



PLANNING SERVICES

THE UPSIDE *of* FLORIDA

Gateway Review Board

CHAIRMAN AND MEMBERS OF THE GATEWAY REVIEW BOARD

There will be a meeting of the City Gateway Review Board on **Tuesday, December 11, 2018, at 11:00 a.m.**
in the Mason Conference Room, Mezzanine Level, City Hall, 222 West Main Street.

AGENDA:

1. Call to Order
2. Approval of Amendment to the July 10, 2018, Meeting Minutes
3. Approval of the August 14, 2018, Meeting Minutes
4. 400 E. Chase Street: Consider Approval of Exterior Modifications (Drive-Thru Addition) and Attached Wall Signage
5. Open Forum

Sincerely, -

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

Leslie Statler
Planner

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PLANNING SERVICES

THE UPSIDE *of* FLORIDA

Gateway Review Board

MEMORANDUM

TO: Gateway Review Board Members
FROM: Leslie Statler, Planner 
DATE: December 3, 2018
SUBJECT: Amendment to the July 10, 2018, Minutes of the Gateway Review Board

BACKGROUND

During the August 14, 2018, meeting of the Gateway Review Board, an amendment was proposed for the minutes from the July 10, 2018, meeting. After further review of the audio of the July meeting, the changes proposed are not consistent with the language recorded on the audio file. Although the implied reference is evident from the discussion, the original meeting minutes are representative of the spoken word. As such, staff would suggest amending the July 10, 2018 minutes as attached, with the addition of the following text in the second line of the first paragraph of Item 3: "Referring to the Hilton prototype elevations,"

All relevant documentation is included for your review.

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PLANNING SERVICES

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Gateway Review Board

MINUTES OF THE GATEWAY REVIEW BOARD

July 10, 2018

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

MEMBERS ABSENT: None

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

OTHERS PRESENT: Tom Bailey, Robyn Tice, Clerk's Office

CALL TO ORDER / QUORUM PRESENT

The meeting was called to order at 11:00 am by Chairman Montgomery with a quorum present.

SWEARING IN OF BOARD MEMBERS – The Clerk's Office swore in Board members Fleischhauer, Hernandez, Janson, Montgomery, Schmitz, Wilson, and Wolf.

APPROVAL OF MINUTES

Item 2: The Chairman asked for approval of the May 8, 2018 meeting minutes. Mr. Wilson made a motion to approve with the correction "Mr. Wilson pointed out unless the project returned with something with more class which matched the existing neighborhood, he would be disinclined to approve the project." The motion to approve with the amendment was seconded by Mr. Hernandez and carried unanimously.

NEW BUSINESS

Item 3: Consider *Final* Approval of a multi-story hotel within the 99 BLK of South 9th Avenue.

Mr. Partington presented to the Board and indicated they wanted to present more of a Pensacola-type building than the Hilton prototype. Referring to the Hilton prototype elevations, he pointed out the Ninth Avenue elevation as being blank with the windows facing another direction. He also stated the stair tower had been turned into a feature with windows to help break up the elevation. They added outdoor seating and a canopy and changed the prototype stacked stone to brick with infill and stucco paneling. He provided brick samples to the Board and explained the location of the conference rooms. He also advised they were adding 77 trees to the landscape for a total tree count of 134 and would address sizes and placement of additional trees at the time of permitting. Ms. Fleischhauer was concerned about the removal of some trees on the south edge and asked that they reconsider placement. Mr. Partington confirmed their intention was not to demolish the sidewalk on Ninth except the portion where the drive would be located. He explained they were

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building new concrete sidewalks on Ninth and Colfax, but there were existing sidewalks around the entire property. Mr. Wolf asked that the paver match not necessarily the bar area but be more Pensacola in design in order to have more connection with the sidewalk. Ms. Fleischhauer asked that the patio on the north side have a better tie-in to the sidewalk. Mr. Wolf addressed the dumpster area and asked that it be screened with something besides a fence or block wall, and Mr. Partington stated they could do some additional landscaping. Ms. Fleischhauer wanted to see the stucco color scheme, and Mr. Partington advised he could provide this detail.

Mr. Hernandez asked if there were any changes contemplated for the façade on the four sides, and Mr. Partington explained to make any significant changes would require returning to the Board. He also advised fencing details on the pool and parking lot would need to be provided. Mr. Hernandez advised final approval could be contingent on the provision of additional details through an abbreviated review.

In summation, Mr. Partington explained he needed to provide detail on the fencing, stucco colors, a redesign of the sidewalk on Ninth, more clearly delineate the location of 28 trees on the south side of the property, and the dumpster screening.

There were no other comments from the audience.

Mr. Hernandez made a motion to approve, subject to the items discussed, with an abbreviated review. The motion was seconded by Mr. Wolf and carried unanimously.

OPEN FORUM

Item 4: Mr. Wolf explained he had been approached by several people around the city who were interested in expanding the Gateway Review District (GRD) into other corridors. Ms. Statler advised the CRA might handle the west side, but it would not be through a board but through some of the new CRA changes. She advised that citizens who approached him should speak to their council members, and this would need citizen participation since we could not add property owners to an aesthetic review district without having their input. She also explained the Maritime District had been in the planning stages for four years and would be supplanting the Governmental Center District and then expand. As far as corridor expansion, the East Hill residents were adamant about an overlay district but some were not in favor of regulations.

Mr. Schmitz asked about a port workshop, and Ms. Statler indicated there had been some workshops earlier with more to come. He asked if staff could prepare maps and exhibits for the Board for potential expansion of the GRD. Ms. Statler advised this would go through GIS but could be requested through the Planning staff; she offered to check on the procedure for this request. Mr. Hernandez wanted the railroad trestle to be a part of the GRD review. Mr. Wolf asked if the Board would be involved in the Bayfront/new bridge discussion. It was determined that FDOT could exclude the Board in that process. Ms. Statler advised FDOT had a good website relative to the Bay Bridge and encouraged the Board members to investigate it for updates.

Mr. Hernandez asked what the process would be to inventory the remaining buildable lots in the GRD, and Ms. Statler indicated this could be accomplished through GIS. Ms. Fleischhauer pointed out the Board would still have review of demolitions and renovations within the GRD.

Mr. Wolf stated with all of the changes within the Bayfront, he felt the Welcome to Pensacola memorial was outdated and needed upgrading. Ms. Statler advised that with the bridge improvements, a portion of that memorial was being addressed because of the location of the bridge entry and would probably be reconfigured in some manner. She offered to forward the FDOT website to the Board and would also forward updates resulting from the FDOT meetings.

There being no further business, **Mr. Wilson made a motion to adjourn, seconded by Mr. Schmitz, and it carried** with the meeting being adjourned at 11:46 am.

Respectfully Submitted,



Leslie Statler
City Planner
Secretary to the Board



PLANNING SERVICES

THE UPSIDE of FLORIDA

Gateway Review Board

MINUTES OF THE GATEWAY REVIEW BOARD August 14, 2018

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

MEMBERS ABSENT: Eric Schmitz

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

OTHERS PRESENT: None

CALL TO ORDER / QUORUM PRESENT

The meeting was called to order at 11:00 am by Chairman Montgomery with a quorum present.

APPROVAL OF MINUTES

Item 2: The Chairman asked for approval of the May 8, 2018 meeting minutes. The motion to approve was seconded by Mr. Hernandez and carried unanimously. Ms. Fleischhauer made a motion to amend the July 10, 2018 minutes to read, "He pointed out the *prototype* elevation as being blank with the windows facing another direction." It was seconded by Mr. Wilson and carried unanimously.

NEW BUSINESS

Item 3: Nannette Chandler is requesting multiple Variances to increase the attached wall signage allowed on two sides of the building located within the GRD zoning district. The Variances being requested are: (1) to increase the number of allowed attached wall signs from one (1) to two (2) on the north (E. Gregory Street) elevation; (2) to increase the maximum sign face area allowed for attached wall signage on the north (E. Gregory Street) elevation from 50.0 sf to 138.75 sf; and (3) to increase the maximum sign face area allowed for attached wall signage on the west (North 13th Avenue) elevation from 25.0 sf to 276.0 sf. Chairman Montgomery recused himself from the discussion since his company leased the building to the tenant.

Ms. Chandler explained they were leasing the space for a two-year time period. She pointed out that there was a visibility issue with the signage since there was a large amount of foliage and a partition which covers the main frontage of the building. She advised the signage on the front was allowed in the Ordinance, Section 12-2, however, the shield would be in access if it was considered signage; they thought of it as a mural. Mr. Janson felt they had done a good job on the building. On the side facing the Broken Egg, he suggested if there was one more vehicle, the Performance signage would not be visible and suggested that possibly Strength and Performance should go above the Salvation lettering. Ms. Statler pointed out the signage (Salvation) allowed on the west was 25.0 sf, and on the primary elevation only one sign was allowed. On the north side with the shield mural signage puts the square footage at 138.75 sf with the

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allowed being only 50.0 sf. However, she pointed out they could have additional freestanding signage. Mr. Hernandez felt the increase was significant. Ms. Chandler stated the reason for no signage in the front was because the building was very close to the street, and the trees would still block it from view. Mr. Hernandez asked if there was any type of relationship where she could talk to the businesses on the big lot to have them pay to trim the trees. Ms. Chandler stated it would cost \$10,000 for tree removal, and those owners were basically waiting for a buyer. Mr. Hernandez explained he did not want to set a precedent in the district.

As for the mural, Ms. Chandler stated when they found out it was in violation, they decided to wait. Mr. Wilson did not feel the present signage did the business justice since they were not visible until you were right up to the building. He stated a street sign would be more visible, and they had not accomplished their purpose with the proposed signage. He was concerned if the signage was approved on the west side, the Board would not know what other signage was to come. Ms. Chandler stated it was a temporary location, and they would leave it as is, but she did not want to remove what they had already installed if possible.

Mr. Wilson asked about question 4 on the variance form regarding the rights of other property owners. Ms. Chandler stated there was not a single structure in the district dealing with the same circumstances, with essentially a forest and a partition wall on the front blocking the view. She explained she would not change the structure of the building since it was leased, and there was only 25' from the front of the building to the sidewalk, so a sign there would block the front of the building. She also advised she had no negative comments from the other neighbors.

Mr. Hernandez recommended that if the Salvation sign was not allowed, there were other ways to market the business. He agreed the business had helped with the vagrant issue, but he still did not want to set a precedent in the district. Ms. Fleischhauer read the LDC Section 12-4-6 for temporary signage with architectural features. She explained the shield could possibly be considered a mural or decorative feature. However, the signage on the west side was not in the direction of traffic, and if she was at the Broken Egg, she would not need the letters to be 6' high and was not convinced that was a valid argument. Mr. Hernandez agreed but thought the shield was too big. Ms. Chandler understood but wanted to keep the front elevation the same. Ms. Statler explained the signage depended on the street which you are fronting, with Bayfront being 50 sf and the lesser streets (Gregory and Chase) being 25 sf. She explained if the building was in the middle of the site, it would be looked at as having frontage on multiple streets and would probably be limited to four.

Ms. Fleischhauer then read the LDC referring to temporary signage (murals). She asked if the Board could consider the shield a mural. Ms. Statler stated when the Board chose to site the variance going from one sign to two signs, it could site the reason as the Board deemed it a mural and not signage. Mr. Janson stated in addition, there were extenuating circumstances such as trees and the wall which would eliminate setting a precedent. Mr. Hernandez made a motion that the side be painted over with the "Chimney Smoke" color, that the front not be considered one sign but that the Salvation sign meets the 50 sf signage approval, and that the Board is declaring the shield to be a mural, and the mural is temporary (12-4-6), based on the hardship and extenuating circumstances of the trees and the design of the building.

Ms. Statler explained the Board should approve the variance to increase the number of signs from one to two, with the justification being that even though technically it is a sign, this Board was viewing it more as a mural, and therefore allowing the increase.

Mr. Hernandez then restated the motion to not approve the signage on the western wall. Mr. Wilson asked that the motion be amended to allow the signage on the western wall that meets the regulations of 25 sf but not the larger signage. Mr. Hernandez then clarified that the Board denied the variance request for the western wall. It was seconded by Ms. Fleischhauer, and it carried unanimously.

Mr. Hernandez then made the second motion to approve the variance on two signs based on the circumstances of the trees, traffic flow, etc., however, the Board considered the second sign (shield) to be a mural. The motion was seconded by Mr. Wilson. Mr. Wolf opposed the motion stating he did not think the shield was a mural and felt the Board was there to determine what was appropriate in this district, and he thought this was not appropriate. He did not consider the shield a mural or art in any form but a logo – a sign. The motion carried 3 to 2 with Mr. Wolf and Mr. Wilson opposing.

Ms. Statler advised the Board needed to deal with the size and color since the Board approved going from one to two signs and needed to make a motion to approve the maximum increase in signage for the north location - 50.0 sf to 138.75 sf. **Mr. Janson made a motion to approve the increase in size due to the extenuating circumstances with lack of visibility due to the trees and design of the building. Ms. Fleischhauer seconded the motion.**

Mr. Wilson explained when he had traveled that route in his car and on his bike, he did not think either of the signs on the front of the building actually increased the visibility, and did not feel they were accomplishing what they were trying to achieve. He stated he thought it would be better as a street sign. Mr. Hernandez agreed that the signage was totally ineffective in determining actually what the business was. **The motion carried 3 to 2 with Mr. Wolf and Mr. Wilson opposing.**

Regarding aesthetics, Ms. Chandler stated they chose the color of the building because it allowed the logo to pop out since they were essentially in the shade everywhere.

Mr. Wilson verified that at this point the Board had disallowed the signage on the west side of the building and limited that to the standard of 25 sf; the Board had approved the mural on the east side of the front of the building; approved the Salvation signage which was within the standards; and approved the overall increase in the signage square footage. The next item would be approval of the aesthetics - the color of the building. **Mr. Wilson made a motion to approve the proposed Valspar "Chimney Smoke" color. The motion was seconded by Mr. Janson and carried unanimously.**

OPEN FORUM

Item 4: Ms. Chandler asked that since the Salvation signage had been disallowed on the western frontage, would the Board be opposed to their placing the word Crossfit for 25 sf. It was determined this would be Code compliant. Ms. Statler confirmed signage could be approved in an abbreviated review. Ms. Chandler explained the Salvation terminology was more about salvaging family relationships. She explained for every 30 paying members, they would offer a scholarship to a disadvantaged youth in the community to train and obtain the life skillset curriculum offered through their organization.

Ms. Statler advised she was working to get an inventory of buildable lots within the GRD. She explained broadening the district would not only be a zoning issue but a Future Land Use issue which would require an amendment since the existing one is very different from other districts in the area.

Ms. Fleischhauer asked where the City was in reviewing the CRA overlay guidelines, and Ms. Statler explained the item was pulled in the agenda conference and could possibly be considered again in October or November.

There being no further business, **Chairman Montgomery made a motion to adjourn, seconded by Ms. Fleischhauer, and it carried** with the meeting being adjourned at 11:54 am.

Respectfully Submitted,



Leslie Statler
City Planner
Secretary to the Board



PLANNING SERVICES

THE UPSIDE *of* FLORIDA

Gateway Review Board

MEMORANDUM

TO: Gateway Review Board Members
FROM: Leslie Statler, Planner 
DATE: December 3, 2018
SUBJECT: 400 E. Chase Street – Aesthetic Review for Exterior Modifications
Aesthetic Review for Attached Wall Signage

BACKGROUND

Andy Leach is requesting aesthetic approval for exterior modifications to the west side of the existing building to accommodate a drive-thru window. The scope of the proposed modifications call for the removal of one of the windows and the installation of a small addition with a drive-thru window. The addition will be framed with columns to match the existing exterior details. The parking lot will also be reconfigured to accommodate the addition and traffic flow. All exterior finishes will match the existing building.

In an effort to streamline the process, the attached wall signage is also under consideration with this application. In 2015, the Zoning Board granted additional signage for the building tenants. The amount of signage complies with the Variance; only the aesthetics of the signage are under consideration at this time.

All relevant documentation is included for your review.

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

Gateway Review Board Application
Full Board Review

Application Date: 11/20/18

Project Address:

400 E. Chase St., Pensacola

Applicant:

Fusion Fine Wine & Spirits II - Andy Leach

Applicant's Address:

5410 Hwy 90, Pace, FL 32571

Email:

Leachc2@bellsouth.net Phone: 850-418-0813

Property Owner:

Downtown Site, LLC

(If different from Applicant)

Application is hereby made for the project as described herein:

☐

Residential – \$50.00 hearing fee

☒

Commercial – \$250.00 hearing fee

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

Project specifics/description:

Installation of a drive up, pick up window.

+ Attached wall signage

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

[Signature]

Applicant Signature

11/20/18

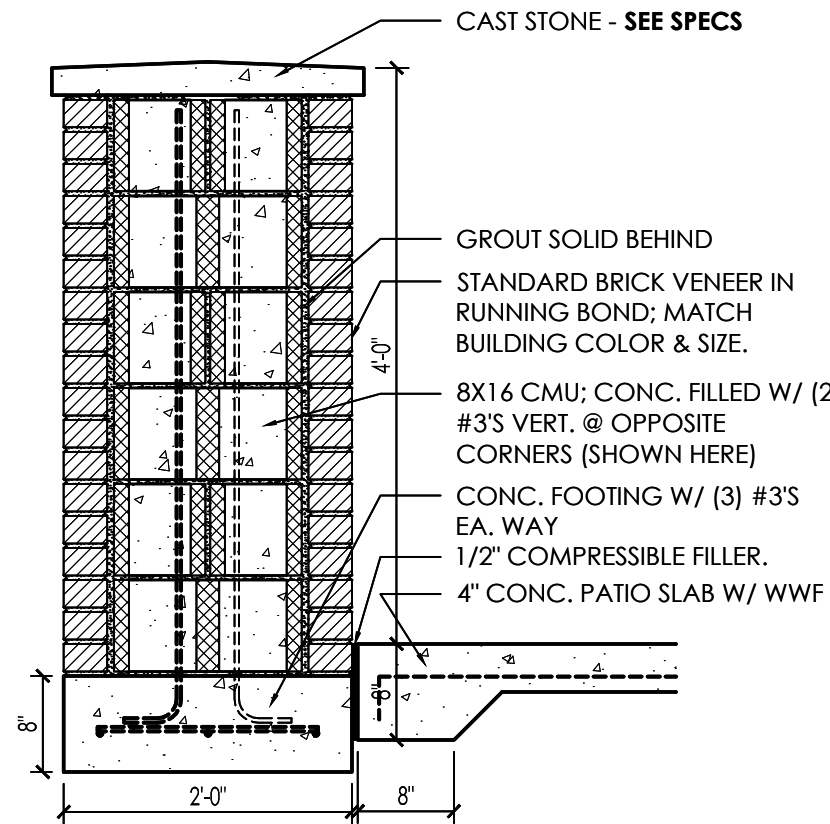
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Planning Services

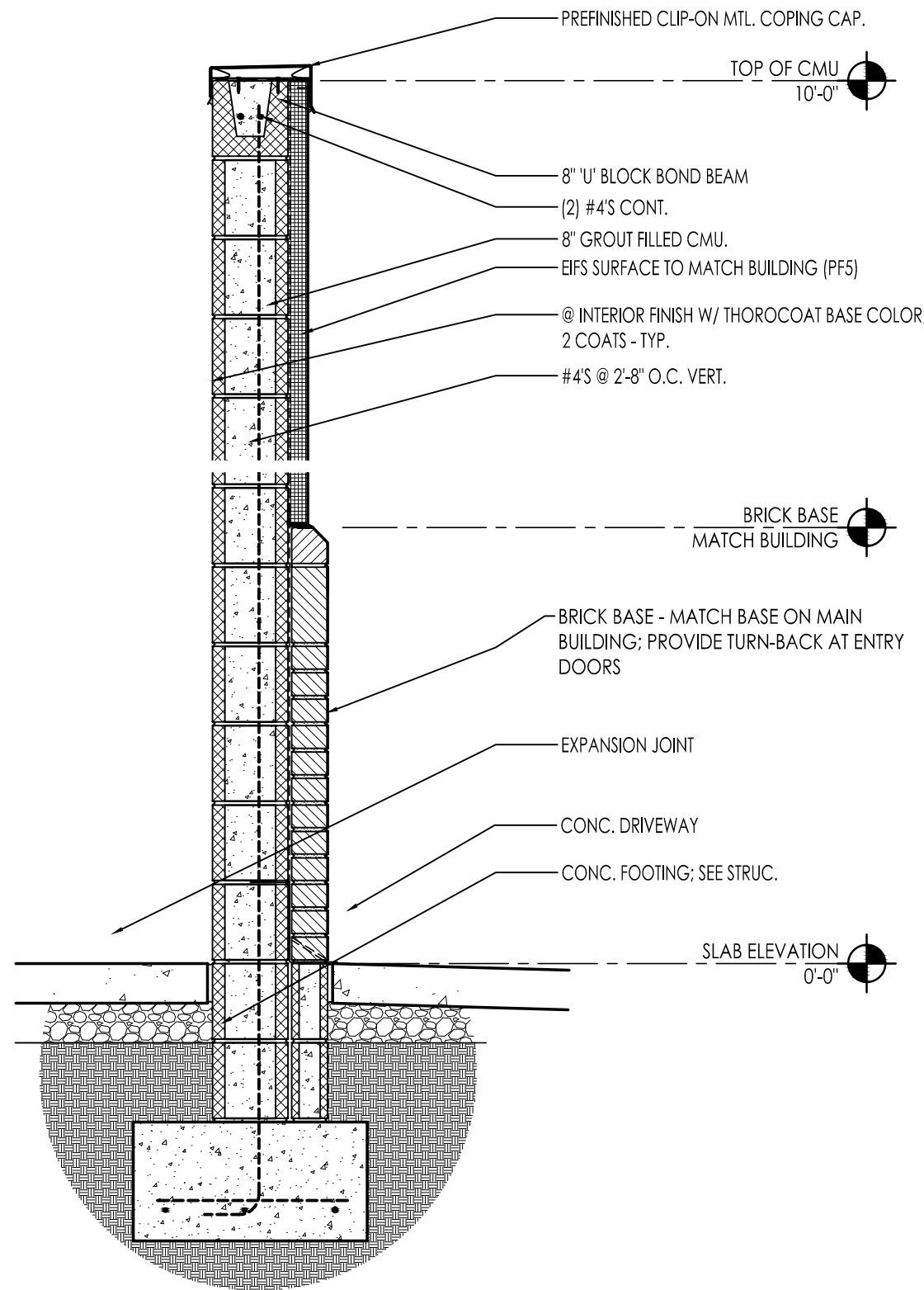
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(850) 435-1670

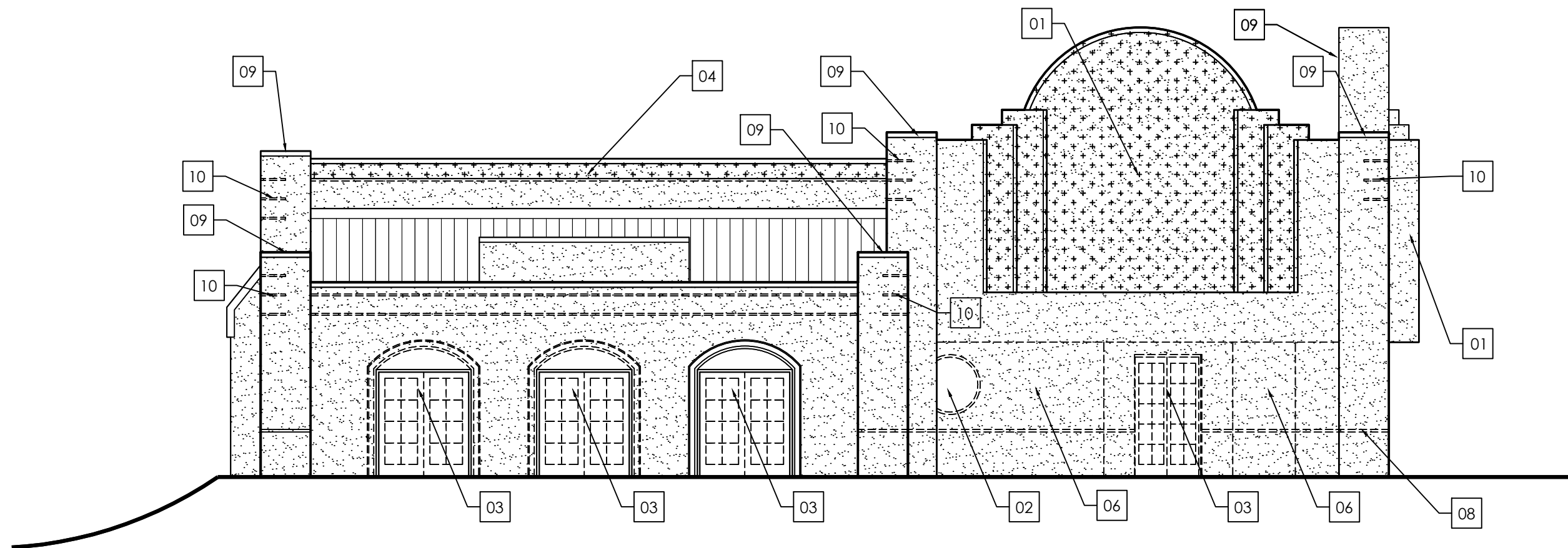
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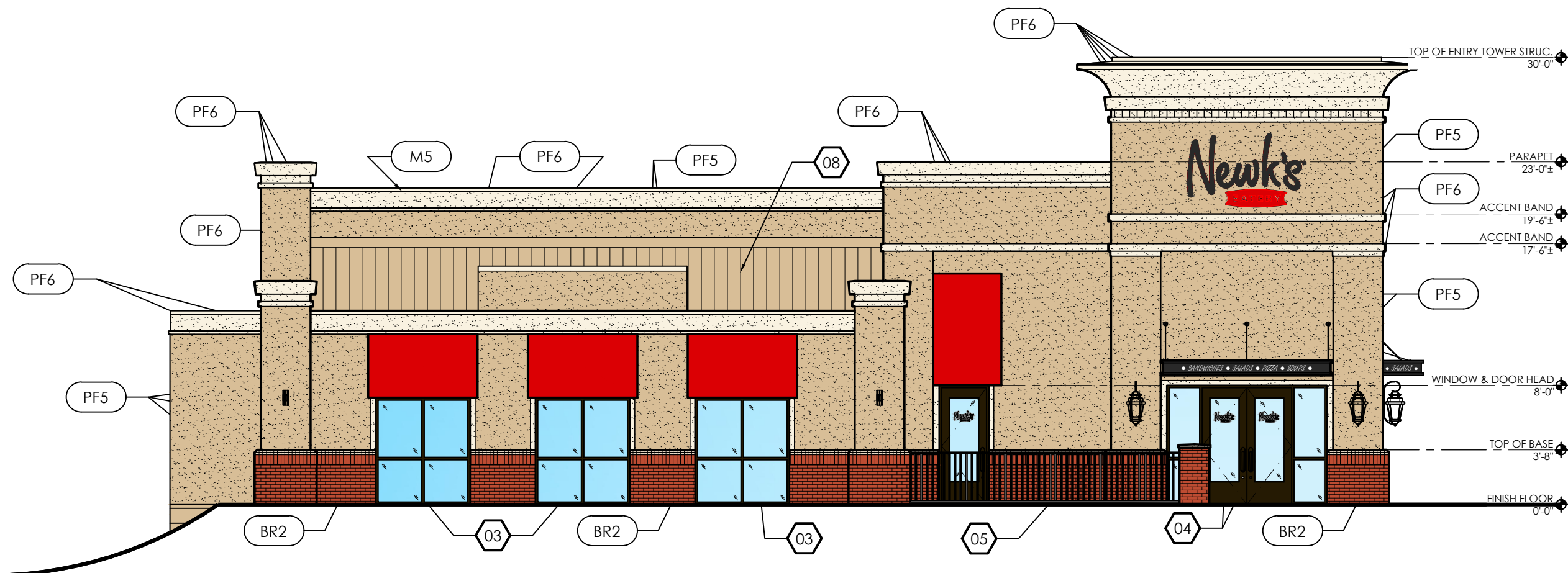
04 PATIO COLUMN DETAIL
A2.2 SCALE: 3/4" = 1'-0"



03 SCREEN WALL SECTION
A2.2 SCALE: 3/4" = 1'-0"



02 DEMOLITION FRONT ELEVATION
A2.2 SCALE: 1/8" = 1'-0"



01 FRONT ELEVATION
A2.2 SCALE: 1/8" = 1'-0"

ELEVATION GENERAL NOTES:

- ALL PAINT / FINISH SYMBOL DEFINITIONS FOUND ON A8.1.
- ALL NEW GLAZING WITHIN 18" OF GROUND OR ADJACENT TO DOOR(S) TO BE TEMPERED.
- REMOVE ALL EXISTING METAL COPING CAPS & REPLACE W/ PREFINISHED COPING AS NOTED (MP-5)

ELEVATION DEMO. KEYNOTES:

- 01 REMOVE EXISTING EIFS. PREPARE TO RECEIVE NEW FRAMING FOR ENTRY TOWER.
- 02 REMOVE EXISTING WINDOW(S) - TYP.
- 03 REMOVE EXIST. DOOR
- 04 REMOVE EXISTING PORTION OF EIFS TO ACCOMMODATE NEW EIFS CORNICE. SEE DETAIL 06/A6.1
- 05 REMOVE VERTICAL PORTION OF STANDING SEAM ROOF AS REQUIRED.
- 06 REMOVE PORTION OF EXISTING WALL. SEE D1.1.
- 07 EXISTING WOODING FENCING / SCREEN TO BE REMOVED COMPLETELY
- 08 REMOVE EXISTING PORTION OF EIFS TO ACCOMMODATE NEW FLASHING FOR BRICK BASE.
- 09 REMOVE EXISTING PILASTER METAL CAP TO RECEIVE NEW PILASTER TOP.
- 10 EXISTING INSETS TO BE INFILLED.

ELEVATION CONST. KEYNOTES:

- 01 NEW RED FABRIC CANOPIES ON BLACK PAINTED MTL. FRAMING (PROVIDED & INSTALLED BY BRANDING / SIGN VENDOR) - FIELD VERIFY ALL DIMENSIONS.
- 02 NEW SIGN(S) BY OWNER (SIGN VENDOR); G.C. TO PROVIDE POWER AND BLOCKING AS REQ'D. & TO COORD. W/ VENDOR.
- 03 REPLACE EXIST. ALUM. STOREFRONT DOOR W/ NEW STOREFRONT WINDOWS AS SCHEDULED. GLASS PANELS TO BE 1" INSULATED GLAZING WITH LOW-E COATING.
- 04 NEW STOREFRONT DOORS. SEE SCHEDULE.
- 05 GC TO PROVIDE AND INSTALL NEW BLACK PAINTED METAL GUARD RAILING; PROVIDE DOORS & PANIC DEVICE HARDWARE AS NOTED - SEE A1.2 & 03/A2.1
- 06 NEW PREFINISHED METAL CANOPIES. PROVIDED AND INSTALLED BY SIGN VENDOR. GC TO COORDINATE BLOCKING AND ELECTRICAL REQUIREMENTS.
- 07 NEW PRE-FINISHED MTL. CANOPIES W/ LIGHTING. PROVIDED AND INSTALLED BY G.C.
- 08 EXISTING METAL ROOF TO REMAIN.
- 09 NEW PRE-FINISHED THROUGH-WALL SCUPPER(S) & DOWNSPOUT W/ ADJ. OVERFLOW SCUPPER -SEE 04/A4.2 & 05/ A4.2.
- 10 REPAIR/REPLACE EXISTING GUTTERS AND DOWNSPOUTS AS NECESSARY. PAINT TO MATCH EIFS COLOR.
- 11 NEW WOOD SCREEN FENCING ON EXISTING MTL. FRAMING. PAINT TO MATCH EIFS COLOR (PF-5).
- 12 PAINT EXISTING WALLS TO MATCH EIFS COLOR.
- 13 NEW WOOD DECK SERVICE WALKWAY -SEE STRUC.
- 14 NEW PRE FAB. MTL. ROOF ACCESS LADDER W/ SECURITY CAGE.

ELEVATION LEGEND:



PORTION OF EIFS SURFACE TO BE REMOVED.



architecture . planning . interior design
2126 Morris Avenue
Birmingham, AL 35203
Phone (205) 322-1751
Fax (205) 322-1778
email info@hplusha.com
www.hplusha.com

A Building Renovation For:



400 E. Chase Street
Pensacola, Florida

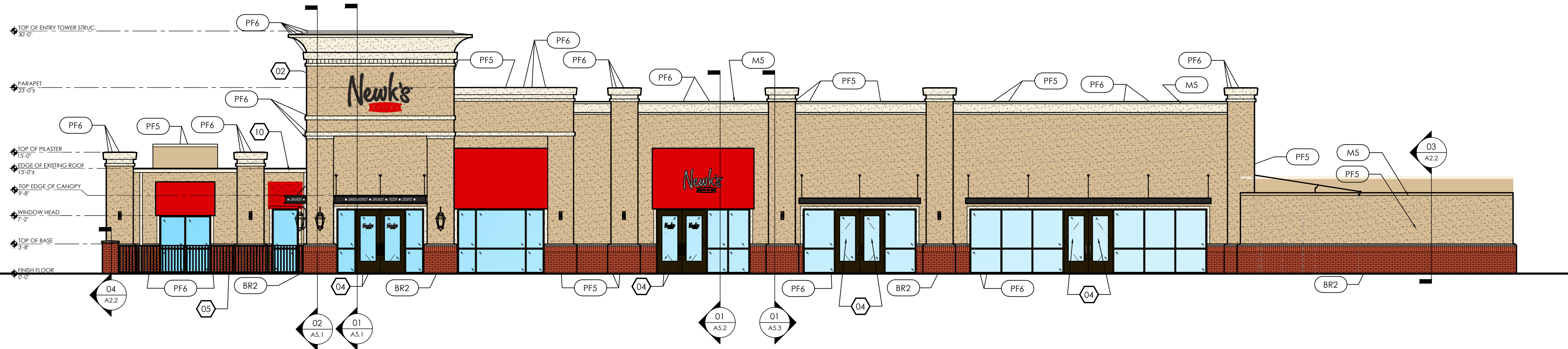
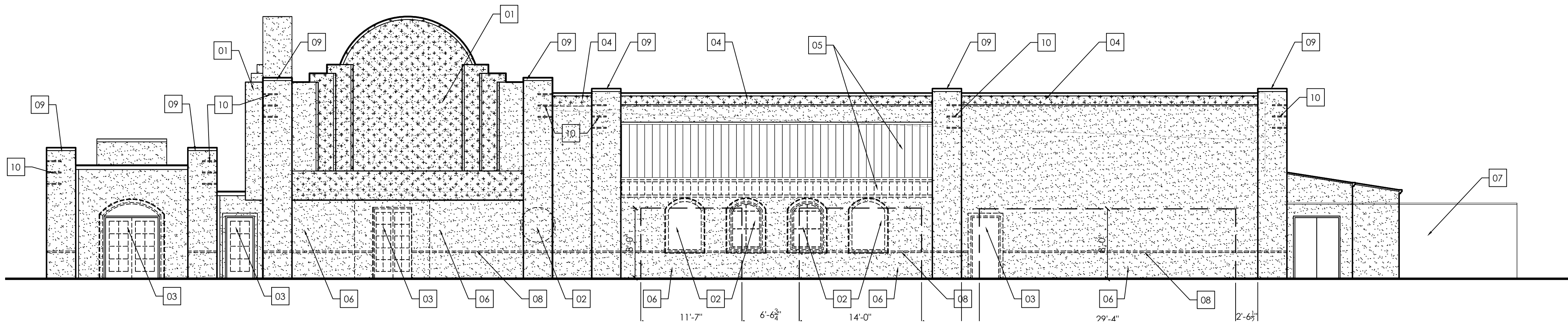
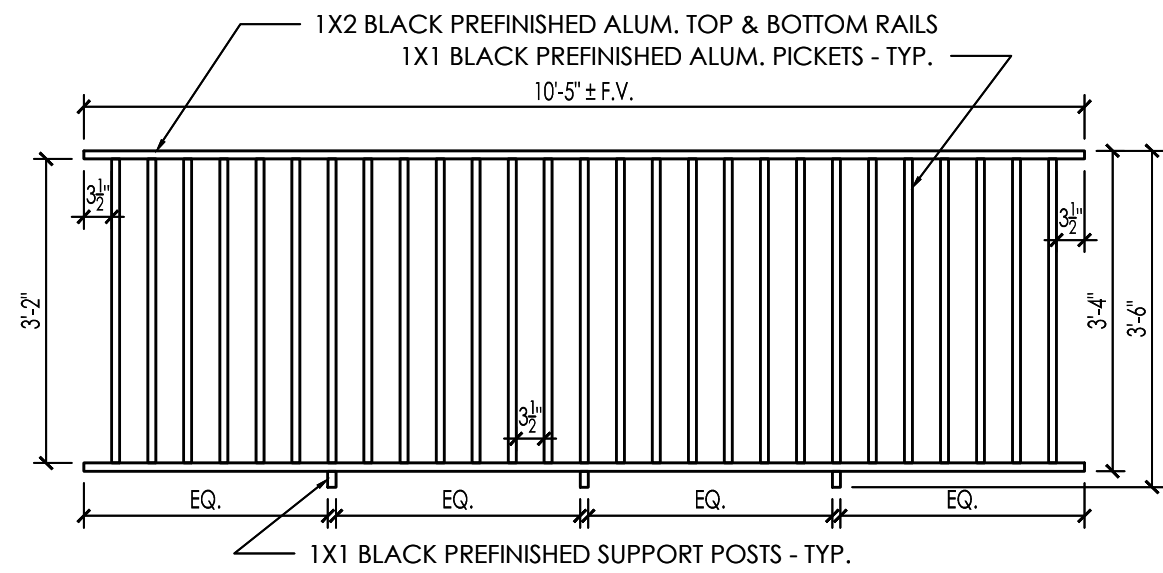
RELEASES / DESCRIPTION / DATES	
90% REVIEW	12.1.14
BID / PERMIT	12.5.14
NOT FOR CONSTRUCTION	<input type="checkbox"/>
RELEASED FOR CONSTRUCTION	<input checked="" type="checkbox"/>

DATE	12.5.14
DRAWN	MRW
CHECKED	ENH
APPROVED	H+HA

PROJECT NUMBER	14074.05
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SHEET TITLE
EXTERIOR ELEVATIONS

DRAWING NO.
A2.2



ELEVATION GENERAL NOTES:

- ALL PAINT / FINISH SYMBOL DEFINITIONS FOUND ON A8.1.
- ALL NEW GLAZING WITHIN 18" OF GROUND OR ADJACENT TO DOOR(S) TO BE TEMPERED.
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ELEVATION CONST. KEYNOTES:

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- NEW SIGN(S) BY OWNER (SIGN VENDOR); G.C. TO PROVIDE POWER AND BLOCKING AS REQ'D. & TO COORD. W/ VENDOR.
- REPLACE EXIST. ALUM. STOREFRONT DOOR W/ NEW STOREFRONT WINDOWS AS SCHEDULED. GLASS PANELS TO BE 1" INSULATED GLAZING WITH LOW-E COATING.
- NEW STOREFRONT DOORS. SEE SCHEDULE.
- G.C. TO PROVIDE AND INSTALL NEW BLACK PAINTED METAL GUARD RAILING; PROVIDE DOORS & PANIC DEVICE HARDWARE AS NOTED - SEE A1.2 & 03/A2.1
- NEW PREFINISHED METAL CANOPIES. PROVIDED AND INSTALLED BY SIGN VENDOR. G.C. TO COORDINATE BLOCKING AND ELECTRICAL REQUIREMENTS.
- NEW PRE-FINISHED MTL. CANOPIES W/ LIGHTING. PROVIDED AND INSTALLED BY G.C.
- EXISTING METAL ROOF TO REMAIN.
- NEW PRE-FINISHED THROUGH-WALL SCUPPER(S) & DOWNSPOUT W/ ADJ. OVERFLOW SCUPPER -**SEE 04/A4.2 & 05/ A4.2**.
- REPAIR/REPLACE EXISTING GUTTERS AND DOWNSPOUTS AS NECESSARY. PAINT TO MATCH EIFS COLOR.
- NEW WOOD SCREEN FENCING ON EXISTING MTL. FRAMING. PAINT TO MATCH EIFS COLOR (PF-5).
- PAINT EXISTING WALLS TO MATCH EIFS COLOR.
- NEW WOOD DECK SERVICE WALKWAY -SEE STRUC.
- NEW PRE FAB. MTL. ROOF ACCESS LADDER W/ SECURITY CAGE.

ELEVATION LEGEND:



A Building Renovation For:

Newk's
EATERY

400 E. Chase Street
Pensacola, Florida

RELEASES / DESCRIPTION / DATES

90% REVIEW 12.1.14

BID / PERMIT 12.5.14

NOT FOR CONSTRUCTION ☐

RELEASED FOR CONSTRUCTION ☒

DATE 12.5.14

DRAWN MRW

CHECKED ENH

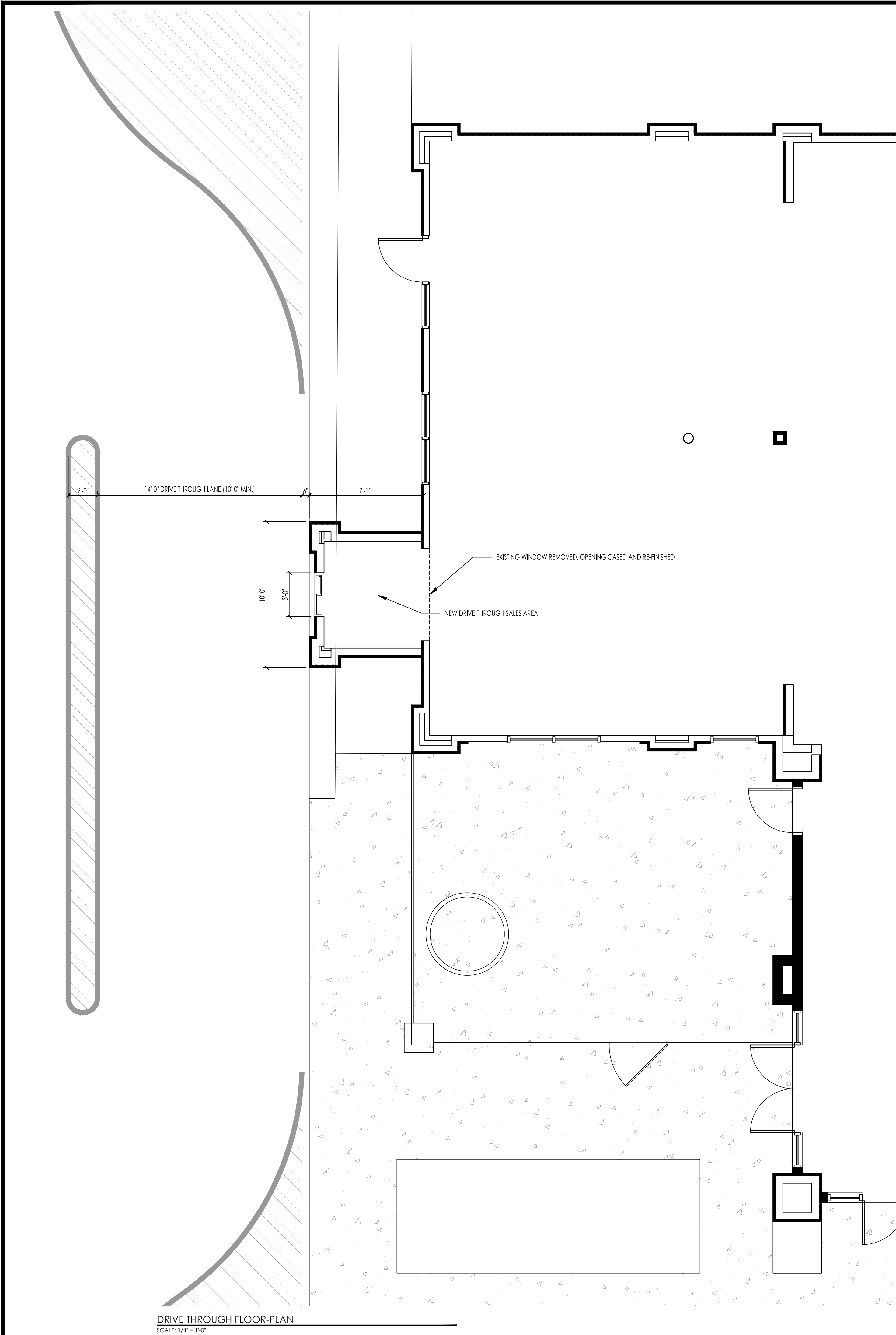
APPROVED H+HA

PROJECT NUMBER 14074.05

SHEET TITLE
EXTERIOR ELEVATIONS

DRAWING NO.

A2.1



erik n.
hendon
architect, AIA

architecture . planning . interior design

2126 Morris Avenue
Birmingham, AL 35203
Phone (205) 322-1751
Fax (205) 322-1778
email info@hplusha.com
www.hplusha.com

A Building Addition For:

400 E. Chase Street
Pensacola, Florida

RELEASES / DESCRIPTION / DATES	
90% REVIEW	--
BID / PERMIT	--
NOT FOR CONSTRUCTION	
RELEASED FOR CONSTRUCTION	<input type="checkbox"/>
DATE	11.16.18
DRAWN	MRW
CHECKED	ENH
APPROVED	H+HA
PROJECT NUMBER	18071.00

SHEET TITLE
DRIVE THROUGH WINDOW

DRAWING NO.
A1.2





fusion
FINE WINE & SPIRITS
CIGARS

10'

5'