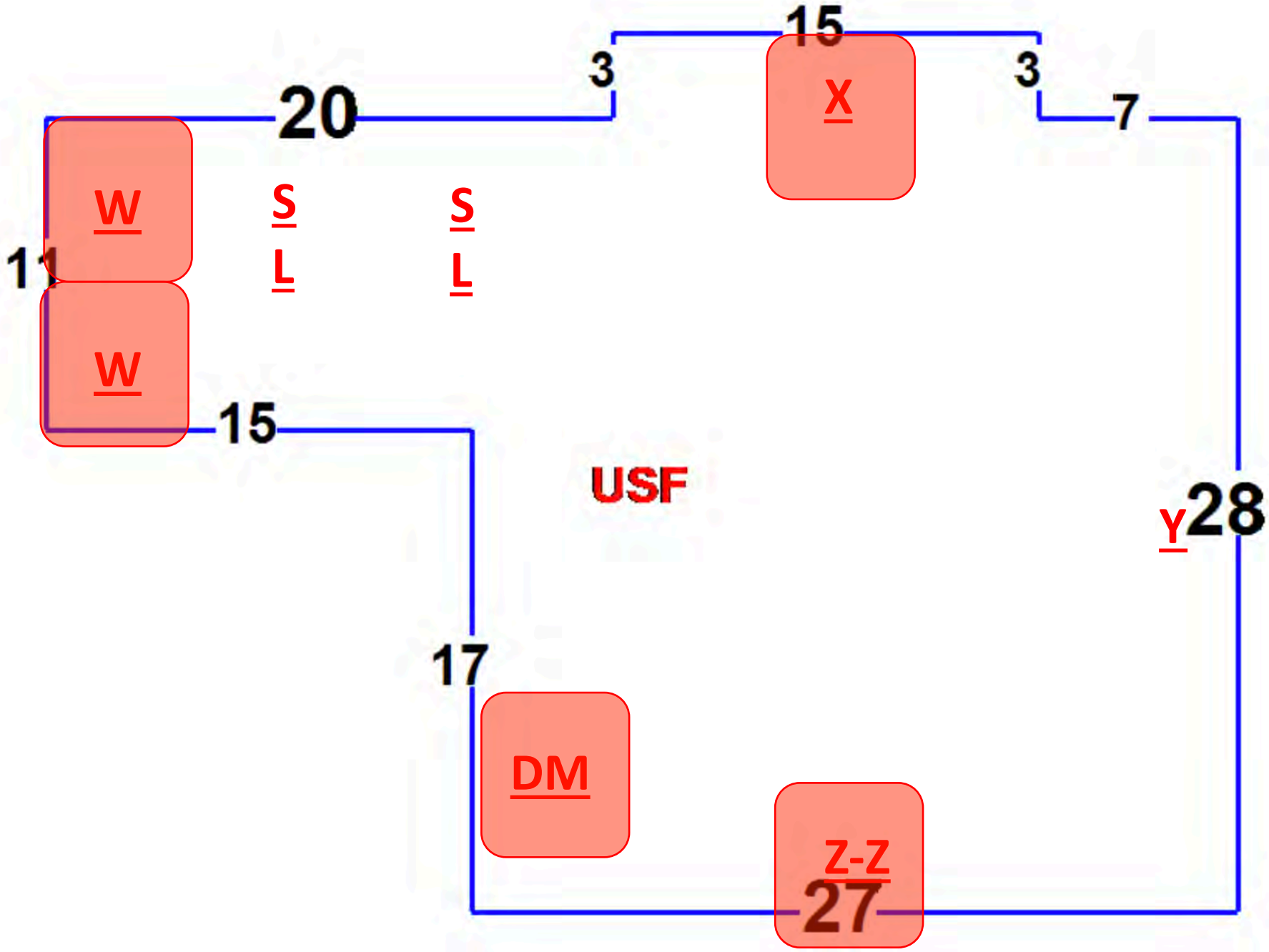
- SL
- X
- Y
- Z
- ZZ

To Be Replaced



- A
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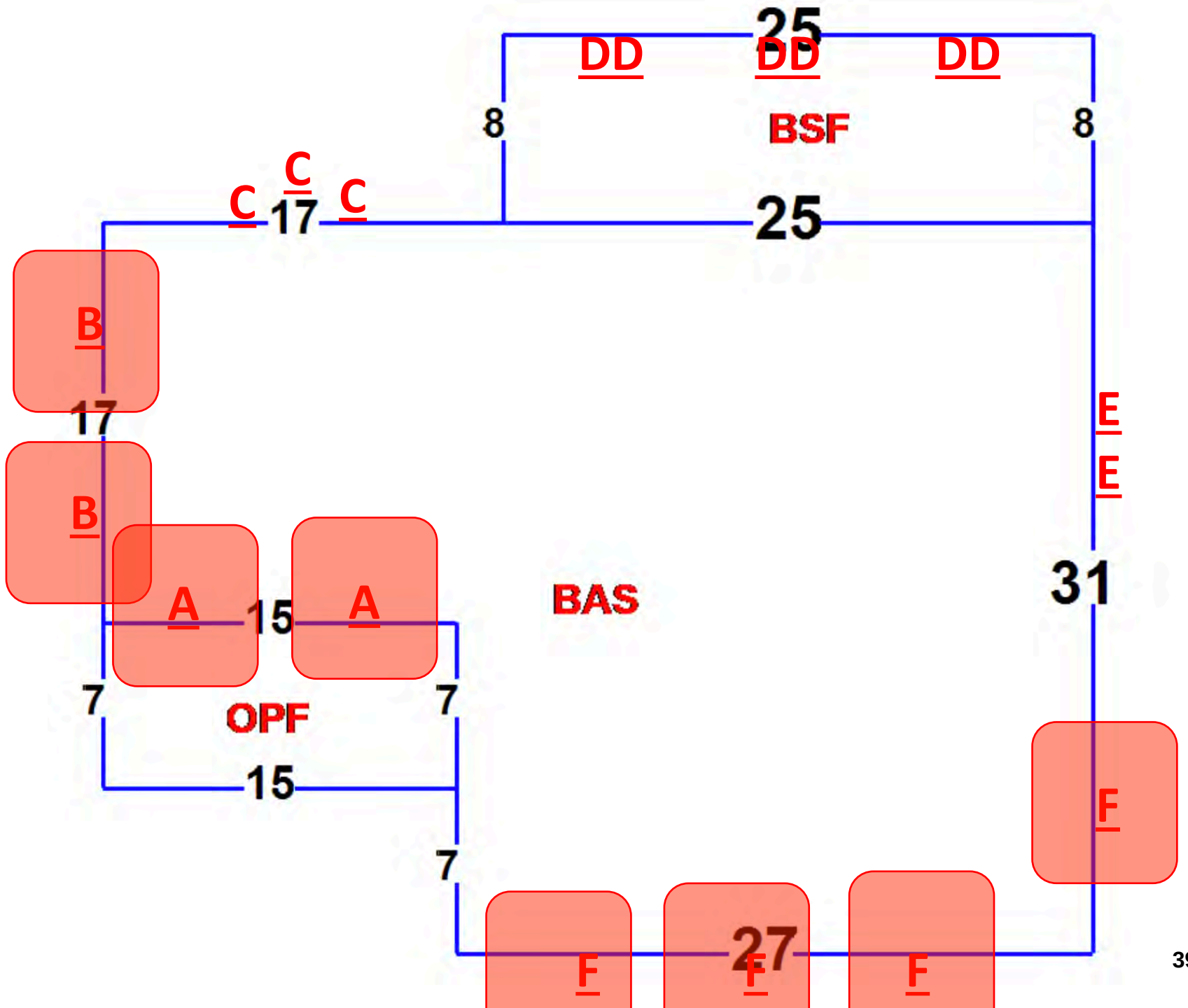
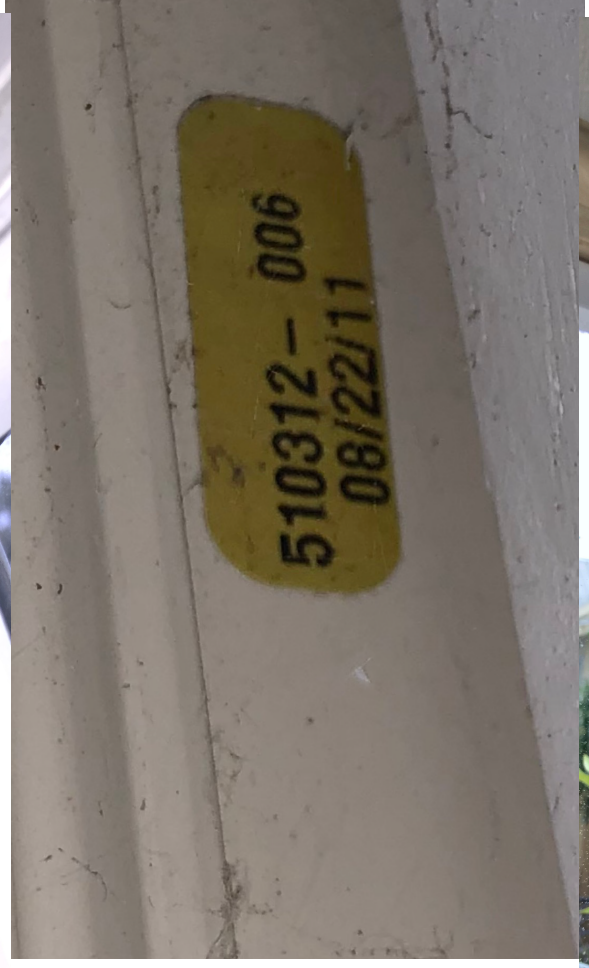










Current windows are a mixture of Aluminum, Plastic, Wood, and Fiberglass. All windows have been replaced later than 1979. The majority of the problematic windows that are being replaced have a manufacturing date of 8/22/2011. I do not know the manufacturer but they are cheap, leak both air and water, and the brittle plastic has broken in multiple places.



SHORELINE® 5100

- The Shoreline® 5100 is our superior impact window option. The Shoreline® 5100 can be made for new home/structure build projects and for replacement of current windows.
- These windows are designed to withstand high speed winds, and therefore, the Shoreline® 5100 features double-strength glass and high performance interlocking tilt latches.
- To withstand a lot of rain, the 5100 has triple weather stripping all around the sashes and double at meeting rail. The 5100 has an efficient sloped draining system for optimal water run-off.
- This window meets all Florida and other coastal building codes, but can be ordered to not meet specific requirements. Talk to your local ViWinTech distributor for more details.

Available Options:

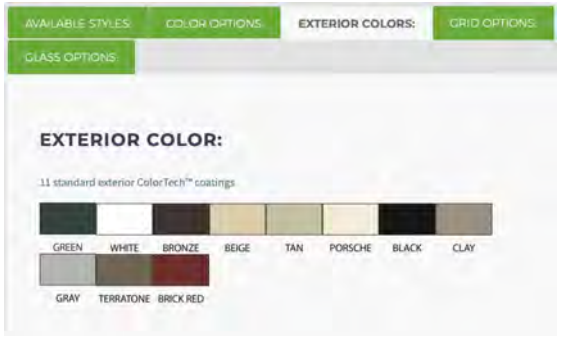
- Lifetime Limited Warranty
- Stucco flange (stucco can be put atop the flange, or nailing fin)
- Structural mull options (can join two smaller windows to make one large window)
- Many glazing options
- Features the XL Edge Spacer for superior energy savings (impact glass only)

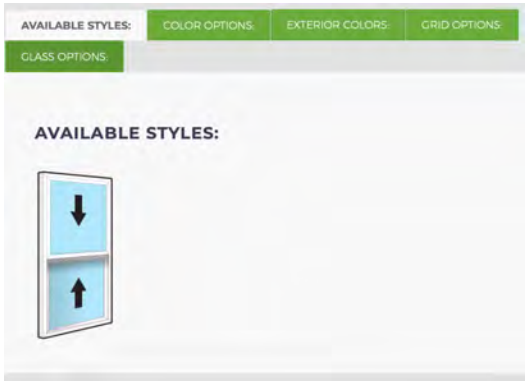
AVAILABLE STYLES: | COLOR OPTIONS: | EXTERIOR COLORS: | GRID OPTIONS: | GLASS OPTIONS:

AVAILABLE STYLES:

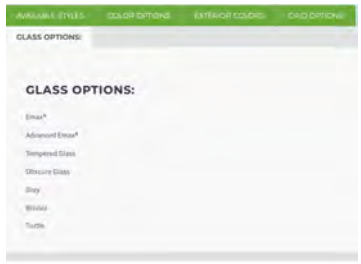


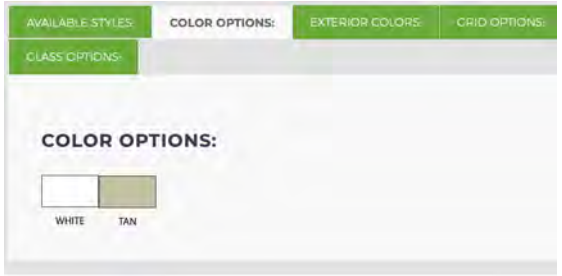












Replacement Windows

- Remodel Windows
  - Current Trim and Sill Remain
- Double Hung
- White Interior and Exterior
- Single Vertical ¾” Contour Grid Divider
- Hurricane Impact Rated
- Hurricane Wind Rated




Double Hung
Single Vertical Grid/Divided Light
Low E
Hurricane Impact Rating/Wind Load



ViWinTech® Windows & Doors

ShoreLine®
WIND ZONE RATED WINDOWS & DOORS



5100 SERIES
DOUBLE HUNG

AVAILABLE WINDOW STYLE



DOUBLE HUNG*

*** SHOWN WITH NON IMPACT HARDWARE**

FEATURES

- Fully compatible window series.
- Fully welded 3¼" frame.
- Fully welded sash.
- 7/8" insulated glass. (Impact)
- 7/8" insulated glass. (Non-impact)
- Double strength glass. (Non-impact)
- Sash tilts in for easy cleaning.
- High performance interlocking tilt latches.
- Innovative locking system.
- Heavy duty roll formed aluminum screen frame with fiberglass screen mesh.
- Efficient sloped draining system.
- Aesthetically pleasing window profile.
- Triple weatherstrip all around the sashes and double at meeting rail.

OPTIONS

- Matching accessories and options for any type of window.
- Stucco flange.
- Structural mull options.
- Many glazing options available.
- Available in Impact or Non Impact requirements to meet various Florida and other Coastal Building codes.

Lifetime Limited Warranty

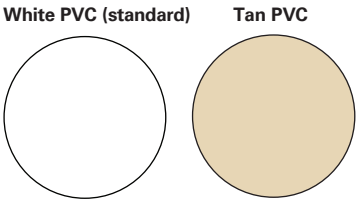
Protects your windows against manufacturing defects for as long as you own your home

For complete details, consult your representative or refer to our web site at www.viwintech.com

Colors:

Available in White PVC and Tan PVC.

- Consult your representative for other optional exterior colors.



ViWinTech is always testing new products and sizes.
For specific test information: Go to www.floridabuilding.org (listed under ViWinTech).
Please consult your Shoreline dealer or ViWinTech for any updates to these products and sizes.

www.energystar.gov www.nahb.org www.aamanet.org www.nfrc.org www.boaf.net

We reserve the right to change the products and/or specifications at any time without notice and assume no responsibility for use of outdated printed matter.

All trademarks are the property of their respective owners.
All Rights Reserved.

ShoreLine® is a quality brand of ViWinTech Windows & Doors.

ViWinTech® Windows & Doors
2400 Irvin Cobb Drive
Paducah, KY 42003
800.788.1050
viwintech.com

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NOTICE OF PRODUCT CERTIFICATION

CERTIFICATION NO: NI008081-R8
DATE: 06/03/2007
CERTIFICATION PROGRAM: Structural
COMPANY: WiWinTech
CODE: 583-1
REVISION DATE: 04/03/2019

To verify that the "Notice of Product Certification" is valid, please visit www.NAMICertification.com to assure that the product is active and currently listed. This certification represents product conformity to the applicable specification and that certification criteria has been satisfied. A NAMI approved certification label must be applied to the product to claim certification status. Please review and advise NAMI if any corrections are required to this document.

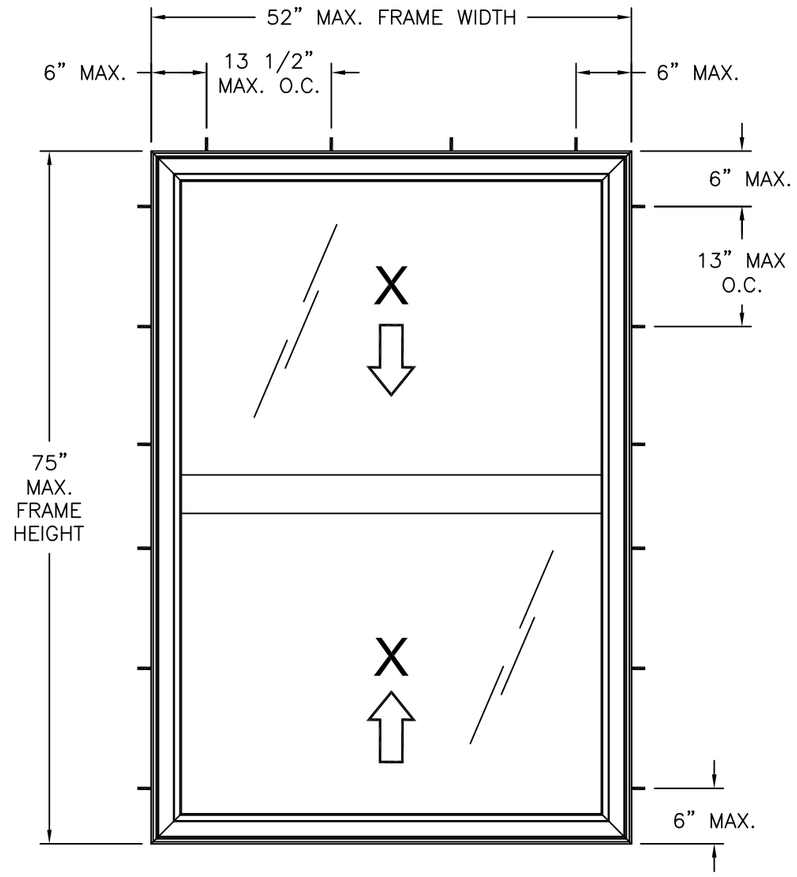
COMPANY NAME AND ADDRESS	PRODUCT DESCRIPTION
ViWinTech Windows and Doors **2400 Irvin Cobb Drive** **Paducah, KY 42003-0588**	**Series "SL 5100 i DH 5275" Tilt Impact** **Rated Vinyl Double Hung Prime Window** Configuration: X/X Glazing: IG-1/8" Annealed Glass/Laminate-1/8" Annealed Glass/0.090"DuPont Butacite® PVC/ 1/8" Annealed Glass Frame: W-1320mm(52") H-1900mm(75") Sash: W-1250mm(49.25") H-930mm(36.63")

SPECIFICATION	PRODUCT RATING
AAMA/WDMA/CSA 101/I.S.2/A440-05 **ASTM E1886-05/E1996-04** **TAS 201/202/203-94**	**H-R70 1320 x 1900 (52 x 75)** **Wind Zone 4-Missile Level D** **Design Pressure: +70/-70 psf** **Large Missile Impact Rated**

Product Tested By: National Certified Testing Laboratories, Inc.
Report No: NCTL-110-10728-1/110-10728-2/110-10728-3
Expiration Date: **April 30, 2023**

Administrator's Signature: _____

NATIONAL ACCREDITATION AND MANAGEMENT INSTITUTE, INC.
4794 George Washington Memorial Highway
Hayes, VA 23072
Tel: (804) 684-5124
Fax: (804) 684-5122



5100 DH NON - IMPACT HVHZ

EXTERIOR VIEW

DESIGN PRESSURE RATING	*IMPACT RATING*
±60PSF	*NONE*

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED
C	REVISED ANCHORS	04/04/17	R.L.

NOTES:

1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE INCLUDING THE HVHZ.
2. WOOD FRAMING AND MASONRY OPENING TO BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE. FRAMING AND MASONRY OPENING IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
3. 1X BUCK OVER MASONRY/CONCRETE IS OPTIONAL. WHERE 1X BUCK IS NOT USED DISSIMILAR MATERIALS MUST BE SEPARATED WITH APPROVED COATING OR MEMBRANE. SELECTION OF COATING OR MEMBRANE IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
4. ALLOWABLE STRESS INCREASE OF 1/3 WAS NOT USED IN THE DESIGN OF THE PRODUCT SHOWN HEREIN. WIND LOAD DURATION FACTOR Cd=1.6 WAS USED FOR WOOD ANCHOR CALCULATIONS.
5. FRAME MATERIAL: EXTRUDED RIGID PVC.
6. UNITS MUST BE GLAZED PER ASTM E1300–04/09. FOR HVHZ, EXTERIOR LITE IN AN INSULATED GLASS UNIT SHALL BE SAFETY GLAZED.
7. APPROVED IMPACT PROTECTIVE SYSTEM IS REQUIRED FOR THIS PRODUCT IN WIND BORNE DEBRIS REGIONS.
8. SHIM AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIM. SHIM WHERE SPACE OF 1/16" OR GREATER OCCURS. MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4".
9. FOR ANCHORING INTO MASONRY/CONCRETE USE 1/4" TAPCONS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE WITH 2 1/2'' MINIMUM EDGE DISTANCE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
10. FOR ANCHORING INTO WOOD FRAMING OR 2X BUCK USE #10 WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 3/8" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
11. FOR ANCHORING INTO METAL STRUCTURE USE #10 SMS OR SELF DRILLING SCREWS SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1/4" MINIMUM EMBEDMENT BEYOND STRUCTURE INTERIOR WALL. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
12. ALL FASTENERS TO BE CORROSION RESISTANT.
13. INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BELOW:
    A. WOOD – MINIMUM SPECIFIC GRAVITY OF G=0.42
    B. CONCRETE – MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
    C. MASONRY – STRENGTH CONFORMANCE TO ASTM C–90, WITH Fm= 2,000 PSI.
    D. METAL STRUCTURE: STEEL 18GA (.048), 33KSI OR ALUMINUM 6063–T5 .048" THICK MINIMUM.

SIGNED: 04/04/2017

TABLE OF CONTENTS	
SHEET NO.	DESCRIPTION
1	ELEVATION, ANCHORING AND NOTES
2	CROSS SECTIONS AND B.O.M.
3 – 8	INSTALLATION DETAILS

VIWINTECH
2400 IRVIN COBB DRIVE
PADUCAH, KY 42003

5100 DH NON – IMPACT HVHZ
52" x 75"
ELEVATION AND NOTES

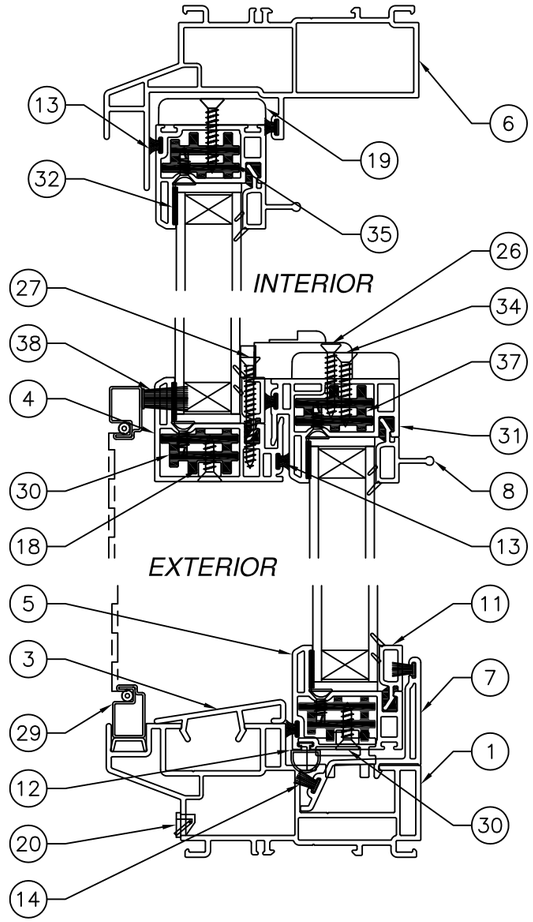
DRAWN:	DWG NO.	REV
V.L.	08–01317	C
SCALE NTS	DATE 07/29/11	SHEET 1 OF 8

L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LEWISVILLE, NC 27023
434-688-0609 rllomas@lrlomaspe.com

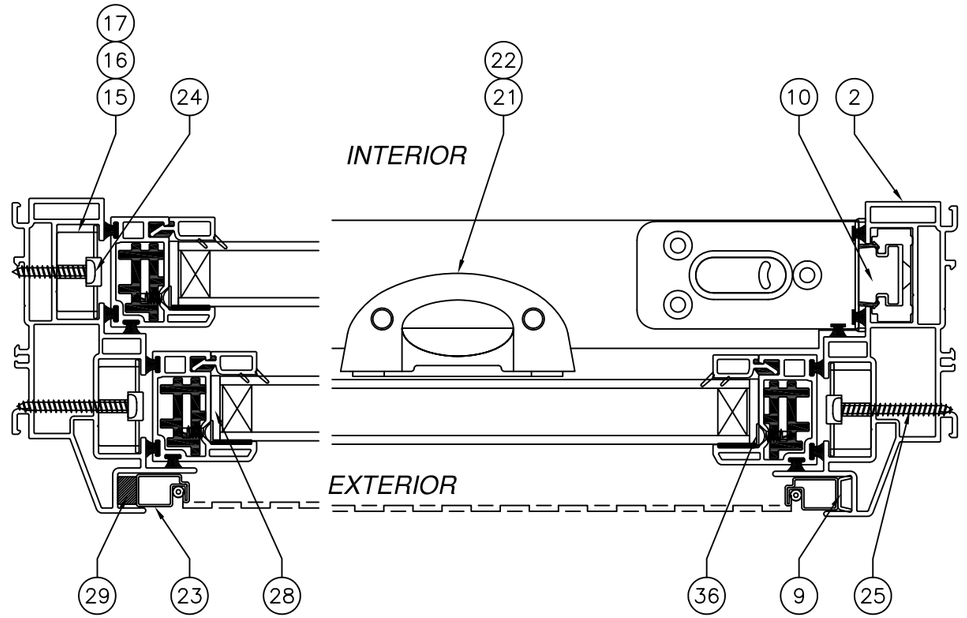
LUIS R. LOMAS LICENSE No. 62514 STATE OF FLORIDA PROFESSIONAL ENGINEER

Luis R. Lomas P.E.
FL No.: 62514

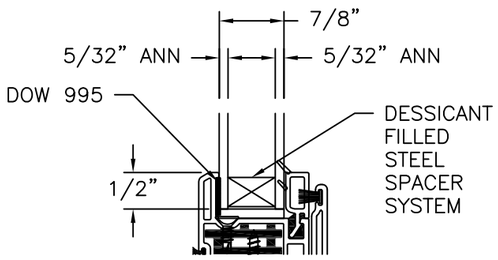
PARTS LIST		
NO.	PART NUMBER	DESCRIPTION
1	4005	SILL FRAME, PVC
2	4006	SILL, PVC
3	4012	EXTERIOR SILL, PVC
4	4080A	OUTSIDE SASH INTERLOCK, PVC
5	4027A	SASH FRAME, PVC
6	4011	HEAD, PVC
7	4219	SILL ADAPTER, PVC
8	4022	7/8" GLAZING BEAD, PVC
9	4030	SCREEN SPACER
10	4010	SASH STOP, PVC
11	4013	7/8" GLAZING BEAD
12	LDB-100109T	WEATHERSTRIP (SCHLEGEL)
13	HF-7320-187	WEATHERSTRIP (SCHLEGEL)
14	PB-8830-187	WEATHERSTRIP (SCHLEGEL)
15	FBZ128-ABC	COIL BALANCE (UNIQUE)
16	FBZ128-ABC	BALANCE SUPPORT (UNIQUE)
17	FS550ET C	TILT SHOE (UNIQUE)
18	FPDC04L	PIVOT BAR (UNIQUE)
19	808-0018	TILT LATCH
20	97-03-00-00	VALVE (GEARMOLD)
21	SL047500	LOCK (ROTO)
22	SL047550	KEEPER (ROTO)
23		7/16" SCREEN FRAME
24		BALANCE SCREWS PH #8 X 1"
25		BALANCE SCREWS PH #8 X 1 1/2"
26		LOCK SCREWS FH #6 X1"
27		KEEPER SCREWS FH #6 X 1 1/2"
28		SETTING BLOCK (80 DUROMETER) 7/8"X1"X1/8"
29		SCREEN SPRING
30		PIVOT SCREWS FH #8 X 1/2"
31	4084A	INSIDE SASH INTERLOCK, PVC
32		DOW 995 SEALANT
33		RECEPTACLE SCREWS FH #10 X2"
34		TILT LATCH SCREWS FH #8 X 1"
35	A110-02M095	SASH REINFORCEMENT ALUMINUM, 6063-T5
36		REINFORCEMENT SCREWS STL #8 X 1/2"
37	A111-02M096	MEETING RAIL REINFORCEMENT ALUMINUM,6063-T5



VERTICAL CROSS SECTION



HORIZONTAL CROSS SECTION



GLAZING DETAIL

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED
C	REVISED ANCHORS	04/04/17	R.L.

SIGNED: 04/04/2017

VIWINTECH
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5100 DH NON - IMPACT HVHZ
52" x 75"
CROSS SECTIONS AND B.O.M.

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V.L.	08-01317	C
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434-688-0609 rllomas@lrlomaspe.com

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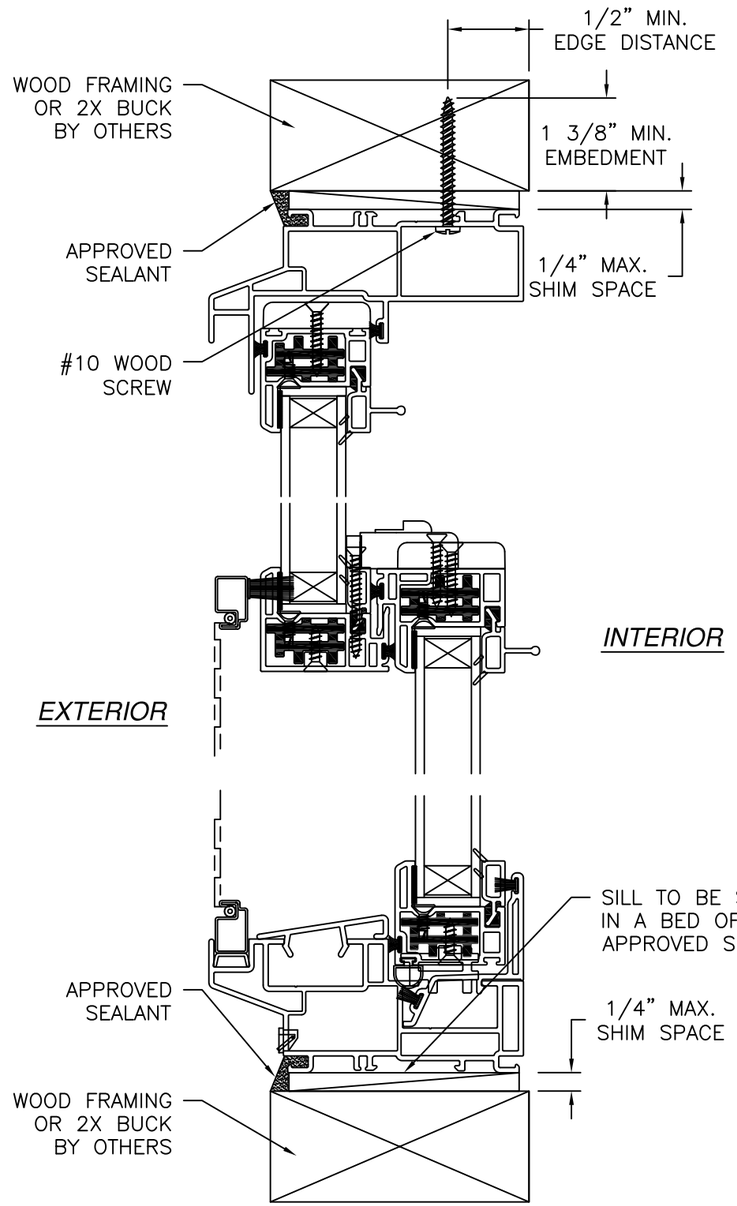
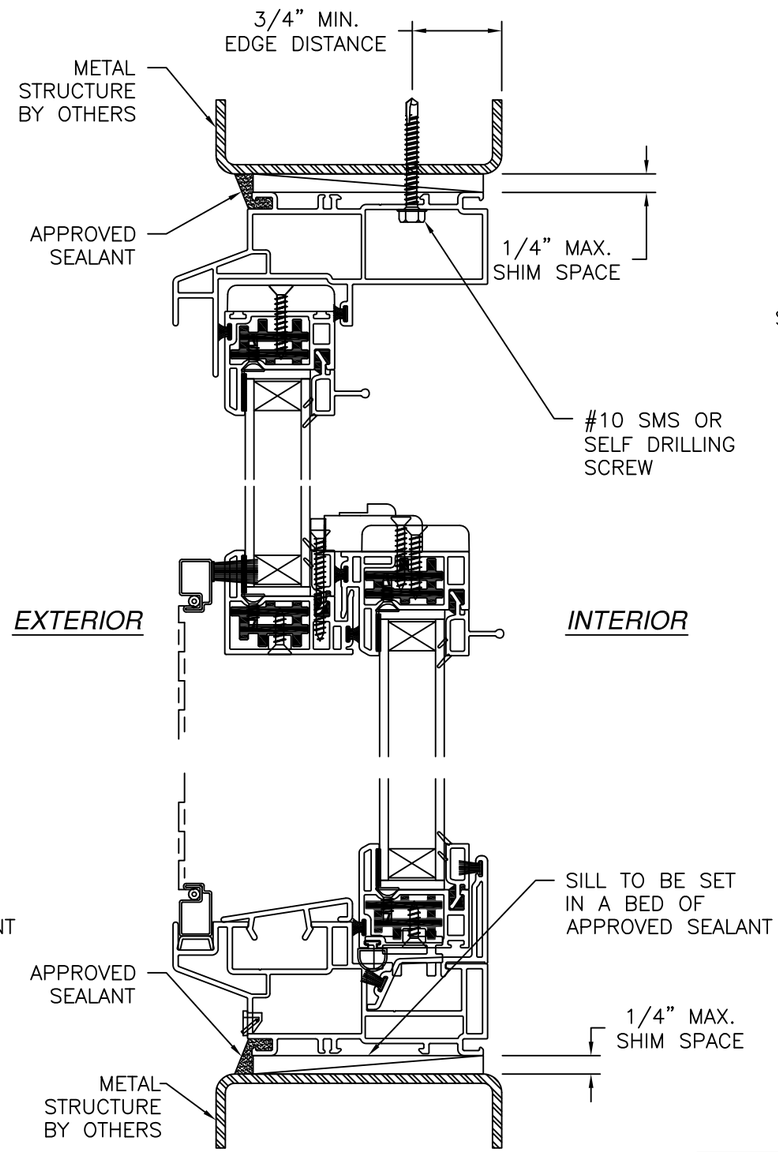
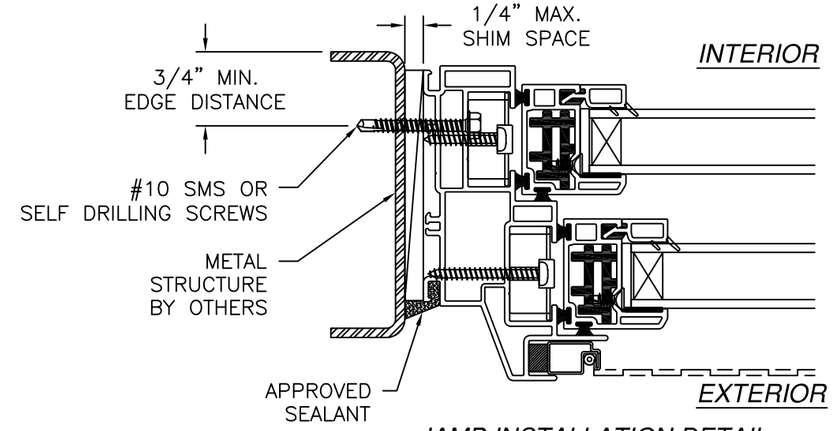


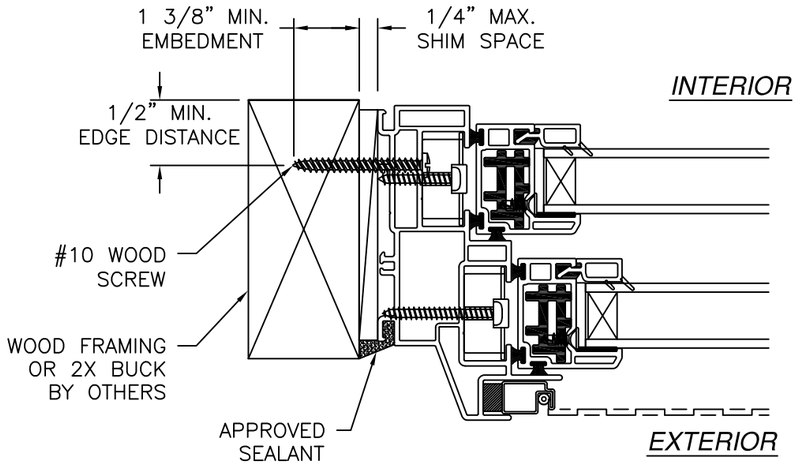
VERTICAL CROSS SECTION
WOOD FRAMING OR 2X BUCK INSTALLATION



VERTICAL CROSS SECTION
METAL STRUCTURE INSTALLATION



JAMB INSTALLATION DETAIL
METAL STRUCTURE INSTALLATION



JAMB INSTALLATION DETAIL
WOOD FRAMING OR 2X BUCK INSTALLATION

SIGNED: 04/04/2017

NOTES:
1. *INTERIOR AND EXTERIOR FINISHES, BY OTHERS, NOT SHOWN FOR CLARITY.*
2. *PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112*

VIWINTECH
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5100 DH NON – IMPACT HVHZ
52" x 75"
INSTALLATION DETAILS

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434-688-0609 rllomas@lrlomaspe.com

LUIS R. LOMAS LICENSE No. 62514 STATE OF FLORIDA PROFESSIONAL ENGINEER

Luis R. Lomas P.E.
FL No.: 62514

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00847 Architectural Review Board 10/21/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 10/13/2021

SUBJECT:

210 S. Alcaniz Street
Pensacola Historic District / Zone HC-1 / Wood Cottages

RECOMMENDATION:

Christian Voelkel is seeking approval for an addition to a contributing structure and the installation of an accessory structure. All work to the primary structure will take place at the rear of the property and includes removal of the existing deck and adding a new rear porch, brick courtyard, and fence. All work is proposed to match the existing historic structure in materials and colors. The new shed will be pushed to the back of the property and is also designed to reflect the historic building.

Please find attached all relevant documentation for your review.

BACKGROUND:

Sec. 12-3-10(1)d.2.ii.(a) *Pensacola Historic District, Procedures for review, Decisions*
Sec. 12-3-10(1)f *PHD, Alterations to contributing structures*

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= = 1009= =

Site No. 8Es969

Site Name 830= = Survey Date 8203 820= =

Address of Site: 210 S. Alcaniz St., Pensacola, Fl. 32501 905= =

Instruction for locating on E side of S. Alcaniz St. between E. Government St. and E. Intendencia St. 813= =

Location: Old City Tract (subdivision name) 18 (block no.) part 111, 112, 143 (lot no.) 868= =

County: Escambia 808= =

Owner of Site: Name: Overman, Charles H. Jr., Edward, H.P., Overman;
Address: 14 Highpoint Dr.
Gulf Breeze, Fl. 32561 902= =

Type of Ownership private 848= = Recording Date 832= =

Recorder:
Name & Title: Gantzhorn, Alan ;
Address: HPPB 818= =

Condition of Site: (Check One)
- ☐ Excellent 863= =
- ☒ Good 863= =
- ☐ Fair 863= =
- ☐ Deteriorated 863= =

Integrity of Site: (Check One or More)
- ☒ Altered 858= =
- ☐ Unaltered 858= =
- ☒ Original Site 858= =
- ☒ Restored ( )(Date: 69)( ) 858= =
- ☐ Moved ( )(Date:)( ) 858= =

Original Use Residence 838= =

Present Use Commercial 850= =
Dates: Beginning C+ 1825 844= =
Culture/Phase American 840= =
Period 19th century 845= =

NR Classification Category: Building 916= =

Threats to Site: (Check One or More)
- ☐ Zoning ( )( )( ) 878= =
- ☐ Development ( )( )( ) 878= =
- ☐ Deterioration ( )( )( ) 878= =
- ☐ Borrowing ( )( )( ) 878= =
- ☐ Transportation ( )( )( ) 878= =
- ☐ Fill ( )( )( ) 878= =
- ☐ Dredge ( )( )( ) 878= =
- ☐ Other (See Remarks Below): 878= =

Areas of Significance: Architecture 910= =

Significance:

This house is one of three adjacent buildings probably constructed by Desiderio Quina in about 1825. It is built in a typical vernacular style known as the creole or Gulf Coast cottage. The house is characterized by its gabled roof parallel to the line of the street, its apron porch, high brick pier foundation, and large windows. The pedimented dormers reflect some classical influence.

SEE SITE FILE STAFF FOR
911= = ORIGINAL PHOTO(S) OR MAP(S)

ARCHITECT Unknown 872 = =

BUILDER Unknown 874 = =

STYLE AND/OR PERIOD Frame vernacular (Gulf Coast Cottage) 964 = =

PLAN TYPE Rectangle 966 = =

EXTERIOR FABRIC(S) Wood; clapboard 854 = =

STRUCTURAL SYSTEM(S) wood frame 856 = =

PORCHES W/ 1 story apron with square columns; S bay; access from W 942 = =

FOUNDATION: Piers; brick 942 = =

ROOF TYPE: gable 942 = =

SECONDARY ROOF STRUCTURE(S): gabled dormers; 1 story cross 942 = =

CHIMNEY LOCATION: Center ridge; center ridge of cross gableW 942 = =

WINDOW TYPE: DHS; 9/9, 6/6 in dormers; wood 942 = =

CHIMNEY: brick; stuccoed 882 = =

ROOF SURFACING: wood shingle; butt 882 = =

ORNAMENT EXTERIOR: 882 = =

NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 1½ 950 = =

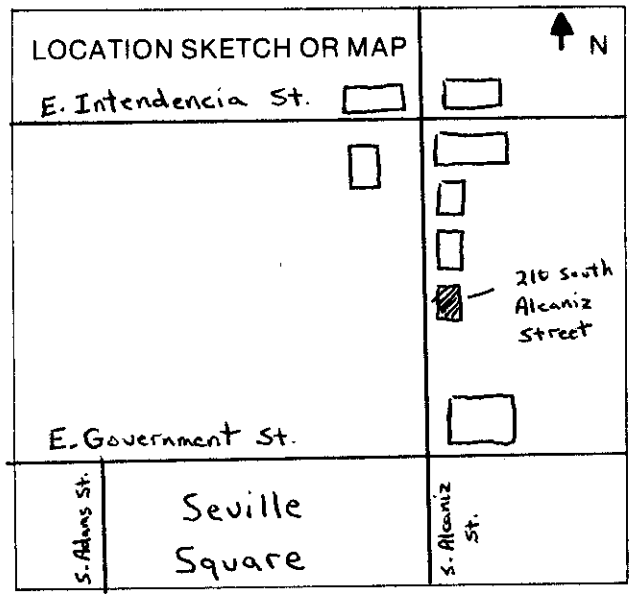
NO. OF DORMERS 954 = =

Map Reference (incl. scale & date) USGS 7.5 Min. Pensacola 1970 809 = =

Latitude and Longitude: ° ' " ° ' " 800 = =

Site Size (Approx. Acreage of Property): LT 1 833 = =

LOCATION SKETCH OR MAP



Township	Range	Section
2 S	30 W	46

812 = =

UTM Coordinates: 890 = =

Zone Easting Northing

Photographic Records Numbers HPPB P.82.9 Frame 5 860 = =

Contact Print



210 S. Alcaniz Street





City of Pensacola
America's First Settlement
And Most Historic City

Architectural Review Board Application
Full Board Review

Application Date: 09-29-2021

***Project Address*:** **210 S. Alcaniz Street**

Applicant: Christian Voelkel, P.E.

Applicant's Address: 103 Bay Bridge Drive Gulf Breeze, FL 32561

Email: *engineering@voelkelengineering.com* Phone: 850-288-0333

Property Owner: Nicholas and Melissa Koch
(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 ten (10) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

13x13 detached storage building and 5' rear porch expansion

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.

Applicant Signature

09-29-2021
Date

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

PRINTED: 2021-05-30

FLORIDA BUILDING CODE 2020

DESIGN CRITERIA:
1. BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (**ACI 318**).
2. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (**ASCE 7**).
3. BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES (**ACI 530/560.1-13**).
4. NATIONAL DESIGN SPECIFICATION (**NDS**) FOR WOOD CONSTRUCTION.

DESIGN LOADS:
1. DEAD AND LIVE LOADS PER ASCE 7
2. WIND LOAD AS PER ASCE 7

FLOOD DESIGN DATA:
1. ZONE "X"

DESIGN MATERIAL STRENGTHS (UNLESS OTHERWISE NOTED):
1. STRUCTURAL STEEL = 36 KSI (MINIMUM)
2. CONCRETE REINFORCING BARS = GRADE 60 (ASTM A-615)
3. CONCRETE = 2,500 PSI @ 28 DAYS
4. BOLTS = GRADE A325
5. THREADED ROD = GRADE A307 (SAE 1018)
6. ANCHOR BOLTS = GRADE F1554
7. LATERAL SOIL BEARING CAPACITY = 400 PSF/FT
8. VERTICAL SOIL BEARING CAPACITY = 1,500 PSF

GENERAL NOTES:
1. THE DESIGN CONTAINED IN THIS DRAWING APPLIES ONLY TO THE ADDRESS SHOWN IN THE TITLE BLOCK. INSTALLATION AT ANY OTHER LOCATION MUST BE APPROVED IN WRITING BY THE ENGINEER.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE INITIATION OF WORK. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCY.
3. NO CHANGES OR DEVIATIONS FROM THESE PLANS SHALL BE AUTHORIZED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER. THE ENGINEER ASSUMES NO RESPONSIBILITY WHATSOEVER FOR ANY MODIFICATIONS OR ALTERATIONS TO THE DESIGN CONTAINED IN THIS DRAWING. IF CONTRACTOR DEVIATES FROM THIS PLAN PRIOR TO CONTACTING AND RECEIVING APPROVAL IN WRITING FROM THE ENGINEER, THE CONTRACTOR SHALL BE LIABLE AND RESPONSIBLE FOR ALL DAMAGES AND CORRECTIONAL COSTS.
4. APPROVAL BY THE INSPECTOR DOES NOT IMPLY APPROVAL OR FAILURE TO COMPLY WITH THE PLANS AND SPECIFICATIONS. ANY DESIGN WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ENGINEER FOR INTERPRETATION OR CLARIFICATION.
5. ALL CONTRACTORS AND SUBCONTRACTORS MUST COMPLY WITH OSHA.
6. ALL WORKERS SHALL BE COVERED BY WORKERS COMPENSATIONS INSURANCE, AND CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES OR STANDARDS.
8. RECOMMEND ALL STRUCTURAL MEMBERS, INCLUDING, BUT NOT LIMITED TO, METALS, PLASTICS AND WOODS, BE INSPECTED BY A LICENSED STRUCTURAL ENGINEER EVERY TWO YEARS TO ENSURE MEMBERS MAINTAIN ORIGINAL DESIGN STRUCTURAL INTEGRITY.

GENERAL FASTENER NOTES:
1. NAILS SHALL BE CORROSION-RESISTANT.
2. METAL OR PLASTIC CAP NAILS SHALL HAVE A WASHER HEAD DIAMETER OF NOT LESS THAN 1 INCH WITH A THICKNESS OF AL LEAST 32-GAUGE SHEET METAL.

GENERAL FLASHING NOTES:
1. FLASHING SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS, AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
2. FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.

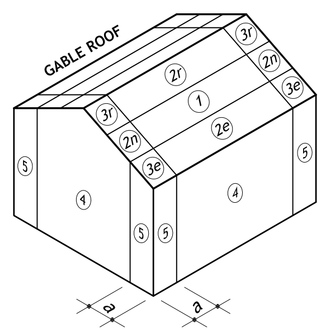
DISCLAIMER:
IF THERE IS A CONFLICT BETWEEN THESE GENERAL NOTES AND OTHER SPECIFIC NOTES ON THESE PLANS, THE SPECIFIC NOTES SHALL PREVAIL.

GENERAL ASPHALT SHINGLE NOTES:
1. ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.
2. ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF **2:12** OR GREATER.
3. FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, MINIMUM 12 GAGE (0.105 INCH) SHANK WITH A MINIMUM $\frac{3}{8}$" DIAMETER HEAD.
4. FASTENERS SHALL BE OF LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MINIMUM OF $\frac{3}{4}$" INTO THE ROOF SHEATHING. WHERE ROOF SHEATHING IS LESS THAN $\frac{3}{4}$" THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING.
5. SATURATED FELT UNDERLAYMENT (ROOF SLOPE = 2:12 - 4:12)
   - TWO LAYERS REQUIRED.
   - 19-INCH WIDE STRIP PARALLEL TO AND STARTING AT EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE.
   - 36-INCH WIDE STRIP OVERLAPPING SUCCESSIVE SHEETS 19 INCHES.
   - FASTEN WITH 1-INCH ROUND PLASTIC CAP NAILS.
   - FASTENER SPACING IN THE FIELD OF THE SHEET SHALL BE ONE ROW A MAXIMUM OF 12" O.C.
   - FASTENER SPACING AT THE OVERLAPS SHALL BE ONE ROW WITH A MAXIMUM FASTENER SPACING OF 6" O.C.
6. SATURATED FELT UNDERLAYMENT (ROOF SLOPE ≥ 4:12).
   - ONE LAYER REQUIRED.
   - APPLY IN SHINGLE FASHION.
   - INSTALL STARTING FROM THE EAVE AND LAPPED 2- INCHES.
   - FASTEN WITH 1-INCH ROUND PLASTIC CAP NAILS.
   - FASTENER SPACING IN THE FIELD OF THE SHEET SHALL BE TWO STAGGERED ROWS WITH A MAXIMUM FASTENER SPACING OF 12" O.C.
   - FASTENER SPACING AT THE OVERLAPS SHALL BE ONE ROW WITH A MAXIMUM FASTENER SPACING OF 6" O.C.
7. SELF-ADHERING POLYMER MODIFIED **BITUMEN** SHEET UNDERLAYMENT (ALL ROOF SLOPES).
   - AS AN ALTERNATIVE TO SATURATED FELT UNDERLAYMENT, THE ENTIRE ROOF DECK MAY BE COVERED WITH AN APPROVED SELF-ADHERING UNDERLAYMENT INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
8. DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES.
   - OVERLAP SHALL BE A MINIMUM OF 3".
   - EAVE DRIP EDGES SHALL EXTEND $\frac{1}{2}$" BELOW SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2".
   - DRIP EDGE AT EAVES SHALL BE PERMITTED TO BE INSTALLED EITHER OVER OR UNDER THE UNDERLAYMENT. IF INSTALLED OVER THE UNDERLAYMENT, THERE SHALL BE A MINIMUM 4" WIDTH OF ROOF CEMENT INSTALLED OVER THE DRIP EDGE FLANGE.
   - DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 4" O.C.

FOUNDATION NOTES:
- ALL NEW CONCRETE SHALL BE BATCH PROPORTIONED, MIXED AND PLACED PER **ACI 318**.
- SLUMP FOR NEW CONCRETE SHALL NOT EXCEED 4 INCHES.
- SPLICES IN REINFORCING BARS SHALL BE NOT LESS THAN 20".
- FOOTING REINFORCEMENT SHALL BE CONTINUOUS AROUND ALL CORNERS.
- STEEL REINFORCEMENT IN CONCRETE THAT WILL BE PERMANENTLY EXPOSED TO EARTH SHALL HAVE A MINIMUM 3" OF CONCRETE COVER.
- STEEL REINFORCEMENT (#5 BARS OR SMALLER) THAT WILL BE EXPOSED TO WEATHER SHALL HAVE A MINIMUM 1.5" OF CONCRETE COVER.
- STEEL REINFORCEMENT (#11 BARS OR SMALLER) THAT WILL NOT BE EXPOSED TO WEATHER OR GROUND SHALL HAVE A MINIMUM 1" OF CONCRETE COVER.
- VAPOR BARRIER SHALL BE MINIMUN 6 MIL POLYETHYLENE WITH JOINTS LAPPED 6 INCHES AND SEALED.
- CONCRETE = **2,500 psi** @ 28 DAYS.

ROOF COMPONENTS COMPLIANCE STANDARDS

ASPHALT SHINGLES	ASTM D 225 -OR- D 3462
UNDERLAYMENT (ROOF SLOPE = 2:12 - 4:12)	ASTM D 4869 TYPE II -OR- TYPE IV
UNDERLAYMENT (ROOF SLOPE ≥ 4:12)	ASTM D 4869 TYPE IV
SELF ADHERING POLYMER MODIFIED BITUMEN SHEET	ASTM D 1970
NAILS	ASTM F 1667
WOOD SCREWS	ANSI/ASME B 18.6.1
CORROSION RESISTANCE (FASTENERS)	ASTM A 641 CLASS I
CORROSION RESISTANCE (CLIPS)	0.90 OZ/FT² ASTM A 90/A 90M



1-1 **COMPONENTS & CLADDING ZONES**
NOT TO SCALE

FLORIDA PRODUCT APPROVAL

PRODUCT	ITEM	TYPE	APPROVAL NUMBER
WINDOWS	EXTERIOR WINDOWS	STATE	PROVIDED BY CONTRACTOR
DOORS	EXTERIOR DOORS	STATE	PROVIDED BY CONTRACTOR
SIMPSON STRONG-TIE	H1 / H2.5A / SP1 / SP4	STATE	FL10456
SIMPSON STRONG-TIE	LSTA / MSTA	STATE	FL10852 / FL13872
SIMPSON STRONG-TIE	LTS / MTS / HTS	STATE	FL10852 / FL13872
SIMPSON STRONG-TIE	SDWC15600	STATE	FL15895
SIMPSON STRONG-TIE	H10A / H10A-2	STATE	FL11478
SIMPSON STRONG-TIE	HGA10KT	STATE	FL11470 / FL11478
SIMPSON STRONG-TIE	H16 / H16-2 / LGT / MGT	STATE	FL11470
SIMPSON STRONG-TIE	GBC	STATE	FL10861
SIMPSON STRONG-TIE	HH4 / HH6	STATE	FL10446
SIMPSON STRONG-TIE	HGT	STATE	FL10456 / FL10866
J-BOLTS			ASTM F1554
THREADED ROD			ASTM A307 (SAE 1018)
NUTS			ASTM A563
WASHERS			ASTM F463

SITE PREPARATION:
- A GEOTECHNICAL SOIL REPORT WAS NOT FURNISHED FOR THIS PROJECT. CONTRACTOR SHALL VERIFY ASSUMED SOIL CONDITIONS WITH GEOTECHNICAL ENGINEER FOR MINIMUM 1,500 psf.
- TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD.
- ALL FILL MATERIAL SHALL BE COMPACTED IN 8" LIFTS MAXIMUM AND TO 95% MODIFIED PROCTOR DENSITY.

Floor and Roof Live Loads

Attics:	20 psf w/ storage, 10 psf w/o storage
Habitable Attics, Bedroom:	30 psf
All Other Rooms:	40 psf
Garage:	40 psf
Roofs:	20 psf

(Balcony and Deck live loads are 150% of the adjacent space served.)

Wind Design Data

Ultimate Wind Speed:	160 mph	Nominal Wind Speed:	124 mph
Risk Category:	II	Wind Exposure:	B
Enclosure Classification:	Enclosed	End Zone Width (a):	4.00 ft.
Internal Pressure Coefficient: 0.18		Roof Geometry:	Gable
Roof Slope:	6.0 in 12 (26.6°)	Mean Roof Height:	15 ft.

(The Nominal Wind speed was used to determine the Component and Cladding design pressures.)

(This Building is in a Wind-Borne Debris Region, and all exterior glazed openings shall be protected from wind-borne debris.)

Components and Cladding (Calculated Using ASCE 7-16, Chapter 30)	
Roof Zone 1:	+16.0 psf max., -32.4 psf min.
Roof Zone 2e:	+16.0 psf max., -32.4 psf min.
Roof Zone 2n:	+16.0 psf max., -51.6 psf min.
Roof Zone 2r:	+16.0 psf max., -51.6 psf min.
Roof Zone 3e:	+16.0 psf max., -51.6 psf min.
Roof Zone 3r:	+16.0 psf max., -66.5 psf min.
Overhang at Roof Zone 1:	-38.5 psf min.
Overhang at Roof Zone 2e:	-38.5 psf min.
Overhang at Roof Zone 2n:	-57.8 psf min.
Overhang at Roof Zone 2r:	-57.8 psf min.
Overhang at Roof Zone 3e:	-69.3 psf min.
Overhang at Roof Zone 3r:	-80.2 psf min.
Wall Zone 4:	+22.7 psf max., -24.6 psf min.
Wall Zone 5:	+22.7 psf max., -30.4 psf min.

1-2 **WIND DESIGN & LOADING DATA**
NOT TO SCALE

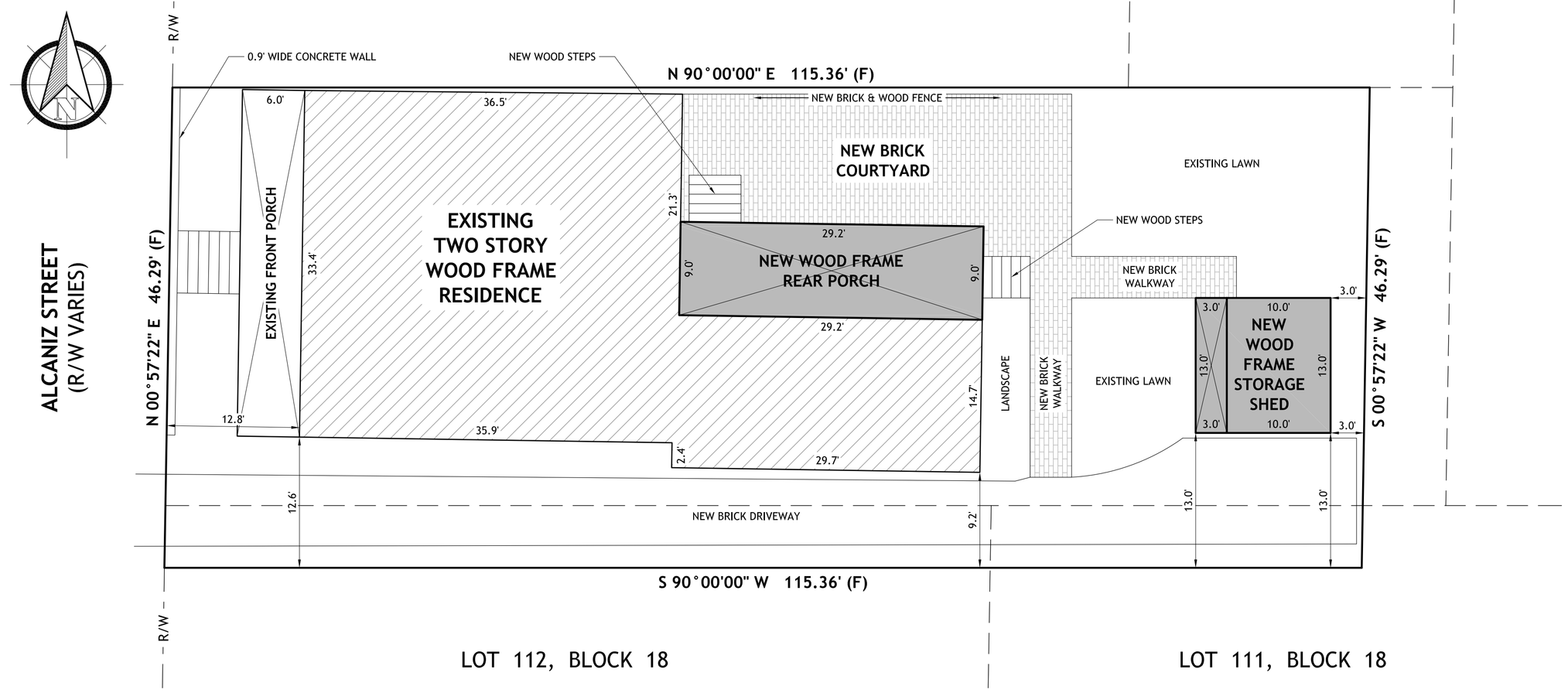
STRUCTURAL DESIGN FOR PORCH AND SHED ADDITION

KOCH RESIDENCE

210 S. ALCANIZ ST
PENSACOLA, FL 32502

SCOPE OF WORK:

IT IS THE INTENT OF THE HOMEOWNER TO RECONFIGURE THE BACK PORCH LOCATED AT 210 SOUTH ALCANIZ STREET IN PENSACOLA FLORIDA. THE HOMEOWNERS ALSO INTEND TO CONSTRUCT A NEW STORAGE SHED IN THE REAR YARD OF THEIR PROPERTY. THE PLANS CONTAINED HEREIN INCLUDE THE OVERALL DESIGN AND STRUCTURAL REQUIREMENTS FOR THIS PROJECT.



1-3 **SITE LAYOUT**
SCALE: $\frac{1}{8}$" = 1'-0"

NOTE:
SITE LAYOUT MUST BE VERIFIED BY SURVEYOR AND COORDINATED WITH ALL APPROPRIATE VARIANCES WHERE APPLICABLE.

If this document is digitally signed, printed copies are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Title:
STRUCTURAL DESIGN PORCH & SHED ADDITION
KOCH RESIDENCE
210 S ALCANIZ ST
PENSACOLA, FL 32502
Prepared for: MELISSA & NICK KOCH

VOELKEL ENGINEERING
103 Bay Bridge D. Gulf Breeze, FL 32561
Office: (850) 288-0333
www.VoelkelEngineering.com
FL CA: 35353

Date
Revision

FOR REVIEW ONLY
without signature and seal.

PRELIMINARY
FOR REVIEW/BID ONLY
(Not to be used for permitting without the engineer's original signature and seal)

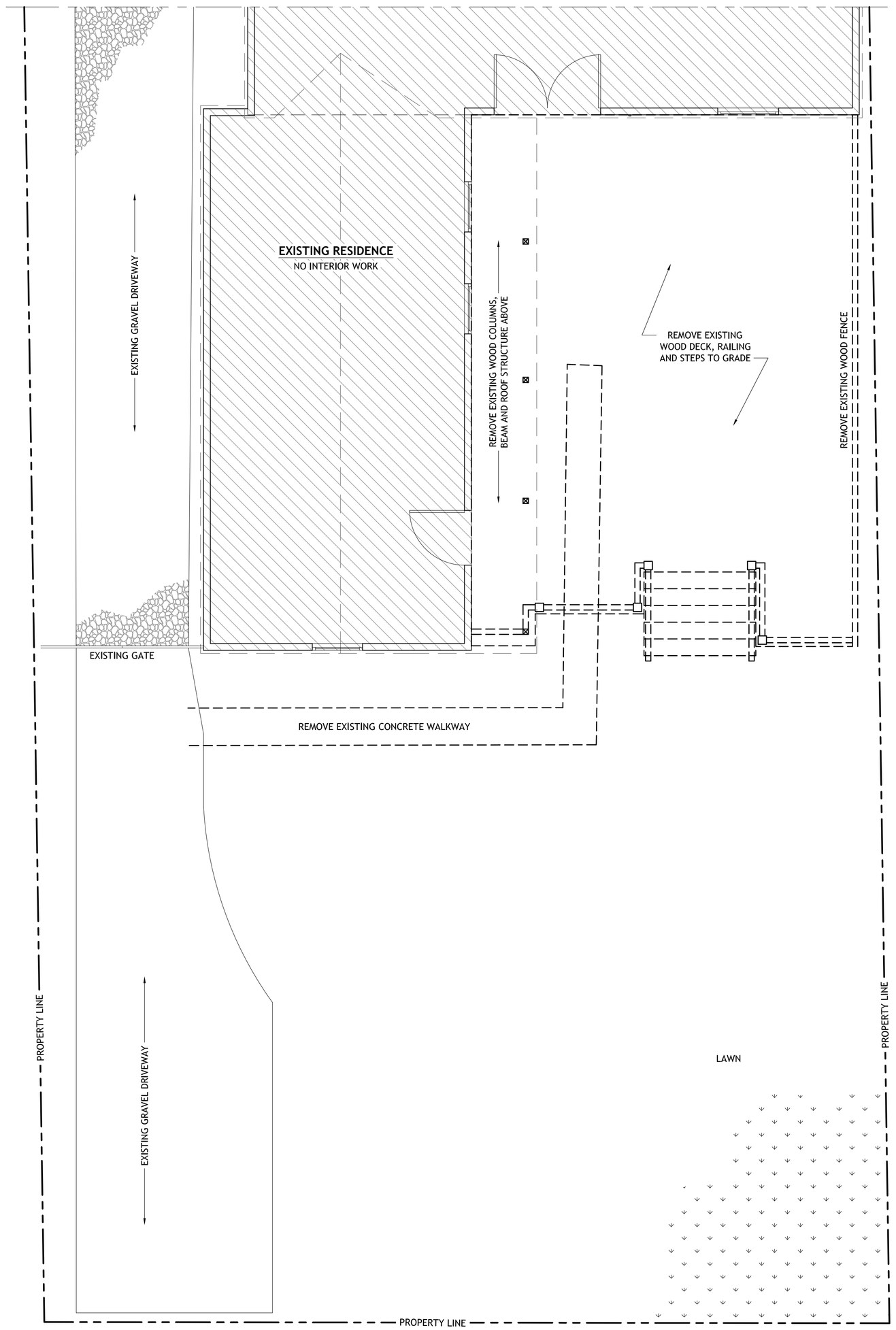
J. Christian Voelkel FLPE 82229

Designed By: JCV / FRS
Checked By: JCV
Project #: 000-210712

Scale: As Noted

Sheet: 1 of 7

PRINTED: 2021-09-30

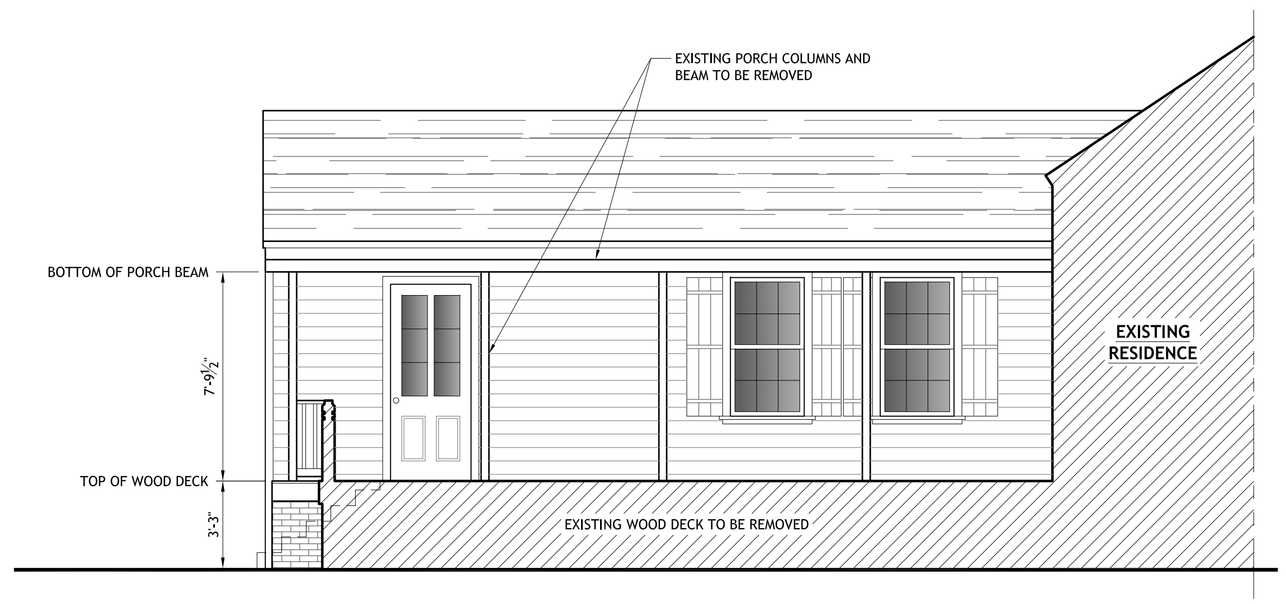


2-1 **EXISTING FLOOR PLAN / DEMOLITION**
SCALE: 1/4" = 1'-0"

N



2-2 **EAST ELEVATION (REAR)**
SCALE: 1/4" = 1'-0"



2-3 **EXISTING NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

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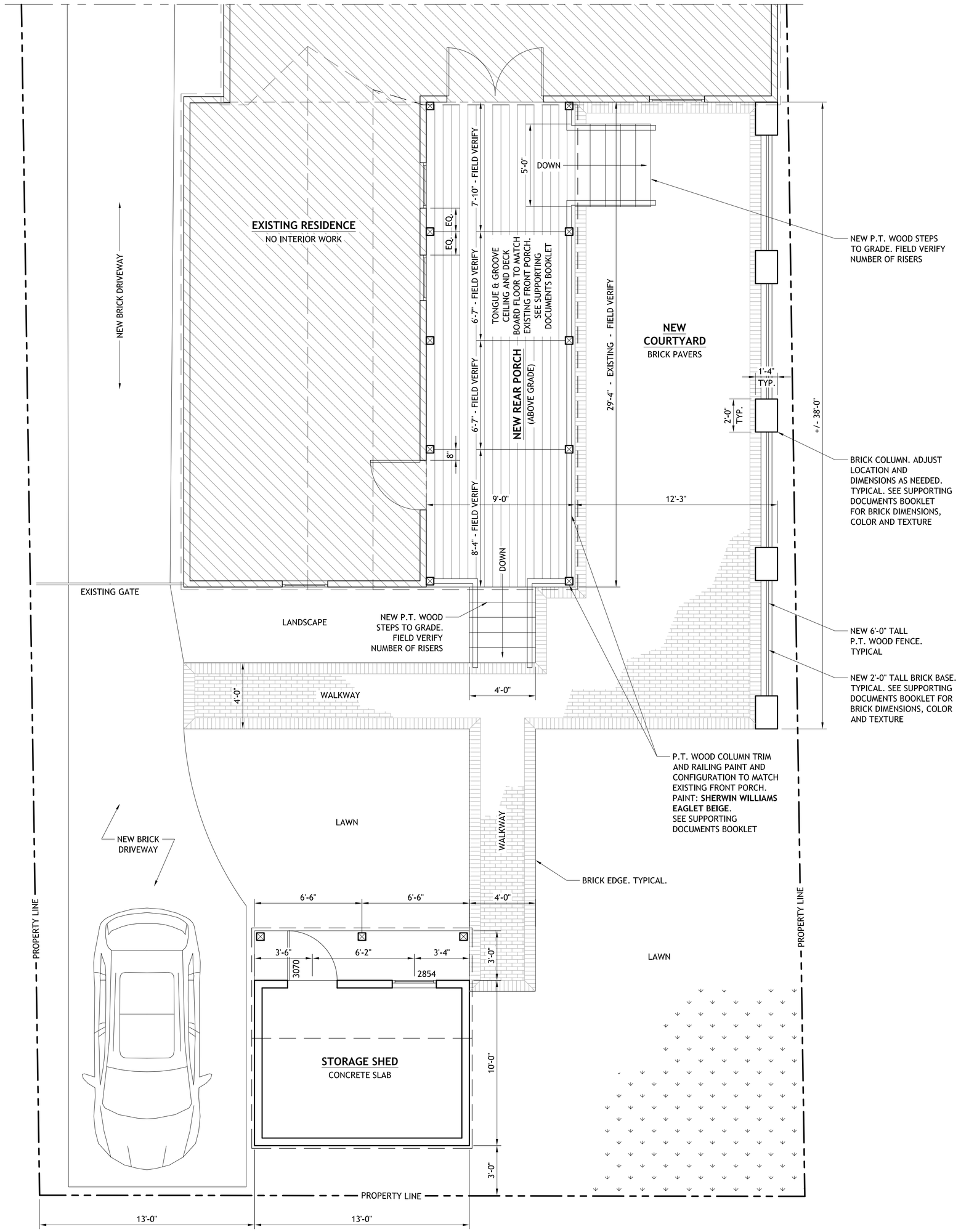
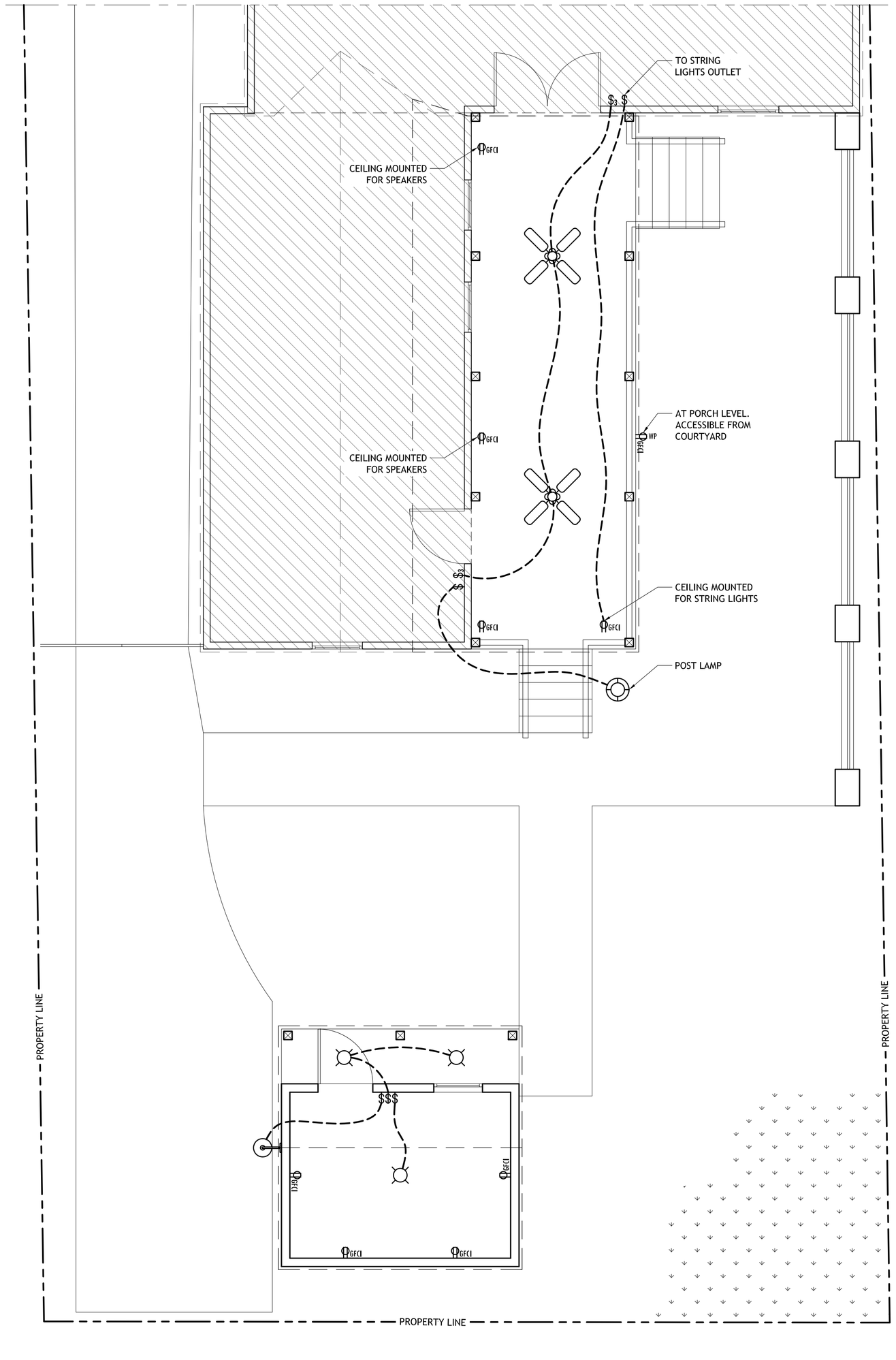


DOOR:
- ANDERSEN A-SERIES
- FRENCHWOOD OUTSWING WITH STORMWATCH PROTECTION
- FLORIDA PRODUCT APPROVAL NUMBER: 14285.2
- SEE SUPPORTING DOCUMENT BOOKLET.

WINDOW:
- ANDERSEN 400-SERIES
- IMPACT RATED GLASS
- COLONIAL STYLE GRIDS
- FLORIDA PRODUCT APPROVAL NUMBER: 15752.3
- SEE SUPPORTING DOCUMENTS BOOKLET.

3-1 **NEW FLOOR PLAN**
SCALE: 1/4" = 1'-0"



3-2 **ELECTRICAL PLAN**
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

	CEILING MOUNTED LIGHT FIXTURE (RECESSED)
	CEILING MOUNTED LIGHT FIXTURE
	OUTDOOR POST LAMP
	GOOSENECK BARN LIGHT
$	WALL SWITCH
$3	WALL SWITCH (3-WAY)
	120V DUPLEX RECEPTACLE
GFCI	120V DUPLEX RECEPTACLE w/ GROUND FAULT CIRCUIT INTERRUPTER
WP	WEATHERPROOF BOX/COVER
	CEILING FAN WITH LIGHT KIT

NOTE:
- FINAL LOCATIONS AND QUANTITIES TO BE VERIFIED BY OWNER AND ELECTRICIAN.

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J. Christian Voelkel FLPE 82229

Designed By: JCV / FRS
Checked By: JCV
Project #: 000-210712

Scale: As Noted

Sheet: 3 of 7

PRINTED: 2021-09-30

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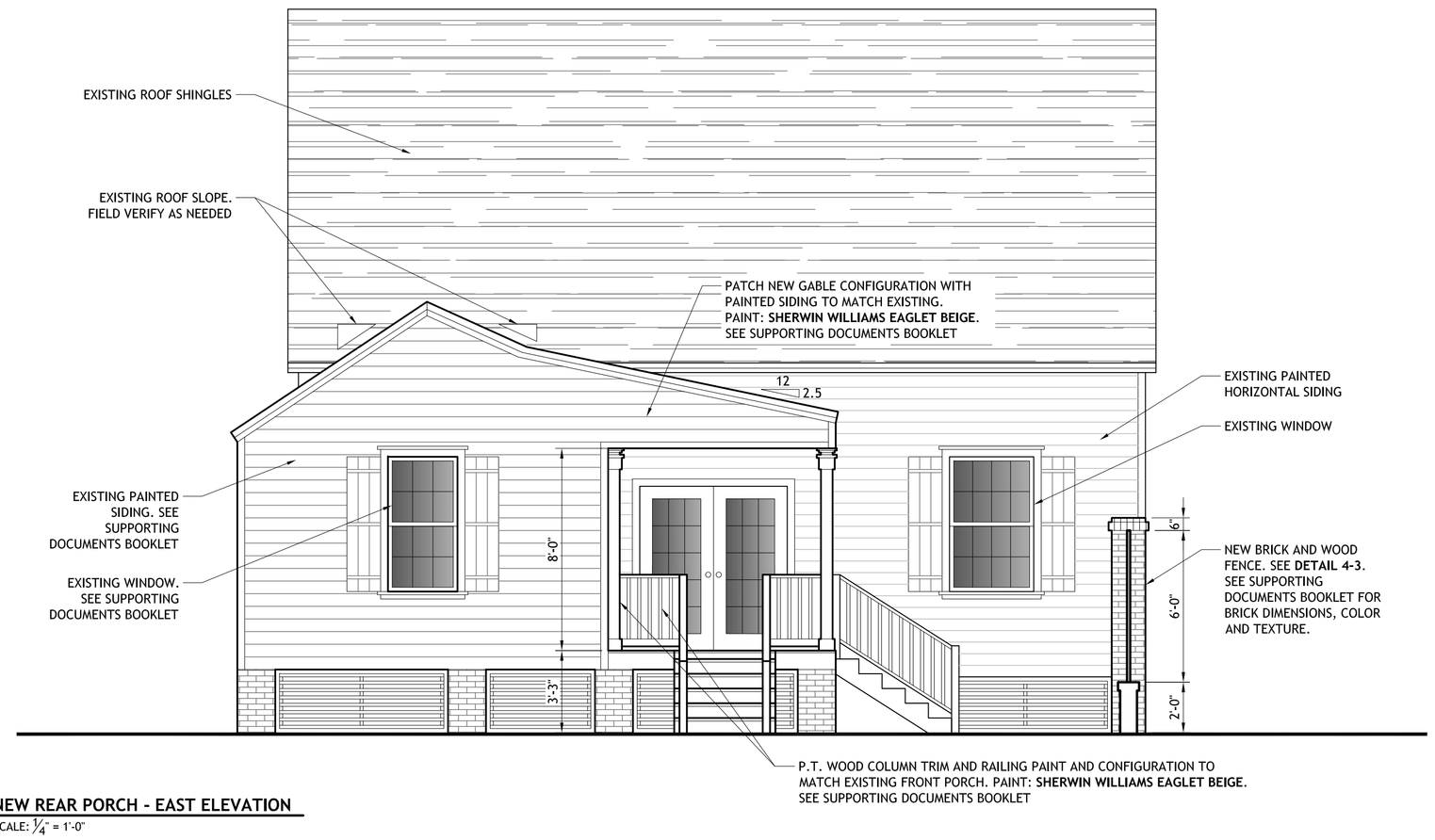
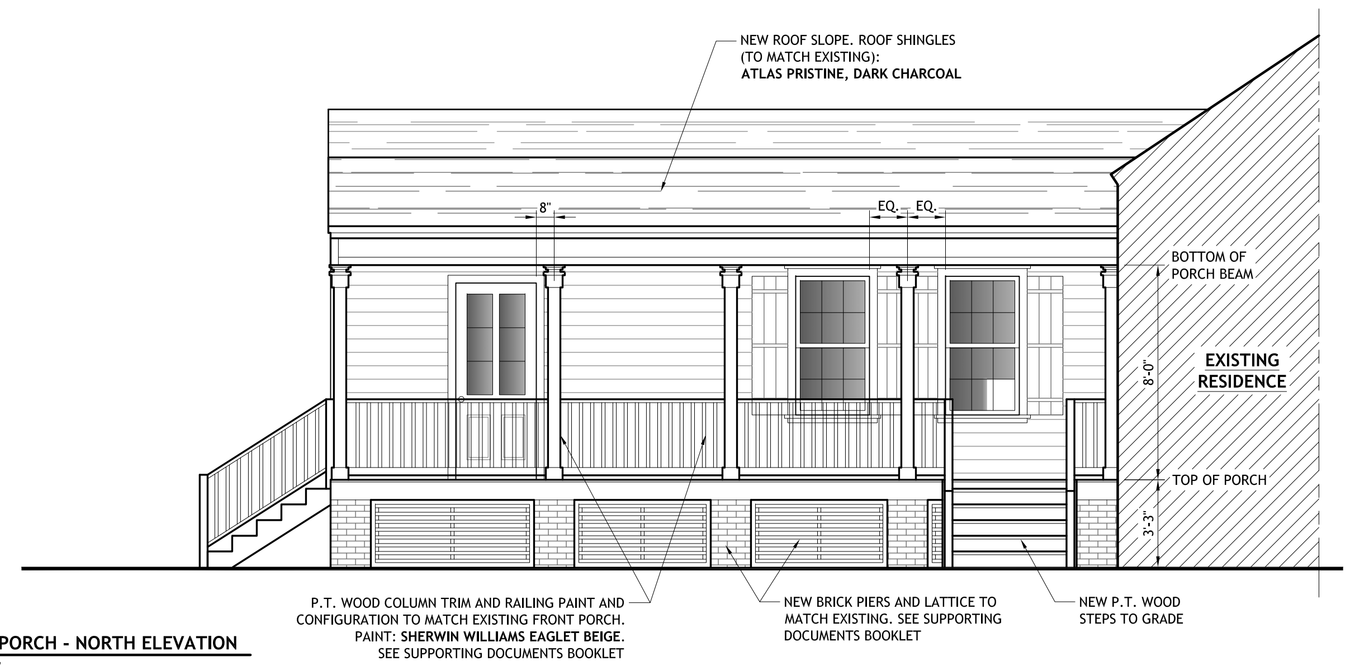
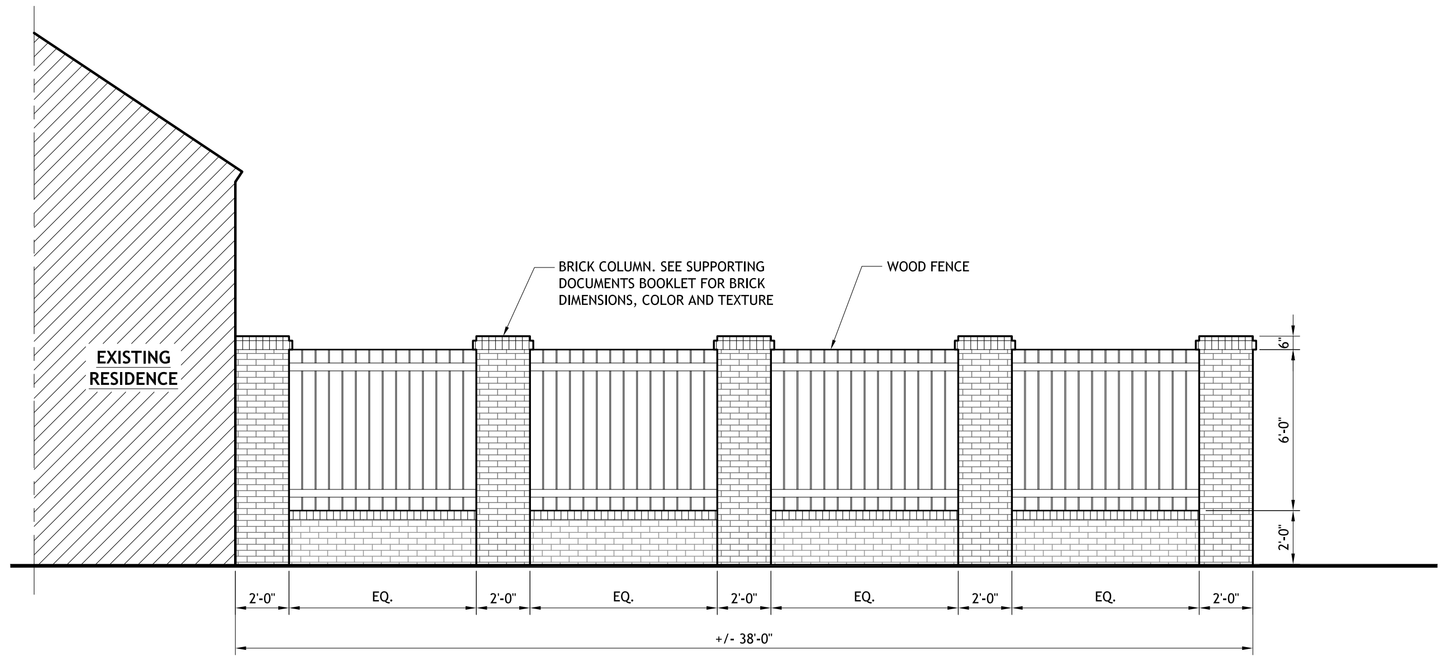


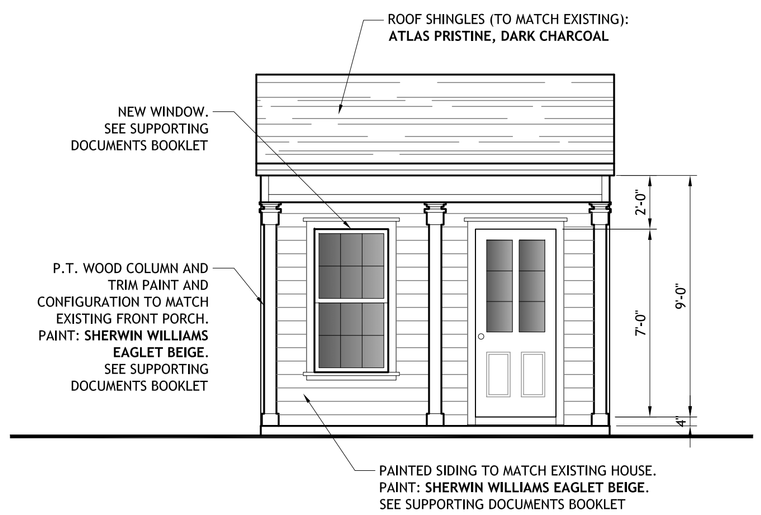
4-1 **NEW REAR PORCH - EAST ELEVATION**
SCALE: ¼" = 1'-0"



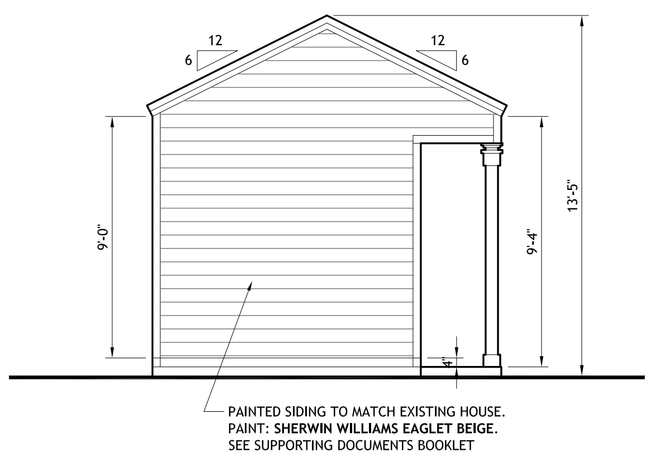
4-2 **NEW REAR PORCH - NORTH ELEVATION**
SCALE: ¼" = 1'-0"



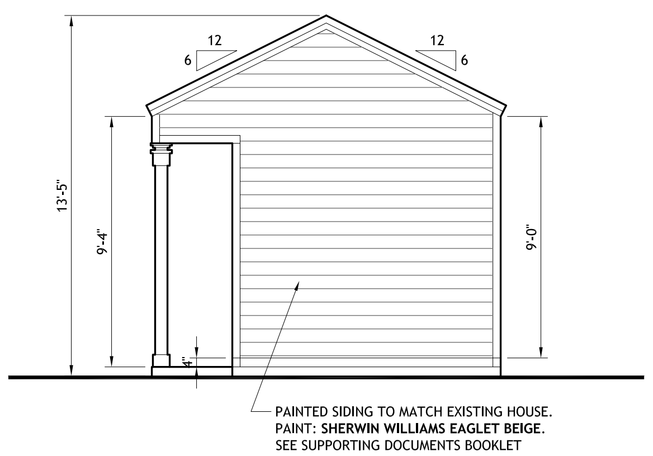
4-3 **NEW BRICK AND WOOD FENCE ELEVATION**
SCALE: ¼" = 1'-0"



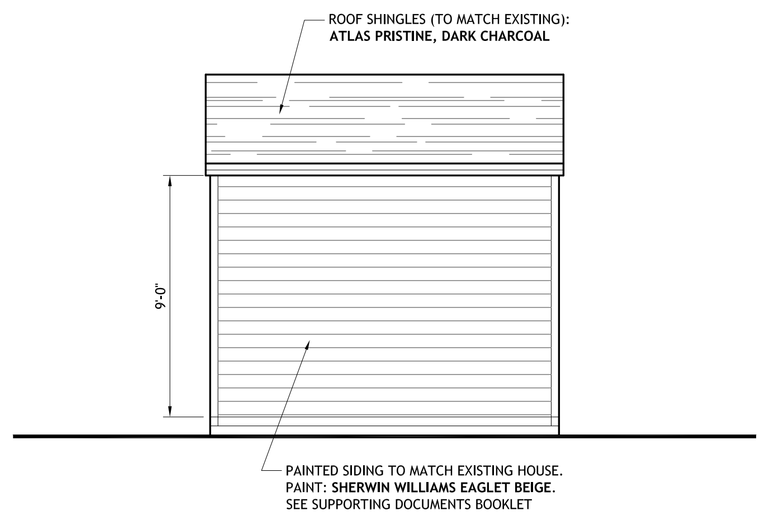
4-4 **NEW STORAGE SHED WEST ELEVATION**
SCALE: ¼" = 1'-0"



4-5 **NEW STORAGE SHED NORTH ELEVATION**
SCALE: ¼" = 1'-0"



4-6 **NEW STORAGE SHED SOUTH ELEVATION**
SCALE: ¼" = 1'-0"



4-7 **NEW STORAGE SHED EAST ELEVATION**
SCALE: ¼" = 1'-0"

Title:
STRUCTURAL DESIGN PORCH & SHED ADDITION
KOCH RESIDENCE
210 S ALCANIZ ST
PENSACOLA, FL 32502
Prepared for: MELISSA & NICK KOCH

VOELKEL ENGINEERING
103 Bay Bridge D. Gulf Breeze, FL 32561
Office: (850) 288-0333
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FL CA: 35353

Date
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J. Christian Voelkel FLPE 82229

Designed By: JCV / FRS
Checked By: JCV
Project #: 000-210712

Scale: As Noted

Sheet: 4 of 7

PRINTED: 2021-09-30

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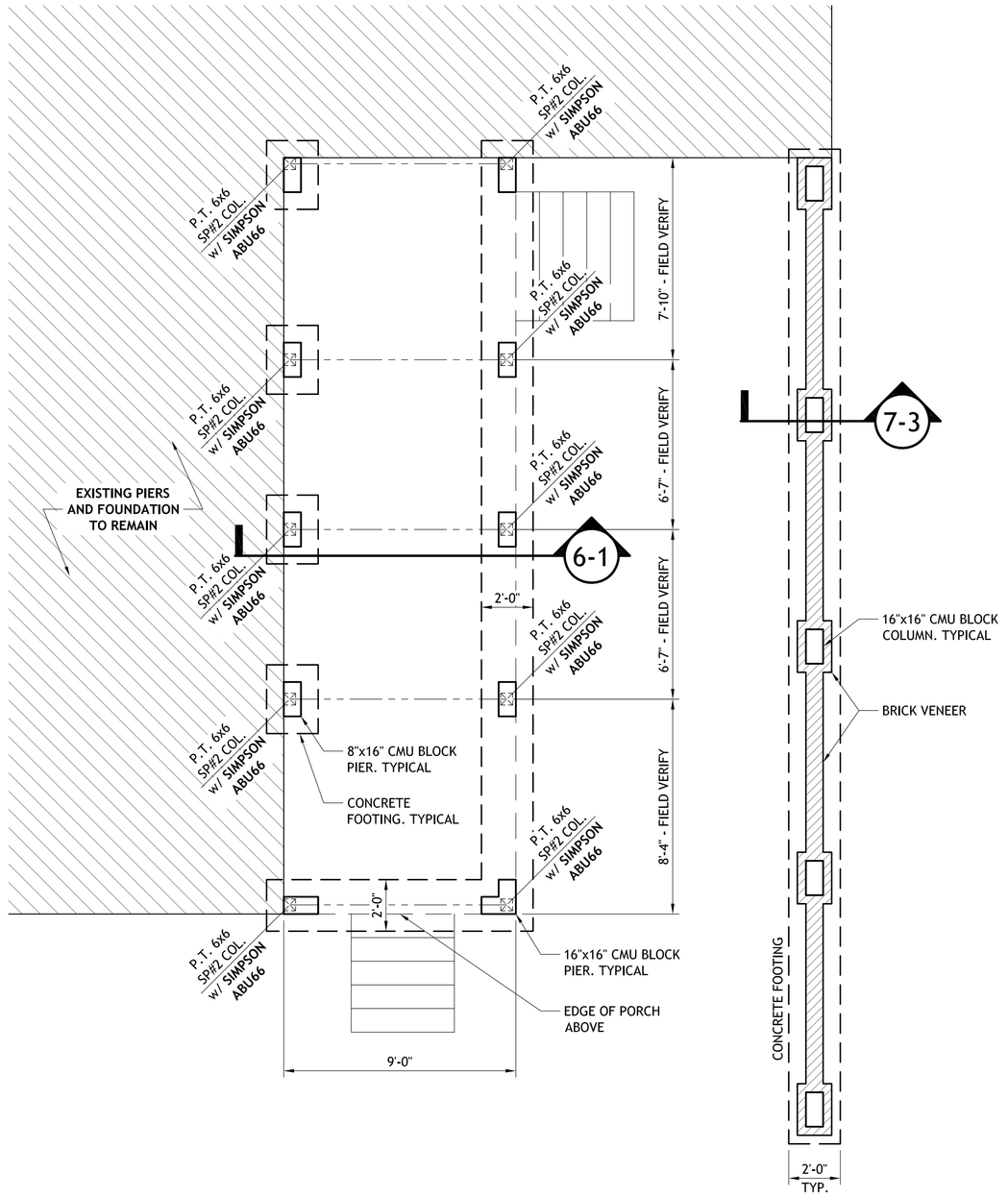
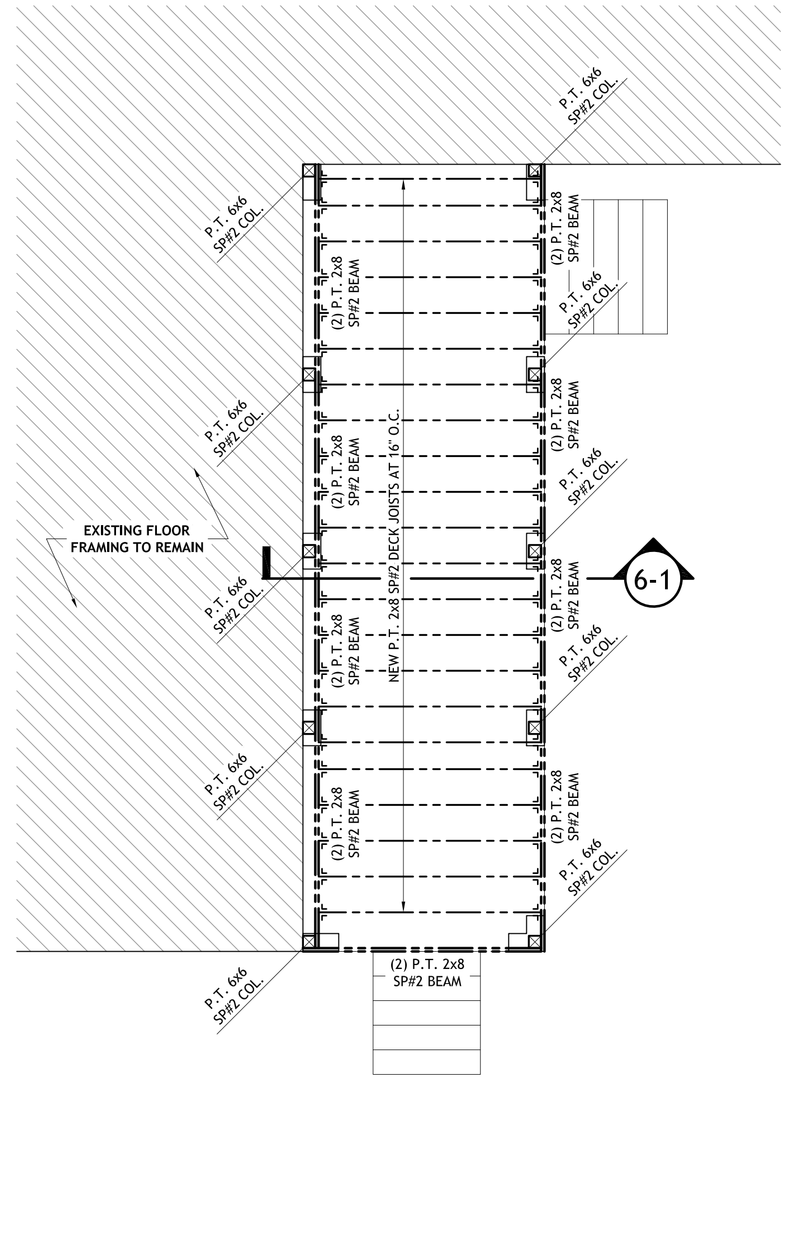
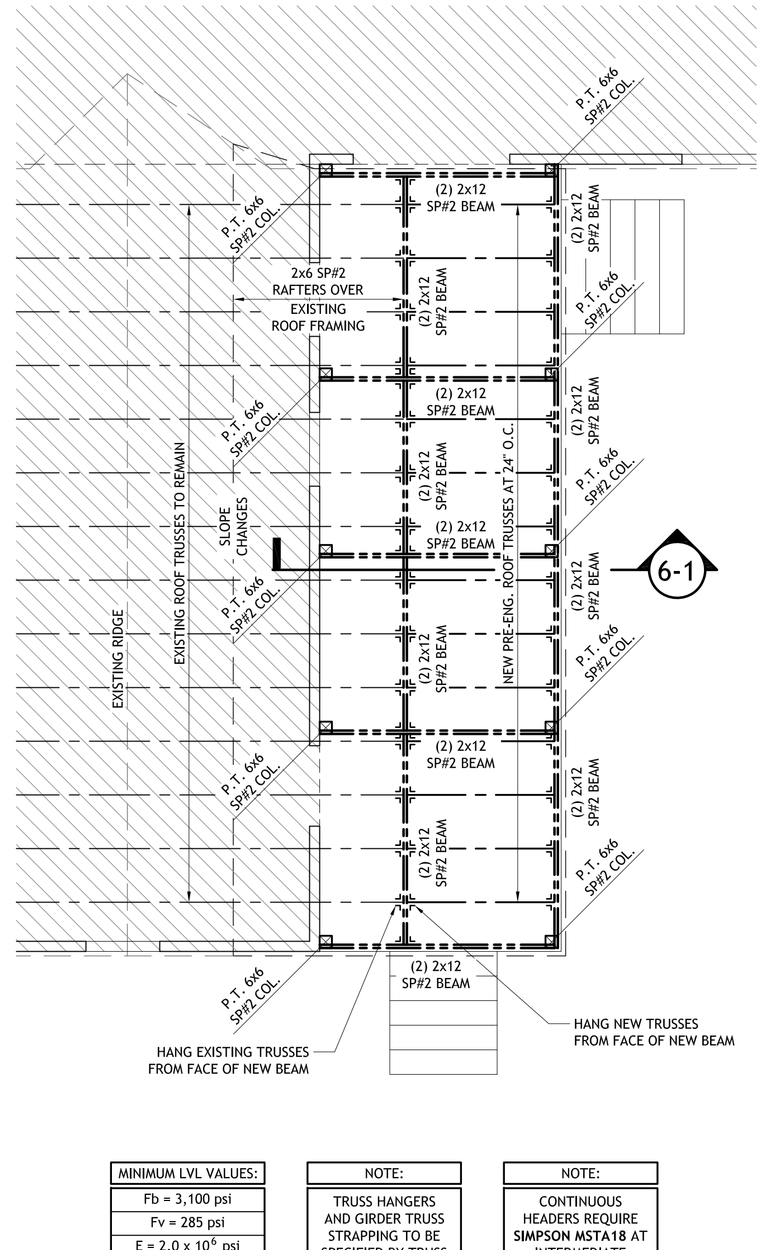


5-1 NEW PORCH AND FENCE - FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



5-2 NEW PORCH - FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

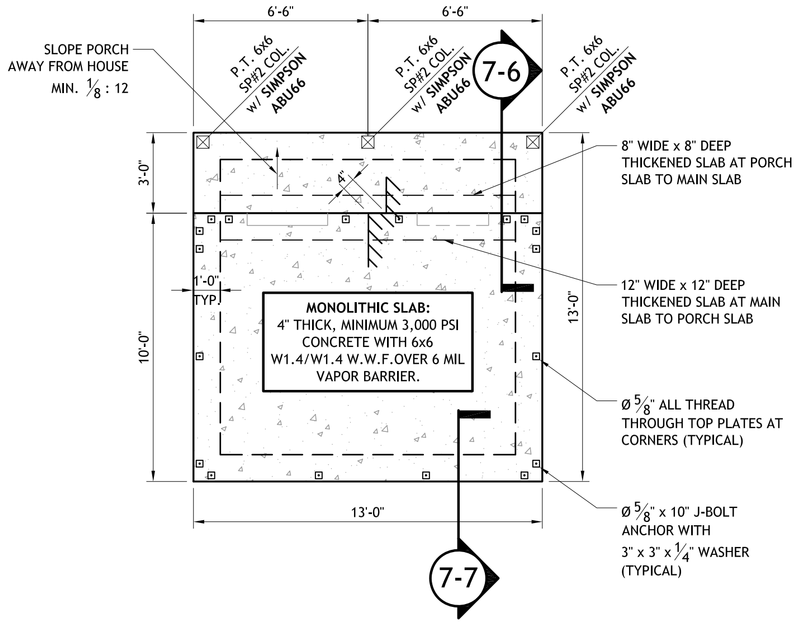


MINIMUM LVL VALUES:
Fb = 3,100 psi
Fv = 285 psi
E = 2.0 x 10^6 psi
Fc = 750 psi

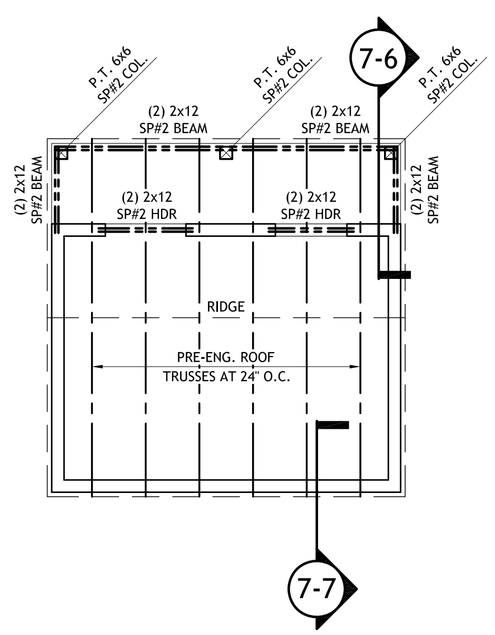
NOTE:
TRUSS HANGERS AND GIRDER TRUSS STRAPPING TO BE SPECIFIED BY TRUSS MANUFACTURER

NOTE:
CONTINUOUS HEADERS REQUIRE **SIMPSON MSTA18** AT INTERMEDIATE SUPPORT

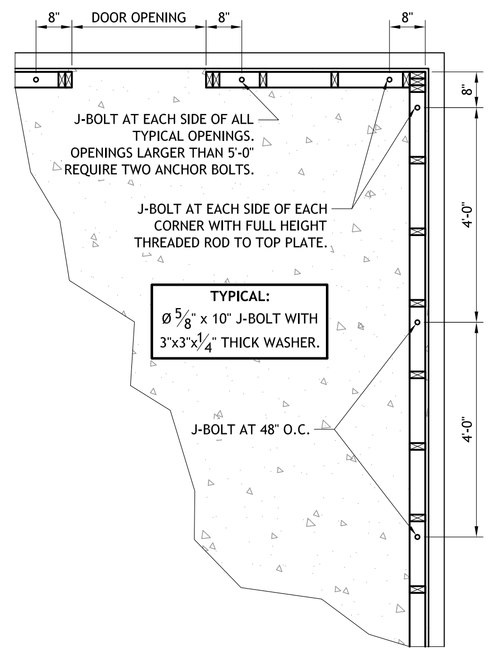
5-3 NEW PORCH - ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



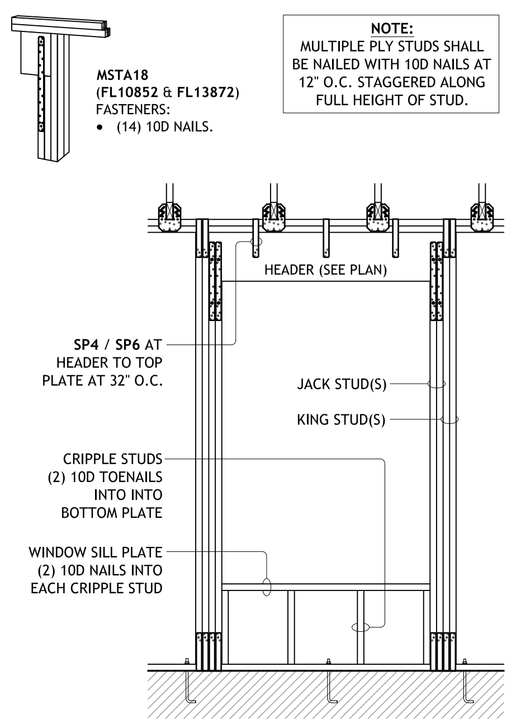
5-4 NEW STORAGE SHED - FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



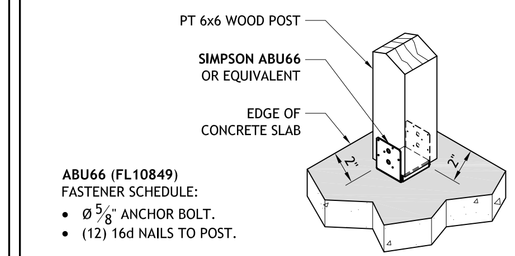
5-5 NEW STORAGE SHED - ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



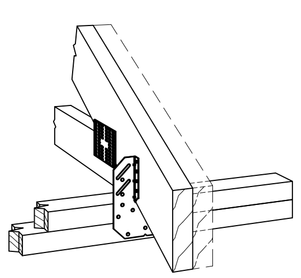
5-6 TYPICAL ANCHOR BOLT LAYOUT
SCALE: 1/2" = 1'-0"



5-7 STANDARD OPENING DETAIL
NOT TO SCALE



5-8 COLUMN BASE ANCHOR
NOT TO SCALE



SIMPSON H10A (FL11478):
- (9) 10D x 1 1/2" NAILS AT RAFTERS/ TRUSSES.
- (9) 10D x 1 1/2" NAILS AT PLATES.

5-9 STANDARD TRUSS ANCHOR DETAIL
NOT TO SCALE

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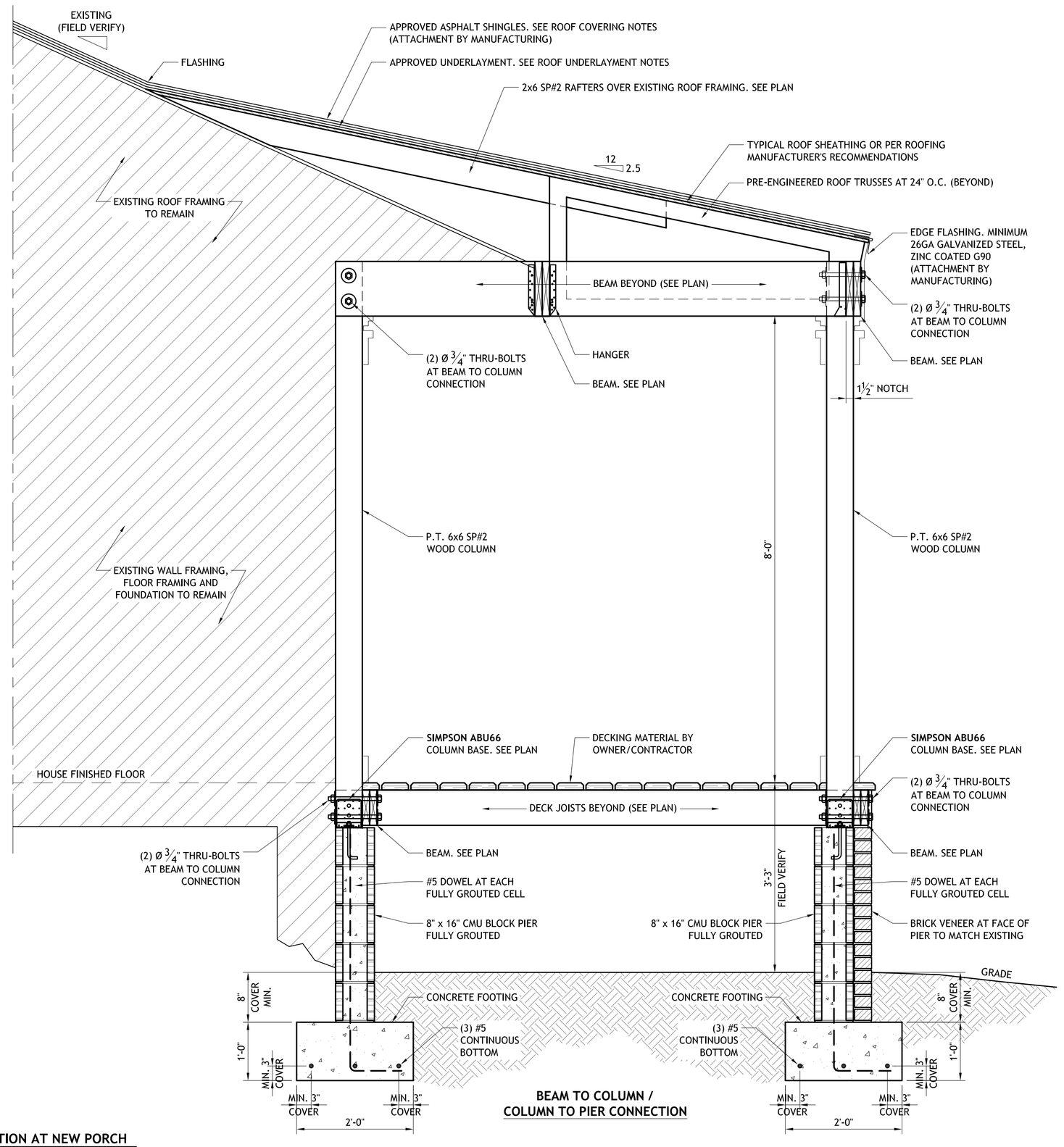
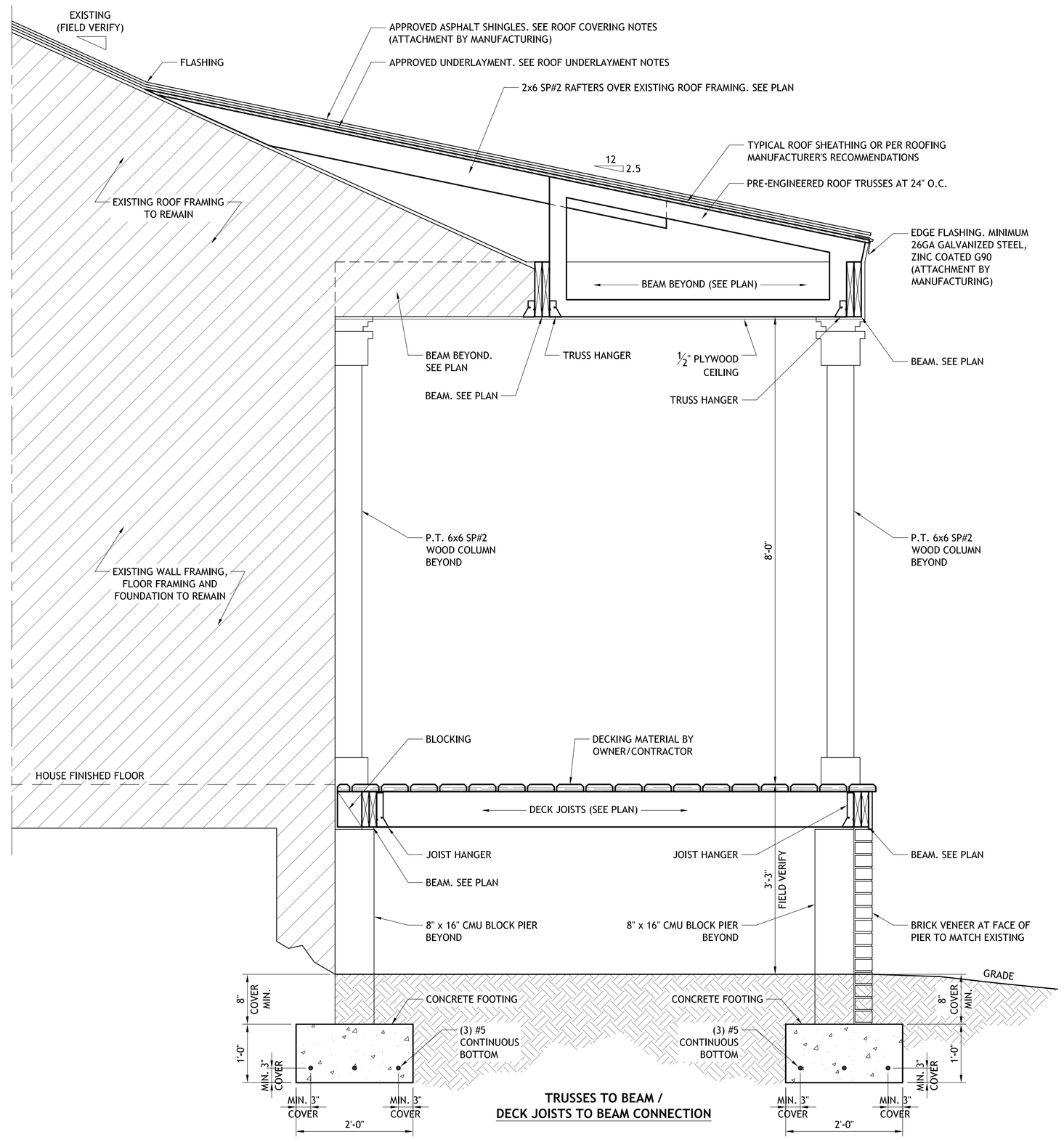
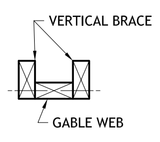


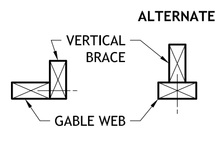
6-1 **WALL SECTION AT NEW PORCH**
SCALE: 3/4" = 1'-0"



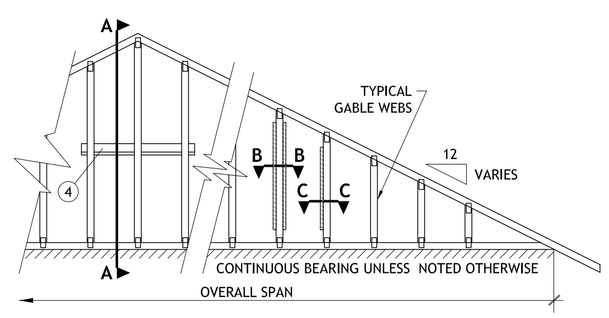
TAG	DESCRIPTION	NOTES AND CONNECTOR SCHEDULE
1	Structural Sheathing	As specified in Wall Section
2	2x4 Blocking	Cut to fit tight between trusses
3	Outrigger	Dropped Gable as required by truss manufacturer
4	Lateral Bracing	Attached at mid-height of Gable Truss or @ 48" O.C. maximum - (2) 12D Nails into each Gable Web
5	Diagonal Bracing	Attached at midspan of Gable Truss and @ 48" O.C. maximum - (2) 12D Nails into Gable Truss Lateral Bracing - (2) 12D Nails into Truss Blocking - (2) 12D Nails into Bottom Chord Lateral Bracing
6	Bottom Chord Lateral Bracing	Attached at midspan of Gable Truss or @ 48" O.C. maximum - (2) 12D Nails into each Truss Bottom Chord
7	Ceiling Diaphragm	As specified in Wall Section
8	End Wall Framing	As specified in Wall Section

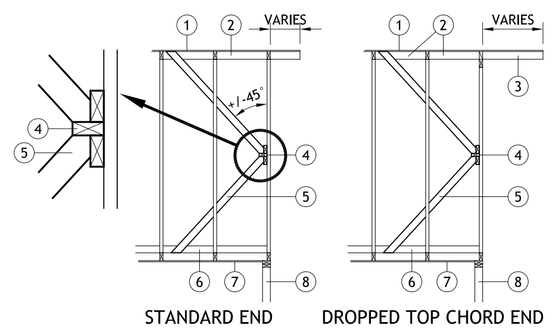


SECTION B-B

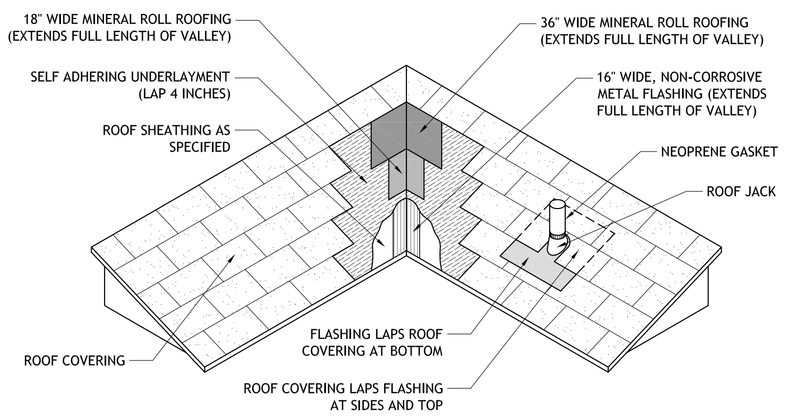


SECTION C-C



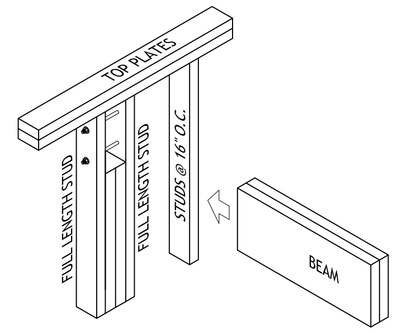


6-2 **STANDARD GABLE BRACING DETAIL**
NOT TO SCALE



VALLEY	SIZE	MATERIAL
EXPOSED VALLEY	16"	NON-CORROSIVE METAL
	18" & 36"	MINERAL ROOL ROOFING
COVERED VALLEY	36"	SMOOTH ROOL ROOFING
		SELF ADHERING UNDERLAYMENT
		EITHER EXPOSED OPTIONS

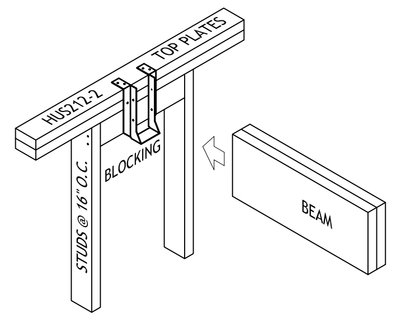
6-3 **STANDARD WATERPROOFING DETAIL**
NOT TO SCALE



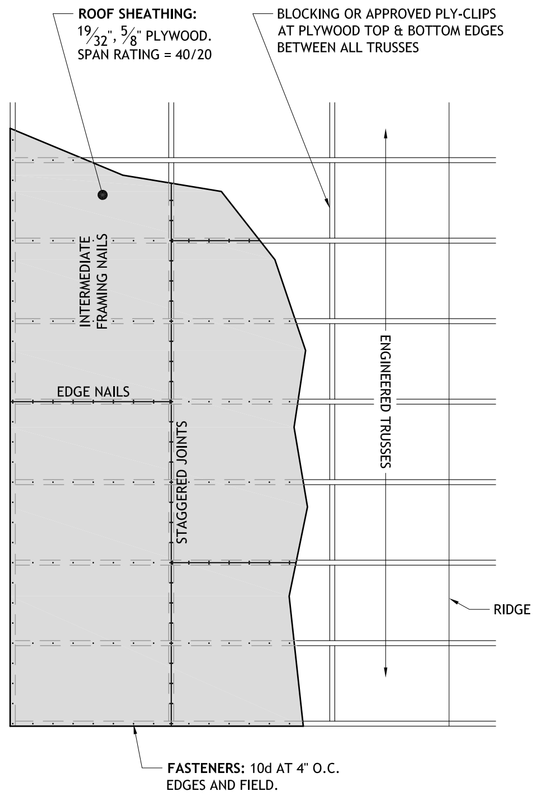
SIMPSON SP6 (FL10456 & FL13872) ON STUDS TOP AND BOTTOM BOTH SIDES OF BEAM.

HUS212-2 (FL10655) FASTENERS:
- (10) 16D NAILS TO WALL.
- (10) 16D NAILS TO BEAM.

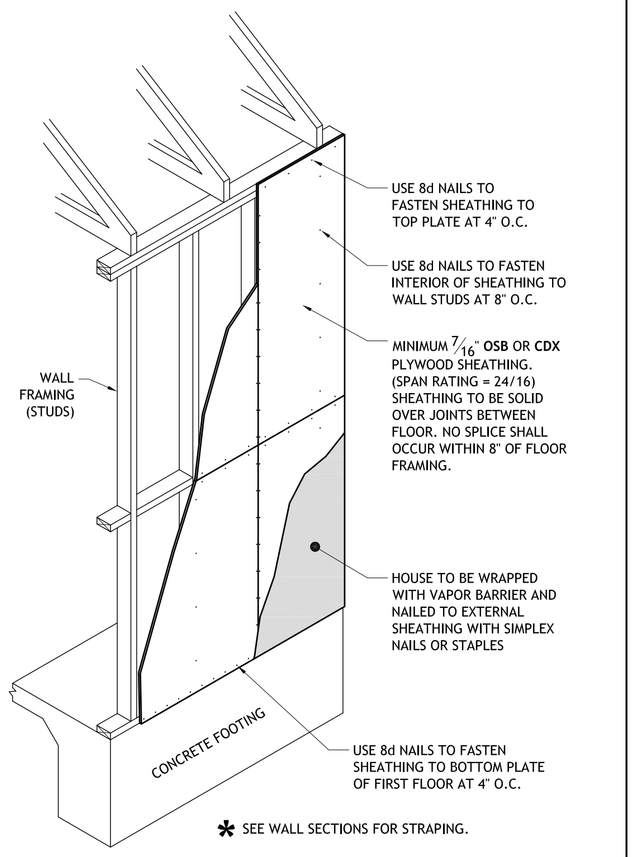
WALL POCKET OPTION:
- (4) STUDS NAILED TOGETHER AT 12" O.C.
- (2) 1/2" THREADED ROD WITH WASHERS AND NUTS BOTH SIDES OF KING STUDS.
- **SIMPSON SP6** OR EQUIVALENT FOR BOTH ENDS OF KING STUDS (NOT SHOWN).



6-4 **BEAM TO WALL CONNECTION DETAILS**
NOT TO SCALE



7-1 **ROOF SHEATHING DETAIL**
NOT TO SCALE



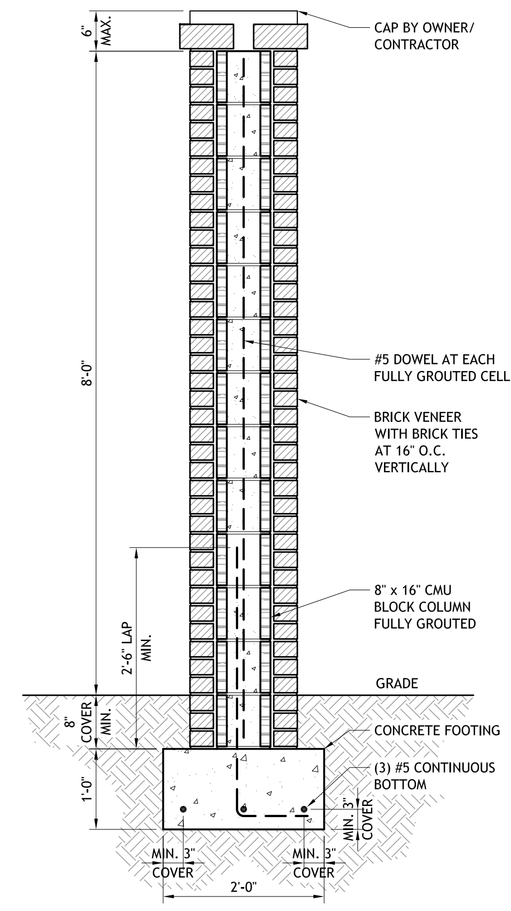
7-2 **VERTICAL WALL SHEATHING DETAIL**
NOT TO SCALE

TYPICAL FASTENER SCHEDULE		
CONNECTION	FASTENING	LOCATION
JOIST TO SILL OR GIRDER	3-8D COMMON	TOENAIL
BRIDGING TO JOIST	2-8D COMMON	TOENAIL EACH END
SOLE PLATE TO JOIST OR BLOCKING	16D @ 16" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3-16D @ 16" O.C.	BRACED WALL PANELS
TOP PLATE TO STUD	2-16D COMMON	END NAIL
STUD TO SOLE PLATE	4-8D COMMON 2-16D COMMON	TOENAIL END NAIL
DOUBLE STUDS	16D @ 24" O.C.	FACE NAIL
DOUBLE TOP PLATES	16D @ 16" O.C. 8-16D COMMON	TYPICAL FACE NAIL LAP SPLICE
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8D COMMON	TOENAIL
BLOCKING BETWEEN STUDS	3-8D COMMON 2-16D COMMON	TOENAIL END NAIL
RIM JOIST TO TOP PLATE	8D @ 6" O.C.	TOENAIL
TOP PLATES, LAPS, AND INTERSECTIONS	2-16D COMMON	FACE NAIL
CONTINUOUS HEADER, TWO PIECES	16D COMMON	16" O.C. ALONG EDGE
CEILING JOISTS TO PLATE	3-8D COMMON	TOENAIL
CONTINUOUS HEADER TO STUD	4-8D COMMON	TOENAIL
CEILING JOISTS, LAPS OVER PARTITIONS	3-16D COMMON	FACE NAIL
CEILING JOISTS TO PARALLEL RAFTERS	3-16D COMMON	FACE NAIL
RAFTER TO PLATE	3-8D COMMON	TOENAIL
1" DIAGONAL BRACE TO EACH STUD AND PLATE	2-8D COMMON	FACE NAIL
1x8 SHEATHING TO EACH BEARING	3-8D COMMON	FACE NAIL
WIDER THAN 1x8 SHEATHING TO EACH BEARING	3-8D COMMON	FACE NAIL
BUILT-UP CORNER STUDS	16D COMMON	24" O.C.
BUILT-UP GIRDER AND BEAMS	20D COMMON @ 32" O.C. 2-20D COMMON	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES. FACE NAIL AT ENDS AND AT EACH SPLICE.
2" PLANKS	16D COMMON	AT EACH BEARING
COLLAR TIE TO RAFTER	3-10D COMMON	FACE NAIL
JACK RAFTER TO HIP	3-10D COMMON 2-16D COMMON	TOENAIL FACE NAIL
ROOF RAFTER TO 2x__ RIDGE BEAM	3-16D COMMON 2-16D COMMON	TOENAIL FACE NAIL
JOIST TO BAND JOIST	3-16D COMMON	FACE NAIL
LEDGER STRIP	3-16D COMMON	FACE NAIL AT EACH JOIST

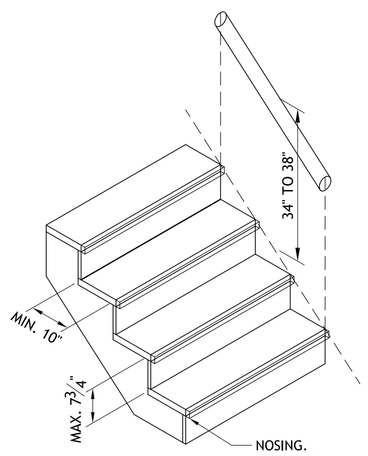
NOTES: FASTENER SCHEDULE SHALL BE MINIMUM REQUIREMENTS FOR EACH TYPE OF CONNECTION UNLESS NOTED OTHERWISE IN PLANS.

AREA	CONNECTION	FASTENING	LOCATION
INTERIOR WALL SHEATHING	½" GYPSUM BOARD	#6 x 1.25" SCREWS AT 8" O.C. #6 x 1.25" SCREWS AT 12" O.C.	EDGES FIELD
INTERIOR CEILING SHEATHING	⅝" GYPSUM BOARD	#6 x 1.25" SCREWS AT 8" O.C. #6 x 1.25" SCREWS AT 12" O.C.	EDGES FIELD

NOTE:
½" GYPSUM BOARD APPROVED FOR CEILING INSTALLATION IF IT IS RATED BY THE MANUFACTURER AS SAG-REISTANT.

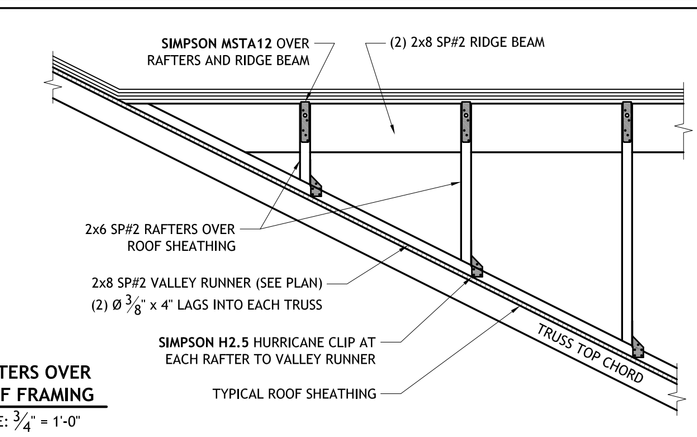


7-3 **SECTION AT NEW FENCE COLUMN**
SCALE: ¾" = 1'-0"

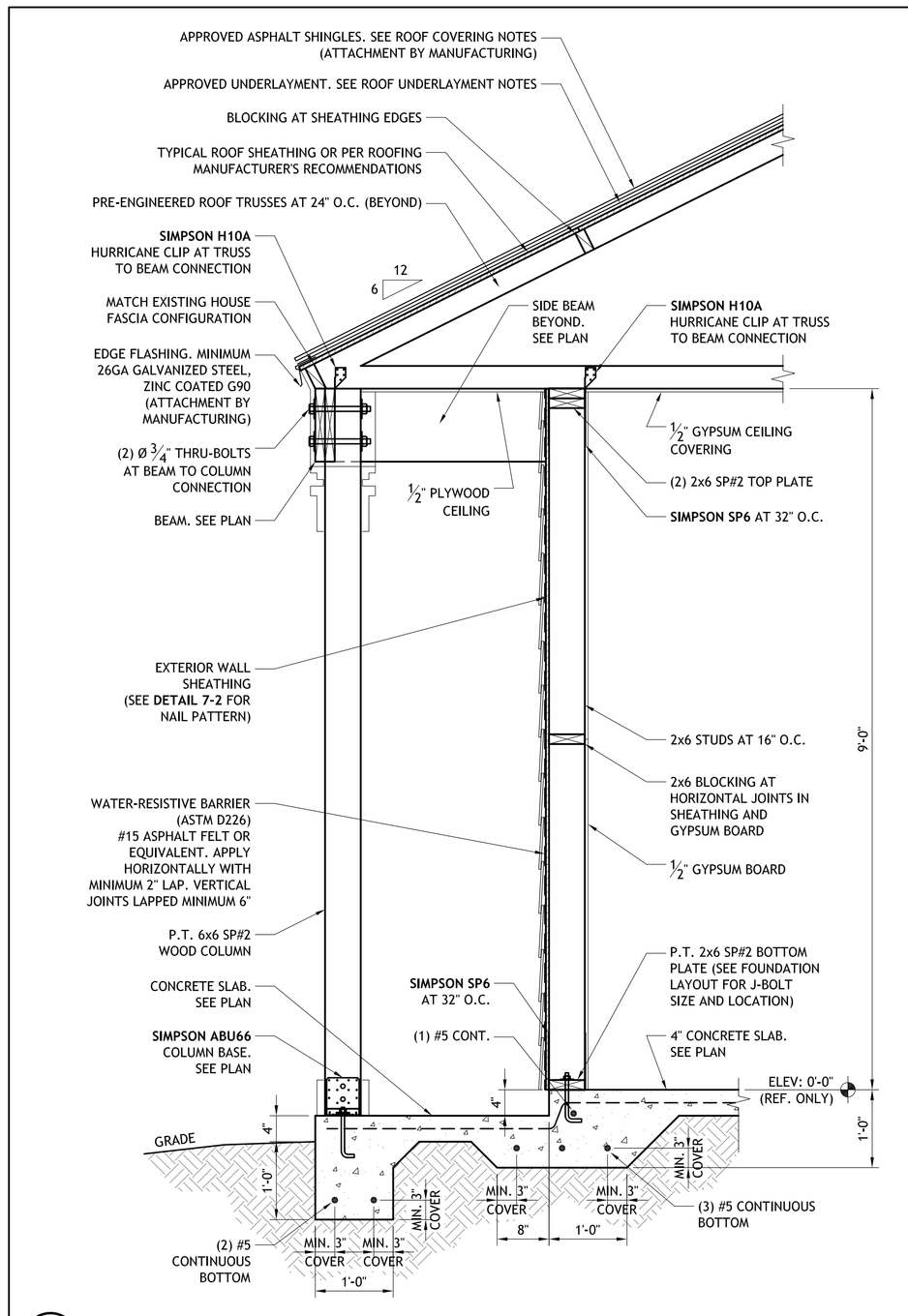


7-4 **TYPICAL STAIR DETAIL**
NOT TO SCALE

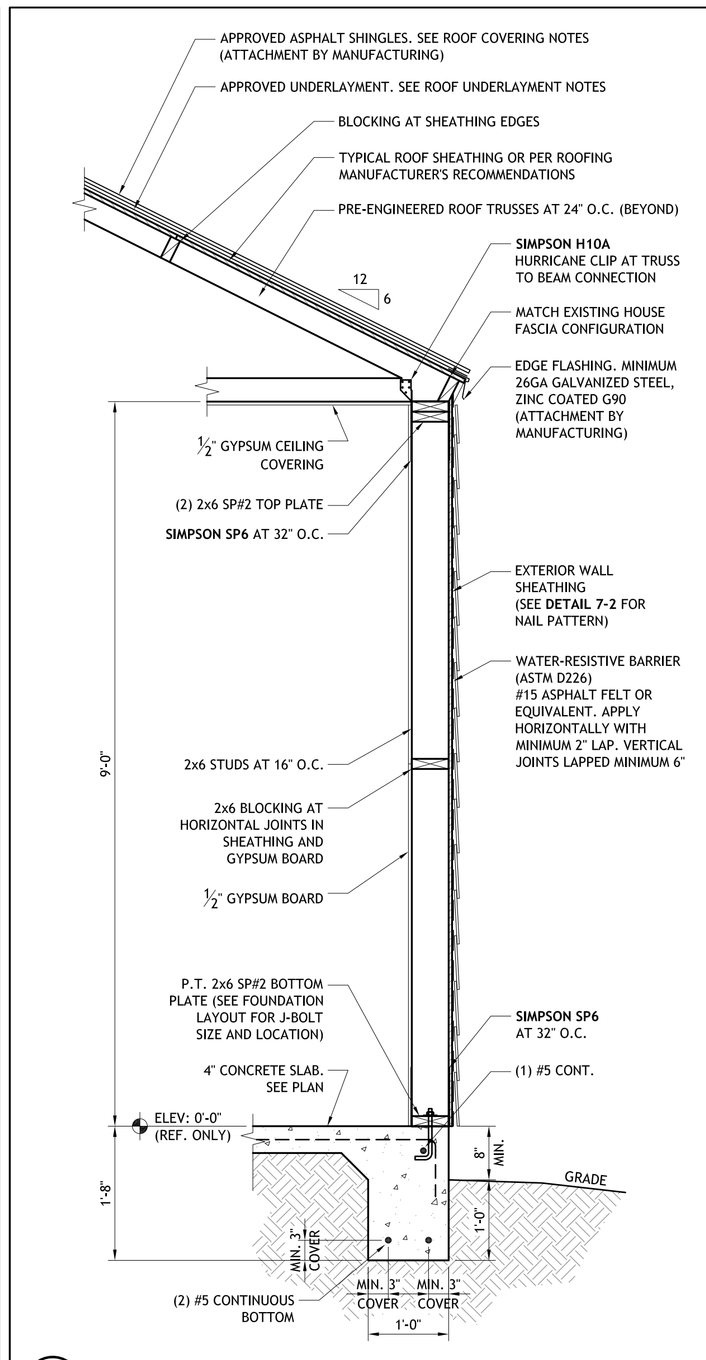
NOTES:
1. TREADS AND RISERS OF STAIRS SHALL BE SO PROPORTIONED THAT THE SUM OF AN ADJACENT RISER AND TREAD, EXCLUSIVE OF PROJECTION OF NOSING, IS NOT LESS THAN 17 INCHES NOR MORE THAN 18 INCHES. THE HEIGHT OF RISER SHALL NOT EXCEED 7¾ INCHES, AND TREADS, EXCLUSIVE OF NOSING SHALL NOT BE LESS THAN 10 INCHES WIDE.
2. TREADS AND RISERS SHALL BE NAILED TO STRINGERS WITH (2) - 8D NAILS PER STRINGER.
3. LANDINGS MUST BE, AT A MINIMUM, AS DEEP AS THE STAIRS ARE WIDE. NO STAIRS MAY EXCEED 12' WITHOUT A LANDING.
4. HEIGHT CLEARENCE IN A STAIRWAY MUST BE, AT A MINIMUM, 80" (6'-8") THROUGHOUT THE STAIRWAY.
5. ALL STAIRS OVER 30" IN HEIGHT SHALL HAVE GUARDRAILS.
6. CONTINUOUS HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS BETWEEN 34" AND 38" HIGH TO THE TOP OF THE HANDRAIL. HANDRAILS SHALL BE CONTINUOUS FROM A POINT DIRECTLY ABOVE THE NOSING OF THE LOWEST TREAD THROUGH A POINT DIRECTLY ABOVE THE HIGHEST NOSING. HANDRAILS SHALL BE A MINIMUM 1½" OFF THE WALL AND WHERE THEY ARE CIRCULAR, THEY NEED TO BE 1¼"-2" IN DIAMETER. IF THE HANDRAIL IS NOT CIRCULAR THE PERIMETER SHALL BE BETWEEN 4-6¼" WITH A MAX. CROSS SECTION OF 2¼".
7. NOSINGS ON THE TREADS SHALL BE OPTIONAL IF TREAD IS GREATER THAN OR EQUAL TO 11". FOR TREADS LESS THAN 11", A 1" NOSING SHALL BE INCLUDED.
8. RAILING SHALL BE BUILT IN A MANNER THAT WILL NOT ALLOW A 4" SPHERE TO PASS THROUGH. EXCEPTION IS AT THE TRIANGLE OF THE STAIR-RAILING INTERSECTION WHICH SHALL NOT ALLOW A 6" SPHERE TO PASS THROUGH.



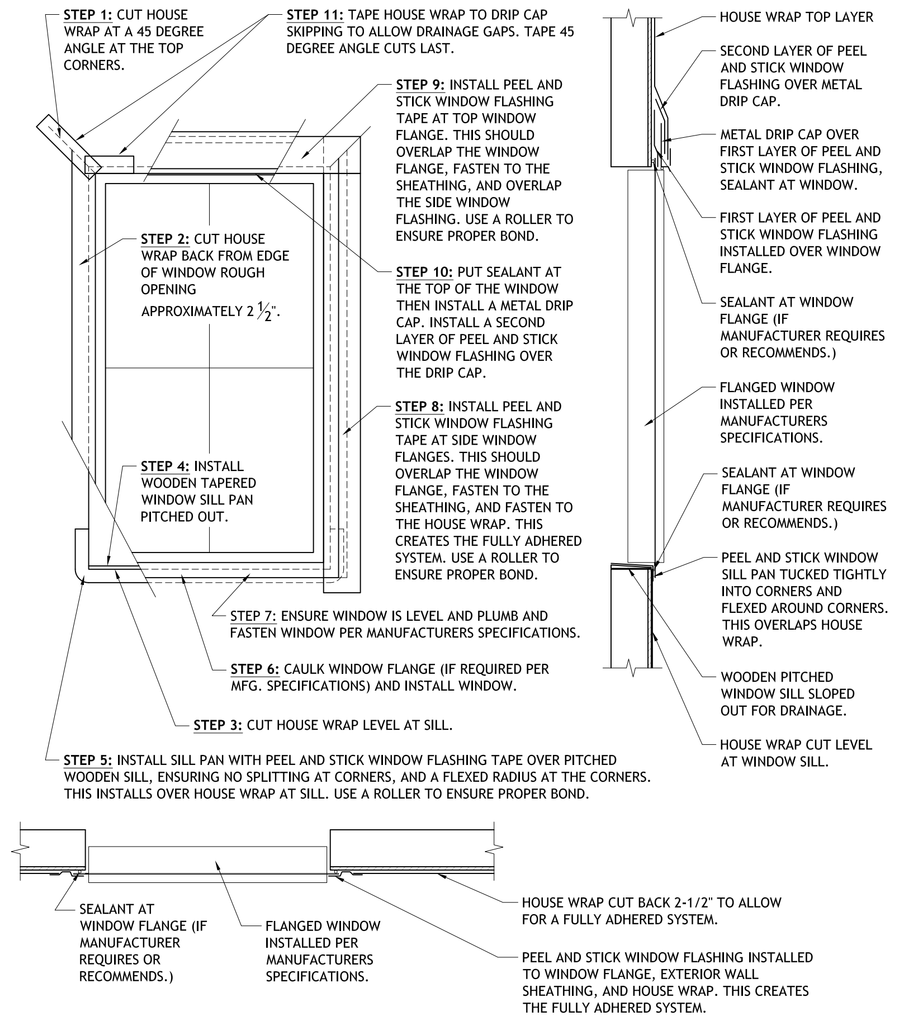
7-5 **RAFTERS OVER ROOF FRAMING**
SCALE: ¾" = 1'-0"



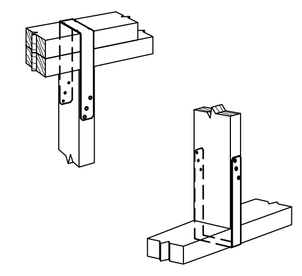
7-6 **SECTION AT NEW FENCE COLUMN**
SCALE: ¾" = 1'-0"



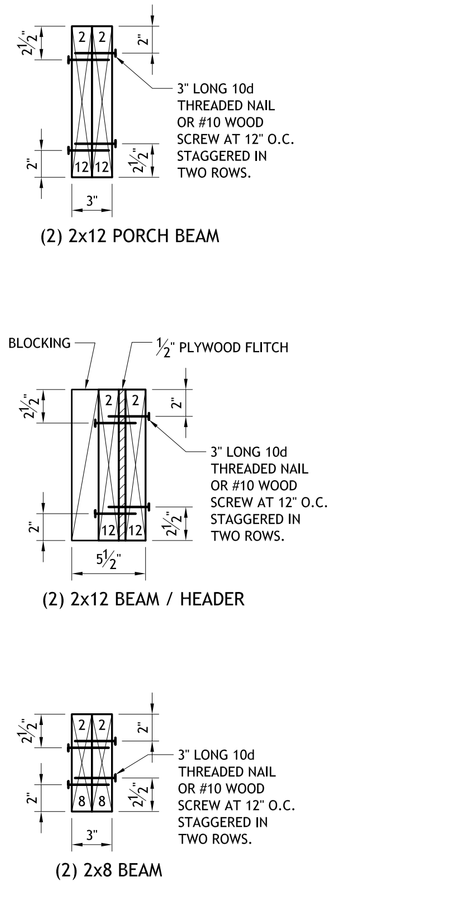
7-7 **SECTION AT NEW FENCE COLUMN**
SCALE: ¾" = 1'-0"



7-8 **WINDOW FLASHING DETAIL**
NOT TO SCALE



7-5 **STUD TO PLATE DETAILS**
NOT TO SCALE



7-9 **BEAM / HEADER DETAILS**
SCALE: 1½" = 1'-0"

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Title:
STRUCTURAL DESIGN PORCH & SHED ADDITION
KOCH RESIDENCE
210 S ALCANIZ ST
PENSACOLA, FL 32502
Prepared for: MELISSA & NICK KOCH

VOELKEL ENGINEERING
103 Bay Bridge D. Gulf Breeze, FL 32561
Office: (850) 288-0333
www.VoelkelEngineering.com
FL CA: 35353

Date
Revision

FOR REVIEW ONLY
without signature and seal.

PRELIMINARY
FOR REVIEW/BID ONLY
(Not to be used for permitting without the engineer's original signature and seal)

J. Christian Voelkel FLPE 82229

Designed By: JCV / FRS
Checked By: JCV
Project #: 000-210712

Scale: As Noted

Sheet: 7 of 7

Date: Thursday, August 26, 2021
Project: Koch Residence - Detached Storage and Porch Extension
210 S. Alcaniz Street
Recipient: Architectural Review Board – City of Gulf Breeze

Existing Site Conditions



Project Location

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Existing Residence Front View



Existing Residence Rear View



North Corner of Existing Rear Yard



South Corner of Rear Yard

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Existing Porch – proposed 5' extension, design elements to match

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Project Design Elements



Existing Window
– proposed design to match



Proposed Design Window Selection:
Andersen 400 Series
Impact Rated Glass, Colonial Style Grids
- double hung wood with vinyl cladding
- simulated divided lite external grilles to match existing
FL#15752.3



Proposed Design Door Selection:
(match existing)
Andersen A Series -
Frenchwood Outswing
with stormwatch protection (HVHZ) Impact
FL#14285.2



Exterior Paint Selection
to match existing resi-
dence
Sherwin Williams –
Eaglet Beige



Roofing: Atlas – Pristine, 50
year Architectural Shingles,
Dark Charcoal

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Proposed structure to match existing front residence design elements
Existing House Siding: 7” painted horizontal wood siding.
Front Porch Ceiling: Tongue and Groove.
Front Porch Floor: 1x6 stained/painted deck boards





Column and railing on proposed design to match front existing:
Railing: 2x2 painted wood, 5” gap
Lattice: 2” x 2” painted wood, 2” gap




Hardscape and Fence to match existing
design elements
Brick: 9” x 2-1/2” x 4” deep

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City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00843 Architectural Review Board 10/21/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 10/13/2021

SUBJECT:

815 N. Baylen Street
North Hill Preservation District / Zone PR-2
Contributing Structure

BACKGROUND:

Scott Sallis is seeking approval to renovate a two-story contributing structure. The renovations will include a new rear deck, new roof dormers, new exterior paint, new windows, hardscape, and the removal of an existing chimney to avoid current roof leaks. This project was approved by the board in May 2021 with an amendment that work to the front stone wall return as an abbreviated review. Since there are been additional changes from the May approval, the application has returned for full board review.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS:

Sec. 12-3-10(2)d.2.ii.(a) *North Hill Preservation District, Decisions*
Sec. 12-3-10(2)f. *NHPD, Restoration, alterations or additions to existing contributing structures in North Hill.*

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
Rev 1/79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. ES 437

Site Name Garfield, W.S. House 830 = = Survey Date 8005 820 = =
Address of Site: 815 N.Baylen St. Pensacola, Fl. 32501 905 = =
Instruction for locating W side of N.Baylen between W.Cervantes and W.Strong St. 813 = =
Location: Belmont Tract (subdivision name) 36 (block no.) 19,20,port.14 (lot no.) 868 = =
County: Escambia 808 = =
Owner of Site: Name: Burgett, Robert W. and Evelyn C.
Address: 815 N.Baylen
Pensacola, Fl. 32501 902 = =
Type of Ownership Private 848 = = Recording Date 8005 832 = =
Recorder:
Name & Title: Gantzhorn, Alan; Guedez, Susan
Address: HPPB 818 = =

Condition of Site: Integrity of Site: Original Use Residence 838 = =

Check One		Check One or More		
Excellent	863 = =	Altered	858 = =	Present Use Residence 850 = =
■ Good	863 = =	■ Unaltered	858 = =	Dates: Beginning +1898 844 = =
Fair	863 = =	■ Original Site	858 = =	Culture/Phase American 840 = =
Deteriorated	863 = =	Restored ( ) (Date:)	858 = =	Period 20th Century 845 = =
		Moved ( ) (Date:)	858 = =	

NR Classification Category: District 916 = =

Threats to Site:

Check One or More			
Zoning ( )	878 = =	Transportation ( )	878 = =
Development ( )	878 = =	Fill ( )	878 = =
Deterioration ( )	878 = =	Dredge ( )	878 = =
Borrowing ( )	878 = =		
Other (See Remarks Below)		878 = =	

Areas of Significance: Architecture, History 910 = =

Significance.

This house was built by W.S.Garfield in 1898. He was manager of Pensacola Electric Light Company. His wife, Addie Turner Garfield, purchasedhalf of the property from C.H.Turner in 1896.

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

911 = =

ARCHITECT Unknown 872 = =

BUILDER C.H.Turner 874 = =

STYLE AND/OR PERIOD Queen Anne 964 = =

PLAN TYPE Irregular 966 = =

EXTERIOR FABRIC(S) Wood: novelty siding 854 = =

STRUCTURAL SYSTEM(S) Wood frame 856 = =

PORCHES E/ 1 story shed with turned post and spindle and spool balluster, 3 bay, access from E 942 = =

FOUNDATION: Piers: brick, lattice work 942 = =

ROOF TYPE: Gable on hip 942 = =

SECONDARY ROOF STRUCTURE(S): 942 = =

CHIMNEY LOCATION: Center ridge; E lat slope; N slope 942 = =

WINDOW TYPE: DHS 942 = =

CHIMNEY: brick 882 = =

ROOF SURFACING: Composition shingle: butt 882 = =

ORNAMENT EXTERIOR: verge boards; brackets; gingerbread trim 882 = =

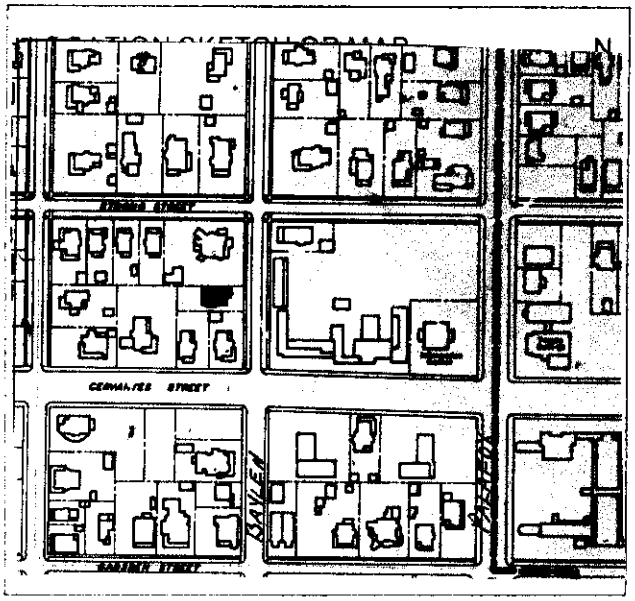
NO. OF CHIMNEYS 3 952 = = NO. OF STORIES 1½ 950 = =

NO. OF DORMERS 1 954 = =

Map Reference (incl. scale & date) USGS 7.5 min Pensacola 1970
North Hill, Gordon Richmond, 1974 809 = =

Latitude and Longitude:
° ' " ° ' " 800 = =

Site Size (Approx. Acreage of Property): LT 1 833 = =



Township	Range	Section
2S	30W	19

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

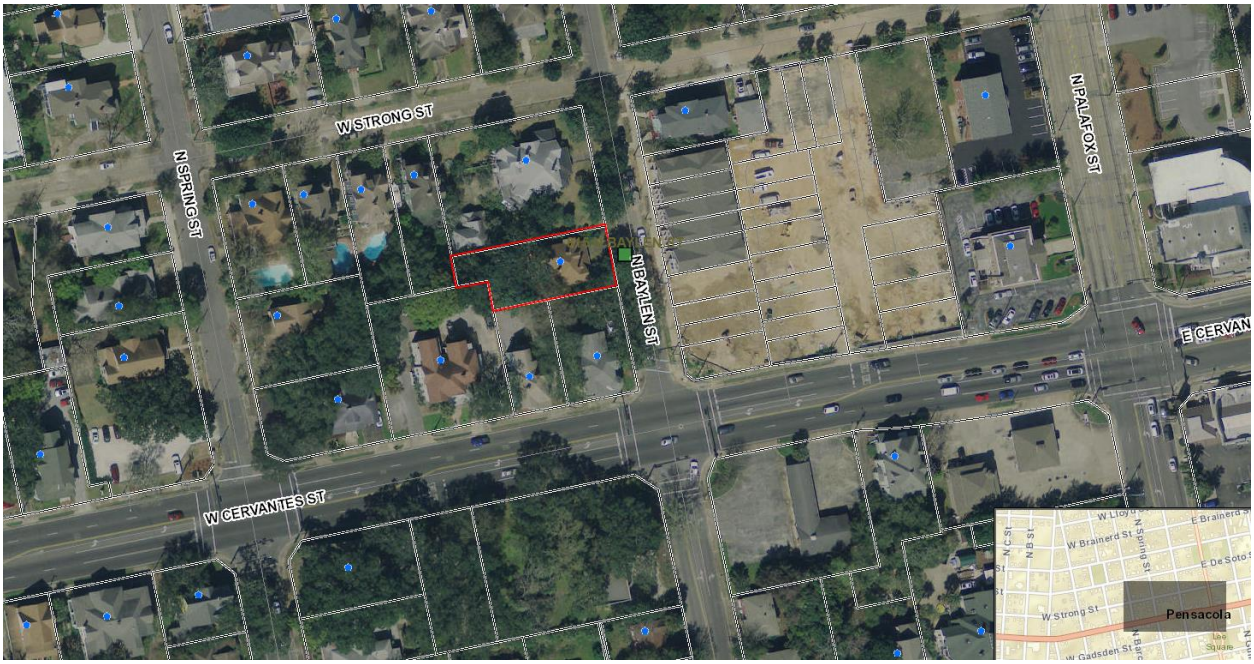
Photographic Records Numbers HPPB P80.20 Fr.20 860 = =
NH 5-18,19

Contact Print




PARK
HERE

815 N. Baylen Street

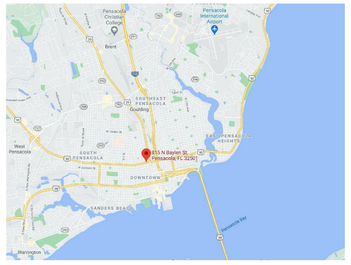




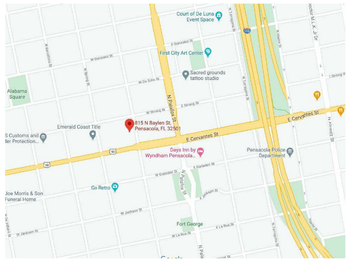
LYTER RENOVATION

RENOVATION OF AN EXISTING TWO-STORY RESIDENCE

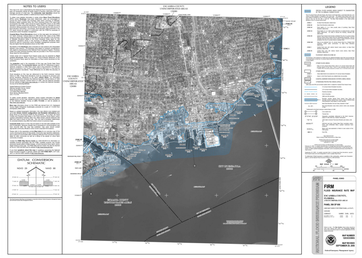
815 N BAYLEN ST. PENSACOLA, FL 32501



VICINITY MAP



SITE MAP



FEMA FLOOD MAP



MAY 2021

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

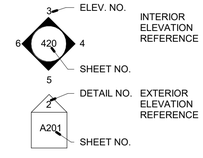
BUILDING AREA TOTALS

LEVEL	AREA	COMMENTS
FIRST LEVEL		
FIRST LEVEL	1,960 SF	
SECOND LEVEL		
SECOND LEVEL	1,167 SF	
TOTAL BUILDING AREA (CONDITIONED)	3,127 SF	

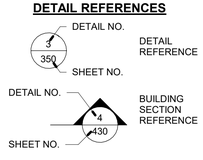
GENERAL NOTES

1. TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2020 EDITION
2. CONTRACTOR TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
3. ALL REFERENCED STANDARDS REFER TO THE EDITION IN FORCE AT THE TIME THESE ARE ISSUED.
4. 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.
5. 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.
6. 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 NEGLECT.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.
8. DO NOT SCALE DRAWINGS; USE DIMENSIONS.
9. 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.
10. PRODUCT SUBSTITUTION SHALL BE MADE SUBJECT TO FULL COMPLIANCE WITH THE CRITERIA NOTED HEREON, ANY SUCH SUBSTITUTION SHALL BE SUBJECT TO PRIOR APPROVAL BY THE DESIGN PROFESSIONAL AND THE LOCAL BUILDING AUTHORITY HAVING JURISDICTION.
11. 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.
12. 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.

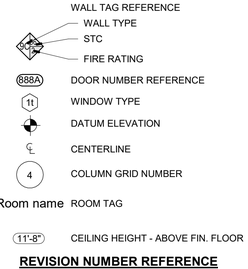
ELEVATION REFERENCES



DETAIL REFERENCES



ANNOTATION REFERENCES



REVISION NUMBER REFERENCE

1 REVISION NO.

INDEX OF DRAWINGS

Sheet Number	Sheet Title	Rev. #
General		
G001	TITLE SHEET	
Architectural		
A001	SITE PLAN	
A010	FIRST FLOOR DEMO PLAN	
A012	SECOND FLOOR DEMO PLAN	
A101	NEW WORK FIRST FLOOR PLAN	
A102	NEW WORK SECOND FLOOR PLAN	
A201	EXTERIOR ELEVATIONS	
A202	EXTERIOR ELEVATIONS	

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Pensacola, FL 32502
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f: 850-470-6397
www.dalsal.com
AR 0016385

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CERTIFICATION

NOT FOR CONSTRUCTION

LYTER RENOVATION
815 N BAYLEN ST. PENSACOLA, FL 32501

DRAWN BY:	CHECKED BY:
JLR	JSS

ISSUE DATE: 04/29/2021

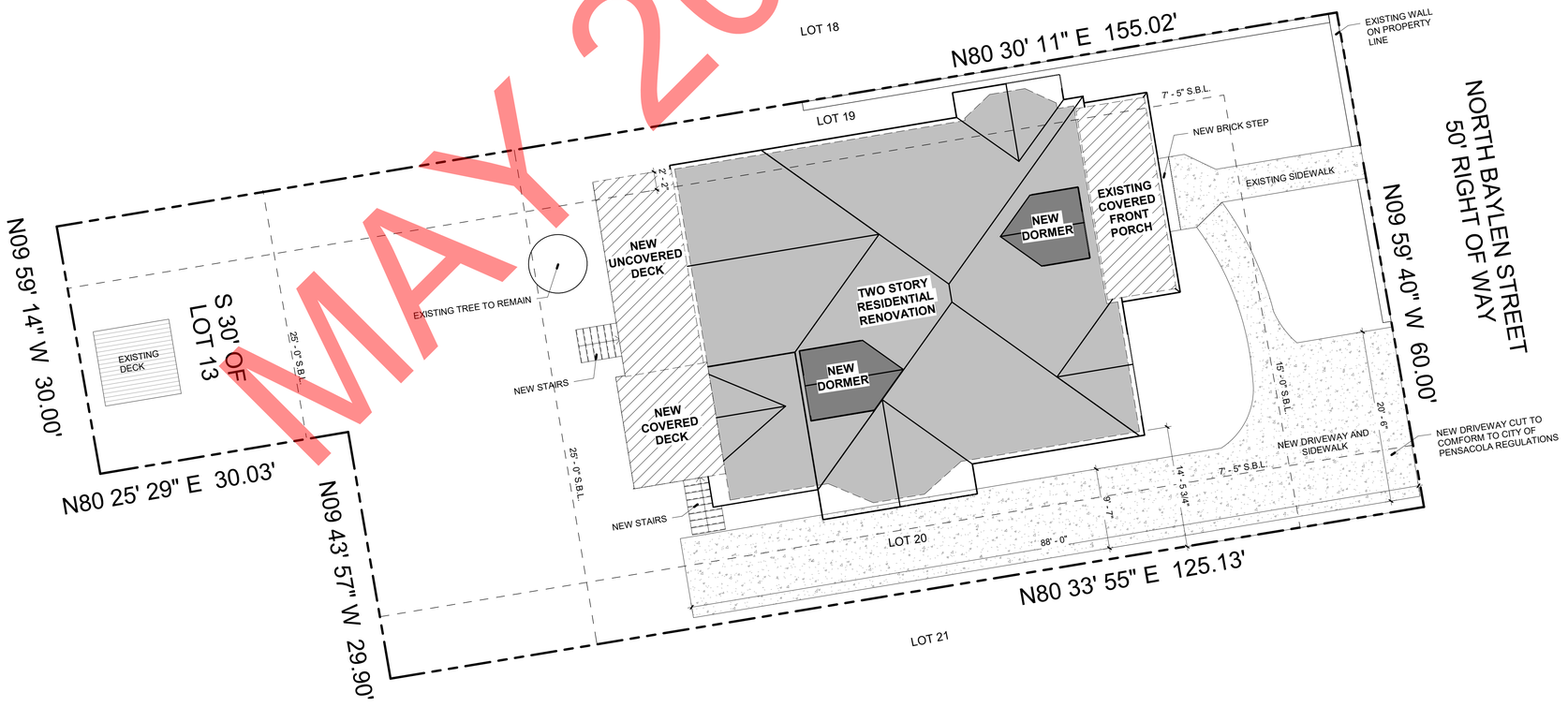
REVISIONS:

No.	Desc.	Date

SHEET TITLE: **TITLE SHEET**

SHEET NO: **G001**

PROJECT NO: 21015



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

MAY 2021

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815 N BAYLEN ST. PENSACOLA, FL 32501

DRAWN BY:	CHECKED BY:
JLR	JSS

ISSUE DATE: 04/29/2021

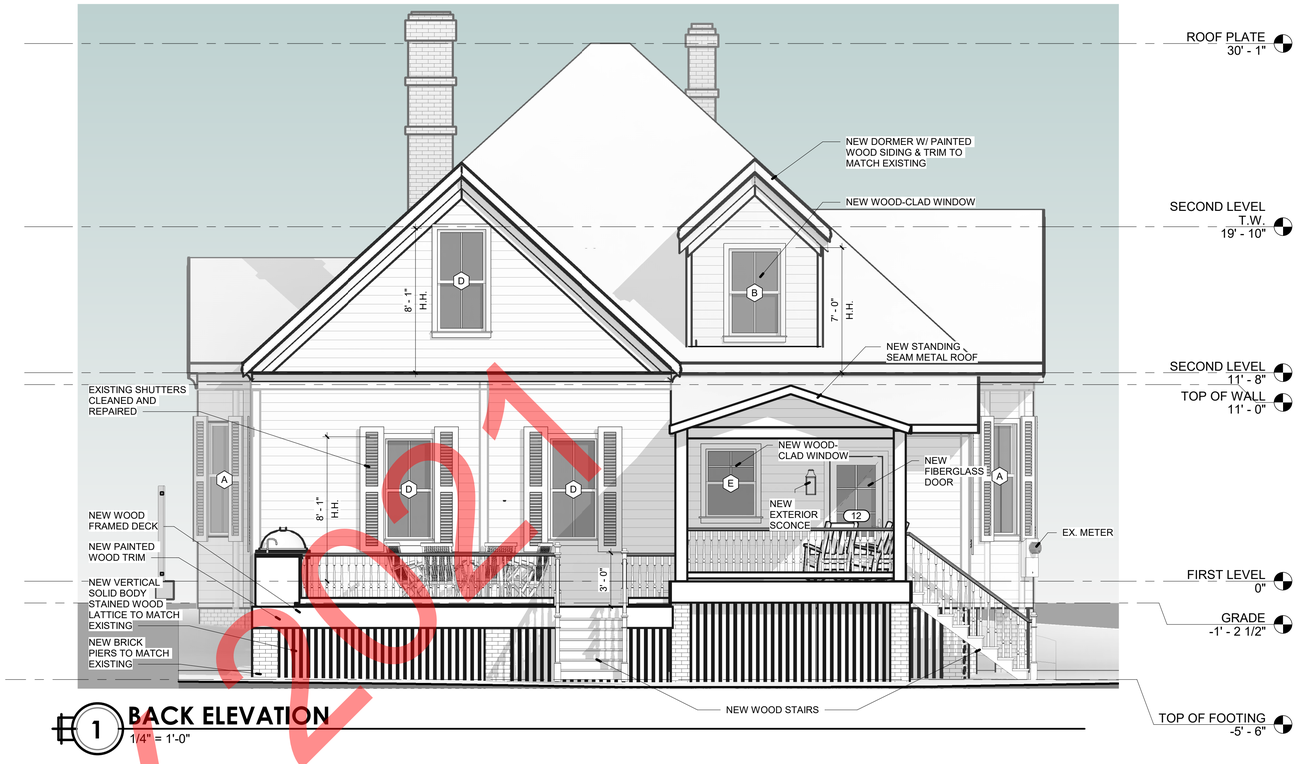
REVISIONS

No.	Des.	Date

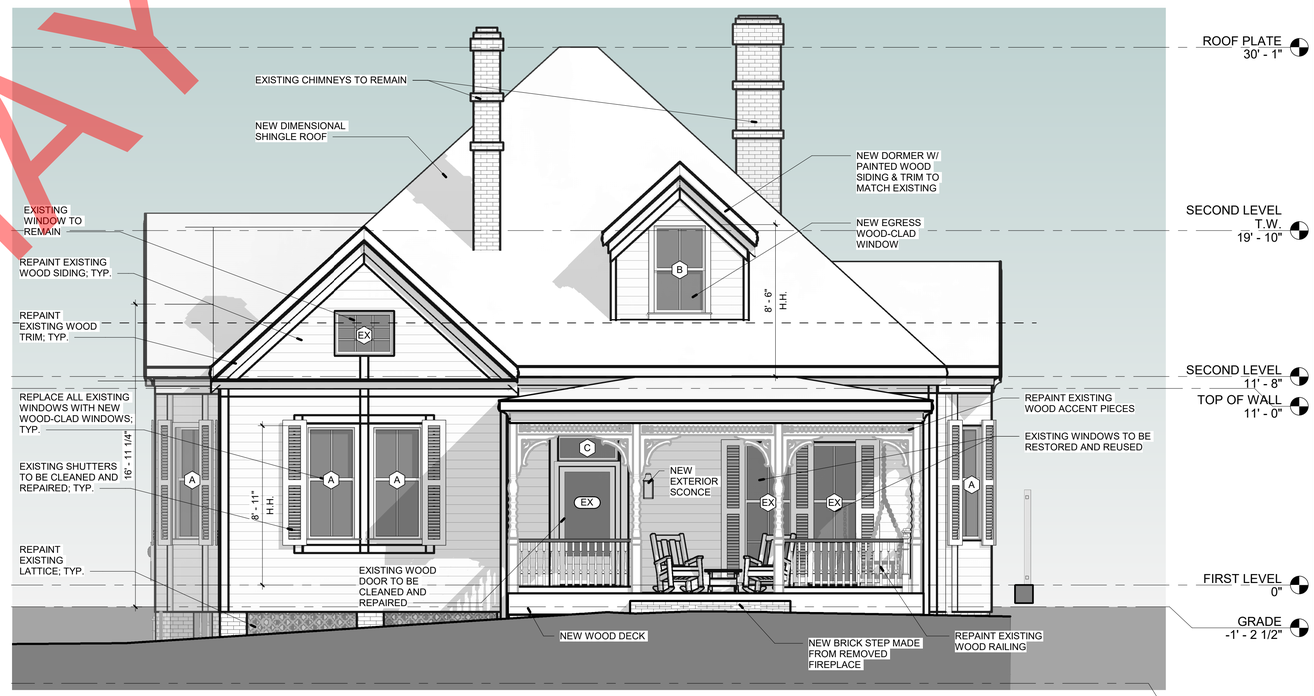
SHEET TITLE: **SITE PLAN**

SHEET NO: **A001**

PROJECT NO: 21015



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



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

MAY 2021

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LYTER RENOVATION

815 N BAYLEN ST. PENSACOLA, FL 32501

DRAWN BY:	CHECKED BY:
JLR	JSS

ISSUE DATE: 04/29/2021

REVISIONS

No.	Des.	Date

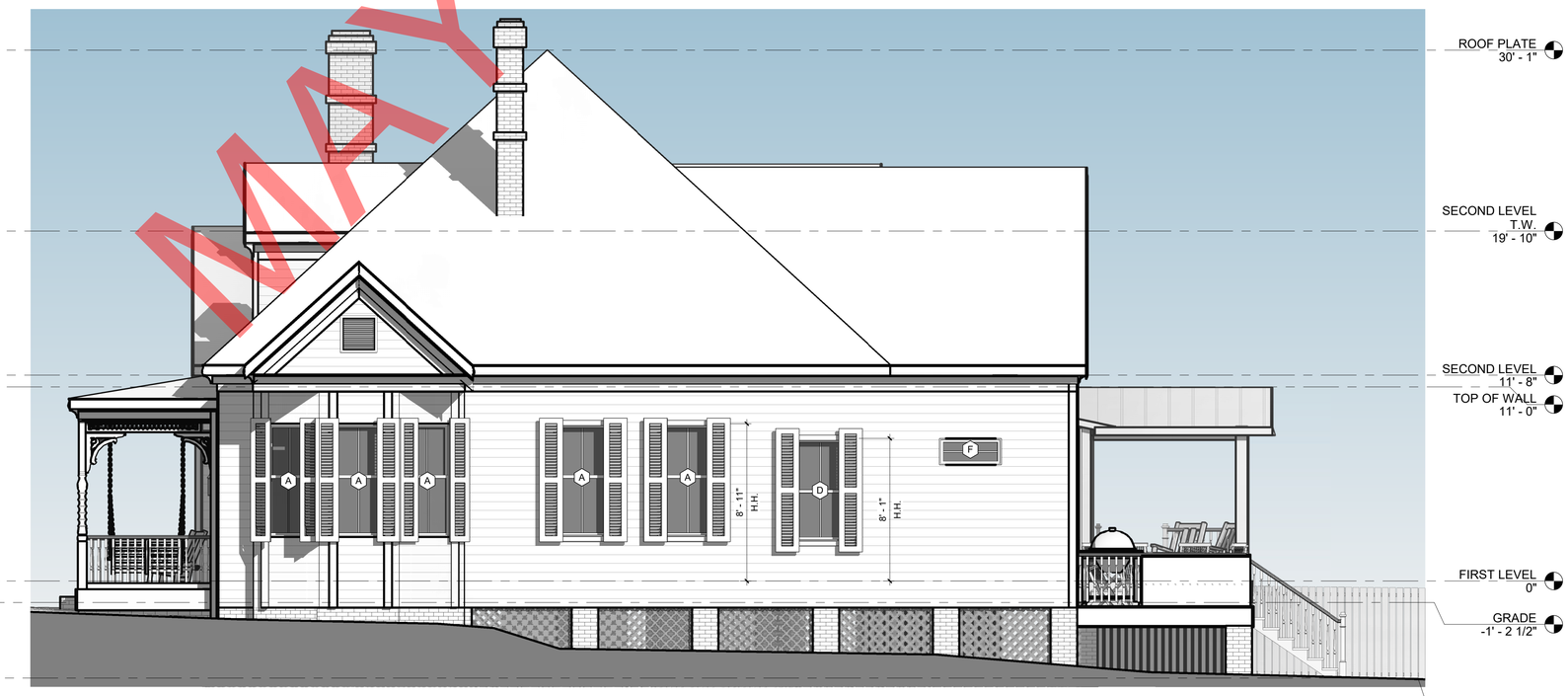
SHEET TITLE: **EXTERIOR ELEVATIONS**

SHEET NO: **A201**

PROJECT NO: 21015



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



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

MAY 202

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CERTIFICATION

NOT FOR CONSTRUCTION

LYTER RENOVATION

815 N BAYLEN ST. PENSACOLA, FL 32501

DRAWN BY:	CHECKED BY:
JLR	JSS

ISSUE DATE: 04/29/2021

REVISIONS

No.	Des.	Date

SHEET TITLE: **EXTERIOR ELEVATIONS**

SHEET NO: **A202**

PROJECT NO: 21015

is not possible, an abbreviated review to address the tongue and groove as well as the front door. Board Member Ramos amended that the color of the brick piers be in an abbreviated review; it was accepted. The motion was seconded by Board Member Ramos and carried unanimously.

Item 9 **1015 N. Barcelona Street** **NHPD**
Contributing Structure **PR-1AAA**
Action taken: Approved.
Nicholas Pica, Studio Pica Designs, is seeking approval for exterior renovations to a contributing structure.
Mr. Pica addressed the Board and stated all the existing bright white trim on the house would now be the Sherwin Williams America's Heritage, Extra White; all siding and exterior shake would be Sherwin Williams Historic, Classic Light Buff; accent exterior paint colors would be Sherwin Williams Historic, Copen Blue. The new windows would match the existing and all other windows would be Sherwin Williams America's Heritage, Tricorn Black; and the porch decking on the front and rear porches would be Sherwin Williams Historic, Library Pewter. Chairperson Salter appreciated the efforts to preserve as much of the exterior and originality of the home as possible, while making necessary interior upgrades.
Board Member Ramos made a motion to approve seconded by Board Member Fogarty, and it carried unanimously.

Item 10 **815 N. Baylen Street** **NHPD**
Contributing Structure **PR-2**
Action taken: Approved with Abbreviated Review.
Scott Sallis is seeking approval to renovate a two-story contributing structure. The renovations will include the additions of a new rear deck, new roof dormers, new exterior paint, new windows, and hardscape.
Mr. Sallis presented to the Board and advised they were not doing too much to the exterior, but they added dormers for proper egress to bedrooms and added a covered rear deck. They agreed with North Hill's comments regarding the light fixtures which would be changed. Regarding the ballast rock wall at the sidewalk property line, they would remove some of the wall for a driveway. The client has met with the City's arborist concerning the Magnolia tree that ties to that wall. He also stated they were going to replace all existing windows since most of them were rotten or broken except for the two full windows in the front which will be restored. All others would be replaced with a wood-clad product. The stain glass would remain. He indicated they had talked with North Hill about the wall and would remove only what was necessary for parking. Board Member Mead asked if they could reuse some of the stone to add wings to the drive, and Mr. Sallis stated that could be considered to border the driveway. Board Member Ramos asked that a more pervious paving for the driveway be considered.
Board Member Spencer made a motion to approve. Chairperson Salter made an amendment that any design associated with the driveway and wall not be approved here but returned in an abbreviated review; it was accepted. The motion was seconded by Board Member Villegas and carried unanimously.

Item 11 **16 Palafox Place** **NHPD**
Contributing Structure **C-2A**
Action taken: Approved with comments.
Scott Sallis, Dalrymple Sallis Architecture, is requesting approval for the addition of an outdoor dining area on the rear of the structure.

MAY 2021

Gregg Harding

From: Gregg Harding
Sent: Thursday, October 14, 2021 10:17 AM
To: Scott Sallis
Cc: Samantha Garrett
Subject: RE: [EXTERNAL] Re: City of Pensacola Architectural Review Board Meeting / Pre-meeting Comments

Thanks for pointing that out, Scott. I also see a note on Sheet A101 stating, “provide new border w/ reuse of ballast rock” at the front porch entrance.

Gregg Harding, RPA
Historic Preservation Planner
Visit us at http://cityofpensacola.com
222 W Main St.
Pensacola, FL 32502
Office: 850.435.1676
gharding@cityofpensacola.com
PENSACOLA
FLORIDA'S FIRST & FUTURE

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From: Scott Sallis <scott@dalsal.com>
Sent: Thursday, October 14, 2021 10:10 AM
To: Gregg Harding <GHarding@cityofpensacola.com>
Cc: Samantha Garrett <samantha@dalsal.com>
Subject: [EXTERNAL] Re: City of Pensacola Architectural Review Board Meeting / Pre-meeting Comments

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Gregg,
Our intent regarding the Wall and re-use of ballast rock is indicated on Sheet A001.

J. Scott Sallis, AIA
Principal Architect
Dalrymple | Sallis Architecture
850-470-6399

503 E. Government St.
Pensacola, FL 32502
www.dalsal.com

On Thu, Oct 14, 2021 at 9:30 AM Gregg Harding <GHarding@cityofpensacola.com> wrote:

Good morning,

I was able to meet with the ARB Chairman and UWF Historic Trust Advisor to review the October 21 ARB agenda packet. They had the following comments regarding the item for 815 N. Baylen Street:

> *Can the applicants address the board's concerns pertaining to the front wall. At the May 2021 meeting, reuse of some of the stone or adding wings to the drive bordering the driveway was discussed.*

Attached is a draft agenda for the Thursday, September 21 meeting which will be held at 2:00pm and in the 2nd-floor Hagler-Mason conference room at City Hall. You or a representative will need to be in attendance to present your item and to answer any questions from the board. Please be aware that the order of the agenda items is subject to change. The draft agenda packet will also be posted online by the end of the day on October 14 and can be found at https://pensacola.legistar.com/Calendar.aspx.

Please let me know if you have any questions moving forward. I will also email you a little closer to the meeting in case there are any changes. Thank you.

Best,

Gregg Harding, RPA

Historic Preservation Planner

Visit us at http://cityofpensacola.com

222 W Main St.

Pensacola, FL 32502

Office: 850.435.1676

gharding@cityofpensacola.com

Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

City of Pensacola
America's First Settlement
And Most Historic City

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.

J. Scott Sallis — 9/30/2021

Applicant Signature — Date

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502

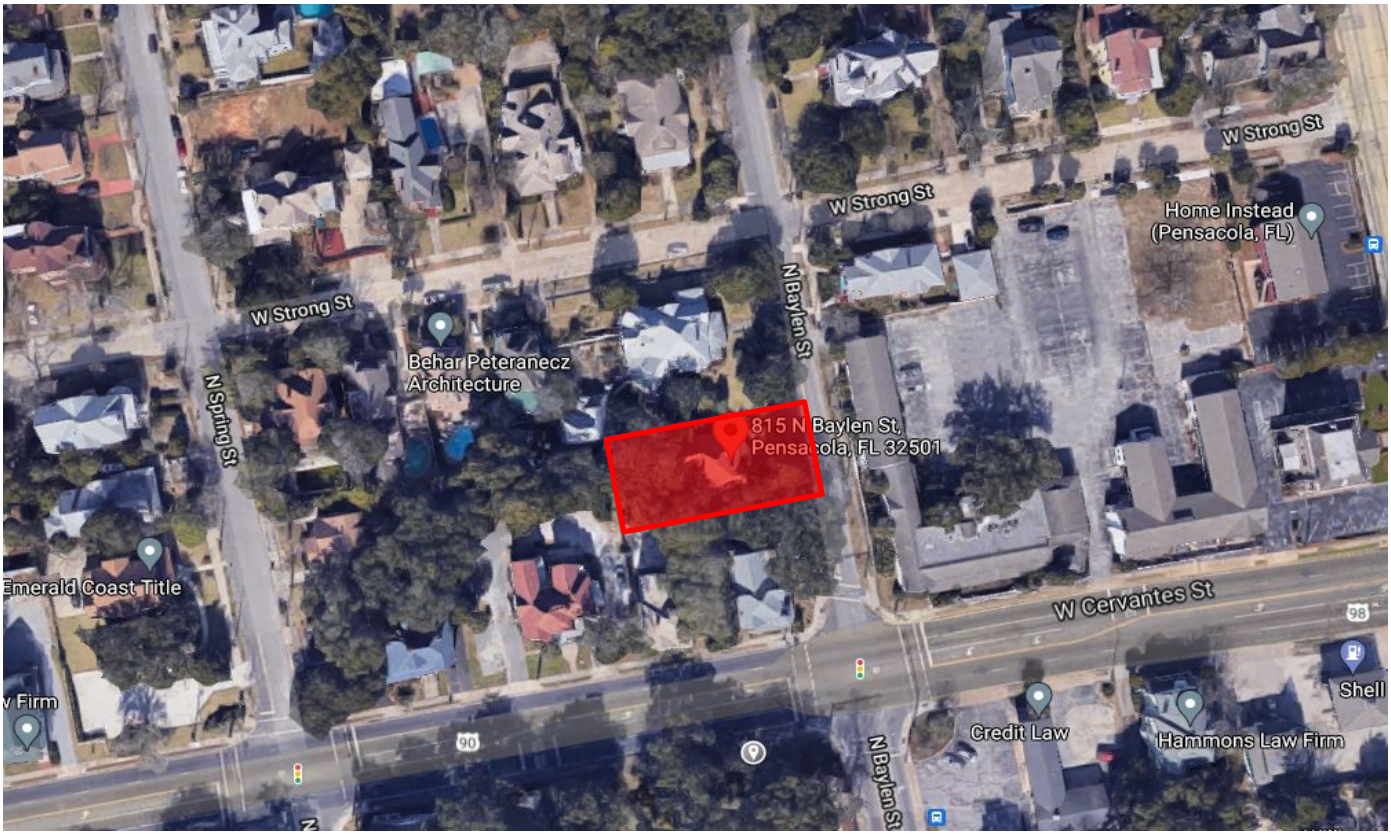
V 850.470.6399
F 850.470.6397
www.dalsal.com

Date: Thursday, September 30, 2021

Project: 815 N. Baylen St.
Pensacola, Fl

Recipient: **Architectural Review Board – City of Pensacola**

Existing Site Conditions



Project Location

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architecture

503 E. Government St.
Pensacola, FL 32502

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View of Existing Front



View of Existing South Side



View of Existing North Side



View of Existing Rear

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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

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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

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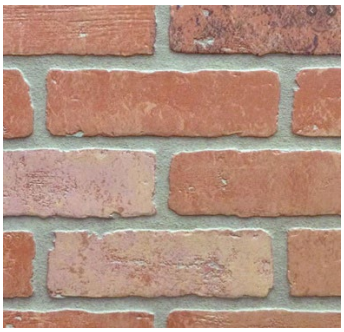
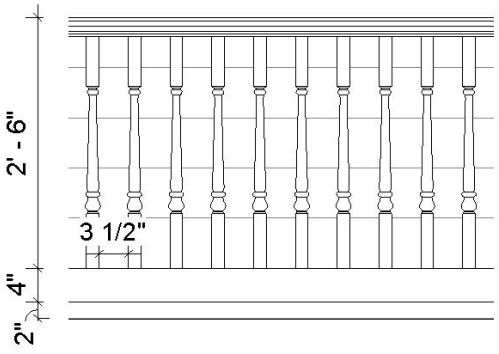
OTHER MATERIALS



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 ½ in Spacing
Sherwin Williams: "Loggia"

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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

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LIGHTING



Exterior Sconce
Finish: Black or Bronze Metal

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Renderings





Views of Front



View of Rear

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Historic Photos

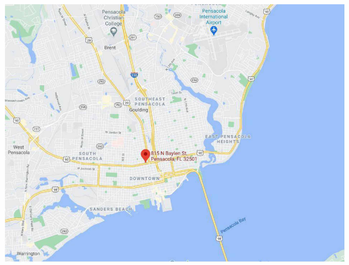




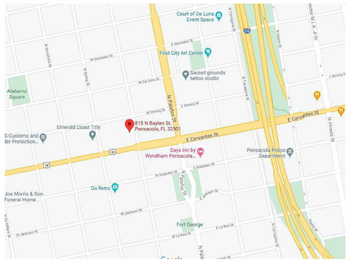
LYTER RENOVATION

RENOVATION OF AN EXISTING TWO-STORY RESIDENCE

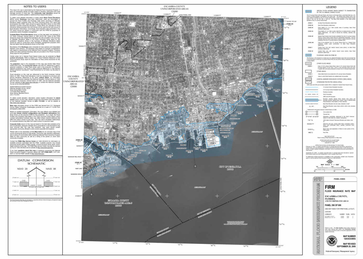
815 N BAYLEN ST. PENSACOLA, FL 32501



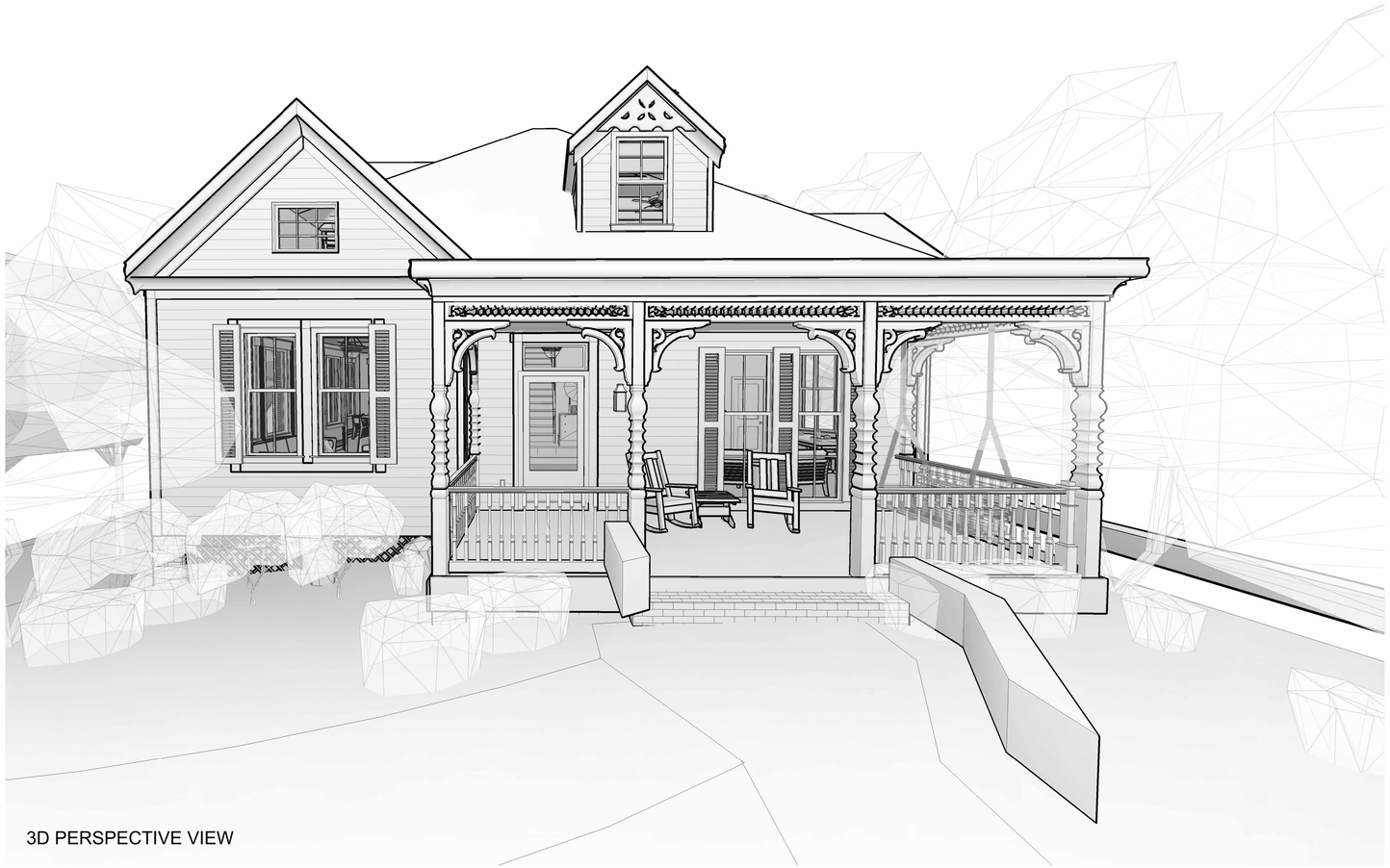
VICINITY MAP



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

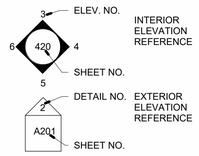
BUILDING AREA TOTALS

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

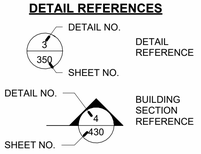
GENERAL NOTES

1. TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2020 EDITION
2. CONTRACTOR TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
3. ALL REFERENCED STANDARDS REFER TO THE EDITION IN FORCE AT THE TIME THESE ARE ISSUED.
4. 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.
5. 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.
6. 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 NEGLECT.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.
8. DO NOT SCALE DRAWINGS; USE DIMENSIONS.
9. 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.
10. PRODUCT SUBSTITUTION SHALL BE MADE SUBJECT TO FULL COMPLIANCE WITH THE CRITERIA NOTED HEREON, ANY SUCH SUBSTITUTION SHALL BE SUBJECT TO PRIOR APPROVAL BY THE DESIGN PROFESSIONAL AND THE LOCAL BUILDING AUTHORITY HAVING JURISDICTION.
11. 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.
12. 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.

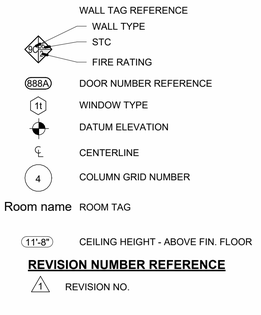
ELEVATION REFERENCES



DETAIL REFERENCES



ANNOTATION REFERENCES



REVISION NUMBER REFERENCE

1 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 RCP/LIGHTING	
A104	SECOND FLOOR RCP/LIGHTING	
A201	EXTERIOR ELEVATIONS	
A202	EXTERIOR ELEVATIONS	
A301	BUILDING SECTIONS	
A302	WALL SECTIONS	
A601	SCHEDULES AND DIAGRAMS	

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AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED 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

93

DRAWN BY: JLR/SKG | CHECKED BY: JSS

ISSUE DATE: 09/30/2021

REVISIONS:

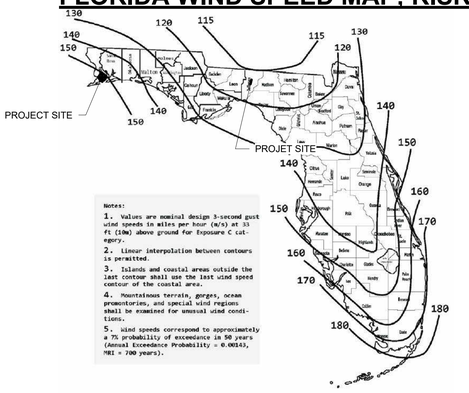
No.	Desc.	Date

SHEET TITLE: **TITLE SHEET**

SHEET NO: **G001**

PROJECT NO: 21015

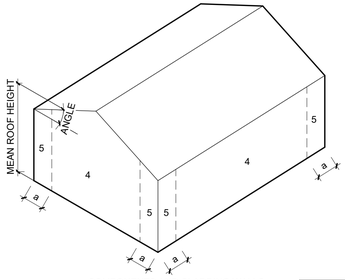
FLORIDA WIND SPEED MAP; RISK CATEGORY II



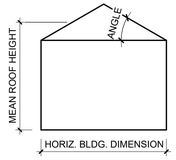
COMPONENTS AND CLADDING WIND LOADS

HIP ROOF > 27-45 DEG.		BASIC WIND SPEED 160 MPH	OVERHANG
ZONE	EFFECTIVE WIND AREA (SQ. FT)		
1	10	34.1-65.6	-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		46.1-50.0 46.1-61.7	
4	10		
5	10		

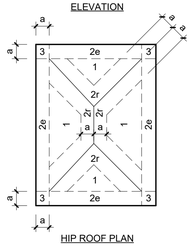
GABLE ROOF > 27-45 DEG.		BASIC WIND SPEED 160 MPH	OVERHANG
ZONE	EFFECTIVE WIND AREA (SQ. FT)		
1	10	42.1-77.3	-108.5
2e	10	42.1-77.3	-108.5
2n	10	42.1-85.1	-116.3
2r	10	42.1-77.3	-108.5
3e	10	42.1-104.3	-135.6
3r	10	42.1-85.1	-116.3
WALL		46.1-50.0 46.1-61.7	
4	10		
5	10		



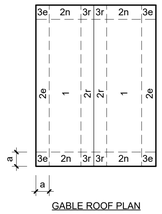
COMPONENTS AND CLADDING WALLS



ELEVATION



HIP ROOF PLAN



GABLE ROOF PLAN

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
4	8d	4"	PERIMETER
	8d	8"	FIELD
5	8d	4"	PERIMETER
	8d	8"	FIELD
OVERHANG	8d	4"	FIELD & PERIMETER

GENERAL NOTES

1. TO THE BEST OF OUR KNOWLEDGE, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2020 EDITION.
2. 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.
3. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF OPENINGS IN STRUCTURE NOT SHOWN ON STRUCTURAL DRAWINGS.
4. 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
FLOOR DEAD LOAD 10 PSF
PARTITION 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

1. OSB IS NOT CONSIDERED AN ACCEPTABLE SUBSTITUTE FOR PLYWOOD SHEATHING.
2. ALL WOOD IN CONTACT WITH CONCRETE, CONCRETE BLOCK, OR EXPOSED TO EXTERIOR ELEMENTS AND LEFT UNFINISHED SHALL BE PRESSURE TREATED.
3. DO NOT PAINT PRESSURE TREATED WOOD WHEN MOISTURE CONTENT IS ABOVE 19%.
4. ALL STRUCTURAL GRADE LUMBER SHALL BE SOUTHERN YELLOW PINE, No. 2 GRADE OR BETTER.
5. 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.
6. 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.
7. 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.
8. 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 MEETINGS THE SPECIFICATIONS ABOVE.

PRE-ENGINEERED WOOD TRUSSES

1. 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.
2. DESIGN SHALL BE IN ACCORDANCE WITH ANSI/TPI 1-2002 "National Design Standard for Metal Plate Connected Wood Truss Construction"
3. 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.
4. 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 APPLIES AS UNIFORM OR CONCENTRATED LOADS WHICH CAN BE SUPPORTED BY THEIR SYSTEMS.
5. TRUSSES SHALL BE DESIGNED FOR THE DEAD WEIGHT OF THE TRUSSES AND BRACING PLUS THE LOADS GIVEN IN NOTE 4 OF THE GENERAL NOTES.
6. TRUSS STORAGE, HANDLING, RESTRAINING AND BRACING SHALL BE PER BUILDING COMPONENT SAFETY INFORMATION GUIDELINES AS PRODUCED BY THE TRUSS PLATE INSTITUTE.

ENGINEERED WOOD PRODUCTS

1. LVL BEAMS SHALL BE MANUFACTURED BY APA MEMBER MANUFACTURER TO APA SPECS.
2. 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.
3. DO NOT STORE ENGINEERED WOOD PRODUCTS IN DIRECT CONTACT WITH THE GROUND. STACK FLATWISE.
4. MINIMUM BEARING LENGTH: 3", ENDS; 3", INTERMEDIATE.
5. LVL BEAMS SHALL HAVE MINIMUM MATERIAL PROPERTIES:
   ALLOWABLE BENDING STRESS: Fb = 2,900 PSI
   COMPRESSION ⊥ TO GRAIN: Fc⊥ = 750 PSI
   COMPRESSION ∥TO GRAIN: Fc∥ = 3,200 PSI
   HORIZONTAL SHEAR: Fv = 285 PSI
   MODULUS OF ELASTICITY: E = 2x10^6 PSI
6. GLUE LAM BEAMS (PRESSURE TREATED) SHALL HAVE THE MINIMUM MATERIAL PROPERTIES:
   ALLOWABLE BENDING STRESS: Fb = 2,400 PSI
   COMPRESSION ⊥ TO GRAIN: Fc⊥ = 740 PSI
   COMPRESSION ∥TO GRAIN: Fc∥ = 1,650 PSI
   HORIZONTAL SHEAR: Fv = 300 PSI
   MODULUS OF ELASTICITY: E = 1.8x10^6 PSI
   DESIGN MATERIAL: 24F-V8-24F-1.8E SOUTHERN PINE 24F-V5M1 (PRESSURE TREATED)

HARDWARE REQUIREMENTS:

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

REINFORCED CONCRETE

1. 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
2. WHERE CONCENTRATION OF REINFORCING STEEL HINDERS PROPER CONSOLIDATION OF CONCRETE, USE CONCRETE CONTAINING A SUPERPLASTICIZING (N.R.W.R.) ADMIXTURE, ASTM C494 TYPE F. SLUMP AFTER ADDITION OF SUPERPLASTICIZER SHALL BE 7"±1".
3. 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.
4. 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"	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"

5. 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.
6. 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 #5 X 6' EACH WAY PLACED DIAGONALLY AT MID-DEPTH AROUND ALL OPENINGS LARGE THAN 12", U.O.N.

CONCRETE MASONRY

1. ALL MASONRY WORK IS TO CONFORM TO ACI 530 AND 530.1.
2. USE CONCRETE MASONRY UNITS CONFORMING TO ASTM C90. PROVIDE f'm OF 1500 PSI (UNIT STRENGTH 1900 PSI). PERFORM f'm AND C90 COMPLIANCE BY UNIT TEST METHOD. USE ONLY MASONRY UNITS THAT ARE A MIN. OF 50% OF SOLID.
3. USE TYPE "S" MORTAR IN ACCORDANCE WITH ASTM C270. USE 3/8" FULL-BEDDED 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.
4. 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 C404 FOR COARSE GROUT AND SLUMP OF 8" TO 11".
5. 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.
6. USE ASTM A-615 GRADE 40 REINFORCING STEEL (RESIDENTIAL) GRADE 60 (COMMERCIAL)
7. USE PRESSURE-TREATED WOOD FOR ALL WOOD IN CONTACT WITH MASONRY.

SHOP DRAWING SUBMITTALS

1. THE FOLLOWING REQUIREMENTS IN NO WAY REDUCE OR LIMIT ANY ADDITIONAL REQUIREMENTS OF SPECIFICATIONS.
2. 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.
3. 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.
4. 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.
5. DO NOT REPRODUCE THE CONTRACT DOCUMENTS FOR USE AS SHOP DRAWINGS.
6. SHOP DRAWINGS NOT MEETING THE ABOVE CRITERIA OR SUBMITTED AFTER FABRICATION WILL NOT BE REVIEWED AND WILL BE RETURNED WITHOUT COMMENT.
7. 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.
      • CLEARLY SHOW ELEVATIONS OF ALL BEARING AND SHEAR WALLS. INDICATE CONTROL JOINTS, EXPANSION JOINTS, LINTELS, CONCRETE BOND BEAMS, AND OPENINGS, DETAILS OF ALL REINFORCING WITH LOCATIONS OF SPLICES AND HOOKS, PILASTERS.
      • CLEARLY SHOW BEAM ELEVATIONS AND SECTIONS. INDICATE BAR LENGTHS, HOOKS, STIRRUP SPACING, LAP SPLICES, OFFSETS, AND LOCATION OF BARS WITH RESPECT TO ALL SUPPORTS.
      • CLEARLY SHOW COLUMN ELEVATIONS AND SECTIONS. INDICATE DOWELS, OFFSETS, LAP SPLICES, AND TIES. PLAN SECTIONS OF ALL COLUMNS MUST CLEARLY BE SHOWN.
      • CLEARLY SHOW ELEVATION, SECTIONS, AND DETAILS OF ALL BEAM TO COLUMN CONNECTIONS.
      • CLEARLY SHOW FOUNDATION REINFORCING. INDICATE BAR LENGTHS, LOCATION AND SPLICES OF CONTINUOUS BARS, AND BAR SUPPORTS.
      • CLEARLY SHOW LOCATIONS OF ALL DOWELS ON PLAN. INDICATE FOOTING STEP LOCATIONS AND PROVIDE DETAILS.
8. FOR ADDITIONAL CRITERIA APPLICABLE TO SHOP DRAWINGS REQUIRING ENGINEERING INPUT BY A SPECIALTY ENGINEER, SEE BELOW.

SHOP DRAWINGS REQUIRING ENGINEERING INPUT BY SPECIALTY ENGINEER

1. 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.
2. THE FOLLOWING SYSTEMS AND COMPONENTS AS A MINIMUM REQUIRE FABRICATION AND ERECTION DRAWINGS WITH INPUT BY A SPECIALTY ENGINEER: PRE-ENGINEERED WOOD ROOF TRUSSES.
3. 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.
4. 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. GENERIC PRODUCTS WILL NOT BE ACCEPTED.
5. SHOP DRAWINGS AND CALCULATIONS MUST BE PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE SPECIALTY ENGINEER.
6. 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.
7. CATALOG INFORMATION ON STANDARD PRODUCTS DOES NOT REQUIRE THE SEAL OF A SPECIALTY ENGINEER.
8. 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.)
9. 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.
10. 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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LYTER RENOVATION

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DRAWN BY:	CHECKED BY:
JLR	JSS

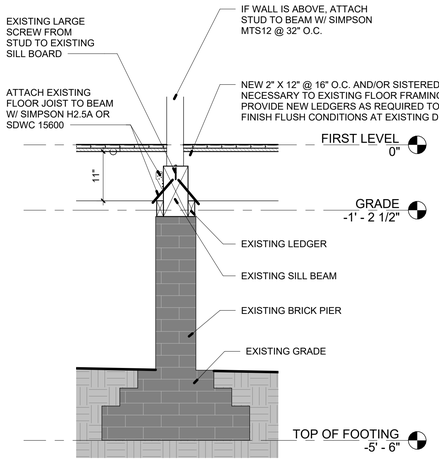
ISSUE DATE: 09/30/2021

REVISIONS
No. Des. Date

SHEET TITLE:
STRUCTURAL NOTES AND DIAGRAMS

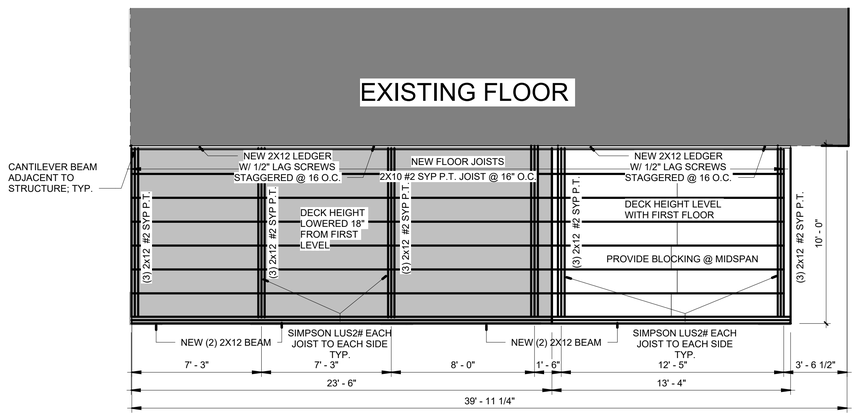
SHEET NO:
S001

PROJECT NO: 21015



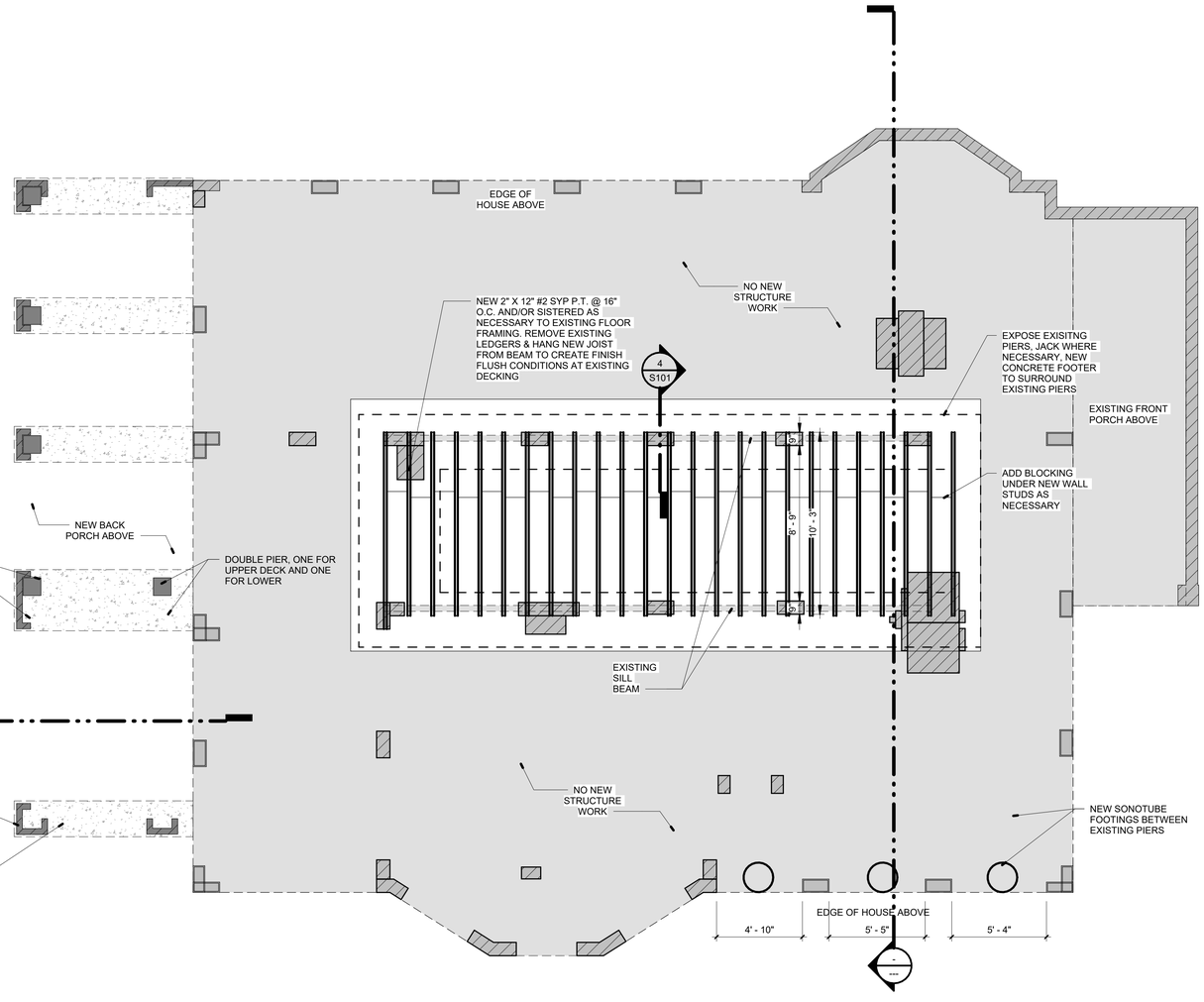
4 EXISTING BRICK PIER SECTION

3/4" = 1'-0"



3 NEW BACK PORCH FRAMING PLAN

1/4" = 1'-0"



1 FOUNDATION/ FLOOR FRAMING PLAN

1/4" = 1'-0"

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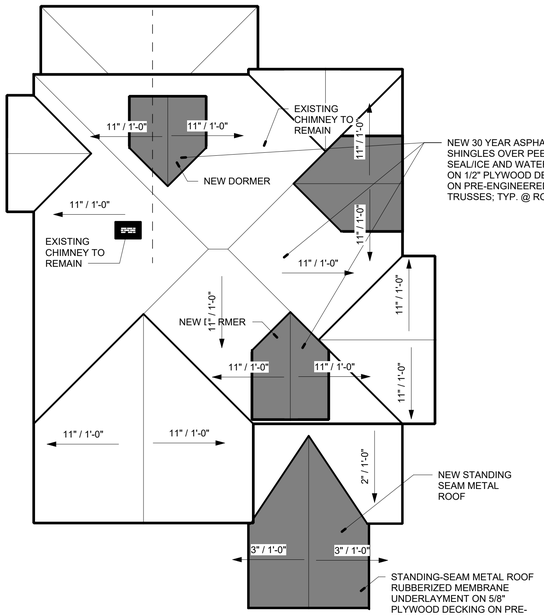
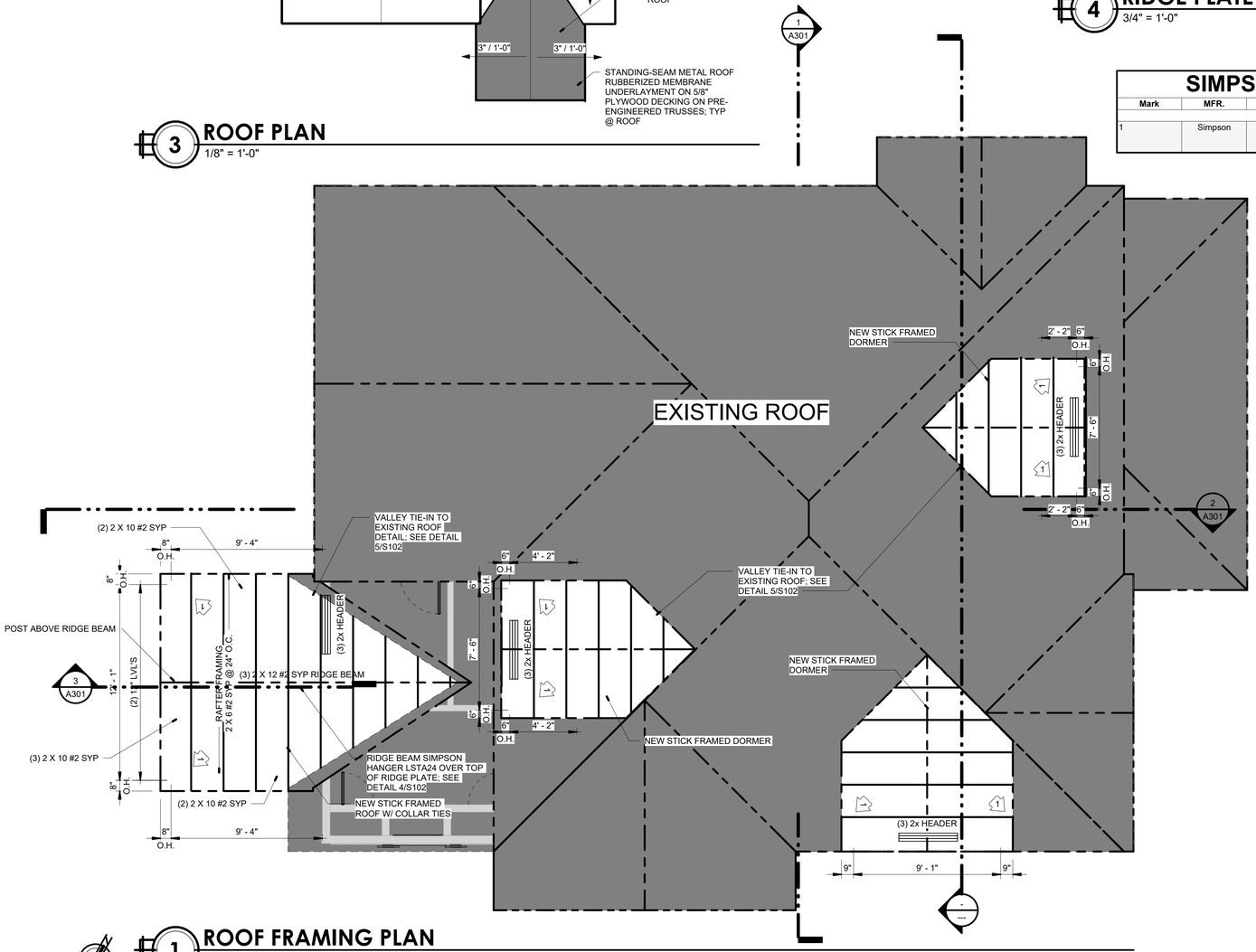
SHEET TITLE: **FOUNDATION/ DECK FRAMING PLAN**

SHEET NO: **S101**

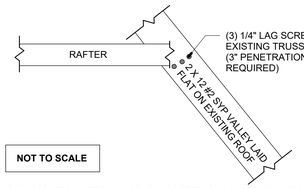
PROJECT NO: 21015



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

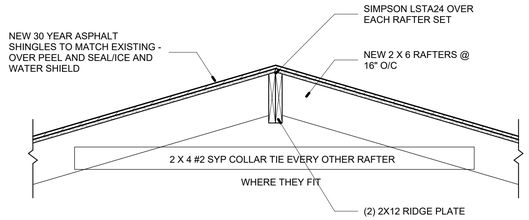


1 ROOF FRAMING PLAN
1/4" = 1'-0"



NOT TO SCALE

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

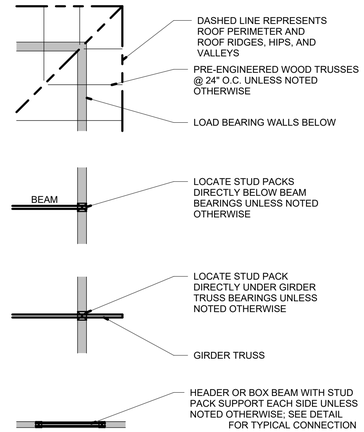


4 RIDGE PLATE DETAIL
3/4" = 1'-0"

SIMPSON HOLD DOWN SCHEDULE

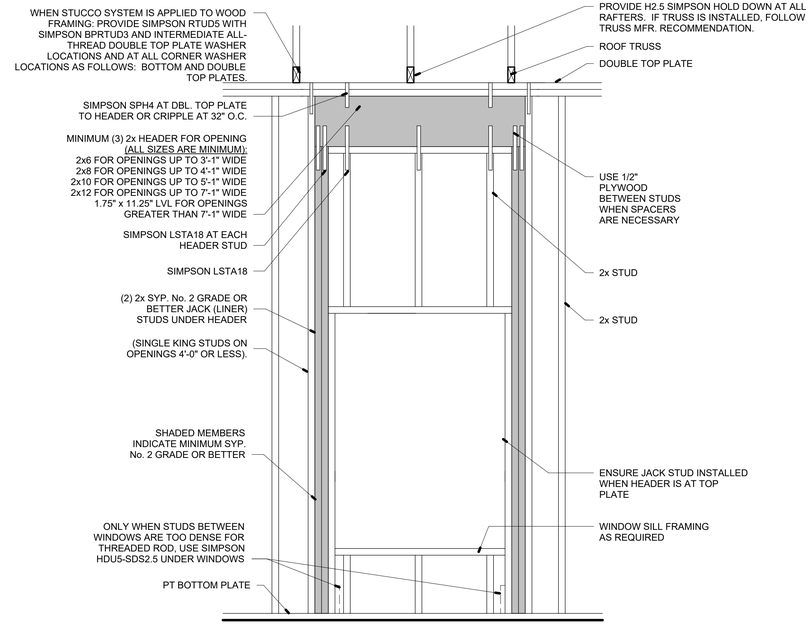
Mark	MFR.	MFR. No.	FL Product Approval No.	Use	Location
1	Simpson	H2.5A	FL 10456	Generic Hurricane Anchor	EACH STUD/TRUSS CONNECTION

LEGEND



GENERAL FRAMING NOTES

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



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

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ISSUE DATE: 09/30/2021

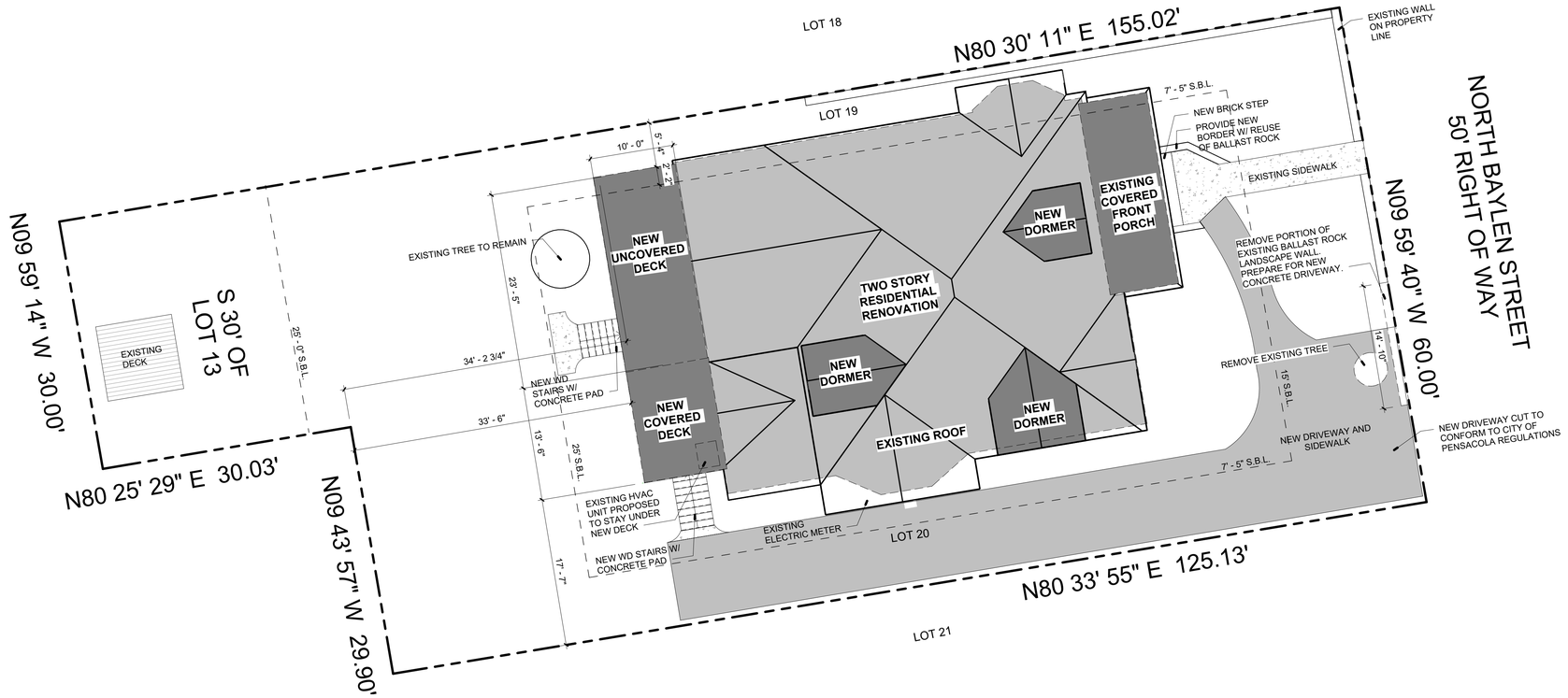
REVISIONS

No.	Des.	Date

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

SHEET NO: **S102**

PROJECT NO: 21015



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

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REVISIONS

No.	Des.	Date

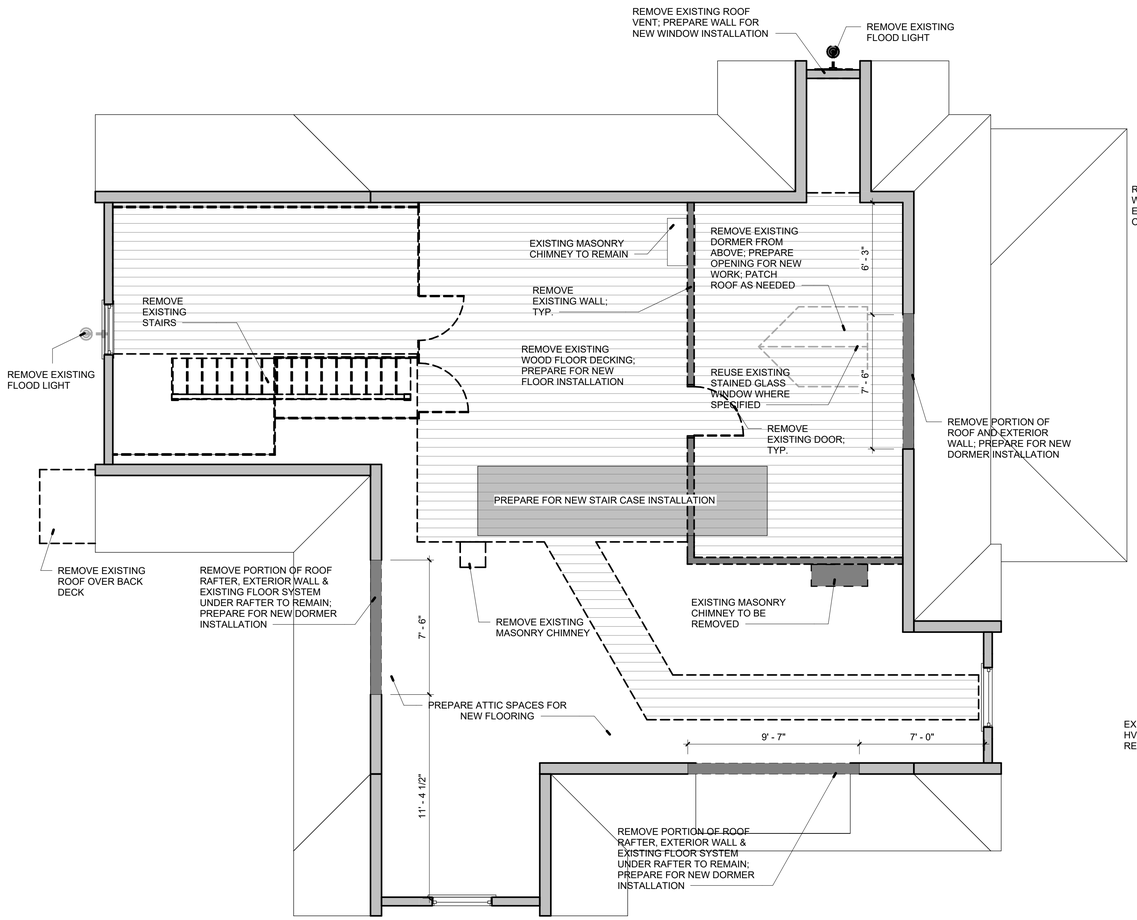
SHEET TITLE: **SITE PLAN**

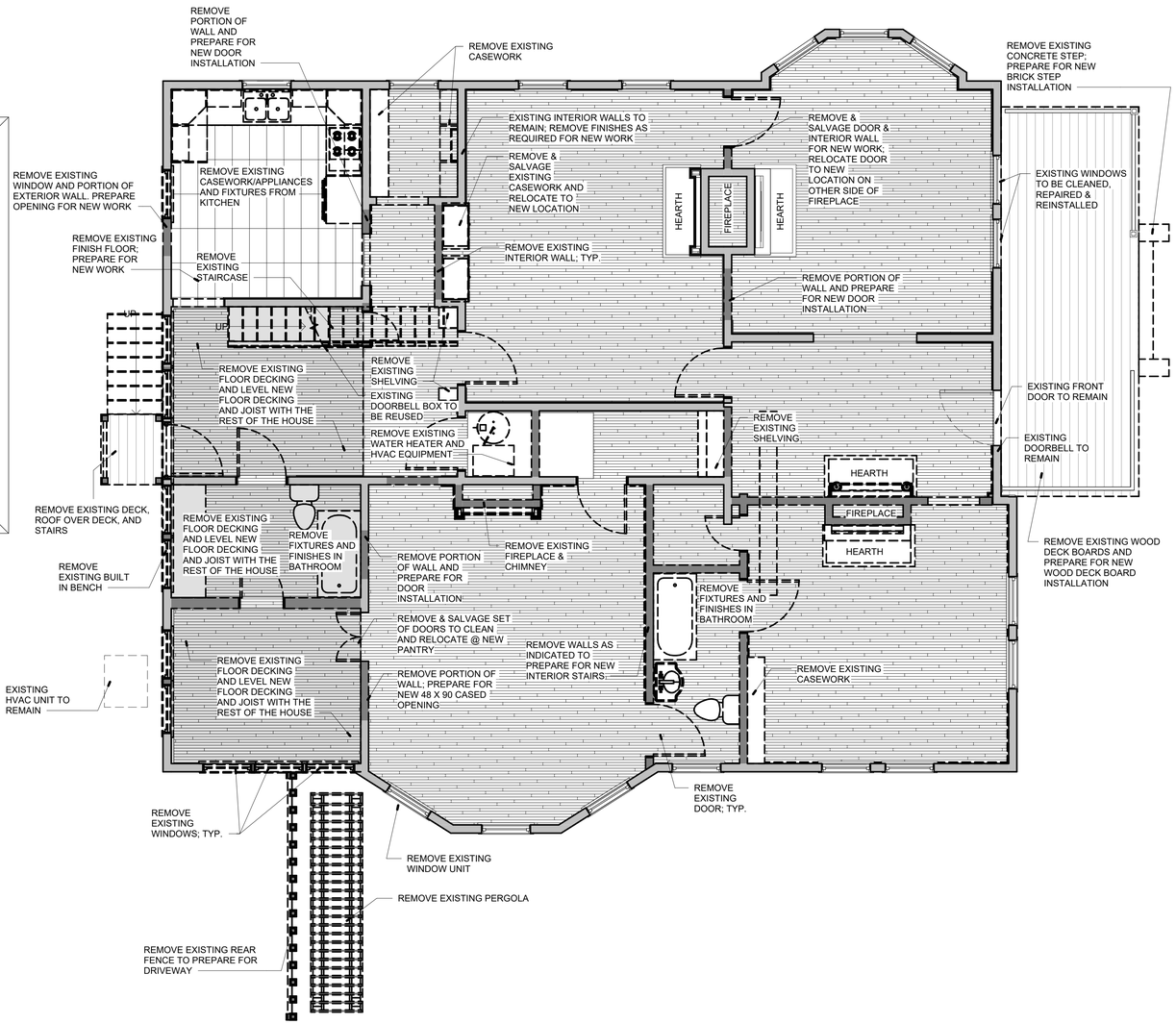
SHEET NO: **A001**

PROJECT NO: 21015

DEMOLITION NOTES

1. GENERAL CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS BEFORE COMMENCING WORK.
2. DISCONNECT EXISTING UTILITIES AS REQUIRED FOR NEW WORK.
3. RECYCLE AS MUCH DEBRIS AND WASTE MATERIALS AS POSSIBLE. DISPOSE OF WASTE OFF SITE.
4. CLEAN AND POLISH ALL EXISTING WOOD FLOOR ON FIRST LEVEL
5. EXISTING FIREPLACE TILE TO REMAIN WHERE POSSIBLE
6. CONTRACTOR TO VERIFY LOAD BEARING WALLS BEFORE DEMOLITION AND BRACE AS NECESSARY.
7. REMOVE ALL EXISTING PLASTER ON WALLS AND CEILINGS.
8. PRESERVE ALL THE EXISTING BASE BOARD TRIM.
9. BRICKS FROM THE REMOVED CHIMNEY ARE TO BE USED FOR NEW FRONT PORCH STEP.
10. REMOVE ALL EXISTING EXTERIOR LIGHTING
11. EXISTING WINDOWS TO BE CLEANED, REPAIRED, AND REINSTALLED.
12. REMOVE ANY EXISTING DOORS AS NOTED
13. REMOVE ALL EXISTING LIGHT FIXTURES, SWITCHES, AND OUTLETS. PREPARE FOR NEW LIGHTING





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

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

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LYTER RENOVATION

815 N BAYLEN ST. PENSACOLA, FL 32501

DRAWN BY: JLR/SKG | CHECKED BY: JSS

ISSUE DATE: 09/30/2021

REVISIONS

No.	Des.	Date

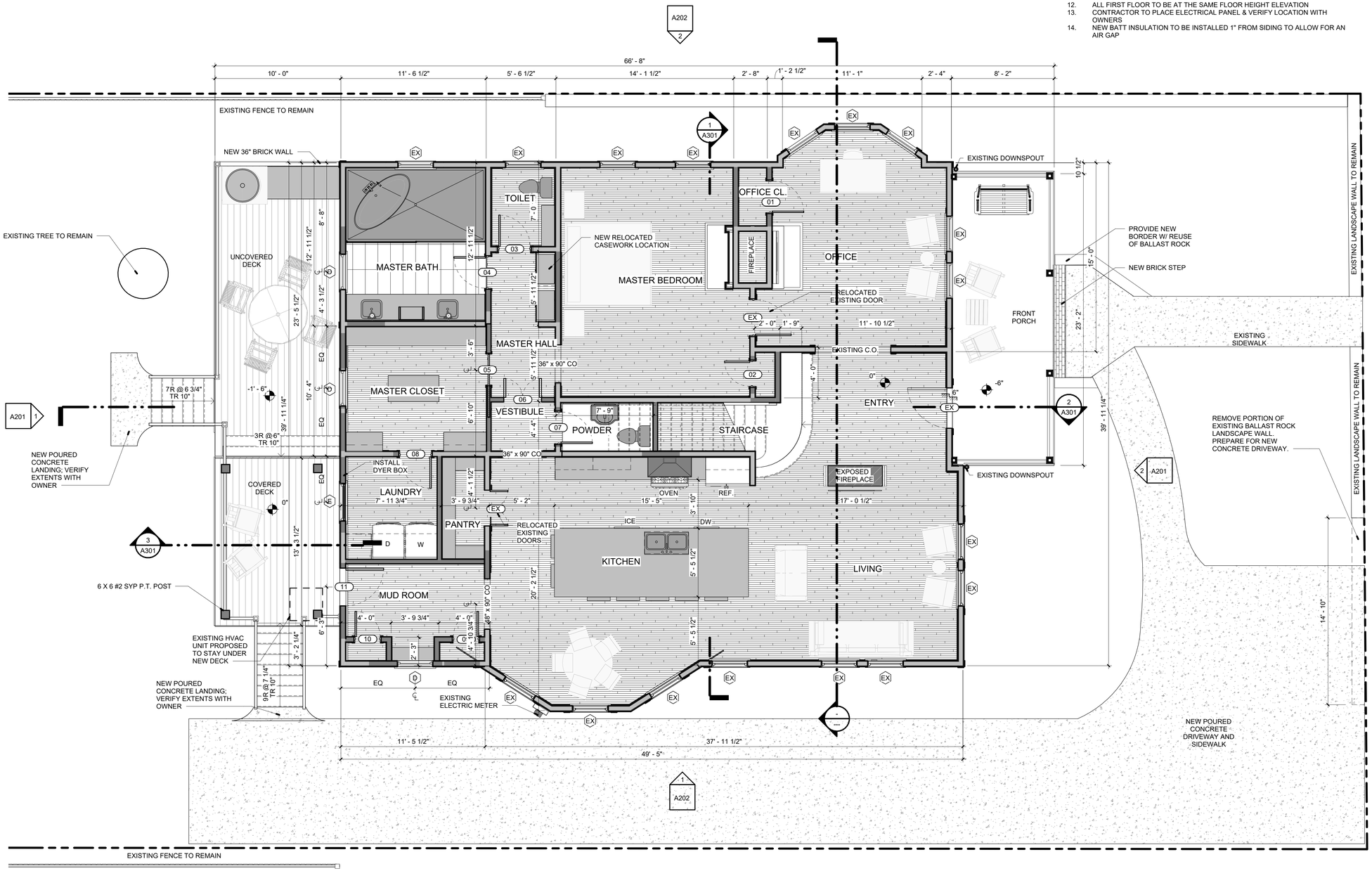
SHEET TITLE: **FIRST & SECOND FLOOR DEMO PLAN**

SHEET NO: **A002**

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.
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



1 FIRST FLOOR PLAN

1/4" = 1'-0"

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ISSUE DATE: 09/30/2021

REVISIONS

No.	Des.	Date

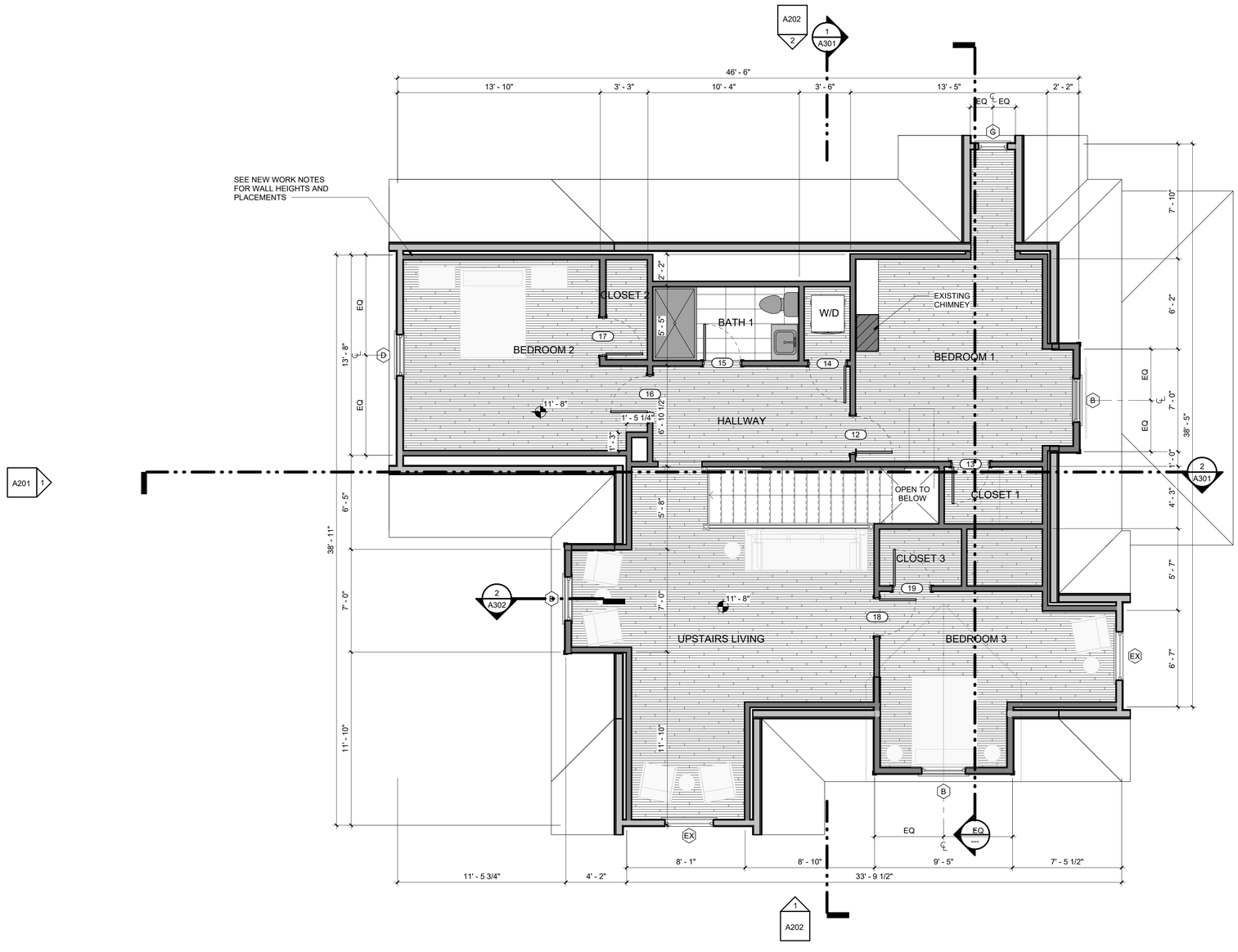
SHEET TITLE: **NEW WORK FIRST FLOOR PLAN**

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.
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



1 SECOND FLOOR PLAN

1/4" = 1'-0"

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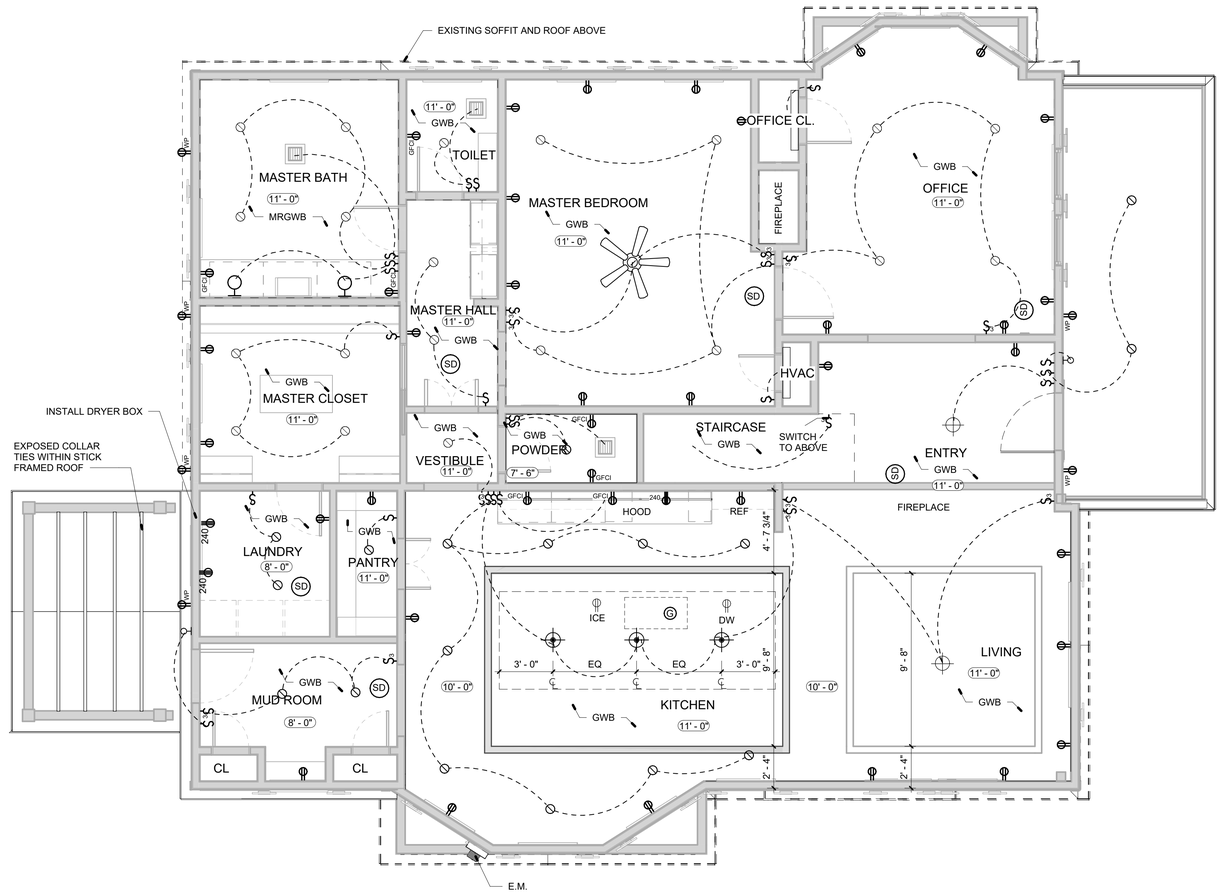
No.	Des.	Date

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

SHEET NO: **A102**

PROJECT NO: 21015



1 FIRST FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND

	DUPLEX
240	240V
$	SWITCH
$3	3-WAY SWITCH
G	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

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.

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DRAWN BY:	CHECKED BY:
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ISSUE DATE: 09/30/2021

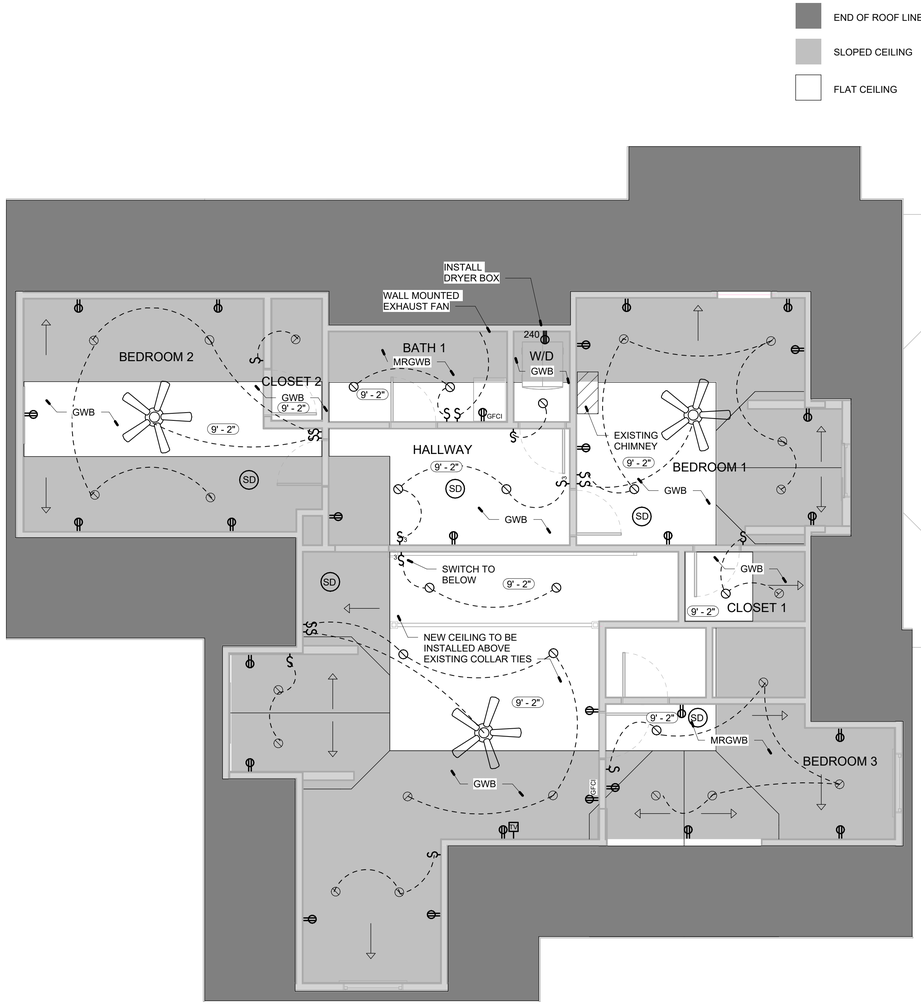
REVISIONS

No.	Des.	Date

SHEET TITLE: **FIRST FLOOR RCP/LIGHTING**

SHEET NO: **A103**

PROJECT NO: 21015



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

ELECTRICAL LEGEND

	DUPLEX
240	240V
$	SWITCH
$3	3-WAY SWITCH
G	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

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).
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3. CONDUIT ROUTINGS AND DEVICE/EQUIPMENT LOCATIONS SHOWN ARE DIAGRAMMATIC ONLY, CONTRACTOR SHALL FIELD ROUTE AND LOCATE AS REQUIRED.
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   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

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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.
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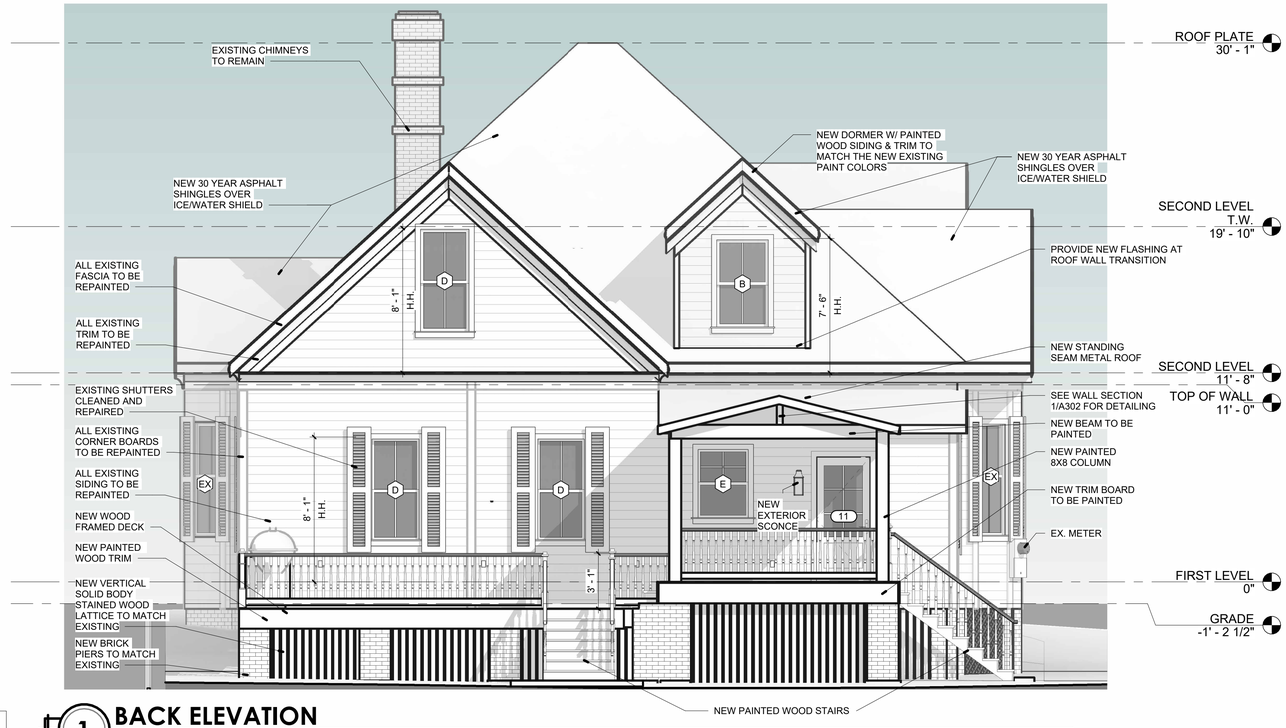
REVISIONS

No.	Des.	Date

SHEET TITLE: **SECOND FLOOR RCP/LIGHTING**

SHEET NO: **A104**

PROJECT NO: 21015

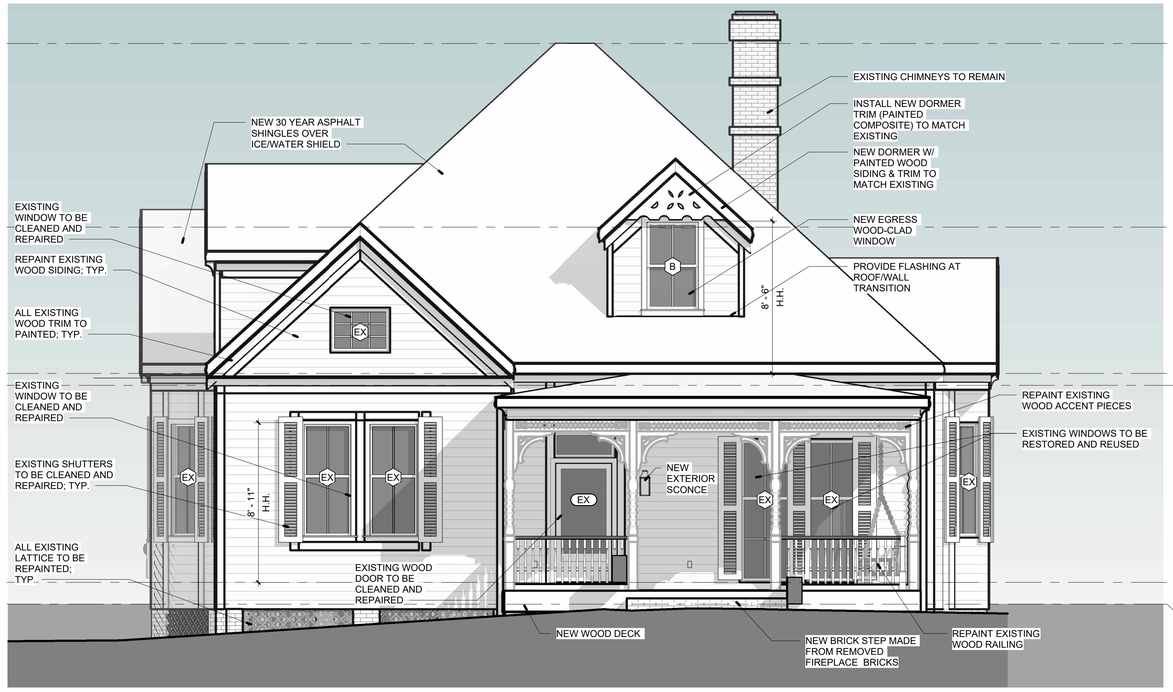


1 **BACK ELEVATION**
1/4" = 1'-0"

VERIFY ALL PAINT COLORS WITH OWNERS

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

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ISSUE DATE: 09/30/2021

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No. Des. Date

SHEET TITLE: **EXTERIOR ELEVATIONS**

SHEET NO: **A201**

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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ISSUE DATE: 09/30/2021

REVISIONS

No.	Des.	Date

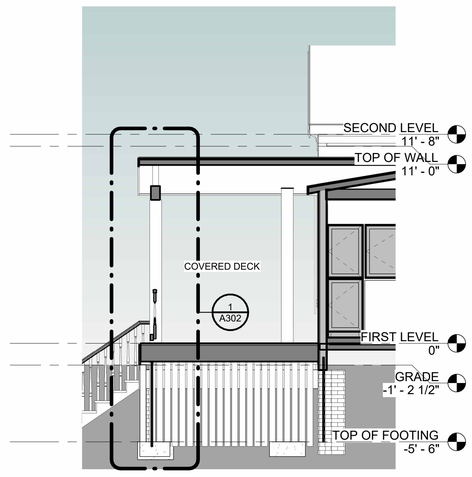
SHEET TITLE: **EXTERIOR ELEVATIONS**

SHEET NO: **A202**

PROJECT NO: 21015



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



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



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

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JLR	JSS

ISSUE DATE: 09/30/2021

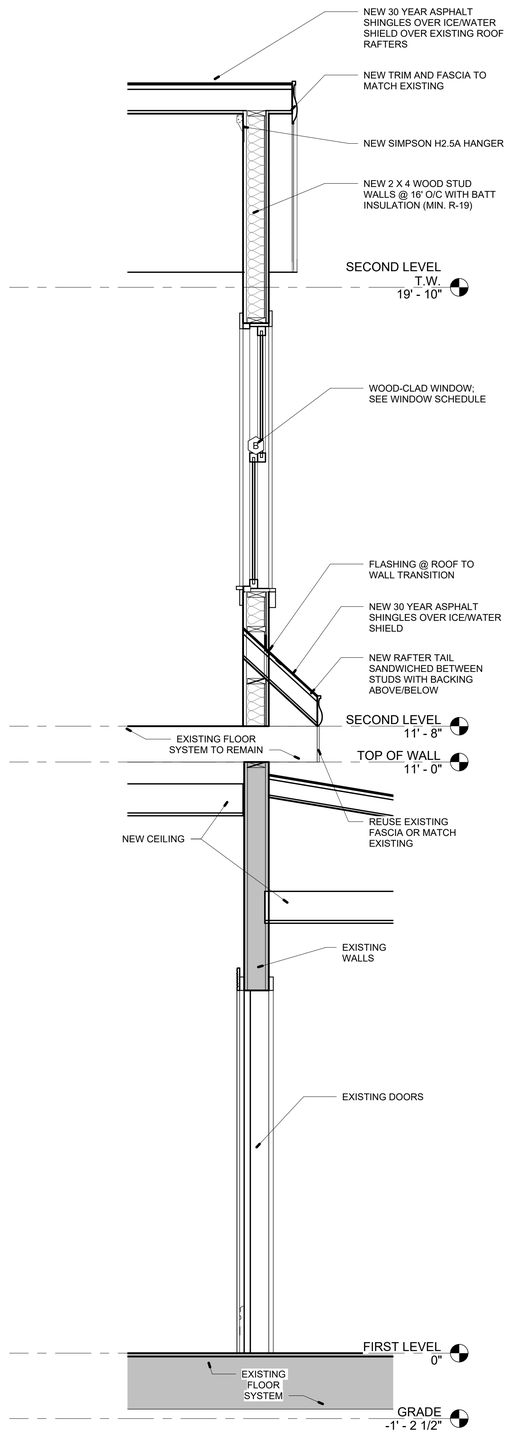
REVISIONS

No.	Des.	Date

SHEET TITLE: **BUILDING SECTIONS**

SHEET NO: **A301**

PROJECT NO: 21015



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 PAS1/68 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 DTT2Z WITH 1/2" X 12" J-BOLT. INSTALL PER MANUFACTURER

IF POST INTERUPTS 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"

dalrymple | sallis
architecture
503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

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CERTIFICATION

NOT FOR CONSTRUCTION

LYTER RENOVATION

815 N BAYLEN ST. PENSACOLA, FL 32501

DRAWN BY:	CHECKED BY:
JLR	JSS

ISSUE DATE: 09/30/2021

REVISIONS

No.	Des.	Date

SHEET TITLE: **WALL SECTIONS**

SHEET NO: **A302**

PROJECT NO: 21015

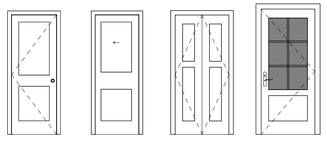
ROOM FINISH SCHEDULE

Name	Floor Finish	WALLS NORTH Material	WALLS SOUTH Material	WALLS EAST Material	WALLS WEST Material	CEILING Material	Comments
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 SCHEDULE

DOOR NO.	TYPE MARK	DOOR WIDTH	DOOR HEIGHT	DOOR MATERIAL	DOOR FINISH	Hardware	FRAME MATERIAL	Comments
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				

DOOR TYPES



A — 2 PANEL

B — 2 PANEL POCKET

C — 2 PANEL DOUBLE FLUSH

D — ENTRY HALF LITE

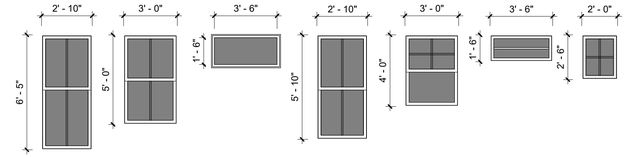
DOOR NOTES

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

WINDOW SCHEDULE

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

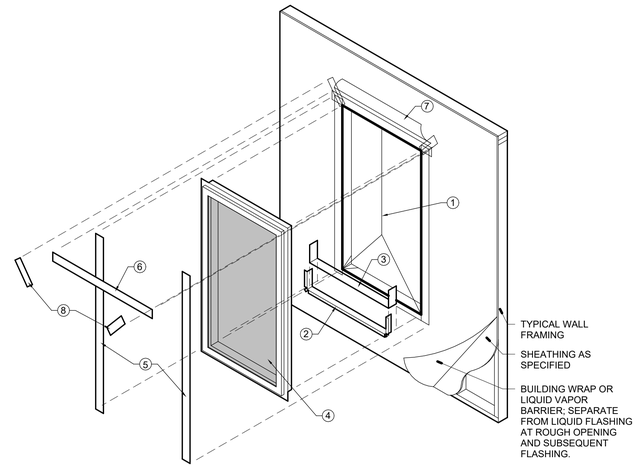


WINDOW NOTES

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

FLASHING PROCESS FOR NEW WINDOWS

1. 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.
2. PROVIDE SILL FLASHING TAPE OR ADDITIONAL LIQUID FLASHING THAT OVERHANGS OPENING 1" AND EXTENDS UP OPENING SIDES A MINIMUM OF 6".
3. 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.
4. INSTALL WINDOW FROM EXTERIOR OF BUILDING, PLUMB, SQUARE AND VERIFY OPERATION. FASTEN WINDOW IN OPENING WITH 2" GALVANIZED ROOFING NAILS AT 6" O.C.
5. PROVIDE SIDE FLASHING TAPE OR ADDITIONAL LIQUID FLASHING TO EXTEND 2" ABOVE TOP AND BOTTOM OF OPENING.
6. 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.
7. IF LIQUID VAPOR BARRIER IS NOT USED, FOLD DOWN TOP FLAP OF BUILDING WRAP VAPOR BARRIER.
8. IF LIQUID VAPOR BARRIER IS USED,APPLY ADDITIONAL LAYER OF LIQUID FLASHING ABOVE WINDOW.
9. PROVIDE FLASHING TAPE/ADDITIONAL LIQUID FLASHING AT DIAGONAL CUTS AT LEAST 1" LONGER THAN CUT.
10. WHERE EXTERIOR SEALANT IS REQUIRED, USE OSI QUAD MAX CHEMICALLY CURING SEALANT, OR ARCHITECT APPROVED EQUAL.



1 08 WINDOW FLASHING DETAIL

1/2" = 1'-0"

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503 E. Government St.
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LYTER RENOVATION

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DRAWN BY:	CHECKED BY:
JLR	JSS

ISSUE DATE: 09/30/2021

REVISIONS

No.	Des.	Date

SHEET TITLE: SCHEDULES AND DIAGRAMS

SHEET NO: A601

PROJECT NO: 21015

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00849 Architectural Review Board 10/21/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 10/13/2021

SUBJECT:

412 E. Belmont Street
Old East Hill Preservation District / Zone OEHC-1
Siding Replacement at a Contributing Structures

RECOMMENDATION:

Jesse LaCoste is requesting approval to replace the existing board and batten wood siding with board and batten fiber cement siding. A rear addition and exterior modifications to this structure was approved in January 2020 and following an abbreviated review in February 2020. At that time, board and batten wood siding was approved for the addition, along with any required board for board repairs to the existing building, with the intent to match the historic elements. Since then and during the renovation project, the building was destroyed by Hurricane Sally. The applicant has provided an engineering letter recommending that cement board siding be used, as well as photographs showing the condition of the structure after the hurricane.

Please find attached all relevant documentation for your review.

BACKGROUND:

Sec. 12-3-10(3)e.3.ii.(a) and (b) *Old East Hill Preservation District, Decisions*
Sec. 12-3-10(3)g.1. (with emphasis on *unique circumstances*) *OEHPD, Restoration of contributing buildings*

ES 8608

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
(904) 488-AAA Rev 3 79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= =
1009= =

Site No. 9020-230-022

Site Name 412 E. Belmont St. 830= = Survey Date 8011 820= =
Address of Site: 412 E. Belmont St. 905= =
Instruction for locating On N side E Belmont St, between N Alcaniz st and N Davis St 813= =
Location: East King Tract (subdivision name) 22 (block no.) 23 (lot no.) 868= =
County: Escambia 808= =
Owner of Site: Name: Payne, Charles L & Betty Abbott ;
Address: 2909 E. Gonzales St.
Pensacola, Fl. 32503 902= =
Type of Ownership private 848= = Recording Date 8011 832= =
Recorder:
Name & Title: Hawley, Nancy; Wells, Merrily ;
Address: HPPB
818= =

Condition of Site:

Check One		
Excellent	863= =	
Good	863= =	
■ Fair	863= =	
Deteriorated	863= =	

Integrity of Site:

Check One or More		
■ Altered	858= =	
☐ Unaltered	858= =	
■ Original Site	858= =	
☐ Restored ( ) (Date: X)	858= =	
☐ Moved ( ) (Date X)	858= =	

Original Use residence 838= =
Present Use residence 850= =
Dates: Beginning c +1890 844= =
Culture/Phase American 840= =
Period 19th Century 845= =

NR Classification Category: Building 916= =

Threats to Site:

Check One or More

Vandalism (X)	X) 878= =	☐ Transportation (X	X) 878= =
Development (X	X) 878= =	☐ Fill (X	X) 878= =
Deterioration (X	X) 878= =	☐ Dredge (X	X) 878= =
Borrowing (X	X) 878= =		
Other (See Remarks Below)	878= =		

Areas of Significance: Architecture 910= =

Significance: Built in about 1890 as a rental unit by C.T. Cronise, this modest cottage exhibits influences from the earlier Gothic styles in its steeply-pitched gabled roof and its emphasis on verticality.

911= =

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S

ARCHITECT Unknown 872 = =

BUILDER Unknown 874 = =

STYLE AND/OR PERIOD Frame Vernacular 964 = =

PLAN TYPE T-shape 966 = =

EXTERIOR FABRIC(S) wood: board & batten 854 = =

STRUCTURAL SYSTEM(S) wood frame 856 = =

PORCHES S/ apron porch, 1 bay, modern wrought iron post

942 = =

FOUNDATION: Pier; brick 942 = =

ROOF TYPE: gable 942 = =

SECONDARY ROOF STRUCTURE(S): gable 942 = =

CHIMNEY LOCATION: center, ridge 942 = =

WINDOW TYPE: DHS, 3/1, wood; w/ louvered shutters 942 = =

CHIMNEY: brick 882 = =

ROOF SURFACING: composition shingle: butt 882 = =

ORNAMENT EXTERIOR: wroght iron railing, overhngng eaves/brckt 882 = =

NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 2 950 = =

NO. OF DORMERS - 954 = =

Map Reference (incl. scale & date) USGS 7.5 min. Pensacola, 1970

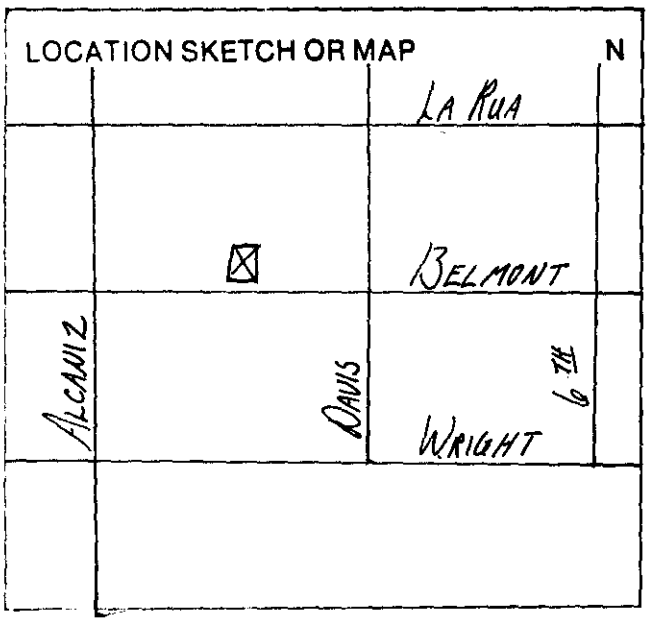
809 = =

Latitude and Longitude:

° ' " ° ' " 800 = =

Site Size (Approx. Acreage of Property): LT 1 833 = =

LOCATION SKETCH OR MAP



Township	Range	Section
2S	30W	19

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers HPPB P.81.9.10 860 = =

Contact Print





412 E. Belmont Street







LaCoste

4400 Bayou Blvd, Suite 41
Pensacola, FL 32503

850-332-5157

Sept 29, 2021

Mr. Gregg Harding, RPA
Historic Preservation Planner
222 W Main Street
Pensacola, Fl 32502

Mr. Harding,

I am providing the request to update information on the siding documents, as required.

- $250 Application Fee (to be delivered to your office)
- Current photographs of each side of our house at 412 & a Current photo of the neighbor to the left, known as 410 E Belmont St. (pink house), having the same board n batten exterior siding.
- Existing elevation drawings (with exterior dimensions)
- Proposed elevation drawings showing the siding color & design
- Product samples of the current replaced plywood after the hurricane, and details on the board n batten siding that we are asking approval on. The Hardi cement fiber board looks the same as the historial photos. (to include a photograph or image showing the material (wood), Dimensions, and thickness).
- Sample siding and Sample paint colors are also enclosed.

After your review and approval of the application and submitted documents, you can let me know if you need additional items, or if I am ready for the 10 hardcopies for the Board.

Sincerely,

Lydia J McDonald

Lydia Joy McDonald
4400 Bayou Blvd., Suite 41
Pensacola, FL 32503

850-332-5157 Office

Lydia@lacosteconstruction.com

City of Pensacola
America's First Settlement And Most Historic City

Architectural Review Board Application
Full Board Review

Application Date: 9/23/2021

Project Address: **412 E Belmont St Pensacola, FL 32501**

Applicant: Jesse LaCoste, LaCoste Construction Group, LLC

Applicant's Address: 4400 Bayou Blvd., Unit 41, Pensacola, FL 32503

Email: lydia@lacosteconstruction.com Phone: 850-332-5157

Property Owner: LaCoste Construction Group, LLC
(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 ten (10) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

With concern regarding future structural damages with existing sheathing, playing a double role with this design as our finished siding; the cladding being nominal material is at higher risk to damages by the elements. In comparison to the original products, our design made an attempt to preserve architecture but a proper cladding system is needed for structural preservation, as referenced in the attached Engineer's Letter. The existing, inefficient cladding now being preservered, is not original to the structure, due to hurricane damage repairs. We continue to use the original layout specs as previously approved, enabling an appropriate cladding system to also protect the historical architecture design that is unique to this property.

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.

Applicant Signature

9/23/2021
Date

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

LANDMARK
ENGINEERING & LAND PLANNING

7604 W. Fairfield Dr.
Pensacola, FL 32506
www.LMEngr.com
Phone (850) 470-9722 · Fax (850) 497-9353
FL PE 36946 · AL PE 21755 · FL CGC 060900 · FL CA 7378 · AL CA 2977

ENGINEERING LETTER

Client Information:			**Inspection Site:**		
Name:	LaCoste General Contractors		**Name:**		
Address:	4400 Bayou Blvd, Ste 41		**Address:**	412 E Belmont St	
City:	Pensacola	**State:** FL	**City:**	Pensacola	**State:** FL
Telephone:	(850) 332-5157		**Telephone:**		

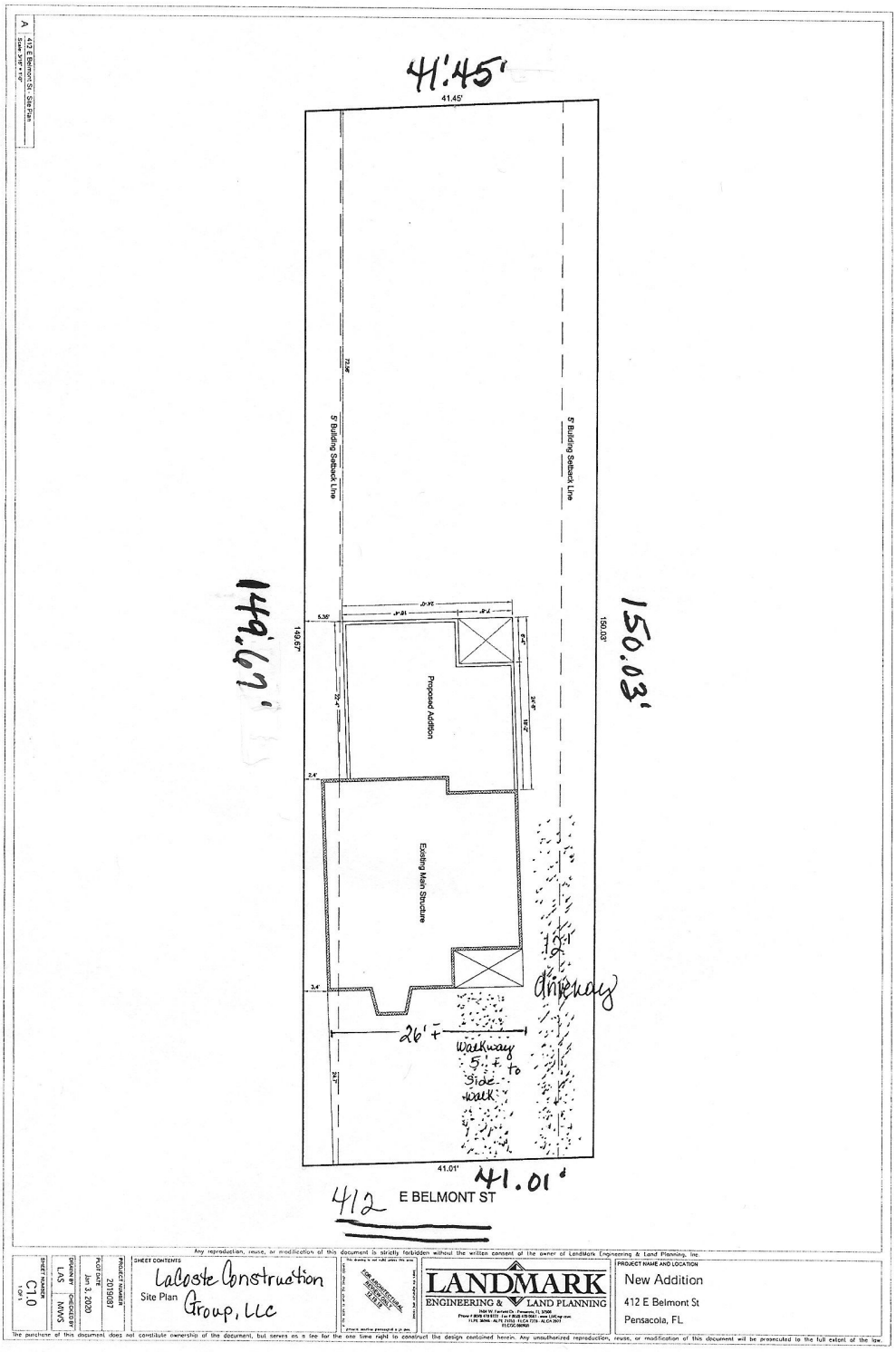
LM Project #: 2019087
Date: September 29, 2021

To Whom It May Concern / Pensacola Architectural Review Board,

The house at 412 E Belmont St in Pensacola FL has been approved previously by the ARB board for the remodel / renovation of the existing structure and new addition to the rear of the home. This was permitted and construction commenced following approval of the ARB and the Building Department. In September 2020, the structure suffered significant structural damage due to Hurricane Sally. The damage to the structure requires significant structural changes that were not originally required during the renovation / remodel plans. The amount of structural damage has required that the structure and all repairs be made in compliance with the Florida Building Code 2020(Building / Residential / Existing Building). With this in mind the exterior plywood sheathing is required for structural shear support and uplift requirements. It must be protected from the elements with a vapor / moisture barrier and cannot be used as the exterior veneer. If these sheathing panels were to be damaged by water or other means the structural integrity of the structure would be compromised. In order to preserve the vertical board and batten look of the structure we recommend that a cement board siding and vertical batten strips be installed over the plywood sheathing and vapor barrier. This look is similar to the surrounding structures at 410 E Belmont St, 404 E Belmont St, 417 E Belmont St, and 413 E Belmont St. Please contact our office if additional information is required via email at engineering@LMEngr.com or via phone at (850) 470-9722.

Sincerely,

Lawrence Scapecchi Jr, P.E.
FL 84182
9/29/21



A
412 E Belmont St - Site Plan
41'.45'
41.45'
5' Building Setback Line
5' Building Setback Line
149.67'
149.67'
150.03'
150.03'
Proposed Addition
Existing Main Structure
12' Driveway
26' ±
Walkway 5' ± to Side walk
41.01'
41.01'
412 E BELMONT ST
Any reproduction, reuse, or modification of this document is strictly forbidden without the written consent of the owner of LandMark Engineering & Land Planning, Inc.
SHEET CONTENTS
LaCoste Construction Site Plan Group, LLC
LANDMARK ENGINEERING & LAND PLANNING
PROJECT NAME AND LOCATION
New Addition
412 E Belmont St
Pensacola, FL
PROJECT NUMBER 2019087
PLOT DATE Jan 3, 2020
DRAWN BY LAS
CHECKED BY MWS
SHEET NUMBER C1.0
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Proposed Exterior 412 E. Belmont St. 32501



Proposed Board n Batten Material
Wood 1 x 4" Batten | Repeat Approx. 11-1/2" on Center
Board Size: 1 x 12 Nominal

Exterior Color
SW 7613
Aqua-Sphere

412 E. Belmont St. Exterior Approved Paint Color

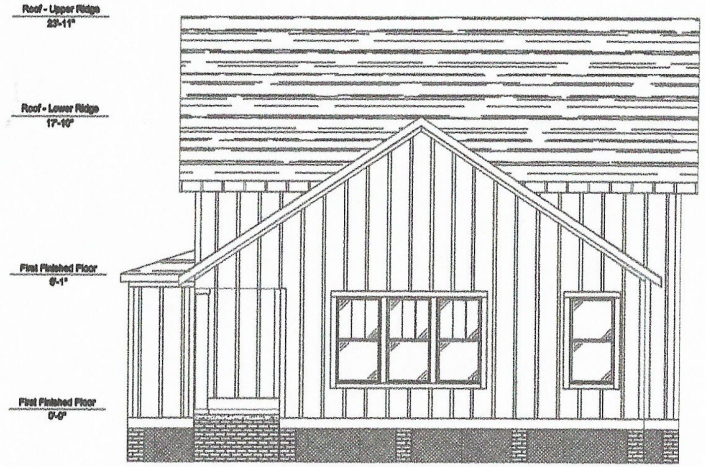
Existing Elevation



26'

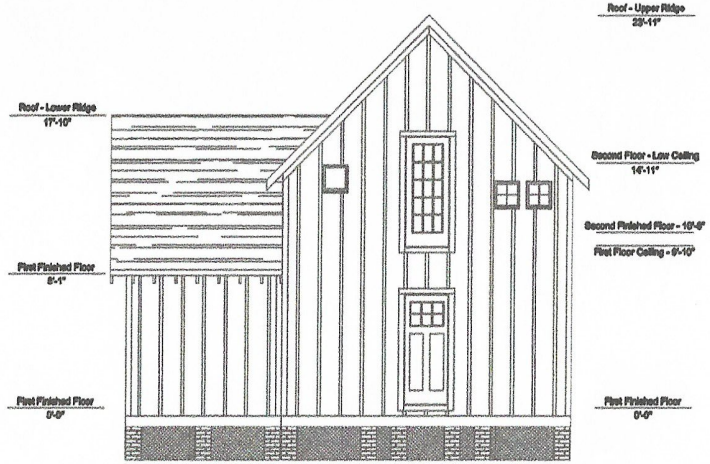
412 E. Belmont

A | Existing Front Elevation
Scale: 1/4" = 1'-0"



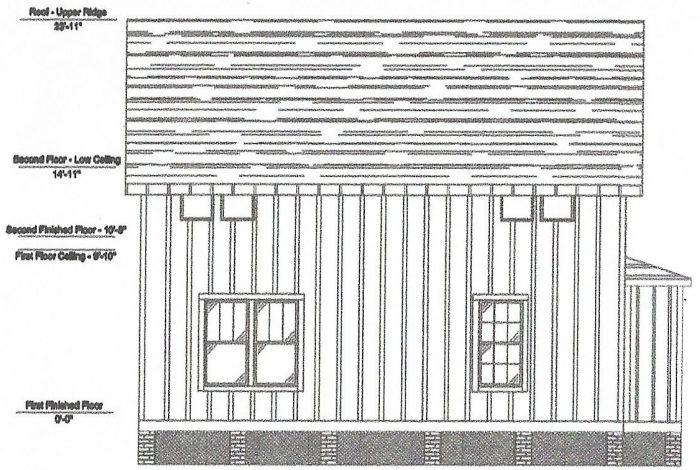
27'11

B | Existing Right Elevation
Scale: 1/4" = 1'-0"



20'

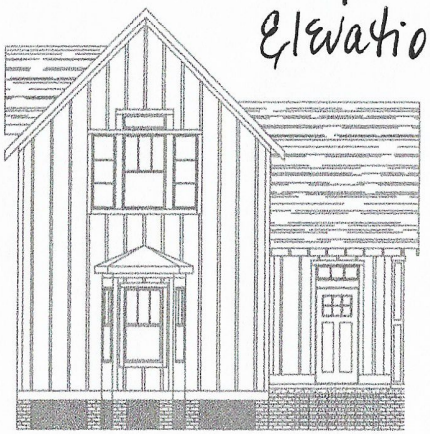
C | Existing Rear Elevation
Scale: 1/4" = 1'-0"



22'4"

D | Existing Left Elevation
Scale: 1/4" = 1'-0"

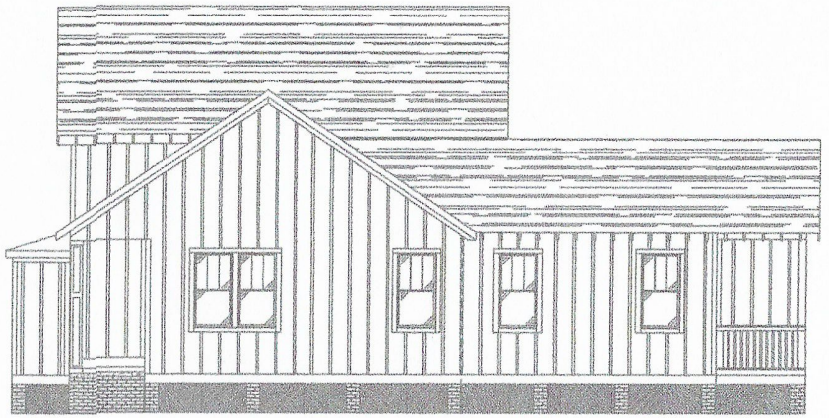
Proposed Elevations



27'8"

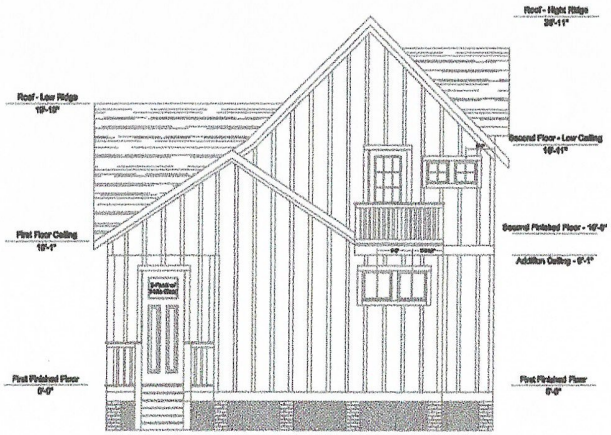
412 E. Belmont

A Proposed Front Elevation
Scale: 1/4" = 1'-0"



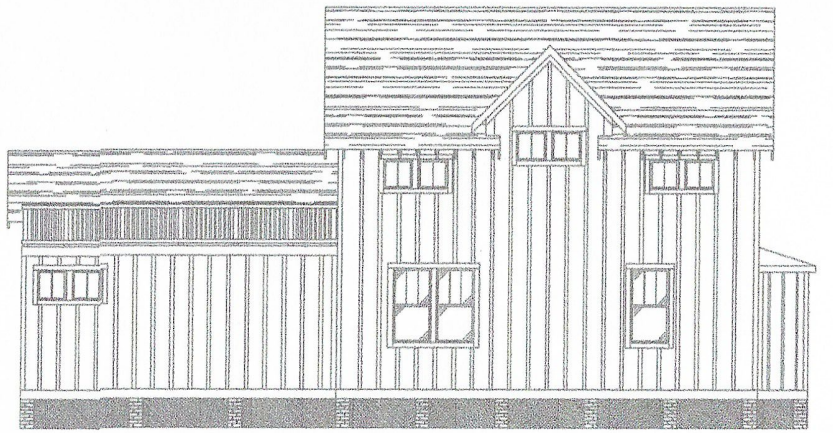
51'71"

B Proposed Right Elevation
Scale: 1/4" = 1'-0"



24'2"

C Proposed Rear Elevation
Scale: 1/4" = 1'-0"



52'5"

D Proposed Left Elevation
Scale: 1/4" = 1'-0"

LaCoste

LANDMARK ENGINEERING & LAND PLANNING

PROJECT NAME AND LOCATION:
New Addition
412 E Belmont St
Pensacola, FL

SHEET CONTENTS
Elevations

PROJECT NUMBER
2019037

PLOT DATE
Mar 25, 2020

DRAWN BY: LAS
CHECKED BY: MWS

SHEET NUMBER
A2.1
9 OF 11

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Historical photos of 412 E. Belmont St.

1x4 Batten material - Repeat Approx. 11 - 1/2" on Center

1x12 Board Size nominal

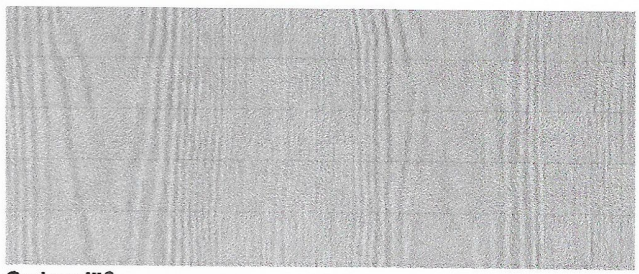
HardiePanel® Vertical Siding Product Description

HardiePanel® vertical siding is factory-primed fiber-cement vertical siding available in a variety of sizes and textures. Examples of these are shown below. Textures include smooth, stucco, Cedarmill® and Sierra 8. HardiePanel vertical siding is 5/16 in. thick and is available in 4x8, 4x9 and 4x10 sizes. Please see your local James Hardie dealer for texture and size availability.

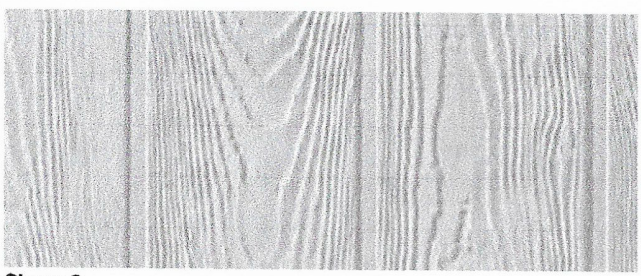
HardiePanel vertical siding is available as a prefinished James Hardie® product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven baked finish available on a variety of James Hardie siding and trim products. See your local dealer for availability of products, color and accessories.



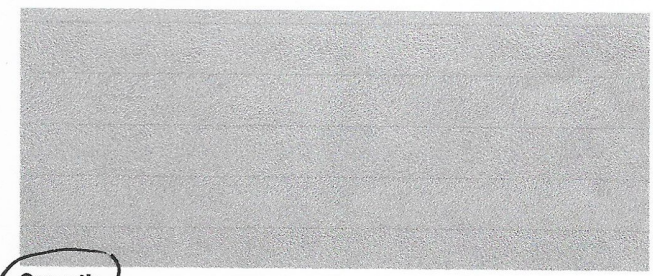
Stucco



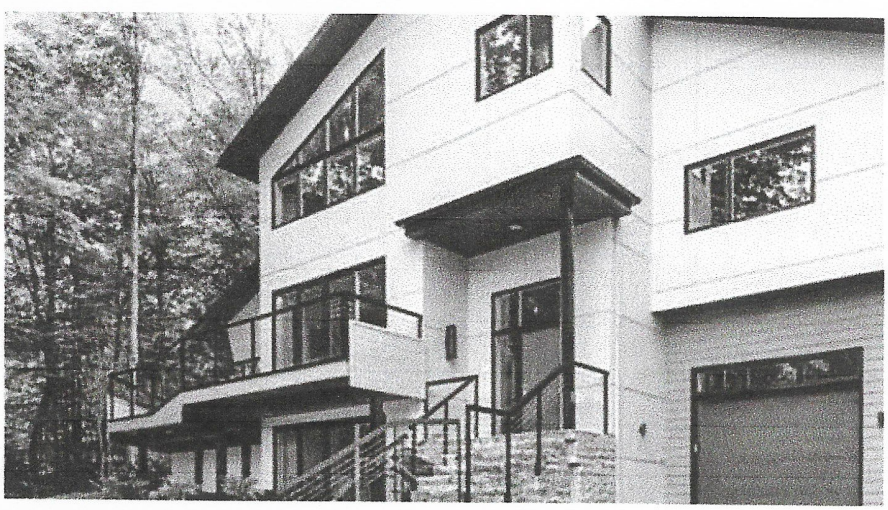
Cedarmill®



Sierra 8



Smooth



Installation of HardiePanel® Vertical Siding

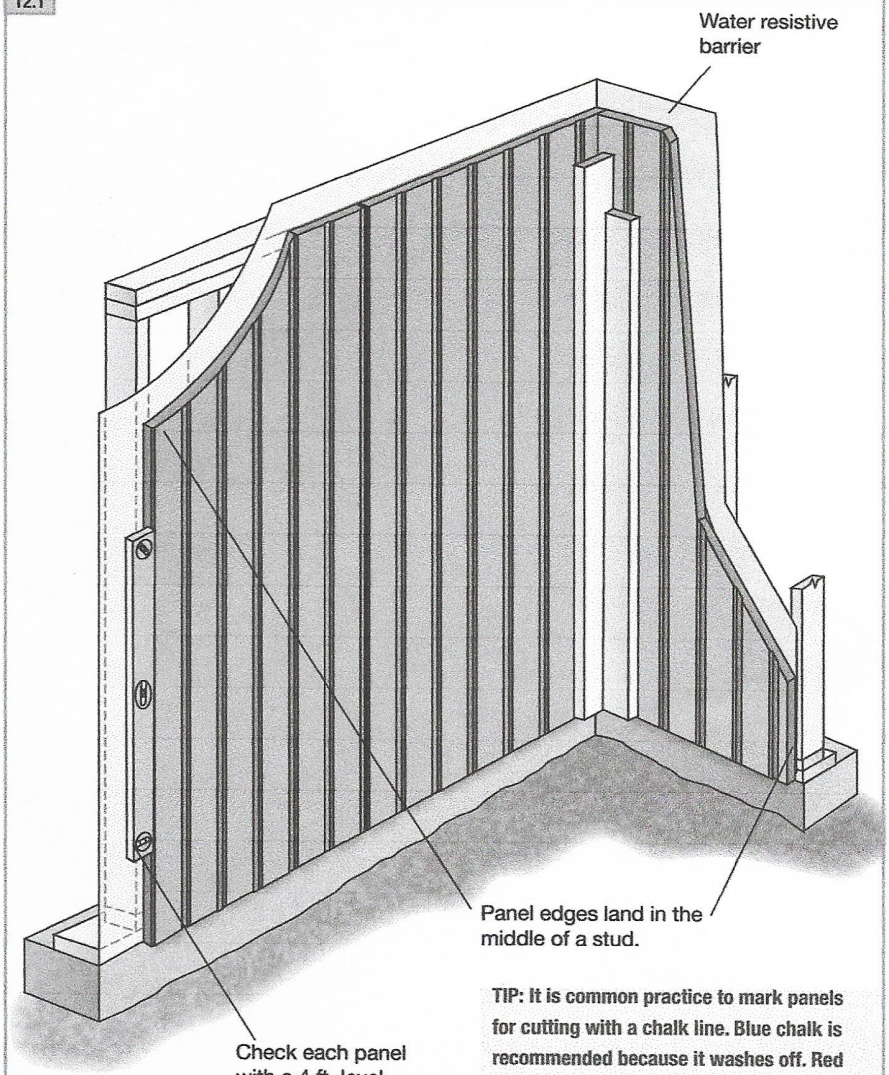
Note: James Hardie has a capillary break requirement when installing HardiePanel on a Multi-Family/ Commercial project. Please visit: www.jameshardiepros.com for further information.

GETTING STARTED

First locate the lowest point of the sheathing or sill plate, and begin. installation on that wall.

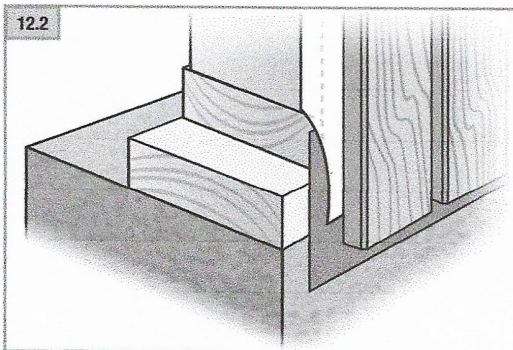
1. Measure up from the sill plate the height of the panels at either end of the wall and snap a straight, level chalk line between the marks as a reference line. That line is for guidance in positioning the top edge of the panels. Check the reference line with a 4 ft. level.
2. Starting on one end and working across the wall, measure and trim the first panel making sure that the edge falls in the middle of a stud.
3. Using the chalk line as a guide along the panel's top edge, carefully position the panel and secure it with suitable fasteners and fastener spacing for the particular application as noted in the ESR-1844.
4. As installation continues, check the vertical edge of each panel with a 4 ft. level.

12.1



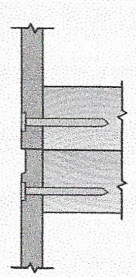
TIP: It is common practice to mark panels for cutting with a chalk line. Blue chalk is recommended because it washes off. Red chalk is considered permanent and may bleed through lighter colored paints.

12.2



TIP: Install flashing over the footing/foundation and extend the panel over the flashing just below the sill plate. Do not extend siding beyond the required grade clearances.

TIP: For Sierra 8 panels, double studs at each panel joint allows fasteners to be placed outside of panel grooves.



VERTICAL JOINT TREATMENT

Treat vertical joints in HardiePanel® vertical siding by using one of the following four methods:

1. Install the panels in moderate contact.
2. Leave an appropriate gap between panels (1/8 in. is the most common), and caulk using a high-quality paintable caulk, that meets ASTM C-834 or C-920 requirements. (Not recommended for ColorPlus)

Panels may be installed first with caulk applied in the joints after installation; or as an option, after the first panel is installed, apply a bead of caulk along the panel edge. When the next panel is installed against the first, the edge embeds in the applied caulk creating a thorough seal between the edges of the panels.

⚠ WARNING

The caulk joint method is not recommended for the ColorPlus® products

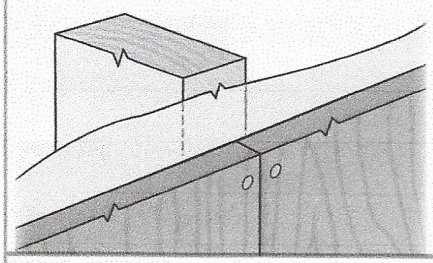
3. Vertical joints may be covered with wood or fiber-cement batten strips. If James Hardie® siding or trim products are ripped and used as batten strips, paint or prime the cut edges. Batten strips should span the vertical joint by at least ¾ in. on each side.
4. Metal or PVC "H" moldings can be used to join two sections of HardiePanel siding.

TIP: Stainless steel fasteners are recommended when installing James Hardie products.

12.3

1 Moderate contact joint

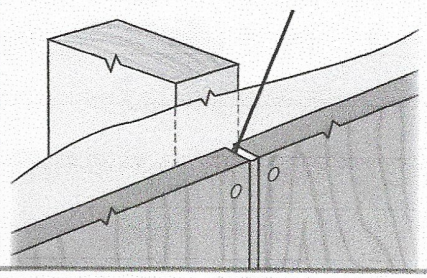
Panels are butted together lightly.



12.4

2 Caulked joint

1/8 in. gap left between panels is filled with caulk. (not applicable with ColorPlus)



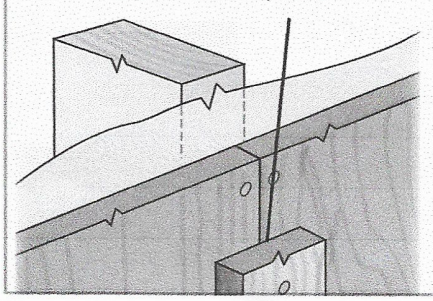
Note: The following outlines the recommended applications for ColorPlus and Primed panels. Not all designs will be suitable for every application:

- Exposed fasteners or battens is the recommended application for ColorPlus products
- Do not use touch-up over fastener heads for smooth ColorPlus products - primed panel recommended
- For ColorPlus panel applications that require fasteners in the field, it is acceptable to use touch-up over fasteners for Cedarmill and Stucco panel only, but correct touch-up application is important. Some colors may show touch-up when applied over fasteners. Trim is recommended to cover joints when appropriate.

12.5

3 Battened joint

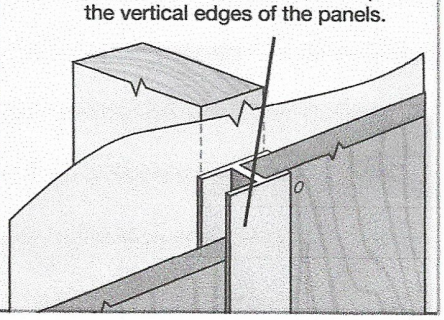
HardieTrim® batten board covers the joint between panels.



12.6

4 H-Channel joint

A manufactured H-channel captures the vertical edges of the panels.



HARDIEPANEL SIDING FASTENER SPECIFICATIONS

The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load

Fastening Substrate		Approved Fastener
wood studs	16 in o.c.	1 2 5 9
	24 in o.c.	1 2 9
steel studs	16 in o.c or 24 in o.c.	7 13

Fastening Types

1 — .113 in x .267 in x 1.5 in — 4d common

2 — .113 in x .267 in x 2 in — 6d common

5 — .091 in. x .225 in x 1.5 in — ring shank siding nail

9 — No. 11ga 1.25 in long — roofing nail

7 — Ribbed Bugle-Head No. 8 (.323 in x 1 in) — screw

13 — [AKN100-0150NA] .100 in x .25 in x 1.5 in — ET&F

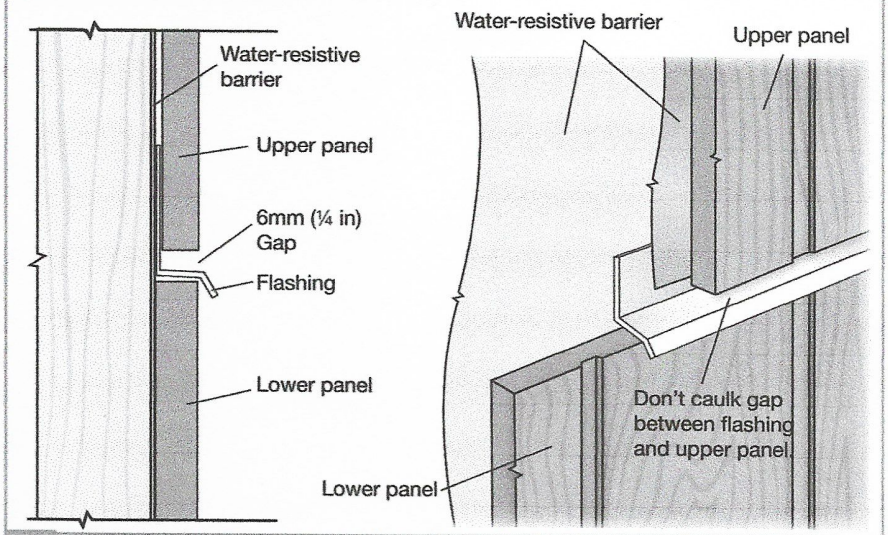
Installation of HardiePanel® Vertical Siding (cont.)

HORIZONTAL JOINT TREATMENT

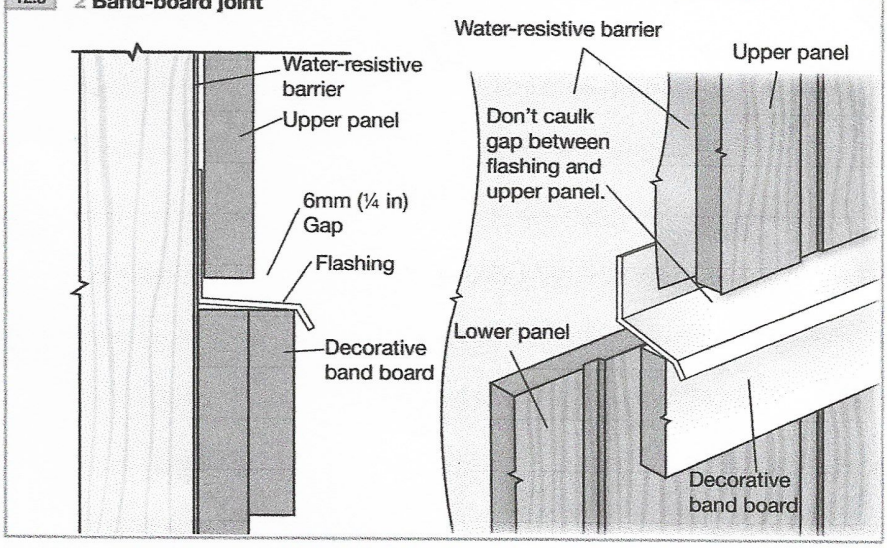
In some applications such as multi-story structures or at gable ends, it may be necessary to stack HardiePanel® siding. The horizontal joints created between panels must be flashed properly to minimize water penetration. Treat horizontal panel joints by using one of the following methods:

1. After installing the lower course of panel siding, install vinyl or coated aluminum "Z" flashing at the top edge of the panel. Make sure that the flashing is sloped away from the wall and does not rest flat on the top edge of the panel. Install the second level or gable panels leaving a ¼ in. minimum gap between the bottom of the panel and the Z flashing. This gap should never be caulked.
2. As an alternative, if a horizontal band board is used at the horizontal joint, flashing must extend over the panel edge and trim attachment. Flashing for both treatments must slip behind the water-resistive barrier.

12.7 1 **Simple horizontal joint**



12.8 2 **Band-board joint**

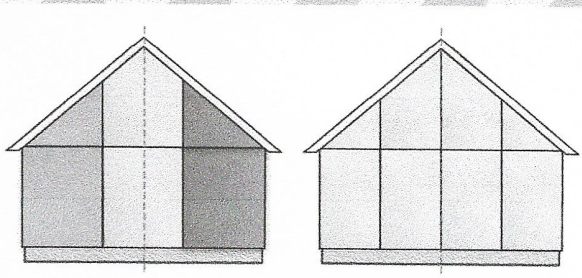


TIP: For best looking installation of HardiePanel Select Sierra 8 siding, carefully align vertical panel grooves at 1st to 2nd story or gable junctures.

⚠ WARNING

Do not bridge floors with panel siding. A horizontal joint shall always be created between floors.

TIP: For the most symmetrical looking wall, plan the installation so that a full panel is centered on the wall or gable with equal-size panels cut for each end. As an alternative, plan the installation so that a full panel is located on either side of the wall center, again leaving equal-size panels on each end. These strategies might entail a centered framing layout. Choose the strategy that looks the best and uses material most efficiently.



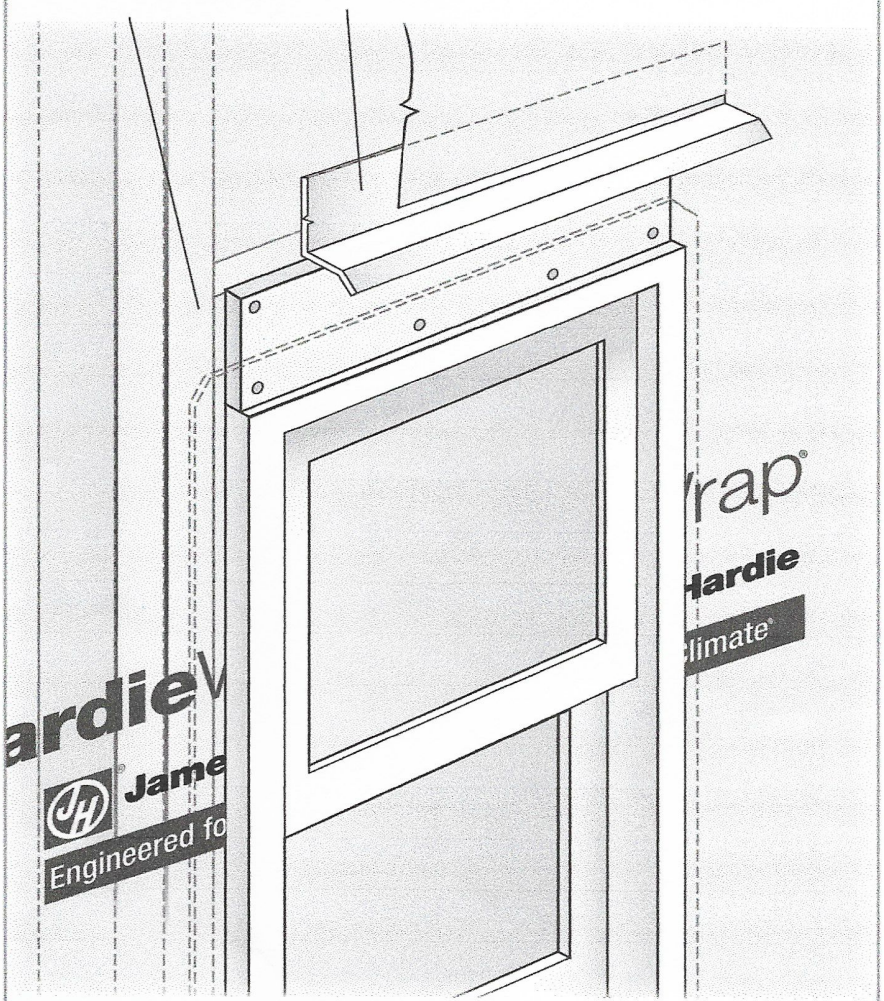
In panel installations, trim is typically overlaid on top of the panel. Special attention needs to be paid to trim flashing at the tops of openings. Below is one method for properly flashing trim in a panel application:

1. After installing the window, cut and install a ¼ in thick shim above the window. The shim should be the same width as the trim, and it should be as long as the width of the window.
2. Over the shim, install flashing wide enough to cover thickness of the trim and long enough to cover the trim head piece.
3. Install the panel to the window and around the shim taking care not to damage the flashing and leaving a ¼ in gap between the panel and the horizontal part of the flashing.
4. Install the trim around the window, slipping the head piece under the installed flashing.

12.9

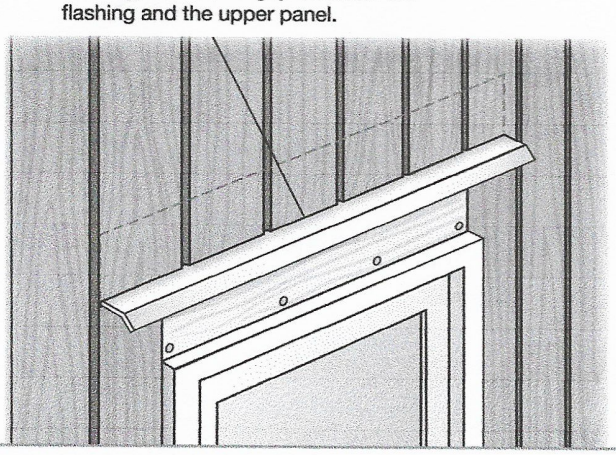
1 Install ¼ in thick shim over the window.

2 Install flashing over the shim and under the water-resistive barrier.



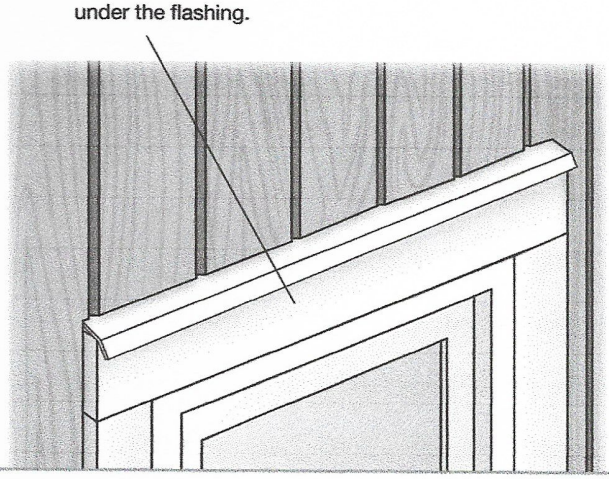
12.10

3 Cut and fit panel around the shim and flashing, Leave ¼ in gap between the flashing and the upper panel.



12.11

4 Install window trim under the flashing.



HardiePanel® Vertical Siding

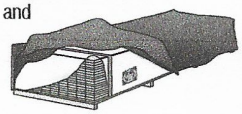
SINGLE FAMILY INSTALLATION REQUIREMENTS

EFFECTIVE SEPTEMBER 2019

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE)

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



⚠ CUTTING INSTRUCTIONS

OUTDOORS

1. Position cutting station so that airflow blows dust away from the user and others near the cutting area.
2. Cut using one of the following methods:
   - a. Best: Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
   - b. Better: Circular saw equipped with a dust collection feature (e.g. Roan® saw) and a HardieBlade saw blade.
   - c. Good: Circular saw equipped with a HardieBlade saw blade.

INDOORS

DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.

- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
- For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
- For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
- Go to jameshardiepros.com for additional cutting and dust control recommendations.

IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

GENERAL REQUIREMENTS:

- These instructions to be used for single family installations only. **For Commercial / Multi-Family installation requirements go to www.JamesHardieCommercial.com
- HardiePanel® vertical siding can be installed over braced wood or steel studs, 20 gauge (33 mils) minimum to 16 gauge (54 mils) maximum, spaced a maximum of 24 in o.c. or directly to minimum 7/16 in thick OSB sheathing. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
- Information on installing James Hardie products over non-nailable substrates (ex: gypsum, foam,etc.) can be located in JH Tech Bulletin 19 at www.jamehardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap[1], which complies with building code requirements.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6 in. in the first 10 ft.
- Do not use HardiePanel lap siding in Fascia or Trim applications.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePanel vertical siding may be installed on flat vertical wall applications only.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at www.jameshardie.com.
- James Hardie Building Products provides installation /wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.
- Minimum standard panel design size is 12" x 16". Note:Panels may be notched and cut to size to fit between windows, doors, corners, etc.

INSTALLATION:

Fastener

Position fasteners 3/8 in from panel edges and no closer than 2 in away from corners. Do not nail into corners.

- HardiePanel vertical siding must be joined on stud.
- Double stud may be required to maintain minimum edge nailing distances.
- When screws are used to attach panels to steel studs/furring, the screws shall have wing tips. If screws do not have wing tips, then pre-drilling is required. (Not applicable when using pins) Follow chart below for pre-drilling:

SCREW	PRE-DRILL	HEAD DIAMETER
No. 8	7/32 in	Min 0.323 in
No. 10	1/4 in	Min 0.323 in

Joint Treatment

- Vertical Joints - Install panels in moderate contact (fig. 1), alternatively joints may also be covered with battens, PVC or metal jointers or caulked (Not applicable to ColorPlus® Finish) (fig. 2).
- Horizontal Joints - Provide Z-flashing at all horizontal joints (fig. 3).

Figure 1

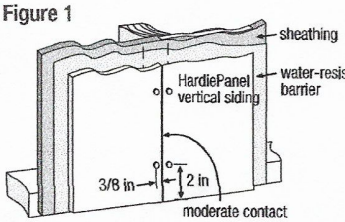


Figure 2

(Caulking Joints is not applicable to ColorPlus® Finish)

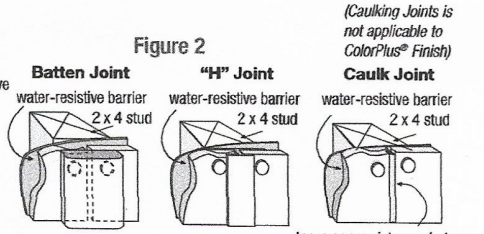


Figure 3

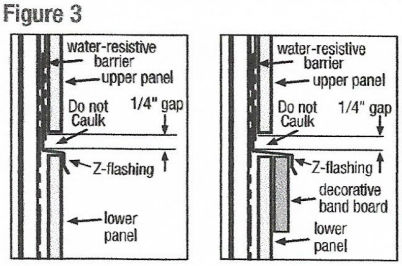
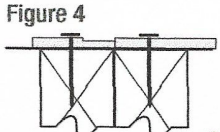


Figure 4



Recommendation: When installing Sierra 8, provide a double stud at panel joints to avoid nailing through grooves.

*Apply caulk in accordance with caulk manufacturer's written application instructions.
**James Hardie recommends installing a rainscreen (an air gap) between the HardiePanel siding and the water-resistive barrier as a best practice. James Hardie recommends that you consult your design professional if you have questions regarding the use of rainscreen on your single family project.
[1]For additional information on HardieWrap™ Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com

JamesHardie™

SMOOTH | CEDARMILL® | STUCCO | SIERRA 8

Visit jameshardiepros.com for the most recent version.

HS1237 P1/3 09/19

CLEARANCE AND FLASHING REQUIREMENTS

Figure 3
Roof to Wall

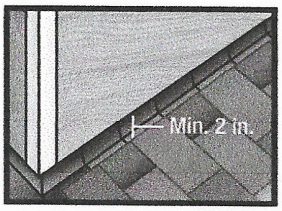


Figure 4
Horizontal Flashing

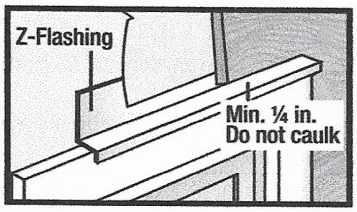


Figure 5
Kickout Flashing

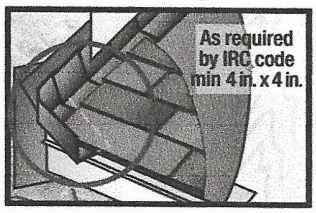


Figure 6
Slabs, Path, Steps to Siding

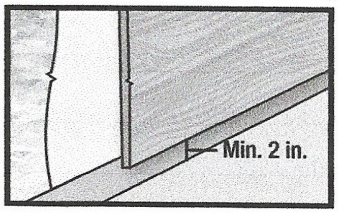


Figure 7
Deck to Wall

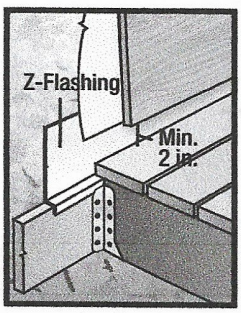


Figure 8
Ground to Siding

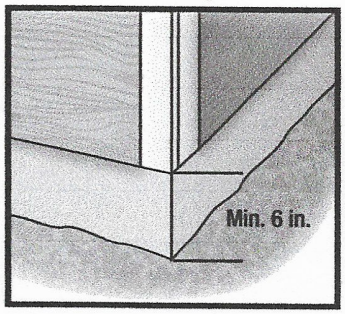


Figure 9
Gutter to Siding

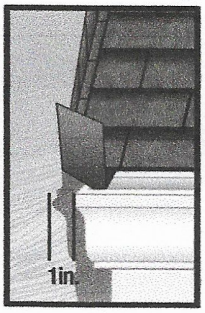


Figure 10
Sheltered Areas

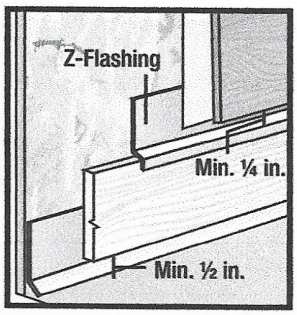


Figure 11
Mortar/Masonry

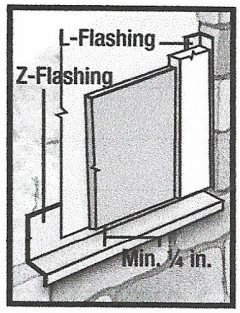


Figure 12
Drip Edge

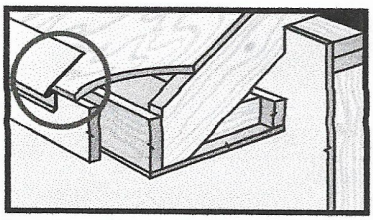


Figure 13
Block Penetration

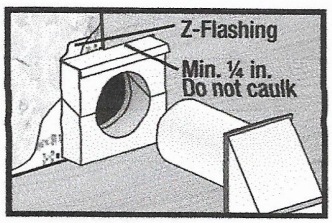
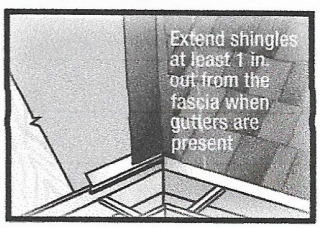
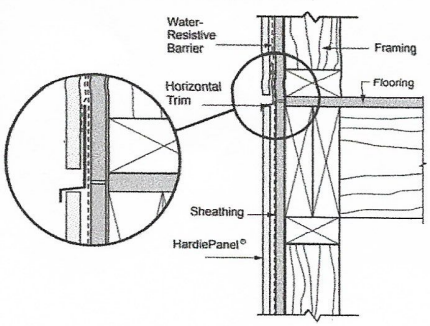


Figure 14
Valley/Shingle Extension



Do not bridge floors with HardiePanel® siding. Horizontal joints should always be created between floors, see below).



GENERAL FASTENING REQUIREMENTS

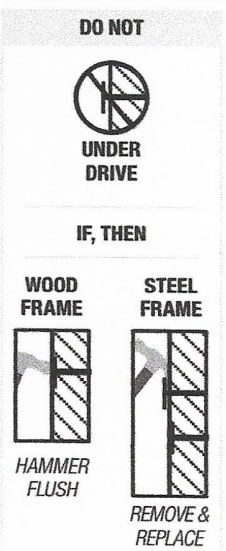
Refer to the applicable ESR report online to determine which fastener meets your wind load design criteria.

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space).
- NOTE: Whenever a structural member is present, HardiePanel® should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.









PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).

CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions. **Note: some caulking manufacturers do not allow "tooling".**

PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® products. James Hardie products must be painted within 180 days for primed product and 90 days for unprimed. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with a new piece of siding with ColorPlus® Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matchedcaulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coaters, available from your ColorPlus product dealer.

Note: James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

SILICA WARNING

DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N-95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep.

⚠ **WARNING:** This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov.

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-1844, HardiePanel® vertical siding is recognized as a suitable alternate to that specified in the 2006, 2009, 2012 & 2015 International Residential Code for One-and Two-Family Dwellings and the 2006, 2009, 2012 & 2015 International Building Code. HardiePanel vertical siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida Product Approval FL#13223, Miami-Dade County Florida NOA No. 17-0406.06, U.S. Dept. of HUD Materials Release 1263f, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

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Product warranties, safety information and additional installation information are available at jameshardiepros.com

JamesHardie™


Plywood
1x4
Plywood 1x12
1x4
Hardi Cement Fiberboard 1x12
1x4
Board n Batten
1x12
Hardi Cement Fiber Board
1x4


Current Front
Exterior
412 E. Belmont St.
850-999-7800


REAR View - CURRENT
412 E. Belmont St.



412 E. Belmont St.

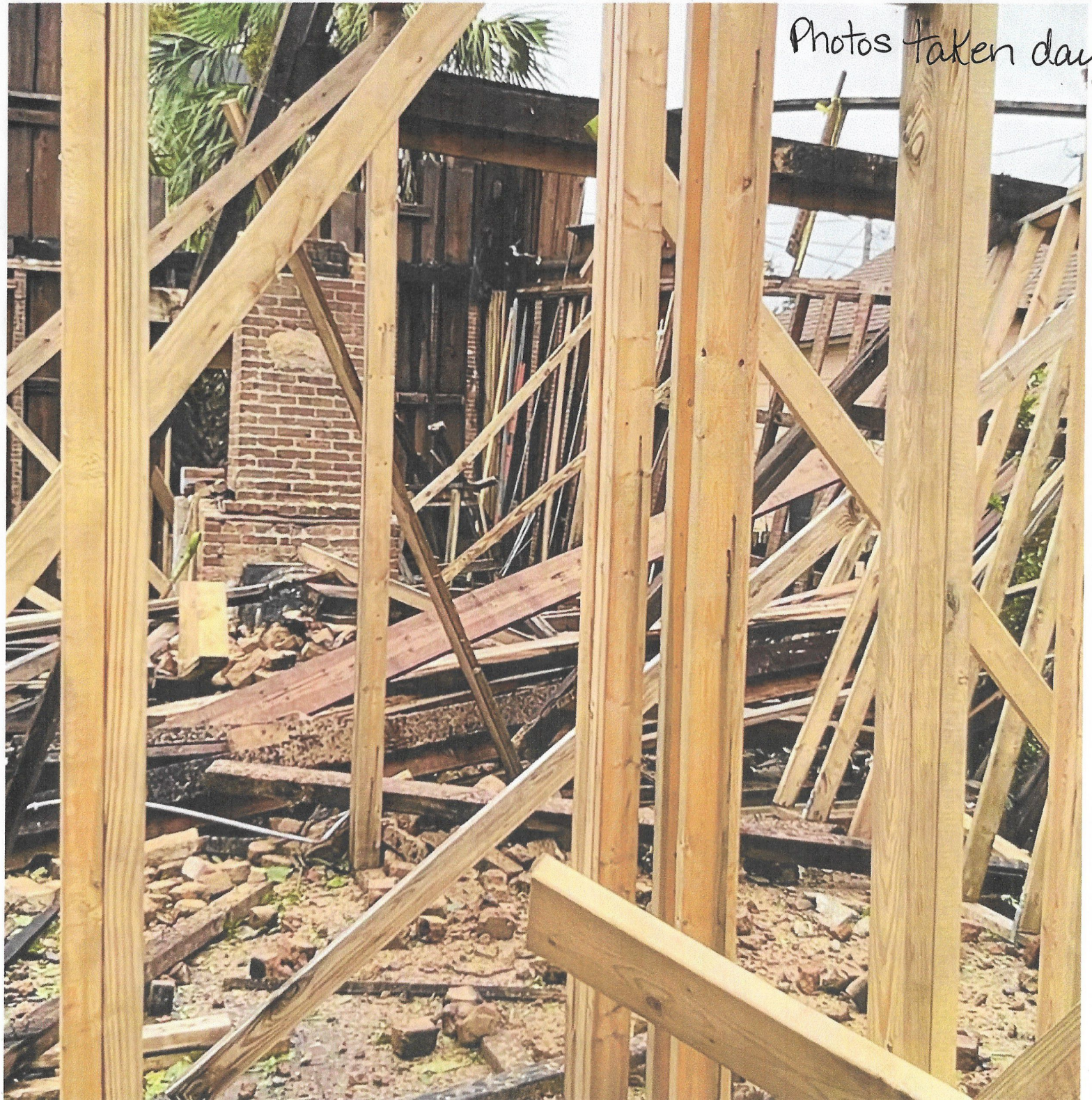
Current Right Exterior



Neighbor on the Left) 410 Belmont St.


Photos after
Hurricane Sally


(after Hurricane Sally)
412 E. Belmont



Photos taken day after Hurricane Sally.

UWF HISTORIC TRUST RECOMMENDATIONS TO ARB REGARDING THE USE OF ALTERNATIVE BUILDING MATERIALS

These recommendations, if approved by the ARB, should supersede all previous policies concerning the use of vinyl, aluminum, fiber cement, or other artificial materials that previously have been adopted by the ARB.

It has been the general practice of the Architectural Review Board [herein “ARB” or “Board”] to duplicate documented building materials, types, styles, and construction methods when making repairs, alterations, and/or additions to contributing structures. However, the Board may consider any variances from the original materials, styles, etc. if circumstances unique to each project are found to warrant such variances. In reviewing such variances, the Board shall refer to the Secretary of the Interior’s Standards for Rehabilitation.

The Board acknowledges that the quality of non-traditional materials have greatly improved since the adoption of the City of Pensacola’s historic and preservation land use districts and that the quality of some traditional materials have declined and may no longer match the properties of original material. In regards to fiber cement siding, the Board shall consider the U.S. Secretary of the Interior’s Standard #6: “Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.” Giving the increasing popularity of fiber cement products, continued requests for its use, and conditional approval by the National Park Service the following policy is proposed:

1) Any request for application of any siding to any building in the Pensacola historic districts shall be brought before the ARB prior to proceeding with the work.

2) Smooth finish fiber cement siding with lap exposure typically found on historic buildings in historic and preservation districts may be considered for:

- new infill construction
- new construction designed to match historical designs
- new structures behind existing contributing structures new additions to existing contributing structures
- elevations where fire-rated materials are required to meet code requirements.

Smooth finish fiber cement siding matching existing historic siding in design, lap exposure, profile, and dimensions may be considered for:

- historic corner property side and rear elevations not highly visible from the public street – on an elevation-by-elevation basis if the existing historic wood siding cannot be retained and repaired, as confirmed by UWF Historic Trust staff pending review of photographs and/or site visit as applicable
- historic mid-block property side elevations not highly visible from the public street and all rear elevations on an elevation-by-elevation basis if the existing historic wood siding cannot be retained and repaired, as confirmed by UWF Historic Trust staff pending review of photographs and/or site visit as applicable.

An application to use fiber cement siding shall include the following (though not limited to):

- supplemental illustrations, images, or photographs of proposed siding
- proposed texture
- profile details, dimensions, and thickness
- photographs and details of existing siding
- photographs of building elevations where proposed siding is to be used

3) The use of composite materials (mixture of wood and fibrous materials), polyurethane, PVC, or fiber cement materials for decking, railings, and other architectural details will be considered on a case-by-case basis for both contributing and non-contributing buildings, along with new construction. The ARB will require extensive documentation by the applicant to substantiate all claims of unique conditions and/or financial hardship to justify consideration of non-historic materials by the Board. Details, textures, profiles, and material properties shall closely match traditional building materials; samples and product information are required at the time of review; and documentation of current materials and building conditions shall be provided to the Board. If a project receives ARB approval, the ARB will limit the use of artificial materials, and the Board will closely monitor installation to insure correct application of materials.

4) The use of vinyl and aluminum siding on any “contributing” structure in any historic district is inappropriate; therefore, in virtually all circumstances, a request for permission to use non-historic materials will be denied. In order to maintain the character and ambiance of the historic districts, the ARB believes that it is inappropriate to use vinyl and aluminum siding material on structure that are considered “non-contributing” within the districts. Consequently, the ARB also will strongly discourage the use of these materials on “non-contributing” structures.

5) The continued research and consideration of non-traditional building materials in the Pensacola historic districts will be evaluated yearly by the UWF Historic Trust. If the review of a new material or change to an existing policy is deemed necessary, the UWF Historic Trust staff

will make a recommendation to the UWF Historic Trust Property and Collection Committee for review. If the Committee approves staff recommendations, the request will go before the UWF Historic Trust Board of Directors, with the final review going before the ARB.

This policy was adopted by the Architectural Review Board of the City of Pensacola, Florida, on June 17, 2021.

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00848 Architectural Review Board 10/21/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 10/13/2021

SUBJECT:

29 S. Palafox Place
Palafox Historic Business District / Zone C2-A
Awning Replacement and New Exterior Design at a Contributing Structure

RECOMMENDATION:

Scott Holland is requesting FINAL approval for exterior modifications to a contributing structure. The scope of work encompasses the following: 1) removal of an existing flat metal awning and supporting brackets and rods; 2) repair the outer wall to address water intrusion; and 3) provide new exterior design elements consisting of applied wall columns, cornice trim band, and new exterior wall finishes; and 4)furnish a new awning composed of a cantilevered, powder-coated aluminum truss frame and fabric cover.

Please find attached all relevant documentation for your review.

BACKGROUND:

Sec. 12-3-27(f)(2)a Palafox Historic Business District, Architectural Review, Decisions
Sec. 12-3-27(f)(4)b PHBD, Board review standards, Building fronts

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. 8S 1055
Site Name 830 = = Survey Date 8210 820 = =
Address of Site: 33-35 Palafox Place, Pensacola, FL 32501 905 = =
Instruction for locating On the west side of Palafox Place between W. Garden St. and W. Romana St. 813 = =
Location: Old city tract (subdivision name) 29 (block no.) Port. lts. 231-235 (lot no.) 868 = =
County: Escambia 808 = =
Owner of Site: Name: Durnford Enterprises, Ltd.
Address: Post Office Box 646
Pensacola, FL 32593 902 = =
Type of Ownership Corporate 848 = = Recording Date 832 = =
Recorder:
Name & Title: Moore-Popalis, Diane
Address: HPPB 818 = =

Condition of Site: (Check One)
- ☐ Excellent 863 = =
- ☐ Good 863 = =
- ■ Fair 863 = =
- ☐ Deteriorated 863 = =

Integrity of Site: (Check One or More)
- ■ Altered 858 = =
- ☐ Unaltered 858 = =
- ☐ Original Site 858 = =
- ☐ Restored ( ) (Date:) ( ) 858 = =
- ☐ Moved ( ) (Date:) ( ) 858 = =

Original Use Commerce 838 = =
Present Use Commerce 850 = =
Dates: Beginning C + 1905 844 = =
Culture/Phase American 840 = =
Period 20th Century 845 = =

NR Classification Category: Building 916 = =

Threats to Site: (Check One or More)
- ☐ Zoning ( ) ( ) ( ) 878 = =
- ☐ Development ( ) ( ) ( ) 878 = =
- ☐ Deterioration ( ) ( ) ( ) 878 = =
- ☐ Borrowing ( ) ( ) ( ) 878 = =
- ☐ Other (See Remarks Below): 878 = =
- ☐ Transportation ( ) ( ) ( ) 878 = =
- ☐ Fill ( ) ( ) ( ) 878 = =
- ☐ Dredge ( ) ( ) ( ) 878 = =

Areas of Significance: Architecture, Commerce 910 = =

Significance:

Built after the 1905 fire which destroyed nearly every building in this block, this structure is typical of commercial architecture during the early years of the twentieth century. It was built by F.C. Brent, a Pensacola Financier to house the Watson, Parker and Reese department store. In about 1925, the Bon Marche department store moved into the building and stayed until the mid-1960's.

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

911 = =

ARCHITECT Unknown 872 = =

BUILDER Unknown 874 = =

STYLE AND/OR PERIOD Masonry vernacular 964 = =

PLAN TYPE Rectangular 966 = =

EXTERIOR FABRIC(S) Wood siding 854 = =

STRUCTURAL SYSTEM(S) masonry: brick 856 = =

PORCHES 942 = =

942 = =

FOUNDATION: Continuous: brick 942 = =

ROOF TYPE: Flat, built up with parapet 942 = =

SECONDARY ROOF STRUCTURE(S): Marquee: metal 942 = =

CHIMNEY LOCATION: 942 = =

WINDOW TYPE: 882 = =

CHIMNEY: 882 = =

ROOF SURFACING: Built up 882 = =

ORNAMENT EXTERIOR: Ceramic glazed panels 950 = =

NO. OF CHIMNEYS 0 952 = = NO. OF STORIES 2 954 = =

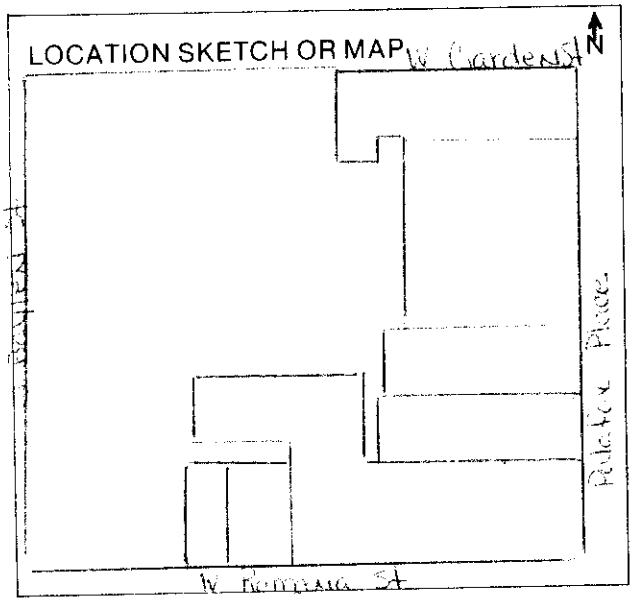
NO. OF DORMERS 0

Map Reference (incl. scale & date) USGS 7.5 min. Pensacola 1970 809 = =

Latitude and Longitude: ° ′ ″ ° ′ ″ 800 = =

Site Size (Approx. Acreage of Property): Lt. 1 833 = =

LOCATION SKETCH OR MAP



Township	Range	Section
2S	30W	46

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers HPPB P. 83.8 Frame 20 860 = =

Contact Print


Sam's

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. ES 1168

Site Name 830 = = Survey Date 8210 820 = =
905 = =

Address of Site: 29-31 S. Palafox St., Pensacola, FL 32501

Instruction for locating West side of South Palafox Street between W. Romana St. and W. Garden St. 813 = =

Location: Old city tract (subdivision name) 29 (block no.) Port. lts. 231-235 (lot no.) 868 = =

County: Escambia 808 = =

Owner of Site: Name: Durnford Enterprises, Ltd.
Address: Post Office Box 646
Pensacola, FL 32593 902 = =

Type of Ownership Corporate 848 = = Recording Date 832 = =

Recorder:
Name & Title: Campbell, D.L.
Address: HPPB 818 = =

838 = =

Condition of Site: (Check One)
- ☐ Excellent 863 = =
- ☐ Good 863 = =
- ■ Fair 863 = =
- ☐ Deteriorated 863 = =

Integrity of Site: (Check One or More)
- ■ Altered 858 = =
- ☐ Unaltered 858 = =
- ■ Original Site 858 = =
- ☐ Restored ( )(Date:)( ) 858 = =
- ☐ Moved ( )(Date:)( ) 858 = =

Original Use Commercial
Present Use Commercial 850 = =
Dates: Beginning C + 1907 844 = =
Culture/Phase American 840 = =
Period 20th Century 845 = =

916 = =

NR Classification Category: Building

Threats to Site: (Check One or More)
- ☐ Zoning ( )( ) 878 = =
- ☐ Development ( )( ) 878 = =
- ☐ Deterioration ( )( ) 878 = =
- ☐ Borrowing ( )( ) 878 = =
- ☐ Other (See Remarks Below): 878 = =
- ☐ Transportation ( )( ) 878 = =
- ☐ Fill ( )( ) 878 = =
- ☐ Dredge ( )( ) 878 = =

910 = =

Areas of Significance: Architecture/Commerce

Significance:

This single story masonry vernacular building dates to about 1907, when financier F.C. Brent rebuilt this block following the destructive Halloween fire of 1905. The building housed the L.E. Noble's men's clothing store until about 1945 as well as Wing Hop's curious store (until about 1915).

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

911 = =

ARCHITECT Unknown 872 = =

BUILDER Unknown 874 = =

STYLE AND/OR PERIOD masonry vernacular 964 = =

PLAN TYPE Rectangular 966 = =

EXTERIOR FABRIC(S) pebble dash # stucco: smooth # brick: common 854 = =

STRUCTURAL SYSTEM(S) Masonry: brick 856 = =

PORCHES Recessed entry

942 = =

FOUNDATION: continuous: brick 942 = =

ROOF TYPE: Flat: built-up with parapet 942 = =

SECONDARY ROOF STRUCTURE(S): 942 = =

CHIMNEY LOCATION: 942 = =

WINDOW TYPE: Fixed 942 = =

CHIMNEY: 882 = =

ROOF SURFACING: Built up 882 = =

ORNAMENT EXTERIOR: 882 = =

NO. OF CHIMNEYS 0 952 = = NO. OF STORIES 1 950 = =

NO. OF DORMERS 0 954 = =

Map Reference (incl. scale & date) USGS 7.5 min. Pensacola 1970

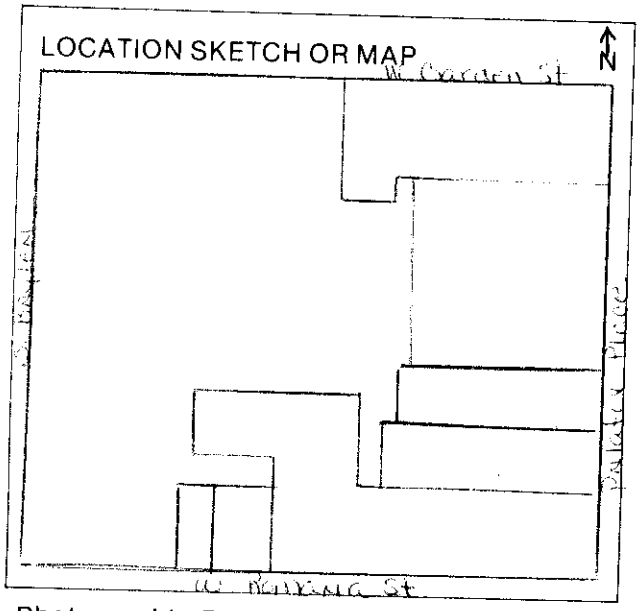
Latitude and Longitude: 809 = =

° ' " ° ' "

Site Size (Approx. Acreage of Property): lt. 1 800 = =

833 = =

LOCATION SKETCH OR MAP



Township	Range	Section
2S	30W	46

812 = =

UTM Coordinates:

Zone Easting Northing 890 = =

Photographic Records Numbers HPPB P. 83.8 Frame 22 860 = =

Contact Print



40 S. Alcaniz Street





City of Pensacola
America's First Settlement
And Most Historic City

Architectural Review Board Application
Full Board Review

Application Date: 09-30-2021

***Project Address*:** **29 PALAFOX PLACE**

Applicant: R. SCOTT HOLLAND ARCHITECT, LLC

Applicant's Address: 312 SOUTH ALCANIZ STREET / PENSACOLA, FL. / 32502

Email: *scoho@rsharchitect.com* Phone: 850-393-2168

Property Owner: BOBBY SWITZER
(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 ten (10) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

"FINAL APPROVAL", see attachment for project description.

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.

Applicant Signature

09-30-2021
Date

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

PROJECT DESCRIPTION, PHOTOS, MATERIALS / COLORS, & DRAWINGS

i.	Project Description	page 1
ii.	Photos	pages 2-4
iii.	Materials / Colors	pages 5-8
iv.	Drawings	pages 9-18

PROJECT DESCRIPTION:

This proposed "Scope Of Work" involves the replacement of an existing metal awning with a new awning, minor exterior wall repair, and new wall finishes. The "Work" will take place at V Paul's Italian Ristorante (contributing structure) located at 29 Palafox Place (Palafox Historic Business District) and will consist of the following:

A. Removal of an existing flat metal awning and support brackets and rods;

B. Repair the existing outer wall (in the same location as the awning) to address water intrusion issues;

C. Provide new exterior design elements consisting of applied wall columns and cornice trim band, and new exterior wall finishes;

D. Furnish new awning composed of a cantilevered, powder-coated aluminum truss frame and fabric cover; and

E. Consult Drawings on pages 5-14 for additional information.



VIEW LOOKING NORTH ON PALAFOX PLACE





TWO VIEWS OF 29 PALAFOX PLACE



VIEW LOOKING SOUTH ON PALAFOX PLACE

MATERIALS / COLORS



Colors (To Match Sherwin-Williams)

Stucco Colors:	SW 7046, "ANONYMOUS"
	SW 7045, "INTELLECTUAL GRAY"
	SW 7045, "WORLDLY GRAY"
Aluminum Truss	SW 7048, "URBANE BRONZE"

sunbrella

Home / Fabrics



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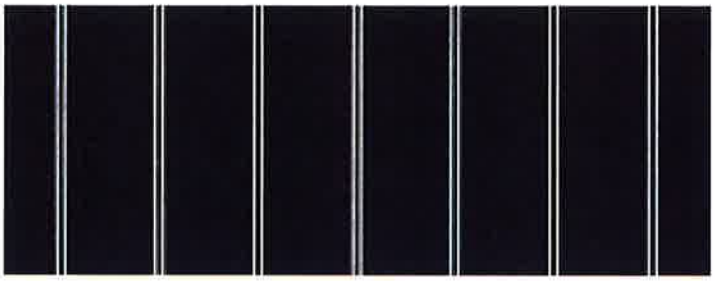
Fabrics

1-12 of 19 Fabrics

Sort By: Most Popular

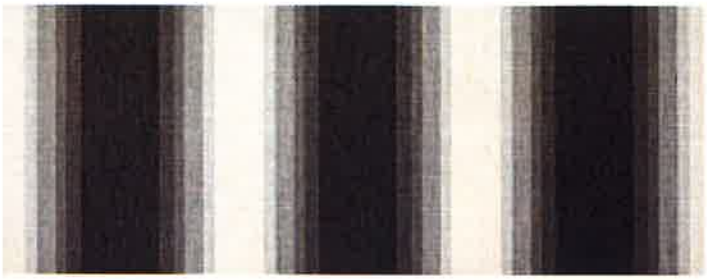
LOUNGE CHAIR SET GIVEAWAY ENTER TC



Cooper Navy

SKU 4987-0000

$4.00 / sample

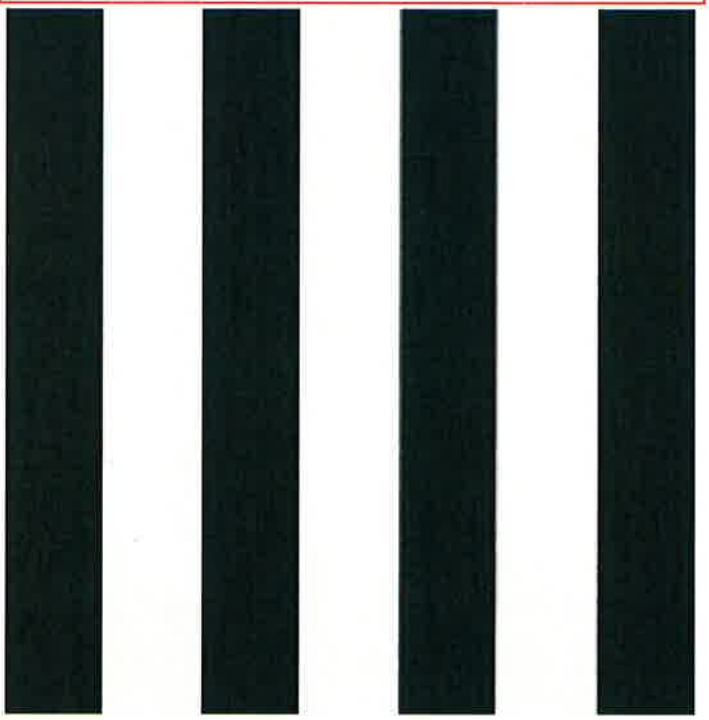


Colonnade Stone

SKU 4822-0000

$4.00 / sample

VIEW FABRIC



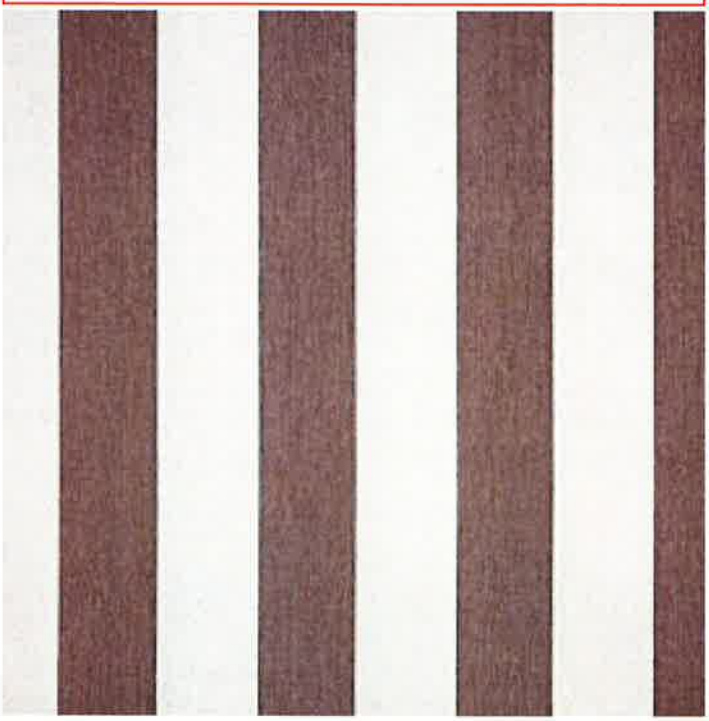
Beaufort Forest Green/Natural 6 Bar

SKU 4806-0000

$4.00 / sample

VIEW FABRIC

VIEW FABRIC



Beaufort Mushroom

SKU 4753-0000

$4.00 / sample

VIEW FABRIC

Natural

SKU 4604-0000

$4.00 / sample

Oyster

SKU 4642-0000

$4.00 / sample

VIEW FABRIC



Manhattan Fog

SKU 4876-0000

$4.00 / sample

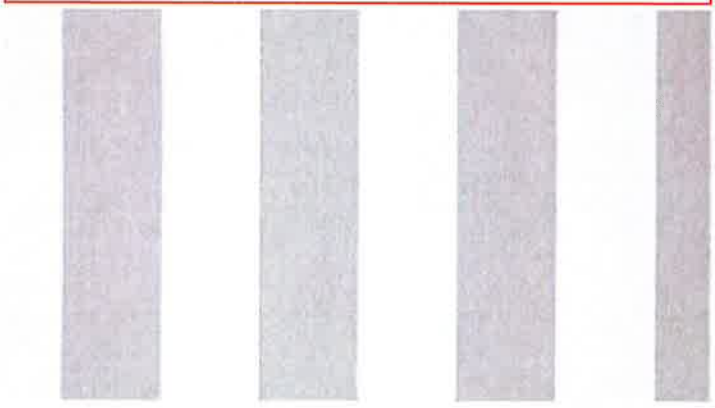
VIEW FABRIC

White

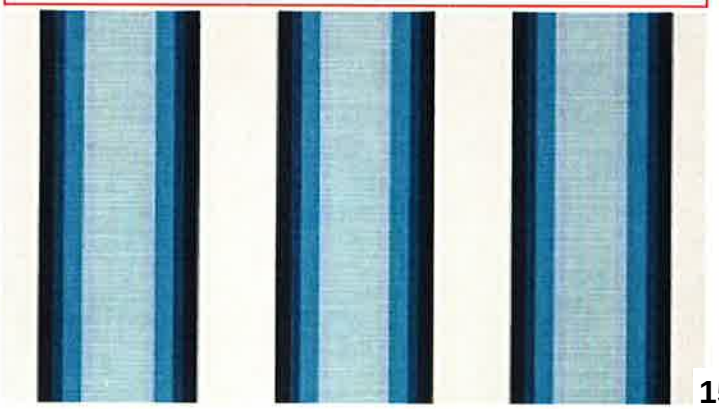
SKU 4634-0000

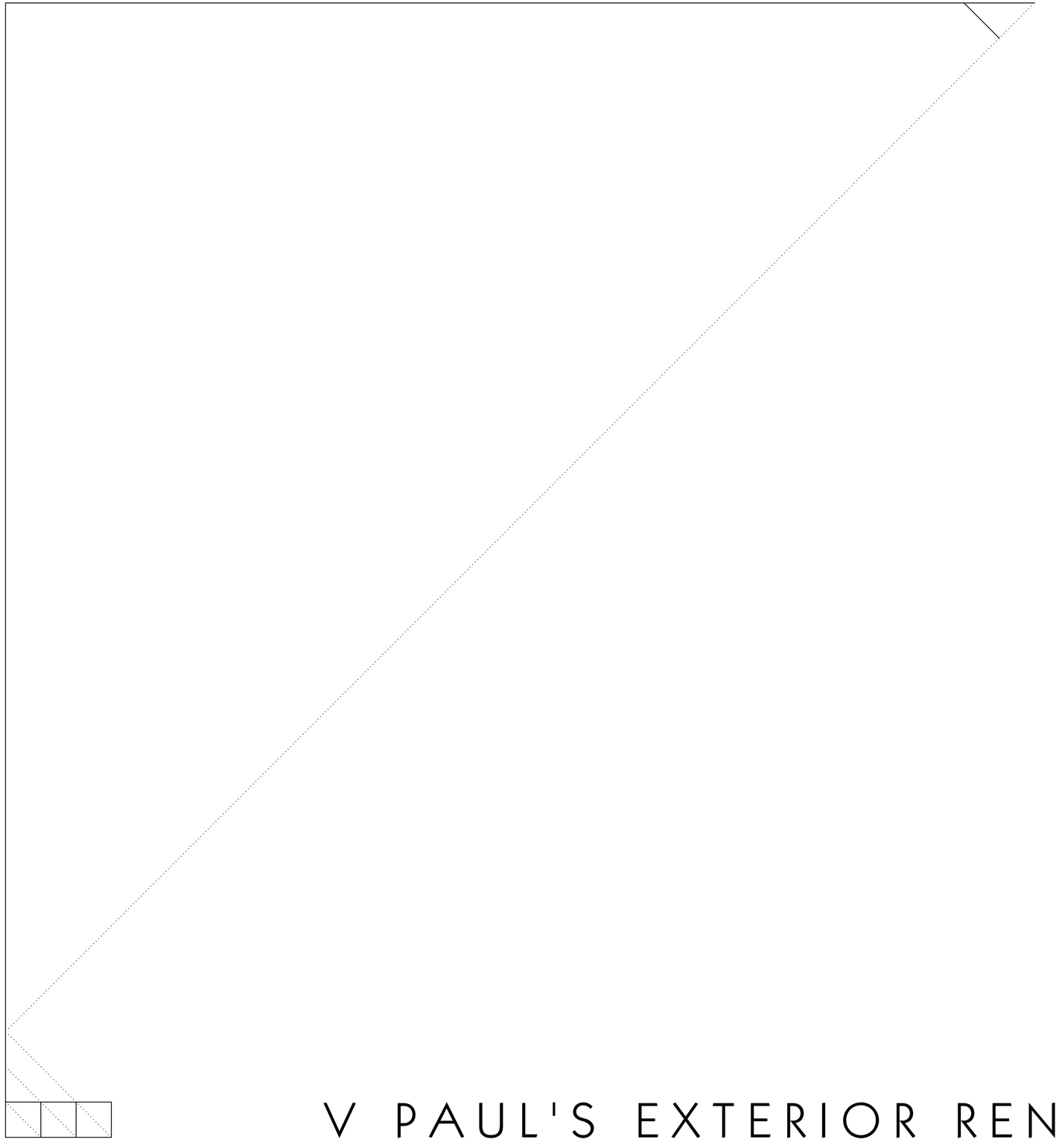
$4.00 / sample

VIEW FABRIC



VIEW FABRIC





V PAUL'S EXTERIOR RENOVATION

R SCOTT HOLLAND
ARCHITECT
312 SOUTH ALCANIZ STREET
PENSACOLA, FLORIDA / 32502

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PROJECT TITLE
V PAUL'S EXTERIOR RENOVATION
99 PALAFOX PLACE
PENSACOLA, FLORIDA 32502

100% SUBMITTAL	
DATE	09-30-2021
REVISION 1	00-00-00

PROJECT NO.	2106
CAD DWG FILE	2106-A0.dwg
DRAWN BY	RSH
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SHEET TITLE
TITLE SHEET

A0

DRAWING INDEX

SHT. NO.	SHEET TITLE	SHT. NO.	SHEET TITLE
A 0	TITLE SHEET		
A 1	DRAWING INDEX / BUILDING DESIGN NARRATIVE / GENERAL NOTES		
A 3.1	FLOOR PLAN - EXISTING CONDITIONS / DEMOLITION		
A 3.2	FLOOR PLAN - NEW WORK		
A 4.1	EAST ELEVATION - EXISTING CONDITIONS / DEMOLITION (PALAFOX VIEW)		
A 4.2	EAST ELEVATION - NEW WORK (PALAFOX VIEW)		
A 4.3	EAST ELEVATION - NEW WORK (PALAFOX VIEW WITHOUT FABRIC COVER)		
A 7.1	DETAILS		
A 7.2	DETAILS		
A 7.3	DETAILS		

BUILDING DESIGN NARRATIVE

THE PROPOSED "SCOPE OF WORK" INVOLVES THE REPLACEMENT OF AN EXISTING METAL AWNING WITH A NEW AWNING, MINOR EXTERIOR WALL REPAIR, AND NEW WALL FINISHES. THE "WORK" WILL TAKE PLACE AT V PAUL'S ITALIAN RISTORANTE LOCATED AT 29 PALAFOX PLACE (PALAFOX HISTORIC BUSINESS DISTRICT) AND WILL CONSIST OF THE FOLLOWING:

a) REMOVAL OF AN EXISTING FLAT METAL AWNING AND SUPPORT BACKETS AND RODS.

b) REPAIR THE EXISTING OUTER WALL TO ADDRESS WATER INTRUSION ISSUES.

c) PROVIDE NEW EXTERIOR DESIGN ELEMENTS CONSISTING OF APPLIED WALL COLUMNS & CORNICE TRIM, AND NEW EXTERIOR WALL FINISHES.

d) FURNISH NEW AWNING COMPOSED OF A CANTILEVERED POWDER-COATED ALUMINUM TRUSS FRAME AND FABRIC COVER.

e) INCORPORATE ALL INCIDENTAL WORK REQUIRED BY THE DRAWINGS & SPECIFICATIONS FOR A COMPLETE AND OPERATIONAL FACILITY.

GENERAL NOTES

1. SCOPE OF WORK: THE CONTRACTOR SHALL PERFORM ALL NEW CONSTRUCTION AS SHOWN ON THE DRAWINGS (DOCUMENTS INCLUDE ALL SHEETS LISTED IN THE "DRAWING INDEX" (AS NOTED ON THIS SHEET) AND AS DESCRIBED WITHIN THE PROJECT SPECIFICATIONS.

2. ALL EQUIPMENT, MATERIALS, AND SYSTEMS COVERED IN THIS WORK SHALL BE IN-STALLED IN COMPLIANCVE WITH BUILDING, FIRE, HVAC, PLUMBING, AND ELECTRICAL CODES GOVERNING THIS INSTALLATION. WHERE REQUIREMENTS OF THESE DRAWINGS EXCEED SPECIFIED CODES AND ORDINANCES, CONFORM TO THESE DRAWINGS. MATERIALS AND EQUIPMENT INCLUDED IN "UNDERWRITERS LABEL SERVICE" SHALL BEAR THAT LABEL. WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING DESIGN CODES (LATEST EDITIONS):
   A. FLORIDA BUILDING CODE, 2020 EDITION
   B. LIFE SAFETY CODE, NFPA 101, 2018 EDITION
   C. FLORIDA BUILDING CODE, 2020 EDITION (MECHANICAL)
   D. FLORIDA BUILDING CODE, 2020 EDITION (PLUMBING)
   E. NATIONAL ELECTRIC CODE, 2014 EDITION

3. THESE DRAWINGS WERE COMPILED BY THE ARCHITECT FROM THE FOLLOWING:
   A. FROM DRAWINGS OF THE EXISTING BUILDING; AND
   B. ACTUAL FIELD MEASUREMENTS.

   THIS WORK WAS PERFOMED FOR THE PURPOSE OF DEPICTING PLAN ARRANGEMENTS AND LOCATION OF WORK REQUIRED.

4. THE DRAWINGS INDICATE THE GENERAL LOCATION AND ARRANGEMENT OF EXISTING CONDITIONS. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR VISIT THE SITE TO DETERMINE THE COMPLEXITY OF THE WORK AND THE EXISTING CONDITIONS AFFECTING THE WORK. FIELD MEASUREMENTS MAY BE NECESSARY TO DETERMINE THE SIZE AND QUANTITY OF MATERIALS. CONDITIONS WHICH ARE OBVIOUS OR VISABLE WILL NOT BE CONSIDERED CAUSE FOR A CHANGE ORDER UNDER THIS CONTRACT.

5. DIMENSIONS AND ELEVATIONS INDICATED IN THE LAYOUT OF WORK SHALL BE VERIFIED BY THE CONTRACTOR. DISCREPANCIES BETWEEN THE DRAWINGS, SPECIFICATIONS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT IN WRITING FOR REVIEW BEFORE THE AFFECTED WORK IS PERFORMED. FAILURE TO MAKE NOTIFICATION SHALL PLACE THE RESPONSIBILITY UPON THE CONTRACTOR TO CARRY OUT THE WORK IN A SATISFACTORY AND WORKMANLIKE MANNER.

6. PREVENT INJURY OR DAMAGE TO ANY PORTION OF EXISTING ELEMENTS WHICH ARE TO REMAIN. EXISTING ELEMENTS TO REMAIN, IF DAMAGED DURING CONSTRUCTION OPERATIONS, IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED IN-KIND AND IN A MANNER TO MATCH EXISTING OR ADJOINING WORK, AS APPROVED BY THE ARCHITECT. IF UNFORESEEN DETERIORATED MATERIAL IS UNCOVERED IN THE COURSE OF THE WORK, IMMEDIATELY NOTIFY THE ARCHITECT.

   CONT.

7. DO NOT BEGIN DEMOLITION AND SITE WORK UNTIL AUTHORIZATION IS RECEIVED BY THE OWNER. REMOVE RUBBISH AND DEBRIS FROM THE PROJECT SITE; DO NOT ALLOW ACCUMULATIONS INSIDE OR OUTSIDE THE BLDG. STORE MATERIALS THAT CANNOT BE REMOVED DAILY IN AREAS SPECIFIED BY THE OWNER AND ARCHITECT. REMOVE PAVING AND SLABS AS INDICATED. PROVIDE NEAT SAWCUTS AT LIMITS OF CONCRETE REMOVAL AS INDICATED. ALL MATERIALS REMOVED AND NOT REUSED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROPERTY. TITLE TO MATERIALS RESULTING FROM DEMOLITION AND SITE WORK, AND MATERIALS AND EQUIPMENT TO BE REMOVED, IS VESTED IN THE CONTRACTOR UPON APPROVAL BY THE OWNER TO BEGIN DEMOLITION. THE OWNER WILL NOT BE RESPONSIBLE FOR CONDITION OR LOSS OF, OR DAMAGE TO, SUCH PROPERTY AFTER THE N.T.P.

8. ALL REQUIRED SHOP DRAWING SUBMITTALS SHALL BE FURNISHED IN AN ELECTRONIC FORMAT.

9. SMOKING IS NOT ALLOWED INSIDE OR WITHIN 100' OF THE THE BUILDING FOOTPRINT.

10. SCHEDULE "FINAL" CLEANING AS APPROVED BY THE ARCHITECT TO ENABLE THE OWNER TO ACCEPT A COMPLETELY CLEAN STRUCTURE AND SITE.

11. MAINTAIN A SET OF "RECORD DRAWINGS" ON SITE DURING THE ENTIRE CONSTRUCTION PROCESS. MAINTAIN RECORD DOCUMENTS AND RECORD ALL APPLICABLE CHANGES INCLUDING DIMENSIONAL CHANGES, NEW & REVISED DETAILS, DEPTHS OF FOUNDATIONS, LOCATIONS & DEPTHS OF UNDERGROUND UTILITIES, LOCATIONS OF CONCEALED ITEMS WHICH WILL NOT BE EASY TO IDENTIFY AT A LATER DATE, AND NEW INFORMATION WHICH MAY BE USEFUL TO THE OWNER, BUT WHICH WAS NOT SHOWN IN EITHER THE DRAWINGS, SPECIFICATIONS, OR SHOP DWG. SUBMITTALS.

12. THE CONTRACTOR SHALL PROVIDE AND FURNISH ALL INCIDENTAL RELATED WORK AS PER THE DRAWINGS AND SPECIFICATIONS FOR A COMPLETE AND FINISHED PROJECT. THE DRAWINGS AND SPECIFICATIONS SHALL BE COMPLEMENTARY TO EACH OTHER AND WHAT IS CALLED FOR BY ONE, SHALL BE AS BINDING AS IF CALLED FOR BY ALL.

13. THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", THE AMERICAN INSTITUTE OF ARCHITECTS (AIA) DOCUMENT A207-2007, SHALL BE A BINDING PART OF THIS CONTRACT AND SHALL BE HEREIN REFERRED TO AS THE "GENERAL CONDITIONS".

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PROJECT TITLE
COMMUNITY HEALTH NORTHWEST FLORIDA
1400 NORTH PALAFOX STREET FACILITY
PENSACOLA, FLORIDA 32501

100% SUBMITTAL		
DATE	09-30-2021	
REVISION 1	00-00-00	

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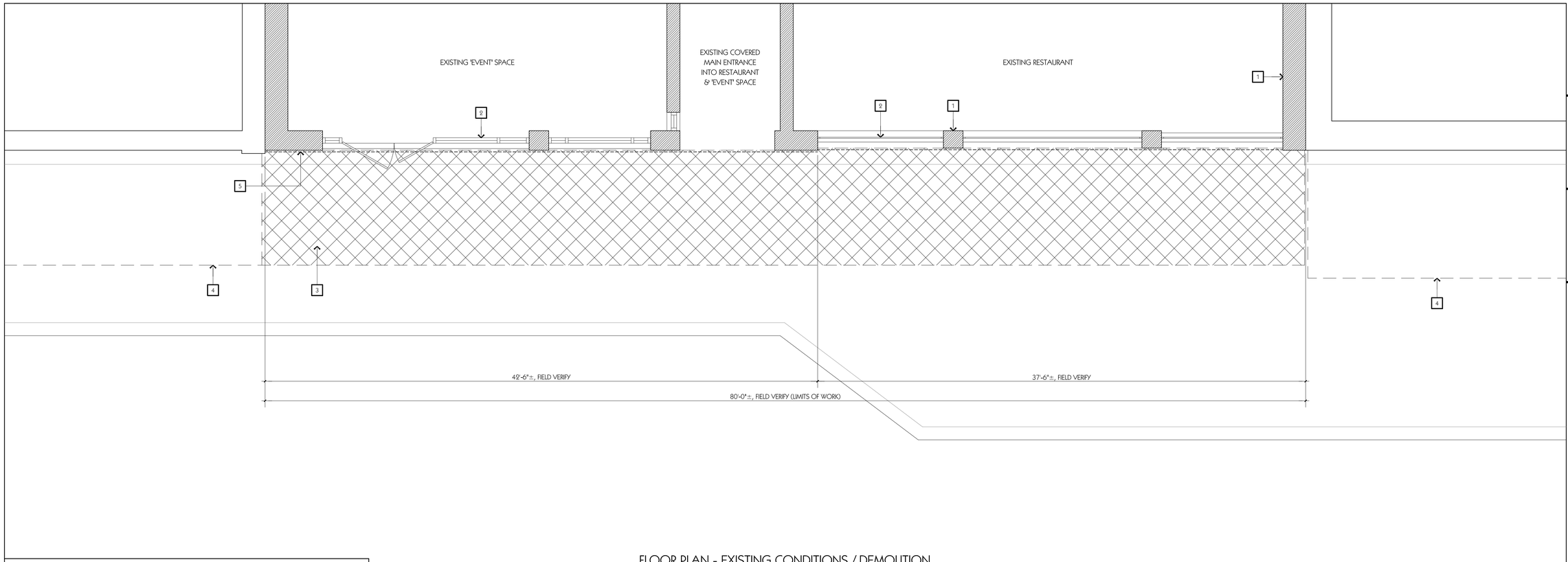
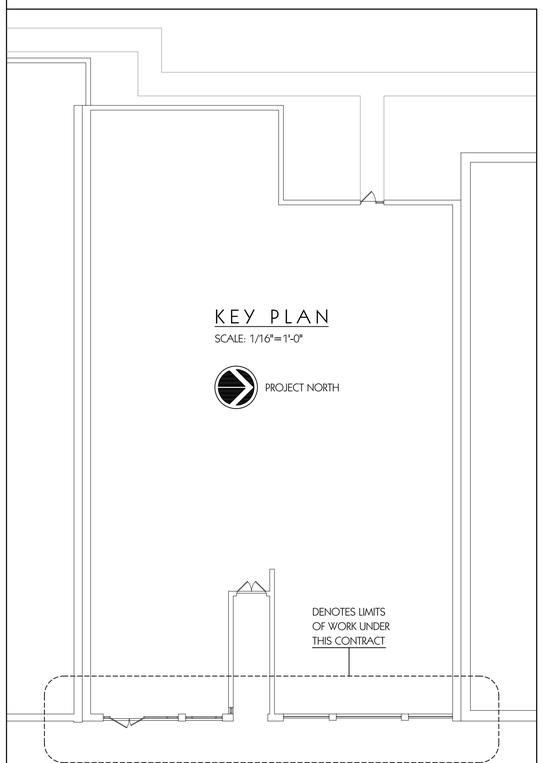
SHEET TITLE
DRAWING INDEX / BLDG. DES. NARR. / FL. PROD. APP. / GENERAL NOTES

A 1





KEY PLAN

SCALE: 1/16"=1'-0"

PROJECT NORTH

FLOOR PLAN - EXISTING CONDITIONS / DEMOLITION

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

PROJECT NORTH

NOTE: CONSULT SHEET A4.1 FOR ADDITIONAL INFORMATION ON EXTERIOR COMPONENTS & FINISHES TO BE REMOVED OR RETAINED.

KEYNOTES

1. DENOTES EXISTING STRUCTURE TO REMAIN, TYPICAL.
2. DENOTES EXISTING GLAZING TO REMAIN. TYPICAL FOR ALL EXISTING ENTRANCE & WINDOW SYSTEMS.
3. DENOTES LIMITS OF EXISTING METAL AWNING ABOVE TO BE REMOVED.
4. DENOTES EXISTING METAL AWNINGS ABOVE TO REMAIN, TYPICAL.
5. DASHED-LINE DENOTES EXTERIOR FINISH ABOVE EXISTING WINDOWS TO BE RE-MOVED. TYPICAL ACROSS ENTIRE FACE OF FACADE. CONSULT SHEET A4.1 FOR ADDITIONAL INFORMATION.

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PROJECT TITLE

V PAUL'S EXTERIOR RENOVATION
29 PALAFOX PLACE
PENSACOLA, FLORIDA 32502

100% SUBMITTAL	09-30-2021	
DATE	00-00-00	
REVISION 1		

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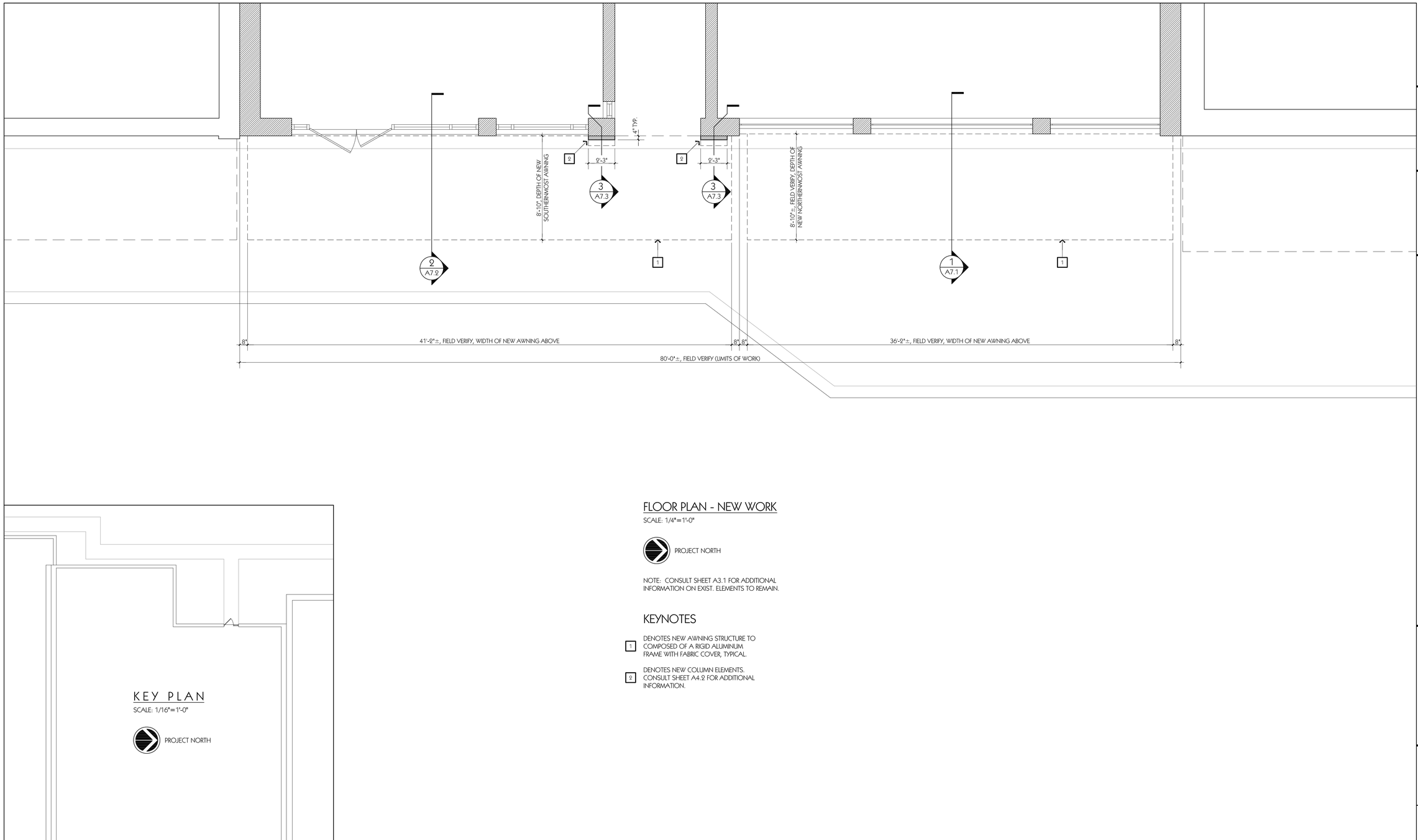
SHEET TITLE

FLOOR PLAN - EXISTING CONDITIONS / DEMOLITION

A3.1



FLOOR PLAN - NEW WORK

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

PROJECT NORTH

NOTE: CONSULT SHEET A3.1 FOR ADDITIONAL INFORMATION ON EXIST. ELEMENTS TO REMAIN.

KEYNOTES

1 DENOTES NEW AWNING STRUCTURE TO COMPOSED OF A RIGID ALUMINUM FRAME WITH FABRIC COVER, TYPICAL.

2 DENOTES NEW COLUMN ELEMENTS. CONSULT SHEET A4.2 FOR ADDITIONAL INFORMATION.

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PENSACOLA, FLORIDA 32502

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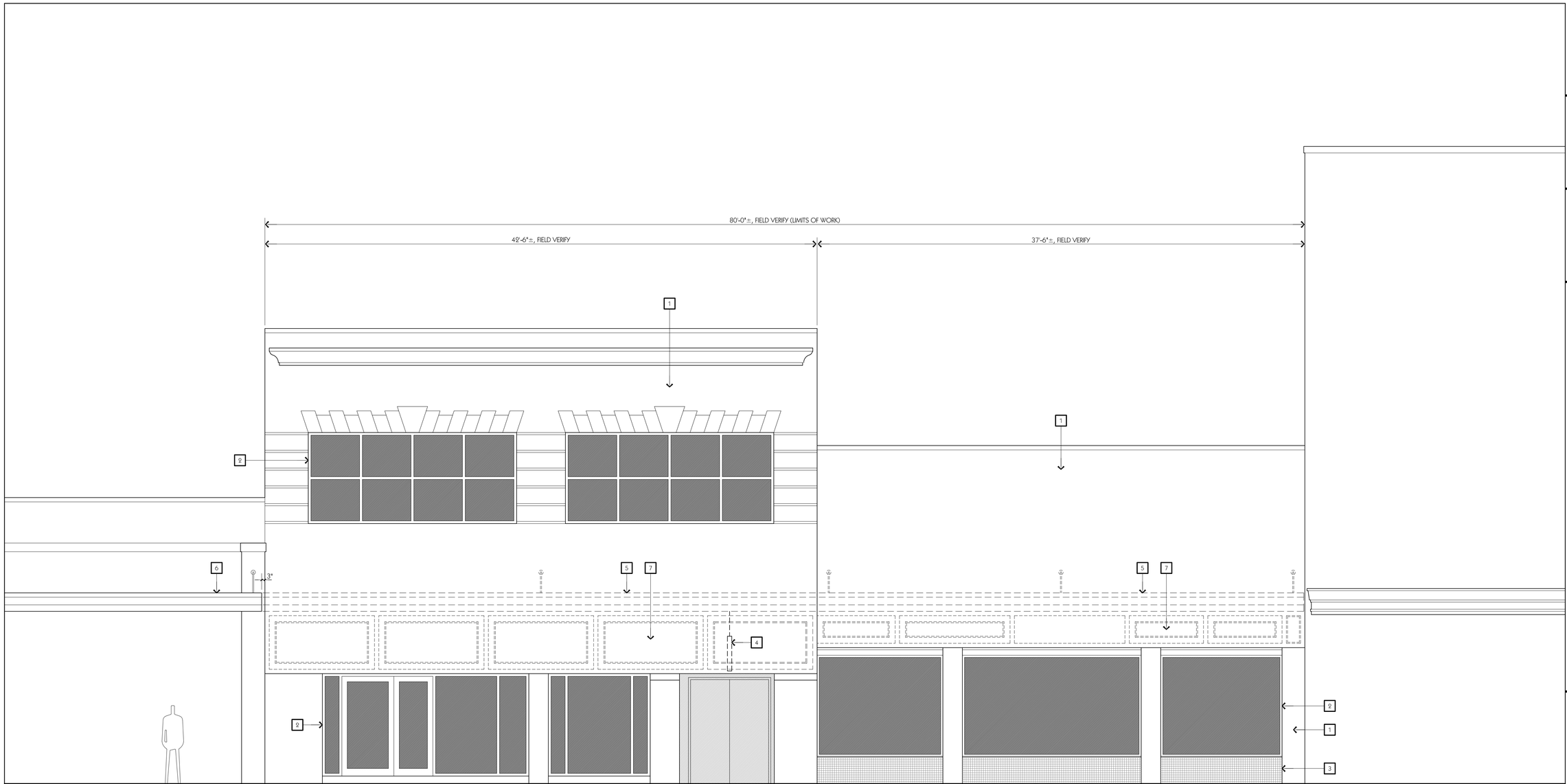
SHEET TITLE

FLOOR PLAN / EAST ELEVATION - PROPOSED NEW WORK

A3.2



EAST ELEVATION - EXISTING CONDITIONS / DEMOLITION (PALAFOX VIEW)

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

KEYNOTES

1. DENOTES EXISTING STRUCTURE TO REMAIN, TYPICAL. CONSULT SHEET A3.1 FOR ADDITIONAL INFORMATION.
2. DENOTES EXISTING GLASS WINDOWS TO REMAIN. TYPICAL FOR ALL EXISTING OPENINGS.
3. DENOTES EXISTING 2x2 MOSIC TILE WAINSCOT TO REMAIN, TYPICAL.
4. DENOTES EXISTING SIGN TO BE RETAINED AND RELOCATED IN NEW WORK.
5. DENOTES EXISTING AWNING & SUPPORT RODS TO BE REMOVED. PREP SURFACE OF EXISTING STRUCTURE FOR THE INSTALLATION OF THE NEW AWNING STRUCTURE. TYPICAL.
6. DENOTES EXISTING AWNING & SUPPORT RODS TO REMAIN, TYPICAL.
7. DENOTES EXISTING COMPOSITE & WOOD PANEL WALL FINISH TO BE REMOVED. PREP SURFACE OF EXISTING STRUCTURE FOR THE INSTALLATION OF NEW WALL FINISH. TYPICAL.

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PROJECT TITLE
V PAUL'S EXTERIOR RENOVATION
99 PALAFOX PLACE
PENSACOLA, FLORIDA 32502

	DATE
100% SUBMITTAL	09-30-2021
REVISION 1	00-00-00

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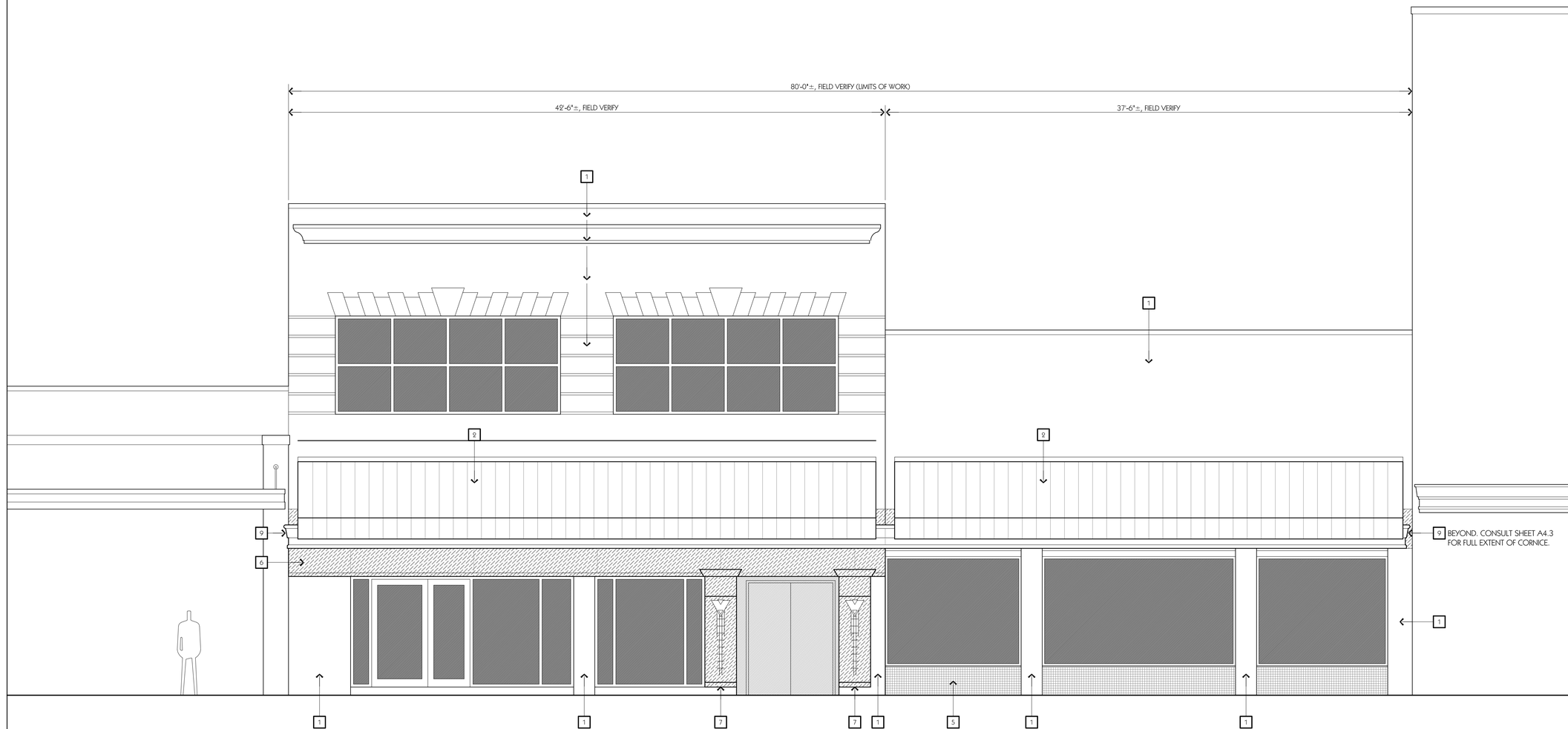
SHEET TITLE
EAST ELEVATION - EXISTING CONDITIONS / DEMOLITION (PALAFOX VIEW)

A4.1



EAST ELEVATION - NEW WORK (PALAFOX VIEW)

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

NOTE: CONSULT SHEET A4.1 FOR EXISTING COMPONENTS TO REMAIN.

KEYNOTES (FOR SHEETS A4.2 & A4.3)

1. APPLY NEW ACRYLIC-BASED WATERPROOF COATING OVER EXISTING EIFS & HARD-COAT STUCCO SURFACES, TYPICAL.
2. DENOTES NEW AWNING STRUCTURE TO COMPOSED OF A RIGID ALUMINUM FRAME WITH FABRIC COVER, TYPICAL. CONSULT SHEET A4.3 FOR LAYOUT OF NEW ALUMINUM AWNING TRUSSES.
3. DENOTES NEW ALUMINUM AWNING TRUSS, SPACED AS SHOWN. TYPICAL.
4. DENOTES NEW ALUMINUM AWNING TRUSS BRACING, TYPICAL.
5. DENOTES EXISTING 2x2 MOSIC TILE WAINSCOT TO REMAIN, TYPICAL.
6. DENOTES NEW FINISH WALL SYSTEM TO MATCH EXISTING (EIFS OR HARD-COAT STUCCO). APPLY NEW ACRYLIC-BASED WATERPROOF COATING TO MATCH OTHER SURFACES. TYPICAL.
7. DENOTES NEW COLUMN ELEMENTS WITH NEW METAL ORNAMENTS, TYPICAL.
8. DENOTES NEW LOCATION OF EXISTING SIGN.
9. DENOTES NEW DECORATIVE CORNICE ELEMENT. APPLY NEW ACRYLIC-BASED WATERPROOF COATING TO MATCH OTHER SURFACES. TYPICAL.

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99 PALAFOX PLACE
PENSACOLA, FLORIDA 32502

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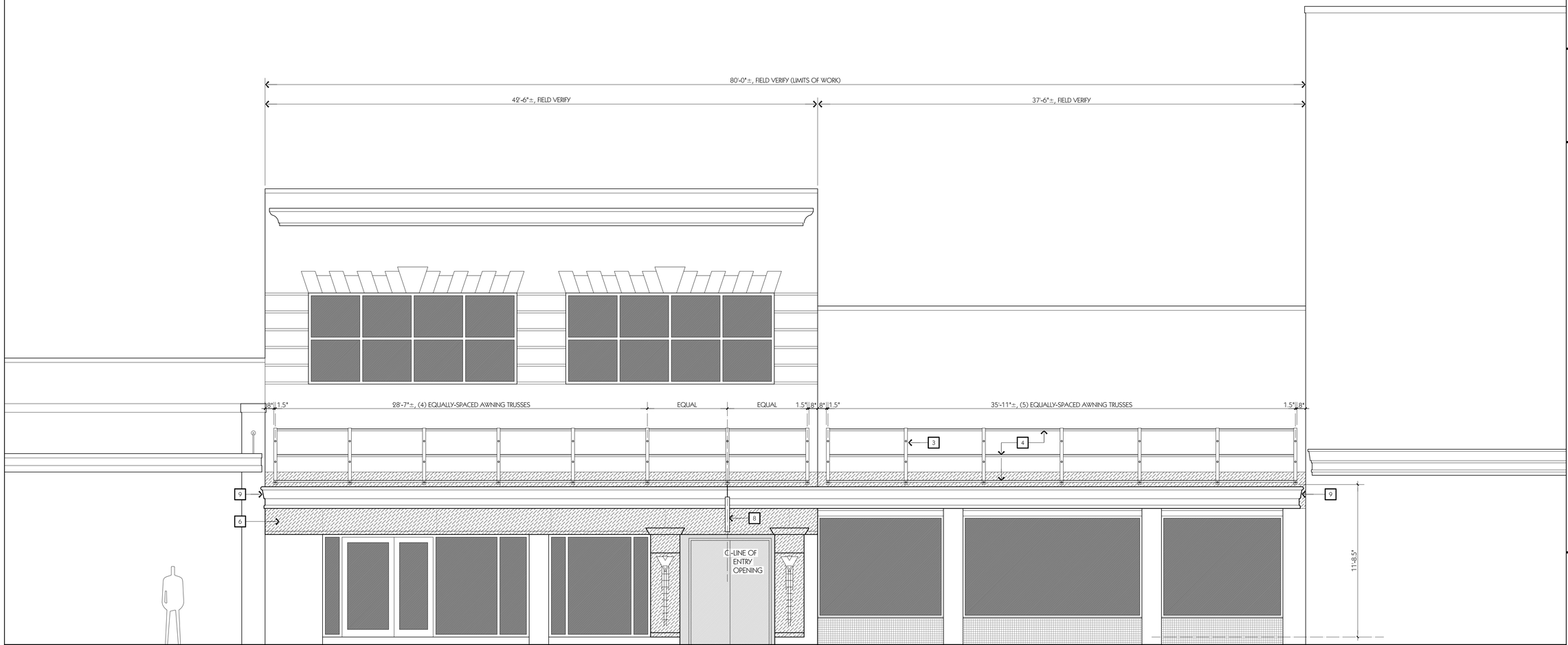
SHEET TITLE
EAST ELEVATION - NEW WORK (PALAFOX VIEW)

A4.2



EAST ELEVATION - NEW WORK (PALAFOX VIEW WITHOUT FABRIC COVER)

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

NOTE: CONSULT SHEET A4.2 FOR KEYNOTES & ADDITIONAL INFORMATION.

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V PAUL'S EXTERIOR RENOVATION
99 PALAFOX PLACE
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	DATE	
100% SUBMITTAL	09-30-2021	
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PROJECT NO.	2106
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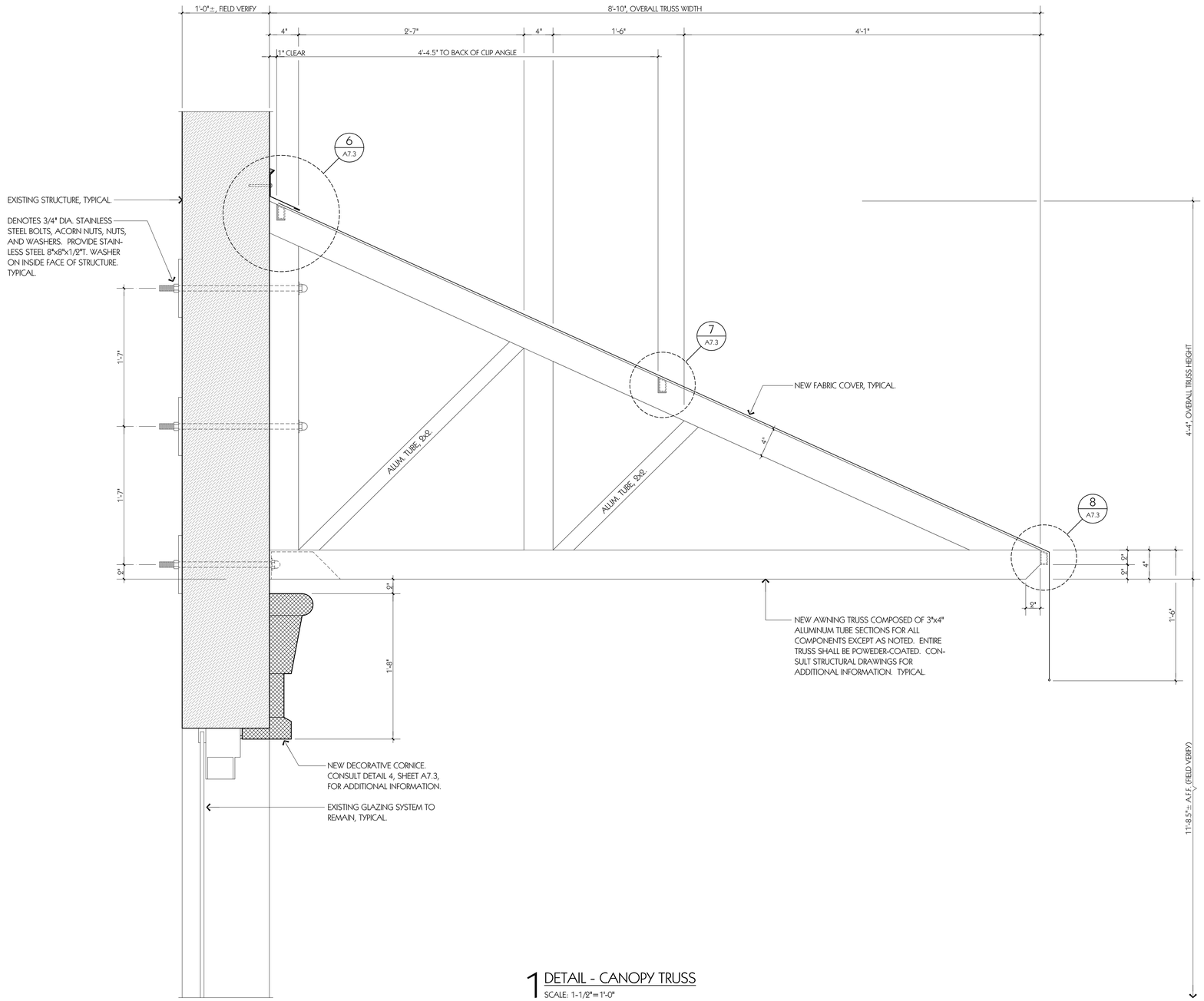
SHEET TITLE
EAST ELEVATION - NEW WORK (PALAFOX VIEW WITHOUT FABRIC COVER)

A4.3



1 DETAIL - CANOPY TRUSS
SCALE: 1-1/2"=1'-0"

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319 SOUTH ALCANIZ STREET
PENSACOLA, FLORIDA / 39502

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PROJECT TITLE
V PAUL'S EXTERIOR RENOVATION
99 PALAFOX PLACE
PENSACOLA, FLORIDA 39502

100% SUBMITTAL	DATE	REVISION 1		
	09-30-2021	00-00-00		

PROJECT NO.	9106
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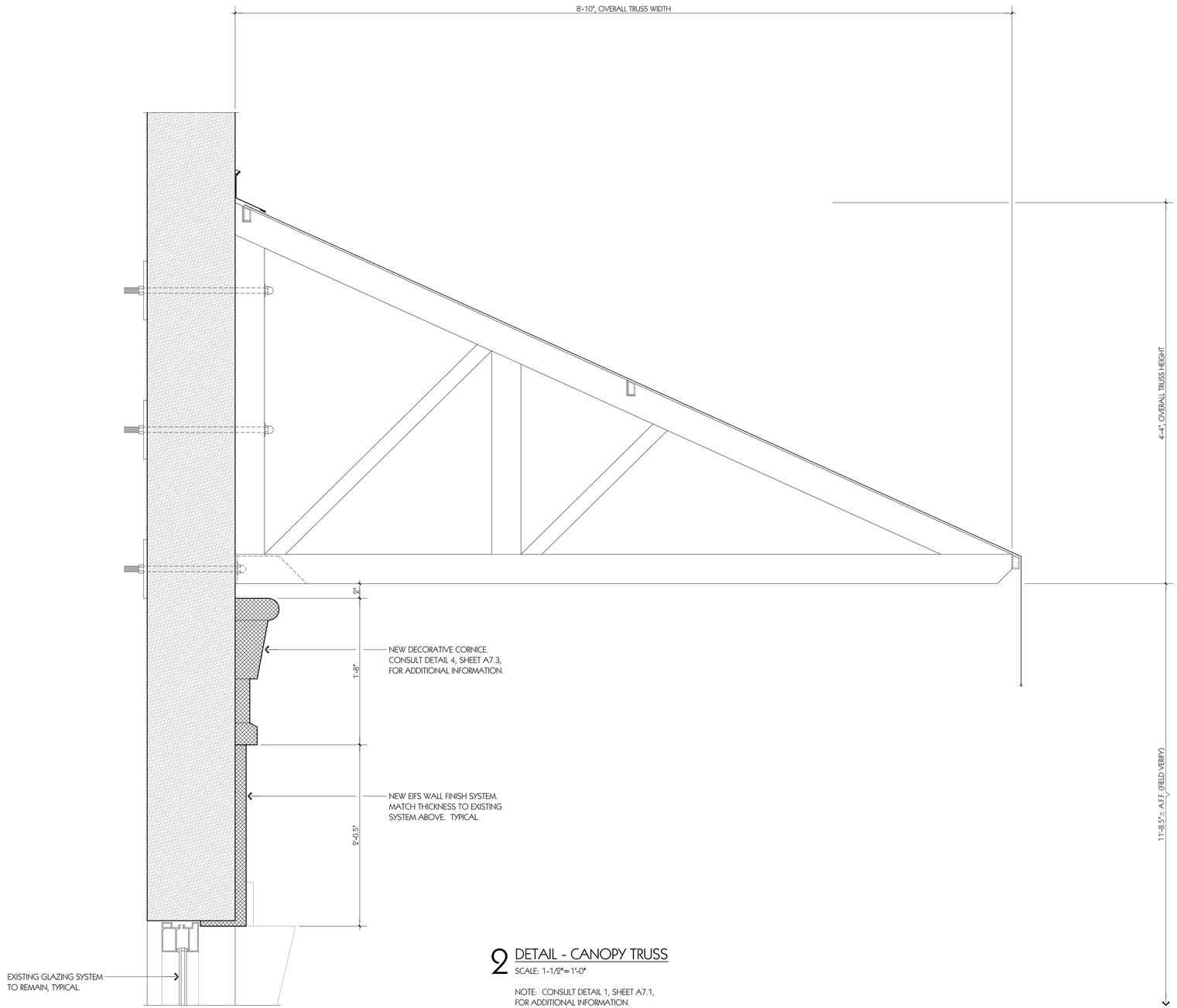
SHEET TITLE
DETAILS

A7.1



2 DETAIL - CANOPY TRUSS

SCALE: 1-1/2"=1'-0"

NOTE: CONSULT DETAIL 1, SHEET A7.1,
FOR ADDITIONAL INFORMATION.

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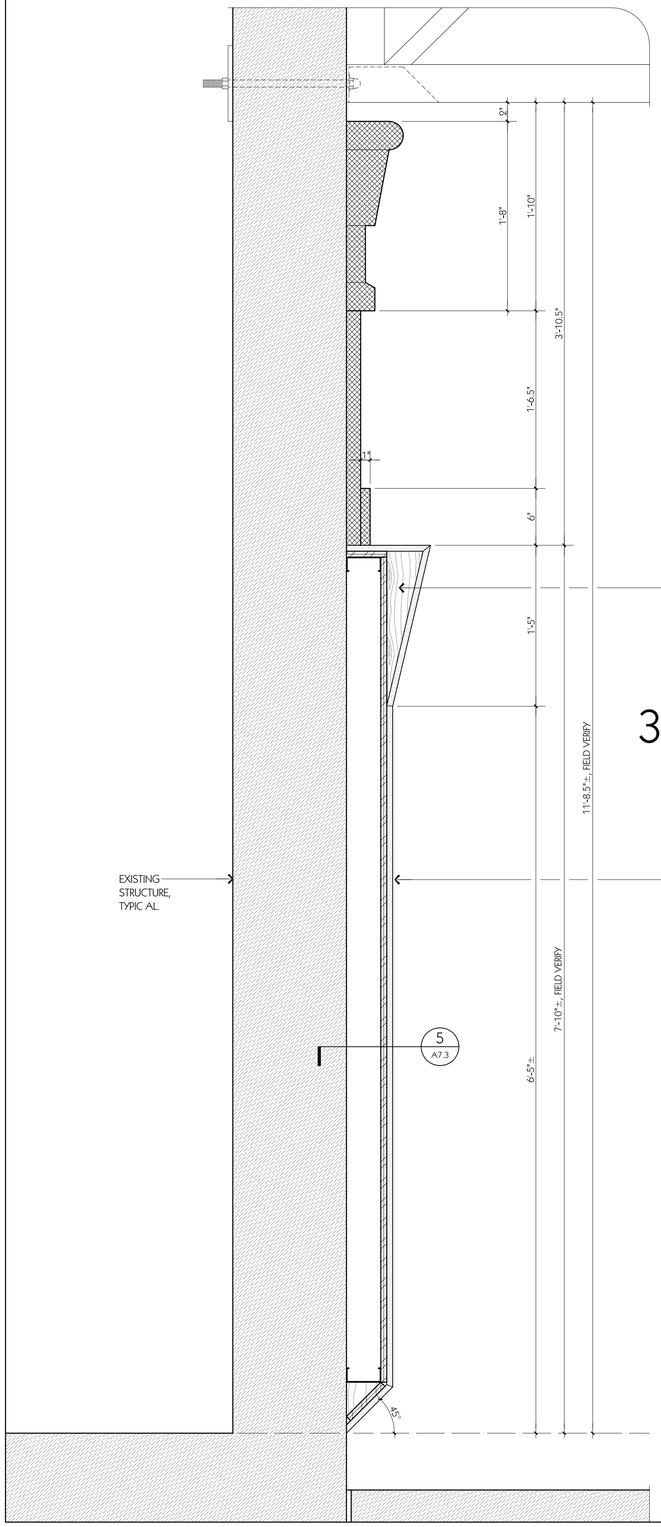
99 PALAFOX PLACE
PENSACOLA, FLORIDA 39502

100% SUBMITTAL	
DATE	09-30-2021
REVISION 1	00-00-00
PROJECT NO.	2106
CAD DWG FILE	2106A7.dwg
DRAWN BY	RSH
CHECKED BY	RSH
COPYRIGHT	RSHA 2020

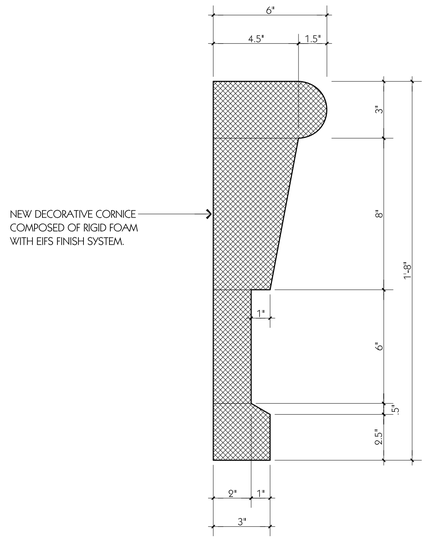
SHEET TITLE
DETAILS

A7.2

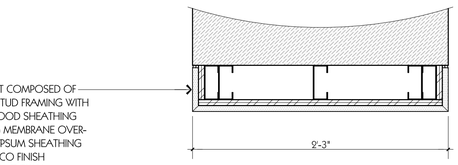


3 DETAIL - COLUMN SECTION
SCALE: 1-1/2"=1'-0"

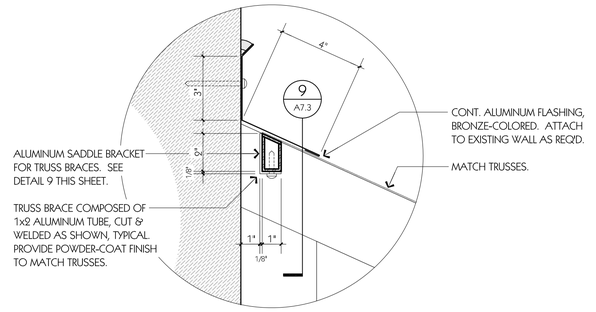
NOTE: CONSULT DETAIL 1, SHEET A7.1, FOR ADDITIONAL INFORMATION.



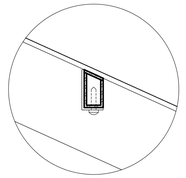
4 DETAIL - CORNICE PROFILE
SCALE: 3"=1'-0"



5 DETAIL - COLUMN (PLAN-SECTION)
SCALE: 1-1/2"=1'-0"

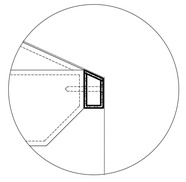


6 DETAIL - TRUSS BRACE / FLASHING
SCALE: 3"=1'-0"



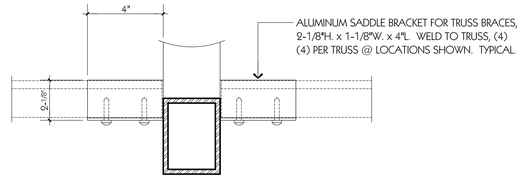
7 DETAIL - TRUSS BRACE
SCALE: 3"=1'-0"

NOTE: CONSULT DETAIL 6, THIS SHEET, FOR ADDITIONAL INFORMATION.



8 DETAIL - TRUSS BRACE
SCALE: 3"=1'-0"

NOTE: CONSULT DETAIL 6, THIS SHEET, FOR ADDITIONAL INFORMATION.



9 DETAIL - BRACE SADDLE
SCALE: 3"=1'-0"

R SCOTT HOLLAND
ARCHITECT
319 SOUTH ALCANIZ STREET
PENSACOLA, FLORIDA / 32502

THIS DRAWING IS THE PROPERTY OF RSH ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS TO BE RETURNED UPON REQUEST.

PROJECT TITLE
V PAUL'S EXTERIOR RENOVATION
99 PALAFOX PLACE
PENSACOLA, FLORIDA 32502

100% SUBMITTAL	DATE	02-20-2021	
	REVISION 1	00-00-00	
2106	2106A7.dwg	RSH	RSHA 20200
PROJECT NO.	CAD DWG FILE	DRAWN BY	CHECKED BY	COPYRIGHT

SHEET TITLE
DETAILS

A7.3

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00846 Architectural Review Board 10/21/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 10/14/2021

SUBJECT:

223 S. Palafox Street
Palafox Historic Business / Zone C2-A
Contributing Structure

RECOMMENDATION:

Carter Quina is requesting approval to remove all awnings over the windows and to remove the top flag pole. The awnings and flag pole are planned to not be replaced.

Please find attached all relevant documentation for your review.

BACKGROUND:

Sec. 12-3-27(f)(2)a. *Palafox Historic Business District, Decision guidelines*

Page 1

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 ES02514
Field Date 8-21-2011
Form Date 9-20-2011
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) U.S. Customs House & Post Office — Multiple Listing (DHR only) _____
Survey Project Name Downtown Pensacola Historic Business District — Survey # (DHR only) _____
National Register Category (please check one) ☐building ☐structure ☒district ☐site ☐object
Ownership: ☒private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
223	S	Palafox	Street	

Address: 223 S Palafox Street
Cross Streets (nearest / between) NW corner of S Palafox St & W Goverment
USGS 7.5 Map Name PENSACOLA — USGS Date 2009 — Plat or Other Map _____
City / Town (within 3 miles) Pensacola — In City Limits? ☒yes ☐no ☐unknown — County Escambia
Township 2S — Range 30W — Section 46 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 000S009001001113 — Landgrant _____
Subdivision Name Old City Tract — Block 15 — Lot p141,142
UTM Coordinates: Zone ☒16 ☐17 — Easting 479396 — Northing 3364139
Other Coordinates: X: 30.4091074 — Y: -87.2145113 — Coordinate System & Datum NAD83/WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1908 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Bank — From (year): 1908 — To (year): 1996
Current Use Government Offices — From (year): 1996 — To (year): 2012
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☐yes ☐no ☐unknown Date: _____ Nature _____
Additions: ☐yes ☐no ☐unknown Date: _____ Nature _____
Architect (last name first): Mawbray and Uffinger; NYC — Builder (last name first): Turner, C.H.
Ownership History (especially original owner, dates, profession, etc.) 1908-1914 Pensacola's First National Bank. After crash in 1914 Citizen's and People's occupied until 1994. Now Government offices.
Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown Describe HPBD Architecture Review Board

DESCRIPTION

Style Greek Revival — Exterior Plan Rectangular — Number of Stories 2
Exterior Fabric(s) 1. Stone 2. Brick 3. _____
Roof Type(s) 1. Flat 2. _____ 3. _____
Roof Material(s) 1. Built-up 2. _____ 3. parapet
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) N side stained glass window depicting Pensacola history. S side windows w/wrought iron burglars.
Distinguishing Architectural Features (exterior or interior ornaments) Resembles Greek Temple. Interior altered but still retains original vault 7 feet in diameter, 12 inches thick. Weight 15 tons.
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 ES02514

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Stone 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Stone 2. White Marble
Main Entrance (stylistic details) Fluted Roman Doric columns flanking entrance supporting raised pediment. Mahogany doors.
Porch Descriptions (types, locations, roof types, etc.) _____

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource Citizens & Peoples National Bank is a Neo Classical building resembling a Greek temple, built with white Georgia marble on a base course of Maine granite. The east entrance façade is a full height pediment flanked by fluted Doric columns.
Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☒Sanborn maps
☐FL State Archives/photo collection	☒city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☐cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (describe) WFHPI and PHBD Architectural Review Files
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☒yes ☐no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Founded by lumber millionaire Daniel F. Sullivan and constructed in 1908, this bank was the city's 1st financial institution recognized as a national bank.
Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Commerce 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type All materials at one location Maintaining organization _____
Document description PHBD Architectural Review Files File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

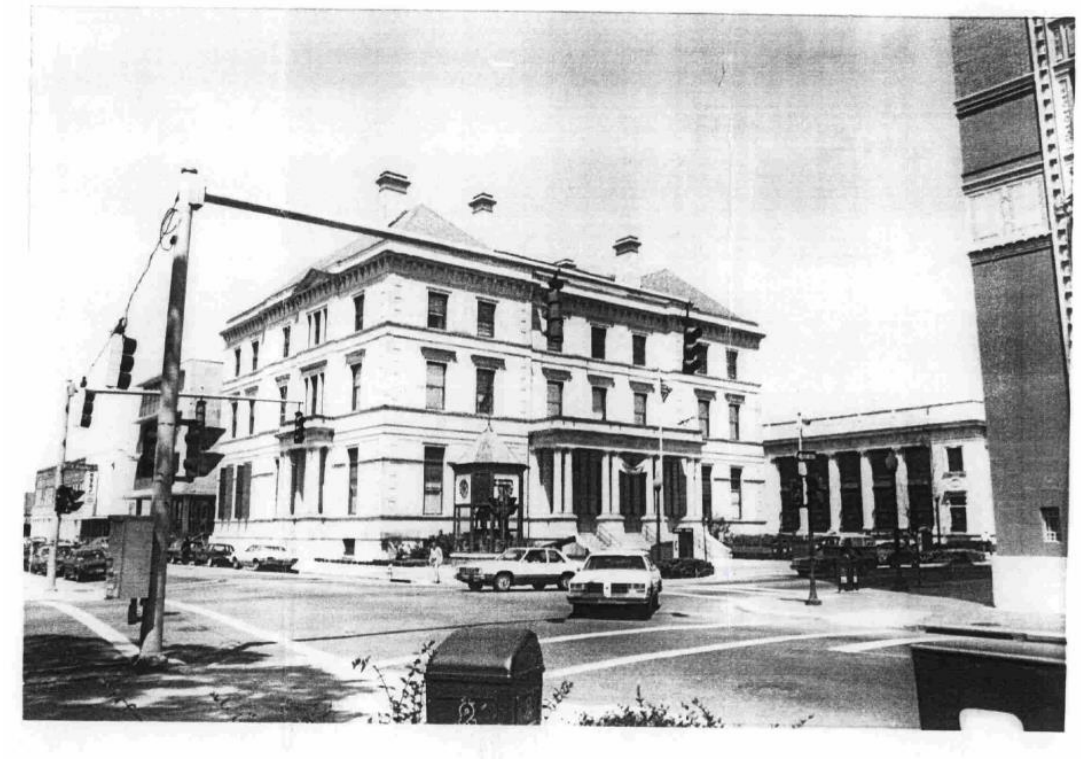
RECORDER INFORMATION

Recorder Name Cynthia A. Catellier 850-288-0189 Affiliation City of Pensacola/University of West Florida
Recorder Contact Information 222 Main St Donald W Kelly Planning Services Coordinator (850)436-5655
(address / phone / fax / e-mail)

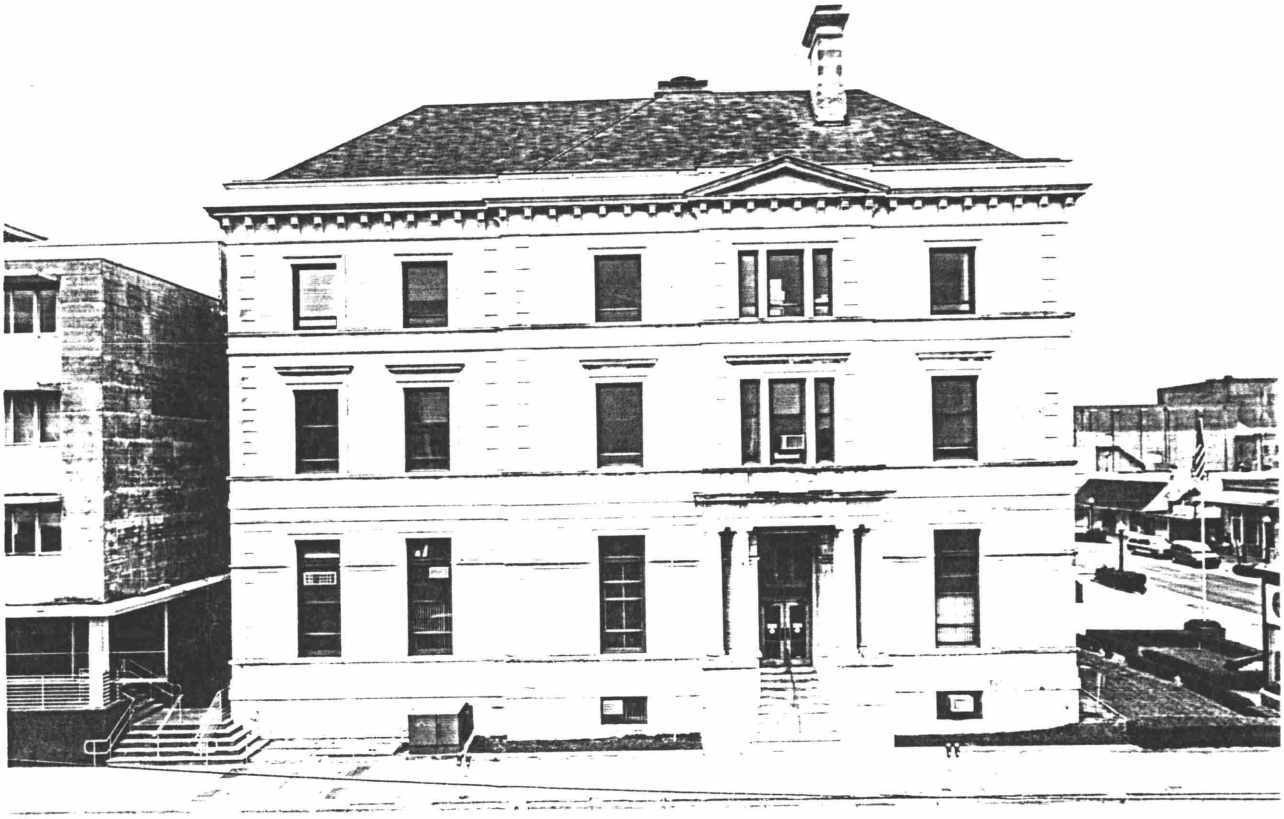
Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

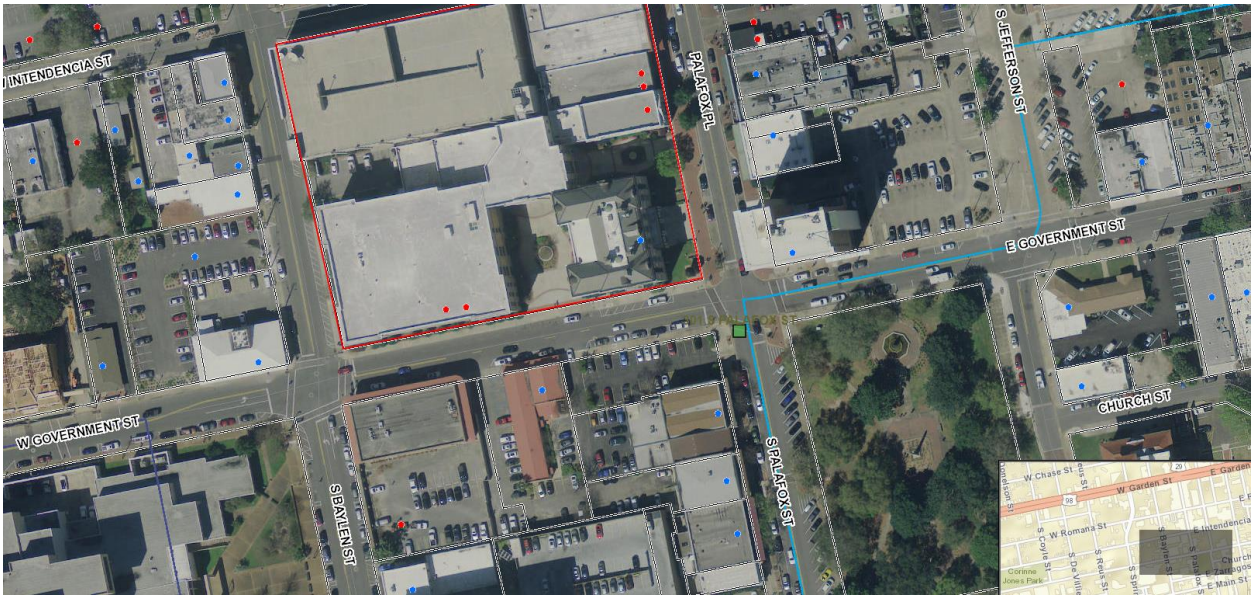


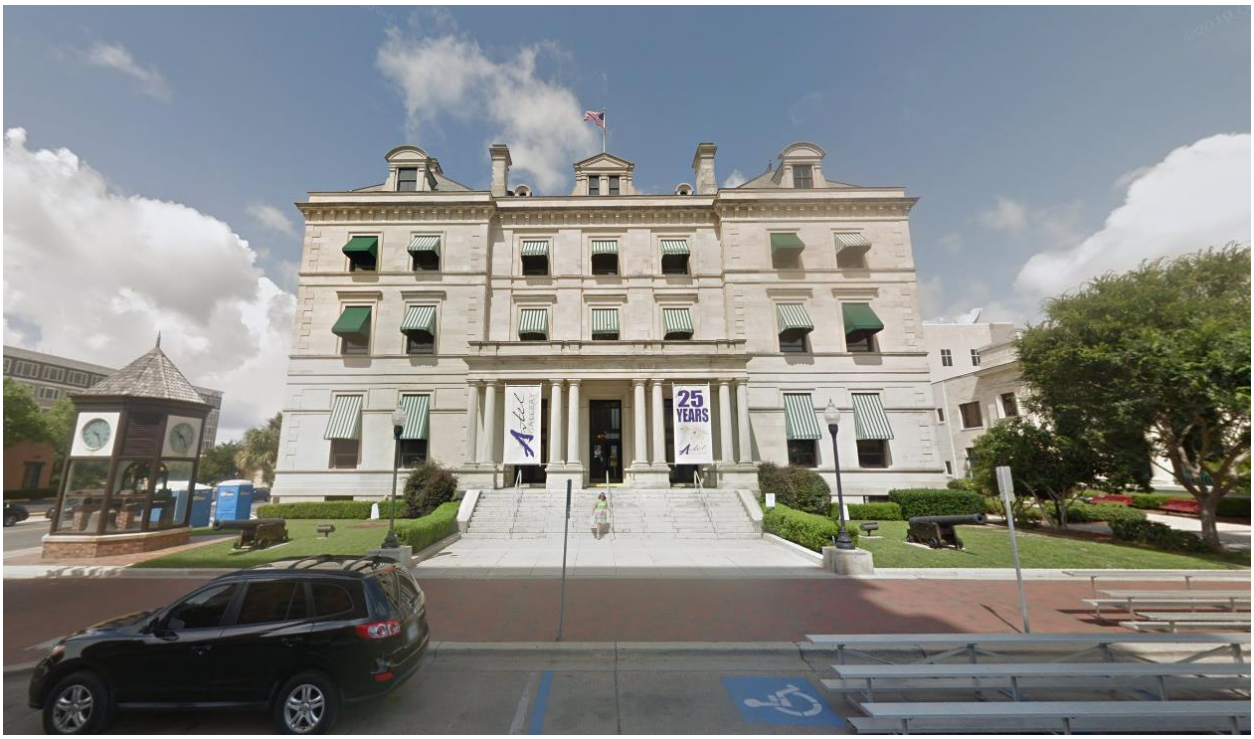



ESCAMBIA COUNTY COURT HOUSE



223 S. Palafox Street





FOR OFFICE USE ONLY
Meeting Date_____
Agenda No._____
Approved by:_____

APPLICATION TO: ARCHITECTURAL REVIEW BOARD
CITY OF PENSACOLA
P.O. BOX 12910
PENSACOLA, FL 32521-0053

DATE OF APPLICATION: September 29, 2021

ADDRESS OF PROJECT:
223 South Palafox Street Pensacola, FL 32502

Application is hereby made for project as described herein:

For removal of all awnings over the windows and removal of roof top flag pole.

ATTACH REQUIRED ADDITIONAL INFORMATION
"The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services."

NAME & MAILING ADDRESS OF PETITIONER:

Carter Quina

_____
SIGNATURE OF OWNER'S REP

400 West Romana Street

850.433.5575
TELEPHONE NUMBER

Pensacola, FL 32502

September 29, 2021
DATE

TELEPHONE # 850.433.5575

DATE APPLICATION RECEIVED:_____RECEIPT NO. _____

Old County Courthouse
ARB Awning Removal Request

The existing west elevation has no awnings. There are new windows in the center section.



The existing south elevation has some solid green awnings and one stripped green awning behing the palm tree. Three windows do not have awnings. Removal of all the awnings and frames is requested.



The existing main facade, east elevation, has four green awnings and six stripped awnings. Eight windows have awning frames and the awnings were destroyed in the recent storm. The removal of all awnings is requested.

The existing flag pole is shown on the roof. County risk management will not allow roof access any longer for flag raising. The removal of the flag pole is being requested.



The existing north elevation has no awnings. It is requested that the flag pole be relocated to this plaza, just beyond the center planter bed and fountain.



Detailed photo of current condition of awnings and frames.





Existing East Elevation



Existing South Elevation

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00851 Architectural Review Board 10/21/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 10/13/2021

SUBJECT:

319 N. Tarragona Street
Palafox Historic Business District / Zone C-2A
Exterior Modifications to a Contributing Structure

BACKGROUND:

Philip Partington is seeking approval for exterior modifications to a contributing structure. Exterior renovations include a 154 sf addition, new windows and doors, new paint, exterior lighting, and courtyard improvements.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS:

Sec. 12-3-27(f)(2)a. *Palafox Historic Business District, Decisions*

FLORIDA MASTER SITE FILE
Site Inventory Form

Site No. 8Es1068

Site Name _____ Survey Date 8210
Address of Site 315-319 N. Tarragona St., Pensacola, FL 32501
Instruction for locating On SW corner of N. Tarragona St. and E. Belmont St.
Location Belmont Tract (Subdivision name) 85 (block no.) port. lt. 12 & 13 (lot no.)

County Escambia
District name if applicable Palafox Place Historic and Business
Owner of Site: Name Ward, James Charles; Pilcher, Thomas Anthony and
Address 319 N. Tarragona St.
Pensacola, FL 32501
Type of Ownership Private Recording Date _____
Recorder: Name & Title Moore-Popalis, Diane
Address HPPB

Condition of Site: Check One
- ☐ Excellent
- ☐ Good
- ■ Fair
- ☐ Deteriorated

Integrity of Site: Check One or More
- ■ Altered
- ☐ Unaltered
- ■ Original Use
- ☐ Restored/Date
- ☐ Moved/Date

Original Use Commercial
Present Use Commercial
Dates C+ 1908
Cultural/Phase American
Period 19th Century

NR Classification Category Building Date listed on NR ____
Threats to Site: Check One or More
- ☐ Zoning
- ☐ Development
- ☐ Deterioration
- ☐ Borrowing
- ☐ Other (See Remarks Below)
- ☐ Transportation
- ☐ Fill
- ☐ Dredge

Areas of Significance: Architecture, commerce

Significance:

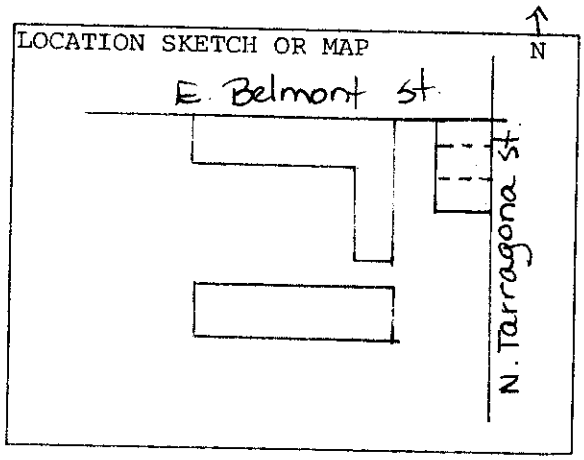
John Sunday built this modest masonry vernacular building in about 1908. It originally housed Arthur Peters' grocery and Henry Cassimus' restaurant.

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

Architect Unknown
Builder Unknown
Style and/or Period Masonry vernacular
Plan Type Rectangular
Exterior Fabric(s) Brick: common # stucco: smooth, scored #
Structural System(s) Masonry: brick
Porches -
Orientation
Foundation Continuous: brick
Roof Type Flat: built-up with parapet
Secondary Roof Structure(s) Marquee: flat, metal
Roof Surfacing Composition: roll
Window Type Fixed
Ornament Exterior Relieving arches
Chimney Brick
Chimney Location S/end, exterior, corbelled # W/end, interior #
No. of Chimneys 3 No. of Stories 1
No. of Dormers 0 Outbuildings
Surroundings
Map Reference (incl. scale & date) USGS 7.5 Min. Pensacola 1970

Latitude and Longitude:
o ' " o ' "
Site Size (Approx. Acreage of Property) Lt. 1

LOCATION SKETCH OR MAP



Township	Range	Section
2S	30W	46

UTM Coordinates:

Zone Easting Northing

Photographic Records Number HPPB P.83.13 Frame 26
Please attach Photographic Print

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3E 9-74

Site No. ES 1068
Site Name

CONTINUATION SHEET

OWNER OF SITE: Name: Mabes, Marvin Lee Jr. 902==

EXTERIOR FABRIC(S): aluminum siding 854==

CHIMNEY LOCATION: N/end, interior 942==


THE HANDLEBAR, INC.

319 N. Tarragona Street





City of Pensacola
America's First Settlement And Most Historic City

Architectural Review Board Application
Full Board Review

Application Date: 9/29/21

Project Address: **319 N Tarragona St**

Applicant: Philip Partington

Applicant's Address: 205 E. Intendencia

Email: *Philip@smp-arch.com* Phone: 850-712-5765

Property Owner: HB 3 LLC
(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 ten (10) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

The project is the renovation of the existing Handelbar. Improvements include New ADA restrooms, new mechanical and electrical systems, new doors and windows, roof repair and a 154 sf addition.

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.

Applicant Signature

9/29/21
Date

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

THE HANDLEBAR

PENSACOLA, FLORIDA

WHERE WE'VE BEEN











"DARK, DIRTY, GRUNGY, GRIMEY, SMOKY"

THE VIBE

PUNK SPEAKEASY/ MODERN DIVE BAR

(OXYMORONIC)

OPTION 1

THE HANDLEBAR

HORIZONTAL



SECONDARY



STACKED



LOGO PLACEMENT:
HANDLE BAR LOGO WRAPS
NORTHEASTCORNER



BODY OF BUILDING COLOR:
IRON ORE - SW7069



EXTERIOR DOORS & WINDOW TRIM:
TRICORN BLACK - SW6258



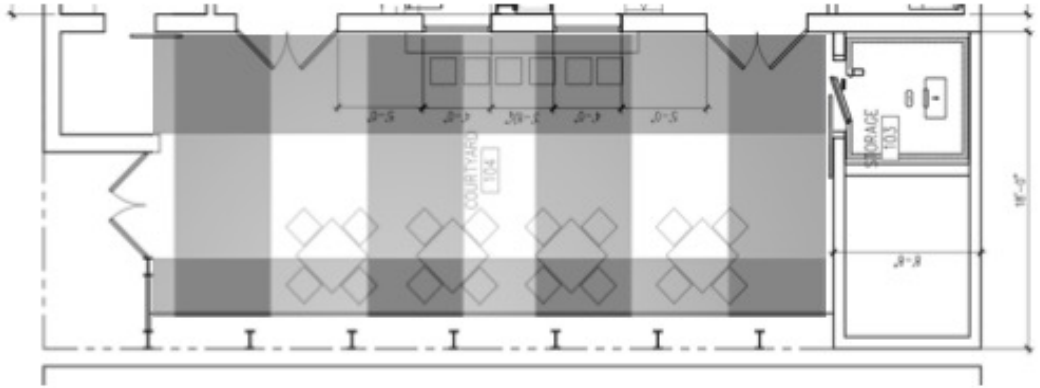
WINDOW STYLE FOR FRONT OF BUILDING:
FACTORY/INDUSTRIAL FEEL, ABILITY TO OPEN A
+

Exterior Vibe

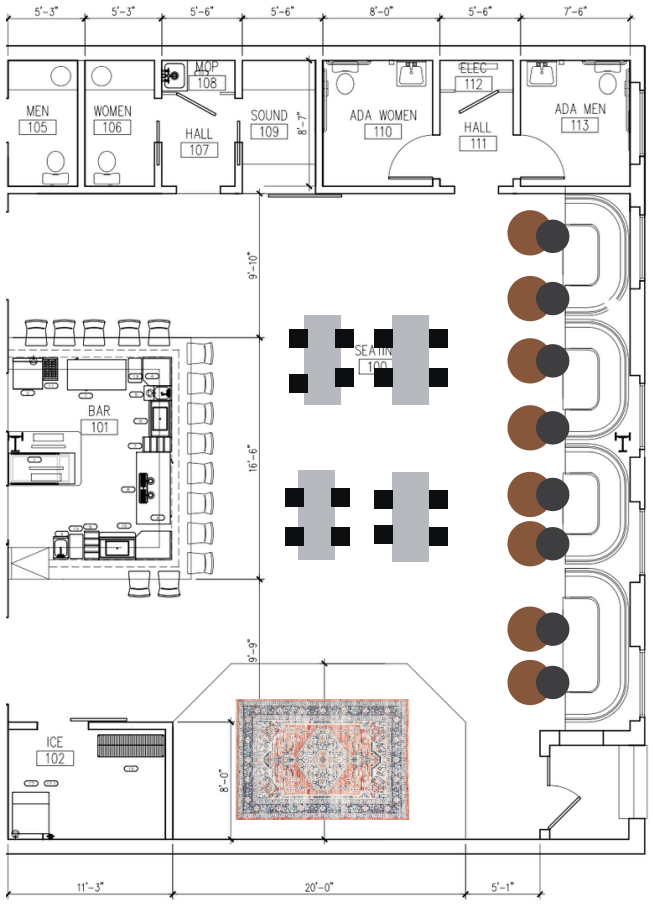








Courtyard Entrance















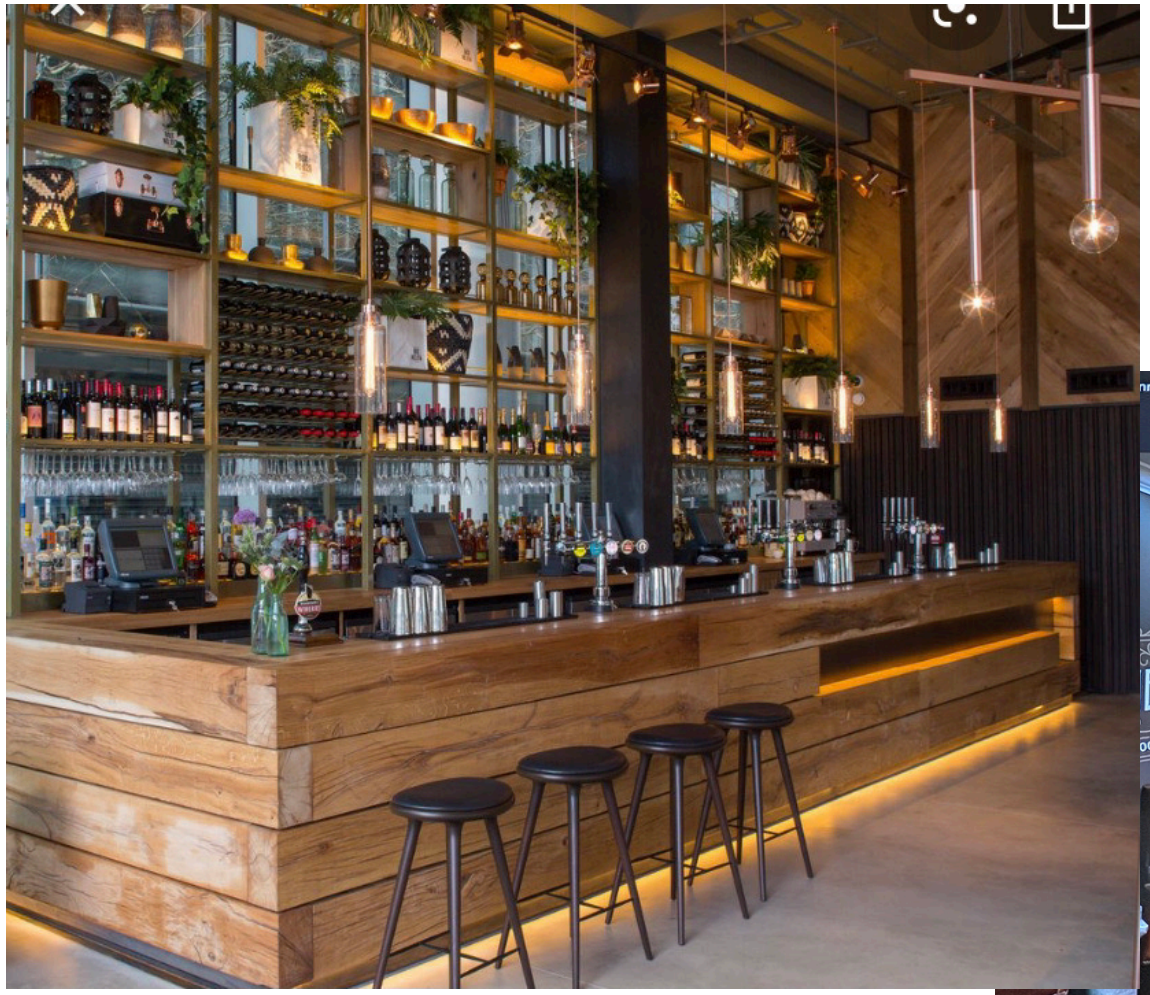




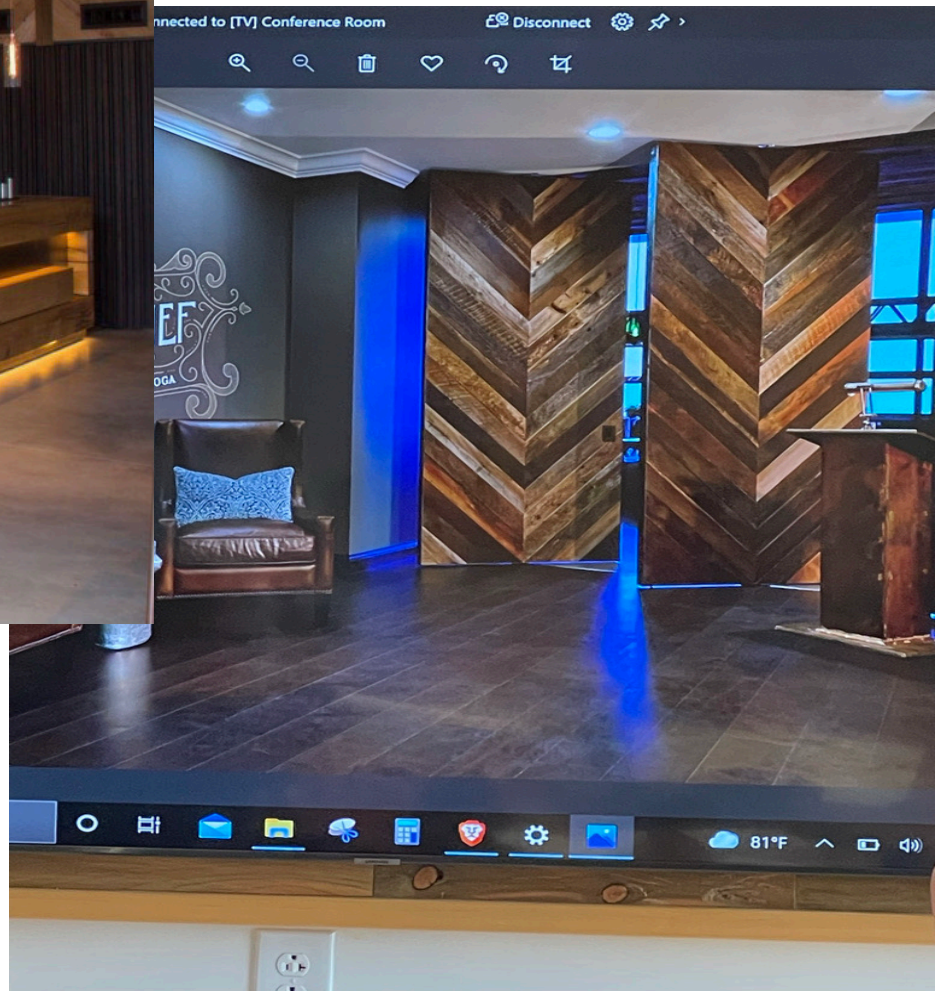




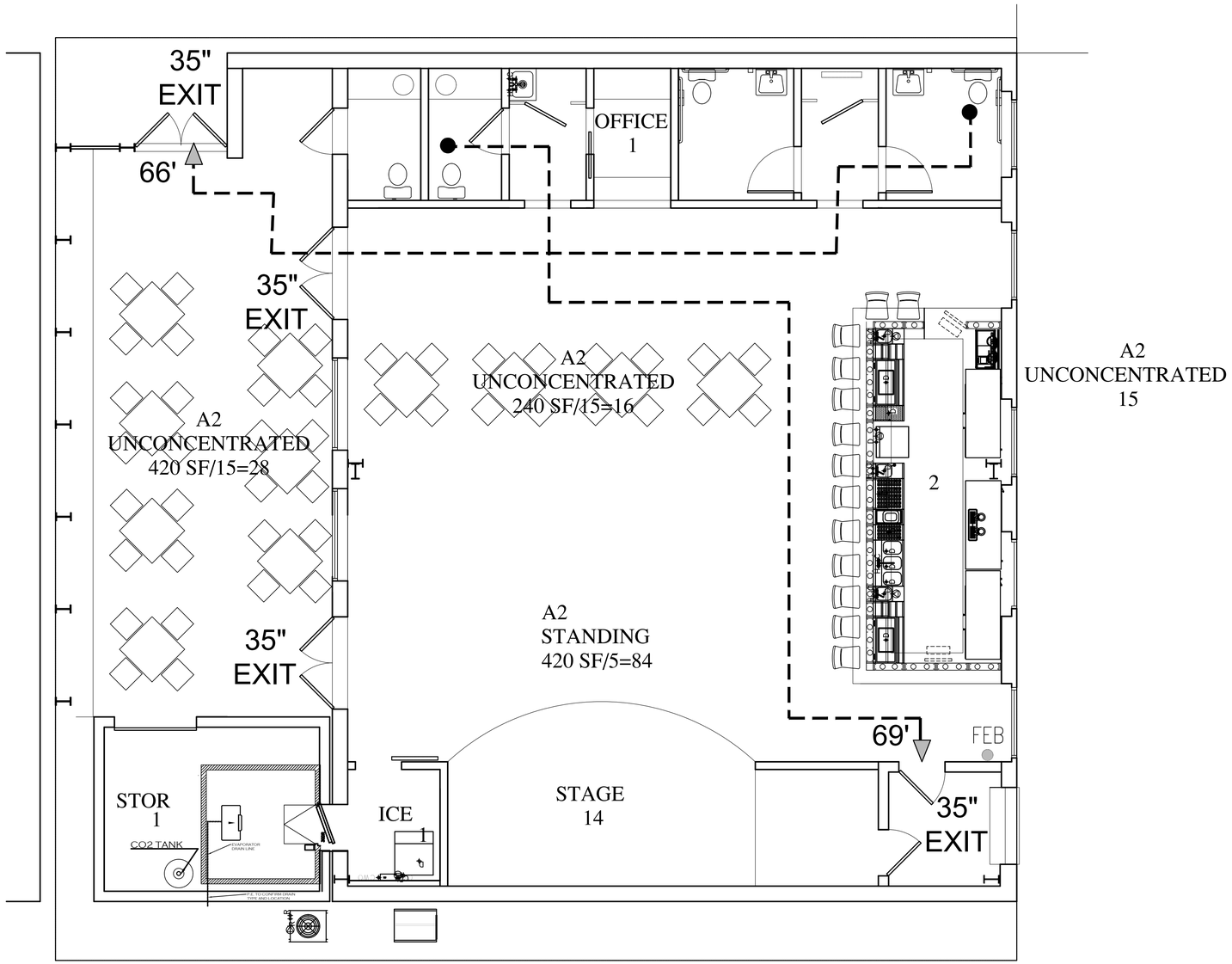
Furniture Selections



Below example of how to reuse wood,on exisiting bar; **left** example of back lighting on bar knee wall



Bar Concept



INDEX OF DRAWINGS

GENERAL	
G-1	TITLE SHEET & LIFE SAFETY PLAN
ARCHITECTURAL	
D-101	DEMO FLOOR PLAN
A-101	FLOOR PLAN
A-102	REFLECTED CEILING PLAN
A-201	ELEVATIONS
A-202	BAR DETAILS
A-701	DOOR & ROOM FINISH SCHEDULES
FOOD SERVICE	
FS1	FOOD SERVICE EQUIPMENT LAYOUT
FS2	PLUMBING EQUIPMENT ROUGH-IN CONNECTIONS
FS3	ELECTRICAL ROUGH IN CONNECTIONS
FS4	EQUIPMENT UTILITY SCHEDULE
FS5	WALK IN COOLER
FS6	WALK IN COOLER SPECS
FS7	WALK IN COOLER CONNECTIONS
FS8	ELEVATIONS
PLUMBING	
P101	SANITARY WASTE PLAN
P201	DOMESTIC WATER PLAN
P301	SANITARY RISER, LEGEND, AND SCHEDULES
MECHANICAL	
M-101	HVAC PLAN
ELECTRICAL	
E-101	RISER, LIGHTING FIXTURE SCHEDULE, LEGEND
E-102	POWER AND SINGLE PLAN RISER

BUILDING INFORMATION

LOCATION	319 N.TARRAGONA PENSACOLA, FL
PROJECT DESCRIPTION	THE PROJECT IS THE RENOVATION OF AN EXISTING BAR. IMPROVEMENTS INCLUDE NEW ADA RESTROOMS, NEW MECHANICAL AND ELECTRICAL SYSTEMS, NEW DOORS AND WINDOWS, ROOF REPAIR AND A 154 SF ADDITION.
ZONE	C2A
SETBACKS	NONE
OFF STREET PARKING REQ.	NO
BUILDING SATUS:	EXISTING
EXISTING USE	BAR
OCCUPANCY:	A2
# OF TENANTS	1
CONSTRUCTION TYPE:	II-B
# OF STORIES	1
SPRINKLED:	NO
FIRE ALARM:	NO
AREA LIMIT:	9,500 SF. (FBC TABLE 506.2)
BUILDING AREA	2,609 SF
HEIGHT LIMIT:	55' (FBC TABLE 504.3)
BUILDING HT	16"
REQ # OF EXITS:	2 (FBC PER 1006.2.1)
EXITS PROVIDED:	2

OCCUPANT LOAD

A2 STANDING	84
A2 UNCONCENTRATED	31
STAGE	14
OFFICE	1
OUT DOOR STORAGE/ICE	2
OUTDOOR SEATING A2 UNCONCENTRATED	28
TOTAL PROJECT OCCUPANT LOAD	160

FLORIDA PRODUCT APPROVAL NUMBERS:

PRODUCT CATEGORY	MANUFACTURER	PRODUCT LINE/TYPE	APPROVAL NO.
WINDOWS – FIXED ALUMINUM	KAWNEER	601T	FL #16517.1
DOORS – HOLLOW METAL AND FRAME	STEEL CRAFT	H SERIES	FL #12400-R11
ROLLING DOOR	WAYNE DALTON	800	FL #1421.5
SECTIONAL DOOR	WAYNE DALTON	453	FL #32012.7

NOTE: PRODUCTS INDICATED ABOVE ARE SELECTED FOR USE AS BASIS OF SPECIFICATIONS. CONTRACTOR SHALL PROVIDE THE REQUIRED PRODUCT FLORIDA PRODUCT APPROVAL NUMBERS (2020) FOR EQUIVALENT APPROVED SUBSTITUTIONS.

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SHEET TITLE :

TITLE SHEET AND LIFE SAFETY PLAN

SHEET NO. :

G-1

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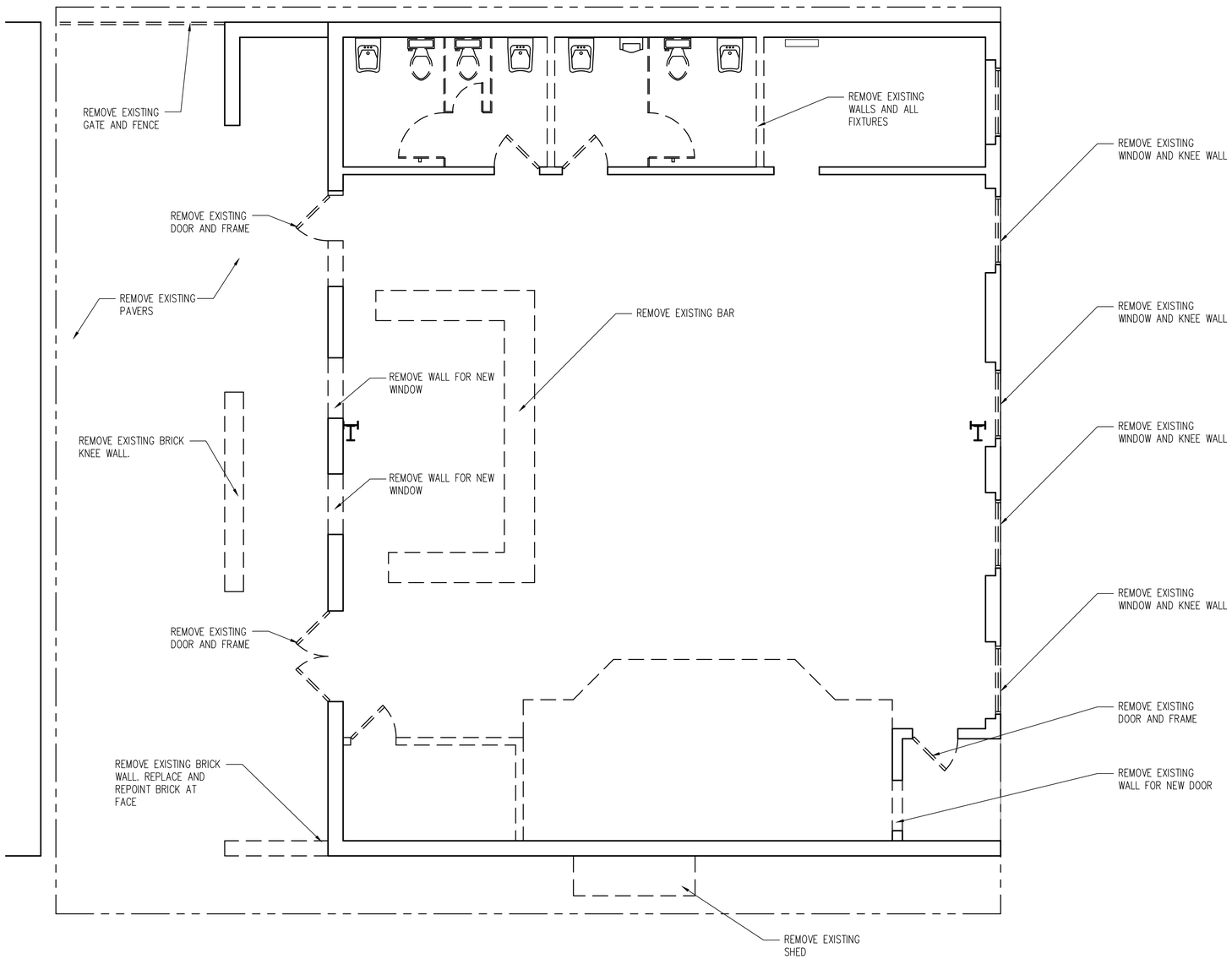

1 / D-101 DEMO PLAN

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

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SHEET TITLE :
DEMO PLAN

SHEET NO. :
D-101

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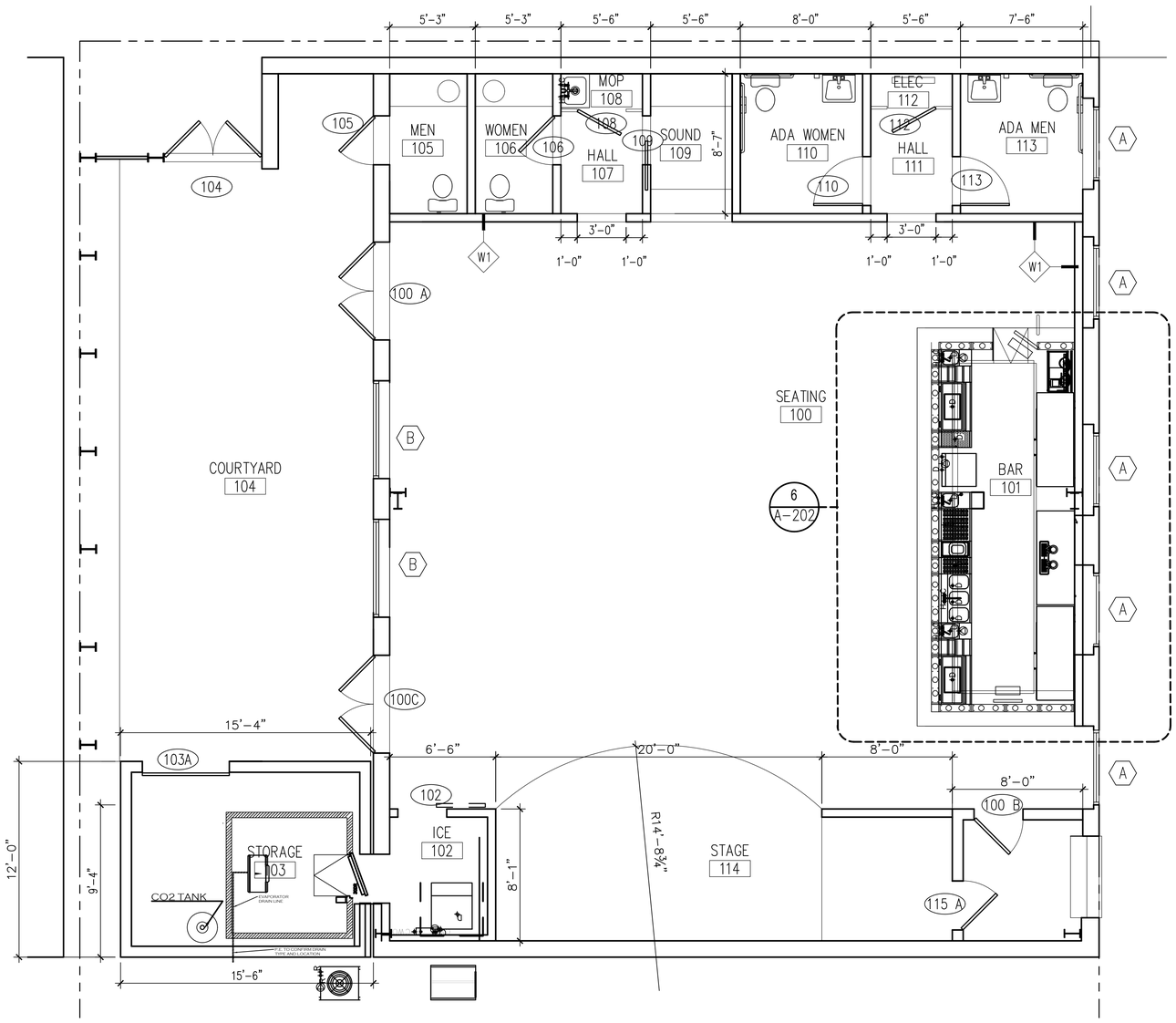

W1 6" GMS @ 16" O.C.
W/ ⅝" USG MOLD TOUGH
EACH SIDE. PROVIDE ⅝"
DURROCK AT ALL AREAS
TO WITH WALL TILE.
PROVIDE ⅝" USG WET STOP
AT ALL WET AREAS.

2 / A-101 NEW LAYOUT PLAN

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

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SHEET TITLE :
FLOOR PLAN

SHEET NO. :
A-101

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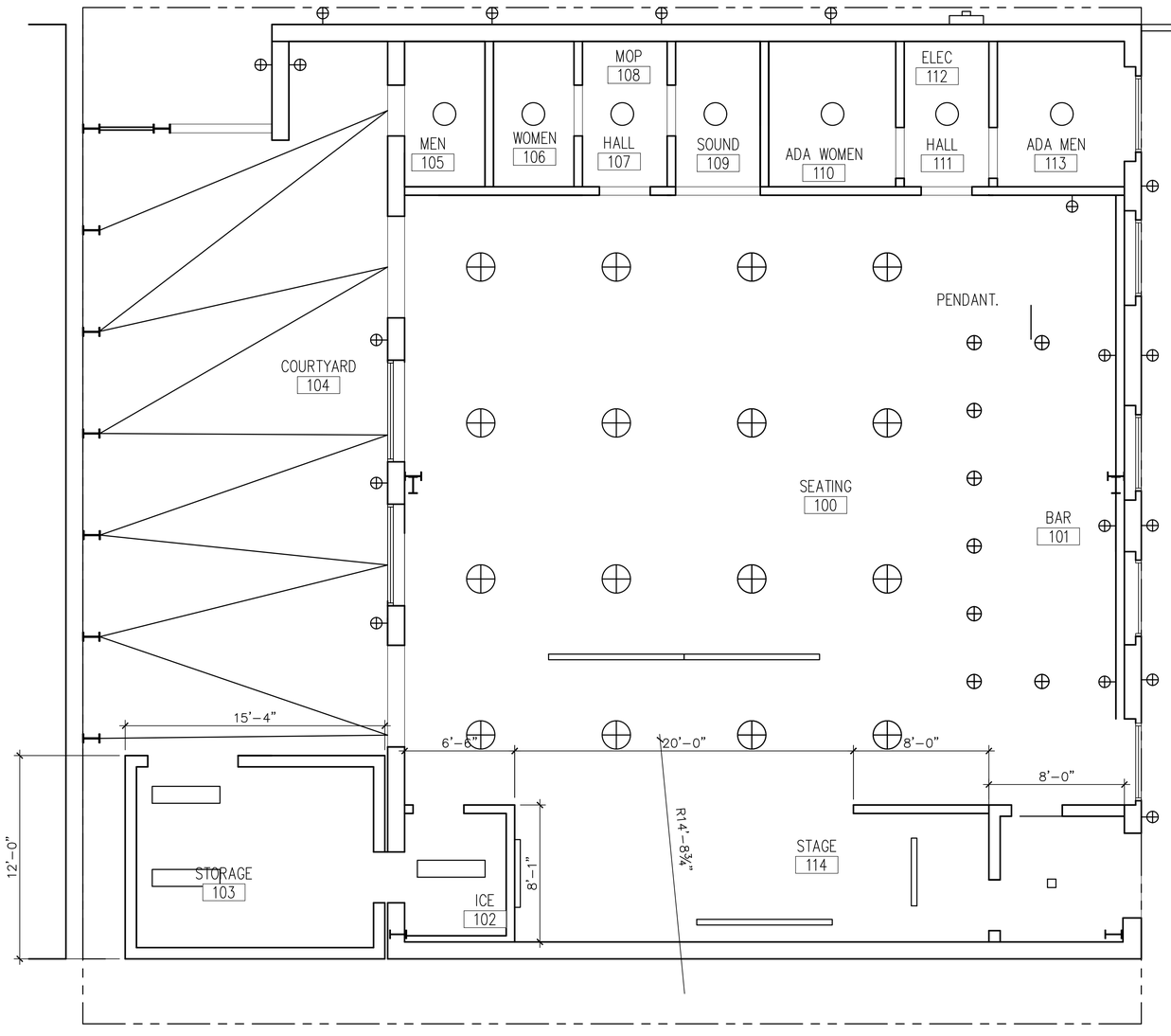

1 / A-102 RCP

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

WALL SCONCE (INTERIOR).

SURFACE MT LED

PENDANT.

LED SHOP LIGHT

EXHAUST FAN.

SUPPLY AIR DIFFUSER.

CEILING FAN.

STRING LIGHTING

OVER BAR LIGHTING

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SHEET TITLE :
RCP

SHEET NO. :
A-102

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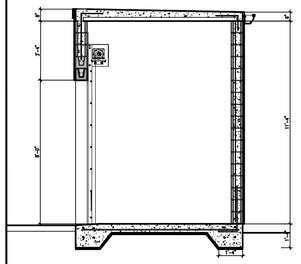
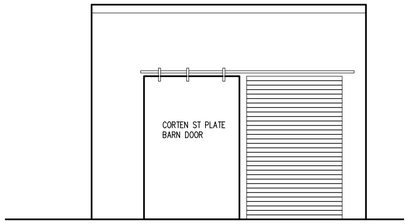
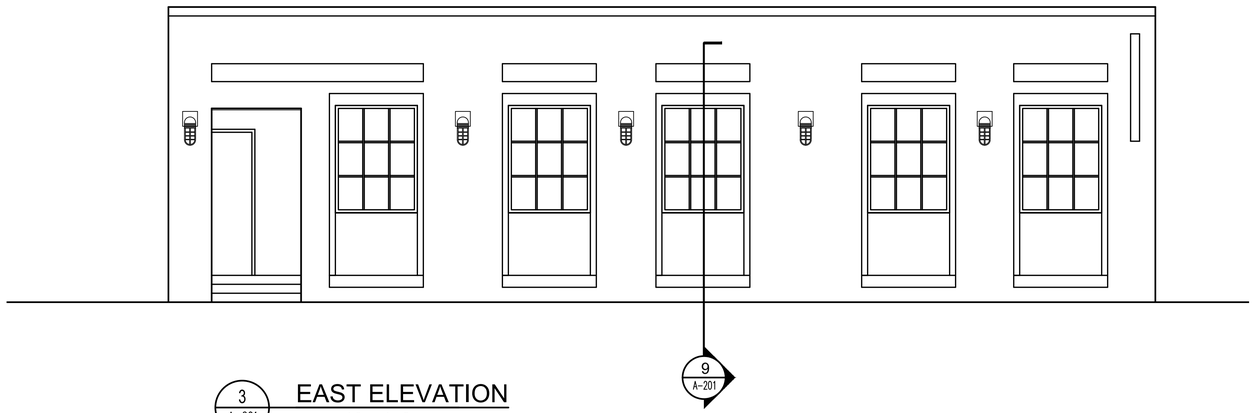


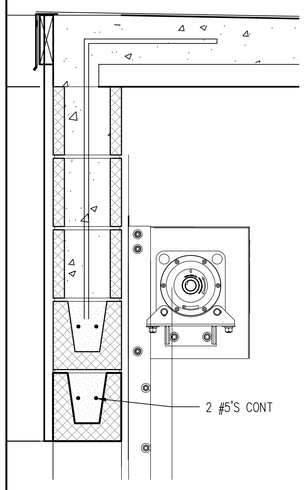
1 A-201 **SECTION**
SCALE: 1/4" = 1'-0"



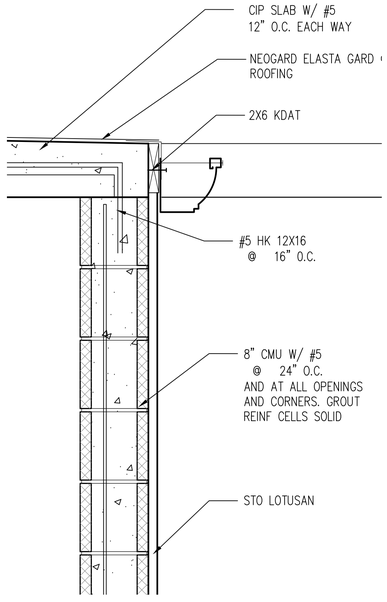
2 A-201 **NORTH ELEVATION@ STORAGE 103**
SCALE: 1/4" = 1'-0"



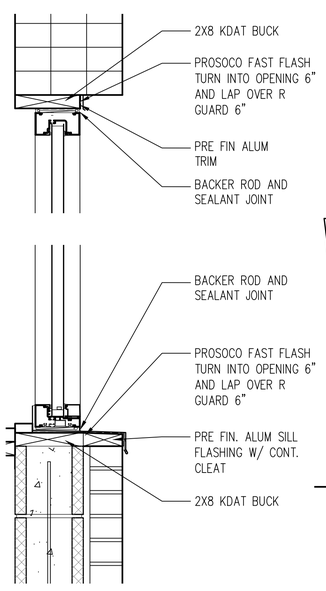
3 A-201 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"

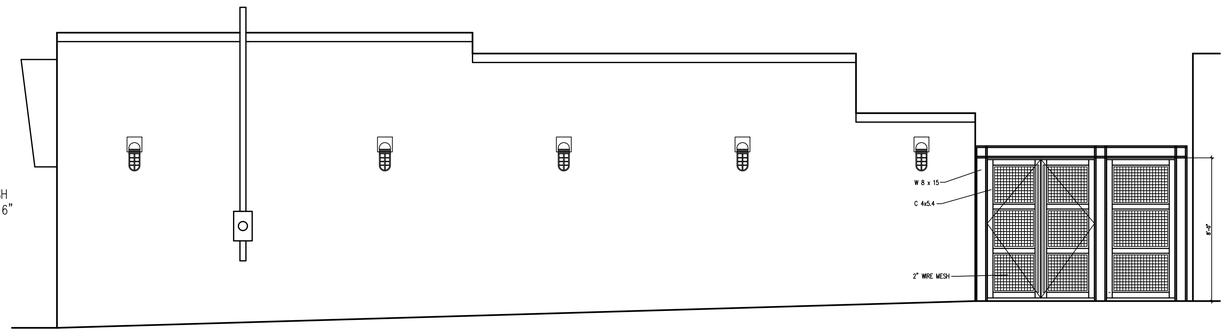


4 A-201 **SECTION DETAIL**
SCALE: 1-1/2" = 1'-0"

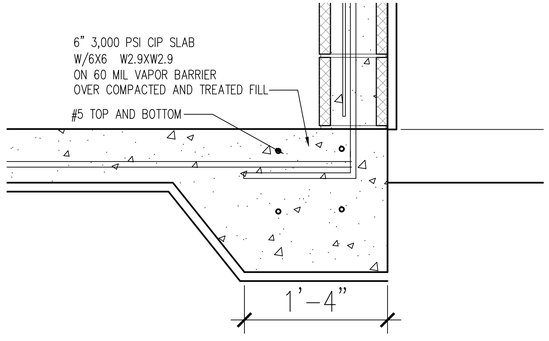


5 A-201 **SECTION DETAIL**
SCALE: 1-1/2" = 1'-0"



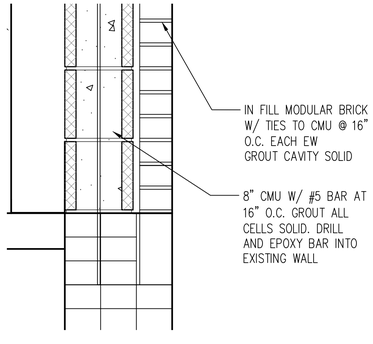


6 A-201 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



7 A-201 **SECTION DETAIL**
SCALE: 1-1/2" = 1'-0"

8 A-201 **SECTION DETAIL**
SCALE: 1-1/2" = 1'-0"



9 A-201 **SECTION DETAIL**
SCALE: 1-1/2" = 1'-0"



10 A-201 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"

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ELEVATIONS

SHEET NO. :
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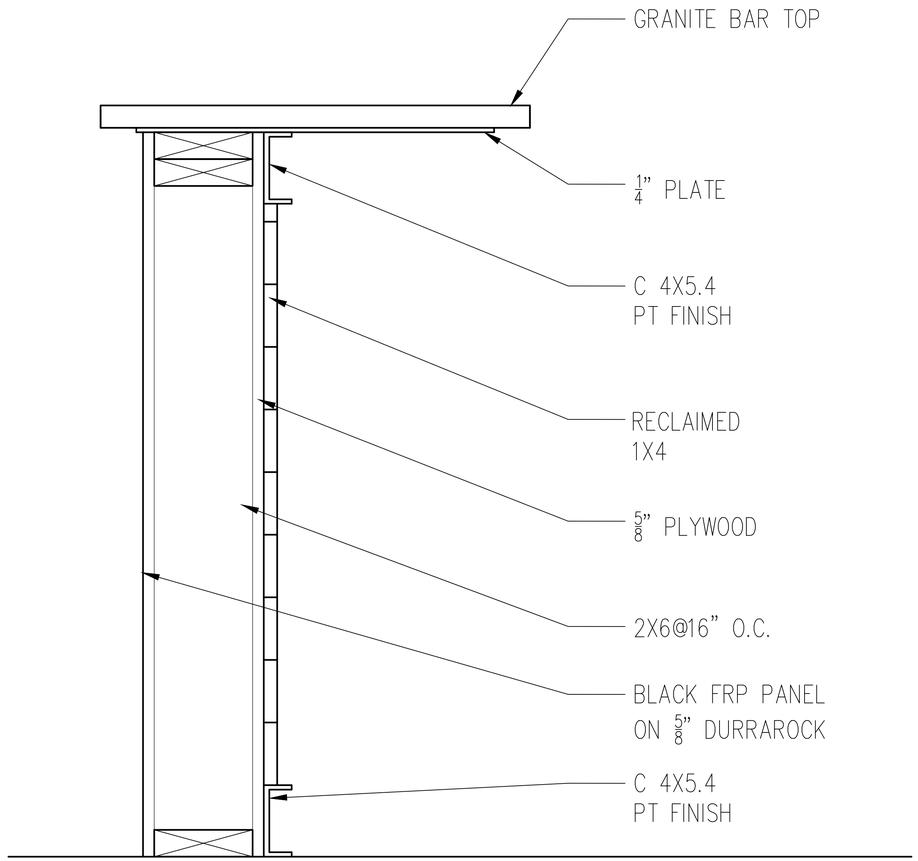
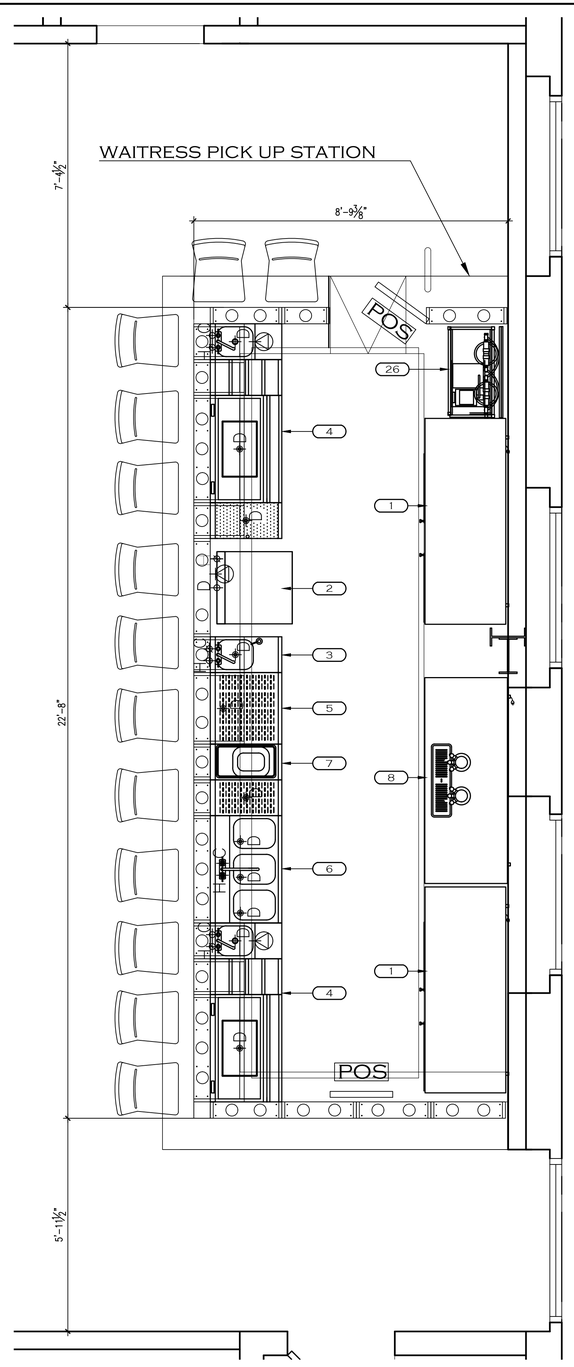
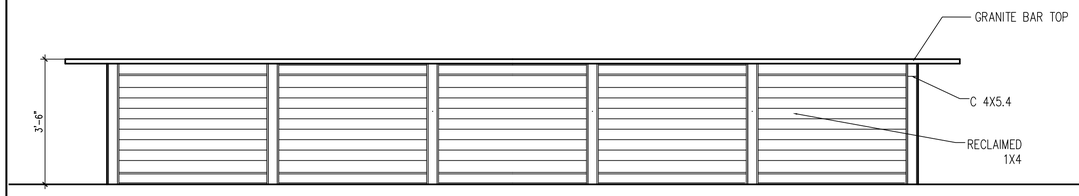


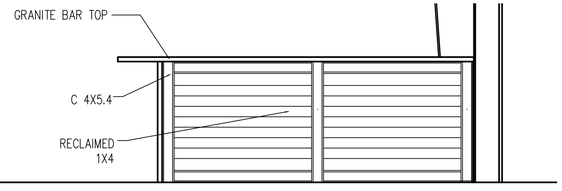
4 A-202 **SECTION DETAIL**
SCALE: 3 = 1'-0"



6 A-202 **PLAN @ BAR**
SCALE: 1/2 = 1'-0"



5 A-202 **ELEVATION @ BAR**
SCALE: 1/2"=1'-0"



6 A-202 **ELEVATION @ BAR**
SCALE: 1/2"=1'-0"

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SHEET NO. :
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Door Schedule

Door								Frame				Details			H'dware Set No.		
Mark	Location	Type	Mat.	Width	Height	Thick.	Finish	Material	Finish	Glazing	Rating	Head	Jamb	Sill		Remarks	Mark
RESTAURANT / BAR																	
100A	SEATING	A	HM-1	PR 3'-0"	7'-0"	1-3/4"	PT	HM	PT	IMPACT RATED	IR						
100B	SEATING	B	HM-1	3'-0"	8'-0"	1-3/4"	PT	HM	PT		IR						
100C	SEATING	A	HM-1	PR 3'-0"	7'-0"	1-3/4"	PT	HM	PT	IMPACT RATED	IR						
102	ICE	D	WD	3'-0"	8'-0"	1-3/4"	PT										
103A	STORAGE	C	ST	5'-4"	8'-0"	1-3/4"	PT	ST	PT		IR						
103A	STORAGE	C	ST	5'-4"	8'-0"	1-3/4"	PT	ST	PT		IR						
104	COURTYARD	E	ST	PR 3'-0"	8'-0"	2"	PT	ST	PT								
105	MEN'S ROOM	B	HM-1	3'-0"	7'-0"	1-3/4"	PT	HM	PT								
106	WOMEN'S ROOM	B	HM-1	3'-0"	7'-0"	1-3/4"	PT	HM	PT								
108	MOP	F															
109	SOUND	D	WD	3'-0"	8'-0"	1-3/4"	PT										
110	ADA WOMEN'S ROOM	B	HM-1	3'-0"	7'-0"	1-3/4"	PT	HM	PT								
112	ELECTRICAL	F															
113	ADA MEN'S ROOM	B	HM-1	3'-0"	7'-0"	1-3/4"	PT	HM	PT								

ABBREVIATIONS LEGEND

ALSF	PRE-FINISHED ALUMINUM STOREFRONT
ALUM	PRE-FINISHED ALUMINUM
FRP	FIBERGLASS REINFORCED POLYESTER
HM	HOLLOW METAL

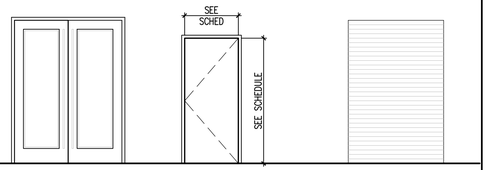
FINISH SCHEDULE

MARK	ROOM	FLOOR	BASE	WALL								CEILING			REMARKS
				NORTH		SOUTH		EAST		WEST					
ROOM	DESCRIPTION	MATERIAL	MATERIAL	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT	GENERAL
FIRST FLOOR															
100	SEATING	SC	RB	MRGWB	PT-1	MRGWB	PT-1	MRGWB	PT-1	MRGWB	PT-1	OPEN		VARIES	EXPOSED BRICK ON SOUTH WALL SHALL BE CLEANED AND SEALED
101	BAR	SC	RB	GWB/FRP	GWB/FRP	GWB/FRP	GWB/FRP	GWB/FRP	GWB/FRP	GWB/FRP	GWB/FRP	OPEN	-	VARIES	
102	ICE	SC	RB	GWB/FRP	GWB/FRP	GWB/FRP	GWB/FRP	GWB/FRP	GWB/FRP	GWB/FRP	GWB/FRP	ACT 1	-	9'-0"	
103	STORAGE	SC	RB	CMU/PT	CMU/PT	CMU/PT	CMU/PT	CMU/PT	CMU/PT	CMU/PT	CMU/PT	OPEN	-	10'-0"	
103	STORAGE	SC	RB	CMU/PT	CMU/PT	CMU/PT	CMU/PT	CMU/PT	CMU/PT	CMU/PT	CMU/PT	OPEN	-	10'-0"	
103	STORAGE	SC	RB	CMU/PT	CMU/PT	CMU/PT	CMU/PT	CMU/PT	CMU/PT	CMU/PT	CMU/PT	OPEN	-	10'-0"	
105	MENS	SC	ST	ST/MRGWB	PT	ST/MRGWB	PT	ST/MRGWB	PT	ST/MRGWB	PT	GWB/PT	-	9'-0"	
105	MENS	SC	ST	ST/MRGWB	PT	ST/MRGWB	PT	ST/MRGWB	PT	ST/MRGWB	PT	GWB/PT	-	9'-0"	
105	MENS	SC	ST	ST/MRGWB	PT	ST/MRGWB	PT	ST/MRGWB	PT	ST/MRGWB	PT	GWB/PT	-	9'-0"	
106	WOMENS	SC	ST	ST/MRGWB	PT	ST/MRGWB	PT	ST/MRGWB	PT	ST/MRGWB	PT	GWB/PT	-	9'-0"	
107	HALL	SC	RB	MRGWB	PT-1	MRGWB	PT-1	MRGWB	PT-1	MRGWB	PT-1	ACT 1	-	9'-0"	
108	MOP	SC	RB	GWB/FRP	GWB/FRP			GWB/FRP	GWB/FRP	GWB/FRP	GWB/FRP	ACT 1	-	9'-0"	
108	SOUND	SC	RB	MRGWB	PT-1	MRGWB	PT-1	MRGWB	PT-1	MRGWB	PT-1	ACT 1	-	9'-0"	
110	WOMENS	SC	ST	ST/MRGWB	PT	ST/MRGWB	PT	ST/MRGWB	PT	ST/MRGWB	PT	GWB/PT	-	9'-0"	
111	HALL	SC	RB	MRGWB	PT-1	MRGWB	PT-1	MRGWB	PT-1	MRGWB	PT-1	ACT 1	-	9'-0"	
113	MENS	SC	ST	ST/MRGWB	PT	ST/MRGWB	PT	ST/MRGWB	PT	ST/MRGWB	PT	GWB/PT	-	9'-0"	

ABBREVIATIONS LEGEND

ACT	ACOUSTICAL CEILING TILE
ST	SUBWAY TILE TO 48" AFF
EXP	EXPOSED STRUCTURE (NO FINISH)
FRP	FIBER REINFORCED PLASTIC WALL PANEL
GWB	GYPSUM WALL BOARD
MRWB	MOISTURE RESISTANT GYPSUM BACKER BOARD.
SC	SEALED CONCRETE-SLIP RESISTANT
RB	RUBBER BASE

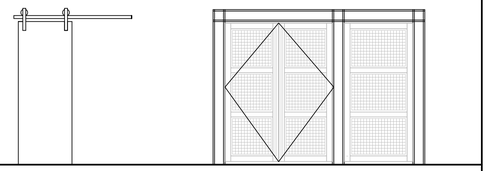
DOOR TYPES



(A) IMPACT RATED INSULATED HOLLOW METAL DOOR.

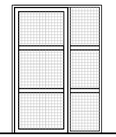
(B) IMPACT RATED INSULATED HOLLOW METAL DOOR.

(C) IMPACT RATED ROLLING DOOR
WAYNE DALTON 800 OR EQUAL



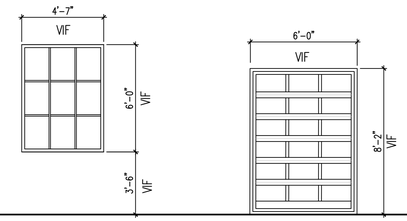
(D) INDUSTRIAL PANEL BARN DOOR
ARTISAN HARDWARE OR AS SELECTED BY OWNER

(E) STEEL GATE



(F) STEEL GATE

WINDOW TYPE



(A) IMPACT RATED STOREFRONT SYSTEM
KAWNEER TRIFAB 601T OR EQUAL

(B) IMPACT RATED GLASS GARAGE DOOR
WAYNE DALTON 453 OR EQUAL

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FINISH SCHEDULE
DOOR & WINDOW TYPES

SHEET NO. :
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Item # bci3167913

Kenroy Home Eli Single Light 15-3/8" Tall Outdoor Wall Sconce with Clear Glass Shade

Model:**93667BL**

Write a Review



$131.40

Free Shipping!

Leaves the Warehouse in 2 to 3 business days - Shipping to 32579

Finish: Sandy Black - 59 In Stock

− 1 + Add to Cart

Save to Project | Compare

Buy Now, Special Financing Available!

On purchases of $500 for 6 months, or $1,000 for 12 months made with your

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Trifab® VersaGlaze® 601/601T/601UT Framing System

- 2" (50.8mm) sightline
- 6" (152.4mm) depth
- Ultra thermal, high thermal or non-thermal performance
- Center and front plane glass applications
- Hurricane resistance on 601 and 601T Framing Systems with center plane glass application





Product Features

Trifab® VersaGlaze® 601, 601T and 601UT Framing Systems' larger, more versatile span delivers more thermal options and more design choices

New Trifab® VersaGlaze® 601/601T/601UT Front Set Framing System - Learn more

Designed to add increased thermal performance and value, Kawneer's new addition to the company's trusted Trifab® platform gives you more. More flexibility. More thermal options. More design choices. Flexible enough for a wide range of building projects, Trifab® VersaGlaze® 601 Series Framing Systems have a 6" depth, which accommodates higher spans than conventional 4-1/2" storefront framing systems. The 3-in-1 series includes the non-thermal Trifab® 601, the single thermal break Trifab® 601T and the dual thermal break Trifab® 601UT. The greater system depth combined with three thermal performance options make this one of the most versatile framing systems available.

Key Features Include:

- 6" depth, accommodates higher spans than conventional 4-1/2" storefront framing systems.
- The 3-in-1 series includes the non-thermal Trifab® 601, the single thermal break Trifab® 601T and the dual thermal break Trifab® 601UT.
- Framing can be specified for glazing from either the inside or outside.
- Superior thermal performance.
- System bridges the gap between traditional framing systems and low-rise curtain walls

Optional Features:

- High performance flashing
- Acoustical rating per AAMA 1801 and ASTM E 1425



Advanced Rolling Door System

Models 800 ADV and 800C ADV

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H16 and H14 Series flush doors



About the product

The H16 and H14 Series doors have been specifically designed and tested to meet the performance-based provisions of the Florida Building Code (FBC) while providing architects, designers and building owners with the broadest choices for their specific applications.

Specifiable options include glass lights, transom and sidelights, louvers, exit hardware, cylindrical or mortise single point locks, as well as a variety of door core and edge construction options.

All H Series doors have been tested to protocols TAS 201, 202 and 203, indicating their ability to withstand the missile impact, structural load and cyclic wind pressure tests prescribed by the Codes.

Approvals, design pressure ratings and hardware configurations

Design Pressure Ratings are based on ongoing testing for door, frame and hardware configurations. Applications are limited to the configurations tested.

For up to date online Approvals and instructions to access along with our Hurricane lookup tool, go to Steelcraft.com Hurricane section or "Approvals" on page 200.

The *Authority Having Jurisdiction* is the final authority in issues related to the installation and use of any building products.

Features and benefits

Steelcraft's H Series doors offer the following standard unique features, which enhance long term performance and durability:

1. **A-60 Galvannealed steel** face sheets
2. **Core Systems** that enhance structural integrity:
   - **Honeycomb** (Standard): 1" (25 mm) cell kraft honeycomb configuration that increases structural integrity while reducing overall weight
   - **Polystyrene** (optional): enhanced thermal performance
   - **Polyurethane** (optional): extreme thermal performance
   - **Mineral Board** (optional): rigid, temperature rise control
   - **Steel Stiffened** (optional): welded hat section stiffeners
3. **Full Height, Epoxy Filled Mechanical Interlock Edges** provide structural support and stability the full height of the door edges. Available edge options:
   - **Visible Edge Seam (standard)**: full height, epoxy filled mechanical Interlocked edges
   - **Filled Edge Seam (optional add to standard):** seam filled with structural adhesive and dressed smooth. Includes tack welds above and below edge cutouts and as required for doors over 7'2" rated over 20 min.
   - **Welded Edge Seam (optional add to standard):** intermittently welded using 1" long welds, then seam filled with structural adhesive and dressed smooth. Option available on L18, L16 and L14 doors.
4. **Full Height Lock Side Reinforcement Channel** ensures structural stability and locking hardware functionality under extreme pressure conditions.
5. **Universal Hinge Preparations** (patented) allow for easy field conversion from standard weight .134" (3.3 mm) hinges to heavy weight .180" (4.7 mm) hinges.
6. **14 Gauge [0.067" (1.7 mm)]** Top and Bottom Channels provide stability and protection for the top and bottom edges from abuse.
7. **⅜" undercut** is standard on all H Series doors, to accommodate hurricane code requirements, typically using a ½" bumper threshold.
8. **Beveled Hinge and Lock Edges** allow for tighter installation tolerances, ensure easier operation and eliminate binding and sticking.
9. **Recessed Dezigner™ Glass Trim** provides a clean, neat and flush finish with the door surface.
10. **Screwed-in top caps** provide additional weather protection to exclude water and debris from exterior outswing doors.
11. **Factory Applied Baked-On Rust Inhibiting Primer** paint in accordance with ANSI A250.10-2011.

Specification compliance

1. Door construction for Steelcraft H Series full flush doors meets the requirements of ANSI A250.8-2017 (SDI 100).
2. Hardware preparations and reinforcements are in accordance with ANSI A250.6-2003 (R2009). Locations are in accordance with ANSI/DHI A115.
3. Florida Building Code test protocols TAS 201, TAS 202 & TAS 203.
4. Non-impact FBC test protocols ASTM E330 or TAS 202

Florida building code label

A Florida Building Code Label is applied to all H Series doors. Optional Miami-Dade County and Texas Department of Insurance labels are also available.

Fire ratings

Steelcraft H Series doors meet fire rating requirements. They are listed for installations requiring compliance to both neutral pressure testing UL-10B and positive pressure standard UL-10C.

Commercial Glass Aluminum Doors
Model 452



minum Full-View Doors

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x

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00850 Architectural Review Board 10/21/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 10/13/2021

SUBJECT:

11 E. Garden Street
Palafox Historic Business District / Zone C-2A
Demolition of a Contributing Structure

BACKGROUND:

SMP Architecture is seeking approval to demolish a structure currently listed as contributing. However, previous comments from the ARB Advisor and a closer look at the construction of the building indicates that it is likely noncontributing. If the structure is noncontributing, the applicant is not required to seek approval of replacement plans prior to receiving a demolition permit so long as the board does not find any historical, cultural, architectural, or archaeological significance. If no significance is found, a demolition permit may be issued per Sec. 12-3-10(1)j.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS:

Sec. 12-2-27(f)(2)d. *Palafox Historic Business District, Decisions*
Sec. 12-3-10(1)j. *Pensacola Historic District, Other demolitions*

11 E. Garden Street





City of Pensacola
America's First Settlement
And Most Historic City

Architectural Review Board Application
Full Board Review

Application Date: 10/1/2021

***Project Address*:** **11 E. Garden St., Pensacola, 32502**

Applicant: Mark Chastain

Applicant's Address: 1244 Summit Lane, Gulf Breeze 32563

Email: *mark32501@gmail.com* Phone: 850-287-5177

Property Owner: Only T, LLC
(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 ten (10) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

See attached

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.

Applicant Signature

10.1.21
Date

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

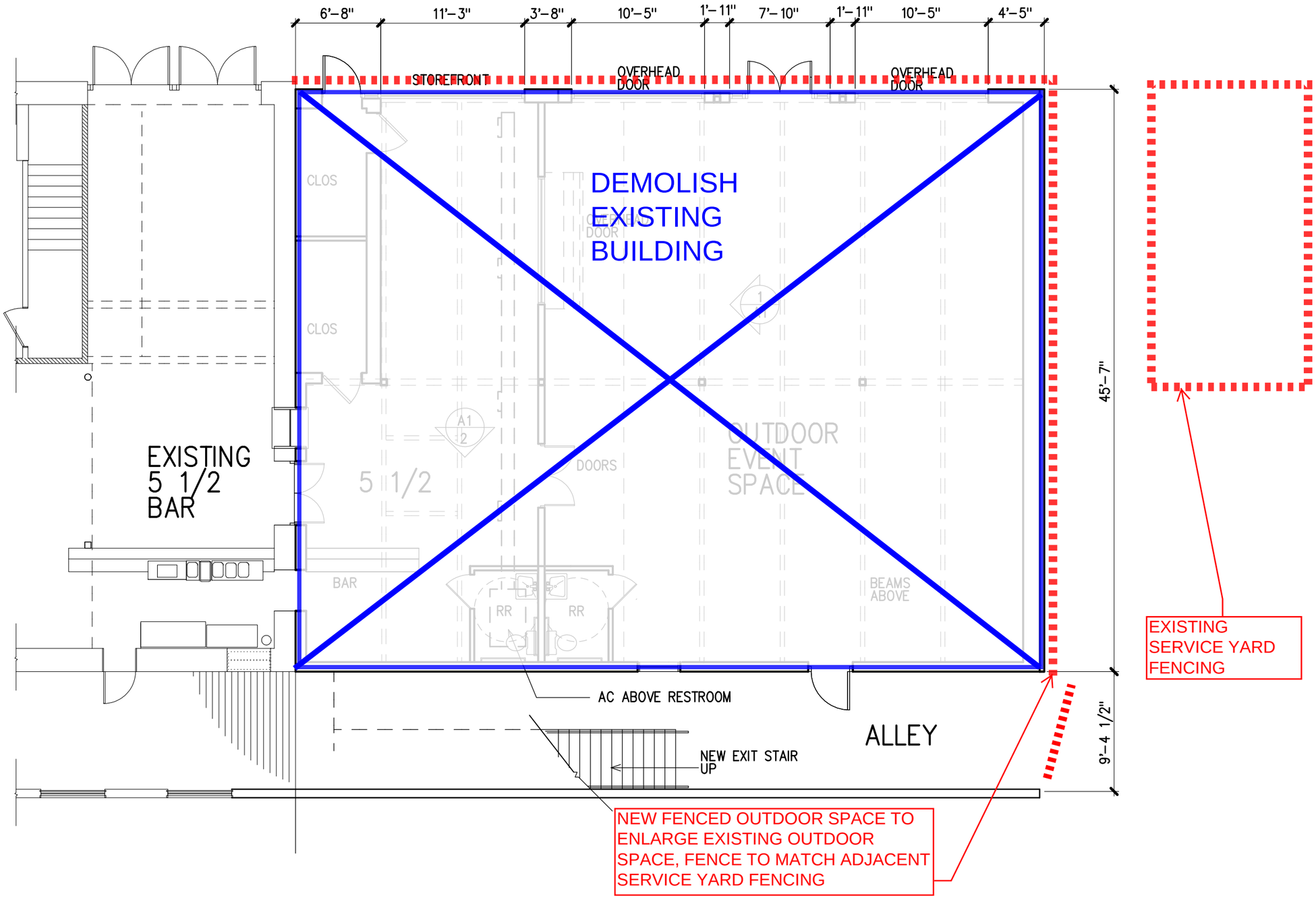
October 2021 ARB Meeting: 11 E. Garden Street

11 E. Garden Street was previously approved for exterior renovations during October 2020 ARB meeting (previous submittal is attached). Subsequent demolition work under that approval has revealed structural damage that is more significant than originally known. The attached letter and photos from RAC Engineering summarize the extent of the structural damage and the necessity for more comprehensive demolition and repairs that exceed the scope and feasibility of the original renovation.

The property is currently designated as a contributing structure. However, it was noted during the October 2020 meeting that this designation was questionable and further review would likely result in removal of that designation (see attached minutes). Construction activities have revealed that the original structure has been heavily modified during its life to the point that only the south and east load bearing brick walls remain. RAC Engineering notes that these original brick walls are unsafe and require full demolition.

Furthermore, the north and west walls are currently unreinforced load bearing CMU that replaced the original load bearing brick walls. These walls require extensive demolition and repair beyond the scope and feasibility of the original renovation. Any remaining historic value is eliminated by the previous repairs with load bearing CMU and the current need to demolish the original load bearing brick walls.

In light of the new structural repairs required to restore the structure to a safe condition and the previous structural repairs that jeopardize the contributing structure designation, the owner is requesting permission for full demolition of the structure. The owner proposes the creation of a fenced outdoor space to replace the current building footprint. See attached conceptual plan.



GROUND FLOOR PLAN

1/8" = 1'–0"

Quin

400 W
850-43

WALL

EXI

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211

RAC ENGINEERING, INC

129 Highpoint Drive, Gulf Breeze, Florida 32561

September 29, 2021

City of Pensacola, FL
Building Department
Chief Building Official

Re: Demolition of Structurally Compromised Building Components at 11 E Garden St.

I have inspected the subject property following completion of the interior demolition permit #20-07-5500. The visual site inspection showed structurally compromised building components that require removal via structural demolition permit. The building components that require demolition are:

1. All wood roof framing covering components.
2. The South and East load bearing double wythe brick walls.
3. The Garden Street sidewalk awning.
4. The interior CMU load bearing walls in the NW corner of the space.
5. The interior slab on grade.
6. Removal of North wall aluminum storefront systems and sidelight panels.
7. Further inspection of the North wall's structural integrity will be required following demolition of the other building components.

If you have any questions, please contact me at your convenience.

Sincerely,

Roger A Craft PE






GULF CO
TRAFFIC EN











City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00624 | Architectural Review Board | 10/15/2020

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 10/7/2020

SUBJECT:

New Business - Item 6
11 E. Garden Street
Palafox Historic Business District / Zone C-2A
Contributing Structure

BACKGROUND:

Carter Quina (Quina Grundhoefer Architects) is requesting approval for exterior renovations to a contributing building. The existing building is proposed to become additional bar space for 5 ½ Bar and a new outdoor covered music venue for Vinyl Music Hall. The scope of work will include the addition of coral storefront and doors, a stucco finish, an aluminum canopy, overhead glass doors and wall sconces. On the rear of the building, a new painted steel exit stair with landing will be added to the existing steel walkway.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTION:

Sec. 12-2-21(F)(4) *PHBD, Board review standards*

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= =
1009= =

Site No. ES 1054
Site Name 830= = Survey Date 8210 820= =
Address of Site: 9-13 E. Garden St., Pensacola, FL 32501 905= =
Instruction for locating On southeast corner of E. Garden St. and S. Jefferson St. 813= =
Location: Old City Tract (subdivision name) 30 (block no.) Lt. 261 (lot no.) 868= =
County: Escambia 808= =
Owner of Site: Name: Masonic Temple
Address: P. O. Box 746
Pensacola, FL 32594 902= =
Type of Ownership Institutional 848= = Recording Date 832= =
Recorder:
Name & Title: Moore-Popalis, Diane
Address: HPPB
818= =

Condition of Site: (Check One)
- ☐ Excellent 863= =
- ☐ Good 863= =
- ■ Fair 863= =
- ☐ Deteriorated 863= =

Integrity of Site: (Check One or More)
- ■ Altered 858= =
- ☐ Unaltered 858= =
- ■ Original Site 858= =
- ☐ Restored ( )(Date: X)858= =
- ☐ Moved ( )(Date: X)858= =

Original Use Commercial 838= =
Present Use Commercial 850= =
Dates: Beginning C+ 1900 844= =
Culture/Phase American 840= =
Period 20th Century 845= =

NR Classification Category: Building 916= =

Threats to Site: (Check One or More)
- ☐ Zoning (X) (X)878= =
- ☐ Development (X) (X)878= =
- ☐ Deterioration (X) (X)878= =
- ☐ Borrowing (X) (X)878= =
- ☐ Other (See Remarks Below): 878= =
- ☐ Transportation (X) (X)878= =
- ☐ Fill (X) (X)878= =
- ☐ Dredge (X) (X)878= =

Areas of Significance: Architecture 910= =

Significance:

This masonry vernacular structure was built c.+ 1900 and was originally used as storage for a hardware store. The building was later divided into several businesses, among them a barber shop and a jewelry company. The structure is located near the intersection of Garden and Palafox Streets and has contributed to the general streetscape since the turn-of-the-century.

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

911= =

ARCHITECT Unknown 872 = =

BUILDER Unknown 874 = =

STYLE AND/OR PERIOD Masonry vernacular 964 = =

PLAN TYPE Rectangular 966 = =

EXTERIOR FABRIC(S) Brick: running; garden wall # metal: 854 = =

STRUCTURAL SYSTEM(S) Masonry: brick 856 = =

PORCHES -

942 = =

FOUNDATION: Continuous: brick 942 = =

ROOF TYPE: Flat: built-up with parapet 942 = =

SECONDARY ROOF STRUCTURE(S): Marquis: metal 942 = =

CHIMNEY LOCATION: - 942 = =

WINDOW TYPE: Fixed: metal 942 = =

CHIMNEY: - 882 = =

ROOF SURFACING: Built-up 882 = =

ORNAMENT EXTERIOR: - 882 = =

NO. OF CHIMNEYS 0 952 = = NO. OF STORIES 1 950 = =

NO. OF DORMERS 0 954 = =

Map Reference (incl. scale & date) USGS 7.5 Min Pensacola 1970

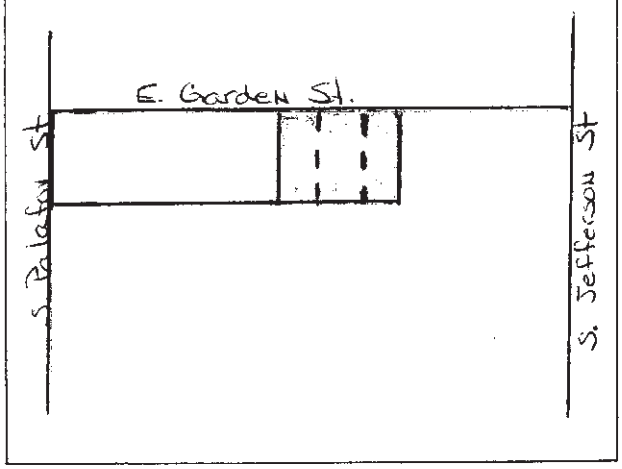
809 = =

Latitude and Longitude:

° ' " ° ' " 800 = =

Site Size (Approx. Acreage of Property): LT 1 833 = =

LOCATION SKETCH OR MAP



Township	Range	Section
2S	30W	46

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers HPPB P.83.18 Frames 26 & 27 860 = =

Contact Print




The
PIPE RACK
FINE TOBACCO
& CIGARS
BOOKS • MAGAZINES
CLOSED

11 E. Garden Street





FOR OFFICE USE ONLY
Meeting Date_____
Agenda No._____
Approved by:_____

APPLICATION TO: ARCHITECTURAL REVIEW BOARD
CITY OF PENSACOLA
P.O. BOX 12910
PENSACOLA, FL 32521-0053

DATE OF APPLICATION: September 30, 2020

ADDRESS OF PROJECT:
11 East Garden Street Pensacola, FL 32502

Application is hereby made for project as described herein:

Renovations to old barber shop building to become additional bar space for 5 ½ and a new outdoor covered music venue to be part of Vinyl Music Hall.

ATTACH REQUIRED ADDITIONAL INFORMATION
"The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services."

NAME & MAILING ADDRESS OF PETITIONER:

Carter Quina
SIGNATURE OF OWNER'S REP
400 West Romana Street
Pensacola, FL 32502

850.433.5575
TELEPHONE NUMBER
September 30, 2020
DATE

TELEPHONE # 850.433.5575

DATE APPLICATION RECEIVED:_____ RECEIPT NO. _____



Automobiles and service vehicles in a safety campaign parade through the heart of downtown Pensacola.
Photo courtesy of Bill Williams



The Masonic Temple on the southeast corner of Palafox and Garden streets around the Turn-of-the-Century.



Historic Pensacola Photographs
by Deborah Dunlap and Tracey Martin
Masonic Temple & 11 East Garden Street



View from Garden Street



1.



2.



3.



4.

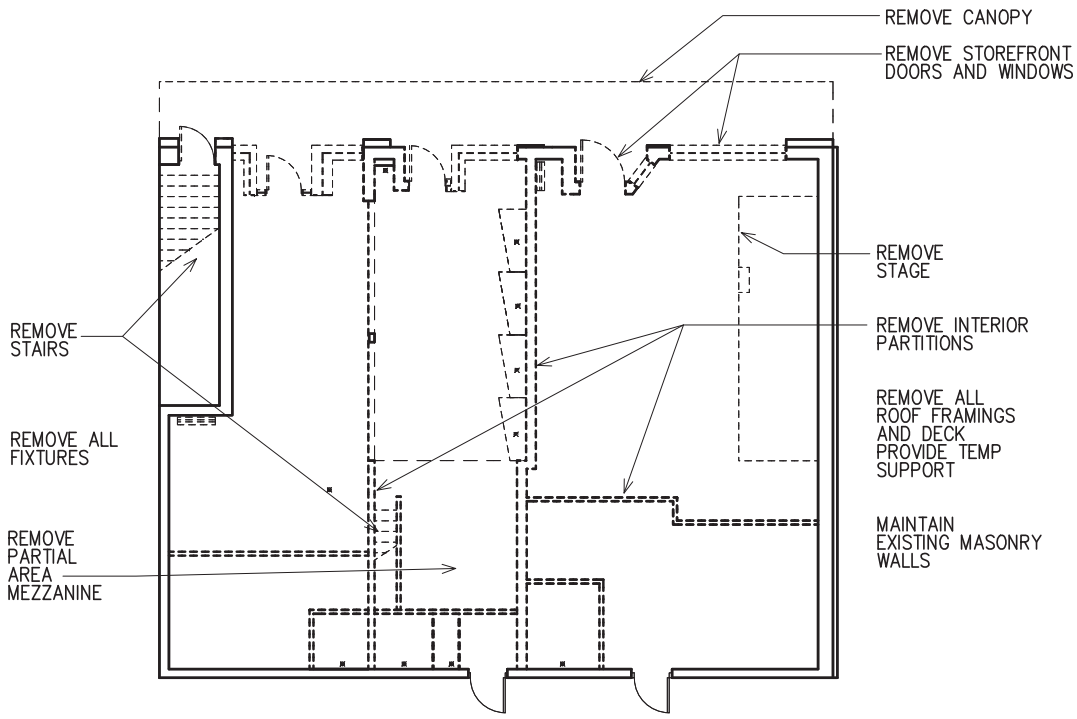


5.

1. Coral Storefront and Doors
2. Stucco Finish
3. Aluminum Canopy
4. Overhead Glass Doors
5. Wall Sconce

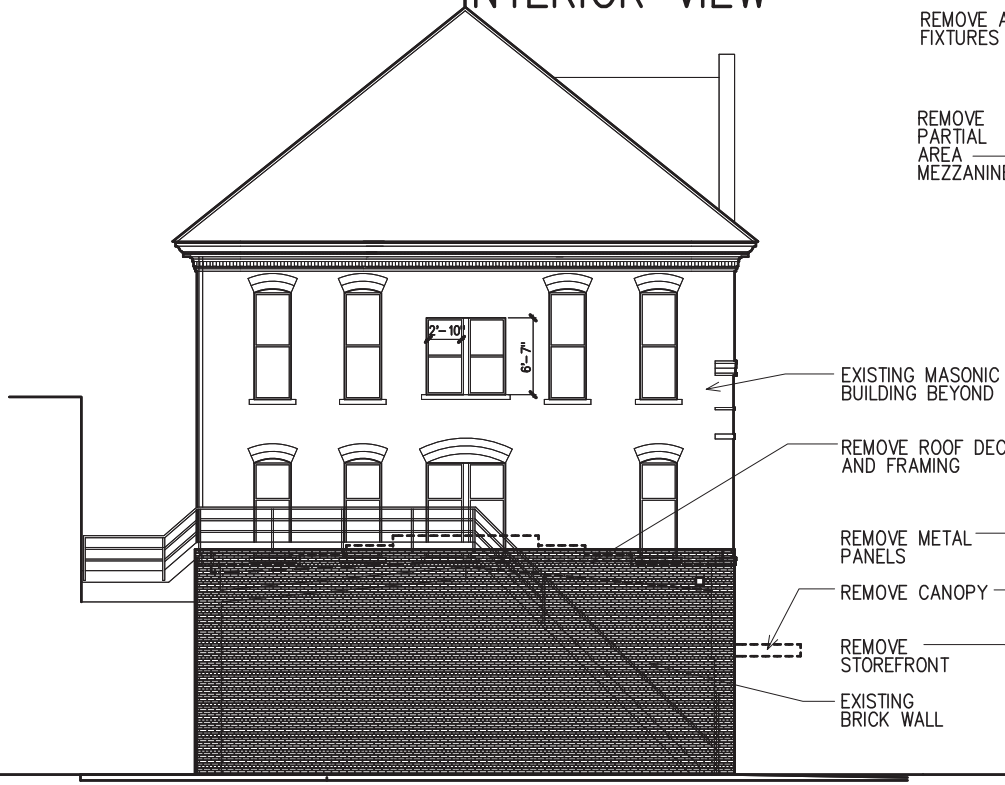


INTERIOR VIEW



EXISTING FLOOR PLAN

3/32" = 1'-0"



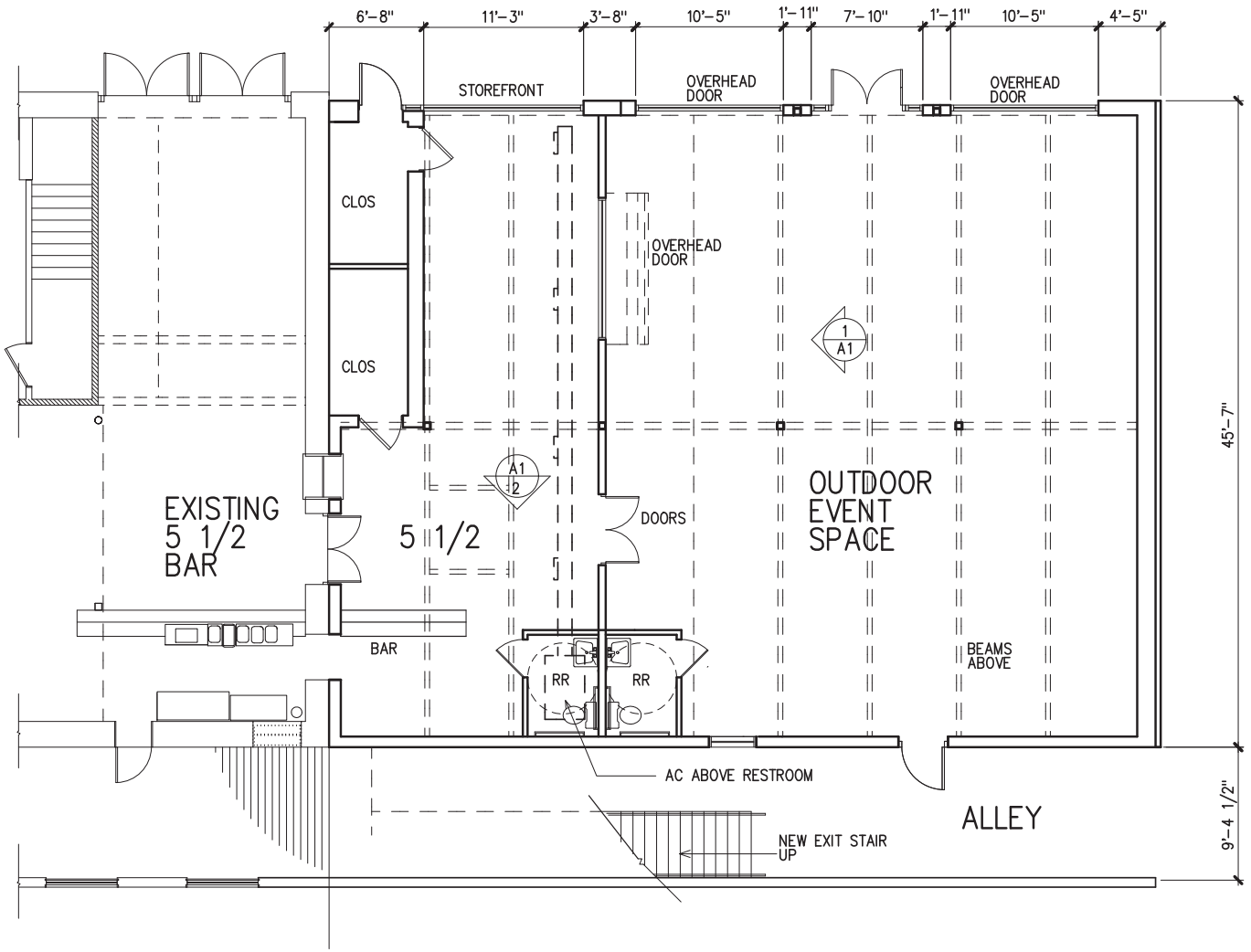
EXISTING EAST ELEVATION

3/32" = 1'-0"



EXISTING NORTH ELEVATION

3/32" = 1'-0"



GROUND FLOOR PLAN

1/8" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"



EXISTING GARDEN STREET ELEVATION

Project

Vinyl "B" Side Renovation

Pensacola, Florida



proposed parking pad looking to include the configuration, the amount of pavement, location and landscaping as well as further review of the awning component. The motion was seconded by Board Member Villegas, and it carried unanimously.

Item 4 1380 N Spring Street NHPD / PR-1AAA
Demolition
Non-Contributing Structure
Action taken: ***(Withdrawn by applicant.)***

Item 5 1380 N. Spring Street NHPD / PR-1AAA
New Construction
Action taken: ***(Withdrawn by applicant.)***

Item 6 6 - 11 E. Garden Street PHBD / C-2A
Contributing Structure
Action taken: Approved with abbreviated review.

Carter Quina (Quina Grundhoefer Architects) is requesting approval for exterior renovations to a contributing building. The existing building is proposed to become additional bar space for 5 ½ Bar and a new outdoor covered music venue for Vinyl Music Hall.

Board Member Yee recused himself since his employer was likely constructing this project.

Mr. Quina presented to the Board and stated as they pulled the building apart, they were trying to ascertain if any of the old framing existed, and if it was easy to return to the transoms, they would prefer that, but at this point, they were proposing stucco over the new portion and exposing the piers consisting of historic brick. They would add storefront and two openings with the glass enclosed garage types since two thirds of the space would be used as an outdoor venue. He explained the windows were aluminum frame with impact-rated glass. All inappropriate exterior treatments would be removed. He advised they would remove the fire escape stairs, building a new steel stairway in the same place for the second means of egress for the upper floors.

Advisor Pristera addressed the horizontal parapet across the front in the old building and wanted to know if any of that material was still there; Mr. Quina advised if it was, they would retain it. He also indicated they would return with colors and signage treatments. Board Member Mead asked if the fold-out doors would replace the awning or an addition, and Mr. Quina stated that would be used instead of the awning which would not be there when the building was closed. He also explained most of the tickets were purchased for the venue, and there would be some crowd control. Board Member Mead asked if the entrance door would have an awning, and Mr. Quina stated that was his intent, but it was not illustrated. Board Member Ramos advised most of the shops in that block had the recessed entrance and thought considering a shop window would add depth to the entrance. Mr. Quina explained the vagrant problem with the shops along Palafox where the businesses have eliminated the recessed fronts to address this issue. Board Member Villegas asked about the lighting, and Mr. Quina explained the lighting would come from the inside space, and the sign would have a small LED unit which is down at the pedestrian level, but that had not yet been approved. Advisor Pristera confirmed what was depicted was not a contributing structure. Board Member Ramos asked if they were reusing the openings, and Mr. Quina indicated those were the existing openings.

Board Member Spencer made a motion to approve with the understanding that Mr. Quina would return with an abbreviated review for colors/signage; that the rendering was lacking one awning to the entrance of the larger bay addition; it had been established that this building abutted a noted historical structure and was a simple box which had undergone layers of adaptation and different not-so-creative solutions, and there was no reason to make it more complicated. Board Member Mead amended the motion to include the awning, which Mr. Quina described for the smaller bay, to be the width of the second bay. The amendment was accepted, and the motion was seconded by Board Member Mead. Chairperson Salter stated he appreciated the efforts to reuse the existing structure that was in questionable condition to create an outdoor venue using the streetscape. **The motion then carried unanimously.**

Item 7 **1009 N. Reus Street** **NHPD**
Contributing Structure **PR-1AAA**
Action taken: Approved with abbreviated review.

Eric Mead is requesting approval to change out the three casement wood windows on the upper front elevation. The current windows are damaged and leaking. The proposed metal clad windows will be the same dimension, same pattern with divided lites and in white.

Historic Preservation Planner Harding explained North Hill was not able to furnish comments since this was an abbreviated review forwarded to the full Board. Handouts were provided to the Board indicating the condition of the windows.

Mr. Mead presented to the Board and stated the windows were not original to the house, and there was no meaningful way to rebuild them. He advised the regular standards called for replacing in-kind if the overall form and detailing are still evident; if using the same kind of material is not feasible, a compatible suitable replacement may be considered. He felt the metal clad windows would be more durable for the most exposed elevation on the house. He also provided the sustainability guidelines for historic structures which refer to installing compatible and energy efficient replacement windows which match the appearance, size, etc. He advised the windows proposed would be single glazed. He noted that the Historic District was stricter than the NHPD, but what they had requested here was in line with the law and spirit of the Code. He indicated the windows were legitimate push-out widows, and there should be no visible difference. Chairperson Salter was concerned that the windows acted like two doors coming together, and where they come together, they overlap, and when fully opened there was no mullion. Mr. Mead stated there should not be a mullion with the proposed product (French casements with no center). He also indicated the only screens would be on the interior. He confirmed three sets of windows on the east elevation were being replaced. Board Member Villegas addressed the trim, and Mr. Mead stated he wanted to save the brick mold and match the paint to the trim. **Board Member Ramos made a motion to approve as proposed, seconded by Board Member Fogarty. Board Member Villegas amended the motion to maintain the existing trim, and if there was a foreseeable problem, an abbreviated review be brought forth to clarify. The amendment was accepted, and the motion carried unanimously.**

DISCUSSION: Historic Preservation Planner Harding thanked the Board and welcomed the

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00852 Architectural Review Board 10/21/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 10/13/2021

SUBJECT:

400 BLK Cevallos Street
Pensacola Historic District / Zone HC-1 / Wood Cottages
Aesthetic Review for New Construction

BACKGROUND:

Brian Spencer is requesting final review for a new two-family residential structure. This project received conceptual approval in September 2017 and again in June 2021 as well as a variance which increased the allowed height from 35 feet to 42.5 feet. The current plans are consistent with the June 2021 plans with further developed details on the materials and finishes. The plans show a three-level duplex with garages and a guest suite on the ground floor. The walls are primarily finished with fiber cement lap siding, but there are also areas of painted brick and stucco. The windows and doors are proposed to be Kolbe Ultra Series vinyl and the garage door will be from the Haas American Tradition Series. The south-facing balconies will have powder coated aluminum guardrails and the east-facing terraces will have wood louvered railings. The project will also have a standing seam metal roof, Atlantic Premium shutters, and a white picket fence.

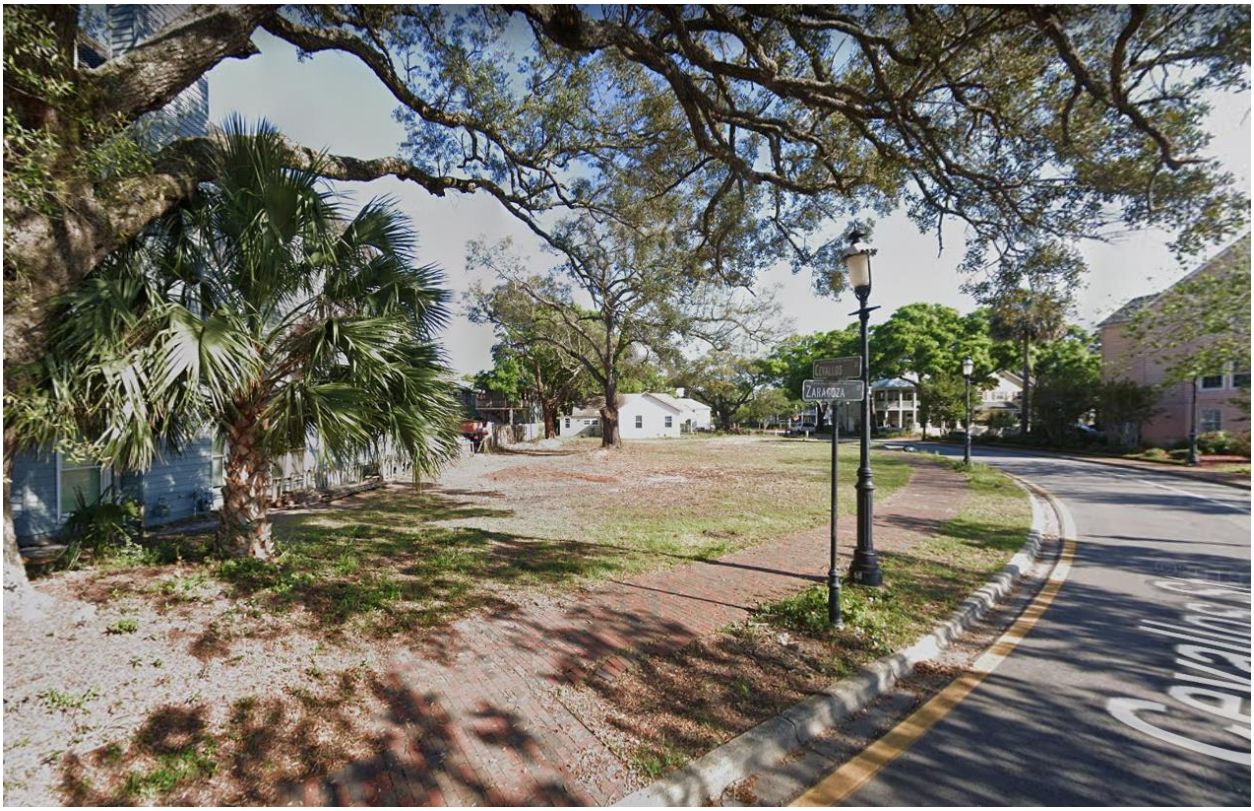
Please find attached all relevant documentation for your review.

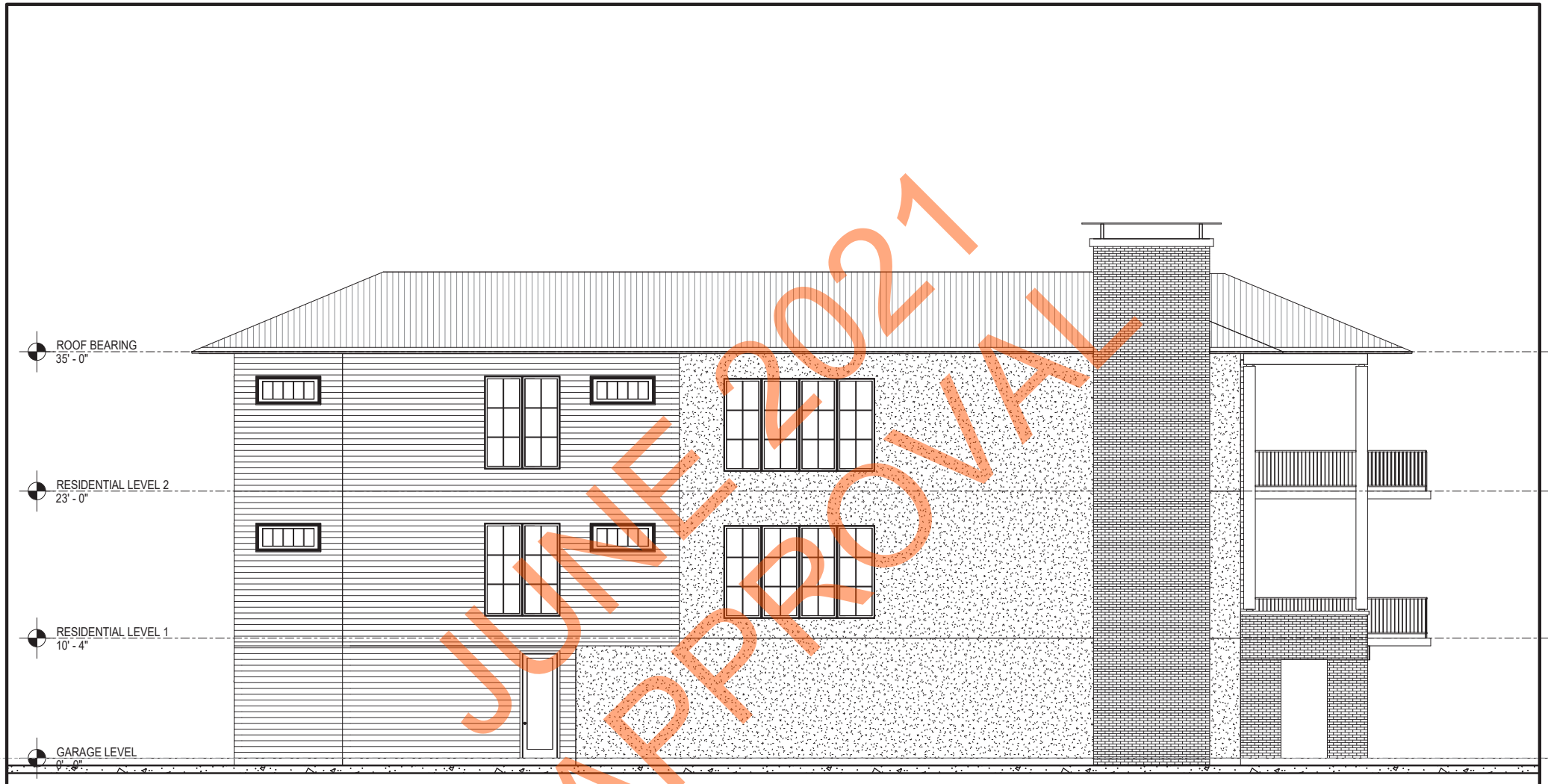
RECOMMENDED CODE SECTIONS:

Sec. 12-3-10(1)h. *Pensacola Historic District, New construction*

400 BLK Cevallos Street







JUNE 2021
APPROVAL

1 EAST ELEVATION (001)
1/8" = 1'-0"

smp. architecture

WEST ELEVATION

A -201

05/28/21



JUNE 2021
APPROVAL

1 SOUTH ELEVATION (002)
1/8" = 1'-0"

smp. architecture

SOUTH ELEVATION

A -202

05/28/21



JUNE 2021
APPROVAL

1 WEST ELEVATION (003)
1/8" = 1'-0"

smp. architecture

EAST ELEVATION

A -203

05/28/21



JUNE 2021
APPROVAL

1 NORTH ELEVATION (004)
1/8" = 1'-0"

smp. architecture

NORTH ELEVATION

A -204

05/28/21

there was an existing access from the church parking lot to the rear. It was determined that gate was still there, but there would be another gate on the other side of the screen to prevent people from hiding back by the generator. Mr. Marshall explained he wanted to add height to the existing wall to control sound and hide the generator (11'-12'). Board Member Mead indicated this abuts to the rectory where several priests live, and Mr. Marshall stated this location seemed to be the least invasive. Board Member Mead advised the church already had noise from the federal courthouse, and this would add to it both in noise impact with concentrating all the equipment on that corner. Mr. Marshall stated he could consult with the engineers to see if they could slide it down, however, it could impact one of the larger trees. He explained they could slide the wall down and restripe the handicapped spaces; they also had the option to lose two handicapped spaces and remain in compliance.

Board Member Mead made a motion to deny with the encouragement to resubmit with the relocation further down the wall to minimize impact on the residential structure and minimize the impact on the ADA access closest to the building. Board Member Villegas seconded the motion, and it carried unanimously. *Section 12-3-27(f)(4)g* and *12-3-27(f)(4)h)* were cited as applicable sections of code. Mr. Marshall advised they would return with the modification.

Item 8 **400 BLK Cevallos Street** **PHD**
New Construction-Conceptual **HC-1**
Action taken: Conceptual Approval.

Mr. Spencer presented to the Board and stated this was the least elaborate conceptual of his presentations and was intentional. He was approaching the Board mainly for site plan and form approval. He indicated the structure was 58% wood siding with a standing seam metal roof and a two-resident dwelling. Staff confirmed this application was similar to the submittal approved in 2017, and the variance granted in 2017 was still valid. Staff also verified this mass was consistent with the version of the project at the time the variance was requested.

Chairperson Salter wanted to take the opportunity to address the fact a lot of houses in the block with the exception of the SSD were not a mix of materials, and he offered they might consider that. He appreciated the use of stucco was in the recessed areas, but he would like to see more traditional materials. He also appreciated the treatment of the recessed garage on the southern elevation. He also addressed the north and west horizontal windows which were not typically found this this district and suggested looking at that and finding ways to reduce the strong horizontal element. Mr. Spencer asked about recessing the space and adding shutters so it would read as vertical, and the transom would still function bringing the light in while providing privacy. Chairperson Salter agreed with having the treatment reading as vertical. Mr. Spencer indicated the balconies protrude out further than the roof line for the "open to sky above" feel. He also suggested a railing type on the south side would be different from the design on the east side. He indicated he leaned toward interpretative style more than the historic replication. Board Member Mead stated since there was a variance on the height, he suggested treating the base the same all the way around, with the variations above that. Mr. Spencer noted that translucent garage doors were inappropriate for this structure.

Board Member Yee made a motion for conceptual approval, seconded by Board Member Fogarty, and it carried 6 to 1 with Board Member Spencer recusing.

Item 9 **200 S. Alcaniz Street** **PHD**
Variance-Contributing Structure **HC-1**
Action taken: Approved with Comments.

Assistant City Attorney Lindsay explained the rules for the quasi-judicial function to allow the

JUNE 2021 APPROVAL

City of Pensacola
America's First Settlement
And Most Historic City

Architectural Review Board Application
Full Board Review

Application Date: 30SEP2021

***Project Address*:** **400 BLOCK CEVALLOS**

Applicant: BRIAN SPENCER

Applicant's Address: 205 E INTENDENCIA ST. PENSACOLA, FL 32502

Email: *BRIAN@SMP-ARCH.COM* Phone: 850-712-2612

Property Owner: _____
(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 ten (10) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

MULTI-FAMILY NEW CONSTRUCTION,

2 LEVELS RESIDENTIAL OCCUPANCY ABOVE PARKING

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.

Applicant Signature

09 / 30 / 2021
Date

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521





smp. architecture

400 CEVALLOS ST.

SITE PLAN

1" = 40'-0" SCALE

TRUE NORTH

A101

09/27/21



NORTHERN VIEW



NORTHWEST VIEW



SOUTHEAST VIEW



SOUTHERN VIEW



SOUTHWEST VIEW



NORTHWEST VIEW

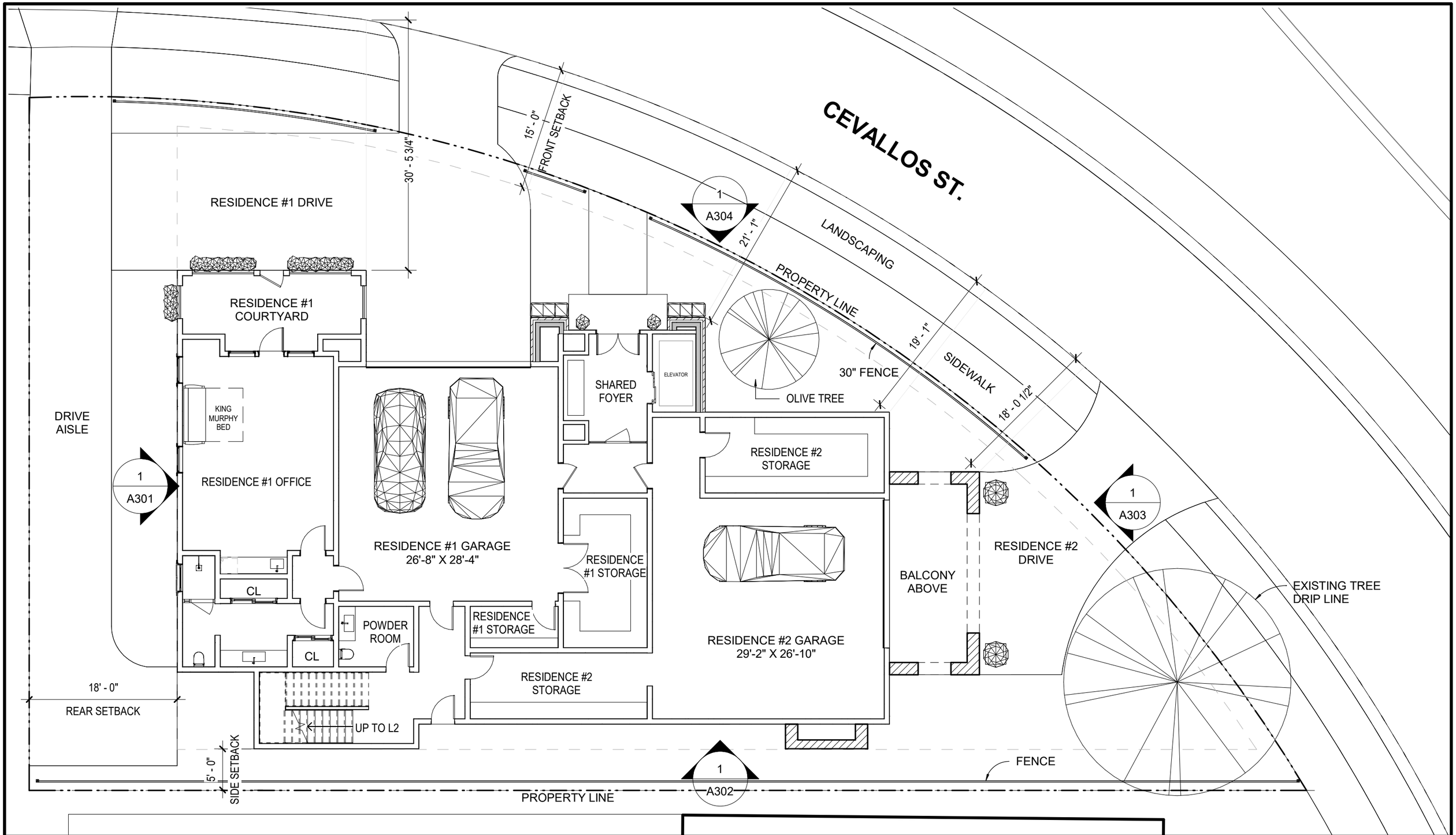
smp. architecture

400 CEVALLOS ST.

EXISTING SITE CONDITIONS

A102

09/27/21



smp. architecture

400 CEVALLOS ST.

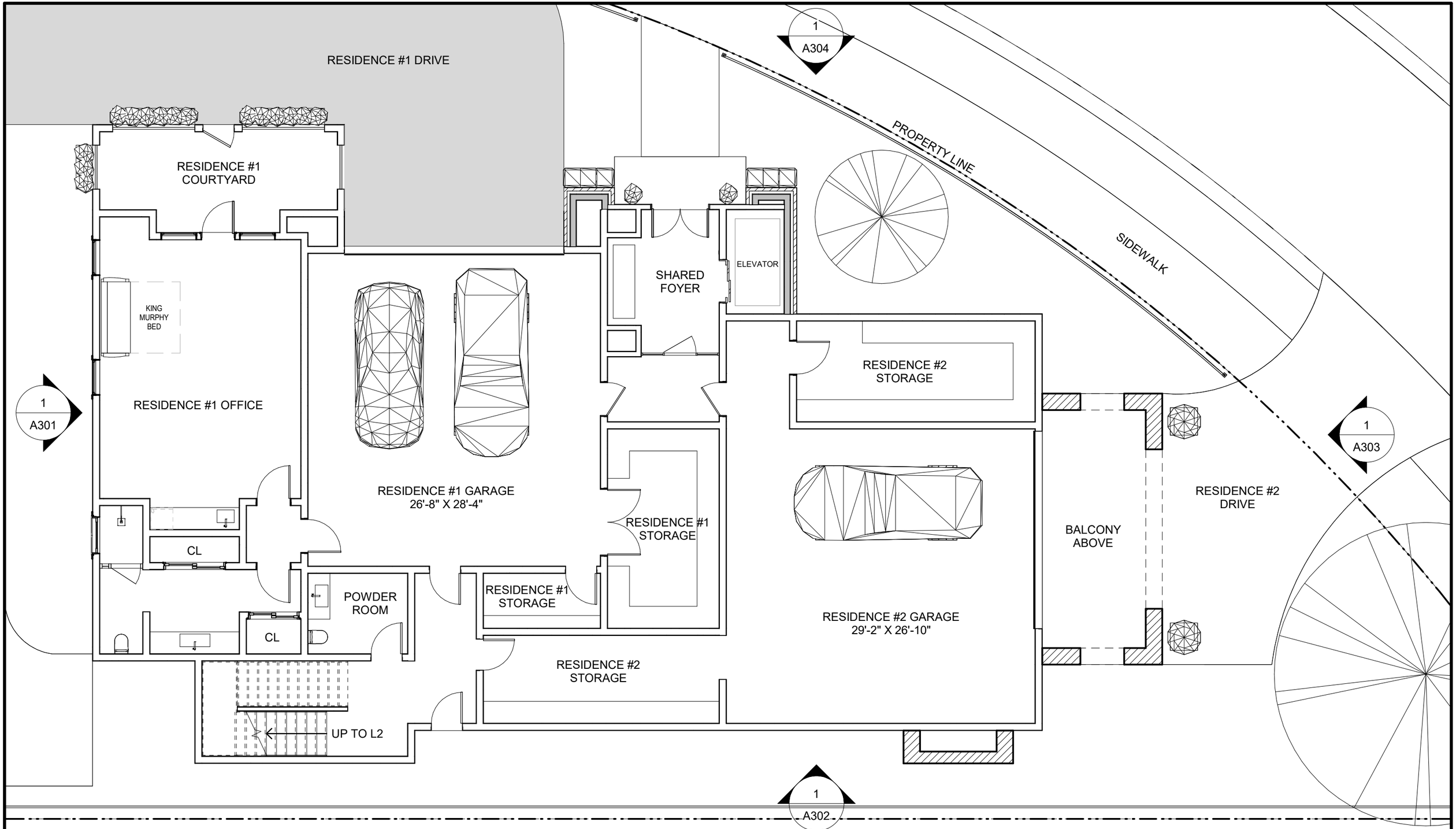
GROUND FLOOR PLAN

3/32" = 1'-0" SCALE

TRUE NORTH

A201

09/29/21



smp. architecture

400 CEVALLOS ST.

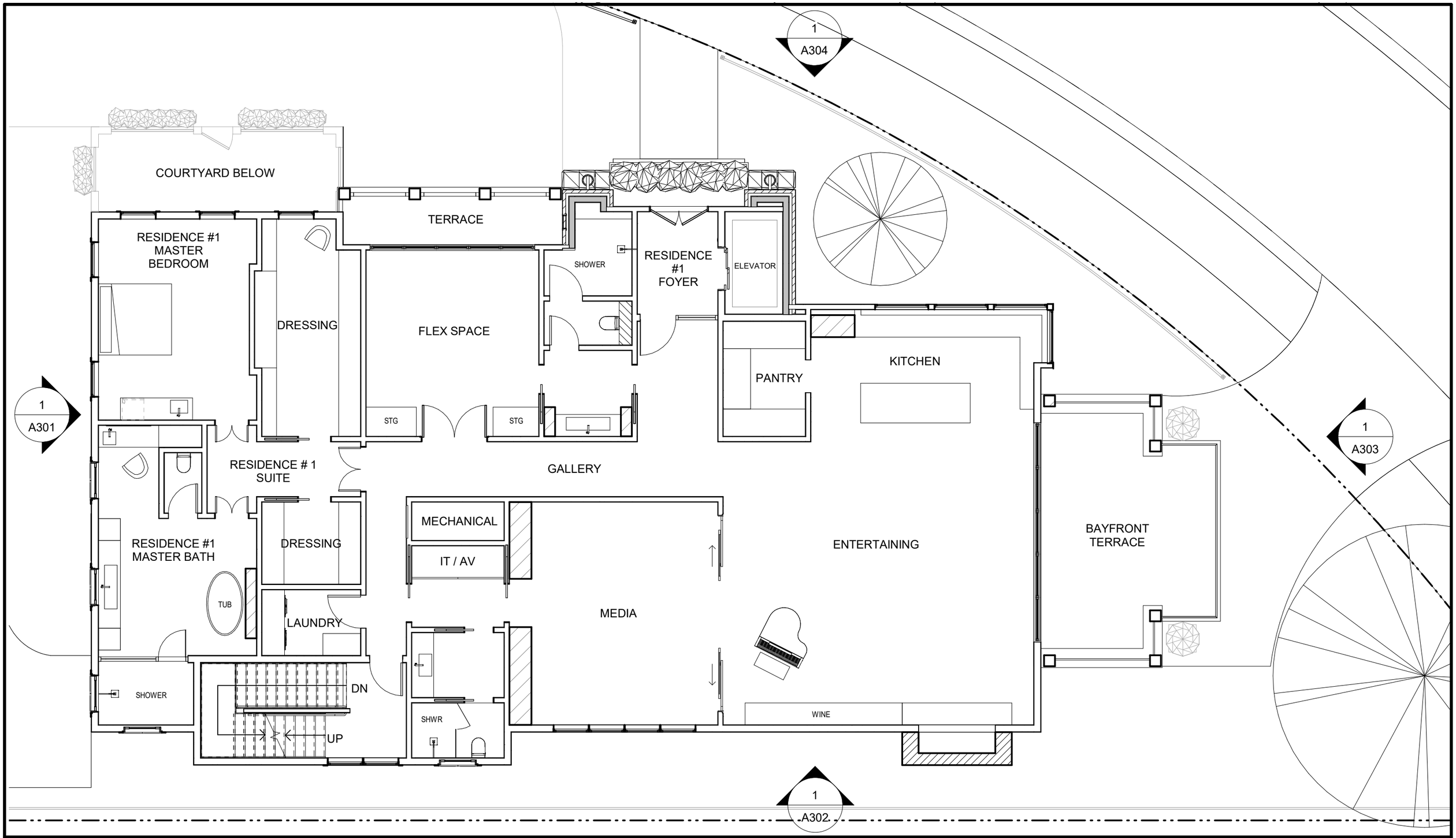
LEVEL 1 FLOOR PLAN

1/8" = 1'-0" SCALE

TRUE NORTH

A202

09/27/21



400 CEVALLOS ST.

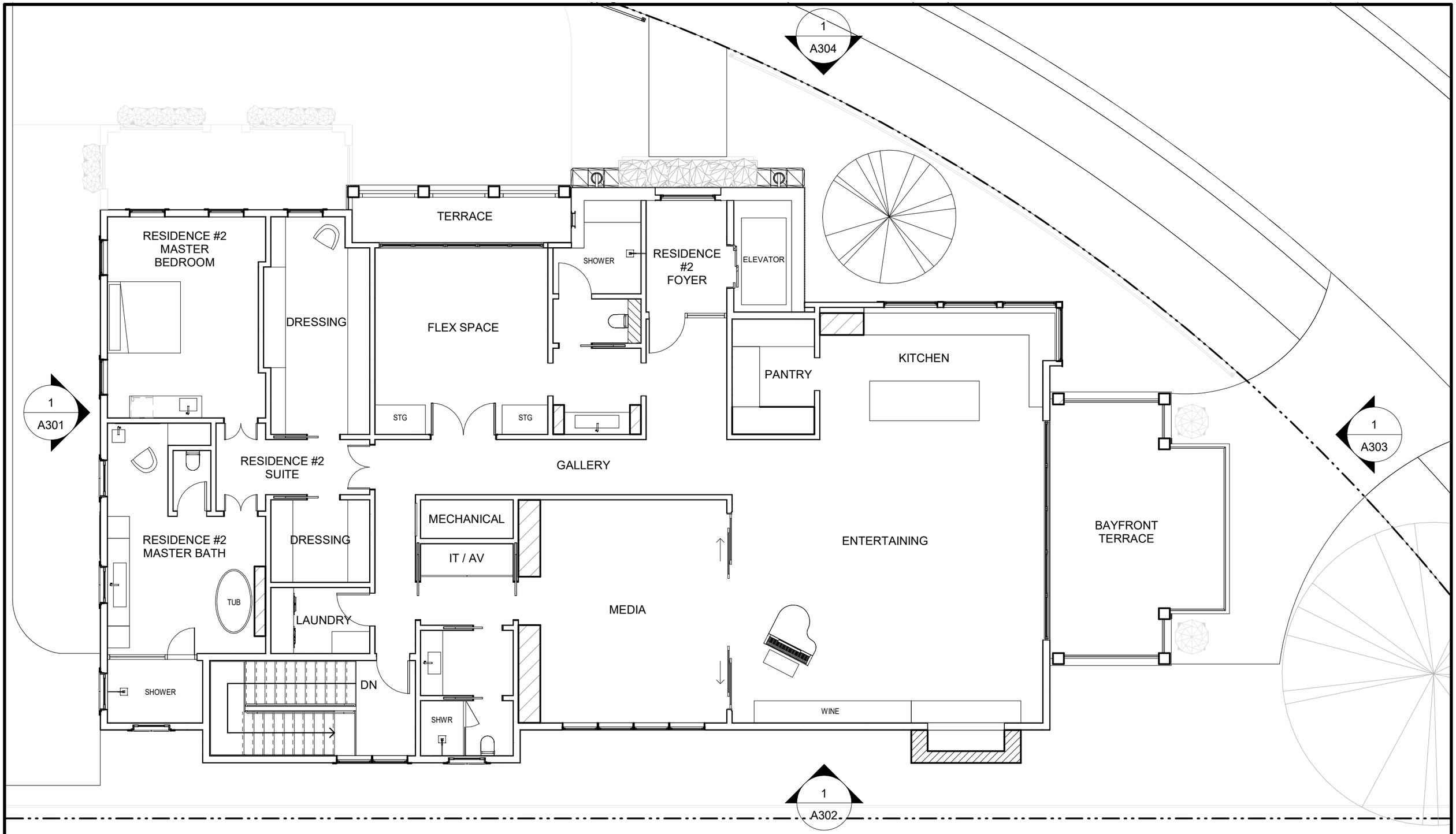
LEVEL 2 FLOOR PLAN

1/8" = 1'-0" SCALE

TRUE NORTH

A203

09/27/21



400 CEVALLOS ST.

LEVEL 3 FLOOR PLAN

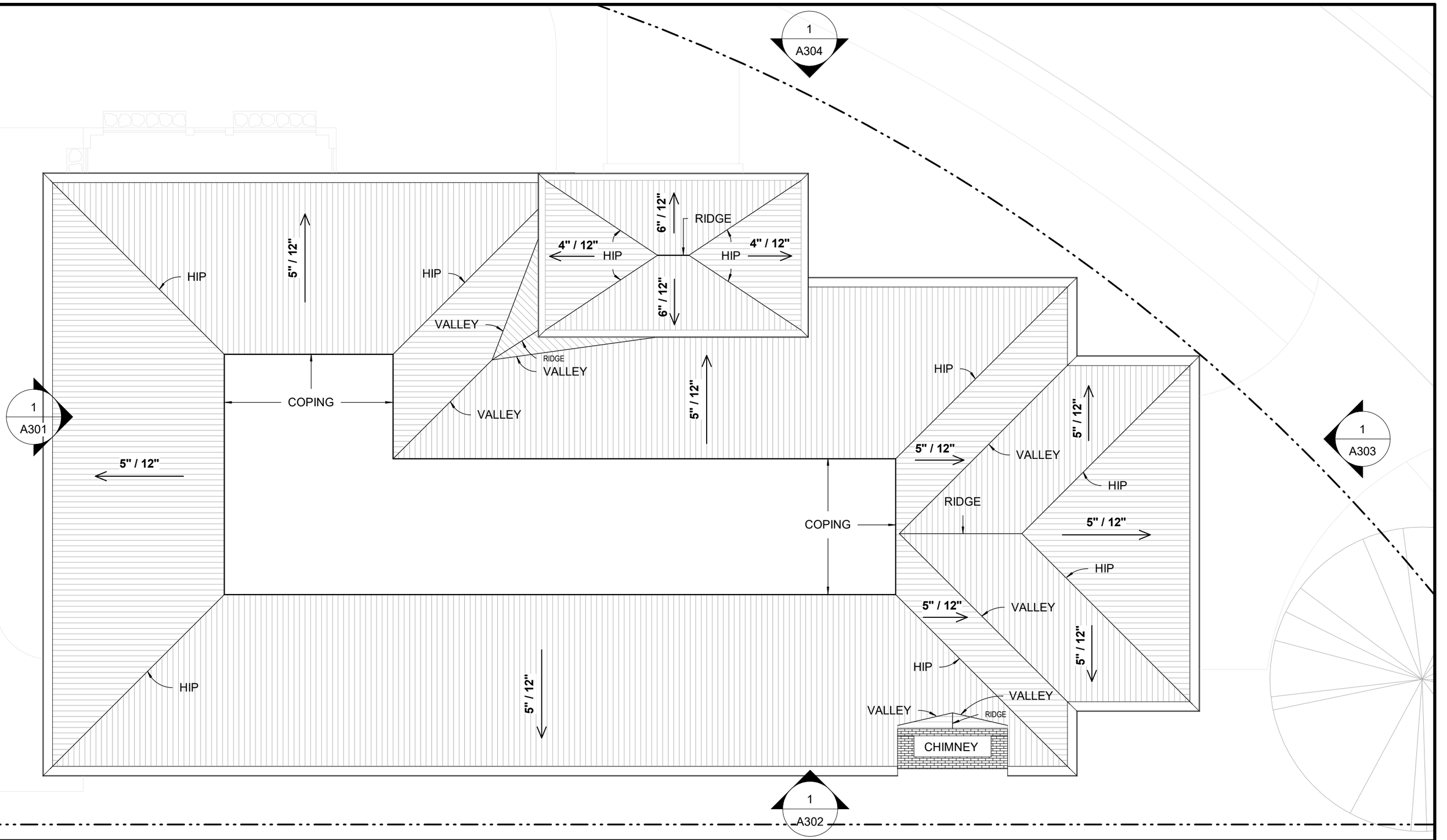
1/8" = 1'-0" SCALE

TRUE NORTH

A204

09/27/21

smp. architecture



smp. architecture

400 CEVALLOS ST.

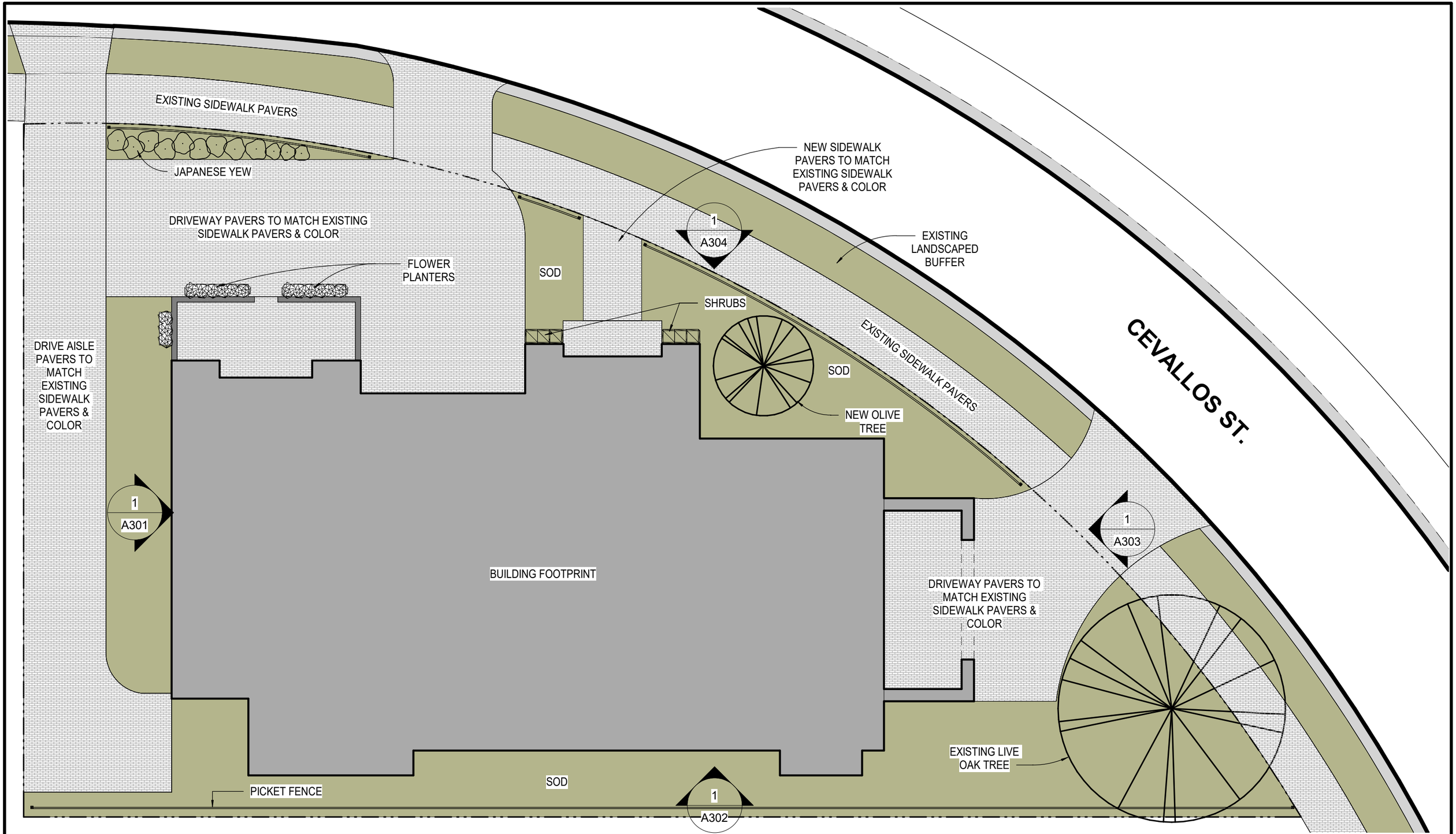
ROOF PLAN

1/8" = 1'-0" SCALE

TRUE NORTH

A205

09/27/21



smp. architecture

400 CEVALLOS ST.

LANDSCAPE/ HARDSCAPE PLAN

3/32" = 1'-0" SCALE

TRUE NORTH

A206

10/05/21



smp. architecture

400 CEVALLOS ST.

NORTH ELEVATION

A301

09/27/21



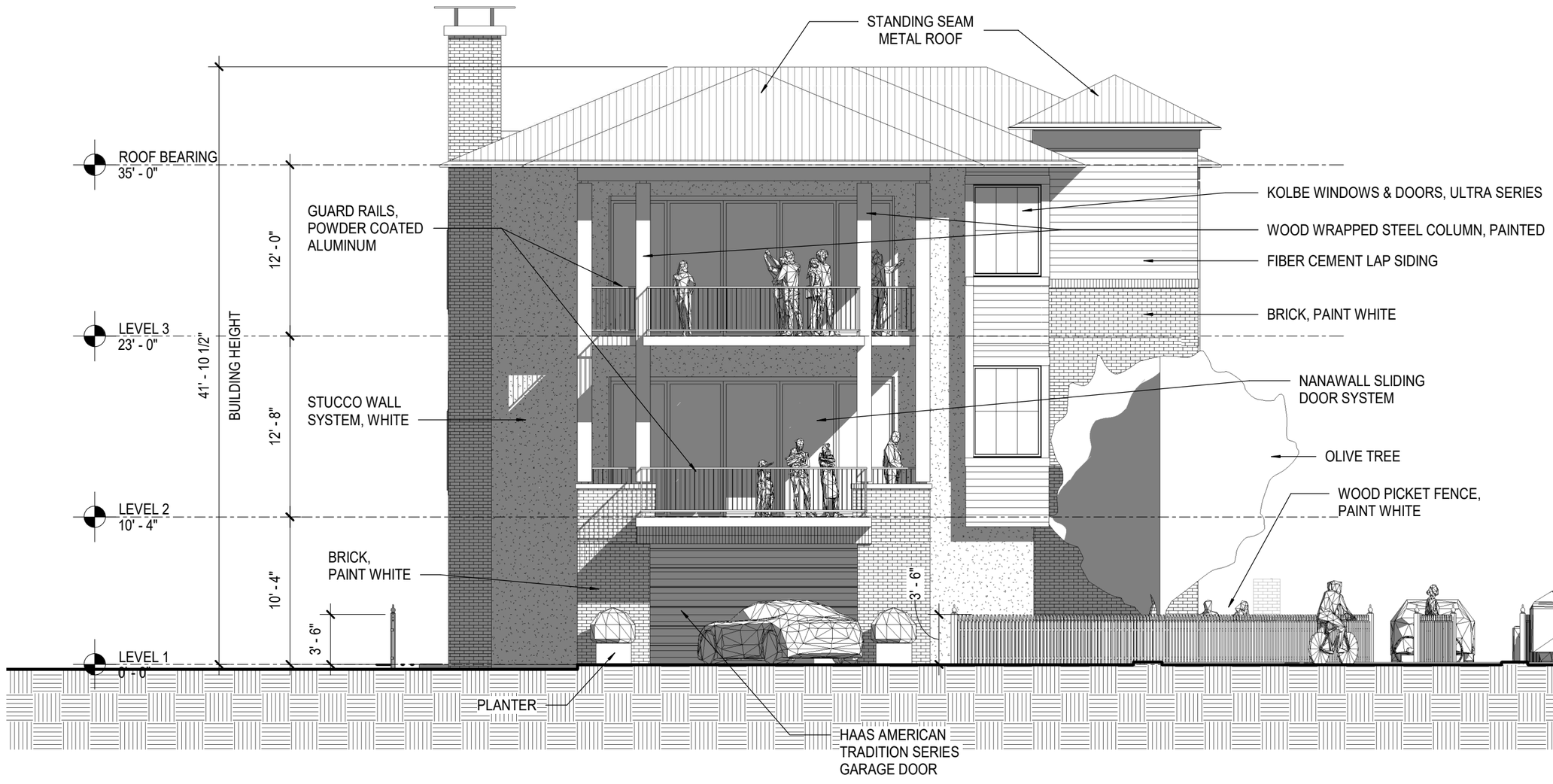
smp. architecture

400 CEVALLOS ST.

WEST ELEVATION

A302

09/27/21



smp. architecture

400 CEVALLOS ST.

SOUTH ELEVATION

A303

09/27/21

STANDING SEAM METAL ROOF
KOLBE WINDOWS & DOORS, ULTRA SERIES
KOLBE WINDOWS & DOORS, ULTRA SERIES
STUCCO WALL SYSTEM, WHITE
WOOD PANELING
BRICK CHIMNEY
FIBER CEMENT LAP SIDING
KOLBE WINDOWS & DOORS, ULTRA SERIES
WOOD WRAPPED STEEL COLUMN, PAINTED
6' - 10 1/2"
ROOF BEARING 35' - 0"
12' - 0"
FIBER CEMENT LAP SIDING
LEVEL 3 23' - 0"
42' - 3 3/4"
12' - 8"
GUARD RAILS, POWDER COATED ALUMINUM
WOOD LOUVER RAILING
LEVEL 2 10' - 4"
BRICK, PAINT WHITE
PICKET FENCE, WHITE
10' - 9 1/4"
BRICK GARDEN WALL, PAINT WHITE
BRICK, PAINT WHITE
BALTHUS SCONCE
KOLBE WINDOWS & DOORS, ULTRA SERIES
HAAS AMERICAN TRADITION SERIES GARAGE DOOR
FORMED CONCRETE PLANTER
STUCCO WALL SYSTEM, WHITE
LANDSCAPING
SLIDING GLASS DOORS
IRON FENCE
FORMED CONCRETE PLANTER, CONCRETE TILE VENEER
V-GROOVE SOLID WOOD PLANK GATE
PICKET FENCE, PAINT WHITE

smp. architecture

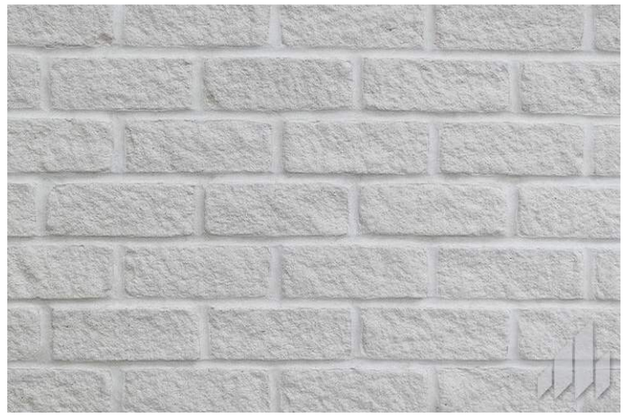
400 CEVALLOS ST.

EAST ELEVATION

A304

09/27/21

Material Takeoff Totals	
Material: Area	%
Finishes - Exterior - Siding / 5"	
5,449 SF	41%
5,449 SF Finishes - Exterior - Siding / Clapboard	
431 SF	3%
431 SF Finishes - Exterior - Stucco, White	
3,054 SF	23%
3,054 SF Masonry - Brick - White - Exterior	
3,477 SF	26%
3,477 SF Wood Columns - Exterior	
790 SF	6%
790 SF 13,202 SF	







WOOD EXTERIOR MATERIAL

(5469 SF + 445 SF + 790 SF) = TOTAL = 6,704 SF

(6,704 SF) / (13,236 SF) = **50.6%** OF TOTAL EXTERIOR MATERIAL

OTHER EXTERIOR MATERIAL

(3054 SF + 3477 SF) = TOTAL = 6,531 SF

(6,531 SF) / (13,236 SF) = **49.4%** OF TOTAL EXTERIOR MATERIAL

TOTAL MATERIAL RATIO

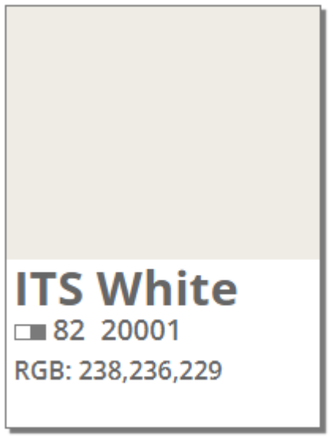
50.6% WOOD : 49.4% OTHER

EXTERIOR WHITE STUCCO

Building with conscience.

StoTherm® ci Lotusan®

Decorative cladding with continuous air/moisture barrier and continuous insulation for heat, air and moisture control







Substrate: Glass Mat Gypsum sheathing in compliance with ASTM C 1177, Exterior or Exposure I wood-based sheathing (plywood or OSB), code compliant concrete, concrete masonry or portland cement plaster, existing structurally sound, uncoated brick or other masonry wall construction.

1)	StoGuard® Air and Moisture Barrier
2)	Three adhesive options: Sto TurboStick™, Sto BTS® Plus, or Sto BTS Xtra
3)	Sto EPS Insulation Board
4)	Sto Mesh (embedded in Sto base coat)
5)	Three base coat options: Sto BTS Plus, Sto BTS Xtra, or Sto RFP
6)	Sto Primer Sand (optional)
7)	Sto Textured Finish: Stolit® Lotusan®

System Description

StoTherm ci Lotusan is a decorative and protective exterior wall cladding that combines superior air and weather tightness with excellent thermal performance and durability. It incorporates continuous exterior insulation and a continuous air/moisture barrier with Sto's high performance finishes in a fully tested wall cladding assembly.

Uses

StoTherm ci Lotusan can be used in residential or commercial wall construction where energy efficiency, superior aesthetics, and air and moisture control are essential in the climate extremes of North America

Features	Benefits
Design versatility	Aesthetic and curb appeal easy to achieve
Self-cleaning properties	Reduce maintenance, extended time to recoat
Continuous exterior insulation, no mechanical fasteners	Energy efficient, reduced heating and cooling costs
Lightweight	Reduced structural costs
Continuous air and moisture barrier	Protects against mold and moisture problems
ICC-ES listed and evaluated	Fully tested building code compliant assembly
Properties	
Weight (not including sheathing and frame)	< 2 psf (10 kg/m^2)
Thickness (insulation)	1 to 12 inches (25 – 305 mm)
R-value (not including sheathing and frame)	3.6 – 43.2 ft^2•h•°F / Btu (0.63 – 7.60 m^2•K / W)
Wind Load Resistance	Tested up to ± 188 psf (9.00 kPa)
Compliance	• IBC and IRC (2006, 2009, 2012) • ASHRAE 90.1-2010
Construction Types and Fire Resistance	• I-V, NFPA 285 tested for types I-IV • ASTM E 119 tested for 1&2 hour walls

Warranty,

15 year Limited Warranty

Maintenance

Requires periodic cleaning to maintain appearance, repair to cracks and impact damage if they occur, recoating to enhance appearance of weathered finish. Sealants and other façade components must be maintained to prevent water infiltration.

EXTERIOR WHITE FIBER CEMENT LAP SIDING



HARDIE® PLANK LAP SIDING

SMOOTH

You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.

THE STATEMENT COLLECTION™

Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.

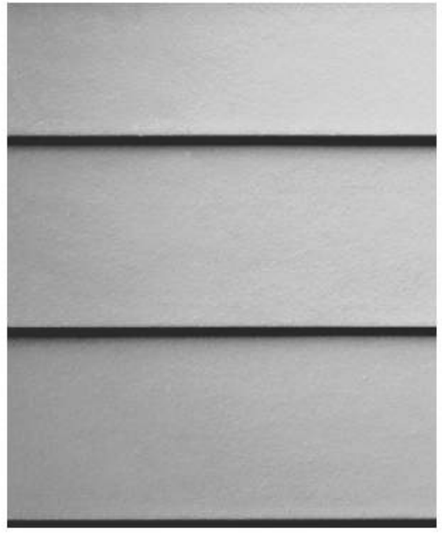


AVAILABLE SIZES

THICKNESS:	0.312"	
LENGTH:	144" boards	
WIDTHS:	6.25"	8.25"
EXPOSURES:	5"	7"
	12"	5.25"
	10.75"	4"
	7.25"	9.25"
	6"	8"

JamesHardie™

ARTIC WHITE



EXTERIOR WHITE BRICK



SANDY SHORE - TUMBLED GEORGIA BRICK

Manufactured in our Fort Valley, GA Plant*

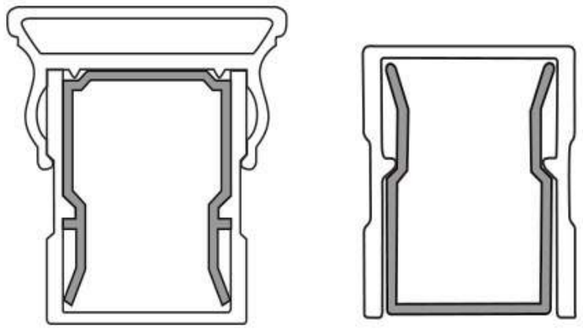
Arriscraft Tumbled Georgia Bricks are manufactured with Arriscraft's Natural Edge Technology. Available in a tumbled finish and an assortment of colors, Tumbled Georgia Brick is the ideal complement Arriscraft's full line of building materials.

General Shale



EXTERIOR GUARD RAILS

KEY-LINK™
FENCING & RAILING





VERTICAL CABLE SYSTEM,
COLOR TO MATCH KOLBE
WINDOW/ DOOR FRAME

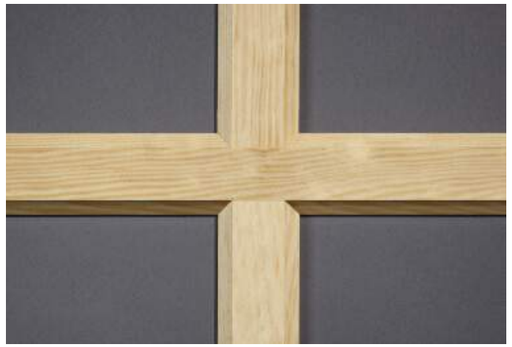


LOUVERED WOOD GUARD RAILING,
PAINT TO MATCH KOLBE WINDOW/
DOOR FRAME COLOR

WINDOWS

KOLBE WINDOWS & DOORS

ULTRA SERIES
ENTRANCE/SWINGING PATIO DOOR - INSWING - 1-3/4" PANEL - 3" STILES - 2-PANELS - ACTIVE/ACTIVE - PRIMARY LEFT
6-9/16" JAMB - MULTI-POINT LOCK - NO SCREEN
DOUBLE PANE GLASS
HORIZONTAL CROSS SECTION



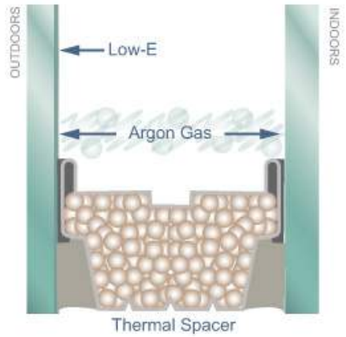
DIVIDED LITES
BEVELED PROFILE



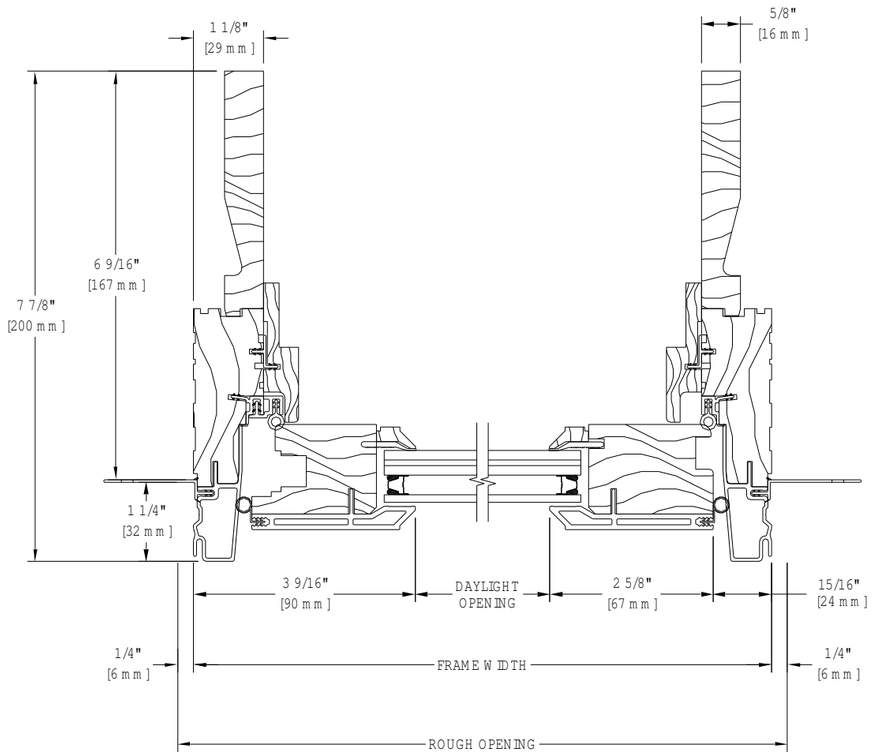
EXTRUDED
ALUMINUM CLADDING



STEEL GRAY



DOUBLE
PANE GLASS





SHUTTERS

Nominal Thickness: See page 37 & 38.

Installation: To be installed in a fixed application in accordance with manufacturer's recommendations, with **no** nailing or screwing through face of shutter.

Material: Solid core composite materials.

Finish: Industrial grade two-part urethane, oven cured finish. 31 standard colors (custom colors available).

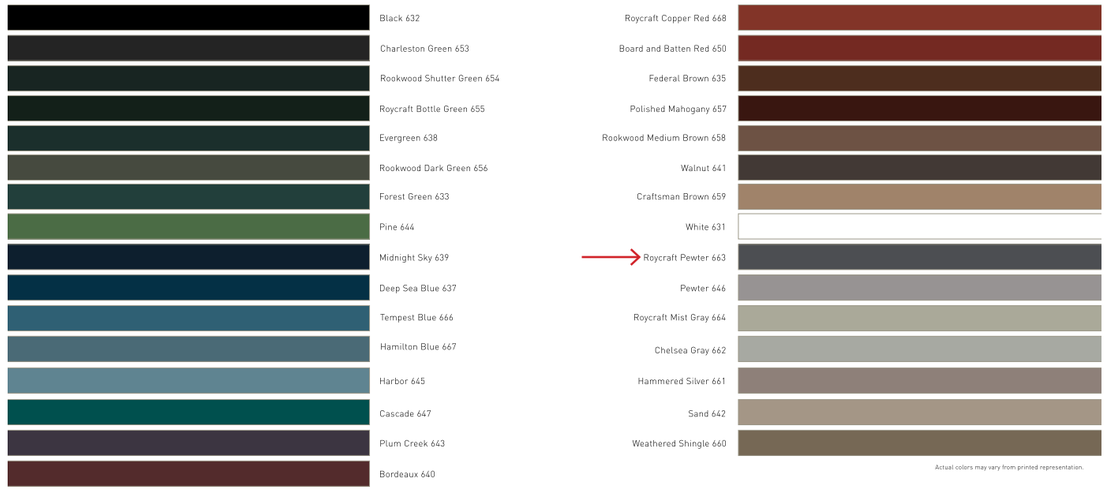
Hardware:

Colonial style shutters

- Clear polycarbonate fixed mounting brackets.

Warranties: 10 Year against defects in materials and factory paint finish. Limited to original purchaser.

CAD details
CAD Drawings available online at: caddetails.com



Actual colors may vary from printed representation.

MANUFACTURED BY:
Atlantic Premium Shutters,
Latta, South Carolina (O/E)

Nominal Thickness: See page 37 & 38.

Installation: To be installed in a fixed application in accordance with manufacturer's recommendations, with **no** nailing or screwing through face of shutter.

Material: Solid core composite materials.

Finish: Industrial grade two-part urethane, oven cured finish. 31 standard colors (custom colors available).

Hardware:

Colonial style shutters

- Clear polycarbonate fixed mounting brackets.

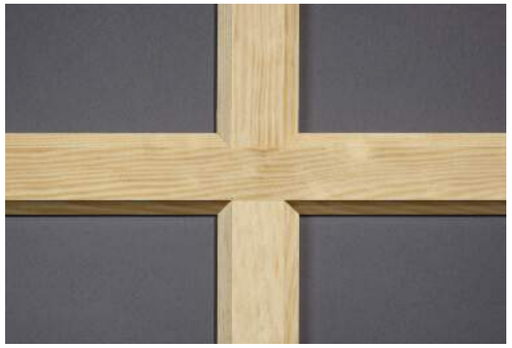
Warranties: 10 Year against defects in materials and factory paint finish. Limited to original purchaser.

CAD details
CAD Drawings available online at: caddetails.com

DOORS

KOLBE WINDOWS & DOORS

ULTRA SERIES
ENTRANCE/SWINGING PATIO DOOR - INSWING - 1-3/4" PANEL - 3" STILES - 2-PANELS - ACTIVE/ACTIVE - PRIMARY LEFT
6-9/16" JAMB - MULTI-POINT LOCK - NO SCREEN
DOUBLE PANE GLASS
HORIZONTAL CROSS SECTION



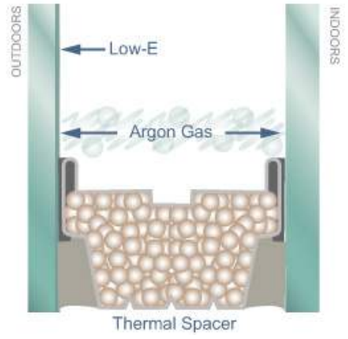
DIVIDED LITES
BEVELED PROFILE



EXTRUDED
ALUMINUM CLADDING



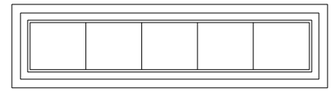
STEEL GRAY



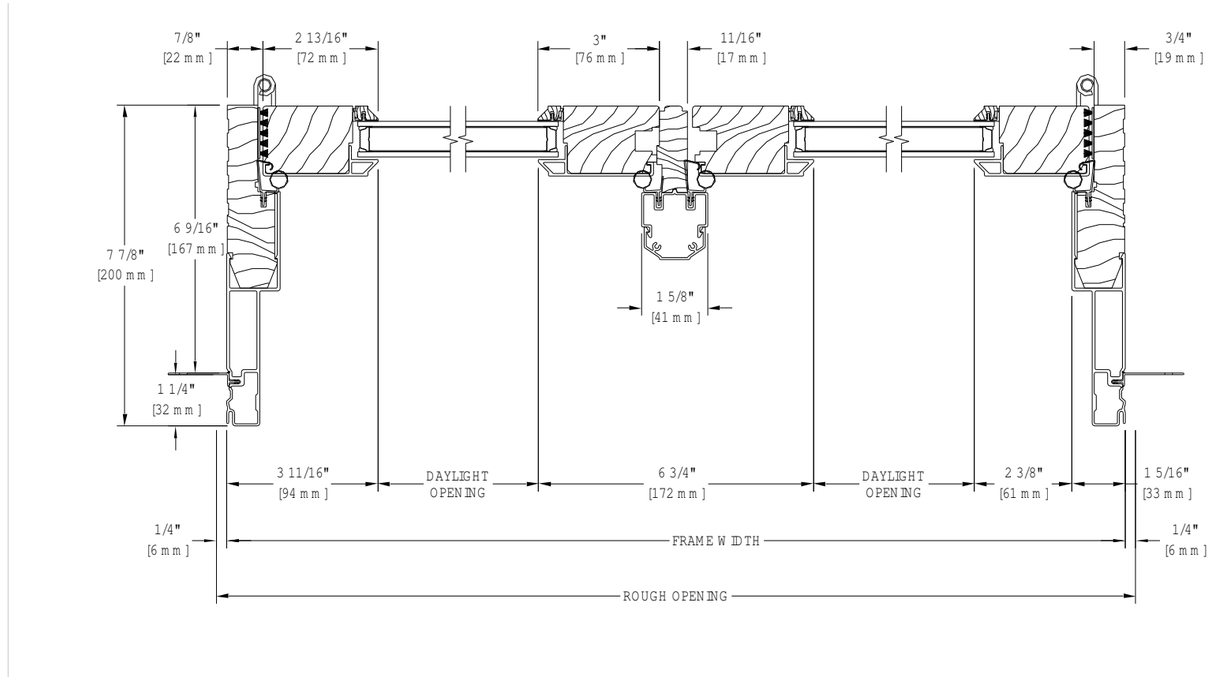
DOUBLE
PANE GLASS

5'-6 3/16"
5'-6 11/16"
60 11/16"

1'-5 1/2"
1'-6"
12"



UXDT5416



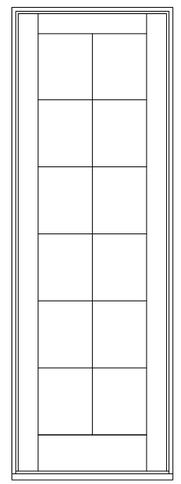
6D8F17

ADHL1

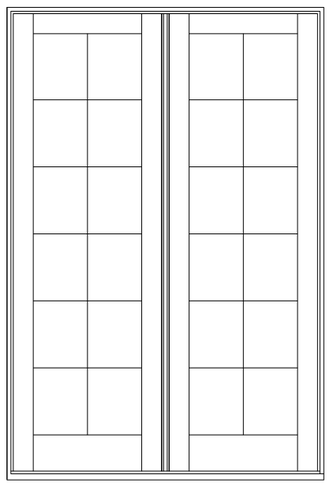
2'-9 5/8"
2'-10 1/8"
23 11/16"

5'-6 3/16"
5'-6 11/16"
23 11/16"

8'-2 23/32"
8'-3 7/32"
84 7/8"



UXD2880



UXD5480

GARAGE DOOR

Haas Door
A Nofziger Company

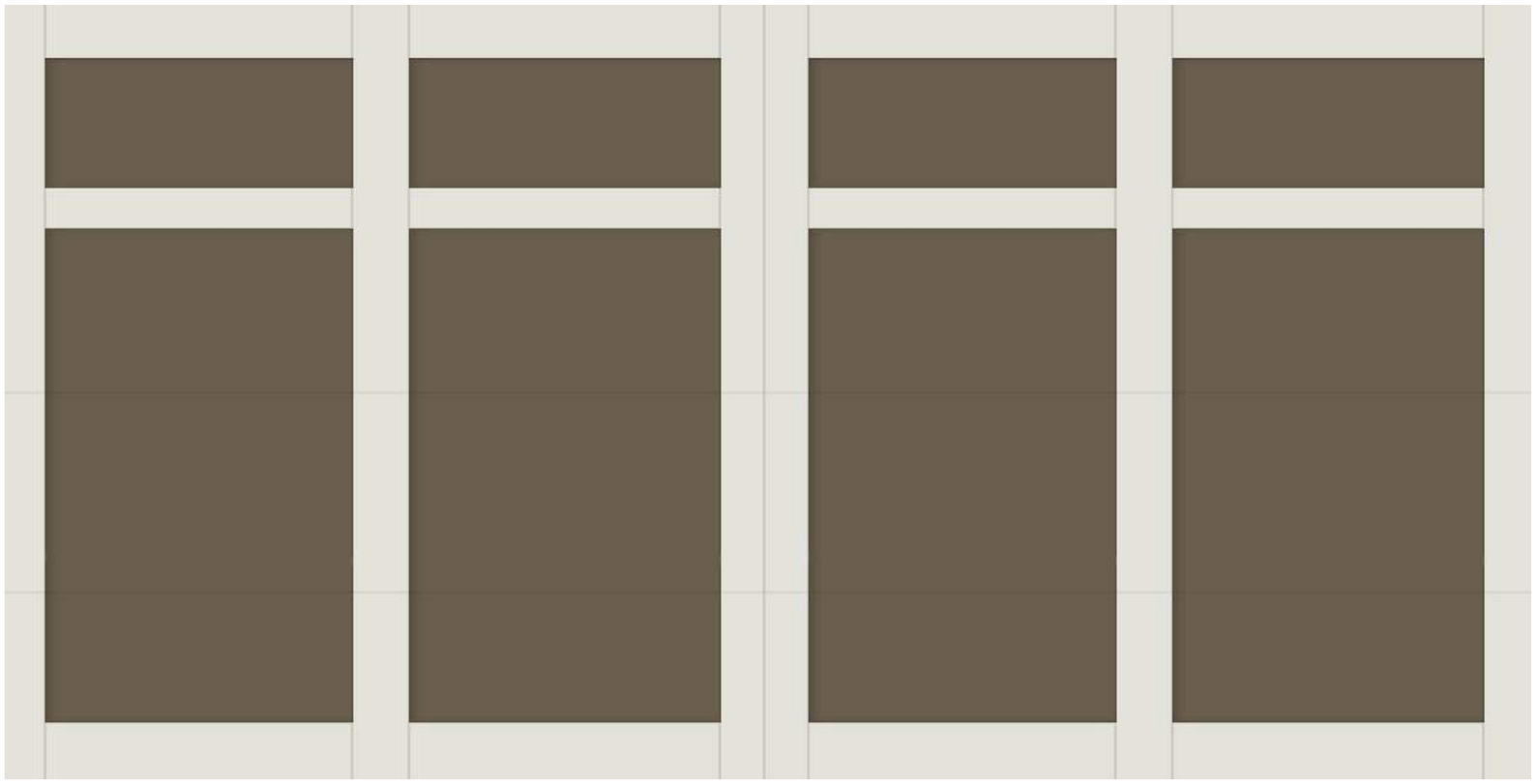
DESIGN PRESSURES WITH IMPACT *(No HVHZ or Miami Dade)*

	Door Width	Max Height	Design Pressure
FL#16660.8	8'2" to 10'2"	8'*	+48.0/-52.0
FL#16660.16	10'3" to 16'2"	8'*	+31.3/-34.9
FL#16660.24	16'3" to 18'2"	8'*	+30.0/-33.9

*(*Up to 16' tall available, contact customer service representative for details)*

POLAR WHITE

AMERICAN TRADITION SERIES



MODEL 9620
SOLID

PAC-CLAD

Metallic

Silver

REDI-ROOF STANDING SEAM WITHOUT OFFSETS

MATERIALS

.032 aluminum

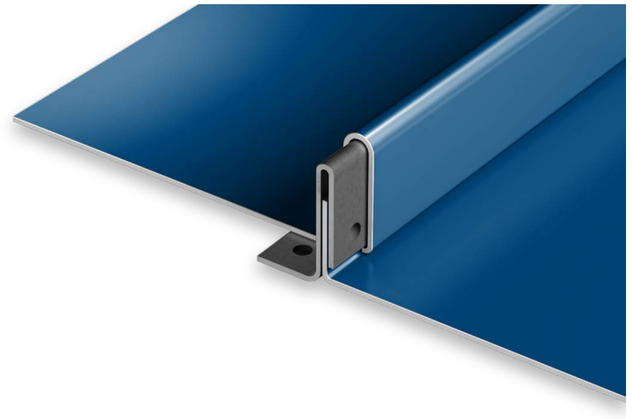
24 gauge steel*
22 gauge steel

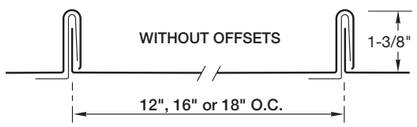
SPECS

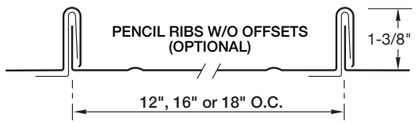
12", 16" or 18" O.C.

1-3/8" High

UL-90







PRODUCT FEATURES

- Available with or without offsets
- Factory eave notching available
- Labor-saving one-piece design
- Pencil ribs available
- 30-year non-prorated finish warranty
- Panel lengths up to 45'

MATERIAL

- 43 stocked colors (24 gauge steel)
- 36 stocked colors (.032 aluminum)
- 16 Stocked colors (22 gauge steel)
- Galvalume Plus available

UL CLASSIFICATION

- UL-580 Class 90 wind uplift (steel only)
- UL-790 Class A fire rated
- UL-263 fire resistance rated
- UL-2218 impact resistance rated

ASTM TESTS

- ASTM E283/1680 tested
- ASTM E331/1646 tested

*24 gauge steel, in all O.C.'s, is UL-90 Classified over solid substrate. See roof deck construction in Underwriter Laboratories roofing materials and systems directory.

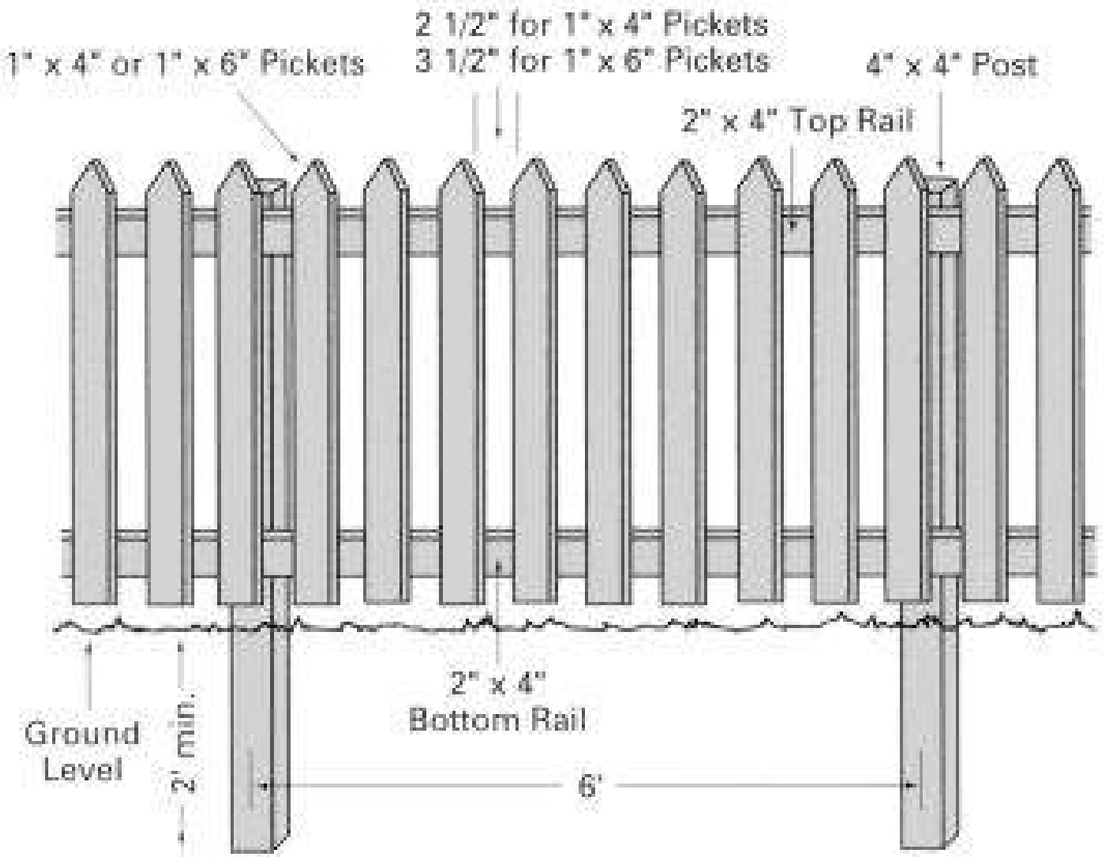
A complete specification is available online at pac-clad.com.

42”H PICKET FENCE

Benjamin Moore®

Wedding Veil
2125-70

Classic Picket Fence



Lumber (per section)
- ▲ (1) 4" x 4" - 8' Post
- ▲ (2) 2" x 4" - 6' Rails
- ▲ (12) 1" x 4" - 5' Pickets

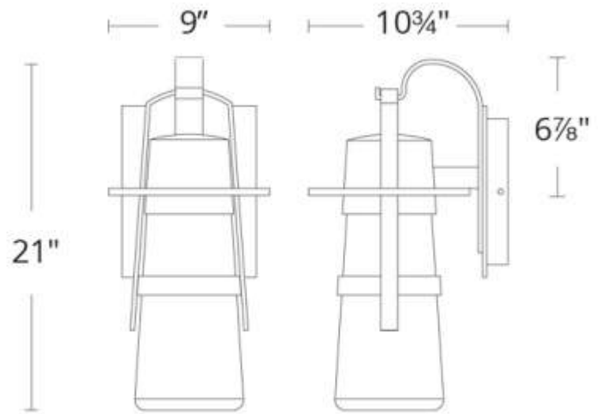
Alternative
- ▲ (8) 1" x 6" - 5' Pickets

Hardware
- ▲ (8) 4" Common Nails for Rails to Posts
- ▲ (96) 2" Common Nails for 1" x 6" Pickets

Alternative
- ▲ (64) 2" Common Nails for 1" x 6" Pickets

For End Section Add
- ▲ (1) Post, 1 Picket
- ▲ (8) 2" Common Nails





Balthus

WS-W28521

PRODUCT DESCRIPTION

Vintage inspiration meets modern technology on this refined transitional sconce, perfect for lighting the path to your reception hall, residence or restaurant. High-performance LEDsstationed inside emit powerful, energy-efficient light through clear, hammered glass for a shimmering visual effect the eponymous painter would be proud of

FEATURES

- 277V option available for special order.
- ACLED driverless technology
- Clear mouth-blown hammered glass
- 277V options available for 21" only; not available for 14" or 16"
- IDA Dark Sky compliant

SPECIFICATIONS

Rated Life	54000 Hours
Standards	ETL, cETL,Wet Location Listed,IP65,Title 24 JA8: 2019 Compliant,Dark Sky Friendly
Input	120 VAC,50/60Hz
Dimming	ELV
Color Temp	3000K
CRI	90
Construction	Aluminum hardware, Clear hammered mouth-blown glass

REPLACEMENT PARTS

RPL-GLA-28521 - Outer Hammer Glass

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
○ WS-W28521 21"	3000K	○ BK Black	15.1W	614	558
	3000K	○ GH Graphite	15.1W	614	558
	3000K	○ ORB Oil Rubbed Bronze	15.1W	614	558



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