



PLANNING SERVICES

THE UPSIDE of FLORIDA

***Architectural Review Board***

**MEMORANDUM**

**TO:** Architectural Review Board Members

**FROM:**   
Brandi Deese, Assistant Planning Services Administrator

**DATE:** September 8, 2017

**SUBJECT:** New Business – Item 9  
400 BLK Cevallos St  
PHD / HC-1 / Wood Cottages  
New Construction

**BACKGROUND**

Brian Spencer, smp architecture, is seeking conceptual approval for two-residence flat condo. The proposed development features two residential flats, one of which will have an in-law suite on the ground floor. The exterior is proposed to be finished with board and batten siding and Hardie lap siding with a metal roof system. Clad wood windows, composite shutters, louvered railings on the east elevation, and open wood railings on the south elevation complete the design. The project is most representative of the Streetscape Type II design standards.

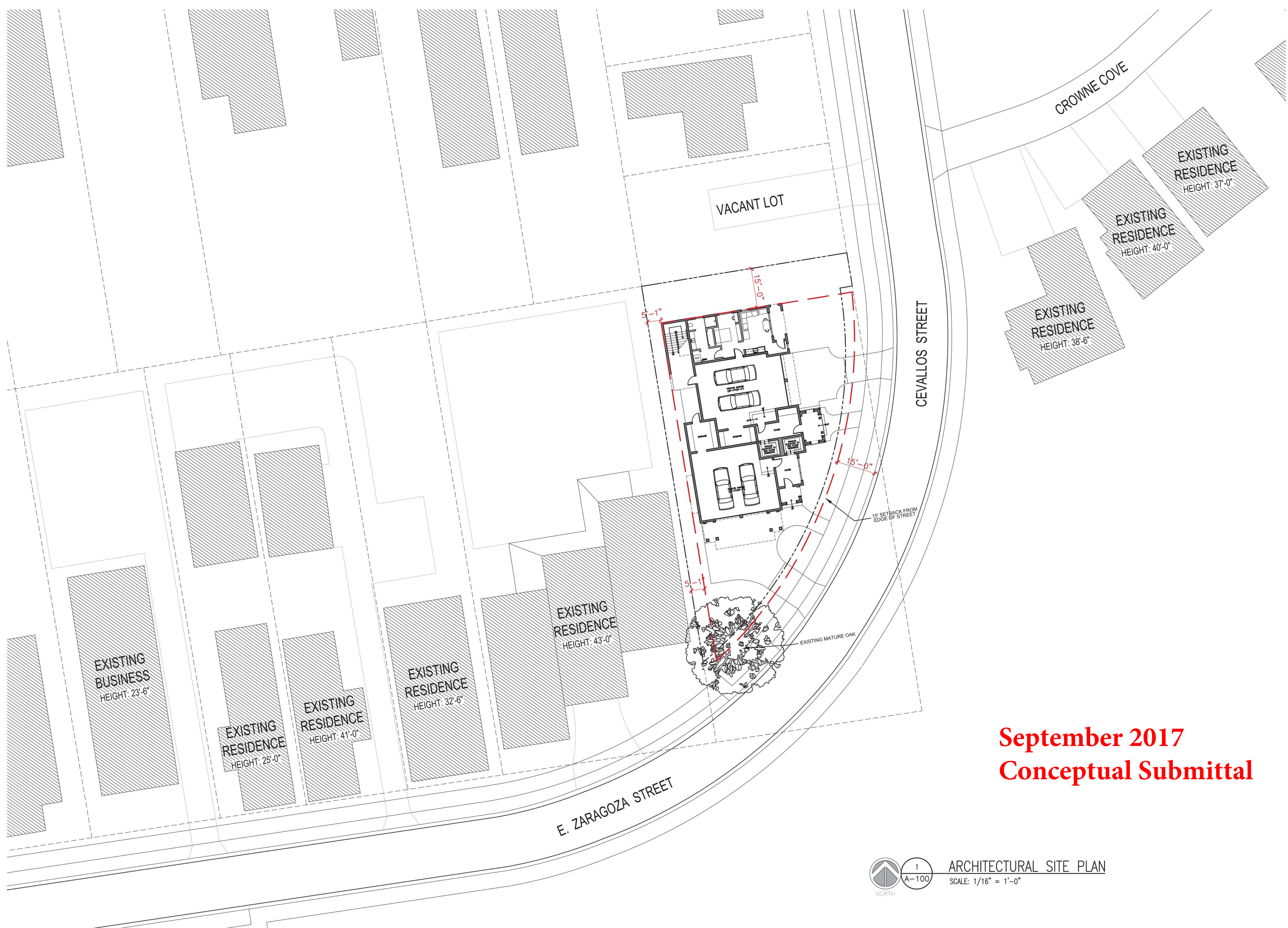
A Variance to increase the maximum building height to 42.5 feet is under consideration in *Item 8*.

Please find attached all relevant documentation for your review.

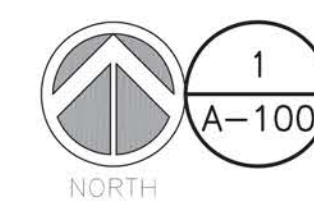
EVERYTHING THAT'S GREAT ABOUT FLORIDA IS BETTER IN PENSACOLA.

222 West Main Street Pensacola, FL 32502 / T: 850.435.1670 / F: 850.595.1143 / [www.cityofpensacola.com](http://www.cityofpensacola.com)





September 2017  
Conceptual Submittal



ARCHITECTURAL SITE PLAN  
SCALE: 1/16" = 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 :

400 Cevallos  
Block

400 Cevallos  
Pensacola, Florida

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 : RSK

CHECKED BY : BKS

PROJECT NO. 1000

DATE : 8/31/17

SHEET TITLE :  
  
SITE PLAN

SHEET NO. :  
  
A-100

©2017 SMP ARCHITECTURE



42'-6"  
TOP OF ROOF

34'-6"  
TRUSS BEARING

23'-0"  
FINISHED FLOOR

11'-6"  
FINISHED FLOOR

1'-0"  
FINISHED GRADE



METAL ROOF SYSTEM

CLAD WOOD WINDOW

CLAD ENTRY DOORS

BOARD AND BATTEN SIDING

HARDIE LAP SIDING

WOOD RAILINGS

HARDIE TRIM OVER WOOD  
COLUMNS

CLAD ENTRY DOORS

BRICK ENTRY

September 2017  
Conceptual Submittal

1  
A-201

SOUTH ELEVATION

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

42'-6"  
TOP OF ROOF

34'-6"  
TRUSS BEARING

23'-0"  
FINISHED FLOOR

11'-6"  
FINISHED FLOOR

1'-0"  
FINISHED GRADE



METAL ROOF SYSTEM

CLAD WOOD WINDOW

BOARD AND BATTEN SIDING

COMPOSITE SHUTTERS

HARDIE LAP SIDING

WOODEN LOUVER RAILINGS

HARDIE TRIM OVER WOOD  
COLUMNS

CLAD ENTRY DOORS

BRICK ENTRY

2  
A-201

EAST ELEVATION

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 :

400 Cevallos  
Block

400 Cevallos  
Pensacola, Florida

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 : RSK

CHECKED BY : BKS

PROJECT NO. 1000

DATE : 8/31/17

SHEET TITLE :

EXTERIOR  
ELEVATIONS

SHEET NO. :

A-201

©2017 SMP ARCHITECTURE

42'-6"  
TOP OF ROOF

34'-6"  
TRUSS BEARING

23'-0"  
FINISHED FLOOR

11'-6"  
FINISHED FLOOR

1'-0"  
FINISHED GRADE



METAL ROOF SYSTEM

CLAD WOOD WINDOW

HARDIE HORIZONTAL SIDING

COMPOSITE SHUTTERS

September 2017  
Conceptual Submittal

1  
A-202

NORTH ELEVATION

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

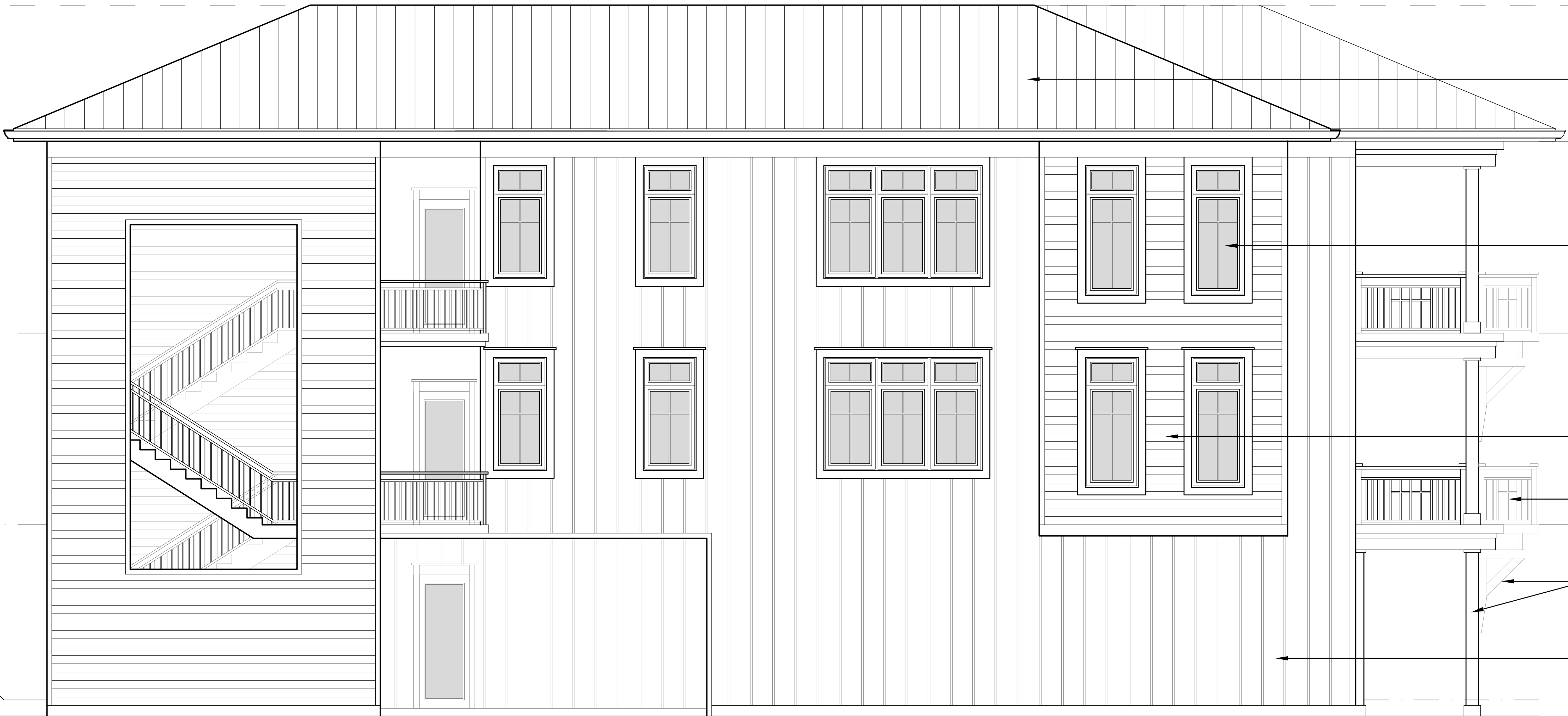
42'-6"  
TOP OF ROOF

34'-6"  
TRUSS BEARING

23'-0"  
FINISHED FLOOR

11'-6"  
FINISHED FLOOR

1'-0"  
FINISHED GRADE



METAL ROOF SYSTEM

CLAD WOOD WINDOW

HARDIE LAP SIDING

WOOD RAILINGS

WOOD COLUMN & BRACKET  
SUPPORTS

BOARD AND BATTEN SIDING

2  
A-202

WEST ELEVATION

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 :

400 Cevallos  
Block

400 Cevallos  
Pensacola, Florida

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 : RSK

CHECKED BY : BKS

PROJECT NO. 1000

DATE : 8/31/17

SHEET TITLE :

EXTERIOR  
ELEVATIONS

SHEET NO. :

A-202

©2017 SMP ARCHITECTURE