



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

**Architectural Review Board Application
Full Board Review**

Application Date: 02-27-2020

Project Address: 415 N Alcaniz
Applicant: Dalrymple | Sallis Architecture
Applicant's Address: 503 E Government St
Email: scott@dalsal.com **Phone:** 850-470-6399
Property Owner: Stahlman Investments FL, LLC

District: ☐ PHD ☐ NHPD ☒ OEHPD ☐ PHBD ☐ GCD
(If different from Applicant)

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:

**DSA is representing the Owner who seeks Conceptual Approval for their efforts to renovate
this 1928 Christian Church to accommodate new residential suites as a Boarding House, as well
as establish a new restaurant and bar with outdoor dining and event space.**

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

J. Scott Sallis

Applicant Signature

02-27-2019

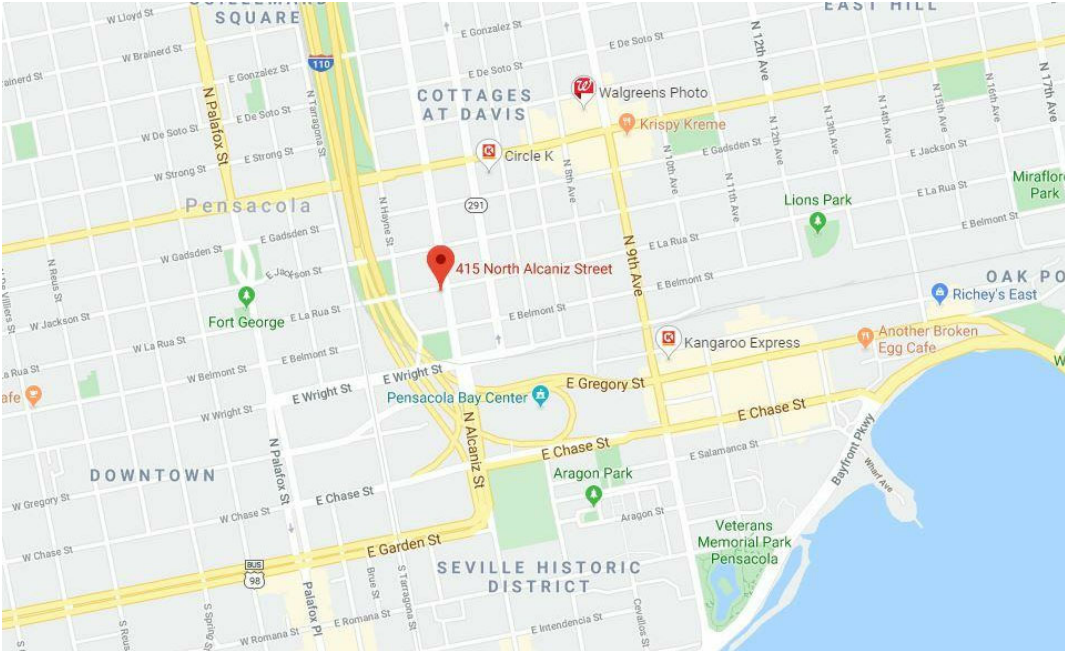
Date

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

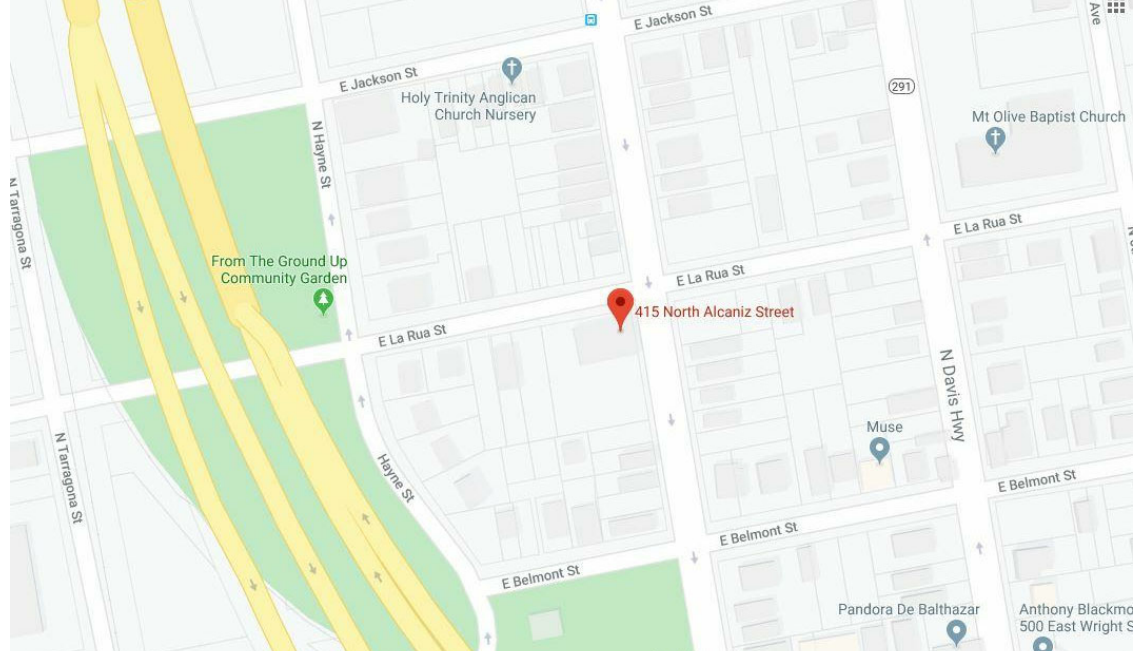
415 N. ALCANIZ ST.

ALCANIZ LODGING HOUSE

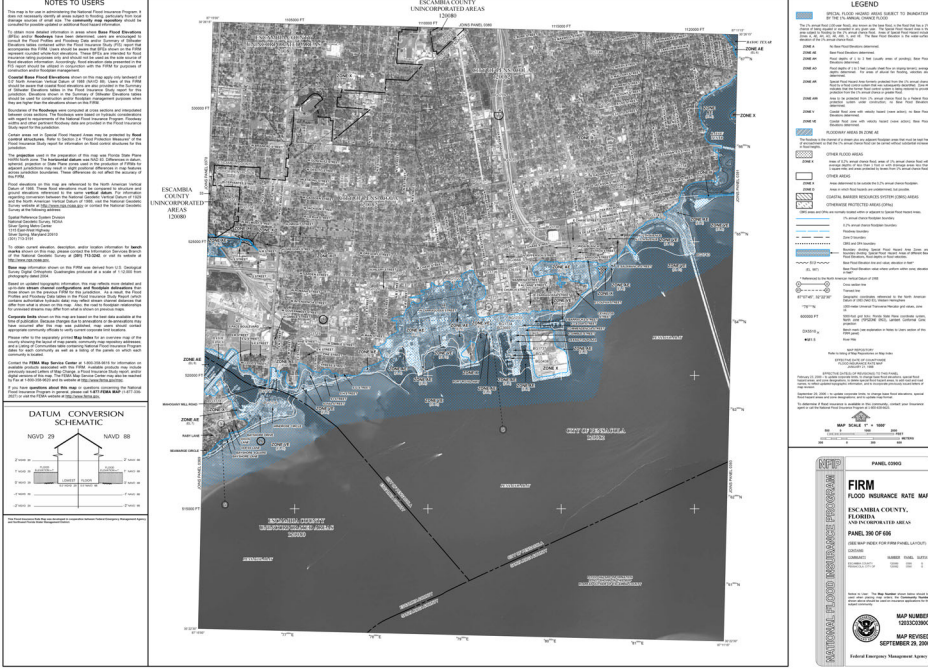
415 N. ALCANIZ ST.



VICINITY MAP



SITE MAP



FEMA FLOOD MAP



BUILDING DATA

APPLICABLE CODES:
2017 FLORIDA BUILDING CODE
FLORIDA FIRE PREVENTION CODE, 6TH EDITION

CONSTRUCTION TYPE:
TYPE IIIB: UNPROTECTED, SPRINKLED

OCCUPANCY CLASSIFICATION:
ASSEMBLY A2 - RESTAURANT
RESIDENTIAL R1- BOARDING HOUSE

ZONED: OEHC-1

FLOOD ZONE: ZONE X

PHYSICAL PROPERTIES:
GROUND FLOOR CONDITIONED
FIRST FLOOR CONDITIONED:
SECOND FLOOR CONDITIONED:
TOTAL CONDITIONED:
3,616SF
3,618 SF
3,616 SF
10,848 SF

BUILDING HEIGHT:
NO. OF STORIES:
44'-6"
3

PROJECT TEAM:

ARCHITECT OF RECORD:
J. SCOTT SALLIS, AIA scott@dalsal.com
DALRYMPLE | SALLIS ARCHITECTURE
503 E. GOVERNMENT ST.
PENSACOLA, FL 32502
(850) 470-6399

OCCUPANCY COUNT:

PER FBC TABLE 1004.1.2:

MIN. PLUMBING FIXTURES REQ'D:				
OCCUPANCY	WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS	SVC. SINK
-	1 PER Y (M)	1 PER	1 PER	-
	1 PER X (F)			
TOTAL REQ'D:	Y(M)/X(F)	-	-	-

REQUIRED FIXTURES CALCULATED USING TABLE 403.1 OF THE 2017 FBC, PLUMBING.

GENERAL NOTES

- TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2017 EDITION.
- CONTRACTOR TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
- ALL REFERENCED STANDARDS REFER TO THE EDITION IN FORCE AT THE TIME THESE ARE ISSUED.
- CONTRACTOR TO REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES IN WRITING TO ARCHITECT. DO NOT CHANGE SIZE OR DIMENSIONS OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT OF RECORD.
- ANY DISCREPANCIES, OMISSIONS OR VARIATIONS NOTED IN THE CONSTRUCTION DOCUMENTS OR DISCOVERED DURING CONSTRUCTION SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ARCHITECT FOR HIS REVIEW. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSUMPTIONS OF CONSTRUCTION DOCUMENTS NOT VERIFIED IN WRITING BY THE ARCHITECT OF RECORD.
- PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM ALL DAMAGE. EACH CONTRACTOR SHALL PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC. EACH CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.
- DO NOT SCALE DRAWINGS. USE DIMENSIONS.
- DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
- PRODUCT SUBSTITUTION SHALL BE MADE SUBJECT TO FULL COMPLIANCE WITH THE CRITERIA NOTED HEREON. ANY SUCH SUBSTITUTION SHALL BE SUBJECT TO PRIOR APPROVAL BY THE DESIGN PROFESSIONAL AND THE LOCAL BUILDING AUTHORITY HAVING JURISDICTION.
- PRIOR TO COMMENCEMENT OF THE WORK, PROVIDE THE ARCHITECT WITH A PROPOSED SUBMITTAL SCHEDULE. ALLOW, AT MINIMUM, (12) BUSINESS DAYS FOR EACH SUBMITTAL REVIEW. NO EXTENSION OF THE CONTRACT TIME OR INCREASE IN THE CONTRACT SUM WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.
- COMPLY WITH 2017 FBC, RESIDENTIAL EDITION R.301.2.1.2 FOR RESIDENTIAL WORK OR 2017 FBC 1609.1.2 FOR COMMERCIAL WORK REGARDING OPENING PROTECTION. FOR R-3 OCCUPANCIES ONLY, OPTION TO PROVIDE FLORIDA PRODUCT APPROVED IMPACT RESISTANT GLAZING PRODUCT, OR WIND LOAD APPROVED WINDOWS PROTECTED WITH FLORIDA PRODUCT APPROVED OPENING PROTECTION SYSTEM. IF LATTER OPTION IS USED, PROVIDE (2) COPIES OF MARKED INSTALLATION INSTRUCTIONS FOR ANCHOR SIZE, SPACING, MOUNTING TYPE, ETC.

INDEX OF DRAWINGS		
Sheet Number	Sheet Title	Rev. #
General		
G001	TITLE SHEET	
Architectural		
A100	NEW WORK -GROUND FLOOR PLAN	
A101	NEW WORK FIRST FLOOR PLAN	
A102	NEW WORK SECOND FLOOR PLAN	
A201	EXTERIOR ELEVATIONS	
A202	EXTERIOR ELEVATIONS	
A301	BUILDING SECTIONS	
A302	BUILDING SECTIONS	

ELEVATION REFERENCES		ANNOTATION REFERENCES	
	ELEV. NO.		WALL TAG REFERENCE
	INTERIOR ELEVATION REFERENCE		WALL TYPE
	SHEET NO.		STC
	DETAIL NO.		FIRE RATING
	EXTERIOR ELEVATION REFERENCE		DOOR NUMBER REFERENCE
	SHEET NO.		WINDOW TYPE
	DETAIL REFERENCE		DATUM ELEVATION
	BUILDING SECTION REFERENCE		CENTERLINE
	Room name ROOM TAG		COLUMN GRID NUMBER
	REVISION NUMBER REFERENCE		Room name ROOM TAG 101
	REVISION NO.		11'-8" F CEILING HEIGHT - ABOVE FIN. FLOOR

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

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

DESIGN DEVELOPMENT

415 N. ALCANIZ ST.

415 N. ALCANIZ ST.

DRAWN BY:	CHECKED BY:
SRJ	JSS

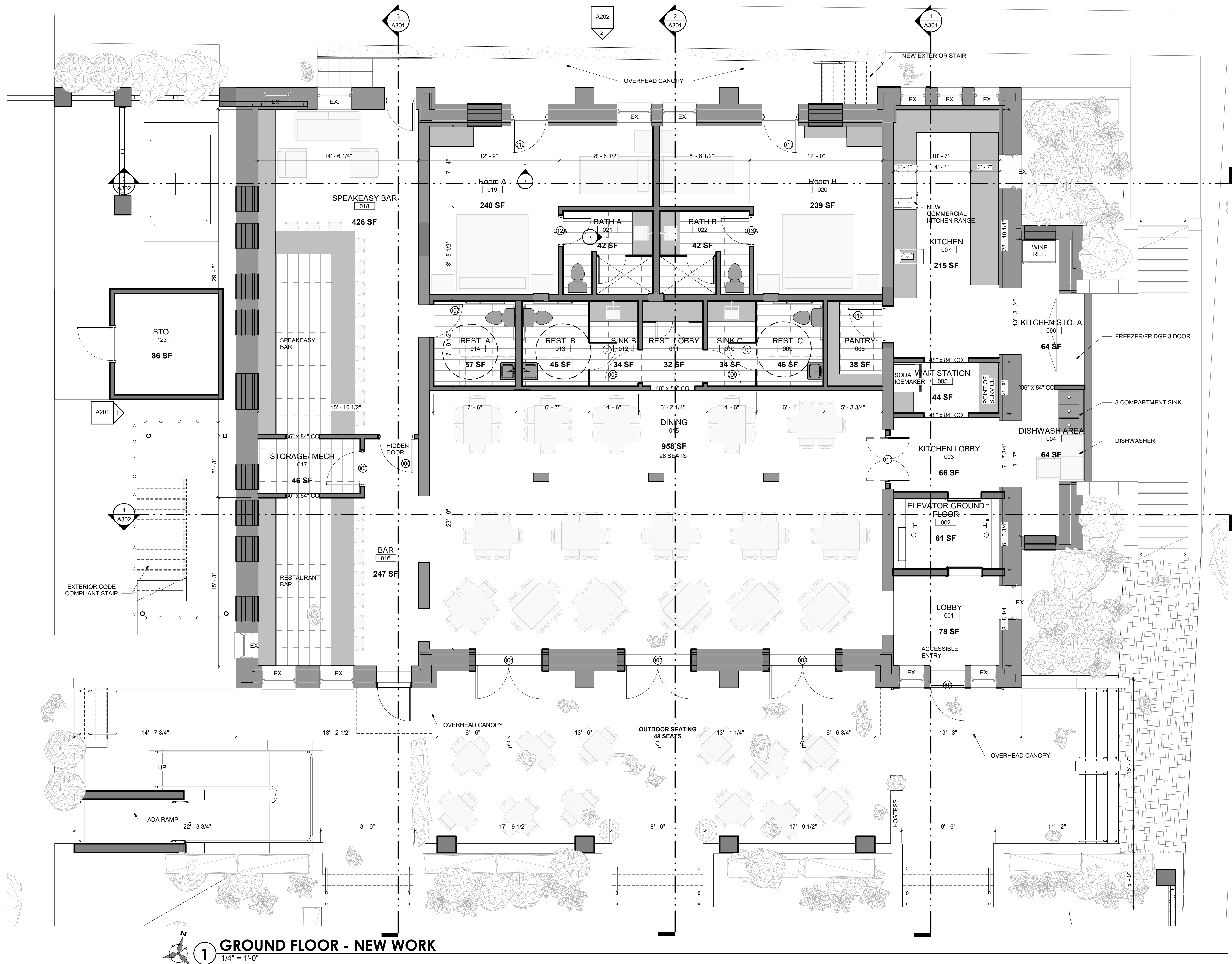
ISSUE DATE:
02/25/20

REVISIONS:	No.	Desc.	Date
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SHEET TITLE:
TITLE SHEET

SHEET NO:
G001

PROJECT NO:
19050



1 GROUND FLOOR - NEW WORK
1/4" = 1'-0"



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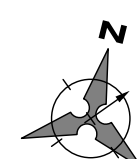
REVISIONS
No. Des. Date

SHEET TITLE:
NEW WORK
-GROUND
FLOOR PLAN

SHEET NO:
A100

PROJECT NO:
19050

1. PROVIDE STREET ADDRESS WITH MIN. 6" HIGH LETTERS ON BUILDING EXTERIOR VISIBLE FROM VEHICLE APPROACH.
2. VERIFY ALL MATERIALS AND FINISHES WITH THE OWNER/ARCHITECT.
3. CONTRACTOR TO COORDINATE WITH OWNER/SUBCONTRACTOR FOR ALL AUDIO/VISUAL WORK.
4. ALL IRRIGATION AND LANDSCAPING PROVIDED BY OWNER.
5. PROVIDE ACOUSTICAL INSULATION AT ALL NEW BEDROOM AND BATHROOM WALLS.
6. EXTERIOR EGRESS DOORS NOT TO HAVE DOUBLE CYLINDER KEY LOCKS.



1 FIRST FLOOR - NEW WORK
1/4" = 1'-0"



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Pensacola, FL 32502
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CERTIFICATION

DESIGN DEVELOPMENT

415 N. ALCANIZ ST.

415 N. ALCANIZ ST.

DRAWN BY: SRJ	CHECKED BY: JSS
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ISSUE DATE:
02/25/20

REVISIONS		
No.	Des.	Date

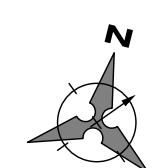
HEET TITLE:
**NEW WORK
FIRST FLOOR
PLAN**

SHEET NO:

A101

PROJECT NO:
19050

1. PROVIDE STREET ADDRESS WITH MIN. 6" HIGH LETTERS ON BUILDING EXTERIOR VISIBLE FROM VEHICLE APPROACH.
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DESIGN DEVELOPMENT

415 N. ALCANIZ ST.

REVISIONS

SHEET NO:

PROJECT NO:
9050



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CERTIFICATION

DESIGN DEVELOPMENT

415 N. ALCANIZ ST.

410 N. ALCAÑIZ 31.

W/IN BY:	CHECKED BY:
RJ	JSS

DATE: 2/25/20

IONS	
Des.	Date

TITLE:

EXTERIOR ELEVATIONS

NO:

A201

JECT NO:
50







VIEW OF FRONT ELEVATION



VIEW OF FRONT ELEVATION



VIEW OF FRONT ELEVATION



VIEW OF GATHERING SPACE



VIEW OF SIDE ELEVATION

415 N. ALCANIZ
RENDERINGS 02-27-2020



VIEW OF REAR EMERGENCY EXIT



VIEW OF REAR ELEVATION



ENTRY TO LODGING HOUSE AND GROUND UNITS



VIEW OF COVERED SEATING AREA



EVENT SPACE

SPEAKEASY

AERIAL VIEW OF FRONT ELEVATION

415 N. ALCANIZ
RENDERINGS 02-27-2020



AERIAL VIEW OF COVERED SEATING
AREA AND EVENT SPACE

AERIAL OF SITE



415 N. ALCANIZ
RENDERINGS 02-27-2020