

NEW DOUBLE DUPLEX FOR: MR. BLOCK AND MR. RHODES
503 N 8TH AVE UNIT 100 & 503 N 8TH AVE UNIT 200
PENSACOLA, FLORIDA 32501
ESCAMBIA COUNTY

November 2020
Plans

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

ATTIC R-38
WALLS R-21
FLOORS R-30

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE FLORIDA BUILDING CODE 2017.

SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.
FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS:
CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.
PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.



PROPOSED RESIDENCE AREAS

FIRST FLOOR LIVING AREA 871 SQ. FT.
SECOND FLOOR LIVING AREA 871 SQ. FT.
THIRD FLOOR ATTIC STORAGE 749 SQ. FT.

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STATE OF FLORIDA

WILLIAM FRANKLIN DAUGHTRY

AR0014295

REGISTERED ARCHITECT

8-21-2020

FRANK DAUGHTRY

architect

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DWG. NO.

A-1

ISSUE DATE AFTER FULL RELEASE

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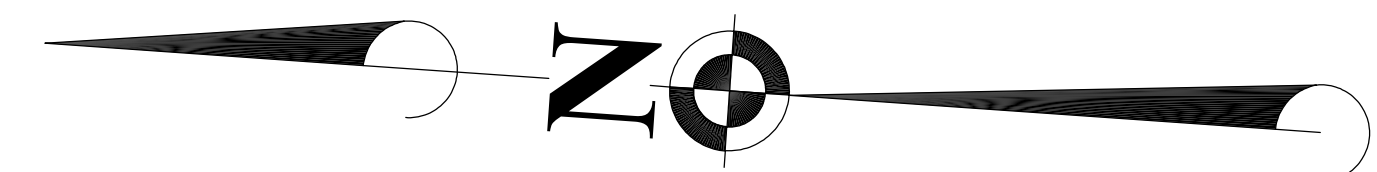
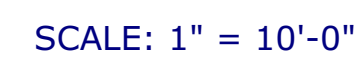
PURPOSE

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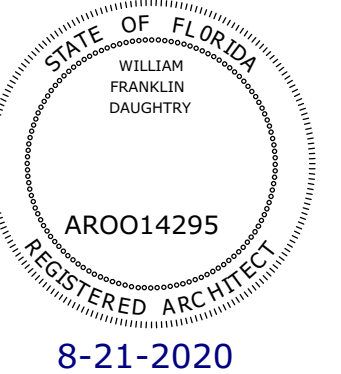
NEW DOUBLE DUPLEX AT 871 S.F. DIVIDED BY THE EXISTING RESIDENCE AT 2,258 S.F. = 39%

November 2020 Plans



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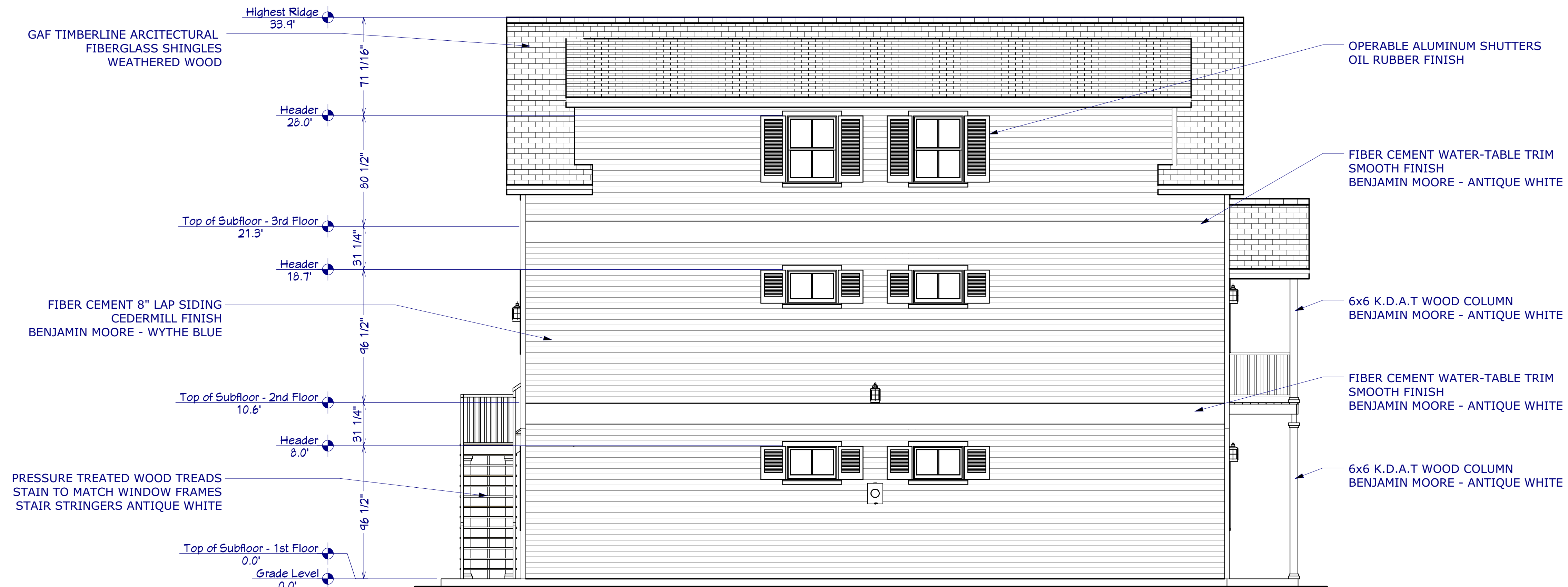
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GAF TIMBERLINE
FIBERGLASS
WEATHERING



FRONT ELEVATION

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



REAR ELEVATION

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

NOTE:

NO GUTTER AND DOWNSPOUTS NEEDED FOR THIS PROJECT.

— FIBER CEMENT WATER-TABLE TRIM
SMOOTH FINISH
BENJAMIN MOORE - ANTIQUE WHITE

— 6x6 K.D.A.T WOOD BRACKETS
BENJAMIN MOORE - ANTIQUE WHITE

— WESTINGHOUSE - CLARISSA - WALL LIGHT
OIL RUBBER BRONZE FINISH

6x6 K.D.A.T WOOD COLUMN
BENJAMIN MOORE - ANTIQUE WHITE

— OPERABLE ALUMINUM SHUTTERS
OIL RUBBER FINISH

— FIBER CEMENT WATER-TABLE TRIM
SMOOTH FINISH
BENJAMIN MOORE - ANTIQUE WHITE

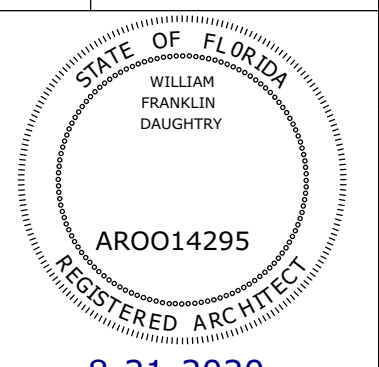
— 6x6 K.D.A.T WOOD COLUMN
BENJAMIN MOORE - ANTIQUE WHITE

— FIBER CEMENT WATER-TABLE TRIM
SMOOTH FINISH
BENJAMIN MOORE - ANTIQUE WHITE

— 6x6 K.D.A.T WOOD COLUMN
BENJAMIN MOORE - ANTIQUE WHITE

EXTERIOR ELEVATIONS

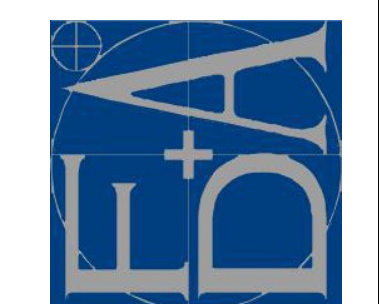
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November 2020 Plans

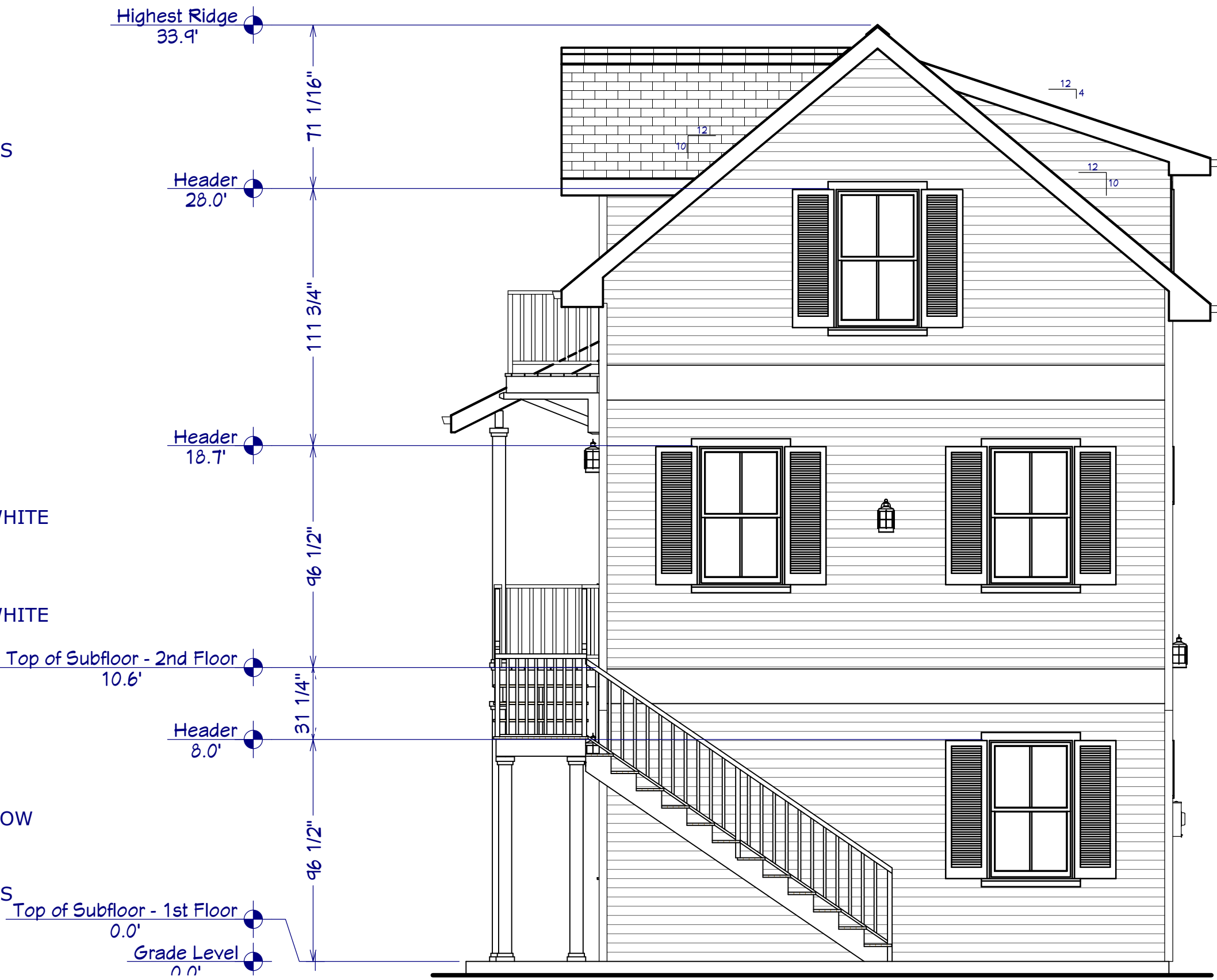
NOTE:

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LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

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EXTERIOR ELEVATIONS

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MINUTES OF THE ARCHITECTURAL REVIEW BOARD

November 19, 2020

Item 4

714 E. LaRue St.

OEHPD / OEHR-2

New Construction

Action taken: Denied and encouraged to resubmit.

William Daughtry is requesting final design changes to a new residential duplex. This project was approved by the Board in July 2019. The plans and minutes from that meeting have been included for comparison. As drawn, the proposed structure is located within the buildable area of the lot and it complies with the current Land Development and Building Codes. Unlike the July 2019 approved plans, the new structure is no longer attached to the primary building by a breezeway.

John Schang presented to the Board. Board Member Mead advised when you see these types of accessory structures ancillary to an existing building, a garage apartment is typical, but did not know if he had seen anyone propose a complete duplex as an accessory structure to an existing single family dwelling. Staff advised the use in this district allows for a multi-family commercial use physically, so the duplex seen is not an accessory structure per se, but a full residential duplex that mirrors in with the multi-family use of property. Chairperson Salter advised OEHR had expressed concerns about the wall-mounted lighting associated with this building at the second floor level; with these being high for the area, the light would spill over into neighboring properties, and they requested a different type of light be considered – something that directs the light down.

Board Member Mead had questions about the rear elevation. Staff advised the two residences on the neighboring properties to the west might be single-family residences. It was noted the project had been approved by the Board, and what the Board was now reviewing for approval was the design changes from July 2019. Board Member Mead stated there was a significant distance between the structure on the side lot line which exposed the structure to the adjoining property and would be visible to the street. He pointed out the proposed revision would provide a very ill-suited atypical elevation with the center paired windows stacked three-high and not in keeping with the architecture in the neighborhood. He understood the uses for the interior, but it was not fitting for the overall character of the neighborhood. Mr. Schang offered they were trying to maintain the privacy of the property owner. Board Member Ramos asked if there was any requirement in OEHR that the proposed structure relate to the original. Staff advised new construction was supposed to be built in a manner which is complementary to the overall character of the district but does not have to completely match nearby residences. The Board was

reviewing the project because the changes were not minor and did not fall under the purview of an abbreviated review. Board Member Villegas was inclined to approve what was originally proposed and appreciated the applicant considering the Board's comments, but this revision was so modern, the juxtaposition with the contributing structure would be so extreme, it would not be complementary in any way; she suggested that maybe they should return to the original windows on the lower two floors and allow the French door or dress those French doors with the mullions which would allow it to have that finished window look; this was a completely different project. Board Member Mead suggested there were ways to approach this to make it consistent with the traditional forms, but he could not approve this in its modern form from what the Board previously approved. Board Member Fogarty suggested eliminating the third-floor dormers on both sides of the house which would make a difference in how the overall project reads. Board Member Ramos suggested the historical structure be included in the drawings to give the Board a sense of how the new construction would give or take away from the overall appearance. Board Member Mead explained it needed to be consistent with the surrounding structures. Advisor Pristera indicated the applicant could get inspiration from the west side of the original structure which has a two-story gable that might be in similar size, or possibly consider how the siding is broken up, but it would be hard to match what the use is, and the neighborhood would not typically have a structure with all the doors; there were a lot of things making it challenging, and a gabled two-story would have been simpler in design with a lot less doors and windows. Board Member Ramos stated the overall size of what was proposed was not an issue as much as how it was being treated architecturally which needed more massaging to get it to fit within that neighborhood.

Board Member Mead made a motion to deny the current application for modification, with the existing application remaining approved, and encouraged the applicant to submit with the Board's comments. Chairperson Salter referred to the LDC Section 12-2-10(C)(5)(C)(2)(B) Rules Governing Decisions of the ARB and Section 12-2-10(C)(9) Regulations for New Construction OEHPD stating that new construction should not be detrimental and that it should fit into the character of the district which was the general consensus of the conversation. Board Member Mead asked that his motion incorporate the citations to the provisions that the Board was relying on as stated by the chair. The motion was seconded by Board Member Villegas, and without any speakers carried unanimously.