



**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.

Applicant Signature

12-31-2020
Date



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

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PROJECT TITLE
PI²
314 SOUTH ALCANIZ STREET
PENSACOLA, FL 32502

PROJECT NO.	3002	100% SUBMITTAL	12-14-2020
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SHEET TITLE
TITLE SHEET

FINAL SUBMITTAL : ARB

PI²

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BUILDING DESIGN NARRATIVE

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.

GENERAL BUILDING INFORMATION

BUILDING CONSTRUCTION DATA

CONSTRUCTION TYPE: V-B

OCCUPANCY: RESIDENTIAL GROUP "R-3"

GROSS TOTAL SQUARE FOOTAGE: 5,143 S.F. (CONDITIONED SPACE) + 1,709 S.F. (UNCONDITIONED SPACE) = 6,852 SF

ALLOWABLE HEIGHTS & AREAS: TYPE V-B = (3) STORIES / UNLIMITED

OCCUPANT LOAD (P/): 5,143 SF / 200 = 26 (25.72)

FLORIDA PRODUCT APPROVAL DATA

CATEGORY	ITEM	APPROVAL TYPE & NUMBER
WINDOWS	KOLBE D&W, INC. (CASEMENT)	STATE, FL 15190.1
WINDOWS	KOLBE D&W, INC. (FIXED)	STATE, FL 15189.1
EXT. DOORS	KOLBE D&W, INC. (OUT-SWING)	STATE, FL 16521.1
EXT. DOORS	MASONITE CORP. (OUT-SWING)	STATE, FL 8691.1
EXT. WALLS	STO CORP.	STATE, FL 15026.1
EXT. WALLS	JAMES HARDIE (SIDING)	STATE, FL 9443.1
EXT. WALLS	JAMES HARDIE (PANELS)	STATE, FL 9443.1
ROOFING	UNION CORRUGATING (METAL)	STATE, FL 9443.1

THE FOLLOWING WORK SHALL BE FURNISHED BY THE OWNER AND INSTALLED BY THE CONTRACTOR:

A. PLUMBING FIXTURES & FAUCET SETS; (CONTRACTOR SHALL PROVIDE ALL REQUIRED FITTINGS, PIPING, TRAPS, DRAIN ASSEMBLIES, ETC., FOR A COMPLETE & FUNCTIONAL SYSTEM).

B. ELECTRICAL LIGHTING FIXTURES; (CONTRACTOR SHALL PROVIDE SWITCHES, RECEPTACLES, PLATES, & ALL REQUIRED ELECTRICAL BOXES, WIRING, ETC. FOR A COMPLETE & FUNCTIONAL SYSTEM).

C. BATH ACCESSORIES, TOWEL BARS, & OTHER SIMILAR ITEMS.

D. APPLIANCES.

E. MECHANICAL ROOM CABINET & SINK.

THE FOLLOWING WORK SHALL BE FURNISHED AND INSTALLED BY THE OWNER AND COORDINATED BY THE CONTRACTOR:

A. BRONZE HANDRAILS.

B. OPERABLE INTERIOR WINDOW SHADES; (OWNER IS PROVIDING "ALL" COMPONENTS).

C. RESIDENTIAL ELEVATOR.

D. SOLAR ARRAY SYSTEM AND COMPONENTS.

E. "WHOLE-HOUSE" WATER FILTER SYSTEM.

F. COMM / DATA COMPONENTS; (OWNER IS PROVIDING "ALL" COMPONENTS).

G. IRRIGATION SYSTEM.

H. LANDSCAPING.

THE FOLLOWING WORK SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AND SHALL BE A PART OF THE "BASE BID" AS AN ALLOWANCE:

A. BRICK VENEER

B. CABINETS & BUILT-IN COMPONENTS.

C. EXTERIOR & INTERIOR PRE-HUNG DOOR HARDWARE.

D. WOOD FLOORING.

E. CONCRETE 'ECO' PAVERS.

ALL EQUIPMENT, MATERIALS, AND SYSTEMS COVERED IN THIS WORK SHALL BE INSTALLED IN COMPLIANCE WITH BUILDING, FIRE, HVAC, PLUMBING, AND ELECTRICAL CODES GOVERNING THIS INSTALLATION. WHERE REQUIREMENTS OF THESE DRAWINGS EXCEED SPECIFIED CODES AND ORDINANCES, CONFORM TO THESE DRAWINGS. MATERIALS AND EQUIPMENT INCLUDED IN "UNDERWRITERS LABEL SERVICE" SHALL BEAR THAT LABEL. WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING DESIGN CODES (LATEST EDITIONS):

A. FLORIDA BUILDING CODE, 2020 EDITION

B. LIFE SAFETY CODE, NFPA 101, 2018 EDITION

C. FLORIDA BUILDING CODE, 2020 EDITION (MECHANICAL)

D. FLORIDA BUILDING CODE, 2020 EDITION (PLUMBING)

E. NATIONAL ELECTRIC CODE, 2014 EDITION

GENERAL CONDITIONS

- SCOPE OF WORK: THE CONTRACTOR SHALL PERFORM ALL NEW CONSTRUCTION AS SHOWN ON THE DRAWINGS (DOCUMENTS INCLUDE ALL SHEETS LISTED IN THE "DRAWING INDEX" AS NOTED ON THIS SHEET).
- THE FOLLOWING WORK SHALL BE FURNISHED BY THE OWNER AND INSTALLED BY THE CONTRACTOR:
 - PLUMBING FIXTURES & FAUCET SETS; (CONTRACTOR SHALL PROVIDE ALL REQUIRED FITTINGS, PIPING, TRAPS, DRAIN ASSEMBLIES, ETC., FOR A COMPLETE & FUNCTIONAL SYSTEM).
 - ELECTRICAL LIGHTING FIXTURES; (CONTRACTOR SHALL PROVIDE SWITCHES, RECEPTACLES, PLATES, & ALL REQUIRED ELECTRICAL BOXES, WIRING, ETC. FOR A COMPLETE & FUNCTIONAL SYSTEM).
 - BATH ACCESSORIES, TOWEL BARS, & OTHER SIMILAR ITEMS.
 - APPLIANCES.
 - MECHANICAL ROOM CABINET & SINK.
- THE FOLLOWING WORK SHALL BE FURNISHED AND INSTALLED BY THE OWNER AND COORDINATED BY THE CONTRACTOR:
 - BRONZE HANDRAILS.
 - OPERABLE INTERIOR WINDOW SHADES; (OWNER IS PROVIDING "ALL" COMPONENTS).
 - RESIDENTIAL ELEVATOR.
 - SOLAR ARRAY SYSTEM AND COMPONENTS.
 - "WHOLE-HOUSE" WATER FILTER SYSTEM.
 - COMM / DATA COMPONENTS; (OWNER IS PROVIDING "ALL" COMPONENTS).
 - IRRIGATION SYSTEM.
 - LANDSCAPING.
- THE FOLLOWING WORK SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AND SHALL BE A PART OF THE "BASE BID" AS AN ALLOWANCE:
 - BRICK VENEER
 - CABINETS & BUILT-IN COMPONENTS.
 - EXTERIOR & INTERIOR PRE-HUNG DOOR HARDWARE.
 - WOOD FLOORING.
 - CONCRETE 'ECO' PAVERS.
- ALL EQUIPMENT, MATERIALS, AND SYSTEMS COVERED IN THIS WORK SHALL BE INSTALLED IN COMPLIANCE WITH BUILDING, FIRE, HVAC, PLUMBING, AND ELECTRICAL CODES GOVERNING THIS INSTALLATION. WHERE REQUIREMENTS OF THESE DRAWINGS EXCEED SPECIFIED CODES AND ORDINANCES, CONFORM TO THESE DRAWINGS. MATERIALS AND EQUIPMENT INCLUDED IN "UNDERWRITERS LABEL SERVICE" SHALL BEAR THAT LABEL. WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING DESIGN CODES (LATEST EDITIONS):
 - FLORIDA BUILDING CODE, 2020 EDITION
 - LIFE SAFETY CODE, NFPA 101, 2018 EDITION
 - FLORIDA BUILDING CODE, 2020 EDITION (MECHANICAL)
 - FLORIDA BUILDING CODE, 2020 EDITION (PLUMBING)
 - NATIONAL ELECTRIC CODE, 2014 EDITION
- THESE DRAWINGS WERE COMPILED BY THE ARCHITECT FROM A SURVEY PREPARED BY PITTMAN GLAZE ASSOCIATES, INC. & FIELD MEASUREMENTS FOR THE PURPOSE OF INDICATING PLAN ARRANGEMENTS AND LOCATION OF WORK REQUIRED.
- THE DRAWINGS INDICATE THE GENERAL LOCATION AND ARRANGEMENT OF EXISTING CONDITIONS. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR VISIT THE SITE TO DETERMINE THE COMPLEXITY OF THE WORK AND THE EXISTING CONDITIONS AFFECTING THE WORK. FIELD MEASUREMENTS MAY BE NECESSARY TO DETERMINE THE SIZE AND QUANTITY OF MATERIALS. CONDITIONS WHICH ARE OBVIOUS OR VISIBLY WILL NOT BE CONSIDERED CAUSE FOR A CHANGE ORDER UNDER THIS CONTRACT.
- DIMENSIONS AND ELEVATIONS INDICATED IN THE LAYOUT OF WORK SHALL BE VERIFIED BY THE CONTRACTOR. DISCREPANCIES BETWEEN THE DRAWINGS, SPECIFICATIONS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT IN WRITING, FOR REVIEW, BEFORE THE AFFECTED WORK IS PERFORMED. FAILURE TO MAKE NOTIFICATION SHALL PLACE THE RESPONSIBILITY UPON THE CONTRACTOR TO CARRY OUT THE WORK WORK IN A SATISFACTORY AND WORKMANLIKE MANNER.
- PREVENT INJURY OR DAMAGE TO ANY PORTION OF EXISTING ELEMENTS WHICH ARE TO REMAIN. EXISTING ELEMENTS TO REMAIN, IF DAMAGED DURING CONSTRUCTION OPERATIONS, IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED IN-KIND AND IN A MANNER TO MATCH EXISTING OR ADJOINING WORK, AS APPROVED BY THE ARCHITECT. IF UNFORESEEN DETERIORATED MATERIAL IS UNCOVERED IN THE COURSE OF THE WORK, IMMEDIATELY NOTIFY THE ARCHITECT.
- DO NOT BEGIN DEMOLITION AND SITE WORK UNTIL AUTHORIZATION IS RECEIVED BY THE OWNER. REMOVE RUBBISH AND DEBRIS FROM THE PROJECT SITE; DO NOT ALLOW ACCUMULATIONS INSIDE OR OUTSIDE THE BLDG. STORE MATERIALS THAT CANNOT BE REMOVED DAILY IN AREAS SPECIFIED BY THE OWNER AND ARCHITECT. CONCRETE PAVING AND SLABS AS INDICATED. PROVIDE NEAT SAWCUTS AT LIMITS OF CONCRETE REMOVAL AS INDICATED. ALL MATERIALS REMOVED AND NOT REUSED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROPERTY. TITLE TO MATERIALS RESULTING FROM DEMOLITION AND SITE WORK, AND MATERIALS AND EQUIPMENT TO BE REMOVED, IS VESTED IN THE CONTRACTOR UPON APPROVAL BY THE OWNER TO BEGIN DEMOLITION. THE OWNER WILL NOT BE RESPONSIBLE FOR CONDITION OR LOSS OF, OR DAMAGE TO, SUCH PROPERTY AFTER THE N.T.P.
- ALL REQUIRED SHOP DRAWING SUBMITTALS SHALL BE FURNISHED IN AN ELECTRONIC FORMAT.
- SMOKING IS NOT ALLOWED ON-SITE OR WITHIN 30' OF THE THE BUILDING FOOTPRINT.
- SCHEDULE "FINAL" CLEANING AS APPROVED BY THE ARCHITECT TO ENABLE THE OWNER TO ACCEPT A COMPLETELY CLEAN STRUCTURE AND SITE.
- THE CONTRACTOR SHALL PROVIDE AND FURNISH ALL INCIDENTAL RELATED WORK AS PER THE DRAWINGS AND SPECIFICATIONS FOR A COMPLETE AND FINISHED PROJECT. THE DRAWINGS AND SPECIFICATIONS SHALL BE COMPLEMENTARY TO EACH OTHER AND WHAT IS CALLED FOR BY ONE, SHALL BE AS BINDING AS IF CALLED FOR BY ALL.
- THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", THE AMERICAN INSTITUTE OF ARCHITECTS (AIA) DOCUMENT A207-2007, SHALL BE A BINDING PART OF THIS CONTRACT AND SHALL BE HEREIN REFERRED TO AS THE "GENERAL CONDITIONS".

TECHNICAL DATA & SPECIFICATIONS

- 01 - GENERAL REQUIREMENTS
- THE CONTRACTOR SHALL PROVIDE & MAINTAIN A DUMPSTER AND PORTABLE TOILET ON-SITE FOR THE ENTIRE DURATION OF THE CONSTRUCTION PROCESS.
- 02 - EXISTING CONDITIONS
- SELECTIVE DEMOLITION: DEMOUSH AND REMOVE FROM THE SITE ALL COMPONENTS INDICATED IN THE DRAWINGS. ITEMS SHOWN TO REMAIN SHALL BE PROTECTED FROM DAMAGE.
- 03 - CONCRETE
- CONCRETE:
 - CONSULT STRUCTURAL DRAWINGS FOR GENERAL NOTES AND REQUIREMENTS.
 - VAPOR BARRIER: EQUAL TO "HUSKEY" YELLOW GUARD, 15 MIL, AS MANUFACTURED BY POLY-AMERICA.
- 04 - MASONRY
- CONCRETE MASONRY UNITS: CONSULT STRUCTURAL DRAWINGS FOR WALL AND FOUNDATION NOTES AND OTHER REQUIREMENTS.
 - BRICK: SELECTED BY OWNER & FURNISHED AND INSTALLED BY CONTRACTOR.
- 05 - METALS
- STEEL:
 - STRUCTURAL STEEL COMPONENTS: CONSULT STRUCTURAL DRAWINGS FOR INFO PERTAINING TO ALL COMPONENTS.
 - PROVIDE STEEL SHIPS LADDER LOCATED IN MECHANICAL ROOM.
 - STAINLESS STEEL PLATE: CONSULT ARCHITECTURAL & STRUCTURAL DRAWINGS FOR NOTES, DETAILS, AND OTHER REQUIREMENTS.
 - SUBMIT SHOP DRAWINGS FOR ALL COMPONENTS LISTED ABOVE TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
 - ALUMINUM, 6061-T6 ALUMINUM SECTIONS:
 - FRONT PORCH COLUMN COMPONENTS (MILL FINISH): FURNISHED AND INSTALLED BY CONTRACTOR.
 - SUBMIT SHOP DRAWINGS FOR ALL COMPONENTS LISTED ABOVE TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
 - ALL FINISH NAILS AND NAILS/FASTENERS USED FOR GENERAL CARPENTRY SHALL BE STAINLESS STEEL, RING-SHANK. ALL STRUCTURAL BOLTS, WASHERS AND NUTS SHALL BE STAINLESS STEEL.
 - CONSULT STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION ON METAL STRAPS, CLIPS, ANCHORS, HANGERS, HOLD-DOWNS, AND OTHER SIMILAR STRUCTURAL COMPONENTS.
- 06 - WOOD, PLASTICS, & COMPOSITES
- WOOD:
 - ROUGH CARPENTRY: ALL FRAMING LUMBER AND REQUIRED BLOCKING SHALL BE S.Y.P., NO. 2 GRADE. PROVIDE SOLID WOOD BLOCKING AT LOCATIONS IN WALLS REQUIRING INSTALLATION AND ATTACHMENT OF FINISH MATERIALS, FIXTURES, EQUIPMENT, AND OTHER ITEMS AS INDICATED. COORDINATE WITH OWNER AND ARCHITECT FOR SPECIFIC LOCATIONS.
 - ADHERE TO THE FOLLOWING PRESSURE TREATMENT GUIDELINES:
 - .4 ACQ OR CA --- IN CONTACT WITH CONCRETE OR DIRECTLY EXPOSED TO WEATHER.
 - .25 ACQ OR CA --- OTHER CONDITIONS WHERE REQD. ON DRAWINGS.
 - PLYWOOD SHEATHING:
 - FLOOR DECKING: EQ. TO "DRYPLY" PLYWOOD (STURD-FLOOR) PANELS AS MANUF. BY GEORGIA PACIFIC, 3/4" THICKNESS.
 - EXTERIOR WALL SHEATHING: PLYWOOD, EXPOSURE 1, 5/8" THICKNESS.
 - ROOF SHEATHING: PLYWOOD, EXPOSURE 1, 5/8" THK.
 - FLOOR SHEATHING (APPLIED OVER 3x6 T&G FLOOR DECKING): PLYWOOD, B/C, 1/2" THICKNESS.
 - EXPOSED WOOD LUMBER, TRIM, & PLYWOOD:
 - EXTERIOR LUMBER COMPONENTS: S.Y.P., KDAT, NO.1 GRADE OR BETTER (SELECT FOR NO CHECKING, CLOSED, TIGHT KNOTS ONLY), SIZE AS SHOWN IN DRAWINGS.
 - EXTERIOR TRIM: SPANISH CEDAR, FINGER-JOINTED REDWOOD, OR COMPOSITE TRIM FOR PAINTED FINISH.
 - EXTERIOR WOOD CEILINGS & SOFFITS: CYPRESS, SELECT GRADE, 1x6 T&G.
 - EXTERIOR DECKING (SECOND FLOOR PORCH): IPE, 5/4".
 - INTERIOR PLYWOOD PANELING: A-C GRADE, 1/2" THICKNESS, NATURAL AND PAINTED FINISH.
 - INTERIOR TRIM: POPLAR, S4S, PAINT GRADE. PROVIDE SHOP DRAWINGS FOR ALL NEW INTERIOR TRIM AND MOLDINGS FOR REVIEW AND APPROVAL BY ARCHITECT PRIOR TO FABRICATION.
 - "RE-PURPOSED" WOOD SIDING & TRIM: PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR IN AREAS AS DESIGNATED BY THE OWNER.
 - PRE-ENGINEERED WOOD PRODUCTS: PROVIDE WOOD FLOOR AND ROOF TRUSSES AS SHOWN & NOTED ON DRAWINGS. SUBMIT SHOP DRAWINGS FOR APPROVAL.
 - CONSULT STRUCTURAL DRAWINGS FOR GENERAL NOTES AND REQUIREMENTS. STRUCTURAL REQUIREMENTS SHALL OVER-RIDE ARCHITECTURAL REQUIREMENTS.
 - PLYWOOD ARCHITECTURAL CABINETS (NATURAL FINISH): FURNISHED AND INSTALLED BY CONTRACTOR.
 - PROVIDE "FLUSH INSET W/ FACE FRAME" CABINET CONSTRUCTION, MATCHING REVEALS AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 - FABRICATE ALL CABINETS TO "CUSTOM" GRADE STANDARDS OF AWI. EXCEPTION: FABRICATE ALL DOOR & DRAWER FRONTS TO "PREMIUM" GRADE STANDARDS OF AWI.
 - MATERIALS: PROVIDE PREMIUM GRADE "RED OAK, RIFT-CLUT" HARDWOOD VENEER PLYWOOD FOR ALL EXPOSED COMPONENTS.
 - COUNTERTOPS: STONE OR SIMULATED STONE, 3 CM.
 - SUBMIT SHOP DRAWINGS FOR APPROVAL BY ARCHITECT AND OWNER PRIOR TO FABRICATION.

CONT.

07 - THERMAL & MOISTURE PROTECTION

- THERMAL INSULATION:
 - WALLS (WOOD STUDS): MINERAL WOOL INSULATION, CLASS A, SIZED FOR FULL WALL THICKNESS. PROVIDE INSULATION IN ALL INTERIOR WALLS IN CONDITIONED SPACE. INSULATION SHALL BE EQUAL TO "THERMAFIBER ULTRABATT" AS MANUFACTURED BY OWENS CORNING.
 - SECOND LEVEL FLOORS:
 - OVER CONDITIONED SPACES: OPEN-CELL POLYURETHANE FOAM INSULATION EQ. TO PRODUCTS OF ICYNENE, INC. APPLY TO UNDERSIDE OF PLYWOOD FLOOR DECKING, 4" MINIMUM.
 - OVER UN-CONDITIONED SPACES: CLOSED-CELL POLYURETHANE FOAM INSULATION EQ. TO PRODUCTS OF ICYNENE, INC. APPLY TO UNDERSIDE OF PLYWOOD FLOOR DECKING, 4" MINIMUM.
 - CEILINGS (ATTIC SPACES): OPEN-CELL POLYURETHANE FOAM INSULATION EQ. TO PRODUCTS OF ICYNENE, INC. APPLY TO UNDERSIDE OF PLYWOOD ROOF SHEATHING, 4" MINIMUM.
- COMPOSITE SIDING, PANELS, & TRIM:
 - EXTERIOR SIDING: BORAL "Triturion" NICKEL-GAP SIDING, 1x6, 5/8" THICKNESS. *NOTE: SIDING WILL BE INSTALLED ON INSIDE FACE OF ALL CONDITIONED SPACES.
 - EXTERIOR CEILINGS (GARAGE): COMPOSITE PANELS, 5/16" THICK, WITH MATCHING 1/2" x 2" W. BATTENS, AS MANUFACTURED BY JAMES HARDIE COMMERCIAL OR EQUAL.
 - COMPOSITE TRIM: PROVIDE TRIM, 3/4", 1", & 1-1/2" THICKNESSES, AS MANUFACTURED BY BORAL (TO MATCH SIDING).
- RAINSCREEN: PROVIDE ALL COMPONENTS AS MANUFACTURED BY CORAVENT, INC.
 - SV-3, "SIDING VENT". INSTALL HORIZONALLY @ TOP & BOTTOM OF WALLS, @ TOP & BOTTOM OF WINDOW OPENINGS, AND @ TOP OF DOOR OPENINGS.
 - "STURDI-STRIP". INSTALL VERTICALLY @ 16" O.C. (MIN.) AND @ JAMBS OF ALL DOORS AND WINDOWS.
- SINGLE-COMPONENT WATERPROOFING (COLD-APPLIED): PROVIDE "HYDRALASTIC 836" WATERPROOFING COMPOUND, AS MANUFACTURED BY W.R. MEADOWS, INC., OR APPROVED EQUAL. FOR USE ON CMU & CAST CONC. FOUNDATION WALLS WHERE BACKFILLING WILL OCCUR. PROVIDE AT THE FOLLOWING CONDITIONS:
 - CMU & CAST CONC. FOUNDATION WALLS WHERE THE EXPOSED INTERIOR FACE ABUTS A LOWER LEVEL SUCH AS THE FIRST FLOOR MECHANICAL AREA & ELEVATOR ACCESS AREA.
 - CMU & CAST CONC. FOUNDATION WALLS WHERE THE EXPOSED EXTERIOR FACE WILL RECEIVE BRICK VENEER.
- AIR & WATER-RESISTIVE BARRIER (ROLLER-APPLIED): PROVIDE "R-GUARD, CAT 5 RAIN SCREEN", SINGLE-COMPONENT COATING, AS MANUFACTURED BY PROSOCCO, INC., OR APPROVED EQUAL. FOR USE ON ALL EXTERIOR WALL CONDITIONS.
- FLEXIBLE FLASHING MEMBRANE: PROVIDE "FastFLASH", SINGLE-COMPONENT ELASTOMERIC FLEXIBLE WATERPROOFING FLASHING MEMBRANE, AS MANUFACTURED BY PROSOCCO, INC., OR APPROVED EQUAL. APPLY PRIOR TO INSTALLING THE "R-GUARD, CAT 5 RAIN SCREEN" & APPLY AT THE FOLLOWING LOCATIONS: a) AT ALL PLYWOOD WALL SHEATHING JOINTS; AND b) AROUND ALL EXTERIOR ROUGH OPENINGS & SMALL PENETRATIONS.
- ROOF UNDERLAYMENT: PROVIDE "TILESEAL HT" MODIFIED-ASPHALT ROOFING UNDERLAYMENT, AS MANUFACTURED BY BORAL ROOFING, OR APPROVED EQUAL. FOR USE UNDER ALL ROOFING CONDITIONS.
- METAL ROOF PANELS: GALVALUME, 26-GA., CORRUGATED, STANDARD WIDTH. PROVIDE PANELS IN ONE CONTINUOUS LENGTH, NO LAPS. METAL ROOF FLASHING AND MISCELLANEOUS TRIM AND ACCESSORIES SHALL MATCH ROOF PANEL MATERIAL. PROVIDE FASTENERS AS RECOMMENDED BY METAL ROOF PANEL MANUFACTURER. METAL ROOFING AND ALL COMPONENTS SHALL WITHSTAND SPECIFIED UPLIFT PRESSURES, THERMALLY-INDUCED MOVEMENT, AND EXPOSURE TO WEATHER WITHOUT FAILURE DUE TO DEFECTIVE MANUFACTURE, FABRICATION, INSTALLATION, OR OTHER DEFECTS IN CONSTRUCTION. SUBMIT SHOP DRAWINGS FOR APPROVAL BY ARCHITECT PRIOR TO INSTALLATION.
- STUCCO:
 - CMU & CAST CONC. SUBSTRATE: APPLY HARD-COAT STUCCO SYSTEM DIRECTLY TO CMU & CAST CONC. SURFACES, 1/2" THICKNESS.
 - WOOD FRAME SUBSTRATE (EXPOSED CONDITIONS): APPLY THIN-COAT SYNTHETIC STUCCO & CEMENT BOARD SYSTEM IN THE FOLLOWING ORDER AS FOLLOWS;
 - APPLY 5/8" EXT. PLYWOOD SHEATHING TO STUDS.
 - APPLY AIR & WATER-RESISTIVE BARRIER TO SHEATHING.
 - APPLY RAINSCREEN DRAINAGE MAT EQUAL TO "WaterWAY" (11mm THICK) AS MANUFACTURED BY STUC-O-FLEX INTERNATIONAL, INC.
 - APPLY 5/8" CEMENT BOARD.
 - APPLY THIN-COAT SYNTHETIC STUCCO SYSTEM.
 - WOOD FRAME SUBSTRATE (PROTECTED CONDITIONS): APPLY THIN-COAT SYNTHETIC STUCCO & CEMENT BOARD SYSTEM IN THE FOLLOWING ORDER AS FOLLOWS;
 - APPLY 5/8" EXT. PLYWOOD SHEATHING TO STUDS.
 - APPLY AIR & WATER-RESISTIVE BARRIER TO SHEATHING.
 - APPLY 5/8" CEMENT BOARD.
 - APPLY THIN-COAT SYNTHETIC STUCCO SYSTEM.
 - FINISH COAT: APPLY ACRYLIC-BASED, WATERPROOF COATING.
 - TEXTURE: SAND (FINE).
 - COLOR: AS SELECTED BY ARCHITECT.
- JOINT SEALANTS:
 - AIR & WATER BARRIER SEALANT (FOR ALL EXTERIOR DOORS & WINDOWS): "AIDAM" AS MANUFACTURED BY PROSOCCO, INC., OR APPROVED EQUAL.
 - URETHANE JOINT SEALANTS: "NP-1" AS MANUFACTURED BY SONNEBORN OR APPROVED EQUAL. FOR GENERAL EXTERIOR USE.
 - LATEX JOINT SEALANTS: ACRYLIC LATEX OR SILICONIZED ACRYLIC LATEX, ASTM C 834, TYPE "OP", GRADE "NP". FOR USE AT DRY INTERIOR LOCATIONS.
 - SILICONE JOINT SEALANTS: MILDEW-RESISTANT, SINGLE COMPONENT, NEUTRAL CURING SILICONE, ASTM C 920, TYPE "S", GRADE "NS", CLASS 25, FORMULATED

CONT.



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PENSACOLA, FLORIDA / 32502

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PROJECT TITLE
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PENSACOLA, FL 32502

PROJECT NO.	CAD DWG FILE	DRAWN BY	CHECKED BY	COPYRIGHT
3002	3002A12.dwg	RSH	RSH	RSHA 3002
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SHEET TITLE
DWG. INDEX / BLDG. DESIGN NARR. / GEN. BLDG. INFO. / GEN. COND'S. / TECH. DATA & SPEC'S.

A1.2

08 - OPENINGS

- WOOD CLAD DOORS & WINDOWS:
 - PROVIDE PRODUCTS AS MANUFACTURED BY KOLBE WINDOWS & DOORS.
 - CONSULT ARCHITECTURAL DRAWINGS, SHEETS A6.1 & A6.2 FOR INFORMATION REGARDING SIZES AND CONFIGURATIONS, FINISHES, HARDWARE, GLAZING, AND ACCESSORIES.
- 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.
- 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.
- EXTERIOR & INTERIOR PRE-HUNG DOOR HARDWARE: FURNISHED & INSTALLED BY CONTRACTOR AS AN ALLOWANCE.
- GLAZING:
 - INTERIOR TRANSOM PANELS: FLOAT GLASS, ASTM C 1036, TYPE 1, CLASS 1, THICKNESS AS REQUIRED BY CODE FOR SIZES SHOWN ON DRAWINGS.
 - MIRRORS: SILVERED FLAT GLASS MIRRORS MEETING ASTM C 1503, ULTYRACLEAR (LOW IRON) FLOAT GLASS WITH A MINIMUM 91 % VISIBLE LIGHT TRANSMISSION, THICKNESS AS REQUIRED BY CODE FOR SIZES SHOWN ON DRAWINGS.
 - 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

- SHOWER & BATH WATERPROOFING & TILING SYSTEMS:
 - 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.
 - FLOOR TILE: INSTALL AS PER TCA METHOD "F144".
 - WALL TILE: INSTALL AS PER TCA METHOD "W244".
 - FLOOR TILE (SHOWER): INSTALL AS PER TCA METHOD "B421C".
 - WALL TILE (SHOWER): INSTALL AS PER TCA METHOD "W244C".
- TILE & STONE:
 - CAST STONE: CAST STONE PRODUCTS SHALL BE MANUFACTURED BY HAMBRICK CAST STONE SERVICES, JASPER, GA.
 - CAST STONE BRICK PEDESTAL CAP: SIZE AS SHOWN ON DRAWINGS.
 - CAST STONE ENTRY STAIR TREADS & RISERS: SIZE AS SHOWN ON DRAWINGS.
 - CAST STONE FIREPLACE SURROUND: 1/2" THICKNESS, SIZE AS SHOWN ON DRAWINGS.
 - WALL TILE: DALTILE "COLORBODY PORCELAIN" SERIES, 3/8" THICKNESS, 24"x24" MINIMUM SIZE. EXACT TILE SELECTION SHALL BE SELECTED BY OWNER.
 - FLOOR TILE: DALTILE "KEYSTONES" COLORBODY PORCELAIN MOSAIC TILE, 1"x1" PATTERN, COLOR SHALL BE SELECTED BY OWNER.
 - EXTERIOR WALL TILE BAND: DALTILE "KEYSTONES" COLORBODY PORCELAIN MOSAIC TILE 1"x1" PATTERN, COLOR SHALL BE SELECTED BY OWNER (SEE EXTERIOR ELEVATIONS).
 - MARBLE SHELVES AND SILLS: WHITE MARBLE WITH SLIGHT GREY VEINING, 1" THICKNESS, CUT TO FIT, TYPICAL IN SHOWER AREAS AND AT ALL WINDOW SILLS.
- WOOD FLOORING: PROVIDE A PRE-ENGINEERED, PRE-FINISHED, ALL WOOD FLOORING SYSTEM FOR DIRECT 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.
- FLOORING TRANSITION STRIPS: PROVIDE EXTRUDED STAINLESS STEEL TRANSITION FLOOR PROFILES EQUAL TO SCHLUTER "RENO-T". PROVIDE THE APPROPRIATE HEIGHT TO MATCH ADJOINING FINISHES.
- PAINT/COAT THE FOLLOWING ITEMS (PRIME ALL SURFACES OF WOOD ITEMS PRIOR TO INSTALLATION). PROVIDE PAINT PRODUCTS EQUAL TO SHERWIN-WILLIAMS PAINT, CO.
 - EXTERIOR WOOD BRACKETS, TRIM & OTHER MISC. ITEMS: (1) COAT PRIMER, (2) COATS PAINT.
 - EXTERIOR SOFFITS & INTERIOR CEILINGS, WOOD, T&G: (1) COAT "WHITE-WASH" TRANSPARENT STAIN
 - COMPOSITE SIDING, PANELS, & TRIM: (1) COAT PRIMER, (2) COATS PAINT
 - INTERIOR WOOD DOOR FRAMES, PANELING, & TRIM (DESIGNATED TO BE PAINTED): (1) COAT PRIMER, (2) COATS PAINT

10 - SPECIALTIES

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

11 - EQUIPMENT

- APPLIANES: FURNISHED & INSTALLED BY OWNER & COORDINATED BY CONTRACTOR.

12 - FURNISHINGS

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

13 - SPECIAL CONSTRUCTION (N.O.T.U.S.E.D.)

CONT.

14 - CONVEYING EQUIPMENT

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

22 - PLUMBING

- PLUMBING FIXTURES & FAUCET SETS: FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR.
- 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.
- 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

- 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).
- 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.
- THE GEOTHERMAL CONTRACTOR SHALL PROVIDE A WHOLE-HOUSE HONEYWELL DEHUMIDIFIER "DR90" AS PART OF HIS SCOPE OF WORK.
- THE SYSTEM LOOP CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING THE LOOP FIELD INCLUDING NUMBER AND DIAMETER OF BORES.
- 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 MANUFACTURERS RECOMMENDED CLEARANCES ARE MET FOR ALL ACCESS PANELS, MOTORS, FANS, BELTS, FILTERS, AND AIR INTAKES.
- 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.
- PROVIDE DUCT FLEX CONNECTIONS & VIBRATION ISOLATION FOR ALL UNITS.
- PROVIDE MINIMUM R-6 DUCT INSULATION.
- 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.
- DRYER ACCESSORIES:
 - DRYER VENT CAP: PROVIDE CAP EQUAL TO SEIHO MODEL "SFZC" WITH CLEAR ANODIZED FINISH AND SIZED TO FIT DUCT.
 - DRYER VENT HOSE RECEPTACLE: PROVIDE RECEPTACLE EQUAL TO "THE DRYERBOX", MODEL NO. 4D, AS MANUFACTURED BY IN-O-VATE TECHNOLOGIES, INC.

26 - ELECTRICAL

- 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.
- COMMUNICATION / DATA COMPONENTS: FURNISHED AND INSTALLED BY OWNER, AND COORDINATED BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE CONDUIT STUB-OUT AT PERIMETER OF BUILDING AT (4) DIFFERENT LOCATIONS TO ALLOW POWER CONNECTIONS TO OWNER-FURNISHED SITE LIGHTING.

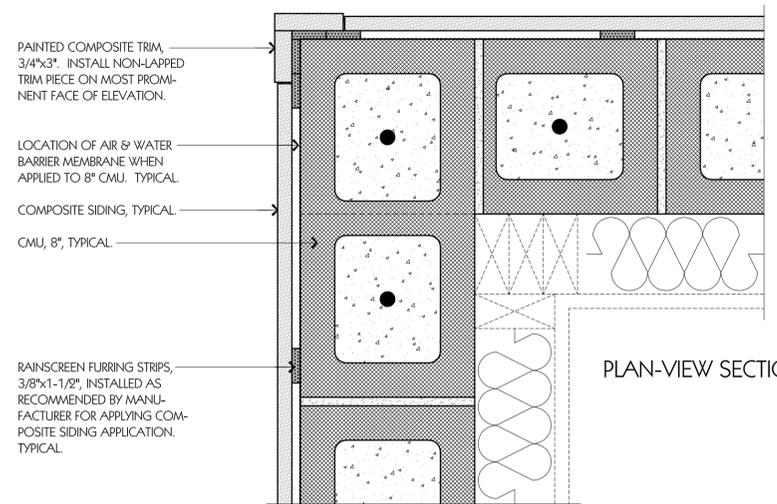
31 - EARTHWORK

- 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.
- 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.
- 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.
- EXCAVATIONS FOR STRUCTURES: EXCAVATE TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS-OR-MINUS 1-INCH.
- TERMITE CONTROL: PROVIDE AN EPA-REGISTERED TERMITICIDE, COMPLYING WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, IN AN AQUEOUS SOLUTION.

CONT.

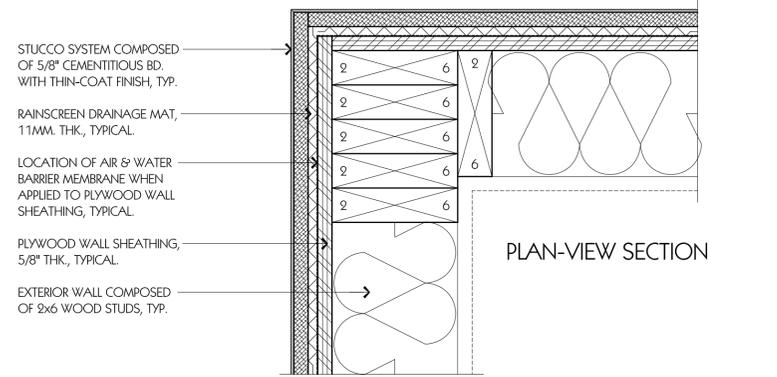
32 - EXTERIOR IMPROVEMENTS

- ECO-PAVERS (RATED FOR DRIVEWAY USE): PROVIDE "TURFSTONE" PAVERS AS MANUFACTURED BY BELGARD.
- 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.
- TURF & GRASSES: FURNISHED & INSTALLED BY OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED ELEVATION FOR THE FINISHED SURFACES OF PLANTING SOIL.
- PLANTS: FURNISHED & INSTALLED BY OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED ELEVATION FOR THE FINISHED SURFACES OF PLANTING SOIL.



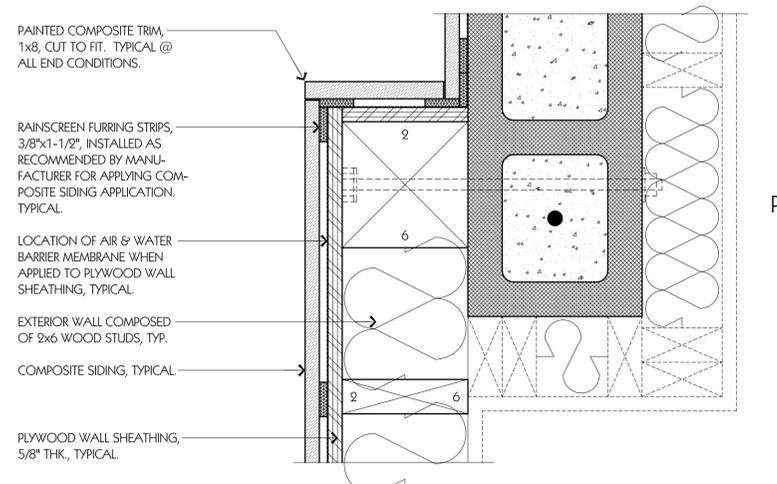
RAINSCREEN: CMU CONSTRUCTION WITH COMPOSITE SIDING FINISH

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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TECHNICAL DATA & SPECIFICATIONS / RAINSCREEN DETAILS

A1.3



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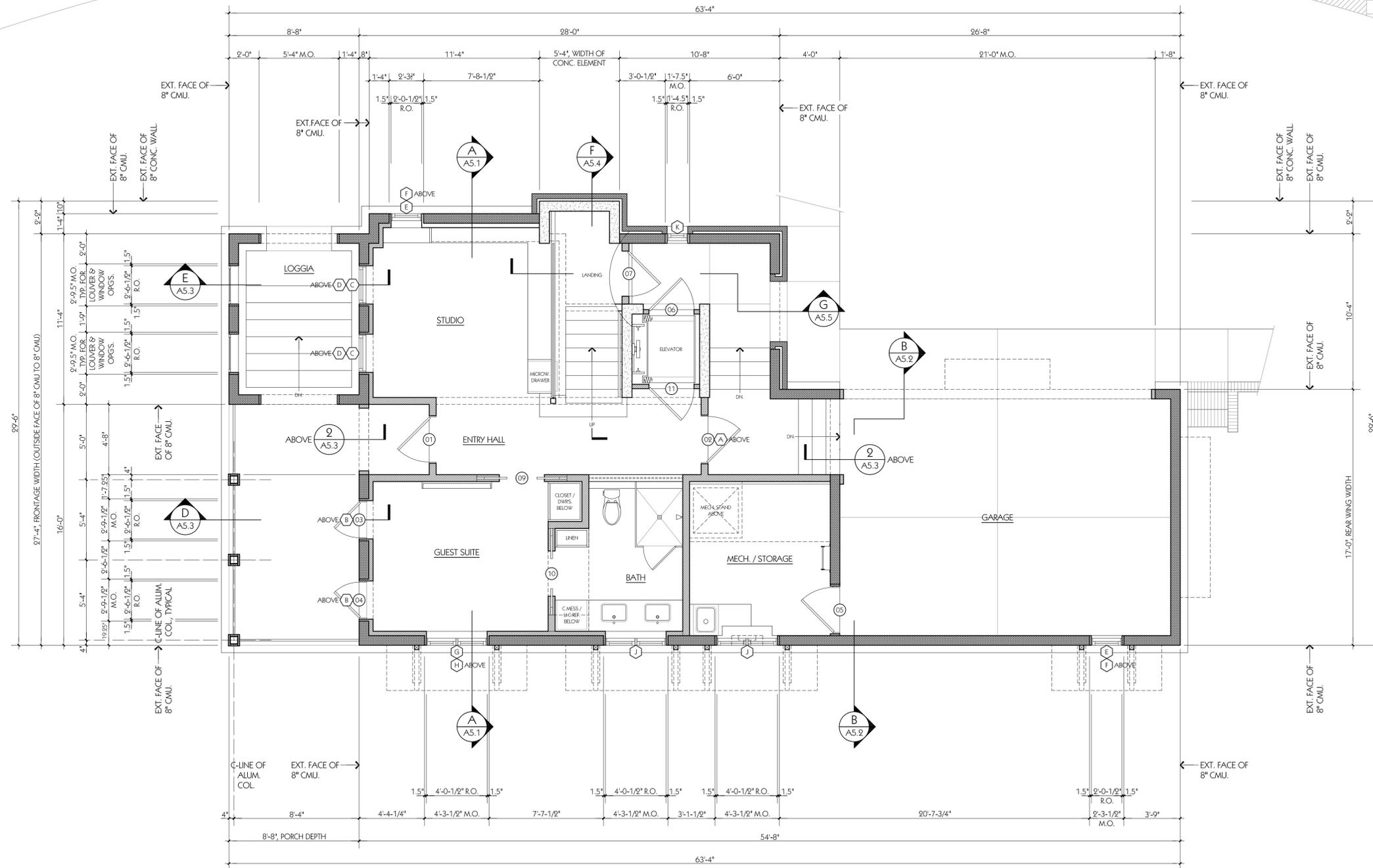
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3002	3002A.3.1.dwg	12-14-2020	03-01-00
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SHEET TITLE
FIRST FLOOR PLAN

A3.1a



FIRST FLOOR PLAN

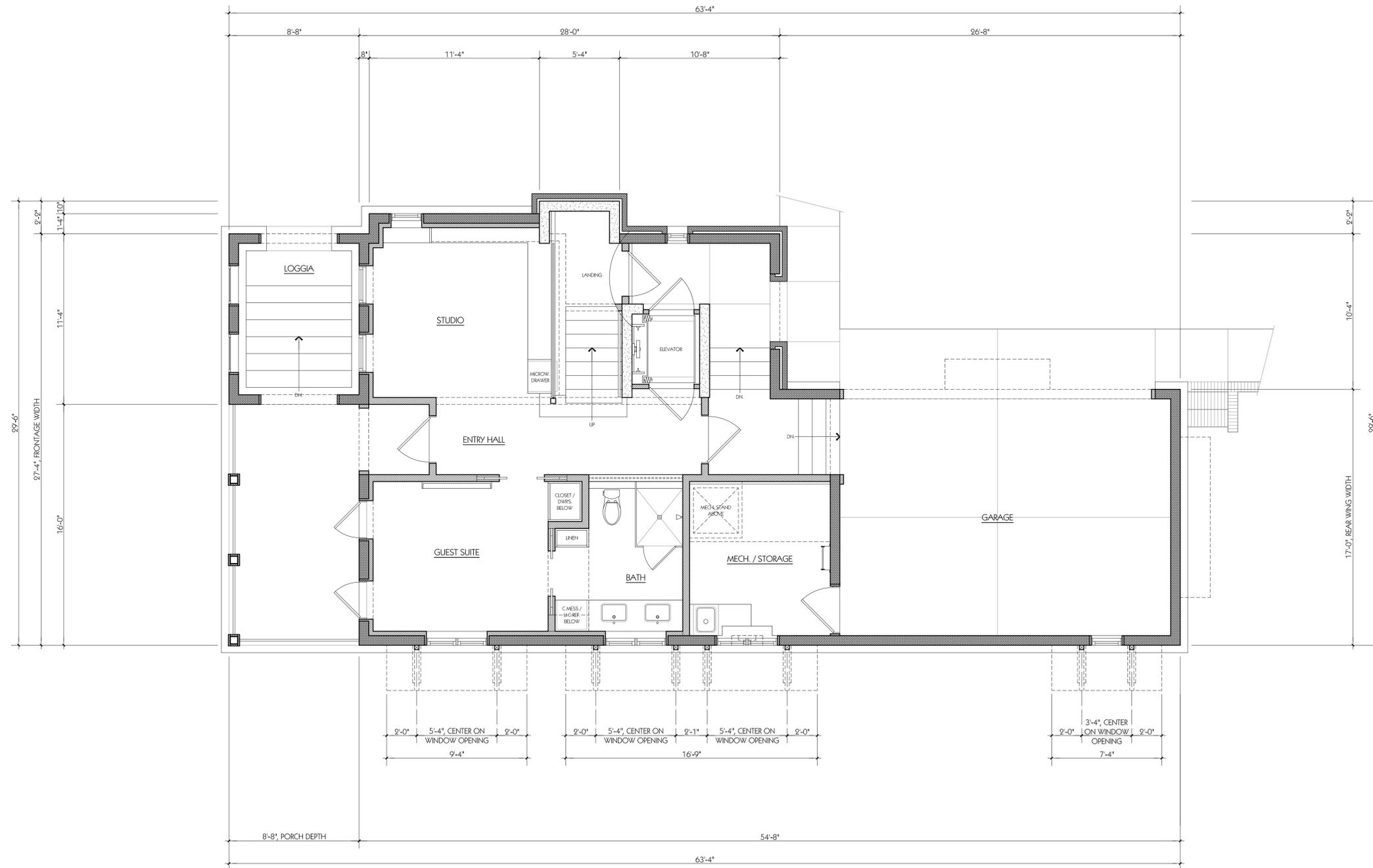
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FIRST FLOOR PLAN (INTERIOR WALL & SUN SCREEN DIMENSIONS)

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



PROJECT TITLE

PI²
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15-14-2020

03-01-00

DATE

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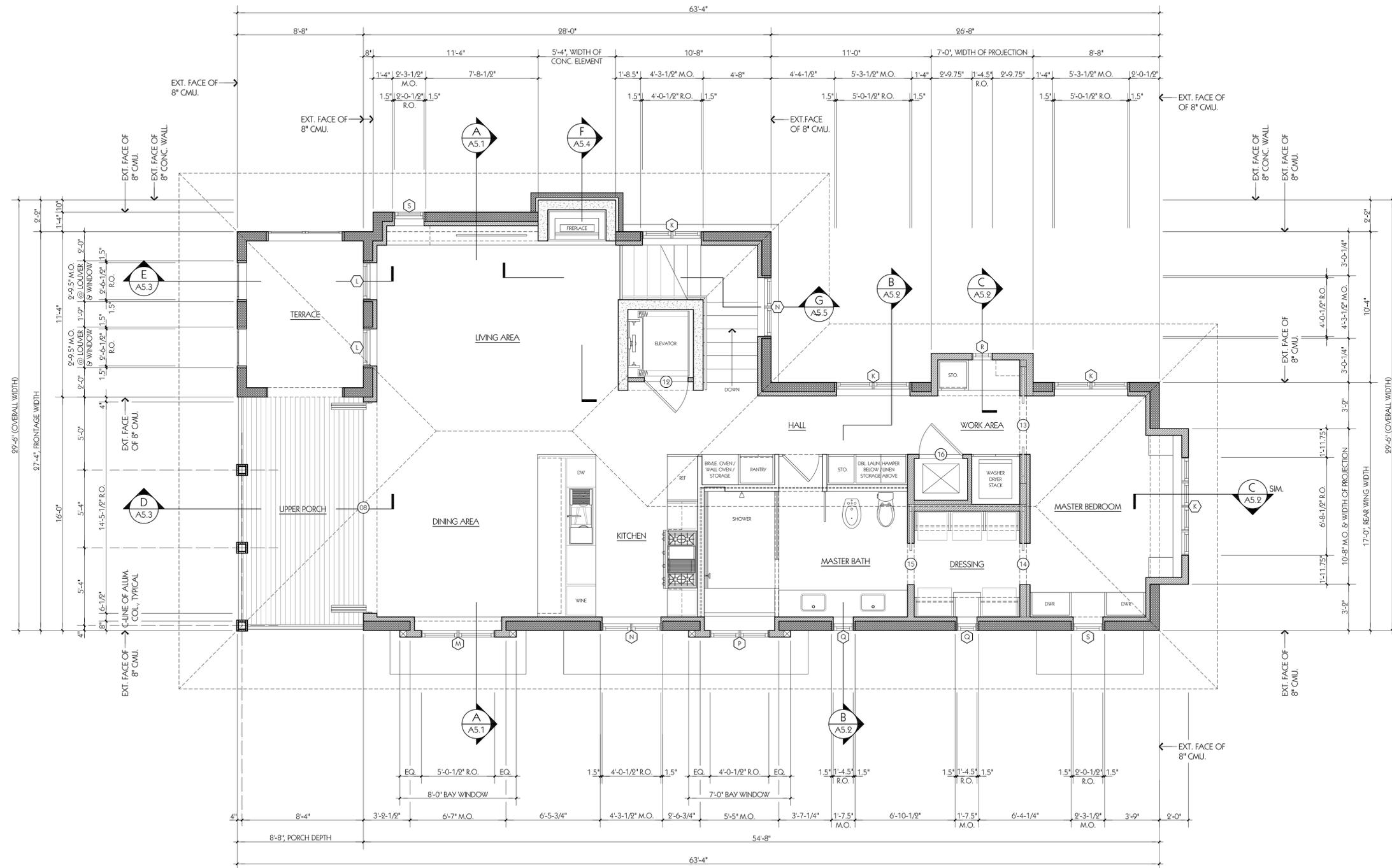
FIRST FLOOR PLAN
(INTERIOR WALL &
SUN SCREEN
DIMENSIONS)

A3.1b



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SECOND FLOOR PLAN

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



PROJECT TITLE
PI 2
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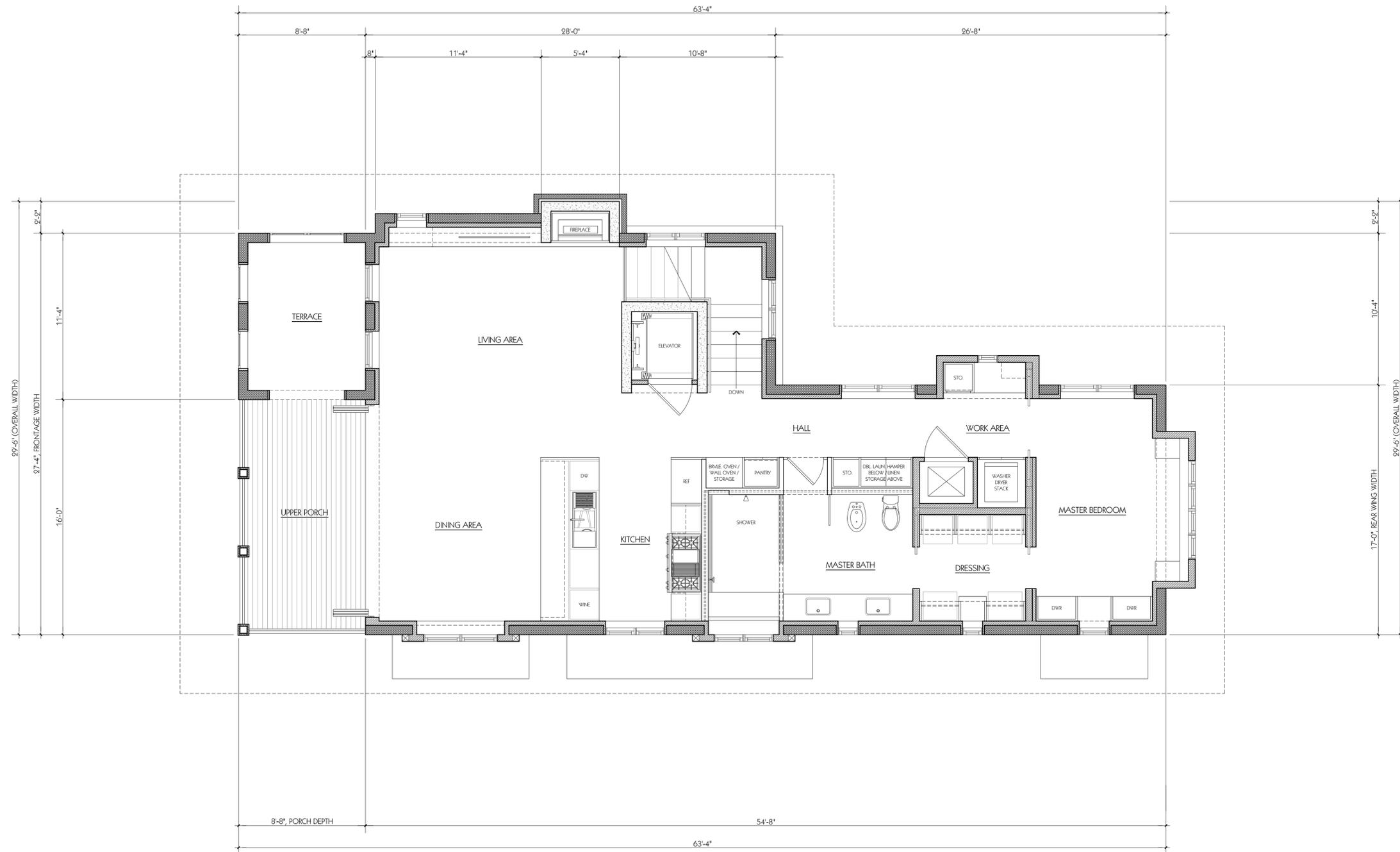
SHEET TITLE
SECOND FLOOR PLAN

A3.2a



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SECOND FLOOR PLAN (INTERIOR WALL DIMENSIONS)

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



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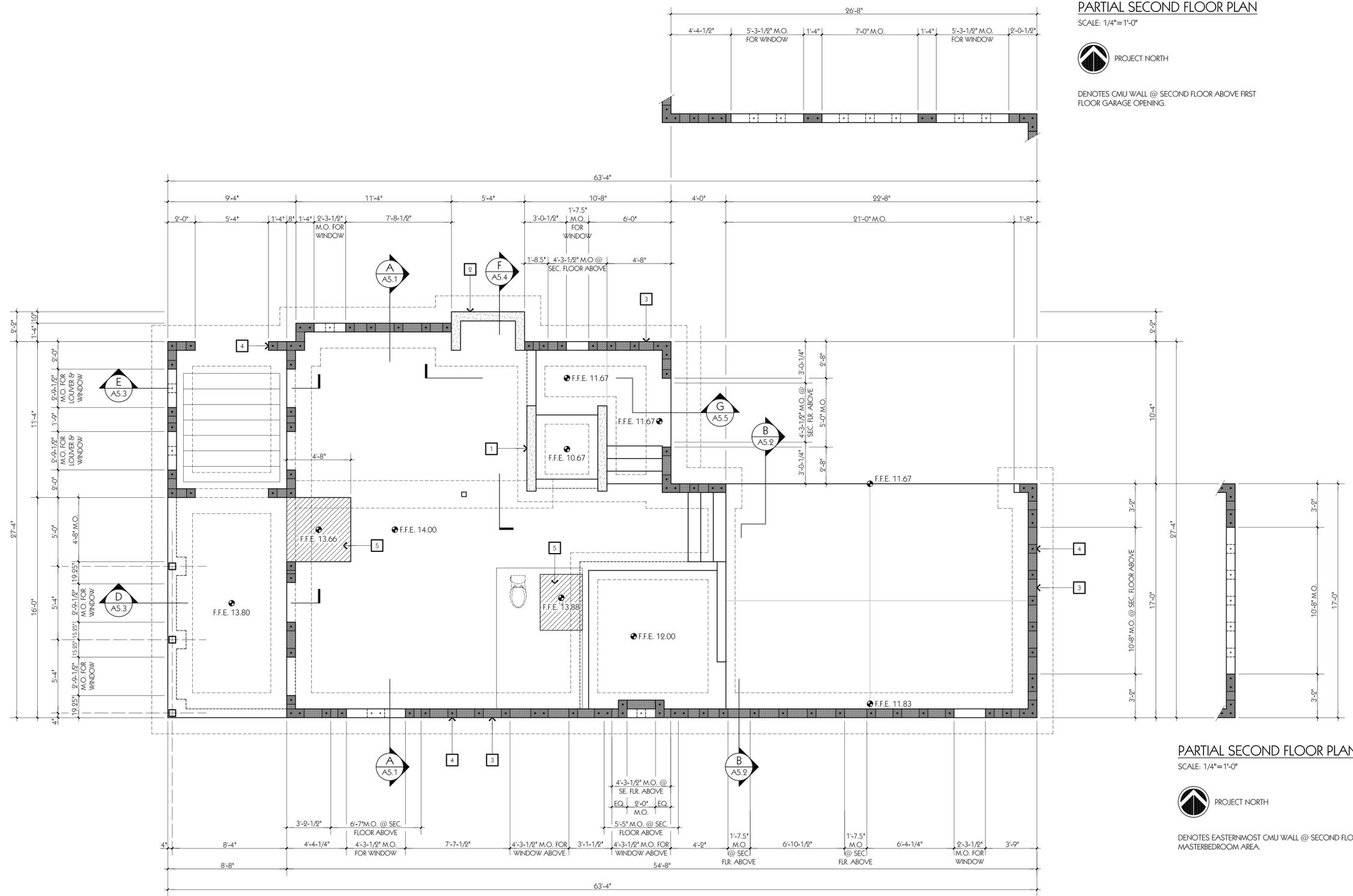
SHEET TITLE

SECOND FLOOR
PLAN
(INTERIOR WALL
DIMENSIONS)

A3.2b

**KEYNOTES
(SHEETS A3.3 ONLY)**

- 1** DENOTES REINF. CAST-IN-PLACE CONC. ELEVATOR SHAFT. CONSULT SHEET A5.6 & STRUCTURAL DWG'S. FOR ADDITIONAL INFORMATION.
- 2** DENOTES REINF. CAST-IN-PLACE CONC. CHIMNEY SHAFT. CONSULT SHEET A5.6 & STRUCTURAL DWG'S. FOR ADDITIONAL INFORMATION.
- 3** DENOTES REINF. 8" CMU FOUNDATION WALLS. CONSULT SHEETS A5.1 - A5.5 & STRUCTURAL DWG'S. FOR ADDITIONAL INFORMATION. TYPICAL.
- 4** DENOTES REINF. 8" CMU PILASTERS. CONSULT STRUCTURAL DWG'S. FOR ADDITIONAL INFORMATION. TYPICAL.
- 5** 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.



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FOUNDATION & FIRST FLOOR SLAB PLAN

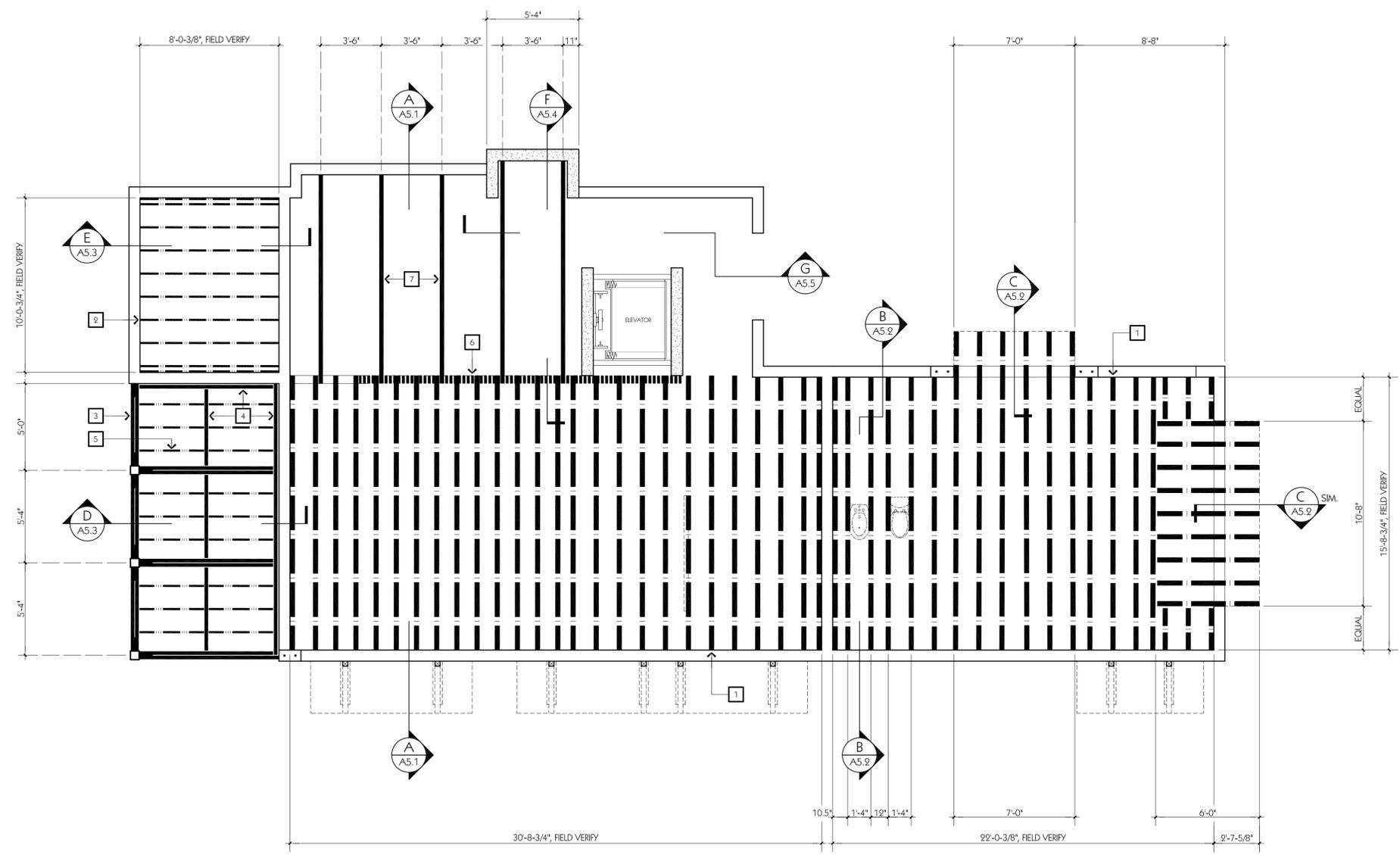


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KEYNOTES
(SHEETS A3.4 ONLY)

- 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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SECOND FLOOR FRAMING PLAN

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



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SECOND FLOOR FRAMING PLAN



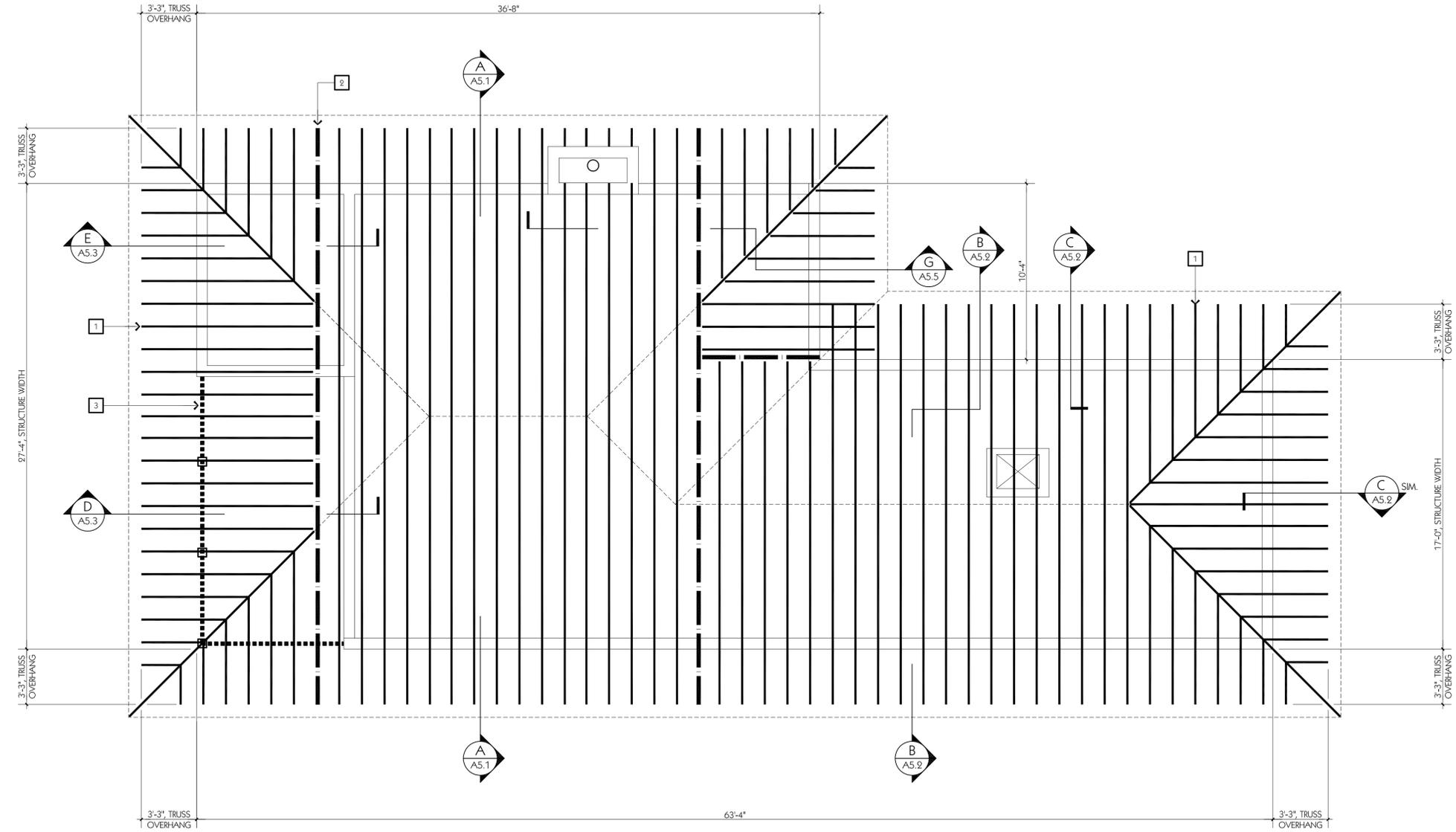
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KEYNOTES
(SHEETS A3.5 ONLY)

- 1 DENOTES PRE-ENGINEERED WOOD ROOF TRUSSES @ 16" O.C. MAXIMUM. PROVIDE 2x6'S 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"



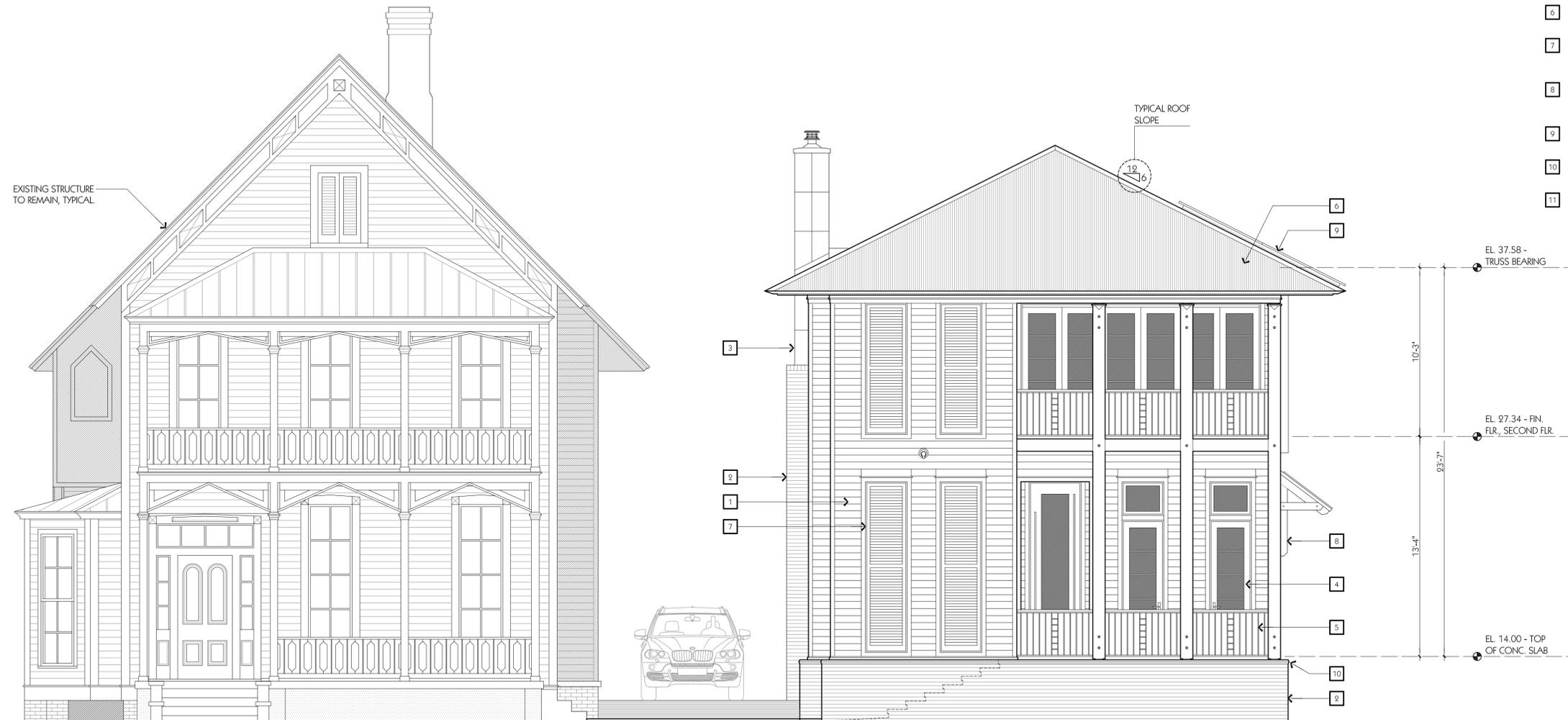
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SHEET TITLE
ROOF FRAMING PLAN

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 GALVALLUME FINISH, TYP.
- 7 DENOTES FIXED WOOD SHUTTERS WITH OPERABLE LOUVERS, TYPICAL.
- 8 DENOTES AWNINGS COMPOSED OF HEAVY-TIMBER 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 TM BAND.

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

PROJECT TITLE

PI

314 SOUTH ALCANIZ STREET
PENSACOLA, FL 32502

100% SUBMITTAL	12-14-2020	03-01-00
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DATE	REVISION 1
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3002	3002A.4.1.dwg	RSH	RSH	RSHA 2020
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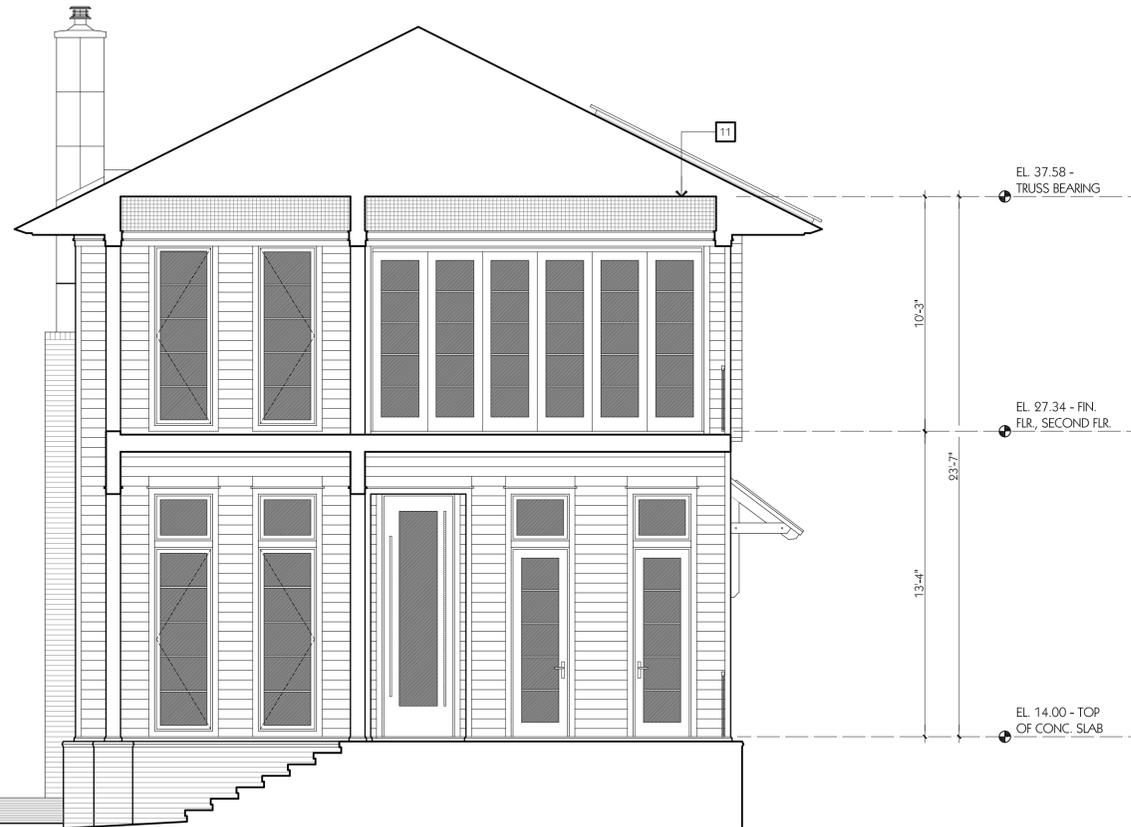
SHEET TITLE

WEST ELEVATION - FRONT VIEW FROM ALCANIZ STREET



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

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EL. 37.58 - TRUSS BEARING

10'-3"

EL. 27.34 - FIN. FLR., SECOND FLR.

8'-7"

13'-4"

EL. 14.00 - TOP OF CONC. SLAB



WEST ELEVATION (PORCH REMOVED)

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

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

PROJECT TITLE
314 SOUTH ALCANIZ STREET
PENSACOLA, FL 32502

PROJECT NO.	3002	100% SUBMITTAL	PI ²
CAD DWG FILE	3002A.4.1.dwg	DATE	12-14-2020
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SHEET TITLE
WEST ELEVATION - FRONT VIEW FROM ALCANIZ STREET



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ARCHITECT
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EAST ELEVATION - REAR VIEW

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

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

PROJECT TITLE

100% SUBMITTAL

DATE

3025A.1.dwg

PROJECT NO.

SHEET TITLE

EAST ELEVATION -
REAR VIEW

A4.2

15-14-2020	03-01-00		
03-01-00	REVISION 1		
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RSH	RSH	RSH	RSH

PI
314 SOUTH ALCANIZ STREET
PENSACOLA, FL 32502



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SOUTH ELEVATION - SIDE VIEW

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

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

PROJECT TITLE

314 SOUTH ALCANIZ STREET
PENSACOLA, FL 32502

PI²

100% SUBMITTAL

12-14-2020

03-01-00

DATE

REVISION 1

3020

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SHEET TITLE

SOUTH ELEVATION -
SIDE VIEW



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NORTH ELEVATION - SIDE VIEW

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

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

PROJECT TITLE

100% SUBMITTAL

DATE	12-14-2020
REVISION 1	03-03-00

3020

3020A.4.1.dwg

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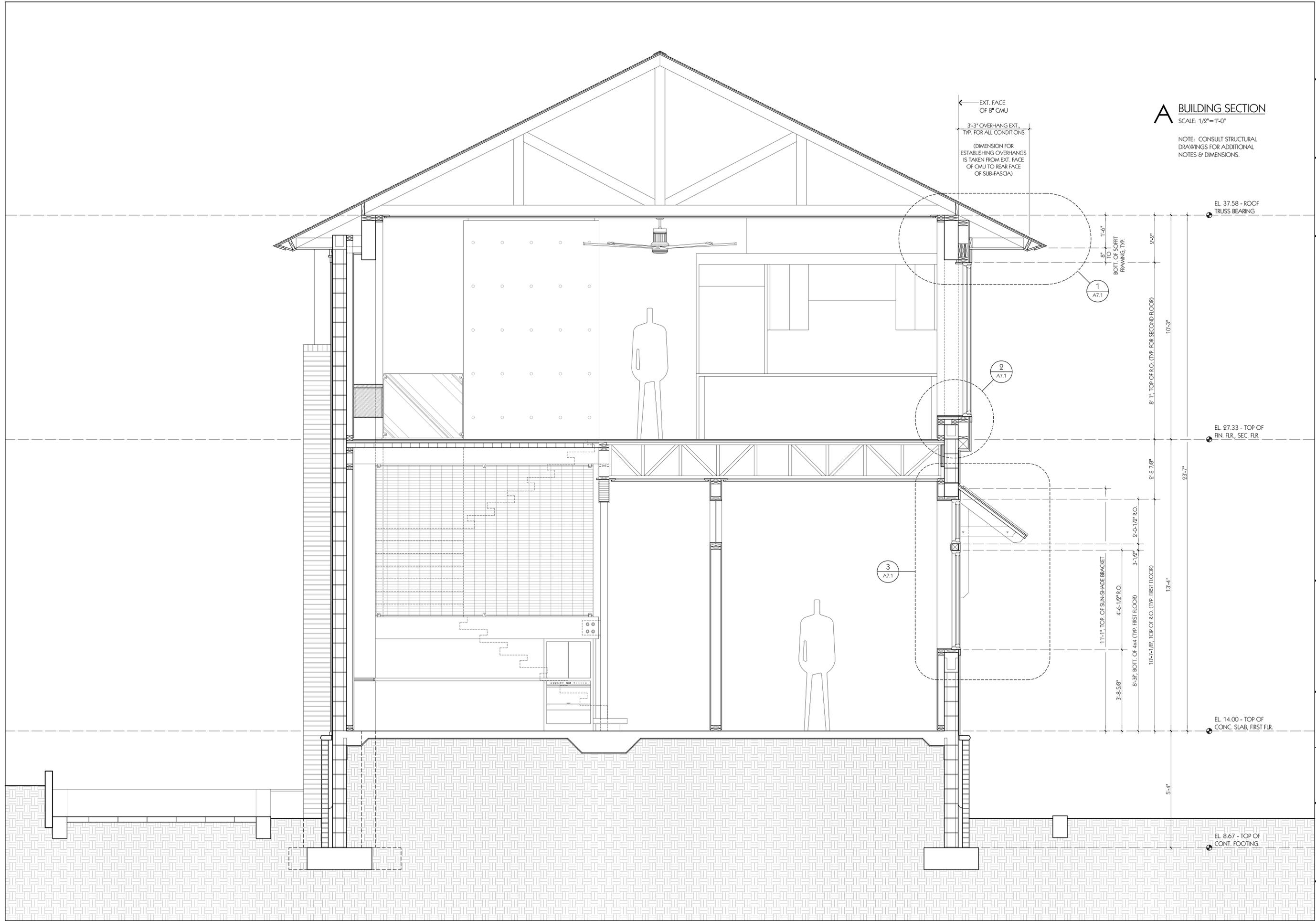
NORTH ELEVATION -
SIDE VIEW

314 SOUTH ALCANIZ STREET
PENSACOLA, FL 32502

PI

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

NOTE: CONSULT STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES & DIMENSIONS.

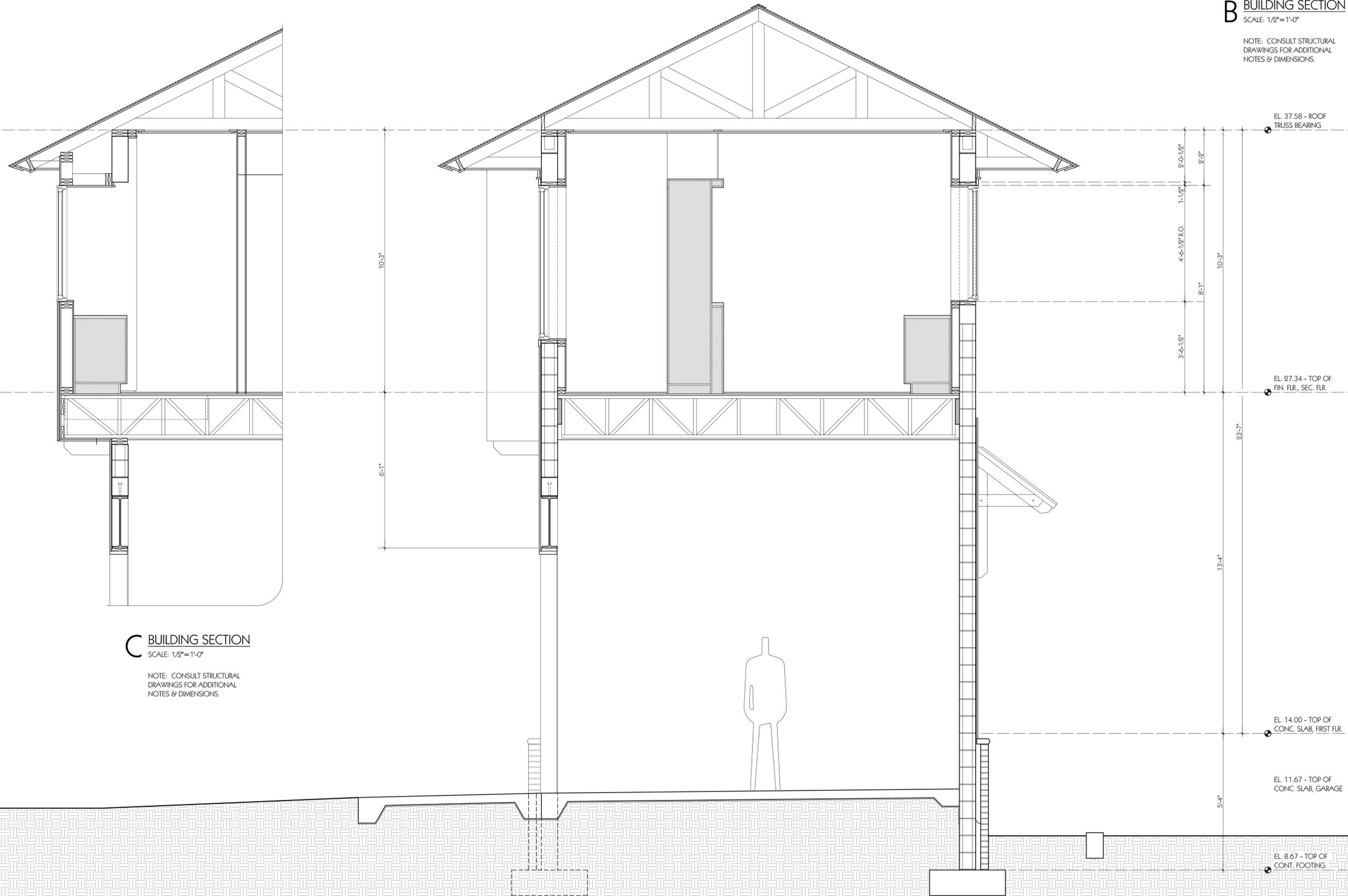


PROJECT NO.	3002	100% SUBMITTAL	10-14-2020
CAD DWG FILE	3002A5.1.dwg	DATE	03-01-00
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SHEET TITLE	
BUILDING SECTION 'A'	

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

NOTE: CONSULT STRUCTURAL
DRAWINGS FOR ADDITIONAL
NOTES & DIMENSIONS.



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

NOTE: CONSULT STRUCTURAL
DRAWINGS FOR ADDITIONAL
NOTES & DIMENSIONS.

PROJECT NO.	CAD DWG FILE	DRAWN BY	CHECKED BY	DATE	REVISION 1
3002	3002A5.1.dwg	RSH	RSH	12-14-2020	00-00-00

SHEET TITLE
BUILDING SECTIONS
'B' & 'C'

PROJECT NO.	CAD DWG FILE	DATE	REVISION 1
3002	3002A5.1.dwg	12-14-2020	00-00-00
PROJECT NO.	CAD DWG FILE	DATE	REVISION 1
3002	3002A5.1.dwg	12-14-2020	00-00-00
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3002	3002A5.1.dwg	12-14-2020	00-00-00

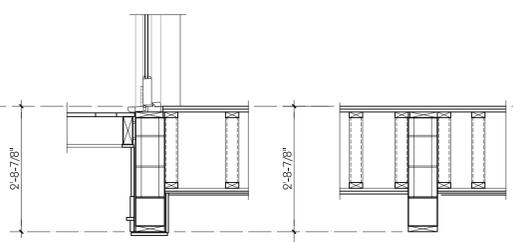
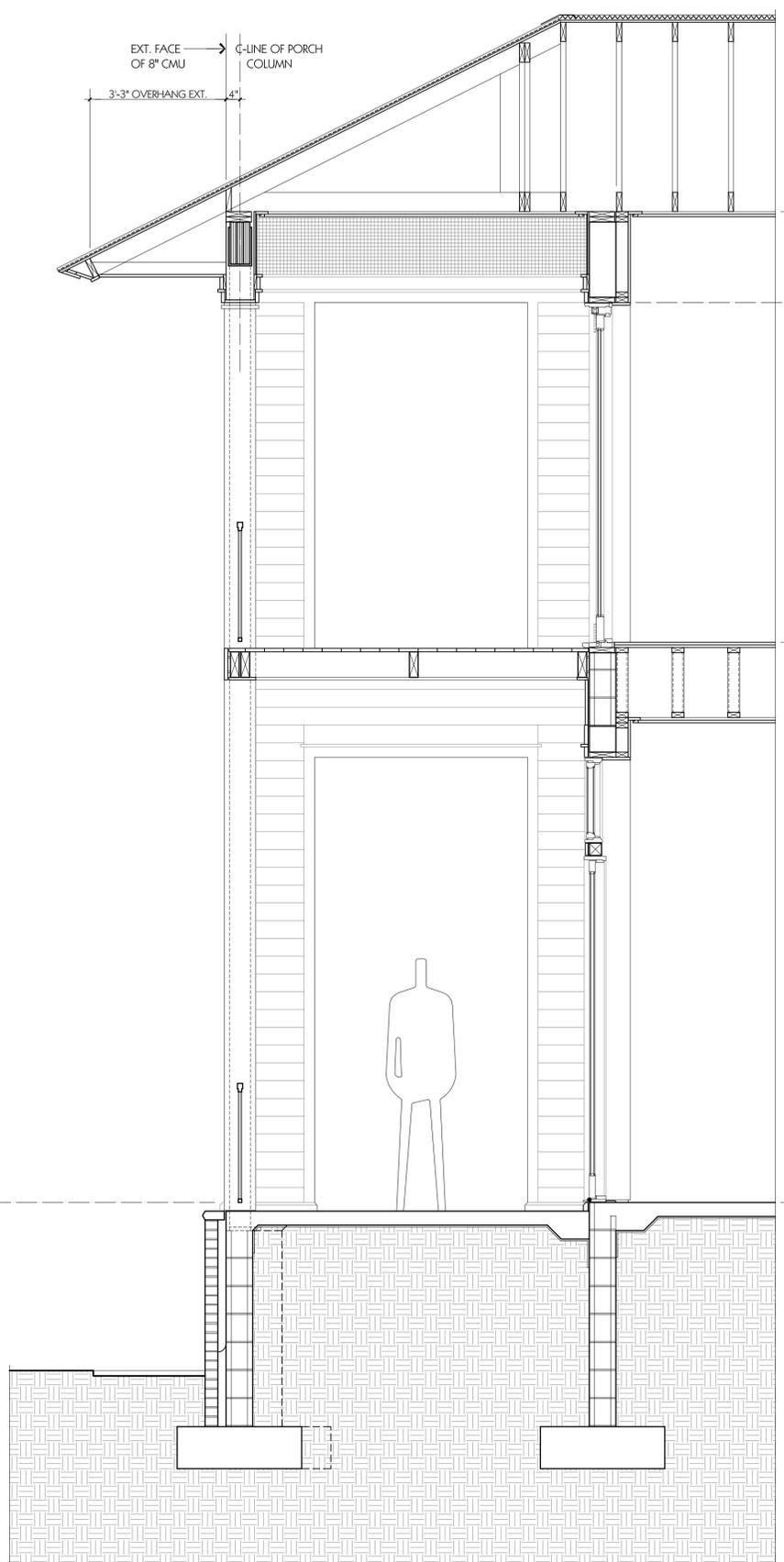
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PROJECT NO.	CAD DWG FILE	DATE	REVISION 1
3002	3002A5.1.dwg	12-14-2020	00-00-00
PROJECT NO.	CAD DWG FILE	DATE	REVISION 1
3002	3002A5.1.dwg	12-14-2020	00-00-00

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

NOTE: CONSULT STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES & DIMENSIONS.

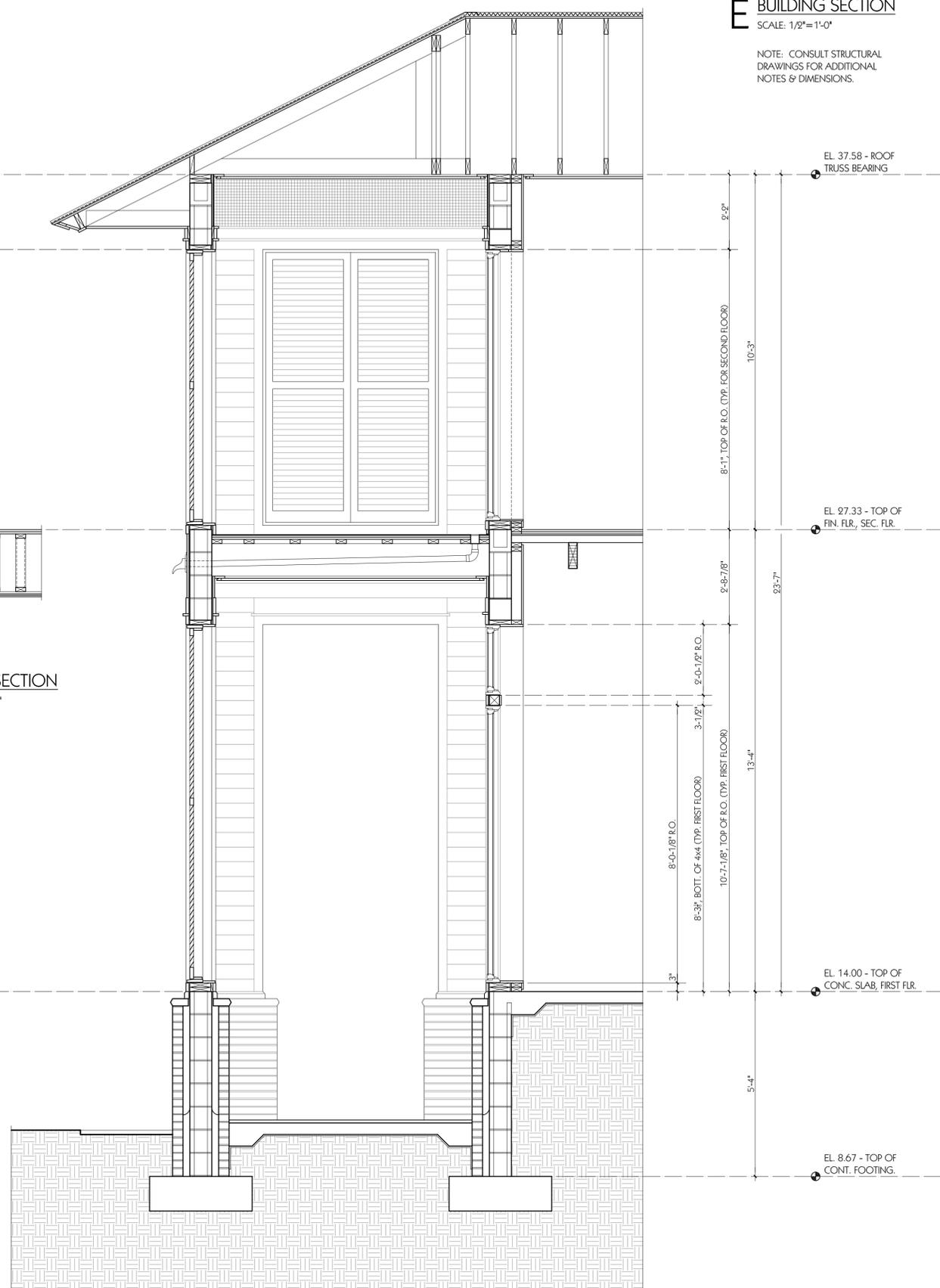
E BUILDING SECTION
SCALE: 1/2"=1'-0"

NOTE: CONSULT STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES & DIMENSIONS.



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

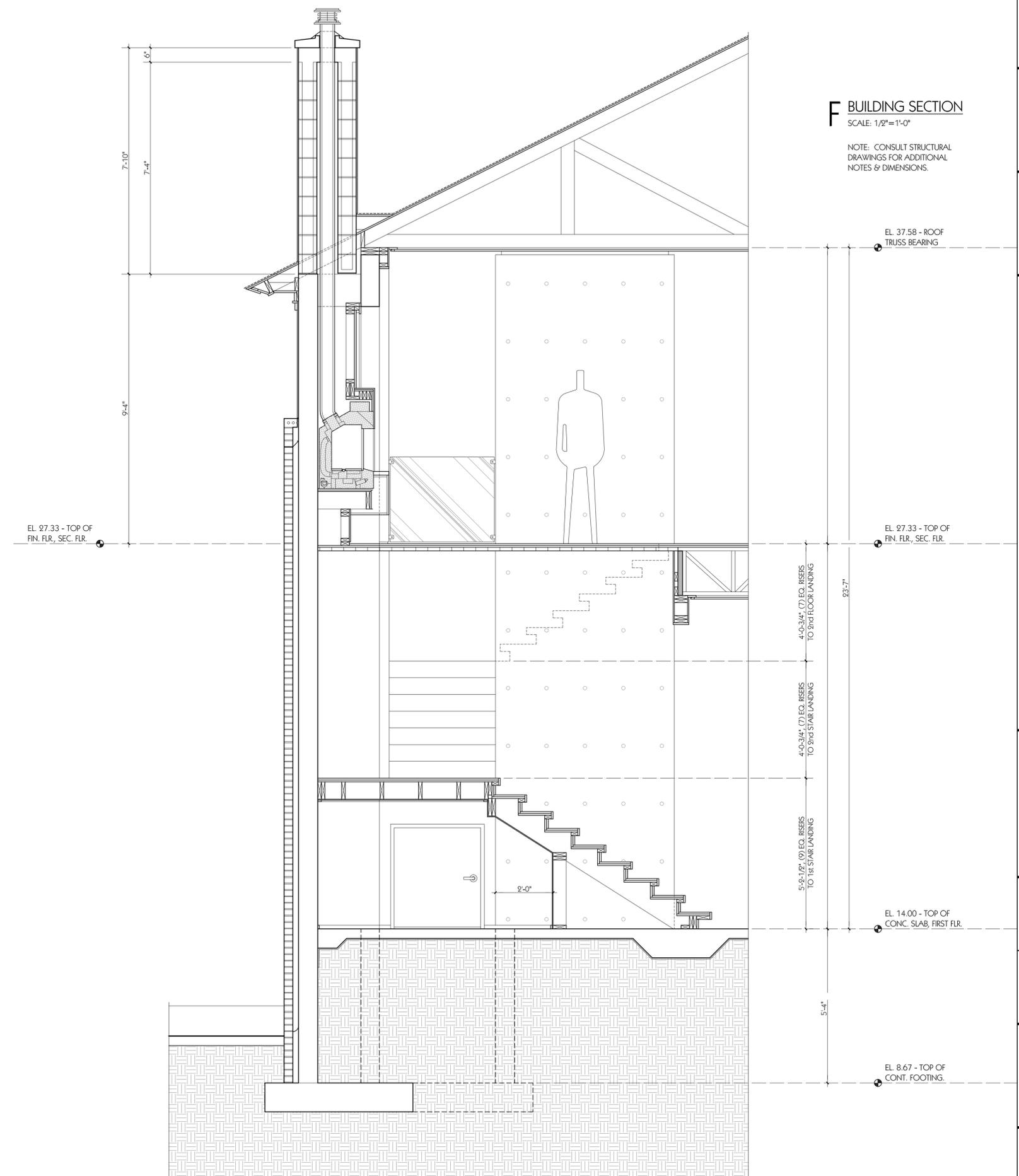
2 DETAIL - SECTION
SCALE: 1/2"=1'-0"



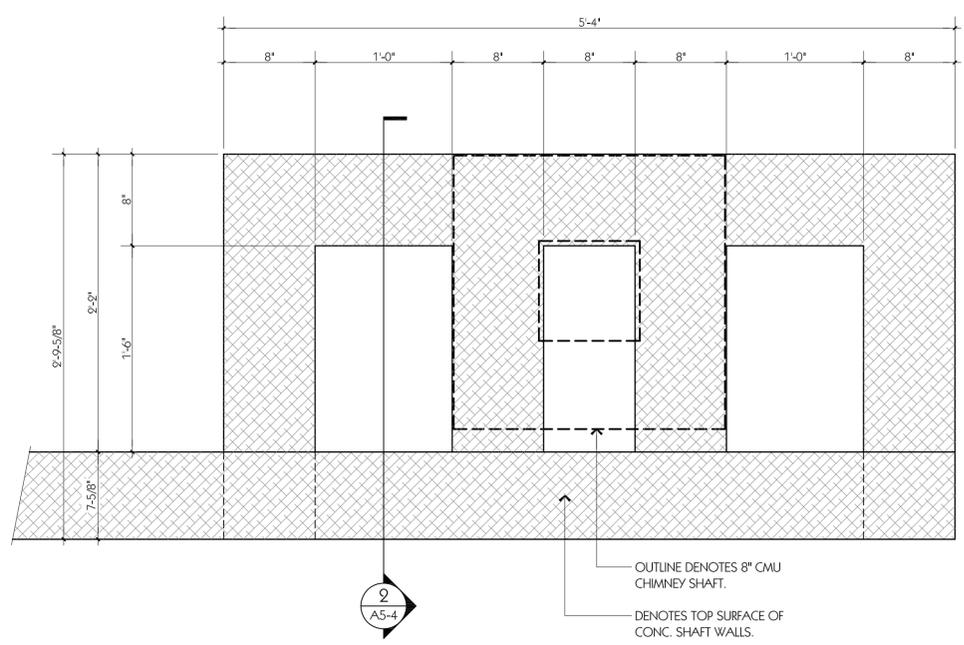
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PROJECT NO.	CAD DWG FILE	DATE	REVISION 1
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PROJECT NO.	CAD DWG FILE	DATE	REVISION 1
3002	3002A5.1.dwg	12-14-2020	00-00-00

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

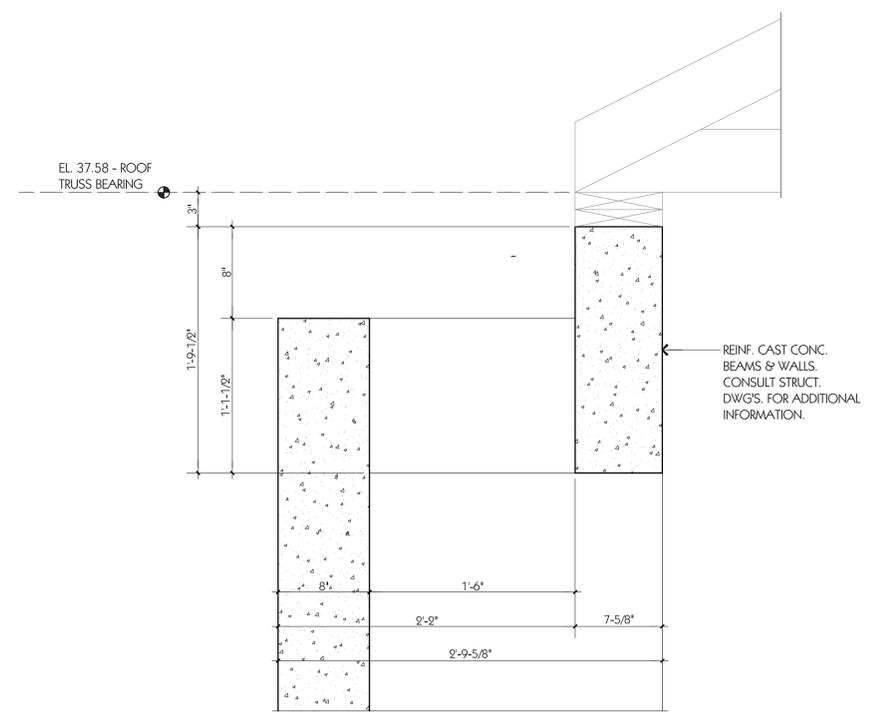
NOTE: CONSULT STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES & DIMENSIONS.



1 DETAIL - PLAN-VIEW OF CHIMNEY SHAFT
SCALE: 1/4"=1'-0"



2 DETAIL - SECTION
SCALE: 1/4"=1'-0"

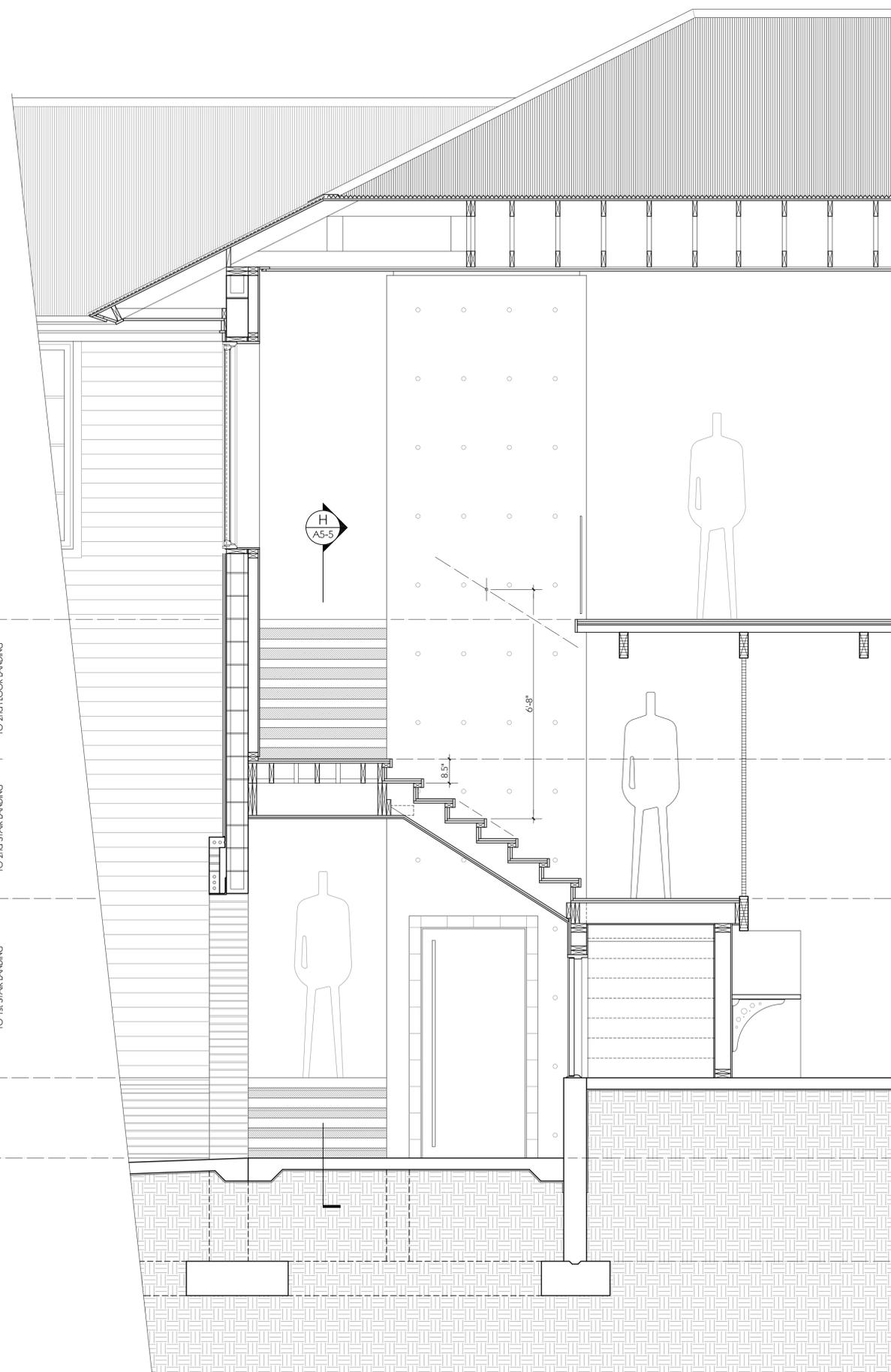


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3002	3002A5.1.dwg	12-14-2020	00-00-00
PROJECT TITLE	100% SUBMITTAL	DATE	REVISION 1
BUILDING SECTIONS 'G' & 'H'	PI ²	12-14-2020	00-00-00
PROJECT NO.	CAD DWG FILE	DATE	REVISION 1
3002	3002A5.1.dwg	12-14-2020	00-00-00
PROJECT TITLE	100% SUBMITTAL	DATE	REVISION 1
BUILDING SECTIONS 'G' & 'H'	PI ²	12-14-2020	00-00-00

SHEET TITLE
BUILDING SECTIONS
'G' & 'H'

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

NOTE: CONSULT STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES & DIMENSIONS.

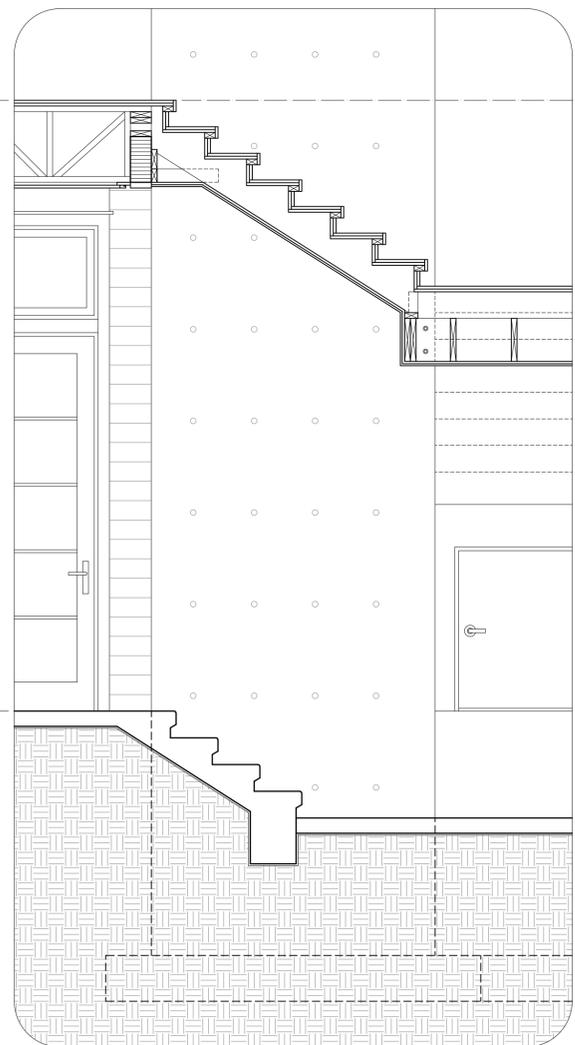


H BUILDING SECTION
SCALE: 1/8"=1'-0"

NOTE: CONSULT STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES & DIMENSIONS.

EL. 27.33 - TOP OF FIN. FLR., SEC. FLR.

EL. 14.00 - TOP OF CONC. SLAB, FIRST FLR.



EL. 37.58 - ROOF TRUSS BEARING

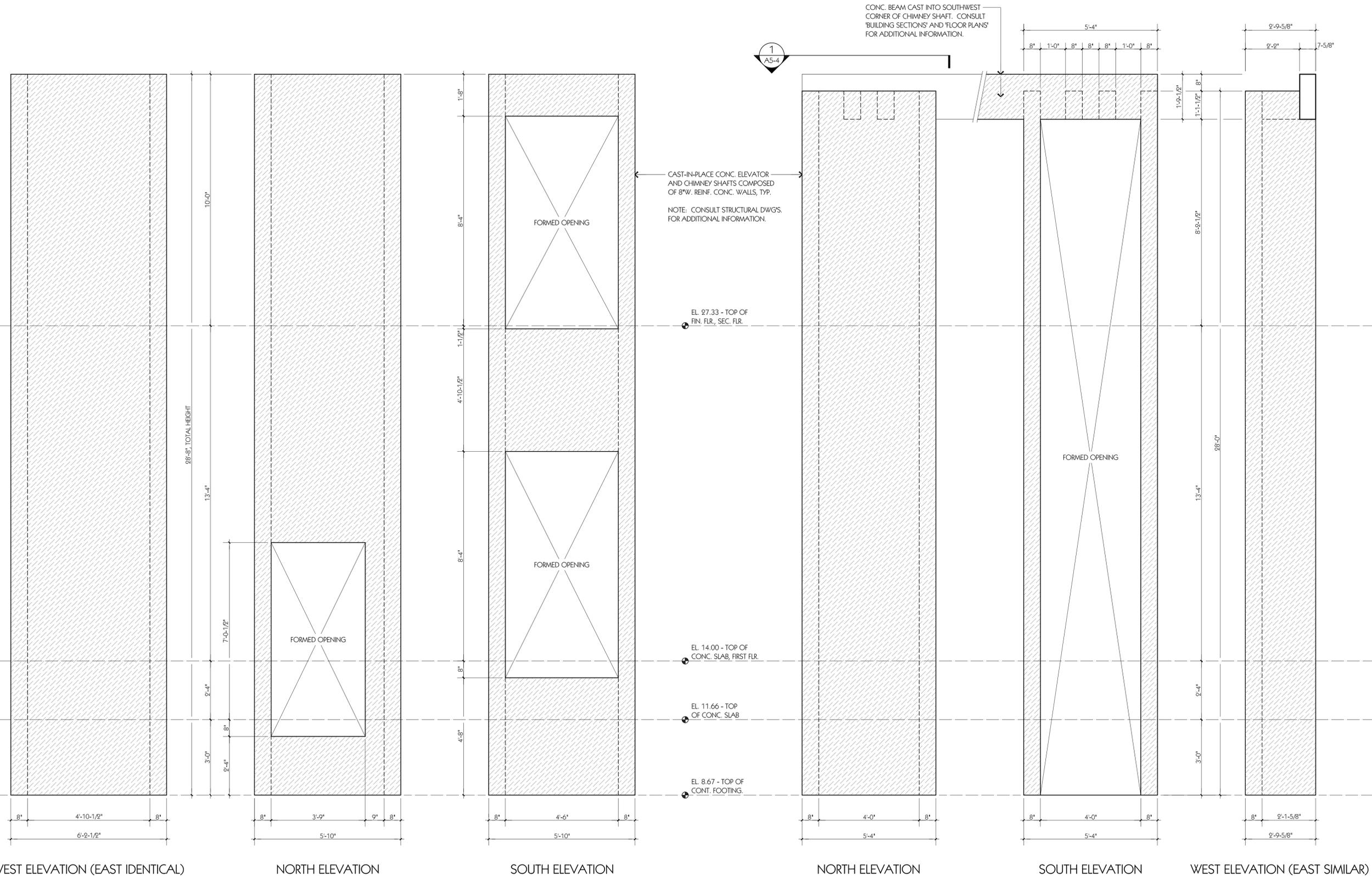
EL. 27.33 - TOP OF FIN. FLR., SEC. FLR.

EL. 14.00 - TOP OF CONC. SLAB, FIRST FLR.

EL. 11.66 - TOP OF CONC. SLAB

EL. 8.67 - TOP OF CONT. FOOTING.

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3002	3002A5.1.dwg	RSH	RSH	RSHA 2020
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12-14-2020	00-00-00	12-14-2020	00-00-00	



ELEVATOR SHAFT ELEVATIONS

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

NOTE: CONSULT SHEETS A3.1a, A3.1b, A3.2a, & A3.2b FOR ADDITIONAL INFORMATION REGARDING PLAN LAYOUT OF CONC. SHAFTS.

CHIMNEY SHAFT ELEVATIONS

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

FINISH SCHEDULE

REMARKS & ABBREVIATIONS

ROOM NAME	FLOOR		BASE			NORTH WALL		SOUTH WALL		EAST WALL		WEST WALL		WAINSCOT			CEILING			REMARKS
	MTL	COLOR	MTL	COLOR	HGT.	MTL	COLOR	MTL	COLOR	MTL	COLOR	MTL	COLOR	MTL	COLOR	HGT.	MTL	COLOR	HGT.	
FIRST FLOOR LEVEL																				
ENTRY FOYER	COP	F-1				PWP	P-2	PWP	P-2			PWP	P-2				WTS	P-6	11'-5"	
STUDIO	COP	F-1				CSP	P-1	PWP	P-2	(VARIES)	(VARIES)	CSP	P-1				WTN	NF	12'-11"	SEE NOTE 1 THIS SHEET.
GUEST SUITE	COP	F-1				PWP	P-2	CSP	P-1	PWP	P-2	CSP	P-1				WTS	P-6	11'-5"	
GUEST BATH	PCM	F-3				(VARIES)	(VARIES)	CSP	P-1	(VARIES)	(VARIES)	PWP	P-2				WTS	P-6	11'-5"	SEE NOTE 1 THIS SHEET.
STAIR	WEP	F-2				(VARIES)	(VARIES)			COE	NF	(VARIES)	(VARIES)				WTS	P-6	(VARIES)	SEE NOTE 2 THIS SHEET.
MECHANICAL / STORAGE	COT	NF				CPP	P-3	CMU	P-4	CMU	P-4	CPP	P-3	CMU	P-4	2'-0"	CPP	P-3	13'-5"	
CARPOR	COT	NF				CMU	P-4	CMU	P-4	CMU	P-4	CMU	P-4				CPP	P-3	13'-9"	
ELEVATOR STORAGE	COP	F-1	CTP	P-3	1-1/2"	COE	P-3	CPP	P-3	CPP	P-3	CPP	P-3				CPP	P-3	4'-5"	
SECOND FLOOR LEVEL																				
LIVING AREA	WEP	F-2				CSP	P-1			(VARIES)	(VARIES)	CSP	P-1				WTS	P-6	10'-1"	SEE NOTE 1 THIS SHEET.
DINING AREA	WEP	F-2						CSP	P-1			CSP	P-1				WTS	P-6	10'-1"	
KITCHEN	WEP	F-2						CSP	P-1								WTS	P-6	10'-1"	SEE NOTE 1 THIS SHEET.
HALL	WEP	F-2				PT	T-2	PT	T-2								WTS	P-6	10'-1"	
STAIR	WEP	F-2				CSP	P-1			COE	NF	CSP	P-1				WTS	P-6	10'-1"	SEE NOTE 2 THIS SHEET.
WORK AREA	WEP	F-2				GBP	P-2	GBP	P-2								WTS	P-6	10'-1"	SEE NOTE 1 THIS SHEET.
MECHANICAL	PWD	P-5				CPP	P-3	CPP	P-3	CPP	P-3	CPP	P-3				(NONE)		10'-3"	
LAUNDRY	PCM	F-3				PWP	P-2	PWP	P-2	PWP	P-2	PWP	P-2				WTS	P-6	10'-1"	
MASTERBEDROOM	WEP	F-2				CSP	P-1	CSP	P-1	CSP	P-1	WRS	NF				WTS	P-6	10'-1"	SEE NOTE 1 THIS SHEET.
DRESSING	WEP	F-2				WRS	NF	CSP	P-1	WRS	NF	WRS	NF				WTS	P-6	10'-1"	SEE NOTE 1 THIS SHEET.
MASTERBATH	PCM	F-3				PCT	W-1	CSP	P-1	W-1	CSP						WTS	P-6	10'-1"	SEE NOTE 1 THIS SHEET.
SHOWER	PCM	F-3				PCT	W-1	CSP	P-1			PCT	W-1				WTS	P-6	10'-1"	SEE NOTE 1 THIS SHEET.

NOTES

- CONSULT INTERIOR ELEVATIONS FOR ADDITIONAL DIMENSIONS AND INFORMATION.
- CEILING HEIGHT VARIES. CONSULT BUILDING SECTION 'F', SHEET A5.4, & BUILDING SECTION 'G', SHEET A5-5, FOR ADDITIONAL INFORMATION.

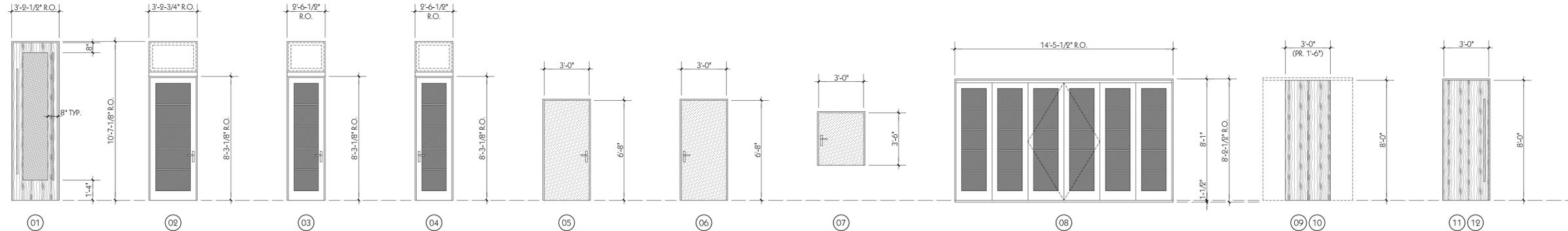
ABBREVIATIONS

CMU CONCRETE MASONRY UNIT, PAINTED
 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)



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

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01 PRE-HUNG CUSTOM WOOD ENTRANCE "OUT-SWING" DOOR & FRAME, IMPACT-RATED. PROVIDE "SPANISH CEDAR" OR "MAHOGANY" WOOD FOR DOOR & FRAME. PROVIDE (PRIVACY) PATTERNED GLAZING.

02 WOOD CLAD "OUTSWING" ENTRANCE DOOR & FRAME, EQ. TO KOLBE ULTRA SERIES, MODEL UXD3080.

03 WOOD CLAD "OUTSWING" ENTRANCE DOOR & FRAME, EQ. TO KOLBE ULTRA SERIES.

04 WOOD CLAD "OUTSWING" ENTRANCE DOOR & FRAME, EQ. TO KOLBE ULTRA SERIES.

05 PRE-HUNG FIBERGLASS "INSWING" EXT.-GRADE DOOR & FRAME, FLUSH.

06 PRE-HUNG FIBERGLASS "INSWING" EXT.-GRADE DOOR & FRAME, FLUSH. TIE INTO NEW ELEVATOR INSTALLATION.

07 PRE-HUNG FIBERGLASS "INSWING" EXT.-GRADE DOOR & FRAME, FLUSH.

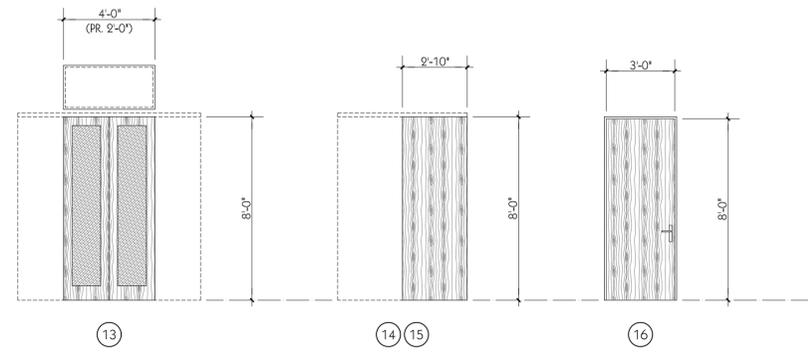
08 WOOD CLAD "FOLDING DOOR" SYSTEM EQ. TO KOLBE ULTRA SERIES. PROVIDE PANEL CONFIGURATION 3 + 3 (3L + 3R SPLIT IN MIDDLE).

09 PRE-HUNG SCWD POCKET DOOR, 1-3/4", FLUSH.

10 PRE-HUNG SCWD POCKET DOOR, 1-3/4", FLUSH.

11 PRE-HUNG SCWD DOOR & FRAME, 1-3/4", FLUSH. TIE INTO NEW ELEVATOR INSTALLATION.

12 PRE-HUNG SCWD DOOR & FRAME, 1-3/4", FLUSH. TIE INTO NEW ELEVATOR INSTALLATION.



13 PRE-HUNG WOOD POCKET DOOR, 1-3/4", FULL-GLASS. PROVIDE (PRIVACY) PATTERNED GLAZING.

14 PRE-HUNG SCWD POCKET DOOR, 1-3/4", FLUSH.

15 PRE-HUNG SCWD POCKET DOOR, 1-3/4", FLUSH.

16 PRE-HUNG SCWD DOOR & FRAME, 1-3/4", FLUSH.

DOOR DATA:

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

DOOR SCHEDULE

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

PROJECT TITLE
 P1
 314 SOUTH ALCANIZ STREET
 PENSACOLA, FL 32502

DATE	15-14-2020
REVISION 1	00-00-00

PROJECT NO.	3002
CAD DWG FILE	300206.1.dwg
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SHEET TITLE
 FINISH SCHEDULE /
 REMARKS &
 ABBREVIATIONS /
 DOOR SCHEDULE

PROJECT NO.	3002	DATE	12-14-2020
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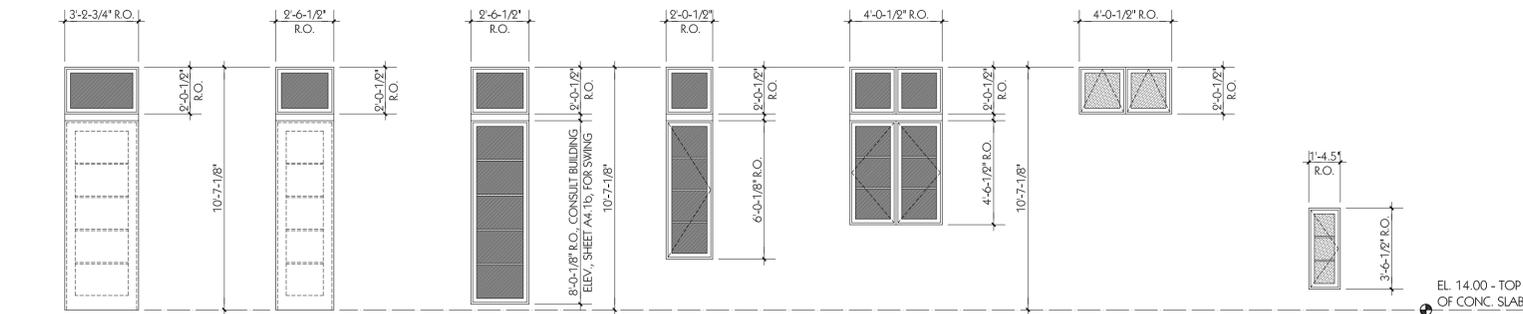
SHEET TITLE
WINDOW SCHEDULE

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"



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

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

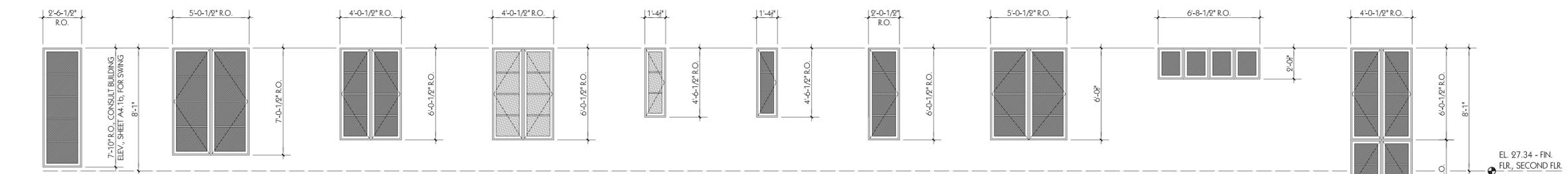
C D ABOVE
TYPE 'C': WOOD CLAD WINDOW, CASEMENT, IMPACT-RATED, EQ. TO KOLBE ULTRA SERIES.
QUANTITY OF (2).
TYPE 'D': WOOD CLAD WINDOW, FIXED, IMPACT-RATED. EQ. TO KOLBE ULTRA SERIES.
QUANTITY OF (2).

E F ABOVE
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).

G H ABOVE
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).

J
WOOD CLAD WINDOW, AWNING, IMPACT-RATED, EQ. TO KOLBE ULTRA SERIES, MODEL # KUW22. PROVIDE (PRIVACY) PATTERNED GLAZING.
QUANTITY OF (2).

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



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

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

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

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

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

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

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

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

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

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

V
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



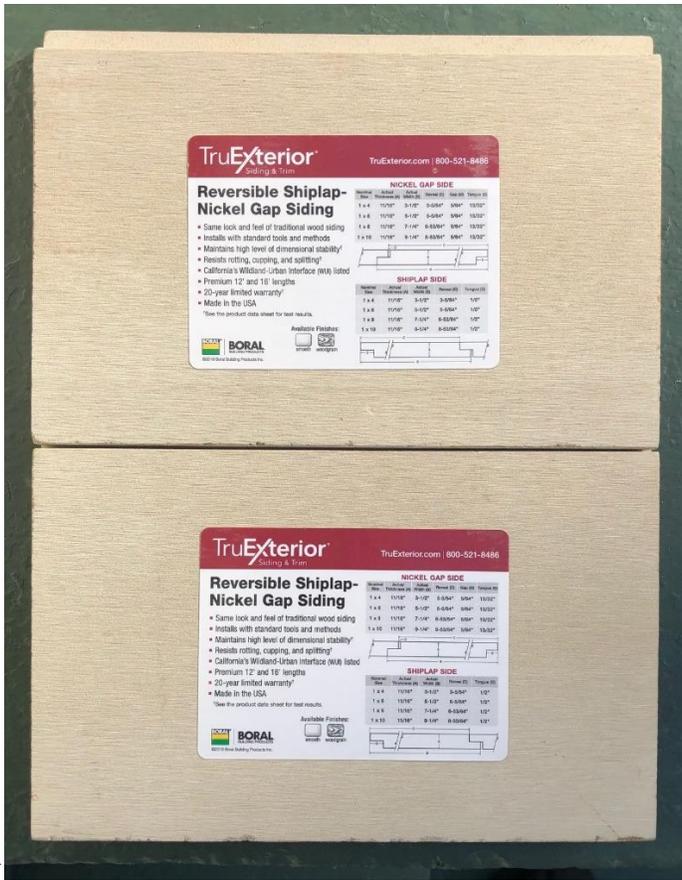
View of Site Looking SE from South Alcaniz Street



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



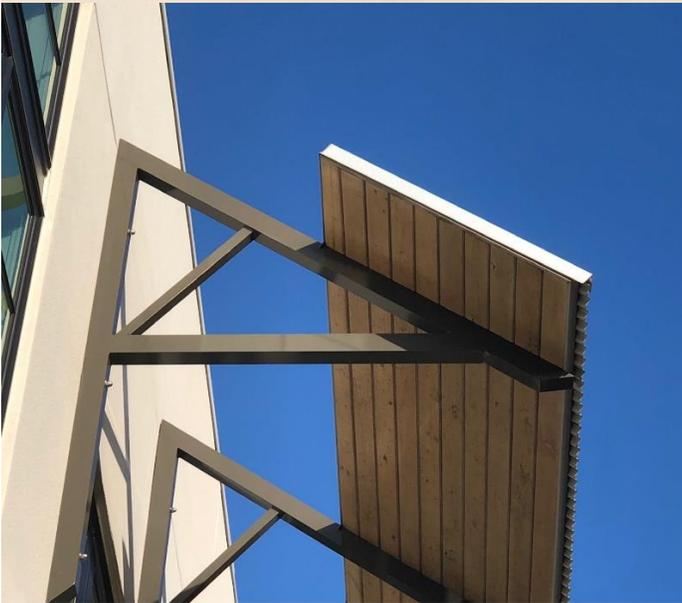
View of Site Looking NE from South Alcaniz Street



BORAL Building Products, "TruEXterior" Nickel-Gap Exterior Siding, 1x6,



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

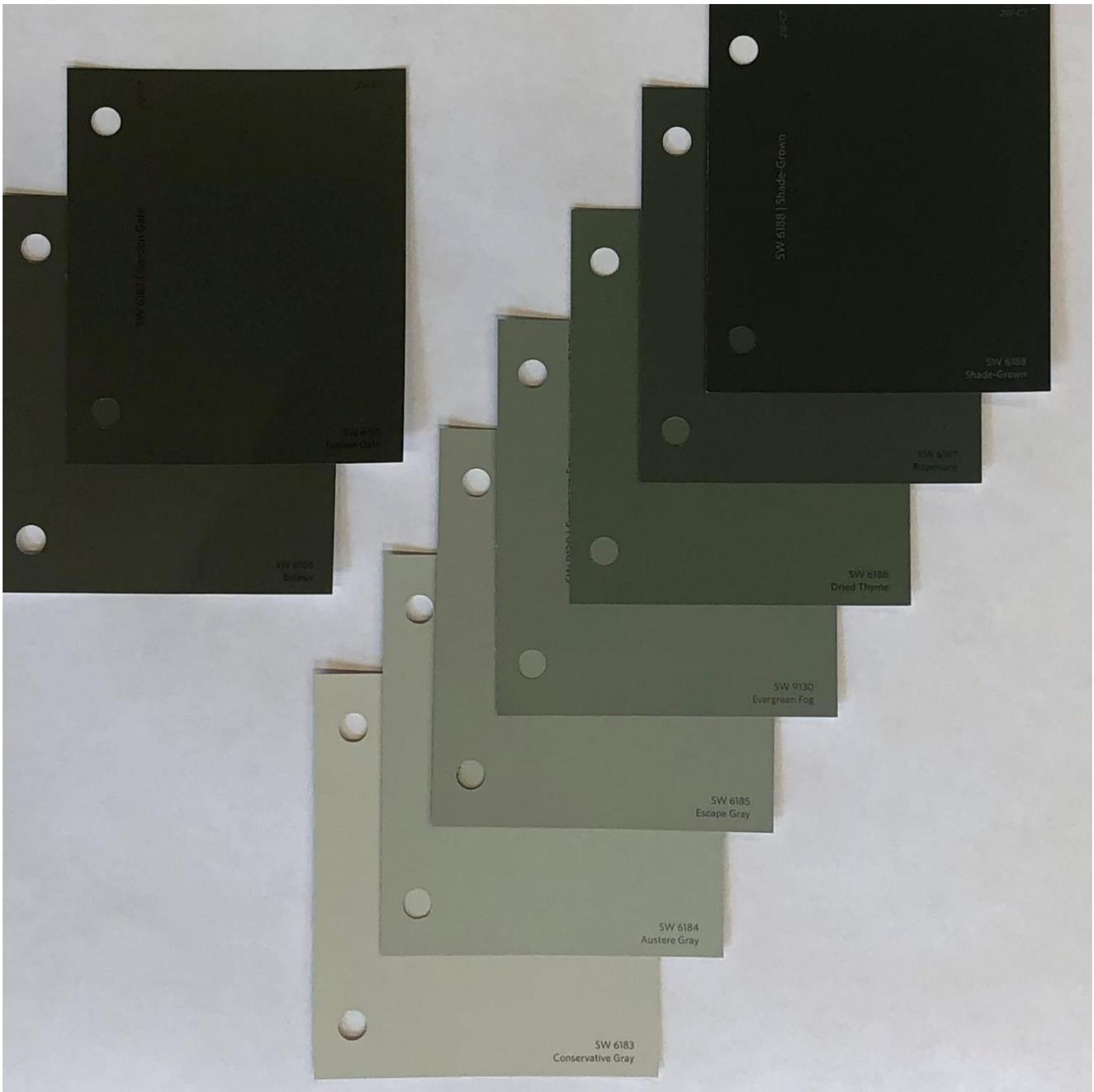


Top Photo: "GAVILUME" Corrugated Roof Panels

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 mullied 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.

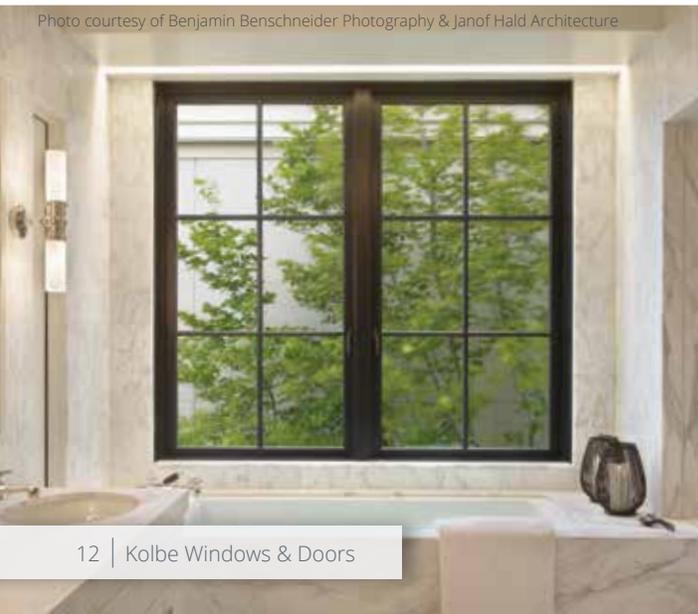
** Standard only on units without brickmould.

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-air-space

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)



Photo courtesy The Alexis Agency



Photo courtesy The Alexis Agency

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^v
- ▶ 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

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 jambs 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)



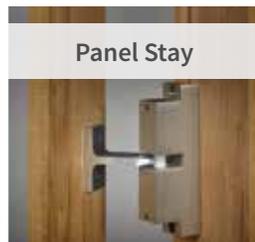
Hinge Handle
(shown in Matte Black)



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 mullied 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-airspace

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 jambs (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

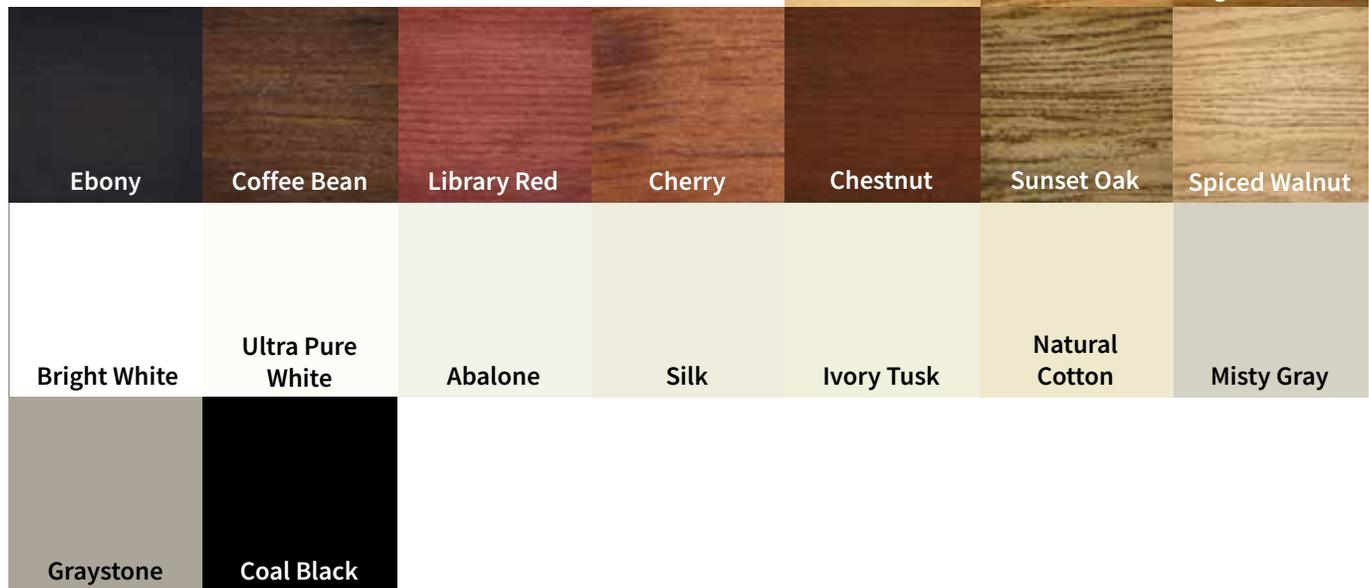
Interior Wood Species

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

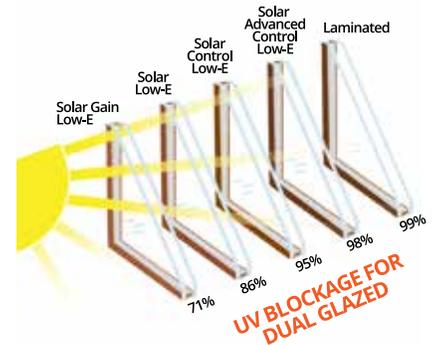
Benefits include safety, security, sound control and provides the ultimate in UV blockage.

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



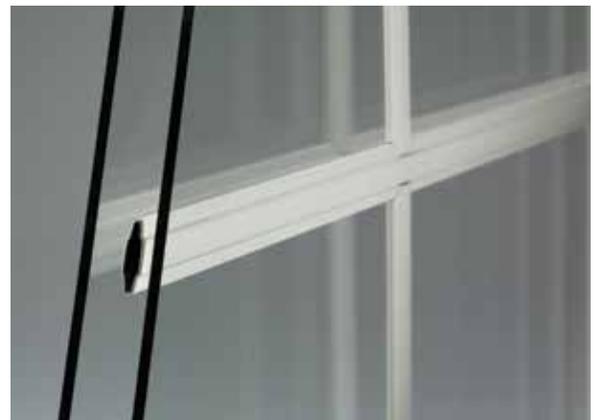
Ovolo



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