

***Architectural Review Board Application
Full Board Review***

Application Date: 12-31-2020

Project Address: 400 Bayfront Parkway

Applicant: Mallory Studer

Applicant's Address: 213 N Barcelona, Pensacola, FL 32502

Email: mallorystuder@gmail.com **Phone:** 850-341-8150

Property Owner: Bodacious Olive LLC

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

Application is hereby made for the project as described herein:

- ☐ Residential Homestead – \$50.00 hearing fee
- ☒ Commercial/Other Residential – \$250.00 hearing fee

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include fourteen (14) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

Please find attached Narrative included for project specifics and description.

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

Oyster Bay Hotel – 400 Bayfront Parkway, Pensacola, Florida

Architectural Review Board

Project Scope/Description

Located deep in Pensacola's Historic Commercial District, the Oyster House renovation project aims to marry two previously separated parcels into one unified Event Space. This project aims to utilize building and neighborhood design cues, celebrating the regions rich cultural and historical significance.

On the side facing Bayfront Parkway, a revised entry staircase leads the users to a re-imagined front door, signaling entrance to the building while creating a moment of grandeur and functionality for event spaces.

In the rear property, the existing deteriorating pavilion and cabana will be replaced with additional ADA accessible restrooms, fronted by a fountain in the traditional style, creating an elegant and functional backdrop for future events.

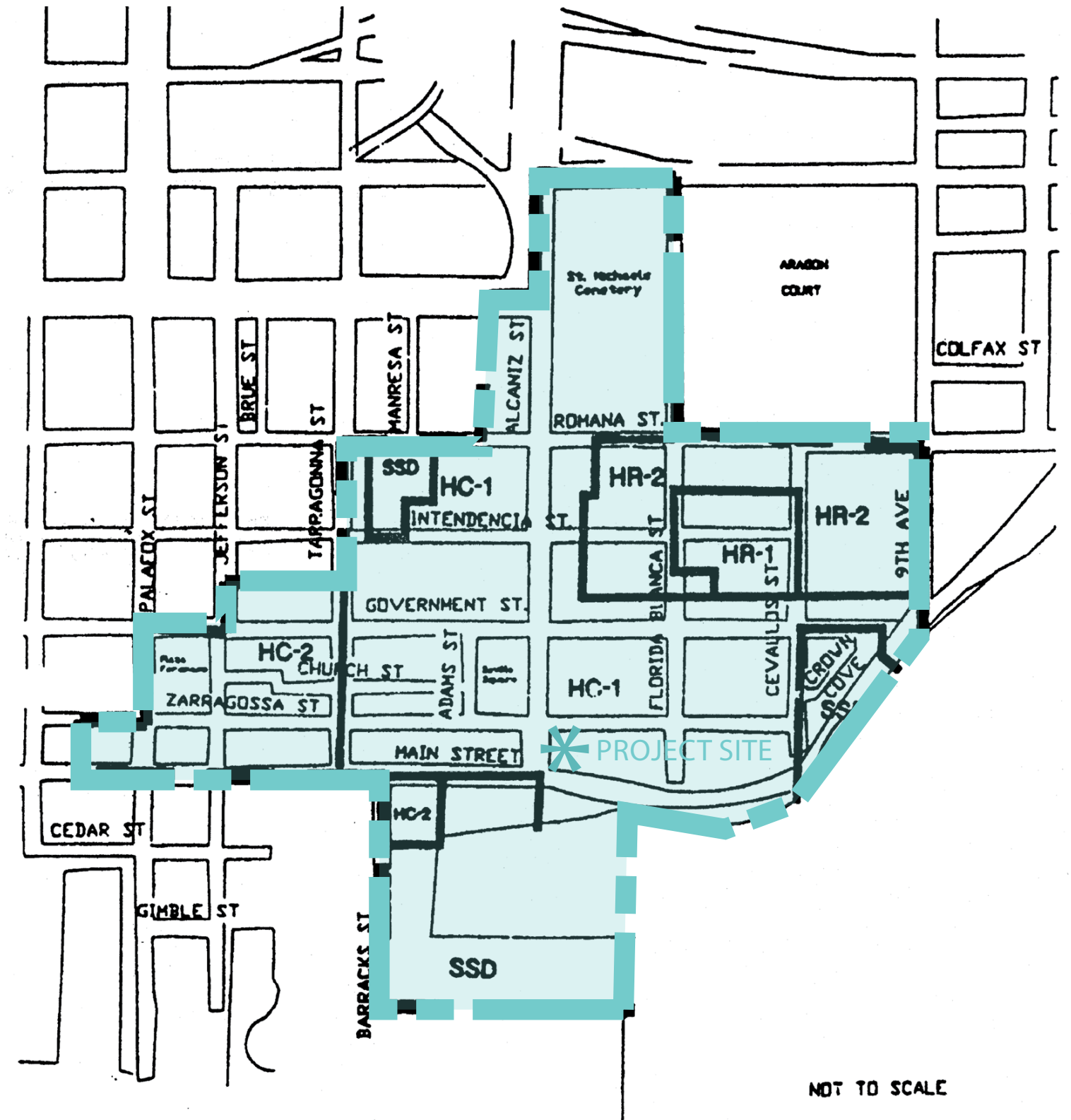
Replacing the current gravel lot, a newly constructed open air pavilion built in the Victorian cottage style expanding the existing event space, while seamless blending into the historic street frontage of Zaragoza St. by capturing details and material cues from properties adjacent.

OYSTER BAY HOTEL

ARCHITECTURAL REVIEW BOARD
400 BAYFRONT PARKWAY
PENSACOLA, FLORIDA

JANUARY 20, 2021

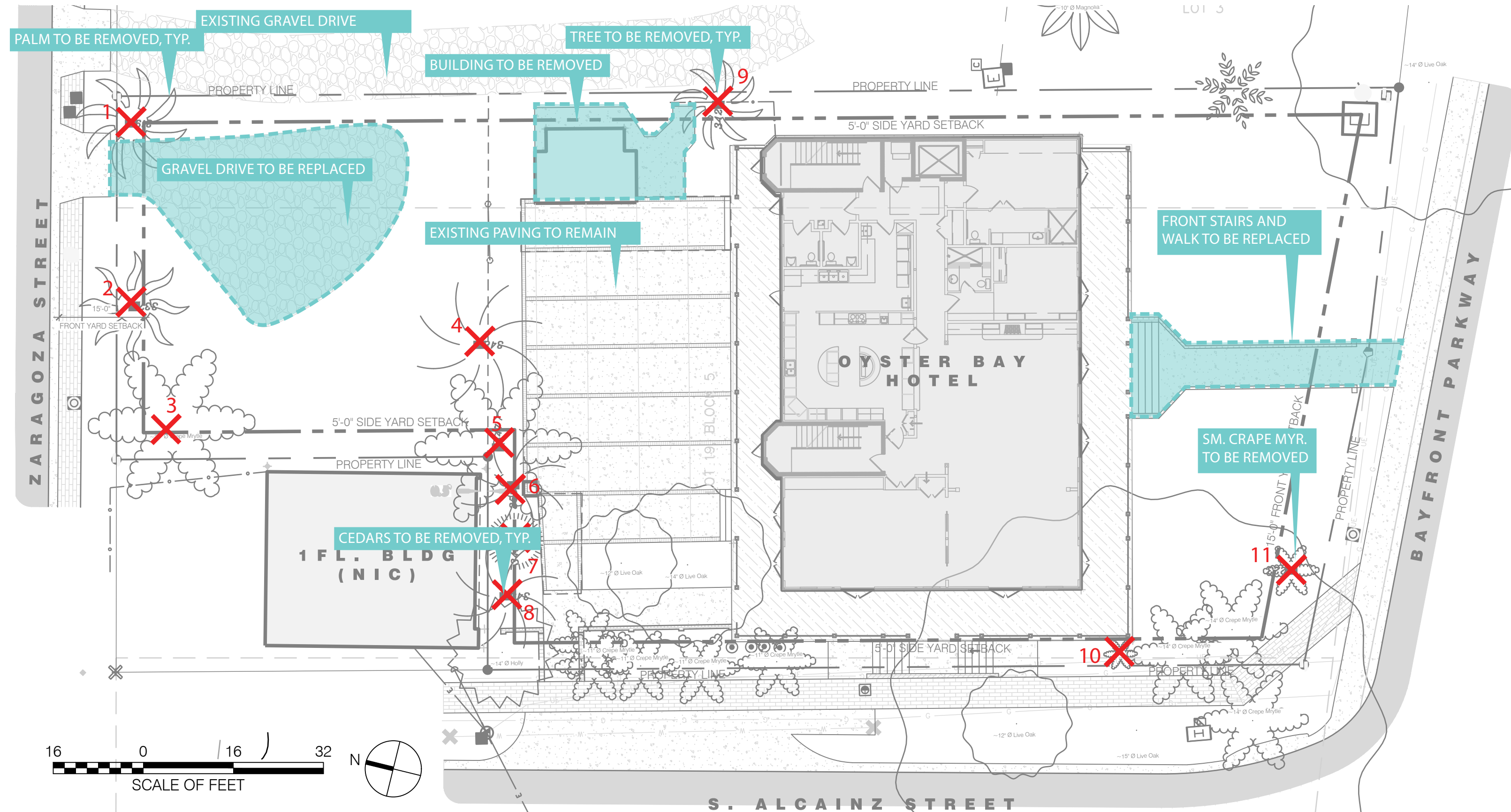
HISTORIC CONTEXT



EXISTING CONDITIONS

The site plan for the Oyster Bay Hotel shows a large central building with a complex internal layout including rooms, corridors, and service areas. To the west of the main building is a rectangular structure labeled "1 FL. BLDG (NIC)". A "CONCRETE AND BRICK PATIO" is located between the main building and the NIC building. The plan includes various setbacks: "5'-0\"/>

EXISTING SITE PLAN - REMOVAL



EXISTING SITE PLAN - TREE REMOVAL LIST

TREE REMOVALS LIST

NUMBER	SPECIES	SIZE	REASONS FOR REMOVAL
1	PALM	14"	TREE CONFLICTS WITH DRIVEWAY ALIGNMENT
2	PECAN	8"	TREE LOCATION CONFLICTS WITH PROPOSED PAVILION DESIGN. TREES TO BE REPLACED BY APPROVED ORNAMENTAL SPECIES
3	CREPE MRYTLE	24" CLUSTER	TREE LOCATION CONFLICTS WITH PROPOSED PAVILION DESIGN. TREES TO BE REPLACED BY APPROVED ORNAMENTAL SPECIES
4	CEDAR	13" TWIN	TREE LOCATION CONFLICTS WITH PROPOSED EVENT LAWN AND HEDGE PLANTING. TREES TO BE REPLACED BY NEW HEDGE PLANTING
5	CREPE MRYTLE	13" TRIPLE	TREE LOCATION CONFLICTS WITH PROPOSED EVENT LAWN AND HEDGE PLANTING. TREES TO BE REPLACED BY NEW HEDGE PLANTING
6	CEDAR	12" TRIPLE	TREE EXBIHITS POOR HEALTH, LOCATION CONFLICTS WITH HEDGE PLANTING DESIGN. TO BE REPLACED WITH NEW HEDGE PLANTING
7	UNKNOWN	5"	TREE EXBIHITS POOR HEALTH, LOCATION CONFLICTS WITH HEDGE PLANTING DESIGN. TO BE REPLACED WITH NEW HEDGE PLANTING
8	HOLLY	14" TRIPLE	TREE EXBIHITS POOR HEALTH, LOCATION CONFLICTS WITH HEDGE PLANTING DESIGN. TO BE REPLACED WITH NEW HEDGE PLANTING
9	PALM	14"	TREE LOCATION CONFLICTS WITH RESTROOM AND SERVICE YARD DESIGN
10	CREPE MRYTLE	3"	TREE LOCATION CONFLICTS WITH FRONT YARD EVENT SPACE DESIGN, TREES TO BE REPLACED WITH APPROVED ORNAMENTAL SPECIES
11	CREPE MRYTLE	4"	TREE LOCATION CONFLICTS WITH FRONT YARD EVENT SPACE DESIGN, TREES TO BE REPLACED WITH APPROVED ORNAMENTAL SPECIES

EXISTING SITE PHOTOS



EXISTING SITE PHOTOS

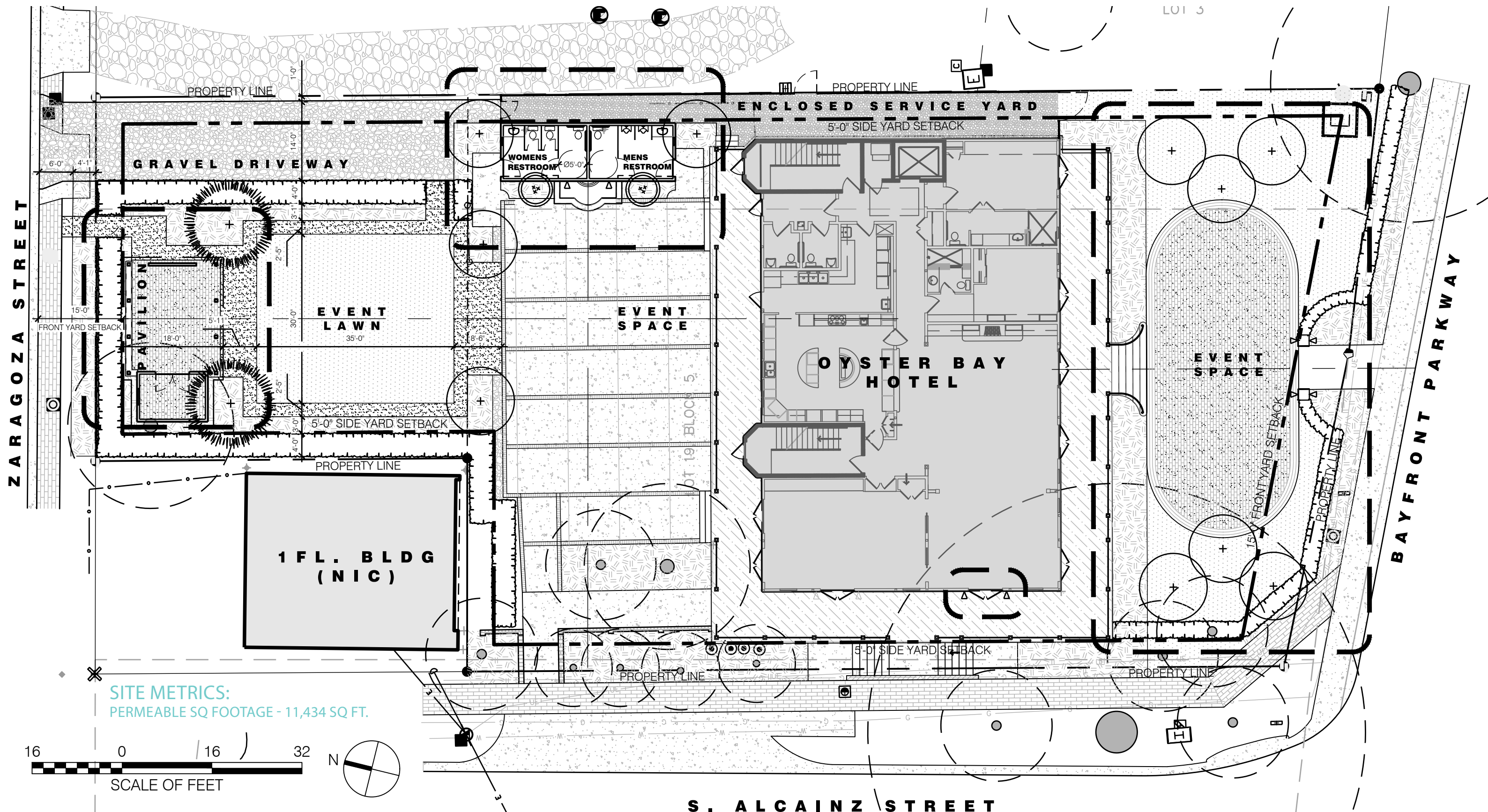


EXISTING SITE PHOTOS

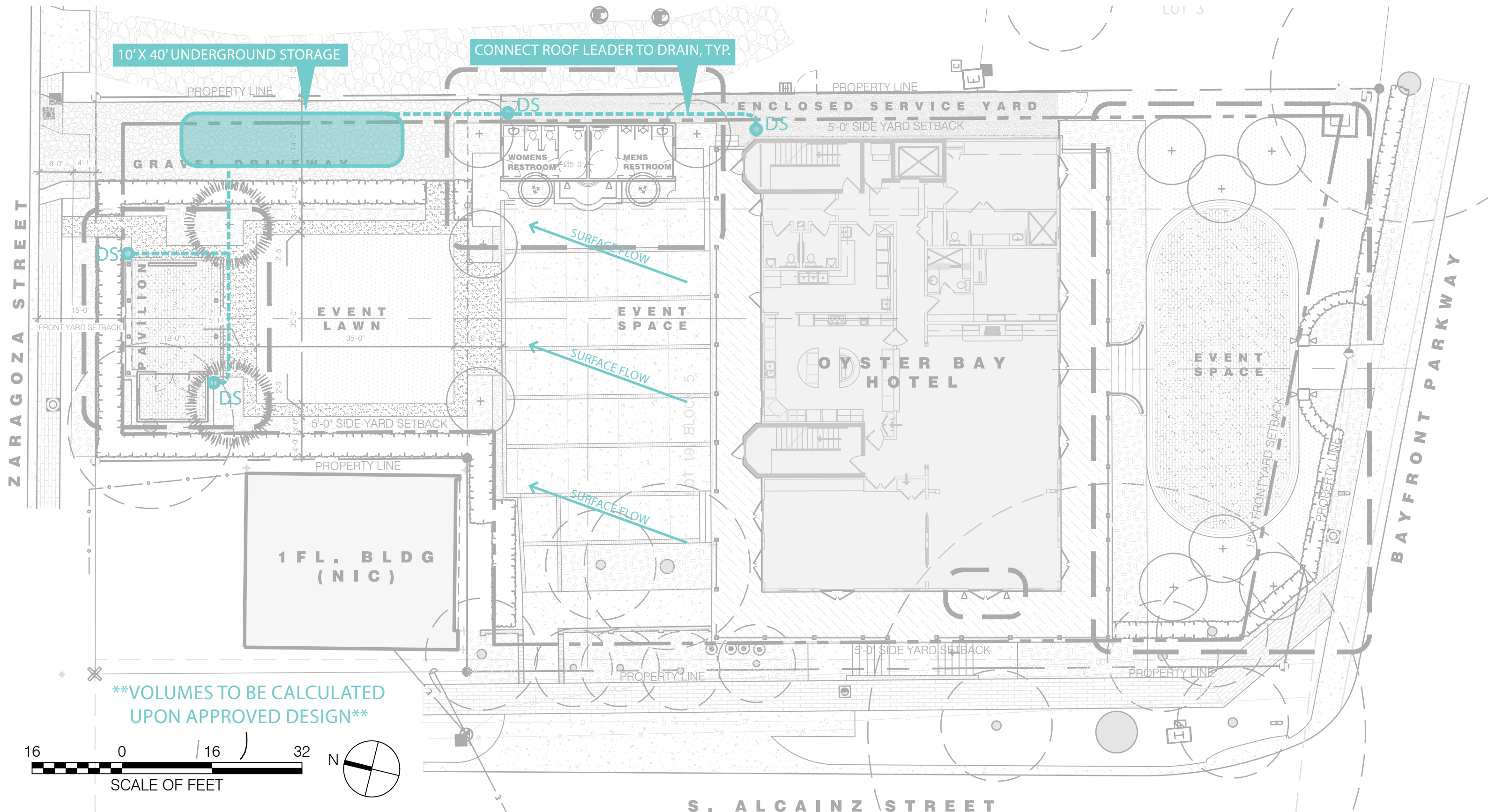


DESIGN PROPOSAL

PROPOSED SITE PLAN

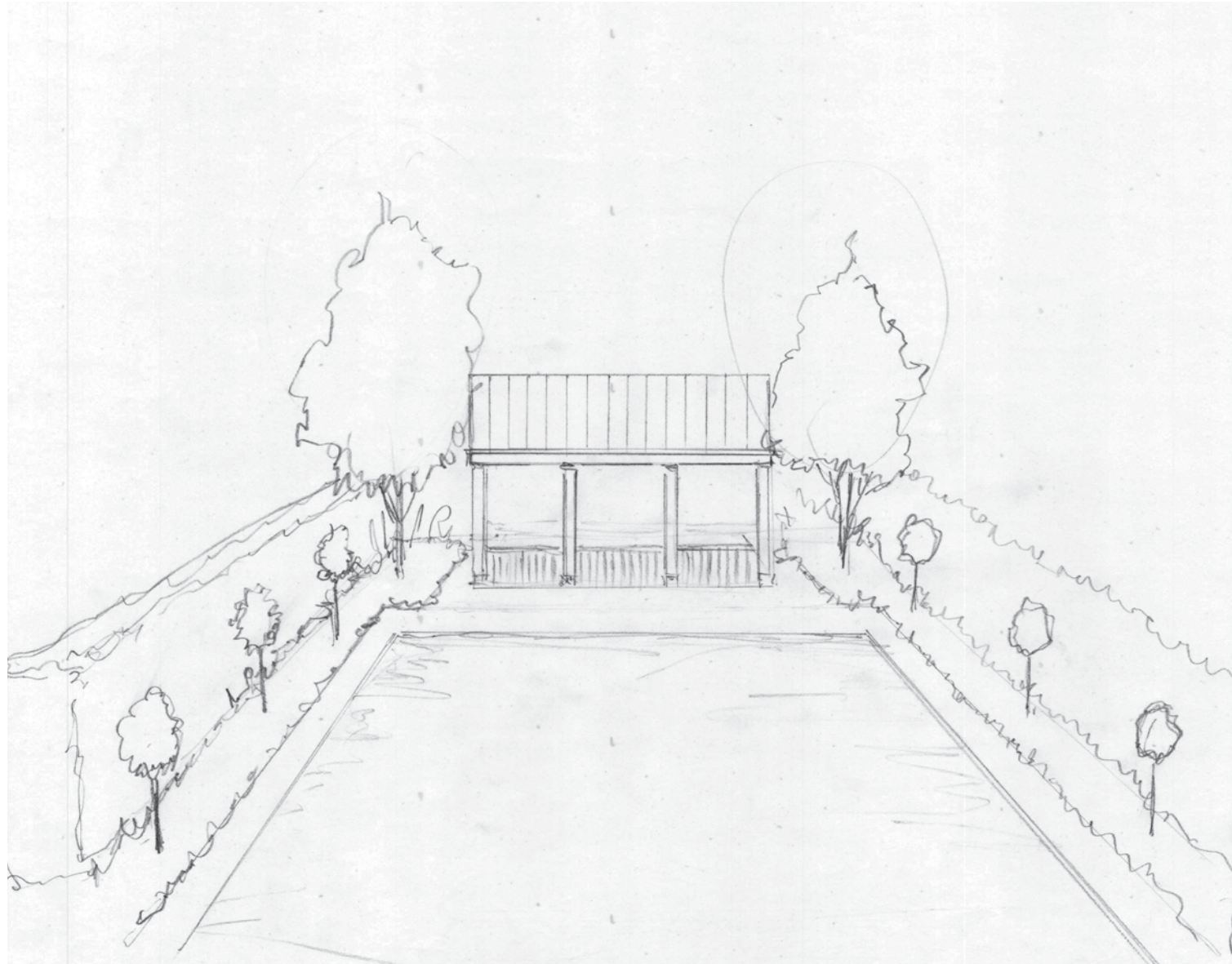


PROPOSED SITE PLAN - DRAINAGE

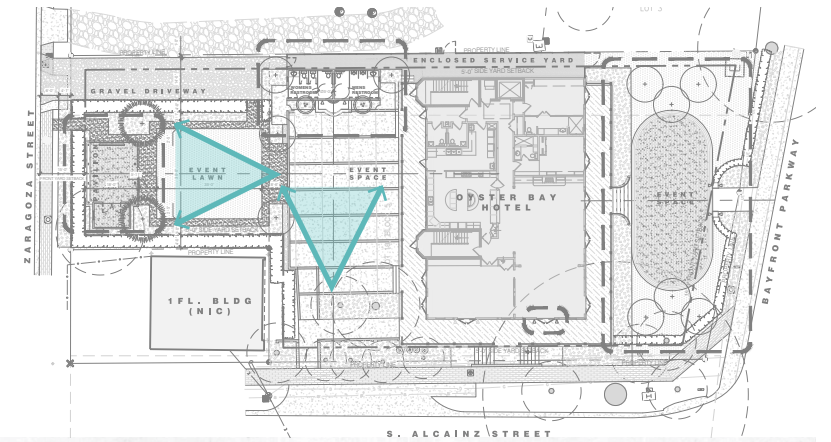


PERSPECTIVE SKETCHES

EVENT LAWN

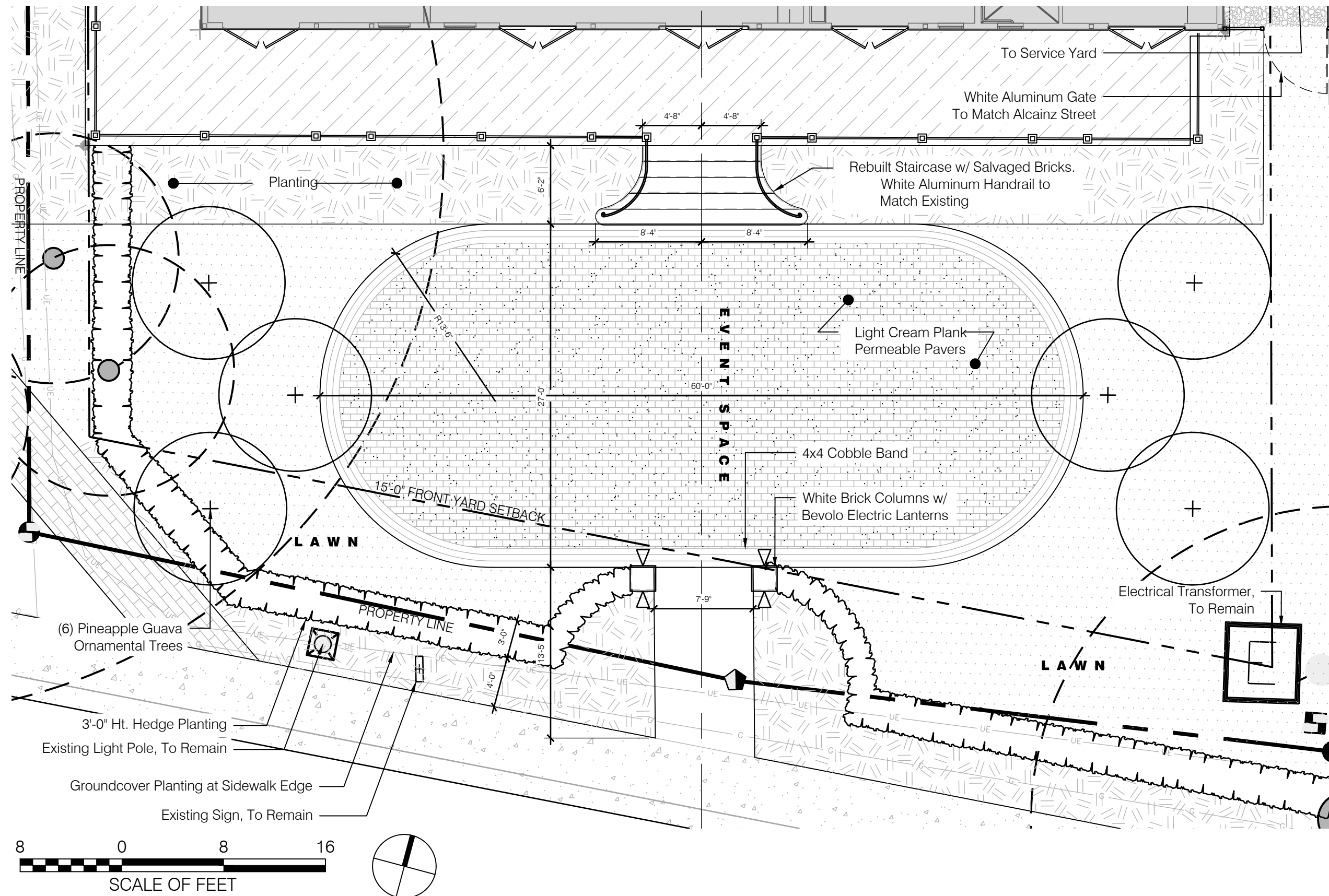


EVENT SPACE



FRONT PORCH ENTRY

SITE PLAN



PERMEABLE PAVERS



COBBLE BAND



PICKET FENCE



ENTRY COLUMNS WITH LANTERNS

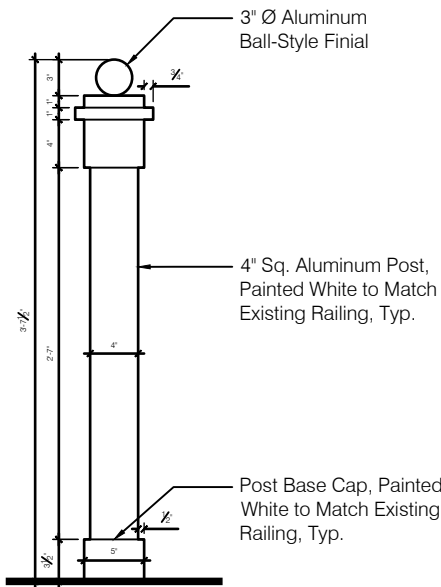


HEDGE PLANTING



ELEVATIONS

NEWEL POST ELEVATION (FRONT)



12 6 0 12
SCALE OF INCHES 1 1/2"



BAYFRONT PARKWAY ELEVATION (FRONT)

ROOF MATERIAL/COLOR



WHITE WOOD SIDING



WHITE RAILINGS



COPPER LANTERN (FLUSH MOUNT)

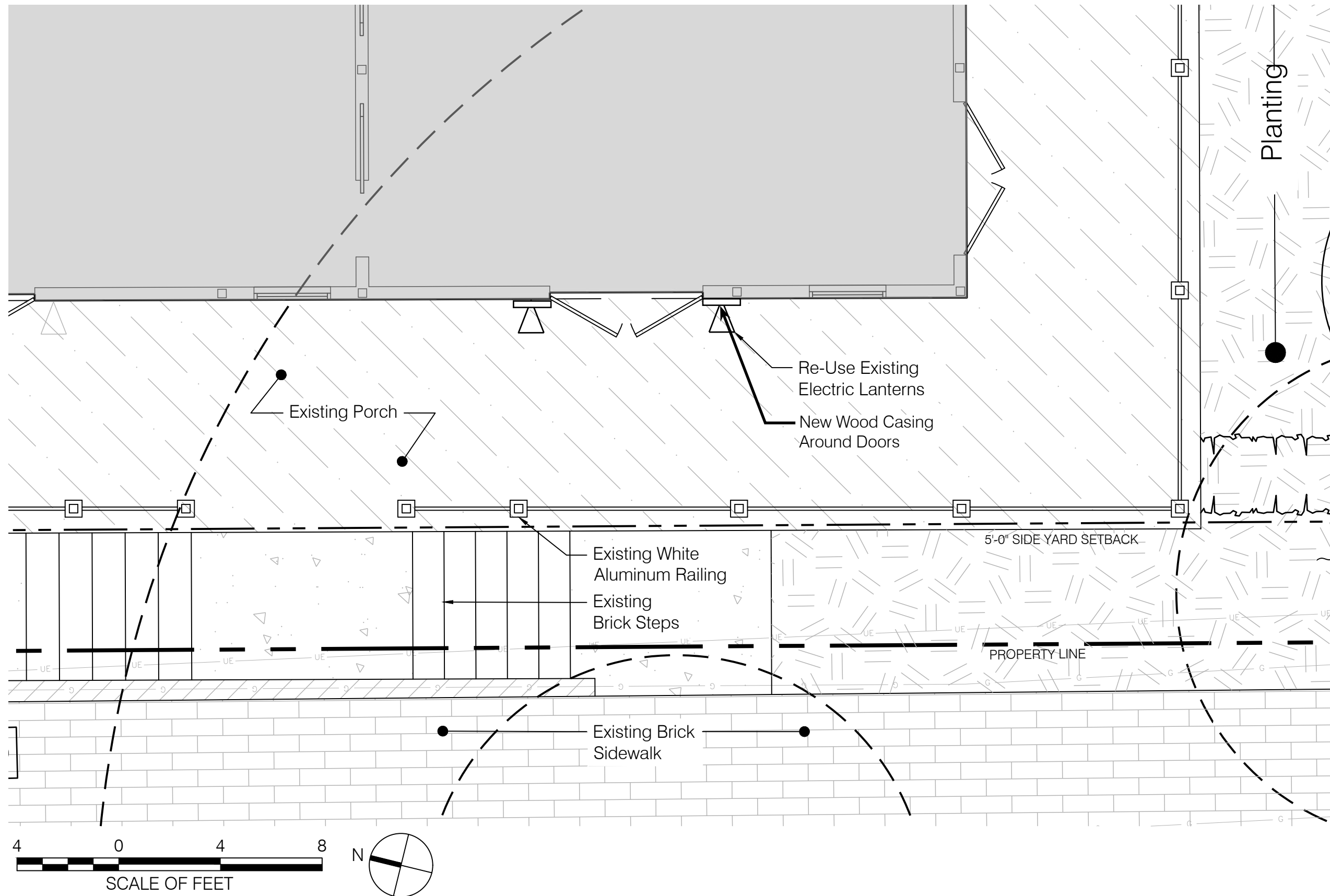


4 0 4 8
SCALE OF FEET 1/4" = 1'-0"

SIDE PORCH ENTRY

(S. ALCAINZ STREET)

SITE PLAN



ROOF MATERIAL/COLOR



WHITE WOOD SIDING



WHITE RAILINGS



BRASS LANTERN (EXISTING)



ELEVATIONS

S. ALCAINZ ST ELEVATION (FRONT)



ROOF MATERIAL/COLOR



WHITE WOOD SIDING



WHITE RAILINGS

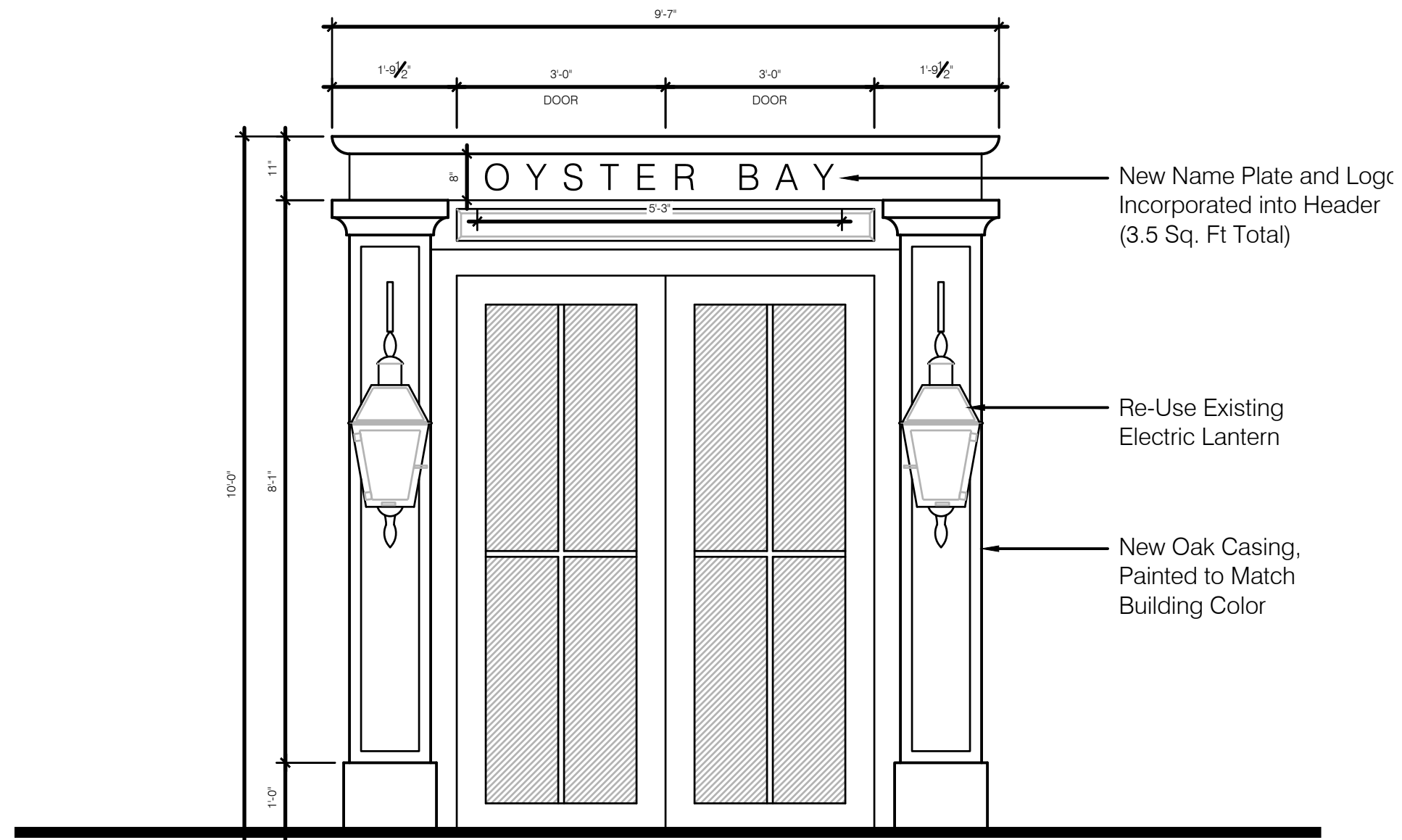


BRASS LANTERN (EXISTING)



ELEVATIONS

S. ALCAINZ ST ELEVATION (FRONT)



1/2" = 1'-0"

ROOF MATERIAL/COLOR



WHITE WOOD SIDING



WHITE RAILINGS

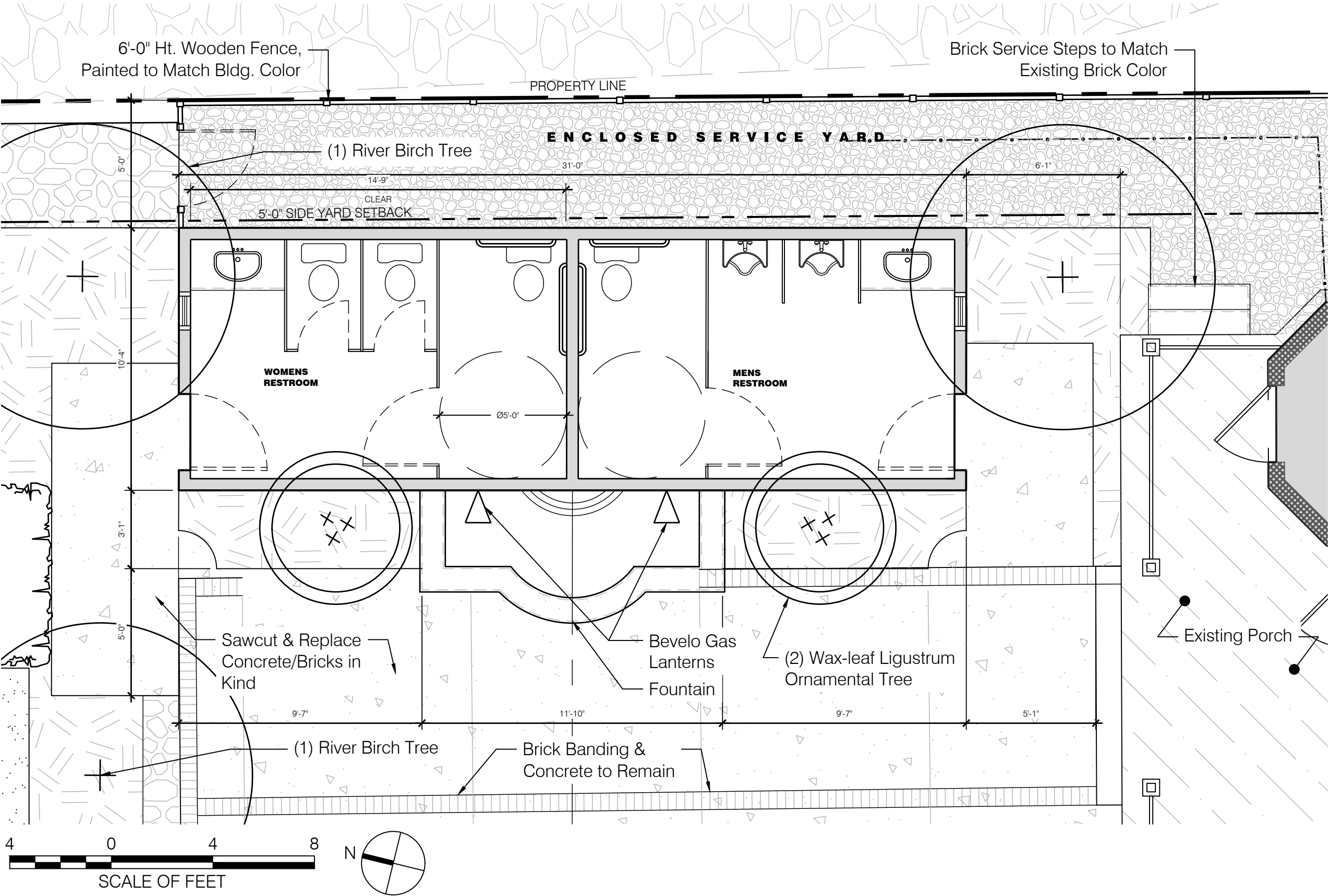


BRASS LANTERN (EXISTING)



RESTROOM FACILITY

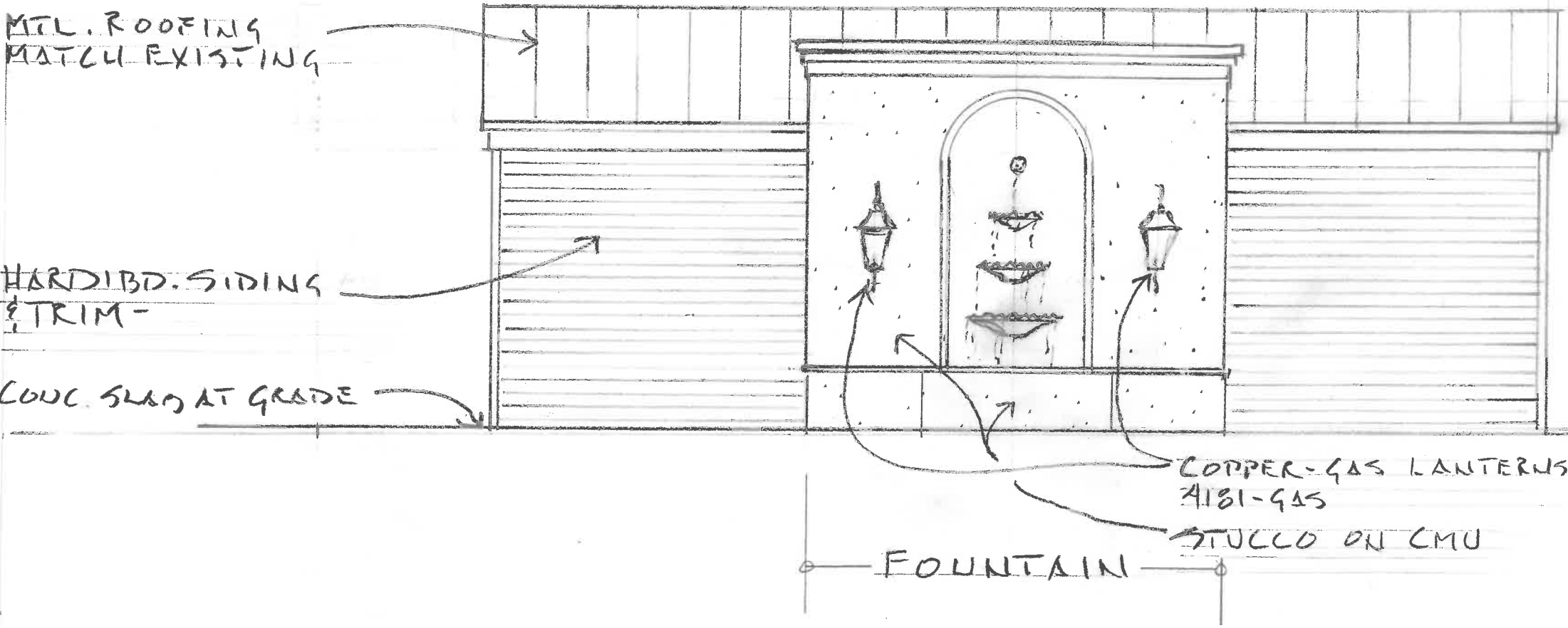
SITE PLAN



ELEVATIONS

RESTOOM AND FOUNTAIN WALL ELEVATION (FRONT)

* COLOR-MATCH EXISTING WHITE

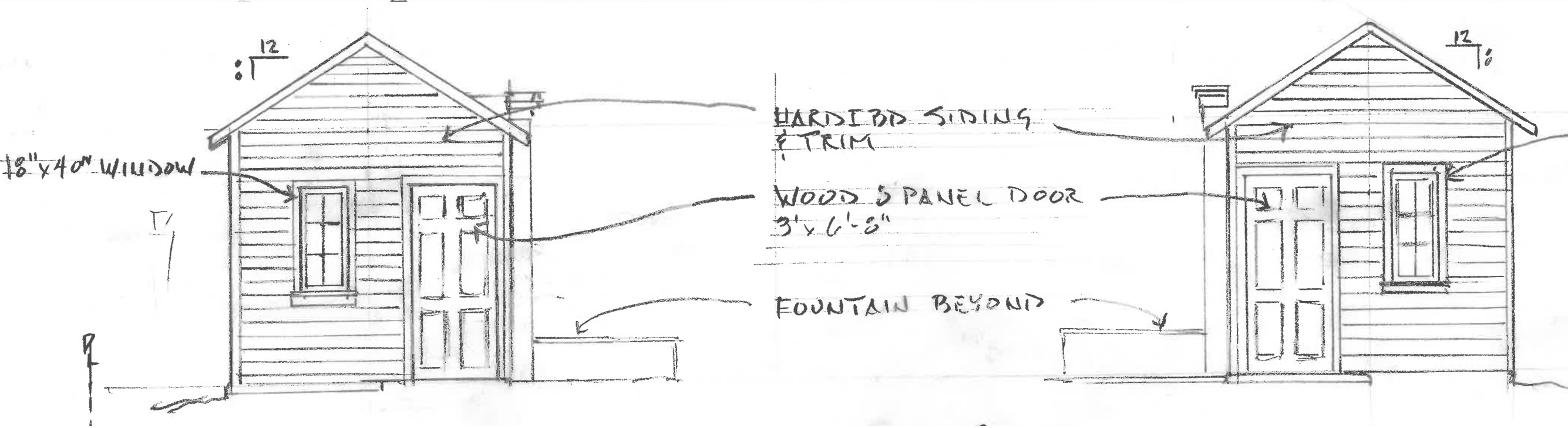
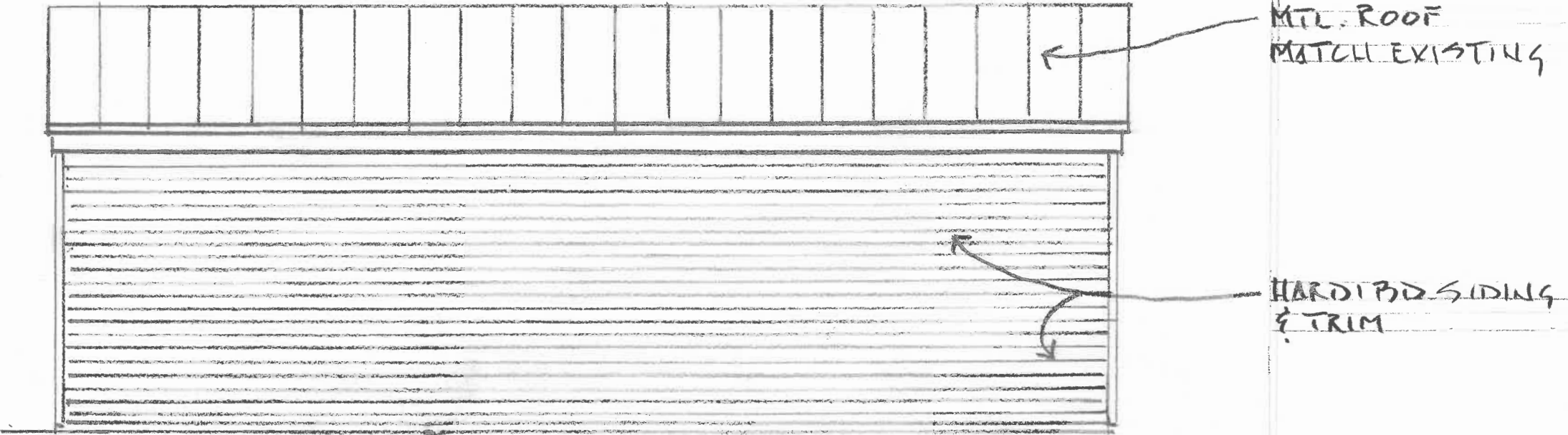


COPPER LANTERN (BRACKET MOUNT)



ELEVATIONS

ADJACENT PROPERTY ELEVATION (BACK)

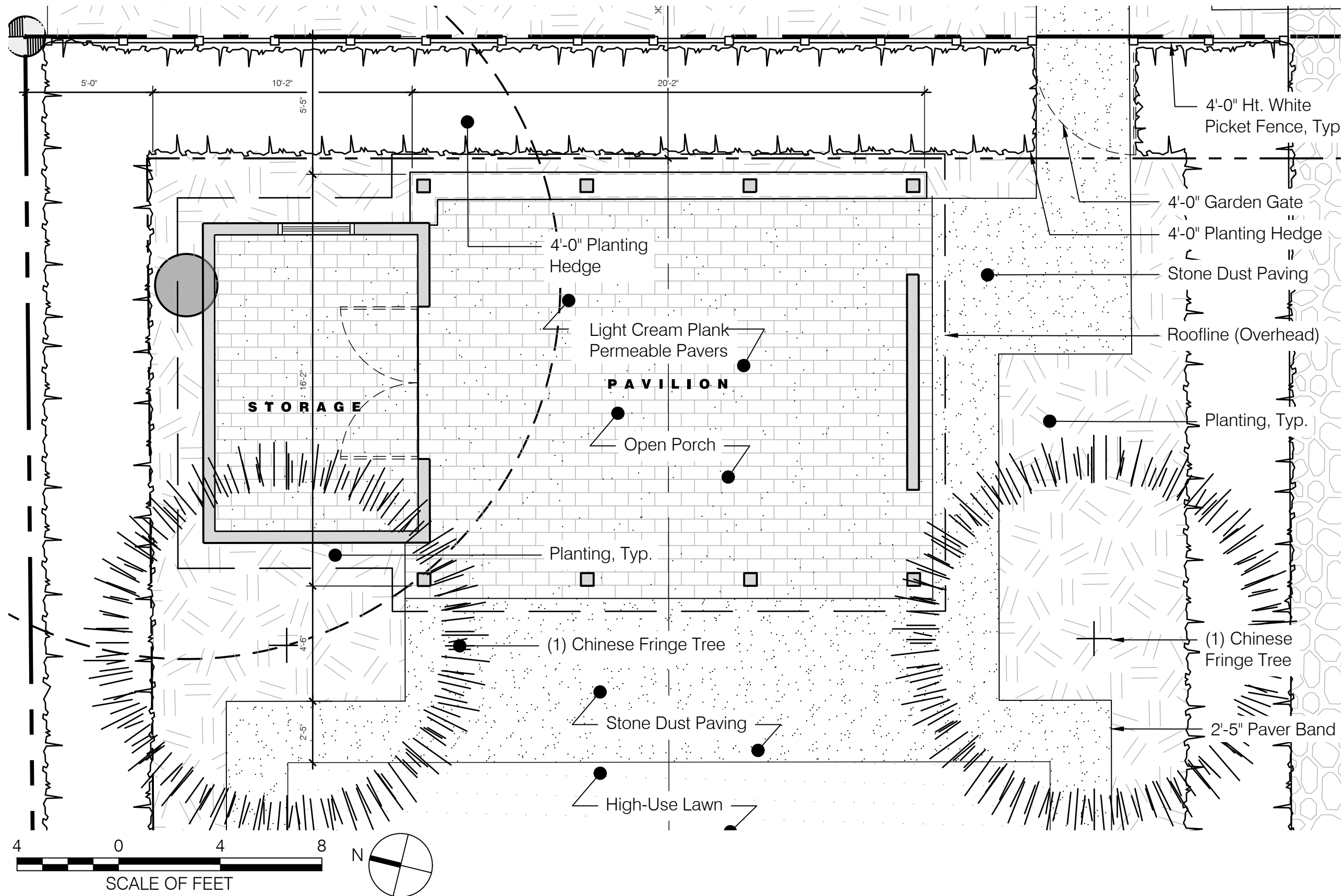


SIDE ELEVATION

SIDE ELEVATION

EVENT PAVILION

SITE PLAN



COTTAGE GARDEN FRONTAGE



OPEN AIR PORCH FEEL



RAISED BRICK FOUNDATION



INVITING STREETSCAPE



ELEVATIONS

EVENT SPACE ELEVATION (BACK)

ROOF MATERIAL/COLOR



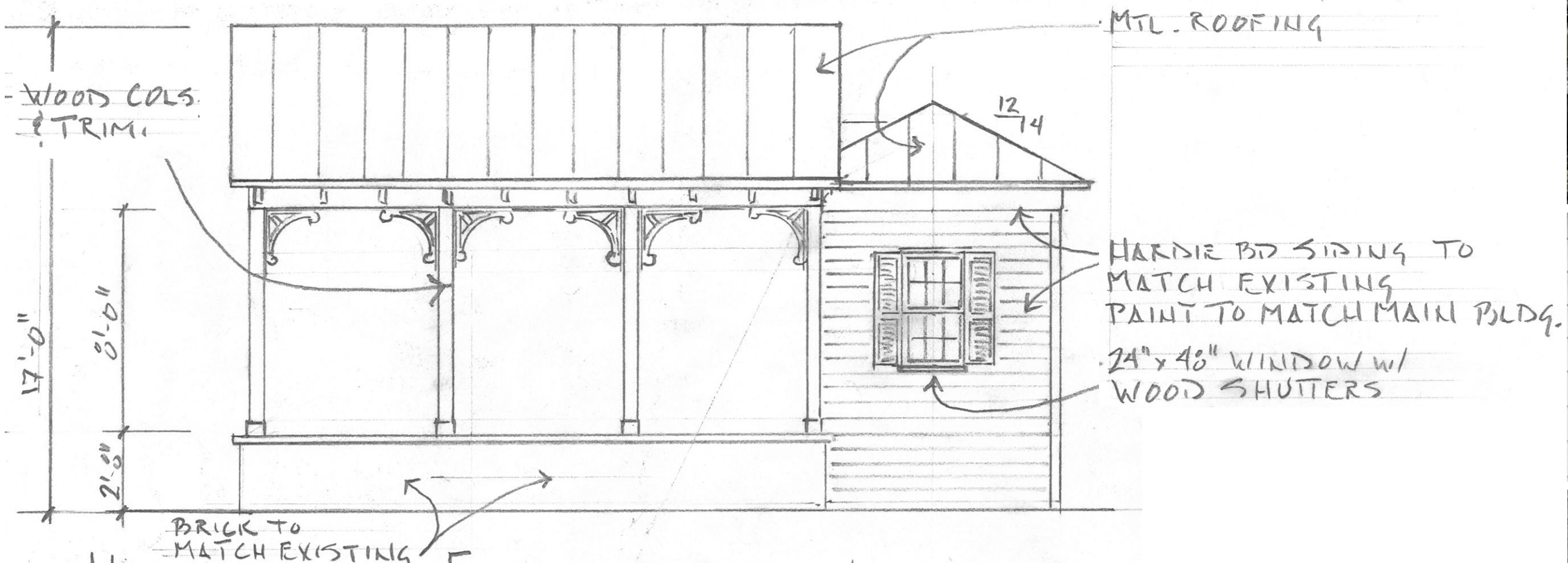
PORCH DETAILING



WHITE WOOD SIDING

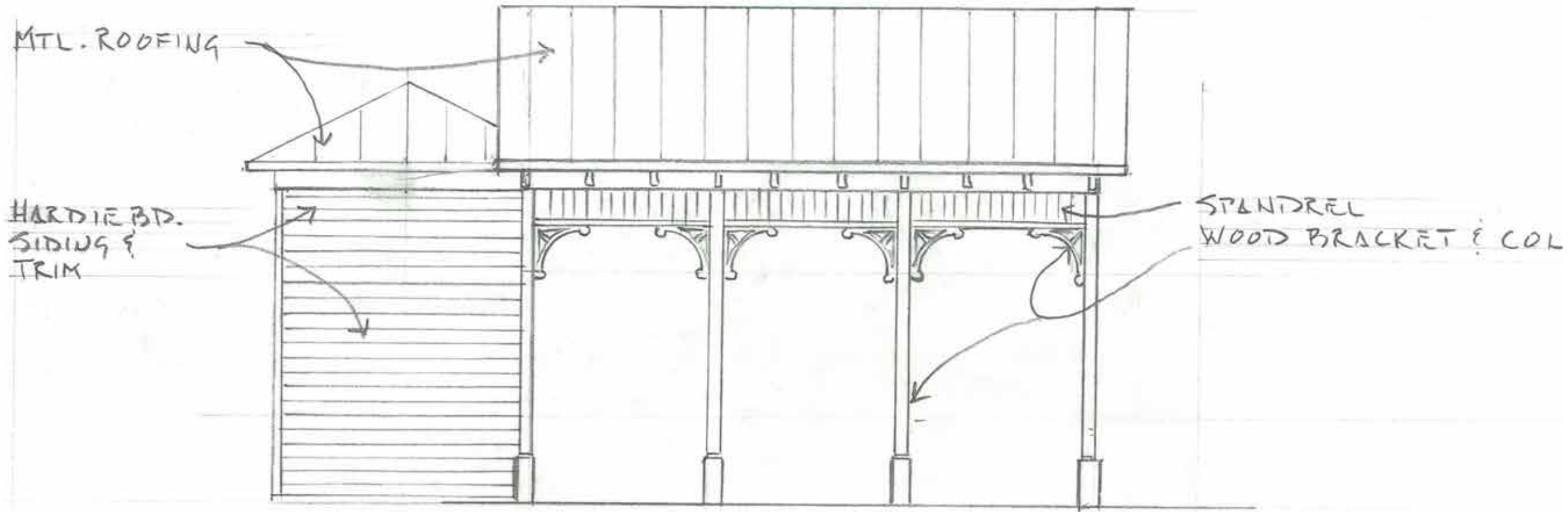


COTTAGE STYLE WINDOWS



ELEVATIONS

EVENT SPACE ELEVATION (BACK)



ROOF MATERIAL/COLOR



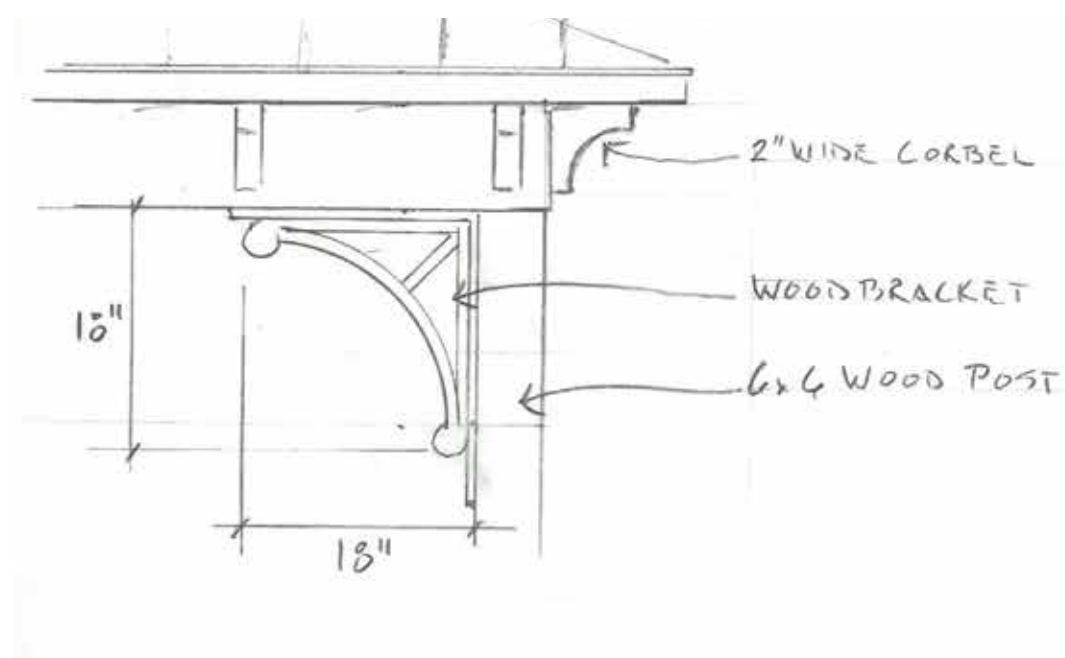
PORCH DETAILING



WHITE WOOD SIDING

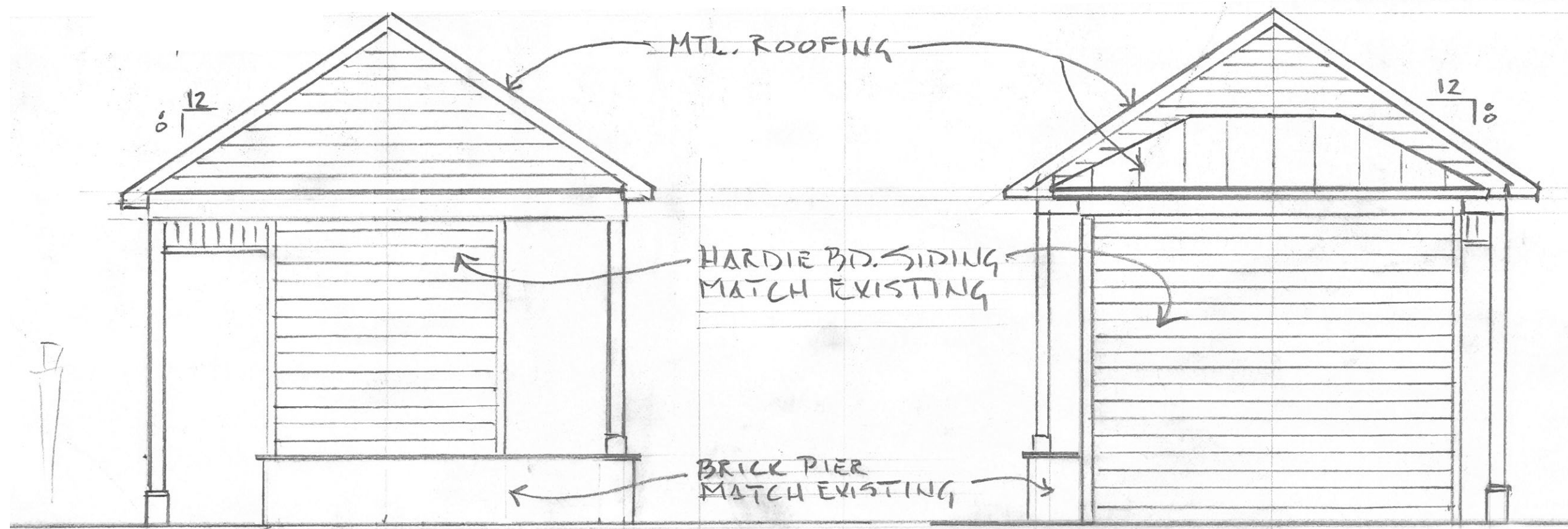


COTTAGE STYLE WINDOWS



ELEVATIONS

ZARAGOZZA STREET ELEVATION (FRONT)



SIDE ELEVATION

SIDE ELEVATION

ROOF MATERIAL/COLOR



PORCH DETAILING



WHITE WOOD SIDING



COTTAGE STYLE WINDOWS



MATERIAL PALETTE



DISSCRIPTIVE PRODUCT LITERATURE

ARB SUBMITTAL

DESCRIPTIVE PRODUCT LITERATURE/BROCHURES

1. Windows to be “JeldWen” Custom clad-wood windows double hung color and mullions options to match existing. See attached spec. A

2. Siding to be “HardiePlank” lap siding, cedarmill, primed. .312thick,144” long pieces, lap to match existing building.



3. Doors to be “Jeld Wen” exterior wood doors. 6 panel with wood frame.

See attached cutsheet B

4. Shutters to be wood fixed louvered shutters. Mount with operable hinges.



5. Roofing to be 26" panel galvanized steel. 5V crimp roof panel



6. Color from Benjamin Moore Historic Colors, Monterey White BM HC-27 or as equal as approved by ARB to existing color.

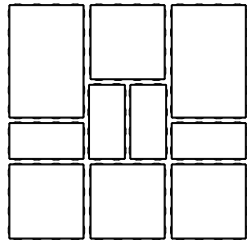




BLU 80 mm

DESCRIPTION: Paver TEXTURE: Polished

PALLET OVERVIEW



NOTES

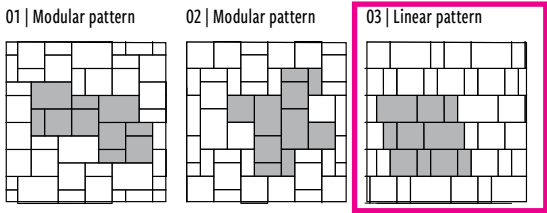
Polished products are available on order only.

See page 48 to 51 for more technical information. When used in a permeable pavement application, see page 93 to 99 for more technical information.

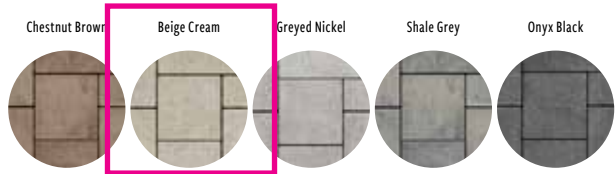
JOINT WIDTH: 9/32" (7 mm)
% OF SURFACE OPENING: 3.0 %
INFILTRATOIN RATE: 570 in./hr (14 475 mm/hr)

Polished		
Specifications per pallet	Imperial	Metric
Cubing	84.96 ft²	7.90 m²
Approx. Weight	3 042 lbs	1 380 kg
Number of rows	8	
Coverage per row	10.62 ft²	0.99 m²
Linear coverage per row	9.75 lin. ft	2.97 lin. m

Unit dimensions		in	mm	Units/pallet
	Height	3 1⁄16	78	32 units
	Width	13	330	
	Length	6 1⁄2	165	
	Height	3 1⁄16	78	32 units
	Width	13	330	
	Length	13	330	
	Height	3 1⁄16	78	16 units
	Width	13	330	
	Length	19 1⁄2	495	



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.



Kafka Granite Pathway Materials are used where a firm pathway is required for pedestrian or vehicular traffic, but a natural look, unlike hardscape surfaces, is preferred. We offer decomposed granite and crushed stone pathways in three variations: Standard Pathway Mix, Stabilized Pathway Mix, and Wax Polymer Pathway Mix. These products are an affordable and aesthetically pleasing alternative to concrete, asphalt, pavers and other hardscape surface materials.

STANDARD PATHWAY MIX

Beautiful Natural Pathways with Great Drainage

Kafka Granite’s naturally occurring decomposed granite and crushed stone are screened to a 1/4” minus size, allowing for a firm surface that compacts well, while retaining permeability. Our 50+ colors of pathway materials make for beautiful and organic walkways, nature paths, bike trails, courtyards, patios, and more.



Platinum Granite Standard Pathway
Metropolitan Correctional Center | Chicago, IL

STABILIZED PATHWAY MIX

Durable Natural Surface for Higher Traffic Pathways

At Kafka Granite, we have the ability to pre-mix our Standard Pathway Mix with organic stabilizing binders to create an even more durable, yet natural, pathway. Compared to the traditional pathway mix, the stabilized mix better resists the erosive effects of weather and traffic, while retaining a natural look and feel.



Shamrock Green Granite Stabilized Pathway
Oakbrook Center | Oakbrook, IL

WAX POLYMER PATHWAY MIX

Waterless, Dustless Mix for Demanding Pathways

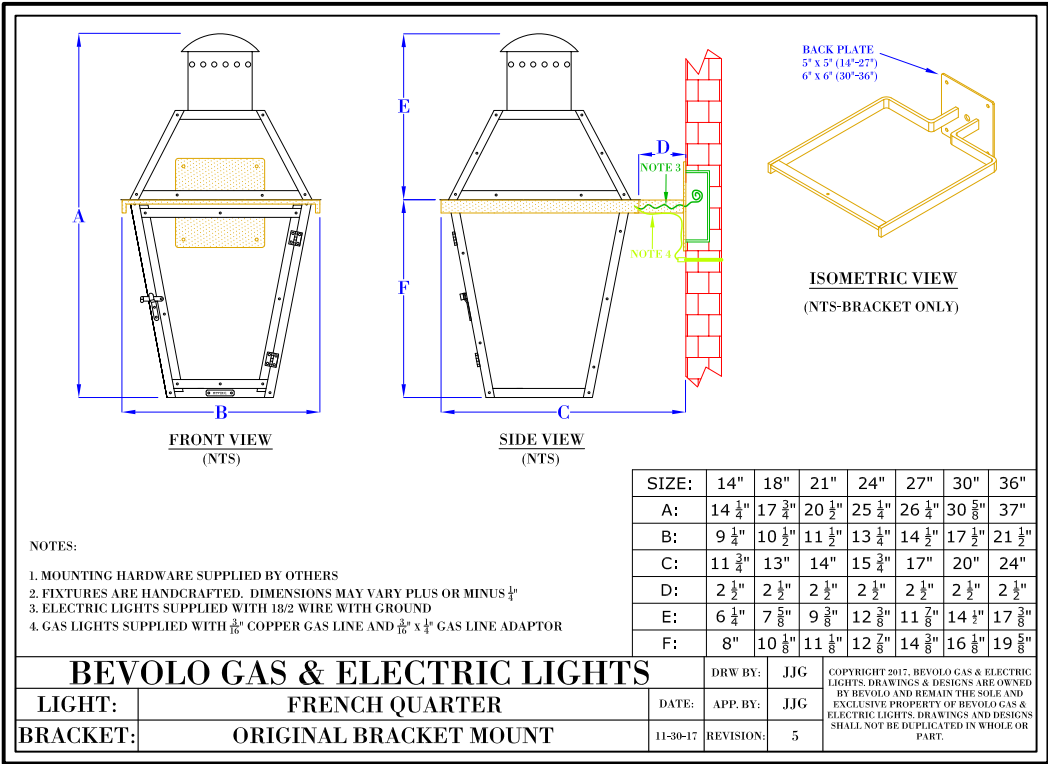
For an entirely waterless and dustless pathway solution, Kafka Granite combines their Standard Pathway Mix with an engineered wax polymer. For extremely high traffic areas or steep slopes, our Wax Polymer Pathway Mix trumps all other pathway solutions.



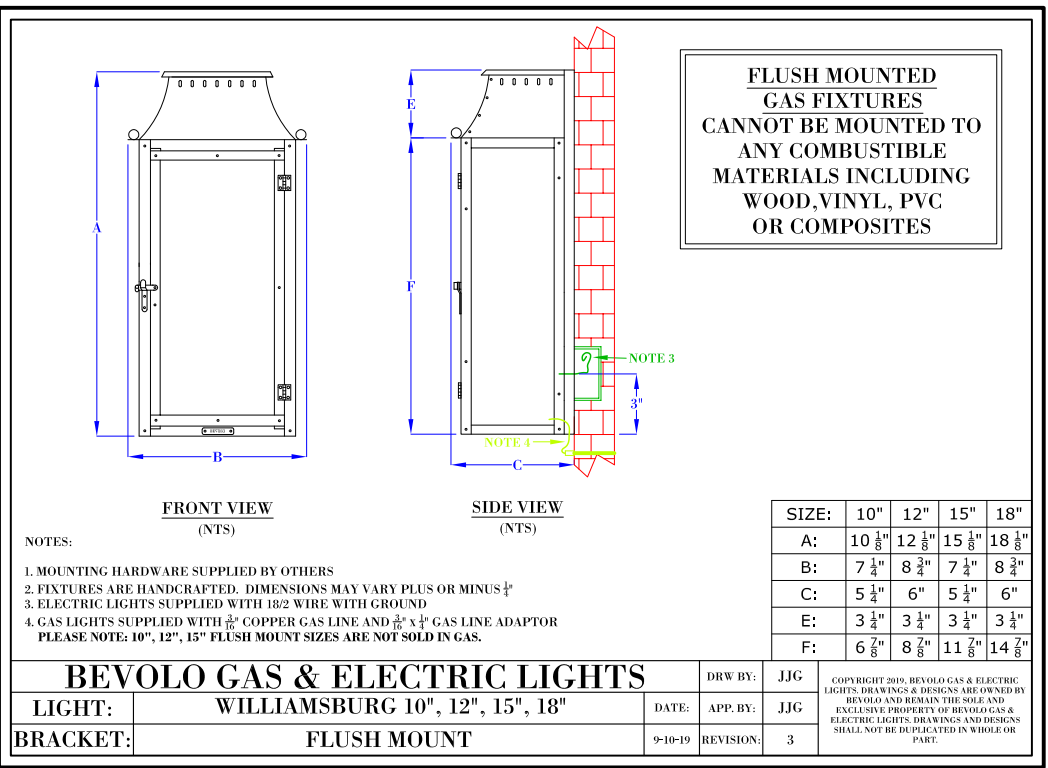
Beige Blend Marble Wax Polymer Pathway
Deer Grove Forest Preserve | Palatine, IL



COURTYARD FOUNTAIN WALL LANTERN - GAS



COLUMN MOUNTED LANTERN - ELECTRIC



JELD-WEN CUSTOM WOOD DOORS AND WINDOWS

