

Architectural Review Board Application  
Full Board Review

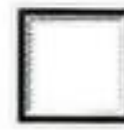
Application Date: 26 May 22

Project Address: 114 E. Gregory St., Pensacola, FL 32502  
Applicant: Kevin & Cheri Hogan  
Applicant's Address: 312 W. Blount St., Pensacola, FL 32501  
Email: missy.hogan@gmail.com Phone: 8505724994  
Property Owner: ETHM Properties, LLC  
(If different from Applicant)

District:



PHD



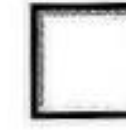
NHPD



OEHPD



PHBD



GCD

Application is hereby made for the project as described herein:



Residential Homestead – \$50.00 hearing fee



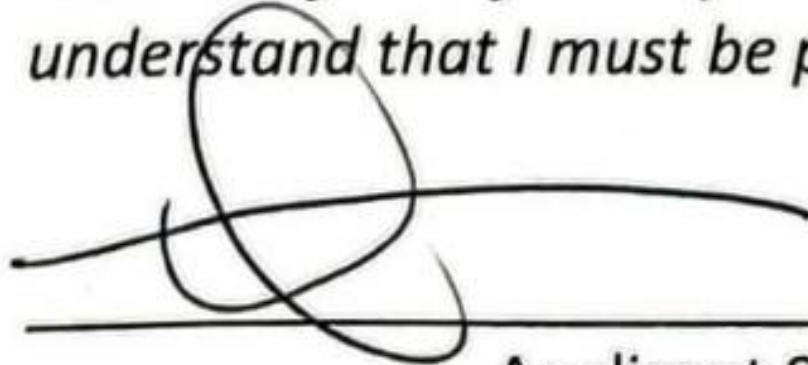
Commercial/Other Residential – \$250.00 hearing fee

\* 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:**

We would like to restore a window in the building that ~~has~~ has been removed at some point during the building's history. This initial request to restore the window could change as we get into construction of the bricked over area that was once an opening.

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

26 May 22  
Date

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



## LEGAL DESCRIPTION:

A portion of Arpent Lot 11, Old City Tract, according to Map of Pensacola, Florida, copyrighted by Thomas C. Watson in 1906, and described as follows: Begin at the Southwest corner of the said Arpent Lot 11; thence go Northerly along the West line of the said Arpent Lot 11 a distance of 139.06 feet to the Southerly Right-of-Way line of State Road 8-A (I-10); Thence go North 59 degrees 35'38" East a distance of 3.47 feet along the said Right-of-Way line; thence go North 60 degrees 01'42" East a distance of 48.23 feet along the said Right-of-Way line; thence go North 77 degrees 52'37" East a distance of 141.57 feet along the said Right-of-Way line to the East line of the said Arpent Lot 11; thence go Southerly along the East line of the Arpent Lot 11 a distance of 155.40 feet to the Southeast corner of said Arpent Lot 11 and the Northerly Right-of-Way line of Gregory Street; thence go Westerly along the South line of the said Arpent Lot 11 and the Northerly Right-of-Way line of Gregory Street a distance of 192.00 feet to the Point of Beginning.

STREET ADDRESS: 114 East Gregory Street

## SURVEYOR'S NOTES:

1. Subject to setbacks, easements, and restrictions of record.
2. This survey is subject to any facts that may be disclosed by a full and accurate title search.
3. This survey does not reflect or determine ownership.

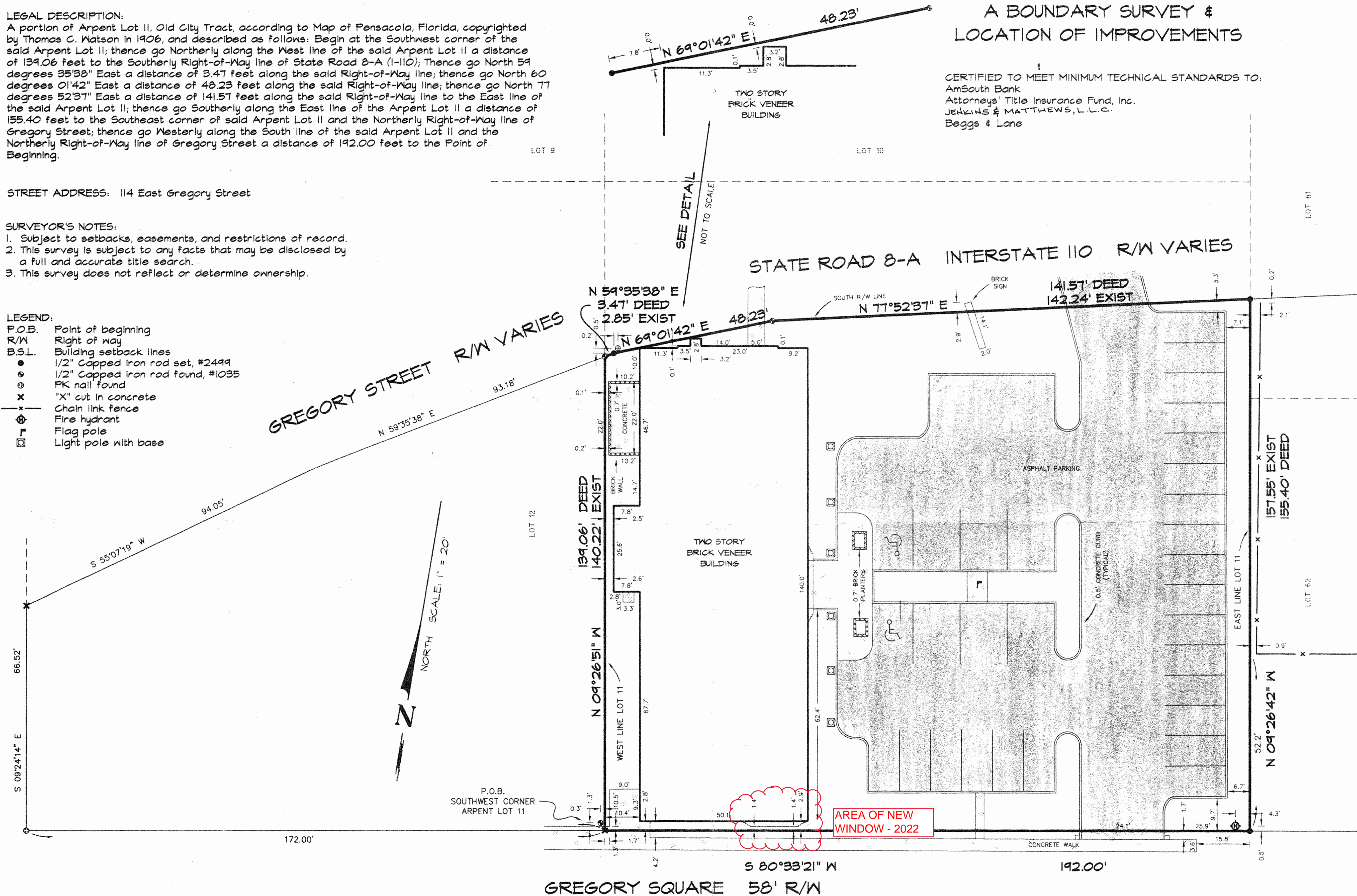
## LEGEND:

- P.O.B. Point of beginning  
R/W Right of way  
B.S.L. Building setback lines  
1/2" Capped Iron rod set, #2499  
1/2" Capped Iron rod found, #1035  
PK nail found  
"X" cut in concrete  
Chain link fence  
Fire hydrant  
Flag pole  
Light pole with base

A BOUNDARY SURVEY &  
LOCATION OF IMPROVEMENTS

CERTIFIED TO MEET MINIMUM TECHNICAL STANDARDS TO:  
AmSouth Bank  
Attorneys' Title Insurance Fund, Inc.  
JENKINS & MATTHEWS, L.L.C.  
Beggs & Lane

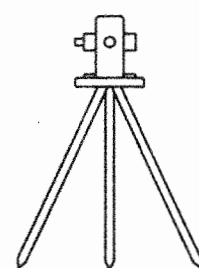
TARRAGONA STREET 60' R/W



Measurements made in accordance with United States Standards.

Bearing Reference NORTH BASED ON THE NORTH R/W  
LINE OF GREGORY SQUARE AS N 80°33'21" E  
Ordered By PAM WEBB  
Elevation Reference \_\_\_\_\_  
Encroachments: AS SHOWN

Source of information CITY ATLAS SHEETS: 68, 69, 75 &  
76; MAP OF THE CITY OF PENSACOLA BY THOMAS C.  
WATSON IN 1906; RIGHT OF WAY MAP, S.R. 8A (I-10);  
SURVEYS BY NICHOL AND THIS FIRM



**PITTMAN**  
& ASSOCIATES, INC.  
LAND SURVEYORS  
3407 NORTH "L" STREET  
PENSACOLA, FLORIDA 32505  
(850) 434-6666 FAX (850) 434-6661



I hereby certify that this survey was made under my responsible charge and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6, Florida Administration Code, pursuant to Section 472-027, Florida Statutes

Oscar W. Pittman  
RLS No. 1748

David D. Glaze  
RLS No. 5605

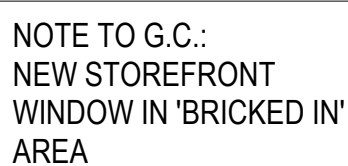
SCALE 1" = 20'  
FILE NO. E-2668  
JOB NO. 27244-00  
FB 1035 PG 1-7  
FB PG  
Date of Survey 6-15-00  
Date of Plat 6-16-00  
Revised: \_\_\_\_\_

SHEET 1 OF 1

LB No. 2499

NOT VALID  
UNLESS IMPRINTED  
WITH EMBOSSED  
SEAL AND SIGNED  
BY SURVEYOR

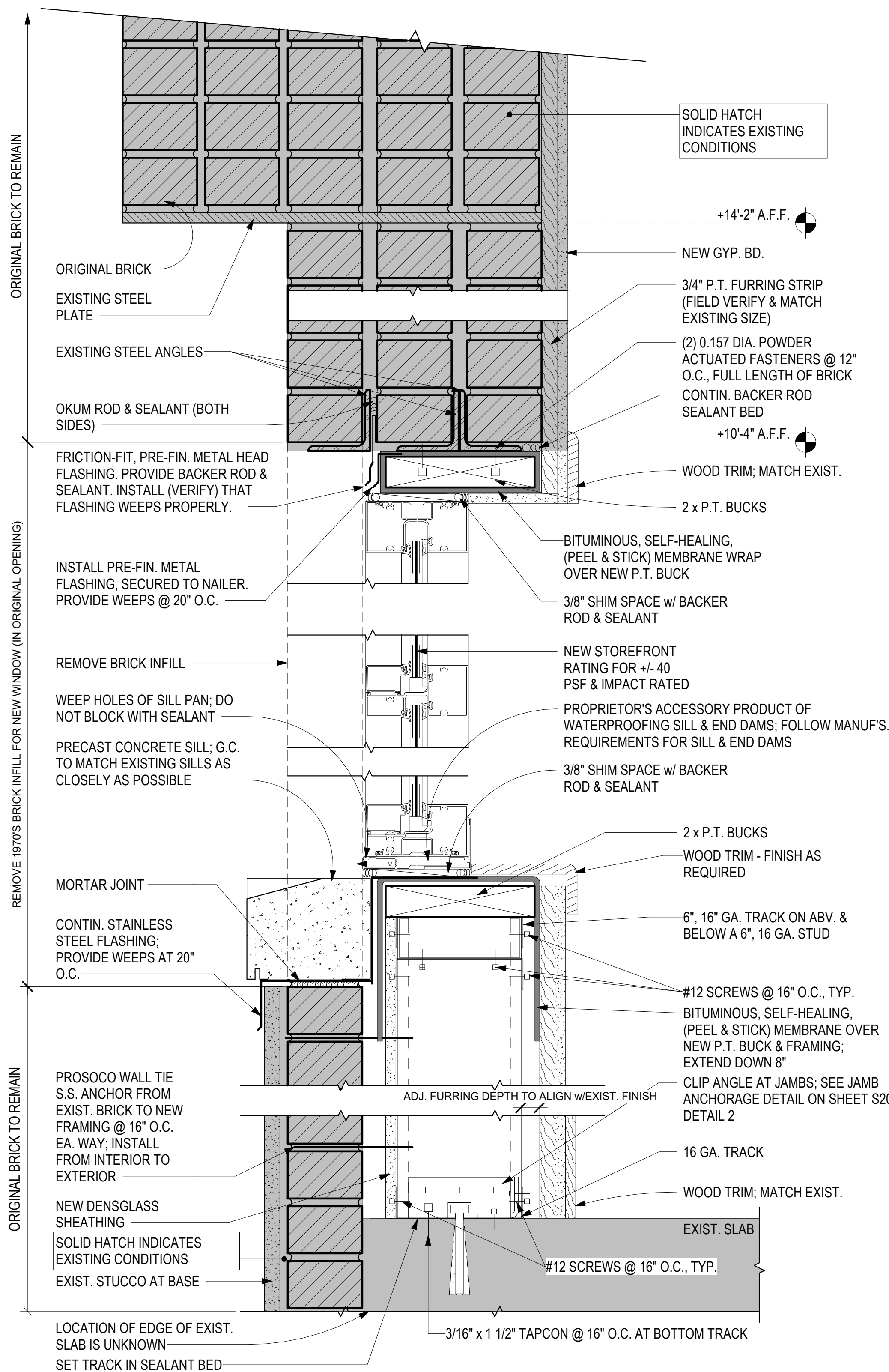




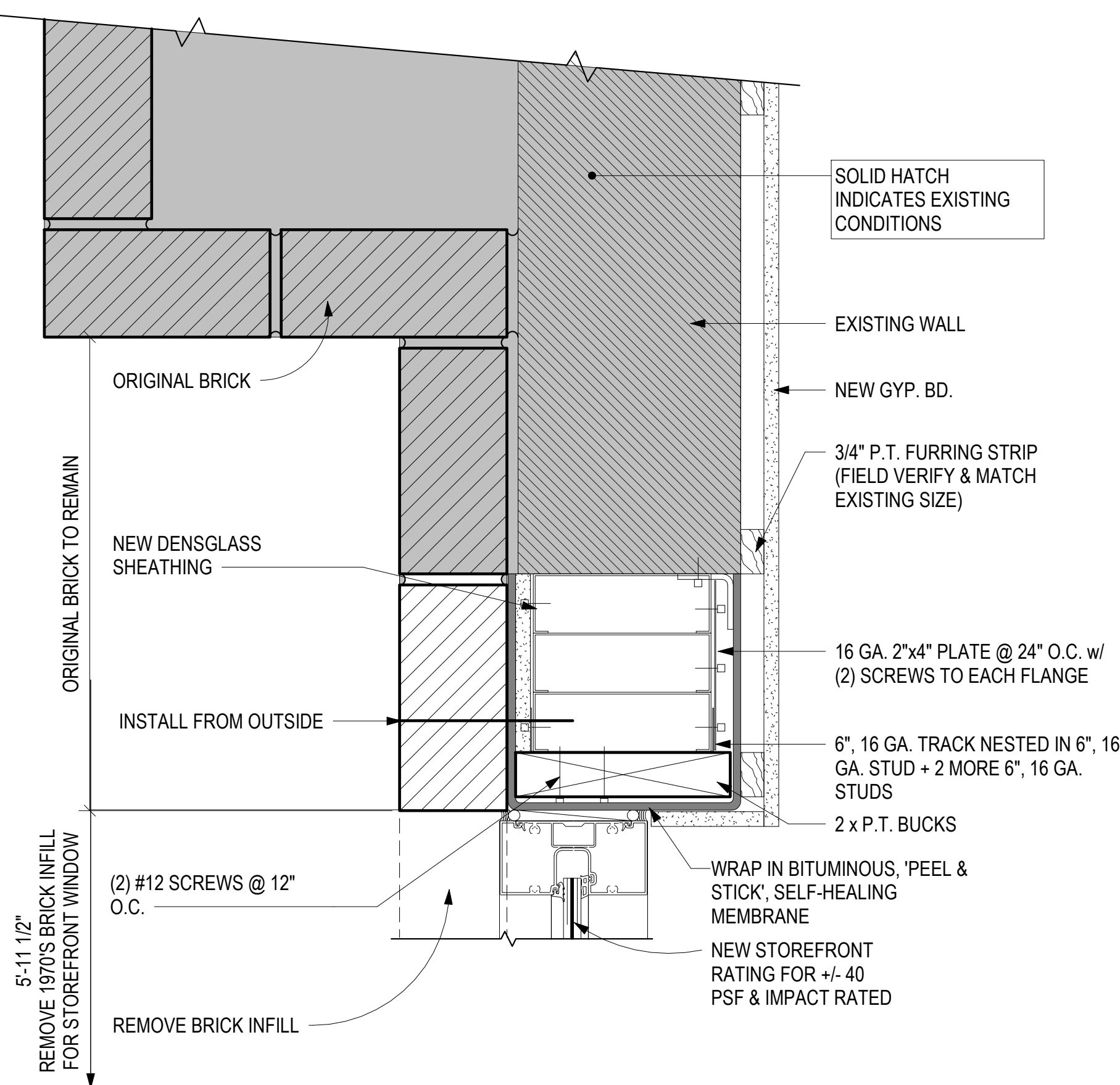
1	ORIGINAL OPENING
A502	3/16" = 1'-0"



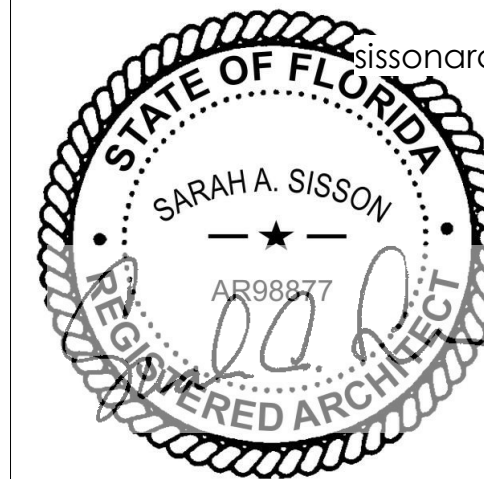
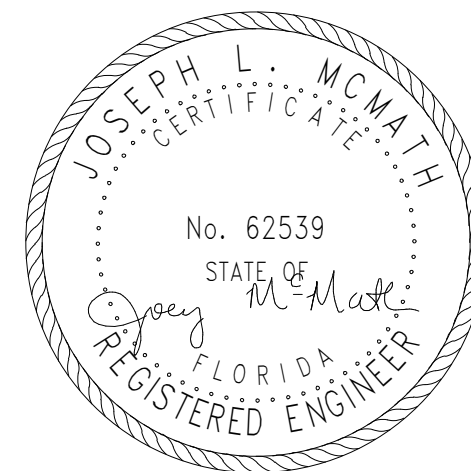
2	NEW STOREFRONT GLAZING ON WEST ELEVATION
A502	1/4" = 1'-0"



3	WINDOW HEAD / SILL DETAIL
A502	3" = 1'-0"



4	WINDOW JAMB DETAIL
A502	3" = 1'-0"



EAST HILL MEDICAL GROUP

# INTERIOR RENOVATIONS AT 114 E. GREGORY STREET

[illegible]

NEW OFFICE  
WINDOW - ADD.  
SERVICE

Project number	2021-2
Date	2022.04.28
Drawn by	SAS
Checked by	REW

# A502

Scale	As indicated
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## 1.00 GENERAL NOTES - STUD FRAMING

- 1.00 ALL FIELD CUTTING OF STUDS MUST BE DONE BY SAWING, SHEARING OR PLASMA CUTTING. OTHER TORCH CUTTING METHODS OF COLD-FORMED MEMBERS ARE UNACCEPTABLE.
- 1.02 NO NOTCHING OR COPING OF STUDS IS ALLOWED, UNLESS OTHERWISE DETAILED WITHIN THIS DRAWING PACKAGE.
- 1.03 SPLICING OF WALL STUDS IS NOT ALLOWED, UNLESS OTHERWISE DETAILED WITHIN THE DRAWING PACKAGE.
- 1.04 FRAMING FABRICATOR IS TO ENSURE PUNCH OUT ALIGNMENT WHEN ASSEMBLING LATERAL BRACING AND FIELD CUTTING STUDS TO LENGTH. LATERAL BRACING MUST BE INSTALLED AT THE TIME THE WALL IS ERECTED. FAILURE TO INSTALL BRACING AT THIS TIME MAY COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING.
- 1.05 DESIGN ASSUMES CONDITION TO BE IN FINAL LOCATION AND STABILIZED. TEMPORARY BRACING (BY OTHERS) OR OTHER MEANS OF STABILIZATION MAY BE REQUIRED UNTIL FRAMING IS IN ITS STABLE AND FINAL CONDITION.
- 1.06 ALL HEADERS/BUILT-UP BEAMS ARE TO BE CONSTRUCTED WITH UNPUNCHED MATERIAL ONLY.
- 1.07 SPLICING OF HEADERS IS NOT ALLOWED, UNLESS OTHERWISE DETAILED WITHIN THIS DRAWING PACKAGE.
- 1.08 IF ADDITIONAL HOLES ARE REQUIRED IN THE METAL STUDS OR JOISTS, CONTACT A LICENSED PROFESSIONAL ENGINEER FOR GUIDANCE BEFORE CUTTING HOLES.
- 1.09 PER THE AISI STANDARD FOR COLD-FORMED FRAMING - WALL DESIGN, THE MAXIMUM ALLOWABLE GAP (MEASURED BEFORE THE WEB OF THE STUD AND THE WEB OF THE TRACK) FOR A STUD SEATED IN A TRACK IS 1/4" FOR NON-AXIAL LOAD BEARING CONDITIONS AND 1/8" FOR AXIAL LOAD BEARING CONDITIONS (U.N.O.). PRESSURE SHOULD BE APPLIED TO NEST THE STUDS INTO THE TRACKS UNTIL THE TOLERANCES LISTED ABOVE ARE ACHIEVED. FAILURE TO DO SO COULD RESULT IN SERVICEABILITY PROBLEMS IN THE FUTURE.
- 1.10 UTILITY PUNCH HOLES IN STUDS SHALL BE LOCATED AWAY FROM CONNECTIONS.
- 1.11 THE MINIMUM CLEAR DISTANCE FROM UTILITY PUNCH HOLE TO END OF MEMBER SHALL BE 10".
- 1.12 COLD FORMED METAL STUDS AND TRACKS: GALVANIZED STEEL PER ASTM A525, G60 COATING MEETING THE REQUIREMENTS OF ASTM A446 GRADE A, WITH A MINIMUM YIELD STRENGTH OF 33,000 PSI FOR METAL GAUGES 20 & 18 AND 50,000 PSI FOR METAL GAUGES 16, 14, & 12.
- 1.13 ALL STUDS INDICATED SHALL HAVE 1-5/8" WIDE FLANGES WITH A 1/2" LIP, U.N.O. ALL TRACK INDICATED SHALL HAVE MINIMUM 1-1/4" WIDE FLANGES.
- 1.14 EXTERIOR STUDS: SEE PLAN AND SECTIONS FOR SIZE & GAUGE.
- 1.15 ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS OR AS REQUIRED FOR AN ANGULAR FIT TIGHT AGAINST ABUTTING MEMBERS. STUDS SHALL BE PLUMBED, ALIGNED AND SECURELY ATTACHED TO BOTH TOP AND BOTTOM RUNNERS. SPLICES IN STUDS ARE NOT PERMITTED.
- 1.16 SELF-DRILLING SCREWS SHALL BE #6 HEX WASHER HEAD, U.N.O., WITH A MINIMUM OF THREE EXPOSED THREADS SHALL PENETRATE THROUGH ALL JOINED MATERIALS.
- 1.17 COMPLETE, UNIFORM, AND LEVEL BEARING SUPPORT SHALL BE PROVIDED FOR THE BOTTOM RUNNER. AT SPLICES WHERE SUPPORT IS NOT COMMON TO BOTH RUNNERS, EITHER BUTT WELD RUNNERS OR USE A STUD SECTION INSERTED IN THE RUNNER AS A SPLICING MEMBER ATTACHED PER MANUFACTURER'S RECOMMENDATIONS. RUNNER INTERSECTIONS SHALL BUTT EVENLY.
- 1.18 MAXIMUM VARIATION FROM TRUE POSITION OR OF ANY MEMBER FROM PLANE SHALL BE 1/16".
- 1.19 WHERE MANUFACTURER'S RECOMMENDATIONS FOR ERECTION, ATTACHMENT, ASSEMBLY, BRACING ALIGNMENT OR OTHER REQUIREMENTS ARE MORE STRINGENT THAN INDICATED IN THESE DRAWINGS OR THE PROJECT SPECIFICATIONS, THE MANUFACTURER'S RECOMMENDATIONS SHALL APPLY.
- 1.20 SEE ARCHITECTURAL DRAWINGS FOR WALL LAYOUT.

## 2.00 SUBMITTAL

- 2.01 DRAWINGS SUBMITTED WITHOUT AN ENGINEERS SIGNATURE AND SEAL ARE PRELIMINARY AND FOR REVIEW ONLY. PRELIMINARY DRAWINGS SHOULD NOT BE SUBMITTED FOR APPROVAL. IT IS INTENDED THAT THE PRELIMINARY DRAWINGS BE REVIEWED BY THE FRAMING CONTRACTOR AND RETURNED WITH COMMENTS PRIOR TO FINALIZING A SIGNED AND SEALED APPROVAL DRAWING PACKAGE FOR APPROVAL. IF AN UNSIGNED AND SEALED DRAWING PACKAGE IS MISTAKENLY SUBMITTED FOR APPROVAL, PLEASE NOTIFY JDA.
- 2.02 FOR ALL CONDITIONS LISTED HEREIN AND/OR REQUIRED FOR THIS PROJECT, IT IS THE GENERAL CONTRACTOR'S, ARCHITECT'S, AND ENGINEER OF RECORD'S RESPONSIBILITY TO MARK DRAWINGS ACCORDING TO ACTUAL DESIGN REQUIREMENTS. COORDINATION WITH OTHER WORK, AND DIFFERING FIELD CONDITIONS THAT EXIST AT THE TIME OF INITIAL CREATION OF THIS DRAWING PACKAGE.
- 2.03 THE CONTENTS OF THIS DRAWING SUBMITTAL SHOW THE INTENDED APPLICATION OF COLD FORMED COMPONENTS AND THE CONNECTIONS OF THESE COMPONENTS TO EACH OTHER AND TO THE PRIMARY STRUCTURE. THE CONSTRUCTION METHODOLOGY CHOSEN, FIELD FRAMED OR SHOP FABRICATED, IS A DECISION THAT IS MADE BY OTHERS AND NOT BY JDA. IF THE OPTION FOR SHOP FABRICATION OR PANELIZATION SHOULD BE CHOSEN AS THE CONSTRUCTION METHODOLOGY, ANY AND ALL DRAWINGS RELATED TO FABRICATION OF SUCH PANELS SHOULD BE CONSIDERED AS A SEPARATE SUBMITTAL FROM THIS SHOP DRAWING PACKAGE.

### 3.00 CONNECTIONS

- 3.01 ALL SCREW CONNECTIONS ARE BASED ON NASPEC SECTION E4, WHICH OUTLINES THE AISI SPECIFICATION PROVISIONS FOR SCREW CONNECTIONS.
- 3.02 FOR SCREWS, A MINIMUM OF 1.5 X SCREW DIAMETER CLEARANCE MUST BE MAINTAINED FROM ALL EDGES OF STEEL MEMBERS. A MINIMUM OF 3.0 X SCREW DIAMETER ON-CENTER SPACING MUST BE MAINTAINED BETWEEN ADJACENT SCREWS.
- 3.03 IF REQUIRED, ALL WELDED CONNECTIONS ARE TO BE PERFORMED IN ACCORDANCE WITH THE LATEST VERSION OF AWS D1.3 SPECIFICATIONS FOR WELDED SHEET STEEL IN STRUCTURES. CONSULT AWS D19.0 WELDING ZINC COATED STEEL AND ANSI STANDARD Z49.1 FOR INFORMATION REGARDING SAFE WELDING PROCEDURES.
- 3.04 SUGGESTED WELD METAL AND PROCESS FOR SHOP WELDING ARE 60 KSI WELD METAL STRENGTH (MIN. U.N.O.) SUGGESTED METHODS FOR FIELD WELDING ARE 1/8" (U.N.O.) E60XX (MIN. U.N.O.) ELECTRODE-SMAW, OR "GASLESS" MIG. MINIMUM WELD THROAT THICKNESS (T) MUST MATCH OR EXCEED THE BASE STEEL THICKNESS OF THE THINNEST CONNECTED PART UNLESS OTHERWISE NOTED.
- 3.05 IN WELDING, THE ZINC COATING ON STEEL FRAMING WILL BE BURNED AWAY; THEREFORE, A ZINC RICH PAINT MUST BE APPLIED TO THE WELD AREA TO PROVIDE CORROSION RESISTANCE.
- 3.06 ANY SUBSTITUTION OF FASTENERS WITH EQUIVALENT PROPERTIES (HEAD/SHANK DIAMETER, LOAD CARRYING CAPACITIES, EDGE DISTANCE, FASTENER SPACING, ETC.) MUST BE SUBMITTED TO JDA FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 3.07 IT IS THE RESPONSIBILITY OF OTHERS TO VERIFY THAT FASTENERS ARE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. IT IS ALSO THE RESPONSIBILITY OF OTHERS TO VERIFY AND ENSURE THE QUALITY OF FASTENER CONNECTIONS.
- 3.08 ALL POWDER ACTUATED FASTENERS (PAF) SHALL BE THOSE AS MANUFACTURED AND TESTED BY HILTI OR EQUAL. .

#### 4.00 GENERAL

- DESIGN PERFORMED IN ACCORDANCE WITH THE AISI "SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS".
- THE LATEST EDITION OF THE AMERICAN IRON AND STEEL INSTITUTE "CODE OF STANDARD PRACTICE FOR COLD-FORMED STEEL STRUCTURAL FRAMING" SHALL BE USED AS THE REFERENCE OF STANDARD PRACTICES.
- DIMENSIONS SHOWN IN THE SHOP DRAWING PACKAGE ARE FOR DESIGN REFERENCE ONLY. AS-BUILT SHOULD BE USED IN DETERMINING EXACT DISTANCES AND ALL CONDITIONS SHOULD BE FIELD VERIFIED BEFORE ERECTION. PLAN VIEW LAYOUT AND/OR ELEVATION IN THIS DRAWING PACKAGE ARE FOR GENERAL CONFORMANCE ONLY.
- JDA DOES NOT ASSUME ANY RESPONSIBILITY FOR THE ADEQUACY OF THE PRIMARY STRUCTURE AND FOUNDATION DESIGN.
- CONTENTS OF THIS DRAWING PACKAGE SHOW THE INTENDED APPLICATION OF COLD-FORMED COMPONENTS. FRAMING CONTRACTOR IS TO REFER TO THE PROJECT ARCHITECTURAL DOCUMENTS FOR ADDITIONAL CONSTRUCTION ASSEMBLY REQUIREMENTS.
- ALL CONNECTIONS SHALL BE COMPLETE AS PER THE PLANS AND SPECIFICATIONS AT THE TIME OF INSTALLATION. FAILURE TO PROMPTLY COMPLETE CONNECTIONS MAY COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING.
- UNLESS OTHERWISE NOTED IN THIS DRAWING PACKAGE, JDA INTERPRETS ALL CONCRETE AND ROOF EDGE ANGLES TO BE STRUCTURAL WITH A MINIMUM THICKNESS OF 0.25". FASTENER AND CONNECTION PERFORMANCE IS BASED ON THIS INTERPRETATION.
- JDA INTERPRETS ALL CONCRETE TO BE AT LEAST 3000 PSI, UNLESS NOTICED OTHERWISE IN THIS DRAWING PACKAGE OR THE ACCOMPANYING CALCULATION SET.
- ALL WINDOW AND DOOR UNITS ARE ASSUMED TO APPLY LOAD TO THE SURROUNDING METAL FRAMING UNIFORMLY UNLESS INFORMATION IS PROVIDED THAT DETAILS A DIFFERENT LOAD APPLICATION.
- CONFLICTING OR MISSING INFORMATION ON THE CONTRACT DRAWING WILL BE NOTED ON THIS DRAWING PACKAGE FOR CLARIFICATION DURING THE REVIEW AND APPROVAL PROCESS. ANY INFORMATION THAT IS NOT NOTED HEREIN AS CONFLICTING OR MISSING DOES NOT RELIEVE ALL REVIEWING PARTIES FROM PROVIDING SUCH INFORMATION. JDA IS NOT RESPONSIBLE TO NOTE ALL CONFLICTING OR MISSING INFORMATION AND DOES NOT PURPORT TO HAVE INCLUDED ALL CONDITIONS THAT ARE IN CONFLICT OR MISSING IN THIS DRAWING PACKAGE. THE FRAMING CONTRACTOR IS ADVISED TO COMPLETELY REVIEW THE CONTRACT DRAWINGS AND COMPARE TO THIS DRAWING PACKAGE FOR CONFLICTING AND/OR MISSING INFORMATION PRIOR TO ORDERING MATERIAL AND/OR CONSTRUCTION.
- FOR SPECIFIC REQUIREMENTS AND WARRANTY INFORMATION ON SYSTEMS OR MATERIALS CONNECTED AND APPURTENANT TO THE COLD-FORMED FRAMING INCLUDING BUT NOT LIMITED TO DOORS, CAULKING AND FLASHING, REFER TO MANUFACTURE'S DATA. THE INTEGRITY OF THE BUILDING ENVELOPE, INCLUDING BUT NOT LIMITED TO SIDING, FLASHING, FASTENERS, ETC., TO PREVENT WATER PENETRATION AND OR DAMAGE, IS NOT THE RESPONSIBILITY OF JDA. JDA ASSUMES NO RESPONSIBILITY FOR THE PROPER CONSTRUCTION AND/OR FUNCTION OF THE TOTAL ARCHITECTURAL ASSEMBLY.

## 5.00 DESIGN CRITERIA

## 5.01 GOVERNING CODES & REFERENCE DOCUMENTS

1. 2020 FLORIDA BUILDING CODE
  2. 2016 ASCE MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES (ASCE 7-16)
  3. 2012 AISI "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL MEMBERS" WITH SUPPLEMENTS (AISI S100-2012)
- 5.02 WIND LOADS - STRUCTURE HAS BEEN DESIGNED TO CONFORM TO THE WIND PROVISIONS OF ASCE 7. COMPONENT AND CLADDING WIND PRESSURES USED FOR DESIGN ARE AS FOLLOWS:

ULTIMATE WIND SPEED: 160 MPH  
 EXPOSURE CATEGORY: C  
 MEAN ROOF HEIGHT: 33 FT  
 ROOF SLOPE: FLAT  
 RISK CATEGORY: II  
 ENCLOSURE CLASSIFICATION: ENCLOSED (GCpi = +/-0.18)  
 WINDOW & WALL FRAMING (ALLOWABLE / UNFACTORED) DESIGN PRESSURES = -/ 40-PSF

### 5.03 GRAVITY LOADS

WALL DEAD LOAD = 12 PSF

## 5.04 DEFLECTION CRITERIA = L/360

☐ AXIALLY LOADED☒ NON-AXIALLY LOADED[illegible]

# LGMF GENERAL NOTES

Project number	20284
Date	29 APRIL 2022
Drawn by	SAS
Checked by	JLM
S001	
Scale	1/8" = 1'-0"

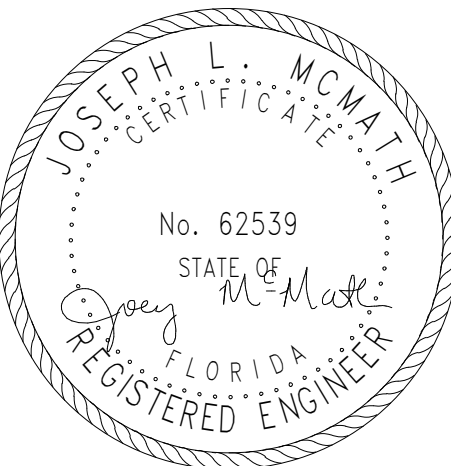
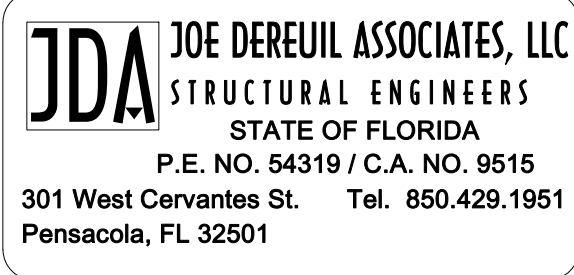
**Sarah A. Sisson,  
Architect**

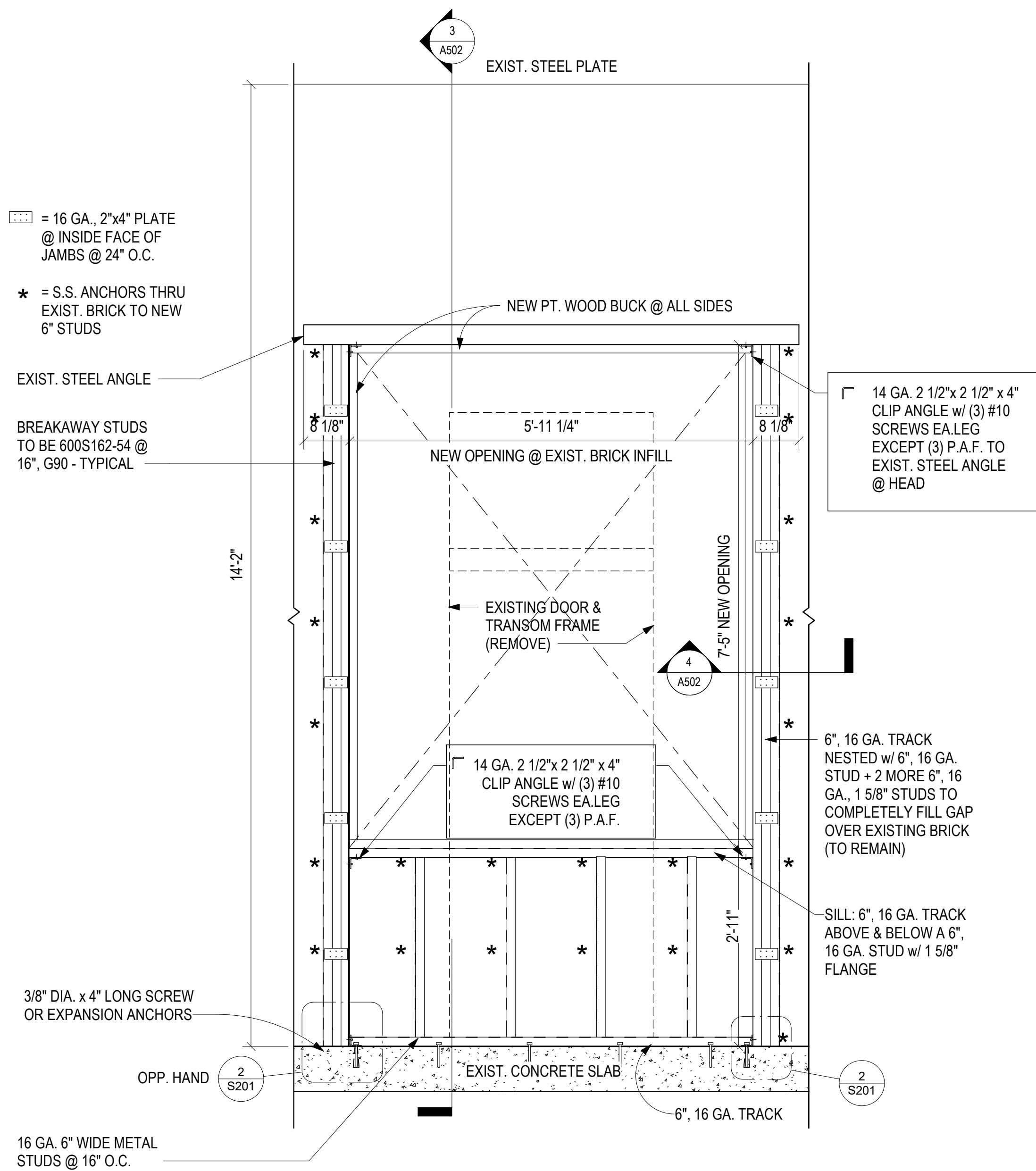
Registration Number:  
AR98877  
301 W Cervantes St,  
Pensacola, FL 32501  
(813) 841-0342  
ssonarch@gmail.com

# EAST HILL MEDICAL GROUP

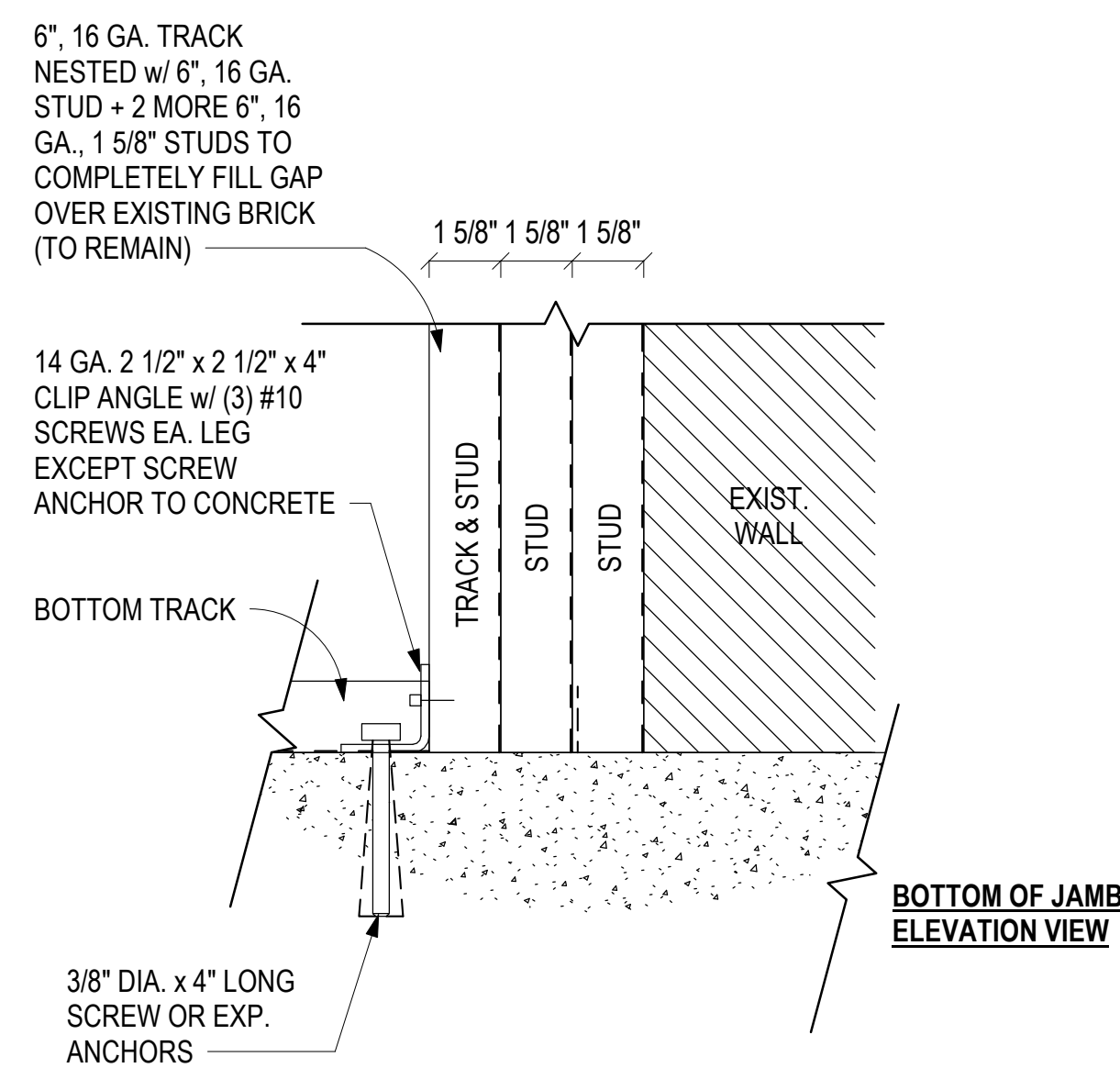
**INTERIOR RENOVATIONS @ 114 E.  
GREGORY ST.**

JDA PROJECT NO. 22052

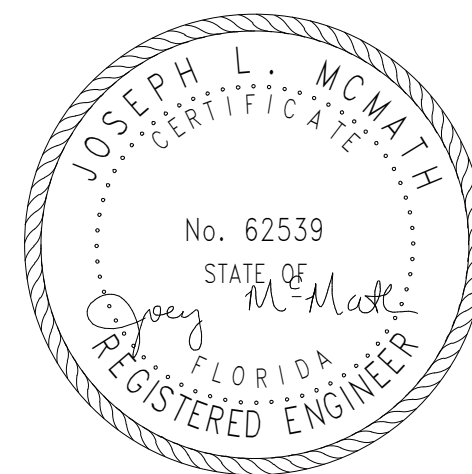


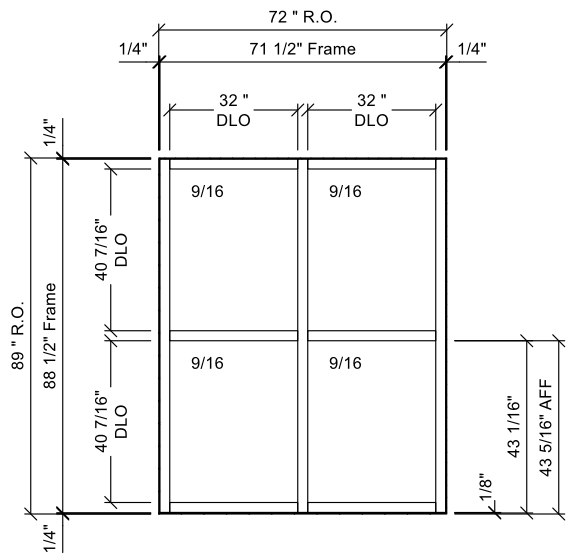


1 WINDOW FRAMING ELEVATION / DETAIL  
3/4" = 1'-0"



2 JAMB ANCHORAGE DETAILS  
3" = 1'-0"





MOB 114 E Gregory - 1 - 001 - a (1 Thus)  
Frame: (Bronze) FL500 Flush Glz Impact 9/16 in. Glass