



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

Architectural Review Board Application
~~Full Board Review~~

**CONCEPTUAL
REVIEW**

Application Date: August 31, 2017

Project Address: 400 Block Cevallos

Applicant: 200 Office Complex, LLC, Brian Spencer

Applicant's Address: 260 S. Tarragona St., Suite 240-D, Pensacola, FL 32502

Email: brian@smp-arch.com **Phone:** 850-712-2612

Property Owner: Buyer: 200 Office Complex, LLC; Owner: Williams Theckla Elizabeth White

(If different from Applicant)

District: PHD ☐ NHPD ☐ OEHPD ☐ PHBD ☒ GCD ☐

Application is hereby made for the project as described herein:

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

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include eleven (11) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

Parcel Zoning: HC-1

Residential (2 attached residences + studio/guest suite); 3-story

Exterior: HardiePlank + HardiePanel Siding

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.

[Signature] 8/31/17
Applicant Signature Date

40 S Alcaniz Street (HC-1)



Examples of Existing Three Story Structures



612 & 624 E Romana (GRD-1)



534 E Zarragossa (HC-1)



520 E Zarragossa (HC-1)



Site Location:
Vacant Lot, HC-1



601 Crown Cove (SSD)



^ View of Site (South)



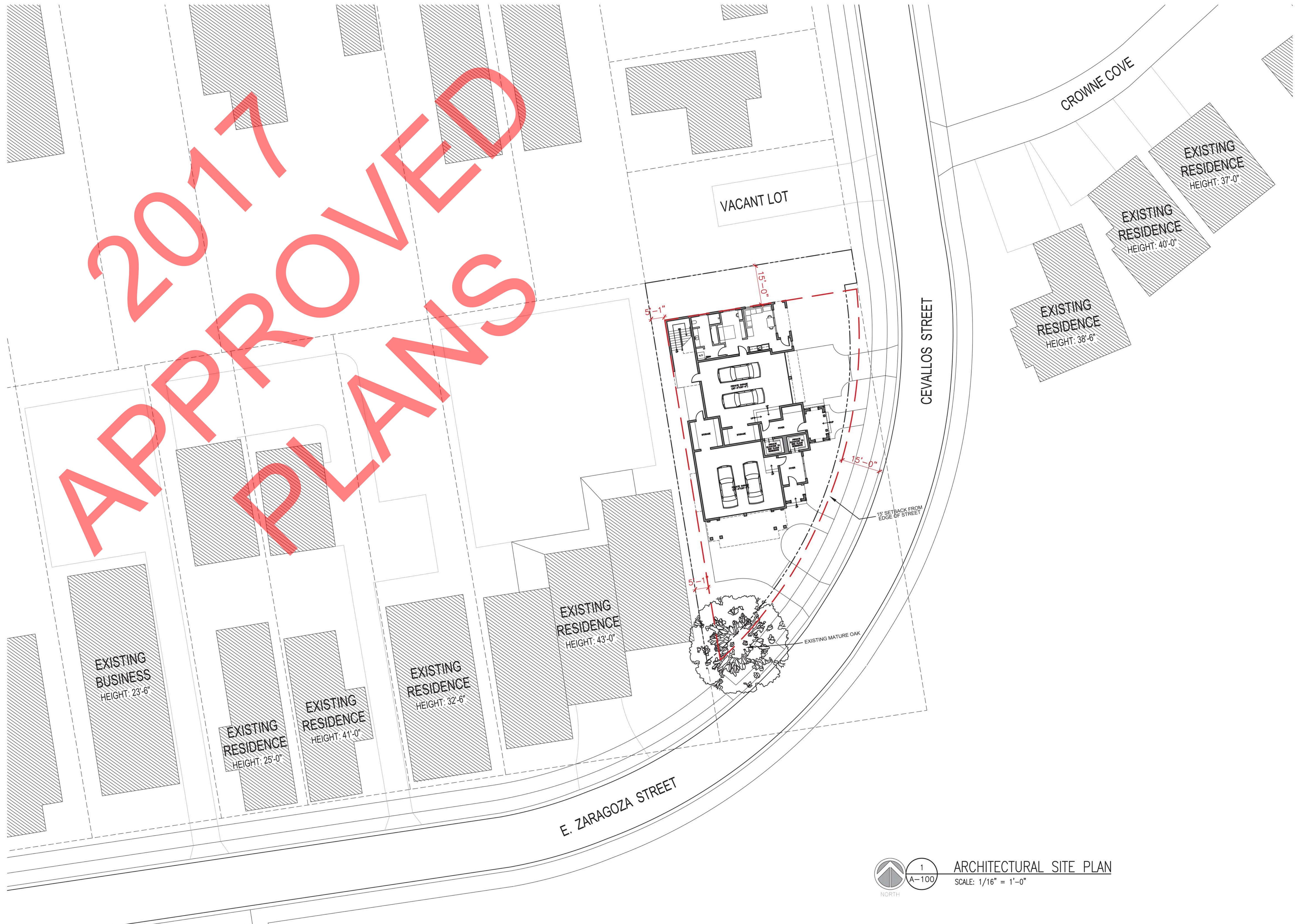
^ View of Site (West)



^ Adjacent Property (East)



^ View of Site (North)



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CERTIFICATION :

400 Cevallos
Block

400 Cevallos
Pensacola, Florida

ALL DRAWINGS AND WRITTEN MATERIAL
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REVISIONS :

DRAWN BY : RSK

CHECKED BY : BKS

PROJECT NO. 1000

DATE : 8/31/17

SHEET TITLE :

SITE PLAN

SHEET NO. :

A-100

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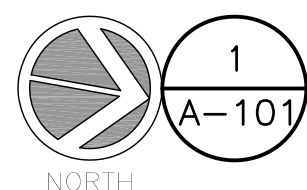
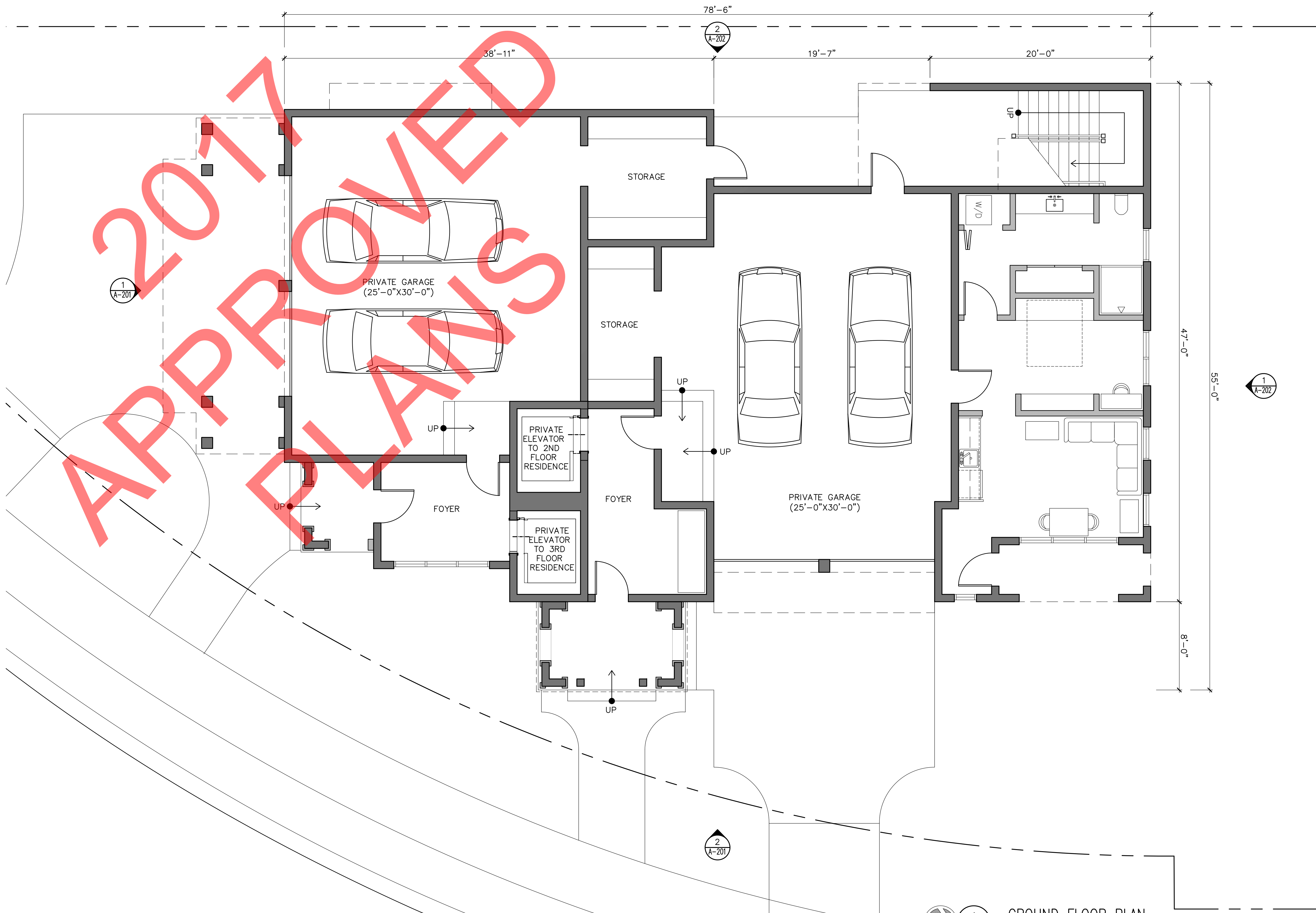
SHEET TITLE :

GROUND FLOOR
PLAN

SHEET NO. :

A-101

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GROUND FLOOR PLAN

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

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DATE : 8/31/17

SHEET TITLE :

SECOND
FLOOR PLAN

SHEET NO. :

A-102

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2
A-202

89'-6"

11'-0"

4'-1"

14'-9"

33'-9"

6'-0"

20'-0"

2'-5"

32'-0"

47'-0"

BAYFRONT
BALCONY

ENTERTAINING
(32'-0"x20'-0")

KITCHEN

PANTRY

BEDROOM, STUDY
OR FITNESS
(16'-0"x12'-0")

SHOWER

AC

UP

DOWN

SHOWER

TUB

MASTER
BATH

HIS

MASTER BEDROOM
(17'-8" x 13'-6")

HERS

BEDROOM, STUDY
OR FITNESS
(14'-2"x15'-0")

18'-6"

20'-0"

19'-7"

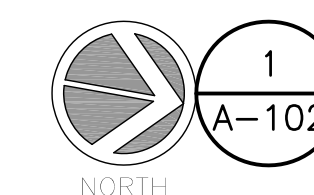
78'-6"

4'-1"

4'-0"

12'-4"

2
A-201



1
A-102

SECOND FLOOR PLAN

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

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Pensacola, Florida

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PROJECT NO. 1000

DATE : 8/31/17

SHEET TITLE :

THIRD
FLOOR PLAN

SHEET NO. :

A-103

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2
A-202

89'-6"

11'-0"

4'-1"

14'-9"

33'-9"

6'-0"

20'-0"

2'-5"

32'-0"

47'-0"

BAYFRONT
BALCONY

ENTERTAINING
(32'-0"x20'-0")

KITCHEN

PANTRY

BEDROOM, STUDY
OR FITNESS
(16'-0"x12'-0")

SHOWER

AC

DOWN

SHOWER

HIS

MASTER
BATH

TUB

47'-0"

1
A-202

MASTER BEDROOM
(17'-8" x 13'-6")

BEDROOM, STUDY
OR FITNESS
(14'-2"x15'-0")

HERS

4'-1"

4'-0"

12'-4"

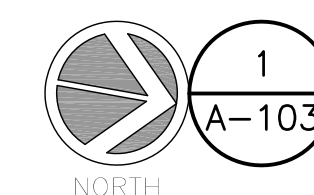
18'-6"

20'-0"

19'-7"

78'-6"

2
A-201



1
A-103

THIRD FLOOR PLAN

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

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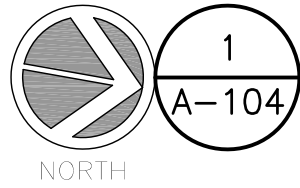
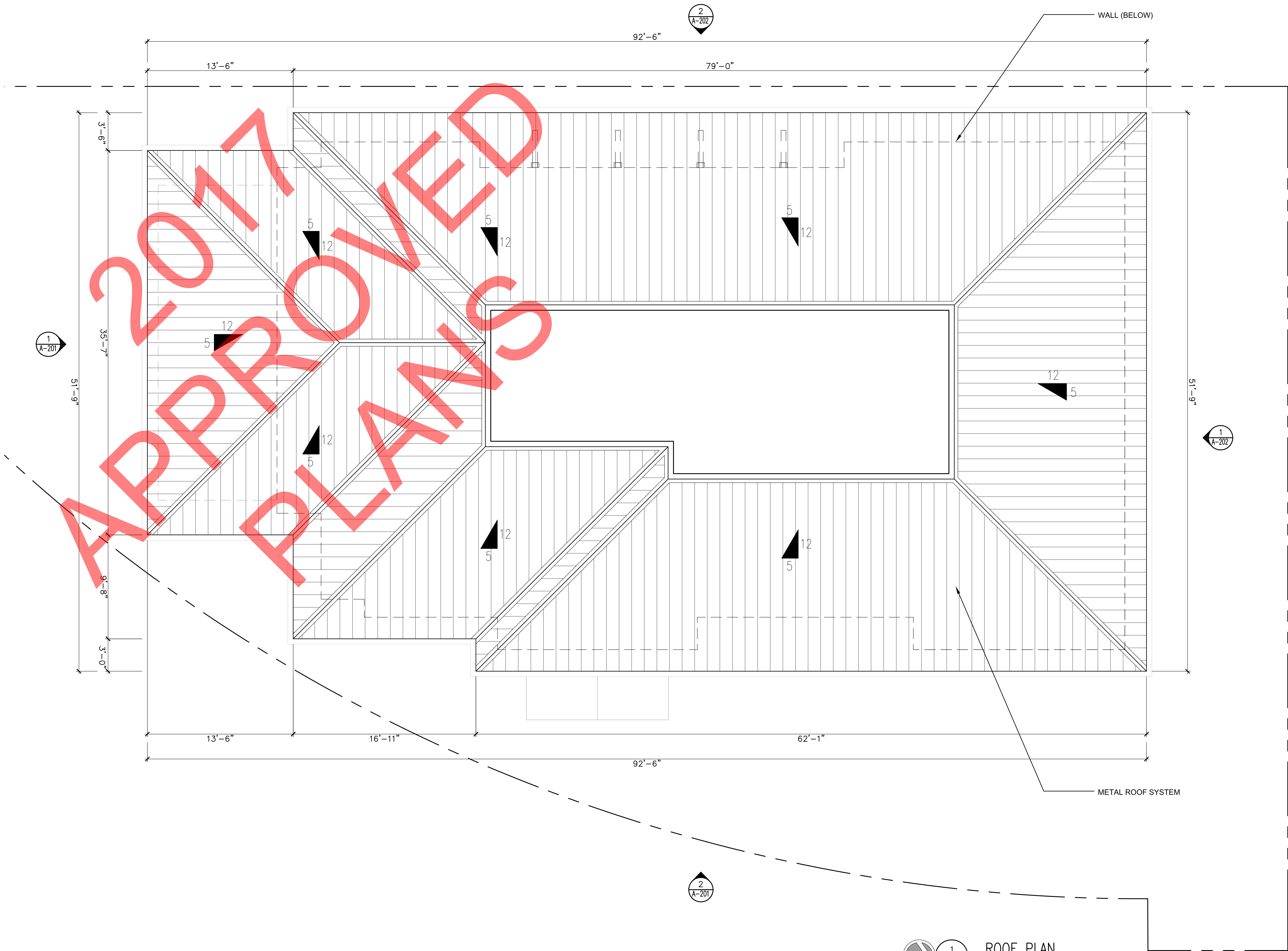
SHEET TITLE :

ROOF PLAN

SHEET NO. :

A-104

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1
A-104

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

42'-6"
TOP OF ROOF

34'-6"
TRUSS BEARING

23'-0"
FINISHED FLOOR

11'-6"
FINISHED FLOOR

1'-0"
FINISHED GRADE

METAL ROOF SYSTEM

CLAD WOOD WINDOW

CLAD ENTRY DOORS

BOARD AND BATTEN SIDING

HARDIE LAP SIDING

WOOD RAILINGS

HARDIE TRIM OVER WOOD
COLUMNS

CLAD ENTRY DOORS

BRICK ENTRY

1
A-201

SOUTH ELEVATION

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

42'-6"
TOP OF ROOF

34'-6"
TRUSS BEARING

23'-0"
FINISHED FLOOR

11'-6"
FINISHED FLOOR

1'-0"
FINISHED GRADE

METAL ROOF SYSTEM

CLAD WOOD WINDOW

BOARD AND BATTEN SIDING

COMPOSITE SHUTTERS

HARDIE LAP SIDING

WOODEN LOUVER RAILINGS

HARDIE TRIM OVER WOOD
COLUMNS

CLAD ENTRY DOORS

BRICK ENTRY

2
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EAST ELEVATION

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

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SHEET TITLE :

EXTERIOR
ELEVATIONS

SHEET NO. :

A-201

©2017 SMP ARCHITECTURE

42'-6"
TOP OF ROOF

34'-6"
TRUSS BEARING

23'-0"
FINISHED FLOOR

11'-6"
FINISHED FLOOR

1'-0"
FINISHED GRADE

METAL ROOF SYSTEM

CLAD WOOD WINDOW

HARDIE HORIZONTAL SIDING

COMPOSITE SHUTTERS

1
A-202
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

42'-6"
TOP OF ROOF

34'-6"
TRUSS BEARING

23'-0"
FINISHED FLOOR

11'-6"
FINISHED FLOOR

1'-0"
FINISHED GRADE

METAL ROOF SYSTEM

CLAD WOOD WINDOW

HARDIE LAP SIDING

WOOD RAILINGS

WOOD COLUMN & BRACKET
SUPPORTS

BOARD AND BATTEN SIDING

2
A-202
WEST ELEVATION
SCALE: 1/4" = 1'-0"

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SHEET TITLE :

EXTERIOR
ELEVATIONS

SHEET NO. :

A-202

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