



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

**Architectural Review Board Application
Full Board Review**

Application Date: 12-31-2020

Project Address: 314 South Alcaniz Street

Applicant: R. Scott Holland Architect, LLC

Applicant's Address: 312 South Alcaniz Street

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

Property Owner: R. Scott Holland & Karen P. Holland

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:

Scope of Work: Demolish an existing 1960-circa (non-contributing) cottage and construct a new

2-story, single-family residence with an attached "open" garage. The new structure contains

2,002 GSF conditioned space, 384 GSF open garage, and 643 GSF of covered outdoor space.

Consult attached drawings, photos, and descriptive product data for additional information.

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.

RSH

Applicant Signature

12-31-2020

Date

FINAL SUBMITTAL : ARB

PI 2

3002

PROJECT NO.

3002A1.1.dwg

CAD DWG FILE

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DATE

12-14-2020

REVISION 1

03-04-20

PROJECT TITLE

PI 2

314 SOUTH ALCANIZ STREET
PENSACOLA, FL 32502

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RSL

R SCOTT HOLLAND
ARCHITECT
312 SOUTH ALCANIZ STREET
PENSACOLA, FLORIDA / 32502

SHEET TITLE

TITLE SHEET

DRAWING INDEX		BUILDING DESIGN NARRATIVE		GENERAL CONDITIONS		TECHNICAL DATA & SPECIFICATIONS	
SHT. NO.	SHEET TITLE	THE PROPOSED NEW STRUCTURE WILL BE CONSTRUCTED AS A TWO-STORY, SINGLE FAMILY RESIDENTIAL BUILDING WITH AN ATTACHED OPEN GARAGE.	SITE: SEE SHEETS A2.1, "SITE PLAN - EXISTING CONDITIONS / DEMOLITION" & "SITE PLAN - NEW CONSTRUCTION" FOR PROPOSED CONSTRUCTION, LEGAL DESCRIPTION, FLOOD ZONE DESIGNATION, AND PANEL NUMBER.	RESIDENTIAL STRUCTURE: THIS STRUCTURE CONTAINS 2,002 S.F. CONDITIONED SPACE, (MEASURED FROM OUTSIDE FACE OF CMU/STUD), 385 S.F. OPEN GARAGE, & 643 S.F. OF COVERED OUTDOOR SPACES. STRUCTURAL COMPONENTS ARE COMPOSED OF A REINFORCED CMU/CONCRETE FOUNDATION, LOAD-BEARING CMU WALLS, AND PRE-ENGINEERED WOOD FLOOR & ROOF TRUSSES.			
A 1.1	TITLE SHEET						
A 1.2	DRAWING INDEX / BUILDING DESIGN NARRATIVE / GENERAL BUILDING INFORMATION / TECHNICAL DATA & SPECIFICATIONS						
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A 8.3	INTERIOR ELEVATIONS						
A 8.4	INTERIOR ELEVATIONS						
A 9	ROOF PLAN						
S 1	FOUNDATION PLAN						
S 2	SECOND FLOOR FRAMING PLAN / DETAILS						
S 3	ROOF FRAMING PLAN / DETAILS						
S 4	STRUCTURAL NOTES / DETAILS						
S 5	WALL SECTIONS / DETAILS						

08 - OPENINGS

1. WOOD CLAD DOORS & WINDOWS:
 - A. PROVIDE PRODUCTS AS MANUFACTURED BY KOLBE WINDOWS & DOORS.
 - B. CONSULT ARCHITECTURAL DRAWINGS, SHEETS A6.1 & A6.2, FOR INFORMATION REGARDING SIZES AND CONFIGURATIONS, FINISHES, HARDWARE, GLAZING, AND ACCESSORIES.
2. EXTERIOR PRE-HUNG DOOR UNITS: CONSULT ARCHITECTURAL DRAWINGS, SHEETS A6.1 & A6.2 FOR INFORMATION REGARDING SIZES AND CONFIGURATIONS, MATERIAL, FINISHES, HARDWARE, GLAZING, AND ACCESSORIES.
3. INTERIOR PRE-HUNG DOOR UNITS: CONSULT ARCHITECTURAL DRAWINGS, SHEETS A6.1 & A6.2 FOR INFORMATION REGARDING SIZES AND CONFIGURATIONS, MATERIAL, FINISHES, HARDWARE, GLAZING, AND ACCESSORIES.
4. EXTERIOR & INTERIOR PRE-HUNG DOOR HARDWARE : FURNISHED & INSTALLED BY CONTRACTOR AS AN ALLOWANCE.
5. GLAZING:
 - A. INTERIOR TRANSOM PANELS: FLOAT GLASS. ASTM C 1036, TYPE 1, CLASS 1, THICKNESS AS REQUIRED BY CODE FOR SIZES SHOWN ON DRAWINGS.
 - B. MIRRORS: SILVERED FLAT GLASS MIRRORS MEETING ASTM C 1503, ULYTRACLEAR (LOW IRON) FLOAT GLASS WITH A MINIMUM 91 % VISIBLE LIGHT TRANSMISSION, THICKNESS AS REQUIRED BY CODE FOR SIZES SHOWN ON DRAWINGS.
 - C. SHOWER DOORS & PANELS: CONSULT "INTERIOR ELEVATIONS" FOR SHOWER DOOR & PANEL DESIGN. PROVIDE CLEAR TEMP. GLASS, 3/8" MINIMUM THICKNESS, WITH "SHOWER-GUARD" COATING. PROVIDE ALL HARDWARE AS MANUFACTURED BY CR LAURENCE CO. (INCLUDE PULLS UNDER DOOR HARDWARE ALLOWANCE).

09 - FINISHES

- A. SHOWER & BATH WATERPROOFING & TILING SYSTEMS:
 - A. PROVIDE ALL WATERPROOFING, UNDERLAYMENTS, AND SUBSTRATES AS MANUFACTURED BY SCHLUTER, INC. OR OTHER SYSTEMS AS APPROVED BY THE ARCHITECT. FURNISH AND INSTALL COMPONENTS AS RECOMMENDED BY THE MANUFACTURER FOR EACH SPECIFIC TYPE OF APPLICATION NOTED BELOW.
 - B. FLOOR TILE: INSTALL AS PER TCA METHOD "F144".
 - C. WALL TILE: INSTALL AS PER TCA METHOD "W944".
 - D. FLOOR TILE (SHOWER): INSTALL AS PER TCA METHOD "B491C".
 - E. WALL TILE (SHOWER): INSTALL AS PER TCA METHOD "W444C".
2. TILE & STONE:
 - A. CAST STONE: CAST STONE PRODUCTS SHALL BE MANUFACTURED BY HAMBRICK CAST STONE SERVICES, JASPER, GA.
 - (1) CAST STONE BRICK PEDESTAL CAP: SIZE AS SHOWN ON DRAWINGS.
 - (2) CAST STONE ENTRY STAIR TREADS & RISERS: SIZE AS SHOWN ON DRAWINGS.
 - (3) CAST STONE FIREPLACE SURROUND: 1/2" THICKNESS, SIZE AS SHOWN ON DRAWINGS.
 - B. WALL TILE: DALTILE "COLORBODY PORCELAIN" SERIES, 3/8" THICKNESS, 24"x24" MINIMUM SIZE. EXACT TILE SELECTION SHALL BE SELECTED BY OWNER
 - C. FLOOR TILE: DALTILE "KEYSTONES" COLORBODY PORCELAIN MOSAIC TILE, 1"x1" PATTERN, COLOR SHALL BE SELECTED BY OWNER.
 - D. EXTERIOR WALL TILE BAND: DALTILE "KEYSTONES" COLORBODY PORCELAIN MOSAIC TILE, 1"x1" PATTERN, COLOR SHALL BE SELECTED BY OWNER (SEE EXTERIOR ELEVATIONS).
 - E. MARBLE SHELVES AND SILLS: WHITE MARBLE WITH SLIGHT GREY VEINING, 1" THICKNESS, CUT TO FIT, TYPICAL IN SHOWER AREAS AND AT ALL WINDOW SILLS.
3. WOOD FLOORING: PROVIDE A PRE-ENGINEERED, PRE-FINISHED, ALL WOOD FLOORING SYSTEM FOR DIRT GLUE-DOWN TO PLYWOOD SUB-FLOOR. FLOORING SHALL HAVE A 1/4" MINIMUM TOP VENEER WITH A 3/4" TOTAL THICKNESS. PROVIDE SAME FLOORING FOR INTERIOR STAIR TREADS.
4. FLOORING TRANSITION STRIPS: PROVIDE EXTRUDED STAINLESS STEEL TRANSITION FLOOR PROFILES ADJOIN TO SCHLUTER "RENO-IT". PROVIDE THE APPROPRIATE HEIGHT TO MATCH ADJOINING FINISHES.
5. PAINT/COAT THE FOLLOWING ITEMS (PRIME ALL SURFACES OF WOOD ITEMS PRIOR TO INSTALLATION). PROVIDE PAINT PRODUCTS EQUAL TO SHERWIN-WILLIAMS PAINT, CO.
 - A. EXTERIOR WOOD BRACKETS, TRIM & OTHER MISC. ITEMS: (1) COAT PRIMER, (2) COATS PAINT.
 - B. EXTERIOR SOFFITS & INTERIOR CEILINGS, WOOD, T&G: (1) COAT "WHITE-WASH" TRANSPARENT STAIN
 - C. COMPOSITE SIDING, PANELS, & TRIM: (1) COAT PRIMER, (2) COATS PAINT
 - D. INTERIOR WOOD DOOR FRAMES, PANELING, & TRIM (DESIGNATED TO BE PAINTED): (1) COAT PRIMER, (2) COATS PAINT

10 - SPECIALTIES

1. FIREPLACE: GAS FIREPLACE EQUAL TO "SPARKS MODERN FIRES", "FIRE RIBBON DIRECT-VENT 3-FIT", MODEL NO. 88E, NATURAL GAS, VERTICAL VENTING THROUGH ROOF UTILIZING ALL COMPONENTS AS MANUFACTURED BY DuraTECH.
2. EXTERIOR SHUTTERS: PROVIDE PRODUCTS EQUAL TO TIMBERLANE, INC.
 - A. SPANISH CEDAR.
 - B. GRAIN & STYLE: LOWERED, OPERABLE, STYLE "WLO", 1-3/4" W. LOUVERS.
 - C. OPTIONS: COPPER CAPPING & TILT RODS/MOUSE HOLES.
 - D. HARDWARE: STAINLESS STEEL HINGES, LOCKS & PULL RINGS.
 - E. FINISH: FACTORY STAINED.
3. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

11 - EQUIPMENT

1. APPLIANCES: FURNISHED & INSTALLED BY OWNER & COORDINATED BY CONTRACTOR.
- 12 - FURNISHINGS
1. OPERABLE INTERIOR WINDOW SHADES: FURNISHED AND INSTALLED BY OWNER AND COORDINATED BY CONTRACTOR.

12 - FURNISHINGS

1. OPERABLE INTERIOR WINDOW SHADES: FURNISHED AND INSTALLED BY OWNER AND COORDINATED BY CONTRACTOR.

13 - SPECIAL CONSTRUCTION (NOT USED)

CONT.

14 - CONVEYING EQUIPMENT

1. RESIDENTIAL ELEVATOR: UNIT EQUAL TO MOWREY ELEVATOR, "LEFT-SIDE RAIL PASS-THRU", W/ ALL STANDARD FEATURES, WHITE ACCORDIAN GATE.
- A. 220 FEED, 10/3, 30-AMP.
 - B. 110 FEED, 12/2, 20-AMP.
 - C. PHONE, CAT-5.

22 - PLUMBING

1. PLUMBING FIXTURES & FAUCET SETS: FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR.
2. CONTRACTOR SHALL PROVIDE ALL REQUIRED FITTINGS, PIPING, TRAPS, DRAIN ASSEMBLIES, ETC., FOR A COMPLETE & FUNCTIONAL SYSTEM, AND TO ENSURE THE PROPER INSTALLATION OF ALL OWNER-FURNISHED FIXTURES AND FITTINGS.
3. CONTRACTOR SHALL PROVIDE ELECTRIC WATER HEATING AS PER THE FOLLOWING: PROVIDE ONE (1) 50-GALLON "HIGH-EFFICIENCY" WATER HEATER WITH HEAT RECOVERY (COORDINATE WITH GEOTHERMAL CONTRACTOR). PROVIDE A FULL-HOUSE HOT-WATER RECIRCULATING PUMP.

23 - MECHANICAL

1. CONTRACTOR SHALL PROVIDE A CLOSED-LOOP GEOTHERMAL HEAT PUMP SYSTEM EQUAL TO WATER FURNACE "ENVISION 5" SERIES WITH A MINIMUM EFFICIENCY OF 18.0 EER (HIGH SPEED) AND 23 EER (LOW SPEED).
2. PRIOR TO SUBMITTING A PROPOSAL, THE GEOTHERMAL CONTRACTOR SHALL CONDUCT A MEETING WITH THE OWNER, ARCHITECT, & GENERAL CONTRACTOR TO DETERMINE THE EXACT NEEDS AND EXPECTATIONS OF THE OWNER.
3. THE GEOTHERMAL CONTRACTOR SHALL PROVIDE A WHOLE-HOUSE HONEYWELL DEHUMIDIFIER "DR90" AS PART OF HIS SCOPE OF WORK.
4. THE SYSTEM LOOP CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING THE LOOP FIELD INCLUDING NUMBER AND DIAMETER OF BORES.
5. THE GEOTHERMAL SYSTEM CONTRACTOR SHALL BE RESPONSIBLE FOR SIZE ARRANGEMENT OF ALL EQUIPMENT, DUCTWORK, AND PIPING AS REQUIRED FOR A COMPLETE & OPERABLE SYSTEM. CONTRACTOR SHALL INSTALL ALL COMPONENTS SUCH THAT THE MANUFACTURER'S RECOMMENDED CLEARANCES ARE MET FOR ALL ACCESS PANELS, MOTORS, FANS, BELTS, FILTERS, AND AIR INTAKES.
6. THE SYSTEM SHALL BE ENGINEERED FOR THE USE OF LINEAR SLOT DIFFUSERS IN ALL MAJOR SPACES AND TO THE EXTENT AS PRACTICAL, FOR ALL ANCILLARY SPACES.
7. PROVIDE DUCT FLEX CONNECTIONS & VIBRATION ISOLATION FOR ALL UNITS.
8. PROVIDE MINIMUM R-6 DUCT INSULATION.
9. BATH EXHAUST FANS: PROVIDE CONNECTIONS ON OUTLET AND ROUTE EXHAUST DUCT TO SOFFIT CAP. PROVIDE CAP EQUAL TO SEIHO MODEL "SX" ALUMINUM VENT LOUVER WITH CLEAR ANODIZED FINISH, OPTIONAL INSECT SCREEN, AND SIZED TO FIT DUCT.
10. DRYER ACCESSORIES:
 - A. DRYER VENT CAP: PROVIDE CAP EQUAL TO SEIHO MODEL "SFZC" WITH CLEAR ANODIZED FINISH AND SIZED TO FIT DUCT.
 - B. DRYER VENT HOSE RECEPTACLE: PROVIDE RECEPTACLE EQUAL TO "THE DryerBOX", MODEL NO. 4D, AS MANUFACTURED BY IN-O-VATE TECHNOLOGIES, INC.

26 - ELECTRICAL

1. ELECTRICAL FIXTURES AND SWITCH / RECEPTACLE DEVICES AND PLATES: FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ALL WIRING, CONDUIT, J-BOXES, & OTHER NECESSARY MATERIALS TO ENSURE THE PROPER INSTALLATION OF ALL "OWNER-SUPPLIED" ELECTRICAL FIXTURES, SWITCHES, RECEPTACLES, AND COVER PLATES.
2. COMMUNICATION / DATA COMPONENTS: FURNISHED AND INSTALLED BY OWNER, AND COORDINATED BY CONTRACTOR.
3. CONTRACTOR SHALL PROVIDE CONDUIT STUB-OUT AT PERIMETER OF BUILDING AT (4) DIFFERENT LOCATIONS TO ALLOW POWER CONNECTIONS TO OWNER-FURNISHED SITE LIGHTING.

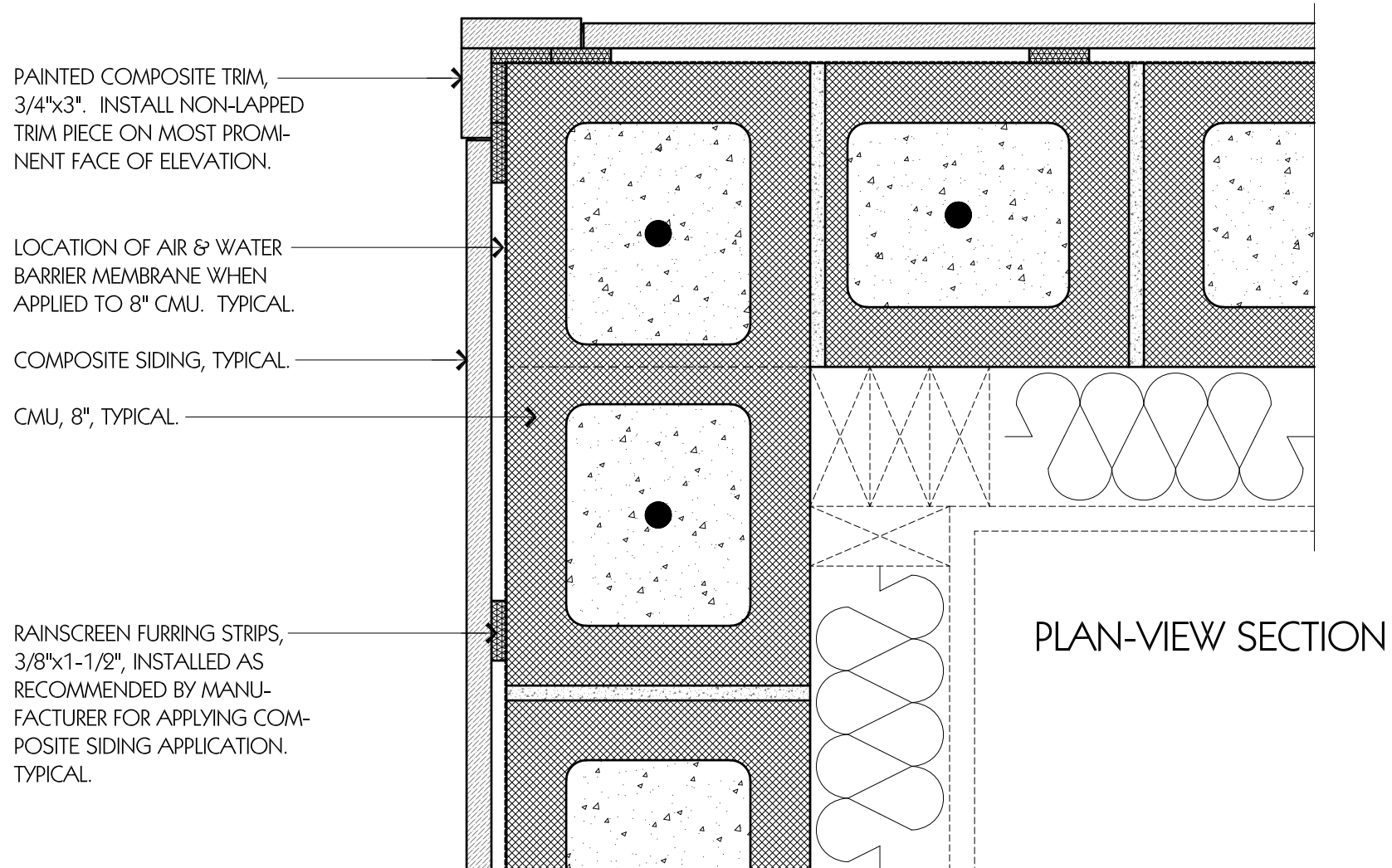
31 - EARTHWORK

1. SITE CLEARING: PROTECT AND MAINTAIN BENCHMARKS AND SURVEY POINTS FROM DISTURBANCE DURING CONSTRUCTION. VERIFY ANY LANDSCAPING TO REMAIN OR RELOCATED HAS BEEN FLAGGED & THAT PROTECTION ZONES HAVE BEEN ESTABLISHED.
2. EROSION CONTROL: PROVIDE TEMPORARY EROSION CONTROL TO PREVENT SOIL EROSION/DISCHARGE OF SOIL-BEARING RUNOFF, OR AIRBORNE DUST TO ADJACENT PROPERTIES AND PUBLIC STREETS. PROVIDE IN ACCORDANCE WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
3. EARTH MOVING: PROVIDE NEW SOIL FILL MATERIAL WHEN SUFFICIENT SATISFACTORY SOIL MATERIAL IS NOT AVAILABLE FROM EXCAVATIONS AT THE SITE. CONSULT STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES AND REQUIREMENTS.
4. EXCAVATIONS FOR STRUCTURES: EXCAVATE TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS-OR-MINUS 1-INCH.
5. TERMITE CONTROL: PROVIDE AN EPA-REGISTERED TERMITICIDE, COMPLYING WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, IN AN AQUEOUS SOLUTION.

CONT.

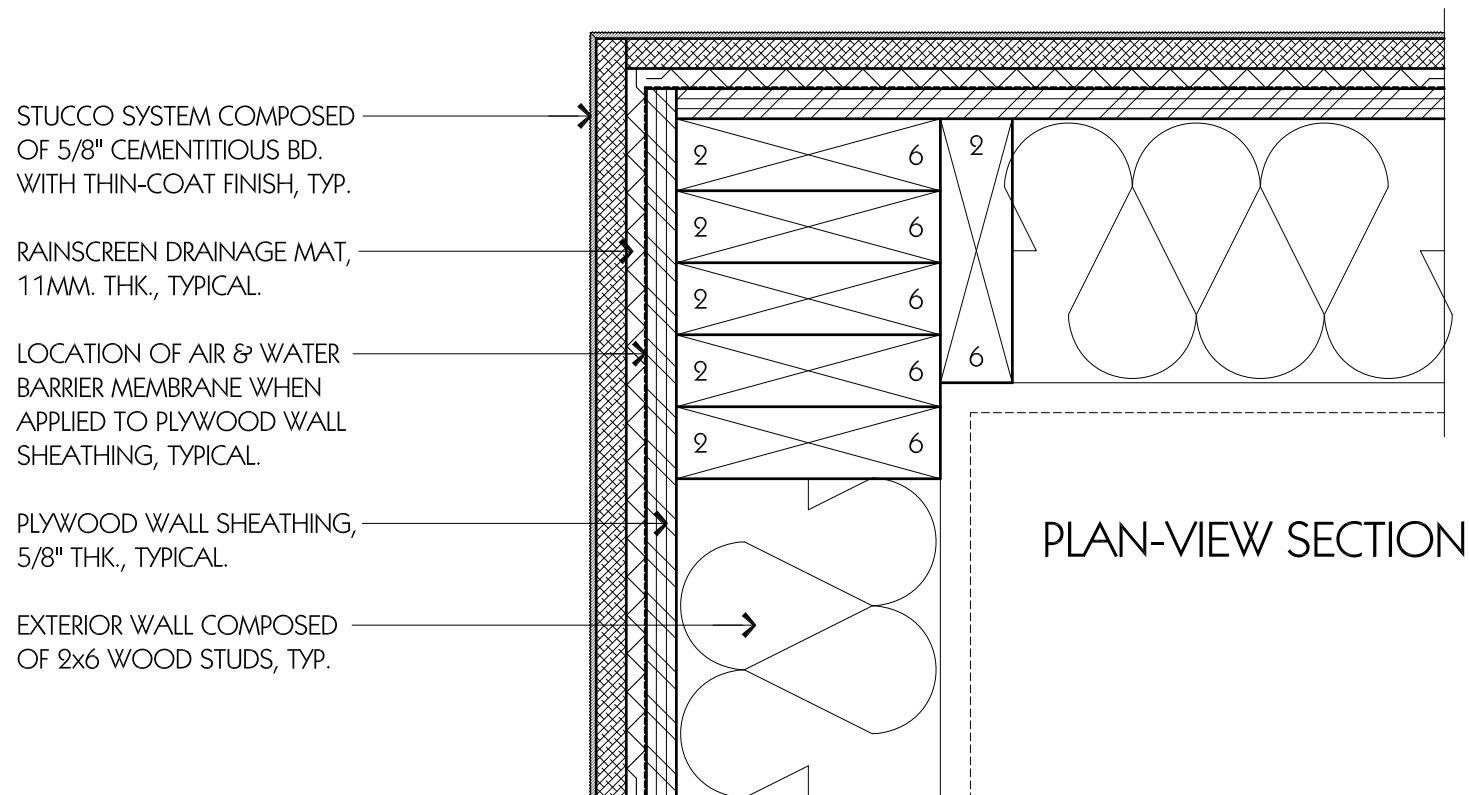
32 - EXTERIOR IMPROVEMENTS

1. ECO-PAVERS (RATED FOR DRIVEWAY USE): PROVIDE "TURFSTONE" PAVERS AS MANUFACTURED BY BELGARD.
2. PLANTING IRRIGATION: FURNISHED & INSTALLED BY OWNER. INSTALLER SHALL SUBMIT SHOP DRAWINGS TO OWNER, DRAWN TO SCALE, DEPICTING THE ENTIRE IRRIGATION SYSTEM INCLUDING ALL COMPONENTS AND THEIR COORDINATION WITH EACH OTHER. OBTAIN APPROVAL BY OWNER PRIOR TO STARTING ANY WORK.
3. TURF & GRASSES: FURNISHED & INSTALLED BY OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED ELEVATION FOR THE FINISHED SURFACES OF PLANTING SOIL.
4. PLANTS: FURNISHED & INSTALLED BY OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED ELEVATION FOR THE FINISHED SURFACES OF PLANTING SOIL.



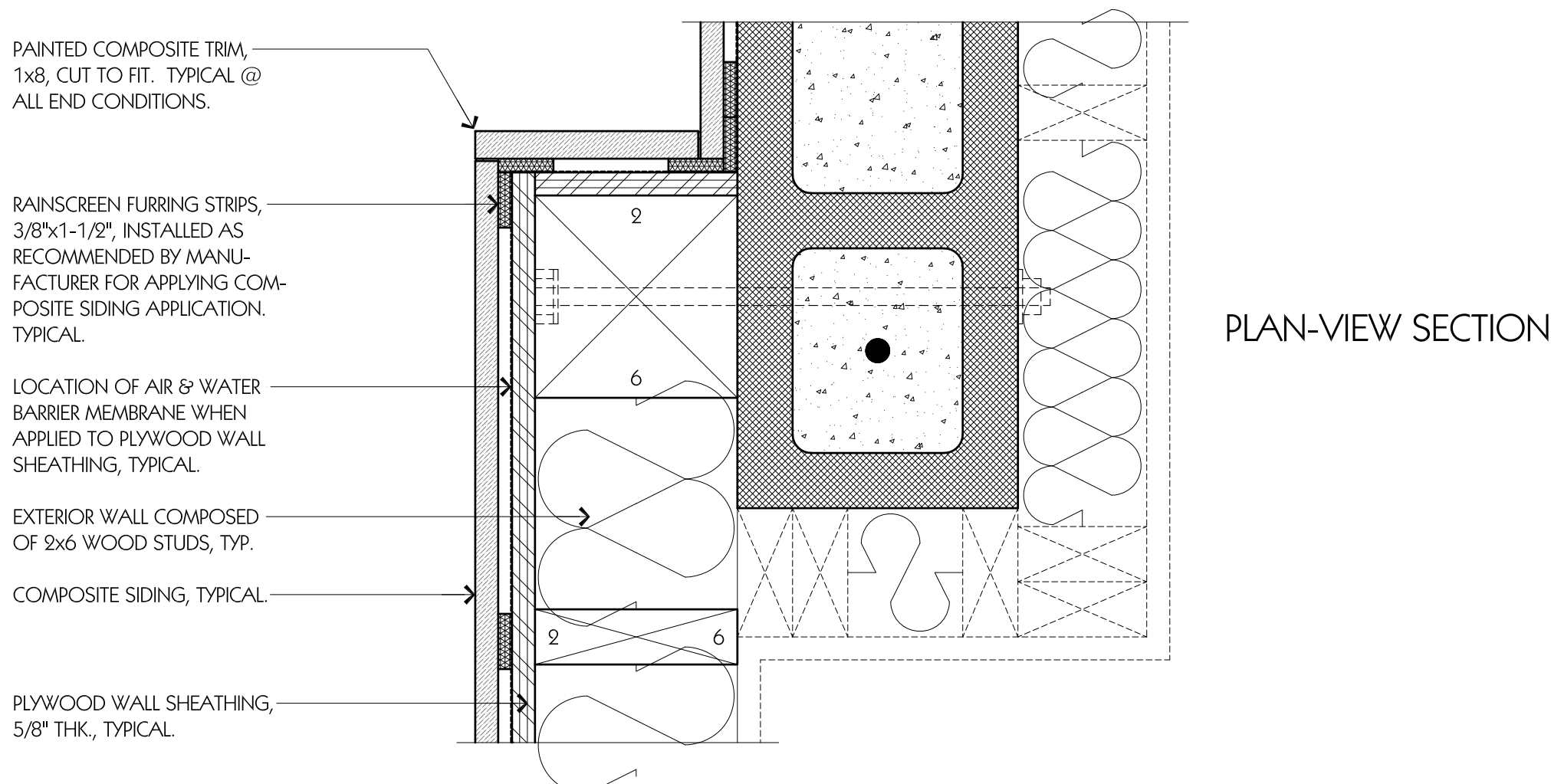
RAINSCREEN: CMU CONSTRUCTION WITH COMPOSITE SIDING FINISH

SCALE: 3"=1'-0'



RAINSCREEN: WOOD STUD CONSTRUCTION WITH STUCCO FINISH

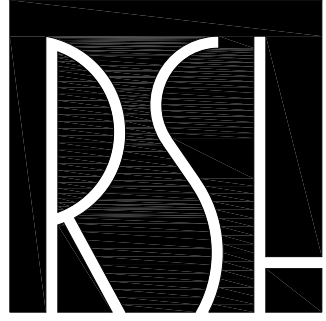
SCALE: 3"=1'-0"



RAINSCREEN: WOOD STUD CONSTRUCTION WITH COMPOSITE SIDING FINISH

SCALE: 3"=1'-0"

NOTE: TYPICAL CONDITIONS @ TWO (2) CANTERLEVERS ON SOUTH ELEVATION.



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PROJECT TITLE

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PROJECT NO.	5002	100% SUBMITTAL	
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SHEET TITLE

TECHNICAL DATA & SPECIFICATIONS / RAINSCREEN DETAILS

A1.3



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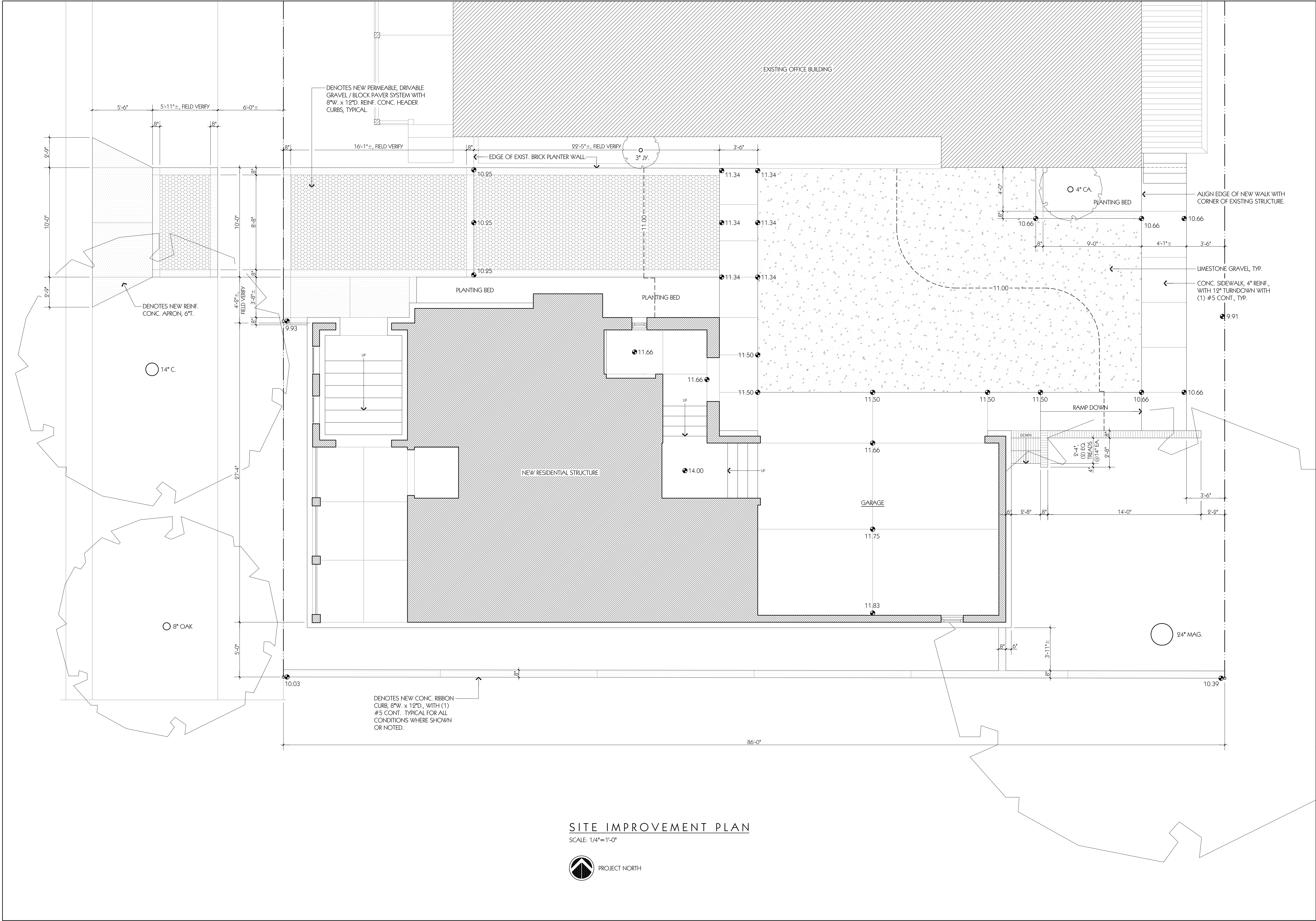
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SHEET TITLE

SITE PLANS -
EXIST. CONDITIONS /
DEMOLITION & NEW
CONSTRUCTION

A2.1





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PI 2

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SHEET TITLE

SITE IMPROVEMENT PLAN

A2.2



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PROJECT TITLE

PI²

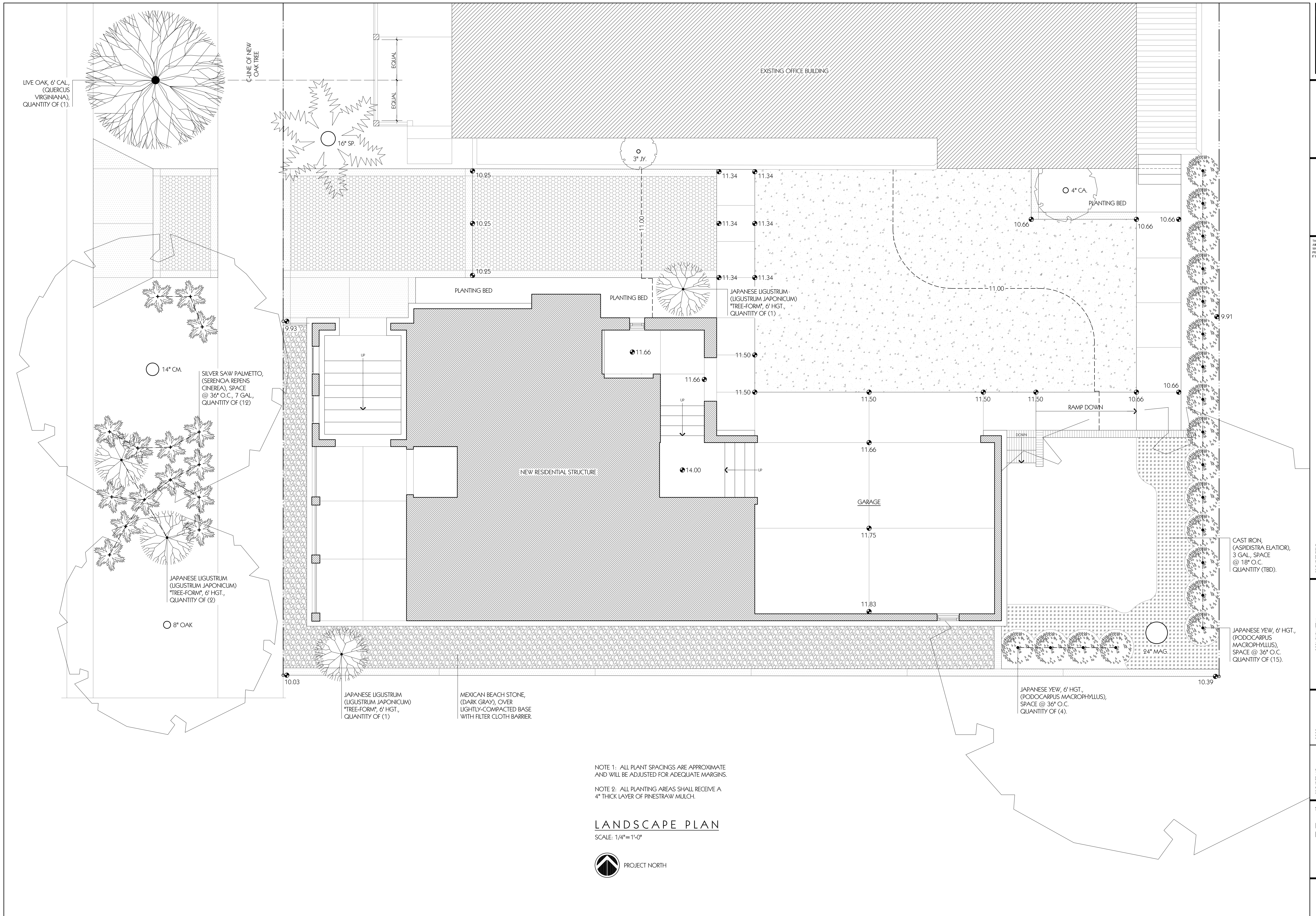
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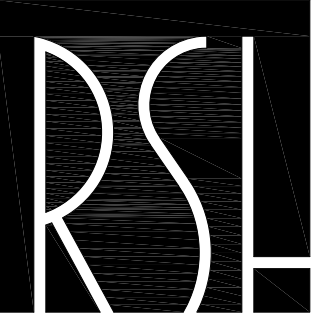
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SHEET TITLE

LANDSCAPE
PLAN

A2.3





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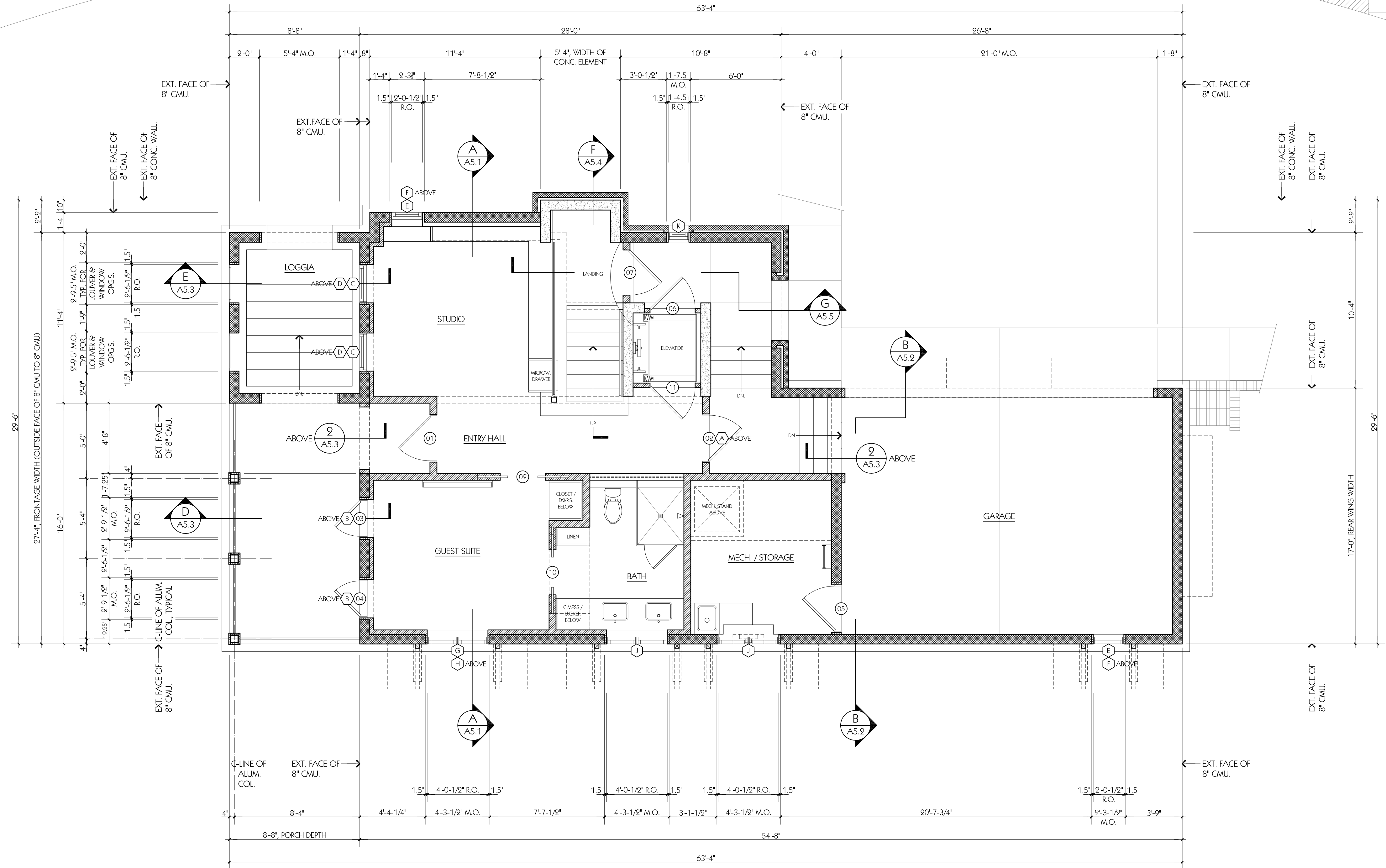
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PI 2
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	30202A.3.1.dwg	RSH	RSH	RSHA 3020		12-14-2020	03-04-20		

SHEET TITLE
FIRST FLOOR PLAN

A3.1a



FIRST FLOOR PLAN

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





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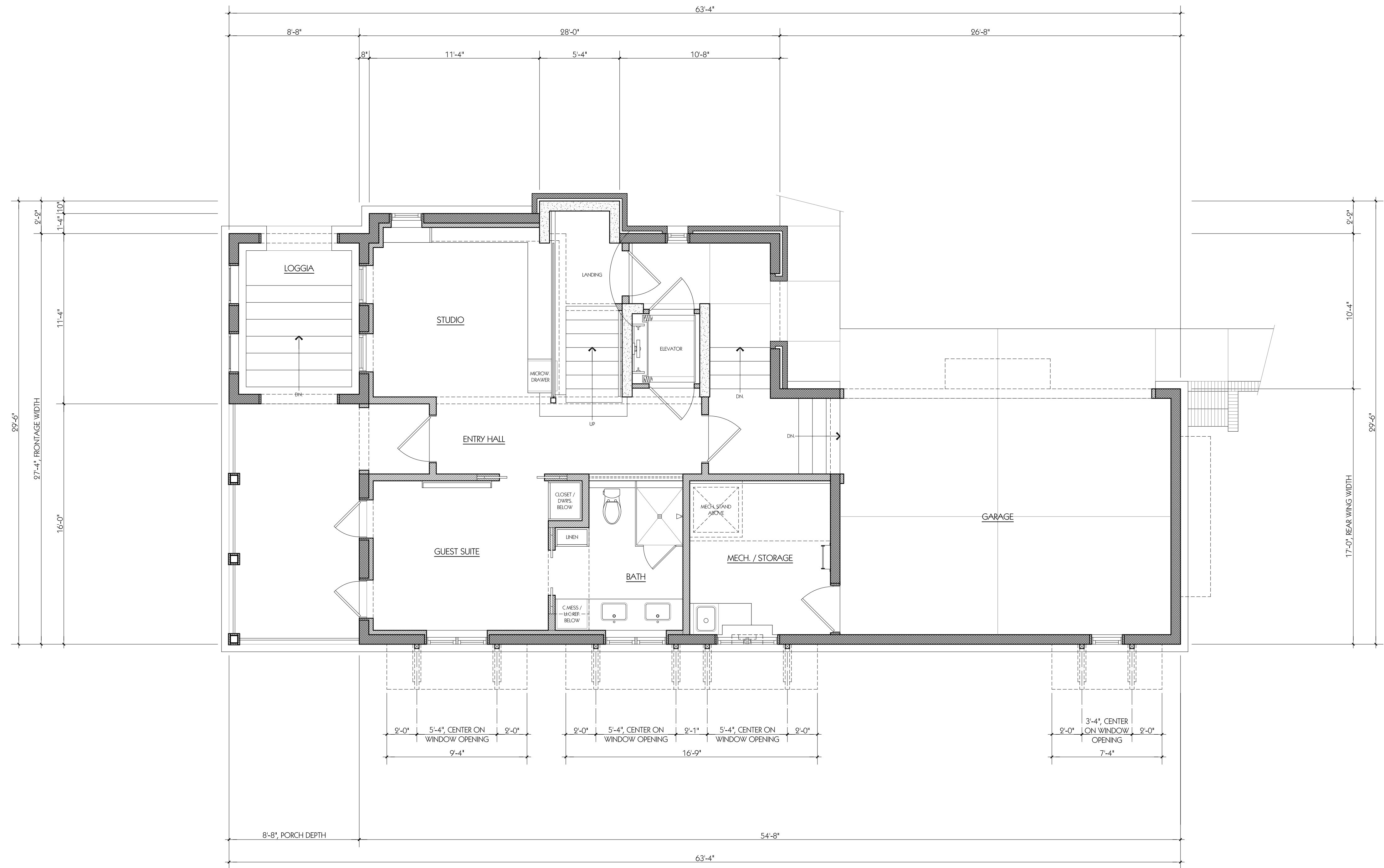
P12

314 SOUTH ALCANIZ STREET
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FIRST FLOOR PLAN
(INTERIOR WALL &
SUN SCREEN
DIMENSIONS)

A3.1b

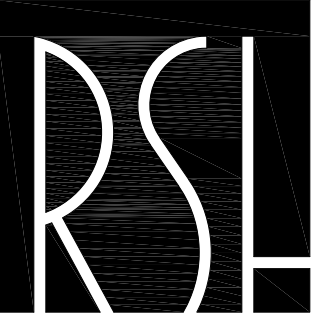


FIRST FLOOR PLAN (INTERIOR WALL & SUN SCREEN DIMENSIONS)

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



PROJECT NORTH



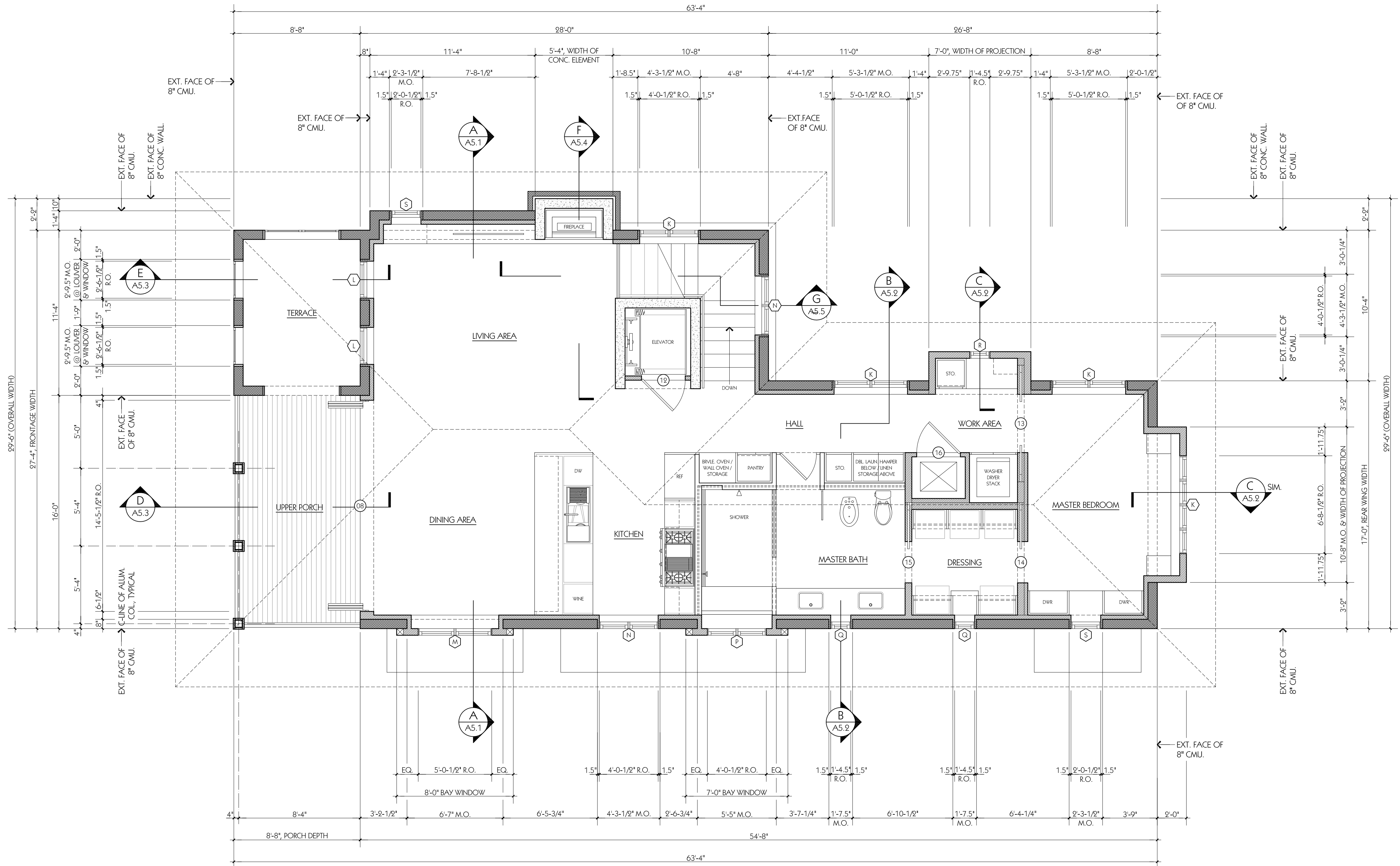
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PROJECT TITLE
PI 2
314 SOUTH ALCANIZ STREET
PENSACOLA, FL 32502

PROJECT NO.	CAD DWG FILE	DATE	100% SUBMITTAL	REVISION 1	REVISION 1
3002	3002A.3.1.dwg	12-14-2020	100% SUBMITTAL	REVISION 1	REVISION 1
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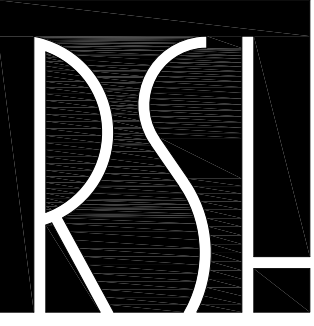
SHEET TITLE
SECOND FLOOR PLAN



SECOND FLOOR PLAN

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





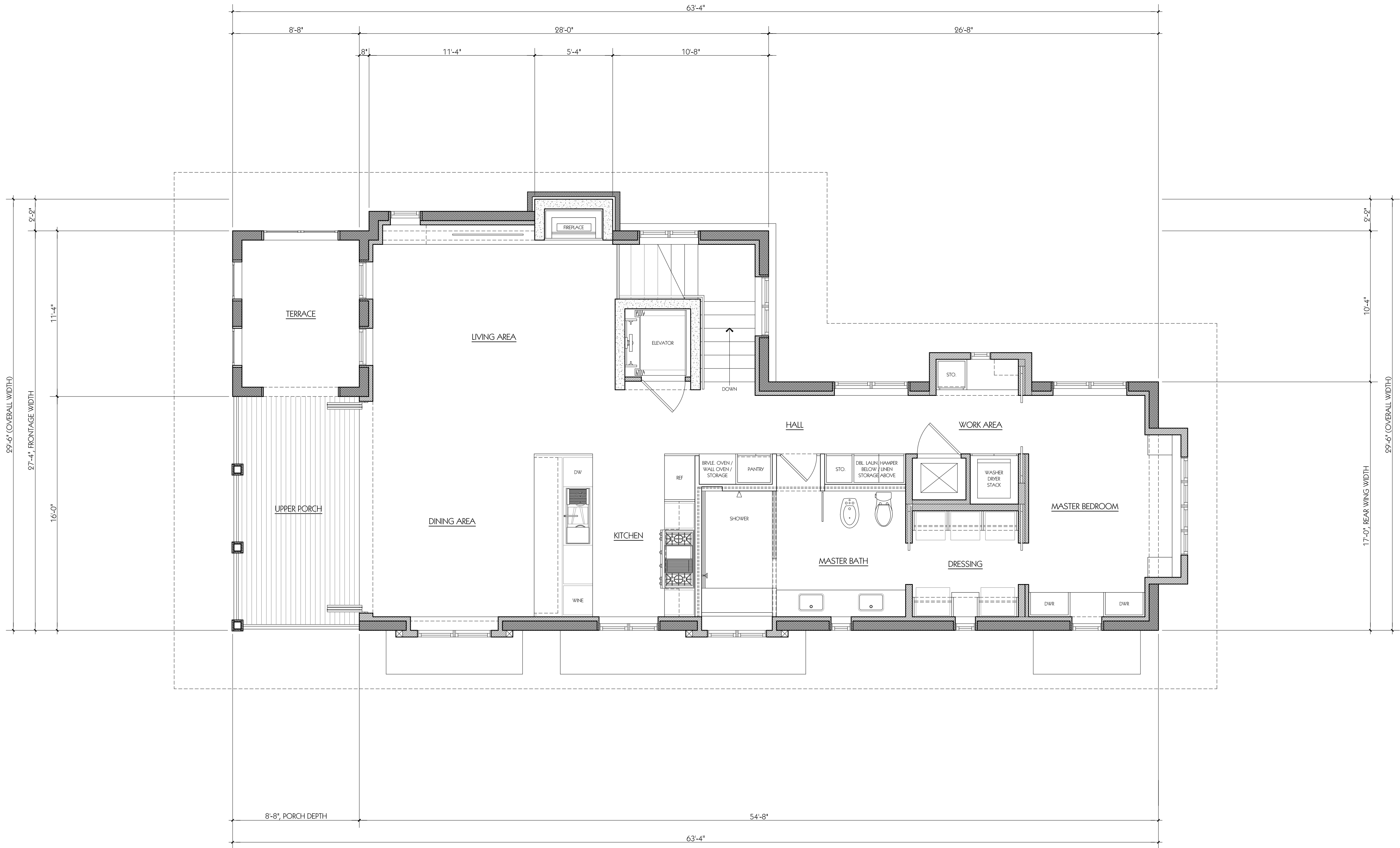
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PROJECT TITLE
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SHEET TITLE
SECOND FLOOR
PLAN
(INTERIOR WALL
DIMENSIONS)



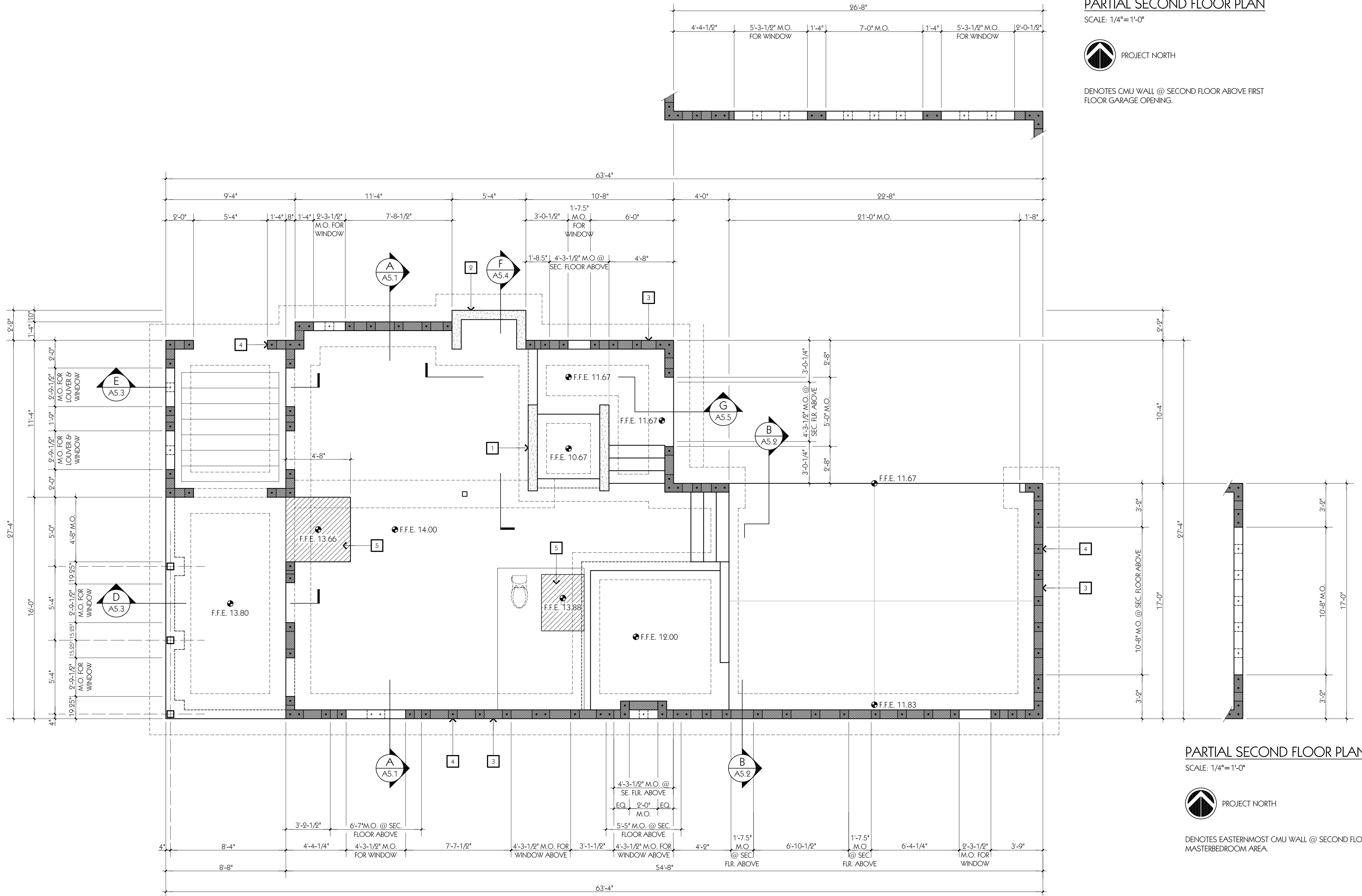
SECOND FLOOR PLAN (INTERIOR WALL DIMENSIONS)
SCALE: 1/4"=1'-0"



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3002	3002A.3.1.dwg	RSH	RSH	RSHA 3000
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KEYNOTES (SHEETS A3.3 ONLY)

- DENOTES REINF. CAST-IN-PLACE CONC. ELEVATOR SHAFT. CONSULT SHEET A5.6 & STRUCTURAL DWG'S. FOR ADDITIONAL INFORMATION.
- DENOTES REINF. CAST-IN-PLACE CONC. CHIMNEY SHAFT. CONSULT SHEET A5.6 & STRUCTURAL DWG'S. FOR ADDITIONAL INFORMATION.
- DENOTES REINF. 8" CMU FOUNDATION WALLS. CONSULT SHEETS A5.1 - A5.5 & STRUCTURAL DWG'S. FOR ADDITIONAL INFORMATION. TYPICAL.
- DENOTES REINF. 8" CMU PILASTERS. CONSULT STRUCTURAL DWG'S. FOR ADDITIONAL INFORMATION. TYPICAL.
- DENOTES RECESS IN SLAB FOR SETTING BED AND TILE. TYPICAL.



FOUNDATION & FIRST FLOOR SLAB PLAN

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



PARTIAL SECOND FLOOR PLAN

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



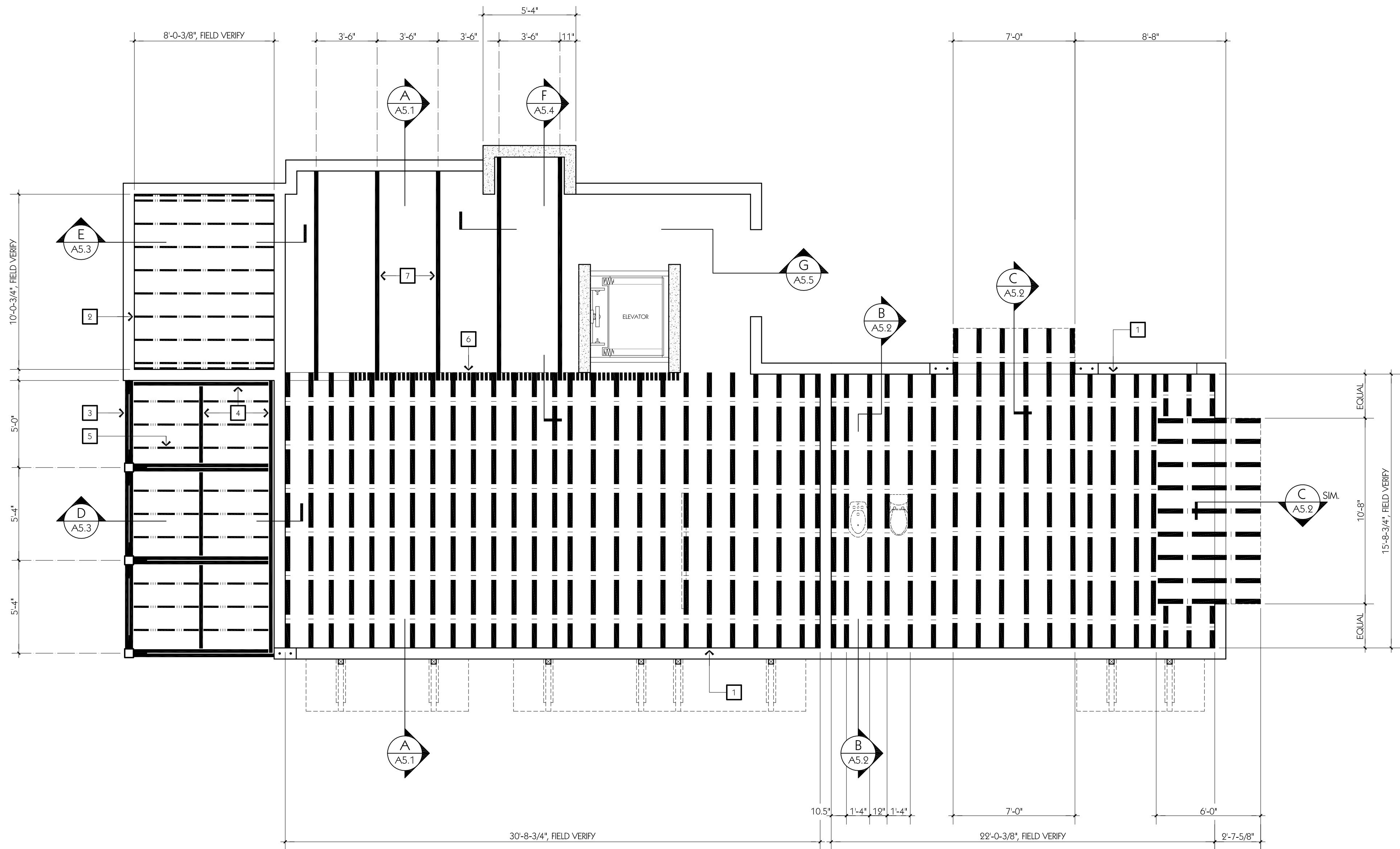
DENOTES CMU WALL @ SECOND FLOOR ABOVE FIRST FLOOR GARAGE OPENING.

PARTIAL SECOND FLOOR PLAN

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



DENOTES EASTERNMOST CMU WALL @ SECOND FLOOR MASTERBEDROOM AREA.

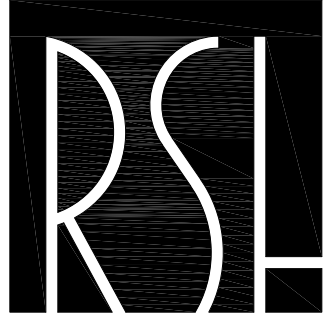


SECOND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"



KEYNOTES
(SHEETS A3.4 ONLY)

- 1 DENOTES 20'D, PRE-ENGINEERED WOOD FLOOR TRUSSES @ 16" O.C. MAX., TYP.
- 2 DENOTES P.T. 2x12 WOOD FLOOR JOISTS 16" O.C. MAX., TYPICAL.
- 3 DENOTES DOUBLE KDAT 3x8 WOOD JOISTS SPACED AS SHOWN. TYPICAL.
- 4 DENOTES KDAT 3x8 WOOD JOIST SPACED AS SHOWN. TYPICAL.
- 5 DENOTES KDAT 2x8 WOOD JOISTS, SPACED AS SHOWN. TYPICAL.
- 6 DENOTES WOOD GLULAM BEAM BELOW. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 7 DENOTES WOOD GLULAM FLOOR JOISTS. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.



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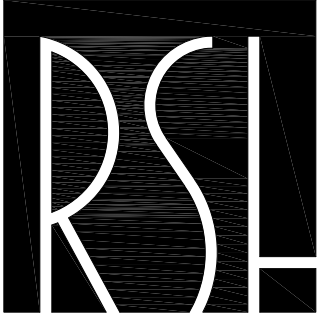
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SHEET TITLE

SECOND FLOOR
FRAMING PLAN



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PROJECT TITLE
PI 2
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SHEET TITLE
ROOF FRAMING
PLAN

A3.5

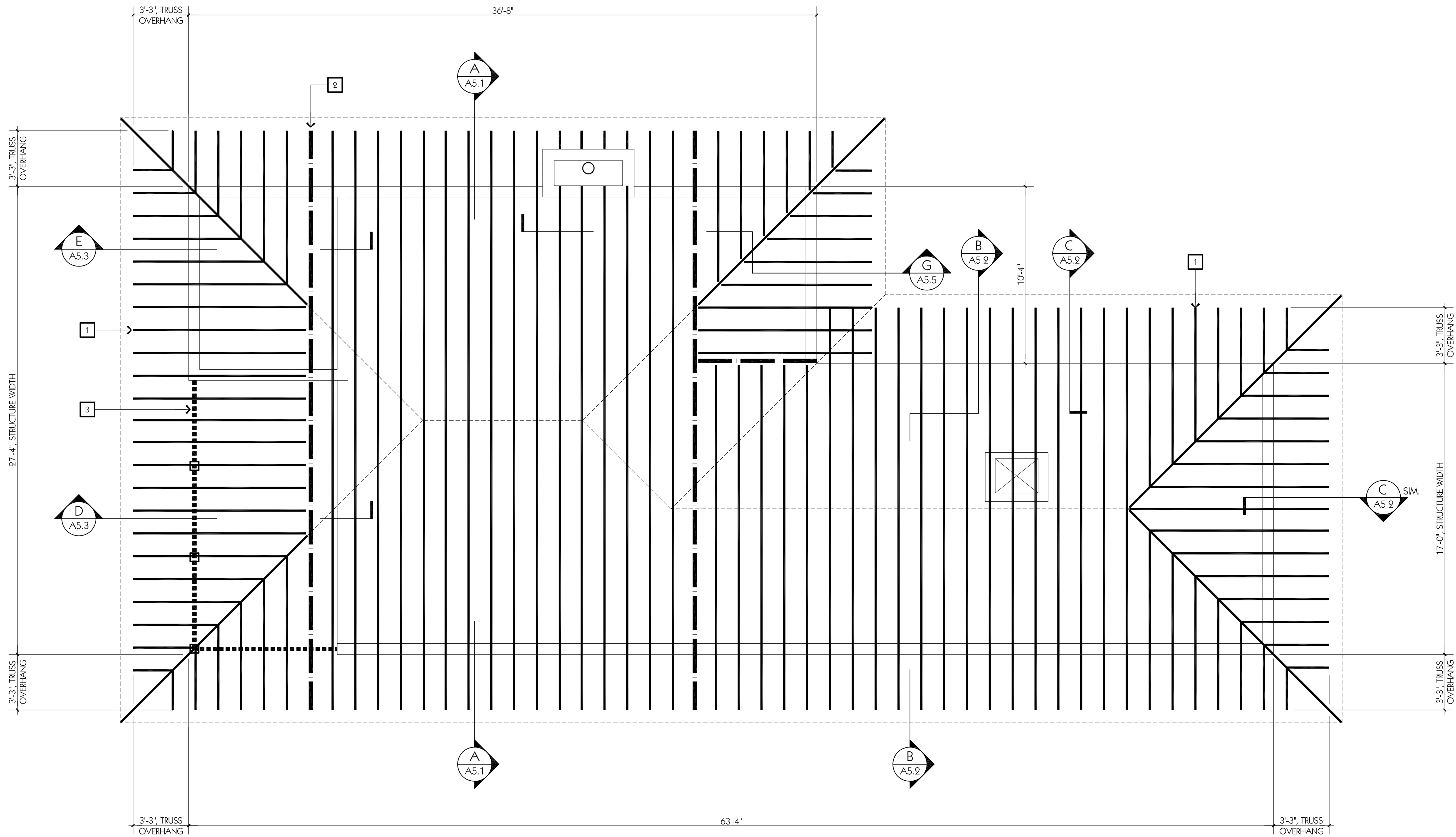
KEYNOTES
(SHEETS A3.5 ONLY)

- 1

DENOTES PRE-ENGINEERED WOOD ROOF TRUSSES @ 16" O.C. MAXIMUM. PROVIDE 2x6S FOR ALL COMPONENTS. TYPICAL.
- 2

DENOTES PRE-ENGINEERED WOOD ROOF CARRIER TRUSSE, TYPICAL.
- 3

DENOTES LVL BEAM BELOW. SEE STRUCT. DRAWINGS FOR ADDITIONAL INFORMATION. TYPICAL.



ROOF FRAMING PLAN

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



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SHEET TITLE

WEST ELEVATION - FRONT VIEW FROM ALCANIZ STREET

KEYNOTES

(SHEETS A4.1 - A4.4)

- 1

DENOTES PAINTED COMPOSITE SHIP-LAP SIDING, 5" 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 FIXED WOOD SHUTTERS WITH OPERABLE LOUVERS, TYPICAL.
- 8

DENOTES AWNINGS COMPOSED OF HEAVY-TIMBERD BRACKETS, T&G WOOD DECKING, AND CORRUGATED METAL ROOF PANELS, TYPICAL.
- 9

DENOTES 'OPTIONAL' SOLAR ARRAY SYSTEM.
- 10

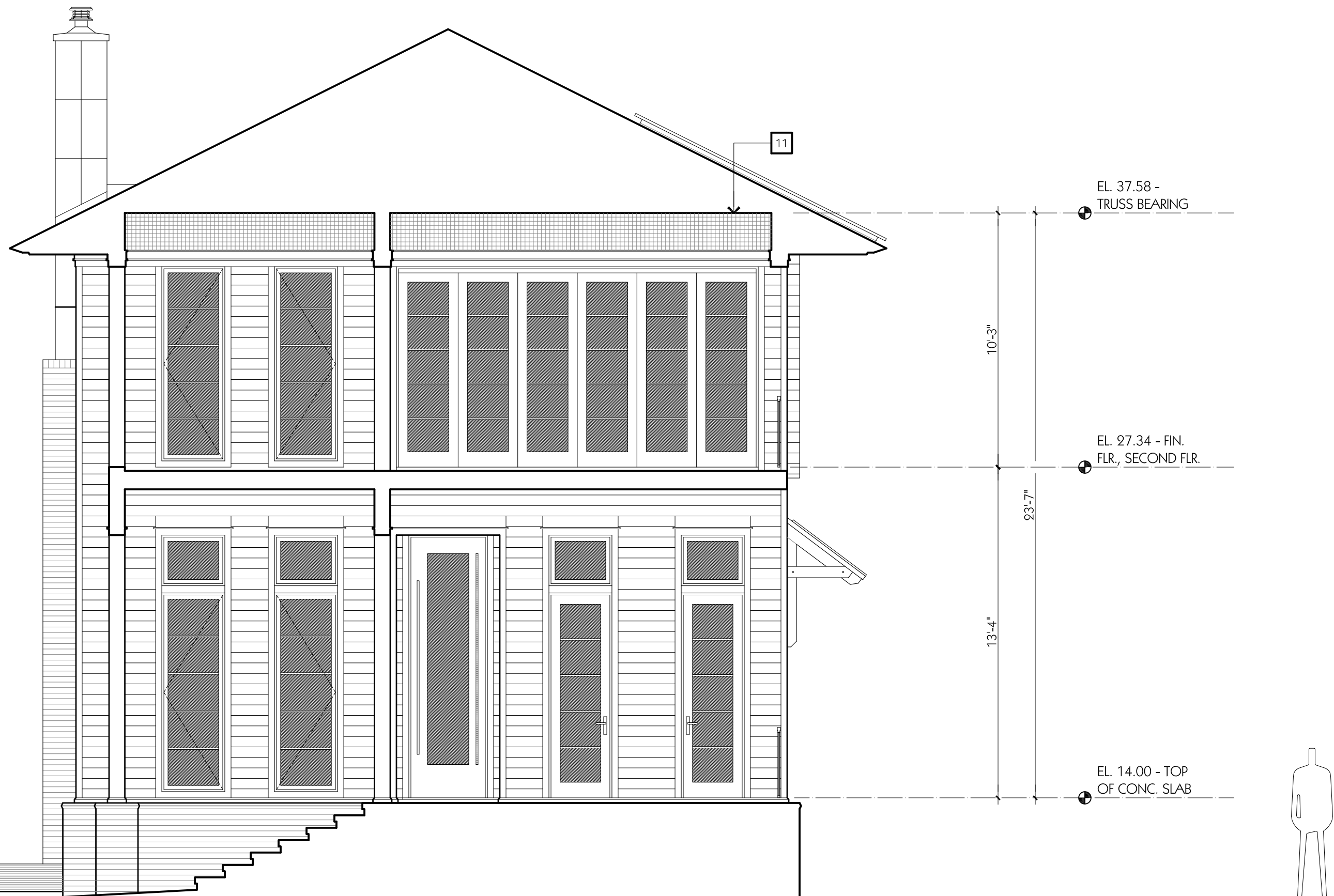
DENOTES CAST STONE CAP, CONT. AROUND ENTIRE BRICK BASE, TYPICAL.
- 11

DENOTES CERAMIC MOSAIC TILE TIM BAND.



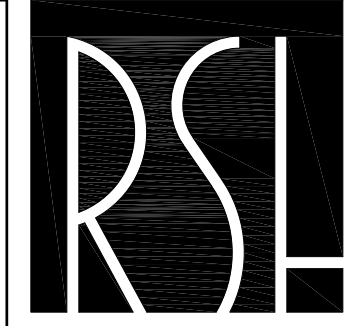
WEST ELEVATION - FRONT VIEW FROM ALCANIZ STREET

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



WEST ELEVATION (PORCH REMOVED)
SCALE: 1/4"=1'-0"

NOTE: CONSULT SHEET A4.1a FOR KEYNOTES & ADDITIONAL INFORMATION.



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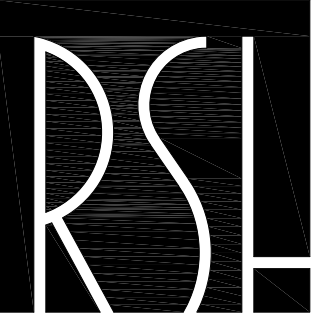
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SHEET TITLE
WEST ELEVATION -
FRONT VIEW FROM
ALCANIZ STREET

A4.1b



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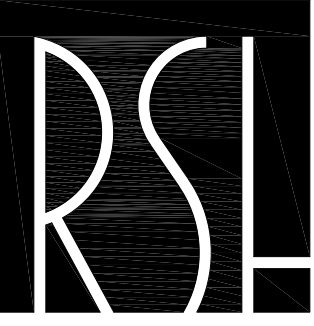
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SHEET TITLE
EAST ELEVATION -
REAR VIEW



EAST ELEVATION - REAR VIEW
SCALE: 1/4"=1'-0"

NOTE: CONSULT SHEET A4.1a FOR KEYNOTES & ADDITIONAL INFORMATION.



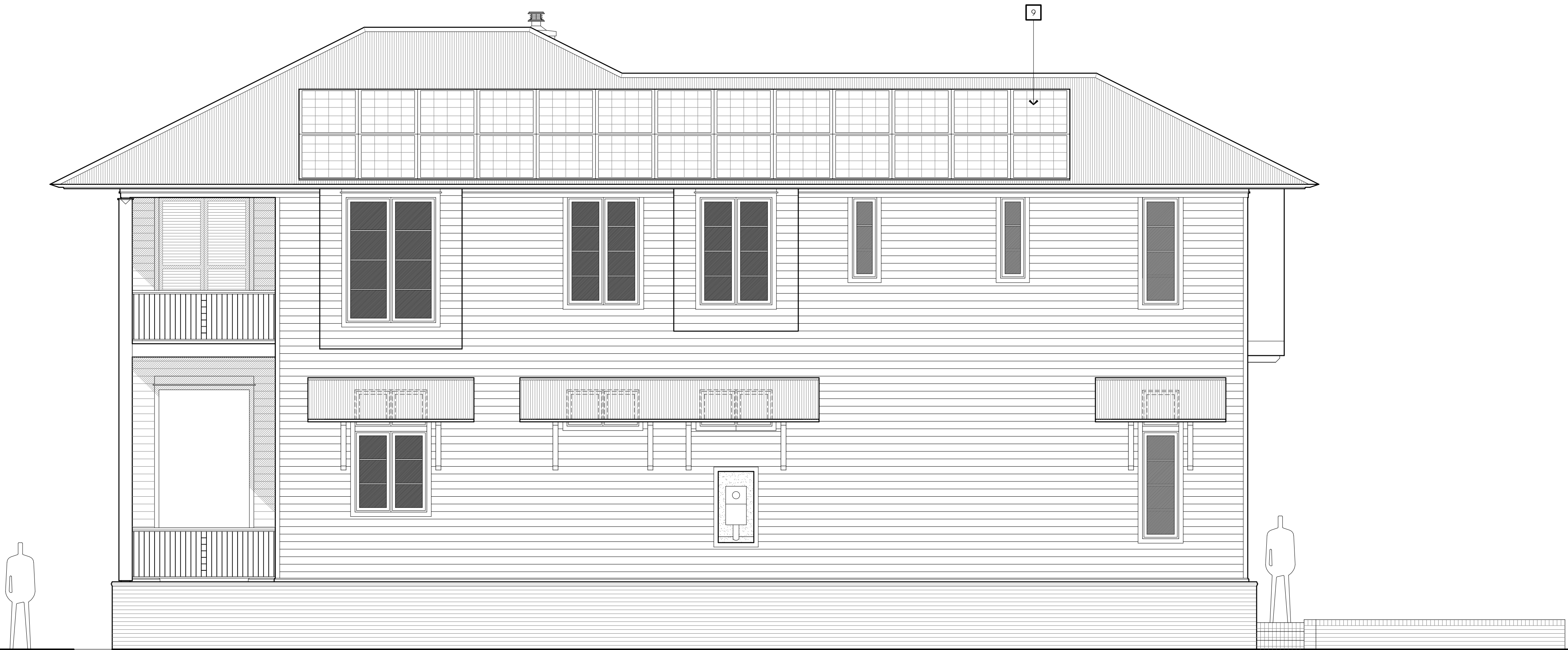
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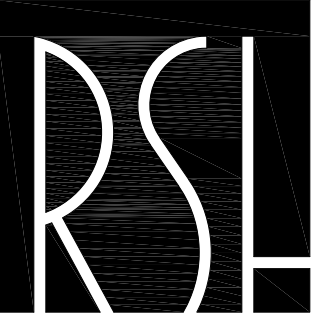
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3002	3002A.4.1.dwg	RSH	RSH	RSHA 2020	12-14-2020	03-04-20

SHEET TITLE
SOUTH ELEVATION -
SIDE VIEW



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

NOTE: CONSULT SHEET A4.1a FOR KEYNOTES & ADDITIONAL INFORMATION.



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SHEET TITLE
NORTH ELEVATION -
SIDE VIEW



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

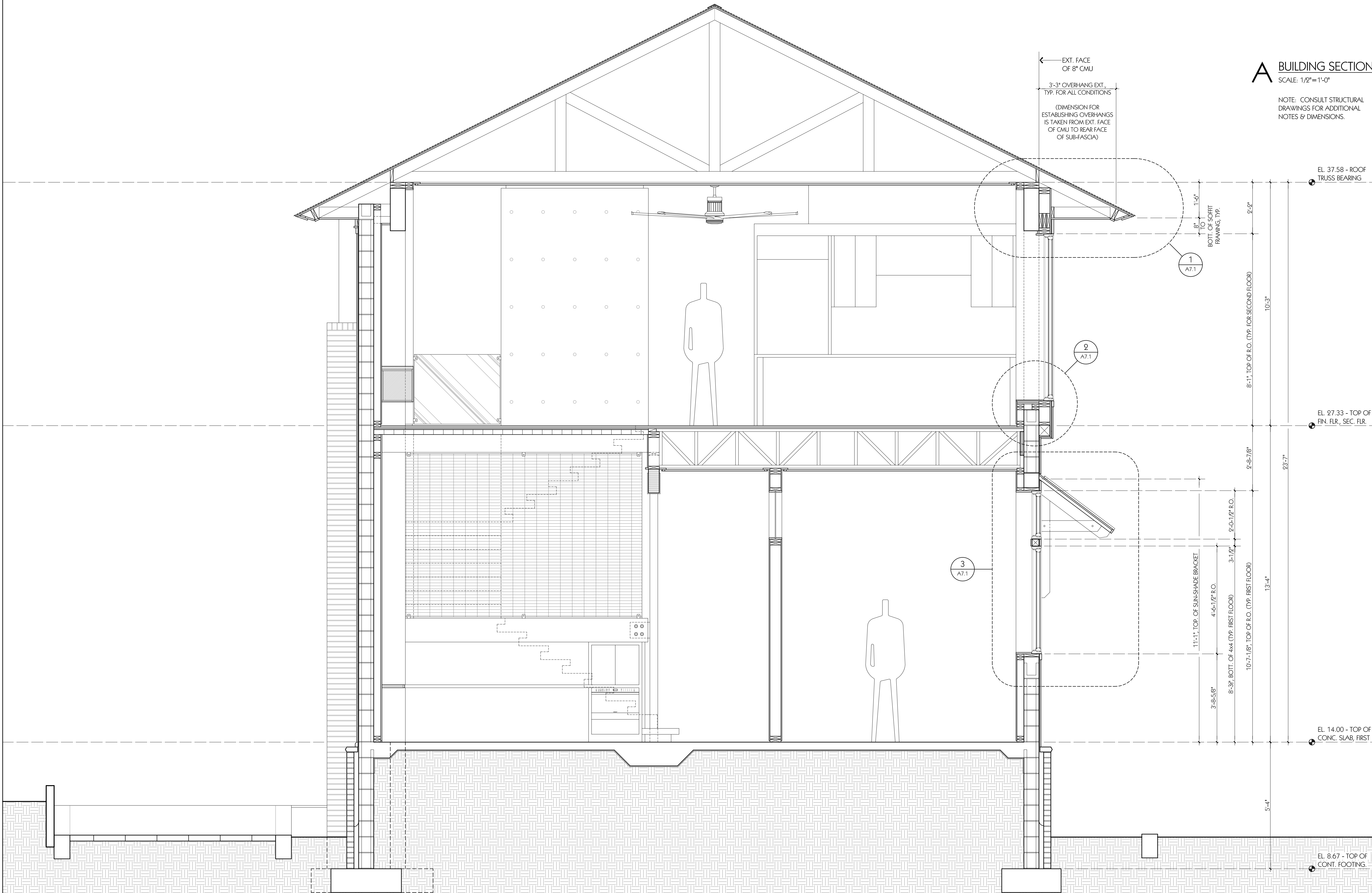
NOTE: CONSULT SHEET A4.1a FOR KEYNOTES & ADDITIONAL INFORMATION.



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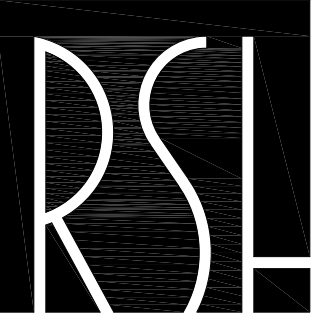
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SHEET TITLE

BUILDING SECTION
'A'



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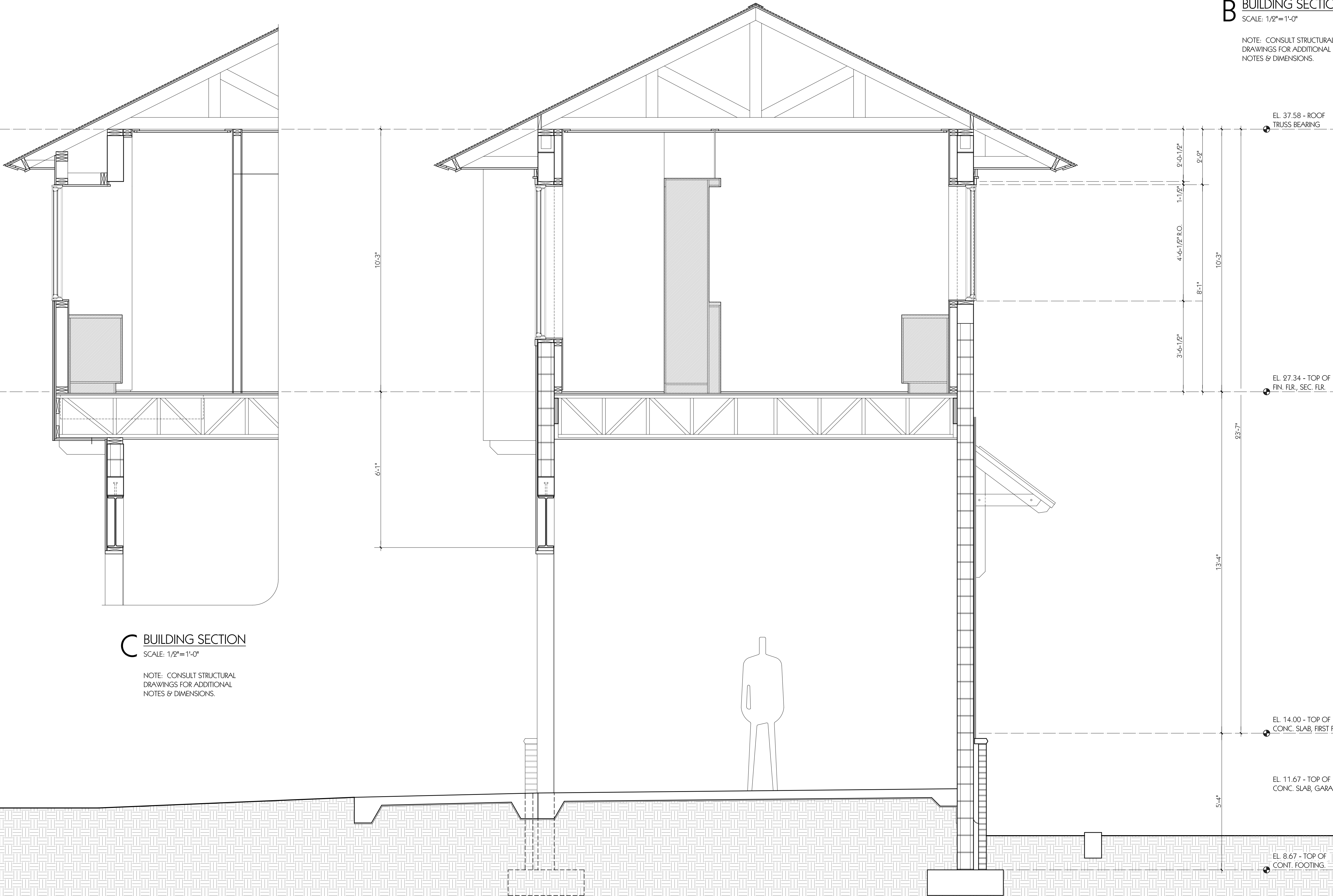
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3002	3002A.S1.dwg	12-14-2020	03-04-20					
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SHEET TITLE
BUILDING SECTIONS
'B' & 'C'

B BUILDING SECTION

SCALE: 1/2"=1'-0"

NOTE: CONSULT STRUCTURAL
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NOTES & DIMENSIONS.

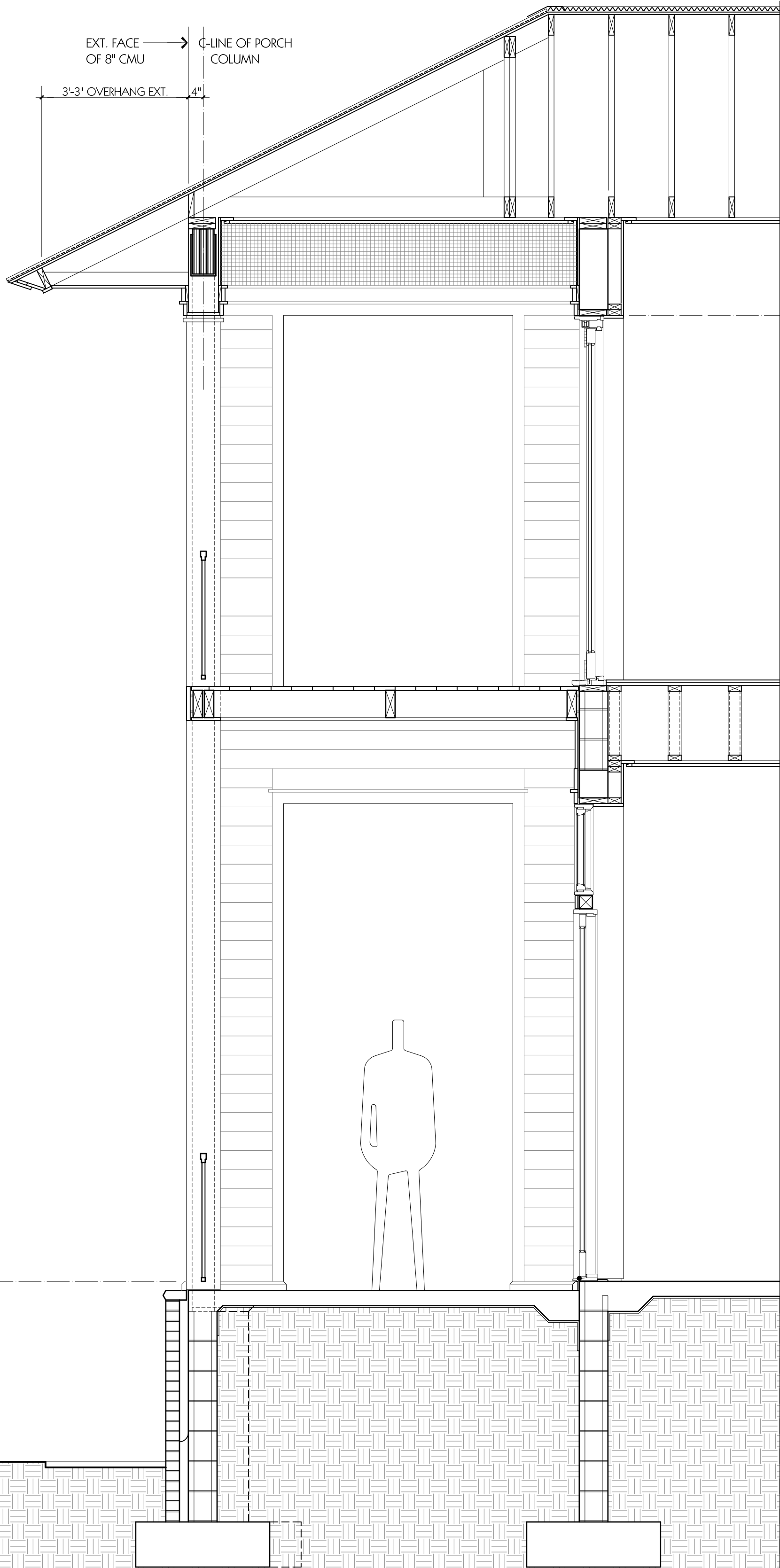


C BUILDING SECTION

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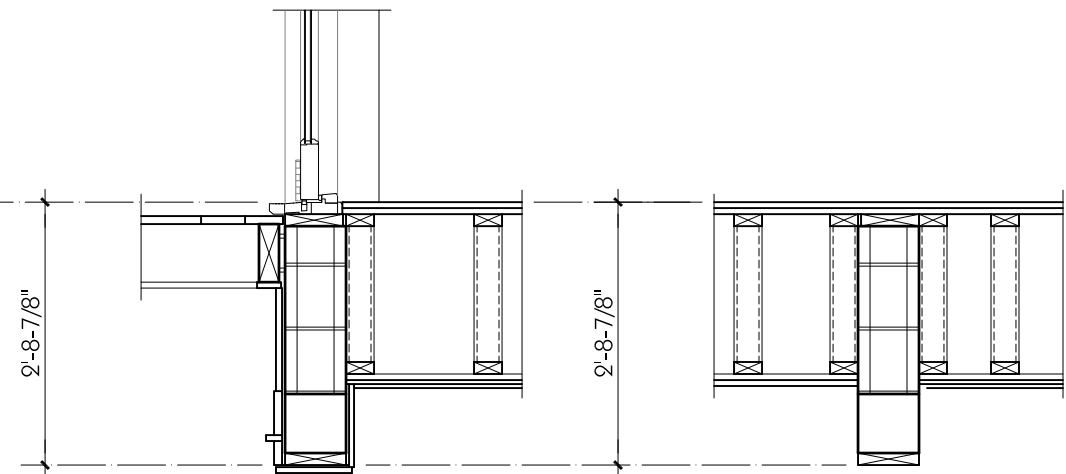
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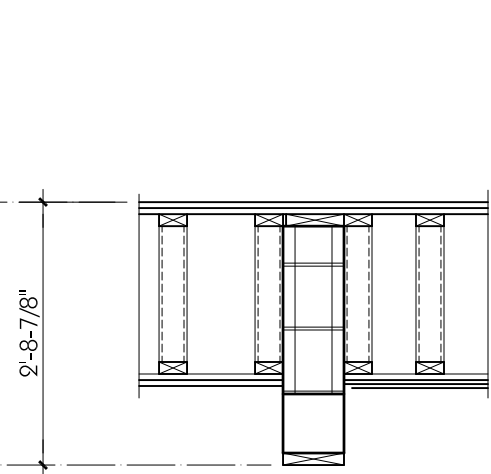


D BUILDING SECTION
SCALE: 1/8"=1'-0"

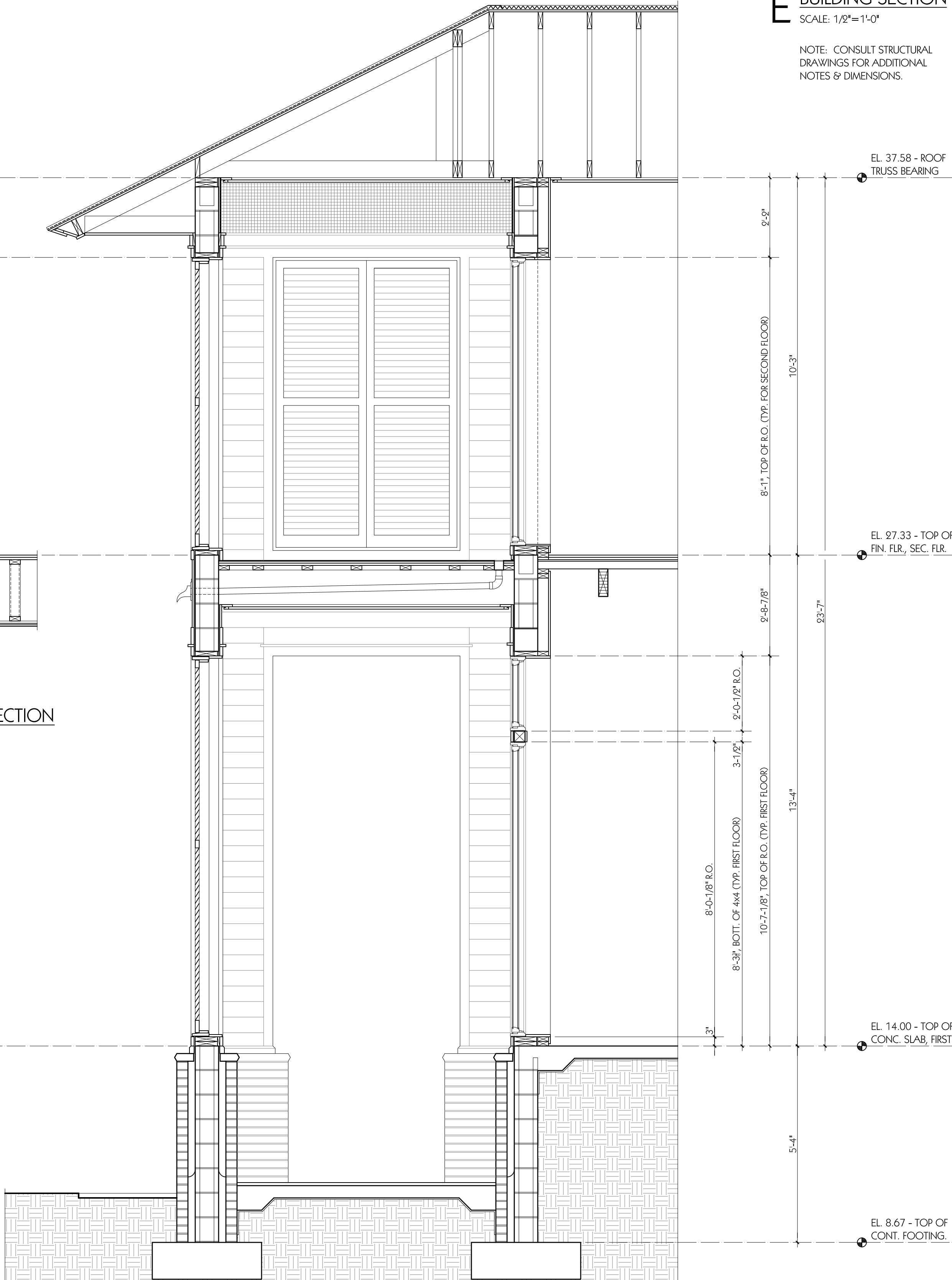
NOTE: CONSULT STRUCTURAL
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1 DETAIL - SECTION
SCALE: 1/8"=1'-0"



2 DETAIL - SECTION
SCALE: 1/8"=1'-0"



E BUILDING SECTION
SCALE: 1/8"=1'-0"

NOTE: CONSULT STRUCTURAL
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PROJECT TITLE

pl 2

314 SOUTH ALCANIZ STREET
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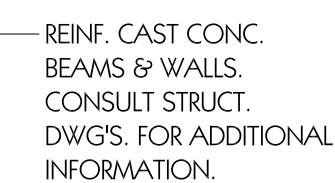
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BUILDING SECTION
'F' / DETAILS

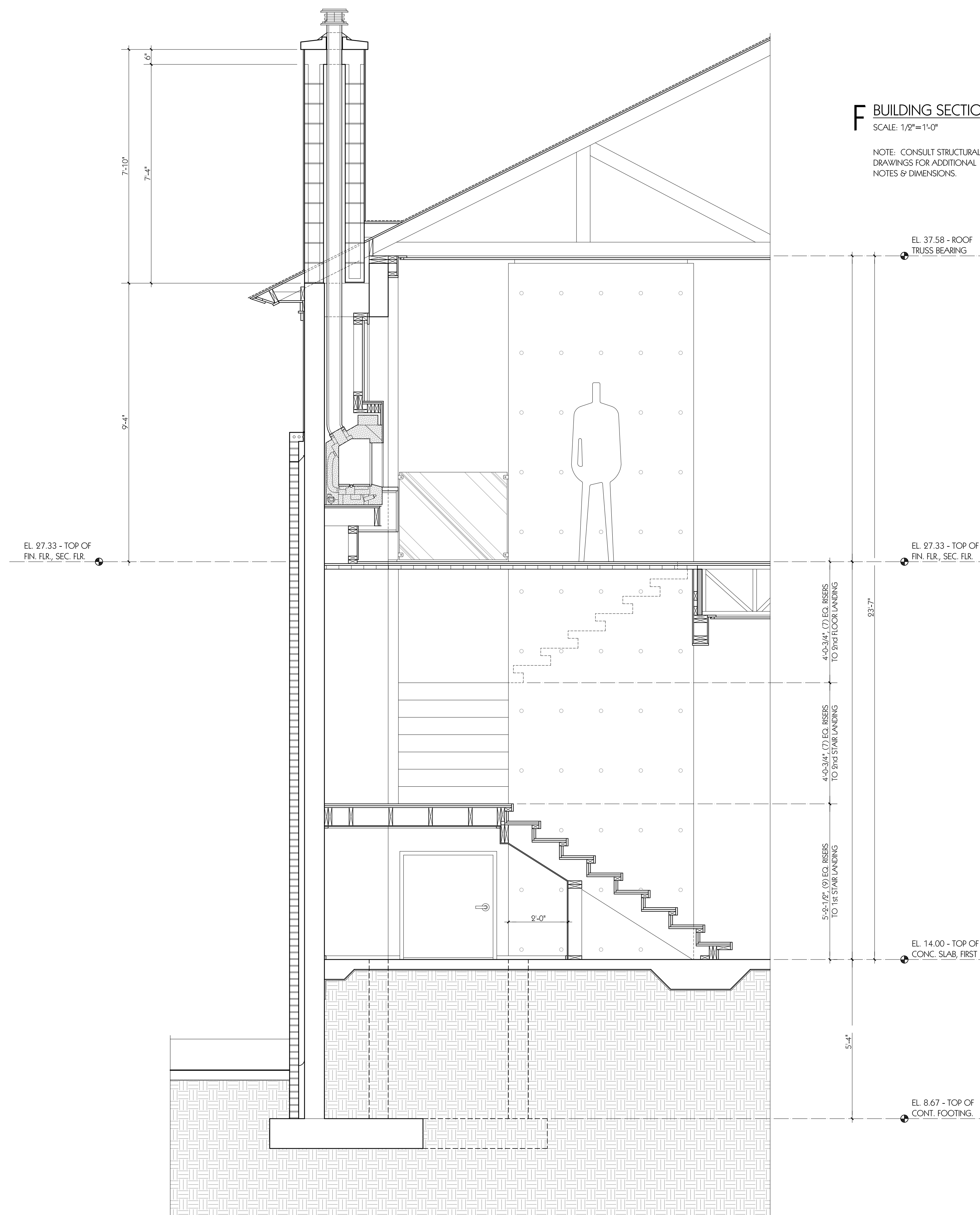
A5.4



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



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





PROJECT TITLE

PI²

314 SOUTH ALCANIZ STREET
PENSACOLA, FL 32502

PROJECT NO.	5002	100% SUBMITTAL	
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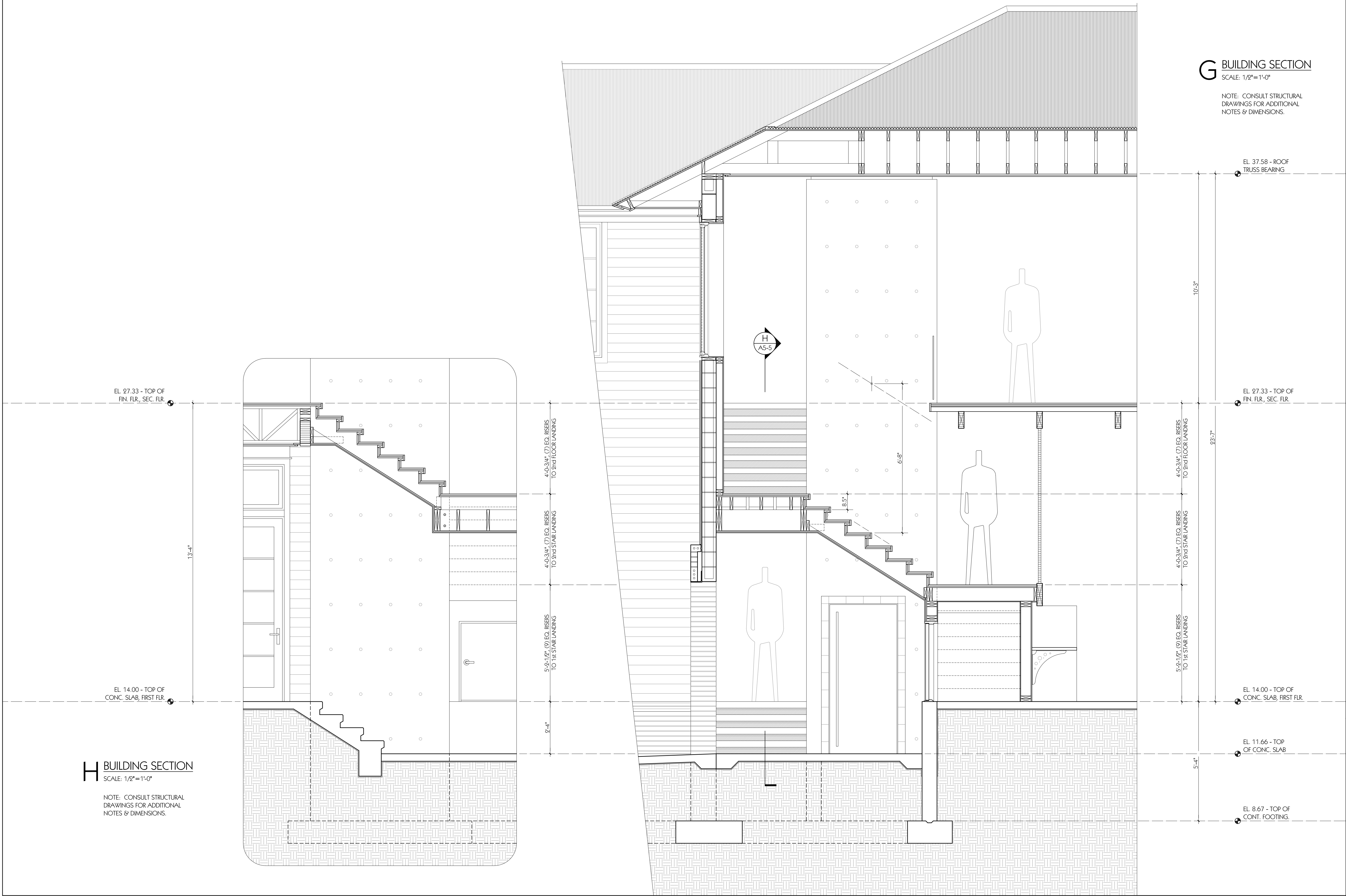
SHEET TITLE

BUILDING SECTIONS
'G' & 'H'

A5.5

G BUILDING SECTION
SCALE: 1/2"=1'-0"

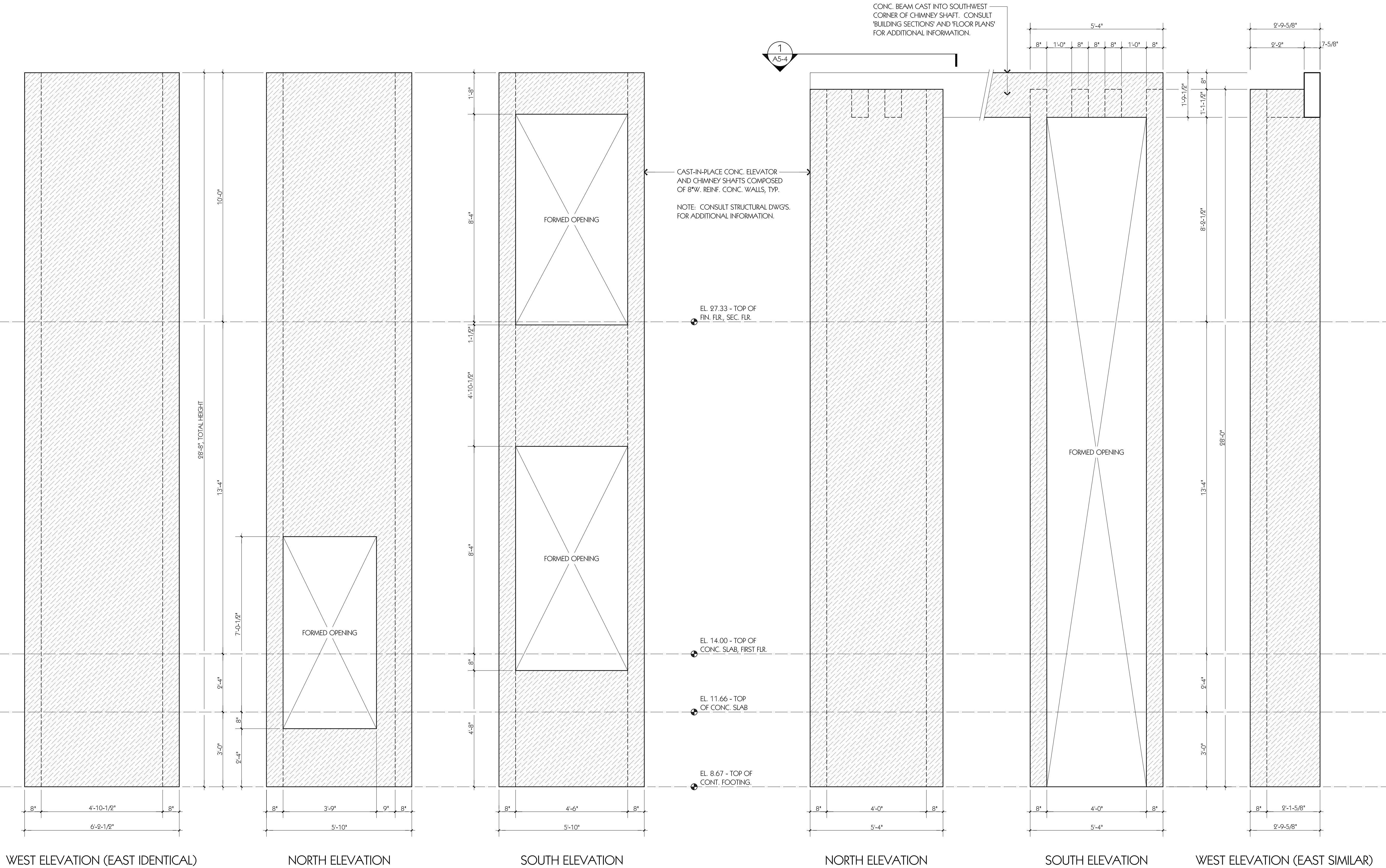
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DATE	REVISION 1

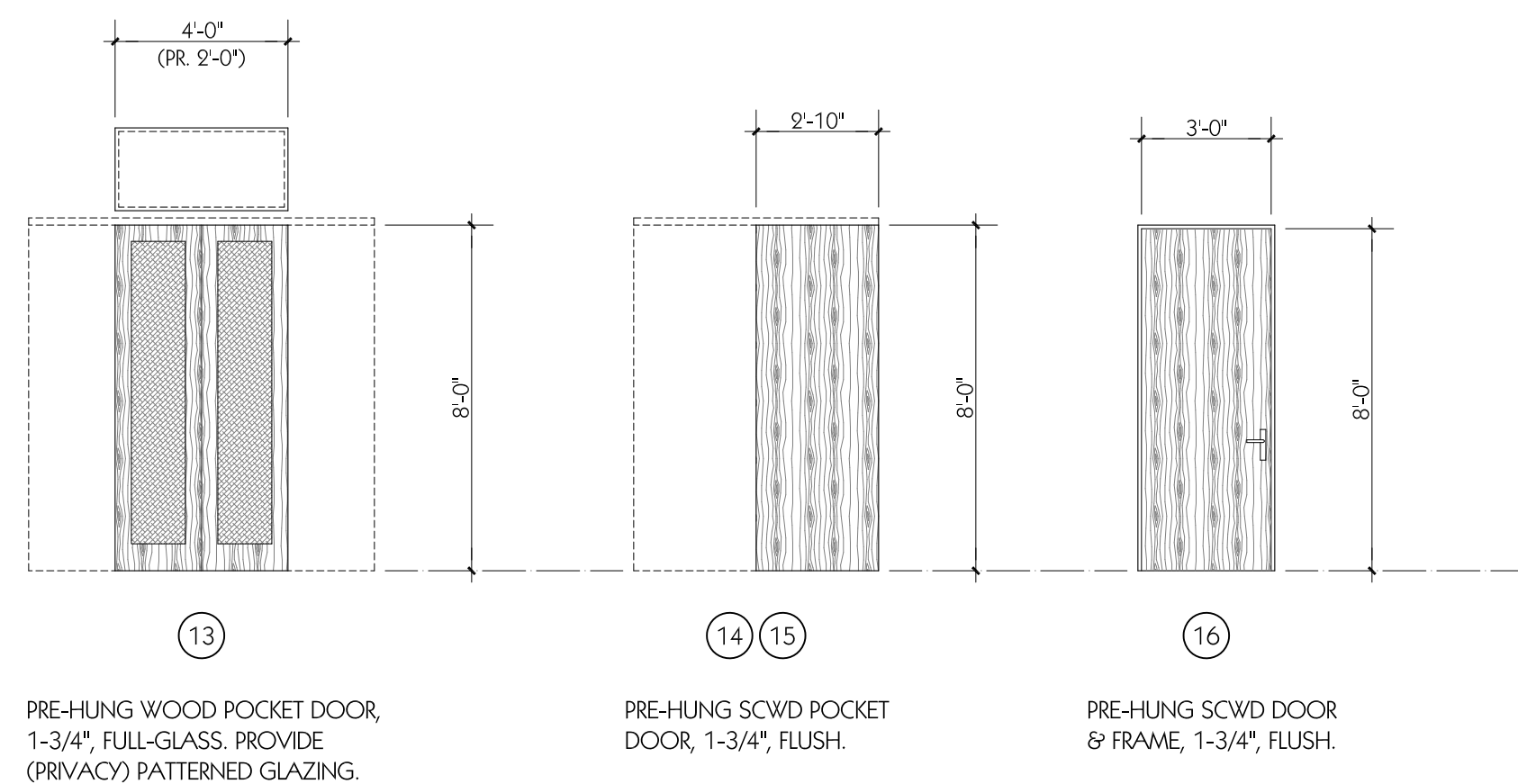
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SHEET TITLE
ELEVATOR &
CHIMNEY SHAFT
ELEVATIONS



[illegible]

REMARKS & ABBREVIATIONS	
NOTES	ABBREVIATIONS
1. CONSULT INTERIOR ELEVATIONS FOR ADDITIONAL DIMENSIONS AND INFORMATION.	CMU CONCRETE MASONRY UNIT, PAINTED
2. CEILING HEIGHT VARIES. CONSULT BUILDING SECTION 'F', SHEET A5-4, & BUILDING SECTION 'G', SHEET A5-5, FOR ADDITIONAL INFORMATION.	COE CONCRETE WALL, EXPOSED
	COP CONCRETE, POLISHED & SEALED
	COT CONCRETE, TROWELED SMOOTH & SEALED
	CPP COMPOSITE PANELS, PAINTED
	CSP COMPOSITE EXTERIOR SIDING, PAINTED
	CTP COMPOSITE TRIM, PAINTED
	PCM PORCELAIN CERAMIC MOSAIC TILE (1x1)
	PCT PORCELAIN CERAMIC TILE
	PWD PLYWOOD DECKING, PAINTED
	PWP PLYWOOD PANELING, PAINTED
	PWS PLYWOOD PANELING, NATURAL FINISH, SEALED
	WEP WOOD, ENGINEERED, PRE-FINISHED
	WRS WOOD, RECLAIMED, SANDED
	WTN WOOD, T&G, SEALED, NATURAL FINISH (3x6)
	WTS WOOD, T&G, STAINED (1x6)



<p>1. ALL 'OUT-SWING ENTRANCE' WOOD CLAD DOOR UNITS SHALL BE EQUAL TO KOLBE ULTRA SERIES.</p> <p>A. HARDWARE: PROVIDE 'DALLAS' HANDLES AND FURNISH SATIN NICKEL FINISH ON ALL EXPOSED HARDWARE.</p> <p>B. ALL UNITS SHALL BE IMPACT-RATED.</p> <p>C. EXTERIOR FINISH SHALL BE 'COAL BLACK'. INTERIOR FINISH SHALL BE LOW-VOC PAINT, 'COLOR 'COAL BLACK'.</p> <p>D. EXTERIOR TRIM SHALL BE 1-5/8" BRICKMOLD.</p> <p>E. MUNTINS SHALL BE 'PERFORMANCE DIVIDED LITES' WITH 5/8" BEVELED DESIGN.</p>	<p>B. ALL UNITS SHALL BE IMPACT-RATED.</p> <p>C. EXTERIOR FINISH SHALL BE 'COAL BLACK'. INTERIOR FINISH SHALL BE LOW-VOC PAINT, 'COLOR 'COAL BLACK'.</p> <p>D. MUNTINS SHALL BE 'PERFORMANCE DIVIDED LITES' WITH 5/8" BEVELED DESIGN.</p>	<p>4. EXTERIOR PRE-HUNG DOORS:</p> <p>A. ALL UNITS SHALL BE IMPACT-RATED, INSULATED FIBERGLASS, AND FULLY-INSULATED.</p> <p>B. HARDWARE: ALL UNITS SHALL BE FURNISHED WITH ALUM. THRESHOLD AND FULL WEATHERSTRIPPING. PASSAGE SETS FURNISHED BY OWNER. FURNISH ALL HARDWARE IN STAINLESS STEEL FINISH UNLESS NOTED OTHERWISE.</p>
<p>2. ALL EXTERIOR 'FOLDING' WOOD CLAD DOOR UNITS SHALL BE EQUAL TO KOLBE ULTRA SERIES.</p> <p>A. HARDWARE: PROVIDE 'DALLAS' HANDLES ON SWINGING PANELS, CONCEALED "SHOOTBOLT" LOCKING HARDWARE WITH 'ARIA' HANDLES (MATT BLACK), AND HINGE HANDLES. FURNISH SATIN NICKEL FINISH ON ALL EXPOSED HARDWARE UNLESS NOTED OTHERWISE.</p>	<p>3. DOOR 01 - CUSTOM WOOD ENTRANCE DOOR: FURNISH STAINLESS STEEL (SATIN FINISH) ON ALL HARDWARE.</p> <p>A. HARDWARE: PROVIDE (2) C.R. LAURENCE LADDER PULLS MODEL NO. "84LPB8", HEAVY-DUTY ROLLER LATCHES, AND DEAD-BOLT / FLUSH-BOLT SYSTEM FOR IMPACT-RATING. FURNISH ALL HARDWARE IN STAINLESS STEEL FINISH UNLESS OTHERWISE NOTED.</p> <p>B. PROVIDE "NATURAL" FINISH ON ALL SURFACES.</p> <p>C. PROVIDE INSULATED PATTERNED GLAZING TO MATCH KOLBE UNITS.</p>	<p>5. INTERIOR PRE-HUNG DOORS:</p> <p>A. HARDWARE: PASSAGE SETS FURNISHED BY OWNER. FURNISH ALL HARDWARE IN STAINLESS STEEL FINISH UNLESS OTHERWISE NOTED.</p> <p>B. HARDWARE (DOORS 11 & 12): PROVIDE (2) C.R. LAURENCE LADDER PULLS MODEL NO. "66LPB8" AND HEAVY-DUTY ROLLER LATCHES.</p> <p>C. PROVIDE PATTERNED GLAZING TO MATCH KOLBE UNITS.</p>

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

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DATE	REVISION 1			
12-14-2020	03-01-20			

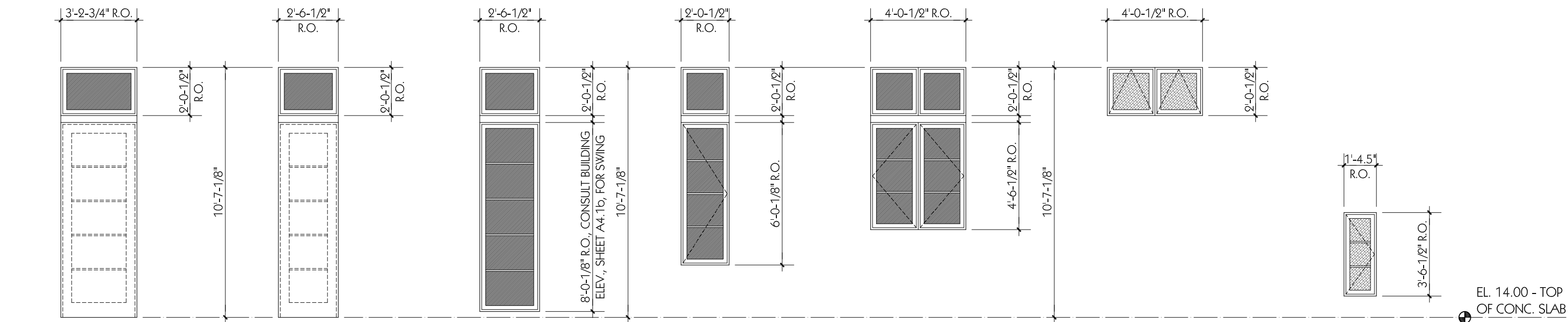
SHEET TITLE
WINDOW
SCHEDULE

WINDOW DATA:

- ALL WINDOW UNITS SHALL BE EQUAL TO KOLBE ULTRA SERIES.
- FOR CASEMENT & AWNING WINDOWS, PROVIDE 'PUSH-OUT' OPERATION WITH SINGLE-POINT LOCKS (NUMBER AS REQUIRED). FURNISH SATIN NICKEL FINISH ON ALL EXPOSED HARDWARE.
- ALL UNITS SHALL BE IMPACT-RATED.
- EXTERIOR FINISH SHALL BE 'COAL BLACK'. INTERIOR FINISH SHALL BE LOW-VOC PAINT, COLOR 'COAL BLACK'.
- EXTERIOR TRIM SHALL BE 1-5/8" BRICKMOULD.
- MUNTINS SHALL BE 'PERFORMANCE DIVIDED LITES' WITH 5/8" BEVELED DESIGN.
- PROVIDE RETRACTABLE INSECT SCREENS WITH 'ULTRA-VUE' FIBER-GLASS MESH WITH BEVELED WOOD COVER ON ALL OPERABLE UNITS.
- PROVIDE PATTERNED GLAZING WHERE NOTED. FURNISH PATTERN EQ. TO 'INDUSTREX'.

WINDOW SCHEDULE

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



WOOD CLAD WINDOW, FIXED, IMPACT-RATED, EQ. TO KOLBE ULTRA SERIES.
QUANTITY OF (1).

WOOD CLAD WINDOW, FIXED, IMPACT-RATED, EQ. TO KOLBE ULTRA SERIES.
QUANTITY OF (2).

TYPE 'C': WOOD CLAD WINDOW, CASEMENT, IMPACT-RATED, EQ. TO KOLBE ULTRA SERIES.
QUANTITY OF (2).

TYPE 'D': WOOD CLAD WINDOW, FIXED, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES.
QUANTITY OF (2).

TYPE 'E': WOOD CLAD WINDOW, CASEMENT, IMPACT-RATED, EQ. TO KOLBE ULTRA SERIES, MODEL # KUW16.
QUANTITY OF (2).

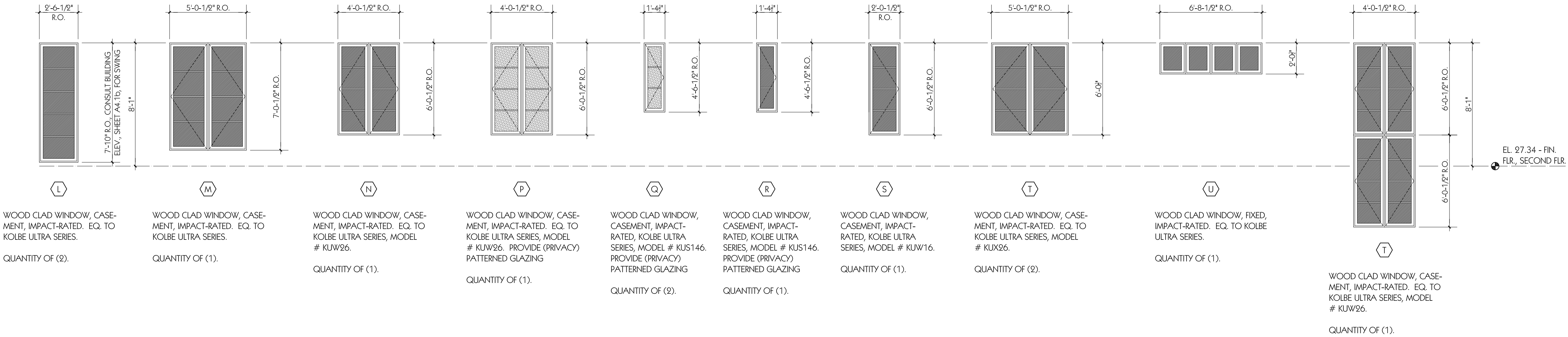
TYPE 'F': WOOD CLAD WINDOW, FIXED, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES.
QUANTITY OF (2).

TYPE 'G': WOOD CLAD WINDOW, CASEMENT, IMPACT-RATED, EQ. TO KOLBE ULTRA SERIES, MODEL # KUW246.
QUANTITY OF (1).

TYPE 'H': WOOD CLAD WINDOW, FIXED, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES.
QUANTITY OF (1).

WOOD CLAD WINDOW, AWNING, IMPACT-RATED, EQ. TO KOLBE ULTRA SERIES, MODEL # KUW29. PROVIDE (PRIVACY) PATTERNED GLAZING.
QUANTITY OF (2).

WOOD CLAD WINDOW, CASEMENT, IMPACT-RATED, EQ. TO KOLBE ULTRA SERIES, MODEL # KUS136. PROVIDE (PRIVACY) PATTERNED GLAZING
QUANTITY OF (1).



WOOD CLAD WINDOW, CASEMENT, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES.
QUANTITY OF (2).

WOOD CLAD WINDOW, CASEMENT, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES.
QUANTITY OF (1).

WOOD CLAD WINDOW, CASEMENT, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES, MODEL # KUW26.
QUANTITY OF (1).

WOOD CLAD WINDOW, CASEMENT, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES, MODEL # KUW26. PROVIDE (PRIVACY) PATTERNED GLAZING
QUANTITY OF (1).

WOOD CLAD WINDOW, CASEMENT, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES, MODEL # KUS146. PROVIDE (PRIVACY) PATTERNED GLAZING
QUANTITY OF (2).

WOOD CLAD WINDOW, CASEMENT, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES, MODEL # KUS146. PROVIDE (PRIVACY) PATTERNED GLAZING
QUANTITY OF (1).

WOOD CLAD WINDOW, CASEMENT, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES, MODEL # KUW16.
QUANTITY OF (1).

WOOD CLAD WINDOW, CASEMENT, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES, MODEL # KUW26.
QUANTITY OF (2).

WOOD CLAD WINDOW, FIXED, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES.
QUANTITY OF (1).

WOOD CLAD WINDOW, CASEMENT, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES, MODEL # KUW26.
QUANTITY OF (1).

PHOTOS & DESRIPTIVE PRODUCT INFORMATION

i.	Photos	pages 2 – 6
ii.	Exterior Siding	page 7
iii.	Brick & Cast Stone	page 8
iv.	Metal Roofing	page 9
v.	Driveway Material	page 10
vi.	Paint Colors	page 11
vii.	Exterior Doors & Windows	pages 12-23



View of Site from South Alcaniz Street



View from Site Looking Across South Alcaniz Street into Seville Square Park



View of Site Looking SE from South Alcaniz Street



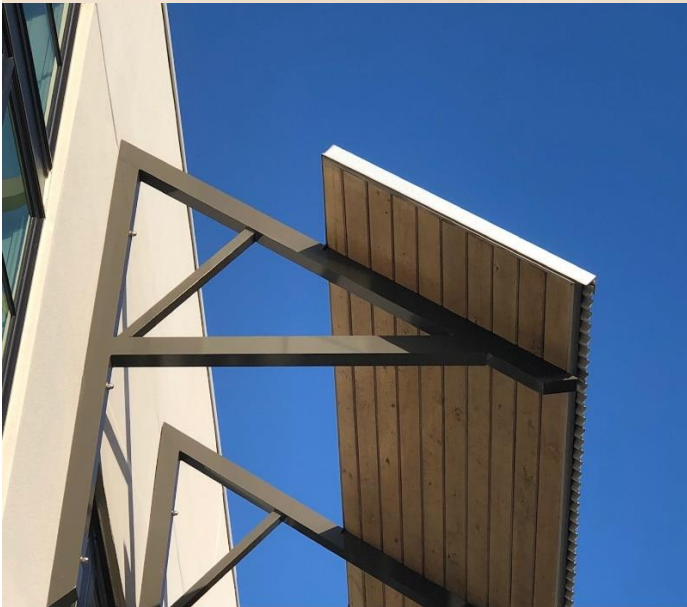
View of Site Looking N from Corner of East Zaragoza & South Alcaniz Streets



View of Site Looking NE from South Alcaniz Street



ROBINSON BRICK, "Townsquare" Brick Pedestal, with HAMBRICK CAST STONE SERVICES, Cast Stone Trim Band/Brick Cap

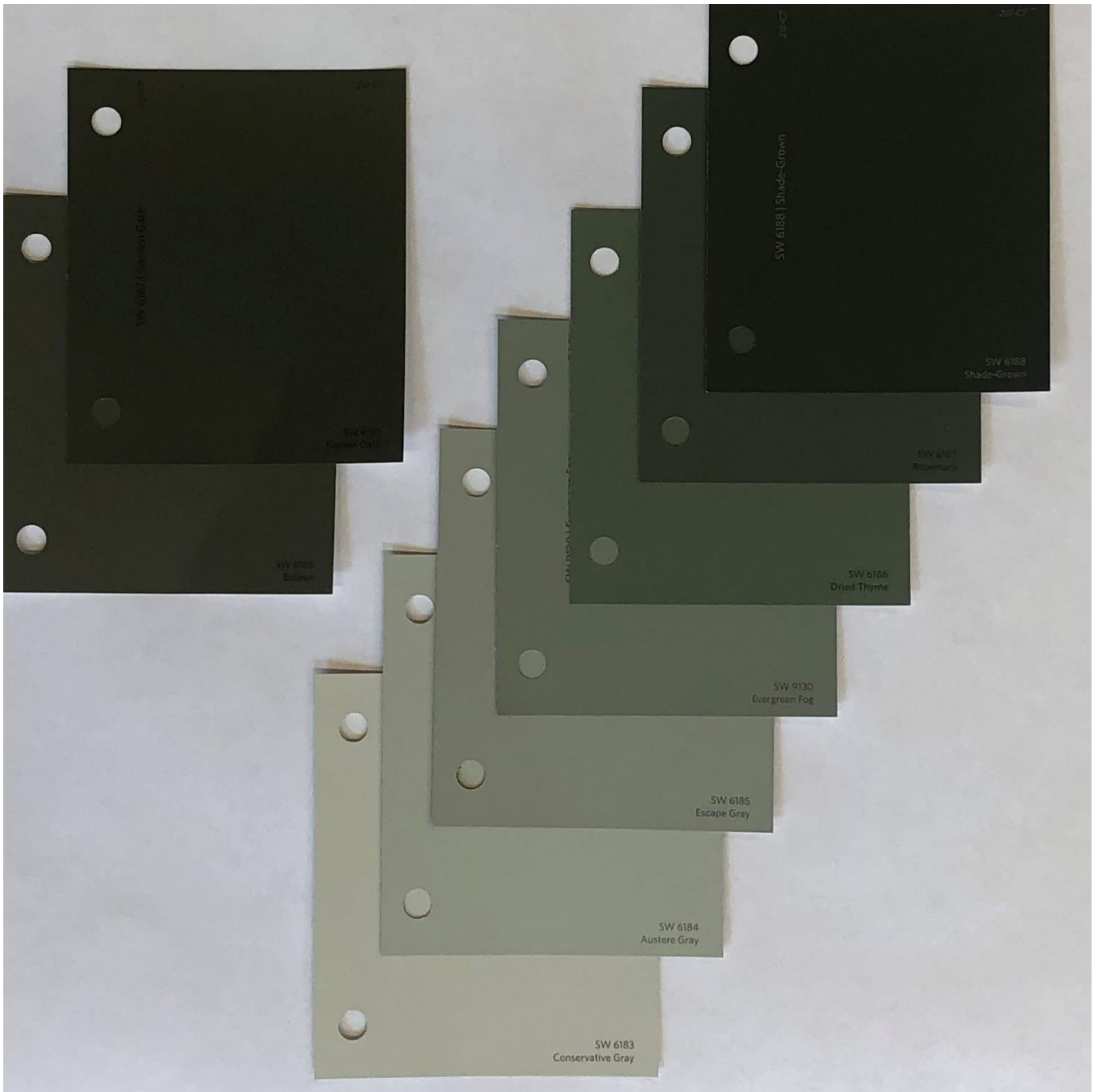


Top Photo: "GAVILUME" Corrugated Roof Panels

Bottom Photo: 2x6 T&G decking (with applied metal roof panels) for Sunscreens on south elevation



"TURF BLOCK" Paving with sod for Driveway application



SHERWIN-WILLIAMS Exterior Paint Colors:

SW 6183 – 6188 (215-C1 thru 215-C7) – Siding and Trim

SW 6166 – 6167 (212-C6 thru 212-C7) – Porch Columns & Heavy-Timber Components

EXTERIOR DOOR & WINDOW DATA (pages 13 – 23)



Ultra Series



Push-Out Casement

Kolbe's push-out casements have a uniquely simple operation – just unlock a handle to push open or pull closed. Combining ease-of-operation with authentic style, push-out casements offer old-world aesthetics with enhanced energy efficiency.



Push-Out Casement Standard Features

- ▶ 1-3/4" thick sash
- ▶ Overall jamb width is 4-9/16" *(basic box width is 2-3/4" plus extensions)*
- ▶ Constructed of pine, with pine interior stops and wood mull casings on mull units
- ▶ Exterior wood parts are treated
- ▶ Extruded aluminum exterior finished with a 70% PVDF fluoropolymer coating *(meets performance requirements of AAMA 2605)*
- ▶ Accessory grooves are integral to the extruded frames for the easy addition of accessories
- ▶ Energy efficient, insulating Solar Low-E glass
- ▶ Glazed to the interior with beveled wood glazing beads
- ▶ Single-point lever handle in an Oil-Rubbed* finish
- ▶ Concealed hinges *(segment head and half-circle top units use tri-Euro hinges for added support)*
- ▶ Heavy vinyl nailing fins with head drip caps**

NOTE: All measurements are nominal.

*The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.

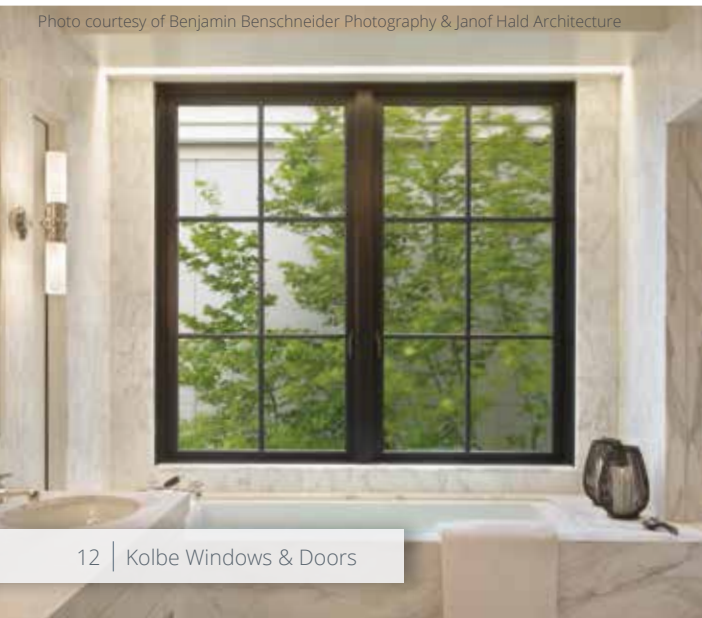
** Standard only on units without brickmould.

Hardware

- ▶ Easy-to-operate single-point or multi-point handles that pull the sash tightly to the frame when closed, with weather stripping to prevent air infiltration and further promote energy efficiency. Available in Oil-Rubbed*, Natural Brass or Satin Nickel.

*The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.

Photo courtesy of Benjamin Benschneider Photography & Janof Hald Architecture



Single-Point Lock *(shown in Oil-Rubbed*)*



Multi-Point Lock *(shown in Satin Nickel)*





Push-Out EP Casement

Push-out EP (Energy Performance) casement windows feature triple pane glass to provide better energy performance as well as meet ENERGY STAR® criteria for U.S. and Canadian climate zones.

Standard Features *(includes push-out casement standard features on pg. 14, with the exception of the following substitutions)*

- ▶ 2-1/4" thick sash
- ▶ Overall jamb width is 4-9/16" *(basic box width is 3-1/4" plus extensions)*
- ▶ 1-3/8" total thickness of triple pane glass with Solar Low-E and Solar Gain Low-E coatings

Push-Out and Push-Out EP Casement Options

Glass *(pg. 200)*

- ▶ Solar Gain Low-E
- ▶ Solar Advanced Control Low-E
- ▶ Solar Control Low-E
- ▶ ThermaPlus™ Low-E
- ▶ Neat®
- ▶ Triple pane
- ▶ Patterned-, bronze-, or gray-lite
- ▶ Tempered or laminated
- ▶ Other options standard to the industry

Divided Lites *(pg. 201)*

- ▶ Performance divided lites with 5/8", 7/8", 1-1/8", 1-3/8", 1-3/4", 2-1/4" or 4-1/2" bars
- ▶ Grilles-in-the-airspace

Insect Screens

- ▶ Retractable insect screen with BetterVue® or UltraVue® fiberglass mesh and a beveled or square wood cover *(pg. 204)*
(not available for segment head and half-circle top casements)
- ▶ Swinging insect screen with BetterVue® or UltraVue® fiberglass mesh and wood frame

Other Options *(not all options are available on all casement types; custom options are also available)*

- ▶ French push-out casements
- ▶ Other wood species and FSC®-certified wood *(pg. 198)*
- ▶ Interior prefinishing *(pg. 198)*
- ▶ Interior casing
- ▶ Ovolo or square profile glazing beads and interior divided lite bars *(pg. 201)*
- ▶ Prep for stool
- ▶ Extruded aluminum accessories applied to accessory grooves on the exterior frame *(pgs. 206-212)*
- ▶ Extension jambs *(up to 12" applied, over 12" shipped loose for field application)*
- ▶ Galvanized steel installation clips

NOTE: All measurements are nominal.

Folding Doors

Breathe in the fresh air, add architectural interest, and merge outdoor and indoor spaces with folding doors. A variety of operating styles include doors that swing out, fold to one side, or split and fold to either side to allow massive views.



Copyright © Marco Zecchin/Image Center

Folding Door Standard Features

- ▶ 1-3/4" thick panels
- ▶ 6-9/16" minimum jamb width
- ▶ Stiles and top rails are a nominal 4-5/8" wide; bottom rail is a nominal 7-9/16" high
- ▶ Frame set up for units up to 177" wide x 106" tall; all others knocked down
- ▶ Constructed of pine, with pine interior stops
- ▶ Exterior wood parts are treated
- ▶ Extruded aluminum exterior finished with a 70% PVDF fluoropolymer coating (*meets performance requirements of AAMA 2605*)
- ▶ Accessory grooves are integral to the extruded frames for the easy addition of accessories
- ▶ Energy efficient, tempered Solar Low-E glass
- ▶ Glazed to the interior with beveled wood glazing beads
- ▶ Multi-point mortise latch with Toronto handle set in a Bright Brass PVD* finish on configurations with an access panel
- ▶ Hinge handles standard on most panels
- ▶ Face mounted flush bolt locking hardware on folding panels
- ▶ Bronze anodized aluminum weep sill
- ▶ Grooved guide rollers with adjustable, ball-bearing wheels carry the folding panels
- ▶ Thick oak interior threshold
- ▶ Heavy vinyl nailing fins with head drip caps*

NOTE: All measurements are nominal.

* Standard only on units without brickmould.

Hardware

- ▶ Face-mounted flush bolt locking hardware on folding panels if a handle is not desired. Available in Matte Black, Bright Brass, Chrome or Satin Nickel.
- ▶ Uno[†] or Aria handle set for folding panels with concealed shootbolt locking hardware. Available in Matte Black, Brushed Chrome, Bright Brass or Chrome.
- ▶ Hinges with handles in Bright Brass, Chrome, Satin Nickel or Matte Black.
- ▶ Finger pulls for panels without hinge handles in Bright Brass, Chrome, Satin Nickel or Matte Black.
- ▶ For units with a swinging panel, choose a Toronto, München, Verona or Dallas^{††} handle set. Available in Bright Brass PVD*, Antique Brass, Satin Nickel PVD*, Antique Nickel PVD*, Oil-Rubbed**, Rustic Umber, Matte Black or Smoky Gray PVD* (*pgs. 154-155*).
- ▶ For units with a swinging panel, choose a handle set from Baldwin® Hardware (*pg. 156*) in a variety of finishes.
- ▶ Magnetic latches or panel stays are available to assist in keeping windows stationary while open.

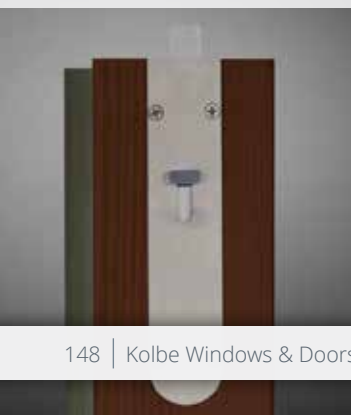
† Uno handle set is only available in Brushed Chrome and Matte Black.

†† Dallas handle set is only available in Bright Brass PVD, Satin Nickel PVD, Rustic Umber, Matte Black, Smoky Gray PVD and Matte Black/Brushed Gold.

*PVD (Physical Vapor Deposition) finish is an application over the color which helps protect the finish from tarnishing, peeling, and cracking.

**The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.

Flush Bolt (shown in Satin Nickel)



Concealed Shoot Bolt



Uno[†] Handle

(shown in Matte Black)



Aria Handle

(shown in Chrome)





Folding Door Options

Glass (pg. 200)

- ▶ Solar Gain Low-E
- ▶ Solar Advanced Control Low-E
- ▶ Solar Control Low-E
- ▶ ThermaPlus™ Low-E
- ▶ Neat®
- ▶ Triple pane^r
- ▶ Patterned-, bronze-, or gray-lite
- ▶ Laminated
- ▶ Other options standard to the industry

Divided Lites (pg. 201)

- ▶ Performance divided lites with 5/8", 7/8", 1-1/8", 1-3/8", 1-3/4", 2-1/4" or 4-1/2" bars
- ▶ Grilles-in-the-airpace

Insect Screens

- ▶ Black pleated retractable insect screen

Sills

- ▶ Recessed floor track sill (*interior*), weep or non-weep in a Bronze anodized finish
- ▶ Weep sill in a Clear anodized finish

NOTE: All measurements are nominal.

When folding doors are ordered with 3" stiles and panel size is larger than 8', panel thickness must be 2-1/4"

¥ 2-1/4" panels only; size limitations apply. Contact your Kolbe dealer for more information.

Other Options: (custom options are also available)

- ▶ Stile and top rail options: 3" or 6"
- ▶ Bottom rail options: 4-5/8", 6", 7-9/16" or 12-5/8"
- ▶ 2-1/4" thick panel
- ▶ Other wood species and FSC®-certified wood (pg. 198)
- ▶ Ovolo or square profile glazing beads and interior divided lite bars (pg. 201)
- ▶ Interior prefinishing (pg. 198)
- ▶ Interior casing
- ▶ Extruded aluminum accessories applied to accessory grooves on the exterior frame (pgs. 206-212)
- ▶ Extension jamba in a wide variety of sizes (*shipped loose for field application if over 12"*)
- ▶ Galvanized steel installation clips
- ▶ High performance or impact performance modifications (pg. 205)

Hinge Handle
(shown in Matte Black)



Finger Pull
(shown in Satin Nickel)



Magnetic Latch



Panel Stay



Outswing Doors

Outswing doors are available with the same multitude of options as inswing doors, but swing outward for areas that have indoor space constraints. Outswing entrance and patio doors are available in single, double and French units, and can be customized with sidelites or transoms to create a distinctive opening.



Outswing Door Standard Features

- ▶ 1-3/4" thick panel prehung in a 1-1/16" frame
- ▶ Overall jamb width is 4-9/16"
- ▶ Stiles and top rails are a nominal 4-5/8" wide; bottom rail is a nominal 7-9/16" high
- ▶ Constructed of pine, with pine interior stops and wood mull casings on mull units
- ▶ Exterior wood parts are treated
- ▶ Extruded aluminum exterior finished with a 70% PVDF fluoropolymer coating (*meets performance requirements of AAMA 2605*)
- ▶ Accessory grooves are integral to the extruded frames for the easy addition of accessories
- ▶ Energy efficient, tempered Solar Low-E glass
- ▶ Glazed to the interior with beveled wood glazing beads
- ▶ Toronto handle set in Bright Brass PVD[†] finish
- ▶ Stainless steel multi-point locking hardware on single door panels; French doors have a 3-point lock on the active panel and a 2-point lock on the less active panel
- ▶ Non-adjustable, residential, 4" x 4" ball-bearing hinges with 1/4" radius corners in a Bright Brass finish
- ▶ Bronze anodized aluminum bumper sill with oak interior threshold
- ▶ Heavy vinyl nailing fins with head drip caps*
- ▶ Raised panels and/or glass lites

NOTE: All measurements are nominal.

* Standard only on units without brickmould.

†PVD (Physical Vapor Deposition) finish is an application over the color which helps protect the finish from tarnishing, peeling, and cracking.

Hardware

See entire swinging door hardware selection on pgs. 154-157.

Toronto Handle (shown in Antique Brass)



München Handle (shown in Antique Nickel PVD[†])



Verona Handle (shown in Rustic Umber)



Dallas Handle (shown in Satin Nickel PVD[†])





Outswing Door Options

Hardware (pgs. 154-156)

- ▶ Toronto, München or Verona handle set in Bright Brass PVD[†], Antique Brass, Satin Nickel PVD[†], Antique Nickel PVD[†], Oil-Rubbed^{**}, Rustic Umber, Matte Black or Smoky Gray PVD[†] (pgs. 154-155)
- ▶ Dallas handle set in Bright Brass PVD[†], Satin Nickel PVD[†], Rustic Umber, Matte Black, Smoky Gray PVD[†], or Matte Black/Brushed Gold
- ▶ Baldwin handle sets in various styles; available in Bright Brass PVD[†], Satin Brass PVD[†], Antique Brass, Satin Nickel PVD[†], Brushed Chrome, Antique Nickel, Oil-Rubbed^{**}, Rustic Umber, Matte Black or Distressed Smoky Gray (pg. 156)
- ▶ Keyed lock
- ▶ 2-point flush bolt lock on less active panel of French doors
- ▶ Single-point locking system
- ▶ Electronic multi-point lock (available for select single-panel doors up to 8 feet high and with stiles wider than 3"; not available on double or French door configurations. Not recommended for coastal applications.)

Hinges (pg. 157)

- ▶ Adjustable 4" x 3-5/8" hinges with 5/8" radius corners in Bright Brass PVD[†], Antique Brass, Brushed Chrome PVD[†], Satin Nickel PVD[†], Silver, Antique Nickel, Smoky Gray PVD[†], Oil-Rubbed^{**}, Rustic Umber or Matte Black
- ▶ Non-adjustable, residential 4" x 4" ball-bearing hinges with 1/4" radius corners in Bright Brass, Antique Brass, Satin Nickel, Antique Nickel, Stainless Steel, Oil-Rubbed^{**} or Matte Black
- ▶ Non-adjustable, commercial-grade 4" x 4" ball-bearing hinges with square corners in Bright Brass, Antique Brass, Stainless Steel, Oil-Rubbed^{**}, Matte Black or Satin Nickel
- ▶ Non-adjustable, commercial-grade 4-1/2" x 4-1/2" hinges in Bright Brass, Oil-Rubbed^{**} or Stainless Steel

Glass (pg. 200)

- ▶ Solar Gain Low-E
- ▶ Solar Advanced Control Low-E
- ▶ Solar Control Low-E
- ▶ ThermaPlus™ Low-E
- ▶ Neat®
- ▶ Triple pane[¥]
- ▶ Patterned-, bronze-, or gray-lite
- ▶ Laminated
- ▶ Other options standard to the industry

Divided Lites (pg. 201)

- ▶ Performance divided lites with 5/8", 7/8", 1-1/8", 1-3/8", 1-3/4", 2-1/4" or 4-1/2" bars
- ▶ Grilles-in-the-air space

Sills

- ▶ Clear anodized bumper sill
- ▶ Oak or Mahogany sill
- ▶ Thermal or non-thermal ADA-compliant sill

Other Options (custom options are also available)

- ▶ 2-1/4" thick panel
- ▶ 3" or 6" stiles
- ▶ 12-5/8" bottom rail
- ▶ Other wood species and FSC®-certified wood (pg. 198)
- ▶ Flat panel
- ▶ Ovolo or square profile glazing beads and interior divided lite bars (pg. 201)
- ▶ Interior prefinishing (pg. 198)
- ▶ Interior casing
- ▶ Extruded aluminum accessories applied to accessory grooves on the exterior frame (pgs. 206-212)
- ▶ Extension jacks (up to 12" applied, over 12" shipped loose for field application)
- ▶ Galvanized steel installation clips
- ▶ High performance or impact performance modifications (pg. 205)

NOTE: All measurements are nominal.

[†]PVD (Physical Vapor Deposition) finish is an application over the color which helps protect the finish from tarnishing, peeling, and cracking.

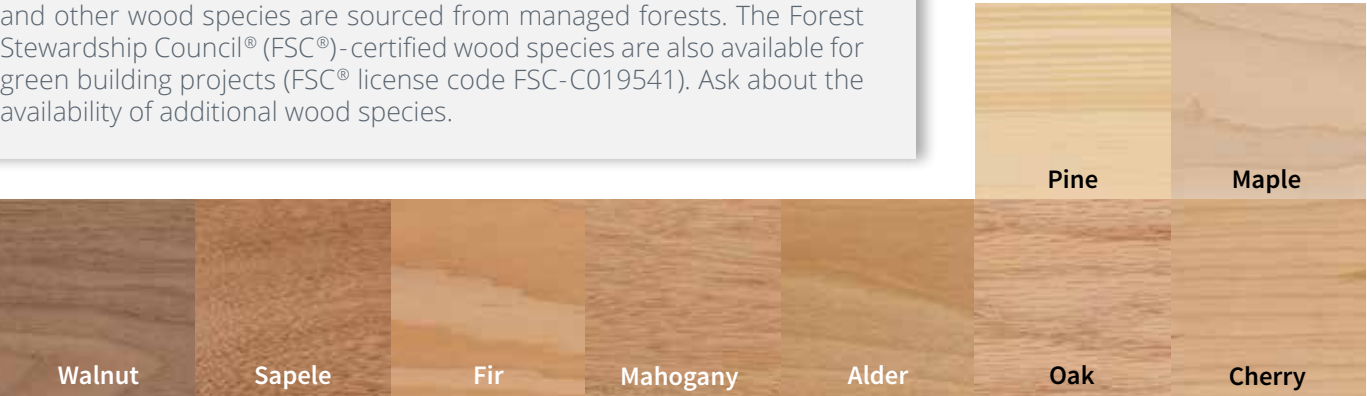
^{**}The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.

[¥] 2-1/4" panels only; size limitations apply. Contact your Kolbe dealer for more information.

Finish Options

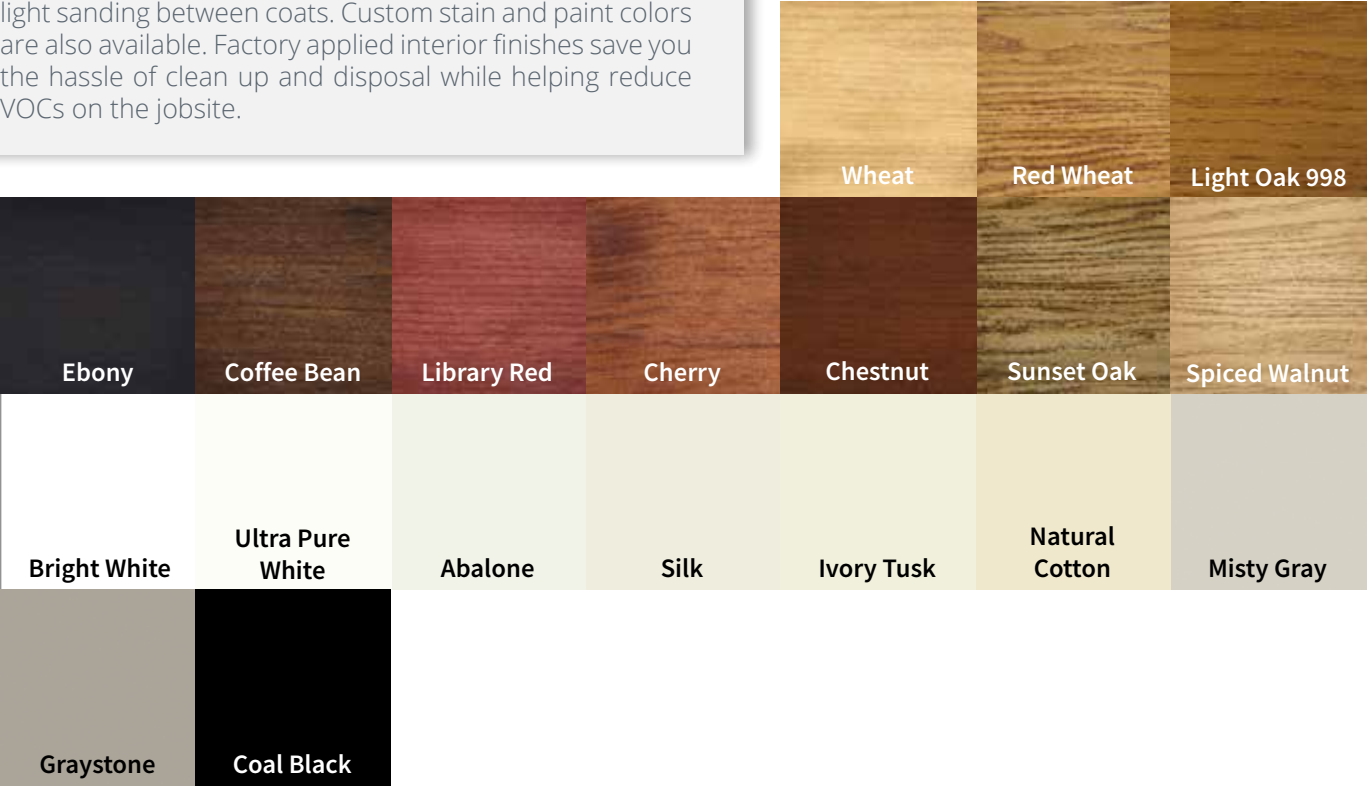
Interior Wood Species

In addition to the standard pine, Ultra Series windows and doors can be constructed of other optional wood species that enhance their look. Pine and other wood species are sourced from managed forests. The Forest Stewardship Council® (FSC®)-certified wood species are also available for green building projects (FSC® license code FSC-C019541). Ask about the availability of additional wood species.



Interior Finish Options

For units that are ready to install upon delivery, Ultra Series windows and doors can be prefinished on the interior with one of the water-based stains or paints shown. Stained units are given two coats of satin finish clear sealer, with light sanding between coats. Custom stain and paint colors are also available. Factory applied interior finishes save you the hassle of clean up and disposal while helping reduce VOCs on the jobsite.



Printed images of wood species and stain options will vary from actual product colors. Selections should be made based on color samples available from your Kolbe dealer. Stain colors are shown on pine. A double coat clear finish is also offered. Since no two trees are identical, wood can be expected to differ both in color and graining. These factors will influence the stain's final color. Color-matched interior paint is available through any Sherwin-Williams retail store in the United States and Canada.

Exterior Color Options

Ultra Series products are finished with a 70% PVDF fluoropolymer coating, which is the best choice for durability and resistance to chemicals, abrasion, corrosion, and weathering. It carries up to a 30-year warranty, which proves Kolbe's commitment to providing the very best. In addition to the standard colors, custom colors can be specified, as can 4 anodized aluminum finishes and 4 mica fluoropolymer finishes.

				White	Cloud	Ultra Pure White
				Abalone	Alabaster	Camel
Mudpie	Nutmeg	Khaki	Sahara	Beige	Natural Cotton	Spiced Vinegar
Gingersnap	Truffle	Bronze	Rustic	Shadow	Shale	Smokestack
Onyx	Coal Black	Midnight	Steel Gray	Slate	Castlerock	Timberwolf
Corbeau	Sapphire	Coastal Storm	Anchor Gray	Lunar	Emerald Isle	Mediterranean
Cider	Copper Canyon	Maize	Green Tea Leaf	Basil	Hartford Green	Mystic Ivy
Papaya	Roma	Chutney	Create Your Color			
Galaxy Silver	Silverstorm	Cosmic Gray	Night Sky	Mica		
				Anodized	Clear	Champagne
					Black	Dark Bronze

Some options for our products may have limited color offerings or may incur a nominal charge. Check with your Kolbe dealer for further details on pricing and availability. Printed images of exterior finishes may vary slightly from actual colors. Selections should be made based on actual color samples available from your Kolbe dealer. There is a "color range" with anodized colors. That is, there is an acceptable "light" to "dark" color range that can be experienced on any job. According to AAMA 611-98 specifications, Section 8.3, the range may be up to 5 Delta E's. We can provide from our anodized vendor color samples of this color range if requested. The color range is due to numerous variables which include (but are not limited to) the shape of the parts, alloy variations and time in the anodizing process. This could mean that a sash part may appear slightly different in color than a frame part. This is/will be acceptable. Even the samples that may be provided may vary from the final product due to the variables. You must be aware of this as this will be considered acceptable.

Glass Options

Glass

Kolbe offers glazing options to provide optimum energy efficiency for the geographic region in which you live. Low-E is a “smart” coating that reduces energy transfer through the insulating glass unit. The result is reduced heating and cooling costs throughout the year. Low-E coatings also reduce the potential for condensation, as well as provide protection against fading of furniture, fabrics and carpeting.

Kolbe offers the following Low-E glass options, as well as many specialized options.

Solar Low-E

Suitable for most climates and meets most energy zone requirements. Solar Low-E glass is designed to reflect room-side heat back into the room during winter months. In summer, visible sunlight is allowed in while blocking most of the sun’s infrared heat energy. Kolbe’s standard.

Solar Gain Low-E

When the weather turns frigid, Solar Gain Low-E glass is the perfect cold remedy. It keeps homes warmer and more comfortable by blocking heat loss to the outside and letting the sun’s heat stream in to increase solar heat gain.

Solar Advanced Control Low-E

A tinted glass recommended for warm climates that achieves solar control over a wide range of the spectrum, while also helping to reduce glare.

Solar Control Low-E

Offers an ideal balance of solar control and high visibility by blocking 95% of UV rays while maintaining the interior temperature.

ThermaPlus™ Low-E

An additional Low-E coating which helps to meet the strictest energy requirements by providing protection against heat loss and UV damage. Available with dual pane versions of Solar Low-E, Solar Control Low-E or Solar Advanced Control Low-E glass.

Triple Pane

Provides a greater energy performing window that keeps indoor air warm and comfortable, prevents heat loss and lowers your heating bills. It is constructed with three panes of glass, thermal spacer bars and is available in Solar Low-E, Solar Gain Low-E, Solar Control Low-E and Solar Advanced Control Low-E glass.

Preserve® Film

A protective film that protects the glass surfaces from scratches during transit and construction, as well as reducing the time involved in job site clean-up.

Tinted, Colored or Patterned

Provides shading, privacy or visual interest.

Tempered

Standard in Kolbe doors to address safety concerns. Also available in window units to meet specific building codes.

Laminated

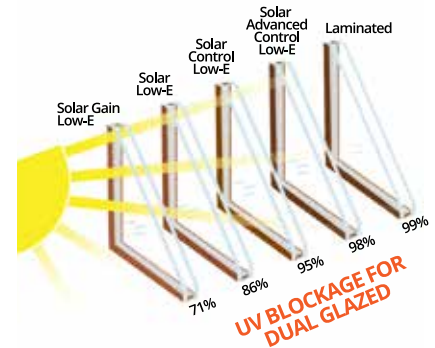
Benefits include safety, security, sound control and provides the ultimate in UV blockage.

Impact

Glazing utilized to withstand harsh environmental conditions, especially in coastal regions. Combined with an impact rated product, this glazing offers the highest level of security.

Neat®

Harnesses the sun’s UV rays to loosen dirt so water can rinse it away, leaving windows virtually spotless. A special sputter-coating process makes the glass ultra smooth, so the water “sheets off” more readily than it would on uncoated glass, allowing you to spend less time cleaning.



NOTE: Tested units include argon. The laminate has 1/4" inner pane. Based on Lawrence Berkeley Lab (LBL) Window 5.2 © 2003 analysis for classical UV transmission data.



Not all glass is available on all products. Please contact your Kolbe dealer for product specifics. Neat and Preserve are trademarks of Cardinal IG. Low-E insulating glass with a stainless steel spacer bar carries a 20-year warranty. Not all glass options listed have the same glass warranty. Please contact your dealer for details.

Divided Lite Options

Expand the character of your home or project by adding one of our divided lite options to your windows and doors. Choose anything from a traditional, colonial-style pattern to a unique, custom design to accentuate the overall appearance of your project. Kolbe offers two types of divided lites for Ultra Series products: performance divided lites and grilles-in-the-airspace. As standard, wood bars have a beveled profile, however, an ovolo profile or a square profile is also available. Divided lite cross section drawings can be found on pg. 213.

Performance Divided Lites

Kolbe's performance divided lite (PDL) glazing system gives the appearance of true divided lites without sacrificing energy efficiency. Extruded aluminum bars are adhered to the exterior and pine bars are adhered to the interior of the single lite of insulating glass. Aesthetically pleasing spacer bars are installed within the insulating glass unit. Together, these bars create the illusion of true divided lites. PDL bars are available in 5/8", 7/8", 1-1/8", 1-3/8", 1-3/4", 2-1/4" or 4-1/2" bar widths. The exterior finish of the aluminum bars will match the exterior finish on the unit. Variations on the PDL option may include custom grille patterns, custom bar widths or no spacer bars. Some designs may have a composite material for the exterior PDL bar.



Beveled



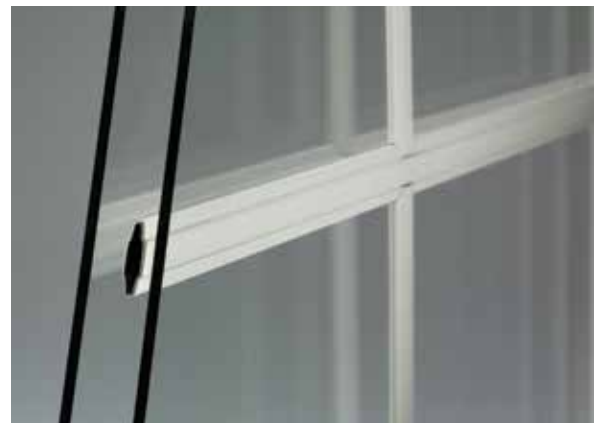
Ovolo



Square

Grilles-in-the-Airspace

Grilles-in-the-airspace are constructed with aluminum bars sealed between two panes of insulating glass, offering the look of divided panes while reducing cleaning time. For units with 7/8" insulating glass, contoured, 3/4" wide bars are standard in White, Beige, Sand, Rustic, Hartford Green and Chutney. Optional colors are light wood and dark wood faux finishes. Two-tone contour or flat grilles are available with either light or dark wood faux finishes to the interior and White to the exterior. Also available for 7/8" insulating glass are 5/16" wide Brass and Pewter pencil bars.



Glazing Beads & Muntin Bars

As standard, glazing beads have a beveled profile, but may also be ordered with an ovolo or square profile. Matching muntin bars are available on units with performance divided lites (PDL). Units will have beveled muntin bars on the exterior, regardless of which profile is chosen for the interior (See divided lite cross section drawings on pg. 213).



Beveled



Ovolo



Square