City of Pensacola

Architectural Review Board

Agenda - Final

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

Members of the public may attend the meeting in person; however, there will be limited seating capacity. Consistent with CDC guidelines, attendees will be required to sit at least 6 feet apart and to wear face coverings that cover their nose and mouth.

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 21-00062 DECEMBER 17, 2020, ARCHITECTURAL REVIEW BOARD MINUTES

Attachments: *12-17-20 ARB Minutes*

OPEN FORUM

NEW BUSINESS

2. 21-00077 585 E. ROMANA STREET
PENSACOLA HISTORIC DISTRICT / ZONE HR-2
CONSTRUCTION OF NEW IN-GROUND POOL AT NONCONTRIBUTING STRUCTURE

Attachments: *Images*
Application Packet

3. 21-00083 400 BAYFRONT PARKWAY
PENSACOLA HISTORIC DISTRICT / ZONE HC-1
EXTERIOR RENOVATIONS AND ACCESSORY STRUCTURE ADDITIONS TO A NONCONTRIBUTING STRUCTURE

Attachments: *Images*
Application Packet_REVISED 1.20.2021

4. 21-00084 314 S. ALCANIZ STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / WOOD COTTAGES DISTRICT
NEW CONSTRUCTION

Attachments:
Images
May 2020 ARB Materials and Minutes
Florida Solar Rights Law Outline
Application Packet
Added Materials_1.20.2021

5. 21-00091 1380 N. SPRING STREET - DEMOLITION
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA
DEMOLITION OF A NONCONTRIBUTING STRUCTURE

Attachments:
Florida Master Site File
Images
Application Packet

6. 21-00093 1380 N. SPRING STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA
NEW CONSTRUCTION OF A GARAGE WITH SECOND-STORY LIVING QUARTERS AT A CONTRIBUTING STRUCTURE

Attachments:
Florida Master Site File
Images
Application Packet_REVISED 1.20.2021

7. 21-00094 10 AND 14 S. PALAFOX PLACE
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A
ADDITION OF REAR ACCESS STAIRS CONNECTING TWO CONTRIBUTING BUILDINGS

Attachments:
Florida Master Site File
Images
Application Packet_1.14.2021

8. 21-00095 617 CROWN COVE - VARIANCE
PENSACOLA HISTORIC DISTRICT / SITE SPECIFIC DEVELOPMENT / WOOD COTTAGES DISTRICT
VARIANCE

Attachments:
Images
Crown Cove - Site Specific Development Information
Application Packet_1.21.2021
Letter of Support from Historic Pensacola Properties LLC
Letter of Support from Crown Cove HOA

9. 21-00096 617 CROWN COVE
PENSACOLA HISTORIC DISTRICT / SITE SPECIFIC DEVELOPMENT / WOOD COTTAGES DISTRICT
CONCEPTUAL REVIEW OF NEW CONSTRUCTION

Attachments:
617 Crown Cove_Images.pdf
Crown Cove Site Specific Development Information
Application Packet_1.21.2021
Alternate East and South Elevations_1.21.2021

10. 21-00082 100 W. GARDEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A
CONCEPTUAL REVIEW / DISCUSSION ON STAINING A CONTRIBUTING BRICK STRUCTURE

Attachments:
Images
Florida Master Site File
Application Packet_1.14.2021

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.

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 435-1606 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00062 | Architectural Review Board | 1/21/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 1/13/2021

SUBJECT:

December 17, 2020, Architectural Review Board Minutes

MINUTES OF THE ARCHITECTURAL REVIEW BOARD

December 17, 2020

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

MEMBERS ABSENT: Board Member Spencer, Board Member Villegas

STAFF PRESENT: Historic Preservation Planner Harding, Senior Planner Statler, Board Advisor Pristera, Deputy City Attorney Wells, Building Services Director Bilby, Network Engineer Johnston

OTHERS PRESENT: Timothy DuFrain, Maria Goldberg, William Merrill, Pam Gross, Ron Gross, Paul Morrison (virtual), Stephen Frazier (virtual), David Bates (virtual), Maverick McCoy, Andy Thoms (virtual), Jim English

CALL TO ORDER / QUORUM PRESENT

Chairperson Salter called the meeting to order at 2:01 p.m.

APPROVAL OF MINUTES

Board Member Mead made a motion to approve the November 19, 2020 minutes, seconded by Board Member Fogarty, and it carried unanimously.

OPEN FORUM - None

NEW BUSINESS

Item 1 **400 S. Palafox Street** **PHD / PHBD**
Contributing Structure **HC-2**
Action taken: Approved with modifications.

Jackson's of Pensacola, LLC, is requesting approval to install three awnings. One awning will be on the Palafox Street side of the restaurant and two will be located on the Zarragossa Street side. All three awnings will have a metal retractable frame that withdraws into a housing to protect the system from high winds.

Mr. Merrill presented to the Board, and Chairperson Salter indicated the covering was for outdoor seating, and Mr. Merrill explained with COVID, more people preferred outside seating. He advised if the wind increased to 30 mph, the covering would withdraw into the housing or

they could manually bring it in; he advised the long cylindrical motor was located in the white housing unit. Board Member Ramos suggested the frame should match the main awning and goosenecks. Staff had no problem with adjusting the existing LTU over the pavement. Mr. Merrill stated the awning would not interfere with the existing signage. It would be drilled into the face of the I-Beam which was structurally sound, and the bolts would not be visible. Board Member Mead stated the existing awning was below the C-Beam, and he was concerned with the entrance being clearly distinct. Mr. Merrill stated he would consider that; however, the entrance awning did protrude out further, and the tables and chairs would be visible outside. Ms. Goldberg advised they would make sure the awnings were symmetrical, with the main awning still retaining its presence. The drop in the projection of the awning would be a 3 on 12 slope for rain runoff. Board Member Yee stated the new awnings were not as deep and suggested a complimentary color that was not the same as the original awning, and Mr. Merrill agreed to consider this. Board Member Fogarty suggested the housing and awning be the same color.

Board Member Mead made a motion to approve with the following modifications: 1) that the housing be painted to match the color of the fabric; 2) that the fabric match some element of the building other than the entrance awning color, and 3) that there be an abbreviated review for the final color matching. The motion was seconded by Board Member Fogarty and carried unanimously.

Item 2 **209-219 W. Romana** **GCD**
Non-Contributing Structure **C-2**
Action taken: Approved.

Timothy DuFrain is requesting approval to replace 13 exterior doors on the rear and side of a non-contributing structure. The existing French doors are wood, with single-lite doors on the ground floor and 12-lite doors on the second. These have become damaged over time and are proposed to be replaced with single-lite, fiberglass French doors which will match the existing ground level doors in style and color.

Staff advised that the Governmental Center District (GCD) was the only ARB review district not historical in nature, but there were contributing historical buildings in the district. When projects were reviewed by this Board, they were not reviewing that they matched the historical theme and intent of the district. He then read the purpose of the district was to provide the redevelopment of a centralized area for government and to encourage a coordinated architectural character within the district. “The proposed plans shall be approved unless the Board finds that the proposed erection, construction, renovation, or indoor alteration is not compatible with the built environment of the GCD.”

Mr. DuFrain presented to the Board and stated the building was built in 2007-2008. He advised the original doors were vinyl clad, and they were replacing them with fiberglass and impact-rated glass to meet the new Code. He clarified they were replacing all the rear doors with no divided lite along with two doors on the Romana side; the front of the building would remain the same. It was verified all doors on the side and the rear would be consistent with each other. **Board Member Mead made a motion to approve, seconded by Board Member Fogarty, and with no additional comments, it carried unanimously.**

Item 3 **423 E. Intendencia** **PHD**
New Construction **HR-1 / Wood Cottages**

Action taken: Denied without prejudice.

Andy Thoms is requesting approval for a new single-family residence with an accessory dwelling unit on the ground floor. This property is a vacant lot located behind 423 E. Intendencia Street and by which vehicular access to and from the street will be granted. Site photos of the vacant lot and new construction within the immediate area were provided to the Board.

Mr. Thoms presented to the Board. Board Member Ramos indicated the drawings showed something respectful to the scale and materials of the district, but he did not see an example of the garage as part of the ground floor. Mr. Thoms advised since the garage was not visible from the street, they tried to tie in the architectural design and make it attractive and appealing. Board Member Fogarty indicated on the north and south elevations, it seemed the roof dormers were not meeting up with ridge at the same location. Board Member Yee offered it was the placement of the wall that caused the roof to hit lower. He was typically not in favor of front-facing garages, but this house was acting as a garage accessory dwelling unit and had no problem with it. Chairperson Salter stated from the streetscape, this would not read as a stand-alone house. Regarding the south elevation, is set up as asymmetric; the second-floor windows were centered on the building width and not the gable end. The north elevation did not relate to the first-floor solid elevation, and maybe the second-floor balcony should have more of a solid wall. Mr. Thoms explained it was designed as aesthetically pleasing as possible, taking into consideration the south elevation was a commercial parking lot along with high-density townhomes. They tried to tie it into the carriage house style, and had it not been a rear lot, he would not have considered this style. Board Member Mead understood the south elevation and it did not detract from the massing, but the shed dormers were fighting and making way too complicated a statement for a structure of this simplicity. He could see how it worked on the east elevation, but it was really fighting on the north and the south. A gable treatment could help solve the problems with symmetry; the west elevation should be a gable, then everything would be consistent with gables throughout. A pair of windows could accomplish light for the stairs.

It was clarified that this project was for final review. **Board Member Fogarty moved to approve the item with the request to modify elevations addressing the window symmetry on the front and south to be submitted for abbreviated review; also, any work on the dormers be submitted for abbreviated review.** Board Member Ramos felt this would change the project significantly. Staff stated an abbreviated review was typically reviewed by one of the ARB architects and UWF Historic Trust ARB Advisor who would have authority to approve changes with additional modifications or refer back to the full Board for review. Board Member Yee stated there was confusion on the main gable not being centered on the widest footprint but on the narrower footprint; it was hard to find the center of the house with all of the gables having different reference points. Board Member Mead was concerned with the amount of work to be done. With the dormers going to gables and the roofline, he was not sure you could fix the main roofline without it coming back. Board Member Yee stated the maximum height (35') was making the skirting come in and making the balance askew; he suggested asking the designer to lower the ground level since it was a garage. Board Member Mead advised a typical solution would be a gambrel, but that would be a totally different look.

Board Member Fogarty retracted her motion, but there was no second, so it failed.

Board Member Mead moved to deny without prejudice and resubmit addressing the points discussed. Chairperson Salter stated in looking at this presentation, he noticed the

doors, specifically doors listed as GBG mullions (grills between glass), and new developments should closely emulate the original window designs; typically, it is a simulated divided light arrangement, and he encouraged that to be taken into consideration. **The motion was seconded by Board Member Ramos. Board Member Mead stated the denial was for the reason the roofline and treatments as well as the door configuration and elevations were not consistent with the surrounding area meeting the architectural style being sought in new construction. Changes sought or discussed for resubmission would achieve those objectives 12-2-10(A)(4)(b)(2)(a). With no speakers, the motion carried unanimously.**

Item 4 **19 W. Garden Street** **PHBD**
New Solar Canopy for Parking Lot **C-2A**

Action taken: Approved as submitted with abbreviated review on color.

Gulf Power is requesting approval to install a solar parking canopy in a parking lot behind 19 W. Garden Street. The proposed solar equipment is part of a renewable energy and education campaign and similar equipment is in the process of being installed at additional locations in the City. The solar canopy will be constructed from powder coated aluminum painted white with solar arrays on top.

Staff included the State Statue on solar equipment as well as photos of the current parking lot. Mr. Frazier presented to the Board and stated this canopy would increase solar capability as well as match the designs in the current neighborhood. He provided examples of solar canopies servicing a historical government building. He pointed out the estimated value would be equivalent to 25,058 trees planted, with 203.92 vehicles removed from the road and the elimination of 2,276.31 barrels of fuel not consumed. Chairperson Salter noted the canopy was covering the existing parking island. Mr. Bates of Gulf Power stated they were also looking at an addition for charging electric vehicles at a later date; staff explained that this would come before the Board as either an abbreviated review or to the full Board as a deviation of an approved project. It was also noted solar equipment was being permitted for Sanders Beach; the City would also be installing solar trees in the right-of-way at some point in the future.

Board Member Mead was not sure this equipment was defined as a building according to the statute; he was concerned with the conformity of design in relation to the surrounding structures and the established canopy in the parking area, which follows the arched elements of the buildings. Mr. Frazier was not sure if an arched canopy was available. Mr. Bates explained because of the inverted design, water is diverted down the middle to the center columns; the arched canopy would be a customized design which would increase costs. Board Member Mead advised the Code instructed the Board to fit the structure to the surrounding structures and clearly the structure was servicing the parking lot of the two adjoining structures with the arched established form. Staff advised from a permitting standpoint, this structure would fall into new construction or new buildings. Board Member Ramos clarified new construction not having to emulate the historical structures, and staff agreed, but it should complement the district. Board Member Mead stated if this canopy were located on the corner and away from the established canopy, it could be a debatable issue.

Board Member Fogarty saw this as an educational feature and something designed to stand out. She felt the proposed location was ideal for interaction with the public; painting the

columns something other than white might be ideal. Board Member Mead stated the inverted roof actually hides the solar panels and was not drawing attention to them. Advisor Pristera explained if the location was further from the buildings and the existing canopy, it might be considered and element unto itself. Mr. Bates indicated they could look at other locations, but this location was the most convenient because of the existing conduit and was the preference of the developer.

Board Member Ramos suggested the southwest corner might be a better location for it to stand alone, but if the current location was more important, the applicant should make it fit the character of the surrounding structures. Board Member Mead suggested the current location was more fitting as an amenity to the existing, but making it fit was the object. Board Member Yee provided an example of a modern curved canopy. Mr. Bates stated this type of canopy would significantly increase the cost, and they did not want the canopy to curve down into traffic so taller vehicles would risk hitting the structure, and the solar generation would go downward due to shading from the building. He pointed out that there was a mixture of architecture in that area and did not think it would conflict, but they could paint it bronze to recede visually.

Chairperson Salter stated he had considered the context, being surrounded by historic architectural buildings, but the canopy's architectural face was on the other side. The parking lot had established its own area and its own visual characteristics which were separate from the building. He did not believe the proposed elements of the new structure took away from the existing architecture; the length of the canopy stopped shy of encroaching on the visual lanes of the form of the existing porte-cochere. The canopy established its own identity and was consistent with the parking lot; if the canopy's color could relate to the parking lot, that would further separate that identity which would not detract from the existing historical character of the adjacent buildings (possibly using the color of the existing light poles).

Board Member Mead made a motion to deny without prejudice based on the fact that the form of the canopy was detracting from the established architectural forms relating to the surrounding buildings in this context, not that it has to follow the arched form but should speak to the established language in this area bounded on two sides by these types of forms 12-2-21(F)(2)(b) and (c). The motion failed for lack of a second.

Chairperson Salter made a motion to approve as submitted with a color change in the canopy to more closely resemble some of the site elements and that it would return for an abbreviated review. It was seconded by Board Member Fogarty. With no speakers, the motion carried 3 to 1 with Board Member Mead dissenting and Board Member Ramos abstaining, agreeing that the parking lot developed its own identity, but the porte-cochere was brought to the rear of the building by the applicant, and he noted that the infrastructure was already there and hated to move it to a less convenient place.

Item 5 434 E. Zaragoza St. PHD
Contributing Structure HC-1 / Wood Cottages
Action taken: Denied.

Ron and Pam Gross are requesting approval to retain the existing roofing materials on a recently renovated single-family residence. Final renovations were approved by the Board in April 2019, including the installation of a new 5V-Crimp metal roof. An R-Panel metal roof was instead installed in December 2019. The roofing contractors were contacted on December 17, 2019, with information that only 5V-Crimp was to be used. According to permitting records, a

permit was issued to the roofing contractor on December 18, 2019. The installation of the unapproved roof was formally brought to the attention of the Building Department on January 13, 2020, through an Inspections/Building Permits 311 request. According to MGO, the following comment was added to the permit application by the Building Official also on January 13, 2020: "The roofing material installed is not what was approved by the ARB. This project was approved for 5V and Tuff Rib was installed. This project is stopped until this is addressed".
Mr. Gross presented to the Board. Chairperson Salter advised that the Code states that the form and architectural elements should maintain the historic nature, and this Board has a well-established profile for metal roofing as being a standing seam or the 5V-Crimp profile. There were samples of houses that did not follow that profile. He explained that the Board considered requests on a case-by-case basis. Zaragoza had been brought up as an area that detracts from historic nature because the texture of materials and the profile of the roof take away from that; the 5V-Crimp was maintained as a standard for this area.
Historic Preservation Planner Harding advised that there were no roofing permits before 2011 for 433 E. Zaragoza, with partial roofing permits for 2013, 2014 and 2018 during renovation. The R-Panel had already been installed by 2011. They could not find a roof permit for 435 Zaragoza, but in 2018 the ARB approved shingles, but an R-Panel had been installed instead without ARB approval and a permit. At 424 E. Zaragoza, there was a re-roof permit for 2004, with Florida Product Approval number showing another name for an R-Panel; he could not locate any ARB records for approval (this might have been an emergency permit after Hurricane Ivan). An addition in 2013 was approved for a standing seam. There was a re-roof permit for 431 E. Zaragoza for 2000, but no ARB approvals or Florida Product Approval numbers were found. He explained he was not able to find any ARB approval for the R-Panel; a similar occasion occurred with a homeowner in Old East Hill in 2019, but no records were found for R-Panel approval.
Mr. Gross stated it was their mistake, but they had installed the roof on the recommendation of their roofer who installed the roofs on the house next door and across the street and claimed this was a superior product. He advised they were not aware of the noncompliance until they applied for their Certificate of Occupancy in November. He explained they now have a completed house, and there was substantial attentive risk with any intervention that would occur to say nothing of the costs. He pointed out there were five other structures on this block which had the same roof.
Board Member Fogarty understood their predicament but was concerned with setting a precedent when a product is approved, and an alternative product is installed. Mr. Gross explained there was discussion among members of the Board and staff, but no one informed them. Staff indicated that the contractor was notified and was the agent to confer with property owners; staff does not typically reach out to property owners when dealing with roof permits.
Mr. Bilby, Inspections Services Director, stated once they had determined the material proposed by the ARB was 5V-Crimp and that was attached to the roofing permit, they notified the roofing contractor; if the contractor failed to notify the owners at that point, it would be the responsibility of that contractor; they hold the permit and are the ones communicated with by the Inspections Department. They did communicate with the roofing contractor when they received the initial complaint.
Board Member Ramos agreed that it was not in the best interest for the Board to approve a deviation, and the Board had done its job when it originally approved the 5V-Crimp. The goal of the Board was to preserve the historic districts, and he was not comfortable setting a

precedent. He asked what the next step would be. Staff advised the roofing permit could not be closed and a Certificate of Occupancy issued until there was ARB approval on the current roof or the roof was changed to the approved 5V-Crimp. The Code does not specifically address which type of metal roof profiles are acceptable or not. That standard is based on the historic character of the district, and what the ARB has historically approved to be historically accurate. The Board has the authority to deviate from materials; if the Board denied this roof, the applicant would need to get with their contractor to change the roof, or they could appeal to Council to make their case for retention of the current roof. Council could overturn the Board's decision or stay with the Board's decision.

Board Member Mead advised the ARB was not a remedial board, but its job was to find what was historically consistent in the various districts it must adjudicate on and render quasi-judicial findings that amplify the legislation provided to them by the Council who appoints them. The plea today was to give a remedy on something the Board ruled upon and was installed incorrectly; it becomes a matter of compliance; if a roof is installed without a permit, that becomes an enforcement issue. It is inappropriate for the Board to fix something it did not create, and it should stick to what it ruled on previously since the facts have not changed and neither has the Code.

Advisor Pristera had visited the house and any changes in materials would have had some type of approval; the roofer could have submitted the product through an abbreviated review; everything on the property had to be reviewed, and it was documented that 5V-Crimp had been approved. He explained there was now a concentration of unapproved roofs in this location, and people did notice. He advised the Board approved that material for the project and could not go back on its decision because then anyone could put up anything they wanted.

Chairperson Salter read from Sec. 12-13-3(E) which states, "It shall be the duty of the board to approve or disapprove plans for buildings to be erected, renovation or razed which are located, or are to be located, within the historical district or districts and to preserve the historical integrity and ancient appearance within any and all historical districts established by the governing body of the city". Chairperson Salter pointed out that this project lies within one of those districts and that the Board in its previous reviews has fulfilled that duty and has established what are acceptable roof products and profiles that maintain the historic integrity and ancient appearance of the districts. **Board Member Mead made a motion to deny based on the discussion and the code section 12-13-3(E), seconded by Board Member Ramos.**

Mr. Gross understood the Board, but pointed out the home had major damage, and the more difficult they make it, the less likely someone will be willing to do this in the future, and the Board was making it cost prohibitive. Board Member Mead advised the applicant was not without remedy, but the Board could not make that happen. The record indicated the Board had never approved this style. **The motion then carried unanimously.**

Item 6 1101 E. Bobe St. R-1AA
Demolition Review
Action taken: Approved.

Per the City of Pensacola's Historic Building Demolition Review Ordinance (Sec. 12-12-5(E)), the referenced structure has been found to be potentially significant in regard to its architectural style. Per the ordinance, the Board is tasked with determining whether or not this structure meets criteria for listing in the National Register of Historic Places. If eligible and deemed historically significant by those criteria, the Board must also determine if the

building is subject to a demolition delay of no more than 60 days. To determine that a historically significant building is subject to a demolition delay, the ARB must find that in the interest of the public it is preferable that the building be preserved or rehabilitated rather than demolished.

Mr. McCoy presented to the Board. (Board Member Mead confirmed that Moorhead Westmoreland was not currently representing Mr. McCoy.) Advisor Pristera stated the house was a good example of brick cottage architecture in the 1940s and was located on the corner lot; he was unable to sign a demolition for this since it was in good condition and set up the language for that neighborhood. Chairperson Salter agreed this was the typical style of the area and met the criteria for No. 3. and he felt the neighborhood would be better off if it were maintained. Board Member Mead asked if there were any historic attachments, and Advisor Pristera advised he could not find anything on file; he also advised if East Hill were to become a district, this would be a contributing structure. Mr. McCoy explained everyone wanted to save it, but nobody wanted to pay for it. The property appraiser placed the improvement value at $66,620.00. Chairperson Salter indicated he had an old house in this neighborhood he had chosen to renovate, and it was worth more than if he had torn it down and built it new. He pointed out the duty of the Board was to preserve history, but the Board could not prevent the demolition. Staff advised the Board could only delay it for 60 days. Mr. McCoy was willing to wait 60 days. Advisor Pristera stated it was unfortunate the owner was not present to discuss the options. He also wished East Hill would have been more involved.

Board Member Mead made a motion to approve the demolition without the 60-day delay. While he was mindful that changes were occurring in the neighborhood, there were plenty of examples of this architecture on adjoining blocks, and it was not one of the last few examples of its type.

Board Member Yee agreed that pushing the demolition out 60 days would not accomplish much, but he felt it would be useful for the Board or the City to record demolitions like this which had been granted so we would have a timeline and some way of tracking how many buildings we are losing. The house was characteristic of the neighborhood, and in the future when the Board would have the ability to deny demolition of structures such as this, it could see the degradation of the neighborhood and how quickly or slowly it happened. **He then seconded the motion.** Board Member Mead urged the City to survey East Hill so we would have the types in a meaningful way and stated we needed to encourage citizens to look at other options and to preserve whatever aspect that can be salvaged. **The motion then carried 3 to 2 with Board Member Fogarty and Board Member Salter dissenting.**

Item 7 711 S. Palafox St. SPBD
Demolition Review
Action taken: Delayed 60 days.

Per the City of Pensacola's Historic Building Demolition Review Ordinance (Sec. 12-12-5(E)), the referenced structure has been found to be potentially significant in regard to its local architecture and proximity to a historic district. Per the ordinance, the Board is tasked with determining whether or not this structure meets criteria for listing in the National Register of Historic Places. If eligible and deemed historically significant by those criteria, the Board must also determine if the building is subject to a demolition delay of no more than 60 days. To determine that a historically significant building is subject to a demolition delay, the ARB must

find that in the interest of the public it is preferable that the building be preserved or rehabilitated rather than demolished.

Mr. English presented to the Board and stated he was very proud of the preservation at 200 W. Jackson. The owner of the Scuba Shack purchased the adjacent building; the address was actually 711 and 713 S. Palafox; the two buildings are titled under 711 S. Palafox. The pink building had not been occupied in 25 years and the roof structure was corroding. The Scuba Shack had already had exterior modifications; between Ivan and Sally part of the seawall had collapsed. Their desire was to demolish and replace with another building.

Advisor Pristera advised that this side of Palafox was not a historic district, although the east side of Palafox is; if it were across the street, it would be considered a contributing structure.

Chairperson Salter noted this cluster of buildings was the last of the waterfront area. Board Member Mead explained it was not in the Board's purview to see what would replace the buildings, but the potential of the development along the waterfront would greatly benefit the City. He thought this qualified for a delay and asked if the façade could remain. Mr. English stated the plans were not yet on paper. South of Main is brick and stucco; he wanted to bring N. Palafox to S. Palafox and use materials like the old courthouse north of Main (limestone).

Board Member Mead noted there was no criteria for site conditions. Mr. English advised the rear foundation was crumbling. **Board Member Ramos made a motion to approve demolition.** Mr. Mead felt whatever could be done should be done to preserve this location and asked for the delay. **The motion for demolition without delay failed for lack of a second. Board Member Mead stated based on the unique circumstances of the last remaining frontage on S. Palafox with its historic character and one of the last examples in this area, and without which the character of this area would be substantially diminished, he made a motion to delay for 60 days on the grounds cited (Criteria 3). Board Member Fogarty seconded the motion, and it carried unanimously.**

DISCUSSION: None.

ADJOURNMENT – With no further business, the meeting adjourned at 4:58 p.m.

Respectfully Submitted,

12.22.2020

Historic Preservation Planner Harding
Secretary to the Board

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00077 Architectural Review Board 1/21/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 1/13/2021

SUBJECT:

585 E. Romana Street
Pensacola Historic District / Zone HR-2
Construction of New In-ground Pool at Noncontributing Structure

BACKGROUND:

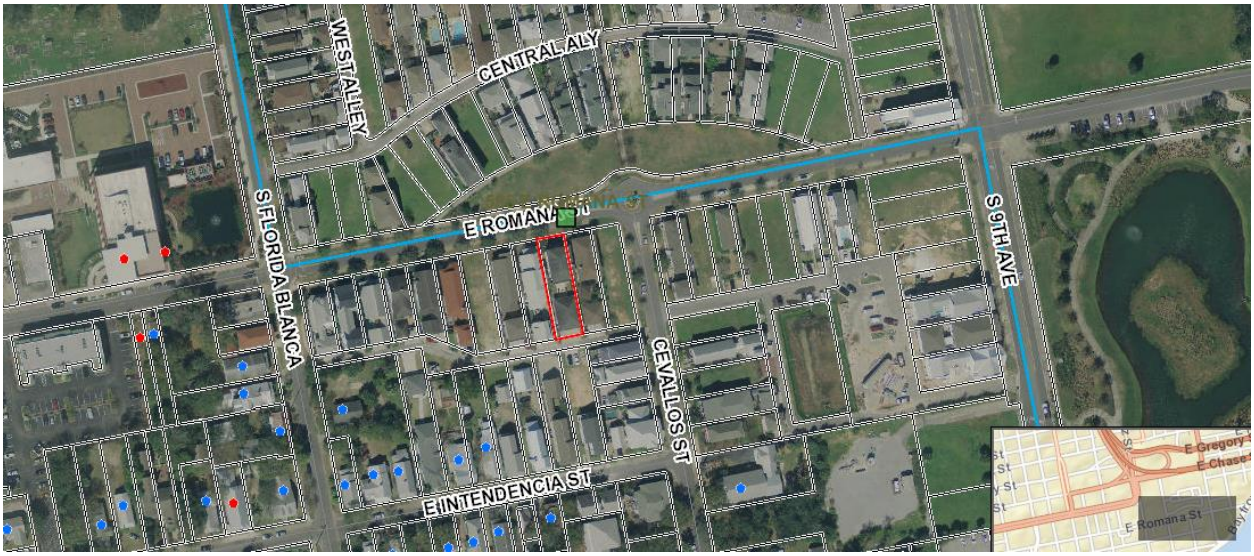
Chris Shepherd (Cox Pools of the Southeast) is requesting approval for a new in-ground swimming ground pool at a noncontributing property. The proposed pool will be 20'x10' with Travertine coping and a short stucco finish wall. It will be located in an existing paved area between the primary structure and accessory garage. The applicant has provided detailed renderings of the proposed work as well as approval from the Aragon Architectural Review Board.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS:

Aragon Design Code - Type II Cottage (HR-2) (pages 95-100)
Sec. 12-3-10(1)(d)(2) *Pensacola Historic District, Decisions, General consideration*

585 E. Romana Street



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

Architectural Review Board Application
Full Board Review

Application Date: **09/21/2020**

Project Address: **585 East Romana Street**

Applicant: **Chris Sheppard (Cox Pools of the Southeast)**

Applicant's Address: **22656 Canal Road, Orange Beach - Alabama 36561**

Email: **chris.sheppard@coxpoolsse.com** Phone: **251-974-5244**

Property Owner: **Darrell Miller**
(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 fourteen (14) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

Construct an in-ground gunite pool with Travertine deck.

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.

Chris Sheppard
Applicant Signature

09/21/2020
Date

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

Minor Change in the Work Application Form

Owner: Darren Miller
Address: 595 E. Gimenez St
Pensacola, FL 32502
Telephone: 850-572-8869
Fax:

Architect or Designer: Cox Pools
Address:
Telephone:
Fax:

Contractor: Cox Pools
Address: 2061 Gulf Breeze Pkwy
Gulf Breeze, FL 32561
Telephone: 251-974-5244
Fax:
Re: Chris Stoppard
Kim Stockton

Block 4 Lot 10 Building Style

I hereby request the following change be made to my previously approved submissions to the AARB:

Check List of required documents:

[ ] Minor Change in the Work Application Form (this form).
[ ] Description of change:

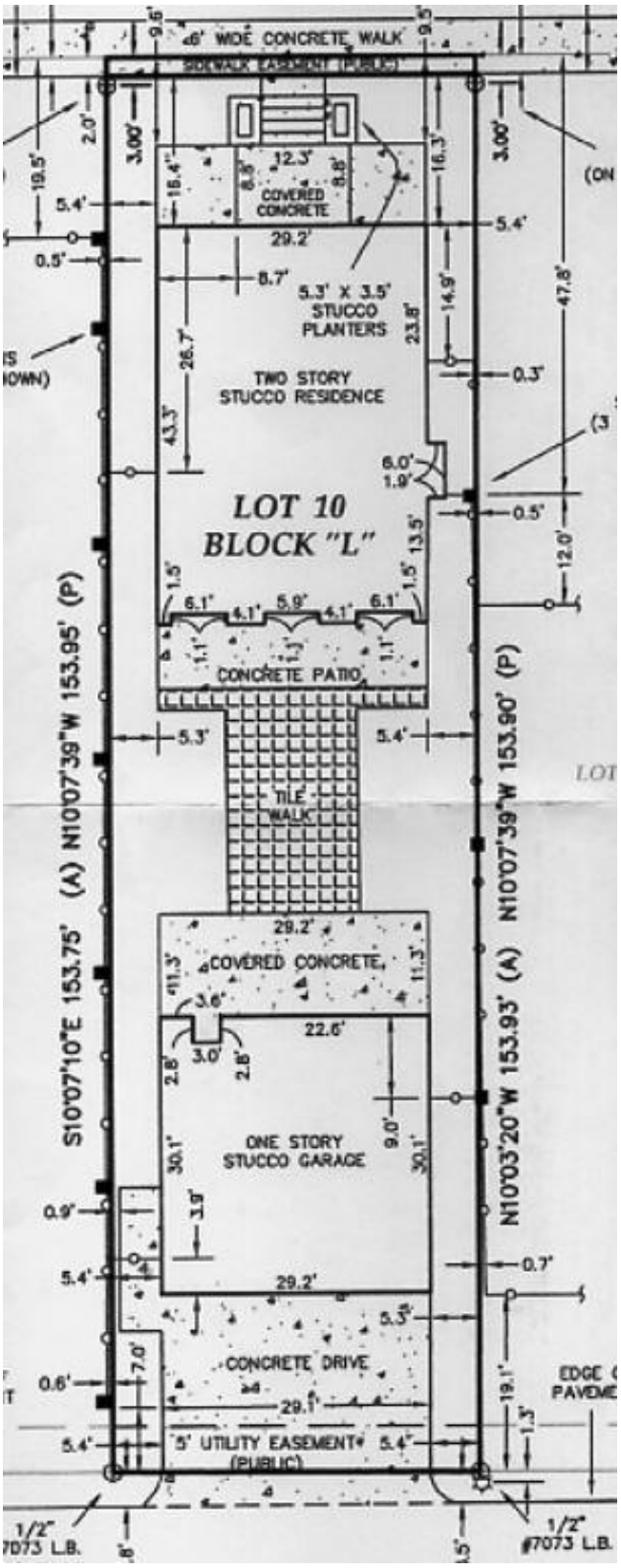
[ ] Supporting Documents, if required: See attached

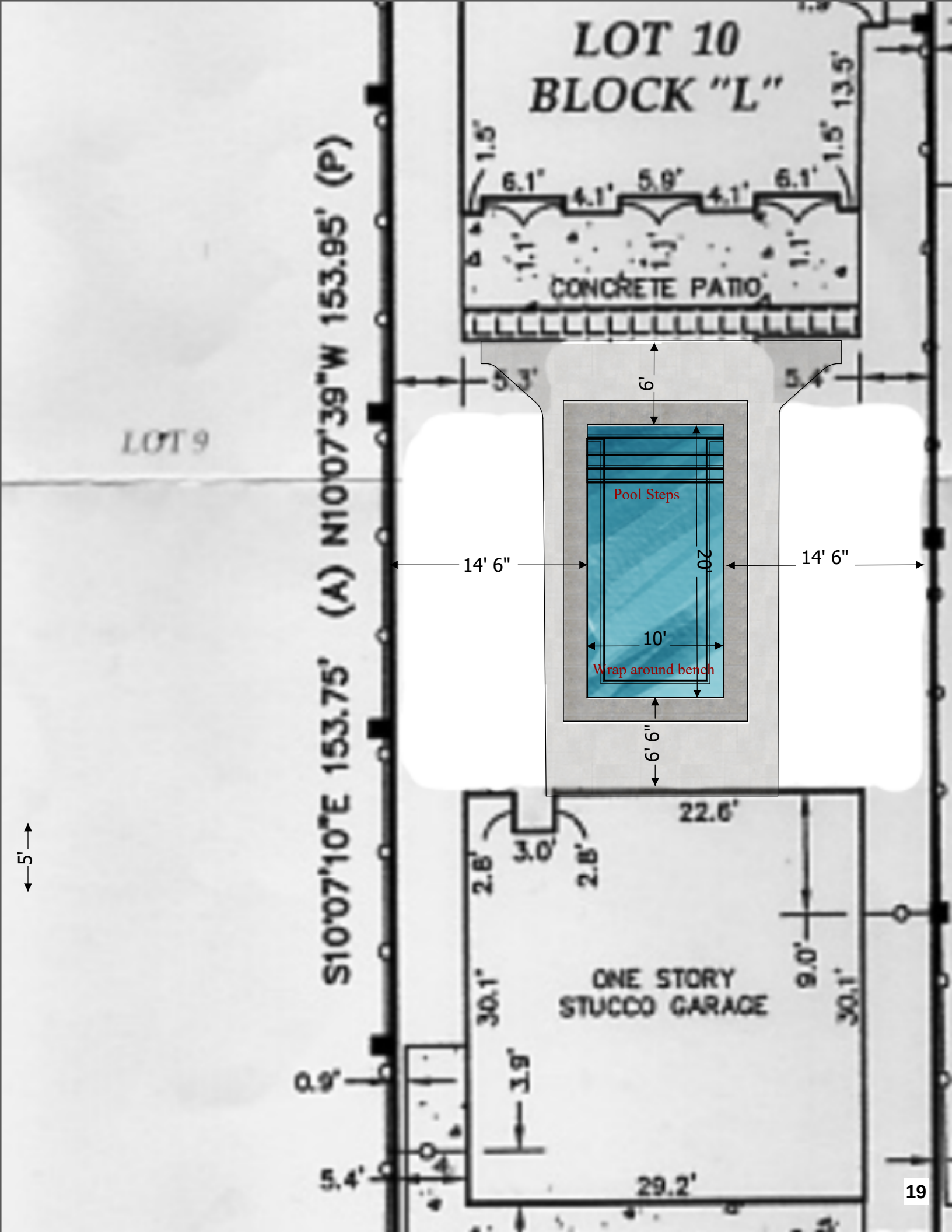
Please submit this form along with supporting documents, drawings, images and/or color swatches to:

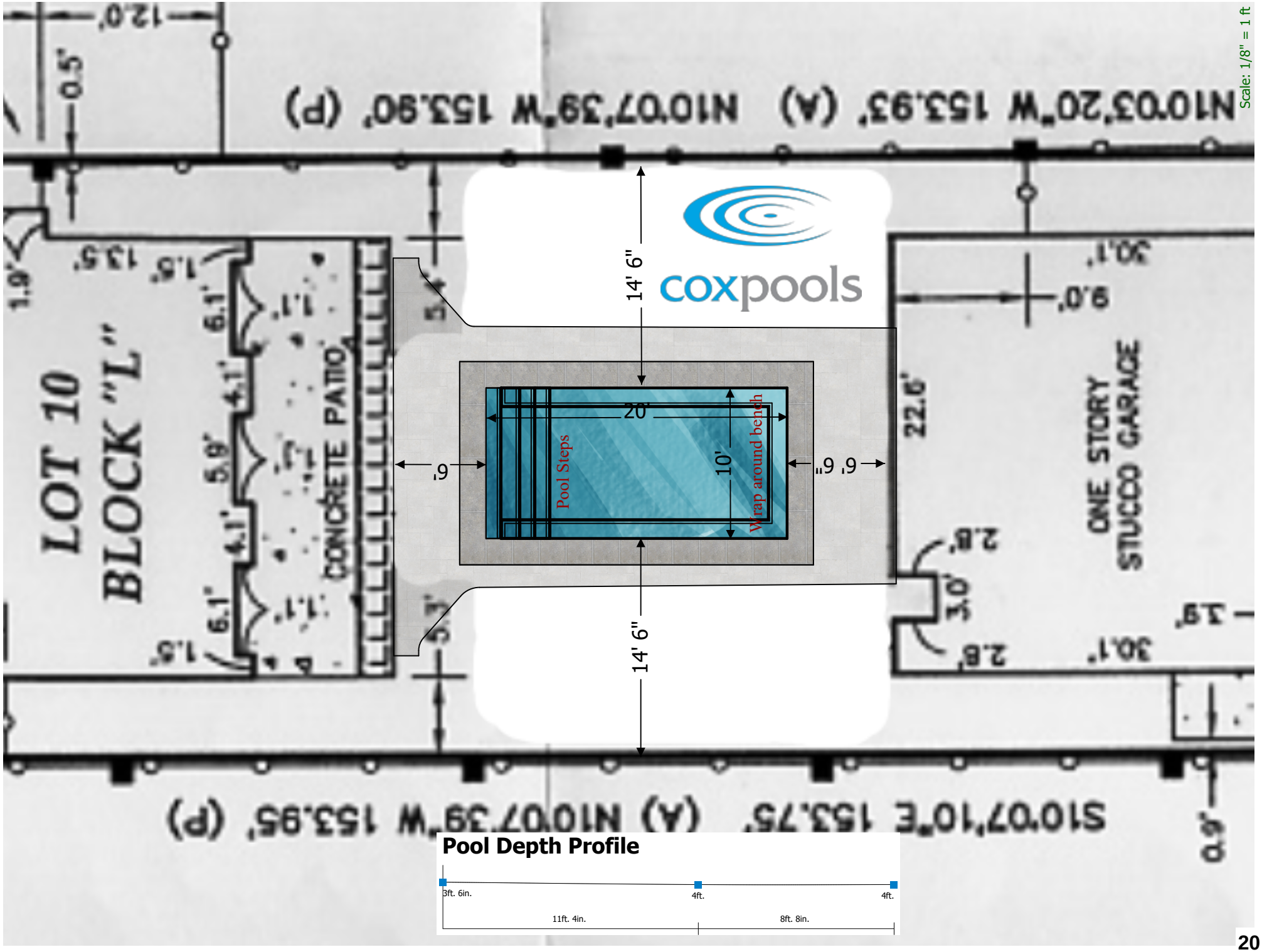
Aragon Architectural Review Board
c/o Michelle MacNeil
michellemacneil22@gmail.com

ARAGON

approved with the attached info
Michelle MacNeil
10-16-20

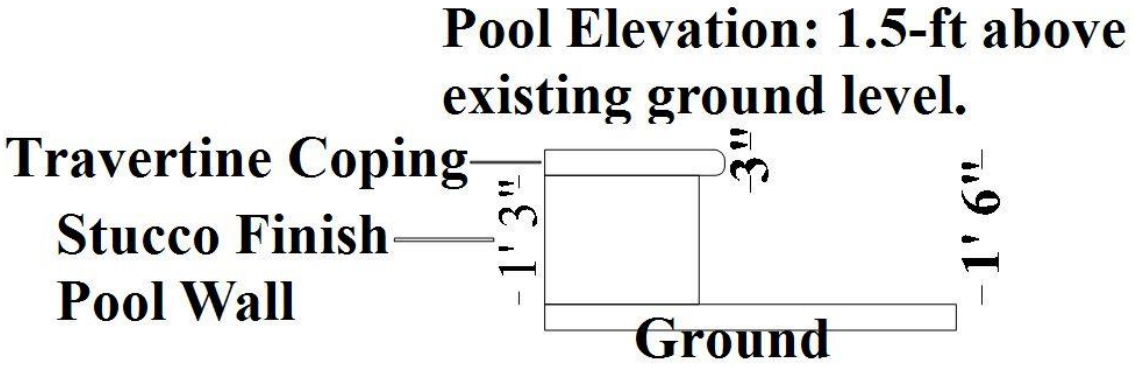

6' WIDE CONCRETE WALK
SIDEWALK EASEMENT (PUBLIC)
COVERED CONCRETE
12.3'
5.3' X 3.5' STUCCO PLANTERS
TWO STORY STUCCO RESIDENCE
LOT 10
BLOCK "L"
CONCRETE PATIO
TILE WALK
COVERED CONCRETE
ONE STORY STUCCO GARAGE
CONCRETE DRIVE
5' UTILITY EASEMENT (PUBLIC)
S10°07'10"E 153.75' (A) N10°07'39"W 153.95' (P)
N10°03'20"W 153.93' (A) N10°07'39"W 153.90' (P)
1/2" 7073 L.B.
1/2" 7073 L.B.


LOT 10
BLOCK "L"
1.5'
13.5'
6.1'
4.1'
5.9'
4.1'
6.1'
1.1'
1.3'
1.1'
CONCRETE PATIO
5.3'
6'
5.4'
LOT 9
Pool Steps
14' 6"
20'
14' 6"
10'
Wrap around bench
6' 6"
22.6'
3.0'
2.8'
2.8'
9.0'
30.1'
ONE STORY
STUCCO GARAGE
30.1'
0.9'
3.9'
5.4'
29.2'
S10°07'10"E 153.75' (A) N10°07'39"W 153.95' (P)
5'


Scale: 1/8" = 1 ft
coxpools
14' 6"
14' 6"
20'
10'
Pool Steps
Wrap around bench
LOT 10
BLOCK "L"
CONCRETE PATIO
ONE STORY
STUCCO GARAGE
22.6'
Pool Depth Profile
3ft. 6in.
4ft.
4ft.
11ft. 4in.
8ft. 8in.

artistic conception
VIP3D
Cox Pools of the Southeast | Christopher Sheppard
Darrell Miller
coxpools

artistic conception
VIP3D
Cox Pools of the Southeast | Christopher Sheppard
coxpools



Travertine Example

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00083 Architectural Review Board 1/21/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 1/13/2021

SUBJECT:

400 Bayfront Parkway
Pensacola Historic District / Zone HC-1
Exterior Renovations and Accessory Structure Additions to a Noncontributing Structure

RECOMMENDATION:

Mallory Studer is requesting approval for exterior renovations and the additions of accessory structures. The scope of work includes landscape and hardscape changes, the addition of event spaces in the front and rear, as well as associated accessory structures such as a bathroom facility and pavilion. Changes to the main noncontributing structure primarily include rebuilding the front porch stairway and front door entryway. For the proposed accessory structures, materials include fiber cement siding, metal roofing, and clad wood windows and louvered wood shutters where indicated.

Please find attached all relevant documentation for your review.

BACKGROUND:

Sec. 12-3-10(1)(d)(2) *Pensacola Historic District, Decisions, General consideration*
Sec. 12-3-10(1)(e)(2) *PHD, Protection of trees* and *(e)(6) PHD, Landscaping*
Sec. 12-3-10(1)(g) *PHD, Restoration, rehab, alterations, and additions to noncontributing structures with exception to streetscape elements*

400 Bayfront Parkway

REVISED FOR GRANICUS PACKET ON 1.14.2021 - GH
REVISED FOR GRANICUS PACKET ON 1.20.2021 - GH

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

Architectural Review Board Application
Full Board Review

Application Date: 12-31-2020

***Project Address*:** **400 Bayfront Parkway**

Applicant: Mallory Studer

Applicant's Address: 213 N Barcelona, Pensacola,FL 32502

Email: *mallorystuder@gmail.com* Phone: 850-341-8150

Property Owner: Bodacious Olive 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 fourteen (14) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

Please find attached Narrative included for project specifics and 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

12-31-2020
Date

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

Oyster Bay Hotel – 400 Bayfront Parkway, Pensacola, Florida

Architectural Review Board

Project Scope/Description

Located deep in Pensacola's Historic Commercial District, the Oyster House renovation project aims to marry two previously separated parcels into one unified Event Space. This project aims to utilize building and neighborhood design cues, celebrating the regions rich cultural and historical significance.

On the side facing Bayfront Parkway, a revised entry staircase leads the users to a re-imagined front door, signaling entrance to the building while creating a moment of grandeur and functionality for event spaces.

In the rear property, the existing deteriorating pavilion and cabana will be replaced with additional ADA accessible restrooms, fronted by a fountain in the traditional style, creating an elegant and functional backdrop for future events.

Replacing the current gravel lot, a newly constructed open air pavilion built in the Victorian cottage style expanding the existing event space, while seamless blending into the historic street frontage of Zaragoza St. by capturing details and material cues from properties adjacent.

OYSTER BAY HOTEL

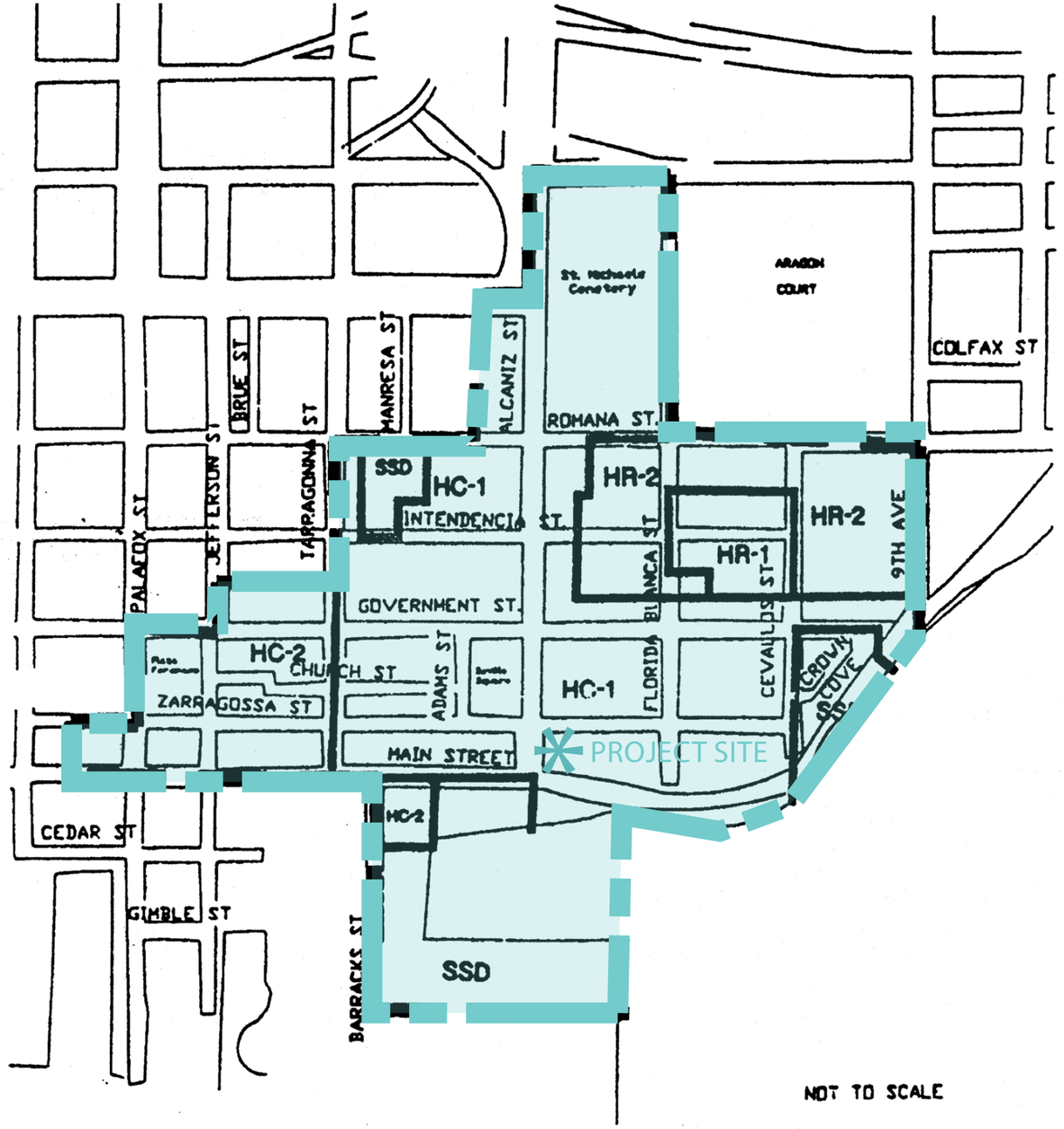
ARCHITECTURAL REVIEW BOARD

400 BAYFRONT PARKWAY

PENSACOLA, FLORIDA

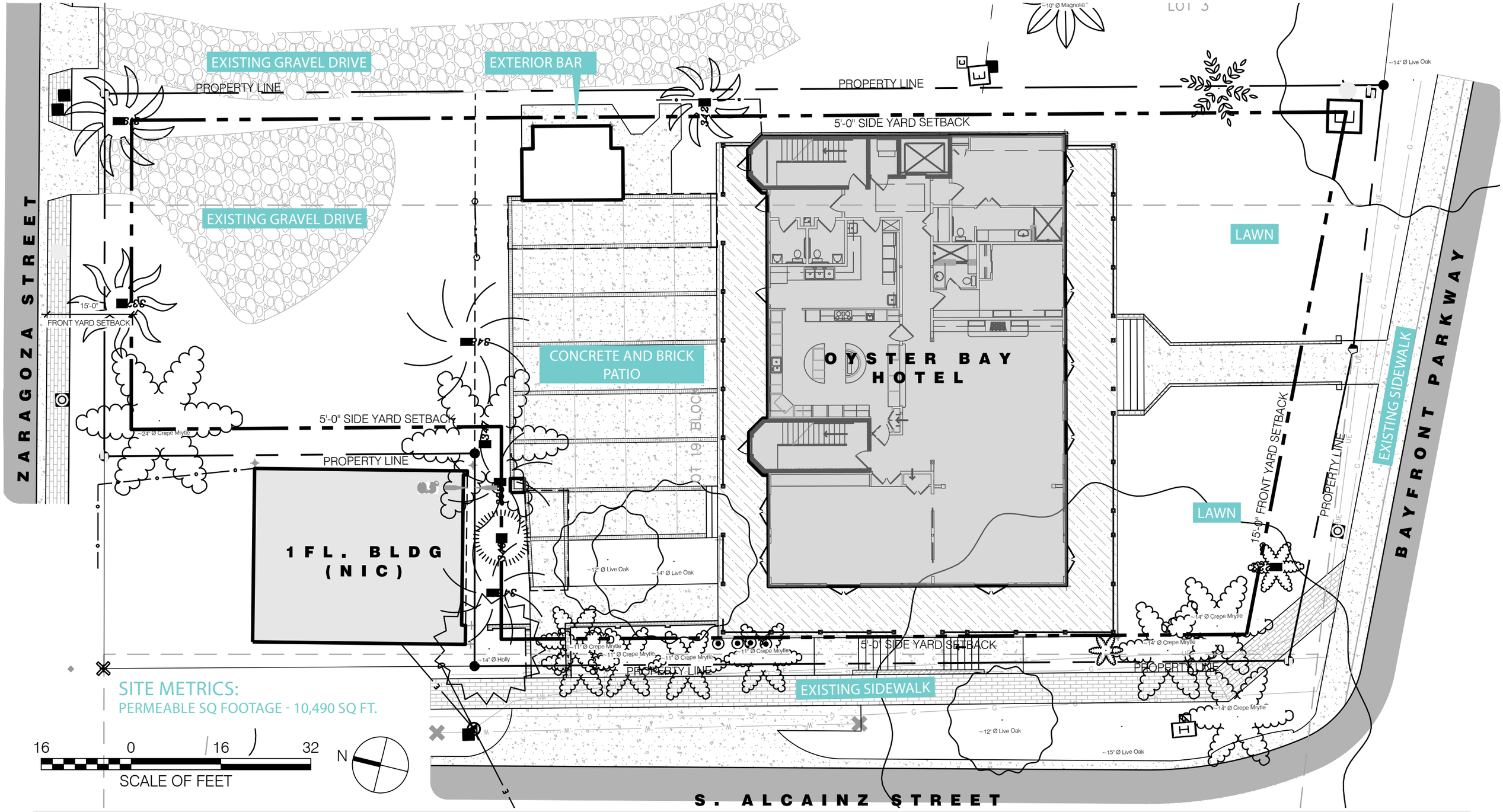
JANUARY 20, 2021

HISTORIC CONTEXT


St. Michaels Cemetery
ARAGON COURT
COLFAX ST
ROMANA ST.
MANRESA ST
ALCANIZ ST
BRUCE ST
JEFFERSON ST
TARRAGONNA ST
PALAFOX ST
SSD
HC-1
INTENDENCIA ST.
HR-2
HR-1
9TH AVE
GOVERNMENT ST.
HC-2
CHURCH ST
ADAMS ST
ZARRAGOSSA ST
FLORIDA BLANCA ST
CEVALLOS ST
CROWN COVE
MAIN STREET
PROJECT SITE
CEDAR ST
GIMBLE ST
BARRACKS ST
NOT TO SCALE

EXISTING CONDITIONS

EXISTING SITE PLAN



SITE METRICS:

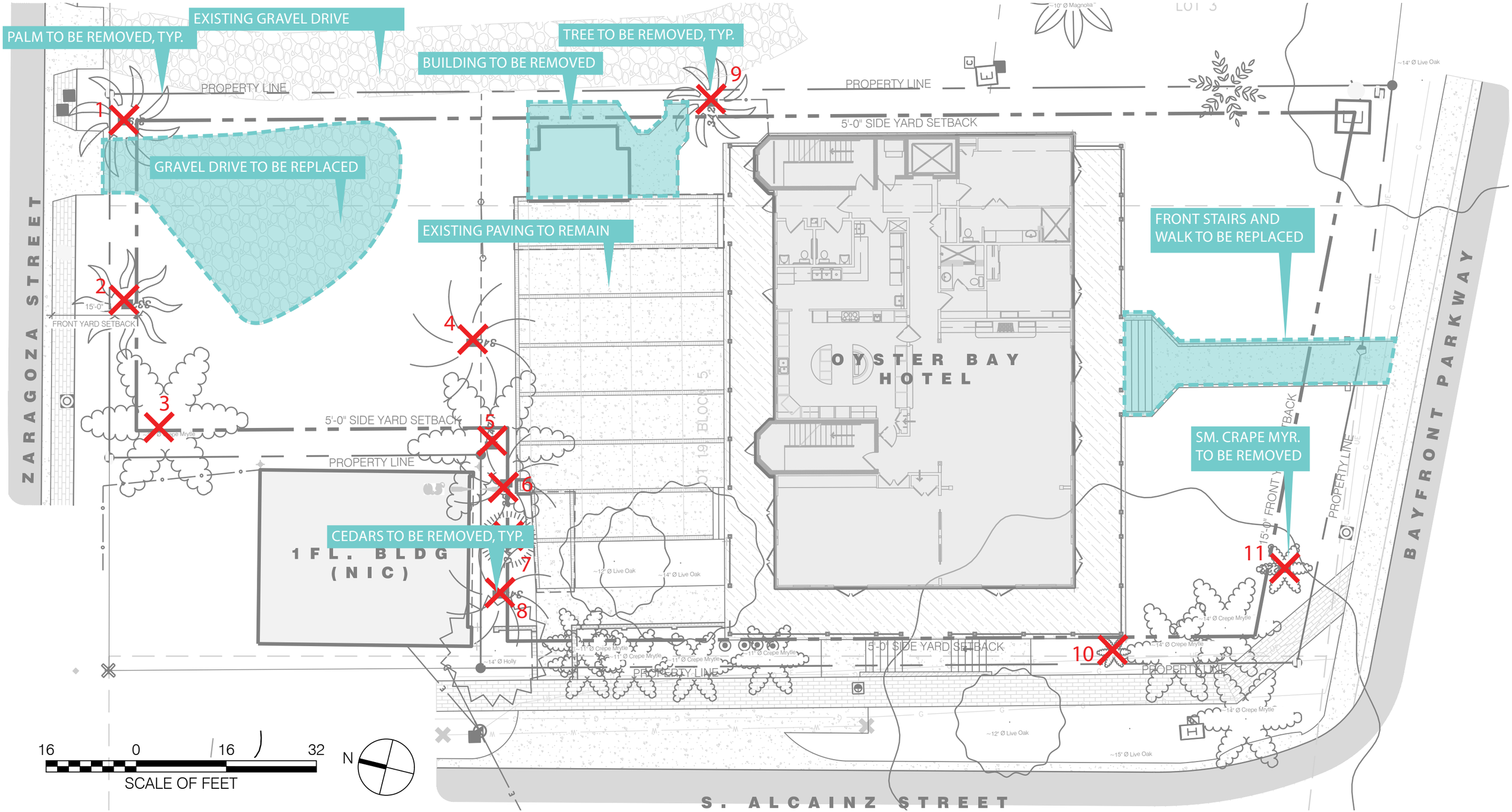
PERMEABLE SQ FOOTAGE - 10,490 SQ FT.

16 0 16 32

SCALE OF FEET

N

EXISTING SITE PLAN - REMOVAL



EXISTING SITE PLAN - TREE REMOVAL LIST

TREE REMOVALS LIST

NUMBER	SPECIES	SIZE	REASONS FOR REMOVAL
1	PALM	14”	TREE CONFLICTS WITH DRIVEWAY ALIGNMENT
2	PECAN	8”	TREE LOCATION CONFLICTS WITH PROPOSED PAVILION DESIGN. TREES TO BE REPLACED BY APPROVED ORNAMENTAL SPECIES
3	CREPE MRYTLE	24” CLUSTER	TREE LOCATION CONFLICTS WITH PROPOSED PAVILION DESIGN. TREES TO BE REPLACED BY APPROVED ORNAMENTAL SPECIES
4	CEDAR	13” TWIN	TREE LOCATION CONFLICTS WITH PROPOSED EVENT LAWN AND HEDGE PLANTING. TREES TO BE REPLACED BY NEW HEDGE PLANTING
5	CREPE MRYTLE	13” TRIPLE	TREE LOCATION CONFLICTS WITH PROPOSED EVENT LAWN AND HEDGE PLANTING. TREES TO BE REPLACED BY NEW HEDGE PLANTING
6	CEDAR	12” TRIPLE	TREE EXBIHITS POOR HEALTH, LOCATION CONFLICTS WITH HEDGE PLANTING DESIGN. TO BE REPLACED WITH NEW HEDGE PLANTING
7	UNKNOWN	5”	TREE EXBIHITS POOR HEALTH, LOCATION CONFLICTS WITH HEDGE PLANTING DESIGN. TO BE REPLACED WITH NEW HEDGE PLANTING
8	HOLLY	14” TRIPLE	TREE EXBIHITS POOR HEALTH, LOCATION CONFLICTS WITH HEDGE PLANTING DESIGN. TO BE REPLACED WITH NEW HEDGE PLANTING
9	PALM	14”	TREE LOCATION CONFLICTS WITH RESTROOM AND SERVICE YARD DESIGN
10	CREPE MRYTLE	3”	TREE LOCATION CONFLICTS WITH FRONT YARD EVENT SPACE DESIGN, TREES TO BE REPLACED WITH APPROVED ORNAMENTAL SPECIES
11	CREPE MRYTLE	4”	TREE LOCATION CONFLICTS WITH FRONT YARD EVENT SPACE DESIGN, TREES TO BE REPLACED WITH APPROVED ORNAMENTAL SPECIES

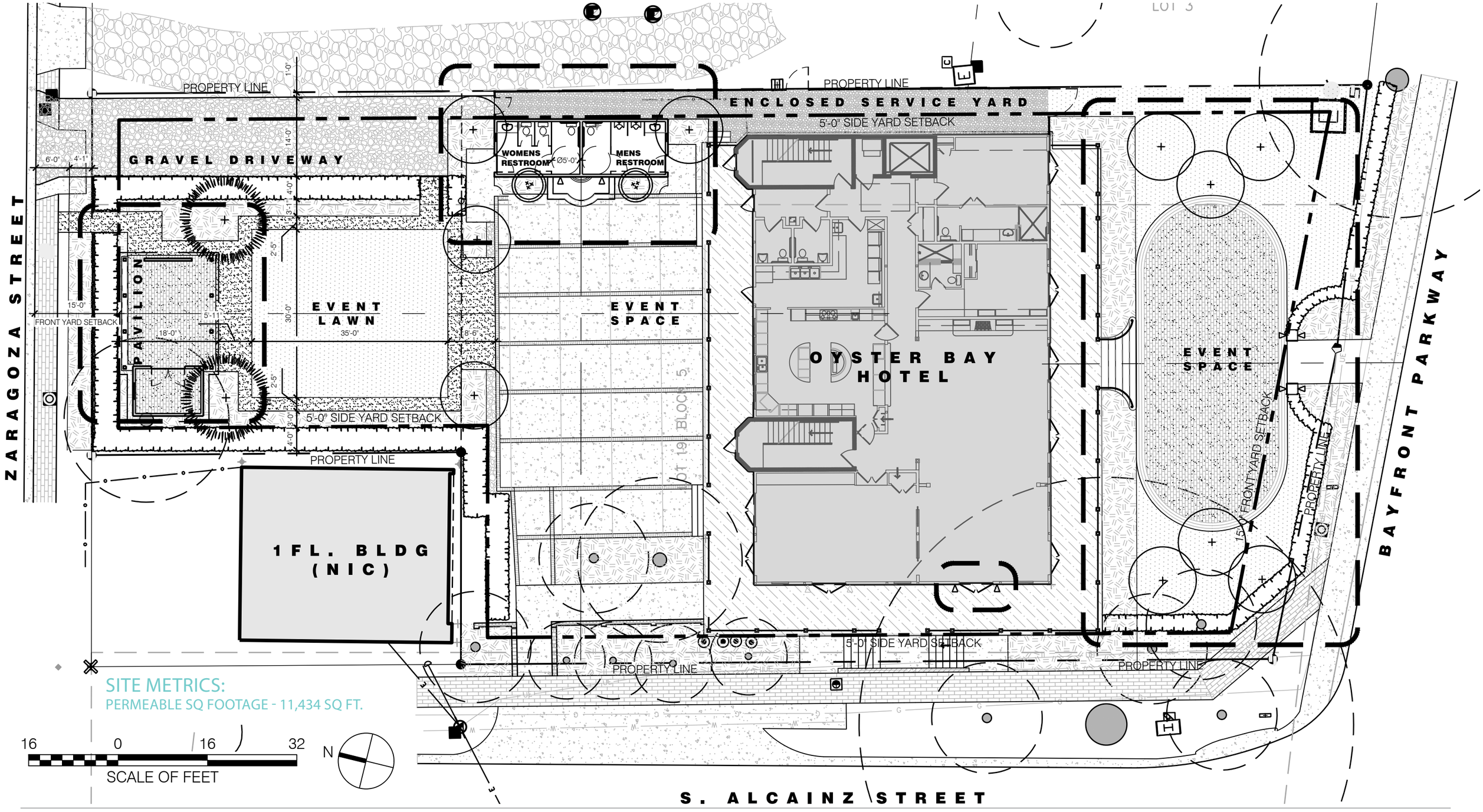
EXISTING SITE PHOTOS

EXISTING SITE PHOTOS

EXISTING SITE PHOTOS

DESIGN PROPOSAL

PROPOSED SITE PLAN

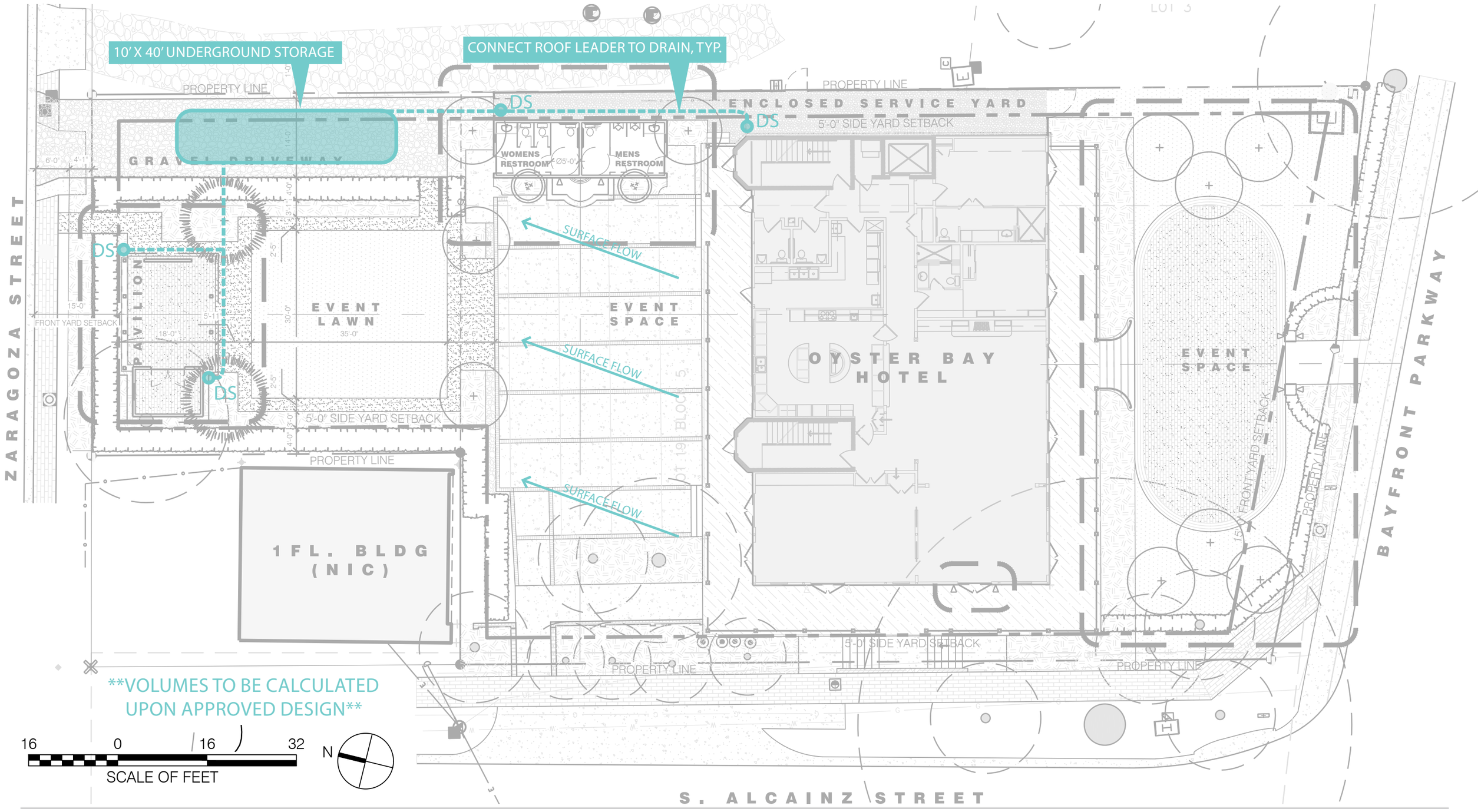


SITE METRICS:
PERMEABLE SQ FOOTAGE - 11,434 SQ FT.

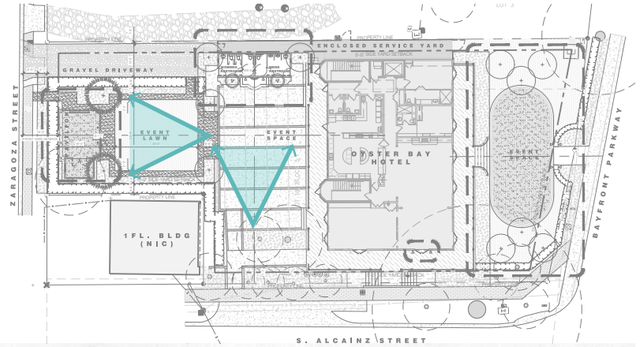
16 0 16 32
SCALE OF FEET

N

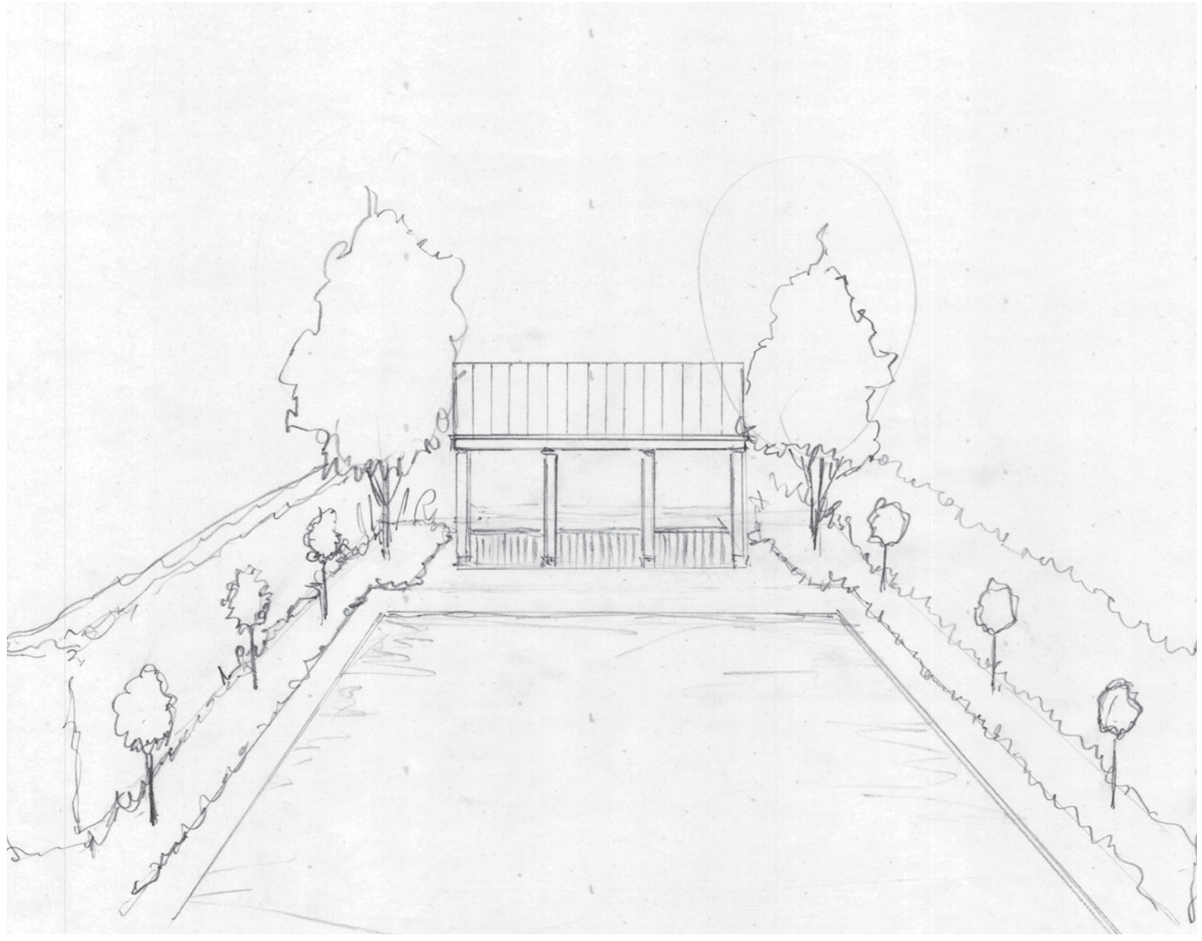
PROPOSED SITE PLAN - DRAINAGE



PERSPECTIVE SKETCHES



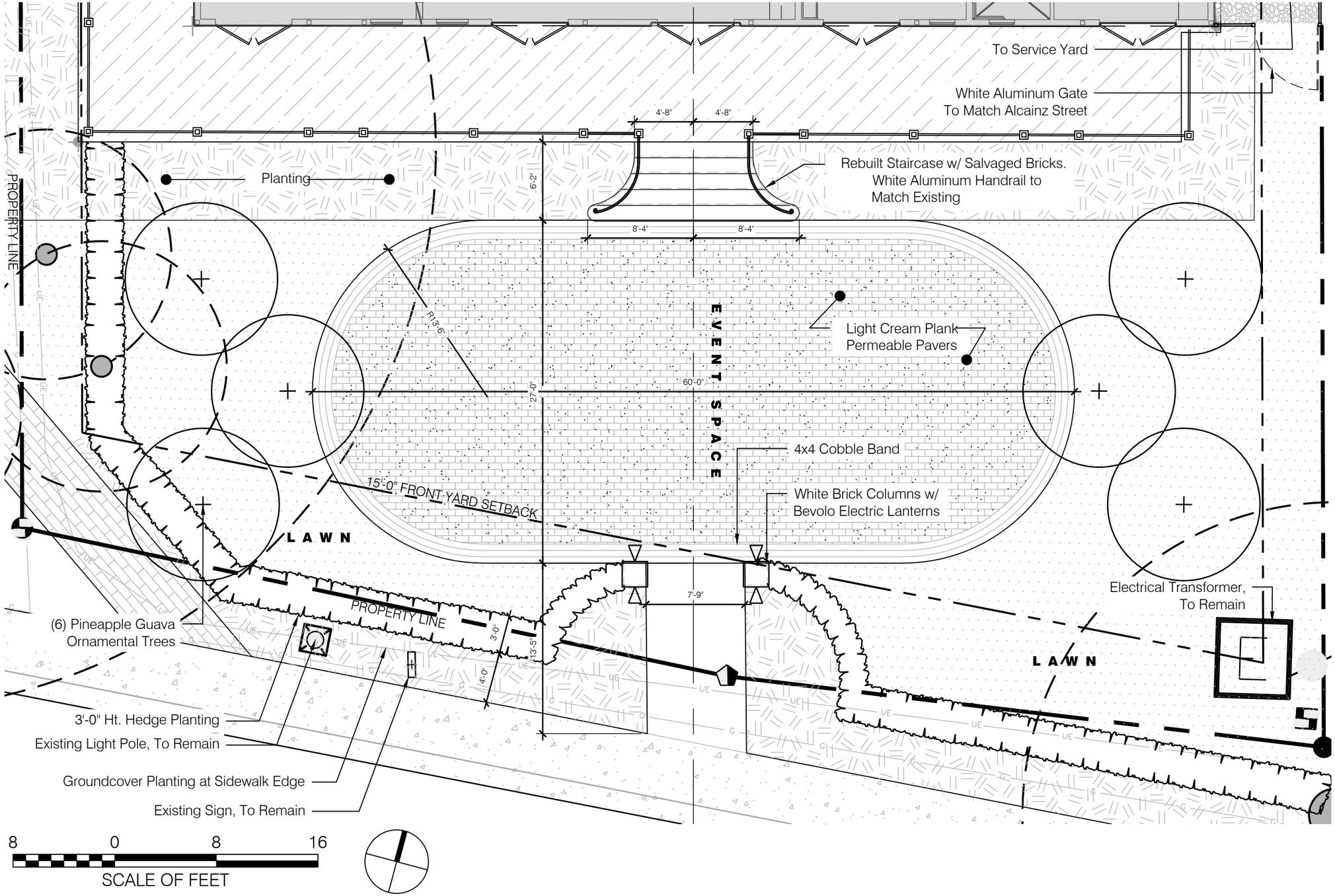
EVENT LAWN



EVENT SPACE

FRONT PORCH ENTRY

SITE PLAN


To Service Yard
White Aluminum Gate
To Match Alcainz Street
4'-8"
4'-8"
Planting
6'-2"
Rebuilt Staircase w/ Salvaged Bricks.
White Aluminum Handrail to
Match Existing
8'-4"
8'-4"
PROPERTY LINE
R13'-6"
E V E N T S P A C E
Light Cream Plank
Permeable Pavers
60'-0"
27'-0"
4x4 Cobble Band
White Brick Columns w/
Bevolo Electric Lanterns
15'-0" FRONT YARD SETBACK
L A W N
7'-9"
PROPERTY LINE
3'-0"
13'-5"
4'-0"
Electrical Transformer,
To Remain
L A W N
(6) Pineapple Guava
Ornamental Trees
3'-0" Ht. Hedge Planting
Existing Light Pole, To Remain
Groundcover Planting at Sidewalk Edge
Existing Sign, To Remain
8 0 8 16
SCALE OF FEET

PERMEABLE PAVERS
COBBLE BAND

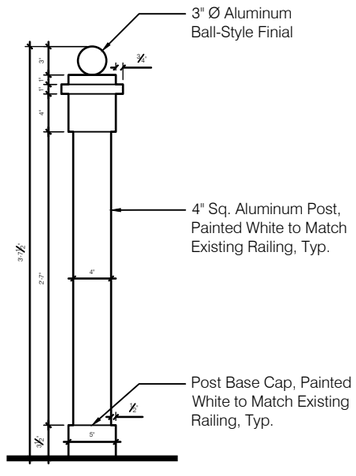
PICKET FENC

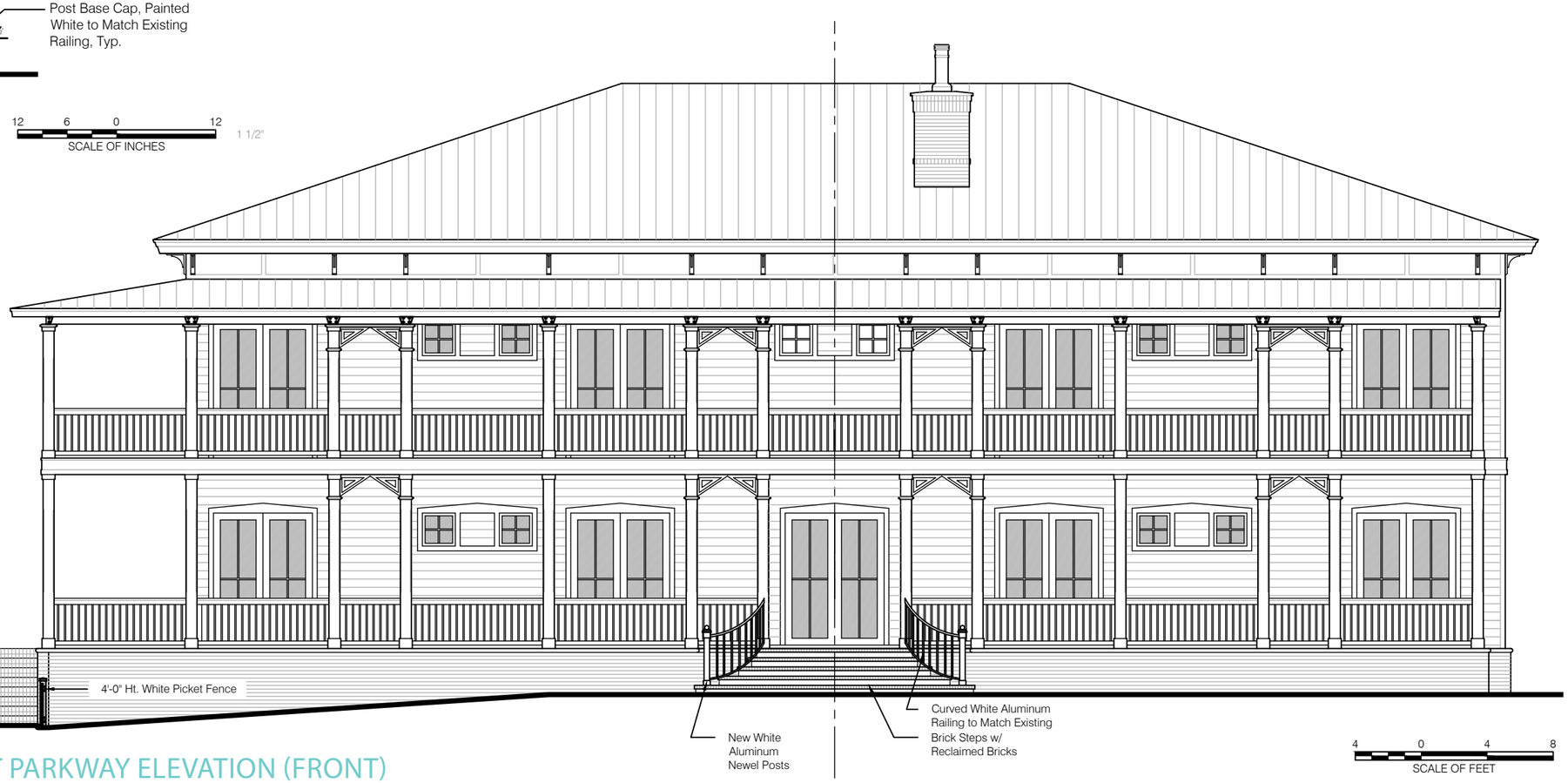
ENTRY COLUMNS WITH LANTERNS

HEDGE PLANTING

ELEVATIONS

NEWEL POST ELEVATION (FRONT)





BAYFRONT PARKWAY ELEVATION (FRONT)

ROOF MATERIAL/COLOR

WHITE WOOD SIDING

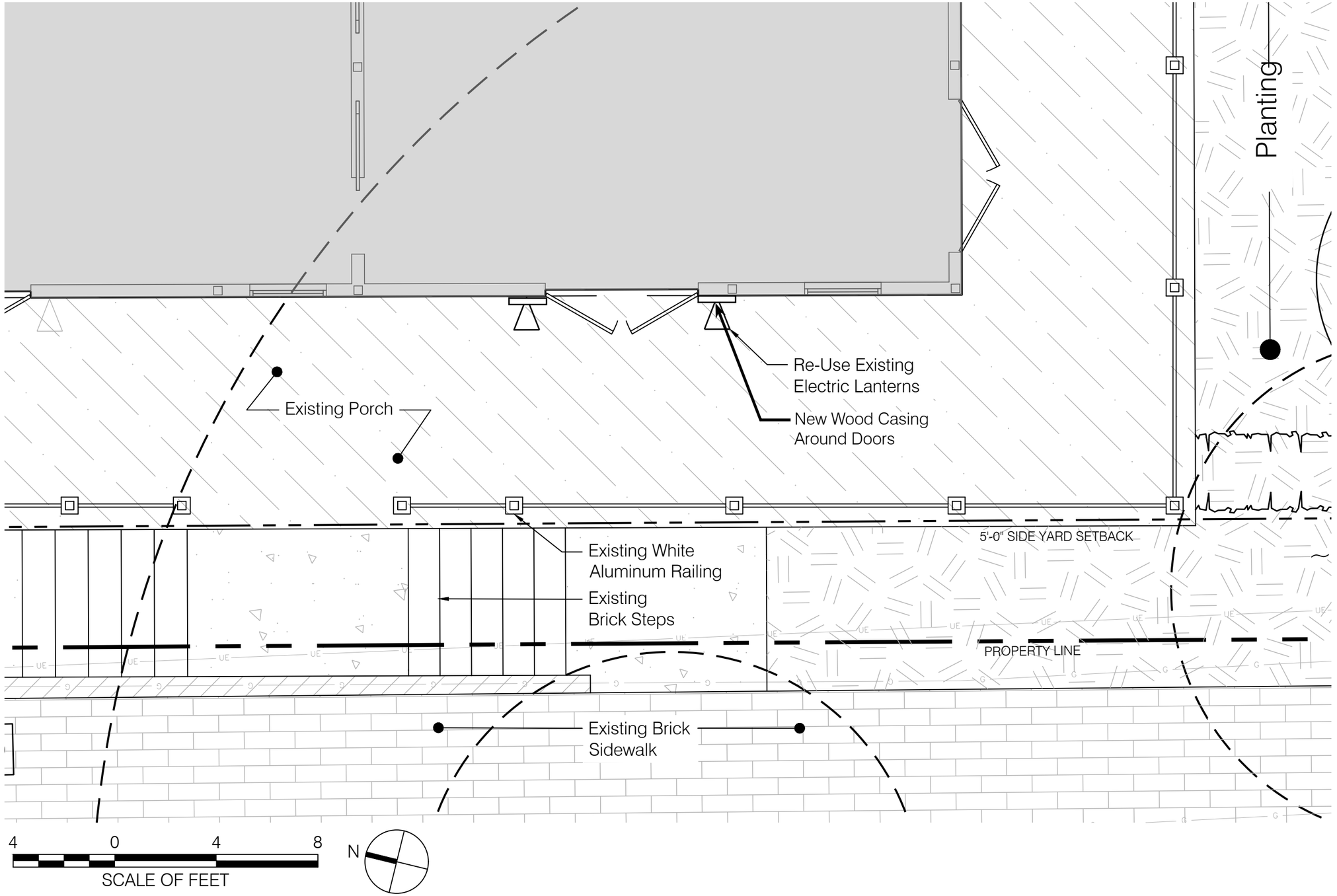
WHITE RAILINGS

COPPER LANTERN (FLUSH MOUNT)

SIDE PORCH ENTRY

(S. ALCAINZ STREET)

SITE PLAN



ROOF MATERIAL/COLOR

WHITE WOOD SIDING

WHITE RAILINGS

BRASS LANTERN (EXISTING)

ELEVATIONS

S. ALCAINZ ST ELEVATION (FRONT)

ROOF MATERIAL/COLOR

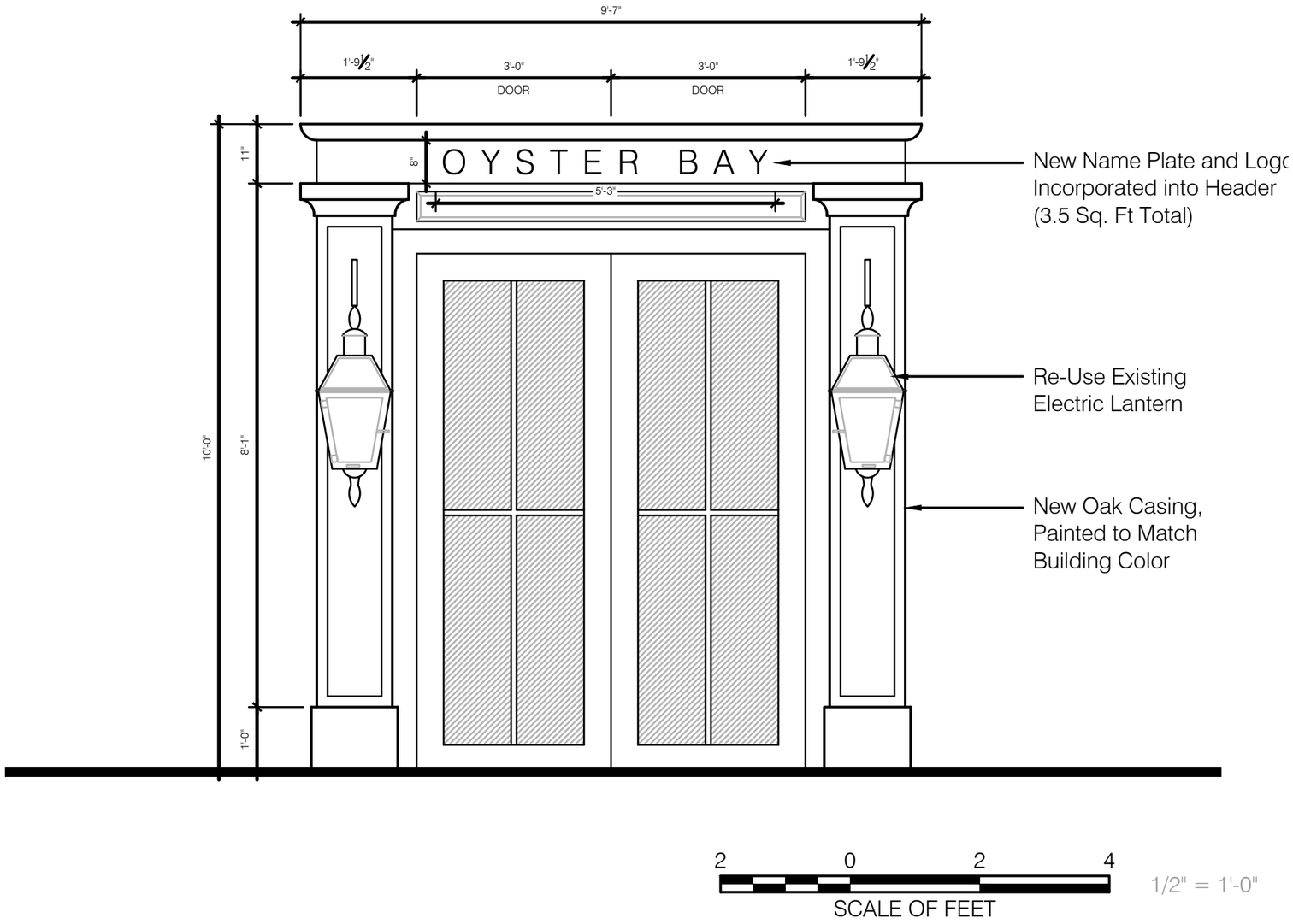
WHITE WOOD SIDING

WHITE RAILINGS

BRASS LANTERN (EXISTING)

ELEVATIONS

S. ALCAINZ ST ELEVATION (FRONT)



ROOF MATERIAL/COLOR

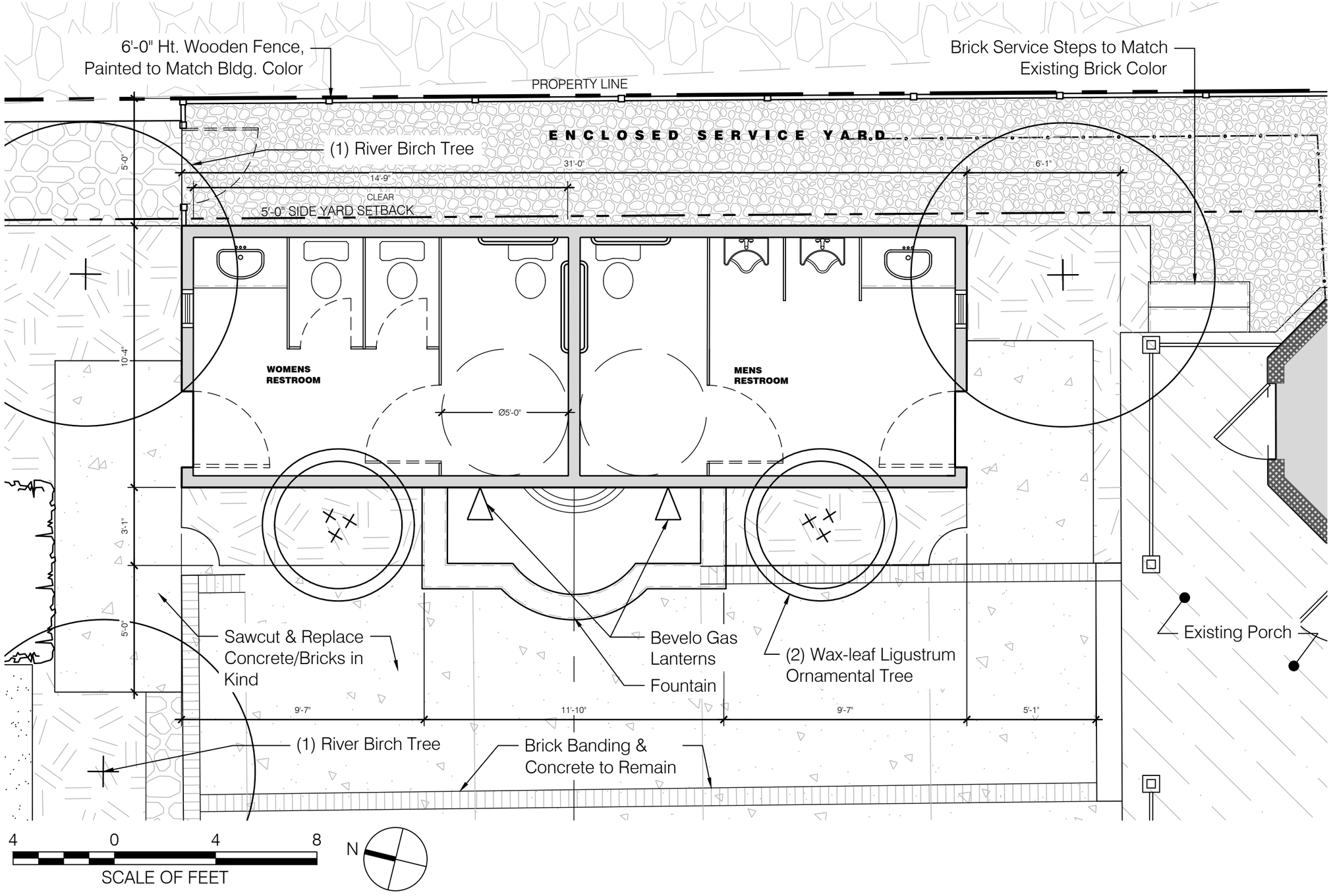
WHITE WOOD SIDING

WHITE RAILINGS

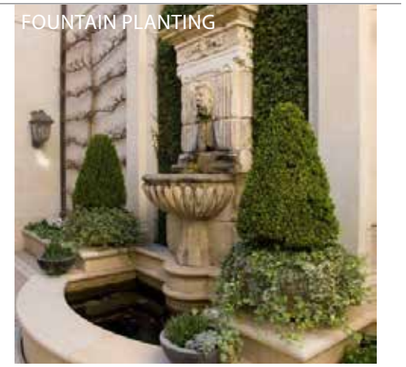
BRASS LANTERN (EXISTING)

RESTROOM FACILITY

SITE PLAN



FOUNTAIN PLANTING



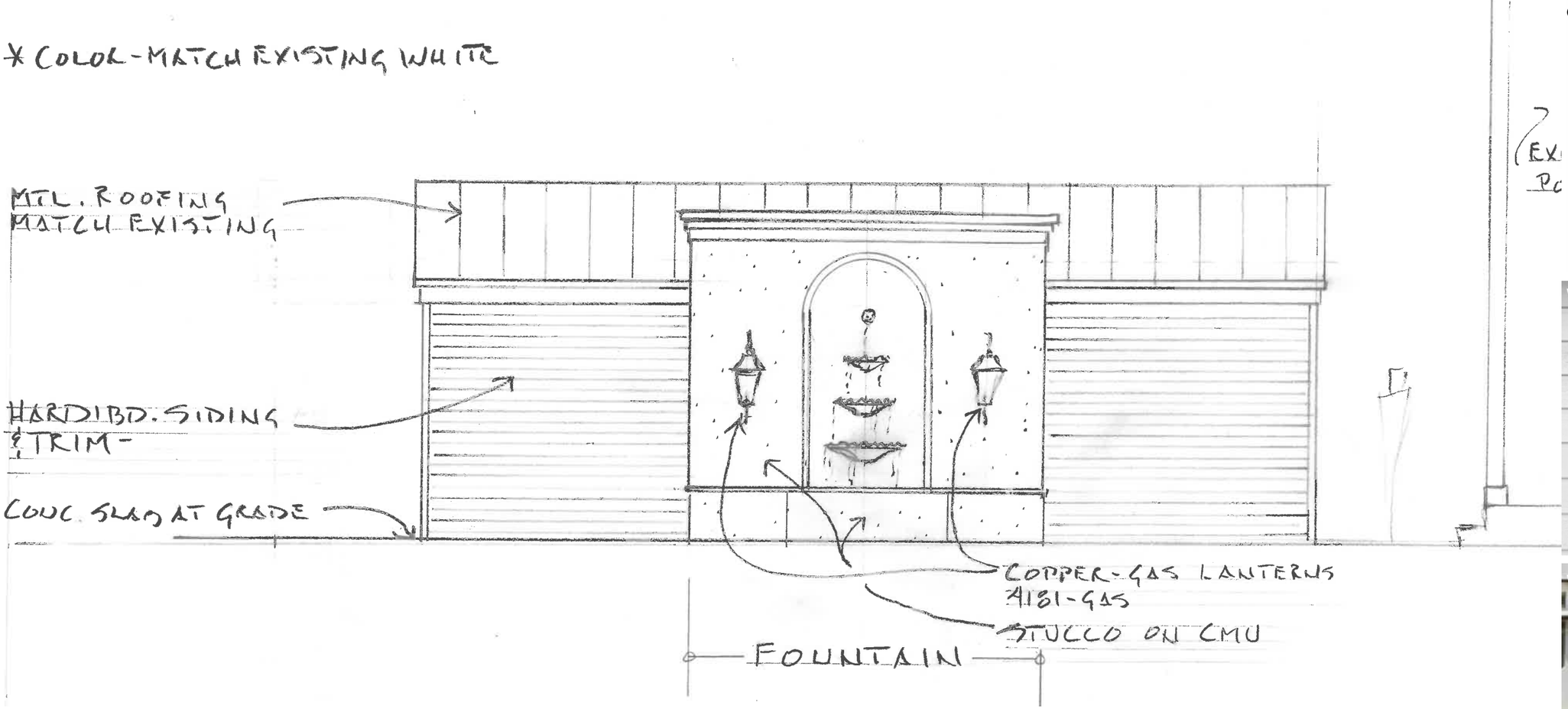
WATER FEATURE AND BOWLS

6 PANEL WOOD DOORS

RECESSED FEATURE WALL

ELEVATIONS

RESTOOM AND FOUNTAIN WALL ELEVATION (FRONT)



ROOF MATERIAL/COLOR

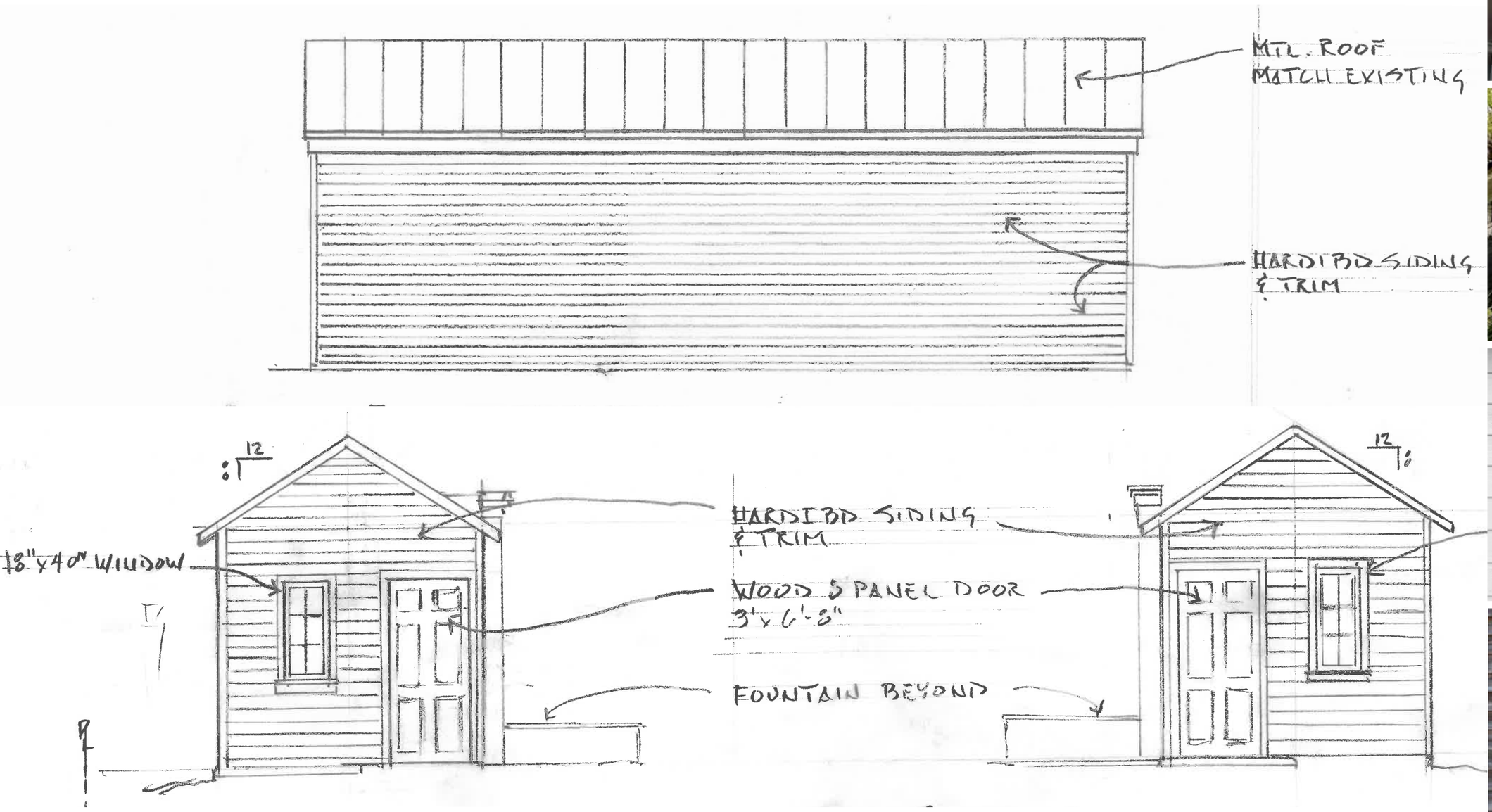
COPPER LANTERN (BRACKET MOUNT)

WHITE WOOD SIDING

WHITE STUCCO FOUNTAIN WALL

ELEVATIONS

ADJACENT PROPERTY ELEVATION (BACK)



SIDE ELEVATION

SIDE ELEVATION

ROOF MATERIAL/COLOR

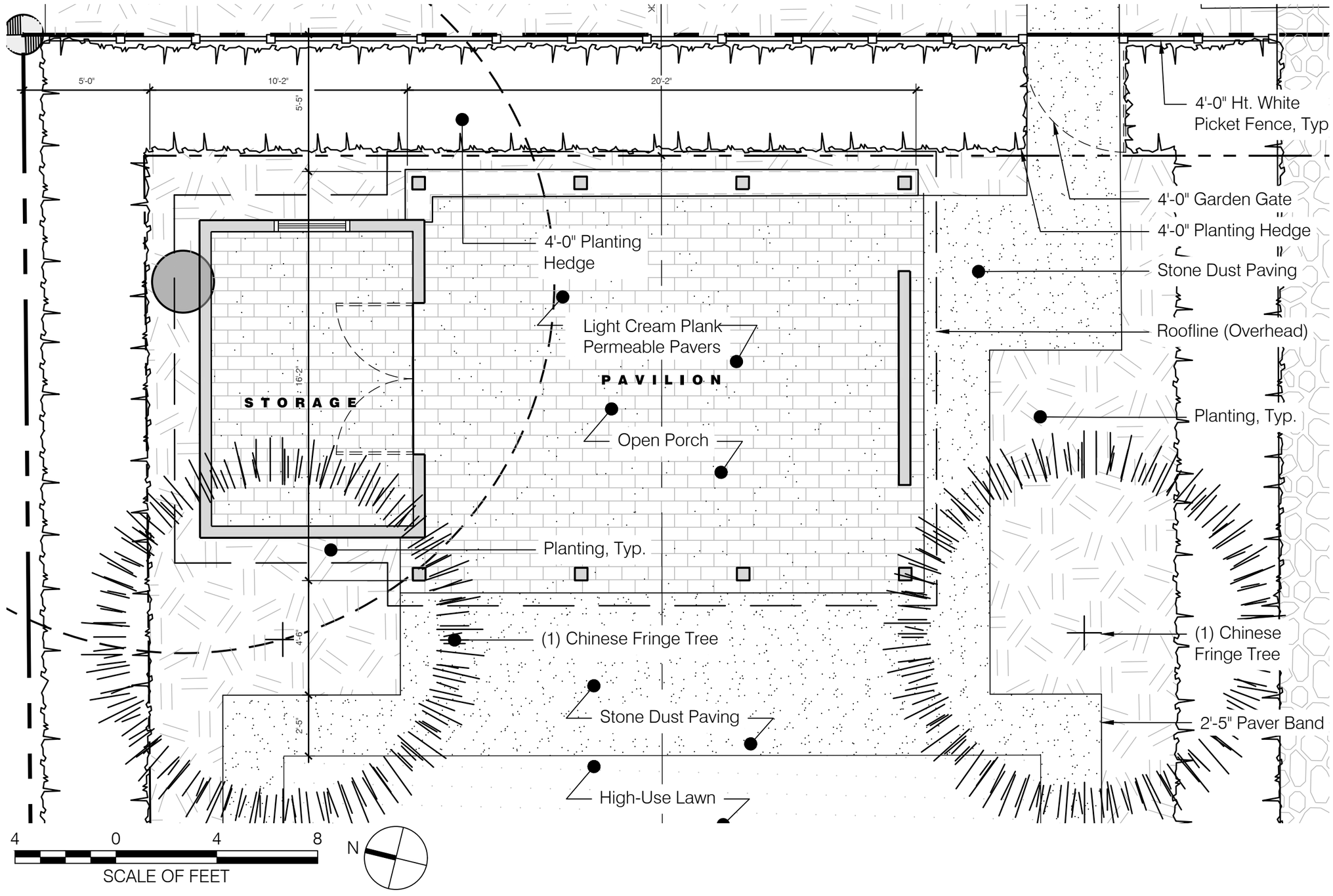
PORCH DETAILING

WHITE WOOD SIDING

COTTAGE STYLE WINDOWS

EVENT PAVILION

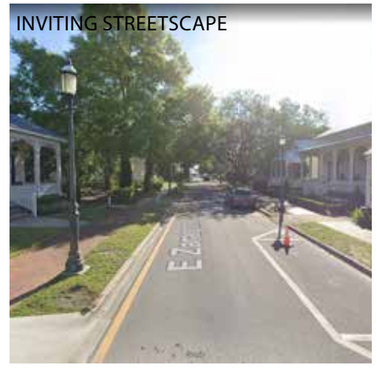
SITE PLAN


5'-0"
10'-2"
20'-2"
5'-5"
16'-2"
4'-6"
2'-5"
STORAGE
PAVILION
4'-0" Planting Hedge
Light Cream Plank Permeable Pavers
Open Porch
Planting, Typ.
(1) Chinese Fringe Tree
Stone Dust Paving
High-Use Lawn
4'-0" Ht. White Picket Fence, Typ
4'-0" Garden Gate
4'-0" Planting Hedge
Stone Dust Paving
Roofline (Overhead)
Planting, Typ.
(1) Chinese Fringe Tree
2'-5" Paver Band
4 0 4 8
SCALE OF FEET
N

COTTAGE GARDEN FRONTAGE

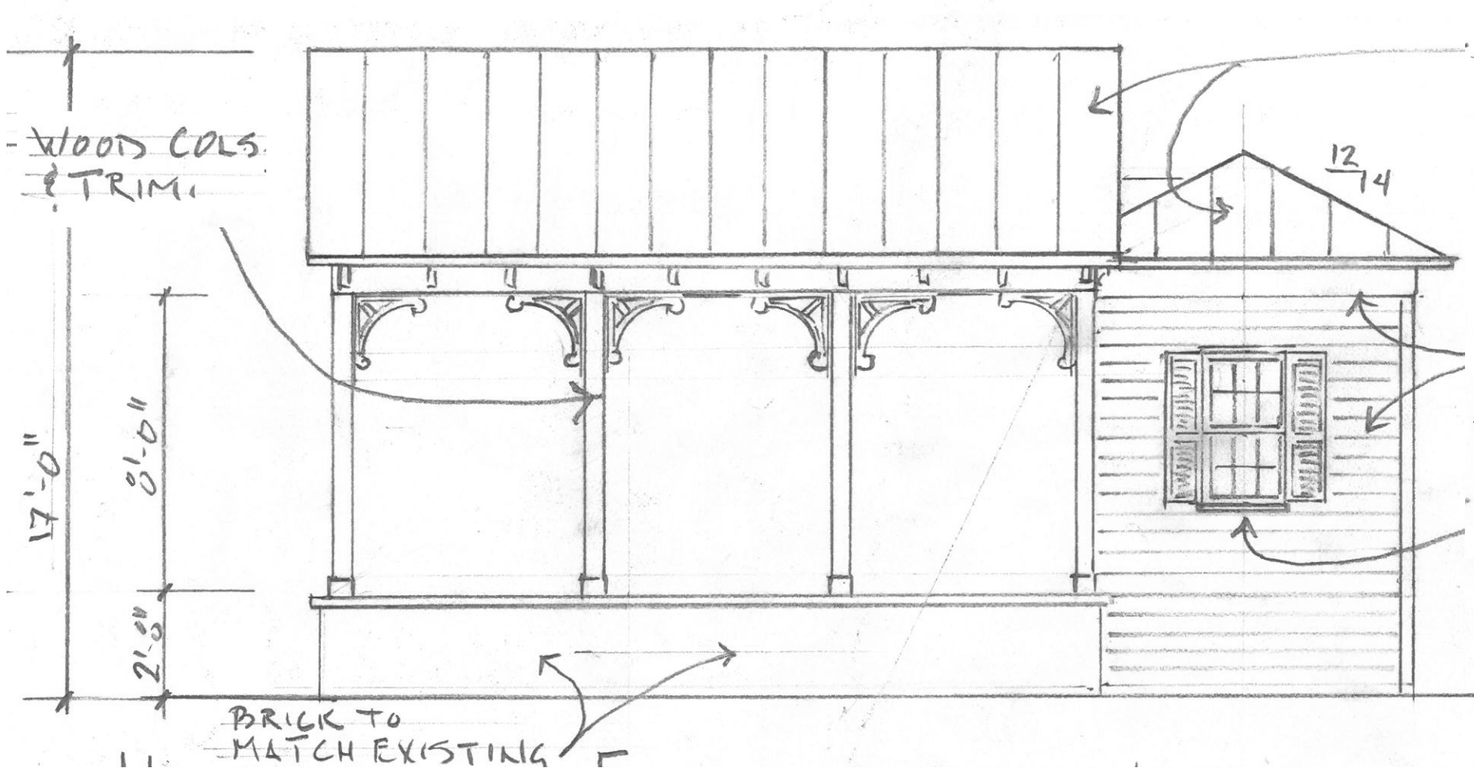
OPEN AIR PORCH FEEL

RAISED BRICK FOUNDATION


INVITING STREETSCAPE

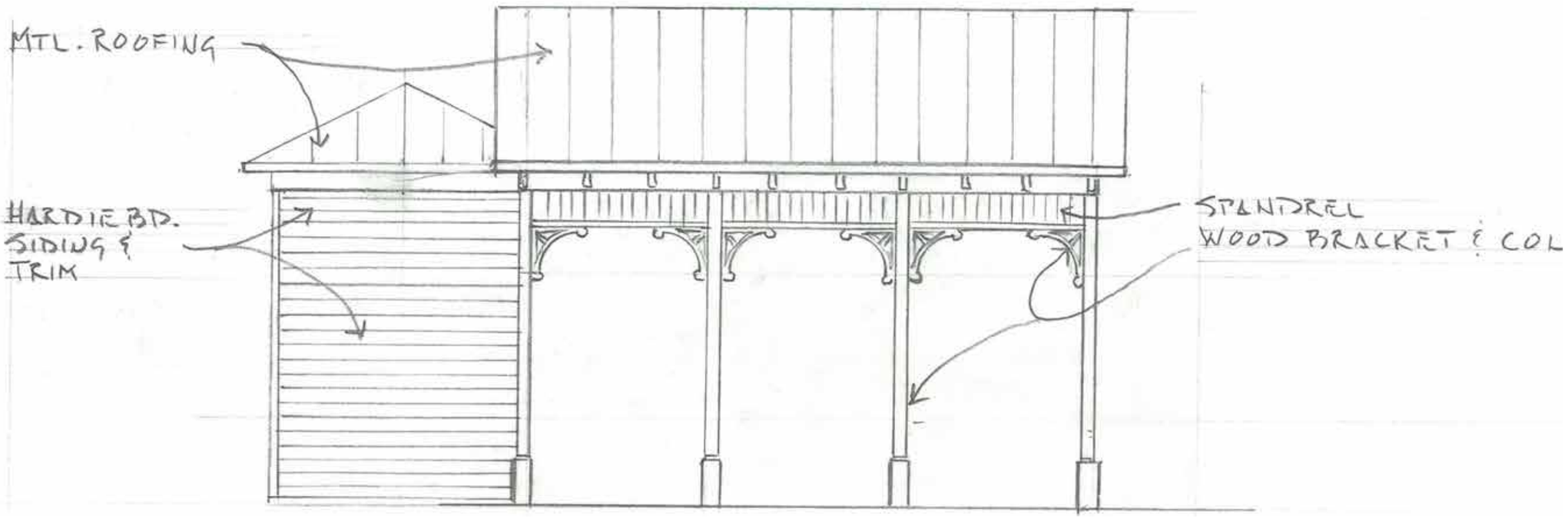
ELEVATIONS

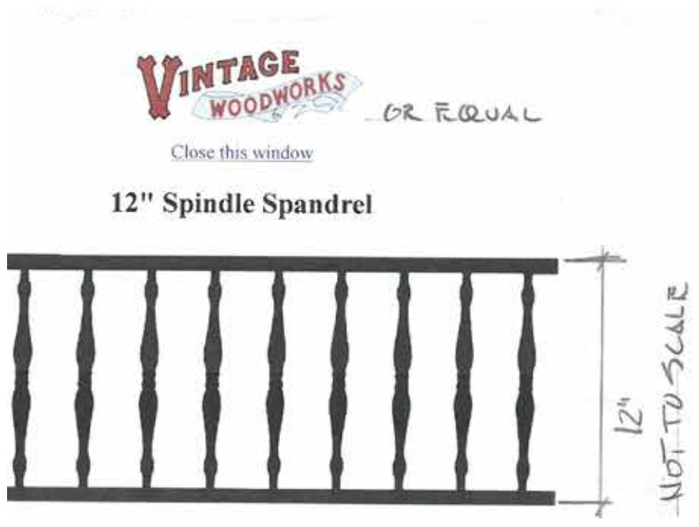
EVENT SPACE ELEVATION (BACK)

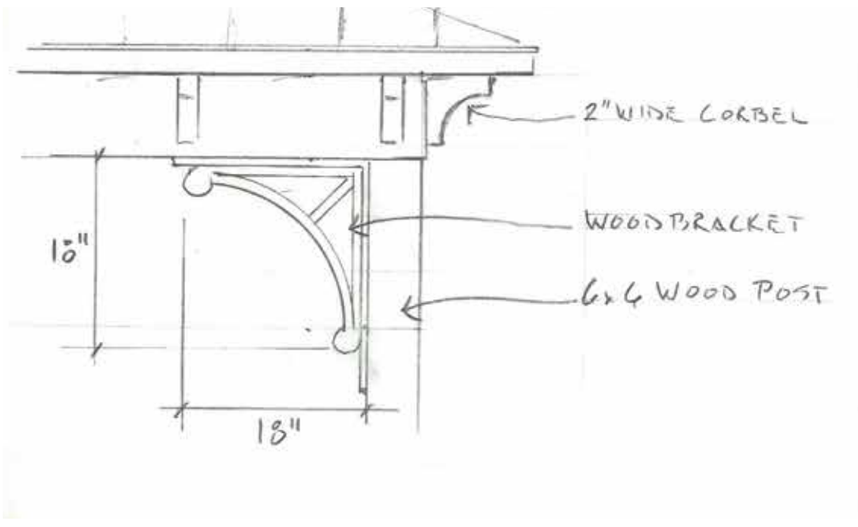


ELEVATIONS

EVENT SPACE ELEVATION (BACK)







ROOF MATERIAL/COLOR

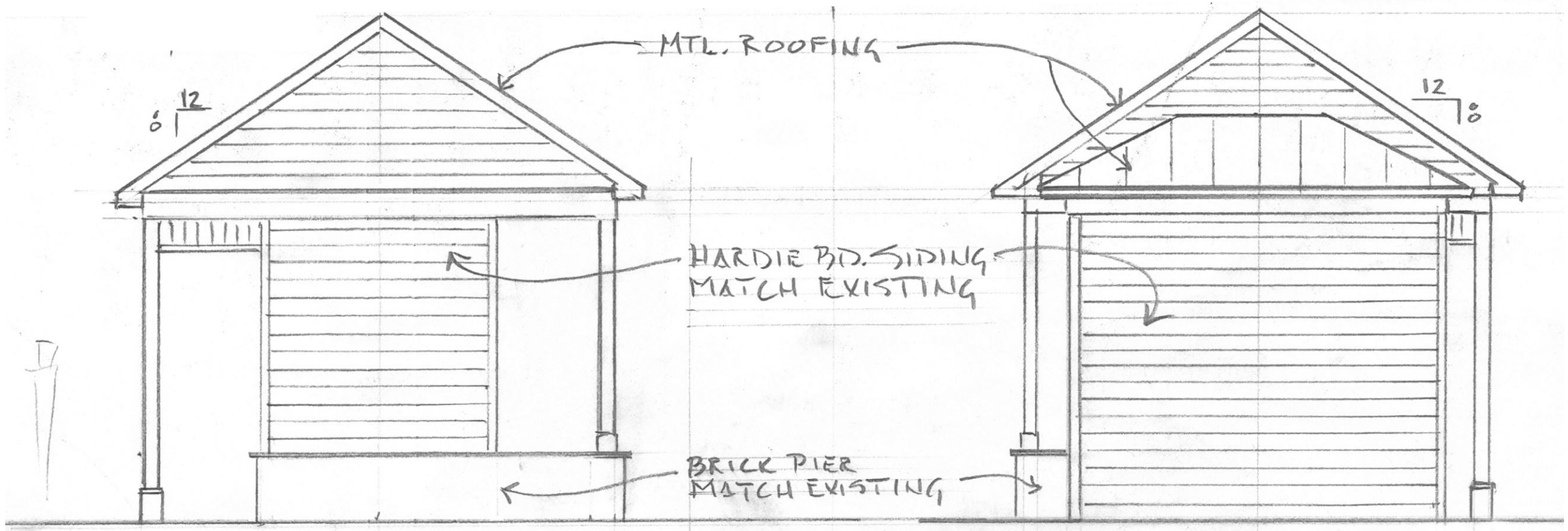
PORCH DETAILING

WHITE WOOD SIDING

COTTAGE STYLE WINDOWS

ELEVATIONS

ZARAGOZZA STREET ELEVATION (FRONT)



SIDE ELEVATION

SIDE ELEVATION

MATERIAL PALETTE

WHITE STUCCO

DECOMPOSED GRANITE - BEIGE
(KAFKA GRANITE CO)

5V- CRIMP
26" GALVANIZED STEEL PANEL

PERMEABLE PAVER - TECHO-BLOC BEIGE
CREME

WHITE ALUMINUM RAILING
(TO MATCH EXISTING)

WHITE PAINTED FENCE & SIDING

PORCH DETAILING
(CUSTOM)

DISCRIPTIVE PRODUCT LITERATURE

ARB SUBMITTAL

DESCRIPTIVE PRODUCT LITERATURE/BROCHURES

1. Windows to be “JeldWen” Custom clad-wood windows double hung color and mullions options to match existing. See attached spec. A

2. Siding to be “HardiePlank” lap siding, cedarmill, primed. .312thick,144” long pieces, lap to match existing building.

3. Doors to be “Jeld Wen” exterior wood doors. 6 panel with wood frame.

See attached cutsheet B

4. Shutters to be wood fixed louvered shutters. Mount with operable hinges.

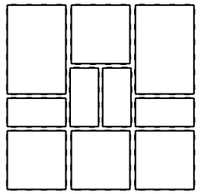
5. Roofing to be 26” panel galvanized steel. 5V crimp roof panel

6. Color from Benjamin Moore Historic Colors, Monterey White BM HC-27 or as equal as approved by ARB to existing color.

BLU 80 mm

DESCRIPTION: Paver **TEXTURE:** Polished

PALLET OVERVIEW



NOTES

Polished products are available on order only.

See page 48 to 51 for more technical information. When used in a permeable pavement application, see page 93 to 99 for more technical information.

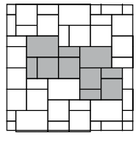
JOINT WIDTH: 9/32" (7 mm)
% OF SURFACE OPENING: 3.0 %
INFILTRATOIN RATE: 570 in./hr (14 475 mm/hr)

Polished

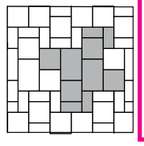
Specifications per pallet	Imperial	Metric
Cubing	**84.96 ft²**	7.90 m²
Approx. Weight	3 042 lbs	1 380 kg
Number of rows	8	
Coverage per row	10.62 ft²	0.99 m²
Linear coverage per row	9.75 lin. ft	2.97 lin. m

	Unit dimensions	in	mm	Units/pallet
A	Height	3 1/16	78	32 units
	Width	13	330	
	Length	6 ½	165	
B	Height	3 1/16	78	32 units
	Width	13	330	
	Length	13	330	
C	Height	3 1/16	78	16 units
	Width	13	330	
	Length	19 ½	495	

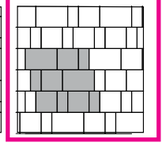
01 | Modular pattern



02 | Modular pattern

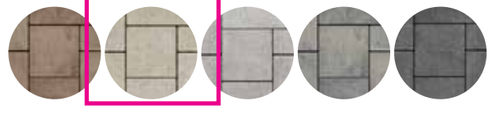


03 | Linear pattern



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

Chestnut Brown | Beige Cream | Greyed Nickel | Shale Grey | Onyx Black



Kafka Granite Pathway Materials are used where a firm pathway is required for pedestrian or vehicular traffic, but a natural look, unlike hardscape surfaces, is preferred. We offer decomposed granite and crushed stone pathways in three variations: Standard Pathway Mix, Stabilized Pathway Mix, and Wax Polymer Pathway Mix. These products are an affordable and aesthetically pleasing alternative to concrete, asphalt, pavers and other hardscape surface materials.

STANDARD PATHWAY MIX

Beautiful Natural Pathways with Great Drainage

Kafka Granite's naturally occurring decomposed granite and crushed stone are screened to a 1/4" minus size, allowing for a firm surface that compacts well, while retaining permeability. Our 50+ colors of pathway materials make for beautiful and organic walkways, nature paths, bike trails, courtyards, patios, and more.

Platinum Granite Standard Pathway
Metropolitan Correctional Center | Chicago, IL

STABILIZED PATHWAY MIX

Durable Natural Surface for Higher Traffic Pathways

At Kafka Granite, we have the ability to pre-mix our Standard Pathway Mix with organic stabilizing binders to create an even more durable, yet natural, pathway. Compared to the traditional pathway mix, the stabilized mix better resists the erosive effects of weather and traffic, while retaining a natural look and feel.

Shamrock Green Granite Stabilized Pathway
Oakbrook Center | Oakbrook, IL

WAX POLYMER PATHWAY MIX

Waterless, Dustless Mix for Demanding Pathways

For an entirely waterless and dustless pathway solution, Kafka Granite combines their Standard Pathway Mix with an engineered wax polymer. For extremely high traffic areas or steep slopes, our Wax Polymer Pathway Mix trumps all other pathway solutions.

Beige Blend Marble Wax Polymer Pathway
Deer Grove Forest Preserve | Palatine, IL

American Heritage Granite

Antique Rose Marble

Autumn Blend Marble

Beige Blend Marble

Black Cherry Granite

Black Diamond Granite

Blue Mahogany Granite

Botticino Marble

Burnt Sienna Marble

Caramel Quartzite

Cherry Creek Granite

Chocolate Brown Granite

Desert Spar Gold Granite

Desert Spar Orange Granite

Desert Tan Marble

Dynamite Orange Granite

Evergreen Granite

Golden Cream Marble

Gun Metal Marble

Hazelnut Marble

Imperial Gray Granite

Linwood Granite

Mauve Granite

Midnight Blue Granite

Misty Gray Marble

Pewter Granite

Platinum Granite

Polar White Marble

Recycled Copper Slag

Recycled Fire Brick Blend

Recycled Kiln Slag

Recycled Porcelain

Red Cedar Granite

Rose Pink Quartz

Ruby Red Granite

Rustic Granite

Salt & Pepper Granite

Shamrock Green Granite

Sierra Black Granite

Snow White Granite

Starlight Black Granite

Sterling Quartz

Sugar & Spice Granite

Sunset Pink Granite

Turquoise Marble

Twilight Black Granite

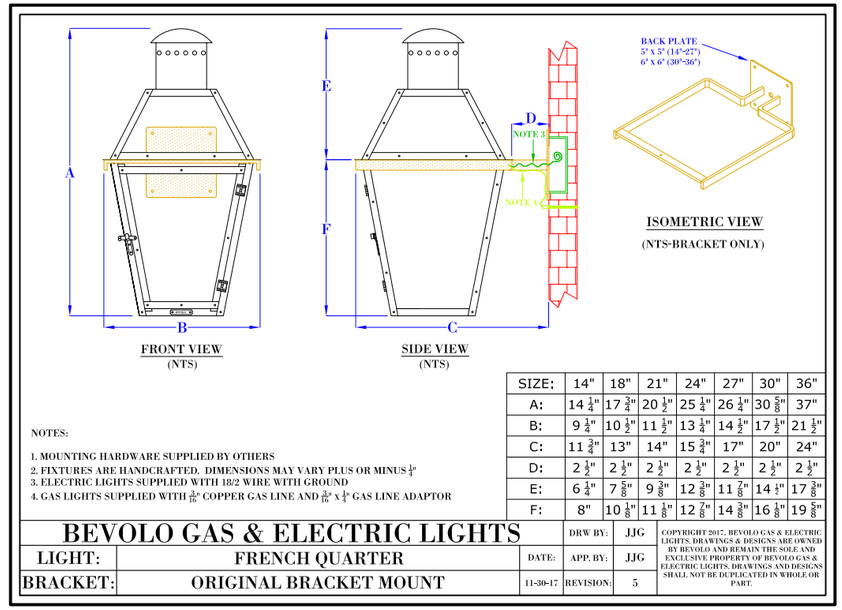
Violetta Quartzite

White Quartz

Wineberry Granite

Wintergreen Granite

COURTYARD FOUNTAIN WALL LANTERN - GAS



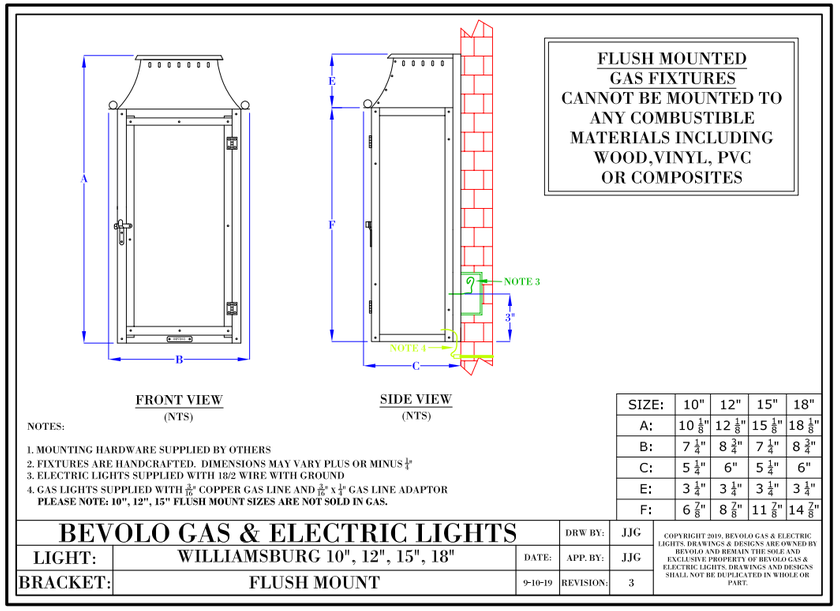
SIZE:	14"	18"	21"	24"	27"	30"	36"
A:	14 1/4"	17 3/4"	20 1/2"	25 1/4"	26 1/4"	30 5/8"	37"
B:	9 1/4"	10 1/2"	11 1/2"	13 1/4"	14 1/2"	17 1/2"	21 1/2"
C:	11 3/4"	13"	14"	15 3/4"	17"	20"	24"
D:	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"
E:	6 1/4"	7 5/8"	9 3/8"	12 3/8"	11 5/8"	14 1/4"	17 3/8"
F:	8"	10 1/8"	11 1/8"	12 7/8"	14 3/8"	16 1/8"	19 5/8"

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS 1/4"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH 3/16" COPPER GAS LINE AND 3/16" X 1/4" GAS LINE ADAPTOR

BEVOLO GAS & ELECTRIC LIGHTS				DRW BY:	JJG
LIGHT:	FRENCH QUARTER	DATE:	APP. BY:	JJG	COPYRIGHT 2017, BEVOLO GAS & ELECTRIC LIGHTS. DRAWINGS & DESIGNS ARE OWNED BY BEVOLO AND REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF BEVOLO GAS & ELECTRIC LIGHTS. DRAWINGS AND DESIGNS SHALL NOT BE DUPLICATED IN WHOLE OR PART.
BRACKET:	ORIGINAL BRACKET MOUNT	11-30-17	REVISION:	5	

COLUMN MOUNTED LANTERN - ELECTRIC



SIZE:	10"	12"	15"	18"
A:	10 1/8"	12 1/8"	15 1/8"	18 1/8"
B:	7 1/4"	8 3/4"	7 1/4"	8 3/4"
C:	5 1/4"	6"	5 1/4"	6"
E:	3 1/4"	3 1/4"	3 1/4"	3 1/4"
F:	6 7/8"	8 7/8"	11 7/8"	14 7/8"

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS 1/4"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH 3/16" COPPER GAS LINE AND 3/16" X 1/4" GAS LINE ADAPTOR
   PLEASE NOTE: 10", 12", 15" FLUSH MOUNT SIZES ARE NOT SOLD IN GAS.

BEVOLO GAS & ELECTRIC LIGHTS				DRW BY:	JJG
LIGHT:	WILLIAMSBURG 10", 12", 15", 18"	DATE:	APP. BY:	JJG	COPYRIGHT 2019, BEVOLO GAS & ELECTRIC LIGHTS. DRAWINGS & DESIGNS ARE OWNED BY BEVOLO AND REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF BEVOLO GAS & ELECTRIC LIGHTS. DRAWINGS AND DESIGNS SHALL NOT BE DUPLICATED IN WHOLE OR PART.
BRACKET:	FLUSH MOUNT	9-10-19	REVISION:	3	

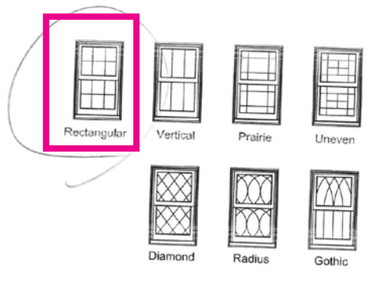
JELD-WEN CUSTOM WOOD DOORS AND WINDOWS

JELD-WEN WINDOWS & DOORS

CUSTOM WOOD
CLAD-WOOD WINDOW
DOUBLE-HUNG

LITE CUT INFORMATION

Custom Clad-Wood Double-Hung Windows are available with removable Grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various styles and widths.

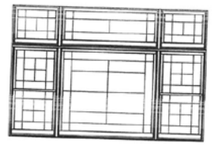


Lite Cut Options

Special lite cut patterns can include a wide variety of straight line and radius patterns. The illustrations shown above represent just a few of the possibilities. Rectangular, horizontal, vertical and Prairie lite patterns are available in all standard size windows. Uneven, diamond, radius and Gothic lite cuts are available, subject to approval.

Bar Alignment

Alignment of divided lite muntin bars from one window to the next is often required by fine architectural design. Wood grilles, GBG, and SDL's may be specified with muntin bars aligned.



JELD-WEN WINDOWS & DOORS

CUSTOM WOOD
CLAD-WOOD WINDOW
DOUBLE-HUNG

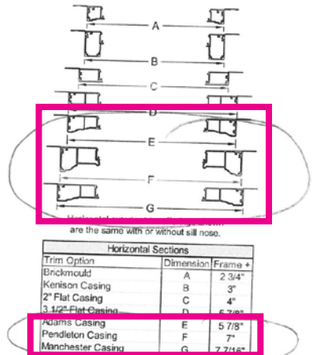
UNIT SIZING

General Notes:
Unit size is always the maximum size of the window with or without trim and does not include nail fin.

Masonry Opening:
Masonry opening is always 1/2" over (height and width) the unit size or the outside of the trim of the window.

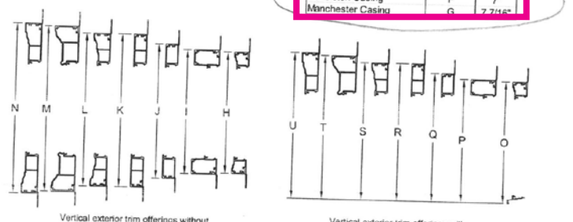
Rough Opening:
Rough opening is always 3/4" over frame size of the window.

Frame Connection:
Trim options install into the frame accessory kerf. For further details, see the trim option page.



are the same with or without sill nose.

Horizontal Sections		
Trim Option	Dimension	Frame +
Brickmould	A	2 3/4"
Kenison Casing	B	3"
2" Flat Casing	C	4"
3 1/2" Flat Casing	D	5 7/8"
Adams Casing	E	5 7/8"
Pendleton Casing	F	7"
Manchester Casing	G	7 7/16"



Vertical exterior trim offerings without sill nose. Trim on all 4 sides.

Vertical Sections (w/o Sill Nose)		
Trim Option	Dimension	Frame +
Brickmould	H	2 3/4"
Kenison Casing	I	3"
2" Flat Casing	J	4"
3 1/2" Flat Casing	K	5 7/8"
Adams Casing	L	5 7/8"
Pendleton Casing	M	7"
Manchester Casing	N	7 7/16"

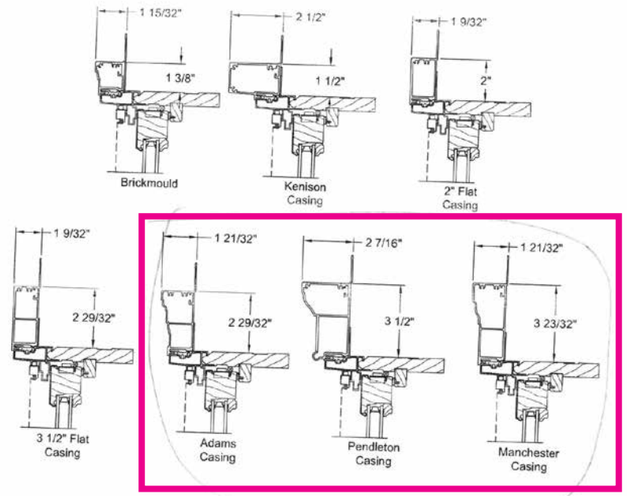
Vertical exterior trim offerings with standard sill nosing. Trim on 3 sides.

Vertical Sections (w/ Sill Nose)		
Trim Option	Dimension	Frame +
Brickmould	O	1 31/32"
Kenison Casing	P	2 3/32"
2" Flat Casing	Q	2 19/32"
3 1/2" Flat Casing	R	3 1/2"
Adams Casing	S	3 1/2"
Pendleton Casing	T	4 3/32"
Manchester Casing	U	4 5/16"

JELD-WEN WINDOWS & DOORS

CUSTOM WOOD
CLAD-WOOD WINDOW
DOUBLE-HUNG

TRIM OPTIONS



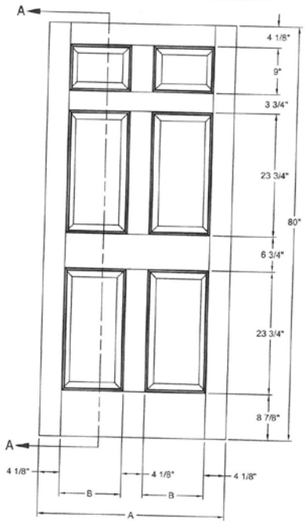
JELD-WEN CUSTOM WOOD DOORS AND WINDOWS

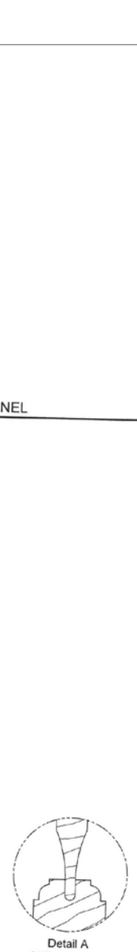
JELD-WEN WINDOWS & DOORS

B

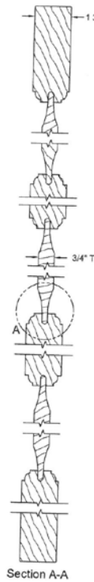
EXTERIOR DOORS
WOOD DOORS
AUTHENTIC WOOD

2130 6 PANEL





Detail A
3/4" Single Hip
Raised Panel



Section A-A

DIMENSION TABLE			
Door Size	A	B	Available Woodgrain
2'-6" x 6'-8"	30"	8 13/16"	Hemlock
2'-8" x 6'-8"	32"	9 13/16"	
3'-0" x 6'-8"	36"	11 13/16"	

Architectural Design Manual
October 2020

Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

Scale: 3/4" = 1'-0"

7

12

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00084 Architectural Review Board 1/21/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 1/13/2021

SUBJECT:

314 S. Alcaniz Street
Pensacola Historic District / Zone HC-1 / Wood Cottages District
New Construction

BACKGROUND:

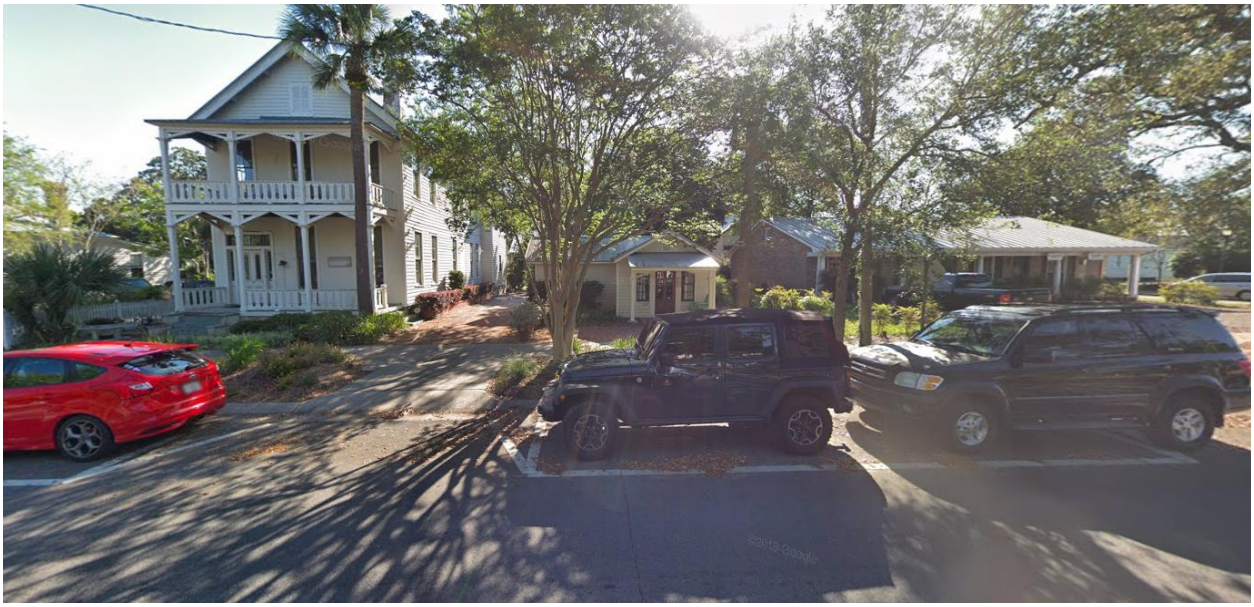
Scott Holland is seeking *final* approval for a new two-story, single-family residence. The demolition of the existing non-contributing structure was approved in December 2019 and a conceptual review for the new construction was approved by the Board in May 2020. The single-family residence will be two-story with a two-car garage hidden on the north side. The site plan and elevations have remained relatively consistent with the May 2020 approved plans. The proposed structure will have a reinforced concrete foundation, Hardie ship-lap siding and corrugated metal roof panels. Additional materials heavy-timber wood brackets, clad wood windows and doors, and wood shutters. Solar panels have also been added to the south elevation.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS:

Sec. 12-2-10(A)(8) *PHD, New construction in the Historic District*
Figure 12-2.1 *Wood Cottages District, Streetscape, Type 2*
Florida Statute - Sec 163.04 *Florida Solar Rights Law* (attached)

314 S. Alcaniz Street

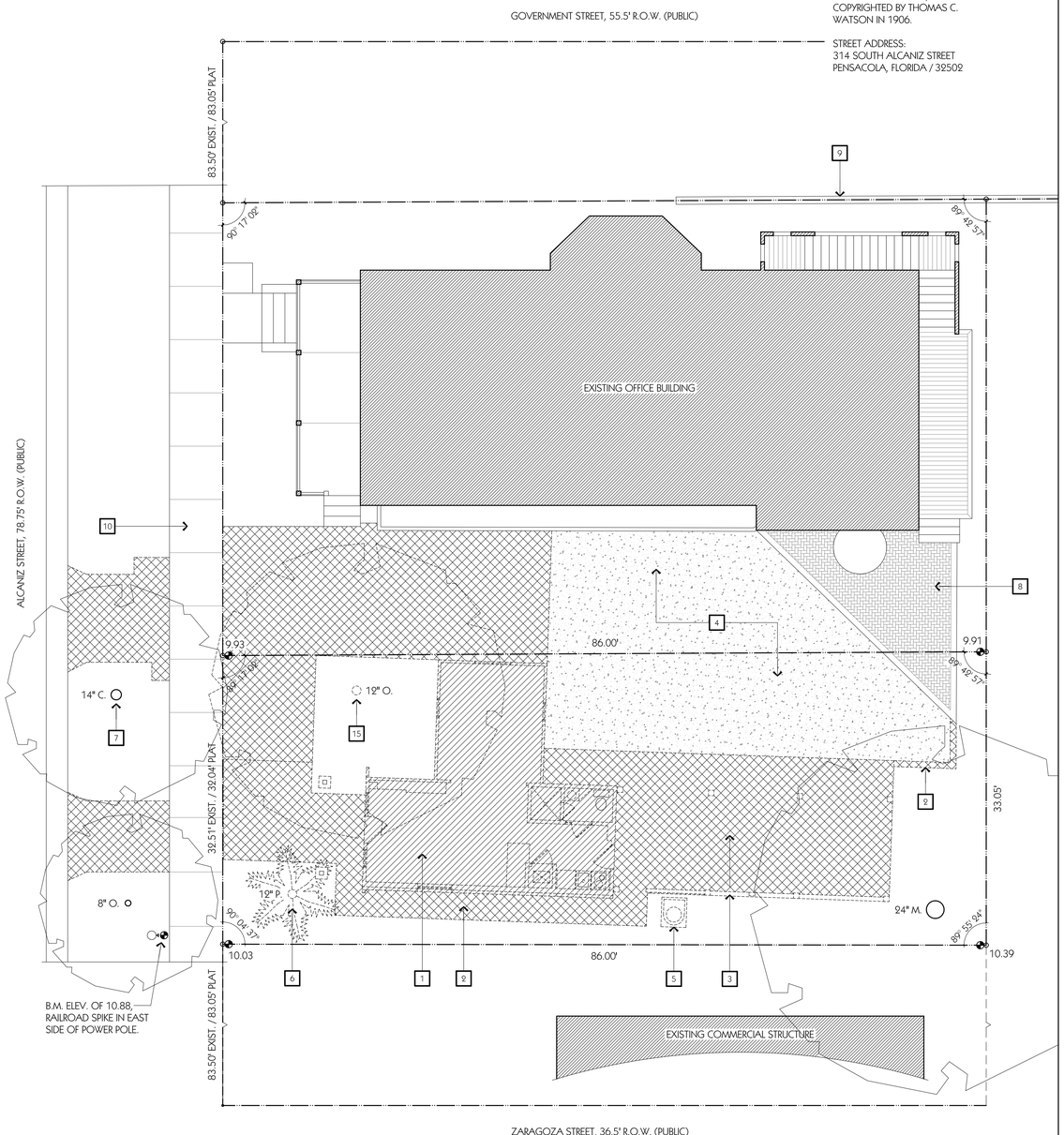


MAY 2020 MATERIALS

LEGAL DESCRIPTION:

THE NORTH HALF OF LOT 50, LESS THAN THE NORTH 51 FEET THEREOF, BLOCK 9, OLD CITY TRACT, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO "MAP OF PENSACOLA, FLORIDA" COPYRIGHTED BY THOMAS C. WATSON IN 1906.

STREET ADDRESS:
314 SOUTH ALCANIZ STREET
PENSACOLA, FLORIDA / 32502



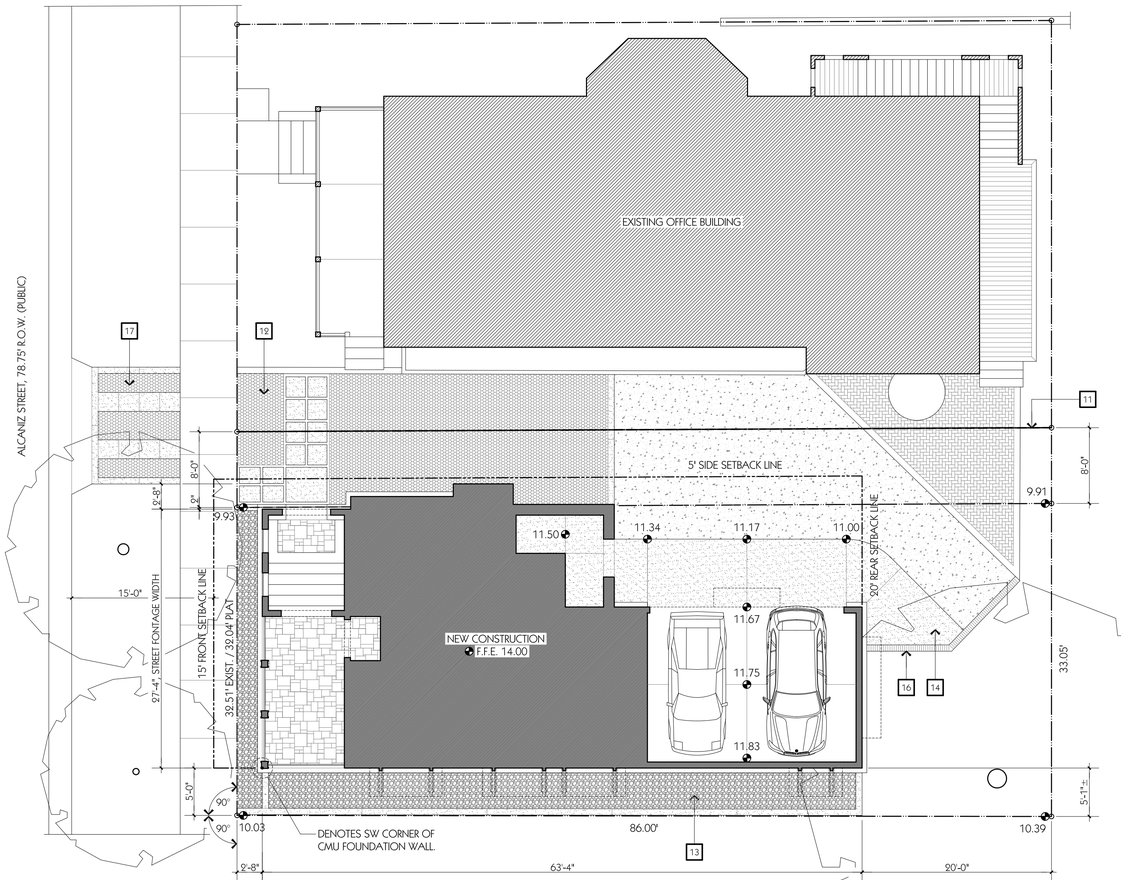
SITE PLAN - EXISTING CONDITIONS / DEMOLITION

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

PROJECT NORTH

KEYNOTES (FOR THIS SHEET ONLY)

1. DENOTES EXISTING COTTAGE TO BE REMOVED.
2. DENOTES EXISTING BRICK AND/OR CONC. PAVING & CURBS TO BE REMOVED, TYP.
3. DENOTES EXISTING COVERED CARPORT AREA TO BE REMOVED, TYPICAL.
4. DENOTES EXISTING GRAVEL CAR COURT TO REMAIN.
5. DENOTES EXISTING A/C UNIT TO BE REMOVED.
6. DENOTES EXISTING SABEL PALM TO BE REMOVED.
7. DENOTES EXISTING TREES TO BE REMAIN, TYPICAL.
8. DENOTES EXISTING BRICK PAVING TO REMAIN, TYPICAL.
9. DENOTES EXISTING 6' H. BRICK PRIVACY WALL TO REMAIN, TYPICAL.
10. DENOTES EXISTING CONC. PAVING TO REMAIN, TYPICAL.
11. DENOTES NEW PROPOSED NORTH PROPERTY LINE WITH COMMON EASEMENT.
12. DENOTES NEW PERMEABLE, DRIVABLE GRAVEL / BLOCK PAVER SYSTEM WITH 8" W. REINF. CONC. HEADER CURBS, TYP.
13. DENOTES NEW ROCK BED COMPOSED OF GRAY MEXICAN BEACH ROCK WITH 8" W. REINF. CONC. HEADER CURB, TYPICAL.
14. DENOTES NEW CONC. PAVING, TYPICAL.
15. DENOTES EXISTING OAK TREE TO BE REMOVED.
16. DENOTES NEW BRICK RETAINING WALL.
17. NEW DRIVEWAY.



MAY 2020 MATERIALS

SITE PLAN - NEW CONSTRUCTION

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

PROJECT NORTH

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

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PROJECT TITLE

PI²
314 SOUTH ALCANIZ STREET
PENSACOLA, FL 32502

00% SUBMITTAL	DATE	04-29-2020	
	REVISION 1	00-00-00	
2002	2002A2.dwg	RSH	RSHA 2020
PROJECT NO.	CAD DWG FILE	DRAWN BY	CHECKED BY	COPYRIGHT

SHEET TITLE

SITE PLANS - EXIST. CONDITIONS / DEMOLITION & NEW CONSTRUCTION

A2

MAY 2020 MATERIALS

CONSTRUCTION COMPONENTS (SHEETS A4.1 - A4.4)

1. DENOTES PAINTED COMPOSITE SHIP-LAP SIDING, 9" EXPOSURE, TYPICAL.
2. DENOTES BRICK VENEER, TYPICAL.
3. DENOTES HARD-COAT STUCCO FINISH, TYPICAL.
4. DENOTES CLAD WOOD WINDOWS AND DOORS WITH HORIZ. MUNTINS, TYPICAL.
5. DENOTES CUSTOM BRONZE HANDRAILS, TYPICAL.
6. DENOTES CORRUGATED METAL ROOF PANELS WITH GALVALUME FINISH, TYP.
7. DENOTES OPERABLE WOOD SHUTTERS, TYPICAL.
8. DENOTES AWNINGS COMPOSED OF HEAVY-TIMBEDR BRACKETS, T&G WOOD DECKING, AND CORRUGATED METAL ROOF PANELS, TYYPICAL.

WEST ELEVATION - VIEW FROM ALCANIZ STREET

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

MAY 2020 MATERIALS

RSH

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

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PROJECT TITLE

PI[2]

314 SOUTH ALCANIZ STREET
PENSACOLA, FL 32502

00% SUBMITTAL	04-09-2020	
DATE	00-00-00	
REVISION 1		

2002	
2002A 4.1.dwg	
RSH	
RSH	
RSHA 2020	

PROJECT NO.
CAD DWG FILE
DRAWN BY
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SHEET TITLE

WEST ELEVATION - FRONT VIEW FROM ALCANIZ STREET

A4.1

MAY 2020 MATERIALS

EAST ELEVATION - REAR VIEW

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

MAY 2020 MATERIALS

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

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PROJECT TITLE
PI²
314 SOUTH ALCANIZ STREET
PENSACOLA, FL 32502

00% SUBMITTAL	04-29-2020	
DATE	00-00-00	
REVISION 1		

2002	
2002A 4 1.dwg	
RSH	
RSH	
RSHA 2020	

PROJECT NO.	
CAD DWG FILE	
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SHEET TITLE
EAST ELEVATION - REAR VIEW

A4.2

MAY 2020 MATERIALS

SOUTH ELEVATION - SIDE VIEW

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

MAY 2020 MATERIALS

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

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PROJECT TITLE

PI[2]
314 SOUTH ALCANIZ STREET
PENSACOLA, FL 32502

00% SUBMITTAL	DATE	04-09-2020	
	REVISION 1	00-00-00	
2002	2002A4.1.dwg	RSH	RSH A 2020
PROJECT NO.	CAD DWG FILE	DRAWN BY	CHECKED BY

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SHEET TITLE

SOUTH ELEVATION - SIDE VIEW

A4.3

MAY 2020 MATERIALS

NORTH ELEVATION - SIDE VIEW

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

MAY 2020 MATERIALS

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

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PROJECT TITLE

PI[2]
314 SOUTH ALCANIZ STREET
PENSACOLA, FL 32502

00% SUBMITTAL	DATE	04-09-2020	
	REVISION 1	00-00-00	
2002			
PROJECT NO.	2002A 4.1.dwg		
CAD DWG FILE	RSH		
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SHEET TITLE

NORTH ELEVATION - SIDE VIEW

A4.4

MAY 2020 MINUTES

Item 5 **800 BLK N. Baylen** **NHPD / PC-1**
New Construction
Action taken: Approved with comments and abbreviated review.
Jim Bozeman is requesting elevation changes to four new single-family residences. This project was approved by the Board in September 2017. The revised elevations are consistent with those submitted for 15 W. Strong Street. Nearly all of the materials and color scheme has remained consistent as approved by the Board in 2017.
Mr. Bozeman presented to the Board and stated the changes were similar to the previous Building F. The gables were added, and the balconies were at 1.5'. He explained the A/C balcony and location. Board Member Salter addressed the rear elevation A/C units and asked if they could be located on the ground; Mr. Liberis advised he could move them to the side of the building without the mechanical balcony. Board Member Mead agreed the equipment balconies should go with the A/C being placed on the ground. Board Member Salter asked that they keep the rear windows in mind when making the adjustments.
Board Member Salter made a motion to approve with the modification of the removal of the equipment balconies on the rear elevation and that a revised rear elevation be submitted for abbreviated review, seconded by Board Member Mead, and it carried unanimously.

Item 6 **314 S. Alcaniz Street** **PHD / HC-1 / Wood**
New Construction **Cottages District**
Action taken: Conceptual Approval with comments.
Scott Holland is seeking *CONCEPTUAL* approval for a new two-story, single-family residence. The demolition of the existing non-contributing structure was approved in December 2019 and a Variance to reduce the required rear yard setback was denied in February 2020. Since then, the applicant has revised the site plan to accommodate the zoning setback requirements.
Mr. Holland addressed the Board and stated without the Variance, the footage of the house increased to 2,042 sq. ft. He had gotten permission to remove the tree at the rear, but he would be replanting oak trees in the area between the property line and the edge of the road. Board Member Mead asked about the west elevation louvers, and Mr. Holland indicated his desire was to make the louvers operable. Mr. Mead's concern was when the shutters were open that they fit within the frame of the façade, and Mr. Holland agreed this was a viable comment. Board Member Salter pointed out the bronze metal railing was not typical with the district, and Board Member Campbell-Halter felt the bronze was more traditional and liked the converging of the two timeframes. Mr. Holland indicated the columns would be either be mahogany or Spanish cedar; since he was trying to meet a 200mph wind load he would be using a steel or structural aluminum core. Staff explained the Streetscape Type 2 features in the LDC, Figure 12-2.1 for the Wood Cottages District. Regarding the extensions on the north and east elevations, Mr. Holland stated he would probably change that from stucco to wood. Chairperson Quina advised the railing type for this district is typically wood. Board Member Salter stated if the bronze material becomes part of the architecture that spreads throughout the house and some of the other detailing, that concept would probably work.

Board Member Salter made a motion to approve with the comments noted in discussion for material consideration, seconded by Board Member Campbell-Hatler, and it carried unanimously.

Item 7 **919 N. Baylen Street** **NHPD / PR-1AAA**
Contributing Structure
Action taken: Denied without prejudice.

Pat Bolster, Merrill Land Construction, is requesting approval to replace the roofing on a contributing structure. A sample of the existing cement tile shingle, profile and the proposed Terracotta tile were provided to the Board.

Chairperson Quina advised the guidelines from the Secretary of Interior Standards indicate they would request the use of the same material if it is available. Mr. Bolster stated the existing tile had been discontinued. The idea was to go with a product for maintenance in the future in a similar product. He explained this roof had been replaced in 1984 or 1985, with the original being clay tile. Mr. Reynolds stated the roof has leaked since Ivan in 2004, and he felt the concrete tiles were a part of the problem since they were unbelievably heavy. They wanted a product that looked the same but performed better. He also believed the Antique Chestnut was closer to the existing tile, and Mr. Bolster agreed. Advisor Pristera stated he could not find pictures of the original roof. He also found the 200 block of West Lloyd which had this type of roof, but since you could still get Terracotta and concrete, the Secretary of Interior Standards would prefer the more historic material.

Board Member Salter asked about the difference in price, and Mr. Bolster advised metal shingles were 70 percent of the cost of the replacement concrete tiles; there has also been water damage to the roof and having a lighter material would make the actual roof structure last longer. Chairperson Quina stated this was a very unique building in North Hill, and the Board was not supposed to consider cost when analyzing the appropriateness of replacement materials. Board Member Salter stated as unique as this structure was, the primary concern was the aesthetics, and if the profile of the tile and profile of the edge is more dominant in this situation, he would not have a problem with it. Advisor Pristera pointed out you can still get the original materials, and the faux products have to match what the original material was, and he felt this material was not appropriate. Mr. Reynolds stated the reasons they went in this direction was because the concrete tiles were part of the reason the roof was struggling, and they were not interested in replacing the roof with concrete tiles since they were not the original roof anyway. He explained the Decra tile was a substantial product, and his hope was that it would look and perform better than the concrete tile. Chairperson Quina pointed out once you remove the concrete tiles, you would place some sort of single-ply membrane down with flashing which would take care of all the waterproofing. The concrete or clay was a weathering surface which would last if the under layer was properly installed. He proposed the concrete or clay would be more expensive, but would be a more lasting roof than the metal product with asphaltic material. His feeling was that the asphalt would eventually fade away, and you would begin to see a metal roof.

Board Member Mead asked if there as a time pressure for this project. Two points to consider would be how this product had performed in the real world, and terracotta would be lighter than the concrete tile which was not the original roof. He suggested the item be

Florida
Solar Rights Law

Florida law forbids ordinances, deed restrictions, covenants, or similar binding agreements from prohibiting solar equipment use. Under this law, a homeowner may not be denied permission to install a solar collector, clothesline, or other energy device based on renewable resources by "any entity granted the power or right in any deed restriction, covenant or similar binding agreement to approve, forbid, control, or direct alteration of property..."

While a homeowner cannot be prevented from installing a solar energy system, certain restrictions may be imposed without violating the law. However, those restrictions must be reasonable, not arbitrary, and uniformly imposed on homeowners in the subdivision. The restrictions cannot act to impair the performance of a solar system or it may be seen as "effectively" prohibiting solar.

The law specifically prohibits a community association from preventing the installation of solar collectors on the roof. The association may determine where on the roof the collectors may be installed, so long as the installation is within the area required for its effective operation, that is, south, or east or west of due south. The association is, thereby, limited in imposing requirements which would effectively restrict the system's operating efficiency or increase the installation cost. As such, requirements for screening the system from view, whether by trees or fences, ground-mounting, or limiting visibility from the street, are contrary to the spirit and letter of the law if the result impairs the efficiency of the system.

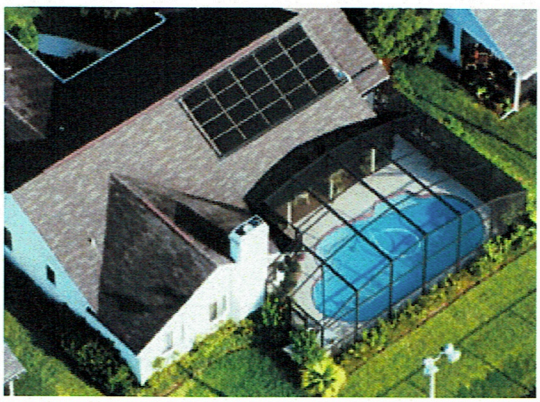
There has been some litigation with respect to the applicability of Section 163.04. However, most cases have been resolved through mediation. One such case involved the installation of a solar pool heater on the roof of a home. In this case, the association filed an injunction requesting removal of the rooftop system and instead required that the system be ground-mounted. This change would have impaired the system's operating efficiency; and the yard space was insufficient to allow ground mounting. The parties settled, with the homeowner's prevailing on the issue of roof mounting. Although the collectors were relocated to a less conspicuous area on the roof, more panels were added to compensate for the loss of system efficiency.

Another case dealt with the denial of a residential pool heating system. This case was decided in favor of the association based on the sole issue of whether Section 163.04 applied to homeowner associations. The court held that the law did not apply to homeowner associations. Subsequently, the law was amended to specifically include actions taken by homeowner associations.

More recently, there have been cases decided under 163.04 that have protected the right of homeowners to install tubular skylights on their residences, including condominiums and townhome villas where the devices were installed on common property. In both cases, the homeowners prevailed and the association was required to pay court costs and attorney fees – for themselves and for the prevailing homeowner.

The Legislature has made successive amendments to the statute to better state its intent to protect the right of all Floridians to use solar energy to reduce the cost of operating their homes, while at the same time reducing the state's dependence on fossil fuels. The law applies to all actions taken with respect to approval or denial of a solar system, regardless of when the community was instituted or when the association bylaws may have been adopted.

It is important to seek the approval of a homeowners association prior to the installation of a solar system. Section 163.04 does not waive the need for association approval if it is required by the governing documents.



Florida Solar Rights Law

Florida Statute - Section 163.04

Energy devices based on renewable resources–

(1) Notwithstanding any provision of this chapter or other provision of general or special law, the adoption of an ordinance by a governing body, as those terms are defined in this chapter, which prohibits or has the effect of prohibiting the installation of solar collectors, clotheslines, or other energy devices based on renewable resources is expressly prohibited.

(2) No deed restrictions, covenants, or similar binding agreements running with the land shall prohibit or have the effect of prohibiting solar collectors, clotheslines, or other energy devices based on renewable resources from being installed on buildings erected on the lots or parcels covered by the deed restrictions, covenants, or binding agreements. A property owner may not be denied permission to install solar collectors or other energy devices based on renewable resources by any entity granted the power or right in any deed restriction, covenant, or similar binding agreement to approve, forbid, control, or direct alteration of property with respect to residential dwellings not exceeding three stories in height. For purposes of this subsection, such entity may determine the specific location where solar collectors may be installed on the roof within an orientation to the south or within 45° east or west of due south provided that such determination does not impair the effective operation of the solar collectors.

(3) In any litigation arising under the provisions of this section, the prevailing party shall be entitled to costs and reasonable attorney's fees.

(4) The legislative intent in enacting these provisions is to protect the public health, safety, and welfare by encouraging the development and use of renewable resources in order to conserve and protect the value of land, buildings, and resources by preventing the adoption of measures which will have the ultimate effect, however unintended, of driving the costs of owning and operating commercial or residential property beyond the capacity of private owners to maintain. This section shall not apply to patio railings in condominiums, cooperatives, or apartments.

History–s. 8, ch. 80-163; s. 1, ch. 92-89; s. 14, ch. 93-249.

Florida Solar Energy Center®
A Research Institute of the University of Central Florida
1679 Clearlake Road, Cocoa, FL 32922-5703
321.638.1000 • www.fsec.ucf.edu • info@fsec.ucf.edu

The purpose of this document is to provide general information to the public about Florida's Solar Rights Law and should not be construed as legal advice. Consumers are advised to consult with their attorney for individual guidance.

PIO-97

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

Architectural Review Board Application
Full Board Review

Application Date: 12-31-2020

***Project Address*:** **314 South Alcaniz Street**

Applicant: R. Scott Holland Architect, LLC

Applicant's Address: 312 South Alcaniz Street

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

Property Owner: R. Scott Holland & Karen P. Holland
(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 fourteen (14) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

Scope of Work: Demolish an existing 1960-circa (non-contributing) cottage and construct a new 2-story, single-family residence with an attached "open" garage. The new structure contains 2,002 GSF conditioned space, 384 GSF open garage, and 643 GSF of covered outdoor space. Consult attached drawings, photos, and descriptive product data for additional information.

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.

RSH

Applicant Signature

12-31-2020

Date

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

FINAL SUBMITTAL : ARB

PI²

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

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PROJECT TITLE
PI²
314 SOUTH ALCANIZ STREET
PENSACOLA, FL 32502

100% SUBMITTAL			
DATE	12-14-2020		
REVISION 1	00-00-00		

PROJECT NO.	2002
CAD DWG FILE	2002A1.1.dwg
DRAWN BY	RSH
CHECKED BY	RSH
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SHEET TITLE
TITLE SHEET

A1.1

DRAWING INDEX

SHT. NO.	SHEET TITLE
A 1.1	TITLE SHEET
A 1.2	DRAWING INDEX / BUILDING DESIGN NARRATIVE / GENERAL BUILDING INFORMATION / TECHNICAL DATA & SPECIFICATIONS
A 1.3	TECHNICAL DATA & SPECIFICATIONS / RAINSCREEN DETAILS
A 2.1	SITE PLANS - EXISTING CONDITIONS / DEMOLITION & NEW CONSTRUCTION
A 2.2	SITE IMPROVEMENT PLAN
A 2.3	LANDSCAPE PLAN
A 3.1a	FIRST FLOOR PLAN
A 3.1b	FIRST FLOOR PLAN (INTERIOR WALL & SUN SCREEN DIMENSIONS)
A 3.2a	SECONDFLOOR PLAN
A 3.2b	SECOND FLOOR PLAN (INTERIOR WALL DIMENSIONS)
A 3.3	FOUNDATION & FIRST FLOOR SLAB PLAN
A 3.4	SECOND FLOOR FRAMING PLAN
A 3.5	ROOF FRAMING PLAN
A 3.6	FIRST FLOOR PLAN (MP/E)
A 3.7	SECONDFLOOR PLAN (MP/E)
A 4.1a	WEST ELEVATION - FRONT VIEW FROM ALCANIZ STREET
A 4.1b	WEST ELEVATION (PORCH ELEMENT REMOVED)
A 4.2	EAST ELEVATION - REAR VIEW
A 4.3	SOUTH ELEVATION - SIDE VIEW
A 4.4	NORTH ELEVATION - SIDE VIEW
A 5.1	BUILDING SECTION 'A'
A 5.2	BUILDING SECTIONS 'B' & 'C'
A 5.3	BUILDING SECTIONS 'D' & 'E' / DETAILS
A 5.4	BUILDING SECTIONS 'F' / DETAILS
A 5.5	BUILDING SECTIONS 'G' & 'H'
A 5.6	ELEVATOR & CHIMNEY SHAFT ELEVATIONS
A 6.1	FINISH SCHEDULE / REMARKS & ABBREVIATIONS / DOOR SCHEDULE
A 6.2	WINDOW SCHEDULE
A 7.1	DETAILS
A 7.2	DETAILS
A 7.3	DETAILS
A 7.4	DETAILS
A 8.1	INTERIOR ELEVATIONS
A 8.2	INTERIOR ELEVATIONS
A 8.3	INTERIOR ELEVATIONS
A 8.4	INTERIOR ELEVATIONS
A 9	ROOF PLAN
S 1	FOUNDATION PLAN
S 2	SECOND FLOOR FRAMING PLAN / DETAILS
S 3	ROOF FRAMING PLAN / DETAILS
S 4	STRUCTURAL NOTES / DETAILS
S 5	WALL SECTIONS / DETAILS

BUILDING DESIGN NARRATIVE

THE PROPOSED NEW STRUCTURE WILL BE CONSTRUCTED AS A TWO-STORY, SINGLE FAMILY RESIDENTIAL BUILDING WITH AN ATTACHED OPEN GARAGE.

SITE: SEE SHEETS A2.1, "SITE PLAN - EXISTING CONDITIONS / DEMOLITION" & "SITE PLAN - NEW CONSTRUCTION" FOR PROPOSED CONSTRUCTION, LEGAL DESCRIPTION, FLOOD ZONE DESIGNATION, AND PANEL NUMBER.

RESIDENTIAL STRUCTURE: THIS STRUCTURE CONTAINS 2,002 S.F. CONDITIONED SPACE, (MEASURED FROM OUTSIDE FACE OF CMU/STUD), 385 S.F. OPEN GARAGE, & 643 S.F. OF COVERED OUTDOOR SPACES. STRUCTURAL COMPONENTS ARE COMPOSED OF A REINFORCED CMU/CONCRETE FOUNDATION, LOAD-BEARING CMU WALLS, AND PRE-ENGINEERED WOOD FLOOR & ROOF TRUSSES.

GENERAL BUILDING INFORMATION

BUILDING CONSTRUCTION DATA

CONSTRUCTION TYPE: V-B

OCCUPANCY: RESIDENTIAL GROUP "R-3",

GROSS TOTAL SQUARE FOOTAGE:
5,143 S.F. (CONDITIONED SPACE) + 1,709 S.F. (UNCONDITIONED SPACE) = 6,852 SF

ALLOWABLE HEIGHTS & AREAS: TYPE V-B = (3) STORIES / UNLIMITED

OCCUPANT LOAD ("R"): 5,143 SF / 200 = 26 (25.72)

FLORIDA PRODUCT APPROVAL DATA

CATEGORY	ITEM	APPROVAL TYPE & NUMBER
WINDOWS	KOLBE D&W, INC. (CASEMENT)	STATE, FL 15190.1
WINDOWS	KOLBE D&W, INC. (FIXED)	STATE, FL 15189.1
EXT. DOORS	KOLBE D&W, INC. (OUT-SWING)	STATE, FL 16521.1
EXT. DOORS	MASONITE CORP. (OUT-SWING)	STATE, FL 8691.1
EXT. WALLS	STO CORP.	STATE, FL 15026.1
EXT. WALLS	JAMES HARDIE (SIDING)	STATE, FL 9443.1
EXT. WALLS	JAMES HARDIE (PANELS)	STATE, FL 9443.1
ROOFING	UNION CORRUGATING (METAL)	STATE, FL 9443.1

GENERAL CONDITIONS

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).

2. THE FOLLOWING WORK SHALL BE FURNISHED BY THE OWNER AND INSTALLED BY THE CONTRACTOR:
   A. PLUMBING FIXTURES & FAUCET SETS; (CONTRACTOR SHALL PROVIDE ALL REQUIRED FITTINGS, PIPING, TRAPS, DRAIN ASSEMBLIES, ETC., FOR A COMPLETE & FUNCTIONAL SYSTEM).
   B. ELECTRICAL LIGHTING FIXTURES; (CONTRACTOR SHALL PROVIDE SWITCHES, RECEPTACLES, PLATES, & ALL REQUIRED ELECTRICAL BOXES, WIRING, ETC. FOR A COMPLETE & FUNCTIONAL SYSTEM).
   C. BATH ACCESSORIES, TOWEL BARS, & OTHER SIMILAR ITEMS.
   D. APPLIANCES.
   E. MECHANICAL ROOM CABINET & SINK.

3. THE FOLLOWING WORK SHALL BE FURNISHED AND INSTALLED BY THE OWNER AND COORDINATED BY THE CONTRACTOR:
   A. BRONZE HANDRAILS.
   B. OPERABLE INTERIOR WINDOW SHADES; (OWNER IS PROVIDING "ALL" COMPONENTS).
   C. RESIDENTIAL ELEVATOR.
   D. SOLAR ARRAY SYSTEM AND COMPONENTS.
   E. "WHOLE-HOUSE" WATER FILTER SYSTEM.
   F. COMM / DATA COMPONENTS; (OWNER IS PROVIDING "ALL" COMPONENTS).
   G. IRRIGATION SYSTEM.
   H. LANDSCAPING.

4. THE FOLLOWING WORK SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AND SHALL BE A PART OF THE "BASE BID" AS AN ALLOWANCE:
   A. BRICK VENEER
   B. CABINETS & BUILT-IN COMPONENTS.
   C. EXTERIOR & INTERIOR PRE-HUNG DOOR HARDWARE.
   D. WOOD FLOORING.
   E. CONCRETE 'ECO' PAVERS.

5. ALL EQUIPMENT, MATERIALS, AND SYSTEMS COVERED IN THIS WORK SHALL BE INSTALLED 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

6. THESE DRAWINGS WERE COMPILED BY THE ARCHITECT FROM A SURVEY PREPARED BY PITTMAN GLAZE ASSOCIATES, INC. & FIELD MEASUREMENTS FOR THE PURPOSE OF INDICATING PLAN ARRANGEMENTS AND LOCATION OF WORK REQUIRED.

7. 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.

8. 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 WORK IN A SATISFACTORY AND WORKMANLIKE MANNER.

9. 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.

10. 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. CONCRETE 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.

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

12. SMOKING IS NOT ALLOWED ON-SITE OR WITHIN 30' OF THE THE BUILDING FOOTPRINT.

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

14. 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.

15. 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".

TECHNICAL DATA & SPECIFICATIONS

01 - GENERAL REQUIREMENTS

1. THE CONTRACTOR SHALL PROVIDE & MAINTAIN A DUMPSTER AND PORTABLE TOILET ON-SITE FOR THE ENTIRE DURATION OF THE CONSTRUCTION PROCESS.

02 - EXISTING CONDITIONS

1. SELECTIVE DEMOLITION: DEMOLISH AND REMOVE FROM THE SITE ALL COMPONENTS INDICATED IN THE DRAWINGS. ITEMS SHOWN TO REMAIN SHALL BE PROTECTED FROM DAMAGE.

03 - CONCRETE

1. CONCRETE:
   A. CONSULT STRUCTURAL DRAWINGS FOR GENERAL NOTES AND REQUIREMENTS.
   B. VAPOR BARRIER: EQUAL TO "HUSKEY" YELLOW GUARD, 15 MIL, AS MANUFACTURED BY POLY-AMERICA.

04 - MASONRY

1. CONCRETE MASONRY UNITS: CONSULT STRUCTURAL DRAWINGS FOR WALL AND FOUNDATION NOTES AND OTHER REQUIREMENTS.

2. BRICK: SELECTED BY OWNER & FURNISHED AND INSTALLED BY CONTRACTOR.

05 - METALS

1. STEEL:
   A. STRUCTURAL STEEL COMPONENTS: CONSULT STRUCTURAL DRAWINGS FOR INFO PERTAINING TO ALL COMPONENTS.
   B. PROVIDE STEEL SHIP'S LADDER LOCATED IN MECHANICAL ROOM.
   C. STAINLESS STEEL PLATE: CONSULT ARCHITECTURAL & STRUCTURAL DRAWINGS FOR NOTES, DETAILS, AND OTHER REQUIREMENTS.
   D. SUBMIT SHOP DRAWINGS FOR ALL COMPONENTS LISTED ABOVE TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

2. ALUMINUM, 6061-T6 ALUMINUM SECTIONS:
   A. FRONT PORCH COLUMN COMPONENTS (MILL FINISH): FURNISHED AND INSTALLED BY CONTRACTOR.
   B. SUBMIT SHOP DRAWINGS FOR ALL COMPONENTS LISTED ABOVE TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

4. ALL FINISH NAILS AND NAILS/FASTENERS USED FOR GENERAL CARPENTRY SHALL BE STAINLESS STEEL, RING-SHANK. ALL STRUCTURAL BOLTS, WASHERS AND NUTS SHALL BE STAINLESS STEEL.

5. CONSULT STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION ON METAL STRAPS, CLIPS, ANCHORS, HANGERS, HOLD-DOWN'S, AND OTHER SIMILAR STRUCTURAL COMPONENTS.

06 - WOOD, PLASTICS, & COMPOSITES

1. WOOD:
   A. ROUGH CARPENTRY: ALL FRAMING LUMBER AND REQUIRED BLOCKING SHALL BE S.Y.P., NO. 2 GRADE. PROVIDE SOLID WOOD BLOCKING AT LOCATIONS IN WALLS REQUIRING INSTALLATION AND ATTACHMENT OF FINISH MATERIALS, FIXTURES, EQUIPMENT, AND OTHER ITEMS AS INDICATED. COORDINATE WITH OWNER AND ARCHITECT FOR SPECIFIC LOCATIONS.
   B. ADHERE TO THE FOLLOWING PRESSURE TREATMENT GUIDELINES:
      1) .4 ACQ OR CA --- IN CONTACT WITH CONCRETE OR DIRECTLY EXPOSED TO WEATHER.
      .25 ACQ OR CA --- OTHER CONDITIONS WHERE REQ'D. ON DRAWINGS.
   C. PLYWOOD SHEATHING:
      1) FLOOR DECKING: EQ. TO "DRYPLY" PLYWOOD (STURD-I-FLOOR) PANELS AS MANUF. BY GEORGIA PACIFIC, 3/4" THICKNESS.
      2) EXTERIOR WALL SHEATHING: PLYWOOD, EXPOSURE 1, 5/8" THICKNESS.
      3) ROOF SHEATHING: PLYWOOD, EXPOSURE 1, 5/8" THK.
      4) FLOOR SHEATHING (APPLIED OVER 3x6 T&G FLOOR DECKING): PLYWOOD, B/C, 1/2" THICKNESS.
   D. EXPOSED WOOD LUMBER, TRIM, & PLYWOOD:
      1) EXTERIOR LUMBER COMPONENTS: S.Y.P., KDAT, NO.1 GRADE OR BETTER (SELECT FOR NO CHECKING, CLOSED, TIGHT KNOTS ONLY), SIZE AS SHOWN IN DRAWINGS.
      2) EXTERIOR TRIM: SPANISH CEDAR, FINGER-JOINTED REDWOOD, OR COMPOSITE TRIM FOR PAINTED FINISH.
      3) EXTERIOR WOOD CEILINGS & SOFFITS: CYPRESS, SELECT GRADE, 1x6 T&G.
      4) EXTERIOR DECKING (SECOND FLOOR PORCH): IPE, 5/4".
      5) INTERIOR PLYWOOD PANELING: A-C GRADE, 1/2" THICKNESS, NATURAL AND PAINTED FINISH.
      6) INTERIOR TRIM: POPLAR, S4S, PAINT GRADE. PROVIDE SHOP DRAWINGS FOR ALL NEW INTERIOR TRIM AND MOLDINGS FOR REVIEW AND APPROVAL BY ARCHITECT PRIOR TO FABRICATION.
   E. "RE-PURPOSED" WOOD SIDING & TRIM: PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR IN AREAS AS DESIGNATED BY THE OWNER.
   F. PRE-ENGINEERED WOOD PRODUCTS: PROVIDE WOOD FLOOR AND ROOF TRUSSES AS SHOWN & NOTED ON DRAWINGS. SUBMIT SHOP DRAWINGS FOR APPROVAL.

2. CONSULT STRUCTURAL DRAWINGS FOR GENERAL NOTES AND REQUIREMENTS. STRUCTURAL REQUIREMENTS SHALL OVER-RIDE ARCHITECTURAL REQUIREMENTS.

3. PLYWOOD ARCHITECTURAL CABINETS (NATURAL FINISH): FURNISHED AND INSTALLED BY CONTRACTOR.
   A. PROVIDE "FLUSH INSET W/ FACE FRAME" CABINET CONSTRUCTION, MATCHING REVEALS AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
   B. FABRICATE ALL CABINETS TO "CUSTOM" GRADE STANDARDS OF AWI.
   EXCEPTION: FABRICATE ALL DOOR & DRAWER FRONTS TO "PREMIUM" GRADE STANDARDS OF AWI.
   C. MATERIALS: PROVIDE PREMIUM GRADE "RED OAK, RIFT-CUT" HARDWOOD VENEER PLYWOOD FOR ALL EXPOSED COMPONENTS.
   D. COUNTERTOPS: STONE OR SIMULATED STONE, 3 CM.
   E. SUBMIT SHOP DRAWINGS FOR APPROVAL BY ARCHITECT AND OWNER PRIOR TO FABRICATION.

CONT.

07 - THERMAL & MOISTURE PROTECTION

1. THERMAL INSULATION:
   A. WALLS (WOOD STUDS): MINERAL WOOL INSULATION, CLASS A, SIZED FOR FULL WALL THICKNESS. PROVIDE INSULATION IN ALL INTERIOR WALLS IN CONDITIONED SPACE. INSULATION SHALL BE EQUAL TO "THERMAFIBER ULTRABATT" AS MANUFACTURED BY OWENS CORNING.
   B. SECOND LEVEL FLOORS:
      1) OVER CONDITIONED SPACES: OPEN-CELL POLYURETHANE FOAM INSULATION EQ. TO PRODUCTS OF ICYNENE, INC. APPLY TO UNDERSIDE OF PLYWOOD FLOOR DECKING, 4" MINIMUM.
      2) OVER UN-CONDITIONED SPACES: CLOSED-CELL POLYURETHANE FOAM INSULATION EQ. TO PRODUCTS OF ICYNENE, INC. APPLY TO UNDERSIDE OF PLYWOOD FLOOR DECKING, 4" MINIMUM.
   C. CEILINGS (ATTIC SPACES): OPEN-CELL POLYURETHANE FOAM INSULATION EQ. TO PRODUCTS OF ICYNENE, INC. APPLY TO UNDERSIDE OF PLYWOOD ROOF SHEATHING, 4" MINIMUM.

2. COMPOSITE SIDING, PANELS, & TRIM:
   A. EXTERIOR SIDING: BORAL "TruTERIOR"NICKEL-GAP SIDING, 1x6, 5/8" THICKNESS. *NOTE: SIDING WILL BE INSTALLED ON INSIDE FACE OF ALL CONDITIONED SPACES.
   B. EXTERIOR CEILINGS (GARAGE): COMPOSITE PANELS, 5/16" THICK, WITH MATCHING 1/2"T. x 2"W. BATTENS, AS MANUFACTURED BY JAMES HARDIE COMMERCIAL OR EQUAL.
   C. COMPOSITE TRIM: PROVIDE TRIM, 3/4", 1", & 1-1/2" THICKNESSES, AS MANUFACTURED BY BORAL (TO MATCH SIDING).

3. RAINSCREEN: PROVIDE ALL COMPONENTS AS MANUFACTURED BY CORAVENT, INC.
   A. SV-3, "SIDING VENT". INSTALL HORIZONALLY @ TOP & BOTTOM OF WALLS, @ TOP & BOTTOM OF WINDOW OPENINGS, AND @ TOP OF DOOR OPENINGS.
   B. "STURDI-STRIP". INSTALL VERTICALLY @ 16" O.C. (MIN.) AND @ JAMBS OF ALL DOORS AND WINDOWS.

4. SINGLE-COMPONENT WATERPROOFING (COLD-APPLIED): PROVIDE "HYDRALASTIC 836" WATERPROOFING COMPOUND, AS MANUFACTURED BY W.R. MEADOWS, INC., OR APPROVED EQUAL. FOR USE ON CMU & CAST CONC. FOUNDATION WALLS WHERE BACKFILLING WILL OCCUR. PROVIDE AT THE FOLLOWING CONDITIONS:
   A. CMU & CAST CONC. FOUNDATION WALLS WHERE THE EXPOSED INTERIOR FACE ABUTS A LOWER LEVEL SUCH AS THE FIRST FLOOR MECHANICAL AREA & ELEVATOR ACCESS AREA.
   B. CMU & CAST CONC. FOUNDATION WALLS WHERE THE EXPOSED EXTERIOR FACE WILL RECEIVE BRICK VENEER.

5. AIR & WATER-RESISTIVE BARRIER (ROLLER-APPLIED): PROVIDE "R-GUARD, CAT 5 RAIN SCREEN", SINGLE-COMPONENT COATING, AS MANUFACTURED BY PROSOCO, INC., OR APPROVED EQUAL. FOR USE ON ALL EXTERIOR WALL CONDITIONS.

6. FLEXIBLE FLASHING MEMBRANE: PROVIDE "FastFLASH", SINGLE-COMPONENT ELASTOMERIC FLEXIBLE WATERPROOFING FLASHING MEMBRANE, AS MANUFACTURED BY PROSOCO, INC., OR APPROVED EQUAL. APPLY PRIOR TO INSTALLING THE "R-GUARD, CAT 5 RAIN SCREEN" & APPLY AT THE FOLLOWING LOCATIONS; a) AT ALL PLYWOOD WALL SHEATHING JOINTS; AND B) AROUND ALL EXTERIOR ROUGH OPENINGS & SMALL PENETRATIONS.

7. ROOF UNDERLAYMENT: PROVIDE "TILESEAL HT" MODIFIED-ASPHALT ROOFING UNDERLAYMENT, AS MANUFACTURED BY BORAL ROOFING, OR APPROVED EQUAL. FOR USE UNDER ALL ROOFING CONDITIONS.

8. METAL ROOF PANELS: GALVALUME, 26-GA., CORRUGATED, STANDARD WIDTH. PROVIDE PANELS IN ONE CONTINUOUS LENGTH, NO LAPS. METAL ROOF FLASHING AND MISCELLANEOUS TRIM AND ACCESSORIES SHALL MATCH ROOF PANEL MATERIAL. PROVIDE FASTENERS AS RECOMMENDED BY METAL ROOF PANEL MANUFACTURER. METAL ROOFING AND ALL COMPONENTS SHALL WITHSTAND SPECIFIED UPLIFT PRESSURES, THERMALLY-INDUCED MOVEMENT, AND EXPOSURE TO WEATHER WITHOUT FAILURE DUE TO DEFECTIVE MANUFACTURE, FABRICATION, INSTALLATION, OR OTHER DEFECTS IN CONSTRUCTION. SUBMIT SHOP DRAWINGS FOR APPROVAL BY ARCHITECT PRIOR TO INSTALLATION.

9. STUCCO:
   A. CMU & CAST CONC. SUBSTRATE: APPLY HARD-COAT STUCCO SYSTEM DIRECTLY TO CMU & CAST CONC. SURFACES, 1/2" THICKNESS.
   B. WOOD FRAME SUBSTRATE (EXPOSED CONDITIONS): APPLY THIN-COAT SYNTHETIC STUCCO & CEMENT BOARD SYSTEM IN THE FOLLOWING ORDER AS FOLLOWS;
      1) APPLY 5/8" EXT. PLYWOOD SHEATHING TO STUDS.
      2) APPLY AIR & WATER-RESISTIVE BARRIER TO SHEATHING.
      3) APPLY RAINSCREEN DRAINAGE MAT EQUAL TO "WaterWAY" (11mm THICK) AS MANUFACTURED BY STUCO-FLEX INTERNATIONAL, INC.
      4) APPLY 5/8" CEMENT BOARD.
      5) APPLY THIN-COAT SYNTHETIC STUCCO SYSTEM.
   B. WOOD FRAME SUBSTRATE (PROTECTED CONDITIONS): APPLY THIN-COAT SYNTHETIC STUCCO AND CEMENT BOARD SYSTEM IN THE FOLLOWING ORDER AS FOLLOWS;
      1) APPLY 5/8" EXT. PLYWOOD SHEATHING TO STUDS.
      2) APPLY AIR & WATER-RESISTIVE BARRIER TO SHEATHING.
      3) APPLY 5/8" CEMENT BOARD.
      4) APPLY THIN-COAT SYNTHETIC STUCCO SYSTEM.
   C. FINISH COAT: APPLY ACRYLIC-BASED, WATERPROOF COATING.
   D. TEXTURE: SAND (FINE).
   E. COLOR: AS SELECTED BY ARCHITECT.

10. JOINT SEALANTS:
   A. AIR & WATER BARRIER SEALANT (FOR ALL EXTERIOR DOORS & WINDOWS): "AirDAM" AS MANUFACTURED BY PROSOCO, INC., OR APPROVED EQUAL.
   B. URETHANE JOINT SEALANTS: "NP-1" AS MANUFACTURED BY SONNEBORN OR APPROVED EQUAL. FOR GENERAL EXTERIOR USE.
   C. LATEX JOINT SEALANTS: ACRYLIC LATEX OR SILICONIZED ACRYLIC LATEX, ASTM C 834, TYPE "OP", GRADE "NF". FOR USE AT DRY INTERIOR LOCATIONS.
   D. SILICONE JOINT SEALANTS: MILDEW-RESISTANT, SINGLE COMPONENT, NEUTRAL CURING SILICONE, ASTM C 920, TYPE "S", GRADE "NS", CLASS 25, FORMULATED

CONT.

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PROJECT TITLE
PI²
314 SOUTH ALCANIZ STREET
PENSACOLA, FL 32502

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A1.2

08 - OPENINGS

1. WOOD CLAD DOORS & WINDOWS:
   A. PROVIDE PRODUCTS AS MANUFACTURED BY KOLBE WINDOWS & DOORS.
   B. CONSULT ARCHITECTURAL DRAWINGS, SHEETS A6.1 & A6.2, FOR INFORMATION REGARDING SIZES AND CONFIGURATIONS, FINISHES, HARDWARE, GLAZING, AND ACCESSORIES.

2. EXTERIOR PRE-HUNG DOOR UNITS: CONSULT ARCHITECTURAL DRAWINGS, SHEETS A6.1 & A6.2 FOR INFORMATION REGARDING SIZES AND CONFIGURATIONS, MATERIAL, FINISHES, HARDWARE, GLAZING, AND ACCESSORIES.

3. INTERIOR PRE-HUNG DOOR UNITS: CONSULT ARCHITECTURAL DRAWINGS, SHEETS A6.1 & A6.2 FOR INFORMATION REGARDING SIZES AND CONFIGURATIONS, MATERIAL, FINISHES, HARDWARE, GLAZING, AND ACCESSORIES.

4. EXTERIOR & INTERIOR PRE-HUNG DOOR HARDWARE : FURNISHED & INSTALLED BY CONTRACTOR AS AN ALLOWANCE.

5. GLAZING:
   A. INTERIOR TRANSOM PANELS: FLOAT GLASS. ASTM C 1036, TYPE 1, CLASS 1, THICKNESS AS REQUIRED BY CODE FOR SIZES SHOWN ON DRAWINGS.
   B. MIRRORS: SILVERED FLAT GLASS MIRRORS MEETING ASTM C 1503, ULTYRACLEAR (LOW IRON) FLOAT GLASS WITH A MINIMUM 91 % VISIBLE LIGHT TRANSMISSION, THICKNESS AS REQUIRED BY CODE FOR SIZES SHOWN ON DRAWINGS.
   C. SHOWER DOORS & PANELS: CONSULT "INTERIOR ELEVATIONS" FOR SHOWER DOOR & PANEL DESIGN. PROVIDE CLEAR TEMP. GLASS, 3/8" MINIMUM THICKNESS, WITH "SHOWER-GUARD" COATING. PROVIDE ALL HARDWARE AS MANUFACTURED BY CR LAURENCE CO. (INCLUDE PULLS UNDER DOOR HARDWARE ALLOWANCE).

09 - FINISHES

1. SHOWER & BATH WATERPROOFING & TILING SYSTEMS:
   A. PROVIDE ALL WATERPROOFING, UNDERLAYMENTS, AND SUBSTRATES AS MANUFACTURED BY SCHLUTER, INC. OR OTHER SYSTEMS AS APPROVED BY THE ARCHITECT. FURNISH AND INSTALL COMPONENTS AS RECOMMENDED BY THE MANUFACTURER FOR EACH SPECIFIC TYPE OF APPLICATION NOTED BELOW.
   B. FLOOR TILE: INSTALL AS PER TCA METHOD "F144".
   C. WALL TILE: INSTALL AS PER TCA METHOD "W244".
   D. FLOOR TILE (SHOWER): INSTALL AS PER TCA METHOD "B421C".
   E. WALL TILE (SHOWER): INSTALL AS PER TCA METHOD "W244C".

2. TILE & STONE:
   A. CAST STONE: CAST STONE PRODUCTS SHALL BE M ANUFACTURED BY HAMBRICK CAST STONE SERVICES, JASPER, GA.
      1) CAST STONE BRICK PEDESTAL CAP: SIZE AS SHOWN ON DRAWINGS.
      2) CAST STONE ENTRY STAIR TREADS & RISERS: SIZE AS SHOWN ON DRAWINGS.
      3) CAST STONE FIREPLACE SURROUND: 1/2" THICKNESS, SIZE AS SHOWN ON DRAWINGS.
   B. WALL TILE: DALTILE "COLORBODY PORCELAIN" SERIES, 3/8" THICKNESS, 24"x24" MINIMUM SIZE. EXACT TILE SELECTION SHALL BE SELECTED BY OWNER
   C. FLOOR TILE: DALTILE "KEYSTONES" COLORBODY PORCELAIN MOSAIC TILE, 1"x1" PATTERN, COLOR SHALL BE SELECTED BY OWNER.
   D. EXTERIOR WALL TILE BAND: DALTILE "KEYSTONES" COLORBODY PORCELAIN MOSAIC TILE 1"x1" PATTERN, COLOR SHALL BE SELECTED BY OWNER (SEE EXTERIOR ELEVATIONS).
   E. MARBLE SHELVES AND SILLS: WHITE MARBLE WITH SLIGHT GREY VEINING, 1" THICKNESS, CUT TO FIT, TYPICAL IN SHOWER AREAS AND AT ALL WINDOW SILLS.

3. WOOD FLOORING: PROVIDE A PRE-ENGINEERED, PRE-FINISHED, ALL WOOD FLOORING SYSTEM FOR DIRCT GLUE-DOWN TO PLYWOOD SUB-FLOOR. FLOORING SHALL HAVE A 1/4" MINIMUM TOP VENEER WITH A 3/4" TOTAL THICKNESS. PROVIDE SAME FLOORING FOR INTERIOR STAIR TREADS.

4. FLOORING TRANSITION STRIPS: PROVIDE EXTRUDED STAINLESS STEEL TRANSITION FLOOR PROFILES EQUAL TO SCHLUTER "RENO-T". PROVIDE THE APPROPRIATE HEIGHT TO MATCH ADJOINING FINISHES.

5. PAINT/COAT THE FOLLOWING ITEMS (PRIME ALL SURFACES OF WOOD ITEMS PRIOR TO INSTALLATION). PROVIDE PAINT PRODUCTS EQUAL TO SHERWIN-WILLIAMS PAINT, CO.
   A. EXTERIOR WOOD BRACKETS, TRIM & OTHER MISC. ITEMS: (1) COAT PRIMER, (2) COATS PAINT.
   B. EXTERIOR SOFFITS & INTERIOR CEILINGS, WOOD, T&G: (1) COAT "WHITE-WASH" TRANSPARENT STAIN
   C. COMPOSITE SIDING, PANELS, & TRIM: (1) COAT PRIMER, (2) COATS PAINT
   D. INTERIOR WOOD DOOR FRAMES, PANELING, & TRIM (DESIGNATED TO BE PAINTED): (1) COAT PRIMER, (2) COATS PAINT

10 - SPECIALTIES

1. FIREPLACE: GAS FIREPLACE EQUAL TO "SPARKS MODERN FIRES", "FIRE RIBBON DIRECT-VENT 3-FT", MODEL NO. 88E, NATURAL GAS, VERTICAL VENTING THROUGH ROOF UTILIZING ALL COMPONENTS AS MANUFACTURED BY DuraTECH.

2. EXTERIOR SHUTTERS: PROVIDE PRODUCTS EQUAL TO TIMBERLANE, INC.
   A. SPANISH CEDAR.
   B. TYPE & STYLE: LOUVERED, OPERABLE, STYLE "WLO", 1-3/4" W. LOUVERS.
   C. OPTIONS: COPPER CAPPING & TILT RODS/MOUSE HOLES.
   D. HARDWARE: STAINLESS STEEL HINGES, LOCKS & PULL RINGS.
   E. FINISH: FACTORY STAINED.
   F. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

11 - EQUIPMENT

1. APPLIANES: FURNISHED & INSTALLED BY OWNER & COORDINATED BY CONTRACTOR.

12 - FURNISHINGS

1. OPERABLE INTERIOR WINDOW SHADES: FURNISHED AND INSTALLED BY OWNER AND COORDINATED BY CONTRACTOR.

13 - SPECIAL CONSTRUCTION (N O T U S E D)

CONT.

14 - CONVEYING EQUIPMENT

1. RESIDENTIAL ELEVATOR: UNIT EQUAL TO MOWREY ELEVATOR, "LEFT-SIDE RAIL PASS-THRU", W/ ALL STANDARD FEATURES, WHITE ACCORDIAN GATE.
   A. 220 FEED, 10/3, 30-AMP.
   B. 110 FEED, 12/2, 20-AMP.
   C. PHONE, CAT-5.

22 - PLUMBING

1. PLUMBING FIXTURES & FAUCET SETS: FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR.

2. CONTRACTOR SHALL PROVIDE ALL REQUIRED FITTINGS, PIPING, TRAPS, DRAIN ASSEMBLIES, ETC., FOR A COMPLETE & FUNCTIONAL SYSTEM, AND TO ENSURE THE PROPER INSTALLATION OF ALL OWNER-FURNISHED FIXURES AND FITTINGS.

3. CONTRACTOR SHALL PROVIDE ELECTRIC WATER HEATING AS PER THE FOLLOWING: PROVIDE ONE (1) 50-GALLON "HIGH-EFFICIENCY" WATER HEATER WITH HEAT RECOVERY (COORDINATE WITH GEOTHERMAL CONTRACTOR). PROVIDE A FULL-HOUSE HOT-WATER RECIRCULATING PUMP.

23 - MECHANICAL

1. CONTRACTOR SHALL PROVIDE A CLOSED-LOOP GEOTHERMAL HEAT PUMP SYSTEM EQUAL TO WATER FURNACE "ENVISION 5" SERIES WITH A MINIMUM EFFICIENCY OF 18.0 EER (HIGH SPEED) AND 23 EER (LOW SPEED).

2. PRIOR TO SUBMITTING A PROPOSAL, THE GEOTHERMAL CONTRACTOR SHALL CONDUCT A MEETING WITH THE OWNER, ARCHITECT, & GENERAL CONTRACTOR TO DETERMINE THE EXACT NEEDS AND EXPECTATIONS OF THE OWNER.

3. THE GEOTHERMAL CONTRACTOR SHALL PROVIDE A WHOLE-HOUSE HONEYWELL DEHUMIDIFIER "DR90" AS PART OF HIS SCOPE OF WORK.

4. THE SYSTEM LOOP CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING THE LOOP FIELD INCLUDING NUMBER AND DIAMETER OF BORES.

5. THE GEOTHERMAL SYSTEM CONTRACTOR SHALL BE RESPONSIBLE FOR SIZE ARRANGEMENT OF ALL EQUIPMENT, DUCTWORK, AND PIPING AS REQUIRED FOR A COMPLETE & OPERABLE SYSTEM. CONTRACTOR SHALL INSTALL ALL COMPONENTS SUCH THAT THE MANUFACTURER'S RECOMMENDED CLEARANCES ARE MET FOR ALL ACCESS PANELS, MOTORS, FANS, BELTS, FILTERS, AND AIR INTAKES.

6. THE SYSTEM SHALL BE ENGINEERED FOR THE USE OF LINEAR SLOT DIFFUSERS IN ALL MAJOR SPACES AND TO THE EXTENT AS PRACTICAL, FOR ALL ANCILLARY SPACES.

7. PROVIDE DUCT FLEX CONNECTIONS & VIBRATION ISOLATION FOR ALL UNITS.

8. PROVIDE MINIMUM R-6 DUCT INSULATION.

9. BATH EXHAUST FANS: PROVIDE CONNECTIONS ON OUTLET AND ROUTE EXHAUST DUCT TO SOFFIT CAP. PROVIDE CAP EQUAL TO SEIHO MODEL "SX" ALUMINUM VENT LOUVER WITH CLEAR ANODIZED FINISH, OPTIONAL INSECT SCREEN, AND SIZED TO FIT DUCT.

10. DRYER ACCESSORIES:
    A. DRYER VENT CAP: PROVIDE CAP EQUAL TO SEIHO MODEL "SFZC" WITH CLEAR ANODIZED FINISH AND SIZED TO FIT DUCT.
    B. DRYER VENT HOSE RECEPTACLE: PROVIDE RECEPTACLE EQUAL TO "THE DryerBOX", MODEL NO. 4D, AS MANUFACTURED BY IN-O-VATE TECHNOLOIGIES, INC.

26 - ELECTRICAL

1. ELECTRICAL FIXTURES AND SWITCH / RECEPTACLE DEVICES AND PLATES: FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ALL WIRING, CONDUIT, J-BOXES, & OTHER NECESSARY MATERIALS TO ENSURE THE PROPER INSTALLATION OF ALL "OWNER-SUPPLIED" ELECTRICAL FIXTURES, SWITCHES, RECEPTACLES, AND COVER PLATES.

2. COMMUNICATION / DATA COMPONENTS: FURNISHED AND INSTALLED BY OWNER, AND COORDINATED BY CONTRACTOR.

3. CONTRACTOR SHALL PROVIDE CONDUIT STUB-OUT AT PERIMETER OF BUILDING AT (4) DIFFERENT LOCATIONS TO ALLOW POWER CONNECTIONS TO OWNER-FURNISHED SITE LIGHTING.

31 - EARTHWORK

1. SITE CLEARING: PROTECT AND MAINTAIN BENCHMARKS AND SURVEY POINTS FROM DISTURBANCE DURING CONSTRUCTION. VERIFY ANY LANDSCAPING TO REMAIN OR RE-LOCATED HAS BEEN FLAGGED & THAT PROTECTION ZONES HAVE BEEN ESTABLISHED.

2. EROSION CONTROL: PROVIDE TEMPORARY EROSION CONTROL TO PREVENT SOIL EROSION DISCHARGE OF SOIL-BEARING RUNOFF, OR AIRBORNE DUST TO ADJACENT PROPERTIES AND PUBLIC STREETS. PROVIDE IN ACCORDANCE WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

3. EARTH MOVING: PROVIDE NEW SOIL FILL MATERIAL WHEN SUFFICIENT SATISFACTORY SOIL MATERIAL IS NOT AVAILABLE FROM EXCAVATIONS AT THE SITE. CONSULT STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES AND REQUIREMENTS.

4. EXCAVATIONS FOR STRUCTURES: EXCAVATE TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS-OR-MINUS 1-INCH.

5. TERMITE CONTROL: PROVIDE AN EPA-REGISTERED TERMITICIDE, COMPLYING WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, IN AN AQUEOUS SOLUTION.

CONT.

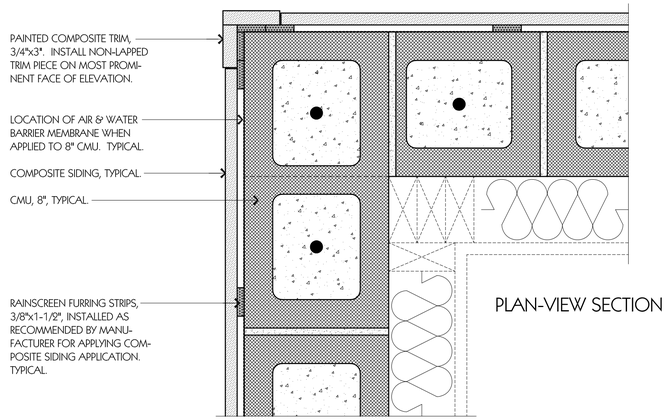
32 - EXTERIOR IMPROVEMENTS

1. ECO-PAVERS (RATED FOR DRIVEWAY USE): PROVIDE "TURFSTONE" PAVERS AS MANUFACTURED BY BELGARD.

2. PLANTING IRRIGATION: FURNISHED & INSTALLED BY OWNER. INSTALLER SHALL SUBMIT SHOP DRAWINGS TO OWNER, DRAWN TO SCALE, DEPICTING THE ENTIRE IRRIGATION SYSTEM INCLUDING ALL COMPONENTS AND THEIR COORDINATION WITH EACH OTHER. OBTAIN APPROVAL BY OWNER PRIOR TO STARTING ANY WORK.

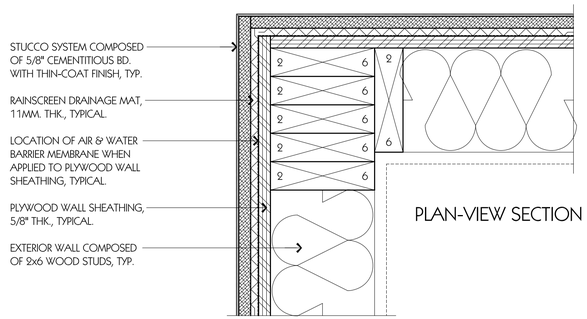
3. TURF & GRASSES: FURNISHED & INSTALLED BY OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED ELEVATION FOR THE FINISHED SURFACES OF PLANTING SOIL.

4. PLANTS: FURNISHED & INSTALLED BY OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED ELEVATION FOR THE FINISHED SURFACES OF PLANTING SOIL.



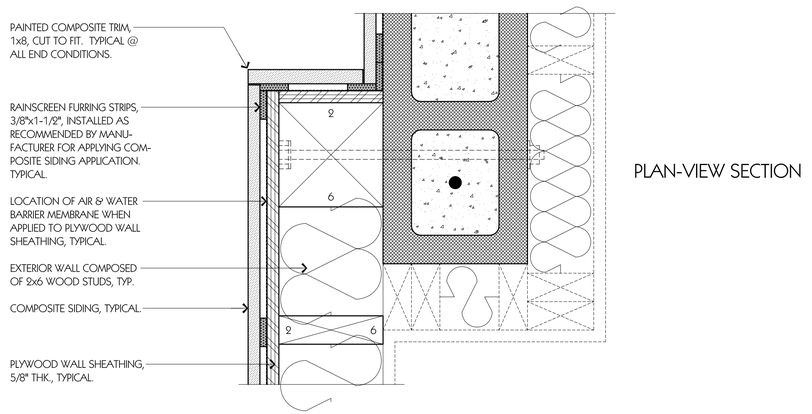
RAINSCREEN: CMU CONSTRUCTION WITH COMPOSITE SIDING FINISH

SCALE: 3"=1'-0"



RAINSCREEN: WOOD STUD CONSTRUCTION WITH STUCCO FINISH

SCALE: 3"=1'-0"



RAINSCREEN: WOOD STUD CONSTRUCTION WITH COMPOSITE SIDING FINISH

SCALE: 3"=1'-0"

NOTE: TYPICAL CONDITIONS @ TWO (2) CANTERLEVERS ON SOUTH ELEVATION.

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ARCHITECT
319 SOUTH ALCANIZ STREET
PENSACOLA, FLORIDA / 32502

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PROJECT TITLE
PI²
314 SOUTH ALCANIZ STREET
PENSACOLA, FL 32502

100% SUBMITTAL	DATE	12-14-2020
	REVISION 1	00-00-00
2002	2002PA1.2.dwg	
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SHEET TITLE

TECHNICAL DATA & SPECIFICATIONS / RAINSCREEN DETAILS

A1.3

LEGAL DESCRIPTION:

THE NORTH HALF OF LOT 50, LESS THAN THE NORTH 51 FEET THEREOF, BLOCK 9, OLD CITY TRACT, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO "MAP OF PENSACOLA, FLORIDA" COPYRIGHTED BY THOMAS C. WATSON IN 1906.

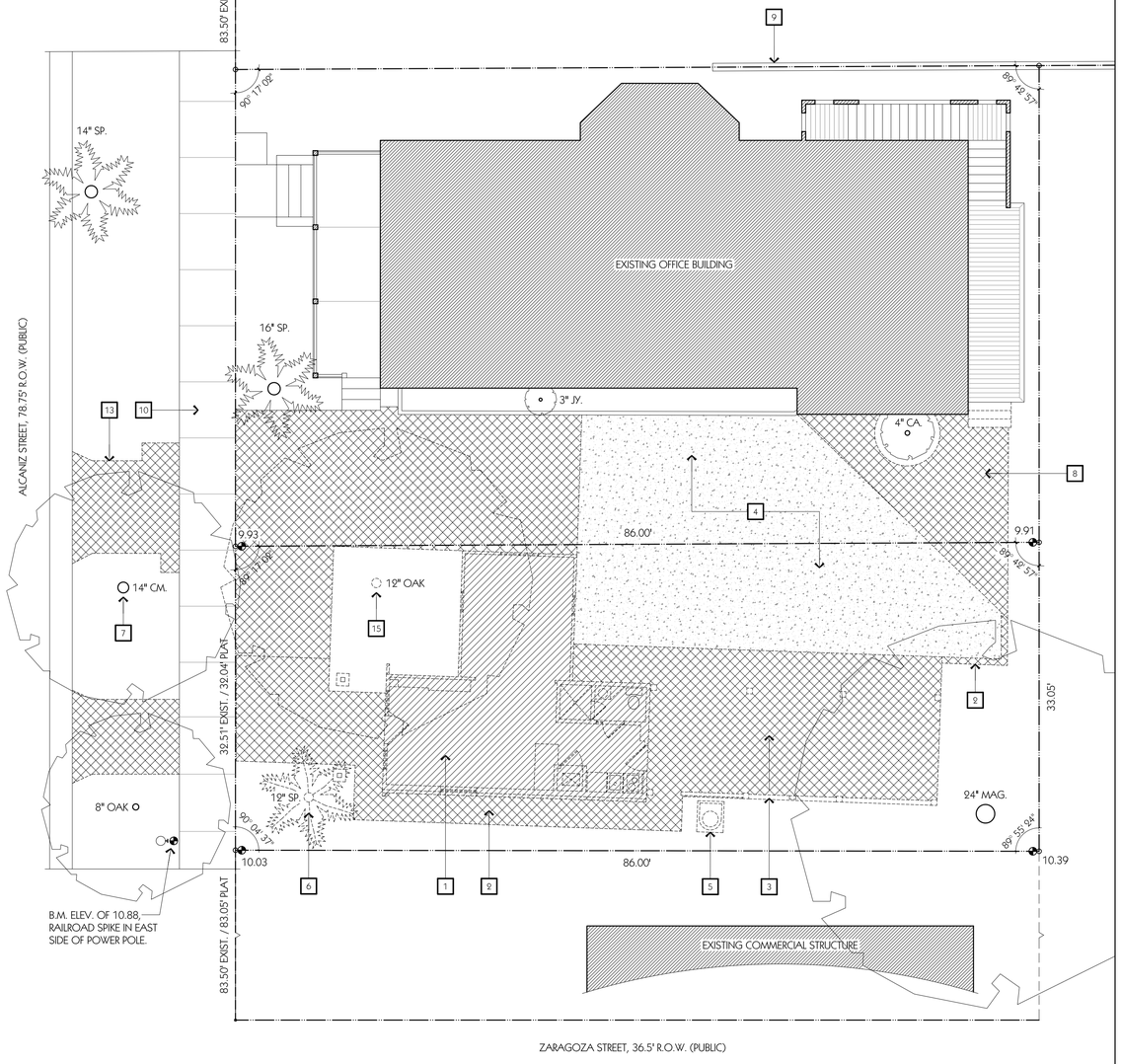
STREET ADDRESS:
314 SOUTH ALCANIZ STREET
PENSACOLA, FLORIDA / 32502

REF #: 000S009001003050

FLOOD ZONE "X"

KEYNOTES (FOR THIS SHEET ONLY)

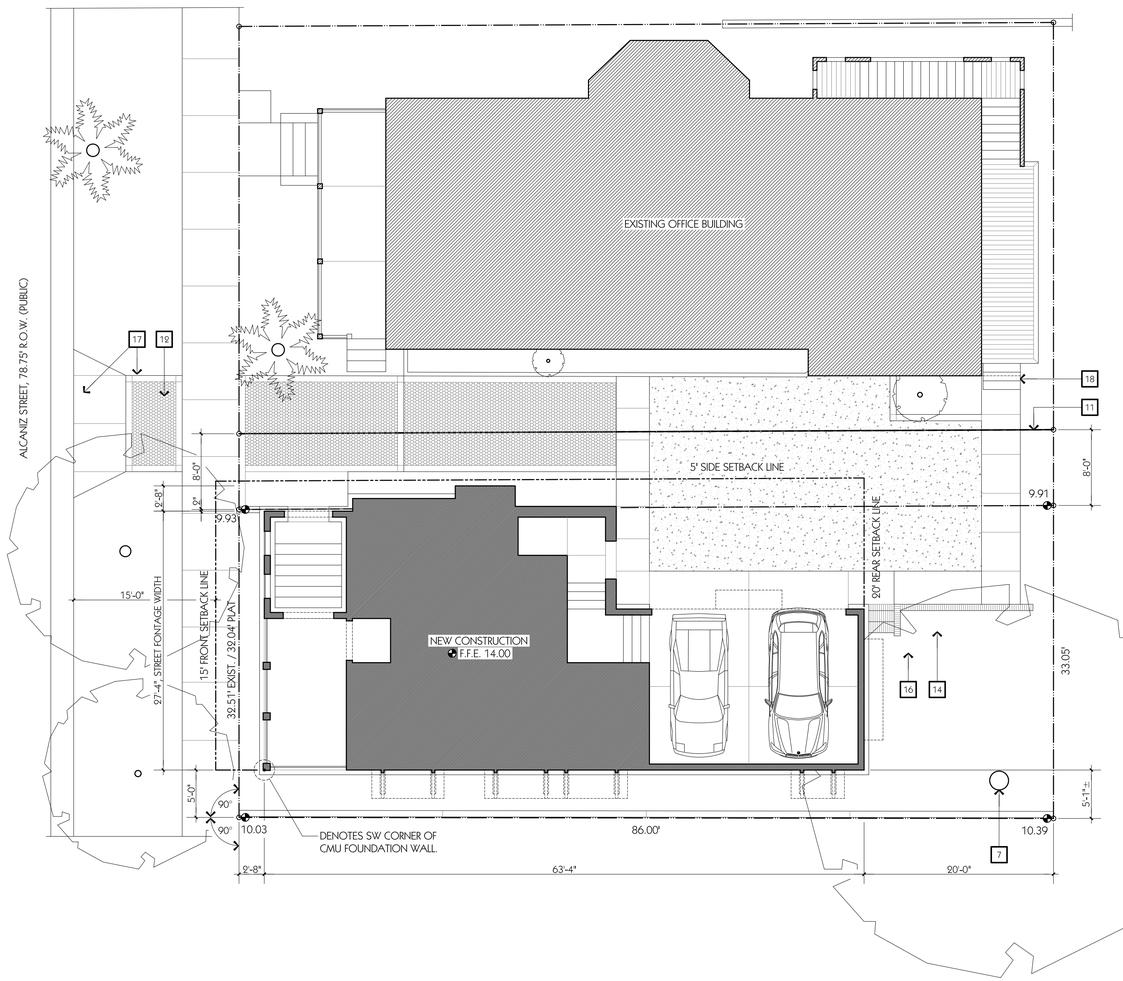
1. DENOTES EXISTING COTTAGE TO BE REMOVED.
2. DENOTES EXISTING BRICK AND/OR CONC. PAVING & CURBS TO BE REMOVED, TYP.
3. DENOTES EXISTING COVERED CARPORT AREA TO BE REMOVED, TYPICAL.
4. DENOTES EXISTING GRAVEL CAR COURT TO REMAIN.
5. DENOTES EXISTING A/C UNIT TO BE REMOVED.
6. DENOTES EXISTING SABEL PALM TO BE REMOVED.
7. DENOTES EXISTING TREES TO BE REMAIN, TYPICAL.
8. DENOTES EXISTING WOOD STEPS TO BE REMOVED.
9. DENOTES EXISTING 6' H. BRICK PRIVACY WALL TO REMAIN, TYPICAL.
10. DENOTES EXISTING CONC. PAVING TO REMAIN, TYPICAL.
11. DENOTES NEW PROPOSED NORTH PROPERTY LINE WITH COMMON EASEMENT.
12. DENOTES NEW PERMEABLE, DRIVABLE GRAVEL / BLOCK PAVER SYSTEM WITH 8" W. REINF. CONC. HEADER CURBS, TYP.
13. DENOTES EXISTING DRIVEWAY TO BE REMOVED AND RELOCATED. SEE SHEET A2.2 FOR ADDITIONAL INFORMATION.
14. DENOTES NEW CONC. PAVING, TYPICAL.
15. DENOTES EXISTING OAK TREE TO BE REMOVED.
16. DENOTES NEW BRICK RETAINING WALL & BRICK STEPS.
17. NEW DRIVEWAY. CONSULT SHEET A2.2 FOR ADDITIONAL INFORMATION.
18. DENOTES NEW ALUMINUM STEPS, FURNISHED AND INSTALLED BY OWNER.



SITE PLAN - EXISTING CONDITIONS / DEMOLITION

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

PROJECT NORTH



NOTE: CONSULT SHEET A2.2 'SITE IMPROVEMENT PLAN' & SHEET A2.3 'LANDSCAPE PLAN' FOR ADDITIONAL INFORMATION.

SITE PLAN - NEW CONSTRUCTION

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

PROJECT NORTH

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

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PENSACOLA, FL 32502

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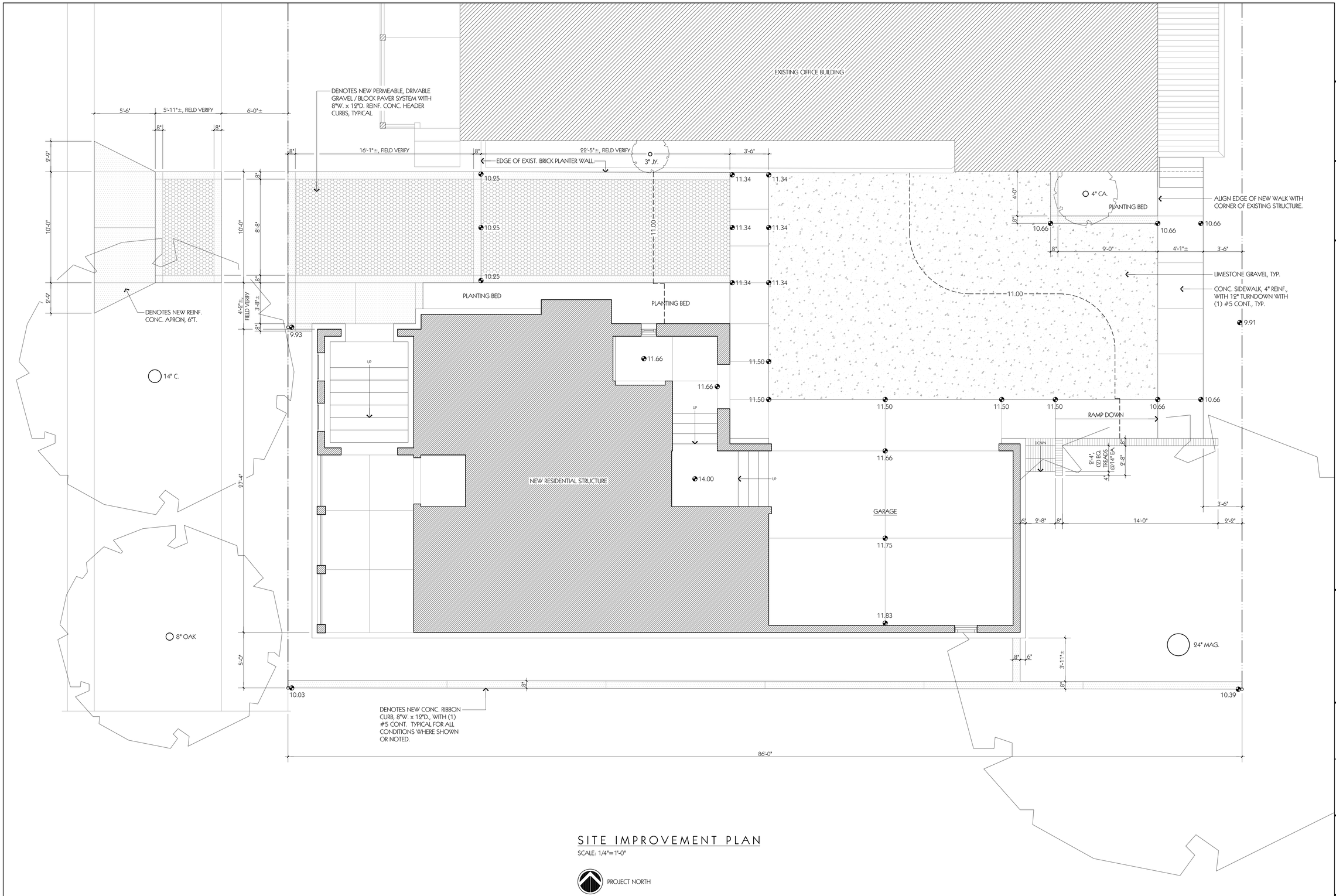
SITE PLANS - EXIST. CONDITIONS / DEMOLITION & NEW CONSTRUCTION

A2.1



SITE IMPROVEMENT PLAN

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

PROJECT NORTH

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ARCHITECT
319 SOUTH ALCANIZ STREET
PENSACOLA, FLORIDA / 32502

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PROJECT TITLE

PJ2

314 SOUTH ALCANIZ STREET
PENSACOLA, FL 32502

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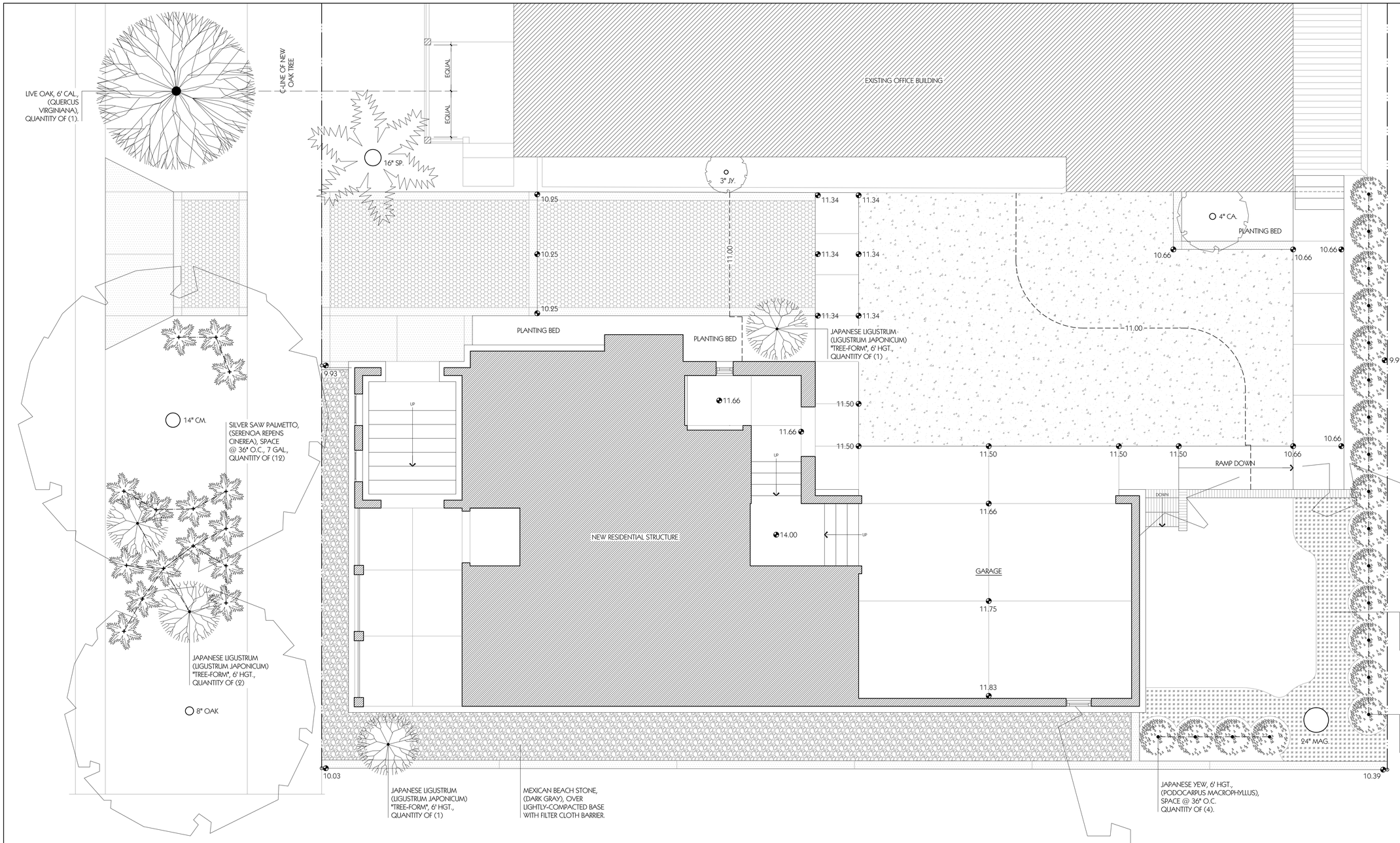
SITE IMPROVEMENT PLAN

A2.2



NOTE 1: ALL PLANT SPACINGS ARE APPROXIMATE AND WILL BE ADJUSTED FOR ADEQUATE MARGINS.

NOTE 2: ALL PLANTING AREAS SHALL RECEIVE A 4" THICK LAYER OF PINESTRAW MULCH.

LANDSCAPE PLAN

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

PROJECT NORTH

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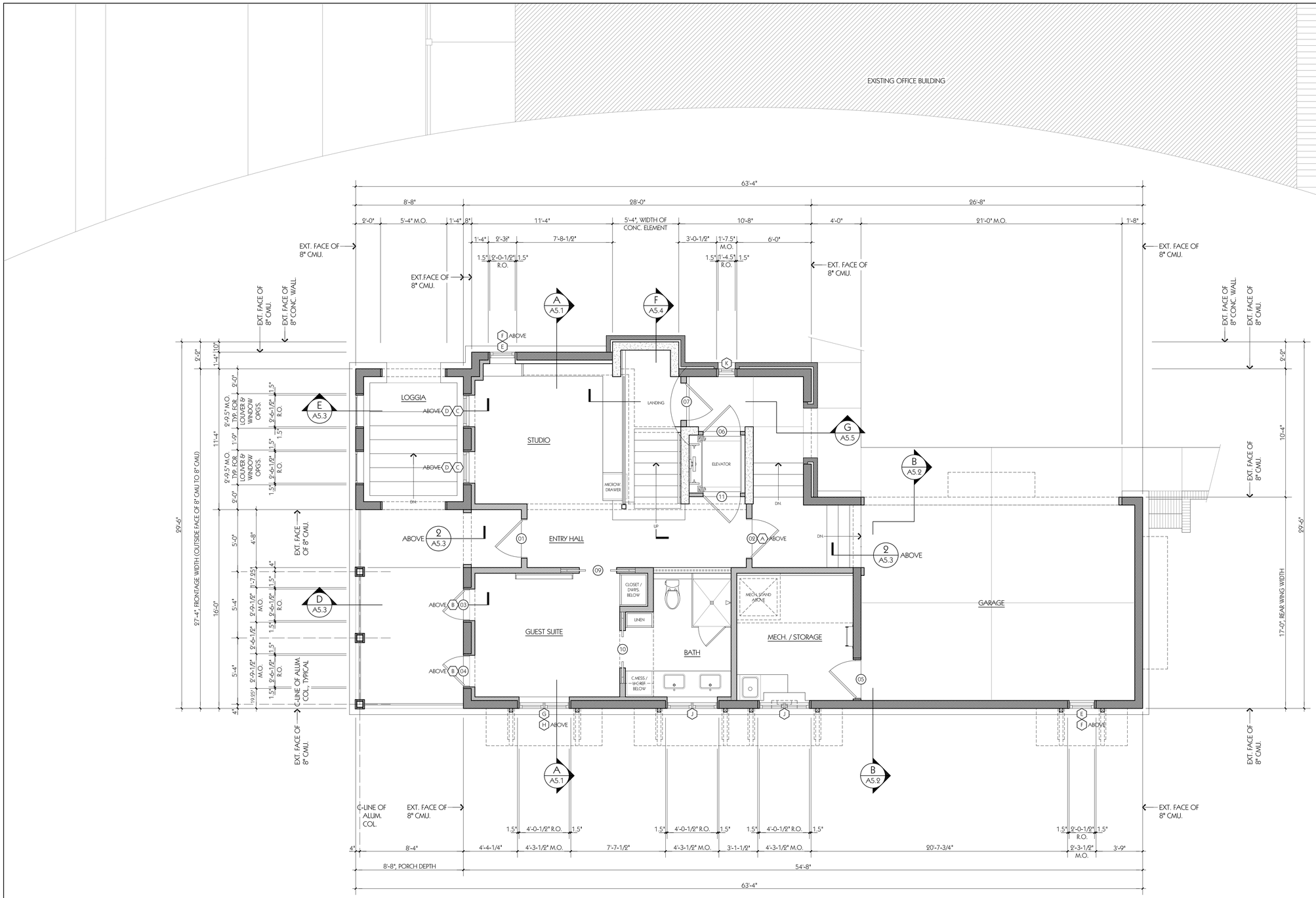
LANDSCAPE PLAN

A2.3



FIRST FLOOR PLAN

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

PROJECT NORTH

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PROJECT NO.	20002
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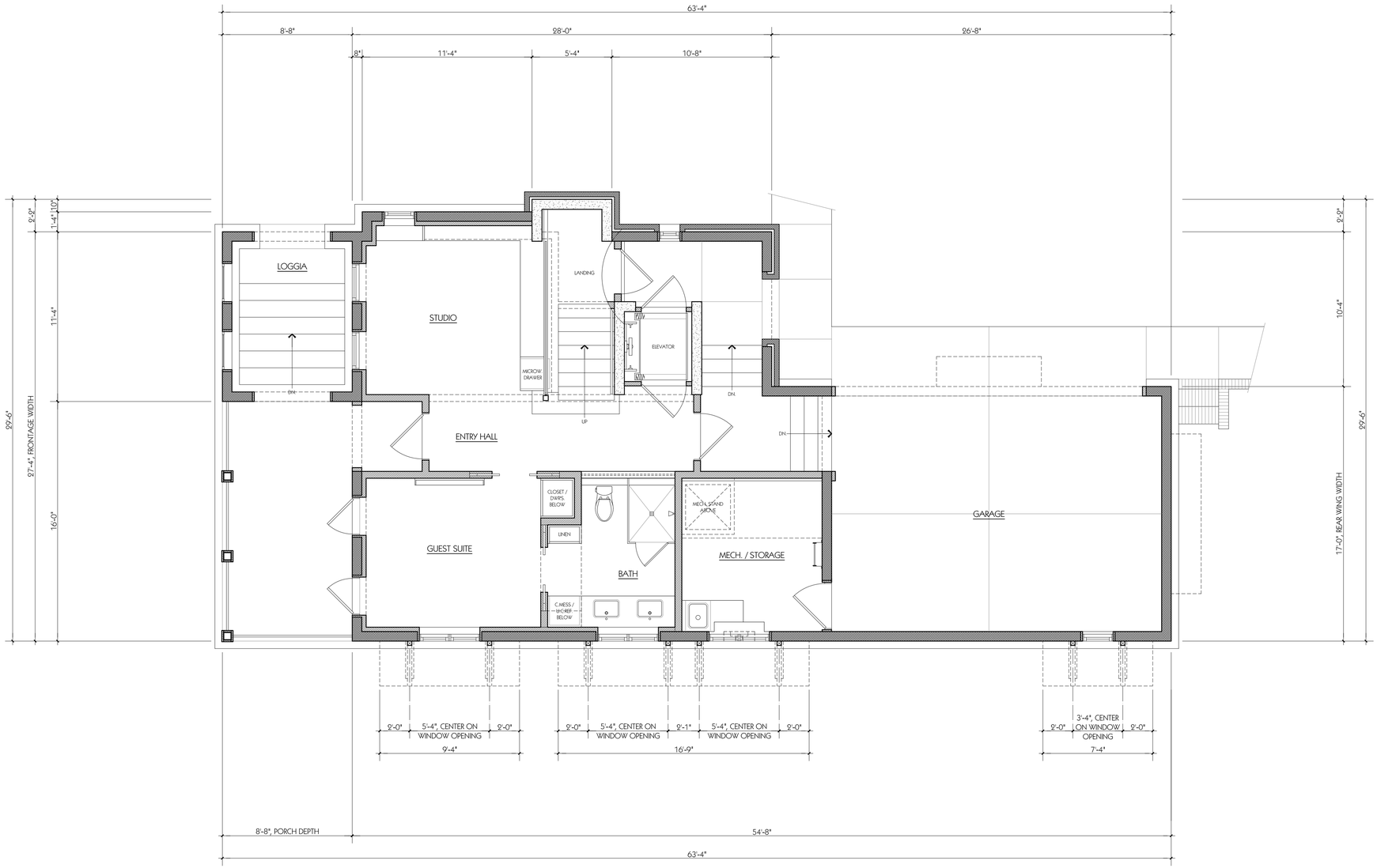
SHEET TITLE

FIRST FLOOR PLAN

A3.1a



FIRST FLOOR PLAN (INTERIOR WALL & SUN SCREEN DIMENSIONS)

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

PROJECT NORTH

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ARCHITECT
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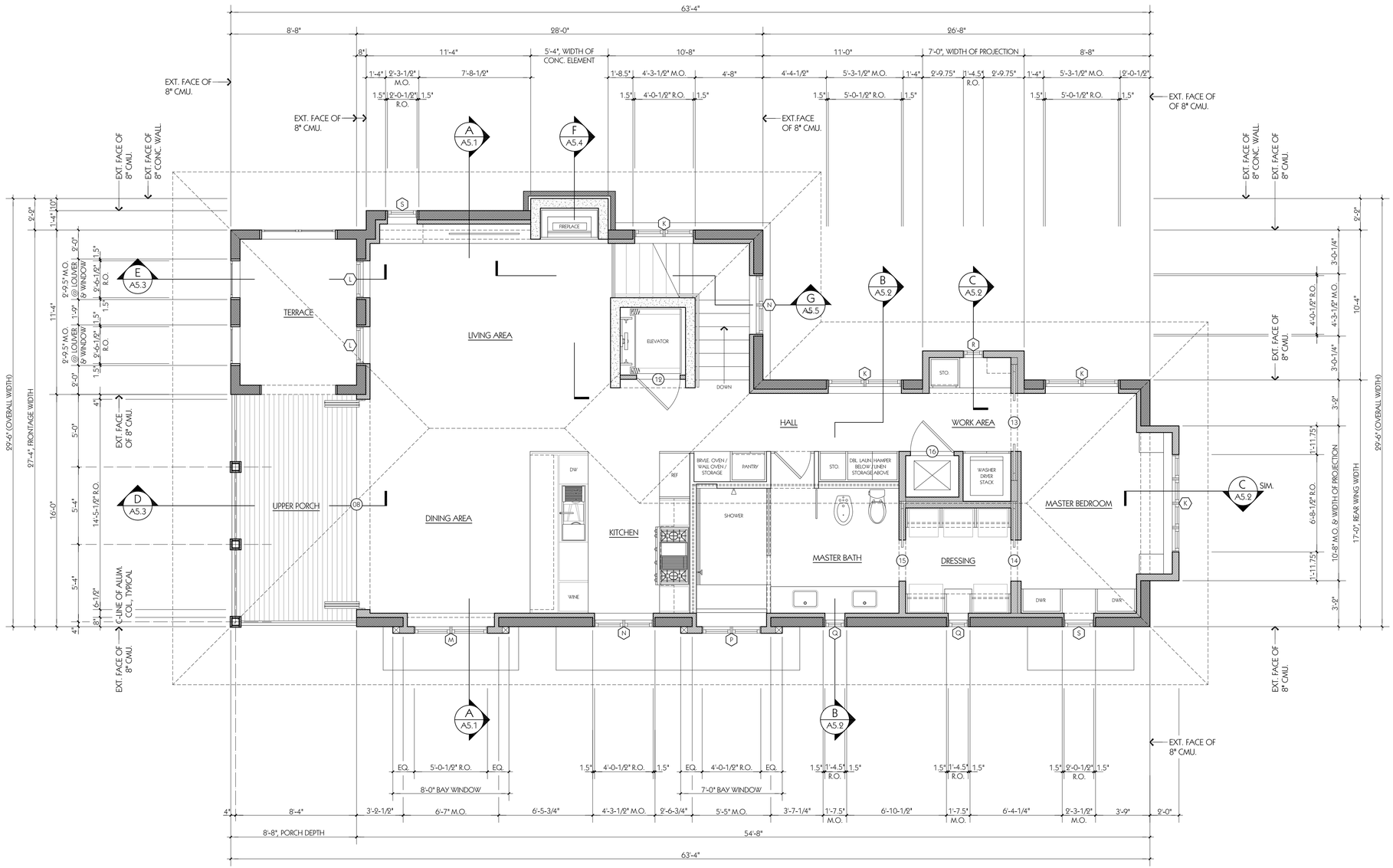
SHEET TITLE

FIRST FLOOR PLAN (INTERIOR WALL & SUN SCREEN DIMENSIONS)

A3.1b



SECOND FLOOR PLAN

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

PROJECT NORTH

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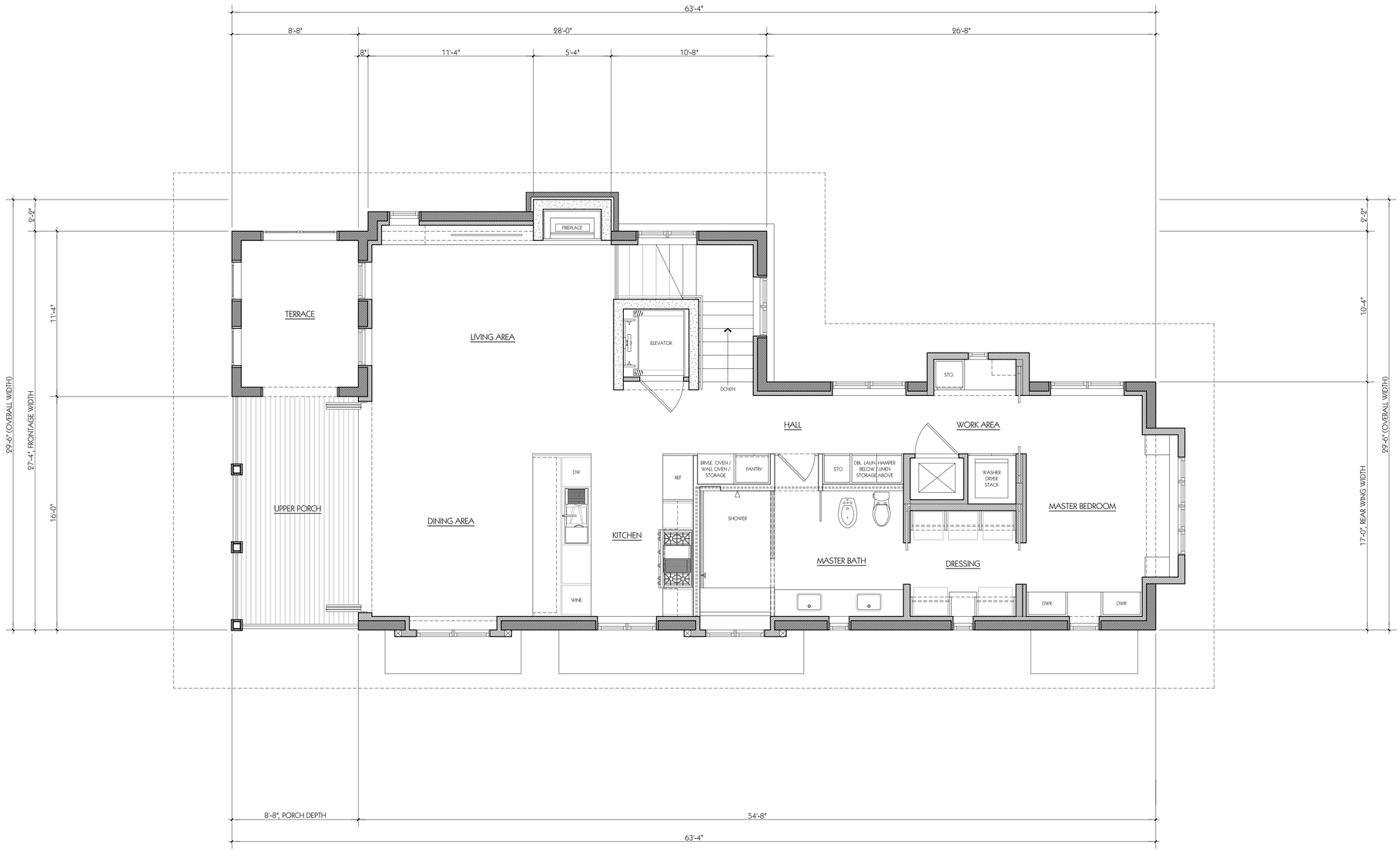
SECOND FLOOR PLAN

A3.2a



SECOND FLOOR PLAN (INTERIOR WALL DIMENSIONS)

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

PROJECT NORTH

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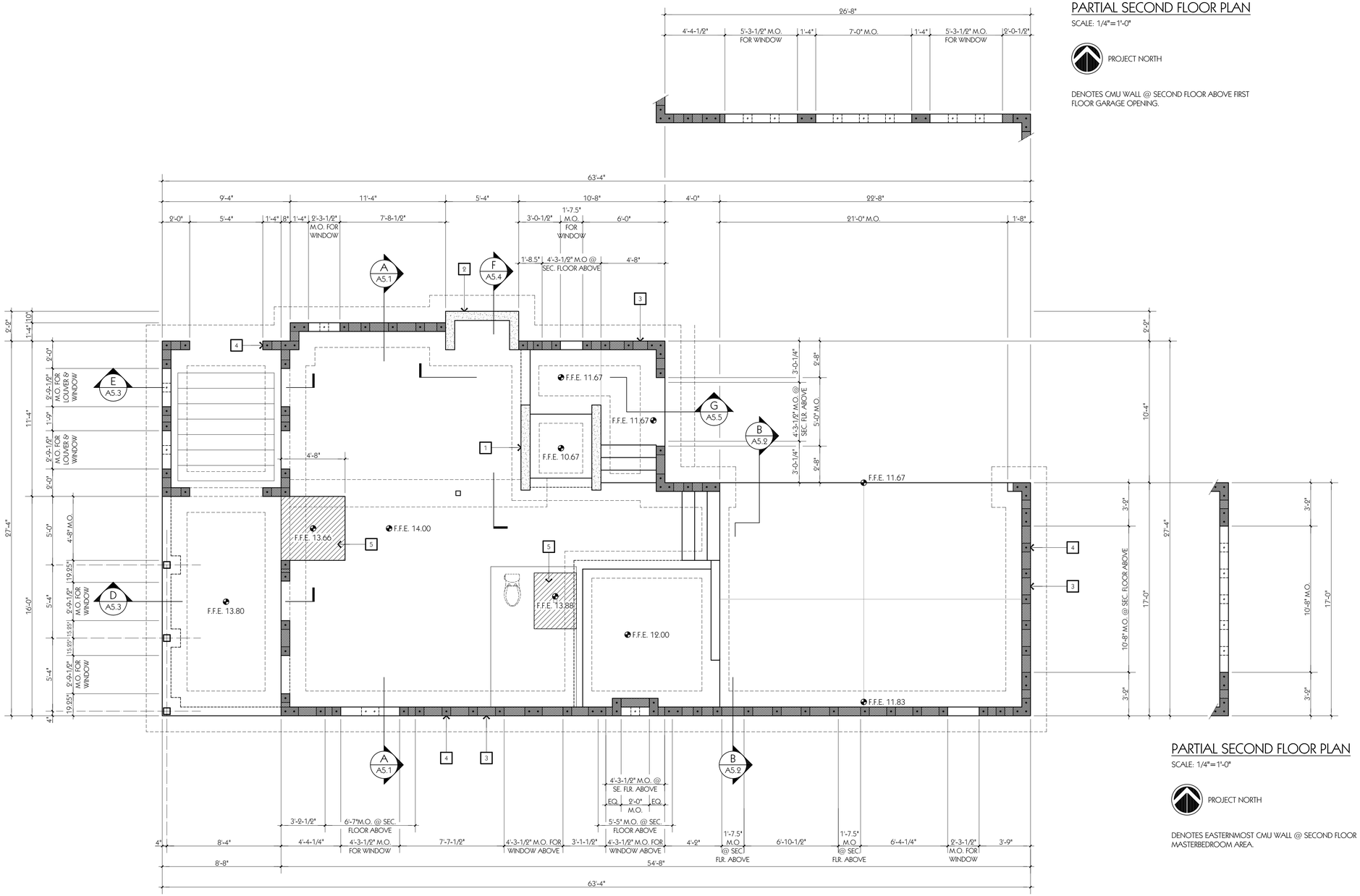
SHEET TITLE

SECOND FLOOR PLAN (INTERIOR WALL DIMENSIONS)

A3.2b

KEYNOTES
(SHEETS A3.3 ONLY)

1. DENOTES REINF. CAST-IN-PLACE CONC. ELEVATOR SHAFT. CONSULT SHEET A5.6 & STRUCTURAL DWG'S. FOR ADDITIONAL INFORMATION.
2. DENOTES REINF. CAST-IN-PLACE CONC. CHIMNEY SHAFT. CONSULT SHEET A5.6 & STRUCTURAL DWG'S. FOR ADDITIONAL INFORMATION.
3. DENOTES REINF. 8" CMU FOUNDATION WALLS. CONSULT SHEETS A5.1 - A5.5 & STRUCTURAL DWG'S. FOR ADDITIONAL INFORMATION. TYPICAL.
4. DENOTES REINF. 8" CMU PILASTERS. CONSULT STRUCTURAL DWG'S. FOR ADDITIONAL INFORMATION. TYPICAL.
5. DENOTES RECESS IN SLAB FOR SETTING BED AND TILE. TYPICAL.



PARTIAL SECOND FLOOR PLAN

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

PROJECT NORTH

DENOTES CMU WALL @ SECOND FLOOR ABOVE FIRST FLOOR GARAGE OPENING.

PARTIAL SECOND FLOOR PLAN

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

PROJECT NORTH

DENOTES EASTERNMOST CMU WALL @ SECOND FLOOR MASTERBEDROOM AREA.

FOUNDATION & FIRST FLOOR SLAB PLAN

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

PROJECT NORTH

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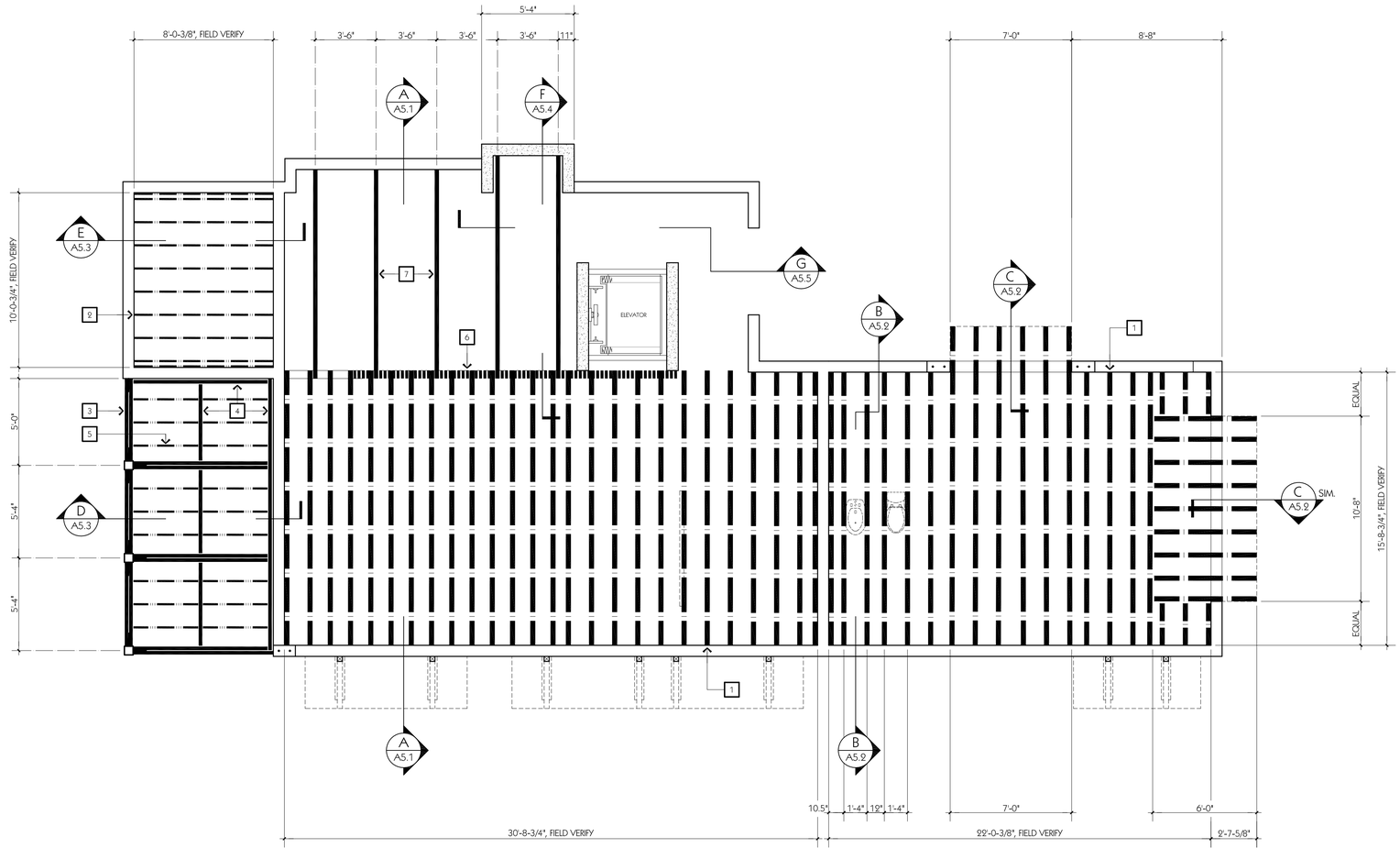
SHEET TITLE

FOUNDATION & FIRST FLOOR SLAB PLAN

A3.3

KEYNOTES
(SHEETS A3.4 ONLY)

1. DENOTES 20"D. PRE-ENGINEERED WOOD FLOOR TRUSSES @ 16" O.C. MAX., TYP.
2. DENOTES P.T. 2x12 WOOD FLOOR JOISTS 16" O.C. MAX., TYPICAL.
3. DENOTES DOUBLE KDAT 3x8 WOOD JOISTS SPACED AS SHOWN. TYPICAL.
4. DENOTES KDAT 3x8 WOOD JOIST SPACED AS SHOWN. TYPICAL.
5. DENOTES KDAT 2x8 WOOD JOISTS, SPACED AS SHOWN. TYPICAL.
6. DENOTES WOOD GLULAM BEAM BELOW. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
7. DENOTES WOOD GLULAM FLOOR JOISTS. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.



SECOND FLOOR FRAMING PLAN

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

PROJECT NORTH

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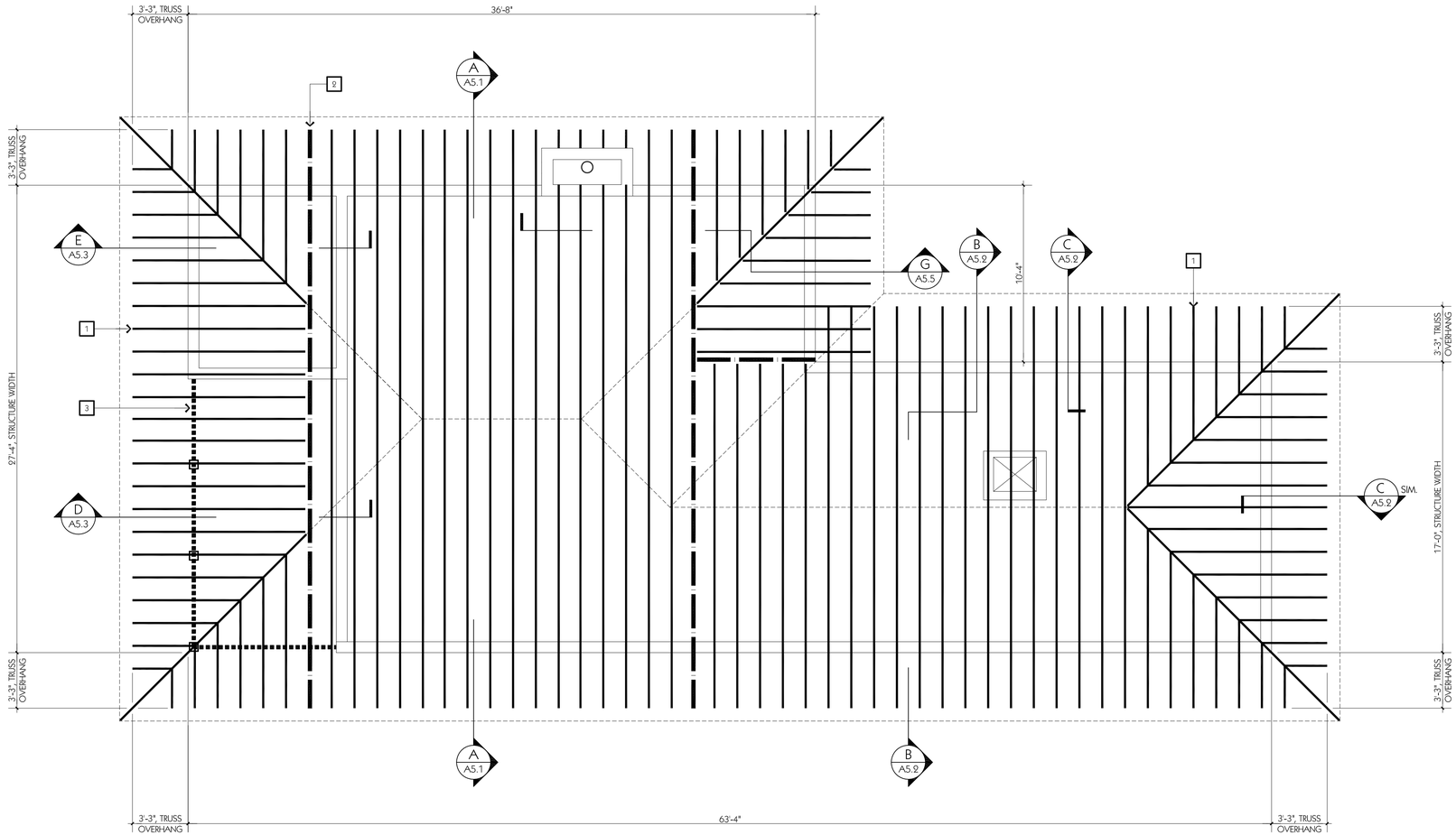
SHEET TITLE
SECOND FLOOR FRAMING PLAN

A3.4

KEYNOTES
(SHEETS A3.5 ONLY)

1. DENOTES PRE-ENGINEERED WOOD ROOF TRUSSES @ 16" O.C. MAXIMUM. PROVIDE 2x6's FOR ALL COMPONENTS. TYPICAL.
2. DENOTES PRE-ENGINEERED WOOD ROOF CARRIER TRUSSE, TYPICAL.
3. DENOTES LVL BEAM BELOW. SEE STRUCT. DRAWINGS FOR ADDITIONAL INFORMATION. TYPICAL.



ROOF FRAMING PLAN

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

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SHEET TITLE

ROOF FRAMING PLAN

A3.5

KEYNOTES
(SHEETS A4.1 - A4.4)

1. DENOTES PAINTED COMPOSITE SHIP-LAP SIDING, 5" EXPOSURE, TYPICAL.
2. DENOTES BRICK VENEER, TYPICAL.
3. DENOTES HARD-COAT STUCCO FINISH, TYPICAL.
4. DENOTES CLAD WOOD WINDOWS AND DOORS WITH HORIZ. MUNTINS, TYPICAL.
5. DENOTES CUSTOM BRONZE HANDRAILS, TYPICAL.
6. DENOTES CORRUGATED METAL ROOF PANELS WITH GALVALUME FINISH, TYP.
7. DENOTES FIXED WOOD SHUTTERS WITH OPERABLE LOUVERS, TYPICAL.
8. DENOTES AWNINGS COMPOSED OF HEAVY-TIMBEDR BRACKETS, T&G WOOD DECKING, AND CORRUGATED METAL ROOF PANELS, TYPICAL.
9. DENOTES 'OPTIONAL' SOLAR ARRAY SYSTEM.
10. DENOTES CAST STONE CAP, CONT. AROUND ENTIRE BRICK BASE, TYPICAL.
11. DENOTES CERAMIC MOSAIC TILE TIM BAND.

WEST ELEVATION - FRONT VIEW FROM ALCANIZ STREET

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

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WEST ELEVATION - FRONT VIEW FROM ALCANIZ STREET

A4.1a

WEST ELEVATION (PORCH REMOVED)

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

NOTE: CONSULT SHEET A4.1a FOR KEYNOTES & ADDITIONAL INFORMATION.

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PI[2]
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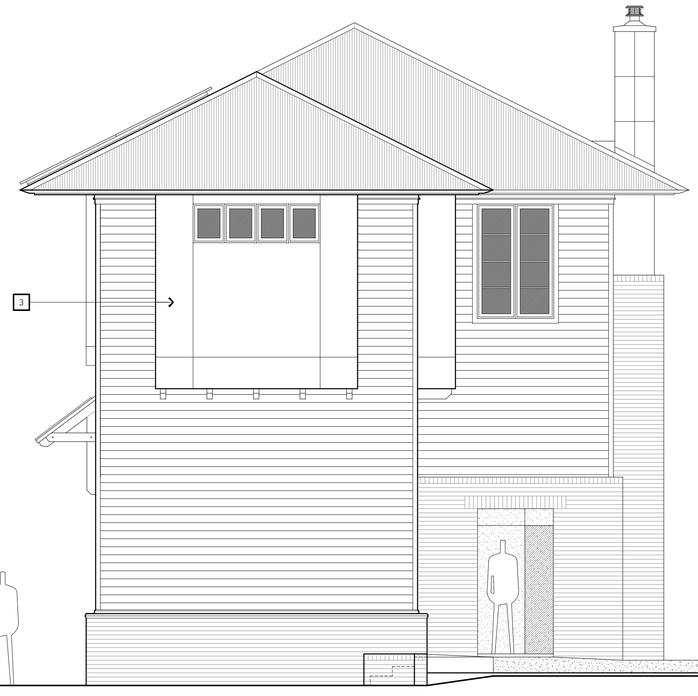
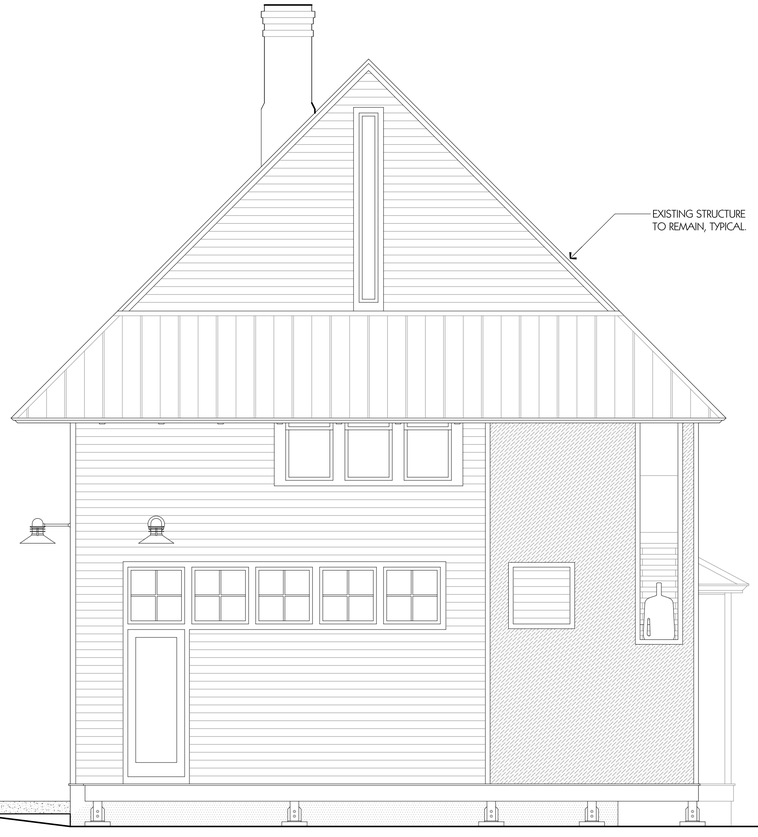
WEST ELEVATION - FRONT VIEW FROM ALCANIZ STREET

A4.1b





EAST ELEVATION - REAR VIEW

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

NOTE: CONSULT SHEET A4.1a FOR KEYNOTES & ADDITIONAL INFORMATION.

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SHEET TITLE
EAST ELEVATION - REAR VIEW

A4.2

SOUTH ELEVATION - SIDE VIEW

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

NOTE: CONSULT SHEET A4.1a FOR KEYNOTES & ADDITIONAL INFORMATION.

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SHEET TITLE
SOUTH ELEVATION - SIDE VIEW

A4.3

NORTH ELEVATION - SIDE VIEW

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

NOTE: CONSULT SHEET A4.1a FOR KEYNOTES & ADDITIONAL INFORMATION.

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PENSACOLA, FLORIDA / 32502

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PI[2]

314 SOUTH ALCANIZ STREET
PENSACOLA, FL 32502

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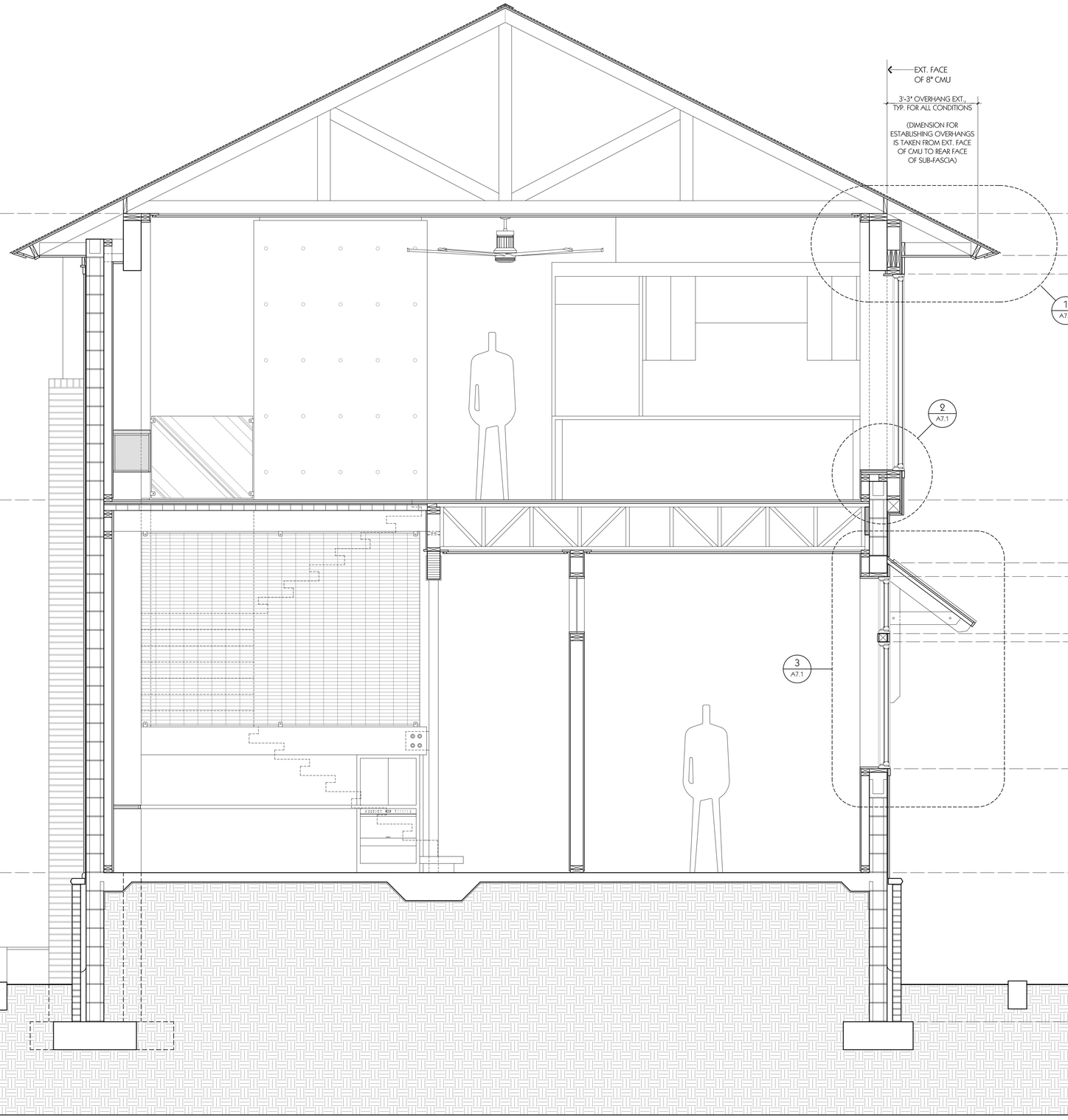
SHEET TITLE

NORTH ELEVATION - SIDE VIEW

A4.4



A BUILDING SECTION

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

NOTE: CONSULT STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES & DIMENSIONS.

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PROJECT TITLE

PI²

314 SOUTH ALCANIZ STREET
PENSACOLA, FL 32502

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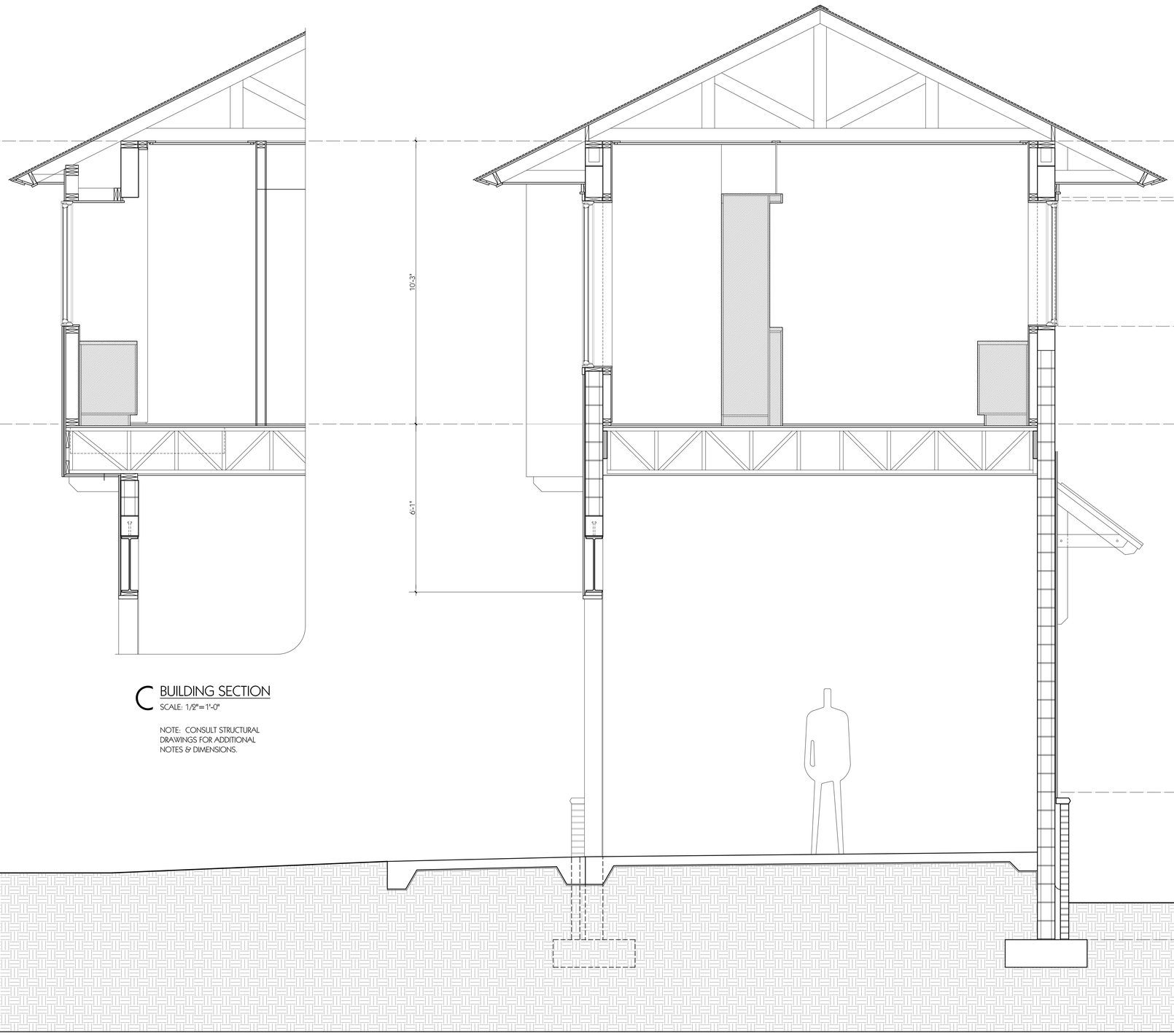
SHEET TITLE

BUILDING SECTION 'A'

A5.1



B BUILDING SECTION

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

NOTE: CONSULT STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES & DIMENSIONS.

C BUILDING SECTION

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

NOTE: CONSULT STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES & DIMENSIONS.

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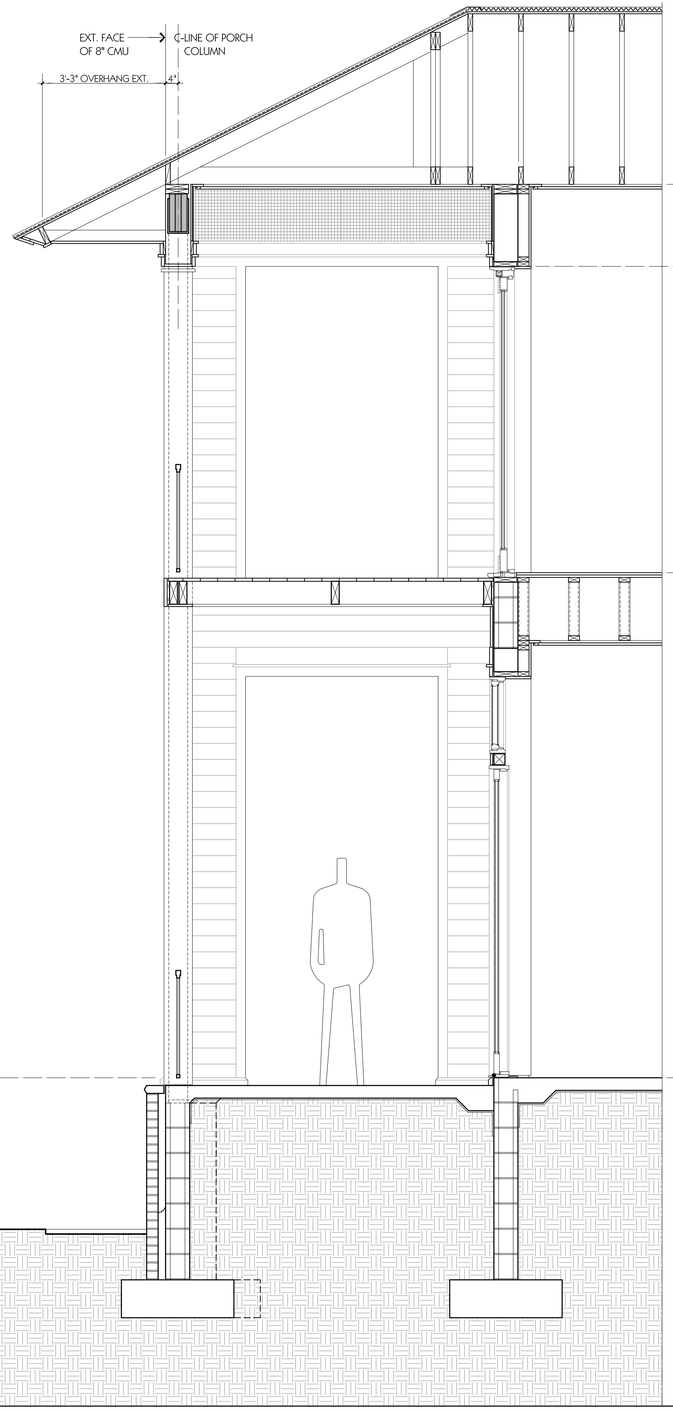
SHEET TITLE

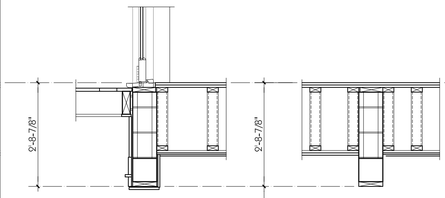
BUILDING SECTIONS
'B' & 'C'

A5.2



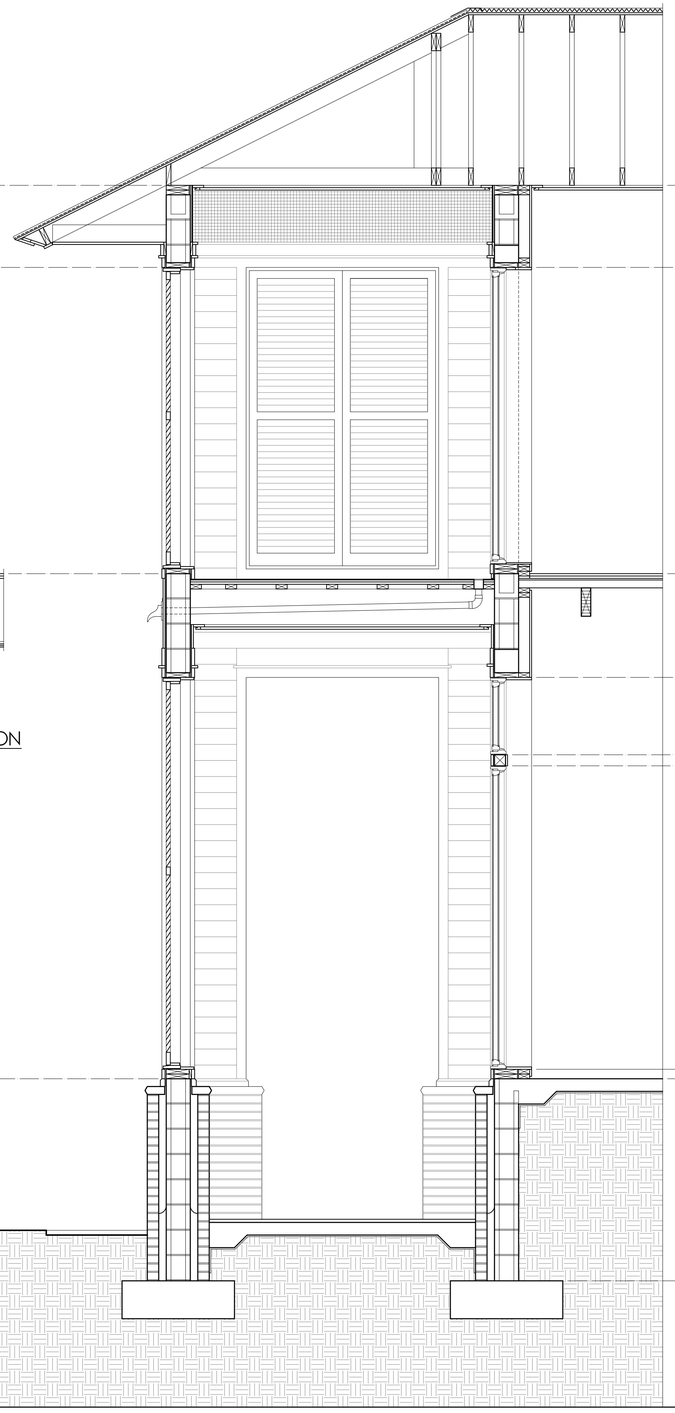
D BUILDING SECTION
SCALE: 1/2"=1'-0"

NOTE: CONSULT STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES & DIMENSIONS.



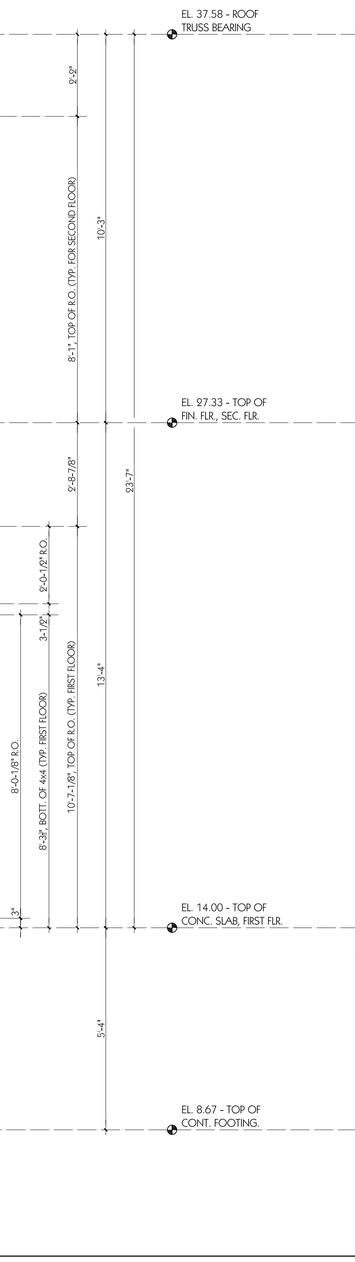
1 DETAIL - SECTION
SCALE: 1/2"=1'-0"

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



E BUILDING SECTION
SCALE: 1/2"=1'-0"

NOTE: CONSULT STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES & DIMENSIONS.



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PENSACOLA, FL 32502

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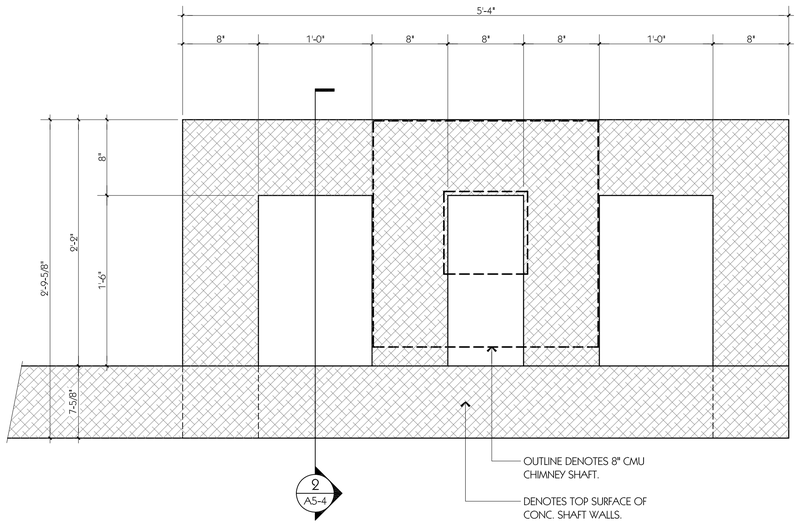
SHEET TITLE

BUILDING SECTIONS
'D' & 'E' / DETAILS

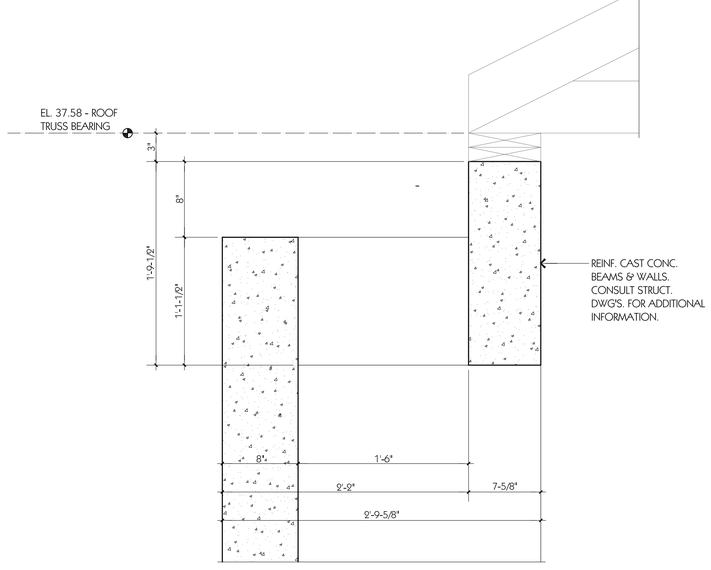
A5.3



1 DETAIL - PLAN-VIEW OF CHIMNEY SHAFT

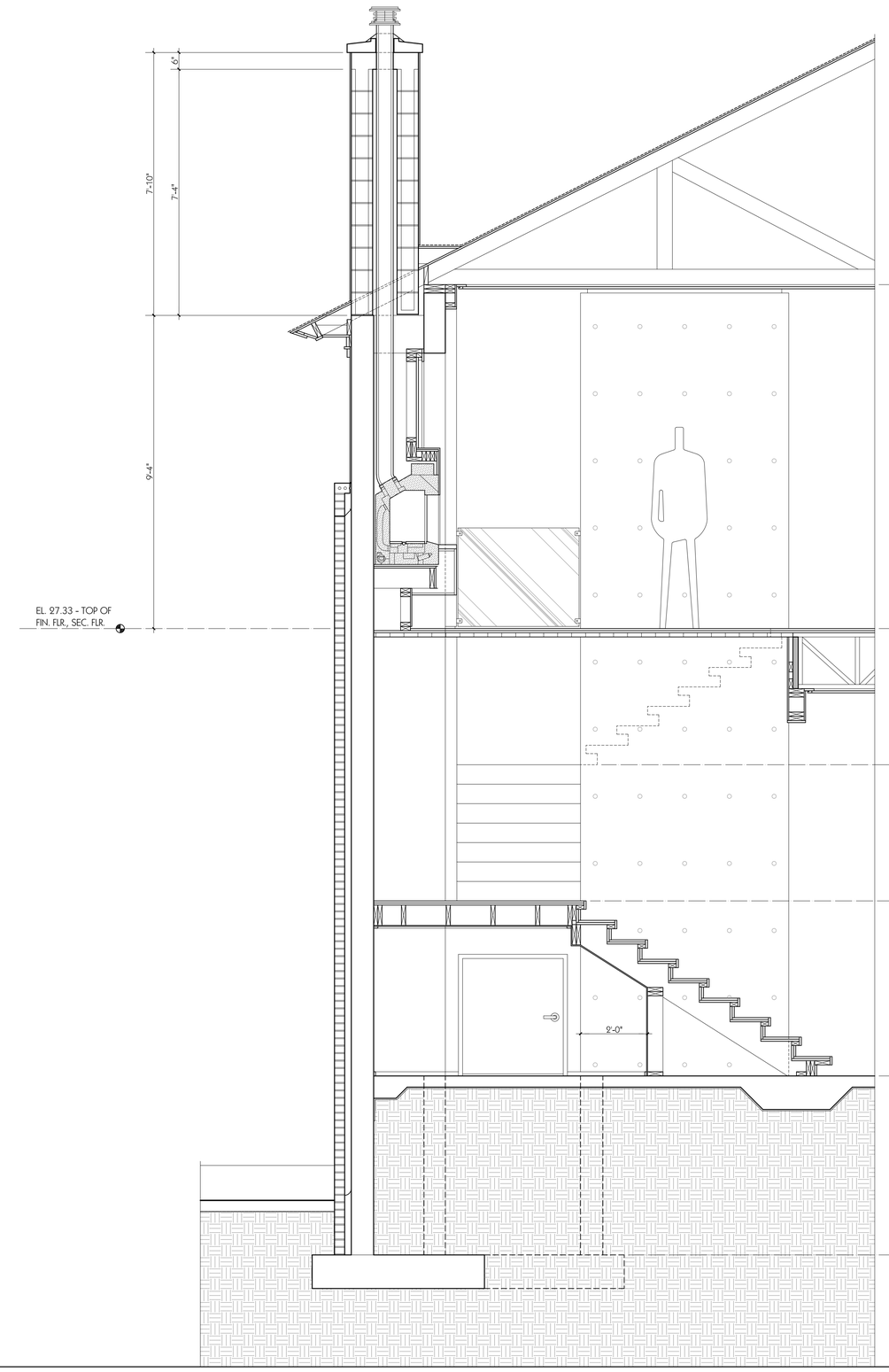
SCALE: 1/4"=1'-0"

PROJECT NORTH



2 DETAIL - SECTION

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



F BUILDING SECTION

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

NOTE: CONSULT STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES & DIMENSIONS.

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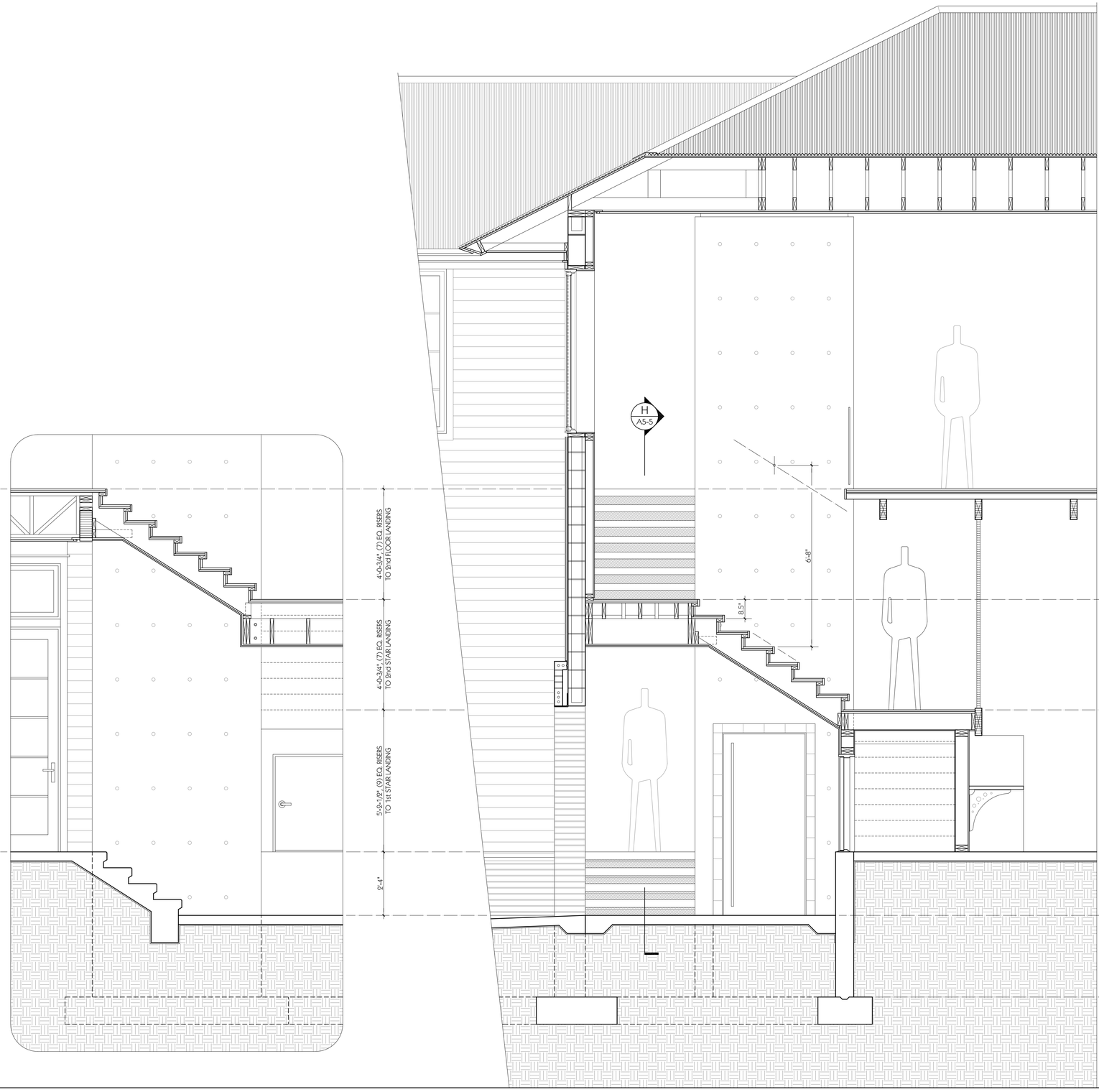
SHEET TITLE

BUILDING SECTION
"F" / DETAILS

A5.4



G BUILDING SECTION

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

NOTE: CONSULT STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES & DIMENSIONS.

H BUILDING SECTION

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

NOTE: CONSULT STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES & DIMENSIONS.

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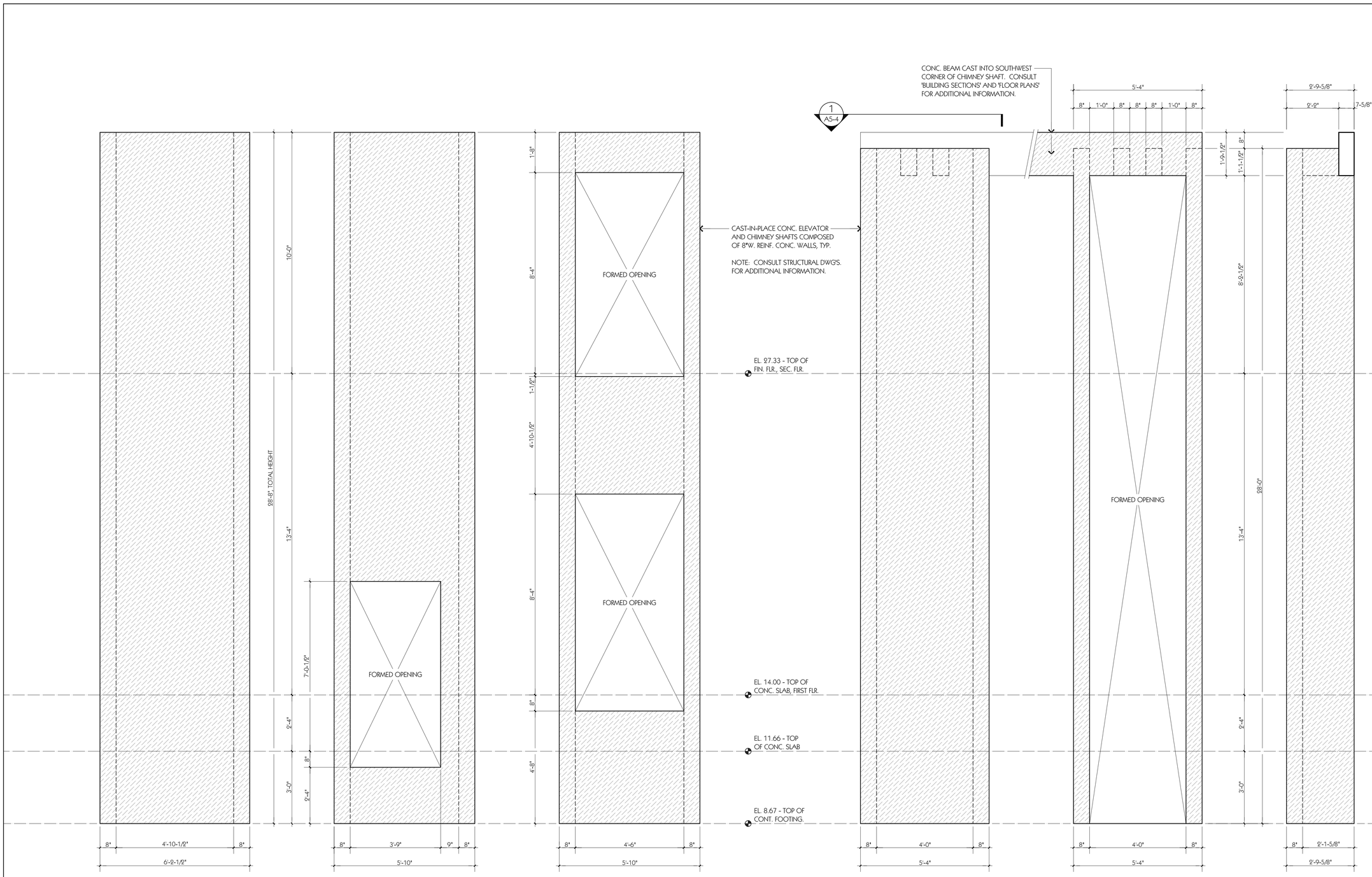
SHEET TITLE

BUILDING SECTIONS
'G' & 'H'

A5.5



WEST ELEVATION (EAST IDENTICAL) | NORTH ELEVATION | SOUTH ELEVATION | NORTH ELEVATION | SOUTH ELEVATION | WEST ELEVATION (EAST SIMILAR)

ELEVATOR SHAFT ELEVATIONS

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

NOTE: CONSULT SHEETS A3.1a, A3.1b, A3.2a, & A3.2b FOR ADDITIONAL INFORMATION REGARDING PLAN LAYOUT OF CONC. SHAFTS.

CHIMNEY SHAFT ELEVATIONS

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

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SHEET TITLE
ELEVATOR & CHIMNEY SHAFT ELEVATIONS

A5.6

FINISH SCHEDULE

ROOM NAME	FLOOR		BASE			NORTH WALL		SOUTH WALL		EAST WALL		WEST WALL		WAINSCOT			CEILING			REMARKS
	MTL.	COLOR	MTL.	COLOR	HGT.	MTL.	COLOR	MTL.	COLOR	MTL.	COLOR	MTL.	COLOR	MTL.	COLOR	HGT.	MTL.	COLOR	HGT.	
FIRST FLOOR LEVEL																				
ENTRY FOYER	COP	F-1				PWP	P-2	PWP	P-2			PWP	P-2				WTS	P-6	11'-5"	
STUDIO	COP	F-1				CSP	P-1	PWP	P-2	(VARIES)	(VARIES)	CSP	P-1				WTN	NF	12'-11"	SEE NOTE 1 THIS SHEET.
GUEST SUITE	COP	F-1				PWP	P-2	CSP	P-1	PWP	P-2	CSP	P-1				WTS	P-6	11'-5"	
GUEST BATH	PCM	F-3				(VARIES)	(VARIES)	CSP	P-1	(VARIES)	(VARIES)	PWP	P-2				WTS	P-6	11'-5"	SEE NOTE 1 THIS SHEET.
STAIR	WEP	F-2				(VARIES)	(VARIES)			COE	NF	(VARIES)	(VARIES)				WTS	P-6	(VARIES)	SEE NOTE 2 THIS SHEET.
MECHANICAL / STORAGE	COT	NF				CPP	P-3	CMU	P-4	CMU	P-4	CPP	P-3	CMU	P-4	2'-0"	CPP	P-3	13'-5"	
CARPORT	COT	NF				CMU	P-4	CMU	P-4	CMU	P-4	CMU	P-4				CPP	P-3	13'-9"	
ELEVATOR STORAGE	COP	F-1	CTP	P-3	1-1/2"	COE	P-3	CPP	P-3	CPP	P-3	CPP	P-3				CPP	P-3	4'-5"	
SECOND FLOOR LEVEL																				
LIVING AREA	WEP	F-2				CSP	P-1			(VARIES)	(VARIES)	CSP	P-1				WTS	P-6	10'-1"	SEE NOTE 1 THIS SHEET.
DINING AREA	WEP	F-2						CSP	P-1			CSP	P-1				WTS	P-6	10'-1"	
KITCHEN	WEP	F-2						CSP	P-1								WTS	P-6	10'-1"	SEE NOTE 1 THIS SHEET.
HALL	WEP	F-2				PT	T-2	PT	T-2								WTS	P-6	10'-1"	
STAIR	WEP	F-2				CSP	P-1			COE	NF	CSP	P-1				WTS	P-6	10'-1"	SEE NOTE 2 THIS SHEET.
WORK AREA	WEP	F-2				GBP	P-2	GBP	P-2								WTS	P-6	10'-1"	SEE NOTE 1 THIS SHEET.
MECHANICAL	PWD	P-5				CPP	P-3	CPP	P-3	CPP	P-3	CPP	P-3				(NONE)		10'-3"	
LAUNDRY	PCM	F-3				PWP	P-2	PWP	P-2	PWP	P-2	PWP	P-2				WTS	P-6	10'-1"	
MASTERBEDROOM	WEP	F-2				CSP	P-1	CSP	P-1	CSP	P-1	WRS	NF				WTS	P-6	10'-1"	SEE NOTE 1 THIS SHEET.
DRESSING	WEP	F-2				WRS	NF	CSP	P-1	WRS	NF	WRS	NF				WTS	P-6	10'-1"	SEE NOTE 1 THIS SHEET.
MASTERBATH	PCM	F-3				PCT	W-1	CSP	P-1	W-1	CSP						WTS	P-6	10'-1"	SEE NOTE 1 THIS SHEET.
SHOWER	PCM	F-3				PCT	W-1	CSP	P-1			PCT	W-1				WTS	P-6	10'-1"	SEE NOTE 1 THIS SHEET.

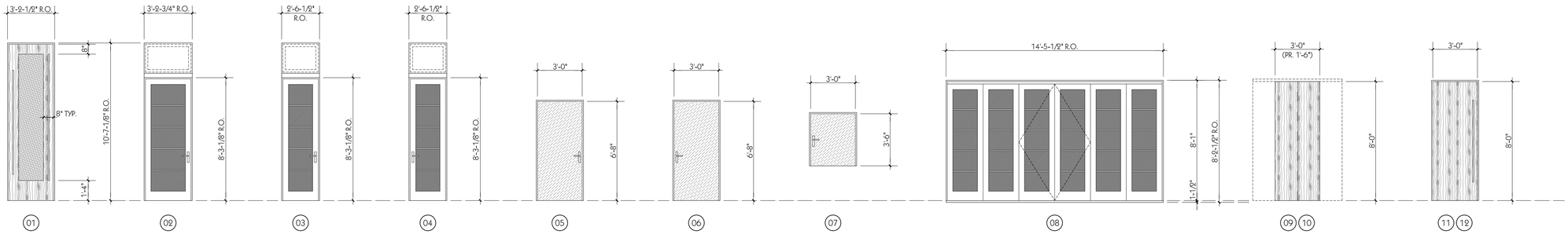
REMARKS & ABBREVIATIONS

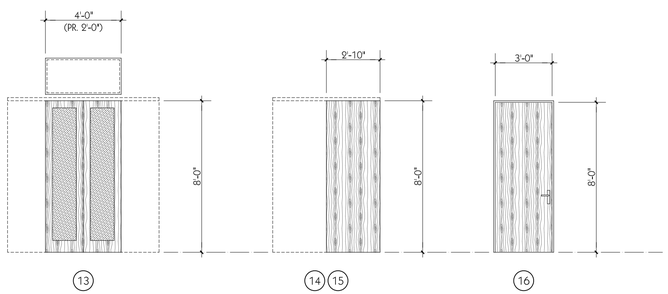
NOTES

1. CONSULT INTERIOR ELEVATIONS FOR ADDITIONAL DIMENSIONS AND INFORMATION.
2. CEILING HEIGHT VARIES. CONSULT BUILDING SECTION 'F', SHEET A5.4, & BUILDING SECTION 'G', SHEET A5-5, FOR ADDITIONAL INFORMATION.

ABBREVIATIONS

CMU	CONCRETE MASONRY UNIT, PAINTED
COE	CONCRETE WALL, EXPOSED
COP	CONCRETE, POLISHED & SEALED
COT	CONCRETE, TROWELED SMOOTH & SEALED
CPP	COMPOSITE PANELS, PAINTED
CSP	COMPOSITE EXTERIOR SIDING, PAINTED
CTP	COMPOSITE TRIM, PAINTED
PCM	PORCELAIN CERAMIC MOSAIC TILE (1x1)
PCT	PORCELAIN CERAMIC TILE
PWD	PLYWOOD DECKING, PAINTED
PWP	PLYWOOD PANELING, PAINTED
PWS	PLYWOOD PANELING, NATURAL FINISH, SEALED
WEP	WOOD, ENGINEERED, PRE-FINISHED
WRS	WOOD, RECLAIMED, SANDED
WTN	WOOD, T&G, SEALED, NATURAL FINISH (3x6)
WTS	WOOD, T&G, STAINED (1x6)





DOOR SCHEDULE

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

DOOR DATA:

1. ALL 'OUT-SWING ENTRANCE' WOOD CLAD DOOR UNITS SHALL BE EQUAL TO KOLBE ULTRA SERIES.
   - A. HARDWARE: PROVIDE 'DALLAS' HANDLES AND FURNISH SATIN NICKEL FINISH ON ALL EXPOSED HARDWARE.
   - B. ALL UNITS SHALL BE IMPACT-RATED.
   - C. EXTERIOR FINISH SHALL BE 'COAL BLACK'. INTERIOR FINISH SHALL BE LOW-VOC PAINT, COLOR 'COAL BLACK'.
   - D. EXTERIOR TRIM SHALL BE 1-5/8" BRICKMOULD.
   - E. MUNTINS SHALL BE 'PERFORMAMCE DIVIDED LITES' WITH 5/8" BEVELED DESIGN.
2. ALL EXTERIOR 'FOLDING' WOOD CLAD DOOR UNITS SHALL BE EQUAL TO KOLBE ULTRA SERIES.
   - A. HARDWARE: PROVIDE 'DALLAS' HANDLES ON SWINGING PANELS, CONCEALED "SHOOTBOLT" LOCKING HARDWARE WITH "ARIA" HANDLES (MATT BLACK), AND HINGE HANDLES. FURNISH SATIN NICKEL FINISH ON ALL EXPOSED HARDWARE UNLESS NOTED OTHERWISE.
   - B. ALL UNITS SHALL BE IMPACT-RATED.
   - C. EXTERIOR FINISH SHALL BE 'COAL BLACK'. INTERIOR FINISH SHALL BE LOW-VOC PAINT, COLOR 'COAL BLACK'.
   - D. MUNTINS SHALL BE 'PERFORMANCE DIVIDED LITES' WITH 5/8" BEVELED DESIGN.
3. DOOR 01 - CUSTOM WOOD ENTRANCE DOOR: FURNISH STAIN-LESS STEEL (SATIN FINISH) ON ALL HARDWARE.
   - A. HARDWARE: PROVIDE (2) C.R. LAURENCE LADDER PULLS MODEL NO. "84LPBS", HEAVY-DUTY ROLLER LATCHES, AND DEAD-BOLT / FLUSH-BOLT SYSTEM FOR IMPACT-RATING. FURNISH ALL HARDWARE IN STAINLESS STEEL FINISH UNLESS OTHERWISE NOTED.
   - B. PROVIDE "NATURAL" FINISH ON ALL SURFACES.
   - C. PROVIDE INSULATED PATTERNED GLAZING TO MATCH KOLBE UNITS.
4. EXTERIOR PRE-HUNG DOORS:
   - A. ALL UNITS SHALL BE IMPACT-RATED, INSULATED FIBERGLASS, AND FULLY-INSULATED.
   - B. HARDWARE: ALL UNITS SHALL BE FURNISHED WITH ALUM. THRESHOLD AND FULL WEATHERSTRIPPING. PASSAGE SETS FURNISHED BY OWNER. FURNISH ALL HARDWARE IN STAIN-LESS STEEL FINISH UNLESS NOTED OTHERWISE.
5. INTERIOR PRE-HUNG DOORS:
   - A. HARDWARE: PASSAGE SETS FURNISHED BY OWNER. FURNISH ALL HARDWARE IN STAINLESS STEEL FINISH UNLESS OTHERWISE NOTED.
   - B. HARDWARE (DOORS 11 & 12): PROVIDE (2) C.R. LAURENCE LADDER PULLS MODEL NO. "66LPBS" AND HEAVY-DUTY ROLLER LATCHES.
   - C. PROVIDE PATTERNED GLAZING TO MATCH KOLBE UNITS.

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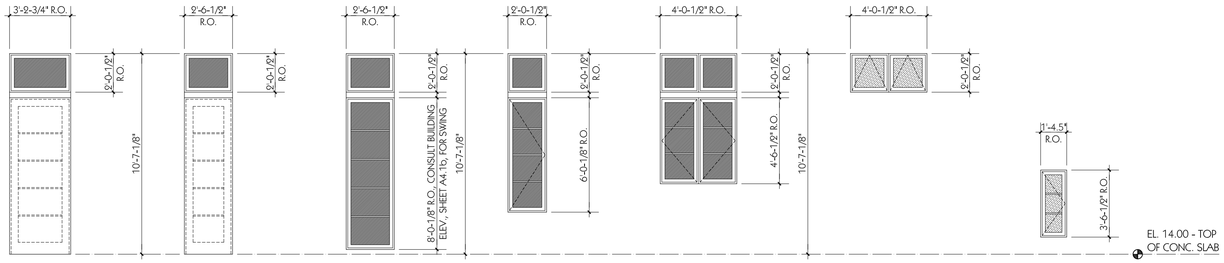
FINISH SCHEDULE / REMARKS & ABBREVIATIONS / DOOR SCHEDULE

A6.1



A

WOOD CLAD WINDOW, FIXED, IMPACT-RATED, EQ. TO KOLBE ULTRA SERIES.

QUANTITY OF (1).

B

WOOD CLAD WINDOW, FIXED, IMPACT-RATED, EQ. TO KOLBE ULTRA SERIES.

QUANTITY OF (2).

C D ABOVE

TYPE 'C': WOOD CLAD WINDOW, CASEMENT, IMPACT-RATED, EQ. TO KOLBE ULTRA SERIES.

QUANTITY OF (2).

TYPE 'D': WOOD CLAD WINDOW, FIXED, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES.

QUANTITY OF (2).

E F ABOVE

TYPE 'E': WOOD CLAD WINDOW, CASEMENT, IMPACT-RATED, EQ. TO KOLBE ULTRA SERIES, MODEL # KUW16.

QUANTITY OF (2).

TYPE 'F': WOOD CLAD WINDOW, FIXED, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES.

QUANTITY OF (2).

G H ABOVE

TYPE 'G': WOOD CLAD WINDOW, CASEMENT, IMPACT-RATED, EQ. TO KOLBE ULTRA SERIES, MODEL # KUW246.

QUANTITY OF (1).

TYPE 'D': WOOD CLAD WINDOW, FIXED, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES.

QUANTITY OF (1).

J

WOOD CLAD WINDOW, AWNING, IMPACT-RATED, EQ. TO KOLBE ULTRA SERIES, MODEL # KUW92. PROVIDE (PRIVACY) PATTERNED GLAZING.

QUANTITY OF (2).

K

WOOD CLAD WINDOW, CASE-MENT, IMPACT-RATED, EQ. TO KOLBE ULTRA SERIES, MODEL # KUS136. PROVIDE (PRIVACY) PATTERNED GLAZING

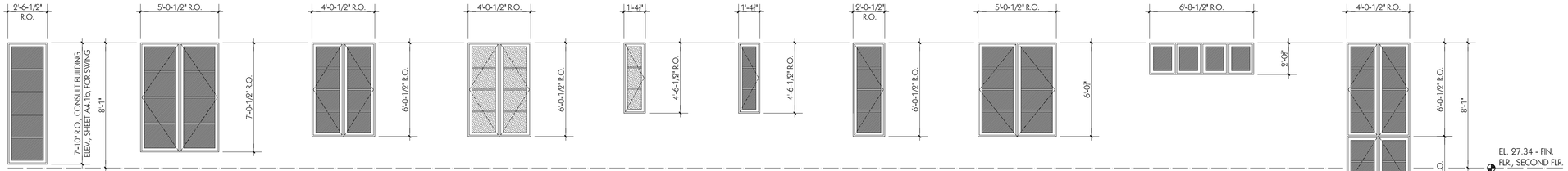
QUANTITY OF (1).

WINDOW SCHEDULE

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

WINDOW DATA:

1. ALL WINDOW UNITS SHALL BE EQUAL TO KOLBE ULTRA SERIES.
2. FOR CASEMENT & AWNING WINDOWS, PROVIDE 'PUSH-OUT' OPERATION WITH SINGLE-POINT LOCKS (NUMBER AS REQUIRED). FURNISH SATIN NICKEL FINISH ON ALL EXPOSED HARDWARE.
3. ALL UNITS SHALL BE IMPACT-RATED.
4. EXTERIOR FINISH SHALL BE 'COAL BLACK'. INTERIOR FINISH SHALL BE LOW-VOC PAINT, COLOR 'COAL BLACK'.
5. EXTERIOR TRIM SHALL BE 1-5/8" BRICKMOULD.
6. MUNTINS SHALL BE 'PERFORMAMCE DIVIDED LITES' WITH 5/8" BEVELED DESIGN.
7. PROVIDE RETRACTABLE INSECT SCREENS WITH 'ULTRA-VUE' FIBER-GLASS MESH WITH BEVELED WOOD COVER ON ALL OPERABLE UNITS.
8. PROVIDE PATTERNED GLAZING WHERE NOTED. FURNISH PATTERN EQ. TO "INDUSTREX".



L

WOOD CLAD WINDOW, CASE-MENT, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES.

QUANTITY OF (2).

M

WOOD CLAD WINDOW, CASE-MENT, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES.

QUANTITY OF (1).

N

WOOD CLAD WINDOW, CASE-MENT, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES, MODEL # KUW26.

QUANTITY OF (1).

P

WOOD CLAD WINDOW, CASE-MENT, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES, MODEL # KUW26. PROVIDE (PRIVACY) PATTERNED GLAZING

QUANTITY OF (1).

Q

WOOD CLAD WINDOW, CASEMENT, IMPACT-RATED, KOLBE ULTRA SERIES, MODEL # KUS146. PROVIDE (PRIVACY) PATTERNED GLAZING

QUANTITY OF (2).

R

WOOD CLAD WINDOW, CASEMENT, IMPACT-RATED, KOLBE ULTRA SERIES, MODEL # KUS146. PROVIDE (PRIVACY) PATTERNED GLAZING

QUANTITY OF (1).

S

WOOD CLAD WINDOW, CASEMENT, IMPACT-RATED, KOLBE ULTRA SERIES, MODEL # KUW16.

QUANTITY OF (1).

T

WOOD CLAD WINDOW, CASE-MENT, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES, MODEL # KUX96.

QUANTITY OF (2).

U

WOOD CLAD WINDOW, FIXED, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES.

QUANTITY OF (1).

T

WOOD CLAD WINDOW, CASE-MENT, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES, MODEL # KUW26.

QUANTITY OF (1).

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

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PROJECT TITLE

PI²

314 SOUTH ALCANIZ STREET
PENSACOLA, FL 32502

	DATE	
00% SUBMITTAL	12-14-2020	
	REVISION 1	

2002	
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RSH	RSHA 2020

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SHEET TITLE

WINDOW SCHEDULE

A6.2

PHOTOS & DESRIPTIVE PRODUCT INFORMATION

i.	Photos	pages 2 – 6
ii.	Exterior Siding	page 7
iii.	Brick & Cast Stone	page 8
iv.	Metal Roofing	page 9
v.	Driveway Material	page 10
vi.	Paint Colors	page 11
vii.	Exterior Doors & Windows	pages 12-23

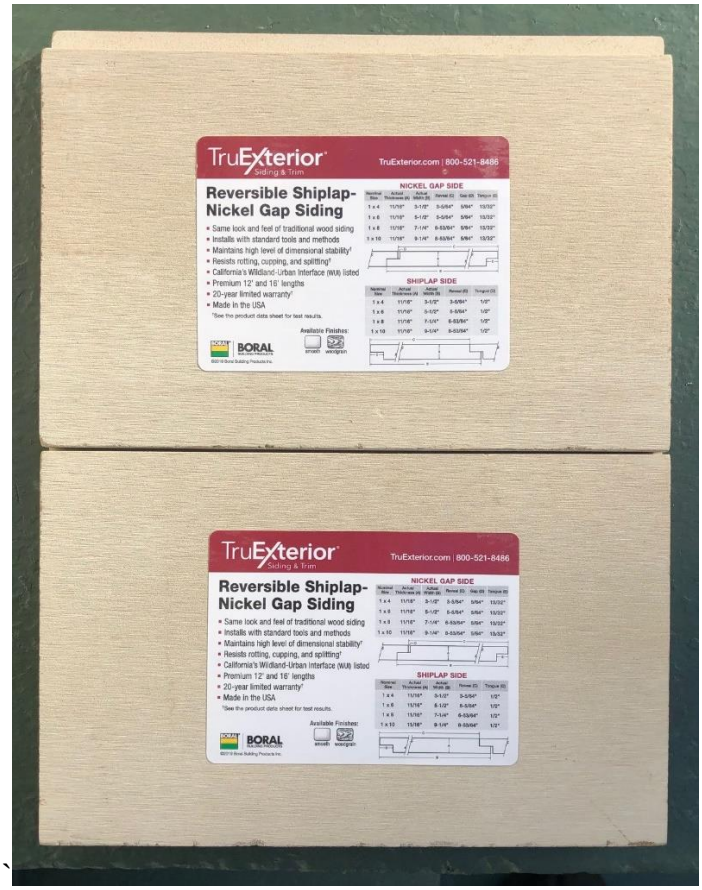
View of Site from South Alcaniz Street

View from Site Looking Across South Alcaniz Street into Seville Square Park

View of Site Looking SE from South Alcaniz Street

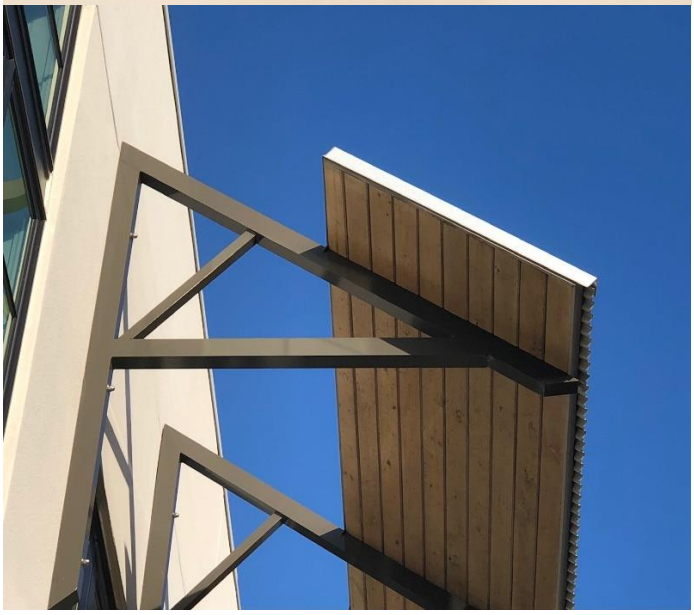
View of Site Looking N from Corner of East Zaragoza & South Alcaniz Streets

View of Site Looking NE from South Alcaniz Street



BORAL Building Products, "TruEXterior" Nickel-Gap Exterior Siding, 1x6,

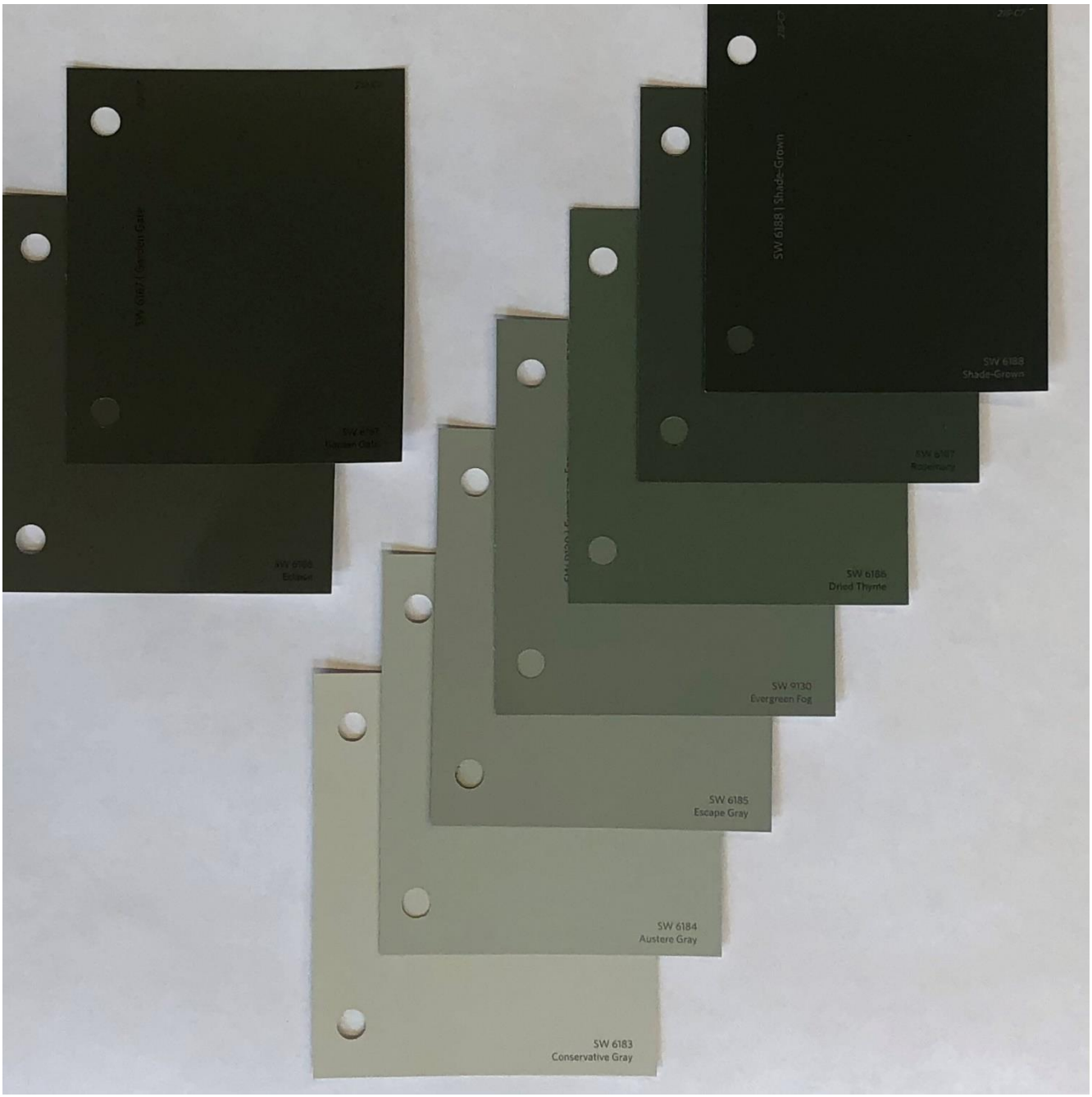
ROBINSON BRICK, "Townsquare" Brick Pedestal, with HAMBRICK CAST STONE SERVICES, Cast Stone Trim Band/Brick Cap



Top Photo: "GAVILUME" Corrugated Roof Panels

Bottom Photo: 2x6 T&G decking (with applied metal roof panels) for Sunscreens on south elevation

“TURF BLOCK” Paving with sod for Driveway application



SHERWIN-WILLIAMS Exterior Paint Colors:

SW 6183 – 6188 (215-C1 thru 215-C7) – Siding and Trim

SW 6166 – 6167 (212-C6 thru 212-C7) – Porch Columns & Heavy-Timber Components

EXTERIOR DOOR & WINDOW DATA (pages 13 – 23)

KOLBE
WINDOWS & DOORS

Ultra Series

Photo courtesy of GD Nielsen Homes

Push-Out Casement

Kolbe's push-out casements have a uniquely simple operation – just unlock a handle to push open or pull closed. Combining ease-of-operation with authentic style, push-out casements offer old-world aesthetics with enhanced energy efficiency.

Push-Out Casement Standard Features

- 1-3/4" thick sash
- Overall jamb width is 4-9/16" *(basic box width is 2-3/4" plus extensions)*
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Exterior wood parts are treated
- Extruded aluminum exterior finished with a 70% PVDF fluoropolymer coating *(meets performance requirements of AAMA 2605)*
- Accessory grooves are integral to the extruded frames for the easy addition of accessories
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Single-point lever handle in an Oil-Rubbed* finish
- Concealed hinges *(segment head and half-circle top units use tri-Euro hinges for added support)*
- Heavy vinyl nailing fins with head drip caps**

NOTE: All measurements are nominal.
*The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.
** Standard only on units without brickmould.

Hardware

- Easy-to-operate single-point or multi-point handles that pull the sash tightly to the frame when closed, with weather stripping to prevent air infiltration and further promote energy efficiency. Available in Oil-Rubbed*, Natural Brass or Satin Nickel.

*The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.

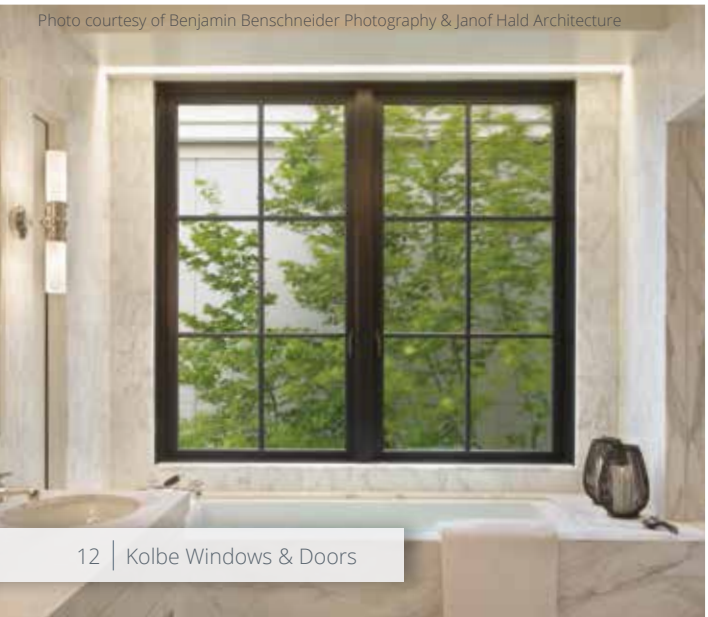


Photo courtesy of Benjamin Benschneider Photography & Janof Hald Architecture

Single-Point Lock *(shown in Oil-Rubbed*)*

Multi-Point Lock *(shown in Satin Nickel)*

Push-Out EP Casement

Push-out EP (Energy Performance) casement windows feature triple pane glass to provide better energy performance as well as meet ENERGY STAR® criteria for U.S. and Canadian climate zones.

Standard Features *(includes push-out casement standard features on pg. 14, with the exception of the following substitutions)*

- 2-1/4" thick sash
- Overall jamb width is 4-9/16" *(basic box width is 3-1/4" plus extensions)*
- 1-3/8" total thickness of triple pane glass with Solar Low-E and Solar Gain Low-E coatings

Push-Out and Push-Out EP Casement Options

Glass *(pg. 200)*

- Solar Gain Low-E
- Solar Advanced Control Low-E
- Solar Control Low-E
- ThermaPlus™ Low-E
- Neat®
- Triple pane
- Patterned-, bronze-, or gray-lite
- Tempered or laminated
- Other options standard to the industry

Divided Lites *(pg. 201)*

- Performance divided lites with 5/8", 7/8", 1-1/8", 1-3/8", 1-3/4", 2-1/4" or 4-1/2" bars
- Grilles-in-the-airspace

Insect Screens

- Retractable insect screen with BetterVue® or UltraVue® fiberglass mesh and a beveled or square wood cover *(pg. 204)*
  (not available for segment head and half-circle top casements)
- Swinging insect screen with BetterVue® or UltraVue® fiberglass mesh and wood frame

NOTE: All measurements are nominal.

Other Options *(not all options are available on all casement types; custom options are also available)*

- French push-out casements
- Other wood species and FSC®-certified wood *(pg. 198)*
- Interior prefinishing *(pg. 198)*
- Interior casing
- Ovolo or square profile glazing beads and interior divided lite bars *(pg. 201)*
- Prep for stool
- Extruded aluminum accessories applied to accessory grooves on the exterior frame *(pgs. 206-212)*
- Extension jambs *(up to 12" applied, over 12" shipped loose for field application)*
- Galvanized steel installation clips

Folding Doors

Breathe in the fresh air, add architectural interest, and merge outdoor and indoor spaces with folding doors. A variety of operating styles include doors that swing out, fold to one side, or split and fold to either side to allow massive views.

Folding Door Standard Features

- 1-3/4" thick panels
- 6-9/16" minimum jamb width
- Stiles and top rails are a nominal 4-5/8" wide; bottom rail is a nominal 7-9/16" high
- Frame set up for units up to 177" wide x 106" tall; all others knocked down
- Constructed of pine, with pine interior stops
- Exterior wood parts are treated
- Extruded aluminum exterior finished with a 70% PVDF fluoropolymer coating *(meets performance requirements of AAMA 2605)*
- Accessory grooves are integral to the extruded frames for the easy addition of accessories
- Energy efficient, tempered Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Multi-point mortise latch with Toronto handle set in a Bright Brass PVD* finish on configurations with an access panel
- Hinge handles standard on most panels
- Face mounted flush bolt locking hardware on folding panels
- Bronze anodized aluminum weep sill
- Grooved guide rollers with adjustable, ball-bearing wheels carry the folding panels
- Thick oak interior threshold
- Heavy vinyl nailing fins with head drip caps*

NOTE: All measurements are nominal.
* Standard only on units without brickmould.

Hardware

- Face-mounted flush bolt locking hardware on folding panels if a handle is not desired. Available in Matte Black, Bright Brass, Chrome or Satin Nickel.
- Uno† or Aria handle set for folding panels with concealed shootbolt locking hardware. Available in Matte Black, Brushed Chrome, Bright Brass or Chrome.
- Hinges with handles in Bright Brass, Chrome, Satin Nickel or Matte Black.
- Finger pulls for panels without hinge handles in Bright Brass, Chrome, Satin Nickel or Matte Black.
- For units with a swinging panel, choose a Toronto, München, Verona or Dallas†† handle set. Available in Bright Brass PVD*, Antique Brass, Satin Nickel PVD*, Antique Nickel PVD*, Oil-Rubbed**, Rustic Umber, Matte Black or Smoky Gray PVD* *(pgs. 154-155).*
- For units with a swinging panel, choose a handle set from Baldwin® Hardware *(pg. 156)* in a variety of finishes.
- Magnetic latches or panel stays are available to assist in keeping windows stationary while open.

† Uno handle set is only available in Brushed Chrome and Matte Black.
†† Dallas handle set is only available in Bright Brass PVD, Satin Nickel PVD, Rustic Umber, Matte Black, Smoky Gray PVD and Matte Black/Brushed Gold.
*PVD (Physical Vapor Deposition) finish is an application over the color which helps protect the finish from tarnishing, peeling, and cracking.
**The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.

Flush Bolt *(shown in Satin Nickel)*

Concealed Shoot Bolt

Uno† Handle
(shown in Matte Black)

Aria Handle
(shown in Chrome)

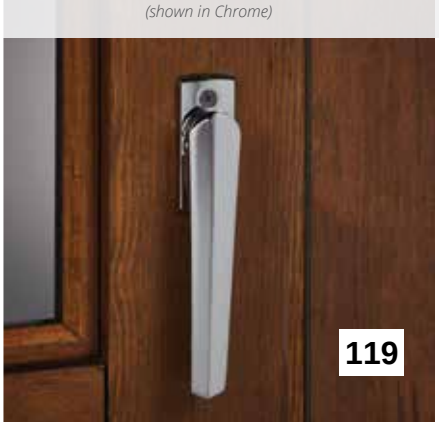


Photo courtesy The Alexis Agency

Photo courtesy The Alexis Agency

Folding Door Options

Glass *(pg. 200)*

- Solar Gain Low-E
- Solar Advanced Control Low-E
- Solar Control Low-E
- ThermaPlus™ Low-E
- Neat®
- Triple pane¥
- Patterned-, bronze-, or gray-lite
- Laminated
- Other options standard to the industry

Divided Lites *(pg. 201)*

- Performance divided lites with 5/8", 7/8", 1-1/8", 1-3/8", 1-3/4", 2-1/4" or 4-1/2" bars
- Grilles-in-the-airspace

Insect Screens

- Black pleated retractable insect screen

Sills

- Recessed floor track sill *(interior)*, weep or non-weep in a Bronze anodized finish
- Weep sill in a Clear anodized finish

Other Options: *(custom options are also available)*

- Stile and top rail options: 3" or 6"
- Bottom rail options: 4-5/8", 6", 7-9/16" or 12-5/8"
- 2-1/4" thick panel
- Other wood species and FSC®-certified wood *(pg. 198)*
- Ovolo or square profile glazing beads and interior divided lite bars *(pg. 201)*
- Interior prefinishing *(pg. 198)*
- Interior casing
- Extruded aluminum accessories applied to accessory grooves on the exterior frame *(pgs. 206-212)*
- Extension jambs in a wide variety of sizes *(shipped loose for field application if over 12")*
- Galvanized steel installation clips
- High performance or impact performance modifications *(pg. 205)*

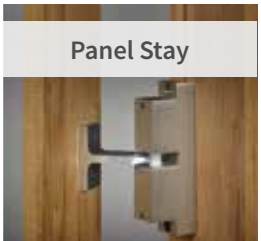
NOTE: All measurements are nominal.
When folding doors are ordered with 3" stiles and panel size is larger than 8', panel thickness must be 2-1/4"
¥ 2-1/4" panels only; size limitations apply. Contact your Kolbe dealer for more information.

Hinge Handle
(shown in Matte Black)

Finger Pull
(shown in Satin Nickel)

Magnetic Latch

Panel Stay



Outswing Doors

Outswing doors are available with the same multitude of options as inswing doors, but swing outward for areas that have indoor space constraints. Outswing entrance and patio doors are available in single, double and French units, and can be customized with sidelites or transoms to create a distinctive opening.

Outswing Door Standard Features

- 1-3/4" thick panel prehung in a 1-1/16" frame
- Overall jamb width is 4-9/16"
- Stiles and top rails are a nominal 4-5/8" wide; bottom rail is a nominal 7-9/16" high
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Exterior wood parts are treated
- Extruded aluminum exterior finished with a 70% PVDF fluoropolymer coating *(meets performance requirements of AAMA 2605)*
- Accessory grooves are integral to the extruded frames for the easy addition of accessories
- Energy efficient, tempered Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Toronto handle set in Bright Brass PVD† finish
- Stainless steel multi-point locking hardware on single door panels; French doors have a 3-point lock on the active panel and a 2-point lock on the less active panel
- Non-adjustable, residential, 4" x 4" ball-bearing hinges with 1/4" radius corners in a Bright Brass finish
- Bronze anodized aluminum bumper sill with oak interior threshold
- Heavy vinyl nailing fins with head drip caps*
- Raised panels and/or glass lites

NOTE: All measurements are nominal.

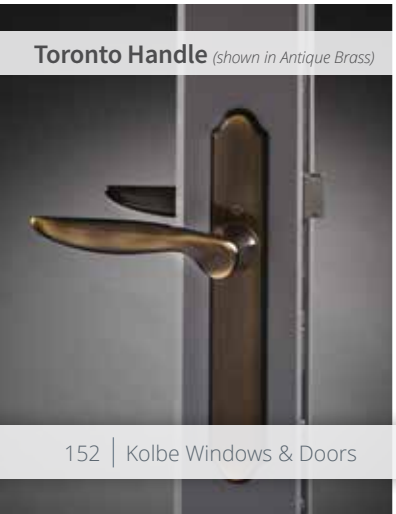
* Standard only on units without brickmould.

†PVD (Physical Vapor Deposition) finish is an application over the color which helps protect the finish from tarnishing, peeling, and cracking.

Hardware

See entire swinging door hardware selection on pgs. 154-157.

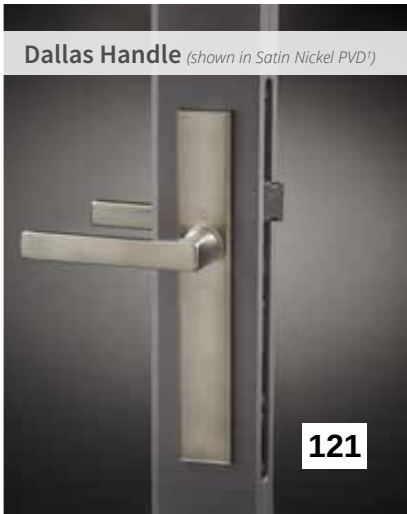
Toronto Handle *(shown in Antique Brass)*



München Handle *(shown in Antique Nickel PVD†)*

Verona Handle *(shown in Rustic Umber)*

Dallas Handle *(shown in Satin Nickel PVD†)*



Outswing Door Options

Hardware *(pgs. 154-156)*

- Toronto, München or Verona handle set in Bright Brass PVD†, Antique Brass, Satin Nickel PVD†, Antique Nickel PVD†, Oil-Rubbed**, Rustic Umber, Matte Black or Smoky Gray PVD† *(pgs. 154-155)*
- Dallas handle set in Bright Brass PVD†, Satin Nickel PVD†, Rustic Umber, Matte Black, Smoky Gray PVD†, or Matte Black/Brushed Gold
- Baldwin handle sets in various styles; available in Bright Brass PVD†, Satin Brass PVD†, Antique Brass, Satin Nickel PVD†, Brushed Chrome, Antique Nickel, Oil-Rubbed**, Rustic Umber, Matte Black or Distressed Smoky Gray *(pg. 156)*
- Keyed lock
- 2-point flush bolt lock on less active panel of French doors
- Single-point locking system
- Electronic multi-point lock *(available for select single-panel doors up to 8 feet high and with stiles wider than 3"; not available on double or French door configurations. Not recommended for coastal applications.)*

Hinges *(pg. 157)*

- Adjustable 4" x 3-5/8" hinges with 5/8" radius corners in Bright Brass PVD†, Antique Brass, Brushed Chrome PVD†, Satin Nickel PVD†, Silver, Antique Nickel, Smoky Gray PVD†, Oil-Rubbed**, Rustic Umber or Matte Black
- Non-adjustable, residential 4" x 4" ball-bearing hinges with 1/4" radius corners in Bright Brass, Antique Brass, Satin Nickel, Antique Nickel, Stainless Steel, Oil-Rubbed** or Matte Black
- Non-adjustable, commercial-grade 4" x 4" ball-bearing hinges with square corners in Bright Brass, Antique Brass, Stainless Steel, Oil-Rubbed**, Matte Black or Satin Nickel
- Non-adjustable, commercial-grade 4-1/2" x 4-1/2" hinges in Bright Brass, Oil-Rubbed** or Stainless Steel

Glass *(pg. 200)*

- Solar Gain Low-E
- Solar Advanced Control Low-E
- Solar Control Low-E
- ThermaPlus™ Low-E
- Neat®
- Triple pane¥
- Patterned-, bronze-, or gray-lite
- Laminated
- Other options standard to the industry

Divided Lites *(pg. 201)*

- Performance divided lites with 5/8", 7/8", 1-1/8", 1-3/8", 1-3/4", 2-1/4" or 4-1/2" bars
- Grilles-in-the-airspace

Sills

- Clear anodized bumper sill
- Oak or Mahogany sill
- Thermal or non-thermal ADA-compliant sill

Other Options *(custom options are also available)*

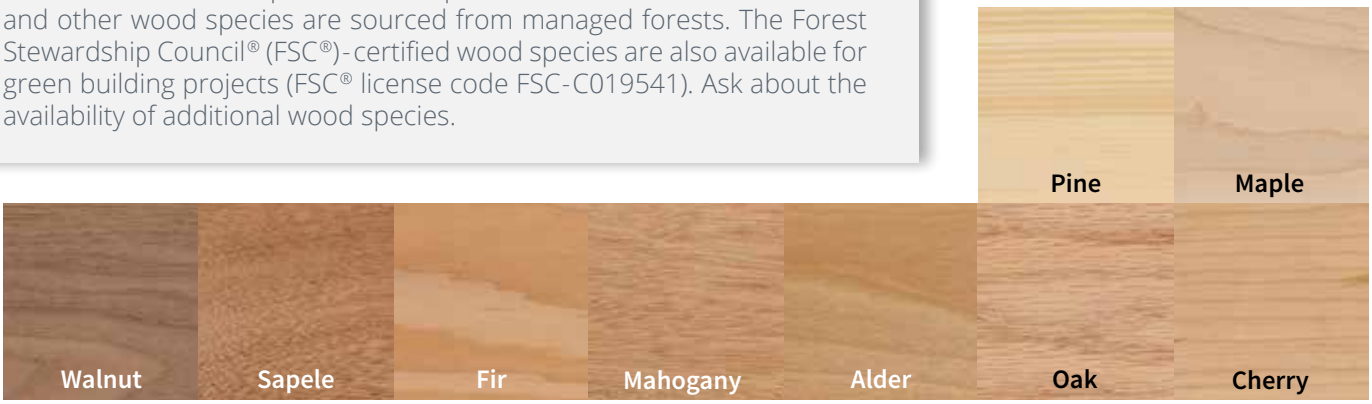
- 2-1/4" thick panel
- 3" or 6" stiles
- 12-5/8" bottom rail
- Other wood species and FSC®-certified wood *(pg. 198)*
- Flat panel
- Ovolo or square profile glazing beads and interior divided lite bars *(pg. 201)*
- Interior prefinishing *(pg. 198)*
- Interior casing
- Extruded aluminum accessories applied to accessory grooves on the exterior frame *(pgs. 206-212)*
- Extension jambs *(up to 12" applied, over 12" shipped loose for field application)*
- Galvanized steel installation clips
- High performance or impact performance modifications *(pg. 205)*

NOTE: All measurements are nominal.
†PVD (Physical Vapor Deposition) finish is an application over the color which helps protect the finish from tarnishing, peeling, and cracking.
**The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.
¥ 2-1/4" panels only; size limitations apply. Contact your Kolbe dealer for more information.

Finish Options

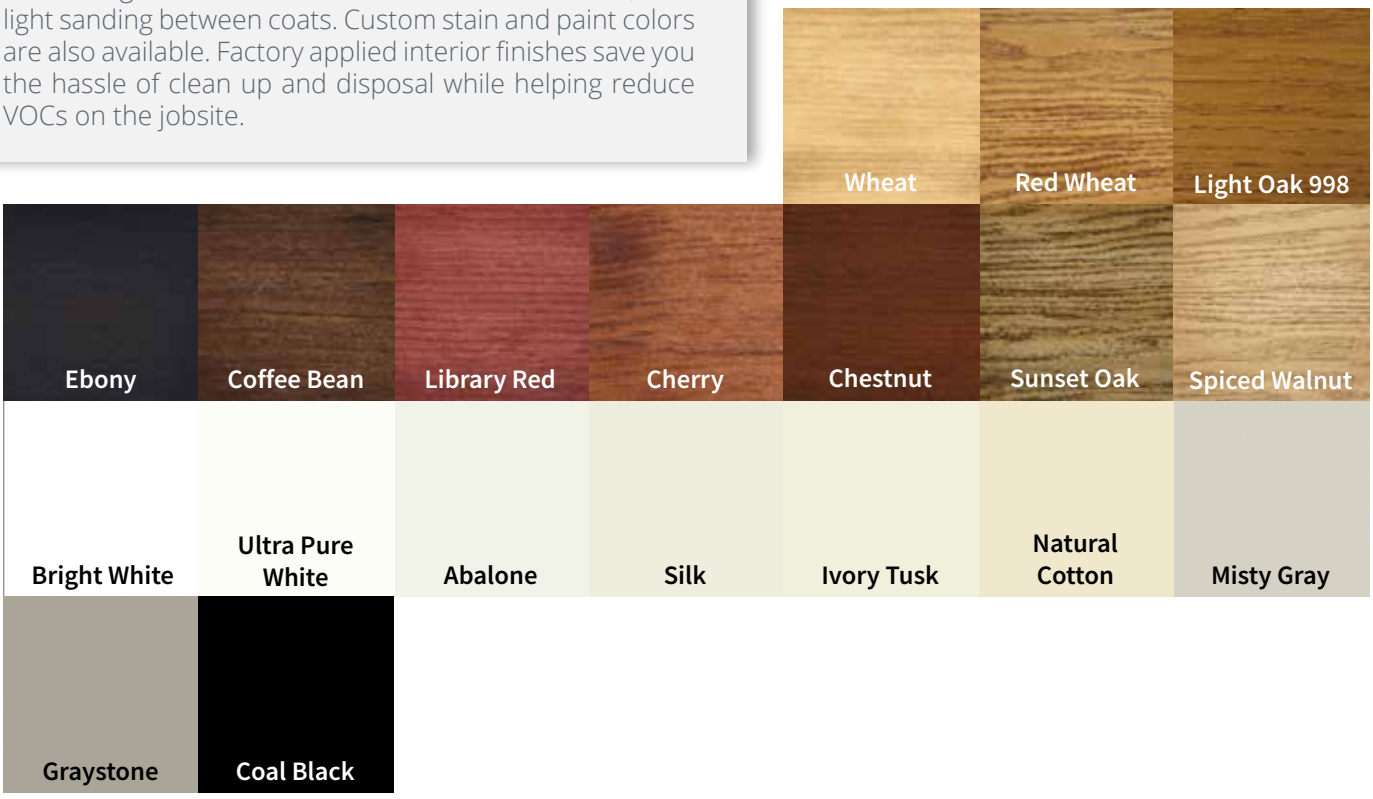
Interior Wood Species

In addition to the standard pine, Ultra Series windows and doors can be constructed of other optional wood species that enhance their look. Pine and other wood species are sourced from managed forests. The Forest Stewardship Council® (FSC®)-certified wood species are also available for green building projects (FSC® license code FSC-C019541). Ask about the availability of additional wood species.



Interior Finish Options

For units that are ready to install upon delivery, Ultra Series windows and doors can be prefinished on the interior with one of the water-based stains or paints shown. Stained units are given two coats of satin finish clear sealer, with light sanding between coats. Custom stain and paint colors are also available. Factory applied interior finishes save you the hassle of clean up and disposal while helping reduce VOCs on the jobsite.



Printed images of wood species and stain options will vary from actual product colors. Selections should be made based on color samples available from your Kolbe dealer. Stain colors are shown on pine. A double coat clear finish is also offered. Since no two trees are identical, wood can be expected to differ both in color and graining. These factors will influence the stain's final color.

Color-matched interior paint is available through any Sherwin-Williams retail store in the United States and Canada.

Exterior Color Options

Ultra Series products are finished with a 70% PVDF fluoropolymer coating, which is the best choice for durability and resistance to chemicals, abrasion, corrosion, and weathering. It carries up to a 30-year warranty, which proves Kolbe's commitment to providing the very best. In addition to the standard colors, custom colors can be specified, as can 4 anodized aluminum finishes and 4 mica fluoropolymer finishes.

Some options for our products may have limited color offerings or may incur a nominal charge. Check with your Kolbe dealer for further details on pricing and availability.

Printed images of exterior finishes may vary slightly from actual colors. Selections should be made based on actual color samples available from your Kolbe dealer.

There is a "color range" with anodized colors. That is, there is an acceptable "light" to "dark" color range that can be experienced on any job. According to AAMA 611-98 specifications, Section 8.3, the range may be up to 5 Delta E's. We can provide from our anodized vendor color samples of this color range if requested. The color range is due to numerous variables which include (but are not limited to) the shape of the parts, alloy variations and time in the anodizing process. This could mean that a sash part may appear slightly different in color than a frame part. This is/will be acceptable. Even the samples that may be provided may vary from the final product due to the variables. You must be aware of this as this will be considered acceptable.

Glass Options

Glass

Kolbe offers glazing options to provide optimum energy efficiency for the geographic region in which you live. Low-E is a "smart" coating that reduces energy transfer through the insulating glass unit. The result is reduced heating and cooling costs throughout the year. Low-E coatings also reduce the potential for condensation, as well as provide protection against fading of furniture, fabrics and carpeting.

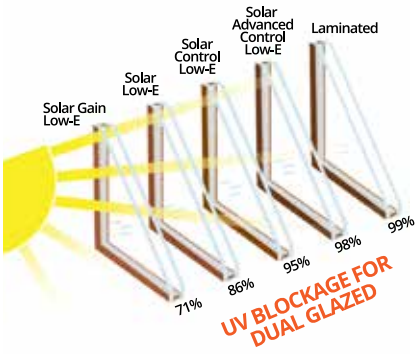
Kolbe offers the following Low-E glass options, as well as many specialized options.

Solar Low-E
Suitable for most climates and meets most energy zone requirements. Solar Low-E glass is designed to reflect room-side heat back into the room during winter months. In summer, visible sunlight is allowed in while blocking most of the sun's infrared heat energy. Kolbe's standard.

Solar Gain Low-E
When the weather turns frigid, Solar Gain Low-E glass is the perfect cold remedy. It keeps homes warmer and more comfortable by blocking heat loss to the outside and letting the sun's heat stream in to increase solar heat gain.

Solar Advanced Control Low-E
A tinted glass recommended for warm climates that achieves solar control over a wide range of the spectrum, while also helping to reduce glare.

Solar Control Low-E
Offers an ideal balance of solar control and high visibility by blocking 95% of UV rays while maintaining the interior temperature.



NOTE: Tested units include argon. The laminate has 1/4" inner pane. Based on Lawrence Berkeley Lab (LBL) Window 5.2 © 2003 analysis for classical UV transmission data.

ThermaPlus™ Low-E
An additional Low-E coating which helps to meet the strictest energy requirements by providing protection against heat loss and UV damage. Available with dual pane versions of Solar Low-E, Solar Control Low-E or Solar Advanced Control Low-E glass.

Triple Pane
Provides a greater energy performing window that keeps indoor air warm and comfortable, prevents heat loss and lowers your heating bills. It is constructed with three panes of glass, thermal spacer bars and is available in Solar Low-E, Solar Gain Low-E, Solar Control Low-E and Solar Advanced Control Low-E glass.

Preserve® Film
A protective film that protects the glass surfaces from scratches during transit and construction, as well as reducing the time involved in job site clean-up.

Tinted, Colored or Patterned
Provides shading, privacy or visual interest.

Tempered
Standard in Kolbe doors to address safety concerns. Also available in window units to meet specific building codes.

Laminated
Benefits include safety, security, sound control and provides the ultimate in UV blockage.

Impact
Glazing utilized to withstand harsh environmental conditions, especially in coastal regions. Combined with an impact rated product, this glazing offers the highest level of security.

Neat®
Harnesses the sun's UV rays to loosen dirt so water can rinse it away, leaving windows virtually spotless. A special sputter-coating process makes the glass ultra smooth, so the water "sheets off" more readily than it would on uncoated glass, allowing you to spend less time cleaning.

Not all glass is available on all products. Please contact your Kolbe dealer for product specifics. Neat and Preserve are trademarks of Cardinal IG.
Low-E insulating glass with a stainless steel spacer bar carries a 20-year warranty. Not all glass options listed have the same glass warranty. Please contact your dealer for details.

Divided Lite Options

Expand the character of your home or project by adding one of our divided lite options to your windows and doors. Choose anything from a traditional, colonial-style pattern to a unique, custom design to accentuate the overall appearance of your project. Kolbe offers two types of divided lites for Ultra Series products: performance divided lites and grilles-in-the-airspace. As standard, wood bars have a beveled profile, however, an ovolo profile or a square profile is also available. Divided lite cross section drawings can be found on pg. 213.

Performance Divided Lites

Kolbe's performance divided lite (PDL) glazing system gives the appearance of true divided lites without sacrificing energy efficiency. Extruded aluminum bars are adhered to the exterior and pine bars are adhered to the interior of the single lite of insulating glass. Aesthetically pleasing spacer bars are installed within the insulating glass unit. Together, these bars create the illusion of true divided lites. PDL bars are available in 5/8", 7/8", 1-1/8", 1-3/8", 1-3/4", 2-1/4" or 4-1/2" bar widths. The exterior finish of the aluminum bars will match the exterior finish on the unit. Variations on the PDL option may include custom grille patterns, custom bar widths or no spacer bars. Some designs may have a composite material for the exterior PDL bar.

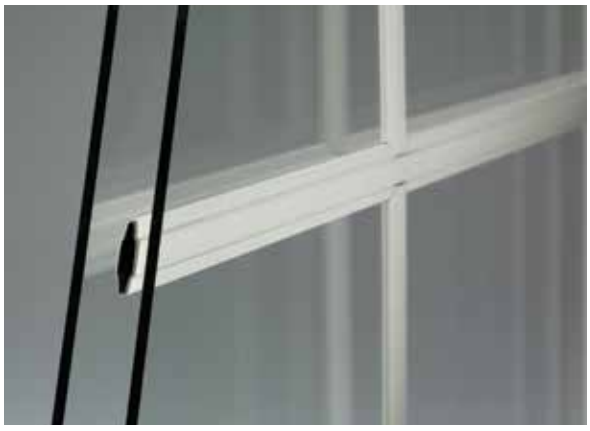
Beveled

Ovolo

Square

Grilles-in-the-Airspace

Grilles-in-the-airspace are constructed with aluminum bars sealed between two panes of insulating glass, offering the look of divided panes while reducing cleaning time. For units with 7/8" insulating glass, contoured, 3/4" wide bars are standard in White, Beige, Sand, Rustic, Hartford Green and Chutney. Optional colors are light wood and dark wood faux finishes. Two-tone contour or flat grilles are available with either light or dark wood faux finishes to the interior and White to the exterior. Also available for 7/8" insulating glass are 5/16" wide Brass and Pewter pencil bars.



Glazing Beads & Muntin Bars

As standard, glazing beads have a beveled profile, but may also be ordered with an ovolo or square profile. Matching muntin bars are available on units with performance divided lites (PDL). Units will have beveled muntin bars on the exterior, regardless of which profile is chosen for the interior *(See divided lite cross section drawings on pg. 213).*

Beveled

Ovolo

Square

TRANSMITTAL

DATE: 19 JANUARY 2021

TO: Architectural Review Board (ARB), City of Pensacola

PROJECT NAME: PI2

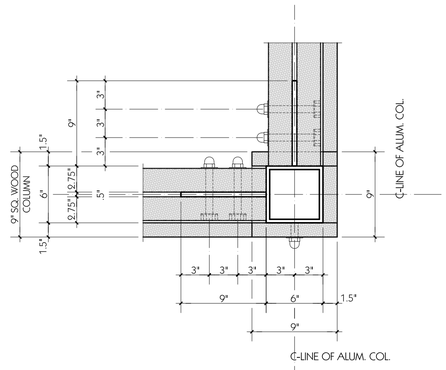
PROJECT NO: 2002

WE TRANSMIT herewith:

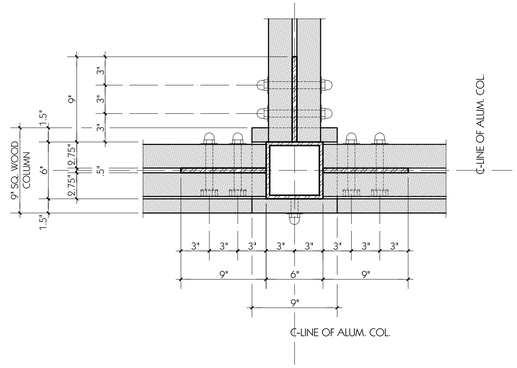
COPIES	DATE	DESCRIPTION
1	01-19-2021	Responses To Comments

REMARKS: For your review & approval.

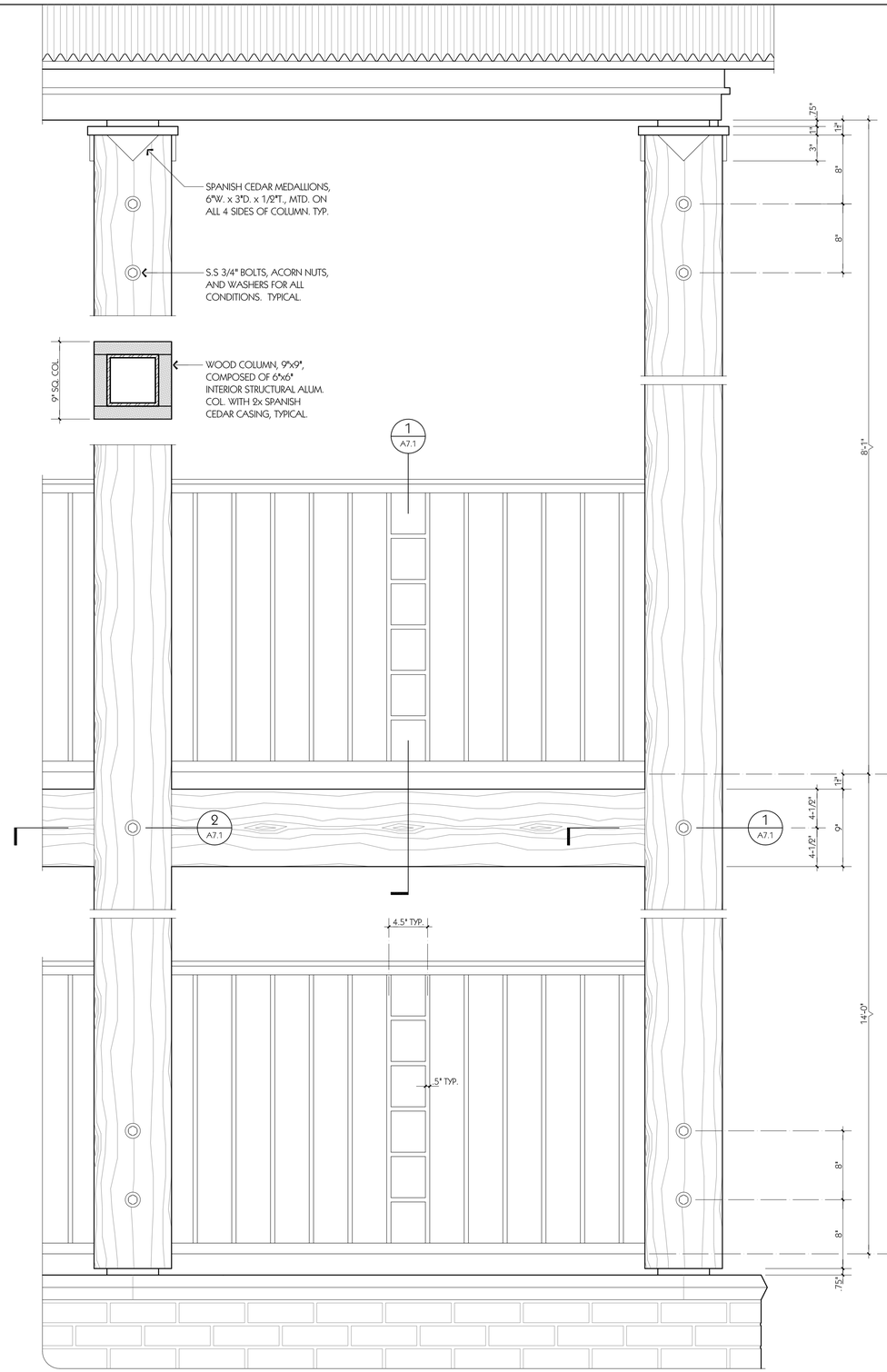
By: R. Scott Holland

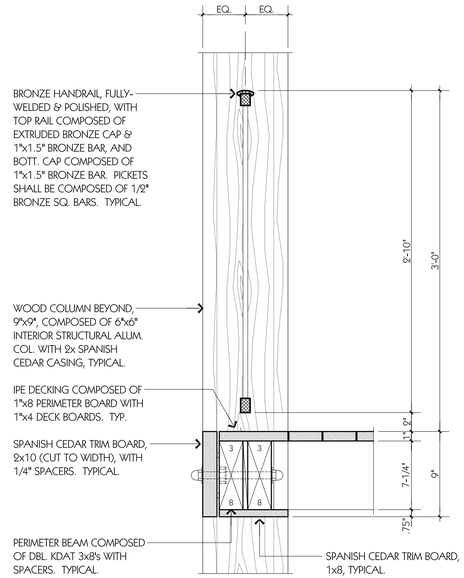


1 DETAIL - SECTION @ CORNER
SCALE: 1-1/2"=1'-0"



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





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

HANDRAIL & PORCH COLUMN ELEVATIONS

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

NOTE: ELEVATIONS REFLECT HANDRAIL AND PORCH COLUMN DESIGN ON WEST ELEVATION OF STRUCTURE (VIEW FROM SOUTH ALCANIZ STREET).

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.

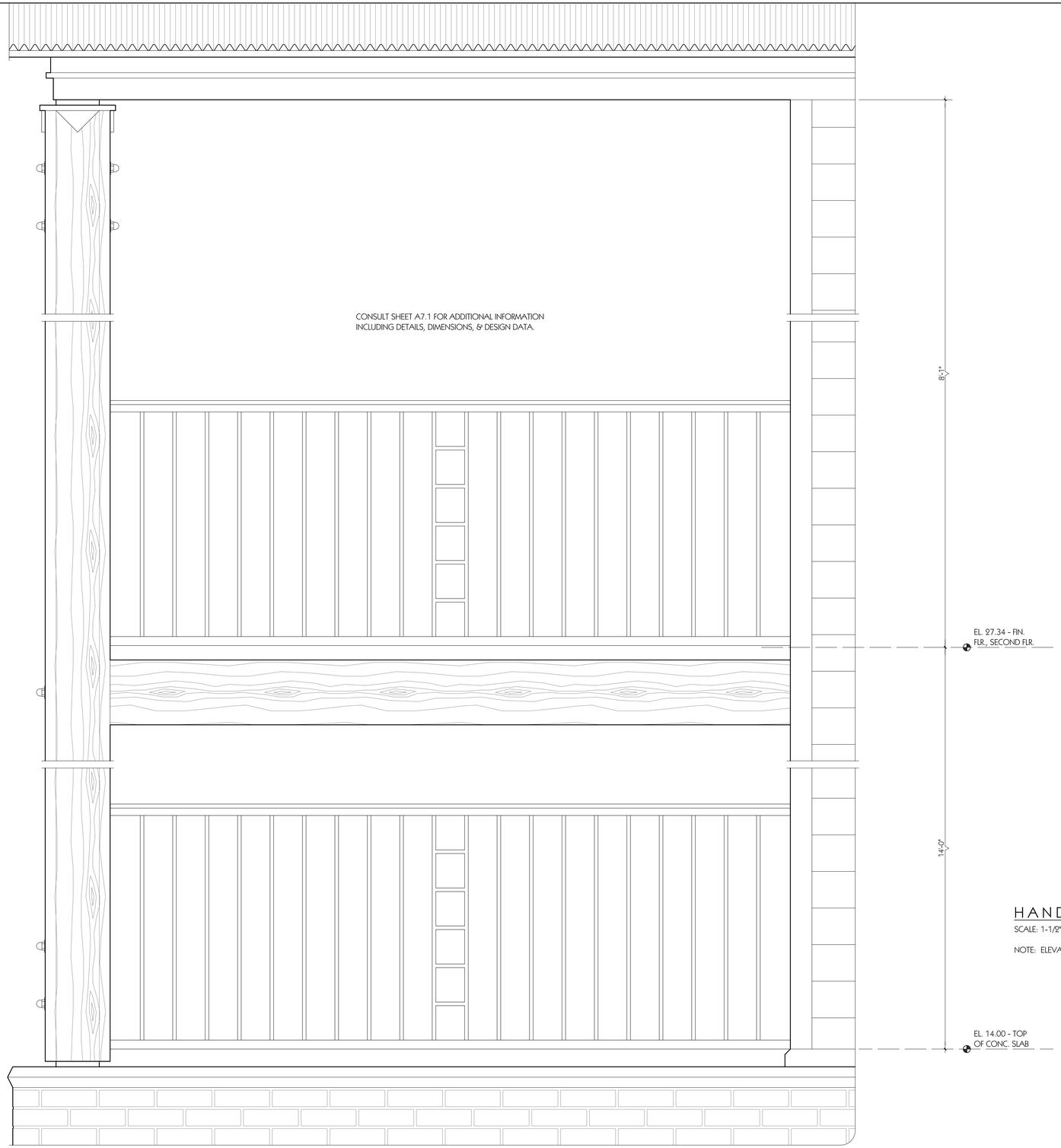
PROJECT TITLE
PI²
314 SOUTH ALCANIZ STREET
PENSACOLA, FL 32502

00% SUBMITTAL	DATE	REVISION 1	
	01-19-2021	00-00-00	
2002	2002A7.1.dwg	RSH	RSHA 2020
PROJECT NO.	CAD DWG FILE	DRAWN BY	CHECKED BY

COPYRIGHT

SHEET TITLE
DETAILS /
EXTERIOR HANDRAILS
& PORCH COLUMNS

A7.1



HANDRAIL & PORCH COLUMN ELEVATIONS

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

NOTE: ELEVATIONS REFLECT HANDRAIL AND PORCH COLUMN DESIGN ON SOUTH ELEVATION OF STRUCTURE.

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

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PROJECT TITLE
PI²
314 SOUTH ALCANIZ STREET
PENSACOLA, FL 32502

00% SUBMITTAL	01-19-2021	
DATE	00-00-00	
REVISION 1		

2002	
2002A7.1.dwg	
RSH	
RSH	
RSHA 2020	

PROJECT NO.
CAD DWG FILE
DRAWN BY
CHECKED BY
COPYRIGHT

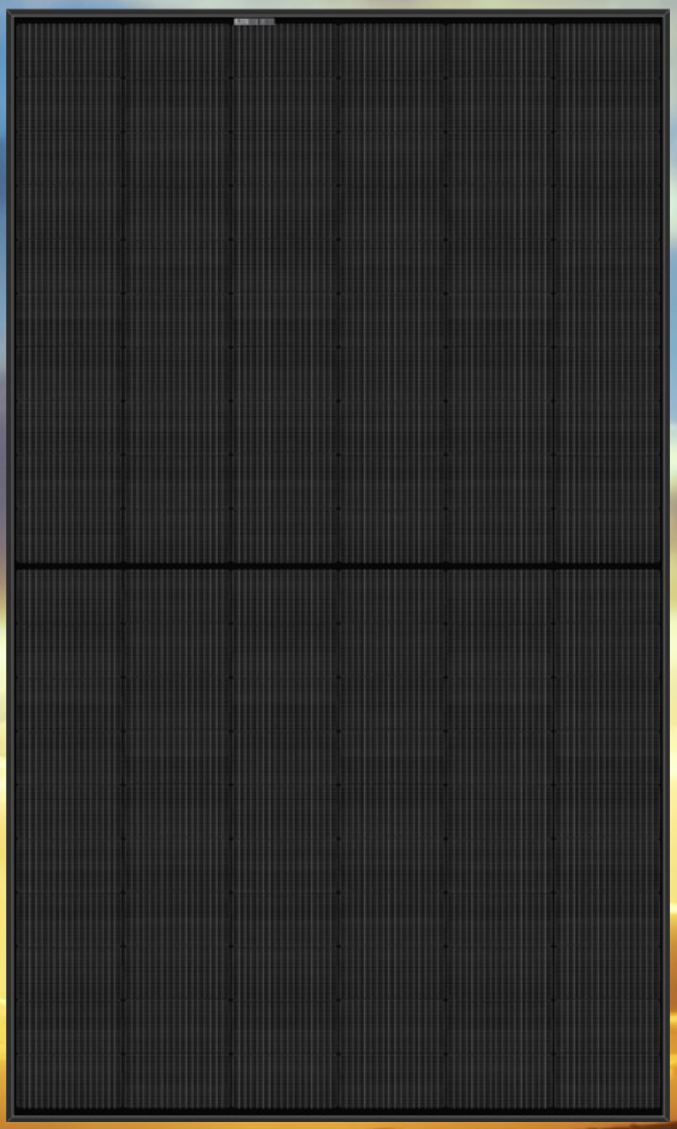
SHEET TITLE

DETAILS /
EXTERIOR HANDRAILS
& PORCH COLUMNS

A7.2

SOLAR'S MOST TRUSTED

REC



REC ALPHα BLACK SERIES

375 WP POWER

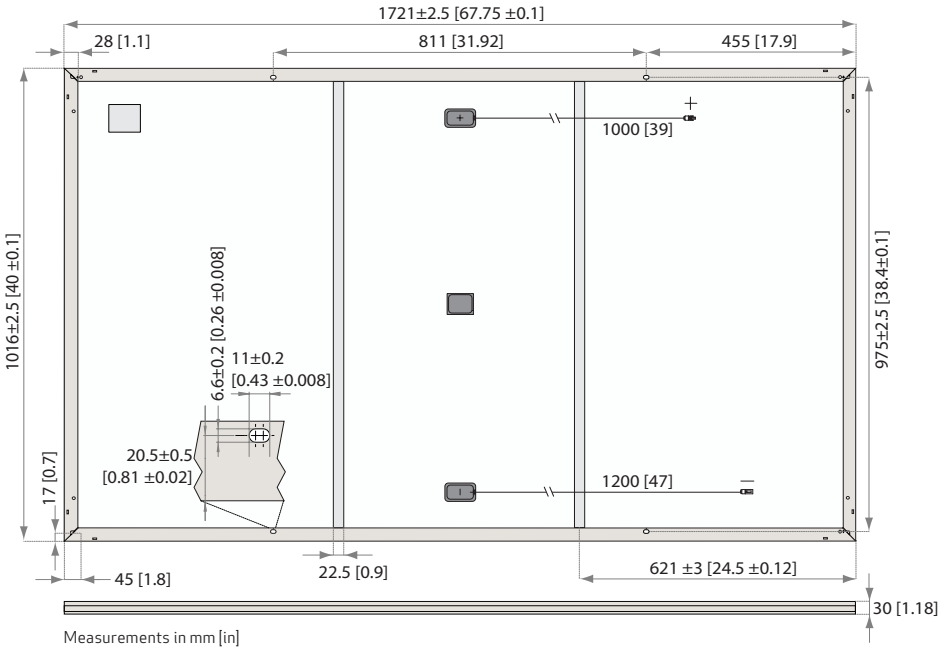
PRODUCT REC 25 YEAR PROTRUST WARRANTY PERFORMANCE LABOR

ELIGIBLE FOR

inter solar award 2020 WINNER

EXPERIENCE α PERFORMANCE

REC ALPHA BLACK SERIES
PRODUCT DATASHEET



Measurements in mm [in]

GENERAL DATA

Cell type:	120 half-cut cells with REC heterojunction cell technology 6 strings of 20 cells in series	Connectors:	Stäubli MC4 PV-KBT4/KST4 (4 mm²) in accordance with IEC 62852 IP68 only when connected
Glass:	3.2 mm solar glass with anti-reflection surface treatment	Cable:	4 mm² solar cable, 1.0 m + 1.2 m in accordance with EN 50618
Backsheet:	Highly resistant polymeric construction (black)	Dimensions:	1721 x 1016 x 30 mm (1.75 m²)
Frame:	Anodized aluminum (black)	Weight:	19.5 kg
Junction box:	3-part, 3 bypass diodes, IP67 rated in accordance with IEC 62790	Origin:	Made in Singapore

ELECTRICAL DATA

	Product Code*: RECxxxAA Black				
STC					
Power Output - P_{MAX} (Wp)	355	360	365	370	375
Watt Class Sorting - (W)	-0/+5	-0/+5	-0/+5	-0/+5	-0/+5
Nominal Power Voltage - V_{MPP} (V)	36.4	36.7	37.1	37.4	37.8
Nominal Power Current - I_{MPP} (A)	9.77	9.82	9.85	9.9	9.94
Open Circuit Voltage - V_{OC} (V)	43.6	43.9	44.0	44.1	44.2
Short Circuit Current - I_{SC} (A)	10.47	10.49	10.52	10.55	10.58
Power Density (W/m²)	202.85	205.71	208.57	211.42	214.28
Panel Efficiency (%)	20.3	20.6	20.9	21.2	21.4
NMOT					
Power Output - P_{MAX} (Wp)	271	274	278	282	286
Nominal Power Voltage - V_{MPP} (V)	34.3	34.6	35.0	35.2	35.6
Nominal Power Current - I_{MPP} (A)	7.89	7.93	7.96	8.00	8.03
Open Circuit Voltage - V_{OC} (V)	41.1	41.4	41.5	41.6	41.6
Short Circuit Current - I_{SC} (A)	8.46	8.47	8.50	8.52	8.55

Values at standard test conditions (STC: air mass AM 1.5, irradiance 1000 W/m², temperature 25°C), based on a production spread with a tolerance of P_{MAX}, V_{OC} & I_{SC} ±3% within one watt class. Nominal module operating temperature (NMOT: air mass AM 1.5, irradiance 800 W/m², temperature 20°C, windspeed 1 m/s). * Where xxx indicates the nominal power class (P_{MAX}) at STC above.

CERTIFICATIONS

IEC 61215:2016, IEC 61730:2016, UL 1703, UL 61730	
IEC 62804	PID
IEC 61701	Salt Mist
IEC 62716	Ammonia Resistance
ISO 11925-2	Ignitability (Class E)
IEC 62782	Dynamic Mechanical Load
IEC 61215-2:2016	Hailstone (35mm)
AS4040.2 NCC 2016	Cyclic Wind Load

ISO 14001:2004, ISO 9001:2015, OHSAS 18001:2007, IEC 62941

take-e-way WEEE-compliant recycling scheme

WARRANTY*

	Standard	REC ProTrust	
Installed by an REC Certified Solar Professional	No	Yes	Yes
System Size	All	≤25 kW	25-500 kW
Product Warranty (yrs)	20	25	25
Power Warranty (yrs)	25	25	25
Labor Warranty (yrs)	0	25	10
Power in Year 1	98%	98%	98%
Annual Degradation	0.25%	0.25%	0.25%
Power in Year 25	92%	92%	92%

See warranty documents for details. Conditions apply.

MAXIMUM RATINGS

Operational temperature:	-40 ... +85°C
Maximum system voltage:	1000 V
Design load (+): snow Maximum test load (+):	4666 Pa (475 kg/m²)+ 7000 Pa (713 kg/m²)*
Design load (-): wind Maximum test load (-):	2666 Pa (272 kg/m²)+ 4000 Pa (407 kg/m²)*
Max series fuse rating:	25 A
Max reverse current:	25 A

+ Calculated using a safety factor of 1.5
* See installation manual for mounting instructions

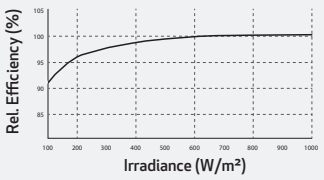
TEMPERATURE RATINGS*

Nominal Module Operating Temperature:	44°C (±2°C)
Temperature coefficient of P_{MAX}:	-0.26 %/°C
Temperature coefficient of V_{OC}:	-0.24 %/°C
Temperature coefficient of I_{SC}:	0.04 %/°C

*The temperature coefficients stated are linear values

LOW LIGHT BEHAVIOUR

Typical low irradiance performance of module at STC:



Specifications subject to change without notice.

Ref: PM-DS-12-02-Rev- D2 07.20

REC Group is an international pioneering solar energy company dedicated to empowering consumers with clean, affordable solar power in order to facilitate global energy transitions. Committed to quality and innovation, REC offers photovoltaic modules with leading high quality, backed by an exceptional low warranty claims rate of less than 100ppm. Founded in Norway in 1996, REC employs 2,000 people and has an annual solar panel capacity of 1.8 GW. With over 10 GW installed worldwide, REC is empowering more than 16 million people with clean solar energy. REC Group is a Bluestar Elkem company with headquarters in Norway, operational headquarters in Singapore, and regional bases in North America, Europe, and Asia-Pacific.

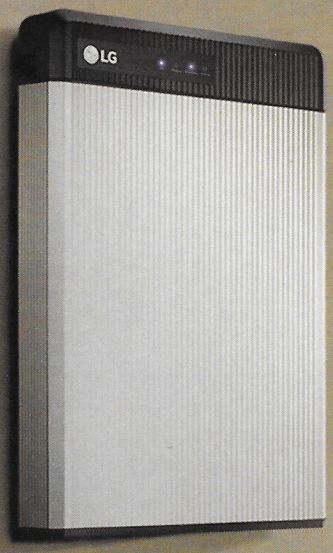
www.recgroup.com

Innovation
for a Better Life

LG Chem

ees AWARD 2016 WINNER

CHANGE YOUR ENERGY CHARGE YOUR LIFE



RESU

Compact Size & Easy Installation

The compact and lightweight nature of the RESU is world-class. It is designed to allow easy wall-mounted or floor-standing installation for both indoor and outdoor applications. The inverter connections have also been simplified, reducing installation time and costs.

Powerful Performance

The new RESU series features industry-leading continuous power (4.2kW for RESU6.5) and DC round-trip efficiency (95%). LG Chem's L&S (Lamination & Stacking) technology provides durability ensuring 80% of capacity retention after 10 years.

Proven Safety

LG Chem places the highest priority on safety and utilizes the same technology for its ESS products that has a proven safety record in its automotive battery. All products are fully certified in relevant global standards.

www.laesspartner.com

LG Chem

RESU

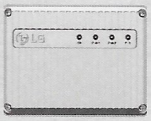
Change Your Energy, Charge Your Life

48V

Models		RESU3.3	RESU6.5	RESU10
Total Energy [kWh]		3.3	6.5	9.8
Usable Energy [kWh]		2.9	5.9	8.8
Capacity [Ah]		63	126	189
Nominal Voltage [V]		51.8	51.8	51.8
Voltage Range [V]		42.0~58.8	42.0~58.8	42.0~58.8
Max Power [kW]		3.0	4.2	5.0
Peak Power [kW] (for 3 sec.)		3.3	4.6	7.0
Dimension [W x H x D, in]		17.8 x 15.8 x 4.7	17.8 x 25.7 x 4.7	17.8 x 19.0 x 8.9
Weight [lb]		68	115	165
Enclosure Protection Rating		IP55		
Communication		CAN 2.0 B		
Certificates	Cell	UL1642		
	Product	UL1973 / TUV (IEC 62619) / CE / FCC / RCM		

Compatible Inverter Brands : SMA, SolaX, Sungrow, Schneider, Ingeteam, GoodWe, Redback, Victron Energy (As of 3Q. 2016, More brands to be added)

RESU PLUS



RESU Plus is an expansion kit specially designed for 48V models of new RESU series.
With RESU Plus, all 48V models can be cross-connected with each other.

- Dimension: 6.1 x 8.5 x 4.8 (W x H x D, in)
- Number of Expandable Battery Units: Up to 2EA
- IP55

400V

Models		RESU7H	RESU10H	
Total Energy [kWh]		7.0	9.8	
Usable Energy [kWh]		6.6	9.3	
Capacity [Ah]		63	63	
Voltage Range [V]		350~450	350~450	385~550
Max Power [kW]		3.5	5.0	
Peak Power [kW] (for 10 sec.)		5.0	7.0	
Dimension [W x H x D, in]		29.3 x 27.2 x 8.1	29.3 x 35.7 x 8.1	
Weight [lb]		168	214	220
Enclosure Protection Rating		IP55		
Communication		RS485	RS485	CAN 2.0 B
Certificates	Cell	UL 1642		
	Product	TUV (IEC 62619) / CE / RCM	UL1973 / TUV (IEC 62619) / CE / FCC / RCM	

Compatible Inverter Brands : SMA(RESU10H) , SolarEdge(RESU7H,10H) (As of 3Q. 2016, More brands to be added)

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00091 Architectural Review Board 1/21/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 1/13/2021

SUBJECT:

1380 N. Spring Street
North Hill Preservation District / Zone PR-1AAA
Demolition of a Noncontributing Structure

BACKGROUND:

Philip Partington is requesting approval to demolish a noncontributing accessory structure located in the northeast corner of their lot. In its place, the applicants are proposing to construct an accessory dwelling unit (ADU) with a garage on the ground floor and living space on the second.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS:

Sec. 12-2-10(B)(9) *NHPD, Demolition of structures* and reference to Sec. 12-2-10(A)(10) *PHD, Other demolition permits*

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 682

Site Name Elmore, C. Gunter House 830 = = Survey Date 8005 820 = =
Address of Site: 1380 N. Spring St. Pensacola, Fl. 32501 905 = =
Instruction for locating E side of N. Spring St between W. Lloyd and W. Lee St. 813 = =
868 = =
Location: Clapp Tract (subdivision name) 162 (block no.) 5-7 (lot no.) 808 = =
County: Escambia
Owner of Site: Name: Blackwell, J. Morris and Catherine Laure
Address: 1380 N. Spring St. Pensacola, Fl. 32501 902 = =
832 = =
Type of Ownership Private 848 = = Recording Date 8005
Recorder:
Name & Title: Gantzhorn, Alan; Guedez, Susan
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 Residence 850 = =
Present Use Residence 844 = =
Dates: Beginning + 1914 840 = =
Culture/Phase American 845 = =
Period 20th Century

916 = =

NR Classification Category: District

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, History

Significance:

Before the First World War, the northern portion of North Hill was regarded as "out in the country." This small frame house was constructed in 1914 by C. Gunter Elmore, a farmer. In 1917, the house was acquired by Robert C. Palmer, chief chemist for the Newport Turpentine and Rosin Co.

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

911 = =

ARCHITECT Unknown

BUILDER Unknown 872 = =

STYLE AND/OR PERIOD Frame Vernacular 874 = =

PLAN TYPE Rectangle 964 = =

EXTERIOR FABRIC(S) Aluminum siding 966 = =

STRUCTURAL SYSTEM(S) Wood frame 854 = =

PORCHES none 856 = =

FOUNDATION: Continuous: brick 942 = =

ROOF TYPE: Gable 942 = =

SECONDARY ROOF STRUCTURE(S): Shed dormer W 942 = =

CHIMNEY LOCATION: N ext.; E lat slope 942 = =

WINDOW TYPE: Casement,6 light, 10 light, wood 942 = =

CHIMNEY: Brick 942 = =

ROOF SURFACING: Composition shingle: butt 882 = =

ORNAMENT EXTERIOR: 882 = =

NO. OF CHIMNEYS 2 952 = = NO. OF STORIES 1½ 882 = =

NO. OF DORMERS 1 950 = =

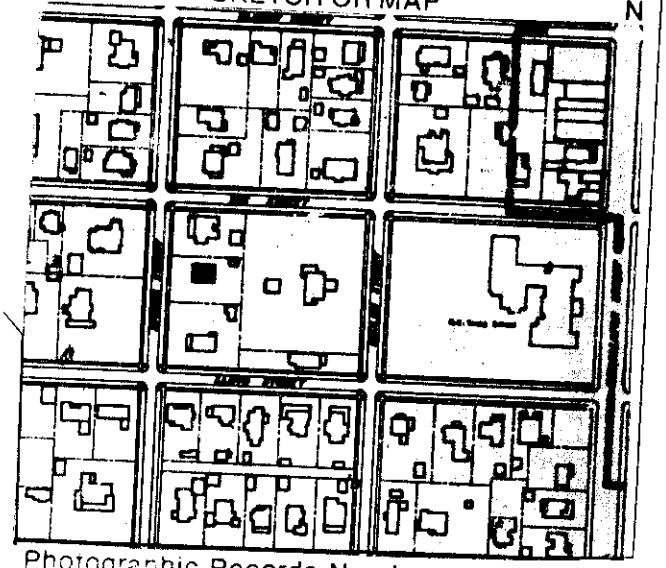
Map Reference (incl. scale & date) USGS 7.5 min Pensacola 1970
North Hill, Gordon Richmond, 1974 954 = =

Latitude and Longitude: ° ' " ° ' " 809 = =

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

833 = =

LOCATION SKETCH OR MAP



Township	Range	Section
2S	30W	19

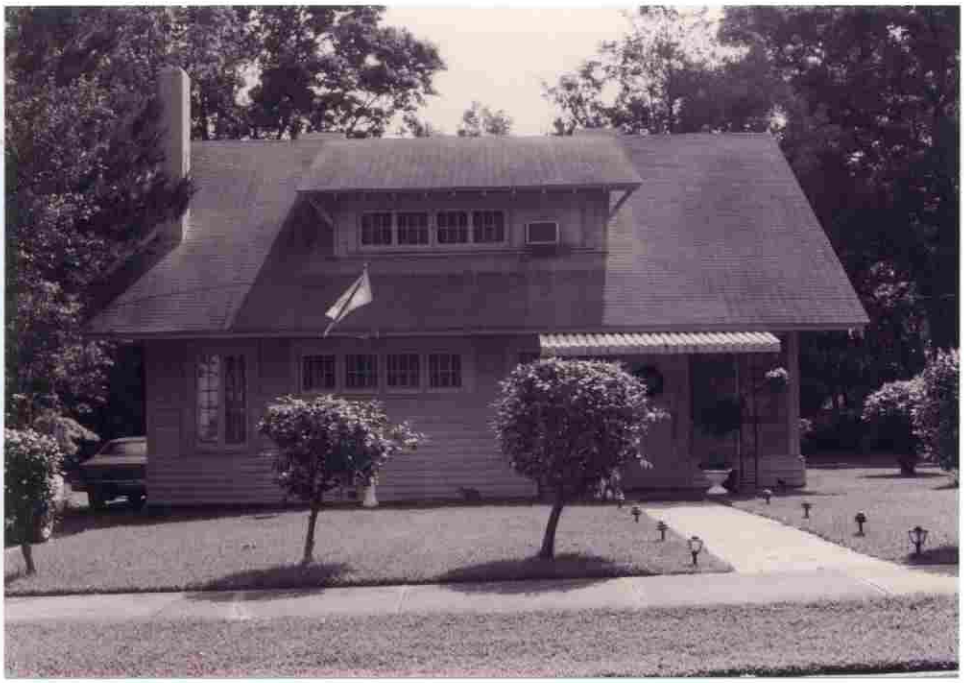
812 = =

UTM Coordinates:

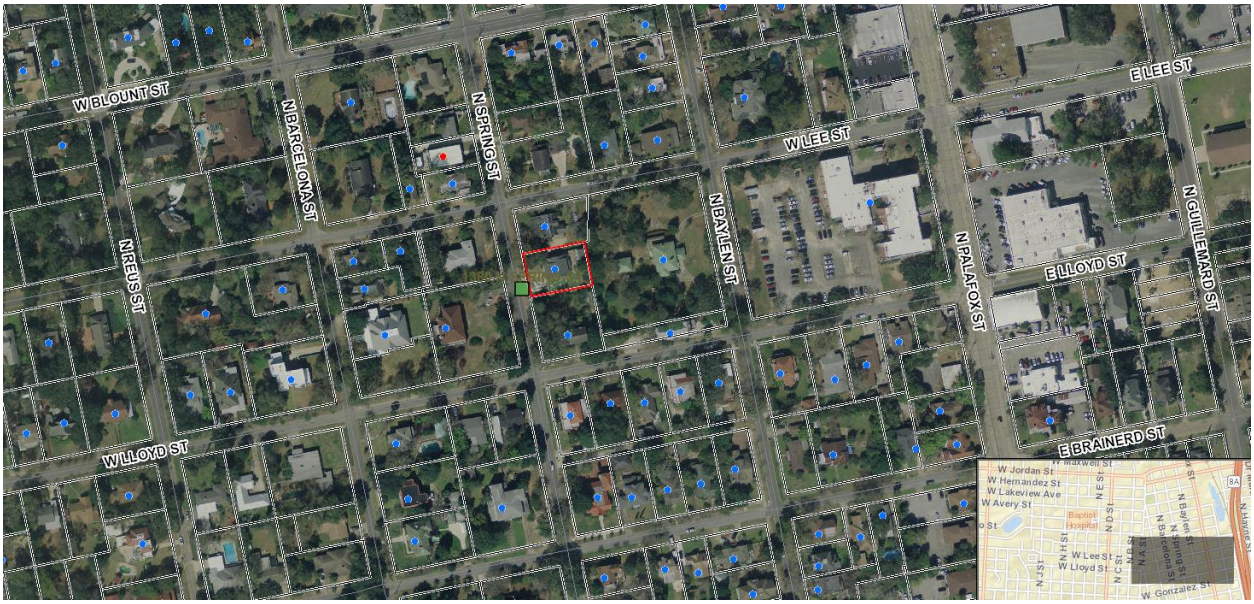
Zone Easting Northing 890 = =

Photographic Records Numbers HPPB P80.22 Fr.3 860 = =
P80.8 Fr.27A NH6-3A

Contact Print



1380 N. Spring Street



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

Architectural Review Board Application
Full Board Review

Application Date: 12/31/20

Project Address: **1880 N. SPRING STREET, PENSACOLA FL. 32501**

Applicant: PHILIP PARTINGTON, A.I.A.

Applicant's Address: 205 E. INTENDENCIA ST, PENSACOLA FL 32502

Email: *PHILIP@SMP-ARCH.COM* Phone: 712-5765

Property Owner: RICHARD AND ELIZABETH SHERRILL
(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

Application for Demolition

** 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 fourteen (14) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

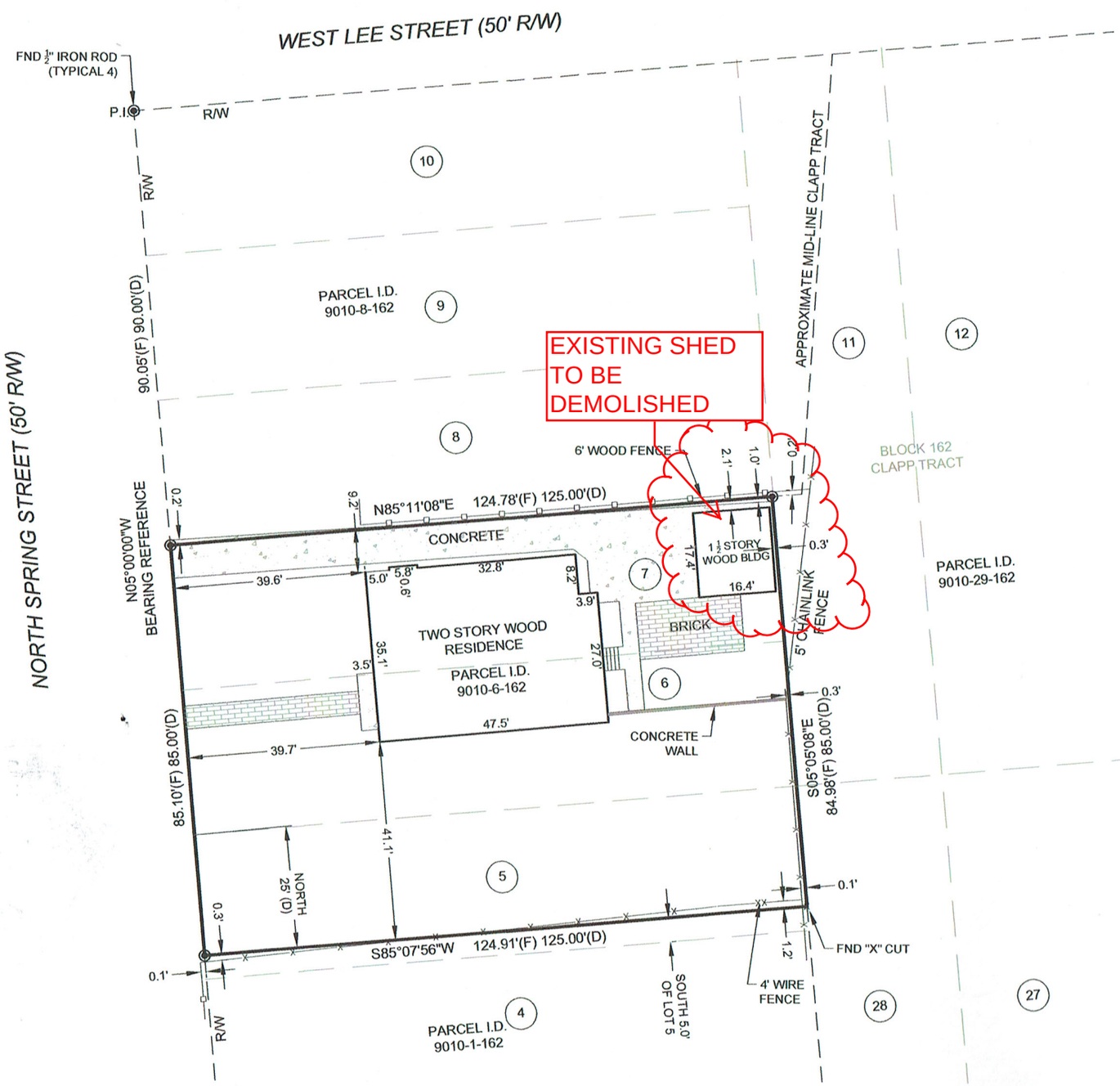
THE PROJECT IS THE DEMOLITION OF AN EXISTING SHED AND THE CONSTRUCTION OF A NEW GARAGE AND RESIDENTIAL UNIT.

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

12/31/20
Date

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



LEGAL DESCRIPTION: (O.R. BOOK 7197, PAGE 533)

THE NORTH 25.0 FEET OF LOT5, ALL OF LOTS 6 AND 7, BLOCK 162, CLAPP TRACT, ACCORDING TO THE MAP OF THE CITY OF PENSACOLA, COPYRIGHTED BY THOMAS C. WATSON IN 1906, ESCAMBIA COUNTY, FLORIDA

NOTES:

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 12-06-2017.
2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
3. ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N5°00'00"W ON THE EAST R/W OF NORTH SPRING STREET.
6. FENCE LINES ARE EXAGGERATED FOR CLARITY.
7. ENCROACHMENTS ARE AS SHOWN.

LEGEND:

(F)	FIELD MEASUREMENT
(D)	DEED MEASUREMENT
R/W	RIGHT-OF-WAY
FND	FOUND BOUNDARY CORNER
PI	POINT OF INTERSECTION
(5)	LOT NUMBER

CERTIFICATIONS:

RICHARD N. SHERRILL AND ELIZABETH G. SHERRILL
ALLIANT NATIONAL INSURANCE COMPANY
SYNOVUS BANK
CLARK PARTINGTON.

SURVEYORS CERTIFICATE

The survey shown hereon is true and correct and in compliance with the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter "5J-17", Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

Robert Working

ROB L. WORKING P.L.S. FLORIDA REGISTRATION NO. 5878

360 Surveying Services

360 SURVEYING SERVICES
1801 CREIGHTON RD.
PENSACOLA, FL 32504
850.857.4400

NOT VALID WITHOUT A RAISED SEAL

12/08/17

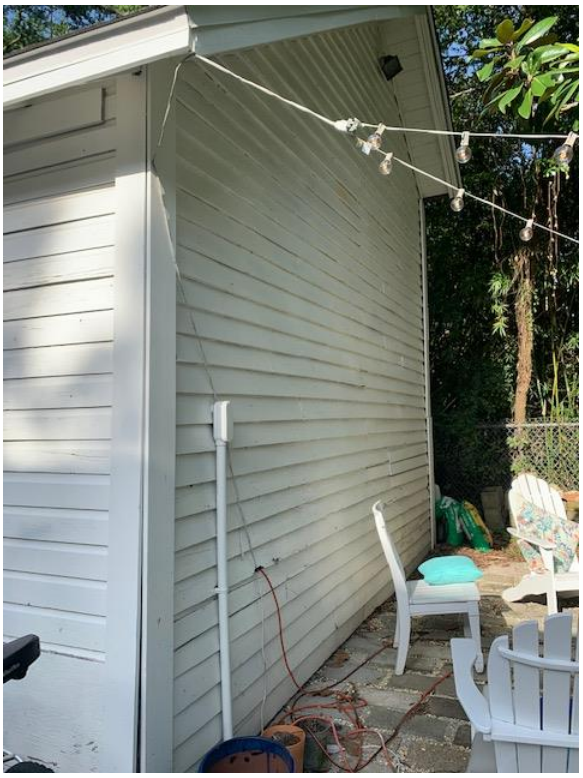
BOUNDARY SURVEY WITH IMPROVEMENTS

ADDRESS: 1380 NORTH SPRING STREET
PENSACOLA, FLORIDA 32501
PROJECT NUMBER: 1711006
DATE: 12-06-2012
FIELD BOOK: 91 ***PAGE:*** 44
DRAWN BY: PJK
APPROVED BY: ROB L. WORKING

N

SCALE: 1"=30'

SHEET 1 OF 1



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00093 Architectural Review Board 1/21/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 1/13/2021

SUBJECT:

1380 N. Spring Street
North Hill Preservation District / Zone PR-1AAA
New Construction of a Garage with Second-Story Living Quarters at a Contributing Structure

RECOMMENDATION:

Philip Partington is requesting approval to construct an accessory residential unit (ADU) with a garage on the ground floor and living quarters on the second. The garage will be located in the northeast corner of the property to make use of the existing driveway. Proposed materials include fiber cement siding, wood brackets, clad-wood windows, architectural shingles and a paint palette to match the main residence.

Please find attached all relevant documentation for your review.

BACKGROUND:

Sec. 12-2-10(B)(8) *NHPD, Regulations for new construction*

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 682

Site Name Elmore, C. Gunter House 830 = = Survey Date 8005 820 = =
Address of Site: 1380 N. Spring St. Pensacola, Fl. 32501 905 = =
Instruction for locating E side of N. Spring St between W. Lloyd and W. Lee St. 813 = =
868 = =
Location: Clapp Tract (subdivision name) 162 (block no.) 5-7 (lot no.) 808 = =
County: Escambia
Owner of Site: Name: Blackwell, J. Morris and Catherine Laure
Address: 1380 N. Spring St. Pensacola, Fl. 32501 902 = =
832 = =
Type of Ownership Private 848 = = Recording Date 8005
Recorder:
Name & Title: Gantzhorn, Alan; Guedez, Susan
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 Residence 850 = =
Present Use Residence 844 = =
Dates: Beginning + 1914 840 = =
Culture/Phase American 845 = =
Period 20th Century

916 = =

NR Classification Category: District

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, History

Significance:

Before the First World War, the northern portion of North Hill was regarded as "out in the country." This small frame house was constructed in 1914 by C. Gunter Elmore, a farmer. In 1917, the house was acquired by Robert C. Palmer, chief chemist for the Newport Turpentine and Rosin Co.

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

911 = =

ARCHITECT Unknown

BUILDER Unknown 872 = =

STYLE AND/OR PERIOD Frame Vernacular 874 = =

PLAN TYPE Rectangle 964 = =

EXTERIOR FABRIC(S) Aluminum siding 966 = =

STRUCTURAL SYSTEM(S) Wood frame 854 = =

PORCHES none 856 = =

FOUNDATION: Continuous: brick 942 = =

ROOF TYPE: Gable 942 = =

SECONDARY ROOF STRUCTURE(S): Shed dormer W 942 = =

CHIMNEY LOCATION: N ext.; E lat slope 942 = =

WINDOW TYPE: Casement,6 light, 10 light, wood 942 = =

CHIMNEY: Brick 942 = =

ROOF SURFACING: Composition shingle: butt 882 = =

ORNAMENT EXTERIOR: 882 = =

NO. OF CHIMNEYS 2 952 = = NO. OF STORIES 1½ 882 = =

NO. OF DORMERS 1 950 = =

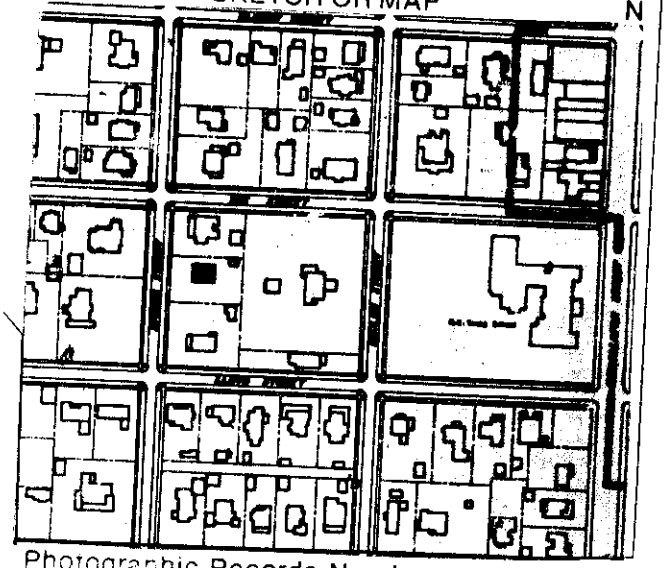
Map Reference (incl. scale & date) USGS 7.5 min Pensacola 1970
North Hill, Gordon Richmond, 1974 954 = =

Latitude and Longitude: ° ′ ″ ° ′ ″ 809 = =

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

833 = =

LOCATION SKETCH OR MAP



Township	Range	Section
2S	30W	19

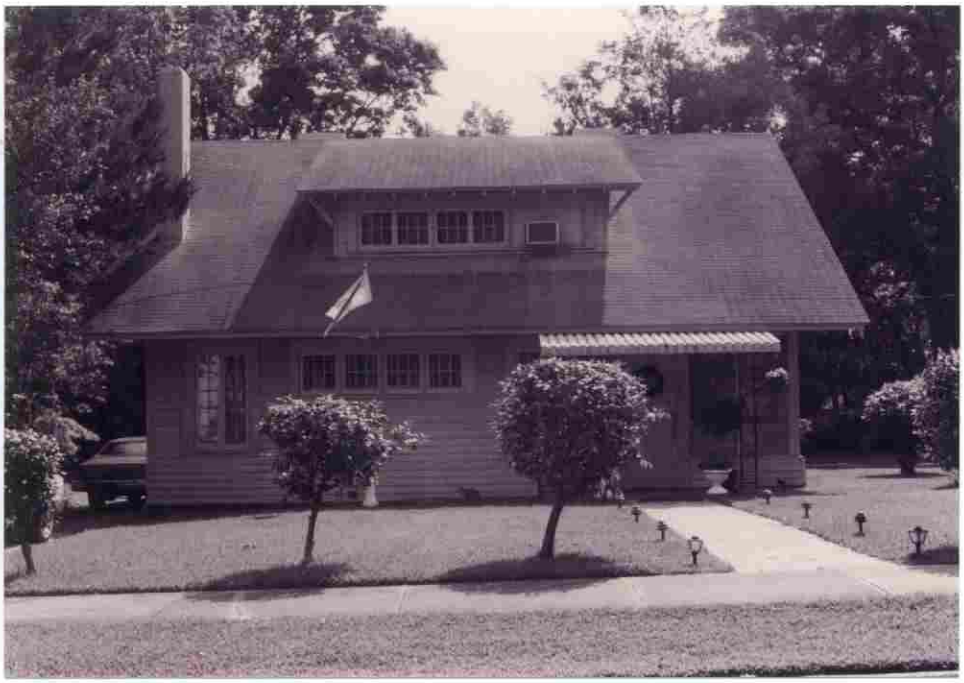
812 = =

UTM Coordinates:

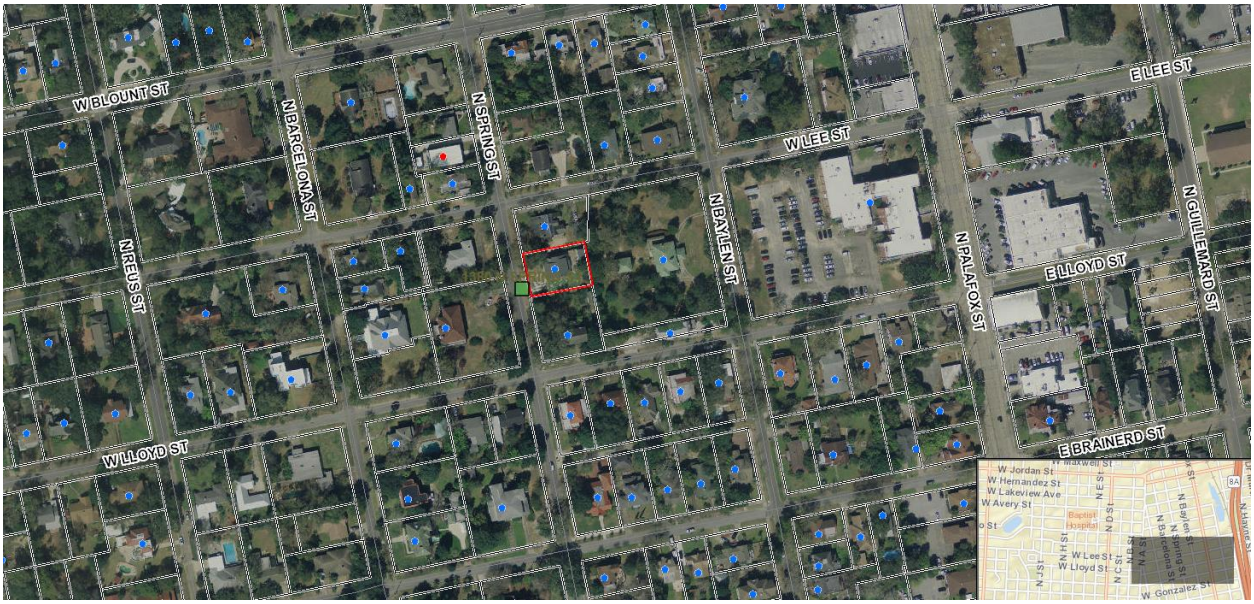
Zone Easting Northing 890 = =

Photographic Records Numbers HPPB P80.22 Fr.3 860 = =
P80.8 Fr.27A NH6-3A

Contact Print



1380 N. Spring Street



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

Architectural Review Board Application
Full Board Review

Application Date: 12/31/20

Project Address: **1880 N. SPRING STREET, PENSACOLA FL. 32501**

Applicant: PHILIP PARTINGTON, A.I.A.

Applicant's Address: 205 E. INTENDENCIA ST, PENSACOLA FL 32502

Email: *PHILIP@SMP-ARCH.COM* Phone: 712-5765

Property Owner: RICHARD AND ELIZABETH SHERRILL
(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 fourteen (14) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

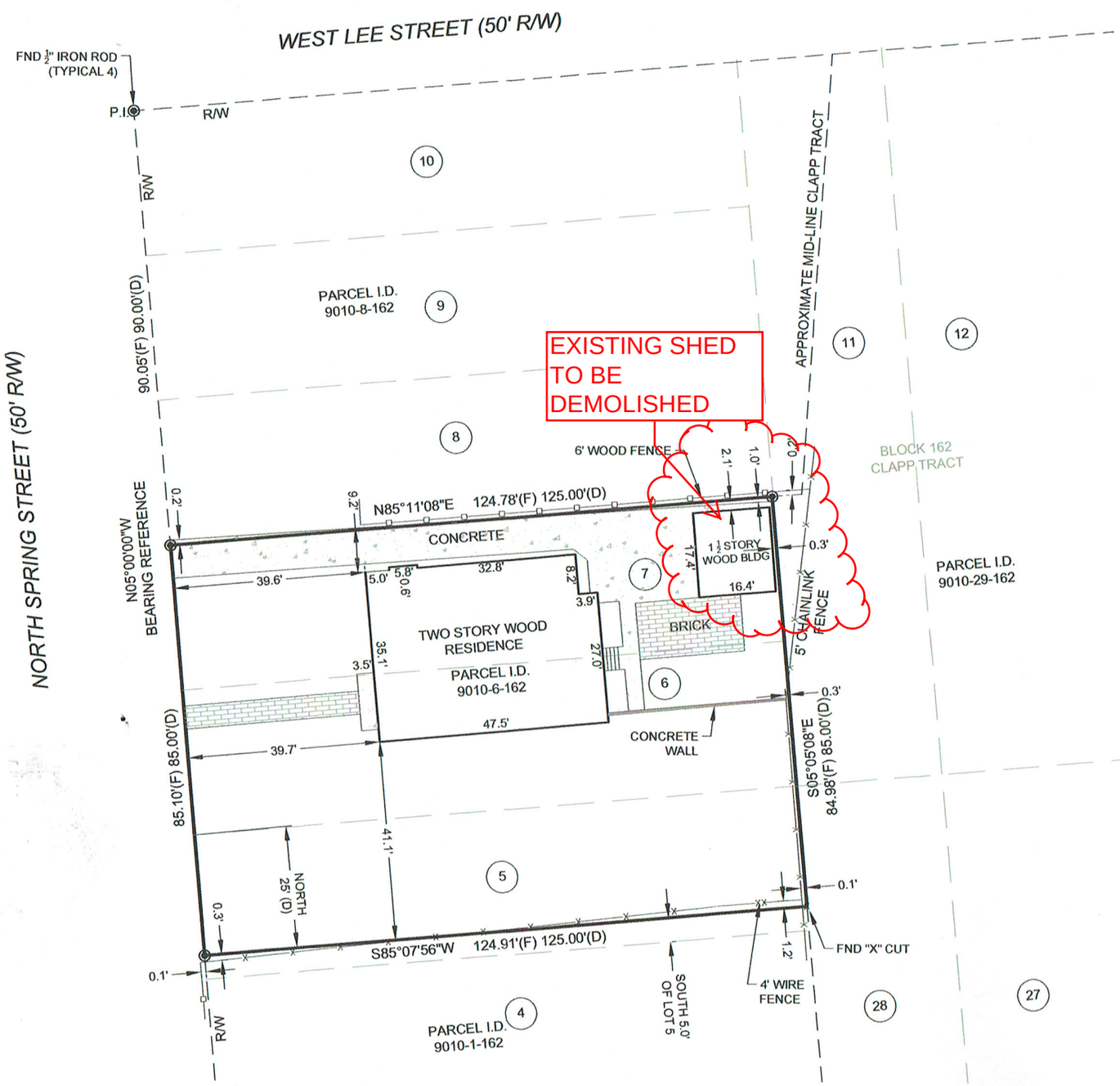
THE PROJECT IS THE DEMOLITION OF AN EXISTING SHED AND THE CONSTRUCTION OF A NEW GARAGE AND RESIDENTIAL UNIT.

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

12/31/20
Date

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



LEGAL DESCRIPTION: (O.R. BOOK 7197, PAGE 533)

THE NORTH 25.0 FEET OF LOT5, ALL OF LOTS 6 AND 7, BLOCK 162, CLAPP TRACT, ACCORDING TO THE MAP OF THE CITY OF PENSACOLA, COPYRIGHTED BY THOMAS C. WATSON IN 1906, ESCAMBIA COUNTY, FLORIDA

NOTES:

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 12-06-2017.
2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
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6. FENCE LINES ARE EXAGGERATED FOR CLARITY.
7. ENCROACHMENTS ARE AS SHOWN.

LEGEND:

(F)	FIELD MEASUREMENT
(D)	DEED MEASUREMENT
R/W	RIGHT-OF-WAY
FND	FOUND BOUNDARY CORNER
PI	POINT OF INTERSECTION
(5)	LOT NUMBER

CERTIFICATIONS:

RICHARD N. SHERRILL AND ELIZABETH G. SHERRILL
ALLIANT NATIONAL INSURANCE COMPANY
SYNOVUS BANK
CLARK PARTINGTON.

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Robert Working

ROB L. WORKING P.L.S. FLORIDA REGISTRATION NO. 5878

360 Surveying Services

360 SURVEYING SERVICES
1801 CREIGHTON RD.
PENSACOLA, FL 32504
850.857.4400

NOT VALID WITHOUT A RAISED SEAL

12/08/17

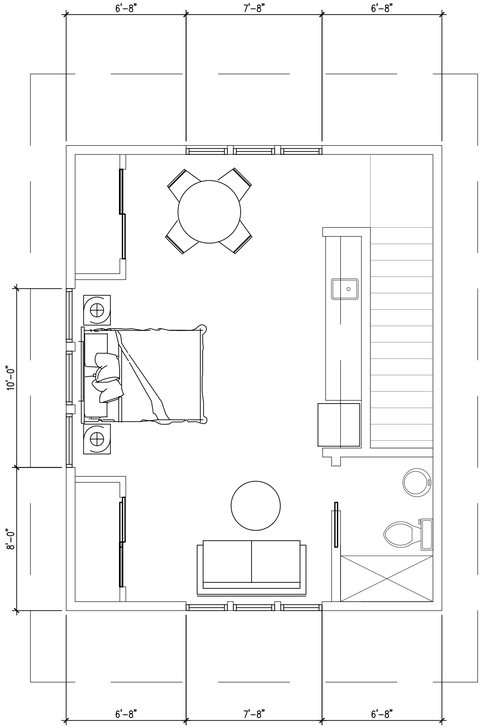
BOUNDARY SURVEY WITH IMPROVEMENTS

ADDRESS: 1380 NORTH SPRING STREET
PENSACOLA, FLORIDA 32501
PROJECT NUMBER: 1711006
DATE: 12-06-2012
FIELD BOOK: 91 ***PAGE:*** 44
DRAWN BY: PJK
APPROVED BY: ROB L. WORKING

N

SCALE: 1"=30'

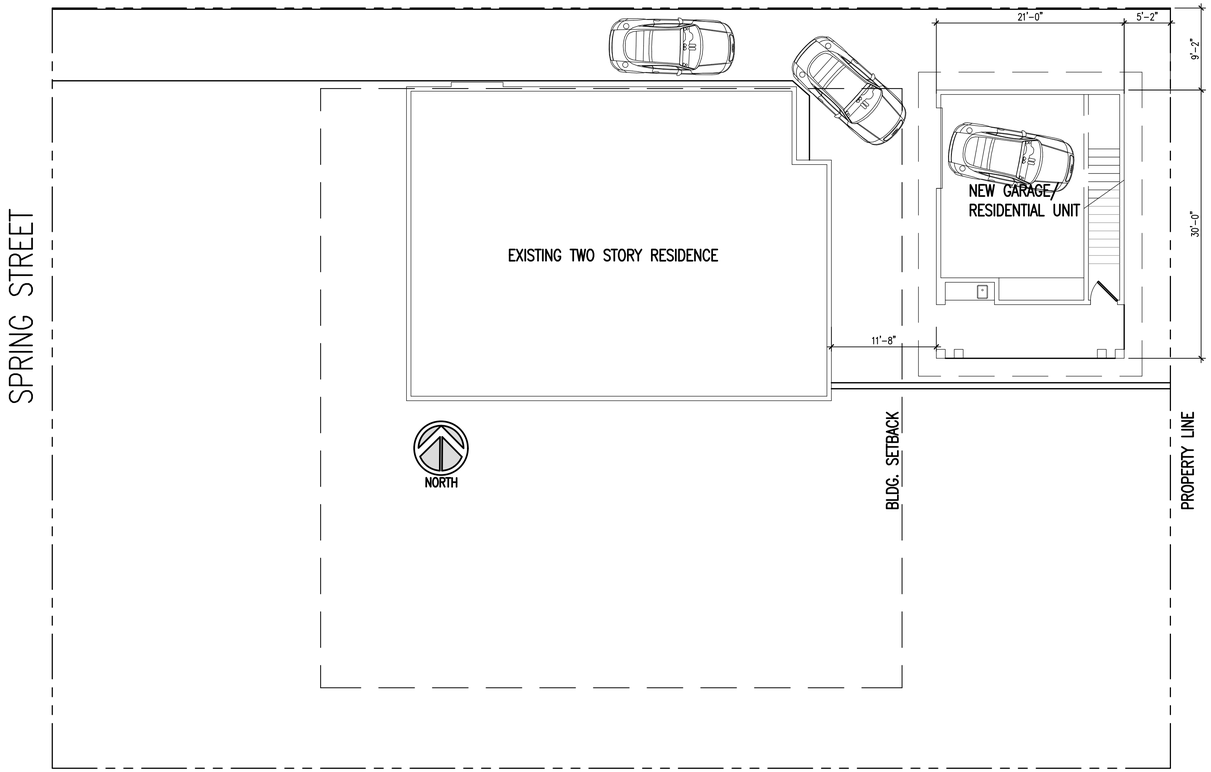
SHEET 1 OF 1



NORTH

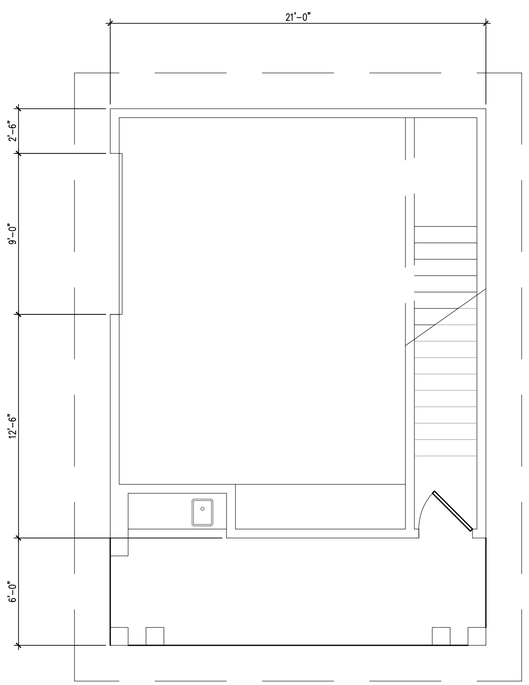
3 A-101 **2ND FLOOR PLAN**

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



1 A-101 **SITE PLAN**

SCALE: 1/8" = 1'-0"



NORTH

2 A-101 **1ST FLOOR PLAN**

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

smp.
SMP Architecture, P.A.
40 S. PALAFOX STREET • SUITE 202
PENSACOLA, FLORIDA 32502 • P 850.432.7772
www.smp-arch.com • AAC001828

Listen. Interpret. Translate.

CERTIFICATION :

SHERRILL RESIDENCE
1380 N. SPRING ST
PENSACOLA, FL

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

REVISIONS :

DRAWN BY : PDP

CHECKED BY :

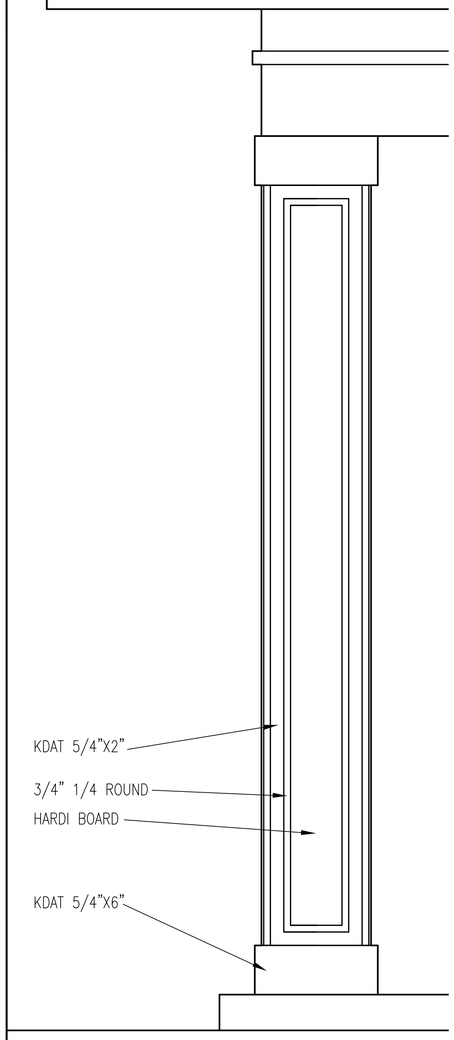
PROJECT NO.

DATE : 12/30/20

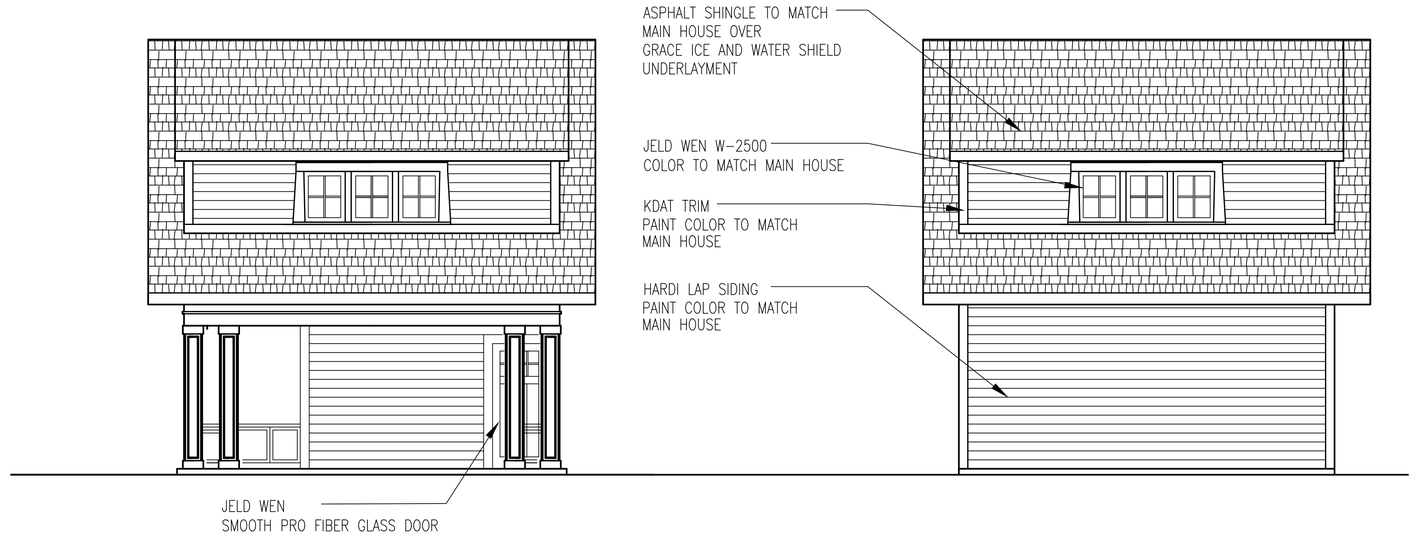
SHEET TITLE :
PLANS AND ELEVS

SHEET NO. :
A-101

©2020 SMP ARCHITECTURE

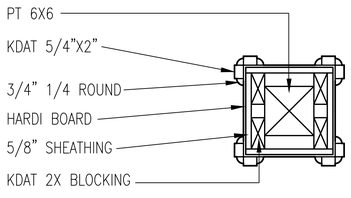


1 A-102 **COLUMN ELEVATION**
SCALE: 1 1/2" = 1'-0"

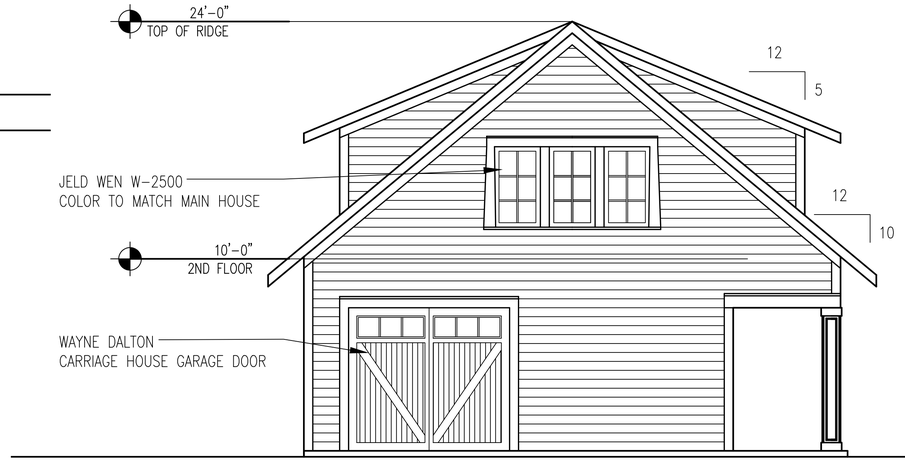


2 A-102 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

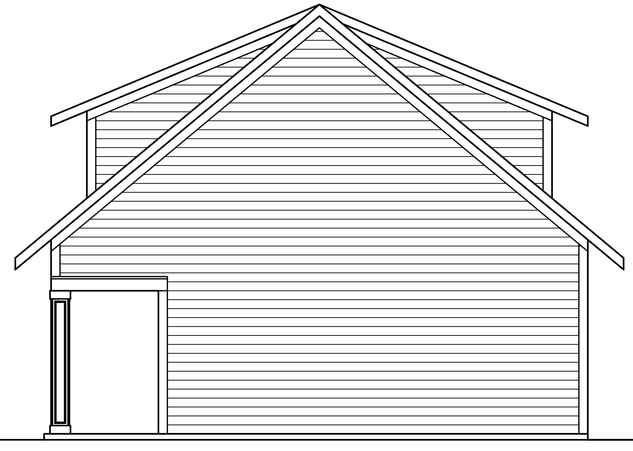
3 A-102 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



4 A-102 **COLUMN PLAN DETAIL**
SCALE: 1-1/2"=1'-0"



5 A-102 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



6 A-102 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"

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SMP Architecture, P.A.
40 S. PALAFOX STREET • SUITE 202
PENSACOLA, FLORIDA 32502 • P 850.432.7772
www.smp-arch.com • AAC001828

Listen. Interpret. Translate.

CERTIFICATION :

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PENSACOLA, FL

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REVISIONS :

DRAWN BY : PDP

CHECKED BY :

PROJECT NO.

DATE : 12/30/20

SHEET TITLE :
ELEVATIONS
AND DETAILS

SHEET NO. :
A-102

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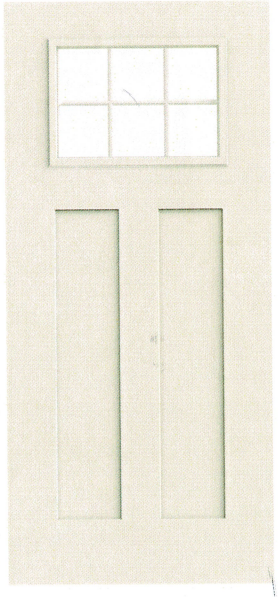
PRICING

Many options will influence the price of your door.
To get an estimate, contact your JELD-WEN dealer.

WHERE TO BUY (/WHERE-TO-BUY?PID=147201)

GET HELP ON YOUR PROJECT (/EN-US/GET-HELP?PID=147201&JWCT_GETHELP=PRODUCTPAGE)



Model Overview

PROJECT TYPE
New construction and replacement

WARRANTY
Lifetime Warranty

GLASS
Energy efficient, tinted and privacy.

PANEL OPTIONS
Panel options

MAINTENANCE LEVEL
Minimal

COLORS & FINISHES
1 Finish Option

CONSTRUCTION
ADA Requirements
Impact Resistant Doors
Smooth-Pro Construction

Our Message on Coronavirus/COVID-19(/notifications/covid19-response)

WHERE TO BUY (/WHERE-TO-BUY) GET HELP ON YOUR PROJECT (/EN-US/GET-HELP?JWCT_GETHELP=UTILITYLINKS) FOR INVESTORS (HTTP://INVESTORS.JELD-WEN.COM/) USA | WELCOME PHILIP

JELD-WEN WINDOWS & DOORS (/en-us)

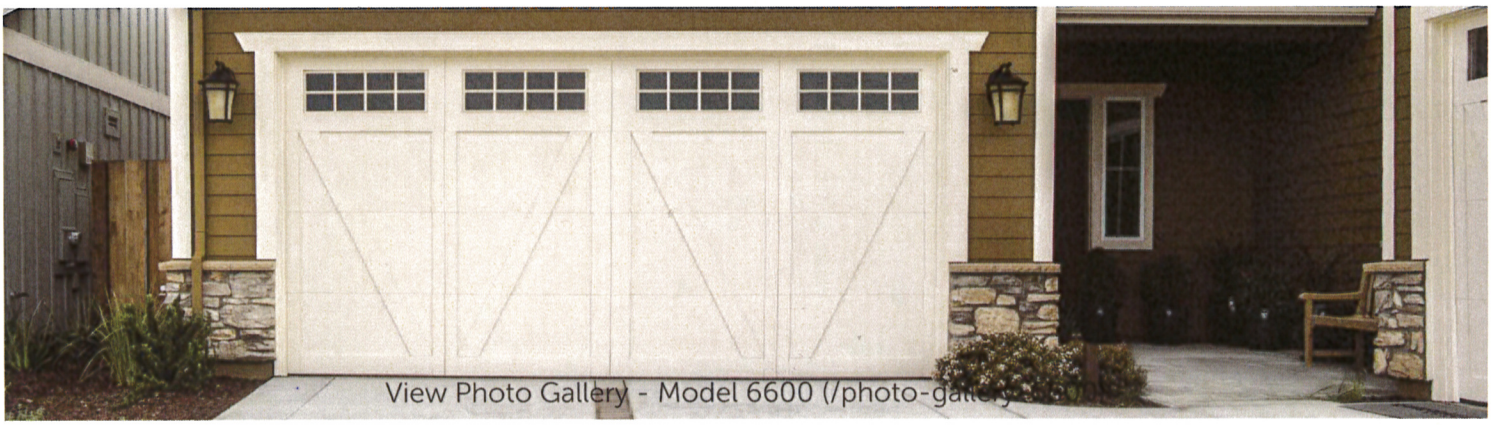
W-2500™ Clad-Wood

These stylish, energy-efficient wood windows are as durable as they are beautiful. Designed to protect against the elements, our W-2500™ Clad-Wood windows offer exceptional longevity & elegance with designs for a wide range of architectural styles.

5	Moderate	$$	LIMITED 20-YEAR WARRANTY
Models Available	Maintenance Level	Price Range	

Carriage House Style Garage Doors

Model 6600



WAYNE DALTON ADVANTAGES

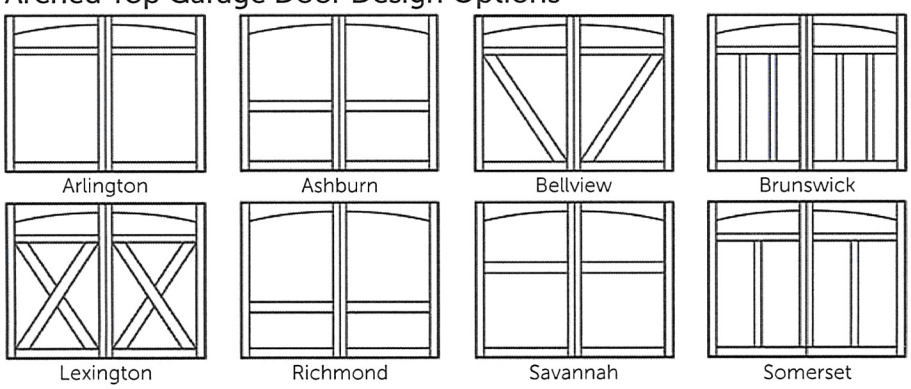
Made with a polyurethane foam insulation core between two sheets of steel and DecaTrim™ II overlays, the Model 6600 Carriage House Style Garage Doors are durable and a unique way to add curb appeal to your home. With 11 different carriage house designs, you are sure to find the perfect garage door to complement your home.

These Carriage House Style Garage Doors come with foamed-in-place polyurethane insulation with an R-value of 12.12*, which can improve your home's thermal efficiency, block street noise and make the door operate more quietly. This door also offers wind load options, quiet rollers, and snug-fitting tongue-and-groove section joints that reduce wind and weather from entering the garage.

*Wayne Dalton uses a calculated door section R-value for our insulated doors

DESIGN COLORS WINDOWS HARDWARE FEATURES DOCUMENTS

Arched Top Garage Door Design Options



Siding

Simply White
OC-117

Trim

Cliffside Gray
PM-5

Doors

Hale Navy
HC-154

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00094 Architectural Review Board 1/14/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 1/13/2021

SUBJECT:

10 and 14 S. Palafox Place
Palafox Historic Business District / Zone C-2A
Addition of Rear Access Stairs Connecting Two Contributing Buildings

BACKGROUND:

George Biggs is requesting *conceptual* approval to add a access stairway to connect two contributing buildings. The stairway will be located on the second-story rear and will be a continuation of an existing rear balcony at 10 S. Palafox Place. A access door way will also be added to the rear of 14 S. Palafox Place. The connection will be approximately 5’ long and 6’ wide and will match the existing balcony and rails in materials and color.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS:

Sec. 12-3-27(f)(2) *Palafox Historic Business District, Architectural review of proposed exterior development, decision guidelines*
Sec. 12-3-27(f)(4)(b) *Palafox Historic Business District, Architectural review of proposed exterior development, Board review standards, Building fronts, rears, and sides* and (4)(d) *Exterior walls*

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 1162
Site Name 830 = = Survey Date 8210 820 = =
Address of Site: 10-12 Palafox Place, Pensacola, FL 32501 905 = =
Instruction for locating E side of Palafox Place between E. Garden St. and E. Romana St. 813 = =
Location: Old City Tract (subdivision name) 30 (block no.) port. lt. 262 (lot no.) 868 = =
County: Escambia 808 = =
Owner of Site: Name: Senkarik, John M., Jr. & Susan G.;
Address: 1370 Bakalane Ct.
Pensacola, FL 32504 902 = =
Type of Ownership Private 848 = = Recording Date 832 = =
Recorder:
Name & Title: Campbell, D. L.;
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 Commercial 838 = =
Present Use Commercial 850 = =
Dates: Beginning C+ 1912 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 910 = =

Significance:

Built in about 1912 by Harriet S. Keyser, this two story commercial building contributes significantly to the Palafox streetscape. It was first occupied by W. C. Diffenderfer's Jewelry Store and the Southern Express Company. The building is typical of commercial structures built during the first decades of the twentieth 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: Flemish, common # brick veneer: 854 = =

STRUCTURAL SYSTEM(S) Masonry: brick 856 = =

PORCHES W/gallery with deck, wrought iron railing, post, brackets # E/deck, 2nd floor, metal railing, iron post 942 = =

FOUNDATION: Continuous: brick 942 = =

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

SECONDARY ROOF STRUCTURE(S): W/canvas awning 942 = =

CHIMNEY LOCATION: - 942 = =

WINDOW TYPE: Fixed # transoms over doors with canvas 942 = =

CHIMNEY: - 882 = =

ROOF SURFACING: Built-up 882 = =

ORNAMENT EXTERIOR: Corbelled parapet 882 = =

NO. OF CHIMNEYS 0 952 = = NO. OF STORIES 2 950 = =

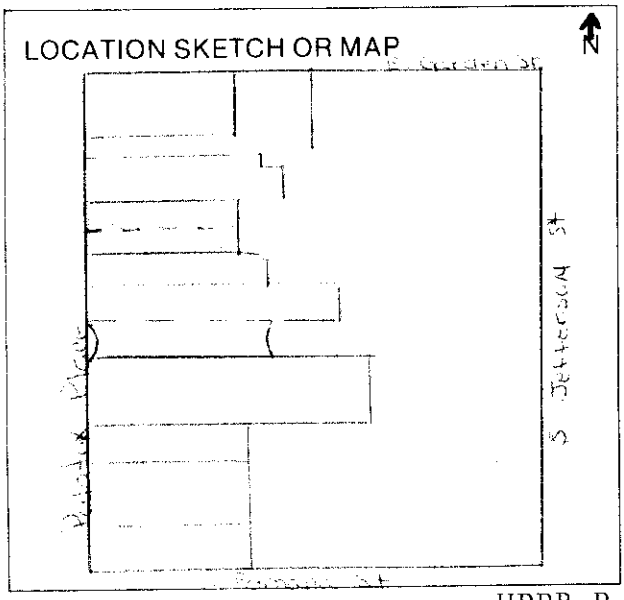
NO. OF DORMERS 0 954 = =

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 = =

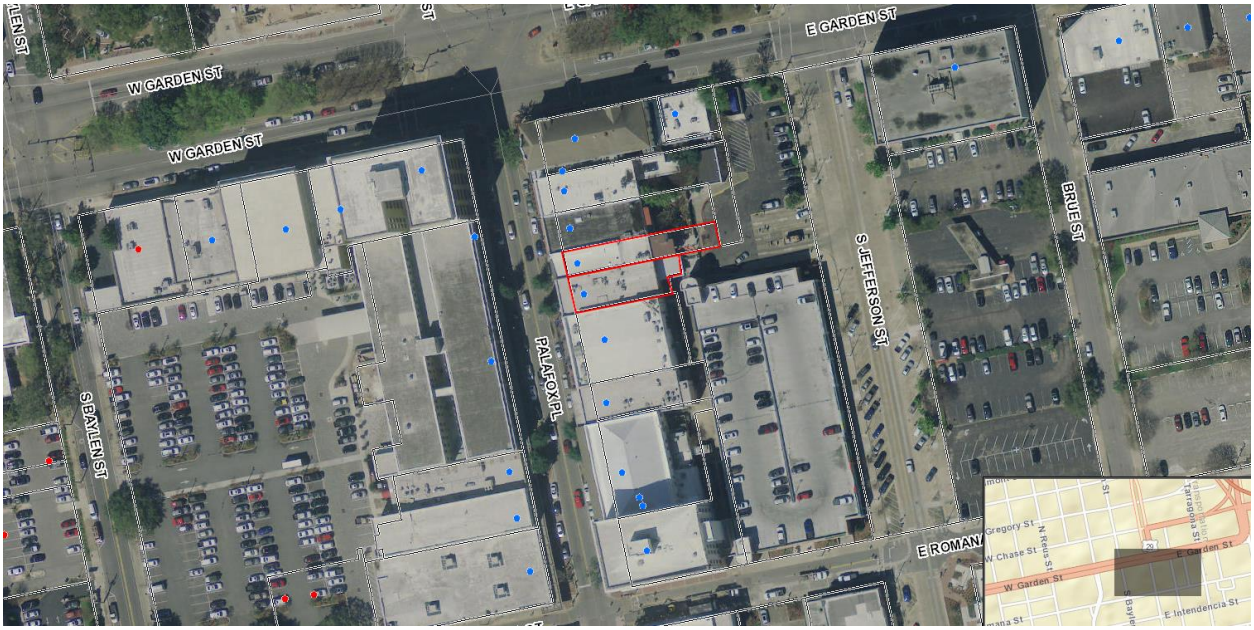
Zone Easting Northing

Photographic Records Numbers HPPB P.83.4 Frame 3 860 = =

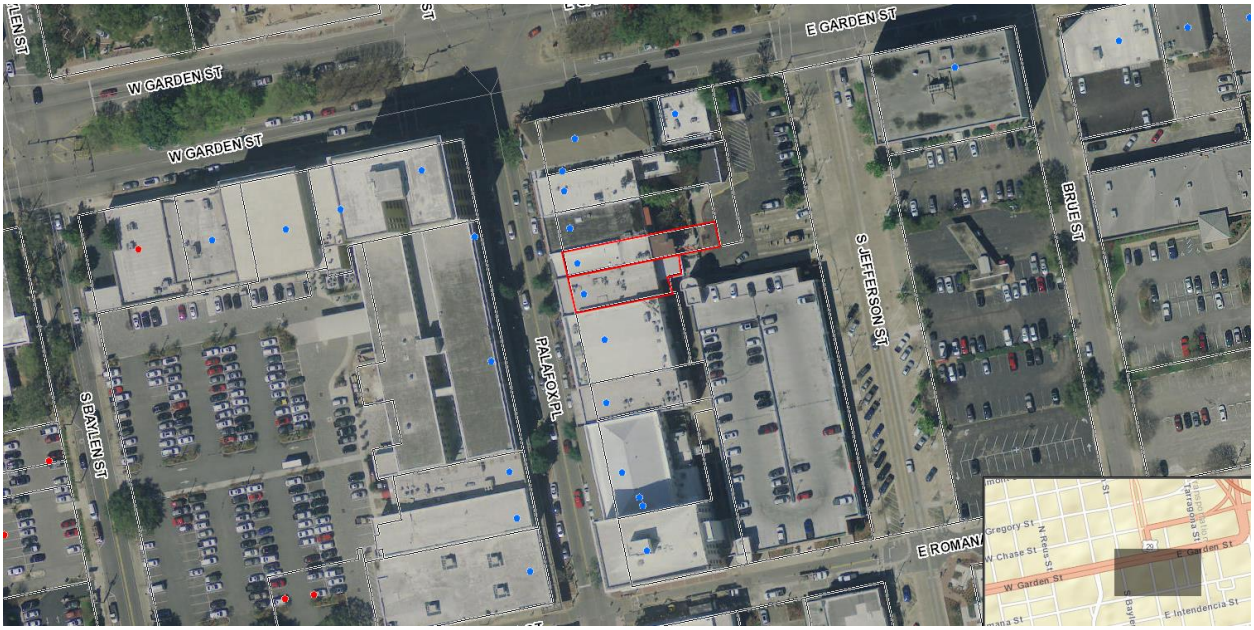
Contact Print

LOANS

10 and 14 S. Palafox Place



10 and 14 S. Palafox Place



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 1162
Site Name 830 = = Survey Date 8210 820 = =
Address of Site: 10-12 Palafox Place, Pensacola, FL 32501 905 = =
Instruction for locating E side of Palafox Place between E. Garden St. and E. Romana St. 813 = =
Location: Old City Tract (subdivision name) 30 (block no.) port. lt. 262 (lot no.) 868 = =
County: Escambia 808 = =
Owner of Site: Name: Senkarik, John M., Jr. & Susan G.;
Address: 1370 Bakalane Ct.
Pensacola, FL 32504 902 = =
Type of Ownership Private 848 = = Recording Date 832 = =
Recorder:
Name & Title: Campbell, D. L.;
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 Commercial 838 = =
Present Use Commercial 850 = =
Dates: Beginning C+ 1912 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 910 = =

Significance:

Built in about 1912 by Harriet S. Keyser, this two story commercial building contributes significantly to the Palafox streetscape. It was first occupied by W. C. Diffenderfer's Jewelry Store and the Southern Express Company. The building is typical of commercial structures built during the first decades of the twentieth century.

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

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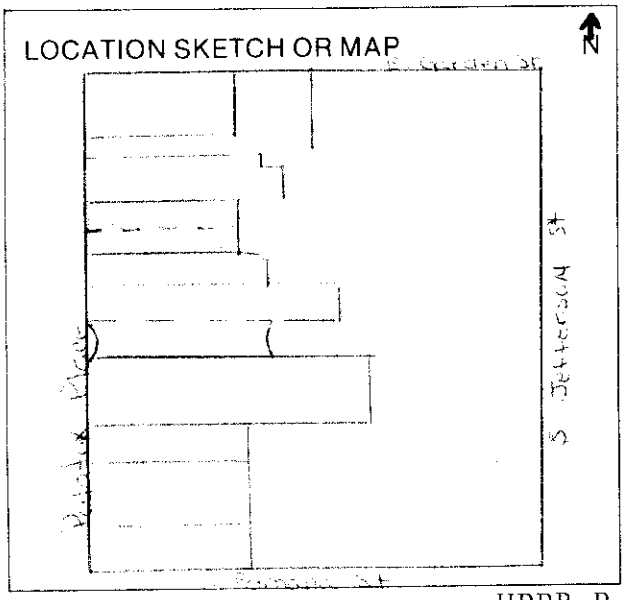
LOCATION SKETCH OR MAP



Township	Range	Section
2S	30W	46

812 = =

UTM Coordinates:

Zone Easting Northing 890 = =

Photographic Records Numbers HPPB P.83.4 Frame 3 860 = =

Contact Print

LOANS

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

Architectural Review Board Application
Full Board Review

Application Date: JANUARY 7, 2021

Project Address: 10 SOUTH PALAFOX PLACE

Applicant: GEORGE BIGGS; BIGGS CONST CO., INC

Applicant's Address: 2510 N PACE BLD 32505

Email: george@g2biggs.com Phone: 850 430 4307

Property Owner: DAVID SHARPE
(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 fourteen (14) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

DESIRE to CONNECT JEFFERSON STREET (BACK SIDE) OF 10 & 14 SOUTH PALAFOX PLACE BALCONIES WITH A 5' LONG, 6' WIDE BALCONY CONNECTION. THERE WILL BE A DOOR @ CIGAR FACTORY SIDE, HANDRAILS, 2 STEPS & A LANDING. ALL MATERIALS & COLORS to MATCH 10 SOUTH PALAFOX EXISTING BALCONY.

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

JAN 7 2021
Date

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

Biggs
Construction Company Inc.
General Contractors • Project Managers • Consultants

P.O.Box 1552
Pensacola, FL. 32591-1552
Phone: 850-430-4307
Fax: 850-430-4308

January 7, 2021

Pensacola Architectural Review Board
City of Pensacola
222 W Main Street
Pensacola, FL 32502

RE: 10 and 14 South Palafox Place

All,

Mr. David Sharuff is the owner and operator of "The Cigar Factory" at 14 South Palafox Place and has recently purchased the adjacent building to the north, previously "Hopjacks", at 10 South Palafox Place. Our submission for the Architectural Review Board is related to the back of the buildings or the Jefferson Street side.

A year or two ago, Mr. Sharuff renovated the Jefferson St Side of The Cigar Factory to add an elevator for commercial access to the second floor where, among other things, his office is located. After purchase of 10 South Palafox Place, he is renovating the existing apartment on the second floor for his residence. His desire is to connect these two balconies for his use between the office and his residence.

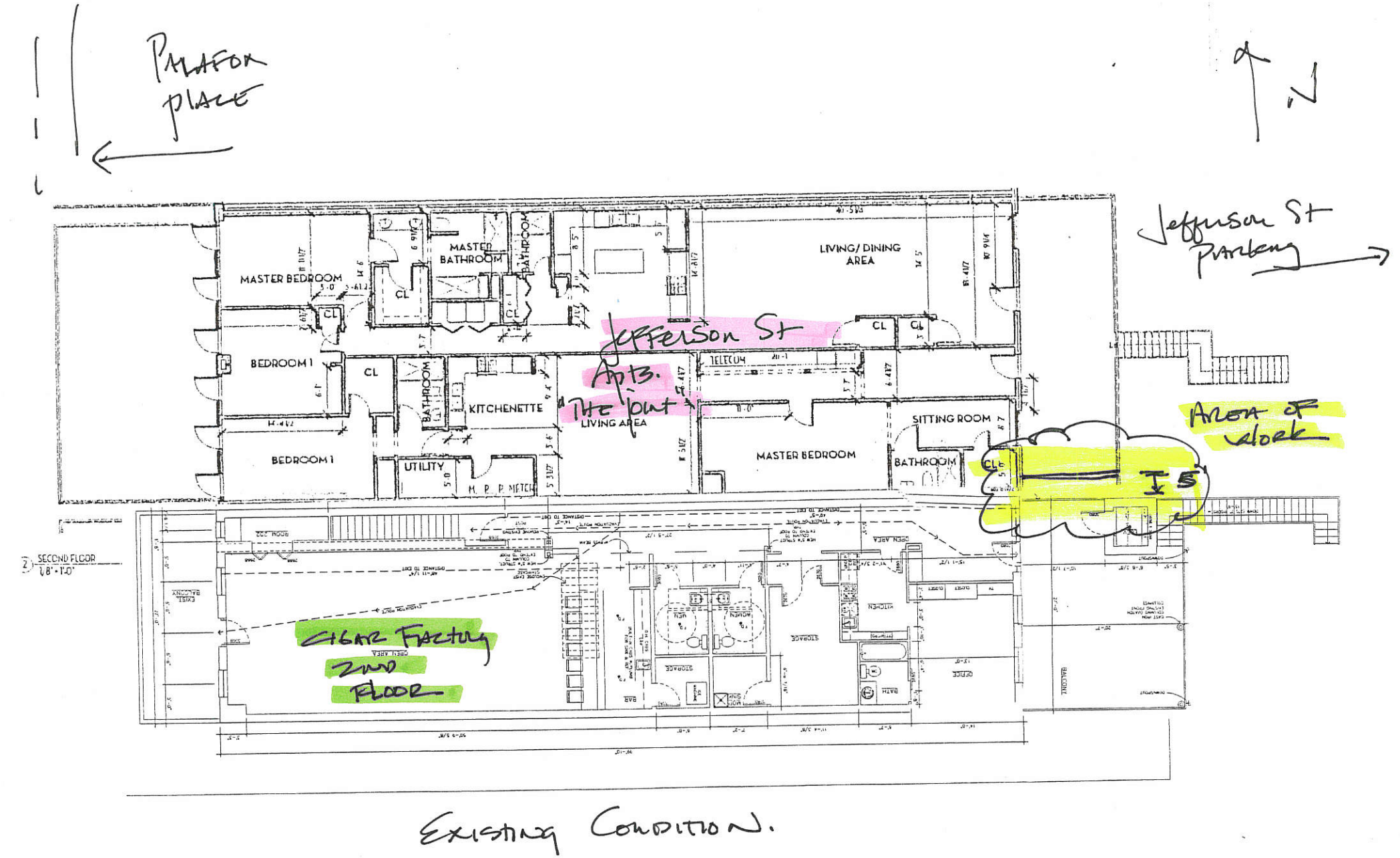
The clear area between the balconies is only 5' and the elevation difference is 16". The desire is to add a door, non-public access, and a 6' wide connection (same width as 10 South Palafox Place balcony). There will be a landing and 2 steps. It is not required to be handicap accessible.

We have discussed the concept with the City of Pensacola Building Department and understand engineered drawings, non-combustible materials, guardrail heights, fire department approval etc.... will be required for review and final building permits. They also mentioned, since it is an exterior adjustment, that ARB approval will be required. We therefore are submitting to ARB for approval prior to building permit approval. Our submission is crude hand drawings. We apologize and hope they are adequate for your review for exterior modification. We did not feel it was reasonable to expend for engineered and architectural drawings until after the general exterior concept was approved by your board.

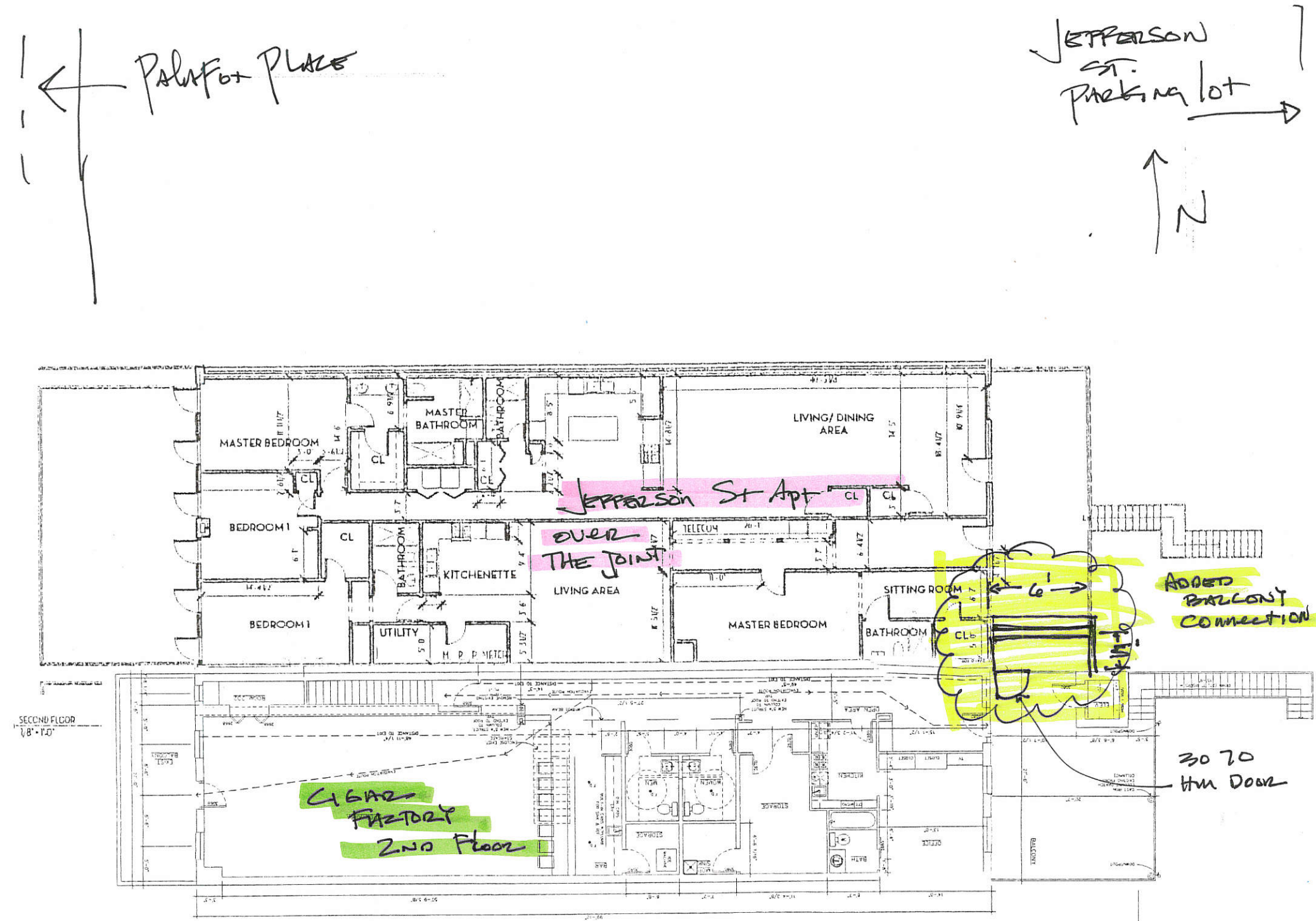
Thank you for your consideration. Please contact us if you have any questions or need clarification.

Sincerely,

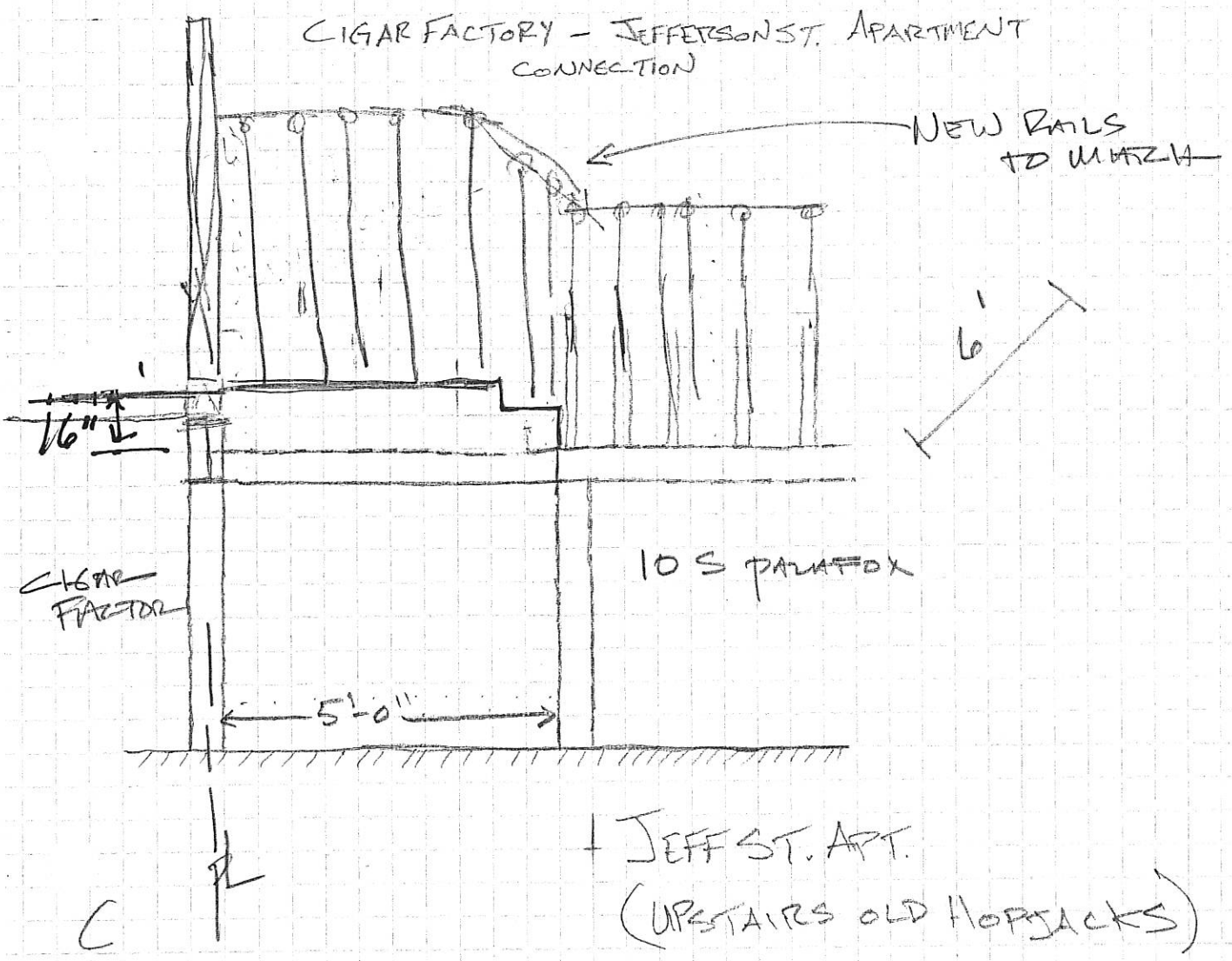
George A. Biggs
President



EXISTING CONDITION.


PALAFOX PLACE
JEFFERSON ST. PARKING LOT
N
MASTER BEDROOM
MASTER BATHROOM
LIVING/ DINING AREA
JEFFERSON ST APT
OVER THE JOINT
BEDROOM 1
KITCHENETTE
LIVING AREA
TELECOM
SITTING ROOM
BEDROOM 1
UTILITY
MASTER BEDROOM
BATHROOM
ADDED BALCONY CONNECTION
6'
SECOND FLOOR
CIGAR FACTORY 2ND FLOOR
30 70 HM DOOR
PROPOSED CHANGE / ADD.

CIGAR FACTORY – JEFFERSON ST. APARTMENT CONNECTION



CIGAR FACT.

NOTES:

CONNECTION AREA 5' LONG 6' WIDE (SAME WIDTH AS 10 S PALAFOX)

16 ½" ELEVATION DIFFERENCE (3 STEPS W/LANDING FOR DOOR SW

- STEEL STRUCTURAL & DECK

CONCRETE STAIRS/STEPS

HANDRAILS INCLUDED TO MATCH IN COLOR & STYLE 10 S PALAFOX

PALAFOX VIEW

Jefferson St Parking Lot Views

16"

ELEVATION CHANGE

5'0"

PROPOSED ELEVATION.

EXISTING.

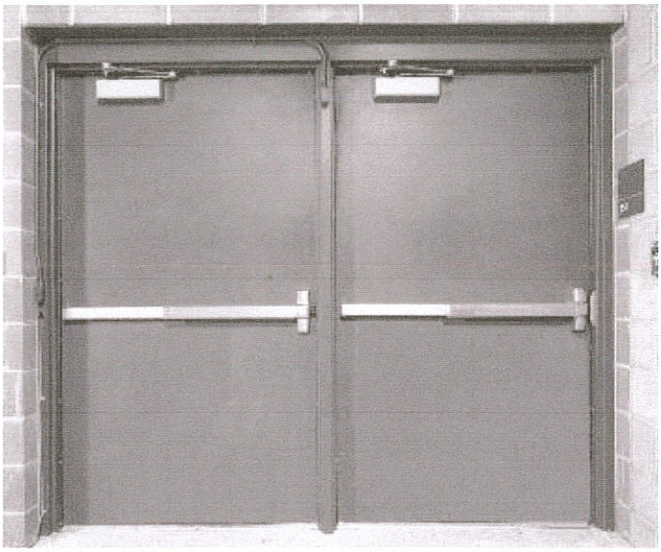
Add Rails to Match

Rails to match existing

Color & style.

PROPOSED Connection.

3'0" 7'0" Door Spec



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.

INSTALLATION:

1. Installation shall conform to the published Steelcraft installation instructions, ANSI A250.11-2001 (formerly SDI 105) Recommended Erection Instructions for Steel Frames and HMMA 840.

2. Fire Rated Assemblies must be in accordance with NFPA Pamphlet 80. The Authority Having Jurisdiction is the final authority in issues related to the installation and use of installed Fire Rated Doors.

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 information, please reference the Steelcraft website at www.steelcraft.com

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" (25mm) 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.

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" (3.3mm) hinges to heavy weight .180" (4.7mm) hinges.

6. **14 Gage [0.067" (1.7mm)] Top and Bottom Channels** provide stability and protection for the top and bottom edges from abuse.

7. **3/8" undercut** is standard on all H-Series doors, to accommodate hurricane code requirements.

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 A250.10-1998 (R2004).

SPECIFICATION COMPLIANCE:

1. Door construction for Steelcraft H Series Full Flush Doors meets the requirements of ANSI A250.8-2003 (SDI 100).

2. Hardware preparations and reinforcements are in accordance with ANSI A250.6-2003. Locations are in accordance with ANSI/DHI A115.

3. Florida Building Code test protocols TAS 201, TAS 202 & TAS 203.

FLORIDA BUILDING CODE LABEL:

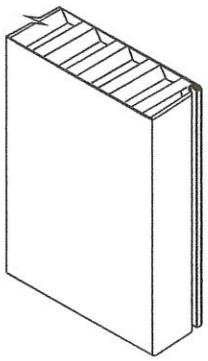
A Florida Building Code Label is applied to all H Series doors.
An optional Miami-Dade County label is also available.

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.

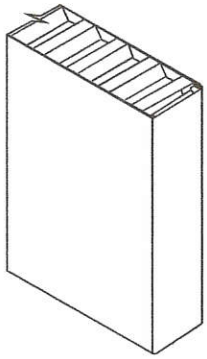
DOOR EDGE CONSTRUCTION:

Optional Edge Seams available in the L Series doors:
a. H - Standard feature includes visible edge seams with full height interlocked edges.
b. HF – the mechanical edge seam is filled and finished prior to applying the factory primer.
c. HW – the mechanical edge seam is welded and finished prior to applying the factory primer.



Standard Visible Seam

H Series Visible Seam Features
1. Full height mechanical interlock
2. Interlock filled with epoxy adhesive
3. Visible edge seam



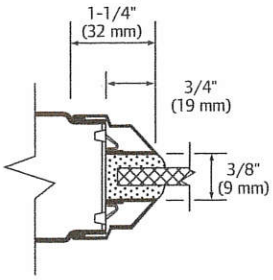
Optional Seamless Edges

HF Series Seam Filled Features
1. Full height mechanical interlock
2. Interlock filled with epoxy adhesive
3. Seam epoxy filled and finished
4. No visible edge seam

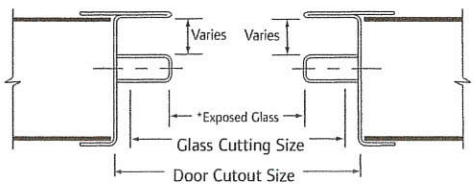
HW Series Seam Welded Features
1. Full height mechanical interlock
2. Edge seam welded 1" (25mm) long, 2" on center.
3. No visible edge seam

Glass Light Options – Refer to the Lights section for further details

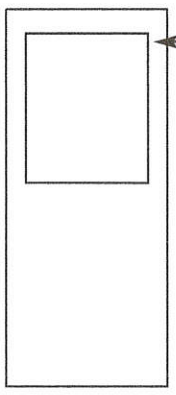
Glazing Detail
Standard Dezigner Trim for 1/4" thick glass, optional 1/2" thick glass



Typical Optional Overlapping Steel Trim for Glass Over 1/4" to 5/8" or 3/4" to 1" Thick



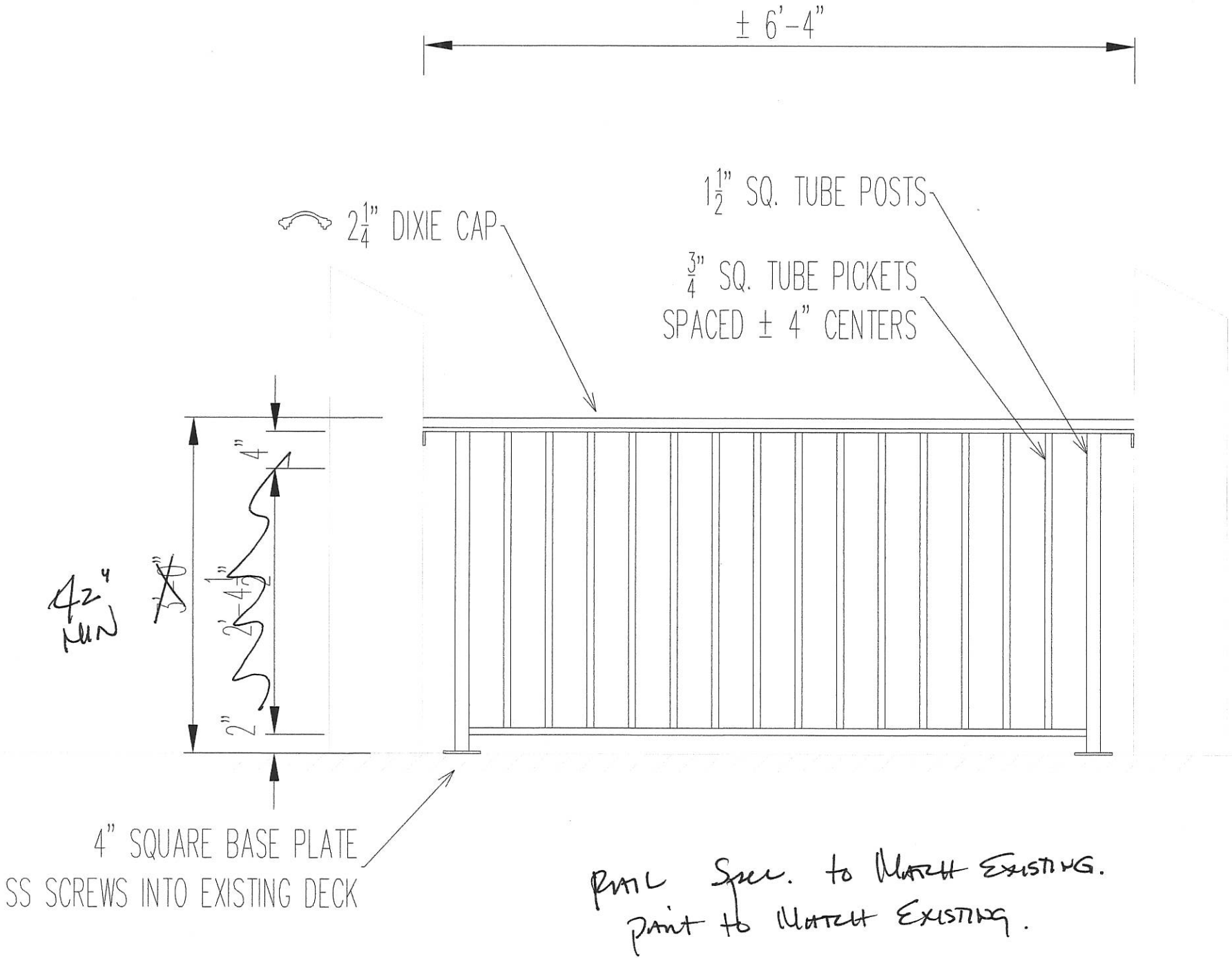
Divider Muntins Are Not Available



Note: Glazing type and thickness vary per job requirements.

3'0" x 7'0" DOOR W/ STANDARD HARDWARE TO BE PAINTED TO MATCH EXISTING ADJACENT.

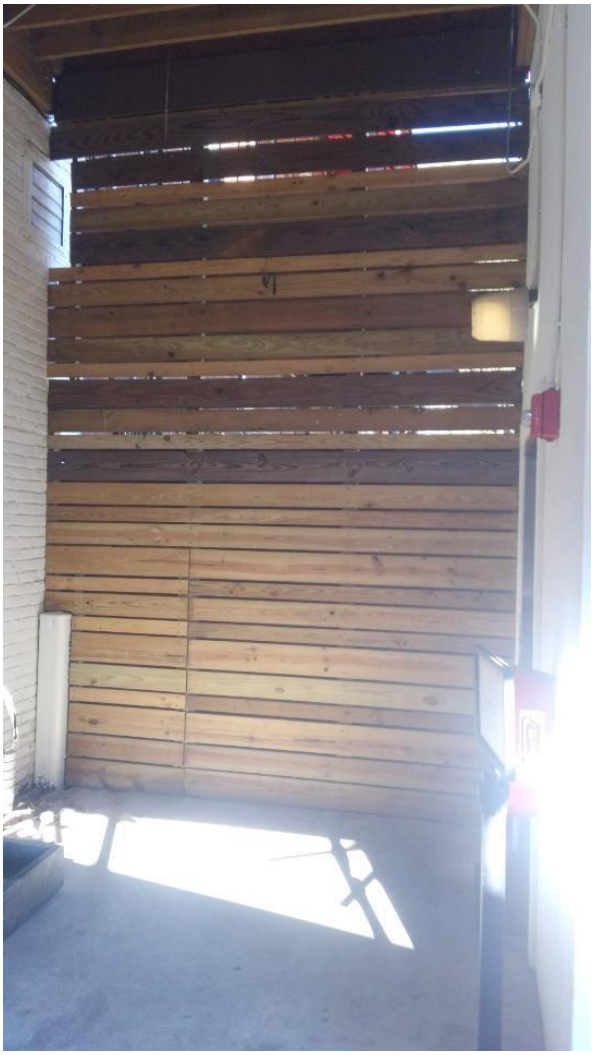
Note: Glazing material and methods of glazing are subject to approval by applicable authorities and may change without notice. Refer to the applicable product approvals.


± 6'-4"
2¼" DIXIE CAP
1½" SQ. TUBE POSTS
¾" SQ. TUBE PICKETS
SPACED ± 4" CENTERS
4"
2'-4½"
2"
42" MIN
4" SQUARE BASE PLATE
SS SCREWS INTO EXISTING DECK
Paint Spec. to Match Existing.
paint to Match Existing.

The intent is to finish it same as Cigar Factory side with Horizontal slats, simi random. See attached of current Cigar Factory side.

George A. Biggs
President
850-430-4307
george@gabiggs.com

Biggs
Construction Company, Inc.



Side wall finish.jpeg

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00095 Architectural Review Board 1/21/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 1/13/2021

SUBJECT:

617 Crown Cove
Pensacola Historic District / Site Specific Development / Wood Cottages District
Variance

BACKGROUND:

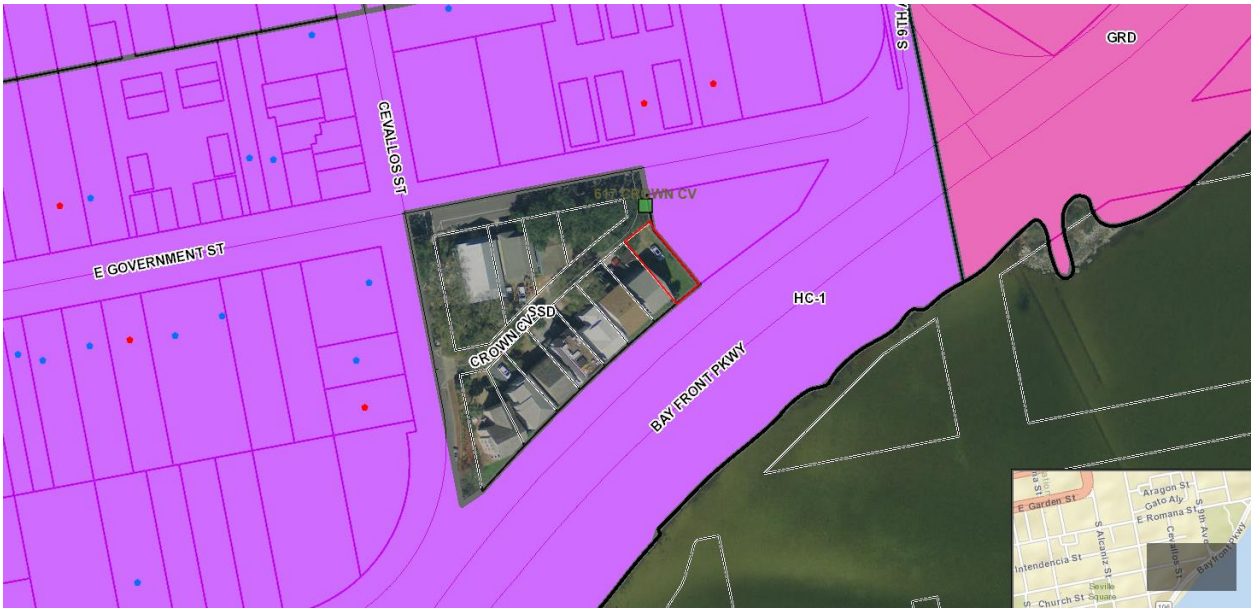
Dan Girardin is seeking a Variance to reduce the maximum west side yard setback from three (3) feet to one (1) foot, nine (9) inches to accommodate a new three-story single family residence.

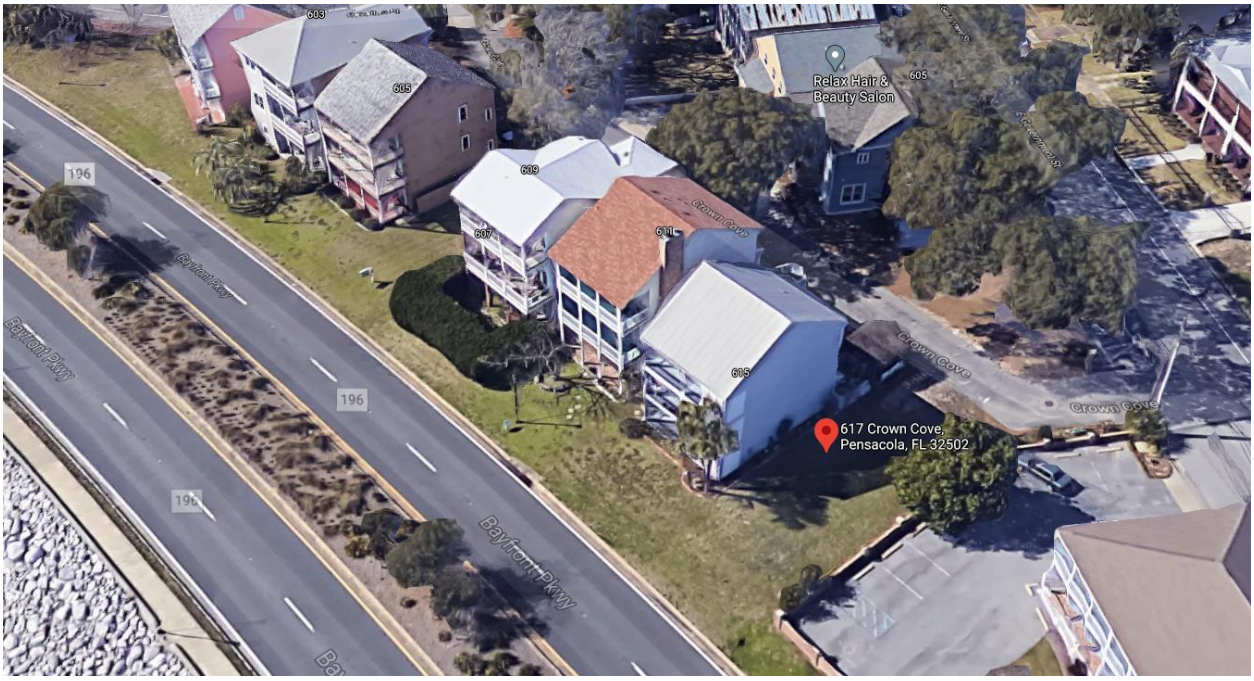
Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS:

Sec. 12-11-2(a)(2) *Variances*
Sec. 12-12-3(5)(b)(1) *ARB, Conditions for granting a zoning variance*
Crown Cove Site Specific Development Supplemental Information and Plat

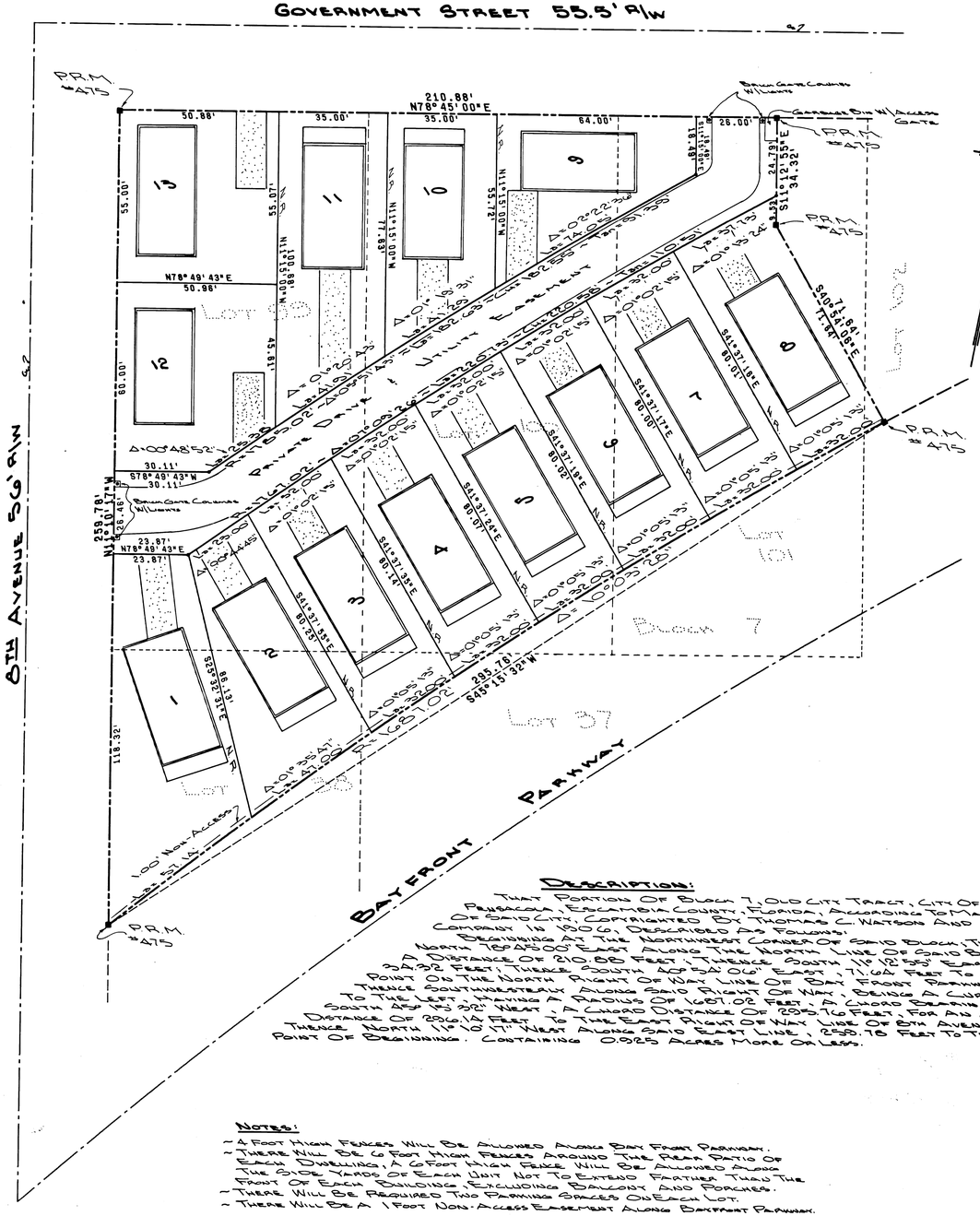
617 Crown Cove




Relax Hair &
Beauty Salon
605
603
607
609
611
613
615
196
Bayfront Pkwy
Crown Cove
617 Crown Cove,
Pensacola, FL 32502

CROWN COVE

A SITE SPECIFIC DEVELOPMENT OF A PORTION OF BLOCK 7, OLD CITY TRACT, CITY OF PENSACOLA, FLORIDA



PROPOSED
ORDINANCE NO. 49-80

ORDINANCE NO._____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING ARTICLE I - SECTION 3 - DISTRICTS; BOUNDARIES; ZONING MAP - OF ORDINANCE NO. 31-65, PASSED JUNE 24, 1965 AND AMENDING THE ZONING MAP OF PENSACOLA, FLORIDA AND ALL NOTATIONS. REFERENCES AND OTHER INFORMATION SHOWN THEREON AND MADE A PART OF SAID ORDINANCE; AMENDING THE ZONING OF CERTAIN PROPERTY TO SITE SPECIFIC ZONING; REPEALING CLAUSE AND EFFECTIVE DATE.

WHEREAS, a Public Hearing was held on August 28, 1980 as to the following proposed amendment to the Zoning Ordinance of the City of Pensacola, as hereinafter set forth; and

WHEREAS, the City Council of the City of Pensacola adopted site specific zoning by the passage of Ordinance No. 2-79 with certain subsequent amendments thereto; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. That Article I - Section 3 - Districts; Boundaries; Zoning Map - of Ordinance No. 31-65, passed June 24, 1965 by the City Council of the City of Pensacola, Florida, and the Zoning Map of Pensacola, Florida, and all notations, references and information shown thereon be, and the same is hereby amended so that the following described real property in the City of Pensacola, Florida, to-wit:

That portion of Block 7, Old City Tract, City of Pensacola, Escambia County, Florida, according to map of said City, copyrighted by Thomas C. Watson and Co. in 1906, described as follows:

Beginning at the Northwest corner of said block; thence North 78°45'00" East along the North line of said block, a distance of 210.88 feet; thence South 11°13'40" East, 34.33 feet; thence South 40°54'52" East, 71.63 feet to the North right-of-way line of Bayfront Parkway; thence Southwesterly along said right-of-way begin a curve to the left, having a radius of 1713.12 feet, and a chord bearing of South 67°40'02" West, a chord distance of 295.52 feet to the East right-of-way

SECTION 3. This Ordinance shall take effect immediately upon its passage by the City Council and shall be published as required by law.

Passed: _____

Approved: _____
MAYOR

Attest:

_____
City Clerk

Legal in form and valid if enacted:

_____
City Attorney

MEMO TO: Mr. Clyde Touart, Acting Inspection Superintendent

FROM: Peter DeVries, Dir. Community Design & Planning

DATE: July 27, 1983

SUBJ: Crown Cove SSD

The final SSD plan of Crown Cove was approved by City Council on Oct. 10, 1980. It was not specified on this final plan as to the exact side yard requirements for each structure. These dimensions were omitted on the plat in order to give the developer flexibility in locating the dwelling units on the lots.

In the deed restrictions submitted to the Planning Board by the developer and approved by the Board, it is specified that there will be a minimum of 6' clearance between structures, excluding fireplaces and exterior steps (see attached). Based on this approved yard requirement, it is recommended that we require a minimum of 3' between a structure and the side property line.

If you have any questions, please see me.

PDV:bc

ITEM 5-A

THE CITY OF PENSACOLA, FLORIDA

NOTICE OF PUBLIC HEARING

THURSDAY AUGUST 28, 1980 - 7:30 P. M.

COUNCIL CHAMBER - CITY HALL

AMENDMENT TO ZONING ORDINANCE

NOTICE IS HEREBY GIVEN that the CITY COUNCIL of the City of Pensacola will hold and conduct a PUBLIC HEARING on August 28, 1980 at 7:30 p. m. to hear proponents and opponents to an amendment to Chapter 164, Zoning, Code of Ordinances of the City of Pensacola, which proposal is as follows:

TO REZONE TO SITE SPECIFIC DEVELOPMENT CROWN COVE TOWNHOUSE DEVELOPMENT.

Property is located East of 8th Avenue, North of Bayfront Parkway, and South of Government Street.

Request was made by Pensacola Historical Properties, Inc.

Interested parties are hereby notified to be present at the above designated hearing to register their objections or consent. Petitions for or against the request should be presented to the Office of the City Clerk at least two days prior to the public hearing on forms available in the City Clerk's office.

By direction of the City Council

Pauline Johns
City Clerk

COMMITTEE MEMORANDUM

Gen. Govt. Mtg. 7/21/80

COMMITTEE: General Government Committee

DATE: July 18, 1980

SUBJECT: Preliminary Site Specific Development - Crown Cove

Background:

The City Planning Board has reviewed the preliminary site specific development plan of Crown Cove, consisting of thirteen (13) single family townhouses with (5) of the units to be available for joint commercial-residential use. This development plan was submitted by Nichol Engineering for Pensacola Historical Properties, Inc., and is located south of Government Street, east of 8th Avenue and north of Bayfront Parkway.

Mr. Dodson has received approval from the Architectural Review Board on the architectural style of the townhomes to be built. The Planning staff feels that residential use of this property will be a positive asset to the Historical District and the Central Business District. City staff has approved the preliminary plat and recommends that it include a one (1) foot non-access easement along Bayfront Parkway.

Recommendation:

After reviewing this preliminary site specific development plan of Crown Cove, the Planning Board unanimously recommends that the plan be approved and the required public hearing be held by City Council. It is recommended that City Council concur with the Planning Board's recommendation and call for the required public hearing.

Respectfully submitted,

Steve Garman
City Manager

Attachment

City of Pensacola

ADDITIONAL INFORMATION TO RECIPIENTS

OF PUBLIC HEARING NOTICES

The enclosed items of correspondence were mailed to all property owners within a 500-foot radius of the area which the City has been requested to rezone.

Should you desire to submit a petition in opposition to the proposed zoning change, the petition should be signed by other owners of property within the 500-foot area only. If 20 percent or more of those property owners within the 500-foot area oppose the proposed zoning change, the City Council may approve the change only with 8 votes or more (out of 10). Although anyone may sign the petition, only those property owners within the 500-foot radius will count in tabulating the percentage opposed to the change. Should you desire to circulate a petition, the appropriate petition form should be obtained from the City Clerk's office.

Copies of the list of property owners within the 500-foot radius are also available at no cost in the City Clerk's office, second floor, City Hall. The list of property owners notified is complete to the best of our knowledge and is based on information contained in the Escambia County property records.

Pauline Johns
City Clerk

7/2/80

Pete,

Re: Crown Cove (Site Specific Development)

David Dodson said he would provide us with a narrative as stated in the Zoning Ordinance, Site Specific Section, pp. 117-118.

Using the Site Specific Guidelines, as adopted by Council, to critique I have the following comments:

1) Land Use Compatibility - since we are trying to encourage residential in the Historic District this is very desirable.

2) Carrying Capacities of Facilities serving the site:

   a) Utilities - The Utility Department has approved. This is out of the flood plain, plus will be elevated.

   b) Streets & Traffic - Ramsey said there needs to be a 1' non-access easement along the Bayfront Parkway section.

      I think there should be a small sign(s) perhaps on the brick gates of this project on Government St. stating no entrance so the one-way traffic flow is easily identifiable.

      Is there a required setback from Bayfront Parkway? One unit is only about 27' or 28' from the Bayfront Parkway curb. 60' from CL

   c) Fire Protection - fire trucks should be able to get into the development. The gateway is 15' wide.

   d) Solid Waste - Developer is proposing a garbage bin with access gate rather than a large dumpster. I will talk to Tom Royster, but this would be easier than picking up from each individual homeowner.

3) Carrying Capacity of the Site (Intensity Criteria) - I need the total gross amounts of floor area, open space, recreation space, and number of total and occupant car spaces.

4) Fiscal Impact - Beneficial development.

5) Site and Architectural Design and Aesthetic Features:

   a) Site Design & Orientation - This will have a nice view to the Bay.

Section 6. A-1 Title Opinion: See attached letter from Lawyer's Title.

Section 6. A-2 Compatible Relationship:

The property in question is vacant with numerous oak trees and cabbage palms. The east boundary is a vacant office building formerly used by Hart Realty, which has recently been sold to out of town investors to be used as an office building. There are no other structures or other property owners on the block. Across Government Street, the north boundary, are several vacant lots and condemned wood structures. Across the west boundary, 8th Avenue, are located Old City Needle Works; a small, frame office building; and a vacant lot. The south boundary is Bayfront Parkway and Pensacola Bay. Although the property in question is zoned HC-1, the present demand for intown housing indicates the better use of the property would be for residential and residential/business combination. Therefore, we intend to set this project up to maximize residential demand as well as maintain the option for one to utilize the business location along Government Street in conjunction with a residence.

Out of the total 13 lots proposed, 8 lots will front on Bayfront with access via a private rear drive that will pierce the center of the development. The 8 lots, approximately 32'x 80', will be used for residential purposes only. The remaining 5 lots along Government Street will be set up for residential use, but with the option to use no more than 60% of the total square footage of a new structure for a (business venture) acceptable to the developer. With this kind of arrangement, the residential/business lots, while not effecting the lots along Bayfront, will offer a kind of elastic compatibility for what is eventually built across the street. And, of course, the use of the lots is compatible with the businesses on the west boundary since they are already located in a mixed block of residential and businesses.

Section 6. A-3 Physical Characteristics:

The development will be set up as a city block perhaps looked in Pensacola during the British Period 1763-1781. While everyone recognizes the Spanish influence on Pensacola, the British had perhaps a greater influence upon the physical appearance of colonial Pensacola, especially architecturally. Therefore, the development will be oriented architecturally to reflect a more British style of Gulf Coast-Carribean with Spanish, American, and Victorian elements that blend the project in with the 1890's atmosphere of the Seville Square Historic District. The Historic Pensacola Preservation Board has already approved the development in concept, and of course, the Architectural Review Board will oversee final building design.

The total acreage of the project is approximately one acre, which with 13 structures makes the density 13 units per acre. With each structure planned to have about 800 square feet on the ground floor, the total open area versus structure-occupied area is about four to one. Common open space will be kept to a minimum to minimize common maintenance expenses and will only include the 18' common drive, entrance gate columns and lights.

The minimum floor area will be 1000 sq. ft., but it is projected that the average minimum square footage will be around 1600. The height of the structures will vary according to each specific building, but it is believed that 40' will be the maximum height. Yard and spacing requirements will vary from lot to lot according to the specific architectural design of each structure built, but there will be a minimum of 6' clearance between structures excluding fireplaces and exterior steps. Those buildings facing Bayfront will be located no closer than 60' of the center line of Bayfront Parkway. Each lot will be required to have at least two on-site parking spaces. Rear yards will vary but each lot will typically have parking and a courtyard which will basically dictate a rear yard of about 15-20 feet.

Section 6. A-4 Assurances:

The development will be governed by a non-profit owners' association, similar to the one set up for The Intendent townhome development, also in the Seville Historic District. All common elements such as the private drive, gates and gate lights, common planters, etc., as well as insurance liability will be taken care of through a small assessment administered by the Crown Cove Owners' Association.

Section 6. A-5 Development Schedule:

The actual lot development for Crown Cove will take about 60 days from final plat approval. It is hoped that by mid-fall actual construction of dwellings could begin, with the development totally completed within two years.

b) Architectural Design - This will have to be approved by the Architectural Review Board. Also the developer plans 6' patio fences plus a 4' picket type fence along the property line.

c) Developer has indicated he will be able to save the existing trees on the property.

TV:bc

Tom V.

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

☐ ***Zoning Board of Adjustment***
☐ ***Architectural Review Board***
☐ ***Planning Board***
☐ ***Gateway Review Board***

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

A. One (1) copy of this completed application form. *(Please type or print in ink.)*
B. Site plan and/or survey showing the following details:*
   1. Abutting street(s)
   2. Lot dimensions and yard requirements (setbacks)
   3. Location and dimensions of all existing structures
   4. Location and dimensions of all proposed structures and/or additions
   5. Dimension(s) of requested variance(s)
C. Other supporting documentation (drawings, photographs, etc) to support request(s).*
D. A non-refundable application fee of **$500.00.**

** The Applicant must provide eleven (11) copies of any documents larger than 8½ x 11 or in color.*
Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.

(To be Completed by Staff)

Provision(s) of Zoning Ordinance from which the variance(s) is/are being requested:

Section(s)/ Tables(s) Sec. 12-3-15, Crown Cove Plat Map and Documents **Zoning** SSD

(To be Completed by Applicant)

The Applicant requests consideration of the following variance request(s):

Property Address: 617 Crown Cove, Pensacola, FL 32502

Current use of property: Vacant Residential Lot

1. Describe the requested variance(s): Applicant seeks approval to reduce the minimum west side yard set back from 3 ft to 1 ft 9 inches, for a length of 13 ft 6 inches, to accommodate an interior stair well. Balance of West wall elevation at side yard setback to be 2 ft 9 inches.

2. Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district and which are not the results of the applicant's actions:

Due to the damages sustained during Hurricane Sally in our existing home, my wife and I have

opted to build out of ICF, the additional width required would make our present house plan unbuildable.

3. Explain why the requested variance(s) is/are necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district:

The variance requested his consistent with existing structures or residences in the subdivision that protrude into the setback.

4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity:

The variances requested are enjoyed and by other property owners in the same subdivision with similar protrusions into the setback area.

5. Explain what other condition(s) may justify the proposed variance(s):

Due to the increased frequency and strength of storms in our area and the close proximity to the water, I feel it is necessary to build a home out of a material designed to withstand such increased storm activity.

Application Date: _____

Applicant: **Kevin Stephens**

Applicant's Address: **607 Crown Cove, Pensacola, FL 32502**

Email: kevin@totalconnectsolutions.com Phone: 850-380-3431

Applicant's Signature: _____

Property Owner: **Ilona Stpehens**

Property Owner's Address: **607 Crown Cove, Pensacola, FL 32502**

Email: **kevin@totalconnectsolutions.com** Phone: **850-380-3431**

Property Owner's Signature: _____

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.

VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT: The petitioner must secure a building permit and commence work within one hundred-eighty (180) days of the date of the granting of the variance, unless additional time is granted by the Board at that particular meeting.

JUDICIAL REVIEW OF DECISION OF THE BOARD OF ADJUSTMENT: If denied a variance by the Board, that request for a variance cannot be heard again for one year. The petitioner has thirty (30) days form the date of the meeting to appeal the decision according to Section 12-12-2 of the Land Development Code. Any person or persons, jointly or severally aggrieved by a decision of the Board may apply to the Circuit Court of the First Judicial Court of Florida. The Board, Building Inspector, or Attorney of the City of Pensacola must be notified of an appeal within five (5) days of the application being made to the Circuit Court. If a Notice of Appeal has not been received within thirty-five (35) days of the date of the meeting the variance was denied, the petitioner shall be notified by the Building Inspector that they have ten (10) days to remove or correct the violation.

CROWN COVE
26' WIDE PRIVATE DRIVE
& UTILITY EASEMENT

CURVE DATA
RADIUS ~ 1767.02' (P&F)
LENGTH OF ARC ~ 37.73' (P), 37.65' (F)

R/W

1'

10.2'

1'

PROPOSED BASEMENT EXTENT FOR CAR LIFT

PARKING DRIVE

PAVER PARKING SURFACE AREA

3" 3 1/4"

8 3/4"

12.3'

FRONT YARD SETBACK LINE

3' SIDE YARD SETBACK LINE

CIGAR ROOM

BATH RM.

1' - 2"

1"

ENTRY

F/ NEW STRUCTURE OVERLAPS SIDE YARD SETBACK LINE BY 3" TYPICAL WEST SIDE

F/ NEW STRUCTURE OVERLAPS SIDE YARD SETBACK LINE BY 15" TYPICAL @ STAIRWELL ONLY

THREE STORY RESIDENCE - LAP SIDING

PAVER WALK-WAY TYPICAL

PAVER POOL COPING TYPICAL

REFERENCE PLAT BRG S37°16"E 80.12' (P&F)

S40°54'06"E ~ 71.64'(P&F)

ELEV.

LOT 8
CLEAR & VACANT

3' SIDE YARD SETBACK LINE

UP

POOL

3' SIDE YARD SETBACK LINE

ENTERTAINMENT ROOM

F/ NEW STRUCTURE OVERLAPS SIDE YARD SETBACK LINE BY 3" TYPICAL WEST SIDE

PAVER POOL COPING TYPICAL

REAR YARD SETBACK LINE

15' REAR YARD SETBACK LINE

(RECESSED) PATIO

PATIO

YARD

OUTLINE OF PROPOSED BASEMENT BELOW

LOT 5

LOT 7

R/W

R/W

BAYFRONT PARKWAY
(RIGHT-OF-WAY WIDTH UNDETERMINED)

CURVE DATA
RADIUS ~ 1687.02' (P&F)
LENGTH OF ARC ~ 32.00' (P), 31.88' (F)
DELTA ANGLE ~ 01° 05' 13" (P), 01° 04' 58" (F)
CHORD LENGTH ~ 32.00' (P), 31.88' (F)
CHORD BEARING ~ N49° 40' 21"E (F)

ARCHITECTURAL SITE PLAN

1/8" = 1'-0"

AX-1

12/04/20

200

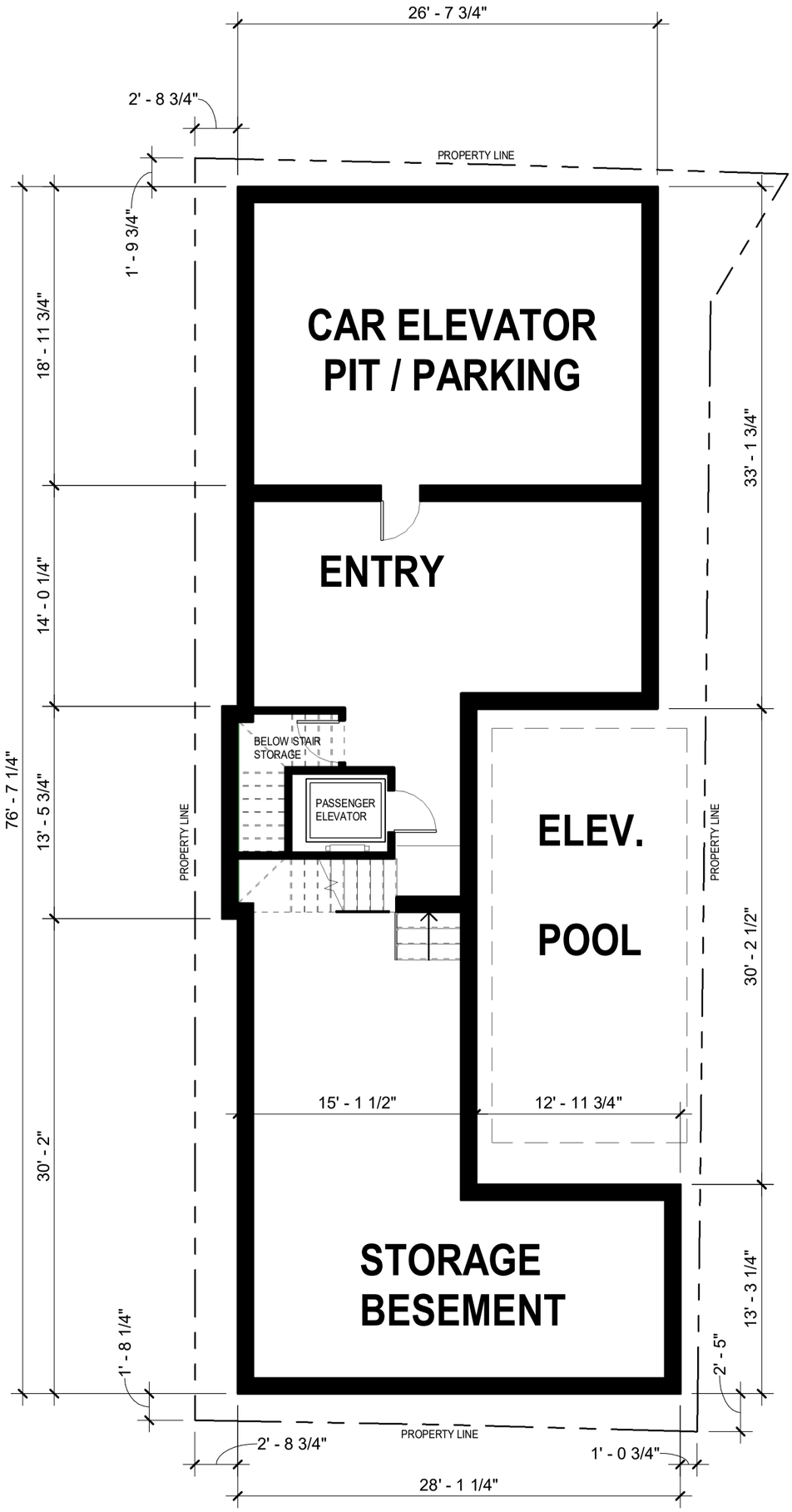
ARCHITECTURAL
SITE PLAN

- NEW CONTRUCTION -

Stephens Residence

617 CROWN COVE / PENSACOLA, FLORIDA

smp. architecture



BASEMENT_PLAN

1/8" = 1'-0"

- NEW CONTRUCTION -

Stephens Residence

617 CROWN COVE / PENSACOLA, FLORIDA

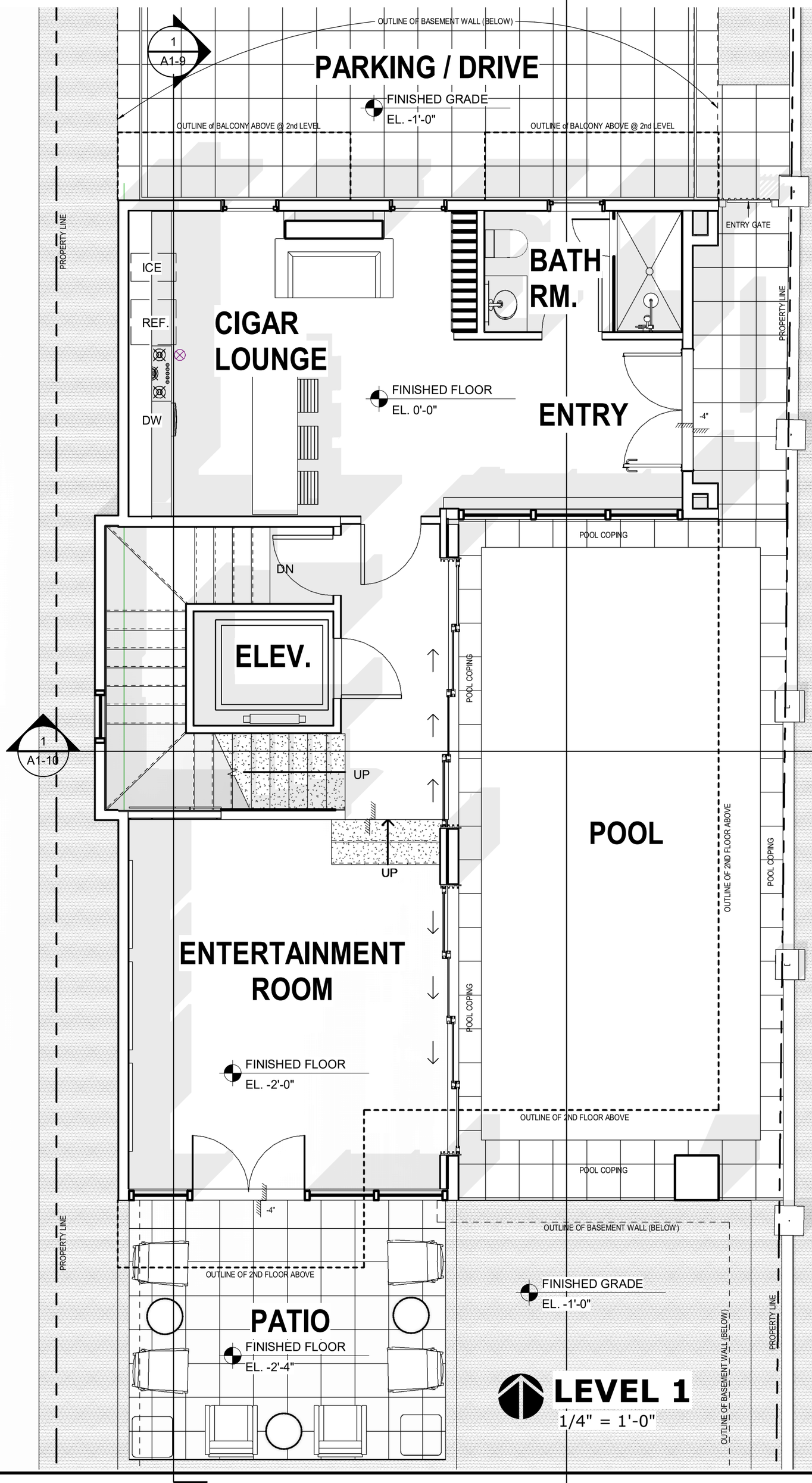
BASEMENT_PLAN

A1-0

12/04/20

201

smp architecture



202

12/04/20

A1-1

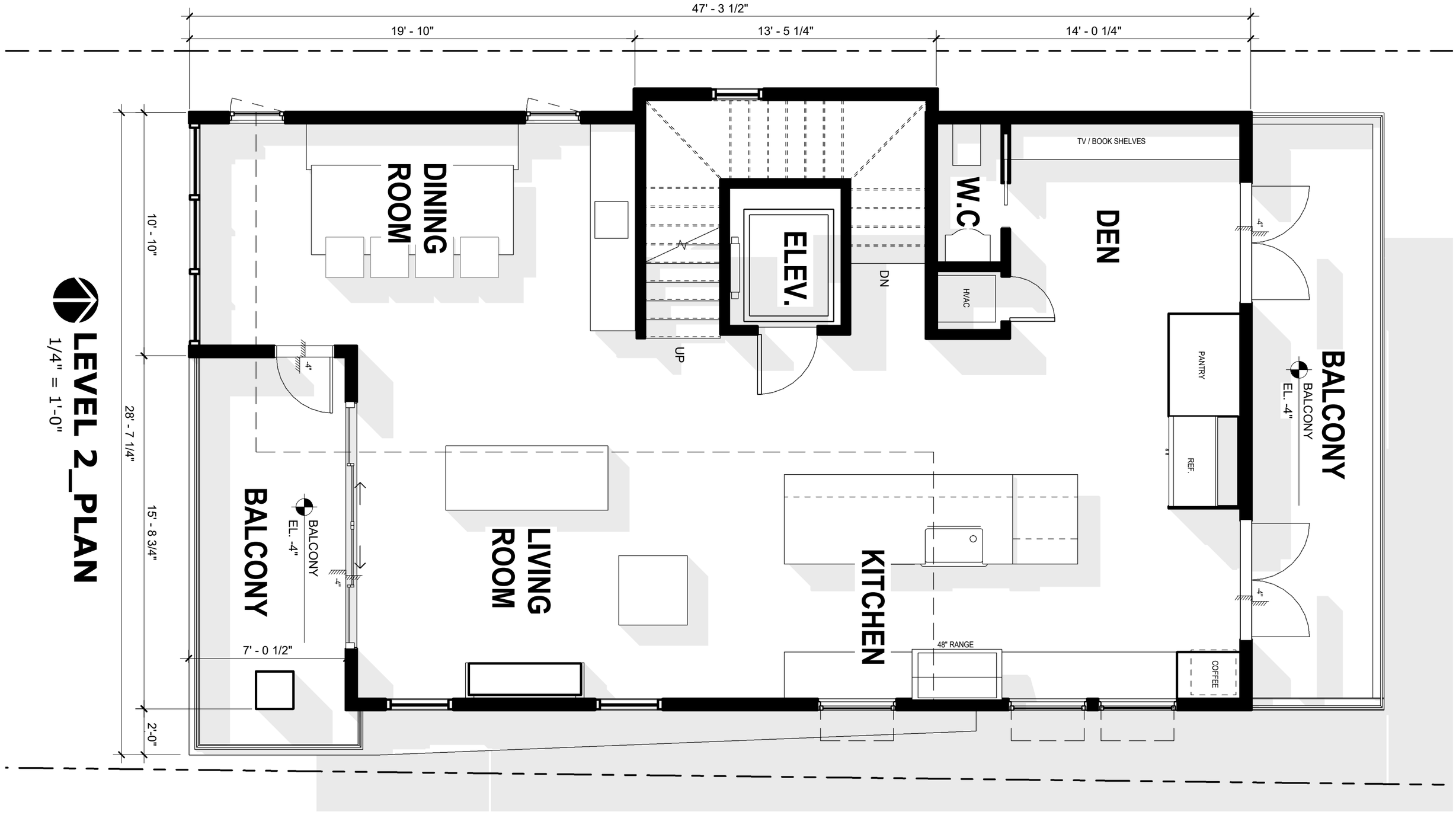
LEVEL 1 FLOOR PLAN

- NEW CONTRUCTION -

Stephens Residence

617 CROWN COVE / PENSACOLA, FLORIDA

smp. architecture



LEVEL 2_PLAN

1/4" = 1'-0"

smp. architecture

- NEW CONTRUCTION -

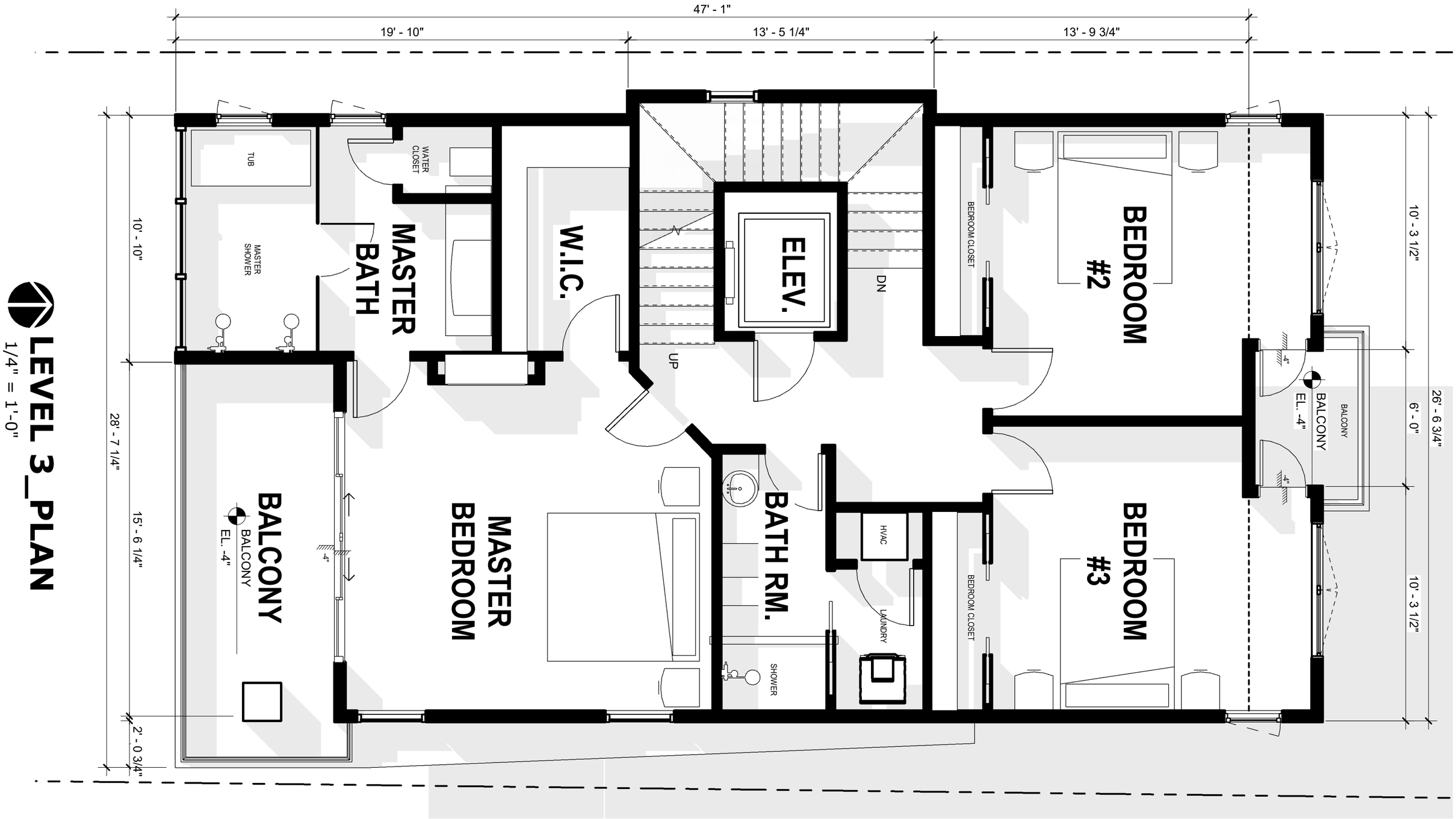
Stephens Residence

617 CROWN COVE / PENSACOLA, FLORIDA

LEVEL 2 FLOOR PLAN

A1-2

12/04/20



LEVEL 3_PLAN

1/4" = 1'-0"

smp. architecture

- NEW CONTRUCTION -

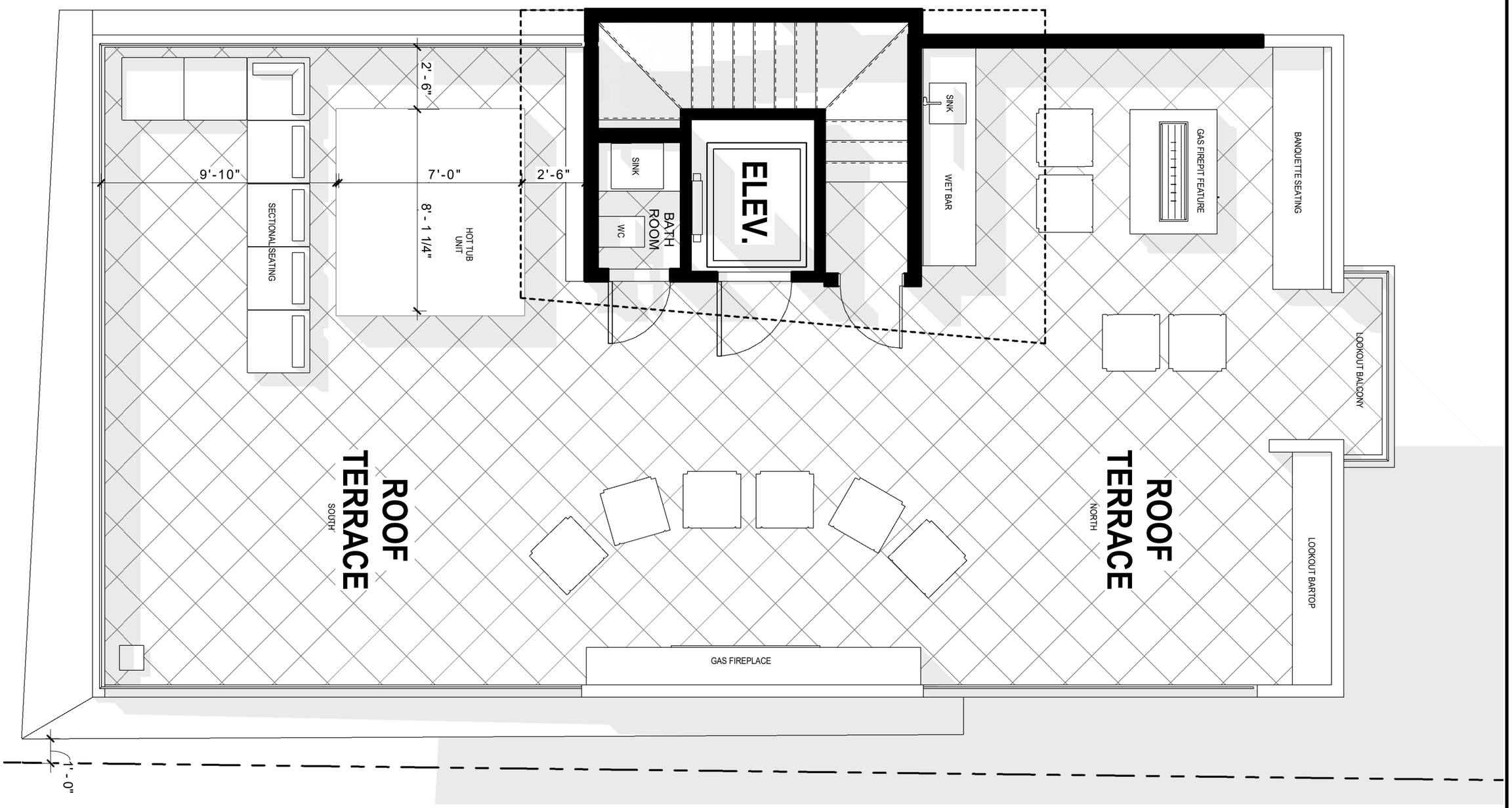
Stephens Residence

617 CROWN COVE / PENSACOLA, FLORIDA

LEVEL 3 FLOOR PLAN

A1-3

12/04/20



ROOF_PLAN

1/4" = 1'-0"

smp. architecture

- NEW CONTRUCTION -

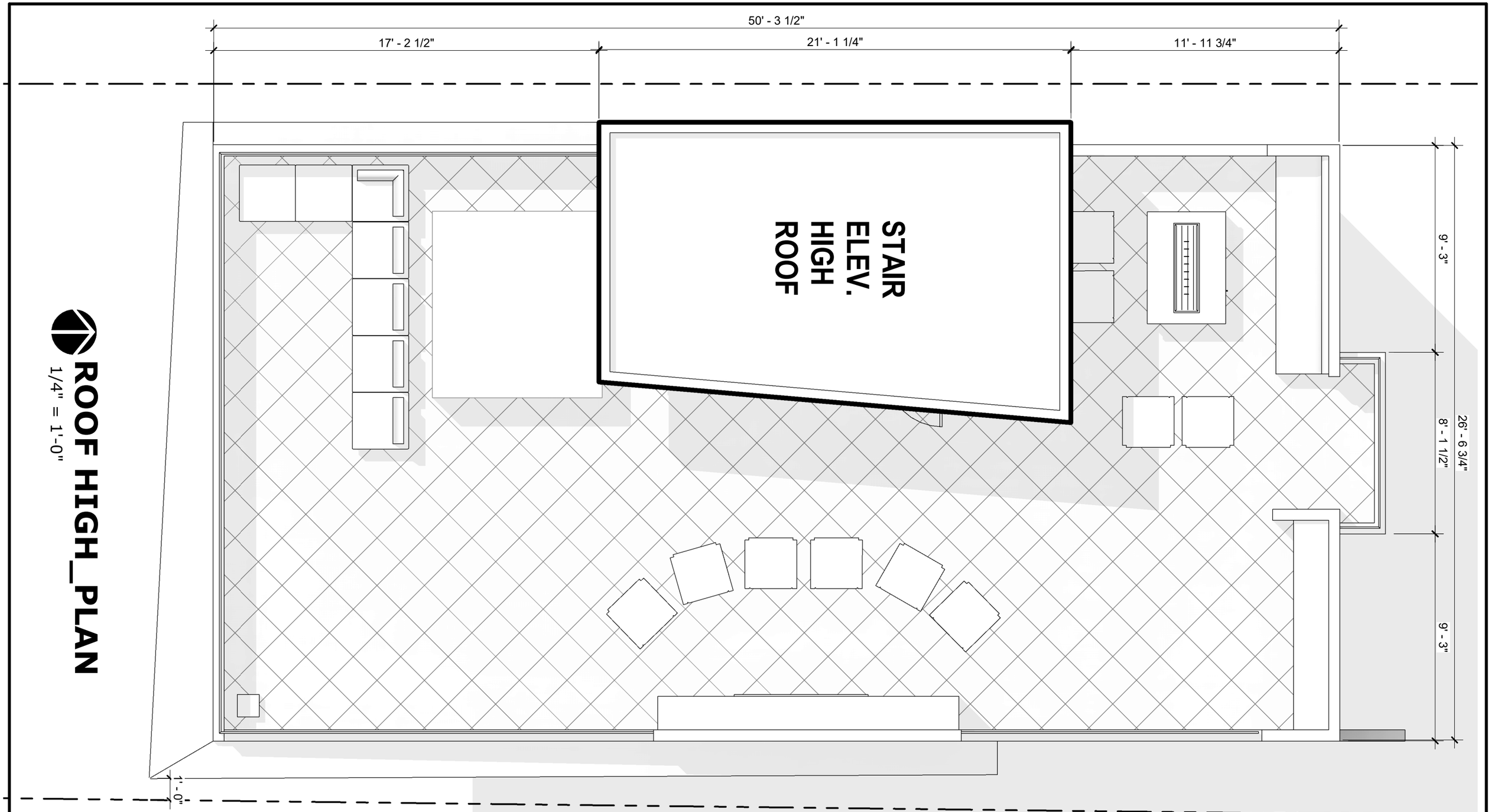
Stephens Residence

617 CROWN COVE / PENSACOLA, FLORIDA

ROOF PLAN

A1-4

12/21/20



ROOF HIGH_PLAN

1/4" = 1'-0"

smp. architecture

- NEW CONTRUCTION -

Stephens Residence

617 CROWN COVE / PENSACOLA, FLORIDA

ROOF PLAN_HIGH

A1-5

12/04/20

Gregg Harding

Subject: FW: [EXTERNAL] Variance 617 Crown Cove

From: Deborah Dunlap <downtowndeb850@gmail.com>
Sent: Wednesday, January 20, 2021 12:47 PM
To: Gregg Harding <GHarding@cityofpensacola.com>
Subject: Re: [EXTERNAL] Variance 617 Crown Cove

Gregg,
Thank you so much. I do not see where this variance could do anything but improve our neighborhood.
Deborah

On Wed, Jan 20, 2021 at 12:28 PM Gregg Harding <GHarding@cityofpensacola.com> wrote:

> Thank you for your letter. I will add this to the Variance request packet.
>
> **Gregg Harding, RPA**
>
> *Historic Preservation Planner*
>
> *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.*
>
> **From:** Deborah Dunlap <downtowndeb850@gmail.com>
> **Sent:** Wednesday, January 20, 2021 12:25 PM
> **To:** Gregg Harding <GHarding@cityofpensacola.com>
> **Cc:** brian@smp-arch.com; linastephens88@gmail.com
> **Subject:** [EXTERNAL] Variance 617 Crown Cove
>
> **THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT**
>
> I am the managing member of Historic Pensacola Properties LLC which owns the lot at 609 Crown Cove. I am in favor of the variance requested by Mr. & Mrs Kevin Stephens at 617 Crown Cove to reduce the minimum west side yard setback from 3 feet to 1 foot 9 inches to accommodate a new three story single-family dwelling.
>
> HISTORIC PENSACOLA PROPERTIES LLC
>
> Deborah Dunlap

Crown Cove Homeowners' Association
P. O. Box 1141
Pensacola, Florida 32591

January 20, 2021

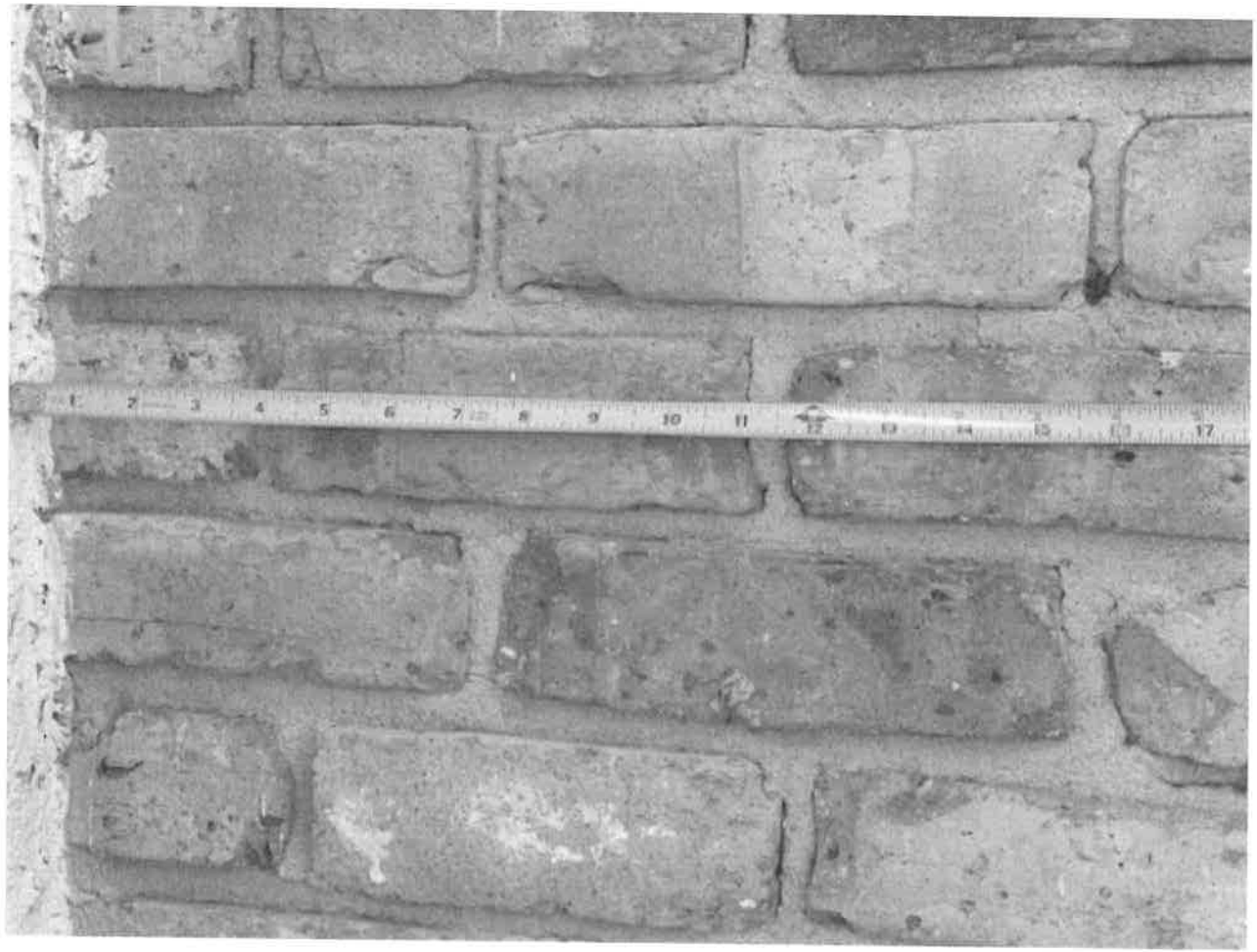
TO WHOM IT MAY CONCERN:

This letter is to confirm that a majority of the owners of lots in the Crown Cove subdivision have approved the request for the variance that has been requested by Kevin and Lina Stephens for their lot at 617 Crown Cove, Pensacola, Florida 32502.

Sincerely,

Charles Spatch

Charles Spatch, President
Crown Cove Homeowners' Association



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00096 Architectural Review Board 1/21/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 1/13/2021

SUBJECT:

617 Crown Cove
Pensacola Historic District / Site Specific Development / Wood Cottages District
Conceptual Review of New Construction

BACKGROUND:

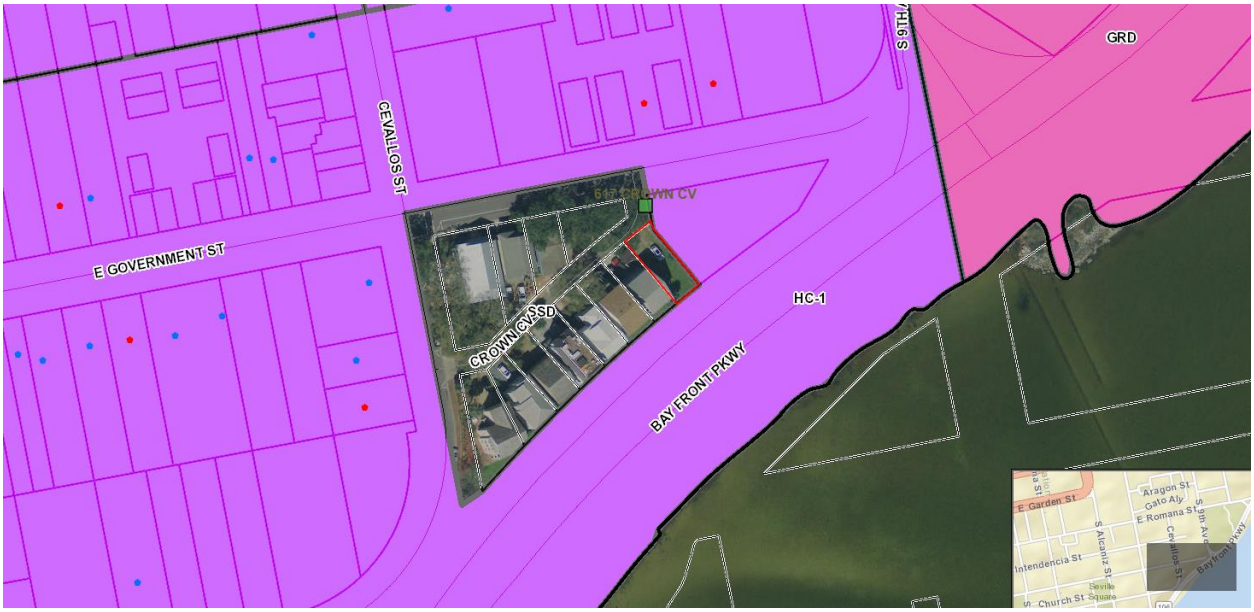
Dan Girardin is requesting *conceptual* approval for a new three-story single family residence. The new construction will feature entertaining areas and a pool on the ground floor and living space on the second and third. Additionally, there will be a basement accessed by a car elevator and a roof top terrace. Proposed materials include white stucco siding, tempered glass guardrails, and impact resistant doors and windows. Since this item is for conceptual review, the applicant will return for final review in the near future.

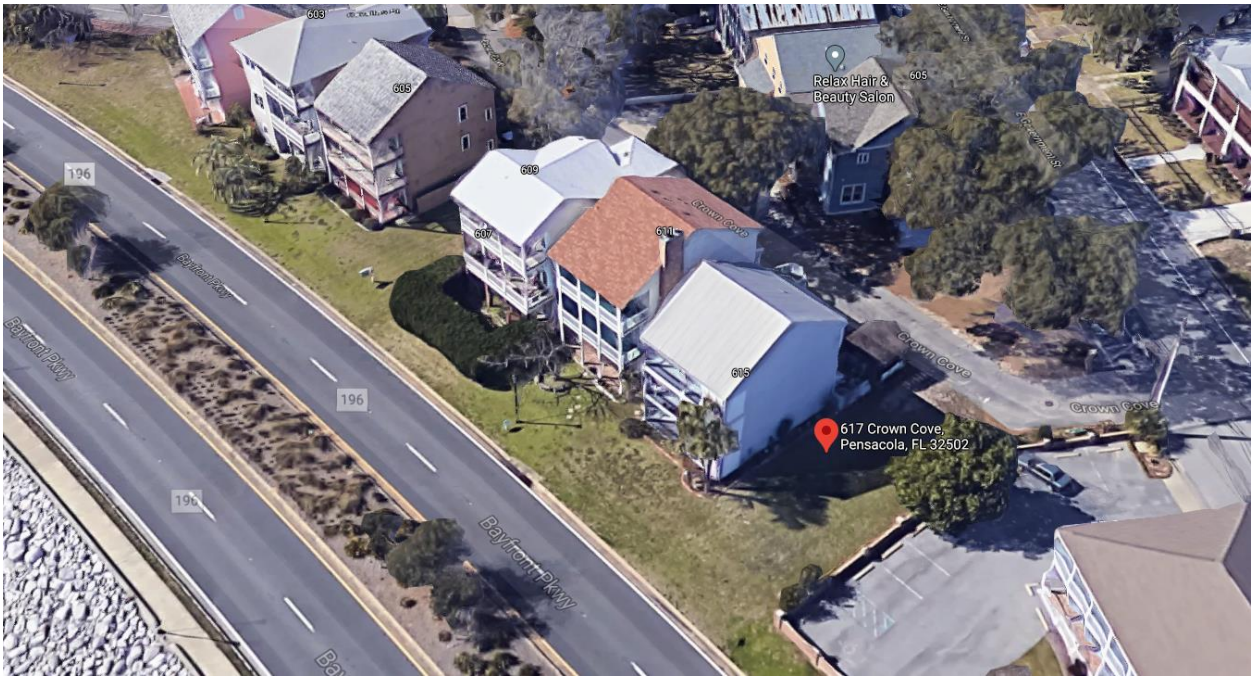
Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS:

Crown Cove Site Specific Development Supplemental Information and Plat
Sec. 12-3-10(1)(h)(2) *PHD, New construction in the historic district, Large wood cottages*
Figure 12-3.2 *PHD, Wood cottages district - Streetscape type 2*

617 Crown Cove

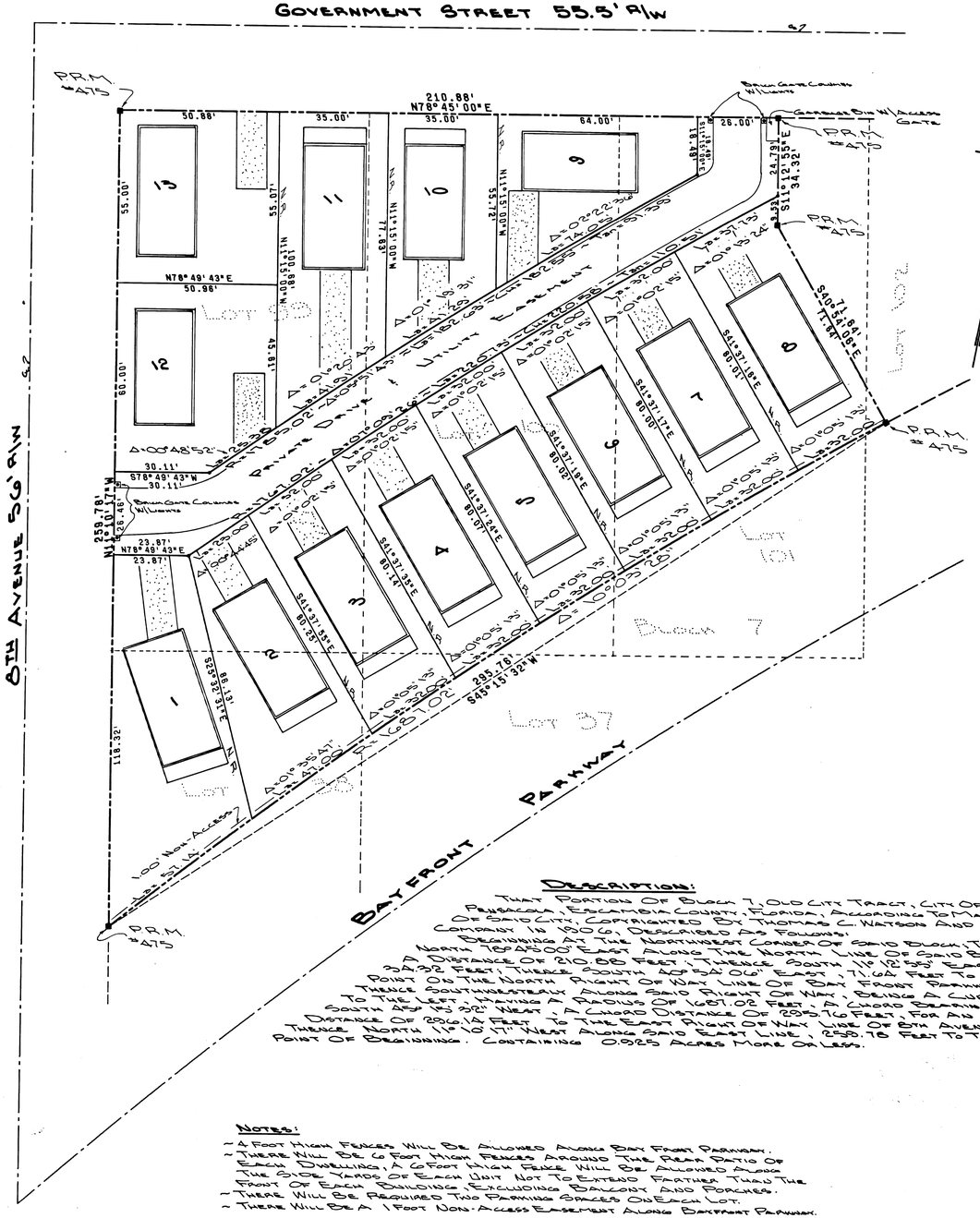



Relax Hair &
Beauty Salon
605
603
605
609
607
611
615
196
Bayfront Pkwy
Crown Cove
617 Crown Cove,
Pensacola, FL 32502

FBFlynn Built

CROWN COVE

A SITE SPECIFIC DEVELOPMENT OF A PORTION OF BLOCK 7, OLD CITY TRACT, CITY OF PENSACOLA, FLORIDA



PROPOSED
ORDINANCE NO. 49-80

ORDINANCE NO._____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING ARTICLE I - SECTION 3 - DISTRICTS; BOUNDARIES; ZONING MAP - OF ORDINANCE NO. 31-65, PASSED JUNE 24, 1965 AND AMENDING THE ZONING MAP OF PENSACOLA, FLORIDA AND ALL NOTATIONS. REFERENCES AND OTHER INFORMATION SHOWN THEREON AND MADE A PART OF SAID ORDINANCE; AMENDING THE ZONING OF CERTAIN PROPERTY TO SITE SPECIFIC ZONING; REPEALING CLAUSE AND EFFECTIVE DATE.

WHEREAS, a Public Hearing was held on August 28, 1980 as to the following proposed amendment to the Zoning Ordinance of the City of Pensacola, as hereinafter set forth; and

WHEREAS, the City Council of the City of Pensacola adopted site specific zoning by the passage of Ordinance No. 2-79 with certain subsequent amendments thereto; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. That Article I - Section 3 - Districts; Boundaries; Zoning Map - of Ordinance No. 31-65, passed June 24, 1965 by the City Council of the City of Pensacola, Florida, and the Zoning Map of Pensacola, Florida, and all notations, references and information shown thereon be, and the same is hereby amended so that the following described real property in the City of Pensacola, Florida, to-wit:

That portion of Block 7, Old City Tract, City of Pensacola, Escambia County, Florida, according to map of said City, copyrighted by Thomas C. Watson and Co. in 1906, described as follows:

Beginning at the Northwest corner of said block; thence North 78°45'00" East along the North line of said block, a distance of 210.88 feet; thence South 11°13'40" East, 34.33 feet; thence South 40°54'52" East, 71.63 feet to the North right-of-way line of Bayfront Parkway; thence Southwesterly along said right-of-way begin a curve to the left, having a radius of 1713.12 feet, and a chord bearing of South 67°40'02" West, a chord distance of 295.52 feet to the East right-of-way

SECTION 3. This Ordinance shall take effect immediately upon its passage by the City Council and shall be published as required by law.

Passed: _____

Approved: _____
MAYOR

Attest:

_____
City Clerk

Legal in form and valid if enacted:

_____
City Attorney

MEMO TO: Mr. Clyde Touart, Acting Inspection Superintendent

FROM: Peter DeVries, Dir. Community Design & Planning

DATE: July 27, 1983

SUBJ: Crown Cove SSD

The final SSD plan of Crown Cove was approved by City Council on Oct. 10, 1980. It was not specified on this final plan as to the exact side yard requirements for each structure. These dimensions were omitted on the plat in order to give the developer flexibility in locating the dwelling units on the lots.

In the deed restrictions submitted to the Planning Board by the developer and approved by the Board, it is specified that there will be a minimum of 6' clearance between structures, excluding fireplaces and exterior steps (see attached). Based on this approved yard requirement, it is recommended that we require a minimum of 3' between a structure and the side property line.

If you have any questions, please see me.

PDV:bc

ITEM 5-A

THE CITY OF PENSACOLA, FLORIDA

NOTICE OF PUBLIC HEARING

THURSDAY AUGUST 28, 1980 - 7:30 P. M.

COUNCIL CHAMBER - CITY HALL

AMENDMENT TO ZONING ORDINANCE

NOTICE IS HEREBY GIVEN that the CITY COUNCIL of the City of Pensacola will hold and conduct a PUBLIC HEARING on August 28, 1980 at 7:30 p. m. to hear proponents and opponents to an amendment to Chapter 164, Zoning, Code of Ordinances of the City of Pensacola, which proposal is as follows:

TO REZONE TO SITE SPECIFIC DEVELOPMENT
CROWN COVE TOWNHOUSE DEVELOPMENT.

Property is located East of 8th Avenue, North of Bayfront Parkway, and South of Government Street.

Request was made by Pensacola Historical Properties, Inc.

Interested parties are hereby notified to be present at the above designated hearing to register their objections or consent. Petitions for or against the request should be presented to the Office of the City Clerk at least two days prior to the public hearing on forms available in the City Clerk's office.

By direction of the City Council

Pauline Johns
City Clerk

COMMITTEE MEMORANDUM

Gen. Govt. Mtg. 7/21/80

COMMITTEE: General Government Committee

DATE: July 18, 1980

SUBJECT: Preliminary Site Specific Development - Crown Cove

Background:

The City Planning Board has reviewed the preliminary site specific development plan of Crown Cove, consisting of thirteen (13) single family townhouses with (5) of the units to be available for joint commercial-residential use. This development plan was submitted by Nichol Engineering for Pensacola Historical Properties, Inc., and is located south of Government Street, east of 8th Avenue and north of Bayfront Parkway.

Mr. Dodson has received approval from the Architectural Review Board on the architectural style of the townhomes to be built. The Planning staff feels that residential use of this property will be a positive asset to the Historical District and the Central Business District. City staff has approved the preliminary plat and recommends that it include a one (1) foot non-access easement along Bayfront Parkway.

Recommendation:

After reviewing this preliminary site specific development plan of Crown Cove, the Planning Board unanimously recommends that the plan be approved and the required public hearing be held by City Council. It is recommended that City Council concur with the Planning Board's recommendation and call for the required public hearing.

Respectfully submitted,

Steve Garman
City Manager

Attachment

City of Pensacola

ADDITIONAL INFORMATION TO RECIPIENTS

OF PUBLIC HEARING NOTICES

The enclosed items of correspondence were mailed to all property owners within a 500-foot radius of the area which the City has been requested to rezone.

Should you desire to submit a petition in opposition to the proposed zoning change, the petition should be signed by other owners of property within the 500-foot area only. If 20 percent or more of those property owners within the 500-foot area oppose the proposed zoning change, the City Council may approve the change only with 8 votes or more (out of 10). Although anyone may sign the petition, only those property owners within the 500-foot radius will count in tabulating the percentage opposed to the change. Should you desire to circulate a petition, the appropriate petition form should be obtained from the City Clerk's office.

Copies of the list of property owners within the 500-foot radius are also available at no cost in the City Clerk's office, second floor, City Hall. The list of property owners notified is complete to the best of our knowledge and is based on information contained in the Escambia County property records.

Pauline Johns
City Clerk

7/2/80

Pete,

Re: Crown Cove (Site Specific Development)

David Dodson said he would provide us with a narrative as stated in the Zoning Ordinance, Site Specific Section, pp. 117-118.

Using the Site Specific Guidelines, as adopted by Council, to critique I have the following comments:

1) Land Use Compatibility - since we are trying to encourage residential in the Historic District this is very desirable.

2) Carrying Capacities of Facilities serving the site:

   a) Utilities - The Utility Department has approved. This is out of the flood plain, plus will be elevated.

   b) Streets & Traffic - Ramsey said there needs to be a 1' non-access easement along the Bayfront Parkway section.

      I think there should be a small sign(s) perhaps on the brick gates of this project on Government St. stating no entrance so the one-way traffic flow is easily identifiable.

      Is there a required setback from Bayfront Parkway? One unit is only about 27' or 28' from the Bayfront Parkway curb. 60' from CL

   c) Fire Protection - fire trucks should be able to get into the development. The gateway is 15' wide.

   d) Solid Waste - Developer is proposing a garbage bin with access gate rather than a large dumpster. I will talk to Tom Royster, but this would be easier than picking up from each individual homeowner.

3) Carrying Capacity of the Site (Intensity Criteria) - I need the total gross amounts of floor area, open space, recreation space, and number of total and occupant car spaces.

4) Fiscal Impact - Beneficial development.

5) Site and Architectural Design and Aesthetic Features:

   a) Site Design & Orientation - This will have a nice view to the Bay.

Section 6. A-1 Title Opinion: See attached letter from Lawyer's Title.

Section 6. A-2 Compatible Relationship:

The property in question is vacant with numerous oak trees and cabbage palms. The east boundary is a vacant office building formerly used by Hart Realty, which has recently been sold to out of town investors to be used as an office building. There are no other structures or other property owners on the block. Across Government Street, the north boundary, are several vacant lots and condemned wood structures. Across the west boundary, 8th Avenue, are located Old City Needle Works; a small, frame office building; and a vacant lot. The south boundary is Bayfront Parkway and Pensacola Bay. Although the property in question is zoned HC-1, the present demand for intown housing indicates the better use of the property would be for residential and residential/business combination. Therefore, we intend to set this project up to maximize residential demand as well as maintain the option for one to utilize the business location along Government Street in conjunction with a residence.

Out of the total 13 lots proposed, 8 lots will front on Bayfront with access via a private rear drive that will pierce the center of the development. The 8 lots, approximately 32'x 80', will be used for residential purposes only. The remaining 5 lots along Government Street will be set up for residential use, but with the option to use no more than 60% of the total square footage of a new structure for a (business venture) acceptable to the developer. With this kind of arrangement, the residential/business lots, while not effecting the lots along Bayfront, will offer a kind of elastic compatibility for what is eventually built across the street. And, of course, the use of the lots is compatible with the businesses on the west boundary since they are already located in a mixed block of residential and businesses.

Section 6. A-3 Physical Characteristics:

The development will be set up as a city block perhaps looked in Pensacola during the British Period 1763-1781. While everyone recognizes the Spanish influence on Pensacola, the British had perhaps a greater influence upon the physical appearance of colonial Pensacola, especially architecturally. Therefore, the development will be oriented architecturally to reflect a more British style of Gulf Coast-Carribean with Spanish, American, and Victorian elements that blend the project in with the 1890's atmosphere of the Seville Square Historic District. The Historic Pensacola Preservation Board has already approved the development in concept, and of course, the Architectural Review Board will oversee final building design.

The total acreage of the project is approximately one acre, which with 13 structures makes the density 13 units per acre. With each structure planned to have about 800 square feet on the ground floor, the total open area versus structure-occupied area is about four to one. Common open space will be kept to a minimum to minimize common maintenance expenses and will only include the 18' common drive, entrance gate columns and lights.

The minimum floor area will be 1000 sq. ft., but it is projected that the average minimum square footage will be around 1600. The height of the structures will vary according to each specific building, but it is believed that 40' will be the maximum height. Yard and spacing requirements will vary from lot to lot according to the specific architectural design of each structure built, but there will be a minimum of 6' clearance between structures excluding fireplaces and exterior steps. Those buildings facing Bayfront will be located no closer than 60' of the center line of Bayfront Parkway. Each lot will be required to have at least two on-site parking spaces. Rear yards will vary but each lot will typically have parking and a courtyard which will basically dictate a rear yard of about 15-20 feet.

Section 6. A-4 Assurances:

The development will be governed by a non-profit owners' association, similar to the one set up for The Intendent townhome development, also in the Seville Historic District. All common elements such as the private drive, gates and gate lights, common planters, etc., as well as insurance liability will be taken care of through a small assessment administered by the Crown Cove Owners' Association.

Section 6. A-5 Development Schedule:

The actual lot development for Crown Cove will take about 60 days from final plat approval. It is hoped that by mid-fall actual construction of dwellings could begin, with the development totally completed within two years.

b) Architectural Design - This will have to be approved by the Architectural Review Board. Also the developer plans 6' patio fences plus a 4' picket type fence along the property line.

c) Developer has indicated he will be able to save the existing trees on the property.

TV:bc

Tom V.

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

Architectural Review Board Application
Full Board Review

Application Date: Dec. 17, 2020

Project Address: **617 Crown Cove**

Applicant: Dan Girardin / SMP Architecture

Applicant's Address: 205 E. Intendencia Street / Pensacola, FL

Email: *Dan@smp-arch.com* Phone: 850-554-9633

Property Owner: Kevin & Lina Stephens
(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 fourteen (14) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

Zoned "Site Specific Development" SSD
~~**New construction of 4 story ICF residential structure (including basement).**~~

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.

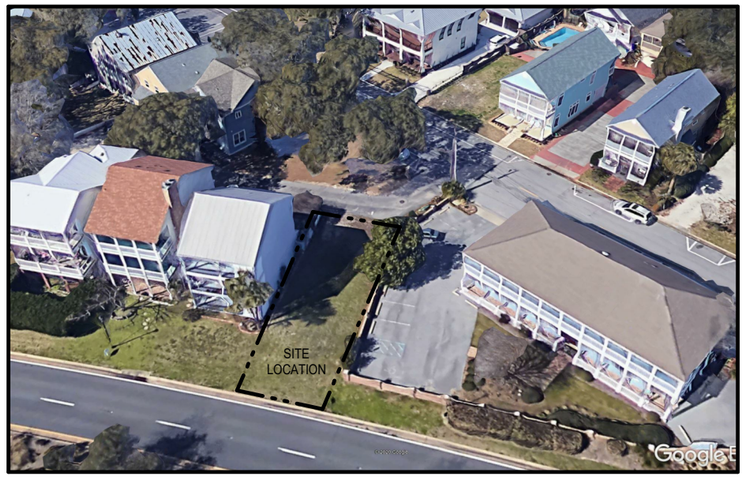
Applicant Signature

12-30-2020
Date

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

PROJECT LOCATION MAP

AERIAL SITE LOCATION - PHOTO #1



AERIAL SITE LOCATION (CLOSE-UP) - PHOTO #2

AERIAL - PROPOSED RESIDENTIAL STRUCTURE ON SITE -LOOKING SOUTH WEST - PHOTO #3

AERIAL - PROPOSED RESIDENTIAL STRUCTURE ON SITE - LOOKING SOUTH - PHOTO #4

smp. architecture

- New Construction -

Stephens Residence

617 Crown Cove. / Pensacola, Florida

COVER SHEET

A0-00

12/10/20

JELD-WEN EXTERIOR IMPACT RATED FIBERGLASS DOOR - WHITE

JELD-WEN EXTERIOR IMPACT RATED FIBERGLASS / I.R. GLASS DOOR(S) - WHITE

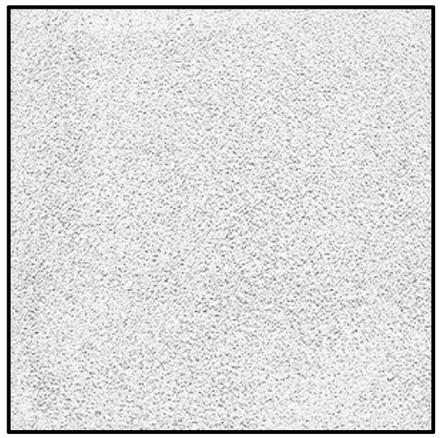
JELD-WEN 4 STACK MULTI-SLIDER DOOR - WHITE

DRIVEWAY CONCRETE PAVERS

PATIO STONE PAVERS

GLASS GUARDRAIL

PRE-FABRICATED ALUM CANOPY - WHITE



STUCCO WALL FINISH - WHITE

smp. architecture

- New Construction -

Stephens Residence

617 Crown Cove. / Pensacola, Florida

MATERIAL / COLORS

A0-01

12/17/20

CROWN COVE
26' WIDE PRIVATE DRIVE
& UTILITY EASEMENT

CURVE DATA
RADIUS ~ 1767.02' (P&F)
LENGTH OF ARC ~ 37.73' (P), 37.65' (F)

R/W

1'

10.2'

1'

PROPOSED BASEMENT EXTENT FOR CAR LIFT

PARKING DRIVE

PAVER PARKING SURFACE AREA

3" SIDE YARD SETBACK LINE

S17°12'55"E 9.53'(P&F)

S10°57'18"E (F)

3"

3 1/4"

8 3/4"

12.3'

FRONT YARD SETBACK LINE

1"

3' SIDE YARD SETBACK LINE

CIGAR ROOM

BATH RM.

1' - 2"

ENTRY

PAVER WALK-WAY TYPICAL

F/ NEW STRUCTURE OVERLAPS SIDE YARD SETBACK LINE BY 3" TYPICAL WEST SIDE

F/ NEW STRUCTURE OVERLAPS SIDE YARD SETBACK LINE BY 15" TYPICAL @ STAIRWELL ONLY

REFERENCE PLAT BRG S37°16"E 80.12'(P)

THREE STORY RESIDENCE - LAP SIDING

PAVER POOL COPING TYPICAL

S40°54'06"E ~ 71.64'(P&F)

ELEV.

LOT 8
CLEAR & VACANT

3' SIDE YARD SETBACK LINE

UP

POOL

3' SIDE YARD SETBACK LINE

ENTERTAINMENT ROOM

F/ NEW STRUCTURE OVERLAPS SIDE YARD SETBACK LINE BY 3" TYPICAL WEST SIDE

PAVER POOL COPING TYPICAL

REAR YARD SETBACK LINE

15' REAR YARD SETBACK LINE

(RECESSED) PATIO

PATIO

YARD

OUTLINE OF PROPOSED BASEMENT BELOW

LOT 5

LOT 7

R/W

R/W

BAYFRONT PARKWAY
(RIGHT-OF-WAY WIDTH UNDETERMINED)

CURVE DATA
RADIUS ~ 1687.02' (P&F)
LENGTH OF ARC ~ 32.00' (P), 31.88' (F)
DELTA ANGLE ~ 01° 05' 13" (P), 01° 04' 58" (F)
CHORD LENGTH ~ 32.00' (P), 31.88' (F)
CHORD BEARING ~ N49° 40' 21"E (F)

ARCHITECTURAL SITE PLAN

1/8" = 1'-0"

AX-1

12/04/20

232

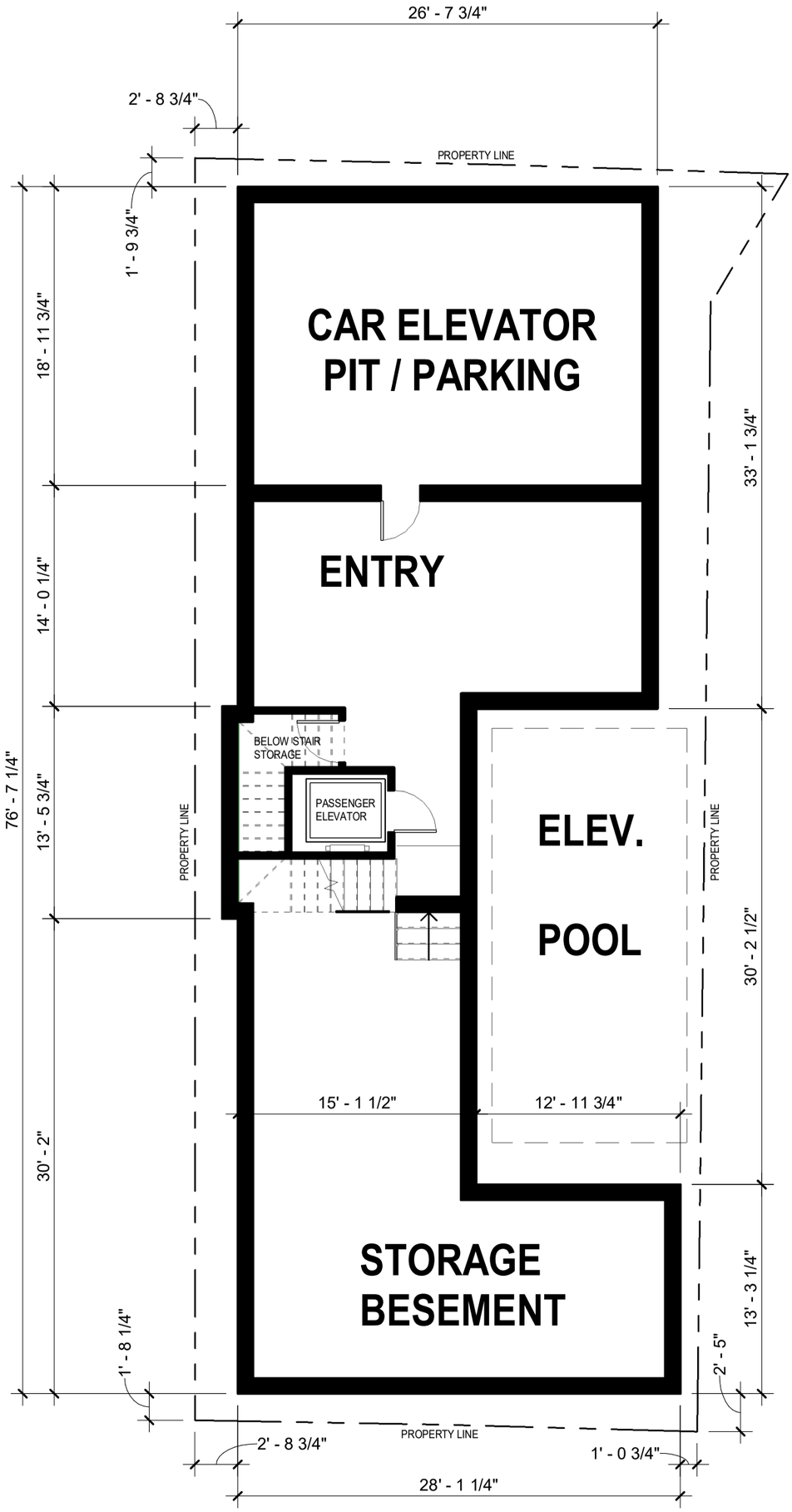
ARCHITECTURAL
SITE PLAN

- NEW CONTRUCTION -

Stephens Residence

617 CROWN COVE / PENSACOLA, FLORIDA

smp. architecture



BASEMENT_PLAN

1/8" = 1'-0"

- NEW CONTRUCTION -

Stephens Residence

617 CROWN COVE / PENSACOLA, FLORIDA

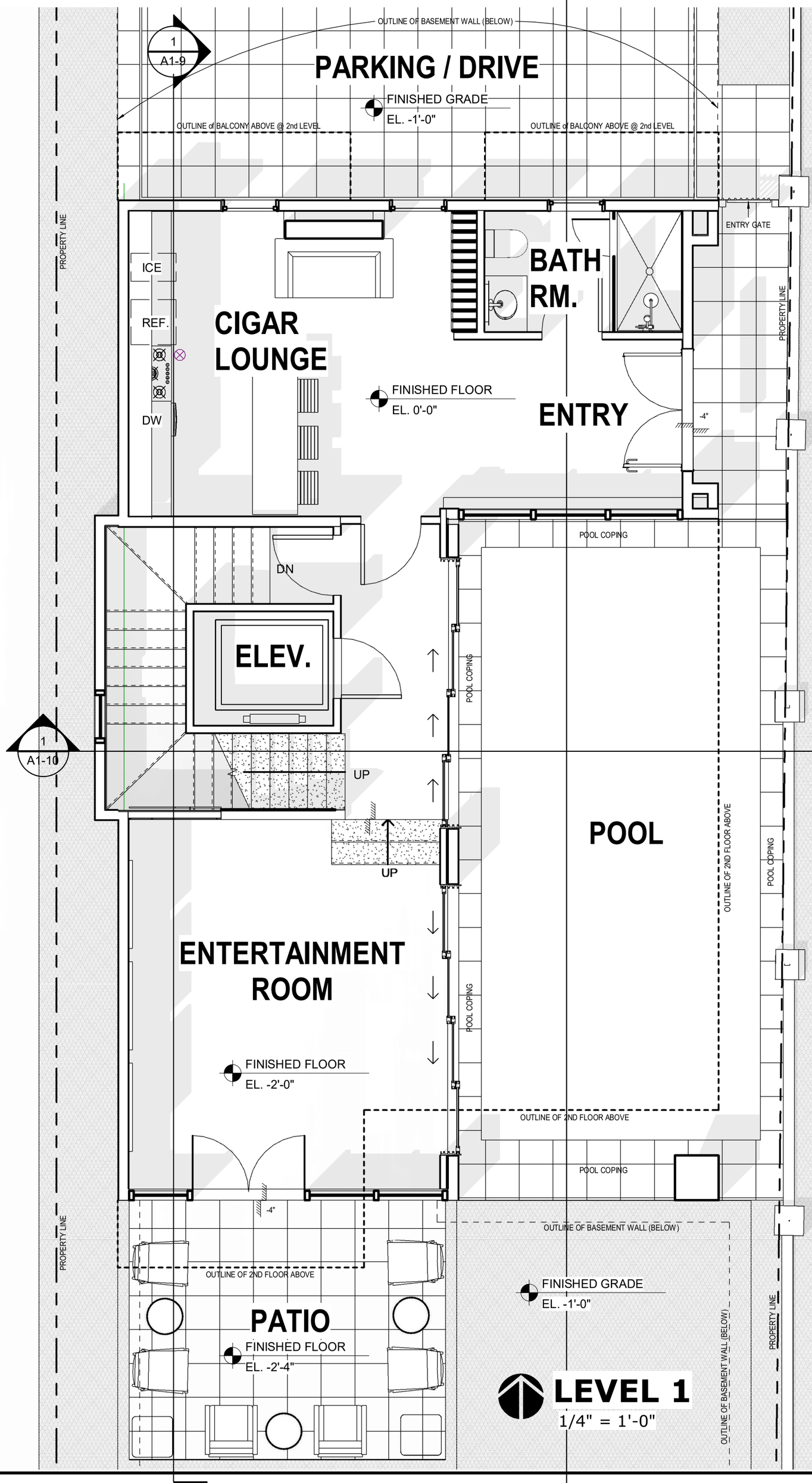
BASEMENT_PLAN

A1-0

12/04/20

233

smp architecture



234

A1-1

12/04/20

LEVEL 1 FLOOR PLAN

- NEW CONTRUCTION -

Stephens Residence

617 CROWN COVE / PENSACOLA, FLORIDA

smp architecture

LEVEL 2_PLAN

1/4" = 1'-0"

smp. architecture

- NEW CONTRUCTION -

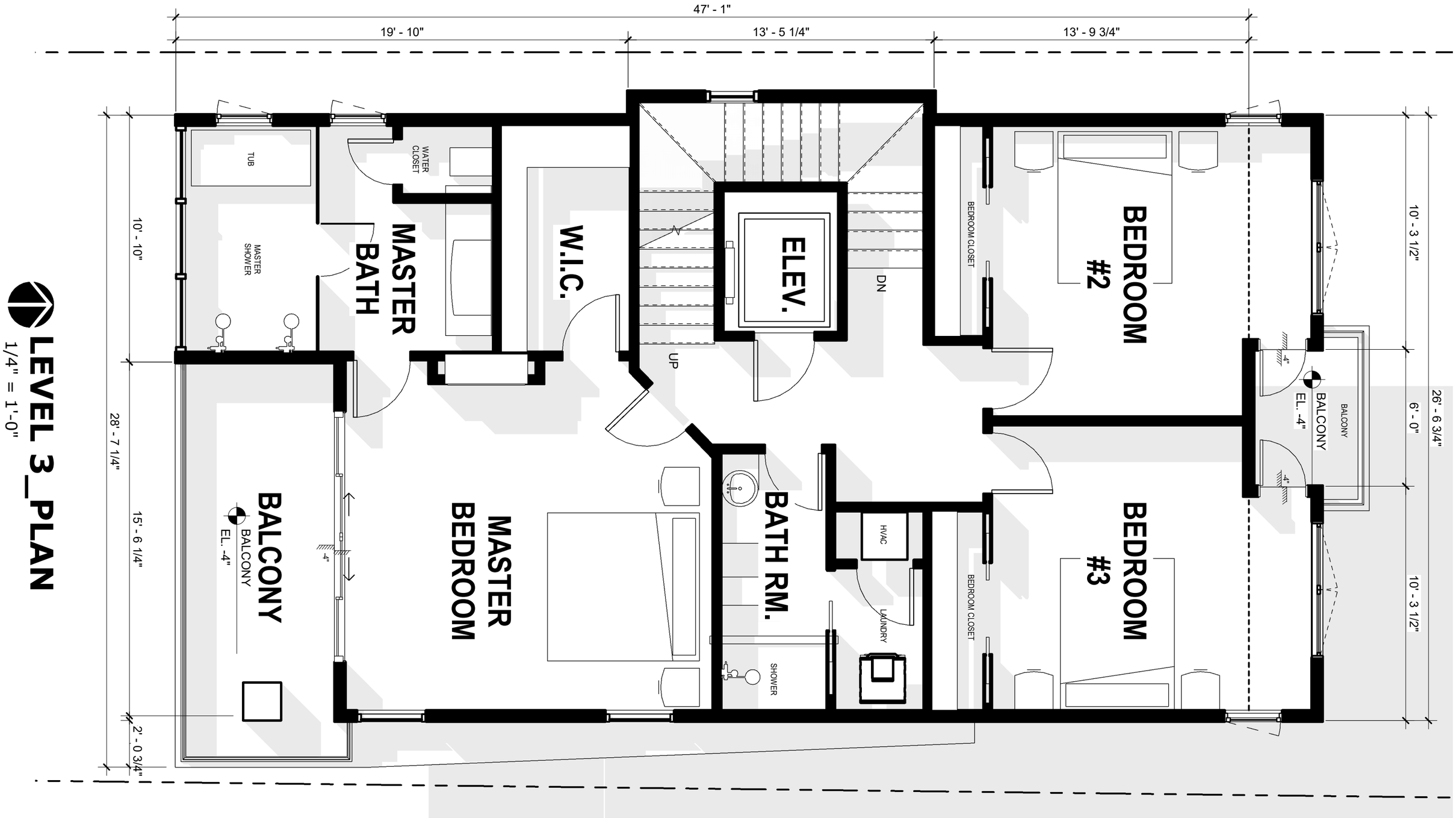
Stephens Residence

617 CROWN COVE / PENSACOLA, FLORIDA

LEVEL 2 FLOOR PLAN

A1-2

12/04/20



LEVEL 3_PLAN

1/4" = 1'-0"

smp. architecture

- NEW CONTRUCTION -

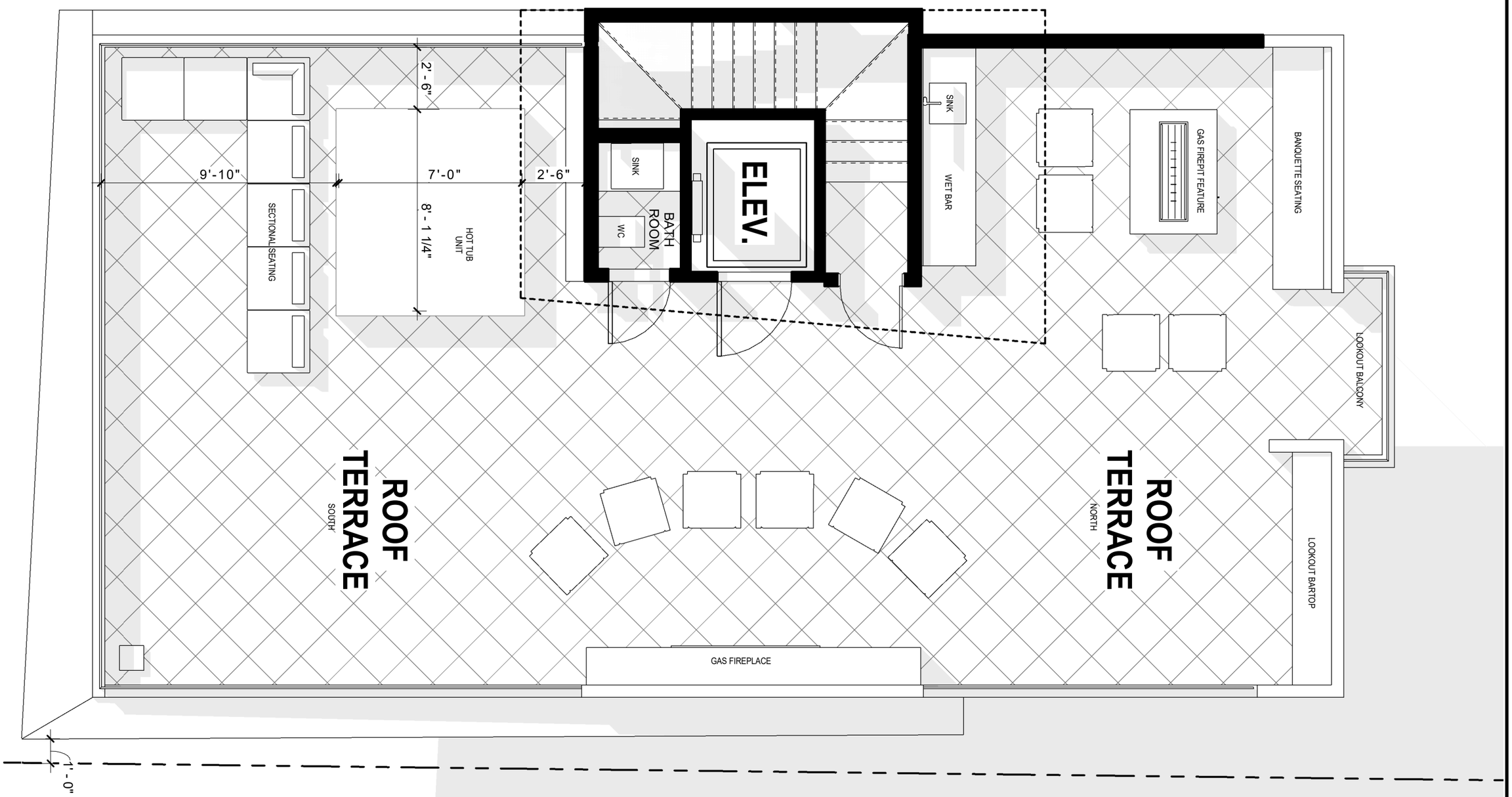
Stephens Residence

617 CROWN COVE / PENSACOLA, FLORIDA

LEVEL 3 FLOOR PLAN

A1-3

12/04/20



smp. architecture

- NEW CONTRUCTION -

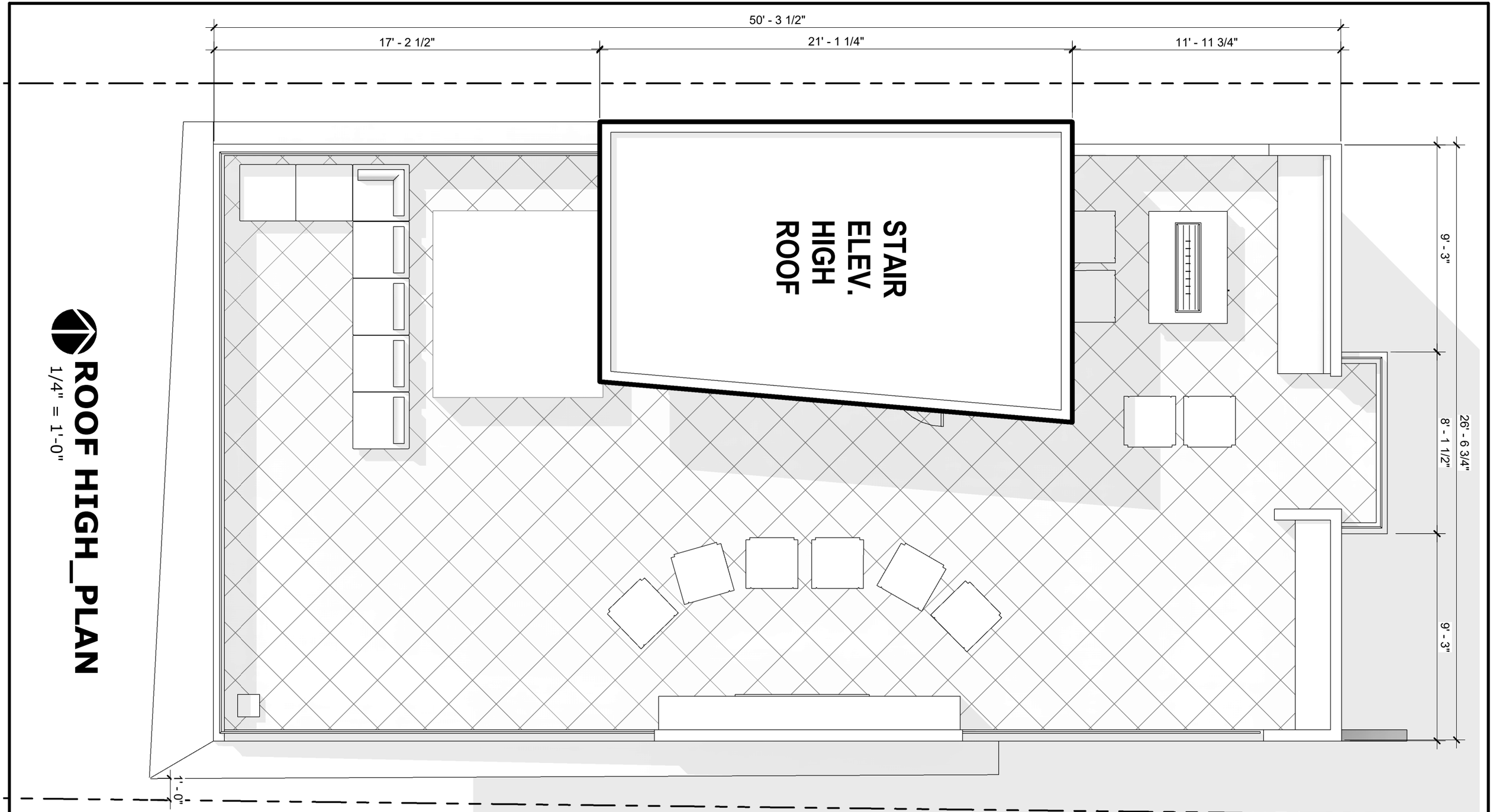
Stephens Residence

617 CROWN COVE / PENSACOLA, FLORIDA

ROOF PLAN

A1-4

12/21/20



ROOF HIGH_PLAN

1/4" = 1'-0"

smp. architecture

- NEW CONTRUCTION -

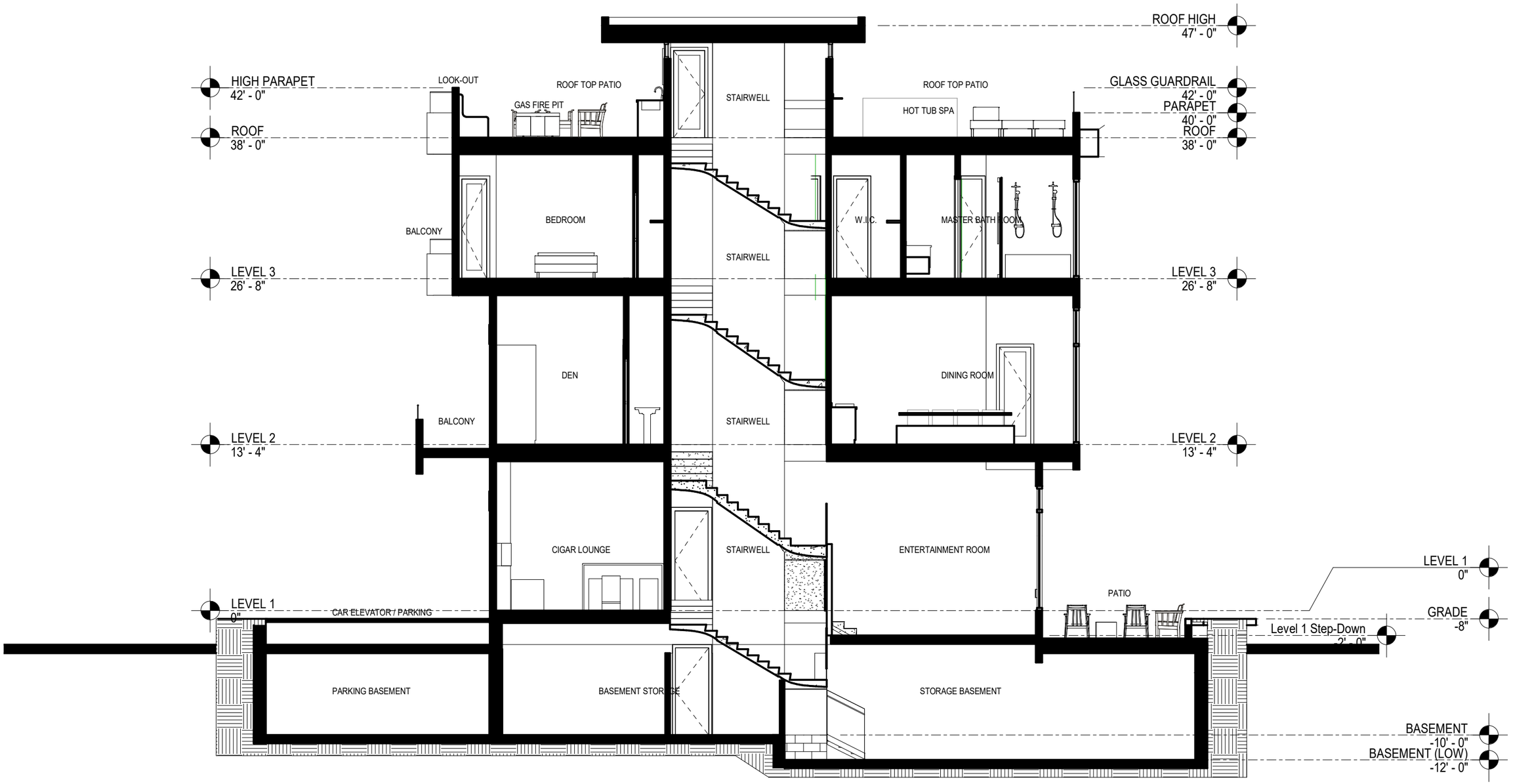
Stephens Residence

617 CROWN COVE / PENSACOLA, FLORIDA

ROOF PLAN_HIGH

A1-5

12/04/20



SECTION-NORTH/SOUTH

1/8" = 1'-0"

smp. architecture

- New Construction -

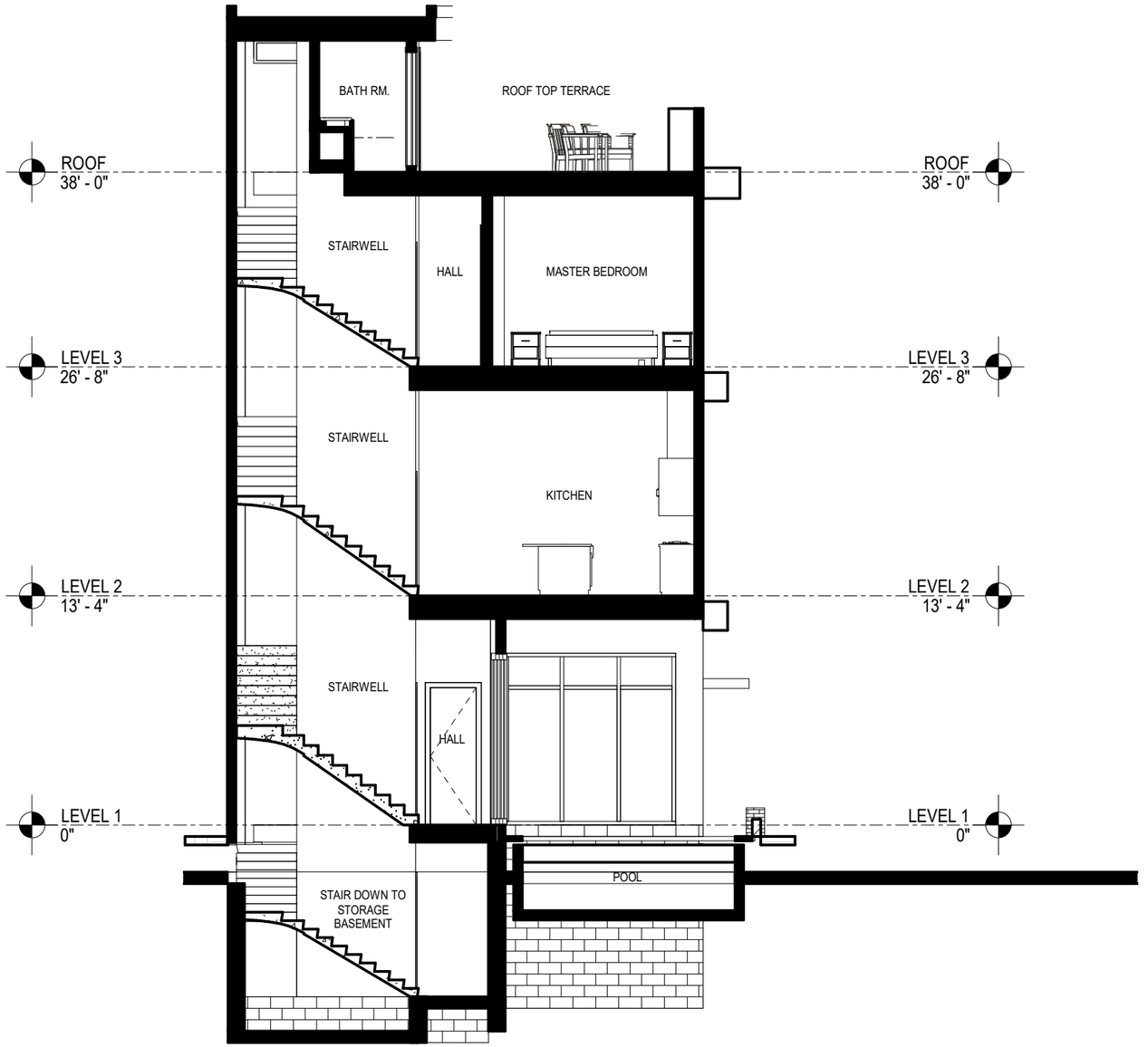
Stephens Residence

617 Crown Cove. / Pensacola, Florida

SECTION - NORTH/SOUTH

A1-9

12/07/20



SECTION - EAST/WEST

1/8" = 1'-0"

smp. architecture

- New Construction -

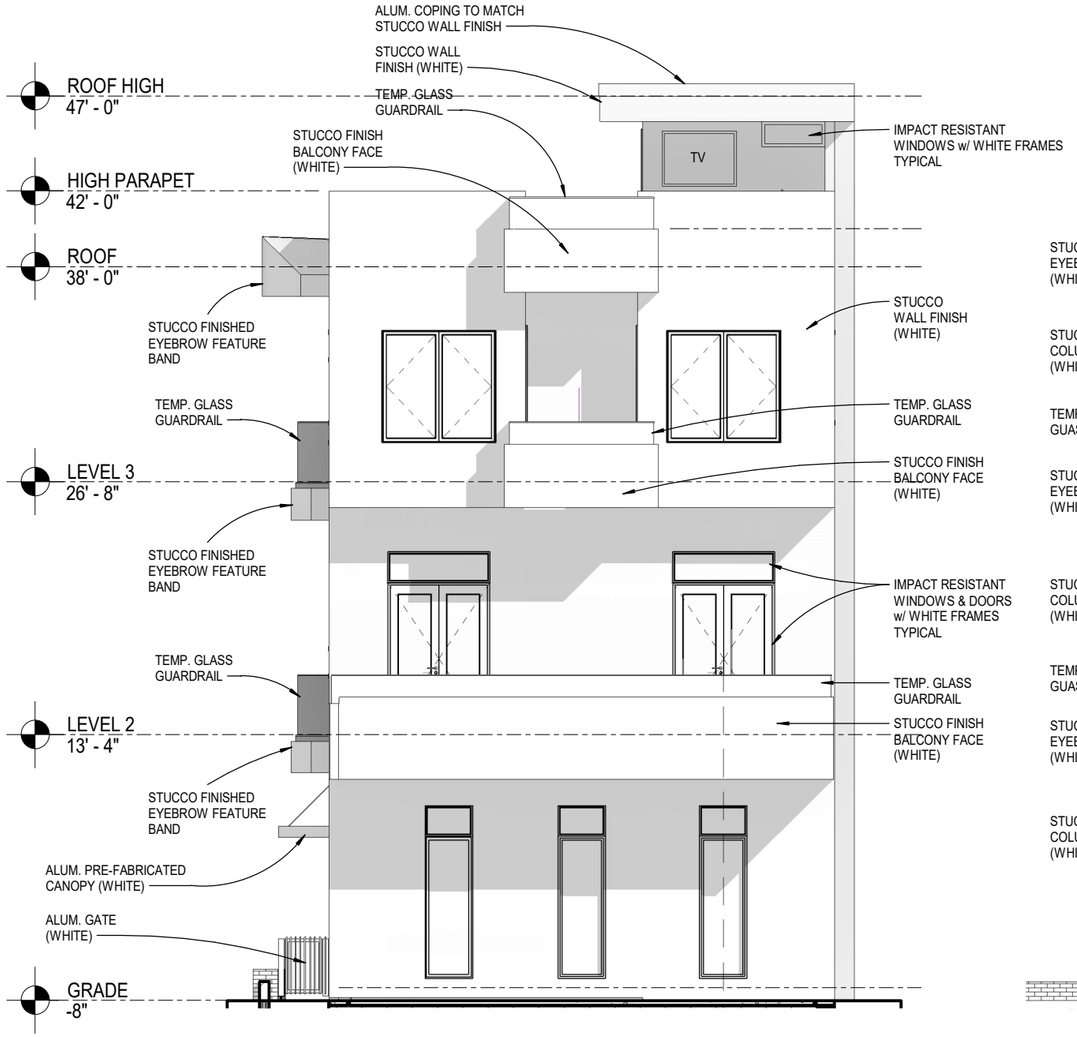
Stephens Residence

617 Crown Cove. / Pensacola, Florida

SECTION - EAST/WEST

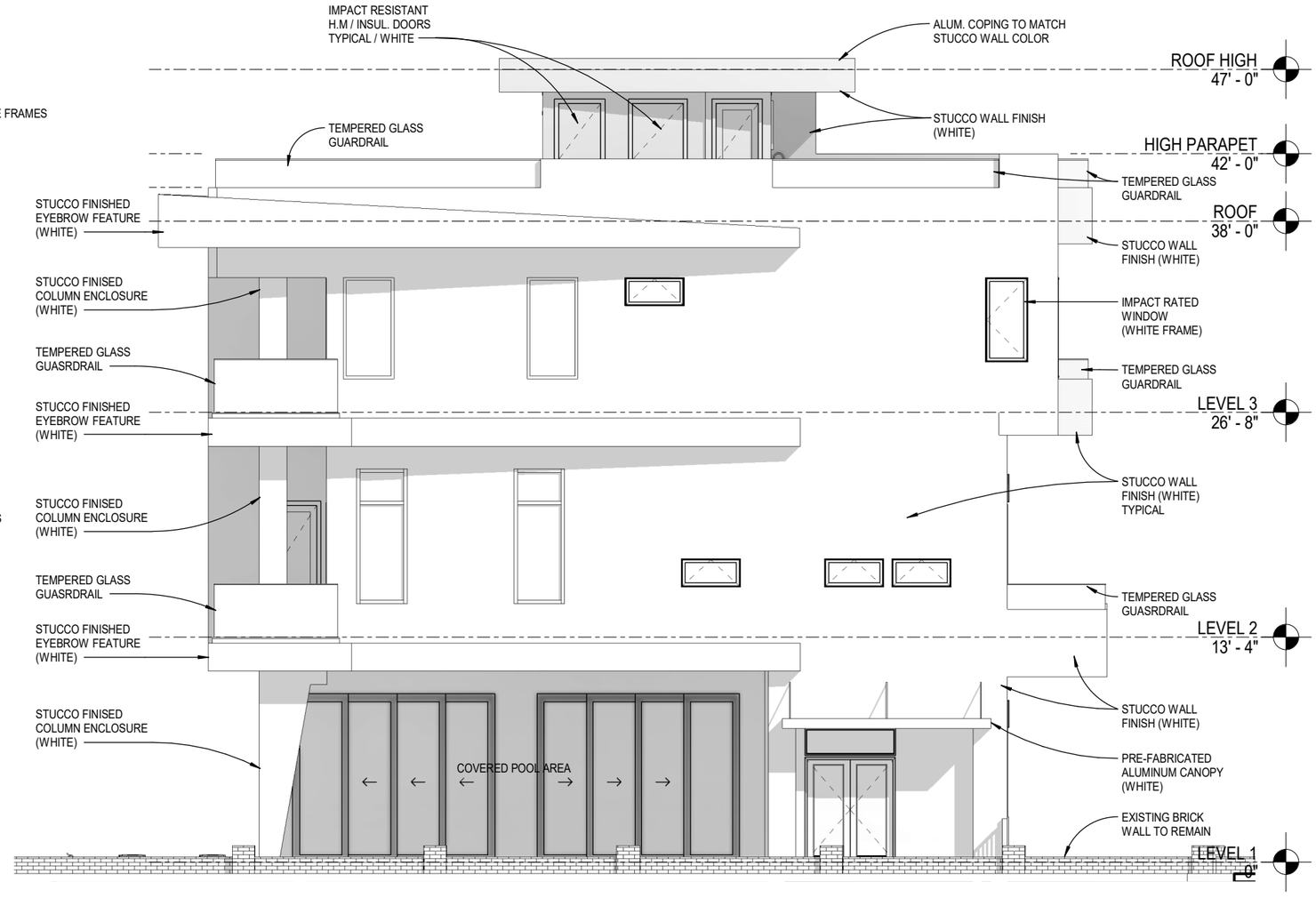
A1-10

12/07/20



NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

- New Construction -

Stephens Residence

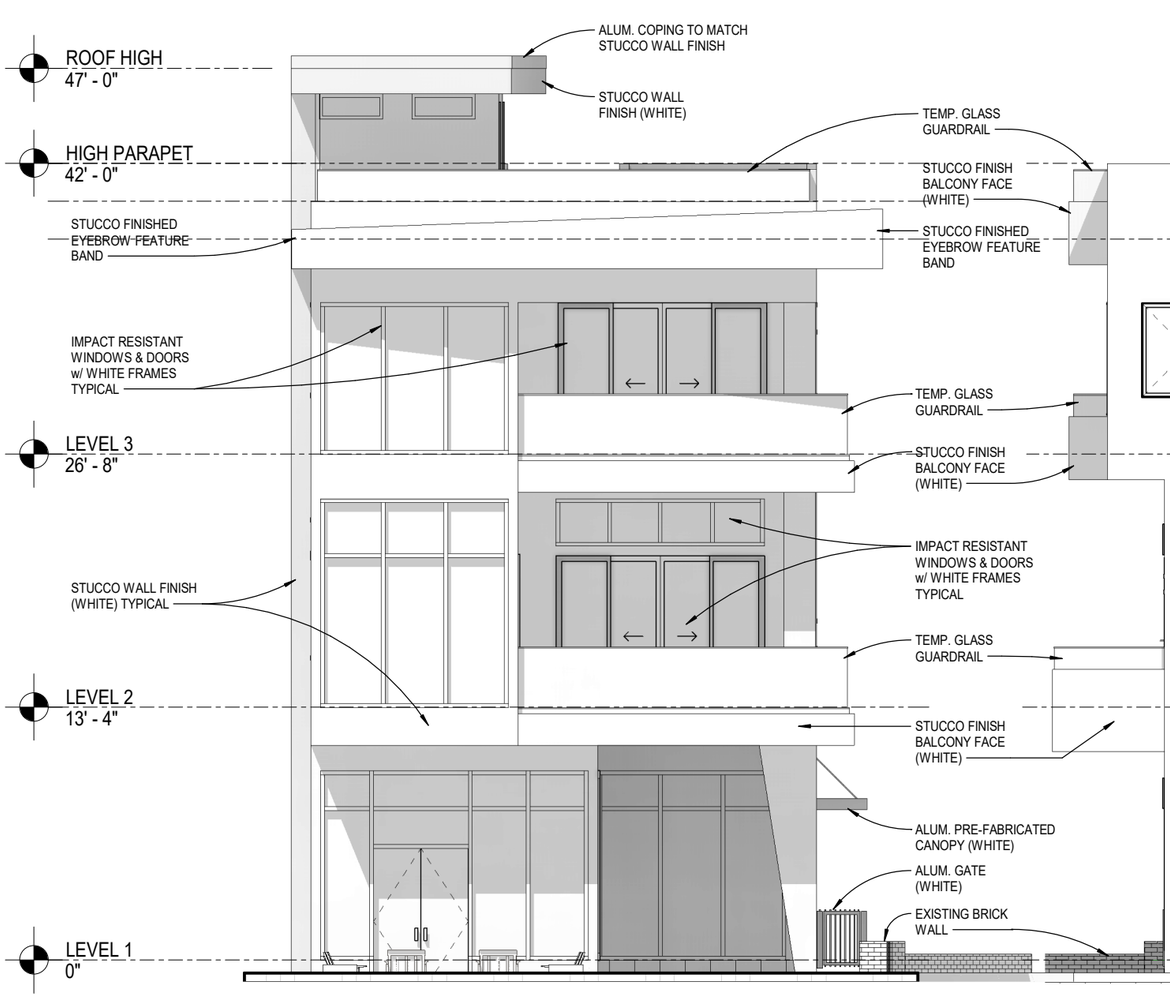
617 Crown Cove. / Pensacola, Florida

ELEVATIONS

A2-1

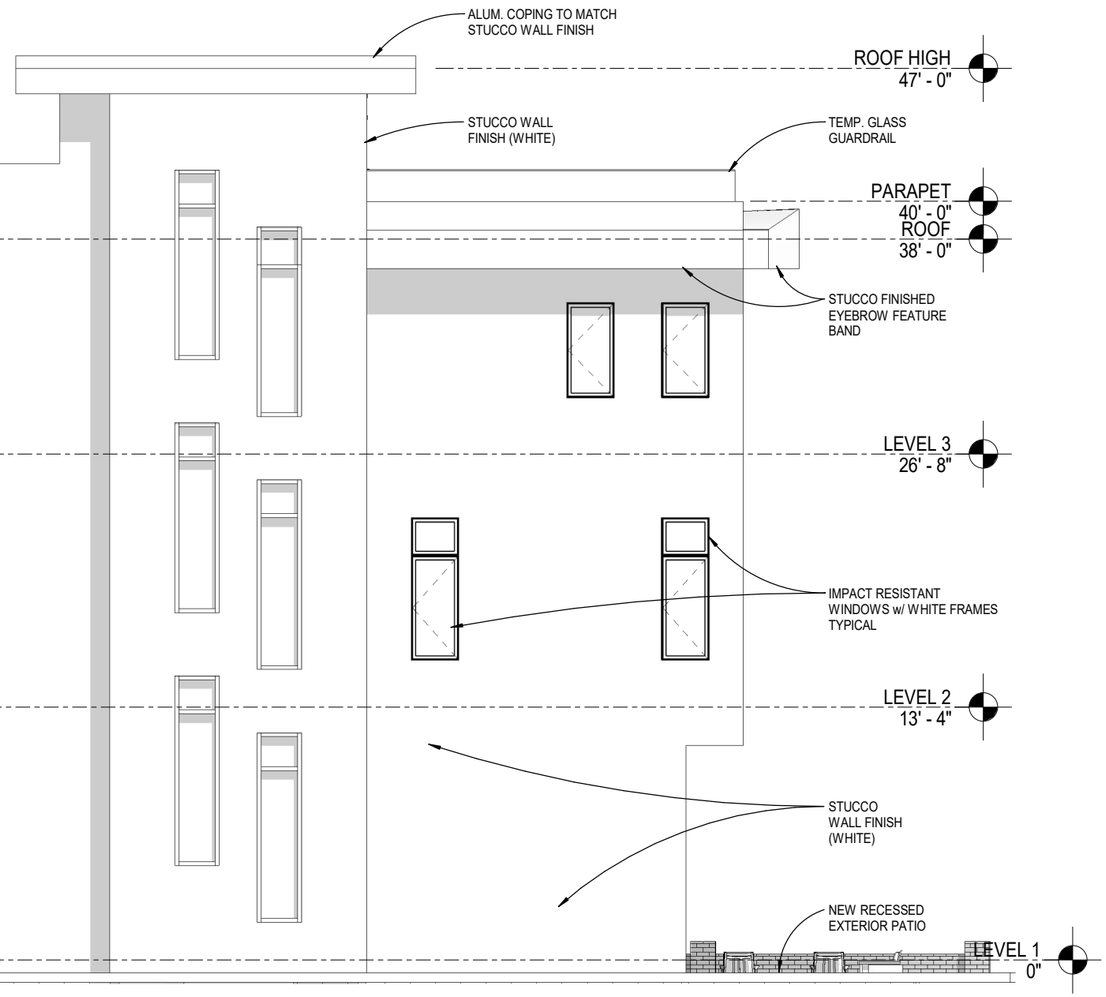
12/08/20

smp. architecture



SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

smp. architecture

- New Construction -

Stephens Residence

617 Crown Cove. / Pensacola, Florida

ELEVATIONS

A2-2

12/08/20

smp. architecture

- New Construction -

Stephens Residence

617 Crown Cove. / Pensacola, Florida

3D VIEW

A2-4

12/08/20

smp. architecture

- New Construction -

Stephens Residence

617 Crown Cove. / Pensacola, Florida

SOUTH EAST
RENDERING

R-1

12/10/20

- New Construction -

Stephens Residence

617 Crown Cove. / Pensacola, Florida

SOUTH
RENDERING

R-2

12/10/20

- New Construction -

Stephens Residence

617 Crown Cove. / Pensacola, Florida

smp. architecture

WEST
RENDERING

R-3

12/10/20

smp. architecture

- New Construction -

Stephens Residence

617 Crown Cove. / Pensacola, Florida

NORTH RENDERING

R-4

12/10/20

- New Construction -

Stephens Residence

617 Crown Cove. / Pensacola, Florida

STRUCTURE
CONTEXT

A1-6

01/14/21

- New Construction -

Stephens Residence

617 Crown Cove. / Pensacola, Florida

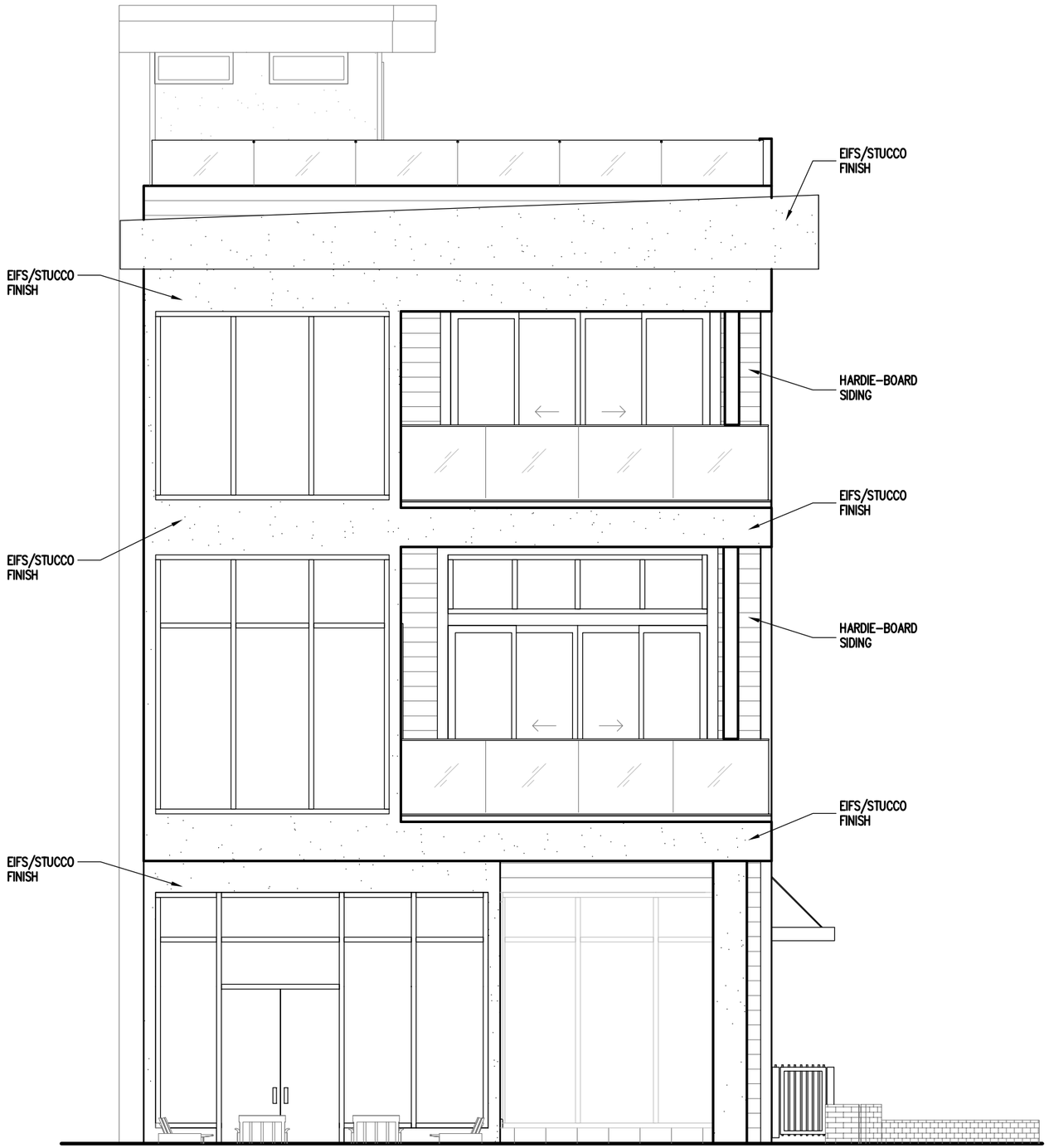
smp. architecture

STRUCTURE CONTEXT

A1-7

01/14/21

ALTERNATE EAST ELEVATION



ALTERNATE SOUTH ELEVATION

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00082 Architectural Review Board 1/21/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 1/13/2021

SUBJECT:

100 W. Garden Street
Palafox Historic Business District / Zone C-2A
Conceptual Review / Discussion on Staining a Contributing Brick Structure

RECOMMENDATION:

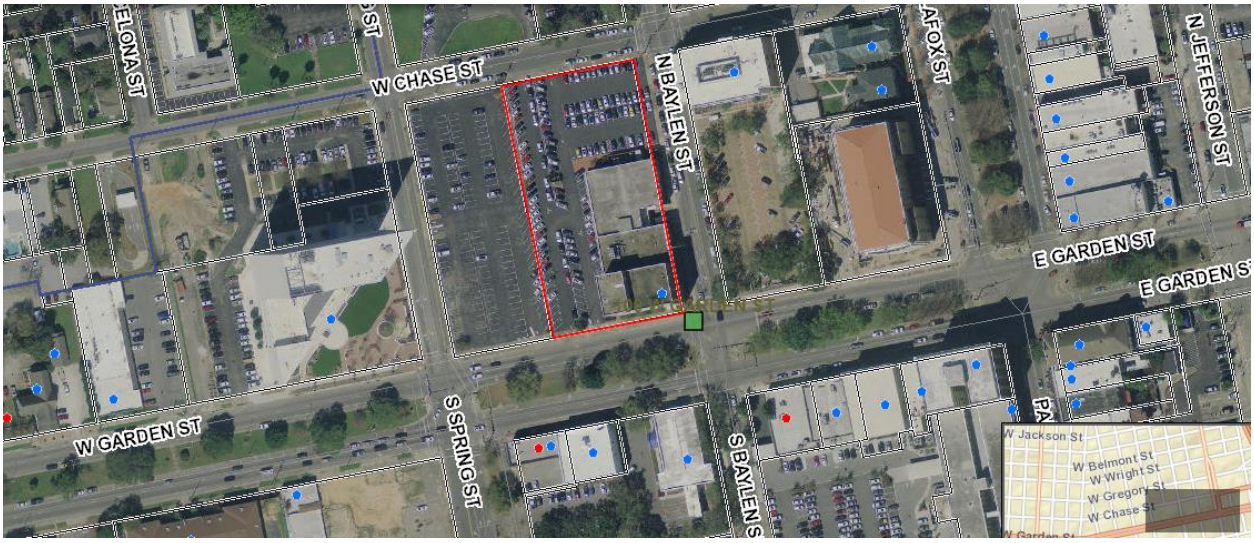
Michael Crawford (Caldwell Associates Architects) is presenting the following project for conceptual review and discussion. No action from the Board is being requested. The applicant is considering a makeover of the exterior building and the feasibility of applying a masonry stain (not paint) to the existing red brick.

Please find attached all relevant documentation for your review.

BACKGROUND:

RECOMMENDED CODE SECTIONS
Sec. 12-3-27 *Palafox Historic Business District*
Sec. 12-3-27(f)(2) *PHBD, Decision guidelines*
Sec. 12-3-27(f)(4)(e) *PHBD, Decision guidelines, Board review standards, Exterior walls*

100 W. Garden Street



Page 1

☒ Original
☐ Update

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

Site #8 ES03706
Field Date 8-21-2011
Form Date 9-11-2011
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) 100 W Garden St. Pensacola, Fl 32501 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
Address:	100	W	Garden	Street	

Cross Streets (nearest / between) N.W. corner of W Garden and N Baylen
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 # 000S009007001041 Landgrant _____
Subdivision Name Old City Tract Block Arpent Lot 58
UTM Coordinates: Zone ☒16 ☐17 Easting 479113 Northing 3364605
Other Coordinates: X: 30.413309 Y: -87.217469 Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1963 ☐approximately ☒year listed or earlier ☐year listed or later
Original Use Bank From (year): 1963 To (year): 2011
Current Use Bank From (year): _____ To (year): _____
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): Unknown Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown Describe HPBD Architecture Review Board

DESCRIPTION

Style Masonry Vernacular Exterior Plan U-shaped Number of Stories 4
Exterior Fabric(s): 1. Brick 2. _____ 3. _____
Roof Type(s): 1. Flat 2. _____ 3. _____
Roof Material(s): 1. Built-up 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) fixed —
Distinguishing Architectural Features (exterior or interior ornaments) Concrete pre-cast panels
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 ES03706

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Masonry - General 2. Brick 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details) _____

Porch Descriptions (types, locations, roof types, etc.) _____

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource Bank of America Currently occupies this building

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) Photographic reference numbers:
HPPB P.82.44.15 Frames 29 P.83.9 F12, P.83.9 F13, P.83.10 F.30, P.83.1 F31

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) Building is less than 50 years old. It may meet NR criteria in 2013.

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 _____ Maintaining organization _____
Document description _____ File or accession #'s _____

2) Document type All materials at one location Maintaining organization Pensacola Historical Mus
Document description PHBD Architectural Review Files File or accession #'s _____

RECORDER INFORMATION

Recorder Name Cynthia A. Catellier Affiliation City of Pensacola/University of West Florida
Recorder Contact Information 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.

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

Architectural Review Board Application
Full Board Review

Application Date: 12/31/2020

Project Address: **100 West Garden Street**

Applicant: Caldwell Associates Architects

Applicant's Address: 116 N. Tarragona St., Pensacola, FL 32502

Email: *michael@caldwell-assoc.com* Phone: 850-432-9500

Property Owner: Bryan Adams
(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 fourteen (14) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

For concept review/ discussion - no action. Applicant is seeking a makeover of this 1960s era non contributing building. Consideration is being asked to apply a masonry STAIN (not paint) to the existing red blend.

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

12/31/2020
Date

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

Gregg Harding

From: Michael Crawford <michael@caldwell-assoc.com>
Sent: Tuesday, January 12, 2021 3:08 PM
To: Gregg Harding
Cc: campbell@wesconcorp.com; H. Miller Caldwell, III; 'Bryan Adams'; Michelle Burch
Subject: [EXTERNAL] FW: Adams Homes - Exterior
Attachments: EXTERIOR SAMPLES BINDER.pdf; EXTERIOR EXAMPLES.pdf

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Gregg – see attached supplementary materials for the ARB meeting. Please note these are for discussion only. Stain company is Colorado Brick Staining, Coloring, & Masonry Repair | BrickImaging

Michael W. Crawford, Partner
C A L D W E L L
ASSOCIATES | ARCHITECTS

ADAMS HOMES RENOVATION

100 W GARDEN STREET - EXTERIOR SAMPLE 1

CALDWELL ASSOCIATES | ARCHITECTS

ADAMS HOMES RENOVATION

100 W GARDEN STREET - EXTERIOR SAMPLE 2

CALDWELL ASSOCIATES | ARCHITECTS

ADAMS HOMES RENOVATION

100 W GARDEN STREET - EXTERIOR SAMPLE 3

CALDWELL ASSOCIATES | ARCHITECTS

ADAMS HOMES RENOVATION

100 W GARDEN STREET - EXTERIOR SAMPLE 4

CALDWELL ASSOCIATES | ARCHITECTS

ADAMS HOMES RENOVATION

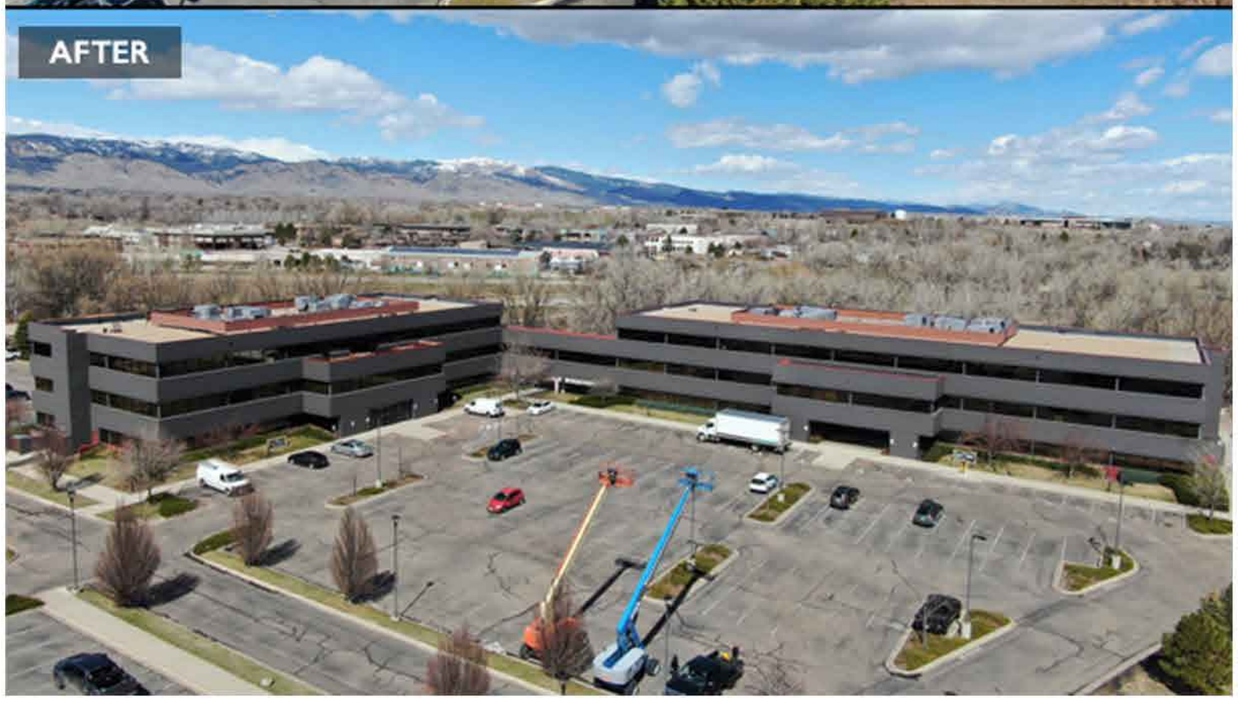
100 W GARDEN STREET - EXTERIOR SAMPLE 5

CALDWELL ASSOCIATES | ARCHITECTS

ADAMS HOMES RENOVATION

100 W GARDEN STREET - EXTERIOR SAMPLE 6

CALDWELL ASSOCIATES | ARCHITECTS



ADAMS HOMES RENOVATION

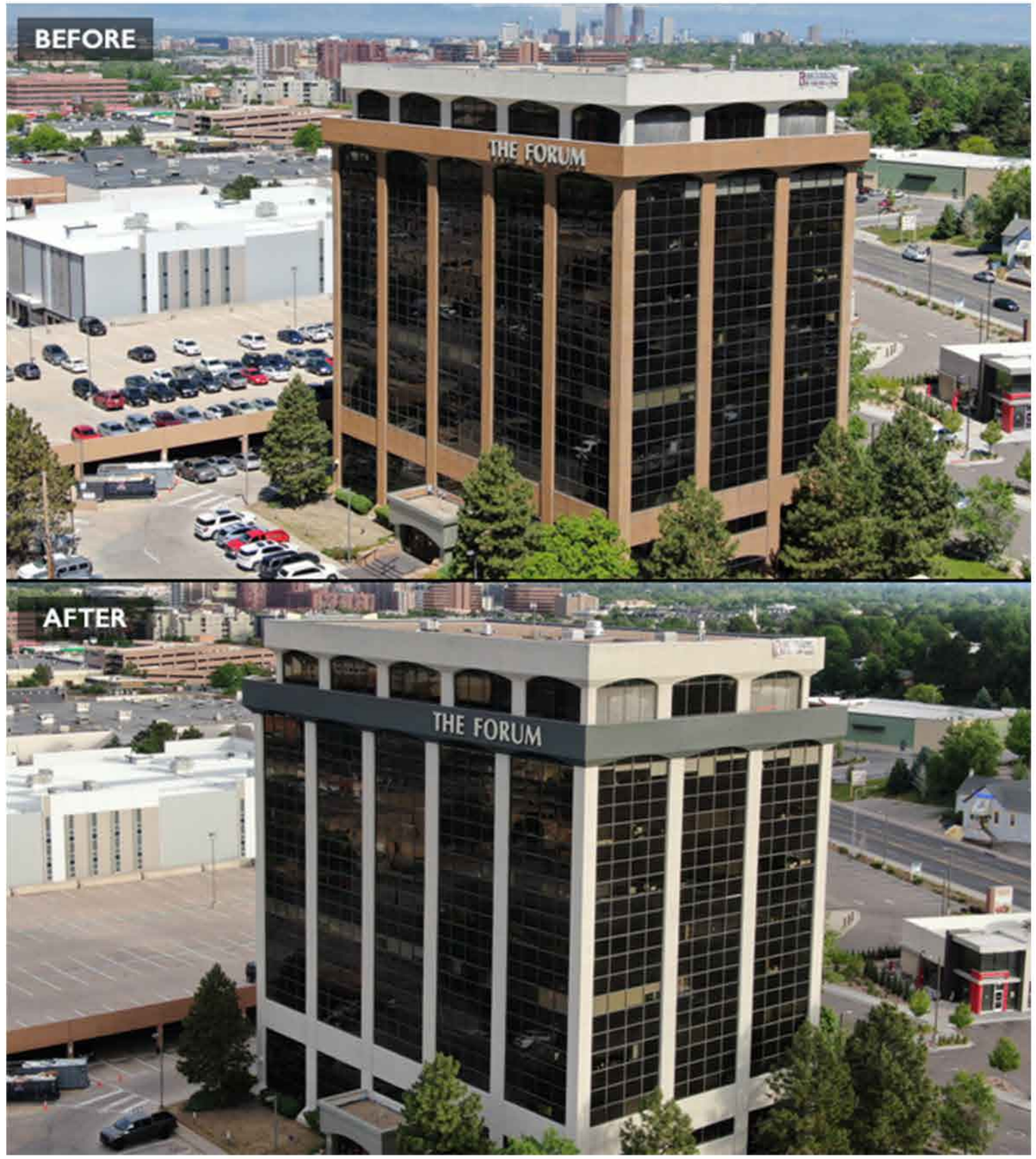
100 W GARDEN STREET - EXAMPLES A

CALDWELL ASSOCIATES | ARCHITECTS

ADAMS HOMES RENOVATION

100 W GARDEN STREET - EXAMPLES B

CALDWELL ASSOCIATES | ARCHITECTS



ADAMS HOMES RENOVATION

100 W GARDEN STREET - EXAMPLES C

CALDWELL ASSOCIATES | ARCHITECTS