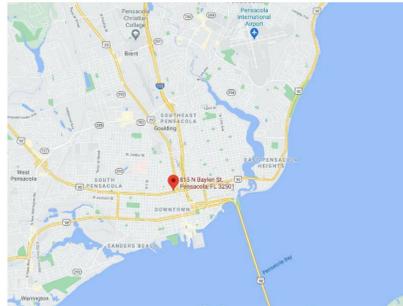


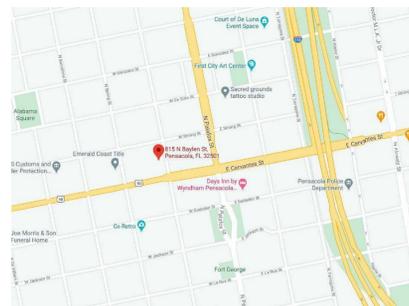
# LYTER RENOVATION

RENOVATION OF AN EXISTING TWO-STORY RESIDENCE

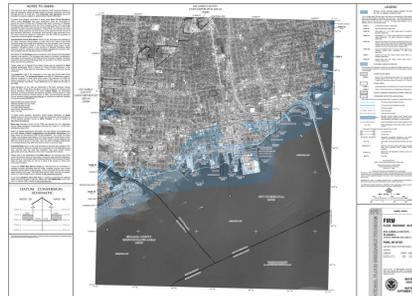
815 N BAYLEN ST. PENSACOLA, FL 32501



VICINITY MAP



SITE MAP



FEMA FLOOD MAP



## BUILDING DATA

**APPLICABLE CODES:**  
2020 FLORIDA BUILDING CODE, RESIDENTIAL  
FLORIDA FIRE PREVENTION CODE, 7th EDITION

**CONSTRUCTION TYPE:**  
TYPE VB: UNPROTECTED, UNSPRINKLERED

**OCCUPANCY CLASSIFICATION:**  
RESIDENTIAL (R-3) - SINGLE FAMILY DWELLING UNIT

**ZONED:** PR-2

**FLOOD ZONE:** X

**PHYSICAL PROPERTIES:**  
BUILDING HEIGHT: 31'- 4"  
NO. OF STORIES: 2

## BUILDING AREA TOTALS

LEVEL	AREA	COMMENTS
FIRST LEVEL		
FIRST LEVEL	1,960 SF	
SECOND LEVEL		
SECOND LEVEL	1,167 SF	
TOTAL BUILDING AREA (CONDITIONED)	3,127 SF	

## GENERAL NOTES

- TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2020 EDITION CONTRACTOR TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
- ALL REFERENCED STANDARDS REFER TO THE EDITION IN FORCE AT THE TIME THESE ARE ISSUED.
- CONTRACTOR TO REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES IN WRITING TO ARCHITECT. DO NOT CHANGE SIZE OR DIMENSIONS OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT OF RECORD.
- ANY DISCREPANCIES, OMISSIONS OR VARIATIONS NOTED IN THE CONSTRUCTION DOCUMENTS OR DISCOVERED DURING CONSTRUCTION SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ARCHITECT FOR HIS REVIEW. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSUMPTIONS OF CONSTRUCTION DOCUMENTS NOT VERIFIED IN WRITING BY THE ARCHITECT OF RECORD.
- PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM ALL DAMAGE. EACH CONTRACTOR SHALL PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC. EACH CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLIGENCE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.
- DO NOT SCALE DRAWINGS; USE DIMENSIONS.
- DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
- PRODUCT SUBSTITUTION SHALL BE MADE SUBJECT TO FULL COMPLIANCE WITH THE CRITERIA NOTED HEREON, ANY SUCH SUBSTITUTION SHALL BE SUBJECT TO PRIOR APPROVAL BY THE DESIGN PROFESSIONAL AND THE LOCAL BUILDING AUTHORITY HAVING JURISDICTION.
- PRIOR TO COMMENCEMENT OF THE WORK, PROVIDE THE ARCHITECT WITH A PROPOSED SUBMITTAL SCHEDULE. ALLOW, AT MINIMUM, (12) BUSINESS DAYS FOR EACH SUBMITTAL REVIEW. NO EXTENSION OF THE CONTRACT TIME OR INCREASE IN THE CONTRACT SUM WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.
- COMPLY WITH 2020 FBC, RESIDENTIAL EDITION R301.2.1.2 FOR RESIDENTIAL WORK OR 2020 FBC 1609.1.2 FOR COMMERCIAL WORK REGARDING OPENING PROTECTION. FOR R-3 OCCUPANCIES ONLY, OPTION TO PROVIDE FLORIDA PRODUCT APPROVED IMPACT RESISTANT GLAZING PRODUCT, OR WIND LOAD APPROVED WINDOWS PROTECTED WITH FLORIDA PRODUCT APPROVED OPENING PROTECTION SYSTEM. IF LATTER OPTION IS USED, PROVIDE (2) COPIES OF MARKED INSTALLATION INSTRUCTIONS FOR ANCHOR SIZE, SPACING, MOUNTING TYPE, ETC.

### ELEVATION REFERENCES

- ELEV. NO. 3
- INTERIOR ELEVATION REFERENCE 4
- SHEET NO. 5
- DETAIL NO. 2
- EXTERIOR ELEVATION REFERENCE A201
- SHEET NO.
- DETAIL NO. 3
- DETAIL REFERENCE 350
- SHEET NO.
- DETAIL NO. 4
- BUILDING SECTION REFERENCE 430
- SHEET NO.

### DETAIL REFERENCES

- WALL TAG REFERENCE
- WALL TYPE
- STC
- FIRE RATING
- DOOR NUMBER REFERENCE (888A)
- WINDOW TYPE (11)
- DATUM ELEVATION
- CENTERLINE
- COLUMN GRID NUMBER (4)
- Room name ROOM TAG
- CEILING HEIGHT - ABOVE FIN. FLOOR (11'-8")
- REVISION NUMBER REFERENCE
- REVISION NO.

### ANNOTATION REFERENCES

- WALL TAG REFERENCE
- WALL TYPE
- STC
- FIRE RATING
- DOOR NUMBER REFERENCE (888A)
- WINDOW TYPE (11)
- DATUM ELEVATION
- CENTERLINE
- COLUMN GRID NUMBER (4)
- Room name ROOM TAG
- CEILING HEIGHT - ABOVE FIN. FLOOR (11'-8")
- REVISION NUMBER REFERENCE
- REVISION NO.

## INDEX OF DRAWINGS

Sheet Number	Sheet Title	Rev. #
General		
G001	TITLE SHEET	
Architectural		
A001	SITE PLAN	
A010	FIRST FLOOR DEMO PLAN	
A012	SECOND FLOOR DEMO PLAN	
A101	NEW WORK FIRST FLOOR PLAN	
A102	NEW WORK SECOND FLOOR PLAN	
A201	EXTERIOR ELEVATIONS	
A202	EXTERIOR ELEVATIONS	



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AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

NOT FOR CONSTRUCTION

LYTER RENOVATION

815 N BAYLEN ST. PENSACOLA, FL 32501

DRAWN BY: JLR CHECKED BY: JSS

ISSUE DATE: 04/29/2021

REVISIONS: No. Desc. Date

SHEET TITLE:

TITLE SHEET

SHEET NO.:

**G001**

PROJECT NO.:

21015





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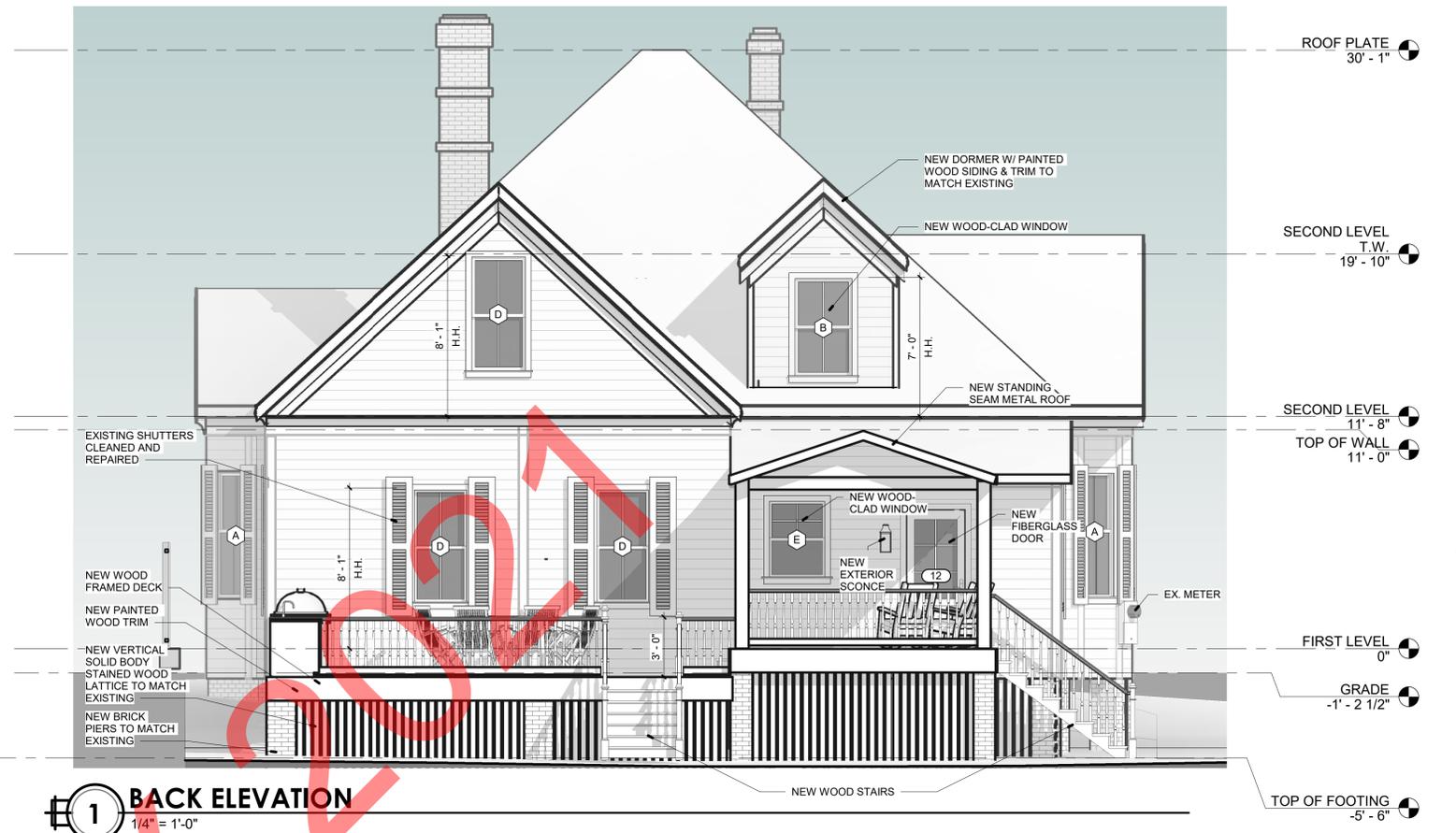
ISSUE DATE:  
04/29/2021

REVISIONS  
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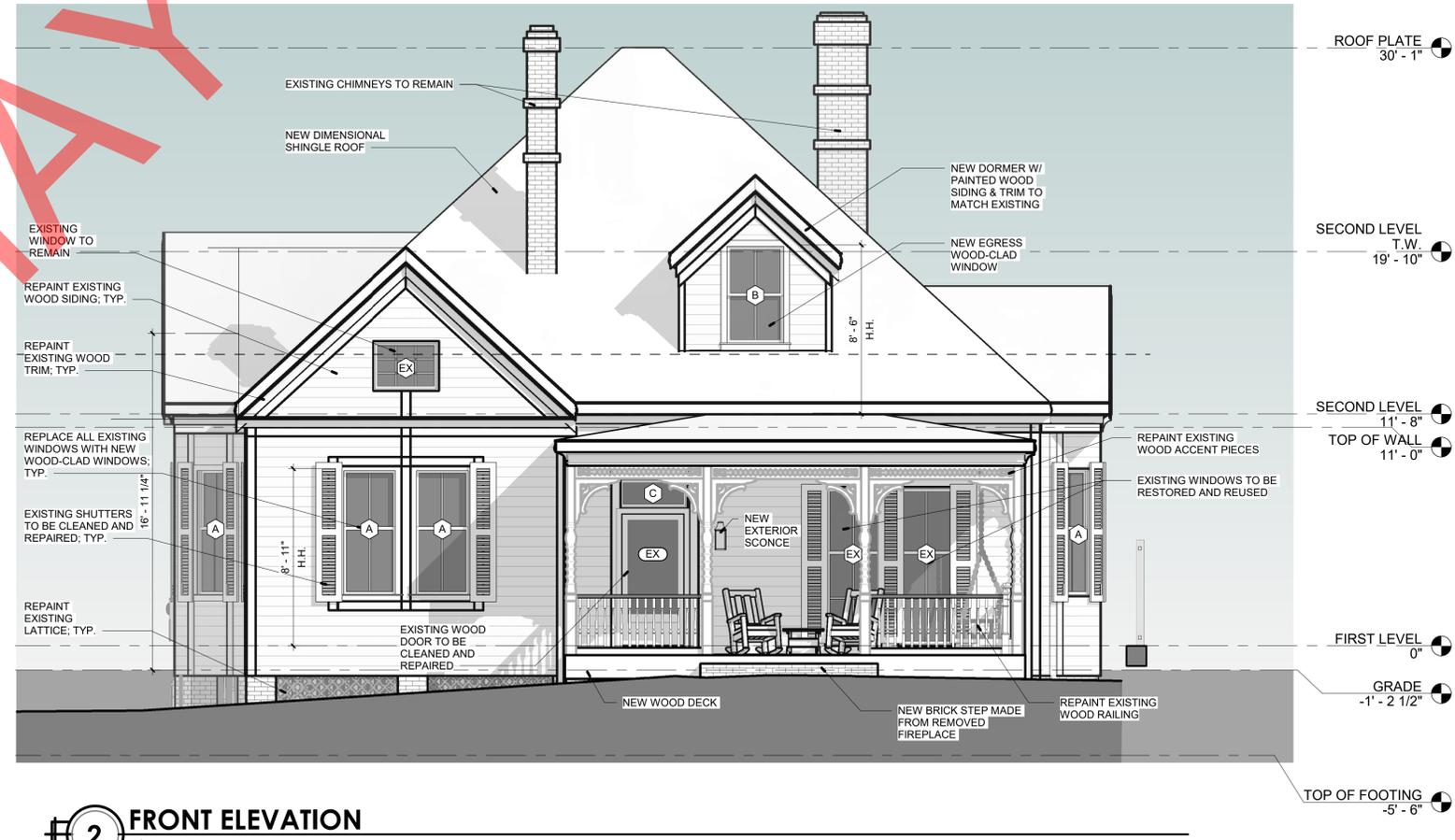
SHEET TITLE:  
**EXTERIOR ELEVATIONS**

SHEET NO:  
**A201**

PROJECT NO:  
21015



**1 BACK ELEVATION**  
1/4" = 1'-0"



**2 FRONT ELEVATION**  
1/4" = 1'-0"

**MAY**



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815 N BAYLEN ST. PENSACOLA, FL 32501

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ISSUE DATE:  
04/29/2021

REVISIONS  
No. Des. Date

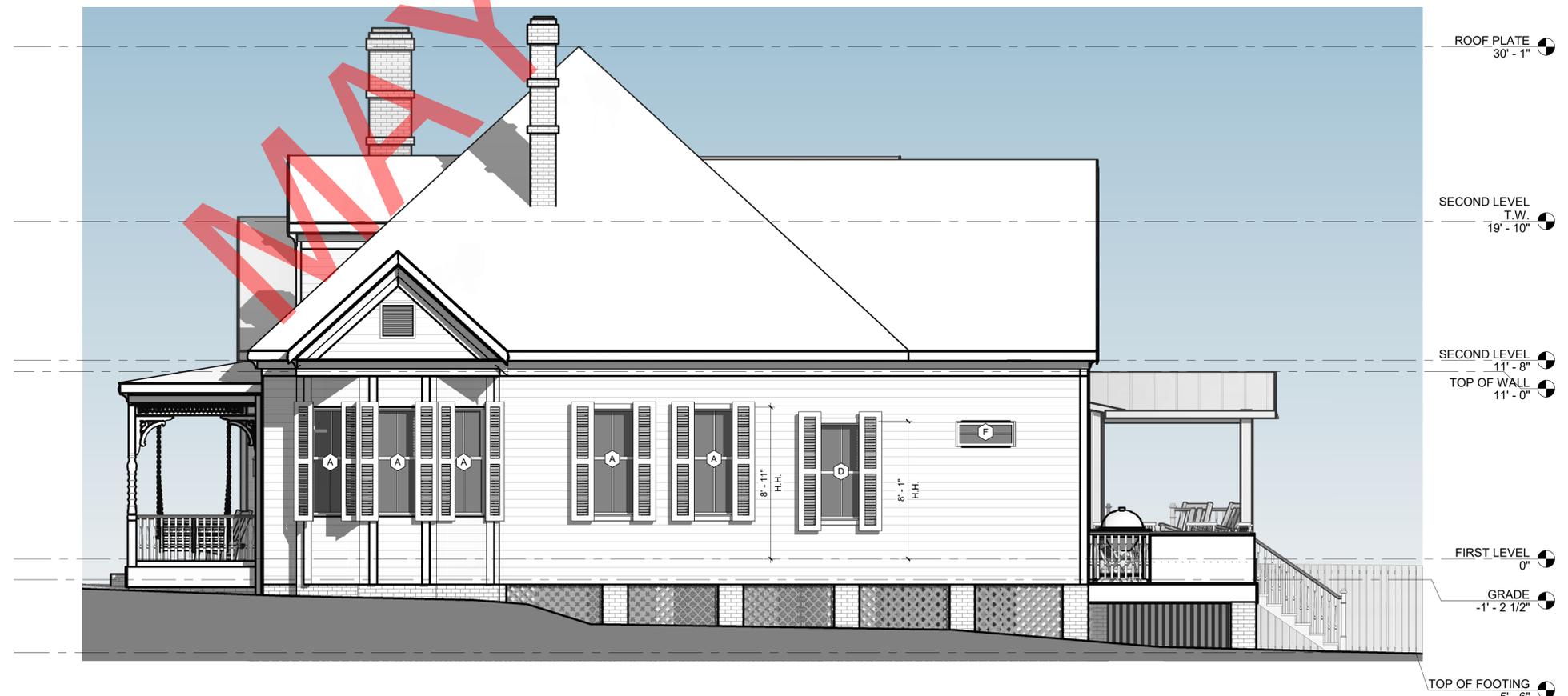
SHEET TITLE:  
**EXTERIOR ELEVATIONS**

SHEET NO:  
**A202**

PROJECT NO:  
21015



**1 SIDE ELEVATION A**  
1/4" = 1'-0"



**2 SIDE ELEVATION B**  
1/4" = 1'-0"

is not possible, an abbreviated review to address the tongue and groove as well as the front door. Board Member Ramos amended that the color of the brick piers be in an abbreviated review; it was accepted. The motion was seconded by Board Member Ramos and carried unanimously.

**Item 9** **1015 N. Barcelona Street** **NHPD**  
**Contributing Structure** **PR-1AAA**

**Action taken: Approved.**

Nicholas Pica, Studio Pica Designs, is seeking approval for exterior renovations to a contributing structure.

Mr. Pica addressed the Board and stated all the existing bright white trim on the house would now be the Sherwin Williams America's Heritage, Extra White; all siding and exterior shake would be Sherwin Williams Historic, Classic Light Buff; accent exterior paint colors would be Sherwin Williams Historic, Copen Blue. The new windows would match the existing and all other windows would be Sherwin Williams America's Heritage, Tricorn Black; and the porch decking on the front and rear porches would be Sherwin Williams Historic, Library Pewter. Chairperson Salter appreciated the efforts to preserve as much of the exterior and originality of the home as possible, while making necessary interior upgrades.

**Board Member Ramos made a motion to approve seconded by Board Member Fogarty, and it carried unanimously.**

**Item 10** **815 N. Baylen Street** **NHPD**  
**Contributing Structure** **PR-2**

**Action taken: Approved with Abbreviated Review.**

Scott Sallis is seeking approval to renovate a two-story contributing structure. The renovations will include the additions of a new rear deck, new roof dormers, new exterior paint, new windows, and hardscape.

Mr. Sallis presented to the Board and advised they were not doing too much to the exterior, but they added dormers for proper egress to bedrooms and added a covered rear deck. They agreed with North Hill's comments regarding the light fixtures which would be changed. Regarding the ballast rock wall at the sidewalk property line, they would remove some of the wall for a driveway. The client has met with the City's arborist concerning the Magnolia tree that ties to that wall. He also stated they were going to replace all existing windows since most of them were rotten or broken except for the two full windows in the front which will be restored. All others would be replaced with a wood-clad product. The stain glass would remain. He indicated they had talked with North Hill about the wall and would remove only what was necessary for parking. Board Member Mead asked if they could reuse some of the stone to add wings to the drive, and Mr. Sallis stated that could be considered to border the driveway. Board Member Ramos asked that a more pervious paving for the driveway be considered.

**Board Member Spencer made a motion to approve. Chairperson Salter made an amendment that any design associated with the driveway and wall not be approved here but returned in an abbreviated review; it was accepted. The motion was seconded by Board Member Villegas and carried unanimously.**

**Item 11** **16 Palafox Place** **NHPD**  
**Contributing Structure** **C-2A**

**Action taken: Approved with comments.**

Scott Sallis, Dalrymple Sallis Architecture, is requesting approval for the addition of an outdoor dining area on the rear of the structure.