



**Architectural Review Board Application  
Full Board Review**

Application Date: **04-30-2020**

**Project Address:** 314 South Alcaniz Street / Pensacola, FL / 32502

**Applicant:** R. Scott Holland / R. Scott Holland Architect, LLC

**Applicant's Address:** 312 South Alcaniz Street / Pensacola, FL / 32502

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

**Property Owner:** R. Scott & 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:**

**Please see attachment.**

*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.*

Signature on file

Applicant Signature

Date

## PROJECT SPECIFICS / DESCRIPTION:

This application is for the following requests:

1. Schematic Design Approval of "Single-Family" Residential Structure

### Demolition:

The current structure is composed of a 540 SF cottage and an attached three-car open carport. This structure is classified as a "non-contributing" historic building; believed to have been constructed in the early 1960's as a one-car garage.

### New Construction:

The proposed new construction is for a 2,041 SF (conditioned space) two-story, single-family residence. The new structure will be designed to withstand 200+ MPH wind loads and shall be composed of the following components:

1. Foundation: Reinforced concrete spread footings with 8" CMU reinforced stem walls;
2. Exterior Walls: Load-bearing, reinforced 8" CMU walls extended to roof structure;
3. Interior Walls: Wood stud framing;
4. First Floor: Back-fill with reinforced concrete slab (exposed, polished);
5. Second Floor: Wood floor trusses, 20" deep;
6. Roof: Open-trussed wood framing;
7. Exterior Doors & Windows: Kolbe clad wood, impact-rated, horizontal muntins;
8. Exterior Cladding: Hardie "Artisan" ship-lap siding (9" exposure), brick veneer plinth and wall cladding, and hard-coat stucco in selected areas (as shown on elevations);
9. "Eye-Brow" Shade Components: Heavy-timber wood brackets with 2x6 T&G decking and metal roof panels; and
10. Roofing: Metal roof panels, corrugated, Galvalume.

It is the desire of the Owners to design a "Net-Zero" residence utilizing solar power, geothermal mechanical system, and other energy-saving components and equipment.



FRONT VIEW LOOKING BETWEEN BUILDINGS



FRONT VIEW LOOKING NE



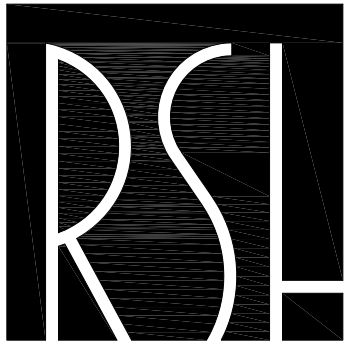
FRONT VIEW LOOKING SE



REAR VIEW

PI<sup>2</sup>

CONCEPTUAL SUBMITTAL : ARB



R SCOTT HOLLAND  
ARCHITECT  
312 SOUTH ALCANIZ STREET  
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PROJECT TITLE

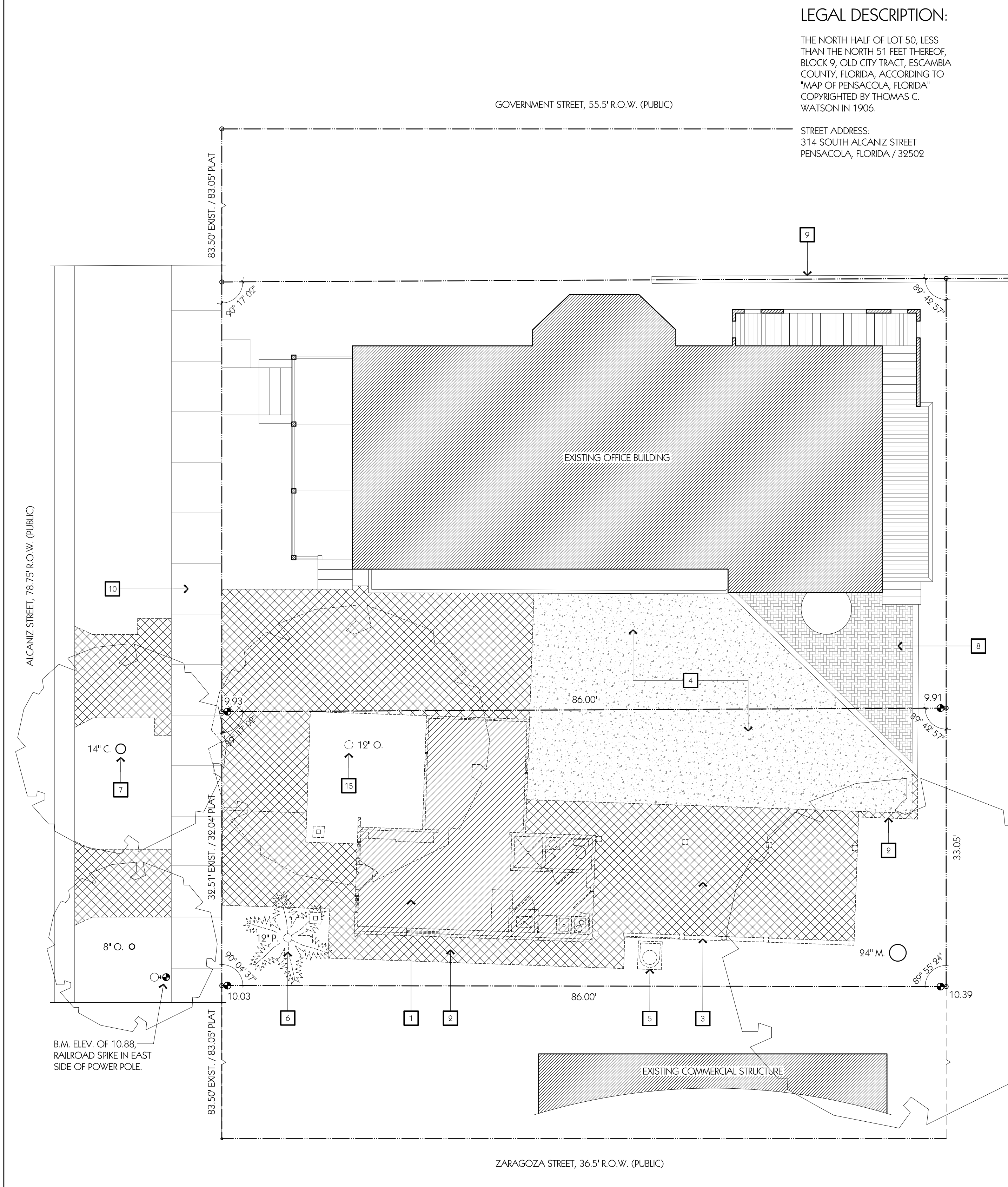
PI<sup>2</sup>  
314 SOUTH ALCANIZ STREET  
PENSACOLA, FL 32502

00% SUBMITTAL	04-29-2020	
	DATE	REVISION 1
3002	3002A1.dwg	
	RSH	RSH
PROJECT NO.	CAD DWG FILE	
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SHEET TITLE

TITLE SHEET

A 1

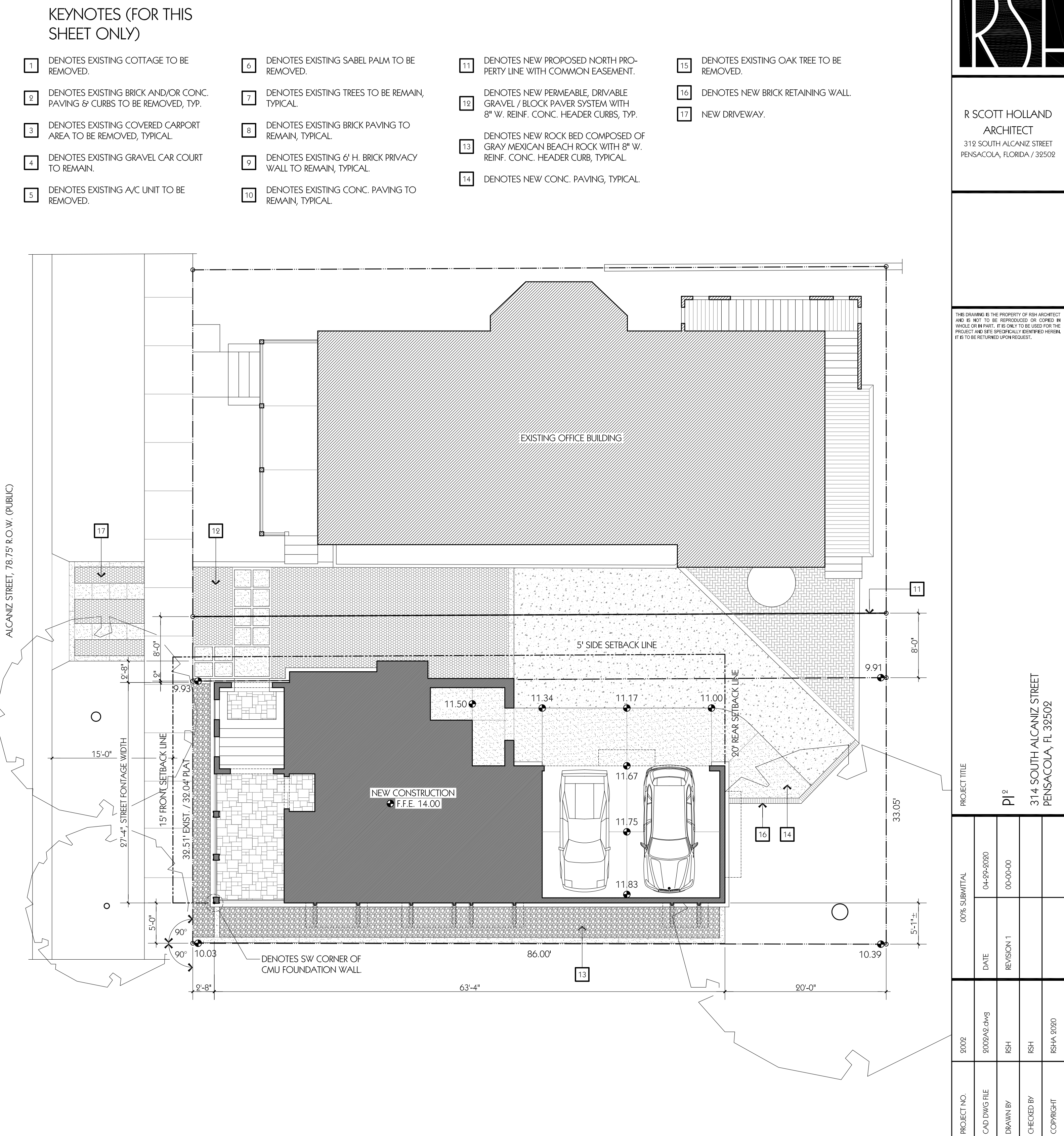


SITE PLAN - EXISTING CONDITIONS / DEMOLITION

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



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

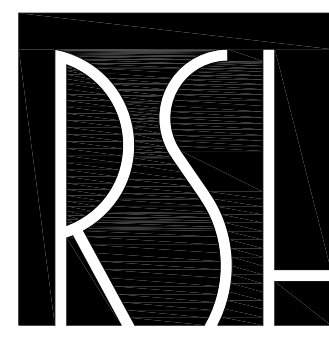


SITE PLAN - NEW CONSTRUCTION

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



- 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 PAVES 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.



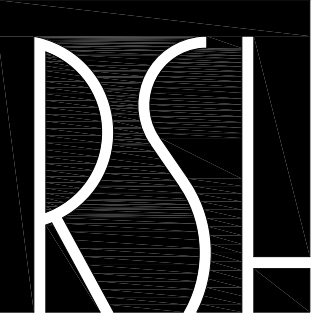
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PROJECT TITLE  
PI 2  
314 SOUTH ALCANIZ STREET  
PENSACOLA, FL 32502

PROJECT NO.	CAD DWG FILE	DATE	00% SUBMITTAL
9002	900202.dwg	04-29-2020	04-29-2020
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RSHA 2020			

SHEET TITLE  
SITE PLANS -  
EXIST. CONDITIONS /  
DEMOLITION &  
NEW  
CONSTRUCTION



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PROJECT NO.	CAD DWG FILE	DATE	REVISION 1	RSH	RSH	RSH 5020
3002	3002A.3.1.dwg	04-29-2020	03-03-20			

SHEET TITLE  
FIRST FLOOR PLAN

A3.1

EXISTING OFFICE BUILDING

STORAGE

ELEVATOR

STUDIO

ENTRY HALL

GUEST SUITE

BATH

MECH. / STORAGE

GARAGE

## FIRST FLOOR PLAN

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



PROJECT NORTH

### BUILDING DATA:

756 S.F. COND. SPACE - FIRST FLR

1,285 S.F. COND. SPACE - SECOND FLR

2,041 S.F. COND. SPACE - TOTAL

(1,895 S.F. PRIOR) ---

(413 S.F. PRIOR) ---

(191 S.F. PRIOR) ---

(298 S.F. PRIOR) ---

385 S.F. GARAGE

341 S.F. EXTERIOR SPACE UNDER ROOF -

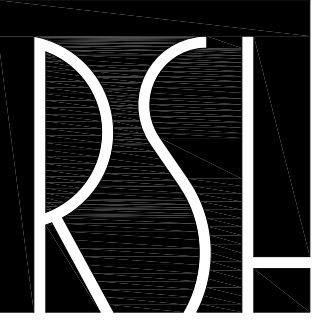
FIRST FLOOR

237 S.F. EXTERIOR SPACE UNDER ROOF -

SECOND FLOOR

CONSTRUCTION: NEW STRUCTURE COM-  
POSED OF REIN. CMU, LOAD-BEARING  
EXTERIOR WALLS WITH CONT. SPREAD  
FOOTINGS, FIRST FLOOR SLAB OF REINF.  
CONC., SECOND FLOOR WOOD FLOOR,  
TRUSSES, & WOOD TRUSS ROOF SYSTEM.

SQUARE FOOTAGE AREAS CALCULATED  
TO OUTSIDE FACE OF CMU AND/OR  
WOOD STUD.



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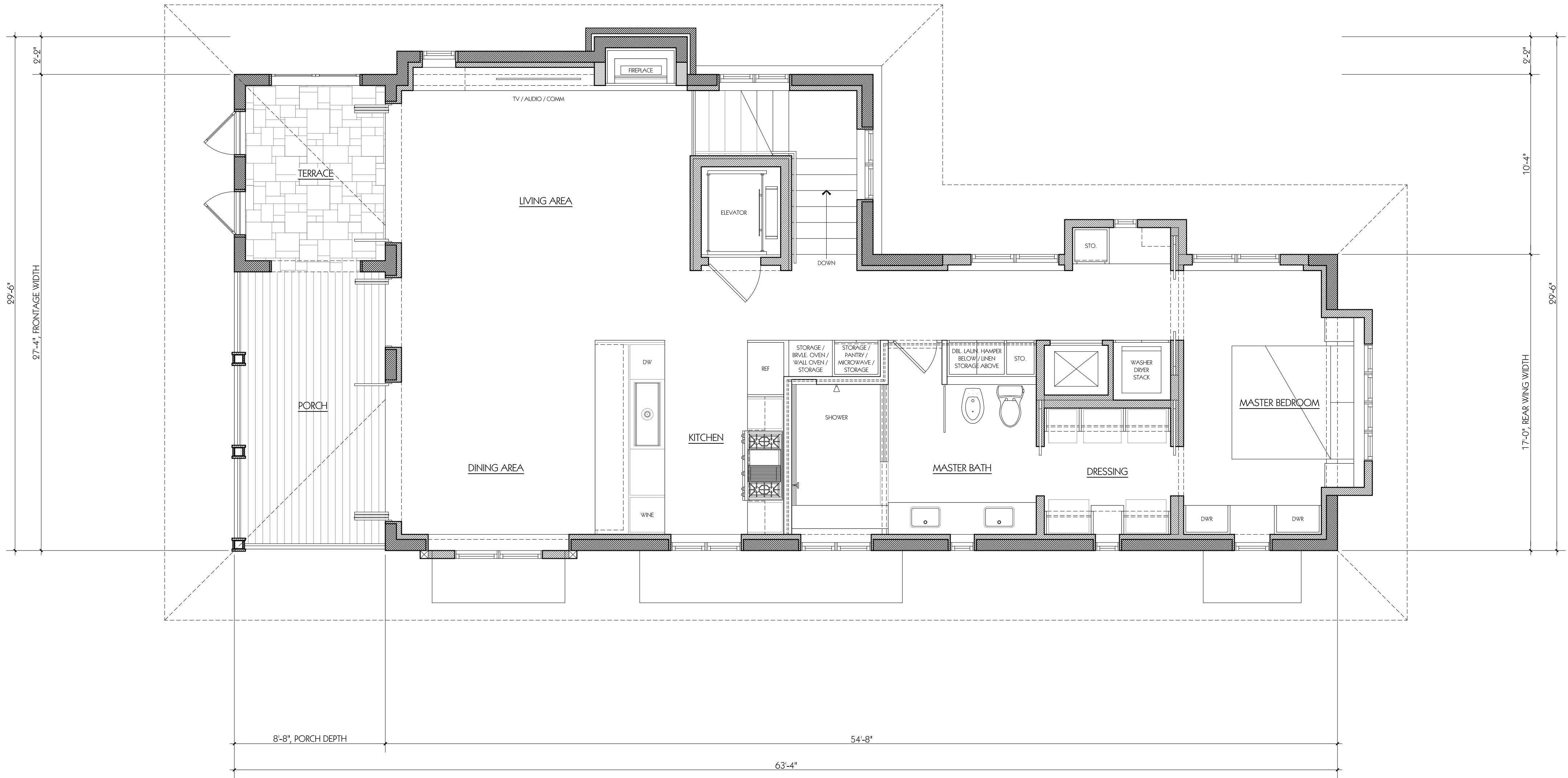
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3002	3002A.3.1.dwg	04-29-2020	04-29-2020	04-29-2020	04-29-2020
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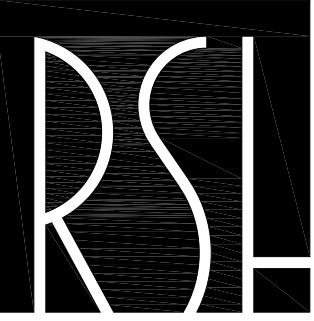
SHEET TITLE  
SECOND FLOOR  
PLAN

A3.2



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"





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3002	3002A.4.1.dwg	04-29-2020	03-01-20			
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SHEET TITLE  
WEST ELEVATION -  
FRONT VIEW FROM  
ALCANIZ STREET

## 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-TIMBER BRACKETS, 1x6 WOOD DECKING, AND CORRUGATED METAL ROOF PANELS, TYPICAL.



WEST ELEVATION - VIEW FROM ALCANIZ STREET  
SCALE: 1/4"=1'-0"



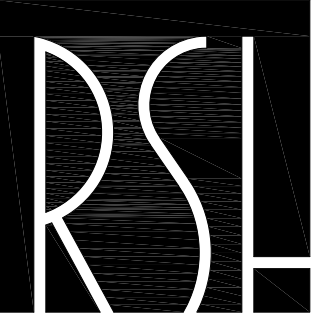
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PROJECT NO.	5002	00% SUBMITTAL		PROJECT TITLE  314 SOUTH PENSACOLA
CAD DWG FILE	5002A.4.1.dwg	DATE	04-22-2020	
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SHEET TITLE

EAST ELEVATION -  
REAR VIEW



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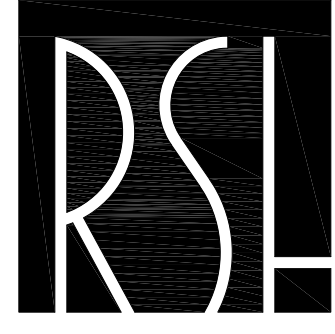
SOUTH ELEVATION -  
SIDE VIEW



SOUTH ELEVATION - SIDE VIEW  
SCALE: 1/4"=1'-0"



NORTH ELEVATION - SIDE VIEW  
SCALE: 1/4"=1'-0"



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		RSH			
		RSH			

SHEET TITLE  
NORTH ELEVATION -  
SIDE VIEW